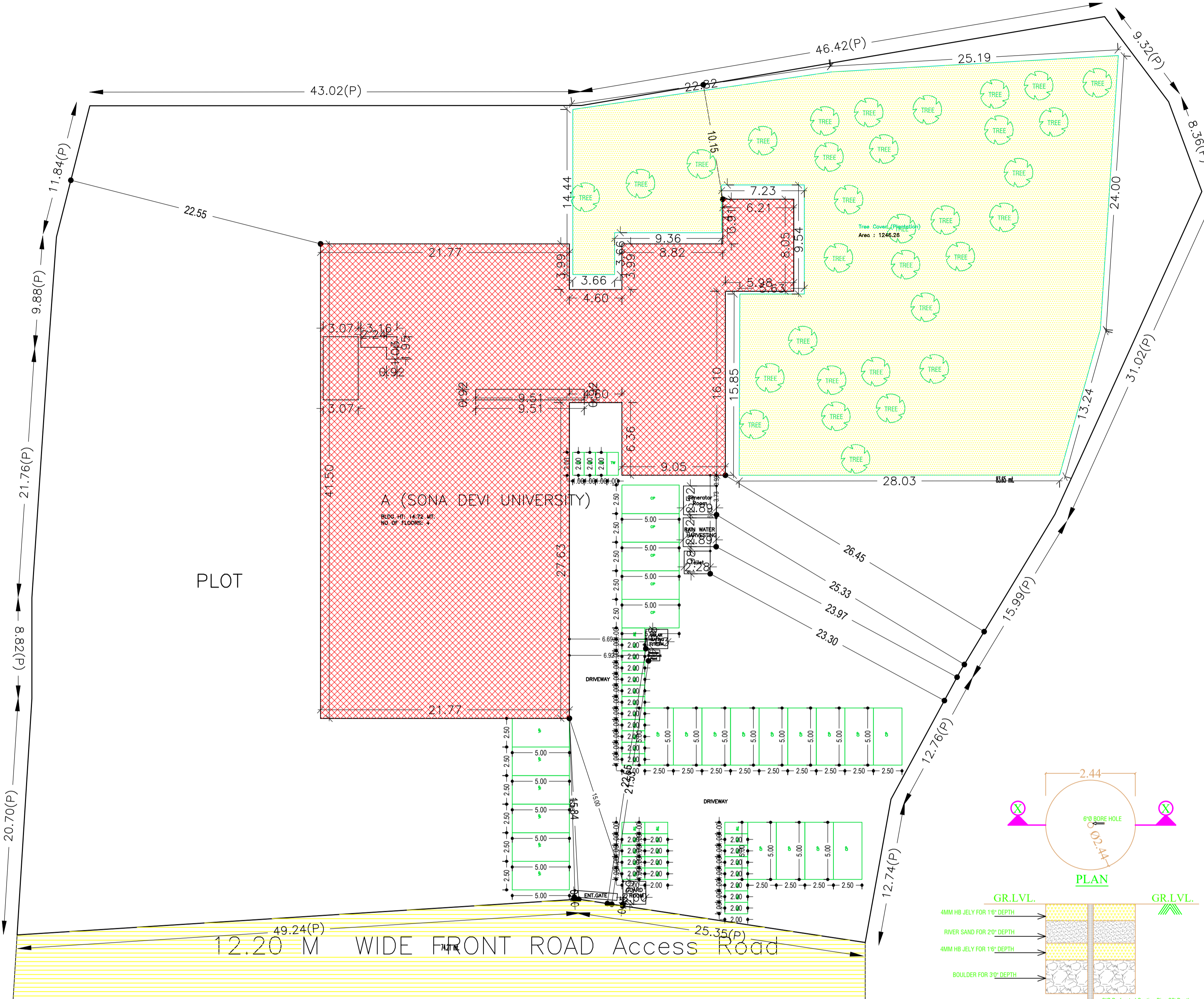


DATE: 16/10/2020  
SHEET NO. 1

Proposal Basic Information

Proposal File No. JIADA/BP/0015/2019  
Owner Name: SONA DEVI UNIVERSITY

Khata No: 315  
Plot No: 1340/1751 (part)  
Village Name: Kitadih  
Use: Educational  
SubUse: College



# SITE PLAN

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.
A (SONA DEVI UNIVERSITY)	Educational	Educational Building	> 0	150	-	1	-	-	-	-	-
Total:				-	-	-	0	18	0	6	0

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	18	225.00
Total Car	-	-	18	225.00
Visitor's Car Parking	-	-	6	75.00
Total Visitor Parking	-	-	6	75.00
TwoWheeler	-	-	34	68.00
Total TwoWheeler	-	-	34	68.00
Total	0.00	-	58	436.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SONA DEVI UNIVERSITY)	D2	0.75	2.13	01
A (SONA DEVI UNIVERSITY)	D1	0.91	2.13	06
A (SONA DEVI UNIVERSITY)	D	1.07	2.13	94

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SONA DEVI UNIVERSITY)	W3	1.20	2.70	06
A (SONA DEVI UNIVERSITY)	W3	1.84	2.70	02
A (SONA DEVI UNIVERSITY)	W1	2.00	2.70	20
A (SONA DEVI UNIVERSITY)	W1	2.30	2.70	01
A (SONA DEVI UNIVERSITY)	W	5.00	2.70	63

FAR & Tenement Details (Table 4c-1)

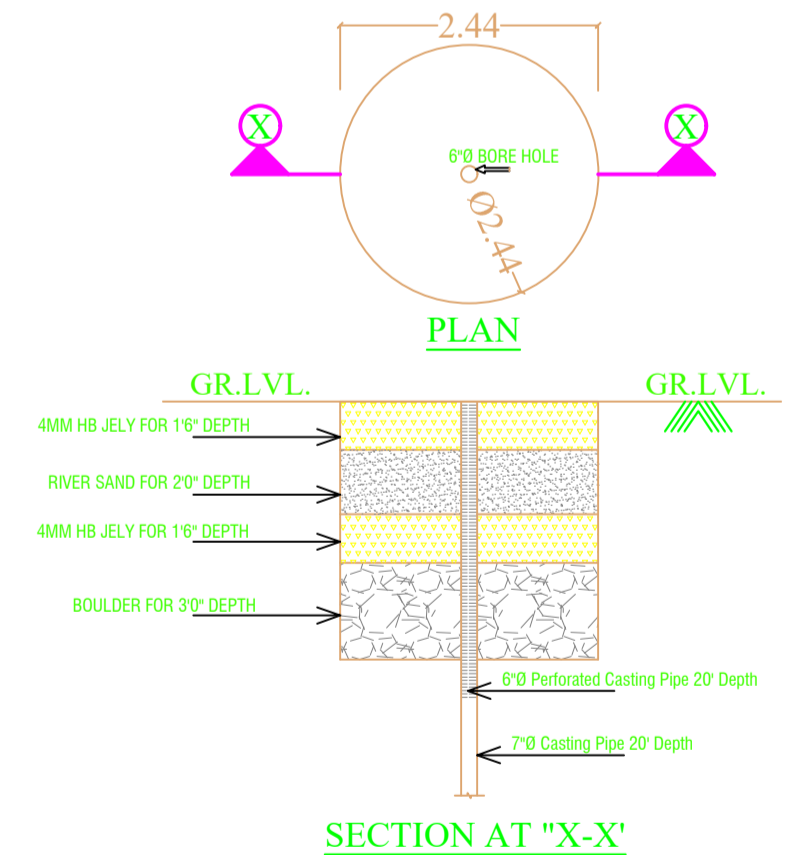
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift				
A (SONA DEVI UNIVERSITY)	1	4577.89	44.23	4533.66	67.72	23.76	4442.19	4442.18	4442.18	04
Grand Total	1	4577.89	44.23	4533.66	67.72	23.76	4442.19	4442.18	4442.18	04

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SONA DEVI UNIVERSITY)	Educational	Educational Building	Non-Highrise

COLOR INDEX

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



AREA STATEMENT

JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY

VERSION NO.: 1.0.50  
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES  
District: RANCHI  
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY  
Inward No: JIADA/BP/0015/2019  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: New  
Location of Development Area: Old Area

Plot Use: Educational  
Plot SubUse: College  
PlotNearby/ReligiousStructure: NA  
Plot/SubPlot No: 1340/1751 (part)  
North: Road Width - 45  
South: Road Width - 12  
East: Plot No. - 6  
West: Plot No. -

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	6426.32
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		1246.26
Total		1246.26
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	5180.06
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	6426.32
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	6426.32

COVERAGE CHECK

Permissible Coverage area ( 50.00 % )	3213.16
Proposed Coverage Area ( 17.92 % )	1151.72
Total Prop. Coverage Area ( 17.92 % )	1151.72
Balance coverage area ( 32.08 % )	2061.44

FAR CHECK

Perm. FAR Area ( 2.25 )	14459.22
Total Perm. FAR area	14459.22
Special FAR	4442.19
Proposed FAR Area	4442.19
Total Proposed FAR Area	4442.19
Consumed FAR (Factor)	0.69
Balance FAR Area	10017.03

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	4533.66
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ARCHITECT (Regd): NIKHIL SHUKLA  
ENGINEER (Regd):  
SUPERVISOR (Regd):  
OWNER (Regd): SONA DEVI UNIVERSITY

DEVELOPMENT AUTHORITY: LOCAL BODY

Building :A (SONA DEVI UNIVERSITY)

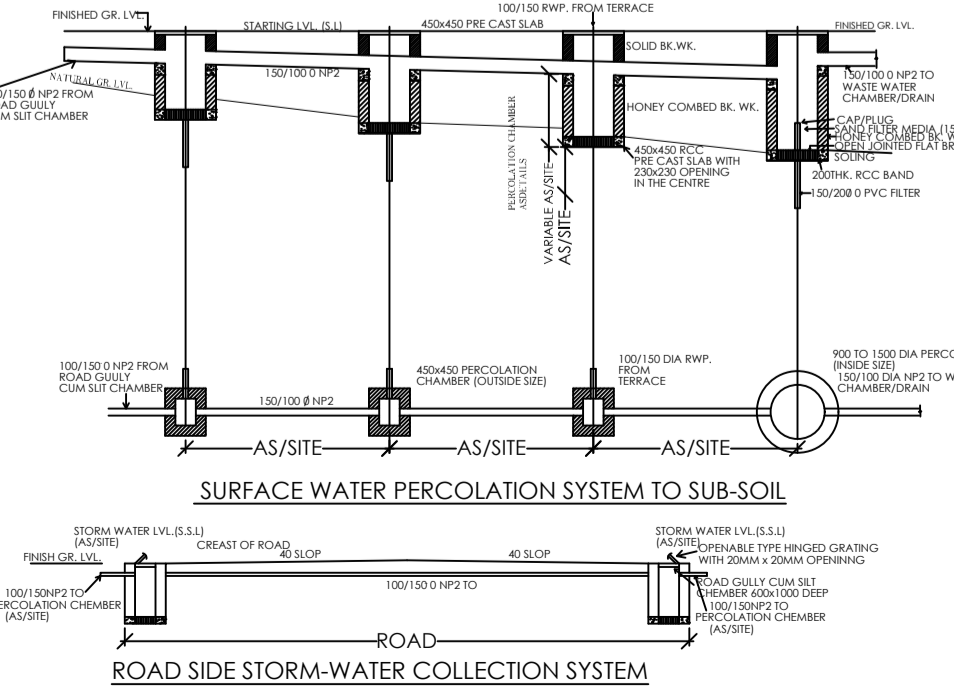
Floor Name	Gross Built Up Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	1181.26	12.61	1168.65	16.93	0.00	1151.72	1151.72	01
First Floor	1132.21	10.54	1121.67	16.93	7.92	1096.82	1096.82	01
Second Floor	1132.21	10.54	1121.67	16.93	7.92	1096.82	1096.82	01
Third Floor	1132.21	10.54	1121.67	16.93	7.92	1096.82	1096.82	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	4577.89	44.23	4533.66	67.72	23.76	4442.19	4442.18	04
Total Number of Same Buildings	1							
Total:	4577.89	44.23	4533.66	67.72	23.76	4442.19	4442.18	04

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.)
Ground Floor	1168.65	1151.72	1168.65	1151.72
First Floor	1121.67	1096.82	1121.67	1096.82
Second Floor	1121.67	1096.82	1121.67	1096.82
Third Floor	1121.67	1096.82	1121.67	1096.82
Terrace Floor	0.00	0.00	0.00	0.00
Total:	4533.66	4442.18	4533.66	4442.18

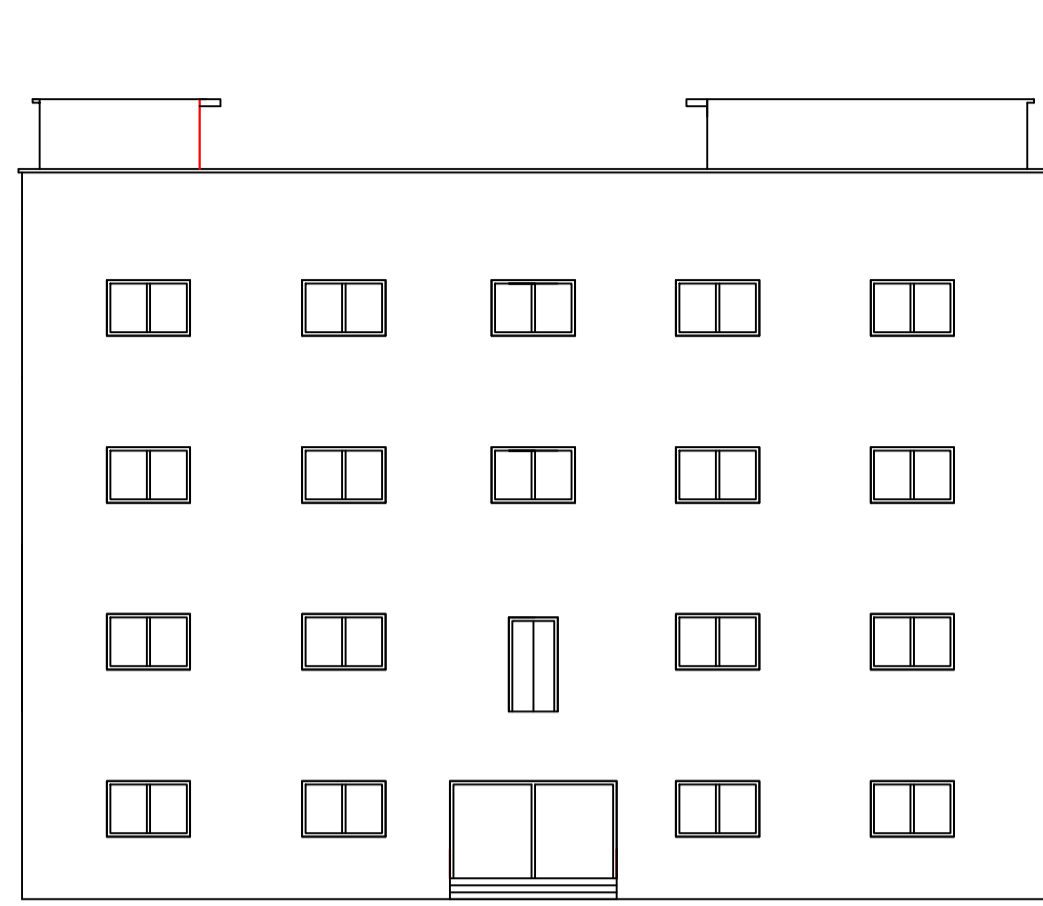
UnitBUA Table for Building :A (SONA DEVI UNIVERSITY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRD FLOOR PLAN	CLASS ROOM	CLASS ROOM	995.77	995.46	15	1
SECOND FLOOR PLAN	CLASS ROOM	CLASS ROOM	995.77	995.55	15	1
FIRST FLOOR PLAN	CLASS ROOM	CLASS ROOM	995.77	995.14	15	1
GROUND FLOOR PLAN	CLASS ROOM	CLASS ROOM	1038.06	1037.85	20	1
Total:	-	-	4025.37	4024.00	65	4

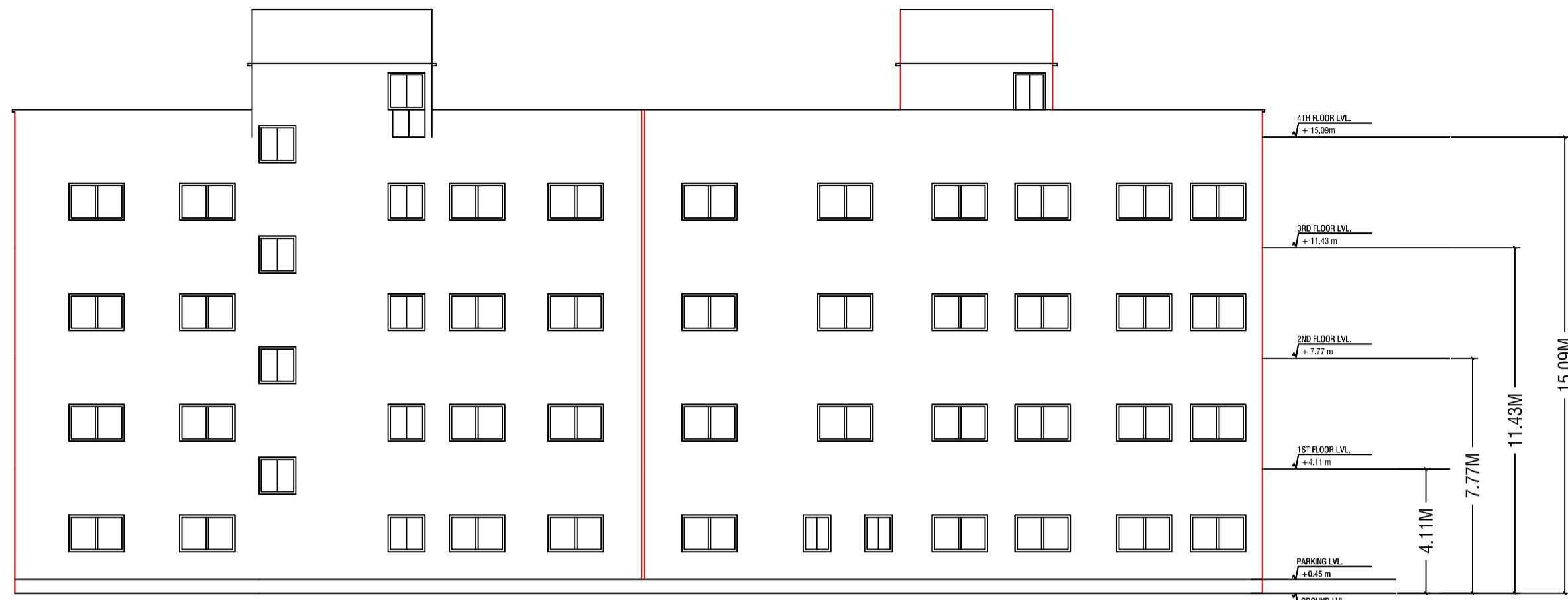


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JIADA/ARC/0013/2019			

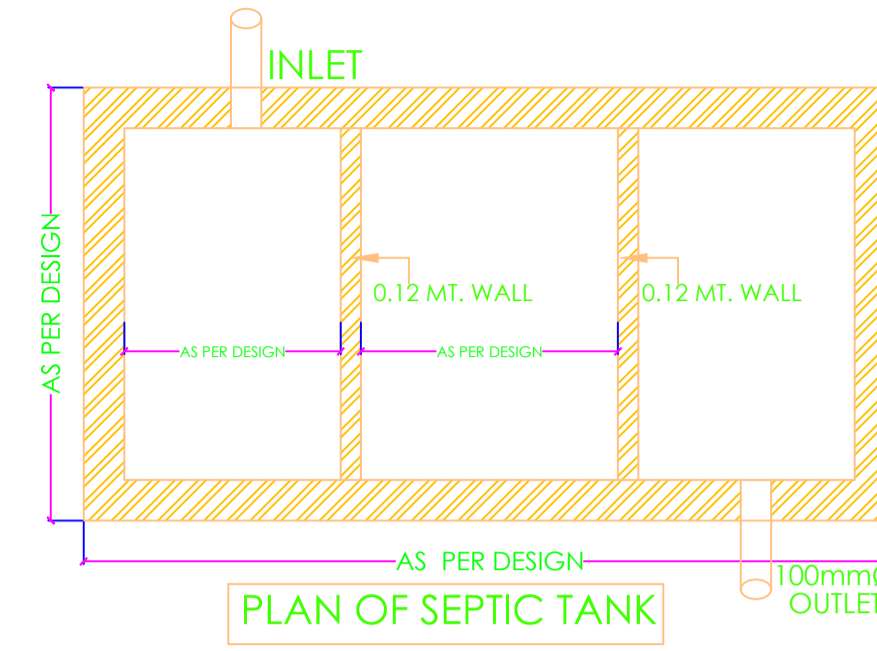
Proposal File No.	JIADA/BP/0015/2019
Owner Name	SONA DEVI UNIVERSITY
Khata No	315
Plot No	1340/1751 (part)
Village Name	Kitadih
Use	Educational
SubUse	College



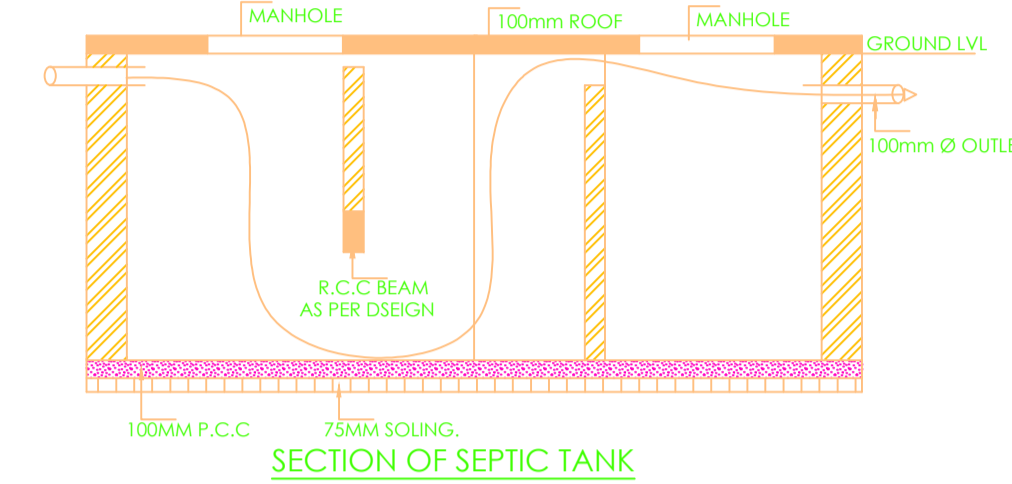
**FRONT ELEVATION**  
1:200



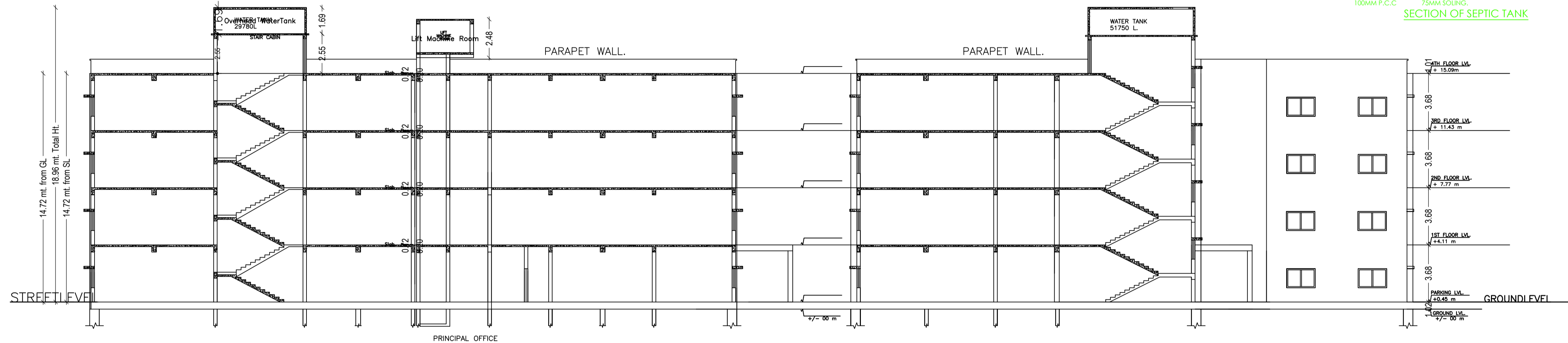
**SIDE ELEVATION**  
1:200



**PLAN OF SEPTIC TANK**

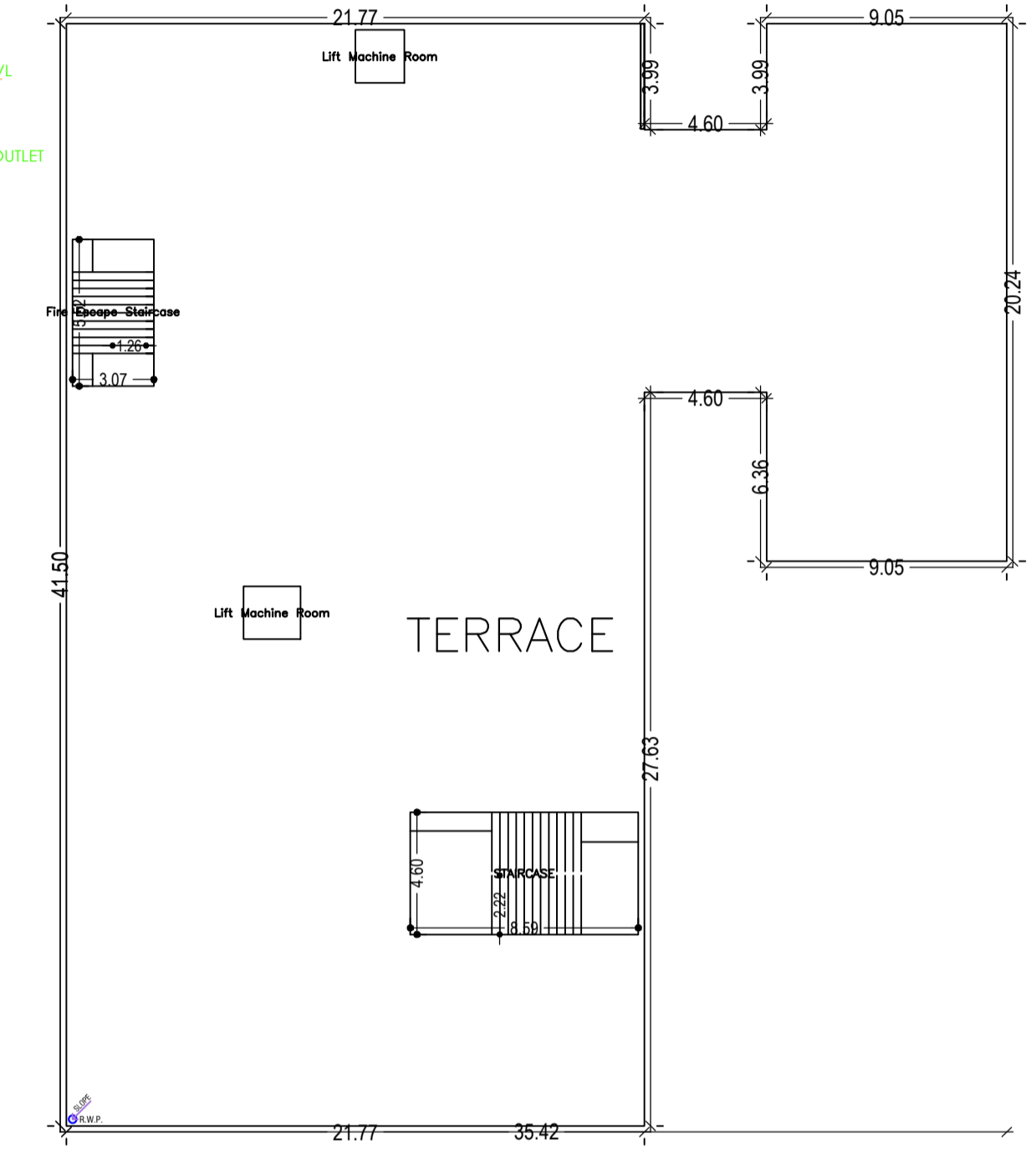


**SECTION OF SEPTIC TANK**

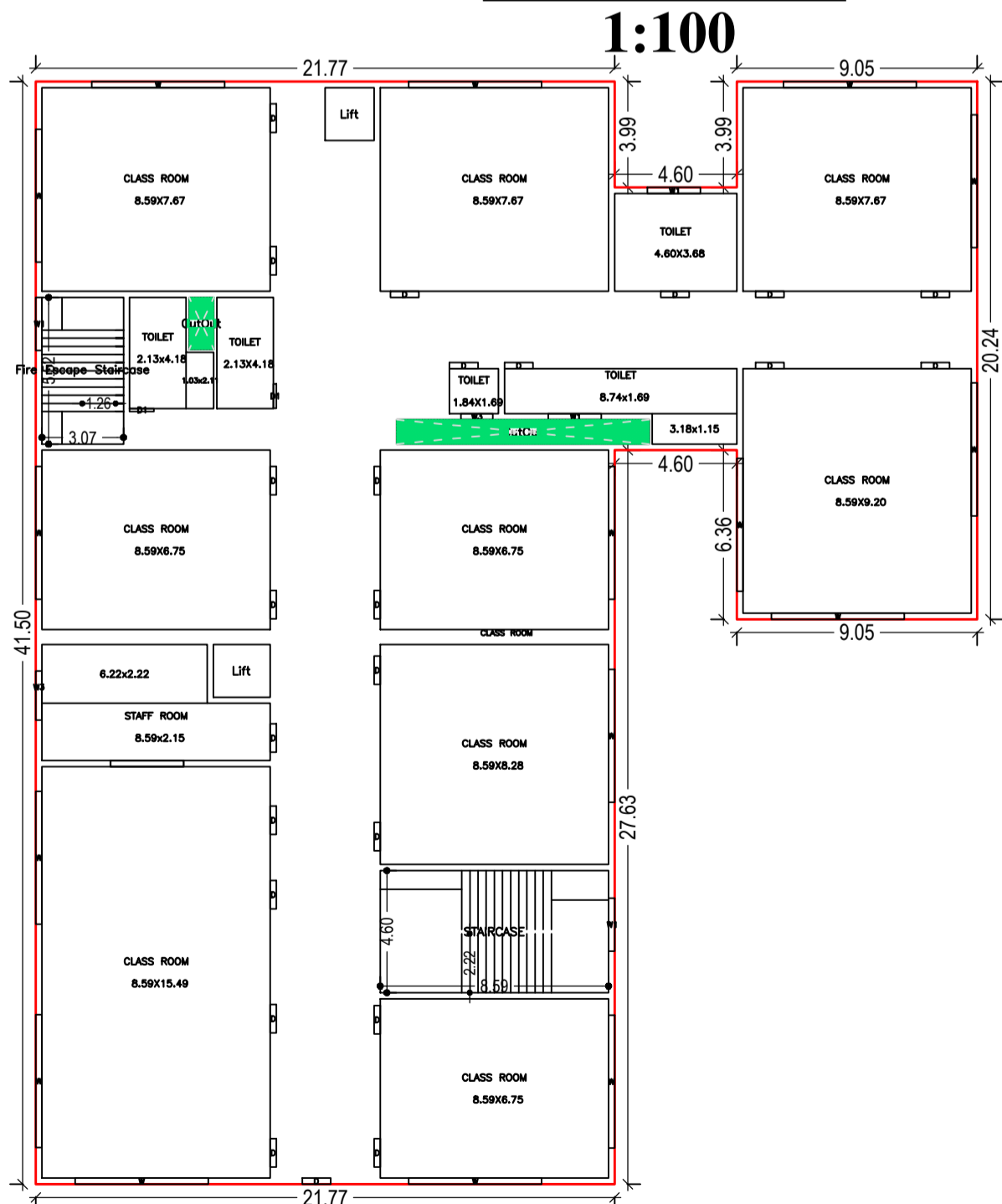


**SECTION-AA**  
1:100

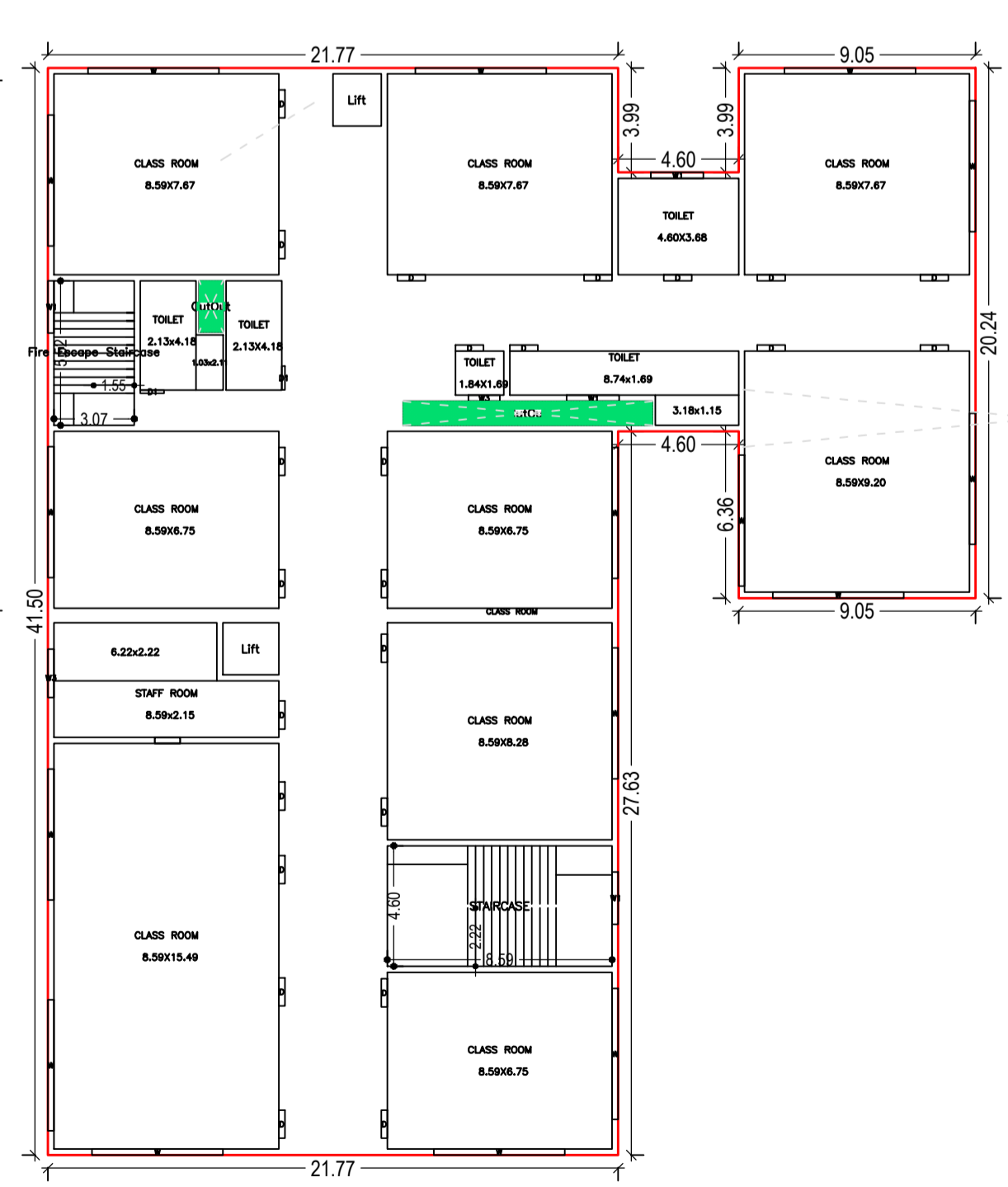
**SECTION-BB**  
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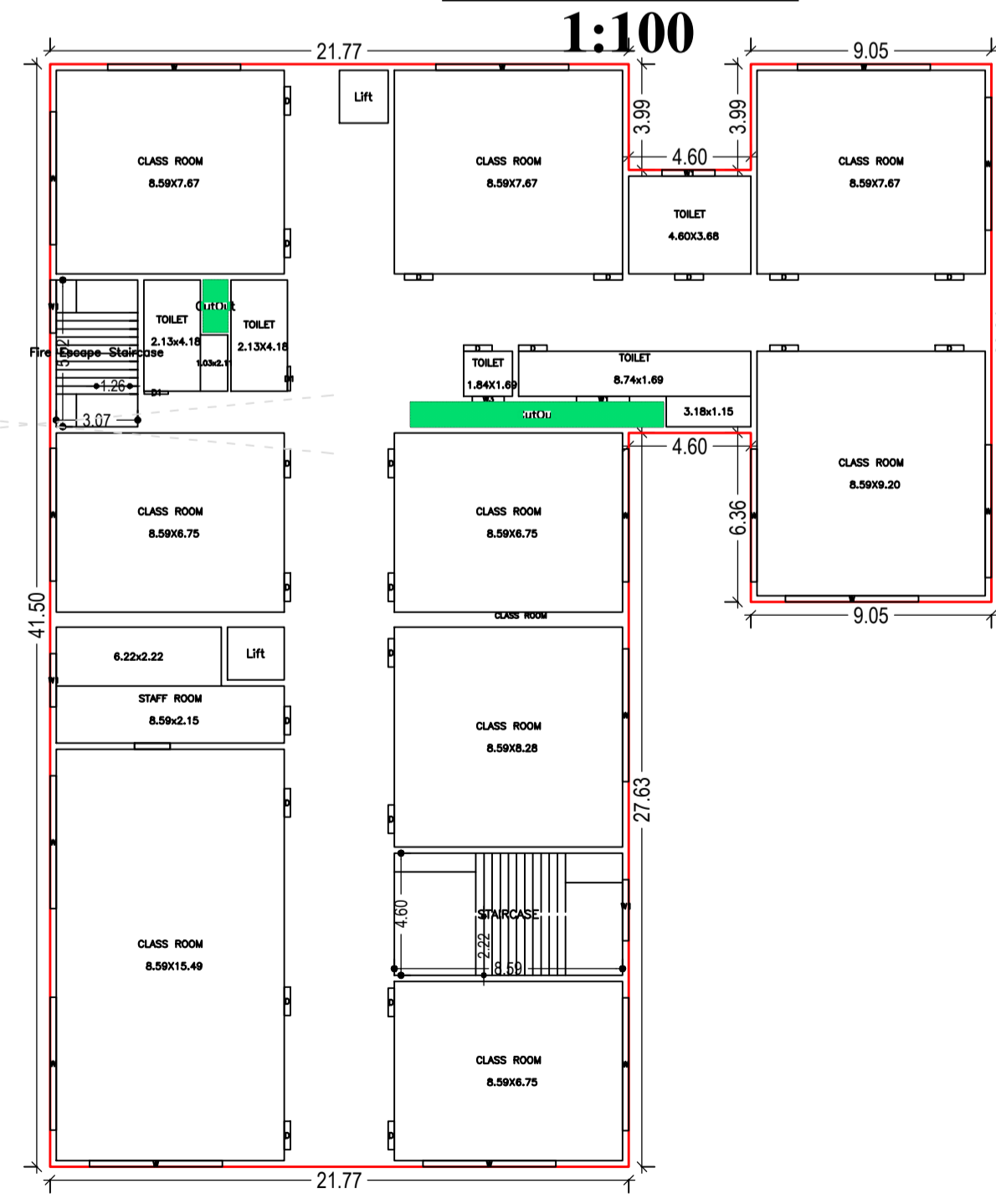
**TERRACE**



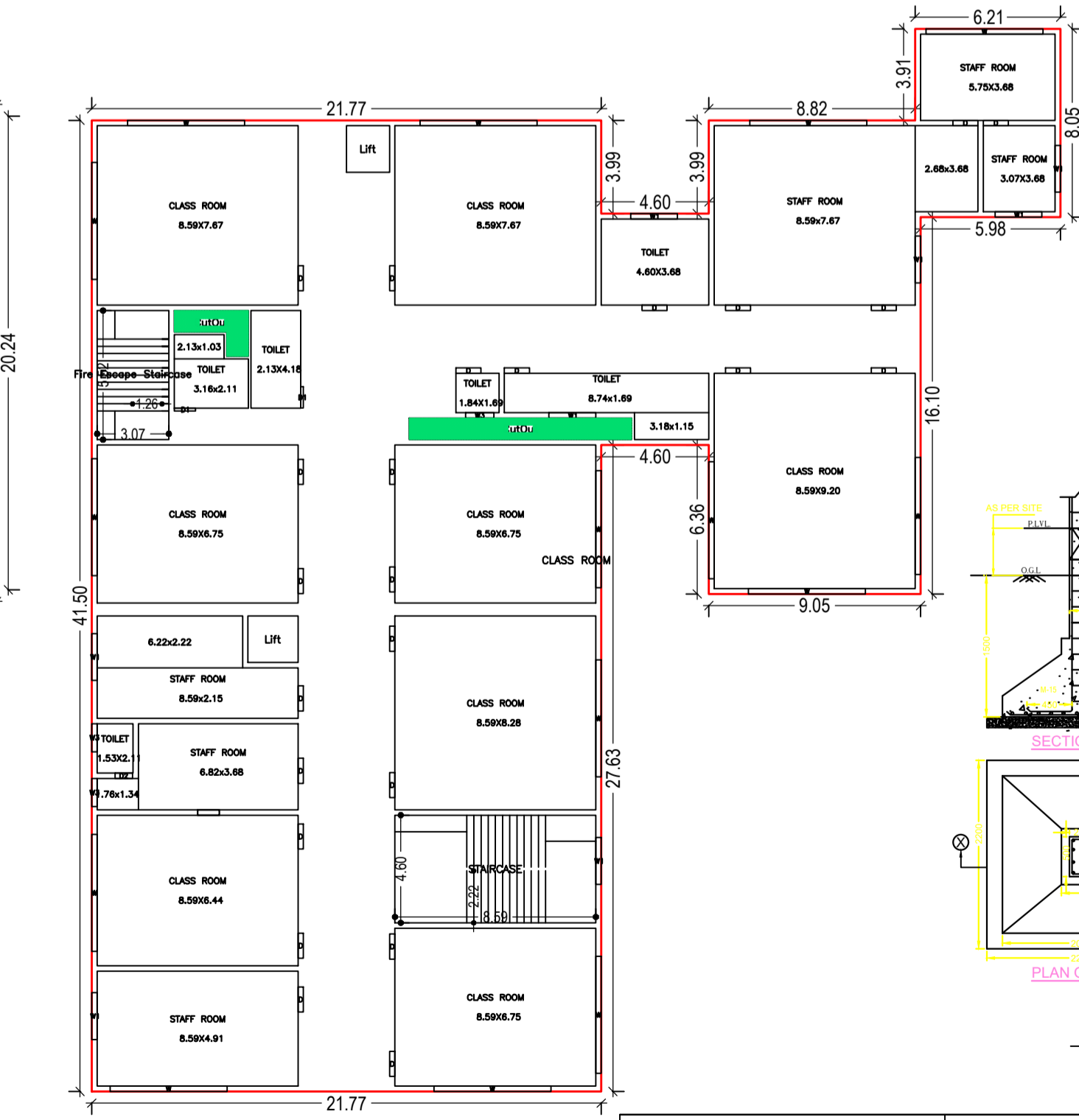
**FIRST FLOOR PLAN**  
(Proposed)  
(SCALE 1:100)



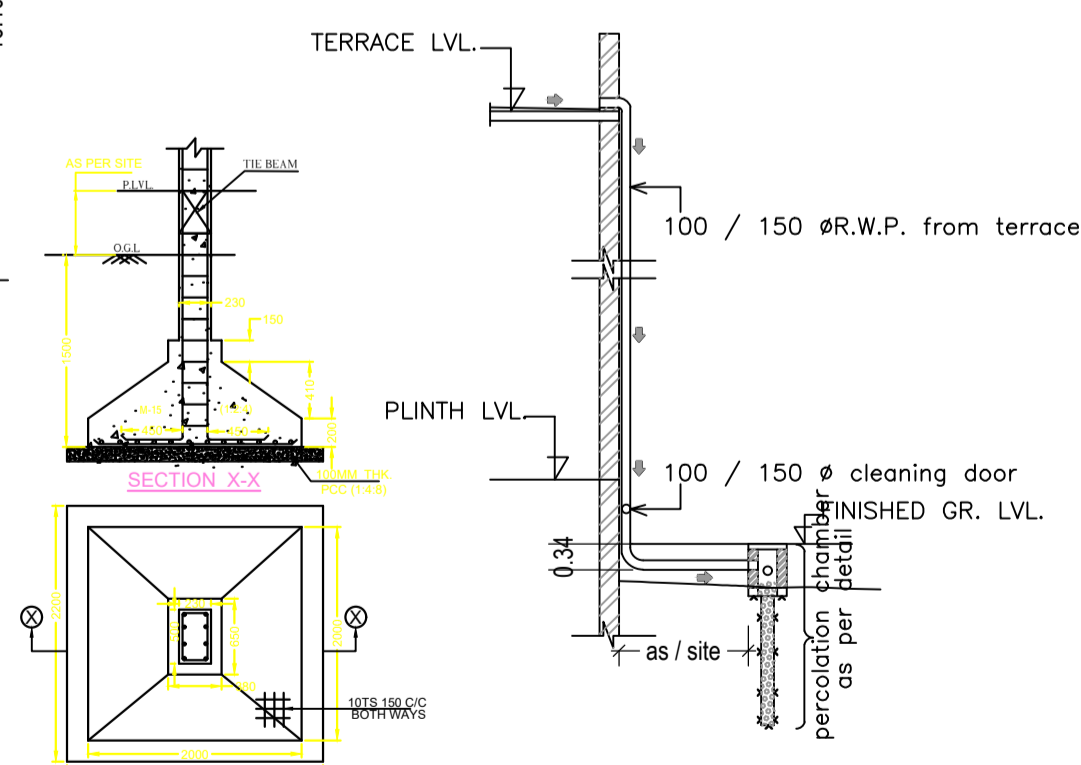
**SECOND FLOOR PLAN**  
(Proposed)  
(SCALE 1:100)



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



**TERRACE FLOOR PLAN**  
(SCALE 1:100)



**ROOF TOP RAIN WATER COLLECTION SYSTEM**

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JIADA/ARC/0013/2019			