

Proposal Basic Information	
Proposal File No.	JADA/BP/0027/2022
Owner Name	M/S KIRTI INDUSTRIES PROPRIETOR - KIRTI AGRAWAL
Khata No.	529
Plot No.	PLOT NO. M-3P/B, SURVEY PLOT No.-43/A
Village Name	Dugri
Use	Industrial
SubUse	Industrial Building
VERSION NO.	1.0 B4
VERSION DATE	16/10/2020

AREA STATEMENT	
Region	JHARKHAND URBAN LOCAL BODIES
District	RANCHI
Authority	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY
Plan No.	JADA/BP/0027/2022
Application Type	General Proposal
Project Type	Building Permission
Nature of Development	New
Location of Development Area	West Survey No. - SURVEY PLOT No-43/A
Plot Use	Industrial
Plot SubUse	Industrial Building
Plot Nearty/Religious/Structure	NA
North	Survey No. - SURVEY PLOT No.-43/A
South	Plot No. - PLOT NO.-M-4
East	East Road Width - 18.20 MTR WIDE MAIN ROAD
West	Survey No. - SURVEY PLOT No-43/A

AREA DETAILS		Area	SQ.MT.
Area of Plot (Minimum)	(A)		1812.13
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		1812.13
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			183.77
Total			183.77
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		1618.36
PLOT AREA FOR COVERAGE (Net Plot Area for FAR Net Plot Area + Road Widening Area)	(A-Deductions)		1812.13
COVERAGE CHECK			
Permissible Coverage area (50.00%)			906.07
Proposed Coverage Area (26.58%)			481.75
Total Prop. Coverage Area (26.58%)			481.75
Balance coverage area (23.42%)			424.38
FAR CHECK			
Perm. FAR Area (2.000)			3624.26
Total Perm. FAR area			3624.26
Industrial FAR			481.75
Proposed FAR Area			481.75
Total Proposed FAR Area			481.75
Consumed FAR (Factor)			0.27
Balance FAR Area			3142.51
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			481.75
ARCHITECT (Regd)			ALOK KUMAR GADIA
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			M/S KIRTI INDUSTRIES PROPRIETOR - KIRTI AGRAWAL
DEVELOPMENT AUTHORITY			LOCAL BODY

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

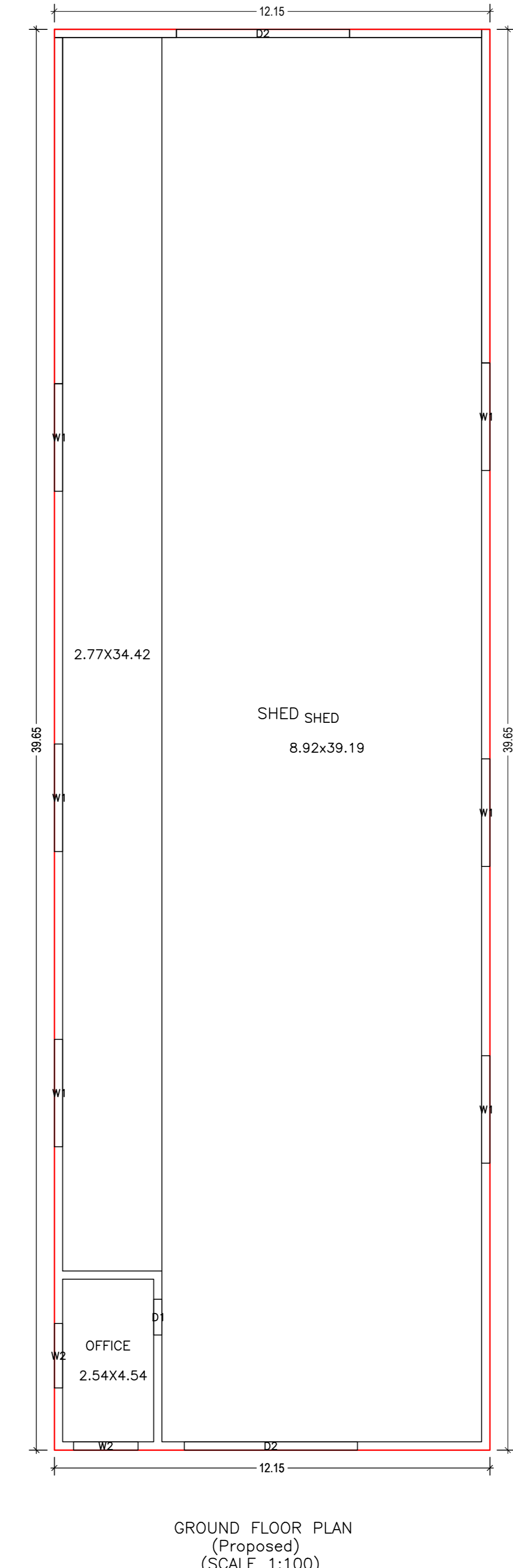
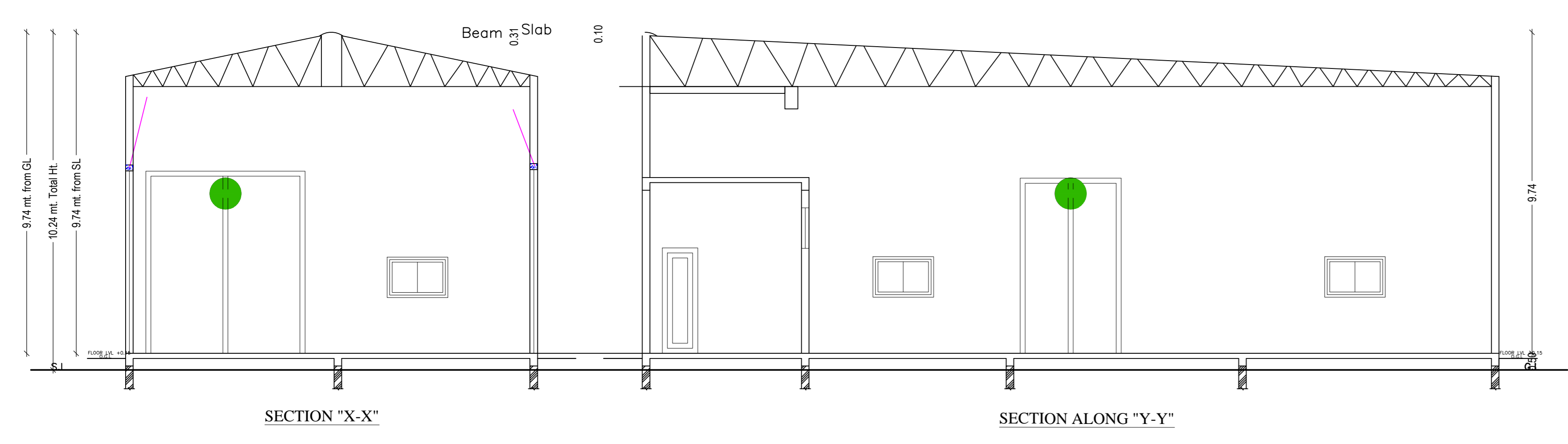
Buildingwise Floor FAR Details				
Floor Name	M 3P B (KIRTI INDUSTRIES)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	481.75	481.75	481.75	481.75
Total	481.75	481.75	481.75	481.75

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
M 3P B (KIRTI INDUSTRIES)	Industrial	Industrial Building	Non-Highrise

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitor Car		TwoWheeler			
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.		
M 3P B (KIRTI INDUSTRIES)	Industrial Building		> 0	400	481.75	1	1	-	-	-	-
Total				-	-	1	4	0	1	3	22

Parking Check (Table 7b)				
Vehicle Type	No.	Area	No.	Area
Car	4	50.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	22	44.00	22	44.00
Total TwoWheeler	3	6.00	22	44.00
Heavy Vehicle	-	-	1	26.25
Total	18.50	176.75		

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.)
M 3P B (KIRTI INDUSTRIES)	1	481.75	481.75	481.75	481.75	01
Grand Total	1	481.75	481.75	481.75	481.75	01

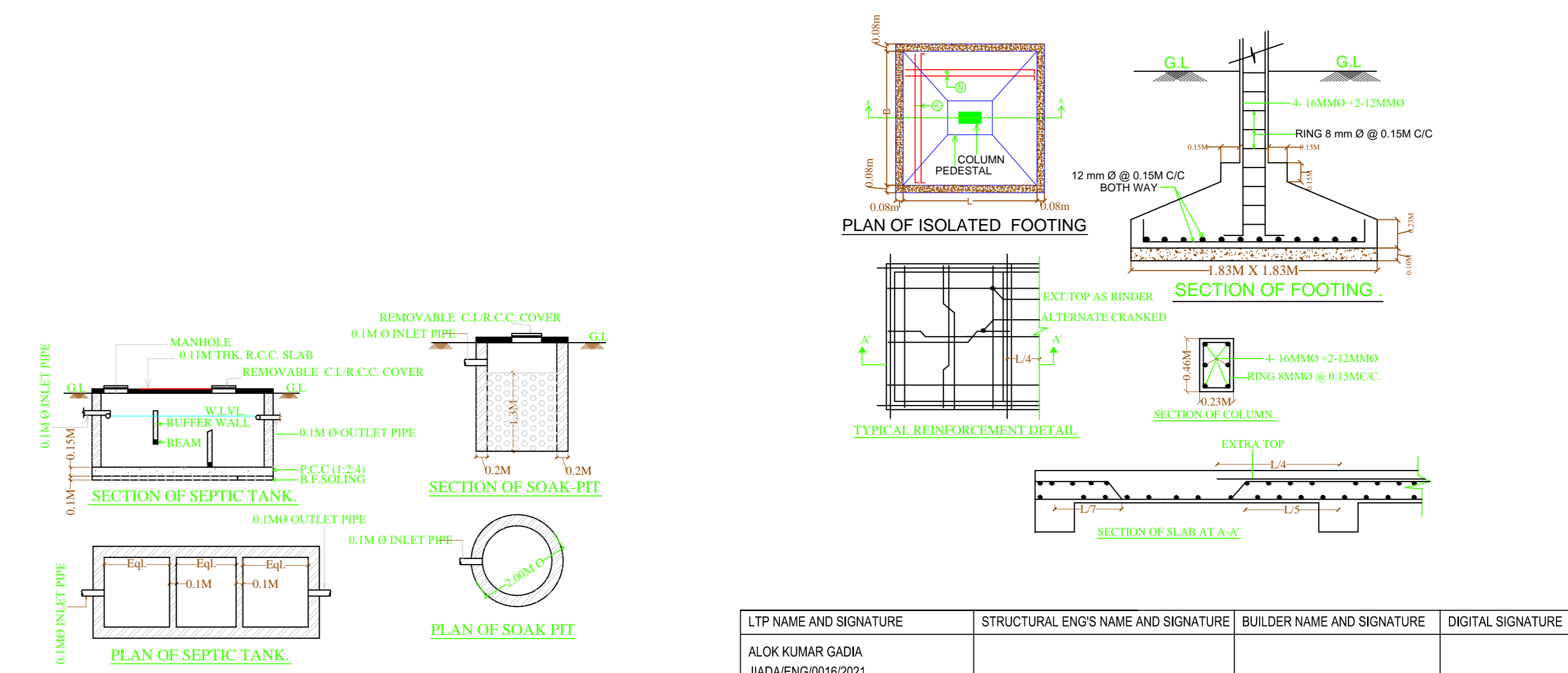


SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
M 3P B (KIRTI INDUSTRIES)	D1	1.00	2.10	01
M 3P B (KIRTI INDUSTRIES)	D2	4.83	5.53	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
M 3P B (KIRTI INDUSTRIES)	W2	1.80	1.20	02
M 3P B (KIRTI INDUSTRIES)	W1	3.00	2.00	06

UnitBUA Table for Building :M 3P B (KIRTI INDUSTRIES)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHED	OTHER	481.75	475.75	2	1
	OFFICE	OTHER	481.75	475.75	2	1

Building :M 3P B (KIRTI INDUSTRIES)					
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	481.75	481.75	481.75	481.75	01
Total	481.75	481.75	481.75	481.75	01
Total Number of Same Buildings	1	481.75	481.75	481.75	01
Total	481.75	481.75	481.75	481.75	01



LTP NAME AND SIGNATURE: ALOK KUMAR GADIA, JADA/ENG/016/2021
STRUCTURAL ENG'S NAME AND SIGNATURE: _____
BUILDER NAME AND SIGNATURE: _____
DIGITAL SIGNATURE: _____