

Proposal Basic Information	
Proposal File No.	JADA/BP/0009/2021
Owner Name	Anun Kumar Giri
Khata No	81 & 60
Plot No	IT-6
Village Name	Dindli
Use	Business
SubUse	IT Office

AREA STATEMENT	VERSION NO: 1.0.02
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
LOCAL BODIES	Plot Use: Business
District: RANCHI	Plot SubUse: IT Office
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearby/Religious/Structure: NA
Inward No: JADA/BP/0009/2021	PlotSubPlot No: IT-6
Application Type: General Proposal	North: Road Width -
Project Type: Building Permission	South:
Nature of Development: New	East:
Location of Development Area: Old	West:
Area	SQ.MT.
AREA DETAILS:	
AREA OF PLOT (Minimum)	12684.27
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	12684.27
Deduction for Balance Plot Area/From Gross Plot Area	
Common Plot	2510.10
Total	2510.10
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	10754.17
PLOT AREA FOR COVERAGE (Net Plot Area)	12684.27
Plot Area for FAR (Net Plot Area + Road/Widening Area)	12684.27
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	6326.13
Proposed Coverage Area (10.37 %)	1375.92
Total Prop. Coverage Area (10.37 %)	1375.92
Balance coverage area (39.63 %)	5266.21
FAR CHECK	
Perm. FAR Area (3.00)	39792.81
Additional FAR	9948.20
Total Perm. FAR Area	49741.01
Commercial FAR	6825.00
Proposed FAR Area	6825.00
Total Proposed FAR Area	6825.00
Consumed FAR (Factor)	0.51
Balance FAR Area	42916.01
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	6996.85
ARCHITECT (Regdt)	LAWRENCE FRANCIS
ENGINEER (Regdt)	
SUPERVISOR (Regdt)	
OWNER (Regdt)	Anun Kumar Giri
DEVELOPMENT AUTHORITY	LOCAL BODY

Buildingwise Floor FAR Details					
Floor Name	A (IT SCIENT BUILDING TOWER 1)		A (SPORTS COMPLEX)		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	1091.30	1067.35	305.28	300.97	1268.32
First Floor	1092.06	1063.44	216.69	216.69	1280.13
Second Floor	1072.88	1044.26	0.00	1072.88	1044.26
Third Floor	1072.88	1044.26	0.00	1072.88	1044.26
Fourth Floor	1072.88	1044.26	0.00	1072.88	1044.26
Fifth Floor	1072.88	1044.26	0.00	1072.88	1044.26
Terrace Floor	0.00	0.00	0.00	0.00	0.00
Total	6474.88	6307.83	521.97	517.16	6996.85

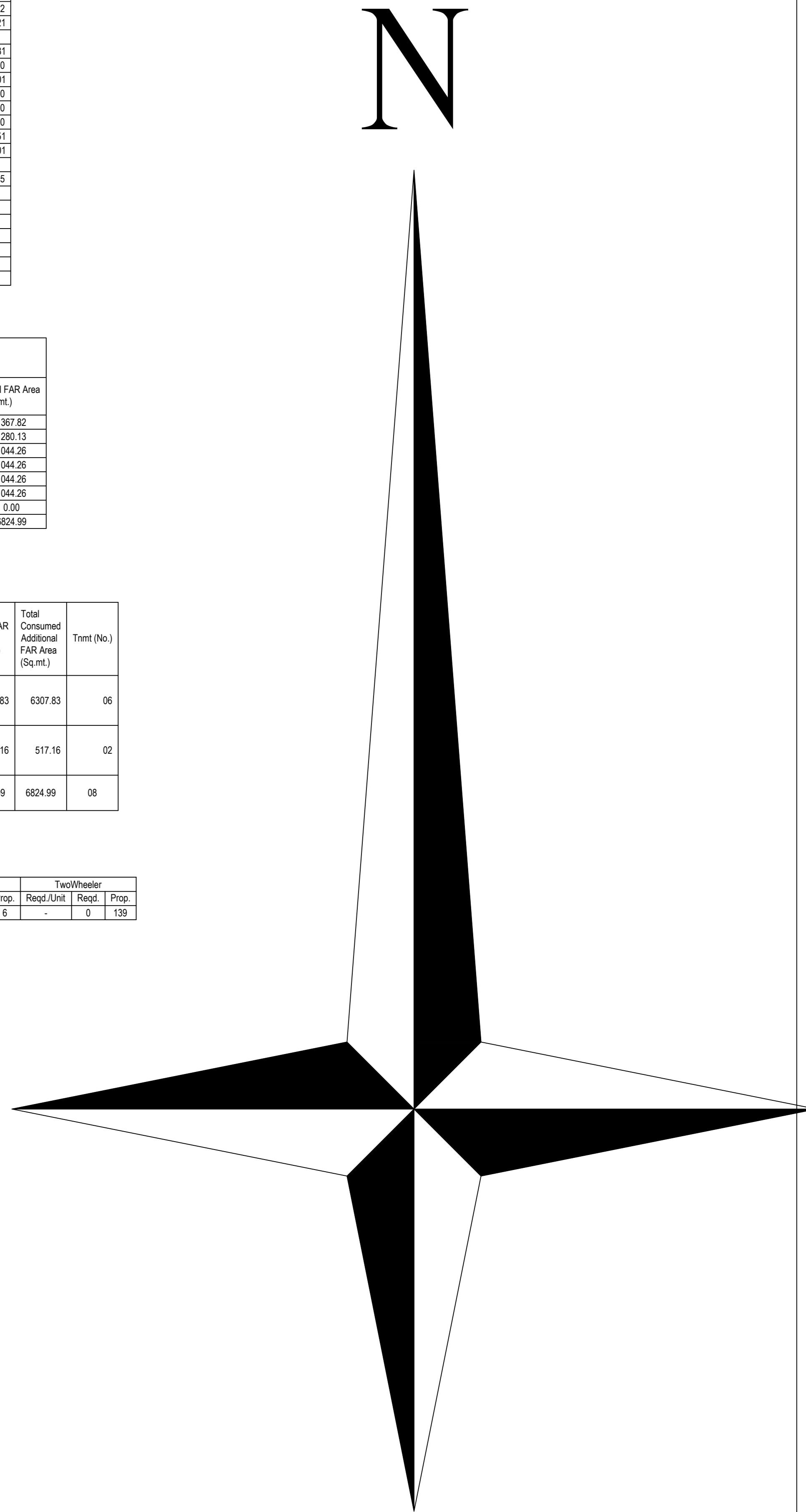
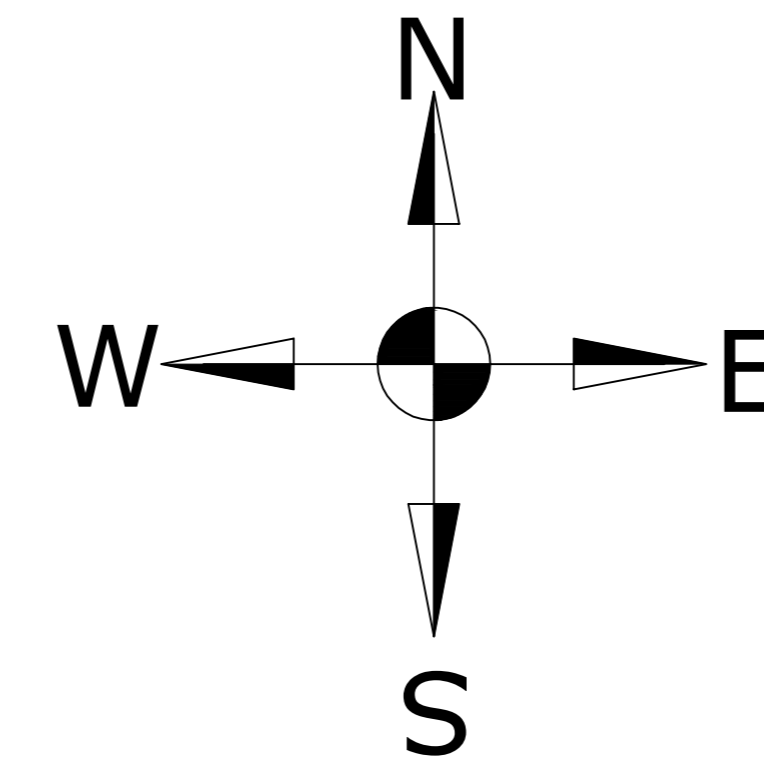
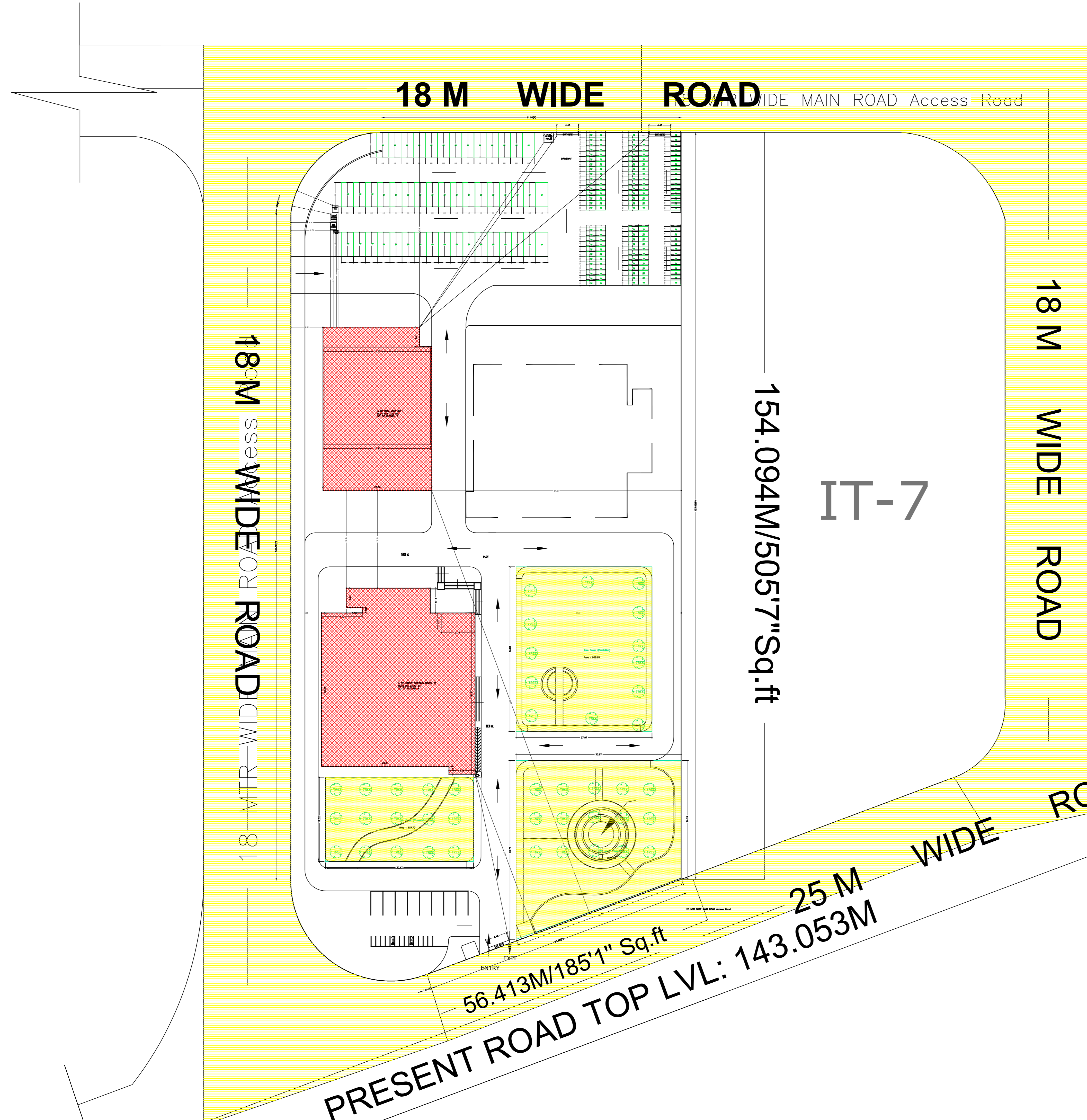
FAR & Tenement Details (Table 4c-1)										
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenmt (No.)
					Stair/Case	Lift	Accessory Use			
A (IT SCIENT BUILDING TOWER 1)	1	6474.88	0.00	6474.88	123.96	39.80	3.20	6307.83	6307.83	06
A (SPORTS COMPLEX)	1	1395.71	873.74	521.97	0.00	0.00	4.81	517.16	517.16	02
Grand Total	2	7870.59	873.74	6996.85	123.96	39.80	8.01	6824.99	6824.99	08

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.
Total:	-	-	-	-	-	41	-	0	6	-	139

Parking Check (Table 7b)						
Vehicle Type	No.	Area	Reqd.		Prop.	
			Area	No.	Area	No.
Car	-	-	-	41	-	512.50
Total Car	-	-	-	41	-	512.50
Visitor's Car Parking	-	-	-	6	-	75.00
Total Visitor Parking	-	-	-	6	-	75.00
TwoWheeler	-	-	-	139	-	278.00
Total TwoWheeler	-	-	-	139	-	278.00
Total	-	0.00	-	139	-	1143.50

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (IT SCIENT BUILDING TOWER 1)	Business	IT Office	MultiStored
A (SPORTS COMPLEX)	Business	IT Office	MultiStored

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

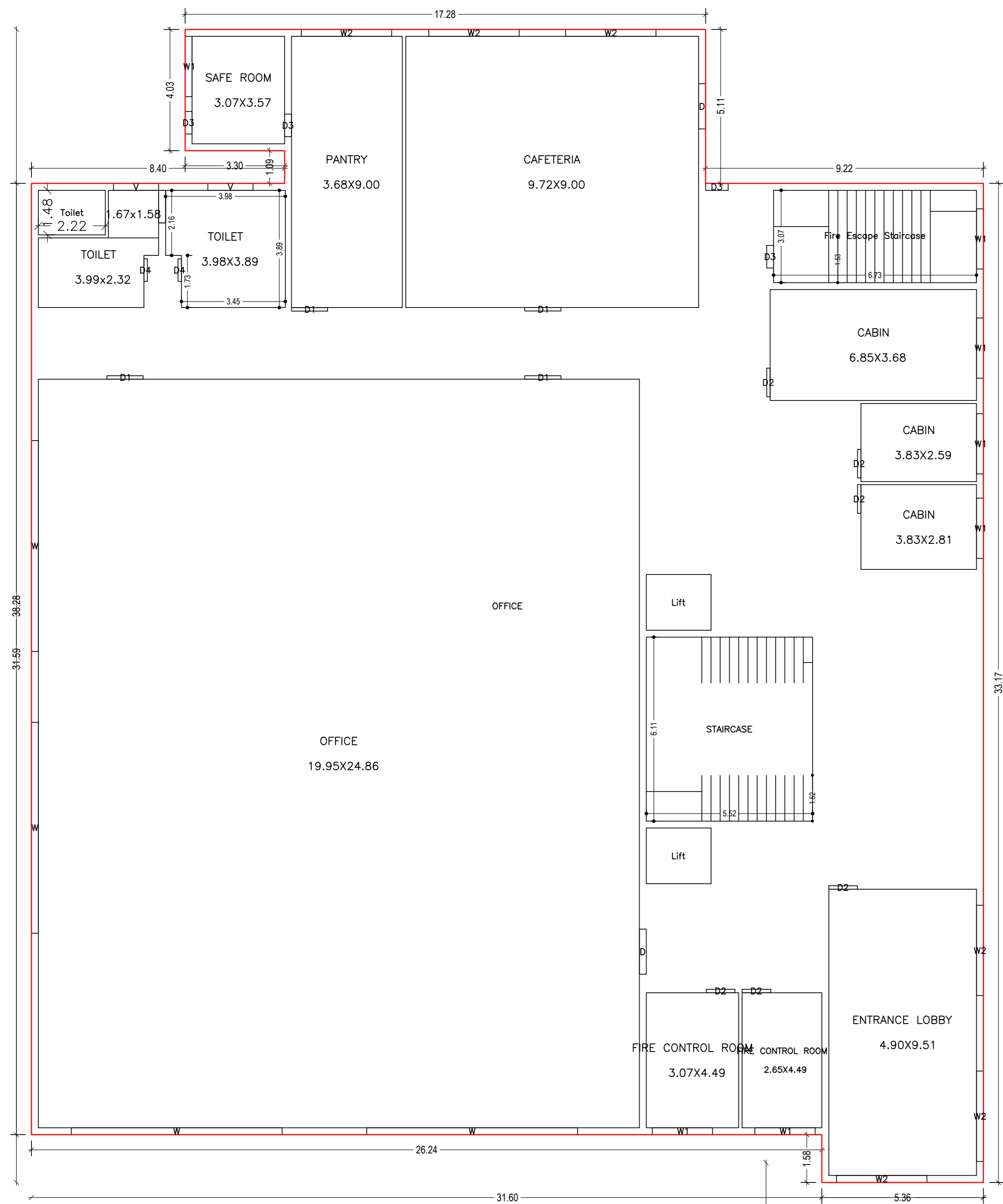


SITE PLAN

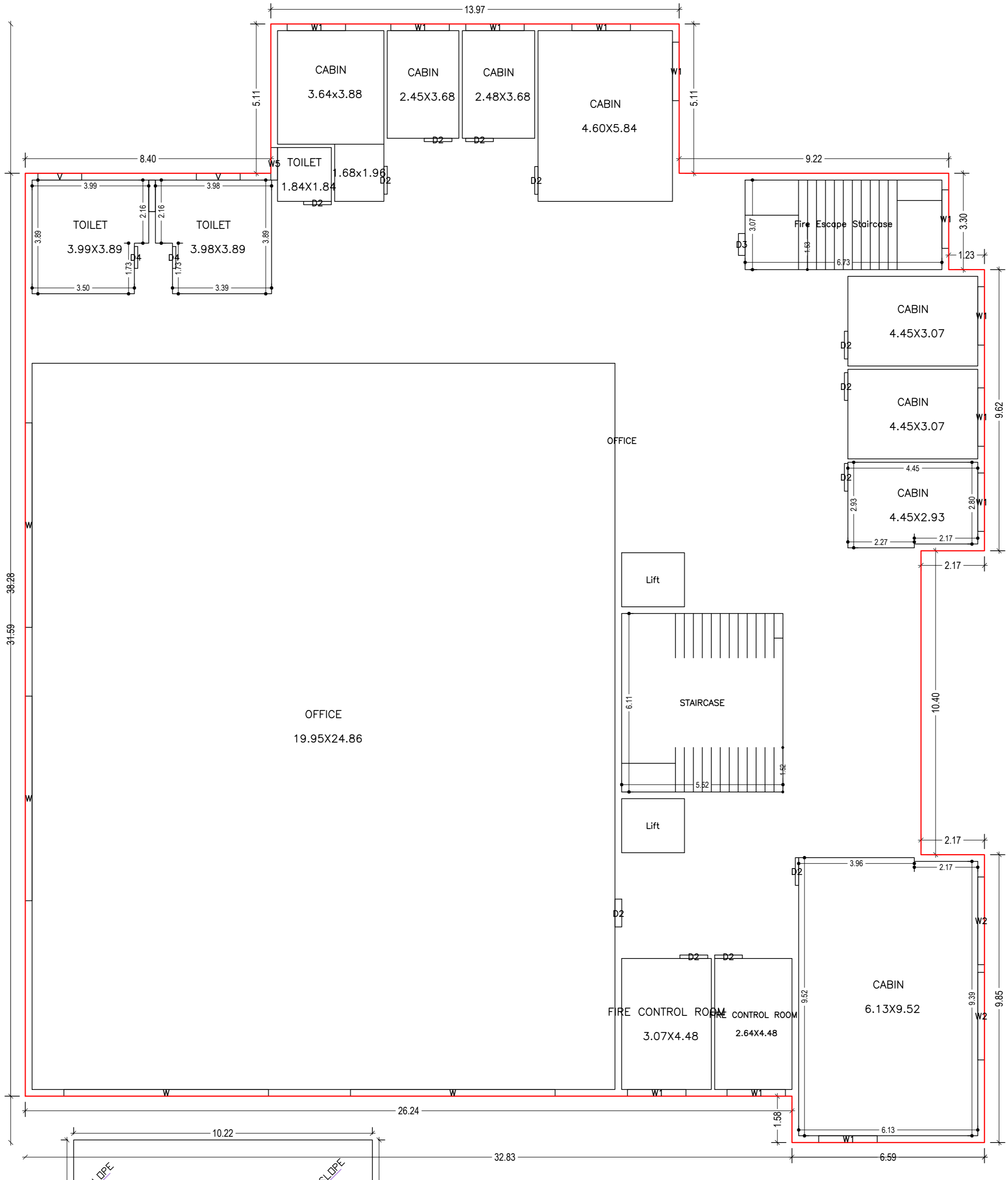
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JADA/NRC/0004/2021			

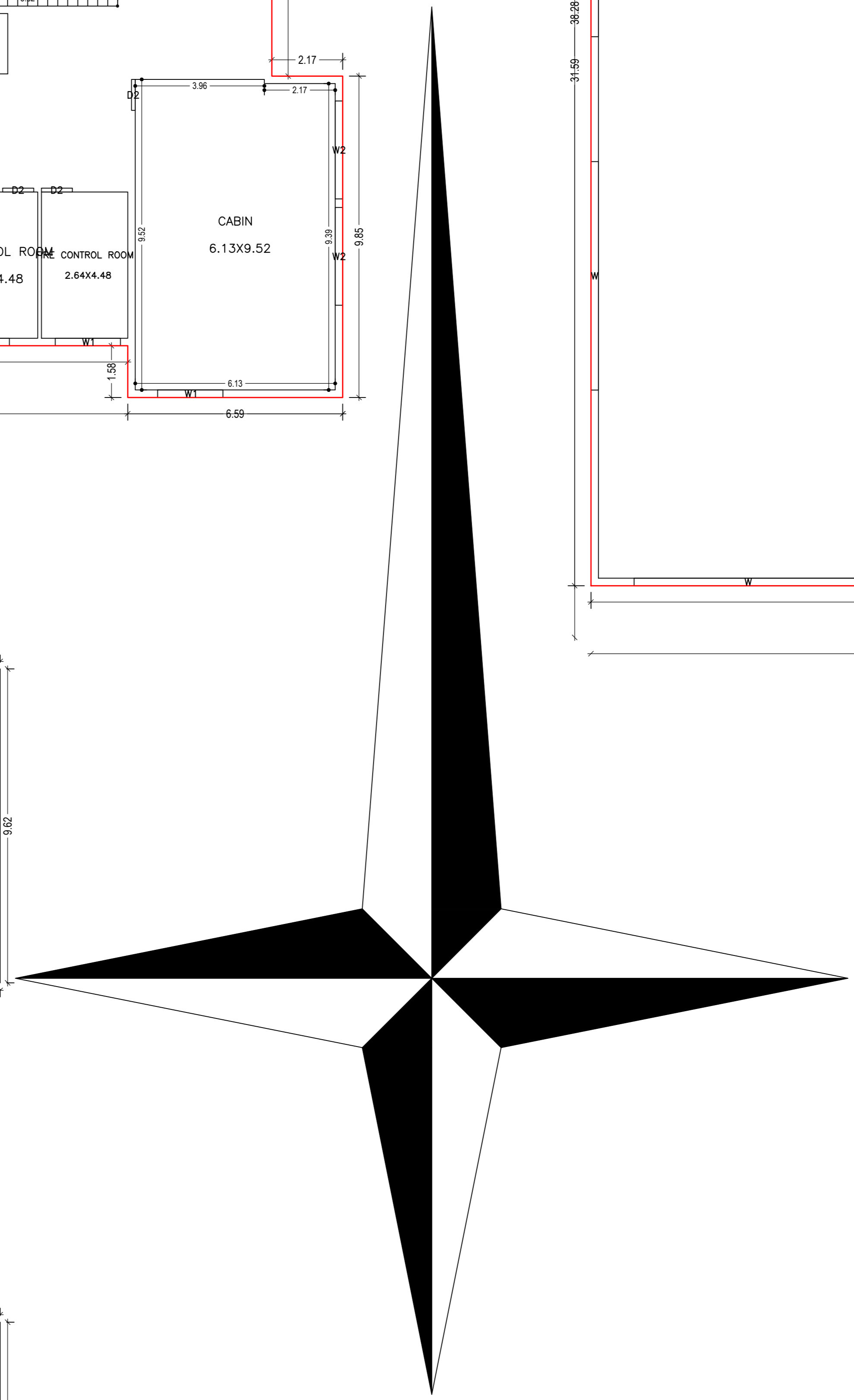
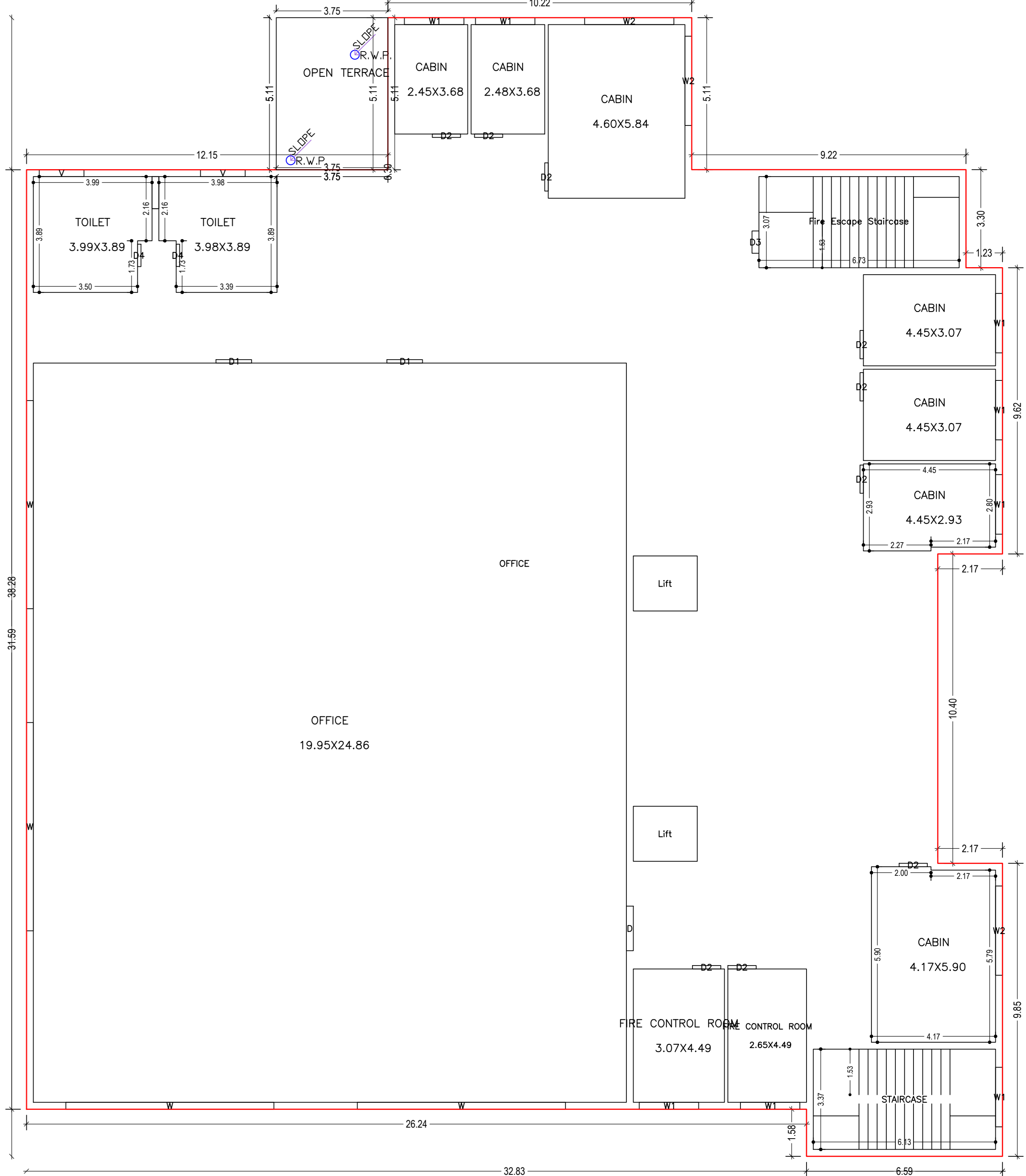
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Use	Business
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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

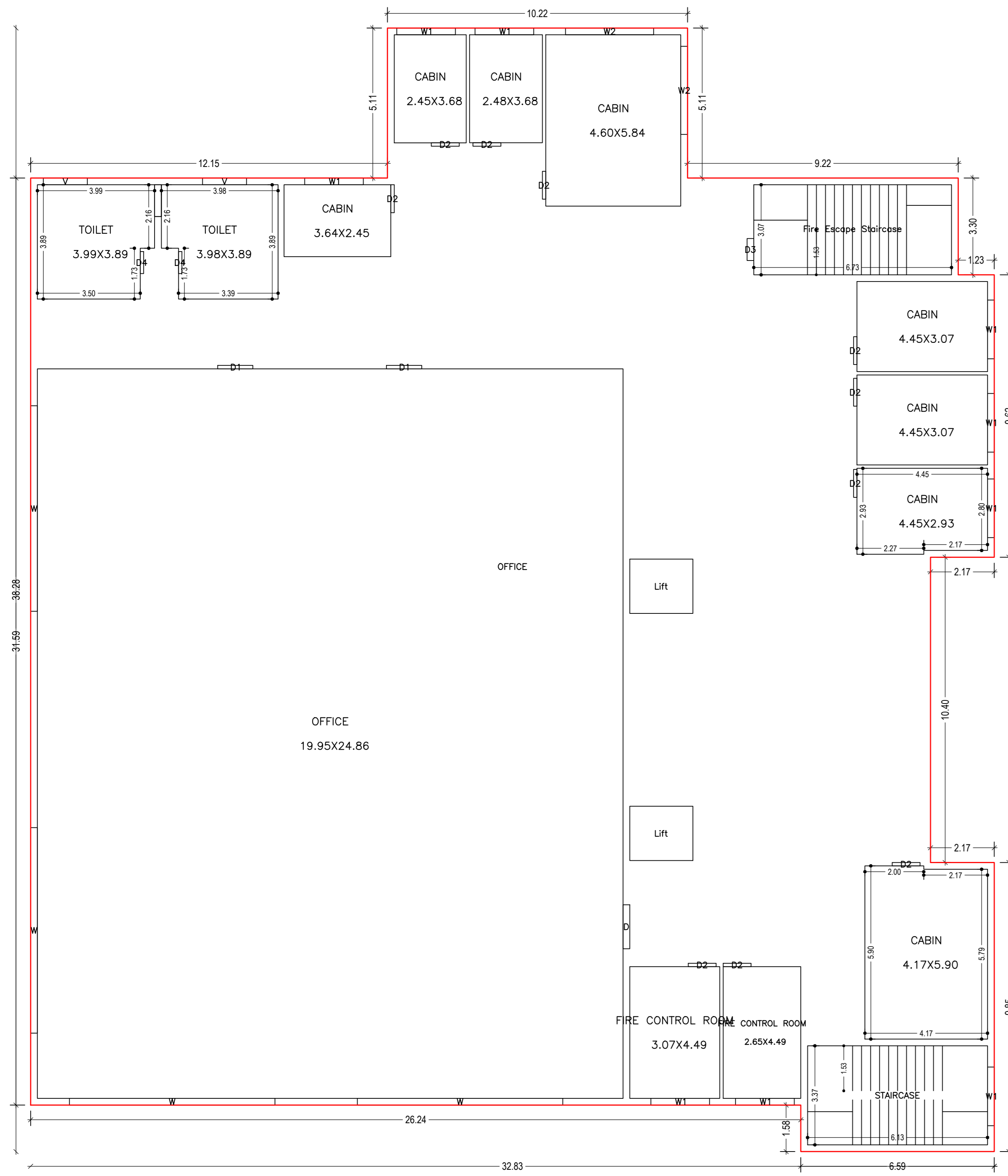


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

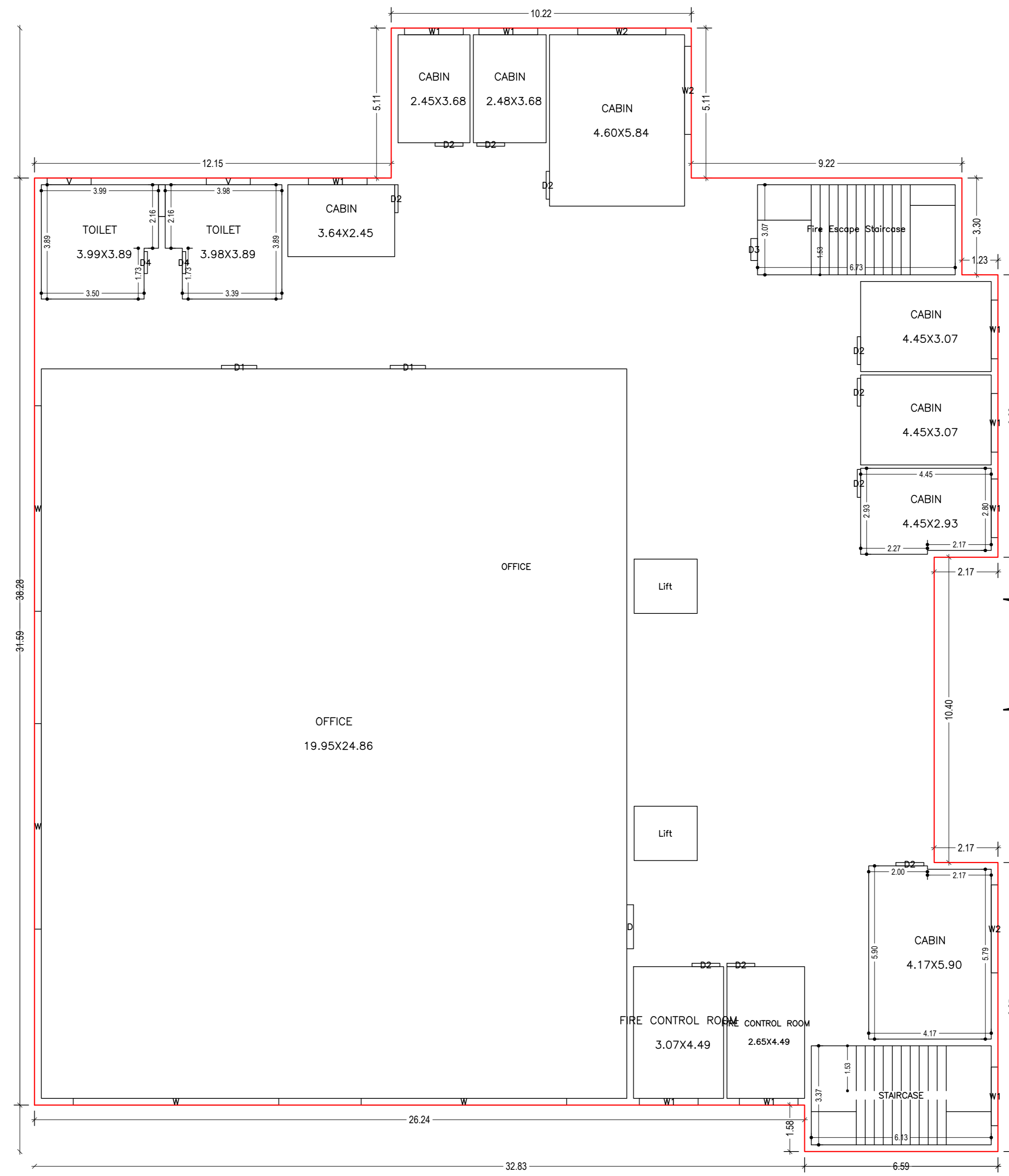


LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JADA/NRC/0004/2021			

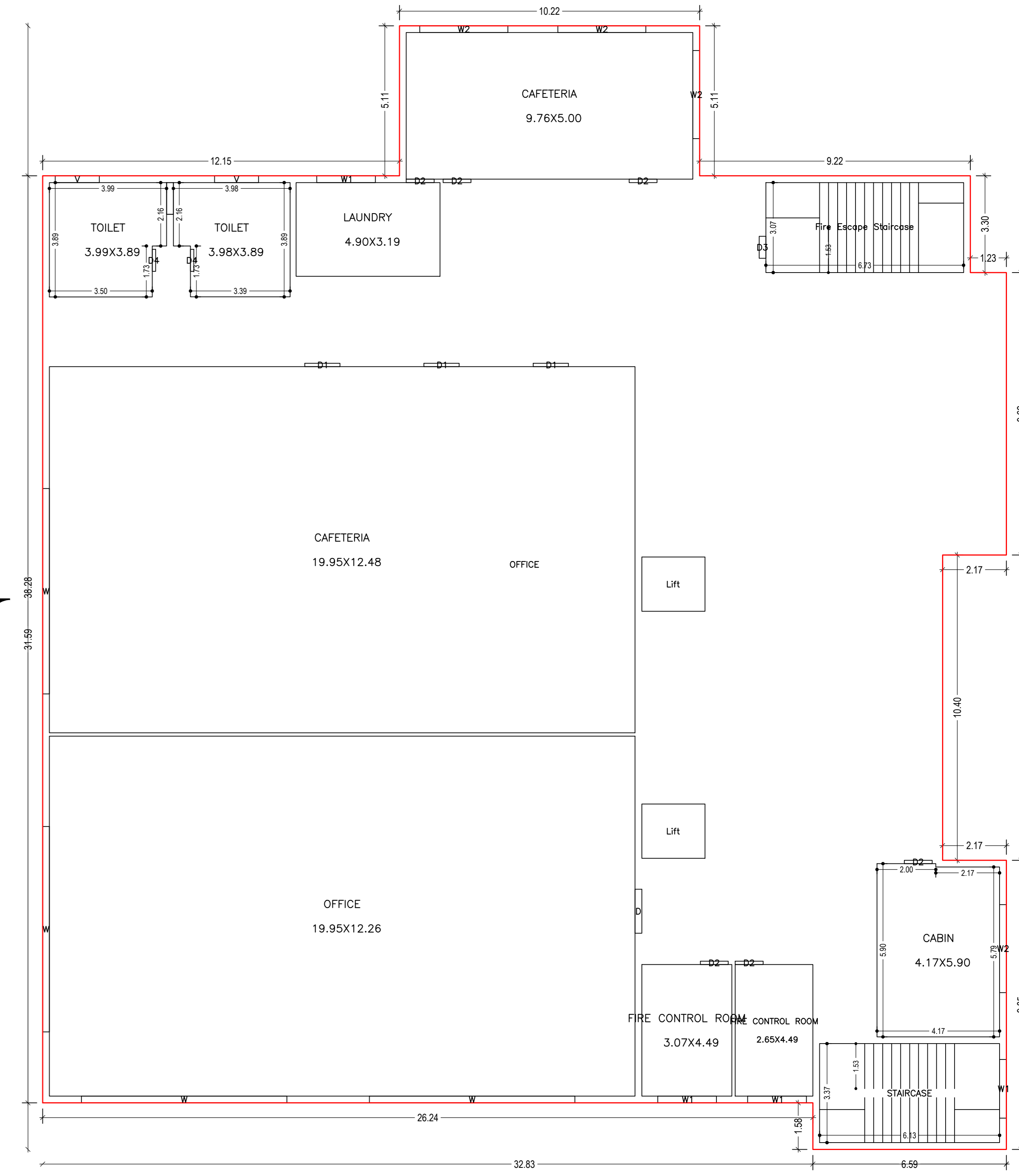
Proposal Basic Information	
Proposal File No.	JADA/BP/0009/2021
Owner Name	Arun Kumar Giri
Khata No	81 & 60
PLOT No	IT-6
Village Name	Dindi
Use	Business
SubUse	IT Office



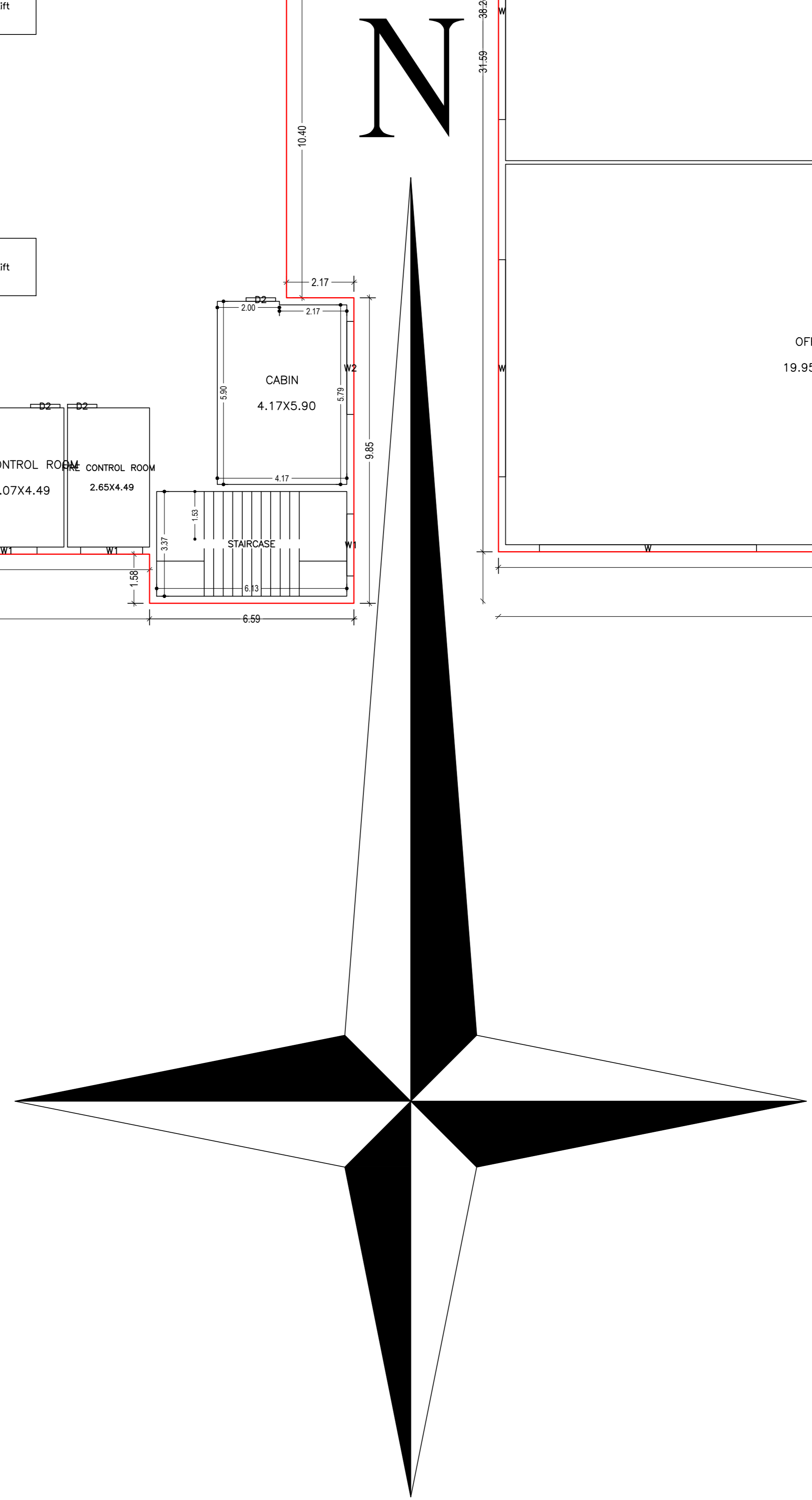
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



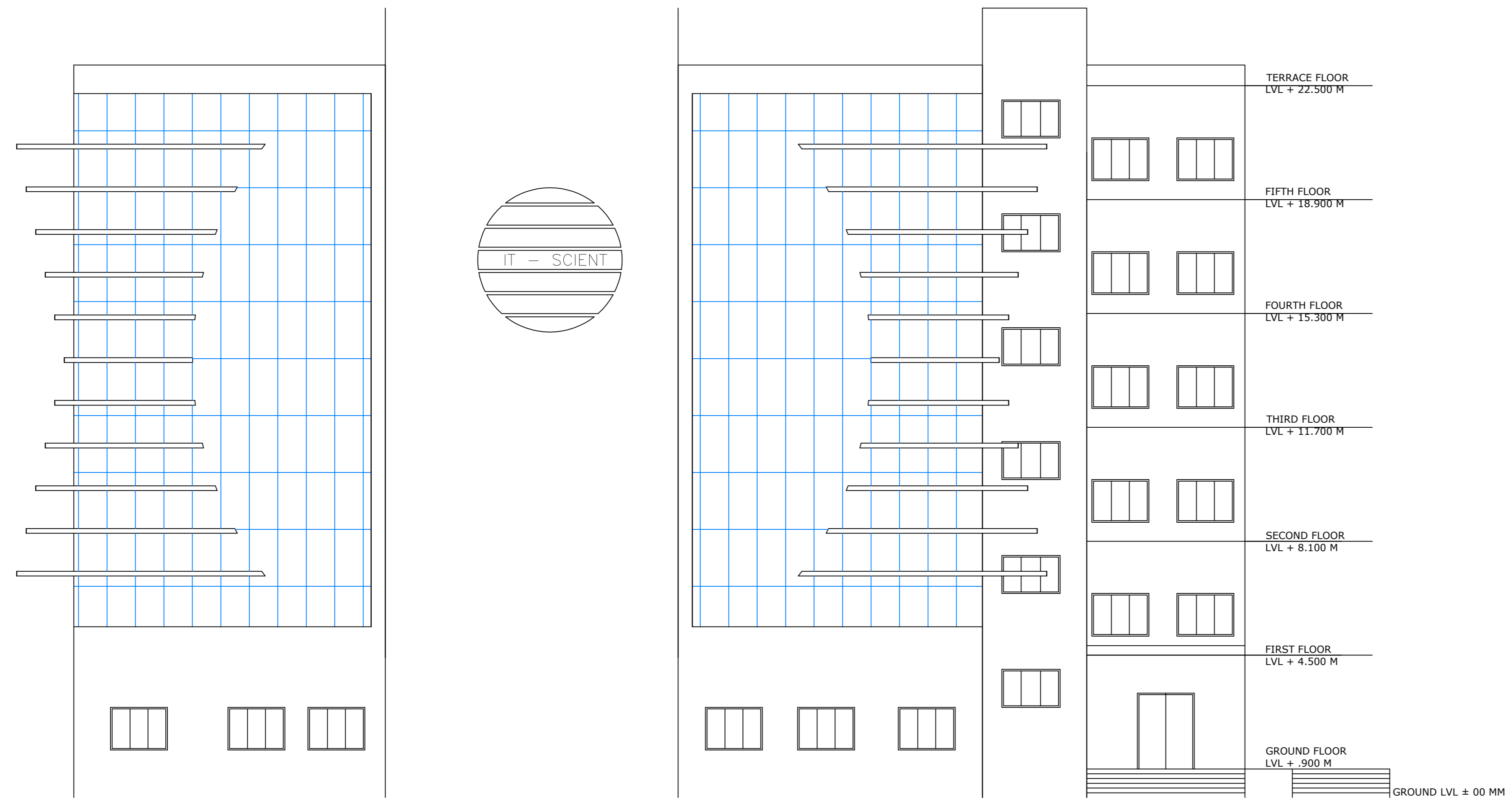
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



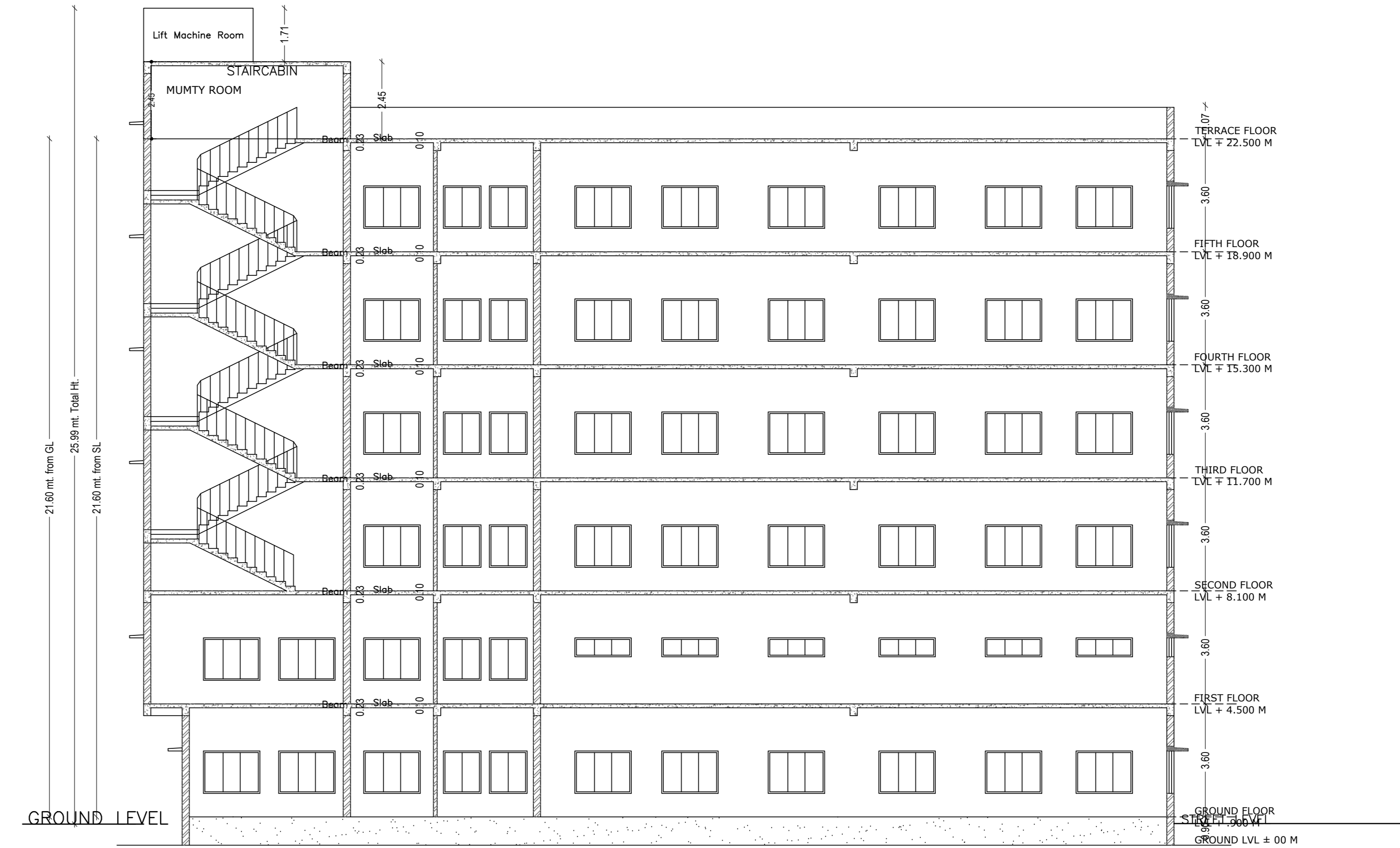
FIFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JADA/NRC/0004/2021			



EAST SIDE ELEVATION (FRONT SIDE) (TOWER - 1)



SECTION - XX
SECTION - XX



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Khata No.	81 & 60
Plot No.	IT-6
Village Name	Dindi
Use	Business
SubUse	IT Office

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (IT SCIENT BUILDING TOWER 1)	D4	0.75	2.13	12
A (IT SCIENT BUILDING TOWER 1)	D3	0.75	2.13	02
A (IT SCIENT BUILDING TOWER 1)	D2	0.95	2.13	53
A (IT SCIENT BUILDING TOWER 1)	D1	1.20	2.13	13
A (IT SCIENT BUILDING TOWER 1)	D	1.50	2.13	06

SCHEDULE OF WINDOW/VENTILATION:

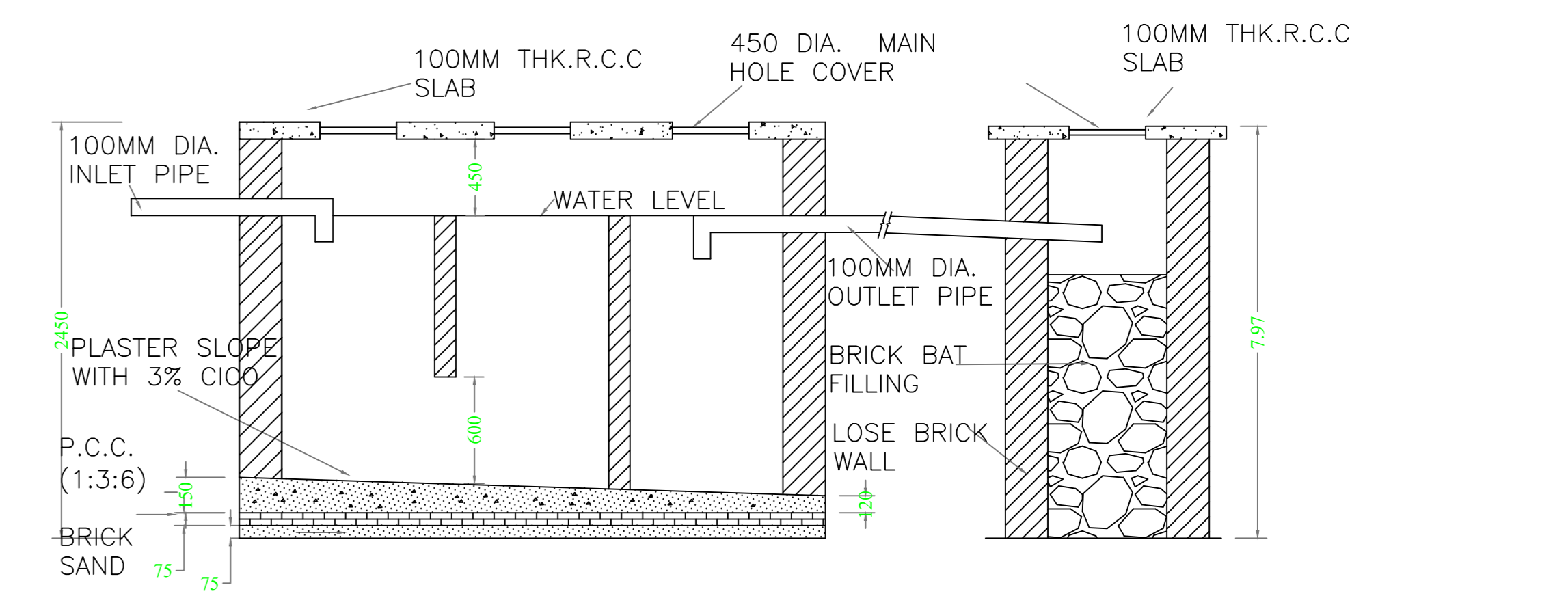
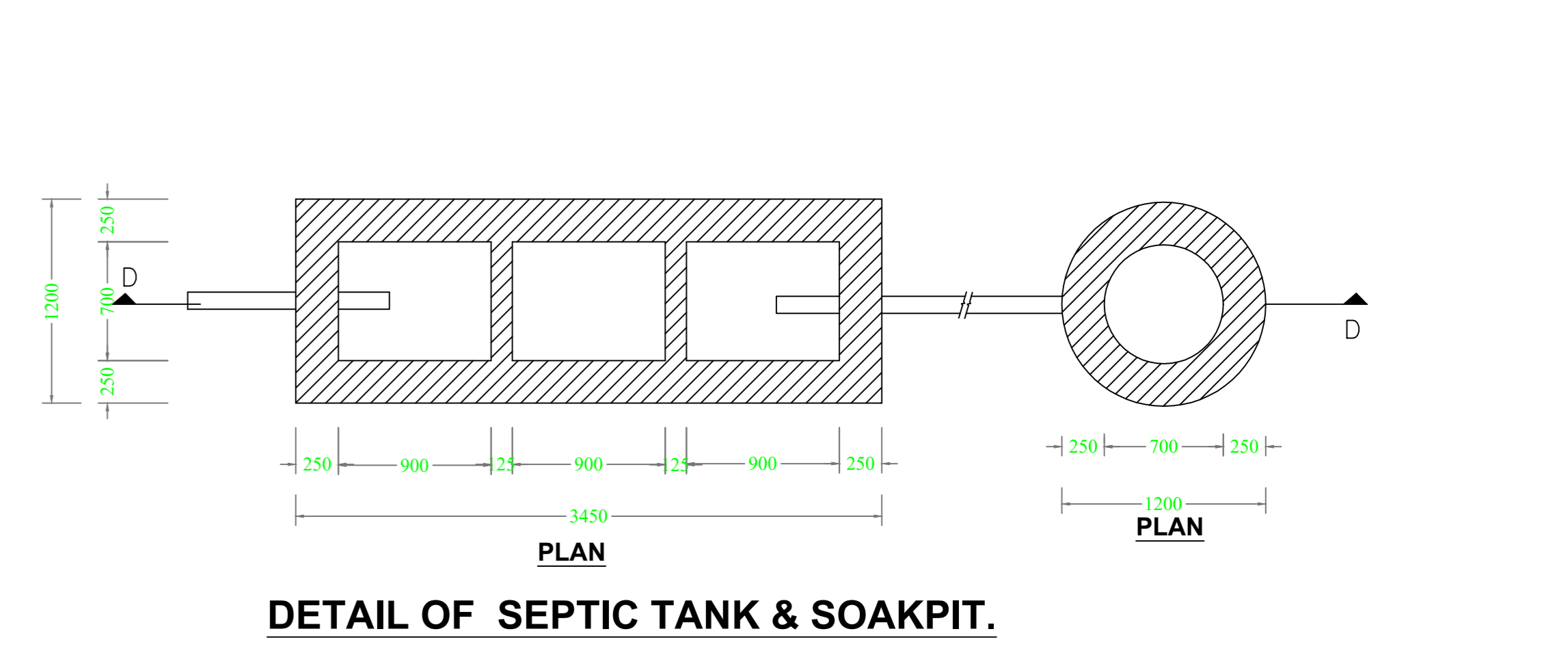
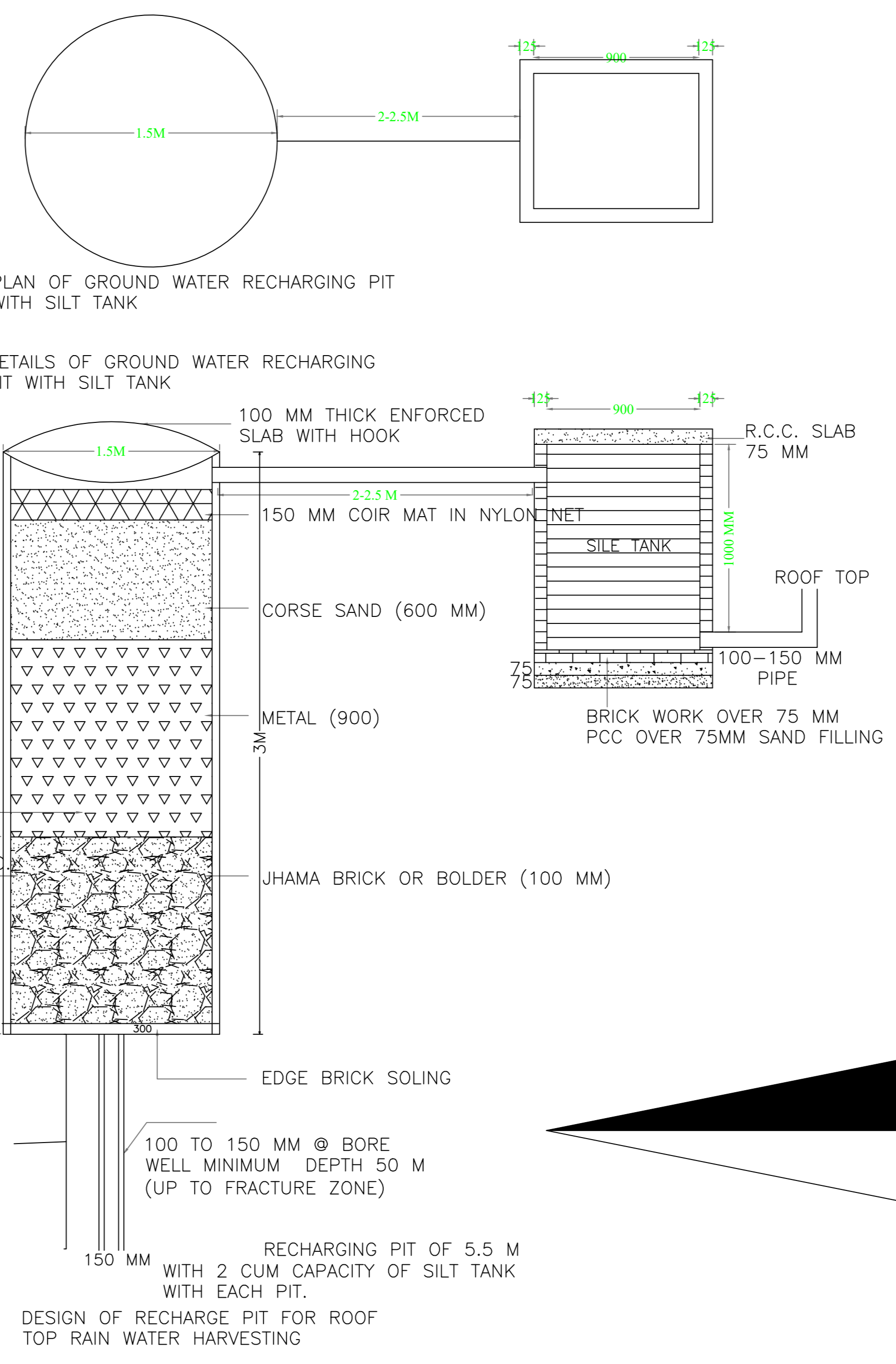
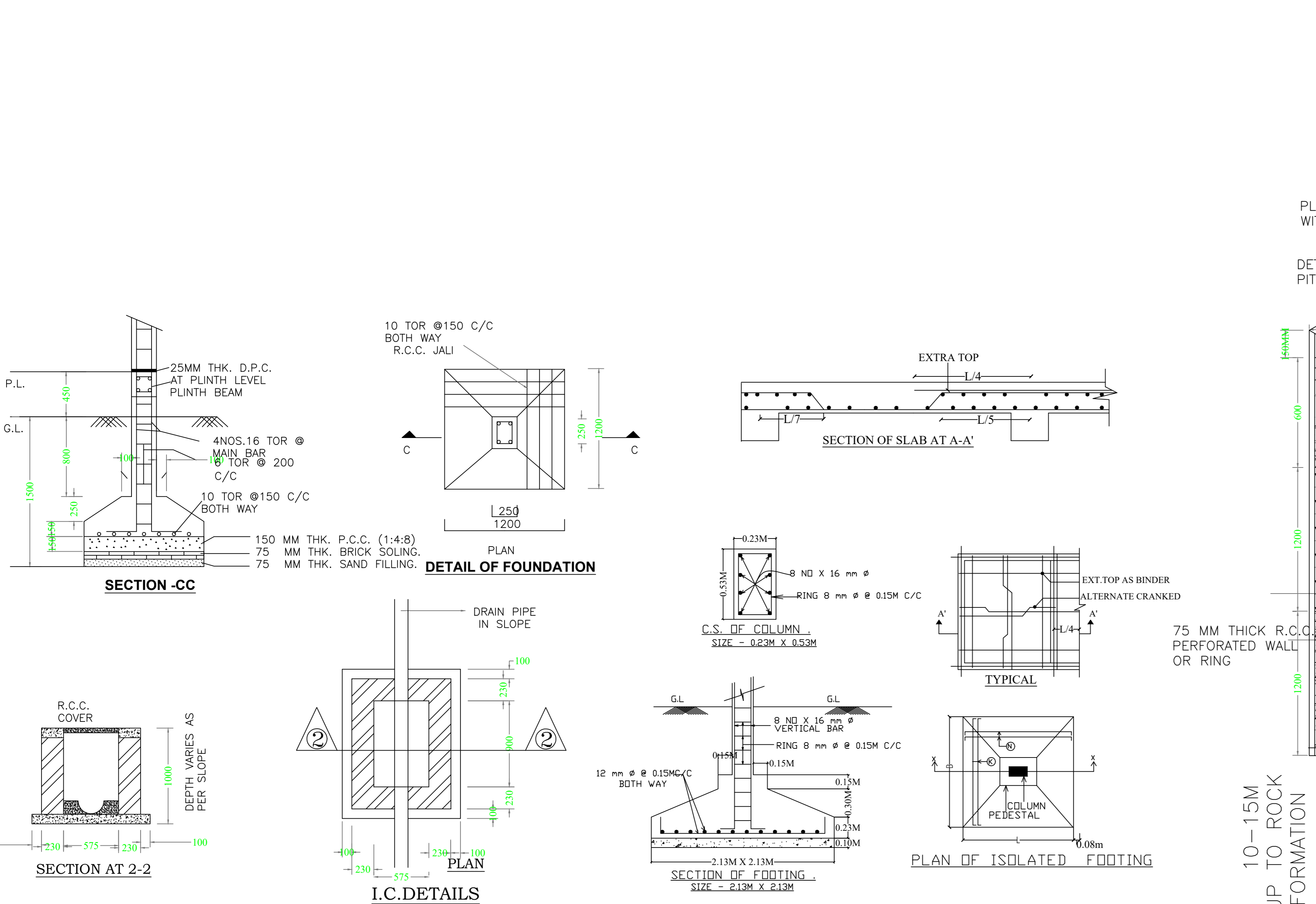
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (IT SCIENT BUILDING TOWER 1)	W5	1.11	2.70	01
A (IT SCIENT BUILDING TOWER 1)	V	1.50	2.70	12
A (IT SCIENT BUILDING TOWER 1)	W1	2.00	2.70	49
A (IT SCIENT BUILDING TOWER 1)	W2	3.00	2.70	20
A (IT SCIENT BUILDING TOWER 1)	W	7.00	2.70	24

Building :A (IT SCIENT BUILDING TOWER 1)

Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trent (No.)	
Ground Floor	1091.30	20.66	0.00	3.29	1067.35	01
First Floor	1092.06	20.66	7.96	0.00	1063.44	01
Second Floor	1072.88	20.66	7.96	0.00	1044.26	01
Third Floor	1072.88	20.66	7.96	0.00	1044.26	01
Fourth Floor	1072.88	20.66	7.96	0.00	1044.26	01
Fifth Floor	1072.88	20.66	7.96	0.00	1044.26	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	6474.88	123.96	39.80	3.29	6307.83	06
Total Number of Same Buildings	1	-	-	-	-	-
Total:	6474.88	123.96	39.80	3.29	6307.83	06

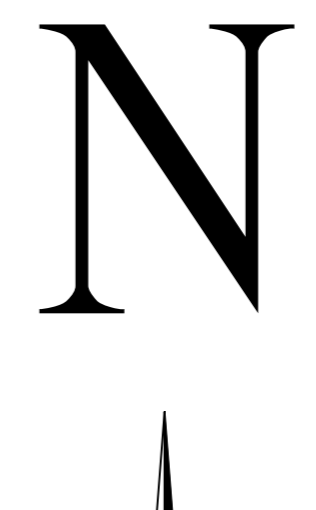
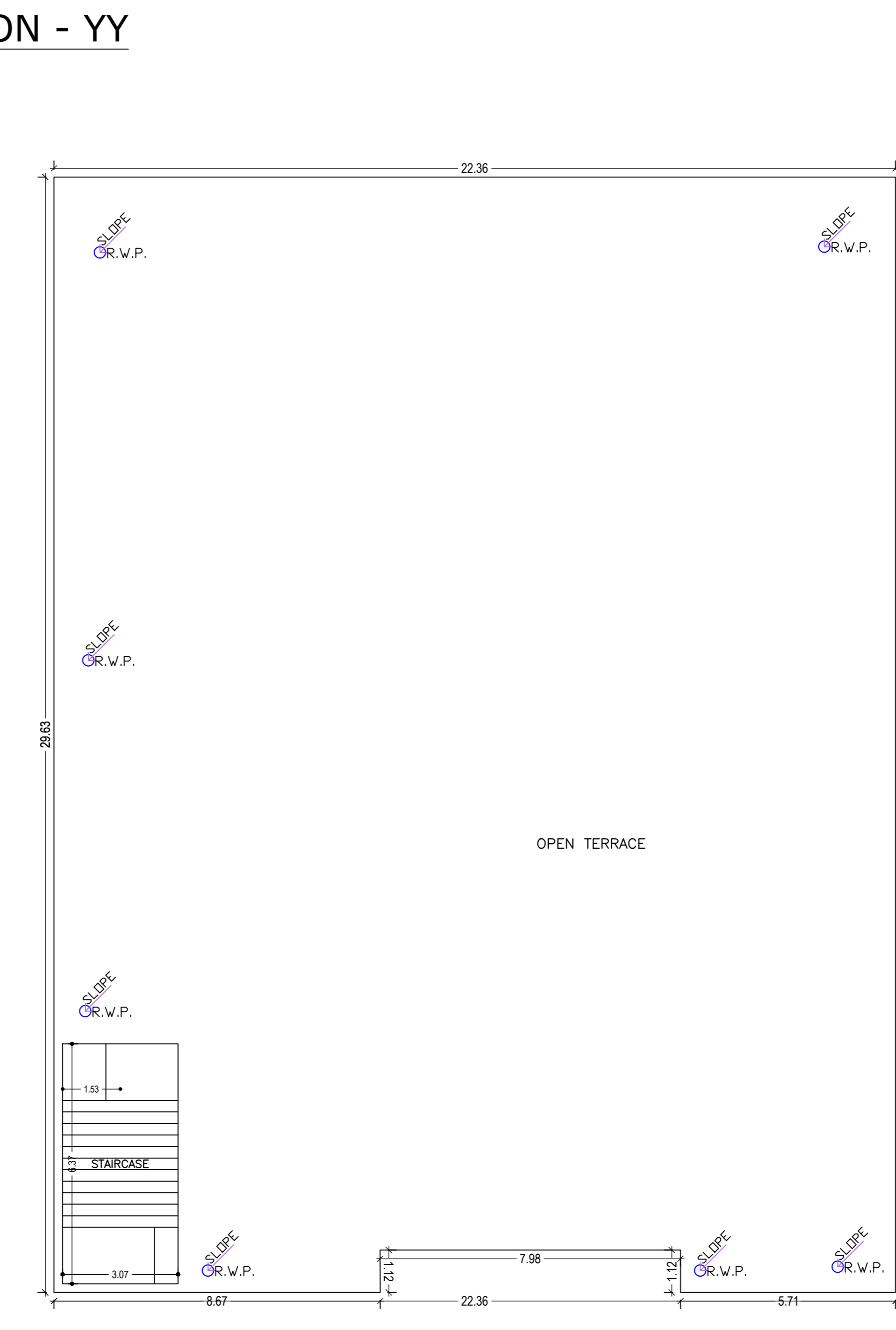
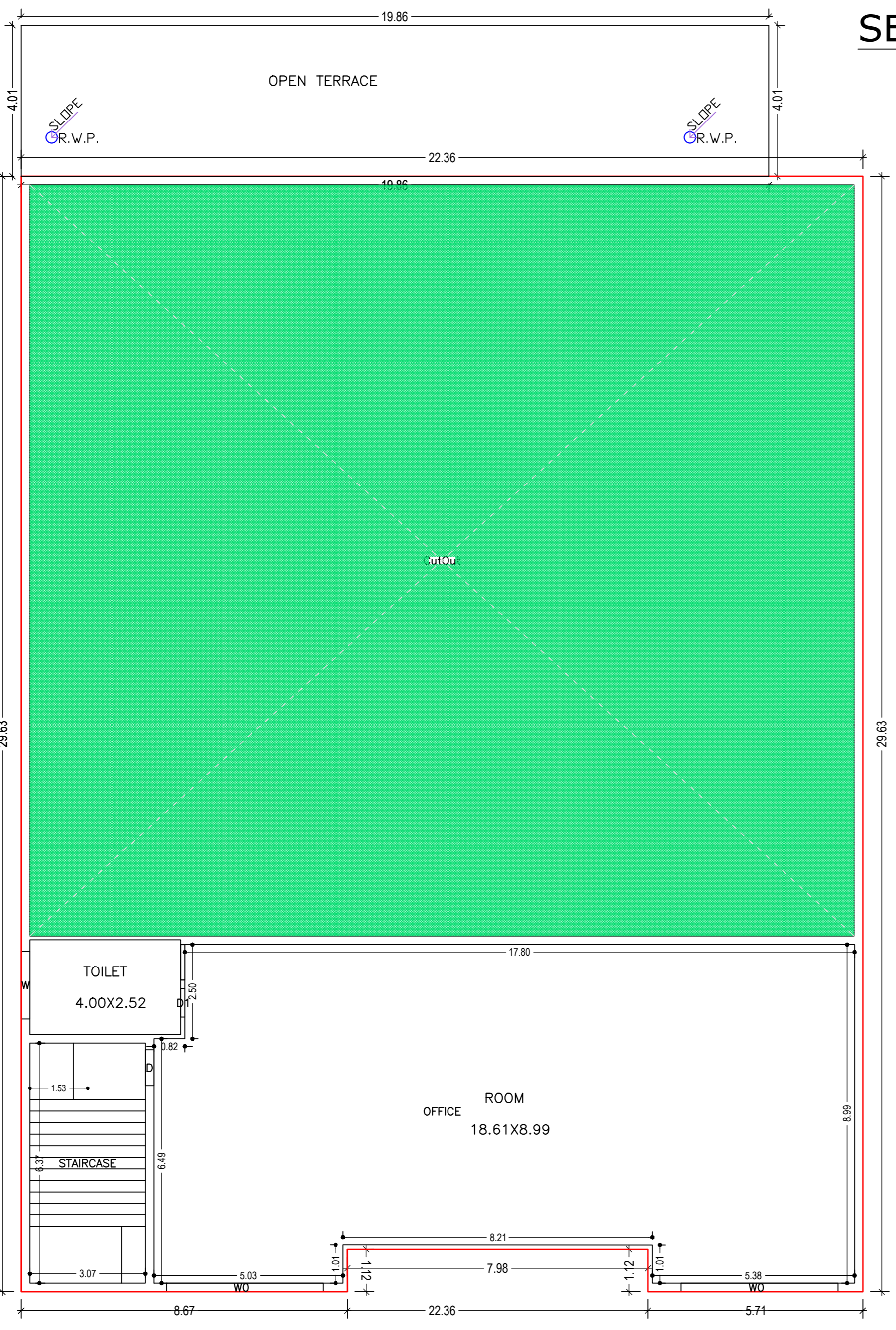
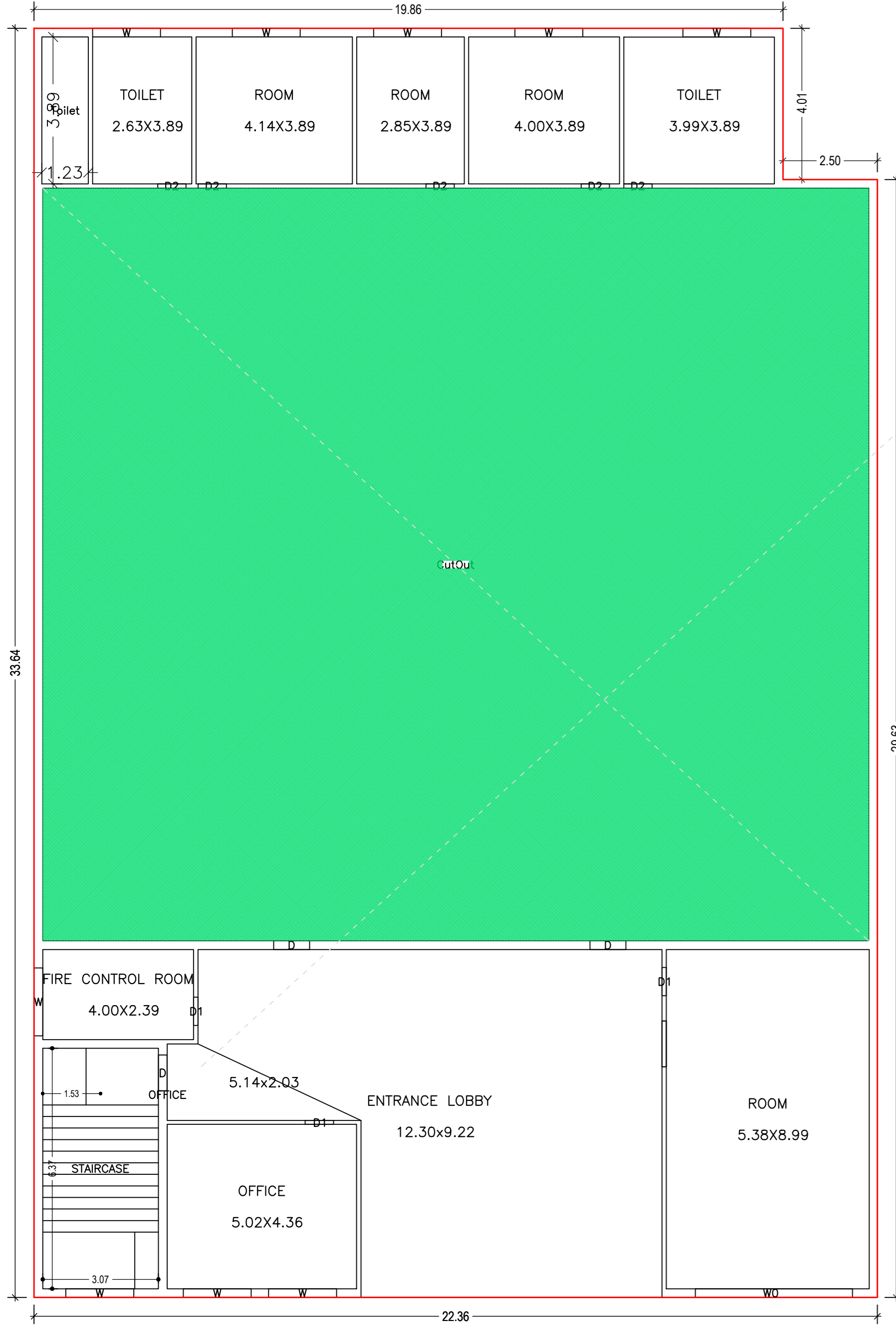
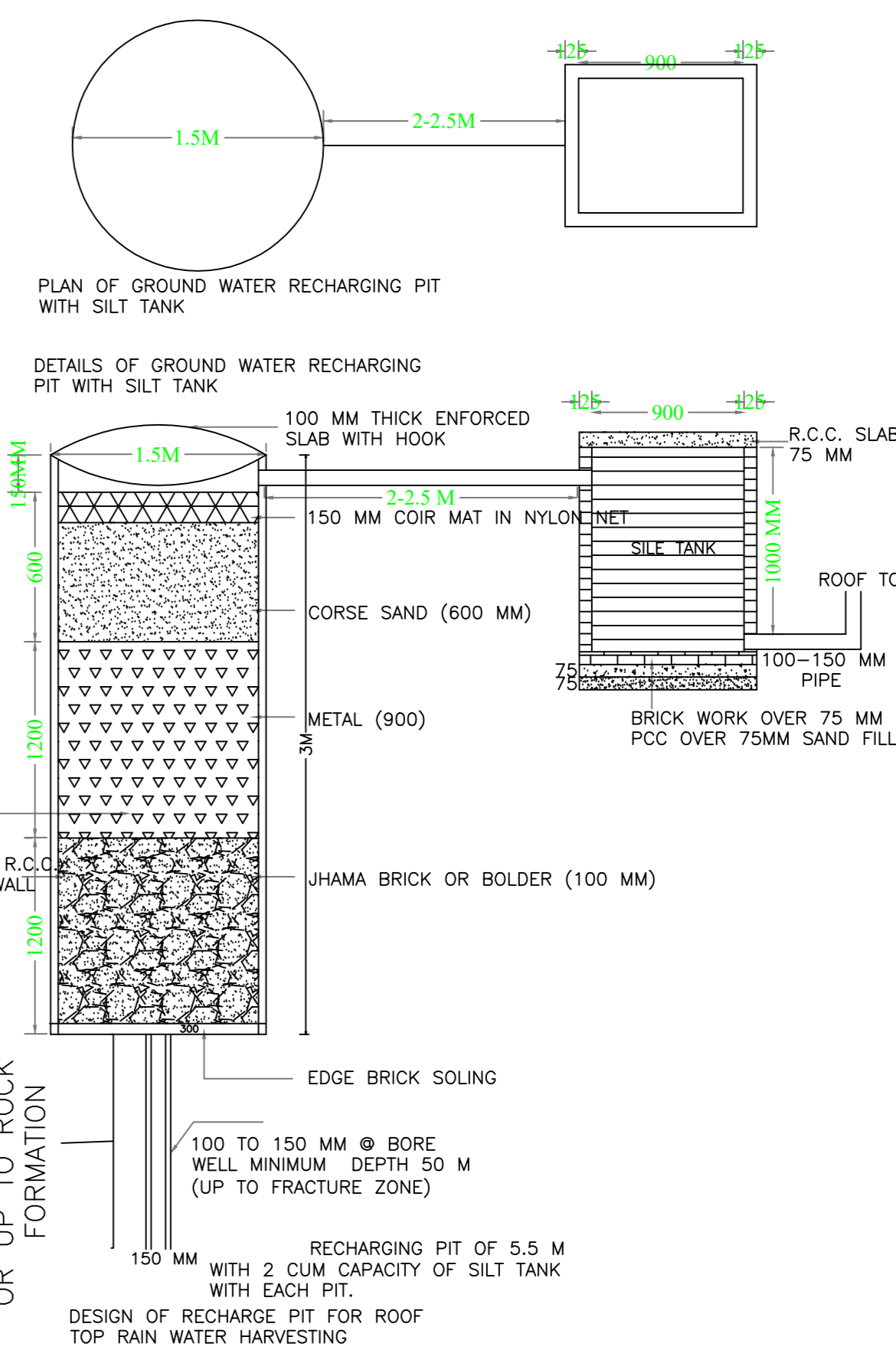
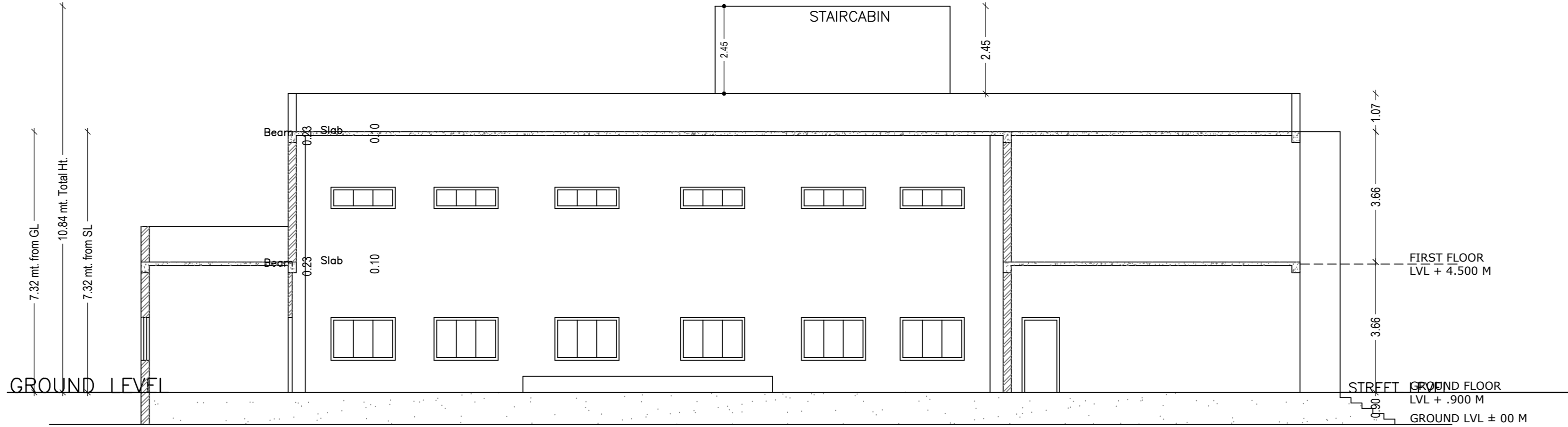
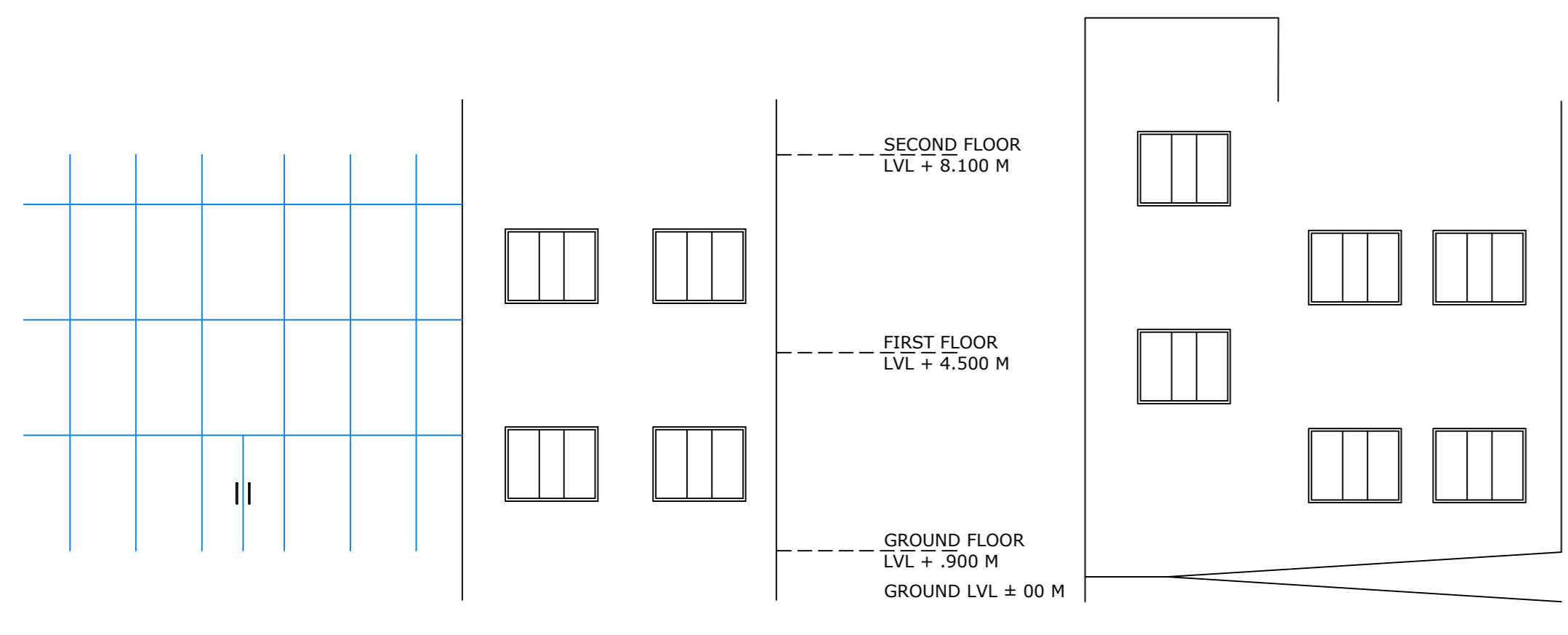
UnitBUA Table for Building :A (IT SCIENT BUILDING TOWER 1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	911.32	911.07	12	1
FIRST FLOOR PLAN	OFFICE	OFFICE	926.58	926.33	14	1
SECOND FLOOR PLAN	OFFICE	OFFICE	964.32	964.07	12	1
THIRD FLOOR PLAN	OFFICE	OFFICE	964.32	964.07	13	1
FOURTH FLOOR PLAN	OFFICE	OFFICE	964.32	964.07	13	1
FIFTH FLOOR PLAN	OFFICE	OFFICE	964.32	964.07	9	1
Total	-	-	5695.18	5693.68	73	6



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JADA/NRC/0004/2021			

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Owner Name	Arun Kumar Giri
Khata No.	81 & 60
Plot No.	IT-6
Village Name	Dindli
Use	Business
SubUse	IT Office



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPORTS COMPLEX)	D1	0.75	2.13	04
A (SPORTS COMPLEX)	D2	0.75	2.13	05
A (SPORTS COMPLEX)	D	0.95	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

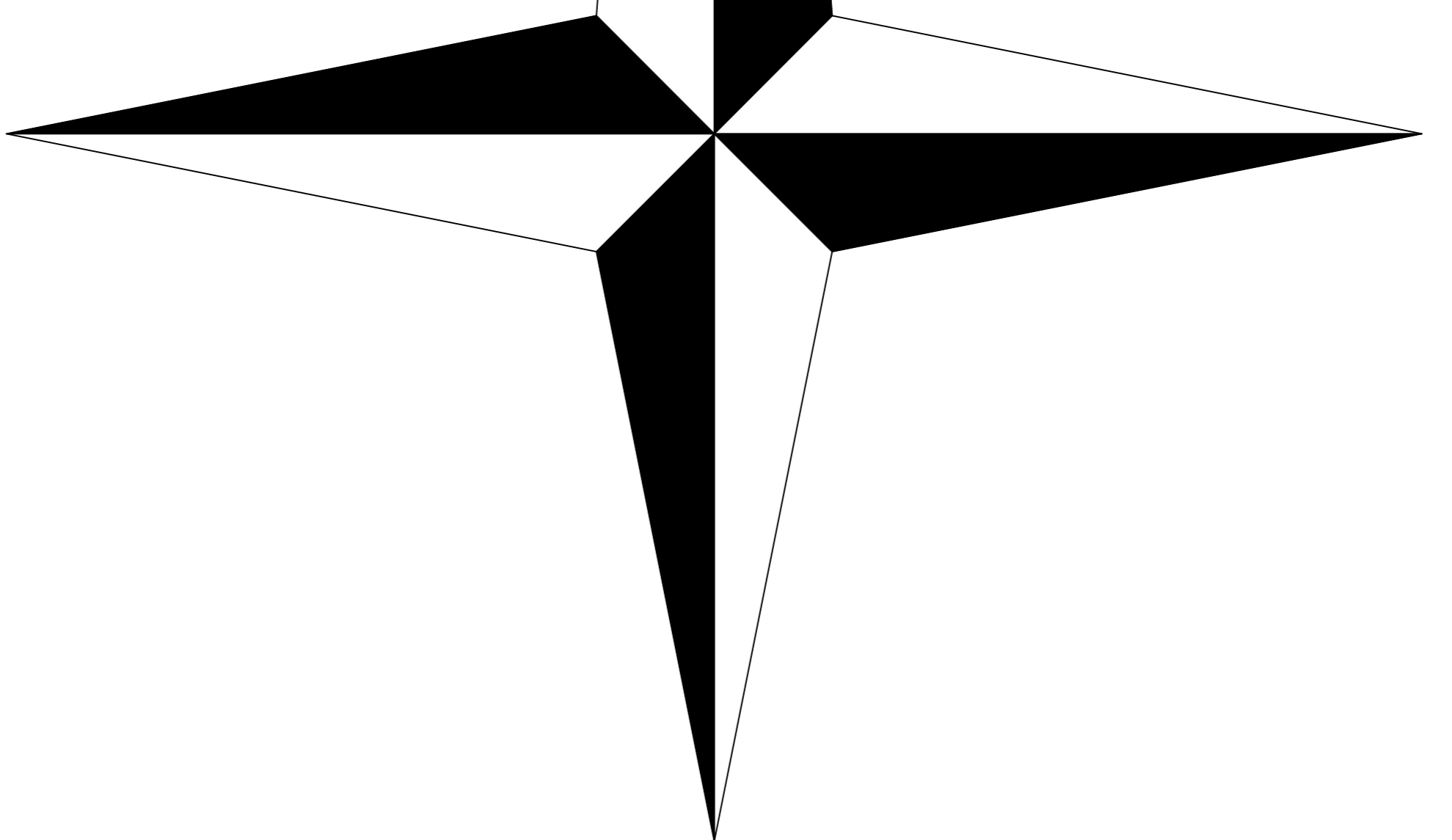
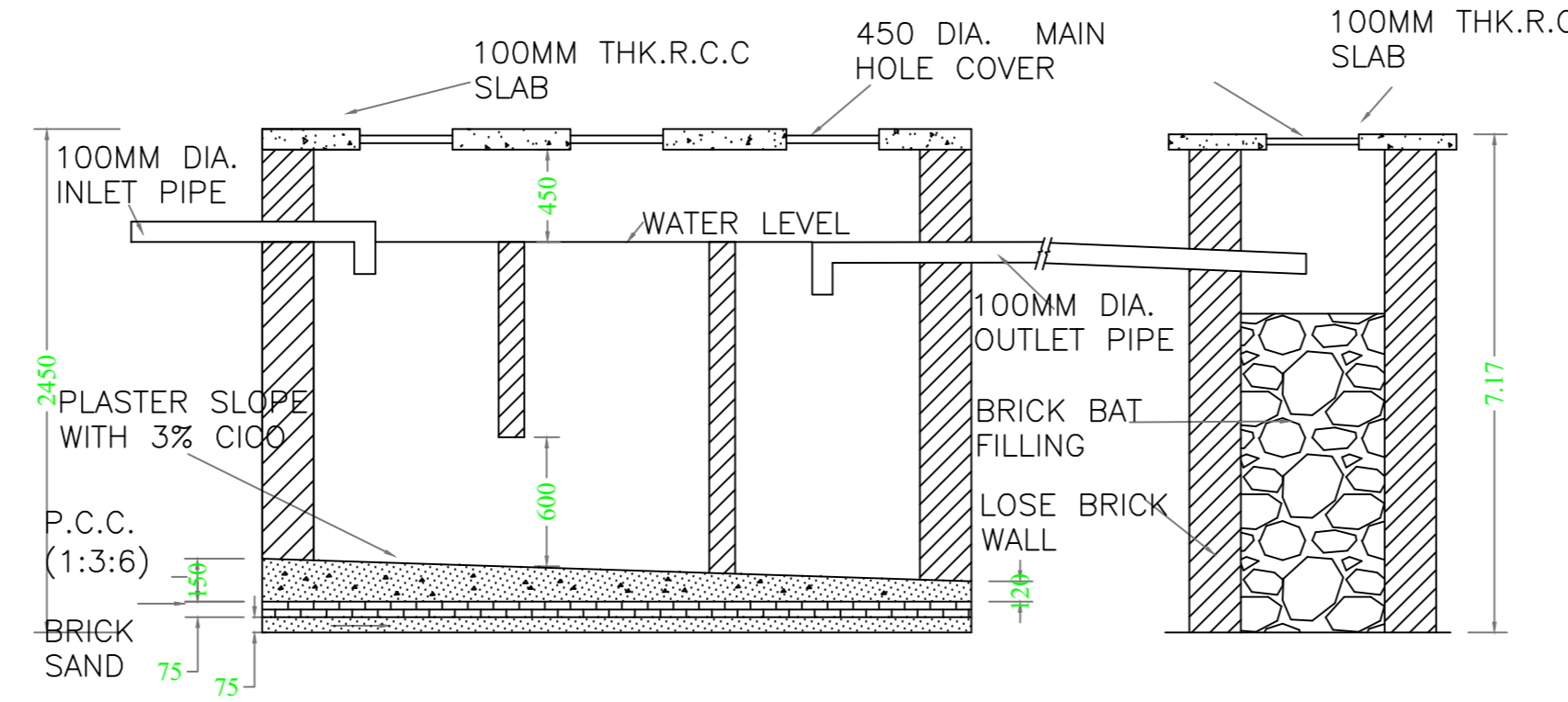
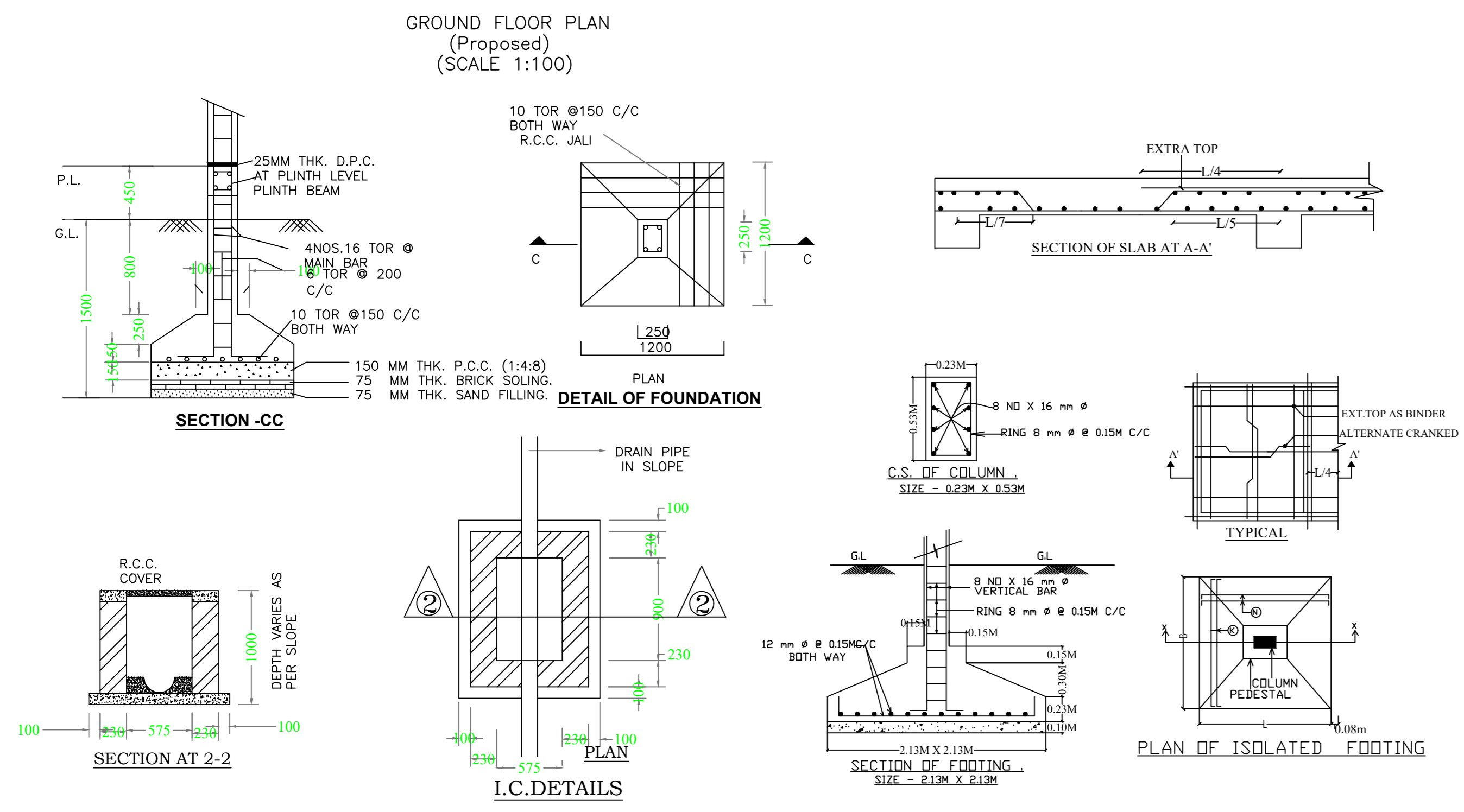
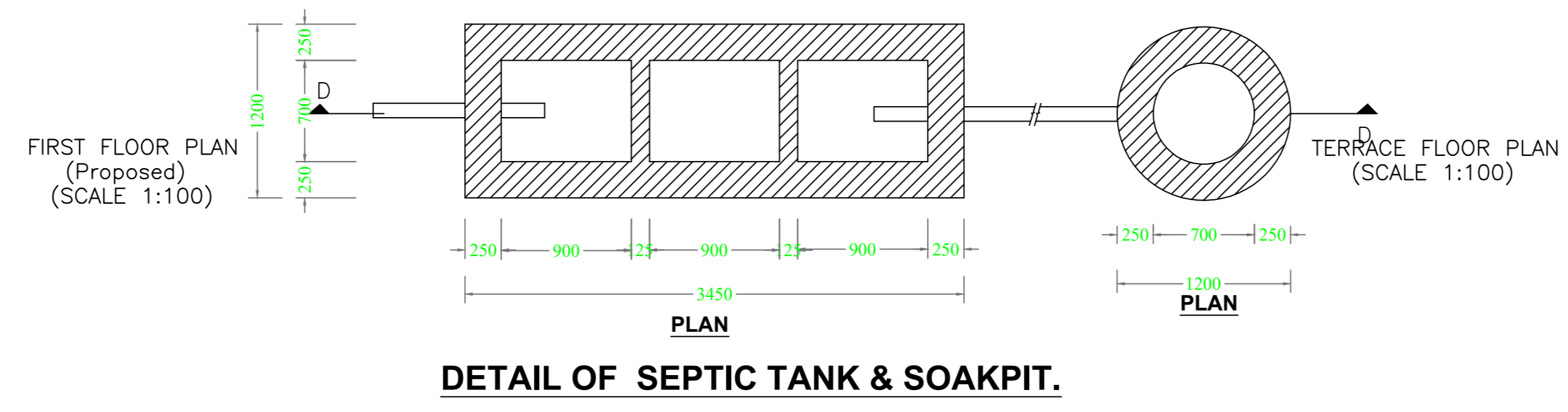
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPORTS COMPLEX)	W	1.80	2.70	10
A (SPORTS COMPLEX)	WO	4.16	2.70	03

Building :A (SPORTS COMPLEX)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	742.15	436.87	305.28	4.81	300.47	300.47	01
First Floor	653.06	436.87	216.69	0.00	216.69	216.69	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1395.21	873.74	521.97	4.81	517.16	517.16	02

UnitBUA Table for Building :A (SPORTS COMPLEX)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	252.85	252.71	9	1
FIRST FLOOR PLAN	OFFICE	OFFICE	167.47	167.36	2	1
Total	-	-	420.32	420.07	11	2



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAWRENCE FRANCIS JADA/NRC/0004/2021			