

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Reqd.	Prop.	Reqd./Unit	Car	Prop.	Reqd./Unit	TwoWheeler	Prop.
NS 3 (MOTEL MADHUBAN)	Commercial	Hotel	>0	200	2194.47	1	8	-	-	-	-
Total	-	-	-	-	-	-	8	25	-	23	71

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Two Stack Car	17	212.50	8	100.00
Total Car	8	100.00	25	312.50
Parallel Visitor's Car Parking	-	-	5	67.50
TwoWheeler	-	-	71	142.00
Total TwoWheeler	23	46.00	71	142.00
Other Parking	-	-	-	1.43
Total	146.00	-	-	661.43

Proposal Basic Information

Proposal File No.	JADA/BP/0007/2023
Owner Name	M/S MOTEL MADHUBAN Manoj Kumar Sinha
Khata No.	306
Plot No.	PILOT NO. NS-3-NS-3P, SURVAY PLOT NO. -100P
Village Name	Dindli
Use	Commercial
SubUse	Hotel

AREA STATEMENT

REGION: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.66
LOCAL BODIES: District RANCHI	VERSION DATE: 16/10/2020

PROJECT DETAIL

Region: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Plot Use: Commercial
District: RANCHI	Plot SubUse: Hotel
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Plot Neighbourly/Religious Structure: NA
Proposal No.: JADA/BP/0007/2023	Plot/SubPlot No.: PILOT NO. NS-3-NS-3P, SURVAY PLOT NO. -100P
Application Type: General Proposal	North Plot No.: PILOT No. NS-3, S.PLOT NO. 100 P
Project Type: Building Permission	South: Road Width - 67'0" (18.28M) WEDE INDUSTRIAL PLOT ROAD, S.PLOT NO. 100 P
Nature of Development: New	East: Survey No. - S.PLOT NO. 100 P, WATER PIPE LINE
Location of Development Area: Old	West: Plot No. - PILOT NO. C-13, S. PLOT NO. 100 P

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	50.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1907.01
Deduction from Balance Plot Area (from Gross Plot Area)		
Common Plot		118.66
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1788.35
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1907.01
Plot Area for FAR (Net Plot Area - Road Widening Area)	(A-Deductions)	1907.01

COVERAGE CHECK

Permissible Coverage Area (50.00%)	953.51
Proposed Coverage Area (25.00%)	492.10
Total Prop. Coverage Area (25.00%)	492.10
Balance coverage area (24.25%)	461.41

FAR CHECK

Perm. FAR Area (2.500)	4787.52
Total Perm. FAR area	4787.52
Commercial FAR	2418.42
Proposed FAR Area	2418.42
Total Proposed FAR Area	2418.42
Consumed FAR (Factor)	1.27
Balance FAR Area	2349.10

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	2458.30
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ARCHITECT (Regd): ALOK KUMAR GADIA
ENGINEER (Regd):
SUPERVISOR (Regd):
OWNER (Regd): M/S MOTEL MADHUBAN Manoj Kumar Sinha
DEVELOPMENT AUTHORITY: LOCAL BODY

Building :NS 3 (MOTEL MADHUBAN)

Floor Name	Gross Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Additional FAR Area (Sq.mt.)	Trent (No.)
Basement Floor	501.01	7.99	493.02	9.97	483.05	483.05	483.05		01
Ground Floor	501.01	8.93	492.08	6.00	486.08	486.08	486.08		01
First Floor	501.01	10.47	490.54	9.97	480.57	480.57	480.57		01
Second Floor	501.01	10.46	490.55	9.97	480.58	480.58	480.58		01
Third Floor	501.01	8.92	492.09	9.97	482.12	482.12	482.12		01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00		00
Total	2505.07	46.77	2458.30	39.86	2418.42	2418.42	2418.42		05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
NS 3 (MOTEL MADHUBAN)	D1	0.90	2.10	50
NS 3 (MOTEL MADHUBAN)	FD	1.80	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
NS 3 (MOTEL MADHUBAN)	V	0.40	0.60	16
NS 3 (MOTEL MADHUBAN)	V	0.70	0.50	05
NS 3 (MOTEL MADHUBAN)	MECH VENT	0.90	0.60	11
NS 3 (MOTEL MADHUBAN)	W1	1.48	1.20	01
NS 3 (MOTEL MADHUBAN)	W1	1.80	1.20	48

Buildingwise Floor FAR Details

Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	NS 3 (MOTEL MADHUBAN)	493.02	483.05	493.02	483.05
Ground Floor	NS 3 (MOTEL MADHUBAN)	492.10	486.08	492.10	486.08
First Floor	NS 3 (MOTEL MADHUBAN)	490.54	480.57	490.54	480.57
Second Floor	NS 3 (MOTEL MADHUBAN)	490.55	480.58	490.55	480.58
Third Floor	NS 3 (MOTEL MADHUBAN)	492.09	482.12	492.09	482.12
Terrace Floor	NS 3 (MOTEL MADHUBAN)	0.00	0.00	0.00	0.00
Total	NS 3 (MOTEL MADHUBAN)	2458.30	2418.42	2458.30	2418.42

UnitBUA Table for Building :NS 3 (MOTEL MADHUBAN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SHOP		483.05	481.96	7	1
GROUND FLOOR PLAN	SHOP		478.09	476.71	10	1
FIRST FLOOR PLAN	SHOP		482.38	481.04	14	1
THIRD FLOOR PLAN	SHOP		464.63	463.25	6	1
SECOND FLOOR PLAN	SHOP		462.39	460.99	14	1
Total	-	-	2360.54	2343.95	51	5

FAR & Tenement Details (Table 4c-1)

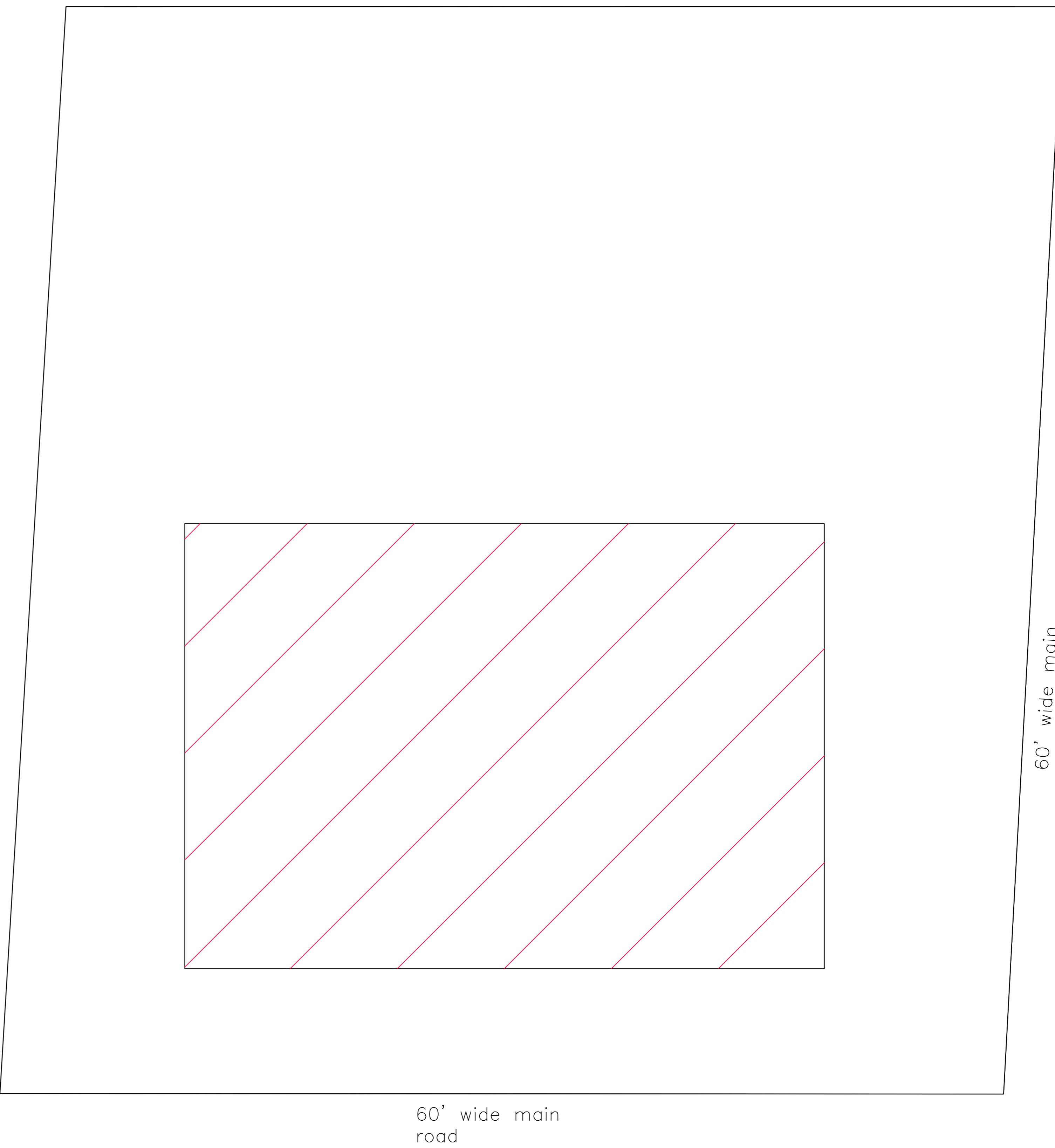
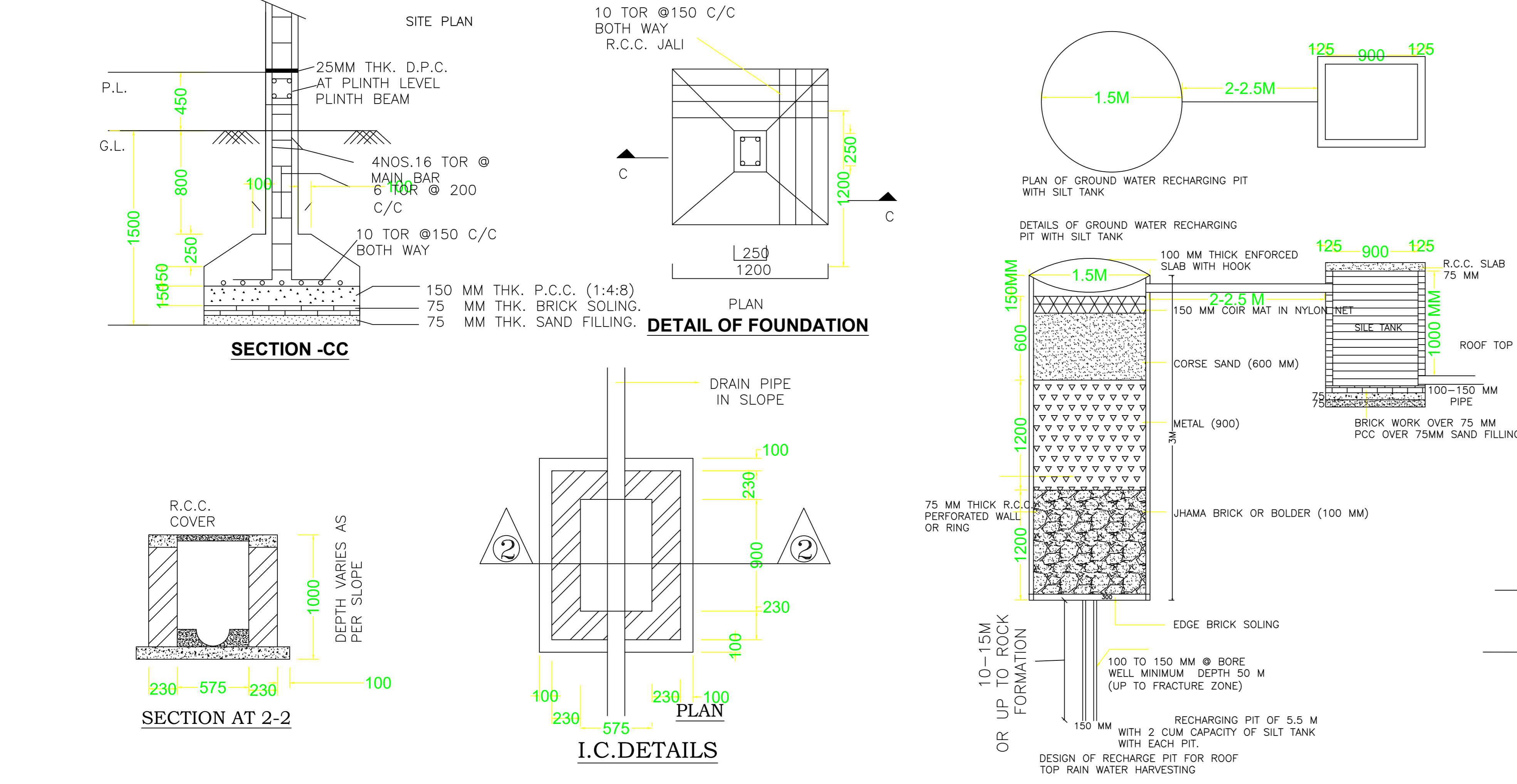
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Additional FAR Area (Sq.mt.)	Trent (No.)
NS 3 (MOTEL MADHUBAN)	1	2505.07	46.77	2458.30	39.86	2418.42	2418.42	2418.42		05
Grand Total	1	2505.07	46.77	2458.30	39.86	2418.42	2418.42	2418.42		05

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
NS 3 (MOTEL MADHUBAN)	Commercial	Hotel	Non-Highrise

COLOR INDEX

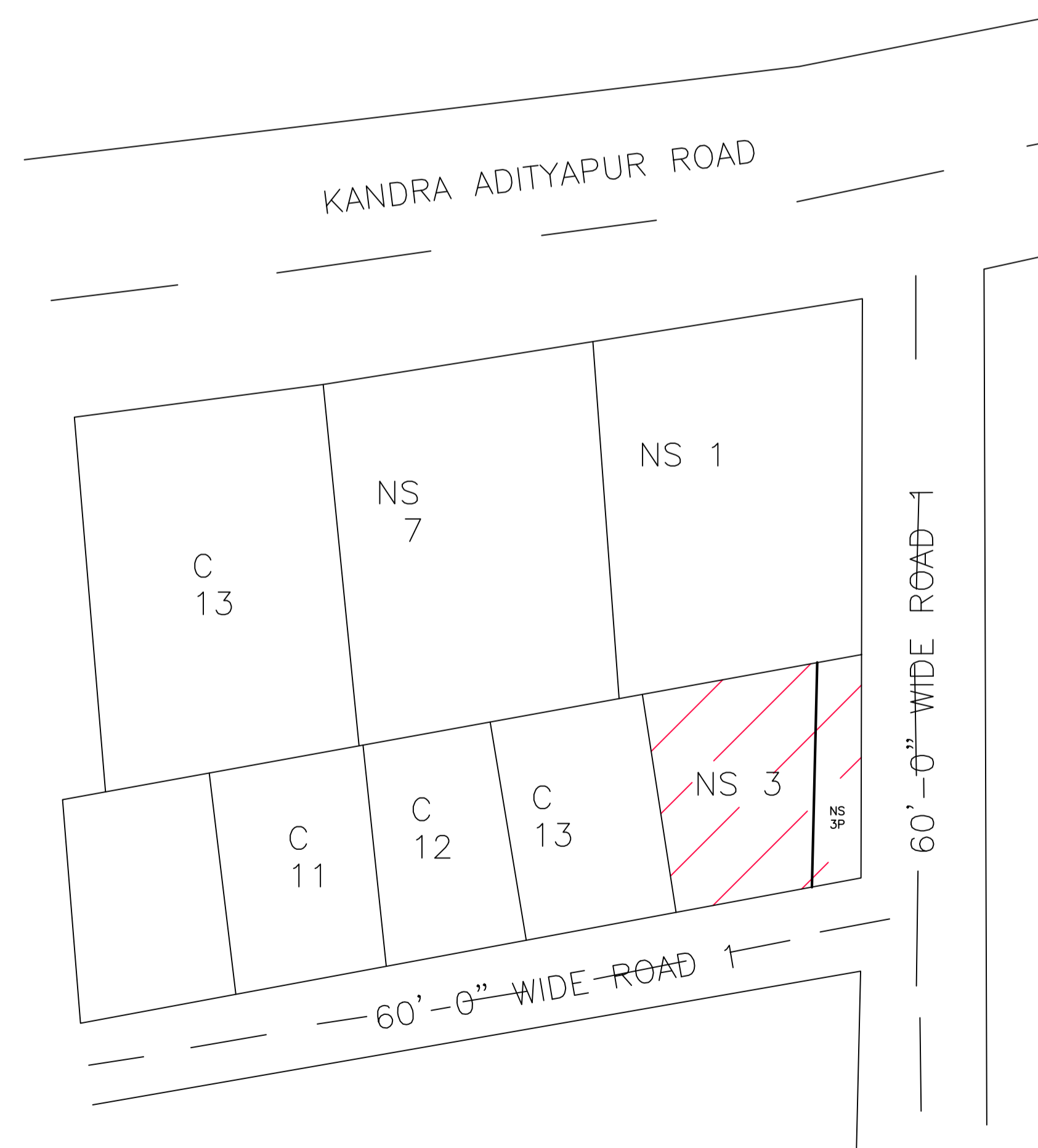
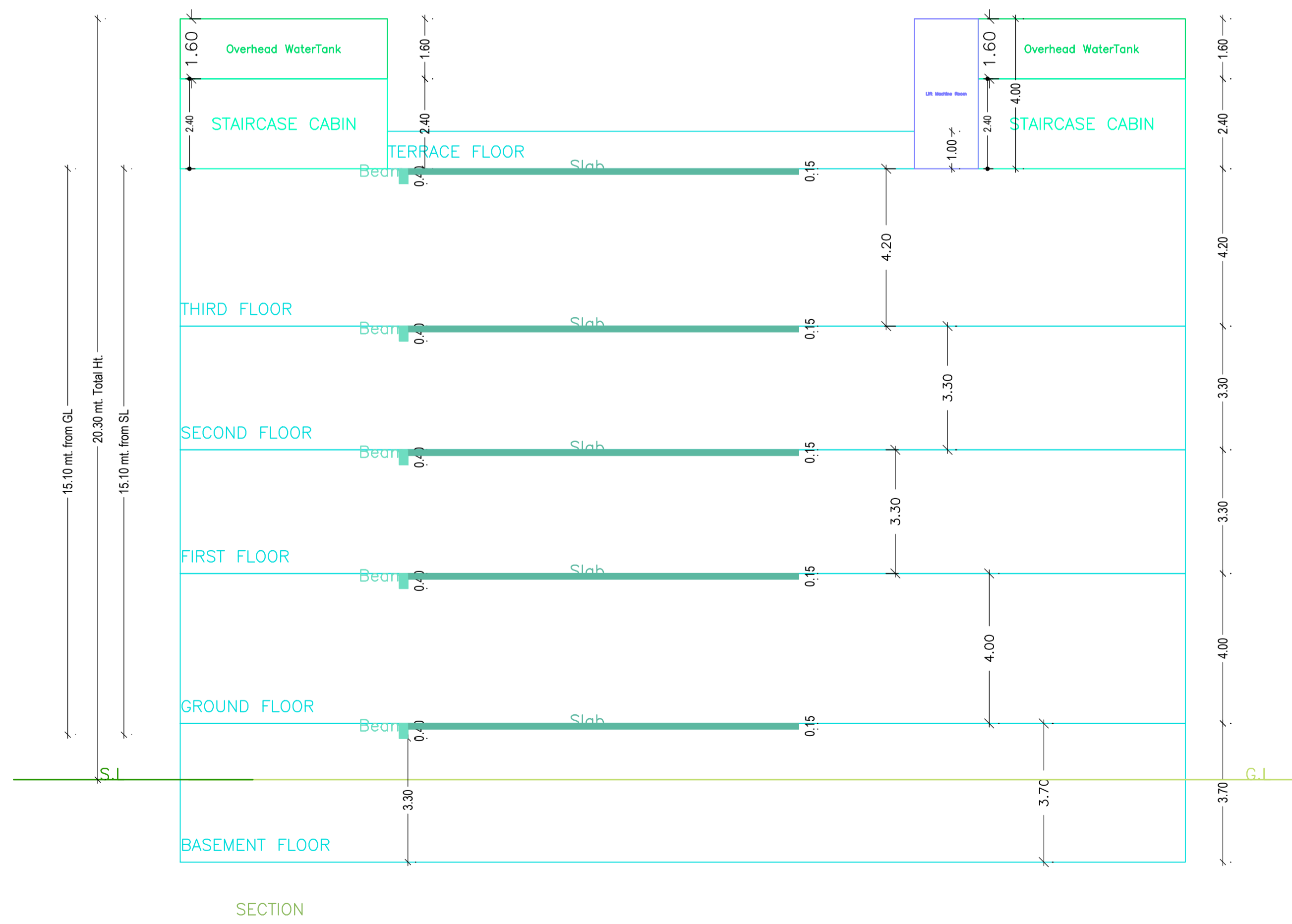
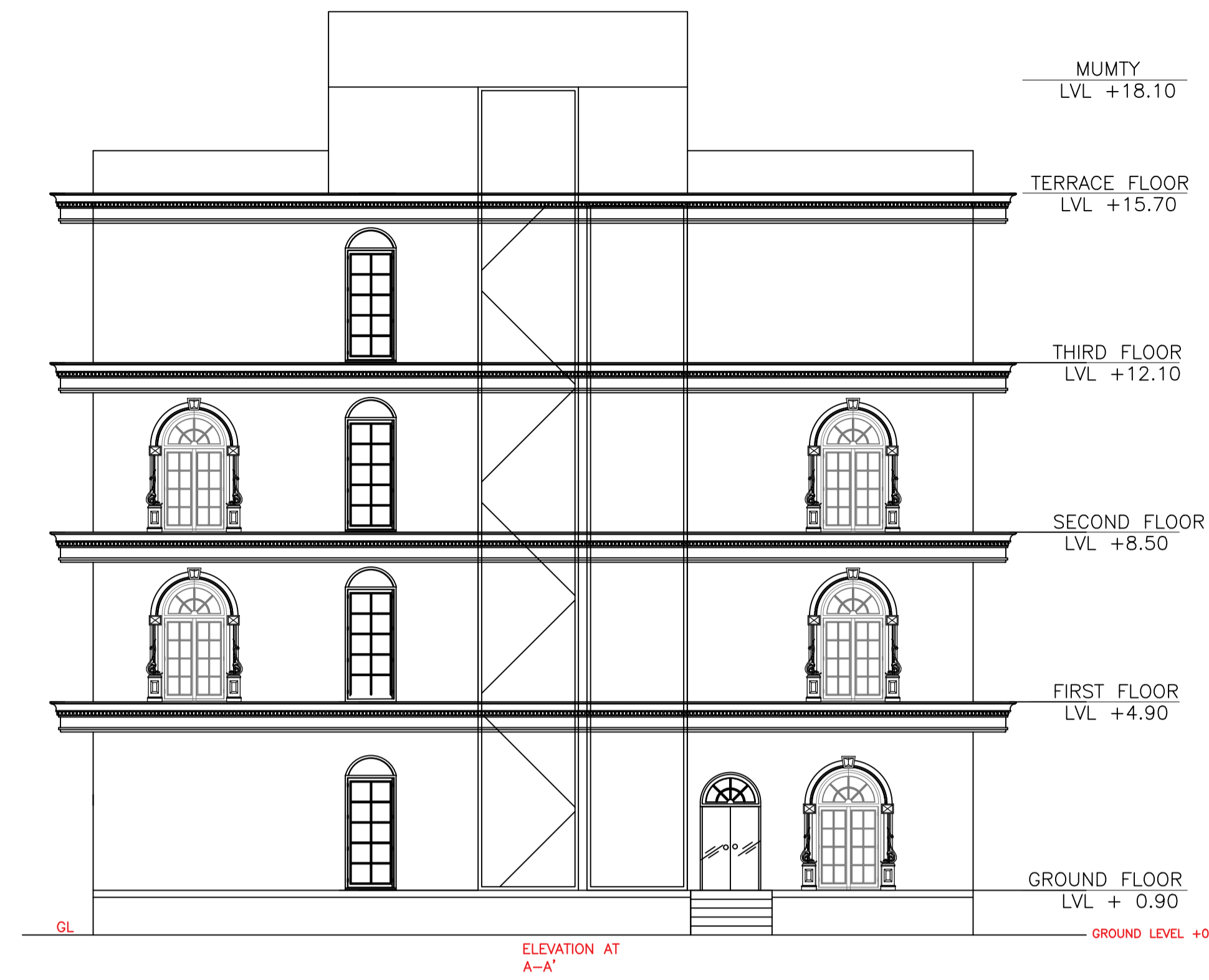
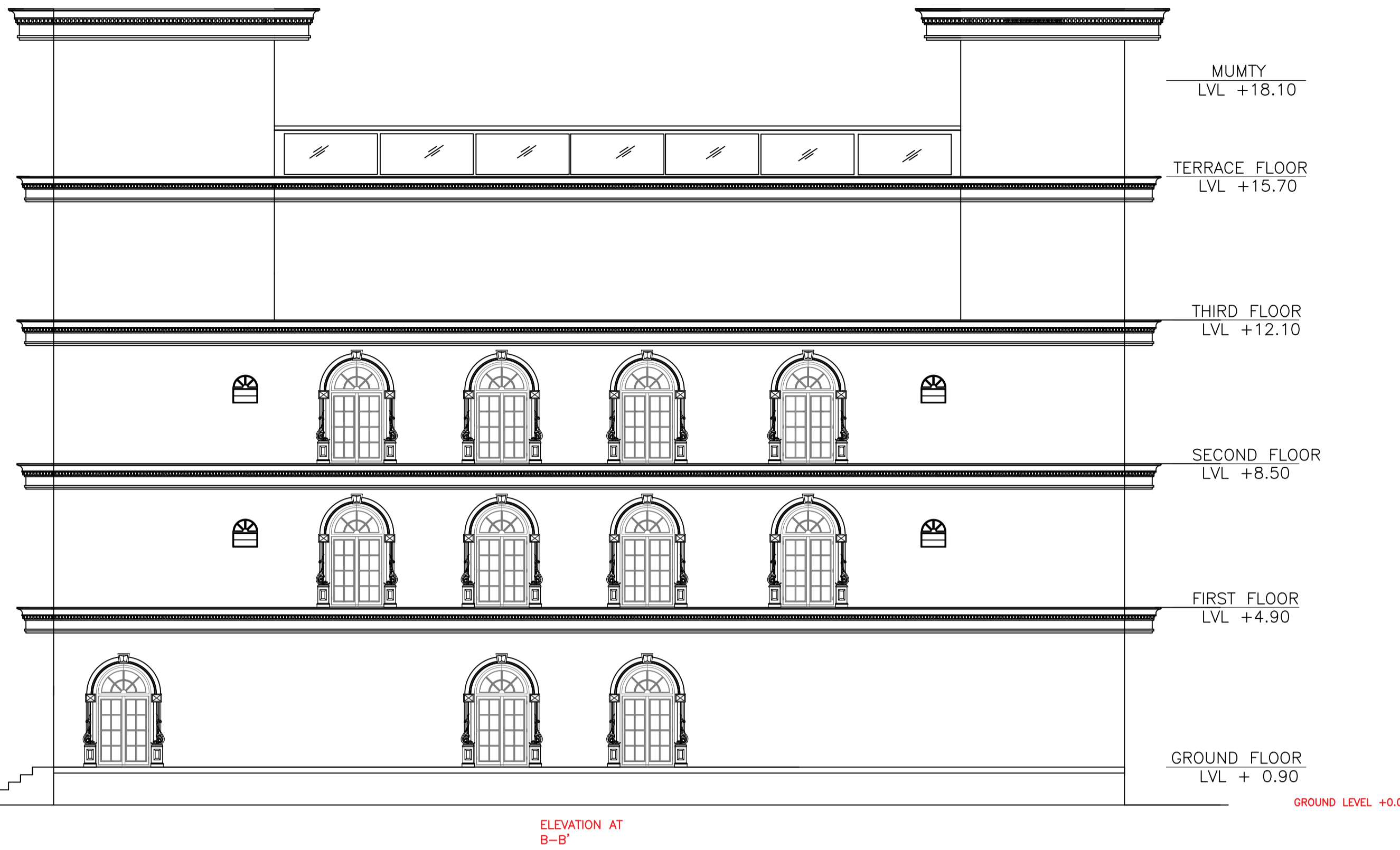
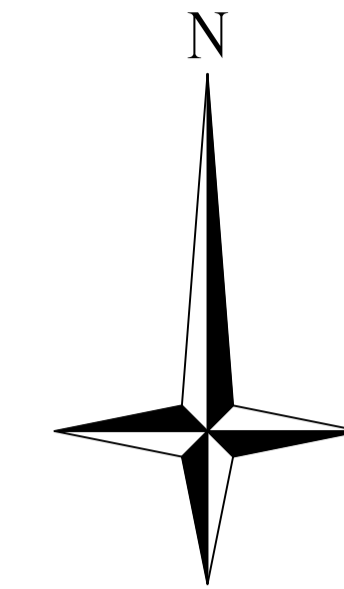
PLOT BOUNDARY	Green
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Blue
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Black
EXISTING (To be demolished)	White



60' wide main road

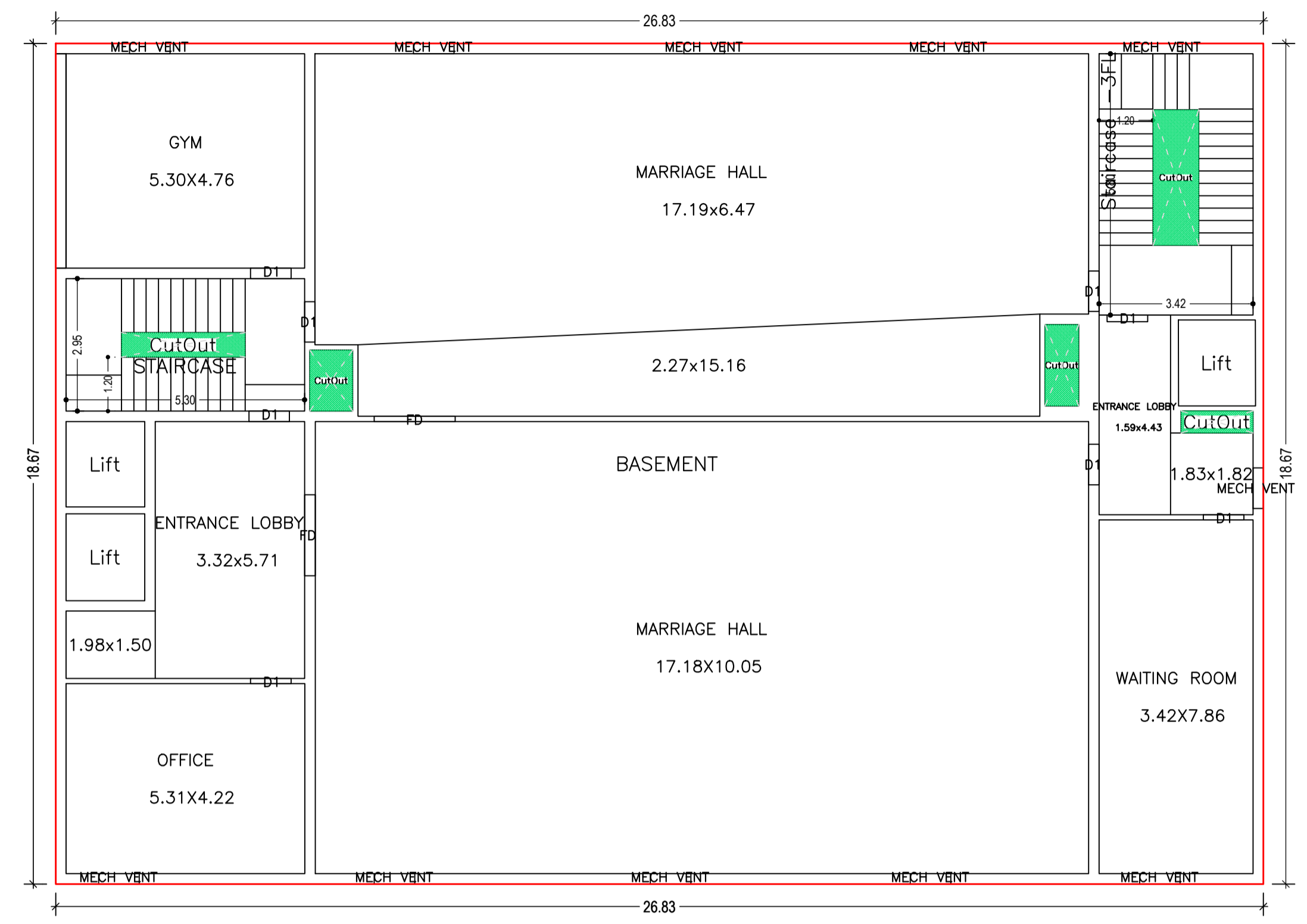
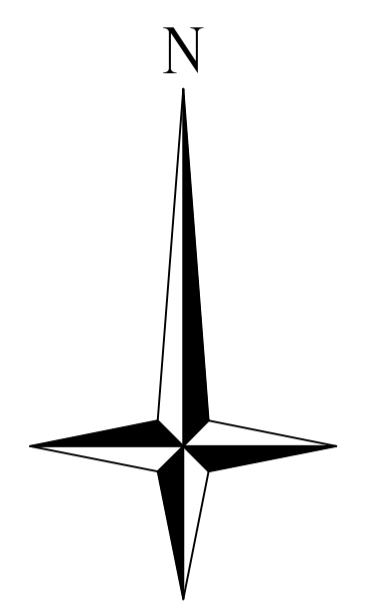
60' wide main road

Proposal Basic Information	
Proposal File No.	JIADA/BP/0007/2023
Owner Name	M/S MOTEL MADHUBAN ,Manoj Kumar Sirha
Khata No	306
Plot No	PLOT NO. NS-3,NS-3P, SURVAY PLOT No. -100(P)
Village Name	Dindil
Use	Commercial
SubUse	Hotel

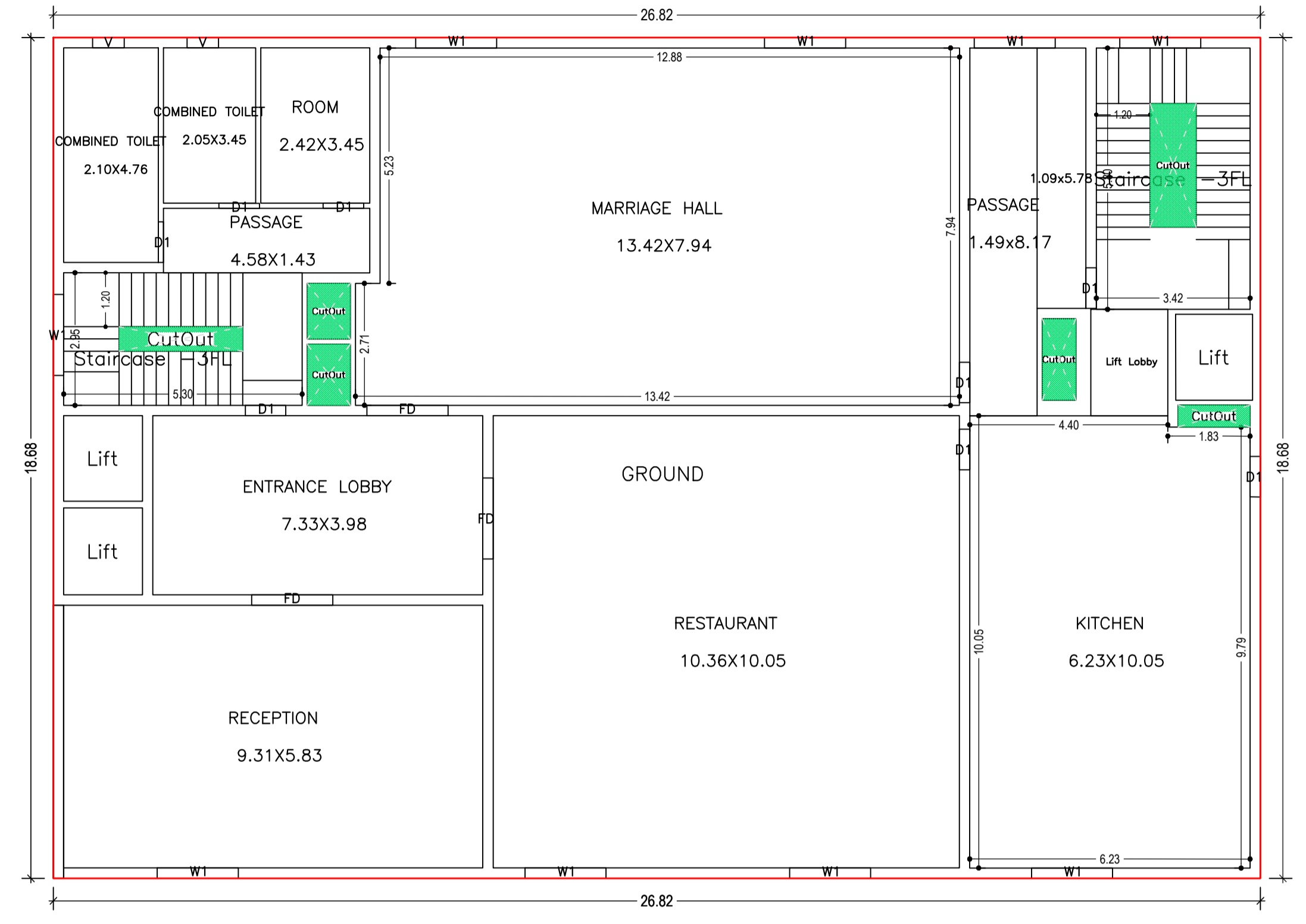


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ALOK KUMAR GADIA JIADA/ENG/0016/2021			

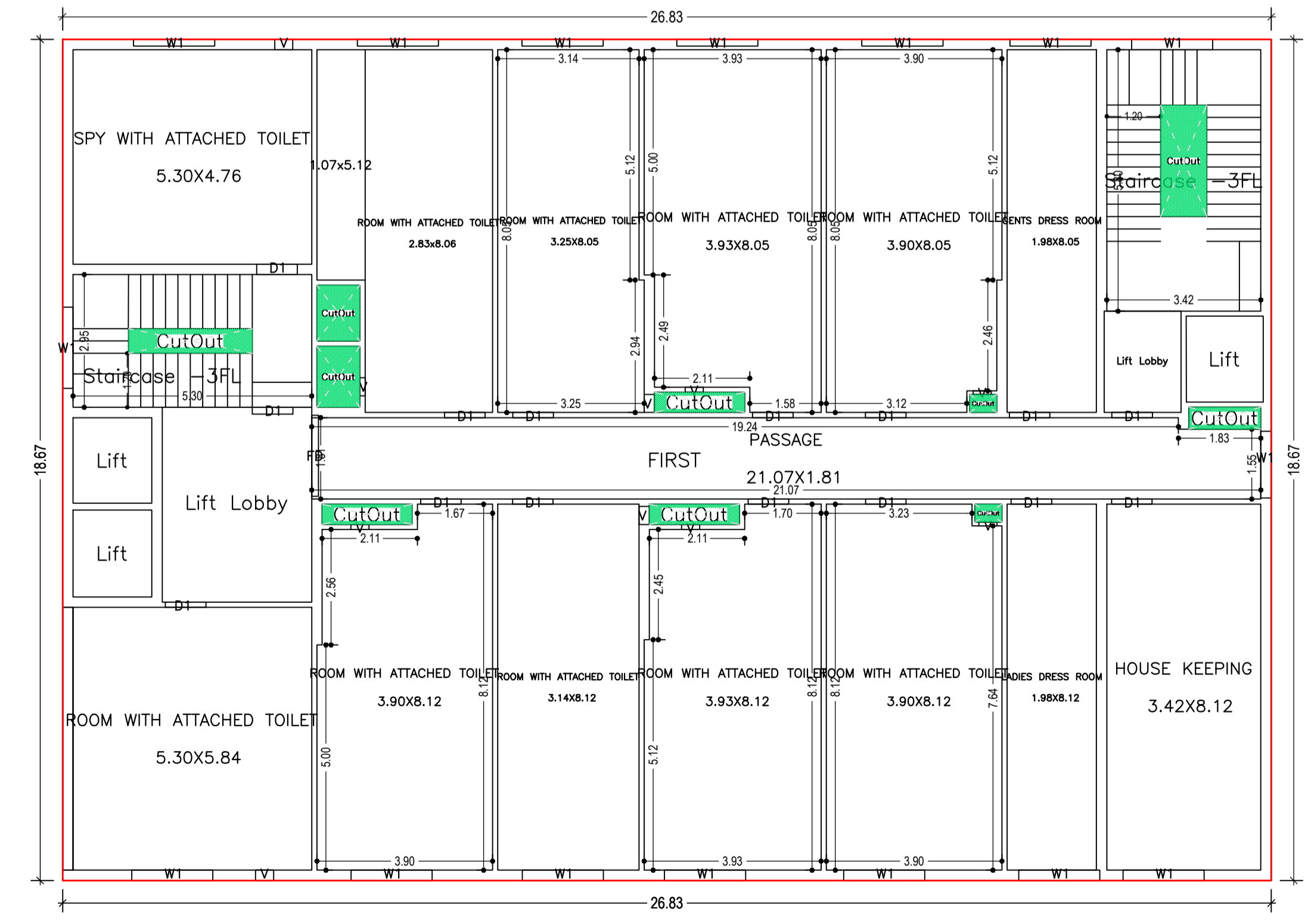
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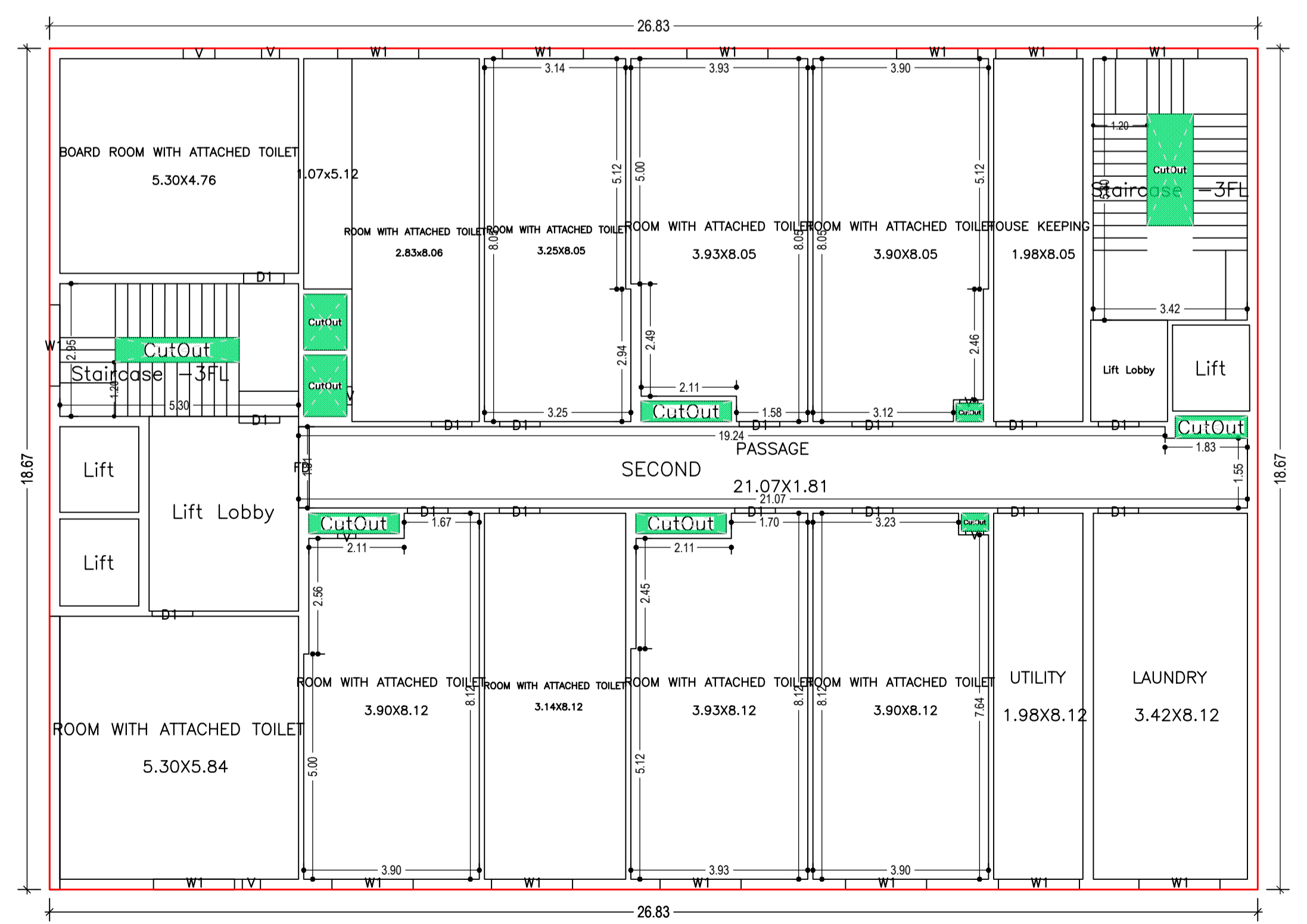
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



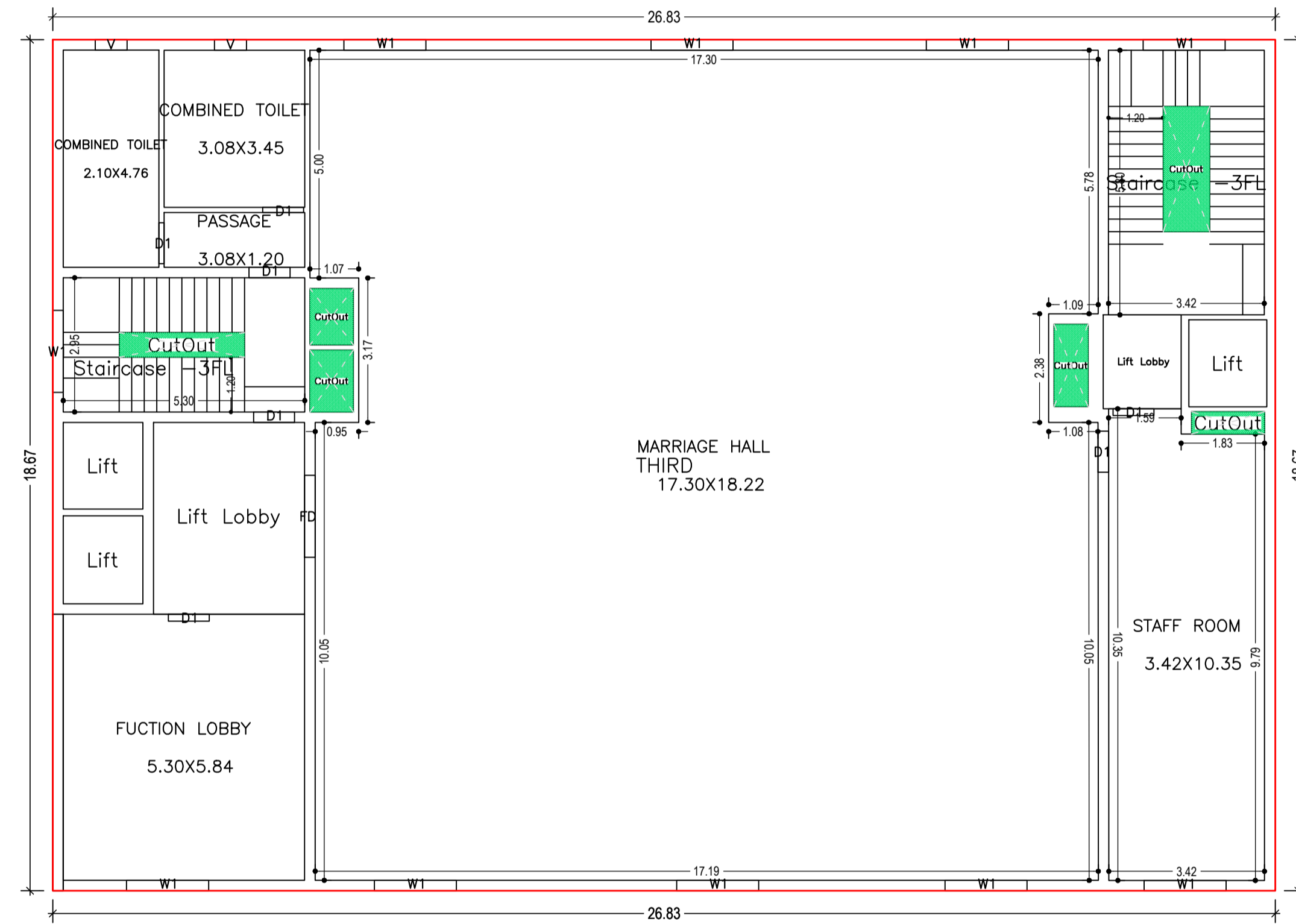
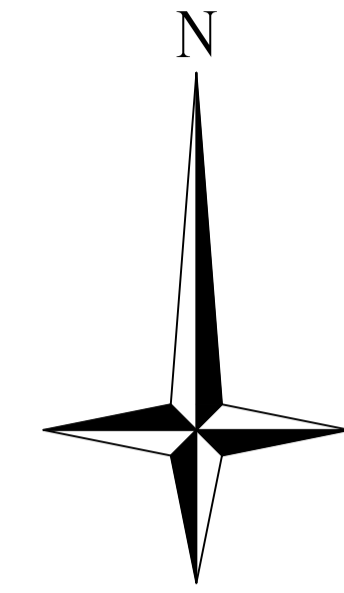
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



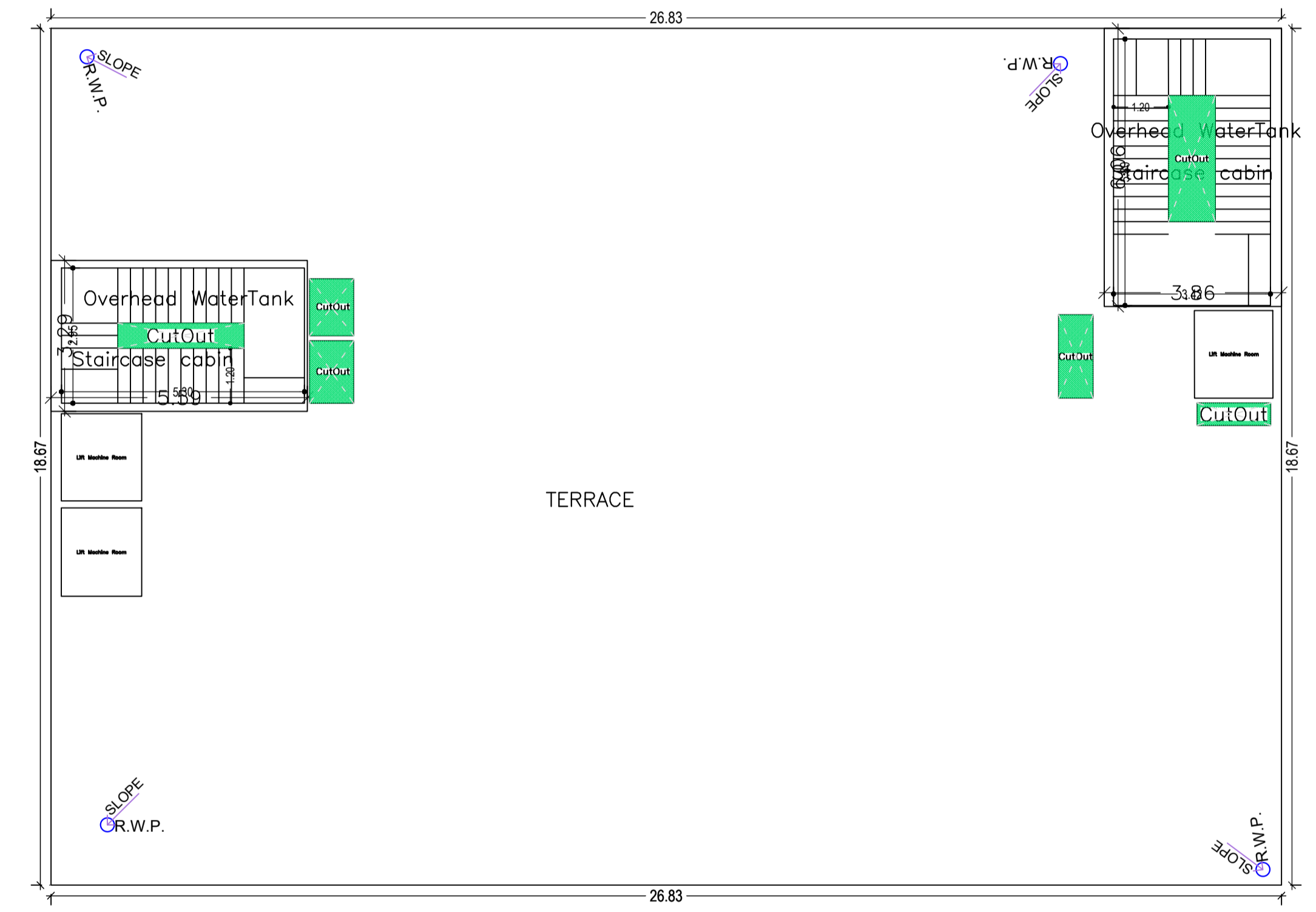
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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Owner Name	M/S MOTEL MADHUBAN ,Manoj Kumar Sirha
Khata No	306
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Village Name	Dindii
Use	Commercial
SubUse	Hotel



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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ALOK KUMAR GADIA JIADA/ENG/0016/2021			