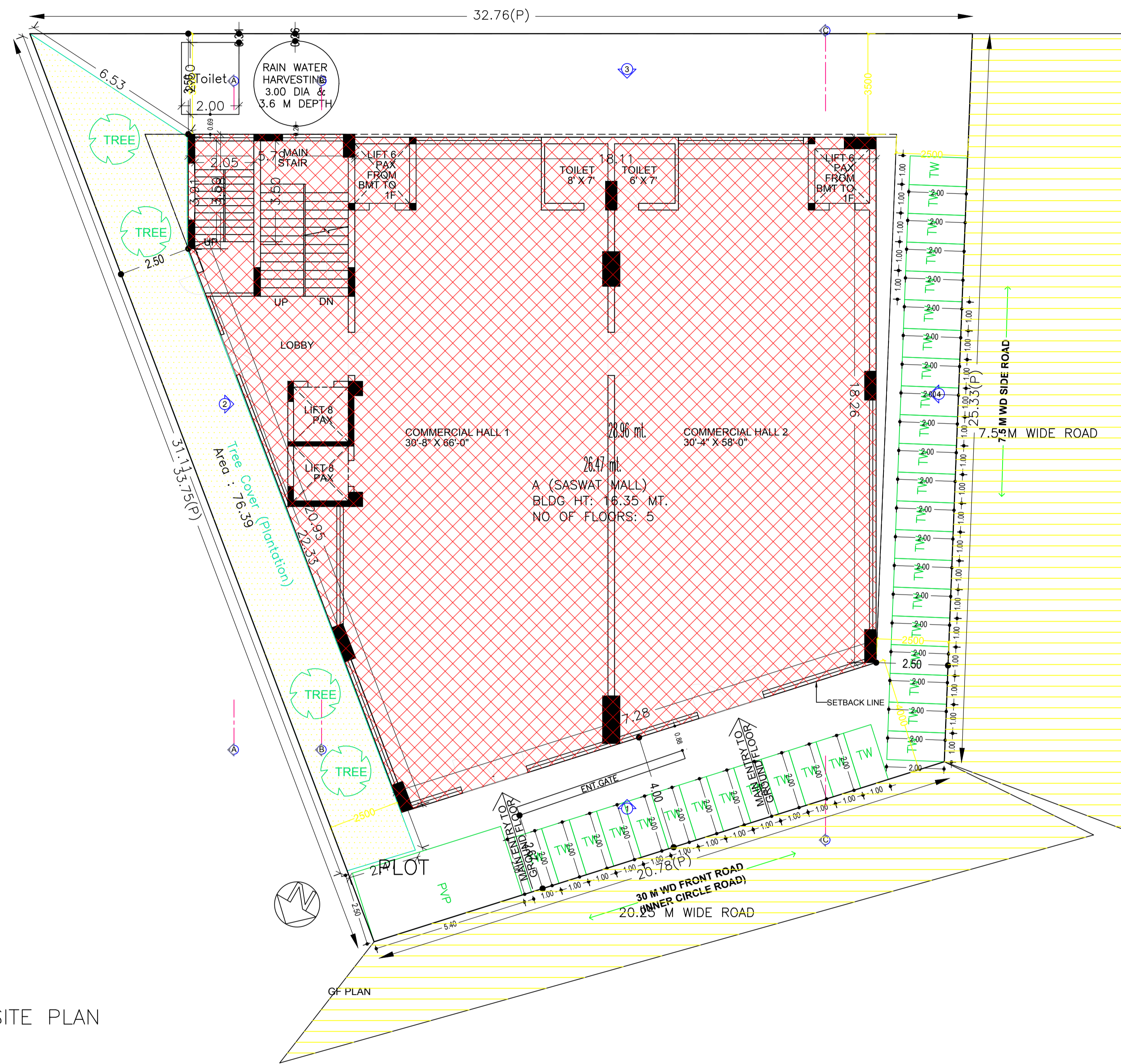


Proposal Basic Information	
Proposal File No.	JNAC/008/W3/2021
Owner Name	BIPU ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA N
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed



SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNAC/IBP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.55 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGHBHUM	Plot SubUse: Mixed
Authority: JAMSHEDPUR NAC	Plot/Nearby/ReligiousStructure: NA
Inward No: JNAC/IBP/0008/W3/2021	Plot/SubPlot No: 1169
Application Type: General Proposal	North: Road Width - 30
Project Type: Building Permission	South: Plot No. - PLOT No. C
Nature of Development: New	East: Plot No. - PLOT No. B
Location of Development Area: Old Area	West: Road Width - 9
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 764.69
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 764.69
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	76.39
Total	76.39
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 688.30
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 764.69
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 764.69
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	458.81
Proposed Coverage Area (57.37 %)	438.69
Total Prop. Coverage Area (57.37 %)	438.69
Balance coverage area (2.63 %)	20.12
FAR CHECK	
Perm. FAR Area (3.00)	2294.07
Total Perm. FAR area	2294.07
Residential FAR	1187.65
Commercial FAR	870.16
Proposed FAR Area	2074.27
Total Proposed FAR Area	2074.27
Consumed FAR (Factor)	2.71
Balance FAR Area	219.80
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2691.82
ARCHITECT (Regd)	Vineet Sinha
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (SASWAT MALL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	455.32	16.47	455.32	16.47
Ground Floor	445.86	438.69	445.86	438.69
First Floor	445.86	431.47	445.86	431.47
Second Floor	542.85	481.46	542.85	481.46
Third Floor	542.85	481.46	542.85	481.46
Fourth Floor	259.08	224.73	259.08	224.73
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2691.82	2074.28	2691.82	2074.28

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SASWAT MALL)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (SASWAT MALL)	Commercial	Shop	> 0	50	830.00	1	12	-	-	-	-	
			> 0	50	830.00	-	-	-	-	-	1	35
	Residential	Residential Bldg/Apartment	> 0	1	3.00	1.00	3	-	-	-	-	
			> 0	1	3.00	-	-	-	-	-	1	3
			> 0	1	3.00	-	-	1	1	-	-	-
Total :	-	-	-	-	15	16	-	1	0	-	38	40

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Two Stack Car	-	-	2	25.00
Total Car	15	187.50	16	200.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	40	80.00
Total TwoWheeler	38	76.00	40	80.00
Other Parking	-	-	-	244.63
Total	-	276.00	-	618.13

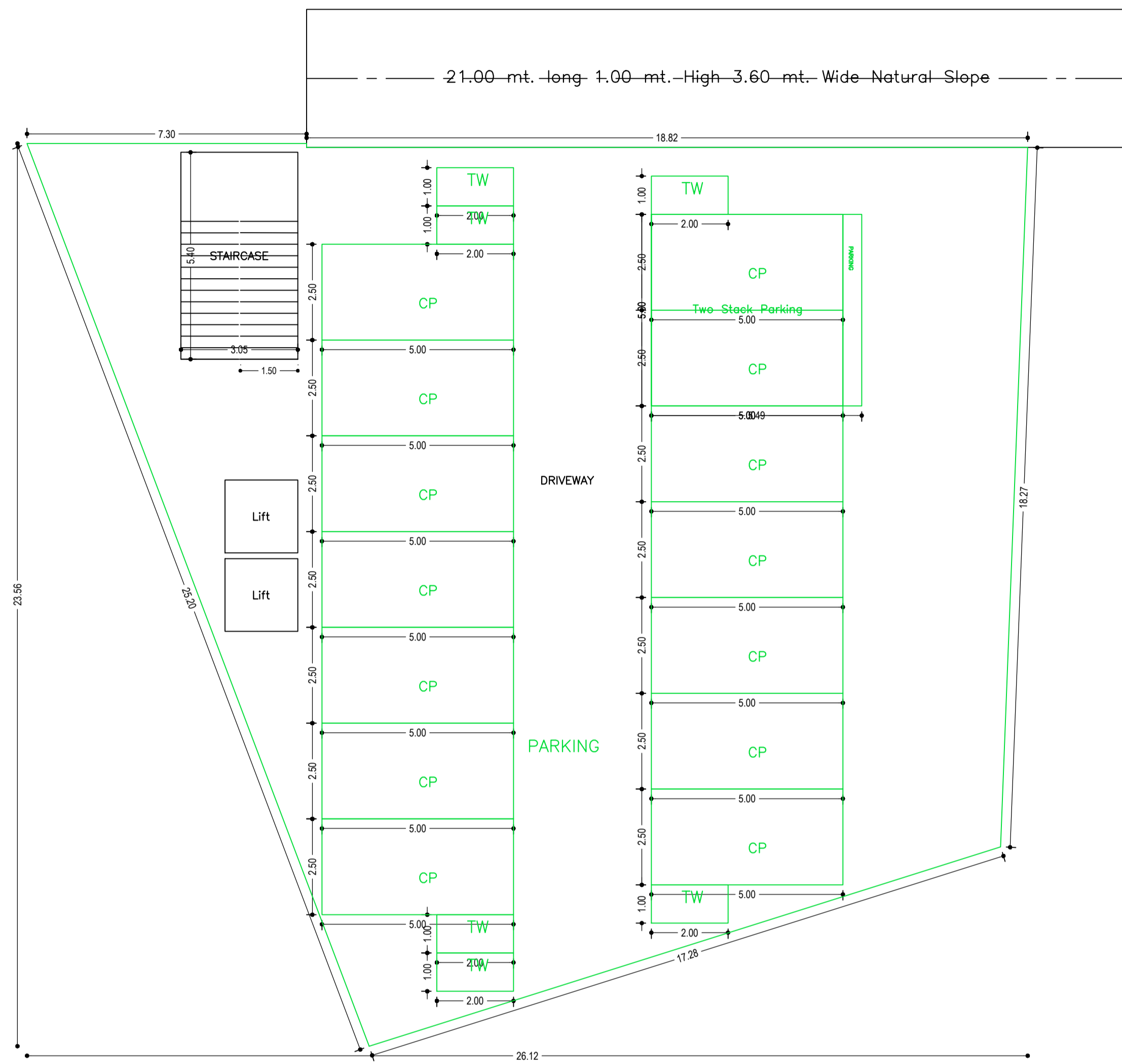
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Balcony	Parking	Resi.	Commercial				
A (SASWAT MALL)	1	2691.82	35.85	36.10	113.96	459.08	1187.65	870.16	16.47	2074.28	2074.28	05
Grand Total :	1	2691.82	35.85	36.10	113.96	459.08	1187.65	870.16	16.47	2074.28	2074.28	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNACBP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VASHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA N
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

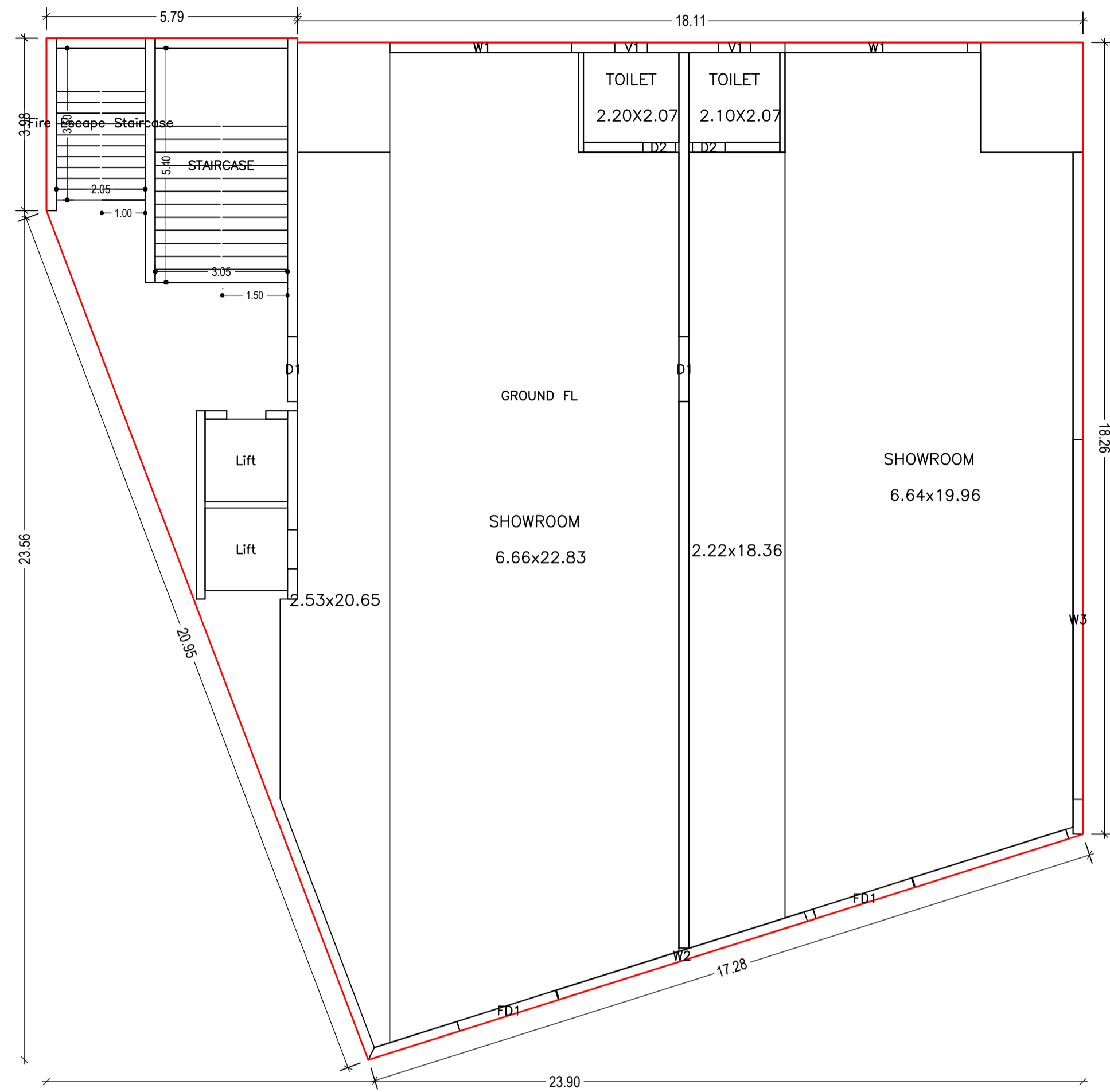


BASEMENT FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNACBP/0008/W3/2021
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Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

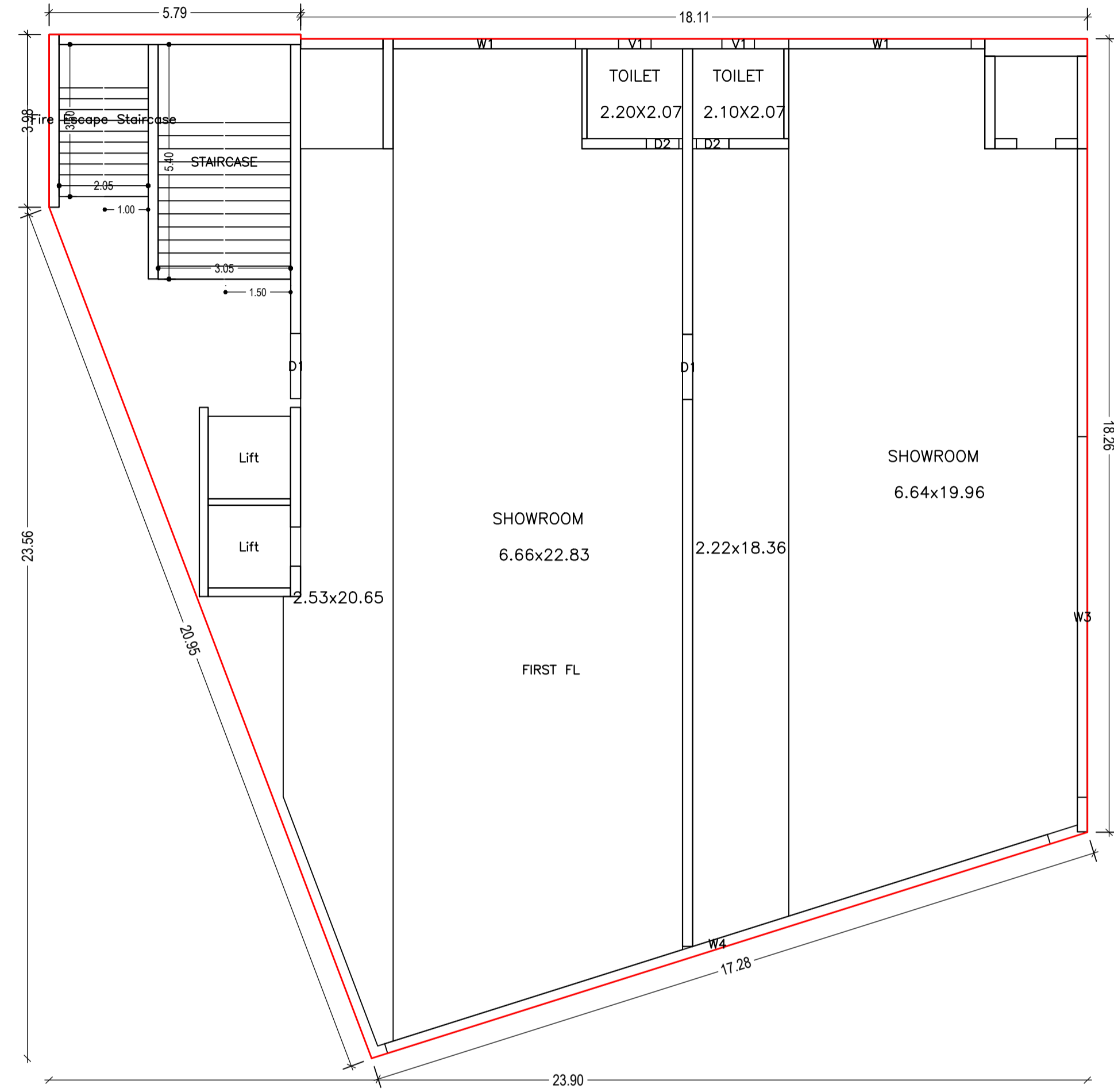


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNAC/AR/0008/W3/2021
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Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

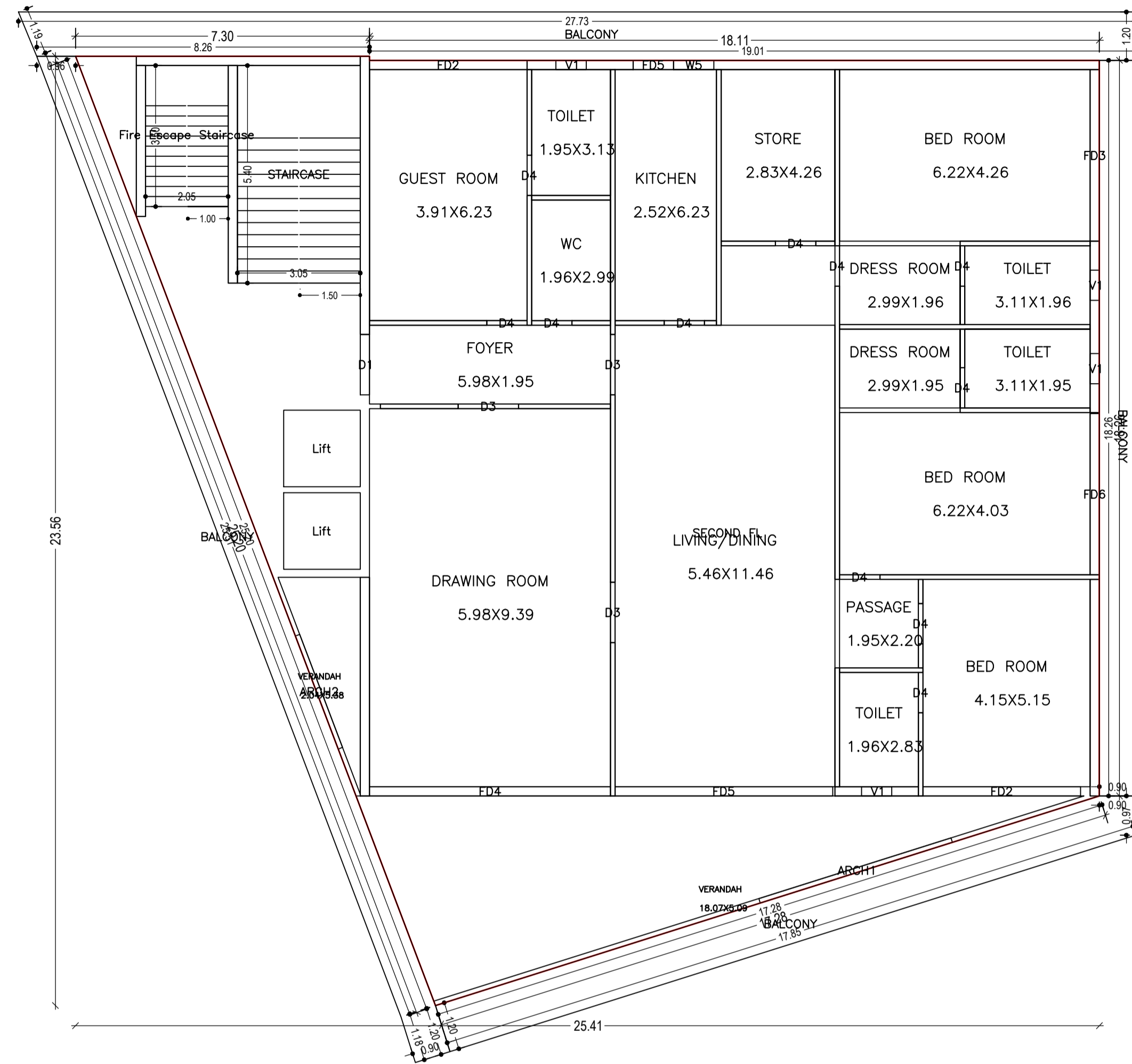


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNAC/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

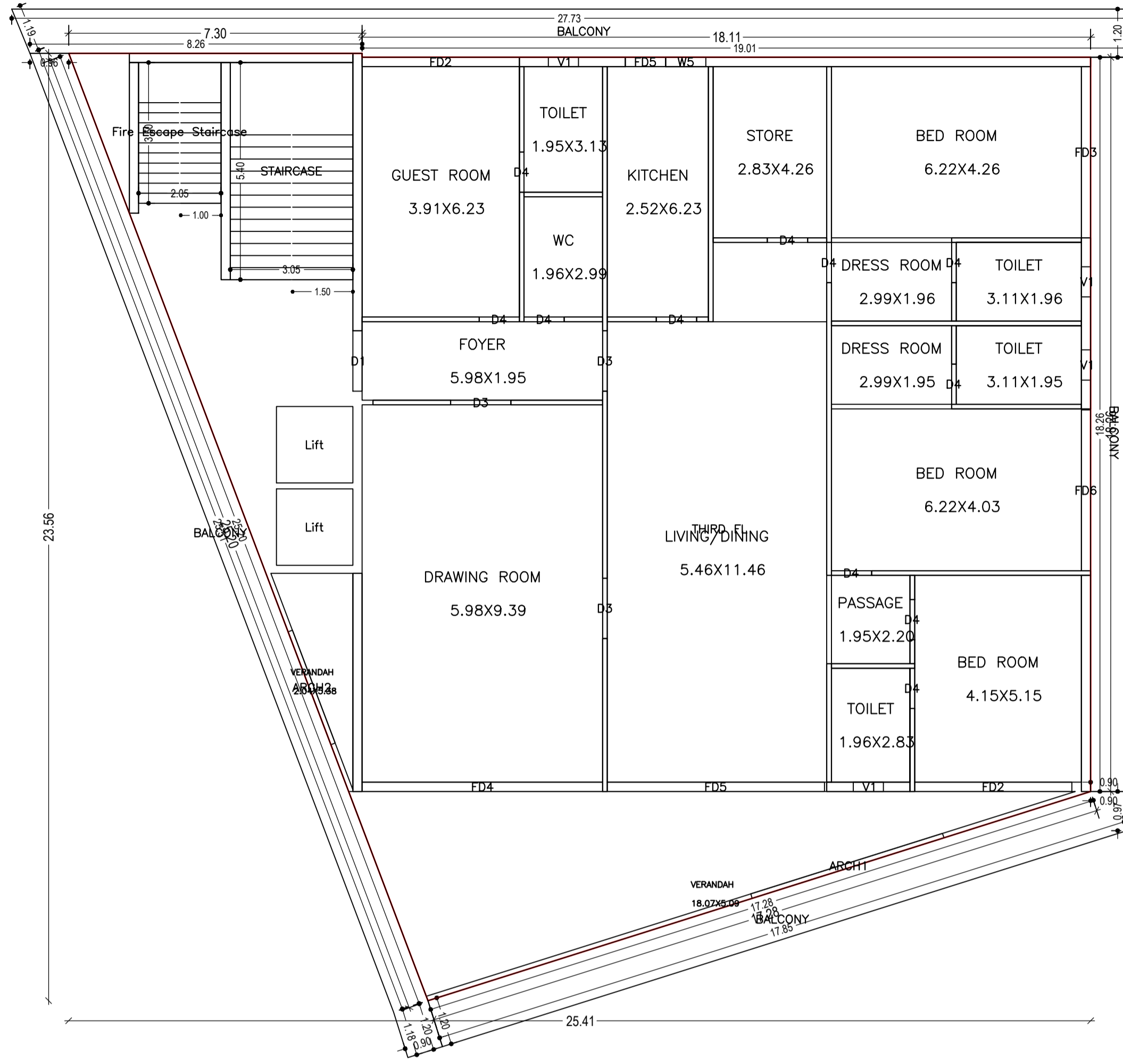


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNACBP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

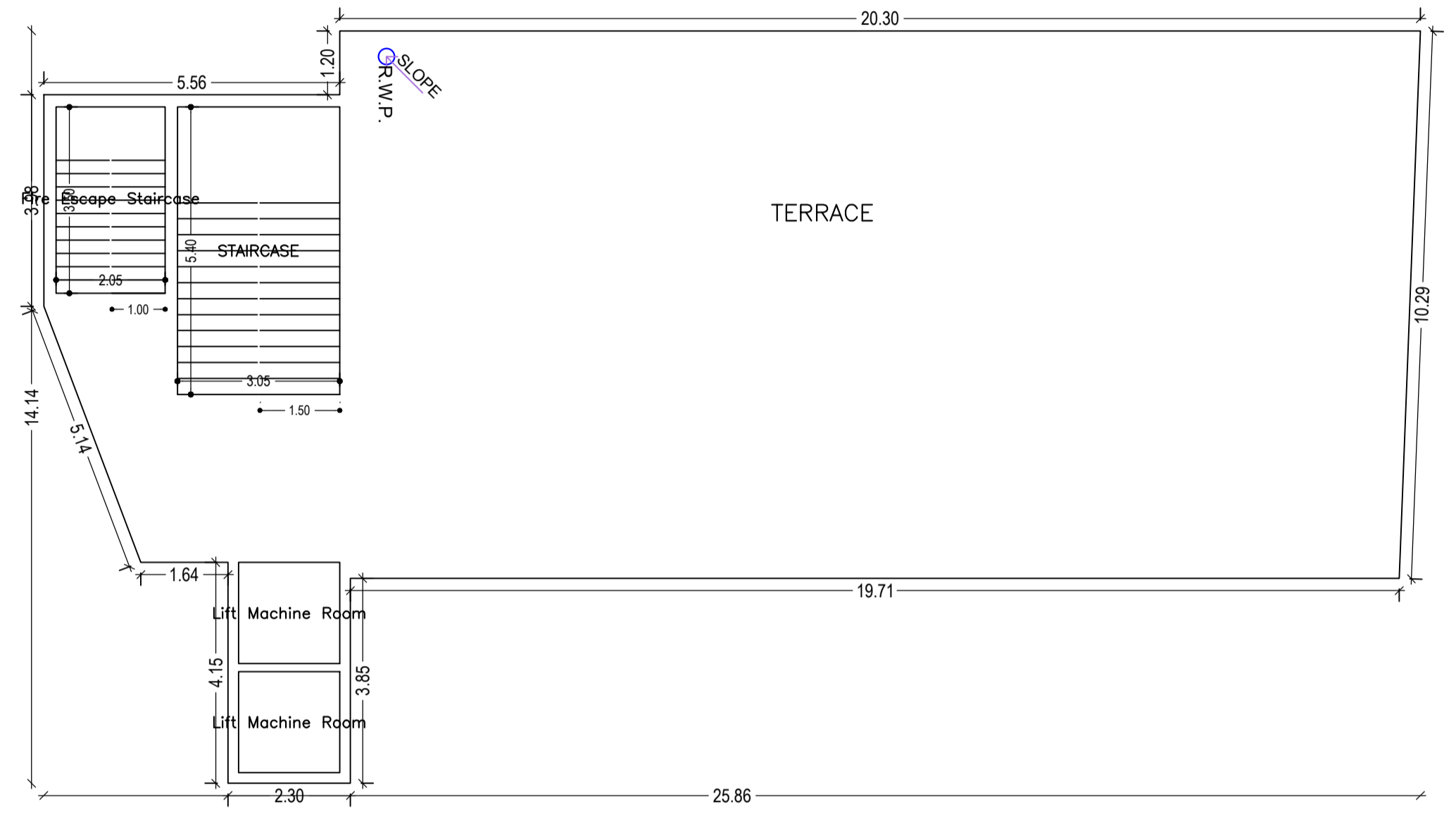
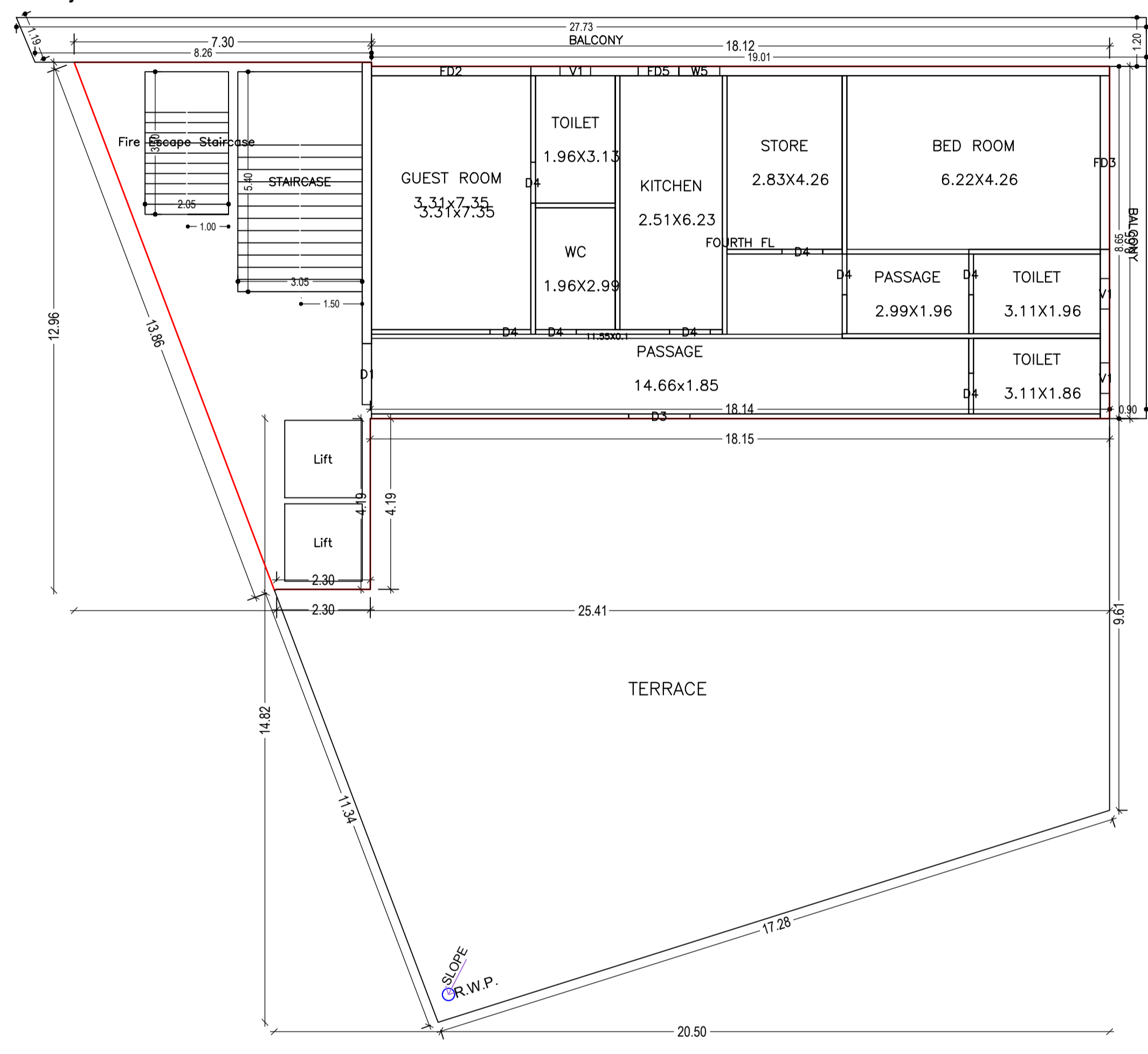


THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information	
Proposal File No.	JNACBP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

Project Title :SASWAT MALL



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNACIARC/0020/2017			

Proposal Basic Information

Proposal File No.	JNA/BP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

Building :A (SASWAT MALL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		StairCase	Lift	Balcony	Parking	Resi.	Commercial				
Basement Floor	455.32	0.00	7.22	0.00	459.08	0.00	0.00	16.47	16.47	16.47	00
Ground Floor	445.86	7.17	0.00	0.00	0.00	0.00	438.69	0.00	438.69	438.69	01
First Floor	445.86	7.17	7.22	0.00	0.00	0.00	431.47	0.00	431.47	431.47	01
Second Floor	542.85	7.17	7.22	47.00	0.00	0.00	481.46	0.00	481.46	481.46	01
Third Floor	542.85	7.17	7.22	47.00	0.00	0.00	481.46	0.00	481.46	481.46	01
Fourth Floor	259.08	7.17	7.22	19.96	0.00	0.00	224.73	0.00	224.73	224.73	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2691.82	35.85	36.10	113.96	459.08	1187.65	870.16	16.47	2074.28	2074.28	05
Total Number of Same Buildings :	1										
Total :	2691.82	35.85	36.10	113.96	459.08	1187.65	870.16	16.47	2074.28	2074.28	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 18.14 X 1 X 1	21.52	94.01
	0.90 X 26.69 X 1 X 1	23.90	
	1.20 X 27.73 X 1 X 1	32.15	
	0.90 X 18.26 X 1 X 1	16.44	
THIRD FLOOR PLAN	1.20 X 18.14 X 1 X 1	21.52	94.01
	0.90 X 26.69 X 1 X 1	23.90	
	0.90 X 18.26 X 1 X 1	16.44	
	1.20 X 27.73 X 1 X 1	32.15	
FOURTH FLOOR PLAN	0.90 X 8.65 X 1 X 1	7.77	39.92
	1.20 X 27.73 X 1 X 1	32.15	
Total	-	-	227.94

UnitBUA Table for Building :A (SASWAT MALL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FL	SHOP	370.77	355.73	4	1
FIRST FLOOR PLAN	FIRST FL	SHOP	370.77	358.52	4	1
SECOND FLOOR PLAN	SECOND FL	FLAT	480.18	370.01	19	1
THIRD FLOOR PLAN	THIRD FL	FLAT	480.18	370.01	19	1
FOURTH FLOOR PLAN	FOURTH FL	FLAT	196.52	145.71	10	1
Total:	-	-	1898.42	1599.98	56	5

SCHEDULE OF DOOR:

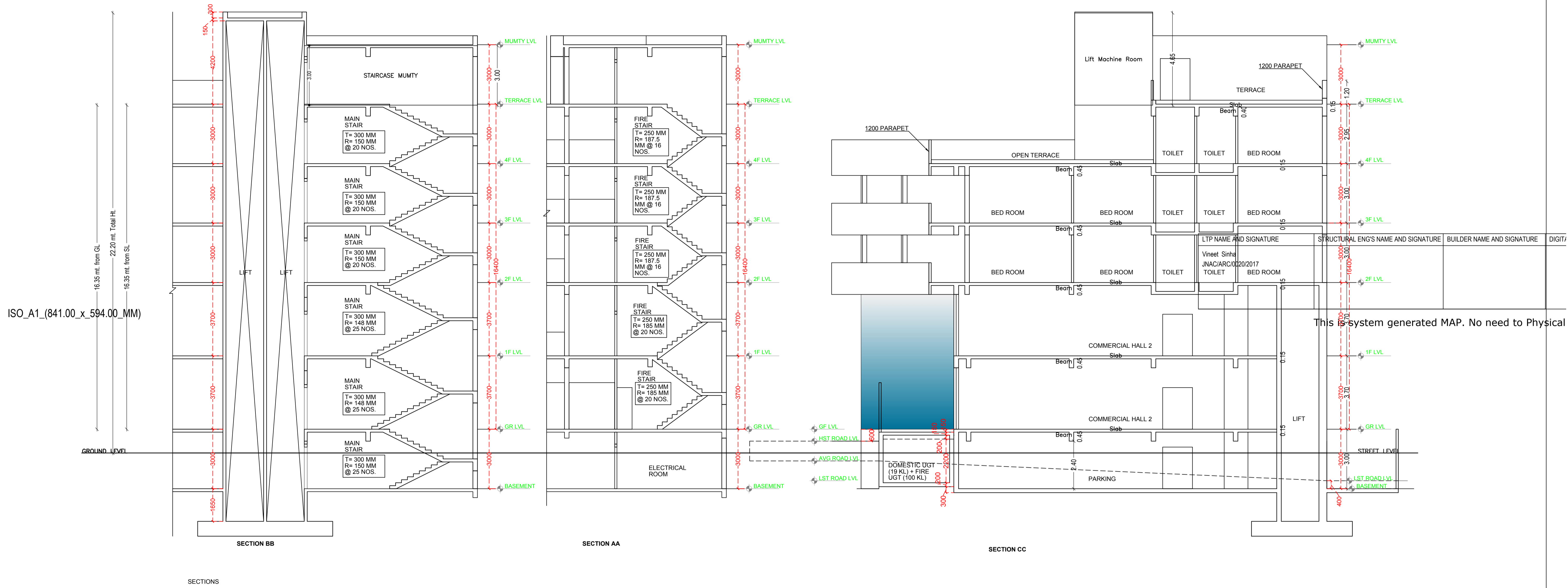
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SASWAT MALL)	D2	0.75	2.10	04
A (SASWAT MALL)	D4	1.00	2.10	30
A (SASWAT MALL)	FD5	1.00	2.10	03
A (SASWAT MALL)	D1	1.50	2.40	07
A (SASWAT MALL)	D3	1.50	2.40	07
A (SASWAT MALL)	FD1	2.40	2.40	02
A (SASWAT MALL)	ARCH2	3.00	2.40	02
A (SASWAT MALL)	FD2	3.91	2.40	05
A (SASWAT MALL)	FD6	4.00	2.40	02
A (SASWAT MALL)	FD3	4.26	2.40	03
A (SASWAT MALL)	ARCH1	5.00	2.40	02
A (SASWAT MALL)	FD5	5.40	2.40	02
A (SASWAT MALL)	FD4	5.98	2.40	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SASWAT MALL)	V1	0.75	1.05	15
A (SASWAT MALL)	W5	1.00	1.20	03
A (SASWAT MALL)	W4	16.00	1.80	01
A (SASWAT MALL)	W1	4.20	2.40	04
A (SASWAT MALL)	W2	6.00	2.40	01
A (SASWAT MALL)	W3	8.30	2.40	02

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

Proposal Basic Information	
Proposal File No.	JNA/BJP/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed



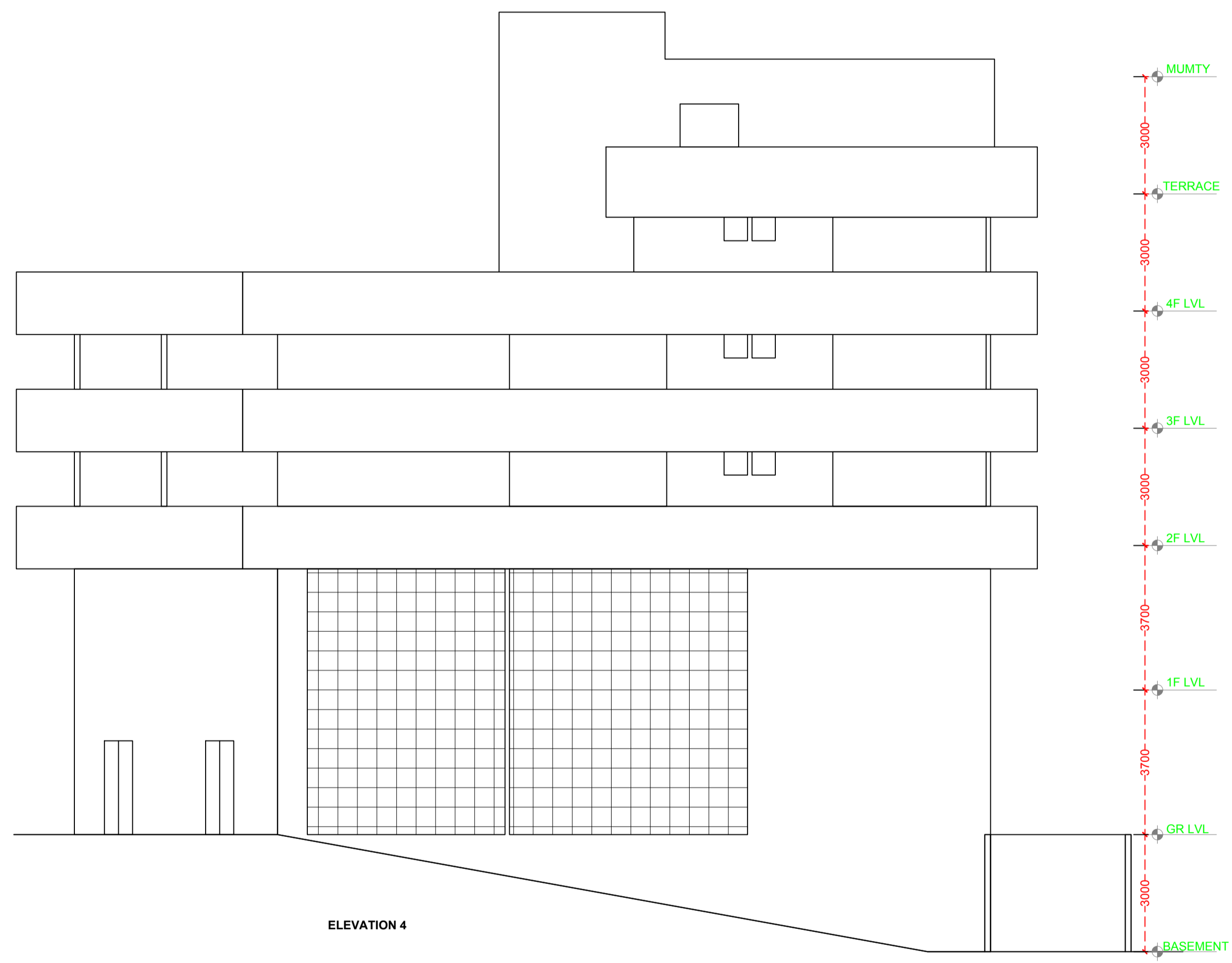
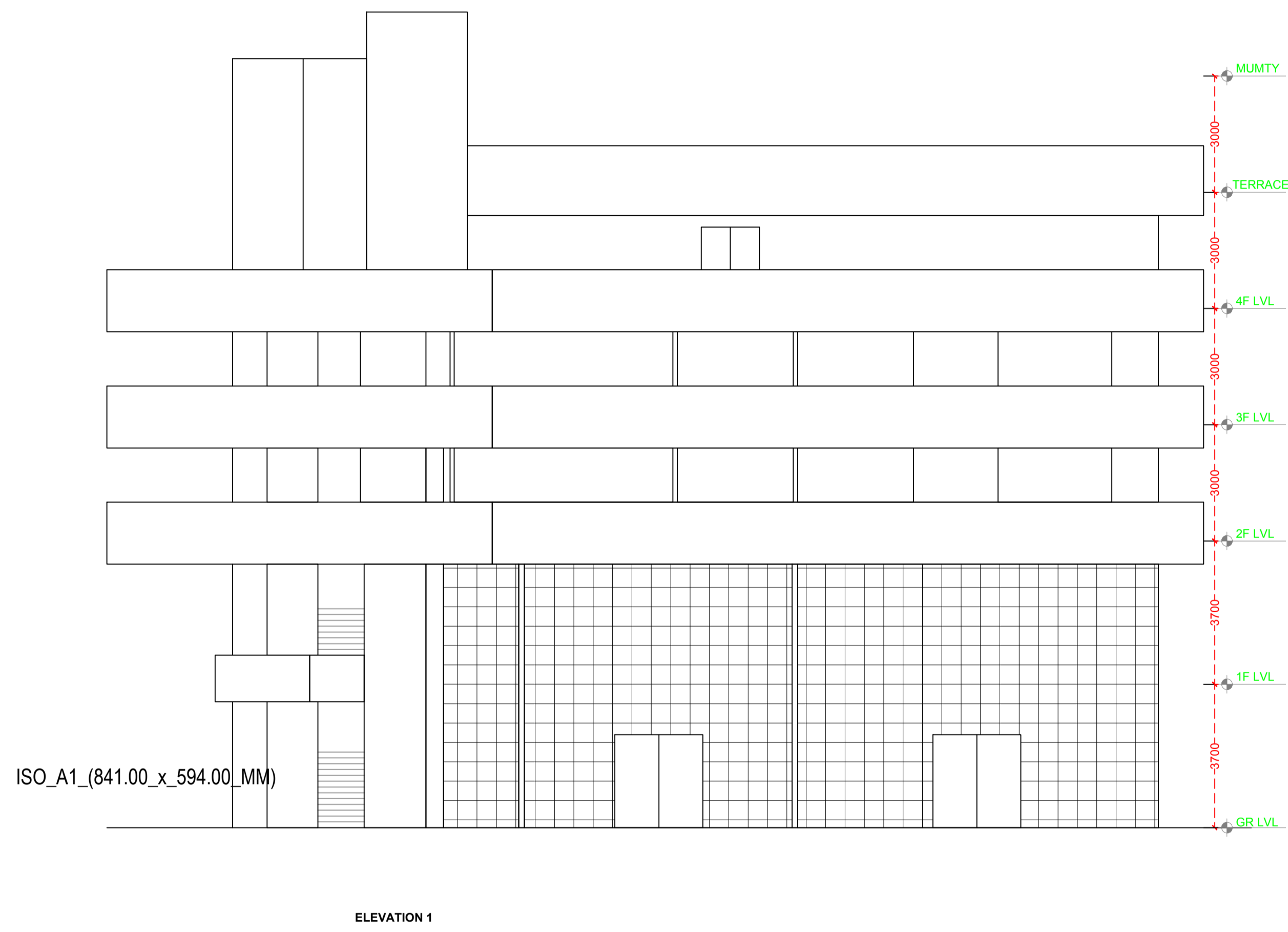
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SECTIONS

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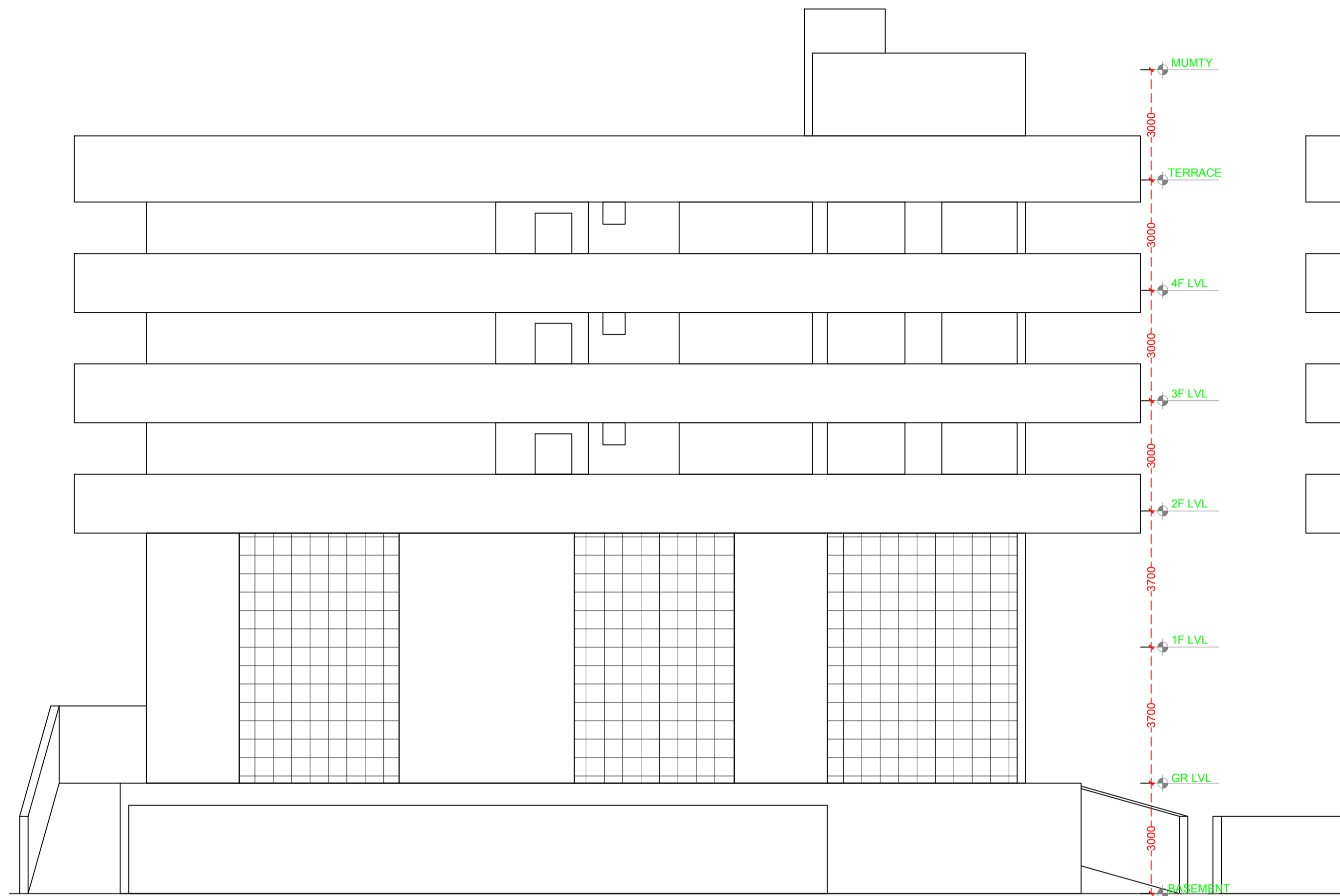
Proposal Basic Information

Proposal File No.	JNAC/AR/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

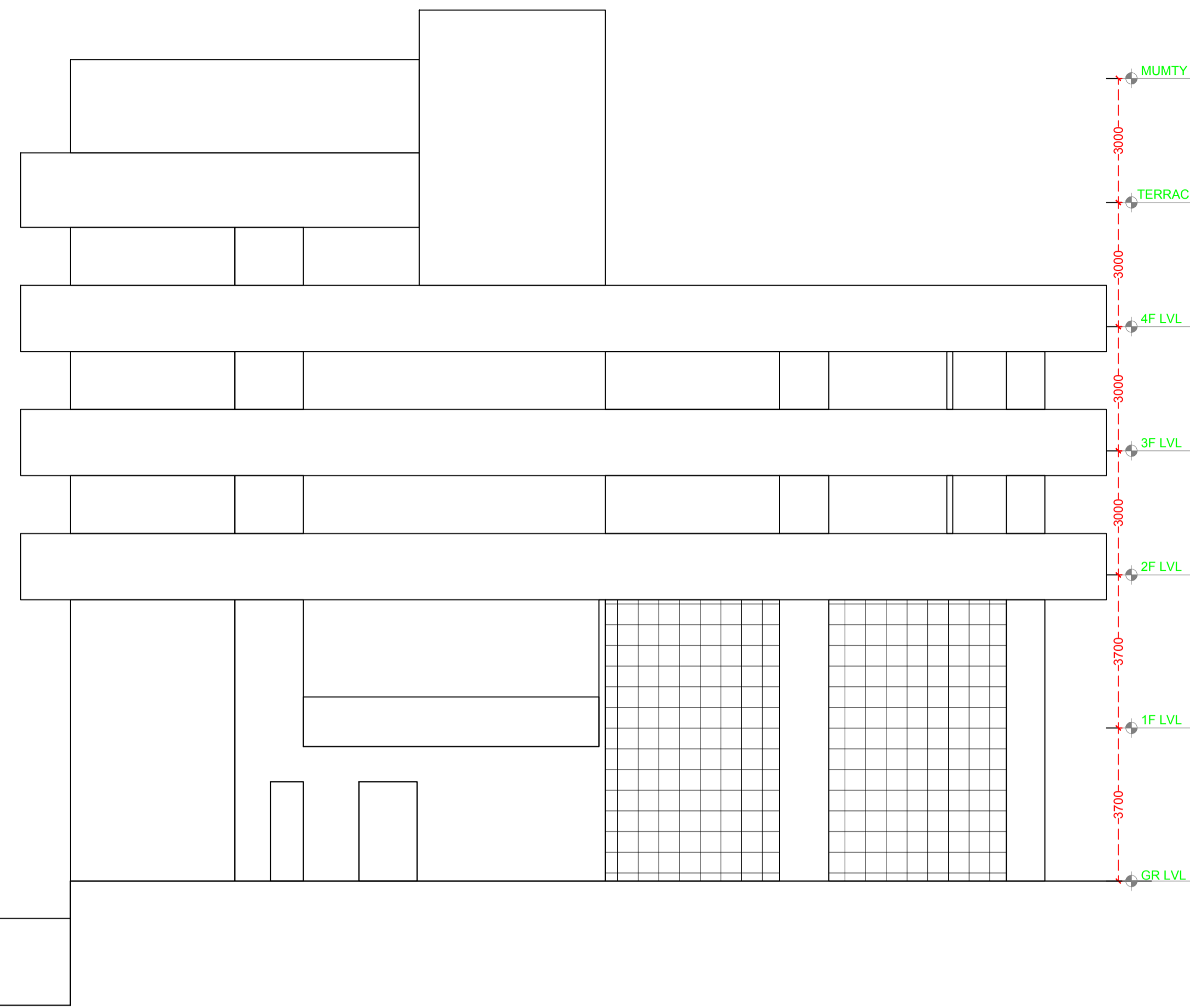


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			

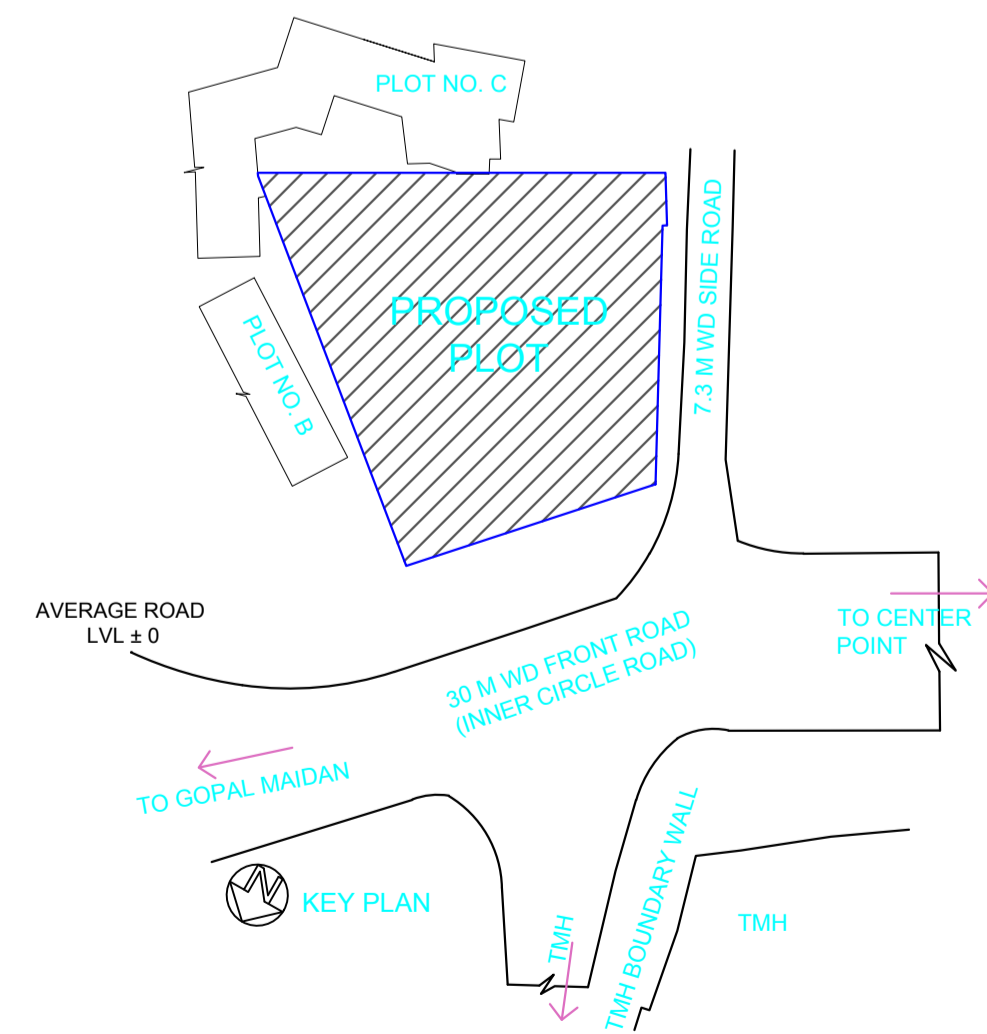
Proposal Basic Information	
Proposal File No.	JNAC/BI/0008/W3/2021
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed



ELEVATION 3



ELEVATION 2



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha JNAC/ARC/0020/2017			