

SITE PLAN

PROPOSED PLAN  
SCALE: 1:100

Building USE/SUBUSE Details

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

Proposal Basic Information

Proposal File No.	CNP/BP/0019/W/16/2023/AL2
Owner Name	MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY
Khata No.	67
Plot No.	86 F. G. L. M
Village Name	Chota Nimdh
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO.: 1.0.66
CHAMBASA NAGAR	VERSION DATE: 18/10/2020
PARISHAD	

PROJECT DETAIL	
Region: JHRHWIND URBAN LOCAL BODIES	Plot Use: Residential
District: WEST SINGBHALM	Plot SubUse: Residential Bldg/Apartment
Authority: CHAMBASA NAGAR PARISHAD	Plot/Category/Structure: NA
Project No: CNP/BP/0019/W/16/2023/AL2	Plot/SubPlot No: 86 F. G. L. M
Application Type: General Proposal	North Plot No.: 294, 295
Project Type: Building Permission	South Road Width: 10
Nature of Development: Addition or Alteration	East Plot No.: 206
Location of Development Area: Old Area	West Plot No.: 304

AREA DETAILS		
Location of Development Area: Old Area	West Plot No.: 304	
AREA OF PLOT (Minimum)	(A)	50.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	740.41

Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		82.72
Total		82.72
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity special)	(A-Deductions)	657.69
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	740.41
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	740.41

COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		370.20
Proposed Coverage Area ( 22.37 % )		239.65
Total Prop. Coverage Area ( 12.37 % )		239.65
Balance coverage area ( 17.63 % )		130.54

FAR CHECK		
Perm. FAR Area ( 2.000 )		1480.82
Total Perm. FAR area		1480.82
Residential FAR		1192.23
Proposed FAR Area		1123.27
Total Proposed FAR Area		1123.27
Consumed FAR (Factor)		1.52
Balance FAR Area		357.55

BUILT UP AREA CHECK		
Total Proposed Built-Up Area		1640.60

ARCHITECT (Regd)		
ENGINEER (Regd)	SAQUB JAWED	
SUPERVISOR (Regd)		

OWNER (Regd)		
	MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY	

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)	

Required Parking (Table 7a)

Building Name	Type	SubUse	Units			Car			Visitor Car			Two Wheeler		
			Area (Sq.mt)	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	Reqd	Prop.	
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	>0	1	20.00	1	20	-	-	-	-	-	-	-
			>0	1	20.00	-	-	-	-	-	-	1	20	-
			>0	1	20.00	-	-	-	-	-	1	2	-	-
Total			-	-	-	-	-	20	23	-	2	2	-	20

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Three Stack Car	-	-	12	150.00
Total Car	20	250.00	23	287.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
Two Wheeler	-	-	21	42.00
Three Stack Two Wheeler	-	-	2	4.00
Total Two Wheeler	20	40.00	23	46.00
Other Parking	-	-	-	94.07
Total	-	315.00	-	498.57

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)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)						Total Consumed FAR Area (Sq.mt)	Total Additional FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Ten (Nos)		
							Site/Case	Lift	Balcony	Accessory Use	Parking	Resi.					Star	Add Area in Existing FAR Area (Sq.mt)
A (RESIDENTIAL)	1	1646.00	5.40	1640.60	1332.38	308.02	47.30	46.00	17.23	187.20	219.57	887.40	221.85	6.05	1123.30	1123.30	20	
Grand Total	1	1646.00	5.40	1640.60	1332.38	308.02	47.30	46.00	17.23	187.20	219.57	887.40	221.85	6.05	1123.30	1123.30	20	

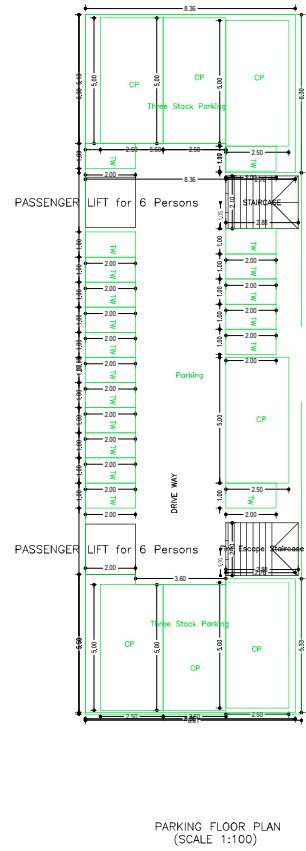
Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	Proposed Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Existing FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total Existing Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Existing FAR Area (Sq.mt)
Parking Floor	14.05	225.62	14.05	0.00	14.05	225.63	14.05	0.00
First Floor	0.93	276.74	0.00	221.85	0.93	276.74	0.00	221.85
Second Floor	0.93	276.74	0.00	221.85	0.93	276.74	0.00	221.85
Third Floor	0.93	276.74	0.00	221.85	0.93	276.74	0.00	221.85
Fourth Floor	0.93	276.74	0.00	221.85	0.93	276.74	0.00	221.85
Fifth Floor	290.25	0.00	221.85	0.00	290.25	0.00	221.85	0.00
Tenace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	308.02	1332.38	235.90	887.40	308.02	1332.38	235.90	887.40

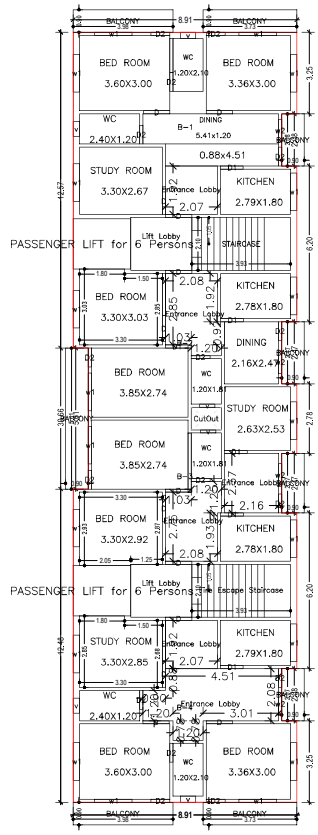
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND Signature certified by
SAQUB JAWED CNP/ENG/0007/2021		SATYENDRA MAHTO -satyendramah0276@gmail.com

Name: SATYENDRA MAHTO  
Design: Executive  
Officially Signed.  
Personnel Administrative

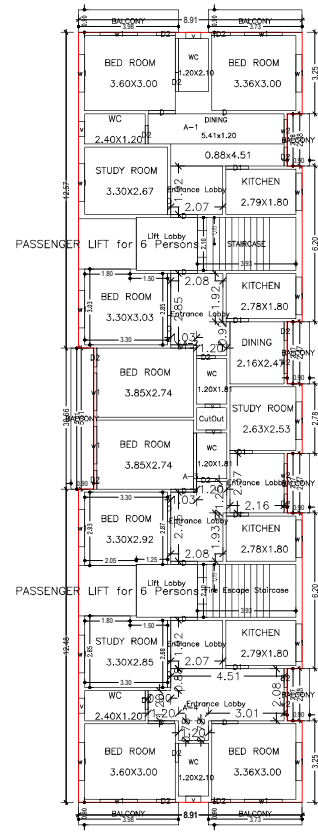
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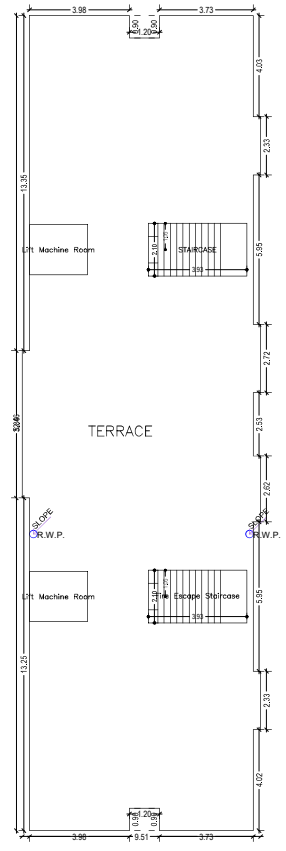
PARKING FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3& 4 FLOOR PLAN (Existing) (SCALE 1:100)



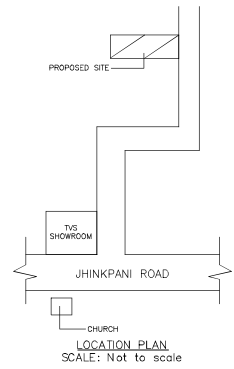
FIFTH FLOOR PLAN (Proposed) (SCALE 1:100)



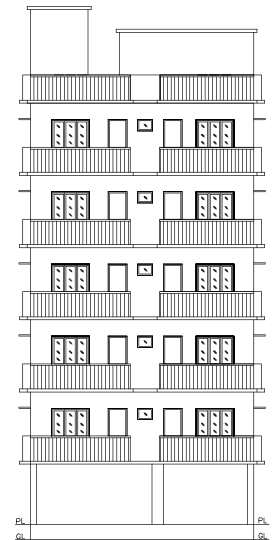
TERRACE FLOOR PLAN (SCALE 1:100)

Proposal Basic Information

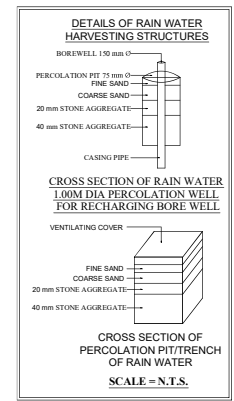
Proposal File No.	CNP/PI/019/16/2023/ALT2
Owner Name	MR.CHINMAY ROY CHOUDHARY AND MR.DHRIAN ROY CHOUDHARY
Khata No.	67
Plot No.	86 F. G. L. M
Village Name	Chota Nindih
Use	Residential
SubUse	Residential Bldg/Apartment



LOCATION PLAN SCALE: Not to scale



FRONT ELEVATION (SCALE = 1:100)



CROSS SECTION OF PERCOLATION PIT/TRENCH OF RAIN WATER SCALE = N.T.S.

Building :A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (Sq.mt.)	Add Area in Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Total	Tent (No.)
						StairCase	Lift	Balcony	Accessory Use	Parking						
Parking Floor	299.67	0.00	299.67	225.62	14.05	6.05	0.00	0.00	0.00	219.57	0.00	0.00	6.05	14.05	14.05	00
First Floor	278.75	1.08	277.67	276.74	0.93	8.25	9.20	0.93	37.44	0.00	221.85	0.00	0.00	221.85	221.85	04
Second Floor	278.75	1.08	277.67	276.74	0.93	8.25	9.20	0.93	37.44	0.00	221.85	0.00	0.00	221.85	221.85	04
Third Floor	278.75	1.08	277.67	276.74	0.93	8.25	9.20	0.93	37.44	0.00	221.85	0.00	0.00	221.85	221.85	04
Fourth Floor	278.75	1.08	277.67	276.74	0.93	8.25	9.20	0.93	37.44	0.00	221.85	0.00	0.00	221.85	221.85	04
Fifth Floor	291.33	1.08	290.25	0.00	290.25	8.25	9.20	13.51	37.44	0.00	221.85	0.00	221.85	221.85	221.85	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1646.00	1.08	1644.92	1332.58	308.02	47.30	46.00	17.23	187.20	219.57	887.40	221.85	6.05	1123.30	1123.30	20

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 3.98 X 2 X 4	28.84	108.08
	0.90 X 3.73 X 2 X 4	26.88	
	0.90 X 2.08 X 2 X 4	14.96	
	0.90 X 2.47 X 1 X 4	8.88	
	0.90 X 2.37 X 1 X 4	8.52	
	0.90 X 5.62 X 1 X 4	20.20	
FIFTH FLOOR PLAN	0.90 X 3.98 X 2 X 1	7.16	27.02
	0.90 X 3.73 X 2 X 1	6.72	
	0.90 X 2.08 X 2 X 1	3.74	
	0.90 X 2.47 X 1 X 1	2.22	
	0.90 X 2.37 X 1 X 1	2.13	
	0.90 X 5.62 X 1 X 1	5.05	
Total			135.10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.10	30
A (RESIDENTIAL)	D1	0.90	2.10	30
A (RESIDENTIAL)	D	1.05	2.10	44

SCHEDULE OF WINDOW/VENTILATION:

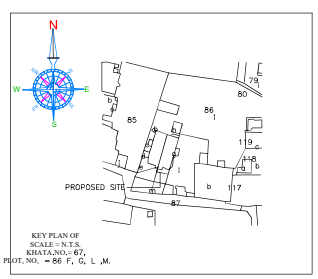
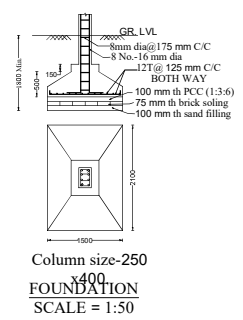
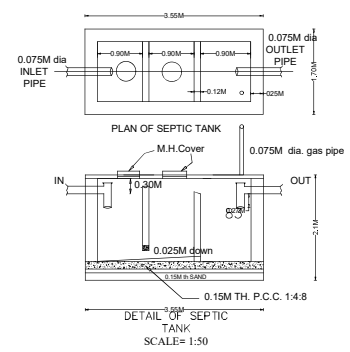
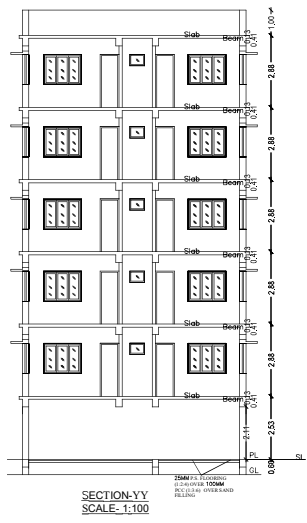
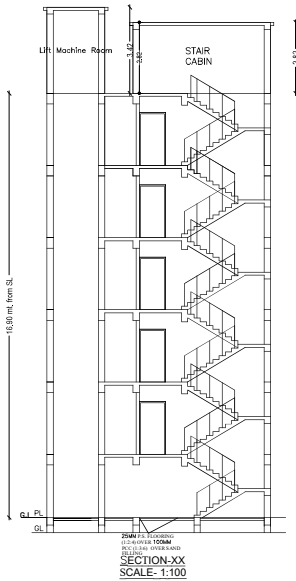
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	v	0.60	1.20	30
A (RESIDENTIAL)	w2	0.90	1.20	10
A (RESIDENTIAL)	w1	1.50	1.20	96

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	Entry Type	UnitBUA Area	Carpet Area	No of Rooms	No of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	B-1	FLAT	Existing	58.92	58.75	5	7
	B-2	FLAT	Existing	41.47	41.90	5	16
	B-3	FLAT	Existing	47.88	47.59	5	
	B-4	FLAT	Existing	58.92	58.71	6	
FIFTH FLOOR PLAN	A-1	FLAT	Proposed	58.92	58.75	7	4
	A-2	FLAT	Proposed	41.47	41.26	5	
	A-3	FLAT	Proposed	47.88	47.59	5	
	A-4	FLAT	Proposed	58.92	58.71	6	
Total			1035.91	1031.53	115	20	

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	Document certified by SATYENDRA MAHTO -satyendramah0276@gmail.com
SADJIB JAVED CNPIENG0072021			

Proposal Basic Information	
Proposal File No.	CNP/IBP/019/W16/2023/ALT2
Owner Name	MR.CHINMAY ROY CHOUDHARY AND MR.DHIMAN ROY CHOUDHARY
Khata No	67
Plot No	86 F, G, L, M
Village Name	Chota Nimdih
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE SAQUB JAVED CNP/ENG/0007/2021	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE Certified by SATYENDRA MAHTO <satyendramah0276@gmail.com>
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Name: SATYENDRA MAHTO  
Design: Executive  
Organization: Department of Personnel Administrative

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# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 309f7099d90a6c7512c6

Receipt Date : 01-Apr-2025 11:21:28 am

Receipt Amount : 10/-

Amount In Words : Ten Rupees Only

Document Type : Affidavit

District Name : EastSinghbhum

Stamp Duty Paid By : MS CONSTRUCTION

Purpose of stamp duty paid : AFFIDAVIT

First Party Name : MS CONSTRUCTION

Second Party Name : NIL

GRN Number : 2501503670



-: This stamp paper can be verified in the jharnibandhan site through receipt number :-



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

Signed / Put L.  
in my Presence

Date .....

Advocate

## AFFIDAVIT

I **MUMTAZ KHAN**, Partner of MS CONSTRUCTION residing at HNO-25, ROAD NO-2, OLD PURULIA ROAD, ZAKIRNAGAR, WEST MANGO, JAMSHEDPUR, JHARKHAND-832110, do solemnly affirm and state as follows:

1. I **MUMTAZ KHAN**, Partner of **MS CONSTRUCTION**, at SHANTI APARTMENT, Plot No. (CS) 86 F, G, L, M Plot No. (MSP) 86 F, G, L, M Khata No. 67, Holding No. 0160000148000A1 Village Chota Nimdih, Chaibasa, West Singhbhum, Jharkhand. – 833201.
2. That our project SHANTIAPARTMENT at Plot No. (CS) 86 F, G, L, M and Plot No. (MSP) 86 F, G, L, M, Khata No. 67, Holding No. 0160000148000A1, Village Chota Nimdih, Chaibasa, West Singhbhum, Jharkhand - 833201, Block Chaibasa, District West-Singhbhum, State Jharkhand.
3. That the permit for the construction of the project has been duly obtained from the Chaibasa Nagar Parshad, with Permit Number: CNP/BP/0023/W16/2023 and the permit date being 27th June 2023.
4. That we, **MS CONSTRUCTION**, have submitted an application (Acknowledgment No. 5780, dated 14th December 2023) to the Jharkhand Real Estate Regulatory Authority (RERA) for seeking approval for RERA Registration for the commencement and development of the SHANTIAPARTMENT project.
5. That, as per the aforementioned application, we are requesting the Jharkhand Real Estate Regulatory Authority (RERA) to kindly process and grant the application with reference to Permit No. CNP/BP/0023/W16/2023 and the associated application acknowledgment (No. 5780 dated 14/12/2023) so that the project can proceed without further delay.
6. That all documents and records pertaining to the project have been submitted to the concerned authorities and are in full compliance with the rules and regulations applicable under the Jharkhand Real Estate Regulatory Act, 2017, and other relevant laws.



For M. S. Construction

*MUK*

Partner

Signed / Put L.  
in my Presence

*[Signature]*  
Advocate

Date .....

7. That the purpose of this affidavit is to formally request the grant and approval of our application for SHANTIAPARTMENT by the Jharkhand Real Estate Regulatory Authority.

8. That I make this affidavit in good faith, and to the best of my knowledge and belief, the facts stated above are true and correct.

For M. S. Construction

✓ M.K Partner

**DEPONENT**  
**(MUMTAZ KHAN, Partner)**

**VERIFICATION**

I, **MUMTAZ KHAN**, do hereby verify that the contents of this affidavit are true to my knowledge, belief, and information, and that nothing material has been concealed therein. The affidavit is being sworn and signed by me on this day, 31/03/2025, at Jamshedpur.

For M. S. Construction

✓ M.K Partner  
**VERIFIED AND SIGNED BY:**  
**(MUMTAZ KHAN)**  
**(31/03/2025)**

M.K  
31/4/25

**PRAMOD KUMAR BHAGAT**  
**NOTARY PUBLIC**  
East Singhbhum, Reg.No.2842 (J)  
Govt. of Jharkhand, JSR. (INDIA)



Signed / Put L. in my Presence

✓ [Signature]  
Advocate

Date .....