

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.
S (SHED 1)	Industrial	Industrial	> 0	400	542.50	1	1	-	-	-	-
S (SHED 2)	Industrial	Industrial	> 0	400	2877.68	1	5	-	-	-	-
<b>Total :</b>											

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	22	44.00
Total TwoWheeler	21	42.00	22	44.00
<b>Total</b>		217.00		263.00

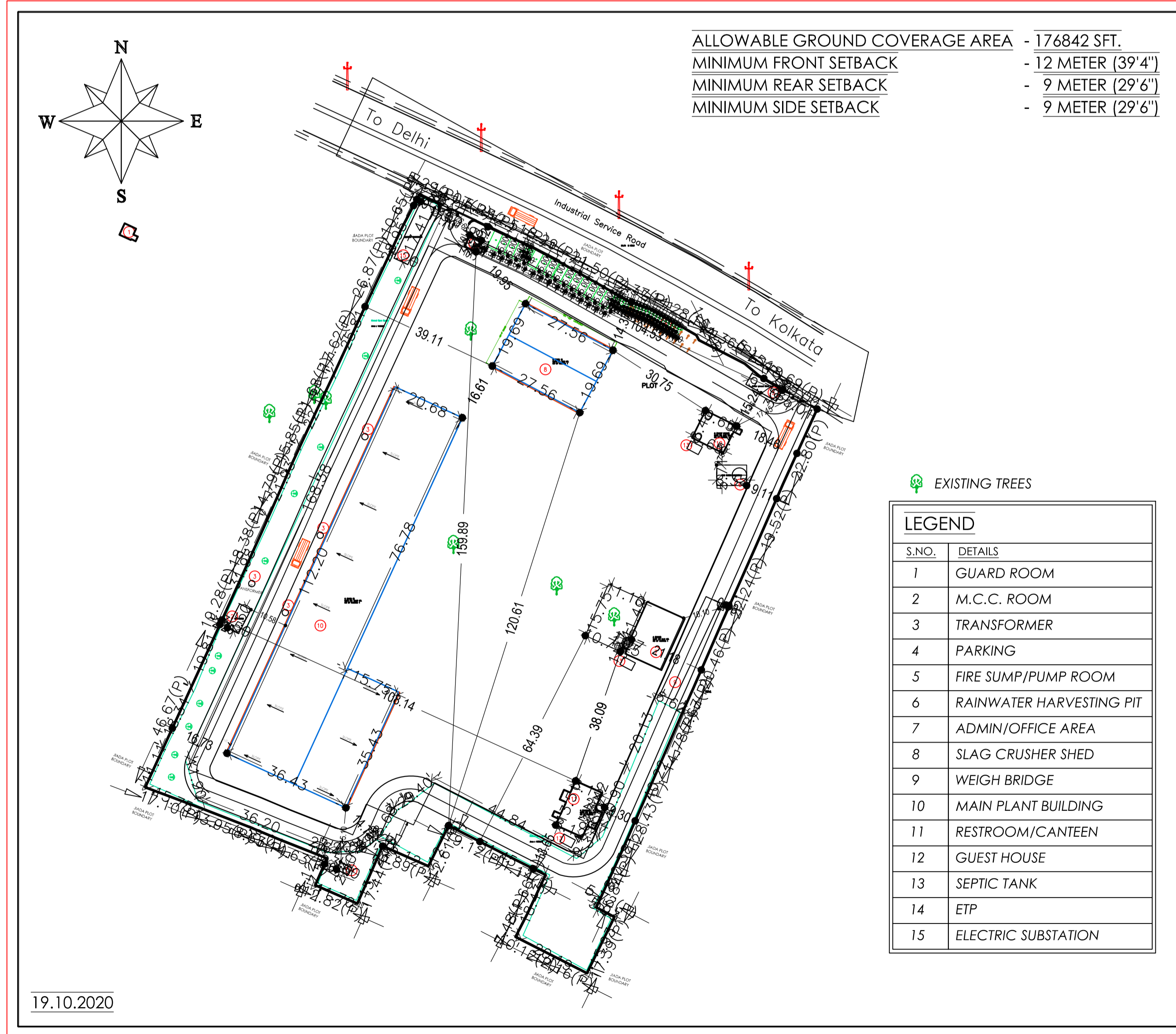
Proposal Basic Information

Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23,44,56,67,73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P
Village Name	Konra
Use	Industrial
SubUse	Industrial Building

Buildingwise Floor FAR Details

Floor Name	Building Name										Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)		
	S (SHED 1)	A (ADMIN)	C (CANTEEN)	G (GUEST HOUSE)	S (SHED 2)	G (GUARD)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)				
Ground Floor	542.50	542.50	177.59	151.89	121.35	121.35	81.78	81.78	2877.68	2877.68	12.27	12.27	3813.17	3787.47
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>542.50</b>	<b>542.50</b>	<b>177.59</b>	<b>151.89</b>	<b>121.35</b>	<b>121.35</b>	<b>81.78</b>	<b>81.78</b>	<b>2877.68</b>	<b>2877.68</b>	<b>12.27</b>	<b>12.27</b>	<b>3813.17</b>	<b>3787.47</b>

AREA STATEMENT	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO. : 1.0.53
PROJECT DETAIL:	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial
District: RANCHI	Plot SubUse: Industrial Building	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward_No: JIADA/BP/0012/2020	Plot/SubPlot No: 146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P	
Application Type: General Proposal	North: Survey No. - Survey Plot No. 146P, 167P, 151P, 152P, 153P, 154P, 157P, 530P and Industrial Road	
Project Type: Building Permission	South: Survey No. - 177P, 232, 231, 244, 245 and Industrial Boundary	
Nature of Development: New	East: Survey No. - 530P and Industrial Plot No. 57/C	
Location of Development Area: New Area	West: Survey No. - 146P, 170P, 171P, 172P and Industrial Plot No. 57/A	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	21833.95
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	21833.95
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		2752.18
Total		2752.18
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	19081.77
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	21833.95
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	21833.95
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		10916.97
Proposed Coverage Area ( 17.46 % )		3813.18
Accessory Use area at COP		99.38
Total Prop. Coverage Area ( 17.92 % )		3912.56
Balance coverage area ( 32.08 % )		7004.41
FAR CHECK		
Perm. FAR Area ( 2.00 )		43667.90
Total Perm. FAR area		43667.90
Residential FAR		367.30
Industrial FAR		3420.18
Proposed FAR Area		3787.47
Total Proposed FAR Area		3787.47
Consumed FAR (Factor)		0.17
Balance FAR Area		39880.43
BUILT UP AREA CHECK		
Total Proposed Built Up Area		3813.17
ARCHITECT (Regd)		Nikhil Jain
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Sumit Garg
DEVELOPMENT AUTHORITY		LOCAL BODY



**COLOR INDEX**

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

FAR & Tenement Details (Table 4c-1)

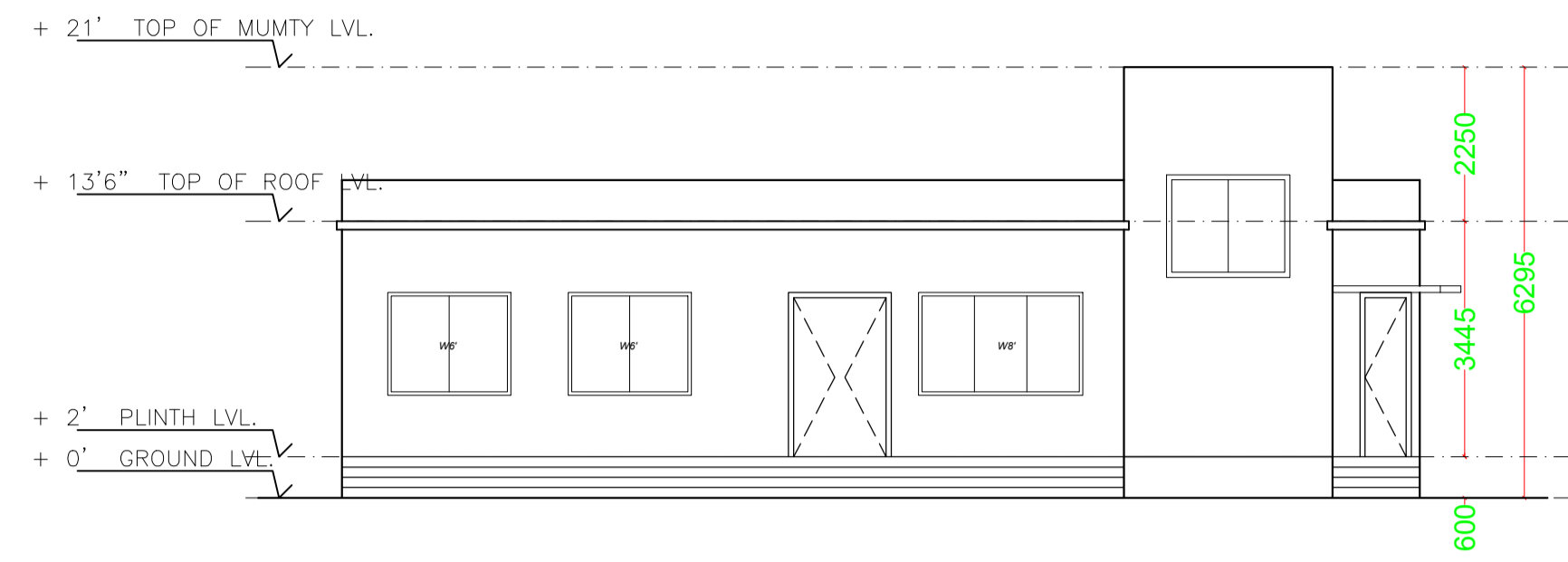
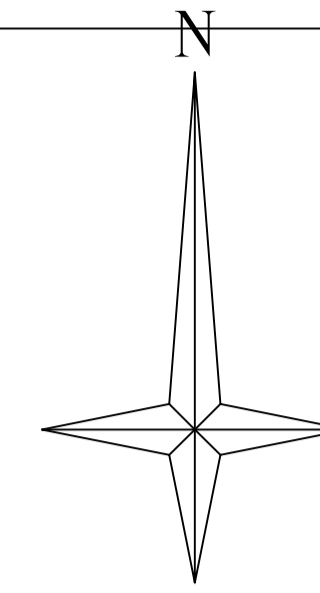
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Accessory Use	Resi.	Industrial	Resi.			
S (SHED 1)	1	542.50	0.00	0.00	542.50	542.50	542.50	01	
A (ADMIN)	1	177.59	25.70	151.89	0.00	151.89	151.89	01	
C (CANTEEN)	1	121.35	0.00	121.35	0.00	121.35	121.35	01	
G (GUEST HOUSE)	1	81.78	0.00	81.78	0.00	81.78	81.78	01	
S (SHED 2)	1	2877.68	0.00	0.00	2877.68	2877.68	2877.68	01	
G (GUARD)	1	12.27	0.00	12.27	0.00	12.27	12.27	01	
<b>Grand Total :</b>	<b>6</b>	<b>3813.17</b>	<b>25.70</b>	<b>367.29</b>	<b>3420.18</b>	<b>3787.47</b>	<b>3787.47</b>	<b>06</b>	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
S (SHED 1)	Industrial	Industrial Building	Non-Highrise
A (ADMIN)	Residential	Other Residential Building	Non-Highrise
C (CANTEEN)	Residential	Other Residential Building	Non-Highrise
G (GUEST HOUSE)	Residential	Staff Quarters	Non-Highrise
S (SHED 2)	Industrial	Industrial Building	Non-Highrise
G (GUARD)	Residential	Other Residential Building	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			

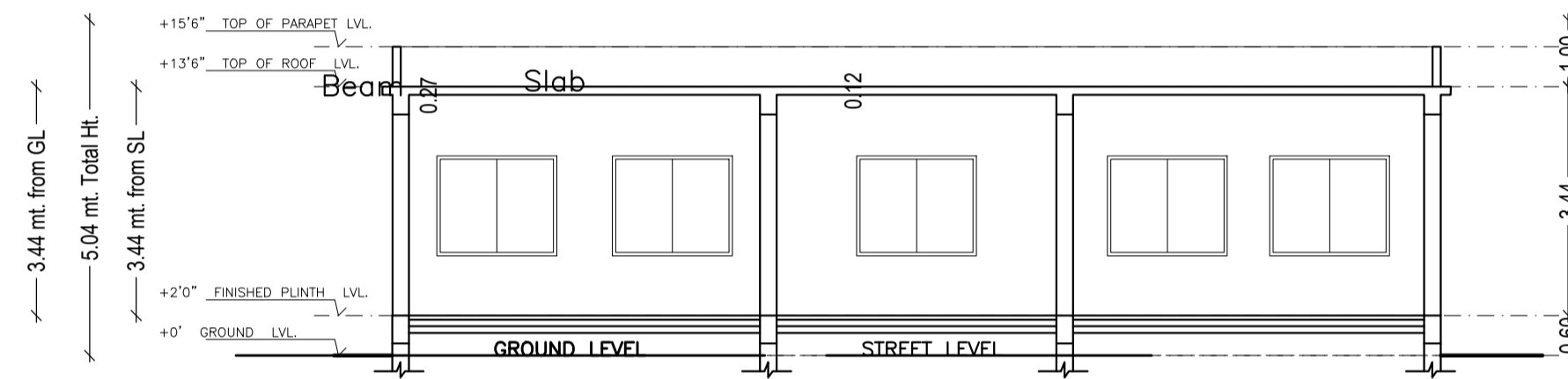
Proposal Basic Information	
Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23.44.56.67.73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P
Village Name	Konra
Use	Industrial
SubUse	Industrial Building



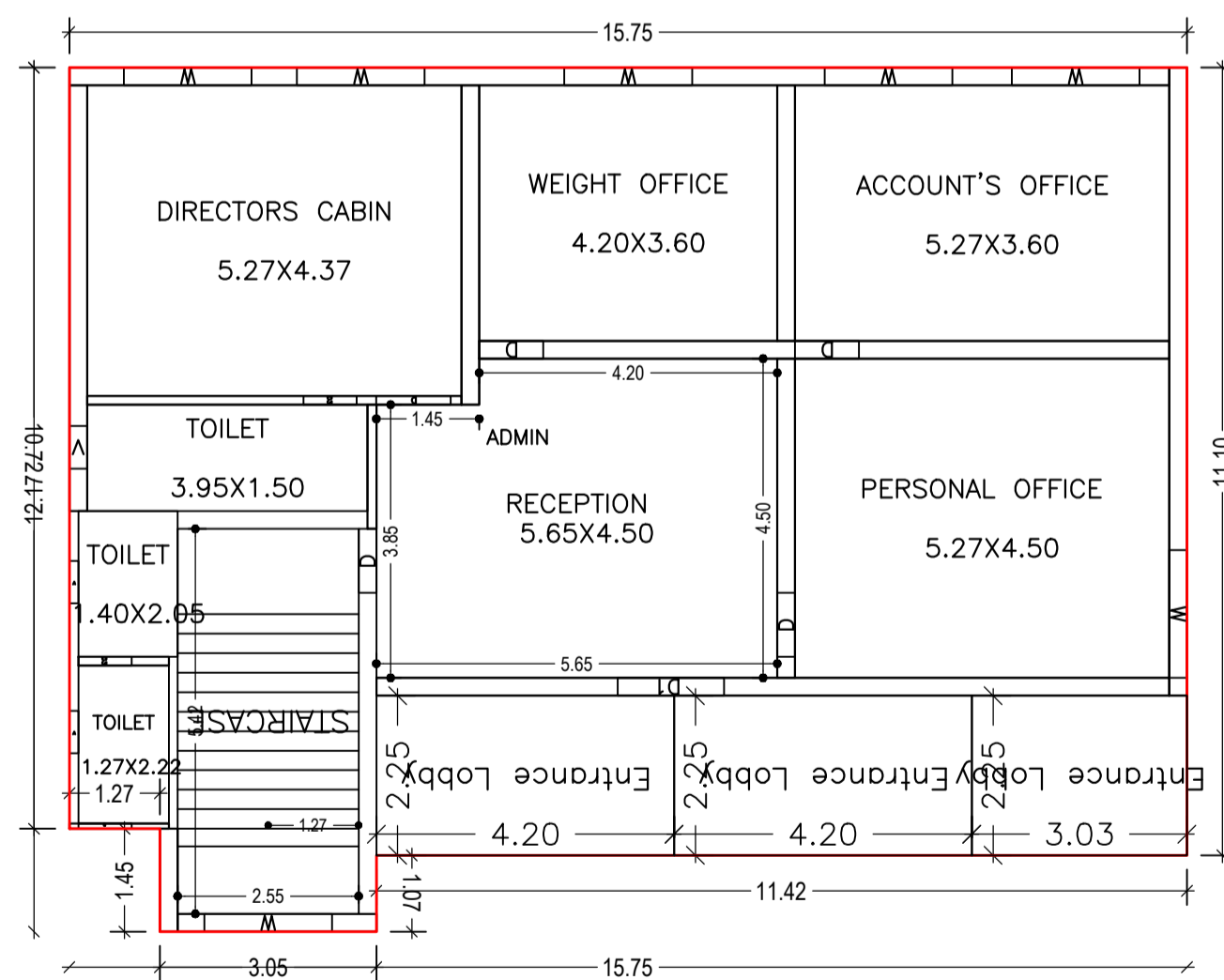
ELEVATION - 1



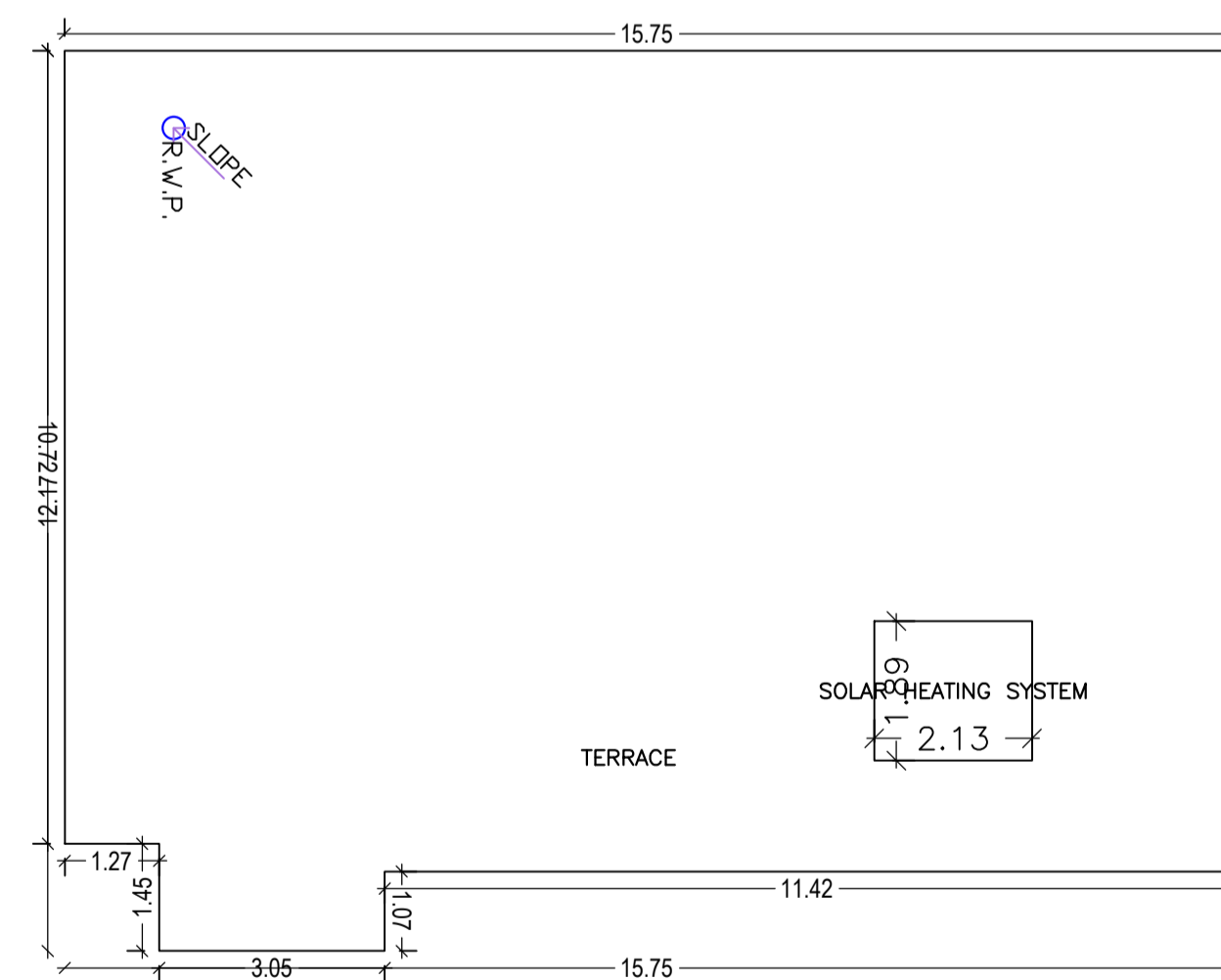
ELEVATION - 2



SECTION A - A



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :A (ADMIN)

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.)	Trmt (No.)
		Accessory Use	Resi.				
Ground Floor	177.59	25.70	151.89	151.89	151.89	151.89	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>177.59</b>	<b>25.70</b>	<b>151.89</b>	<b>151.89</b>	<b>151.89</b>	<b>151.89</b>	<b>01</b>
Total Number of Same Buildings :	1						
<b>Total :</b>	<b>177.59</b>	<b>25.70</b>	<b>151.89</b>	<b>151.89</b>	<b>151.89</b>	<b>151.89</b>	<b>01</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ADMIN)	D3	0.75	2.10	03
A (ADMIN)	D	0.90	2.10	04
A (ADMIN)	D	1.05	2.10	01
A (ADMIN)	D1	1.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ADMIN)	V	0.60	0.60	03
A (ADMIN)	W	1.80	1.20	07

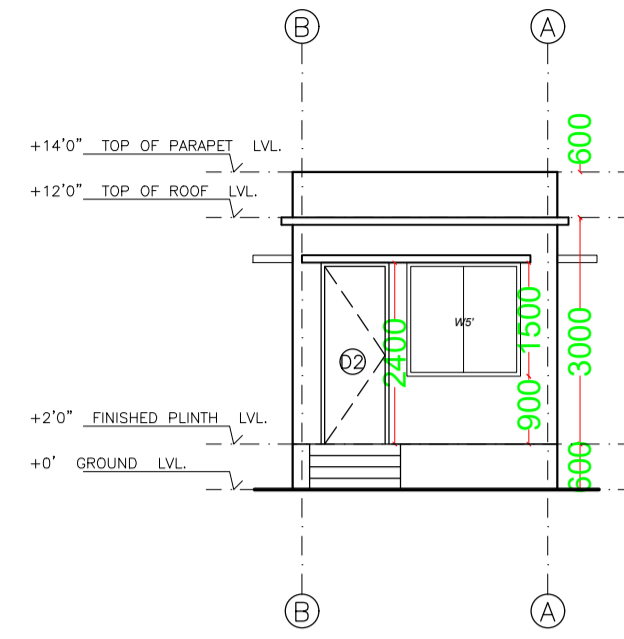
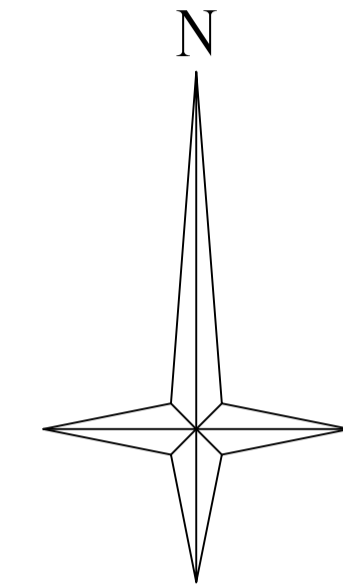
UnitBUA Table for Building :A (ADMIN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	ADMIN	FLAT	168.08	158.67	8	1
<b>Total:</b>	-	-	<b>168.08</b>	<b>158.67</b>	<b>8</b>	<b>1</b>

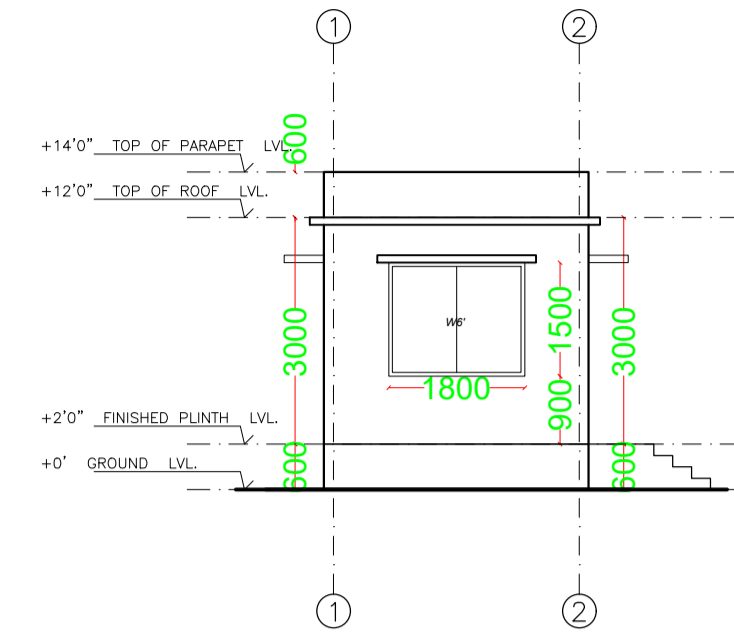
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			

Proposal Basic Information

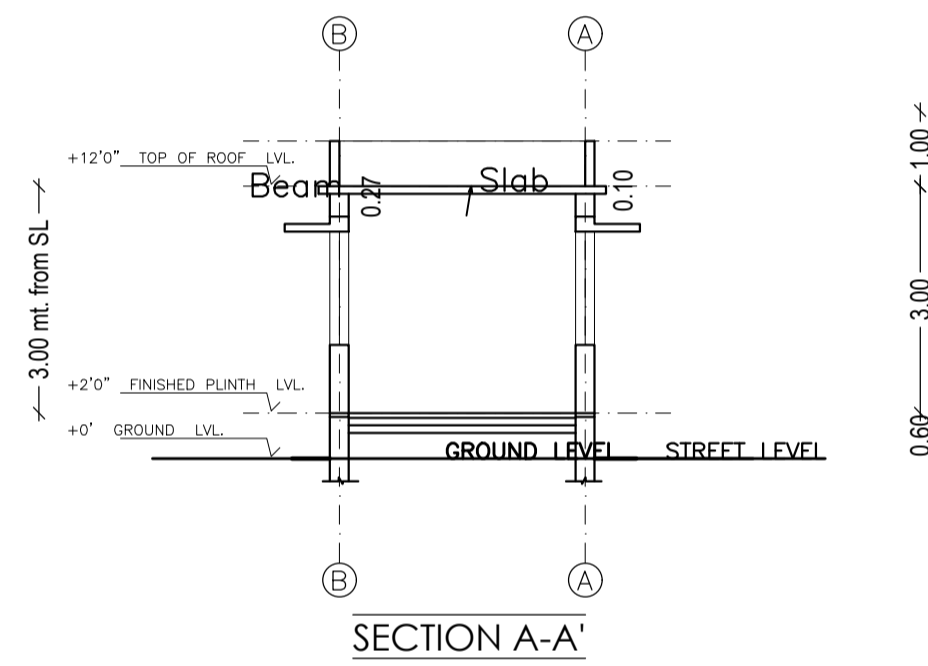
Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23,44,56,67,73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P
Village Name	Konra
Use	Industrial
SubUse	Industrial Building



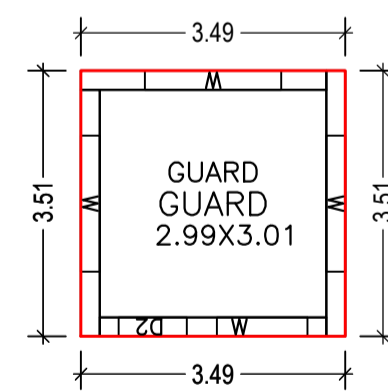
ELEVATION - 1



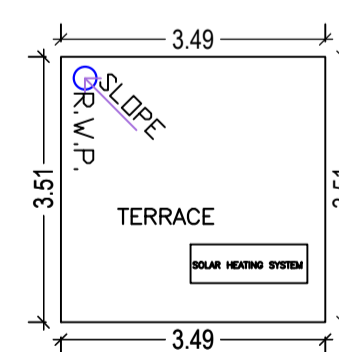
ELEVATION - 2



SECTION A-A'



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :G (GUARD)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	12.27	12.27	12.27	12.27	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	12.27	12.27	12.27	12.27	01
Total Number of Same Buildings :	1				
Total :	12.27	12.27	12.27	12.27	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
G (GUARD)	D2	0.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
G (GUARD)	W	1.20	1.20	01
G (GUARD)	W	1.80	1.20	03

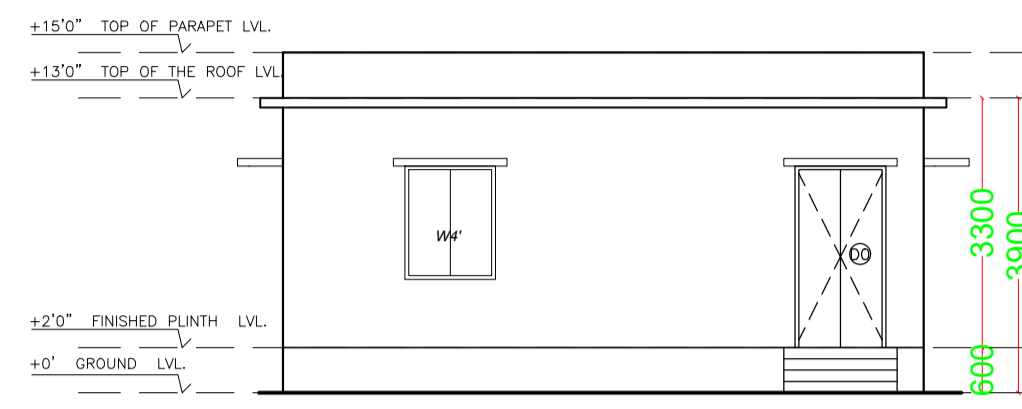
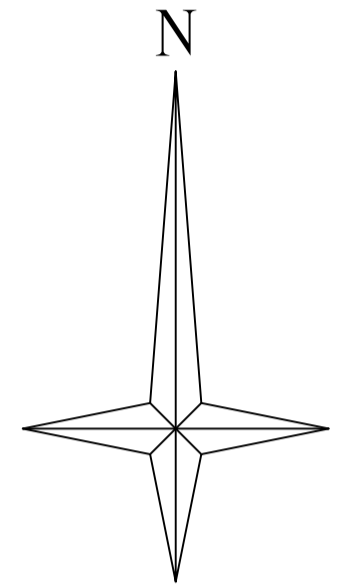
UnitBUA Table for Building :G (GUARD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GUARD	FLAT	12.27	9.02	1	1
Total:	-	-	12.27	9.02	1	1

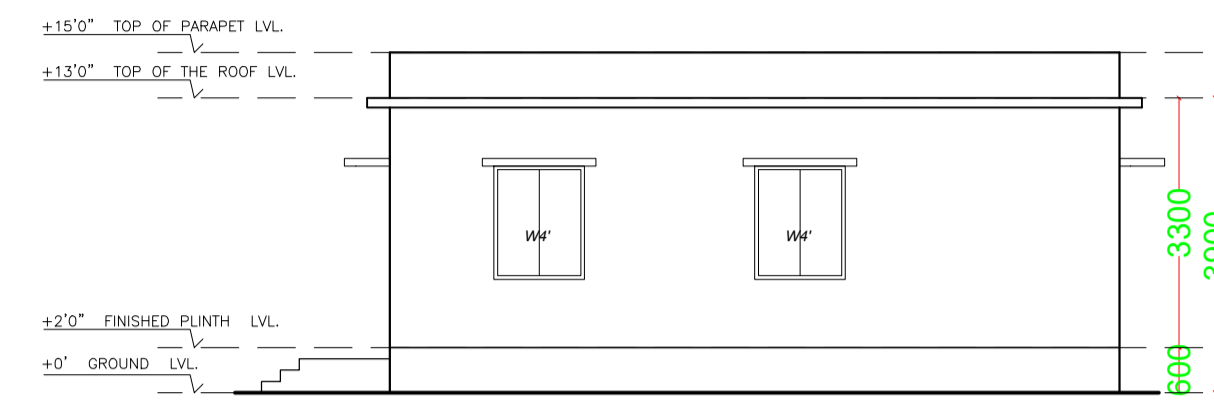
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			

Proposal Basic Information

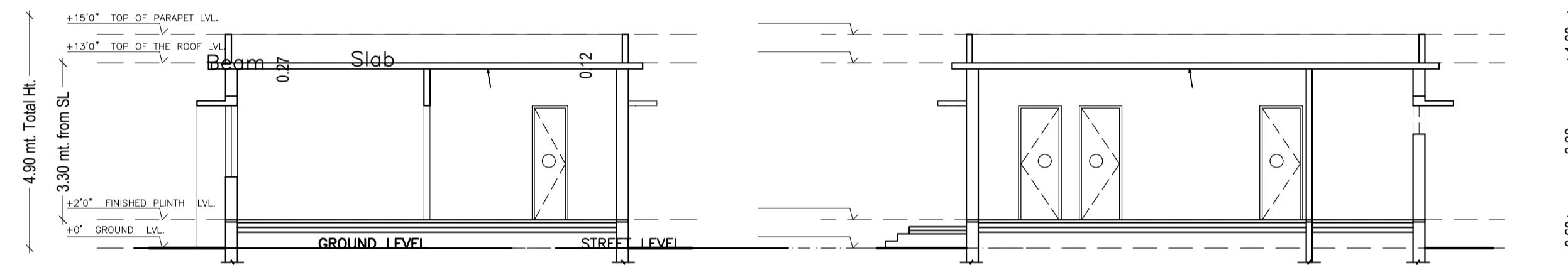
Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23,44,56,67,73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P
Village Name	Konra
Use	Industrial
SubUse	Industrial Building



EAST SIDE ELEVATION

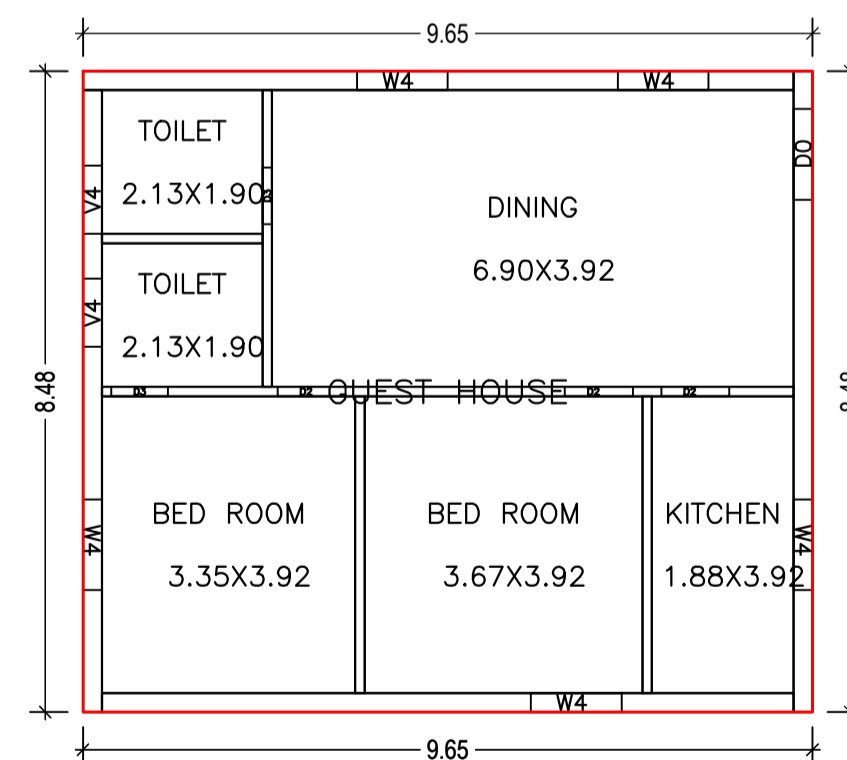


NORTH SIDE ELEVATION

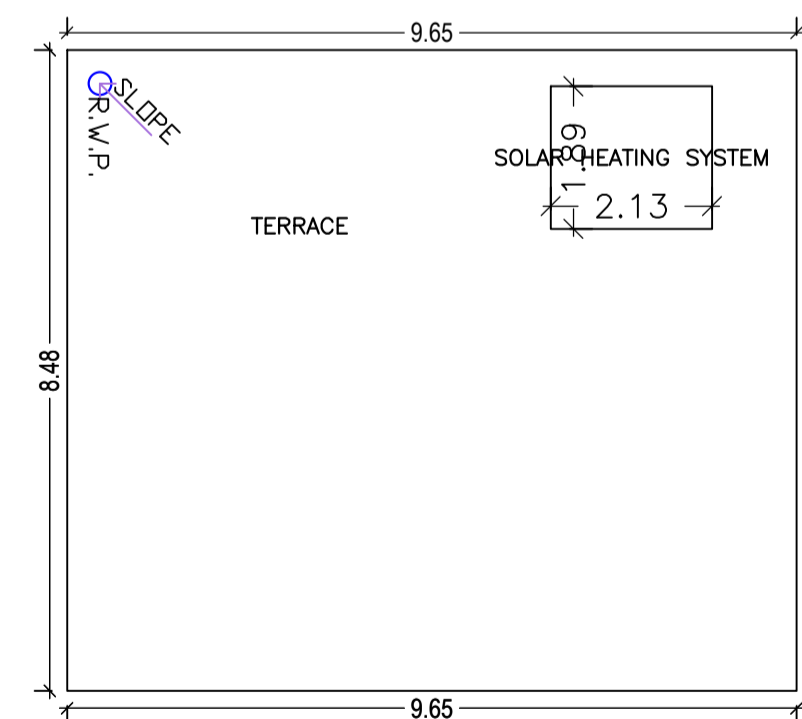


SECTION A-A'

SECTION B-B'



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :G (GUEST HOUSE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	81.78	81.78	81.78	81.78	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	81.78	81.78	81.78	81.78	01
Total Number of Same Buildings :	1				
Total :	81.78	81.78	81.78	81.78	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
G (GUEST HOUSE)	D3	0.75	2.10	02
G (GUEST HOUSE)	D2	0.90	2.10	03
G (GUEST HOUSE)	D0	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

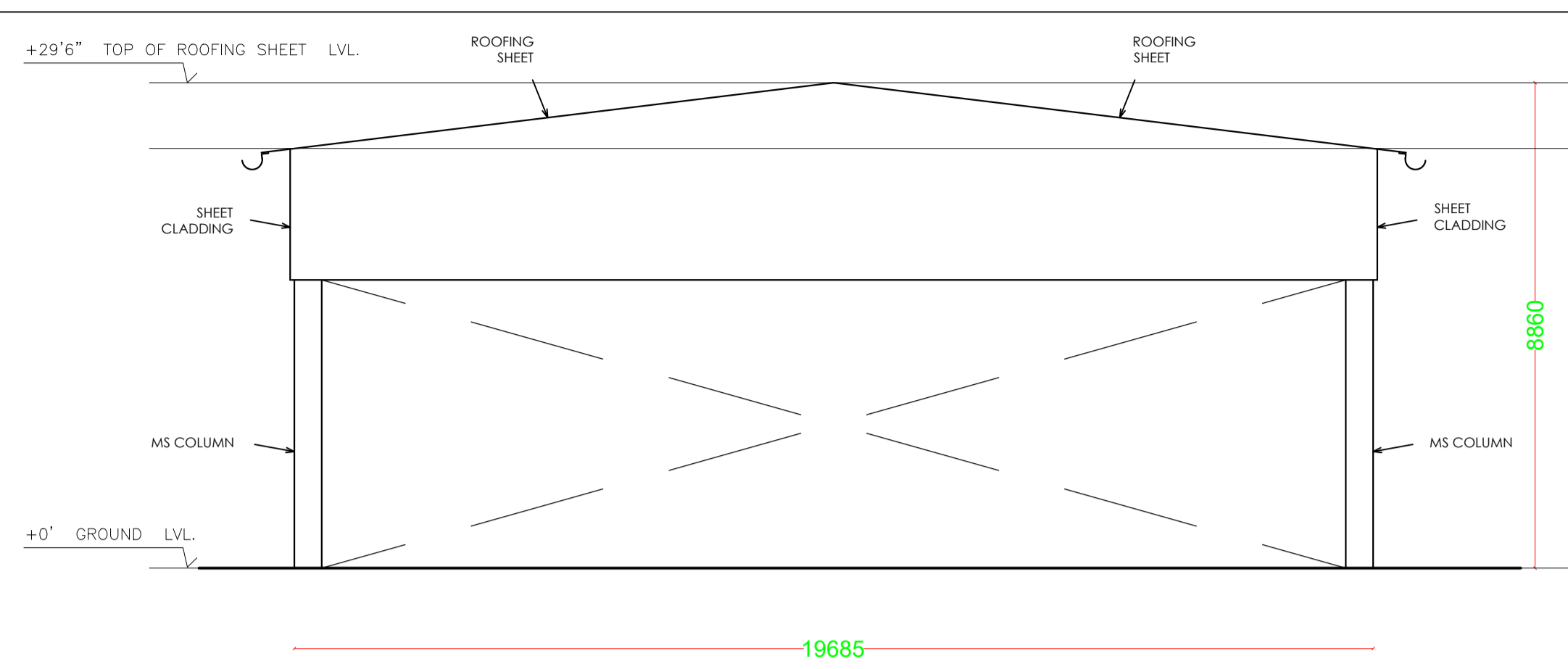
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
G (GUEST HOUSE)	V4	0.90	1.20	02
G (GUEST HOUSE)	W4	1.20	1.20	05

UnitBUA Table for Building :G (GUEST HOUSE)

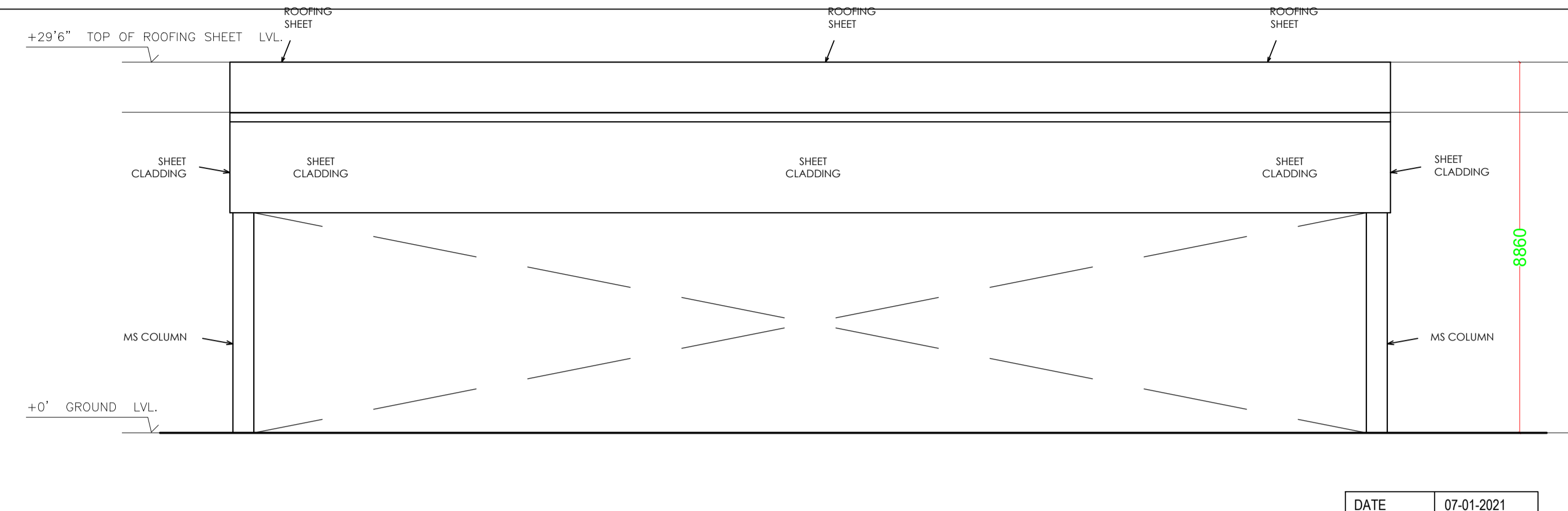
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GUEST HOUSE	FLAT	81.78	70.09	6	1
Total:	-	-	81.78	70.09	6	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			

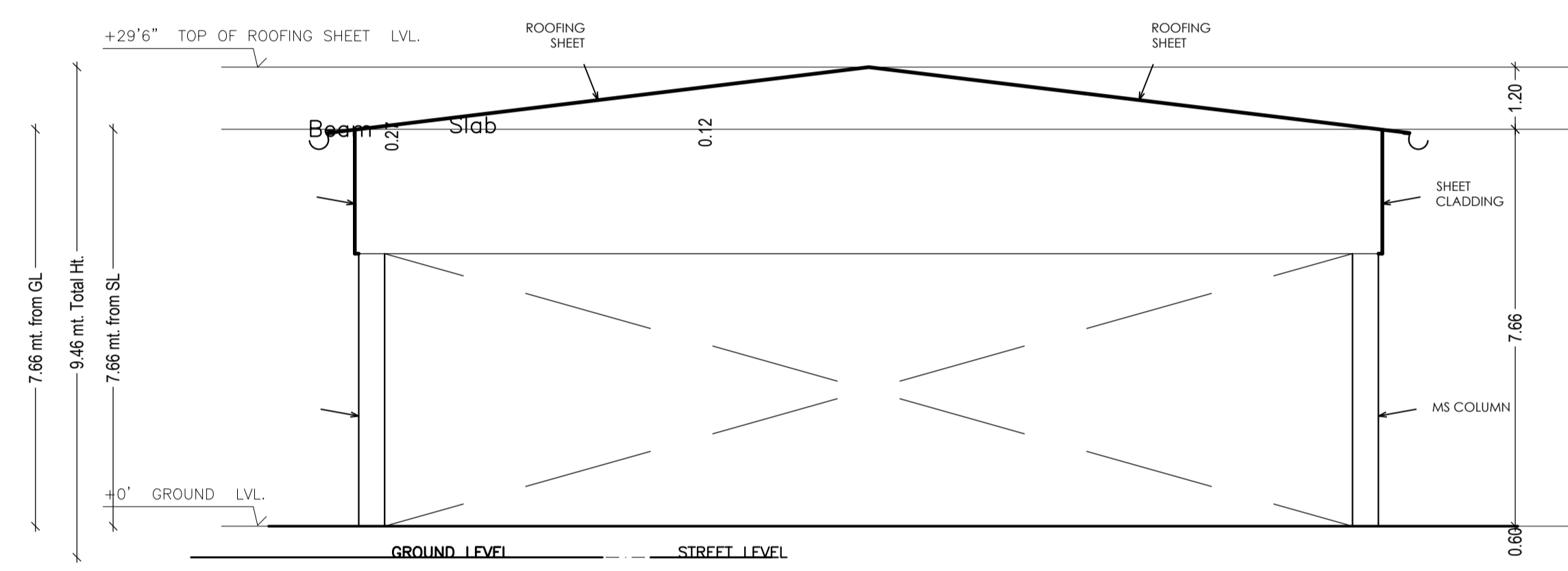
Project Title : GUARD



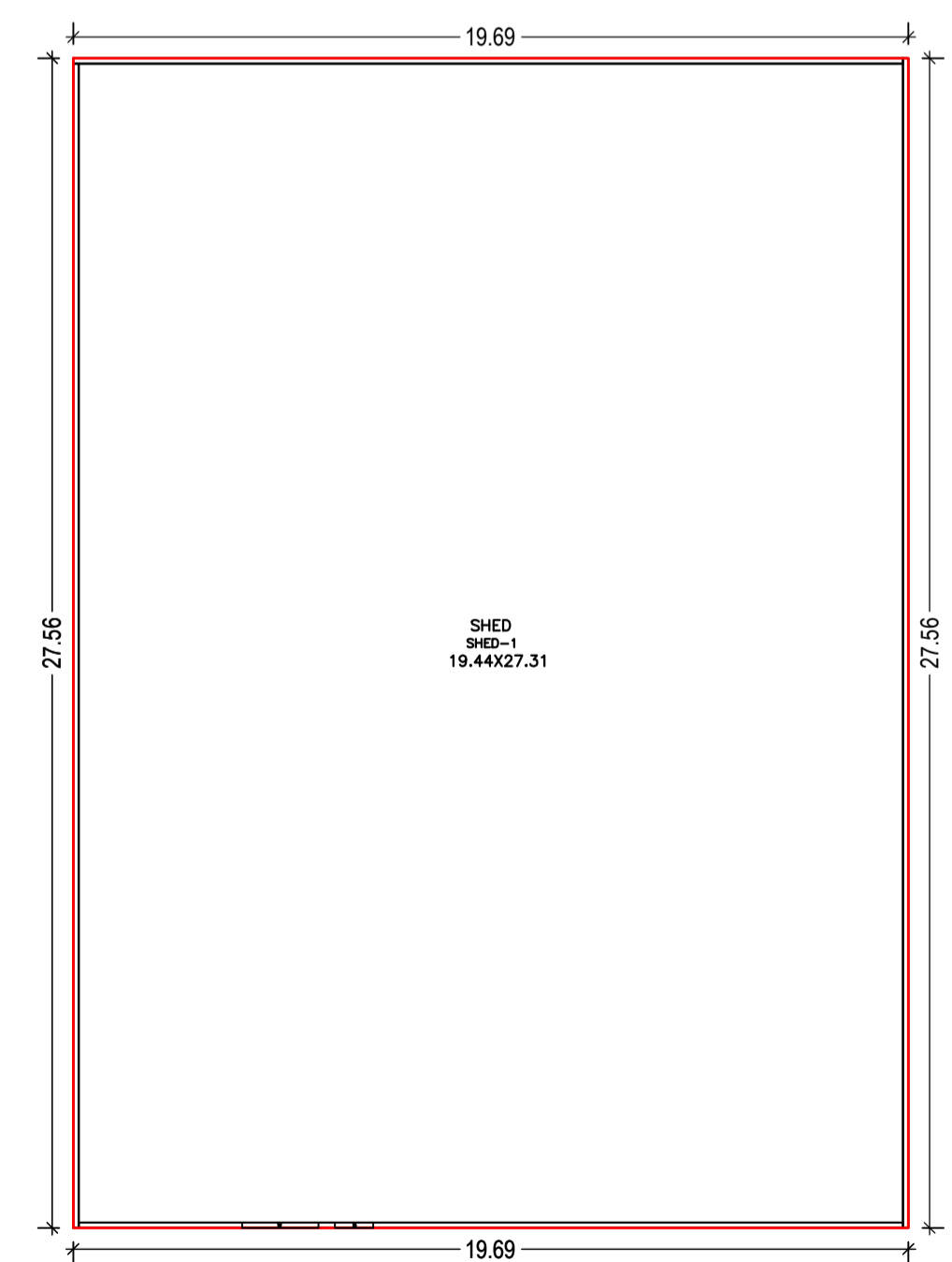
**ELEVATION - 1**



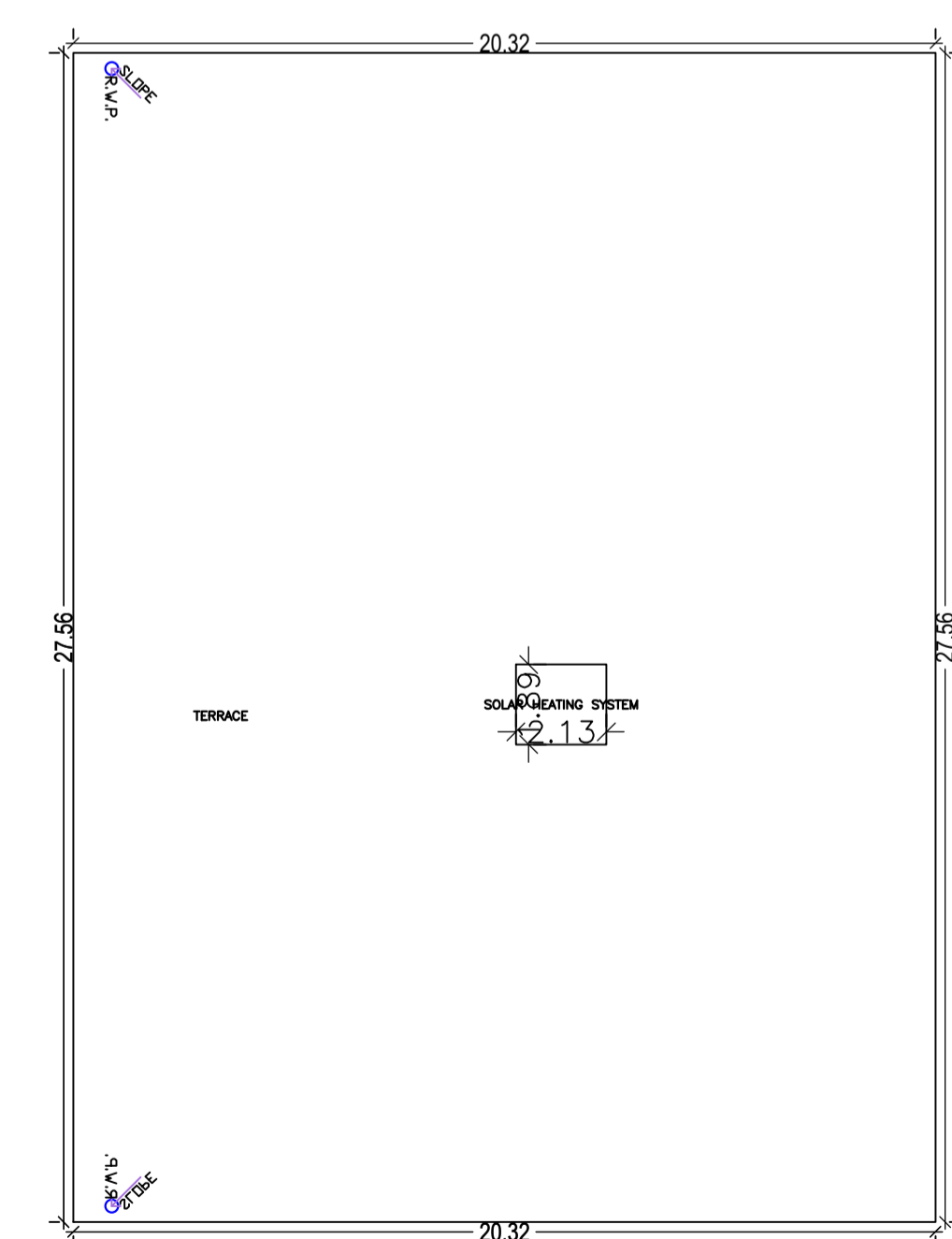
**ELEVATION - 2**



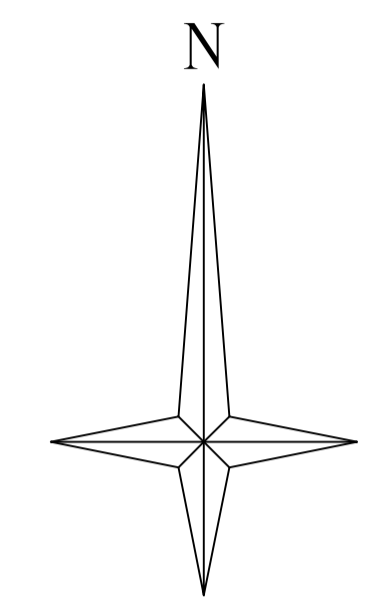
**SECTION A- A'**



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



DATE	07-01-2021
SHEET NO.	5

Proposal Basic Information

Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23,44,56,67,73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167P, 168, 169P, 530P
Village Name	Konra
Use	Industrial
SubUse	Industrial Building

Building :S (SHED 1)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	542.50	542.50	542.50	542.50	01
Terrace Floor	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>542.50</b>	<b>542.50</b>	<b>542.50</b>	<b>542.50</b>	<b>01</b>
Total Number of Same Buildings :	1				
<b>Total :</b>	<b>542.50</b>	<b>542.50</b>	<b>542.50</b>	<b>542.50</b>	<b>01</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED 1)	D	0.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED 1)	W	1.80	1.20	01

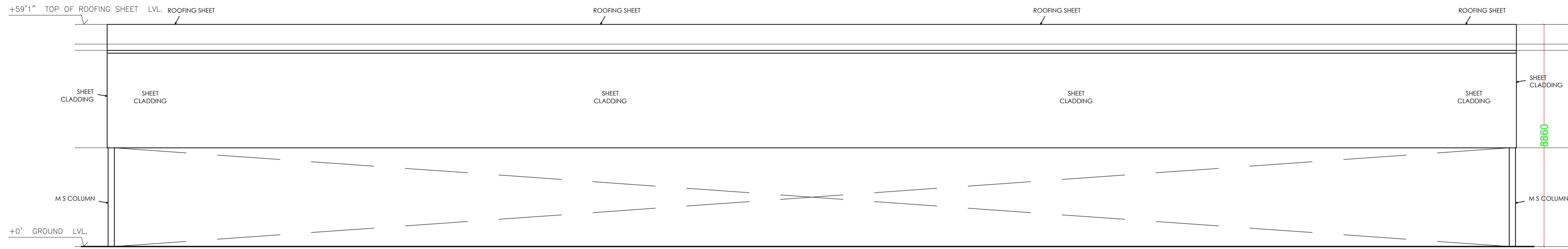
UnitBUA Table for Building :S (SHED 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHED-1	OTHER	542.50	530.75	1	1
<b>Total:</b>	-	-	542.50	530.75	1	1

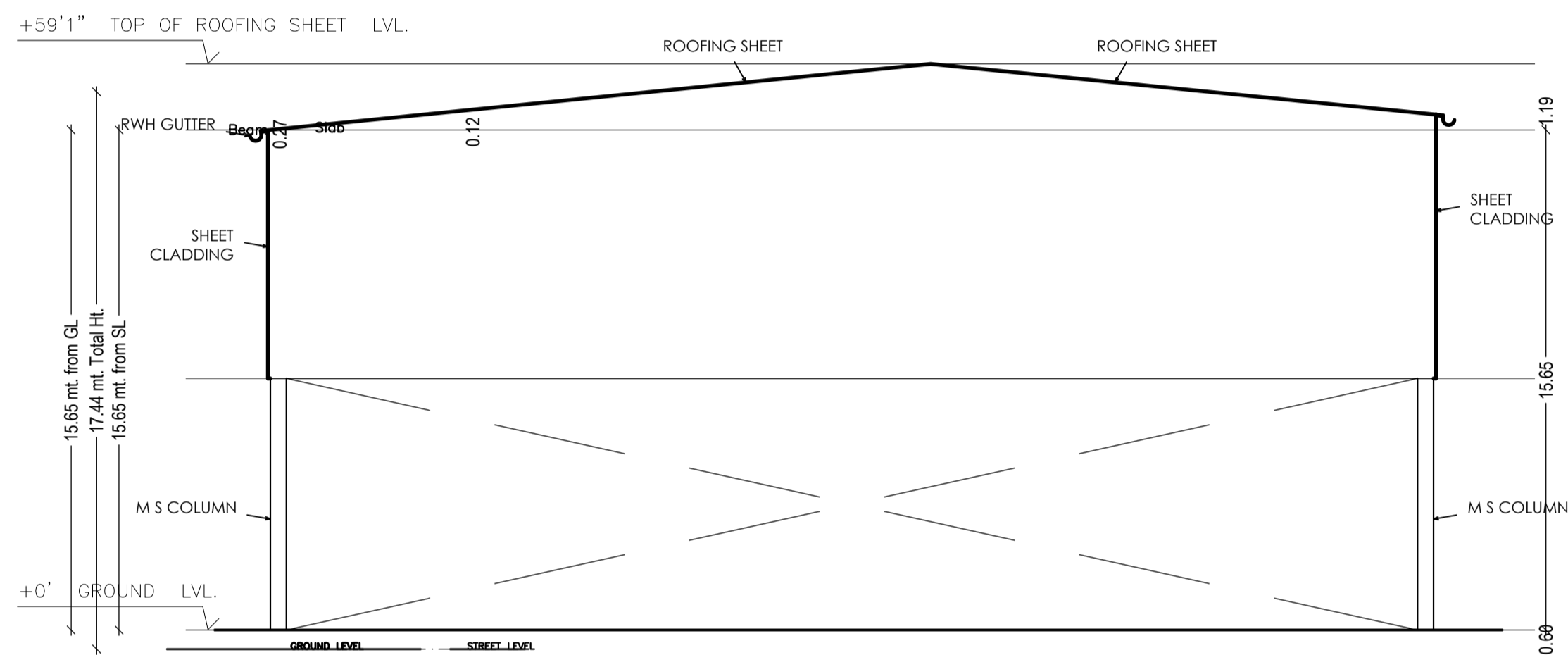
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			

Proposal Basic Information

Proposal File No.	JIADA/BP/0012/2020
Owner Name	Sumit Garg
Khata No	23,44,56,67,73
Plot No	146P, 170P, 171P, 172P, 151P, 152P, 153P, 154P, 157P.
Village Name	Konra
Use	Industrial
SubUse	Industrial Building



ELEVATION - 2



ELEVATION - 1

Building :S (SHED 2)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	2877.68	2877.68	2877.68	2877.68	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	2877.68	2877.68	2877.68	2877.68	01
Total Number of Same Buildings :	1				
Total :	2877.68	2877.68	2877.68	2877.68	01

SCHEDULE OF DOOR:

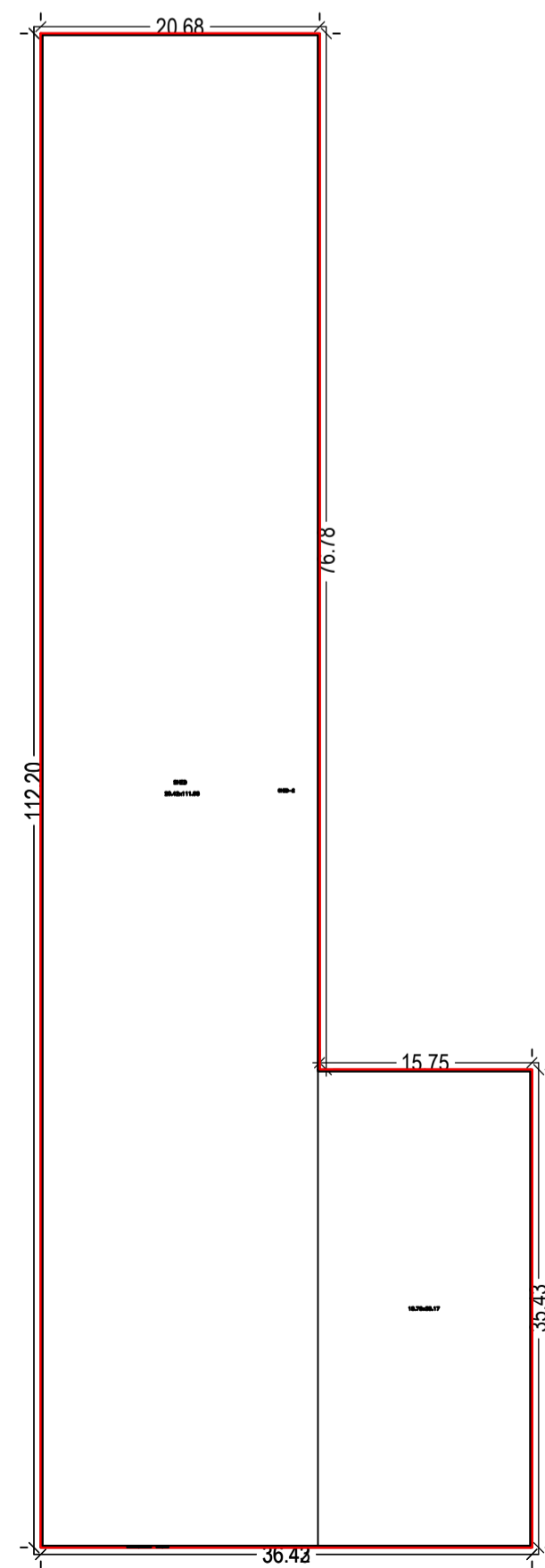
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED 2)	D	0.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

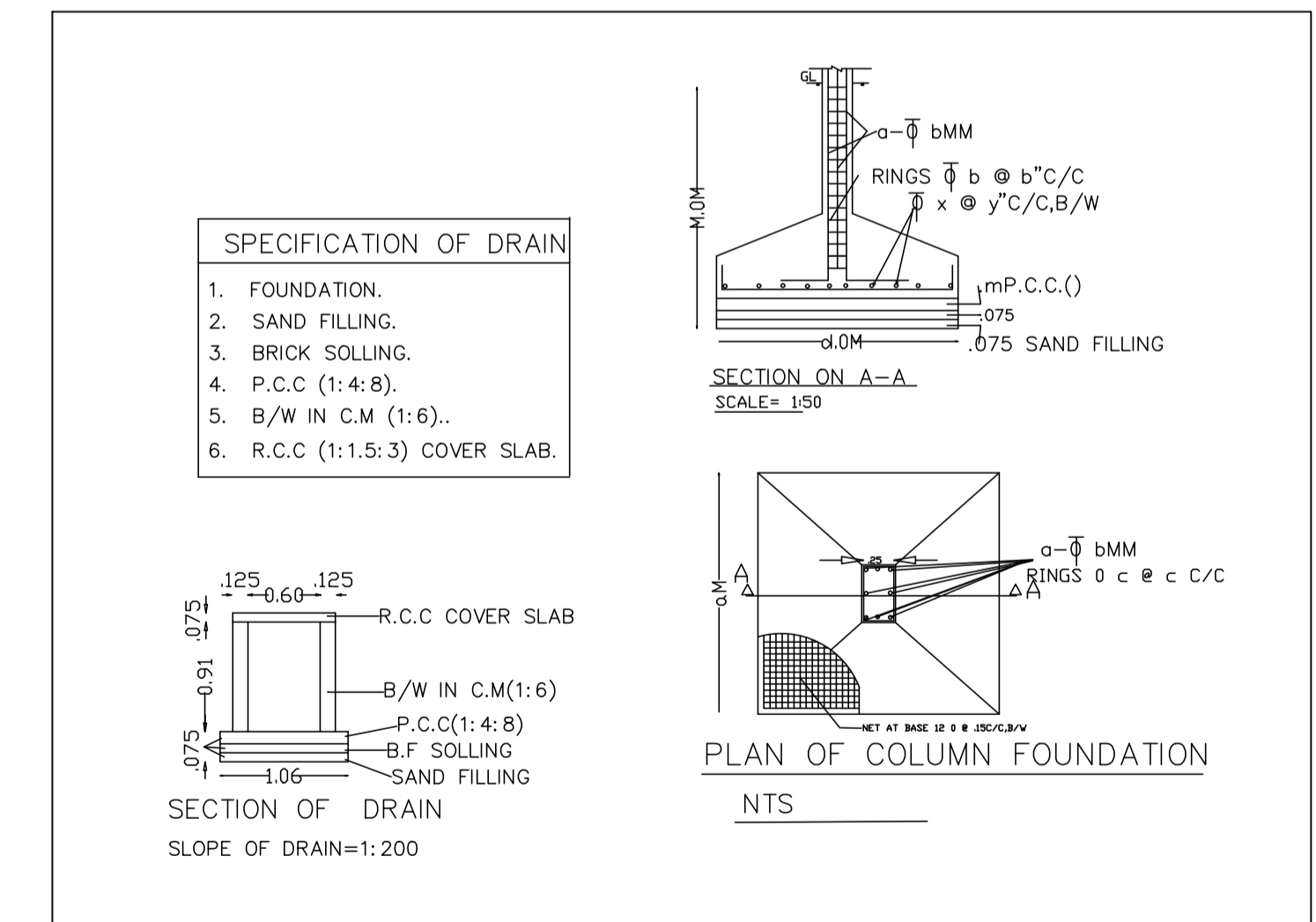
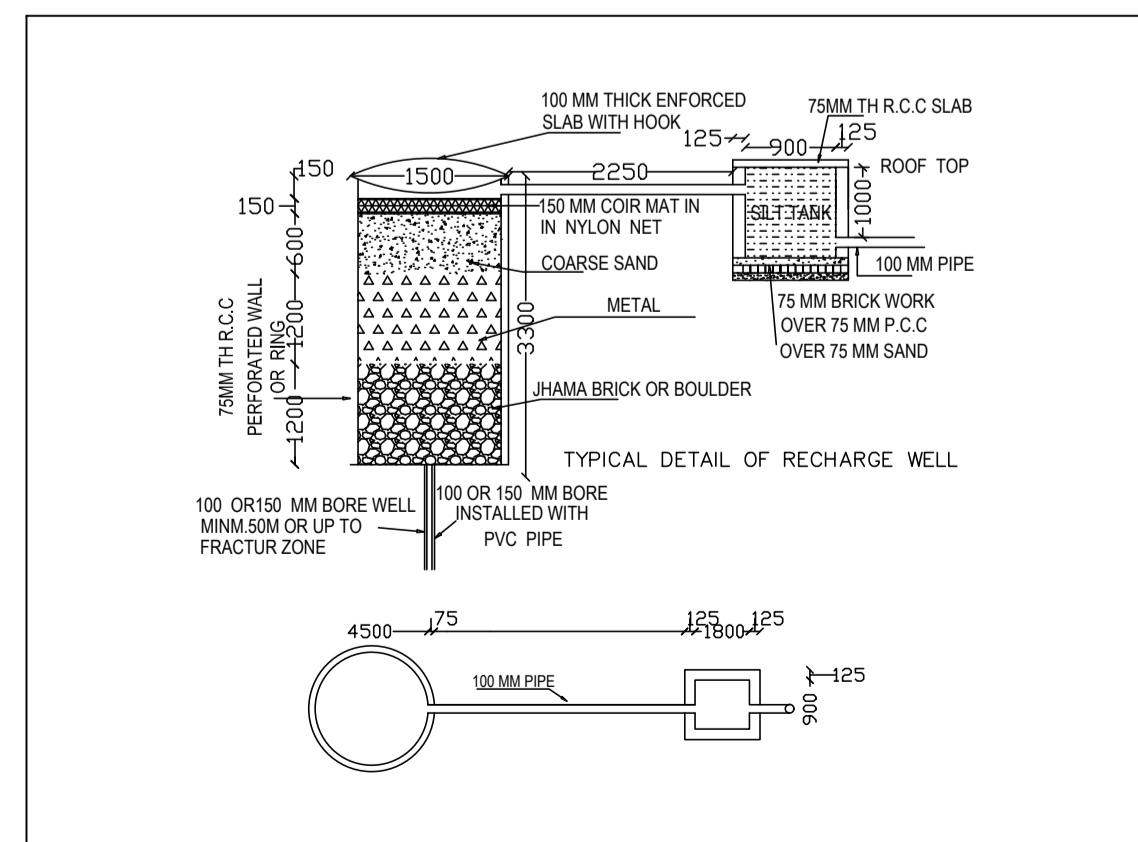
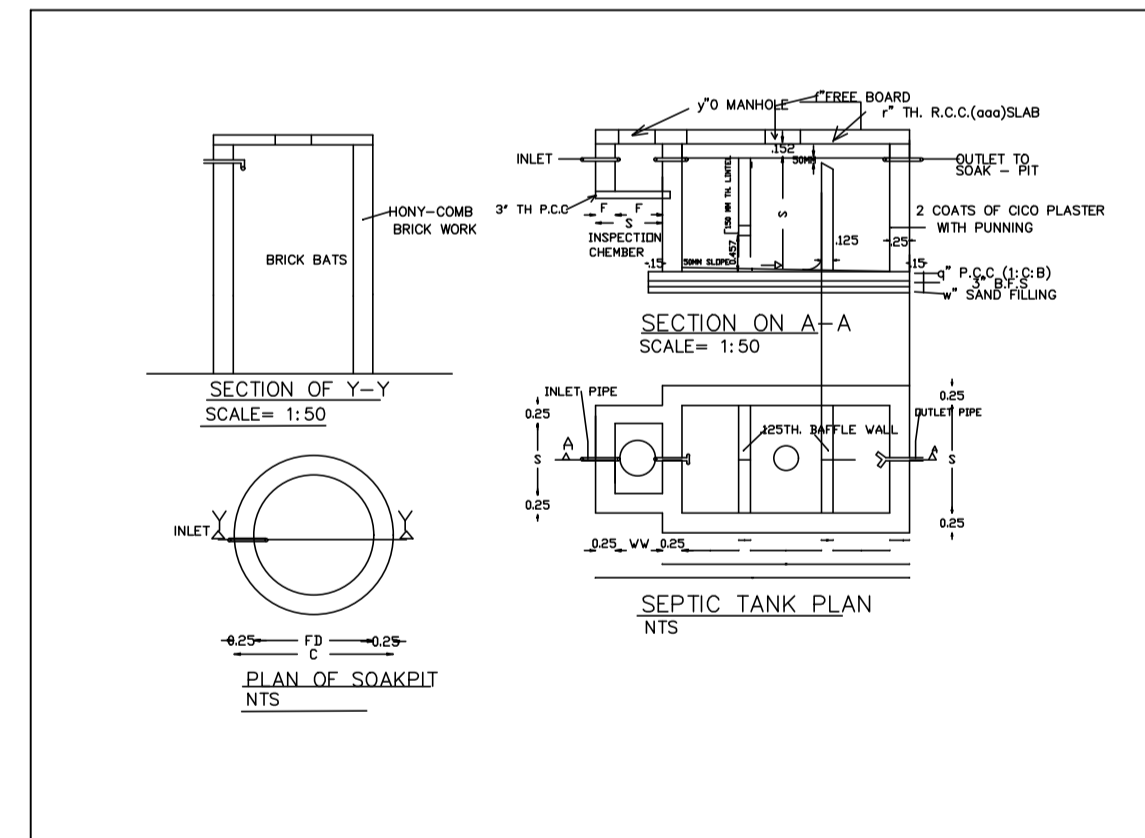
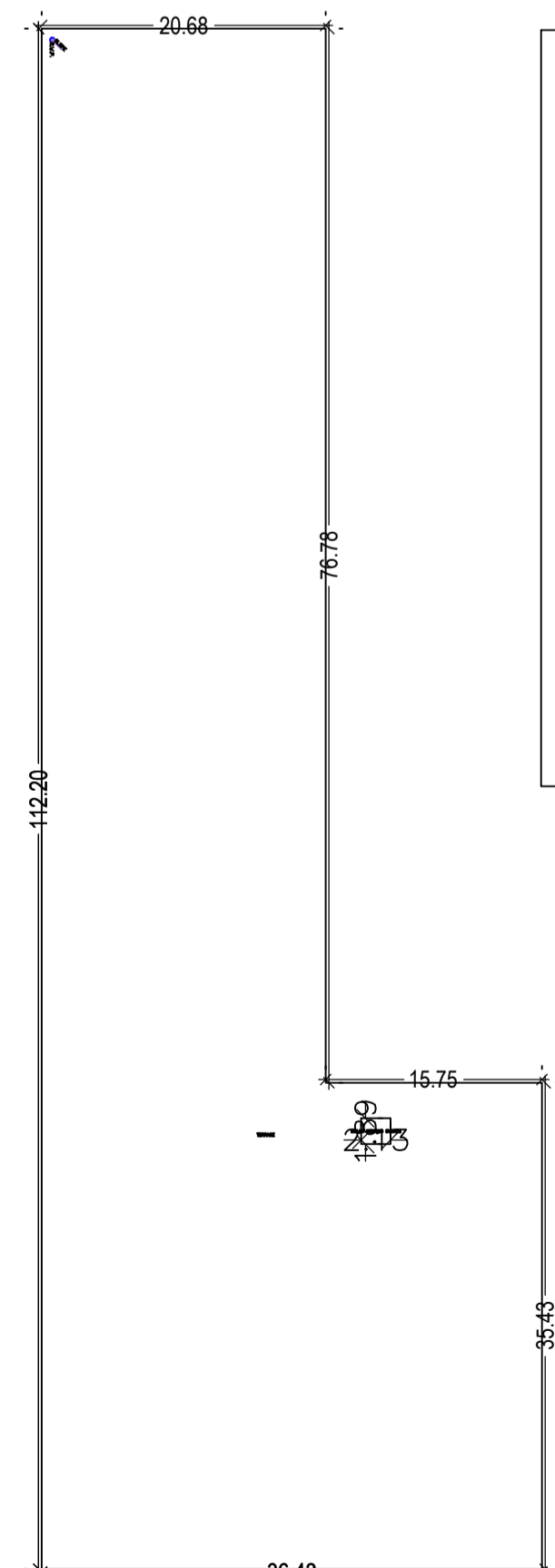
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED 2)	W	1.80	1.20	01

UnitBUA Table for Building :S (SHED 2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHED-2	OTHER	2877.68	2840.59	1	1
Total:	-	-	2877.68	2840.59	1	1



SECTION A-A'



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/0001/2018			