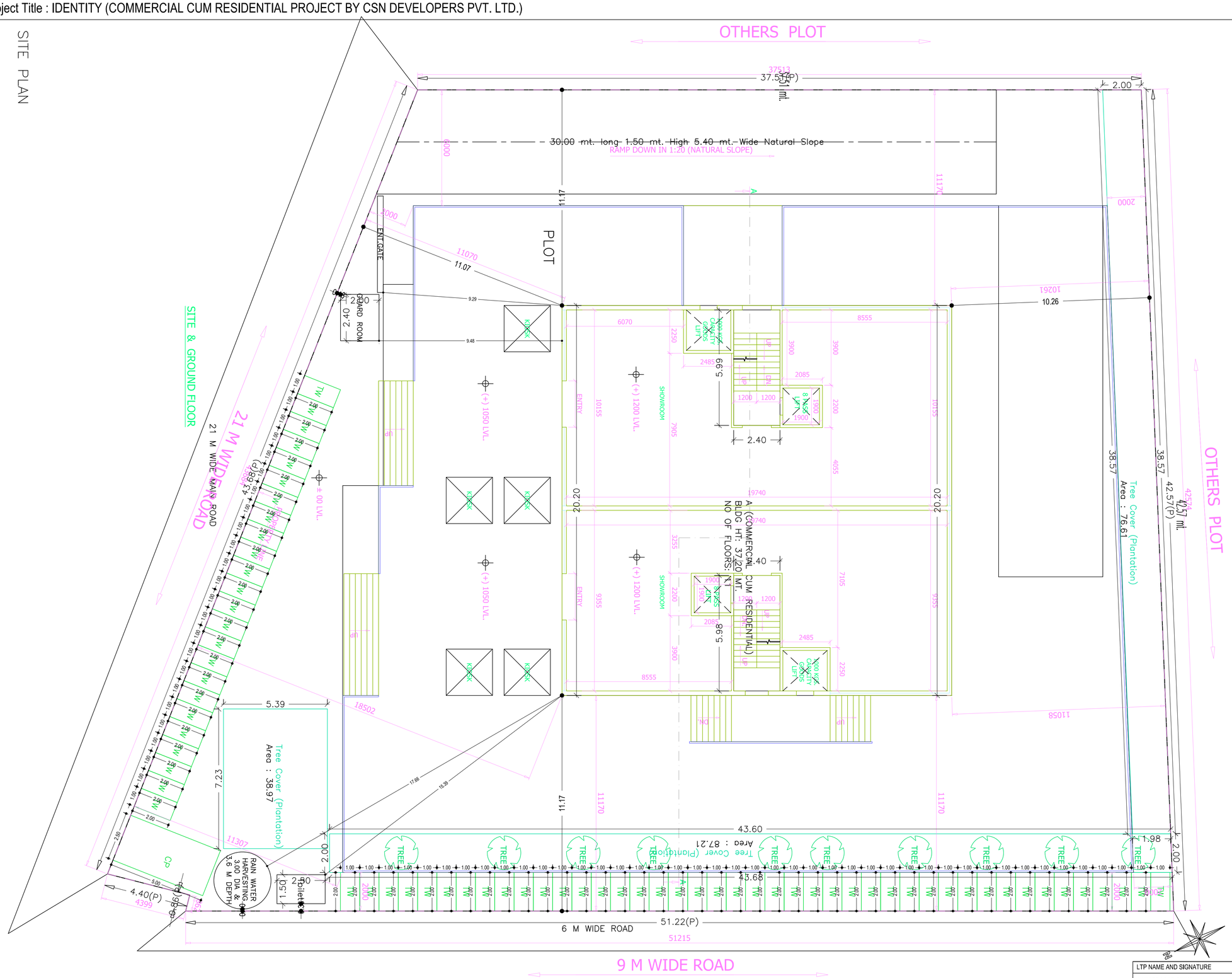
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	1

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

ISO_A1_(841.00_x_594.00_MM)

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Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	2

AREA STATEMENT SARAIKELA KHARSAWAN ZILA PARISHAD	VERSION NO.: 1.0.64	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: SERAIKELA	Plot SubUse: Resi+Comm	
Authority: SARAIKELA KHARSAWAN ZILA PARISHAD	PlotNearbyReligiousStructure: NA	
Inward_No: SKZP/BP/0025/2022	Plot/SubPlot No: 338(P) & 339(P)	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: New Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1983.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1983.10
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		202.78
Total		202.78
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1780.32
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1983.10
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1983.10
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		991.55
Proposed Coverage Area (19.13 %)		379.31
Total Prop. Coverage Area (19.13 %)		379.31
Balance coverage area (30.87 %)		612.24
FAR CHECK		
Perm. FAR Area (2.000)		3966.20
Total Perm. FAR area		3966.20
Residential FAR		2841.52
Commercial FAR		1100.00
Proposed FAR Area		3941.52
Total Proposed FAR Area		3941.52
Consumed FAR (Factor)		1.99
Balance FAR Area		24.68
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		5652.45
ARCHITECT (Regd)		AJAY PRASAD SINHA
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		CSN DEVELOPERS PVT. LTD.
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL CUM RESIDENTIAL) 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	1251.77	0.00	1251.77	0.00
Ground Floor	408.04	379.31	408.04	379.31
First Floor	408.04	360.34	408.04	360.34
Second Floor	408.04	360.34	408.04	360.34
Third Floor	397.07	355.19	397.07	355.19
Fourth Floor	397.07	355.19	397.07	355.19
Fifth Floor	397.07	355.19	397.07	355.19
Sixth Floor	397.07	355.19	397.07	355.19
Seventh Floor	397.07	355.19	397.07	355.19
Eighth Floor	397.07	355.19	397.07	355.19
Ninth Floor	397.07	355.19	397.07	355.19
Tenth Floor	397.07	355.19	397.07	355.19
Terrace Floor	0.00	0.00	0.00	0.00
Total :	5652.45	3941.51	5652.45	3941.51

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL CUM RESIDENTIAL)	Residential	ResiComm Bldg	Multistoried

Building :A (COMMERCIAL CUM RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	1251.77	28.55	5.70	1297.08	0.00	0.00	0.00	0.00	00
Ground Floor	408.04	28.73	0.00	0.00	0.00	379.31	379.31	379.31	02
First Floor	408.04	28.73	18.97	0.00	0.00	360.34	360.34	360.34	02
Second Floor	408.04	28.73	18.97	0.00	0.00	360.34	360.34	360.34	02
Third Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Fourth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Fifth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Sixth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Seventh Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Eighth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Ninth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Tenth Floor	397.07	32.57	9.31	0.00	355.19	0.00	355.19	355.19	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	5652.45	375.30	118.12	1297.08	2841.52	1100.00	3941.51	3941.51	38
Total Number of Same Buildings :	1								
Total :	5652.45	375.30	118.12	1297.08	2841.52	1100.00	3941.51	3941.51	38

UnitBUA Table for Building :A (COMMERCIAL CUM RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL PART 1	SHOP	180.40	174.21	1	2
	GR FL PART 2	SHOP	166.22	160.45	1	
TYPICAL - 1& 2 FLOOR PLAN	FIRST N SECOND PART 1	OFFICE	174.90	166.75	1	4
	FIRST N SECOND PART 2	OFFICE	160.72	152.94	1	
TYPICAL - 3, 5, 7& 9 FLOOR PLAN	UNIT A	FLAT	82.65	75.26	7	16
	UNIT B	FLAT	83.21	75.81	7	
	UNIT C	FLAT	83.96	75.24	7	
	UNIT D	FLAT	87.15	78.74	7	
TYPICAL - 4, 6, 8& 10 FLOOR PLAN	UNIT A EVEN	FLAT	82.65	75.02	7	16
	UNIT B EVEN	FLAT	83.21	75.63	7	
	UNIT C EVEN	FLAT	83.96	74.62	7	
	UNIT D EVEN	FLAT	87.15	78.43	7	
Total:	-	-	3713.62	3409.06	230	38

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL CUM RESIDENTIAL)	FD7	0.75	2.10	64
A (COMMERCIAL CUM RESIDENTIAL)	FD6	0.90	2.10	112
A (COMMERCIAL CUM RESIDENTIAL)	FD5	1.05	2.40	32
A (COMMERCIAL CUM RESIDENTIAL)	FD4	1.20	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD16	1.43	2.40	08
A (COMMERCIAL CUM RESIDENTIAL)	FD2	1.50	2.40	06
A (COMMERCIAL CUM RESIDENTIAL)	FD16	1.75	2.40	08
A (COMMERCIAL CUM RESIDENTIAL)	FD15	2.40	2.40	32
A (COMMERCIAL CUM RESIDENTIAL)	FD8	2.40	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD1	2.40	2.40	02
A (COMMERCIAL CUM RESIDENTIAL)	FD12	2.70	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD11	2.75	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD10	2.85	2.40	08
A (COMMERCIAL CUM RESIDENTIAL)	FD14	3.30	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD9	3.40	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD8	3.45	2.40	04
A (COMMERCIAL CUM RESIDENTIAL)	FD13	3.55	2.40	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL CUM RESIDENTIAL)	V1	0.60	1.20	64
A (COMMERCIAL CUM RESIDENTIAL)	W9	1.00	1.80	08
A (COMMERCIAL CUM RESIDENTIAL)	W8	1.20	1.20	40
A (COMMERCIAL CUM RESIDENTIAL)	W4	10.16	1.95	03
A (COMMERCIAL CUM RESIDENTIAL)	W7	2.40	1.80	60
A (COMMERCIAL CUM RESIDENTIAL)	W1	3.15	1.95	04
A (COMMERCIAL CUM RESIDENTIAL)	W3	6.07	1.95	05
A (COMMERCIAL CUM RESIDENTIAL)	W5	6.95	1.95	02
A (COMMERCIAL CUM RESIDENTIAL)	W4	7.76	1.95	02
A (COMMERCIAL CUM RESIDENTIAL)	W6	8.56	1.95	04
A (COMMERCIAL CUM RESIDENTIAL)	W2	8.56	1.95	01
A (COMMERCIAL CUM RESIDENTIAL)	W5	9.36	1.95	03

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (COMMERCIAL CUM RESIDENTIAL)	Commercial	Shop	> 0	50	1061.12	1	15	-	-	-	-	-	-	-
			> 0	50	1061.12	-	-	-	-	-	-	1	45	-
	Residential	ResiComm Bldg	> 0	1	32.00	1	32	-	-	-	-	-	-	-
			> 0	1	32.00	-	-	-	-	-	-	1	32	-
			> 0	1	32.00	-	-	-	1	4	-	-	-	-
	Total :		-	-	-	-	47	48	-	4	2	-	77	83

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	44	550.00
Two Stack.Car	-	-	4	50.00
Total Car	47	587.50	48	600.00
Visitor's Car Parking	-	-	2	25.00
Two Stack. Visitor Parking	-	-	2	25.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	83	166.00
Total TwoWheeler	77	154.00	83	166.00
Other Parking	-	-	-	623.02
Total	791.50			1605.02

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) StairCase	Lift	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (COMMERCIAL CUM RESIDENTIAL)	1	5652.45	375.30	118.12	1297.08	2841.52	1100.00	3941.51	3941.51	38
Grand Total :	1	5652.45	375.30	118.12	1297.08	2841.52	1100.00	3941.51	3941.51	38

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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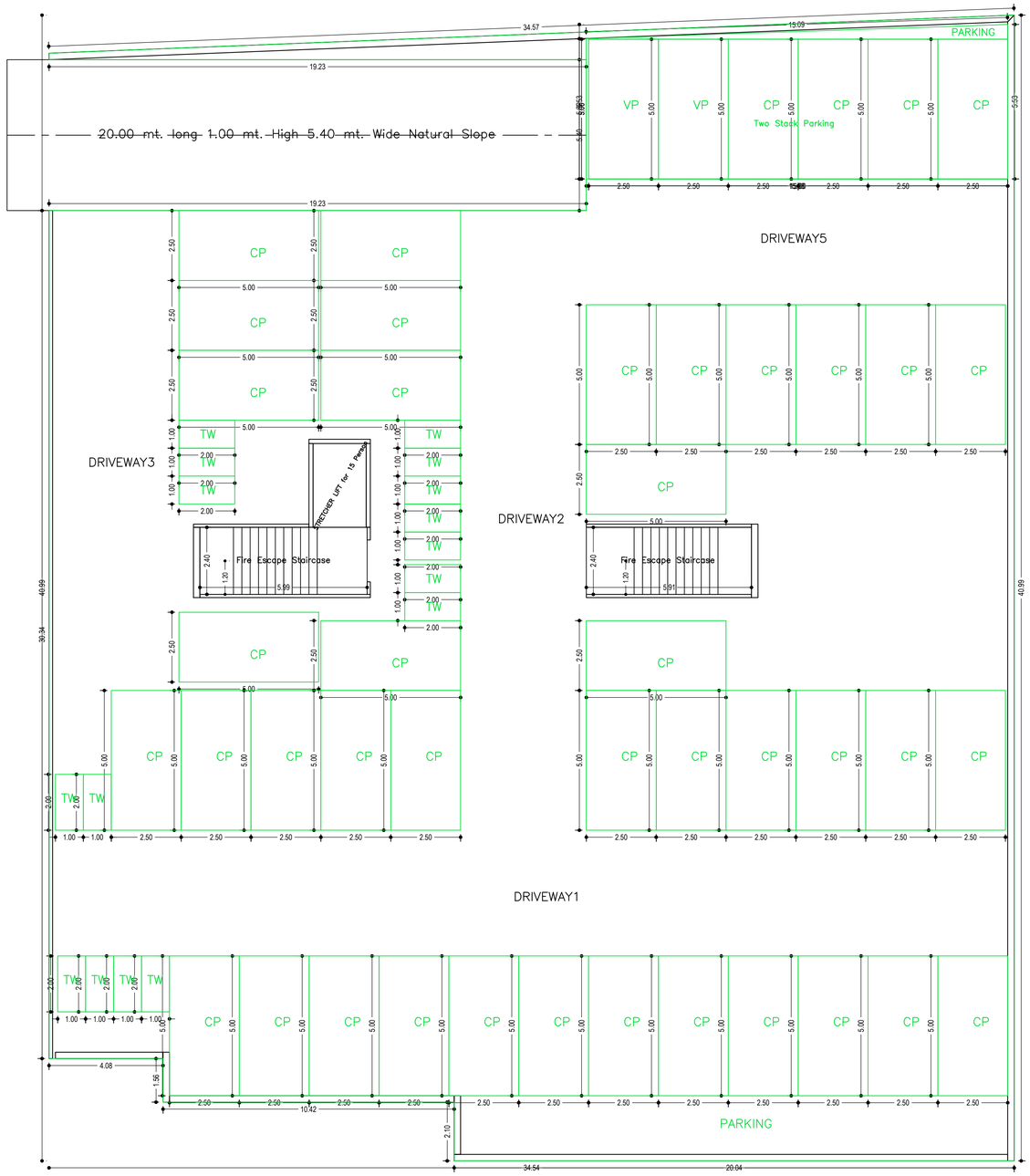
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	3

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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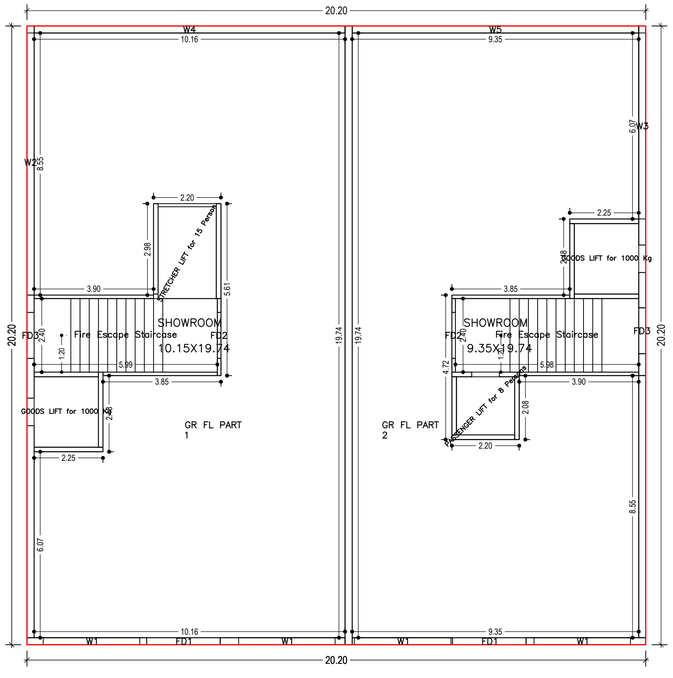
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

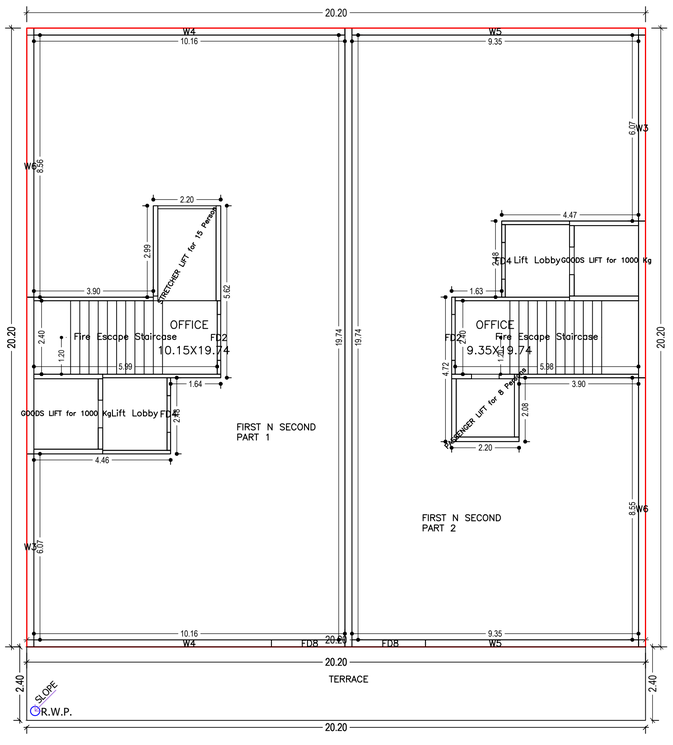
DATE	27-09-2022
SHEET NO.	4

Proposal Basic Information

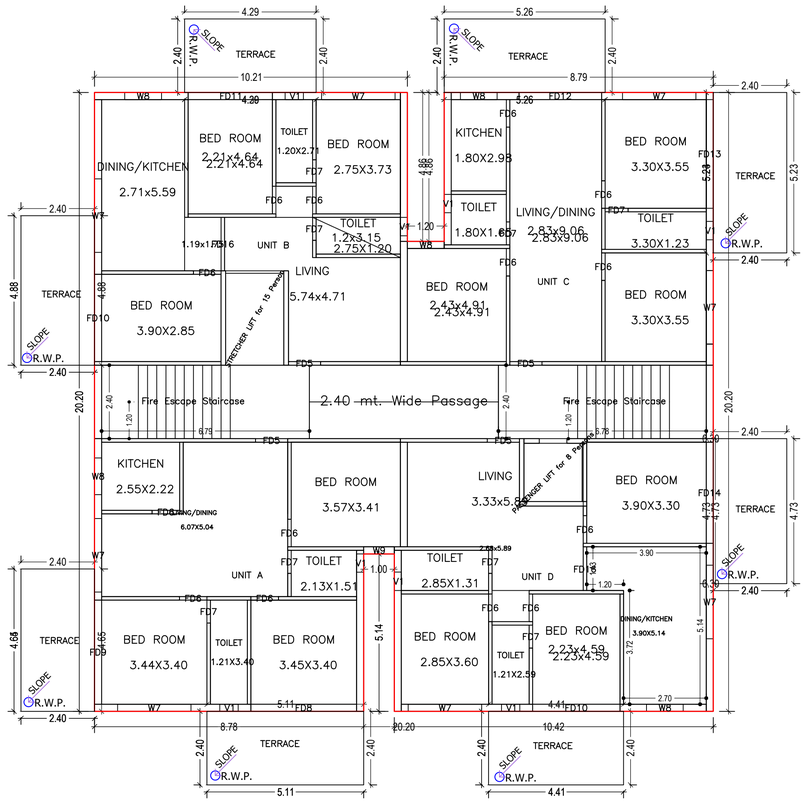
Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



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



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



TYPICAL – 3, 5, 7& 9 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	5

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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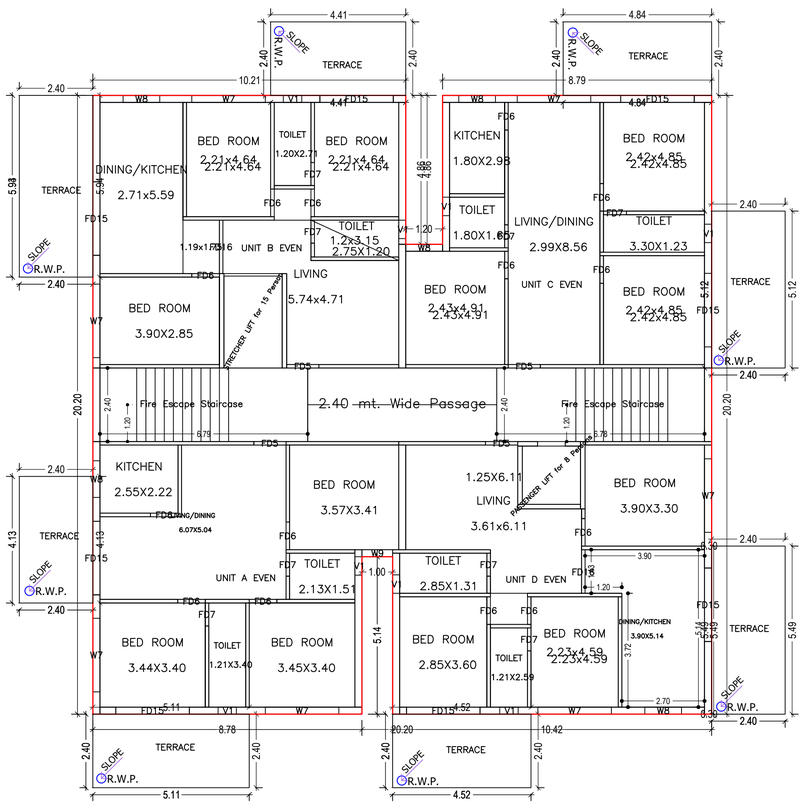
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	6

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



TYPICAL – 4, 6, 8& 10 FLOOR PLAN
(Proposed)
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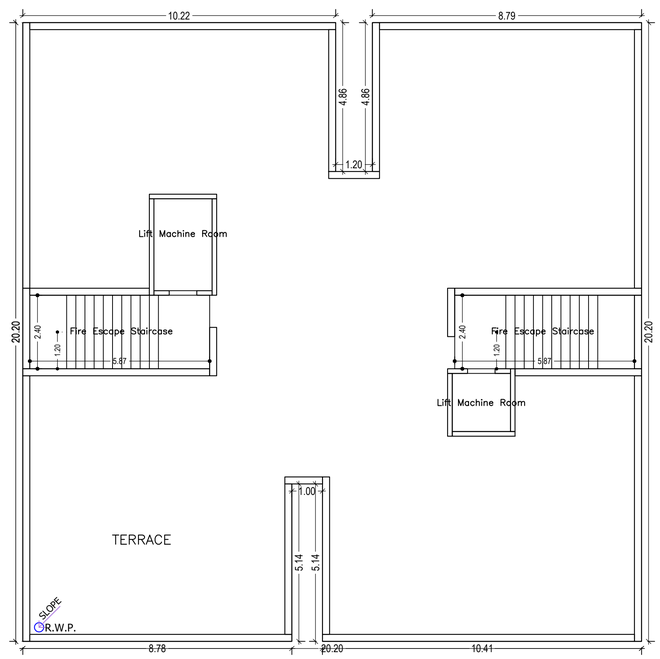

TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	7

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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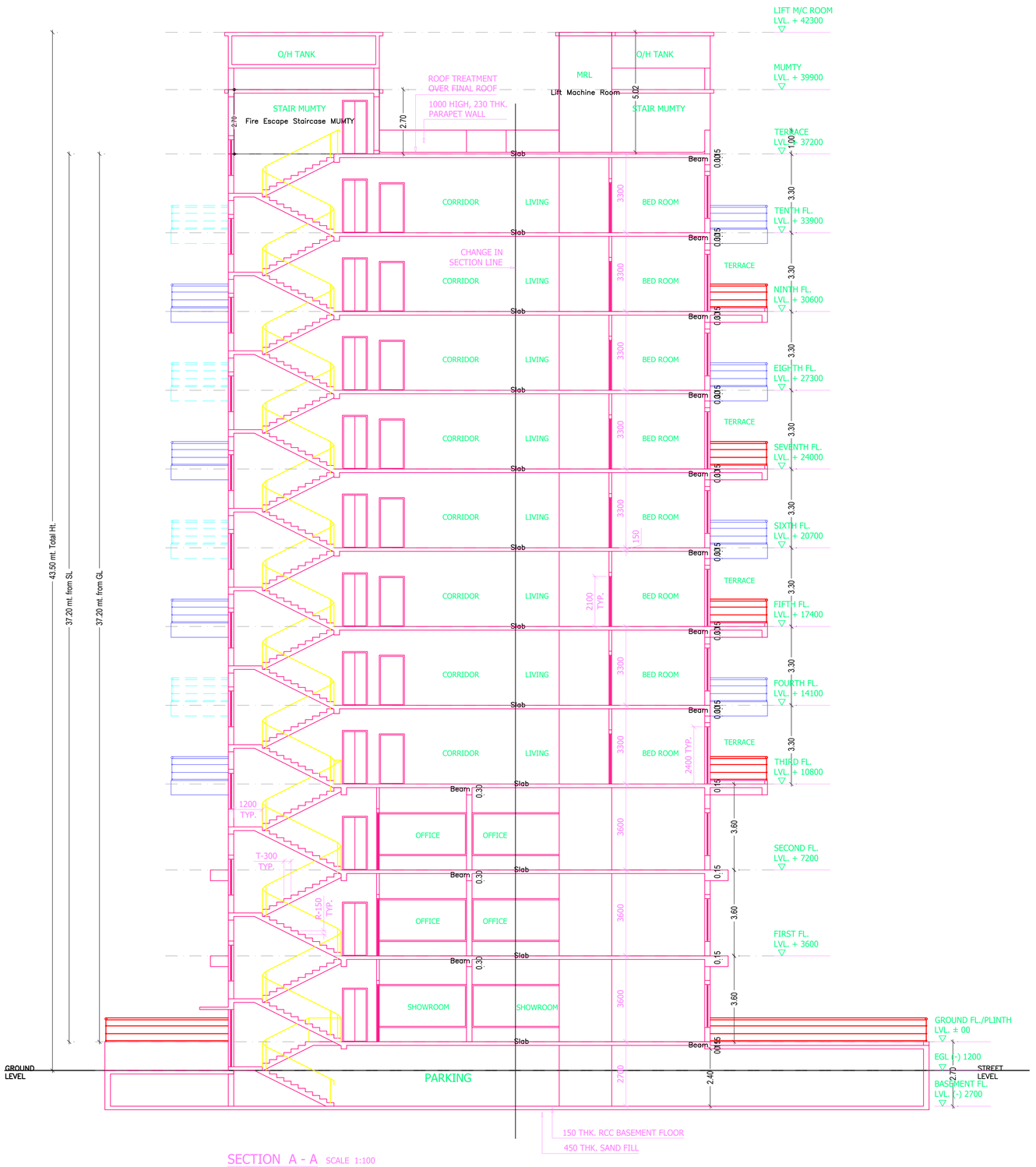
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	8

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



SECTION A - A SCALE 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

ISO_A1_(841.00_x_594.00_MM)

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Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	9

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm

FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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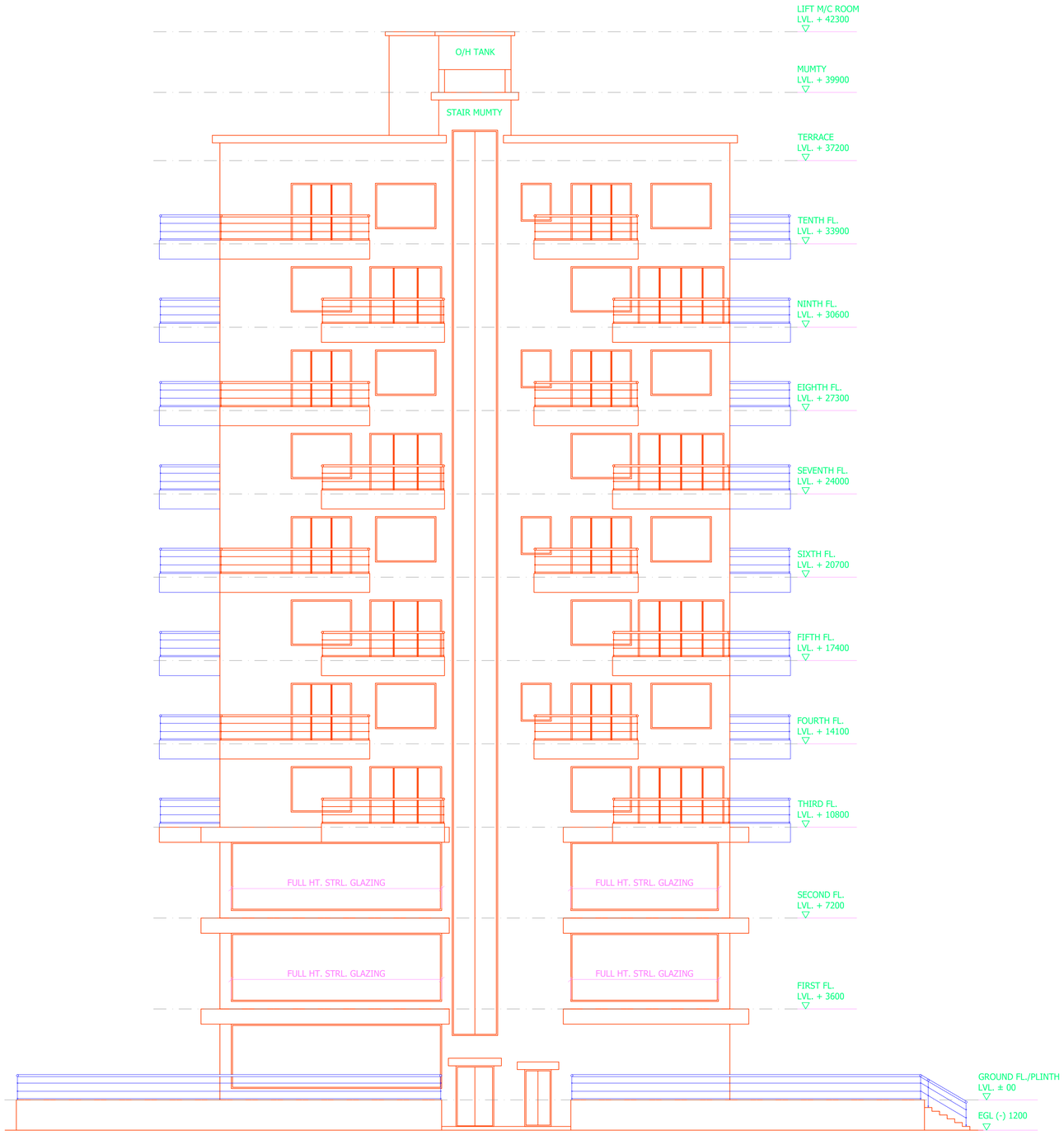
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	10

Proposal Basic Information

Proposal File No.	SKZP/BP/0025/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm



LEFT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

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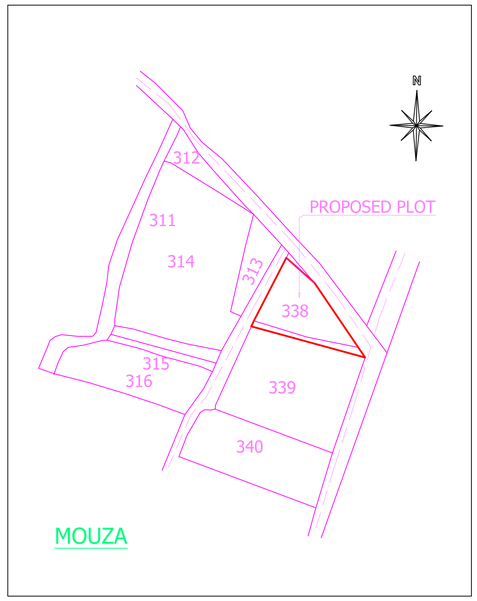
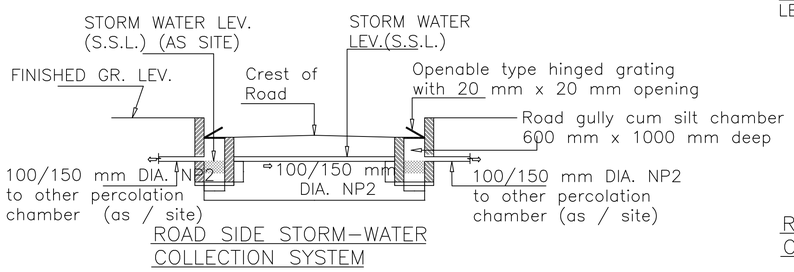
Project Title : IDENTITY (COMMERCIAL CUM RESIDENTIAL PROJECT BY CSN DEVELOPERS PVT. LTD.)

DATE	27-09-2022
SHEET NO.	11

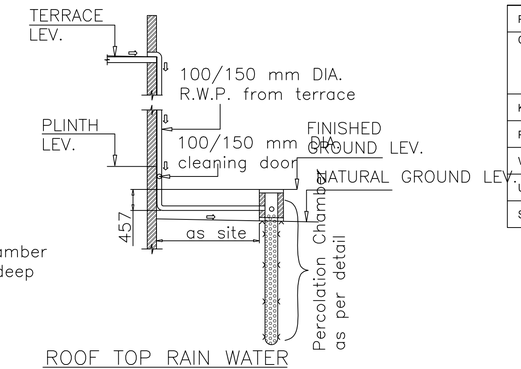
Proposal Basic Information

Proposal File No.	SKZP/BP/0023/2022
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P) & 339(P)
Village Name	DOBO
Use	Mixed
SubUse	Resi+Comm

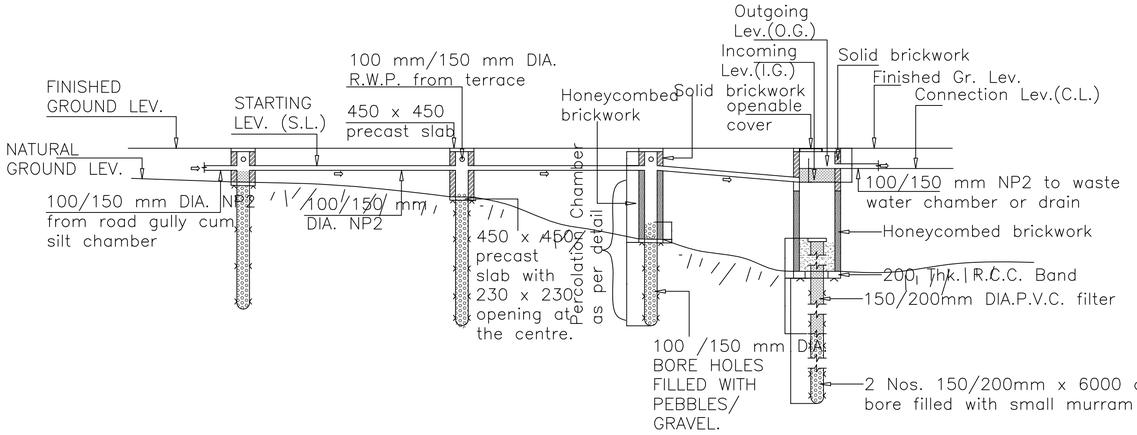


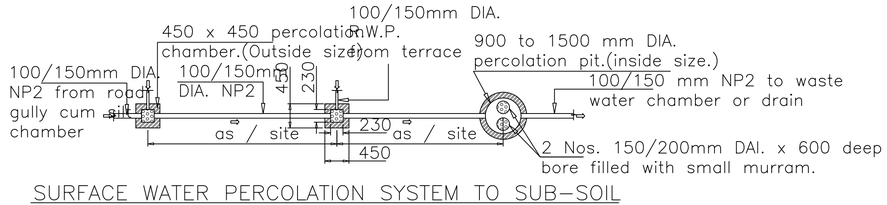


ROAD SIDE STORM–WATER COLLECTION SYSTEM

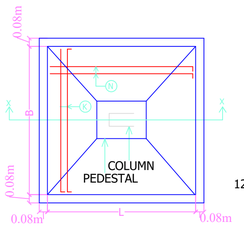


ROOF TOP RAIN WATER COLLECTION SYSTEM

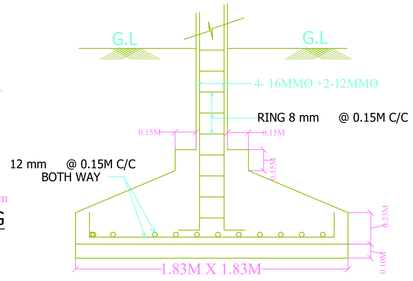




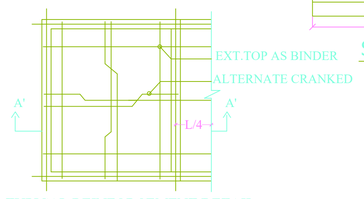
SURFACE WATER PERCOLATION SYSTEM TO SUB–SOIL



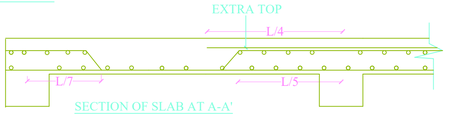
PLAN OF ISOLATED FOOTING



SECTION OF FOOTING .



TYPICAL REINFORCEMENT DETAIL



SECTION OF SLAB AT A-A'

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

ISO_A1_(841.00_x_594.00_MM)

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