

Proposal Basic Information

Proposal File No.	JIADA/BP/0021/2019
Owner Name	SRI UMESH KUMAR PANDEY
Khata No	32
Plot No	A-28
Village Name	Gangati
Use	Storage
SubUse	Godown

AREA STATEMENT JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO. : 1.0.49 VERSION DATE: 22/06/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Storage
District: RANCHI	Plot SubUse: Godown
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA
Inward No: JIADA/BP/0021/2019	Plot/SubPlot No: A-28
Application Type: General Proposal	North: Survey No. - VILLAGE BOUNDARY
Project Type: Building Permission	South: Road Width - 18.2
Nature of Development: New	East: Plot No. - A-27
Location of Development Area: Old Area	West: Plot No. - NS-12
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 464.06 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 464.06
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	58.45
Total	58.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 405.61
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 464.06
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 464.06
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	278.44
Proposed Coverage Area ( 43.12 % )	200.10
Total Prop. Coverage Area ( 43.12 % )	200.10
Balance coverage area ( 16.88 % )	78.34
FAR CHECK	
Perm. FAR Area ( 2.50 )	1160.15
Total Perm. FAR area	1160.15
Special FAR	290.31
Proposed FAR Area	290.31
Total Proposed FAR Area	290.31
Consumed FAR (Factor)	0.63
Balance FAR Area	869.84
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	290.31
ARCHITECT (Regd)	Vineet Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI UMESH KUMAR PANDEY
DEVELOPMENT AUTHORITY LOCAL BODY	

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (MS G I T M AGRO)	Storage	WareHouse	>0	600	290.31	1	1	-	-
A (MS G I T M AGRO)	-	-	>0	600	290.31	-	-	1	2
Total :			-	-	-	-	1	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	1	12.50	2	27.00
Parallel Car	-	-	2	27.00
TwoWheeler	-	-	8	16.00
Total TwoWheeler	2	4.00	8	16.00
Total		16.50	8	59.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS G I T M AGRO)	D3	0.75	2.10	02
A (MS G I T M AGRO)	D2	1.00	2.10	03
A (MS G I T M AGRO)	D1	1.00	2.40	02
A (MS G I T M AGRO)	RS	5.80	3.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS G I T M AGRO)	V1	0.60	0.60	01
A (MS G I T M AGRO)	W3	0.90	1.50	02
A (MS G I T M AGRO)	W1	1.80	1.50	10
A (MS G I T M AGRO)	W2	1.80	1.50	01
A (MS G I T M AGRO)	W1	4.60	1.50	01

UnitBUA Table for Building :A (MS G I T M AGRO)

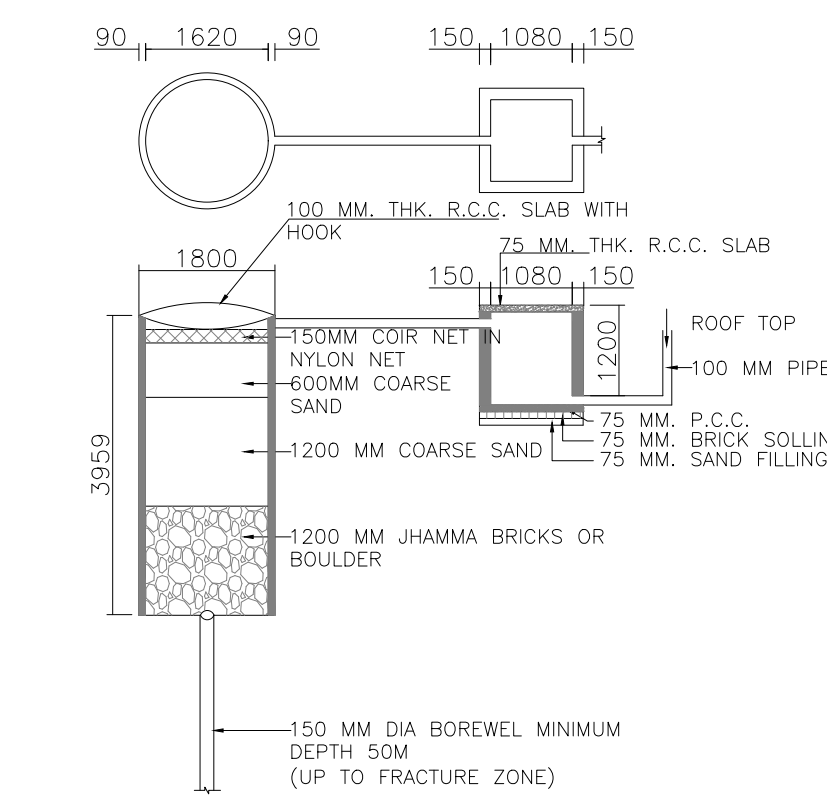
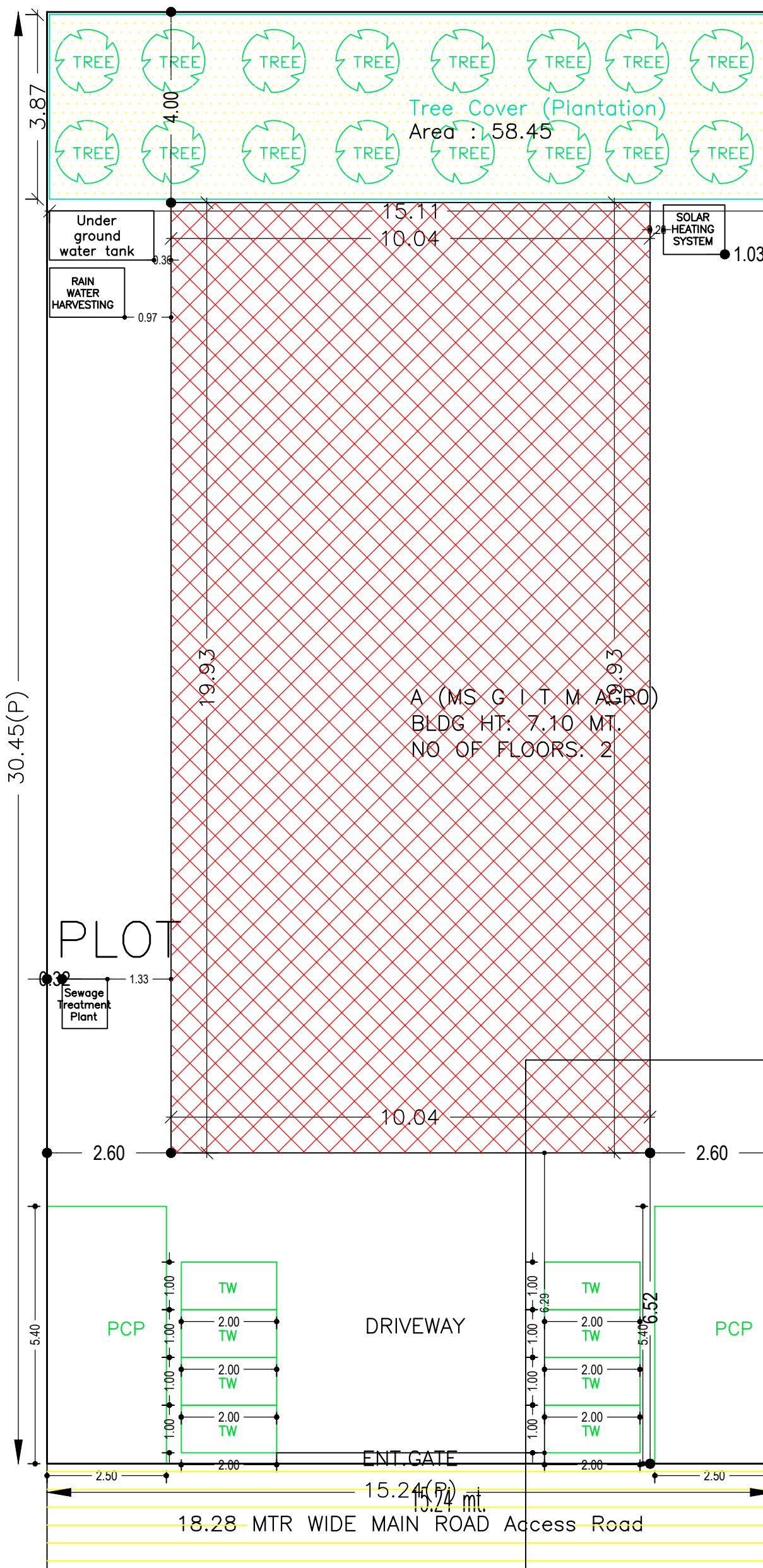
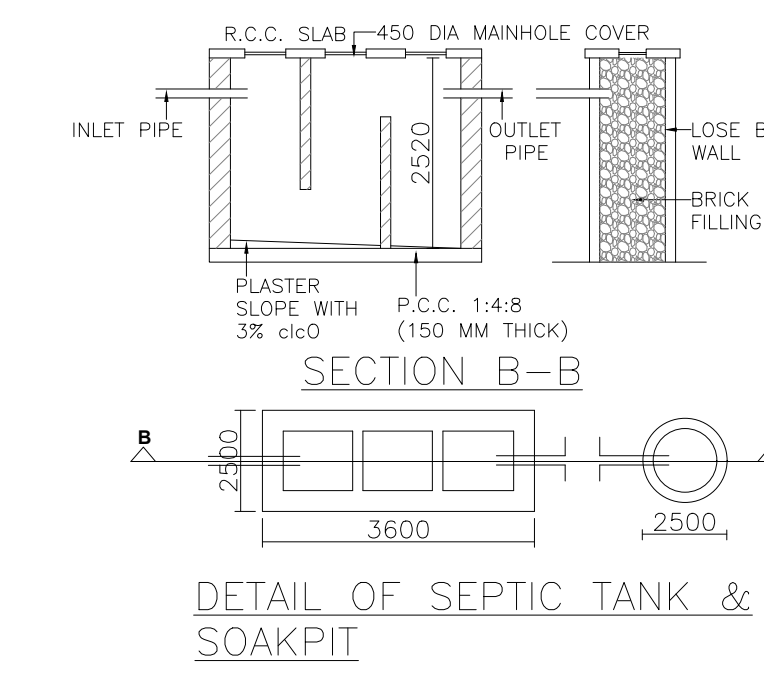
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	WORKSHOP	OTHER	175.27	174.81	1	1
FIRST FLOOR PLAN	WORKSHOP	OTHER	63.70	63.65	4	1
Total:			238.97	238.46	5	2

Building USE/SUBUSE Details

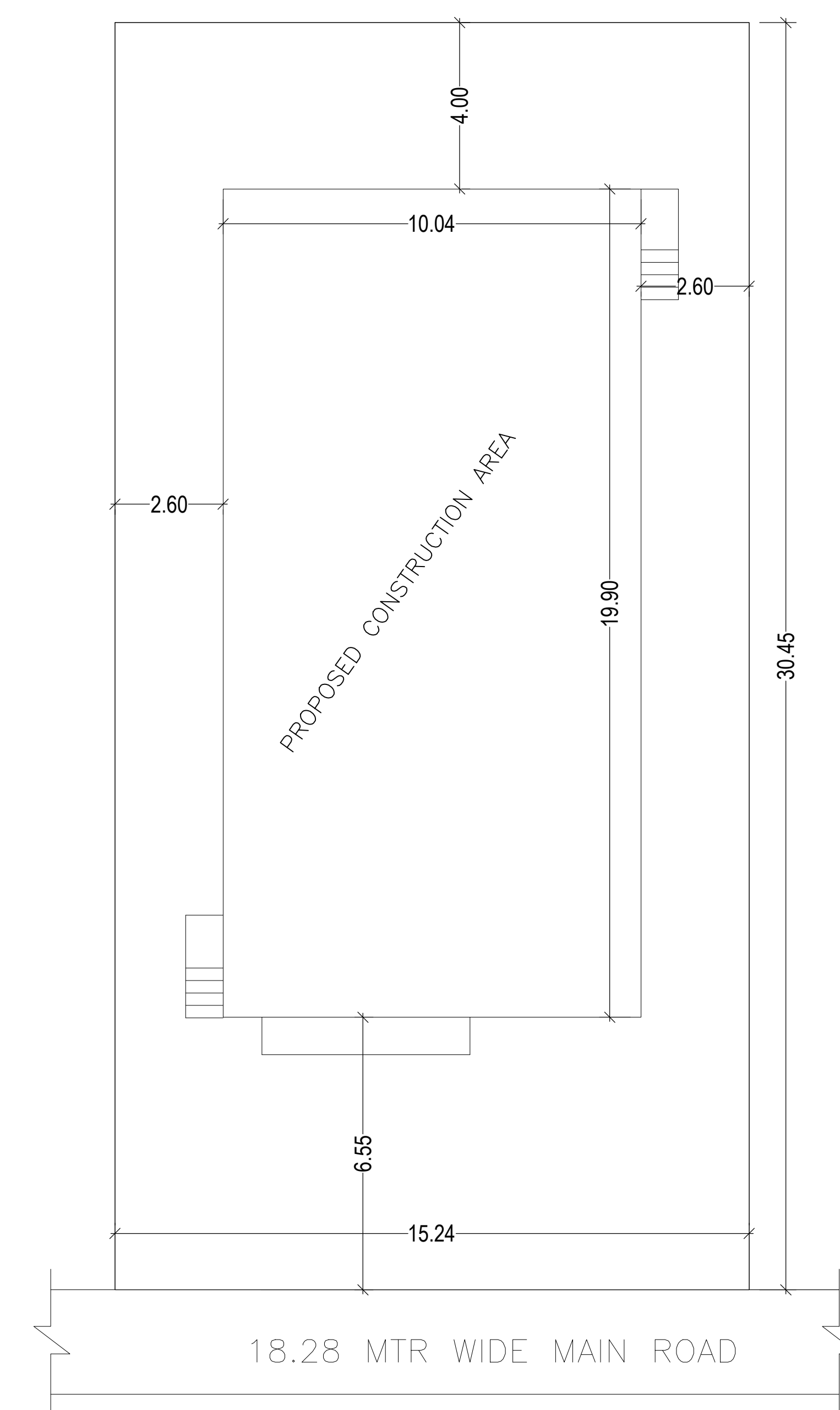
Building Name	Building Use	Building SubUse	Building Structure
A (MS G I T M AGRO)	Storage	WareHouse	Non-Highrise

COLOR INDEX

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



DETAIL OF GROUND WATER RECHARGE PIT WITH SILT TANK



SITE PLAN

Building :A (MS G I T M AGRO)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA/Area in Sq.mt. Cutout	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.)
Ground Floor	200.10	0.00	200.10	200.10	200.10	200.10	01
First Floor	200.09	109.88	90.21	90.21	90.21	90.21	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	400.19	109.88	290.31	290.31	290.31	290.31	02
Total Number of Same Buildings :	1						
Total :	400.19	109.88	290.31	290.31	290.31	290.31	02

Buildingwise Floor FAR Details

Floor Name	Building Name A (MS G I T M AGRO)		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	200.10	200.10	200.10	200.10
First Floor	90.21	90.21	90.21	90.21
Terrace Floor	0.00	0.00	0.00	0.00
Total :	290.31	290.31	290.31	290.31

FAR & Tenement Details (Table 4c-1)

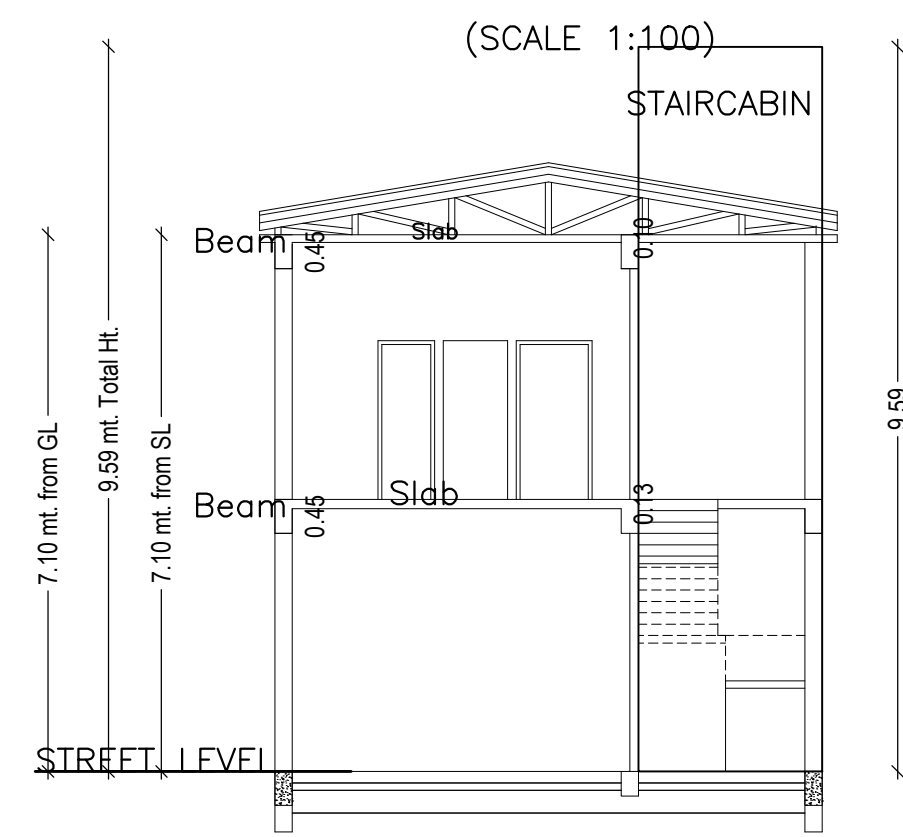
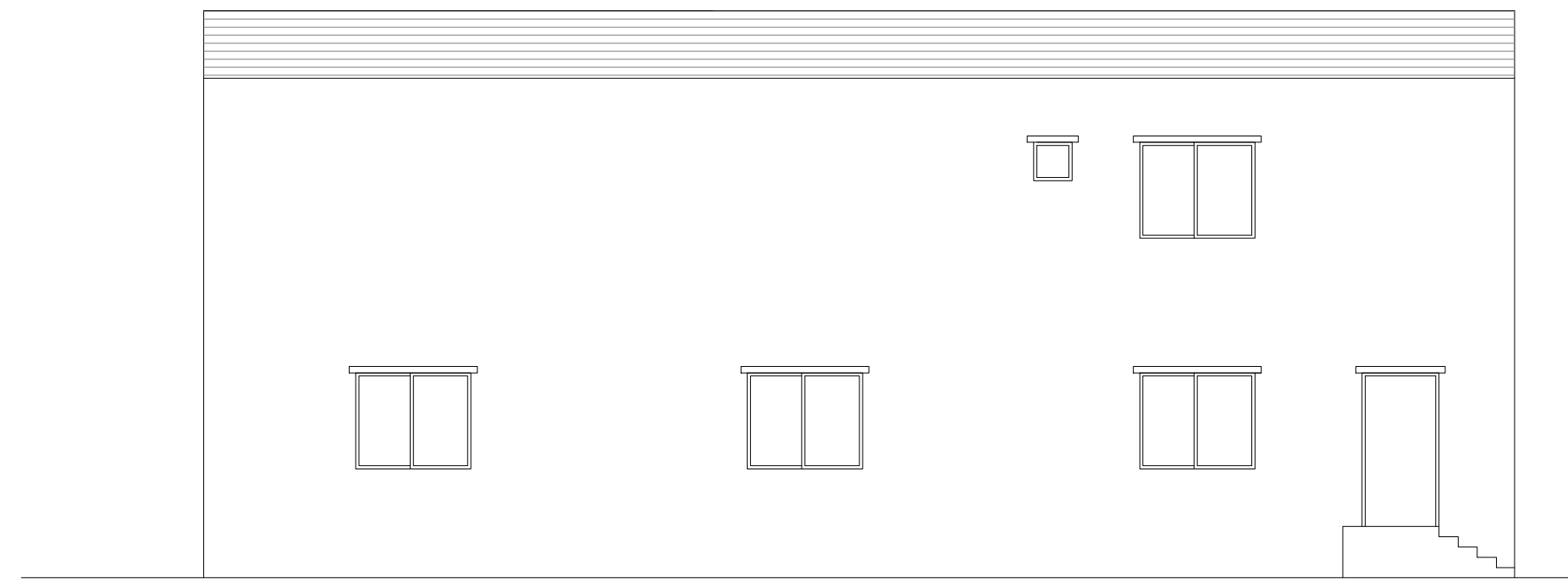
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (MS G I T M AGRO)	1	400.19	109.88	290.31	290.31	290.31	290.31	02
Grand Total :	1	400.19	109.88	290.31	290.31	290.31	290.31	02

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Kumar JIADA/ARC/0016/2019			

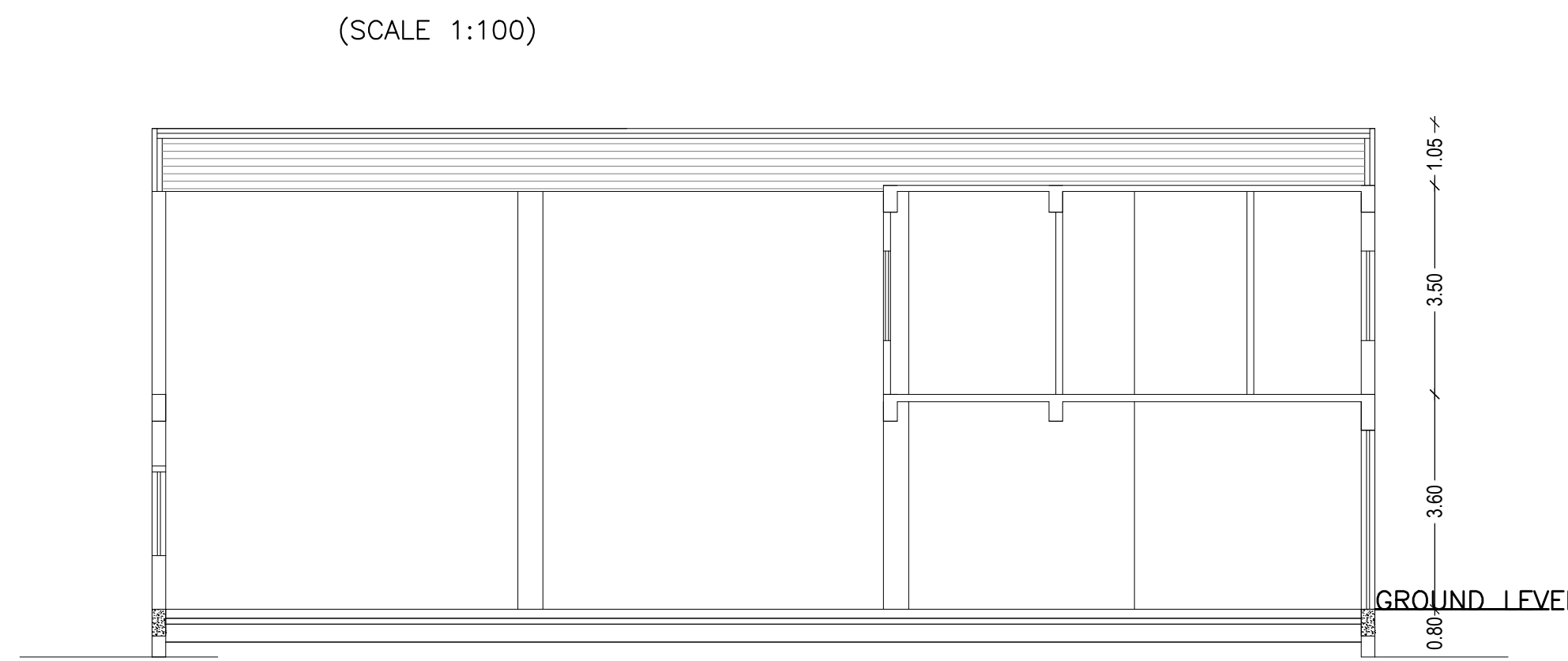


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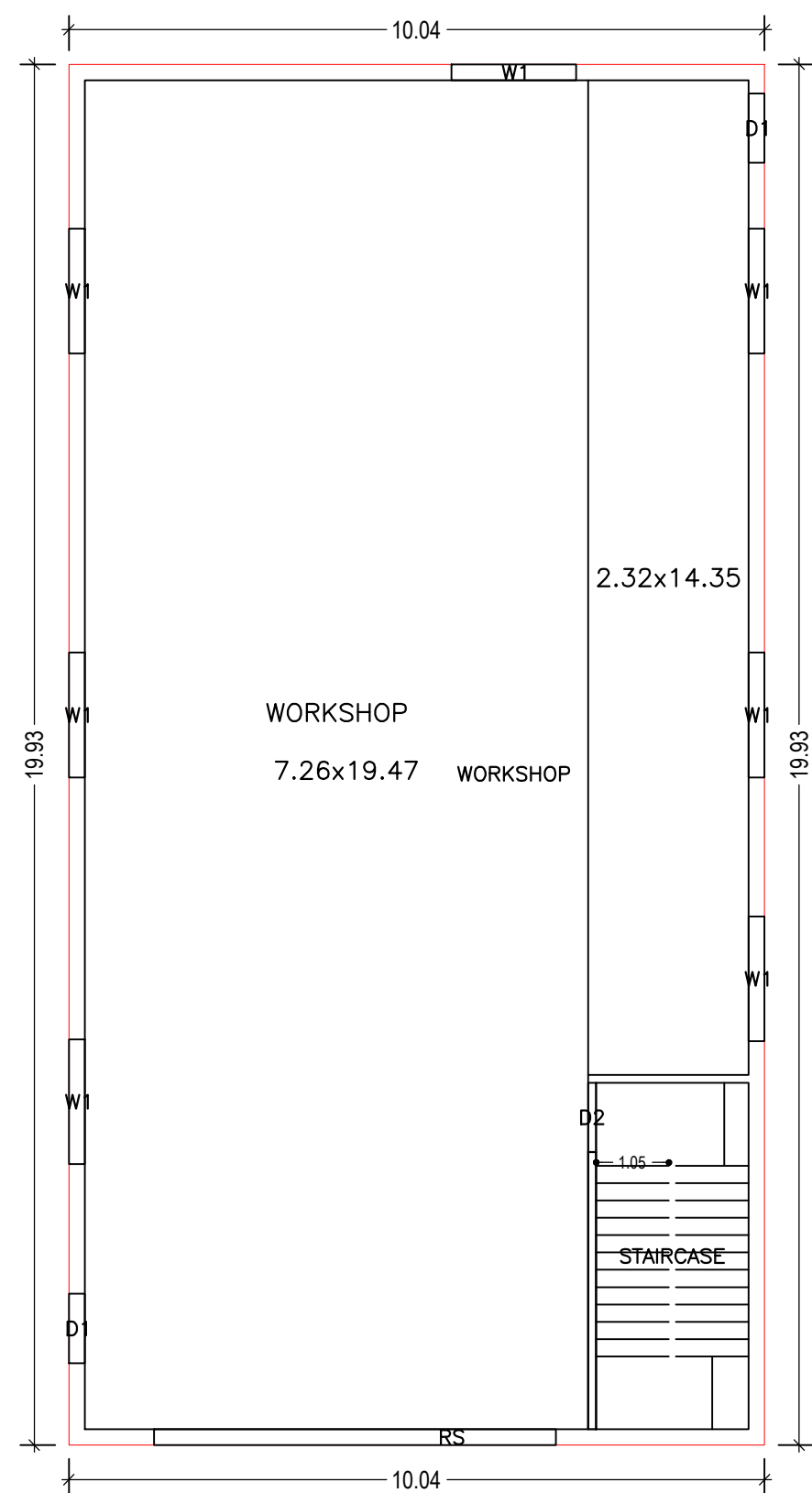
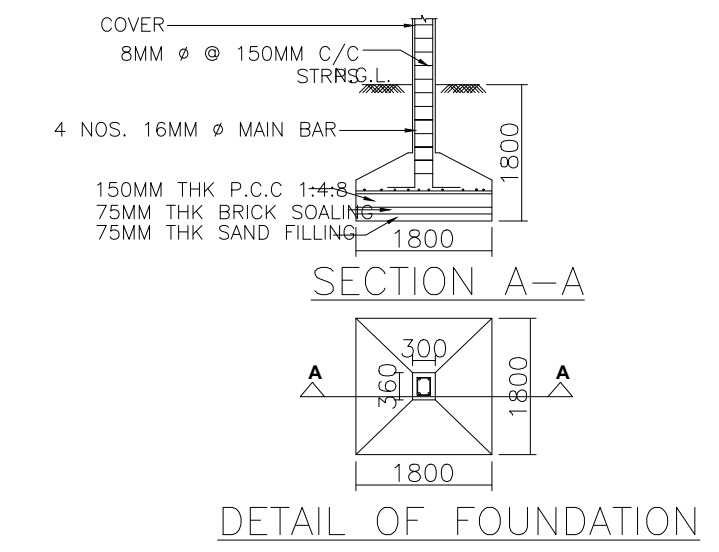
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SubUse	Godown



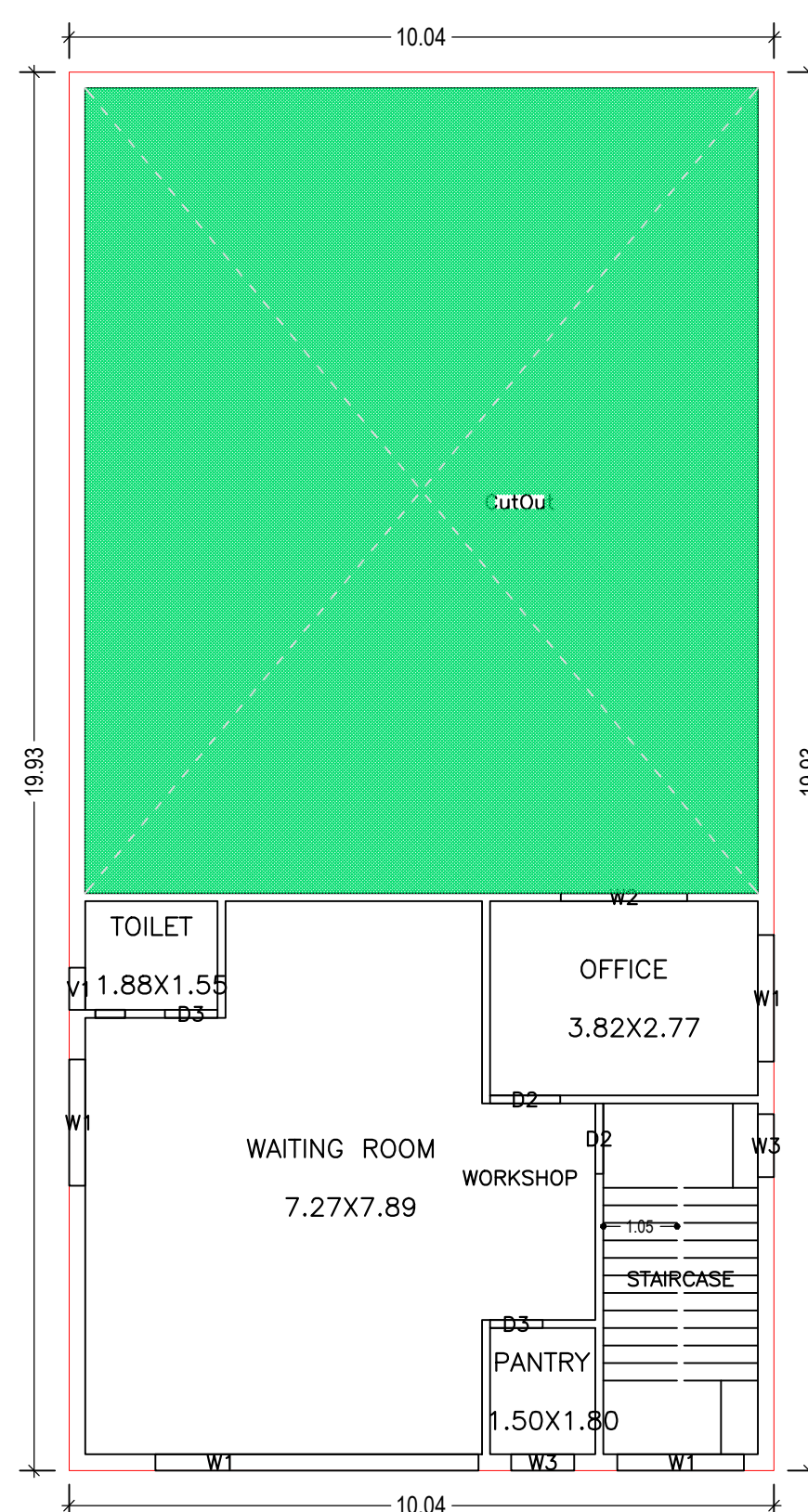
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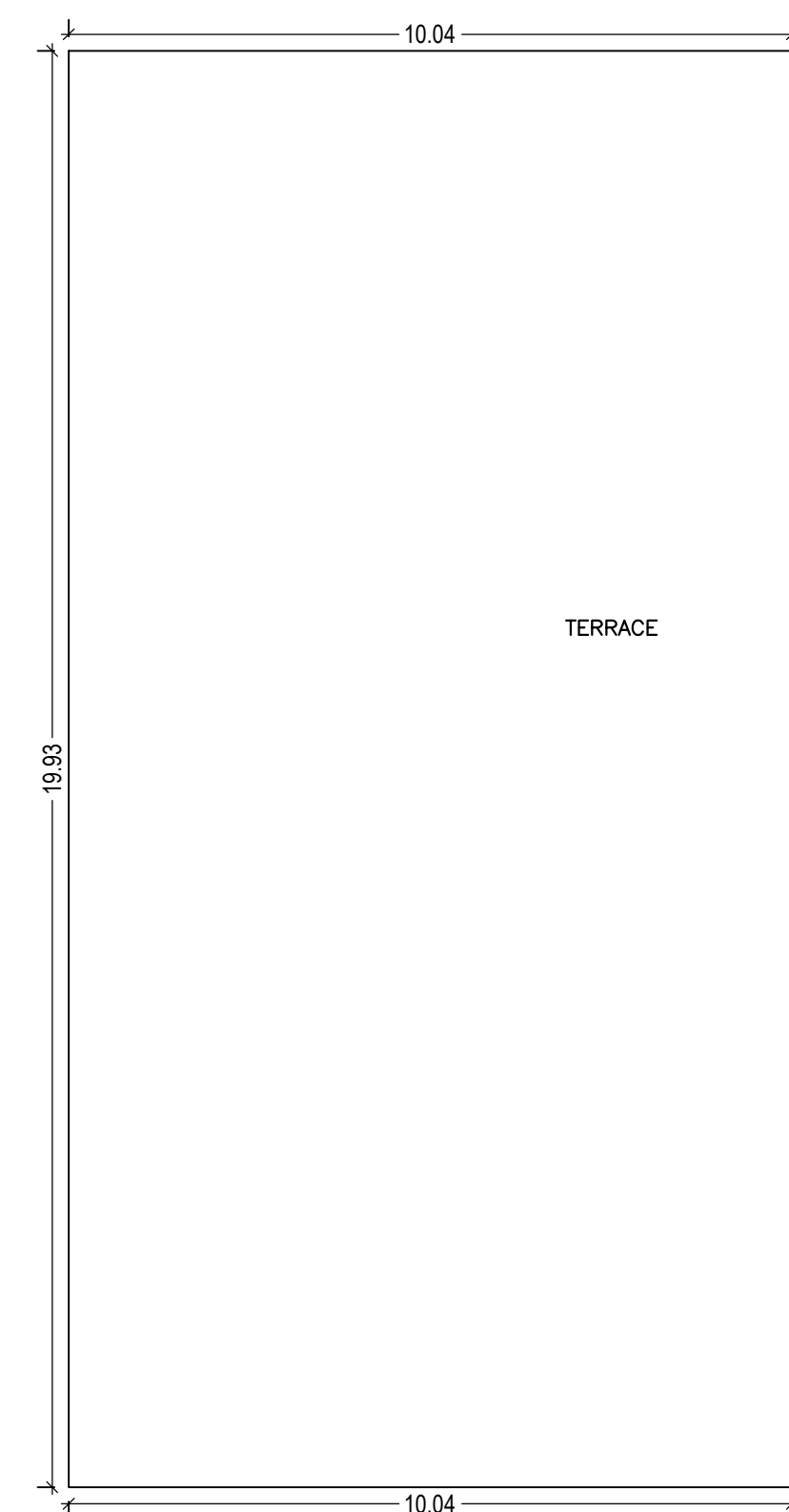
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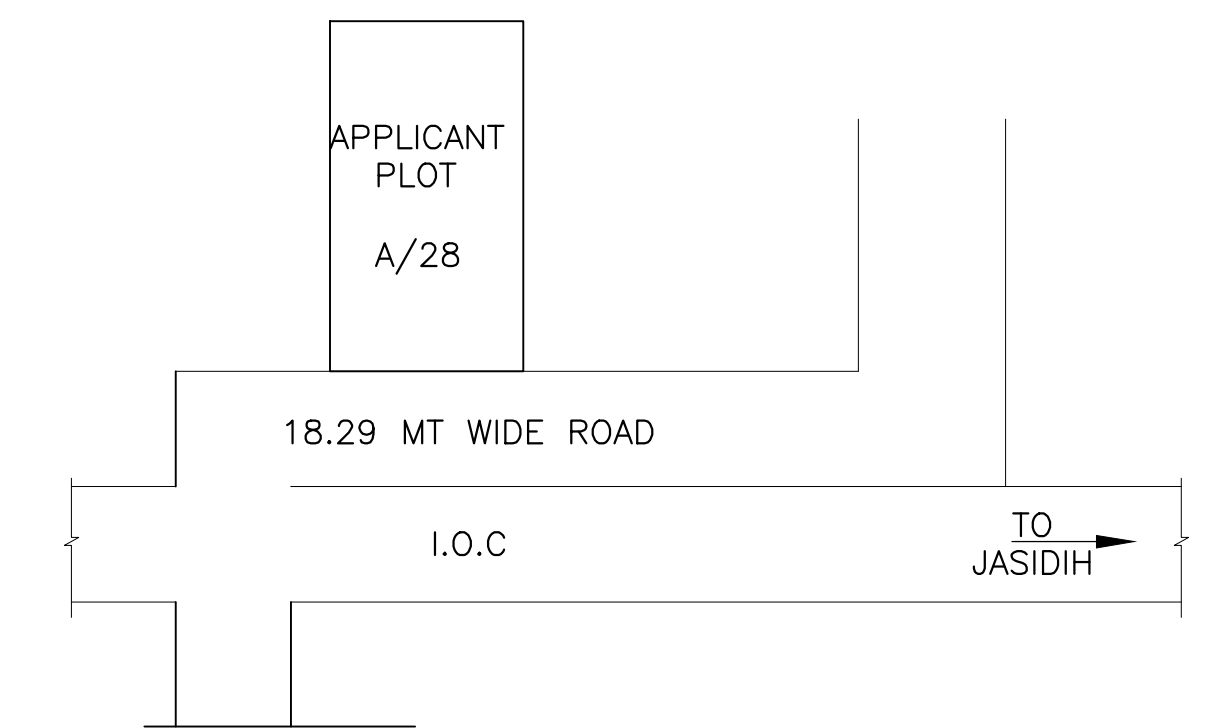
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



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Vineet Kumar JIADA/ARC/0016/2019			