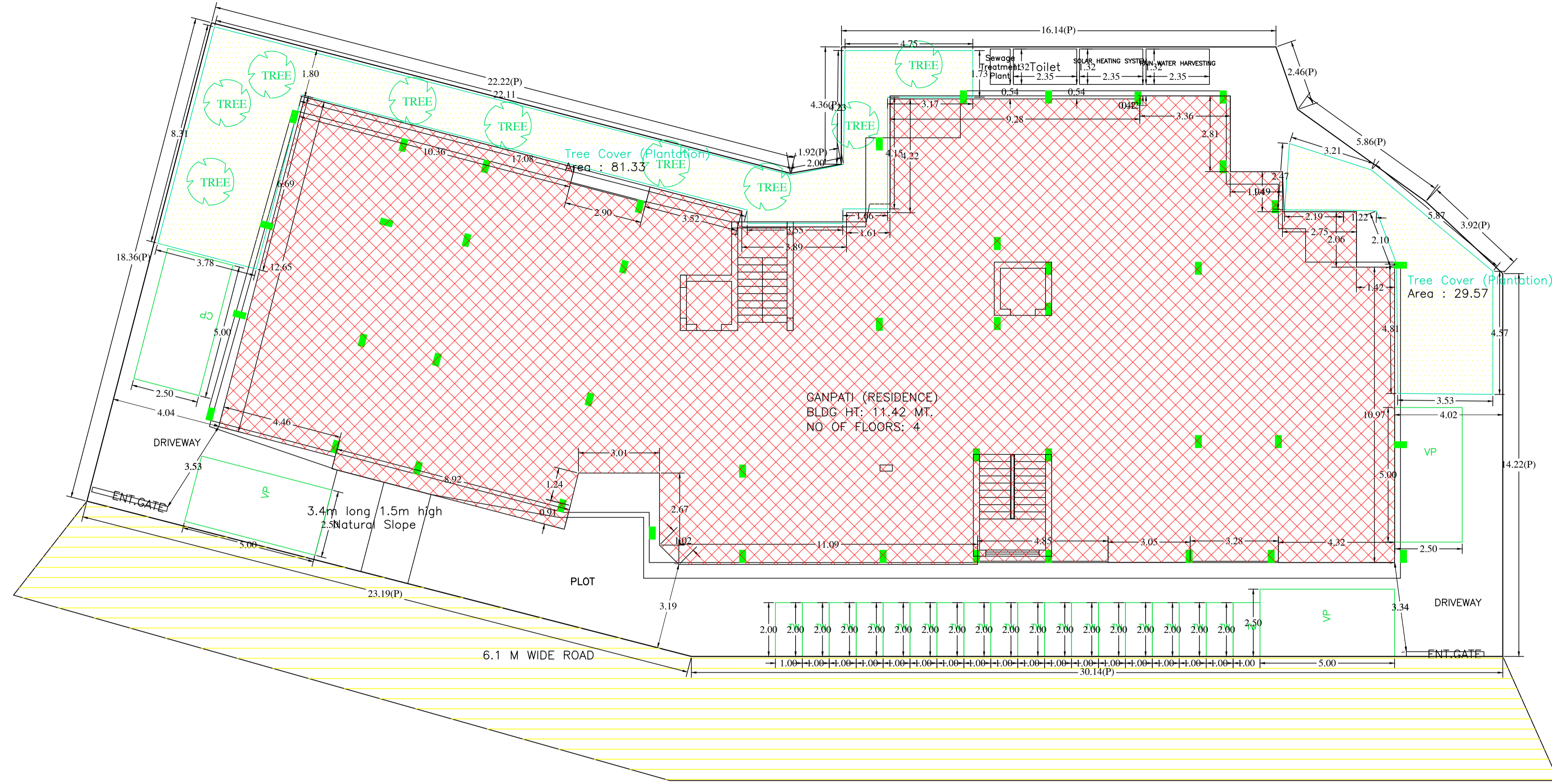


Proposal Basic Information	
Proposal File No.	JNAC/BP/0124/W1/2024
Owner Name	GANPATI PROMOTORS AND DEVELOPERS POA HOLDER KAMLAKAR MIHRA SHAILESH KUMAR MODI
Khata No	4(o),113(n)
Plot No	21(o), 632(n)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



AREA STATEMENT		VERSION NO: 1.0.74
JAMSHEDPUR NAC		VERSION DATE: 18/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA	
Inward_No: JNAC/BP/0124/W1/2024	PlotSubPlot No: 21(o), 632(n)	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: Road Width - 6.1	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	999.25 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	999.25
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		110.91
Total		110.91
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	888.34
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	999.25
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	999.25
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		599.55
Proposed Coverage Area (59.74 %)		596.98
Total Prop. Coverage Area (59.74 %)		596.98
Balance coverage area (0.26 %)		2.57
FAR CHECK		
Perm. FAR Area (2.500)		2498.13
Total Perm. FAR area		2498.13
Residential FAR Area		2456.52
Proposed FAR Area		2471.63
Total Proposed FAR Area		2471.63
Consumed FAR (Factor)		2.47
Balance FAR Area		26.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3190.77
ARCHITECT (Regd)	Abhishek Tewari	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	GANPATI PROMOTORS AND DEVELOPERS POA HOLDER KAMLAKAR MIHRA SHAILESH KUMAR MODI	
DEVELOPMENT AUTHORITY LOCAL BODY		
COLOR INDEX		
PLOT BOUNDARY	Black	
ABUTTING ROAD	Green	
PROPOSED CONSTRUCTION	Red	
COMMON PLOT	Yellow	
ROAD WIDENING AREA	Blue	
EXISTING (To be retained)	Light Blue	
EXISTING (To be demolished)	Dark Blue	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
GANPATI (RESIDENCE)	Residential	Residential Bldg/Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL - 1, 2, 3 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
GANPATI (RESIDENCE)	Residential	Residential Bldg/Apartment	> 0	1	24.00	1.00	24	-	-	-	-
			> 0	1	24.00	-	-	-	1	24	-
			> 0	1	24.00	-	-	1	3	-	-
Total:			-	-	-	24	24	3	3	24	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	24	300.00
Total Car	24	300.00	24	300.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	28	56.00
Total TwoWheeler	24	48.00	28	56.00
Other Parking	-	-	-	298.29
Total	-	385.50	-	747.79

FAR & Tenement Details

Building	No. of Same Bldg	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.)
			Lift	Balcony	Void	Parking					
GANPATI (RESIDENCE)	1	3190.77	27.04	48.51	37.80	605.79	2456.53	15.11	2471.64	2471.64	24
Grand Total	1	3190.77	27.04	48.51	37.80	605.79	2456.53	15.11	2471.64	2471.64	24

UnitBUA Table for Building :GANPATI (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 FLOOR PLAN	FLAT 1	FLAT	97.16	97.10	8	18
	FLAT 2	FLAT	89.83	89.63	8	
	FLAT 3	FLAT	107.74	103.88	8	
	FLAT 4	FLAT	80.27	80.20	7	
	FLAT 5	FLAT	61.32	61.24	6	
	FLAT 6	FLAT	88.84	88.79	8	
GROUND FLOOR PLAN	FLAT 1a	FLAT	89.81	89.75	8	6
	FLAT 2a	FLAT	85.64	85.43	8	
	FLAT 3a	FLAT	101.77	101.73	8	
	FLAT 4a	FLAT	75.11	75.04	6	
	FLAT 5a	FLAT	60.26	60.19	6	
	FLAT 6a	FLAT	87.96	87.90	8	
Total:	-	-	2076.02	2062.56	179	24

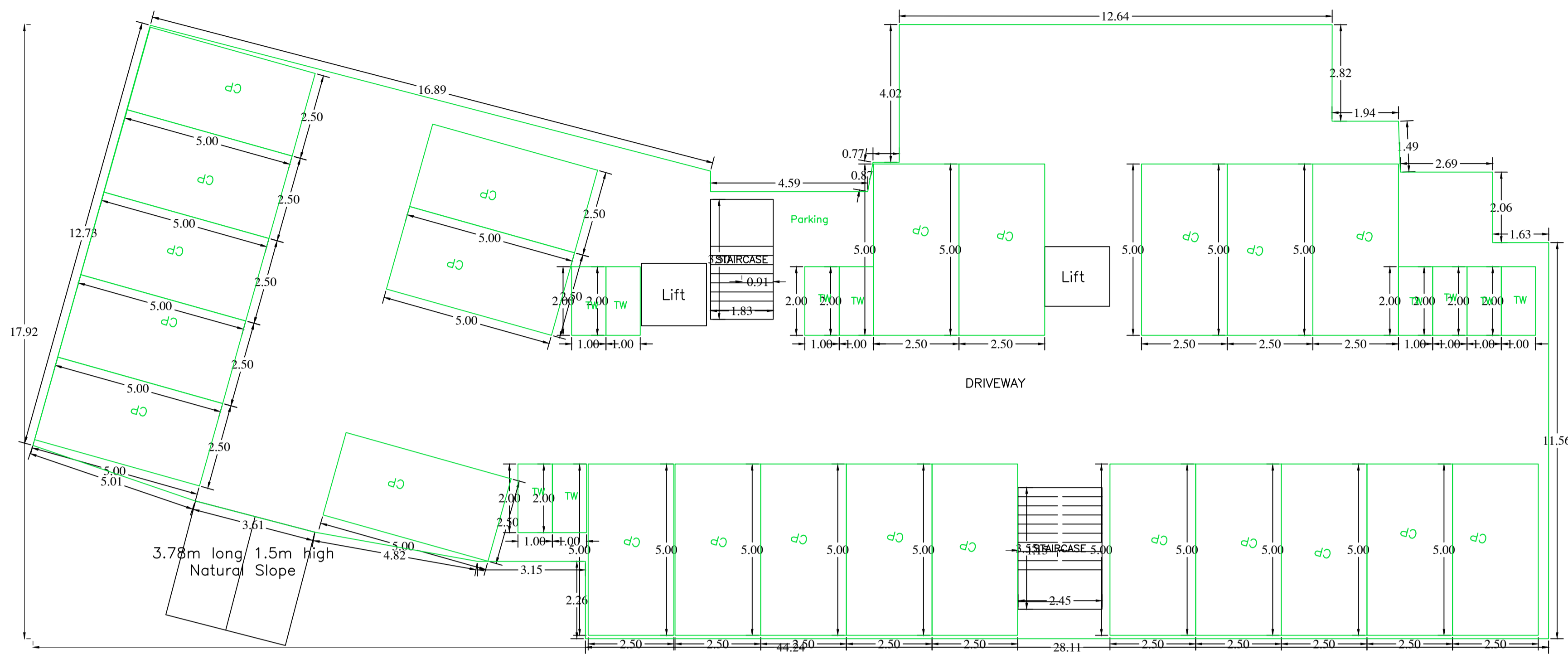
Buildingwise Floor FAR Details

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	627.65	15.11	627.65	15.11
Ground Floor	596.98	587.53	596.98	587.53
First Floor	655.38	623.00	655.38	623.00
Second Floor	655.38	623.00	655.38	623.00
Third Floor	655.38	623.00	655.38	623.00
Terrace Floor	0.00	0.00	0.00	0.00
Total	3190.77	2471.64	3190.77	2471.64

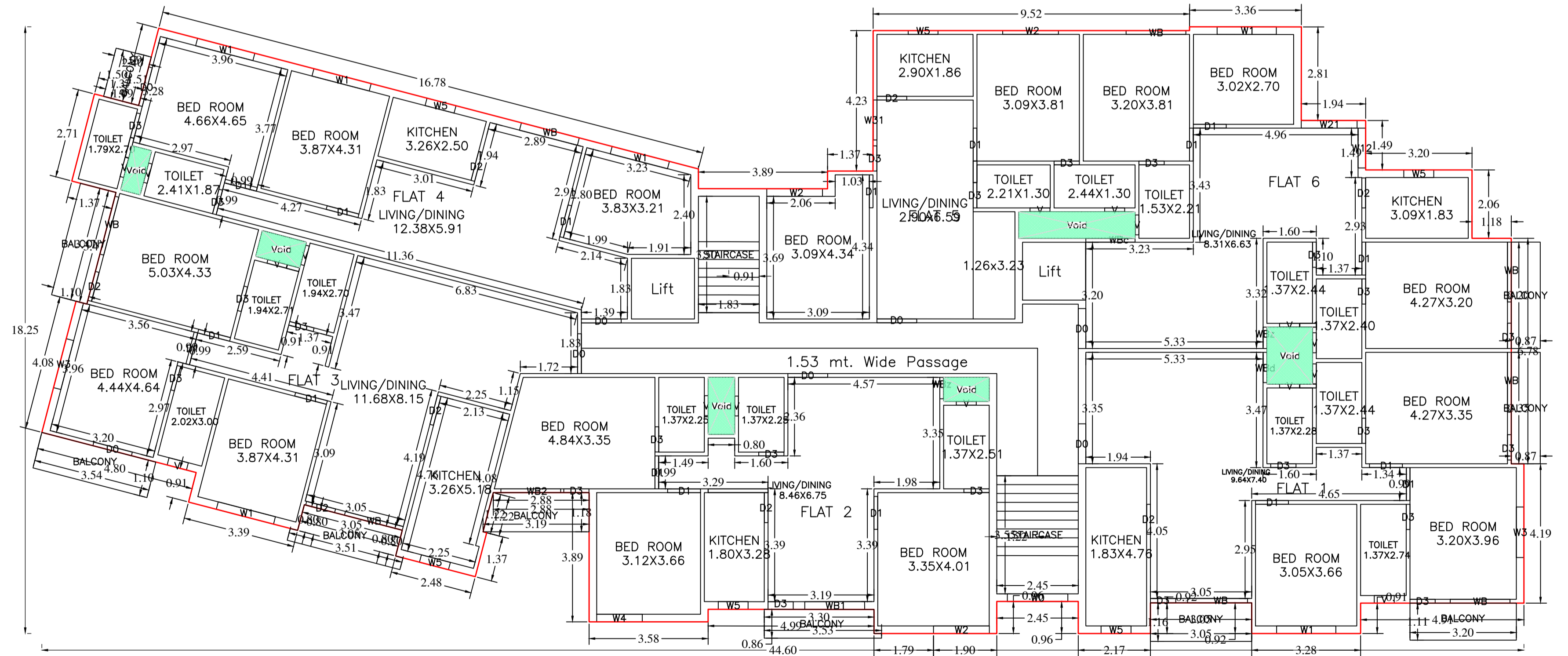
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

SITE PLAN

Proposal Basic Information	
Proposal File No.	JNAC/BP/0124/W1/2025
Owner Name	GANPATI PROMOTORS AND DEVELOPERS P.O. HOLD KAMLAKAR MIHRA SHAILESH KUMAR MODI
Khata No	4(o),113(n)
Plot No	21(o), 632(n)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



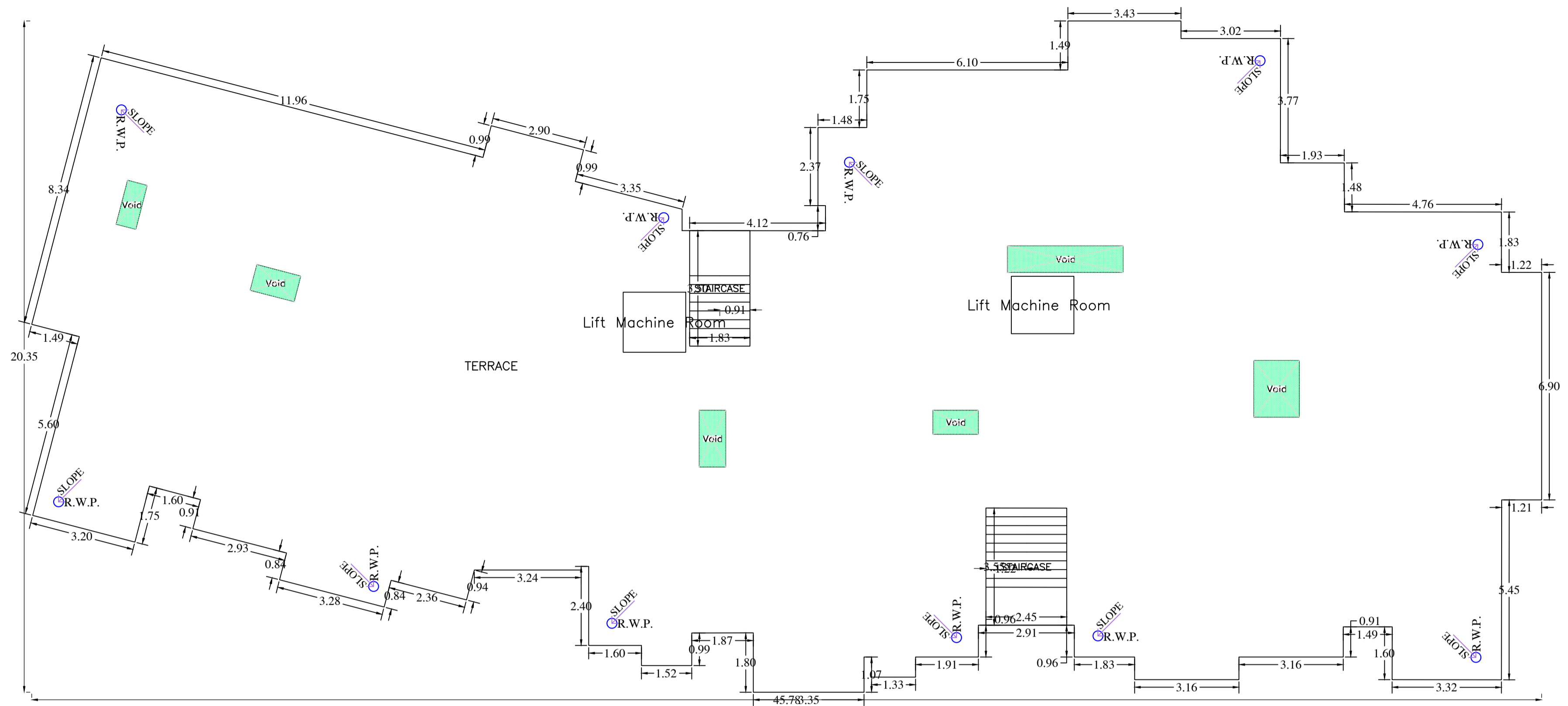
BASEMENT FLOOR PLAN
(SCALE 1:100)



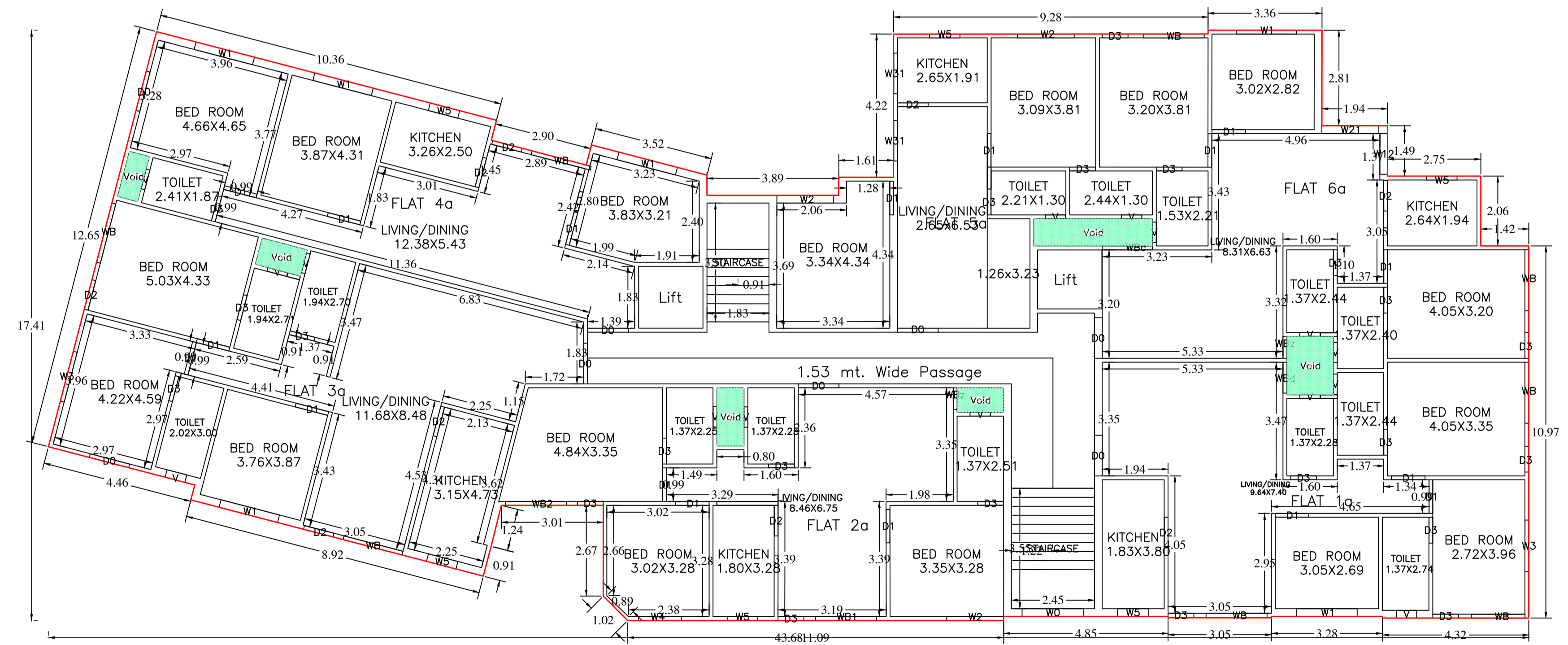
TYPICAL - 1, 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0124/W/1/2024
Owner Name	GANPATI PROMOTORS AND DEVELOPERS POA HOLDER KAMLAKAR MIHRA SHAILESH KUMAR MODI
Khata No	4(o),113(n)
Plot No	21(o), 632(n)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



TERRACE FLOOR PLAN (SCALE 1:100)

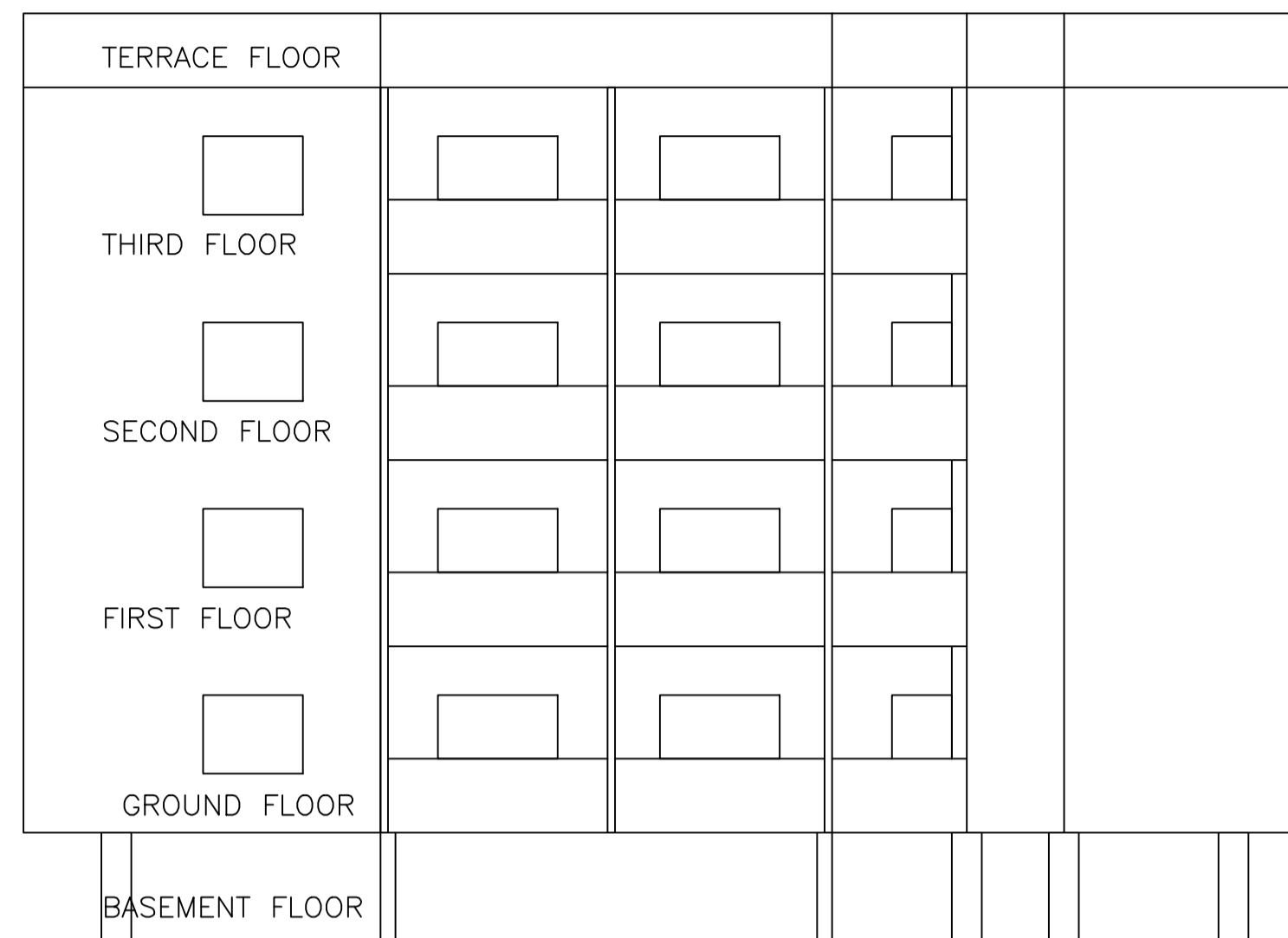
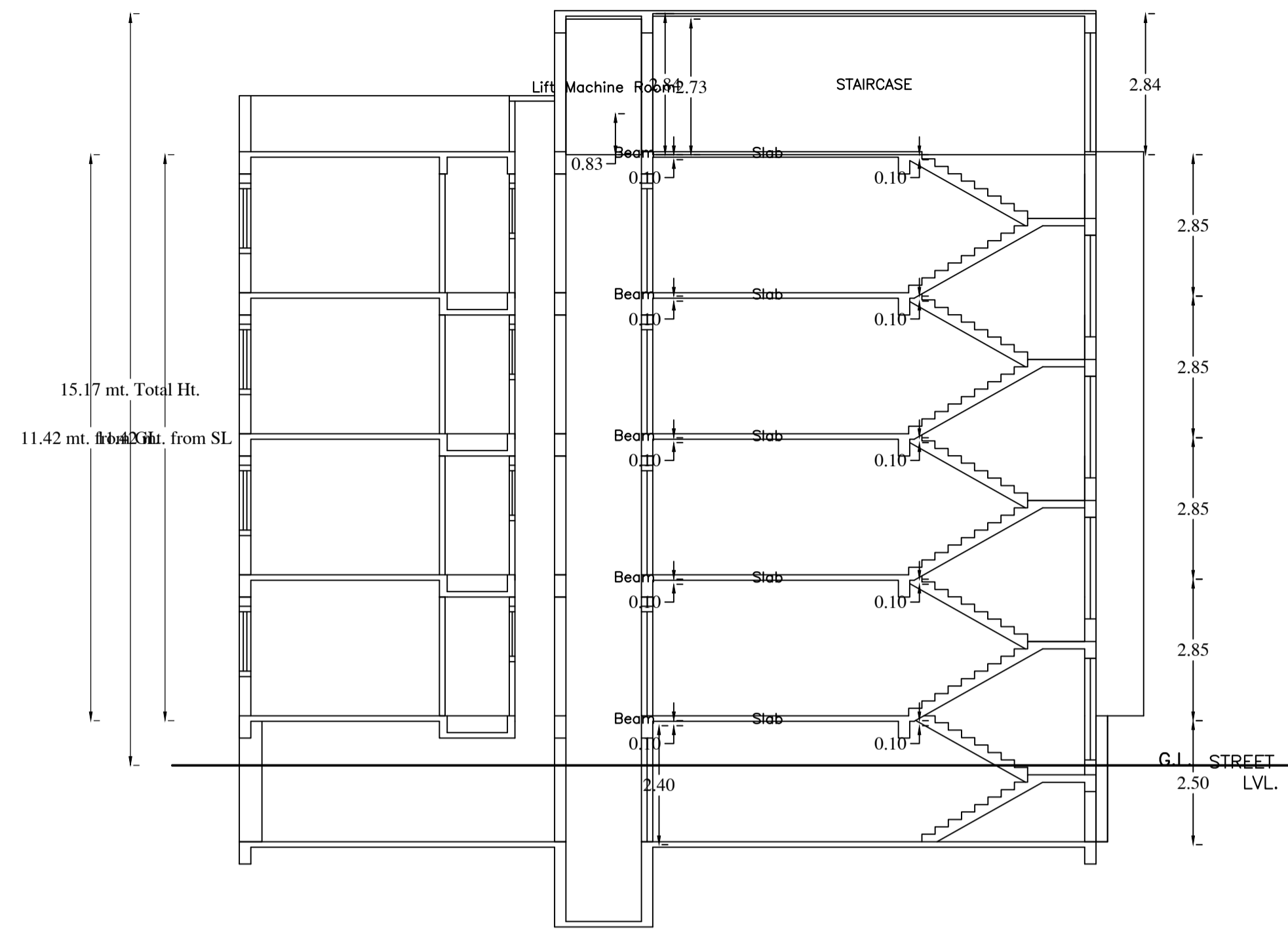


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

Proposal Basic Information

Proposal File No.	JNAC/BP/0124/W1/2024
Owner Name	GANPATI PROMOTORS AND DEVELOPERS PVT. LTD. KAMLAKAR MIHRA SHAILESH KUMAR MODI
Khata No	4(o),113(n)
Plot No	21(o), 632(n)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment



Building :GANPATI (RESIDENCE)

Floor Name	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.)
		Lift	Balcony	Void	Parking					
Basement Floor	627.65	6.76	0.00	0.00	605.79	0.00	15.11	15.11	00	
Ground Floor	596.98	0.00	0.00	9.45	0.00	587.53	0.00	587.53	06	
First Floor	655.38	6.76	16.17	9.45	0.00	623.00	0.00	623.00	06	
Second Floor	655.38	6.76	16.17	9.45	0.00	623.00	0.00	623.00	06	
Third Floor	655.38	6.76	16.17	9.45	0.00	623.00	0.00	623.00	06	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	3190.77	27.04	48.51	37.80	605.79	2456.53	15.11	2471.64	2471.64	24
Total Number of Same Buildings :	1									
Total :	3190.77	27.04	48.51	37.80	605.79	2456.53	15.11	2471.64	2471.64	24

SCHEDULE OF DOOR:

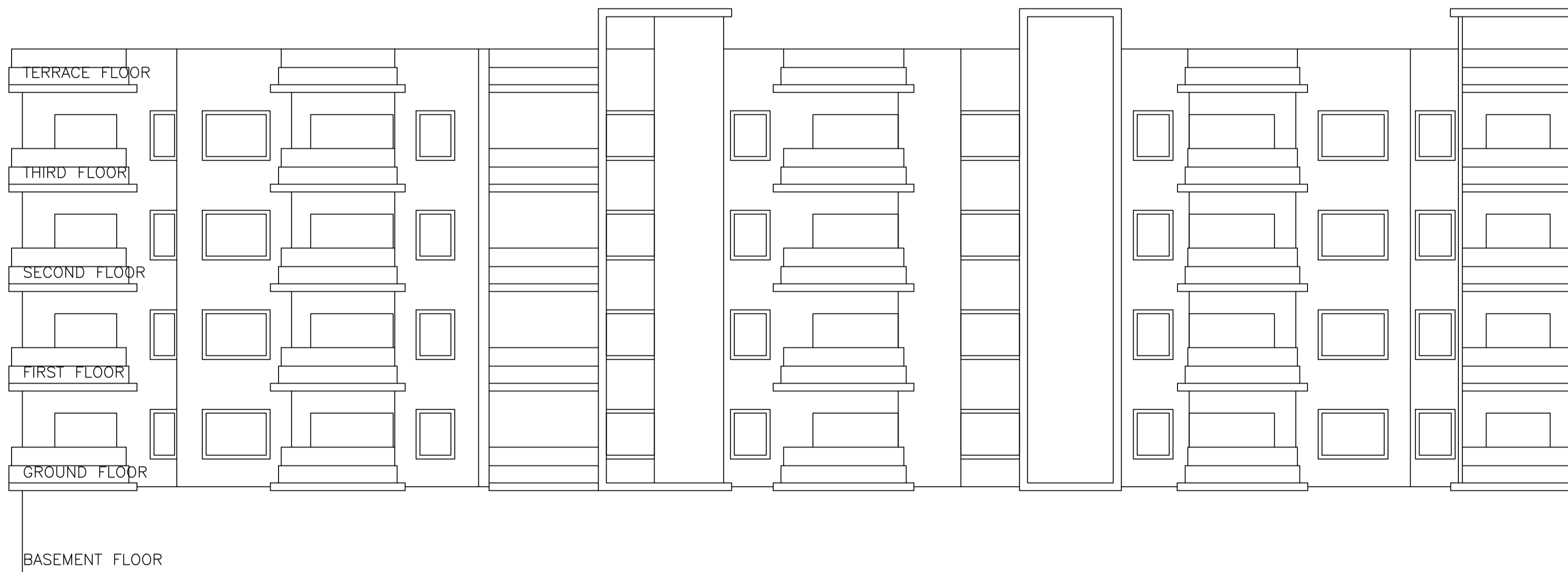
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
GANPATI (RESIDENCE)	D3	0.76	2.10	91
GANPATI (RESIDENCE)	D2	0.90	2.10	33
GANPATI (RESIDENCE)	D1	0.99	2.10	68
GANPATI (RESIDENCE)	D0	1.20	2.10	32

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
GANPATI (RESIDENCE)	V	0.60	1.20	63
GANPATI (RESIDENCE)	WBz	0.64	2.40	08
GANPATI (RESIDENCE)	W5	0.90	1.20	24
GANPATI (RESIDENCE)	WBd	0.91	2.40	04
GANPATI (RESIDENCE)	W12	1.20	2.40	04
GANPATI (RESIDENCE)	W31	1.20	2.40	05
GANPATI (RESIDENCE)	W4	1.26	1.20	01
GANPATI (RESIDENCE)	W4	1.37	1.20	03
GANPATI (RESIDENCE)	WBc	1.48	2.40	04
GANPATI (RESIDENCE)	W3	1.52	1.20	08
GANPATI (RESIDENCE)	WB	1.59	2.40	01
GANPATI (RESIDENCE)	W21	1.68	1.20	04
GANPATI (RESIDENCE)	W2	1.68	1.20	12
GANPATI (RESIDENCE)	W1	1.78	1.20	24
GANPATI (RESIDENCE)	WB	1.80	2.40	31
GANPATI (RESIDENCE)	WB2	1.80	2.40	04
GANPATI (RESIDENCE)	WB1	1.80	2.40	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 FLOOR PLAN	1.12 X 3.20 X 1 X 3	10.71	96.99
	0.87 X 3.35 X 1 X 3	8.76	
	1.09 X 1.51 X 1 X 3	4.92	
	1.10 X 3.47 X 1 X 3	11.43	
	1.10 X 3.54 X 1 X 3	11.70	
	1.16 X 3.51 X 1 X 3	11.13	
	1.18 X 3.19 X 1 X 3	10.74	
	0.87 X 3.53 X 1 X 3	8.64	
	0.87 X 3.20 X 1 X 3	8.37	
Total	1.16 X 3.05 X 1 X 3	10.59	96.99



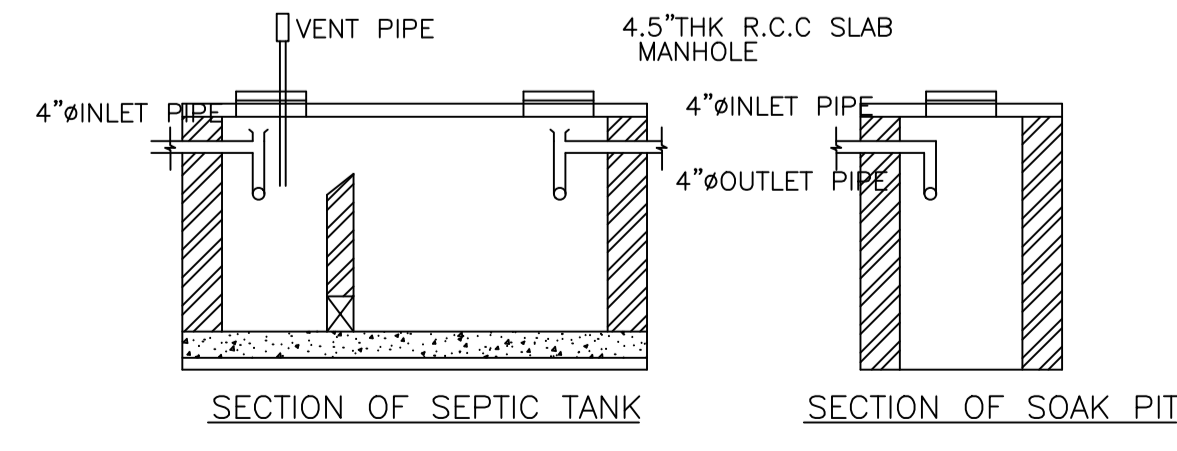
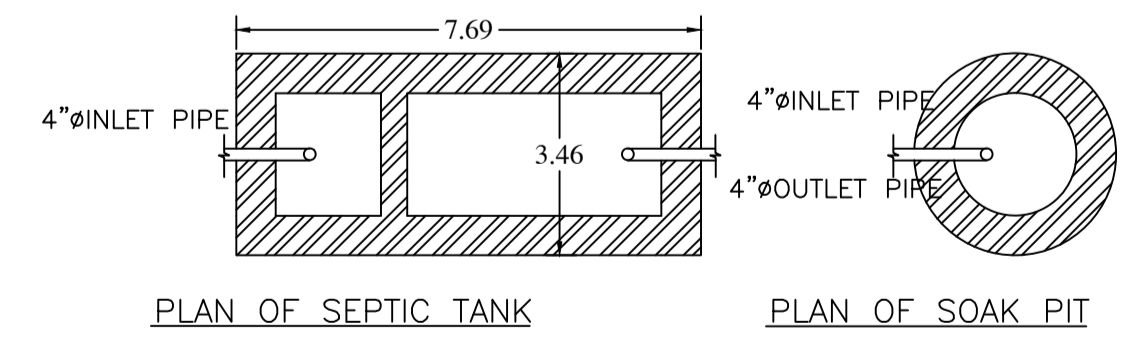
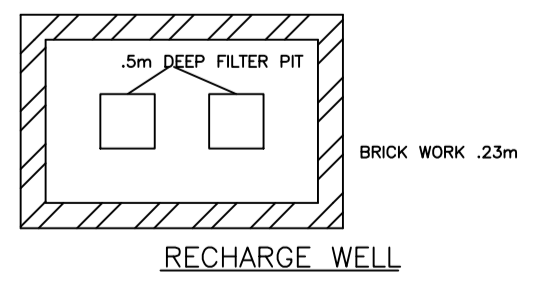
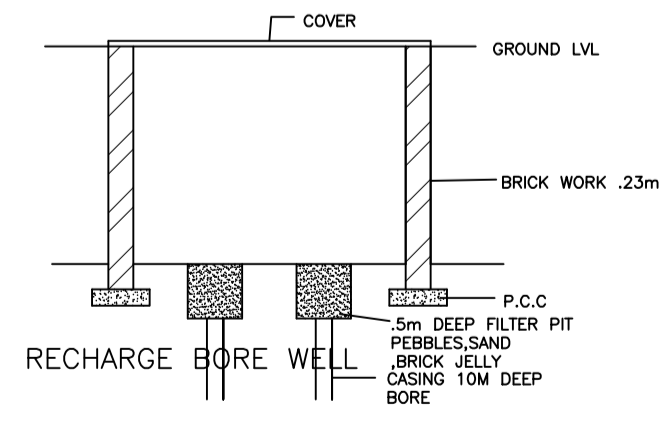
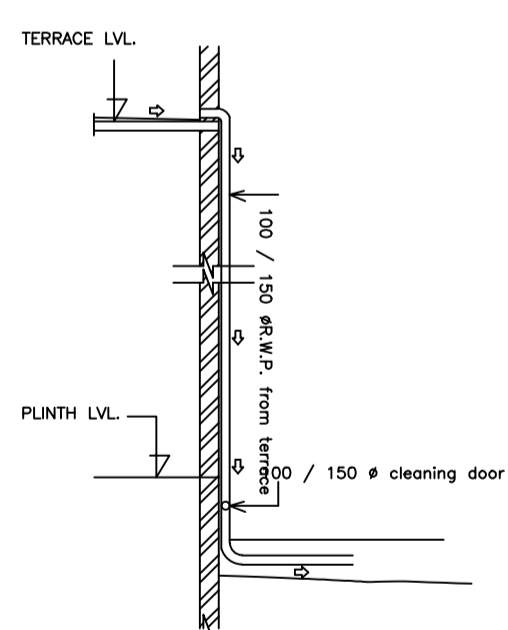
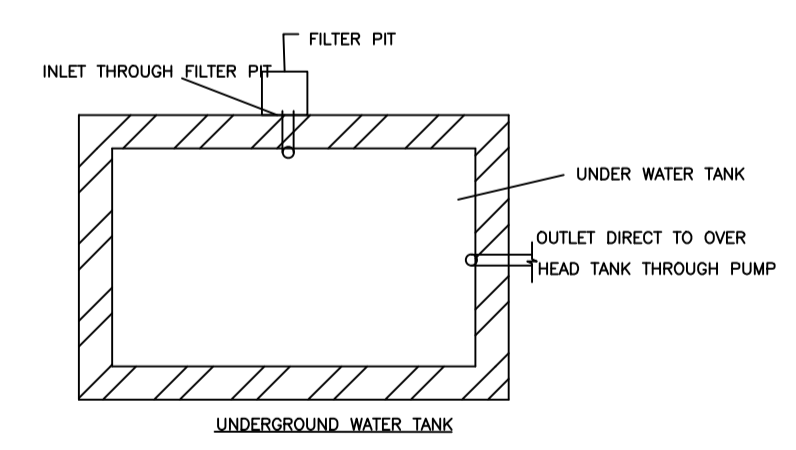
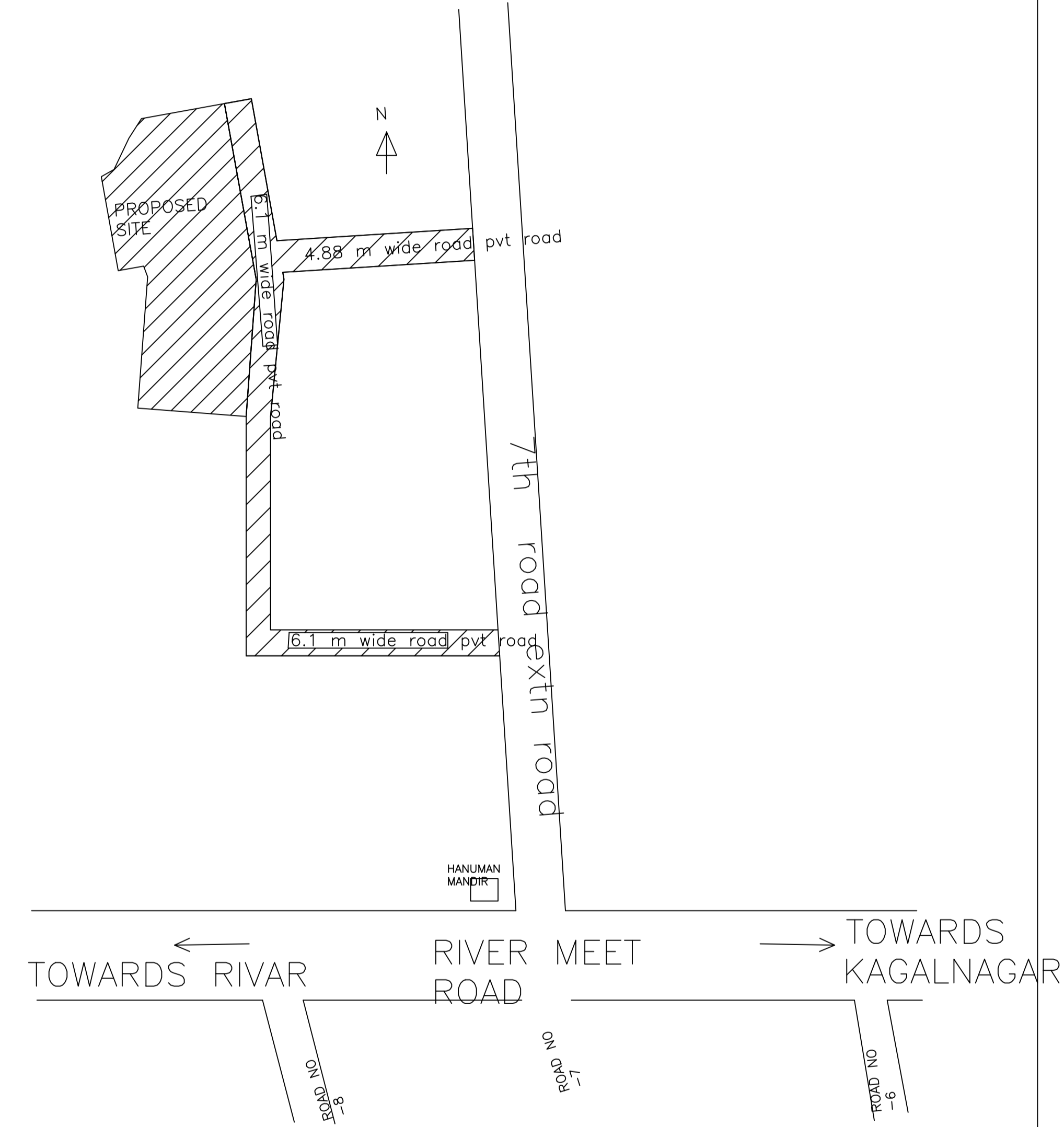
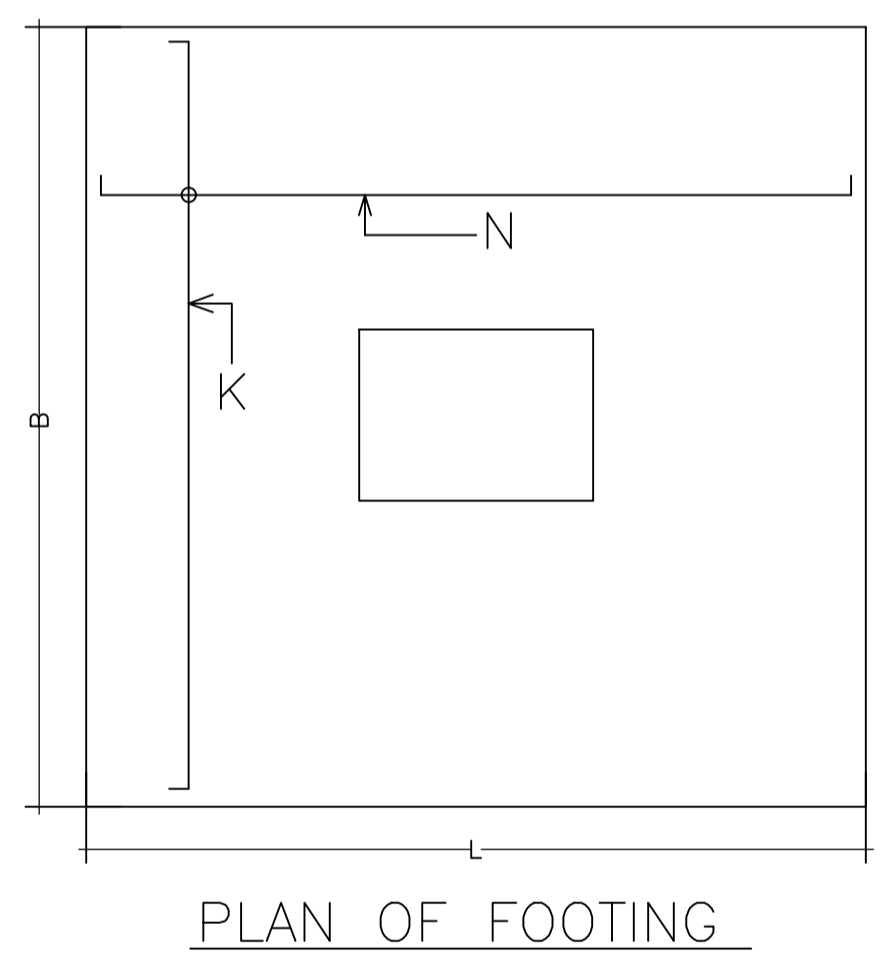
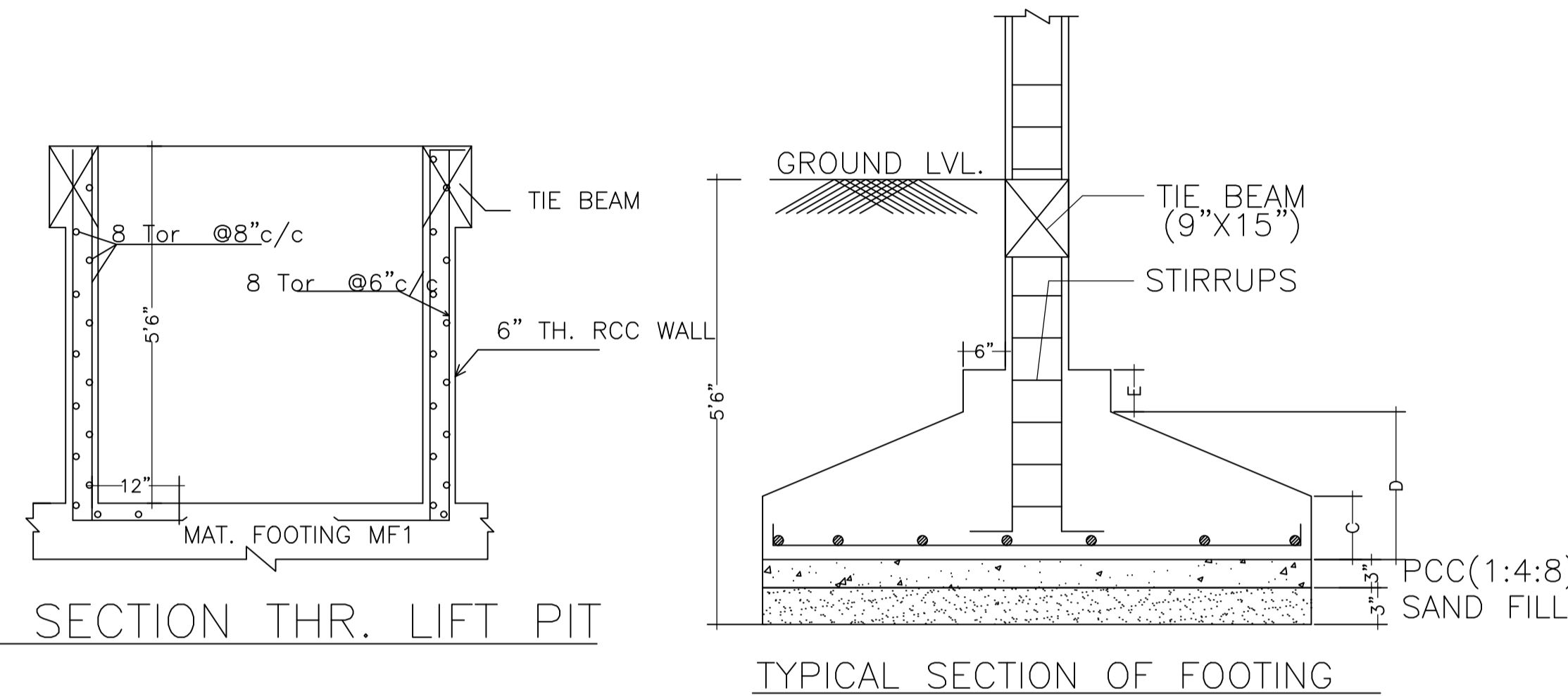
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			

Proposal Basic Information

Proposal File No.	JNAC/BP/0124/W1/2024
Owner Name	GANPATI PROMOTORS AND DEVELOPERS POA HOLDER KAMLAKAR MIHRA SHAILESH KUMAR MODI
Khata No	4(o),113(n)
Plot No	21(o), 632(n)
Village Name	SONARI
Use	Residential
SubUse	Residential Bldg/Apartment

COLUMN SIZE	B	L	C1		C2		C3		C4		C5		C6		C7		C8	
			9"	15"	9"	18"	9"	18"	9"	18"	9"	24"	9"	24"	9"	24"	12"	24"
CONCRETE MIX	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20	M20
SECTION WITH MAIN STEEL	6 - 16 mm. Tor		8 - 16 mm. Tor		10 - 16 mm. Tor		4 - 20 mm. Tor 6 - 16 mm. Tor		6 - 20 mm. Tor 4 - 16 mm. Tor		10 - 20 mm. Tor		12 - 20 mm. Tor		6 - 25 mm. Tor 6 - 20 mm. Tor			
FOUNDATION TO SECOND FLOOR LEVEL	STIRRUPS 8 mm. @		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION		6" C/C AT ENDS 8" C/C AT MID PORTION			

S.NO.	COLUMN MARKED	FOOTING	FOOTING SIZE		D	C	E	REINFORCEMENT	
			L	B				N	K
1.	C1	F1	6'6"	6'6"	18"	8"	6"	10 mm.Tor @ 6"	c/2 mm.Tor @ 6"
2.	C2	F2	7'6"	7'6"	20"	8"	6"	10 mm.Tor @ 5"	c/2 mm.Tor @ 5"
3.	C3	F3	9'0"	9'0"	24"	8"	6"	12 mm.Tor @ 6"	c/2 mm.Tor @ 6"
4.	C4	F4	9'6"	9'6"	26"	10"	6"	12 mm.Tor @ 5"	c/2 mm.Tor @ 5"
5.	C5	F5	11'0"	10'0"	30"	10"	6"	12 mm.Tor @ 5"	c/2 mm.Tor @ 5"
6.	C6	F6a	10'0"	12'0"	30"	10"	6"	12 mm.Tor @ 4"	c/2 mm.Tor @ 5"
7.	C6	F6	11'0"	11'0"	30"	10"	6"	12 mm.Tor @ 5"	c/2 mm.Tor @ 5"
8.	C7	F7	11'6"	11'6"	32"	10"	6"	12 mm.Tor @ 5"	c/2 mm.Tor @ 5"
9.	C8	F8	13'6"	13'6"	34"	10"	6"	12 mm.Tor @ 4"	c/2 mm.Tor @ 4"
10.	C8	F8A	11'0"	17'0"	36"	10"	6"	16 mm.Tor @ 6"	c/2 mm.Tor @ 5"



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Abhishek Tewari JNAC/ARC/0007/2016			