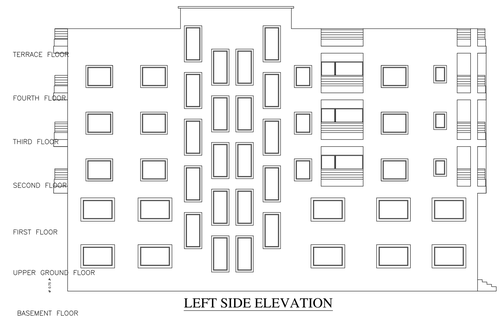
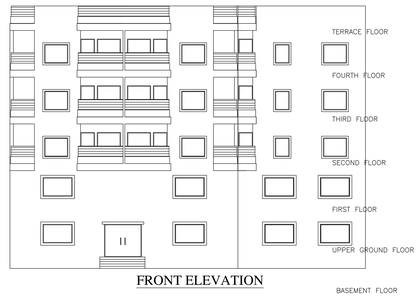
Project Title :SHANYA COMPLEX

| | |
|---|---|
| DATE | 30-04-2024 |
| SHEET NO. | 2 |

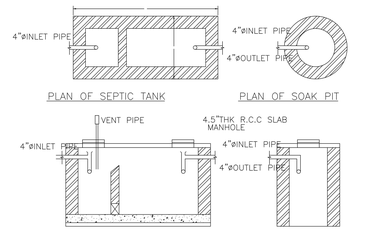
| | |
|---|---|
| Proposal Building Name | SHANYA COMPLEX |
| Proposal File No | JNACBP/0061/W/T/2024 |
| Owner Name | SHANYA DEVELOPERS PVT LTD REP BY SRI BIKRAM AGARWAL POA HOLDER OF NATIONAL BUILDERS |
| Khata No | 357,37 |
| Plot No | 155A,199A |
| Village Name | SAKCHI |
| Use | Mixed |
| SubUse | Resi+Comm |

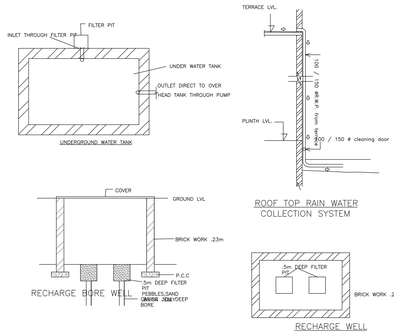


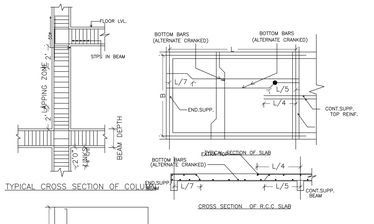

LEFT SIDE ELEVATION

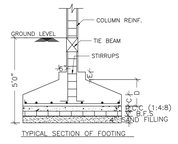


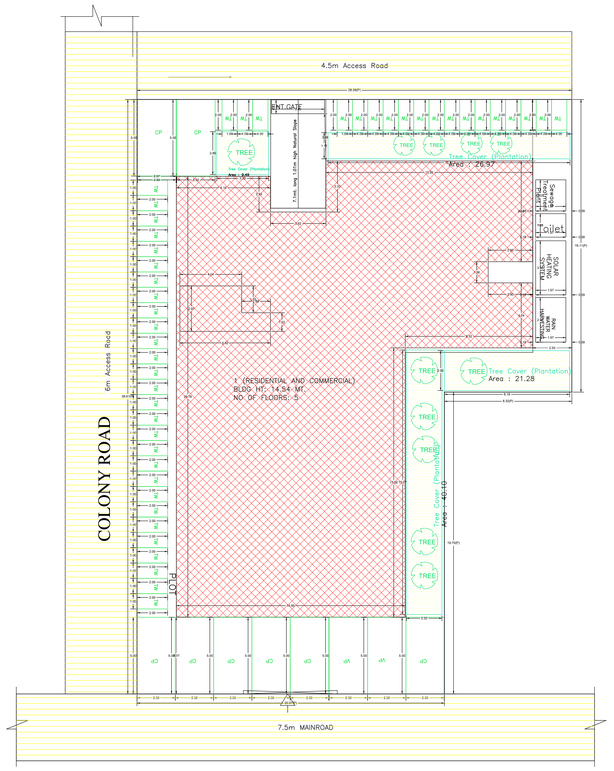

FRONT ELEVATION



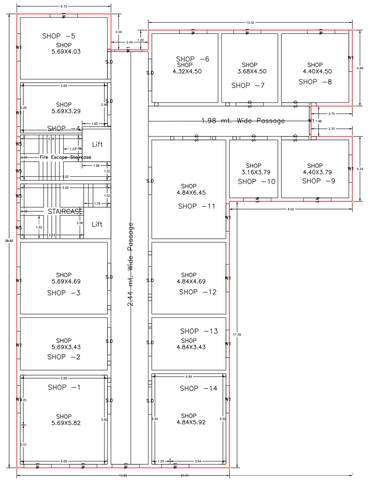



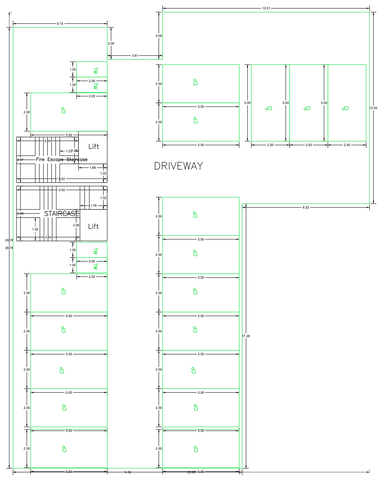



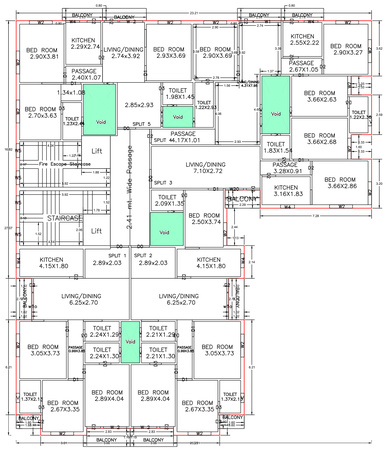

SITE PLAN



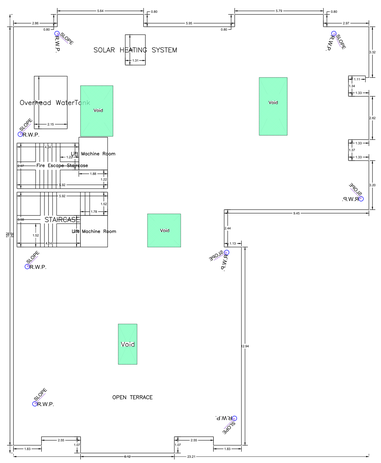

FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



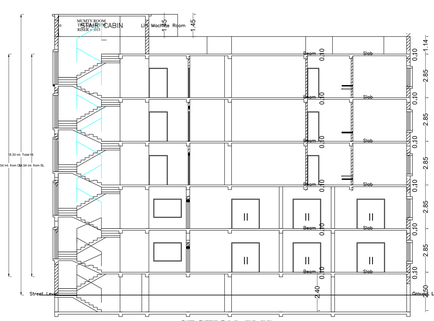

BASEMENT FLOOR PLAN
(SCALE 1:100)



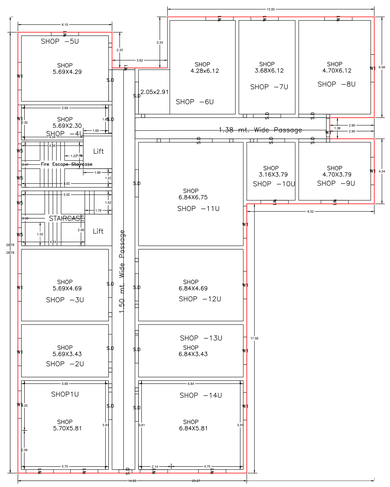

TYPICAL – 2, 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



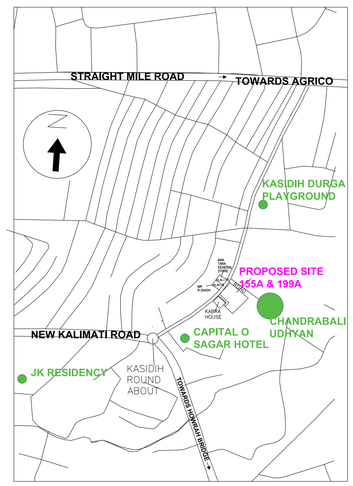

TERRACE FLOOR PLAN
(SCALE 1:100)




SECTION (X-X)




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




| AREA STATEMENT JAMSHEDPUR NAC | VERSION NO.: 1.0.70 VERSION DATE: 16/10/2020 | |
|---|---|---|
| PROJECT DETAIL: Region: JHARKHAND URBAN District: EAST SINGHBHUM District: EAST SINGHBHUM Authority: JAMSHEDPUR NAC Inward_No: JNACBP/0061/W/T/2024 Application Type: General Proposal Project Type: Building Permission Nature of Development: New Location of Development Area: Old Area | Plot Use: Mixed Plot SubUse: Resi+Comm Plot Nature: Religious/Structure: NA Plot Sub Use: Place of Worship Plot Area: 1554.18Sq.Mt. North: - South: - East: - West: - | |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 937.85 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area) | (A-Deductions) | 937.85 |
| Deduction for Balance Plot Area(Non Gross Plot Area) | | |
| Common Plot | | 97.84 |
| Total: | | 97.84 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 840.01 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 937.85 |
| Plot Area for FAR (Net Plot Area + Road Widening Area) | (A-Deductions) | 937.85 |
| COVERAGE CHECK | | |
| Permissible Coverage area ( 65.00 % ) | | 562.71 |
| Proposed Coverage Area ( 54.67 % ) | | 510.20 |
| Total Prop. Coverage Area ( 54.67 % ) | | 510.20 |
| Balance coverage area ( 10.33 % ) | | 52.51 |
| FAR CHECK | | |
| Perm. FAR Area ( 2.500 ) | | 2344.63 |
| Total Perm. FAR area | | 2344.63 |
| Residential FAR | | 1350.72 |
| Commercial FAR | | 972.83 |
| Proposed FAR Area | | 2341.10 |
| Total Proposed FAR Area | | 2341.10 |
| Consumed FAR (Factor) | | 2.50 |
| Balance FAR Area | | 3.53 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 3072.39 |

| | |
|---|---|
| ARCHITECT (Regd) | Abhishek Tewari |
| ENGINEER (Regd) | |
| SUPERVISOR (Regd) | |
| OWNER (Regd) | SHANVA DEVELOPERS PVT LTD REP BY DIR SONAM AGARWAL POA HOLDER OF NATIONAL BUILDERS |
| 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 FSOI/ FAR Details

| Floor Name | Building Name 1.(RESIDENTIAL AND COMMERCIAL) Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total: Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
|---|---|---|---|---|
| Basement Floor | 532.27 | 17.55 | 532.27 | 17.55 |
| Upper Ground Floor | 524.50 | 510.20 | 524.50 | 510.20 |
| First Floor | 484.60 | 462.63 | 484.60 | 462.63 |
| Second Floor | 510.34 | 492.24 | 510.34 | 492.24 |
| Third Floor | 510.34 | 492.24 | 510.34 | 492.24 |
| Fourth Floor | 510.34 | 492.24 | 510.34 | 492.24 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 3072.39 | 2341.10 | 3072.39 | 2341.10 |

Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|---|---|---|---|
| 1.(RESIDENTIAL AND COMMERCIAL) | Residential | Resi/Comm Bldg | Non-Highrise |

Building :1 (RESIDENTIAL AND COMMERCIAL)

| Floor Name | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) StairCase | Lift | Balcony | Void | Parking | Proposed FAR Area (Sq.mt.) Resi. | Commercial | Add Area In FAR (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) Stair | | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Basement Floor | 532.27 | 14.30 | 7.67 | 0.00 | 0.00 | 492.75 | 0.00 | 0.00 | 17.55 | 17.55 | 17.55 | 00 | |
| Upper Ground Floor | 524.50 | 14.30 | 0.00 | 0.00 | 0.00 | 0.00 | 510.20 | 0.00 | 510.20 | 510.20 | 510.20 | 14 | |
| First Floor | 484.60 | 14.30 | 7.67 | 0.00 | 0.00 | 0.00 | 462.63 | 0.00 | 462.63 | 462.63 | 462.63 | 14 | |
| Second Floor | 510.34 | 14.30 | 7.67 | 13.58 | 24.55 | 0.00 | 450.24 | 0.00 | 0.00 | 450.24 | 450.24 | 05 | |
| Third Floor | 510.34 | 14.30 | 7.67 | 13.58 | 24.55 | 0.00 | 450.24 | 0.00 | 0.00 | 450.24 | 450.24 | 05 | |
| Fourth Floor | 510.34 | 14.30 | 7.67 | 13.58 | 24.55 | 0.00 | 450.24 | 0.00 | 0.00 | 450.24 | 450.24 | 05 | |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 | |
| Total : | 3072.39 | 85.80 | 38.35 | 40.74 | 73.65 | 492.75 | 1350.72 | 972.83 | 17.55 | 2341.10 | 2341.10 | 43 | |
| Total Number of Same Buildings : | 1 | | | | | | | | | | | | |
| Total : | 3072.39 | 85.80 | 38.35 | 40.74 | 73.65 | 492.75 | 1350.72 | 972.83 | 17.55 | 2341.10 | 2341.10 | 43 | |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| 1.(RESIDENTIAL AND COMMERCIAL) | D3 | 0.73 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D3 | 0.76 | 2.10 | 33 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 0.86 | 2.10 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D2 | 0.90 | 2.10 | 45 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D2 | 0.91 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D1 | 0.91 | 2.10 | 06 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D2 | 0.95 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D1 | 0.99 | 2.10 | 33 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D2 | 1.01 | 2.10 | 06 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D0 | 1.20 | 2.10 | 09 |
| 1.(RESIDENTIAL AND COMMERCIAL) | D0 | 1.23 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 1.80 | 2.10 | 24 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 1.83 | 2.10 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 2.07 | 2.10 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 2.10 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | S.D | 2.80 | 2.10 | 01 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| 1.(RESIDENTIAL AND COMMERCIAL) | V | 0.61 | 0.91 | 51 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W4 | 0.91 | 1.20 | 15 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W5 | 0.91 | 2.13 | 20 |
| 1.(RESIDENTIAL AND COMMERCIAL) | V | 1.01 | 0.91 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | V | 1.12 | 0.91 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 1.20 | 1.50 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W2D | 1.20 | 2.10 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W2 | 1.23 | 1.20 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W2 | 1.37 | 1.20 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W2 | 1.50 | 1.20 | 42 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 1.50 | 1.50 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W 2 | 1.52 | 1.20 | 09 |
| 1.(RESIDENTIAL AND COMMERCIAL) | wTo | 1.75 | 2.10 | 06 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 1.80 | 1.20 | 03 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 1.80 | 1.50 | 42 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 2.10 | 1.50 | 01 |
| 1.(RESIDENTIAL AND COMMERCIAL) | W1 | 2.70 | 1.50 | 01 |

Required Parking(Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units Reqd. | Units Prop. | Car Req'd./Unit | Car Reqd. | Car Prop. | Visitors Car Req'd./Unit | Visitors Car Reqd. | Visitors Car Prop. | Two/Wheeler Req'd./Unit | Two/Wheeler Reqd. | Two/Wheeler Prop. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 (RESIDENTIAL AND COMMERCIAL) | Commercial | Shop | >0 - ≤ 50 | 797.05 | 1 | 11 | - | - | - | - | - | - | - | - |
| | | | >50 - ≤ 500 | 797.05 | - | - | - | - | 1 | 33 | - | - | - | - |
| | Residential | Residential Bldg/Apartment | >0 - ≤ 500 | 15.00 | 1.00 | 15 | - | - | - | - | - | - | - | - |
| | | | >500 - ≤ 1000 | 15.00 | - | - | - | - | 1 | 15 | - | - | 15 | - |
| | | | >0 - ≤ 1000 | 15.00 | - | - | 1 | 2 | - | - | - | - | - | - |
| Total : | | | - | - | - | 26 | 26 | - | 2 | 2 | - | 48 | 50 | - |

Parking Check (Table 7b)

| Vehicle Type | Reqd. No. | Reqd. Area | Prop. No. | Prop. Area |
|---|---|---|---|---|
| Car | 26 | 325.00 | 26 | 325.00 |
| Total Car | 26 | 325.00 | 26 | 325.00 |
| Visitor's Car Parking | 2 | 25.00 | 2 | 25.00 |
| Total Visitor Parking | 2 | 25.00 | 2 | 25.00 |
| Two/Wheeler | 48 | 96.00 | 50 | 100.00 |
| Other Parking | - | - | - | 269.75 |
| Total : | - | 446.00 | - | 828.75 |

FAR & Tenement Details (Table 4c–1)

| Building | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) StairCase | Lift | Balcony | Void | Parking | Proposed FAR Area (Sq.mt.) Resi. | Commercial | Add Area In FAR (Sq.mt.) Stair | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 (RESIDENTIAL AND COMMERCIAL) | 1 | 3072.39 | 85.80 | 38.35 | 40.74 | 73.65 | 492.75 | 1350.72 | 972.83 | 17.55 | 2341.10 | 2341.10 | 43 |
| Grand Total : | 1 | 3072.39 | 85.80 | 38.35 | 40.74 | 73.65 | 492.75 | 1350.72 | 972.83 | 17.55 | 2341.10 | 2341.10 | 43 |

UnitBUA Table for Building :1 (RESIDENTIAL AND COMMERCIAL)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenament |
|---|---|---|---|---|---|---|
| FIRST FLOOR PLAN | SHOP -5 | OFFICE | 34.48 | 34.40 | 1 | 14 |
| | SHOP -10 | OFFICE | 12.70 | 12.65 | 1 | |
| | SHOP -11 | OFFICE | 33.88 | 33.76 | 1 | |
| | SHOP -12 | OFFICE | 23.77 | 23.66 | 1 | |
| | SHOP -13 | OFFICE | 17.39 | 17.34 | 1 | |
| | SHOP -14 | OFFICE | 30.03 | 29.98 | 1 | |
| | SHOP -2 | OFFICE | 20.30 | 20.24 | 1 | |
| | SHOP -3 | OFFICE | 27.74 | 27.68 | 1 | |
| | SHOP -4 | OFFICE | 18.69 | 18.68 | 1 | |
| | SHOP -5 | OFFICE | 23.86 | 23.83 | 1 | |
| | SHOP -6 | OFFICE | 21.53 | 21.48 | 1 | |
| | SHOP -7 | OFFICE | 17.43 | 17.37 | 1 | |
| | SHOP -8 | OFFICE | 20.82 | 20.74 | 1 | |
| | SHOP -9 | OFFICE | 18.87 | 18.80 | 1 | |
| TYPICAL - 2, 3, 4 FLOOR PLAN | SPLIT 1 | FLAT | 78.11 | 77.88 | 8 | 15 |
| | SPLIT 2 | FLAT | 79.22 | 78.10 | 9 | |
| | SPLIT 3 | FLAT | 65.79 | 65.68 | 8 | |
| | SPLIT 4 | FLAT | 73.83 | 73.58 | 9 | |
| | SPLIT 5 | FLAT | 69.76 | 69.48 | 8 | |
| UPPER GROUND FLOOR PLAN | SHOP -1U | OFFICE | 12.70 | 12.65 | 1 | 14 |
| | SHOP -2U | OFFICE | 49.34 | 49.24 | 1 | |
| | SHOP -3U | OFFICE | 33.14 | 33.03 | 1 | |
| | SHOP -13U | OFFICE | 41.38 | 41.22 | 1 | |
| | SHOP -14U | OFFICE | 41.38 | 41.22 | 1 | |
| | SHOP -5U | OFFICE | 27.74 | 27.68 | 1 | |
| | SHOP -6U | OFFICE | 12.79 | 12.75 | 1 | |
| | SHOP -7U | OFFICE | 26.38 | 26.32 | 1 | |
| | SHOP -8U | OFFICE | 35.01 | 34.96 | 1 | |
| | SHOP -9U | OFFICE | 23.37 | 23.33 | 1 | |
| | SHOP -10U | OFFICE | 29.84 | 29.79 | 1 | |
| | SHOP -11U | OFFICE | 18.67 | 18.62 | 1 | |
| | SHOP1U | OFFICE | 34.41 | 34.35 | 1 | |
| Total : | - | - | 1906.38 | 1902.24 | 107 | 43 |

Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|---|---|---|---|
| TYPICAL - 2, 3, 4 FLOOR PLAN | 0.81 X 2.88 X 2 X 3 | 13.80 | 81.48 |
| | 0.81 X 2.63 X 1 X 3 | 6.38 | |
| | 0.81 X 2.78 X 1 X 3 | 6.73 | |
| | 1.19 X 2.28 X 1 X 3 | 8.16 | |
| | 1.02 X 2.75 X 2 X 3 | 16.82 | |
| | 1.20 X 2.38 X 2 X 3 | 21.30 | |
| | 0.90 X 1.65 X 2 X 3 | 8.64 | |
| Total : | - | - | 81.48 |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|---|---|---|
| Abhishek Tewari JNACWRC/0007/2016 | | | |



This is system generated MAP. No need to Physically Signed.