

Proposal Basic Information	
Proposal File No.	JADA/BP/002/2019
Owner Name	MS SMART FARMER AGROTECH
Khata No.	155
Plot No.	1/B OF 1253P
Village Name	Sahar
Use	Industrial
SubUse	Other Industrial Building

AREA STATEMENT	VERSION NO. : 1.0.39		
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 29/04/2019		
PROJECT DETAILS			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial		
District: RANCHI	Plot SubUse: Other Industrial Building		
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Permissible/Proposed Structure: NA		
Invest. No: JADA/BP/002/2019	Plot SubPlot No.: 1/B OF 1253P		
Application Type: General Proposal	North: Plot No. - 2		
Project Type: Building Permission	South: Plot No. - 2		
Nature of Development: New	East: Plot No. - 2		
Location of Development Area: New Area	West: Road Width - 3.14		
AREA DETAILS			
AREA OF PLOT (Minimum)	(A)	SQ.MT	4046.78
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		4046.78
Deduction for Balance Plot Area (from Gross Plot Area)			407.82
Common Plot			407.82
Balance AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		3638.96
PLOT AREA FOR COVERAGE (Net Plot Area for FAR (Net Plot Area + Road/Widening Area))	(A-Deductions)		4046.78
Permissible Coverage area (50.00 %)			2023.39
Proposed Coverage Area (21.29 %)			861.58
Total Prop. Coverage Area (21.29 %)			861.58
Balance coverage area (28.71 %)			1165.81
FAR CHECK			
Perm. FAR Area (2.00)			8093.56
Total Perm. FAR area			8093.56
Industrial FAR			1723.16
Proposed FAR Area			1723.16
Total Proposed FAR Area			1723.16
Consumed FAR (Factor)			0.43
Balance FAR Area			6370.40
BUILT UP AREA CHECK			
Total Proposed Built Up Area			1723.16
ARCHITECT (Regd.)		ZIA UR RAHMAN	
ENGINEER (Regd.)			
SUPERVISOR (Regd.)			
OWNER (Regd.)		MS SMART FARMER AGROTECH	
DEVELOPMENT AUTHORITY		LOCAL BODY	

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

Buildingwise Floor FAR Details						
Floor Name	Building Name		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	VI (MS SMART FARMER AGROTECH)	Proposed FAR Area (Sq.mt.)				
Ground Floor	861.58	861.58	861.58	861.58	861.58	861.58
First Floor	861.58	861.58	861.58	861.58	861.58	861.58
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	1723.16	1723.16	1723.16	1723.16	1723.16	1723.16

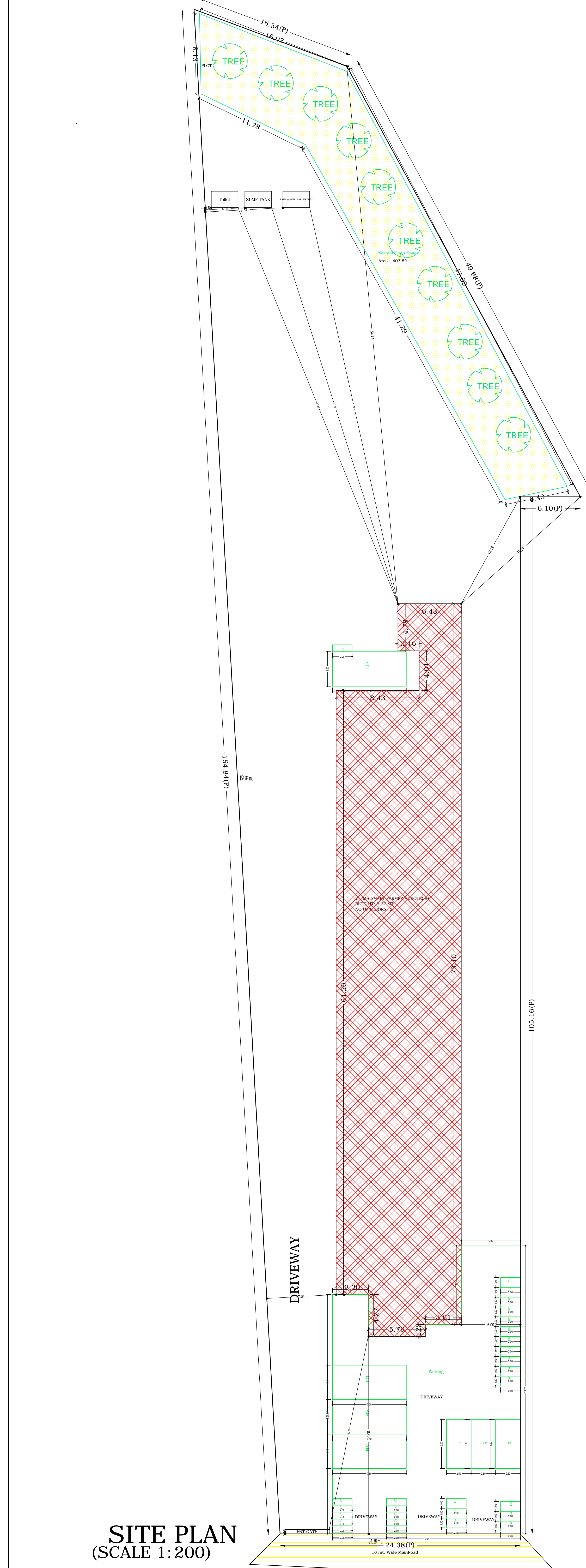
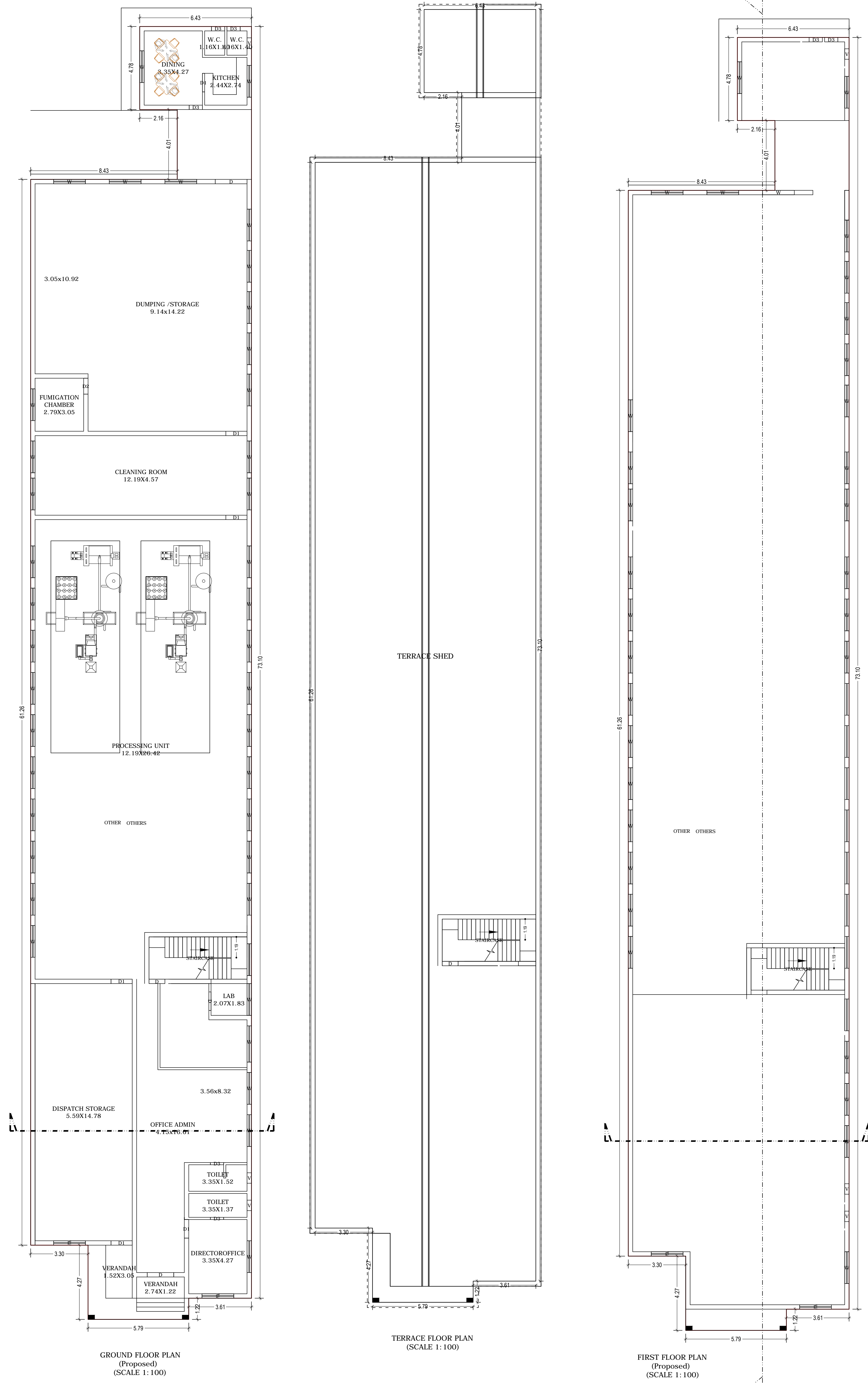
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
VI (MS SMART FARMER AGROTECH)	Industrial	Industrial Building	Non-Highrise

Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		TwoWheeler		Loading/Unloading Truck/Bus	
			Proposed	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
VI (MS SMART FARMER AGROTECH)	Industrial Building	Industrial	>0	400	1723.16	1	3	-	-	-	-	-
Total			>0	400	1723.16	-	-	1	9	-	-	-

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		No.	Area
		Prop.	Area		
Car	3	37.50	37.50	3	37.50
TwoWheeler	11	14.40	14.40	11	14.40
Heavy Vehicle	2	52.50	52.50	2	52.50
Total	16	104.40	104.40	16	104.40

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.)	Tenmt (No.)
VI (MS SMART FARMER AGROTECH)	1	1723.16	1723.16	1723.16	1723.16	02
Grand Total	1	1723.16	1723.16	1723.16	1723.16	02

Building : VI (MS SMART FARMER AGROTECH)						
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)	
Ground Floor	861.58	861.58	861.58	861.58	01	
First Floor	861.58	861.58	861.58	861.58	01	
Terrace Floor	0.00	0.00	0.00	0.00	00	
Total	1723.16	1723.16	1723.16	1723.16	02	
Total Number of Same Buildings	1	1723.16	1723.16	1723.16	02	



SITE PLAN (SCALE 1:200)

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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ZIA UR RAHMAN JADA/NAC/002/2018			

Proposal Basic Information	
Proposal File No.	JADA/BP/0002/2019
Owner Name	MS SMART FARMER AGROTECH
Khata No	155
Plot No	1/B OF 1233P
Village Name	Sahar
Use	Industrial
SubUse	Other Industrial Building

SCHEDULE OF DOOR:

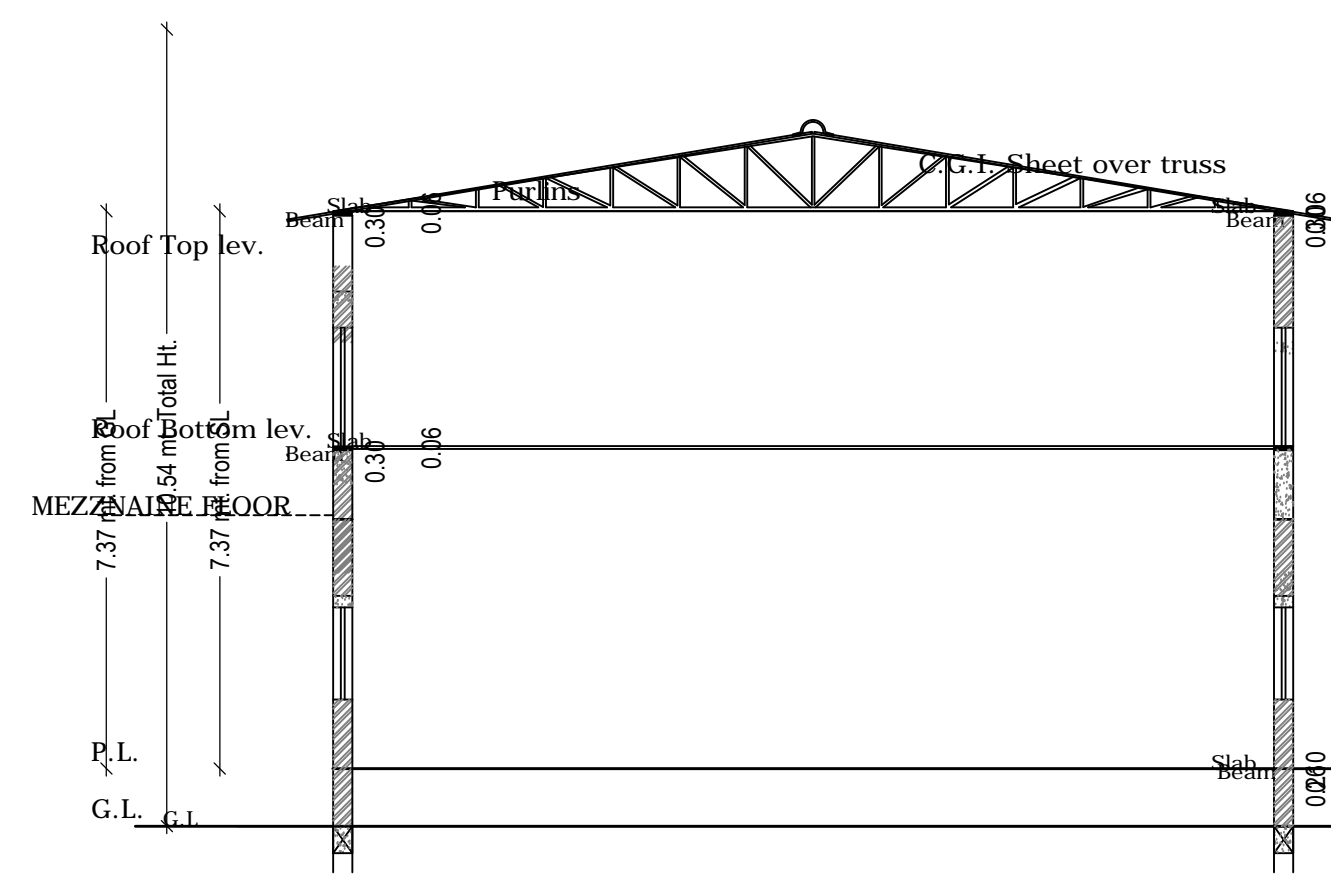
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
VI MS SMART FARMER AGROTECH	D3	0.76	2.10	05
VI MS SMART FARMER AGROTECH	D	0.91	2.10	01
VI MS SMART FARMER AGROTECH	D2	0.91	2.10	01
VI MS SMART FARMER AGROTECH	D1	1.07	2.10	02
VI MS SMART FARMER AGROTECH	D	1.07	2.10	01
VI MS SMART FARMER AGROTECH	D1	1.22	2.10	04
VI MS SMART FARMER AGROTECH	D	1.52	2.10	01
VI MS SMART FARMER AGROTECH	D	1.83	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

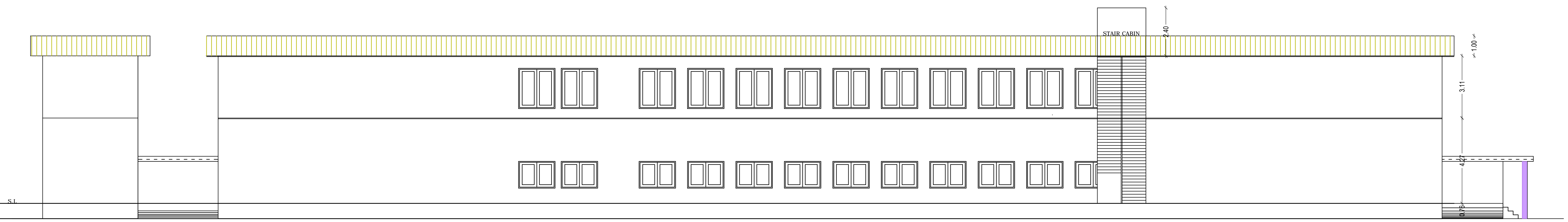
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
VI MS SMART FARMER AGROTECH	V	0.60	0.60	03
VI MS SMART FARMER AGROTECH	W	1.83	1.20	40
VI MS SMART FARMER AGROTECH	W	2.08	1.20	01

UnitBUA Table for Building :VI (MS SMART FARMER AGROTECH)

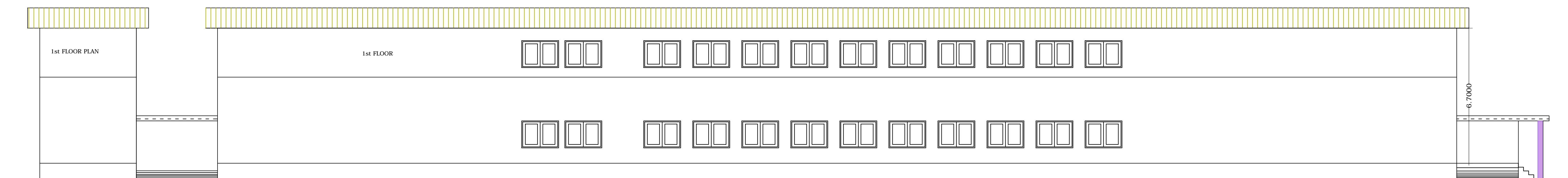
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Terrace
GROUND FLOOR PLAN	OTHERS	OTHER	861.58	857.78	16	1
FIRST FLOOR PLAN	OTHERS	OTHER	861.58	861.15	0	1
Total	-	-	1723.16	1718.93	16	2



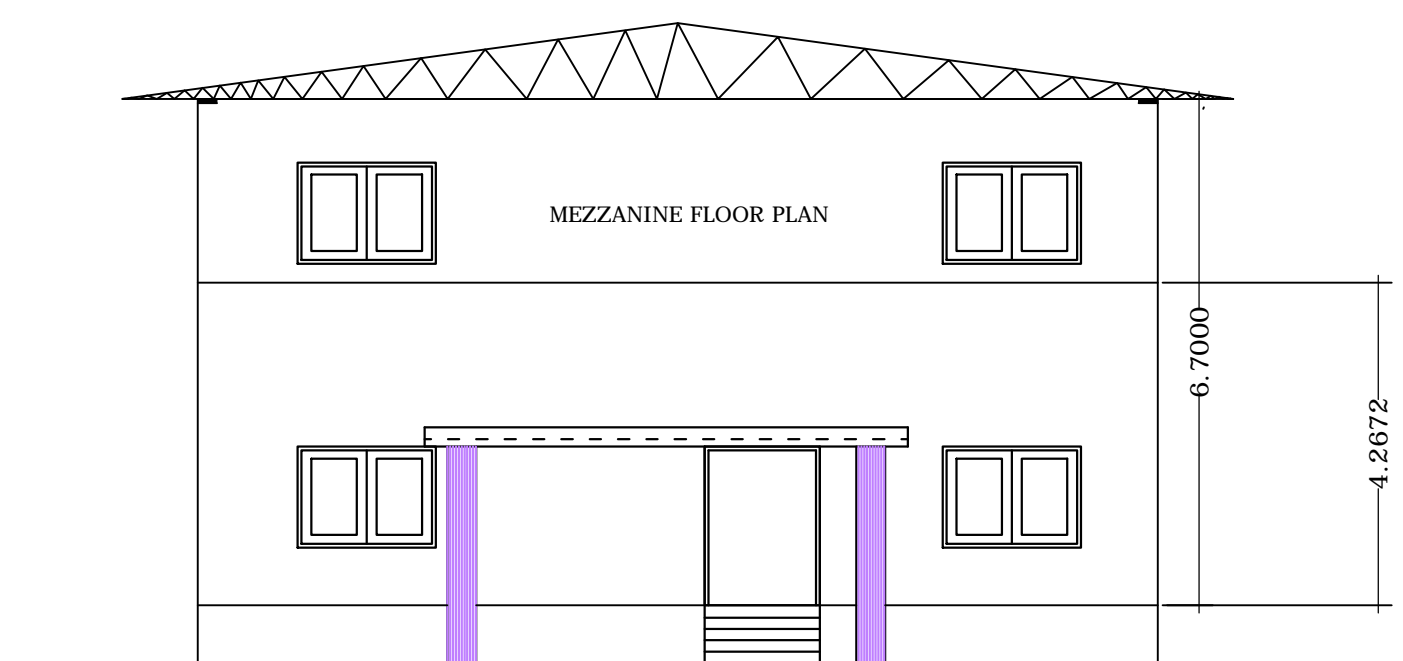
SECTION AT - XX' (SCALE - 1:100)



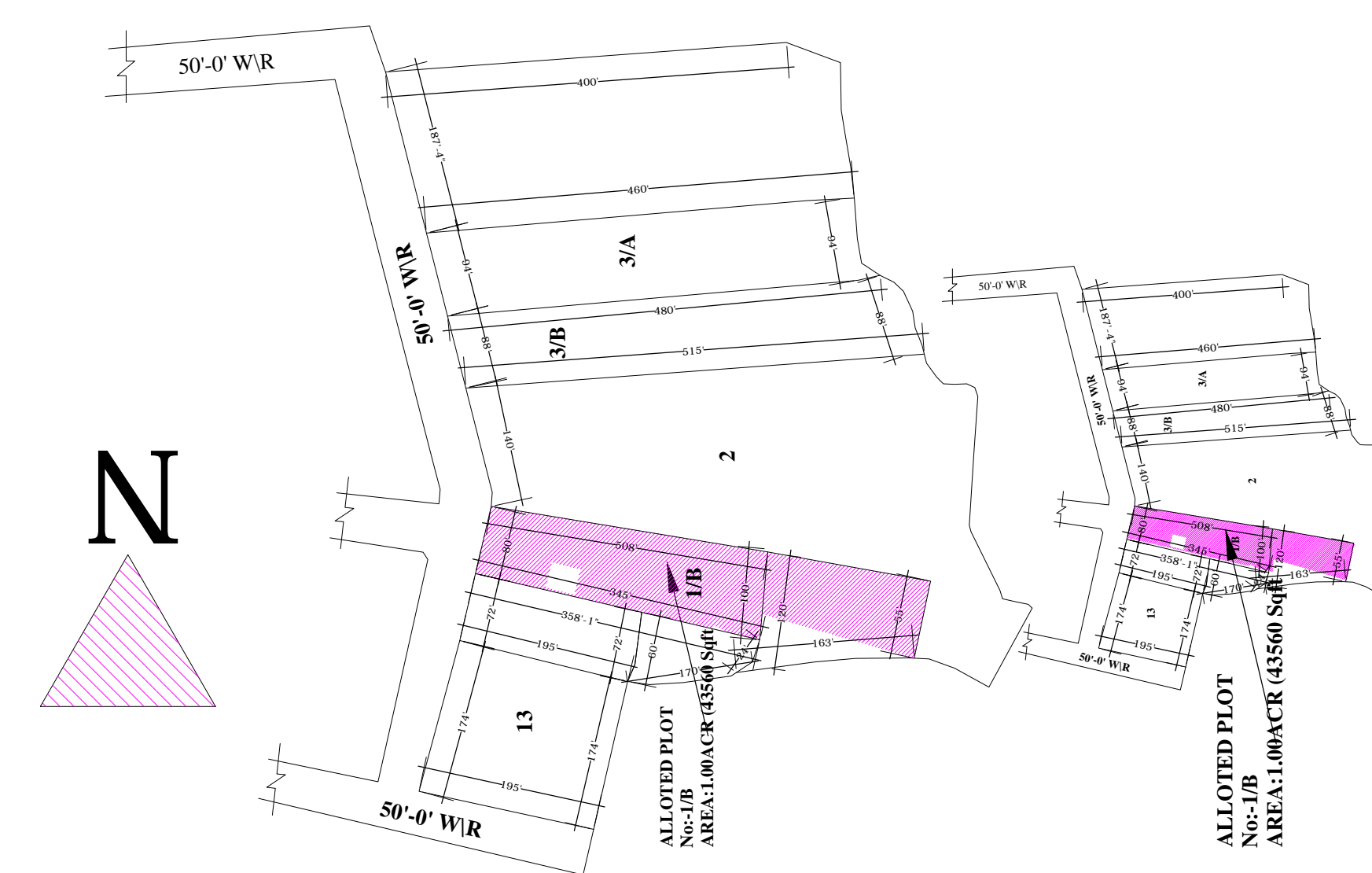
SECTION AT yy (SCALE - 1:100)



SIDE ELEVATION (SCALE - 1:100)



FRONT ELEVATION (SCALE - 1:100)



Key plan (SCALE - NTS)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ZIA UR RAHMAN JADA/NARC/0002/2018			