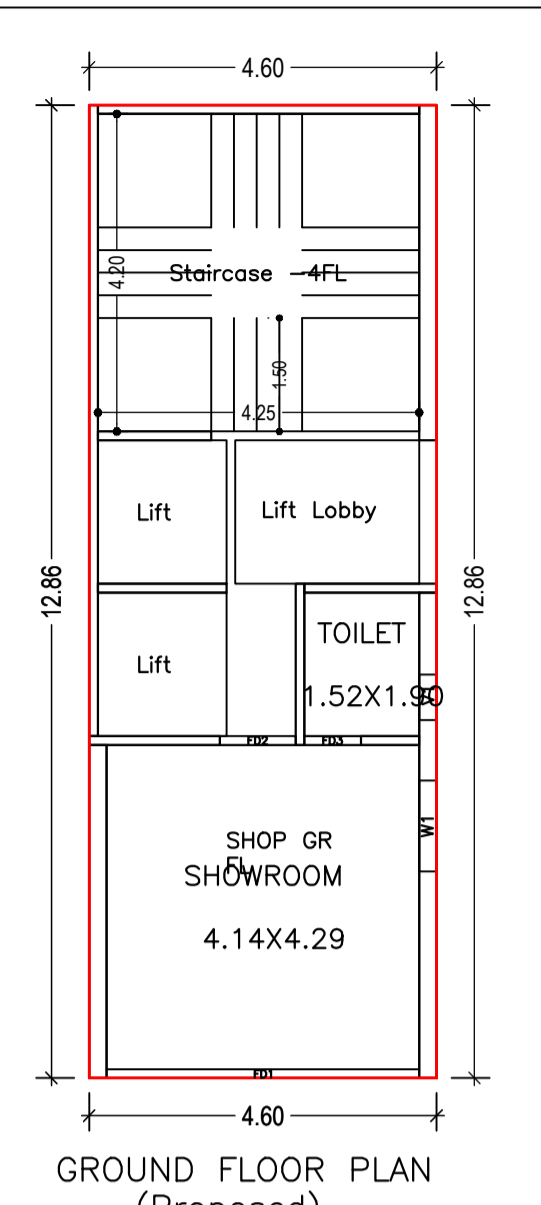
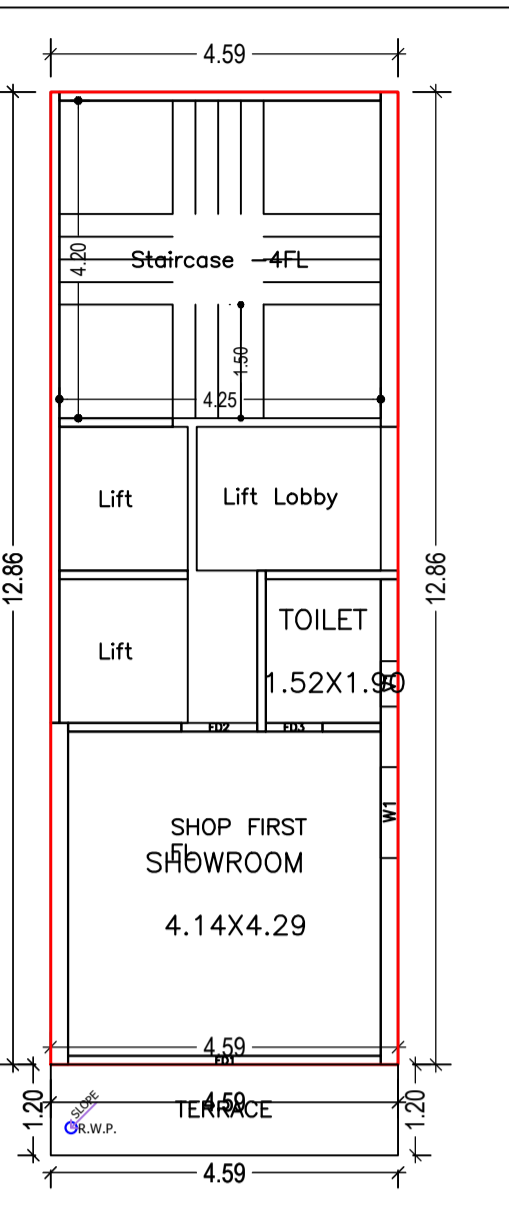


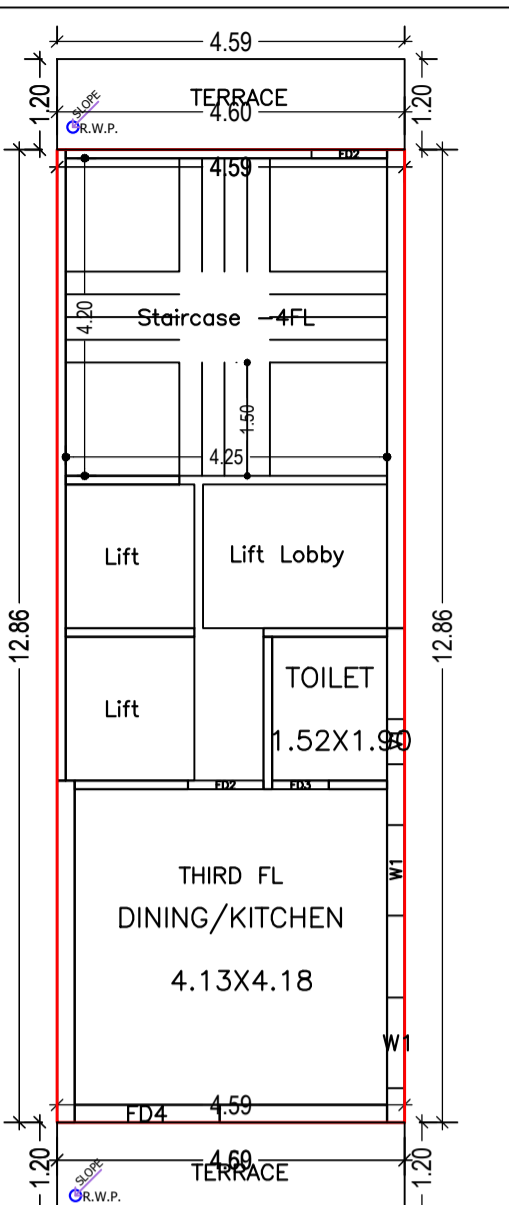
SITE PLAN (SCALE 1:100)



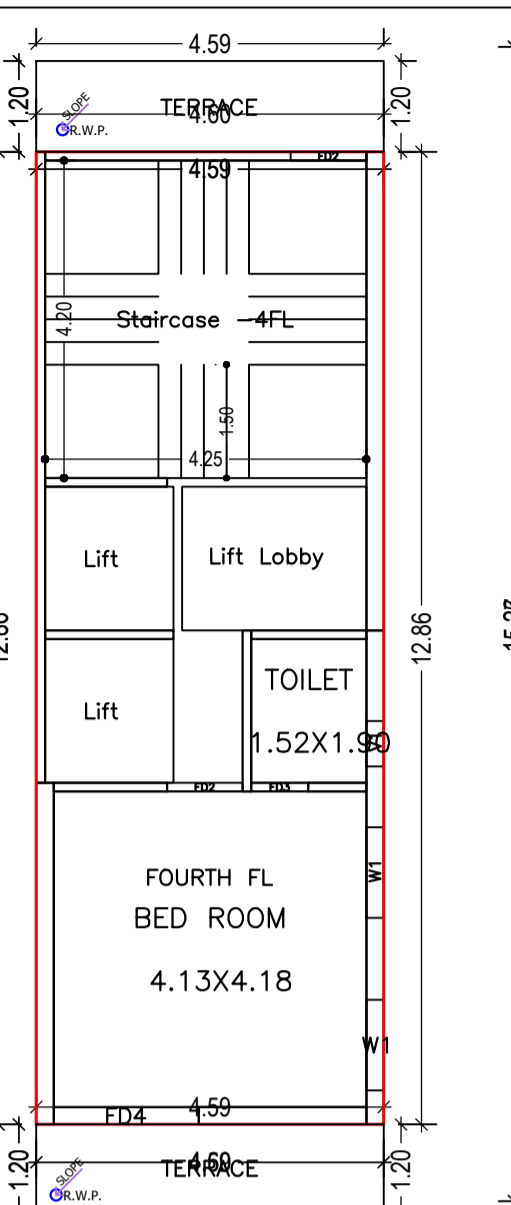
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



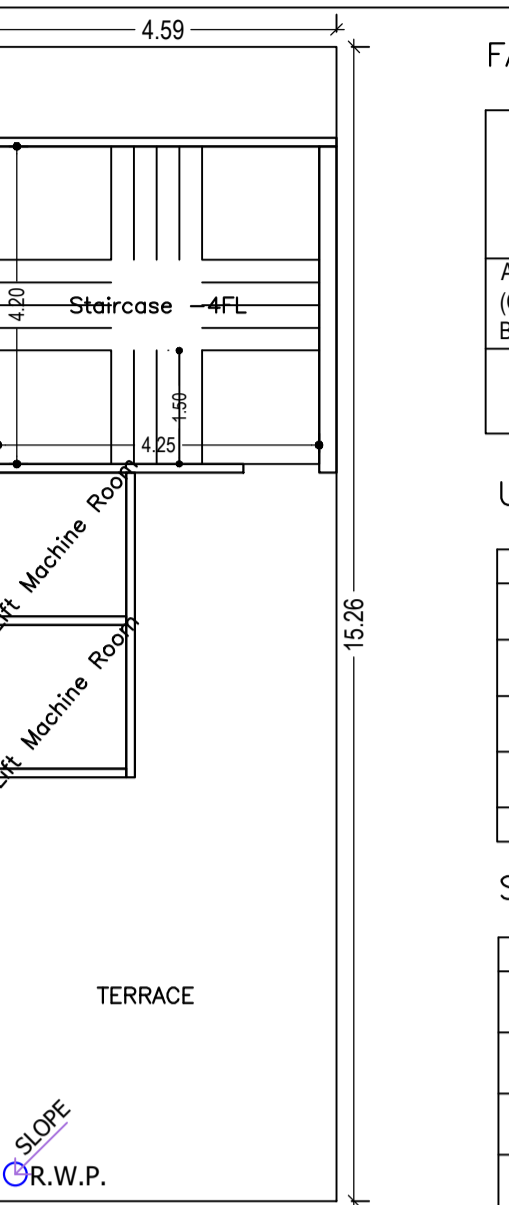
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)



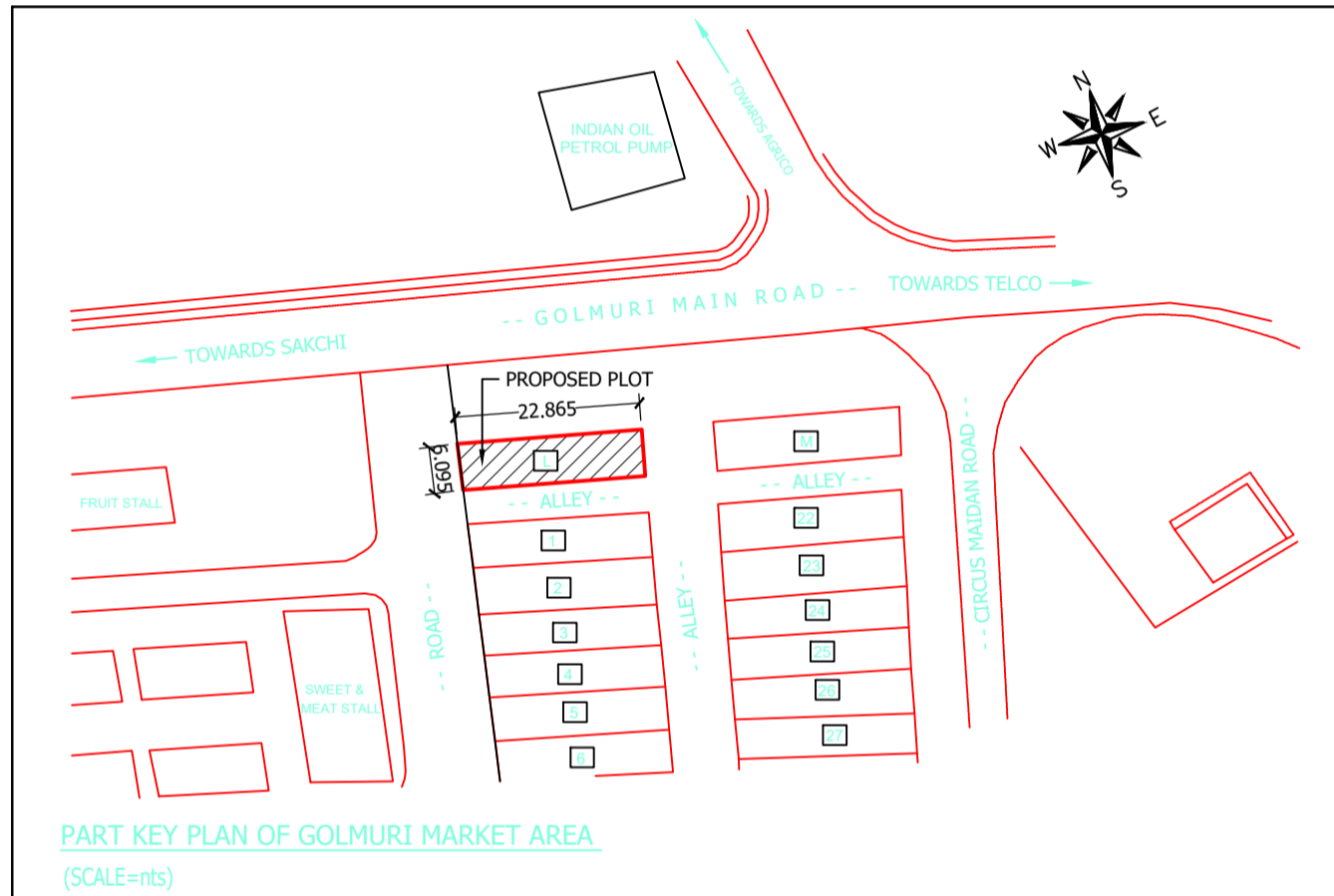
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



PART KEY PLAN OF GOLMURI MARKET AREA (SCALE=1:10)

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Parking	Resi.	Commercial			
A (COMMERCIAL BUILDING)	1	382.23	25.84	63.58	105.30	164.42	269.71	269.71	05
Grand Total	1	382.23	25.84	63.58	105.30	164.42	269.71	269.71	05

UnitBUA Table for Building :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP GR FL	SHOP	24.53	21.30	2	1
TYPICAL - 1& 2 FLOOR PLAN	SHOP FIRST FL	SHOP	24.53	21.30	2	2
THIRD FLOOR PLAN	THIRD FL	FLAT	24.53	20.79	2	1
FOURTH FLOOR PLAN	FOURTH FL	FLAT	24.53	20.79	2	1
Total:	-	-	122.64	105.49	10	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	FD3	0.75	2.10	05
A (COMMERCIAL BUILDING)	FD2	1.00	2.10	05
A (COMMERCIAL BUILDING)	FD4	1.92	2.40	02
A (COMMERCIAL BUILDING)	FD1	4.14	2.40	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V1	0.60	1.05	05
A (COMMERCIAL BUILDING)	W1	1.20	1.80	07

Proposal Basic Information

Proposal File No.	JNAC/BP/0145/W12/2022
Owner Name	HARI SHANKAR CHOUDHARY POA HOLDER SURAJ AGARWAL
Khata No.	NA
Plot No.	Ho. No. L, GOLMURI MARKET AREA
Village Name	GOLMURI
Use	Commercial
SubUse	Commercial Bldg

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	ResiComm Bldg	Non-Highrise

Building :A (COMMERCIAL BUILDING)

Floor Name	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.)
		Lift	Parking	Resi.	Commercial			
Basement Floor	86.68	0.00	63.58	0.00	0.00	0.00	0.00	00
Ground Floor	59.11	0.00	0.00	0.00	59.11	59.11	59.11	01
First Floor	59.11	6.46	0.00	0.00	52.65	52.65	52.65	01
Second Floor	59.11	6.46	0.00	0.00	52.65	52.65	52.65	01
Third Floor	59.11	6.46	0.00	0.00	52.65	52.65	52.65	01
Fourth Floor	59.11	6.46	0.00	0.00	52.65	52.65	52.65	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	382.23	25.84	63.58	105.30	164.42	269.71	269.71	05

COLOR INDEX



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		Two/wheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (COMMERCIAL BUILDING)	Commercial	ResiComm Bldg	> 0	100	90.53	1	-	-	-	-	-
		Residential Bldg/Apartment	> 0	100	90.53	2	-	-	-	-	-
		Total	> 0	1	2.00	1.00	2	-	-	-	-
Total :				> 0	1	2.00	-	-	1	1	4

Parking Check (Table 7b)

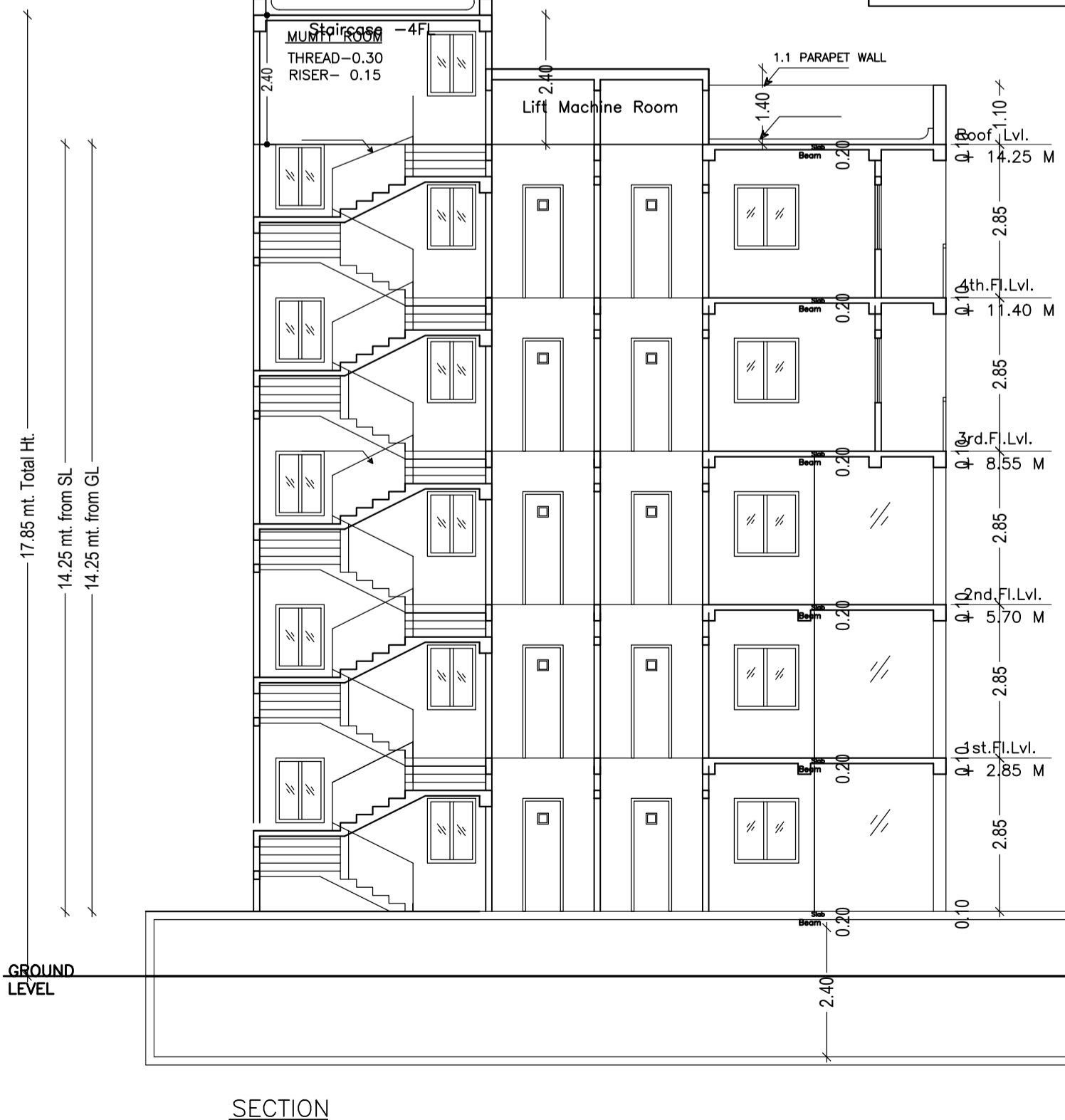
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	3	37.50	4	52.00
Parallel Car	-	-	2	27.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	4	8.00	4	8.00
ERiksha Stand Area	-	-	2	27.00
Other Parking	-	-	-	45.08
Total		58.00		152.58

Buildingwise Floor FAR Details

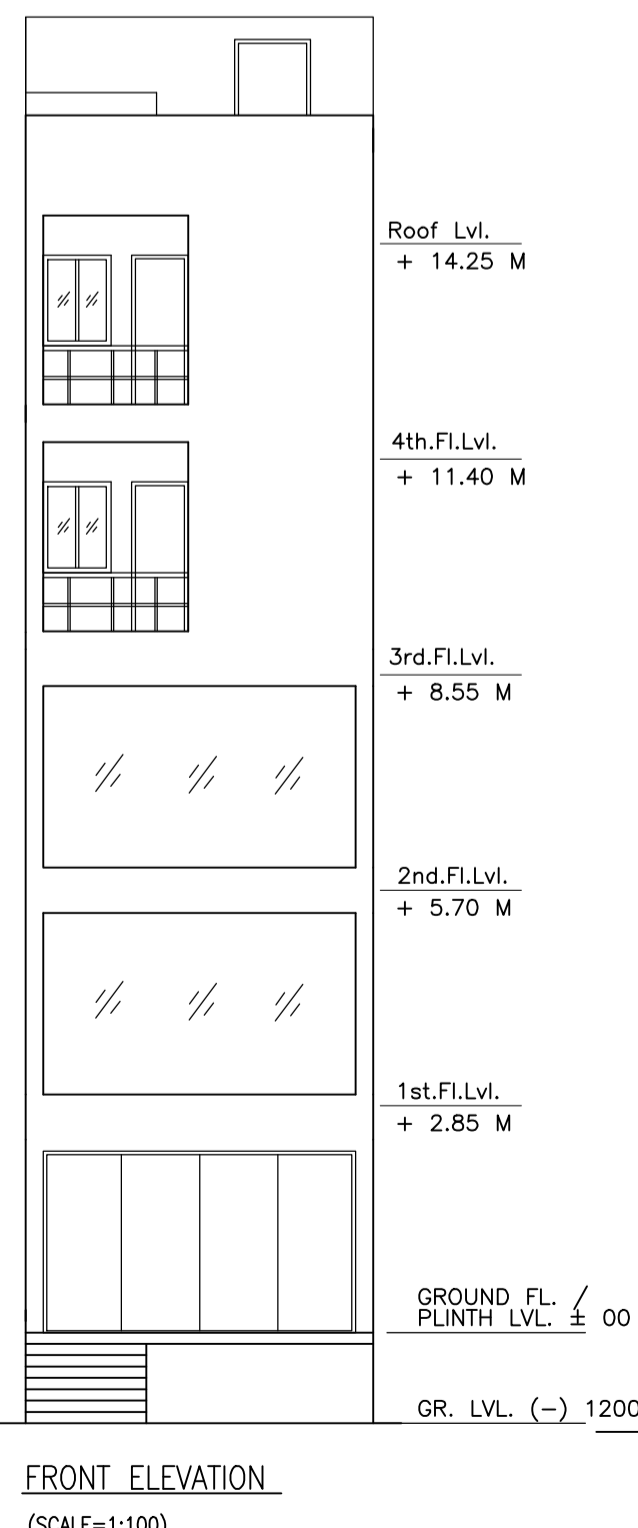
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	86.68	0.00	86.68	0.00
Ground Floor	59.11	59.11	59.11	59.11
First Floor	59.11	52.65	59.11	52.65
Second Floor	59.11	52.65	59.11	52.65
Third Floor	59.11	52.65	59.11	52.65
Fourth Floor	59.11	52.65	59.11	52.65
Terrace Floor	0.00	0.00	0.00	0.00
Total :	382.23	269.71	382.23	269.71

AREA STATEMENT

JAMSHEDPUR NAC	VERSION NO. : 1.0.65	
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020	
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGHBHUM	Plot SubUse: Commercial Bldg	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0145/W12/2022	Plot/SubPlot No: Ho. No. L, GOLMURI MARKET AREA	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	139.36
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	139.36
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		8.07
Total		8.07
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	131.29
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	139.36
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	139.36
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		69.68
Proposed Coverage Area ( 42.41 % )		59.11
Total Prop. Coverage Area ( 42.41 % )		59.11
Balance coverage area ( 7.58 % )		10.57
FAR CHECK		
Perm. FAR Area ( 2.500 )		348.40
Total Perm. FAR area		348.40
Residential FAR		105.31
Commercial FAR		164.42
Proposed FAR Area		269.73
Total Proposed FAR Area		269.73
Consumed FAR (Factor)		1.94
Balance FAR Area		78.67
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		382.23
ARCHITECT (Regd)		AJAY PRASAD SINHA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		HARI SHANKAR CHOUDHARY POA HOLDER SURAJ AGARWAL
DEVELOPMENT AUTHORITY		LOCAL BODY



SECTION (SCALE=1:100)



FRONT ELEVATION (SCALE=1:100)



SIDE - A ELEVATION (SCALE=1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA JNAC/ENG0011/2020			