

COLOR INDEX

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

Proposal Basic Information

Proposal File No.	JNAC/BP/0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No	24
Plot No	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARIDIH
Use	Educational
SubUse	Educational Building



AREA STATEMENT

AREA STATEMENT	VERSION NO: 1.0.55	
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020	
PROJECT DETAIL		
Region: JHARKHAND URBAN	Plot Use: Educational	
LOCAL BODIES	Plot SubUse: Educational Building	
District: EAST SINGHBHUM	Prof/Category: Religious/Structure: NA	
Authority: JAMSHEDPUR NAC	Plan/Case/Plot No: 2622/P, 2621/P, 2623 & 2625/P	
Invest. No: JNAC/BP/W17/2021	North: -	
Application Type: General Proposal	South: -	
Project Type: Building Permission	East: -	
Nature of Development: New	West: -	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	6653.42
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	6653.42
Deduction for Balance Plot Area from Gross Plot Area		5427.58
Common Plot		5427.58
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	57125.86
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	6653.42
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	6653.42
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		33276.71
Proposed Coverage Area (8.82 %)		4338.59
Total Prop. Coverage Area (8.82 %)		4338.59
Balance coverage area (43.18 %)		28738.42
FAR CHECK		
Perm. FAR Area (2.25)		149745.20
Total Perm. FAR area		149745.20
Residential FAR		10025.84
Special FAR		17016.19
Proposed FAR Area		27042.03
Total Proposed FAR Area		27042.03
Consumed FAR (Factor)		0.41
Balance FAR Area		122703.17
BUILT UP AREA CHECK		
Total Proposed Builtup Area		27026.77
ARCHITECT (Regd)		SUDIPTO MUKHERJEE
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
DEVELOPMENT AUTHORITY		LOCAL BODY

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg.	Gross Built Up Area (Sq.mt.)	Deductions From Gross Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions Area (in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenement (No.)
A (ACADEMIC)	1	19288.58	1761.69	17506.87	308.70	182.00	17016.19	17016.17	53
B (HOSTEL BLOCK)	1	13512.82	3092.62	10419.90	351.00	43.05	10025.85	10025.85	56
Grand Total	2	32791.08	4854.31	27926.77	659.70	225.05	10025.85	17016.19	27042.02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (ACADEMIC)	Educational	Educational Building	Multistored
B (HOSTEL BLOCK)	Residential	Residential Bldg/Apartment	Multistored

Required Parking (Table 7a)

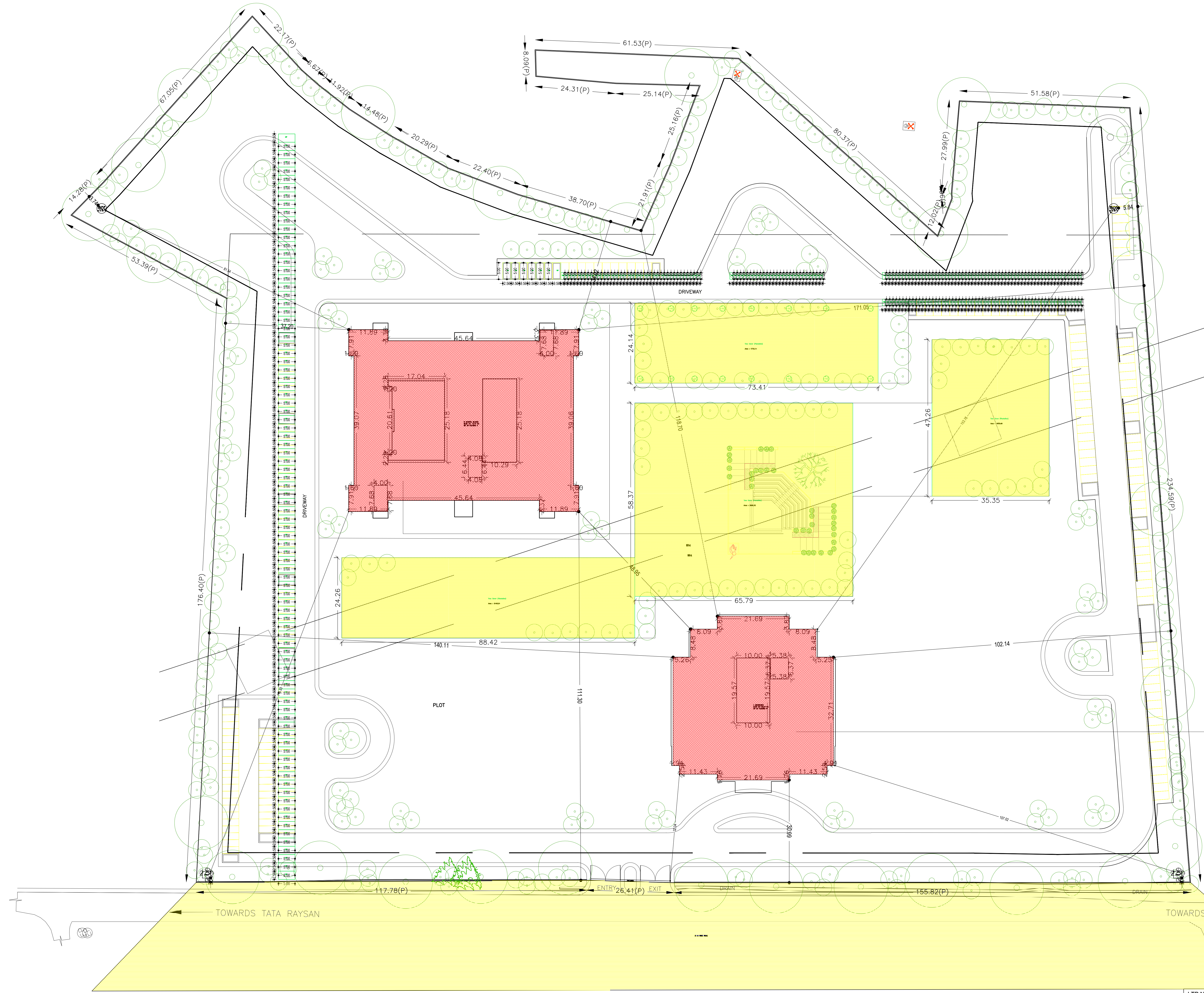
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	TwoWheeler
A (ACADEMIC)	Educational	Building	> 0	3450.49	1	34
B (HOSTEL BLOCK)	Residential	Bldg/Apartment	> 0	1	56.00	1
Total					90	160

Parking Check (Table 7b)

Vehicle Type	No.	Area
Car	90	1125.00
Visitor's Car Parking	7	87.50
Total Visitor Parking	6	78.00
TwoWheeler	160	380.00
Total	150.00	1972.50

Buildingwise Floor FAR Details

Floor Name	A (ACADEMIC)		B (HOSTEL BLOCK)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	1945.55	1910.95	2715.59	2637.34	4661.14	4548.29
First Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Second Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Third Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Fourth Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Fifth Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Sixth Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Seventh Floor	1945.21	1888.16	2588.27	2466.17	4533.38	4354.33
Eighth Floor	1945.15	1888.10	2588.10	2466.10	4533.25	4354.15
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	17506.87	17016.17	10419.90	10025.85	27926.77	27042.02

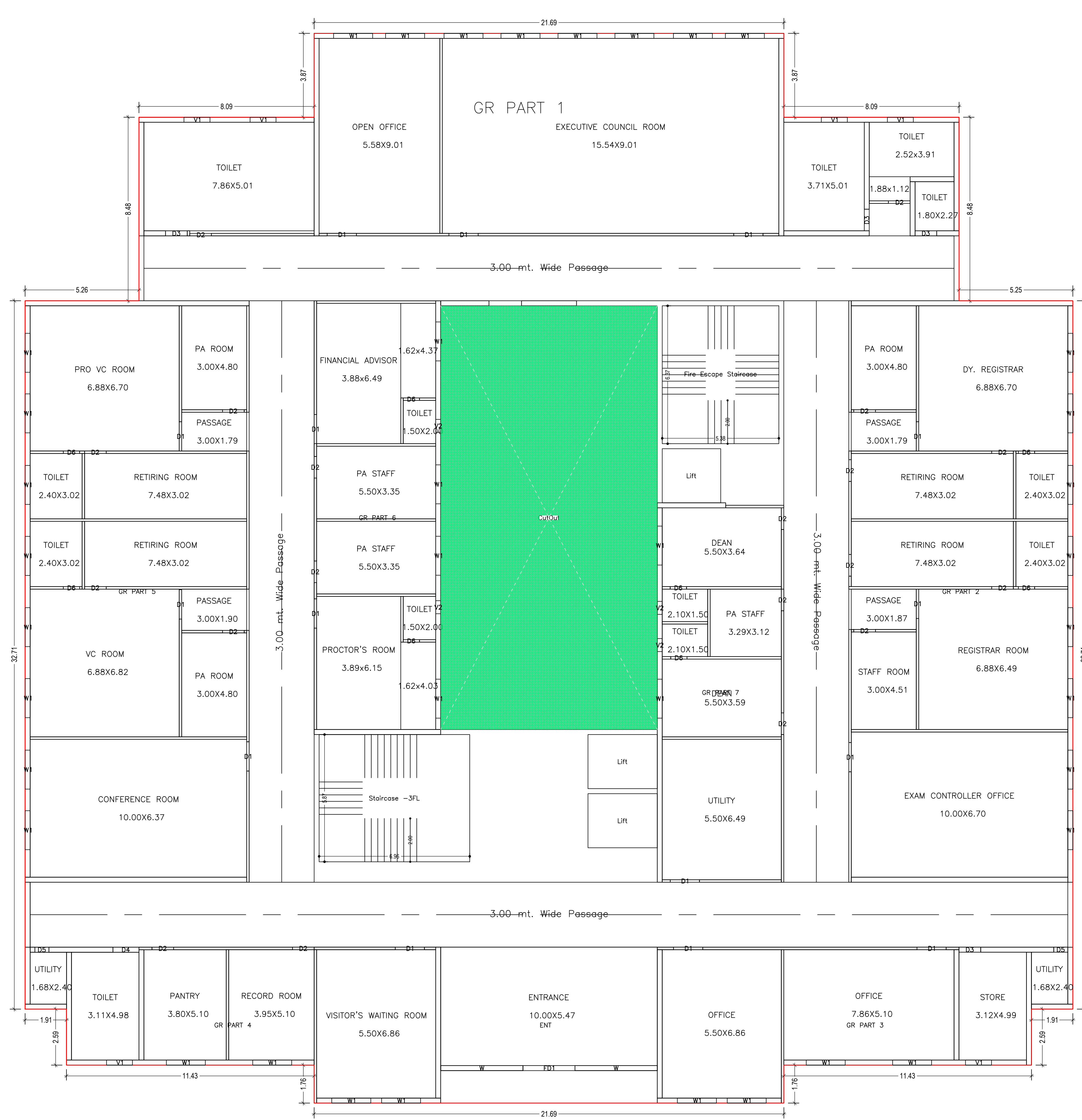


SURYANARAYAN MANDIR

SITE PLAN

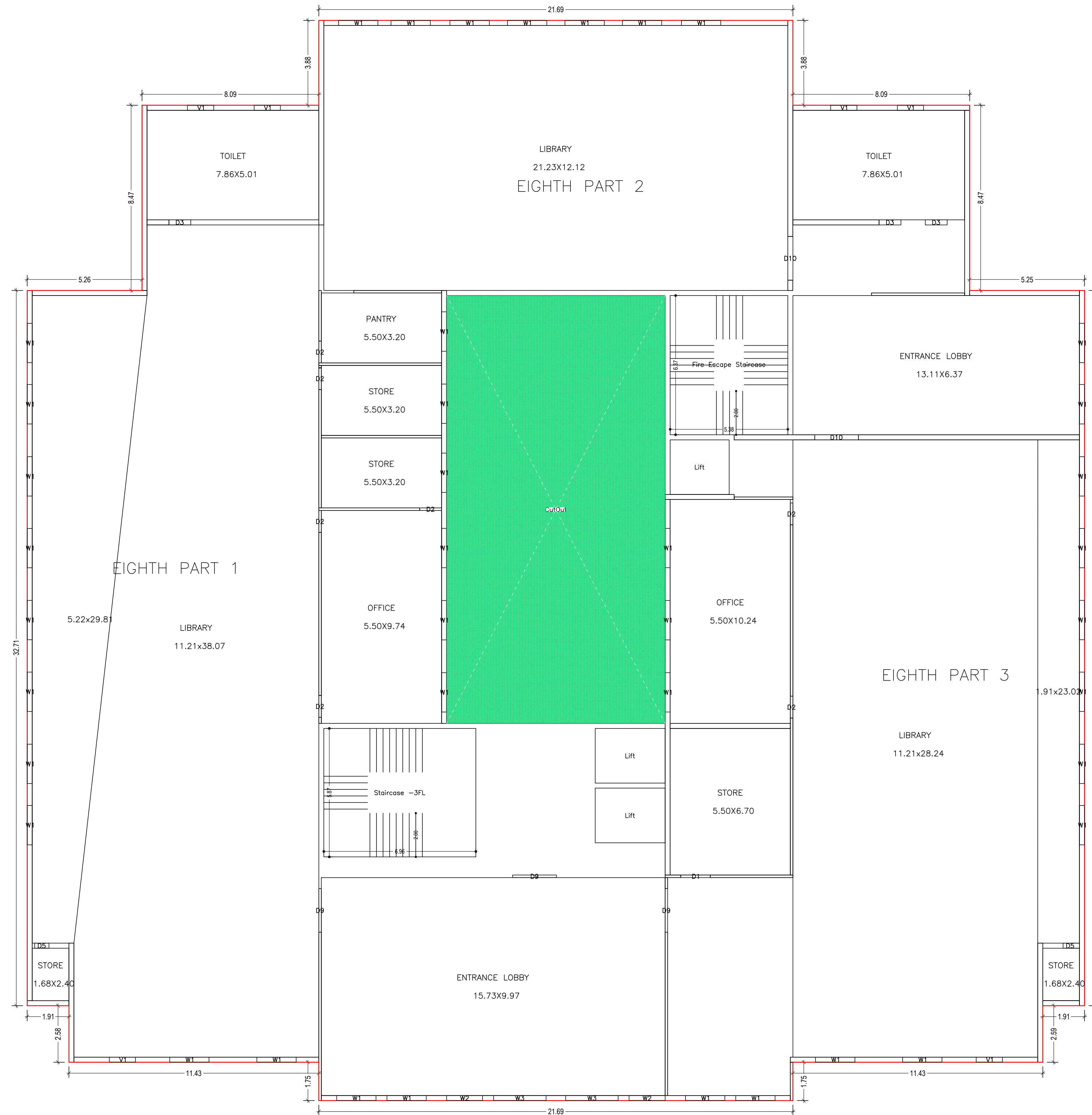
LTP NAME AND SIGNATURE SUDIPTO MUKHERJEE JNAC/ENG/0013/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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DATE	26-06-2021
SHEET NO.	2
Proposal Base	JNACBP0046/W17/2021
Owner Name	SIKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No	24
Plot No	2622P, 2621P, 2623 & 2625P
Village Name	BARIDIH
Use	Educational
SubUse	Educational Building

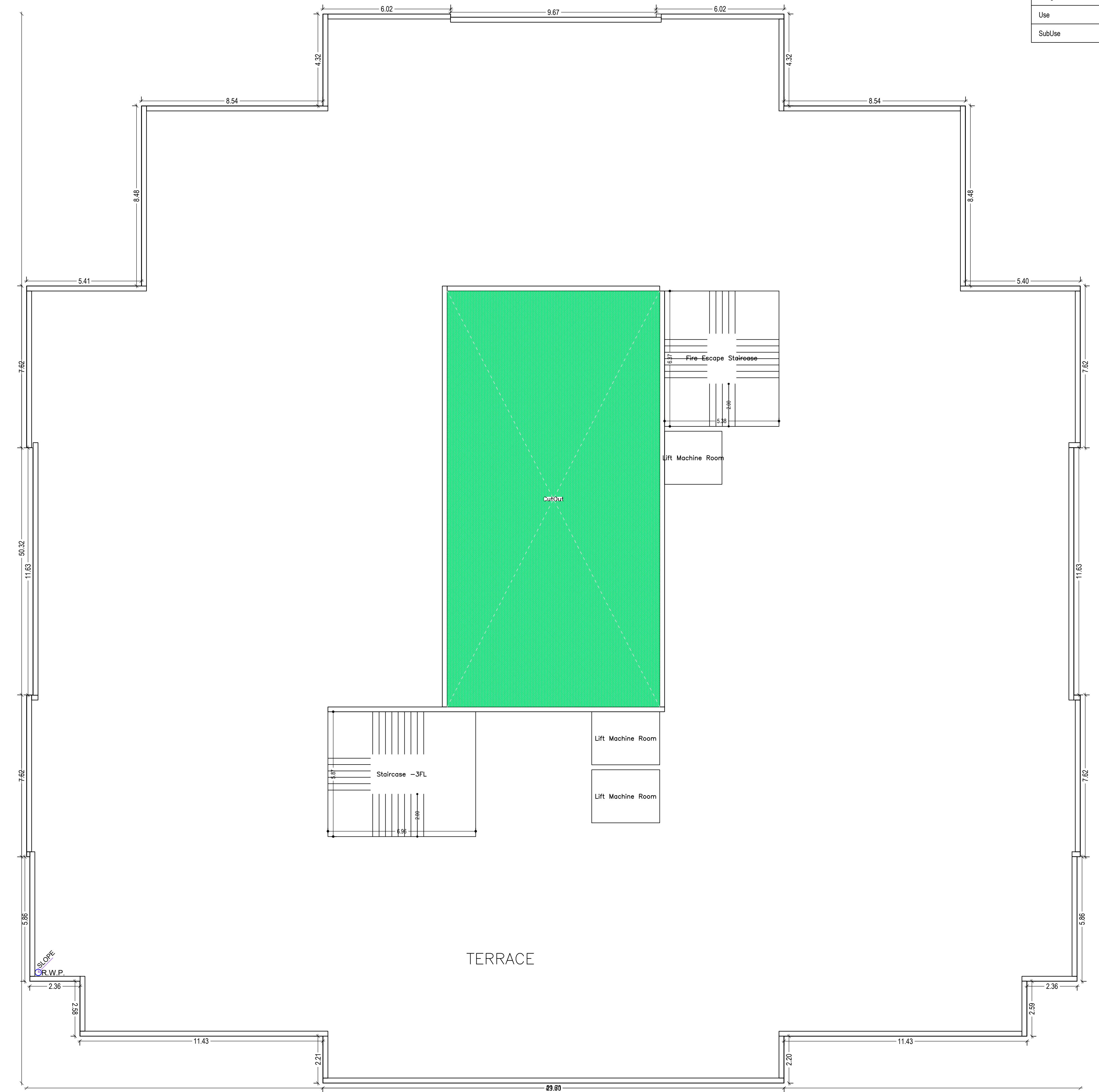


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPRO MUKHERJEE JNACENG0013/2019			

Proposal File No.	JNAC/EP/0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No.	24
Plot No.	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARDIH
Use	Educational
SubUse	Educational Building



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (ACADEMIC)

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt		Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)			Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trmt (No.)
		Cutout	ShaerCase		Lift	Educational					
Ground Floor	2140.95	195.70	1945.25	34.30	0.00	1910.95	1910.95	1910.95	0.00	08	
First Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Second Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Third Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Fourth Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Fifth Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Sixth Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Seventh Floor	2140.96	195.75	1945.21	34.30	22.75	1888.16	1888.16	1888.16	0.00	06	
Eighth Floor	2140.89	195.74	1945.15	34.30	22.75	1888.10	1888.10	1888.10	0.00	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	19296.95	1761.69	17506.87	308.70	182.00	17016.19	17016.17	17016.17	0.00	53	
Number of Same Buildings	1										
Total	19296.95	1761.69	17506.87	308.70	182.00	17016.19	17016.17	17016.17	0.00	53	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ACADEMIC)	D5	0.65	2.40	17
A (ACADEMIC)	D6	0.75	2.10	08
A (ACADEMIC)	D8	0.80	2.10	14
A (ACADEMIC)	D3	1.00	2.10	27
A (ACADEMIC)	D2	1.00	2.40	54
A (ACADEMIC)	D3	1.00	2.40	61
A (ACADEMIC)	D4	1.20	2.40	15
A (ACADEMIC)	D7	1.20	2.40	21
A (ACADEMIC)	D1	1.35	2.40	158
A (ACADEMIC)	D9	2.00	2.40	03
A (ACADEMIC)	D10	2.00	2.40	02
A (ACADEMIC)	FD1	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ACADEMIC)	V2	0.60	1.20	04
A (ACADEMIC)	V1	1.20	1.20	54
A (ACADEMIC)	W2	1.65	1.50	16
A (ACADEMIC)	W1	1.80	1.50	356
A (ACADEMIC)	W3	2.40	1.50	16
A (ACADEMIC)	W	3.80	2.10	02

LTP NAME AND SIGNATURE SUDIPTO MAJHERJEE JNAC/ENG0013/2019	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information	
Proposal File No.	JNAC/BP/0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No	24
Plot No	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARIDIH
Use	Educational
SubUse	Educational Building



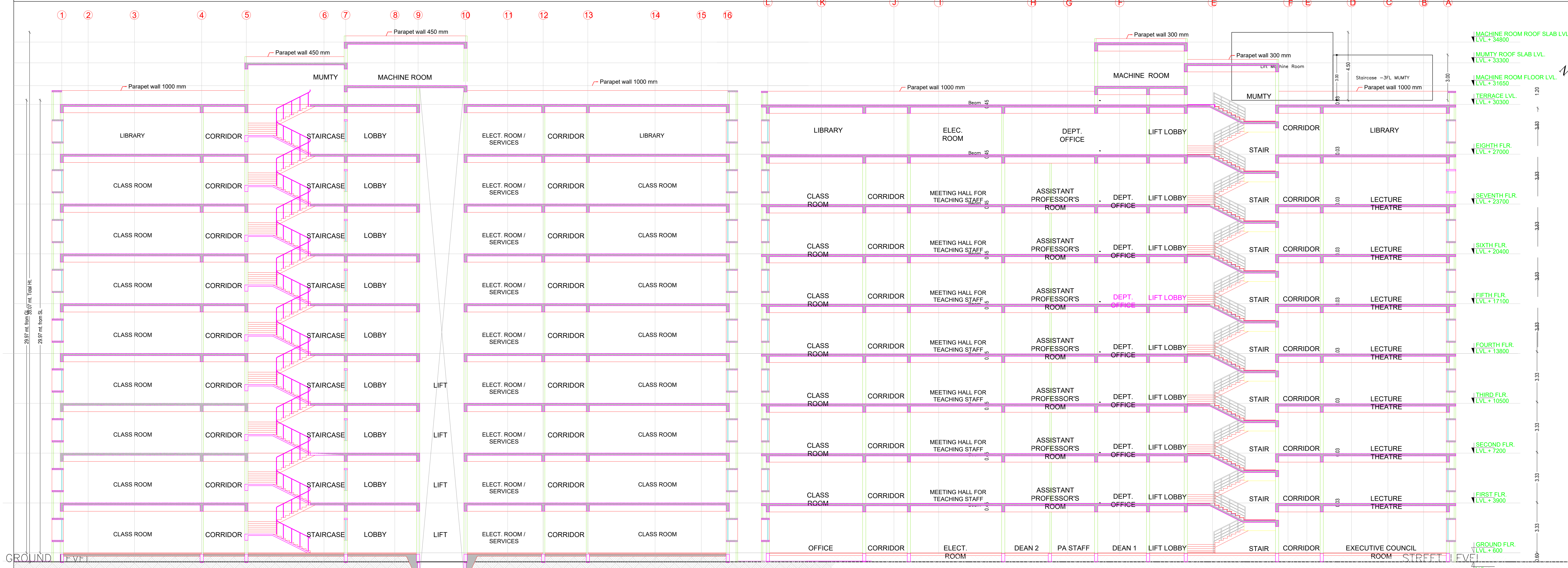
FRONT ELEVATION

UnitBUA Table for Building :A (ACADEMIC)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	ENT	OTHER	57.02	55.27	1	8
	GR PART 1	CLASS ROOM	291.38	269.19	6	
	GR PART 2	Administration Area	277.76	258.17	11	
	GR PART 3	Administration Area	109.81	98.10	4	
	GR PART 4	Administration Area	109.81	97.62	5	
	GR PART 5	Administration Area	277.76	257.89	11	
	GR PART 6	Administration Area	117.08	106.31	6	
TYPICAL - 1, 2, 3, 4, 5, 6 & 7 FLOOR PLAN	TYP PART 1	CLASS ROOM	291.50	272.91	4	42
	TYP PART 2	CLASS ROOM	277.73	262.43	3	
	TYP PART 3	CLASS ROOM	291.60	265.58	12	
	TYP PART 4	CLASS ROOM	277.76	261.11	4	
	TYP PART 5	CLASS ROOM	115.77	107.06	4	
	TYP PART 6	Administration Area	101.73	93.01	3	
EIGHTH FLOOR PLAN	EIGHTH PART 1	Public Utility Area	650.34	624.87	7	3
	EIGHTH PART 2	Public Utility Area	267.87	258.47	1	
	EIGHTH PART 3	Public Utility Area	865.57	828.87	7	
Total:	-	-	12619.33	11782.47	275	53

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Name	JAMSHEDPUR STATE BUILDING CORPORATION LTD. RANCHI
Owner Name	JAMSHEDPUR STATE BUILDING CORPORATION LTD. RANCHI
Khata No	24
Plot No	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARIDIH
Use	Educational
SubUse	Educational Building



SECTION S1-S1

SECTION P1-P1

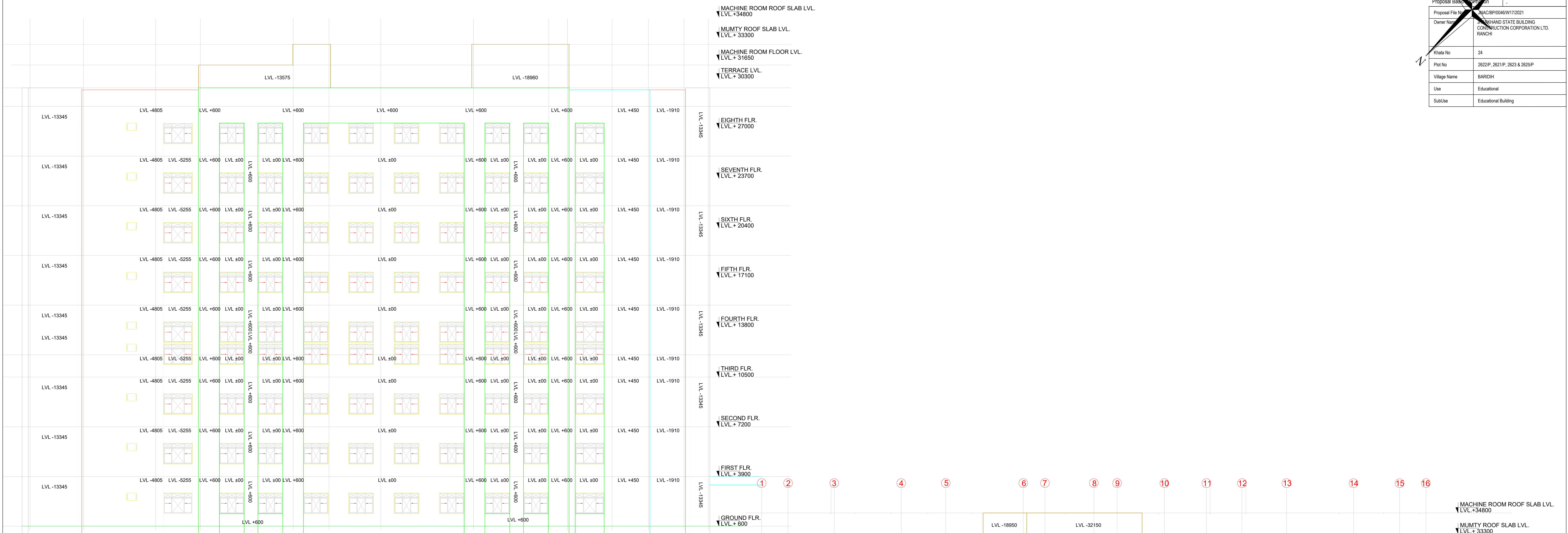


RIGHT ELEVATION

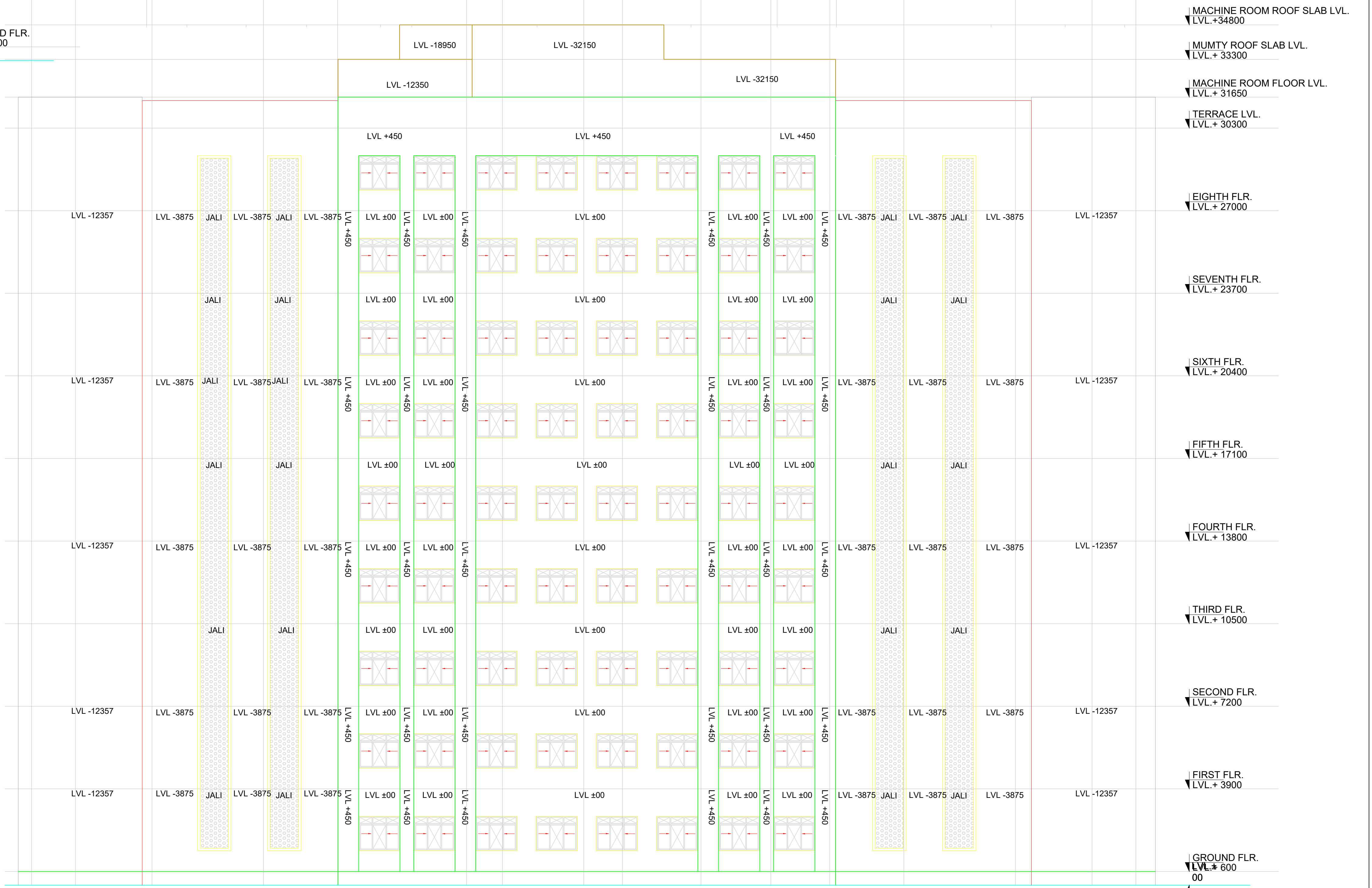
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LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MAJHERJEE JNAC/ENG0013/2019			

Proposal No.	JNAC/BJ0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No	24
Plot No	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARDIH
Use	Educational
SubUse	Educational Building



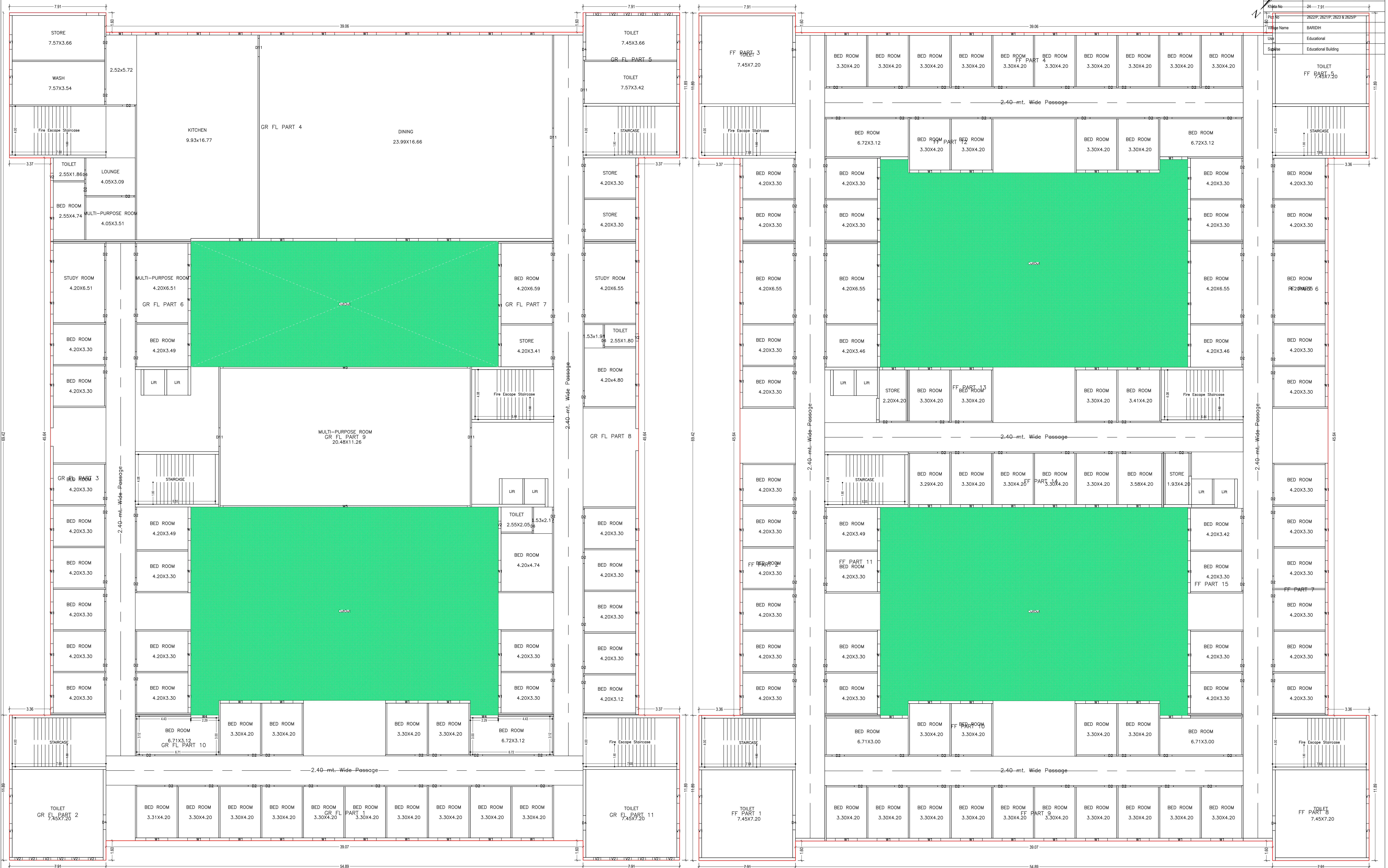
LEFT ELEVATION



RIER ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MAJHERJEE JNAC/ENG0013/2019			

Proposal File No.	JNACBP0046W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Plot No.	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARDIH
Use	Educational
Sub-use	Educational Building
Khata No.	24-791

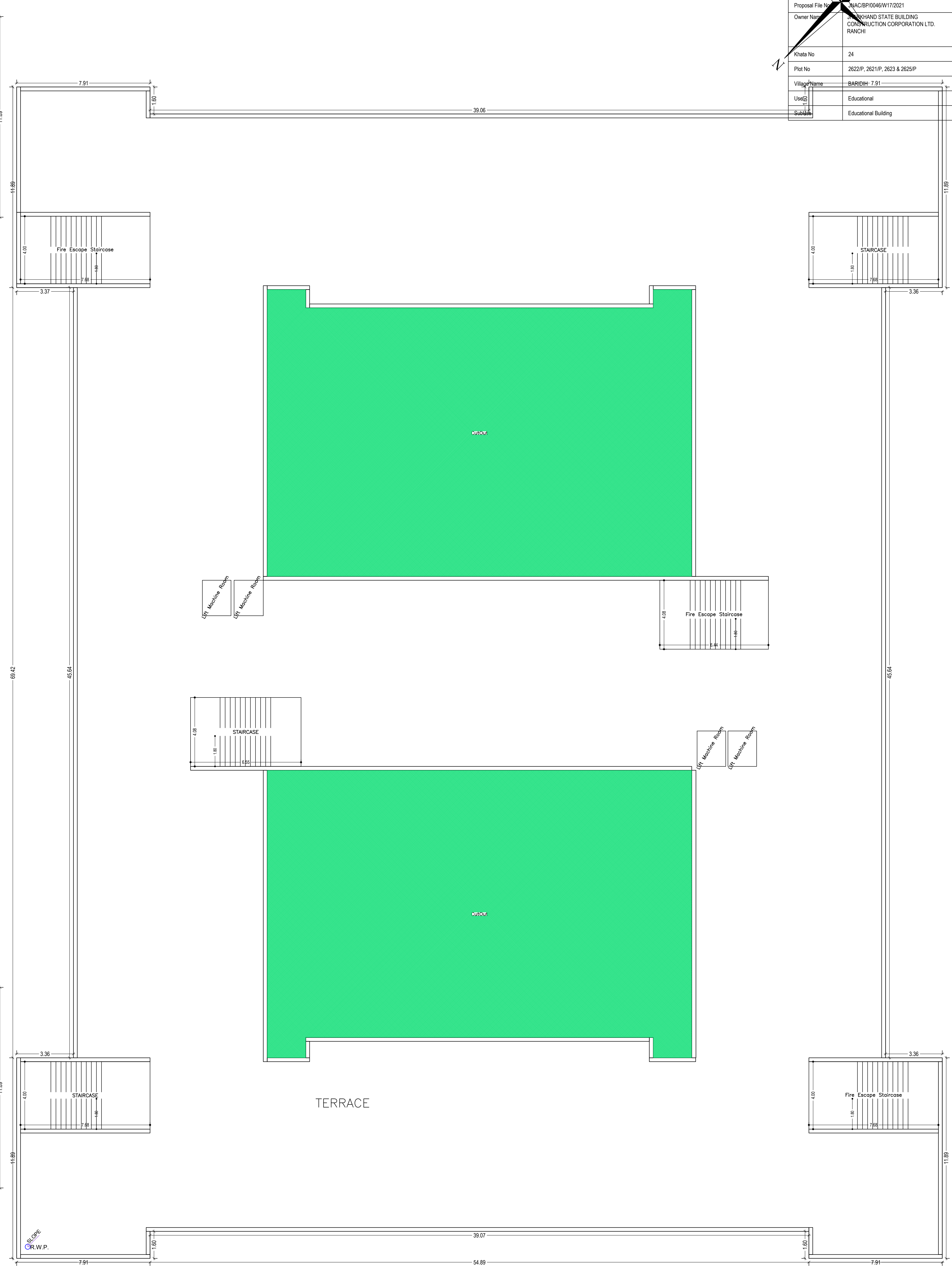
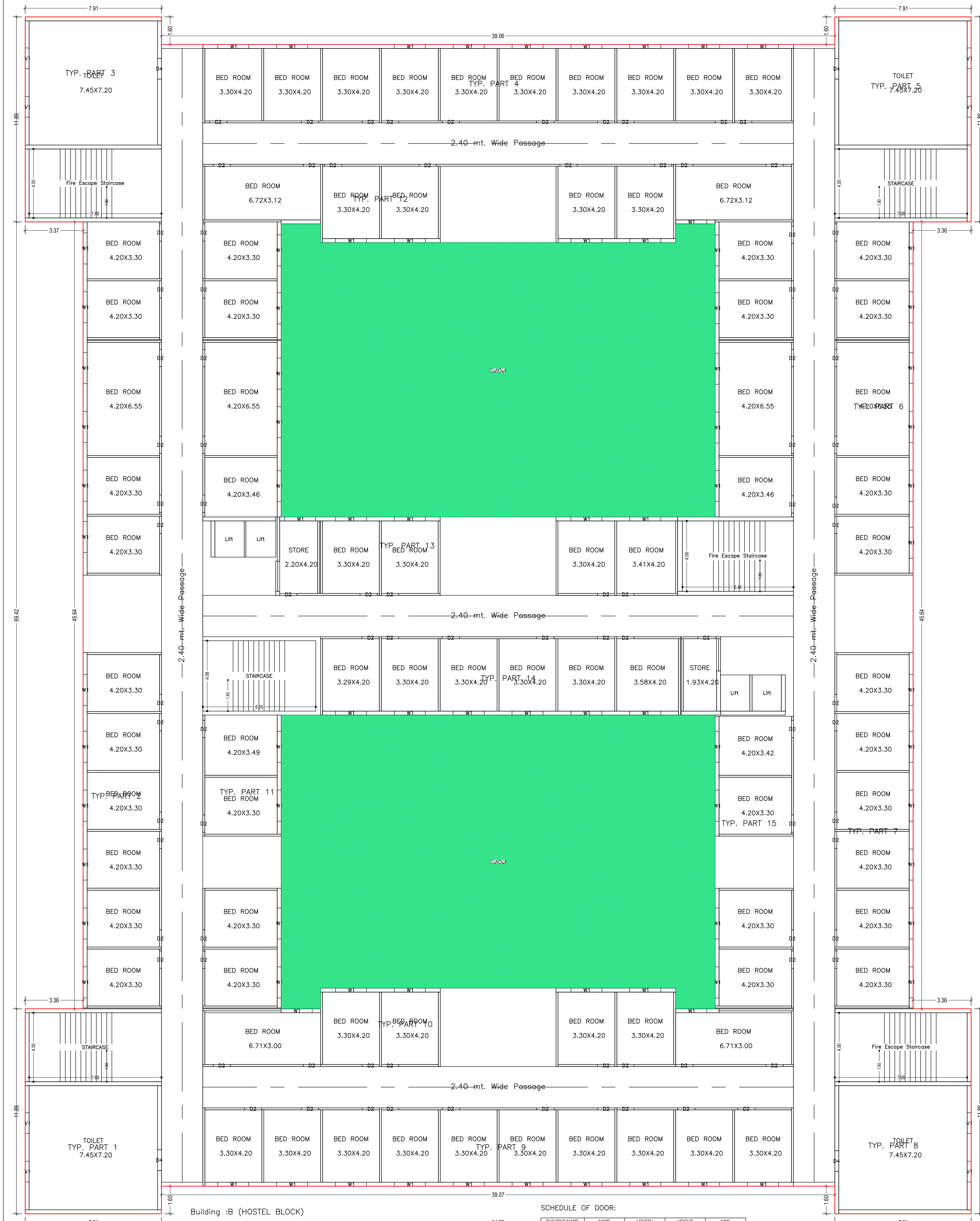


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

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

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MAJHERJEE JNAC/ENGG0013/2019			

Proposal Base No.	JNAC/BJ0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No.	24
Plot No.	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARIDIH 7.91
Use	Educational
Sub Use	Educational Building



Building :B (HOSTEL BLOCK)

Floor Name	Gross Builtup Area (Sq.m)	Deductions From Gross BU Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Covered Additional FAR Area (Sq.m)	Total Trmt (No.)
Ground Floor	3378.22	663.13	2715.09	87.75	0.00	2627.34	2627.34	11
First Floor	3378.10	609.83	2568.27	87.75	14.35	2466.17	2466.17	15
Second Floor	3378.10	609.83	2568.27	87.75	14.35	2466.17	2466.17	15
Third Floor	3378.10	609.83	2568.27	87.75	14.35	2466.17	2466.17	15
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	13512.52	3092.62	10419.90	351.00	43.05	10025.85	10025.85	56

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (HOSTEL BLOCK)	D6	0.75	2.10	03
B (HOSTEL BLOCK)	D2	0.90	2.40	01
B (HOSTEL BLOCK)	D2	0.90	2.40	01
B (HOSTEL BLOCK)	D2	1.00	2.40	319
B (HOSTEL BLOCK)	D2	1.00	2.40	01
B (HOSTEL BLOCK)	D2	1.10	2.40	01
B (HOSTEL BLOCK)	D2	1.12	2.40	02
B (HOSTEL BLOCK)	D4	1.20	2.10	03
B (HOSTEL BLOCK)	D4	1.20	2.40	12
B (HOSTEL BLOCK)	D11	1.50	2.40	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (HOSTEL BLOCK)	V2	0.60	1.20	21
B (HOSTEL BLOCK)	V1	1.20	1.20	32
B (HOSTEL BLOCK)	W1	1.80	1.50	312
B (HOSTEL BLOCK)	W4	2.28	1.50	01
B (HOSTEL BLOCK)	W4	2.29	1.50	01
B (HOSTEL BLOCK)	W5	20.00	1.80	02

TYPICAL - 2& 3 FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

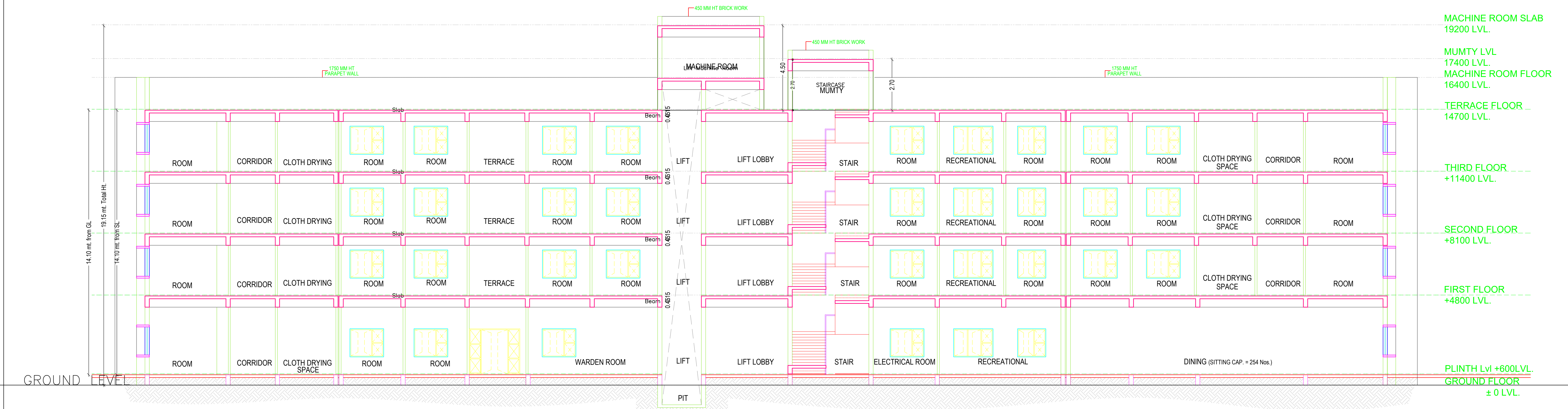
LTP NAME AND SIGNATURE
SUDIPTO MAJHERJEE
JNAC/ENG0013/2019

STRUCTURAL ENGS NAME AND SIGNATURE

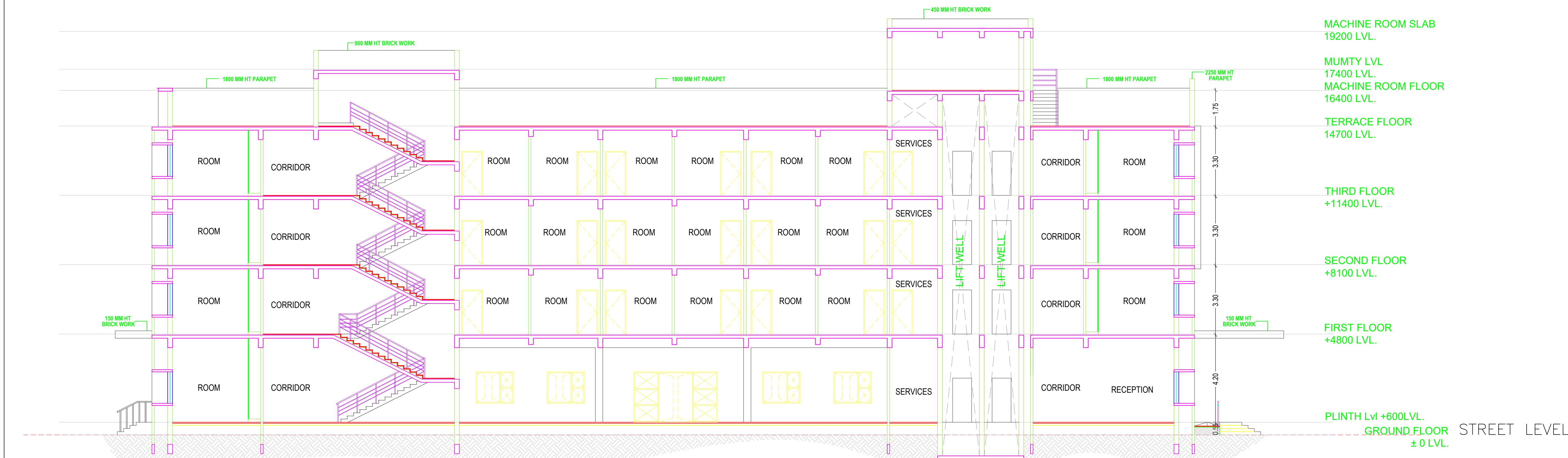
BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE

Proposal File No.	JNAC/EP/046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No.	24
Plot No.	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARDIH
Use	Educational
SubUse	Educational Building



SECTION AT-AA'



SECTION AT-AA'



SIDE ELEVATION

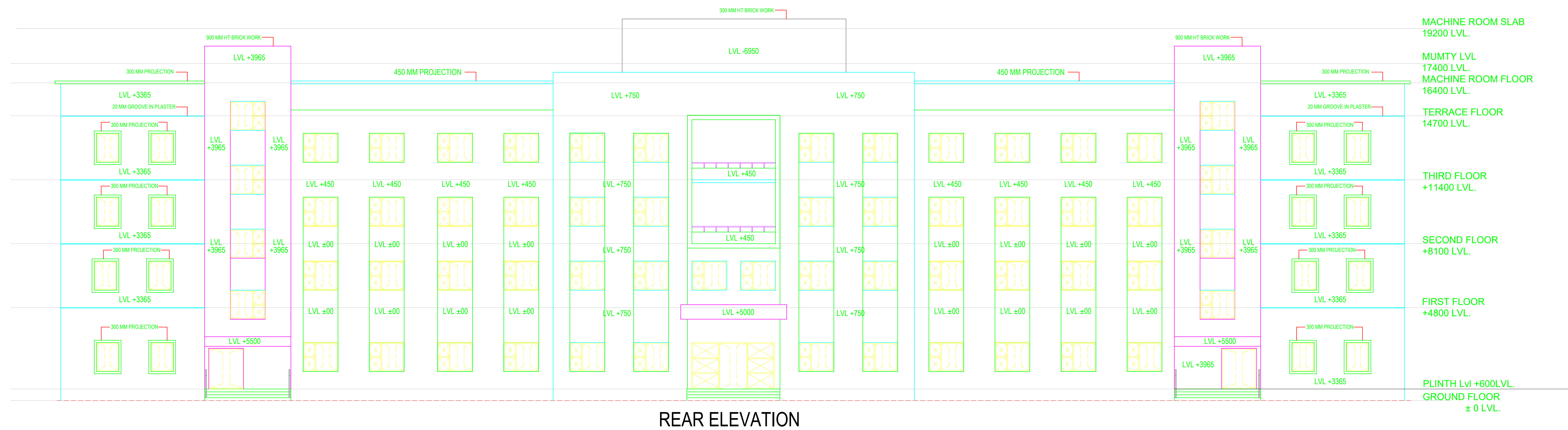
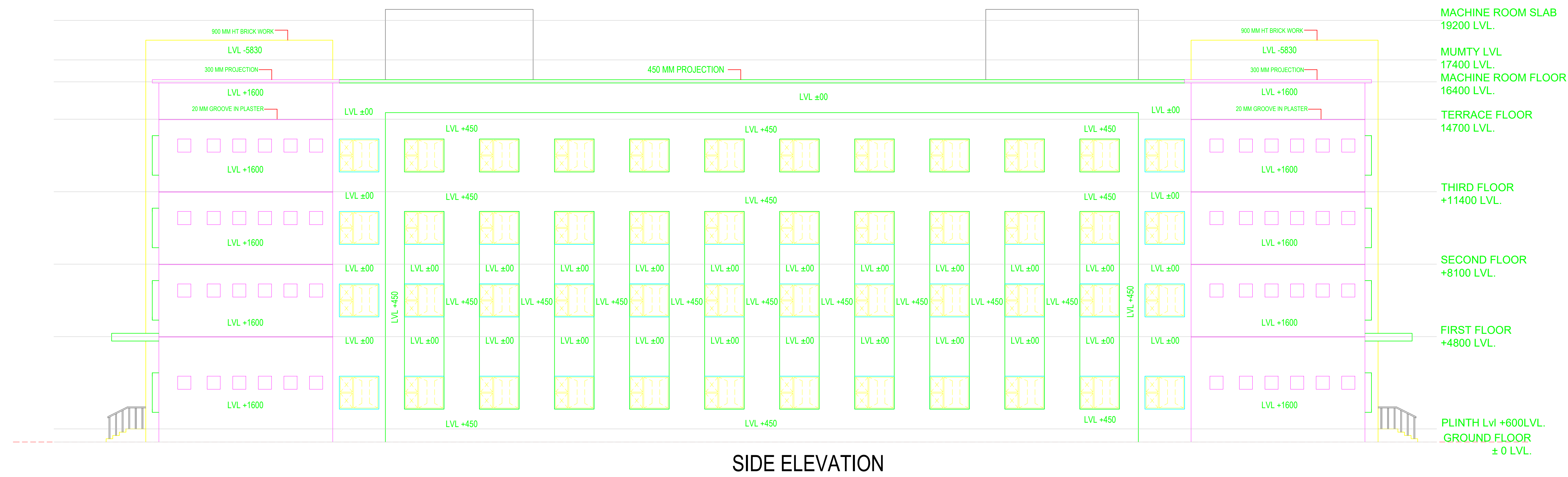
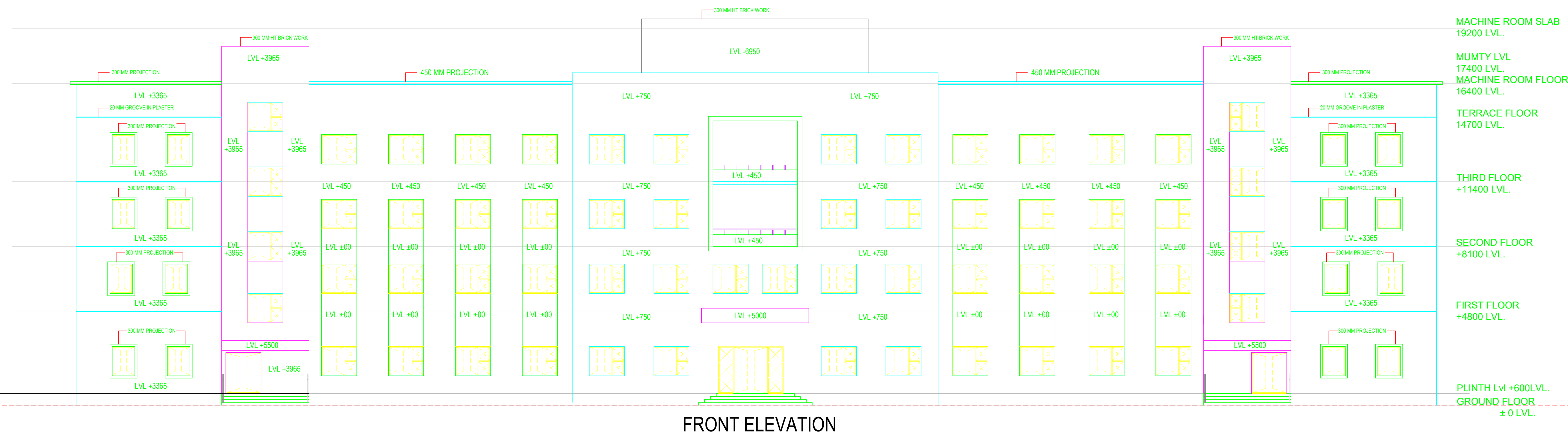
UnRBUA Table for Building :B (HOSTEL BLOCK)

FLOOR	Name	UNRBUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL PART 1	DWELLING UNIT	155.73	139.77	10	11
	GR FL PART 10	DWELLING UNIT	294.21	269.31	14	
	GR FL PART 11	DWELLING UNIT	58.77	53.93	1	
	GR FL PART 2	DWELLING UNIT	58.77	53.92	1	
	GR FL PART 3	DWELLING UNIT	175.95	159.31	9	
	GR FL PART 4	DWELLING UNIT	709.19	688.04	8	
	GR FL PART 5	DWELLING UNIT	60.58	53.64	2	
	GR FL PART 6	DWELLING UNIT	45.52	42.30	2	
	GR FL PART 7	DWELLING UNIT	45.52	42.37	2	
GR FL PART 8	DWELLING UNIT	207.22	188.26	10		
GR FL PART 9	DWELLING UNIT	237.99	236.69	1		
FIRST FLOOR PLAN	FF PART 1	DWELLING UNIT	58.77	53.92	1	15
	FF PART 10	DWELLING UNIT	109.59	98.41	6	
	FF PART 11	DWELLING UNIT	63.83	57.06	4	
	FF PART 12	DWELLING UNIT	265.70	239.28	14	
	FF PART 13	DWELLING UNIT	76.36	67.10	5	
	FF PART 14	DWELLING UNIT	105.45	93.68	7	
	FF PART 15	DWELLING UNIT	83.48	66.77	4	
	FF PART 2	DWELLING UNIT	187.31	168.22	11	
	FF PART 3	DWELLING UNIT	58.77	53.92	1	
	FF PART 4	DWELLING UNIT	155.73	139.75	10	
	FF PART 5	DWELLING UNIT	58.77	53.92	1	
	FF PART 6	DWELLING UNIT	93.13	83.86	5	
	FF PART 7	DWELLING UNIT	93.65	83.85	6	
	FF PART 8	DWELLING UNIT	58.77	53.92	1	
	FF PART 9	DWELLING UNIT	155.71	139.75	10	
TYPICAL - 28 3 FLOOR PLAN	TYP. PART 1	DWELLING UNIT	58.77	53.92	1	30
	TYP. PART 10	DWELLING UNIT	109.59	98.41	6	
	TYP. PART 11	DWELLING UNIT	63.83	57.06	4	
	TYP. PART 12	DWELLING UNIT	265.70	239.28	14	
	TYP. PART 13	DWELLING UNIT	76.21	67.16	5	
	TYP. PART 14	DWELLING UNIT	105.45	93.68	7	
	TYP. PART 15	DWELLING UNIT	83.48	66.77	4	
	TYP. PART 2	DWELLING UNIT	187.31	168.22	11	
	TYP. PART 3	DWELLING UNIT	58.77	53.92	1	
TYP. PART 4	DWELLING UNIT	155.73	139.75	10		
TYP. PART 5	DWELLING UNIT	58.77	53.92	1		
TYP. PART 6	DWELLING UNIT	93.13	83.86	5		
TYP. PART 7	DWELLING UNIT	93.65	83.85	6		
TYP. PART 8	DWELLING UNIT	58.77	53.92	1		
TYP. PART 9	DWELLING UNIT	155.71	139.75	10		
Total	-	-	6866.28	6256.91	318	56

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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SUDPTO_MUKHERJEE
JNAC/ENG/013/2019

DATE	26-08-2021
SHEET NO.	10
Proposal File No.	JNAC/BJ0046/W17/2021
Owner Name	JHARKHAND STATE BUILDING CONSTRUCTION CORPORATION LTD. RANCHI
Khata No.	24
Plot No.	2622/P, 2621/P, 2623 & 2625/P
Village Name	BARDIH
Use	Educational
SubUse	Educational Building



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDOPTO MAJHERJEE JNAC/ENG0013/2019			