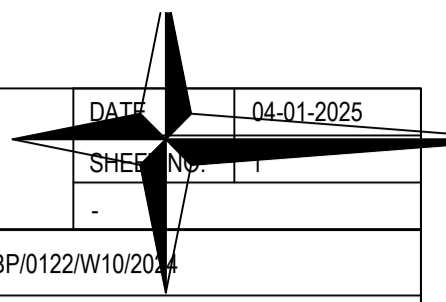


Project Title :BIRANI INFRA



Building USE/SUBUSE Details

| Building Name    | Building Use | Building SubUse                    | Building Structure | Floor Name          | Floor Use   | Floor SubUse                       | FAR Name        | FAR Use     | FAR SubUse                         |
|------------------|--------------|------------------------------------|--------------------|---------------------|-------------|------------------------------------|-----------------|-------------|------------------------------------|
| A (BIRANI INFRA) | Residential  | Bungalow/ Dwelling / Non Apartment | Non-Highrise       | TERRACE FLOOR PLAN  | Residential | Bungalow/ Dwelling / Non Apartment | -               | -           | -                                  |
|                  |              |                                    |                    | FIRST FLOOR PLAN    | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Bungalow/ Dwelling / Non Apartment |
|                  |              |                                    |                    | GROUND FLOOR PLAN   | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Bungalow/ Dwelling / Non Apartment |
|                  |              |                                    |                    | BASEMENT FLOOR PLAN | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Residential Apartment Bldg         |
|                  |              |                                    |                    | FOURTH FLOOR PLAN   | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Bungalow/ Dwelling / Non Apartment |
|                  |              |                                    |                    | THIRD FLOOR PLAN    | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Bungalow/ Dwelling / Non Apartment |
|                  |              |                                    |                    | SECOND FLOOR PLAN   | Residential | Bungalow/ Dwelling / Non Apartment | Residential FAR | Residential | Bungalow/ Dwelling / Non Apartment |

Required Parking (Table 7a)

| Building Name    | Type        | SubUse                             | Units |       | Car        |       | Visitors Car |       | TwoWheeler |       |
|------------------|-------------|------------------------------------|-------|-------|------------|-------|--------------|-------|------------|-------|
|                  |             |                                    | Reqd. | Prop. | Reqd./Unit | Prop. | Reqd./Unit   | Prop. | Reqd./Unit | Prop. |
| A (BIRANI INFRA) | Residential | Bungalow/ Dwelling / Non Apartment | > 0   | 1     | 1.00       | 1     | 1            | -     | -          | -     |
| Total :          |             |                                    | > 0   | 1     | 1.00       | -     | -            | 1     | 1          | -     |

Parking Check (Table 7b)

| Vehicle Type          | Reqd. |       | Prop. |        |
|-----------------------|-------|-------|-------|--------|
|                       | No.   | Area  | No.   | Area   |
| Car                   | -     | -     | 14    | 175.00 |
| Total Car             | 1     | 12.50 | 14    | 175.00 |
| Visitor's Car Parking | -     | -     | 2     | 25.00  |
| Total Visitor Parking | 1     | 12.50 | 2     | 25.00  |
| TwoWheeler            | -     | -     | 22    | 44.00  |
| Total TwoWheeler      | -     | -     | 22    | 44.00  |
| Total                 |       | 25.00 |       | 288.00 |

Balcony Calculations Table

| FLOOR             | SIZE                | AREA | TOTAL AREA |
|-------------------|---------------------|------|------------|
| FIRST FLOOR PLAN  | 1.20 X 2.90 X 1 X 1 | 3.48 | 22.26      |
|                   | 1.20 X 3.17 X 1 X 1 | 3.81 |            |
|                   | 1.20 X 3.04 X 1 X 1 | 3.65 |            |
|                   | 1.20 X 3.05 X 2 X 1 | 7.32 |            |
|                   | 1.20 X 3.33 X 1 X 1 | 4.00 |            |
| FOURTH FLOOR PLAN | 1.20 X 2.90 X 1 X 1 | 3.48 | 22.26      |
|                   | 1.20 X 3.17 X 1 X 1 | 3.81 |            |
|                   | 1.20 X 3.04 X 1 X 1 | 3.65 |            |
|                   | 1.20 X 3.05 X 2 X 1 | 7.32 |            |
|                   | 1.20 X 3.33 X 1 X 1 | 4.00 |            |
| THIRD FLOOR PLAN  | 1.20 X 2.90 X 1 X 1 | 3.48 | 22.26      |
|                   | 1.20 X 3.17 X 1 X 1 | 3.81 |            |
|                   | 1.20 X 3.04 X 1 X 1 | 3.65 |            |
|                   | 1.20 X 3.05 X 2 X 1 | 7.32 |            |
|                   | 1.20 X 3.33 X 1 X 1 | 4.00 |            |
| SECOND FLOOR PLAN | 1.20 X 2.90 X 1 X 1 | 3.48 | 22.26      |
|                   | 1.20 X 3.17 X 1 X 1 | 3.81 |            |
|                   | 1.20 X 3.04 X 1 X 1 | 3.65 |            |
|                   | 1.20 X 3.05 X 2 X 1 | 7.32 |            |
|                   | 1.20 X 3.33 X 1 X 1 | 4.00 |            |
| Total             |                     |      | 69.04      |

UnitBUA Table for Building :A (BIRANI INFRA)

| FLOOR               | Name    | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| FIRST FLOOR PLAN    | SPLIT A | FLAT         | 0.00         | 0.00        | 38           | 0               |
| GROUND FLOOR PLAN   | SPLIT A | FLAT         | 2541.08      | 2240.76     | 38           | 1               |
| BASEMENT FLOOR PLAN | SPLIT A | FLAT         | 523.12       | 510.40      | 0            | 1               |
| FOURTH FLOOR PLAN   | SPLIT A | FLAT         | 0.00         | 0.00        | 38           | 0               |
| THIRD FLOOR PLAN    | SPLIT A | FLAT         | 0.00         | 0.00        | 38           | 0               |
| SECOND FLOOR PLAN   | SPLIT A | FLAT         | 0.00         | 0.00        | 38           | 0               |
| Total:              | -       | -            | 3064.20      | 2751.16     | 190          | 2               |

Proposal Basic Information

|                   |                                    |
|-------------------|------------------------------------|
| Proposal File No. | GNP/BB/0122/W10/2024               |
| Owner Name        | BIRANI INFRA                       |
| Khata No          | TH305                              |
| Plot No           | HN286                              |
| Village Name      | Makatpur                           |
| Use               | Residential                        |
| SubUse            | Bungalow/ Dwelling / Non Apartment |

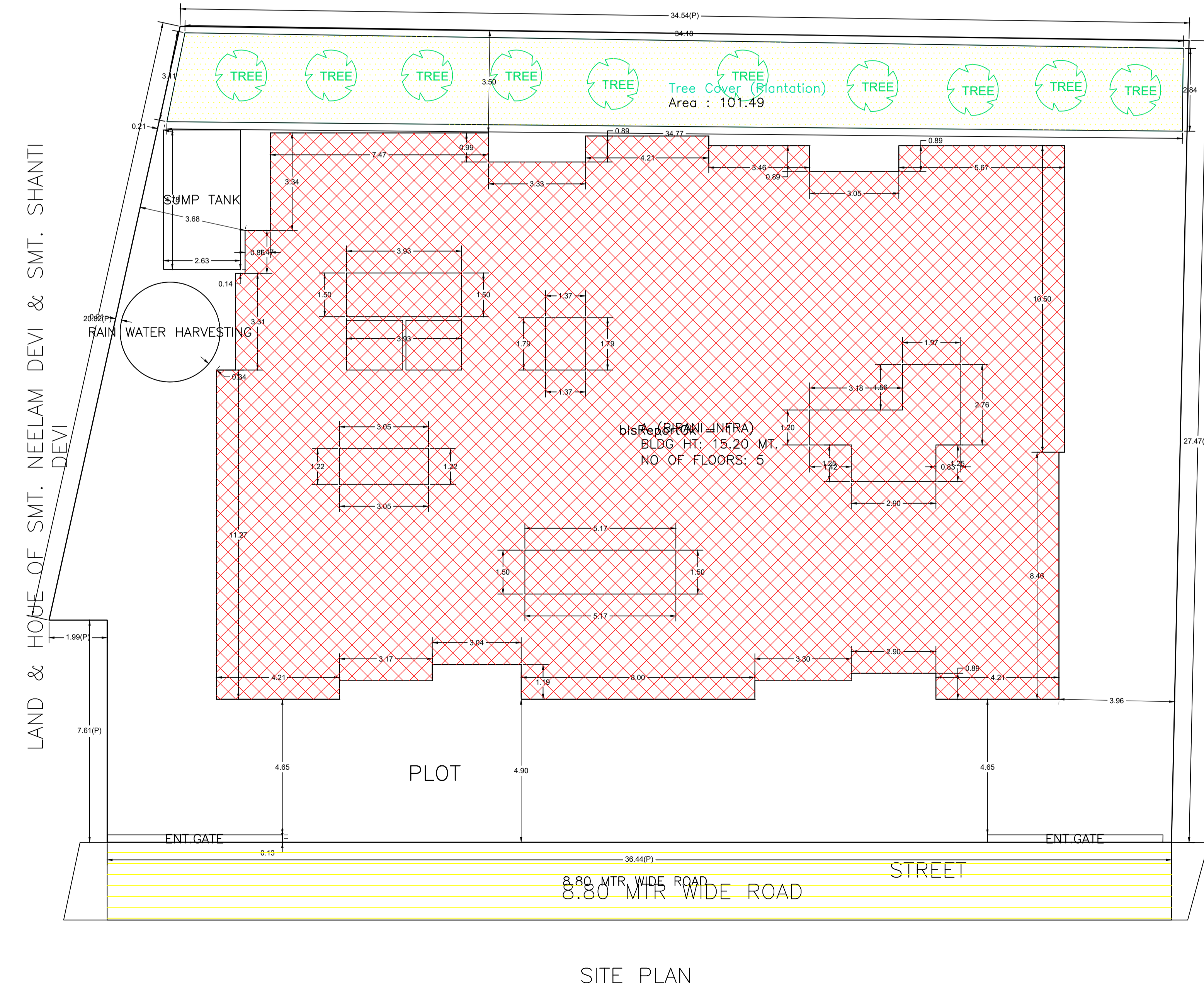
COLOR INDEX

|                             |            |
|-----------------------------|------------|
| 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) | Light Blue |

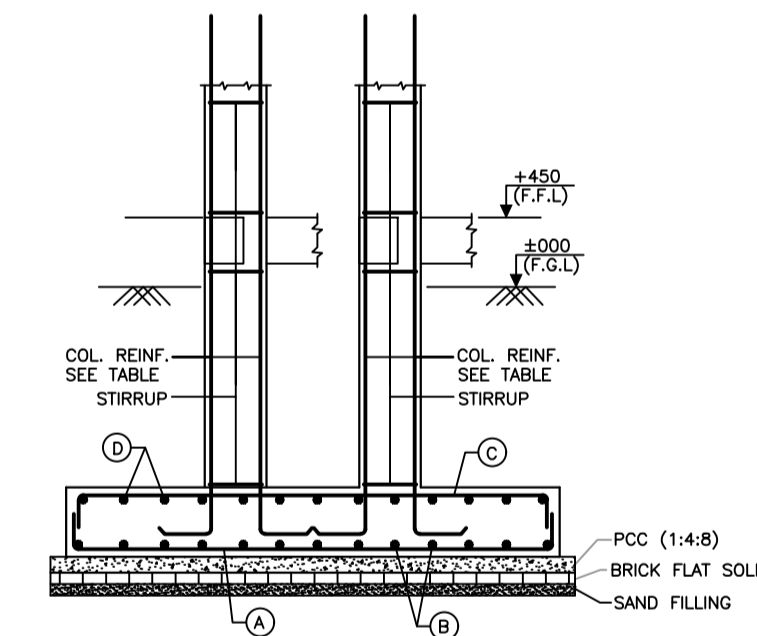
Buildingwise Floor FAR Details

| Floor Name     | Building Name A (BIRANI INFRA)  |                            | 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 | 523.12                          | 0.00                       | 523.12                                | 0.00                    |
| Ground Floor   | 496.89                          | 496.89                     | 496.89                                | 496.89                  |
| First Floor    | 519.14                          | 501.54                     | 519.14                                | 501.54                  |
| Second Floor   | 519.14                          | 501.54                     | 519.14                                | 501.54                  |
| Third Floor    | 519.14                          | 501.54                     | 519.14                                | 501.54                  |
| Fourth Floor   | 519.14                          | 501.54                     | 519.14                                | 501.54                  |
| Terrace Floor  | 0.00                            | 0.00                       | 0.00                                  | 0.00                    |
| Total :        | 3096.57                         | 2503.05                    | 3096.57                               | 2503.05                 |

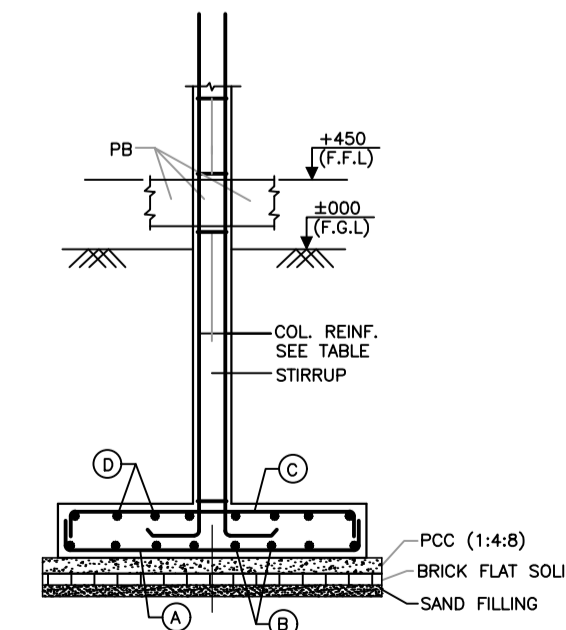
LAND OF GAURI SHANKAR LAL & OTHER'S



LAND & HOUSE OF BHARTI DEVI W/O LATE MANMOHAN TIWARI



SECTION 2-2 (SCALE 1:30)



SECTION 1-1 (SCALE 1:30)

FAR & Tenement Details

| 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.) | Tnmt (No.) |
|------------------|------------------|------------------------------|--|------------------------------|-----------------------------|------|---------|----------------------------|-------------------------|---|------------|
|                  |                  |                              |  |                              | Cutout                      | Lift | Machine |                            |                         |   |            |
| A (BIRANI INFRA) | 1                | 3260.07                      | 163.50                                   | 3096.57                      | 25.88                       | 6.47 | 44.52   | 2503.05                    | 2503.05                 | 2503.05                                     | 02         |
| Grand Total      | 1                | 3260.07                      | 163.50                                   | 3096.57                      | 25.88                       | 6.47 | 44.52   | 2503.05                    | 2503.05                 | 2503.05                                     | 02         |

AREA STATEMENT Giridh MUNICIPAL CORPORATION VERSION NO: 1.0.74 VERSION DATE: 16/10/2020

|  |   |
|--|---|
| Region: JHARKHAND URBAN LOCAL BODIES                               | Plot Use: Residential   |
| District: GIRIDIH  | Plot SubUse: Bungalow/ Dwelling / Non Apartment                         |
| Authority: Giridih MUNICIPAL CORPORATION                           | PlotNearbyReligiousStructure: NA  |
| Inward No: GNP/BB/0122/W10/2024                                    | Plot/SubPlot No: HN286  |
| Application Type: General Proposal                                 | North Survey No: - LAND & HOUSE OF BHARTI DEVI W/O LATE MANMOHAN TIWARI |
| Project Type: Building Permission                                  | South Survey No: - LAND & HOUSE OF SMT NEELAM DEVI & SMT SHANTI DEVI    |
| Nature of Development: New   | East: Road Width - 8.8  |
| Location of Development Area: Old Area                             | West Survey No: - LAND OF GAURI SHANKAR LAL & OTHER'S                   |
| AREA DETAILS   | SQ.MT.  |
| AREA OF PLOT (Minimum)   | (A) 1013.21   |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) 1013.21  |
| Deduction for Balance Plot Area(from Gross Plot Area)              |   |
| Common Plot  | 101.49  |
| Total  | 101.49  |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)   | (A-Deductions) 911.72   |
| PLOT AREA FOR COVERAGE(Net Plot Area)                              | (A-Deductions) 1013.21  |
| Plot Area for FAR (Net Plot Area + RoadWidening Area)              | (A-Deductions) 1013.21  |
| COVERAGE CHECK   |   |
| Permissible Coverage area ( 50.00 % )                              | 506.61  |
| Proposed Coverage Area ( 49.04 % )                                 | 496.89  |
| Total Prop. Coverage Area ( 49.04 % )                              | 496.89  |
| Balance coverage area ( 0.96 % )                                   | 9.72  |
| FAR CHECK  |   |
| Perm. FAR Area ( 2.500 )   | 2533.03   |
| Total Perm. FAR area   | 2533.03   |
| Residential FAR  | 2503.05   |
| Proposed FAR Area  | 2503.05   |
| Total Proposed FAR Area  | 2503.05   |
| Consumed FAR (Factor)  | 2503.05   |
| Balance FAR Area   | 2.47  |
| BUILT UP AREA CHECK  |   |
| Total Proposed BuiltUp Area  | 3096.57   |
| ARCHITECT (Regd)   | SHUBHRANSHU UPADHYAY  |
| ENGINEER (Regd)  |   |
| SUPERVISOR (Regd)  |   |
| OWNER (Regd)   | BIRANI INFRA  |
| DEVELOPMENT AUTHORITY  | LOCAL BODY  |

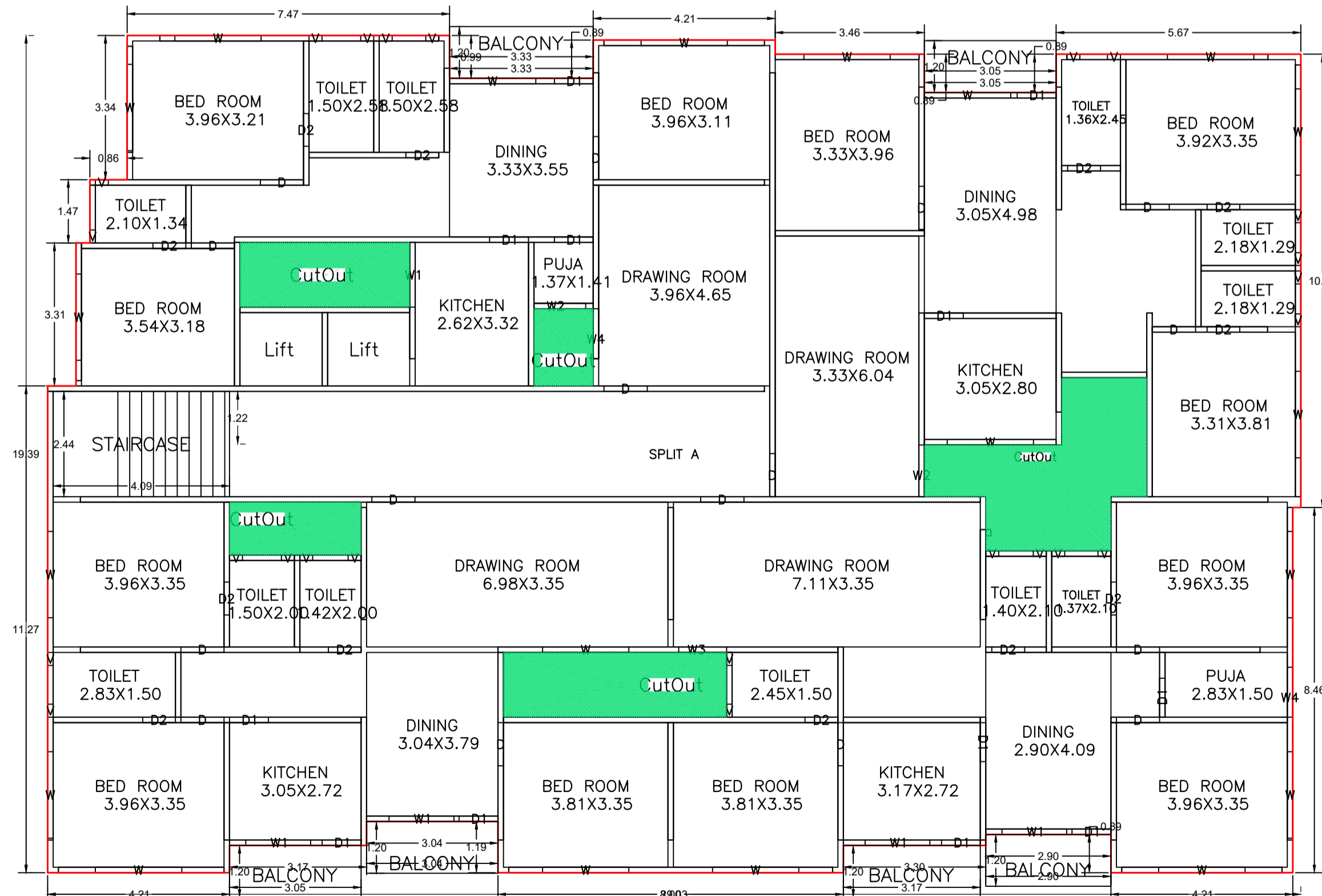
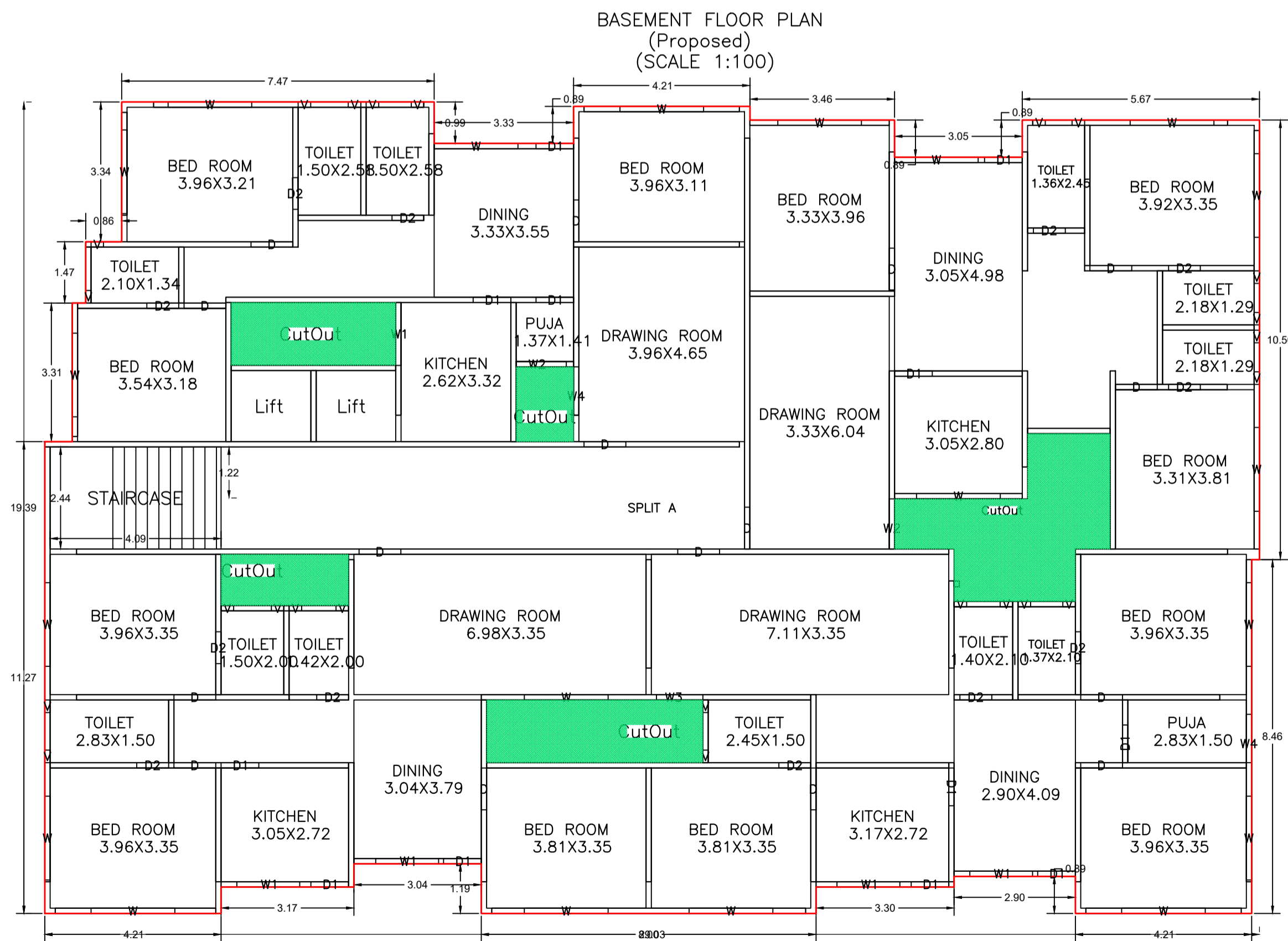
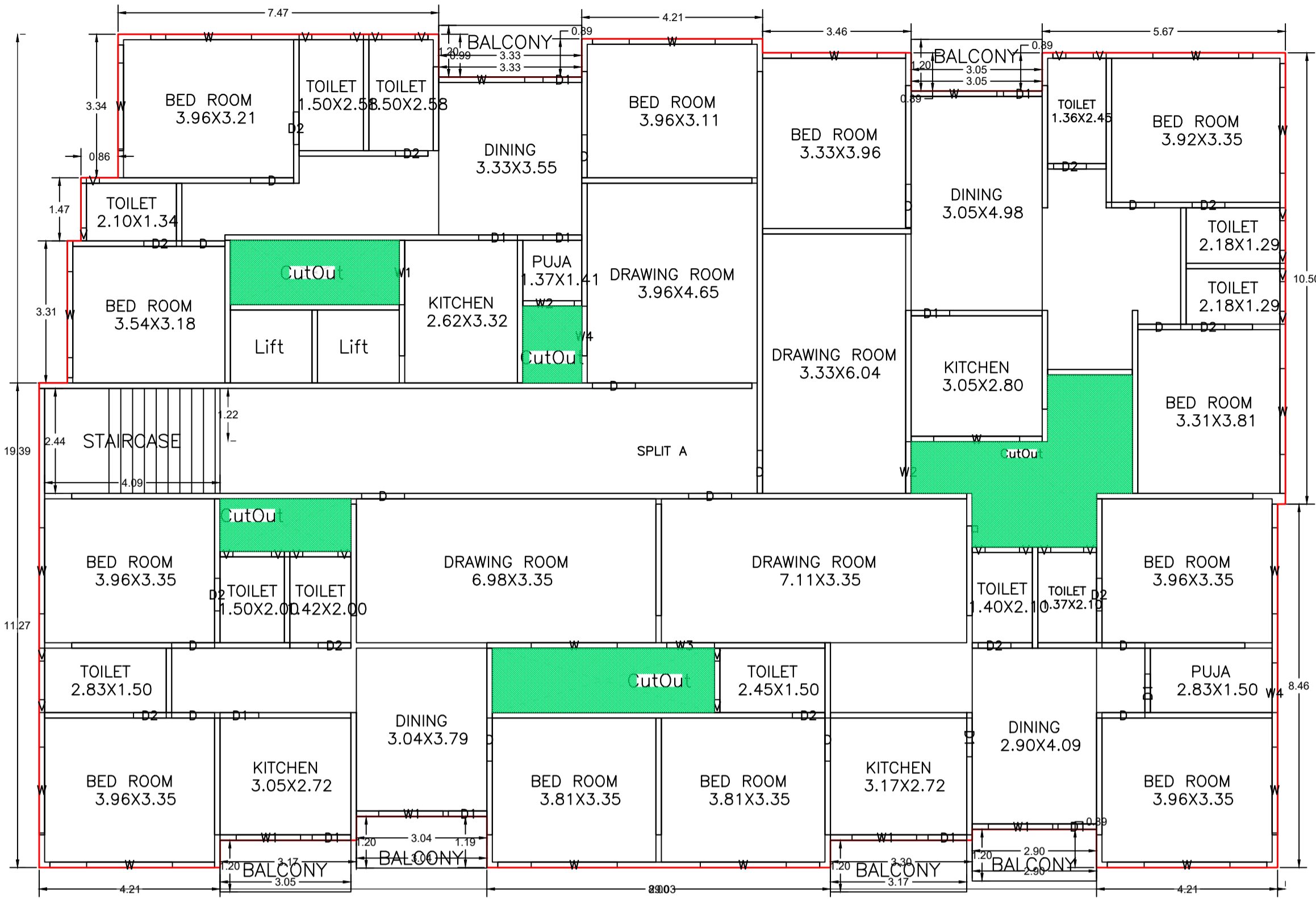
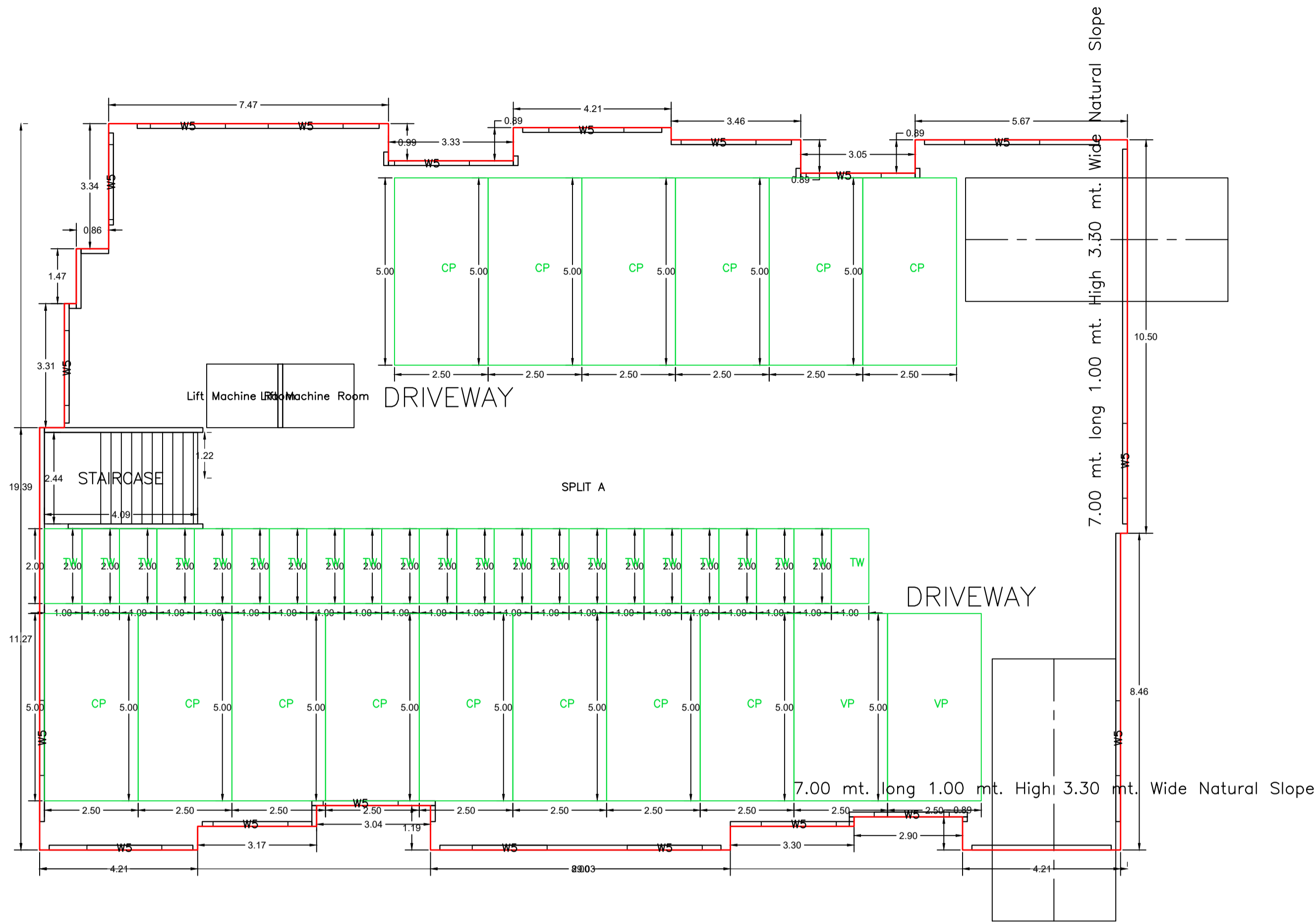
| LTP NAME AND SIGNATURE                    | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE |
|---|-------------------------------------|----------------------------|
| SHUBHRANSHU UPADHYAY<br>GNP/ARC/0002/2022 |                                     |                            |

Name : PRASANT KUMAR LAYAK  
Designation : Dy. Municipal Engineer  
Organization : Personal



Proposal Basic Information

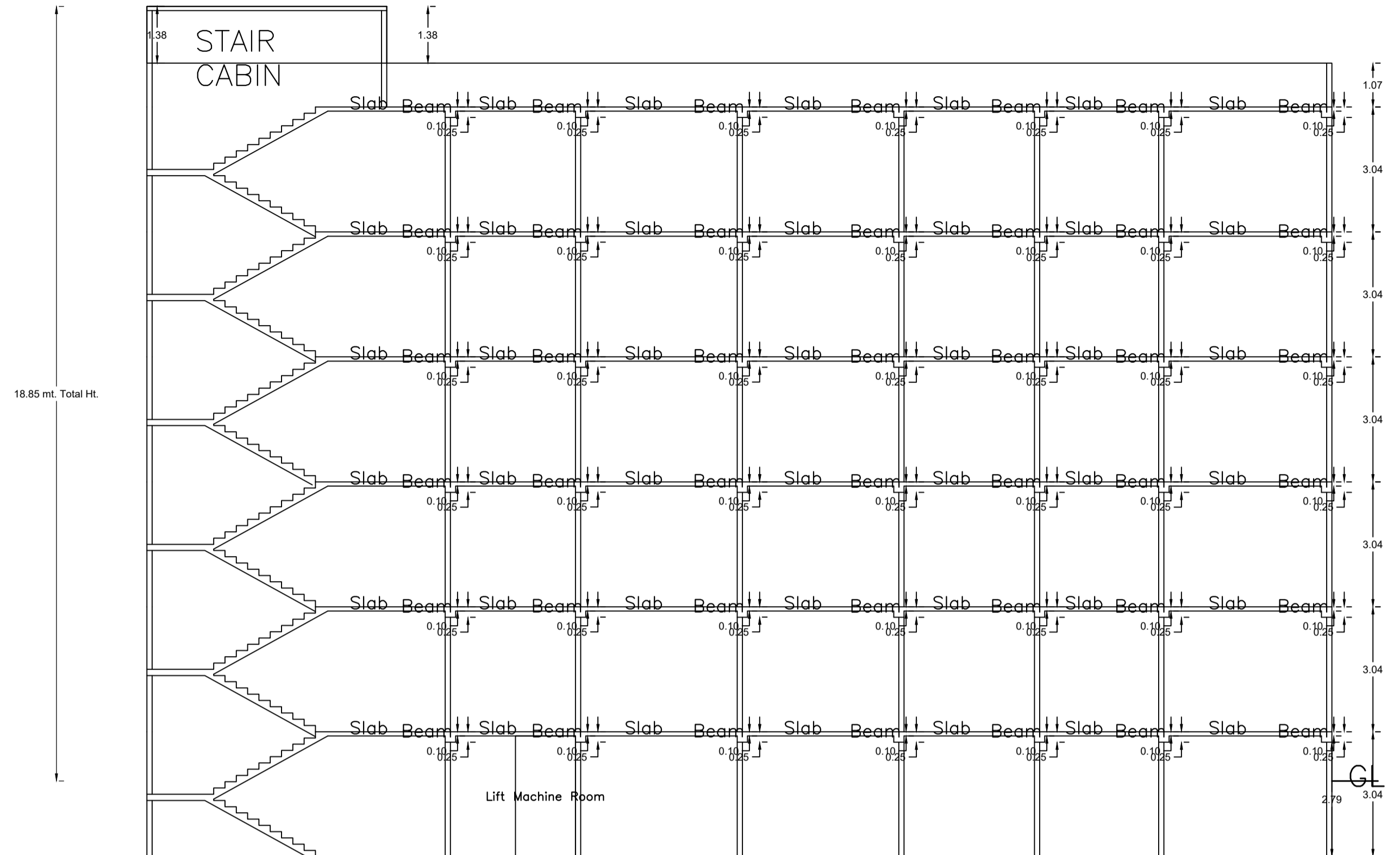
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| Plot No           | HN286                              |
| Village Name      | Makatpur                           |
| Use               | Residential                        |
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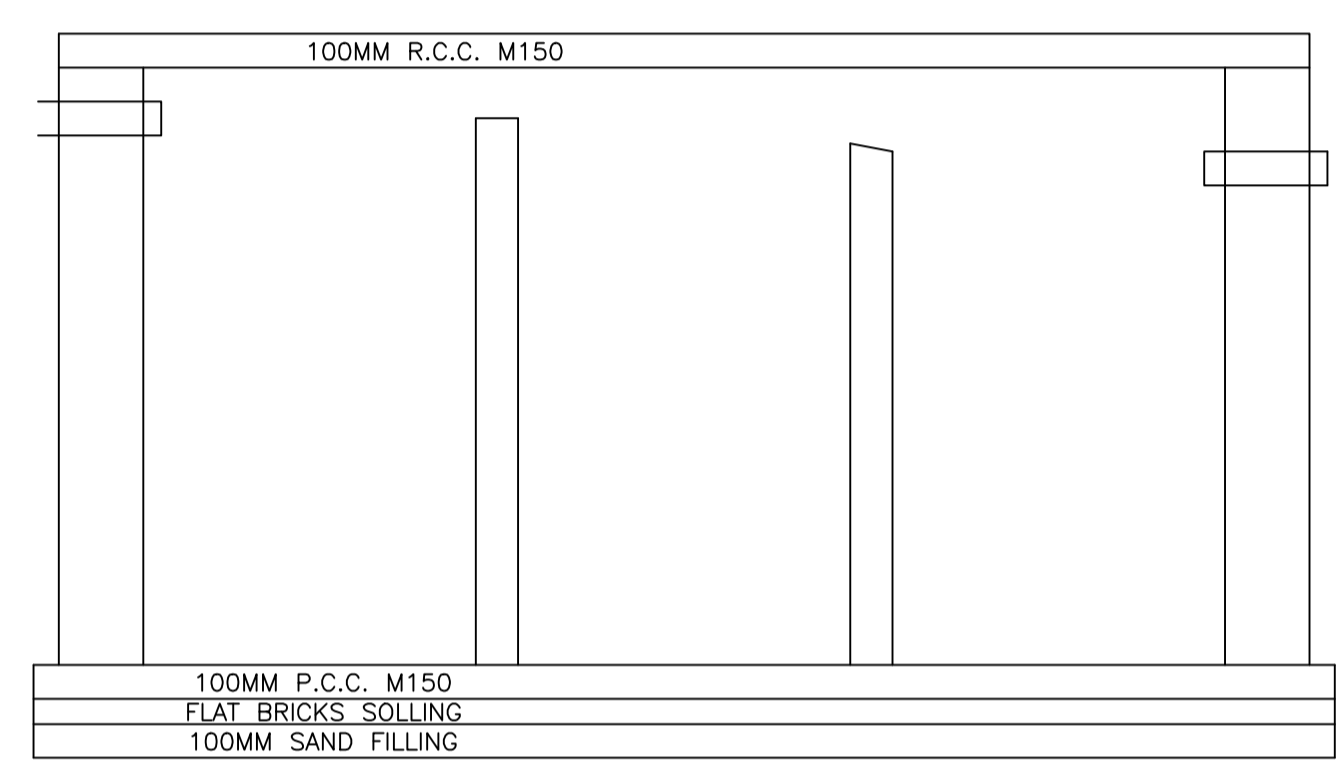
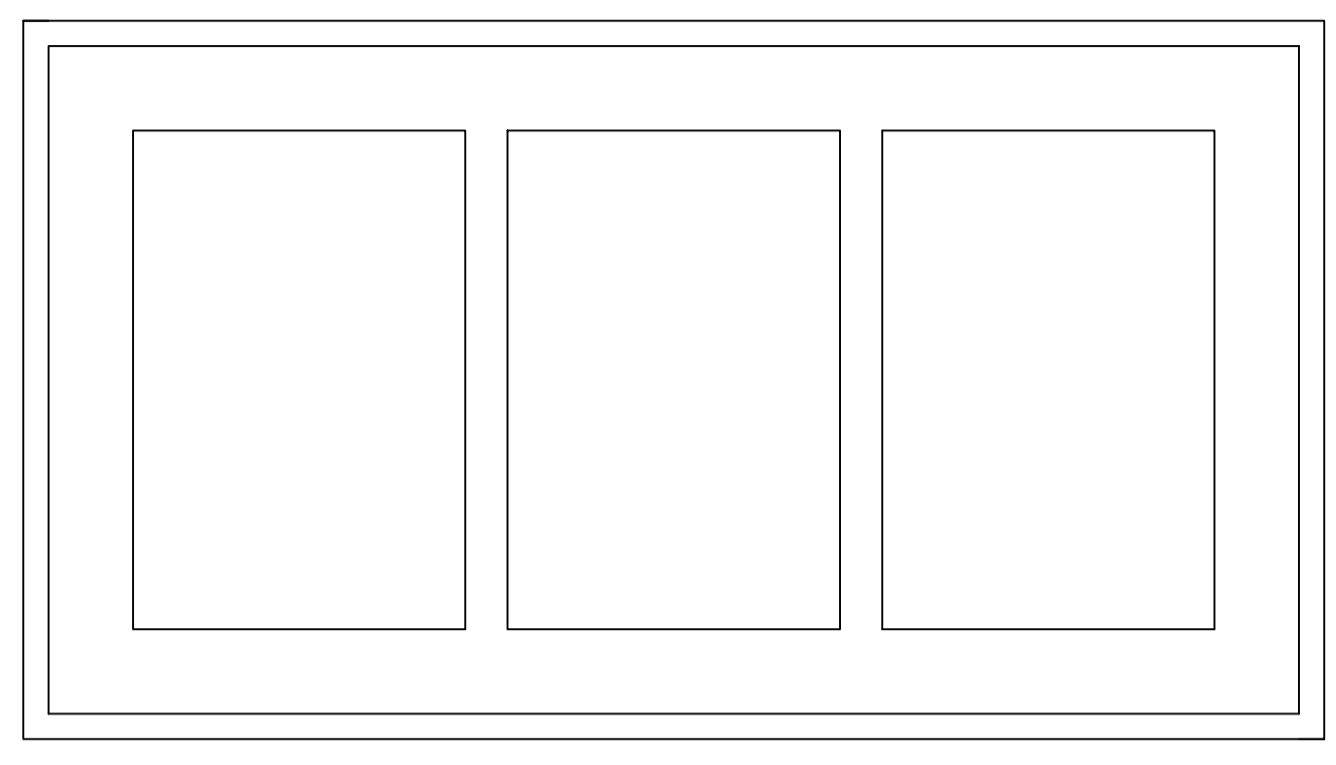
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| LTP NAME AND SIGNATURE<br>SHUBHRANSHU UPADHYAY<br>GNP/ARC/0002/2022 | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE |
|---|-------------------------------------|----------------------------|

Proposal Basic Information

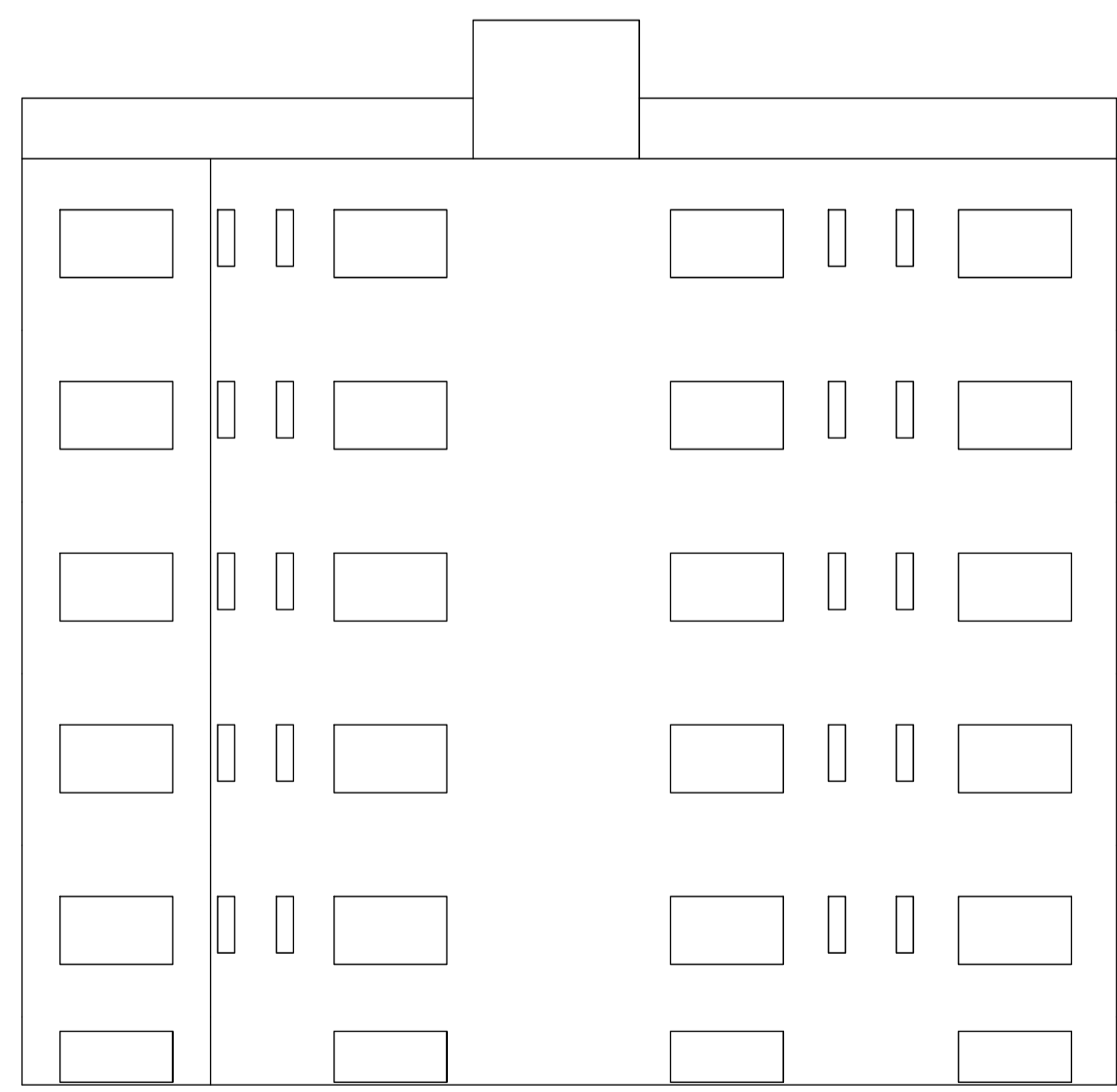
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| Proposal File No. | GNP/BP/0122/W10/2022               |
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| Khata No          | TH305                              |
| Plot No           | HN286                              |
| Village Name      | Makatpur                           |
| Use               | Residential                        |
| SubUse            | Bungalow/ Dwelling / Non Apartment |



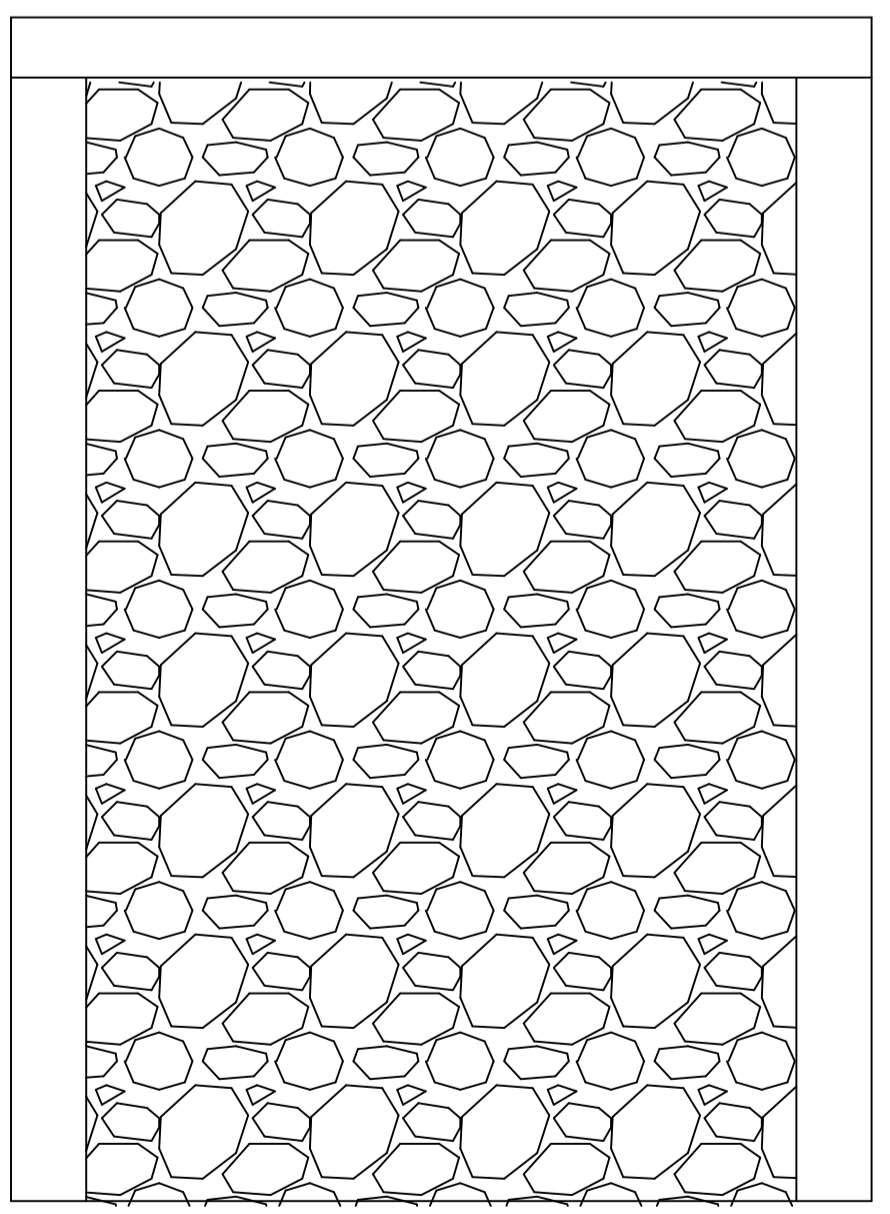
SECTION - XY



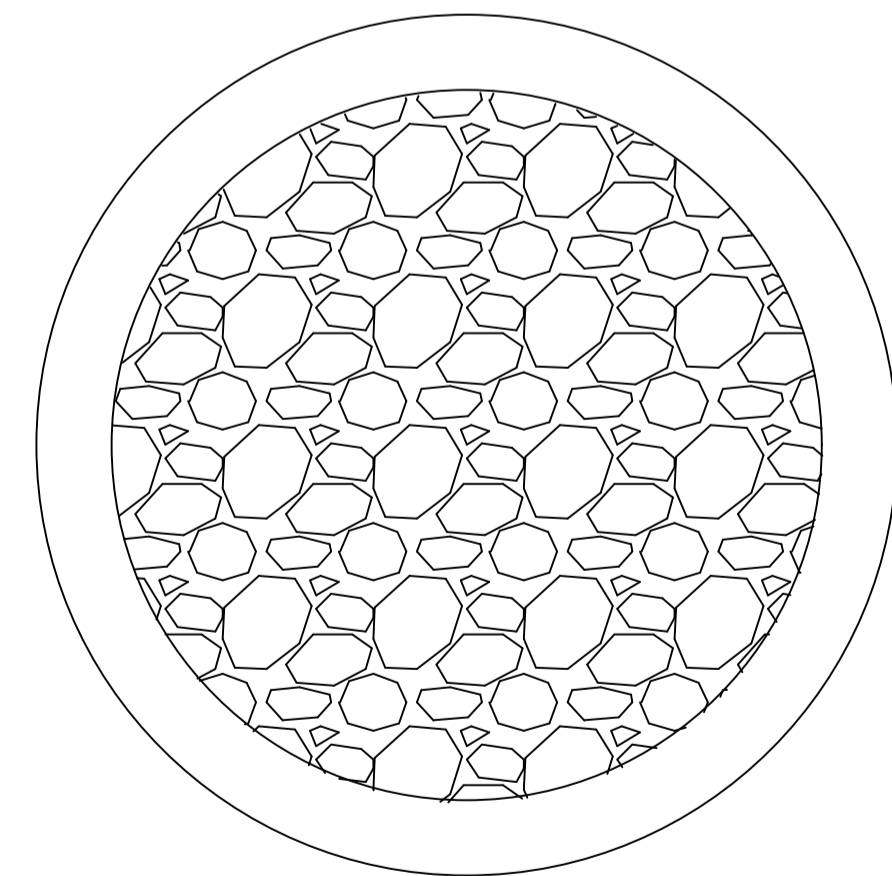
SEPTIC TANK DETAILS



SOUTH SIDE ELEVATION



SOAK PIT



|   |                                     |                            |
|---|-------------------------------------|----------------------------|
| LTP NAME AND SIGNATURE<br>SHUBHRANSHU UPADHYAY<br>GNP/ARC/0002/2022 | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE |
|---|-------------------------------------|----------------------------|

Name : PRASANT KUMAR LAYAK  
Designation : Dy. Municipal Engineer  
Organization : Personal





# DISTRICT BAR ASSOCIATION, GIRIDIH

Serial No. A 33541 /25



## Before NOTARY Public / EXECUTIVE Magistrate, Giridih AFFIDAVIT

SL No. 42 Date: 14 JUL 2025

I Nikhil Sonthalia S/O Sri Dhruw Sonthalia, Partner in Birani Infra having its registered office at 4<sup>th</sup> Floor, Narayani Center point mall, Court Road, Barganda, Giridih and residing at Birani house, Abhinandan Colony, ICR Road, Giridih do hereby solemnly affirm and declare as follow:

That, during the evaluation process, it was observed that the originally submitted plan reflected a lower number of car parking spaces than required under applicable norms. In response, we have taken immediate steps to address the issue and have prepared a revised plan incorporating 23 car parking spaces as required.

That, the revised plan has already been submitted to the Giridih Municipal Corporation for alteration. Simultaneously, the same revised plan has been submitted to JHARERA, Ranchi for reference and further processing.

We assure JHARERA, Ranchi that upon receiving the formal approval from the Giridih Municipal Corporation, we will submit the Revised map and supporting letter to JHARERA, ranchi.

In light of the above, we humbly request that your office may kindly consider granting approval for the project while the final approval from the Municipal Corporation is awaited.

I sworn this affidavit for the satisfaction of JHARERA, Ranchi municipal corporation, ranchi.

### Declaration

I Nikhil Sonthalia, do hereby declare that the above content is true and correct to the best of my knowledge and belief.

Deponent

Sri/Smt. Nikhil Sonthalia  
who his identified by Advocate Rajesh Salay  
Solemnly affirmed and declared before me  
ANIL KUMAR SAHAY  
NOTARY GIRIDIH  
Reg. No. 755J

Identified the deponent who has put his/her signature  
LIT/RTI in my presence  
Identified By Rajesh Salay  
(Advocate) Advocate  
Giridih  
14/7/2025

14 JUL 2025

