

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	> 0	200	1592.78	1	6	-	-
			> 0	200	1592.78	-	-	1	17
Total :							6	7	17

Parking Check (Table 7b)

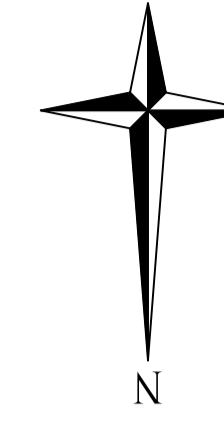
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	6	75.00	7	87.50
TwoWheeler	-	-	18	36.00
Total TwoWheeler	17	34.00	18	36.00
Total		109.00		159.50

COLOR INDEX

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

UnitBUA Table for Building :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2,	F1	OTHER	162.64	157.27	2	
3&4 FLOOR PLAN	F2	OTHER	108.26	104.65	7	8
GROUND FLOOR PLAN	GROUND FLOOR	OTHER	322.69	297.51	4	1
Total:			1406.31	1345.18	40	9



Proposal Basic Information

Proposal File No.	JIADA/BP/0012/2023
Owner Name	M/S BRITE NEON SIGN PVT.LTD.DIRECTOR MR.PRASHANT LUTHRA
Khata No	55,58
Plot No	948P,949P,950P
Village Name	Kokar
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	VERSION NO.: 1.0.66	
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: RANCHI	Plot SubUse: Commercial Bldg	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward No: JIADA/BP/0012/2023	Plot/SubPlot No: 948P,949P,950P	
Application Type: General Proposal	North Road Width: 12.08	
Project Type: Building Permission	South Plot No: 948P,950P	
Nature of Development: New	East: Road Width: 12.08	
Location of Development Area: Old Area	West: Plot No. - 948P,949P	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	853.34
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	853.34
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		92.04
Total		92.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	761.30
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	853.34
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	853.34
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		426.67
Proposed Coverage Area (38.61 %)		329.49
Total Prop. Coverage Area (38.61 %)		329.49
Balance coverage area (11.39 %)		97.18
FAR CHECK		
Perm. FAR Area (2.500)		2133.35
Total Perm. FAR area		2133.35
Commercial FAR		1724.53
Proposed FAR Area		1724.53
Total Proposed FAR Area		1724.53
Consumed FAR (Factor)		2.02
Balance FAR Area		408.82
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1787.37
ARCHITECT (Regd)	SANDEEP KUMAR JHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	M/S BRITE NEON SIGN PVT.LTD.DIRECTOR MR.PRASHANT LUTHRA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Buildingwise Floor FAR Details

Floor Name	Building Name		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	329.49	329.49	329.49	329.49
First Floor	364.47	348.76	364.47	348.76
Second Floor	364.47	348.76	364.47	348.76
Third Floor	364.47	348.76	364.47	348.76
Fourth Floor	364.47	348.76	364.47	348.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1787.37	1724.53	1787.37	1724.53

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.)	Trmt (No.)
			Lift	Accessory Use				
A (COMMERCIAL BUILDING)	1	1787.37	27.20	35.64	1724.53	1724.53	1724.53	09
Grand Total :	1	1787.37	27.20	35.64	1724.53	1724.53	1724.53	09

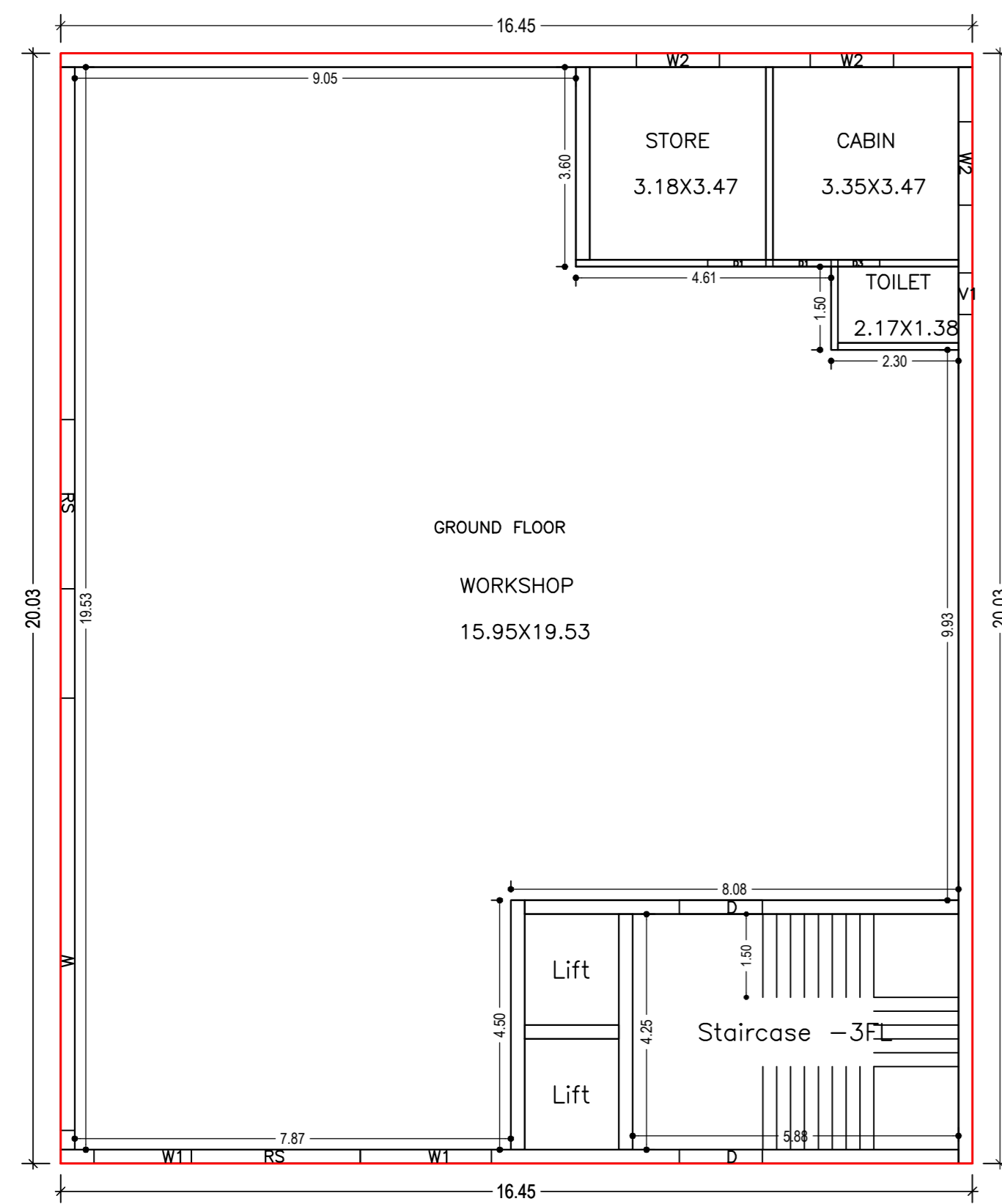
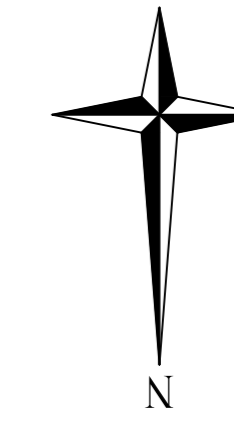
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	Non-Highrise

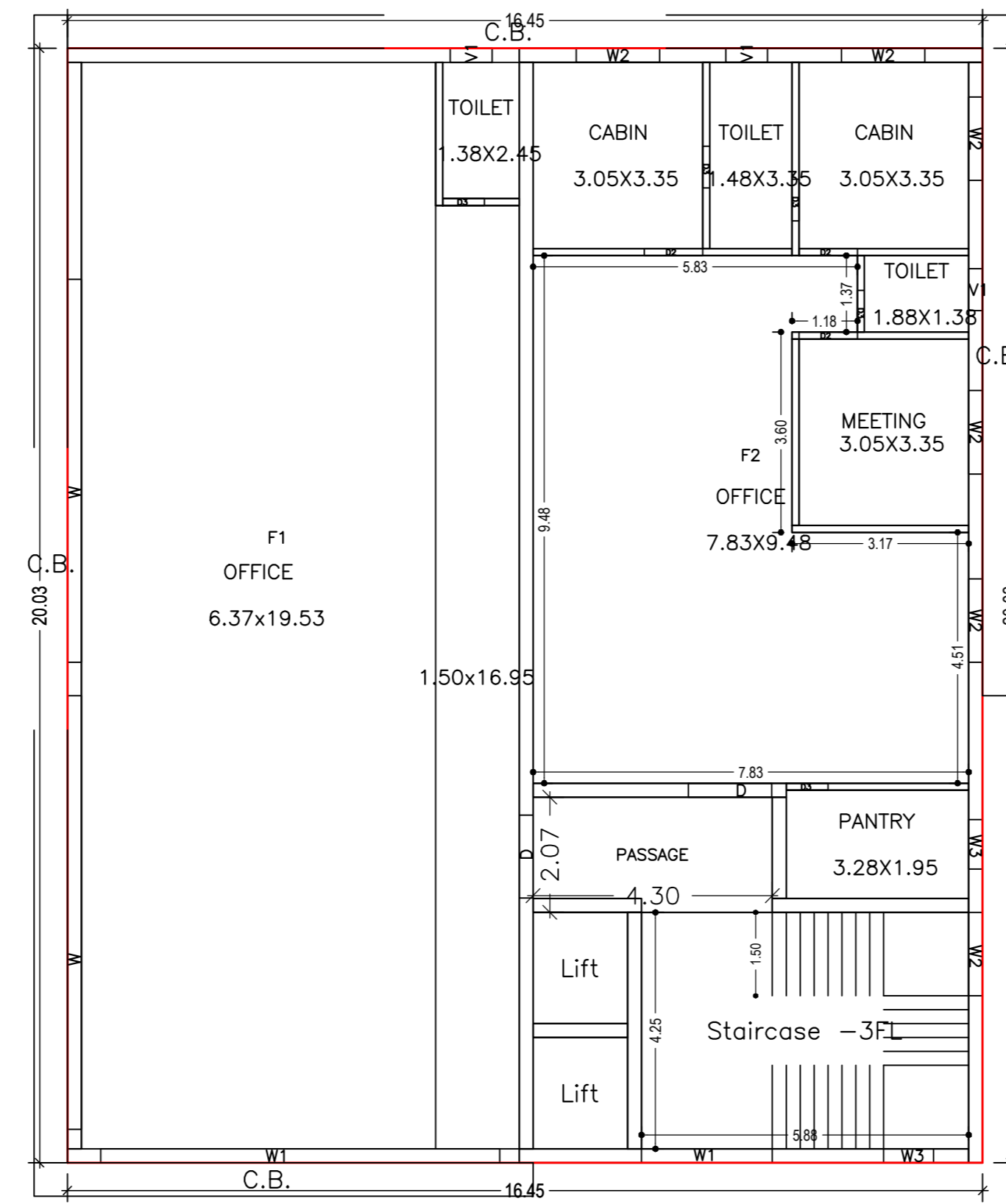
PROJECT :- PROPOSED COMMERCIAL BUILDING AT KOKAR RANCHI.	CLIENT :- MR.BIPIN VERMA	DWG. TITLE :- GROUND FLOOR PLAN	DATE -27/09/23 SCALE - DWG NO. -	NORTH CONSULTING ARCHITECTS: 101, Prabha Kiran H.B. Road , kokar , Ranchi Ph: 0651-2544645 axioranchi@gmail.com
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANDEEP KUMAR JHA JIADA/ARC/0026/2019			

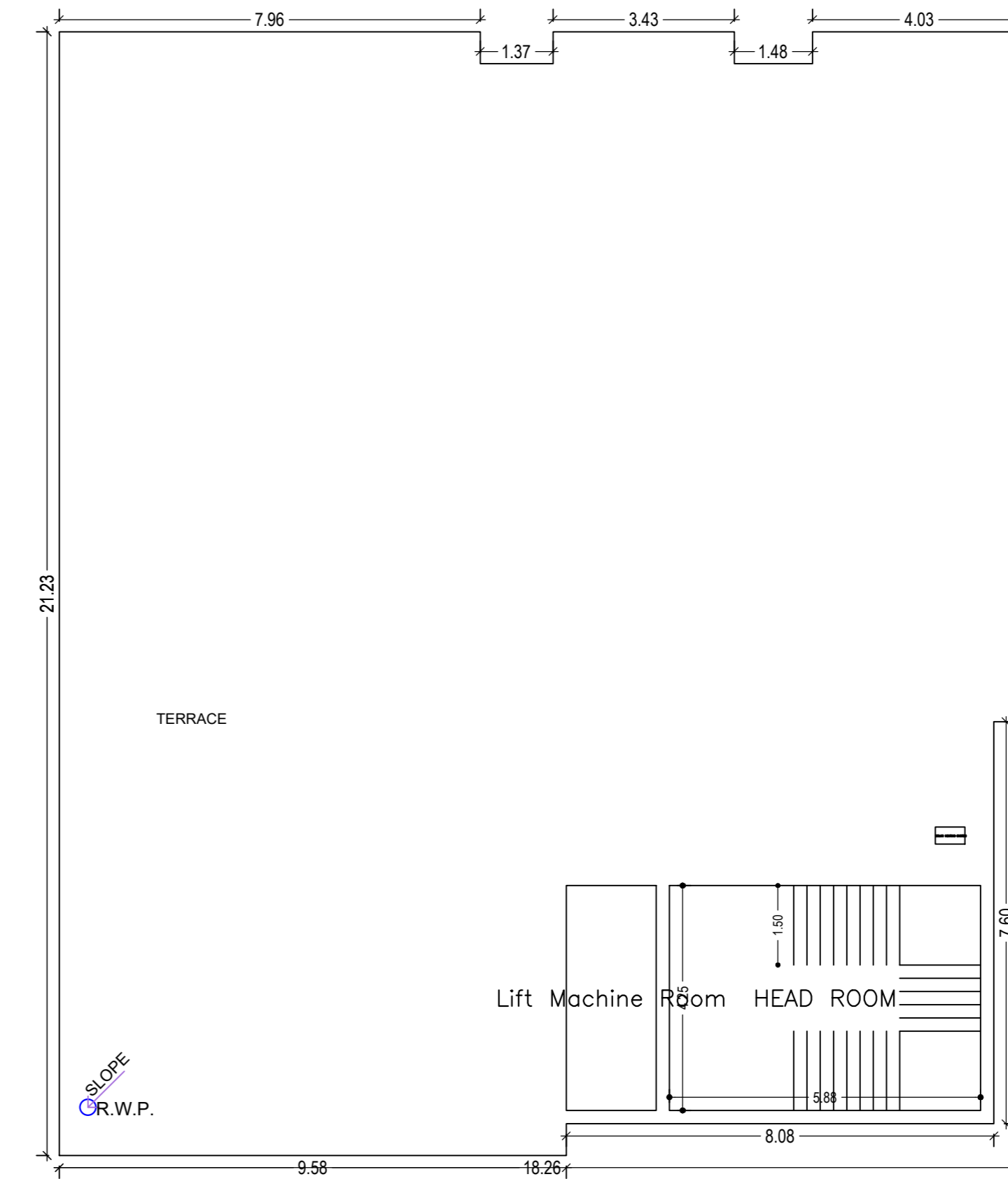
Proposal Basic Information	
Proposal File No.	JADA/BP/001/2023
Owner Name	M/S BRITE NEON SIGN PVT.LTD DIRECTOR MR.PRAKASH LUTRA
Khata No.	55,58
Plot No.	948P-948P-950P
Village Name	Kokar
Use	Commercial
SubUse	Commercial Bldg



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



TYPICAL - 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

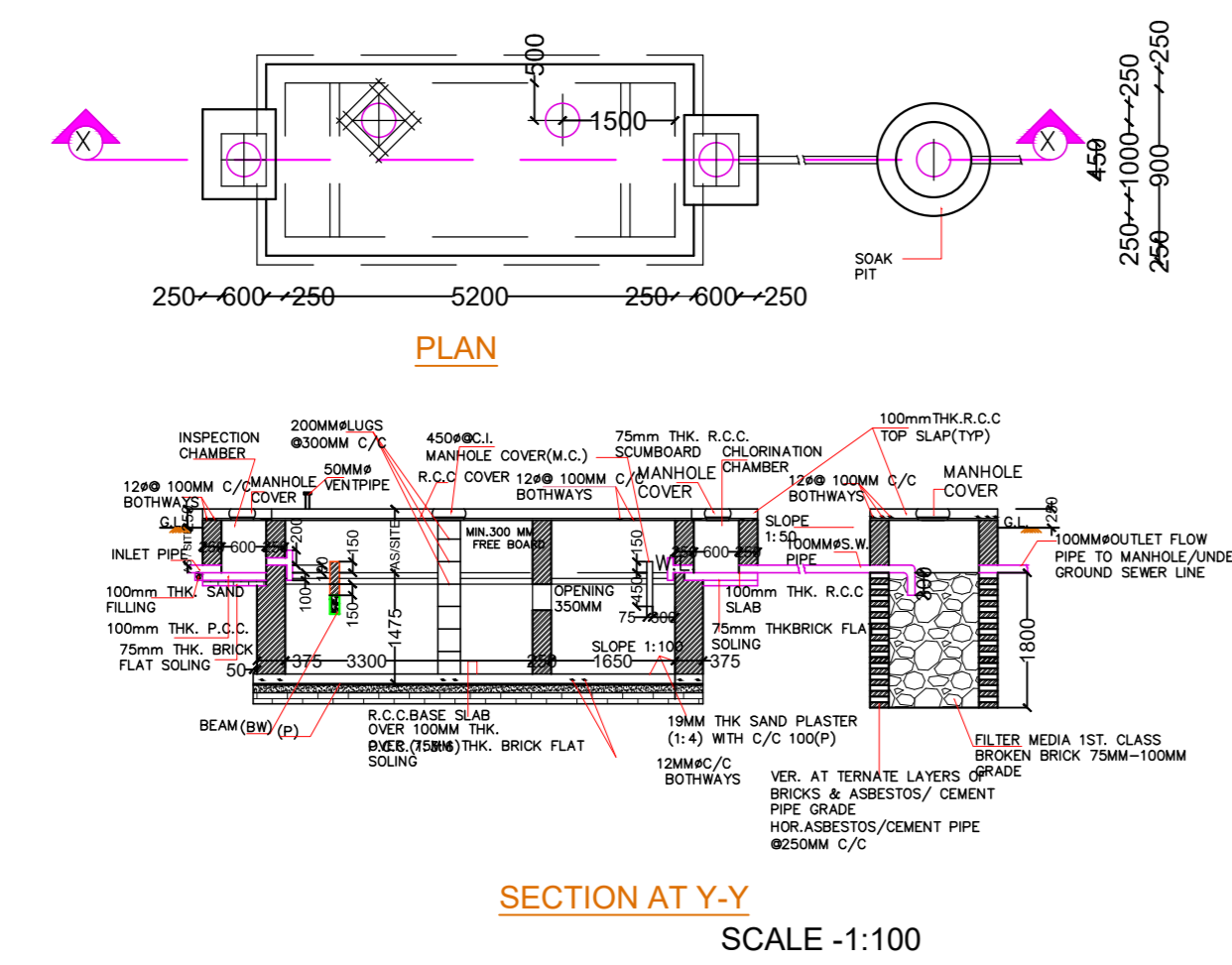
BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
A (COMMERCIAL BUILDING)	D3	0.75	2.40	21
A (COMMERCIAL BUILDING)	D2	1.05	2.40	12
A (COMMERCIAL BUILDING)	D1	1.05	2.40	02
A (COMMERCIAL BUILDING)	D	1.49	2.40	04
A (COMMERCIAL BUILDING)	D	1.50	2.40	05
A (COMMERCIAL BUILDING)	RS	3.05	2.80	02

SCHEDULE OF WINDOW/VENTILATION:

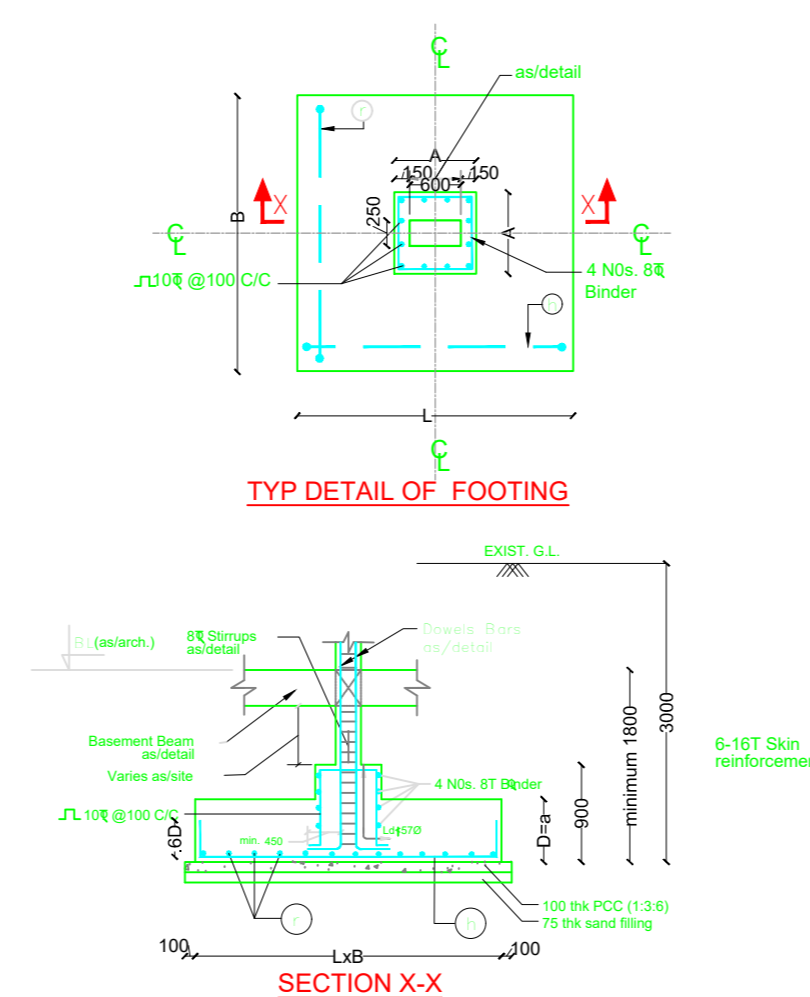
BUILDING NAME	NAME	LENGTH	HEIGHT	MOS
A (COMMERCIAL BUILDING)	V1	0.75	0.80	13
A (COMMERCIAL BUILDING)	W3	0.89	1.20	04
A (COMMERCIAL BUILDING)	W3	0.90	1.20	04
A (COMMERCIAL BUILDING)	W2	1.50	1.20	27
A (COMMERCIAL BUILDING)	W1	1.76	2.80	01
A (COMMERCIAL BUILDING)	W1	2.26	1.20	04
A (COMMERCIAL BUILDING)	W1	2.37	2.80	01
A (COMMERCIAL BUILDING)	W	6.89	2.80	04
A (COMMERCIAL BUILDING)	W1	7.17	2.80	04
A (COMMERCIAL BUILDING)	W	7.80	2.80	05

Building :A (COMMERCIAL BUILDING)

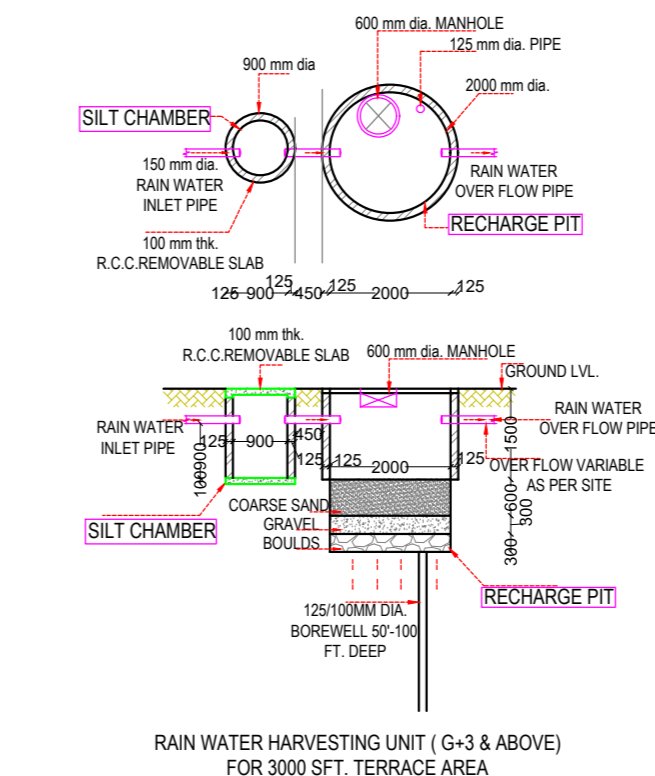
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Accessory Use				
Ground Floor	329.49	0.00	0.00	329.49	329.49	329.49	01
First Floor	364.47	6.80	8.91	348.76	348.76	348.76	02
Second Floor	364.47	6.80	8.91	348.76	348.76	348.76	02
Third Floor	364.47	6.80	8.91	348.76	348.76	348.76	02
Fourth Floor	364.47	6.80	8.91	348.76	348.76	348.76	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1787.97	27.20	35.64	1724.53	1724.53	1724.53	09
Total Number of Same Buildings	1						
Total	1787.97	27.20	35.64	1724.53	1724.53	1724.53	09



SECTION AT Y-Y
SCALE -1:100

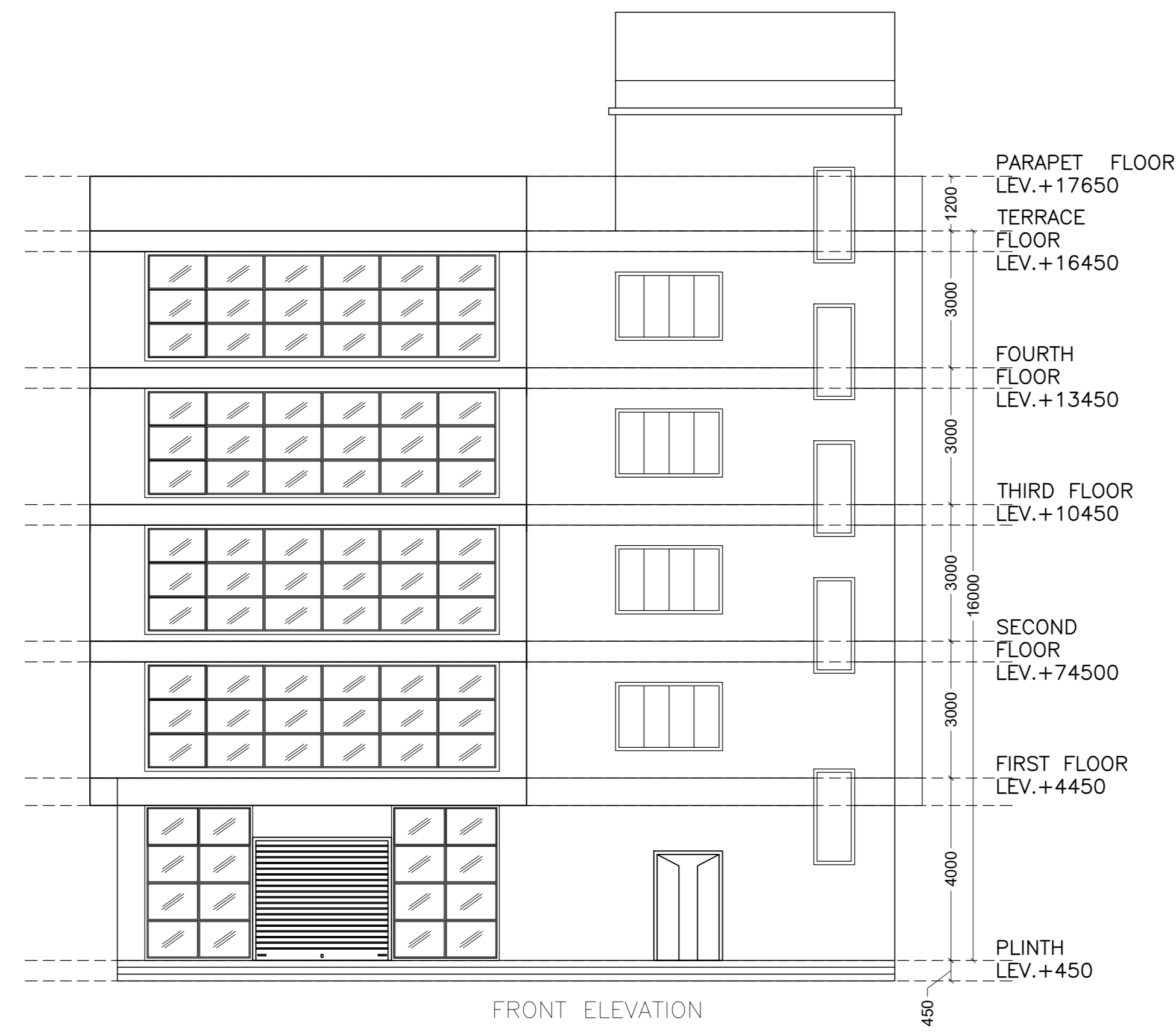
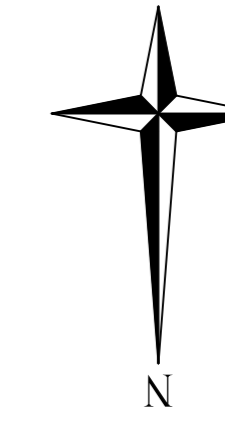


SECTION X-X

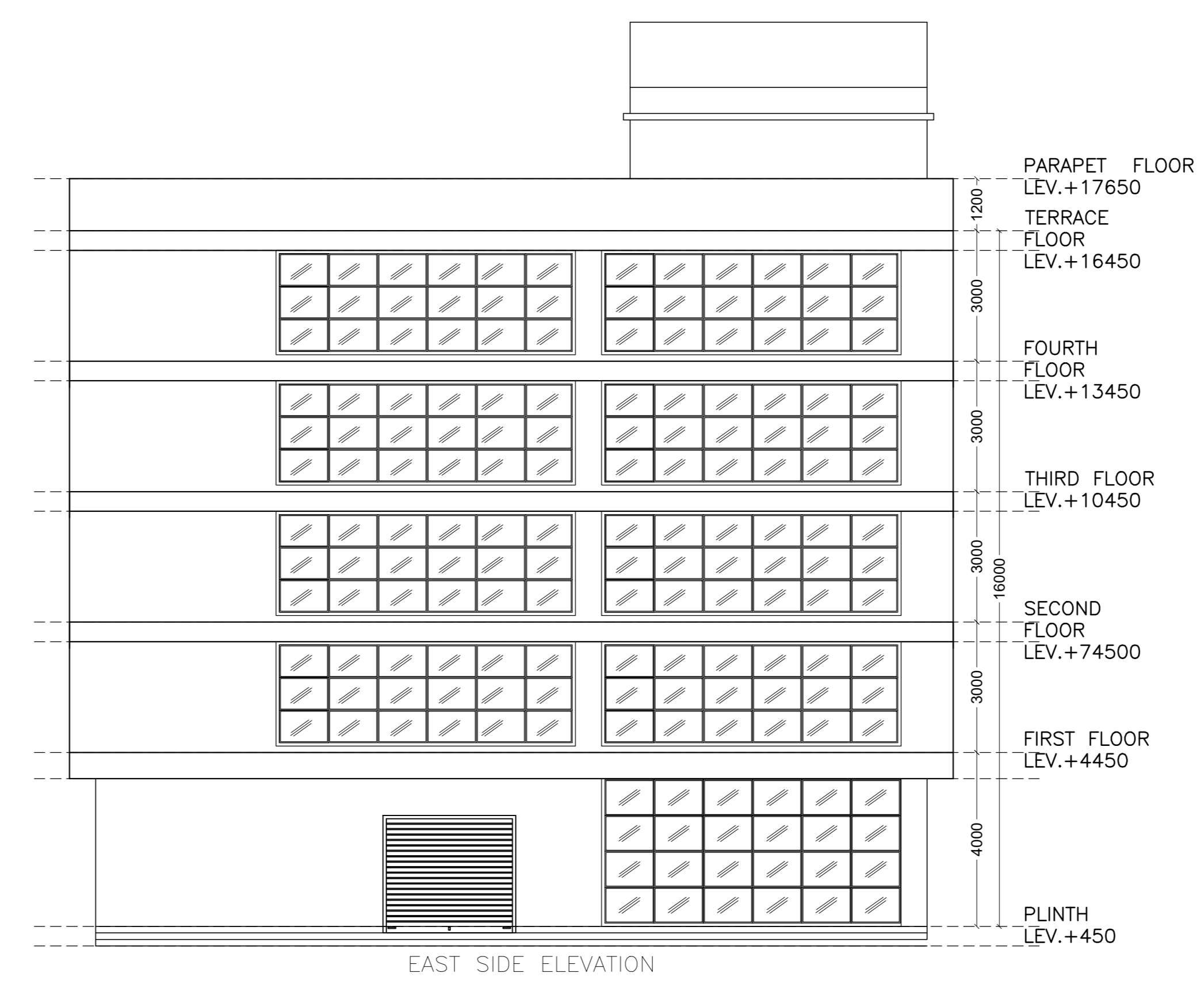


RAIN WATER HARVESTING UNIT (G-1 & ABOVE) FOR 3000 SFT. TERRACE AREA

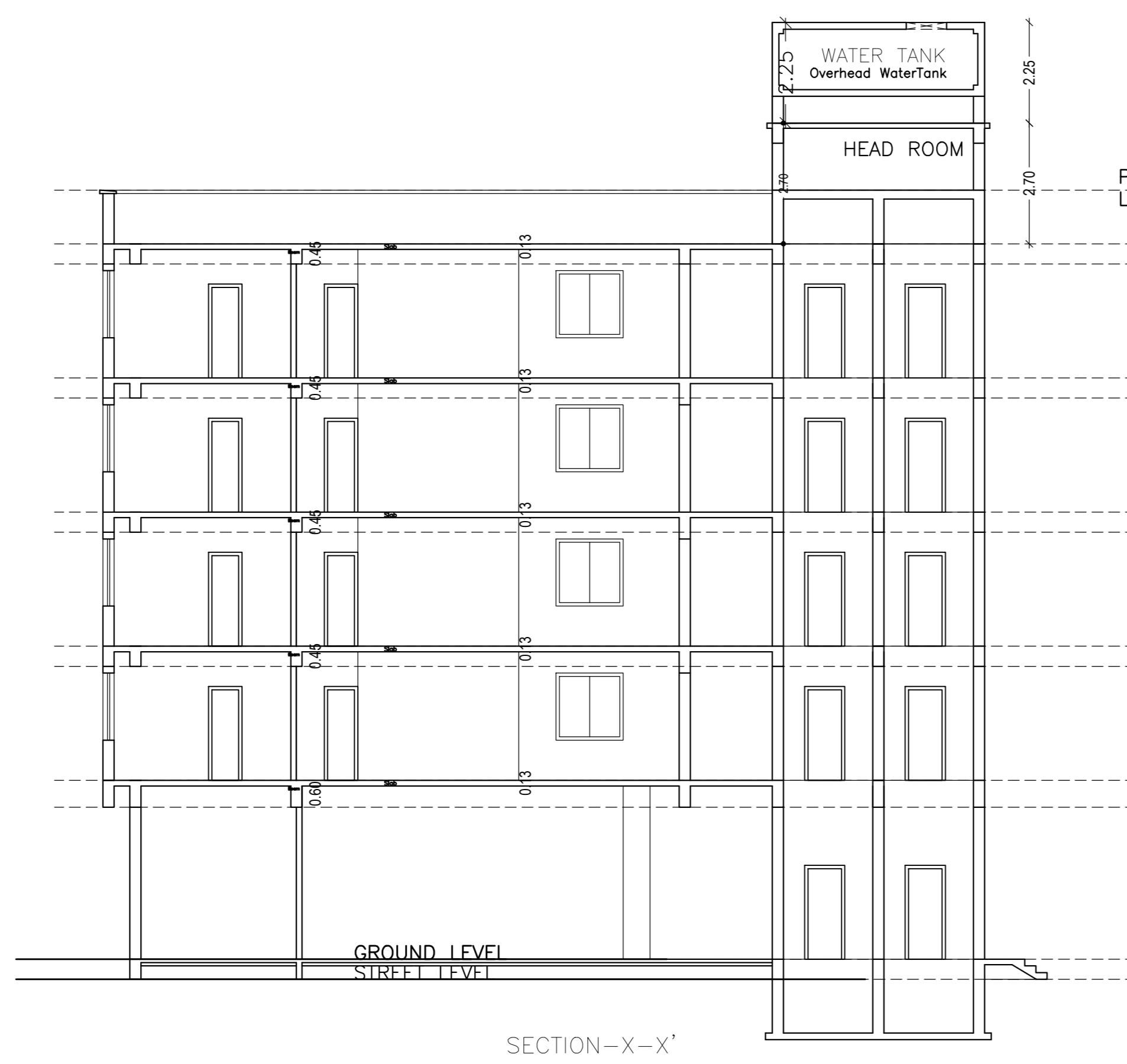
Proposal Basic Information	
Proposal File No.	JADA/BP/0012/2023
Owner Name	MS BRITE NEON SIGN PVT.LTD.DIRECTOR MR.PRAASHANT LUTIRA
Khata No	55,58
Plot No	949P-949P-950P
Village Name	Kokar
Use	Commercial
SubUse	Commercial Bldg



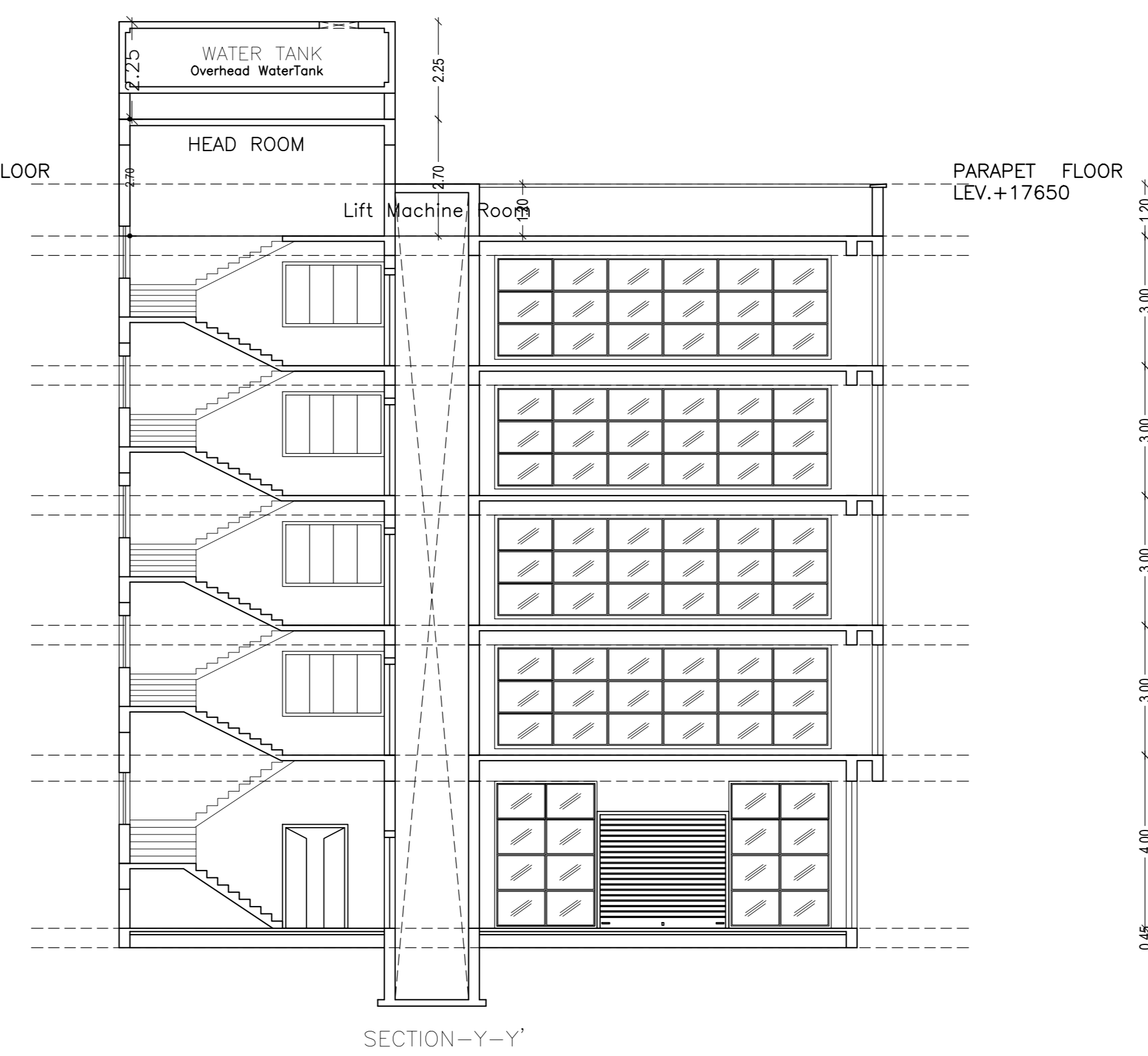
FRONT ELEVATION



EAST SIDE ELEVATION



SECTION-X-X'



SECTION-Y-Y'

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SANDEEP KUMAR JHA JADA/NRC/02/2019			