

SITE PLAN

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Visitors Car	TwoWheeler
A (SARBAMANGALA ASSOCIATES)	Residential	Residential Bldg/Apartment	>0	1	19.00	1.00	19
			>0	1	19.00	-	1
			>0	1	19.00	-	2
			-	-	-	19	20
			-	-	-	2	3
			-	-	-	19	24

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack Car	-	-	10	125.00
Total Car	19	237.50	20	250.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	19	38.00	24	48.00
Other Parking	-	-	-	205.01
Total		300.50		588.51

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 5.60 X 2 X 1	13.44	27.16
	1.20 X 5.72 X 2 X 1	13.72	
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 5.60 X 2 X 2	26.88	54.32
	1.20 X 5.72 X 2 X 2	27.44	
Total			81.48

UnitBUA Table for Building :A (SARBAMANGALA ASSOCIATES)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR FL UNIT A	FLAT	75.86	71.10	8	4
	GR FL UNIT B	FLAT	74.04	69.12	8	
	GR FL UNIT C	FLAT	77.18	72.15	8	
	GR FL UNIT D	FLAT	77.18	72.38	8	
FIRST FLOOR PLAN	FIRST FL UNIT A	FLAT	82.58	71.10	8	4
	FIRST FL UNIT B	FLAT	80.76	69.12	8	
	FIRST FL UNIT C	FLAT	84.04	72.15	8	
	FIRST FL UNIT D	FLAT	84.04	72.38	8	
TYPICAL - 2& 3 FLOOR PLAN	TYP. FL UNIT A	FLAT	82.58	71.10	8	8
	TYP. FL UNIT B	FLAT	80.76	69.12	8	
	TYP. FL UNIT C	FLAT	84.04	72.15	8	
	TYP. FL UNIT D	FLAT	84.04	72.38	8	
FOURTH FLOOR PLAN	4TH. FL UNIT A	FLAT	75.86	71.10	8	3
	4TH. FL UNIT C	FLAT	54.56	50.10	7	
	4TH. FL UNIT D	FLAT	77.18	72.38	8	
	Total			1506.09	1332.54	

Building :A (SARBAMANGALA ASSOCIATES)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking				
Basement Floor	399.54	0.00	399.54	8.93	0.00	0.00	0.00	0.00	498.51	0.00	0.00	00
Ground Floor	342.39	3.61	338.78	24.77	0.00	0.00	0.00	0.00	314.01	314.01	314.01	04
First Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Second Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Third Floor	369.57	3.61	365.96	24.77	3.23	13.59	0.00	0.00	324.37	324.37	324.37	04
Fourth Floor	249.90	3.61	246.29	24.77	3.23	0.00	4.80	0.00	213.49	213.49	213.49	03
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	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SARBAMANGALA ASSOCIATES)	FD3	0.75	2.10	38
A (SARBAMANGALA ASSOCIATES)	FD2	0.75	2.10	02
A (SARBAMANGALA ASSOCIATES)	FD2	0.90	2.10	110
A (SARBAMANGALA ASSOCIATES)	FD1	1.05	2.10	19

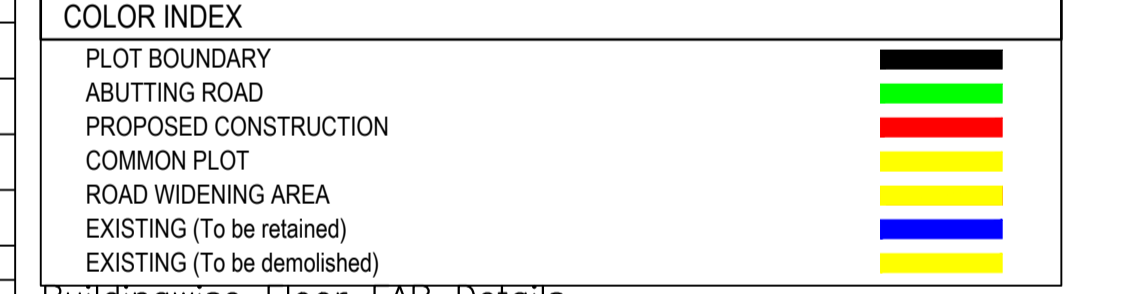
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SARBAMANGALA ASSOCIATES)	V1	0.30	1.05	09
A (SARBAMANGALA ASSOCIATES)	V1	0.41	1.05	10
A (SARBAMANGALA ASSOCIATES)	V1	0.60	1.05	18
A (SARBAMANGALA ASSOCIATES)	W1	1.50	1.20	95

Proposal Basic Information

Proposal File No.	JNAC/BP/0035/W1/2023
Owner Name	SARBAMANGALA ASSOCIATES
Khata No	477
Plot No	467
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Plot Use: Residential	
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: EAST SINGHBHUM	PlotNearby/Religious/Structure: NA	
Authority: JAMSHEDPUR NAC	Plot/SubPlot No: 467	
Inward_No: JNAC/BP/0035/W1/2023	North: -	
Application Type: General Proposal	South: -	
Project Type: Building Permission	East: -	
Nature of Development: New	West: -	
Location of Development Area: Old Area		
AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	601.09
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	601.09
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		72.46
Total		72.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	528.63
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	601.09
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	601.09
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		360.65
Proposed Coverage Area (52.24 %)		314.01
Total Prop. Coverage Area (52.24 %)		314.01
Balance coverage area (7.76 %)		46.64
FAR CHECK		
Perm. FAR Area (2.500)		1502.73
Total Perm. FAR area		1502.73
Residential FAR		1500.61
Proposed FAR Area		1500.61
Total Proposed FAR Area		1500.61
Consumed FAR (Factor)		2.50
Balance FAR Area		2.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2082.49
ARCHITECT (Regd)	SUDIPTO MUKHERJEE	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SARBAMANGALA ASSOCIATES	
DEVELOPMENT AUTHORITY	LOCAL BODY	



Buildingwise Floor FAR Details

Floor Name	Building Name		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	399.54	0.00	399.54	0.00
Ground Floor	338.78	314.01	338.78	314.01
First Floor	365.96	324.37	365.96	324.37
Second Floor	365.96	324.37	365.96	324.37
Third Floor	365.96	324.37	365.96	324.37
Fourth Floor	246.29	213.49	246.29	213.49
Terrace Floor	0.00	0.00	0.00	0.00
Total	2082.49	1500.61	2082.49	1500.61

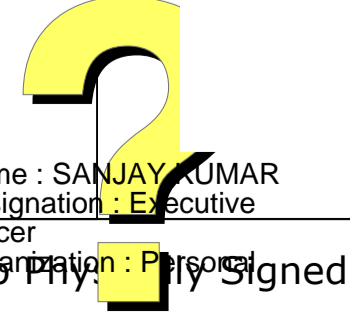
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SARBAMANGALA ASSOCIATES)	Residential	Residential Bldg/Apartment	Non-Highrise

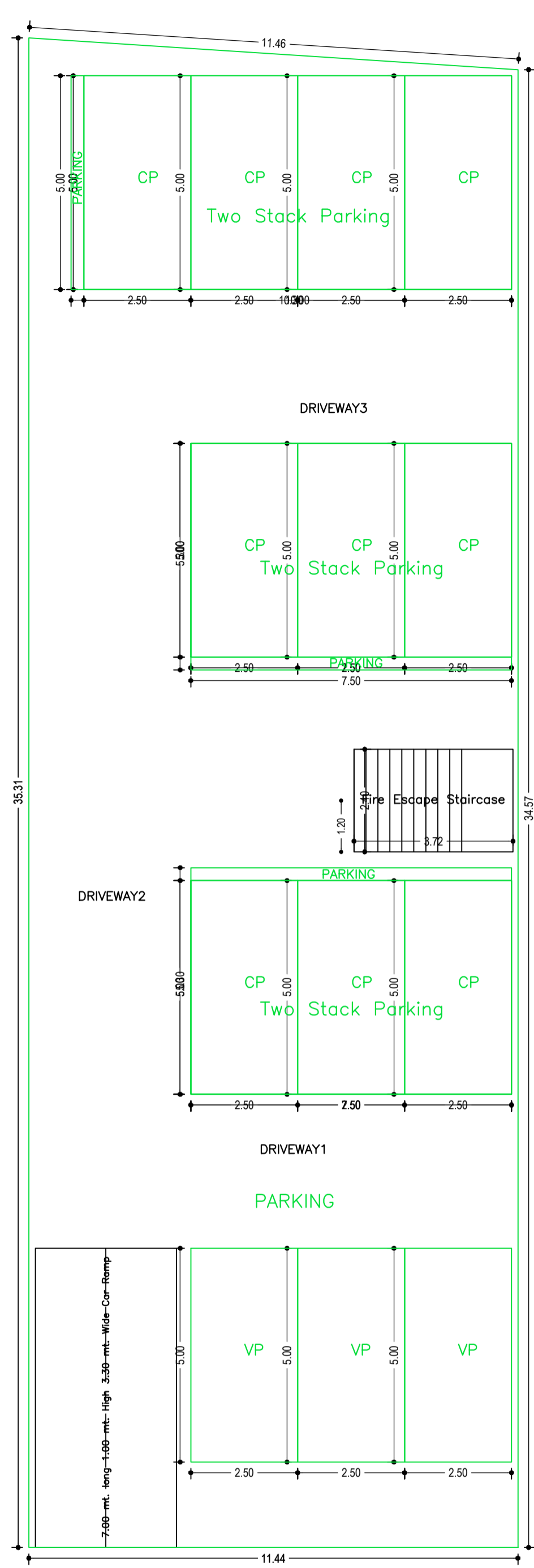
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking				
A (SARBAMANGALA ASSOCIATES)	1	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19
Grand Total	1	2100.54	18.05	2082.49	132.78	12.92	40.77	4.80	498.51	1500.61	1500.61	1500.61	19

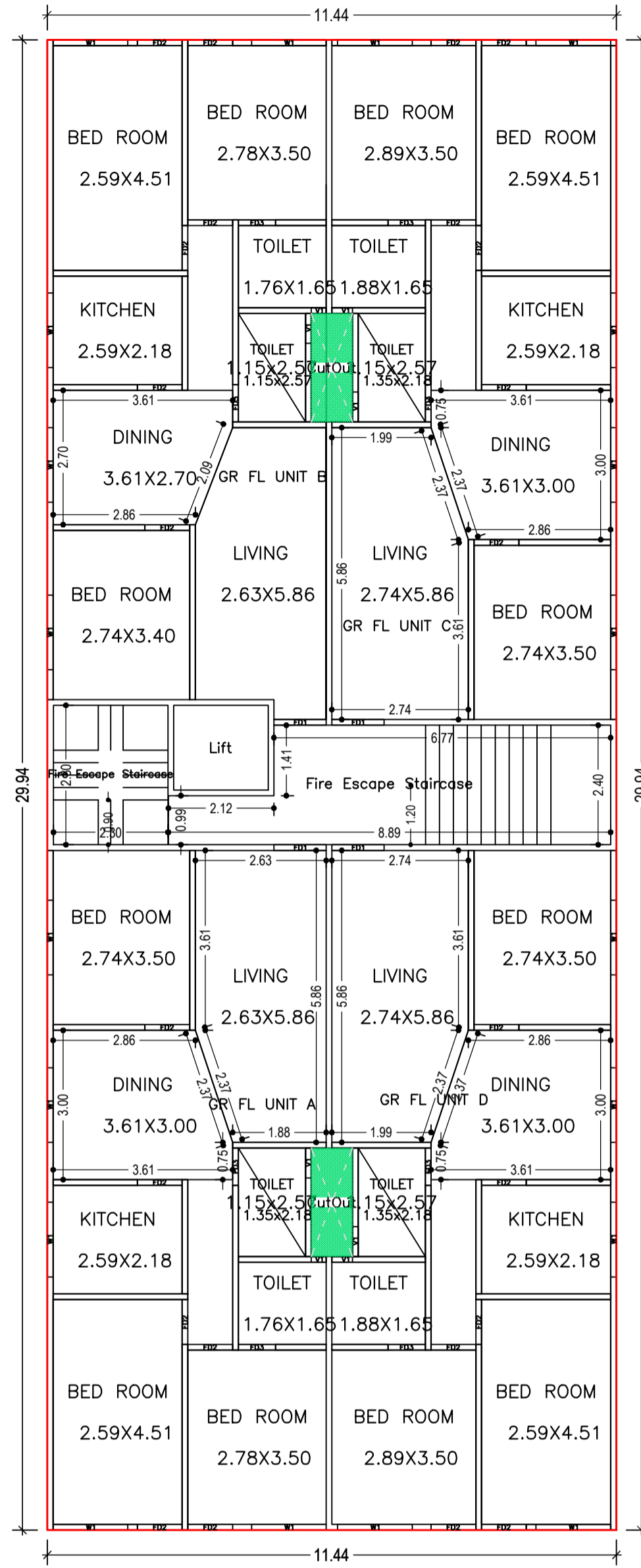
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGIT
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



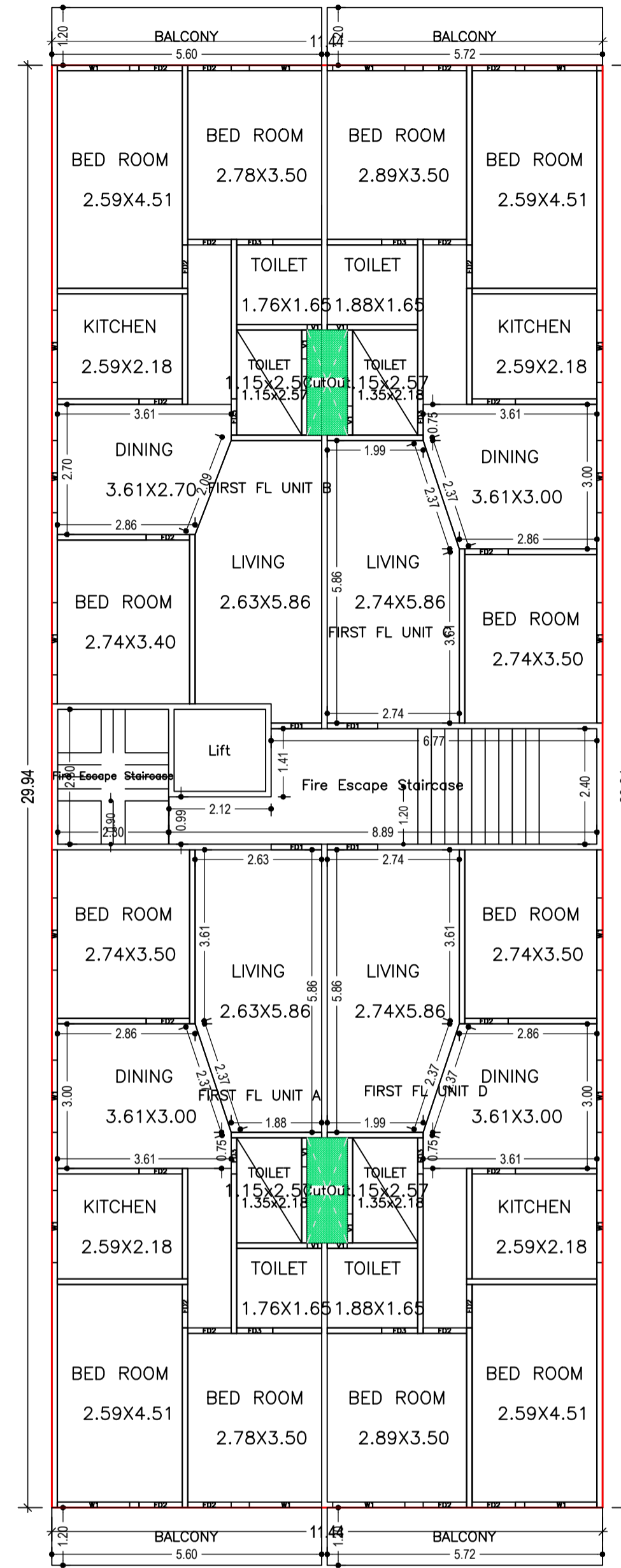
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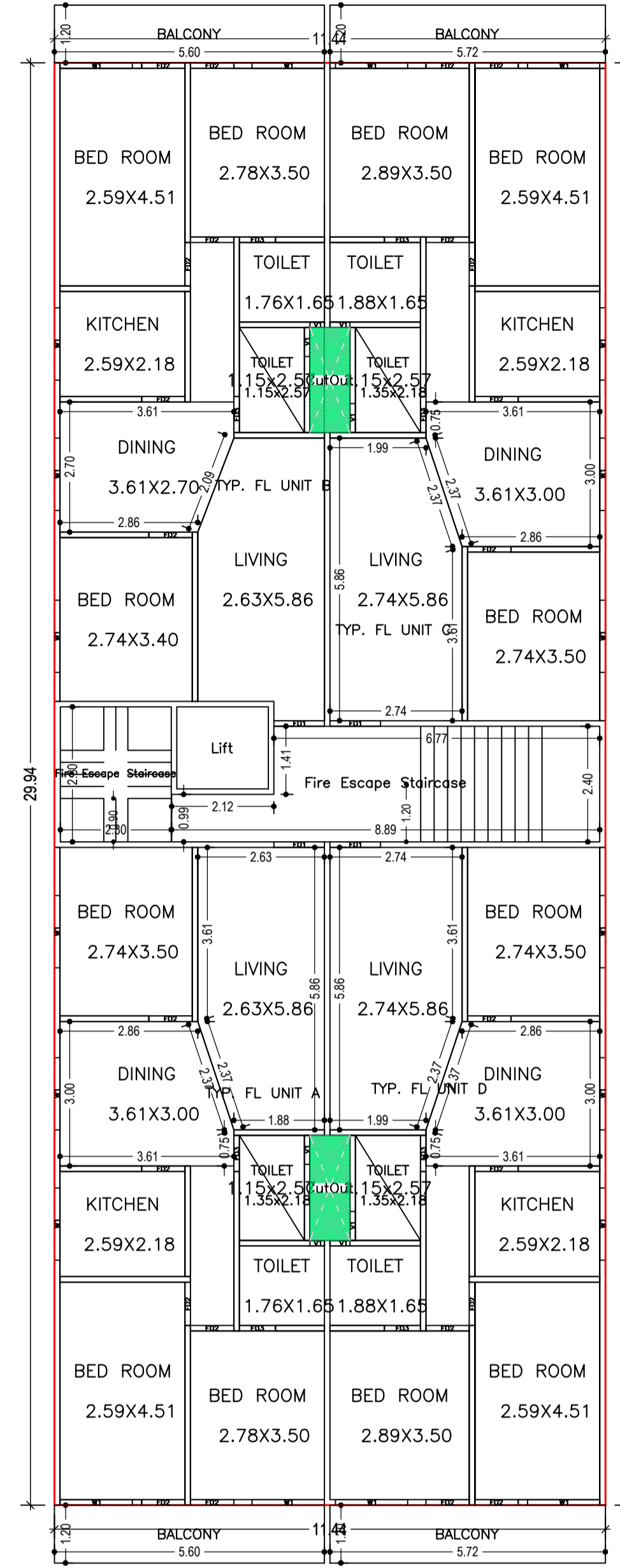
BASEMENT FLOOR PLAN
(SCALE 1:100)



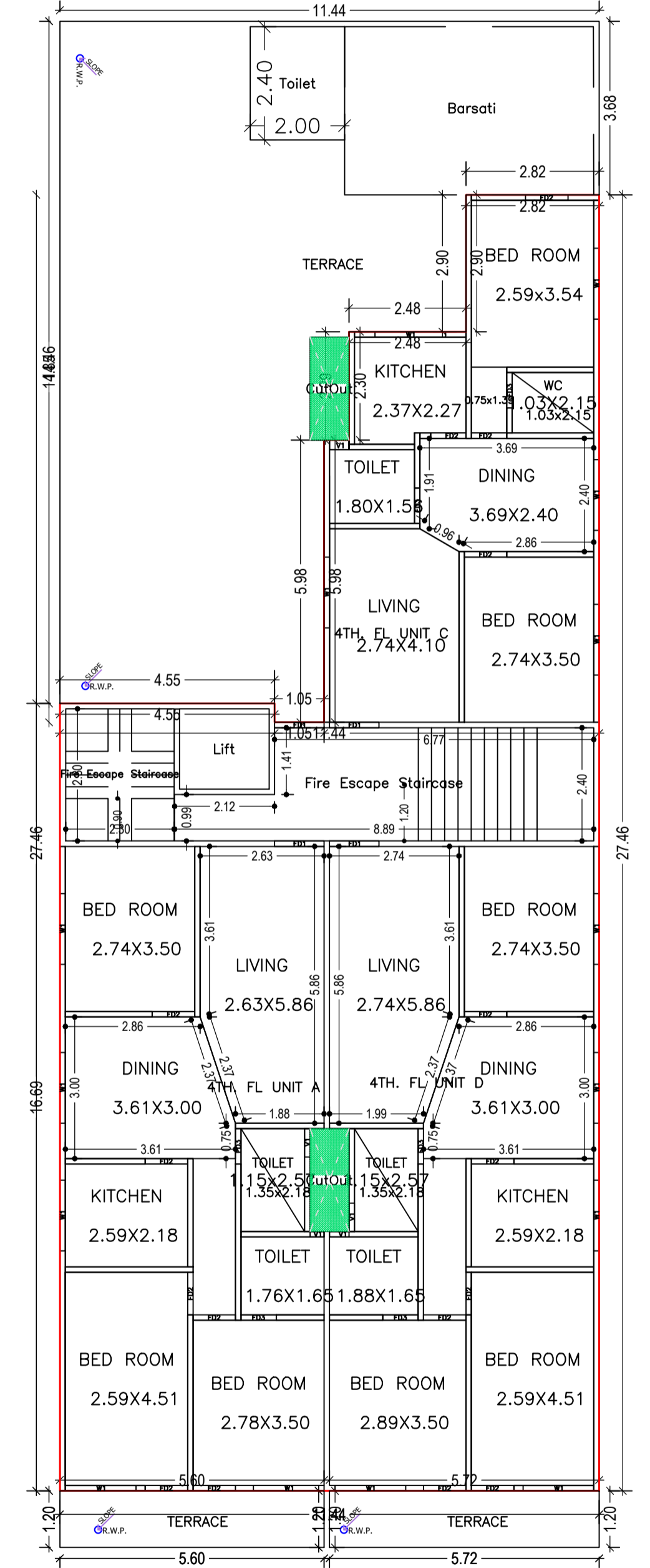
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

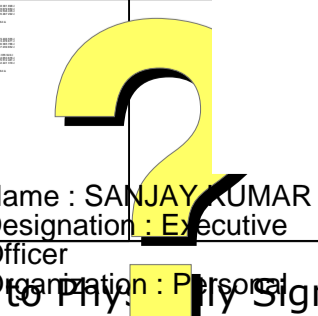


TYPICAL - 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

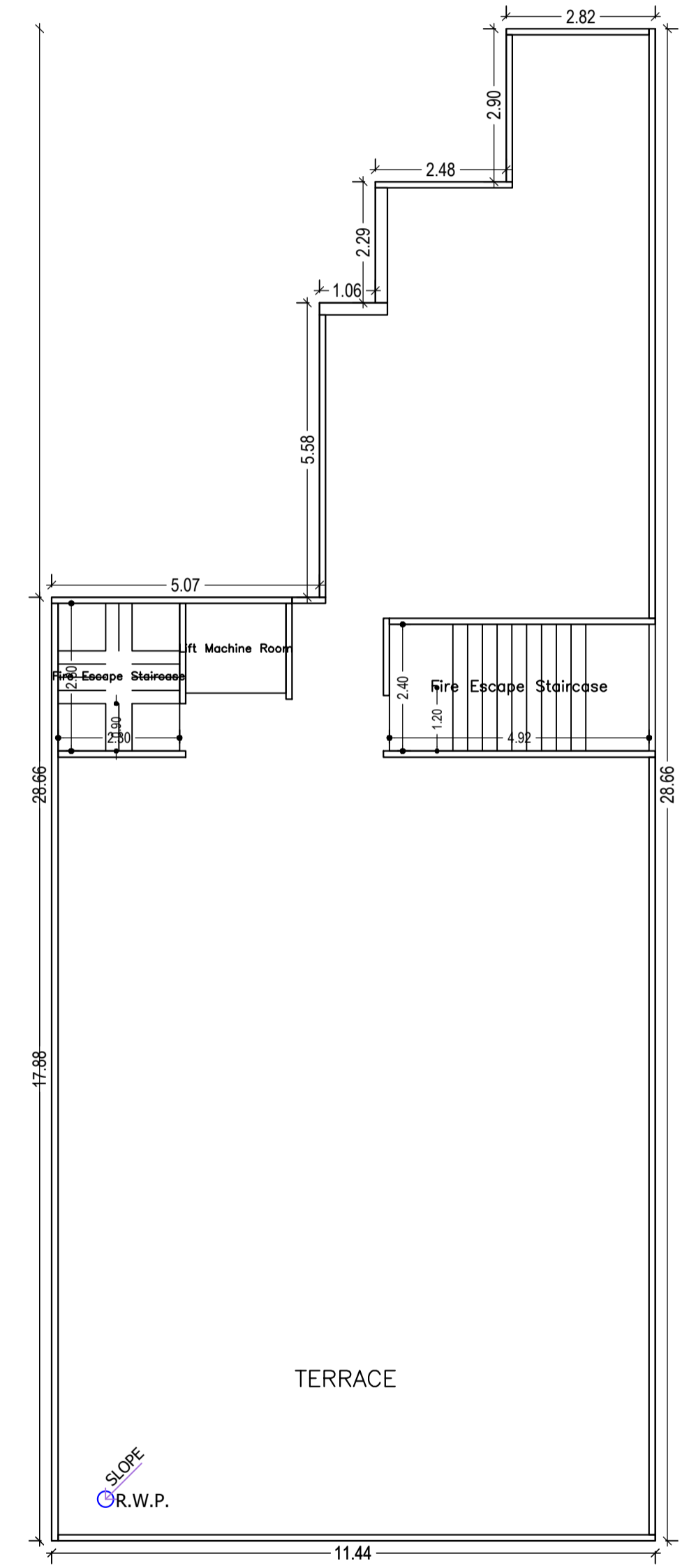
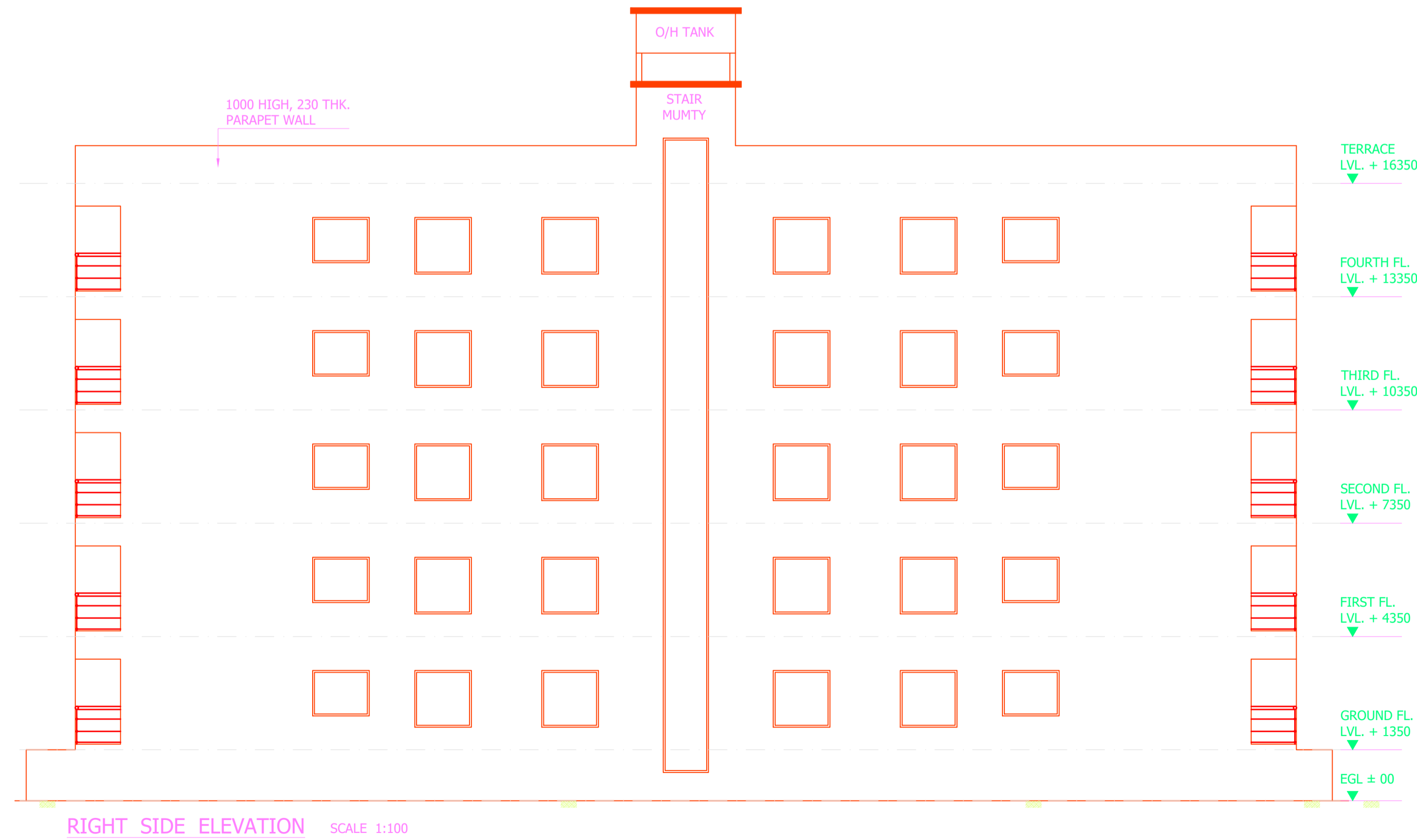
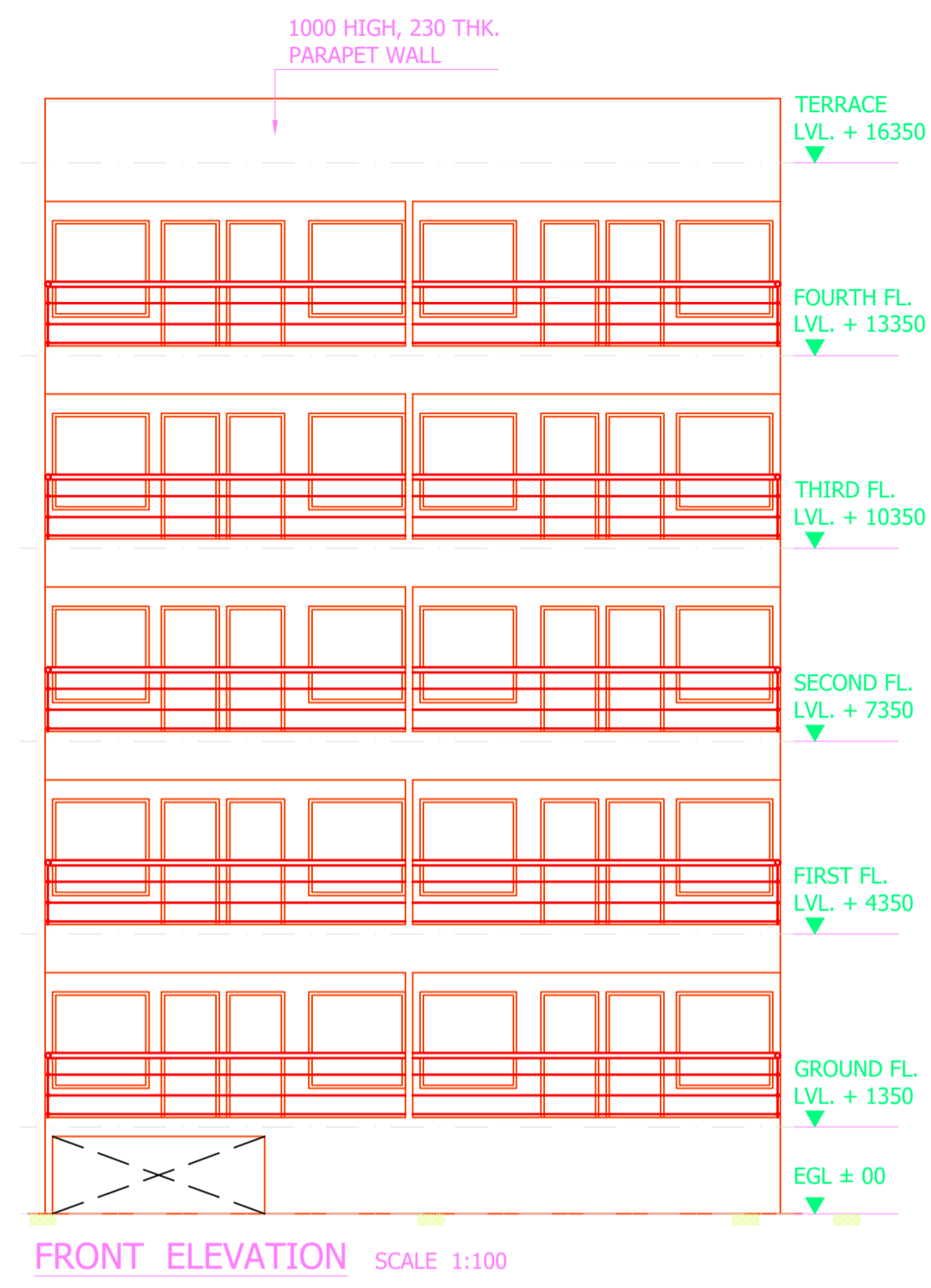
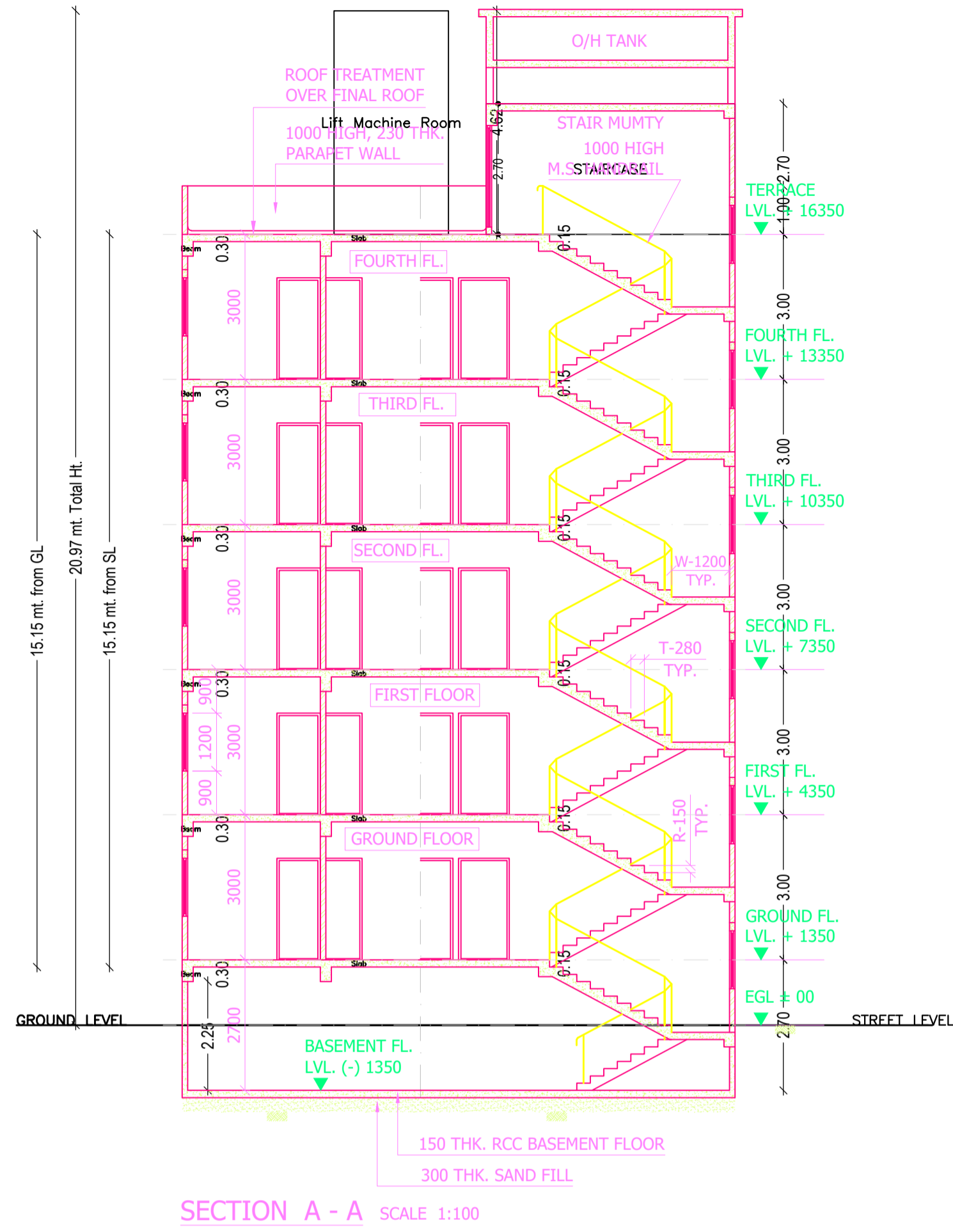


FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGIT
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			



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SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGIT
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Name : SANJAY KUMAR
Designation : Executive
Officer



AFFIDAVIT

I, **SANDEEP TAPADIA**, S/o Sushil Kumar Tapadia, by faith Hindu, resident of flat No.101, Mathura Villa Tapadia Station Road, Jugsalai, Jamshedpur, District East Singhbhum, one of the Partner of **M/s SARBAMANGALA ASSOCIATES**, do hereby solemnly affirm and declare that:

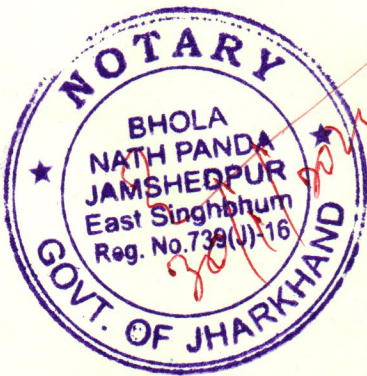
1. That we are hereby applying for the RERA registration of our project namely **NIVRITI** being constructed at Mouza - Sonari, Dist - East Singhbhum, state of Jharkhand
2. That we will make ample and suitable space for parking of Cars in the project and the plan for construction as per the requirement will be revised by the authority if so required.
3. This declaration is hereby executed and submitted to the concerned authorities for needful purpose.

I hereby state that whatever is stated hereinabove is true to the best of my knowledge

Sworn and signed this affidavit on this the 30th Day of January, 2024.

Authorized Signatory

(Signature)
Deponent



Attested the Signature of
Executants who is Identified by
Sri..... Advocate
Jamshedpur

Bhola Nath Panda
NOTARY
JAMSHEDPUR

KNOWN TO ME AND SIGN BEFORE ME
(Signature)
ADVOCATE, Jamshedpur