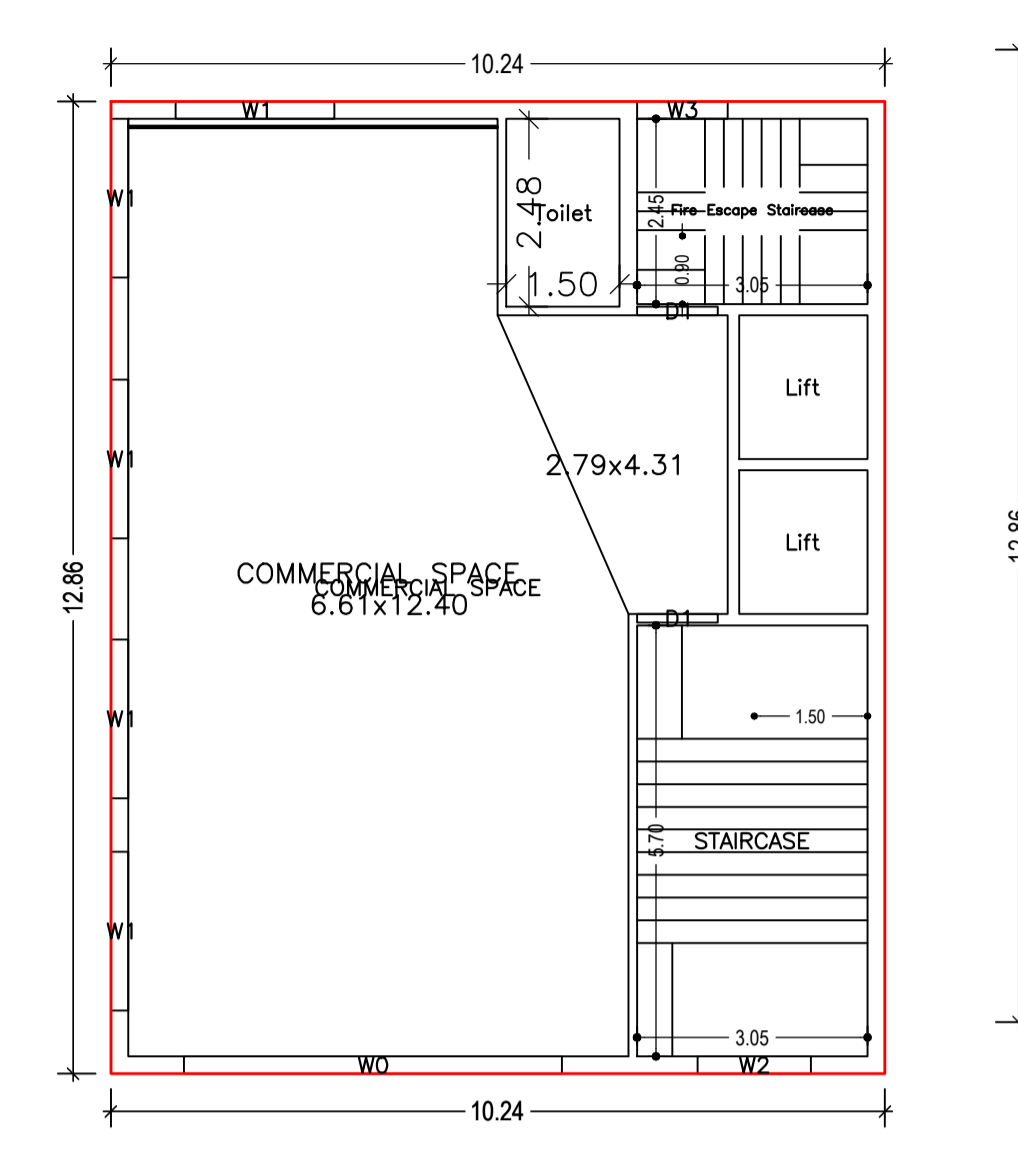
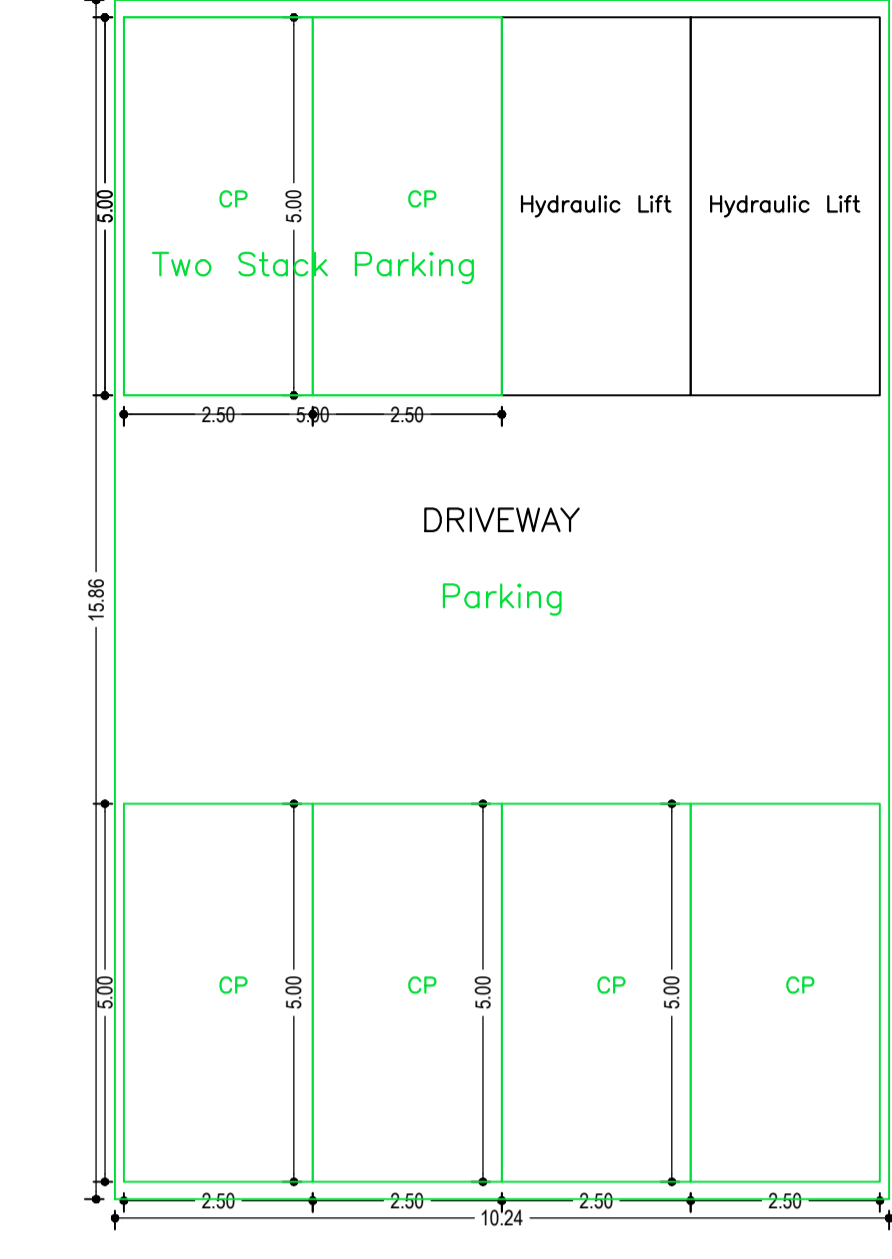


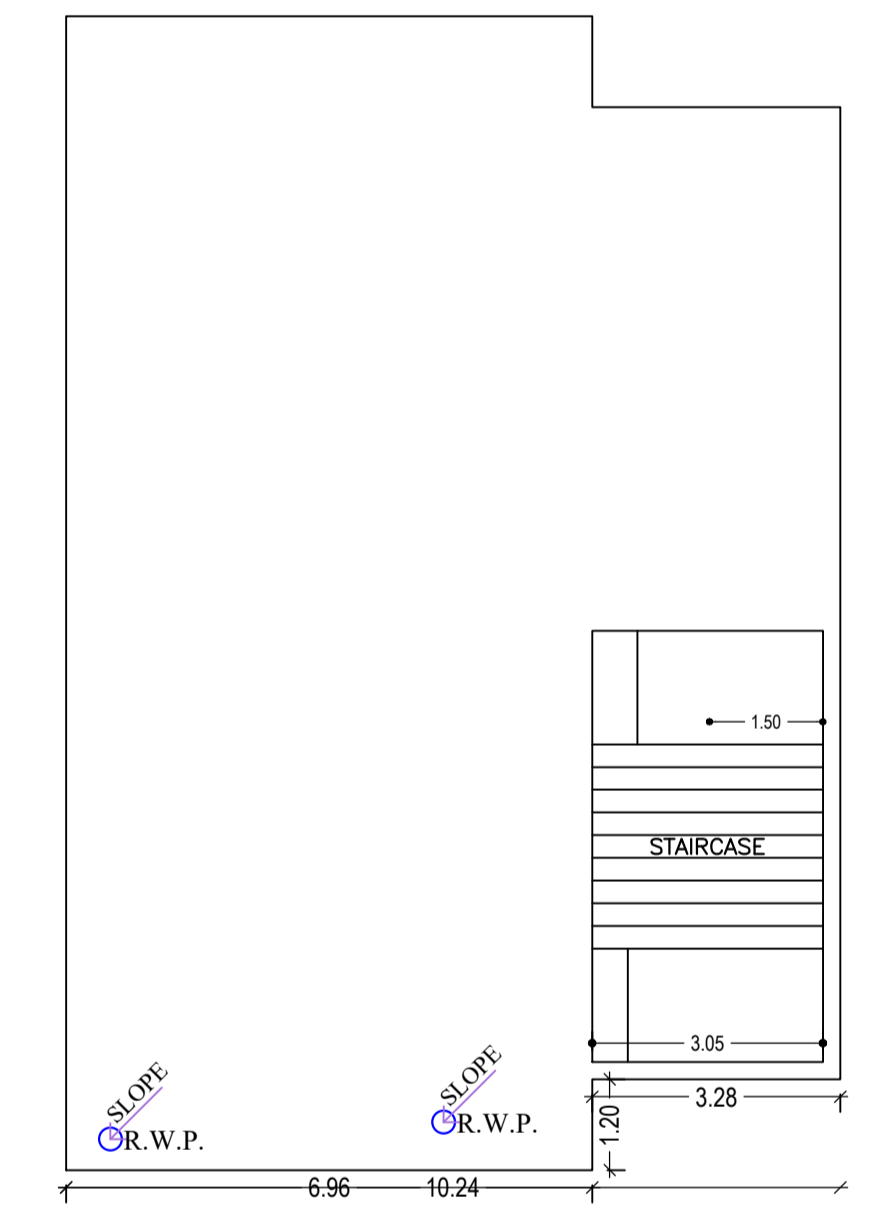
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



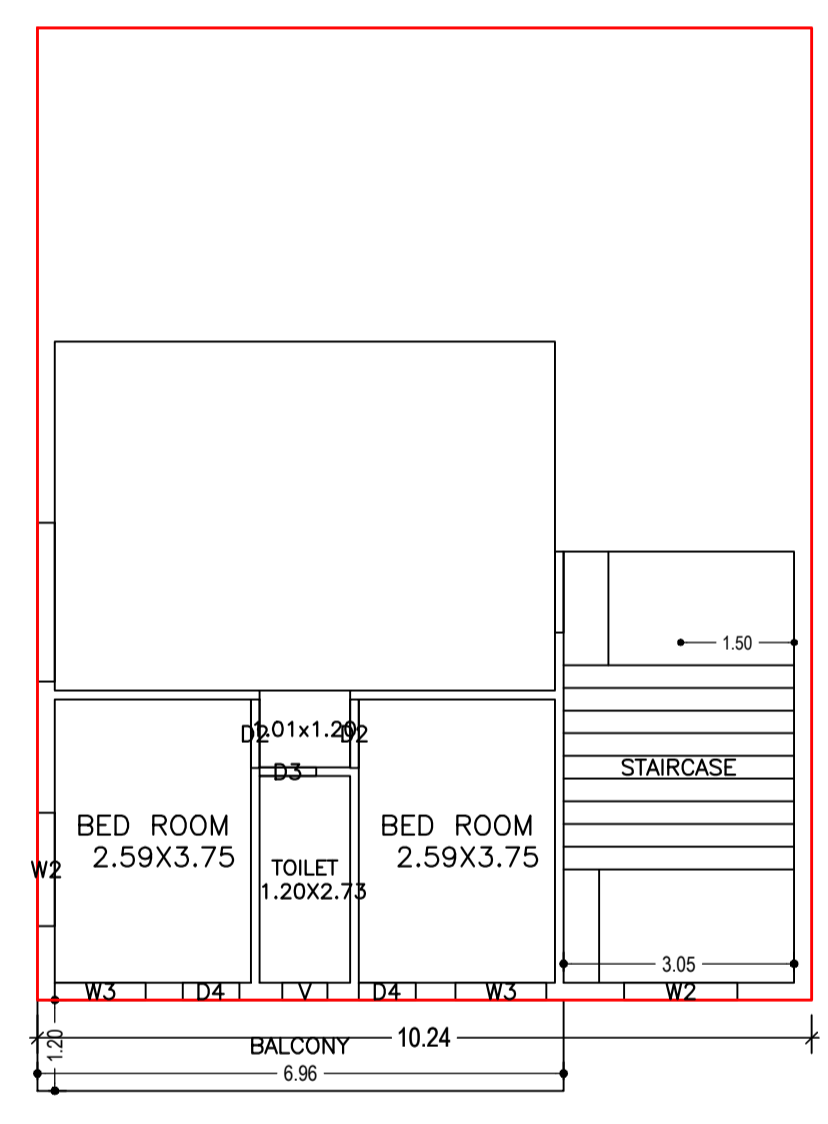
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



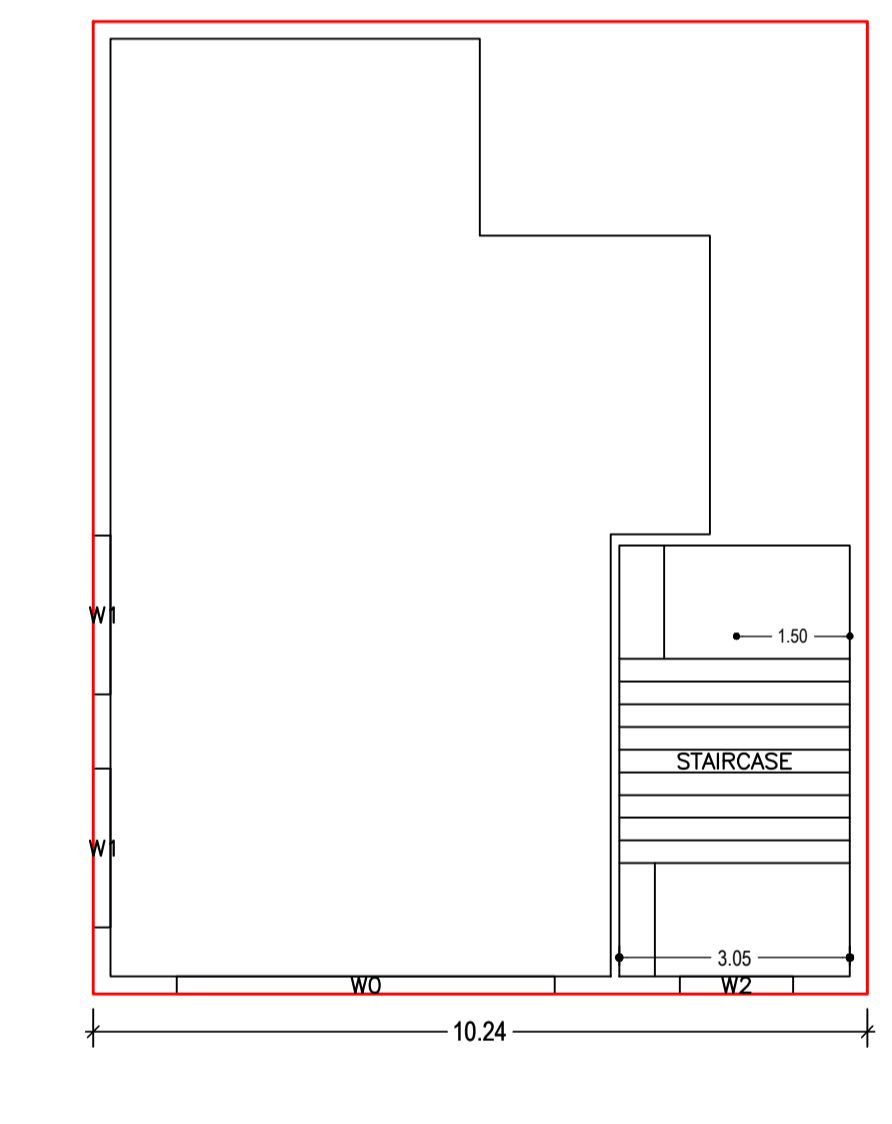
BASEMENT FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



TYPICAL - 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)



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

Proposal Basic Information

Proposal File No.	JNAC/BP/0123/W4/2023
Owner Name	M/S MAZDUR PAPERS LTD. (BARI MANSION)
Khata No	H. NO-A
Plot No	H. NO-A
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed

AREA STATEMENT	VERSION NO.: 1.0.68	SQ.MT.
JAMSHEDPUR NAC	VERSION DATE: 16/10/2020	347.83
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Mixed	
Authority: JAMSHEDPUR NAC	PlotNearby/ReligiousStructure: NA	
Inward_No: JNAC/BP/0123/W4/2023	Plot/SubPlot No: H. NO-A	
Application Type: General Proposal	North: Road Width - 15.0 MTR WIDE MAIN ROAD	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	347.83
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	347.83
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		36.32
Total		36.32
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	311.51
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	347.83
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	347.83
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		208.70
Proposed Coverage Area (35.71 %)		124.21
Total Prop. Coverage Area (35.71 %)		124.21
Balance coverage area (24.29 %)		84.49
FAR CHECK		
Perm. FAR Area (2.500)		869.57
Total Perm. FAR area		869.57
Residential FAR		242.01
Commercial FAR		348.54
Proposed FAR Area		590.55
Total Proposed FAR Area		590.55
Consumed FAR (Factor)		1.70
Balance FAR Area		279.02
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		854.26
ARCHITECT (Regd)	Amarjeet Balmuchu	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	M/S MAZDUR PAPERS LTD. (BARI MANSION)	
DEVELOPMENT AUTHORITY LOCAL BODY		

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 (BARI MANSION)	Commercial	Shop	>0	50	289.92	1	4	-	-	-	-
		ResiComm Bldg	>0	50	289.92	-	-	-	-	-	-
	Residential	ResiComm Bldg	>0	1	2.00	1.00	2	-	-	-	-
Total:			>0	1	2.00	-	-	-	-	-	-
Total:						6	8	1	1	0	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Two Stack Car	-	-	2	25.00
Total Car	6	75.00	8	100.00
Total Visitor Parking	1	12.50	4	54.00
Parallel Visitor's Car Parking	-	-	4	54.00
TwoWheeler	-	-	21	42.00
Total TwoWheeler	15	30.00	21	42.00
Other Parking	-	-	-	62.41
Total		117.50		300.41

Building :A (BARI MANSION)

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.)	Tmnt (No.)
		StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	162.41	0.00	25.00	0.00	0.00	137.41	0.00	0.00	0.00	00	
Ground Floor	131.69	7.47	0.00	0.00	3.73	0.00	0.00	120.49	120.49	01	
First Floor	131.69	7.47	6.46	0.00	3.73	0.00	0.00	114.03	114.03	01	
Second Floor	131.69	7.47	6.46	0.00	3.73	0.00	0.00	114.03	114.03	01	
Third Floor	148.39	7.47	6.46	8.35	5.10	0.00	121.01	0.00	121.01	01	
Fourth Floor	148.39	7.47	6.46	8.35	5.10	0.00	121.01	0.00	121.01	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	854.26	37.35	50.84	16.70	21.39	137.41	242.02	348.54	590.57	05	
Total Number of Same Buildings	1										
Total	854.26	37.35	50.84	16.70	21.39	137.41	242.02	348.54	590.57	05	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BARI MANSION)	D3	0.75	2.13	06
A (BARI MANSION)	D4	0.75	2.13	08
A (BARI MANSION)	D2	0.91	2.13	06
A (BARI MANSION)	D1	1.07	2.13	06
A (BARI MANSION)	D	2.13	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BARI MANSION)	V	0.60	2.70	04
A (BARI MANSION)	W3	1.20	2.70	09
A (BARI MANSION)	W2	1.50	2.70	10
A (BARI MANSION)	W1	2.10	2.70	19
A (BARI MANSION)	W0	5.00	2.70	03

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3 & 4 FLOOR PLAN	1.20 X 6.96 X 2 X 2	33.40	33.40
Total			33.40

UnitBUA Table for Building :A (BARI MANSION)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL SPACE	OFFICE	76.40	76.25	1	1
FIRST FLOOR PLAN	COMMERCIAL SPACE	OFFICE	82.72	82.58	1	1
TYPICAL - 3 & 4 FLOOR PLAN	RESIDENTIAL	FLAT	82.03	81.84	7	2
SECOND FLOOR PLAN	COMMERCIAL SPACE	OFFICE	82.72	82.58	1	1
Total:			405.89	405.09	17	5

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	Building Name A (BARI MANSION)		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	162.41	0.00	162.41	0.00
Ground Floor	131.69	120.49	131.69	120.49
First Floor	131.69	114.03	131.69	114.03
Second Floor	131.69	114.03	131.69	114.03
Third Floor	148.39	121.01	148.39	121.01
Fourth Floor	148.39	121.01	148.39	121.01
Terrace Floor	0.00	0.00	0.00	0.00
Total:	854.26	590.57	854.26	590.57

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BARI MANSION)	Residential	ResiComm Bldg	Non-Highrise

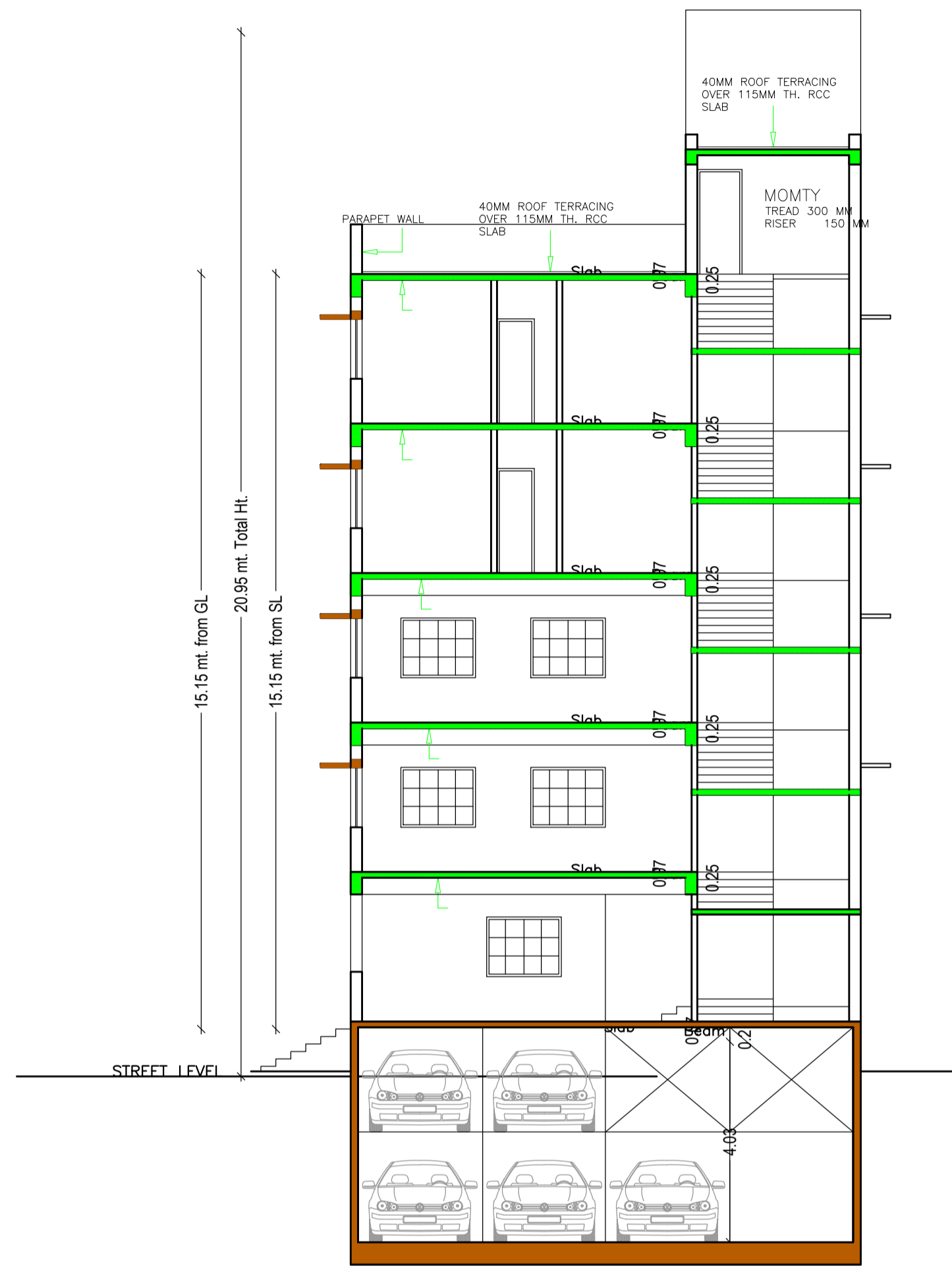
FAR & Tenement Details (Table 4c-1)

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.)	Tmnt (No.)
			StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial			
A (BARI MANSION)	1	854.26	37.35	50.84	16.70	21.39	137.41	242.02	348.54	590.57	590.57	05
Grand Total	1	854.26	37.35	50.84	16.70	21.39	137.41	242.02	348.54	590.57	590.57	05

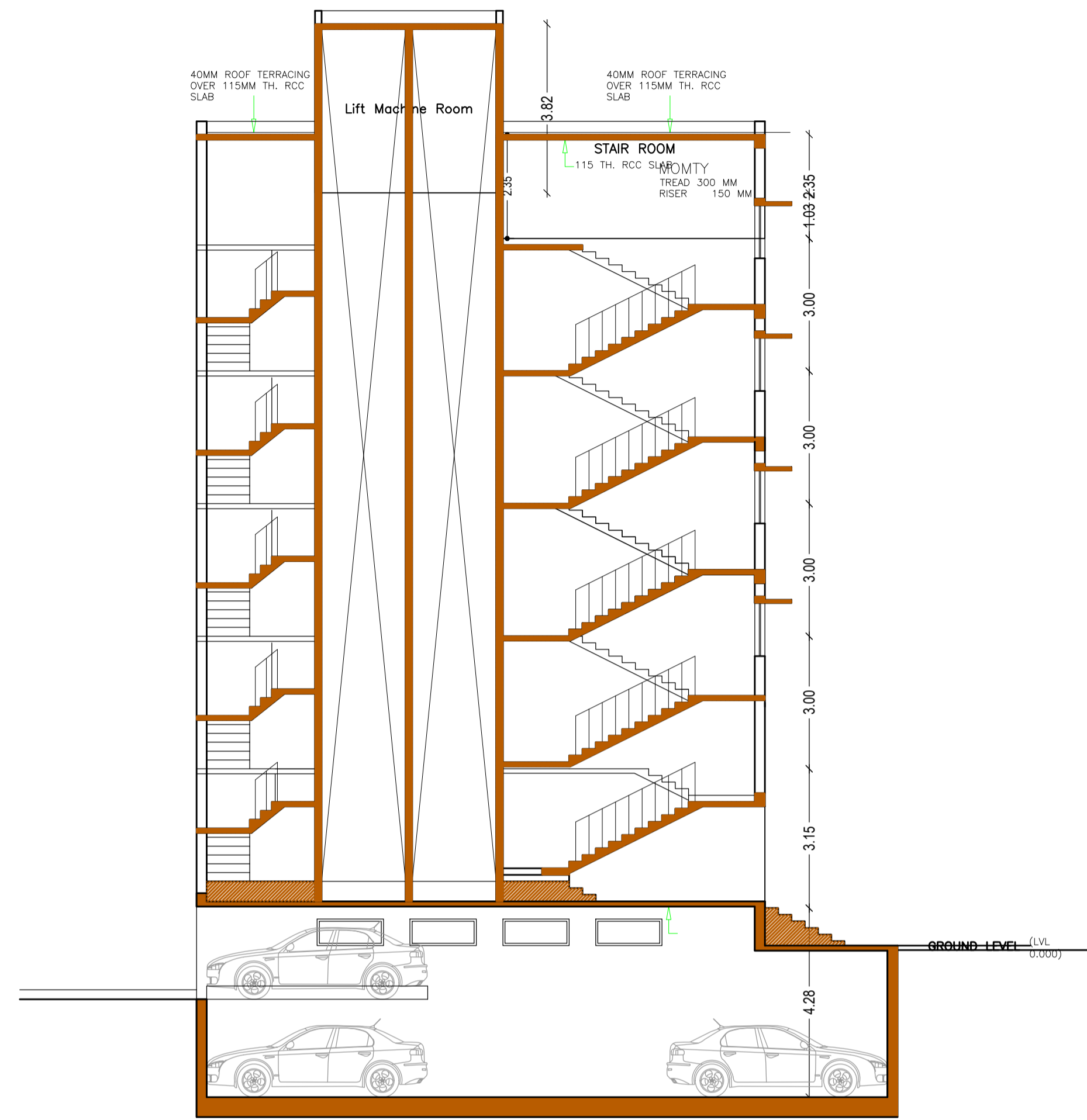
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			

Proposal Basic Information

Proposal File No.	JNAC/BP/0123/W4/2023
Owner Name	M/S MAZDUR PAPERS LTD. (BARI MANSION)
Khata No	H. NO-A
Plot No	H. NO-A
Village Name	Bisthupur
Use	Mixed
SubUse	Mixed



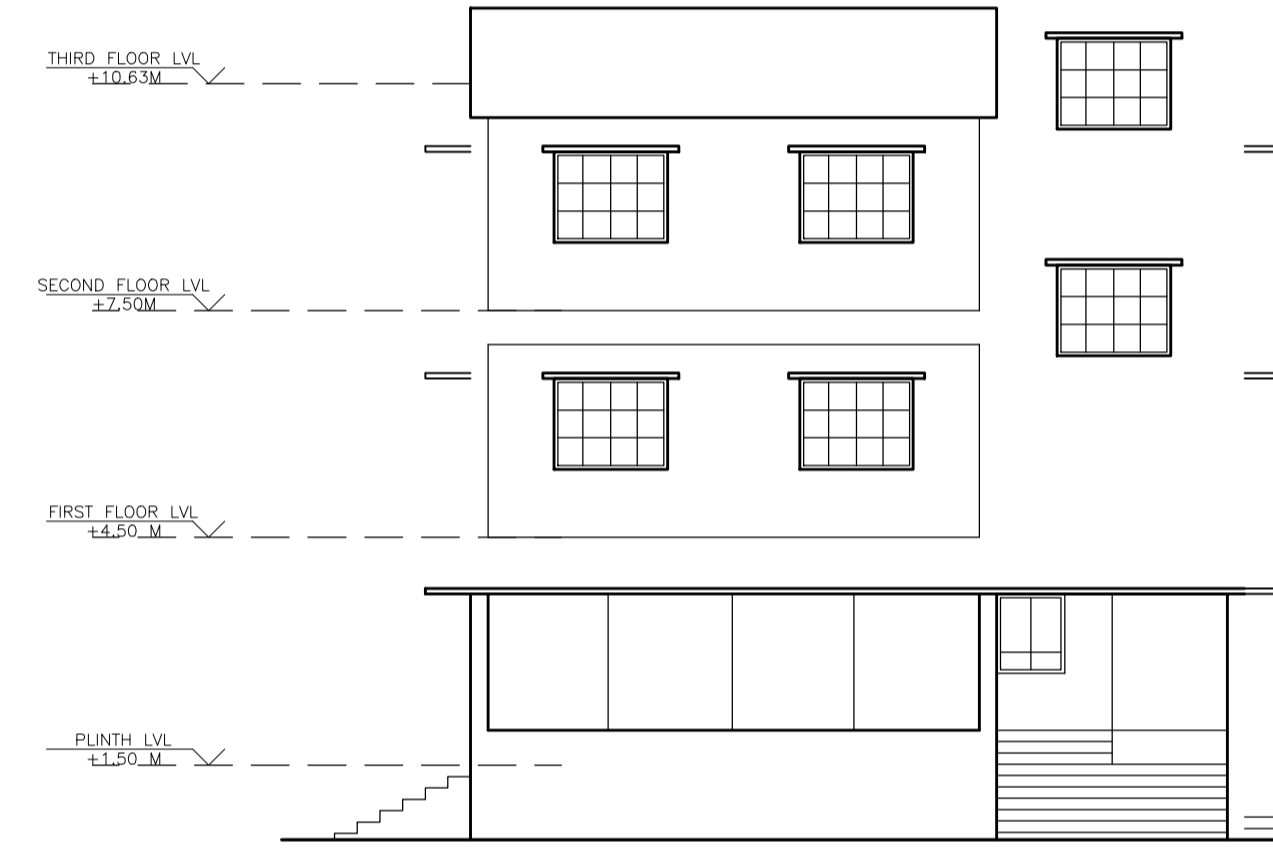
SECTION AA
SCALE 1: 100



SECTION BB
SCALE 1: 100



EAST SIDE
ELEVATION
SCALE 1: 100



FRONT (N - ROAD)
ELEVATION
SCALE 1: 100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu JNAC/ARC/0008/2018			