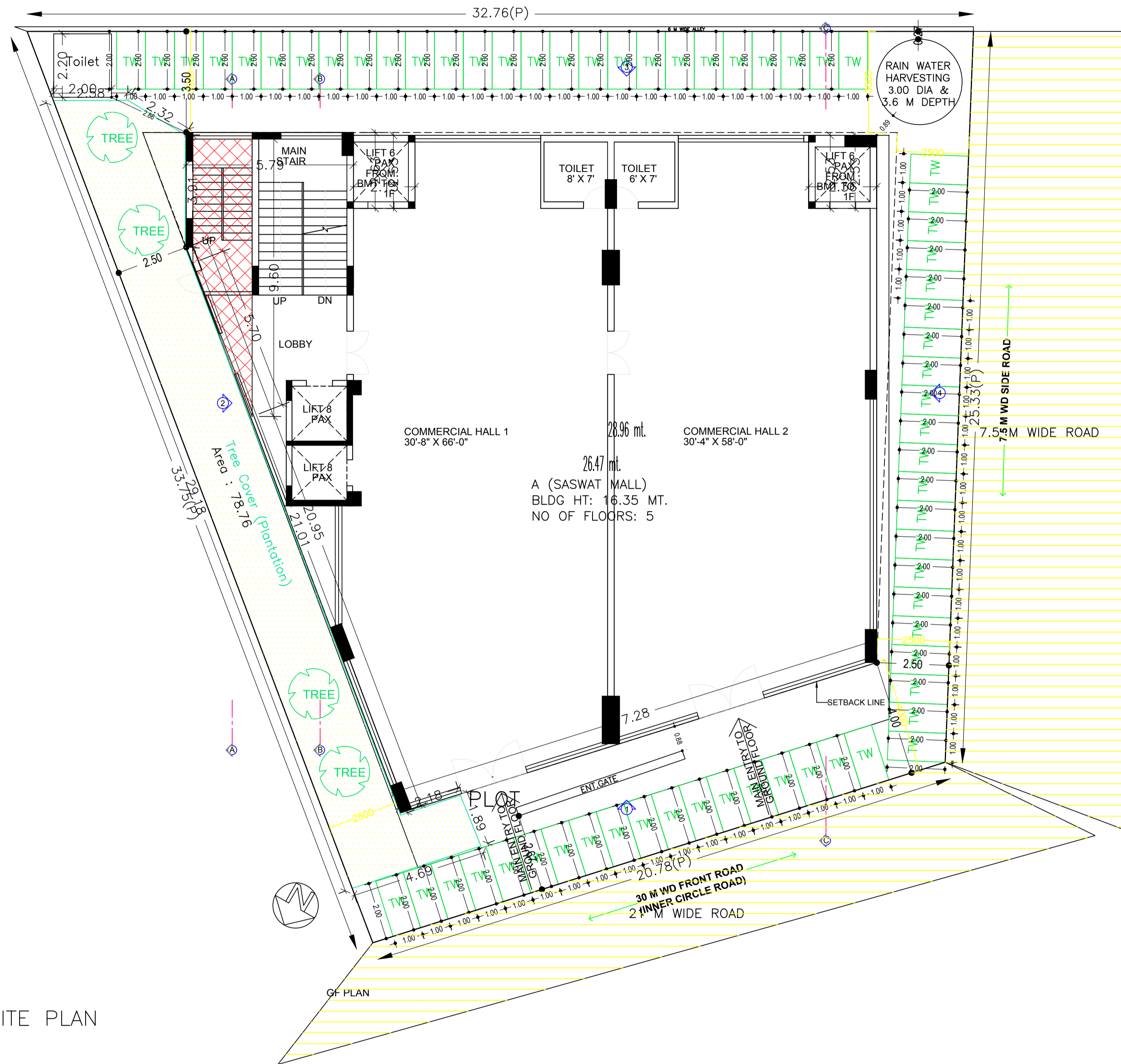


Proposal Basic Information	
Proposal File No.	JNAC/EP/0020/W3/2022
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA N
Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



SITE PLAN

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

Proposal Basic Information

Proposal File No.	JNAC/EP/0020/W3/2022
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.62 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA
Inward No: JNAC/EP/0020/W3/2022	Plot/SubPlot No: 1169 (Ho. No. A, IMPERIAL BANK AREA)
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: Addition or Alteration	East: -
Location of Development Area: Old Area	West: -
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	78.76
Total	78.76
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 685.93
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 ( 54.96 % )	420.26
Total Prop. Coverage Area ( 54.96 % )	420.26
Balance coverage area ( 5.04 % )	38.55
FAR CHECK	
Perm. FAR Area ( 3.00 )	2294.07
Total Perm. FAR area	2294.07
Residential FAR	171.92
Commercial FAR	1852.86
Proposed FAR Area	2041.25
Total Proposed FAR Area	2041.25
Consumed FAR (Factor)	2.67
Balance FAR Area	252.82
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2737.98
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
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	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
							StairCase	Lift	Balcony	Parking	Resi.	Commercial				
A (SASWAT MALL)	1	2842.49	104.51	2737.98	558.73	2245.14	68.71	36.10	122.76	641.17	171.92	1852.86	16.47	2041.26	2041.26	06
Grand Total	1	2842.49	104.51	2737.98	558.73	2245.14	68.71	36.10	122.76	641.17	171.92	1852.86	16.47	2041.26	2041.26	06

Building :A (SASWAT MALL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In Existing 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	492.84	0.00	492.84	558.73	0.00	0.00	7.22	0.00	641.17	0.00	0.00	16.47	16.47	16.47	00
Ground Floor	445.86	11.36	434.50	0.00	434.50	14.24	0.00	0.00	0.00	0.00	420.26	0.00	420.26	420.26	01
First Floor	445.87	55.95	389.92	0.00	389.92	14.10	7.22	0.00	0.00	0.00	368.60	0.00	368.60	368.60	01
Second Floor	538.62	28.79	509.83	0.00	509.83	13.41	7.22	46.38	0.00	0.00	442.82	0.00	442.82	442.82	01
Third Floor	470.77	8.41	462.36	0.00	462.36	13.41	7.22	44.05	0.00	0.00	397.68	0.00	397.68	397.68	01
Fourth Floor	448.53	0.00	448.53	0.00	448.53	13.55	7.22	32.33	0.00	171.92	223.51	0.00	395.43	395.43	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2842.49	104.51	2737.98	558.73	2245.14	68.71	36.10	122.76	641.17	171.92	1852.86	16.47	2041.26	2041.26	06
Total Number of Same Buildings :	1														
Total :	2842.49	104.51	2737.98	558.73	2245.14	68.71	36.10	122.76	641.17	171.92	1852.86	16.47	2041.26	2041.26	06

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 27.27 X 1 X 1	31.80	92.78
	0.90 X 25.49 X 1 X 1	22.80	
	1.20 X 19.08 X 1 X 1	21.87	
THIRD FLOOR PLAN	0.90 X 18.26 X 1 X 1	16.31	88.11
	1.20 X 27.27 X 1 X 1	31.80	
	0.90 X 18.76 X 1 X 1	16.89	
FOURTH FLOOR PLAN	0.90 X 17.44 X 1 X 1	15.70	64.67
	1.20 X 20.62 X 1 X 1	23.72	
	0.90 X 18.26 X 1 X 1	16.02	
	1.20 X 27.28 X 1 X 1	31.89	
Total	0.90 X 18.76 X 1 X 1	16.76	245.56

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	323.23	310.99	4	1
SECOND FLOOR PLAN	SECOND FL	SHOP	443.15	338.14	4	1
THIRD FLOOR PLAN	THIRD FL	SHOP	395.67	292.09	4	1
FOURTH FLOOR PLAN	FOURTH PART	FLAT	211.67	158.66	6	2
	FOURTH PART	OFFICE	182.09	149.36	1	
Total:	-	-	1926.58	1604.97	23	6

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SASWAT MALL)	D2	0.75	0.00	04
A (SASWAT MALL)	D2	0.75	2.10	04
A (SASWAT MALL)	D4	1.00	2.10	04
A (SASWAT MALL)	FD5	1.00	2.10	01
A (SASWAT MALL)	D1	1.50	0.00	04
A (SASWAT MALL)	D1	1.50	2.40	05
A (SASWAT MALL)	FD25	16.00	1.80	01
A (SASWAT MALL)	FD1	2.40	0.00	02
A (SASWAT MALL)	FD2	3.91	2.40	01
A (SASWAT MALL)	FD22	4.20	2.40	01
A (SASWAT MALL)	FD3	4.26	2.40	01
A (SASWAT MALL)	FD24	7.70	2.40	01
A (SASWAT MALL)	FD26	8.30	2.40	01
A (SASWAT MALL)	FD21	8.61	2.70	01
A (SASWAT MALL)	FD21	8.79	2.70	01
A (SASWAT MALL)	FD21	9.00	2.70	01
A (SASWAT MALL)	FD21	9.15	2.70	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SASWAT MALL)	V1	0.75	1.05	07
A (SASWAT MALL)	V1	0.75	1.20	04
A (SASWAT MALL)	W5	1.00	1.20	03
A (SASWAT MALL)	W4	16.00	1.20	01
A (SASWAT MALL)	W1	4.20	1.20	02
A (SASWAT MALL)	W1	4.20	2.40	01
A (SASWAT MALL)	W2	6.00	1.20	01
A (SASWAT MALL)	W3	8.30	1.20	02

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Two Stack Car	-	-	13	162.50
Total Car	25	312.50	26	325.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	82	164.00
Total TwoWheeler	75	150.00	82	164.00
Other Parking	-	-	-	260.15
Total		475.00		925.65

Buildingwise Floor FAR Details

Floor Name	Building Name			Total		
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	0.00	558.73	16.47	0.00	558.73	16.47
Ground Floor	434.50	0.00	420.26	434.50	0.00	420.26
First Floor	389.92	0.00	368.60	389.92	0.00	368.60
Second Floor	509.83	0.00	442.82	509.83	0.00	442.82
Third Floor	462.36	0.00	397.68	462.36	0.00	397.68
Fourth Floor	448.53	0.00	395.43	448.53	0.00	395.43
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	2245.14	558.73	2041.26	2245.14	558.73	2041.26

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	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (SASWAT MALL)	Commercial	Shop	> 0	50	1763.30	1	24	-	-	-	-
			> 0	50	1763.30	-	-	-	-	1	74
	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
			> 0	1	1.00	-	-	1	1	-	-
Total :	-	-	-	-	25	26	-	1	1	75	82

Parking Check (Table 7b)

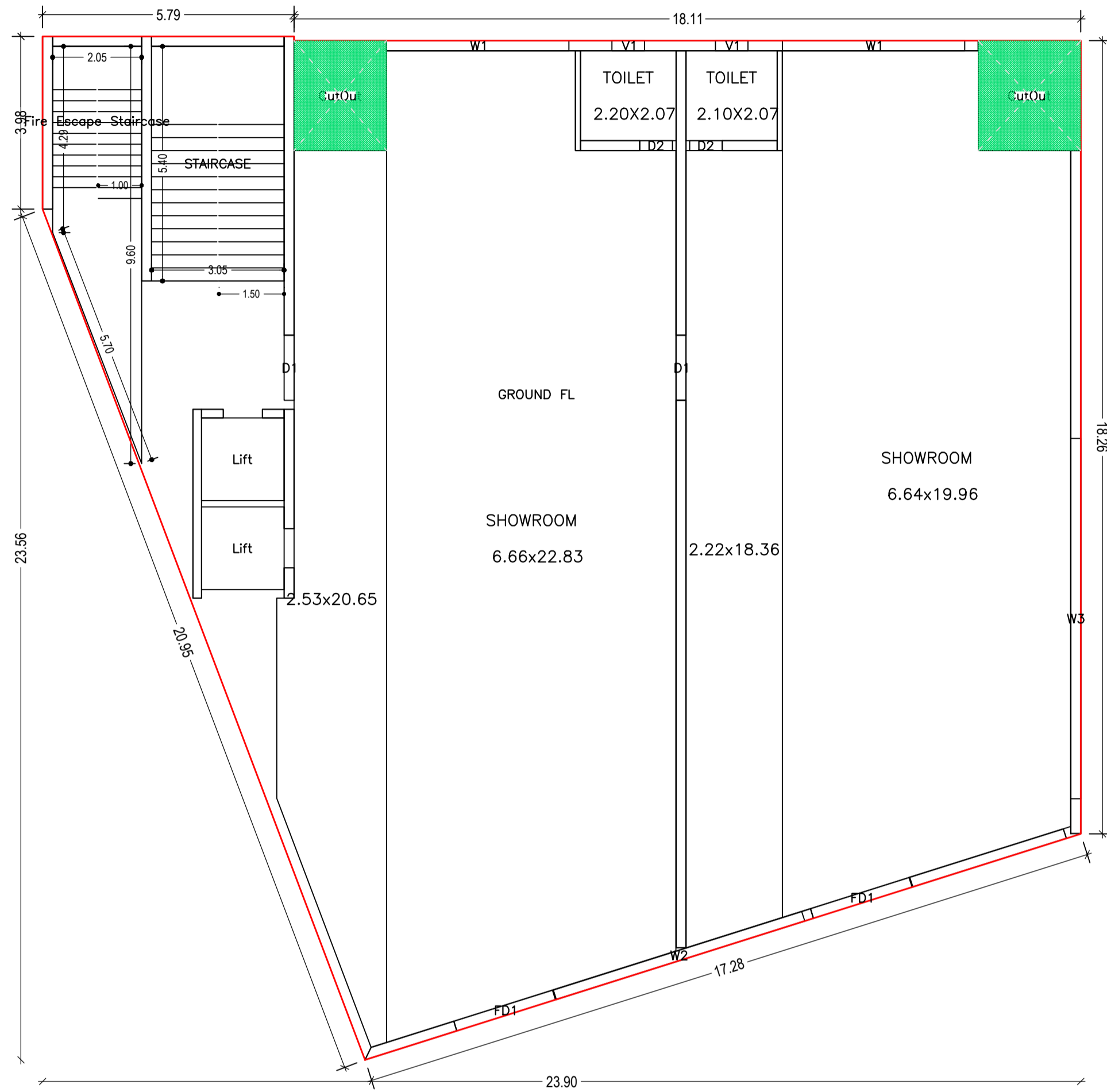
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			





Proposal Basic Information

Proposal File No.	JNAC/EP/0020/W3/2022
Owner Name	BIPIN ADESHRA MUKESH ADESHRA HITESH ADESHRA VARSHABEN SANATKUMAR ZAVERI AND RAJESH KUMAR SINHA
Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

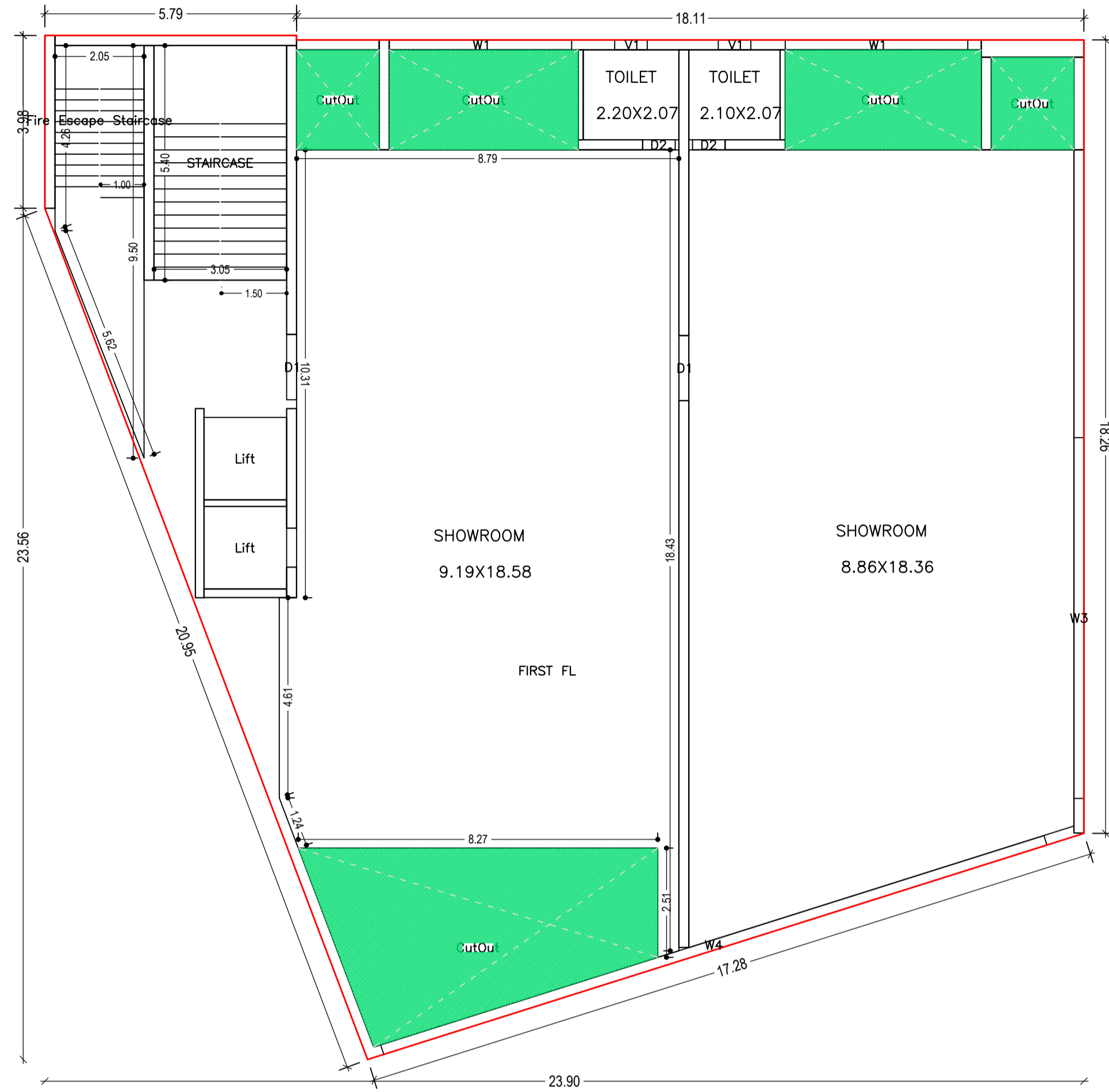


GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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

Proposal Basic Information

Proposal File No.	JNACBP/0020/W3/2022
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Khata No	85
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Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

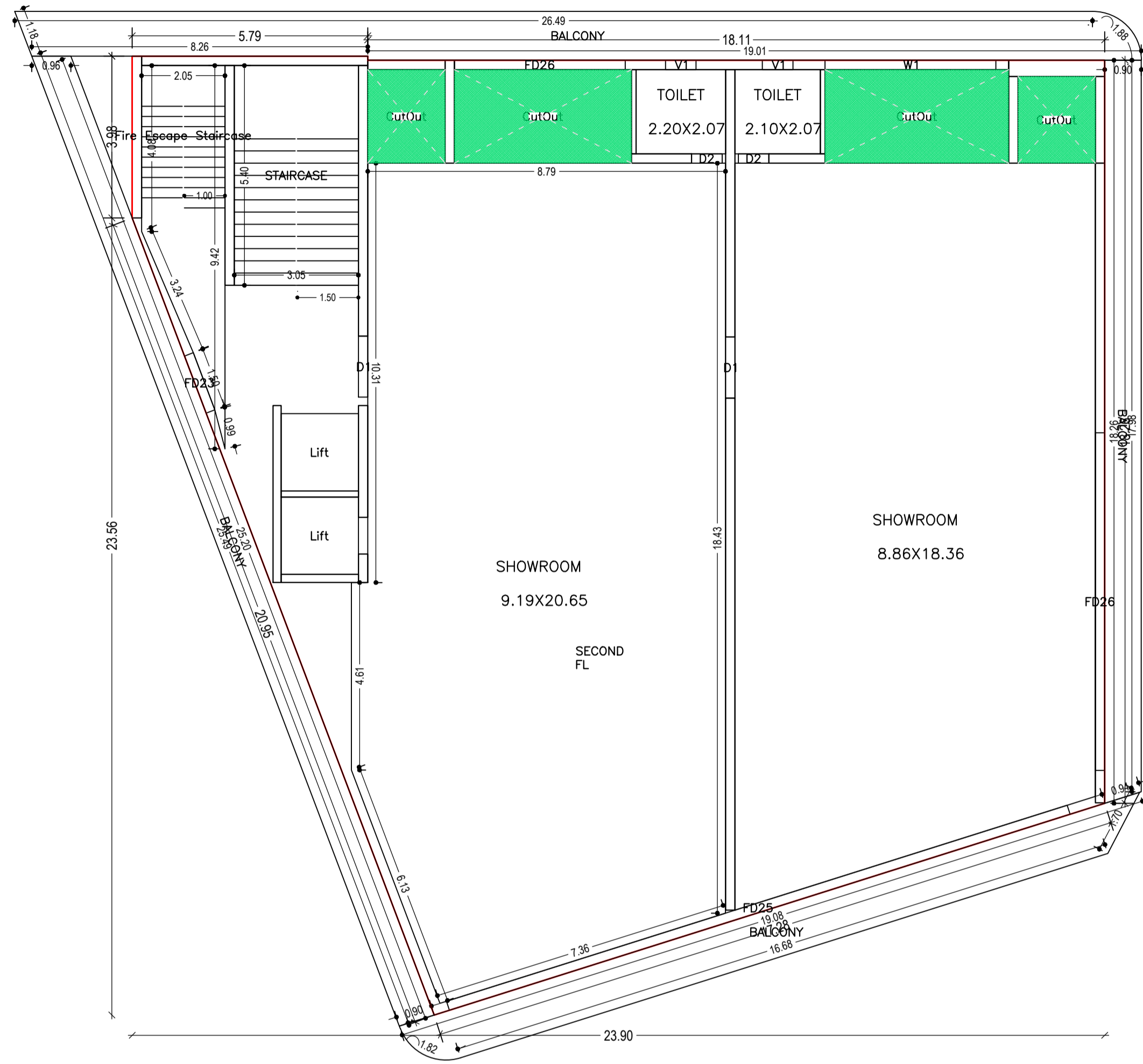


FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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

Proposal Basic Information

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Khata No	85
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Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

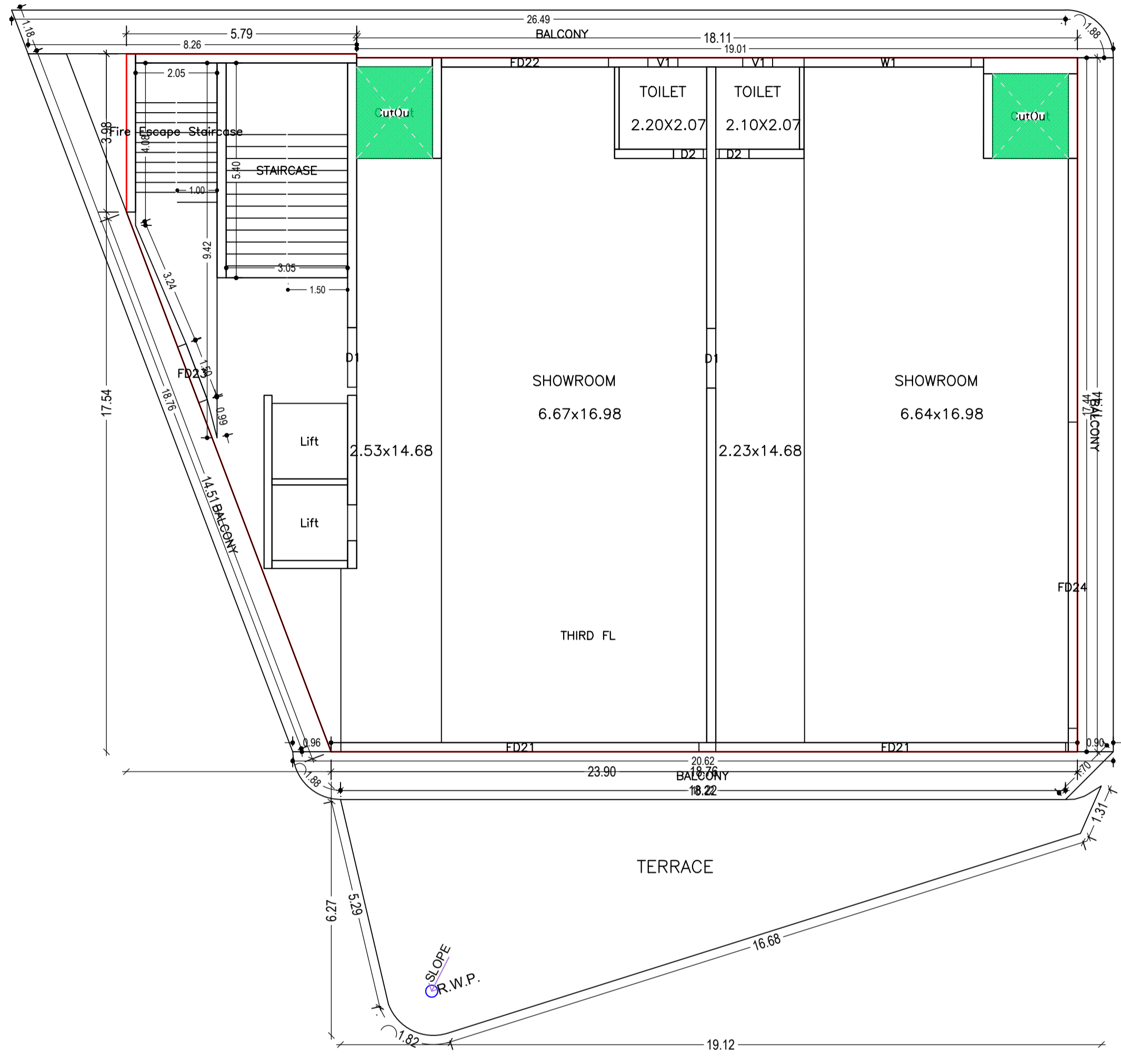


SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information

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Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



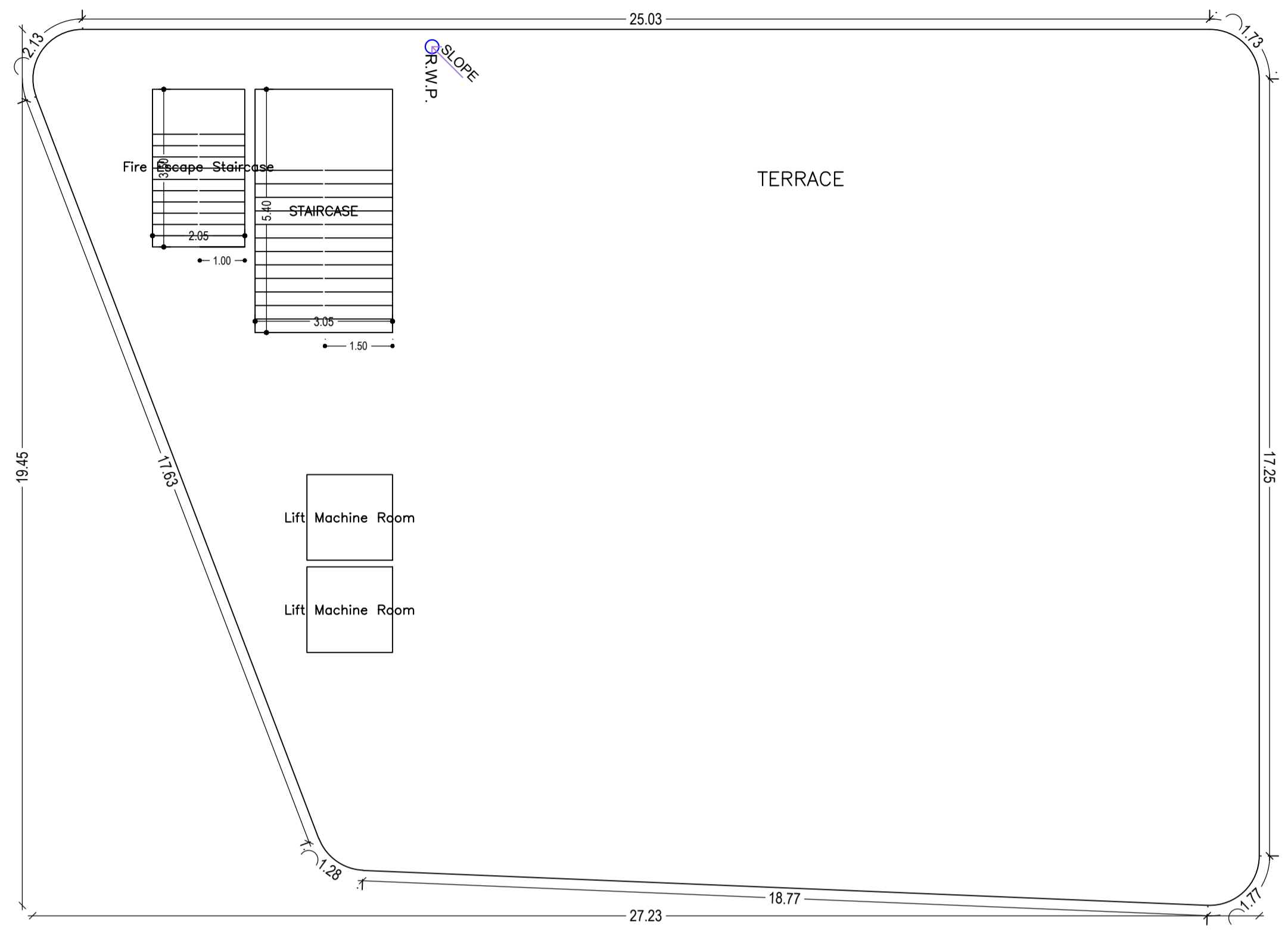
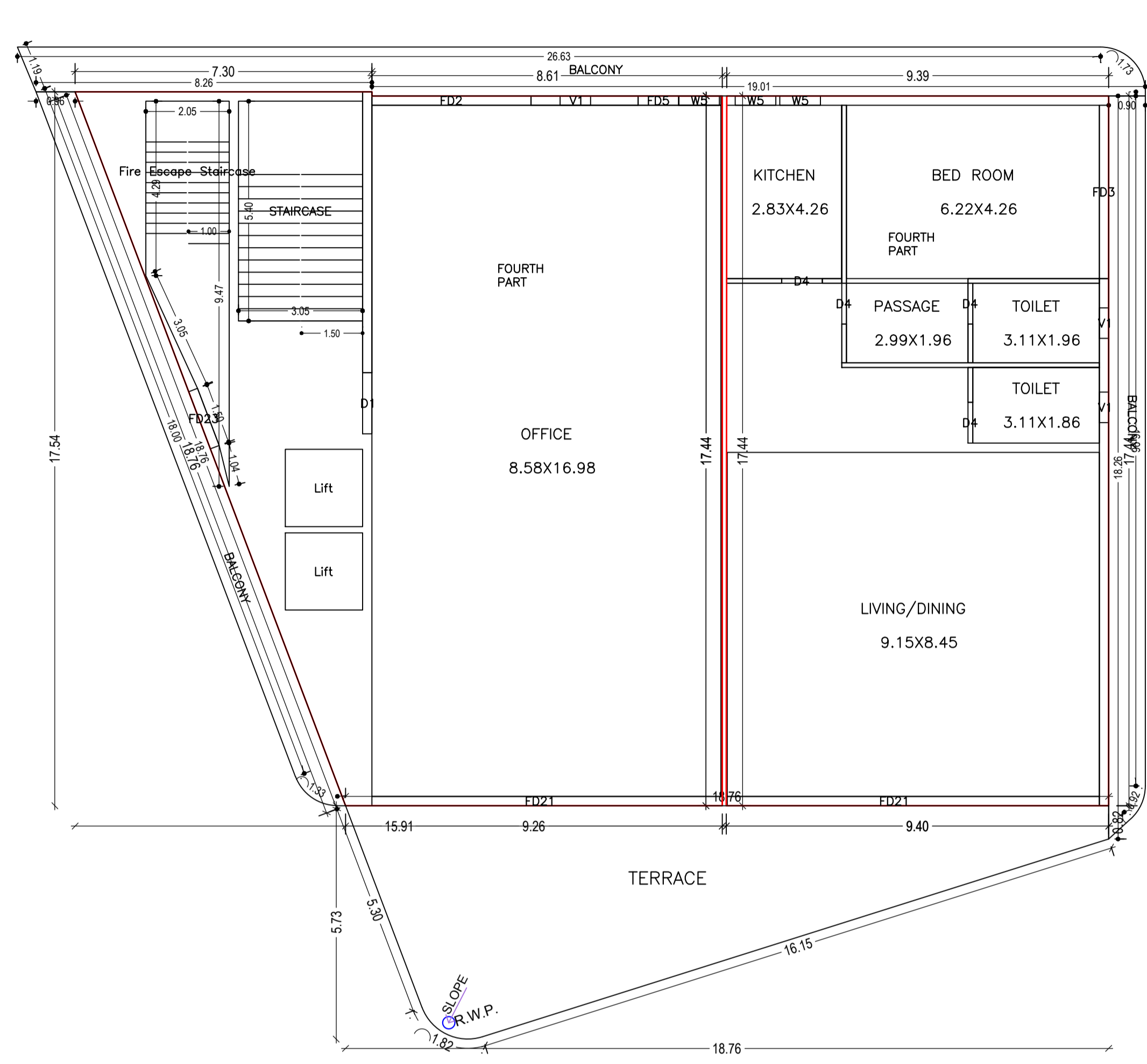
THIRD FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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



Proposal Basic Information

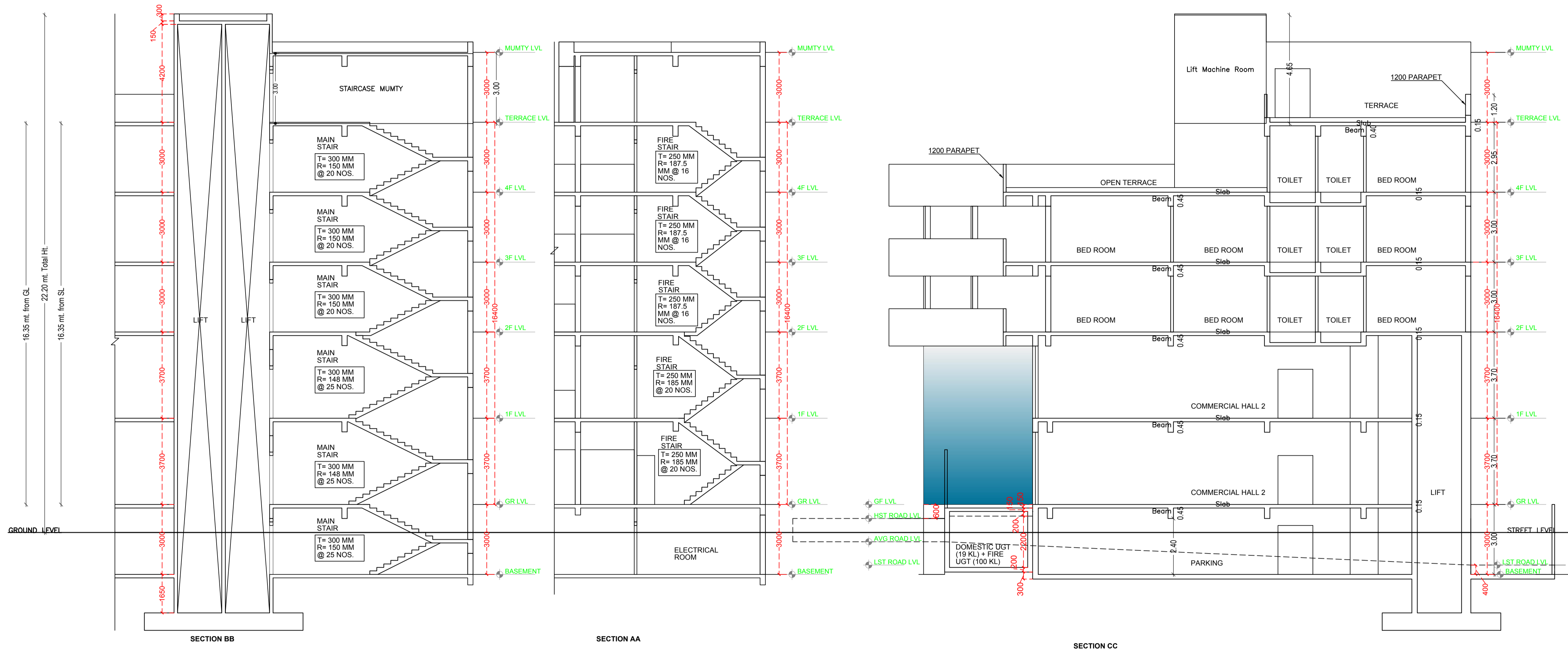
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Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



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SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



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Use	Mixed
SubUse	Resi+Comm

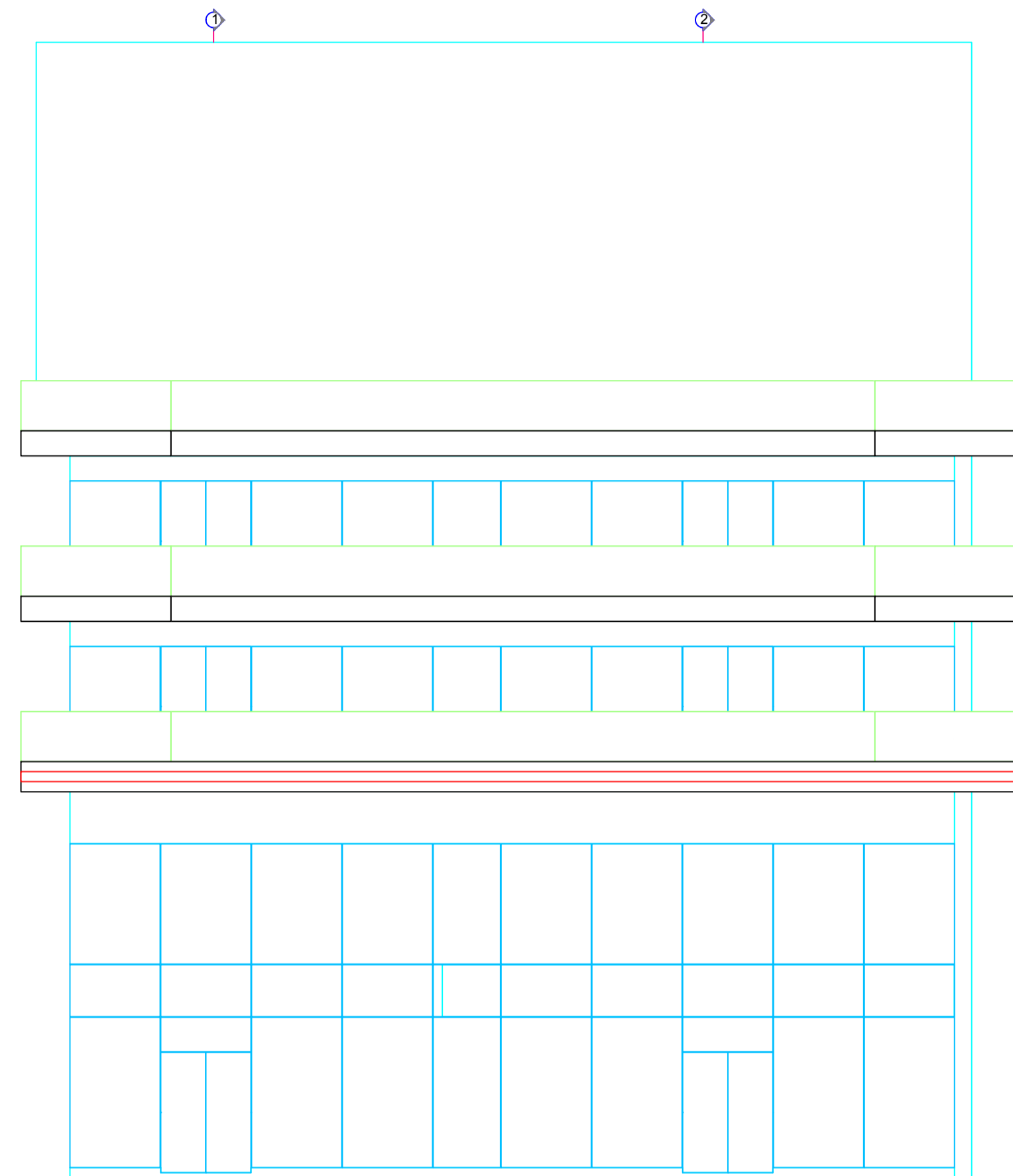


SECTIONS

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

Proposal Basic Information

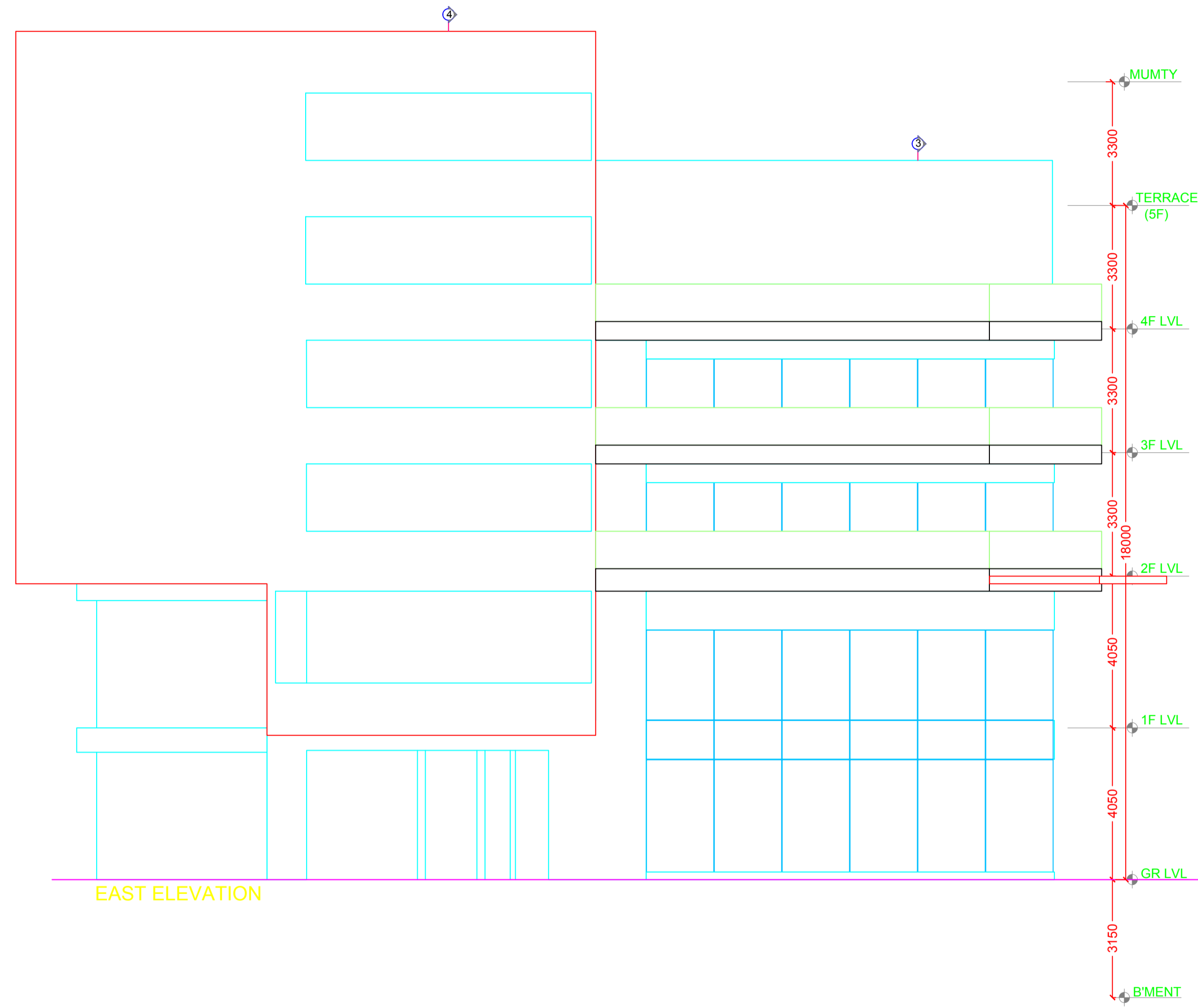
Proposal File No.	JNAC/0020/W3/2022
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Khata No	85
Plot No	1169 (Ho. No. A, IMPERIAL BANK AREA)
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



NORTH ELEVATION

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

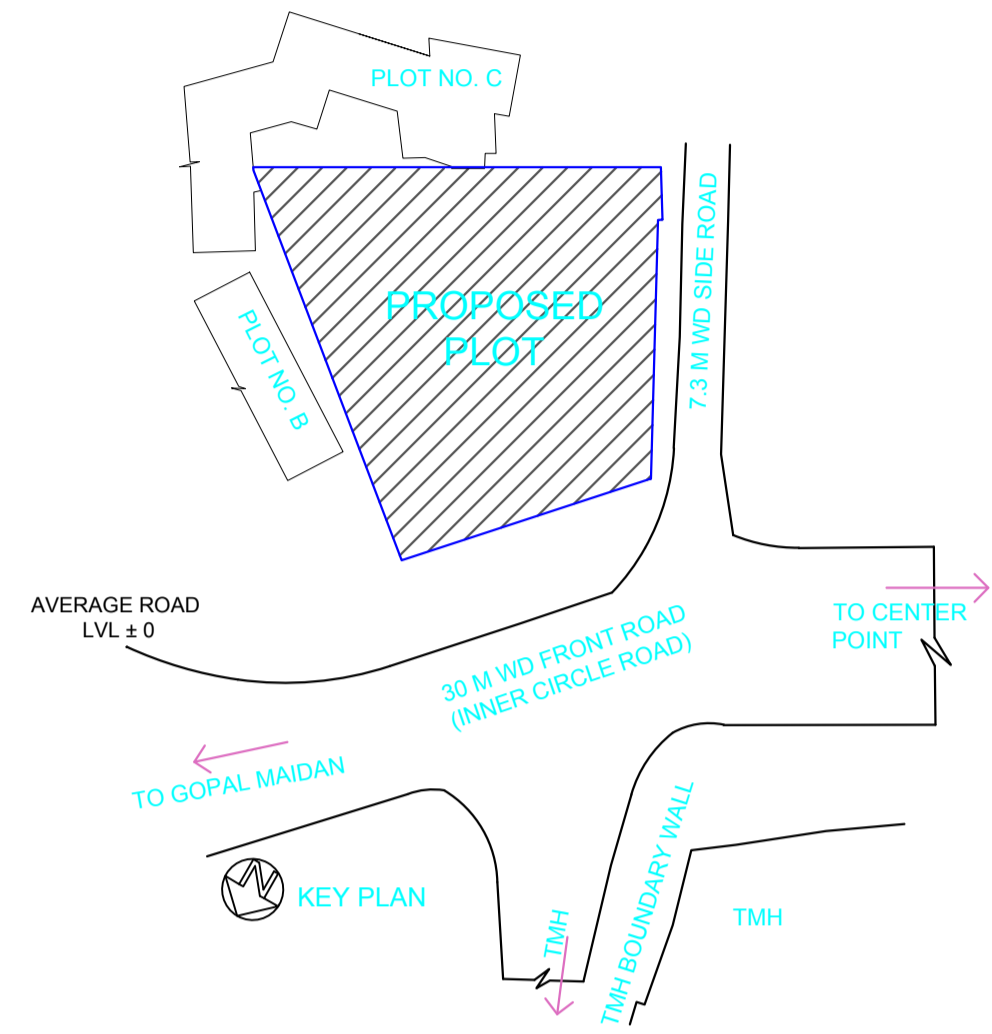
Proposal Basic Information	
Proposal File No.	JNAC/EP/0020/W3/2022
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