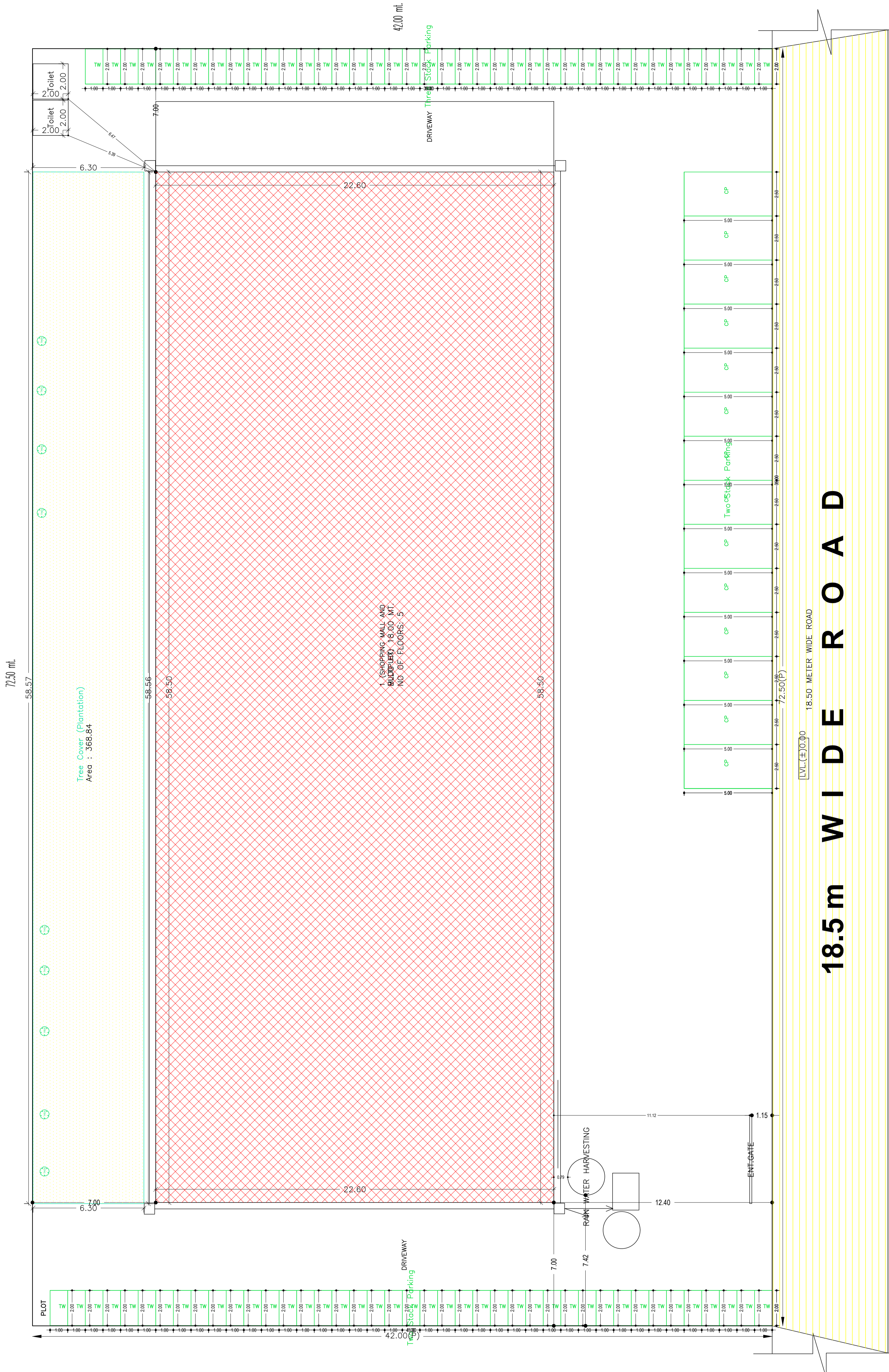


DATE	30-06-2021
SHEET NO.	1
Proposal Base Information	
Proposal File No.	ESZRP/004/2021
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	157, 249, 250
Plot No	1307, 1308, 1309, 1310, 1311, 1312, 1303 & 1216
Village Name	HURLONG
Use	Commercial
SubUse	Shopping malls with multiplexes



AREA STATEMENT EAST	VERSION NO. 1.0.60
SINGBILIM ZILA PARISHAD	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: EAST SINGBILIM	Plot SubUse: Shopping malls with multiplexes
Authority: EAST SINGBILIM ZILA PARISHAD	PlotNeatlyReligiousStructure: NA
Invest. No: ESZRP/004/2021	PlotSubPlot No: 1307, 1308, 1309, 1310, 1311, 1312, 1303 & 1216
Application Type: General Proposal	North: CTS No. - OTHER'S PLOT
Project Type: Building Permission	South: CTS No. - OTHER'S PLOT
Nature of Development: New	East: CTS No. - OTHER'S PLOT
Location of Development Area: New Area	West: Road Width - 12.5
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	3045.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	3045.00
Deduction for Balance Plot Area from Gross Plot Area	
Common Plot	368.84
Total	368.84
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	2676.16
PILOT AREA FOR COVERAGE (Net Plot Area)	3045.00
Plot Area for FAR (Net Plot Area + Road/Widening Area)	3045.00
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	1522.50
Proposed Coverage Area ( 43.42 % )	1322.10
Total Prop. Coverage Area ( 43.42 % )	1322.10
Balance coverage area ( 6.58 % )	200.40
FAR CHECK	
Perm. FAR Area ( 2.00 )	6090.00
Total Perm. FAR area	6090.00
Commercial FAR	4301.21
Special FAR	1270.03
Proposed FAR Area	5694.18
Total Proposed FAR Area	5694.18
Consumed FAR (Factor)	1.81
Balance FAR Area	395.82
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	7984.28
ARCHITECT (Regd)	MUKESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
DEVELOPMENT AUTHORITY	LOCAL BODY

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

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	1412.50	136.98	1412.50	136.98
Lower Ground Floor	1322.11	1254.82	1322.11	1254.82
Ground Floor	1322.10	1286.66	1322.10	1286.66
First Floor	1356.16	1340.49	1356.16	1340.49
Second Floor	1429.05	1270.03	1429.05	1270.03
Third Floor	902.76	405.20	902.76	405.20
Terrace Floor	0.00	0.00	0.00	0.00
Total	7984.28	5694.18	7984.28	5694.18

Building Name	Building Use	Building SubUse	Building Structure
1 (SHOPPING MALL AND MULTIPLEX)	Commercial	Shop	Multistoried

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.)	
			Lit	Machine	Void	Accessory Use	Commercial	Assembly					
1 (SHOPPING MALL AND MULTIPLEX)	1	7984.28	65.28	33.82	781.30	150.50	1259.20	4301.21	1270.03	1229.94	5694.18	5694.18	03
Grand Total	1	7984.28	65.28	33.82	781.30	150.50	1259.20	4301.21	1270.03	1229.94	5694.18	5694.18	03

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
1 (SHOPPING MALL AND MULTIPLEX)	Commercial	Shop	>=0	50	3062.65	1	41	-	-
			>=5	25	472.00	1	12.67	-	-
			>=10	25	472.00	-	-	1	40
			Total:	-	-	-	54	63	-

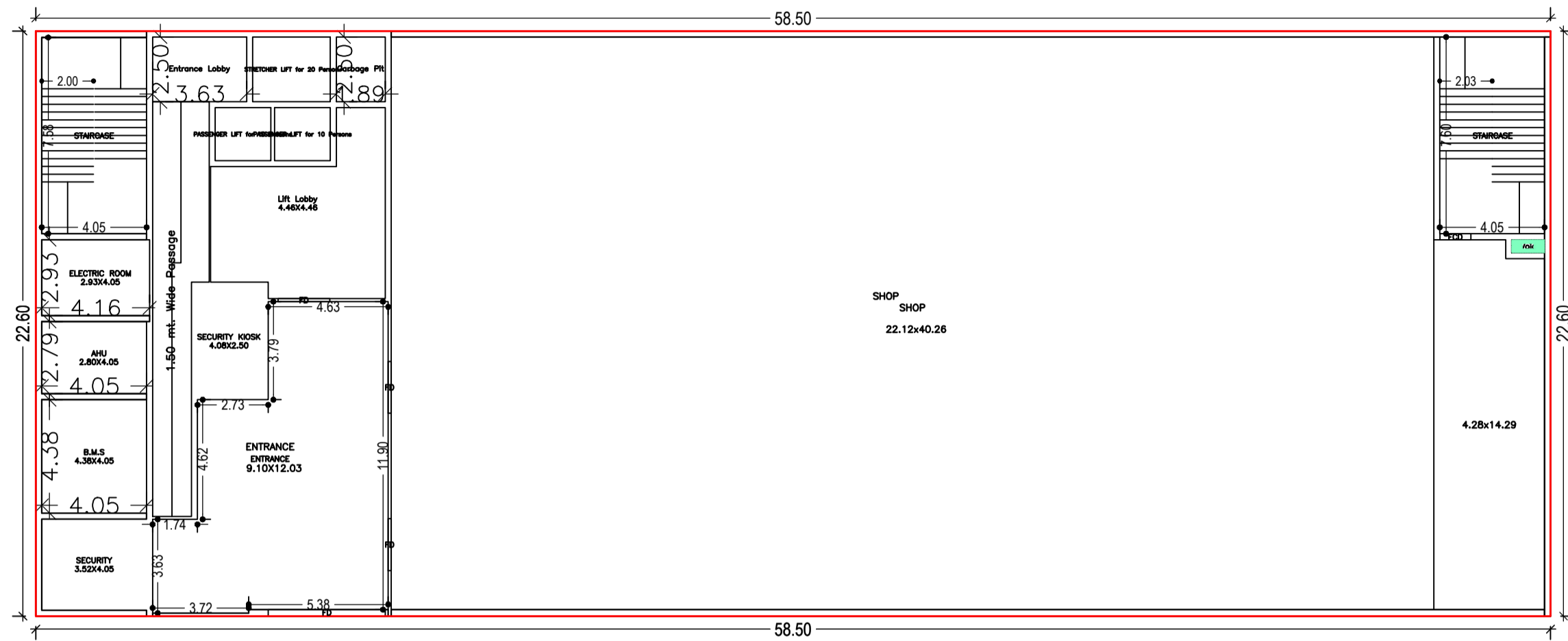
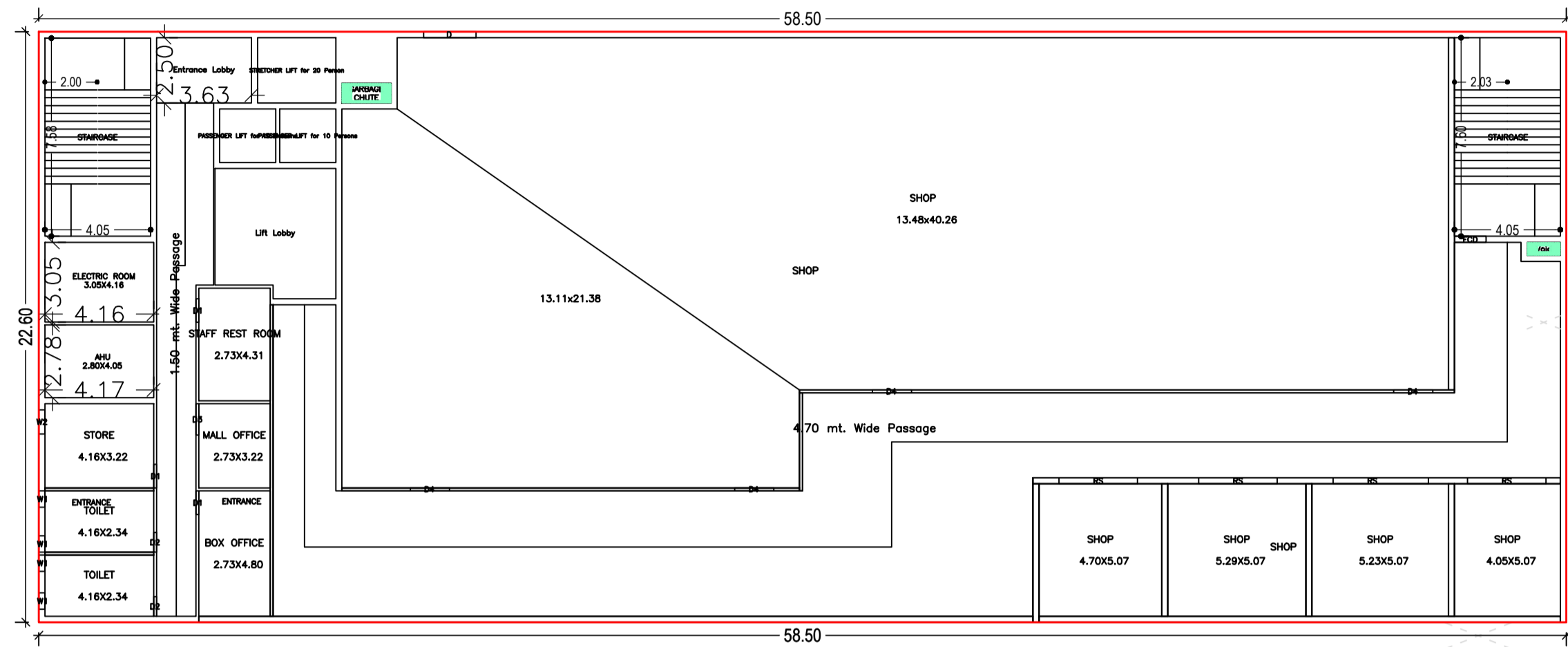
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	49	812.50
Two Stack Car	-	-	14	175.00
Total Car	64	675.00	63	787.50
TwoWheeler	-	-	80	160.00
Two Stack TwoWheeler	-	-	41	82.00
Three Stack TwoWheeler	-	-	78	156.00
Total TwoWheeler	168	336.00	199	398.00
Other Parking	-	-	-	821.70
Total	1011.00	-	2465.20	-

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR ESZPHENG0009/2018			

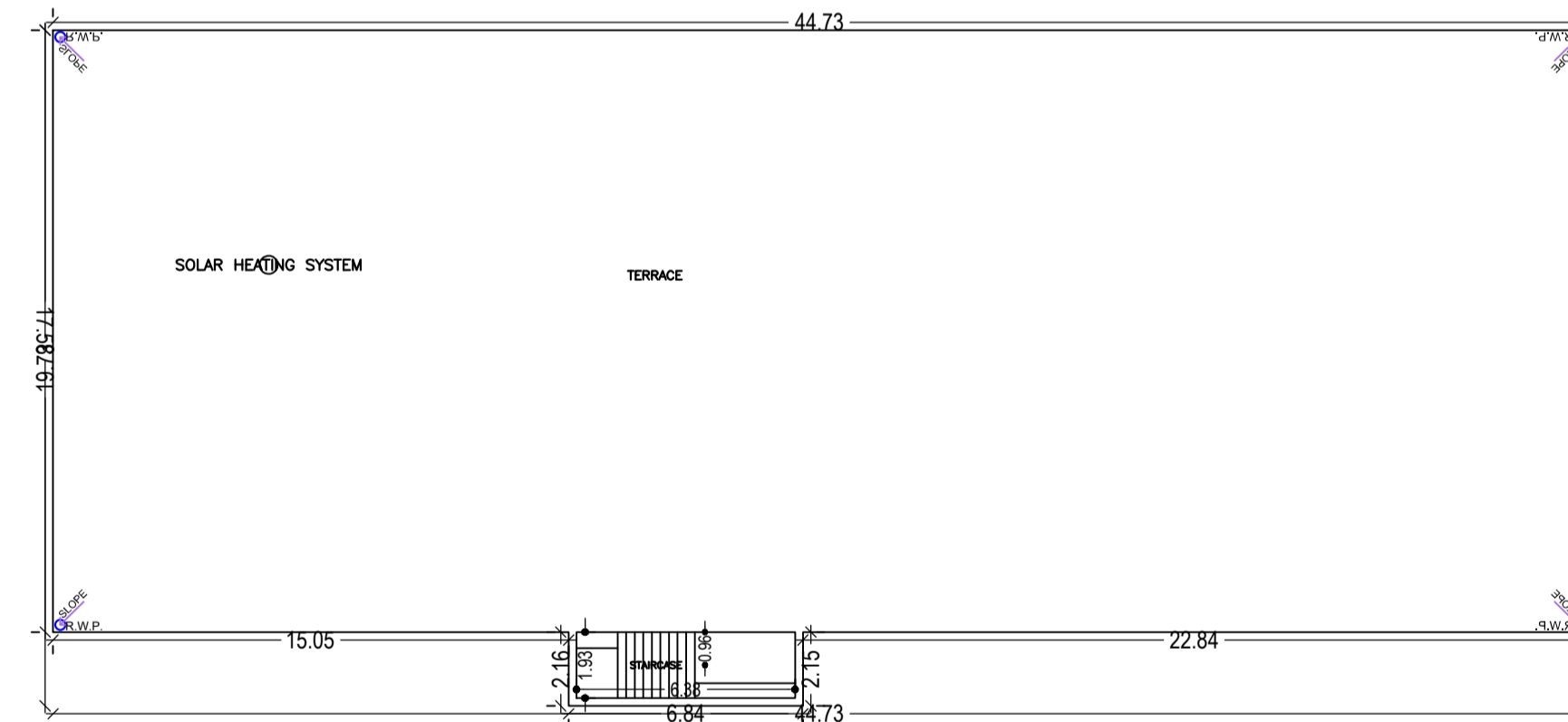


Proposal Basic Information	
Proposal File No	ESZP/IBP/0004/2021
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	157, 249, 250
Plot No	1307, 1308, 1309, 1310, 1311, 1312, 1203 & 1216
Village Name	HURLONG
Use	Commercial
SubUse	Shopping malls with multiplexes

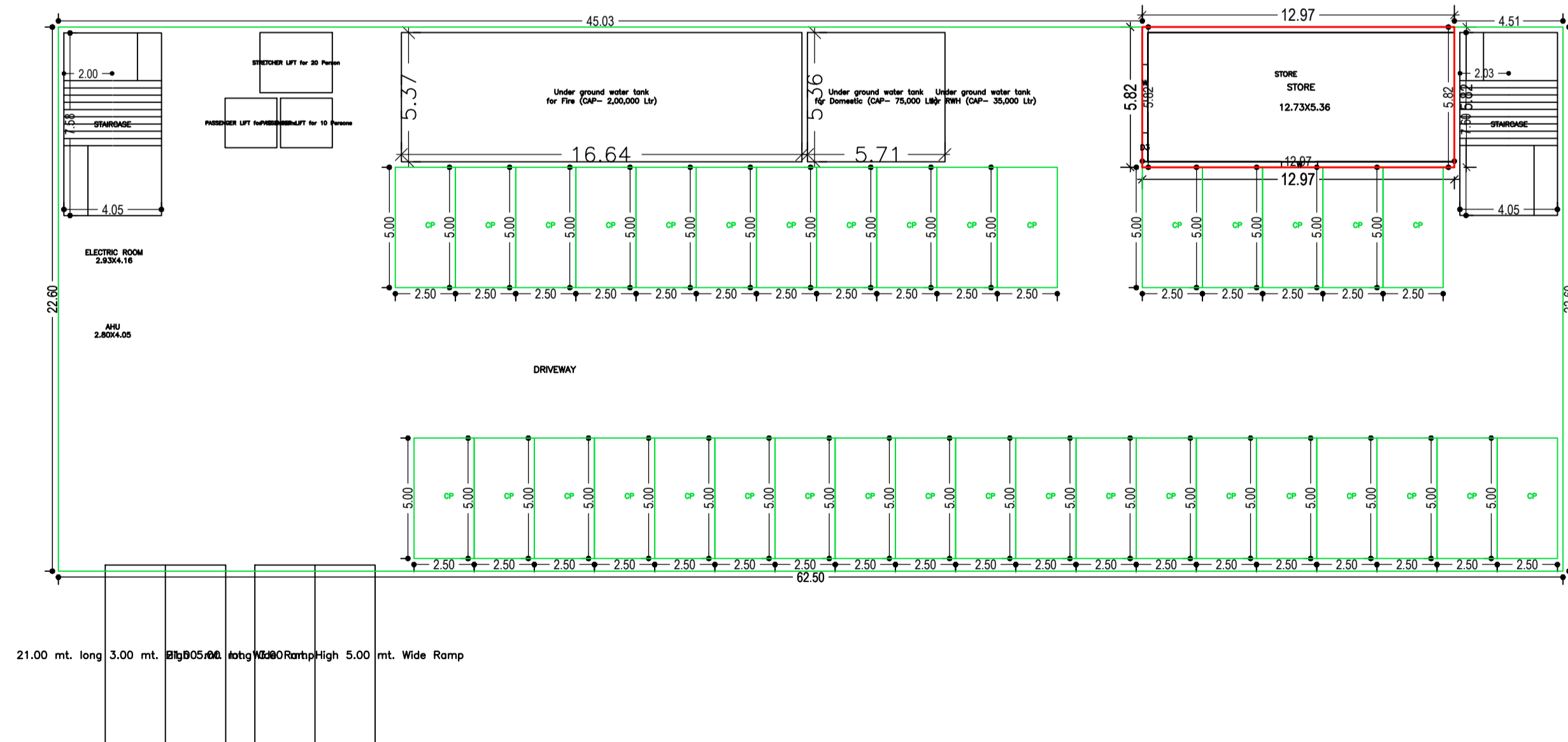
TERRACE FLOOR PLAN  
(SCALE 1:100)



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



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

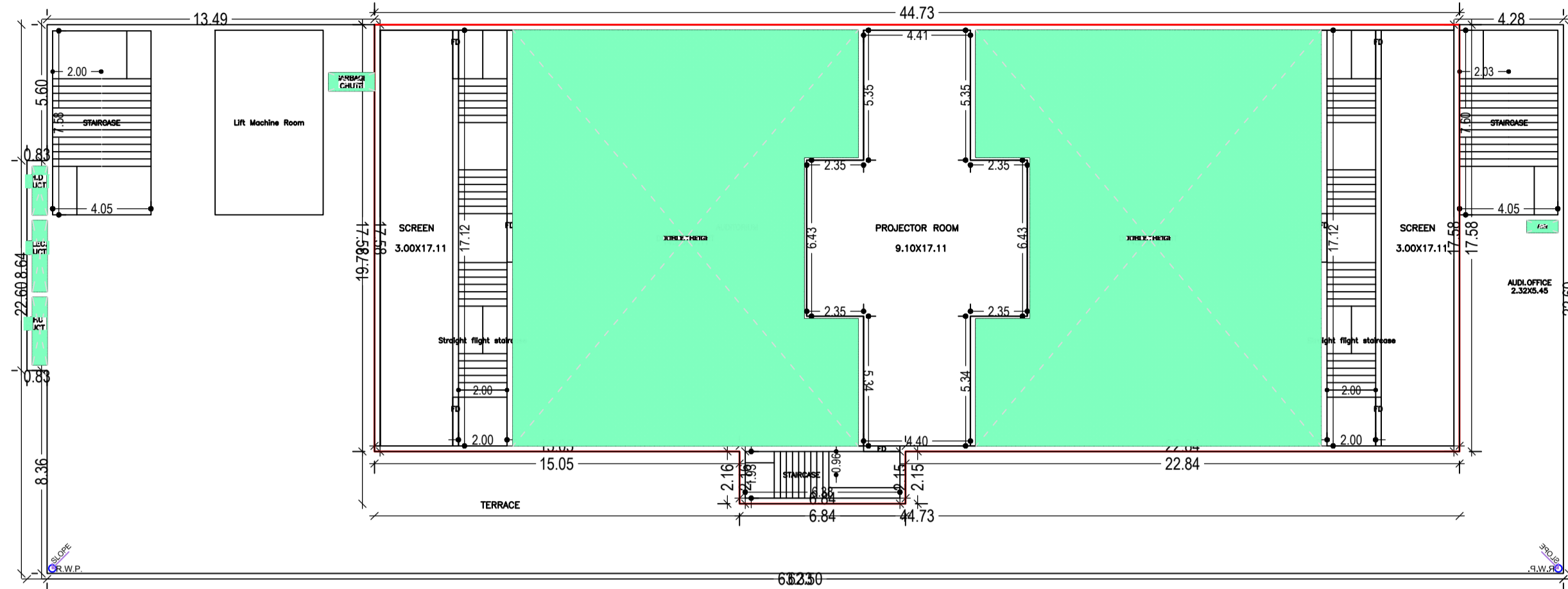


TERRACE FLOOR PLAN  
(SCALE 1:100)

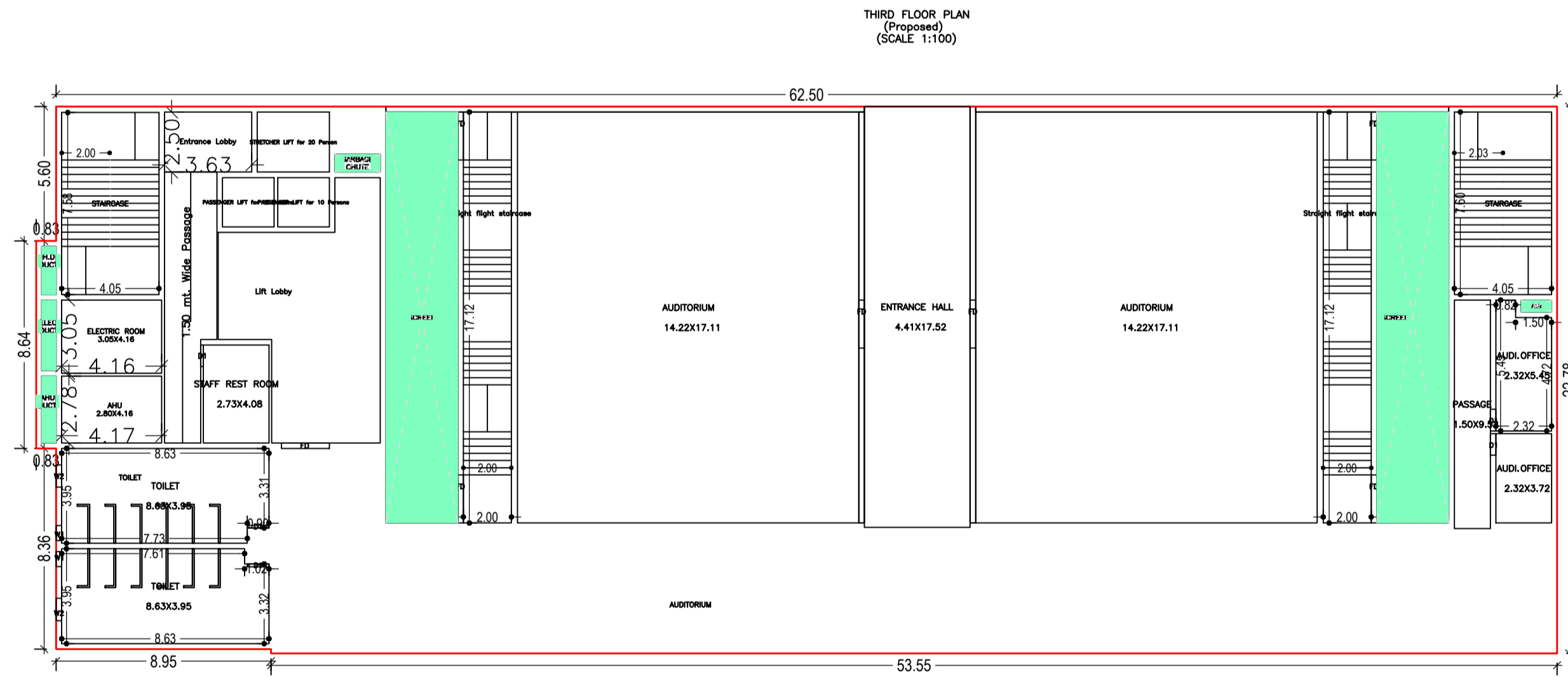
BASEMENT FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR ESZP/ENG/0009/2018			

Proposal Basis Information	
Proposal File No	ESZP/BP/0004/2021
Owner Name	M/S RUKMANI PROPERTY PROJECT PVT. LTD.
Khata No	157, 249, 250
Plot No	1307, 1308, 1309, 1310, 1311, 1312, 1203 & 1216
Village Name	HURLONG
Use	Commercial
SubUse	Shopping malls with multiplexes



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



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (SHOPPING MALL AND MULTIPLEX)	D2	0.75	2.10	02
1 (SHOPPING MALL AND MULTIPLEX)	D1	0.90	2.10	11
1 (SHOPPING MALL AND MULTIPLEX)	D2	1.00	2.10	02
1 (SHOPPING MALL AND MULTIPLEX)	D3	1.20	2.10	02
1 (SHOPPING MALL AND MULTIPLEX)	FCD	1.20	25.00	02
1 (SHOPPING MALL AND MULTIPLEX)	D4	1.50	2.10	04
1 (SHOPPING MALL AND MULTIPLEX)	FD	1.50	2.10	01
1 (SHOPPING MALL AND MULTIPLEX)	D4	17.44	2.10	01
1 (SHOPPING MALL AND MULTIPLEX)	FD	2.00	2.10	07
1 (SHOPPING MALL AND MULTIPLEX)	D	2.00	2.10	01
1 (SHOPPING MALL AND MULTIPLEX)	FD	2.00	2.50	03
1 (SHOPPING MALL AND MULTIPLEX)	RS	3.00	2.10	03
1 (SHOPPING MALL AND MULTIPLEX)	RS	3.65	2.10	01
1 (SHOPPING MALL AND MULTIPLEX)	FD	4.52	2.50	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (SHOPPING MALL AND MULTIPLEX)	W1	0.63	1.00	08
1 (SHOPPING MALL AND MULTIPLEX)	W2	0.93	1.00	02
1 (SHOPPING MALL AND MULTIPLEX)	W2	0.93	1.50	03
1 (SHOPPING MALL AND MULTIPLEX)	W	1.50	1.50	02

Building :1 (SHOPPING MALL AND MULTIPLEX)

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	Lift Machine	Void	Accessory Use	Parking	Commercial	Assembly				
Basement Floor	1412.50	16.32	0.00	0.00	0.00	1259.20	75.52	0.00	61.46	136.98	136.98	00
Lower Ground Floor	1322.11	16.32	0.00	0.64	50.33	0.00	1254.82	0.00	0.00	1254.82	1254.82	01
Ground Floor	1322.10	0.00	0.00	2.05	33.39	0.00	1286.66	0.00	0.00	1286.66	1286.66	02
First Floor	1595.76	16.32	0.00	205.56	33.39	0.00	1340.49	0.00	0.00	1340.49	1340.49	00
Second Floor	1429.05	16.32	0.00	109.31	33.39	0.00	0.00	1270.03	0.00	1270.03	1270.03	00
Third Floor	902.76	0.00	33.82	463.74	0.00	0.00	343.73	0.00	61.48	405.20	405.20	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	7984.28	65.28	33.82	781.30	150.50	1259.20	4301.21	1270.03	122.94	5694.18	5694.18	03
Total Number of Same Buildings	1											
Total :	7984.28	65.28	33.82	781.30	150.50	1259.20	4301.21	1270.03	122.94	5694.18	5694.18	03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR ESZP/ENG/0009/2018			

