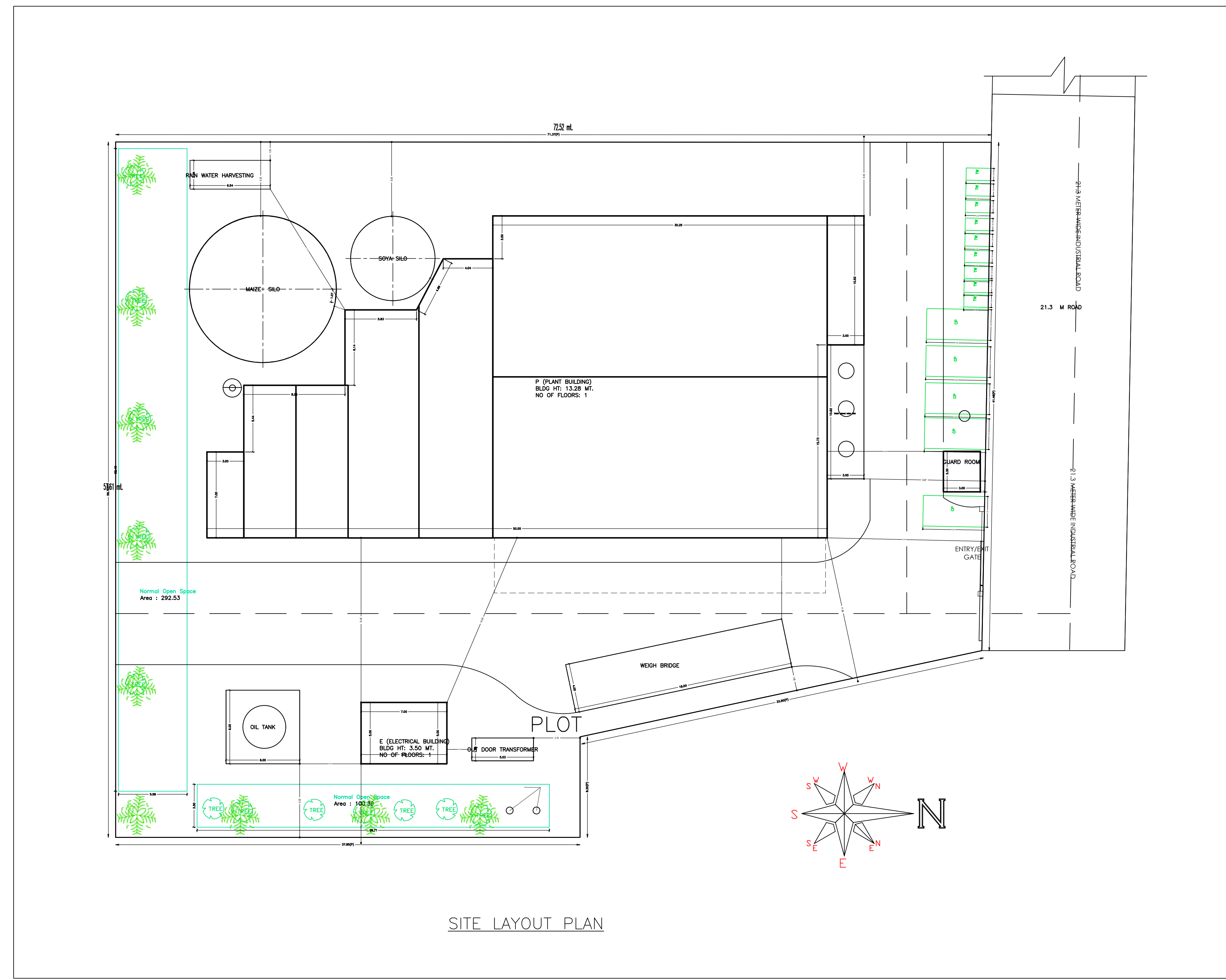


**COLOR INDEX**

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)	[Dashed Black Line]

**Proposal Basic Information**

Proposal File No.	JMADA/BP/0002/2022
Owner Name	Mr Sameer Agarwal
Khata No.	13,40,53
Plot No.	Industrial Plot No.6, Survey/Plot No. 696P, 697P, 704P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building



SITE LAYOUT PLAN

SITE PLAN

**AREA STATEMENT**

AREA STATEMENT	VERSION NO: 1.0.02
AREA DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial
District: BOKARO	Plot SubUse: Industrial Building
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA
Invest. No. JMADA/BP/0002/2022	PlotSubPlot No: Industrial Plot No.6, Survey Plot No. 696P, 697P, 704P
Application Type: General Proposal	North Survey No. - 704P and Industrial Road
Project Type: Building Permission	South Survey No. - 696P and Industrial Plot No. 6
Name of Development: New	East Survey No. - 696P, 697P and Industrial Plot No. 7
Location of Development Area: New Area	West Survey No. - 696P, 697P, 704P and Industrial Road
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	3634.81
NET AREA OF PLOT/Gross Plot Area - Deduction from Gross Plot Area	3634.81
Deduction for Balance Plot Area/From Gross Plot Area	392.92
Common Plot	392.92
Total	392.92
BALANCE AREA OF PLOT/Net Plot Area - Nonresidential/Assembly space	(A-Deductions) 3241.89
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions) 3634.81
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 3634.81
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	1817.41
Proposed Coverage Area ( 31.66 % )	1150.80
Total Prop. Coverage Area ( 31.66 % )	1150.80
Balance coverage area ( 18.34 % )	666.61
FAR CHECK	
Perm. FAR Area ( 2.00 )	7269.62
Total Perm. FAR area	7269.62
Industrial FAR	1150.80
Proposed FAR area	1150.80
Total Proposed FAR Area	1150.80
Consumed FAR (Factor)	0.32
Balance FAR Area	618.82
BUILT UP AREA CHECK	
Total Proposed Builtup Area	1150.80
ARCHITECT (Regd)	Nikhil Jain
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Mr Sameer Agarwal
DEVELOPMENT AUTHORITY	LOCAL BODY

**Building :P (PLANT BUILDING)**

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	1115.80	1115.80	1115.80	1115.80	01
Terrace Floor	0.00	0.00	0.00	0.00	00
<b>Total:</b>	<b>1115.80</b>	<b>1115.80</b>	<b>1115.80</b>	<b>1115.80</b>	<b>01</b>
Total Number of Same Buildings	1				
<b>Total:</b>	<b>1115.80</b>	<b>1115.80</b>	<b>1115.80</b>	<b>1115.80</b>	<b>01</b>

**Buildingwise Floor FAR Details**

Floor Name	Building Name				Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
	P (PLANT BUILDING) Proposed Built Up Area (Sq.mt)	P (PLANT BUILDING) Proposed FAR Area (Sq.mt)	E (ELECTRICAL BUILDING) Proposed Built Up Area (Sq.mt)	E (ELECTRICAL BUILDING) Proposed FAR Area (Sq.mt)		
Ground Floor	1115.80	1115.80	35.00	35.00	1150.80	1150.80
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total</b>	<b>1115.80</b>	<b>1115.80</b>	<b>35.00</b>	<b>35.00</b>	<b>1150.80</b>	<b>1150.80</b>

**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.)
P (PLANT BUILDING)	1	1115.80	1115.80	1115.80	1115.80	01
E (ELECTRICAL BUILDING)	1	35.00	35.00	35.00	35.00	01
<b>Grand Total</b>	<b>2</b>	<b>1150.80</b>	<b>1150.80</b>	<b>1150.80</b>	<b>1150.80</b>	<b>02</b>

**Building Use/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
P (PLANT BUILDING)	Industrial	Industrial Building	Non-Highrise
E (ELECTRICAL BUILDING)	Industrial	Industrial Building	Non-Highrise

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	TwoWheeler	
				Reqd.	Prop.	Reqd.	
P (PLANT BUILDING)	Industrial	Building	>0	400	1115.80	1	2
E (ELECTRICAL BUILDING)	Industrial	Building	>0	400	35.00	1	1
<b>Total</b>						<b>3</b>	<b>5</b>

**Parking Check (Table 7b)**

Vehicle Type	Reqd.	Prop.
	No.	Area
Car	3	37.50
TwoWheeler	5	62.50
<b>Total TwoWheeler</b>	<b>7</b>	<b>14.00</b>
<b>Total</b>	<b>51.50</b>	<b>88.50</b>

**UnitBUA Table for Building :P (PLANT BUILDING)**

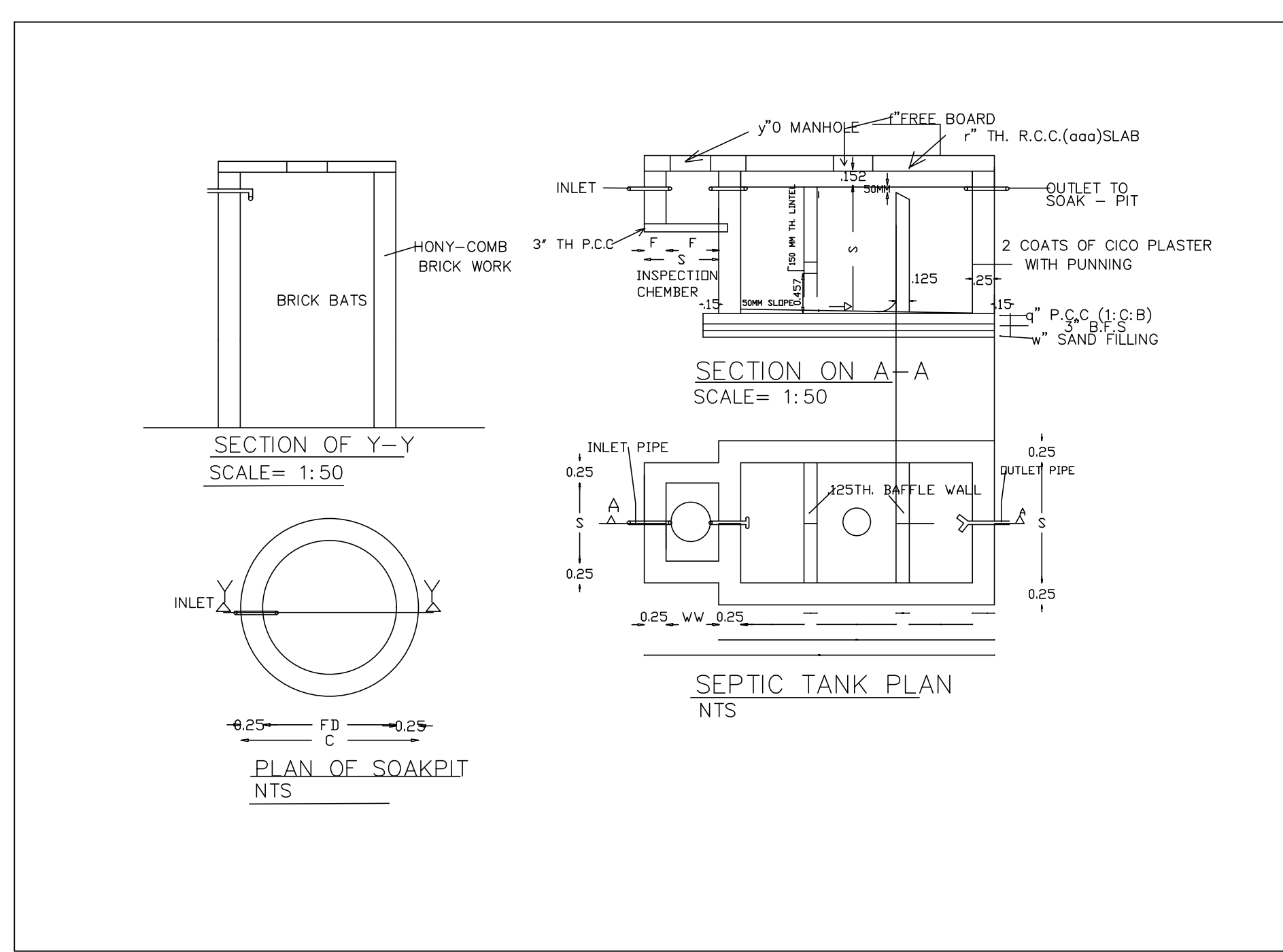
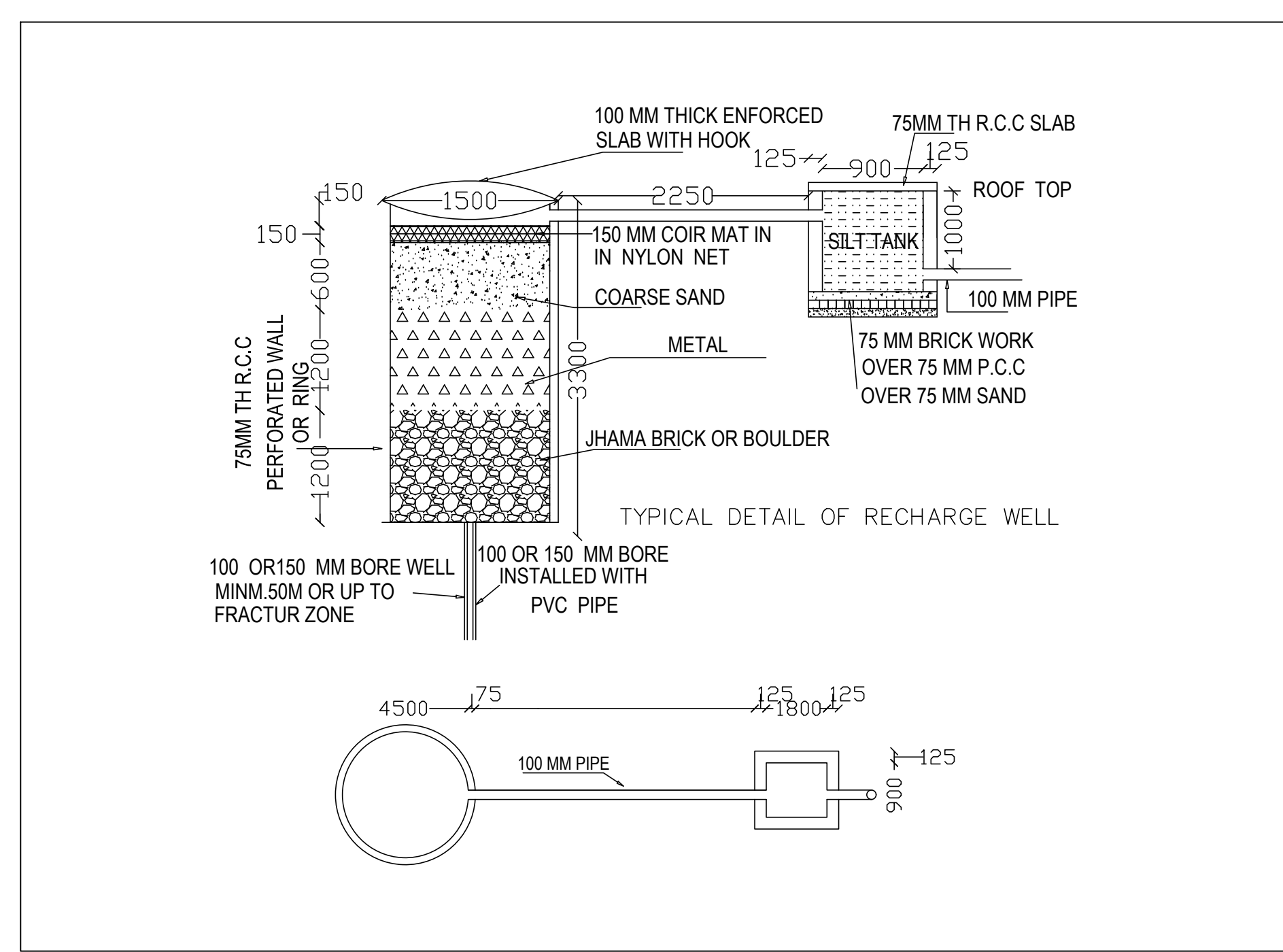
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR/PLAN	OTHER	OTHER	1115.80	1061.97	10	1
<b>Total</b>			<b>1115.80</b>	<b>1061.97</b>	<b>10</b>	<b>1</b>

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
P (PLANT BUILDING)	D1	0.74	2.10	05
P (PLANT BUILDING)	D	0.90	2.10	01
P (PLANT BUILDING)	D	1.28	2.10	02
P (PLANT BUILDING)	RS	2.50	2.10	02
P (PLANT BUILDING)	RS	3.00	2.10	02

**SCHEDULE OF WINDOW/VENTILATION:**

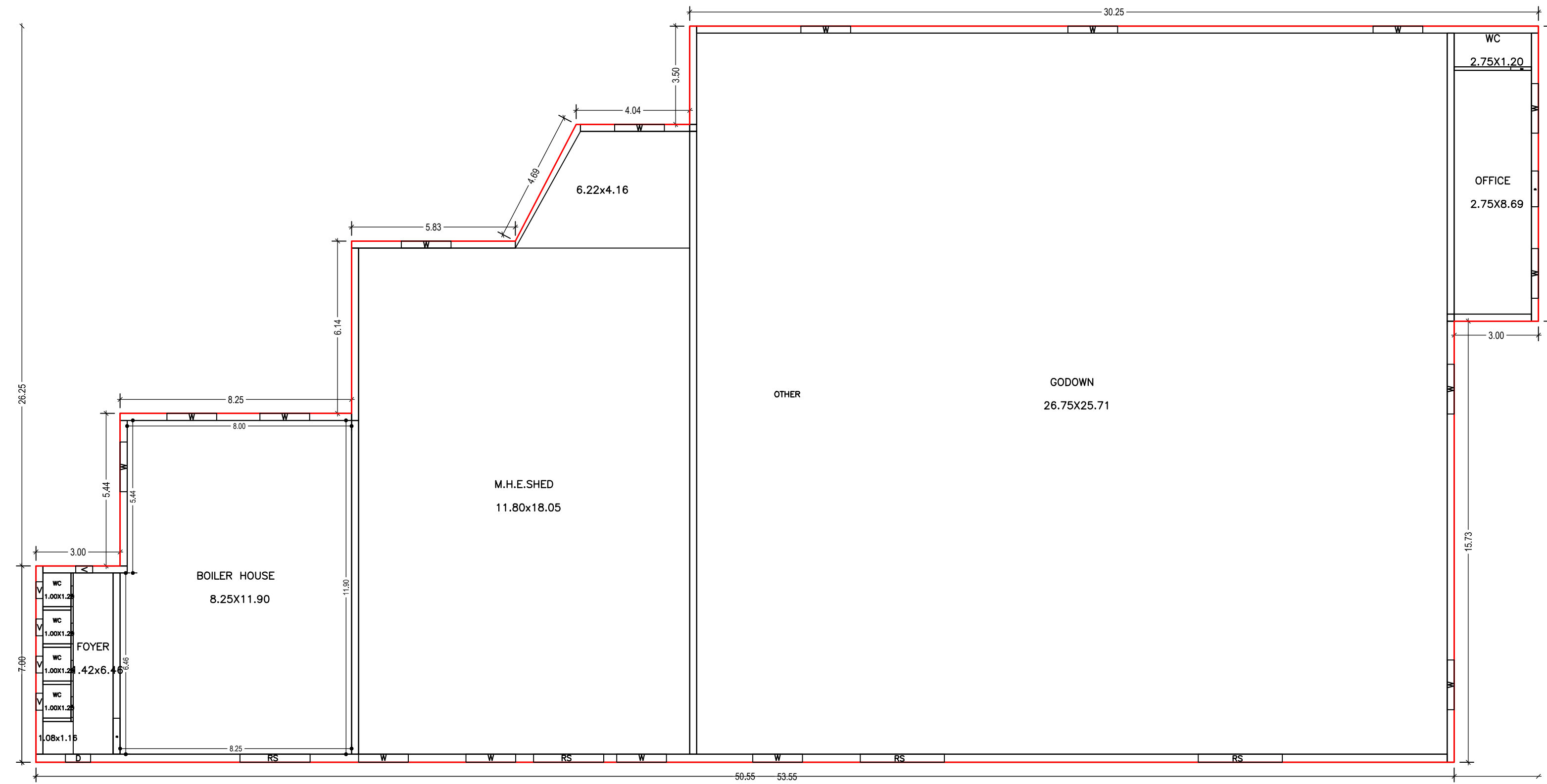
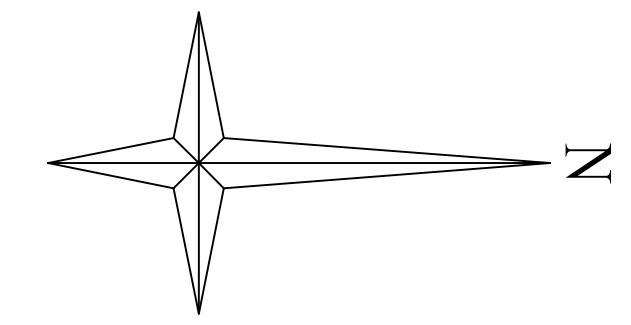
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
P (PLANT BUILDING)	V	0.60	0.60	05
P (PLANT BUILDING)	W	1.77	1.20	16



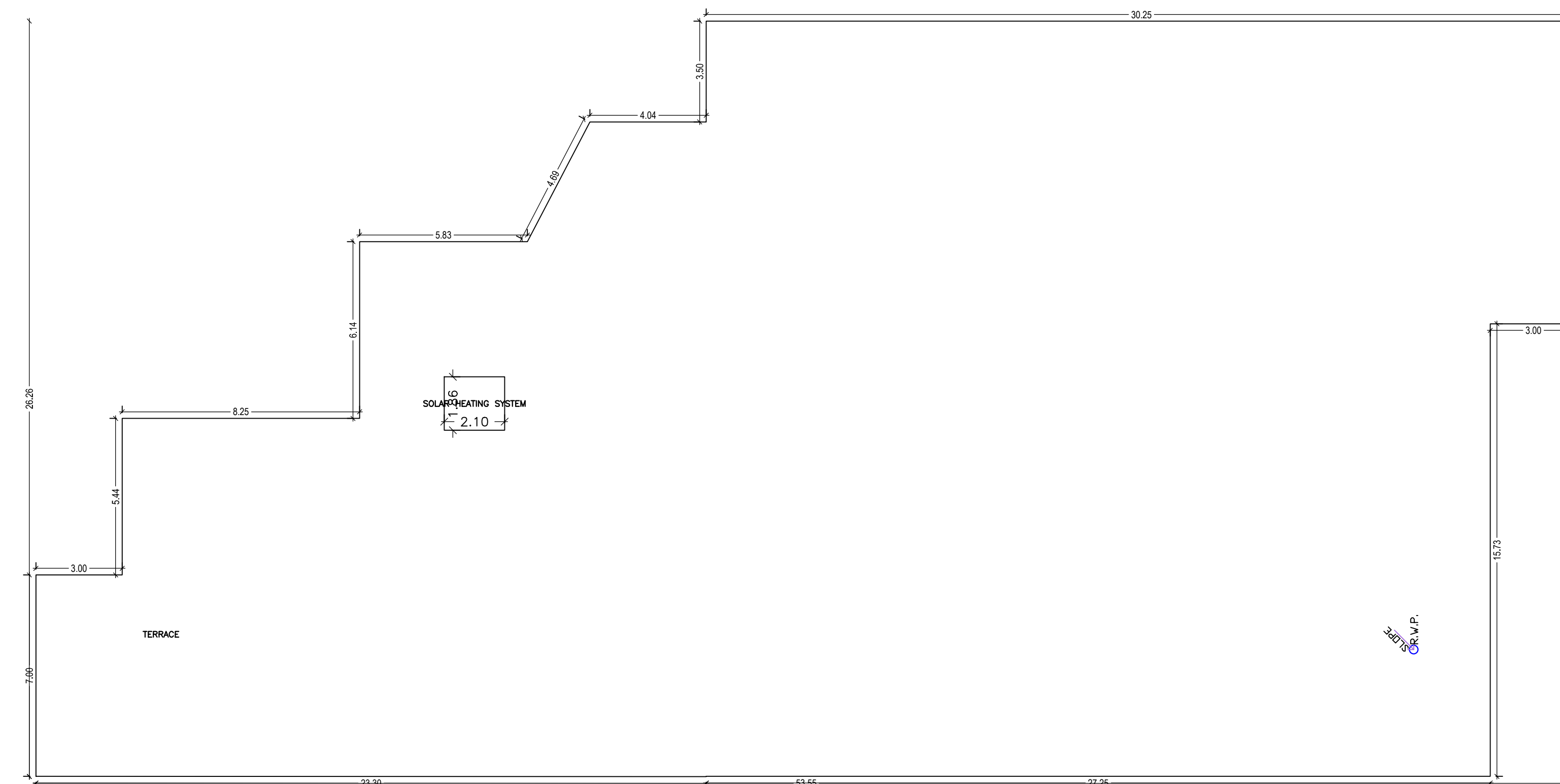
LTP NAME AND SIGNATURE: Nikhil Jain, JMADA/NRC/0001/2018



Proposal Basic Information	
Proposal File No.	JADA/BP/002/2022
Owner Name	Mf Sameer Agarwal
Khata No	13,40,53
Plot No	Industrial Plot No.6, Survey/Plot No. 696P, 697P, 698P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building

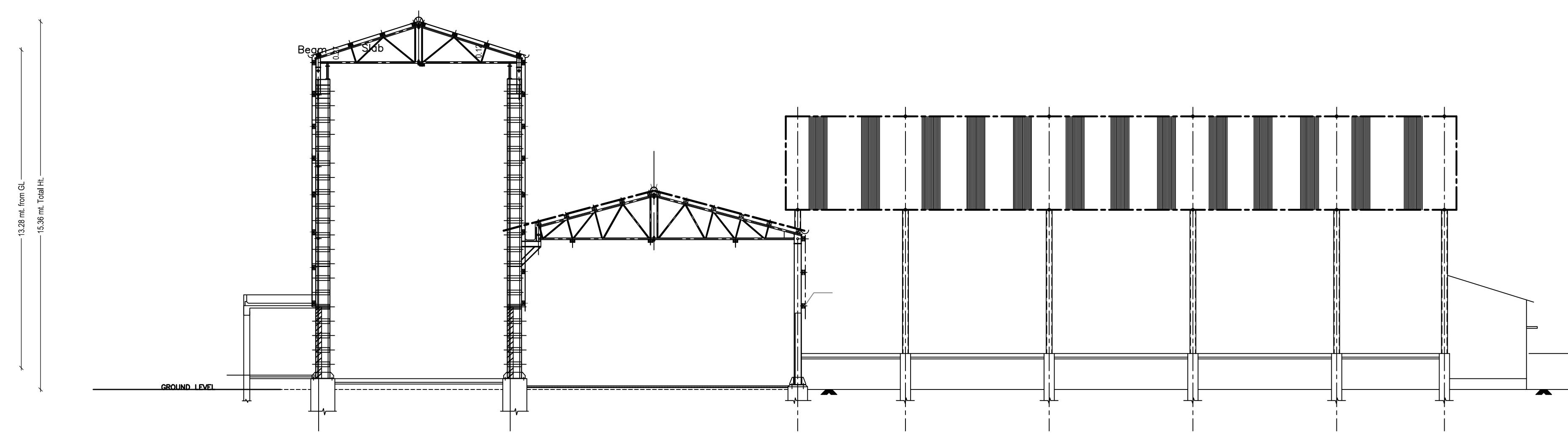
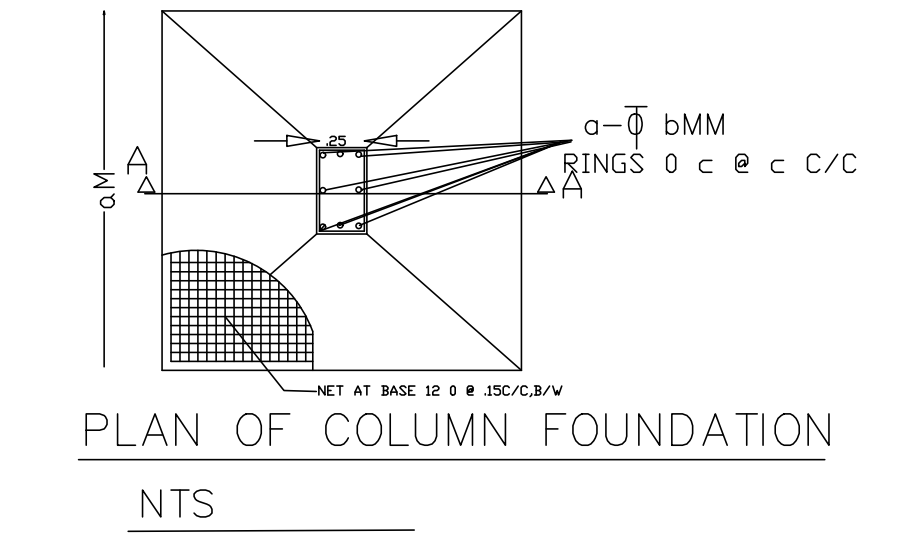
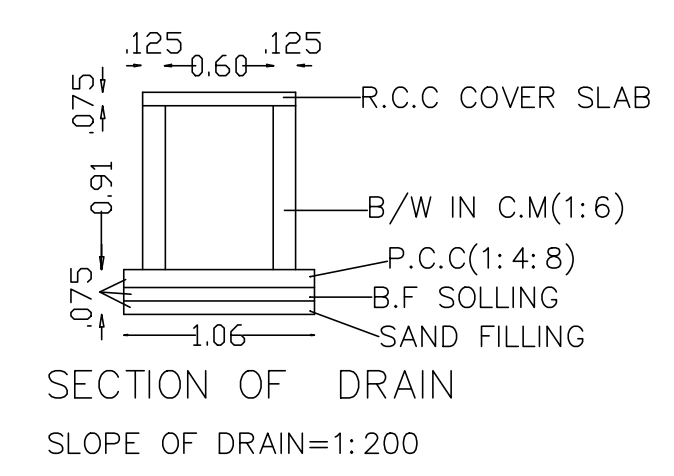
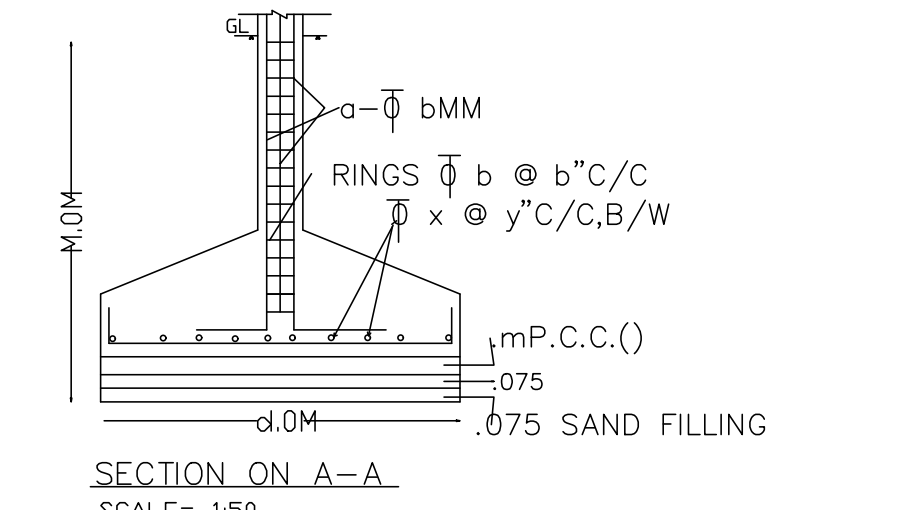


GROUND FLOOR PLAN (Proposed)

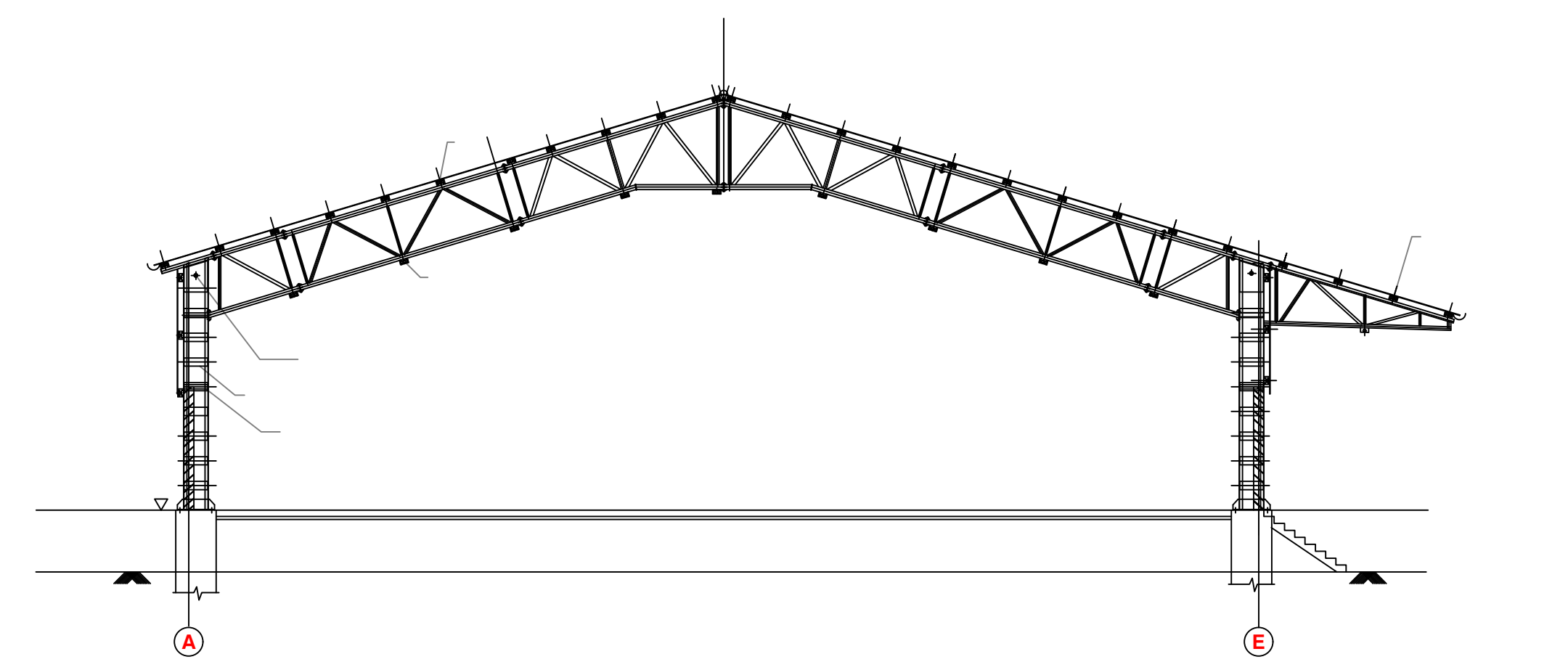


TERRACE FLOOR PLAN

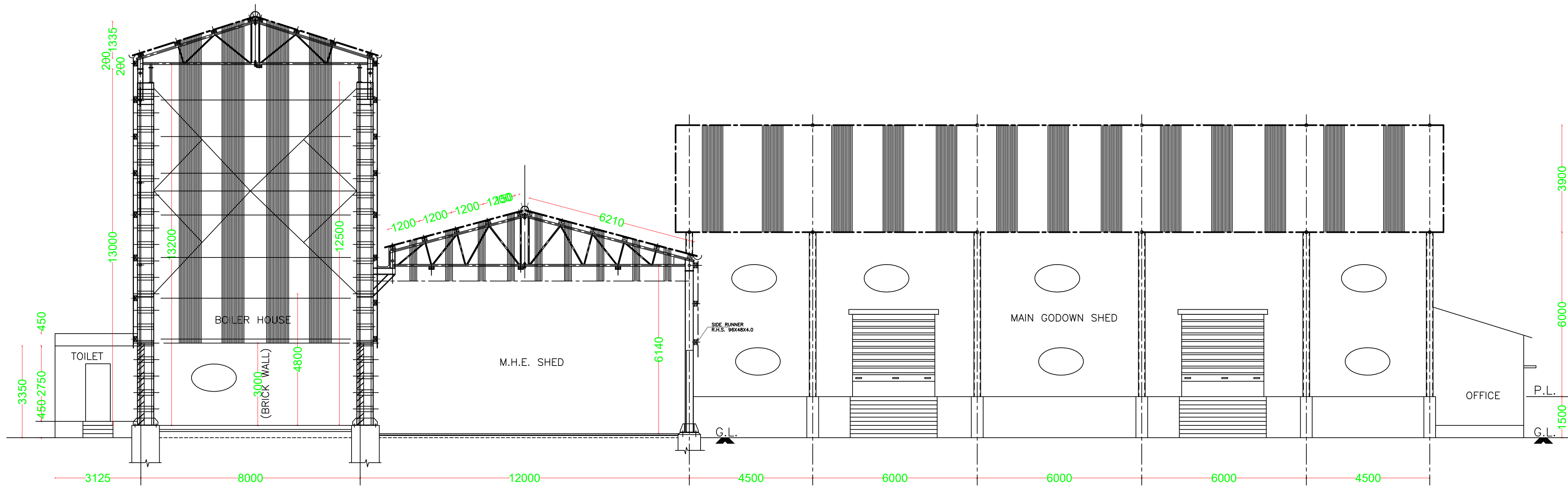
- SPECIFICATION OF DRAIN**
- FOUNDATION.
  - SAND FILLING.
  - BRICK SOLING.
  - P.C.C (1:4:8).
  - B/W IN C.M (1:6).
  - R.C.C (1:1.5:3) COVER SLAB.



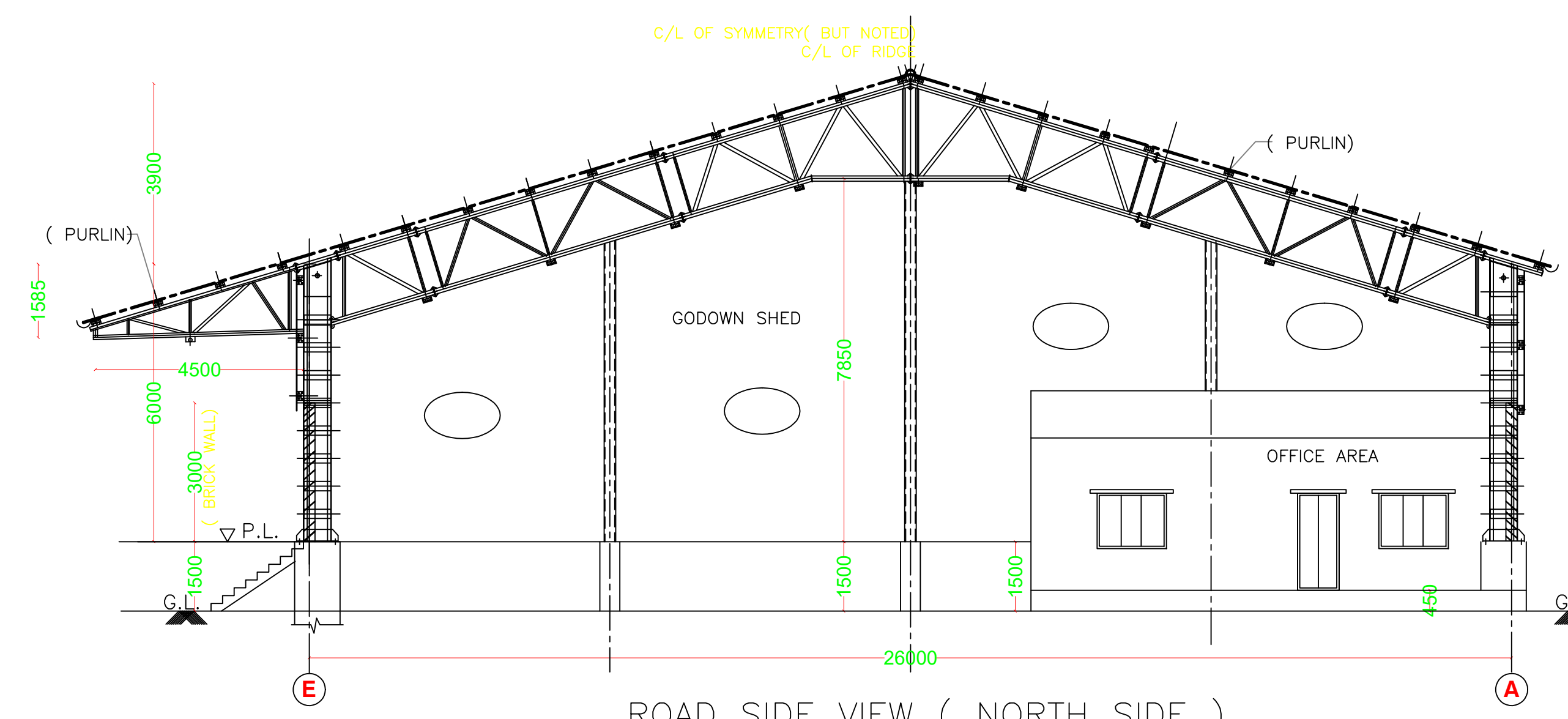
SECTION 2-2



SECTION 1-1



ELEVATION FROM EASTERN SIDE

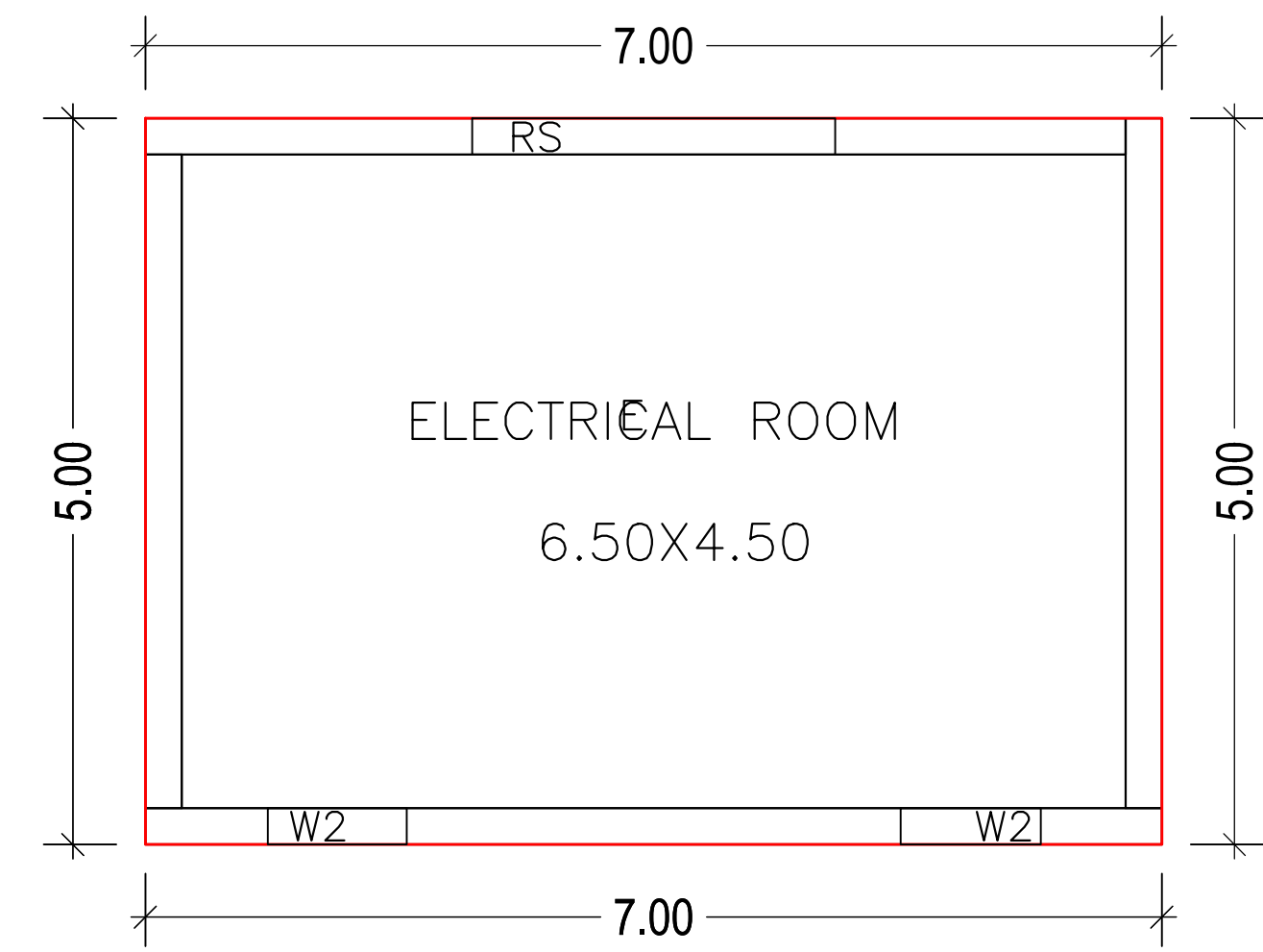
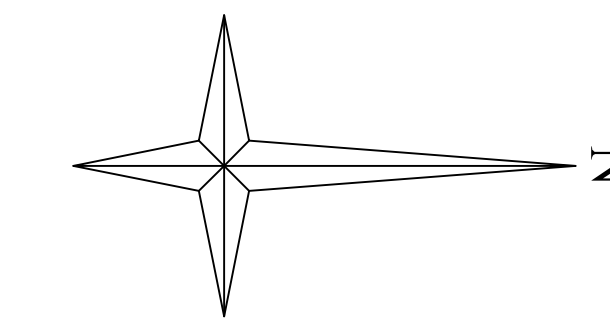


ROAD SIDE VIEW ( NORTH SIDE )

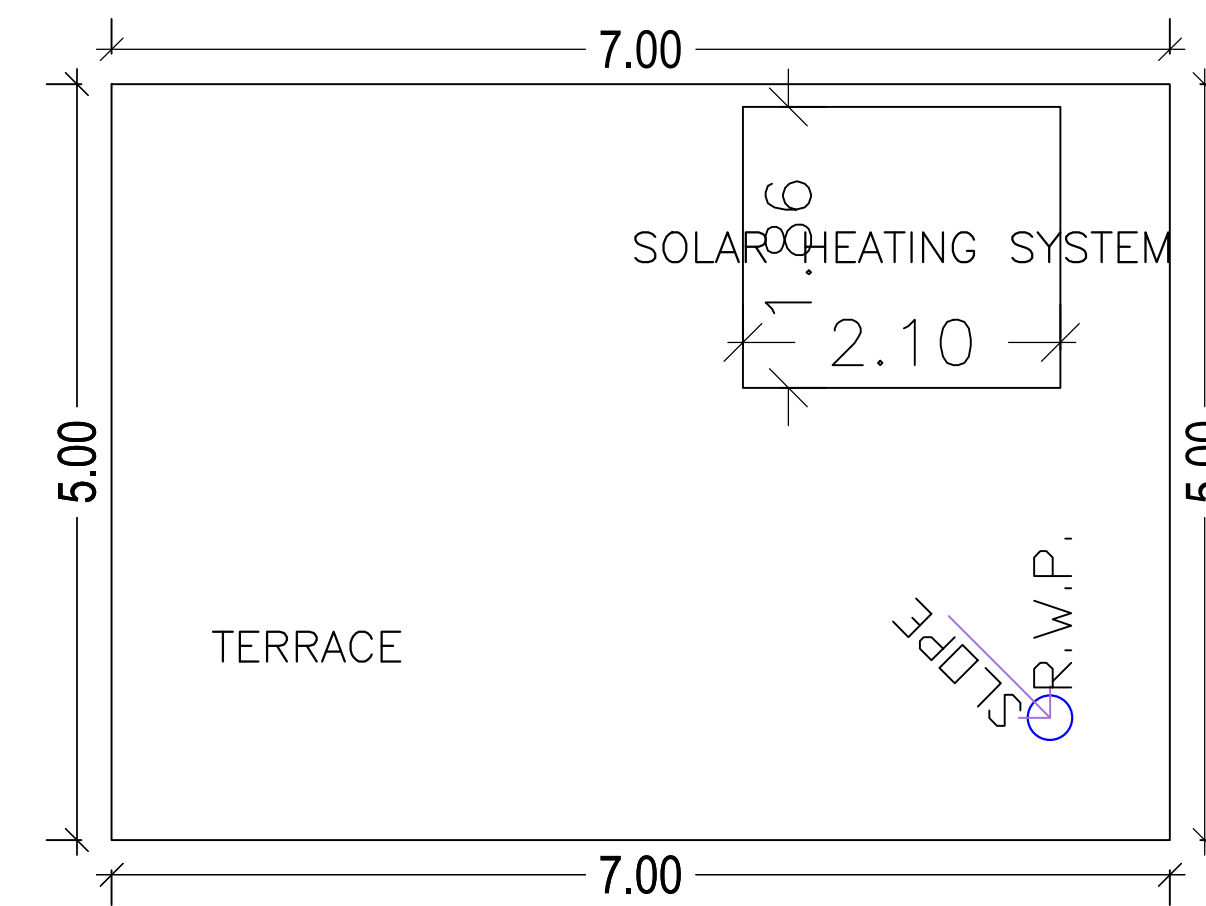
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JADA/NRC/001/2018			

Proposal Basic Information

Proposal File No.	JADA/BP/002/2022
Owner Name	Mr Sameer Agarwal
Khata No	13,40,53
Plot No	Industrial Plot No.6, Survey/Plot No. 696P, 697P, 698P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building



GROUND FLOOR PLAN  
(Proposed)



TERRACE FLOOR PLAN

Building :E (ELECTRICAL BUILDING)

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.)	Trmt (No.)
Ground Floor	35.00	35.00	35.00	35.00	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	35.00	35.00	35.00	35.00	01
Total Number of Same Buildings	1				
Total :	35.00	35.00	35.00	35.00	01

SCHEDULE OF DOOR:

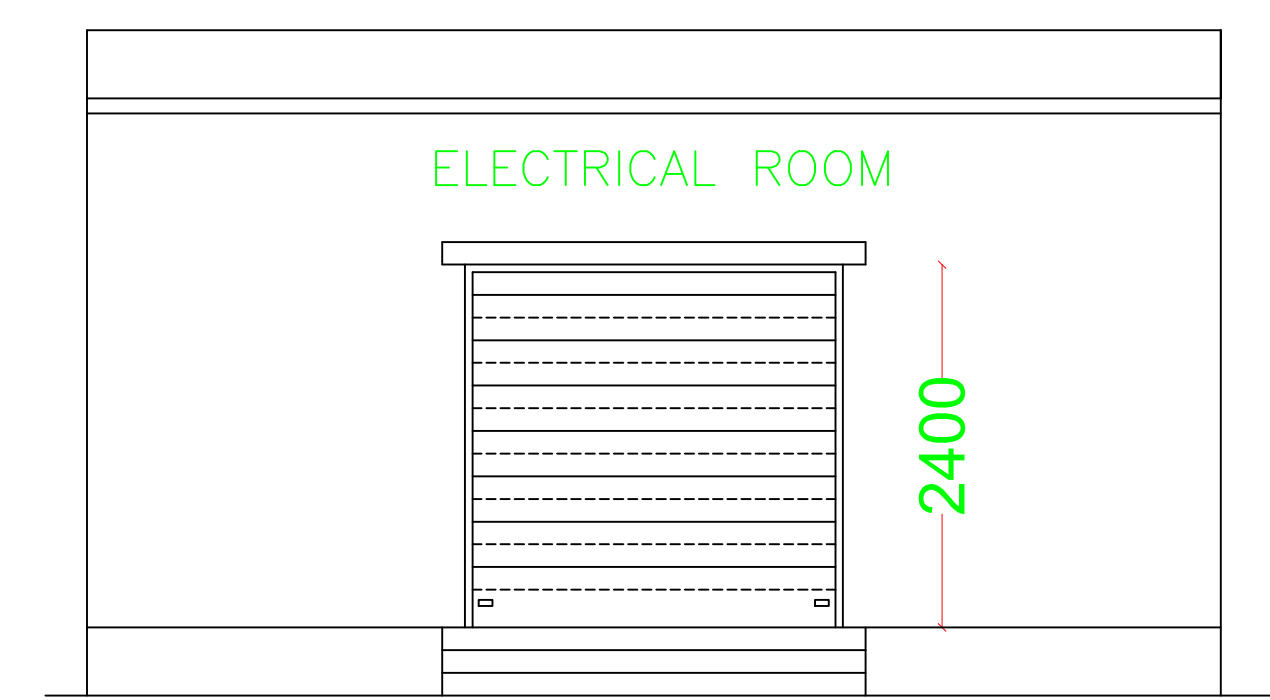
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
E (ELECTRICAL BUILDING)	RS	2.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

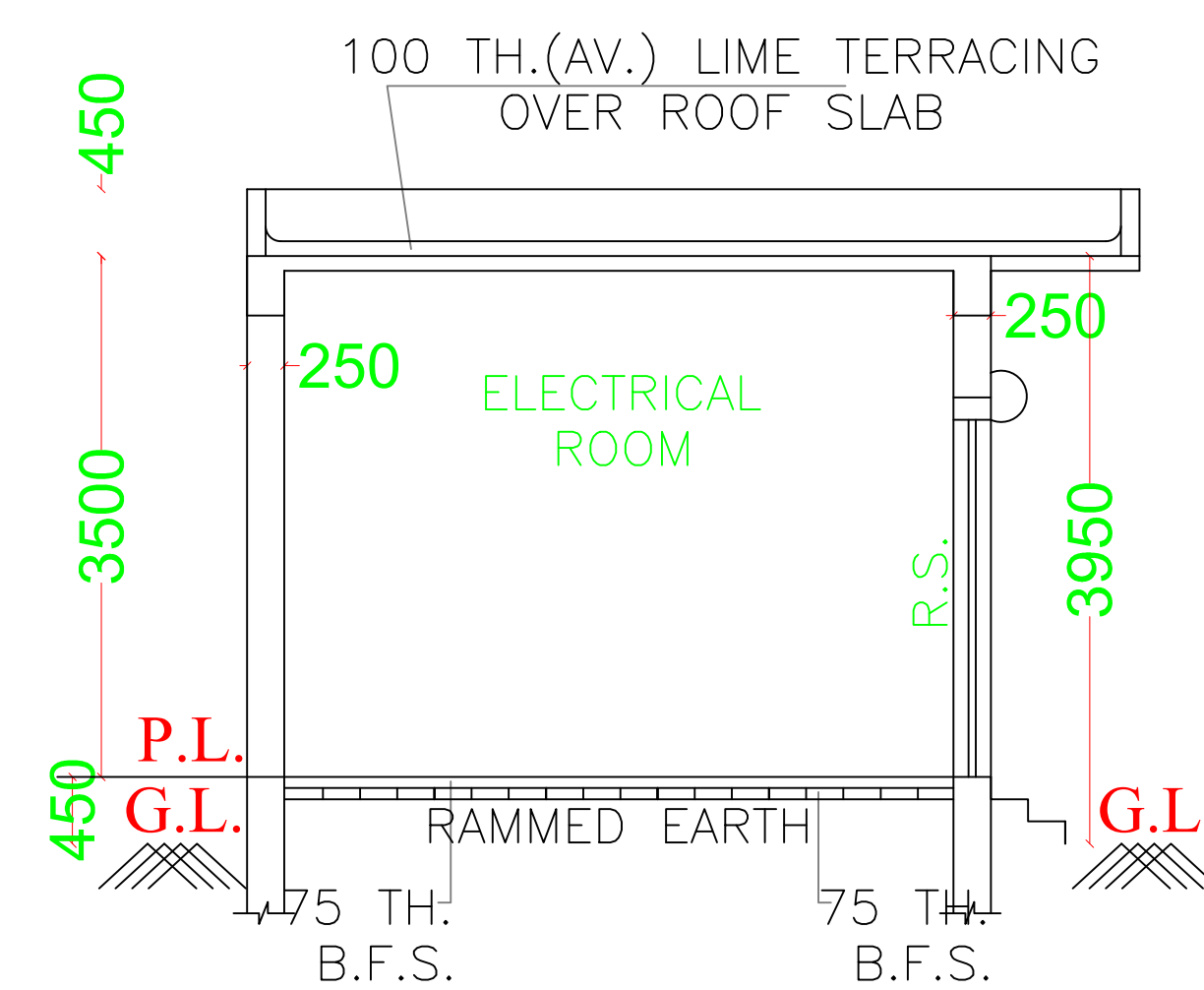
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
E (ELECTRICAL BUILDING)	W2	0.96	1.20	01
E (ELECTRICAL BUILDING)	W2	0.97	1.20	01

UnitBUA Table for Building :E (ELECTRICAL BUILDING)

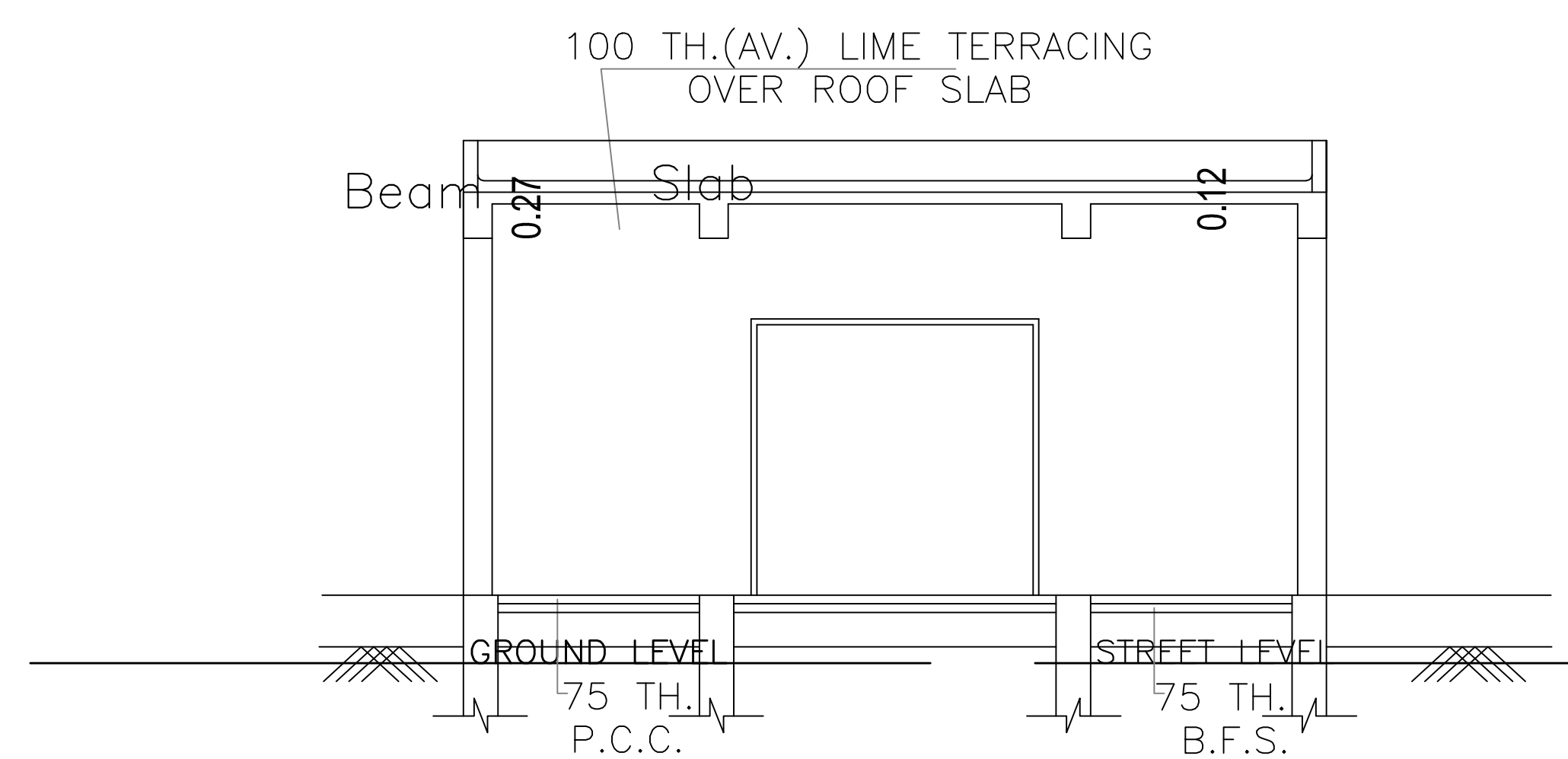
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	E	OTHER	35.00	29.25	1	1
Total:	-	-	35.00	29.25	1	1



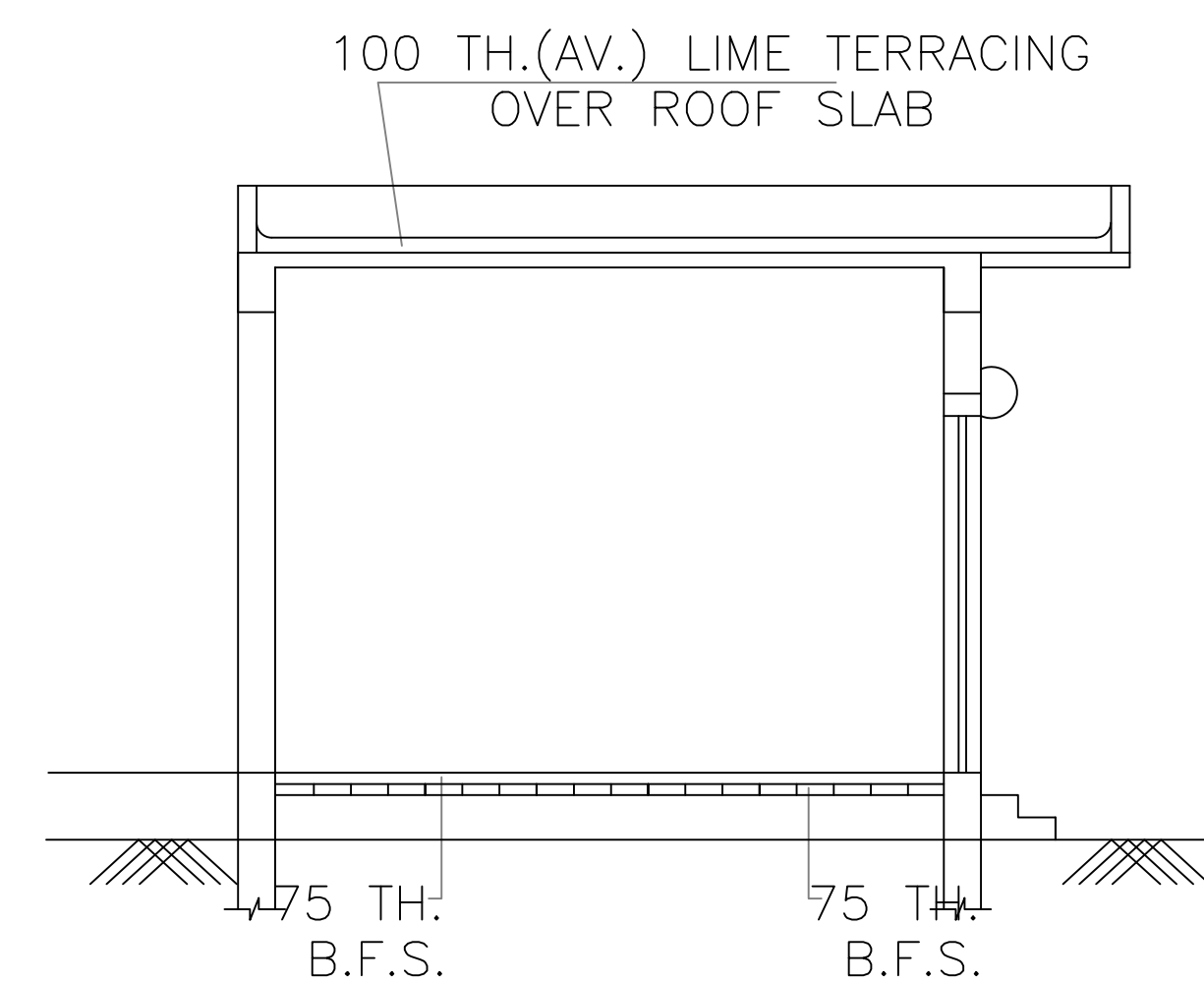
FRONT SIDE ELEVATION



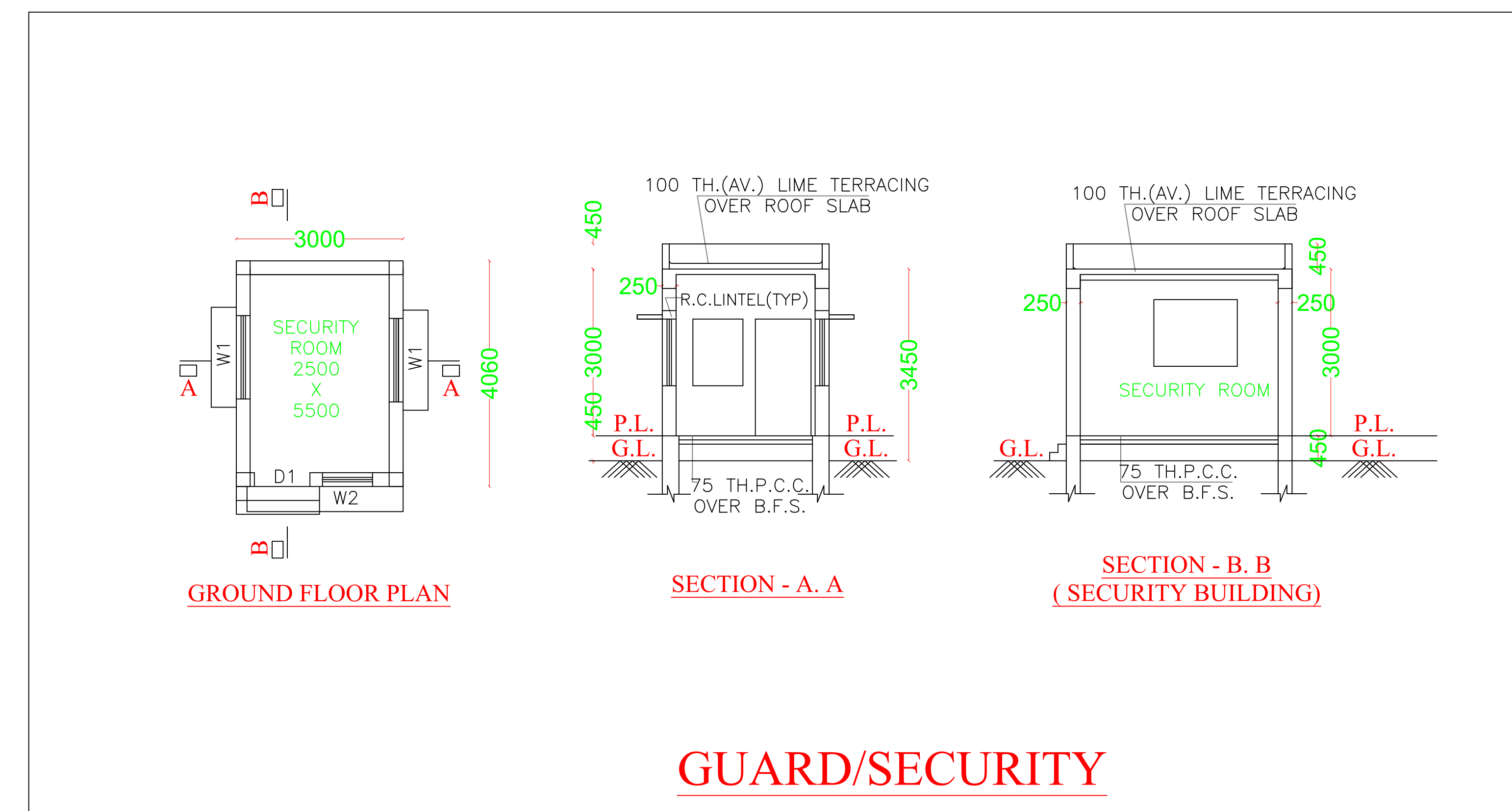
SIDE ELEVATION



SECTION - A. A.



SECTION - B. B.



GUARD/SECURITY

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JADA/NARC/001/2018			