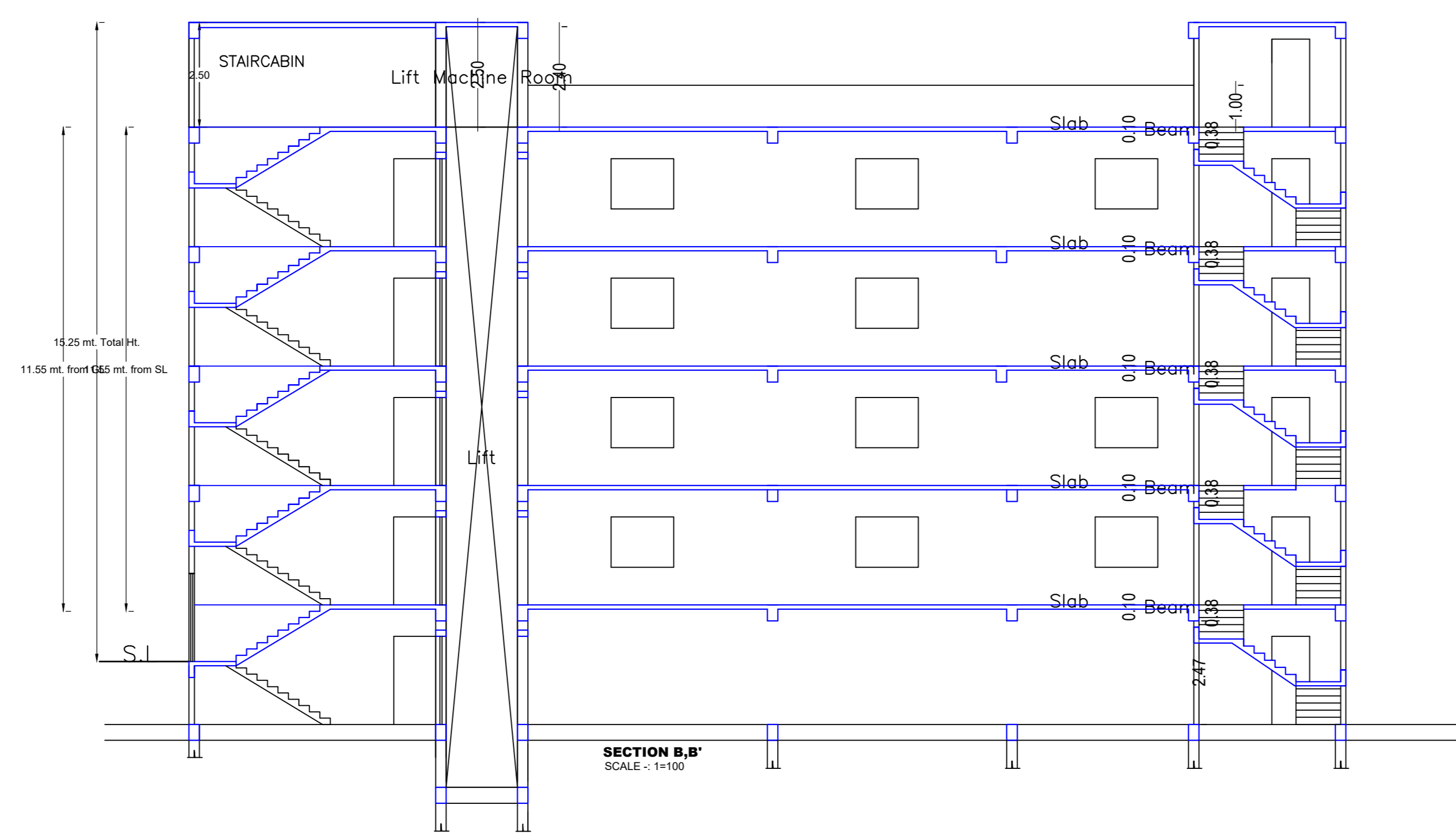
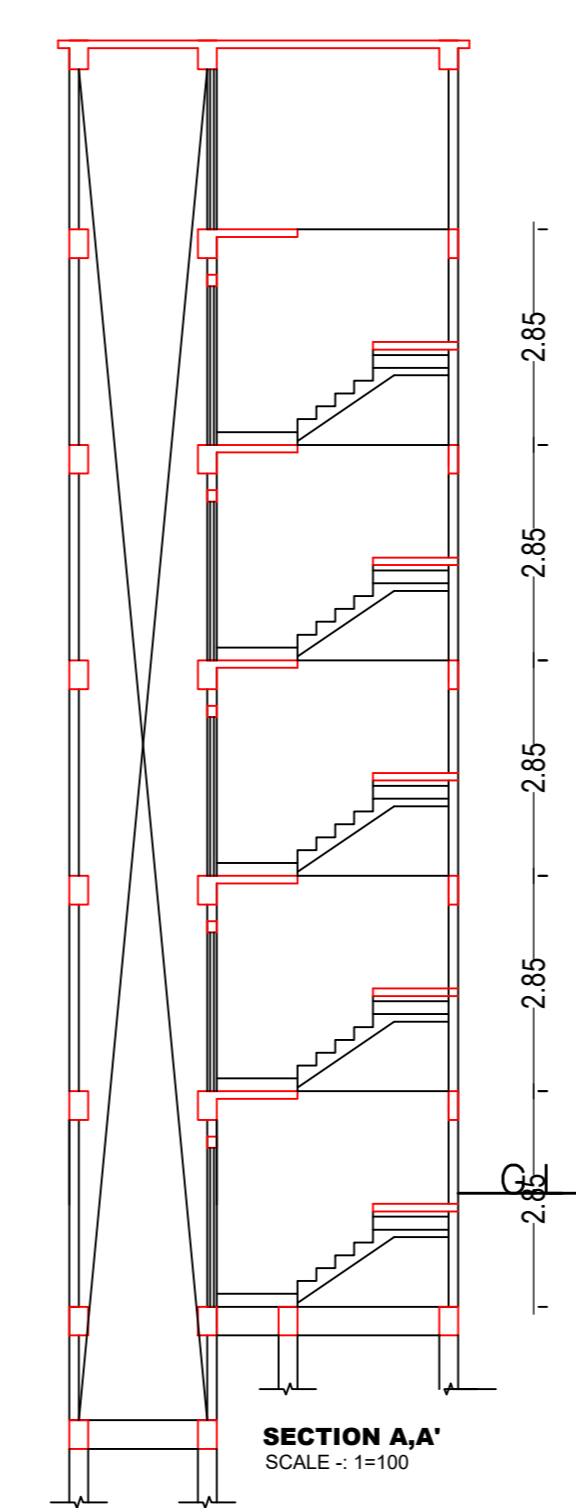


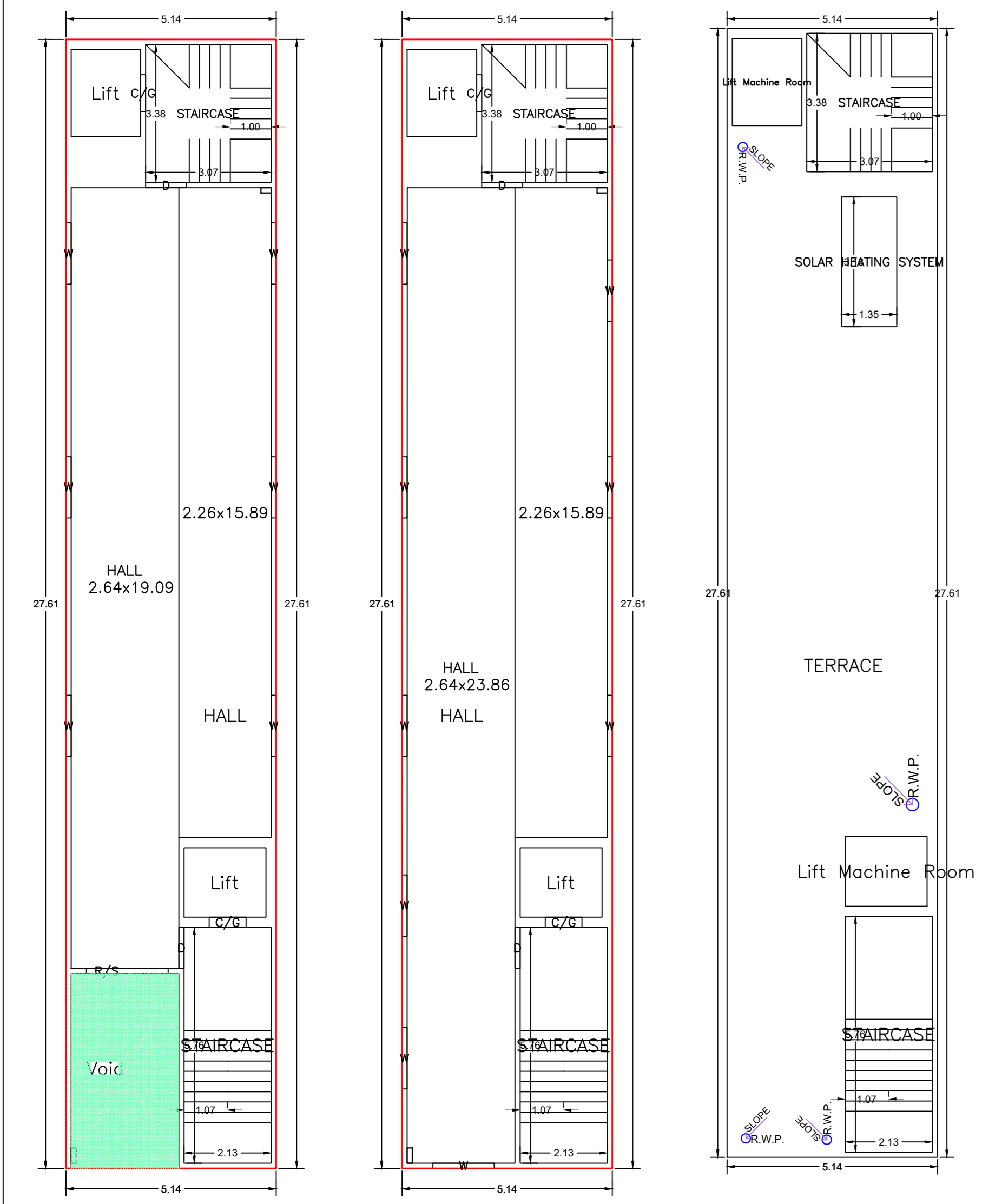
BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION B-B' SCALE = 1/100



SECTION A-A' SCALE = 1/100



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

Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed FAR Area (Sq.m.)	Terr (No.)
Basement Floor	141.95	7.03	0.00	134.92	134.92	01
Ground Floor	141.95	0.00	12.56	129.39	129.39	01
First Floor	141.95	7.03	0.00	134.92	134.92	01
Second Floor	141.95	7.03	0.00	134.92	134.92	01
Third Floor	141.95	7.03	0.00	134.92	134.92	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	709.75	28.12	12.56	669.09	669.07	05

Building :AA (ASHISH KUMAR SHAW)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (ASHISH KUMAR SHAW)	D	1.00	2.10	09
AA (ASHISH KUMAR SHAW)	RS	2.00	2.40	01

UnitBUA Table for Building :AA (ASHISH KUMAR SHAW)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
Basement Floor	STAIRCASE	OTHER	100.42	100.34	1	1
Ground Floor	HALL	OTHER	87.86	87.83	1	1
First Floor	HALL	OTHER	100.42	100.37	1	1
Second Floor	HALL	OTHER	100.42	100.39	1	1
Third Floor	HALL	OTHER	100.39	100.31	1	1
Total	-	-	489.51	489.24	5	5

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (ASHISH KUMAR SHAW)	VO	1.50	0.60	06
AA (ASHISH KUMAR SHAW)	W	1.50	1.20	33

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (ASHISH KUMAR SHAW)	Commercial	Commercial Bldg	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Yield Proposed Built Up Area (Sq.m.)	Total FAR Area (Sq.m.)
Basement Floor	141.95	134.92	141.95	134.92
Ground Floor	141.95	129.39	141.95	129.39
First Floor	141.95	134.92	141.95	134.92
Second Floor	141.95	134.92	141.95	134.92
Third Floor	141.95	134.92	141.95	134.92
Terrace Floor	0.00	0.00	0.00	0.00
Total	709.75	669.07	709.75	669.07

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	White

AREA STATEMENT	VERSION NO. 1.0.70
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: KODERMA	Plot SubUse: Commercial Bldg
Authority: JHARKHAND URBAN PARISHAD	PlotNearby/Religious/Structure: NA
Insard. No. JN/IB/0035/W/14/2024	Plot/SubPlot No: 6242/2543/6688/6689
Application Type: General Proposal	North: Road Width: 60.95M WIDE RANCHI PATNA BYPASS ROAD(N.H.31)
Project Type: Building Permission	South: Road Width: RASTA
Nature of Development: New	East: Plot No. - LAND OF VENDOR & BODY J (IP N-654285543)
Location of Development Area: Old Area	West: Plot No. - LAND OF KAUSHALYA DEVI W/O PRAMOD SINDURIA
AREA DETAILS	SQ.MT
AREA OF PLOT (Minimum)	(A) 363.48
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 363.48
Deduction for Balance Plot Area from Gross Plot Area	39.46
Common Plot	39.46
Total	39.46
BALANCE AREA OF PLOT (Net Plot Area - Recreational/amenity space)	(A-Deductions) 324.02
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 363.48
Plot Area for FAR (Net Plot Area + Road/Korridor Area)	(A-Deductions) 363.48
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	181.74
Proposed Coverage Area (39.05 %)	141.85
Total Prop. Coverage Area (39.05 %)	141.95
Balance coverage area (10.95 %)	39.79
FAR CHECK	
Pem. FAR Area (2.00)	726.96
Total Pem. FAR area	726.96
Commercial FAR	669.09
Proposed FAR Area	669.09
Total Proposed FAR Area	669.09
Consumed FAR (Factor)	1.84
Balance FAR Area	57.87
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	709.75
ARCHITECT (Regd)	MD SHOHAB ALAM
ENGINEER (Regd)	ASHISH KUMAR SHAW
SUPERVISOR (Regd)	ASHISH KUMAR SHAW
OWNER (Regd)	ASHISH KUMAR SHAW
DEVELOPMENT AUTHORITY	LOCAL BODY

Required Parking (Table 7a)

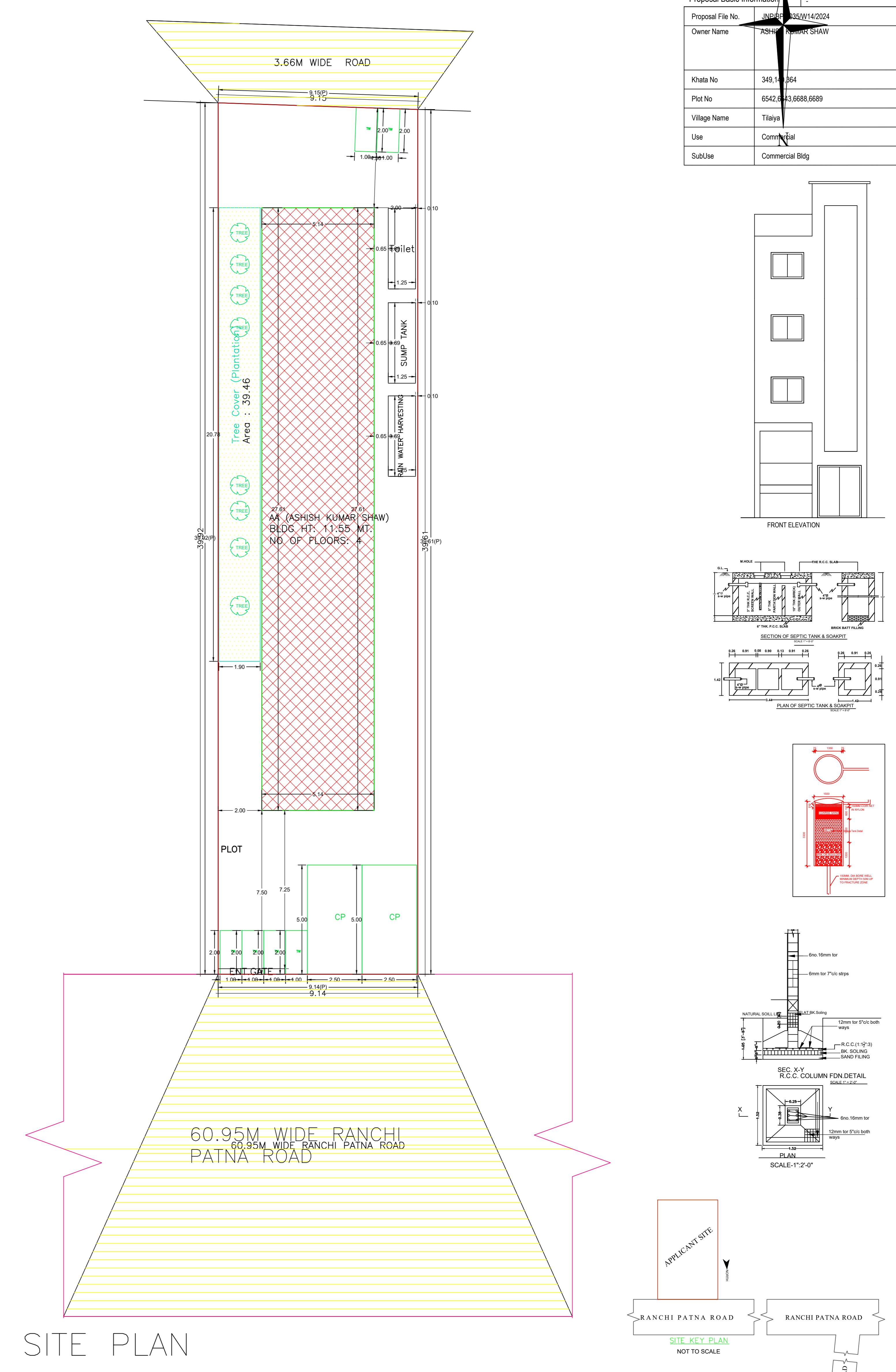
Building Name	Type	SubUse	Area (Sq.m.)	Reqd. Units	Car	TwoWheeler
AA (ASHISH KUMAR SHAW)	Commercial Bldg	Commercial Bldg	> 0 200	548.82	1 2	- -
Total	-	-	0 200	548.82	- -	1 6
Total	-	-	- -	- -	2 2	- 6 6

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
TwoWheeler	-	-	6	12.00
Total TwoWheeler	6	12.00	6	12.00
Total	-	-	37.00	49.04

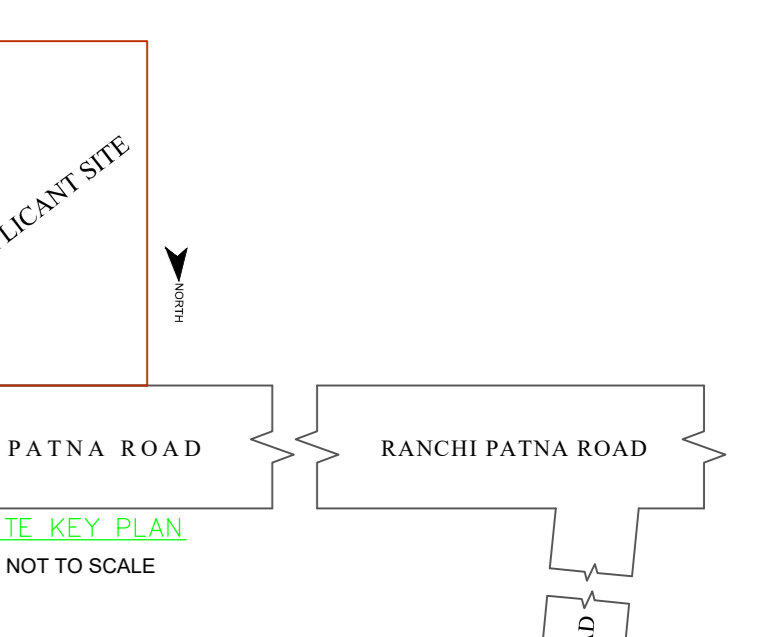
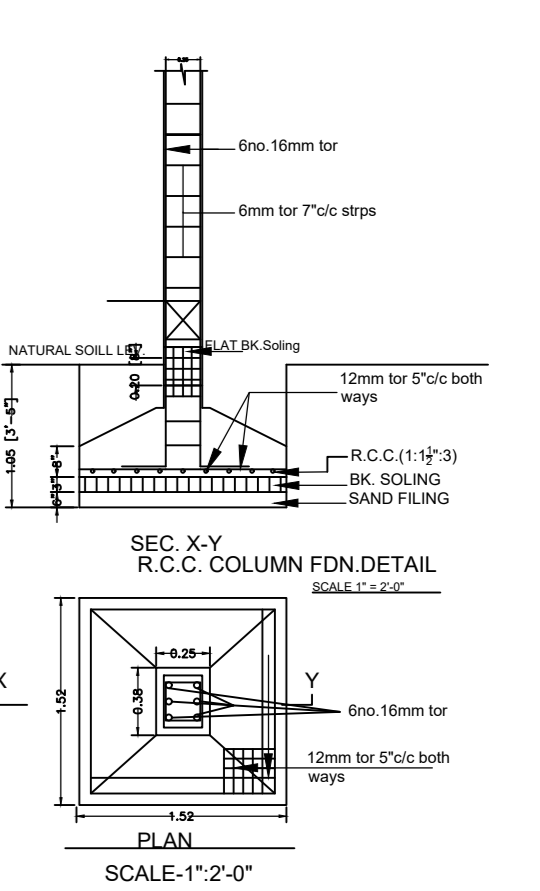
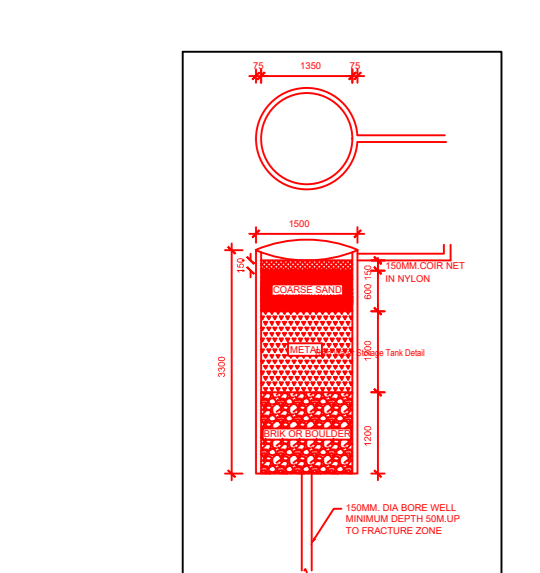
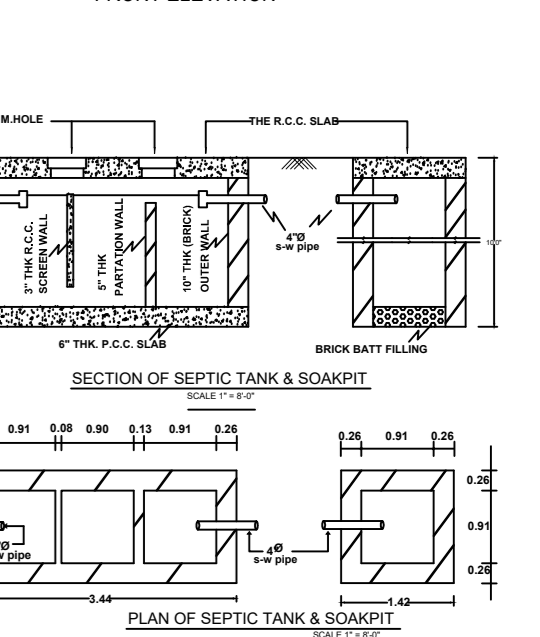
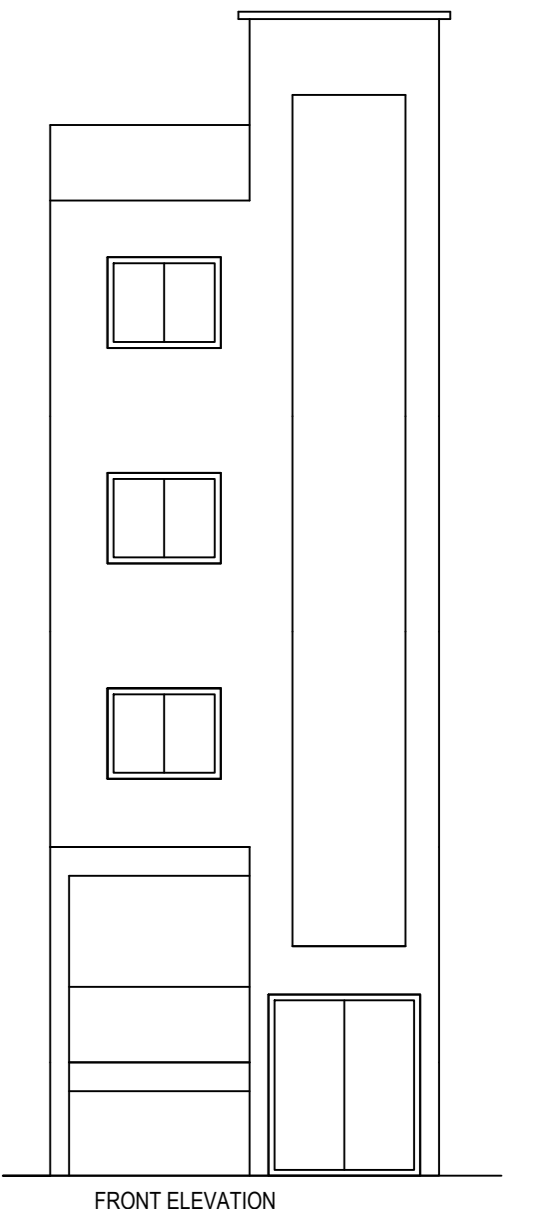
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed FAR Area (Sq.m.)	Terr (No.)
AA (ASHISH KUMAR SHAW)	1	709.75	28.12	12.56	669.09	669.07	05
Grand Total:	1	709.75	28.12	12.56	669.09	669.07	05



SITE PLAN

Proposal Basic Information	
Proposal File No.	JN/IB/0035/W/14/2024
Owner Name	ASHISH KUMAR SHAW
Khata No.	349,14,864
Plot No.	6542,2543,6688,6689
Village Name	Tilaya
Use	Commercial
SubUse	Commercial Bldg



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOHAB ALAM JN/IB/0035/W/14/2024			