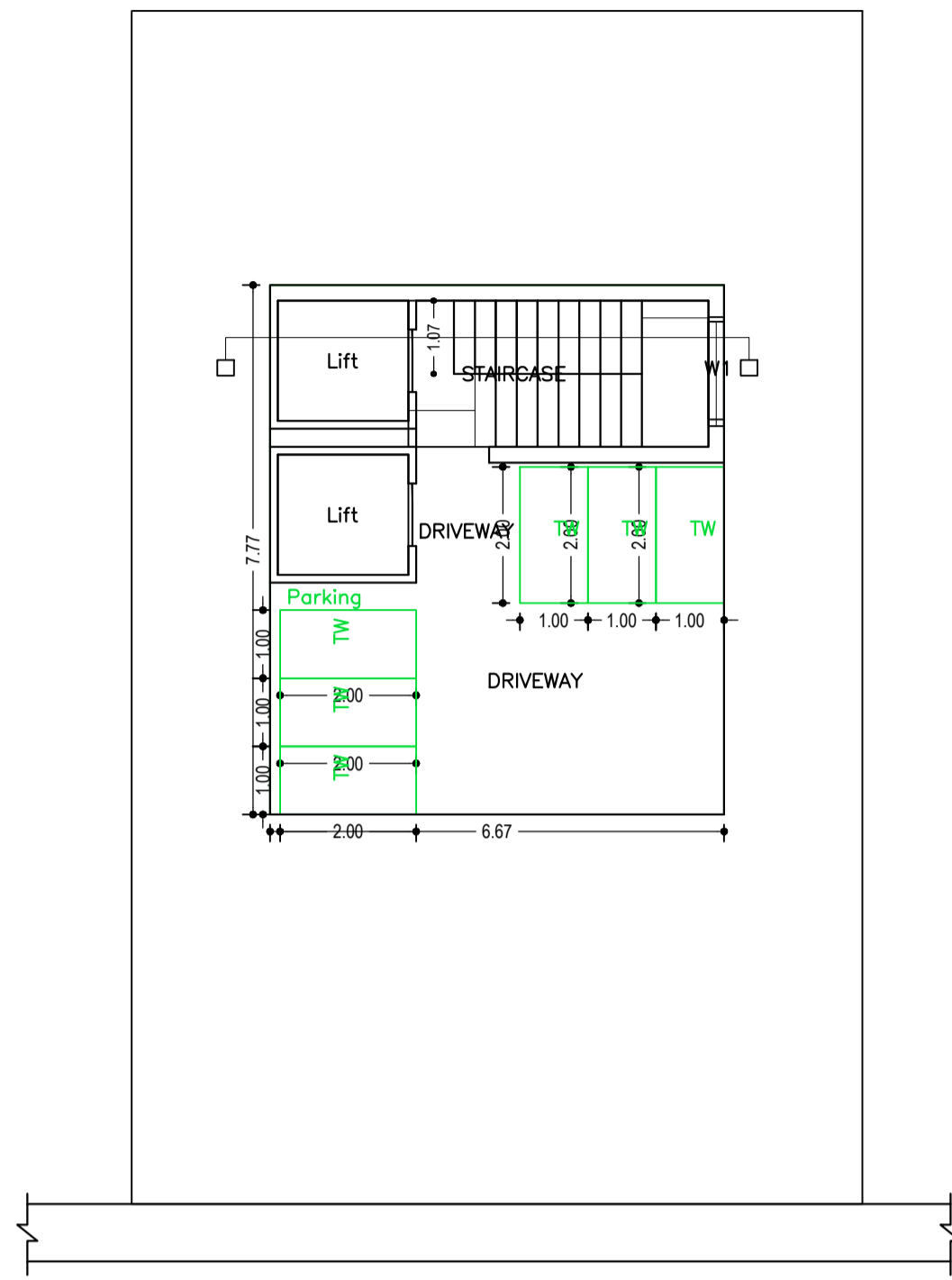
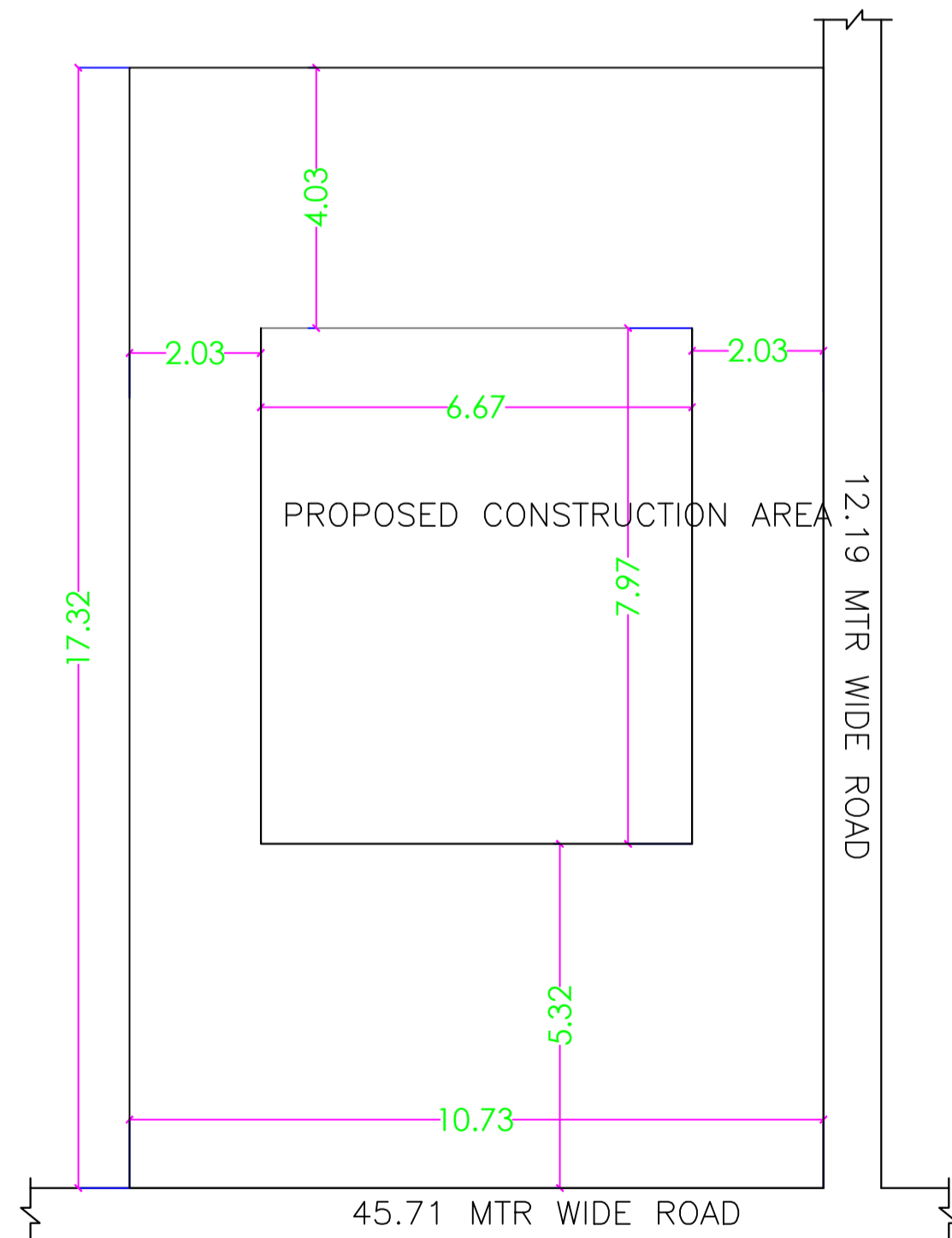


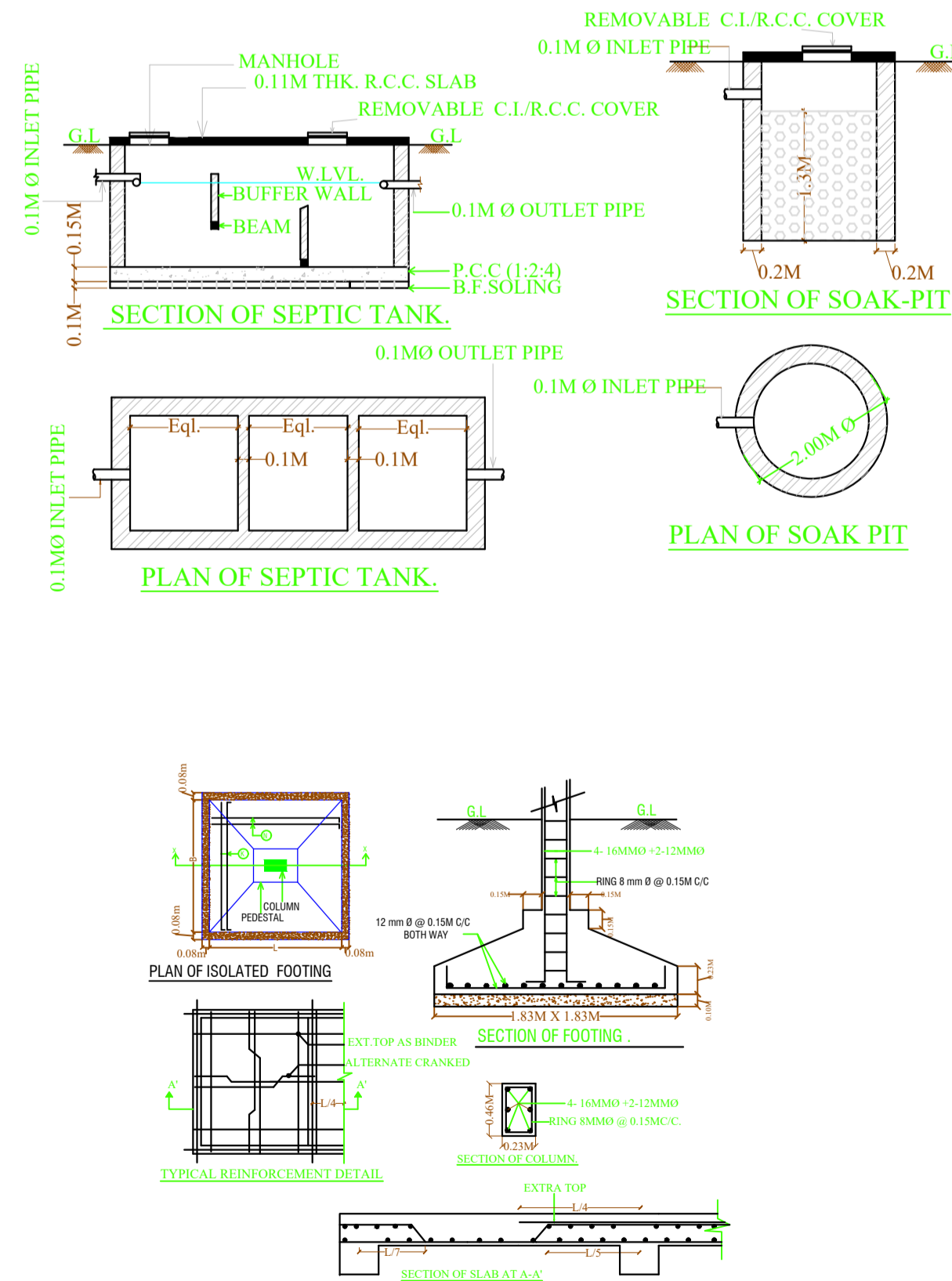
SITE PLAN



PARKING FLOOR PLAN (SCALE 1:100)



SITE PLAN SCALE:1:100



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (MS GR8DESIGN)	Commercial	Shop	> 0	50	207.39	1	3	-	-	-	-
A (MS GR8DESIGN)	Commercial	Shop	> 0	50	207.39	-	-	-	1	9	-
Total :							3	4		9	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Two Stack Car	-	-	2	25.00
Total Car	3	37.50	4	50.00
Total Visitor Parking	-	-	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	9	18.00	11	22.00
Other Parking	-	-	-	23.63
Total		55.50		144.63

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Accessory Use	Parking					
A (MS GR8DESIGN)	1	336.17	27.04	12.04	35.63	245.24	9.46	6.76	261.46	04
Grand Total	1	336.17	27.04	12.04	35.63	245.24	9.46	6.76	261.46	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS GR8DESIGN)	D	1.07	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

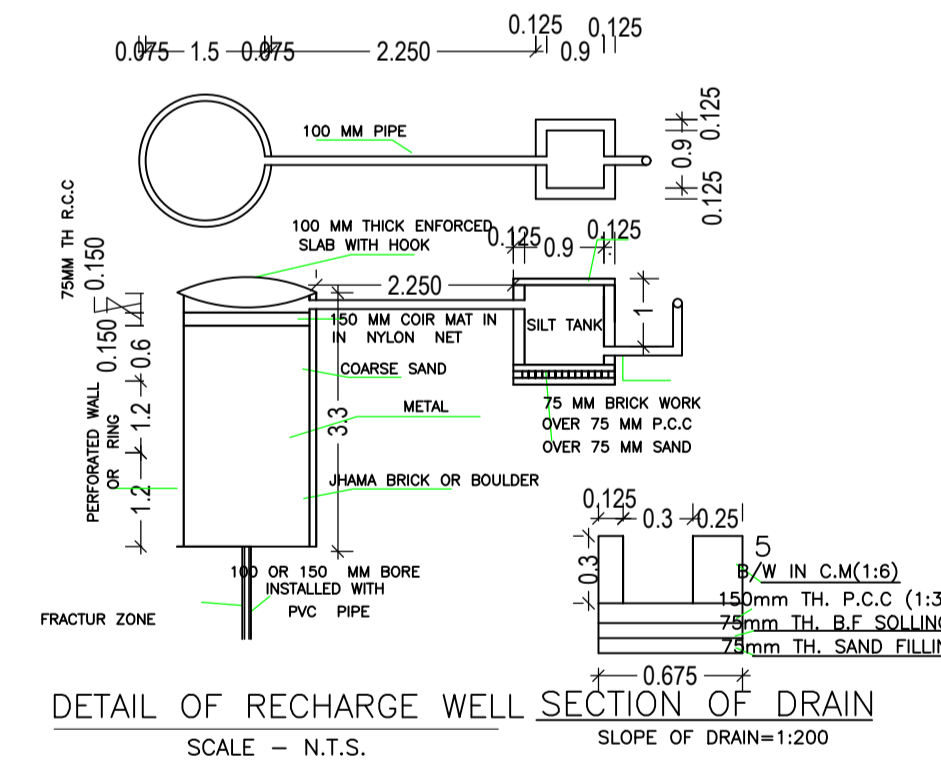
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS GR8DESIGN)	W1	1.50	2.70	05
A (MS GR8DESIGN)	W	3.50	2.70	12

UnitBUA Table for Building :A (MS GR8DESIGN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	OFFICE	OFFICE	38.06	37.96	1	4
Total:	-	-	152.23	151.84	4	4

COLOR INDEX

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



Proposal Basic Information

Proposal File No.	JIADA/BP/0023/2019
Owner Name	M/S GR8DESIGNS PROPRIETOR MR. KUMAR VIVEK
Khata No	102
Plot No	152/P & 172/P
Village Name	Shankarpur
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	VERSION NO.: 1.0.46	
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 22/06/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: RANCHI	Plot SubUse: Commercial Bldg	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearby/Religious/Structure: NA	
Inward No: JIADA/BP/0023/2019	Plot/SubPlot No: 152/P & 172/P	
Application Type: General Proposal	North: Road Width - 12.19 MTR WIDE ROAD	
Project Type: Building Permission	South: Plot No. - LAND FOR UNDER GROUND NALA USE	
Nature of Development: New	East: Plot No. - PLOT NO- NS-91	
Location of Development Area: Old Area	West: Road Width - 45.71 MTR WIDE ROAD	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	185.32
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	185.32
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		30.60
Total		30.60
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	154.72
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	185.32
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	185.32
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		92.66
Proposed Coverage Area (27.98 %)		51.85
Total Prop. Coverage Area (27.98 %)		51.85
Balance coverage area (22.02 %)		40.81
FAR CHECK		
Perm. FAR Area (3.00)		555.96
Total Perm. FAR area		555.96
Commercial FAR		245.24
Proposed FAR Area		261.47
Total Proposed FAR Area		261.47
Consumed FAR (Factor)		1.41
Balance FAR Area		294.49
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		336.17
ARCHITECT (Regd)		NIKHIL SHUKLA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		M/S GR8DESIGNS PROPRIETOR MR. KUMAR VIVEK
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name A (MS GR8DESIGN)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	51.85	16.22	51.85	16.22
First Floor	71.08	61.31	71.08	61.31
Second Floor	71.08	61.31	71.08	61.31
Third Floor	71.08	61.31	71.08	61.31
Fourth Floor	71.08	61.31	71.08	61.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	336.17	261.46	336.17	261.46

Building :A (MS GR8DESIGN)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Accessory Use	Parking					
Parking Floor	51.85	0.00	0.00	35.63	0.00	9.46	6.76	16.22	00
First Floor	71.08	6.76	3.01	0.00	61.31	0.00	0.00	61.31	01
Second Floor	71.08	6.76	3.01	0.00	61.31	0.00	0.00	61.31	01
Third Floor	71.08	6.76	3.01	0.00	61.31	0.00	0.00	61.31	01
Fourth Floor	71.08	6.76	3.01	0.00	61.31	0.00	0.00	61.31	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	336.17	27.04	12.04	35.63	245.24	9.46	6.76	261.46	04
Total Number of Same Buildings :	1							261.46	04

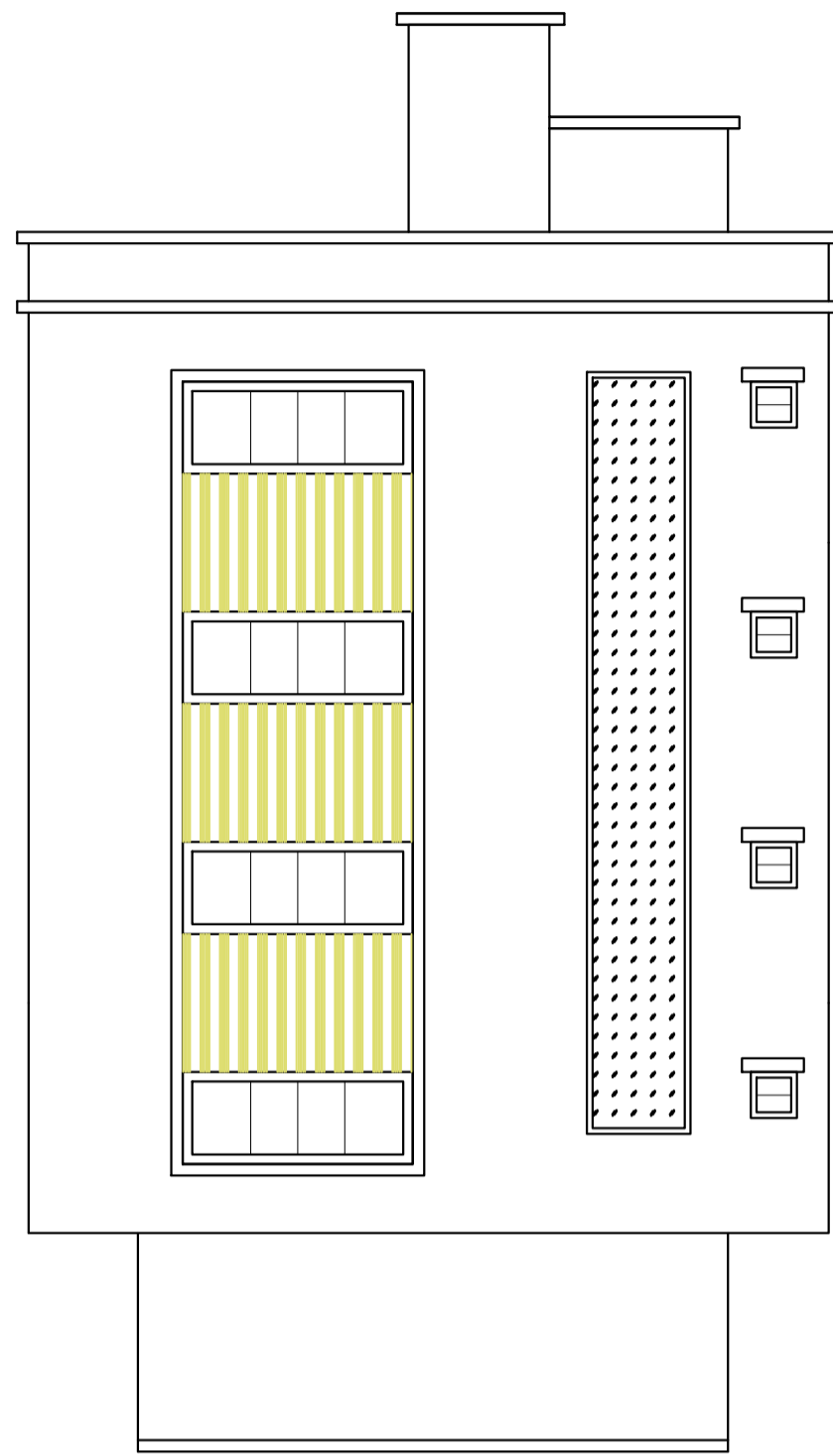
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MS GR8DESIGN)	Commercial	Shop	Non-Highrise

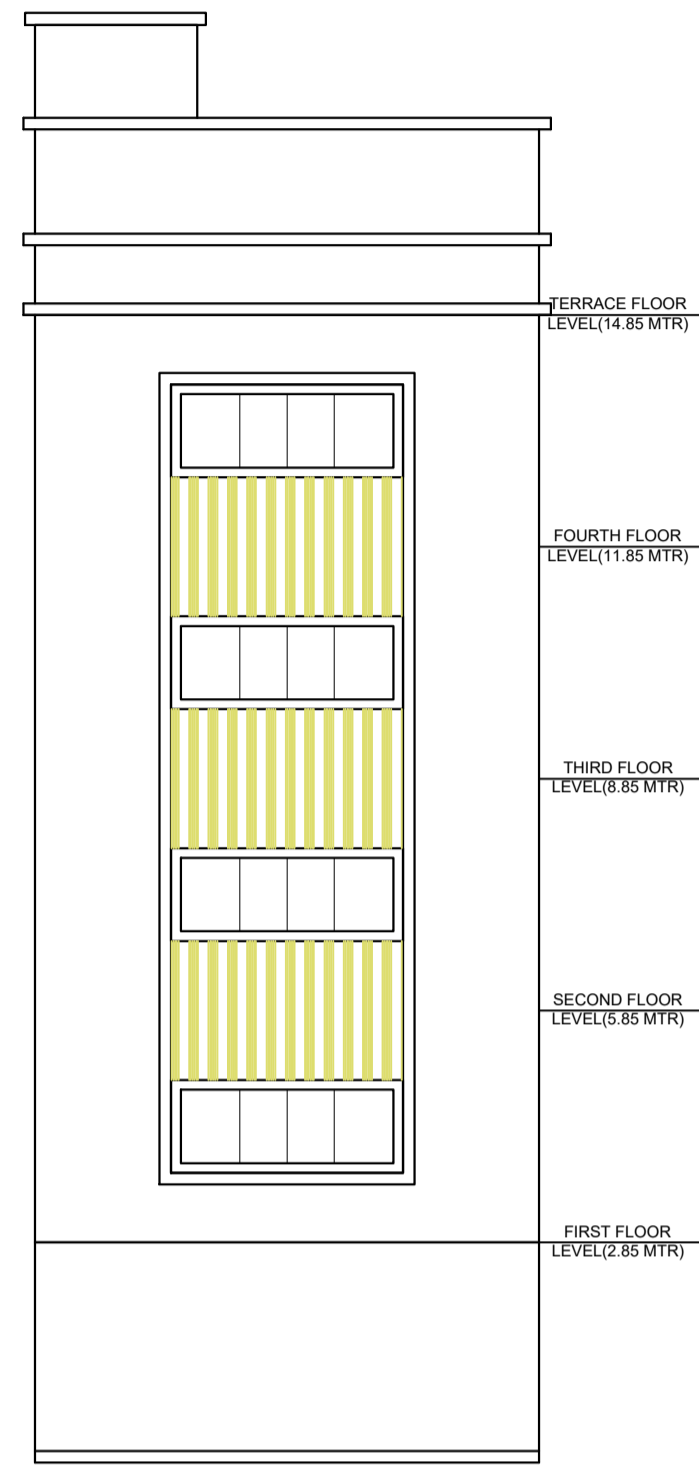
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA JIADA/ARC/0013/2019			

Proposal Basic Information

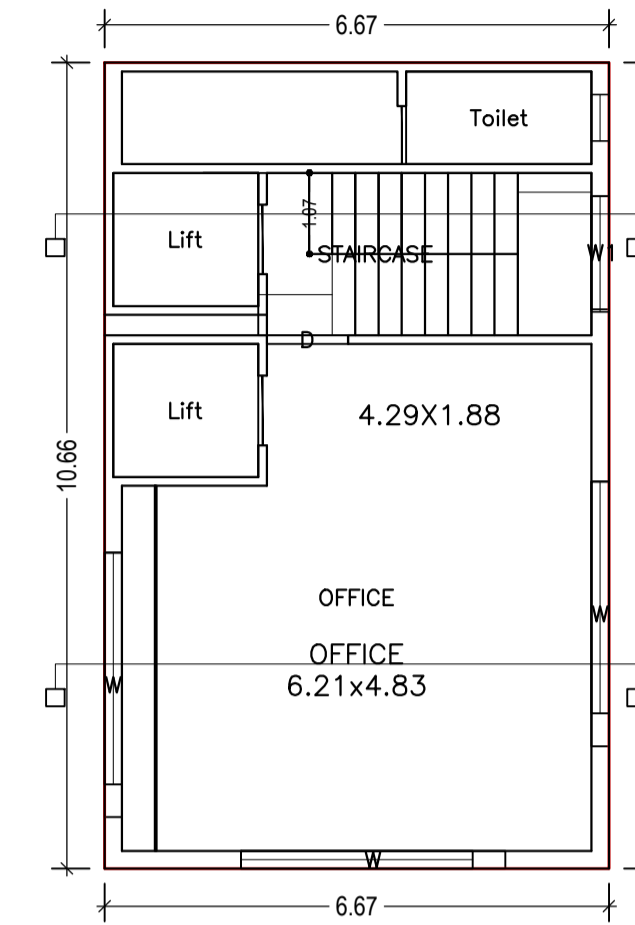
Proposal File No.	JIADA/BP/0023/2019
Owner Name	M/S GR8DESIGNS PROPRIETOR MR. KUMAR VIVEK
Khata No	102
Plot No	152/P & 172/P
Village Name	Shankarpur
Use	Commercial
SubUse	Commercial Bldg



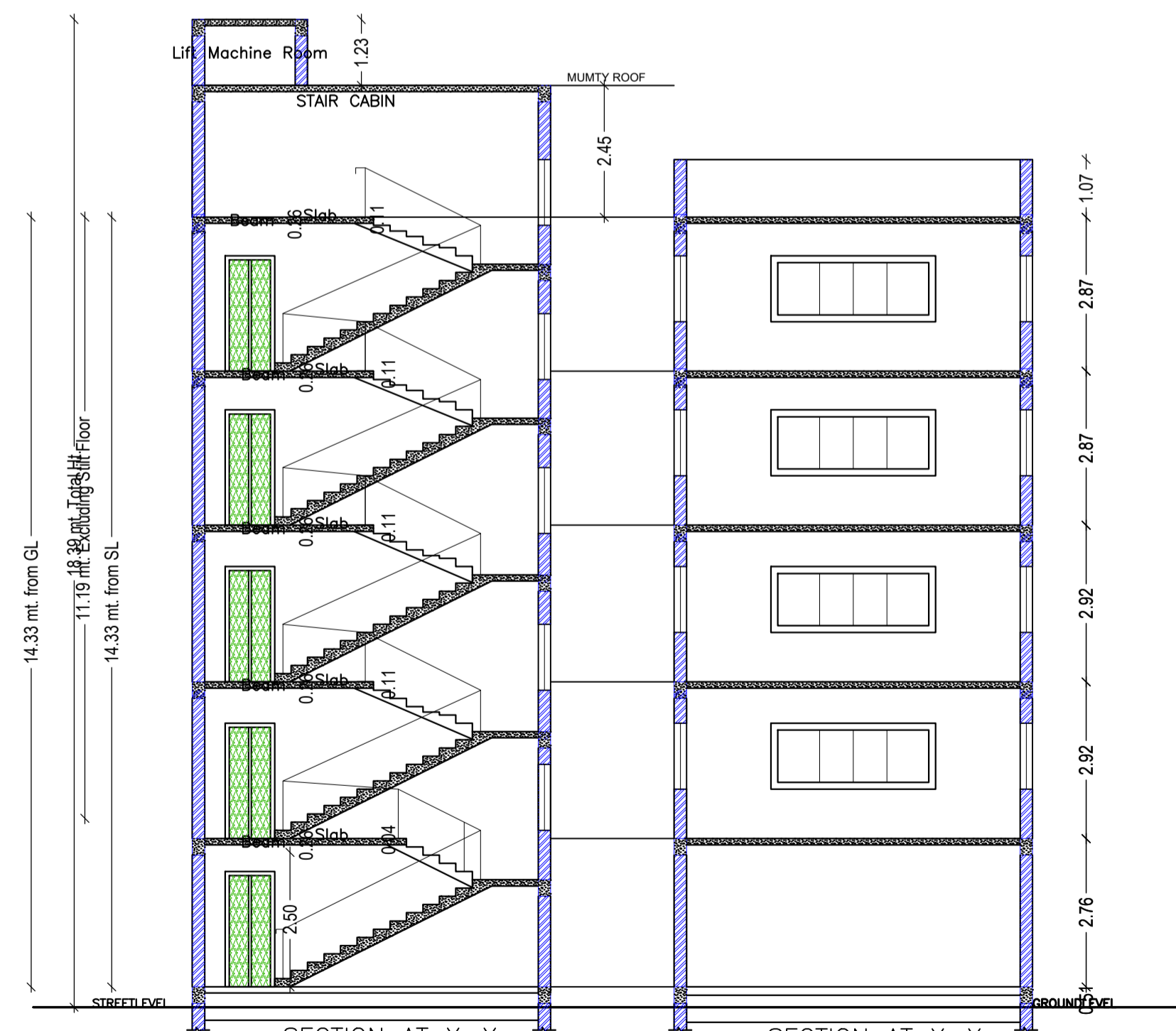
SIDE ELEVATION
SCALE:1:100



FRONT ELEVATION
SCALE:1:100

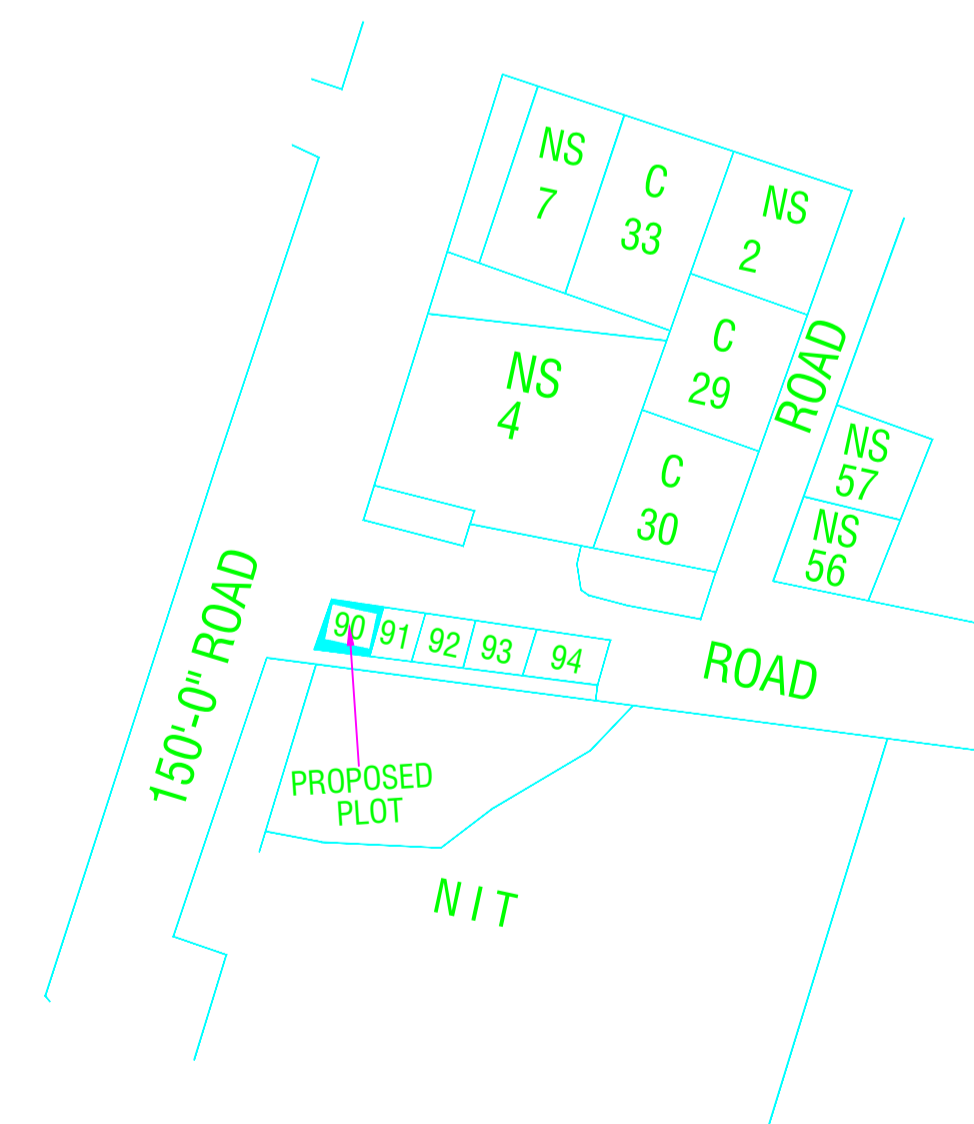


TYPICAL - 1, 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

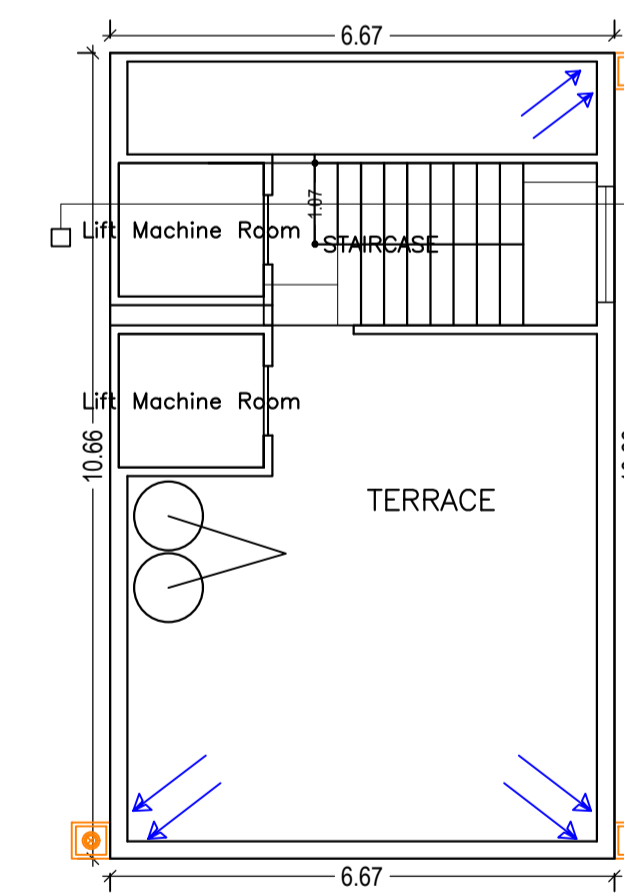


SECTION AT X-X
SCALE:1:100

SECTION AT X-X
SCALE:1:100



LOCATION PLAN
SCALE: NTS



TERRACE FLOOR PLAN
(SCALE 1:100)

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