

Proposal Basic Information	
Proposal File No.	JIADA/BP/0012/2019
Owner Name	RIA ENTERPRISES
Khata No	189
Plot No	L-1 (NEAR INDUSTRIAL ESTATE) SUB PLOT NO-809(P)
Village Name	Asangi
Use	Commercial
SubUse	Other Commercial Building

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: Commercial	
District: RANCHI	Plot SubUse: Other Commercial Building	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward No: JIADA/BP/0012/2019	PlotSubPlot No: L-1 (NEAR INDUSTRIAL ESTATE) SUB PLOT NO-809(P)	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: New Area	West: -	

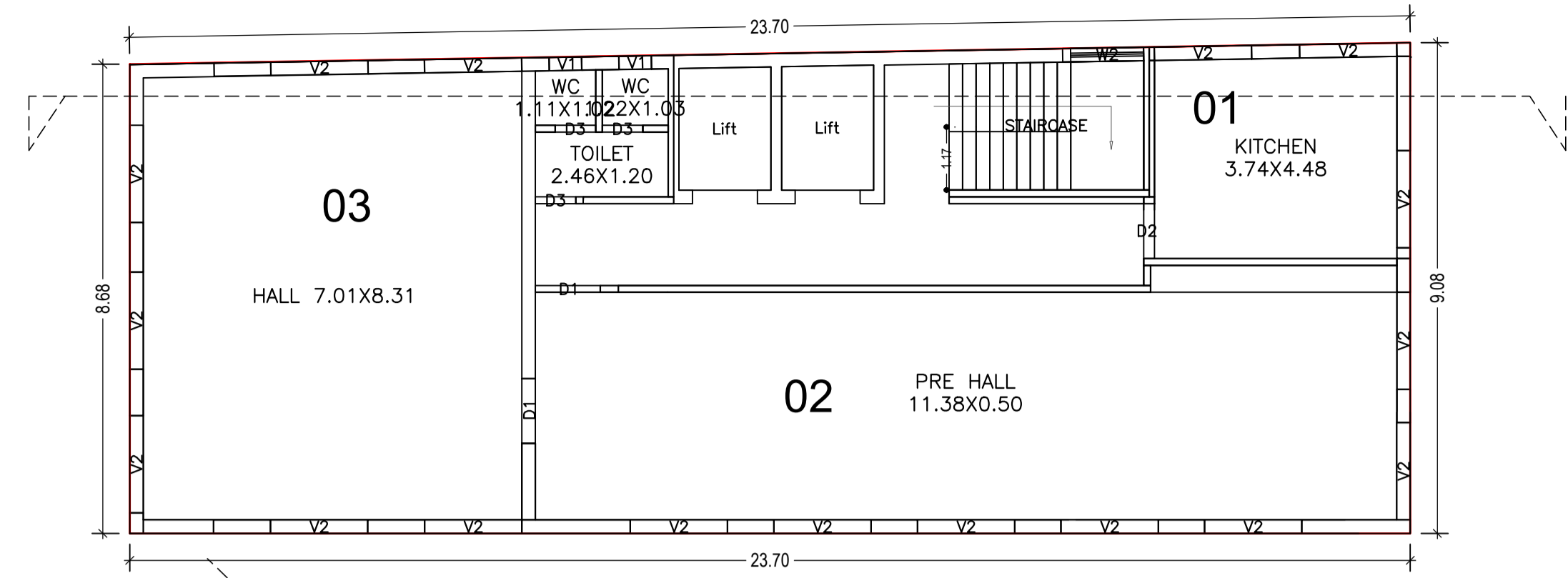
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	460.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	460.55
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		43.36
Total		43.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	417.19
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	460.55
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	460.55

COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		230.27
Proposed Coverage Area ( 45.71 % )		210.53
Total Prop. Coverage Area ( 45.71 % )		210.53
Balance coverage area ( 4.29 % )		19.74
FAR CHECK		
Perm. FAR Area ( 3.00 )		1381.65
Total Perm. FAR area		1381.65
Commercial FAR		1021.59
Proposed FAR Area		1021.59
Total Proposed FAR Area		1021.59
Consumed FAR (Factor)		2.22
Balance FAR Area		360.06
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1052.65
ARCHITECT (Regd)	DHARMENDRA KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RIA ENTERPRISES	
DEVELOPMENT AUTHORITY		LOCAL BODY

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D3	0.75	2.10	18
A (COMMERCIAL BUILDING)	D2	1.02	2.10	01
A (COMMERCIAL BUILDING)	D1	1.05	2.10	01
A (COMMERCIAL BUILDING)	D1	1.20	2.10	14

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V1	0.60	0.60	16
A (COMMERCIAL BUILDING)	W2	1.50	1.35	05
A (COMMERCIAL BUILDING)	V2	1.80	0.60	17
A (COMMERCIAL BUILDING)	W1	1.80	1.35	62

Building :A (COMMERCIAL BUILDING)						
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.)
Lower Ground Floor	210.53	7.76	202.77	202.77	202.77	03
Ground Floor	210.53	0.00	210.53	210.53	210.53	03
First Floor	210.53	7.76	202.77	202.77	202.77	03
Second Floor	210.53	7.76	202.77	202.77	202.77	03
Third Floor	210.53	7.76	202.77	202.77	202.77	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	1052.65	31.04	1021.59	1021.61	1021.61	15
Total Number of Same Buildings :	1					
Total :	1052.65	31.04	1021.59	1021.61	1021.61	15



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

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Line]
COMMON PLOT	[Blue Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	Other Commercial Building	Non-Highrise

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.)
			Lift	Commercial				
A (COMMERCIAL BUILDING)	1	1052.65	31.04		1021.59	1021.61	1021.61	15
Grand Total :	1	1052.65	31.04		1021.59	1021.61	1021.61	15

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.)
Lower Ground Floor	210.53	202.77	210.53	202.77
Ground Floor	210.53	210.53	210.53	210.53
First Floor	210.53	202.77	210.53	202.77
Second Floor	210.53	202.77	210.53	202.77
Third Floor	210.53	202.77	210.53	202.77
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1052.65	1021.61	1052.65	1021.61

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (COMMERCIAL BUILDING)	Commercial	Other Commercial Building	> 0	200	908.84	1	4	-	-
Total :			> 0	200	908.84	-	-	1	10
			-	-	-	-	4	13	38

Parking Check (Table 7b)

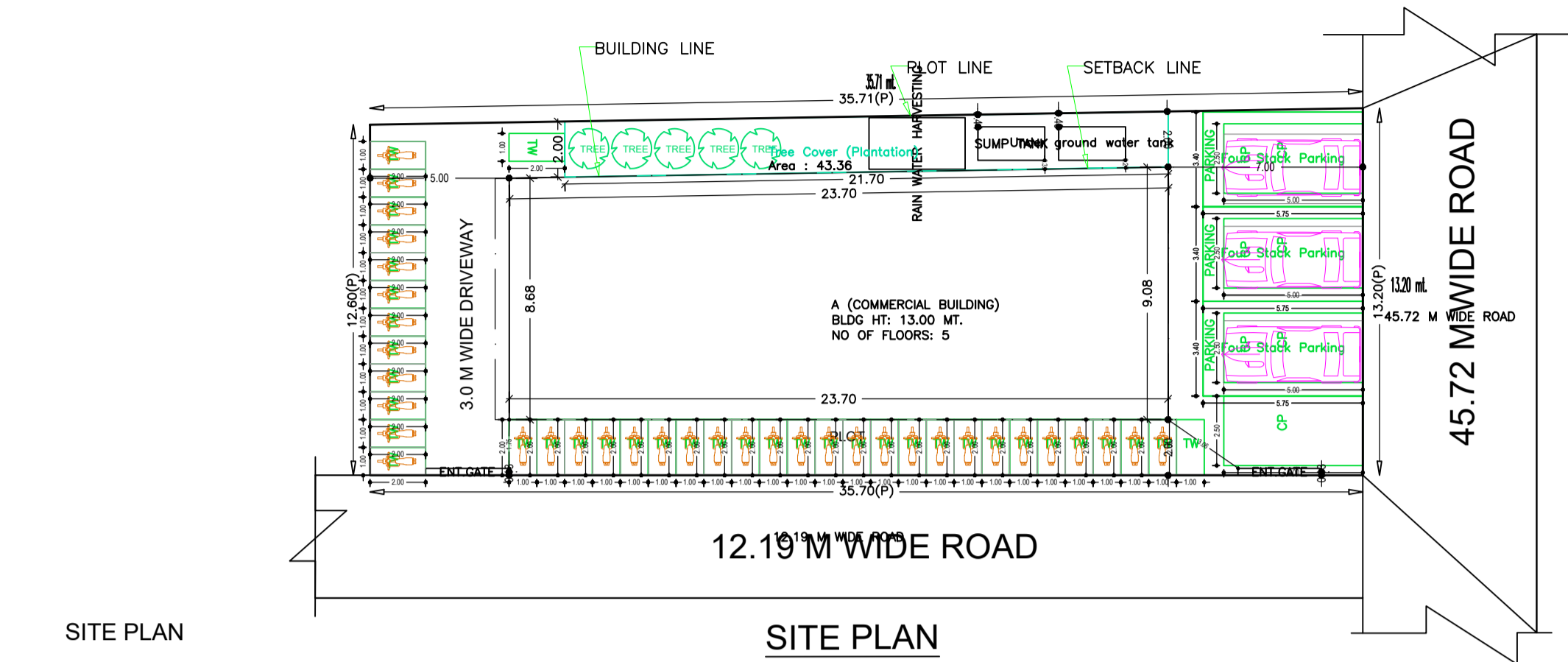
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Four Stack Car	-	-	9	112.50
Total Car	4	50.00	13	162.50
TwoWheeler	-	-	38	76.00
Total TwoWheeler	10	20.00	38	76.00
Total				314.50

UnitBUA Table for Building :A (COMMERCIAL BUILDING)

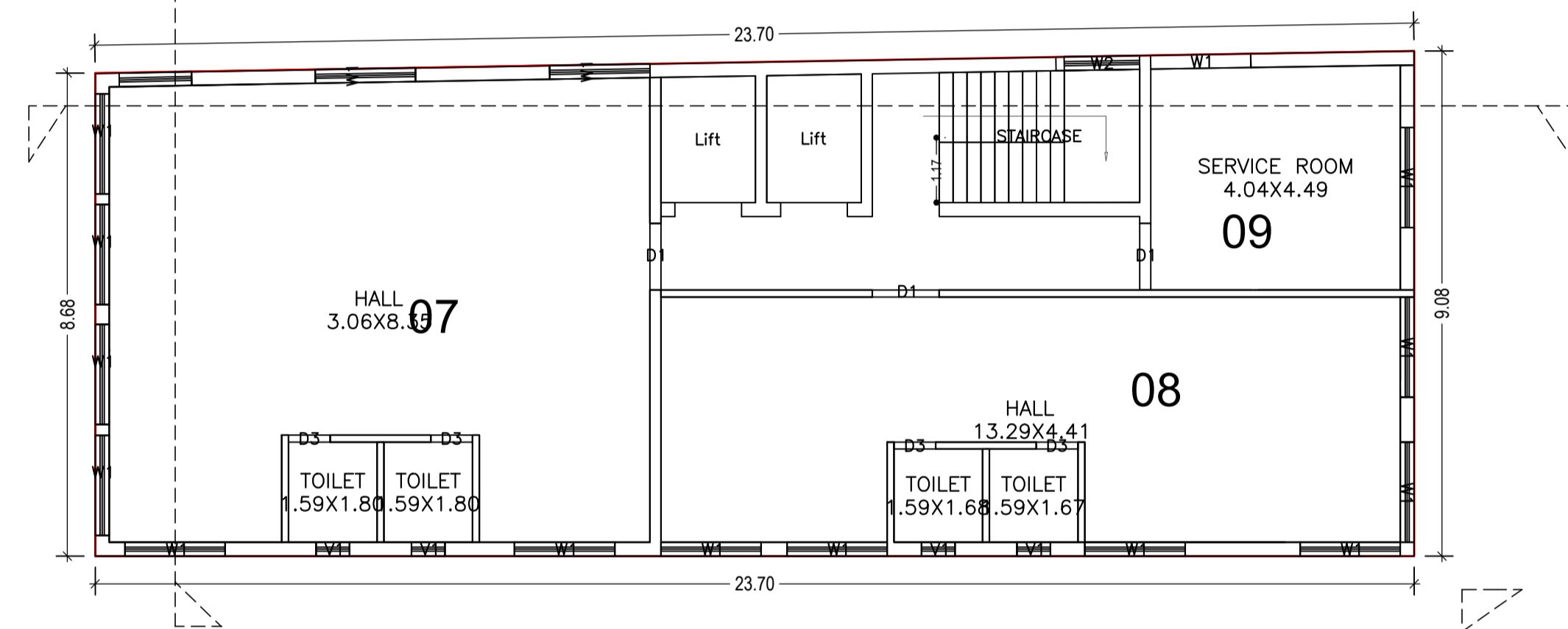
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-3 FLOOR PLAN	07	OTHER	87.61	83.70	3	9
	08	OTHER	64.73	60.88	3	
	09	OTHER	20.40	19.10	1	
GROUND FLOOR PLAN	04	OTHER	95.97	91.99	2	
	05	OTHER	29.24	27.09	3	3
	06	OTHER	48.28	44.60	2	
LOWER GROUND FLOOR PLAN	01	OTHER	19.24	18.17	1	
	02	OTHER	77.29	73.60	1	3
	03	OTHER	71.49	68.78	4	
Total :			859.74	815.30	34	15

Building USE/SUBUSE Details

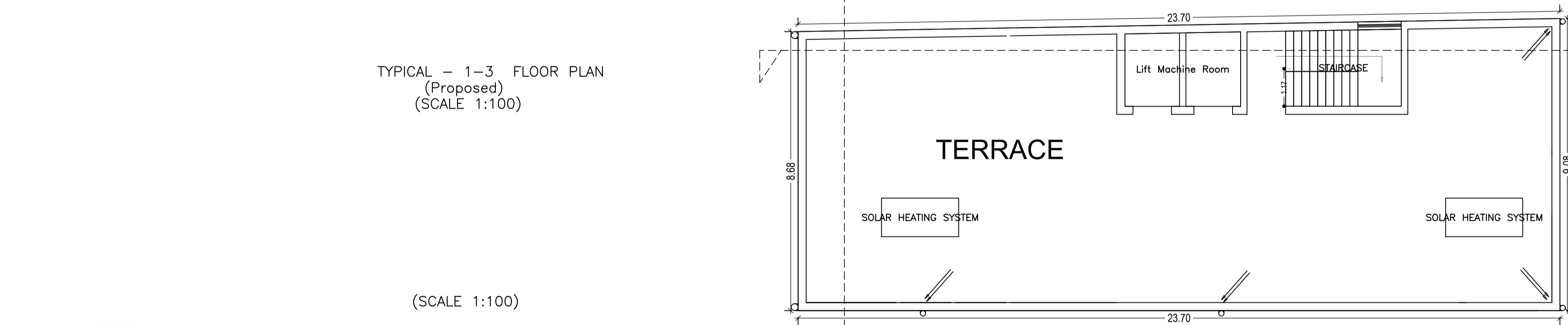
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DHARMENDRA KUMAR JIADA/ARC/0008/2018			



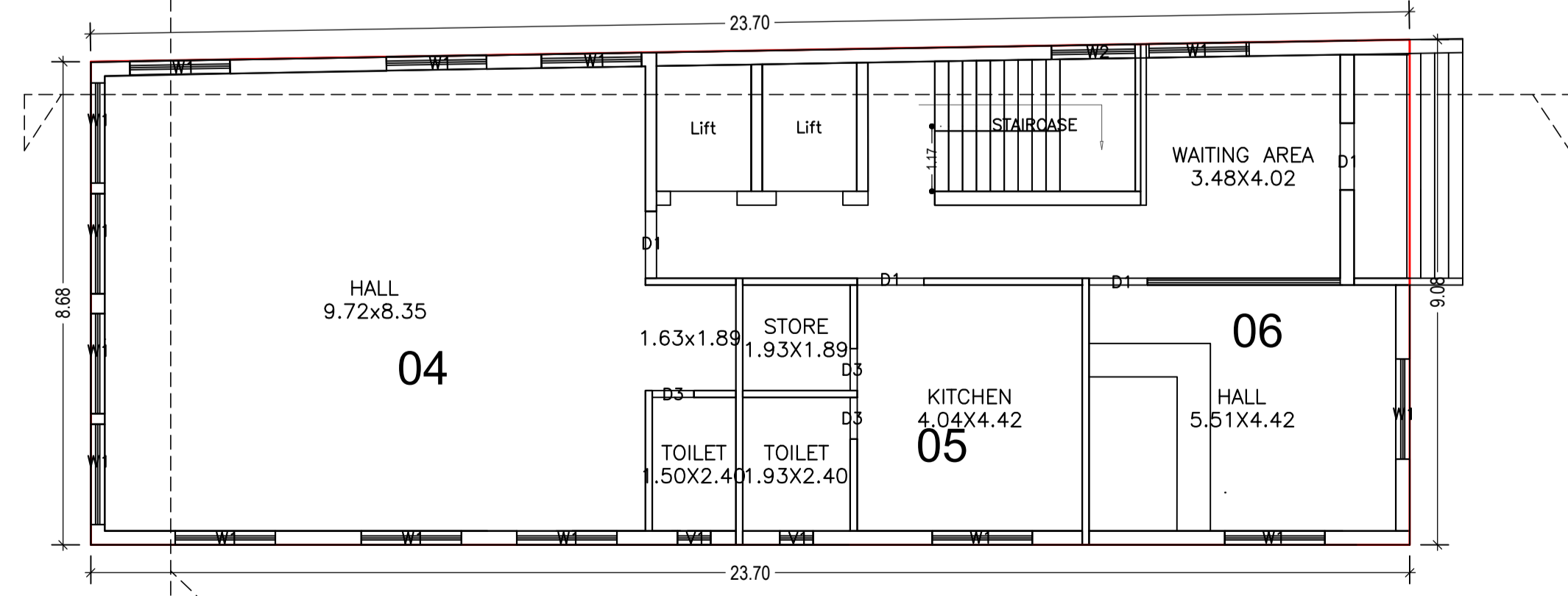
SITE PLAN



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



TERRACE FLOOR PLAN (SCALE 1:100)

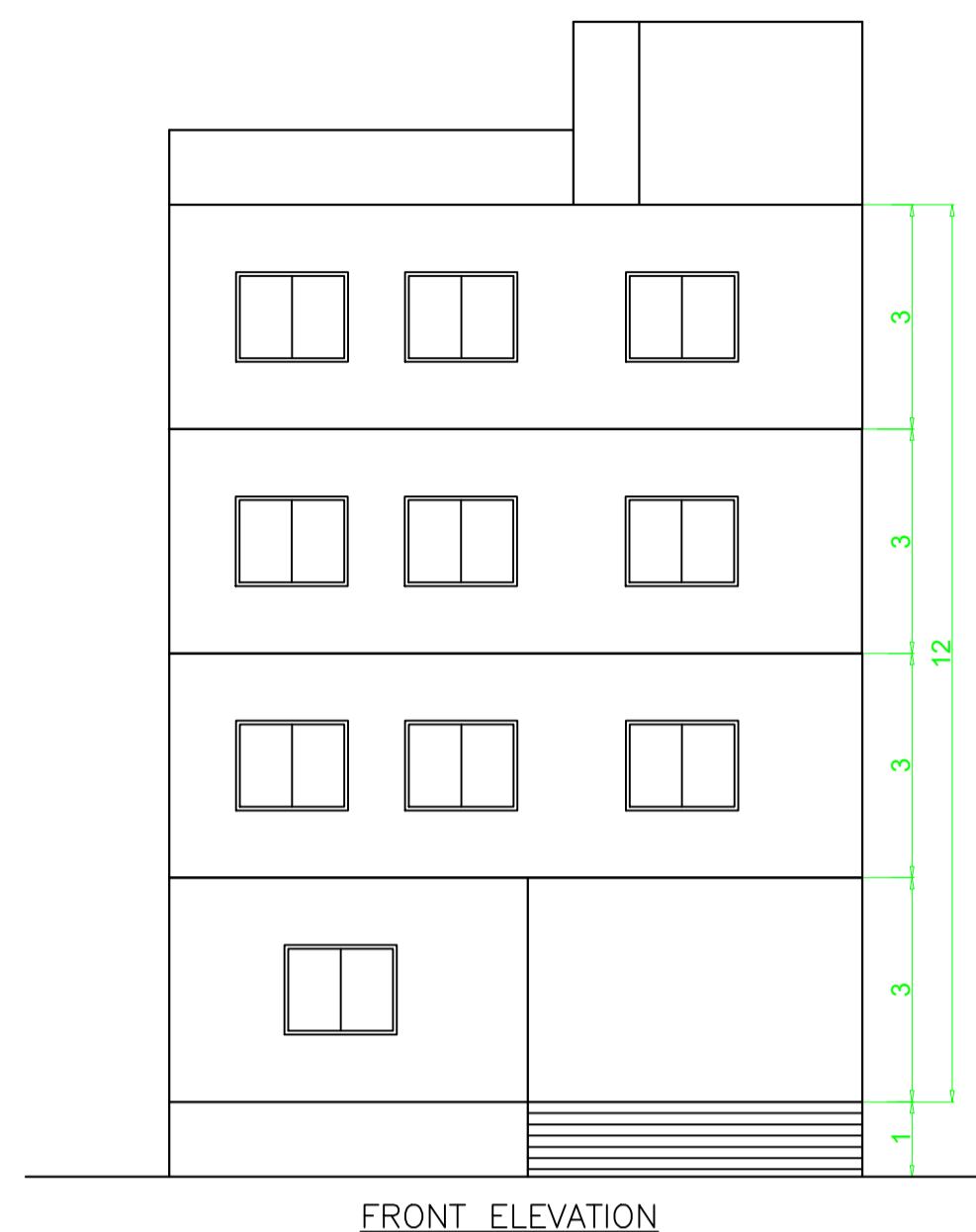


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

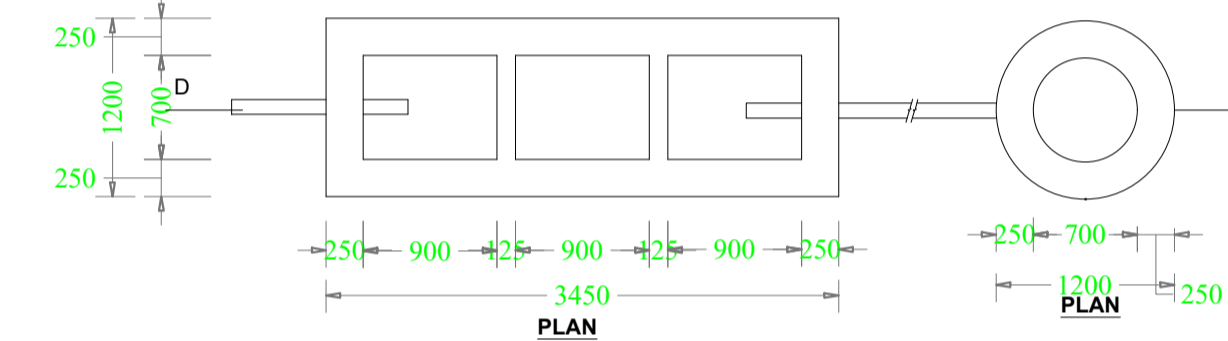
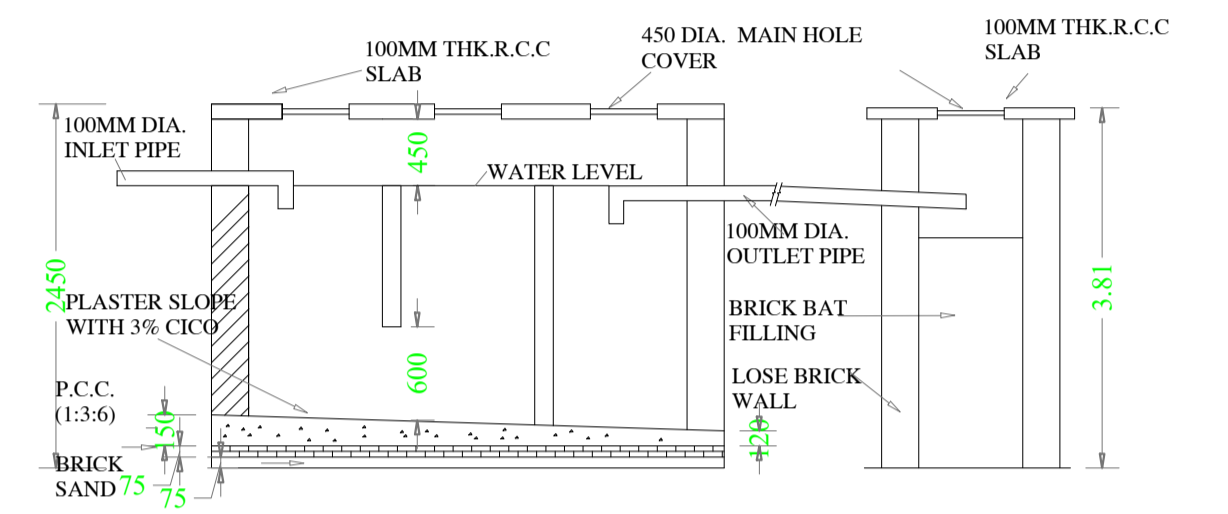
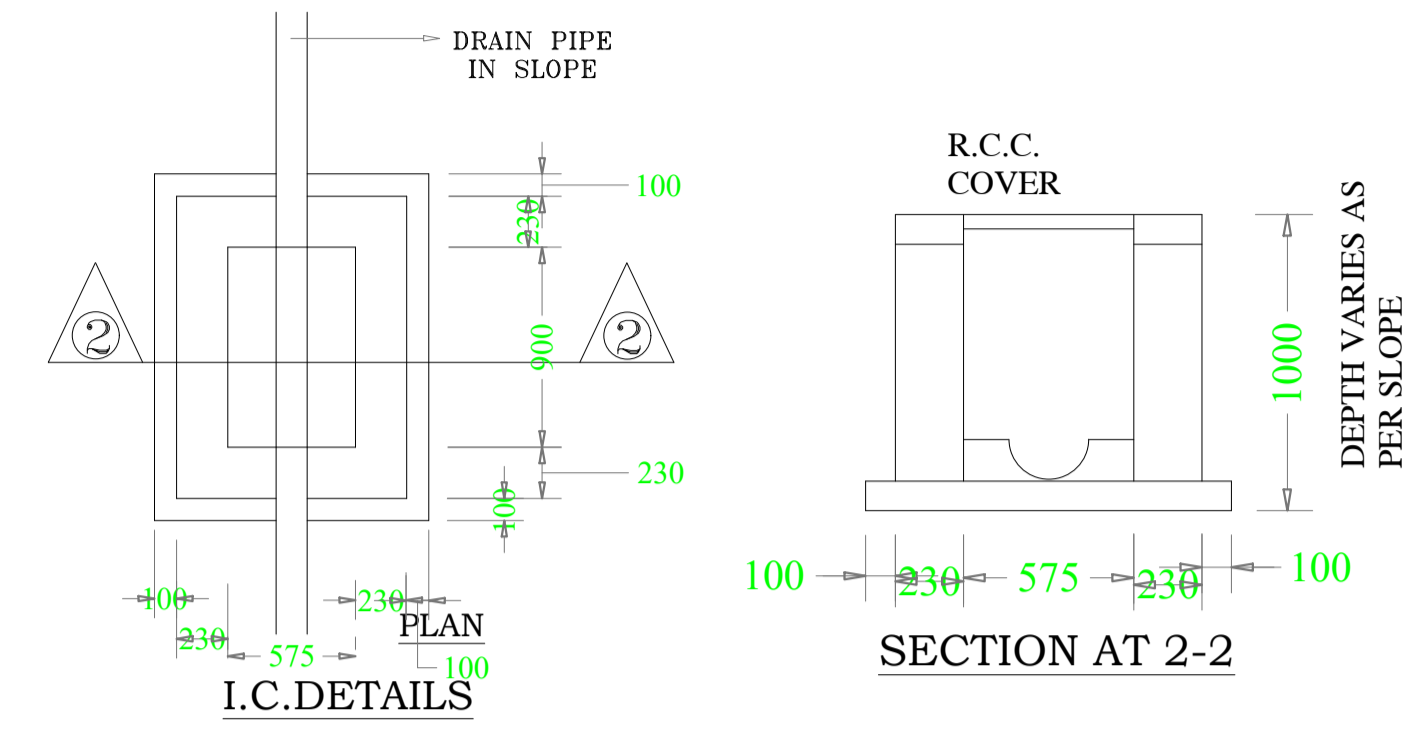
Proposal Basic Information	
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Owner Name	RIA ENTERPRISES
Khata No	189
Plot No	L-1 (NEAR INDUSTRIAL ESTATE) SUB PLOT NO-609(P)
Village Name	Asangi
Use	Commercial
SubUse	Other Commercial Building



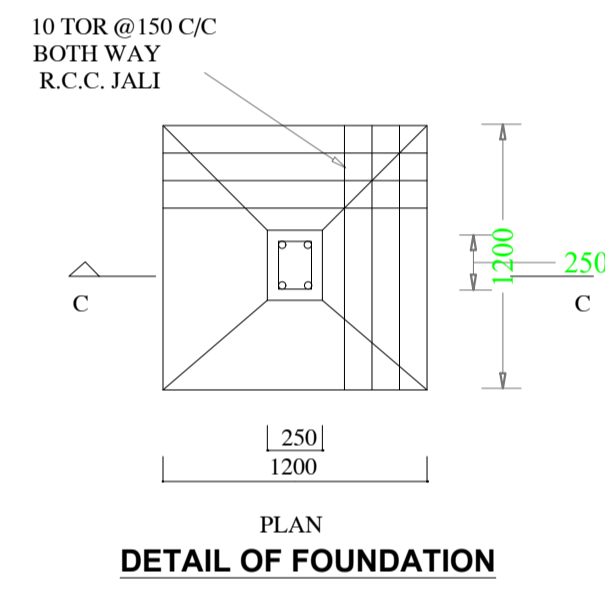
SIDE ELEVATION



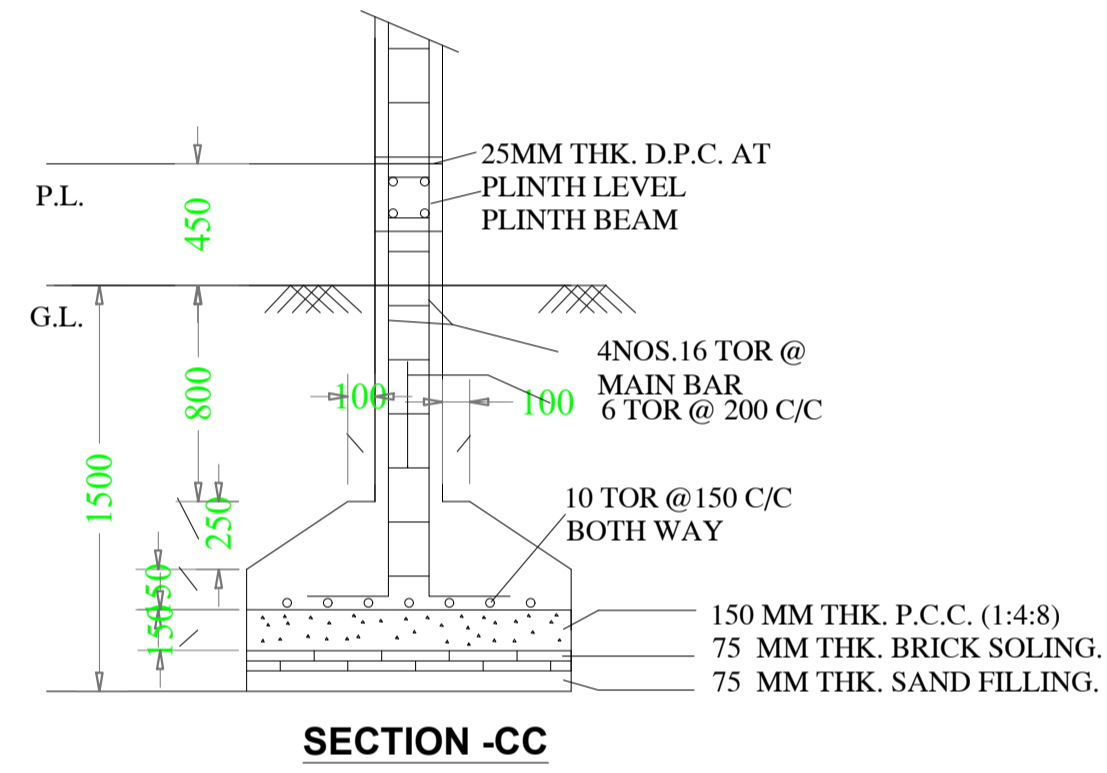
FRONT ELEVATION



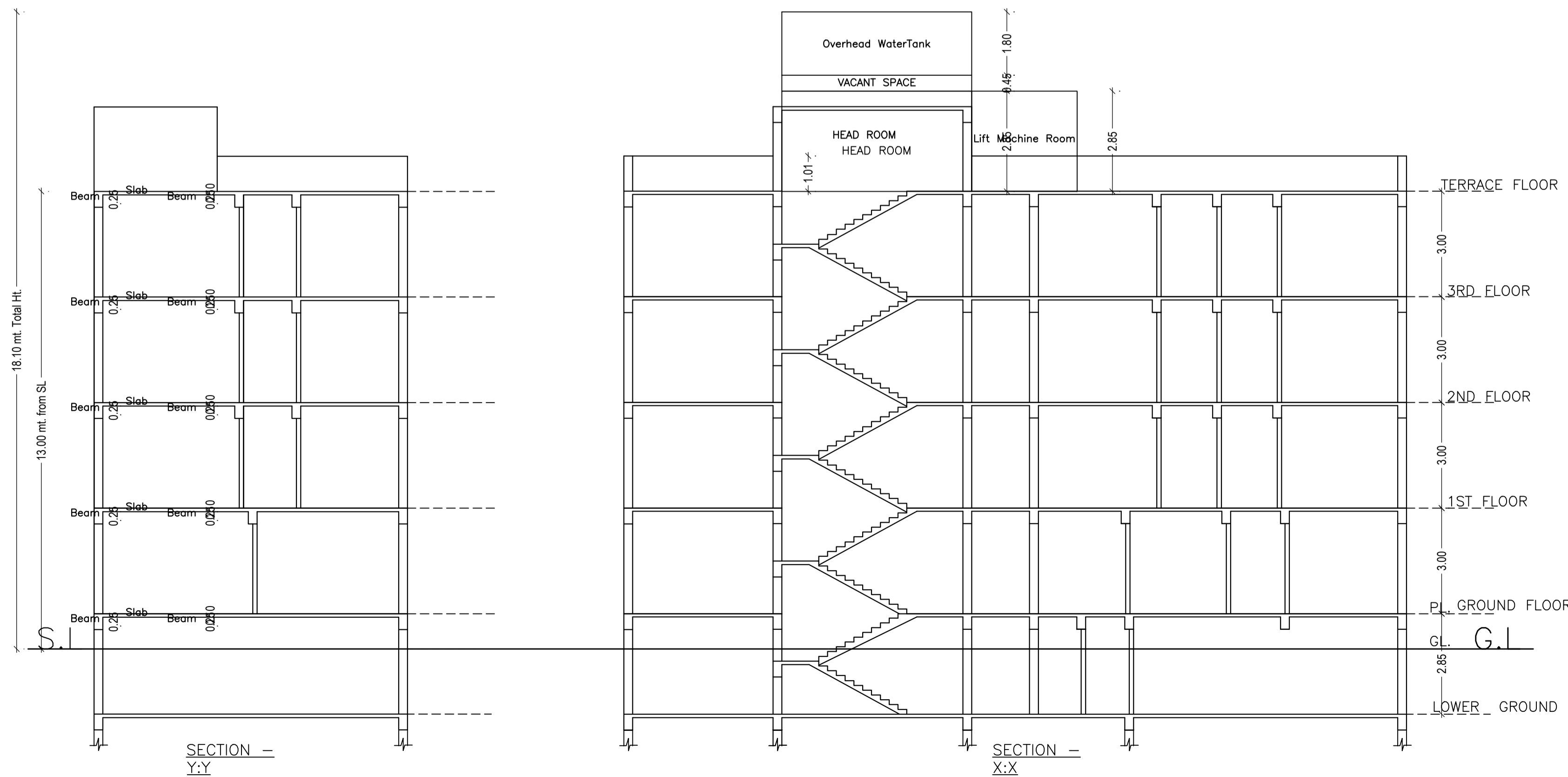
DETAIL OF SEPTIC TANK & SOAKPIT.



DETAIL OF FOUNDATION

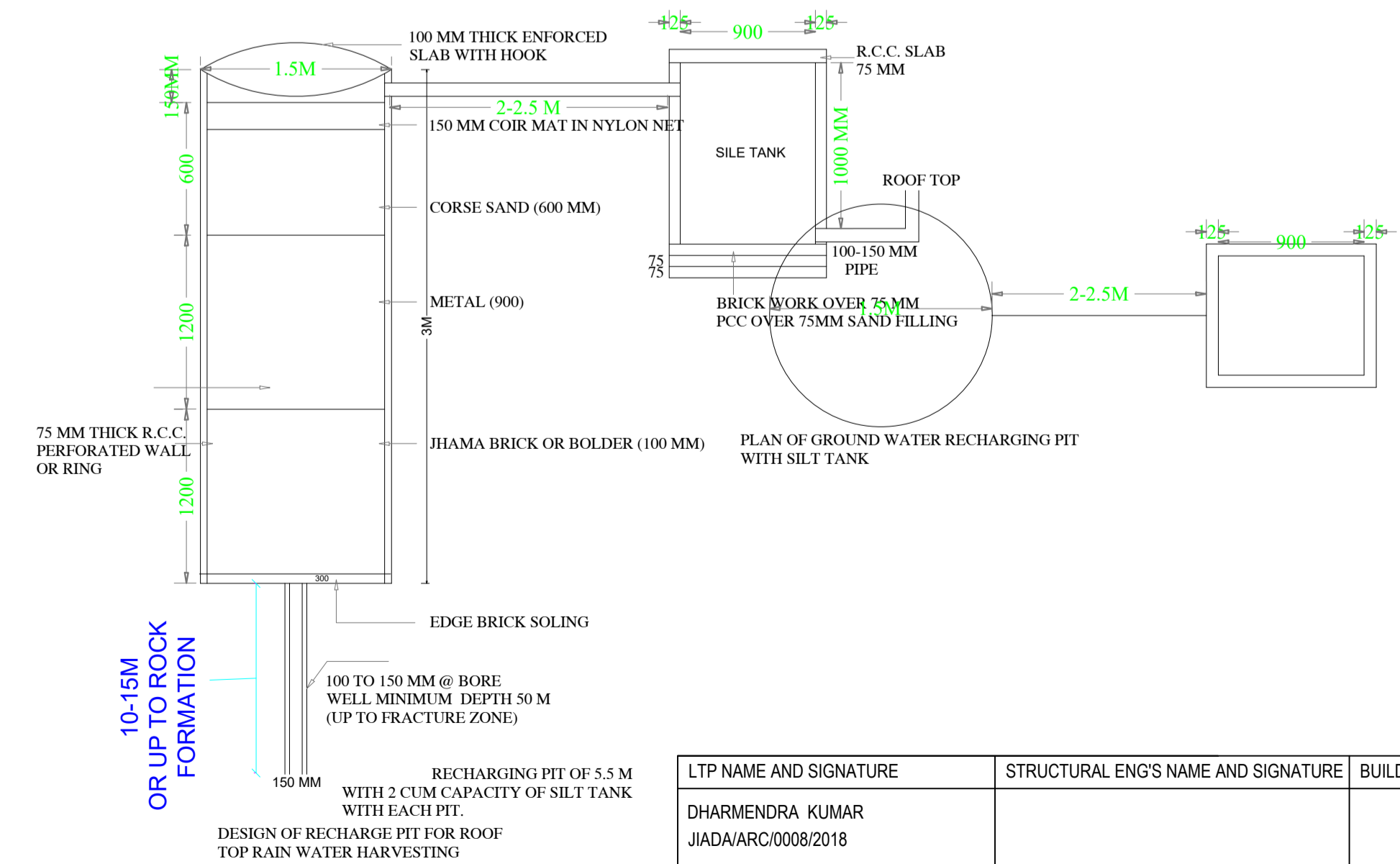


SECTION -CC



SECTION - Y:Y

SECTION - X:X



10-15M OR UP TO ROCK FORMATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DHARMENDRA KUMAR JIADA/ARC/0008/2018			