

Proposal Basic Information	
Proposal File No.	JADA/BP/0013/2023
Owner Name	MARSHAL STEEL AND TUBES represented by Mr. Sachetanand Pandit
Khata No.	19, 23, 42, 49, 53, 76, 79
Plot No.	Industrial Plot No. 53
Village Name	Korra
Use	Industrial
SubUse	Industrial Building

AREA STATEMENT JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020
PROJECT DETAIL: Region: JHARKHAND URBAN LOCAL BODIES District: RANCHI Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY Inward No: JADA/BP/0013/2023 Application Type: General Proposal Project Type: Building Permission Nature of Development: New Area Location of Development Area: New Area	Plot Use: Industrial Plot SubUse: Industrial Building Plot/Religious/Structure: NA Plot/Religious/Structure: NA North - South - East - West -
AREA DETAILS AREA OF PLOT (Minimum) NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) Deduction for Balance Plot Area from Gross Plot Area Common Plot	(A) 10004.16 10004.16 1256.81
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Area) PLOT AREA FOR COVERAGE (Net Plot Area) PLOT AREA FOR FAR (Net Plot Area + Road/Watering Area)	(A-Deductions) 8747.34 10004.16 10004.16
COVERAGE CHECK Permissible Coverage area (50.00%) Proposed Coverage Area (32.68%) Total Prop. Coverage Area (32.68%) Balance coverage area (17.32%)	5002.08 3269.67 3269.67 1732.41
FAR CHECK Perm. FAR Area (2.000) Total Perm. FAR area Industrial FAR Proposed FAR Area Total Proposed FAR Area Consumed FAR (Ratio) Balance FAR Area	2008.32 2008.32 3269.67 3269.67 3269.67 1.33 16738.65
BUILT UP AREA CHECK Total Proposed BuiltUp Area	3269.67
ARCHITECT (Regd) ENGINEER (Regd) SUPERVISOR (Regd) OWNER (Regd)	Nikhil Jan   MARSHAL STEEL AND TUBES represented by Mr. Sachetanand Pandit
DEVELOPMENT AUTHORITY	LOCAL BODY

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.)	Trent (No.)
A (MARSHAL STEEL)	1	3269.67	3269.67	3269.67	3269.67	01
Grand Total:	1	3269.67	3269.67	3269.67	3269.67	01

Building :A (MARSHAL STEEL)						
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.)	Trent (No.)	
Ground Floor	3269.67	3269.67	3269.67	3269.67	01	
Terrace Floor	0.00	0.00	0.00	0.00	00	
Total	3269.67	3269.67	3269.67	3269.67	01	
Total Number of Same Buildings	1					
Total:	3269.67	3269.67	3269.67	3269.67	01	

UnitBUA Table for Building :A (MARSHAL STEEL)						
FLOOR	Name	UnitBUA Type	UnitBUA Area (Sq.mt.)	Capital Area (Sq.mt.)	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	OTHER	3269.67	3202.83	1	1
Total:	-	-	3269.67	3202.83	1	1

Buildingwise Floor FAR Details						
Floor Name	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	3269.67	3269.67	3269.67	3269.67		
Terrace Floor	0.00	0.00	0.00	0.00		
Total	3269.67	3269.67	3269.67	3269.67		

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Units (Sq.ft.)	Prop. (Sq.ft.)	Car	Prop.	TwoWheeler	Prop.
A (MARSHAL STEEL)	Industrial Building	Industrial	> 0	400	3269.67	1	6	-	-
Total:	-	-	-	-	-	6	8	-	18 20

Parking Check (Table 7b)				
Vehicle Type	No.	Area	Prop.	Area
Car	6	75.00	8	100.00
Total Car	6	75.00	8	100.00
TwoWheeler	18	36.00	20	40.00
Total TwoWheeler	18	36.00	20	40.00
Total		111.00		180.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MARSHAL STEEL)	SD	3.05	2.10	08

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MARSHAL STEEL)	VF	1.83	1.20	20

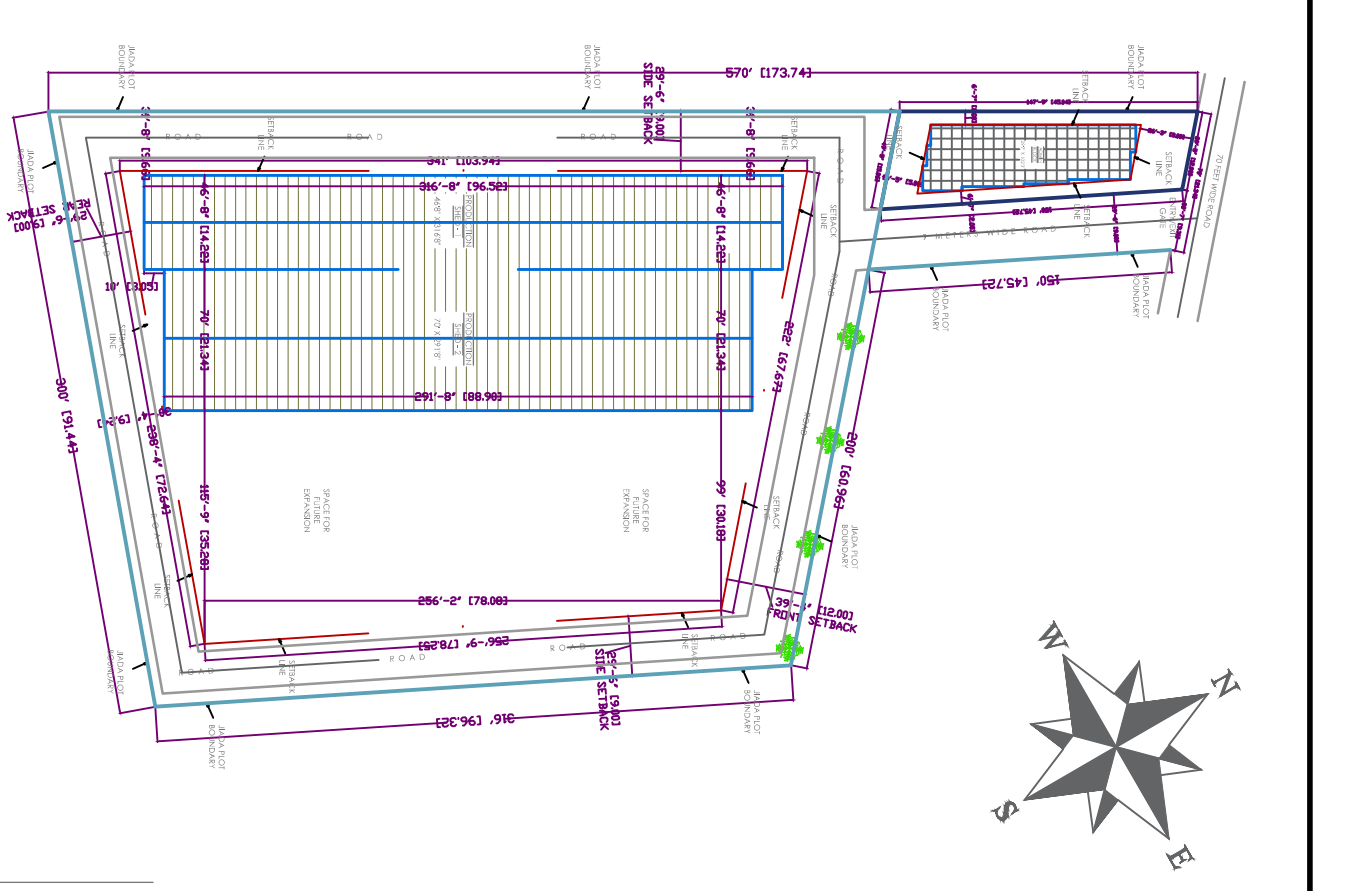
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (MARSHAL STEEL)	Industrial	Industrial Building	Non-Highrise

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

**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 INTENT, 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 BY-LAWS, 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 (UNO).
- ANTI-TERMITE TREATMENT SHALL BE PROVIDED UNDER FLOOR AND JUNCTION OF WALLS AND FLOOR.
- PLATFORM IN KITCHEN & CANTEN SHALL BE OF 600MM WIDE AND 900MM ABOVE FINISHED FLOOR LEVEL. PLATFORM SHALL BE OF 18-20MM 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 2400MM 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.
- SEPTIC TANK CALCULATION:  
TOTAL NO. OF PERSON = ...  
TAKING 10% EXTRA = .....  
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.



**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.: MSTB/CD/DRD-0001 SHEET - 1 OF 2

DRAWING TITLE:

**SITE LAYOUT PLAN**

**PROJECT:**

**PROPOSED INDUSTRIAL BUILDING FOR M/S MARSHAL STEEL & TUBES AT PLOT NO. 53, BARHI INDUSTRIAL AREA, HAZARIBAGH,**

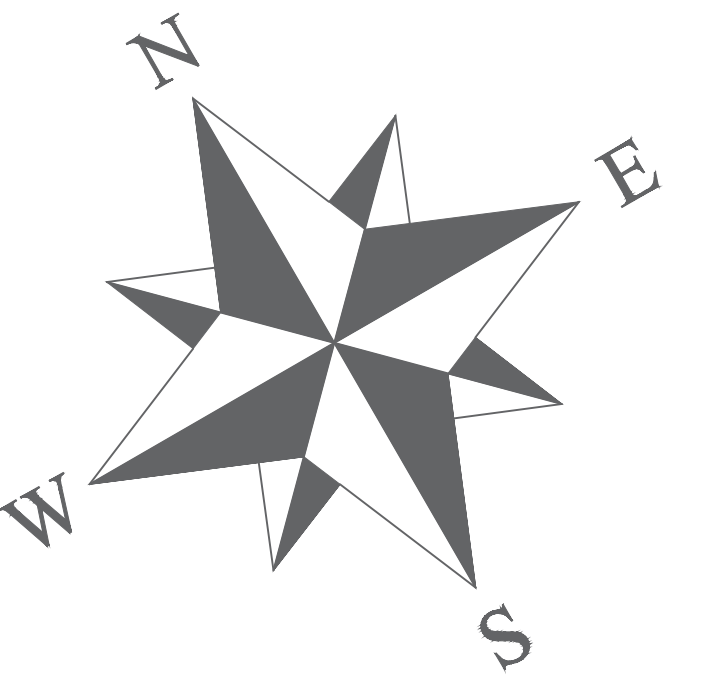
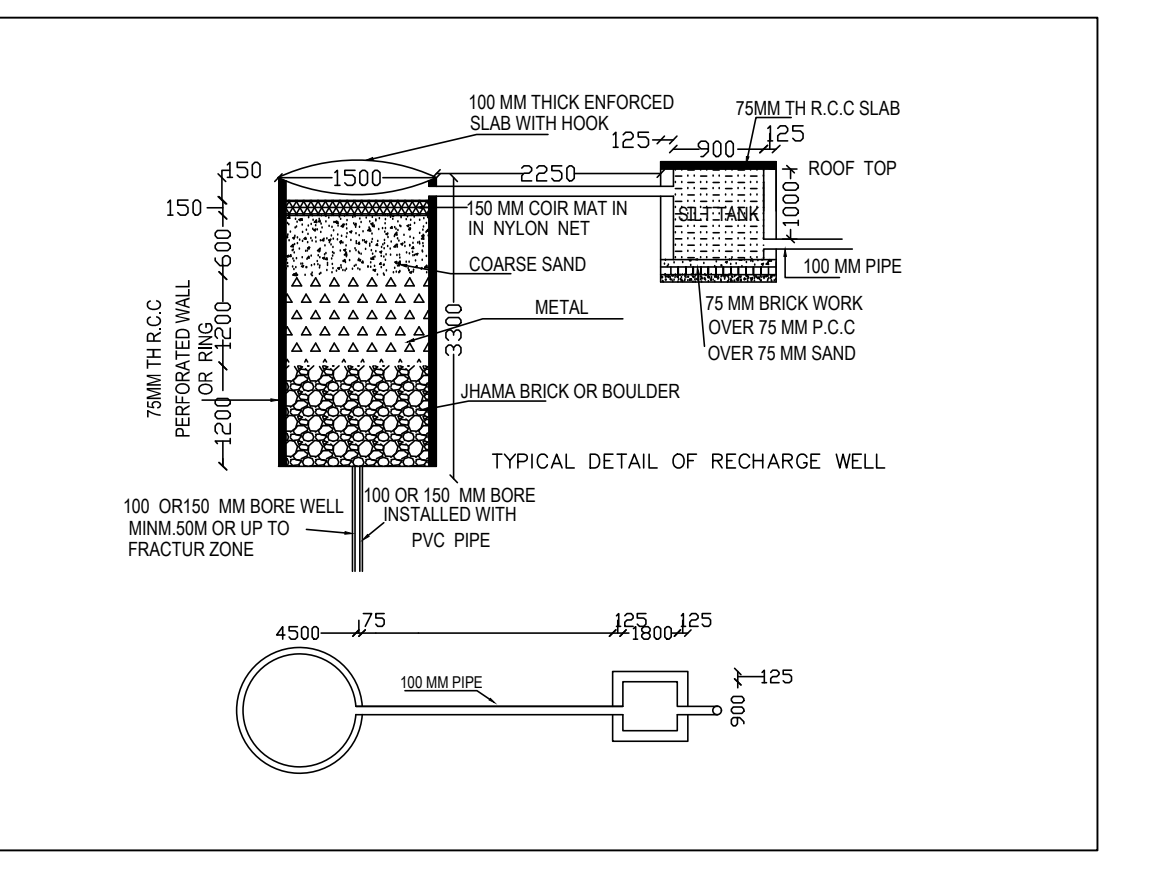
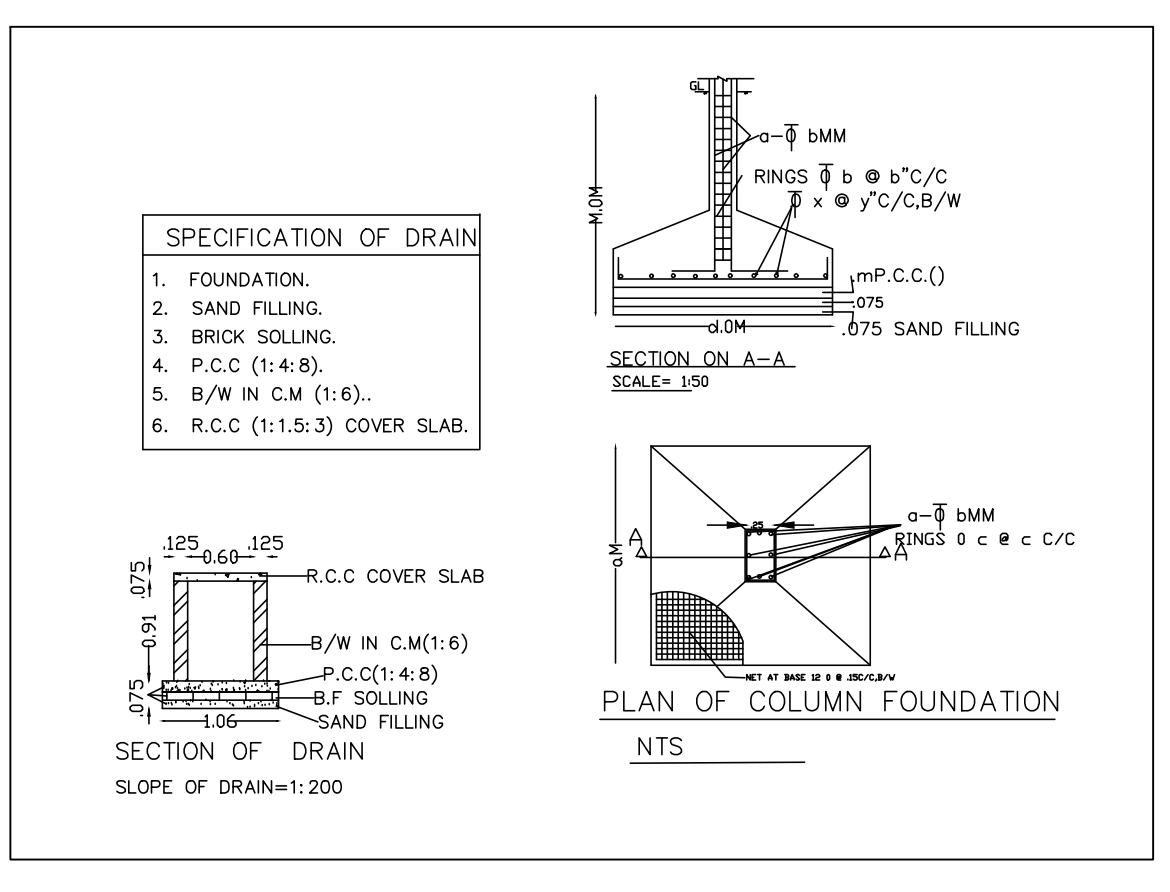
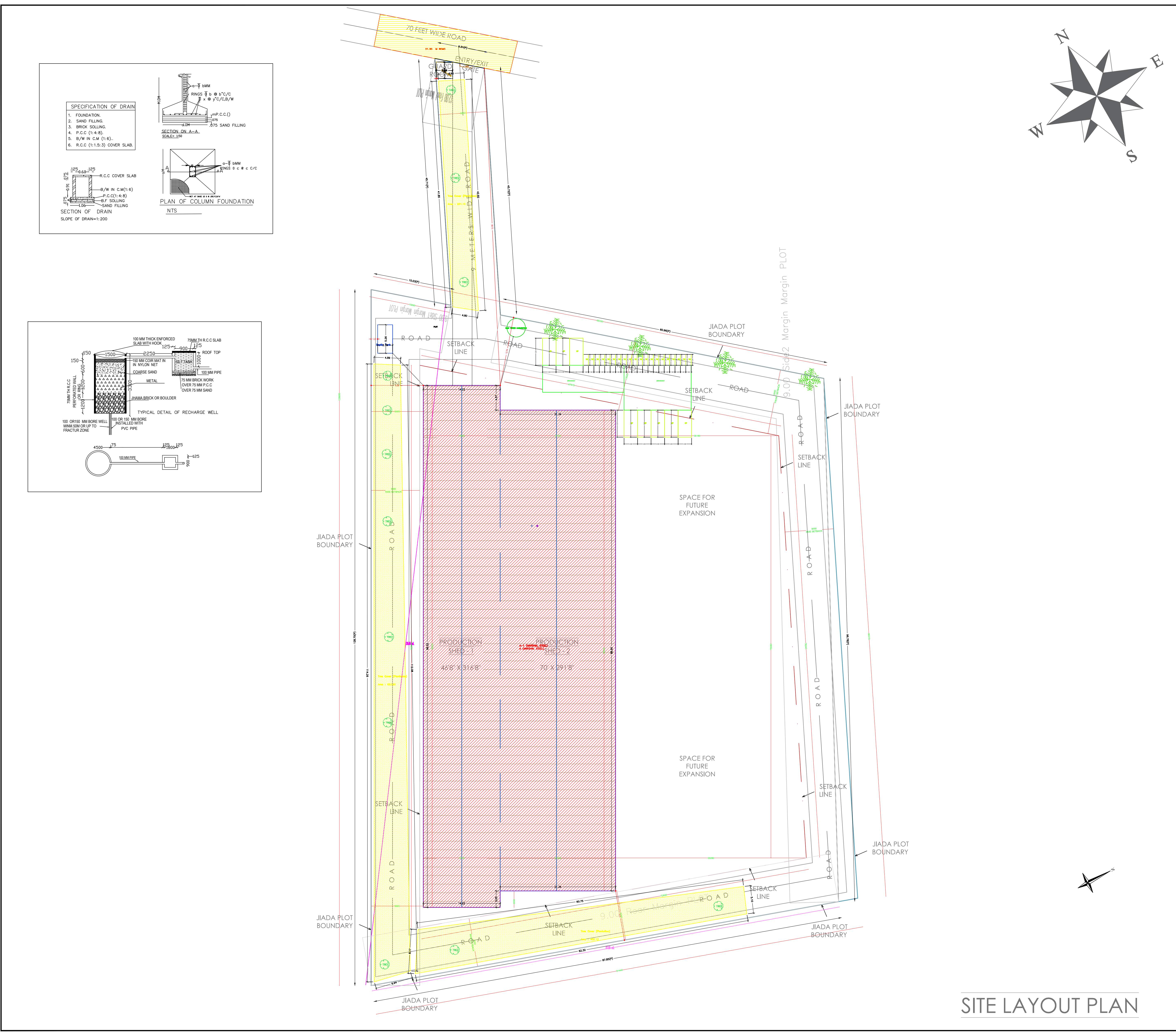
ARCHITECT'S SIGNATURE: *Nikhil Jani*  
OWNER'S SIGNATURE: \_\_\_\_\_

AR. NIKHIL JANI  
JHARKHAND REGISTERED ARCHITECT

MR. SACHETA NAND PANDIT

**BOTHRA DEVELOPERS & PLANNERS**  
Architecture  
Master Planning  
Interior Designing  
Project Management  
Buildings

**M/S MARSHAL STEEL & TUBES**

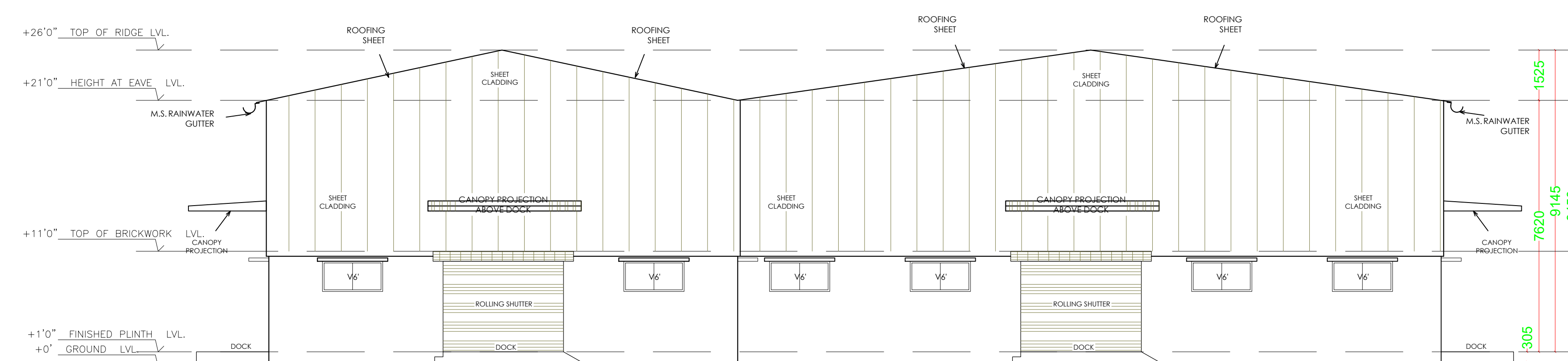
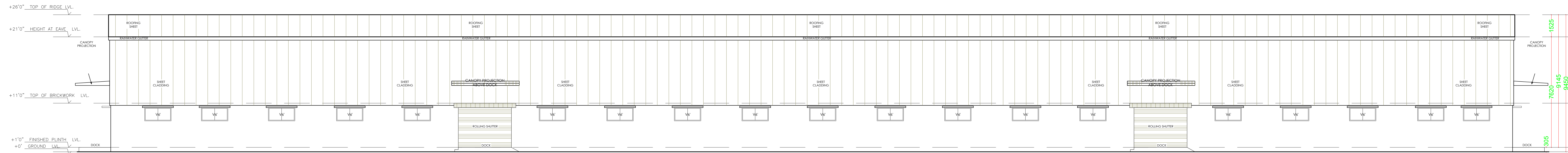


**SITE LAYOUT PLAN**

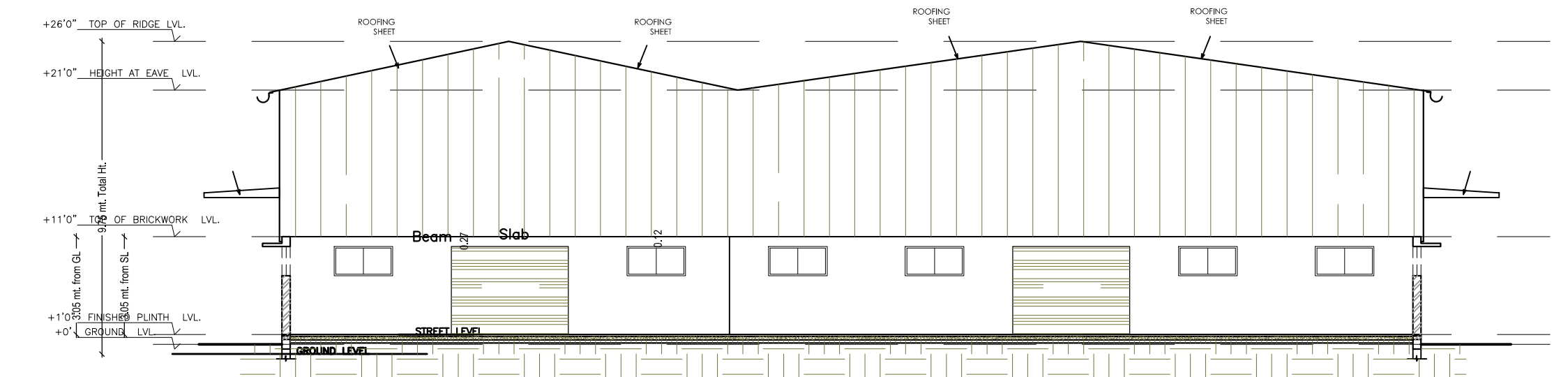
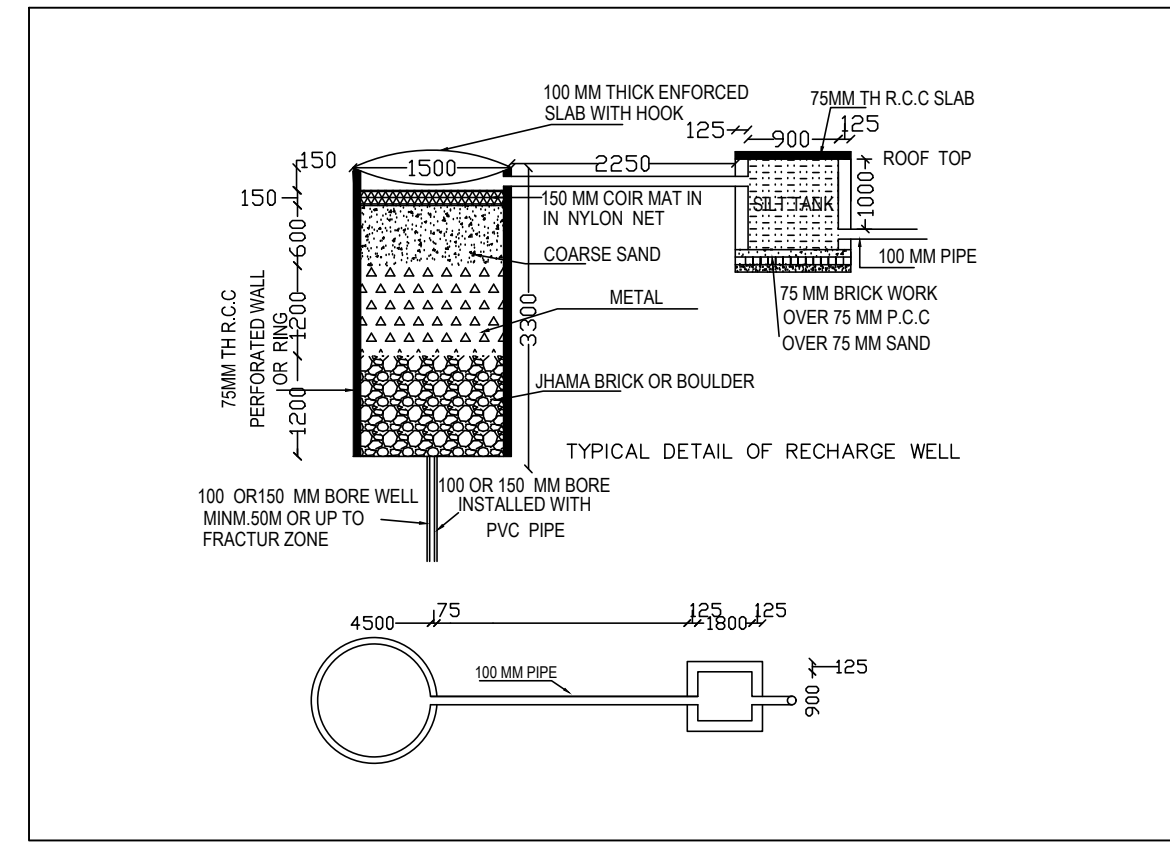
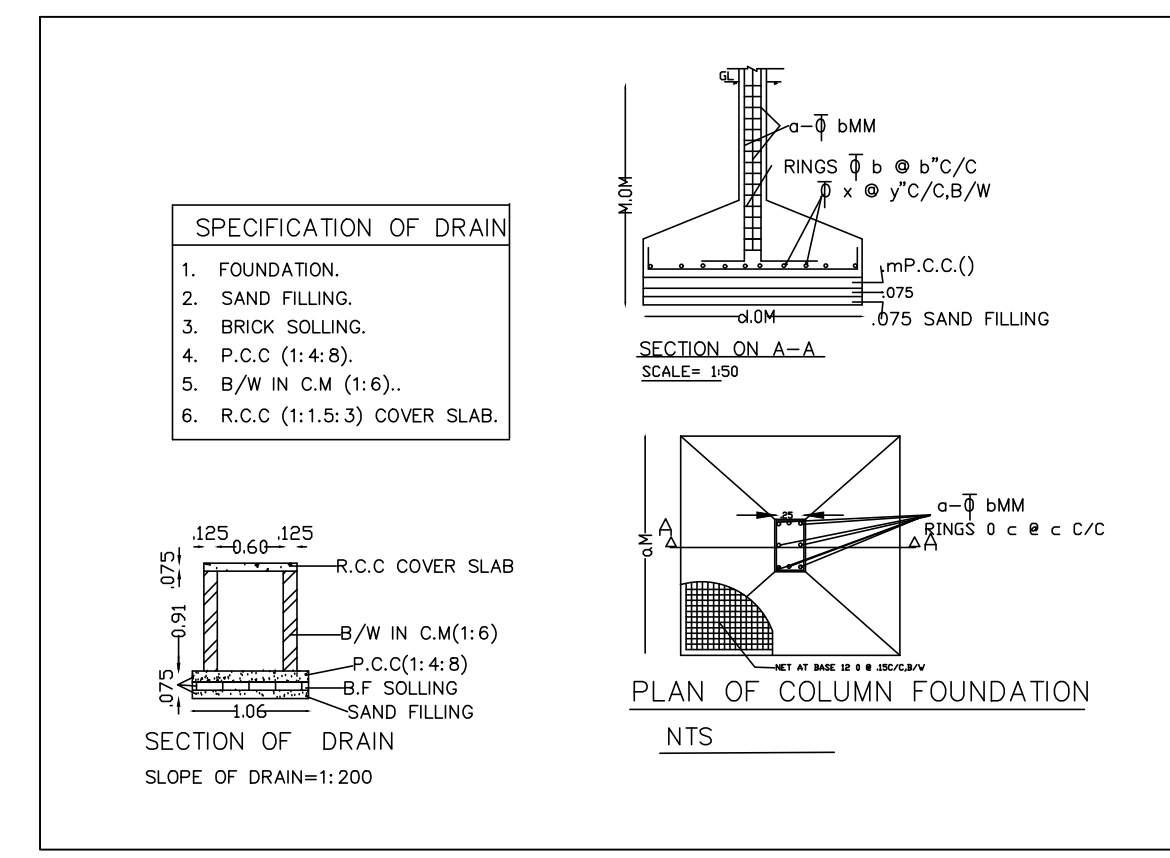
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NWJ Jan JADA/NRC/001/2018			



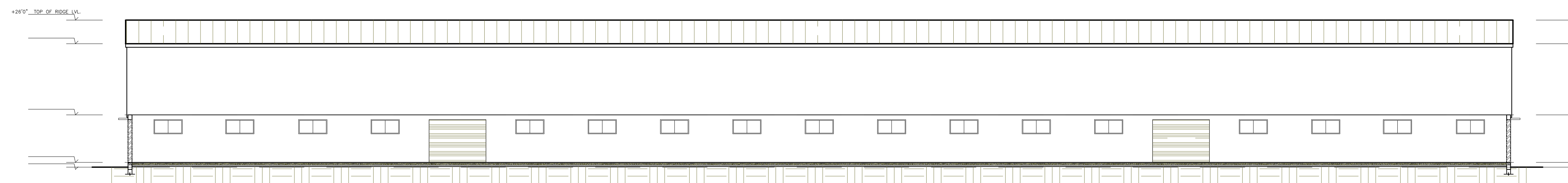
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ELEVATION - 1



SECTION A - A'

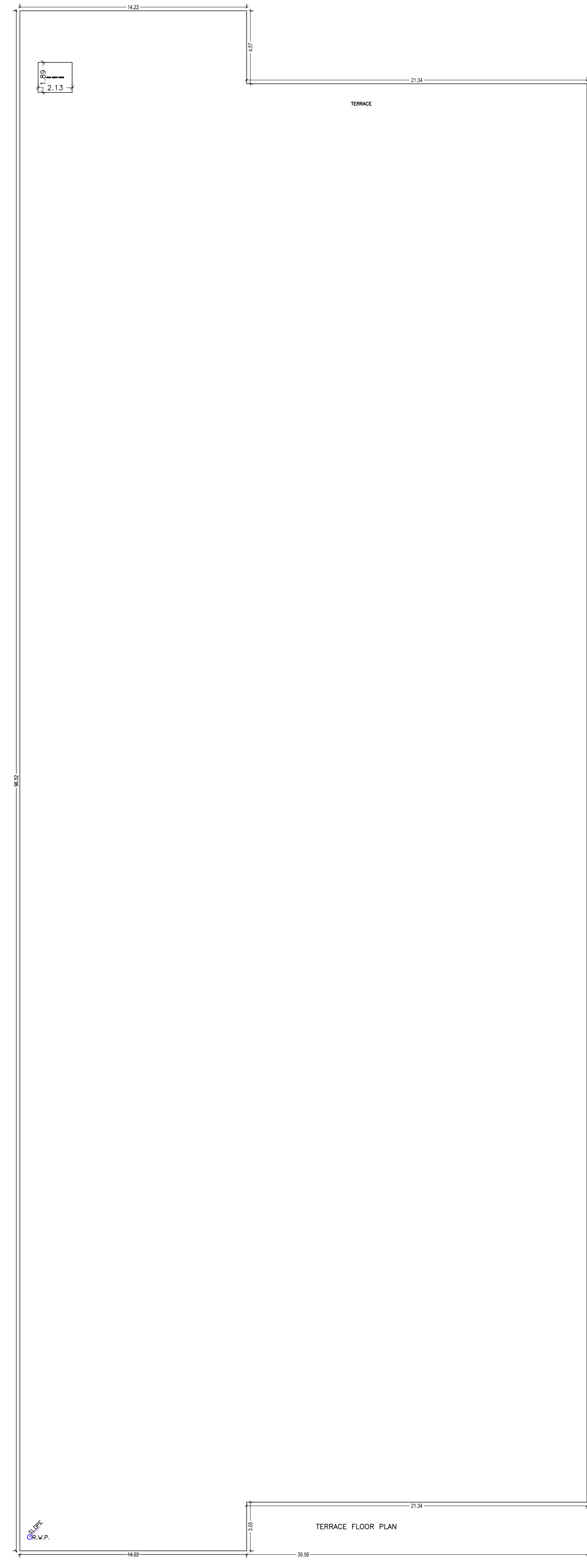
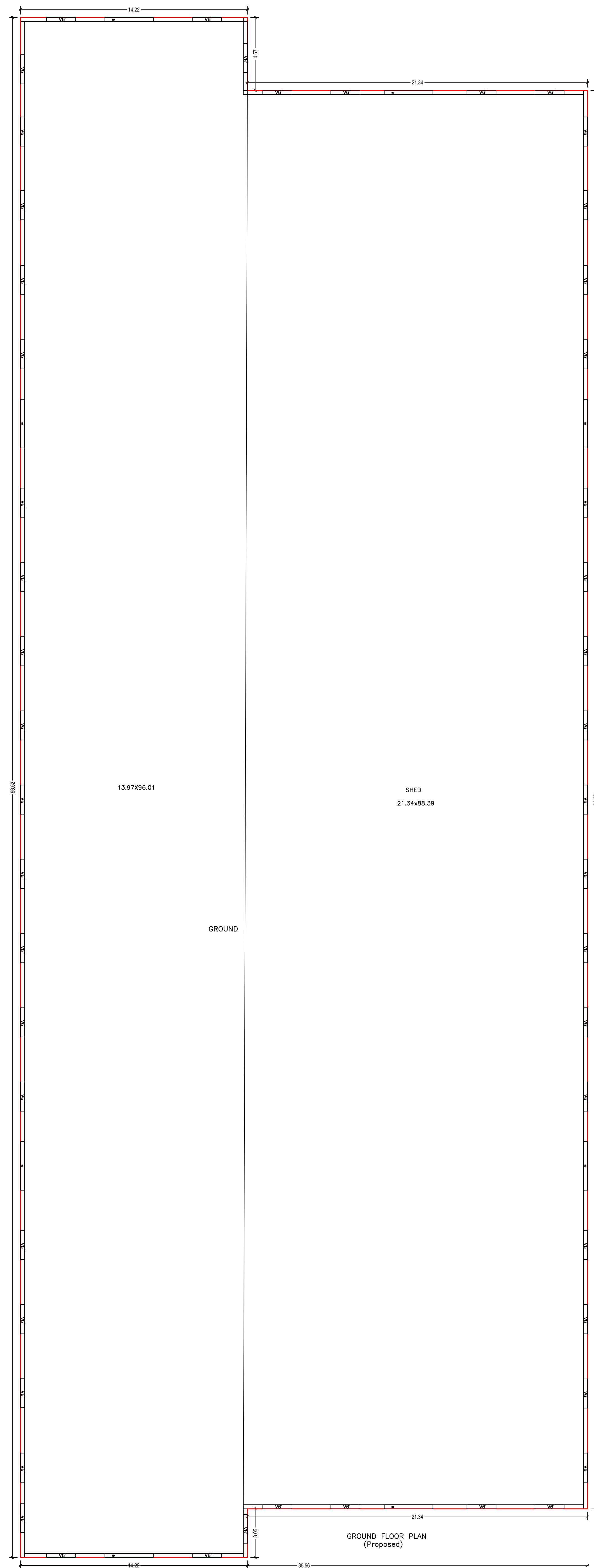


SECTION B - B'

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

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