

Proposal Basic Information	
Proposal File No.	JIADA/BP/0018/2019
Owner Name	AKHILESH KUMAR SINGH
Khata No	7,59,92,32,177,4,95,4
Plot No	1756,1767,1768,1770,1775,2628,1766,2629
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
B (GODOWN)	Industrial	Small Scale Industries	>0	400	59.41	1	1	-	-	-	-
D (OFFICE)	Commercial	Office	>0	200	289.68	1	1	-	-	-	-
C (WORKSHOP)	Industrial	Small Scale Industries	>0	400	371.55	1	1	-	-	-	-
Total :						3	6	0	2	7	15

Parking Check (Table 7b)

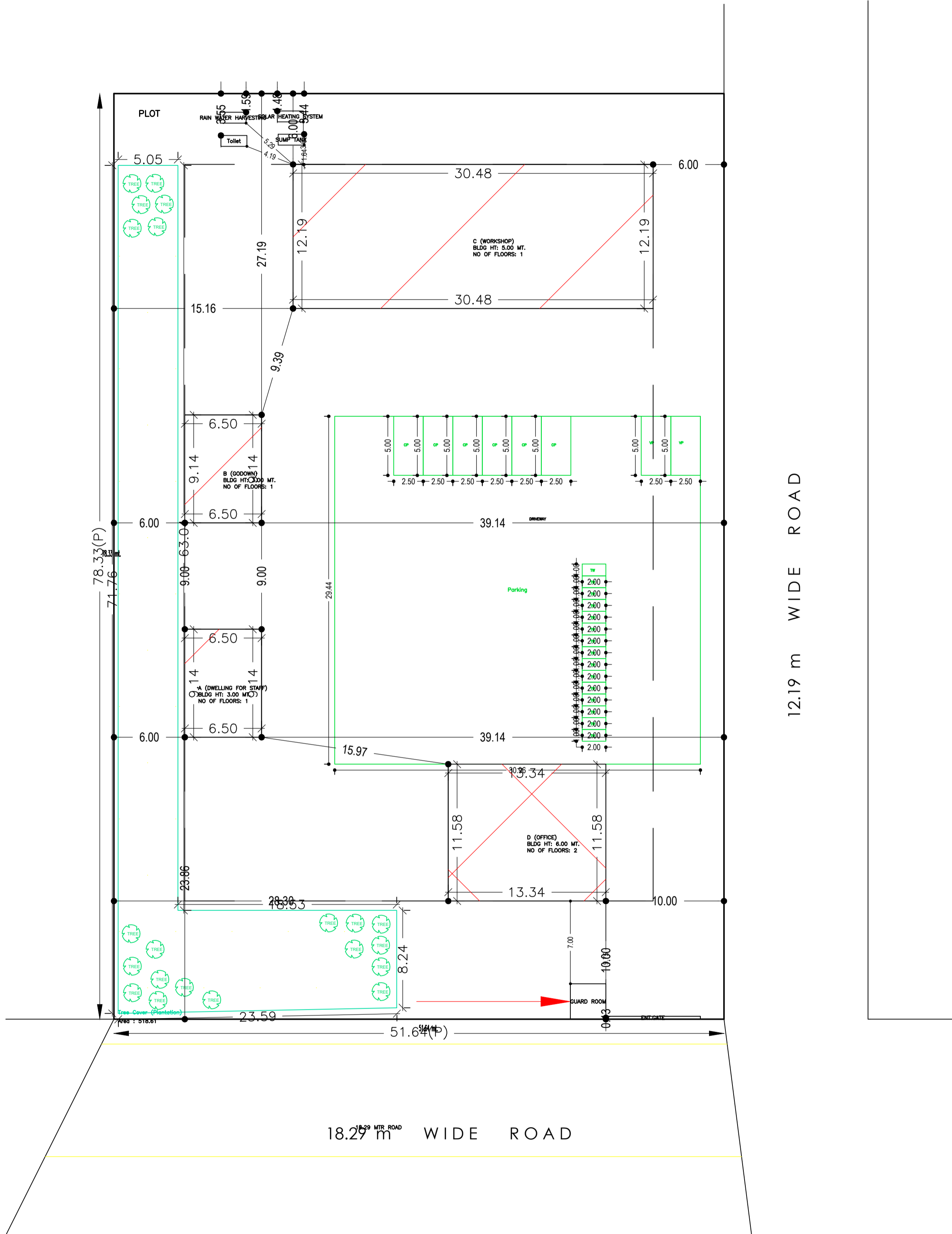
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	3	37.50	6	75.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	15	30.00
Total TwoWheeler	7	14.00	15	30.00
Other Parking	-	-	-	781.34
Total		51.50		966.34

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (DWELLING FOR STAFF)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise
B (GODOWN)	Industrial	Small Scale Industries	Non-Highrise
D (OFFICE)	Commercial	Office	Non-Highrise
C (WORKSHOP)	Industrial	Small Scale Industries	Non-Highrise

COLOR INDEX

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



SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.42
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial	
District: RANCHI	Plot SubUse: Small Scale Industries	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA	
Inward No: JIADA/BP/0018/2019	Plot/SubPlot No: 1756,1767,1768,1770,1775,2628,1766,2629	
Application Type: General Proposal	North: Road Width - 18.29	
Project Type: Building Permission	South: Plot No. - 1770,1775	
Nature of Development: New	East: Plot No. - 1756,1767,1770	
Location of Development Area: Old Area	West: Road Width - 12.19	
AREA OF PLOT (Minimum)		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 4045.09
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)		
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4045.09 m
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		518.61
Total		518.61
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3526.47
PLOT AREA FOR COVERAGE (Net Plot Area)		
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	4045.09
Plot Area for FAR (Net Plot Area + Road Widening Area)		
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	4045.09
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2022.55
Proposed Coverage Area (15.94 %)		644.85
Total Prop. Coverage Area (15.94 %)		644.85
Balance coverage area (34.06 %)		1377.70
FAR CHECK		
Perm. FAR Area (2.00)		8090.18
Total Perm. FAR area		8090.18
Residential FAR		59.41
Commercial FAR		308.95
Industrial FAR		430.96
Proposed FAR Area		799.33
Total Proposed FAR Area		799.33
Consumed FAR (Factor)		0.20
Balance FAR Area		7290.85
BUILT UP AREA CHECK		
Total Proposed Built Up Area		799.33
ARCHITECT (Regd)		
ARCHITECT (Regd)		MANISH AGARWAL
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
OWNER (Regd)		AKHILESH KUMAR SINGH
DEVELOPMENT AUTHORITY		
DEVELOPMENT AUTHORITY		LOCAL BODY

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Resi.	Commercial	Industrial			
A (DWELLING FOR STAFF)	1	59.41	59.41	0.00	0.00	59.41	59.41	01
B (GODOWN)	1	59.41	0.00	0.00	59.41	59.41	59.41	01
D (OFFICE)	1	308.96	0.00	308.95	0.00	308.96	308.96	02
C (WORKSHOP)	1	371.55	0.00	0.00	371.55	371.55	371.55	01
Grand Total :	4	799.33	59.41	308.95	430.96	799.33	799.33	05

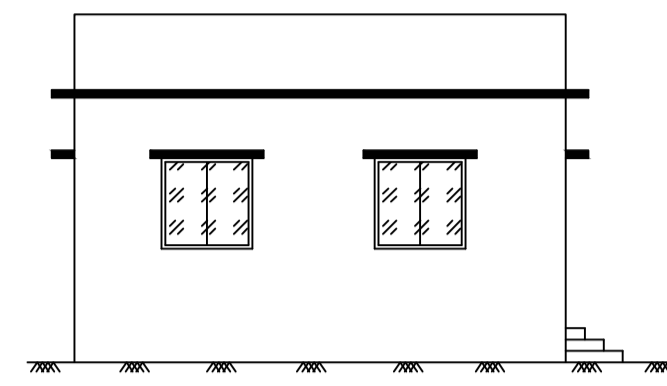
Buildingwise Floor FAR Details

Floor Name	Building Name								Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	A (DWELLING FOR STAFF)	B (GODOWN)	D (OFFICE)	C (WORKSHOP)	A (DWELLING FOR STAFF)	B (GODOWN)	D (OFFICE)	C (WORKSHOP)		
Ground Floor	59.41	59.41	59.41	59.41	154.48	154.48	371.55	371.55	644.85	644.85
First Floor	0.00	0.00	0.00	0.00	154.48	154.48	0.00	0.00	154.48	154.48
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	59.41	59.41	59.41	59.41	308.96	308.96	371.55	371.55	799.33	799.33

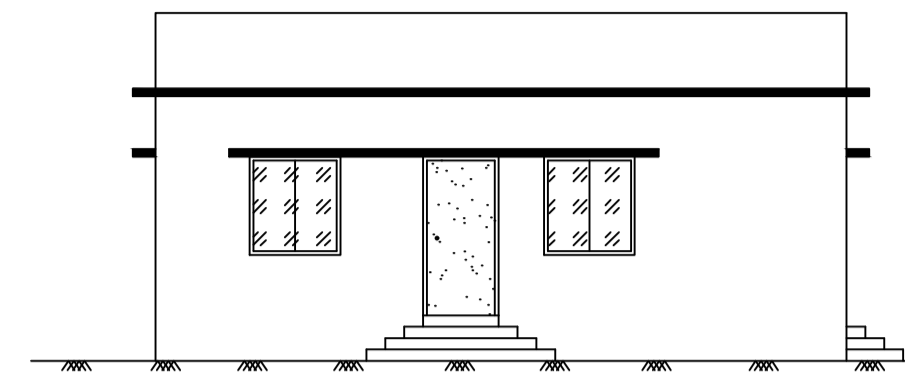
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			

Proposal Basic Information

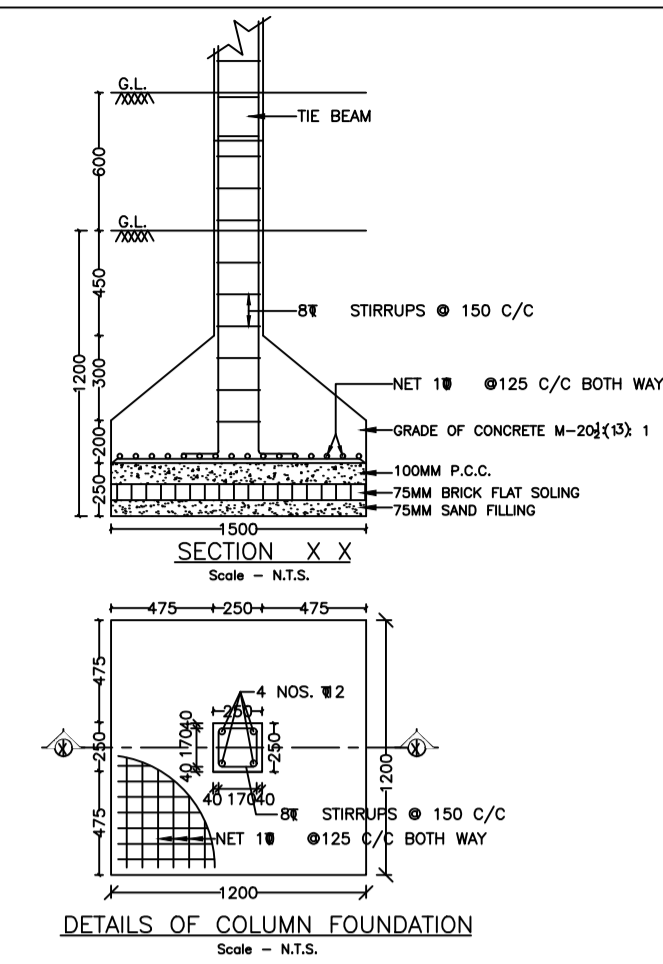
Proposal File No.	JIADA/BP/0018/2019
Owner Name	AKHILESH KUMAR SINGH
Khata No	7,59,92,32,177,4,95,4
Plot No	1756,1767,1768,1770,1775,2628,1766,2629
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



SIDE ELEVATION (STAFF ROOM)



FRONT ELEVATION (STAFF ROOM)



DETAILS OF COLUMN FOUNDATION Scale = N.T.S.

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DWELLING FOR STAFF)	D5	0.90	2.10	02
A (DWELLING FOR STAFF)	D4	0.90	2.10	02
A (DWELLING FOR STAFF)	D2	1.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

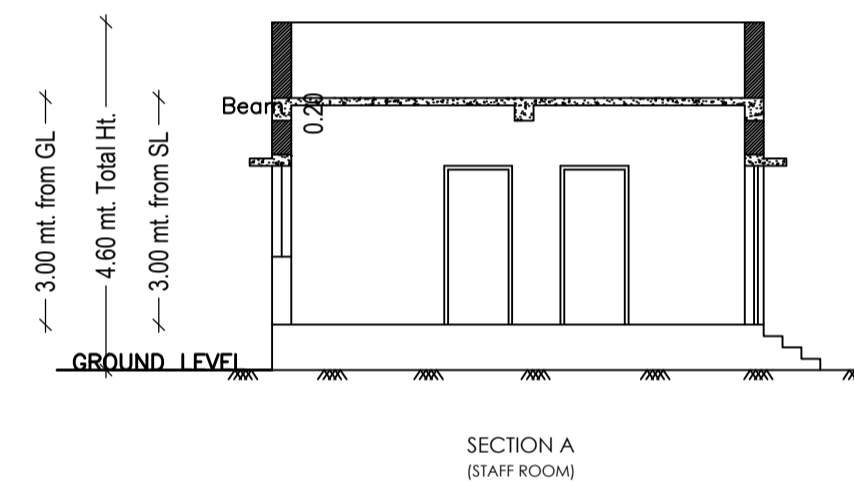
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DWELLING FOR STAFF)	V	0.60	1.20	04
A (DWELLING FOR STAFF)	W2	1.20	1.20	05

Building :A (DWELLING FOR STAFF)

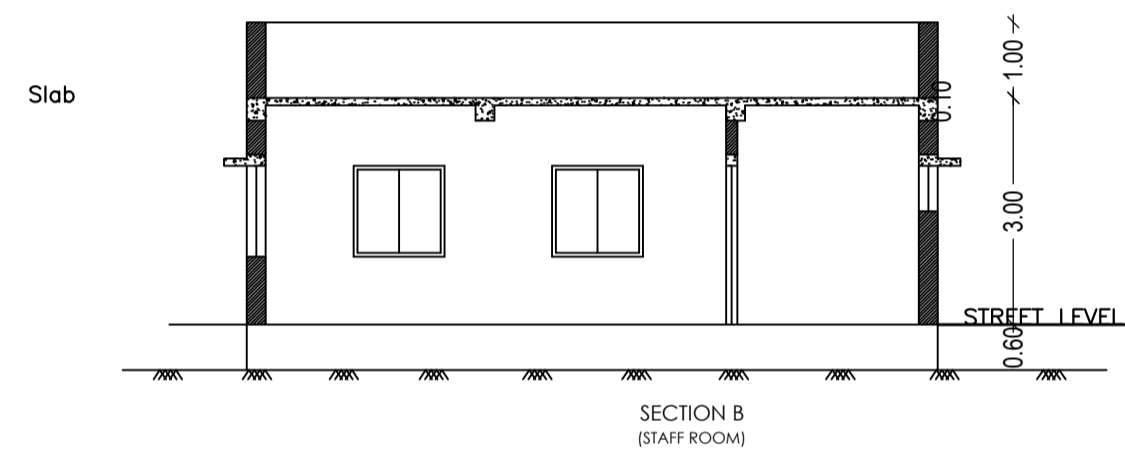
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	59.41	59.41	59.41	59.41	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	59.41	59.41	59.41	59.41	01
Total Number of Same Buildings	1				
Total :	59.41	59.41	59.41	59.41	01

UnitBUA Table for Building :A (DWELLING FOR STAFF)

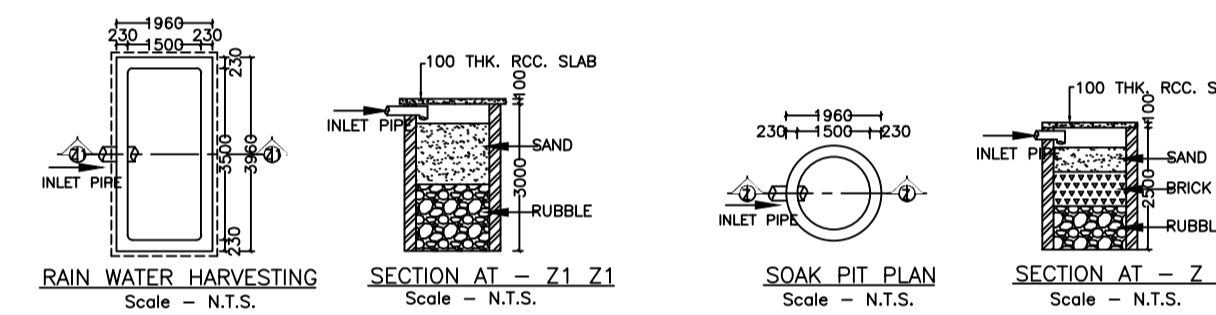
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	DWELLING UNIT	DWELLING UNIT	51.84	49.86	5	1
Total:	-	-	51.84	49.86	5	1



SECTION A (STAFF ROOM)



SECTION B (STAFF ROOM)

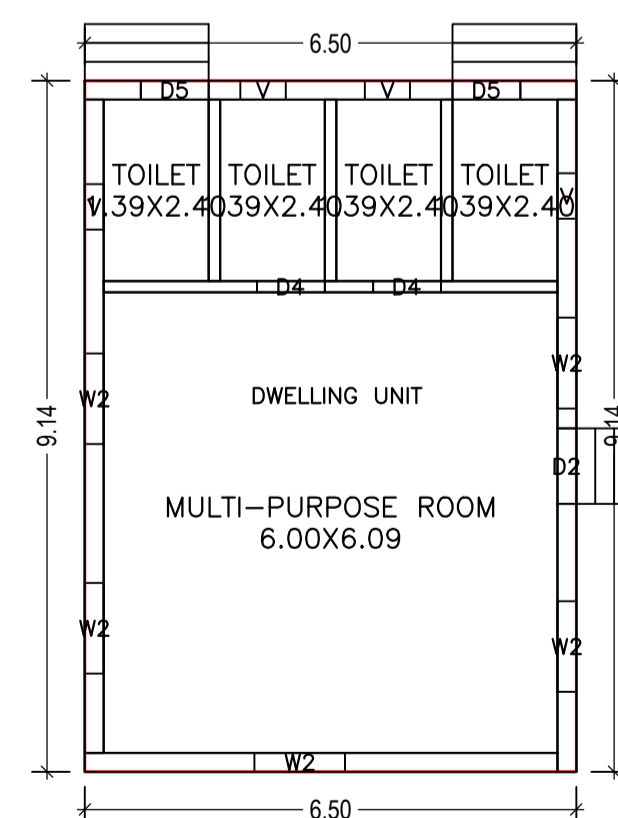


RAIN WATER HARVESTING Scale = N.T.S.

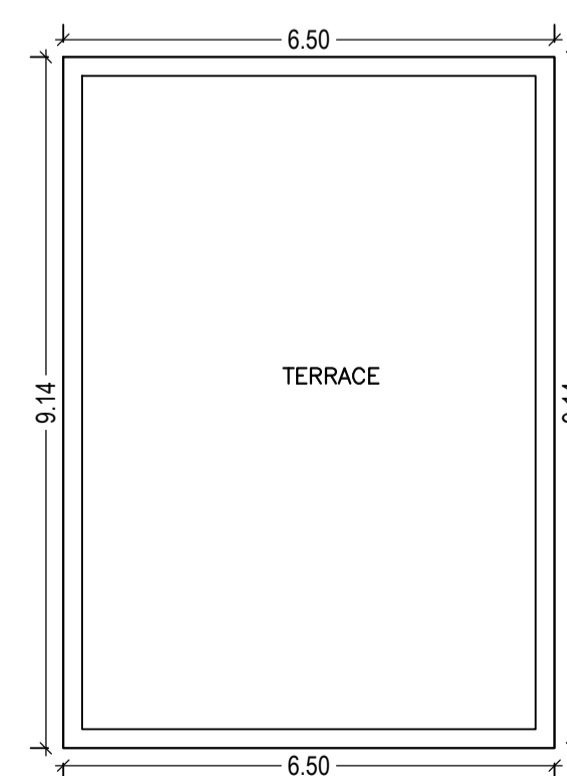
SECTION AT - Z1 Z1 Scale = N.T.S.

SOAK PIT PLAN Scale = N.T.S.

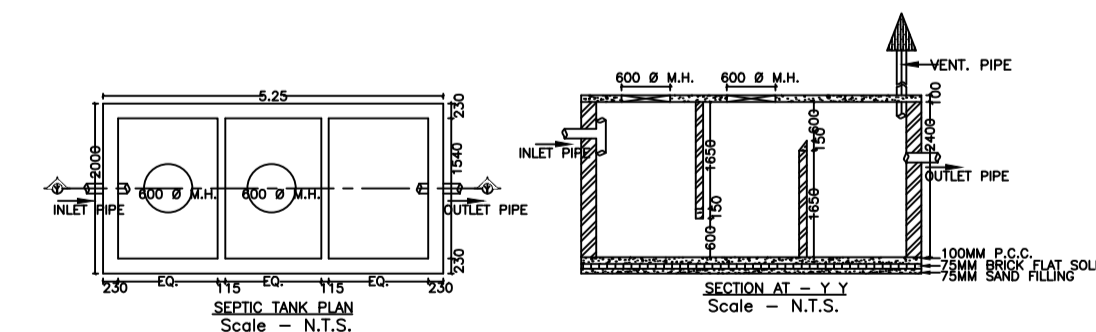
SECTION AT - Z2 Z2 Scale = N.T.S.



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



TERRACE FLOOR PLAN (SCALE 1:100)

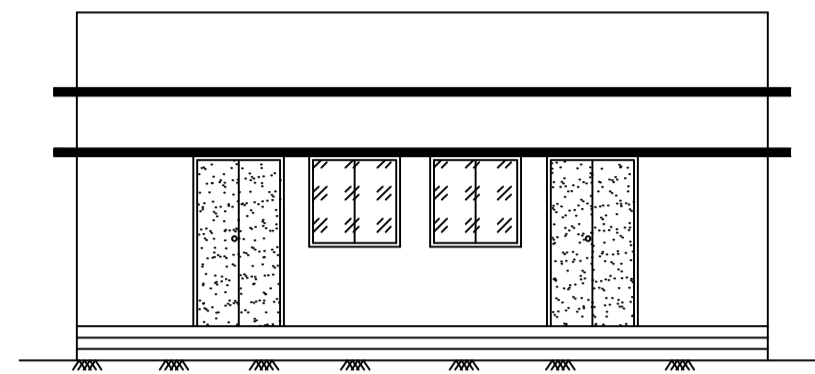


SEPTIC TANK PLAN Scale = N.T.S.

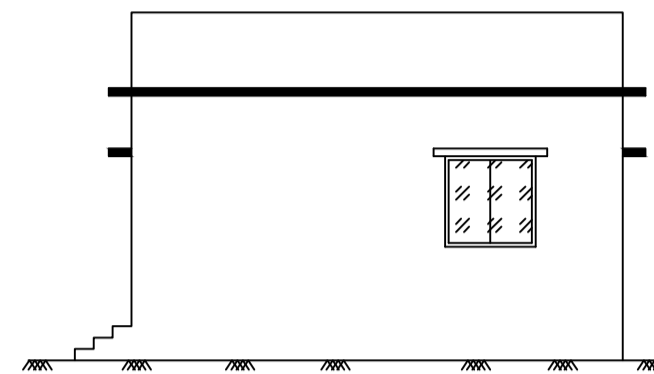
SECTION AT - Y-Y Scale = N.T.S.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			

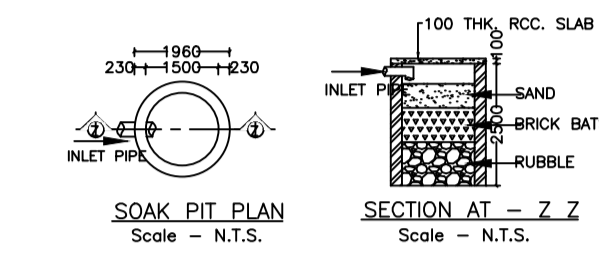
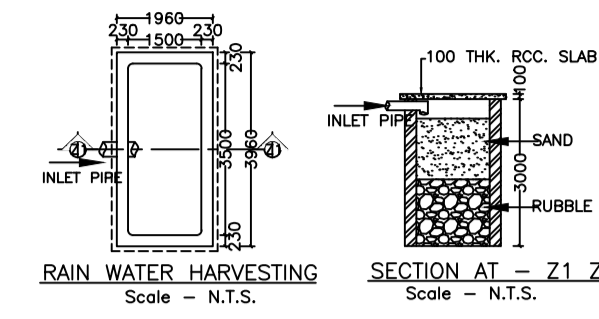
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Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



FRONT ELEVATION
(STORAGE ROOM)



SIDE ELEVATION
(STORAGE ROOM)



Building :B (GODOWN)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	59.41	59.41	59.41	59.41	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	59.41	59.41	59.41	59.41	01
Total Number of Same Buildings :	1				
Total :	59.41	59.41	59.41	59.41	01

SCHEDULE OF DOOR:

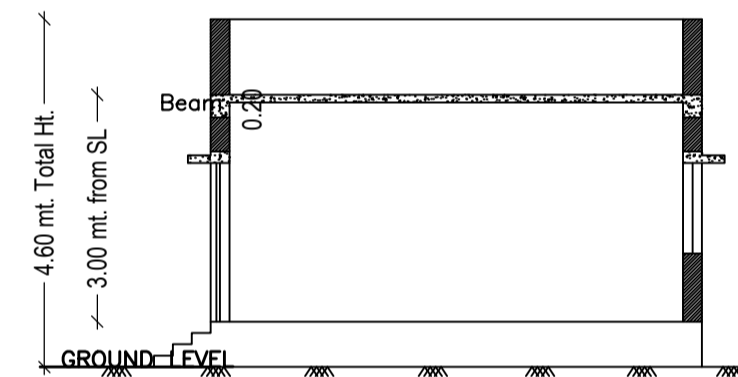
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (GODOWN)	D	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (GODOWN)	W1	1.50	1.20	04

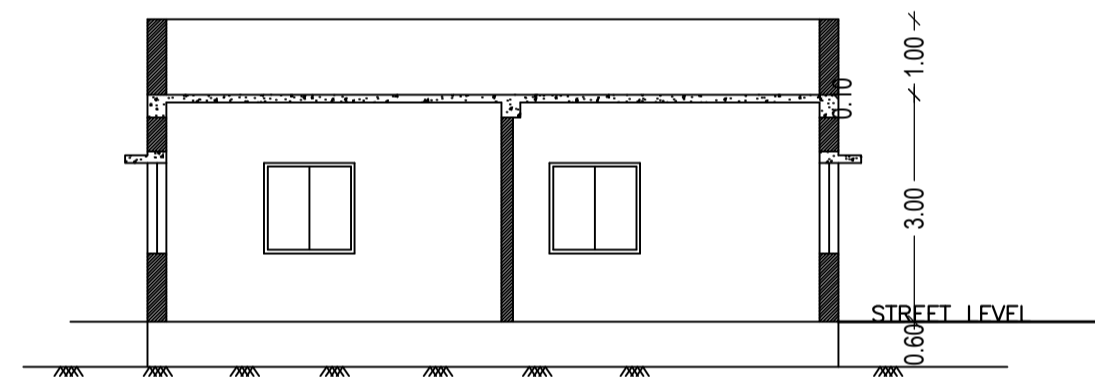
UnitBUA Table for Building :B (GODOWN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GODOWN	GODOWN	51.84	50.94	2	1
Total:	-	-	51.84	50.94	2	1

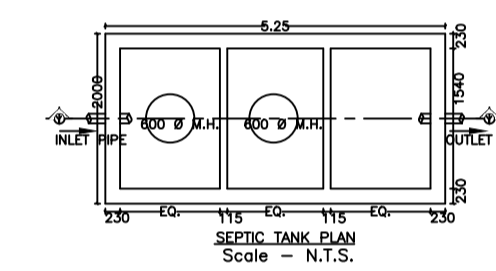


SECTION A
(STORAGE ROOM)

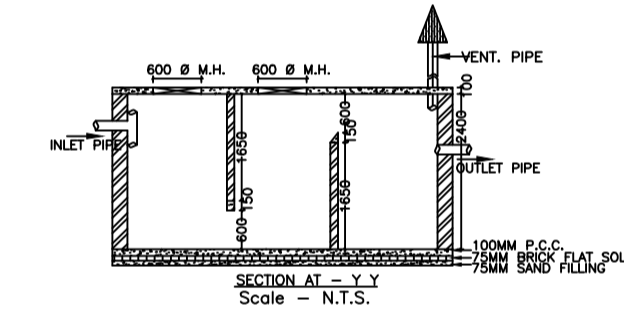
Slab



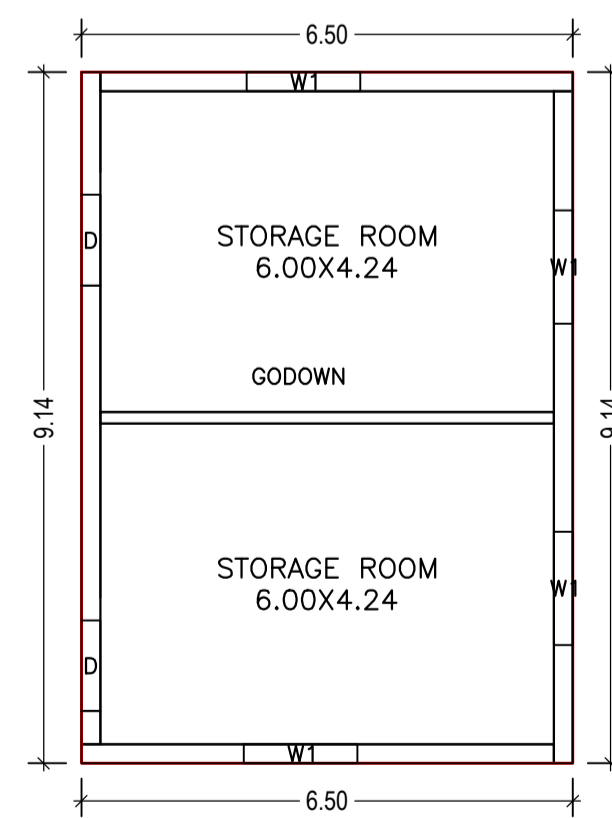
SECTION B
(STORAGE ROOM)



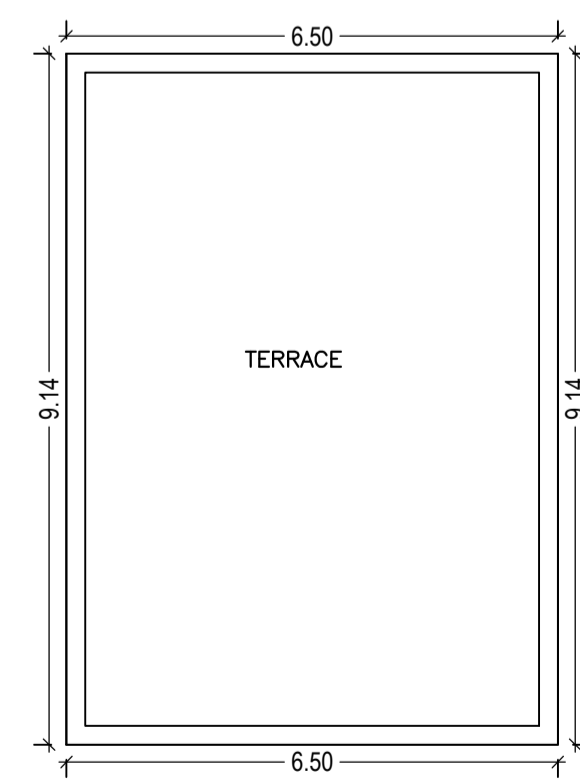
SEPTIC TANK PLAN
Scale - N.T.S.



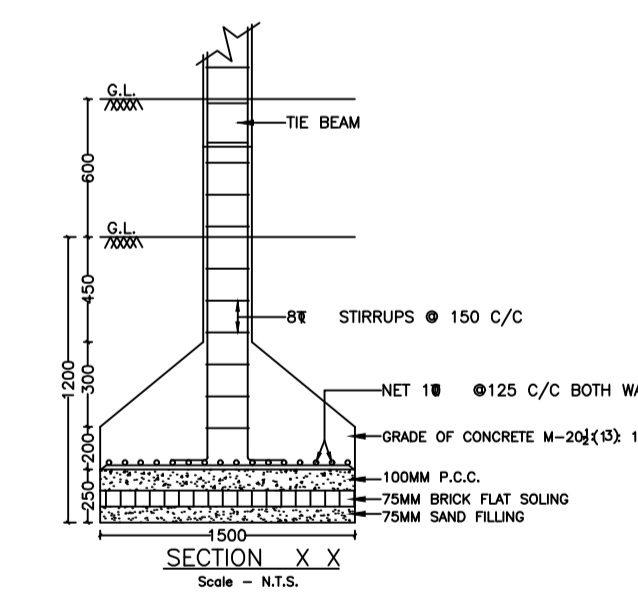
DETAILS OF COLUMN FOUNDATION
Scale - N.T.S.



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



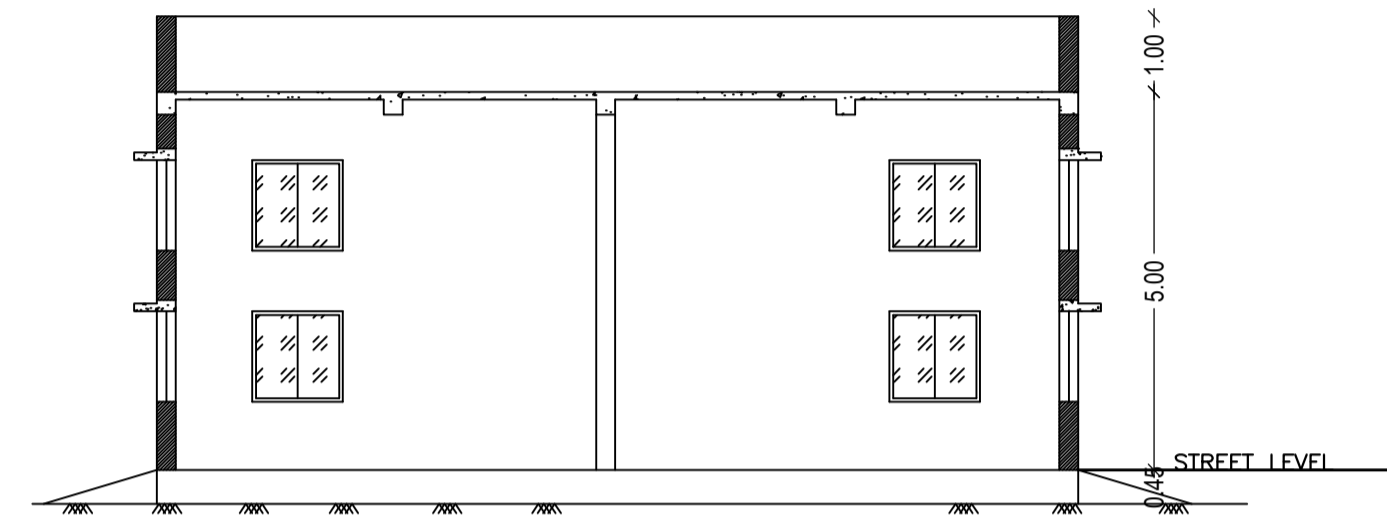
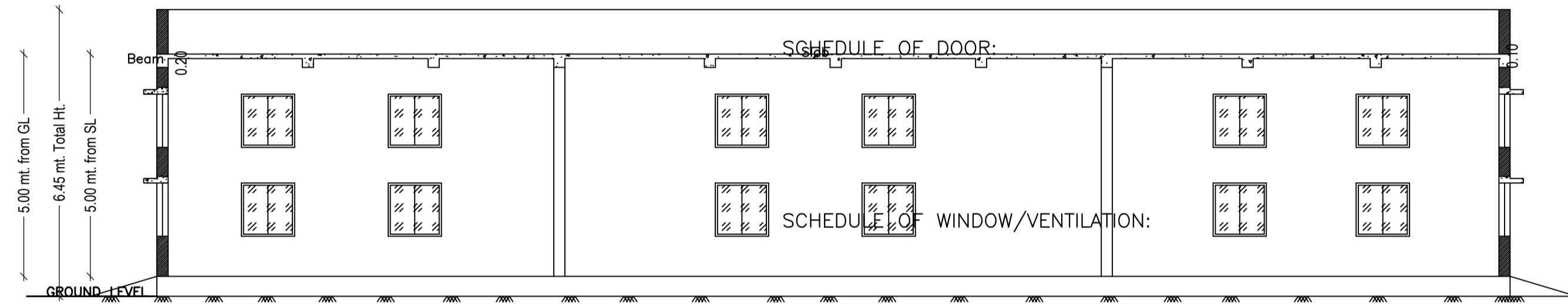
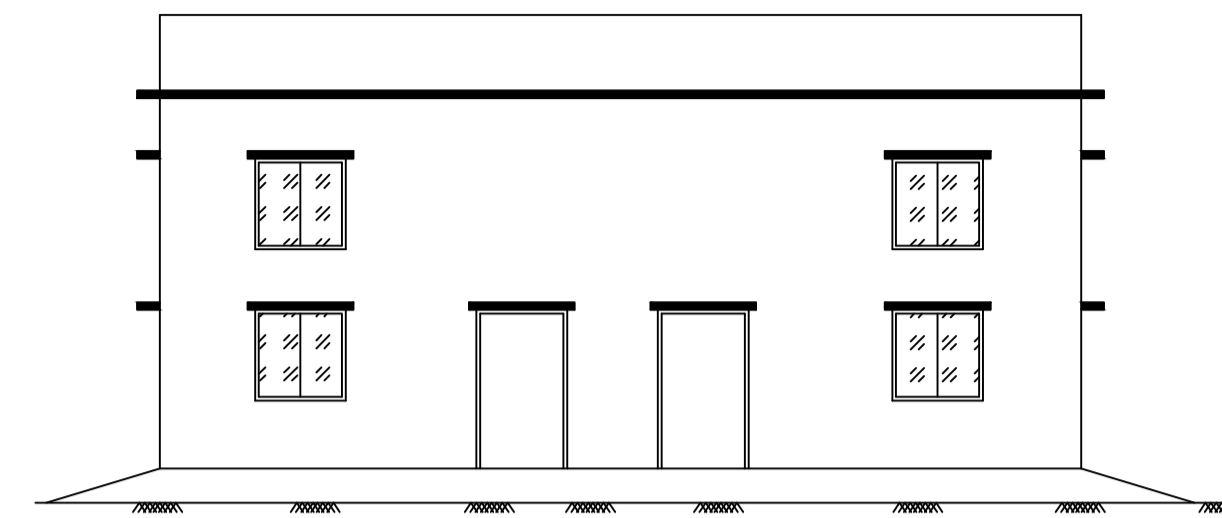
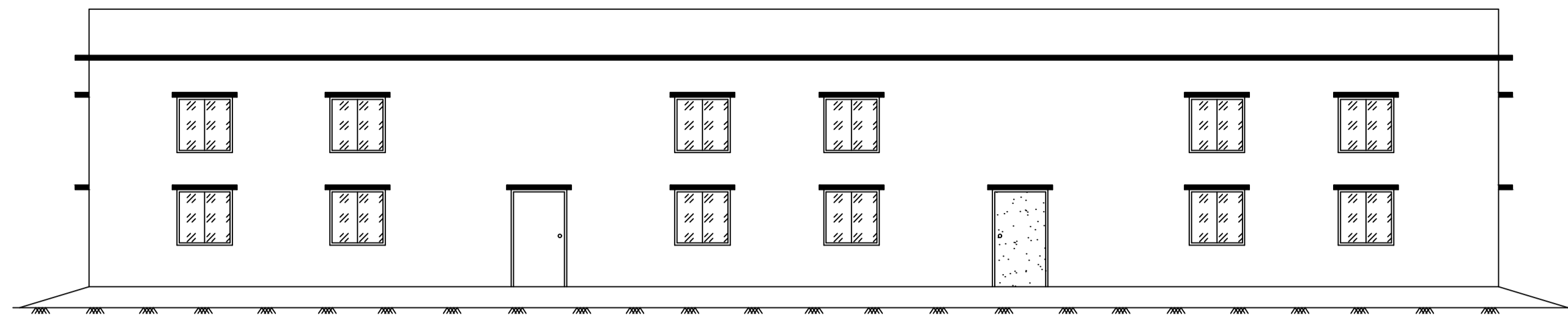
TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION Y Y
Scale - N.T.S.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			

Proposal Basic Information	
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Khata No	7,59,92,32,177,4,95,4
Plot No	1756,1767,1768,1770,1775,2628,1766,2629
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



Building :C (WORKSHOP)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	371.55	371.55	371.55	371.55	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	371.55	371.55	371.55	371.55	01
Total Number of Same Buildings :	1				
Total :	371.55	371.55	371.55	371.55	01

SCHEDULE OF DOOR:

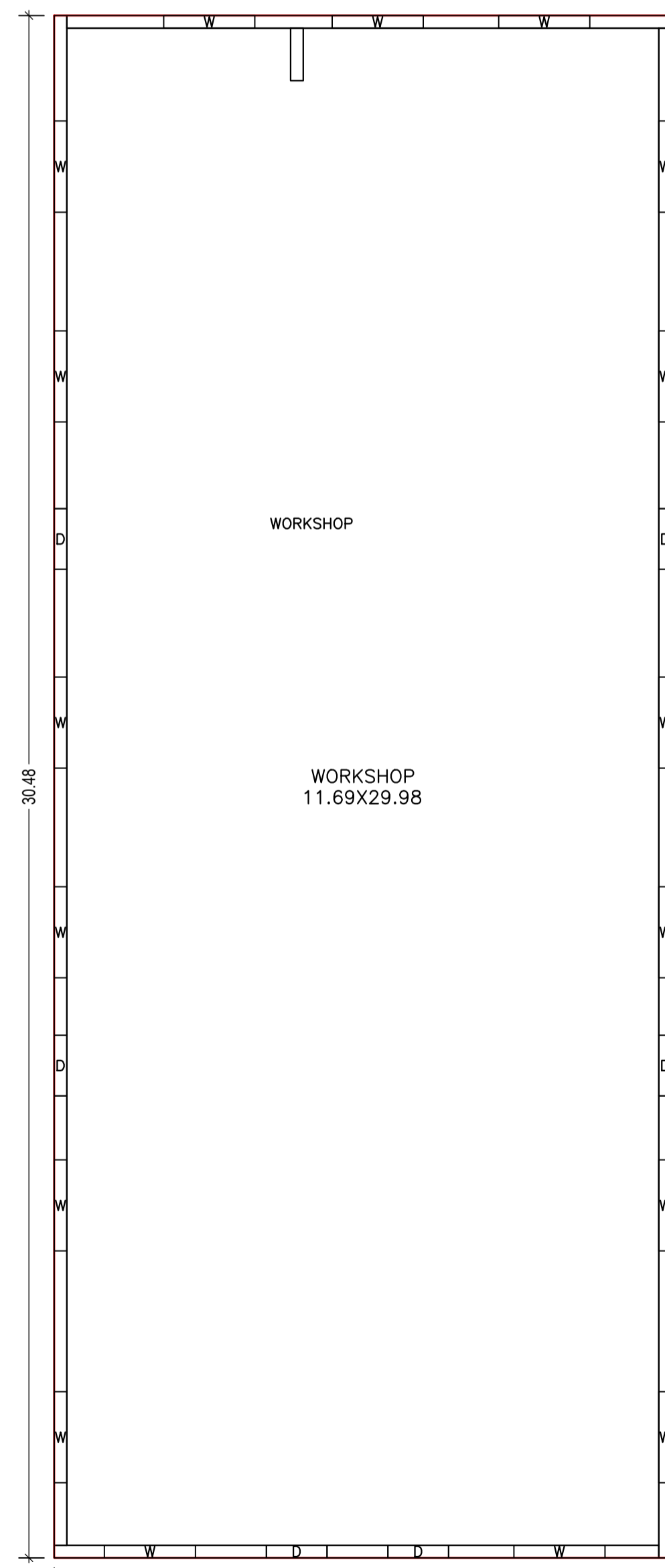
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (WORKSHOP)	D	1.20	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

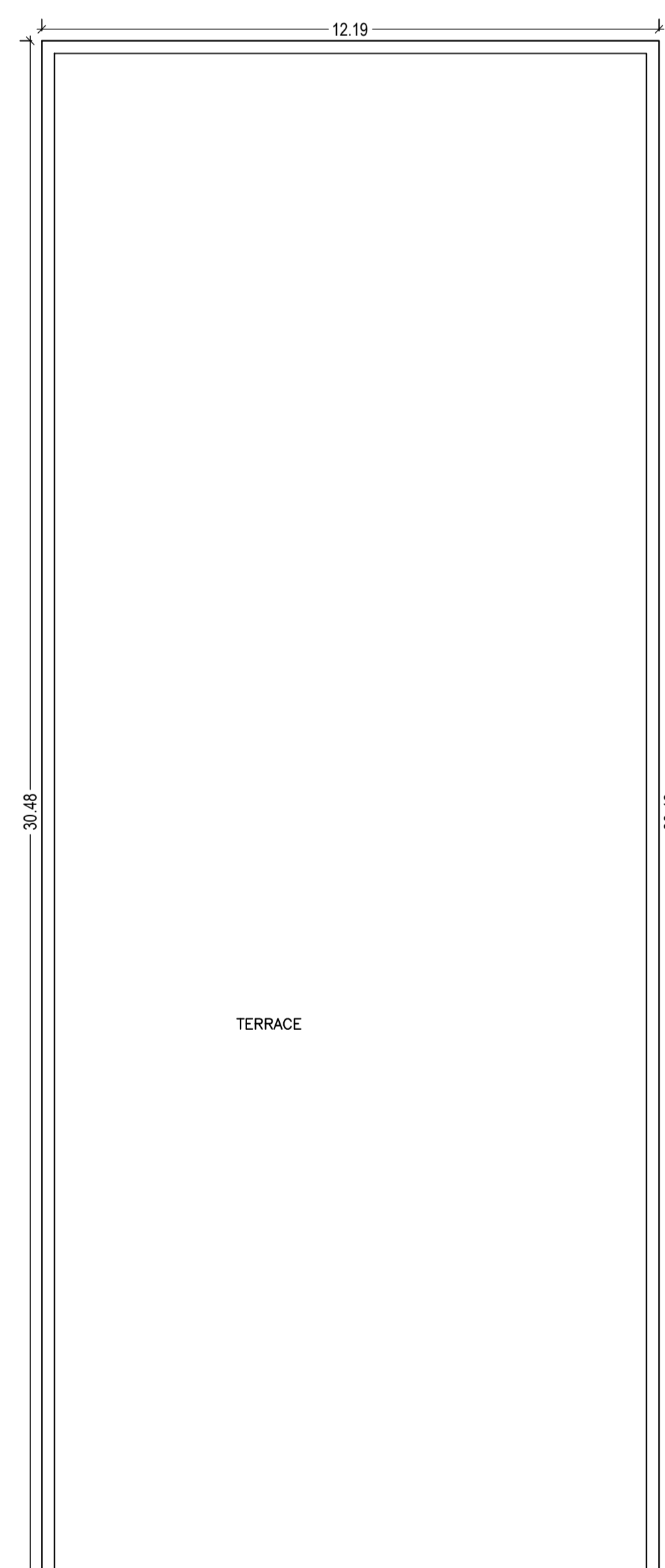
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (WORKSHOP)	W	1.80	1.20	17

UnitBUA Table for Building :C (WORKSHOP)

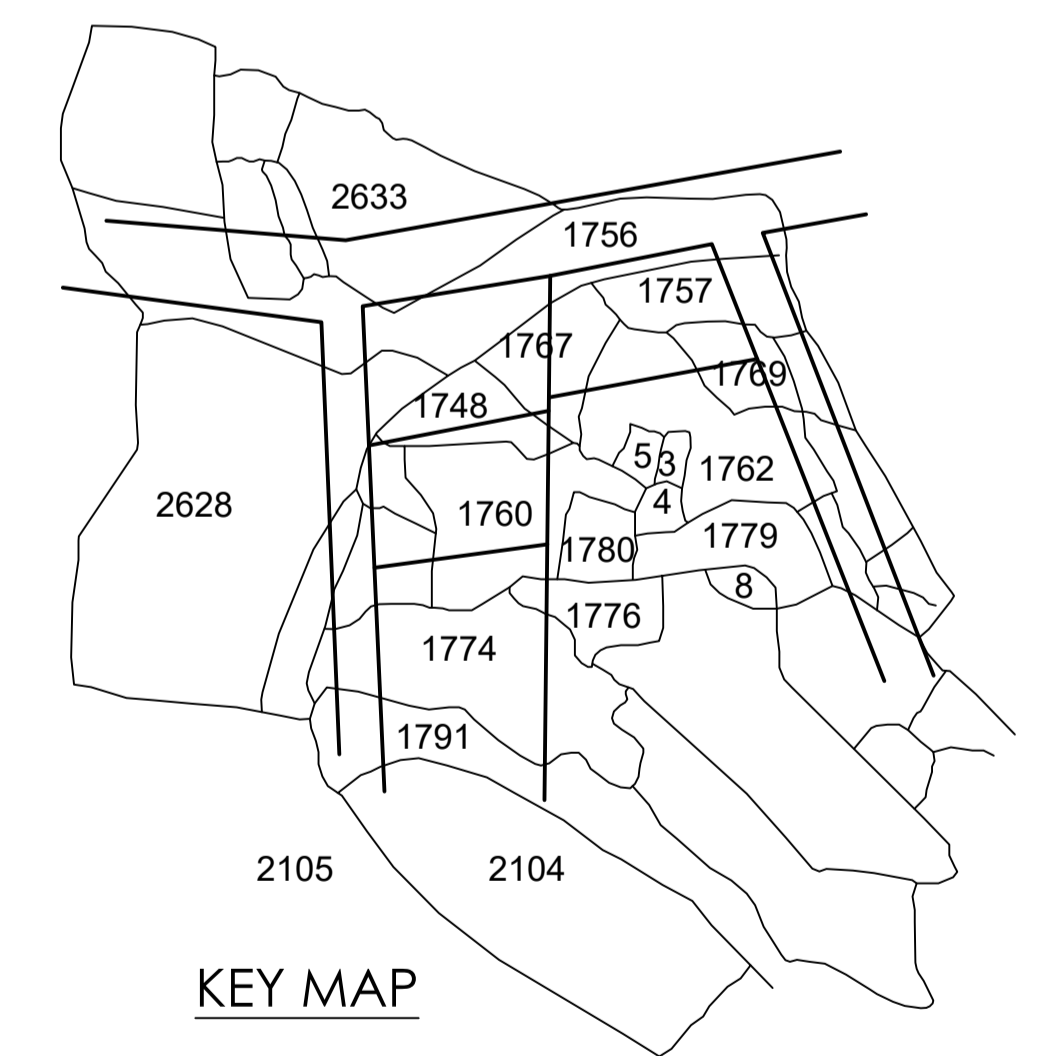
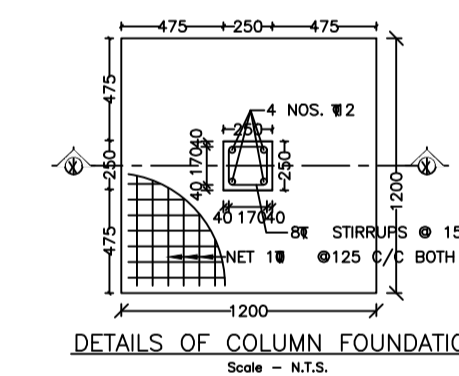
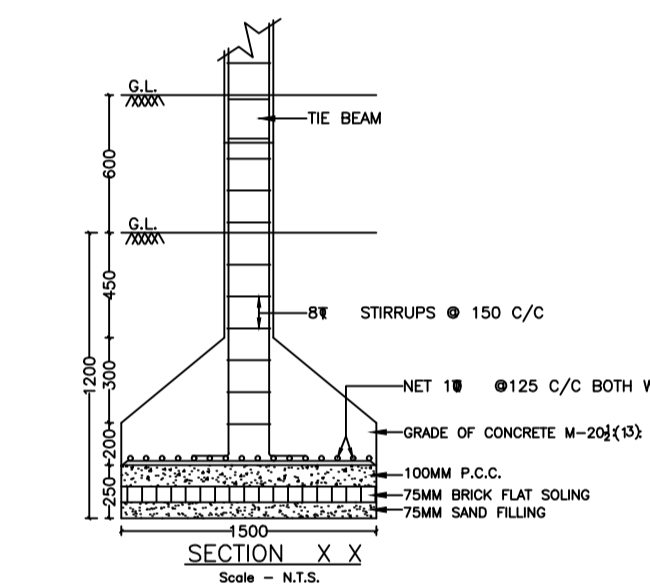
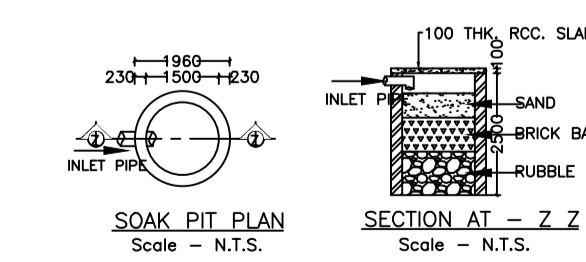
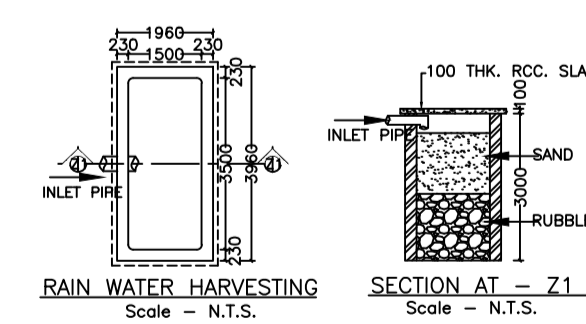
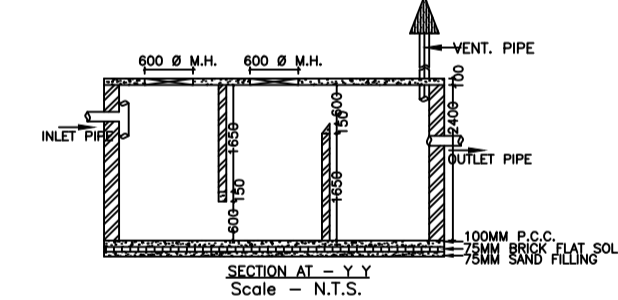
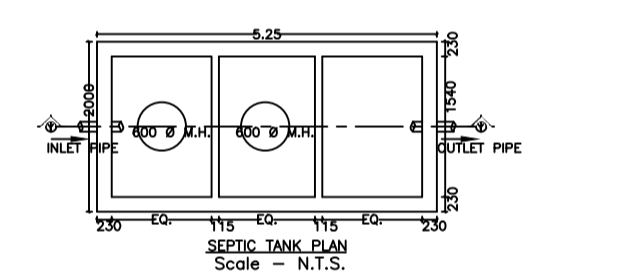
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	WORKSHOP	OTHER	350.47	350.21	1	1
Total:	-	-	350.47	350.21	1	1



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



TERRACE FLOOR PLAN (SCALE 1:100)

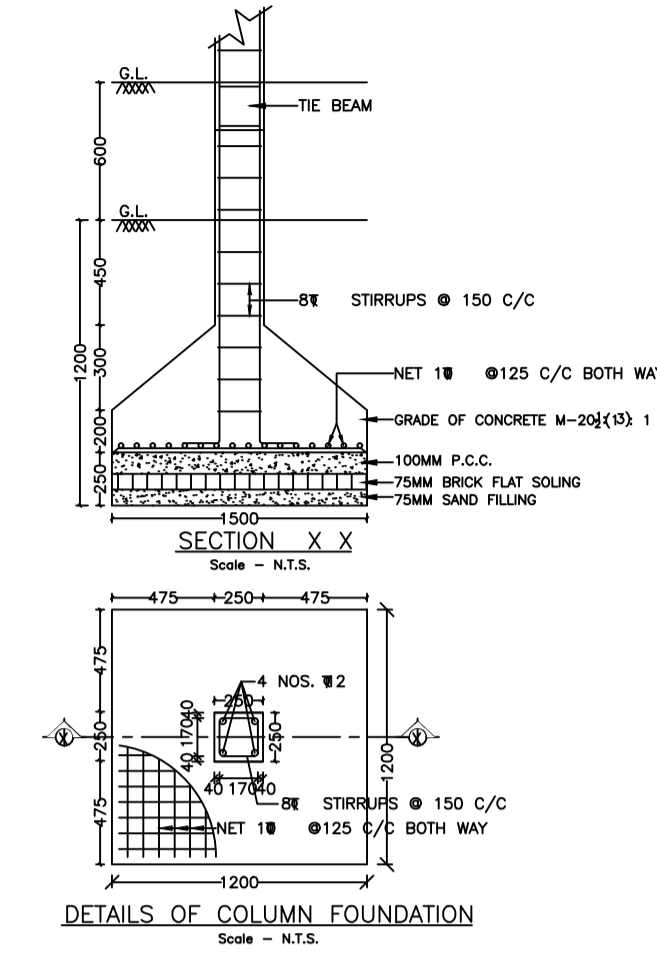
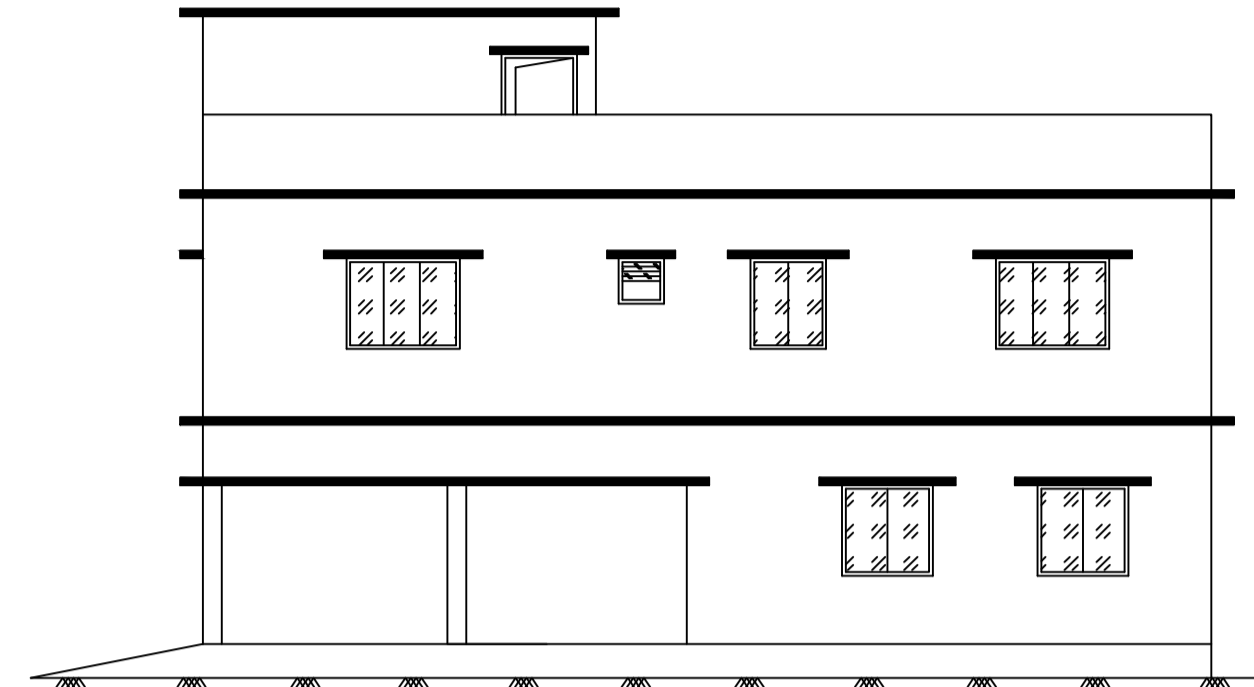
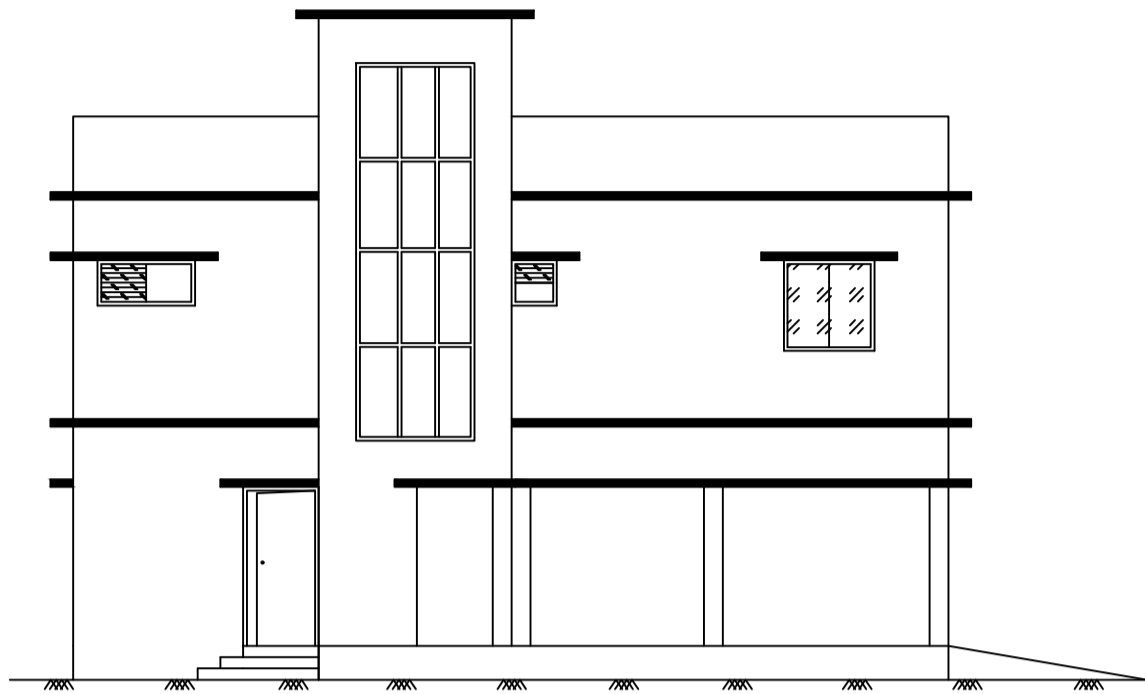


KEY MAP

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			

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Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



Building :D (OFFICE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	154.48	154.48	154.48	154.48	01
First Floor	154.48	154.48	154.48	154.48	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	308.96	308.95	308.96	308.96	02
Total Number of Same Buildings :	1				
Total :	308.96	308.95	308.96	308.96	02

SCHEDULE OF DOOR:

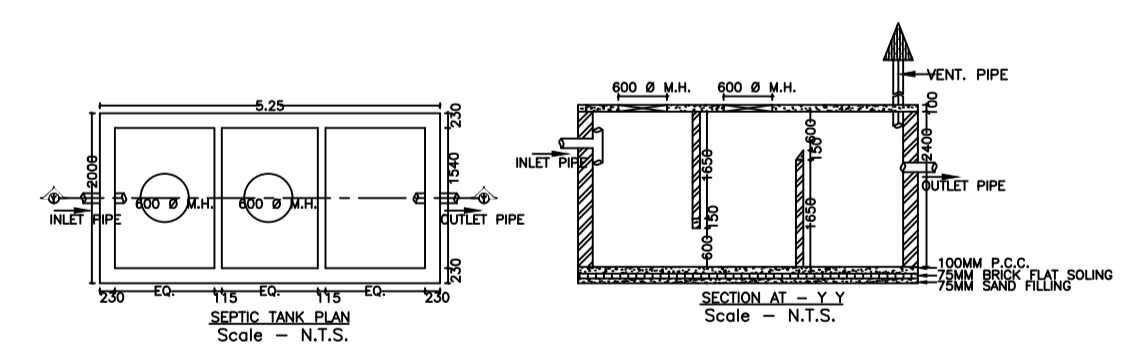
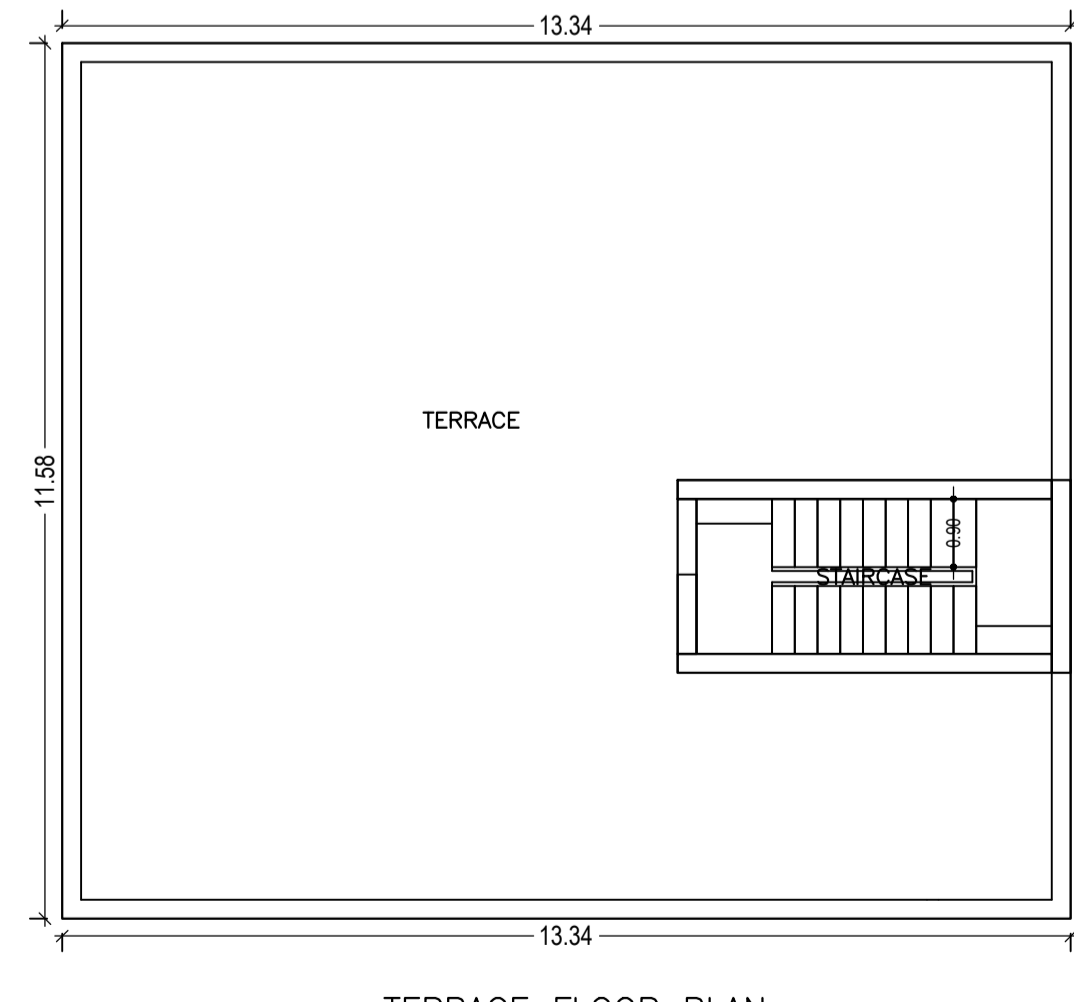
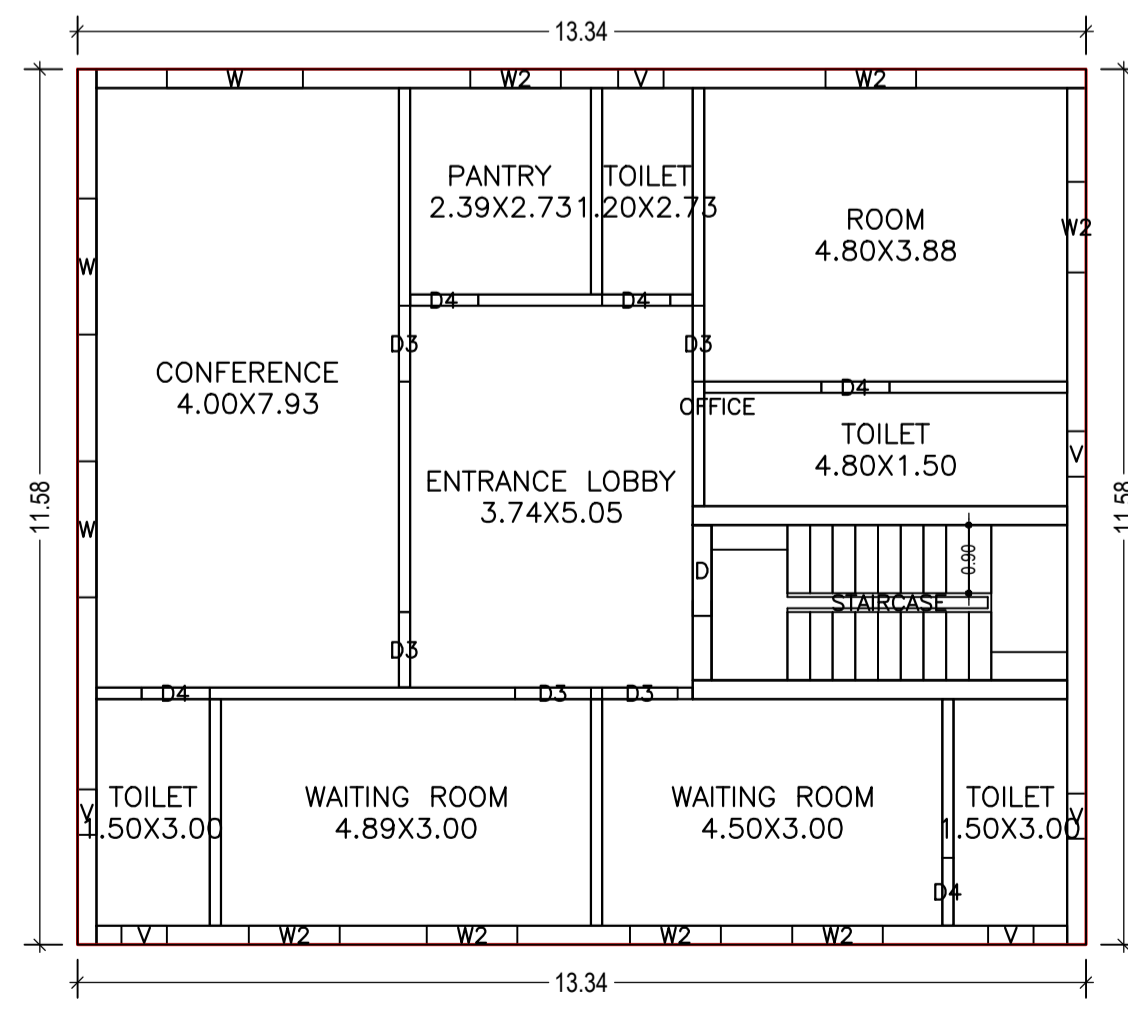
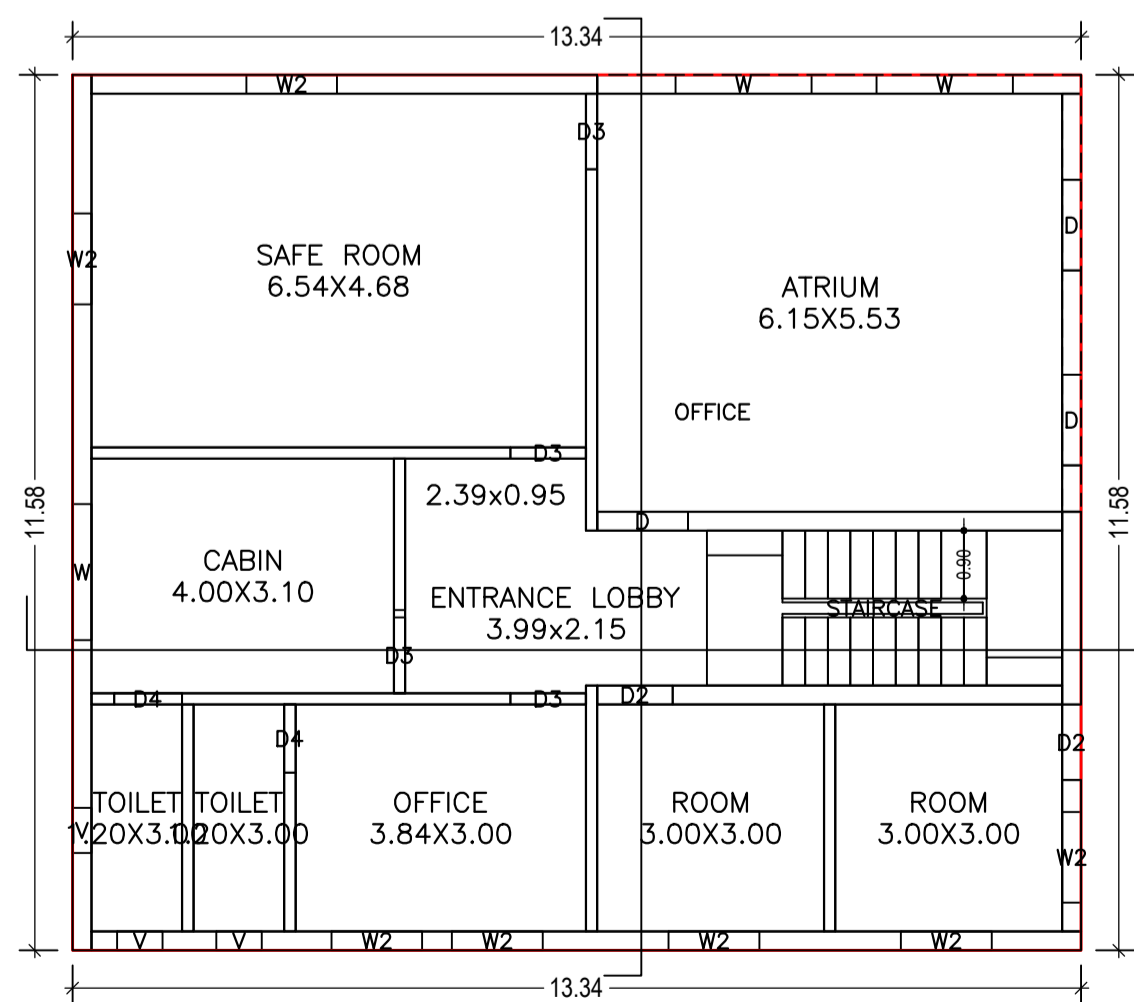
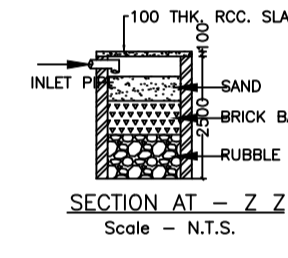
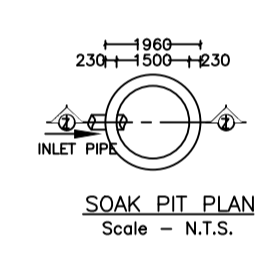
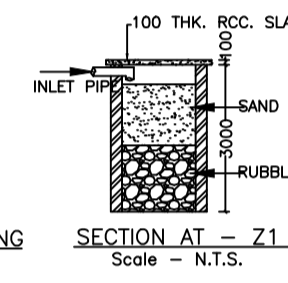
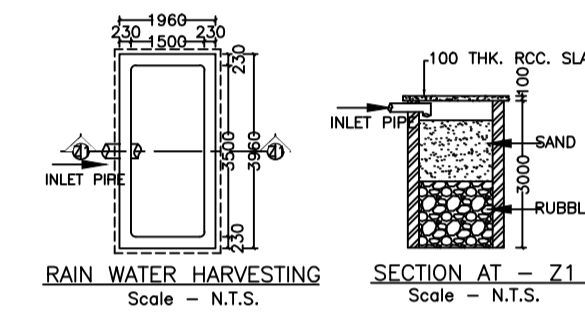
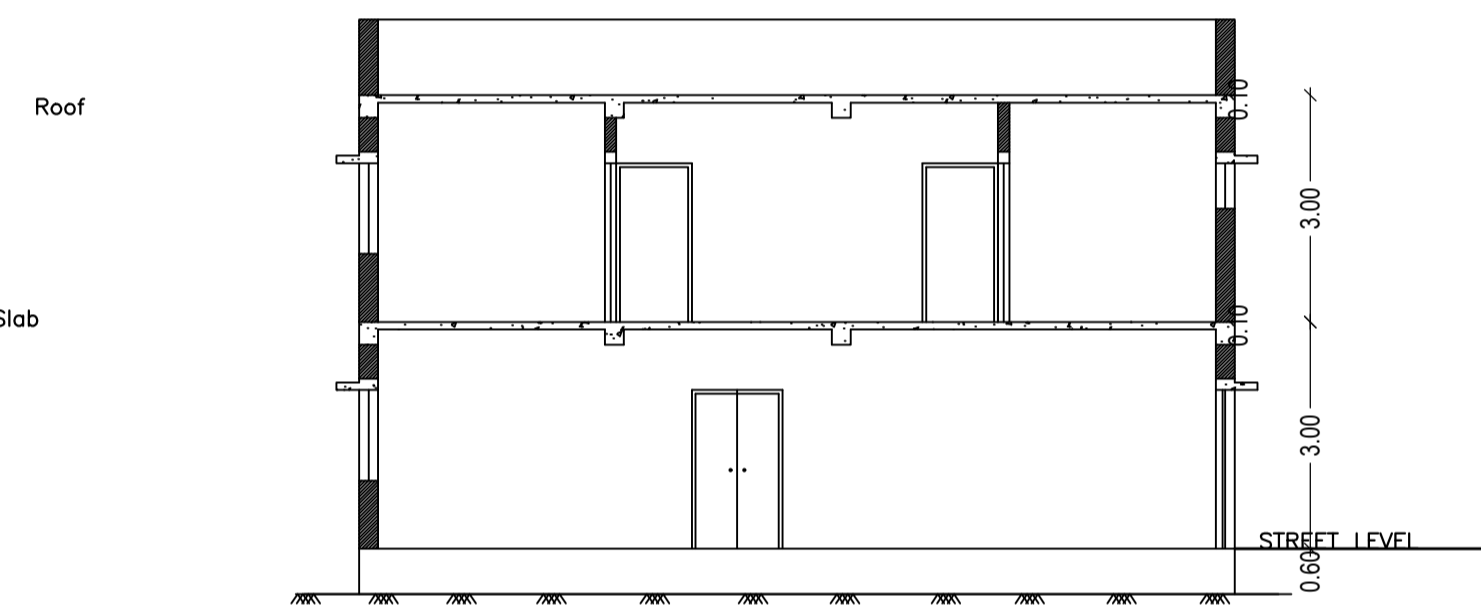
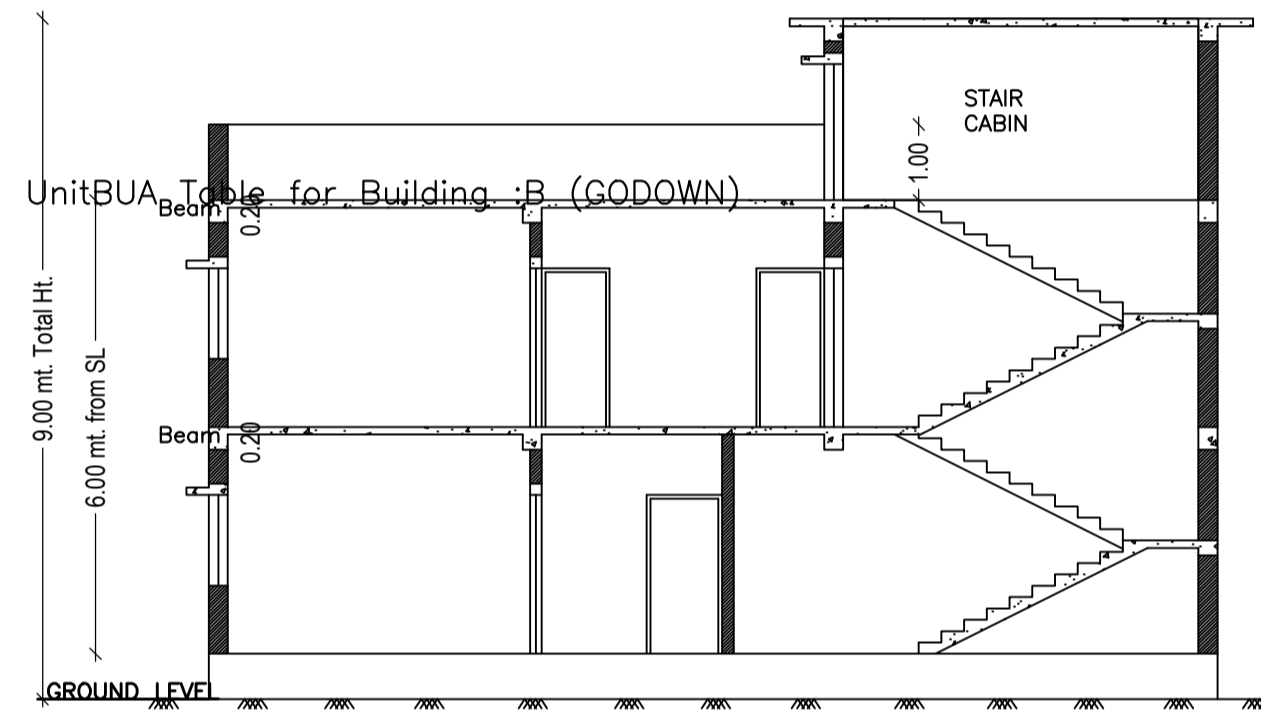
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (OFFICE)	D4	0.90	2.10	07
D (OFFICE)	D3	1.00	2.10	09
D (OFFICE)	D2	1.00	2.10	02
D (OFFICE)	D	1.20	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (OFFICE)	V	0.60	1.20	09
D (OFFICE)	W2	1.20	1.20	14
D (OFFICE)	W	1.80	1.20	06

UnitBUA Table for Building :D (OFFICE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	132.63	124.43	9	1
FIRST FLOOR PLAN	OFFICE	OFFICE	132.63	123.40	10	1
Total:	-	-	265.26	247.83	19	2



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			