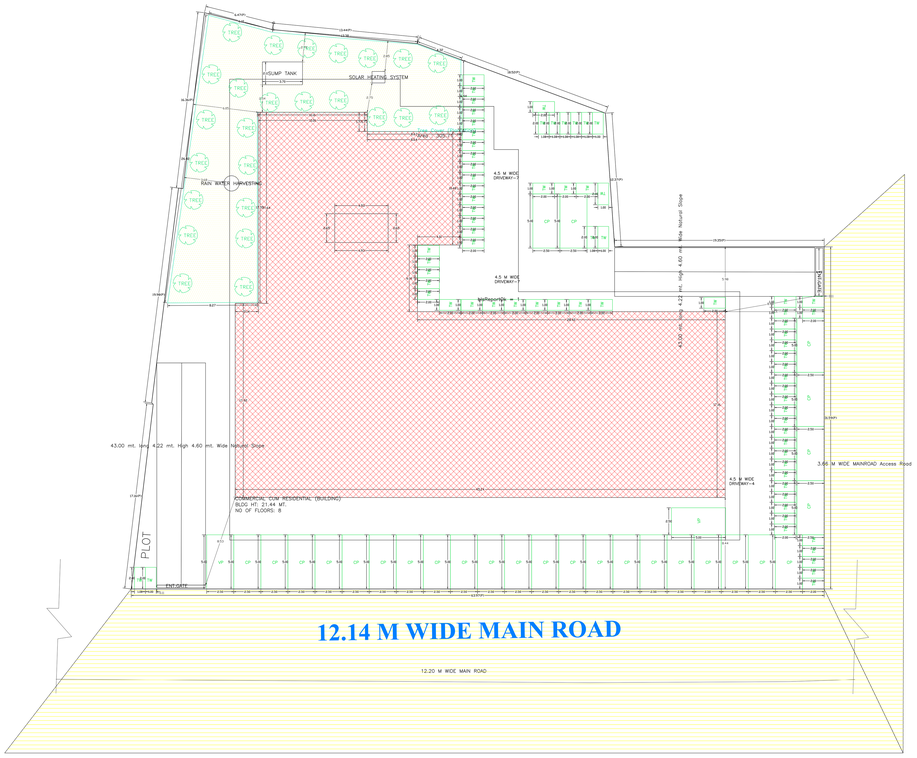
Project Title :SHAURYA REALTORS



SITE PLAN

SITE PLAN

DATE	06-10-2024
SHEET NO	1

Proposal Basic Information

Proposal File No	JNNORP/0138/2022/REV1
Owner Name	CHITANJAN GAUR 90, MADHAV PRADHAN TRUSTEE SATYA PRADHAN 90, MADHAV PRADHAN GAUR PARMESHWAR GAUR
Khata No	150/5,78/N
Plot No	447/2(LA)KH,844/P(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm

ANULA DOWAKAT JANUARYDFAR NAC	VERSION:1.1.0 VERSION DATE: 5/14/2020
PROJECT DETAIL	
Authority: LOCAL BODY	Plot Use: Mixed
District: EAST GODAVARI	Plot Sub Use: Resi+Comm
MandalName: RAJAMAHENDRAVARAM	Land Use District: Not Applicable Tal
Invard No:	PlotSubNo:No 447/2(LA)KH,844/P(N)
APPLICATION DESCRIPTION(REV)	
Project Type: Building Permission	Apply
Project Sub Type: Building Permission	Draft Road Width : 12.2
Scrutiny Type: Manual	Mixed
Revised Case Type: Minor Vill. Addl. area	Minor
AREA DETAIL	
AREA OF PLOT (Minimum)	2015.40
NET AREA OF PLOT(Gross Plot Area -Deductions from Gross Plot Area)	2015.40 (In Decimals)
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	261.71
Road Widening Area	261.71
BALANCE AREA OF PLOT(Net Plot Area-Deductions from Net Area)	2253.75 (In Decimals)
PLOT AREA FOR COVERAGE(Net Plot Area)	2015.40 (In Decimals)
Plot Area for FAR (Net Plot Area + Deductions from Net Area)	2015.40 (In Decimals)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1129.75
Proposed Coverage Area (45.25 %)	1009.57
Total Built Up Area (1.00 FAR)	2015.40
Balance coverage area (5.00 %)	120.18
FAR CHECK	
Perm.FAR Area (1.00)	2015.40
Total Perm. FAR area	2015.40
Residential FAR	403.30
Commercial FAR	1611.10
Proposed FAR Area	2015.40
Total Proposed FAR Area	2015.40
Balance FAR Area (Zero)	0.00
Balance FAR Area	0.00
BUILT UP AREA CHECK	
Proposed Built Up Area(except Basement Area)	3016.34
ARCHITECT (Regd)	NIKHIL SIVARLA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	CHITANJAN GAUR 90, MADHAV PRADHAN TRUSTEE SATYA PRADHAN 90, MADHAV PRADHAN GAUR PARMESHWAR GAUR
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)

Buildingwise Floor FAR Details

Floor Name	Building Name COMMERCIAL (COM RESIDENTIAL (BUILDING)			Total	
	Total Built Up Area (Sq.mts)	Proposed FAR Area (Sq.mts)	Total Proposed Built Up Area (Sq.mts)	Total FAR Area (Sq.mts)
Basement Floor	1060.81	20.08	1060.81	20.08
Ground Floor	1060.81	1060.81	1060.81	1060.81
First Floor	955.31	955.31	955.31	955.31
Second Floor	922.63	535.06	922.63	535.06
Third Floor	922.63	922.63	922.63	922.63
Fourth Floor	917.91	917.91	917.91	917.91
Fifth Floor	917.91	917.91	917.91	917.91
Sixth Floor	905.03	905.03	905.03	905.03
Seventh Floor	905.03	905.03	905.03	905.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	8616.06	6017.07	8616.06	6017.07

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
COMMERCIAL (COM RESIDENTIAL (BUILDING)	Residential	Residential Bldg(Apartment)	Multistoried	PLOOR PLAN	Commercial	Shop	Commercial	Commercial	Shop
				FLOOR PLAN	Commercial	Shop	Commercial	Commercial	Shop
				FLOOR PLAN	Residential	Residential Bldg(Apartment)	-	-	-
				FLOOR PLAN	Residential	Residential Bldg(Apartment)	-	-	-
				FLOOR PLAN	Residential	Resi/Comm Bldg	Residential FAR	Residential	Resi/Comm Bldg
				FLOOR PLAN	Residential	Residential Bldg(Apartment)	-	-	-
				FLOOR PLAN	Residential	Resi/Comm Bldg	Residential FAR	Residential	Resi/Comm Bldg
				FLOOR PLAN	Residential	Residential Bldg(Apartment)	-	-	-
				FLOOR PLAN	Residential	Resi/Comm Bldg	Residential FAR	Residential	Resi/Comm Bldg

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mts)	Units		Car		Others Car			TwoWheeler		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
COMMERCIAL (COM RESIDENTIAL (BUILDING)	Commercial	Shop	>0 - 50	50	1800.00	-	50	50	-	-	-	-	-	-
			>0 - 50	50	1800.00	-	-	-	-	-	-	1	75	75
	Residential	Residential Bldg	>0 - 100	1	67.00	1.00	1	1	-	-	-	-	-	-
			>0 - 100	1	67.00	-	-	-	-	-	-	1	20	20
			>0 - 100	1	67.00	-	-	-	-	5	5	-	10	10
	Total :			-	-	1	51	51	-	5	5	-	105	105

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		
	No.	Area	No.	Area	
Car	-	-	51	1275.00	
Total Car	51	1275.00	51	1275.00	
TWIN CAR Parking			3	75.00	
Total Car Parking	3	75.00	3	75.00	
TwoWheeler	-	-	105	262.50	
Total TwoWheeler	105	262.50	105	262.50	
Other Parking	-	-	-	-	
Total		1350.00		1537.50	

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mts)	Deductions from Gross Built Up Area (Sq.mts)		Total Net Built Up Area (Sq.mts)	Deductions (Area in Sq.mts.)				Proposed FAR Area (Sq.mts.)			Net Area FAR (Sq.mts.)	Total FAR Area (Sq.mts.)	Total Additional FAR Area (Sq.mts.)	Tnmt (No.)
			Common Plot	Road		StairCase	Lift	ElevMCH	Parking	Resi.	Commercial	Total				
COMMERCIAL (COM RESIDENTIAL (BUILDING)	1	8217.00	128.00	8089.00	117.72	140.44	746.71	1003.11	4855.00	1008.00	2016.00	3025.00*	3025.00*	3025.00*	3025.00*	33
Grand Total :	1	8217.00	128.00	8089.00	117.72	140.44	746.71	1003.11	4855.00	1008.00	2016.00	3025.00*	3025.00*	3025.00*	3025.00*	33

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SIVARLA JNNORP/0138/2022			

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

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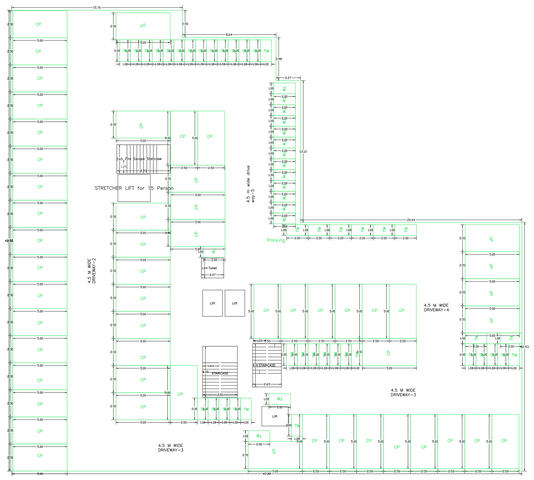
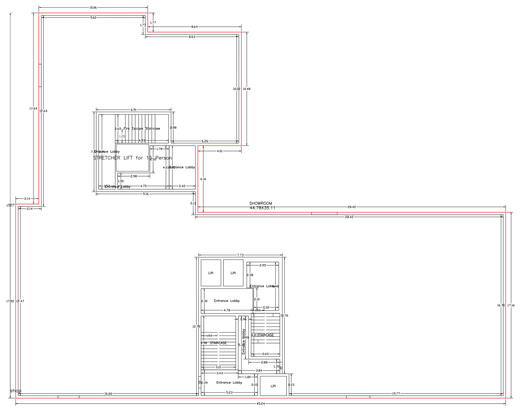
Project Title :SHAURYA REALTORS

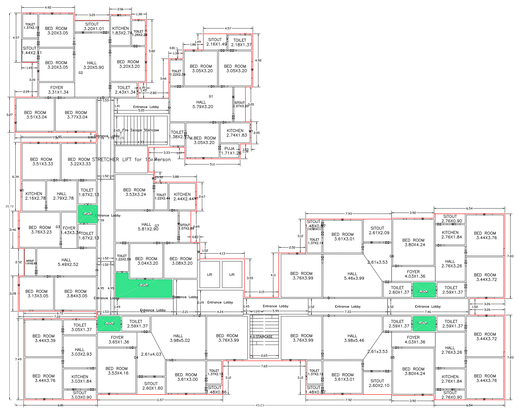
DATE	06-10-2024
SHEET NO	2

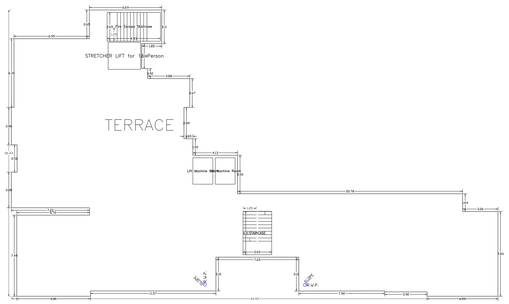
Proposal Basic Information

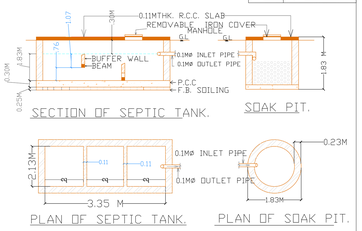
Proposal File No.	JWCR/P/01/2019/11/2022/R01/1
Owner Name	CHITRAKUMAR GAURI NE MEHRAV PRAJAPATI SHAURYA GAURI NE MEHRAV PRAJAPATI RAJESHKUMAR GAURI NE MEHRAV GAURI
Khata No	1323,1929
Plot No	4470(OLD)KH.(NP)(R)
Village Name	MOHARDA
Site	Mixed
SubSite	Resi+Comm

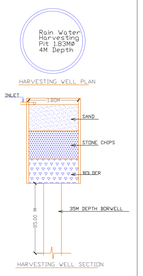




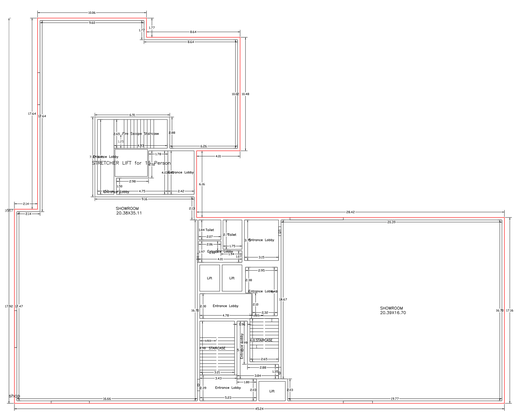




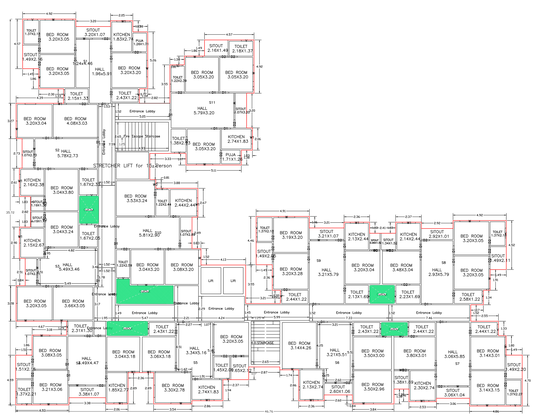




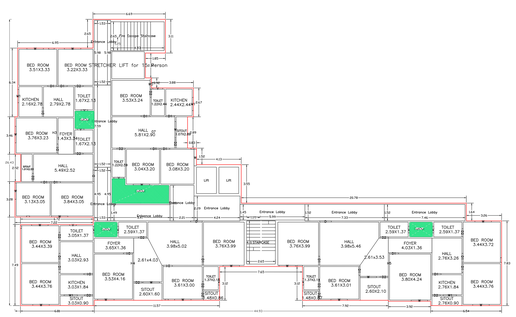
BASEMENT FLOOR PLAN
(SCALE 1:100)



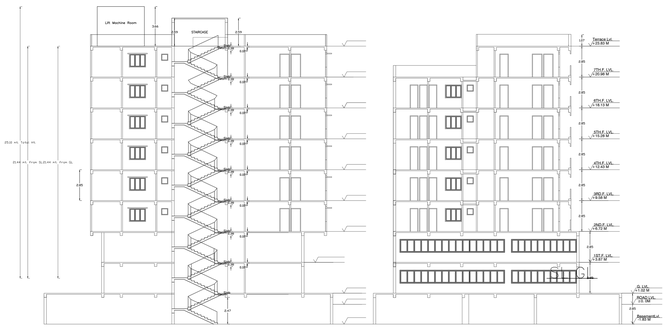
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 3& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



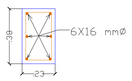
TERRACE FLOOR PLAN
(SCALE 1:100)



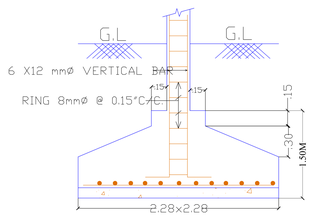
SECTION XX

SECTION YY

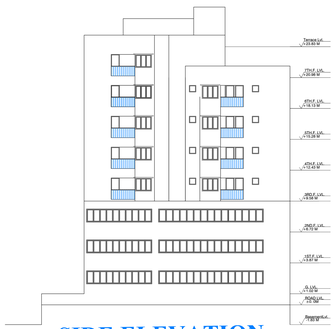
FRONT ELEVATION



SECTION OF COLUMN. - C1



SECTION OF FOOTING - F1



SIDE ELEVATION

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

TYPICAL - 2, 4& 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

Building :COMMERCIAL CUM RESIDENTIAL (BUILDING)

Floor Name	Floor Height	Deductions Area (Type Wise)	Net Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)			Achievable FAR Area (Sq.mt.)	Tenement Type	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenements
		Cellar			StairCase	Lift	Accumulation Hole	Parking	Resi.	Commercial	Stair						
Basement Floor	3.00	0.00	1588.07	1588.07	13.00	20.94	3.00	1022.11	0.00	0.00	20.00	20.00	20.00				
Stilt Floor	3.00	1092.11	0.00	1092.11	13.00	20.94	102.20	0.00	0.00	945.98	0.00	945.98	945.98	01			
1st Floor	3.00	1092.11	0.00	1092.11	13.00	0.00	75.72	0.00	0.00	983.39	0.00	983.39	983.39	01			
	4	25.06	910.63	1318	16.46	34.17	0.00	0.00	1284.83	0.00	0.00	1284.83	1284.83	13			
	5	21.23	941.80	1318	16.46	34.17	0.00	0.00	1284.83	0.00	0.00	1284.83	1284.83	13			
	6	25.06	910.63	1318	16.46	34.17	0.00	0.00	1284.83	0.00	0.00	1284.83	1284.83	13			
	7	21.23	941.80	1318	16.46	34.17	0.00	0.00	1284.83	0.00	0.00	1284.83	1284.83	13			
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	00			
Total		6577.38	5263.13	8576.38	117.12	182.44	180.72	1022.11	4852.99	1929.38	20.00	6802.37	6802.37	53			
Total Number of Same Buildings	1																
Total		6577.38	1263.13	8576.38	117.12	182.44	180.72	1022.11	4852.99	1929.38	20.00	6802.37	6802.37	53			

SCHEDULE OF DOOR:

	NAME	QNTY	HEIGHT	NOS
1. BUILDING NAME : COMMERCIAL CUM RESIDENTIAL (BUILDING)	D	0.75	2.10	250
COMMERCIAL CUM RESIDENTIAL (BUILDING)	D1	0.90	2.10	224
COMMERCIAL CUM RESIDENTIAL (BUILDING)	D1	0.91	2.10	36
COMMERCIAL CUM RESIDENTIAL (BUILDING)	D	1.07	2.10	22

SCHEDULE OF WINDOW/VENTILATION:

	NAME	QNTY	HEIGHT	NOS
1. BUILDING NAME : COMMERCIAL CUM RESIDENTIAL (BUILDING)	V	0.61	1.00	41
COMMERCIAL CUM RESIDENTIAL (BUILDING)	V	0.91	1.00	88
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W1	0.91	2.44	28
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W1	0.96	2.44	33
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W1	1.22	1.22	13
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W1	1.22	2.44	32
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W2	1.22	2.44	33
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W3	1.28	2.44	13
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W	1.52	1.22	68
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W	1.52	2.44	41
COMMERCIAL CUM RESIDENTIAL (BUILDING)	W	1.83	2.44	12

UnitBUA Table for Building :COMMERCIAL CUM RESIDENTIAL (BUILDING)

FLOOR NAME	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	shop	SHOP	515.01	515.01	1	1
FIRST FLOOR PLAN	shop	SHOP	927.38	925.05	1	1
TYPICAL - 3 & 5 FLOOR PLAN	S1	FLAT	152.06	152.06	3	30
	S2	FLAT	152.06	152.06	3	
	S11	FLAT	77.05	77.05	1	
	S12	FLAT	77.05	77.05	1	
	S9	FLAT	86.71	86.71	1	
	S8	FLAT	90.84	90.84	1	
	S6	FLAT	76.35	76.35	3	
	S7	FLAT	76.35	76.35	3	
	S4	FLAT	80.00	80.00	1	
	S5	FLAT	80.00	80.00	1	
	S3	FLAT	76.07	76.07	1	
	S10	FLAT	76.07	76.07	1	
TYPICAL - 2& 4 FLOOR PLAN	S1	FLAT	152.06	152.06	3	14
	S2	FLAT	152.06	152.06	3	
	S11	FLAT	77.05	77.05	1	
	S12	FLAT	77.05	77.05	1	
	S9	FLAT	86.71	86.71	1	
	S8	FLAT	90.84	90.84	1	
	S6	FLAT	76.35	76.35	3	
	S7	FLAT	76.35	76.35	3	
	S4	FLAT	80.00	80.00	1	
	S5	FLAT	80.00	80.00	1	
	S3	FLAT	76.07	76.07	1	
	S10	FLAT	76.07	76.07	1	
SEVENTH FLOOR PLAN	S1	FLAT	152.06	152.06	3	6
	S2	FLAT	152.06	152.06	3	
	S6	FLAT	76.35	76.35	3	
	S7	FLAT	76.35	76.35	3	
	S4	FLAT	80.00	80.00	1	
	S5	FLAT	80.00	80.00	1	
Total:	-	-	6227.03	6216.46	246	53

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JWCR/CE/2015/319			

JWCR/P/01/2019/11/2022/R01/1

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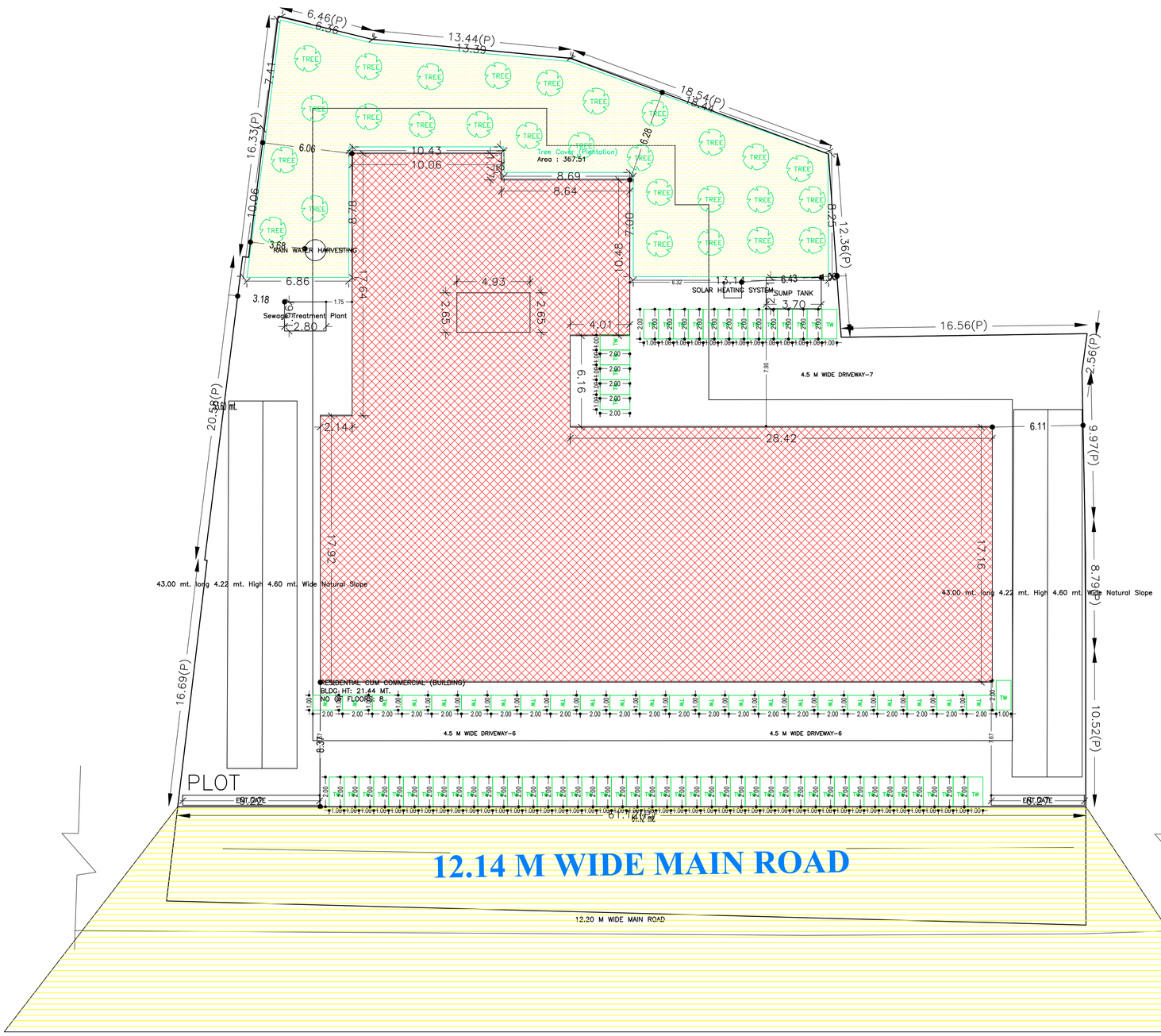
Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	1
	-



SITE PLAN

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.	Reqd./Unit	Reqd.	Prop.
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Commercial	Shop	> 0	50	1865.36	1	25	-	-	-	-	-	-	-
			> 0	50	1865.36	-	-	-	-	-	-	1	78	-
	Residential	Residential Bldg/Apartment	> 0	1	59.00	1.00	59	-	-	-	-	-	-	-
			> 0	1	59.00	-	-	-	-	-	-	1	59	-
			> 0	1	59.00	-	-	-	1	6	-	-	-	-
	Total :			-	-	-	84	92	-	6	8	-	137	149

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	41	512.50
Four Stack.Car	-	-	51	637.50
Total Car	84	1050.00	92	1150.00
Visitor's Car Parking	-	-	8	100.00
Total Visitor Parking	6	75.00	8	100.00
TwoWheeler	-	-	149	298.00
Total TwoWheeler	137	274.00	149	298.00
Other Parking	-	-	-	764.61
Total	1399.00		2610.61	

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.65 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA	
Inward_No: JNAC/BP/0138/W17/2022	Plot/SubPlot No: 4475(O),424,644(P)(N)	
Application Type: General Proposal	North: Plot No. -	
Project Type: Building Permission	South: Road Width - 12.20	
Nature of Development: New	East: Plot No. -	
Location of Development Area: Old Area	West: Plot No. -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2569.54
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2569.54
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		367.51
Total		367.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	2202.03
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	2569.54
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	2569.54
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1284.77
Proposed Coverage Area (41.60 %)		1069.03
Total Prop. Coverage Area (41.6 %)		1069.03
Balance coverage area (8.40 %)		215.74
FAR CHECK		
Perm. FAR Area (2.500)		6423.85
Total Perm. FAR area		6423.85
Residential FAR		4446.97
Commercial FAR		1939.30
Proposed FAR Area		6411.95
Total Proposed FAR Area		6411.95
Consumed FAR (Factor)		2.50
Balance FAR Area		11.90
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		8915.91
ARCHITECT (Regd)	NIKHIL SHUKLA	
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm

Buildingwise Floor FAR Details

Floor Name	Building Name RESIDENTIAL CUM COMMERCIAL (BUILDING)		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	1566.51	25.68	1566.51	25.68
Lower Ground Floor	1082.11	945.99	1082.11	945.99
Ground Floor	1082.11	993.31	1082.11	993.31
First Floor	953.63	826.69	953.63	826.69
Second Floor	953.63	826.69	953.63	826.69
Third Floor	953.63	826.69	953.63	826.69
Fourth Floor	953.63	826.69	953.63	826.69
Fifth Floor	953.63	826.69	953.63	826.69
Sixth Floor	417.03	313.52	417.03	313.52
Terrace Floor	0.00	0.00	0.00	0.00
Total :	8915.91	6411.95	8915.91	6411.95

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RESIDENTIAL CUM COMMERCIAL (BUILDING)	Residential	Residential Bldg/Apartment	Multistoried

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		StairCase	Lift	Accessory Use	Parking	Resi.	Commercial	Stair			
RESIDENTIAL CUM COMMERCIAL (BUILDING)	1	9067.14	151.23	8915.91	117.72	140.44	742.69	1503.11	4446.97	1939.30	25.68	6411.95	6411.95	61
Grand Total :	1	9067.14	151.23	8915.91	117.72	140.44	742.69	1503.11	4446.97	1939.30	25.68	6411.95	6411.95	61

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

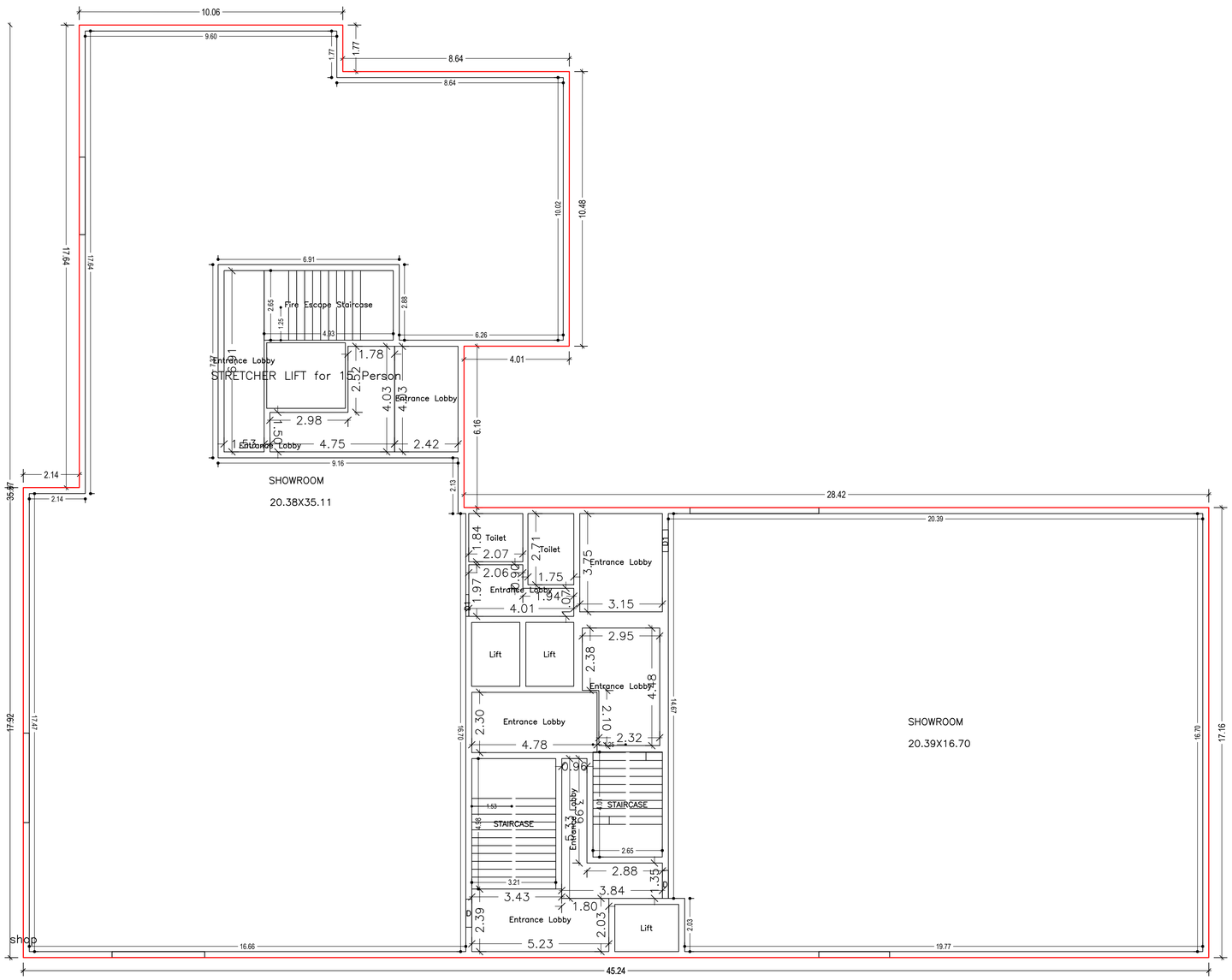
This is system generated MAP. No need to sign.

Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	3
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR 3. LAL M GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA I INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

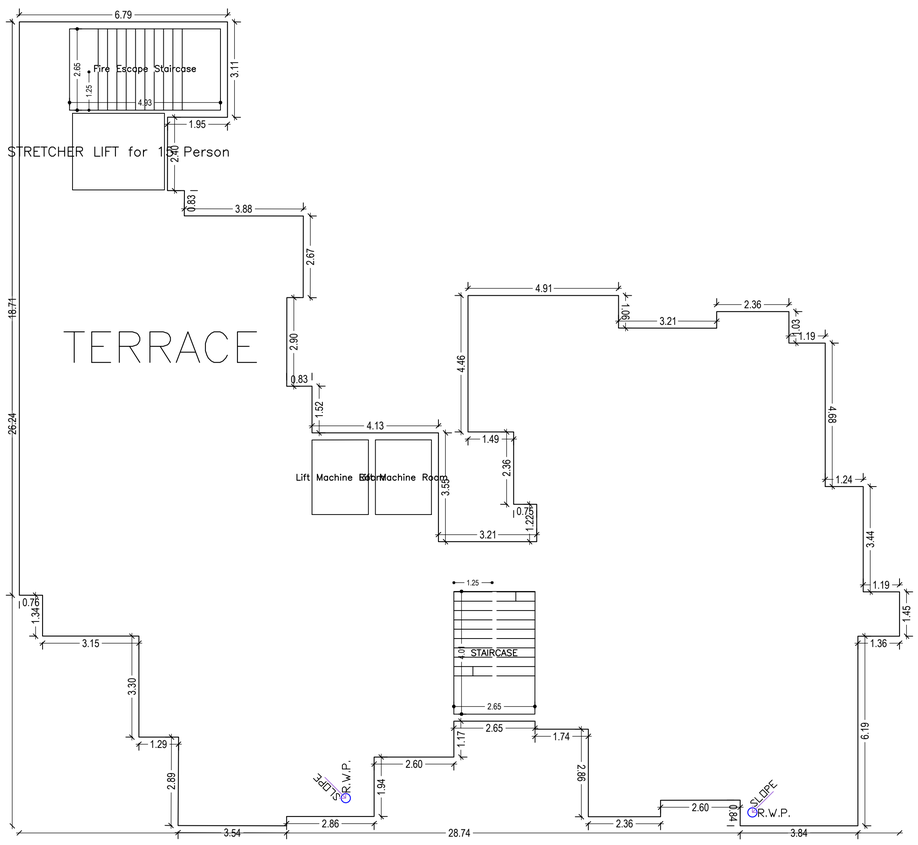
This is system generated MAP. No need to Physically Signed.

Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	4
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

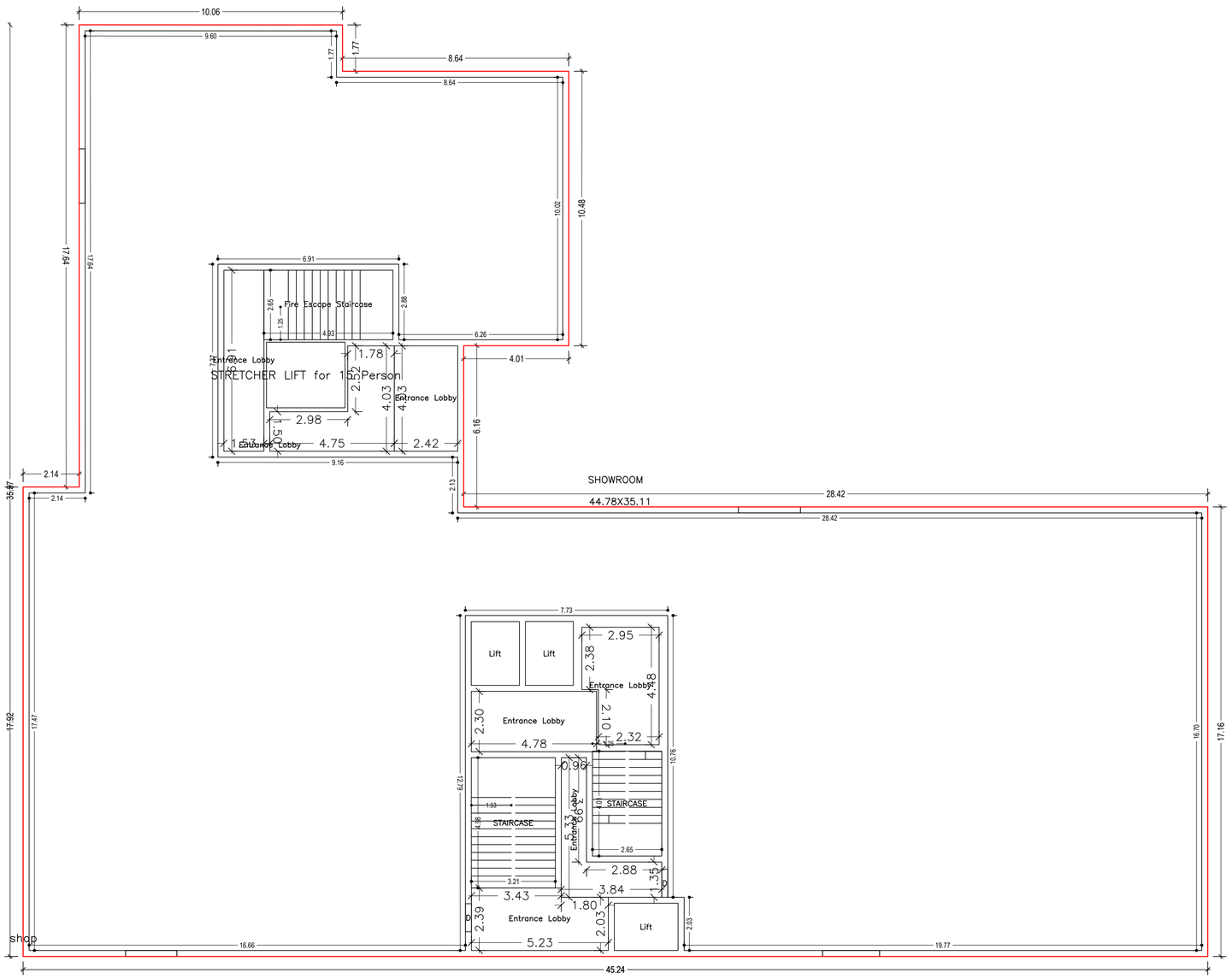
This is system generated MAP. No need to sign. Digitally signed.

Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	5
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

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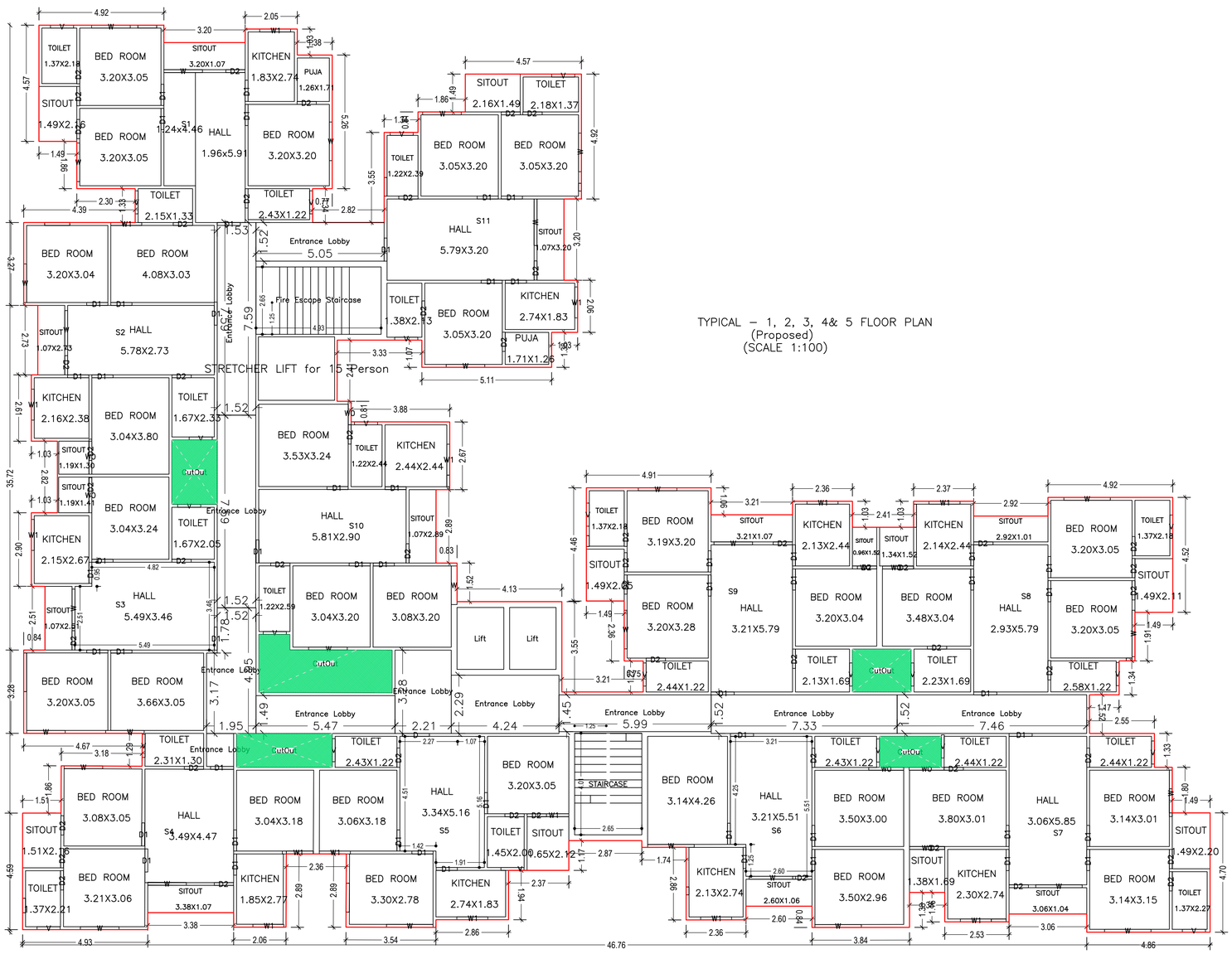
Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	6
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



TYPICAL – 1, 2, 3, 4& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

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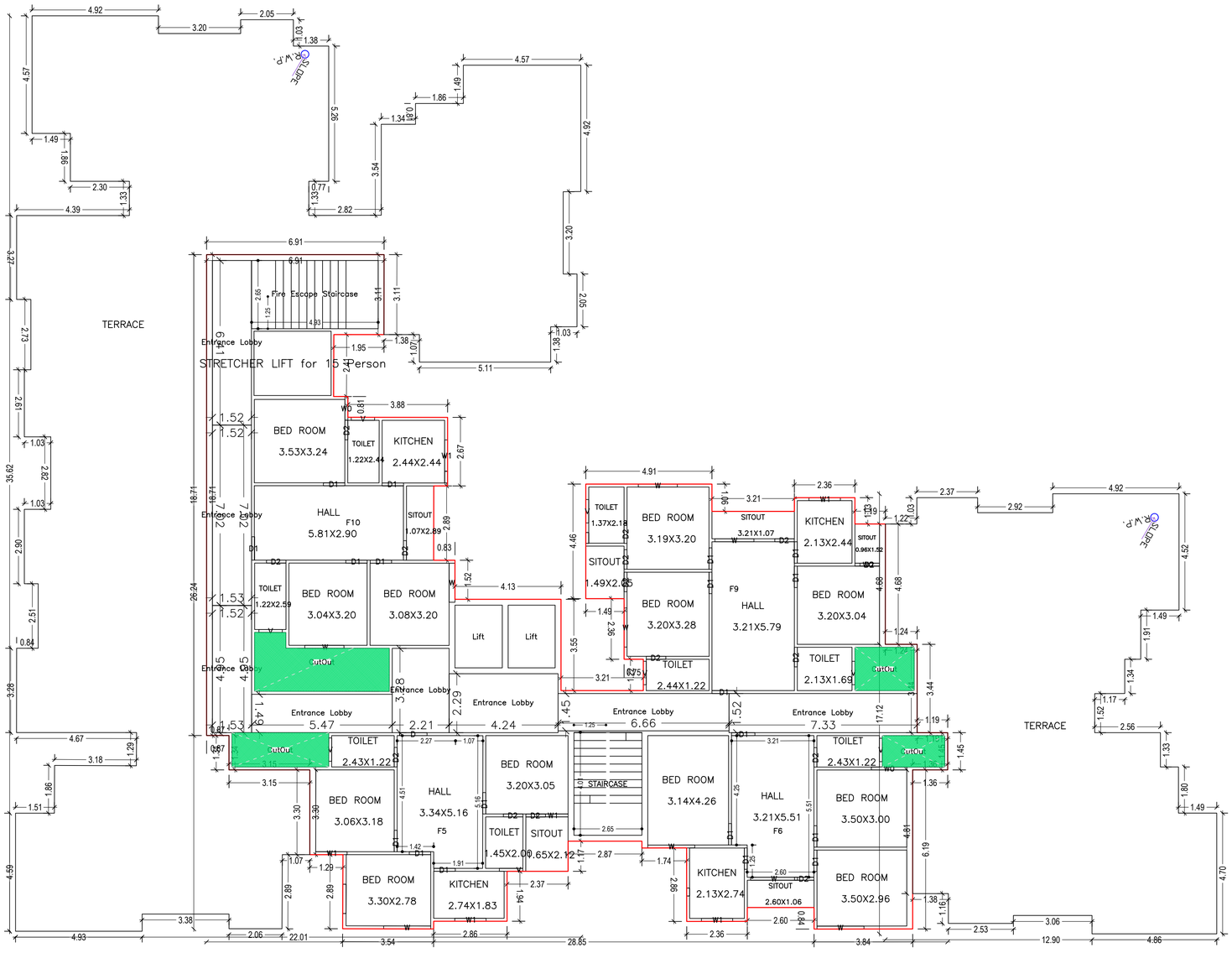
Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	7
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

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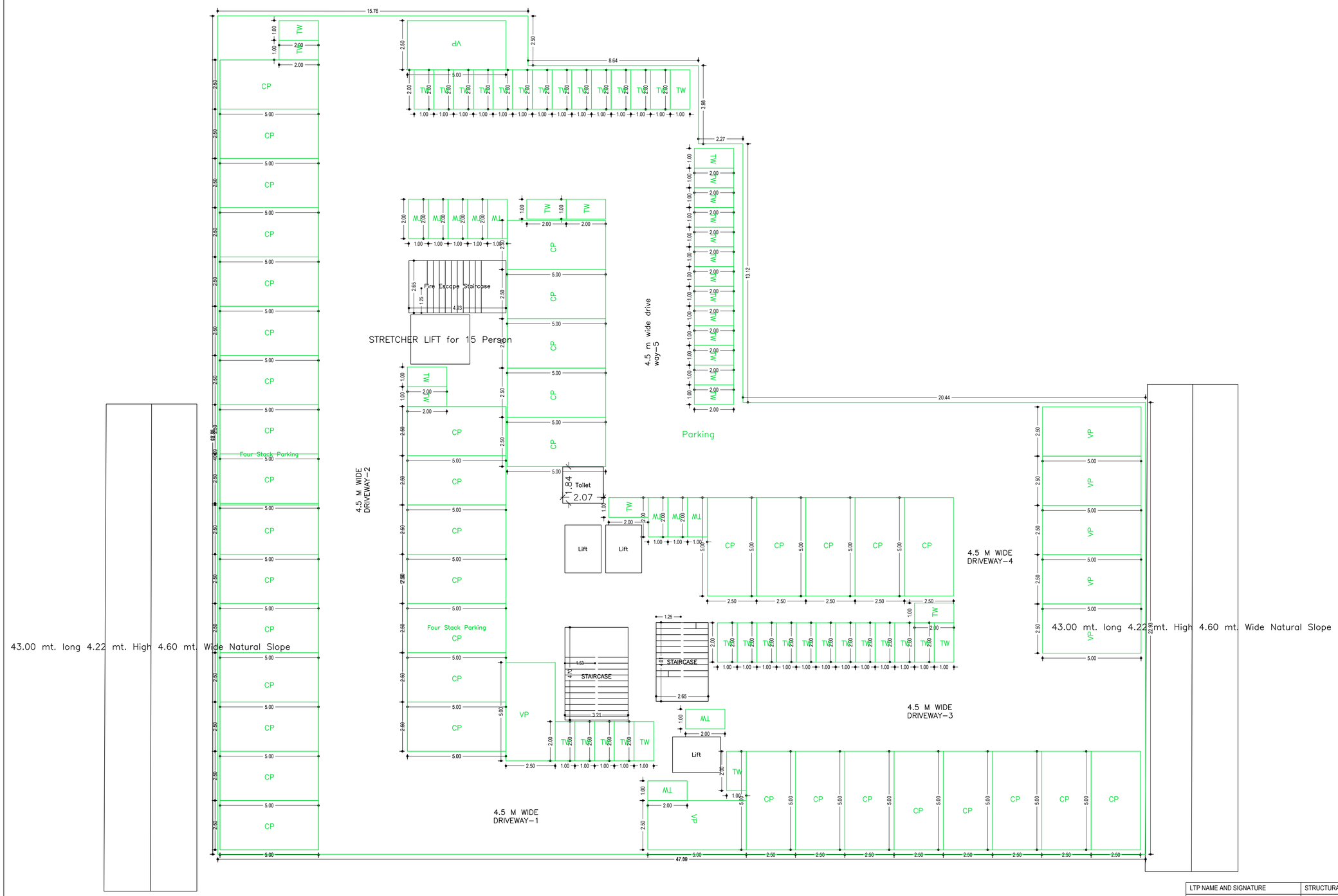
Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	8
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
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	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

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Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	9
	-

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm

Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		StairCase	Lift	Accessory Use	Parking	Resi.	Commercial	Stair			
Basement Floor	1566.51	0.00	1566.51	13.08	20.84	3.80	1503.11	0.00	0.00	25.68	25.68	25.68	00
Lower Ground Floor	1082.11	0.00	1082.11	13.08	20.84	102.20	0.00	0.00	945.99	0.00	945.99	945.99	01
Ground Floor	1082.11	0.00	1082.11	13.08	0.00	75.72	0.00	0.00	993.31	0.00	993.31	993.31	01
First Floor	979.59	25.96	953.63	13.08	16.46	97.40	0.00	826.69	0.00	0.00	826.69	826.69	11
Second Floor	979.59	25.96	953.63	13.08	16.46	97.40	0.00	826.69	0.00	0.00	826.69	826.69	11
Third Floor	979.59	25.96	953.63	13.08	16.46	97.40	0.00	826.69	0.00	0.00	826.69	826.69	11
Fourth Floor	979.59	25.96	953.63	13.08	16.46	97.40	0.00	826.69	0.00	0.00	826.69	826.69	11
Fifth Floor	979.59	25.96	953.63	13.08	16.46	97.40	0.00	826.69	0.00	0.00	826.69	826.69	11
Sixth Floor	438.46	21.43	417.03	13.08	16.46	73.97	0.00	313.52	0.00	0.00	313.52	313.52	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	00
Total :	9067.14	151.23	8915.91	117.72	140.44	742.69	1503.11	4446.97	1939.30	25.68	6411.95	6411.95	61
Total Number of Same Buildings :	1												
Total :	9067.14	151.23	8915.91	117.72	140.44	742.69	1503.11	4446.97	1939.30	25.68	6411.95	6411.95	61

UnitBUA Table for Building :RESIDENTIAL CUM COMMERCIAL (BUILDING)

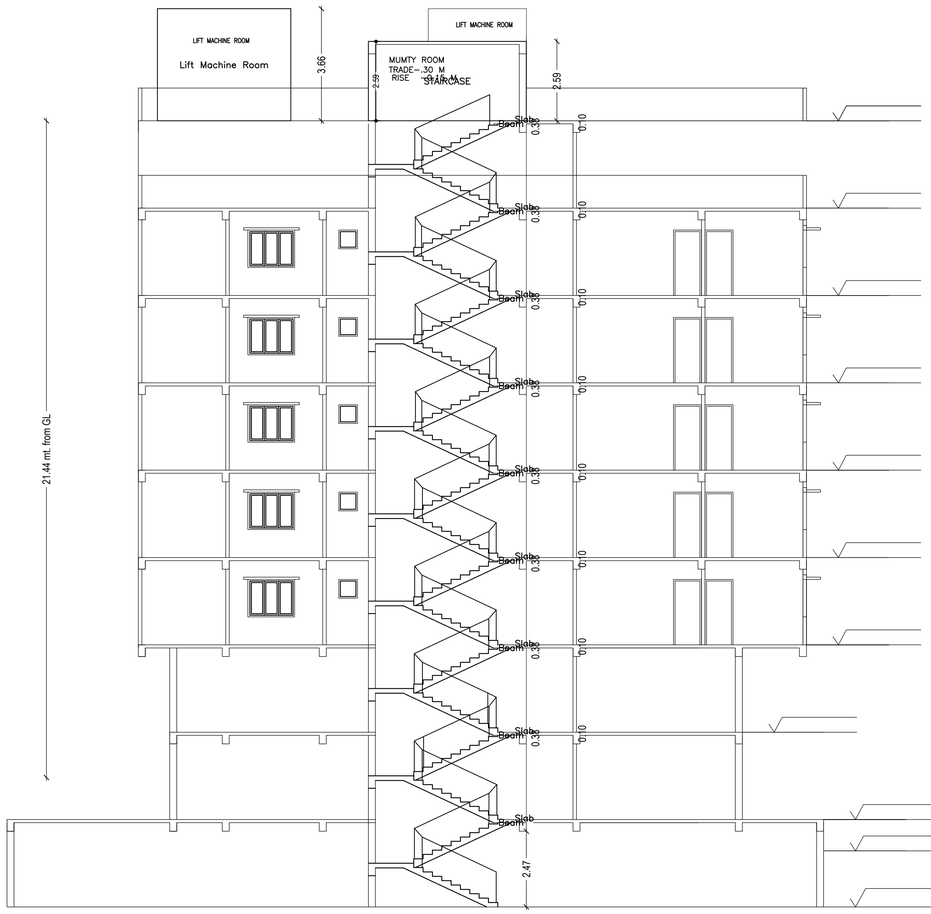
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	shop	SHOP	919.01	915.01	2	1
GROUND FLOOR PLAN	shop	SHOP	927.56	925.59	1	1
SIXTH FLOOR PLAN	F10	FLAT	70.21	70.15	8	4
	F5	FLAT	66.53	66.38	8	
	F6	FLAT	70.31	70.27	7	
	F9	FLAT	79.37	79.32	11	
TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN	S1	FLAT	73.50	73.42	10	55
	S10	FLAT	70.21	70.15	8	
	S11	FLAT	77.83	77.72	11	
	S2	FLAT	72.63	72.51	9	
	S3	FLAT	68.94	68.76	8	
	S4	FLAT	70.35	70.16	9	
	S5	FLAT	66.22	66.07	8	
	S6	FLAT	69.69	69.65	7	
	S7	FLAT	80.59	80.41	11	
	S8	FLAT	77.77	77.64	11	
	S9	FLAT	79.37	79.32	11	
Total:	-	-	6168.41	6155.82	552	61

SCHEDULE OF DOOR:

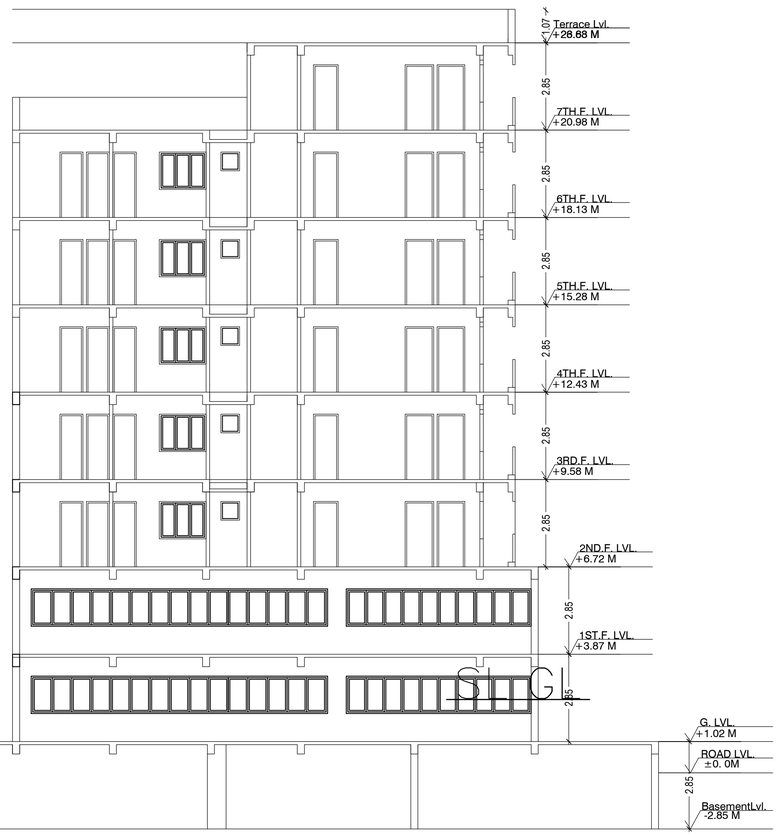
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D2	0.76	2.10	275
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D1	0.83	2.10	228
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D1	0.91	2.13	63
RESIDENTIAL CUM COMMERCIAL (BUILDING)	D	1.07	2.13	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL CUM COMMERCIAL (BUILDING)	V	0.91	1.00	128
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	0.91	2.44	06
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	0.96	2.44	06
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W1	1.22	2.44	81
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	1.22	2.44	05
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W0	1.38	2.44	26
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W	1.52	2.44	105
RESIDENTIAL CUM COMMERCIAL (BUILDING)	W	1.83	2.44	54



SECTION XX



SECTION YY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

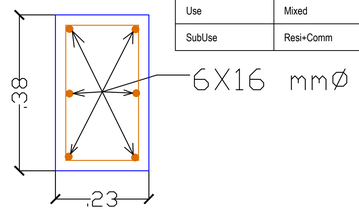
This is system generated MAP. No need to Physically Signed.

Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	10
.	

Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR ,3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



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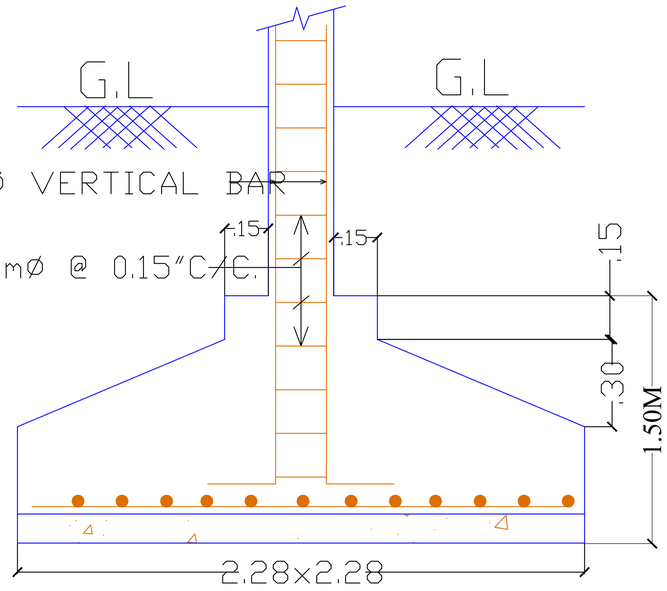

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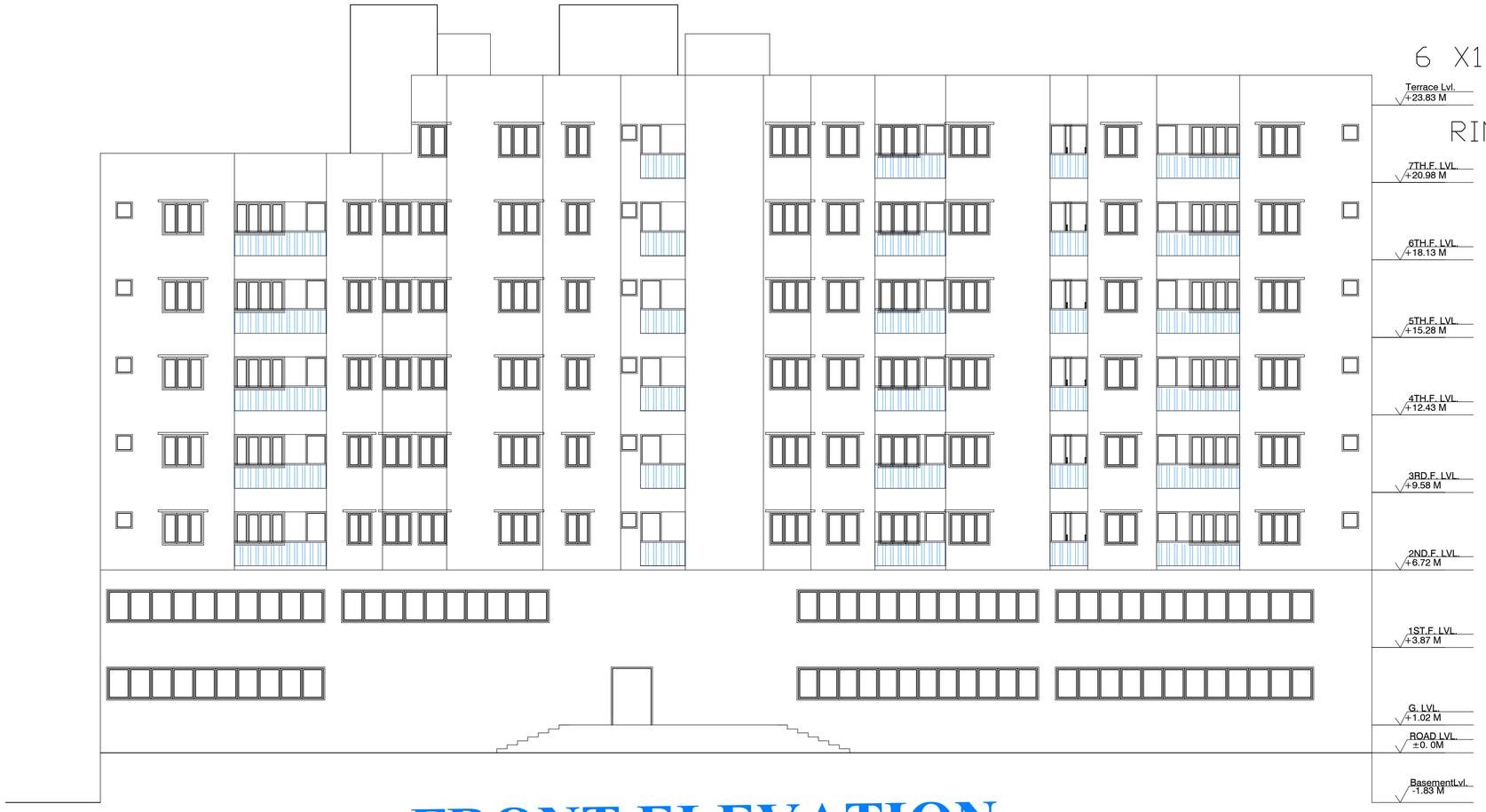


FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

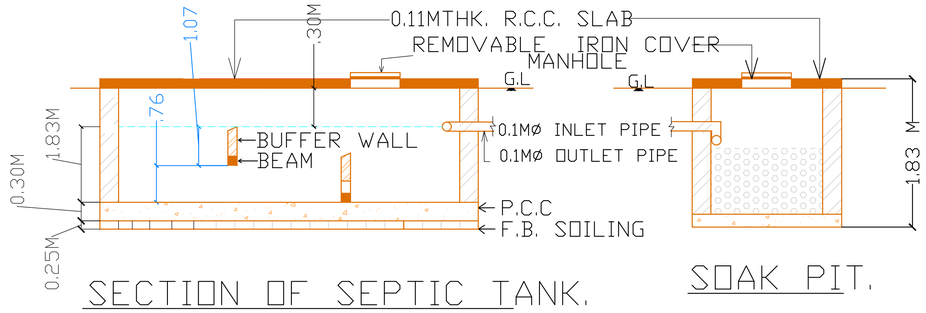
This is system generated MAP. No need to Phy. ly Signed.

Project Title :SHAURYA REALTORS

DATE	09-02-2023
SHEET NO.	11
.	

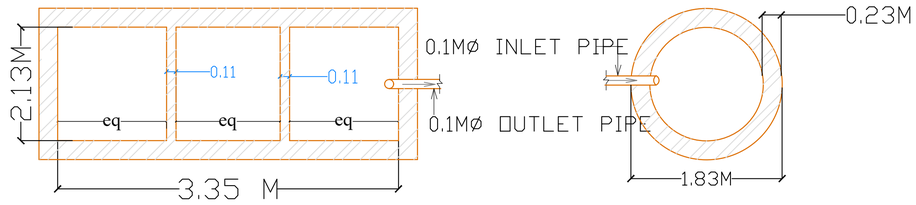
Proposal Basic Information

Proposal File No.	JNAC/BP/0138/W17/2022
Owner Name	1. RAJENDRA GOUR 2.PARMESHWAR GOUR .3. LAL MOHAN GOUR 4.GOPI NATH GOUR(POA HOLDERS SHAURYA REALTORS INDIA PRIVATE LIMITED
Khata No	13(O),16(N)
Plot No	4475(O),424,644(P)(N)
Village Name	MOHARDA
Use	Mixed
SubUse	Resi+Comm



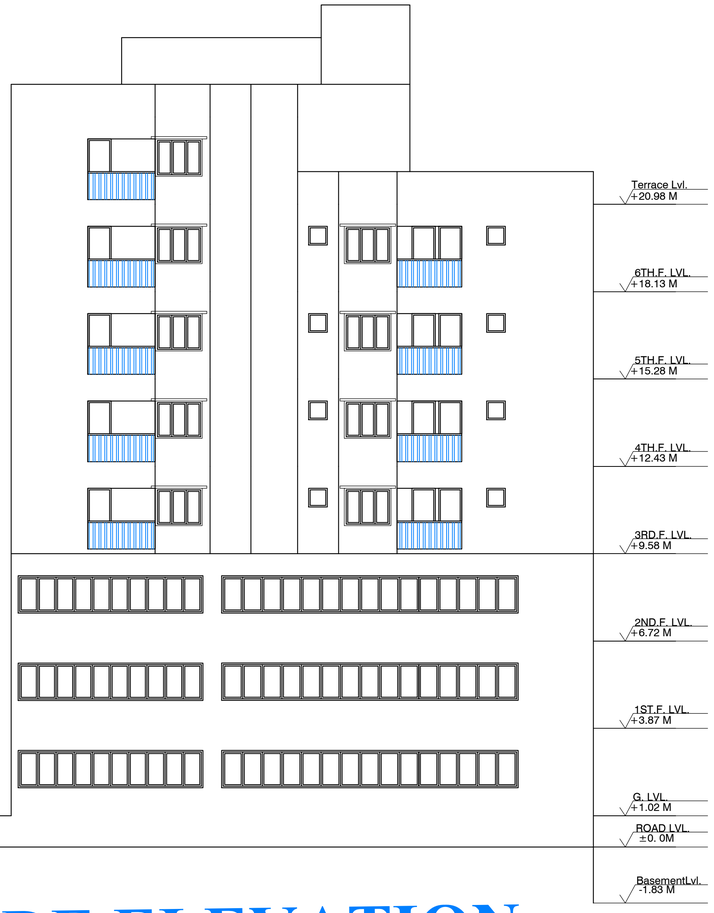
SECTION OF SEPTIC TANK.

SOAK PIT.



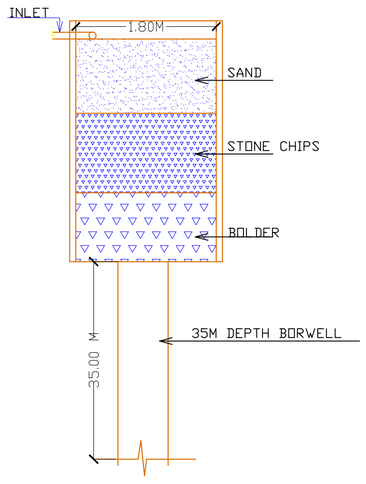
PLAN OF SEPTIC TANK.

PLAN OF SOAK PIT.



SIDE ELEVATION

HARVESTING WELL PLAN



HARVESTING WELL SECTION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITA
NIKHIL SHUKLA JNAC/ARC/0015/2019			

Name : SANJAY KUMAR
Designation : Executive Officer
Organization : Personal

ISO_A1_(841.00_x_594.00_MM)

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