Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	1
-	

Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing

AREA STATEMENT JAMSHEDPUR NAC	VERSION NO.: 1.0.49 VERSION DATE: 22/06/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Group Housing	
Authority: JAMSHEDPUR NAC	PlotNearbyReligiousStructure: NA	
Inward_No: JNAC/GH/0068/W17/2020	Plot/SubPlot No: (OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART	
Application Type: General Proposal	North: CTS No. - PLOT NO - 966	
Project Type: Group Development Scheme	South: CTS No. - OTHER"S PLOT	
Nature of Development: New	East: Road Width - 13.71	
Location of Development Area: Old Area	West: CTS No. - PLOT NO. - 954	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	5268.32
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	5268.32
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		535.74
Total		535.74
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	4732.58
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	5268.32
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	5268.32
COVERAGE CHECK		
Permissible Coverage area (35.00 %)		1843.91
Proposed Coverage Area (33.09 %)		1743.10
Total Prop. Coverage Area (33.09 %)		1743.10
Balance coverage area (1.91 %)		100.81
FAR CHECK		
Perm. FAR Area (2.50)		13170.80
Maximum Permissible FAR Area (3.00)		15804.96
Total Perm. FAR area		15804.96
Residential FAR		15458.13
Special FAR		257.33
Proposed FAR Area		15741.91
Total Proposed FAR Area		15741.91
Consumed FAR (Factor)		2.99
Balance FAR Area		63.05
Total Paid Proposed FAR Area		2571.11
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		22461.03
ARCHITECT (Regd)		Sreyash Dasgupta
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		M/S RUKMANI PROPERTY PROJECT PVT. LTD.
DEVELOPMENT AUTHORITY		LOCAL BODY

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
MAJESTIC (AASTHA)	Residential	Group Housing	Multistoried

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	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
MAJESTIC (AASTHA)	Residential	Group Housing	> 0	1	166.00	1.00	166	-	-	-	-	-	-	-
			> 0	1	166.00	-	-	-	1	17	-	-	-	-
	Public Utility	Public Utility Bldg	> 0	100	257.33	1	2	-	-	-	-	-	-	-
			> 0	100	257.33	-	-	-	-	-	-	1	6	-
	Total :		-	-	-	-	168	169	-	17	18	-	6	156

Parking Check (Table 7b)

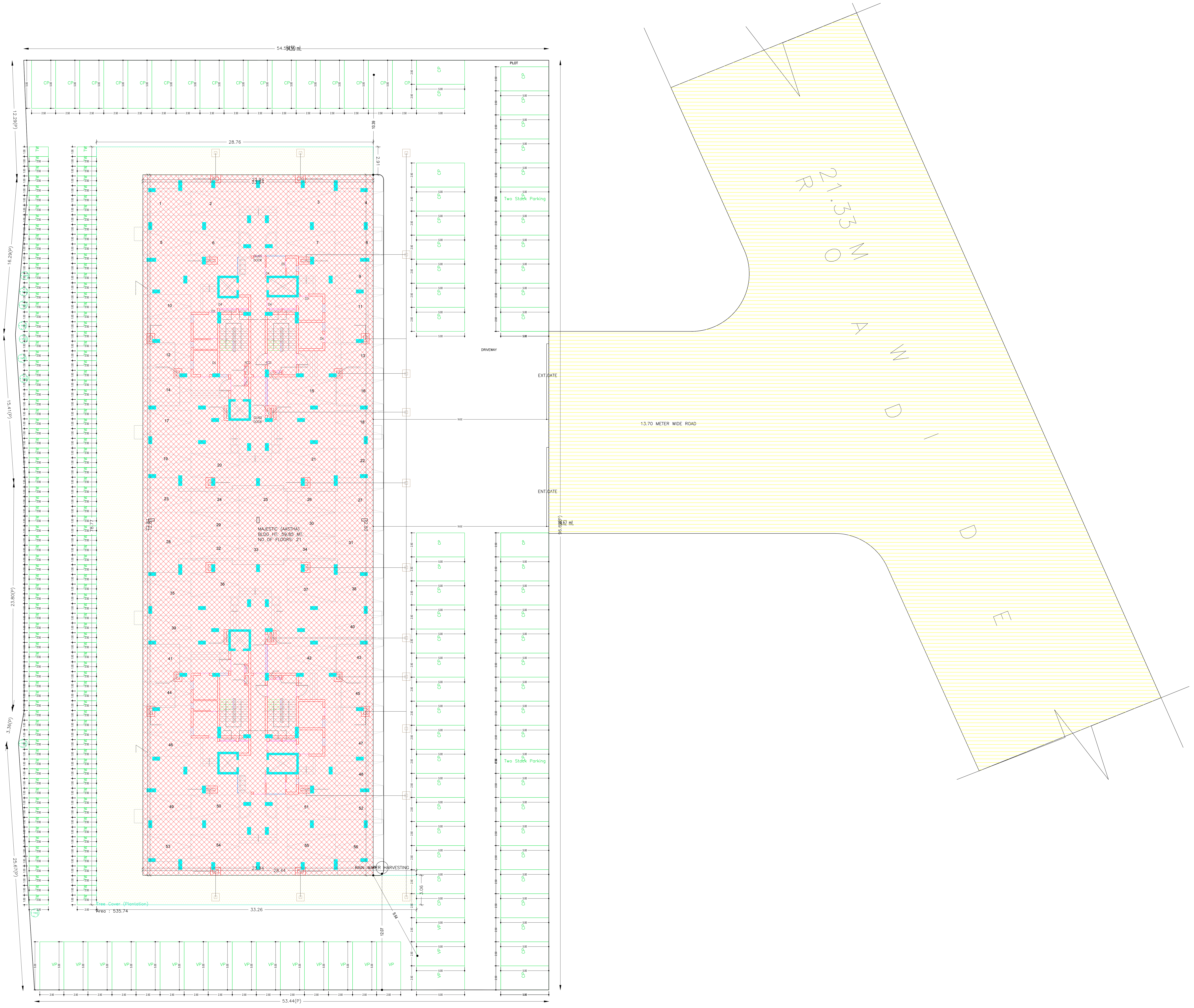
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	139	1737.50
Two Stack.Car	-	-	30	375.00
Total Car	168	2100.00	169	2112.50
Visitor's Car Parking	-	-	18	225.00
Total Visitor Parking	17	212.50	18	225.00
TwoWheeler	-	-	156	312.00
Total TwoWheeler	6	12.00	156	312.00
Other Parking	-	-	-	733.07
Total	2324.50		3694.57	

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
			StairCase	Lift	Lift Lobby	Balcony	Void	Accessory Use	Parking	Resi.	Public Utility			
MAJESTIC (AASTHA)	1	22461.03	1554.50	528.80	418.40	128.54	2034.69	471.13	1583.07	15458.12	257.33	15741.90	15741.90	166
Grand Total :	1	22461.03	1554.50	528.80	418.40	128.54	2034.69	471.13	1583.07	15458.12	257.33	15741.90	15741.90	166

Buildingwise Floor FAR Details

Floor Name	Building Name		Total			
	MAJESTIC (AASTHA)					
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Maximum Permissible FAR Area (Sq.mt.)	Total Paid Built Up Area (Sq.mt.)
Parking Floor	1743.10	26.44	1743.10	26.44	26.44	1743.10
First Floor	1344.10	1045.35	1344.10	1045.35	1045.35	1344.10
Second Floor	1344.10	1045.35	1344.10	1045.35	1045.35	1344.10
Third Floor	1344.10	1045.35	1344.10	1045.35	453.96	583.70
Fourth Floor	1355.39	1051.00	1355.39	1051.00	0.00	0.00
Fifth Floor	1355.39	1051.00	1355.39	1051.00	0.00	0.00
Sixth Floor	1355.39	1051.00	1355.39	1051.00	0.00	0.00
Seventh Floor	1330.94	1026.55	1330.94	1026.55	0.00	0.00
Eighth Floor	1210.33	913.23	1210.33	913.23	0.00	0.00
Ninth Floor	1213.09	914.61	1213.09	914.61	0.00	0.00
Tenth Floor	1213.09	914.61	1213.09	914.61	0.00	0.00
Eleventh Floor	1184.96	941.71	1184.96	941.71	0.00	0.00
Twelfth Floor	896.83	637.35	896.83	637.35	0.00	0.00
Thirteenth Floor	832.53	630.33	832.53	630.33	0.00	0.00
Fourteenth Floor	832.53	630.33	832.53	630.33	0.00	0.00
Fifteenth Floor	825.02	627.27	825.02	627.27	0.00	0.00
Sixteenth Floor	937.67	709.93	937.67	709.93	0.00	0.00
Seventeenth Floor	594.62	406.90	594.62	406.90	0.00	0.00
Eighteenth Floor	547.47	361.45	547.47	361.45	0.00	0.00
Nineteenth Floor	500.19	356.07	500.19	356.07	0.00	0.00
Twentieth Floor	500.19	356.07	500.19	356.07	0.00	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	22461.03	15741.90	22461.03	15741.90	2571.10	5015.00



SITE PLAN

SITE LINE

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

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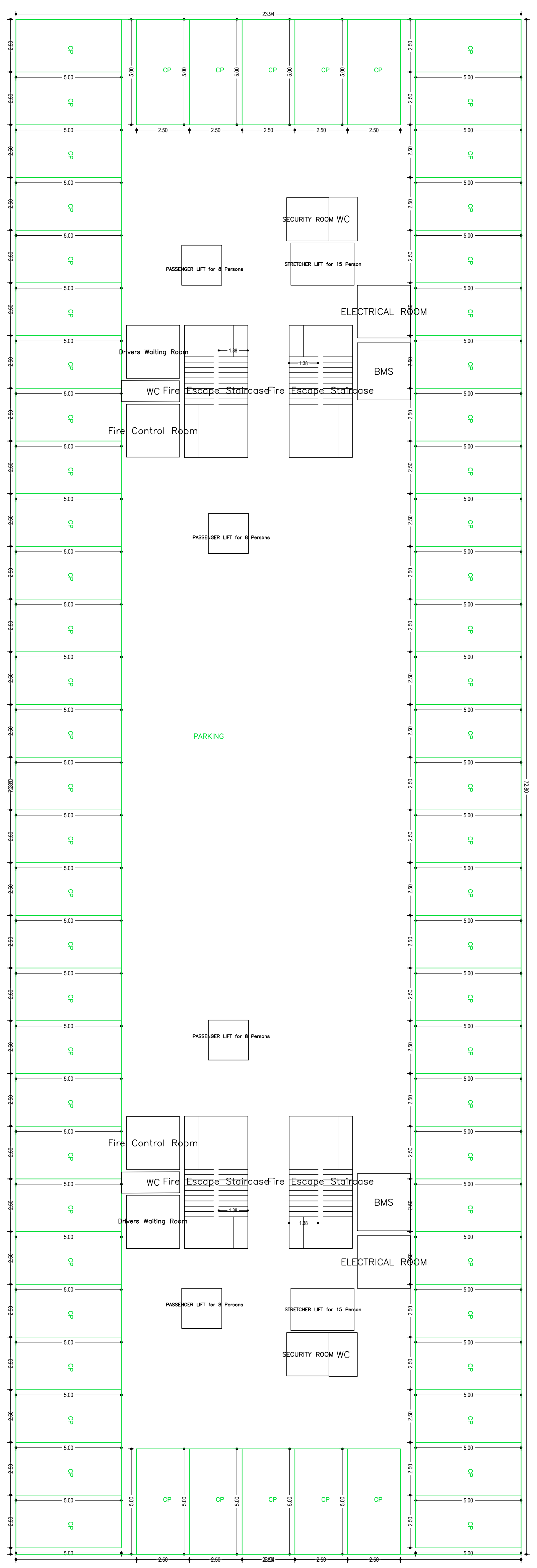
This is system generated MAP. No need to Physically Signed.

Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	2
	-

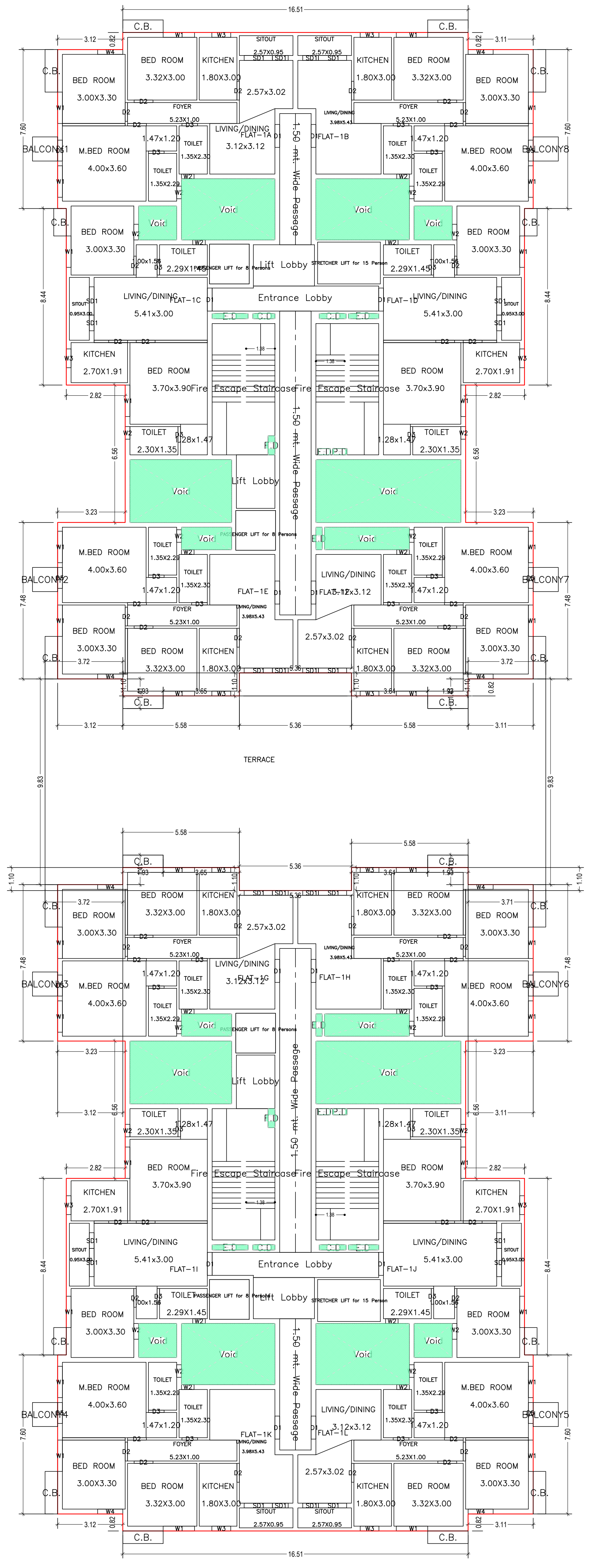
Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing



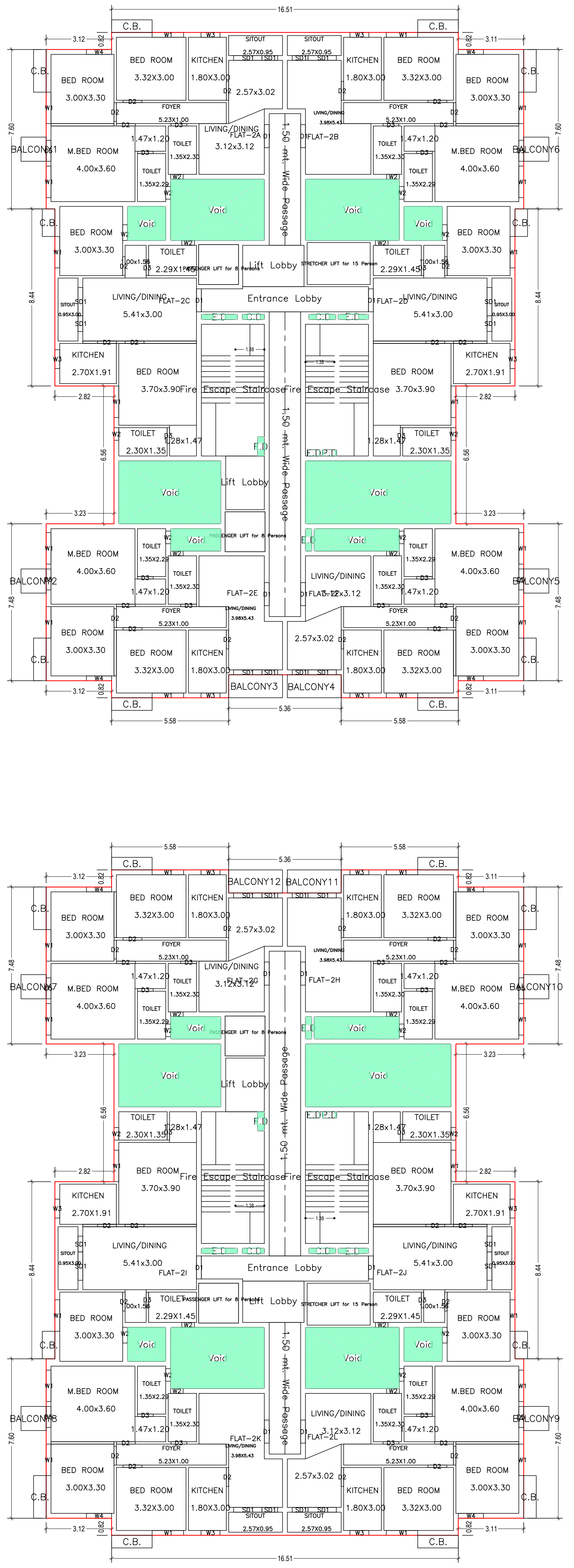
CP
Q
SECURITY ROOM
WC
PASSENGER LIFT for 15 Persons
STRETCHER LIFT for 15 Person
ELECTRICAL ROOM
Drivers Waiting Room
BMS
WC
Fire Escape Staircase
Fire Escape Staircase
Fire Control Room
PARKING

PARKING FLOOR PLAN
(SCALE 1:100)



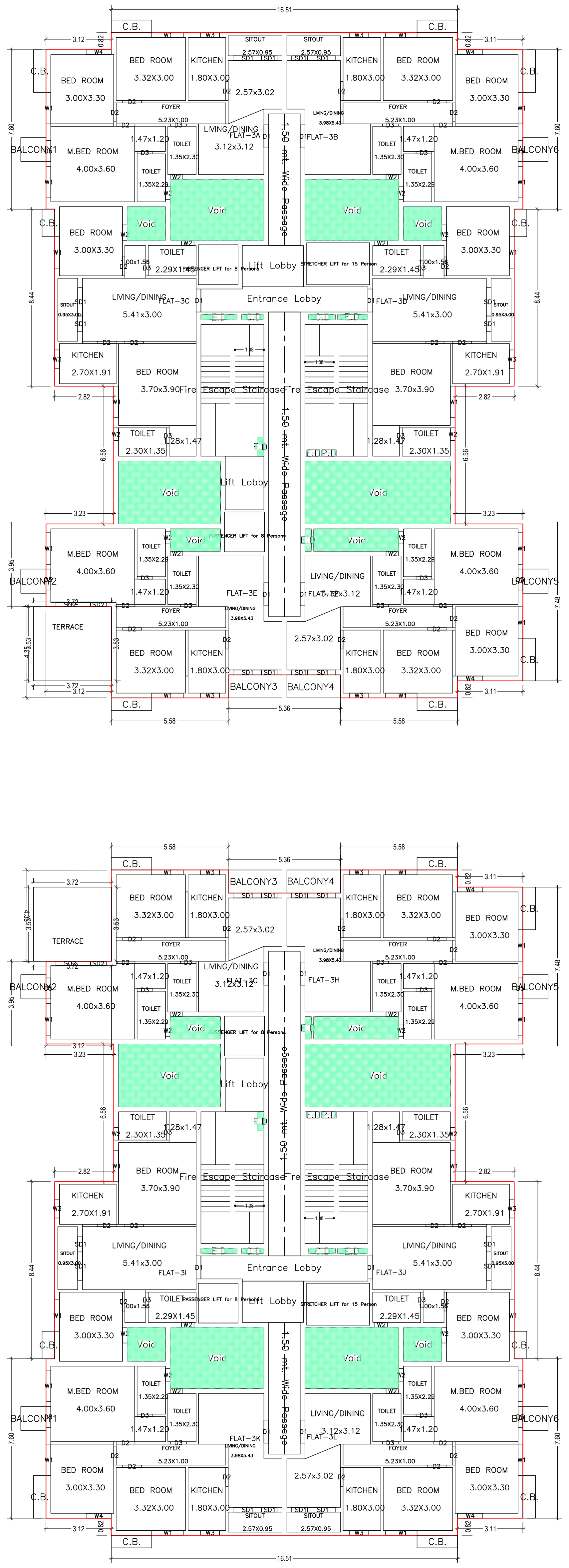
C.B.
BED ROOM 3.32x3.00
KITCHEN 1.80x3.00
BED ROOM 3.00x3.30
FOYER
LIVING/DINING
FLAT-1A
FLAT-1B
FLAT-1C
FLAT-1D
FLAT-1E
FLAT-1F
FLAT-1G
FLAT-1H
FLAT-1I
FLAT-1J
FLAT-1K
TOILET
M.BED ROOM 4.00x3.60
BALCONY1
BALCONY2
BALCONY3
BALCONY4
BALCONY5
BALCONY6
BALCONY7
BALCONY8
Void
Lift Lobby
Entrance Lobby
1.50 mt. Wide Passage
Fire Escape Staircase
KITCHEN 2.70X1.91
BED ROOM 3.70x3.90
TERRACE
16.51

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



C.B.
BED ROOM 3.32x3.00
KITCHEN 1.80x3.00
BED ROOM 3.00x3.30
FLAT-2A
FLAT-2B
FLAT-2C
FLAT-2D
FLAT-2E
FLAT-2F
FLAT-2G
FLAT-2H
FLAT-2I
FLAT-2J
FLAT-2K
FLAT-2L
M.BED ROOM 4.00x3.60
LIVING/DINING 5.41x3.00
BALCONY1
BALCONY3
BALCONY4
BALCONY5
BALCONY6
BALCONY9
BALCONY10
BALCONY11
BALCONY12
Void
Lift Lobby
Entrance Lobby
1.50 mt. Wide Passage
Fire Escape Staircase
KITCHEN 2.70X1.91
BED ROOM 3.70x3.90
16.51

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



C.B.
BED ROOM 3.32x3.00
KITCHEN 1.80x3.00
BED ROOM 3.00x3.30
FLAT-3A
FLAT-3B
FLAT-3C
FLAT-3D
FLAT-3E
FLAT-3H
FLAT-3I
FLAT-3J
FLAT-3K
M.BED ROOM 4.00x3.60
LIVING/DINING 5.41x3.00
TERRACE
BALCONY1
BALCONY2
BALCONY3
BALCONY4
BALCONY5
BALCONY6
Void
Lift Lobby
Entrance Lobby
1.50 mt. Wide Passage
Fire Escape Staircase
KITCHEN 2.70X1.91
BED ROOM 3.70x3.90
16.51

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

Building :MAJESTIC (AASTHA)

Floor Name	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.)
		StairCase	Lift	Lift Lobby	Balcony	Void	Accessory Use	Parking	Resi.	Public Utility			
Parking Floor	1743.10	75.30	0.00	0.00	0.00	0.00	58.29	1583.07	0.00	0.00	26.44	26.44	00
First Floor	1344.10	73.96	26.44	20.92	5.52	153.20	18.71	0.00	1045.35	0.00	1045.35	1045.35	12
Second Floor	1344.10	73.96	26.44	20.92	5.52	153.20	18.71	0.00	1045.35	0.00	1045.35	1045.35	12
Third Floor	1344.10	73.96	26.44	20.92	5.52	153.20	18.71	0.00	1045.35	0.00	1045.35	1045.35	12
Fourth Floor	1355.39	73.96	26.44	20.92	11.16	153.20	18.71	0.00	1051.00	0.00	1051.00	1051.00	12
Fifth Floor	1355.39	73.96	26.44	20.92	11.16	153.20	18.71	0.00	1051.00	0.00	1051.00	1051.00	12
Sixth Floor	1355.39	73.96	26.44	20.92	11.16	153.20	18.71	0.00	1051.00	0.00	1051.00	1051.00	12
Seventh Floor	1330.94	73.96	26.44	20.92	11.16	153.20	18.71	0.00	1026.55	0.00	1026.55	1026.55	12
Eighth Floor	1210.33	73.96	26.44	20.92	9.78	147.29	18.71	0.00	913.23	0.00	913.23	913.23	10
Ninth Floor	1213.09	73.96	26.44	20.92	11.16	147.29	18.71	0.00	914.61	0.00	914.61	914.61	10
Tenth Floor	1213.09	73.96	26.44	20.92	11.16	147.29	18.71	0.00	914.61	0.00	914.61	914.61	10
Eleventh Floor	1184.96	73.96	26.44	20.92	11.16	92.06	18.71	0.00	941.71	0.00	941.71	941.71	10
Twelfth Floor	896.83	73.96	26.44	20.92	2.76	116.69	18.71	0.00	637.35	0.00	637.35	637.35	06
Thirteenth Floor	832.53	73.96	26.44	20.92	7.21	54.96	18.71	0.00	630.33	0.00	630.33	630.33	06
Fourteenth Floor	832.53	73.96	26.44	20.92	7.21	54.96	18.71	0.00	630.33	0.00	630.33	630.33	06
Fifteenth Floor	825.02	73.96	26.44	20.92	2.76	54.96	18.71	0.00	627.27	0.00	627.27	627.27	04
Sixteenth Floor	937.67	73.96	26.44	20.92	2.76	46.31	57.35	0.00	452.59	257.33	709.93	709.93	04
Seventeenth Floor	594.62	73.96	26.44	20.92	1.38	46.31	18.71	0.00	406.90	0.00	406.90	406.90	04
Eighteenth Floor	547.47	73.96	26.44	20.92	0.00	45.99	18.71	0.00	361.45	0.00	361.45	361.45	04
Nineteenth Floor	500.19	73.96	26.44	20.92	0.00	4.09	18.71	0.00	356.07	0.00	356.07	356.07	04
Twentieth Floor	500.19	73.96	26.44	20.92	0.00	4.09	18.71	0.00	356.07	0.00	356.07	356.07	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 :	22461.03	1554.50	528.80	418.40	128.54	2034.69	471.13	1583.07	15458.12	257.33	15741.90	15741.90	166
Total Number of Same Buildings :	1												
Total :	22461.03	1554.50	528.80	418.40	128.54	2034.69	471.13	1583.07	15458.12	257.33	15741.90	15741.90	166

UnitBUA Table for Building :MAJESTIC (AASTHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 3 FLOOR PLAN	FLAT-1A	FLAT	74.79	74.45	9	36
	FLAT-1B	FLAT	74.79	74.45	9	
	FLAT-1C	FLAT	61.50	60.87	7	
	FLAT-1D	FLAT	61.50	60.87	7	
	FLAT-1E	FLAT	71.64	71.39	8	
	FLAT-1F	FLAT	71.64	71.39	8	
	FLAT-1G	FLAT	71.64	71.39	8	
	FLAT-1H	FLAT	71.64	71.39	8	
	FLAT-1I	FLAT	61.50	60.87	7	
	FLAT-1J	FLAT	61.50	60.87	7	
	FLAT-1K	FLAT	74.79	74.45	9	
	FLAT-1L	FLAT	74.79	74.45	9	
TYPICAL - 4- 6 FLOOR PLAN	FLAT-2A	FLAT	74.79	74.45	9	36
	FLAT-2B	FLAT	74.79	74.45	9	
	FLAT-2C	FLAT	61.50	60.87	7	
	FLAT-2D	FLAT	61.50	60.87	7	
	FLAT-2E	FLAT	71.64	71.39	8	
	FLAT-2F	FLAT	71.64	71.39	8	
	FLAT-2G	FLAT	71.64	71.39	8	
	FLAT-2H	FLAT	71.64	71.39	8	
	FLAT-2I	FLAT	61.50	60.87	7	
	FLAT-2J	FLAT	61.50	60.87	7	
	FLAT-2K	FLAT	74.79	74.45	9	
	FLAT-2L	FLAT	74.79	74.45	9	
SEVENTH FLOOR PLAN	FLAT-3A	FLAT	74.79	74.45	9	12
	FLAT-3B	FLAT	74.79	74.45	9	
	FLAT-3C	FLAT	61.50	60.87	7	
	FLAT-3D	FLAT	61.50	60.87	7	
	FLAT-3E	FLAT	60.74	60.49	7	
	FLAT-3F	FLAT	71.64	71.39	8	
	FLAT-3G	FLAT	60.74	60.49	7	
	FLAT-3H	FLAT	71.64	71.39	8	
	FLAT-3I	FLAT	61.50	60.87	7	
	FLAT-3J	FLAT	61.50	60.87	7	
	FLAT-3K	FLAT	74.79	74.45	9	
	FLAT-3L	FLAT	74.79	74.45	9	
EIGHTH FLOOR PLAN	FLAT-4A	FLAT	74.79	74.45	10	10
	FLAT-4B	FLAT	85.50	84.88	9	
	FLAT-4C	FLAT	61.50	60.87	7	
	FLAT-4D	FLAT	60.74	60.49	7	
	FLAT-4E	FLAT	71.64	71.39	8	
	FLAT-4F	FLAT	60.74	60.49	7	
	FLAT-4G	FLAT	71.64	71.39	8	
	FLAT-4H	FLAT	85.50	84.88	9	
	FLAT-4I	FLAT	61.50	60.87	7	
	FLAT-4J	FLAT	74.79	74.45	10	
TYPICAL - 9& 10 FLOOR PLAN	FLAT-5A	FLAT	74.79	74.45	10	20
	FLAT-5B	FLAT	85.50	84.88	9	
	FLAT-5C	FLAT	61.50	60.87	7	
	FLAT-5D	FLAT	60.74	60.49	7	
	FLAT-5E	FLAT	71.64	71.39	8	
	FLAT-5F	FLAT	60.74	60.49	7	
	FLAT-5G	FLAT	71.64	71.39	8	
	FLAT-5H	FLAT	85.50	84.88	9	
	FLAT-5I	FLAT	61.50	60.87	7	
	FLAT-5J	FLAT	74.79	74.45	10	
ELEVENTH FLOOR PLAN	FLAT-6A	FLAT	79.28	78.93	10	10
	FLAT-6B	FLAT	85.50	84.88	9	
	FLAT-6C	FLAT	61.50	60.87	7	
	FLAT-6D	FLAT	60.74	60.49	7	
	FLAT-6E	FLAT	71.64	71.39	8	
	FLAT-6F	FLAT	60.74	60.49	7	
	FLAT-6G	FLAT	71.64	71.39	8	
	FLAT-6H	FLAT	85.50	84.88	9	
	FLAT-6I	FLAT	61.50	60.87	7	
	FLAT-6J	FLAT	79.28	78.93	10	
TWELFTH FLOOR PLAN	FLAT-7A	FLAT	85.50	84.88	9	6
	FLAT-7B	FLAT	85.50	84.88	9	
	FLAT-7C	FLAT	74.59	74.34	8	
	FLAT-7D	FLAT	74.59	74.34	8	
	FLAT-7E	FLAT	85.50	84.88	9	
	FLAT-7F	FLAT	85.50	84.88	9	
THIRTEENTH FLOOR PLAN	FLAT-8A	FLAT	85.50	84.88	9	6
	FLAT-8B	FLAT	85.50	84.88	9	
	FLAT-8C	FLAT	76.13	75.87	9	
	FLAT-8D	FLAT	76.13	75.87	9	
	FLAT-8E	FLAT	85.50	84.88	9	
	FLAT-8F	FLAT	85.50	84.88	9	
FOURTEENTH FLOOR PLAN	FLAT-9A	FLAT	85.50	84.88	9	6
	FLAT-9B	FLAT	85.50	84.88	9	
	FLAT-9C	FLAT	76.13	75.87	9	
	FLAT-9D	FLAT	76.13	75.87	9	
	FLAT-9E	FLAT	85.50	84.88	9	
	FLAT-9F	FLAT	85.50	84.88	9	
FIFTEENTH FLOOR PLAN	FLAT-10A	FLAT	85.50	84.88	9	4
	FLAT-10B	FLAT	85.50	84.88	9	
	FLAT-10C	FLAT	85.50	84.88	9	
	FLAT-10D	FLAT	85.50	84.88	9	
SIXTEENTH FLOOR PLAN	FLAT-11A	FLAT	85.50	84.88	9	4
	FLAT-11B	FLAT	85.50	84.88	9	
	FLAT-11C	FLAT	85.50	84.88	9	
	FLAT-11D	FLAT	85.50	84.88	9	
SEVENTEENTH FLOOR PLAN	FLAT-12A	FLAT	65.29	64.67	7	4
	FLAT-12B	FLAT	85.50	84.88	9	
	FLAT-12C	FLAT	65.29	64.67	7	
	FLAT-12D	FLAT	85.50	84.88	9	
EIGHTEENTH FLOOR PLAN	FLAT-13A	FLAT	65.29	64.67	7	4
	FLAT-13B	FLAT	65.29	64.67	7	
	FLAT-13C	FLAT	65.29	64.67	7	
	FLAT-13D	FLAT	65.29	64.67	7	
TYPICAL - 19& 20 FLOOR PLAN	FLAT-14A	FLAT	65.29	64.67	7	8
	FLAT-14B	FLAT	65.29	64.67	7	
	FLAT-14C	FLAT	65.29	64.67	7	
	FLAT-14D	FLAT	65.29	64.67	7	
Total:	-	-	12136.51	12061.52	1352	166

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MAJESTIC (AASTHA)	SD1	0.75	2.10	166
MAJESTIC (AASTHA)	D3	0.75	2.10	374
MAJESTIC (AASTHA)	SD2	0.75	2.10	16
MAJESTIC (AASTHA)	D2	0.90	2.10	604
MAJESTIC (AASTHA)	FD	0.90	2.10	12
MAJESTIC (AASTHA)	D5	1.00	2.10	118
MAJESTIC (AASTHA)	D1	1.10	2.10	166
MAJESTIC (AASTHA)	D6	1.20	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MAJESTIC (AASTHA)	W2	0.60	0.90	362
MAJESTIC (AASTHA)	W2	0.75	0.90	36
MAJESTIC (AASTHA)	W3	0.90	1.20	178
MAJESTIC (AASTHA)	W4	1.20	1.20	116
MAJESTIC (AASTHA)	SD1	1.35	2.10	166
MAJESTIC (AASTHA)	W1	1.50	1.20	444
MAJESTIC (AASTHA)	SD2	1.65	2.10	16
MAJESTIC (AASTHA)	G1	2.37	3.60	02
MAJESTIC (AASTHA)	G2	2.97	3.60	02
MAJESTIC (AASTHA)	G3	3.18	3.60	02
MAJESTIC (AASTHA)	G4	6.72	3.60	02

Balcony Calculations Table

FLOOR	AREA	TOTAL AREA
TYPICAL - 1- 3 FLOOR PLAN	33.12	33.12
TYPICAL - 4- 6 FLOOR PLAN	33.12	66.96
	33.84	
SEVENTH FLOOR PLAN	11.04	22.32
	11.28	
EIGHTH FLOOR PLAN	8.28	19.56
	11.28	
TYPICAL - 9& 10 FLOOR PLAN	22.08	44.64
	22.56	
ELEVENTH FLOOR PLAN	11.04	22.32
	11.28	
TWELFTH FLOOR PLAN	5.52	5.52
THIRTEENTH FLOOR PLAN	8.28	14.42
	6.14	
FOURTEENTH FLOOR PLAN	8.28	14.42
	6.14	
FIFTEENTH FLOOR PLAN	5.52	5.52
SIXTEENTH FLOOR PLAN	5.52	5.52
SEVENTEENTH FLOOR PLAN	2.76	2.76
Total	-	257.08

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

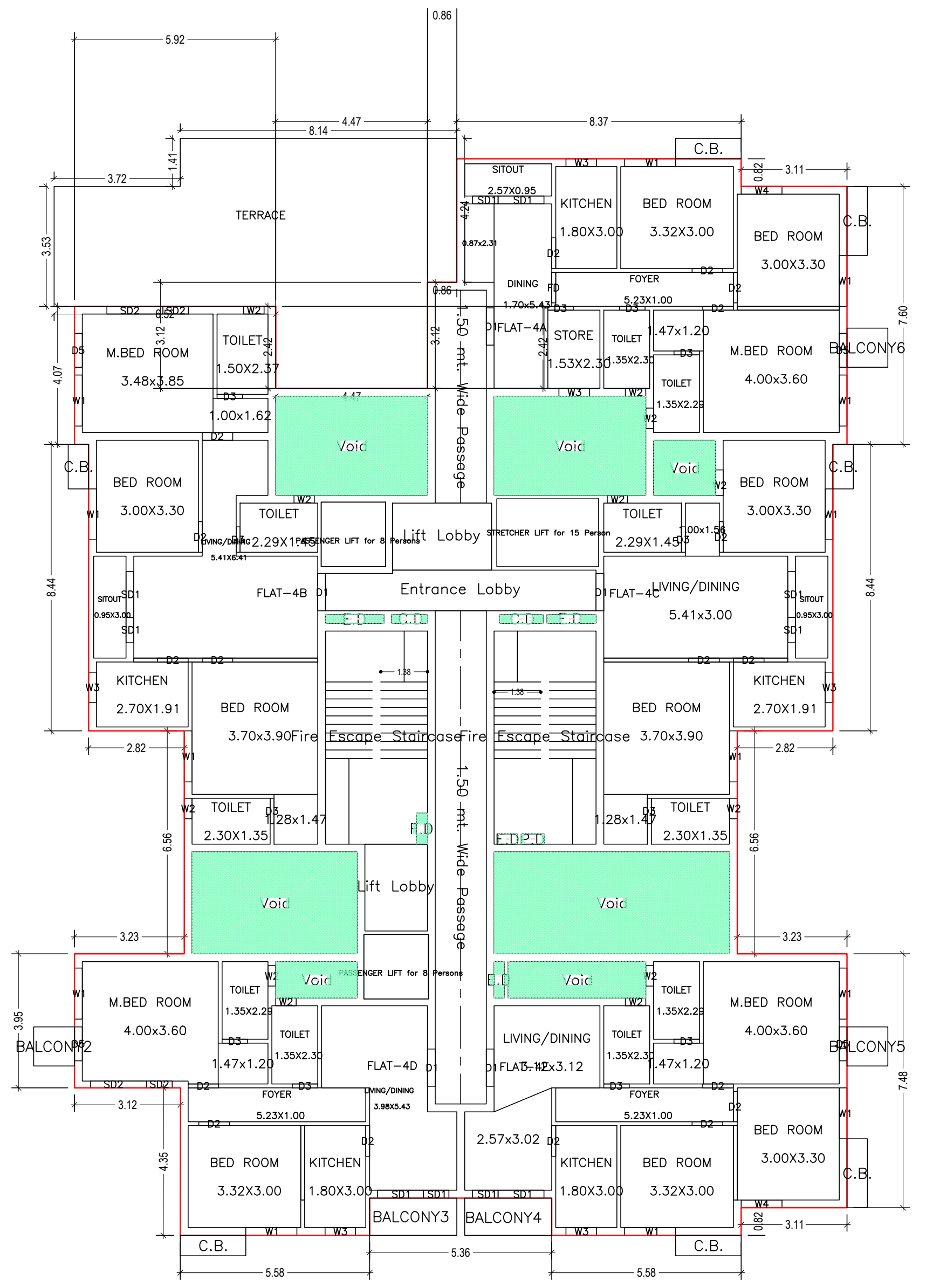
This is system generated MAP. No need to Physically Signed.

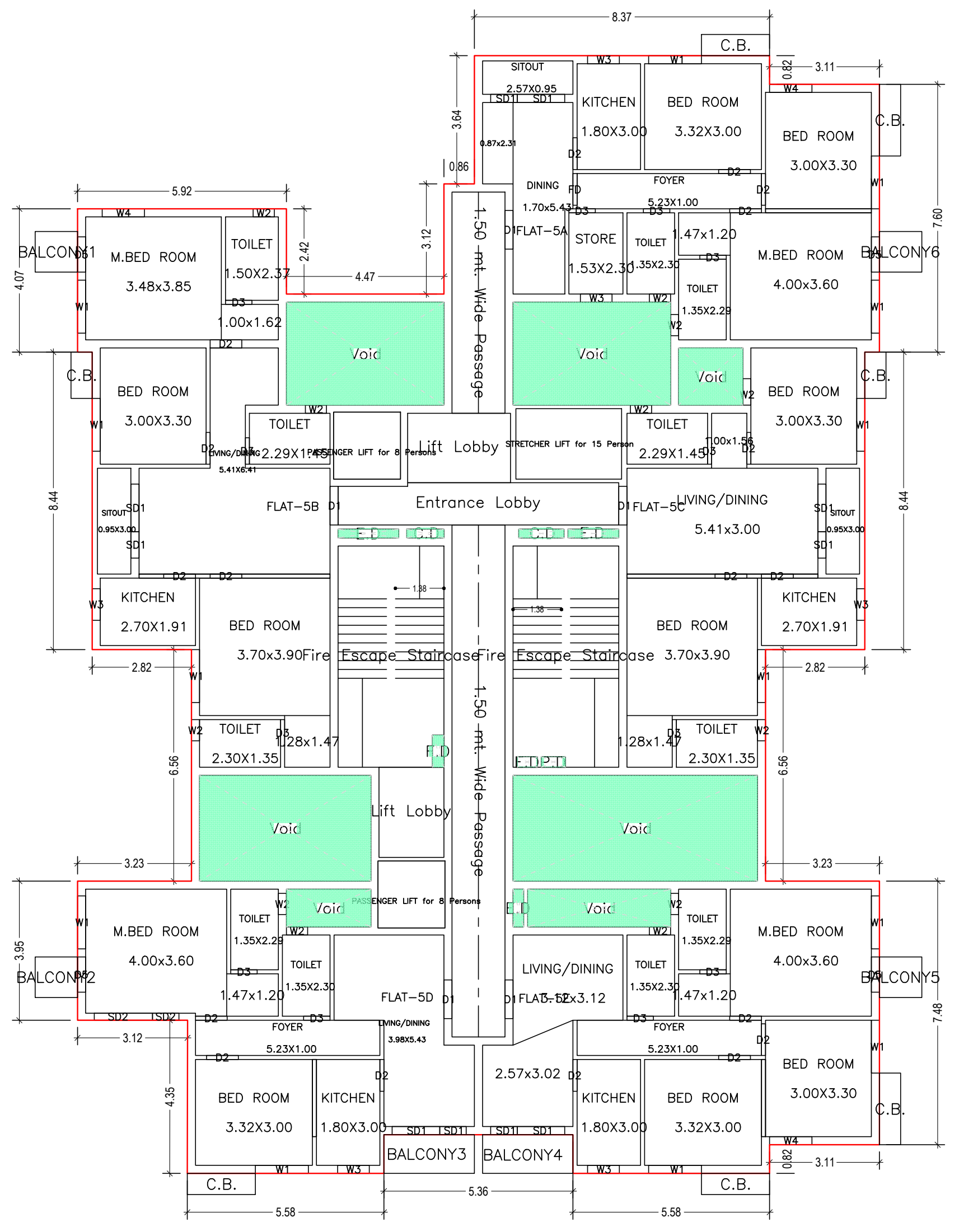
Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

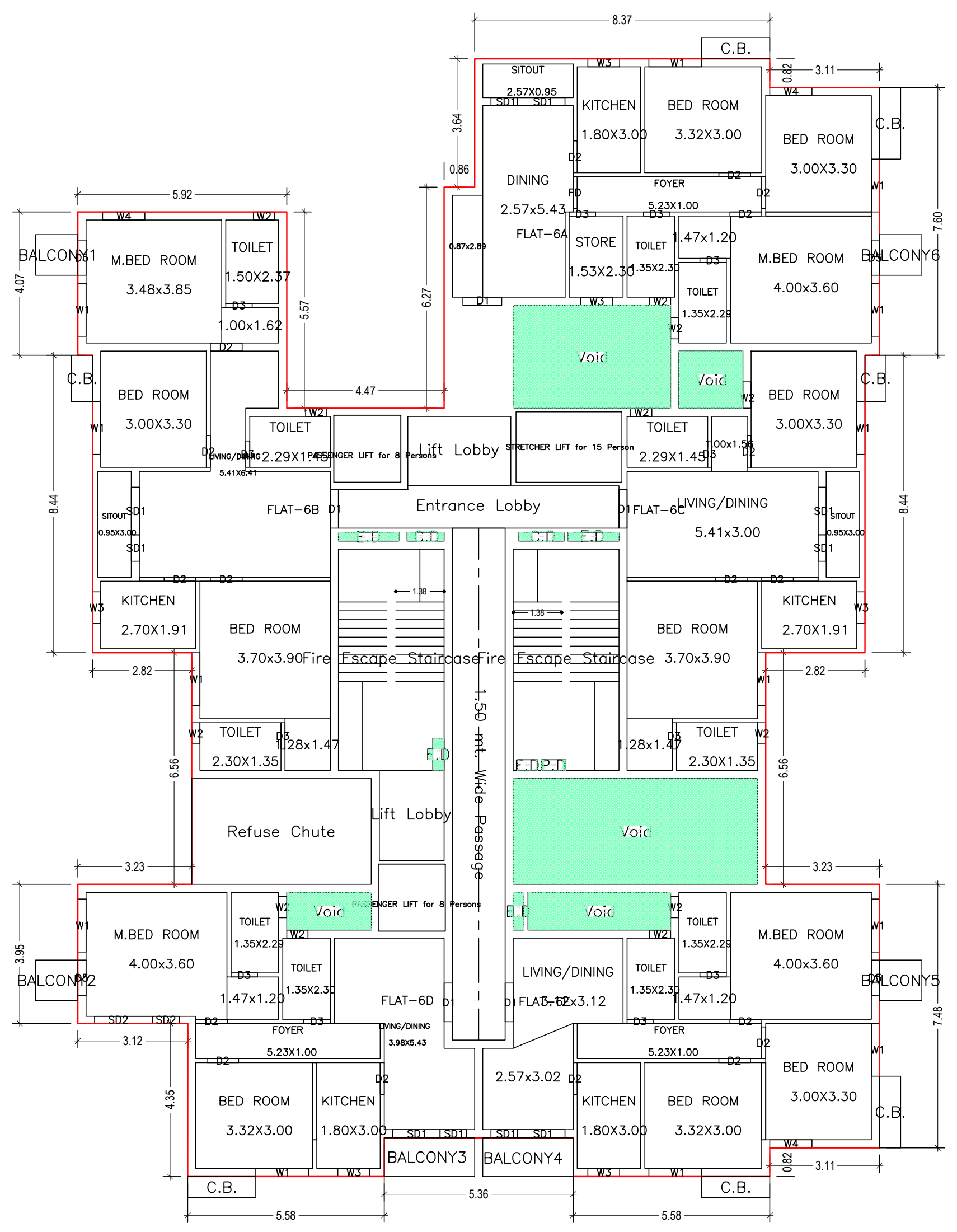
DATE	01-10-2020
SHEET NO.	3
-	

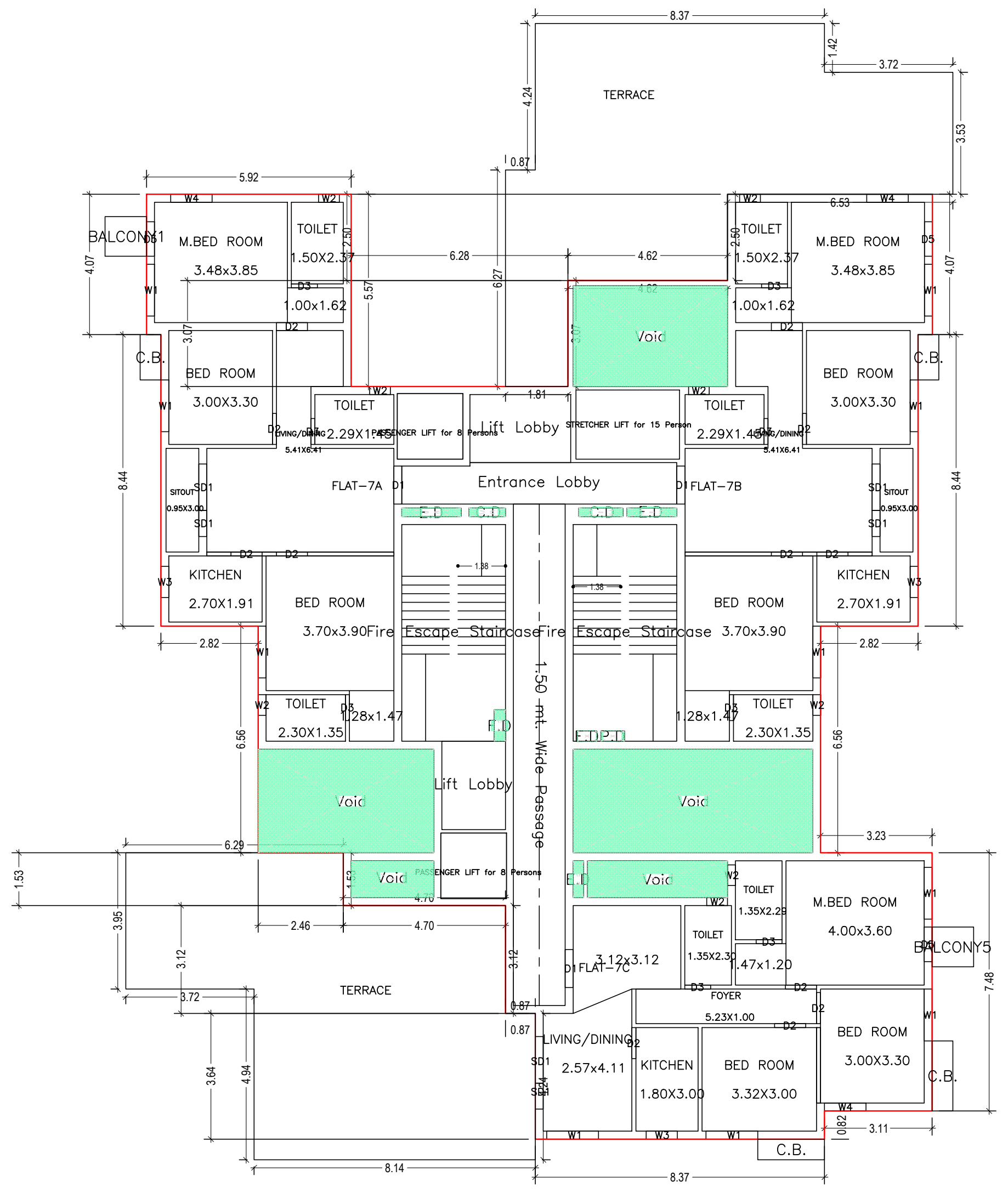
Proposal Basic Information

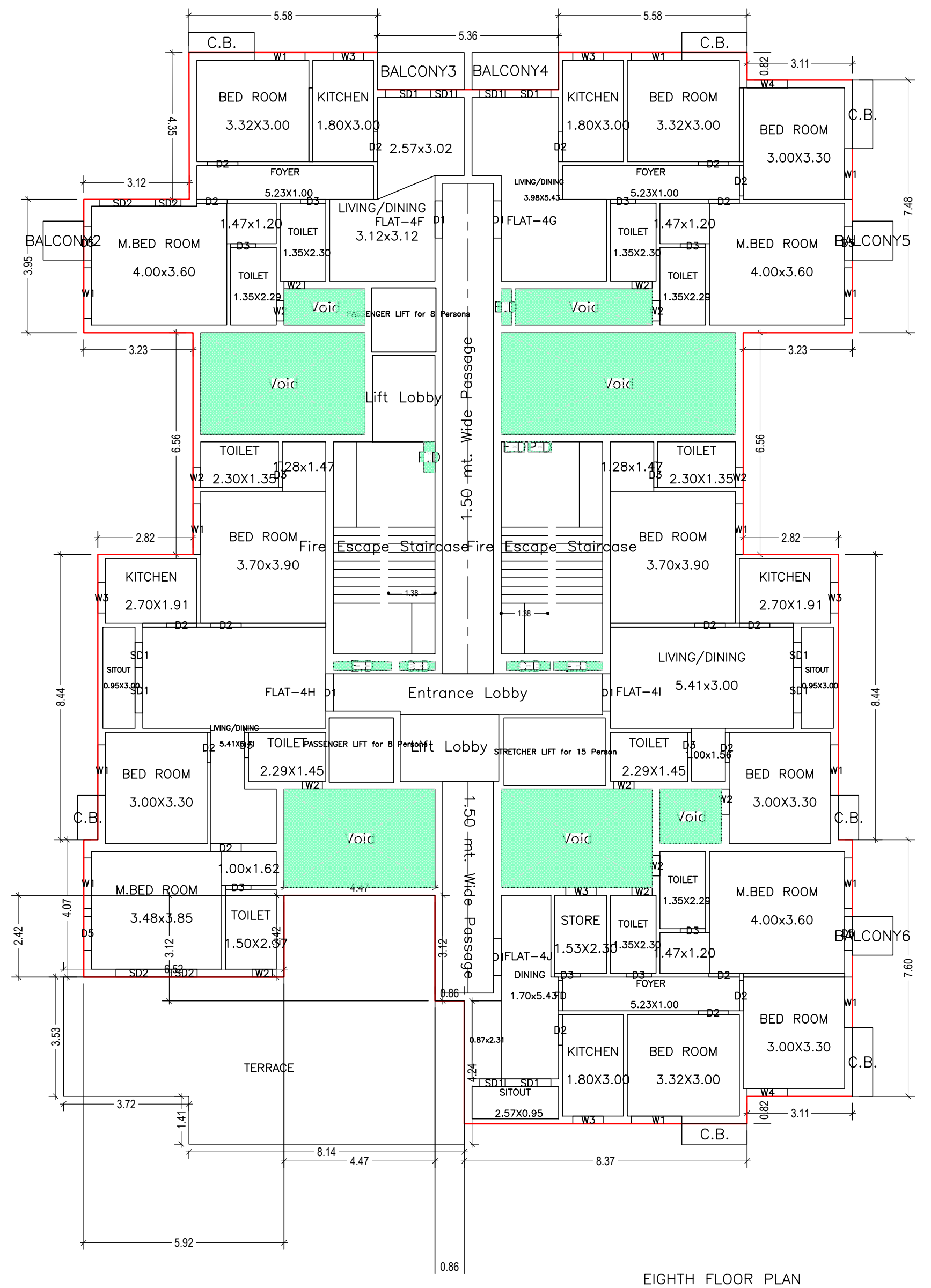
Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing



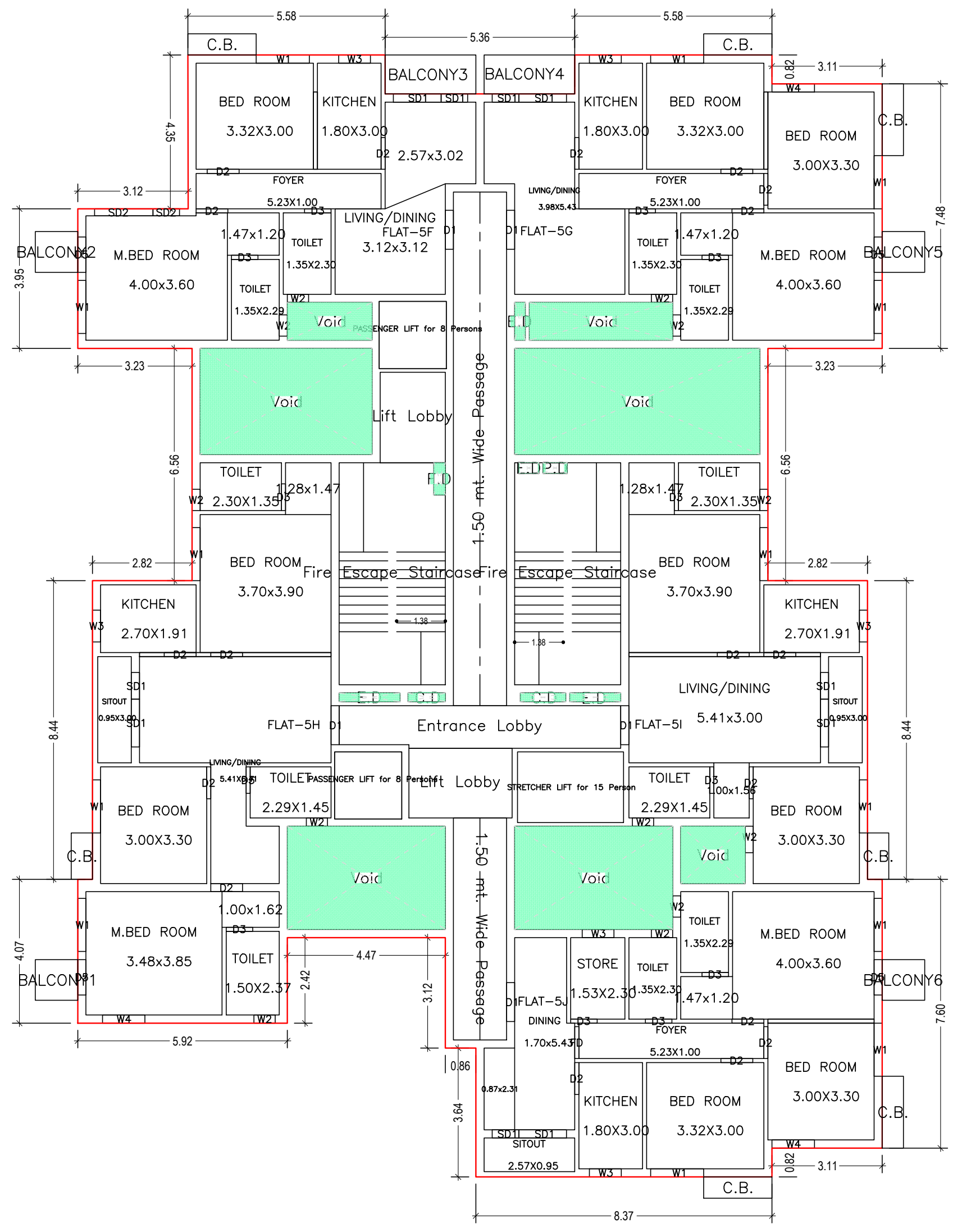




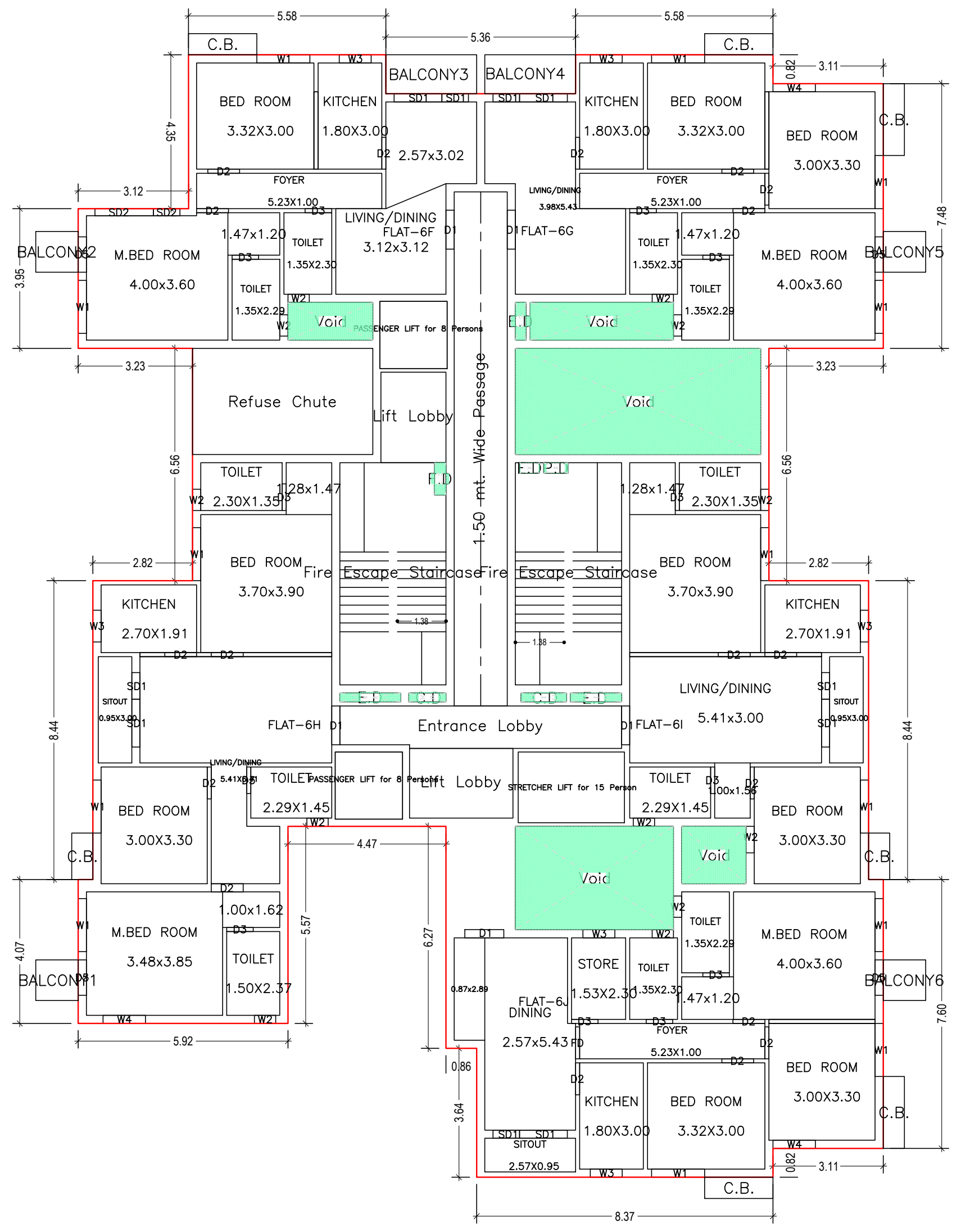




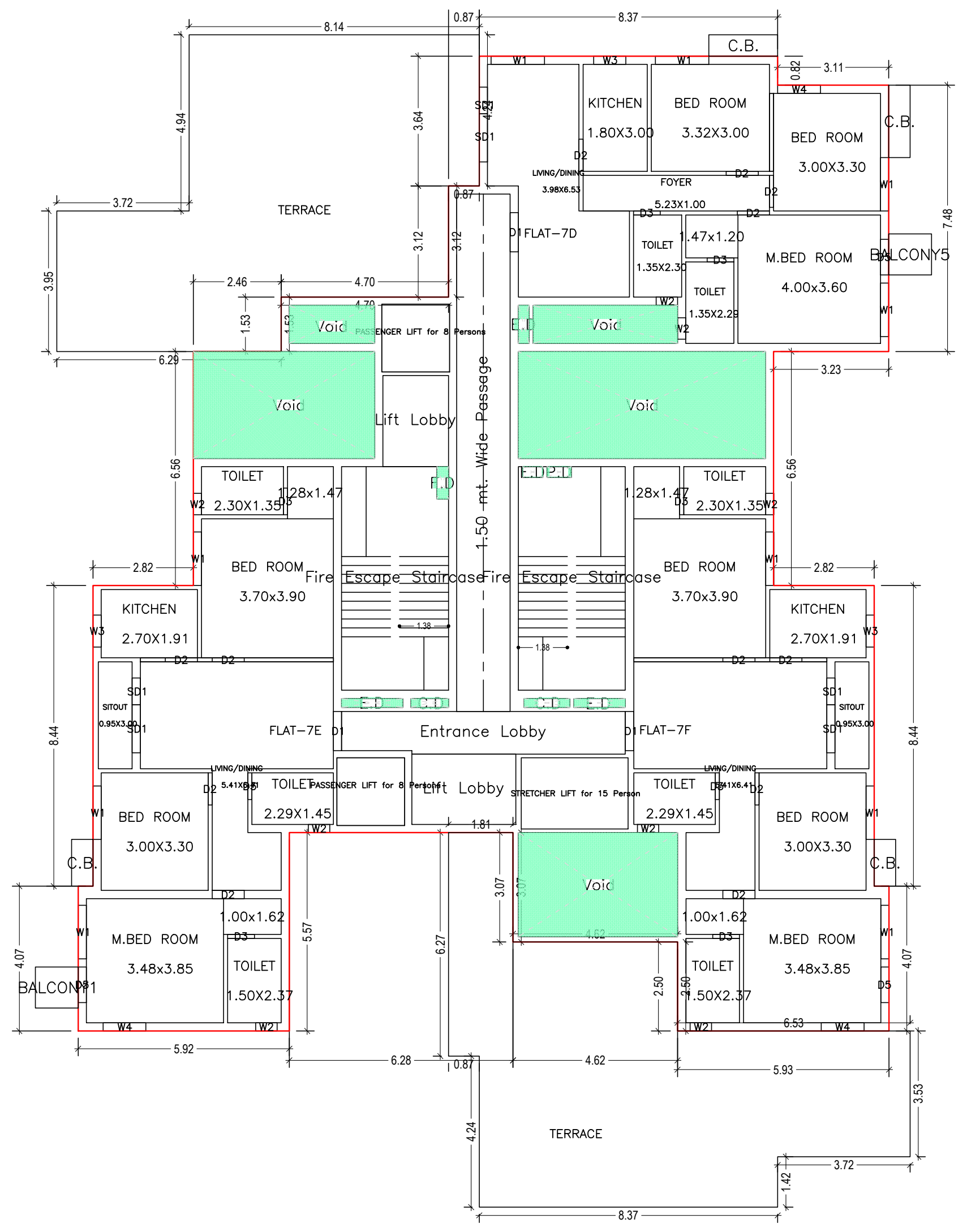
EIGHTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL – 9& 10 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

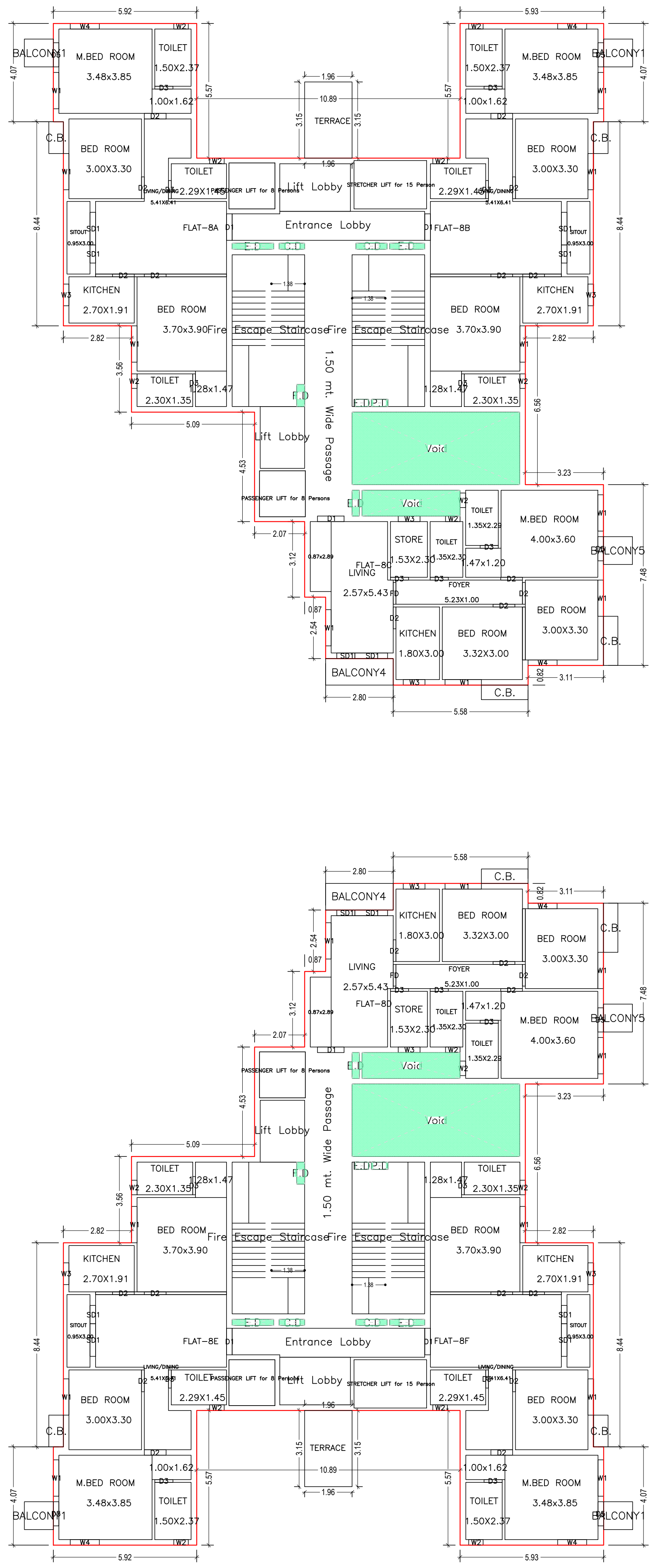
This is system generated MAP. No need to Physically Signed.

Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

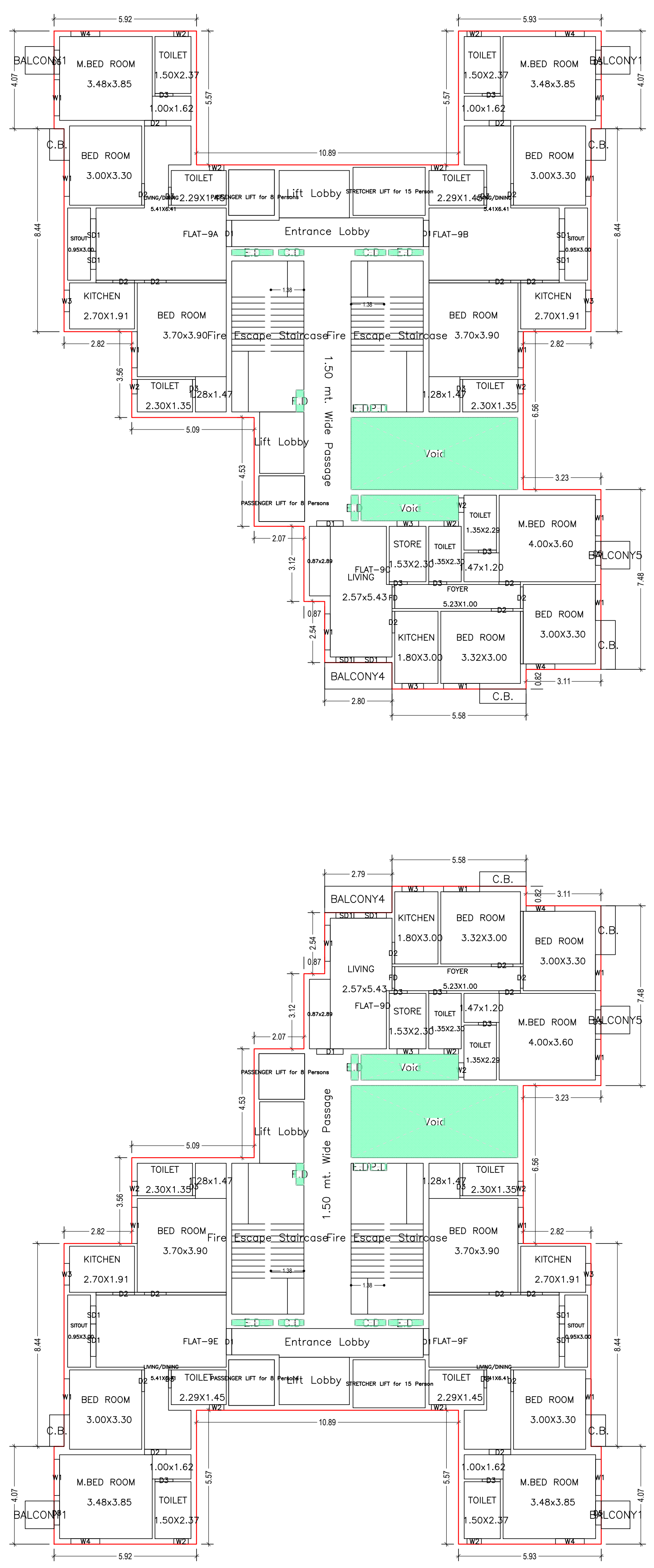
DATE	01-10-2020
SHEET NO.	4
-	

Proposal Basic Information

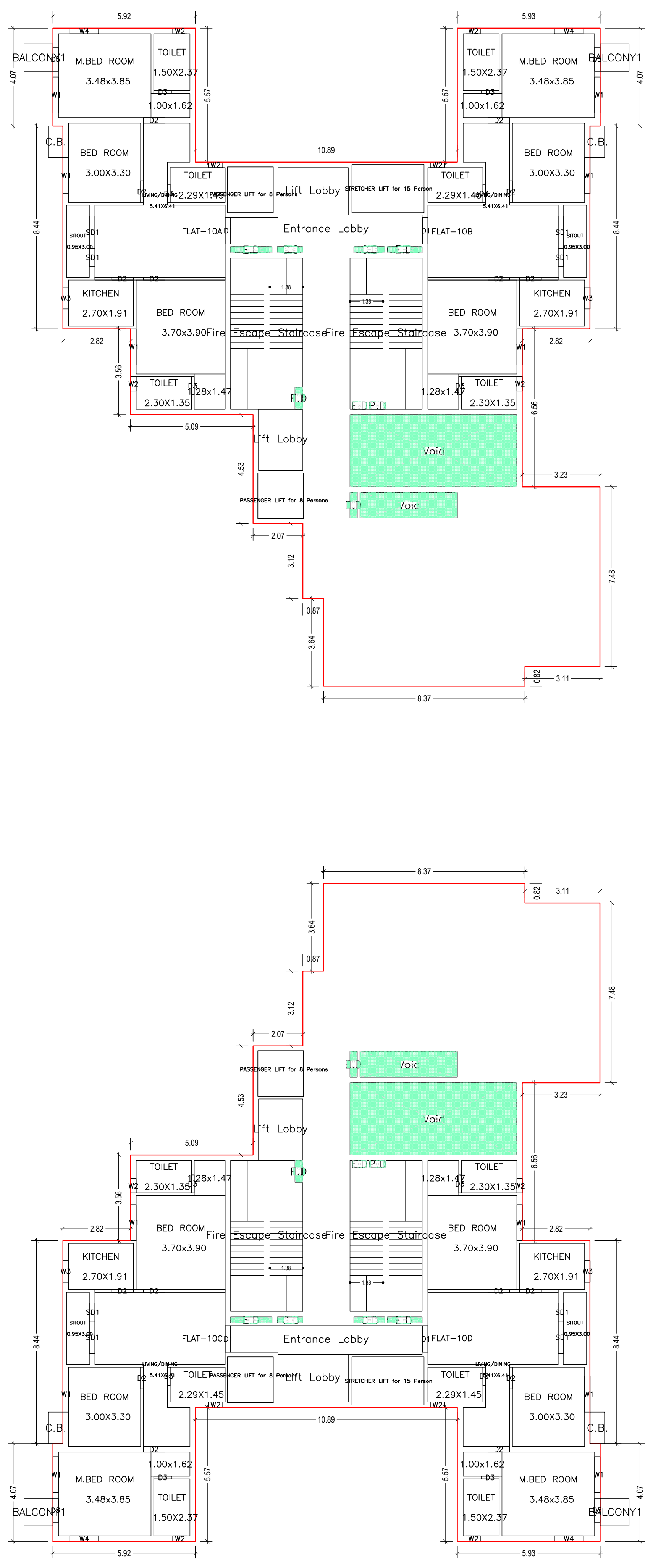
Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing


M.BED ROOM
3.48x3.85
TOILET
1.50X2.37
BALCONY1
BED ROOM
3.00X3.30
C.B.
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
FLAT-8A
FLAT-8B
Entrance Lobby
Lift Lobby
Fire Escape Staircase
1.50 mt. Wide Passage
Void
TERRACE
LIVING
2.57x5.43
STORE
1.53X2.35
FOYER
M.BED ROOM
4.00x3.60
BALCONY4
KITCHEN
1.80X3.00
BED ROOM
3.32X3.00
BALCONY5
PASSENGER LIFT for 8 Persons
STRETCHER LIFT for 15 Persons

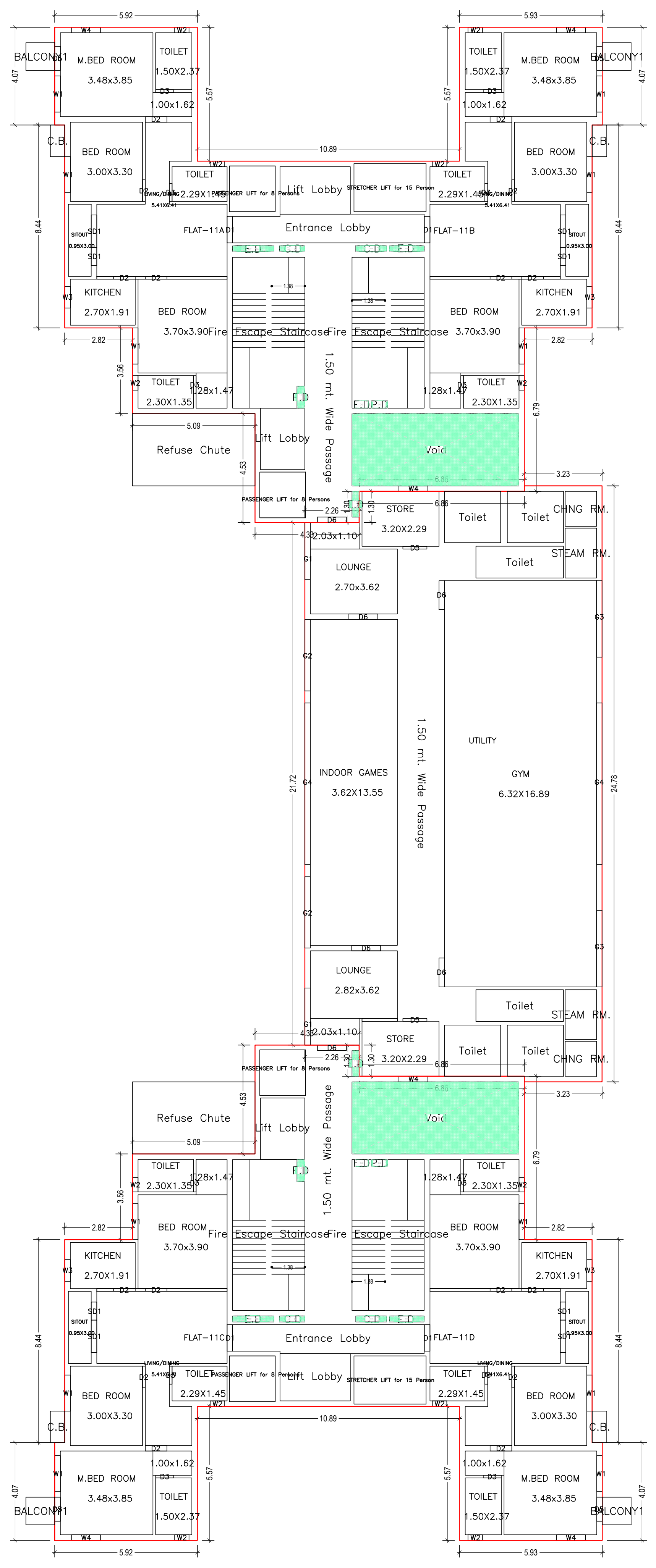
THIRTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)


M.BED ROOM
3.48x3.85
TOILET
1.50X2.37
BALCONY1
BED ROOM
3.00X3.30
C.B.
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
FLAT-9A
FLAT-9B
FLAT-9C
FLAT-9E
FLAT-9F
Entrance Lobby
Lift Lobby
Fire Escape Staircase
1.50 mt. Wide Passage
Void
LIVING
2.57x5.43
STORE
FOYER
M.BED ROOM
4.00x3.60
BALCONY4
BALCONY5
KITCHEN
1.80X3.00
BED ROOM
3.32X3.00

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


M.BED ROOM
3.48x3.85
TOILET
1.50X2.37
BALCONY1
BED ROOM
3.00X3.30
C.B.
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
FLAT-10A
FLAT-10B
FLAT-10C
FLAT-10D
Entrance Lobby
Lift Lobby
Fire Escape Staircase
Void
8.37
7.48

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


M.BED ROOM
3.48x3.85
TOILET
1.50X2.37
BALCONY1
BED ROOM
3.00X3.30
C.B.
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
FLAT-11A
FLAT-11B
FLAT-11C
FLAT-11D
Entrance Lobby
Lift Lobby
Fire Escape Staircase
1.50 mt. Wide Passage
Refuse Chute
Void
STORE
3.20X2.29
Toilet
CHNG RM.
STEAM RM.
LOUNGE
2.70x3.62
2.82x3.62
INDOOR GAMES
3.62X13.55
UTILITY
GYM
6.32X16.89

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

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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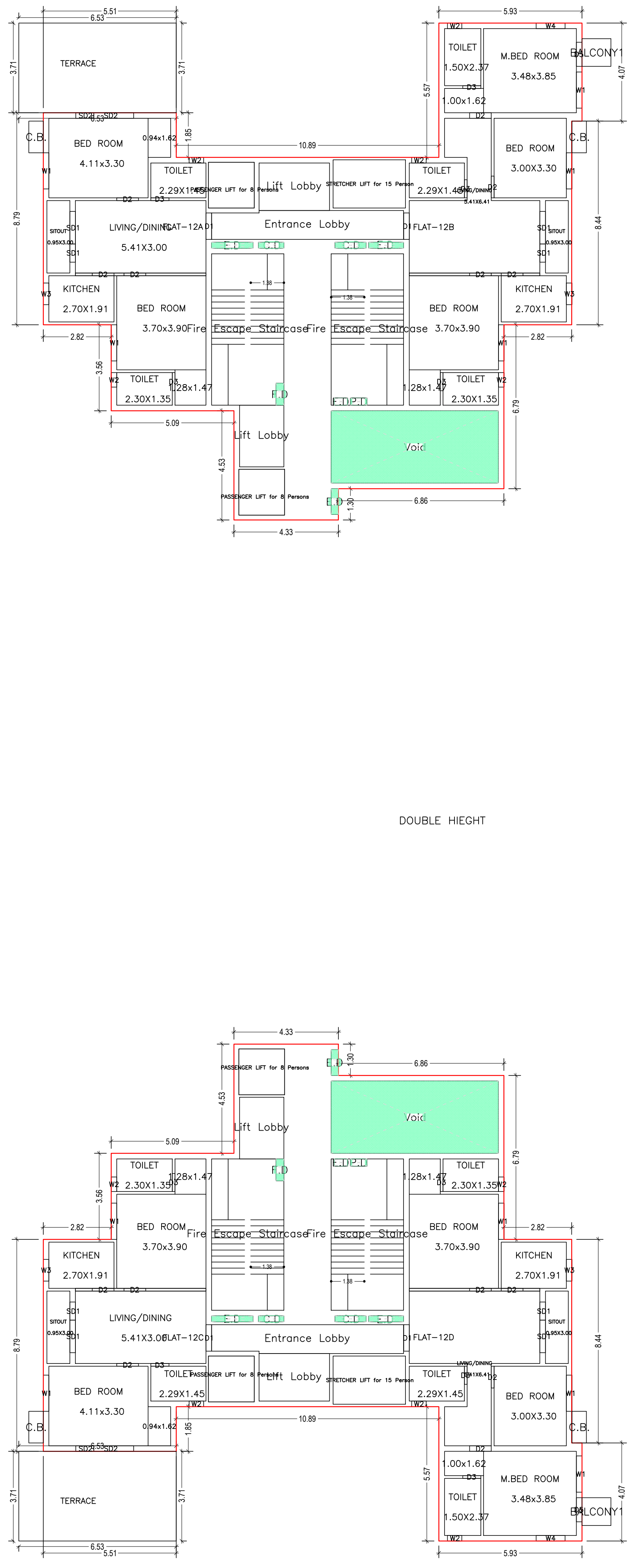
Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

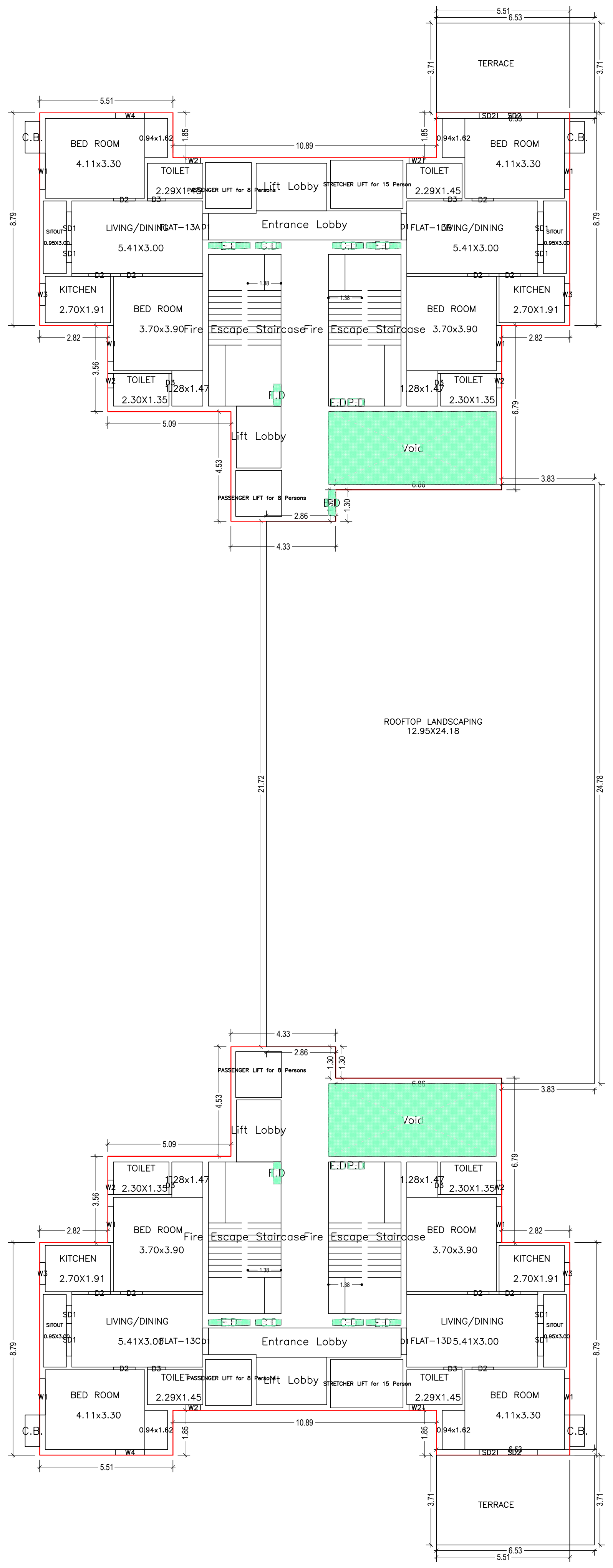
DATE	01-10-2020
SHEET NO.	5
-	

Proposal Basic Information

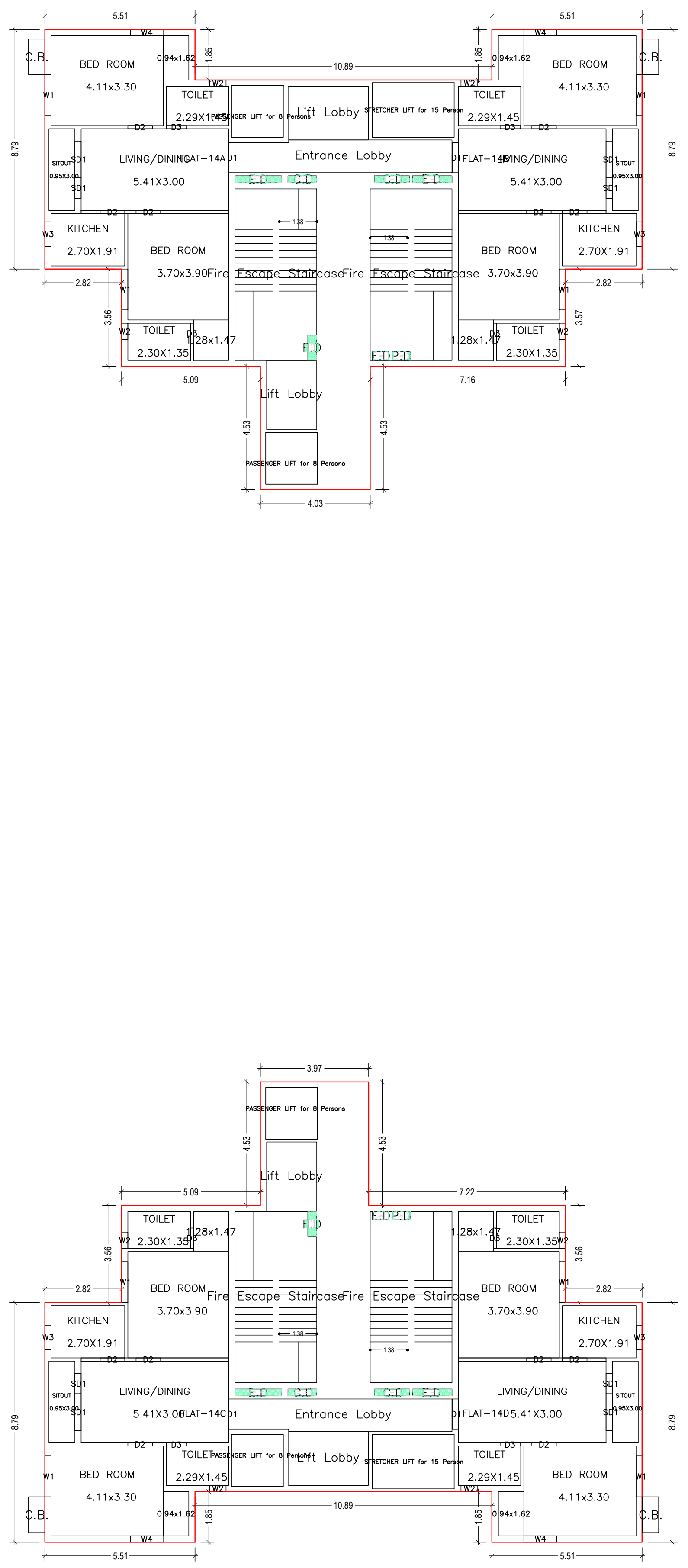
Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing


TERRACE
M.BED ROOM
3.48x3.85
BALCONY
TOILET
1.50X2.37
BED ROOM
4.11x3.30
TOILET
2.29X1.45
Lift Lobby
Entrance Lobby
LIVING/DINING
5.41X3.00
FLAT-12A
FLAT-12B
BED ROOM
3.00X3.30
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
Fire Escape Staircase
TOILET
2.30X1.35
Void
PASSENGER LIFT for 16 Persons
STRETCHER LIFT for 13 Persons
C.B.
DOUBLE HIEGHT
FLAT-120

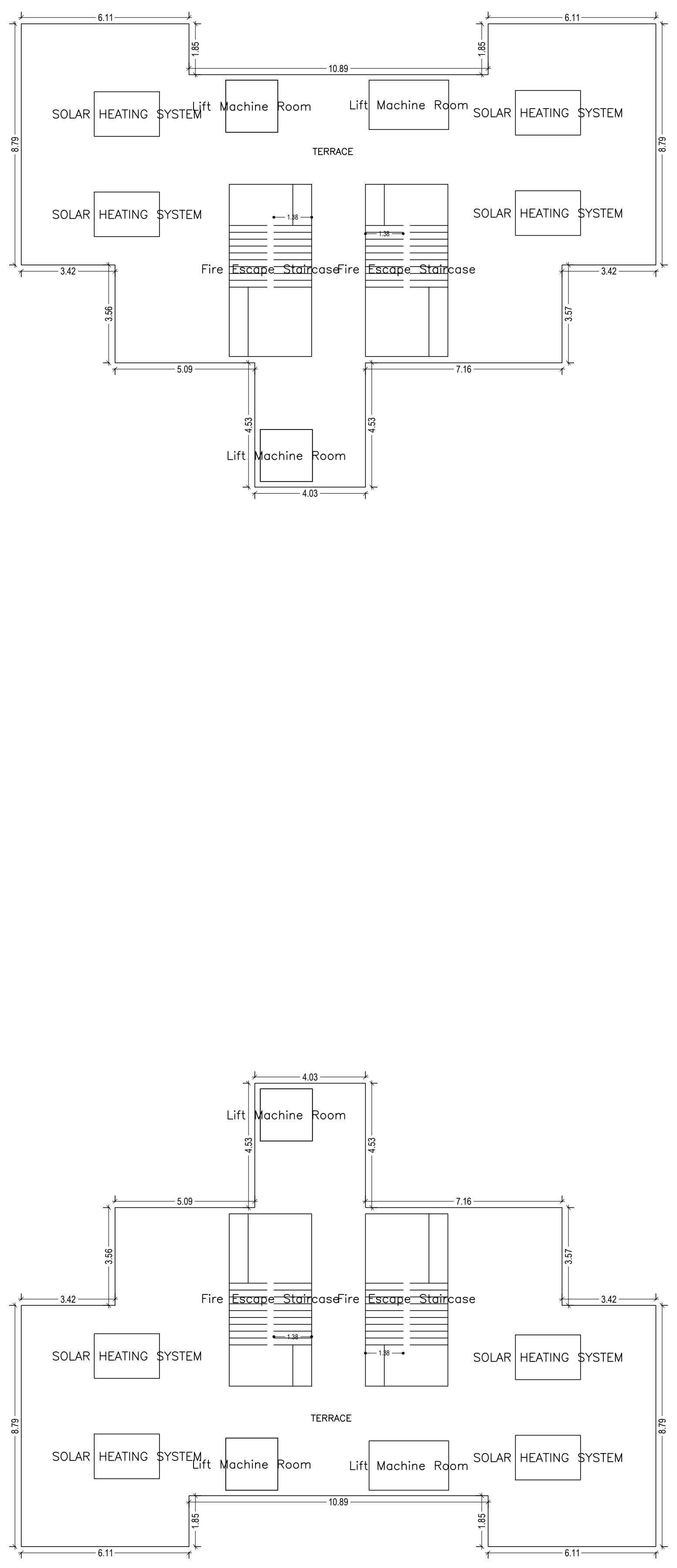
SEVENTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)


TERRACE
BED ROOM
4.11x3.30
TOILET
2.29X1.45
Lift Lobby
Entrance Lobby
LIVING/DINING
5.41X3.00
FLAT-13A
FLAT-13B
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
Fire Escape Staircase
TOILET
2.30X1.35
Void
ROOFTOP LANDSCAPING
12.95X24.18
PASSENGER LIFT for 16 Persons
STRETCHER LIFT for 13 Persons
C.B.

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


BED ROOM
4.11x3.30
TOILET
2.29X1.45
Lift Lobby
Entrance Lobby
LIVING/DINING
5.41X3.00
FLAT-14A
FLAT-14B
KITCHEN
2.70X1.91
BED ROOM
3.70x3.90
Fire Escape Staircase
TOILET
2.30X1.35
PASSENGER LIFT for 16 Persons
STRETCHER LIFT for 13 Persons
C.B.

TYPICAL – 19& 20 FLOOR PLAN
(Proposed)
(SCALE 1:100)


SOLAR HEATING SYSTEM
Lift Machine Room
TERRACE
Fire Escape Staircase

TERRACE FLOOR PLAN
(SCALE 1:100)

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

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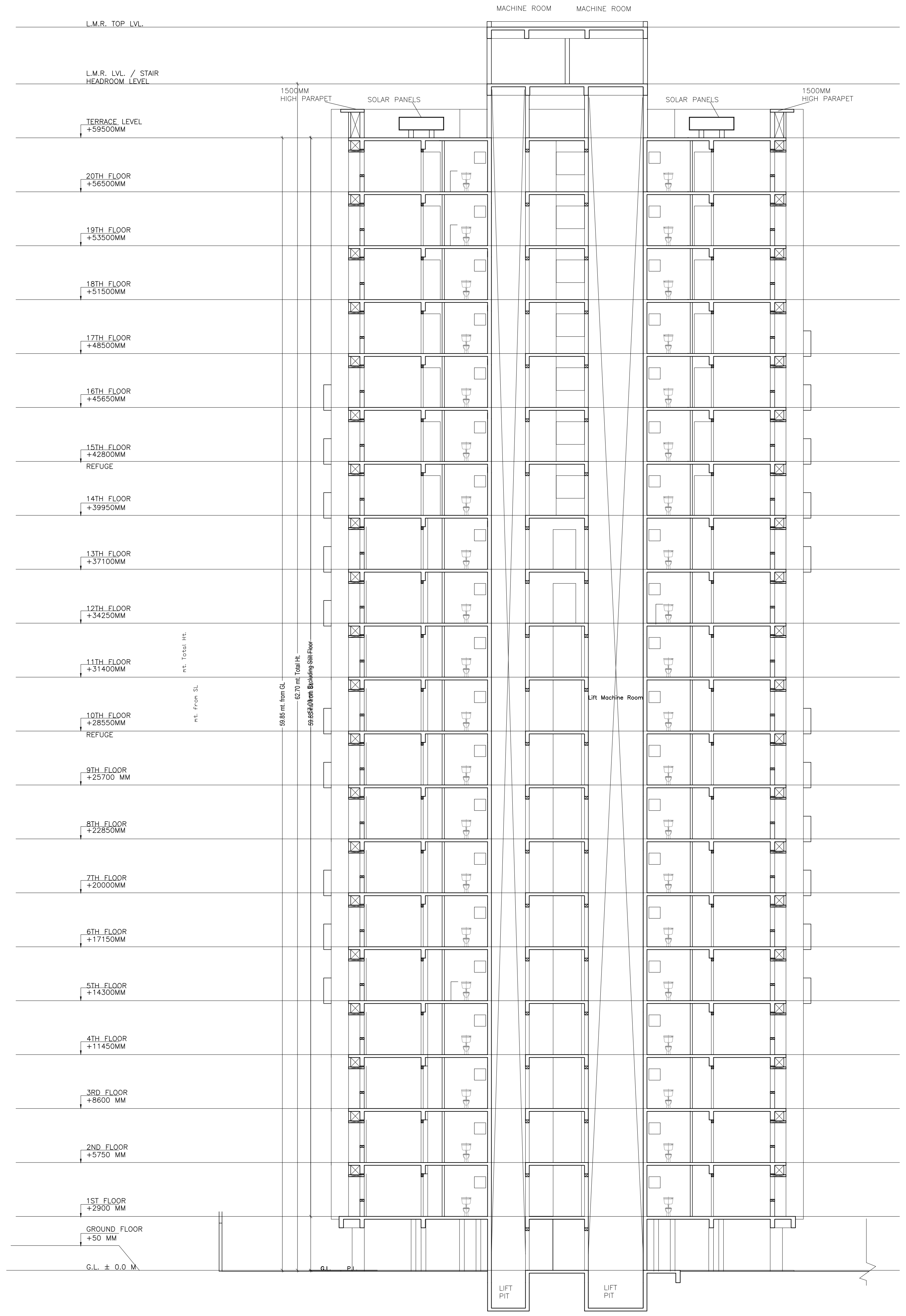
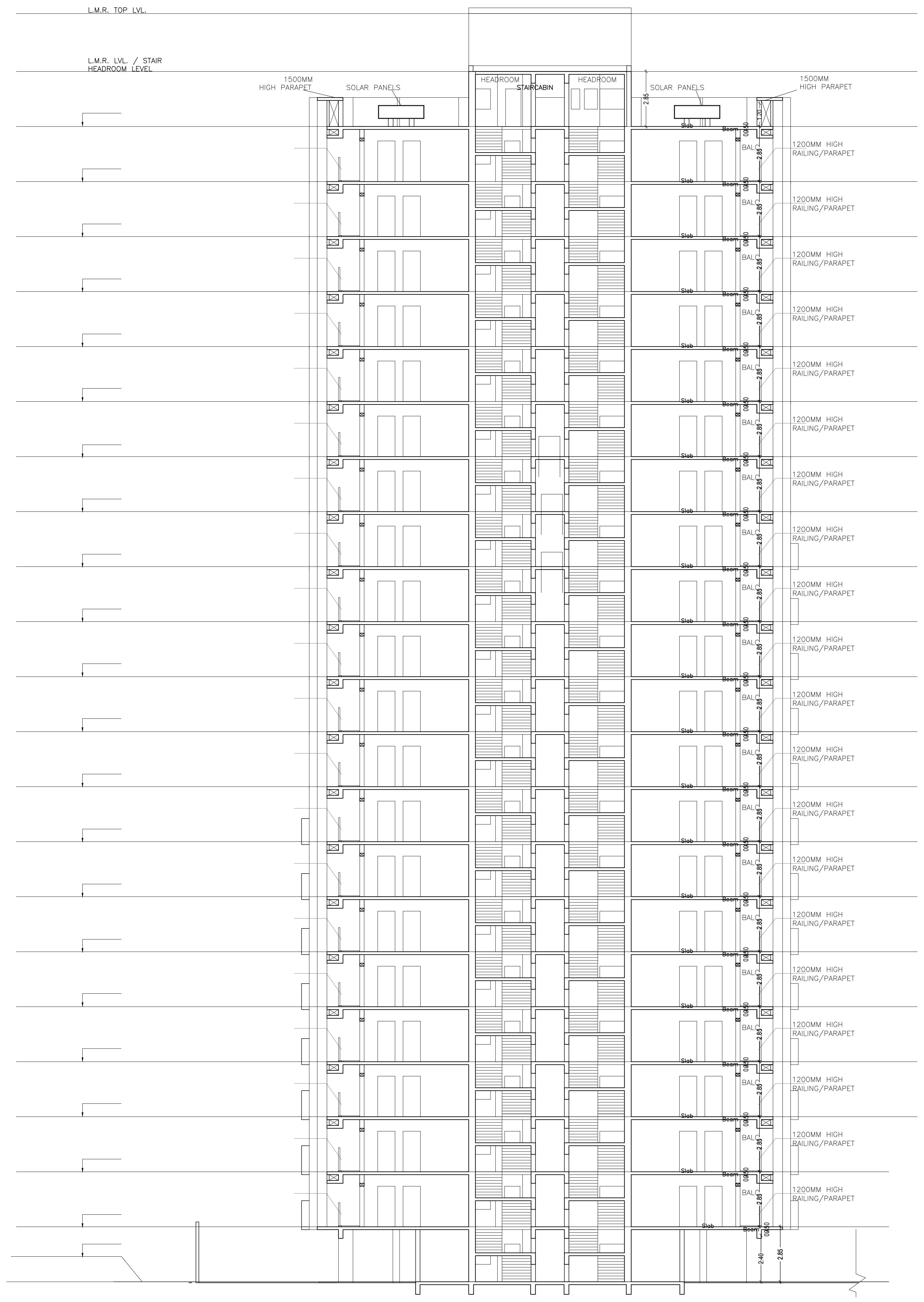
Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	6
-	

Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing


MACHINE ROOM
MACHINE ROOM
L.M.R. TOP LVL.
L.M.R. LVL. / STAIR HEADROOM LEVEL
1500MM HIGH PARAPET
SOLAR PANELS
SOLAR PANELS
1500MM HIGH PARAPET
TERRACE LEVEL +59500MM
20TH FLOOR +56500MM
19TH FLOOR +53500MM
18TH FLOOR +51500MM
17TH FLOOR +48500MM
16TH FLOOR +45650MM
15TH FLOOR +42800MM
REFUGE
14TH FLOOR +39950MM
13TH FLOOR +37100MM
12TH FLOOR +34250MM
11TH FLOOR +31400MM
10TH FLOOR +28550MM
REFUGE
9TH FLOOR +25700 MM
8TH FLOOR +22850MM
7TH FLOOR +20000MM
6TH FLOOR +17150MM
5TH FLOOR +14300MM
4TH FLOOR +11450MM
3RD FLOOR +8600 MM
2ND FLOOR +5750 MM
1ST FLOOR +2900 MM
GROUND FLOOR +50 MM
G.L. ± 0.0 M
mt. Total Ht.
mt. from SL
59.85 mt. from GL
62.70 mt. Total Ht.
57.00 mt. Excluding Stilt Floor
59.85 mt. from SL
G.L.
P.L.
Lift Machine Room
LIFT PIT
LIFT PIT


L.M.R. TOP LVL.
L.M.R. LVL. / STAIR HEADROOM LEVEL
1500MM HIGH PARAPET
SOLAR PANELS
HEADROOM
STAIRCABIN
HEADROOM
2.85
SOLAR PANELS
1500MM HIGH PARAPET
1.20
Slab
Beam
0.450
BALC
2.85
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
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1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
1200MM HIGH RAILING/PARAPET
2.85

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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

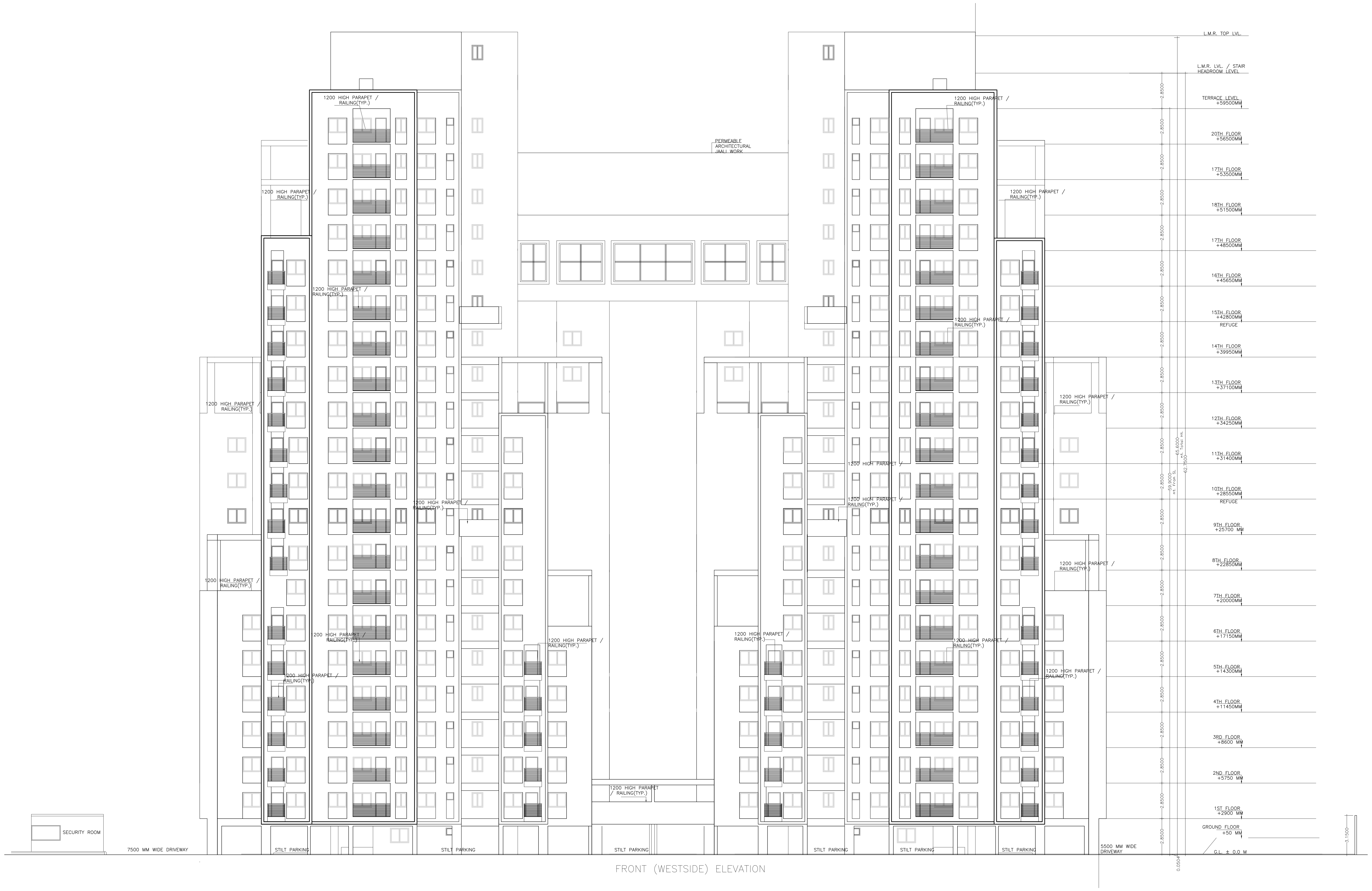
Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	7
-	

Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing

SCALE 1 :100


L.M.R. TOP LVL.
L.M.R. LVL. / STAIR HEADROOM LEVEL
TERRACE LEVEL +59500MM
20TH FLOOR +56500MM
17TH FLOOR +53500MM
18TH FLOOR +51500MM
17TH FLOOR +48500MM
16TH FLOOR +45650MM
15TH FLOOR +42800MM
REFUGE
14TH FLOOR +39950MM
13TH FLOOR +37100MM
12TH FLOOR +34250MM
11TH FLOOR +31400MM
10TH FLOOR +28550MM
REFUGE
9TH FLOOR +25700 MM
8TH FLOOR +22850MM
7TH FLOOR +20000MM
6TH FLOOR +17150MM
5TH FLOOR +14300MM
4TH FLOOR +11450MM
3RD FLOOR +8600 MM
2ND FLOOR +5750 MM
1ST FLOOR +2900 MM
GROUND FLOOR +50 MM
G.L. ± 0.0 M
2.8500
59.9000 mt. from SL
65.6000 mt. Total Ht.
62.7500
0.0504
3.1500
1200 HIGH PARAPET / RAILING(TYP.)
PERMEABLE ARCHITECTURAL JAALI WORK
SECURITY ROOM
7500 MM WIDE DRIVEWAY
5500 MM WIDE DRIVEWAY
STILT PARKING

FRONT (WESTSIDE) ELEVATION

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

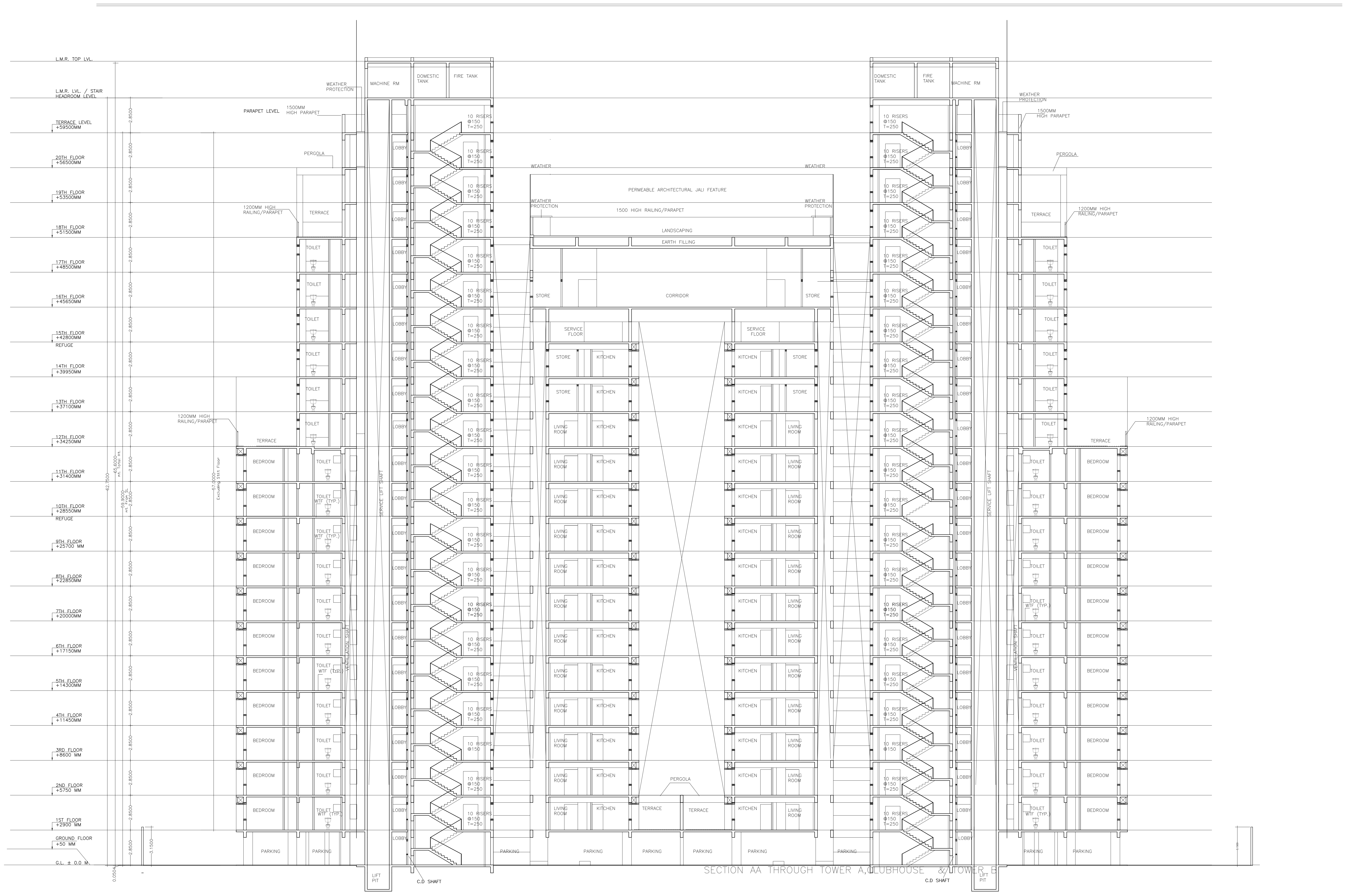
This is system generated MAP. No need to Physically Signed.

Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	8
-	

Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing


L.M.R. TOP LVL.
L.M.R. LVL. / STAIR HEADROOM LEVEL
TERRACE LEVEL +59500MM
20TH FLOOR +56500MM
19TH FLOOR +53500MM
18TH FLOOR +51500MM
17TH FLOOR +48500MM
16TH FLOOR +45650MM
15TH FLOOR +42800MM
REFUGE
14TH FLOOR +39950MM
13TH FLOOR +37100MM
12TH FLOOR +34250MM
11TH FLOOR +31400MM
10TH FLOOR +28550MM
REFUGE
9TH FLOOR +25700 MM
8TH FLOOR +22850MM
7TH FLOOR +20000MM
6TH FLOOR +17150MM
5TH FLOOR +14300MM
4TH FLOOR +11450MM
3RD FLOOR +8600 MM
2ND FLOOR +5750 MM
1ST FLOOR +2900 MM
GROUND FLOOR +50 MM
G.L. ± 0.0 M
2.8500
62.7500
65.6000 mt. Total Ht.
59.9000 mt. from SL
57.0000 Excluding Stilt Floor
3.1500
0.0504
PARAPET LEVEL
1500MM HIGH PARAPET
WEATHER PROTECTION
MACHINE RM
DOMESTIC TANK
FIRE TANK
PERGOLA
1200MM HIGH RAILING/PARAPET
TERRACE
TOILET
TOILET WTF (TYP.)
BEDROOM
LOBBY
10 RISERS @150 T=250
SERVICE LIFT SHAFT
VENTILATION SHAFT
PARKING
LIFT PIT
C.D SHAFT
PERMEABLE ARCHITECTURAL JALI FEATURE
1500 HIGH RAILING/PARAPET
LANDSCAPING
EARTH FILLING
STORE
CORRIDOR
SERVICE FLOOR
KITCHEN
LIVING ROOM

SECTION AA THROUGH TOWER A,CLUBHOUSE & TOWER B

SECTION OF TOWER A

SECTION OF TOWER B

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

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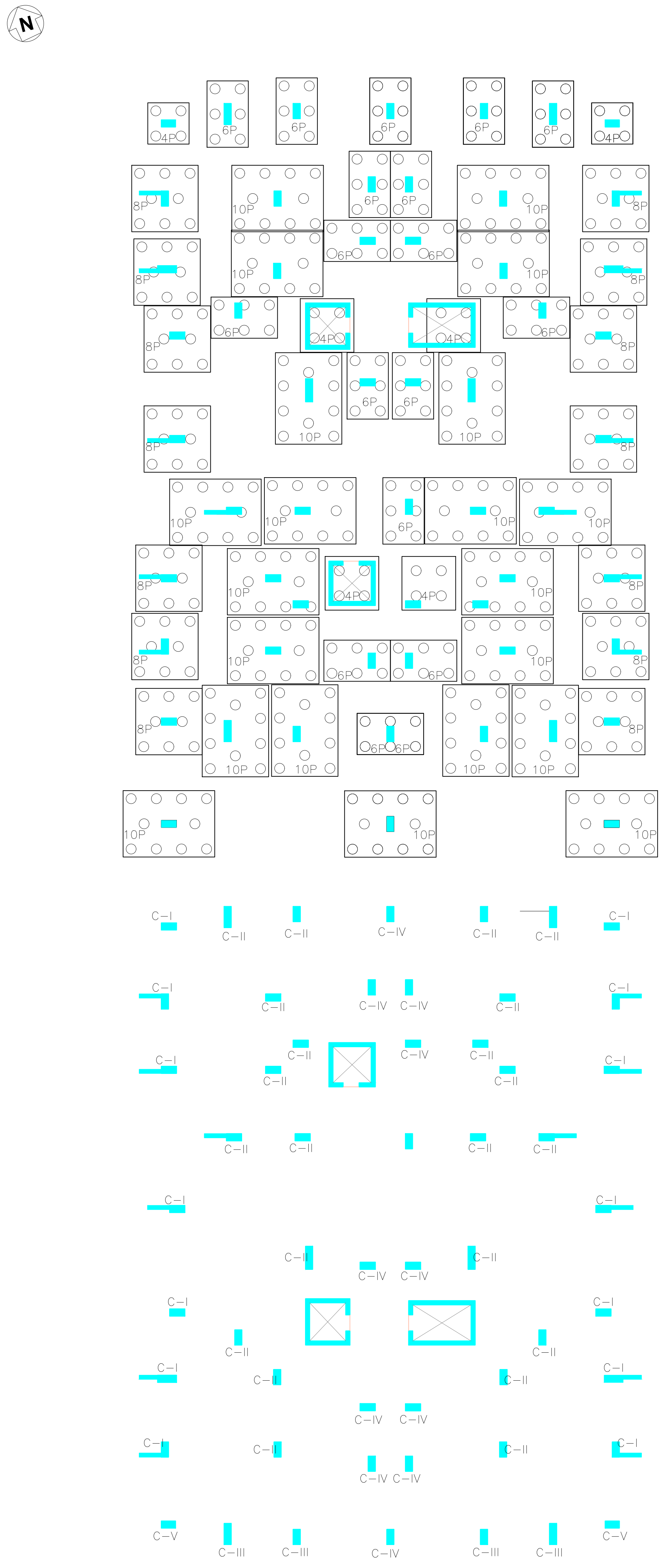
Project Title :AASTHA MAJESTIC JAMSHEDPUR, JHARKHAND OWNER KAUSHAL KANCHAN CONSTRUCTION PVT LTD

DATE	01-10-2020
SHEET NO.	9
-	

Proposal Basic Information

Proposal File No.	JNAC/GH/0068/W17/2020
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	(OLD) 2 , (NEW) 19
Plot No	(OLD) 4701 , 4702 , 4700 , 4705 , 4699 PART , 4703 PART , PART , (NEW) 958 , 960 , 962 , 952 PART , 956 PART , 957 PART , 961 PART , 964 PART , 965 PART
Village Name	MOHARDA
Use	Residential
SubUse	Group Housing


N
4P
6P
8P
10P
C–I
C–II
C–III
C–IV
C–V

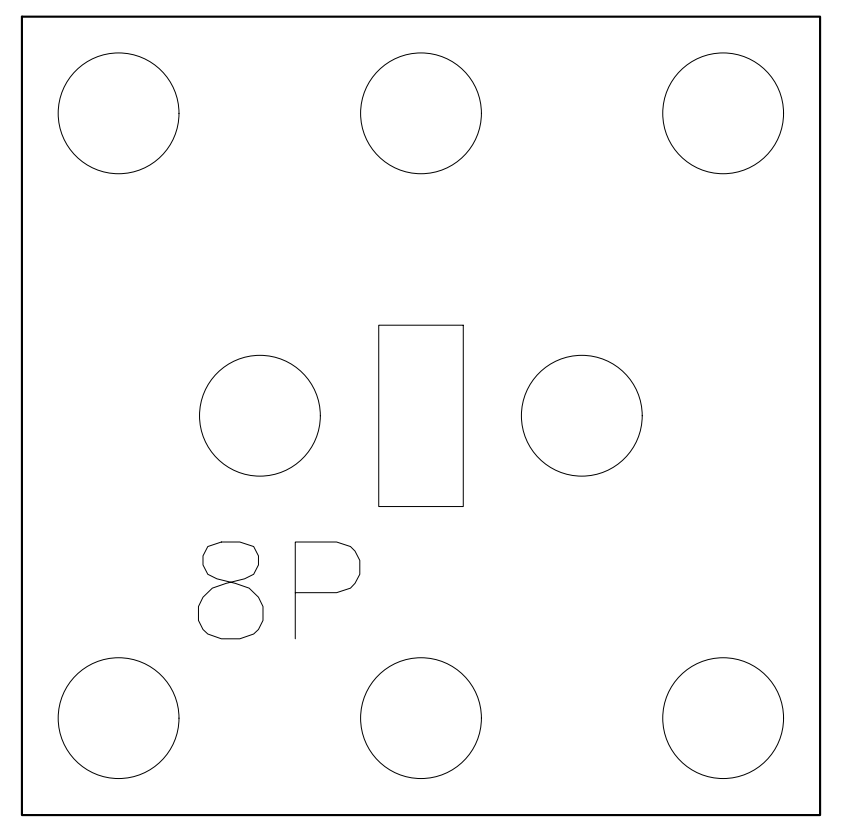
PLAN FOR PILES
(HALF SYMMETRICAL)

PLAN FOR COLUMN
MARKS (HALF SYMMETRICAL)

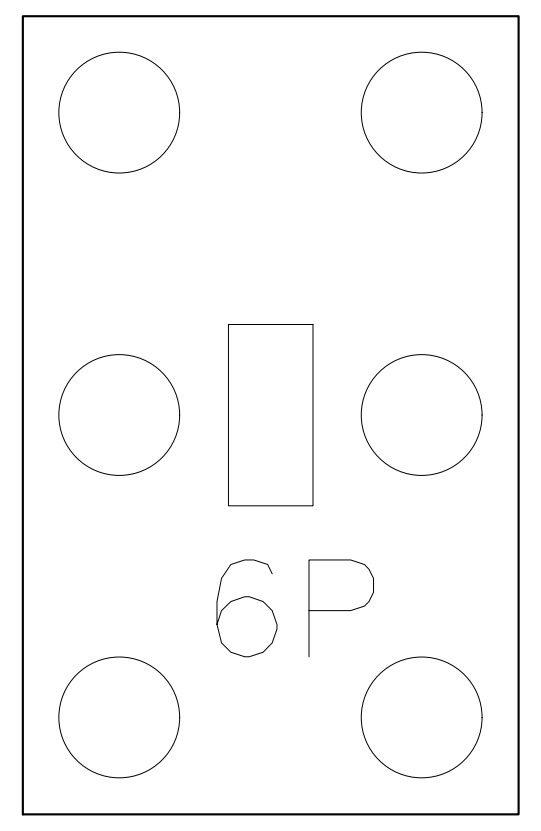
PLAN

COLUMN TABULATION CHART

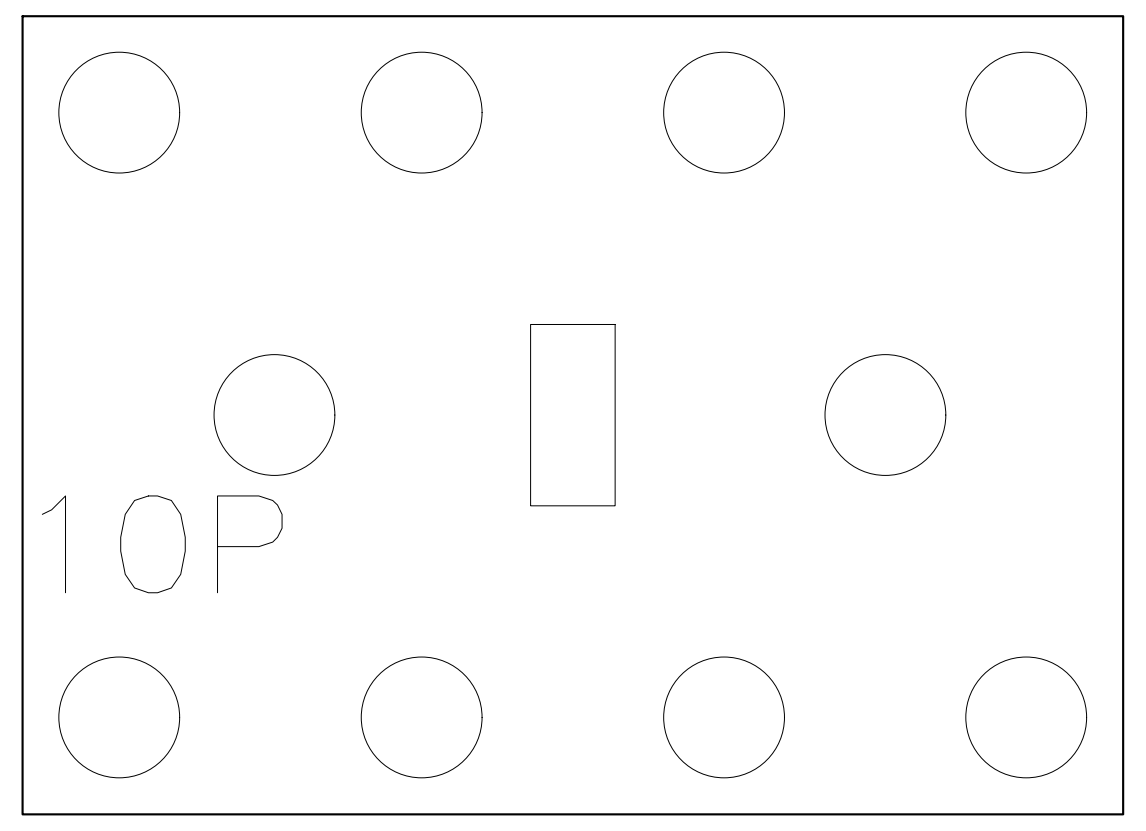
MKD.	SECTION UPTO CASTING # 5 M 25	SECTION UPTO CASTING # 10 M 25	SECTION UPTO CASTING # 15 M 20	SECTION UPTO CASTING # 20 M 20
C–I	610 X 915 24–28	460 X 915 20–28	305 X 915 18–25	305 X 760 10–25
C–II	610 X 915 20–28	460 X 915 16–28	305 X 915 12–25	305 X 760 12–20
C–III	460 X 915 20–28	460 X 760 16–28	305 X 760 12–25	305 X 760 10–25
C–IV	460 X 610 16–28	305 X 610 14–28	305 X 460 10–25	305 X 460 10–20
C–V	460 X 610 14–28	305 X 610 10–28	305 X 460 10–25	305 X 460 10–20
LIFT WELLS	300 THK 10 @ 200 BW, BF			



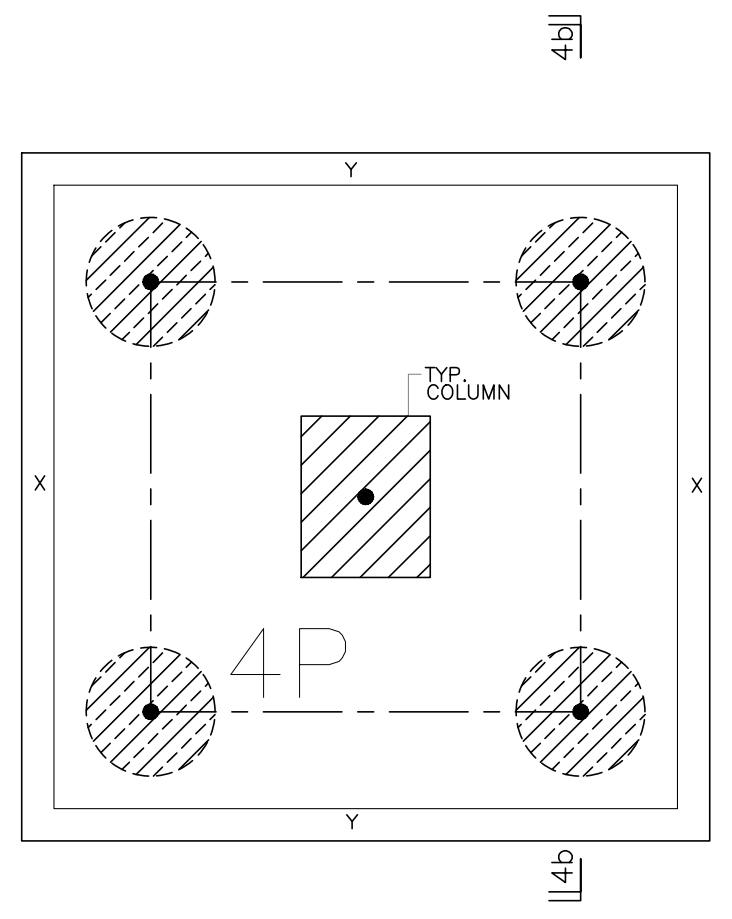
PLAN OF 8 PILE CAP



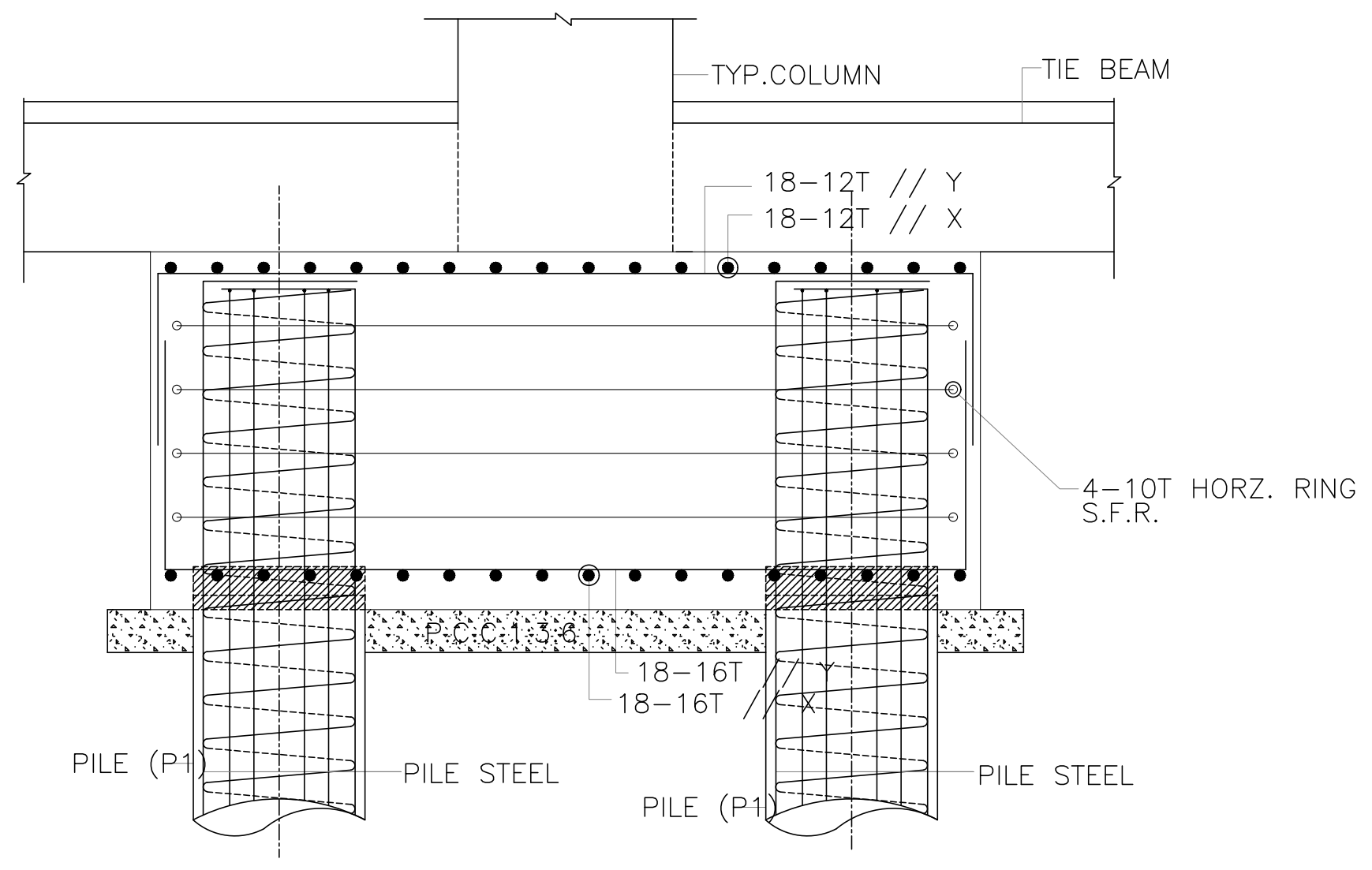
PLAN OF 6 PILE CAP



PLAN OF 10 PILE CAP


4b
Y
X
TYP. COLUMN
4P
4b

PLAN OF 4 PILE CAP


TYP.COLUMN
TIE BEAM
18–12T // Y
18–12T // X
4–10T HORZ. RING
S.F.R.
P.C.C 1:3:6
18–16T // Y
18–16T // X
PILE (P1)
PILE STEEL
PILE (P1)
PILE STEEL

TYPICAL SECTION

e : KRISHN KUMAR
gnation : Executive
er
nization : Personal

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sreyash Dasgupta JNAC/ARC/0007/2019			

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