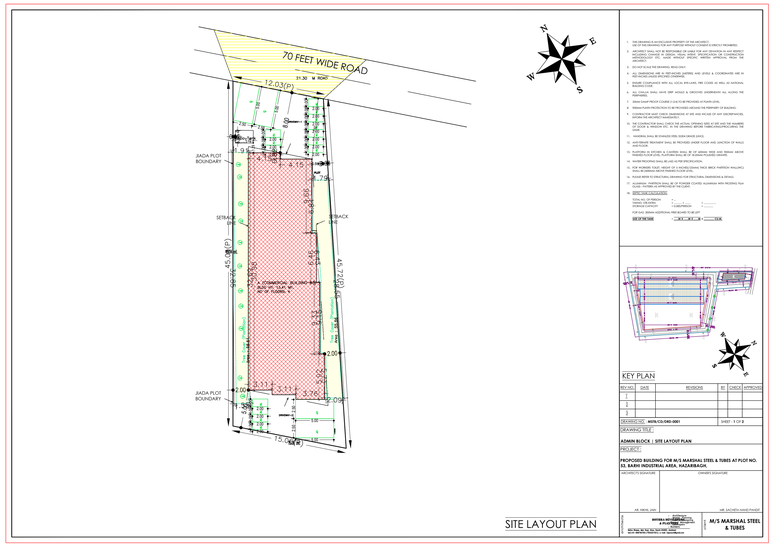
Project Title :COMMERCIAL BUILDING

DATE	14-09-2023
SHEET NO.	1

Proposal Basic Information

Proposal File No.	JAIDA/BP/0014/2023
Owner Name	MARSHAL STEEL AND TUBES represented by Mr Sachetanand Pandit
Khata No	19, 23, 42, 49, 53, 76, 79
Plot No	Plot No. 53
Village Name	Korra
Use	Commercial
SubUse	ResComm Bldg

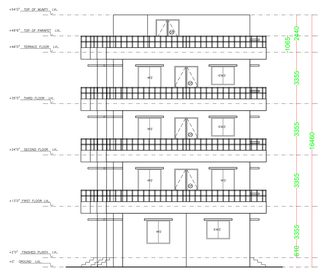
AREA STATEMENT JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.66
	VERSION DATE: 16/10/2020
PROJECT DETAIL: Authority: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: RAMGARH	Plot SubUse: ResComm Bldg
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA
Inward No: JAIDA/BP/0014/2023	PlotSizeSqFtNo: Plot No. 53
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: New Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 598.70
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 598.70
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	112.47
Total	112.47
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 486.23
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 598.70
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 598.70
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	299.35
Proposed Coverage Area (47.10 %)	281.99
Total Prop. Coverage Area (47.1 %)	281.99
Balance coverage area (2.90 %)	17.36
FAR CHECK	
Perm. FAR Area (3.000)	1796.10
Total Perm. FAR area	1796.10
Commercial FAR	1176.70
Proposed FAR Area	1176.70
Total Proposed FAR Area	1176.70
Consumed FAR (Factor)	1.97
Balance FAR Area	619.40
BUILT-UP AREA CHECK	
Total Proposed BuiltUp Area	1275.14
ARCHITECT (Regd)	Nikhil Jain
ENGGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MARSHAL STEEL AND TUBES represented by Mr Sachetanand Pandit
DEVELOPMENT AUTHORITY	LOCAL BODY



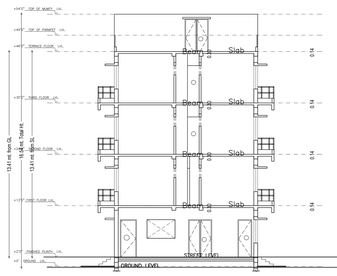
SITE LAYOUT PLAN

SITE PLAN

ELEVATION - 2



ELEVATION - 1



SECTION A-A'

SECTION B-B'

Buildingwise Floor FAR Details

Floor Name	Building Name A COMMERCIAL BUILDING (G3)		Total	
	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	281.99	281.99	281.99	281.99
First Floor	331.05	298.24	331.05	298.24
Second Floor	331.05	298.24	331.05	298.24
Third Floor	331.05	298.24	331.05	298.24
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1275.14	1176.71	1275.14	1176.71

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A COMMERCIAL BUILDING (G3)	Commercial	ResComm Bldg	Non-highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		Others	
				Reqd.	Prop.	Reqd.(Unit)	Reqd.	Prop.	Reqd.(Unit)	Reqd.	Prop.
A COMMERCIAL BUILDING (G3)	Commercial	ResComm Bldg	> 0	200	1124.75	1	4	-	-	-	-
			> 0	200	1124.75	-	-	-	1	12	-
	Total			-	-	-	4	4	-	12	14

Parking Check (Table 7b)

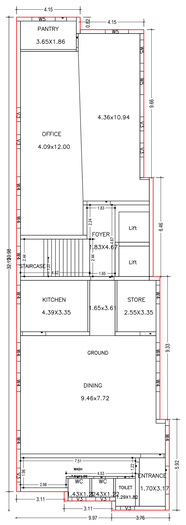
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	50.00	4	50.00
Car	4	50.00	4	50.00
TwoWheeler	-	-	14	28.00
Total TwoWheeler	12	24.00	14	28.00
Total		74.00		106.00

FAR & Tenement Details (Table 4c-1)

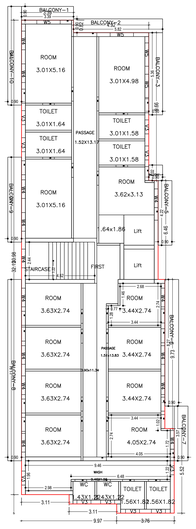
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Commercial				
A COMMERCIAL BUILDING (G3)	1	1275.14	23.55	74.88	1176.70	1176.71	1176.71	04	
Grand Total:	1	1275.14	23.55	74.88	1176.70	1176.71	1176.71	04	

COLOR INDEX

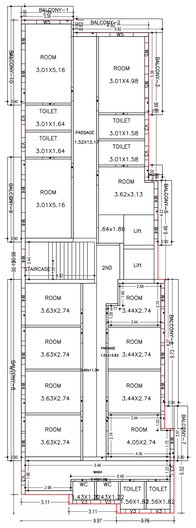
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)



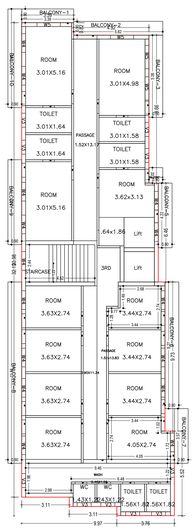
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



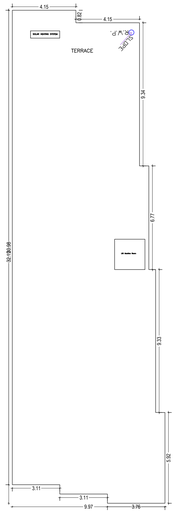
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



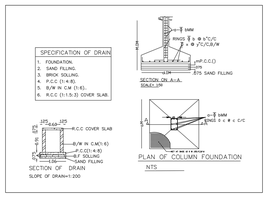
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

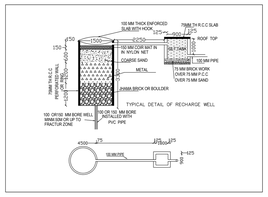


THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)





Building :A (COMMERCIAL BUILDING G3)

Floor Name	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	Tnmt (No.)
		Lift	Balcony	Commercial			
Ground Floor	281.99	0.00	0.00	281.99	281.99	281.99	01
First Floor	331.05	7.80	24.96	298.24	298.24	298.24	01
Second Floor	331.05	7.80	24.96	298.24	298.24	298.24	01
Third Floor	331.05	7.80	24.96	298.24	298.24	298.24	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1275.14	23.55	74.88	1176.70	1176.71	1176.71	04
Total Number of Same Buildings :	1						
Total :	1275.14	23.55	74.88	1176.70	1176.71	1176.71	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A COMMERCIAL BUILDING (G3)	D5	0.74	2.10	04
A COMMERCIAL BUILDING (G3)	D3	0.76	2.10	28
A COMMERCIAL BUILDING (G3)	D2	0.76	2.10	03
A COMMERCIAL BUILDING (G3)	D2	0.83	2.10	03
A COMMERCIAL BUILDING (G3)	D2	0.91	2.10	73
A COMMERCIAL BUILDING (G3)	D2	1.04	2.10	01
A COMMERCIAL BUILDING (G3)	D5	1.52	2.10	10
A COMMERCIAL BUILDING (G3)	RS	1.83	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A COMMERCIAL BUILDING (G3)	V3	0.91	1.80	38
A COMMERCIAL BUILDING (G3)	W4	1.22	1.80	52
A COMMERCIAL BUILDING (G3)	W5	1.52	1.80	16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.90 X 3.39 X 1 X 1	3.05	49.91
	0.90 X 0.92 X 1 X 1	3.21	
	0.90 X 5.36 X 1 X 1	4.82	
	0.90 X 4.22 X 1 X 1	3.80	
	0.90 X 1.02 X 1 X 1	0.91	
	0.90 X 8.27 X 1 X 1	7.44	
	0.90 X 3.57 X 1 X 1	3.21	
	0.90 X 11.84 X 1 X 1	10.65	
	0.90 X 5.55 X 1 X 1	4.99	
	0.90 X 6.49 X 1 X 1	5.84	
SECOND FLOOR PLAN	0.90 X 3.39 X 1 X 1	3.05	49.91
	0.90 X 5.80 X 1 X 1	5.23	
	0.90 X 5.36 X 1 X 1	4.82	
	0.90 X 4.22 X 1 X 1	3.80	
	0.90 X 1.02 X 1 X 1	0.91	
	0.90 X 8.27 X 1 X 1	7.44	
	0.90 X 3.57 X 1 X 1	3.21	
	0.90 X 11.84 X 1 X 1	10.65	
	0.90 X 5.55 X 1 X 1	4.99	
	0.90 X 6.49 X 1 X 1	5.84	
THIRD FLOOR PLAN	0.90 X 3.39 X 1 X 1	3.05	49.91
	0.90 X 5.80 X 1 X 1	5.23	
	0.90 X 5.36 X 1 X 1	4.82	
	0.90 X 4.22 X 1 X 1	3.80	
	0.90 X 1.02 X 1 X 1	0.91	
	0.90 X 8.27 X 1 X 1	7.44	
	0.90 X 3.57 X 1 X 1	3.21	
	0.90 X 11.84 X 1 X 1	10.65	
	0.90 X 5.55 X 1 X 1	4.99	
	0.90 X 6.49 X 1 X 1	5.84	
Total :		-	149.73

UnitBUA Table for Building :A (COMMERCIAL BUILDING G3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	OTHER	274.14	239.95	11	1
FIRST FLOOR PLAN	FIRST	OTHER	323.20	233.73	23	1
SECOND FLOOR PLAN	2ND	OTHER	323.20	233.73	23	1
THIRD FLOOR PLAN	3RD	OTHER	323.20	233.73	23	1
Total :	-	-	1243.74	941.14	80	4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JAIDA/ARC/00012018			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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