

Proposal Basic Information	
Proposal File No.	JADA/BP/0035/2022
Owner Name	MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR
Khata No.	81
Plot No.	E-50-A, EMC PLOTS SURVEY PLOT NO-354 (PART)
Village Name	HATHYADIH
Use	Industrial
SubUse	Industrial Building

AREA STATEMENT	VERSION NO. 1.0.64
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020
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
Invnt No: JADA/BP/0035/2022	PlotNo/Plot No: E-50-A, EMC PLOTS SURVEY PLOT NO-354 (PART)
Application Type: General Process	North Plot No. - Plot No. E-51
Project Type: Building Permission	South Plot No. - Plot No. E-50-B
Nature of Development: New	East Plot No. - Plot No. E-50-C
Location of Development Area: Old Area	West Road Width - 12.00 MTR Wide MAIN Road

AREA OF PLOT (Minimum)	SQ.MT.	1132.31
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1132.31
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		179.36
Total		179.36
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Space)	(A-Deductions)	952.95
PLOT AREA FOR COVERAGE (Net Plot Area)		1132.31
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	1132.31
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		566.16
Proposed Coverage Area (28.65 %)		324.38
Total Prop. Coverage Area (28.65 %)		324.38
Balance coverage area (21.35 %)		241.78

FAR CHECK		
Perm FAR Area (2.000)		2284.62
Total Perm FAR area		2284.62
Industrial FAR		324.38
Proposed FAR Area		324.38
Total Proposed FAR Area		324.38
Consumed FAR (Factor)		0.29
Balance FAR Area		1940.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		324.38
ARCHITECT (Regd)		ANOOOP KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX			
Plot Boundary	Existing Road	Proposed Construction	Common Plot
Road Widening Area	Existing (To be retained)	Existing (To be demolished)	
BUILDINGWISE FLOOR FAR Details			

Floor Name	Building Name		Total	
	A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)			
	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	324.38	324.38	324.38	324.38
Total	324.38	324.38	324.38	324.38

BUILDING USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	Industrial	Industrial Building	Non-Highrise

Required Parking (Table 7a)														
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Visitor Car	Prop.	Repl./Unit	Repl.	Prop.	Repl./Unit	Repl.	Prop.	Repl./Unit
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	Industrial	Industrial Building	> 0	400	324.38	1	1	-	-	-	-	-	-	-
Total:			> 0	400	324.38	-	-	-	-	-	-	-	1	2
													1	2

Parking Check (Table 7b)						
Vehicle Type	No.	Regd.	Area	No.	Prop.	Area
Car	-	-	-	3	-	37.50
Total Car	1	-	12.90	3	-	37.50
Visitor Car Parking	-	-	-	1	-	11.50
Total Visitor Parking	-	-	-	1	-	12.50
TwoWheeler	-	-	-	27	-	54.00
Total TwoWheeler	2	-	4.00	1	-	54.00
Heavy Vehicle	-	-	-	1	-	36.25
Total	16.50	-	16.50	184.25	-	184.25

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.)
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	1	324.38	324.38	324.38	324.38	01
Grand Total:	1	324.38	324.38	324.38	324.38	01

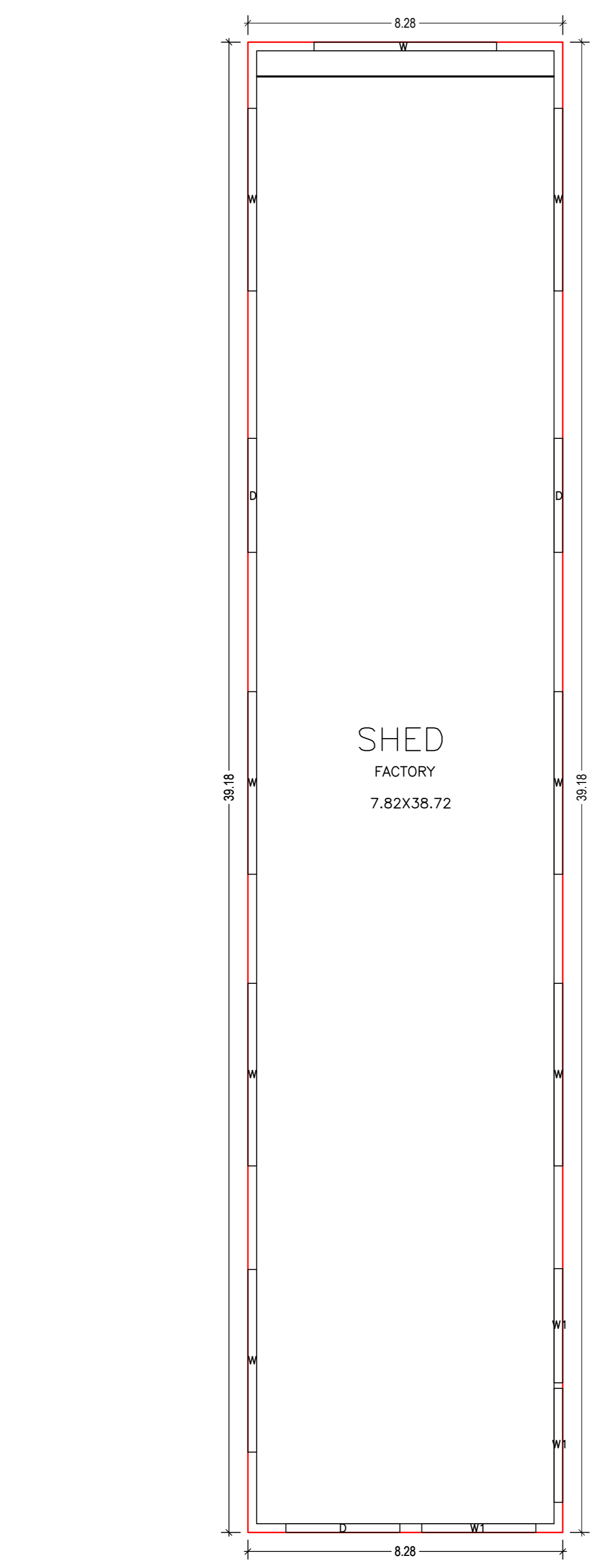
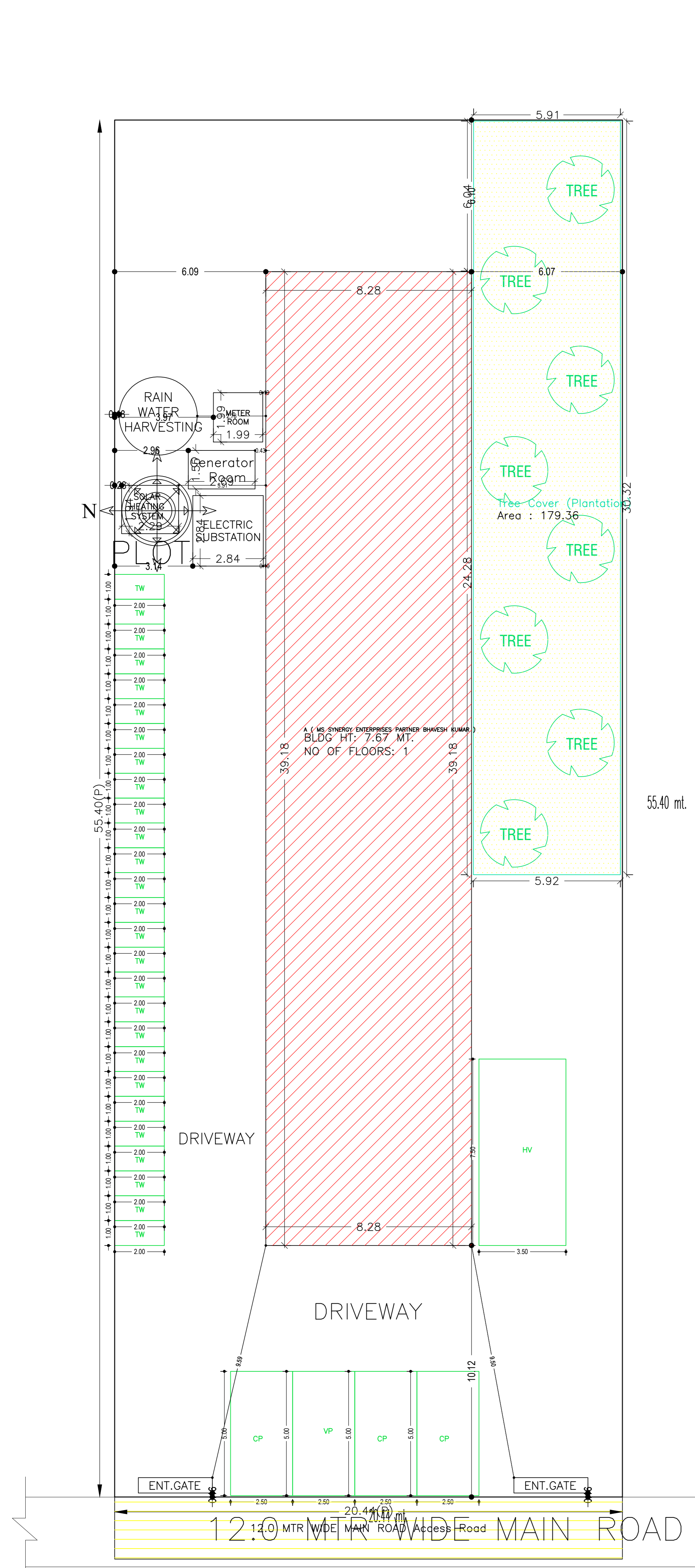
Building : A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)					
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
Ground Floor	324.38	324.38	324.38	324.38	01
Total	324.38	324.38	324.38	324.38	01
Total Number of Same Buildings	1				
Total	324.38	324.38	324.38	324.38	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	D	3.00	2.13	03

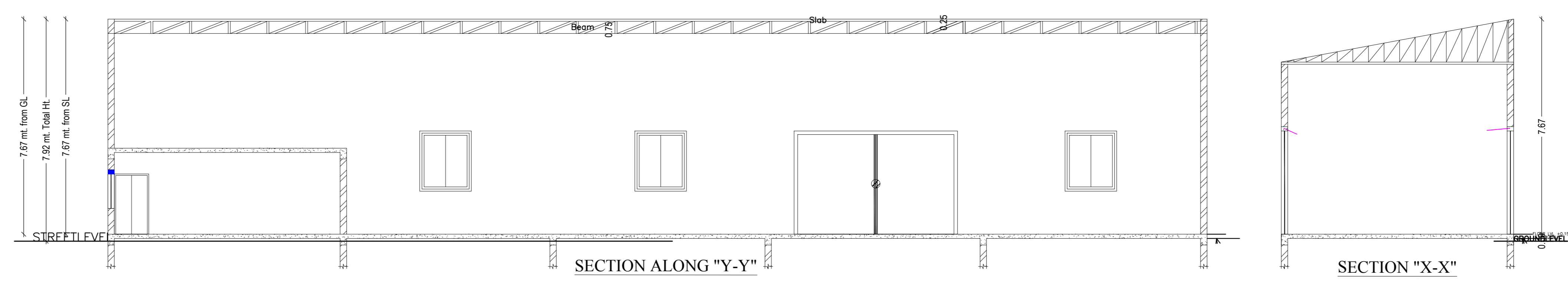
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	W1	3.00	2.13	03
A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)	W	4.80	2.13	08

UnitBUA Table for Building : A (MS SYNERGY ENTERPRISES PARTNER BHAVESH KUMAR)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHED	OTHER	324.38	324.20	1	1
Total	-	-	324.38	324.20	1	1

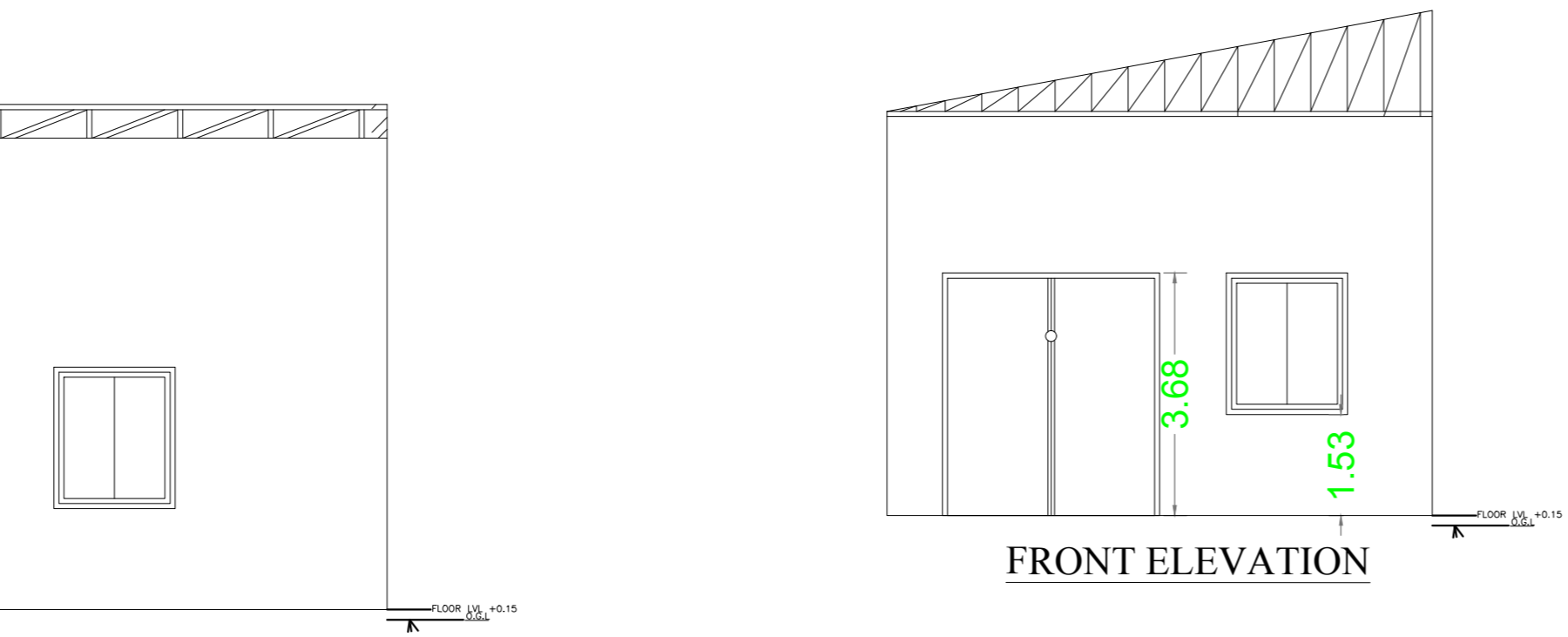
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANOOOP KUMAR JADA/ENG/0027/2019			



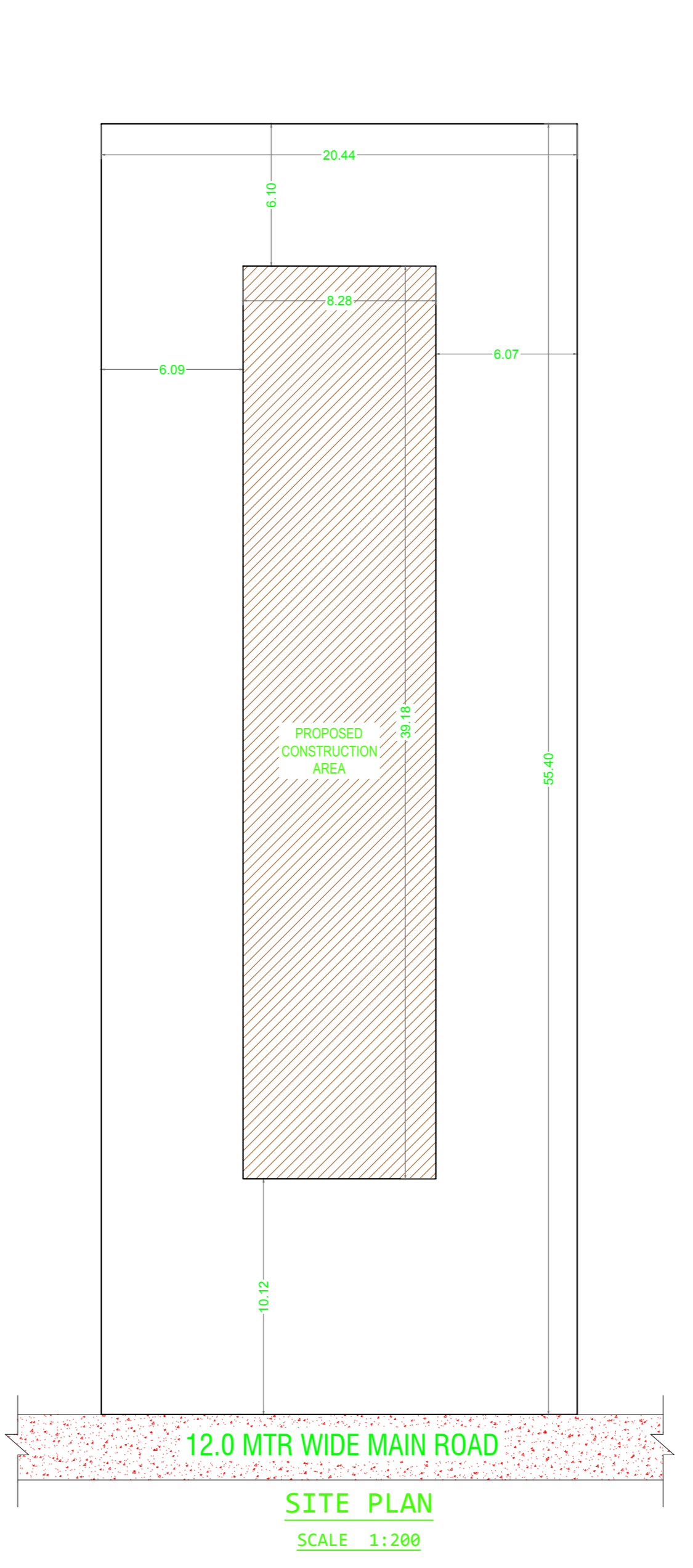
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



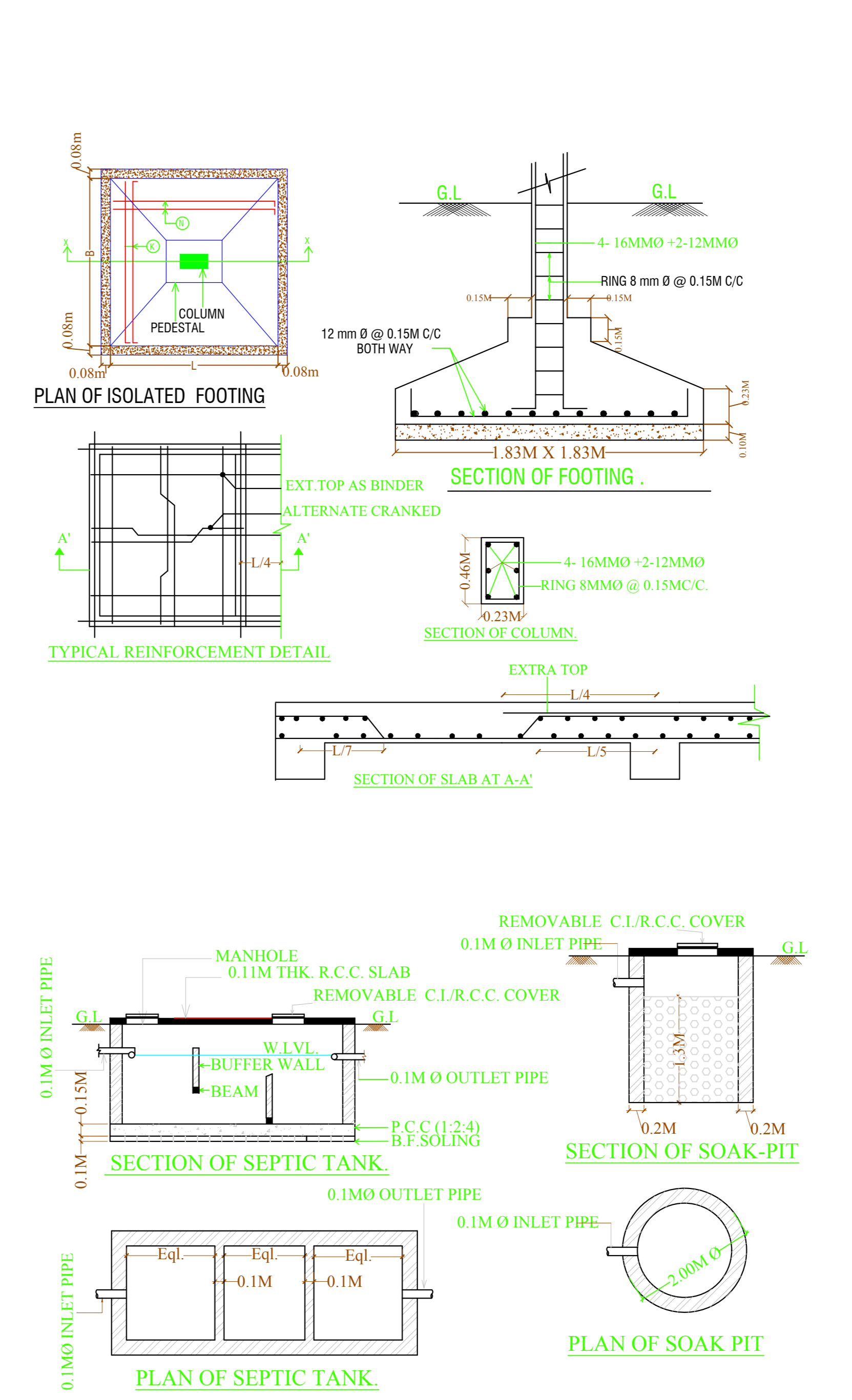
SECTION "Y-Y" SECTION "X-X"



FRONT ELEVATION



12.0 MTR WIDE MAIN ROAD SITE PLAN SCALE 1:200



PLAN OF ISOLATED FOOTING SECTION OF FOOTING TYPICAL REINFORCEMENT DETAIL SECTION OF COLUMN SECTION OF SLAB AT A-A SECTION OF SEPTIC TANK PLAN OF SOAK PIT



DETAIL OF RECHARGE WELL SECTION OF DRAIN SCALE - N.T.S.



SECTION OF DRAIN SLOPE OF DRAIN=1:200 SCALE - N.T.S.