

Proposal Basic Information	
Proposal File No.	JADA/BP/0019/2023
Owner Name	Ravindra Pradhan
Khata No	96
Plot No	Industrial Plot No. - 265P-C, Survey Plot No. - 55P
Village Name	Kokar
Use	Commercial
SubUse	Commercial Bldg

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Capit Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A1	SHOP	7.86	7.65	1	2
FIRST FLOOR PLAN	A2	SHOP	116.11	114.89	1	2
SECOND FLOOR PLAN	A3	SHOP	312.90	312.54	4	2
TERRACE FLOOR PLAN	A4	SHOP	116.11	114.89	1	2
Total	-	-	1189.34	1185.03	16	6

AREA STATEMENT	VERSION NO. : 1.0 / 70
JHARRHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARRHAND URBAN	Plot Use: Commercial
District: RANCHI	Plot SubUse: Commercial Bldg
Authority: JHARRHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotSubUse/ReligiousStructure: NA
Inward No. JADABP/0019/2023	PlotSubPlot No. Industrial Plot No. - 265P-C, Survey Plot No. - 55P
Application Type: General Proposal	North: Plot No. - Industrial Plot No. 265P - B
Project Type: Building Permission	South: Plot No. - Industrial Plot No. 265P - D
Nature of Development: New	East: Road Width - 35
Location of Development Area: New Area	West: Road Width - 13
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT/Gross Plot Area - Deduction from Gross Plot Area	(A-Deductions)
Deduction for Balance Plot Area/From Gross Plot Area	(A-Deductions)
Common Plot	105.00
BALANCE AREA OF PLOT/Net Plot Area - Recreational/Amenity (A-Deductions)	1752.95
PLOT AREA FOR COVERAGE/Net Plot Area	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
COVERAGE CHECK	
Normalizable Coverage area ( 50.00 % )	828.87
Proposed Coverage Area ( 22.91 % )	425.71
Total Prop. Coverage Area ( 22.91 % )	425.71
Balance coverage area ( 27.09 % )	503.26
FAR CHECK	
Perm. FAR Area ( 3.000 )	5573.82
Total Perm. FAR area	5573.82
Commercial FAR	1412.71
Proposed FAR Area	1437.64
Total Proposed FAR Area	1437.64
Consumed FAR (Factor)	0.77
Balance FAR Area	4136.18
BUILT UP AREA CHECK	
Permissible Built Up Area	1865.93
ARCHITECT (Regd)	Chandranvijay Pradhan
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Ravindra Pradhan
DEVELOPMENT AUTHORITY LOCAL BODY	

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

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.)
Basement Floor	425.71	24.93	24.93	24.93
Ground Floor	425.71	421.38	425.71	421.38
First Floor	507.26	495.67	507.26	495.67
Second Floor	507.26	495.66	507.26	495.66
Terrace Floor	0.00	0.00	0.00	0.00
Total	1865.93	1437.64	1865.93	1437.64

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Two Wheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (BUILDING)	Commercial	Shop	> 0	200	1214.72	1	5	-	-
Total:	-	-	-	-	1214.72	-	5	17	13

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		No.	Area
		Area	Prop.		
Car	-	-	17	212.50	-
Total Car	5	62.50	17	212.50	-
Two Wheeler	-	-	24	48.00	-
Total Two Wheeler	13	26.00	24	48.00	-
Other Parking	-	-	-	181.03	-
Total	-	88.50	-	499.53	-

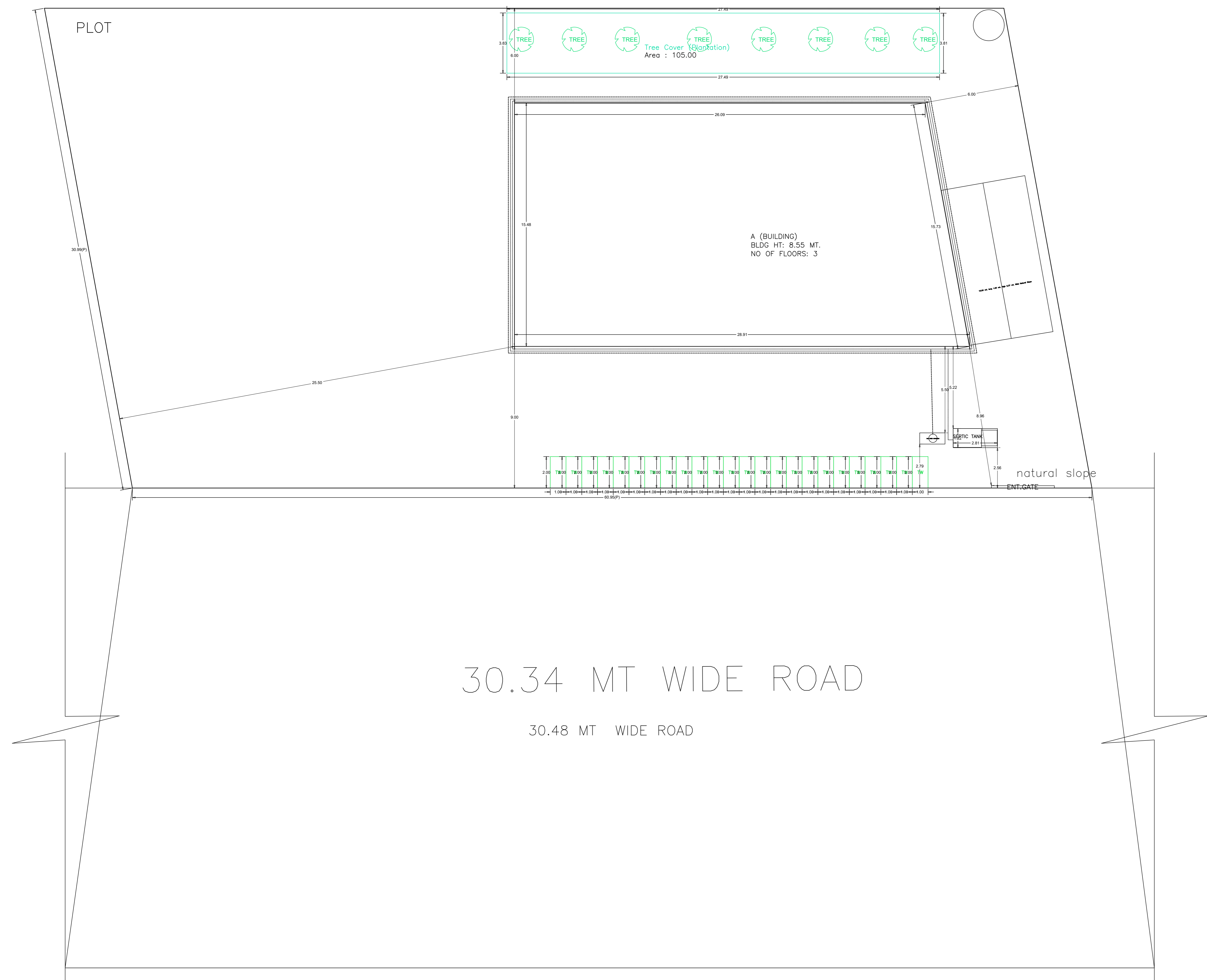
FAR & Tenement Details (Table 4c-1)										
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
			Lit	Void	Parking					
A (BUILDING)	1	1865.93	21.78	12.99	393.53	1412.71	24.93	1437.64	1437.64	06
Grand Total	1	1865.93	21.78	12.99	393.53	1412.71	24.93	1437.64	1437.64	06

Building :A (BUILDING)									
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
		Lit	Void	Parking					
Basement Floor	425.71	7.26	0.00	393.53	0.00	24.93	24.93	24.93	00
Ground Floor	425.71	0.00	4.33	0.00	421.38	0.00	421.38	421.38	02
First Floor	507.26	7.26	4.33	0.00	495.67	0.00	495.67	495.67	02
Second Floor	507.26	7.26	4.33	0.00	495.66	0.00	495.66	495.66	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1865.93	21.78	12.99	393.53	1412.71	24.93	1437.64	1437.64	06
Total Number of Same Buildings	1	-	-	-	-	-	-	-	-
Total	1865.93	21.78	12.99	393.53	1412.71	24.93	1437.64	1437.64	06

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.91	2.10	03
A (BUILDING)	D	1.22	2.10	02
A (BUILDING)	D1	1.22	2.10	05
A (BUILDING)	D	4.53	2.10	03

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.01	2.10	03
A (BUILDING)	SW	1.03	2.10	03
A (BUILDING)	W	1.22	2.10	03
A (BUILDING)	SW	3.04	2.10	03
A (BUILDING)	W	4.28	2.10	03
A (BUILDING)	SW	4.35	2.10	03
A (BUILDING)	SW	5.54	2.10	01
A (BUILDING)	SW	7.36	2.10	02
A (BUILDING)	SW	8.85	2.10	03

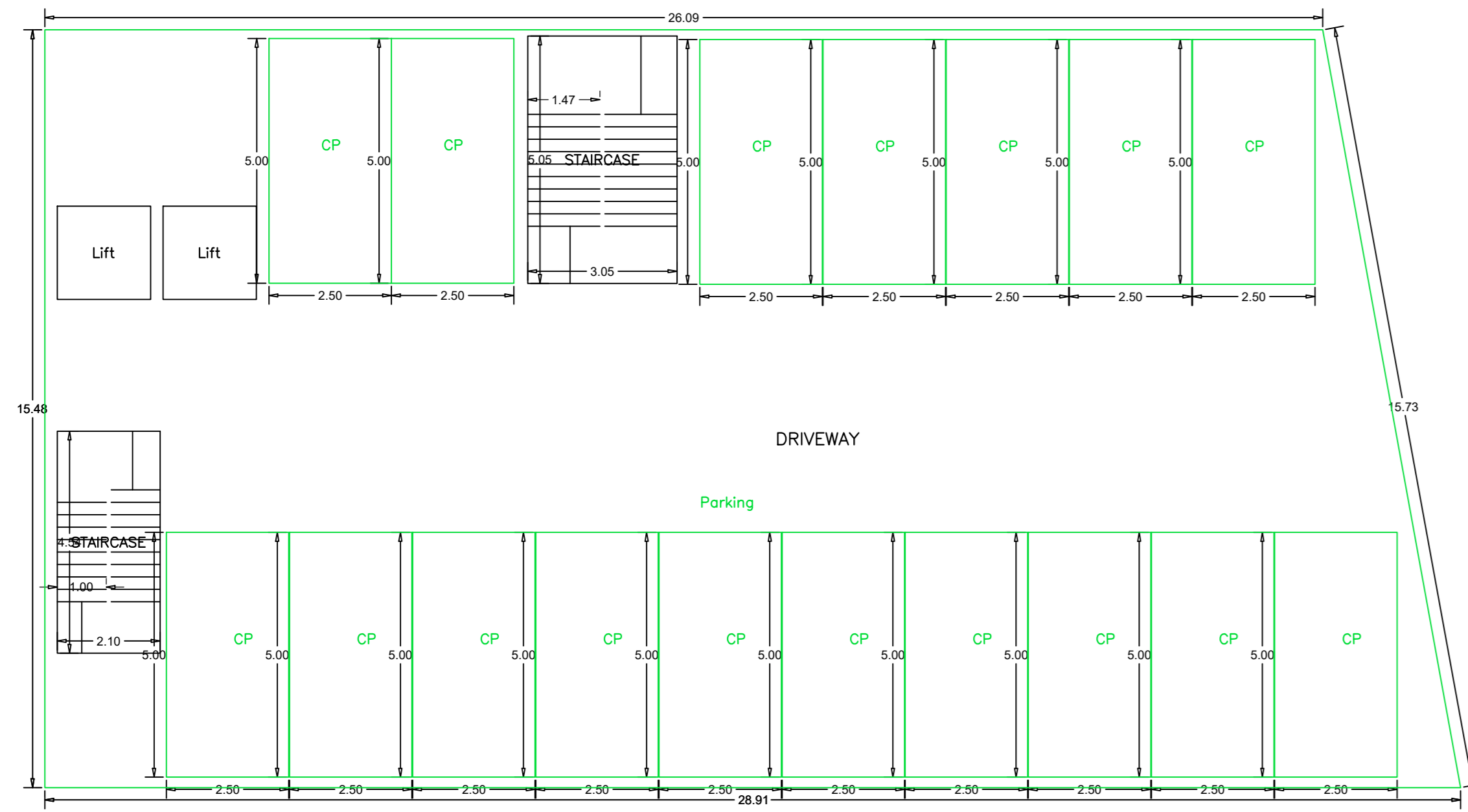
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Chandranvijay Pradhan JADA/NRC/0019/2023			



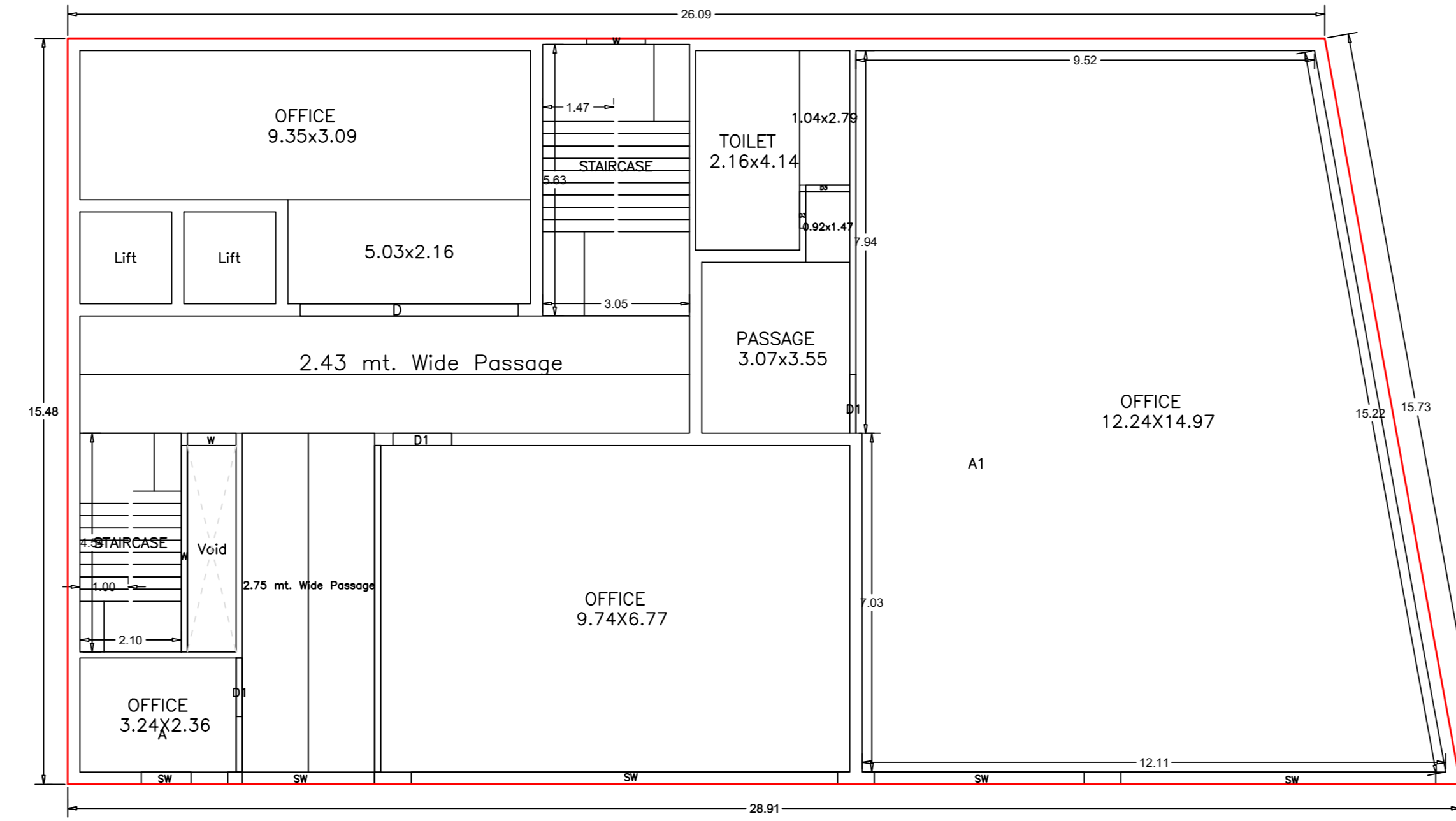
SITE PLAN

SITE PLAN(1:100)

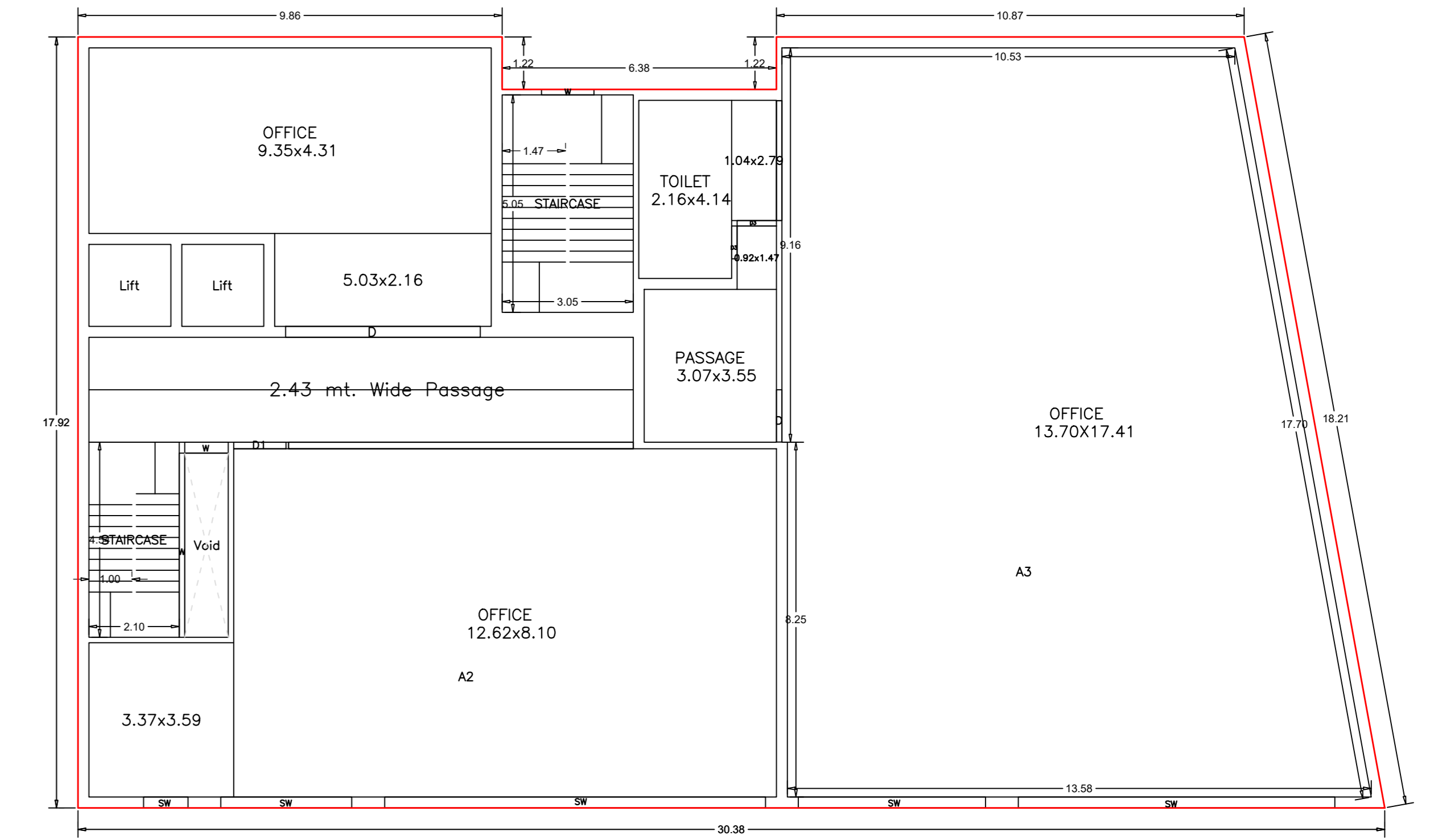
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Khata No.	96
Plot No.	Industrial Plot No. - 265P-C, Survey Plot No. - 55P
Village Name	Kolar
Use	Commercial
SubUse	Commercial Bldg



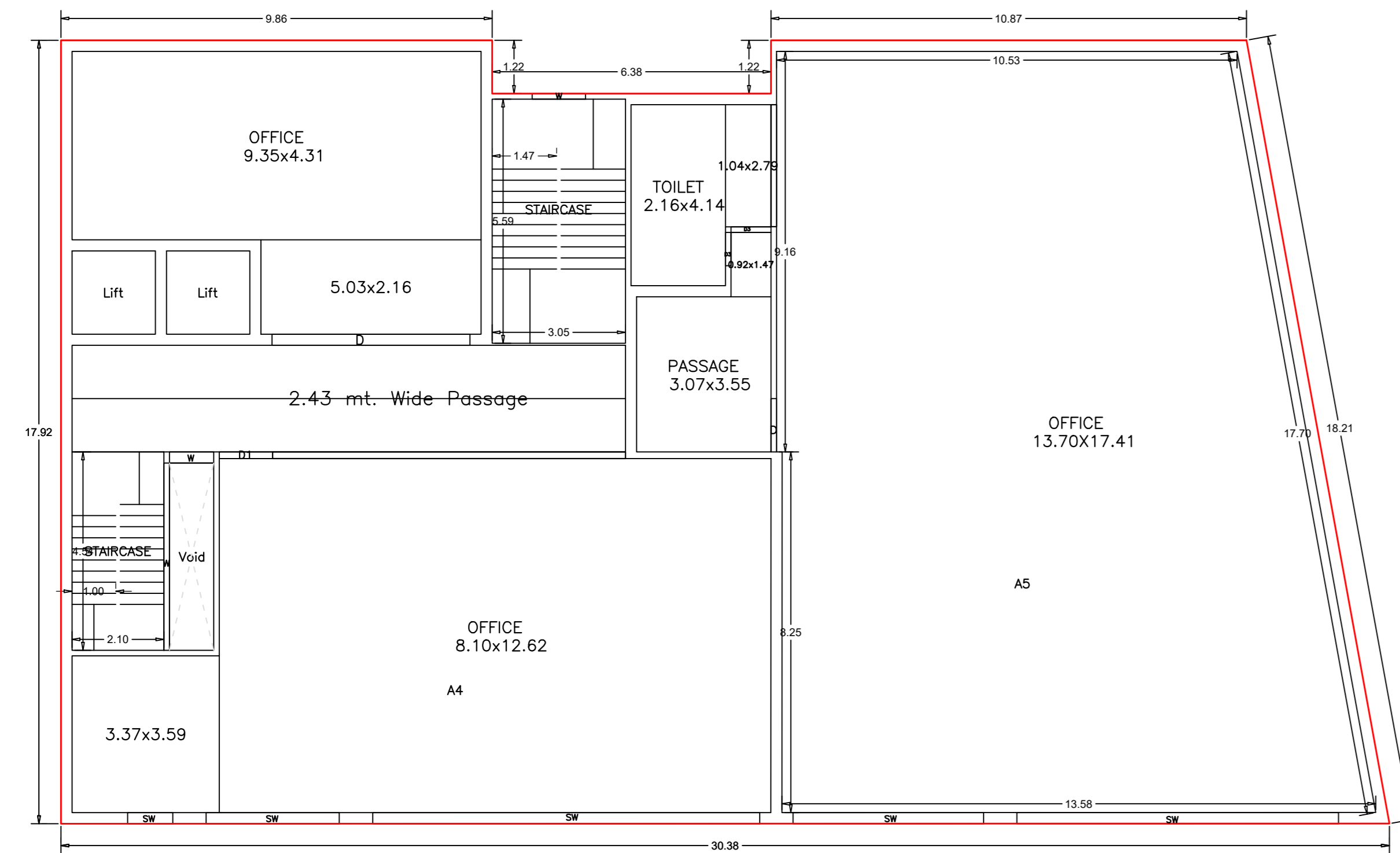
BASEMENT FLOOR PLAN  
(SCALE 1:100)



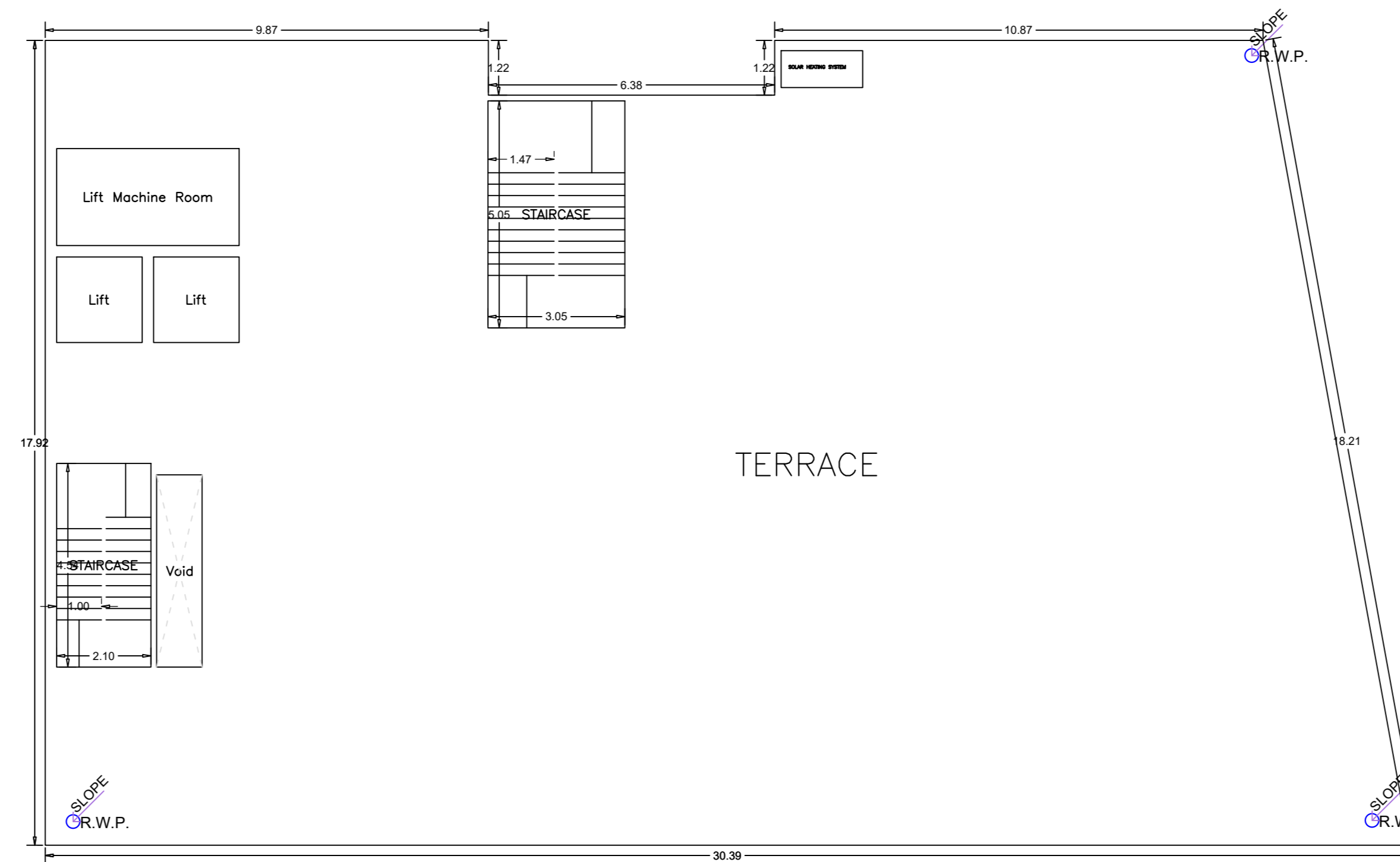
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



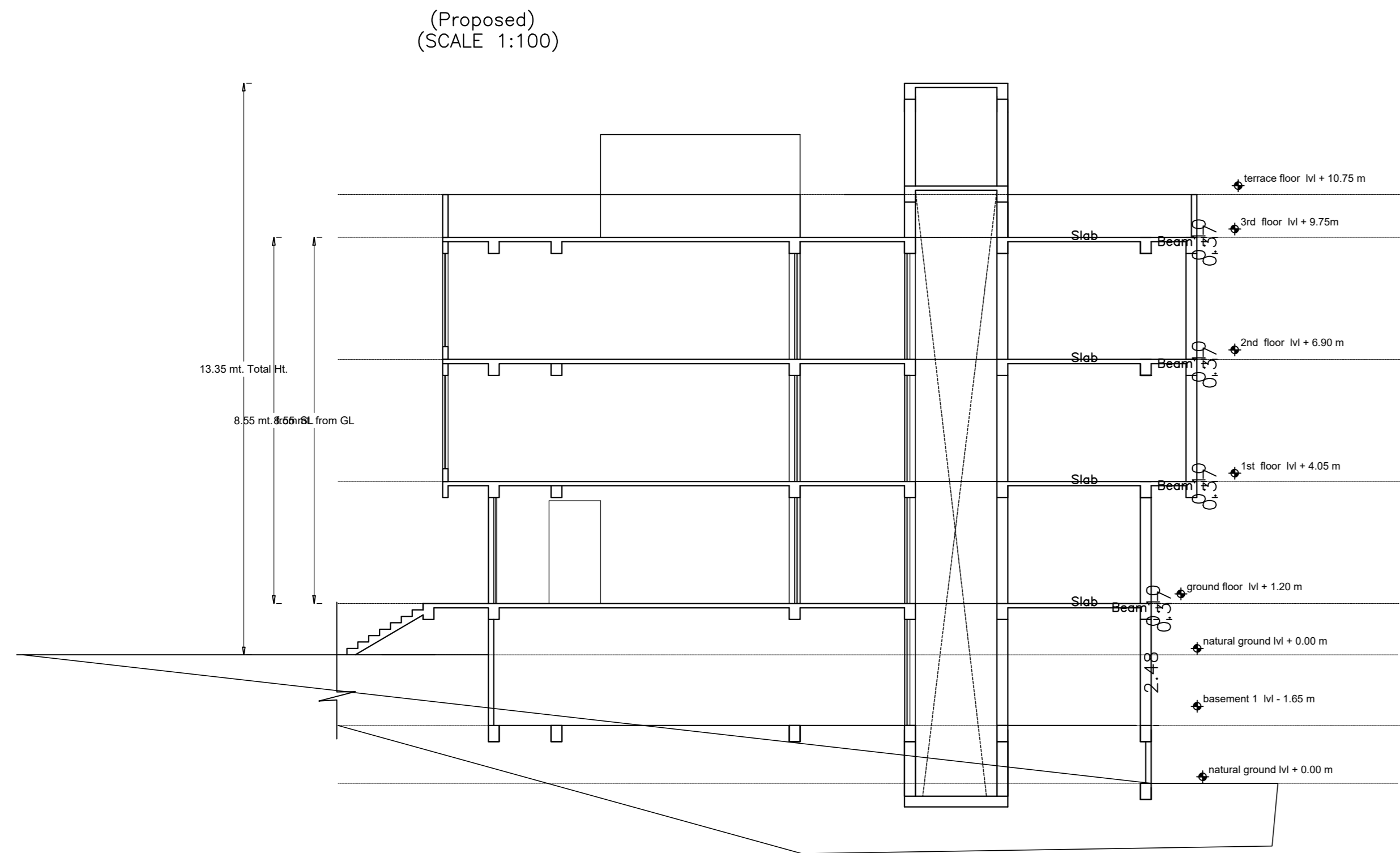
SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



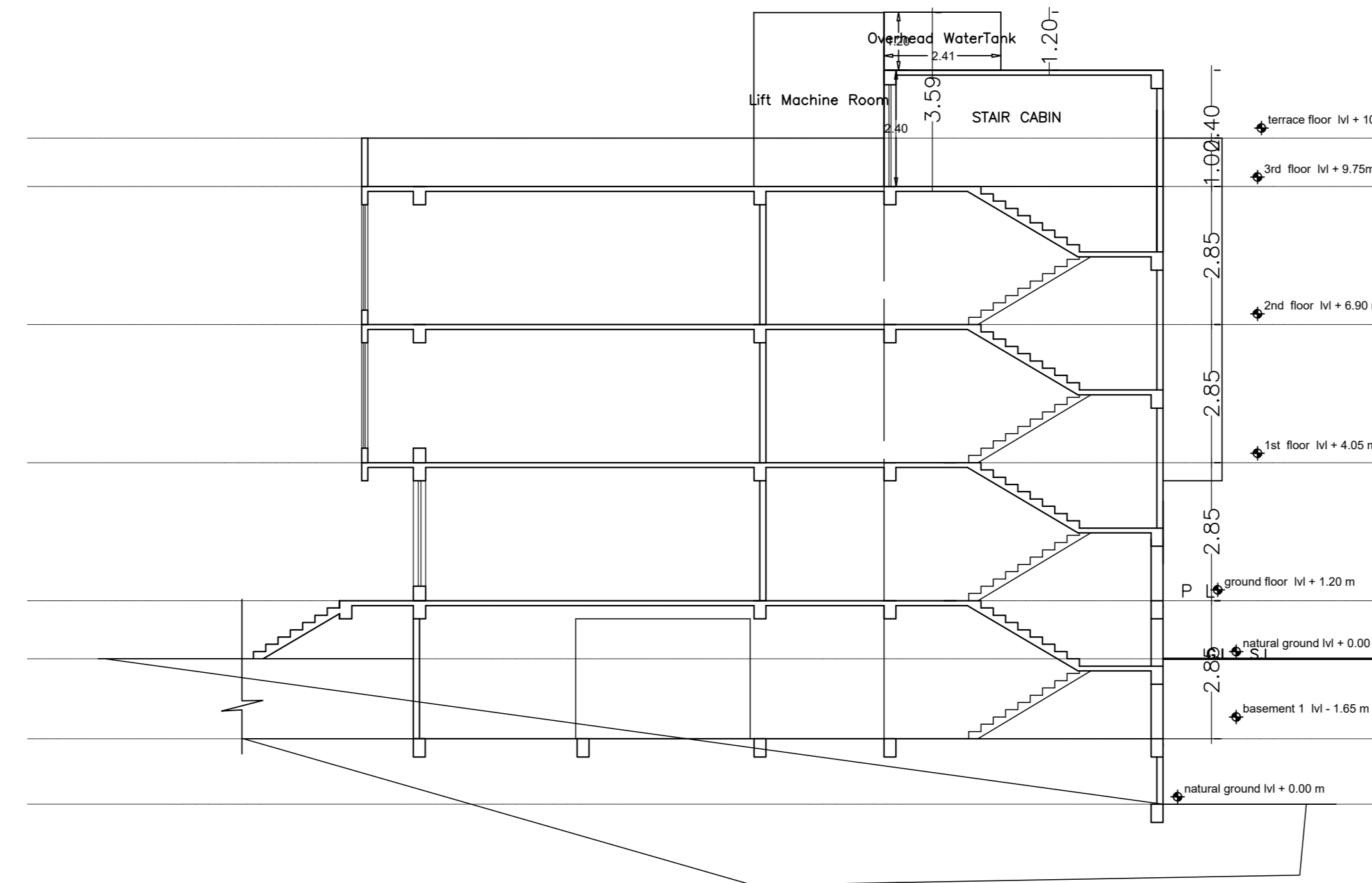
TERRACE FLOOR PLAN  
(SCALE 1:100)

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Chandrajy Pradhan JADA/NRC/0019/2023			

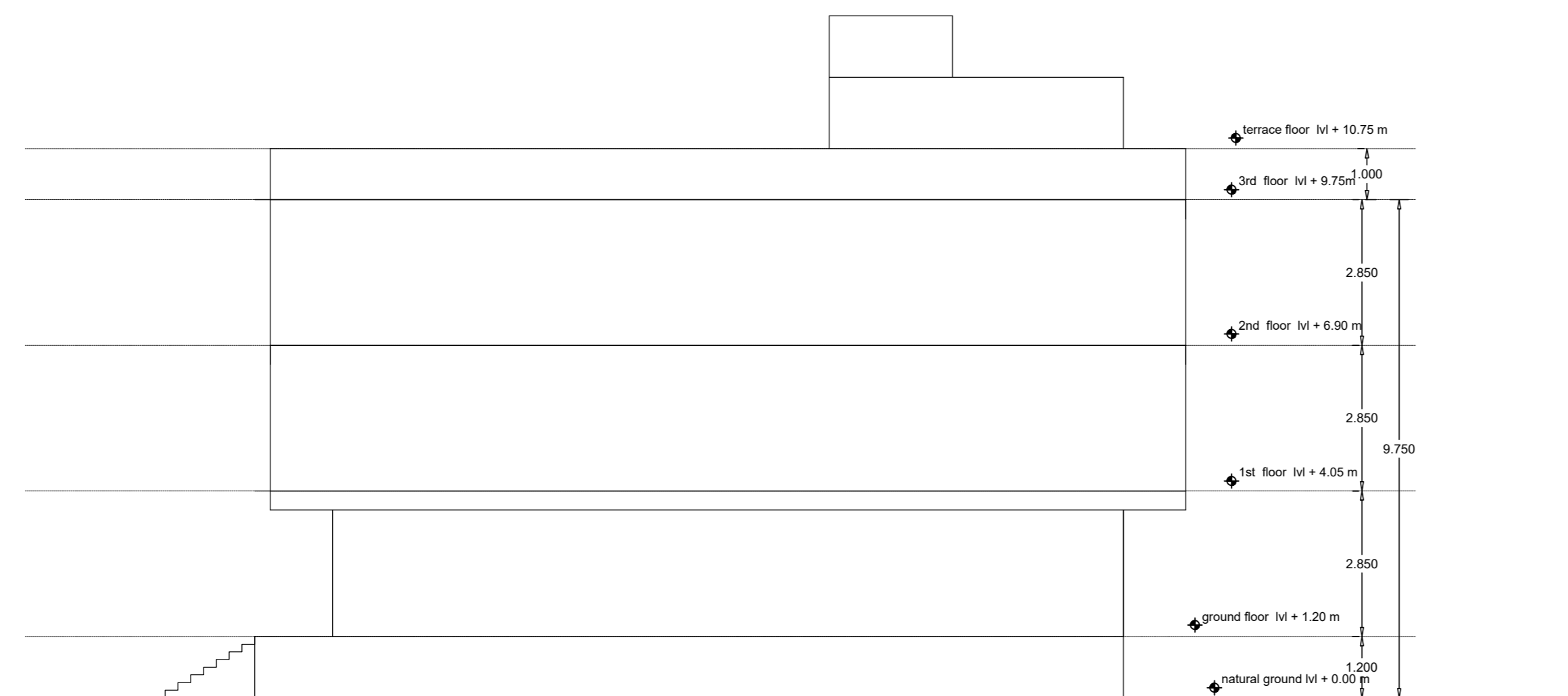
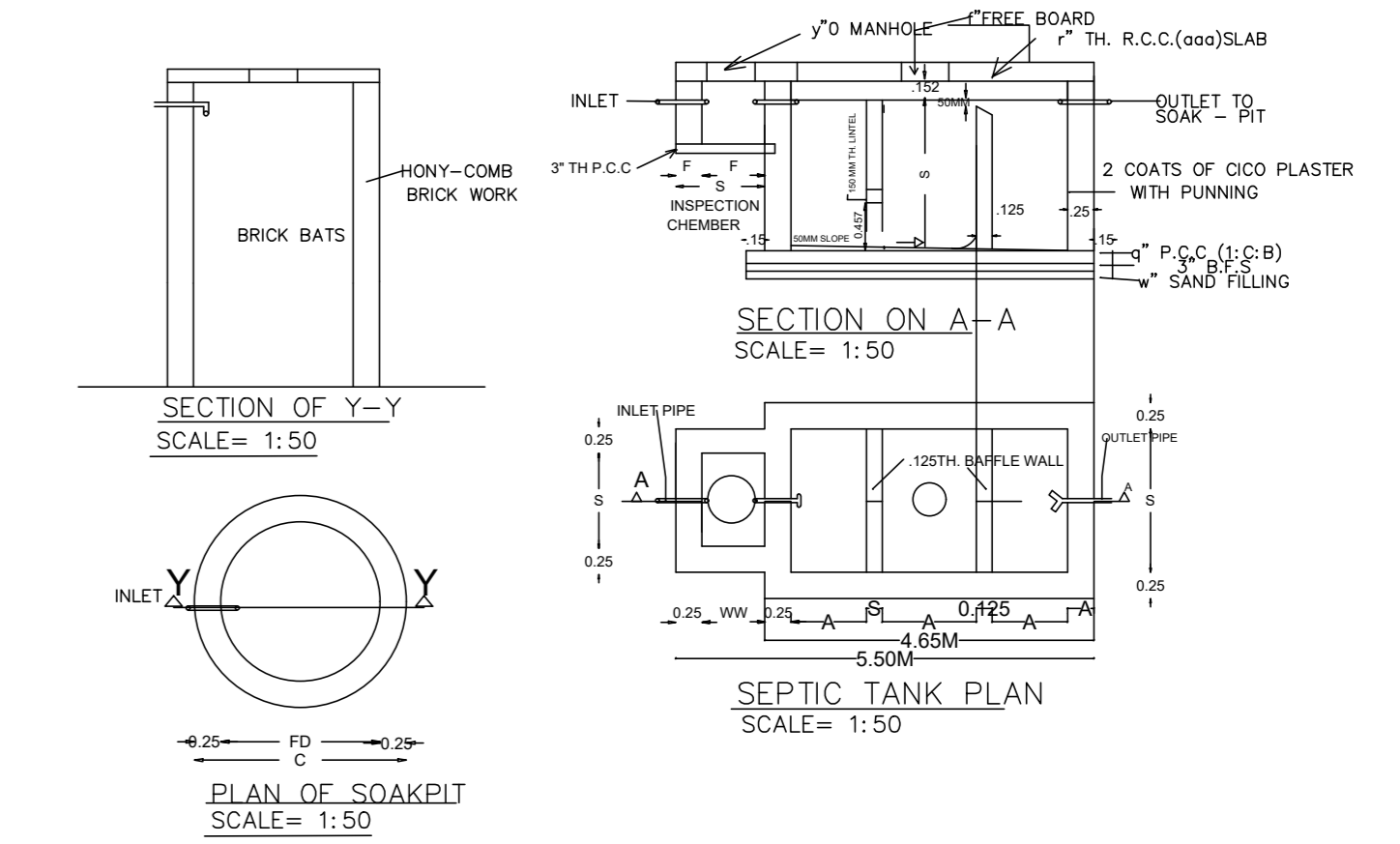
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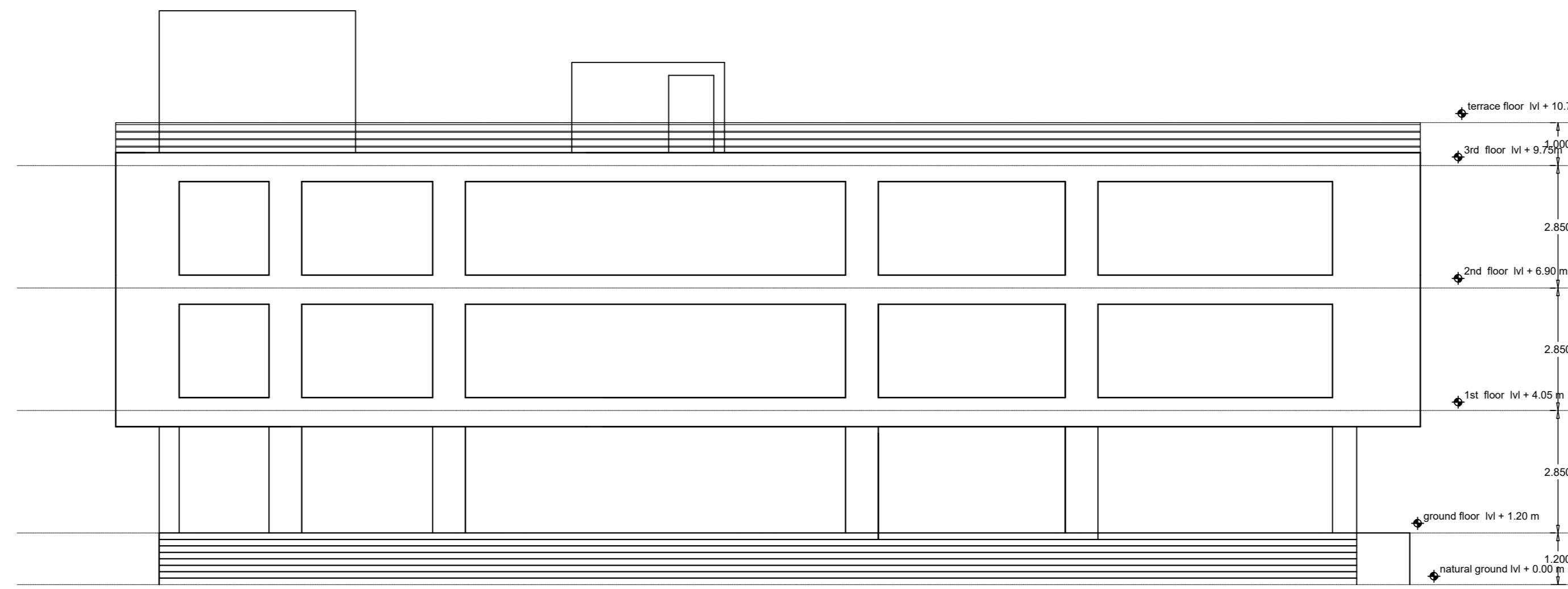
SECTION A-A (1:100)



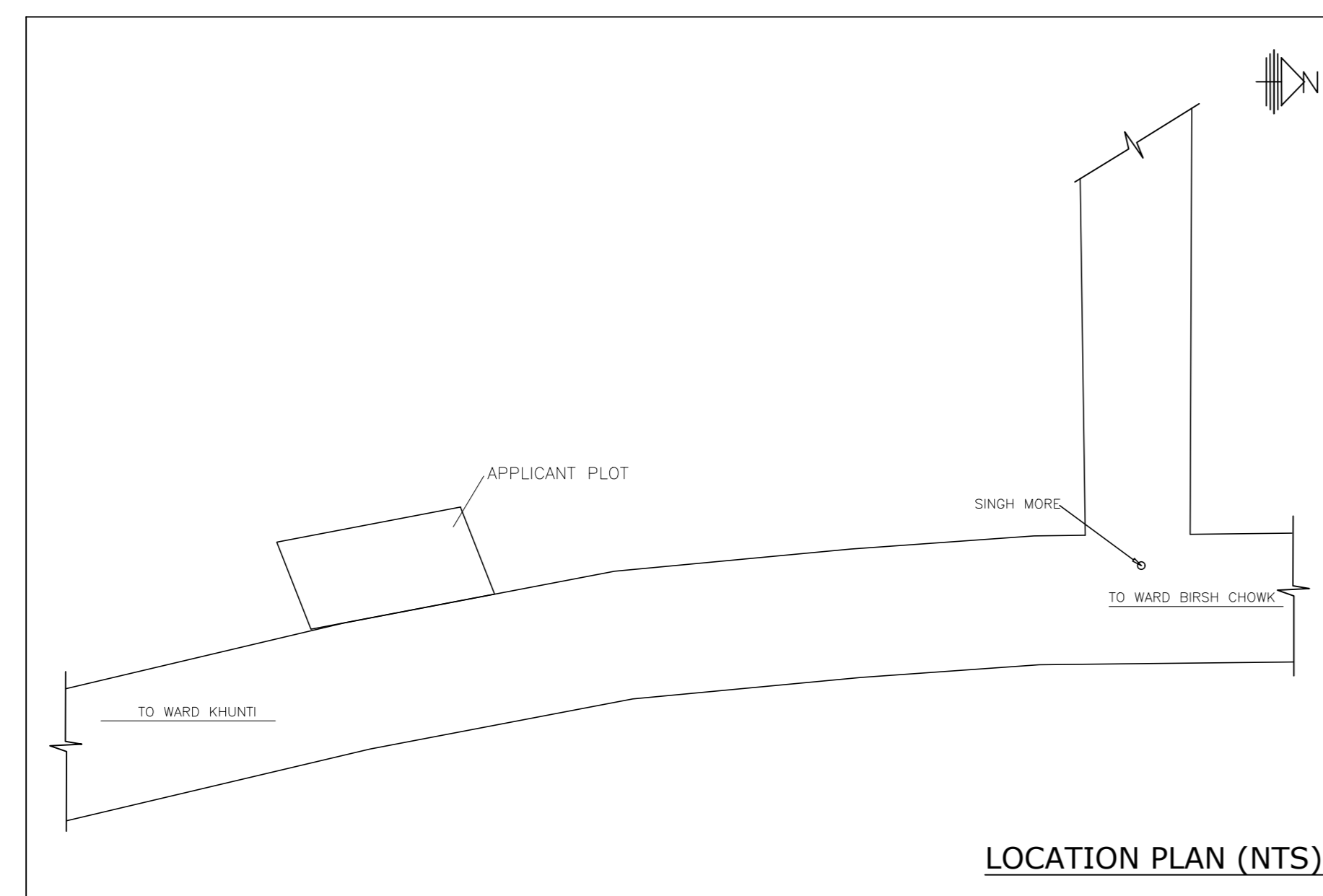
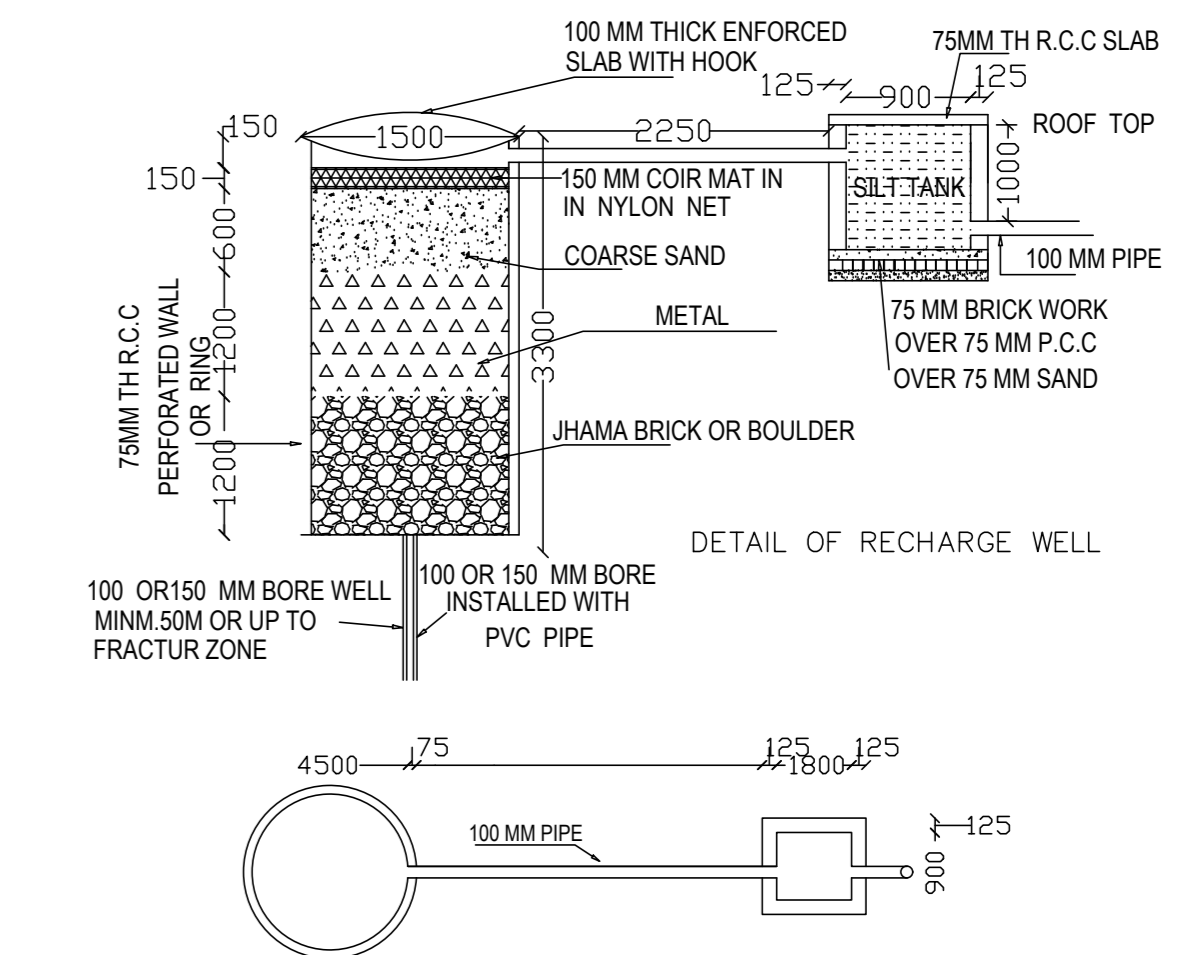
SECTION B-B (1:100)



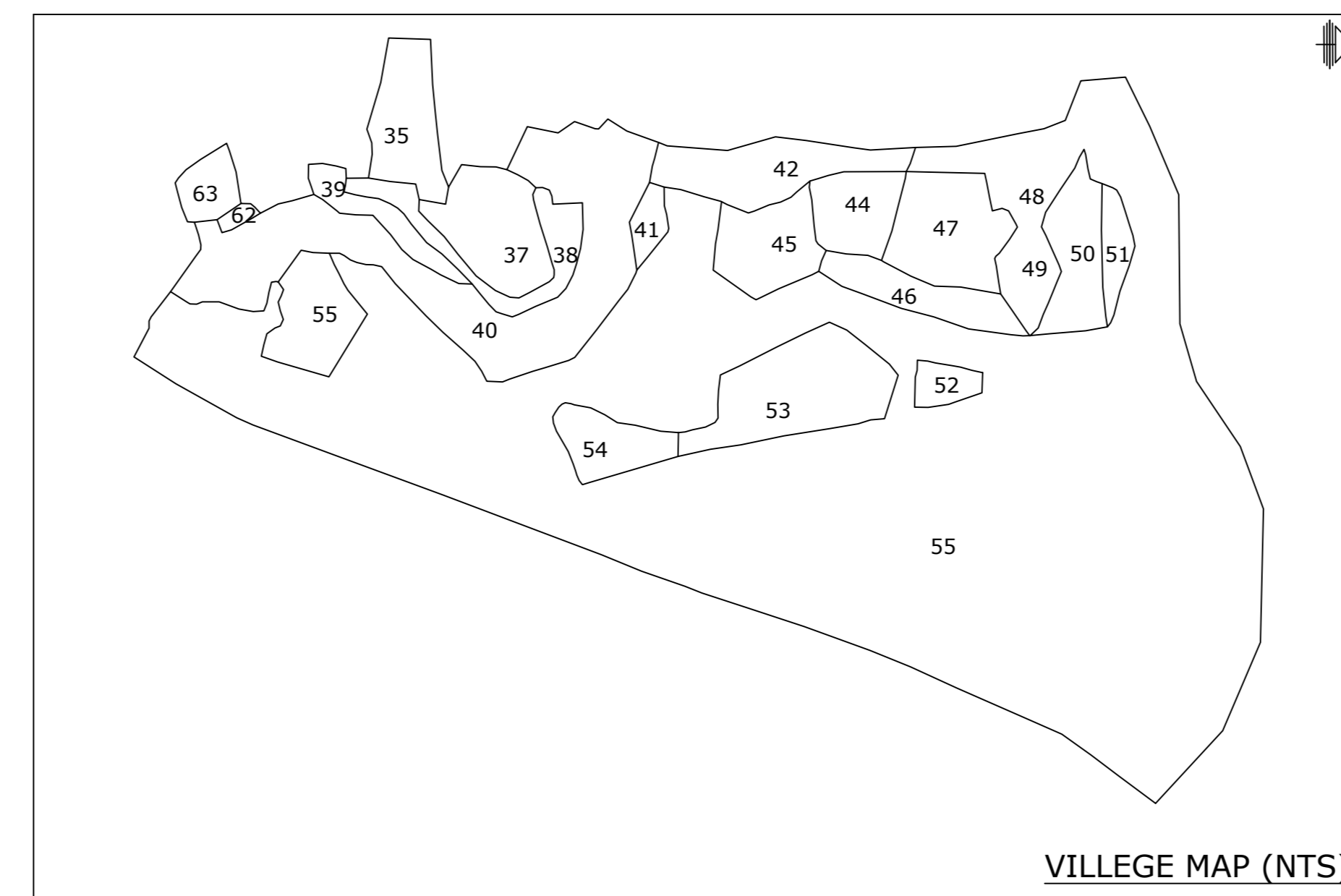
SIDE ELEVATION (1:100)



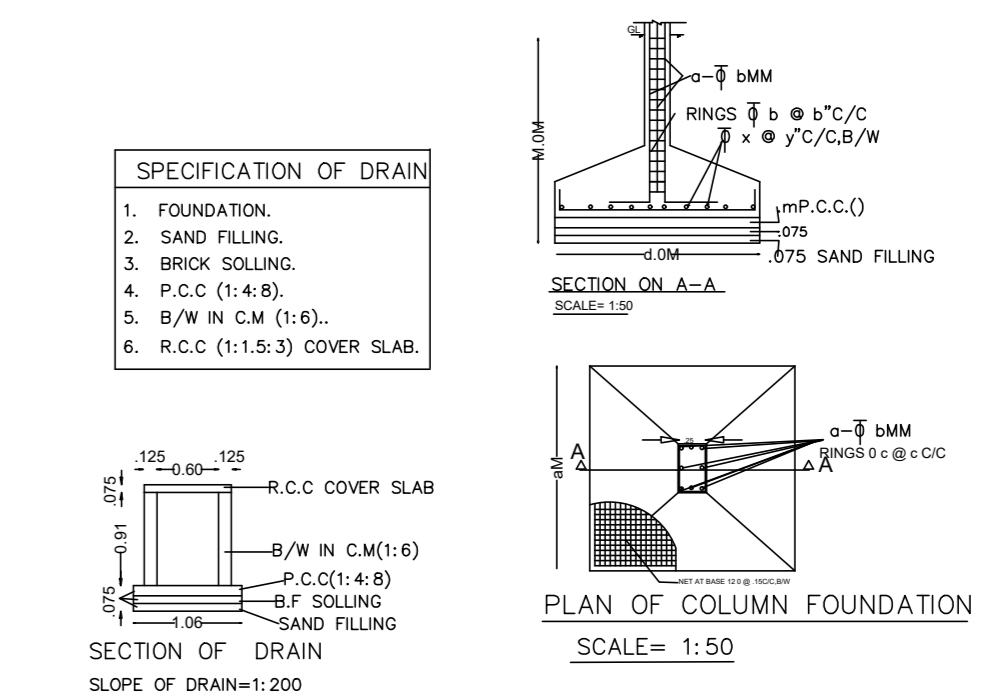
FRONT ELEVATION (1:100)



LOCATION PLAN (NTS)



VILLEGE MAP (NTS)



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Chandrajy Pradhan JADA/NARC/0019/2023			