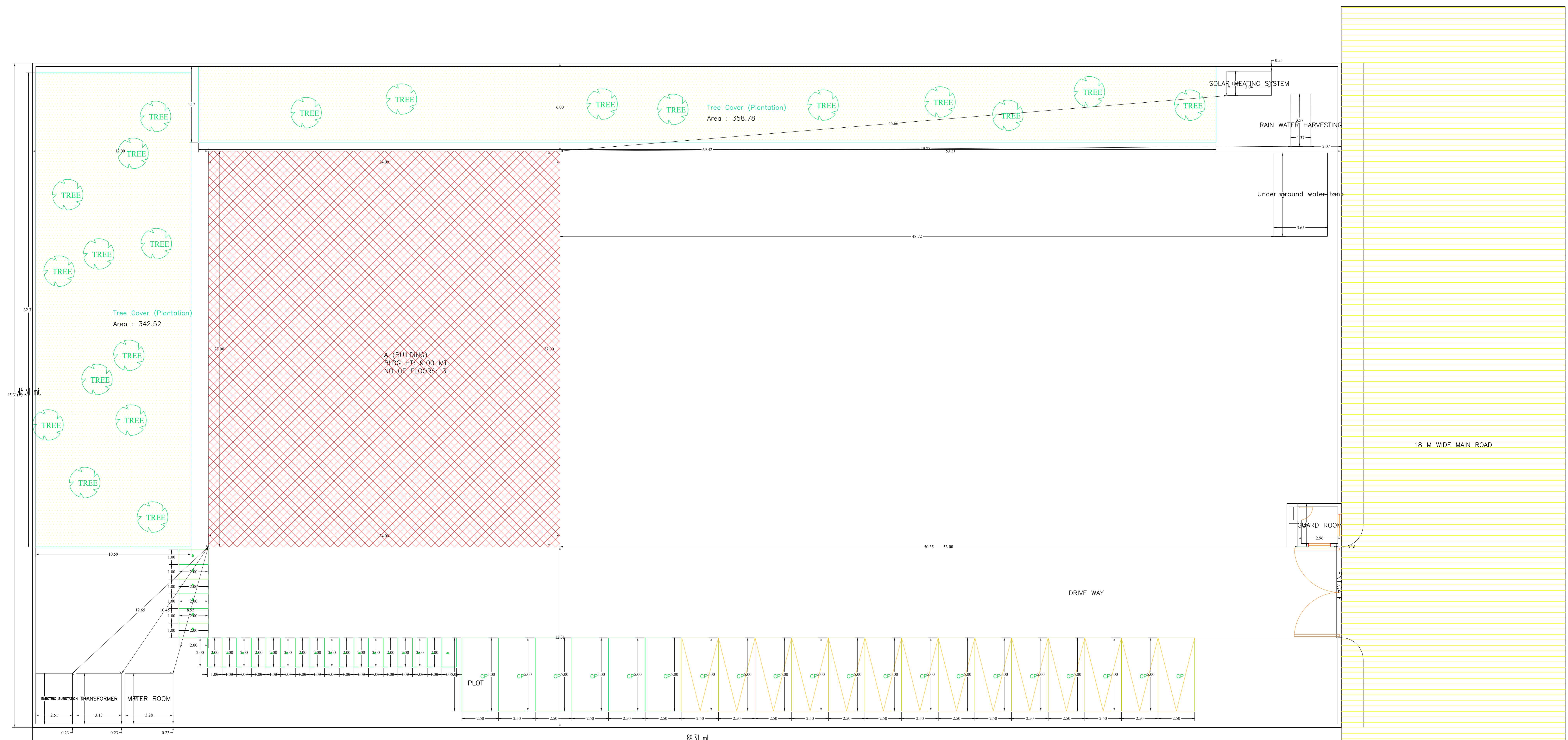


Proposal Basic Information	
Proposal File No.	JADA/BP/025/2023
Owner Name	Rosa Technology Private Limited represented by Rohit Arand
Khata No.	81
Plot No.	E-17
Village Name	HATHYADIH
Use	Industrial
SubUse	Industrial Building



### SITE PLAN

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (BUILDING)	Industrial	Industrial	>0	400	1082.43	1	2	-	-
Total	-	-	-	400	1082.43	1	2	6	23

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area	Prop.	
				No.	Area
Car	2	25.00	20	250.00	-
TwoWheeler	6	12.00	23	48.00	-
Total	8	37.00	43	342.00	-

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 (BUILDING)	1	1082.43	1082.43	1082.43	1082.43	03
Grand Total:	1	1082.43	1082.43	1082.43	1082.43	03

Buildingwise Floor FAR Details

Floor Name	A (BUILDING)		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	648.00	648.00	648.00	648.00
First Floor	268.20	268.20	268.20	268.20
Second Floor	166.23	166.23	166.23	166.23
Terrace Floor	0.00	0.00	0.00	0.00
Total	1082.43	1082.43	1082.43	1082.43

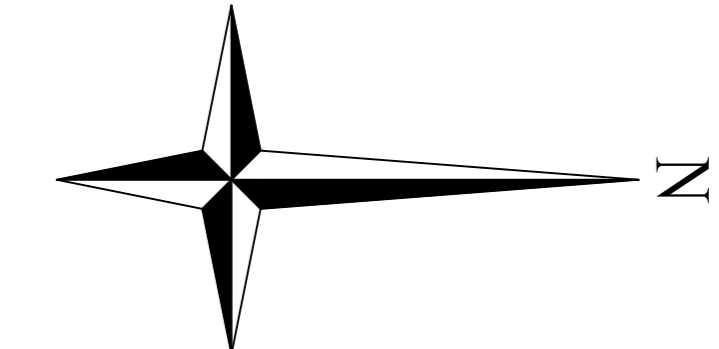
COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ASBESTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Light Green Area]
EXISTING (To be demolished)	[Light Yellow Area]

Building USE/SUBUSE Details

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Gurpreet Singh Dogra JADA/NRC/025/2019			





Proposal Basic Information	
Proposal File No.	JADA/BP/0025/2023
Owner Name	Rosa Technology Private Limited represented by Rohit Anand
Khata No.	81
Plot No.	E-17
Village Name	HATHYADIH
Use	Industrial
SubUse	Industrial Building

AREA STATEMENT		VERSION NO. : 1.0.70
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY		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	Proximity/Religious/Structure: NA	
Inward No: JADA/BP/0025/2023	Plot/SubPlot No: E-17	
Application Type: General Proposal	North Road Width: 18	
Project Type: Building Permission	South Plot No.: E-01	
Nature of Development: New	East Plot No. - Green open space	
Location of Development Area: New Area	West Plot No. - E-16	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	50 MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4046.86
Deduction for Balance Plot Area from Gross Plot Area		
Common Plot		701.30
Total		701.30
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		3345.55
PLOT AREA FOR COVERAGE (Net Plot Area)		
(A-Deductions)		4046.86
PLOT AREA FOR FAR (Net Plot Area + Road/Watering Area)		
(A-Deductions)		4046.86
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2023.43
Proposed Coverage Area (16.01 %)		648.00
Total Prop. Coverage Area (16.01 %)		648.00
Balance coverage area (33.98 %)		1375.43
FAR CHECK		
Perm FAR Area (2.000)		8093.72
Total Perm FAR area		8093.72
Industrial FAR		1082.43
Proposed FAR Area		1082.43
Total Proposed FAR Area		1082.43
Consumed FAR (Factory)		2.27
Balance FAR Area		7011.29
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1082.43
ARCHITECT (Regd)		
ENGINEER (Regd)		Gurjeet Singh Dogra
SUPERVISOR (Regd)		
OWNER (Regd)		Rosa Technology Private Limited represented by Rohit Anand
DEVELOPMENT AUTHORITY		
		LOCAL BODY

Unit/BUA Table for Building :A (BUILDING)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	GODOWN	648.00	647.85	8	1
FIRST FLOOR PLAN	OFFICE	GODOWN	268.20	268.16	4	1
SECOND FLOOR PLAN	OFFICE	GODOWN	165.77	165.75	3	1
Total	-	-	1081.97	1081.76	15	3

SCHEDULE OF DOOR:

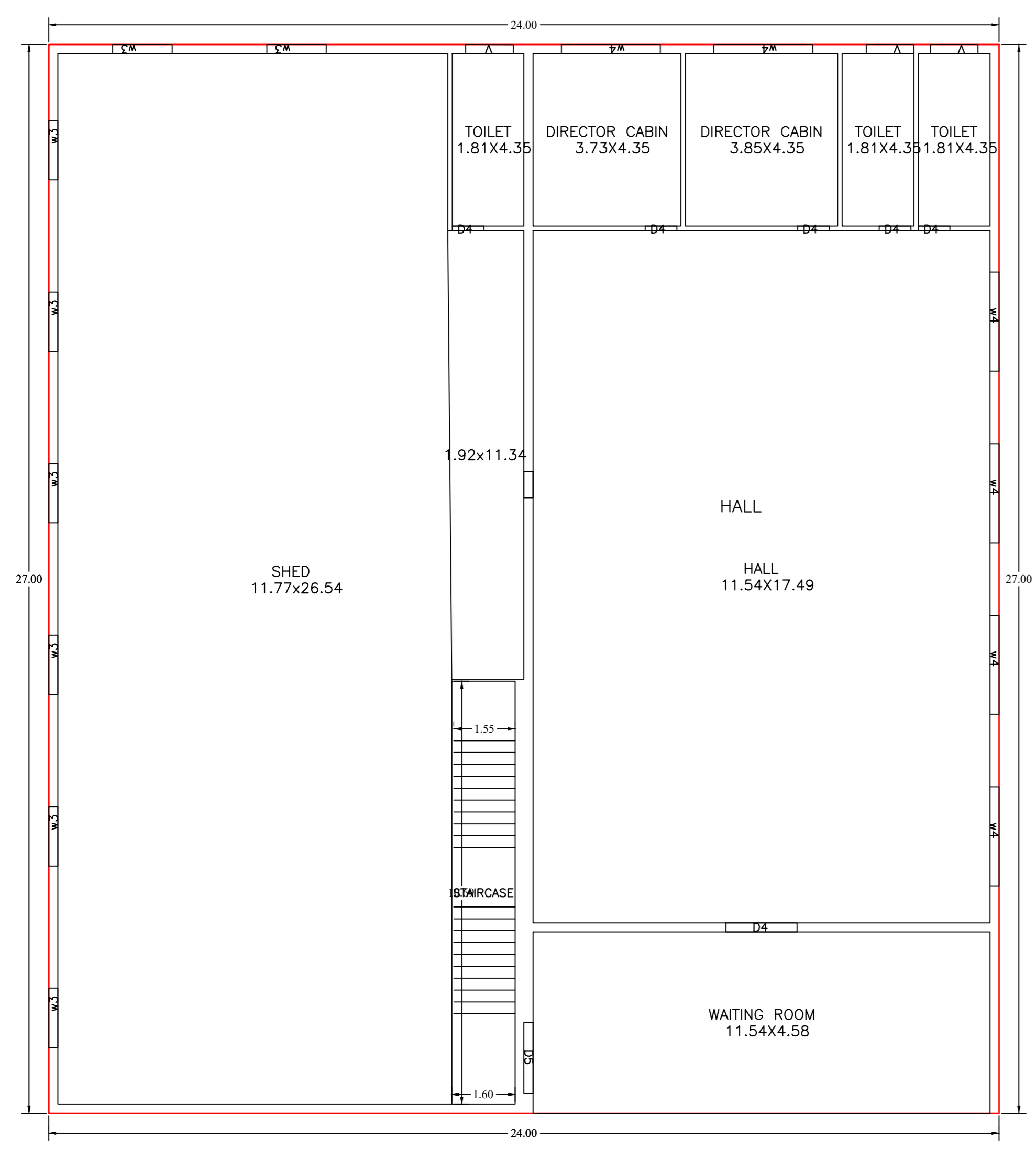
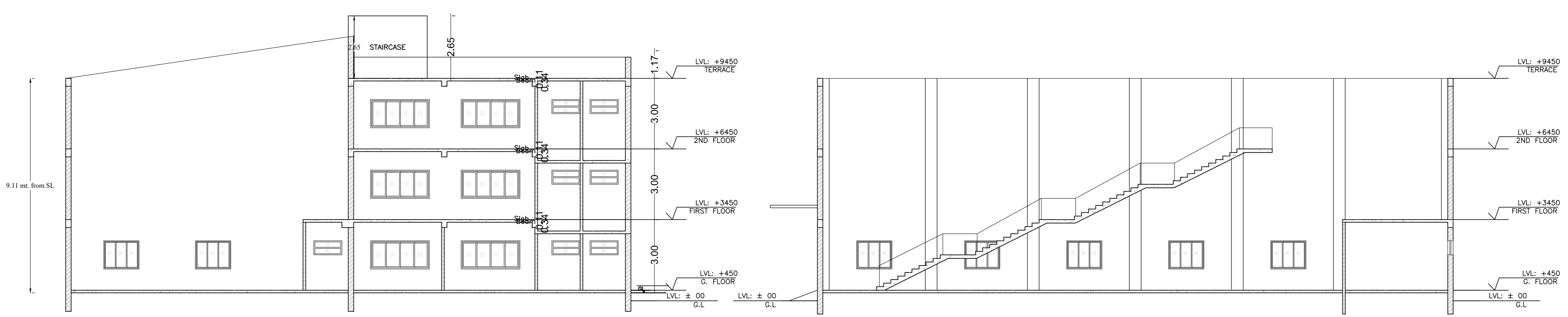
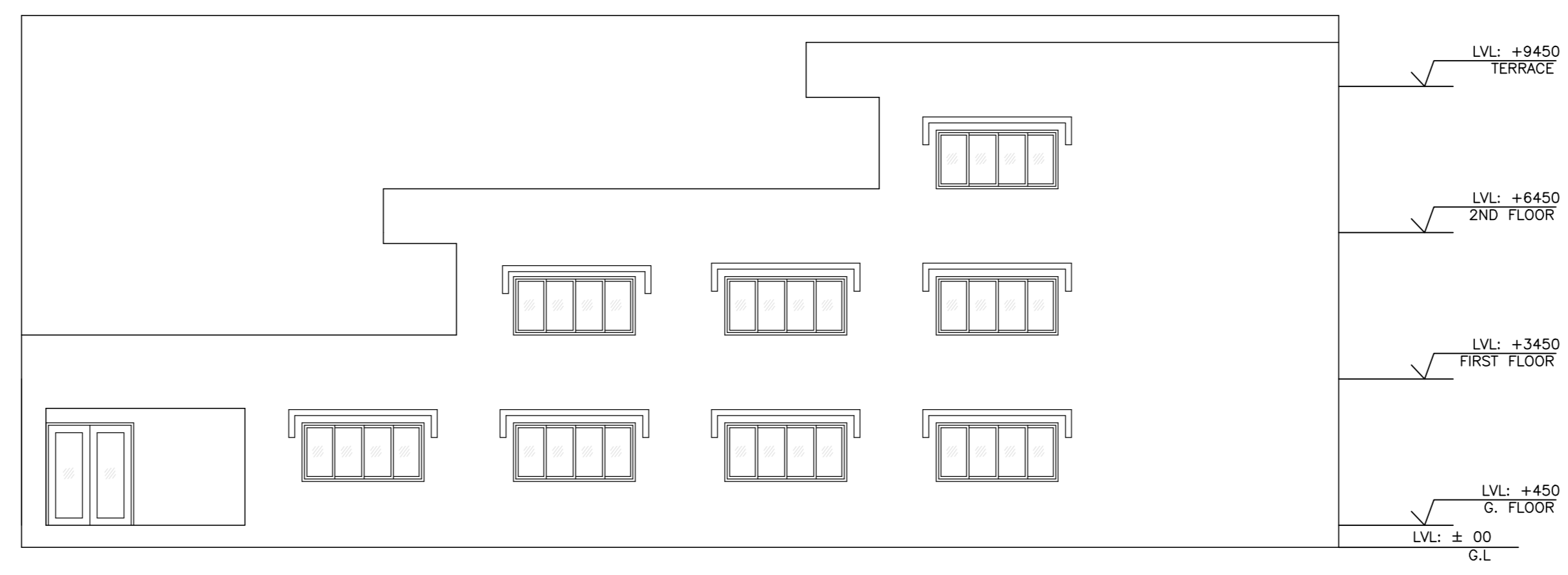
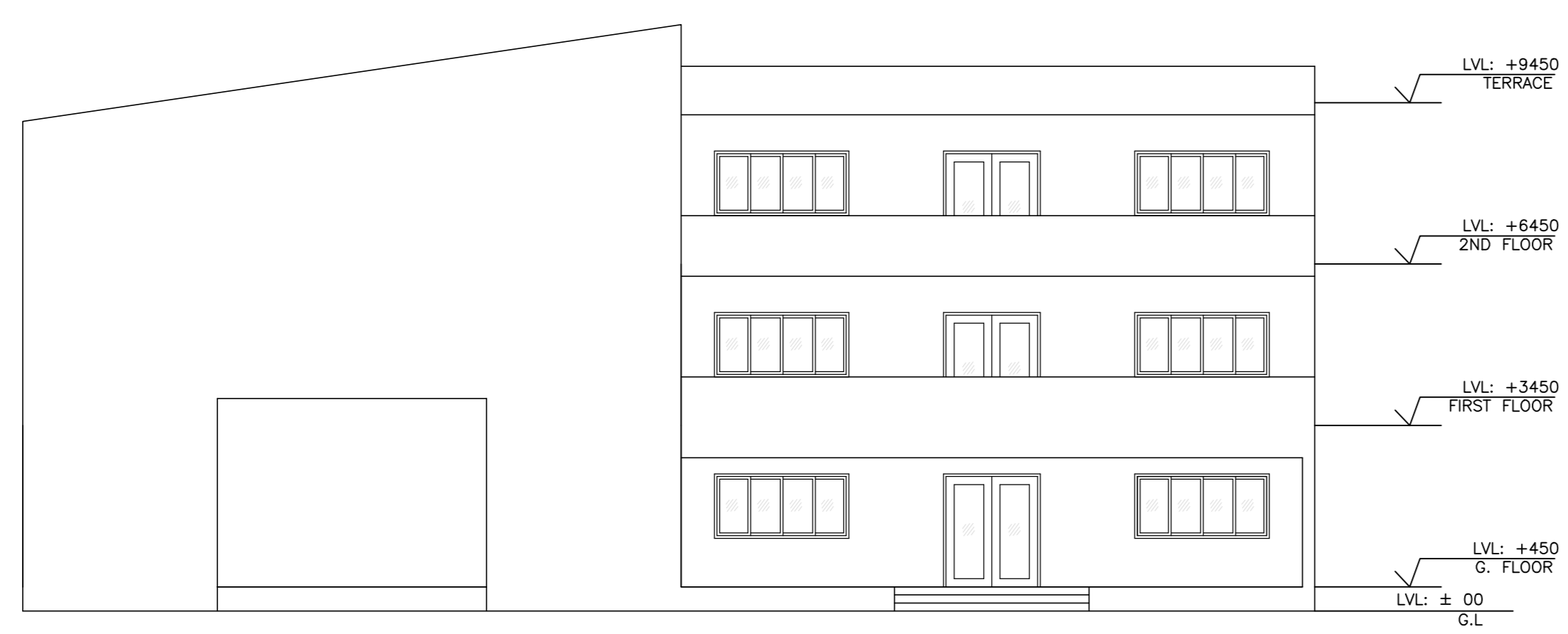
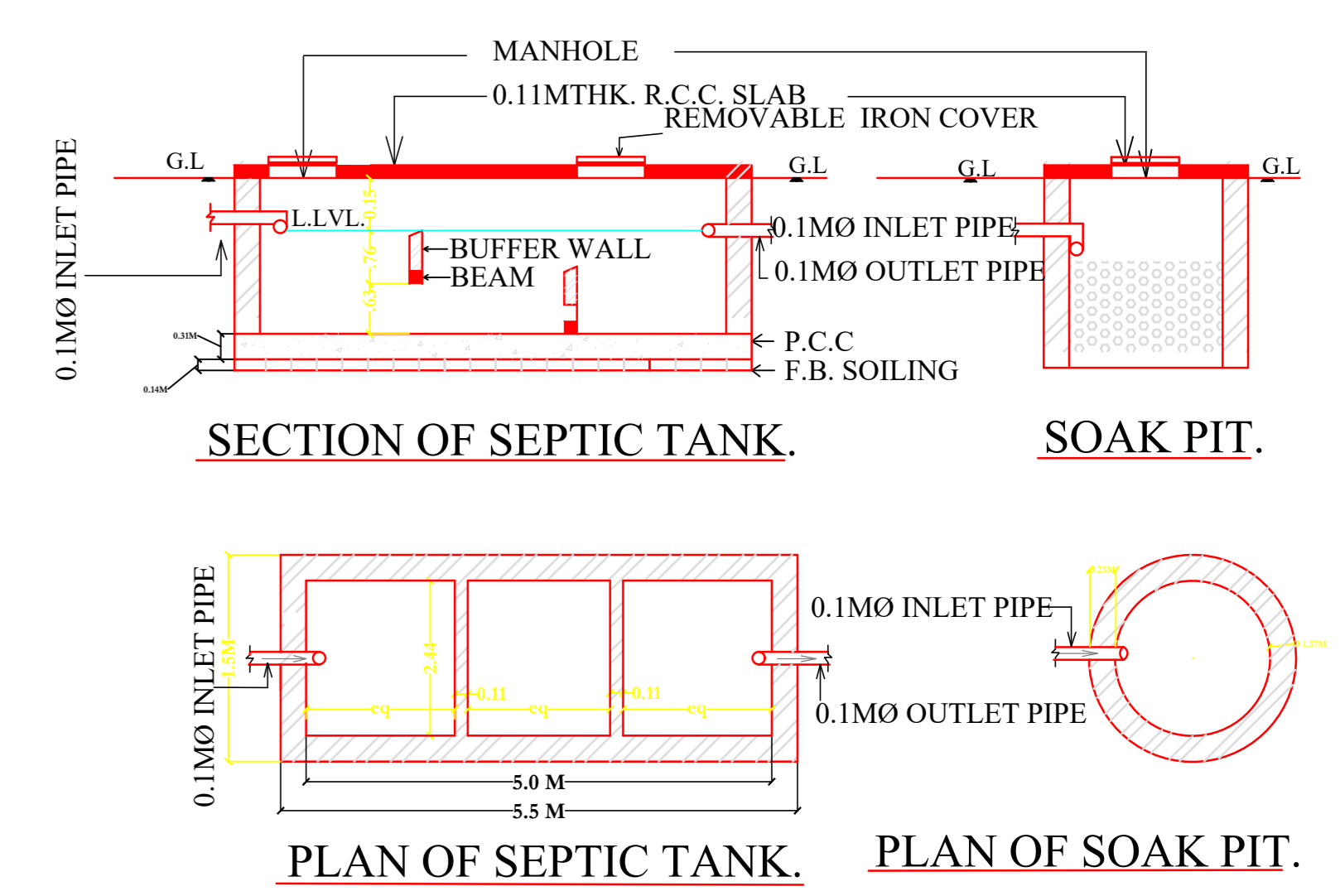
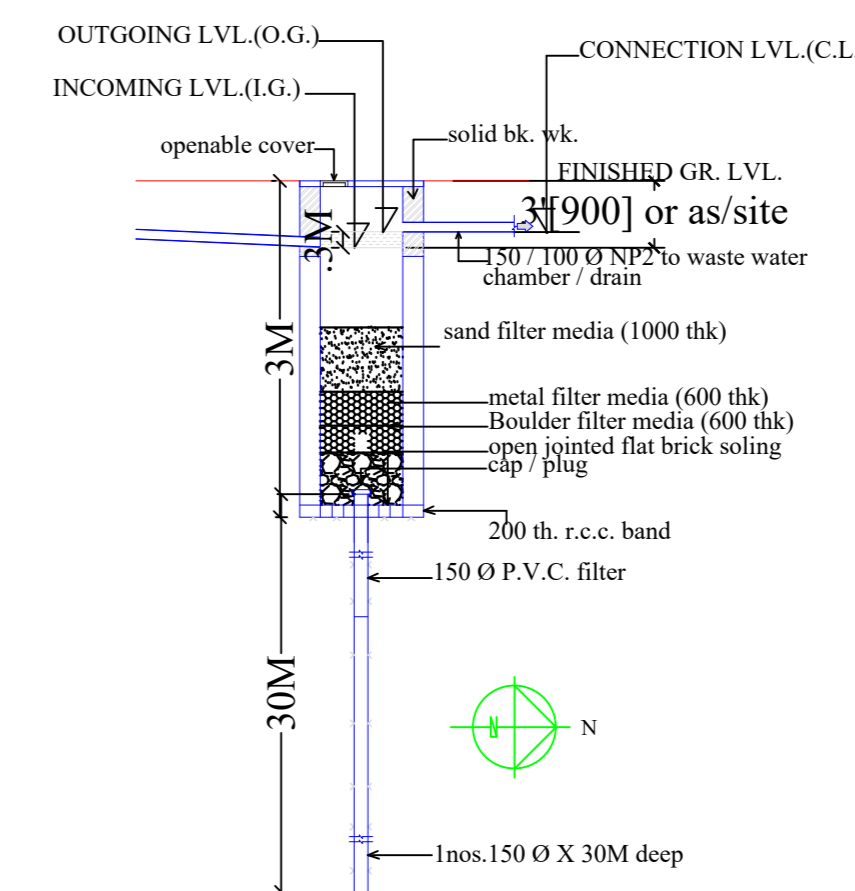
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.80	2.10	05
A (BUILDING)	D4	0.80	2.10	05
A (BUILDING)	D4	1.80	2.10	02
A (BUILDING)	D5	1.80	2.10	01
A (BUILDING)	D1	1.80	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

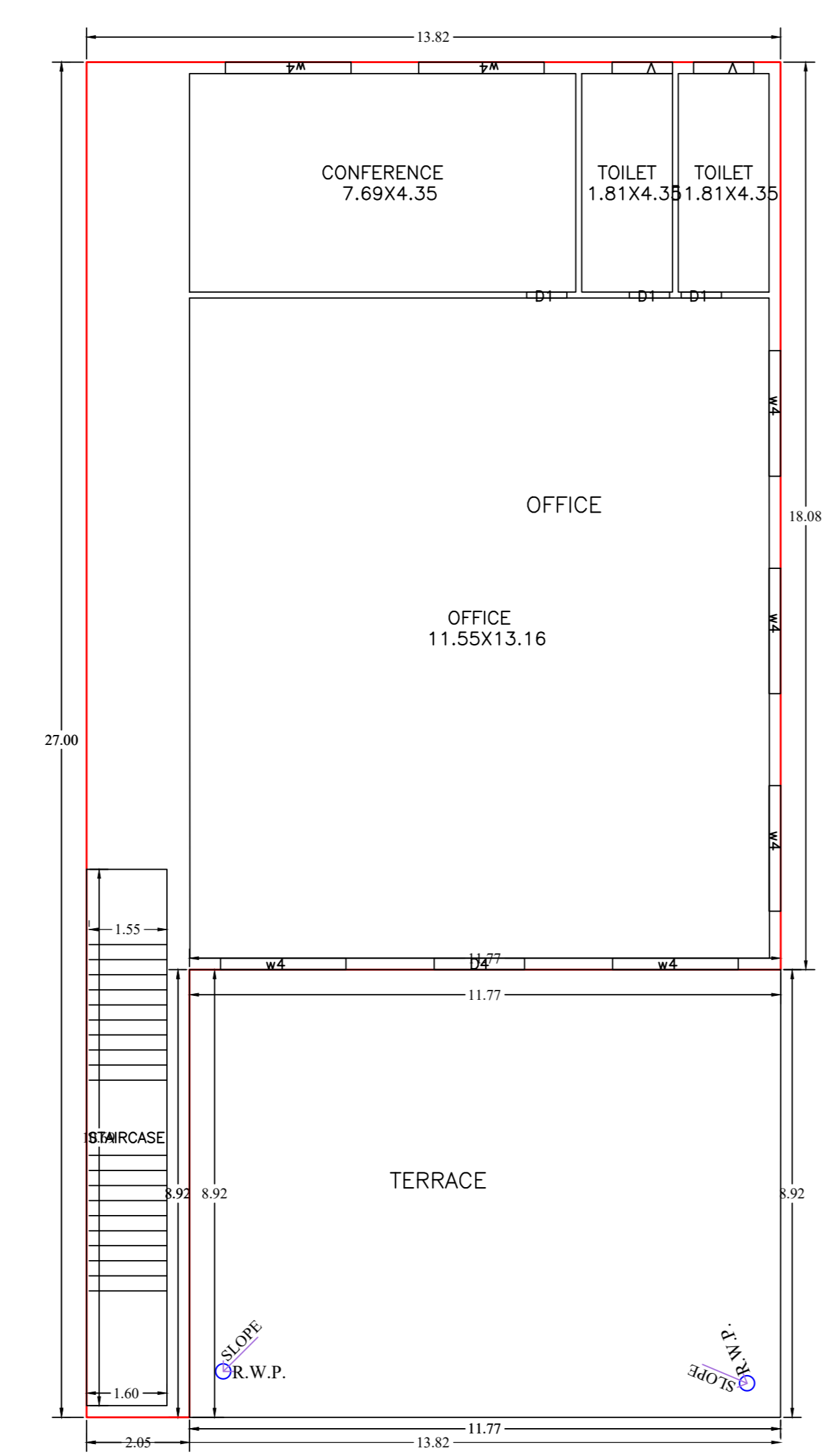
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	1.20	1.20	07
A (BUILDING)	w3	1.50	1.20	08
A (BUILDING)	w4	2.50	1.20	16

Building :A (BUILDING)

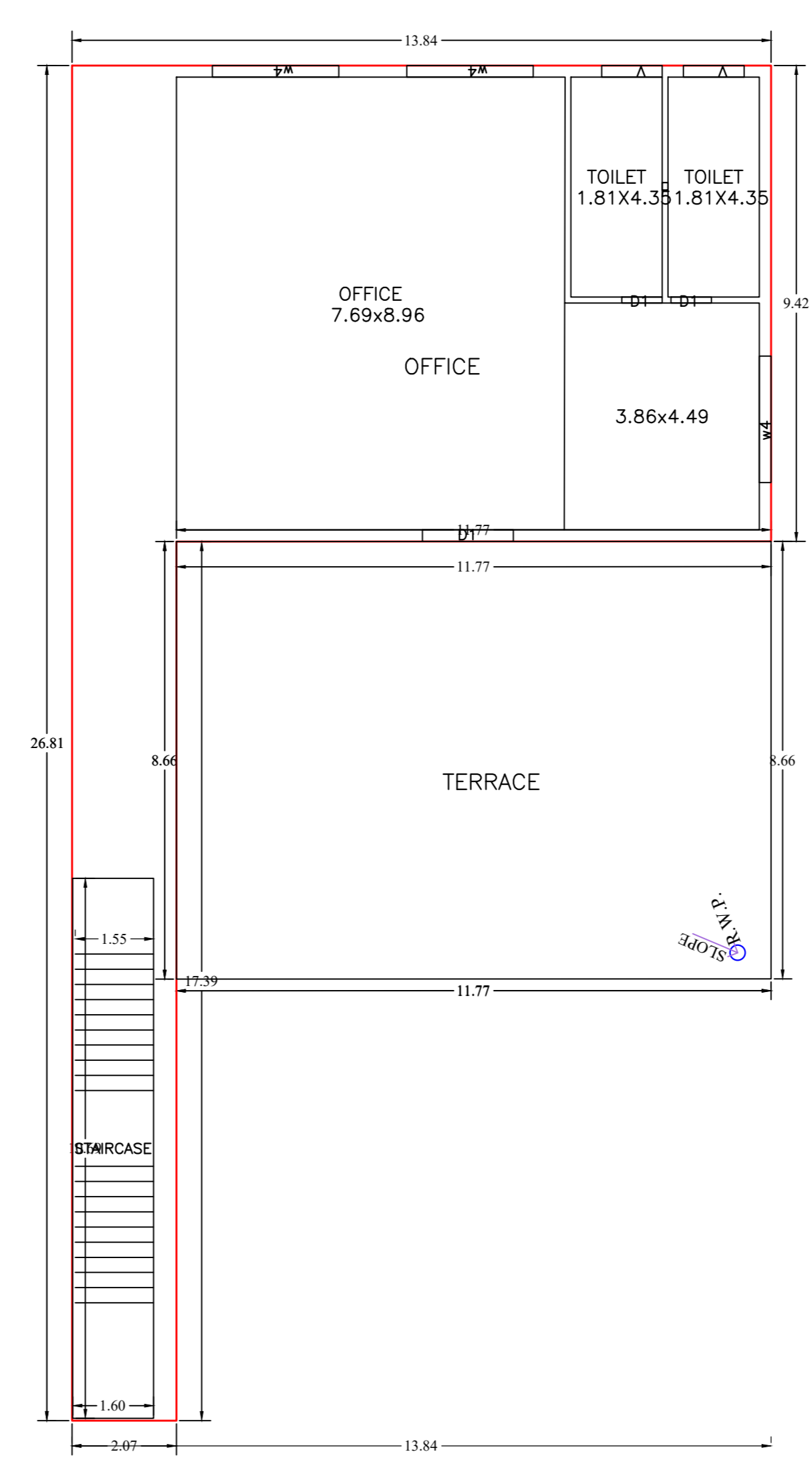
Floor Name	Total Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No.)
Ground Floor	648.00	648.00	648.00	648.00	01
First Floor	268.20	268.20	268.20	268.20	01
Second Floor	166.23	166.23	166.23	166.23	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	1082.43	1082.43	1082.43	1082.43	03
Total Number of Same Buildings	1				
Total:	1082.43	1082.43	1082.43	1082.43	03



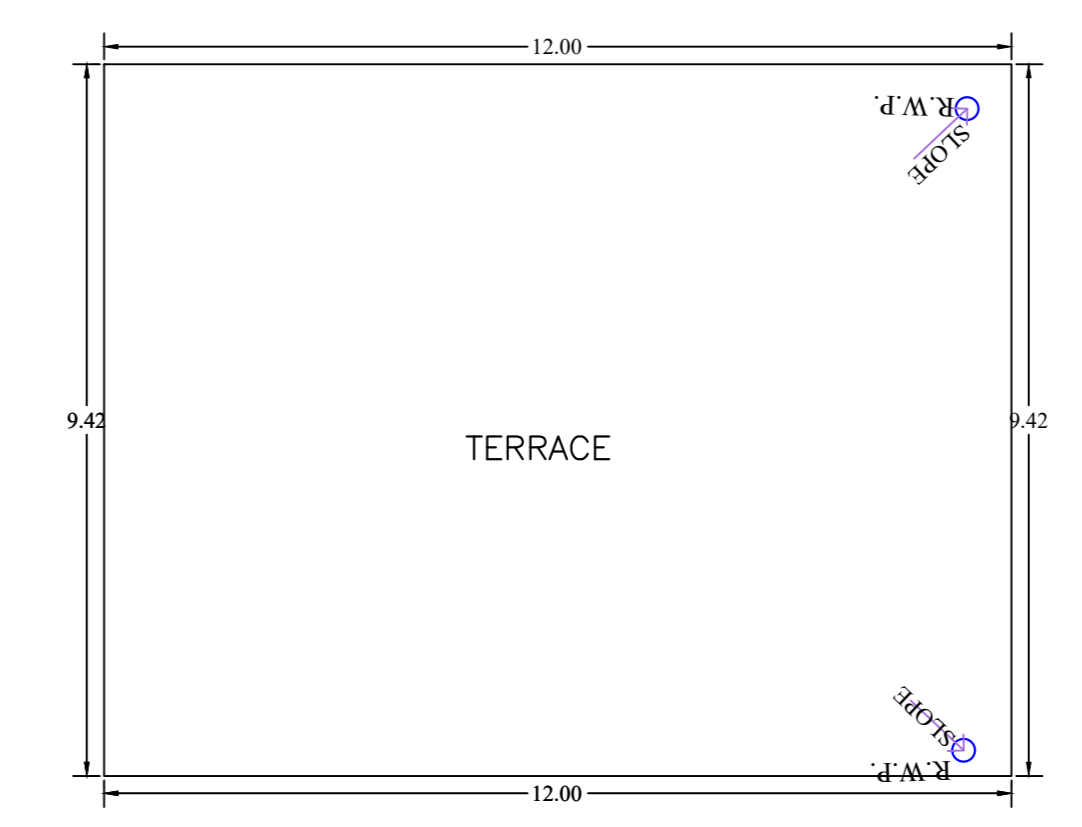
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Gurjeet Singh Dogra JADA/ARC/0025/2019			