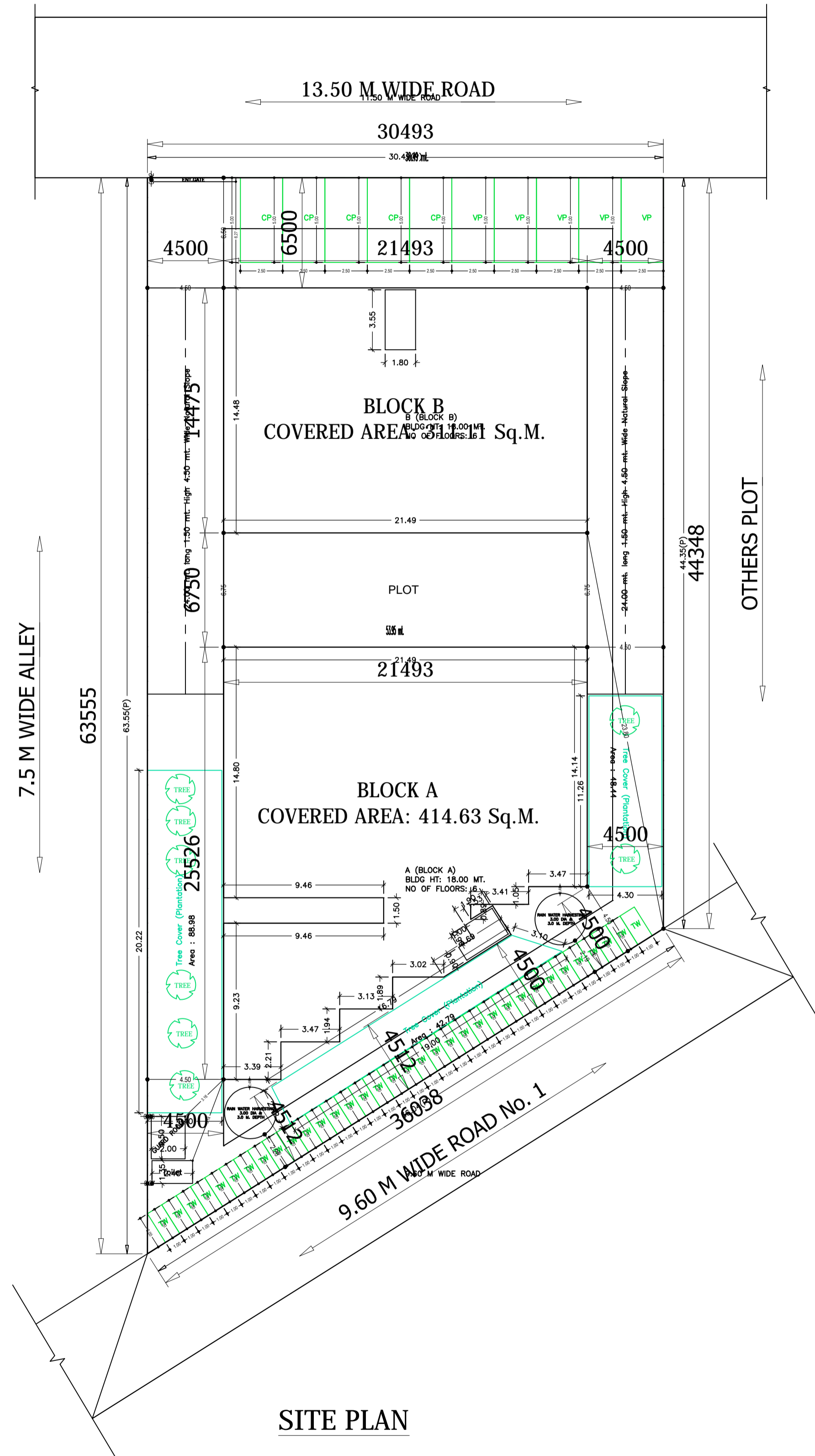
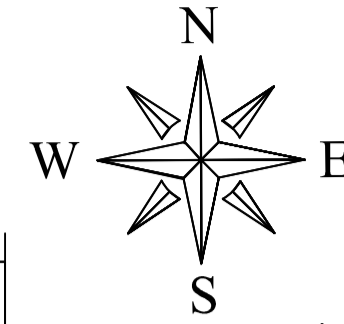


Proposal Basic Information	
Proposal File No.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



SITE PLAN

SITE PLAN

AREA STATEMENT		VERSION NO. : 1.0.62
PROJECT DETAIL:		VERSION DATE: 16/10/2020
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/0083/W3/2022	Plot/SubPlot No: HO. NO. NIL, CONTRACTORS 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)	SQ.MT. 1645.14
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1645.14
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		180.21
Total		180.21
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1464.94
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1645.14
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1645.14
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		822.57
Proposed Coverage Area (43.46 %)		715.05
Total Prop. Coverage Area (43.46 %)		715.05
Balance coverage area (6.54 %)		107.52
FAR CHECK		
Perm. FAR Area (2.50)		4112.85
Total Perm. FAR area		4112.85
Residential FAR		3470.93
Commercial FAR		603.01
Proposed FAR Area		4100.35
Total Proposed FAR Area		4100.35
Consumed FAR (Factor)		2.49
Balance FAR Area		12.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		6508.60
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Sri SURAJIT KUMAR SARKAR AND OTHERS	
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)	

Buildingwise Floor FAR Details

Floor Name	B (BLOCK B)				A (BLOCK A)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	13.20	1065.94	13.20	0.00	13.20	1065.94	13.20	0.00	26.40	2131.88	26.40	0.00
Ground Floor	0.00	311.12	0.00	304.74	0.00	414.63	0.00	402.57	0.00	725.75	0.00	707.31
First Floor	0.00	311.12	0.00	298.28	0.00	380.20	0.00	361.68	0.00	691.32	0.00	659.96
Second Floor	0.00	327.90	0.00	294.93	0.00	400.37	0.00	381.85	0.00	728.27	0.00	676.78
Third Floor	0.00	327.90	0.00	294.93	0.00	400.37	0.00	381.85	0.00	728.27	0.00	676.78
Fourth Floor	0.00	327.90	0.00	294.93	0.00	400.37	0.00	381.85	0.00	728.27	0.00	676.78
Fifth Floor	327.90	0.00	294.93	0.00	420.54	0.00	381.43	0.00	748.44	0.00	676.36	0.00
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
Total :	341.10	2671.88	308.14	1487.80	433.74	3061.88	394.63	1909.80	774.84	5733.76	702.77	3397.60

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
B (BLOCK B)	Residential	Residential Bldg/Apartment	Multistoried
A (BLOCK A)	Residential	Residential Bldg/Apartment	Multistoried

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.		
B (BLOCK B)	Residential	Residential Bldg/Apartment	> 0	1	16.00	1.00	16	-	-	-	-	-	
			> 0	1	16.00	-	-	-	1	2	-	-	
			> 0	1	16.00	-	-	-	-	-	-	-	
A (BLOCK A)	Residential	Residential Bldg/Apartment	> 0	1	24.00	1.00	24	-	-	-	-	-	
			> 0	1	24.00	-	-	-	-	-	1	24	
			> 0	1	24.00	-	-	-	1	3	-	-	
Total :			-	-	-	40	42	-	5	5	-	40	42

Parking Check (Table 7b)

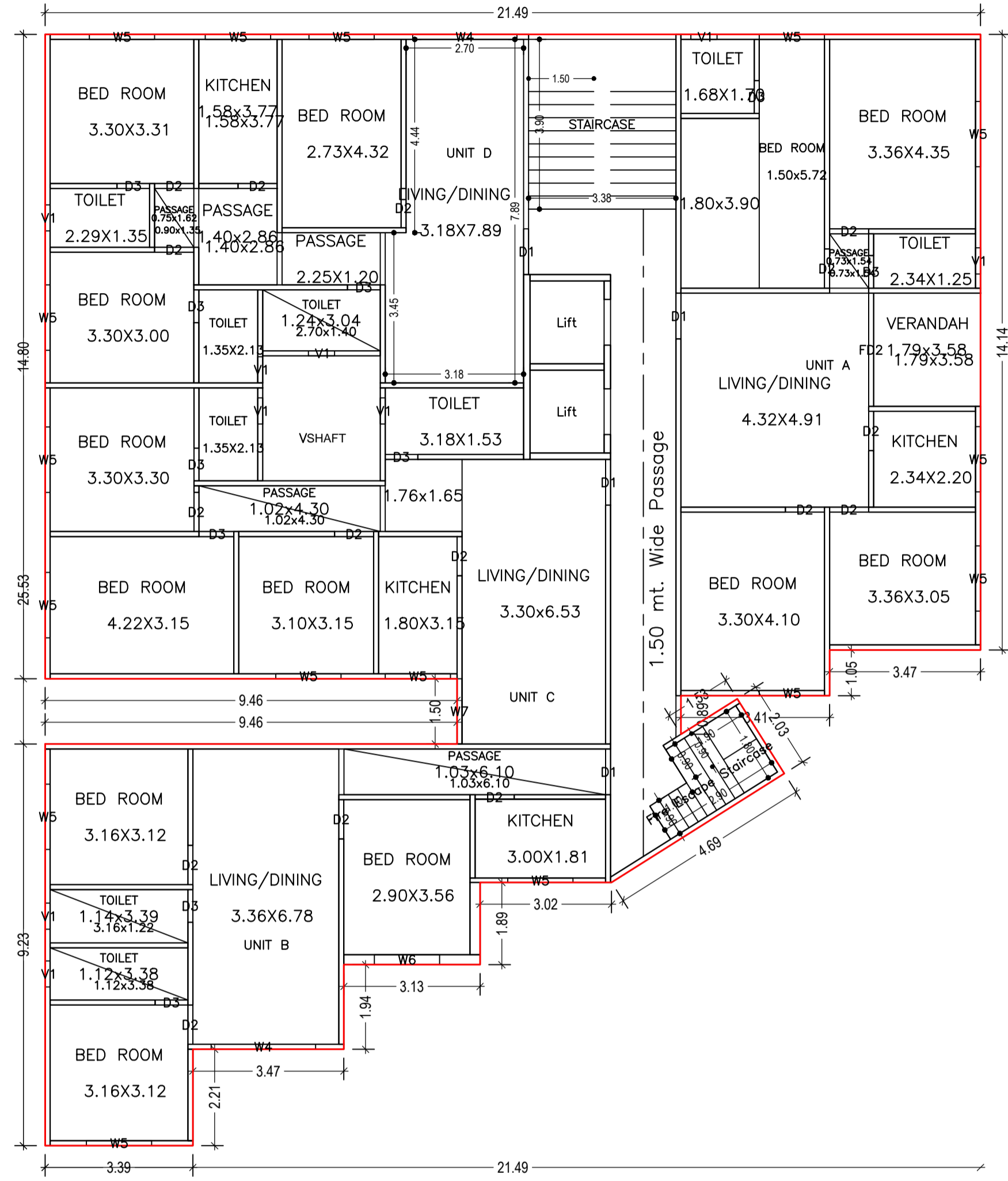
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	34	425.00
Two Stack Car	-	-	6	75.00
Total Car	40	500.00	42	527.00
Parallel Car	-	-	2	27.00
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	5	62.50	5	62.50
TwoWheeler	-	-	42	84.00
Total TwoWheeler	40	80.00	42	84.00
ERIKsha Stand Area	-	-	2	27.00
Other Parking	-	-	-	1714.04
Total		642.50		2498.54

FAR & Tenement Details (Table 4c-1)

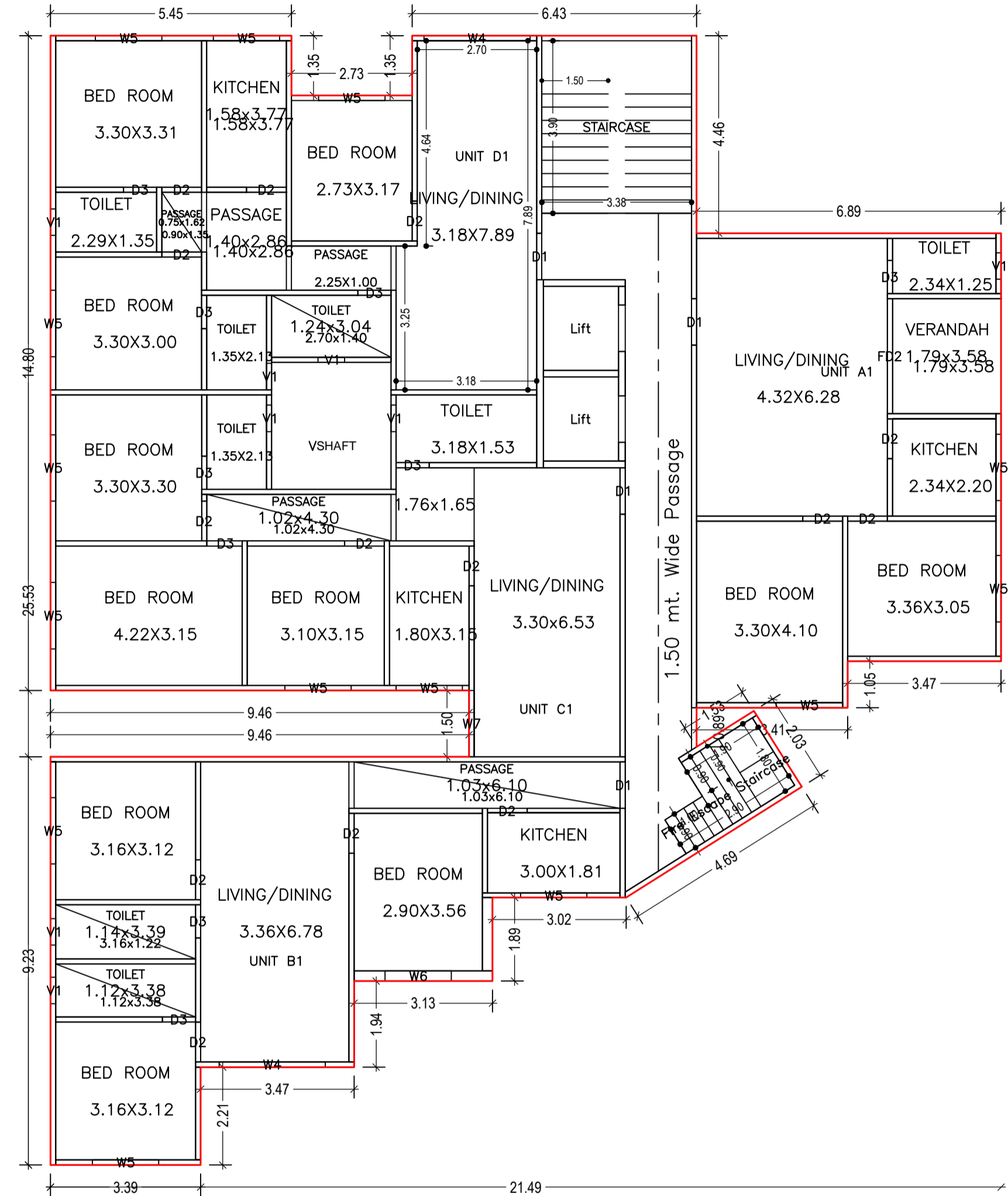
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Balcony	VShaft	Parking						
B (BLOCK B)	1	3012.98	2671.88	341.10	38.28	45.22	0.00	80.52	1130.12	1487.80	294.93	13.20	1795.94	1795.94	20
A (BLOCK A)	1	3495.62	3061.88	433.74	26.28	45.22	20.17	46.50	1063.02	1909.80	381.43	13.20	2304.43	2304.43	24
Grand Total :	2	6508.60	5733.76	774.84	64.56	90.44	20.17	127.02	2183.14	3397.60	676.36	26.40	4100.37	4100.37	44

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

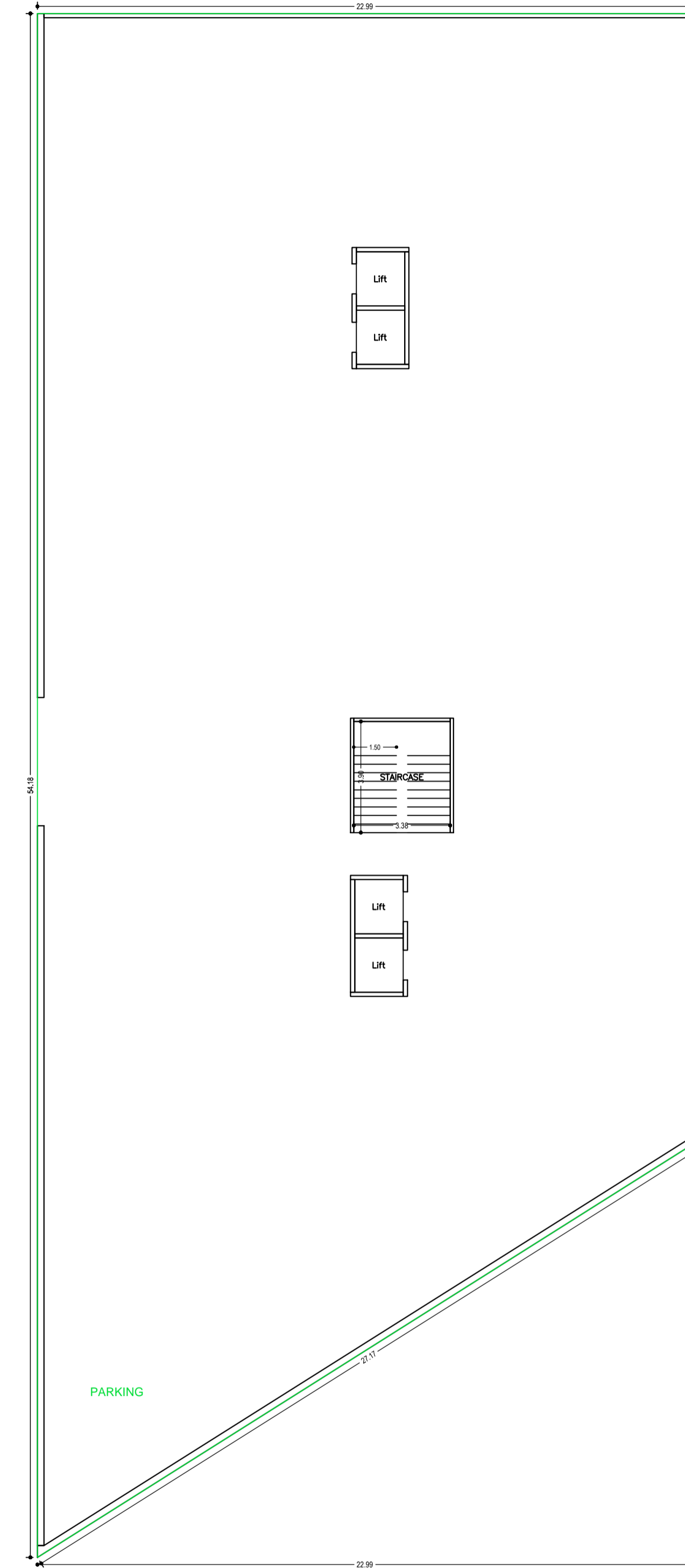
Proposal Basic Information	
Proposal File No.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



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



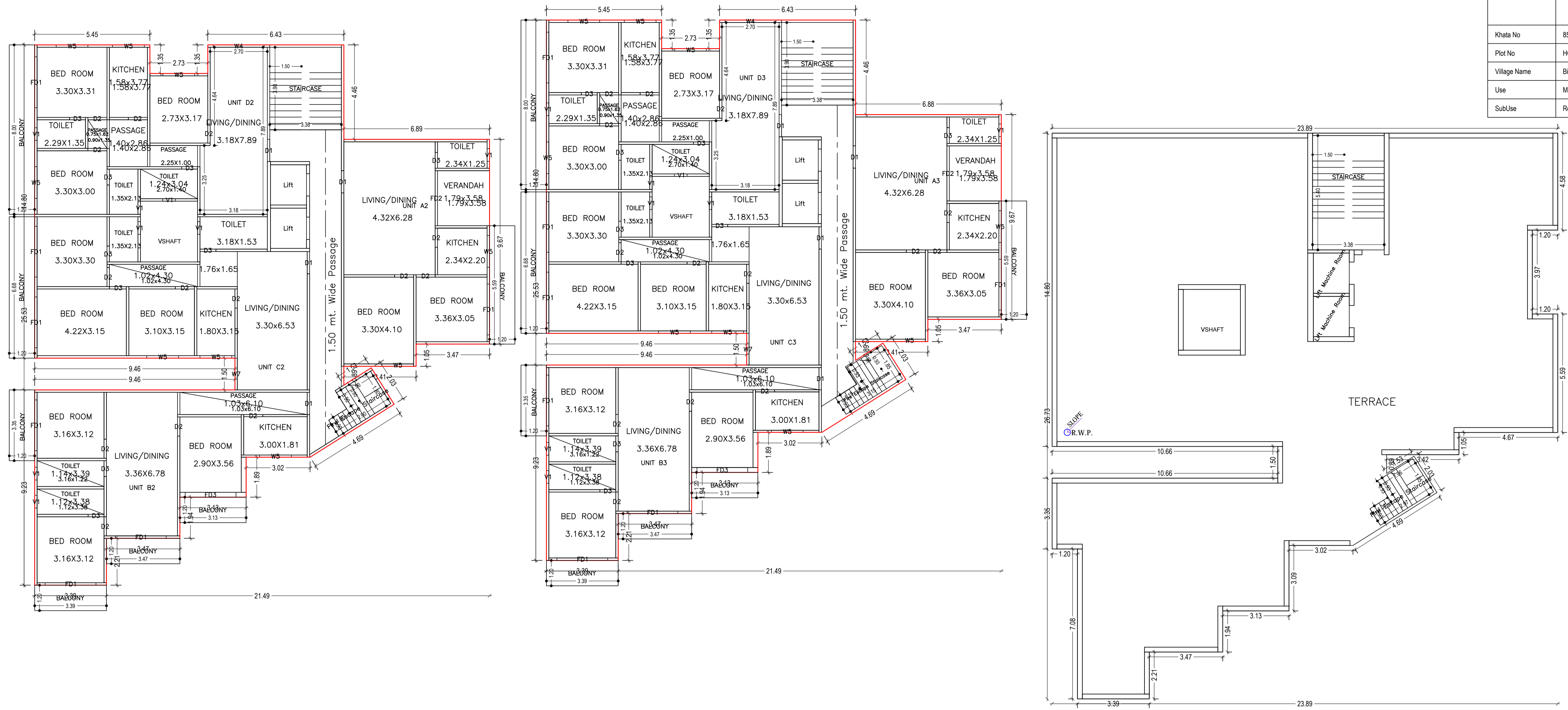
FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)



BASEMENT FLOOR PLAN
(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.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



TYPICAL – 2, 3& 4 FLOOR PLAN
(Existing)
(SCALE 1:100)

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

TERRACE FLOOR PLAN
(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.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK A)	D3	0.75	0.00	41
A (BLOCK A)	D3	0.75	2.10	08
A (BLOCK A)	D3	0.80	0.00	05
A (BLOCK A)	D3	0.80	2.10	01
A (BLOCK A)	D2	0.90	0.00	72
A (BLOCK A)	D2	0.90	2.10	14
A (BLOCK A)	D1	1.05	0.00	20
A (BLOCK A)	D1	1.05	2.10	04
A (BLOCK A)	FD1	2.40	0.00	21
A (BLOCK A)	FD3	2.40	0.00	03
A (BLOCK A)	FD1	2.40	2.10	07
A (BLOCK A)	FD3	2.40	2.10	01
A (BLOCK A)	FD2	2.60	0.00	05
A (BLOCK A)	FD2	2.60	2.40	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 5.59 X 1 X 3	20.13	121.02
	1.20 X 3.13 X 1 X 3	11.28	
	1.20 X 3.47 X 1 X 3	12.48	
	1.20 X 3.39 X 1 X 3	12.21	
	1.20 X 3.35 X 1 X 3	12.03	
	1.20 X 6.68 X 1 X 3	24.06	
FIFTH FLOOR PLAN	1.20 X 8.01 X 1 X 3	28.83	40.34
	1.20 X 5.59 X 1 X 1	6.71	
	1.20 X 3.13 X 1 X 1	3.76	
	1.20 X 3.47 X 1 X 1	4.16	
	1.20 X 3.39 X 1 X 1	4.07	
	1.20 X 3.35 X 1 X 1	4.01	
	1.20 X 6.68 X 1 X 1	8.02	
Total	1.20 X 8.01 X 1 X 1	9.61	161.36

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK A)	V1	0.60	0.60	08
A (BLOCK A)	V1	0.60	1.20	41
A (BLOCK A)	W5	1.50	1.20	66
A (BLOCK A)	W6	1.50	1.20	02
A (BLOCK A)	W7	1.50	1.20	05
A (BLOCK A)	W7	1.50	1.80	01
A (BLOCK A)	W4	2.40	1.20	08



NORTH SIDE ELEVATION - BLOCK B



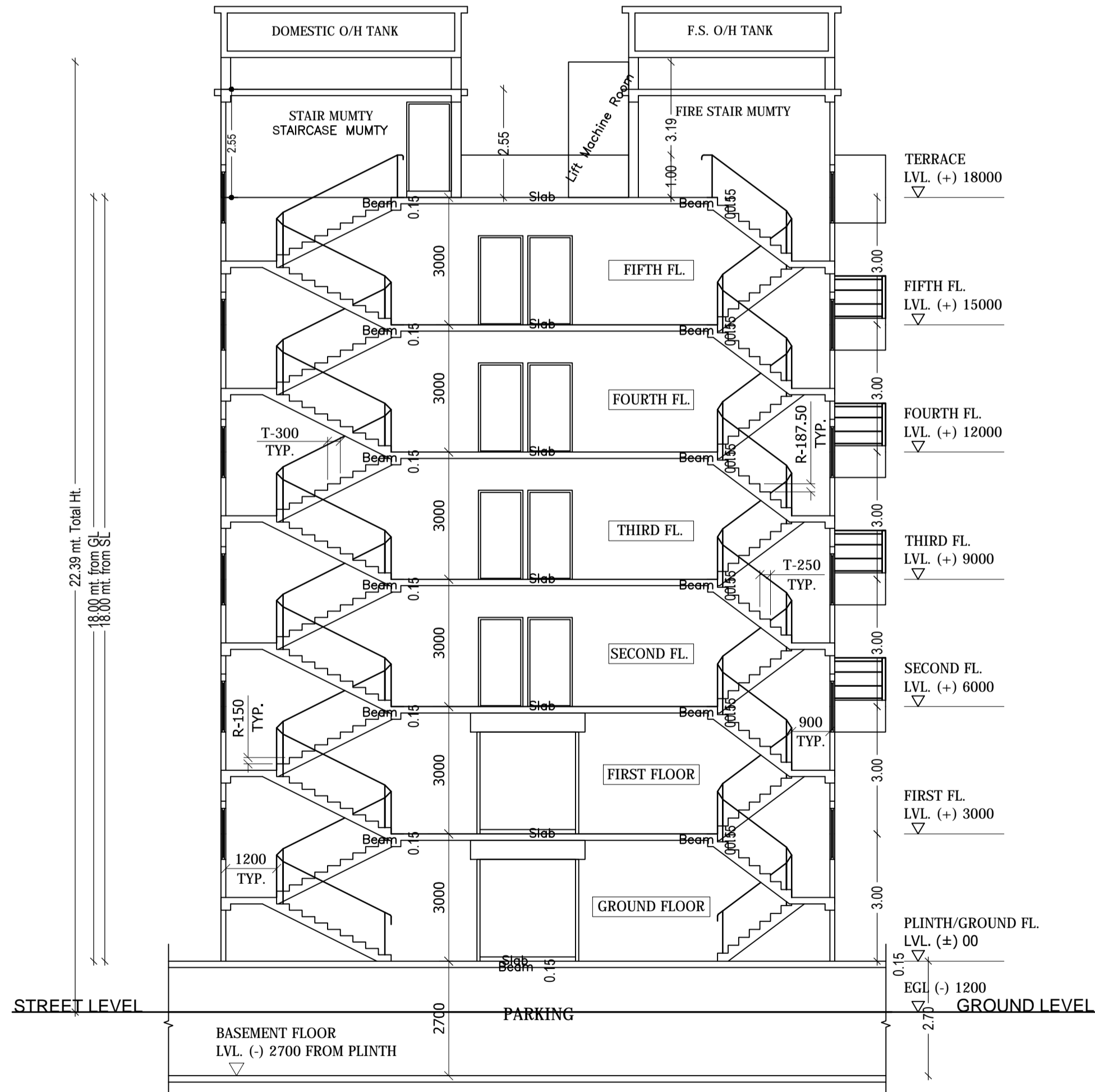
WEST SIDE ELEVATION - BLOCK B

Building :A (BLOCK A)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (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	VShaft	Parking						
Basement Floor	1079.14	1065.94	13.20	0.00	12.92	0.00	0.00	1053.02	0.00	0.00	13.20	13.20	13.20	00
Ground Floor	414.63	414.63	0.00	4.31	0.00	0.00	7.75	0.00	402.57	0.00	0.00	402.57	402.57	04
First Floor	380.20	380.20	0.00	4.31	6.46	0.00	7.75	0.00	361.68	0.00	0.00	361.68	361.68	04
Second Floor	400.37	400.37	0.00	4.31	6.46	0.00	7.75	0.00	381.85	0.00	0.00	381.85	381.85	04
Third Floor	400.37	400.37	0.00	4.31	6.46	0.00	7.75	0.00	381.85	0.00	0.00	381.85	381.85	04
Fourth Floor	400.37	400.37	0.00	4.31	6.46	0.00	7.75	0.00	381.85	0.00	0.00	381.85	381.85	04
Fifth Floor	420.54	0.00	420.54	4.73	6.46	20.17	7.75	0.00	0.00	381.43	0.00	381.43	381.43	04
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	00
Total	3495.62	3061.88	433.74	26.28	45.22	20.17	46.50	1053.02	1909.80	381.43	13.20	2304.43	2304.43	24
Total Number of Same Buildings	1													
Total	3495.62	3061.88	433.74	26.28	45.22	20.17	46.50	1053.02	1909.80	381.43	13.20	2304.43	2304.43	24

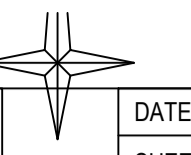
UnitBUA Table for Building :A (BLOCK A)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT A	FLAT	Existing	102.68	94.81	10	4
	UNIT B	FLAT	Existing	81.04	73.01	8	
	UNIT C	FLAT	Existing	83.03	77.05	8	
	UNIT D	FLAT	Existing	86.96	80.94	11	
FIRST FLOOR PLAN	UNIT A1	FLAT	Existing	71.42	66.30	6	4
	UNIT B1	FLAT	Existing	81.04	73.01	8	
	UNIT C1	FLAT	Existing	83.03	77.05	8	
	UNIT D1	FLAT	Existing	83.27	77.02	11	
TYPICAL - 2, 3& 4 FLOOR PLAN	UNIT A2	FLAT	Existing	78.14	66.30	6	12
	UNIT B2	FLAT	Existing	97.05	73.01	8	
	UNIT C2	FLAT	Existing	91.05	77.05	8	
	UNIT D2	FLAT	Existing	92.88	77.23	11	
FIFTH FLOOR PLAN	UNIT A3	FLAT	Proposed	78.14	66.30	6	4
	UNIT B3	FLAT	Proposed	97.05	73.01	8	
	UNIT C3	FLAT	Proposed	91.05	77.05	8	
	UNIT D3	FLAT	Proposed	92.88	77.23	11	
Total				2108.92	1793.54	202	24

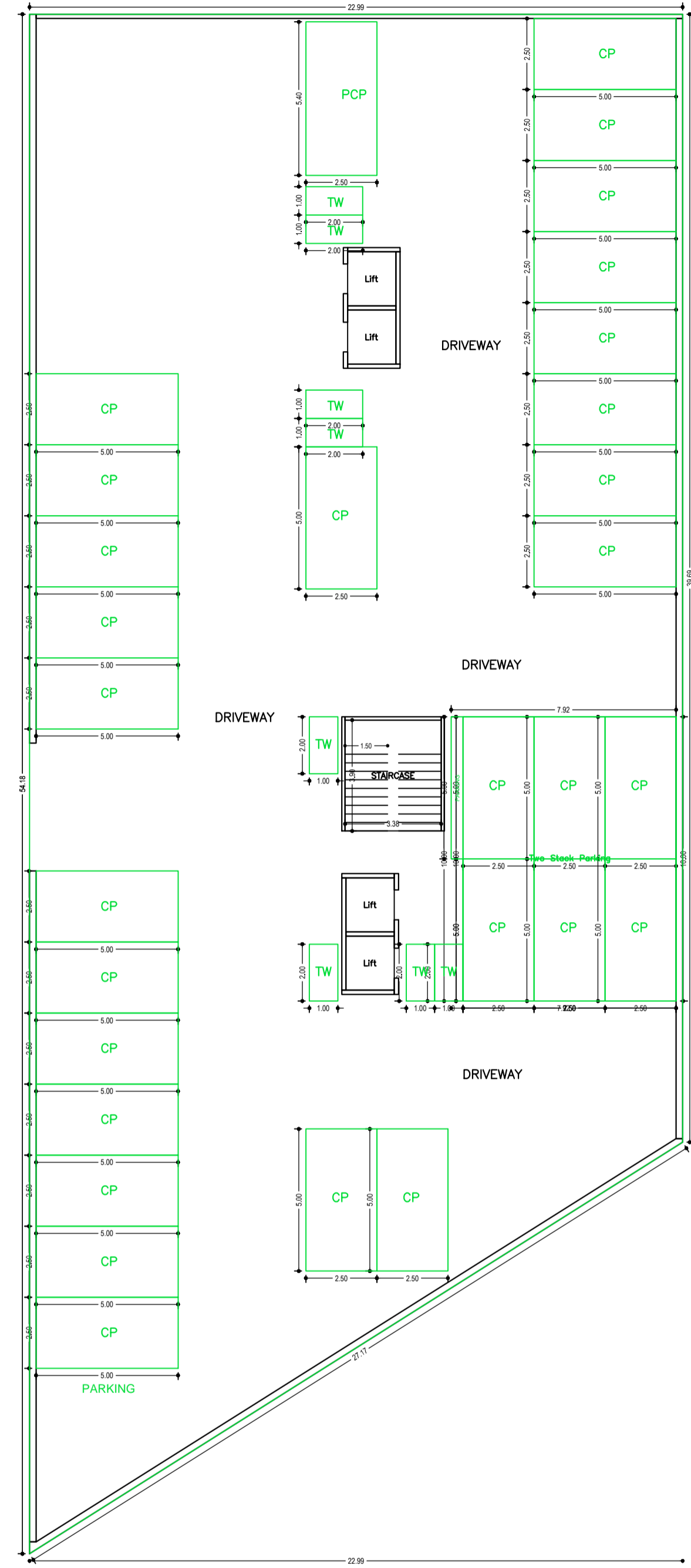


SECTION B - B (BLOCK B)

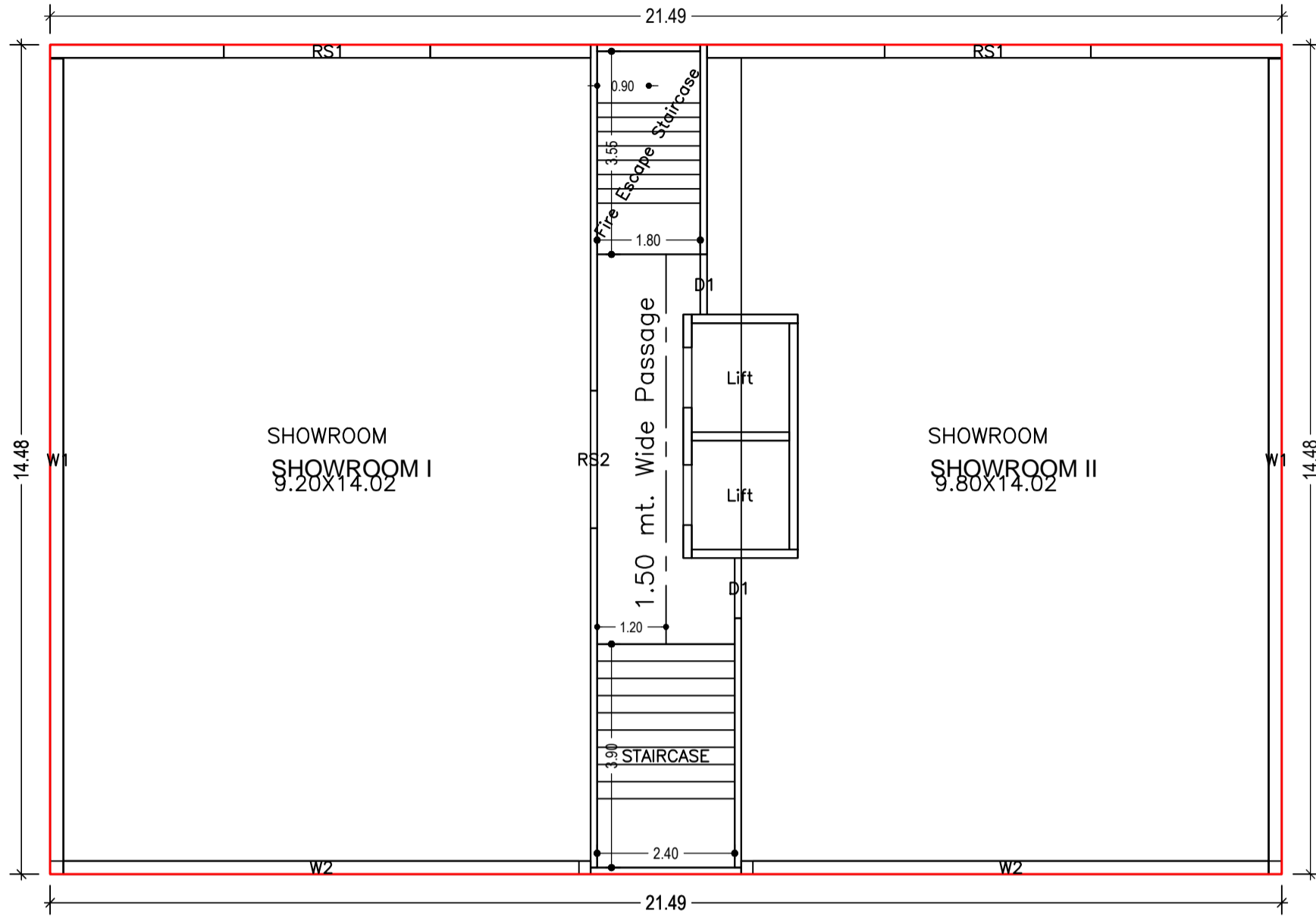
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



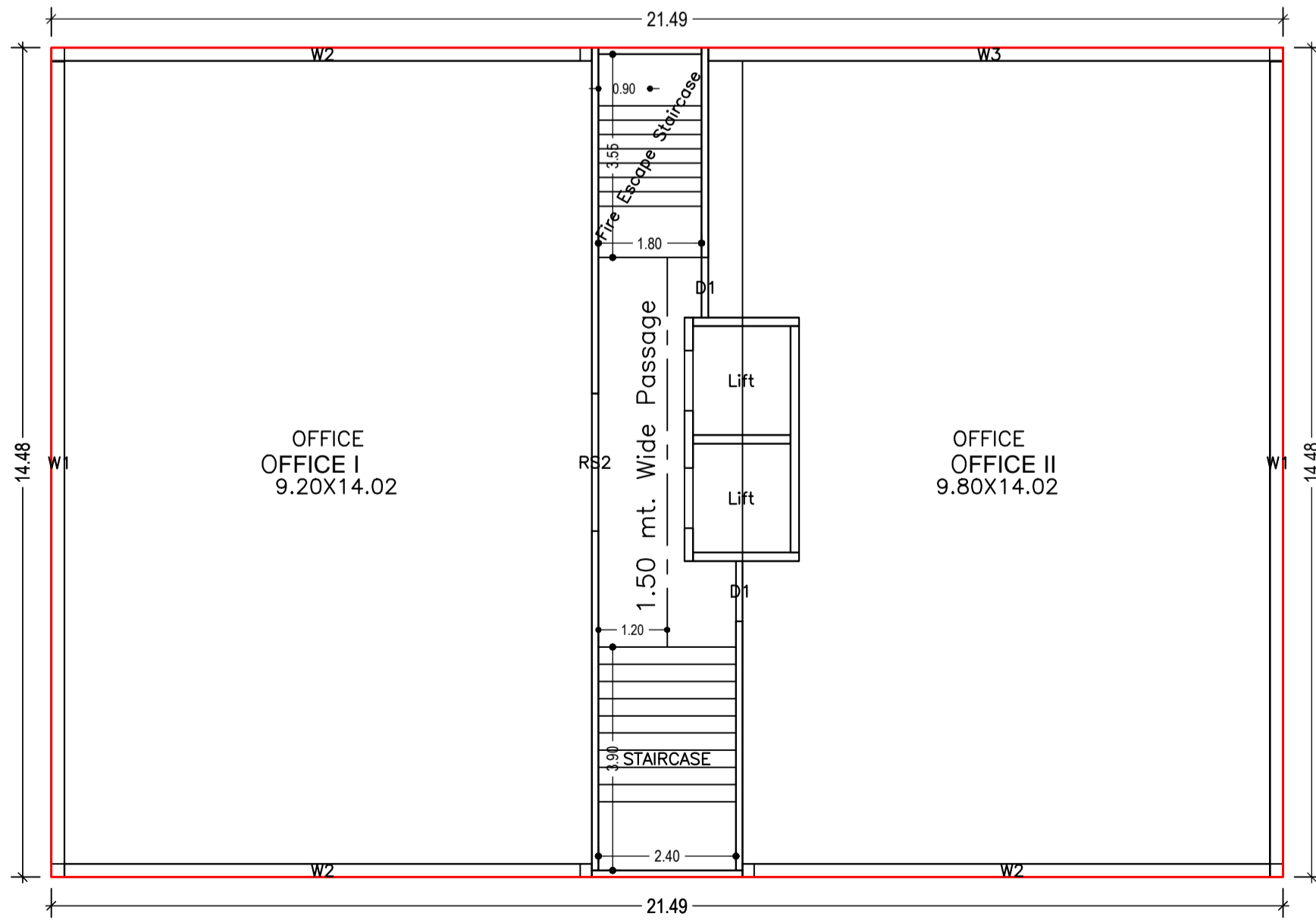
Proposal Basic Information	
Proposal File No.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN
(SCALE 1:100)

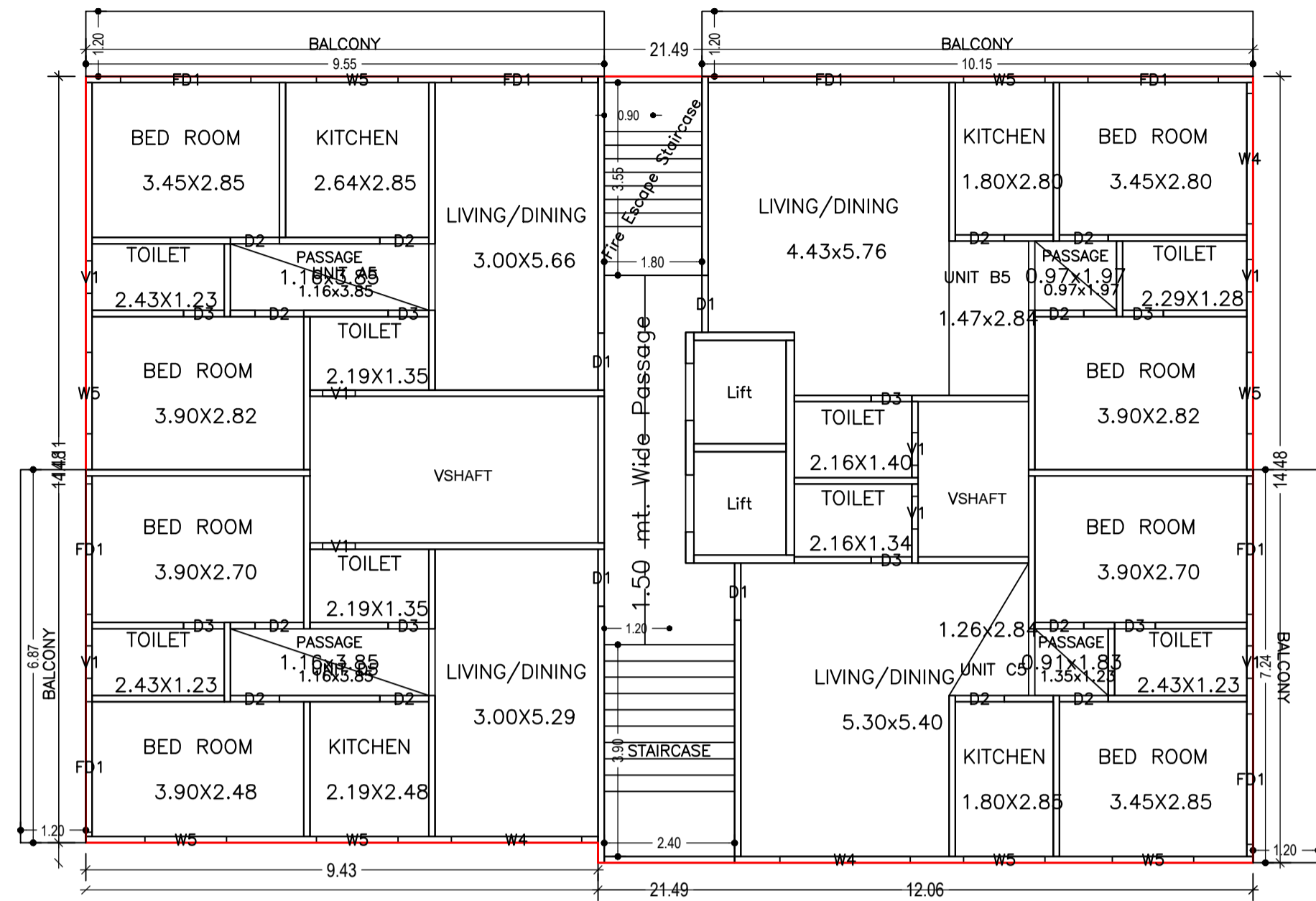


GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)

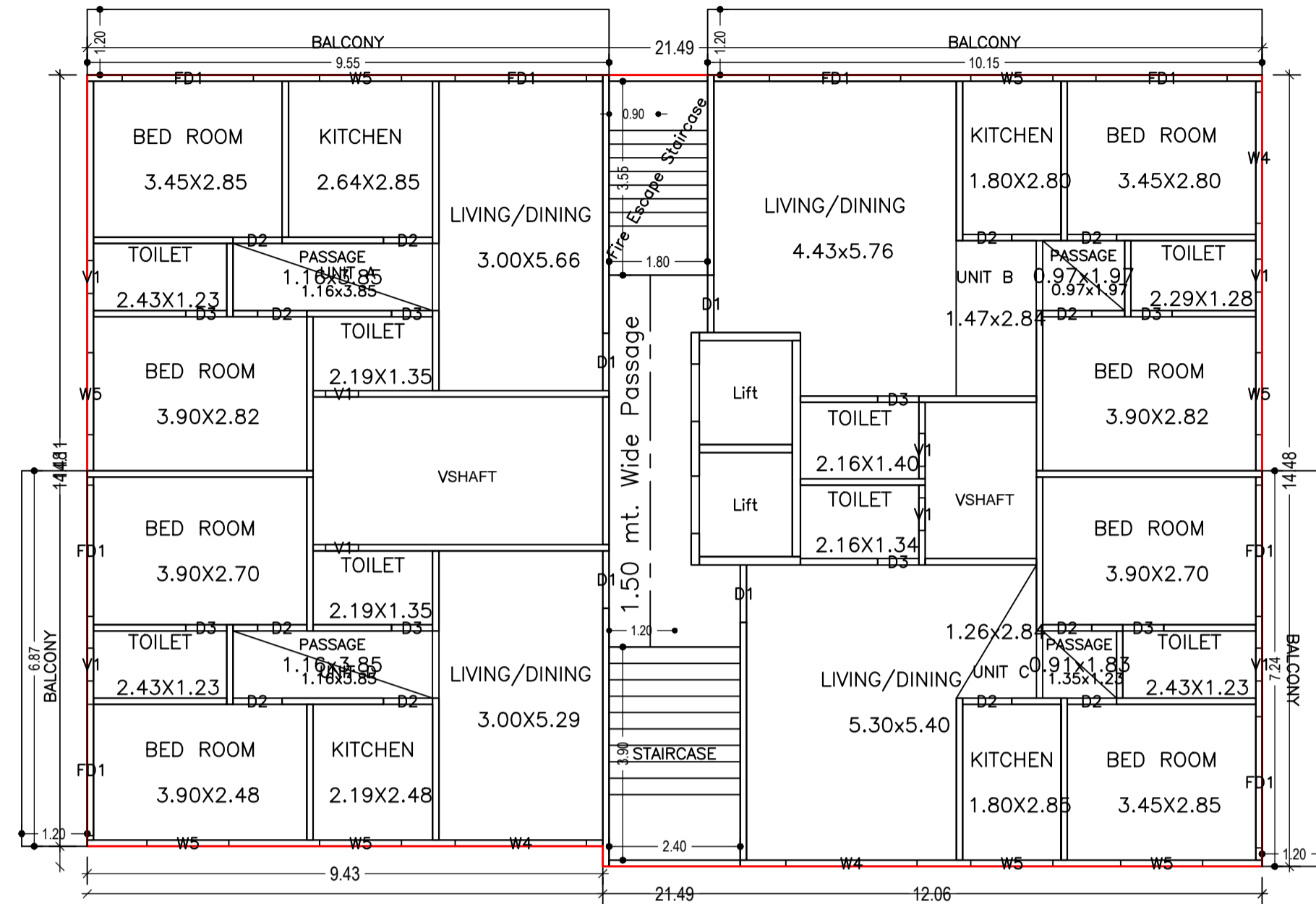


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

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Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
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Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



TYPICAL - 2, 3& 4 FLOOR PLAN
(Existing)
(SCALE 1:100)



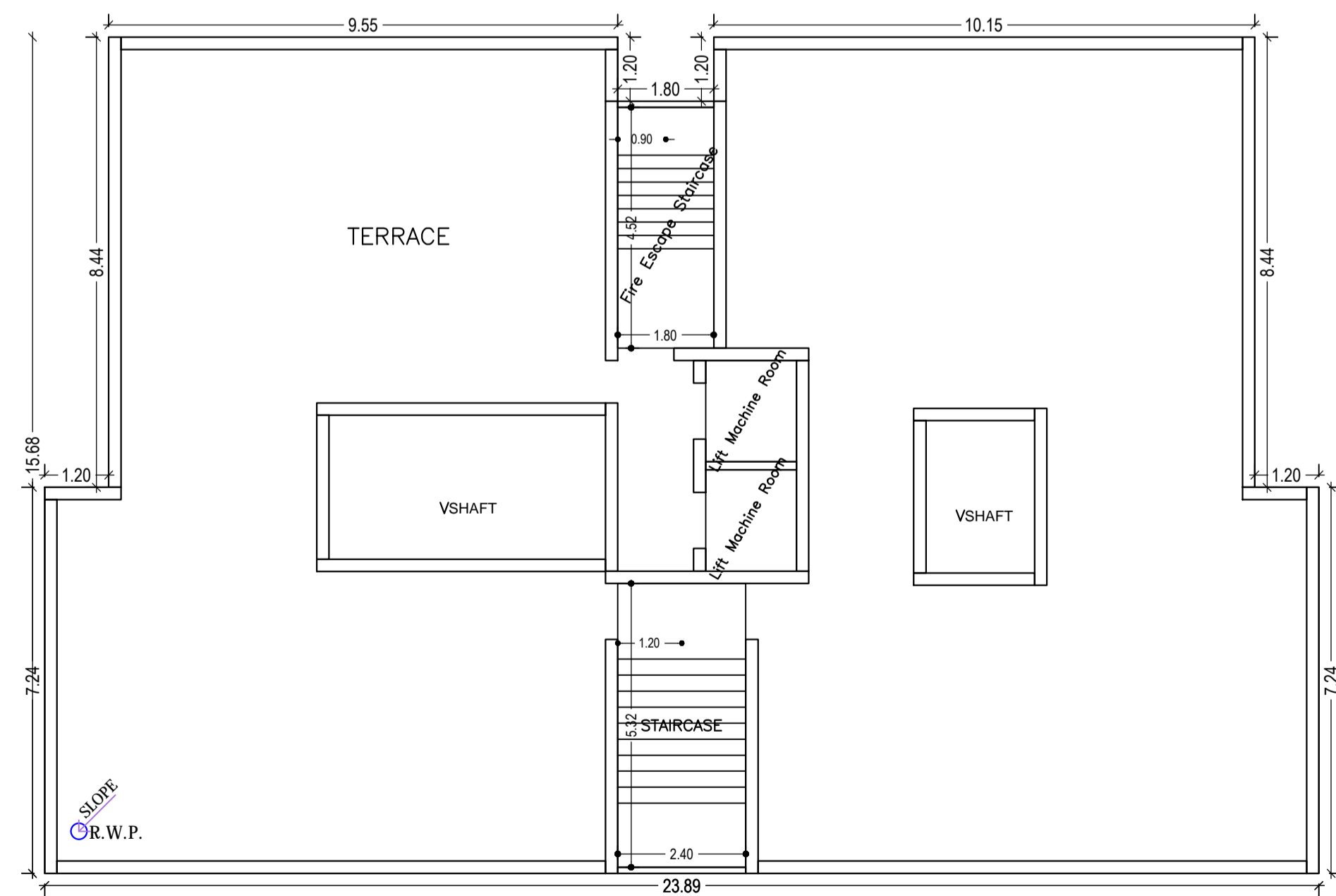
FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK B)	D3	0.75	0.00	24
B (BLOCK B)	D3	0.75	2.10	08
B (BLOCK B)	D2	0.90	0.00	36
B (BLOCK B)	D2	0.90	2.10	12
B (BLOCK B)	D1	1.05	0.00	16
B (BLOCK B)	D1	1.05	2.10	04
B (BLOCK B)	RS2	2.40	0.00	02
B (BLOCK B)	FD1	2.40	0.00	24
B (BLOCK B)	FD1	2.40	2.10	08
B (BLOCK B)	RS1	3.60	0.00	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (BLOCK B)	V1	0.60	0.60	08
B (BLOCK B)	V1	0.60	1.20	24
B (BLOCK B)	W5	1.50	1.20	32
B (BLOCK B)	W1	14.00	1.20	04
B (BLOCK B)	W4	2.40	1.20	12
B (BLOCK B)	W2	9.00	1.20	05
B (BLOCK B)	W3	9.80	1.20	01



TERRACE FLOOR PLAN

Building :B (BLOCK B)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Existing FAR Area (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.)	Tnmt (No.)
				StairCase	Lift	VShaft	Parking						
Basement Floor	1079.14	1065.94	13.20	0.00	12.92	0.00	1130.12	0.00	0.00	13.20	13.20	13.20	00
Ground Floor	311.12	311.12	0.00	6.38	0.00	0.00	304.74	0.00	0.00	304.74	304.74	0.00	02
First Floor	311.12	311.12	0.00	6.38	6.46	0.00	298.28	0.00	0.00	298.28	298.28	0.00	02
Second Floor	327.90	327.90	0.00	6.38	6.46	20.13	294.93	0.00	0.00	294.93	294.93	0.00	04
Third Floor	327.90	327.90	0.00	6.38	6.46	20.13	294.93	0.00	0.00	294.93	294.93	0.00	04
Fourth Floor	327.90	327.90	0.00	6.38	6.46	20.13	294.93	0.00	0.00	294.93	294.93	0.00	04
Fifth Floor	327.90	0.00	327.90	6.38	6.46	20.13	0.00	0.00	294.93	0.00	294.93	294.93	04
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	00
Total :	3012.98	2671.88	341.10	38.28	45.22	80.52	1130.12	1487.80	294.93	13.20	1795.94	1795.94	20
Total Number of Same Buildings :	1												
Total :	3012.98	2671.88	341.10	38.28	45.22	80.52	1130.12	1487.80	294.93	13.20	1795.94	1795.94	20

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

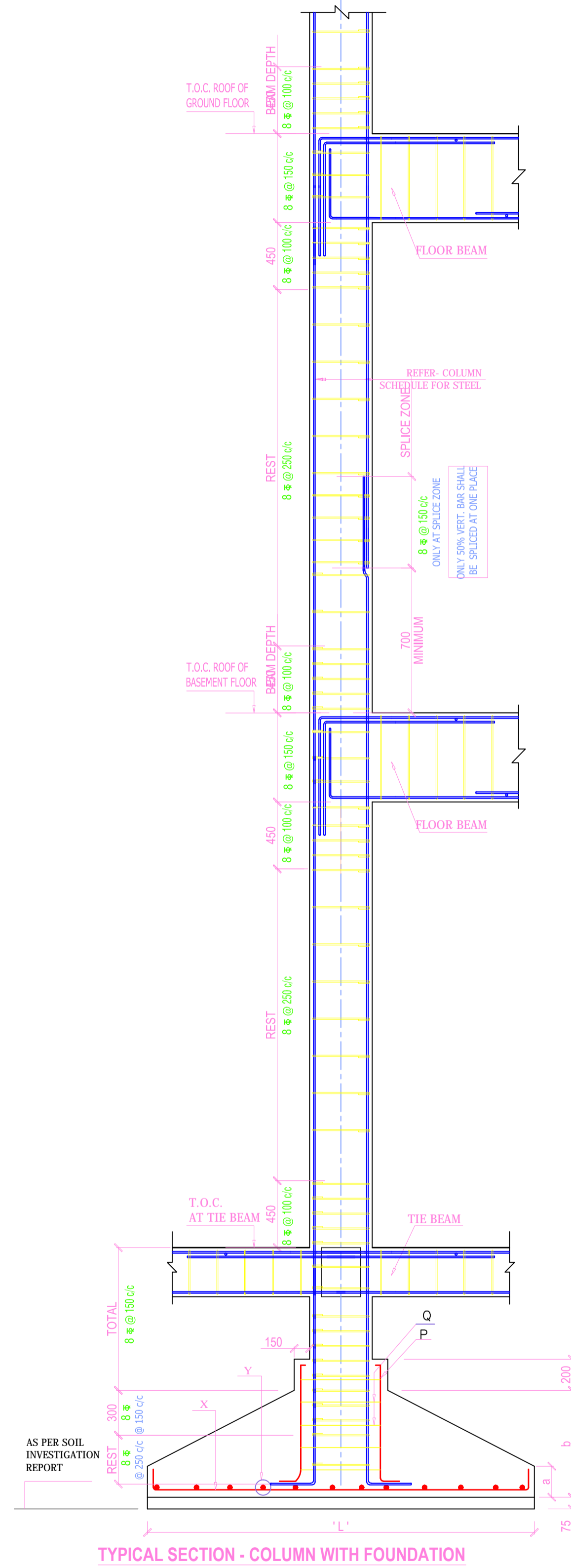
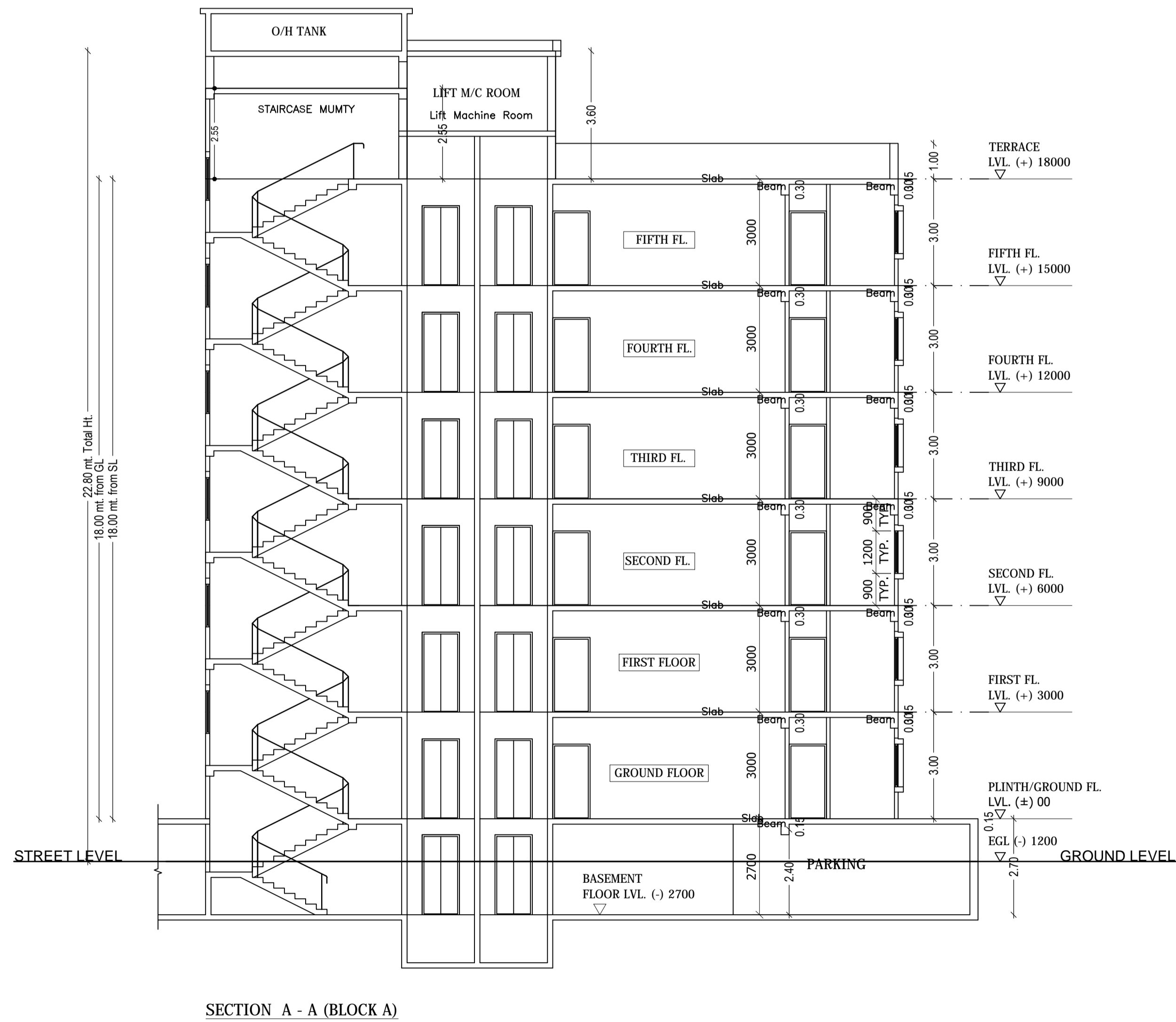
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Proposal File No.	JNAC/BP/0083/W3/2022
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Khata No	85
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Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm

Balcony Calculations Table

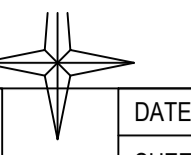
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	1.20 X 9.55 X 1 X 3	34.38	121.71
	1.20 X 10.15 X 1 X 3	36.54	
	1.20 X 6.87 X 1 X 3	24.72	
	1.20 X 7.24 X 1 X 3	26.07	
FIFTH FLOOR PLAN	1.20 X 9.55 X 1 X 1	11.46	40.57
	1.20 X 10.15 X 1 X 1	12.18	
	1.20 X 6.87 X 1 X 1	8.24	
	1.20 X 7.24 X 1 X 1	8.69	
Total	-	-	162.28

UnitBUA Table for Building :B (BLOCK B)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM I	SHOP	Existing	136.52	129.79	1	2
	SHOWROOM II	SHOP	Existing	135.16	128.29	1	
FIRST FLOOR PLAN	OFFICE I	OFFICE	Existing	136.52	128.96	1	2
	OFFICE II	OFFICE	Existing	135.16	127.46	1	
TYPICAL - 2, 3 & 4 FLOOR PLAN	UNIT A5	FLAT	Existing	73.24	56.47	7	12
	UNIT B5	FLAT	Existing	79.11	62.16	7	
	UNIT C5	FLAT	Existing	71.53	58.08	7	
	UNIT D5	FLAT	Existing	66.02	53.16	7	
	UNIT A	FLAT	Proposed	73.24	56.47	7	
FIFTH FLOOR PLAN	UNIT B	FLAT	Proposed	79.11	62.16	7	4
	UNIT C	FLAT	Proposed	71.53	58.08	7	
	UNIT D	FLAT	Proposed	66.02	53.16	7	
	Total	-	-	1702.97	1433.94	116	



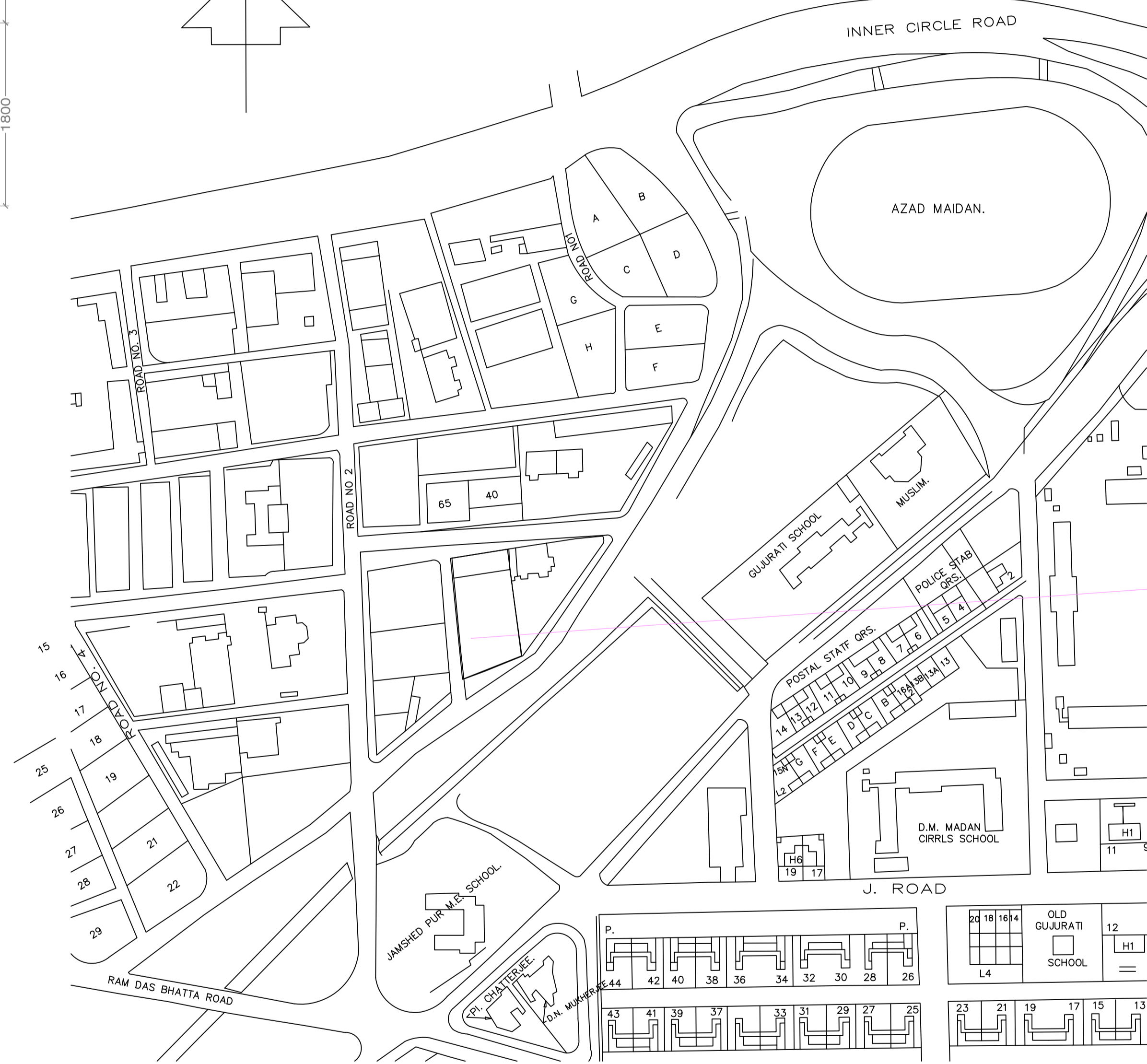
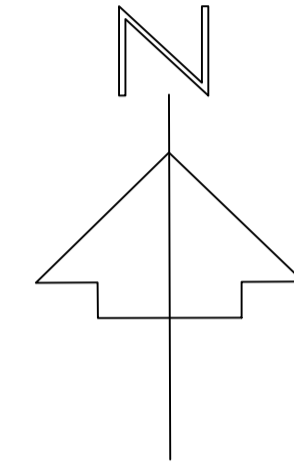
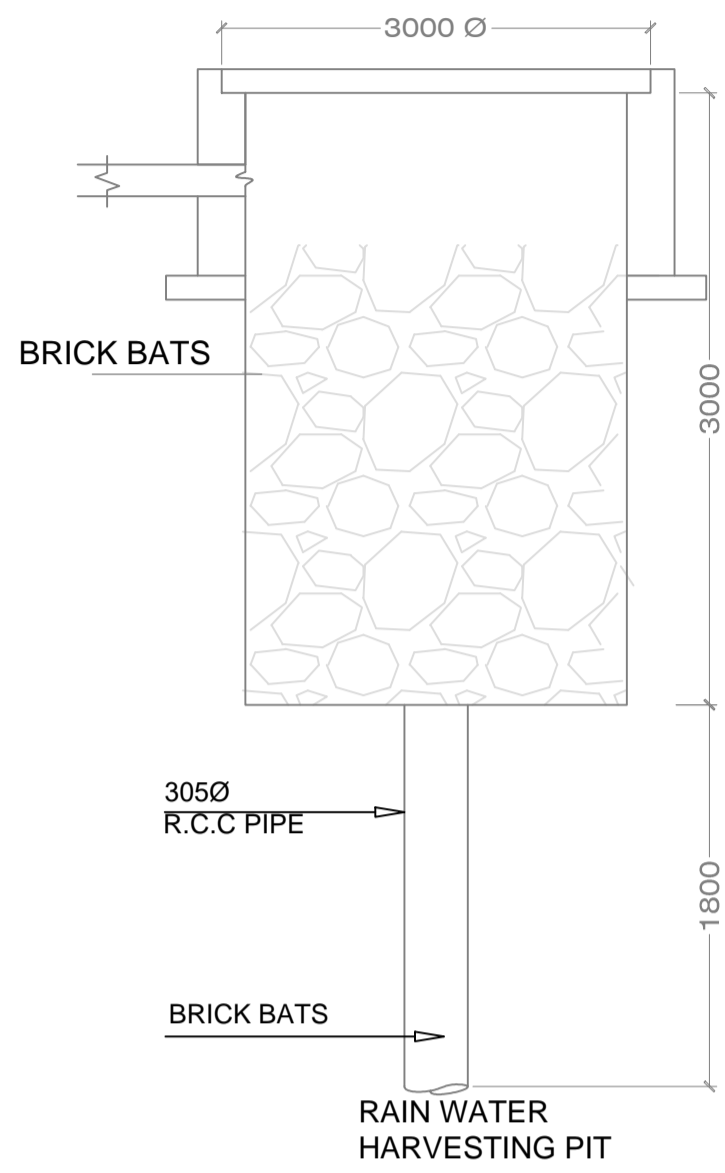
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



Proposal Basic Information	
Proposal File No.	JNAC/BP/0083/W3/2022
Owner Name	Sri SURAJIT KUMAR SARKAR AND OTHERS
Khata No	85
Plot No	HO. NO. NIL, CONTRACTORS AREA
Village Name	Bisthupur
Use	Mixed
SubUse	Resi+Comm



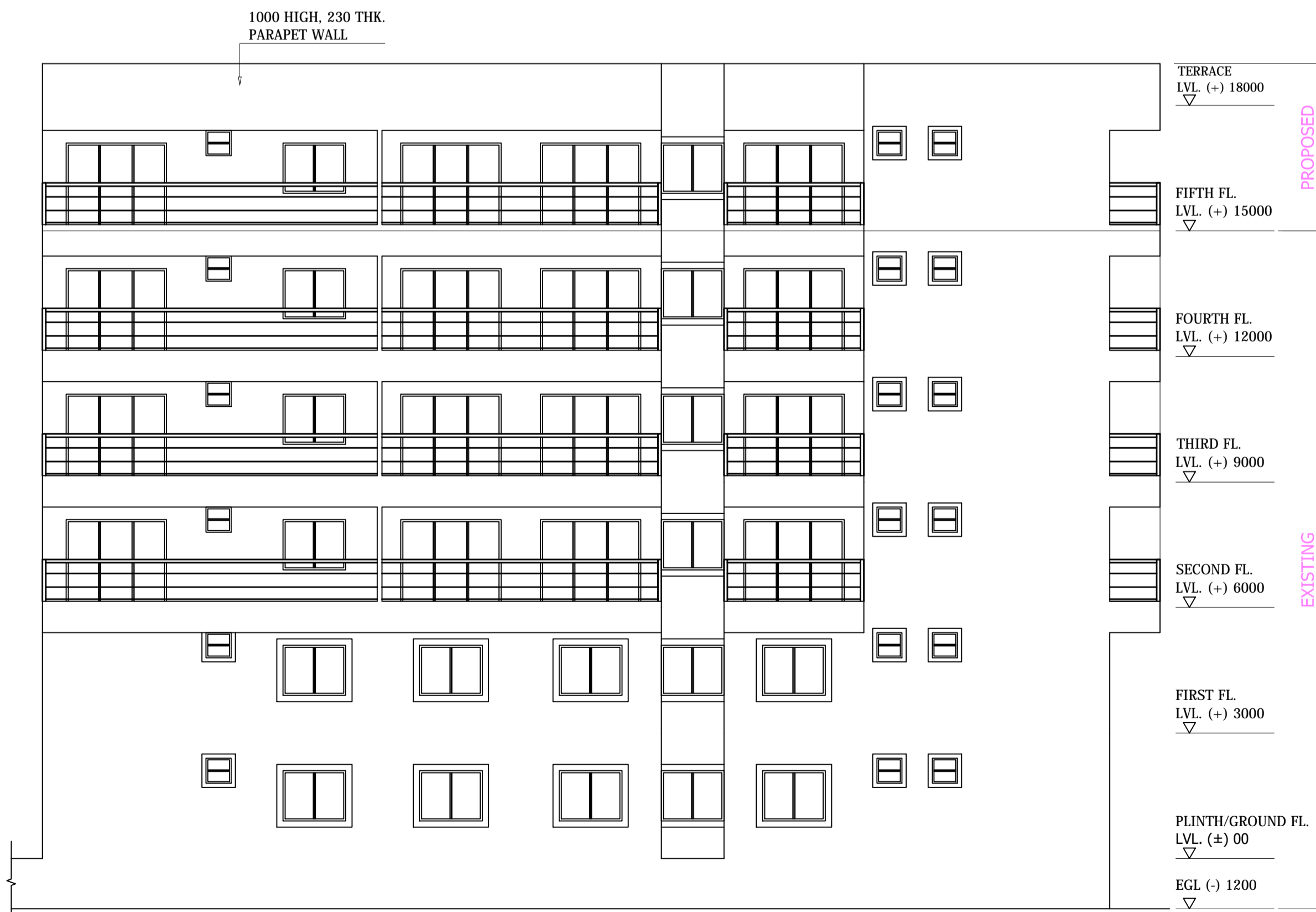
SOUTH SIDE ELEVATION - BLOCK A



PROPOSED PLOT

LOCATION PLAN

NOT TO SCALE



WEST SIDE ELEVATION - BLOCK A

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