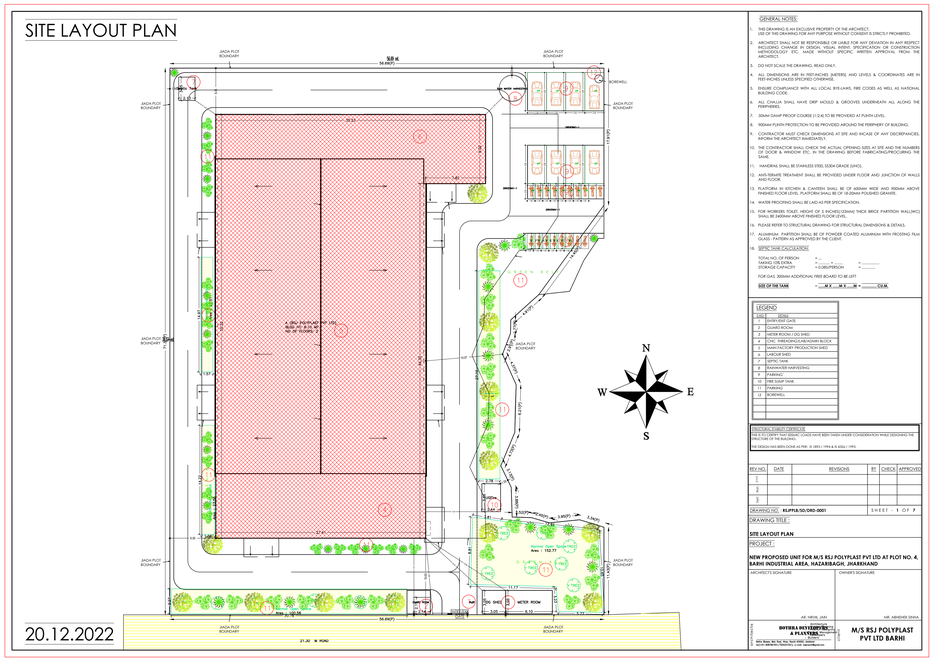
Project Title :RSJ POLYPLAST PVT.LTD.

DATE 17-01-2023
SHEET NO. 1

SITE LAYOUT PLAN



20.12.2022

SITE PLAN

(Scale - 1:200)

GENERAL NOTES

1. THIS DRAWING IS AN EXCLUSIVE PROPERTY OF THE ARCHITECT. USE OF THIS DRAWING FOR ANY PURPOSE WITHOUT CONSENT IS STRICTLY PROHIBITED.
2. ARCHITECT SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DEVIATION IN ANY RESPECT INCLUDING CHANGE IN DESIGN, VISUAL INTENT, SPECIFICATION OR CONSTRUCTION METHODOLOGY ETC. MADE WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT.
3. DO NOT SCALE THE DRAWING, READ ONLY.
4. ALL DIMENSIONS ARE IN FEET-INCHES (METRE), AND LEVELS & COORDINATES ARE IN FEET-INCHES UNLESS SPECIFIED OTHERWISE.
5. ENSURE COMPLIANCE WITH ALL LOCAL BYLAWS, FIRE CODES AS WELL AS NATIONAL BUILDING CODE.
6. ALL CHILLA SHALL HAVE DRIP MOULD & GROOVES UNDERNEATH. ALL ALONG THE PERIPHERIES.
7. 30mm SAFAT PROOF COURSE (1:2:4) TO BE PROVIDED AT PLINTH LEVEL.
8. 900mm PLINTH PROTECTION TO BE PROVIDED AROUND THE PERIPHERY OF BUILDING.
9. CONTRACTOR MUST CHECK DIMENSIONS AT SITE AND INCASE OF ANY DISCREPANCIES INFORM THE ARCHITECT IMMEDIATELY.
10. THE CONTRACTOR SHALL CHECK THE ACTUAL OPENING SIZES AT SITE AND THE HEADERS FOR DOOR & WINDOW (EL). IN THE DRAWING BEFORE FABRICATING/PROCURING THE SAME.
11. HANDRAIL SHALL BE STAINLESS STEEL SS304 GRADE (SAIL).
12. ANTI-TERMITE TREATMENT SHALL BE PROVIDED UNDER FLOOR AND JUNCTION OF WALLS AND FLOORS.
13. PLATFORM IN KITCHEN & CANTEEN SHALL BE OF 450mm WIDE AND 900mm ABOVE FINISHED FLOOR LEVEL. PLATFORM SHALL BE OF 18-20mm POLISHED GRANITE.
14. WATER PROOFING SHALL BE LAID AS PER SPECIFICATION.
15. FOR WORKERS TOILET, HEIGHT OF 5 INCHES(125mm) TRACK BRICK PARTITION WALL(WC) SHALL BE 2400MM ABOVE FINISHED FLOOR LEVEL.
16. PLEASE REFER TO STRUCTURAL DRAWING FOR STRUCTURAL DIMENSIONS & DETAILS.
17. ALUMINIUM - PARTITION SHALL BE OF POWDER COATED ALUMINIUM WITH PROSING FLAT GLASS - PATTERN AS APPROVED BY THE CLIENT.
18. SEPTIC TANK CALCULATION

TOTAL NO. OF PERSON = _____
LITRE PER PERSON = 120LITRE/PERSON = _____
DISCHARGE CAPACITY = 0.08KLD/PERSON = _____

FOR G+3, 3999mm ADDITIONAL FREE BOARD TO BE LEFT

SIZE OF THE TANK = ___M X ___M X ___M = _____ CU.M.

LEGEND

SYM.	DESIG.
1	SUNKEN SAFAT
2	GUARD ROOM
3	WATER BOOSTER PUMP SHED
4	ADMINISTRATIVE BUILDING BLOCK
5	MANUFACTURY PRODUCTION SHED
6	LAKSAR SHED
7	SEPTIC TANK
8	RAINWATER HARVESTING
9	PARKING
10	FIRE SAFAT TANK
11	PARKING
12	SOREWELL

STRUCTURAL STABILITY CERTIFICATE
THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS HAVE BEEN THOSE UNDER MY SUPERVISION AND CONSIDERATION WHILE DESIGNING THE STRUCTURE FOR STABILITY AND SAFETY.
THE DESIGNS HAVE BEEN DONE AS PER IS : 1893 (1984) & IS 4326 (1993)

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

DRAWING NO. RSJPPLTD/SD/DRD-0001 SHEET 1 OF 7

DRAWING TITLE
SITE LAYOUT PLAN

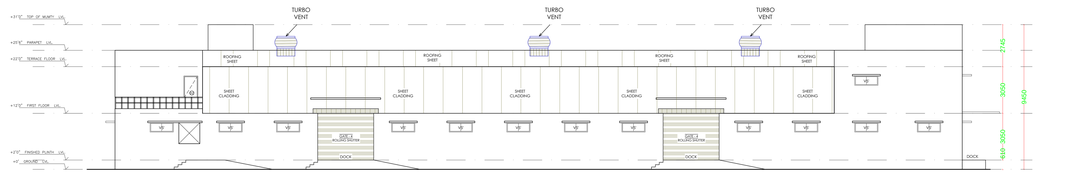
PROJECT
NEW PROPOSED UNIT FOR M/S RSJ POLYPLAST PVT LTD AT PLOT NO. 4, BARHI INDUSTRIAL AREA, HAZARIBAGH, JHARKHAND

ARCHITECT'S SIGNATURE: AR. NIKHIL JAIN
OWNER'S SIGNATURE: MR. ABHISHEK SINHA

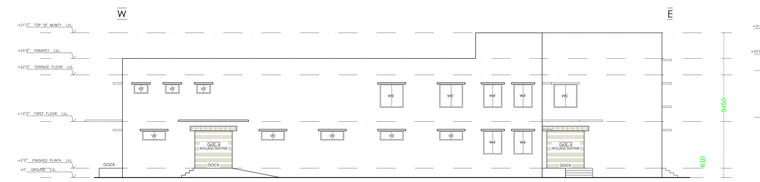
ARCHITECT: BHYRAVA INTERPRISES & PLANNERS
Address: 4th Floor, Sai Plaza, Main Road, Ranchi-834001, Jharkhand
Mob.No.+91-9608819114, Email Id.:- c.v.k.reddy@gmail.com

OWNER: M/S RSJ POLYPLAST PVT LTD BARHI

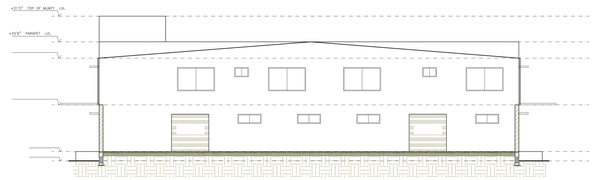
ELEVATION - 2



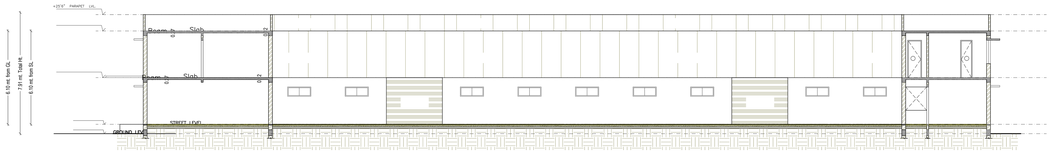
ELEVATION - 1



SECTION A-A'



SECTION B-B'



20.12.2022

Proposal Basic Information

Proposal File No.	JIADA/BP/0001/2023
Owner Name	RSJ POLYPLAST PRIVATE LIMITED represented by director Mr Abhishek Sinha
Khata No	13, 40
Plot No	Industrial Plot No 4; Survey Plot No. 699P, 696P, 697P
Village Name	Korra
Use	Industrial
SubUse	Industrial Building

AREA STATEMENT JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.65	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL: Authority: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial	
District: RANCHI	Plot SubUse: Industrial Building	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Plot Area: Industrial Plot No 4; Survey Plot No. 699P, 696P, 697P	
Inward_No: JIADA/BP/0001/2023	Plot Type: Industrial Plot No 4; Survey Plot No. 699P, 696P, 697P	
Application Type: General Proposal	North: Survey No. - Survey Plot No. 696P, 697P and Industrial Plot No.7	
Project Type: Building Permission	South: Road Width - 21.3	
Nature of Development: New	East: Survey No. - Survey Plot No. 699P, 700P and Industrial Plot No.3	
Location of Development Area: New Area	West: Survey No. - Survey Plot No. 695P, 698P, 697P and Industrial Plot No.5	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	3641.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	3641.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		378.01
Total		378.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3263.93
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	3641.94
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	3641.94
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1820.97
Proposed Coverage Area (43.57 %)		1586.81
Total Proposed Coverage Area (43.57 %)		1586.81
Balance coverage area (6.43 %)		234.16
FARCHECK		
Perm. FAR Area (2.000)		7283.88
Total Perm. FAR area		7283.88
Industrial FAR		2068.11
Proposed FAR Area		2068.11
Total Proposed FAR Area		2068.11
Consumed FAR (Factor)		0.57
Balance FAR Area		5215.77
BUILT UP AREA CHECK		
Total Proposed Built Up Area		2068.11
ARCHITECT (Regd)	Nikhil Jain	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RSJ POLYPLAST PRIVATE LIMITED represented by director Mr Abhishek Sinha	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX
PLOT BOUNDARY
ABUTTING 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 (RSJ POLYPLAST PVT LTD)			
	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	1586.81	1586.81	1586.81	1586.81
First Floor	481.30	481.30	481.30	481.30
Terrace Floor	0.00	0.00	0.00	0.00
Total	2068.11	2068.11	2068.11	2068.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RSJ POLYPLAST PVT LTD)	Industrial	Industrial Building	Non-highrise

Required Parking(Table 7a)

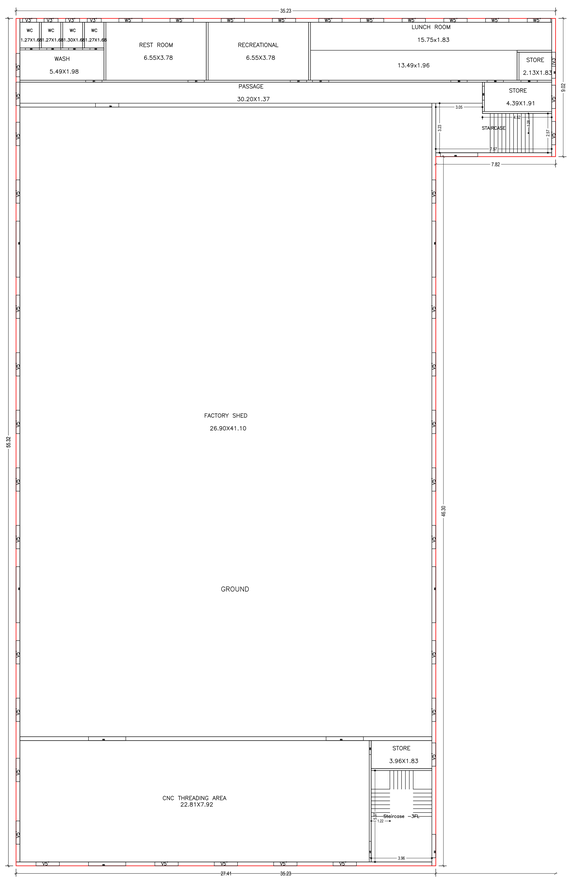
Building Name	Type	SubUse	Area		Units		Car			Two/Wheeler		
			(Sq.mt.)	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (RSJ POLYPLAST PVT LTD)	Industrial	Industrial Building	> 0	400	2068.11	1	4	-	-	-	-
			> 0	400	2068.11	-	-	-	11	11	-
Total			-	-	-	-	4	8	-	11	14

Parking Check (Table 7b)

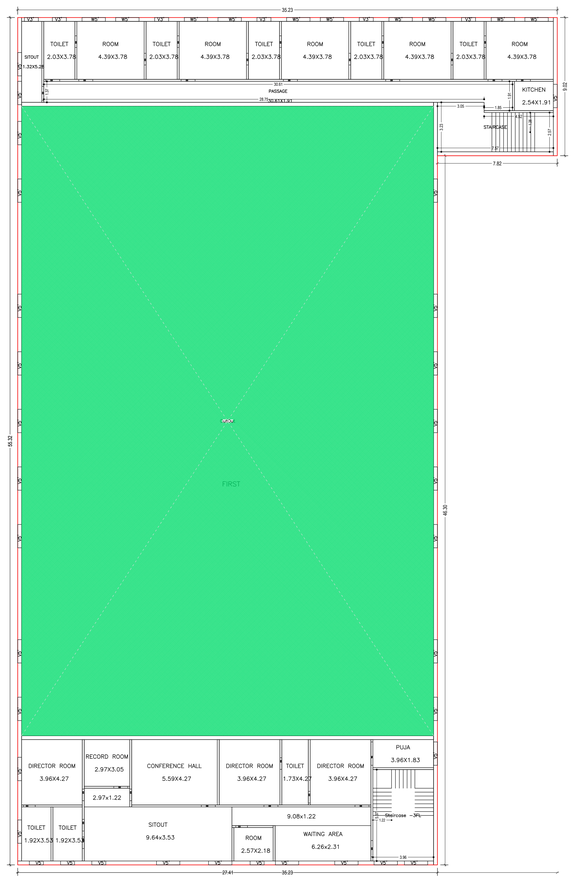
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car			8	100.00
Total Car	4	50.00	8	100.00
Two/Wheeler			14	28.00
Total Two/Wheeler	11	22.00	14	28.00
Total	72.00		128.00	

FAR & Tenement Details (Table 4c-1)

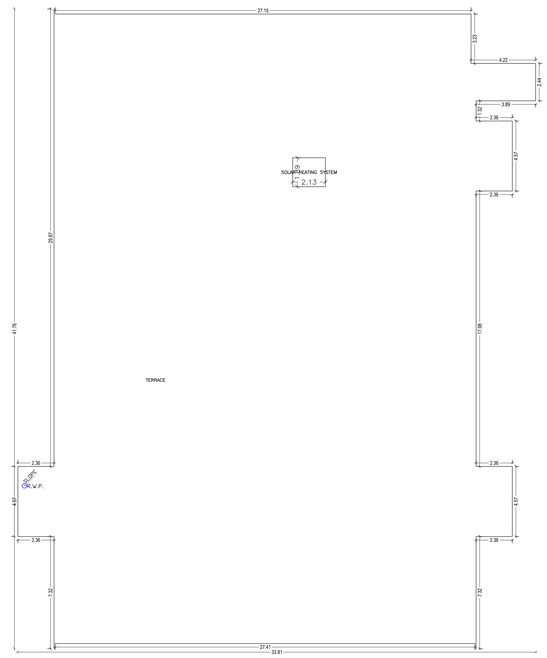
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions (Area of Bulk/Share Sq.mt.) Colour	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RSJ POLYPLAST PVT LTD)	1	3173.62	1105.51	2068.11	2068.11	2068.11	2068.11	02
Grand Total	1	3173.62	1105.51	2068.11	2068.11	2068.11	2068.11	02



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (RSJ POLYPLAST PVT LTD)

Floor Name	Gross Built Up Area	Deductions (Area of Bulk/share Sq.mt.) Colour	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Industrial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	1586.81	0.00	1586.81	1586.81	1586.81	1586.81	01
First Floor	1586.81	1105.51	481.30	481.30	481.30	481.30	01
Terace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3173.62	1105.51	2068.11	2068.11	2068.11	2068.11	02
Total Number of Same Buildings	1	-	-	-	-	-	-
Total	3173.62	1105.51	2068.11	2068.11	2068.11	2068.11	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RSJ POLYPLAST PVT LTD)	D3	0.76	2.10	17
A (RSJ POLYPLAST PVT LTD)	D2	0.91	2.10	19
A (RSJ POLYPLAST PVT LTD)	D3	1.07	2.10	01
A (RSJ POLYPLAST PVT LTD)	D1	1.07	2.10	05
A (RSJ POLYPLAST PVT LTD)	SD	1.07	2.10	03
A (RSJ POLYPLAST PVT LTD)	DA	1.52	2.10	02
A (RSJ POLYPLAST PVT LTD)	RS	2.44	2.10	03
A (RSJ POLYPLAST PVT LTD)	RS	3.66	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RSJ POLYPLAST PVT LTD)	V5'	0.91	1.20	04
A (RSJ POLYPLAST PVT LTD)	V2	0.91	1.20	11
A (RSJ POLYPLAST PVT LTD)	V3'	1.52	1.20	41
A (RSJ POLYPLAST PVT LTD)	W5'	1.52	1.20	20

UnitBUA Table for Building :A (RSJ POLYPLAST PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	OTHER	1586.81	1516.55	14	1
FIRST FLOOR PLAN	FIRST	OTHER	481.30	402.11	25	1
Total	-	-	2068.11	1918.66	39	2

L TP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JIADA/ARC/000102018			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.