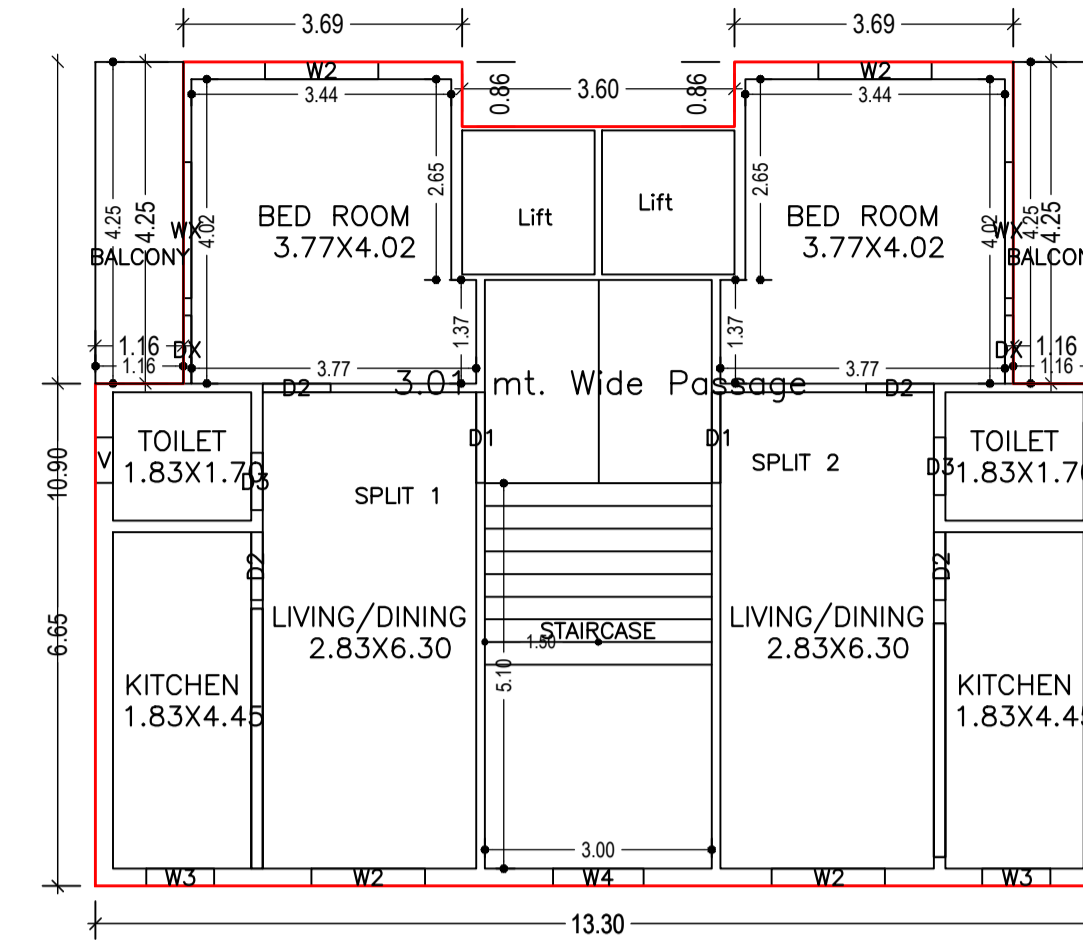
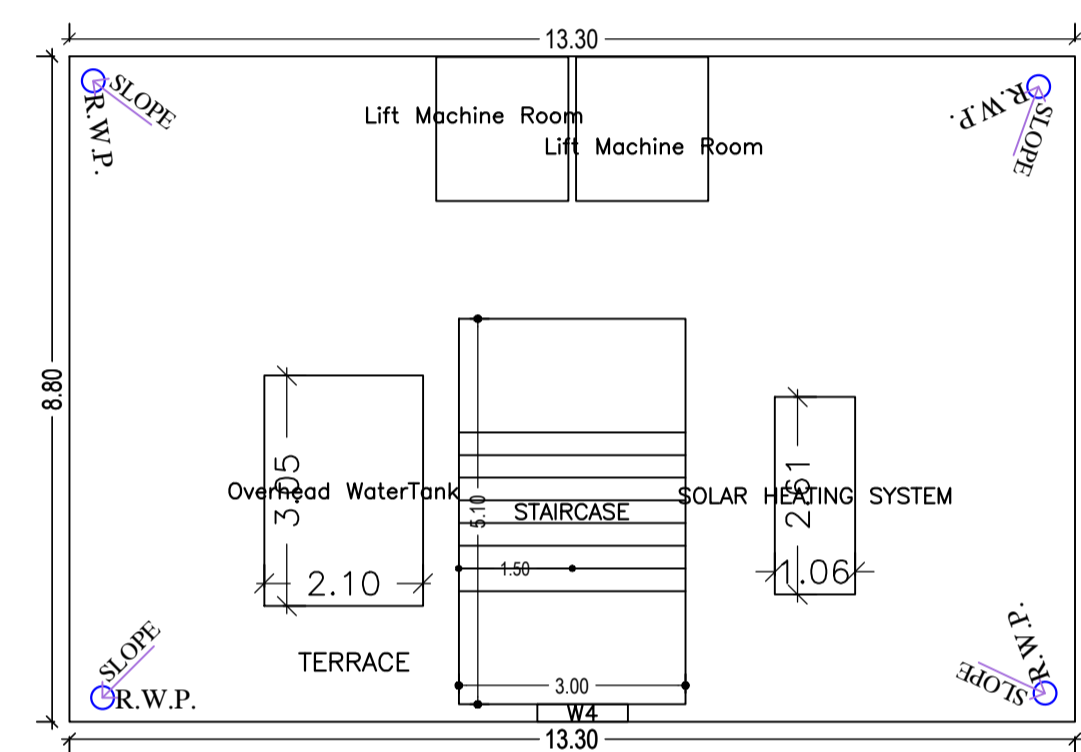


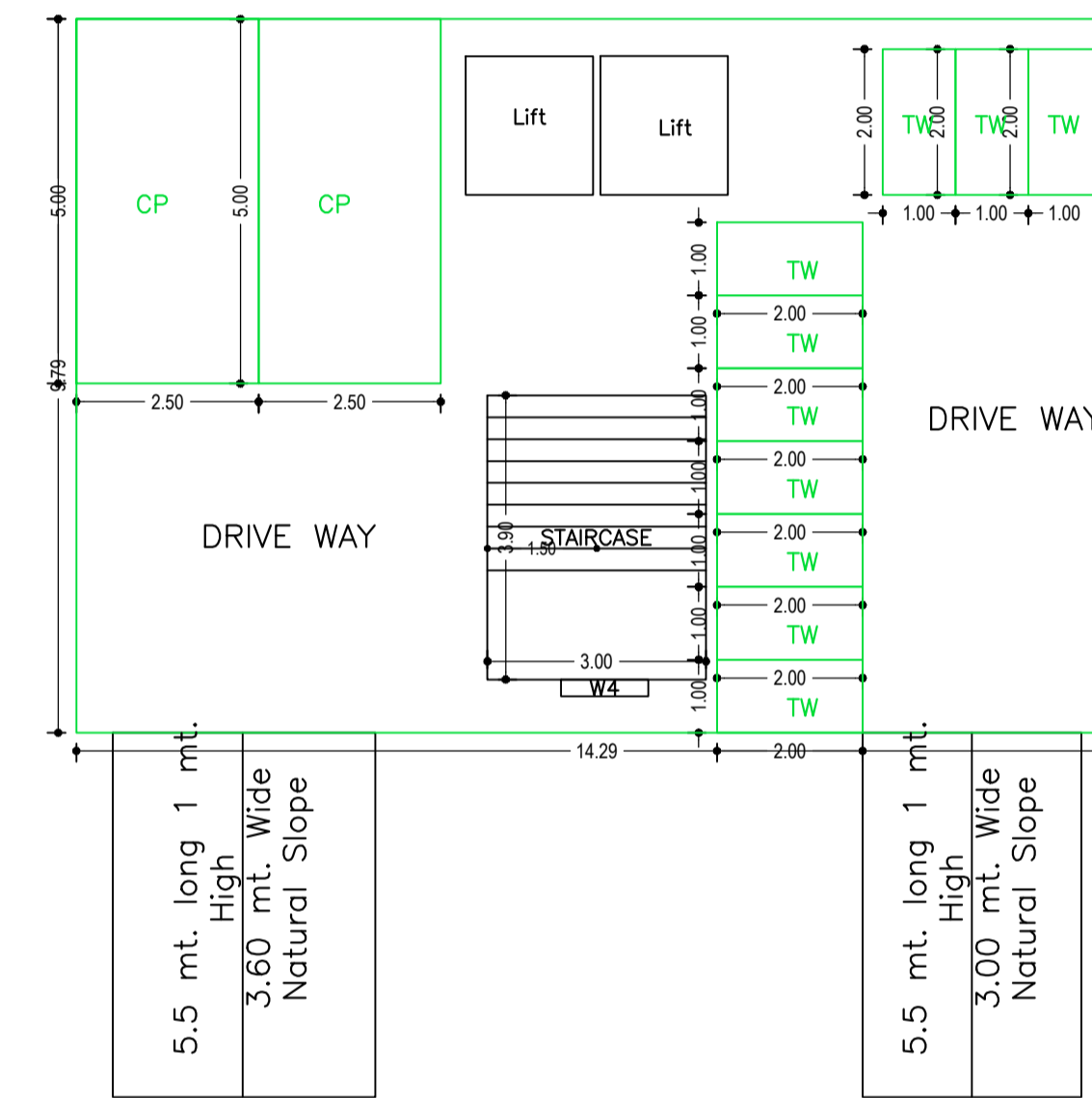
TYPICAL - 1, 2, 3 FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Required Parking (Table 7a)

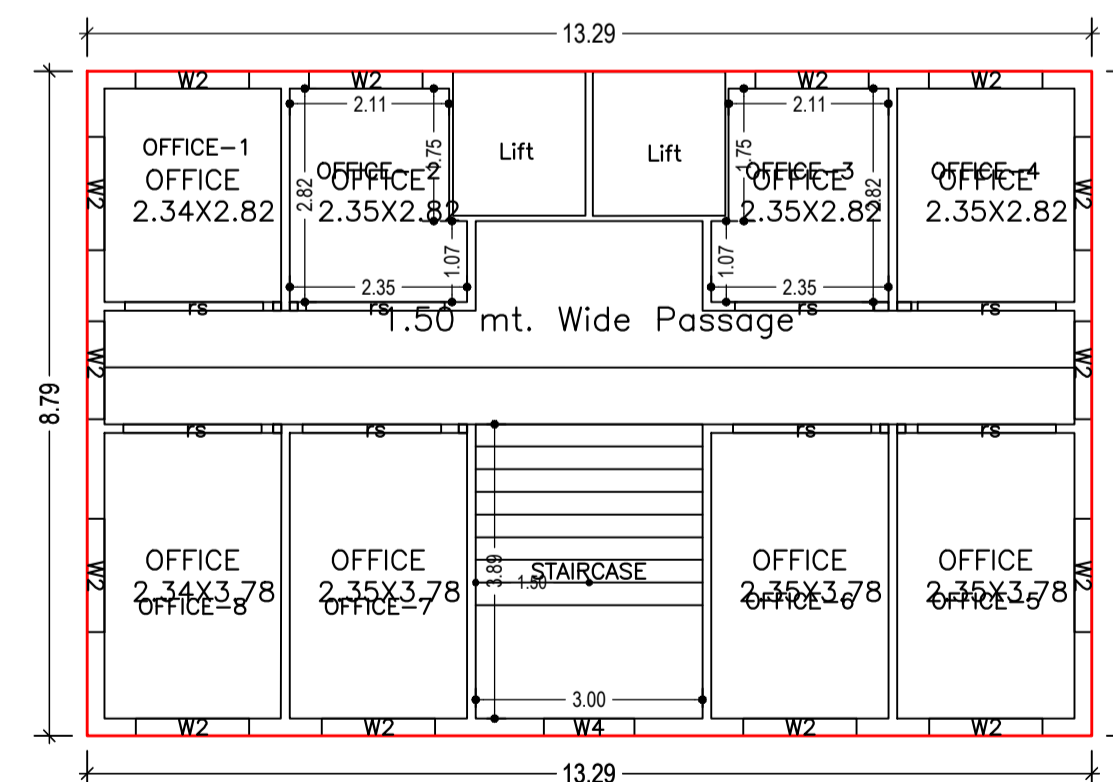
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
485 (AGARWAL)	Commercial	Shop and Office	> 0	100	357.81	1	3	-	-	-	-
		> 0	100	357.81	-	-	-	-	-	-	
	Residential	Residential Bldg/Apartment	> 0	1	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	-	-	1	2
			> 0	1	2.00	-	-	1	1	-	-
			Total :	-	-	-	5	5	-	1	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	10	20.00
Total TwoWheeler	10	20.00	10	20.00
Other Parking	-	-	-	76.53
Total	95.00	-	-	191.53

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.)			Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt. (No.)
			Lift	Balcony	Parking	Resi.	Commercial	Stair				
485 (AGARWAL)	1	812.39	33.30	4.94	121.54	130.28	510.63	11.70	652.61	652.61	34	
Grand Total	1	812.39	33.30	4.94	121.54	130.28	510.63	11.70	652.61	652.61	34	



BASEMENT FLOOR PLAN (SCALE 1:100)

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

Proposal Basic Information

Proposal File No.	JNAC/BP/0127/W7/2023
Owner Name	AJAY KUMAR AGARWAL RAJESH KUMAR AGARWAL ARUN KUMAR AGARWAL
Khata No	245
Plot No	485
Village Name	SAKCHI
Use	Residential

AREA STATEMENT

JAMSHEDPUR NAC		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious/Structure: NA	
Inward No: JNAC/BP/0127/W7/2023	Plot/SubPlot No: 485	
Application Type: General Proposal	North: Road Width - 7.58	
Project Type: Building Permission	South: Road Width - 9.15	
Nature of Development: New	East: Plot No. - 484	
Location of Development Area: Old Area	West: Plot No. - 486	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	334.52 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.52
Deduction from Balance Plot Area (from Gross Plot Area)		
Common Plot		54.02
Total		54.02
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	280.50
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	334.52
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.52
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.71
Proposed Coverage Area (34.92 %)		116.82
Total Prop. Coverage Area (34.92 %)		116.82
Balance coverage area (25.08 %)		83.89
FAR CHECK		
Perm. FAR Area (2,500)		836.30
Total Perm. FAR area		836.30
Residential FAR		130.28
Commercial FAR		510.63
Proposed FAR Area		652.62
Total Proposed FAR Area		652.62
Consumed FAR (Factor)		1.95
Balance FAR Area		183.88
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		812.39
ARCHITECT (Regd)	Abhishek Tewari	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AJAY KUMAR AGARWAL RAJESH KUMAR AGARWAL ARUN KUMAR AGARWAL	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Buildingwise Floor FAR Details

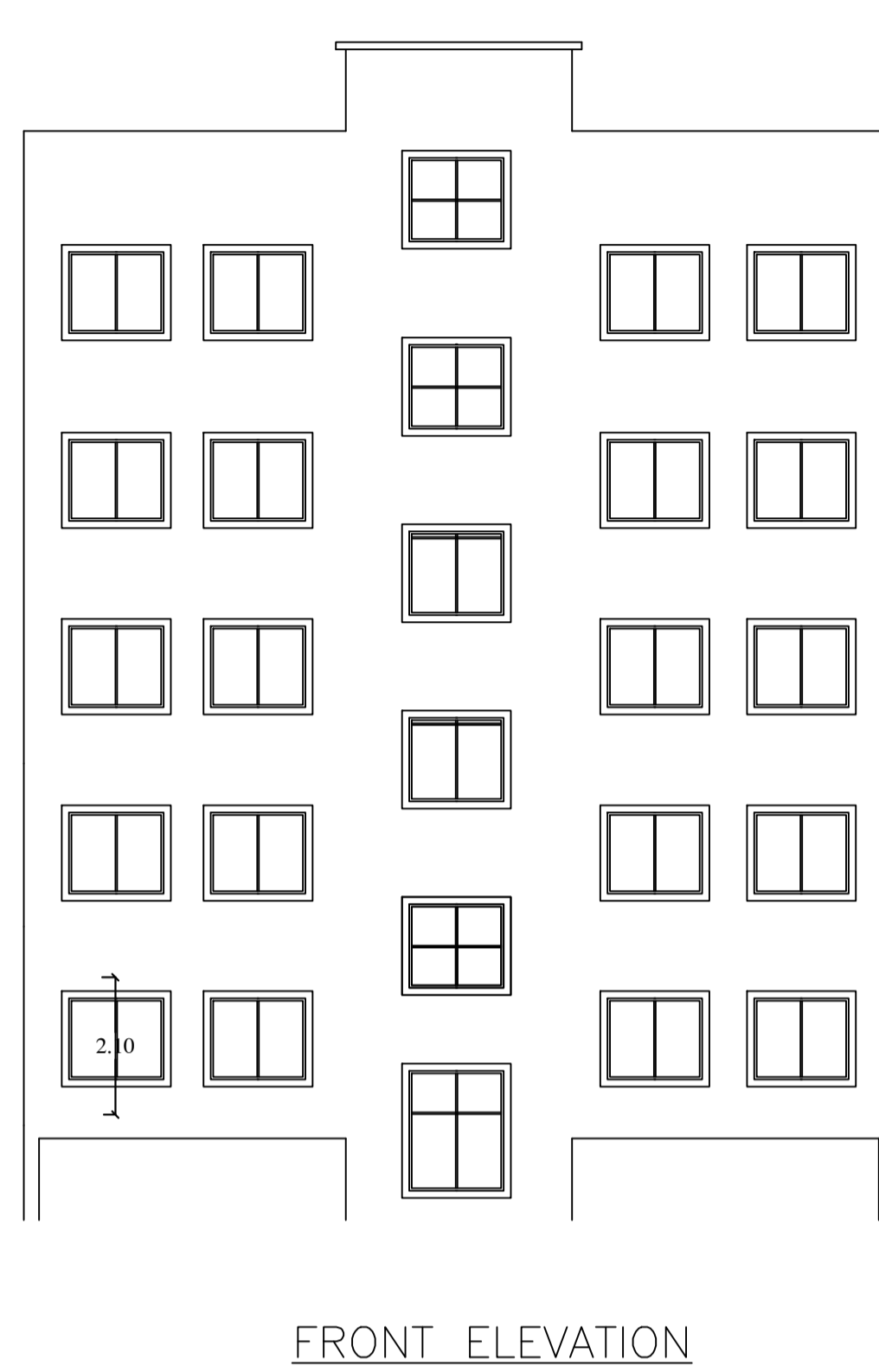
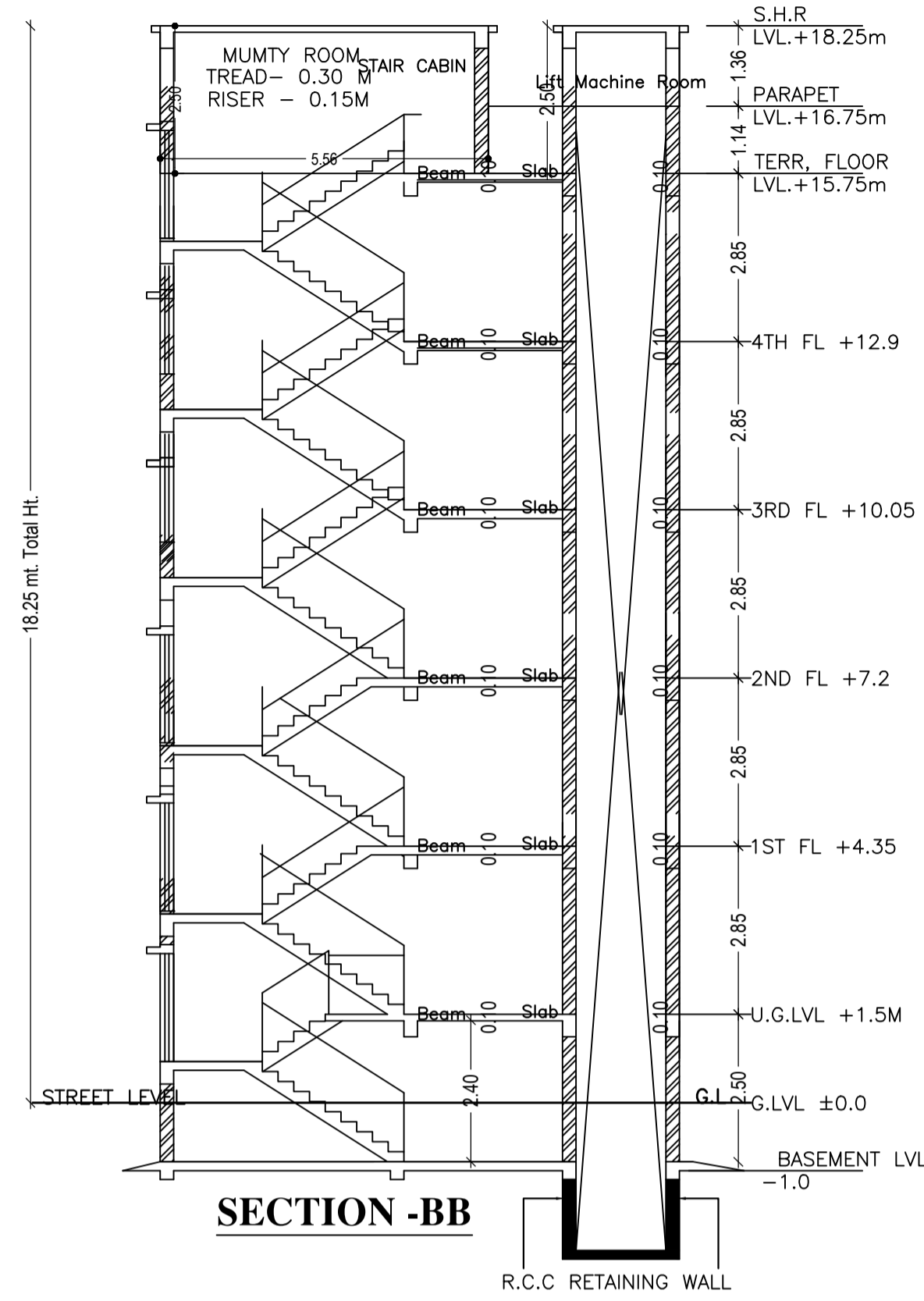
Floor Name	Building Name 485 (AGARWAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	139.90	11.70	139.90	11.70
Upper Ground Floor	116.82	116.82	116.82	116.82
First Floor	137.93	131.27	137.93	131.27
Second Floor	137.93	131.27	137.93	131.27
Third Floor	137.93	131.27	137.93	131.27
Fourth Floor	141.88	130.28	141.88	130.28
Terrace Floor	0.00	0.00	0.00	0.00
Total :	812.39	652.61	812.39	652.61

Building USE/SUBUSE Details

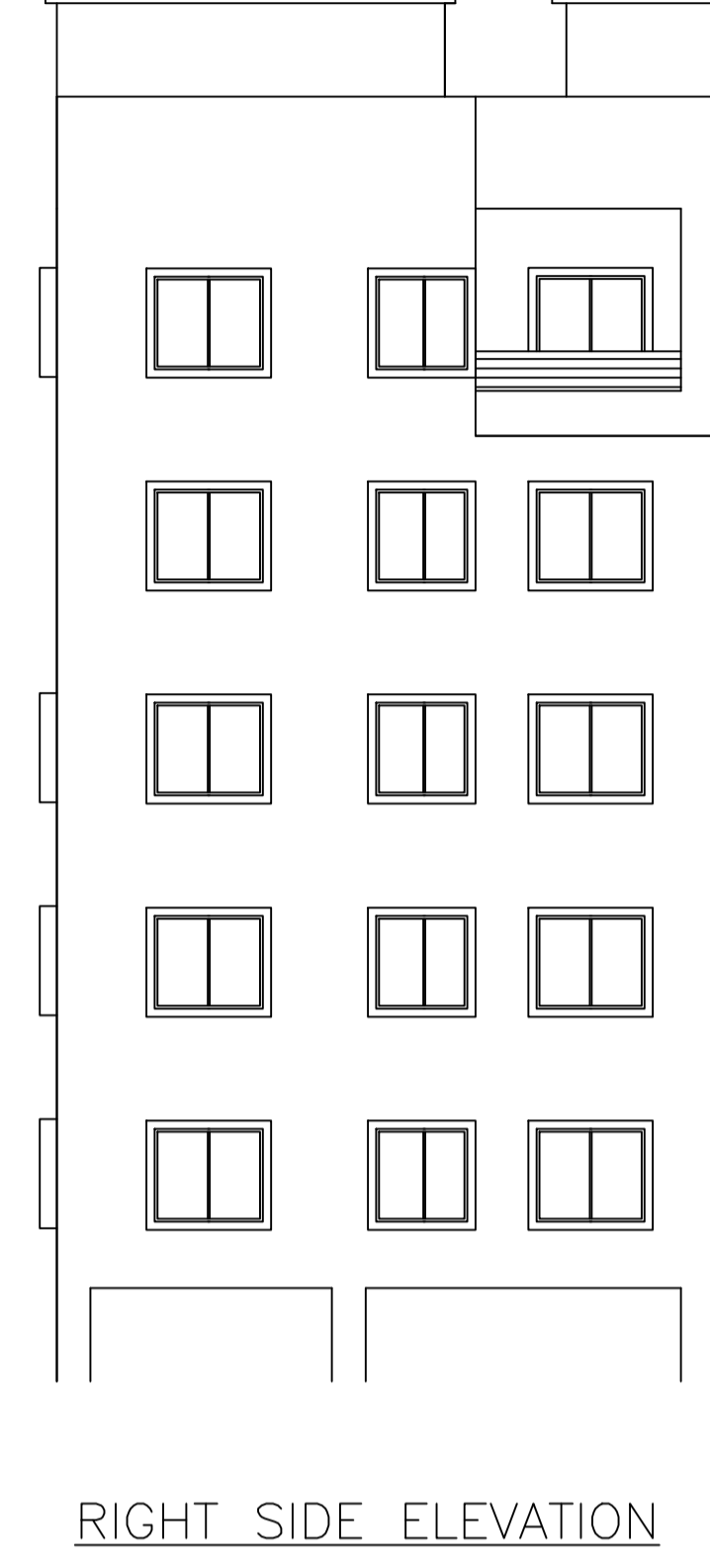
Building Name	Building Use	Building SubUse	Building Structure
485 (AGARWAL)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

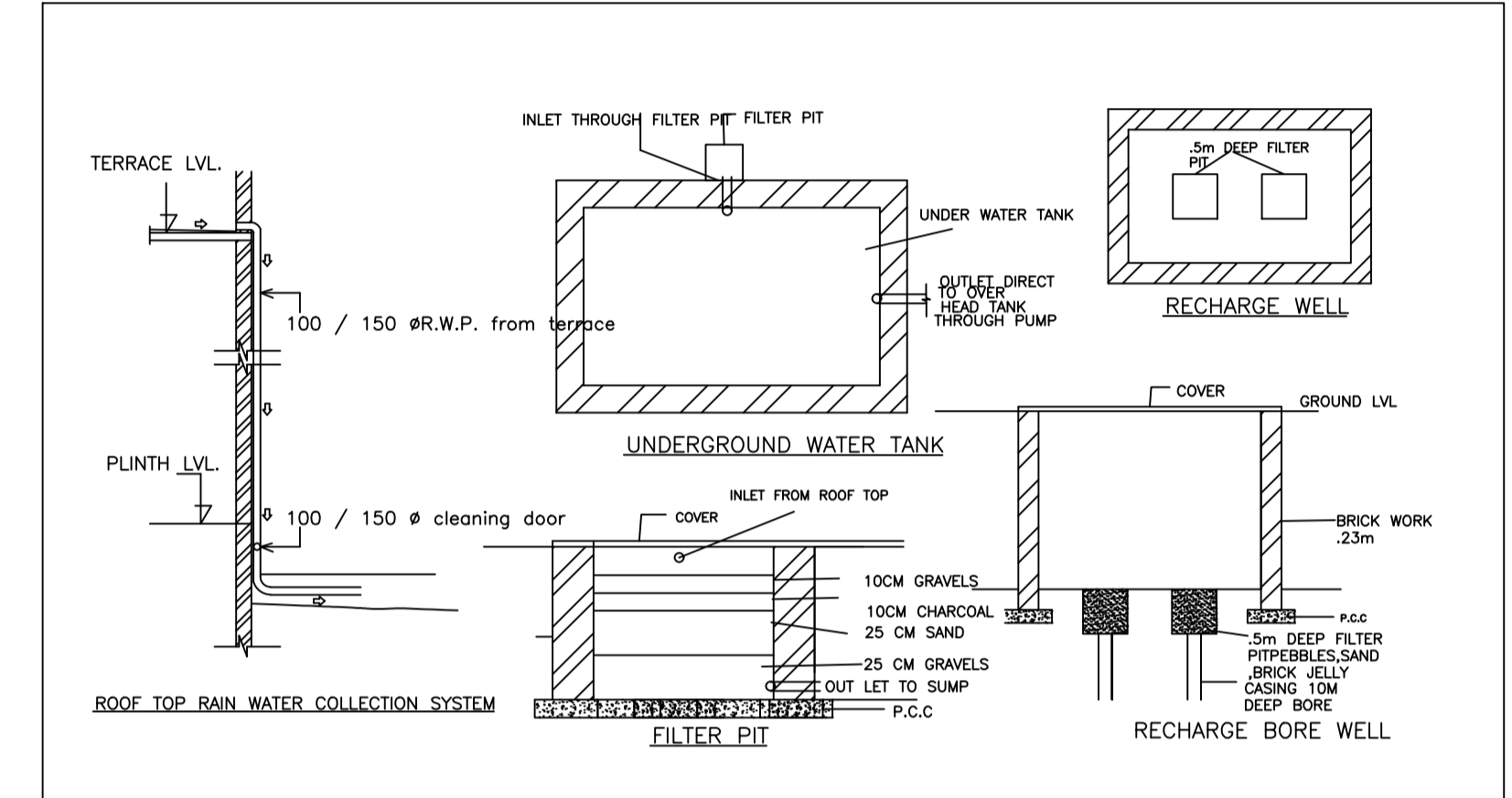
Proposal Basic Information	
Proposal File No.	JNAC/BP/0127/W7/2023
Owner Name	AJAY KUMAR AGARWAL RAJESH KUMAR AGARWAL A KUMAR AGARWAL
Khata No	245
Plot No	485
Village Name	SAKCHI
Use	Residential
SubUse	ResiComm Bldg



S.H.R LVL. +18.25m  
 PARAPET LVL. +16.75m  
 TERR. FLOOR LVL. +15.75m  
 4TH FL. +12.9  
 3RD FL. +10.05  
 2ND FL. +7.2  
 1ST FL. +4.35  
 U.G.LVL. +1.5M  
 G.LVL. ±0.0



S.H.R LVL. +18.25m  
 PARAPET LVL. +16.75m  
 TERR. FLOOR LVL. +15.75m  
 4TH FL. +12.9  
 3RD FL. +10.05  
 2ND FL. +7.2  
 1ST FL. +4.35  
 U.G.LVL. +1.5M  
 G.LVL. ±0.0



Building :485 (AGARWAL)

Floor Name	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	Balcony	Parking	Resi.	Commercial				
Basement Floor	139.90	6.66	0.00	121.54	0.00	0.00	11.70	11.70	11.70	00
Upper Ground Floor	116.82	0.00	0.00	0.00	0.00	116.82	0.00	116.82	116.82	08
First Floor	137.93	6.66	0.00	0.00	0.00	131.27	0.00	131.27	131.27	08
Second Floor	137.93	6.66	0.00	0.00	0.00	131.27	0.00	131.27	131.27	08
Third Floor	137.93	6.66	0.00	0.00	0.00	131.27	0.00	131.27	131.27	08
Fourth Floor	141.88	6.66	4.94	0.00	130.28	0.00	0.00	130.28	130.28	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	812.39	33.30	4.94	121.54	130.28	510.63	11.70	652.61	652.61	34
Total Number of Same Buildings :	1									
Total :	812.39	33.30	4.94	121.54	130.28	510.63	11.70	652.61	652.61	34

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
485 (AGARWAL)	D3	0.76	2.10	02
485 (AGARWAL)	D2	0.90	2.10	04
485 (AGARWAL)	DX	0.90	2.10	02
485 (AGARWAL)	D1	1.20	2.10	02
485 (AGARWAL)	rs	1.83	2.10	32

SCHEDULE OF WINDOW/VENTILATION:

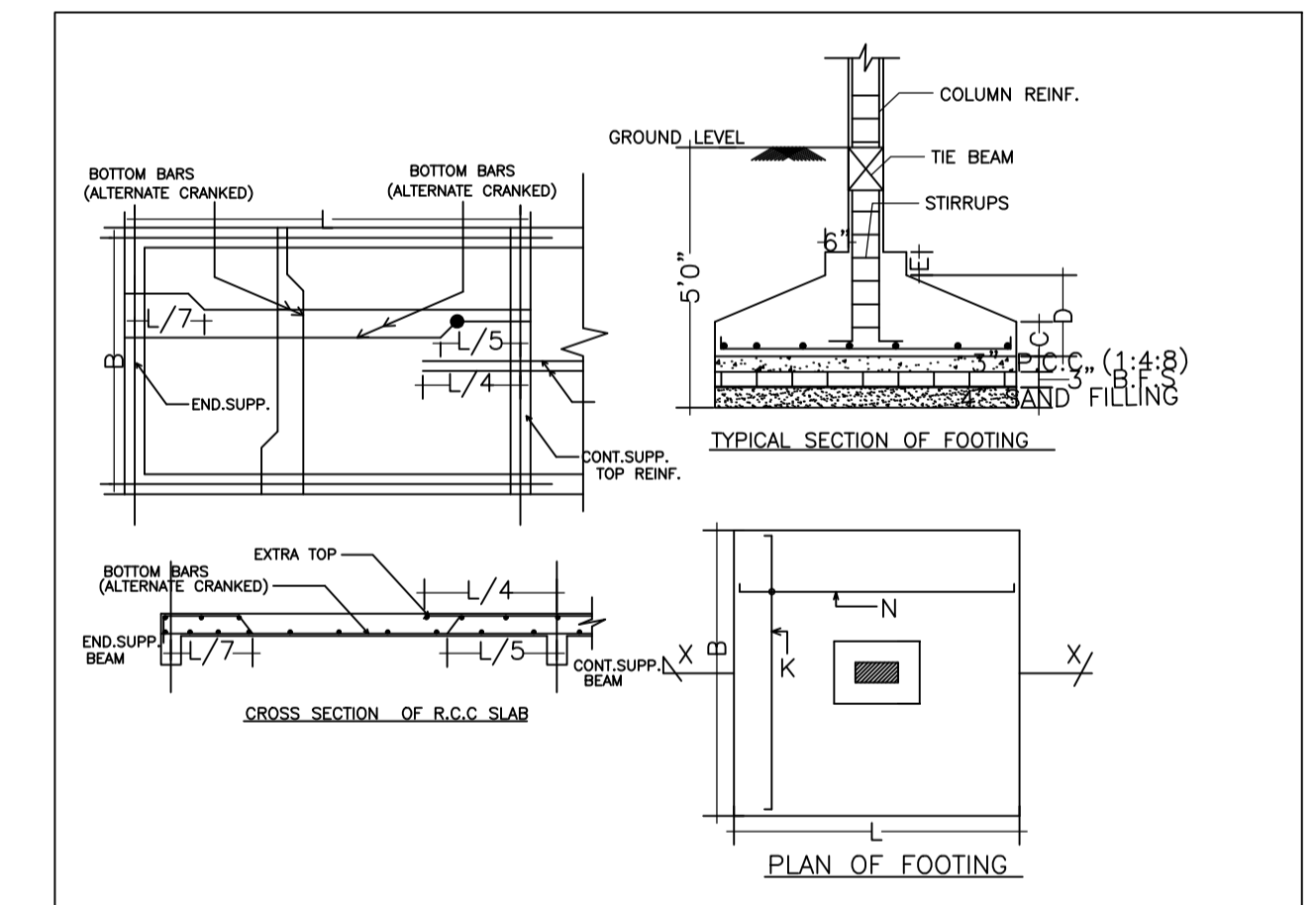
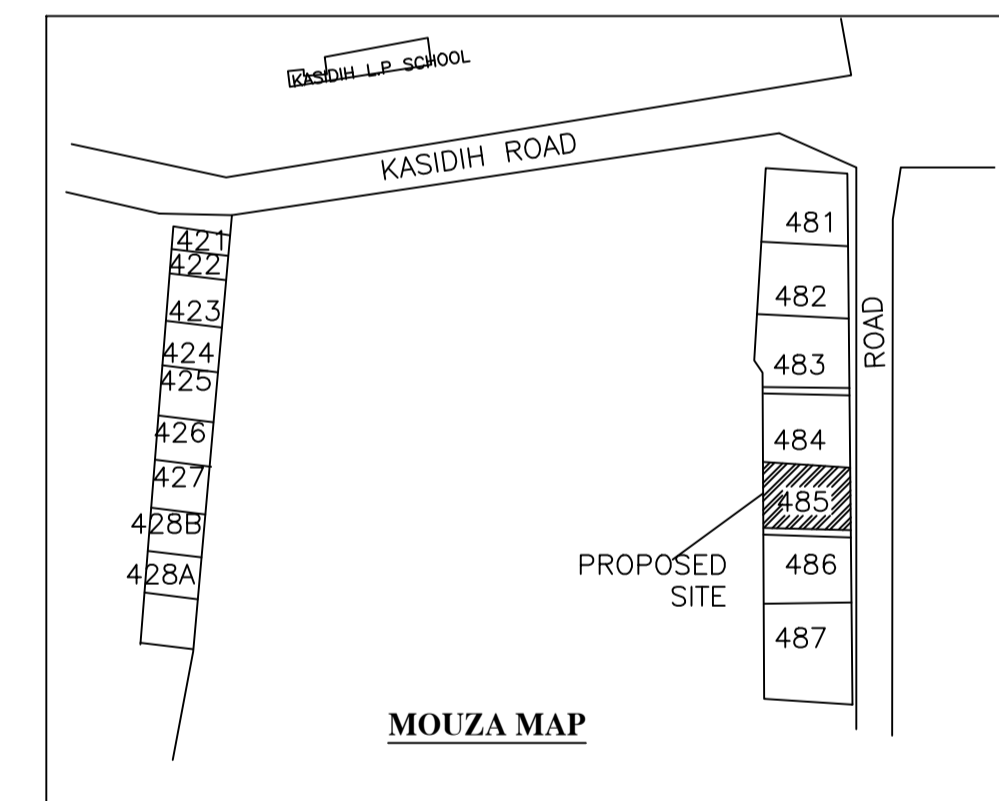
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
485 (AGARWAL)	V	0.60	0.91	02
485 (AGARWAL)	W3	0.90	1.20	02
485 (AGARWAL)	W4	1.20	1.60	07
485 (AGARWAL)	W2	1.30	1.50	08
485 (AGARWAL)	W2	1.50	1.50	52
485 (AGARWAL)	WX	1.80	1.50	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	1.16 X 4.26 X 2 X 1	9.88	9.88
Total	-	-	9.88

UnitBUA Table for Building :485 (AGARWAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 FLOOR PLAN	OFFICE-2	OFFICE	8.37	8.36	1	24
	OFFICE-1	OFFICE	9.00	8.99	1	
	OFFICE-3	OFFICE	8.39	8.37	1	
	OFFICE-4	OFFICE	9.00	8.98	1	
	OFFICE-5	OFFICE	11.26	11.25	1	
	OFFICE-6	OFFICE	11.26	11.25	1	
	OFFICE-7	OFFICE	11.26	11.25	1	
	OFFICE-8	OFFICE	11.26	11.25	1	
FOURTH FLOOR PLAN	SPLIT 1	FLAT	45.00	44.48	4	2
	SPLIT 2	FLAT	45.00	44.53	4	
UPPER GROUND FLOOR PLAN	OFFICE-2	OFFICE	6.47	6.46	1	8
	OFFICE-1	OFFICE	6.86	6.85	1	
	OFFICE-3	OFFICE	6.49	6.47	1	
	OFFICE-4	OFFICE	6.89	6.87	1	
	OFFICE-5	OFFICE	9.13	9.11	1	
	OFFICE-6	OFFICE	9.13	9.11	1	
	OFFICE-7	OFFICE	9.13	9.11	1	
	OFFICE-8	OFFICE	9.09	9.08	1	
Total:	-	-	392.62	391.17	40	34



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			