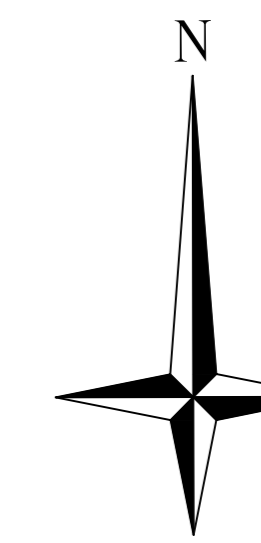


Proposal Basic Information	
Proposal File No.	JADA/BP/0015/2023
Owner Name	VENKATESHWARA HATCHERIES PRIVATE LIMITED represented by DR. VIDYASAGAR PUNJIA
Khata No.	32, 58, 59, 46, 78, 55
Plot No.	Industrial Plot No. 13C, Survey Plot No. 1487P, 1488P, 1489P, 1490P, 807P, 1531P, 1527P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building



AREA STATEMENT		VERSION NO. 1.0.00
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY		VERSION DATE: 16/10/2020
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial	
District: RAJCHUR	Plot SubUse: Industrial Building	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Plot/Share/Right/Structure: NA	
Inward No.: JADABP/0015/2023	Plot/Share/Right/Industrial Plot No.: 1487P, 1488P, 1489P, 807P, 1531P, 1527P	
Application Type: General Proposal	North -	
Project Type: Building Permission	South -	
Nature of Development: New	East -	
Location of Development Area, New Area	West -	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	24290.25
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	24290.25
Deduction for Balance Plot Area from Gross Plot Area		
Common Plot		2726.78
Total		2726.78
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	21553.47
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	24290.25
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	24290.25
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		12145.13
Proposed Coverage Area (5.77 %)		1400.98
Total Prop. Coverage Area (5.77 %)		1400.98
Balance coverage area (44.23 %)		10728.15
FAR CHECK		
Perm. FAR Area (2.000)		48560.50
Total Perm. FAR area		48560.50
Residential FAR		171.35
Industrial FAR		1227.54
Proposed FAR Area		1398.89
Total Proposed FAR Area		1398.89
Consumed FAR (Factor)		0.08
Balance FAR Area		47161.61
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1403.91
ARCHITECT (Regd)		
ENGINEER (Regd)		Nehi Jain
SUPERVISOR (Regd)		
OWNER (Regd)		VENKATESHWARA HATCHERIES PRIVATE LIMITED represented by DR. VIDYASAGAR PUNJIA
DEVELOPMENT AUTHORITY		LOCAL BODY

FAR & Tenement Details (Table 4c-1)

Building Name	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tntmt (No.)
A (HATCHERY)	1	1229.63	2.09	0.00	1227.54	1227.54	01
A (LABOUR ROOM)	1	174.28	2.93	0.00	171.35	171.35	01
Grand Total	2	1403.91	5.02	171.35	1227.54	1398.89	02

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Prop.	Reqd. Unit	Reqd. Prop.	Visitors Car	Reqd. Unit	Reqd. Prop.	TwoWheeler	Reqd. Unit	Reqd. Prop.
A (HATCHERY)	Industrial Building		> 0	400	1227.54	1	3	-	-	-	-	1	7	-
A (LABOUR ROOM)	Industrial Building		> 0	400	1227.54	-	-	-	-	-	-	1	7	-
Total							3	10	-	0	1	-	7	10

Parking Check (Table 7b)

Vehicle Type	Reqd.	Prop.
Car	No.	Area
Car	10	125.00
Total Car	4	50.00
Visitors Car Parking	-	-
Visitors Car Parking	1	12.50
Total Visitor Parking	-	-
TwoWheeler	10	20.00
Total TwoWheeler	7	14.00
Total	75.50	177.50

Buildingwise Floor FAR Details

Floor Name	Building Name				Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	A (HATCHERY)	A (LABOUR ROOM)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	1229.63	174.28	1403.91	171.35	1400.98	1398.89
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	1229.63	174.28	1403.91	171.35	1403.91	1398.89

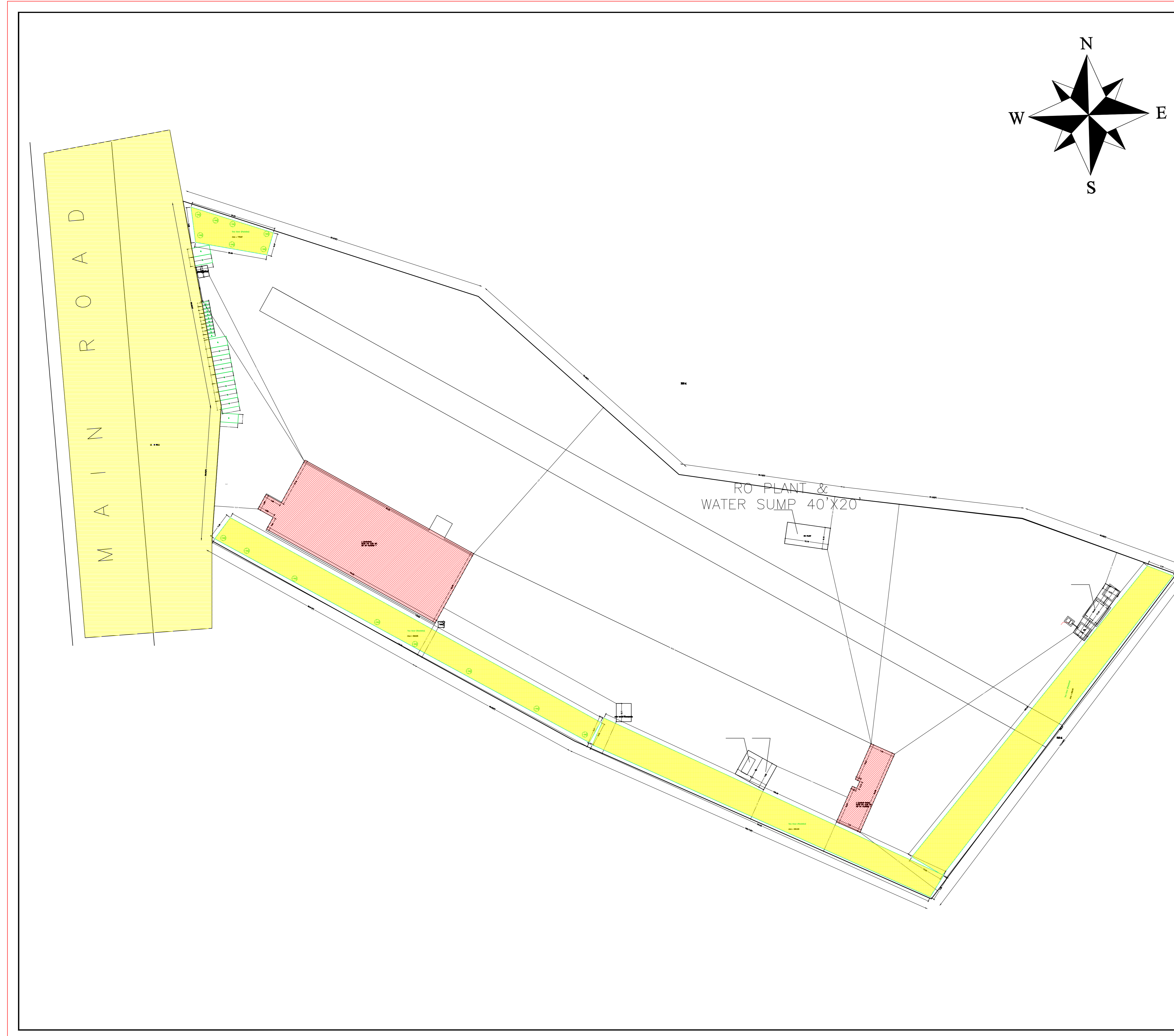
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (HATCHERY)	Industrial	Industrial Building	Non-Highrise
A (LABOUR ROOM)	Residential	Staff Quarters	Non-Highrise

COLOR INDEX

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nehi Jain JADA/NRC/0001/2018			



GENERAL NOTES:

- THIS DRAWING IS AN EXCLUSIVE PROPERTY OF THE ARCHITECT. USE OF THIS DRAWING FOR ANY PURPOSE WITHOUT CONSENT IS STRICTLY PROHIBITED.
- ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DEVIATION IN ANY RESPECT INCLUDING CHANGE IN DESIGN, VISUAL IMPACT, SPECIFICATION OR CONSTRUCTION METHODOLOGY ETC. MADE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT.
- DO NOT SCALE THE DRAWING. READ ONLY.
- ALL DIMENSIONS ARE IN FEET-INCHES (METERS) AND LEVELS & COORDINATES ARE IN FEET-INCHES UNLESS SPECIFIED OTHERWISE.
- ENSURE COMPLIANCE WITH ALL LOCAL BYELAWS, FIRE CODES AS WELL AS NATIONAL BUILDING CODE.
- ALL CHAJJA SHALL HAVE DRIP MOULD & GROOVES UNDERNEATH ALL ALONG THE PERIPHERIES.
- 50MM DAMP PROOF COURSE (1:2:4) TO BE PROVIDED AT PLINTH LEVEL.
- 900MM PLINTH PROTECTION TO BE PROVIDED AROUND THE PERIPHERY OF BUILDING.
- CONTRACTOR MUST CHECK DIMENSIONS AT SITE AND IN CASE OF ANY DISCREPANCIES INFORM THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL CHECK THE ACTUAL OPENING SIZES AT SITE AND THE NUMBERS OF DOOR & WINDOW ETC. IN THE DRAWING BEFORE FABRICATING/PROCURING THE SAME.
- HANDRAIL SHALL BE STAINLESS STEEL SS304 GRADE (IND).
- ANTI-TERMITTE TREATMENT SHALL BE PROVIDED UNDER FLOOR AND JUNCTION OF WALLS AND FLOOR.
- PLATFORM IN KITCHEN & CANNED SHALL BE OF 600MM WIDE AND 900MM ABOVE FINISHED FLOOR LEVEL. PLATFORM SHALL BE OF 78.20MM POLISHED GRANITE.
- WATER PROOFING SHALL BE LAID AS PER SPECIFICATION.
- FOR WORKERS TOILET, HEIGHT OF 5 INCHES (125MM) THICK BRICK PARTITION WALL (WC) SHALL BE 600MM ABOVE FINISHED FLOOR LEVEL.
- PLEASE REFER TO STRUCTURAL DRAWING FOR STRUCTURAL DIMENSIONS & DETAILS.
- ALUMINIUM PARTITION SHALL BE OF POWDER COATED ALUMINIUM WITH FROSTING FILM GLASS - PATTERN AS APPROVED BY THE CLIENT.
- SEWAGE TANK CALCULATION:
TOTAL NO. OF PERSON = ...
KITCHEN (SEE AREA STORAGE CAPACITY) = 0.085/PERSON = ...
FOR GAS, 300MM ADDITIONAL FREE BOARD TO BE LEFT
SIZE OF THE TANK = ... M X ... M X ... M = ... CU.M.

KEY PLAN

STRUCTURAL STABILITY CERTIFICATE
THIS IS TO CERTIFY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THE BUILDING.
THE DESIGN HAS BEEN DONE AS PER: IS 1893 / 1994 & IS 4326 / 1993.

REV. NO.	DATE	REVISIONS	BY	CHECK	APPROVED
1					
2					
3					

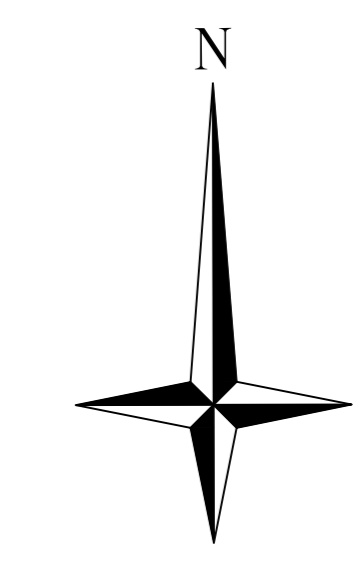
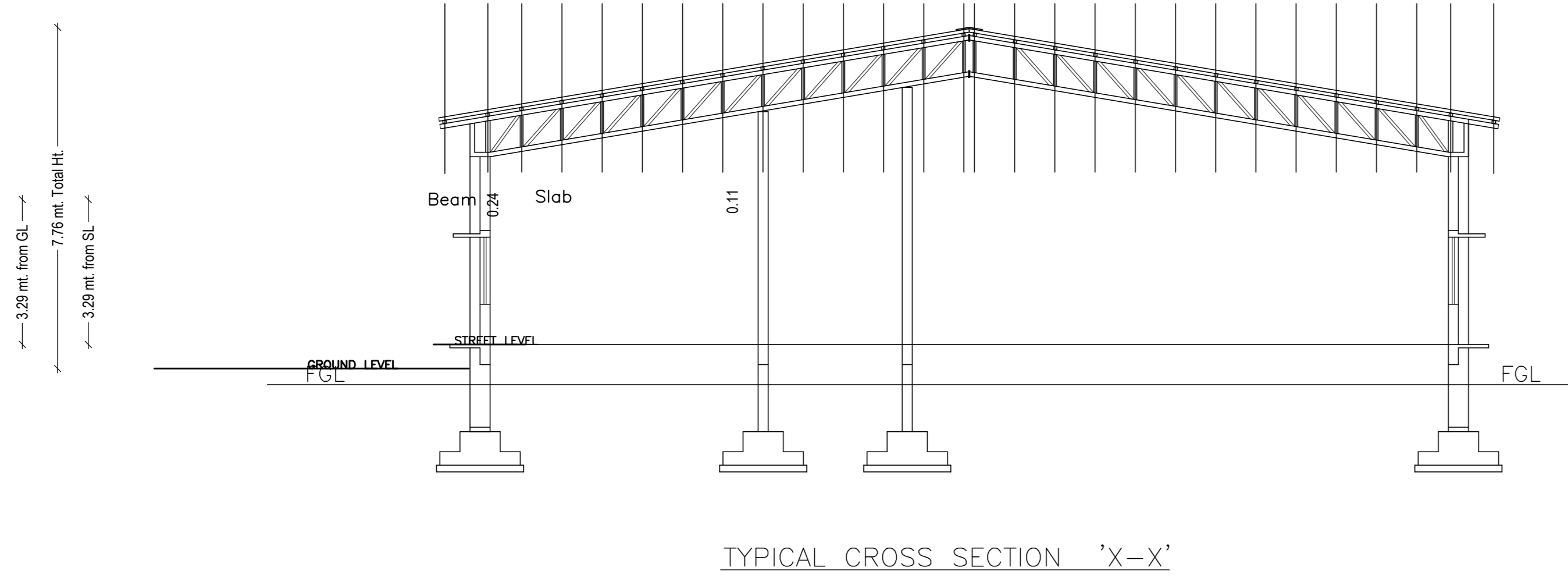
DRAWING NO.: VHP/LB/SD/DRD-0001 SHEET - 1 OF 3
DRAWING TITLE:

SITE PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR M/S VENKATESHWARA HATCHERIES PVT. LTD. BARHI INDUSTRIAL AREA, JHARKHAND

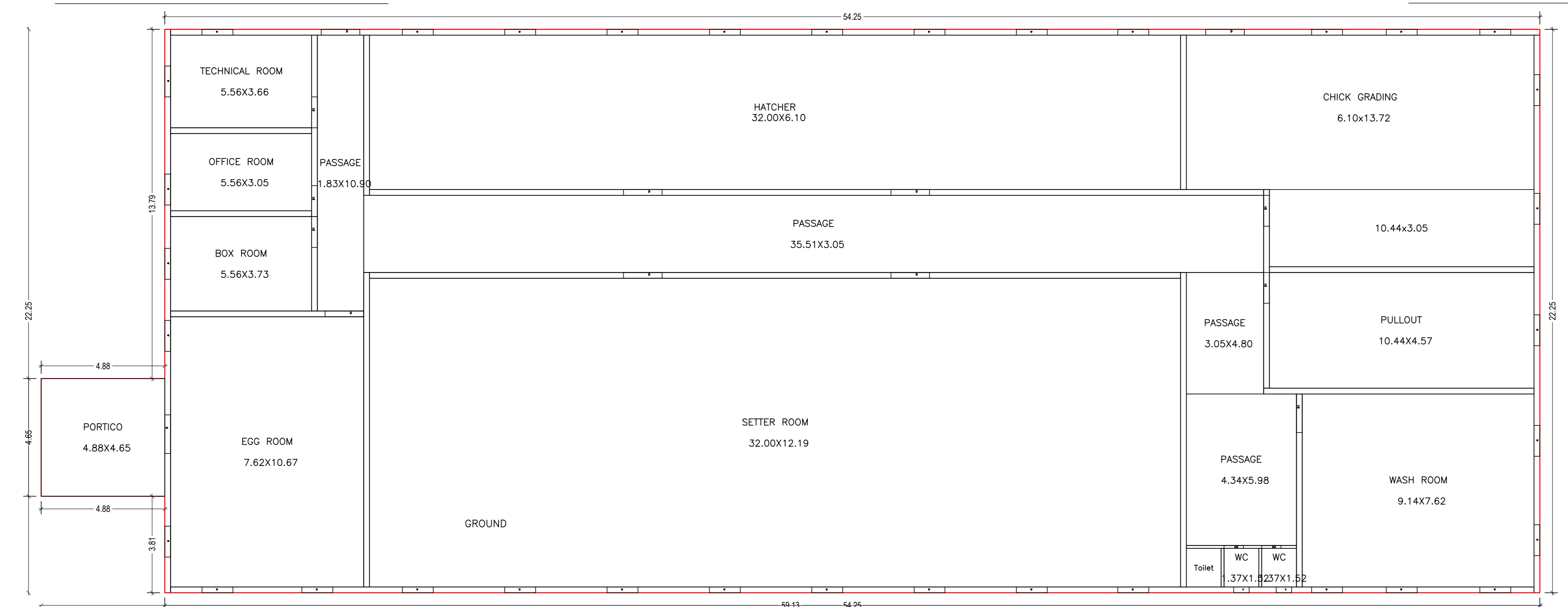
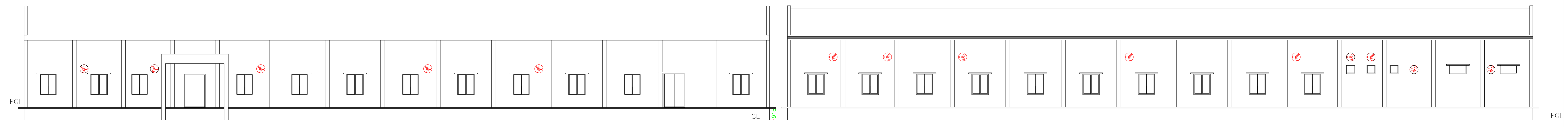
ARCHITECT'S SIGNATURE: AR. NIKHIL JAIN
OWNER'S SIGNATURE:

BOTHA DEVELOPERS & PLANNERS
Architect - Architecture
Water Planning
Interior Designing
Project Management
Buildings
B-141-6067607/758420101, e-mail: bopha@gmail.com



Proposal Basic Information

Proposal File No.	JADA/BP/0015/2023
Owner Name	VENKATESHWARA HATCHERIES PRIVATE LIMITED represented by DR. VIDYASAGAR PUNJA
Khata No	32, 58, 59, 46, 78, 55
Plot No	Industrial Plot No. 13C; Survey Plot No. 1481P, 1485P, 1489P, 1490P, 807P, 1531P, 1527P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building



Building :A (HATCHERY)

Floor Name	Total Built Up Area (Sq.m)	Deductions Area in Sq.m	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tenm (No.)
Ground Floor	1229.63	2.09	1227.54	1227.54	1227.54	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	1229.63	2.09	1227.54	1227.54	1227.54	01
Total Number of Same Buildings	1					
Total	1229.63	2.09	1227.54	1227.54	1227.54	01

SCHEDULE OF DOOR:

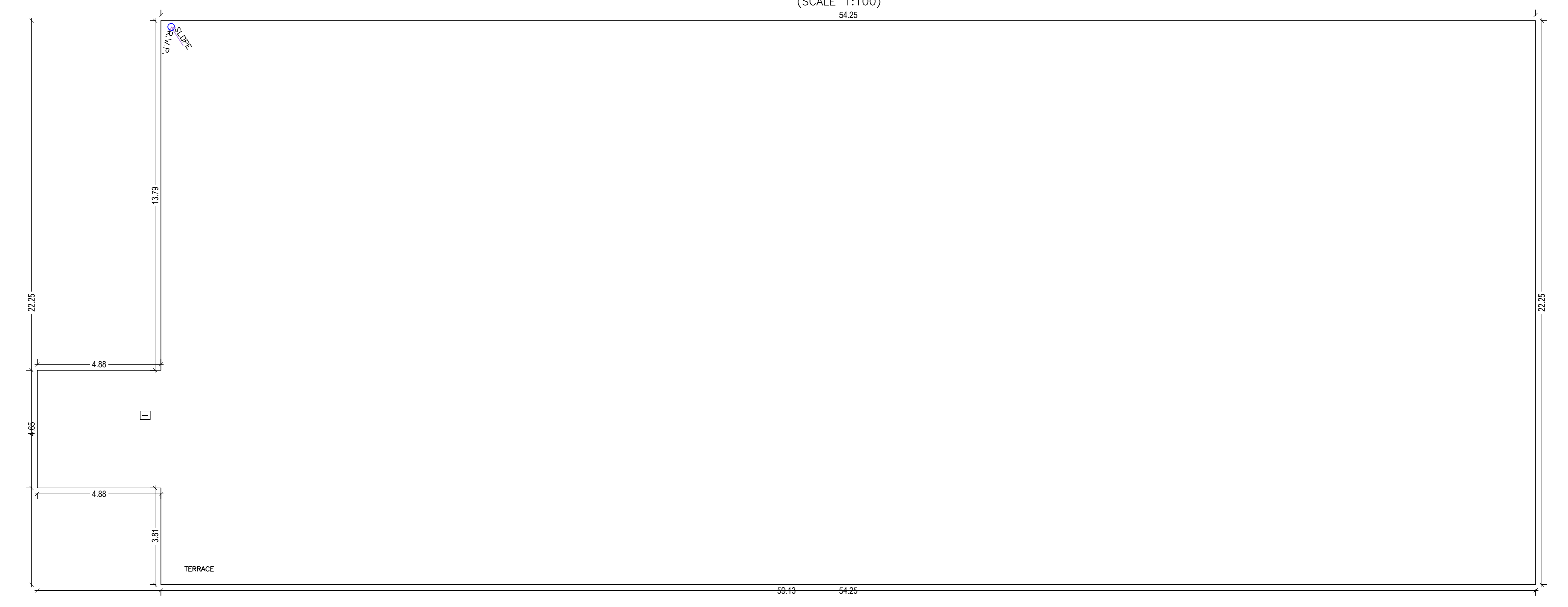
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(HATCHERY)	D3	0.76	2.10	02
A(HATCHERY)	D11	1.22	2.10	06
A(HATCHERY)	D	1.52	2.10	08
A(HATCHERY)	D1	1.52	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(HATCHERY)	V	0.61	1.20	02
A(HATCHERY)	W	1.22	1.20	36

UnitBUA Table for Building :A (HATCHERY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND		1227.54	1152.90	16	1
Total	-	-	1227.54	1152.90	16	1



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NHW Jain JADA/NRC/0001/2018			

