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| AREA STATEMENT<br>JAMSHEDPUR NAC                                   | VERSION NO.: 1.0.61<br>VERSION DATE: 16/10/2020                  |
| <b>PROJECT DETAIL:</b>   |  |
| Region: JHARKHAND URBAN LOCAL BODIES                               | Plot Use: Mixed  |
| District: EAST SINGHBHUM   | Plot SubUse: Resi+Comm   |
| Authority: JAMSHEDPUR NAC  | Plot/Nearby/Religious/Structure: NA                              |
| Inward No: JNAC/BP/0060/W4/2021                                    | Plot/SubPlot No: 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Application Type: General Proposal                                 | North: -   |
| Project Type: Building Permission                                  | South: -   |
| Nature of Development: New   | East: -  |
| Location of Development Area: Old Area                             | West: -  |
| <b>AREA DETAILS:</b>   |  |
| AREA OF PLOT (Minimum)   | (A) 604.16   |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) 604.16  |
| Deduction for Balance Plot Area(from Gross Plot Area)              |  |
| Common Plot  | 62.54  |
| Total  | 62.54  |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)   | (A-Deductions) 541.62  |
| PLOT AREA FOR COVERAGE(Net Plot Area)                              | (A-Deductions) 604.16  |
| Plot Area for FAR (Net Plot Area + RoadWidening Area)              | (A-Deductions) 604.16  |
| <b>COVERAGE CHECK</b>  |  |
| Permissible Coverage area ( 60.00 % )                              | 362.50   |
| Proposed Coverage Area ( 50.50 % )                                 | 305.12   |
| Total Prop. Coverage Area ( 50.5 % )                               | 305.12   |
| Balance coverage area ( 9.50 % )                                   | 57.38  |
| <b>FAR CHECK</b>   |  |
| Perm. FAR Area ( 2.50 )  | 1510.40  |
| Total Perm. FAR area   | 1510.40  |
| Residential FAR  | 876.50   |
| Commercial FAR   | 614.57   |
| Proposed FAR Area  | 1509.50  |
| Total Proposed FAR Area  | 1509.50  |
| Consumed FAR (Factor)  | 2.50   |
| Balance FAR Area   | 0.90   |
| <b>BUILT UP AREA CHECK</b>   |  |
| Total Proposed BuiltUp Area  | 1983.12  |
| ARCHITECT (Regd)   | SUDIPTO MUKHERJEE  |
| ENGINEER (Regd)  |  |
| SUPERVISOR (Regd)  |  |
| OWNER (Regd)   | SUBHASH CHANDRA MOONKA AND SIX OTHERS                            |
| DEVELOPMENT AUTHORITY LOCAL BODY                                   |  |

|                             |  |
|-----------------------------|--|
| <b>COLOR INDEX</b>          |  |
| PLOT BOUNDARY               |  |
| ABUTTING ROAD               |  |
| PROPOSED CONSTRUCTION       |  |
| COMMON PLOT                 |  |
| ROAD WIDENING AREA          |  |
| EXISTING (To be retained)   |  |
| EXISTING (To be demolished) |  |

**Buildingwise Floor FAR Details**

| Floor Name     | Building Name                 |                            | Total                                 |                         |
|----------------|-------------------------------|----------------------------|---------------------------------------|-------------------------|
|                | A (SUBHASH MOONKA AND OTHERS) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Basement Floor | 408.64                        | 408.64                     | 408.64                                | 10.80                   |
| Ground Floor   | 314.12                        | 305.12                     | 314.12                                | 305.12                  |
| First Floor    | 324.92                        | 309.46                     | 324.92                                | 309.46                  |
|                | 324.92                        | 309.46                     | 324.92                                | 309.46                  |
| Third Floor    | 324.92                        | 309.46                     | 324.92                                | 309.46                  |
| Fourth Floor   | 273.05                        | 257.59                     | 273.05                                | 257.59                  |
| Terrace Floor  | 12.55                         | 7.63                       | 12.55                                 | 7.63                    |
| Total :        | 1983.12                       | 1509.52                    | 1983.12                               | 1509.52                 |

**Building USE/SUBUSE Details**

| Building Name                 | Building Use | Building SubUse            | Building Structure |
|-------------------------------|--------------|----------------------------|--------------------|
| A (SUBHASH MOONKA AND OTHERS) | Residential  | Residential Bldg/Apartment | Non-Highrise       |

**Proposal Basic Information**

|                   |   |
|-------------------|---|
| Proposal File No. | JNAC/BP/0060/W4/2021                            |
| Owner Name        | SUBHASH CHANDRA MOONKA AND SIX OTHERS           |
| Khata No          | 2   |
| Plot No           | 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Village Name      | Bistupur  |
| Use               | Mixed   |
| SubUse            | Resi+Comm                                       |

**Required Parking (Table 7a)**

| Building Name                 | Type        | SubUse                     | Area (Sq.mt.) | Unpts |        | Car        |       |       |            | Visitors Car |       | TwoWheeler |       |       |
|-------------------------------|-------------|----------------------------|---------------|-------|--------|------------|-------|-------|------------|--------------|-------|------------|-------|-------|
|                               |             |                            |               | Reqd. | Prop.  | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd.        | Prop. | Reqd./Unit | Reqd. | Prop. |
| A (SUBHASH MOONKA AND OTHERS) | Commercial  | Shop                       | > 0           | 50    | 568.28 | 1          | 8     | -     | -          | -            | -     | -          | -     | -     |
|                               |             |                            |               | 50    | 568.28 | -          | -     | -     | -          | -            | -     | 1          | 24    | -     |
|                               | Residential | Residential Bldg/Apartment | > 0           | 1     | 6.00   | 1.00       | 6     | -     | -          | -            | -     | -          | -     | -     |
|                               |             |                            |               | 1     | 6.00   | -          | -     | -     | -          | -            | -     | 1          | 6     | -     |
| Total :                       |             |                            | -             | -     | -      | -          | 14    | 14    | -          | 1            | 1     | -          | 30    |       |

**Parking Check (Table 7b)**

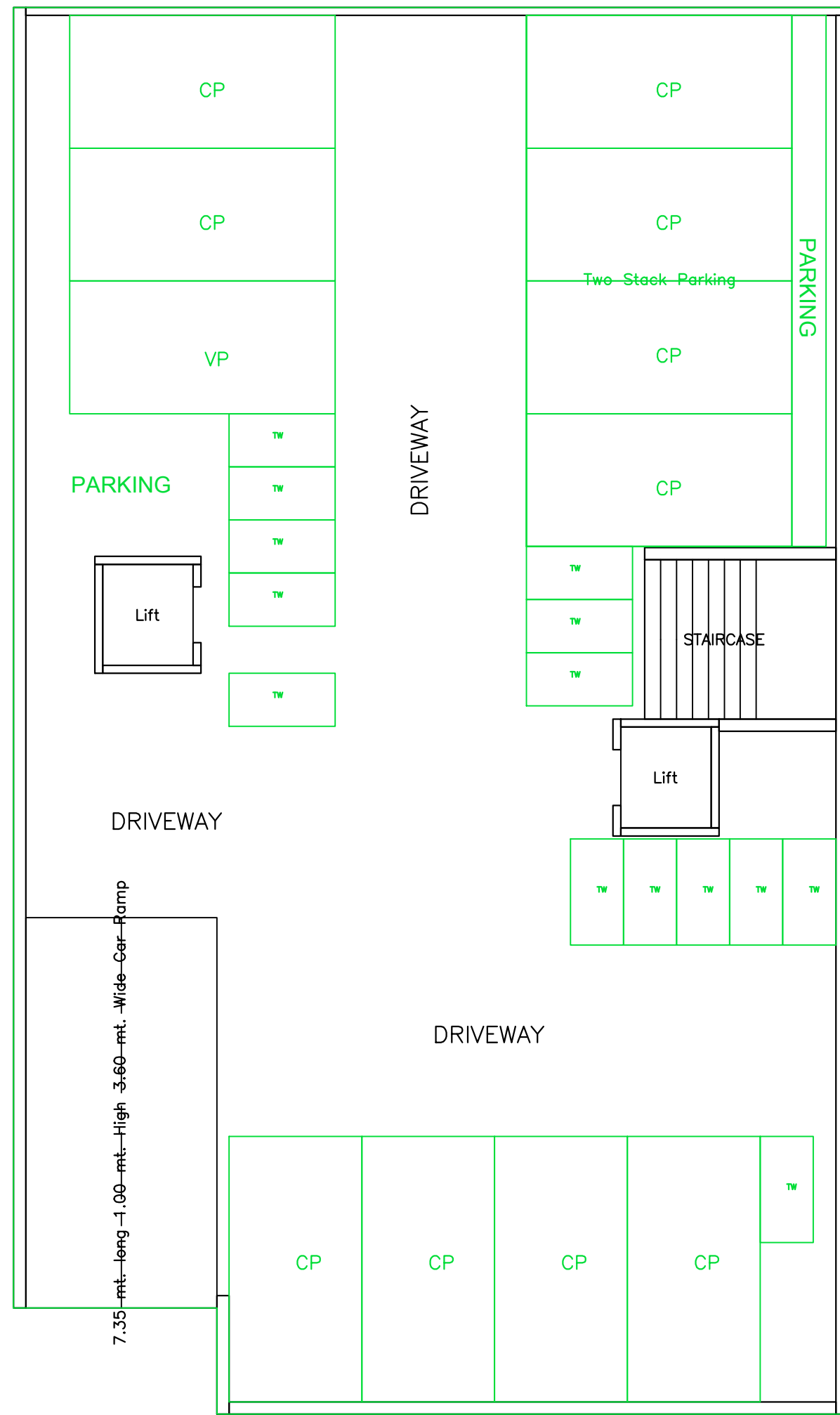
| Vehicle Type          | Reqd. |        | Prop. |        |
|-----------------------|-------|--------|-------|--------|
|                       | No.   | Area   | No.   | Area   |
| Car                   | -     | -      | 10    | 125.00 |
| Two Stack Car         | -     | -      | 4     | 50.00  |
| Total Car             | 14    | 175.00 | 14    | 175.00 |
| Visitor's Car Parking | -     | -      | 1     | 12.50  |
| Total Visitor Parking | 1     | 12.50  | 1     | 12.50  |
| TwoWheeler            | -     | -      | 30    | 60.00  |
| Total TwoWheeler      | 30    | 60.00  | 30    | 60.00  |
| Other Parking         | -     | -      | -     | 199.42 |
| Total                 |       | 247.50 |       | 506.92 |

**FAR & Tenement Details (Table 4c-1)**

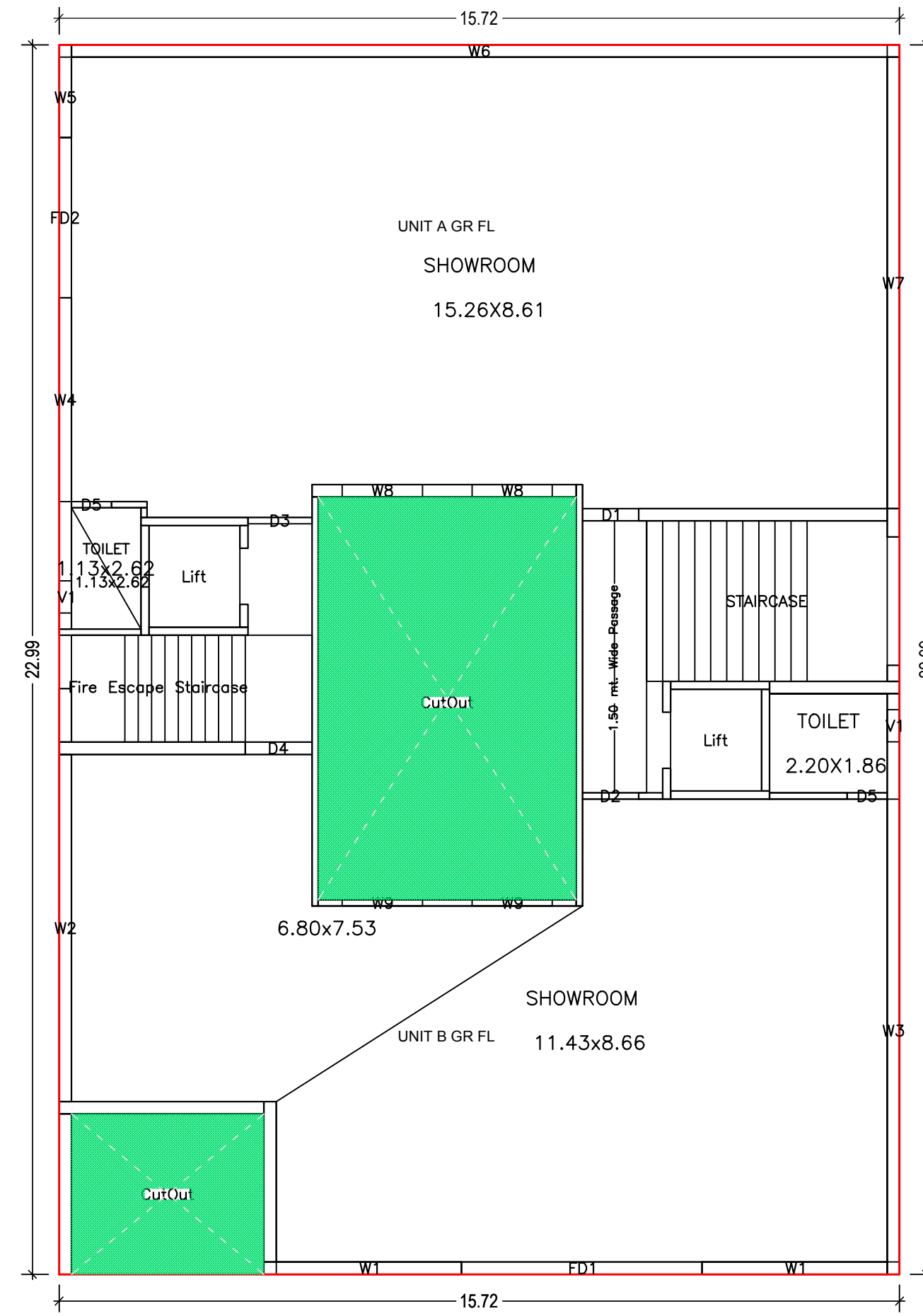
| Building                      | No. of Same Bldg | Gross Built Up Area (Sq.mt.) | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) |           |      |               | Proposed FAR Area (Sq.mt.) |        | Add Area In FAR (Sq.mt.) |       | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|-------------------------------|------------------|------------------------------|---|------------------------------|-----------------------------|-----------|------|---------------|----------------------------|--------|--------------------------|-------|-------------------------|---|------------|
|                               |                  |                              |   |                              | Cutout                      | StairCase | Lift | Accessory Use | Parking                    | Resi.  | Commercial               | Stair |                         |   |            |
| A (SUBHASH MOONKA AND OTHERS) | 1                | 2175.77                      | 192.65                                    | 1983.12                      | 45.00                       | 32.30     | 4.92 | 421.35        | 876.51                     | 614.57 | 10.80                    | 7.63  | 1509.52                 | 1509.52                                     | 10         |
| Grand Total                   | 1                | 2175.77                      | 192.65                                    | 1983.12                      | 45.00                       | 32.30     | 4.92 | 421.35        | 876.51                     | 614.57 | 10.80                    | 7.63  | 1509.52                 | 1509.52                                     | 10         |

|   |                                     |                            |                   |
|---|-------------------------------------|----------------------------|-------------------|
| LTP NAME AND SIGNATURE                  | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
| SUDIPTO MUKHERJEE<br>JNAC/ENG/0013/2019 |                                     |                            |                   |

| Proposal Basic Information |   |
|----------------------------|---|
| Proposal File No.          | JNAC/BP/0060/W4/2021                            |
| Owner Name                 | SUBHASH CHANDRA MOONKA AND SIX OTHERS           |
| Khata No                   | 2   |
| Plot No                    | 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Village Name               | Bisthupur                                       |
| Use                        | Mixed   |
| SubUse                     | Resi+Comm                                       |



BASEMENT FLOOR PLAN  
(SCALE 1:100)



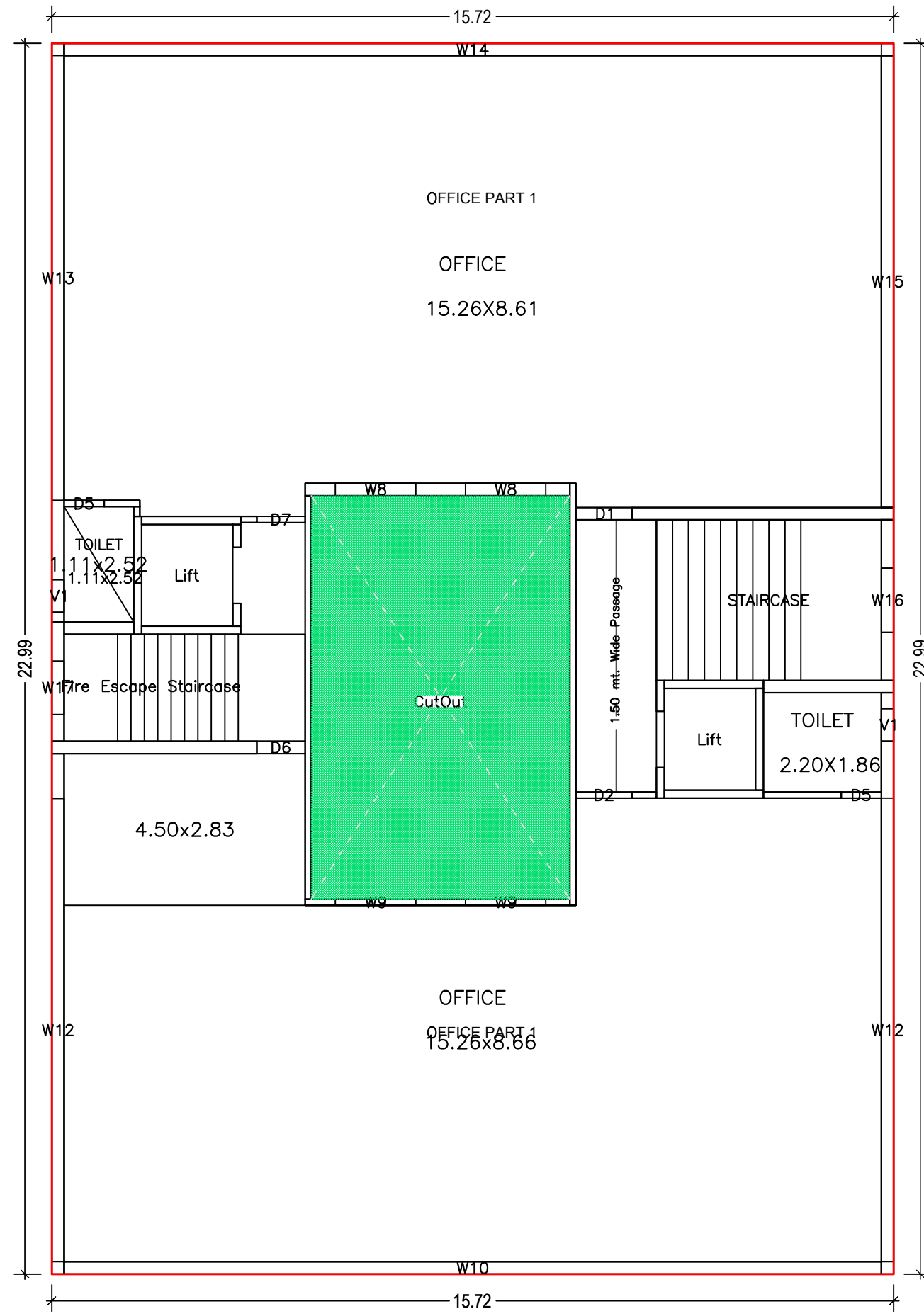
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

| LTP NAME AND SIGNATURE                  | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|
| SUDIPTO MUKHERJEE<br>JNAC/ENG/0013/2019 |                                     |                            |                   |

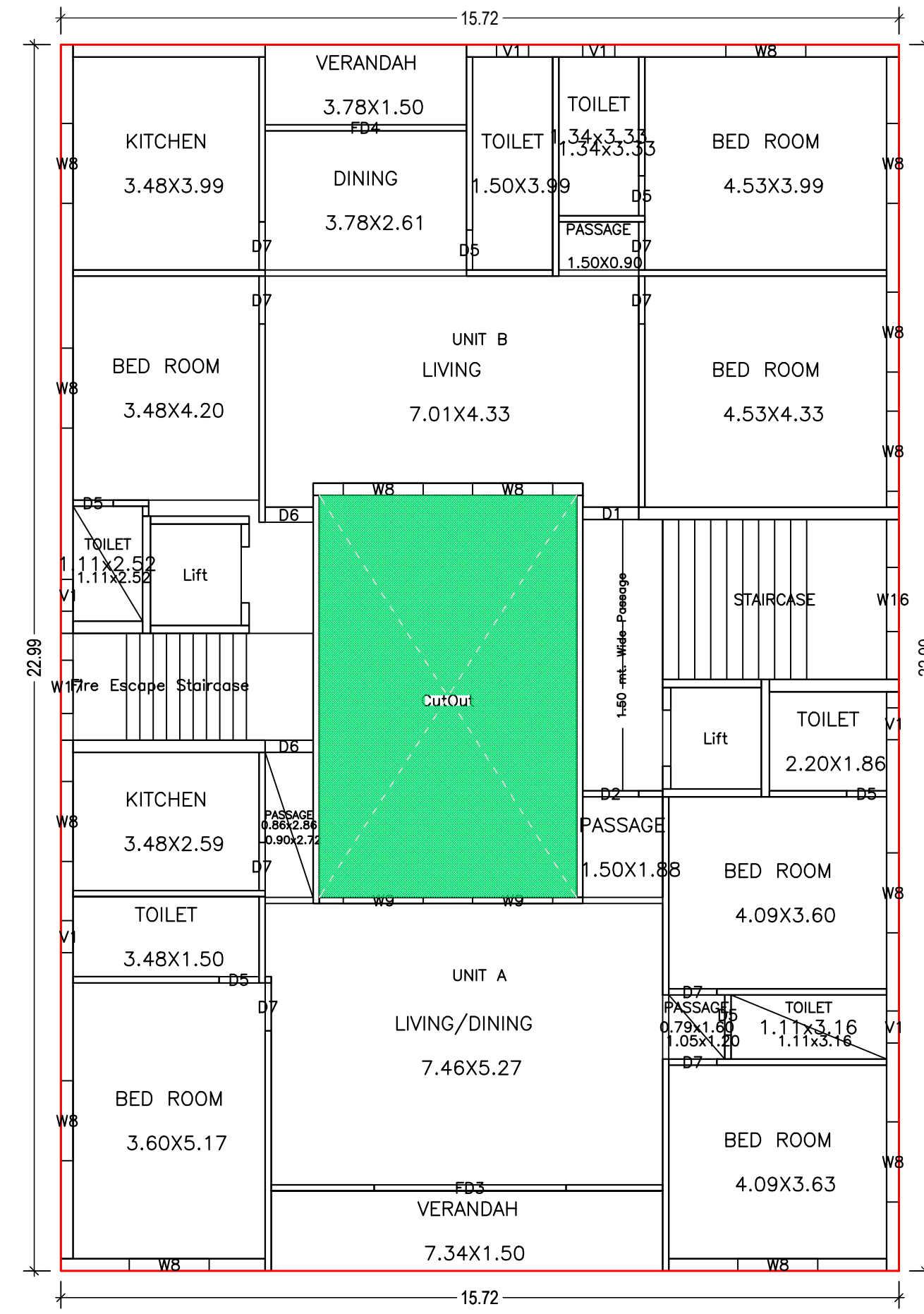


Proposal Basic Information

|                   |   |
|-------------------|---|
| Proposal File No. | JNAC/BP/0060/W4/2021                            |
| Owner Name        | SUBHASH CHANDRA MOONKA AND SIX OTHERS           |
| Khata No          | 2   |
| Plot No           | 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Village Name      | Bisthupur                                       |
| Use               | Mixed   |
| SubUse            | Resi+Comm                                       |



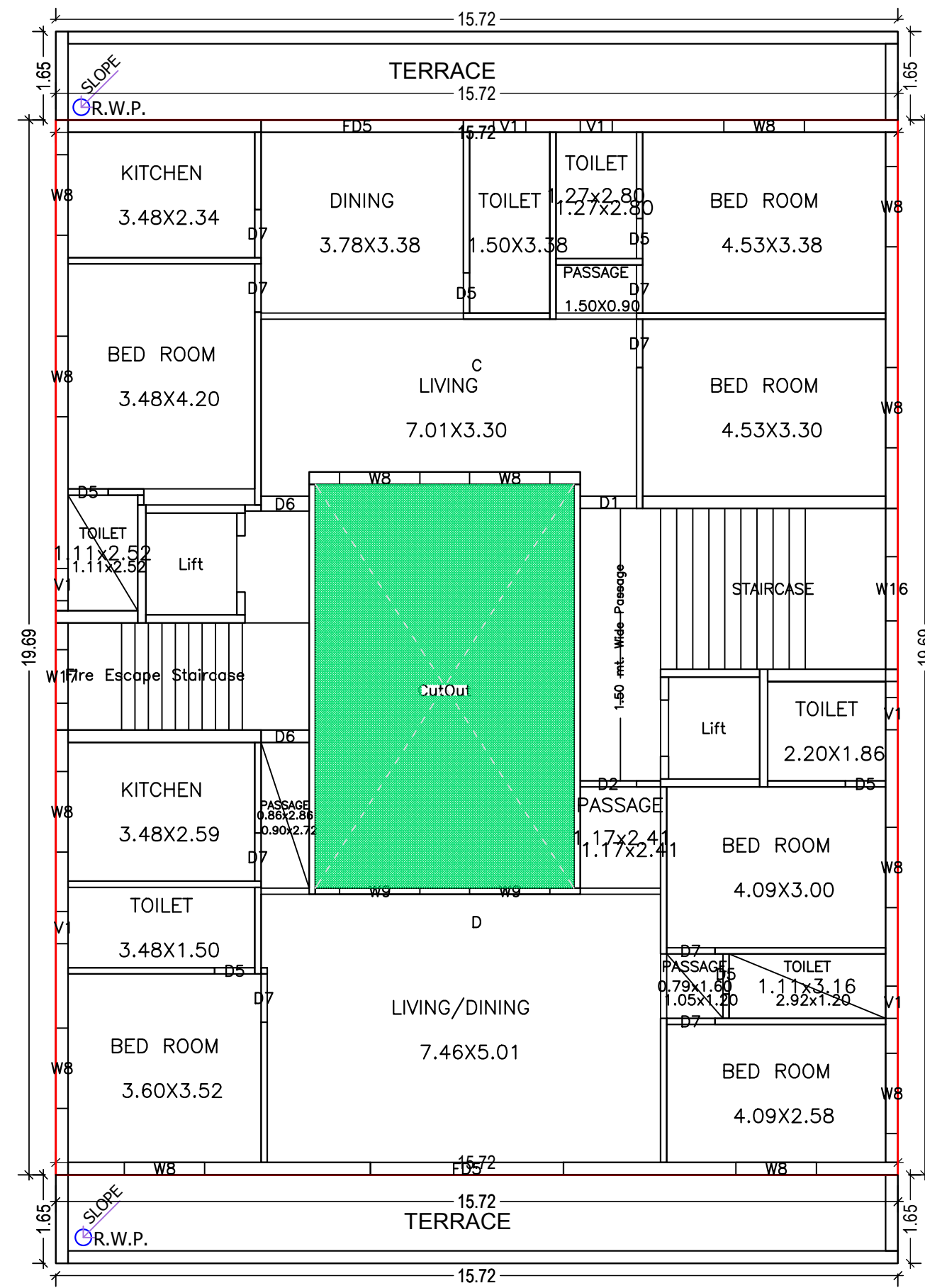
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



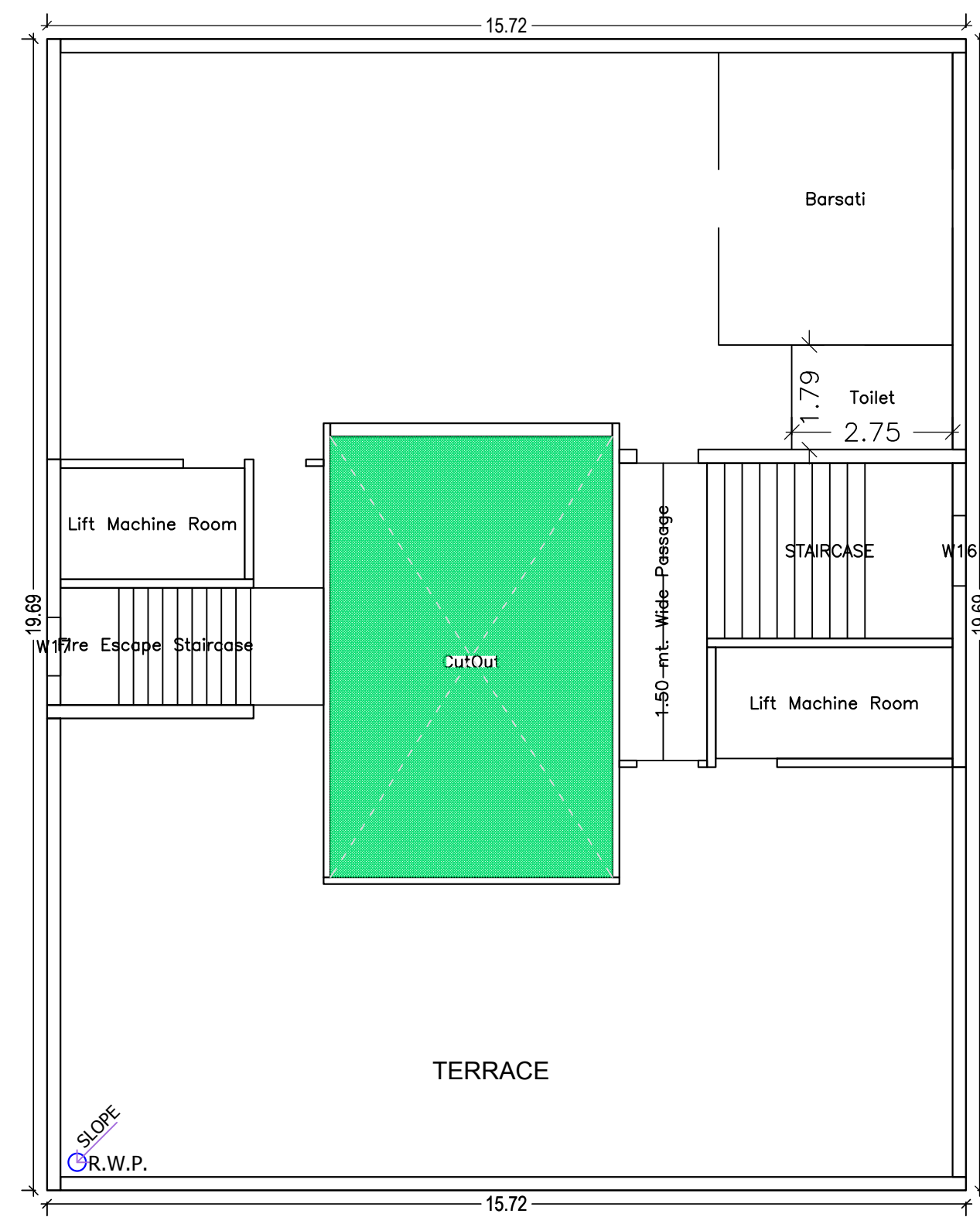
TYPICAL - 2& 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

| LTP NAME AND SIGNATURE                  | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|
| SUDIPTO MUKHERJEE<br>JNAC/ENG/0013/2019 |                                     |                            |                   |





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



TERRACE FLOOR PLAN  
(SCALE 1:100)

SCHEDULE OF DOOR:

| BUILDING NAME                 | NAME | LENGTH | HEIGHT | NOS |
|-------------------------------|------|--------|--------|-----|
| A (SUBHASH MOONKA AND OTHERS) | D5   | 0.75   | 2.10   | 22  |
| A (SUBHASH MOONKA AND OTHERS) | D7   | 0.90   | 2.10   | 25  |
| A (SUBHASH MOONKA AND OTHERS) | D6   | 0.90   | 2.10   | 07  |
| A (SUBHASH MOONKA AND OTHERS) | D1   | 1.05   | 2.10   | 05  |
| A (SUBHASH MOONKA AND OTHERS) | D2   | 1.05   | 2.10   | 05  |
| A (SUBHASH MOONKA AND OTHERS) | D3   | 1.20   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | D4   | 1.25   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | FD2  | 3.00   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | FD5  | 3.60   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | FD3  | 3.60   | 2.40   | 02  |
| A (SUBHASH MOONKA AND OTHERS) | FD5  | 3.78   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | FD4  | 3.78   | 2.40   | 02  |
| A (SUBHASH MOONKA AND OTHERS) | FD1  | 4.50   | 2.40   | 01  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME                 | NAME | LENGTH | HEIGHT | NOS |
|-------------------------------|------|--------|--------|-----|
| A (SUBHASH MOONKA AND OTHERS) | V1   | 0.60   | 1.05   | 22  |
| A (SUBHASH MOONKA AND OTHERS) | W17  | 1.00   | 1.50   | 05  |
| A (SUBHASH MOONKA AND OTHERS) | W16  | 1.20   | 1.80   | 05  |
| A (SUBHASH MOONKA AND OTHERS) | W8   | 1.50   | 1.20   | 45  |
| A (SUBHASH MOONKA AND OTHERS) | W9   | 1.50   | 1.20   | 10  |
| A (SUBHASH MOONKA AND OTHERS) | W5   | 1.50   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W14  | 15.26  | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W10  | 15.26  | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W6   | 15.26  | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W1   | 3.46   | 2.40   | 02  |
| A (SUBHASH MOONKA AND OTHERS) | W4   | 3.81   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W2   | 6.49   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W13  | 8.31   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W15  | 8.44   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W7   | 8.44   | 2.40   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W12  | 8.65   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W12  | 8.66   | 2.10   | 01  |
| A (SUBHASH MOONKA AND OTHERS) | W3   | 8.66   | 2.40   | 01  |

Proposal Basic Information

|                   |   |
|-------------------|---|
| Proposal File No. | JNAC/BP/0060/W4/2021                            |
| Owner Name        | SUBHASH CHANDRA MOONKA AND SIX OTHERS           |
| Khata No          | 2   |
| Plot No           | 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Village Name      | Bisthupur                                       |
| Use               | Mixed   |
| SubUse            | Resi+Comm                                       |

UnitBUA Table for Building :A (SUBHASH MOONKA AND OTHERS)

| FLOOR                     | Name         | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---------------------------|--------------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN         | UNIT A GR FL | SHOP         | 138.11       | 130.69      | 2            | 2               |
| FIRST FLOOR PLAN          | UNIT B GR FL | SHOP         | 126.80       | 119.43      | 2            | 2               |
| TYPICAL - 2& 3 FLOOR PLAN | UNIT A       | FLAT         | 139.94       | 128.09      | 12           | 4               |
| FOURTH FLOOR PLAN         | UNIT B       | FLAT         | 138.28       | 127.11      | 11           | 2               |
| Total:                    | -            | -            | 1324.97      | 1225.73     | 75           | 10              |

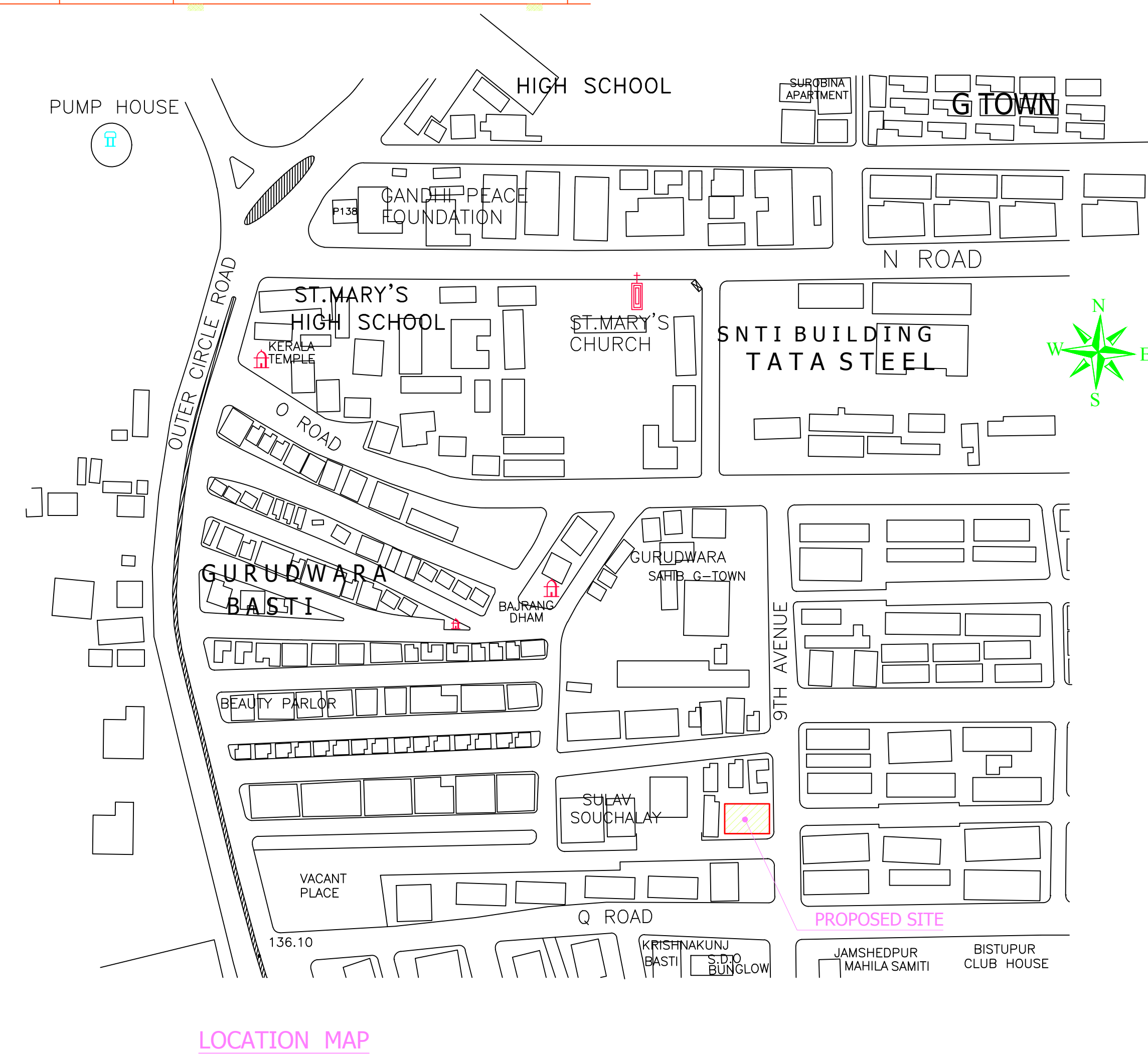
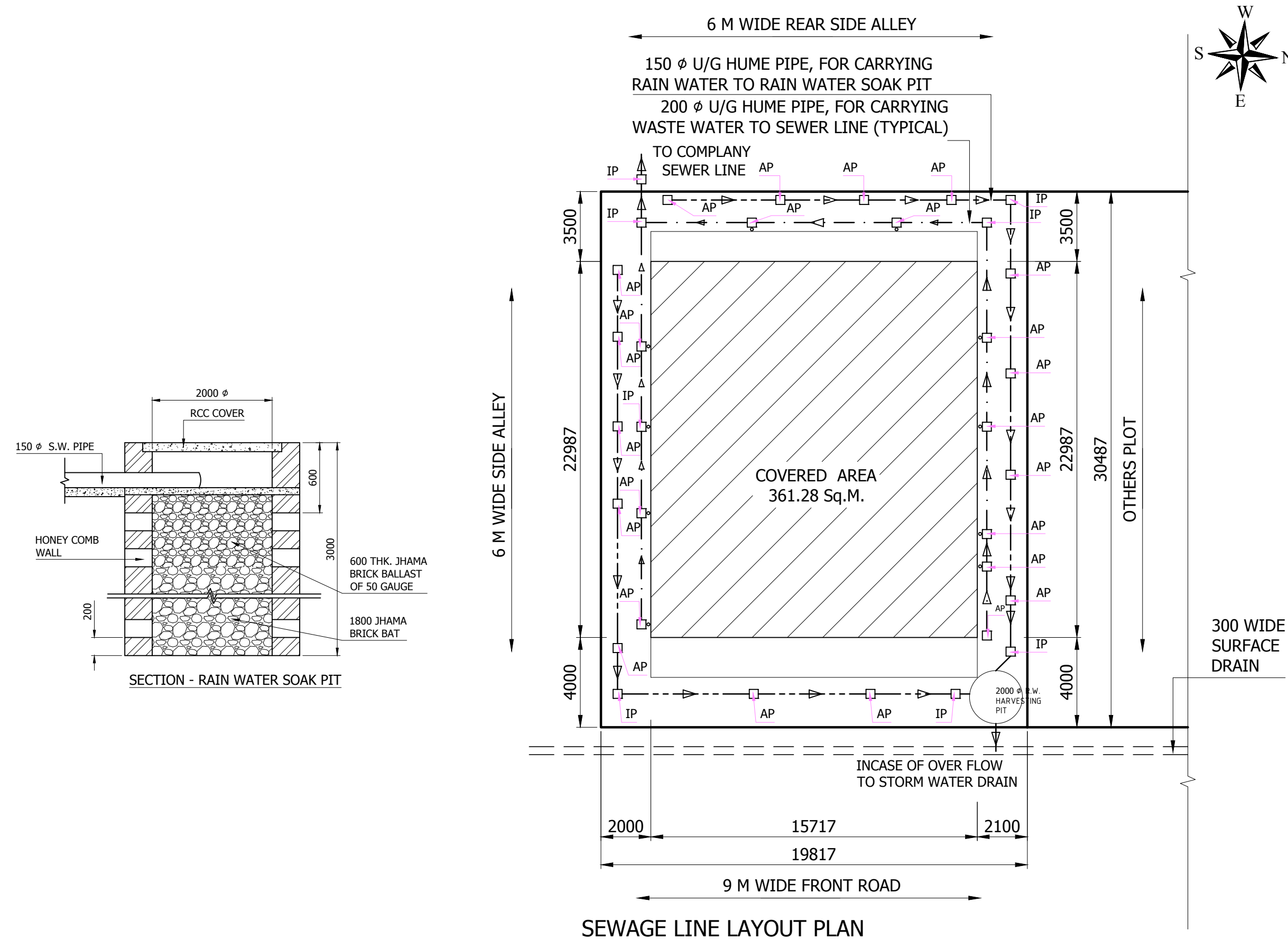
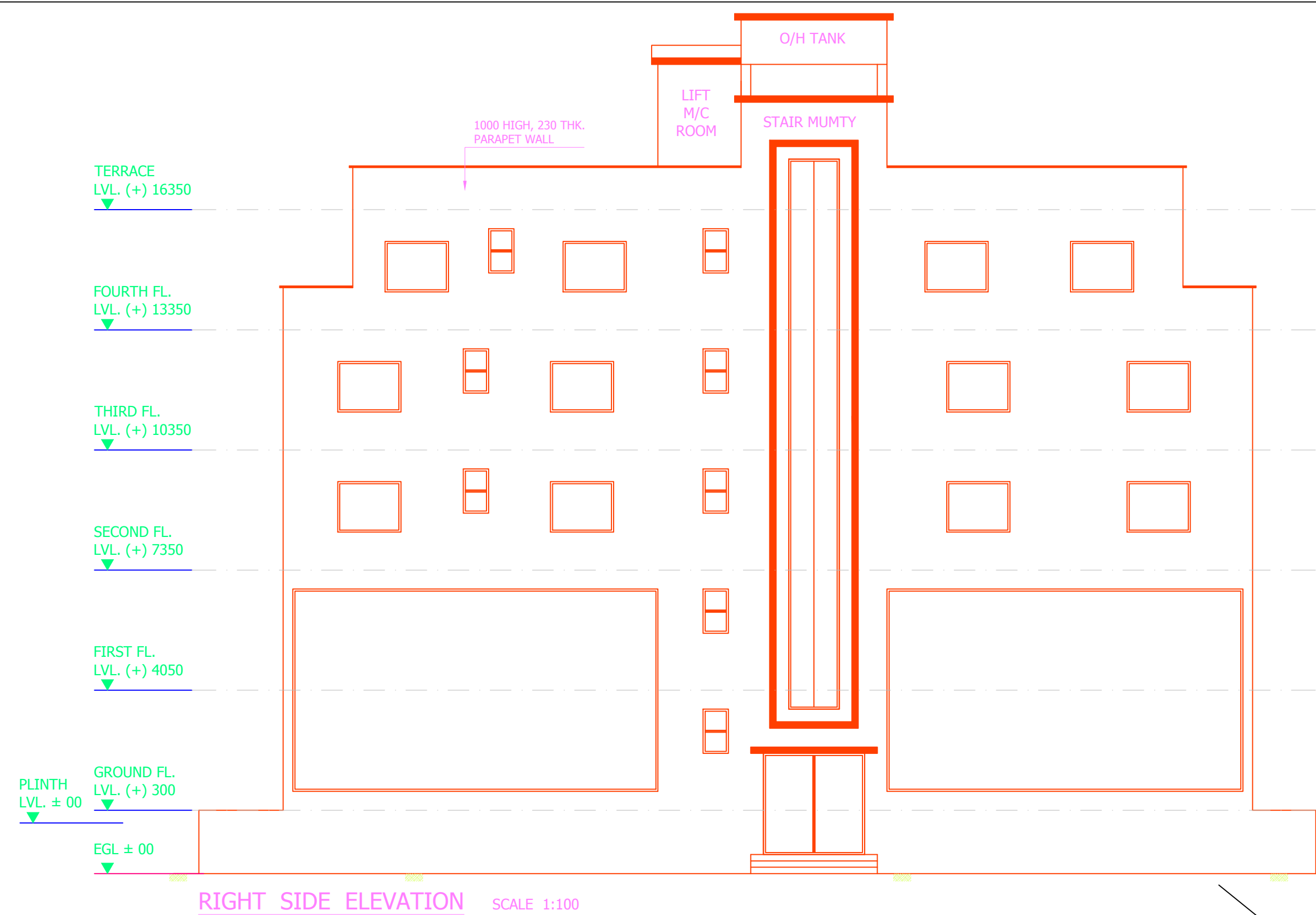
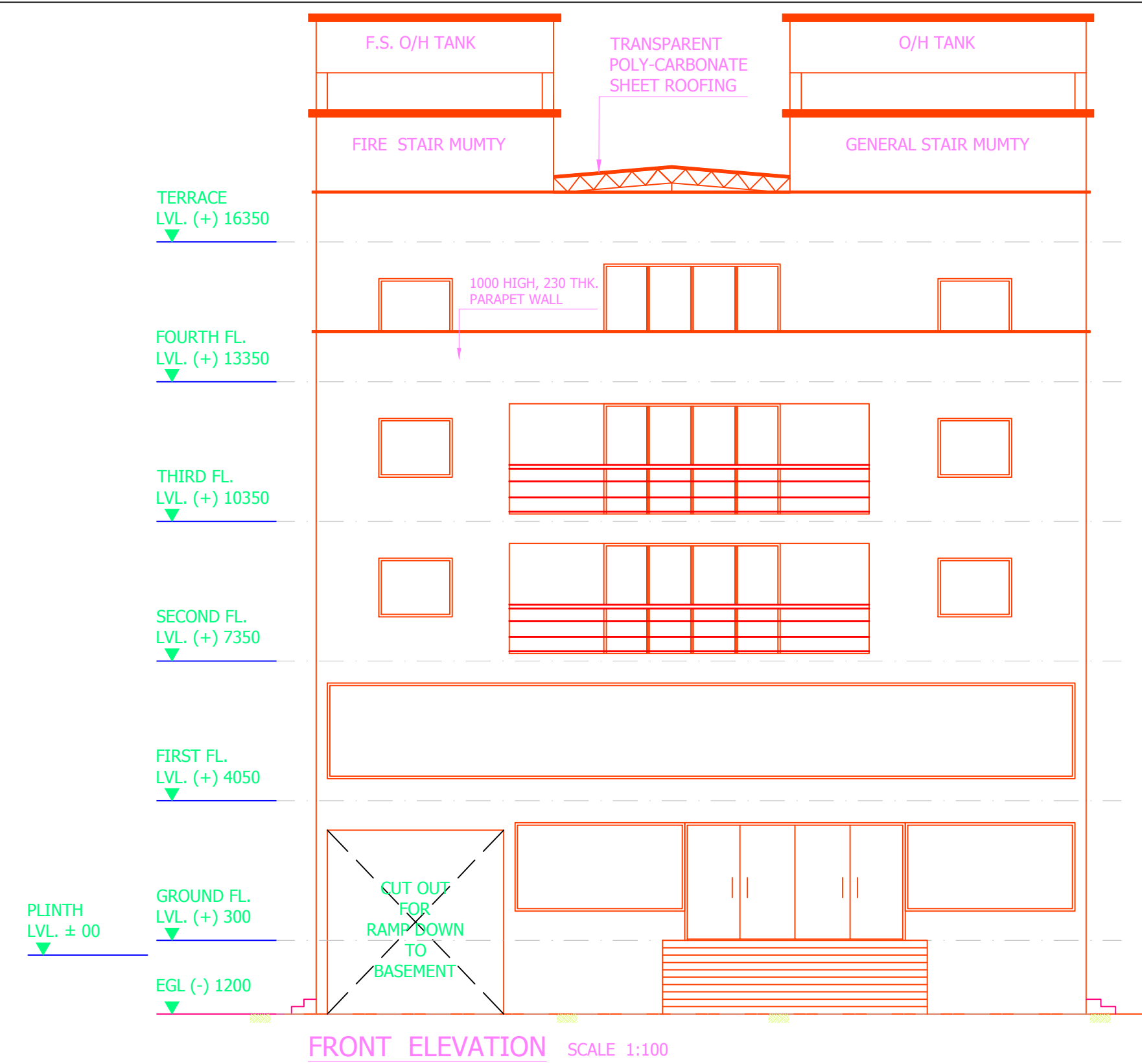
Building :A (SUBHASH MOONKA AND OTHERS)

| Floor Name                       | Gross Builtup Area | Deductions From Gross BUA/Area in Sq.mt. | 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  | Accessory Use | Parking | Resi.                      | Commercial | Stair                    | Passage |                         |   |            |
| Basement Floor                   | 408.64             | 0.00                                     | 408.64                       | 0.00                        | 6.46  | 0.00          | 421.35  | 0.00                       | 0.00       | 10.80                    | 0.00    | 10.80                   | 10.80                                       | 00         |
| Ground Floor                     | 361.29             | 47.17                                    | 314.12                       | 9.00                        | 0.00  | 0.00          | 0.00    | 305.12                     | 0.00       | 0.00                     | 305.12  | 305.12                  | 305.12                                      | 02         |
| First Floor                      | 361.29             | 36.37                                    | 324.92                       | 9.00                        | 6.46  | 0.00          | 0.00    | 309.46                     | 0.00       | 0.00                     | 309.46  | 309.46                  | 309.46                                      | 02         |
| Second Floor                     | 361.29             | 36.37                                    | 324.92                       | 9.00                        | 6.46  | 0.00          | 0.00    | 309.46                     | 0.00       | 0.00                     | 309.46  | 309.46                  | 309.46                                      | 02         |
| Third Floor                      | 361.29             | 36.37                                    | 324.92                       | 9.00                        | 6.46  | 0.00          | 0.00    | 309.46                     | 0.00       | 0.00                     | 309.46  | 309.46                  | 309.46                                      | 02         |
| Fourth Floor                     | 309.42             | 36.37                                    | 273.05                       | 9.00                        | 6.46  | 0.00          | 0.00    | 257.59                     | 0.00       | 0.00                     | 257.59  | 257.59                  | 257.59                                      | 02         |
| Terrace Floor                    | 12.55              | 0.00                                     | 12.55                        | 0.00                        | 0.00  | 4.92          | 0.00    | 0.00                       | 0.00       | 7.63                     | 7.63    | 7.63                    | 7.63  | 00         |
| Total :                          | 2175.77            | 192.65                                   | 1983.12                      | 45.00                       | 32.30 | 4.92          | 421.35  | 876.51                     | 614.57     | 10.80                    | 7.63    | 1509.52                 | 1509.52                                     | 10         |
| Total Number of Same Buildings : | 1                  |  |                              |                             |       |               |         |                            |            |                          |         |                         |   |            |
| Total :                          | 2175.77            | 192.65                                   | 1983.12                      | 45.00                       | 32.30 | 4.92          | 421.35  | 876.51                     | 614.57     | 10.80                    | 7.63    | 1509.52                 | 1509.52                                     | 10         |

|   |                                     |                            |                   |
|---|-------------------------------------|----------------------------|-------------------|
| LTP NAME AND SIGNATURE<br>SUDIPTO MUKHERJEE<br>JNAC/ENG/0013/2019 | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|



| Proposal Basic Information |   |
|----------------------------|---|
| Proposal File No.          | JNAC/BP/0060/W4/2021                            |
| Owner Name                 | SUBHASH CHANDRA MOONKA AND SIX OTHERS           |
| Khata No                   | 2   |
| Plot No                    | 245 (Ho. No. 'A', SOUTHERN TOWN AREA, BISTUPUR) |
| Village Name               | Bisthupur                                       |
| Use                        | Mixed   |
| SubUse                     | Resi+Comm                                       |



| LTP NAME AND SIGNATURE                  | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|
| SUDIPTO MUKHERJEE<br>JNAC/ENG/0013/2019 |                                     |                            |                   |