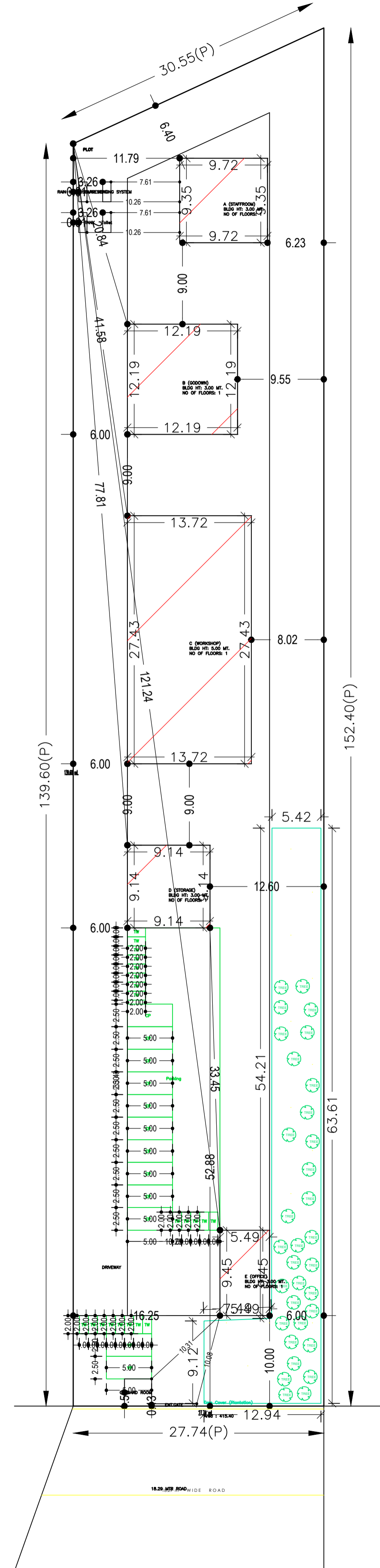


Proposal Basic Information	
Proposal File No.	JIADA/BP/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
B (GODOWN)	Industrial	Small Scale Industries	> 0	400	148.60	1	1	-	-	-	-
C (WORKSHOP)	Industrial	Small Scale Industries	> 0	400	376.34	1	1	-	-	-	-
D (STORAGE)	Industrial	Small Scale Industries	> 0	400	83.54	1	1	-	-	-	-
E (OFFICE)	Commercial	Office	> 0	200	51.88	1	1	-	-	-	-
Total :								4	10	0	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	4	50.00	10	125.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	21	42.00
Total TwoWheeler	5	10.00	21	42.00
Other Parking	-	-	-	191.67
Total	-	60.00	-	450.67

Buildingwise Floor FAR Details

Floor Name	Building Name										Total	
	A (STAFFROOM)	B (GODOWN)	C (WORKSHOP)	D (STORAGE)	E (OFFICE)						Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	90.88	90.88	148.60	148.60	376.34	376.34	83.54	83.54	51.88	51.88	751.24	751.24
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
Total :	90.88	90.88	148.60	148.60	376.34	376.34	83.54	83.54	51.88	51.88	751.24	751.24

Building USE/SUBUSE Details

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

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

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	PlotNearby/ReligiousStructure: NA	
Inward No: JIADA/BP/0016/2019	Plot/SubPlot No: 1696,1697,1725,1719,1723,1721,1710,1724	
Application Type: General Proposal	North: Plot No. - 1696,1697,1719,1723,1721	
Project Type: Building Permission	South: Plot No. - 1697,1725,1723,1710	
Nature of Development: New	East: Plot No. - 1713,1710	
Location of Development Area: Old Area	West: Plot No. - 1696	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 4050.04
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4050.04
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		415.40
Total		415.40
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Space)	(A-Deductions)	3634.64
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	4050.04
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	4050.04
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2025.02
Proposed Coverage Area (18.55 %)		751.24
Total Prop. Coverage Area (18.55 %)		751.24
Balance coverage area (31.45 %)		1273.78
FAR CHECK		
Perm. FAR Area (2.00)		8100.08
Total Perm. FAR area		8100.08
Residential FAR		90.88
Commercial FAR		51.88
Industrial FAR		608.48
Proposed FAR Area		751.24
Total Proposed FAR Area		751.24
Consumed FAR (Factor)		0.19
Balance FAR Area		7348.84
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		751.24
ARCHITECT (Regd)	MANISH AGARWAL	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANISH KUMAR	
DEVELOPMENT AUTHORITY		LOCAL BODY

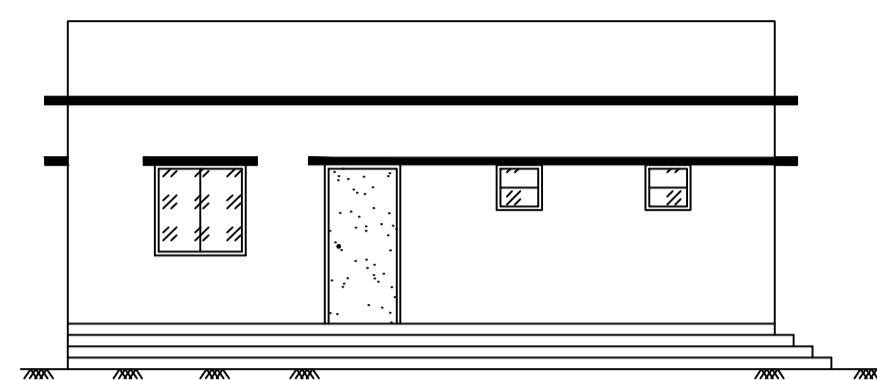
FAR & Tenement Details (Table 4c-1)

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.)	Tnmt (No.)
			Resi.	Commercial	Industrial			
A (STAFFROOM)	1	90.88	90.88	0.00	0.00	90.88	90.88	01
B (GODOWN)	1	148.60	0.00	0.00	148.60	148.60	148.60	01
C (WORKSHOP)	1	376.34	0.00	0.00	376.34	376.34	376.34	01
D (STORAGE)	1	83.54	0.00	0.00	83.54	83.54	83.54	01
E (OFFICE)	1	51.88	0.00	51.88	0.00	51.88	51.88	01
Grand Total :	5	751.24	90.88	51.88	608.48	751.24	751.24	05

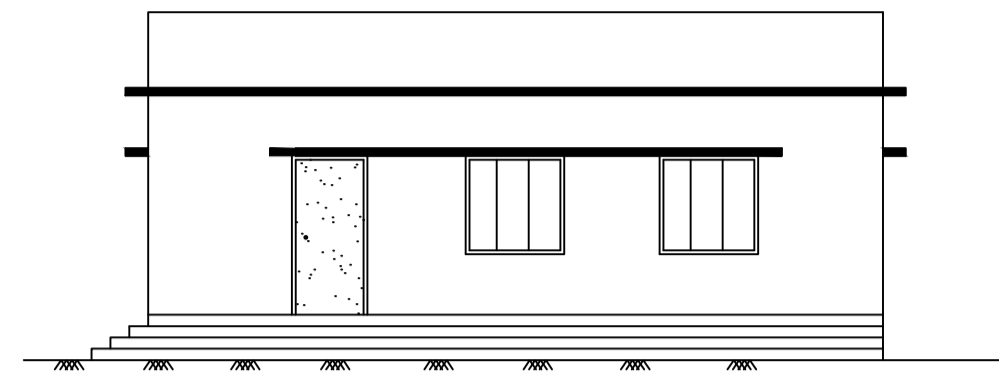
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MANISH AGARWAL JIADA/ARC/0009/2019			

Proposal Basic Information

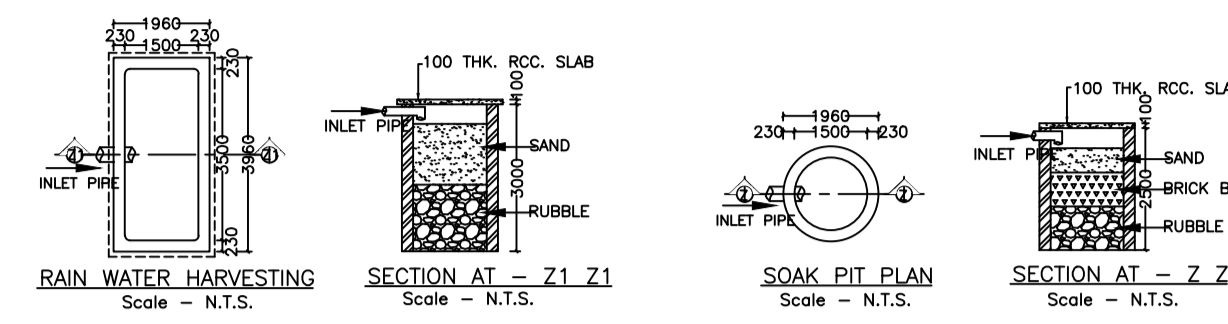
Proposal File No.	JIADA/BP/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



SIDE ELEVATION (STAFF ROOM)



FRONT ELEVATION (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 - Z Z Scale - N.T.S.

Building :A (STAFFROOM)

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.)	Tnmt (No.)
Ground Floor	90.88	90.88	90.88	90.88	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	90.88	90.88	90.88	90.88	01
Total Number of Same Buildings :	1				
Total :	90.88	90.88	90.88	90.88	01

SCHEDULE OF DOOR:

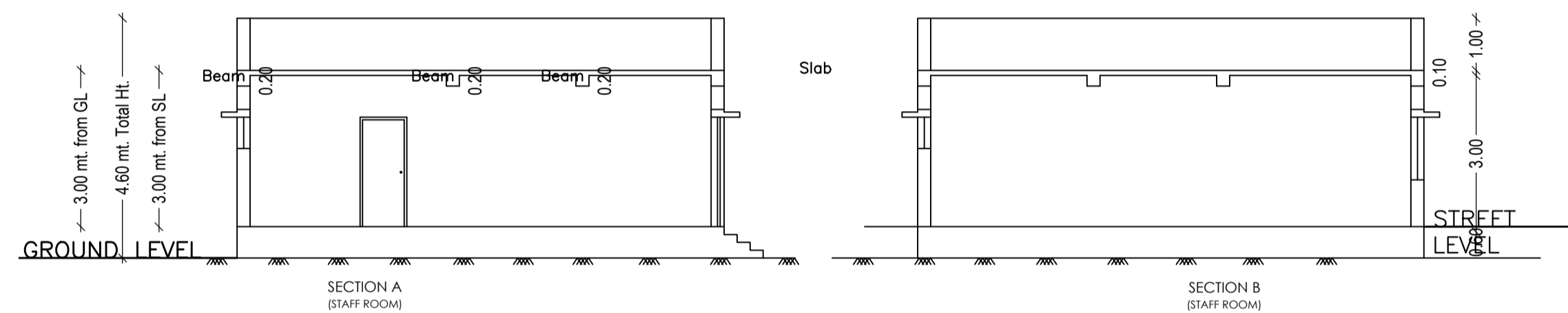
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (STAFFROOM)	D2	0.90	2.10	04
A (STAFFROOM)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (STAFFROOM)	V	0.60	1.20	06
A (STAFFROOM)	W3	1.20	1.20	06

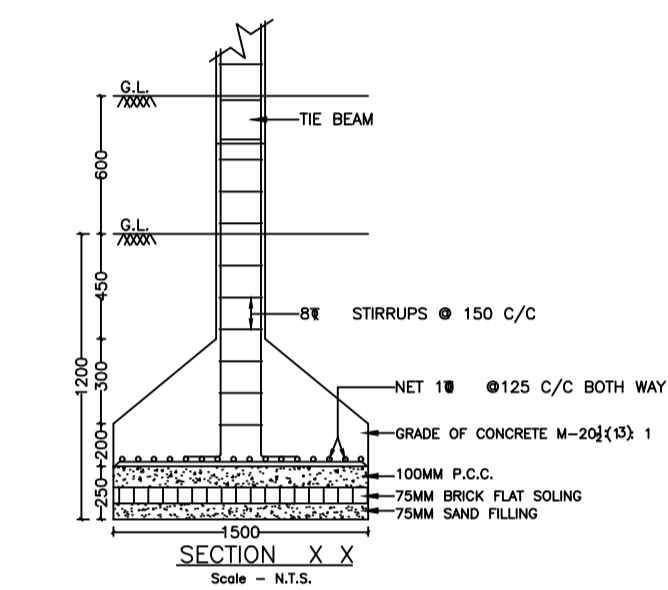
UnitBUA Table for Building :A (STAFFROOM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	DWELLING UNIT	DWELLING UNIT	81.60	78.46	6	1
Total:	-	-	81.60	78.46	6	1

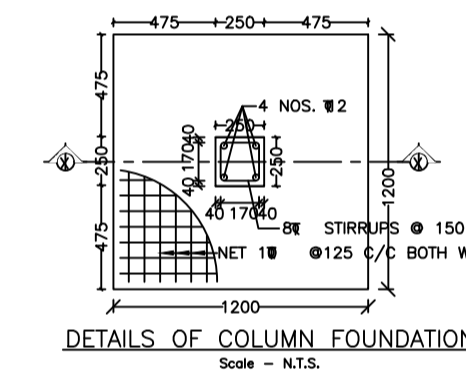


SECTION A (STAFF ROOM)

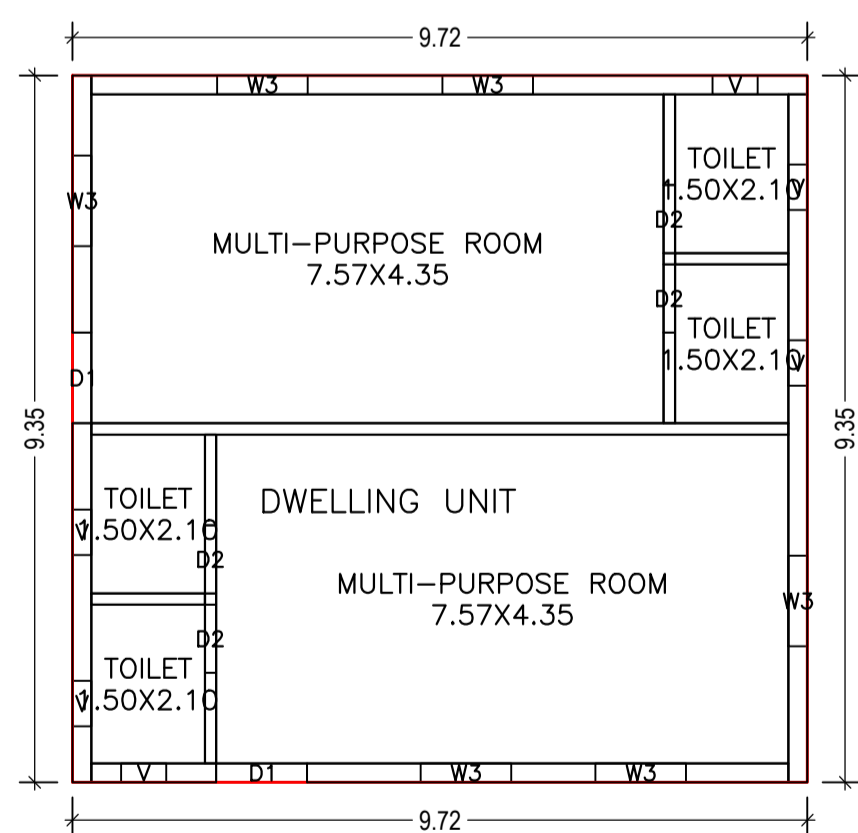
SECTION B (STAFF ROOM)



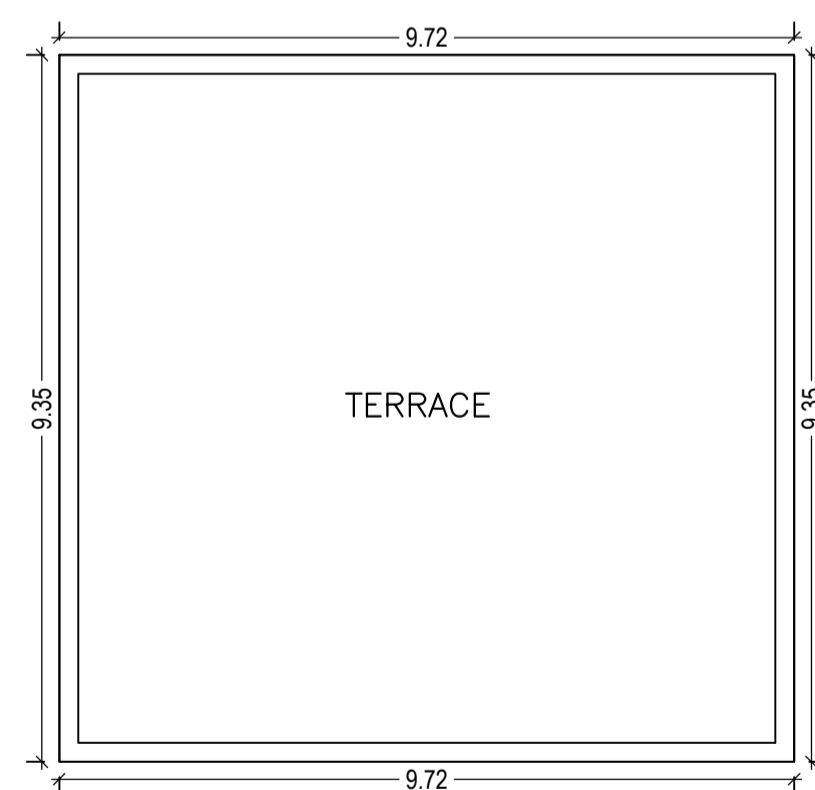
SECTION X X Scale - N.T.S.



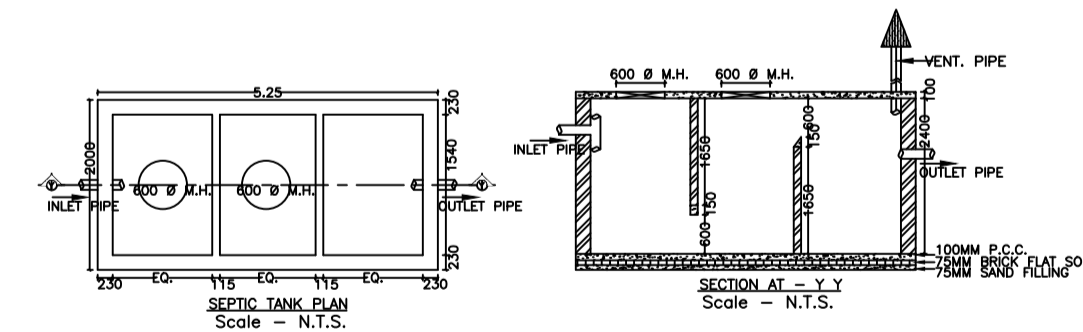
DETAILS OF COLUMN FOUNDATION Scale - N.T.S.



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



TERRACE FLOOR PLAN (SCALE 1:100)



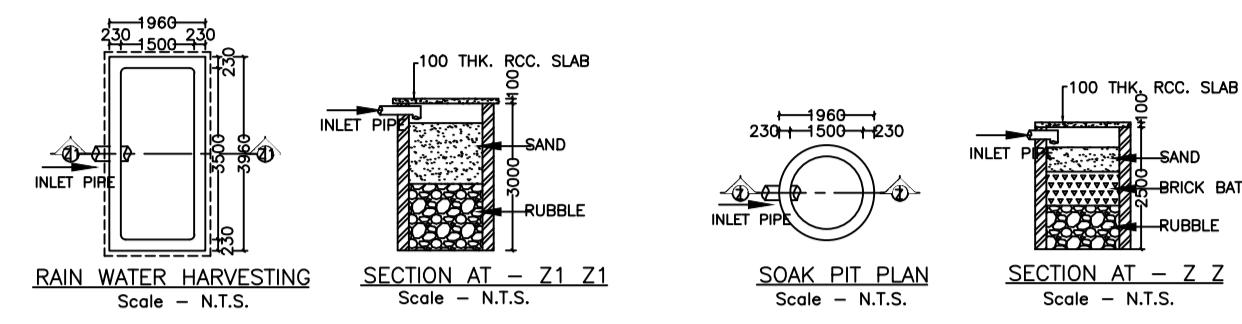
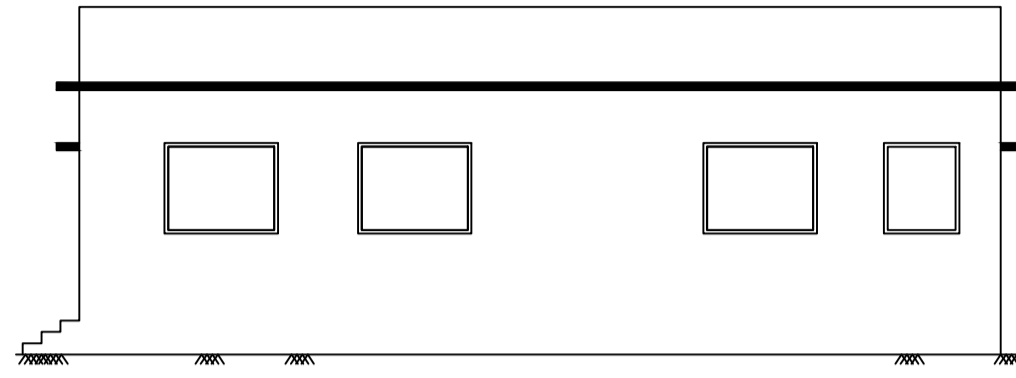
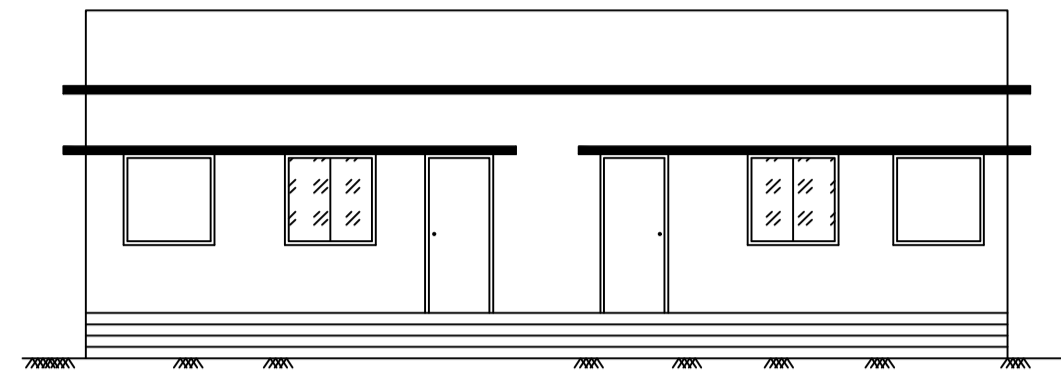
SECTION Y Y Scale - N.T.S.

SECTION Z Z 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

Proposal File No.	JIADA/BP/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



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	148.60	148.60	148.60	148.60	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	148.60	148.60	148.60	148.60	01
Total Number of Same Buildings :	1				
Total :	148.60	148.60	148.60	148.60	01

SCHEDULE OF DOOR:

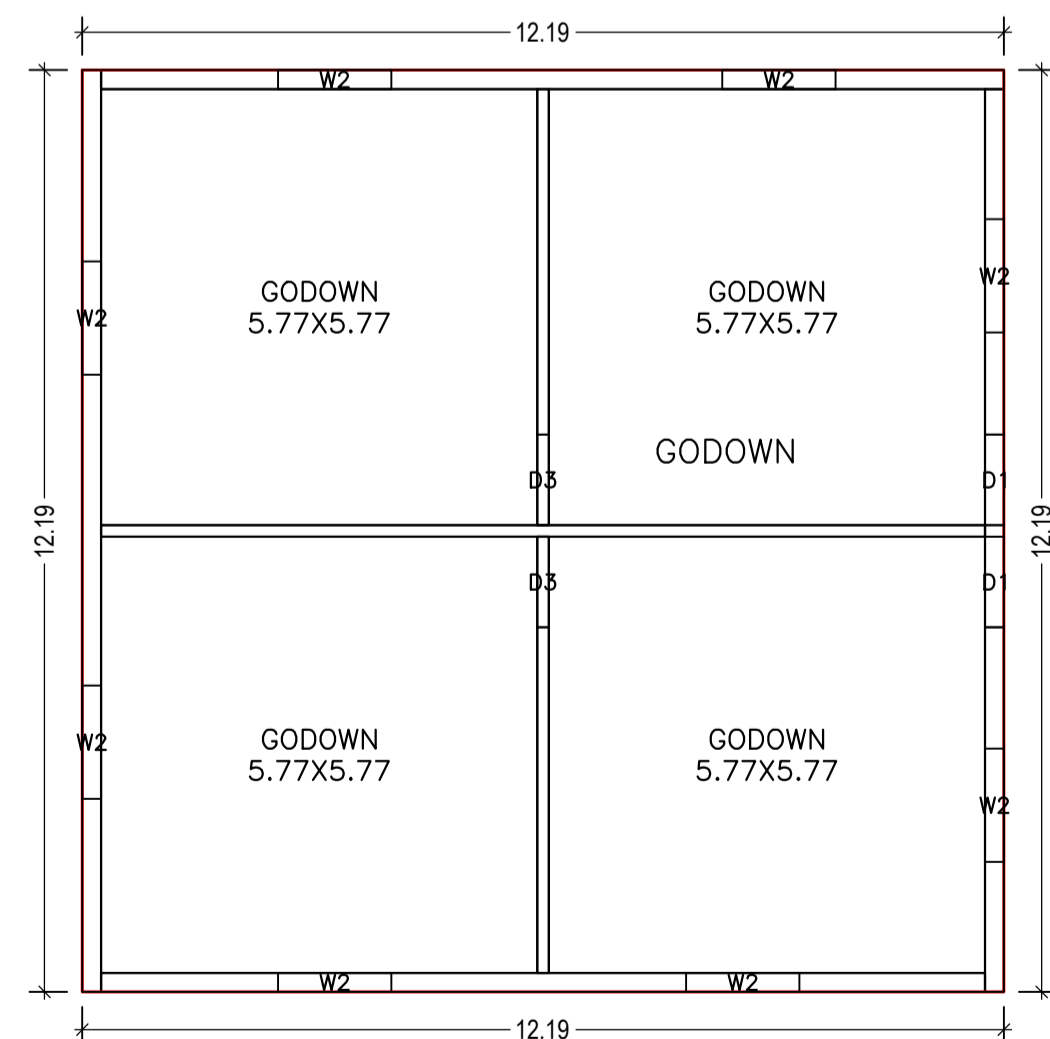
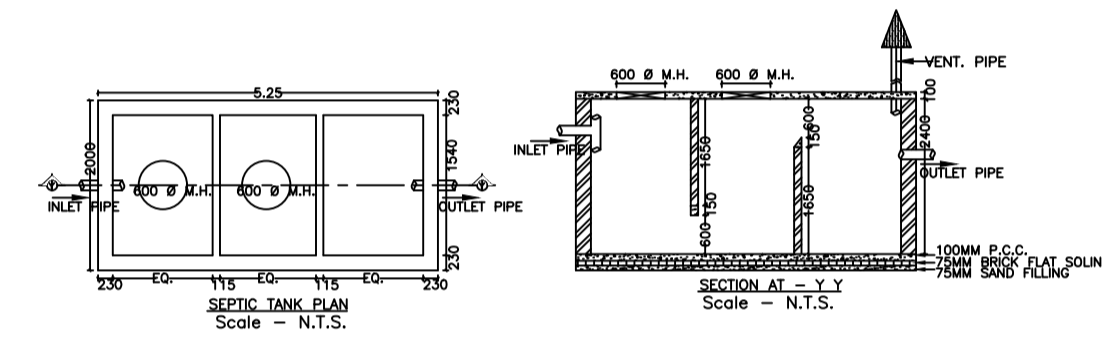
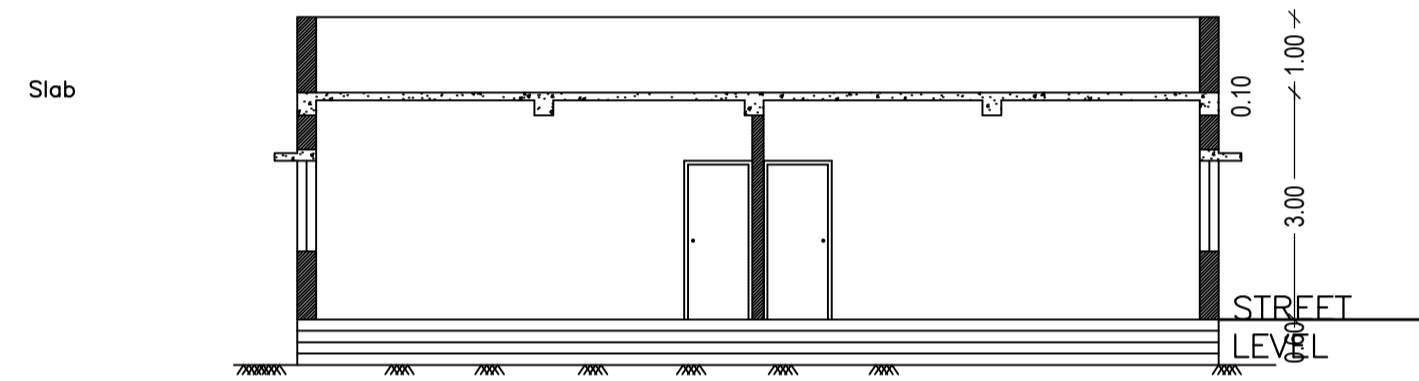
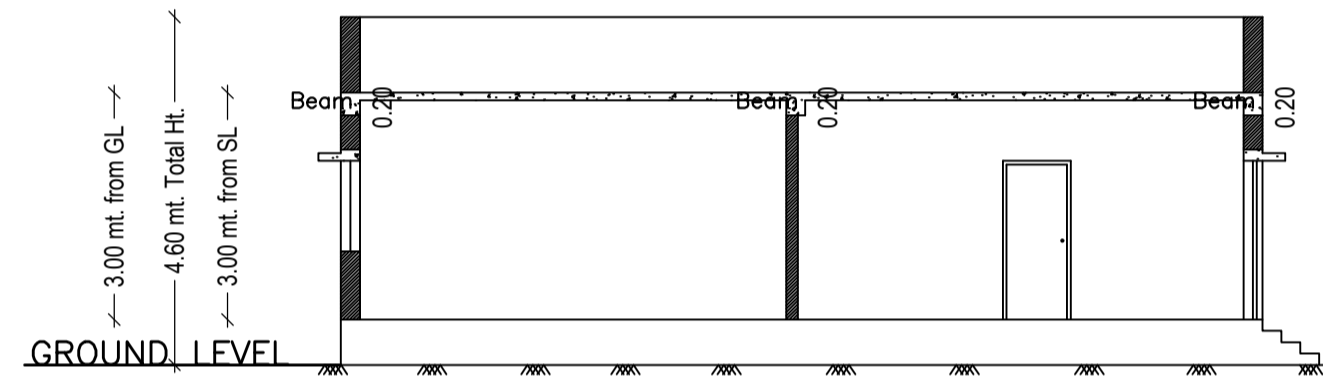
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (GODOWN)	D3	1.20	2.10	02
B (GODOWN)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

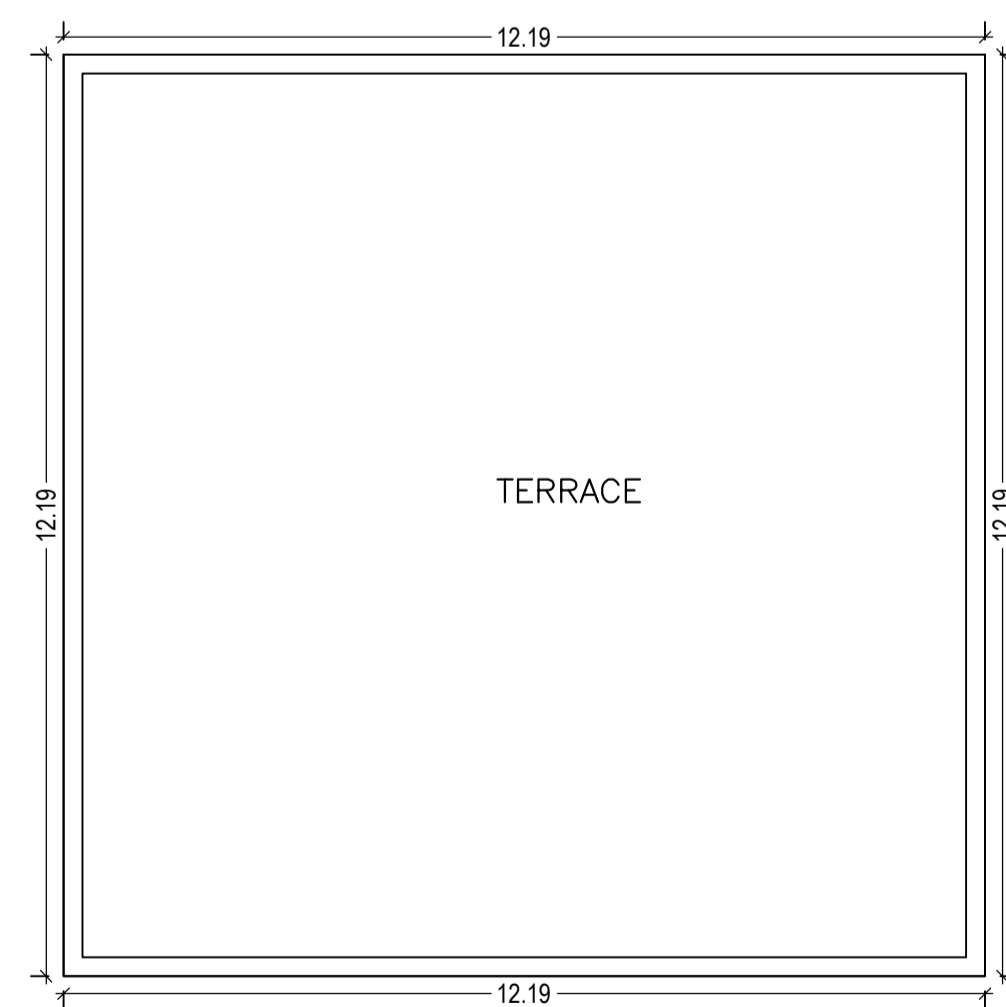
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (GODOWN)	W2	1.50	1.20	08

UnitBUA Table for Building :B (GODOWN)

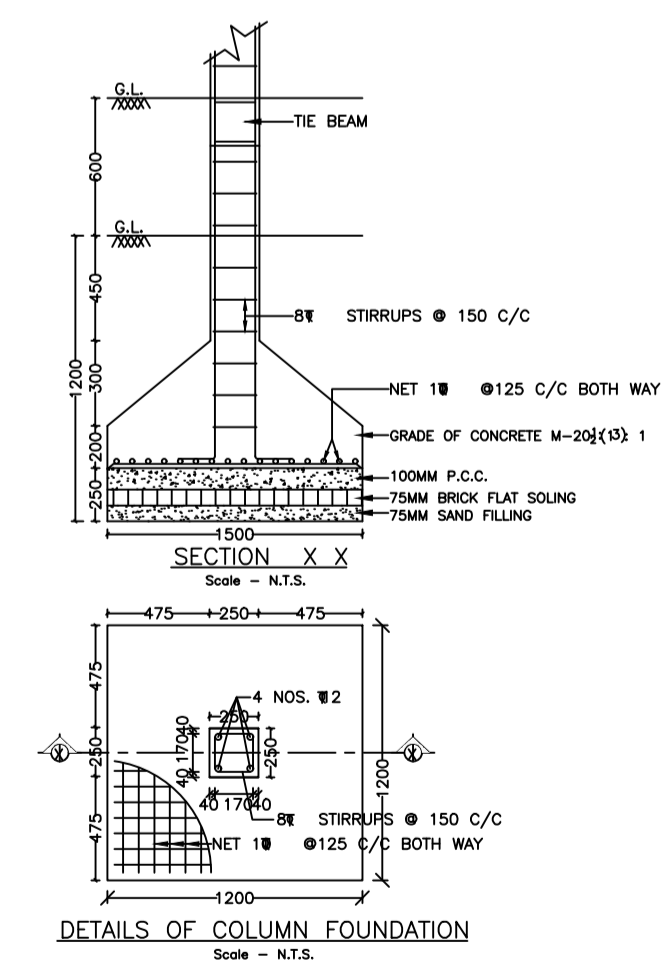
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GODOWN	GODOWN	136.66	133.17	4	1
Total:	-	-	136.66	133.17	4	1



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



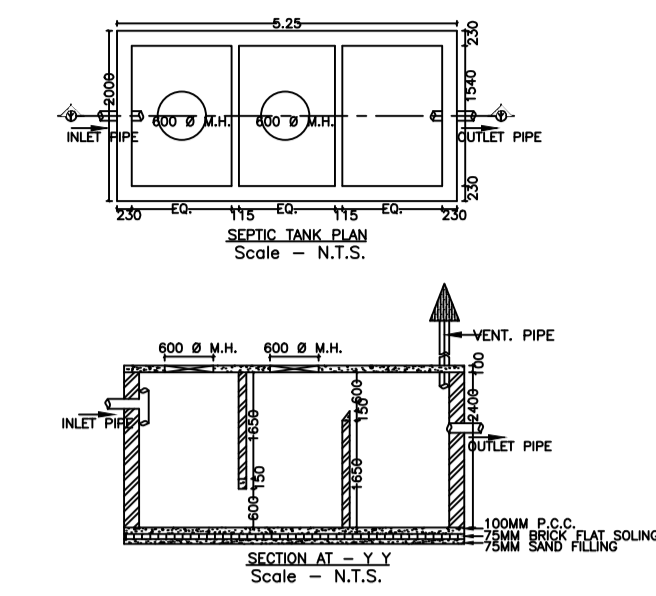
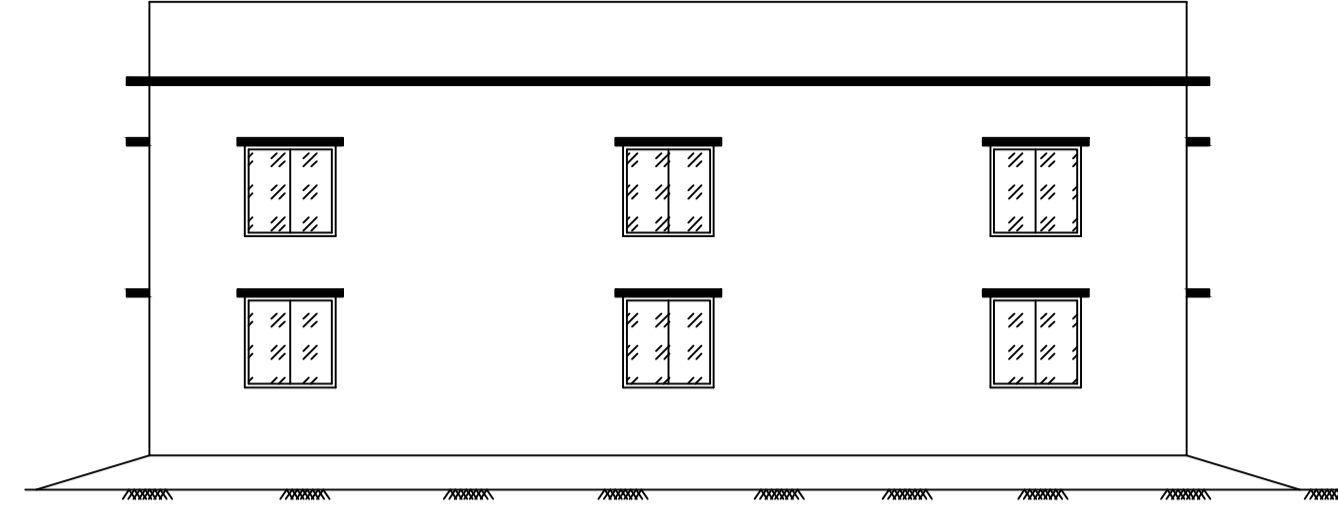
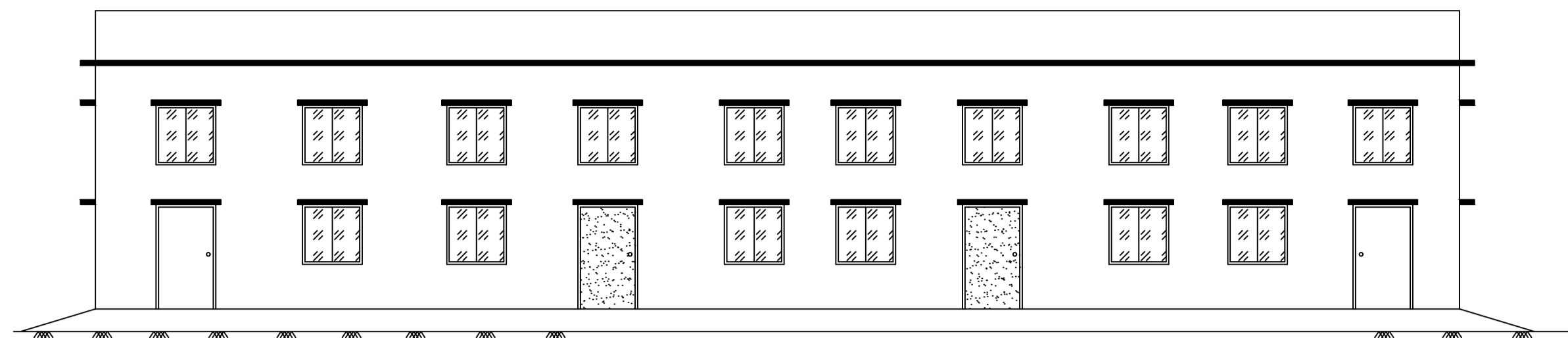
TERRACE FLOOR PLAN (SCALE 1:100)



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/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
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	376.34	376.34	376.34	376.34	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	376.34	376.34	376.34	376.34	01
Total Number of Same Buildings :	1				
Total :	376.34	376.34	376.34	376.34	01

SCHEDULE OF DOOR:

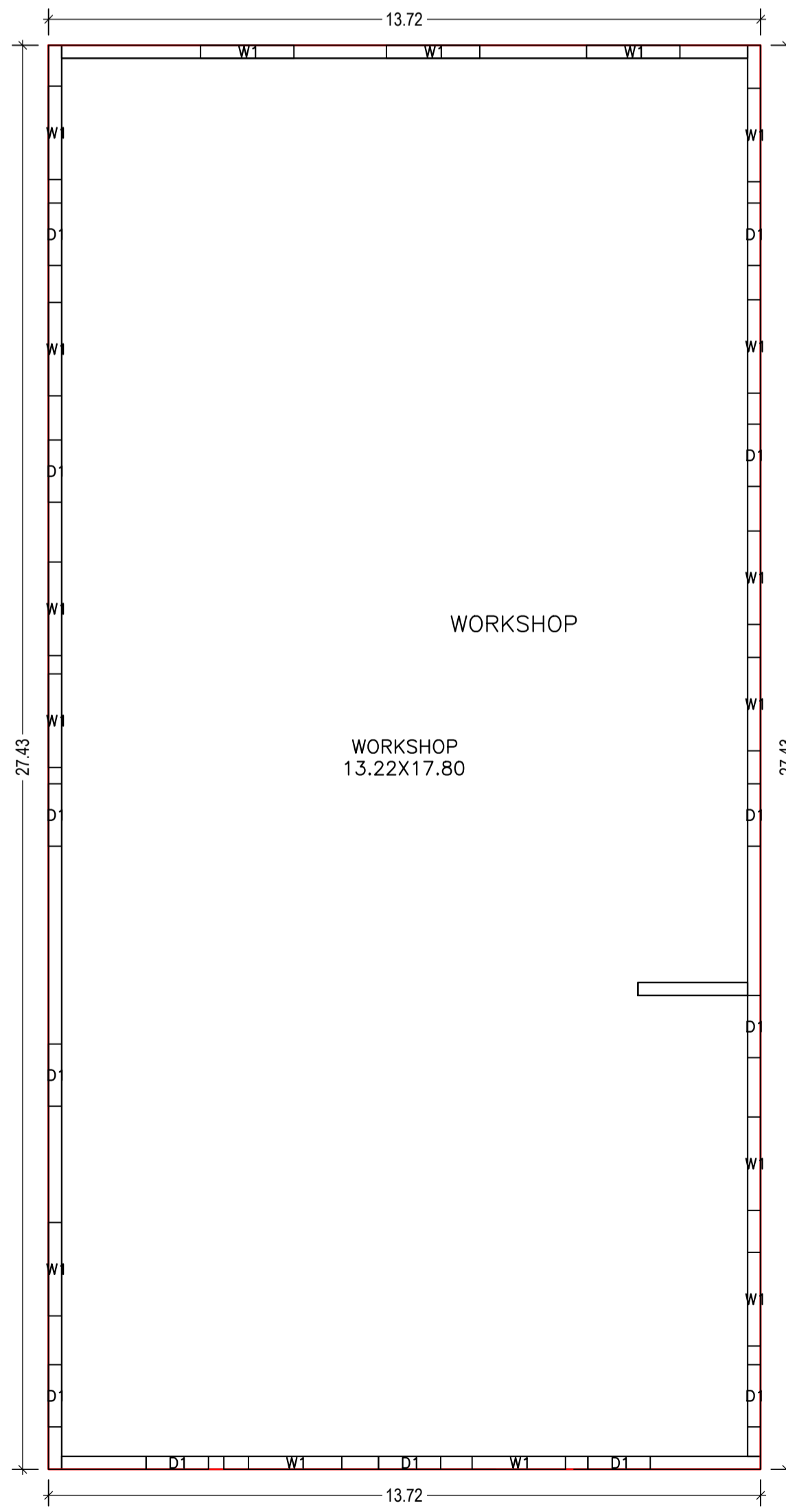
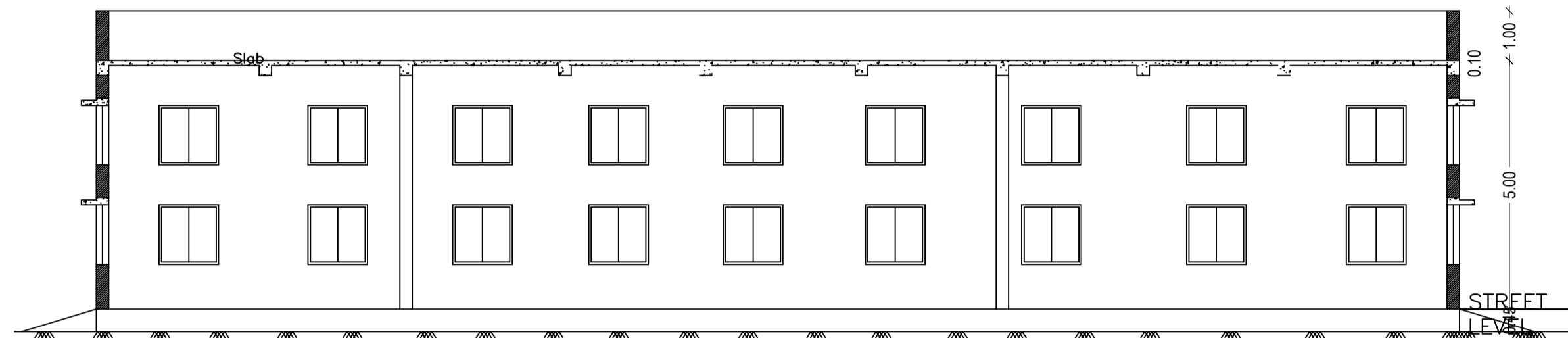
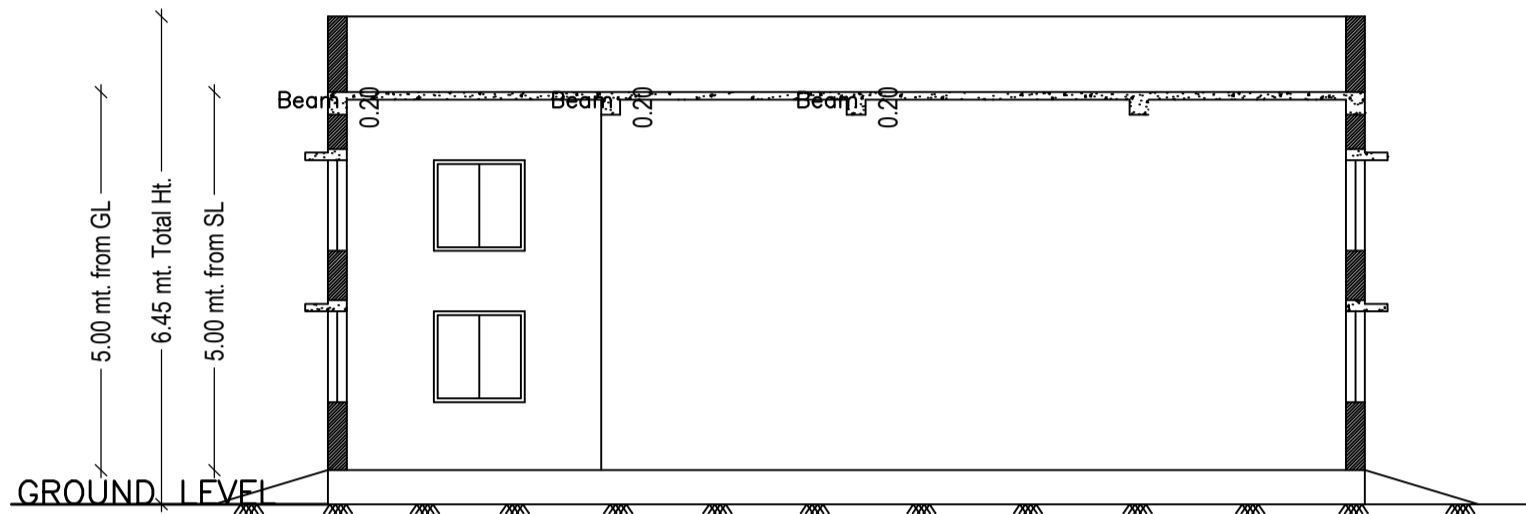
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (WORKSHOP)	D1	1.20	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

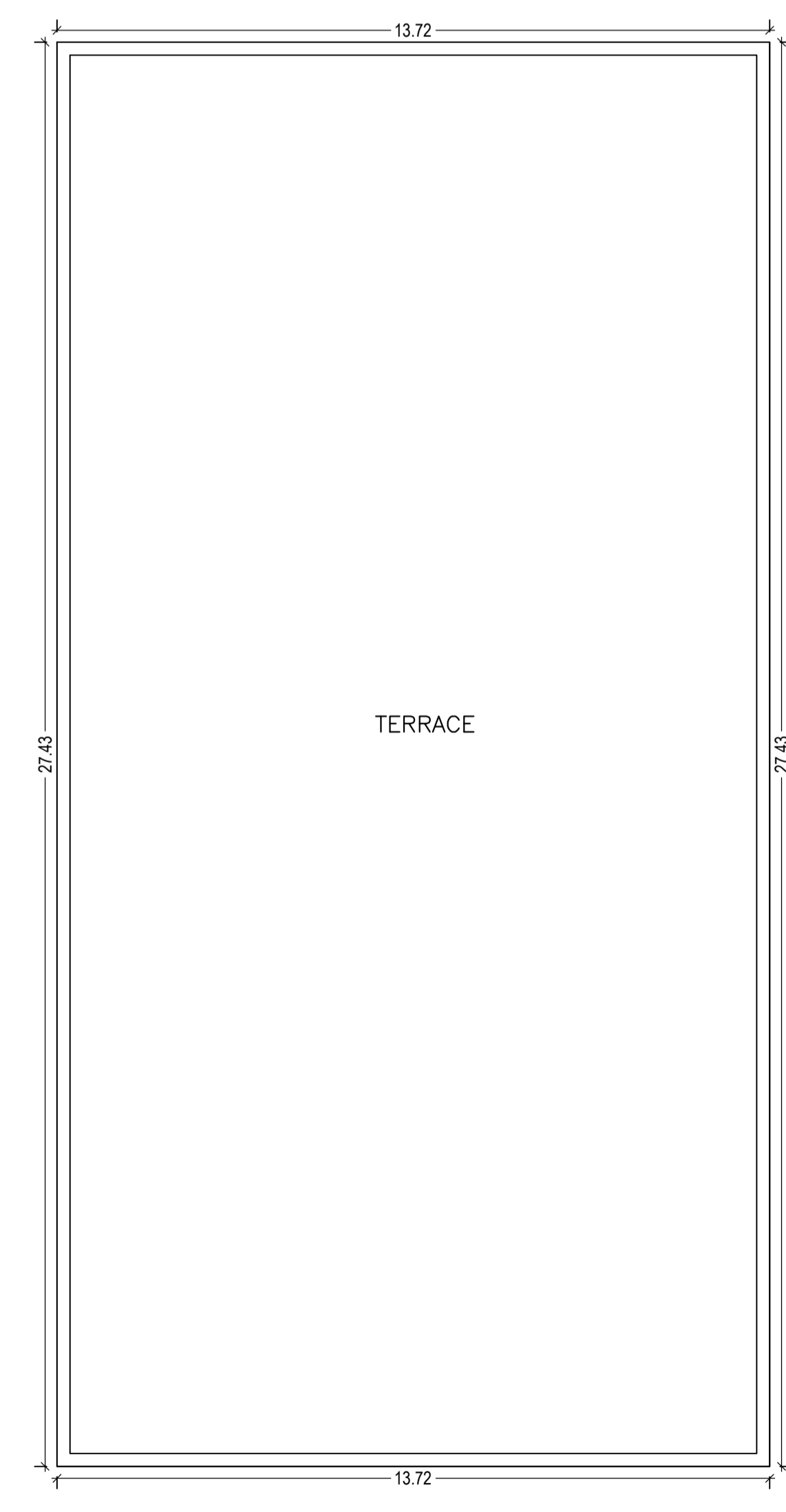
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (WORKSHOP)	W1	1.80	1.20	16

UnitBUA Table for Building :C (WORKSHOP)

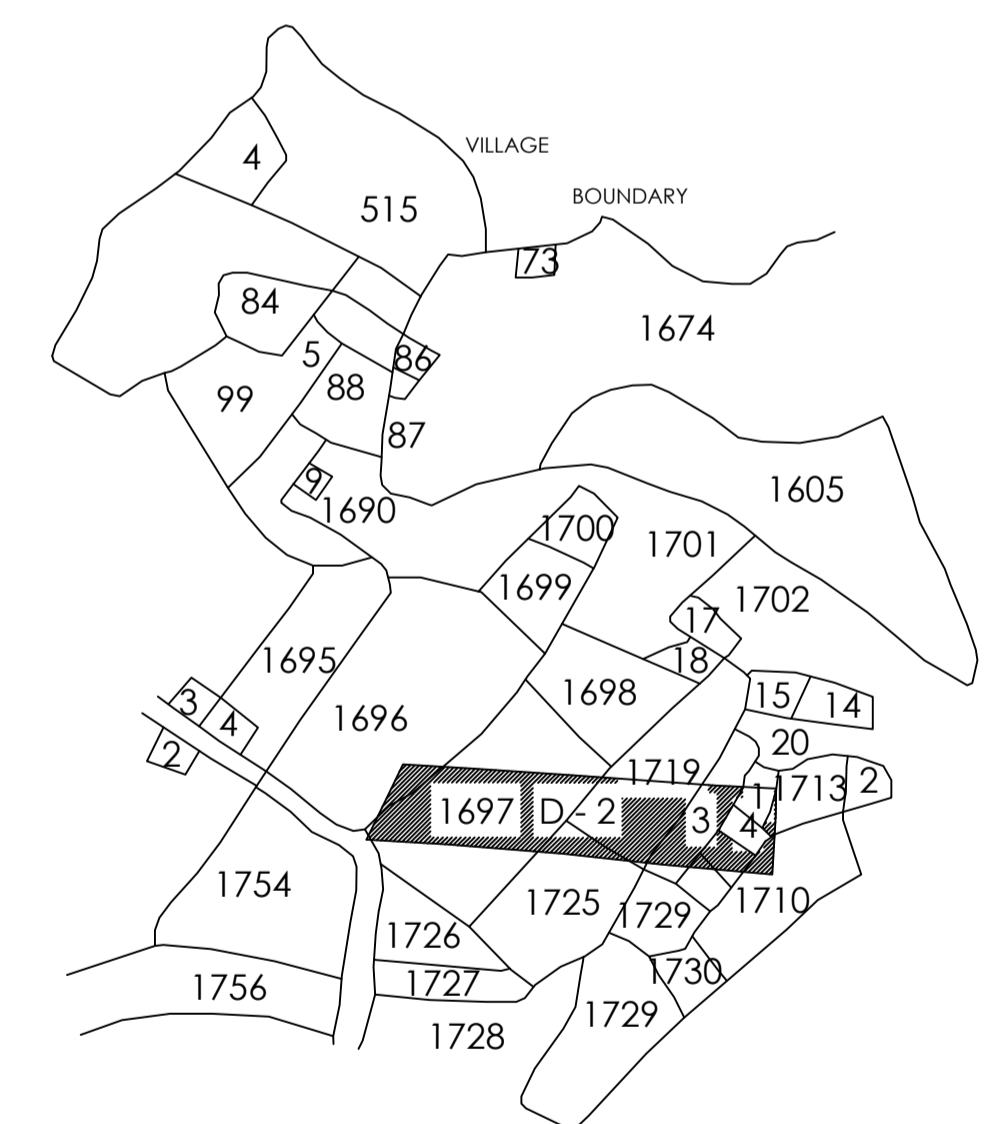
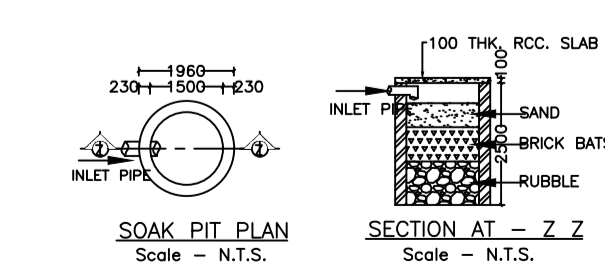
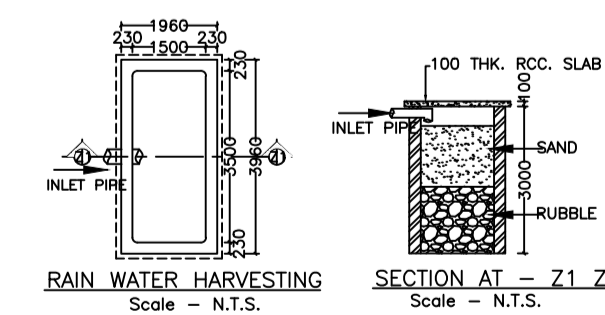
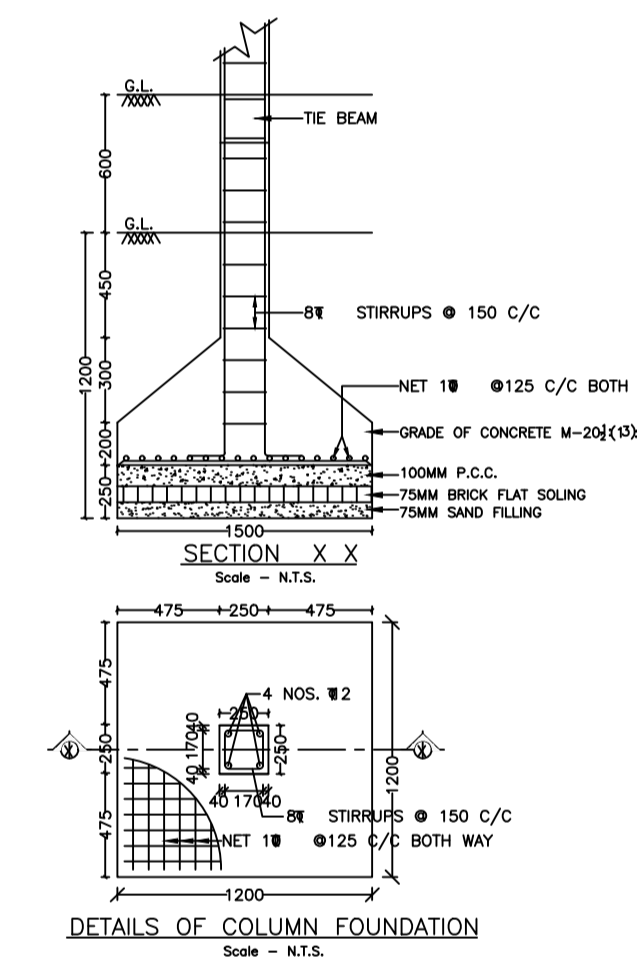
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	WORKSHOP	OTHER	356.01	355.49	1	1
Total:	-	-	356.01	355.49	1	1



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



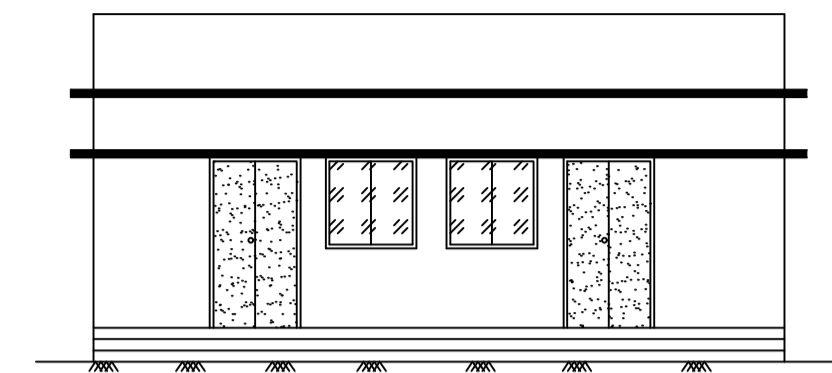
TERRACE FLOOR PLAN (SCALE 1:100)



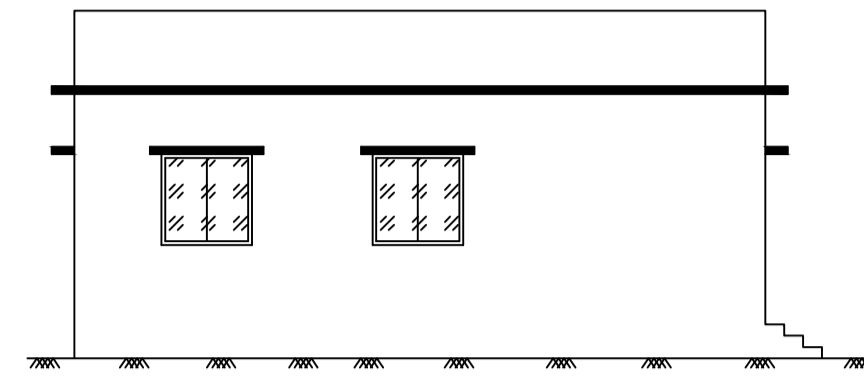
KEY MAP

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

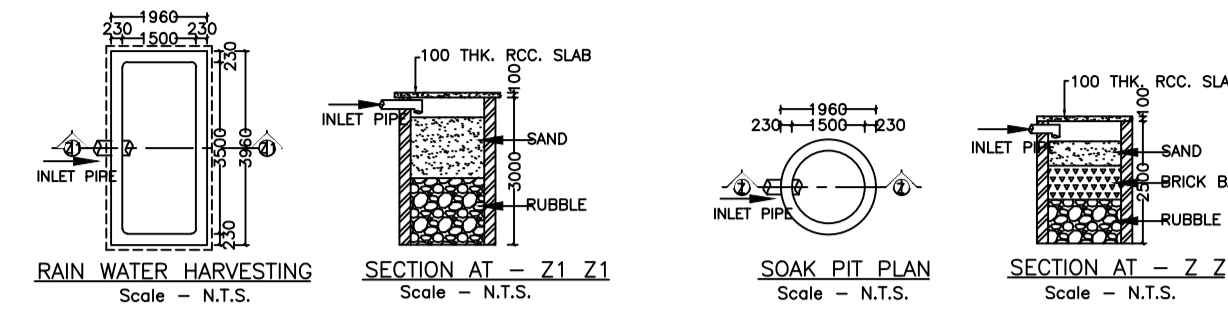
Proposal Basic Information	
Proposal File No.	JIADA/BP/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



FRONT ELEVATION
(STORAGE ROOM)



SIDE ELEVATION
(STORAGE 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.

Building :D (STORAGE)

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	83.54	83.54	83.54	83.54	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	83.54	83.54	83.54	83.54	01
Total Number of Same Buildings	1				
Total :	83.54	83.54	83.54	83.54	01

SCHEDULE OF DOOR:

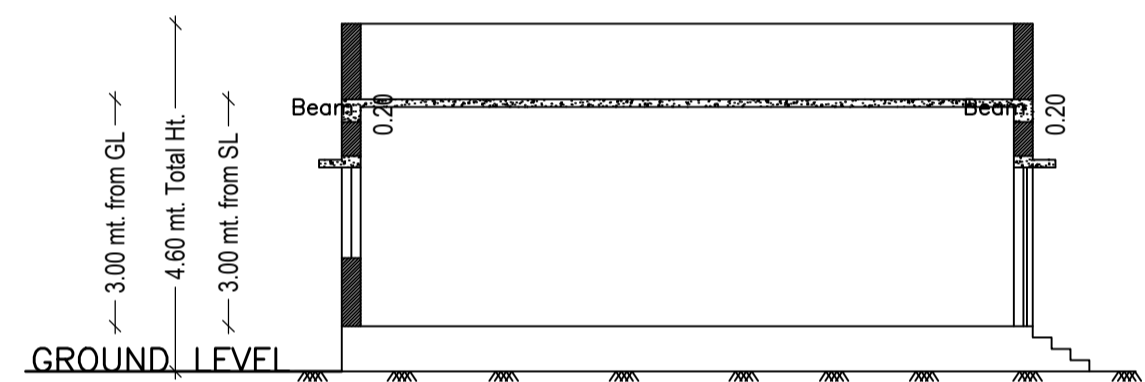
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (STORAGE)	D5	1.00	2.10	01
D (STORAGE)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

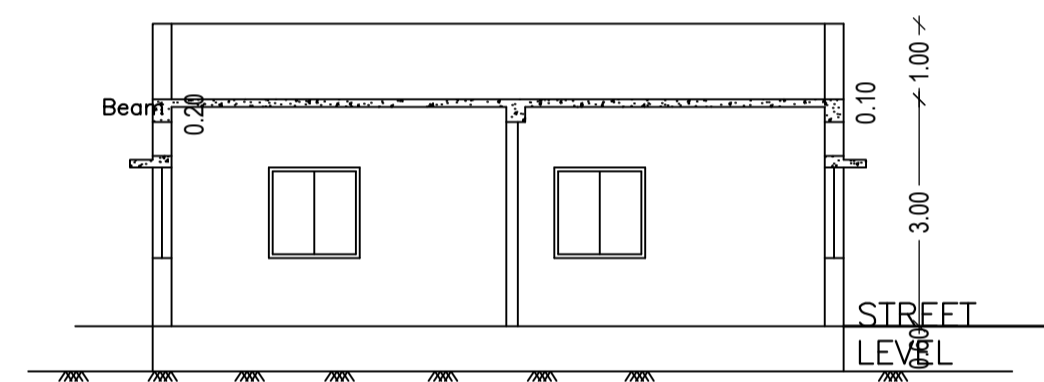
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (STORAGE)	W2	1.50	1.20	06

UnitBUA Table for Building :D (STORAGE)

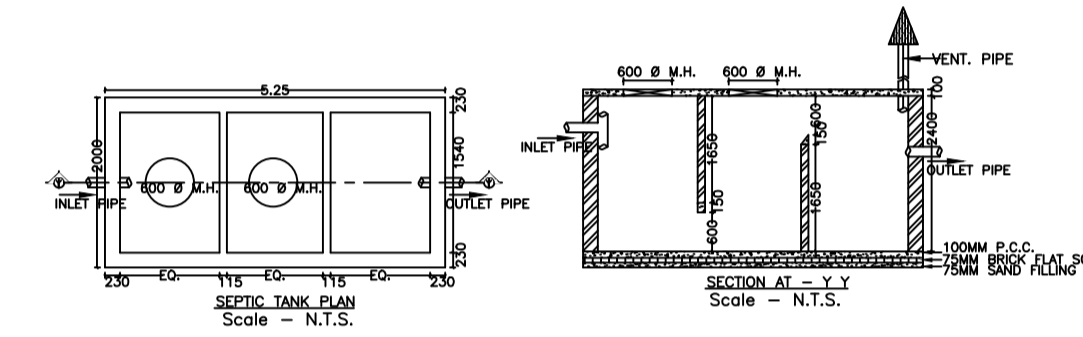
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	STORAGE	OTHER	74.65	73.35	2	1
Total:	-	-	74.65	73.35	2	1



SECTION A
(STORAGE ROOM)

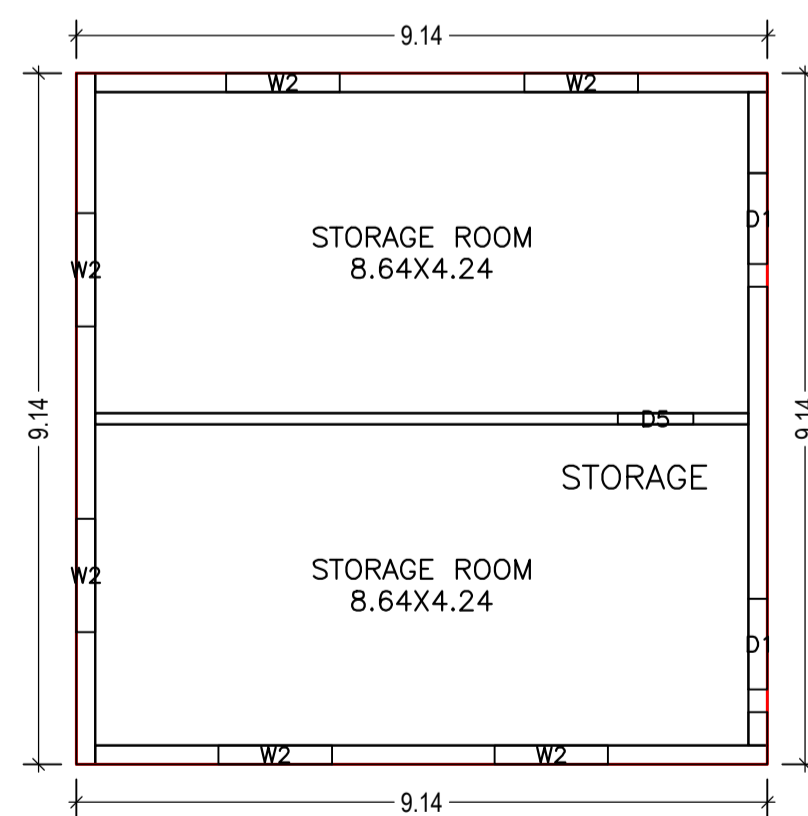


SECTION B
(STORAGE ROOM)

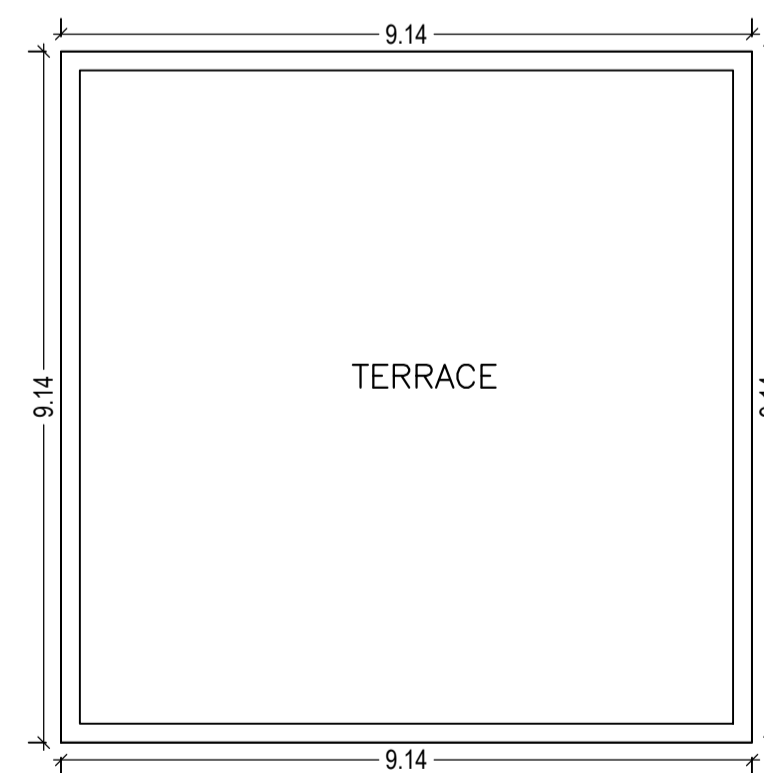


SECTION X-Y
Scale - N.T.S.

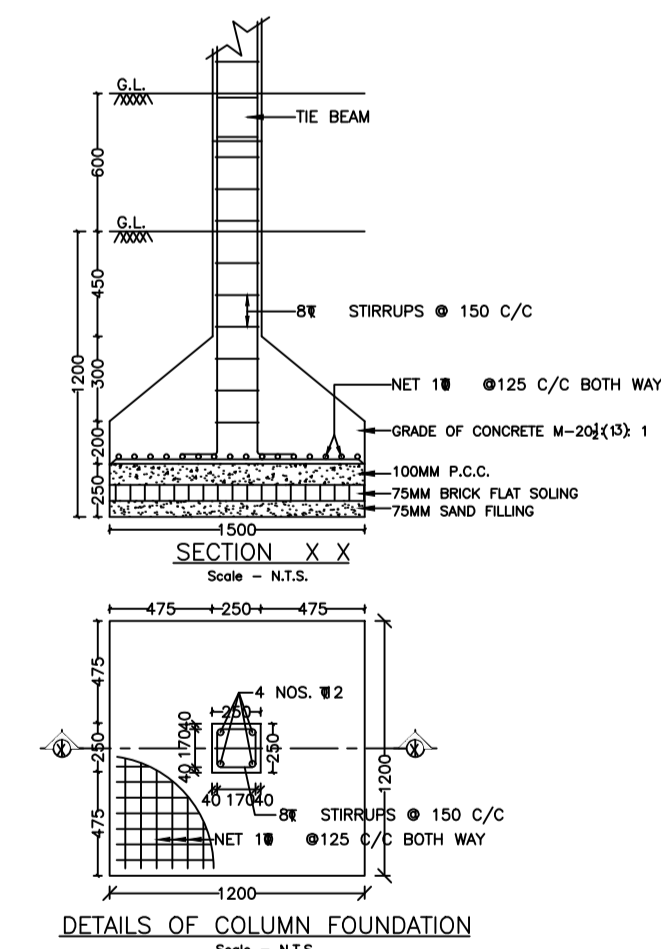
SECTION X-Y
Scale - N.T.S.



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



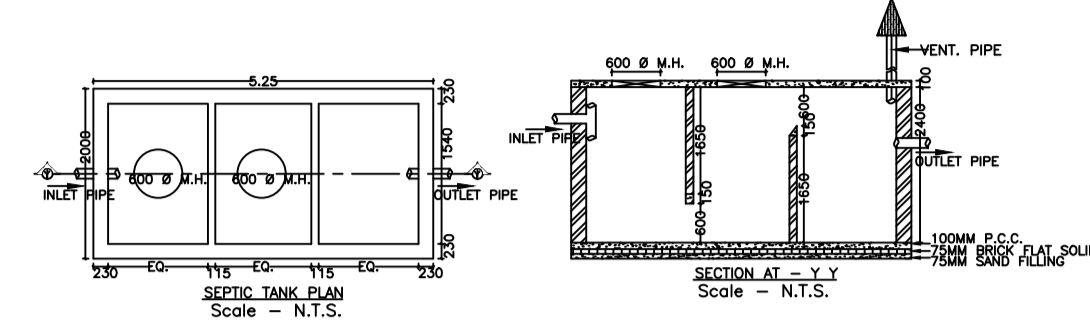
TERRACE FLOOR PLAN
(SCALE 1:100)



DETAILS OF COLUMN FOUNDATION
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	
Proposal File No.	JIADA/BP/0016/2019
Owner Name	MANISH KUMAR
Khata No	46,50,5,132,184,177,4,132
Plot No	1696,1697,1725,1719,1723,1721,1710,1724
Village Name	GORABALI
Use	Industrial
SubUse	Small Scale Industries



Building :E (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	51.88	51.88	51.88	51.88	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	51.88	51.88	51.88	51.88	01
Total Number of Same Buildings :	1				
Total :	51.88	51.88	51.88	51.88	01

SCHEDULE OF DOOR:

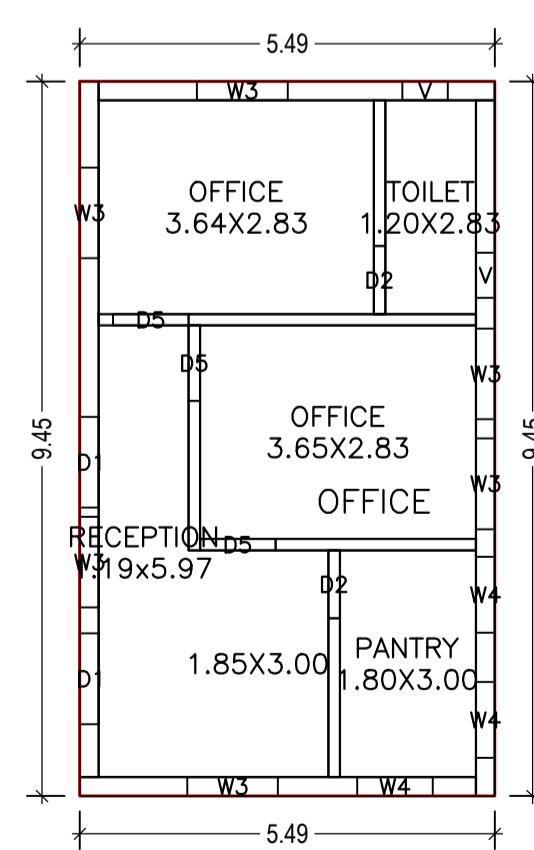
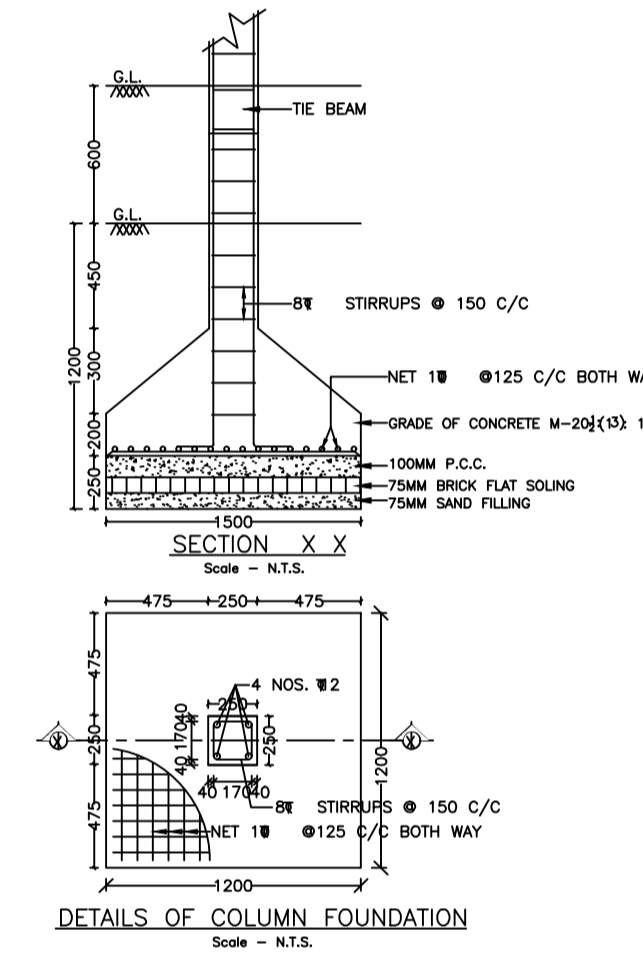
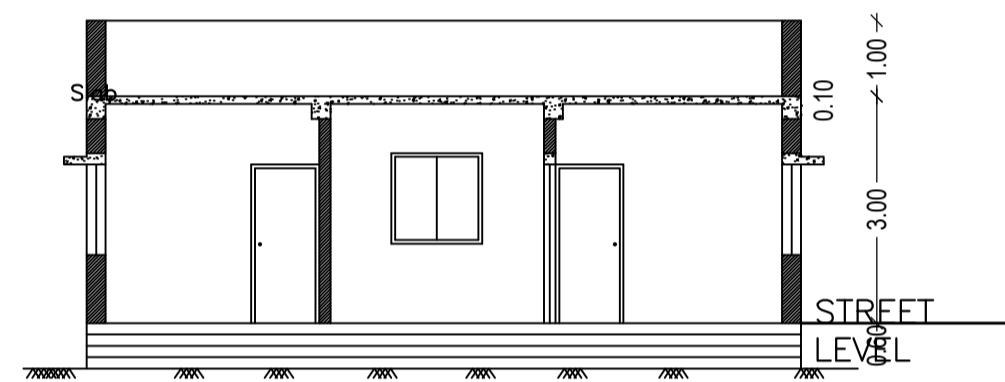
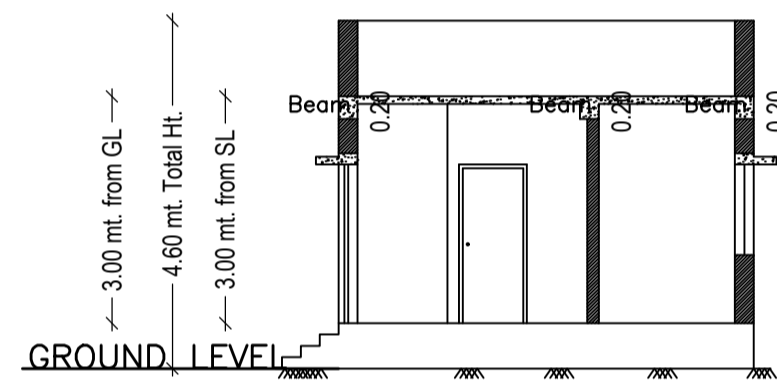
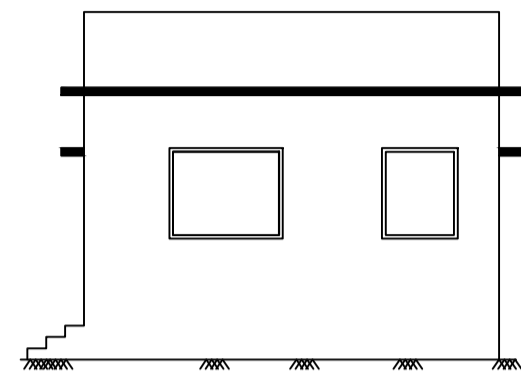
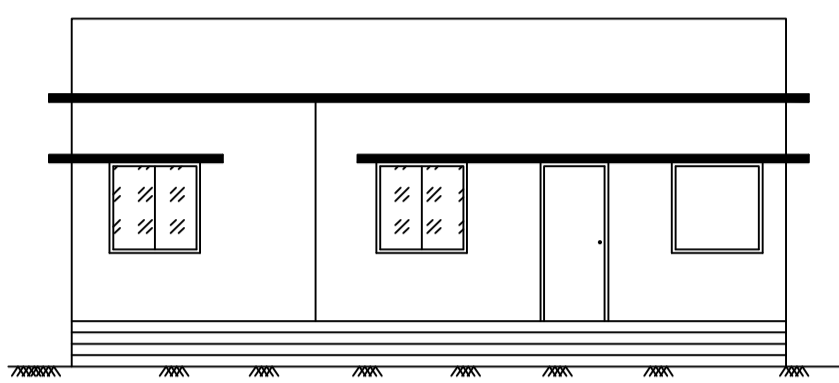
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
E (OFFICE)	D2	0.90	2.10	02
E (OFFICE)	D5	1.00	2.10	03
E (OFFICE)	D1	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

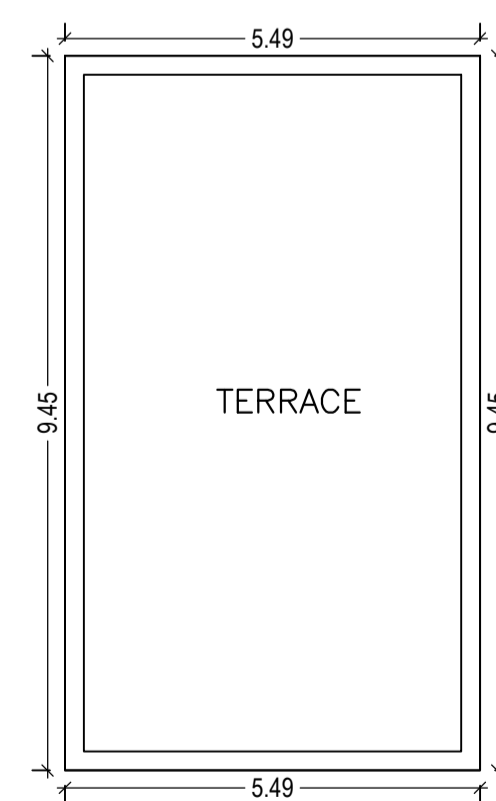
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
E (OFFICE)	V	0.60	1.20	02
E (OFFICE)	W4	1.00	1.20	03
E (OFFICE)	W3	1.20	1.20	06

UnitBUA Table for Building :E (OFFICE)

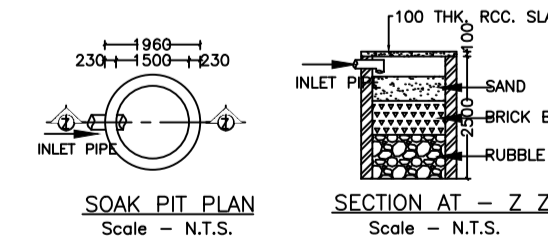
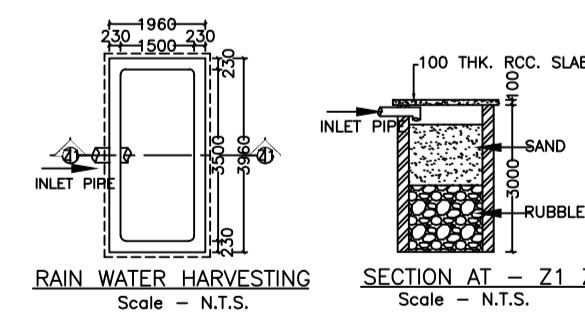
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	44.66	42.04	5	1
Total:	-	-	44.66	42.04	5	1



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



TERRACE FLOOR PLAN (SCALE 1:100)



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