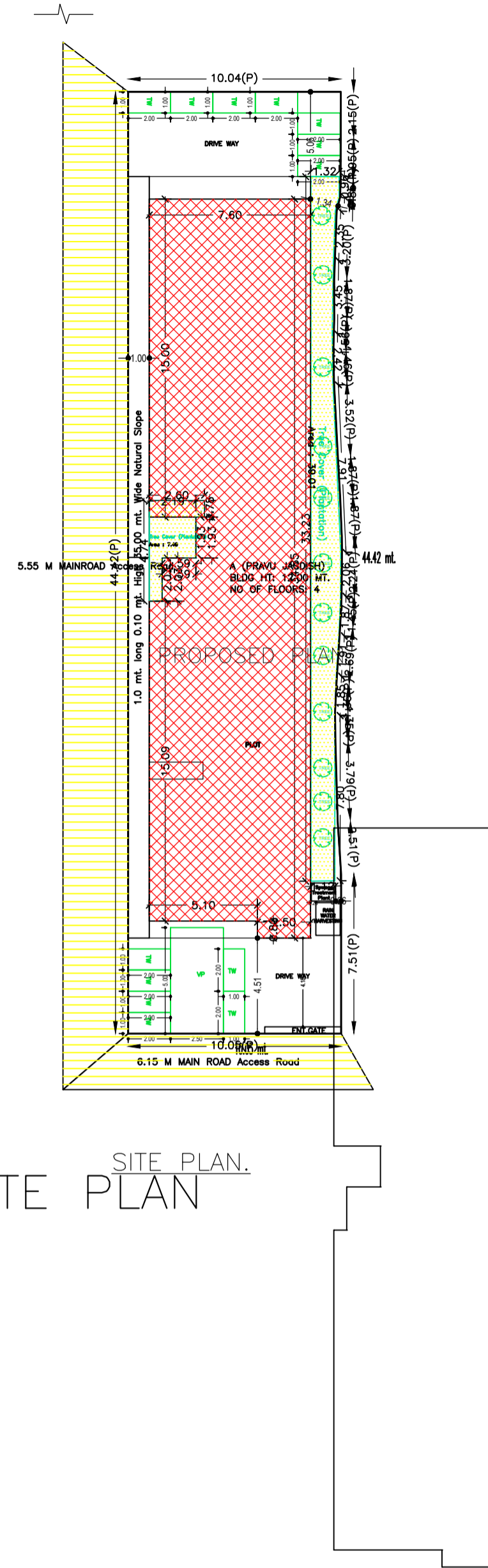


Proposal Basis Information	
Proposal File No.	JNAC/BP/0057/W17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY MR GAJENDRA PANDEY, BINOD PRASAD DHIRENDRA HIMANSHU SUBODH KUMAR.
Khata No	6(new) & 4(old)
Plot No	413(new) & 4472(Old)
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



SITE PLAN

AREA STATEMENT		VERSION NO. : 1.0.60
JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0057/W17/2021	Plot/SubPlot No: 413(new) & 4472(Old)	
Application Type: General Proposal	North: Plot No. - OTHERS PLOT	
Project Type: Building Permission	South: Plot No. - OTHERS PLOT	
Nature of Development: New	East: Plot No. - PLOT NO 412 & 413	
Location of Development Area: Old Area	West: Road Width - 6.15M	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 440.68
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	440.68
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		46.51
Total		46.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	394.17
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	440.68
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	440.68
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		264.41
Proposed Coverage Area ( 57.96 % )		255.43
Total Prop. Coverage Area ( 57.96 % )		255.43
Balance coverage area ( 2.04 % )		8.98
FAR CHECK		
Perm. FAR Area ( 2.50 )		1101.70
Total Perm. FAR area		1101.70
Residential FAR		671.26
Proposed FAR Area		681.63
Total Proposed FAR Area		681.63
Consumed FAR (Factor)		1.55
Balance FAR Area		420.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1032.94
ARCHITECT (Regd)	GAURI SHANKAR SAHU	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY MR GAJENDRA PANDEY, BINOD PRASAD DHIRENDRA HIMANSHU SUBODH KUMAR.	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Buildingwise Floor FAR Details

Floor Name	A (PRAVU JAGDISH)		Total	
	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	255.43	10.37	255.43	10.37
First Floor	259.17	223.75	259.17	223.75
Second Floor	259.17	223.75	259.17	223.75
Third Floor	259.17	223.75	259.17	223.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1032.94	681.62	1032.94	681.62

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PRAVU JAGDISH)	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 (PRAVU JAGDISH)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	1	12	-
			> 0	1	12.00	-	-	1	2	-	-	-
Total :			-	-	-	12	12	2	2	-	12	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	12	24.00	13	26.00
Other Parking	-	-	-	82.56
Total		199.00		309.56

FAR & Tenement Details (Table 4c-1)

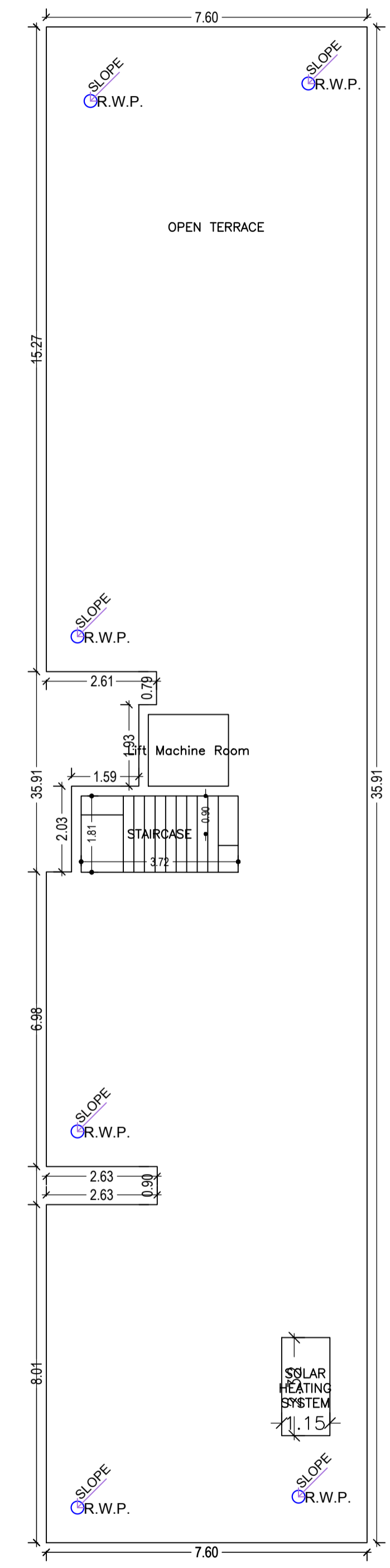
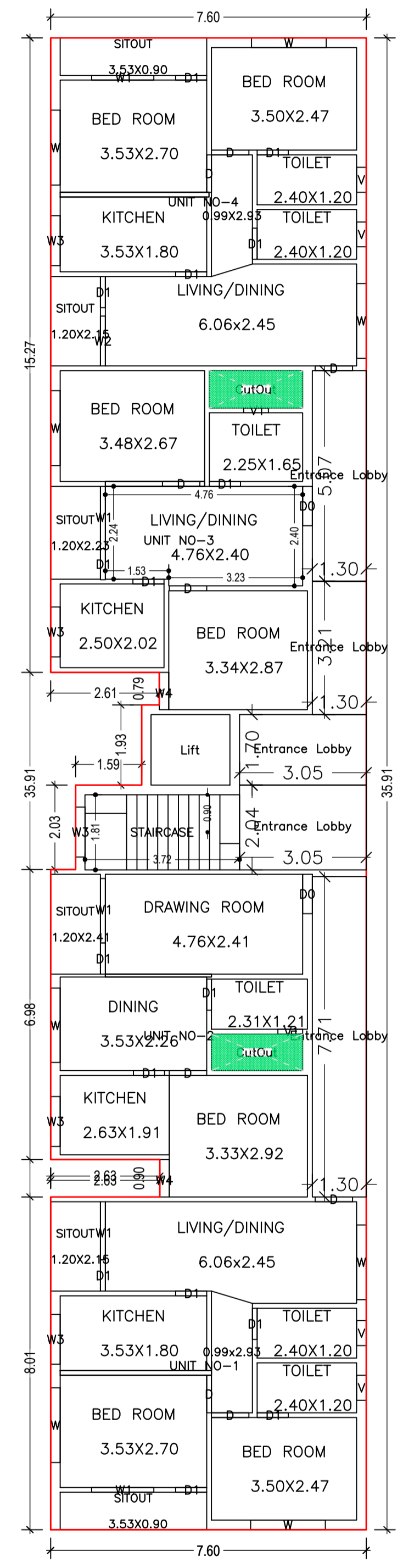
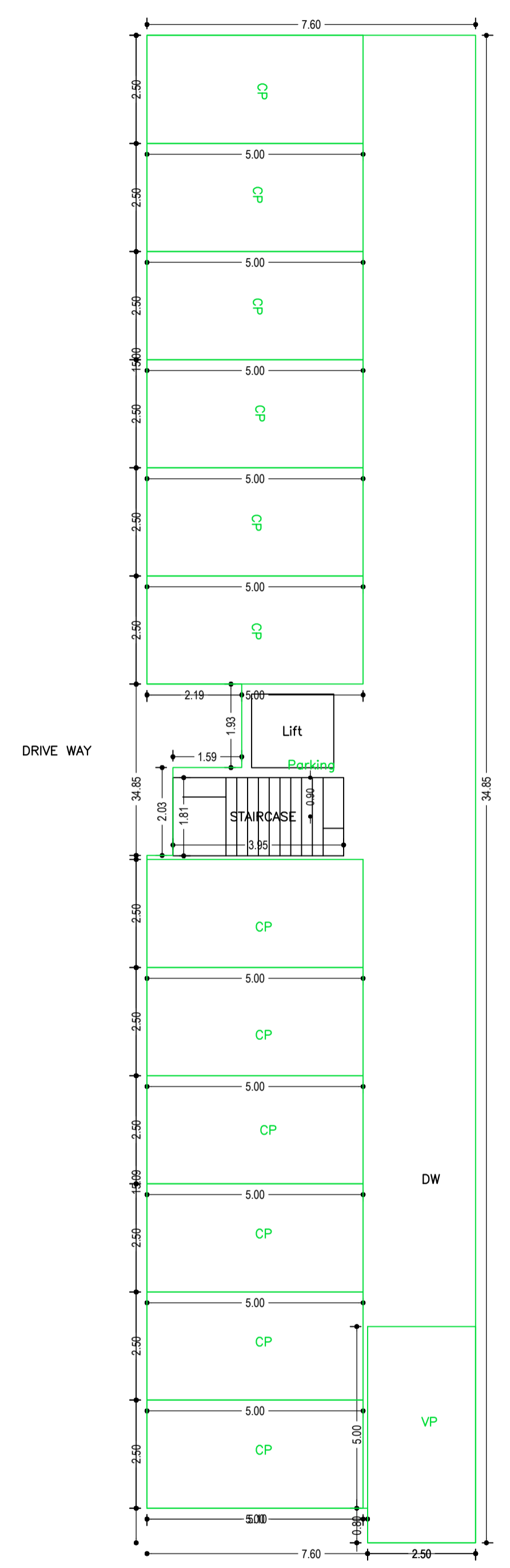
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUJA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Accessory Use	Parking					
A (PRAVU JAGDISH)	1	1044.82	11.88	1032.94	9.69	96.57	245.06	671.25	7.14	681.62	681.62	12
Grand Total :	1	1044.82	11.88	1032.94	9.69	96.57	245.06	671.25	7.14	681.62	681.62	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			



DATE	14-09-2021
SHEET NO.	2

Proposal Basis Information	
Proposal File No.	JNAC/BP/0057/W17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY GAJENDRA PANDEY, BINOD PRASAD DHIRENDRAN HIM SUBODH KUMAR.
Khata No	6(new) & 4(old)
Plot No	413(new) & 4472(Old)
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			

Proposal Basis Information	
Proposal File No.	JNAC/BP/0057/W17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY MR GAJENDRA PANDEY, BINOD PRASAD DHIRENDRA HIMANSHU SUBODH KUMAR.
Khata No	6(new) & 4(old)
Plot No	413(new) & 4472(Old)
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (PRAVU JAGDISH)

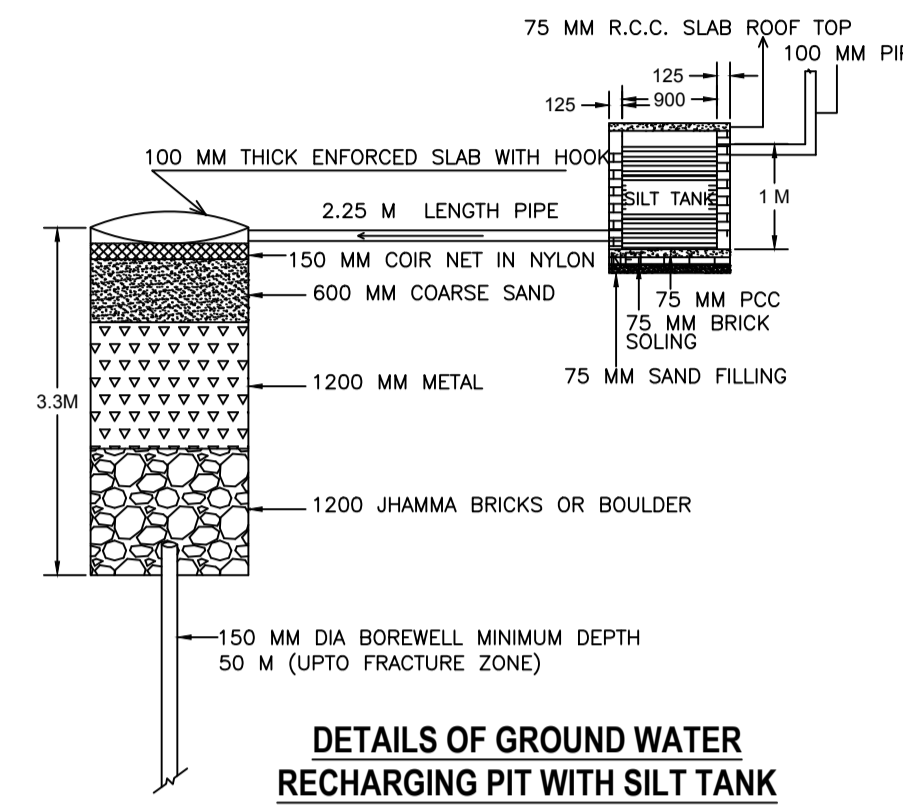
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Lift	Accessory Use	Parking					
Ground Floor	255.43	0.00	255.43	0.00	0.00	245.06	0.00	7.14	10.37	10.37	00
First Floor	263.13	3.96	259.17	3.23	32.19	0.00	223.75	0.00	223.75	223.75	04
Second Floor	263.13	3.96	259.17	3.23	32.19	0.00	223.75	0.00	223.75	223.75	04
Third Floor	263.13	3.96	259.17	3.23	32.19	0.00	223.75	0.00	223.75	223.75	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1044.82	11.88	1032.94	9.69	96.57	245.06	671.25	7.14	681.62	681.62	12
Total Number of Same Buildings	1										
Total :	1044.82	11.88	1032.94	9.69	96.57	245.06	671.25	7.14	681.62	681.62	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAVU JAGDISH)	D1	0.75	2.13	48
A (PRAVU JAGDISH)	D	0.90	2.13	27
A (PRAVU JAGDISH)	D0	0.95	2.13	06

SCHEDULE OF WINDOW/VENTILATION:

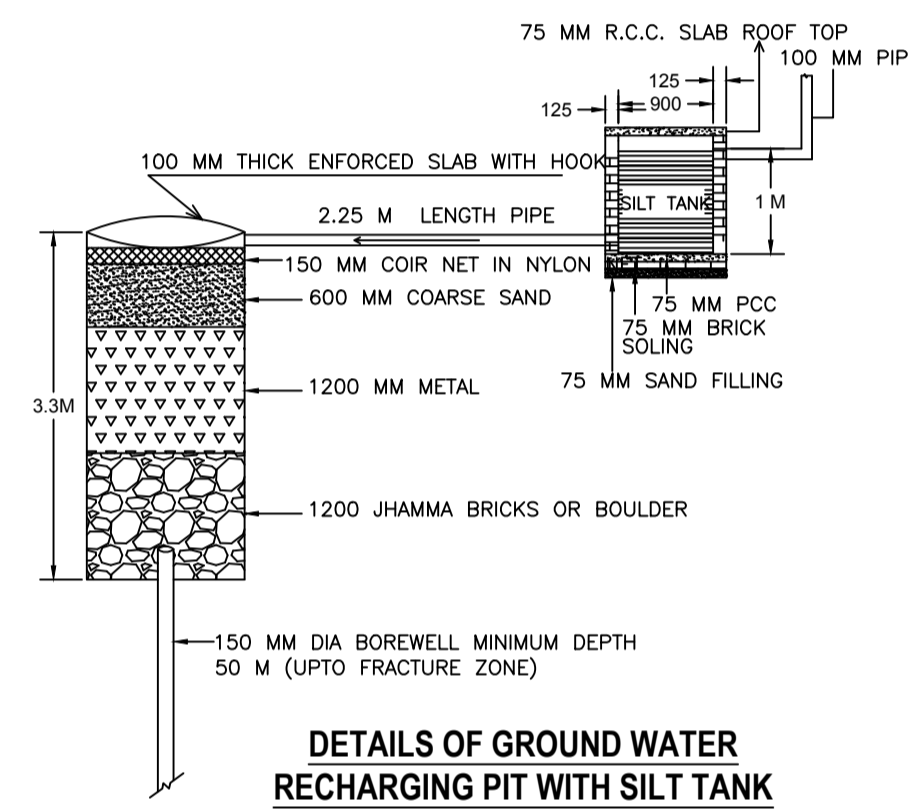
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRAVU JAGDISH)	V	0.60	2.70	12
A (PRAVU JAGDISH)	V1	0.60	2.70	06
A (PRAVU JAGDISH)	W4	0.90	2.70	06
A (PRAVU JAGDISH)	W3	1.20	2.70	15
A (PRAVU JAGDISH)	W2	1.20	2.70	03
A (PRAVU JAGDISH)	W1	1.40	2.70	03
A (PRAVU JAGDISH)	W1	1.50	2.70	09
A (PRAVU JAGDISH)	W1	1.55	2.70	03
A (PRAVU JAGDISH)	W	1.79	2.70	03
A (PRAVU JAGDISH)	W	1.80	2.70	21



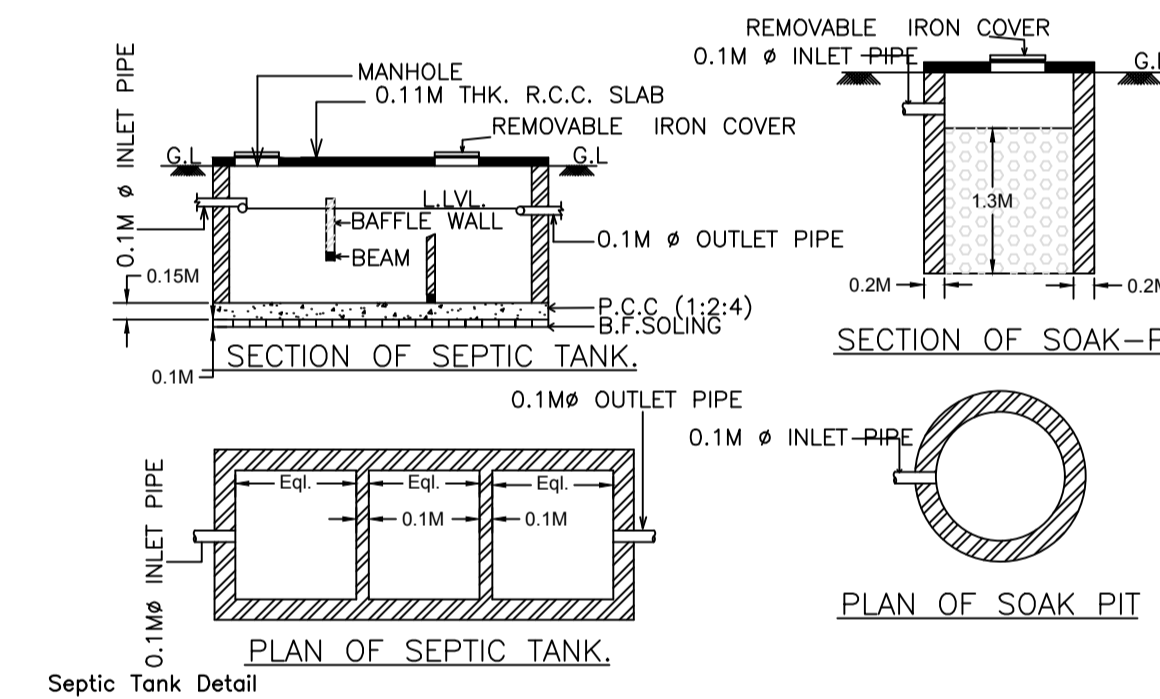
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

UnitBUA Table for Building :A (PRAVU JAGDISH)

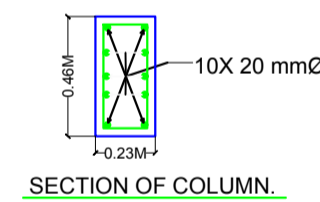
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2 & 3 FLOOR PLAN	UNIT NO-1	FLAT	56.05	55.63	8	12
	UNIT NO-2	FLAT	41.17	41.01	6	
	UNIT NO-3	FLAT	43.48	43.20	6	
	UNIT NO-4	FLAT	56.05	55.64	8	
Total	-	-	590.27	586.45	84	12



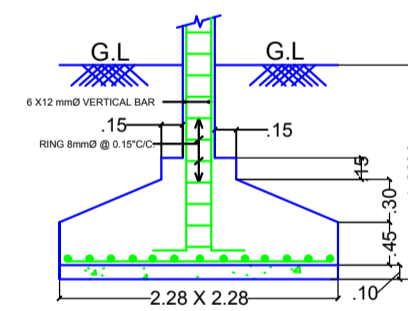
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



Septic Tank Detail



SECTION OF COLUMN



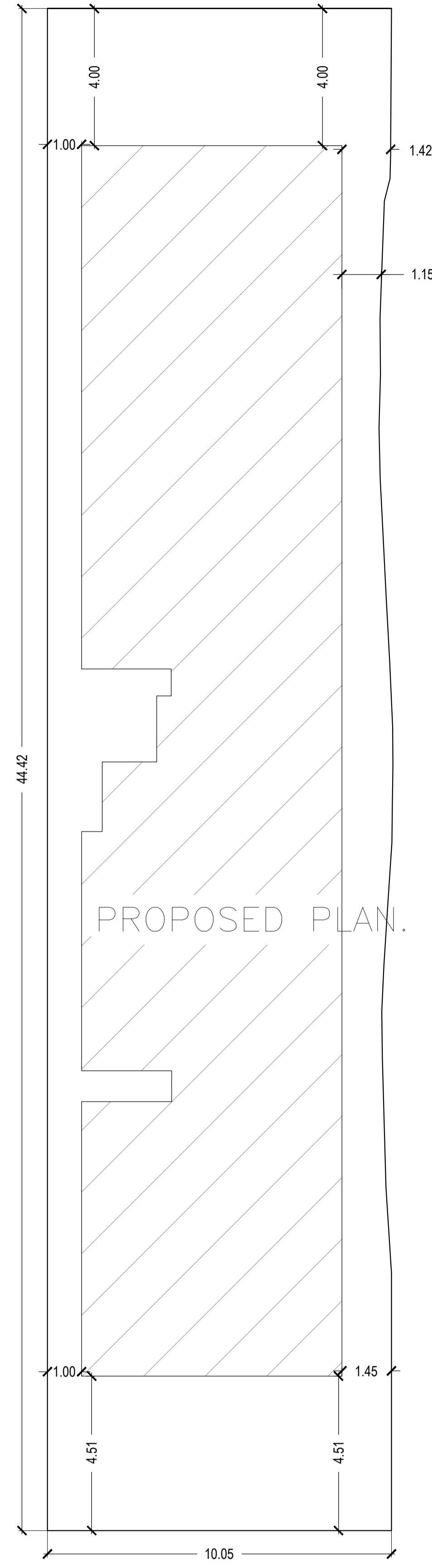
SECTION OF FOOTING

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0057/W17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY MR GAJENDRA PANDEY, BINOD PRASAD DHIRENDRA HIMANSHU SUBODH KUMAR.
Khata No	6(new) & 4(old)
Plot No	413(new) & 4472(Old)
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment

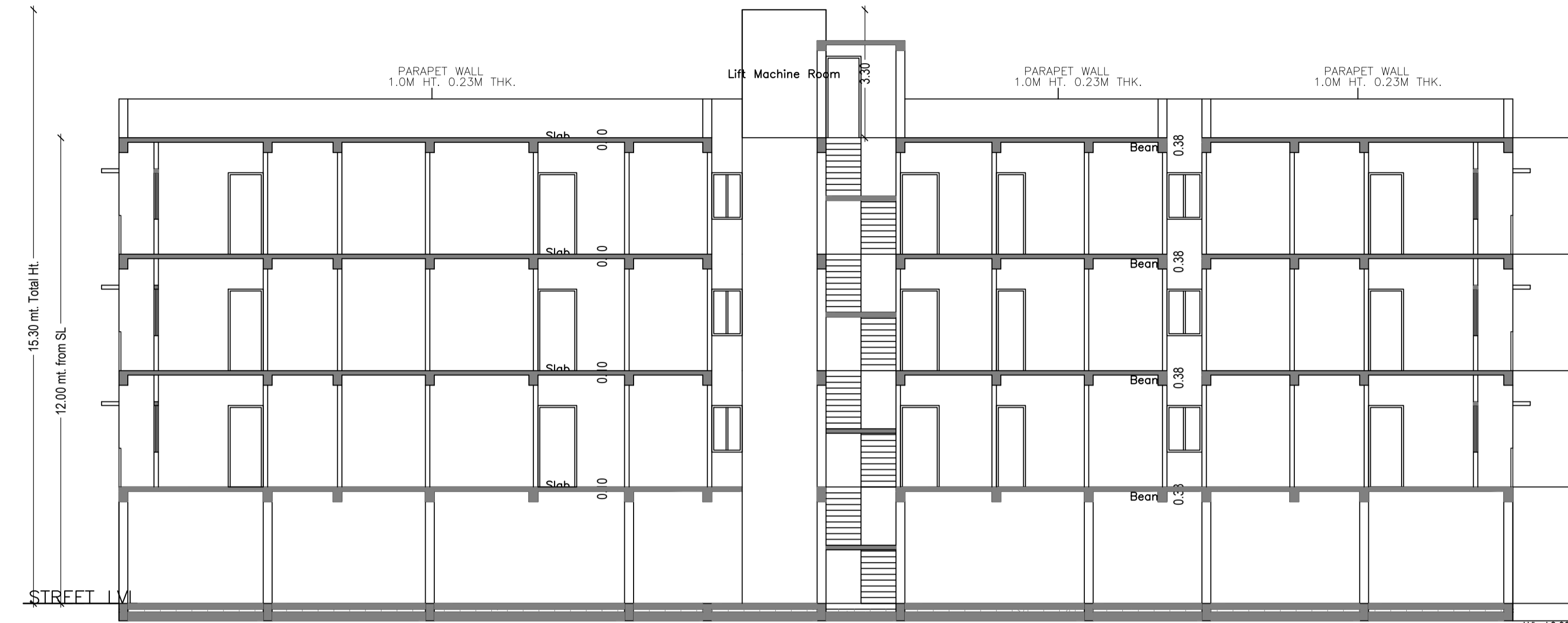
5.5M BRANCH ROAD.



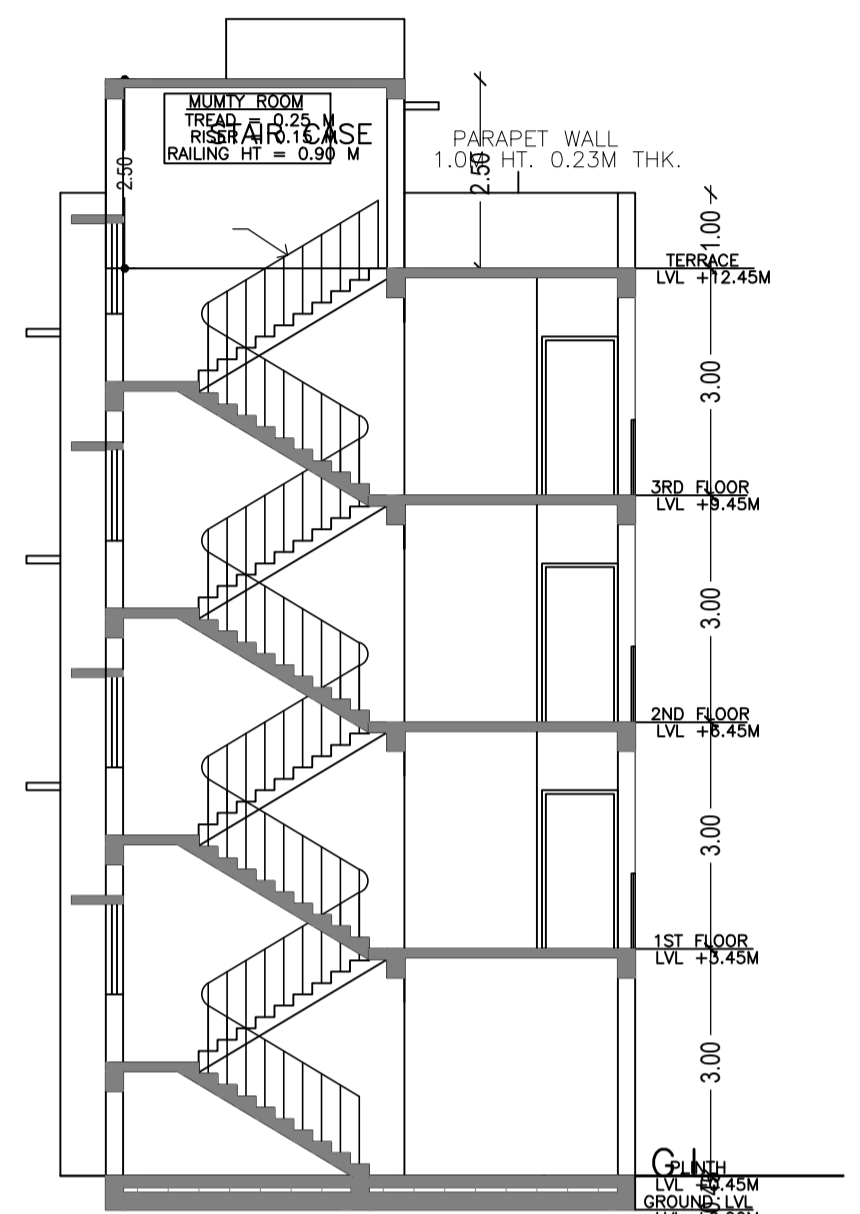
PROPOSED PLAN.

6.15M MAIN ROAD.

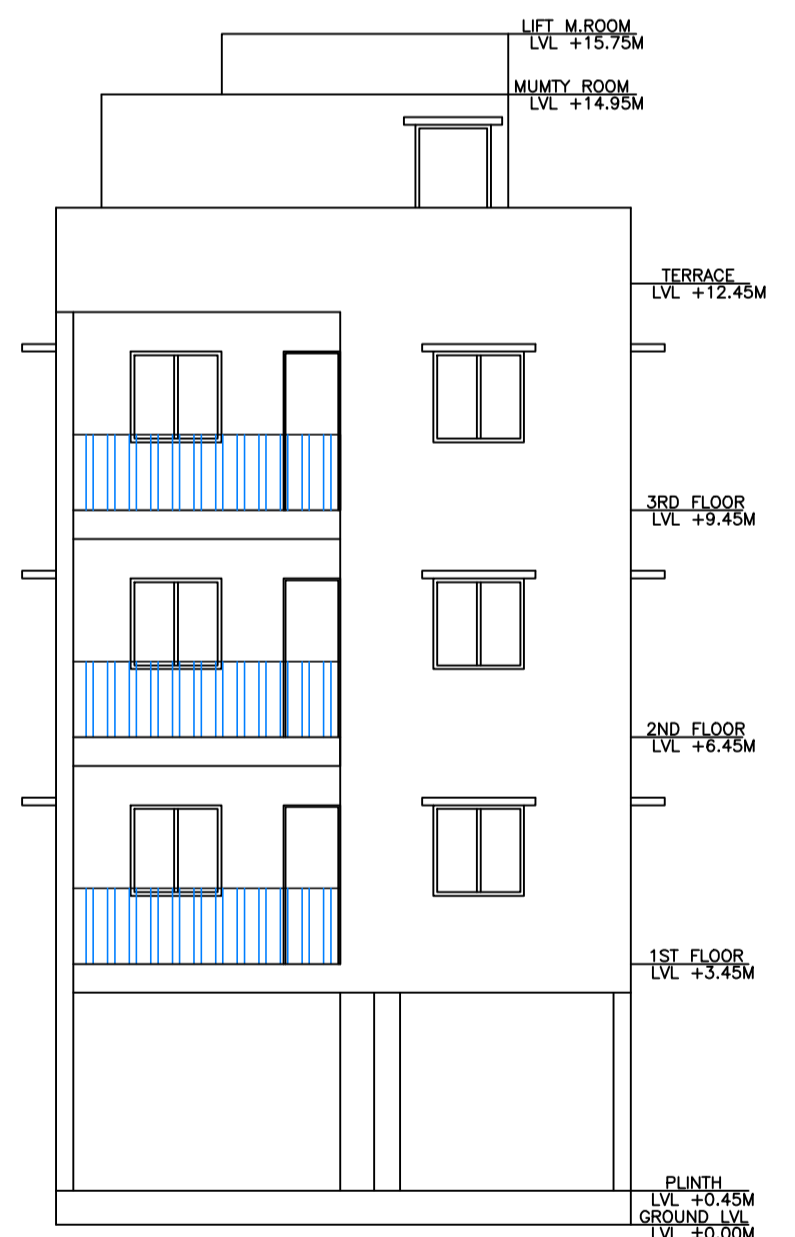
SITE PLAN.



SECTION A-A



SECTION B-B



FRONT ELEVATION



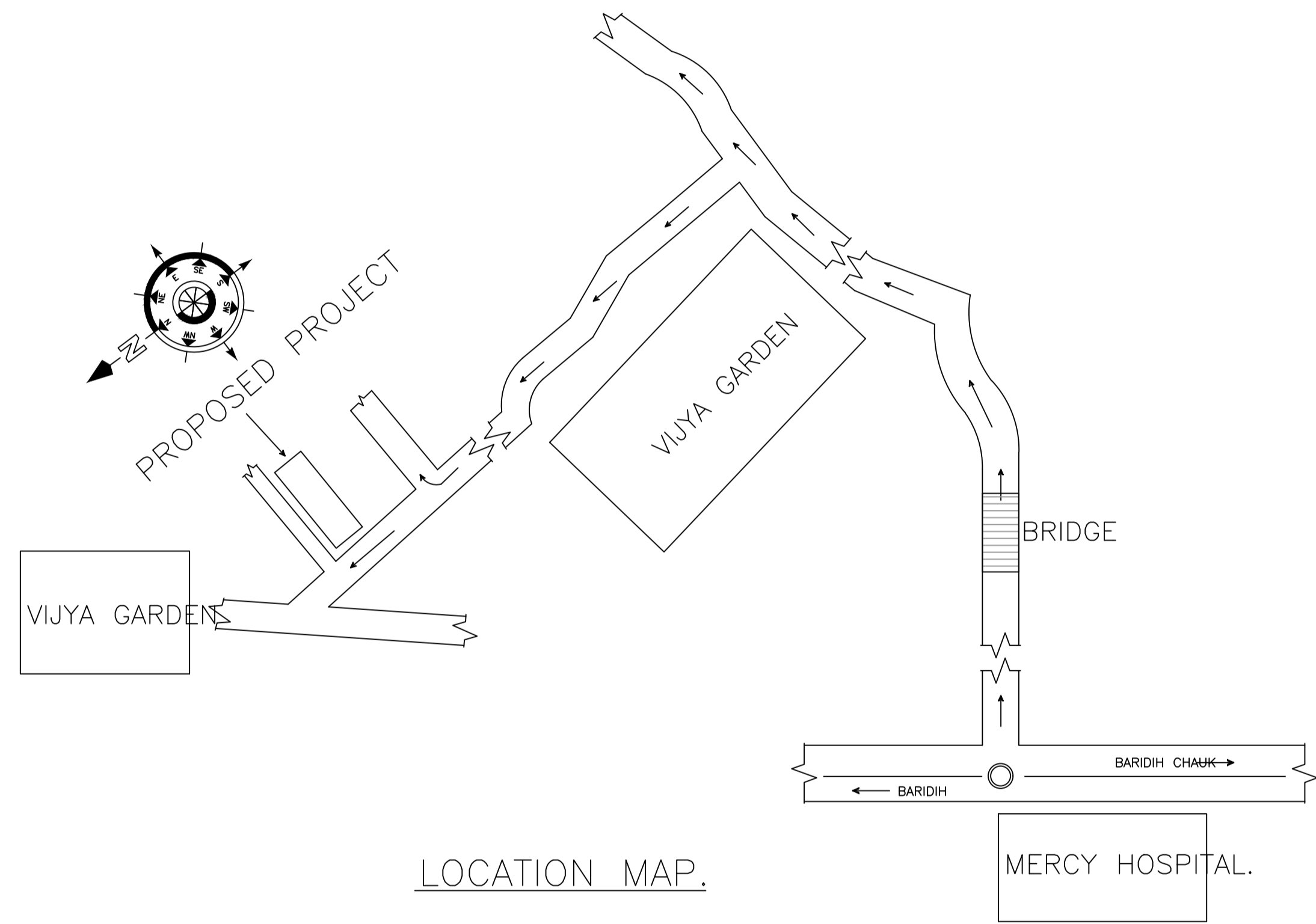
SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			



DATE	14-09-2021
SHEET NO.	5

Proposal Bas Information	
Proposal File No	JNAC/BP/0057/W17/2021
Owner Name	PRAVUJAGDISH REALTORS PVT.LTD REPRESENTED BY MR GAJENDRA PANDEY, BINOD PRASAD DHIRENDRA HIMANSHU SUBODH KUMAR.
Khata No	6(new) & 4(old)
Plot No	413(new) & 4472(Old)
Village Name	MOHARDA
Use	Residential
SubUse	Residential Bldg/Apartment



LOCATION MAP.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU JNAC/STU/0002/2020			