

Proposal Basic Information	
Proposal File No.	ESZP/BP/0013/2024
Owner Name	PRASENJIT DAS POA - MS DOLLY ENTERPRISES
Khata No	74
Plot No	808.809
Village Name	Gopalpur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT EAST SINGHBHUM ZILA PARISHAD		VERSION NO: 1.0.74
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region: HARRYDAD URBAN	Plot Use: Residential	
Local Bodies: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
District: EAST SINGHBHUM	Plot Nearest Religious/Structure: NA	
Authority: EAST SINGHBHUM ZILA PARISHAD	Plot No: 808.809	
Project No: ESZP/BP/0013/2024	Plot SubPlot No: 808.809	
Application Type: General Proposal	North Plot No: SATYA GOPAL DAS	
Project Type: Building Permission	South Plot No: NANDITA SHOME AND CHHANDA SHOME	
Nature of Development: New	East Plot No: SOBI GUPTA	
Location of Development Area: Old Area	West Road Width: 6.5 MTR	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	50.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	438.64
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		58.89
Total		88.89
BALANCE AREA OF PLOT (Net Plot Area - Recreational/amenity space)	(A-Deductions)	379.75
FLOOR AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	438.64
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	438.64
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		263.18
Proposed Coverage Area (52.16 %)		228.78
Total Prop. Coverage Area (52.16 %)		228.78
Balance coverage area (7.84 %)		34.40
FAR CHECK		
Perm. FAR Area (2.000)		877.28
Total Perm. FAR area		877.28
Residential FAR		869.45
Proposed FAR Area		869.45
Total Proposed FAR Area		869.45
Consumed FAR (Factor)		1.98
Balance FAR Area		7.83
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1131.74
ARCHITECT (Regd)		
anil kumar marand		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
PRASENJIT DAS POA - MS DOLLY ENTERPRISES		
DEVELOPMENT AUTHORITY		
LOCAL BODY		

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

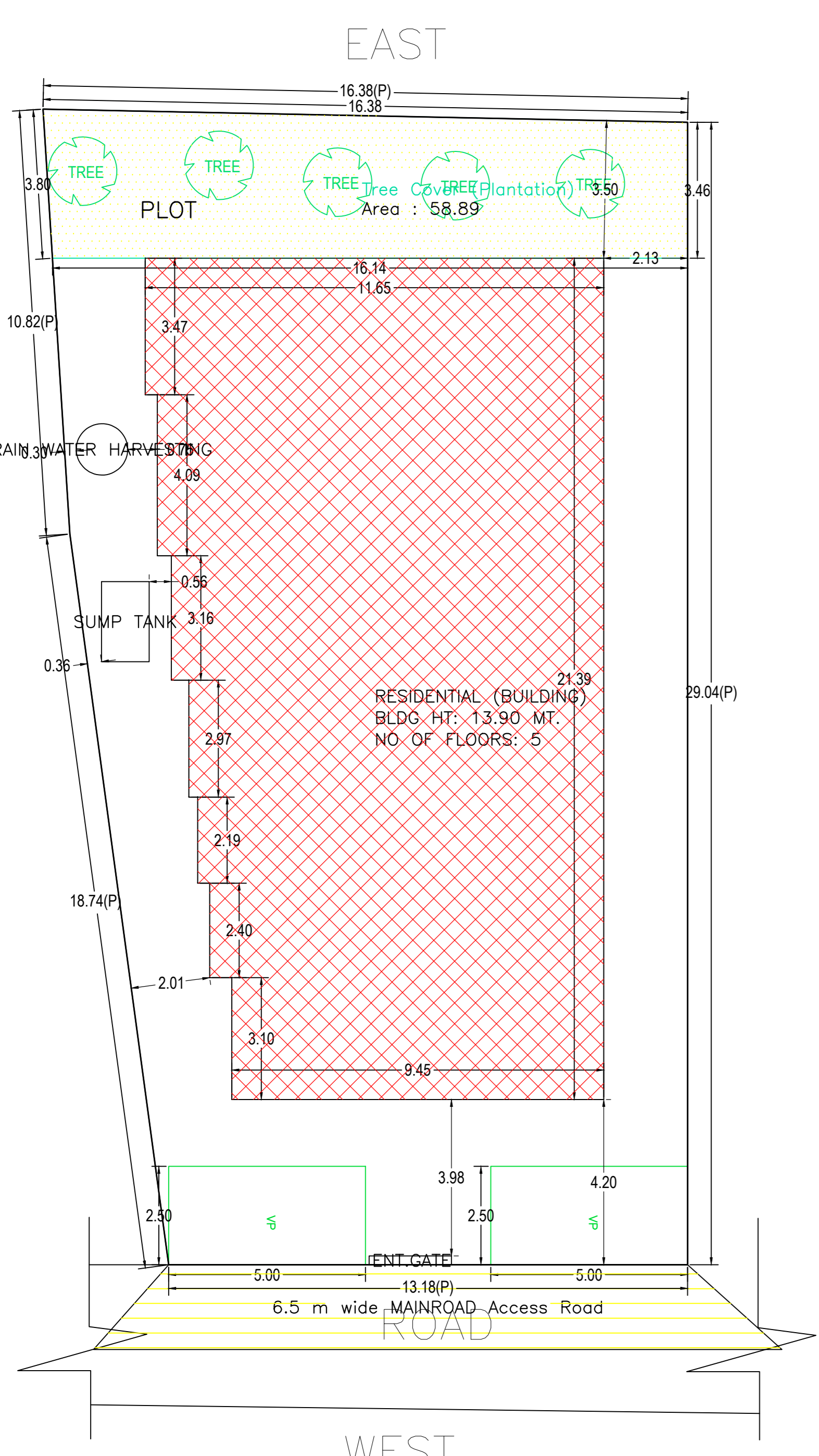
Buildingwise Floor FAR Details				
Floor Name	RESIDENTIAL (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	228.78	12.41	228.78	12.41
First Floor	225.74	225.74	225.74	225.74
Second Floor	225.74	225.74	225.74	225.74
Third Floor	225.74	225.74	225.74	225.74
Fourth Floor	225.74	225.74	225.74	225.74
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1131.74	869.45	1131.74	869.45

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
RESIDENTIAL (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	TYPICAL FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

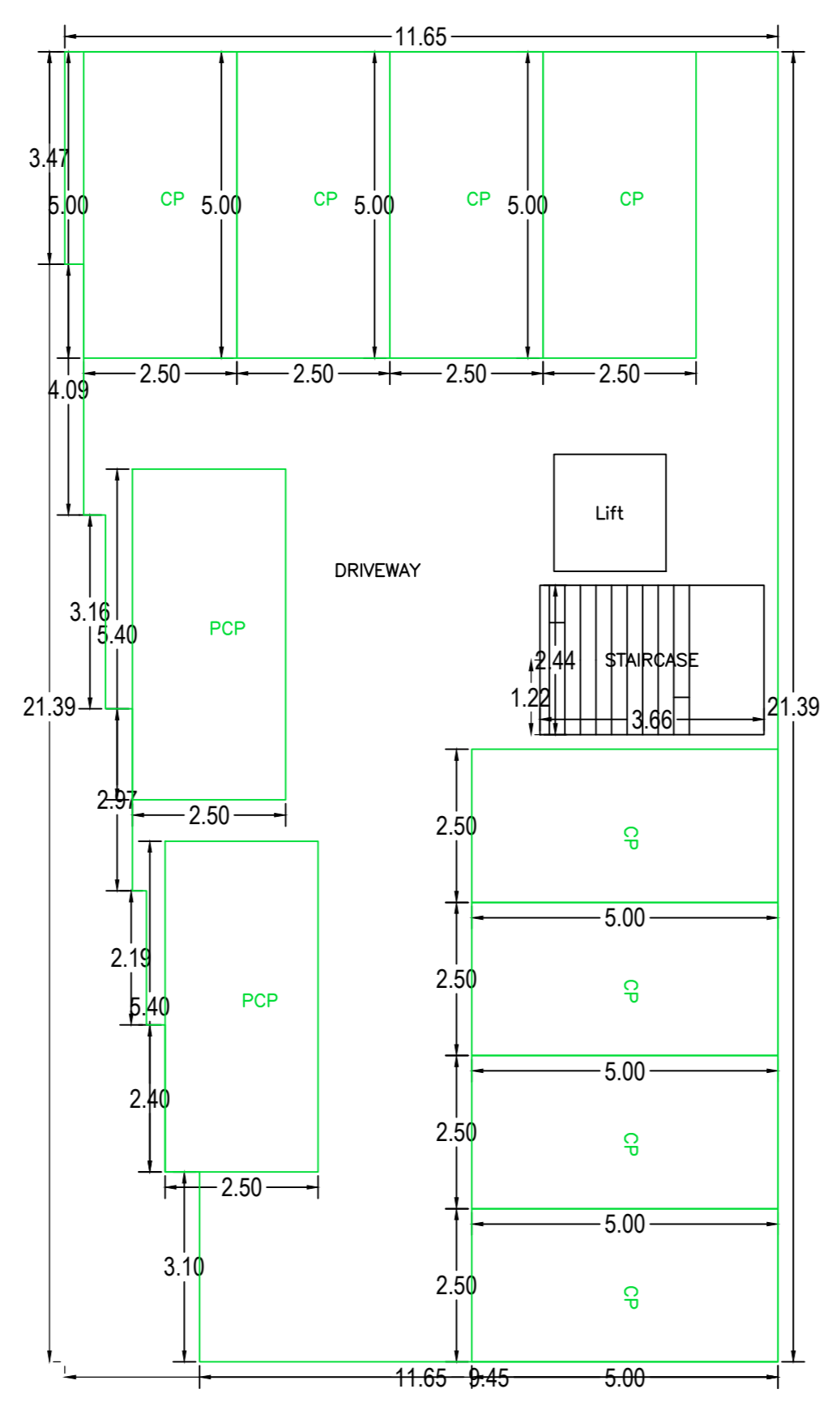
Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt.)	Reqd	Prop	Reqd/Unit	Car	Prop	Reqd/Unit	Visitors Car
RESIDENTIAL (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	12.00	1	12	-	-	-
Total	-	-	-	-	-	-	12	12	-	2

Parking Check (Table 7b)					
Vehicle Type	Reqd		Prop		Total
	No.	Area	No.	Area	
Car	-	-	8	150.00	
Total Car	12	150.00	12	150.00	
Parallel Car	-	-	4	54.00	
Visitor's Car Parking	-	-	2	25.00	
Total Visitor Parking	2	25.00	2	25.00	
ERISA Stand Area	-	-	4	54.00	
Other Parking	-	-	-	89.37	
Total	175.00	-	175.00	322.37	

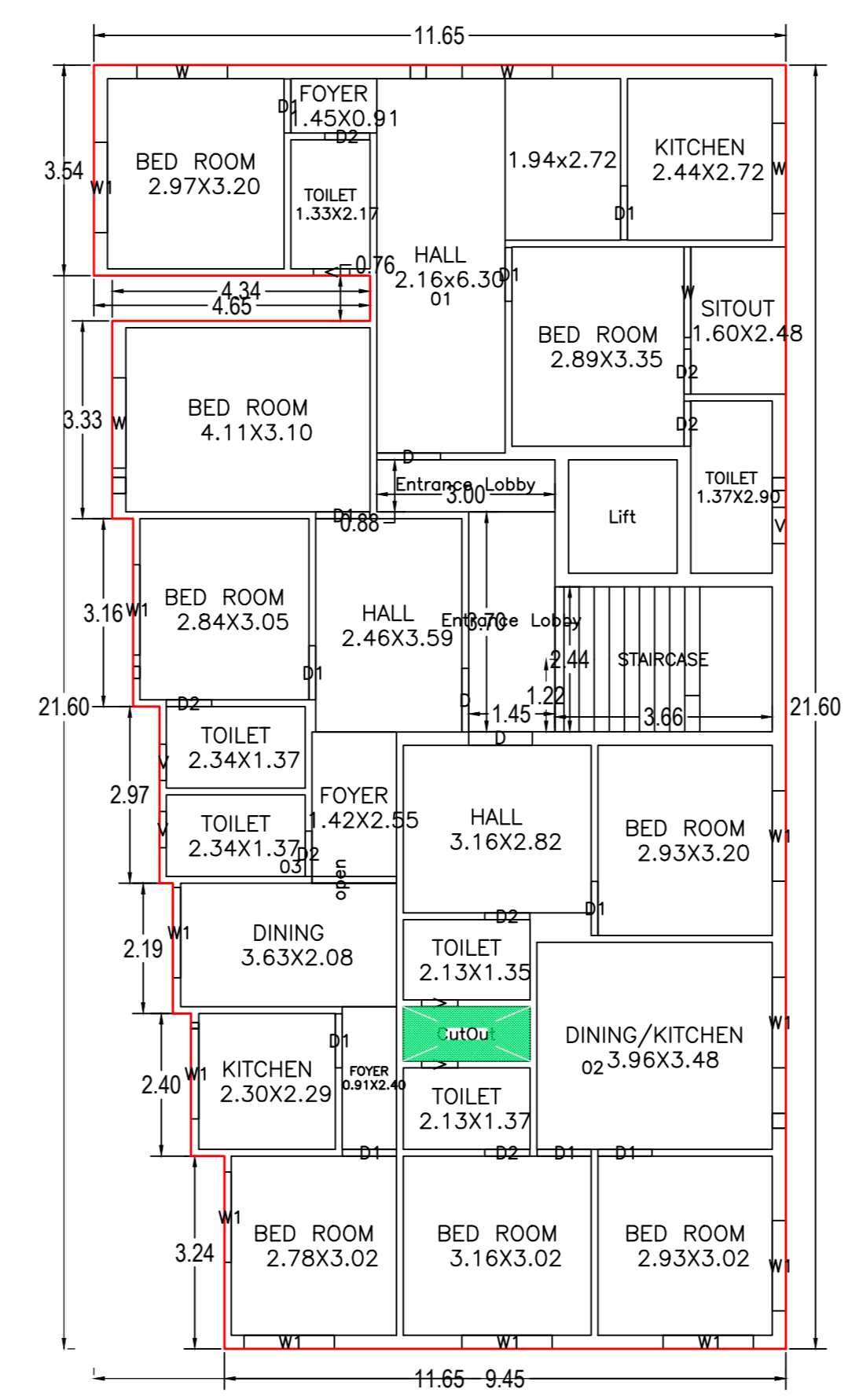
FAR & Tenement Details										
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
RESIDENTIAL (BUILDING)	1	1131.54	7.80	1131.74	13.96	31.96	216.37	857.04	8.92	869.45
Total	1	1131.54	7.80	1131.74	13.96	31.96	216.37	857.04	8.92	869.45



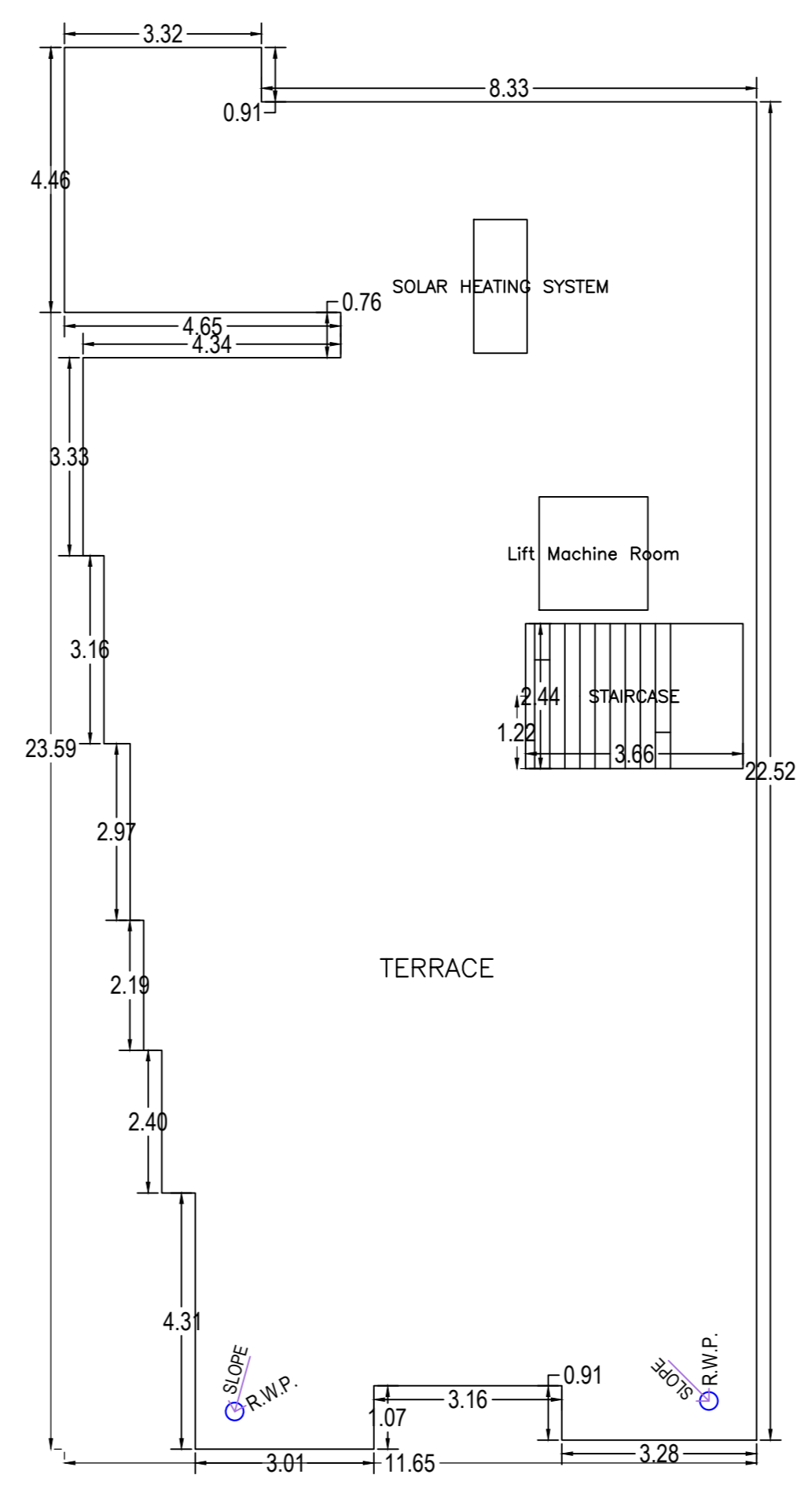
SITE PLAN



PARKING FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :RESIDENTIAL (BUILDING)

Floor Name	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.)	Trmt (No.)
				Cutout	Accessory Use					
Parking Floor	228.78	0.00	228.78	0.00	216.37	0.00	8.92	12.41	12.41	00
First Floor	227.69	1.95	225.74	3.49	7.99	0.00	214.26	214.26	214.26	03
Second Floor	227.69	1.95	225.74	3.49	7.99	0.00	214.26	214.26	214.26	03
Third Floor	227.69	1.95	225.74	3.49	7.99	0.00	214.26	214.26	214.26	03
Fourth Floor	227.69	1.95	225.74	3.49	7.99	0.00	214.26	214.26	214.26	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1131.54	7.80	1131.74	13.96	31.96	216.37	857.04	8.92	869.45	12
Number of Same Buildings	1									
Total	1131.54	7.80	1131.74	13.96	31.96	216.37	857.04	8.92	869.45	12

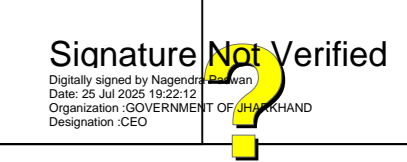
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (BUILDING)	D2	0.76	2.13	28
RESIDENTIAL (BUILDING)	D1	0.91	2.13	40
RESIDENTIAL (BUILDING)	D	1.07	2.13	12
RESIDENTIAL (BUILDING)	open	1.42	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

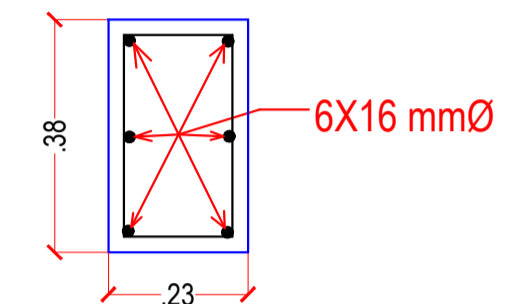
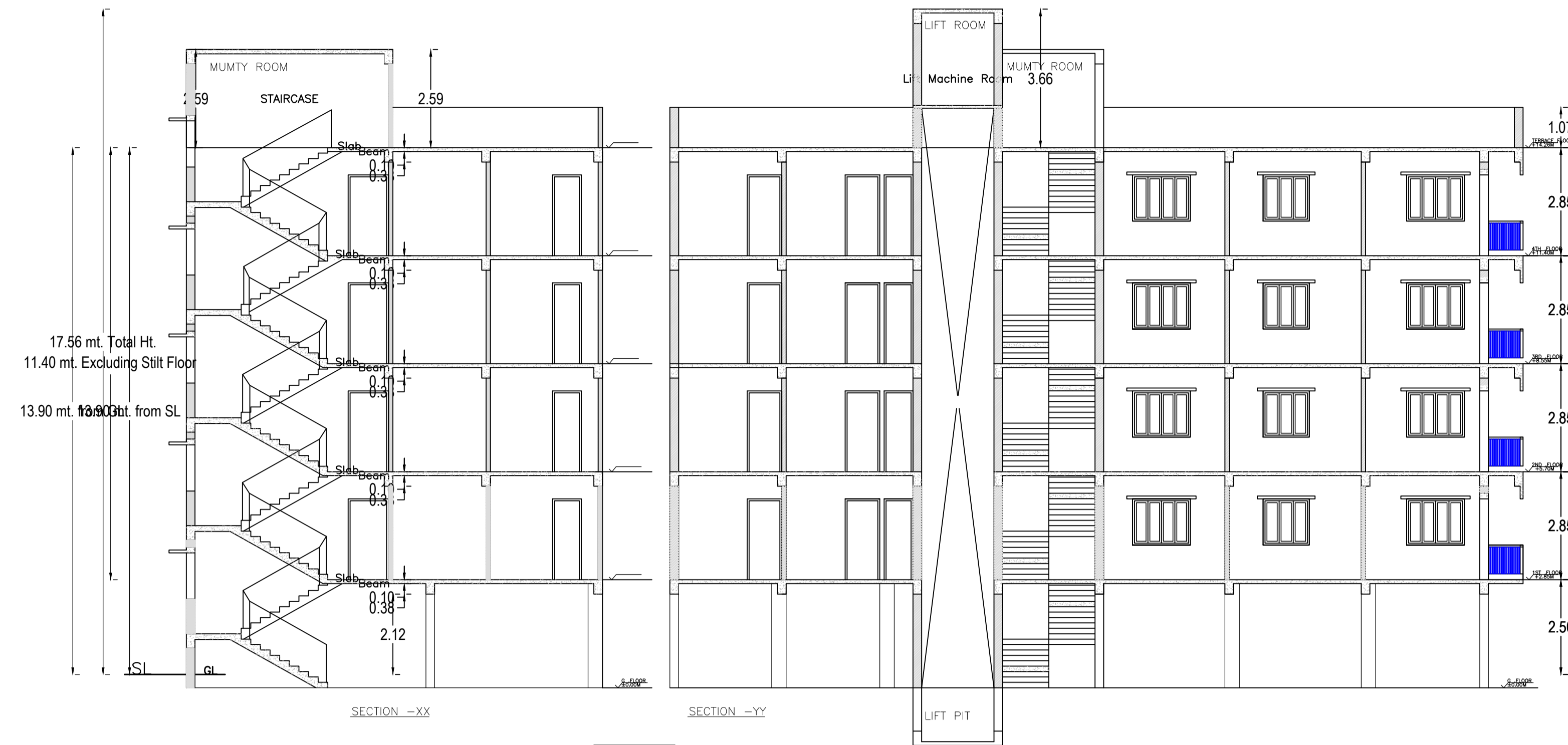
Building Name	NAME	LENGTH	HEIGHT	NOS
RESIDENTIAL (BUILDING)	V	0.61	1.00	24
RESIDENTIAL (BUILDING)	W	1.52	1.22	20
RESIDENTIAL (BUILDING)	W1	1.52	1.22	44

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
anil kumar marand ESZP/ARC/0006/2020			

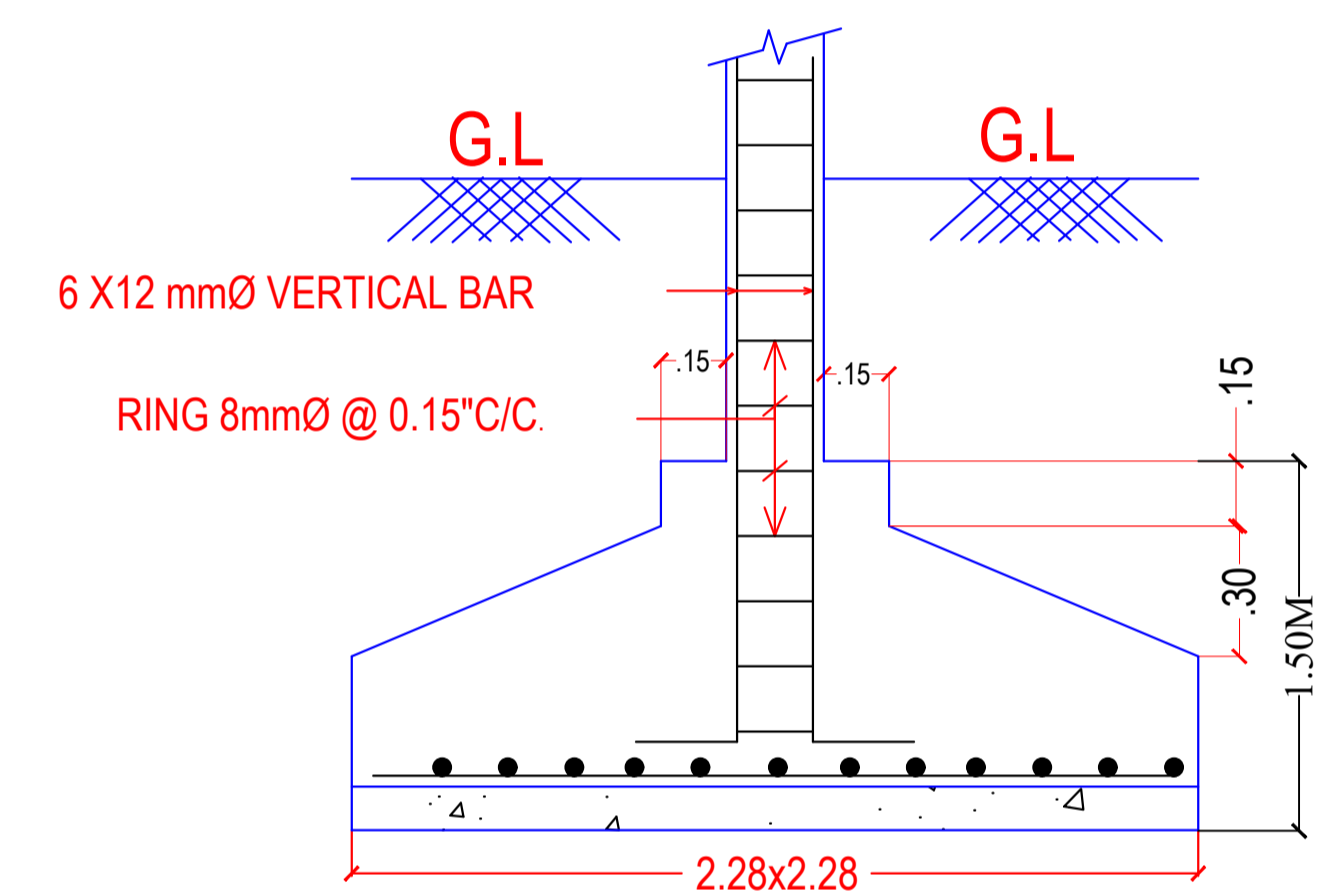




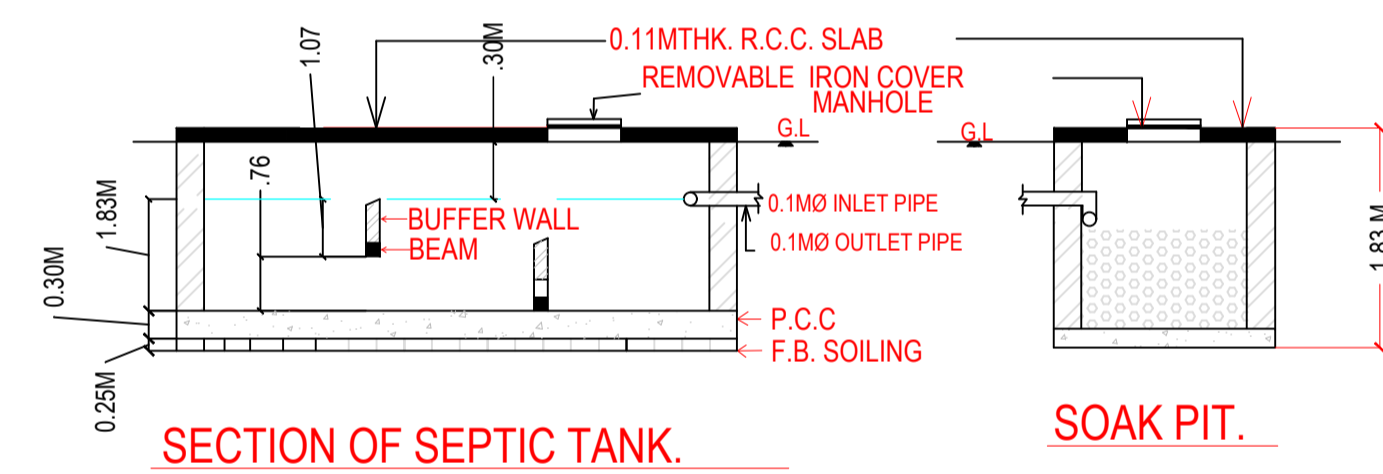
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Proposal File No.	ESZP/IBP/0013/2024
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Khata No	74
Plot No	808,809
Village Name	Gopalpur
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SubUse	Bungalow/ Dwelling / Non Apartment



SECTION OF COLUMN - C1

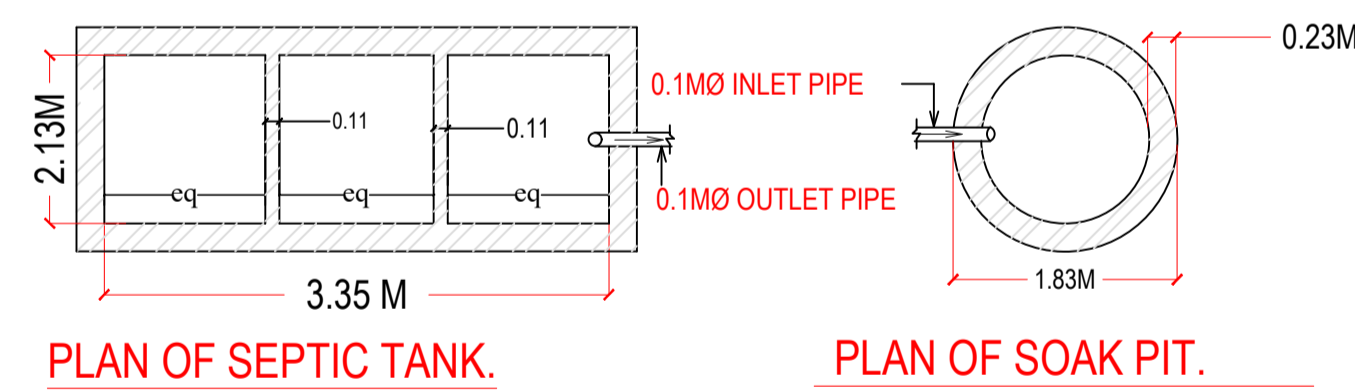


SECTION OF FOOTING - F1



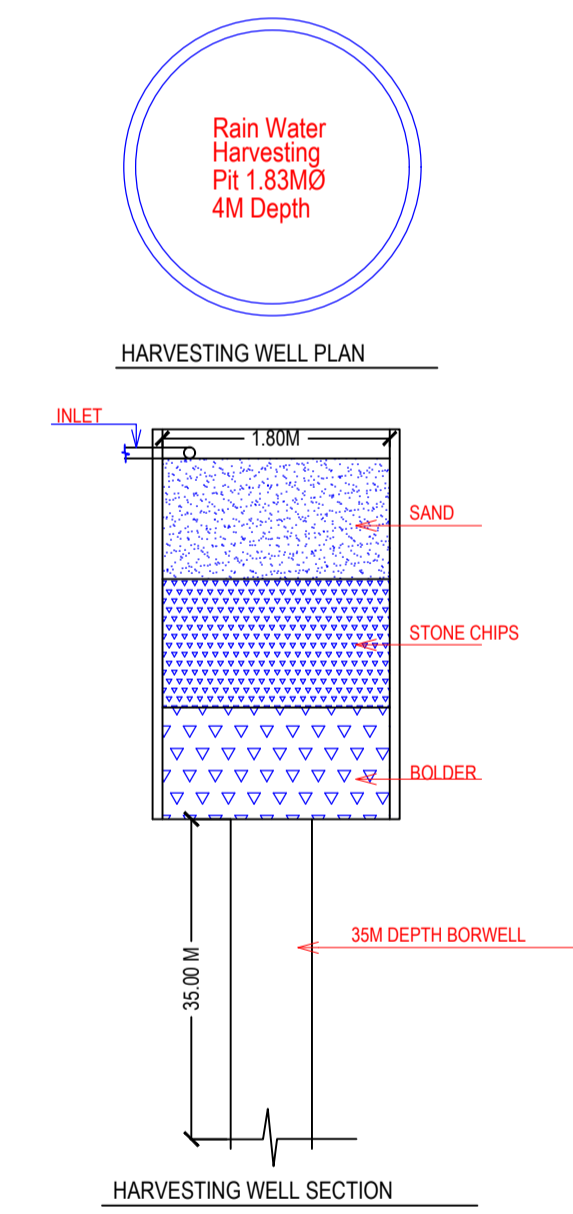
SECTION OF SEPTIC TANK.

SOAK PIT.



PLAN OF SEPTIC TANK.

PLAN OF SOAK PIT.



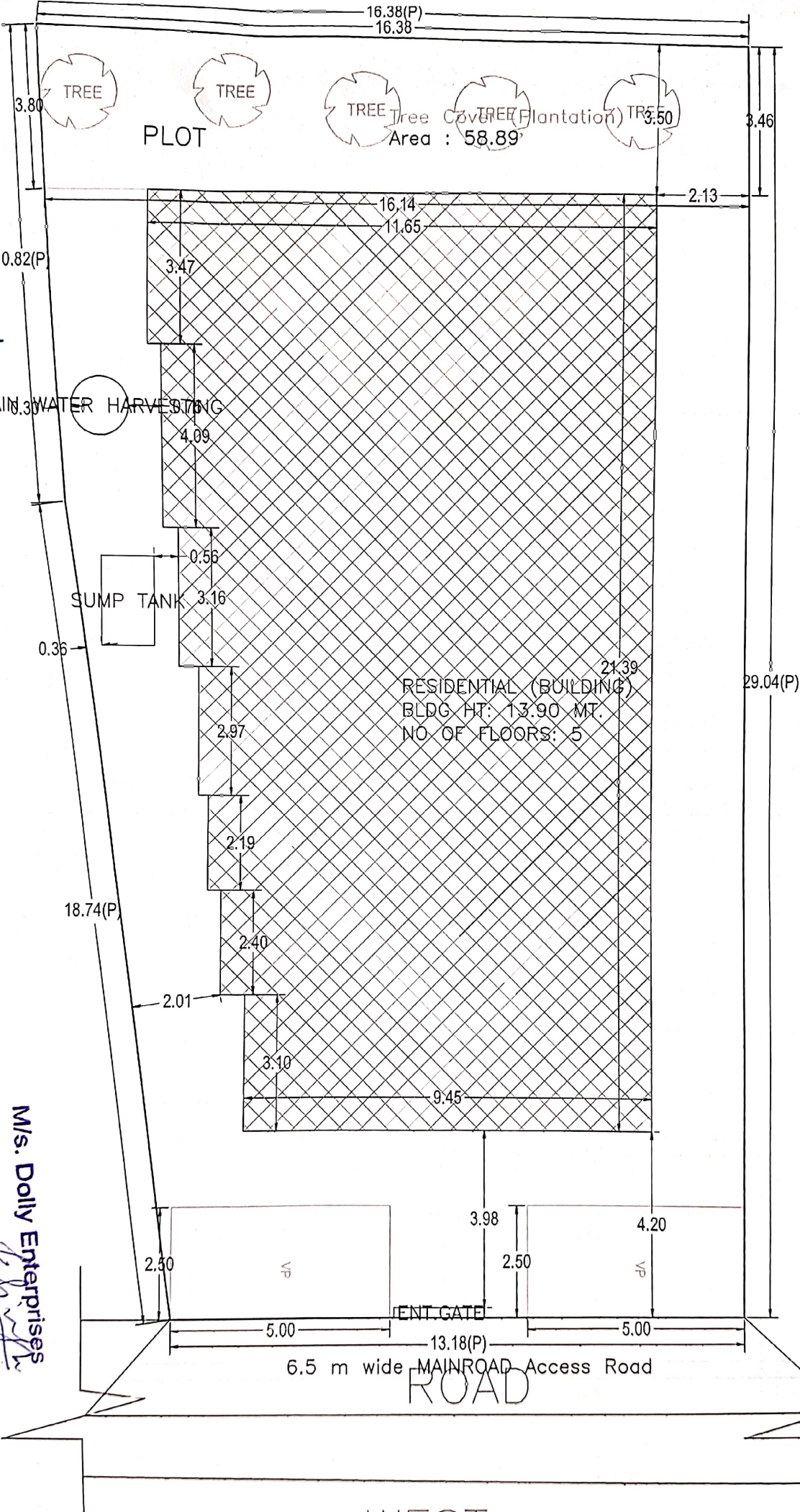
HARVESTING WELL PLAN

HARVESTING WELL SECTION

UnitBUA Table for Building :RESIDENTIAL (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	01	FLAT	66.62	66.51	8	12
	02	FLAT	65.49	65.43	7	
	03	FLAT	71.77	71.67	10	
Total:	-	-	815.52	814.45	100	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
anil kumar marandi ESZP/ARC/0006/2020			

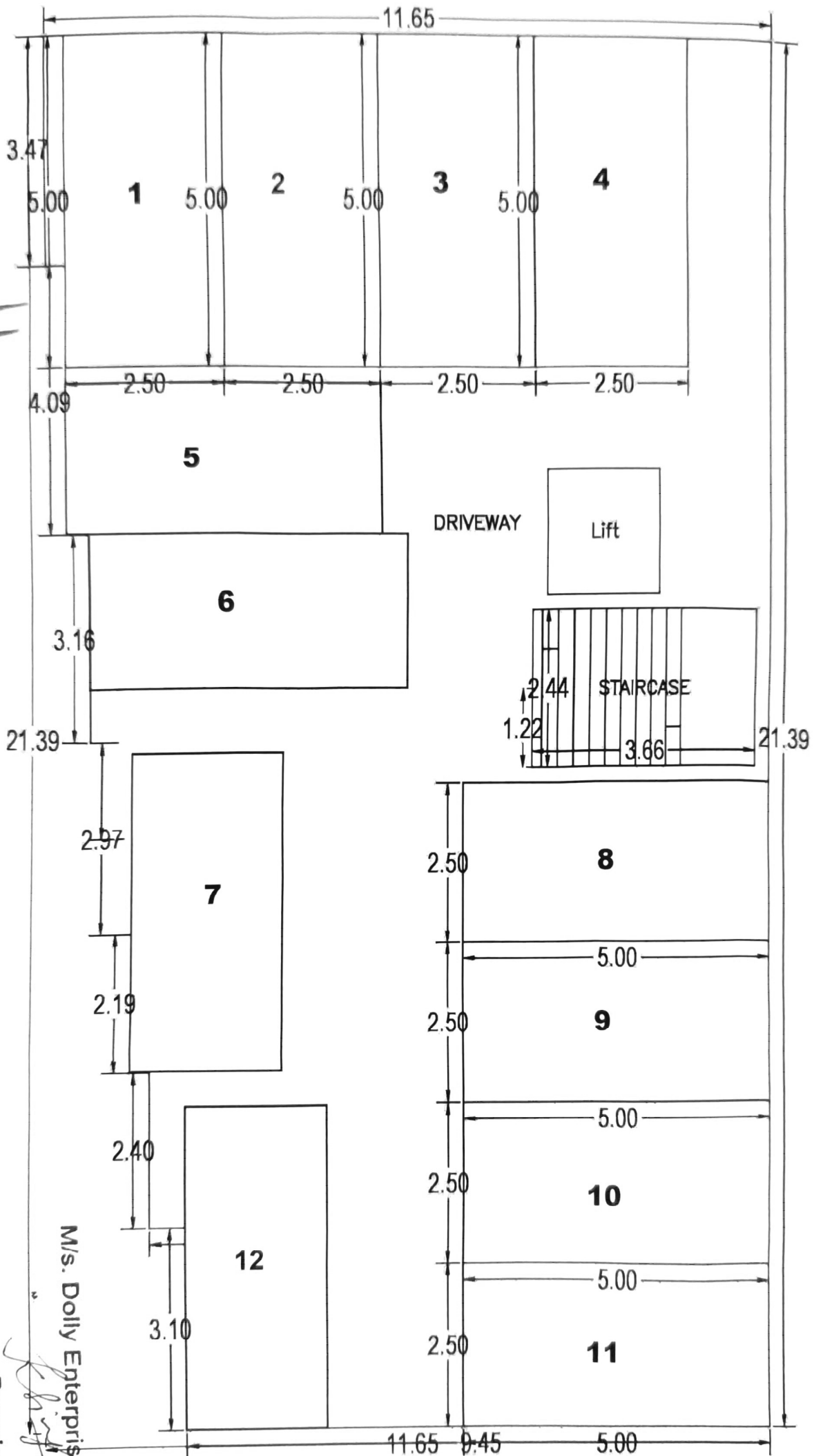


ANIL KUMAR MARANDI
 Reg. No. ESZP/ARC/0006/2020

M/s. Dolly Enterprises
 Proprietor

WEST

ANIL KUMAR MARANDI
Reg. No. ESZP/ARC/0006/2020



M/s. Dolly Enterprises
Proprietor



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0030a5f49a8d15c09350

Receipt Date : 13-Oct-2025 07:28:40 am

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Affidavit

District Name : EastSinghbhum

Stamp Duty Paid By : Ms Dolly Enterprises

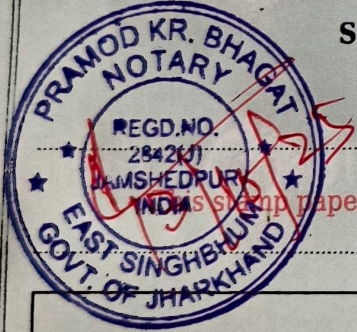
Purpose of stamp duty paid : AFFIDAVIT

First Party Name : Ms Dolly Enterprises

Second Party Name : NA

GRN Number : 2504853590

REGN NO 2842 (08)
SL NO 08
DATE 13/10/25



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

Signed / Put L. T. i.
in my Presence

Advocate

Date



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 दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



AFFIDAVIT

I, **TARUN KUMAR SINGH**, S/o Sri Ram Naresh Singh, by religion Hindu, resident of H. No.-19, Baikunthnagar, Road No. 4, Post Office Road, Mango, Jamshedpur, East Singhbhum, Proprietor of **M/s DOLLY ENTERPRISES**, do hereby solemnly affirm and declare as follows:

1. That I have applied for RERA registration of my project namely **"DIPALI APARTMENT"**, situated near Anandita Palace, Circus Maidan, Dahigora, Ghatshila, District East Singhbhum, vide RERA Application No. **6161**.
2. That the plan for construction of the said residential building has been duly approved by the East Singhbhum Zila Parishad, vide Memo No. **ESZP/BP/0204/2024**, dated **29.07.2025**.
3. That in the approved building plan, provision for car parking has been made. The total number of car parking spaces is **14 (Fourteen)**, comprising **12 (Twelve)** designated parking spaces for flat owners and **2 (Two)** parking spaces reserved for visitors.
4. That although the approved plan indicates **Parallel Car Parking**, I hereby undertake that each flat owner in the said project shall be allotted **one designated car parking space**. A detailed parking layout plan showing the allocation and arrangement of the **12 flat owner parkings** shall be submitted along with the approved plan and this affidavit to the competent authorities.
5. That this declaration is being executed and submitted to the **JHARERA** authorities for their information, records, and necessary action.

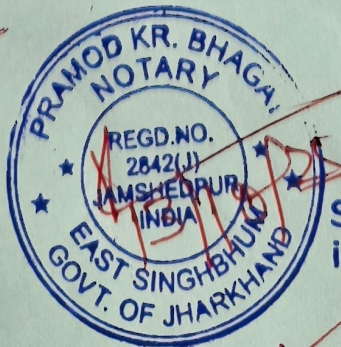
I hereby state that whatever is stated hereinabove is true and correct to the best of my knowledge and belief.

VERIFICATION

I, the deponent above-named, do hereby verify that the contents of this affidavit are true and correct to the best of my knowledge and belief. Verified on this **13th** day of **October, 2025** at **Jamshedpur**.

✓ Signatory

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



Authorized

✓ *(Signature)*

(TARUN KUMAR SINGH)
Signed / Put L. T. T. Deponent
in my Presence

(Signature)
Advocate

✓
Date