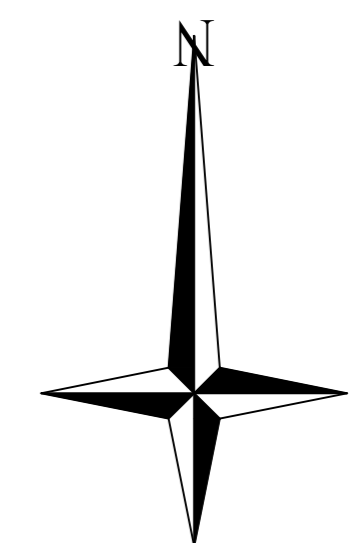


02.05.2023

- 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 BYE-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 & CANTINE 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.
 - ALUMINUM PARTITION SHALL BE OF POWDER COATED ALUMINUM 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 GR. 300MM ADDITIONAL FREE BOARD TO BE LEFT
- SIZE OF THE TANK** =M XM XM = CU.M.

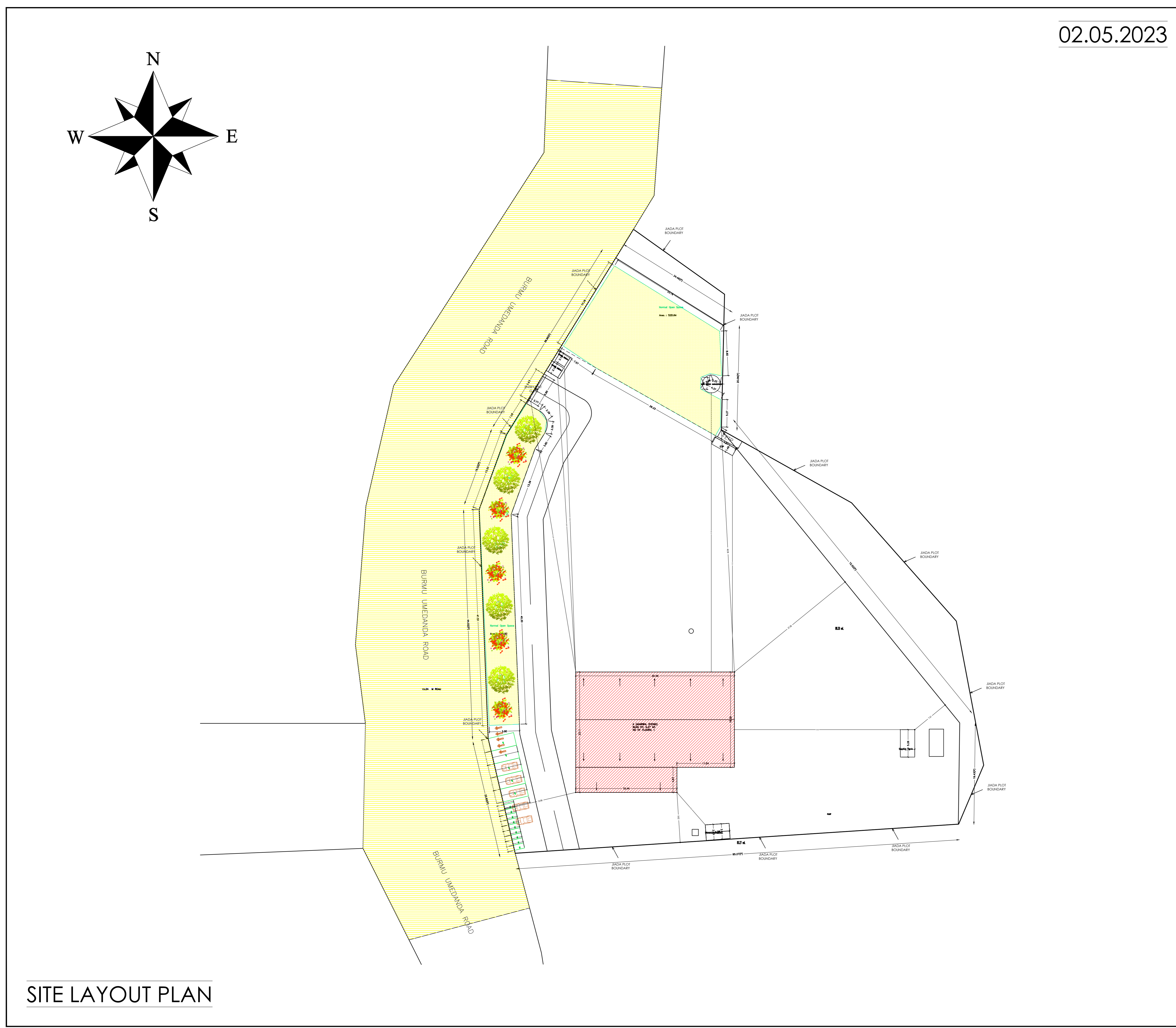


Proposal Basic Information

Proposal File No.	JADABP/0017/2023
Owner Name	AGARWAL DYEING represented by MR. BAJRANG LAL AGARWAL
Khata No.	199
Plot No.	Survey Plot No. 1353P, Industrial Plot No. 3
Village Name	Chakme
Use	Industrial
SubUse	Industrial Building

AREA STATEMENT

VERSION NO. 1.0.66	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Industrial	
District RANCHI	Plot SubUse: Industrial Building	
Authority: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	Plot/Neat/Religious/Structure: NA	
Project No.: JADABP/0017/2023	Plot/SubPlot No. Survey Plot No. 1353P, Industrial Plot No. 3	
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)	SQ.MT.
NET AREA OF PLOT/Gross Plot Area - Deduction from Gross Plot Area	(A-Deductions)	6676.73
Deduction for Balance Plot Area(from Gross Plot Area)	Common Plot	887.55
	Total	887.55
BALANCE AREA OF PLOT/Net Plot Area - Recreational/Amenity space	(A-Deductions)	5789.18
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions)	6676.73
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	6676.73
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		3338.36
Proposed Coverage Area (57.75 %)		651.22
Total Prop. Coverage Area (57.75 %)		651.22
Balance coverage area (42.25 %)		2887.14
FAR CHECK		
Perm. FAR Area (2.00)		13353.46
Total Perm. FAR area		13353.46
Industrial FAR		651.22
Proposed FAR Area		651.22
Total Proposed FAR Area		651.22
Consumed FAR (Factor)		0.10
Balance FAR Area		12702.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		651.22
ARCHITECT (Regd)		Nikhil Jain
ENGINEER (Regd)		
SUPERVISOR (Regd)		AGARWAL DYEING represented by MR. BAJRANG LAL AGARWAL
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY



SITE LAYOUT 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. : AD/SD/DRD-0001 SHEET - 1 OF 4

DRAWING TITLE :

SITE LAYOUT PLAN

PROJECT :

PROPOSED UNIT FOR M/S AGARWAL DYEING AT INDUSTRIAL PLOT NO-3, CHAKME INDUSTRIAL AREA, BURMU, RANCHI, JHARKHAND

ARCHITECT'S SIGNATURE: AR, NIKHIL JAIN
OWNER'S SIGNATURE: MR. BAJRANG LAL AGARWAL

BOTHR DEVELOPERS & PLANNERS
Architect: Nikhil Jain
Interior Designer: Nikhil Jain
Project Management: Nikhil Jain
Developer: Nikhil Jain
Builder: Nikhil Jain
B-10, Block, New Road, New, Ranchi-834002, Jharkhand
91-91-68786701/7040212015, e-mail: nikhil@bthrp.com

M/S AGARWAL DYEING

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Two Wheeler
A (AGARWAL DYEING)	Industrial	Industrial Building	> 0	400	651.22	1 2 - - - -
			> 0	400	651.22	- - - - 1 4 - -
						- - - - 2 5 - - 4 9

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	2	25.00	5	62.50
Two Wheeler	-	-	9	18.00
Total Two Wheeler	4	8.00	9	18.00
Total	33.00	8.00	9	88.50

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 (AGARWAL DYEING)	1	651.22	651.22	651.22	651.22	01
Grand Total	1	651.22	651.22	651.22	651.22	01

Buildingwise Floor FAR Details

Floor Name	A (AGARWAL DYEING)		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	651.22	651.22	651.22	651.22
Terrace Floor	0.00	0.00	0.00	0.00
Total	651.22	651.22	651.22	651.22

Building : A (AGARWAL DYEING)

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	651.22	651.22	651.22	651.22	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	651.22	651.22	651.22	651.22	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AGARWAL DYEING)	D2	0.91	2.10	04
A (AGARWAL DYEING)	D1	1.07	2.10	05
A (AGARWAL DYEING)	D5	1.52	2.10	03
A (AGARWAL DYEING)	D	1.66	2.10	01
A (AGARWAL DYEING)	SD	3.05	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AGARWAL DYEING)	W6	1.22	1.20	05
A (AGARWAL DYEING)	W5	1.52	1.20	02
A (AGARWAL DYEING)	KWS	1.52	1.20	01
A (AGARWAL DYEING)	W6	1.83	1.20	15

UnitBUA Table for Building :A (AGARWAL DYEING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	OTHER	651.22	605.58	9	1
Total	-	-	651.22	605.58	9	1

Building USE/SUBUSE Details

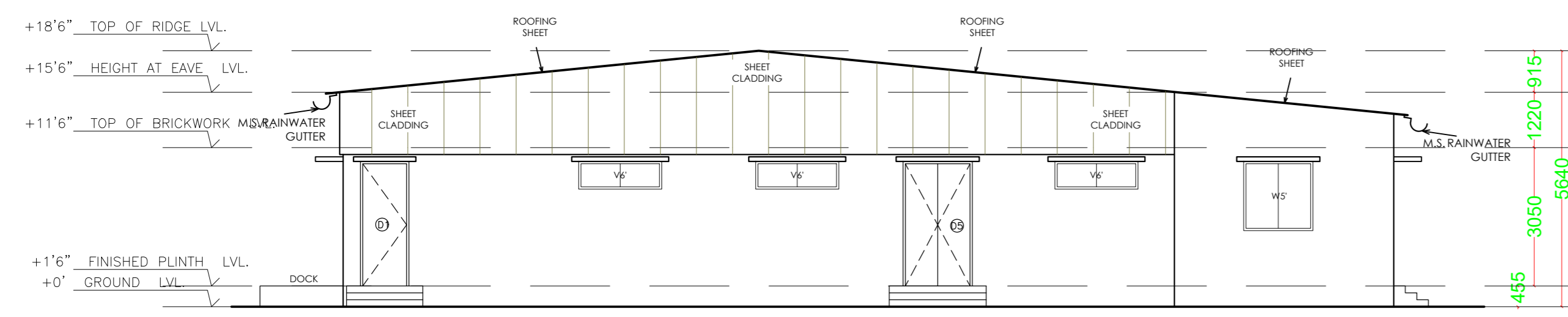
Building Name	Building Use	Building SubUse	Building Structure
A (AGARWAL DYEING)	Industrial	Industrial Building	Non-Highrise

COLOR INDEX

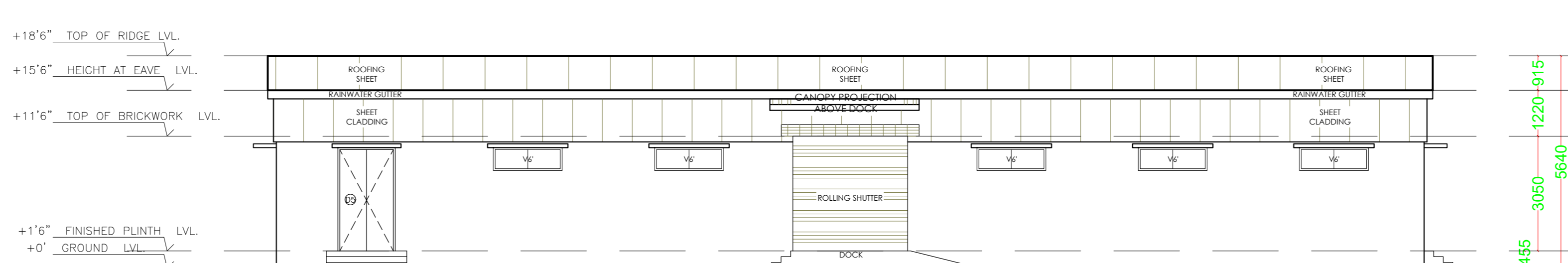
Color	Description
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Blue	COMMON PLOT
Yellow	ROAD WIDENING AREA
White	EXISTING (To be retained)
Grey	EXISTING (To be demolished)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jain JADABP/0001/2018			

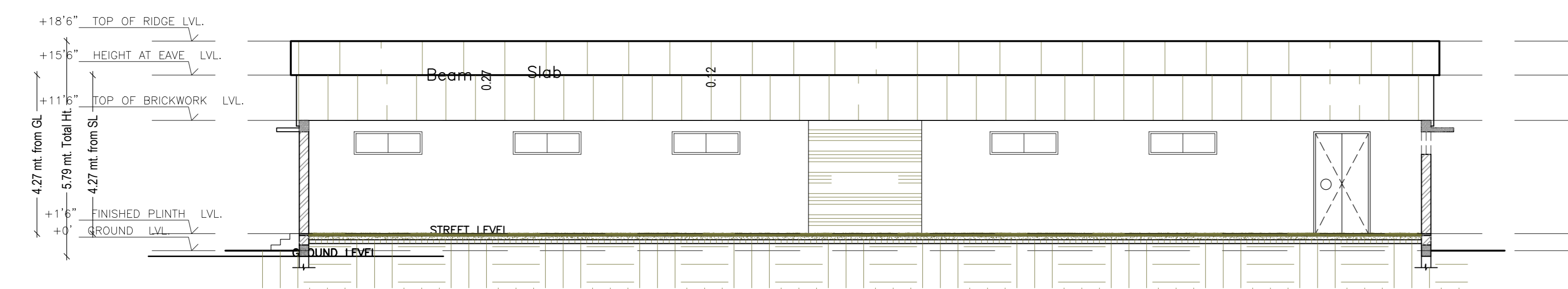
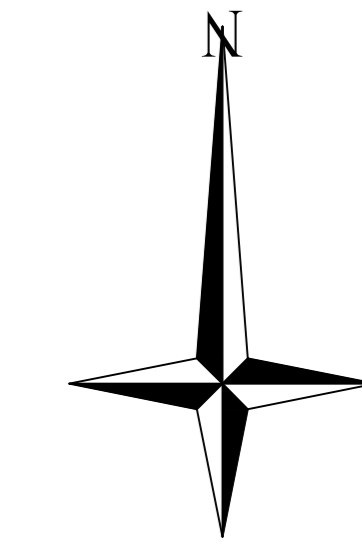
Proposal Basic Information	
Proposal File No.	JADA/BP/00172023
Owner Name	AGARWAL DYEING represented by MR. BAIRANG LAL AGARWAL
Khata No	199
Plot No	Survey Plot No. 1353P, Industrial Plot No. 3
Village Name	Chakme
Use	Industrial
SubUse	Industrial Building



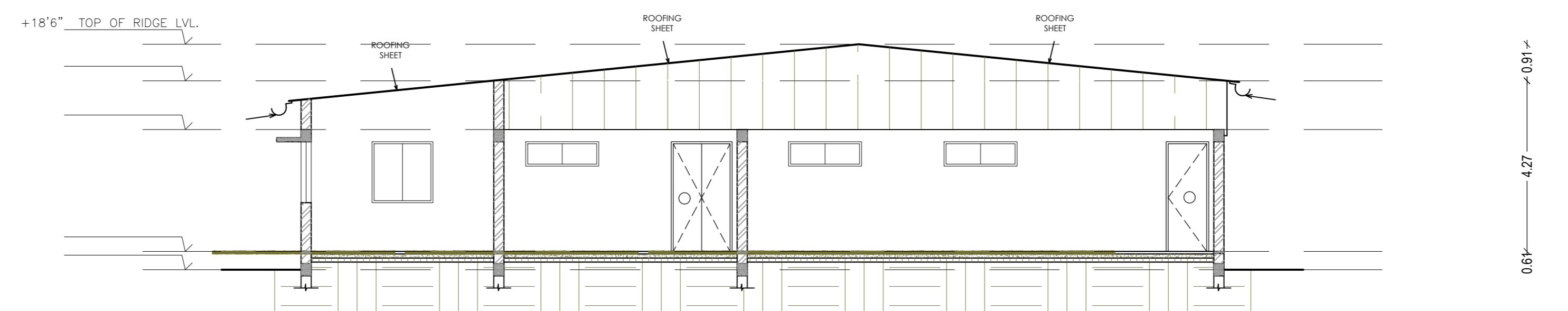
ELEVATION - 2



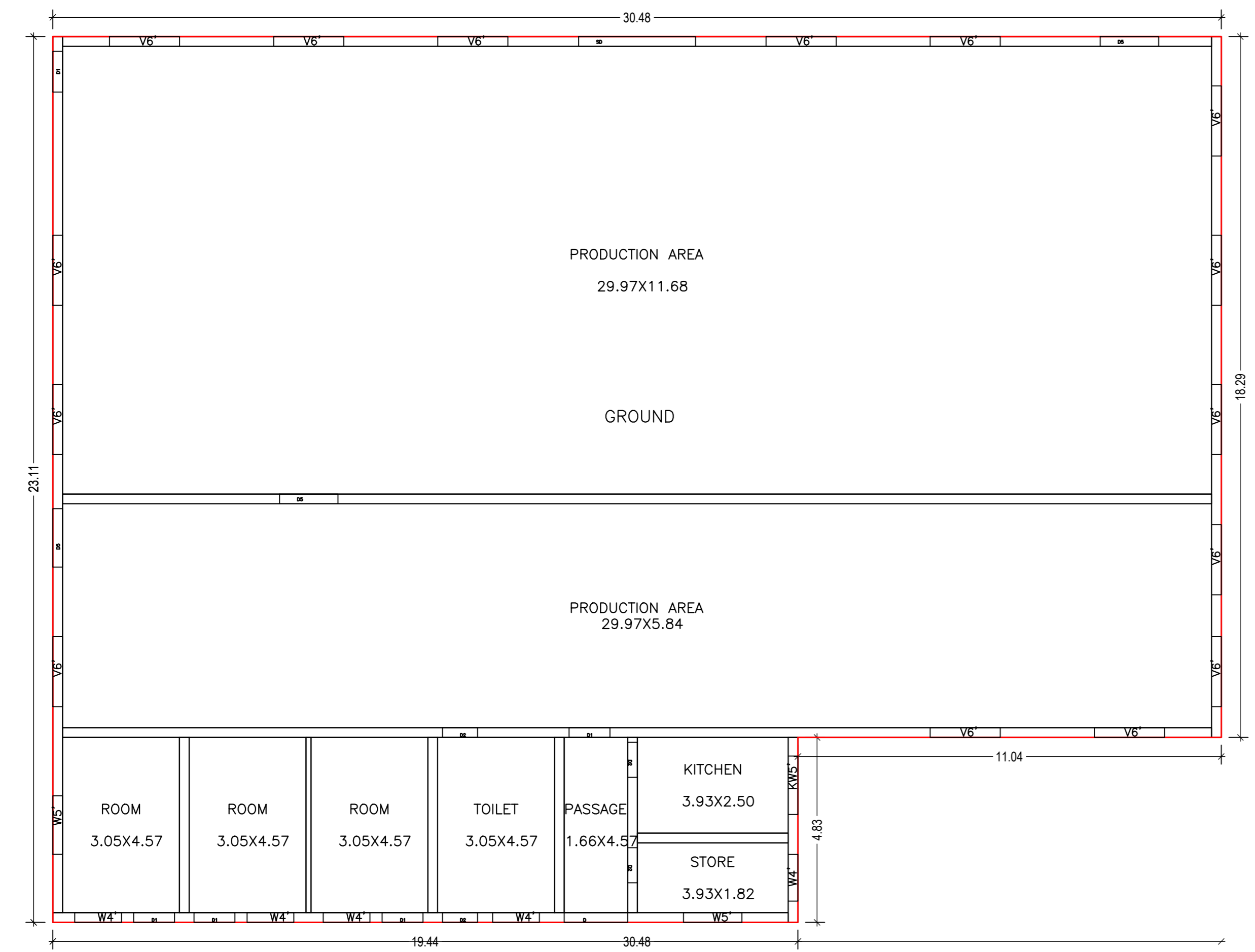
ELEVATION - 1



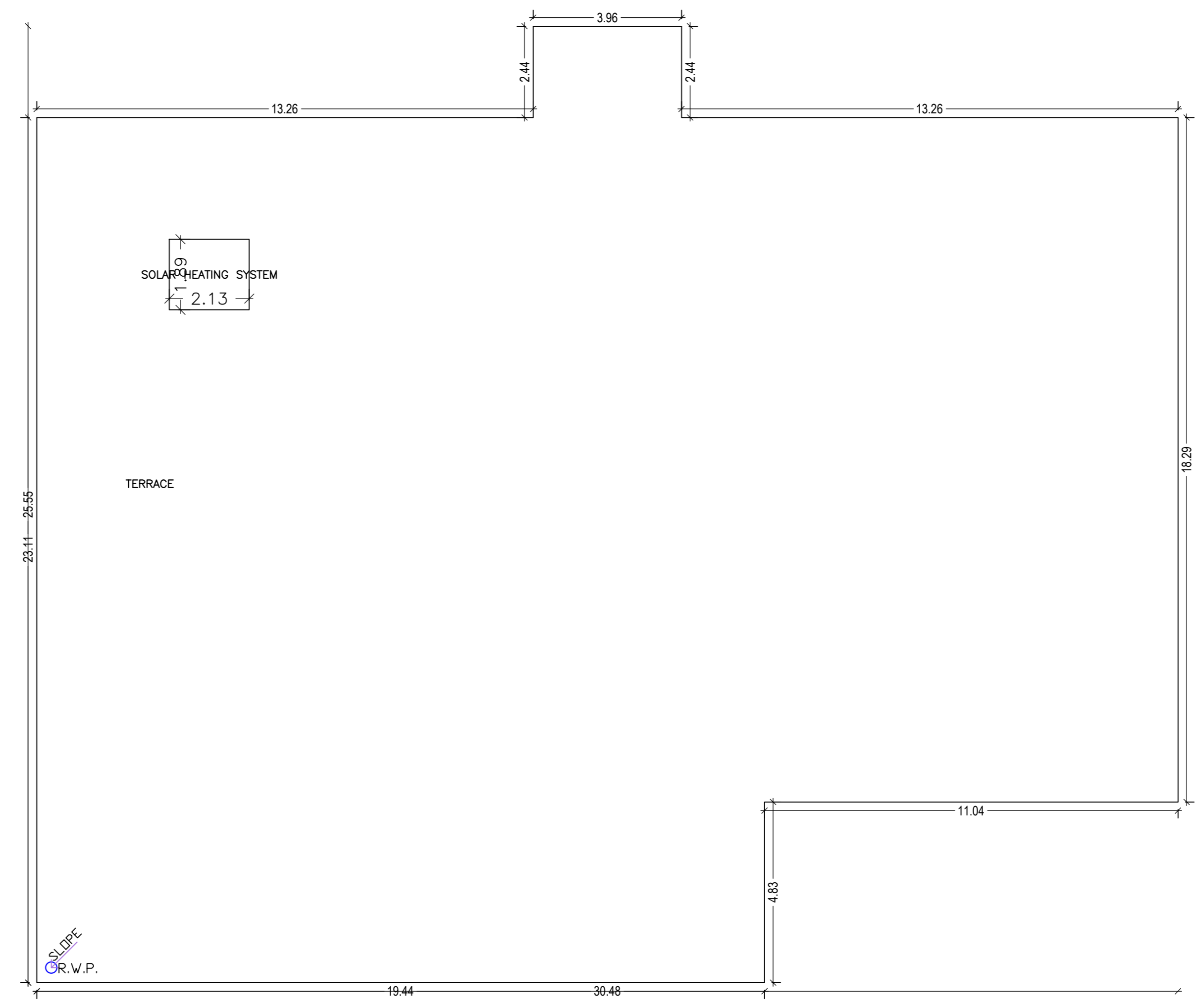
SECTION Y - Y'



SECTION X - X'



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



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NANJ. JAIN JADA/NRC/0001/2018			