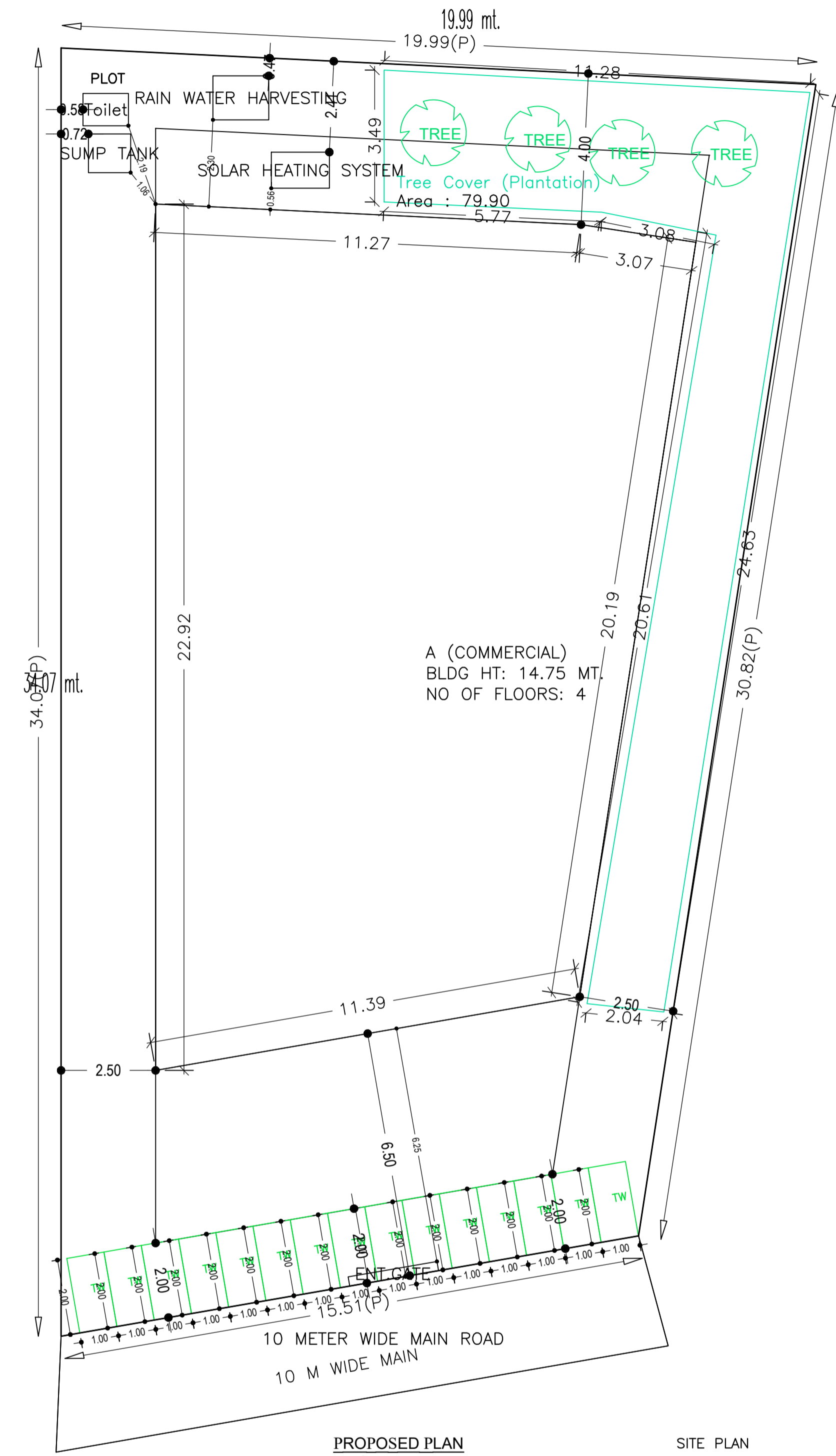
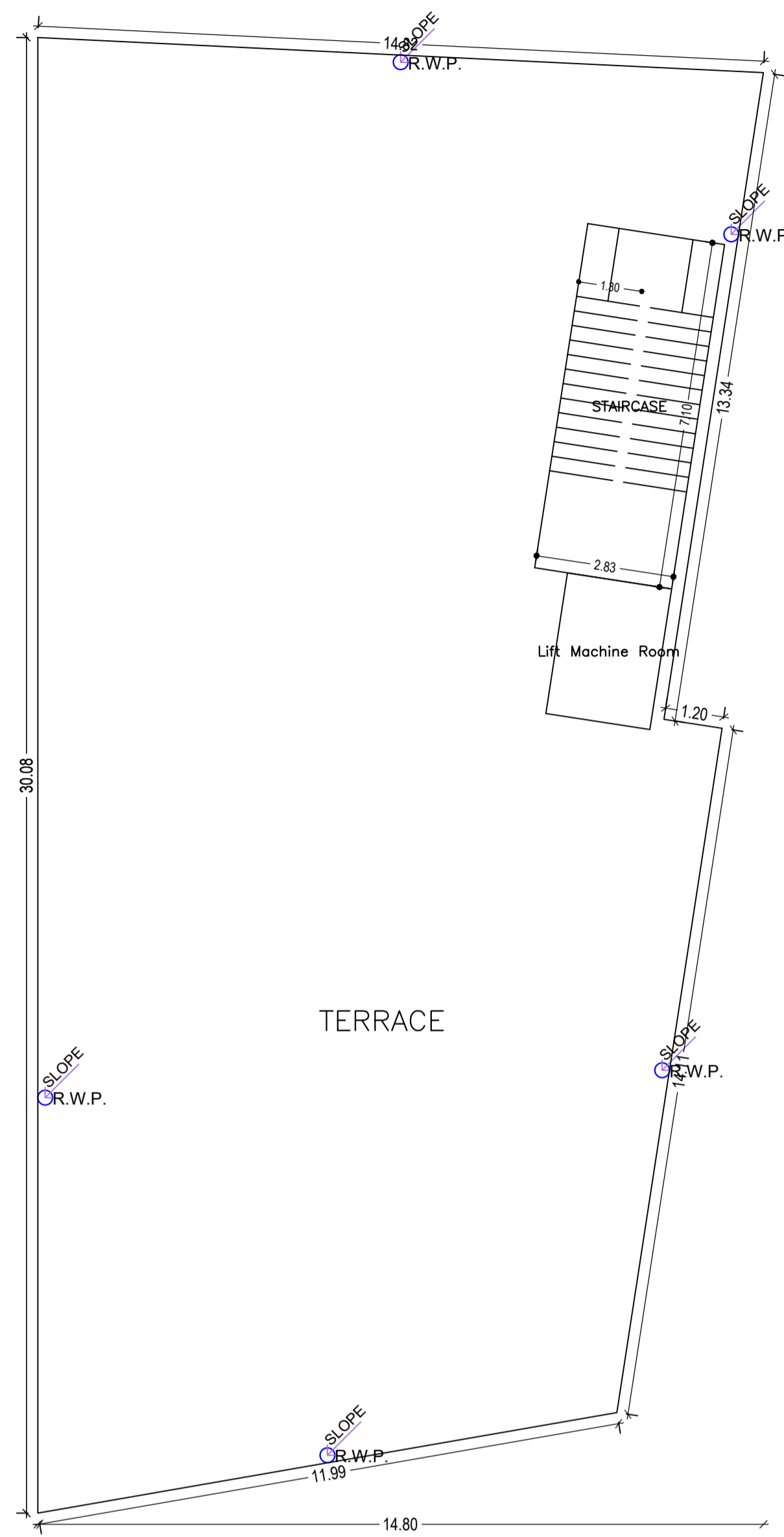


Proposal Basic Information	
Proposal File No.	CNP/BI/0009/W19/2023
Owner Name	BALAJI HEIGHTS REPRESENTED THROUGH ONE OF ITS PARTNER VEDANT KHIRWAL
Khata No	263
Plot No	238
Village Name	Tungri
Use	Commercial
SubUse	Commercial Bldg

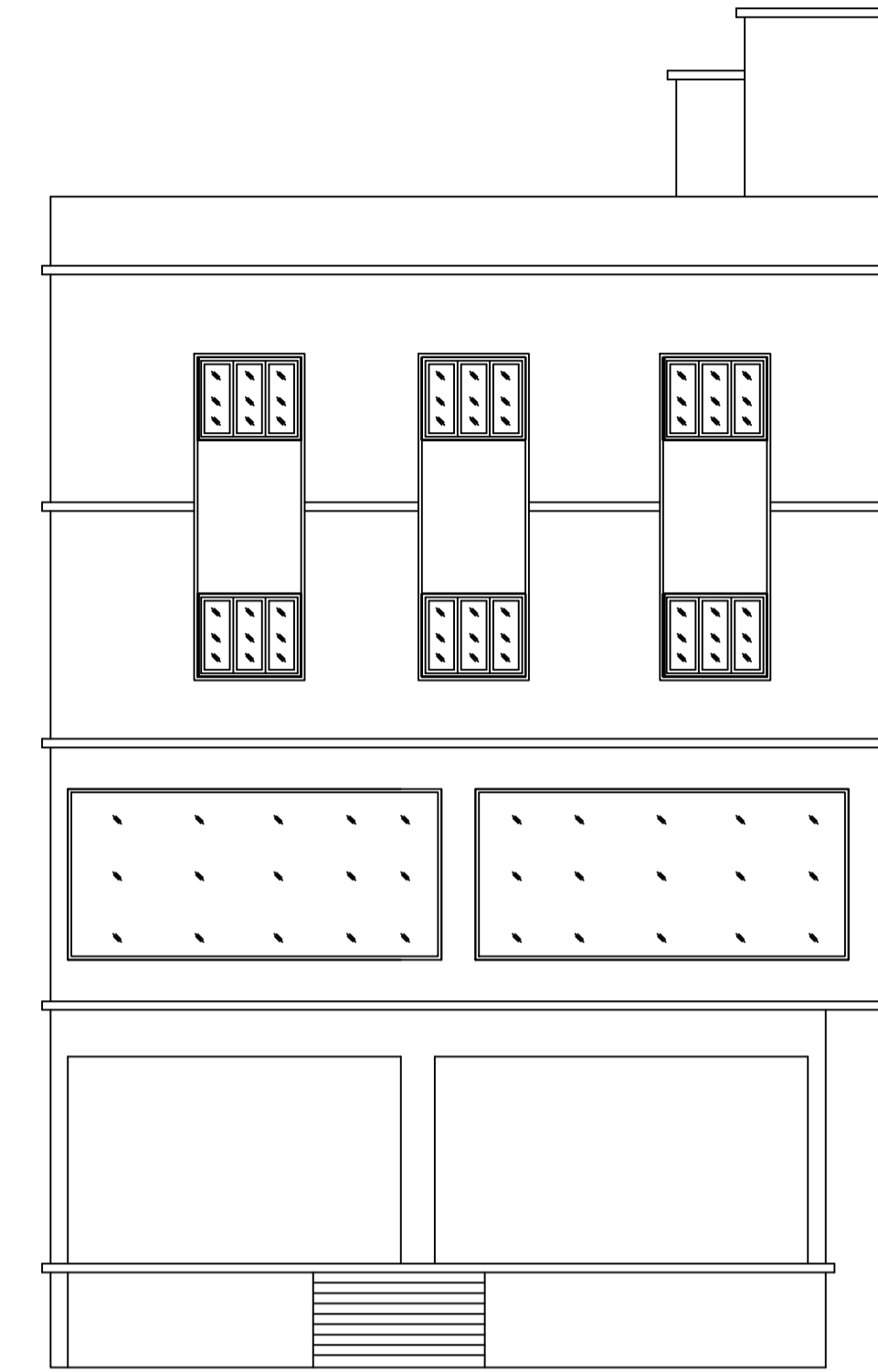


PROPOSED PLAN SCALE- 1:100

SITE PLAN



TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION SCALE- 1:100

AREA STATEMENT	CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.65	VERSION DATE: 16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: WEST SINGHBHUM	Plot SubUse: Commercial Bldg		
Authority: CHAIBASA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA		
Inward No: CNP/BI/0009/W19/2023	Plot/SubPlot No: 238		
Application Type: General Proposal	North: Plot No. - PORTION OF SAME PLOT		
Project Type: Building Permission	South: Plot No. - 237		
Nature of Development: New	East: Plot No. - PORTION OF SAME PLOT		
Location of Development Area: Old Area	West: Road Width - 10		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		SQ. MT. 566.58
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		566.58
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			79.90
Total			79.90
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		486.68
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		566.58
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		566.58
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			283.29
Proposed Coverage Area (48.46 %)			274.57
Total Prop. Coverage Area (48.46 %)			274.57
Balance coverage area (1.54 %)			8.72
FAR CHECK			
Perm. FAR Area (2.000)			1133.16
Total Perm. FAR area			1133.16
Commercial FAR			1118.04
Proposed FAR Area			1133.11
Total Proposed FAR Area			1133.11
Consumed FAR (Factor)			2.00
Balance FAR Area			0.05
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1772.31
ARCHITECT (Regd)			SAQUIB JAWED
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			BALAJI HEIGHTS REPRESENTED THROUGH ONE OF ITS PARTNER VEDANT KHIRWAL
DEVELOPMENT AUTHORITY		LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL)		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	353.69	15.07	353.69	15.07
Ground Floor	274.57	215.15	274.57	215.15
First Floor	381.35	297.74	381.35	297.74
Second Floor	381.35	302.58	381.35	302.58
Third Floor	381.35	302.58	381.35	302.58
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1772.31	1133.12	1772.31	1133.12

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial	Commercial Bldg	> 0	100	1050.31	1	8	-	-	-	-
			> 0	100	1050.31	-	-	-	-	1	22
Total :			-	-	-	-	8	8	-	0	22

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	8	100.00
Total Car	8	100.00	8	100.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	22	44.00
Total TwoWheeler	22	44.00	22	44.00
Other Parking	-	-	-	163.37
Total		144.00		376.37

FAR & Tenement Details (Table 4c-1)

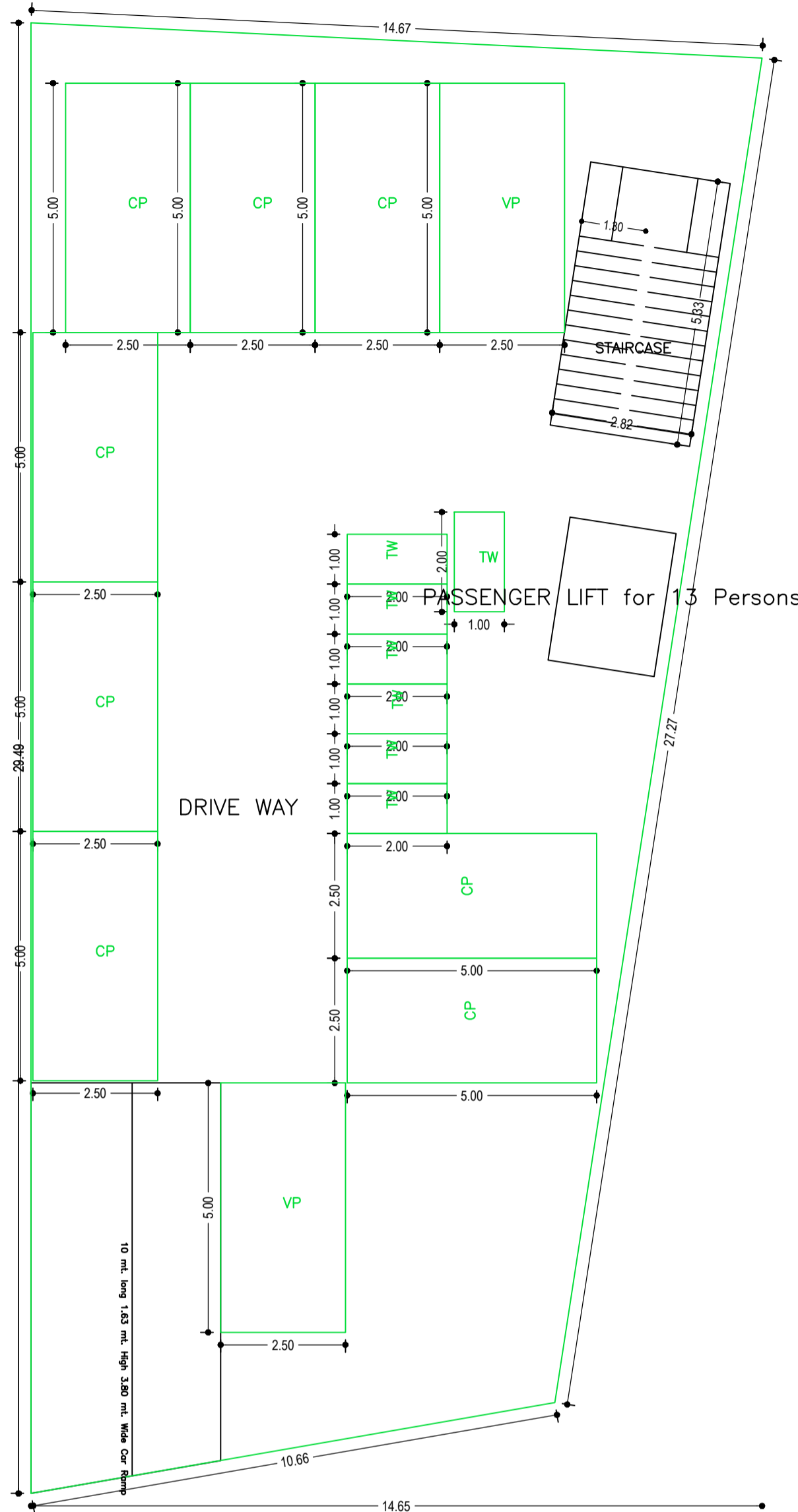
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Accessory Use	Parking					
A (COMMERCIAL)	1	1772.31	24.96	281.85	302.37	1118.04	15.07	1133.12	1133.12	04
Grand Total	1	1772.31	24.96	281.85	302.37	1118.04	15.07	1133.12	1133.12	04

Building USE/SUBUSE Details

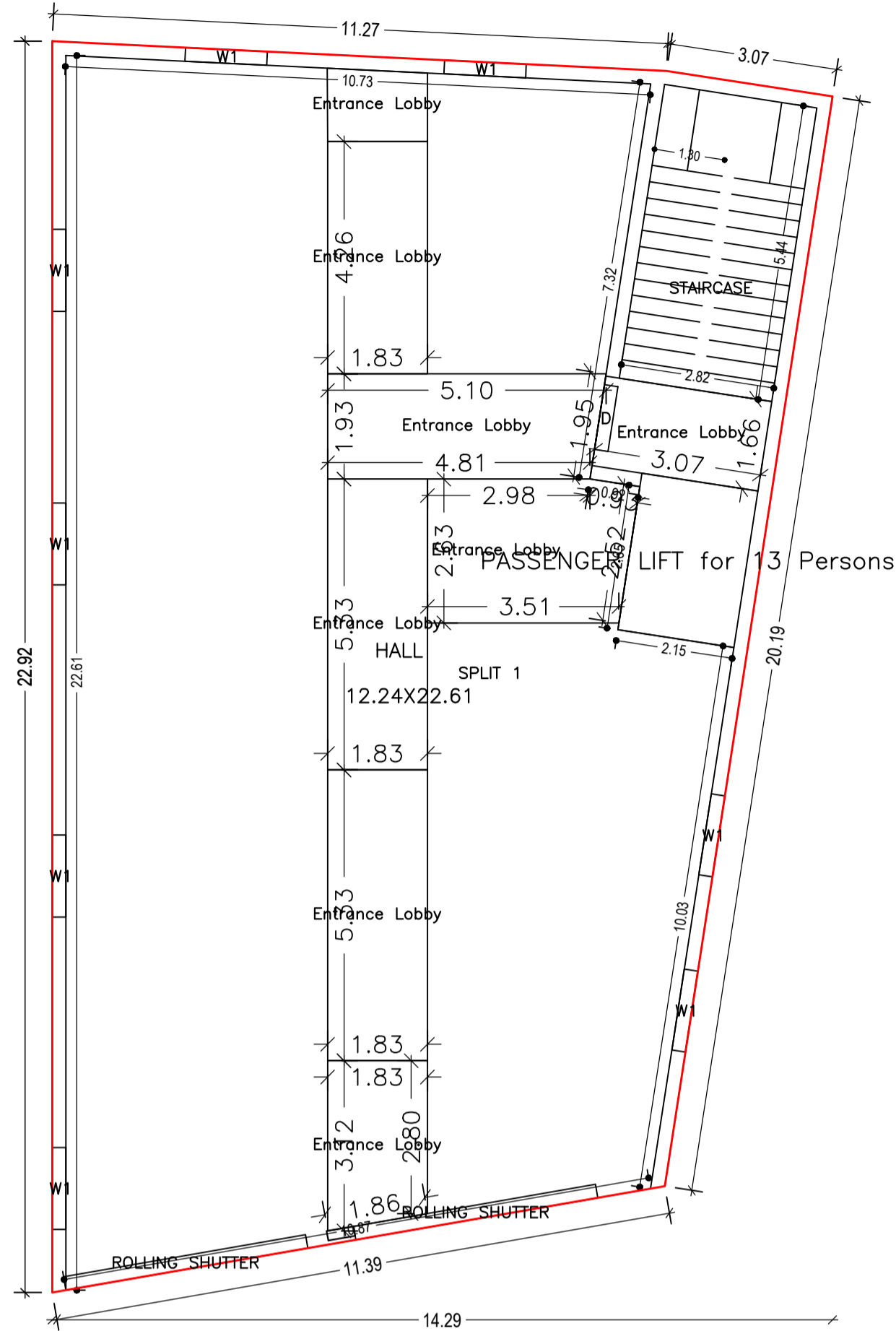
Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			

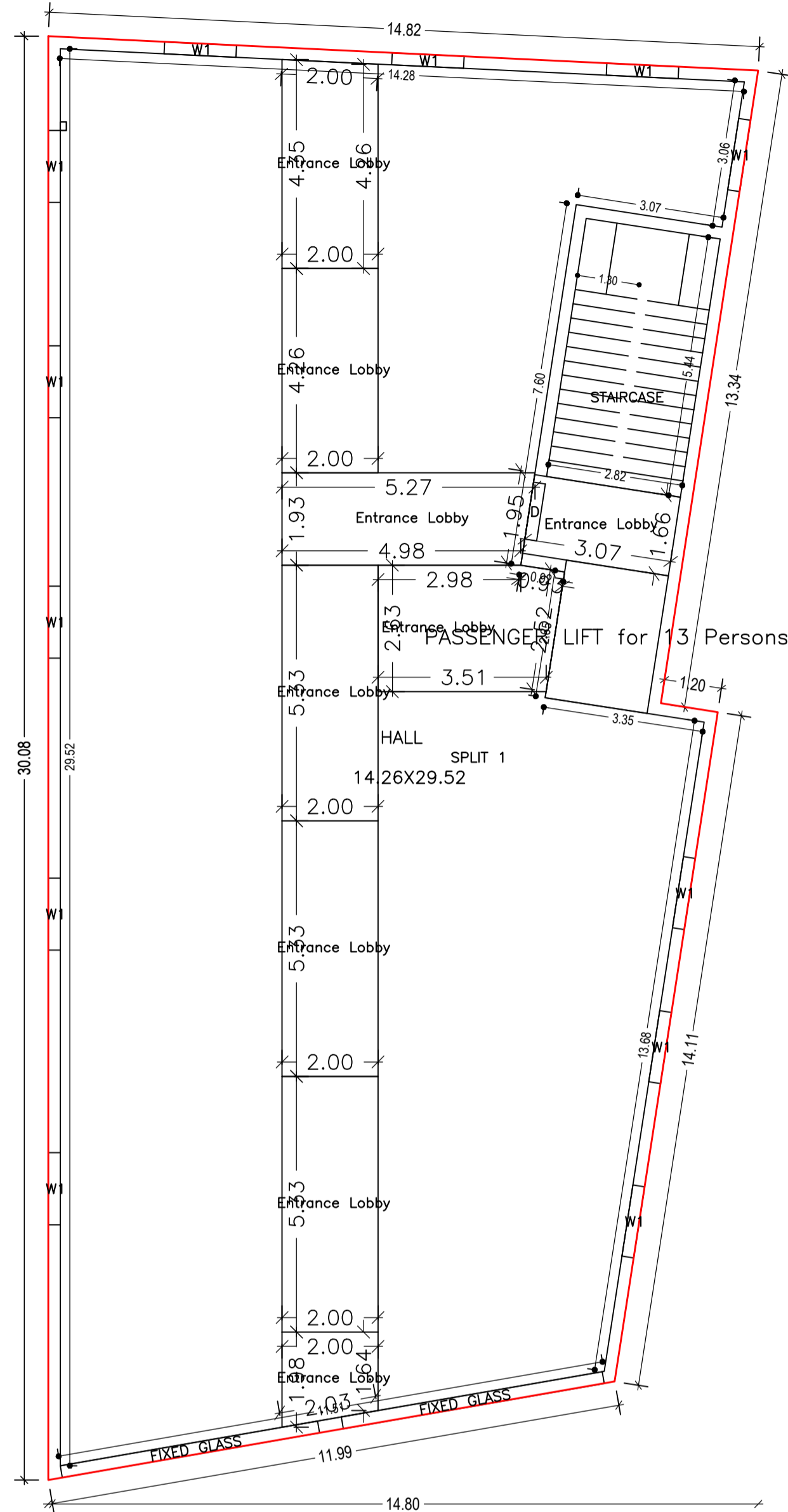
Proposal Basic Information	
Proposal File No.	CNP/BI/0009/W19/2023
Owner Name	BALAJI HEIGHTS REPRESENTED THROUGH ONE OF IT PARTNER VEDANT KHIRWAL
Khata No	263
Plot No	238
Village Name	Tungri
Use	Commercial
SubUse	Commercial Bldg



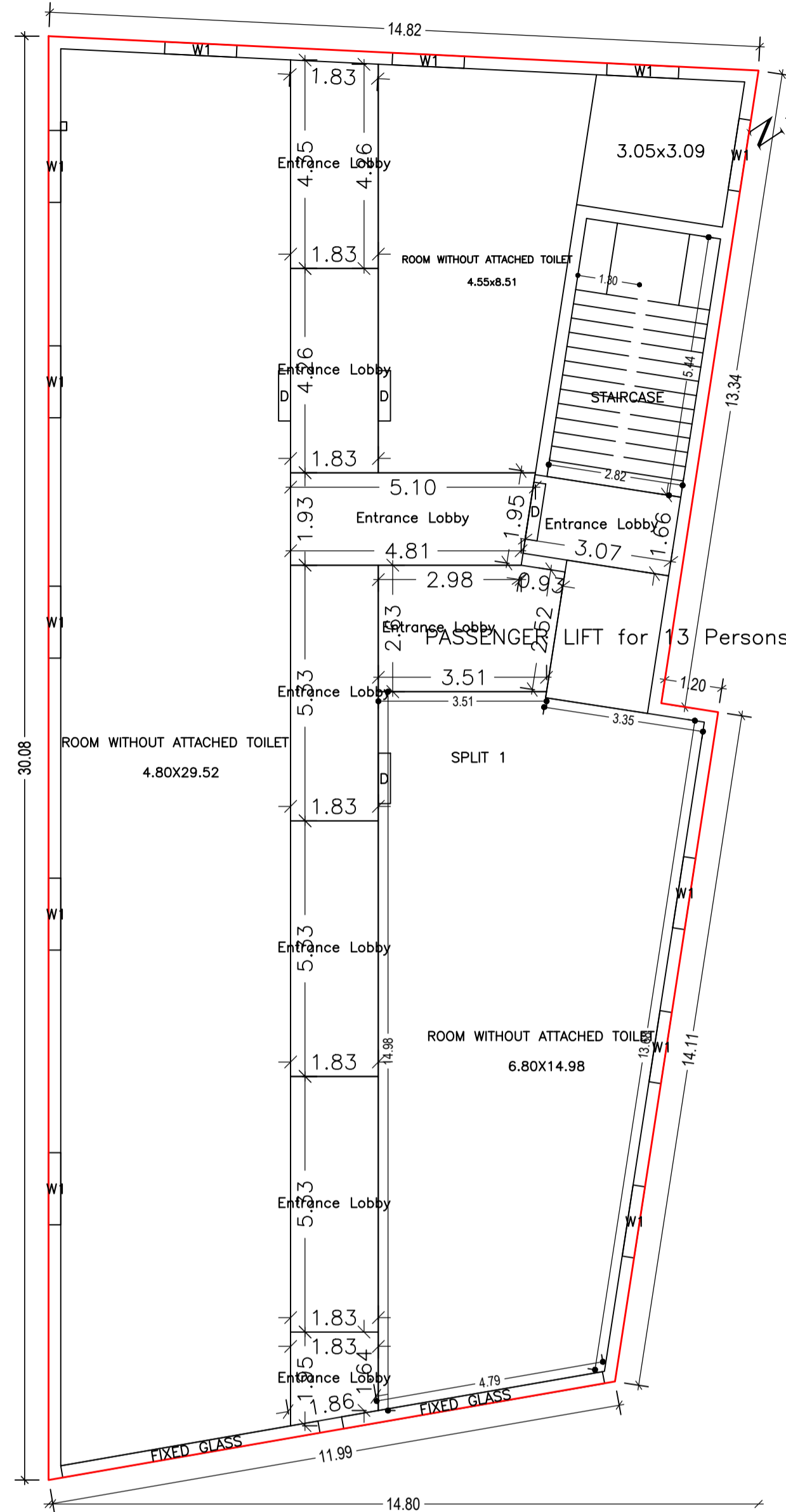
BASEMENT FLOOR PLAN (SCALE 1:100)



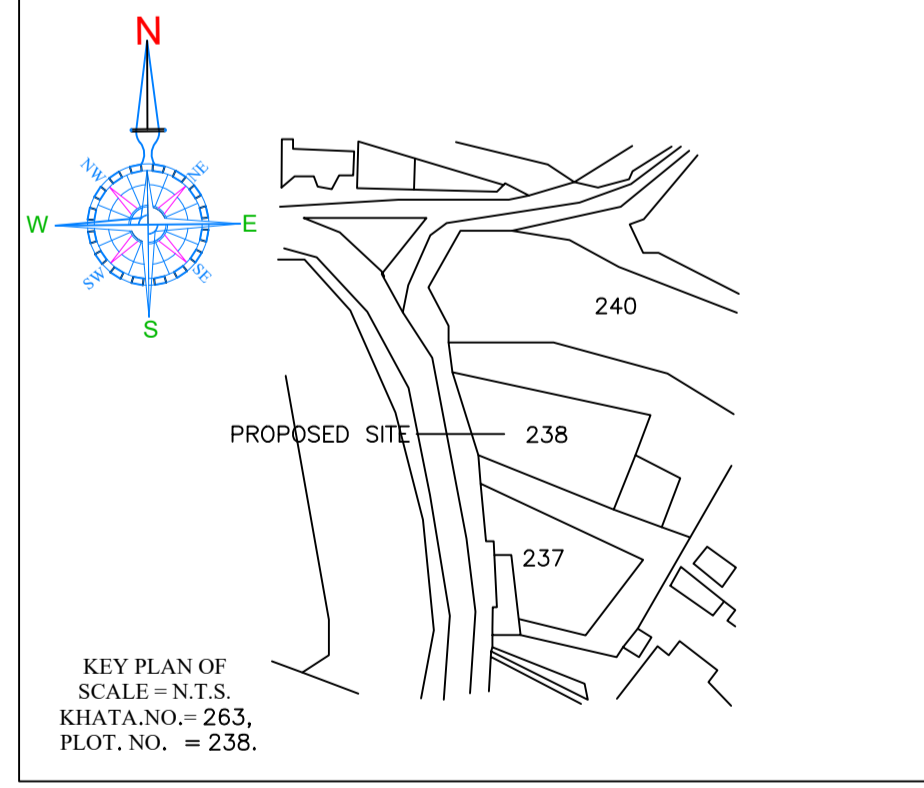
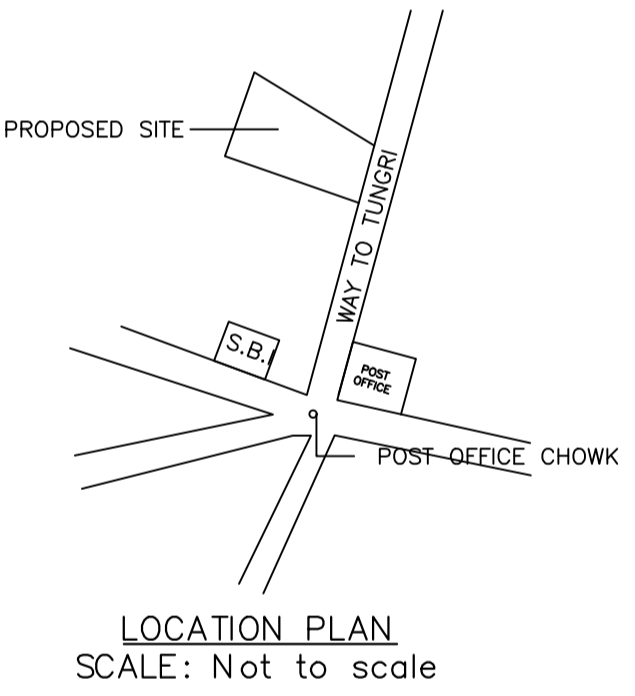
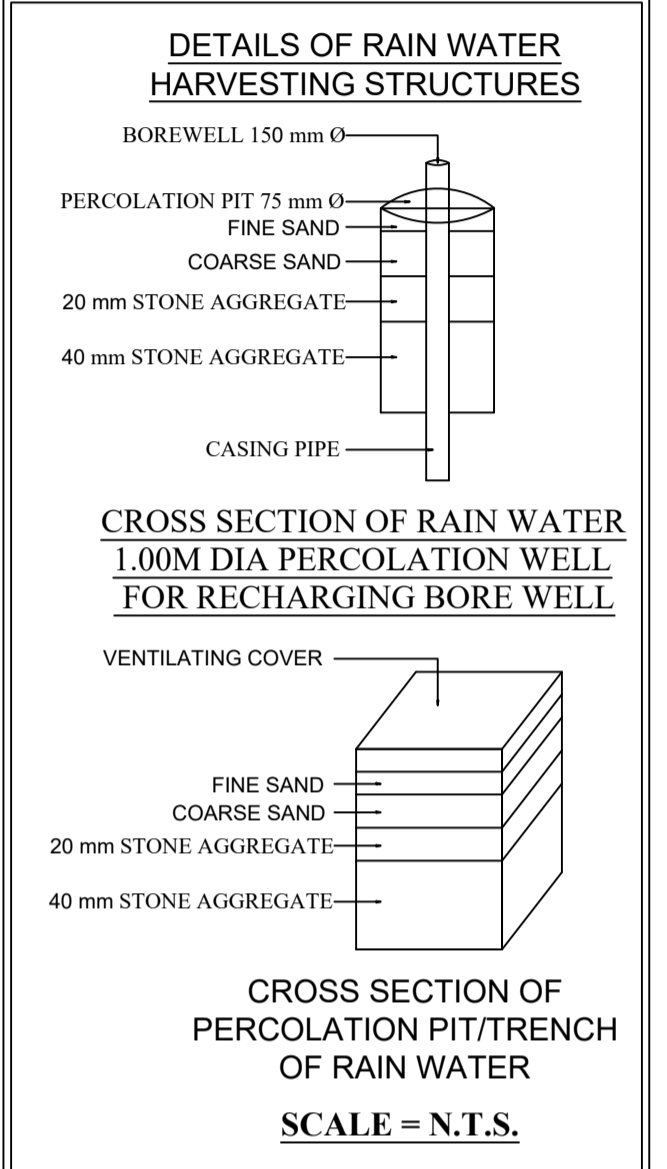
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



Building :A (COMMERCIAL)

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.)	Trmt (No.)
		Lift	Accessory Use	Parking					
Basement Floor	363.69	6.24	0.00	302.37	0.00	15.07	15.07	15.07	00
Ground Floor	274.57	0.00	59.42	0.00	215.15	0.00	215.15	215.15	01
First Floor	381.35	6.24	77.37	0.00	297.74	0.00	297.74	297.74	01
Second Floor	381.35	6.24	72.53	0.00	302.58	0.00	302.58	302.58	01
Third Floor	381.35	6.24	72.53	0.00	302.58	0.00	302.58	302.58	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1772.31	24.96	281.85	302.37	1118.04	15.07	1133.12	1133.12	04

SCHEDULE OF DOOR:

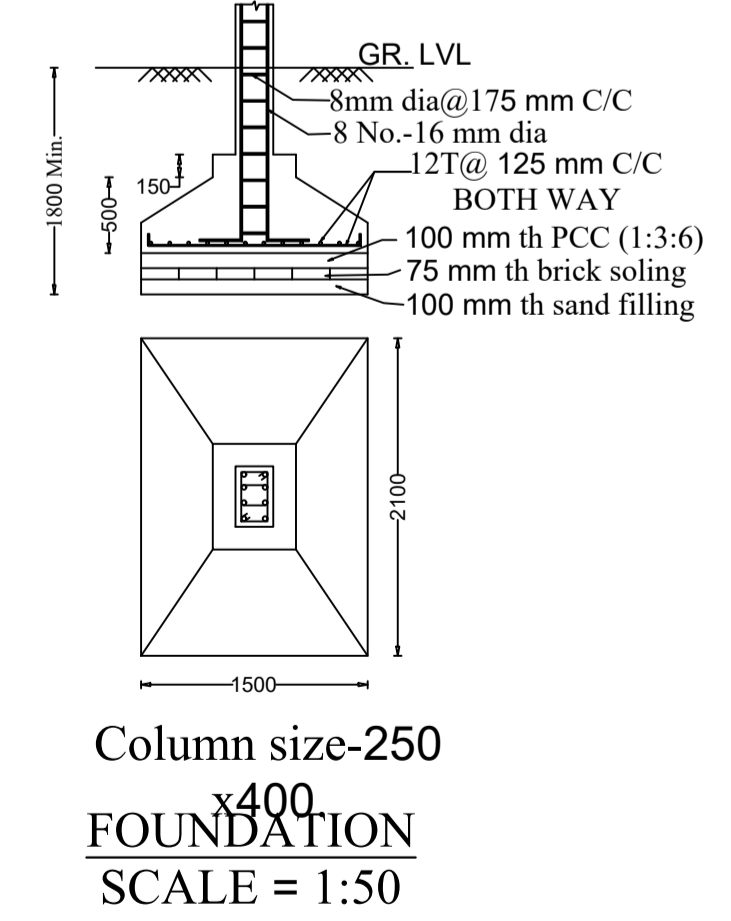
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D	1.05	2.10	06
A (COMMERCIAL)	D	1.20	2.10	02
A (COMMERCIAL)	ROLLING SHUTTER	4.50	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W1	1.50	1.20	44
A (COMMERCIAL)	FIXED GLASS	5.45	1.20	03
A (COMMERCIAL)	FIXED GLASS	5.52	1.20	03

UnitBUA Table for Building :A (COMMERCIAL)

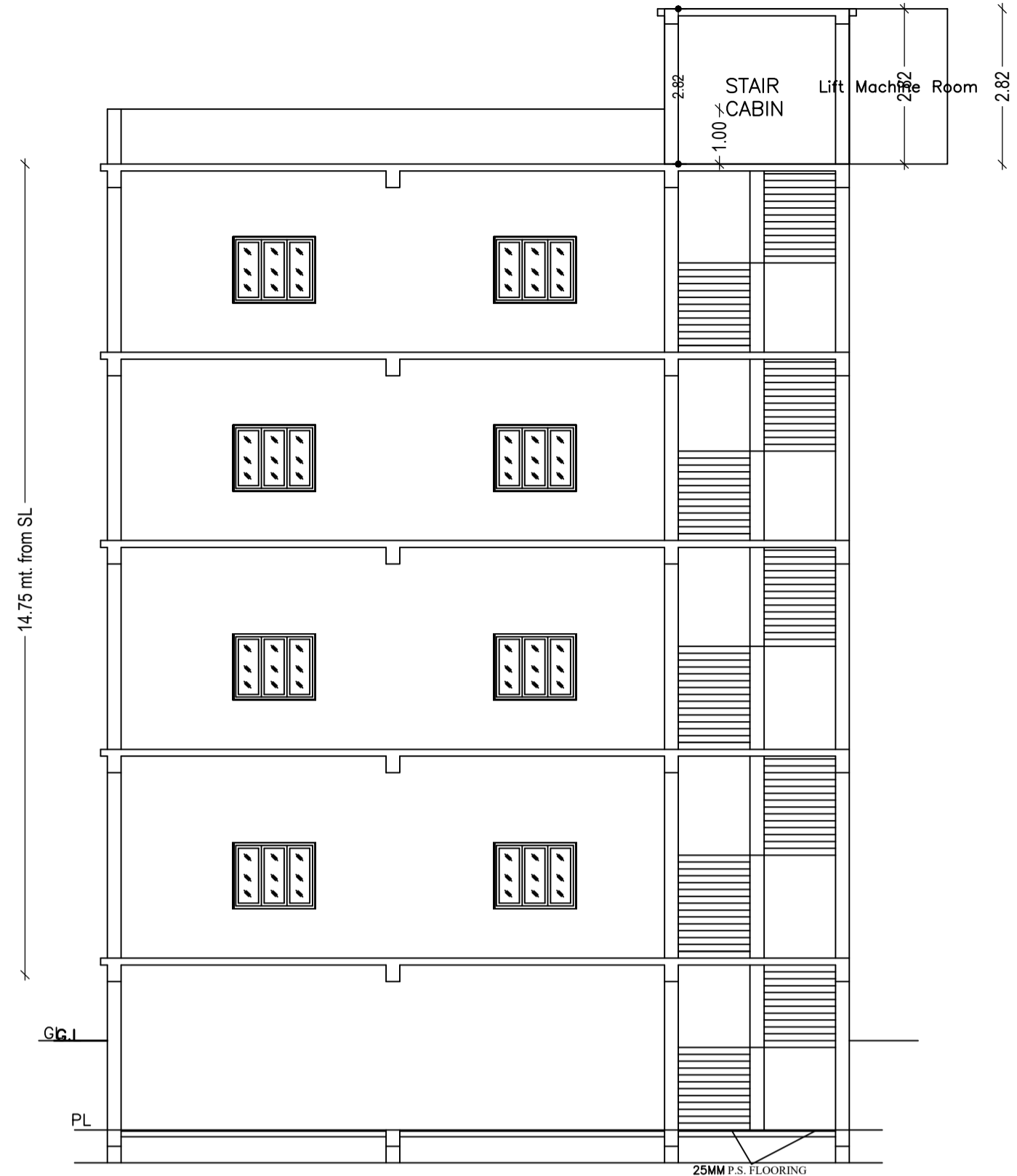
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	232.04	231.95	1	1
FIRST FLOOR PLAN	SPLIT 1	OTHER	331.14	331.12	1	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT 1	OTHER	331.14	331.12	3	2
Total:	-	-	1225.47	1225.31	8	4



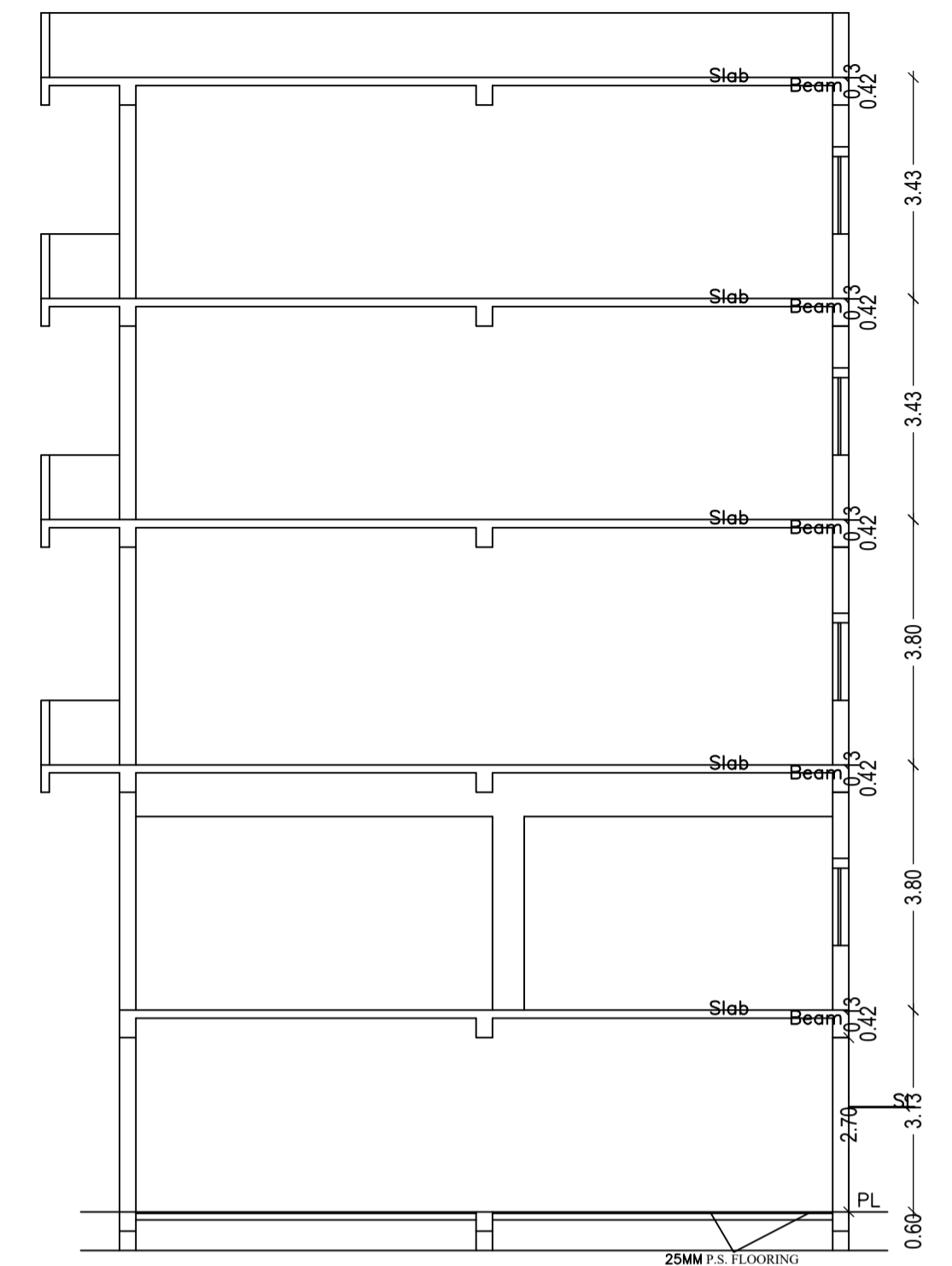
Column size-250 x400 FOUNDATION SCALE = 1:50

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			

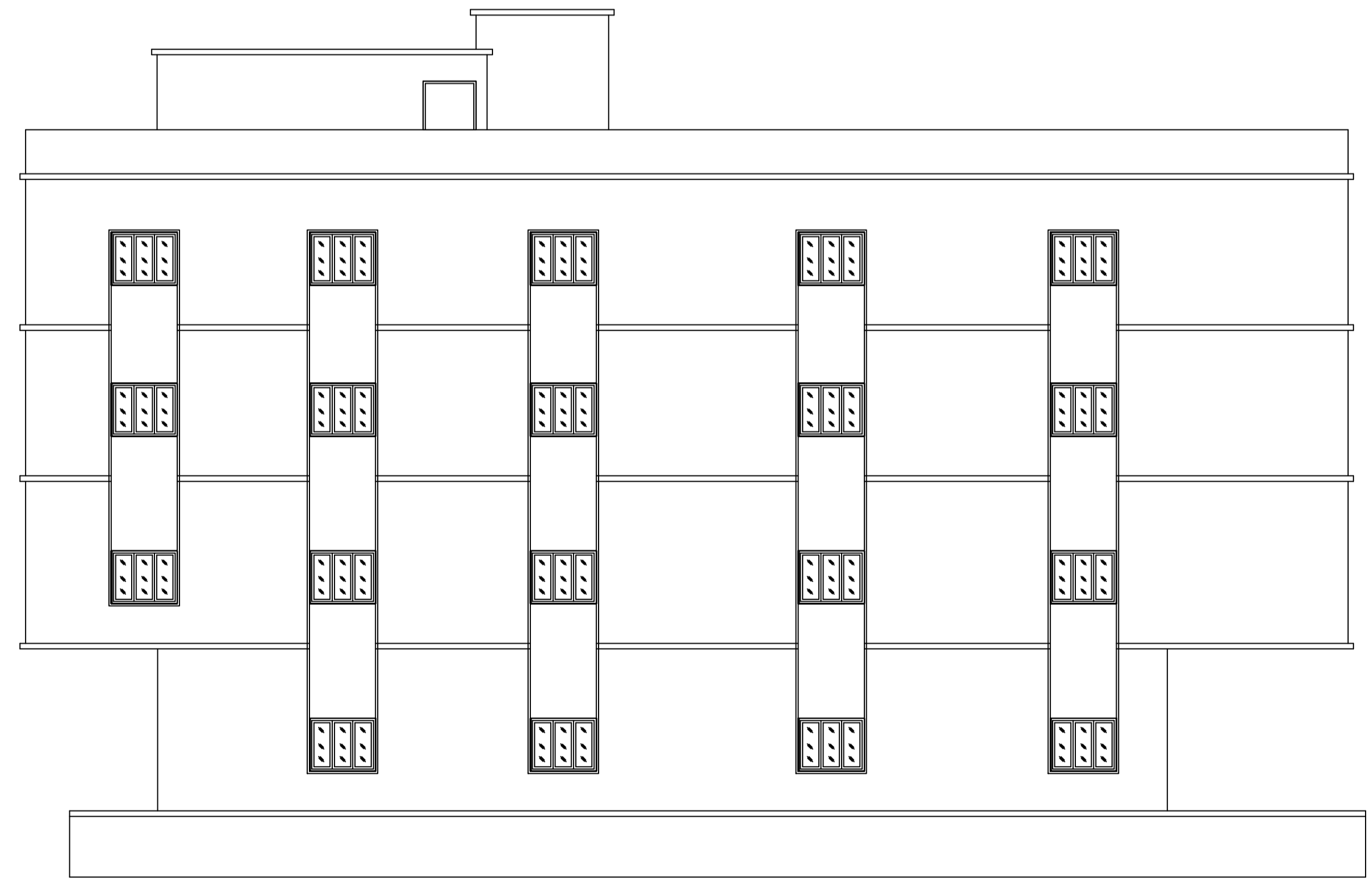
DATE	10-04-2023
SHEET NO.	3
Proposal Basic Information	
Proposal File No.	CNP/BI/0009/W19/2023
Owner Name	BALAJI HEIGHTS REPRESENTED THROUGH ONE OP/TS PARTNER VEDANT KHIRWAL
Khata No	263
Plot No	238
Village Name	Tungri
Use	Commercial
SubUse	Commercial Bldg



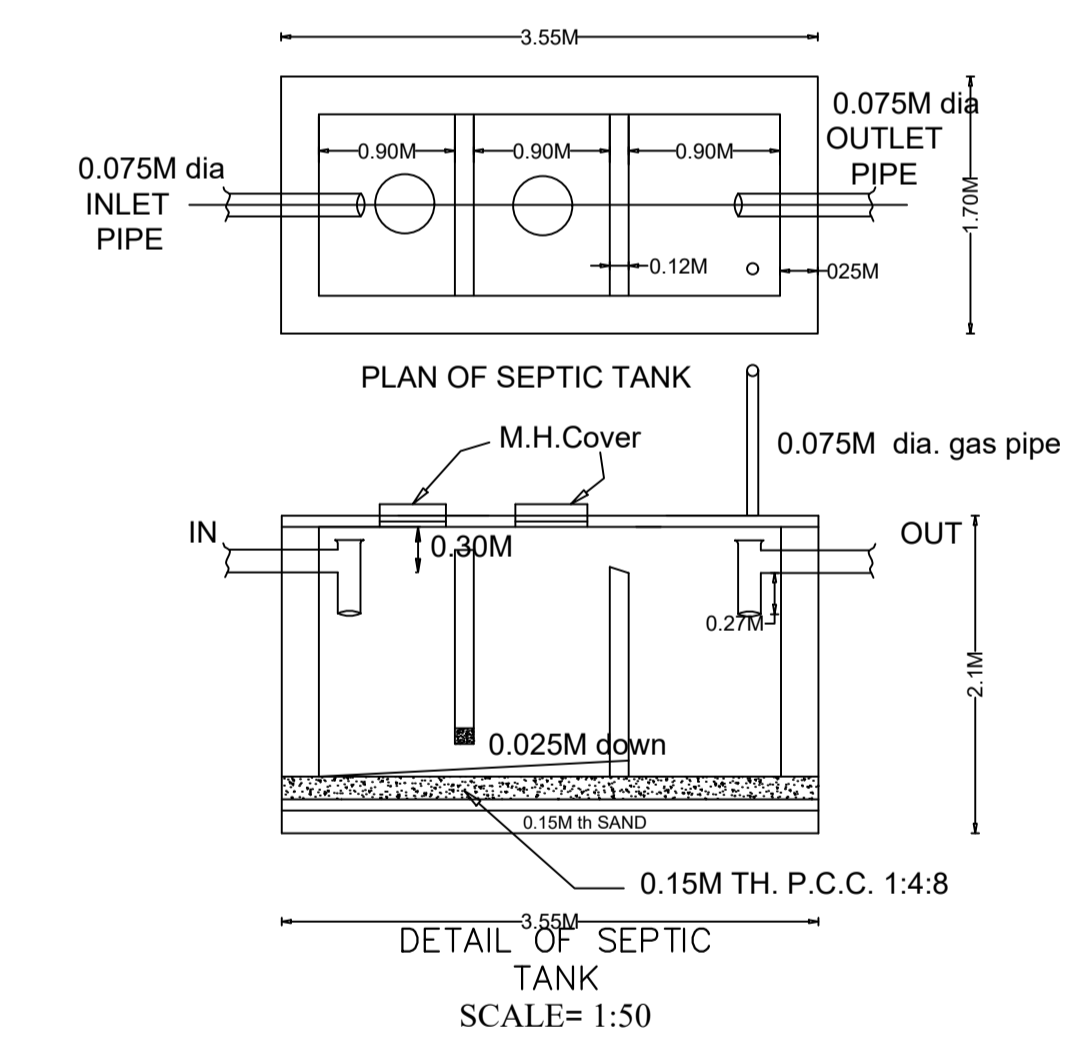
SECTION-XX
SCALE- 1:100



SECTION-YY
SCALE- 1:100



SIDE ELEVATION
SCALE- 1:100



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			