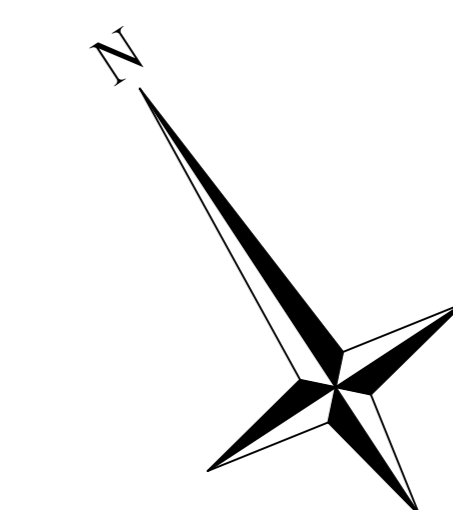


Proposal Basic Information

Proposal File No.	JADA/BP/0001/2024
Owner Name	COUNAIN TRADERS REPRESENTED BY MD. MIRAN
Khata No.	46452 & 12652
Plot No.	Industrial Plot No-59, 60A, 60P, 61, 65, 66, 67, 68
Village Name	Bada
Use	Industrial
SubUse	Industrial Building



AREA STATEMENT JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	VERSION NO: 1.0.69 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/Neighborhood/Structure: NA
Drawing No: JADA/BP/0001/2024	Plot/SubPlot No: Industrial Plot No-59, 60A, 60P, 61, 65, 66, 67, 68
Application Type: General Proposal	North:
Project Type: Building Permission	South:
Nature of Development: New	East:
Location of Development Area: New	West:
AREA DETAILS	SC/MFT
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 3251.46
Deduction for Balance Plot Area/From Gross Plot Area)	665.16
Common Plot	665.16
Balance Area of Plot (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 2586.31
PLOT AREA FOR COVERAGE (Net Plot Area - Road/Widening Area)	(A-Deductions) 3251.46
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions) 3251.46
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1625.73
Proposed Coverage Area (47.27 %)	1341.85
Total Prop. Coverage Area (47.27 %)	1341.85
Balance coverage area (8.73 %)	283.68
FAR CHECK	
Perm. FAR Area (2.00)	6502.92
Total Perm. FAR area	6502.92
Residential FAR	184.81
Industrial FAR	1221.54
Proposed FAR Area	1406.35
Total Proposed FAR Area	1406.35
Consumed FAR (Factor)	0.43
Balance FAR Area	5096.57
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1406.35
ARCHITECT (Regd)	Nikhil Jan
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	COUNAIN TRADERS REPRESENTED BY MD. MIRAN
DEVELOPMENT AUTHORITY	LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	S (SHEED)		A (ADMIN BLOCK)		Total	
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor	1221.54	1221.54	120.31	120.31	1341.85	1341.85
First Floor	0.00	0.00	64.50	64.50	64.50	64.50
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	1221.54	1221.54	184.81	184.81	1406.35	1406.35

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
S (SHEED)	Industrial	Industrial Building	Non-Highrise
A (ADMIN BLOCK)	Residential	Residential Bldg/Apartment	Non-Highrise

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 FAR Area (Sq.mt)	Tenmt (No.)
			Res.	Industrial			
S (SHEED)	1	1221.54	0.00	1221.54	1221.54	1221.54	01
A (ADMIN BLOCK)	1	184.81	184.81	0.00	184.81	184.81	02
Grand Total:	2	1406.35	184.81	1221.54	1406.35	1406.35	03

Required Parking (Table 7a)

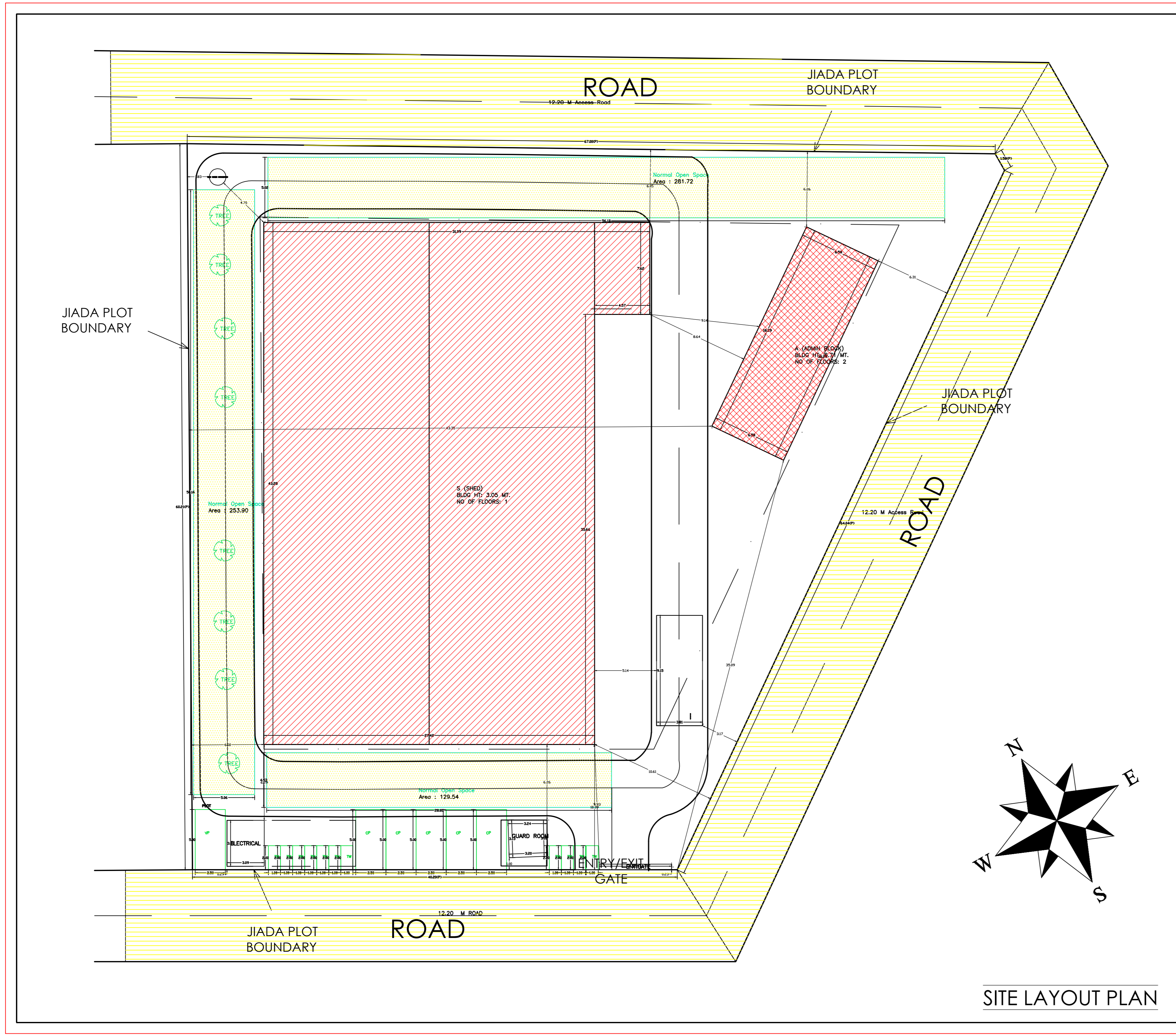
Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Victor's Car		TwoWheeler	
				Reqt.	Prop.	Reqt./Unit	Prop.	Reqt./Unit	Prop.	Reqt./Unit	Prop.
S (SHEED)	Industrial	Industrial Building	>0 400	1221.54	1	3	-	-	-	-	-
A (ADMIN BLOCK)	Residential	Residential Bldg/Apartment	>0 1	2.00	1	2	-	-	-	1	2
Total:	-	-	>0 1	2.00	-	5	-	1	1	-	9

Parking Check (Table 7b)

Vehicle Type	No.	Reqt.		Prop.	
		Area	No.	Area	No.
Car	5	62.50	5	62.50	5
Victor's Car Parking	1	12.50	1	12.50	1
Total Victor's Parking	1	12.50	1	12.50	1
TwoWheeler	9	18.00	11	22.00	9
Total TwoWheeler	9	18.00	11	22.00	9
Total	15	93.00	17	107.00	15

COLOR INDEX

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



GENERAL NOTES

- THE 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 CHANGES IN DESIGN, VISUAL IMPACT, 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 PERIMETER.
- SOAK DRAIN PROOF COURSE (1:2-4) TO BE PROVIDED AT FINISH LEVEL.
- 900MM FLUSH PROTECTION TO BE PROVIDED AROUND THE PERIMETER 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/PROCEEDING THE SAME.
- HANDRAIL SHALL BE STAINLESS STEEL 30304 GRADE (304).
- ANTI-RUST TREATMENT SHALL BE PROVIDED UNDER FLOOR AND JUNCTION OF WALLS AND FLOOR.
- PLATFORM IN KITCHEN & CATERING SHALL BE OF 600MM WIDE AND 900MM ABOVE FINISHED FLOOR LEVEL. PLATFORM SHALL BE OF 10-20MM POLISHED GRANITE.
- WATER PROOFING SHALL BE LAID AS PER SPECIFICATION.
- FOR WORKERS TOILET: HEIGHT OF 5 INCHES (125MM) THICK BRICK PARTITION WALL(S) SHALL BE 2400MM ABOVE FINISHED FLOOR LEVEL.
- PLEASE REFER TO STRUCTURAL DRAWING FOR STRUCTURAL DIMENSIONS & DETAILS.
- ALUMINIUM PARTITION SHALL BE OF POWDER COATED ALUMINIUM WITH FINISHING FILM GLASS. PARTITION AS APPROVED BY THE CLIENT.
- SEPTIC TANK CALCULATION:
TOTAL NO. OF PERSON = --
MATHS USE SEWER STORAGE CAPACITY = 0.08/PERSON
FOR GAS, 300MM ADDITIONAL FREE BOARD TO BE LEFT
SIZE OF THE TANK = -- M X -- M X -- M = -- CU.M.

KEY PLAN

THE ARCHITECT HAS BEEN ADVISED THAT THE CLIENT HAS BEEN GIVEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THE BUILDING.

MR. DEBPAUL BISHNOYER, A.I.A. (REGD.) 1983/1984 & S. 4263/1985

REV. NO.	DATE	REVISIONS	BY	CHECK	APPROVED
1					
2					
3					

DRAWING NO.: CIL/CD/DKD-0001 SHEET - 1 OF 3

SITE LAYOUT PLAN

PROJECT:
PROPOSED INDUSTRIAL BUILDING FOR M/S COUNAIN TRADERS AT PLOT NO. 59, 60A, 60P, 61, 65, 66, 67 & 68, LOHARDAGA INDUSTRIAL AREA, JHARKHAND

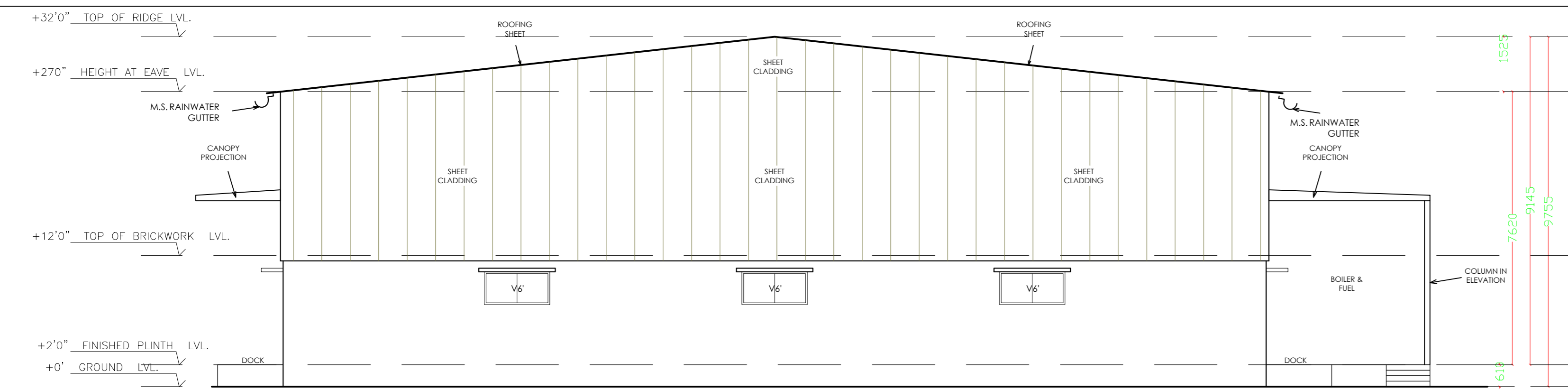
ARCHITECT'S SIGNATURE: AR. NIKHIL JANI
OWNER'S SIGNATURE: MR. MIRAN

DATE: 10/04/2024

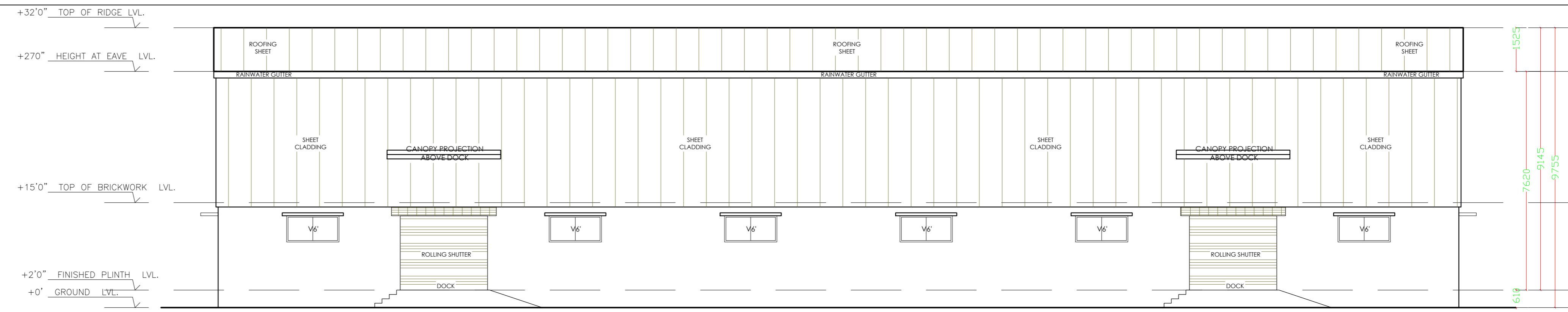
M/S COUNAIN TRADERS

SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Nikhil Jan JADA/BP/0001/2018			



ELEVATION - 1

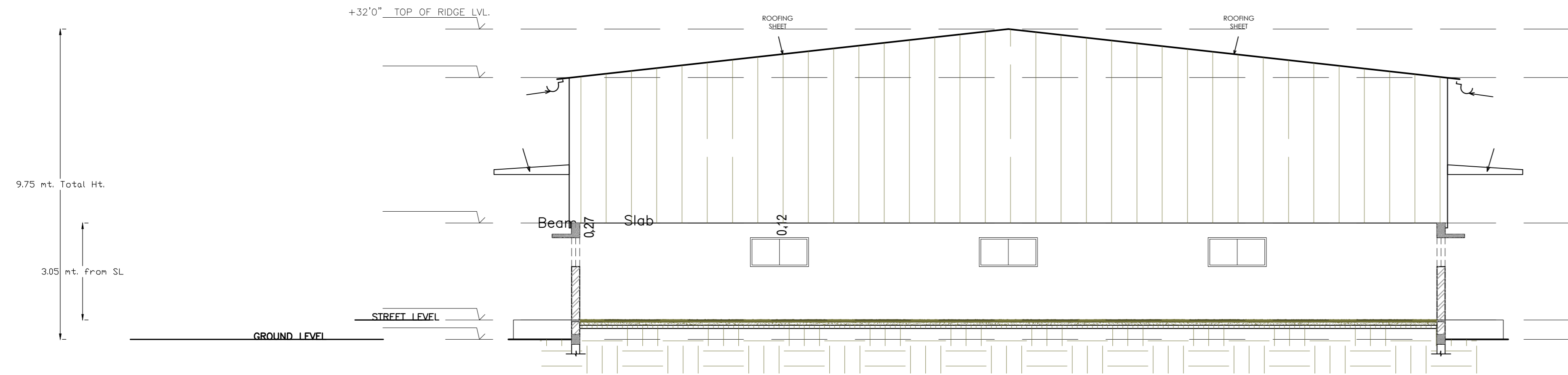
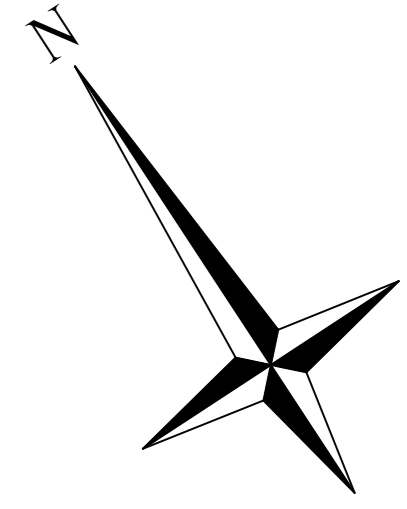


ELEVATION - 2

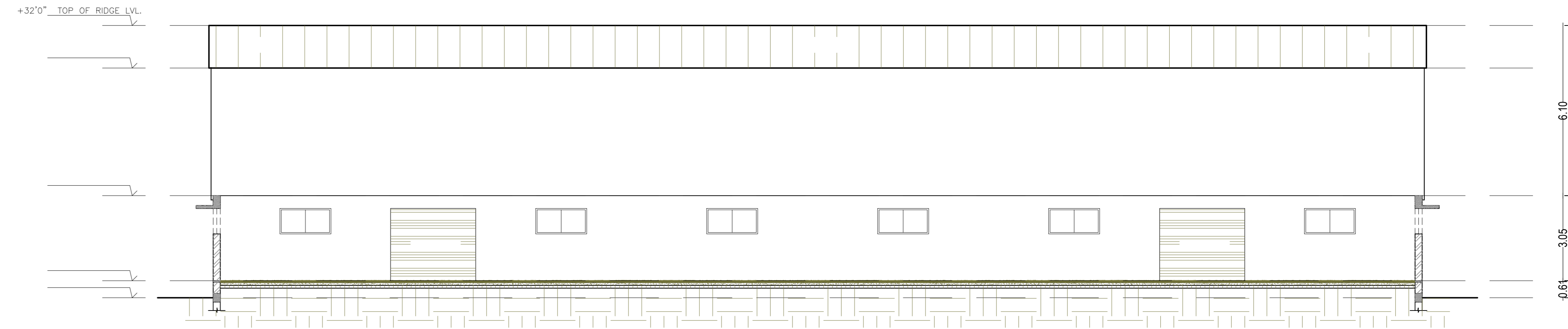
**BOTHA DEVELOPERS
& PLANNERS**

Proposal Basic Information

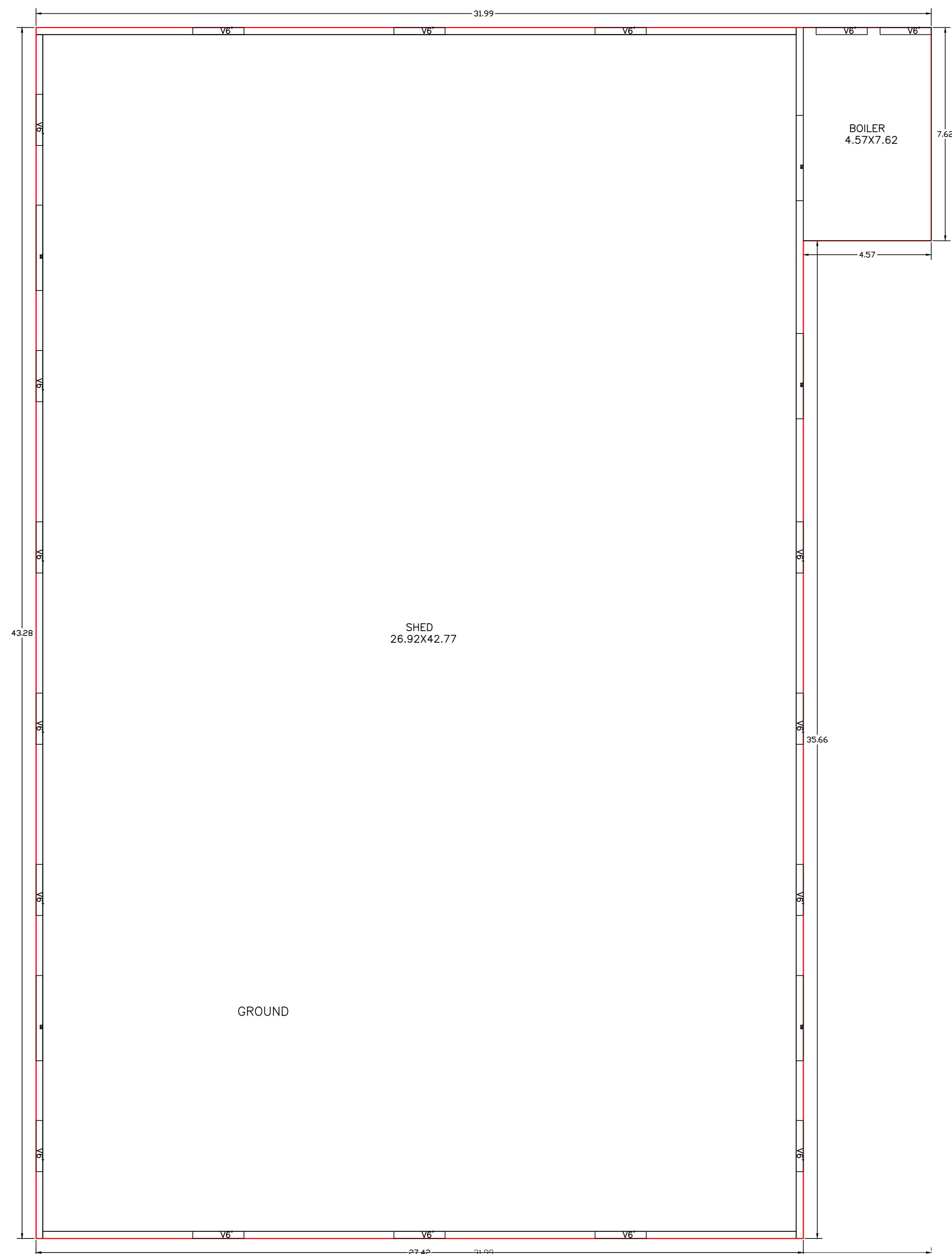
Proposal File No.	JADA/BP/0001/2024
Owner Name	COUNAIN TRADERS REPRESENTED BY MD. IRFAN
Khata No	464/52 & 126/52
Plot No	Industrial Plot No-59, 60A, 60P, 61, 65, 66, 67, 68
Village Name	Bada
Use	Industrial
SubUse	Industrial Building



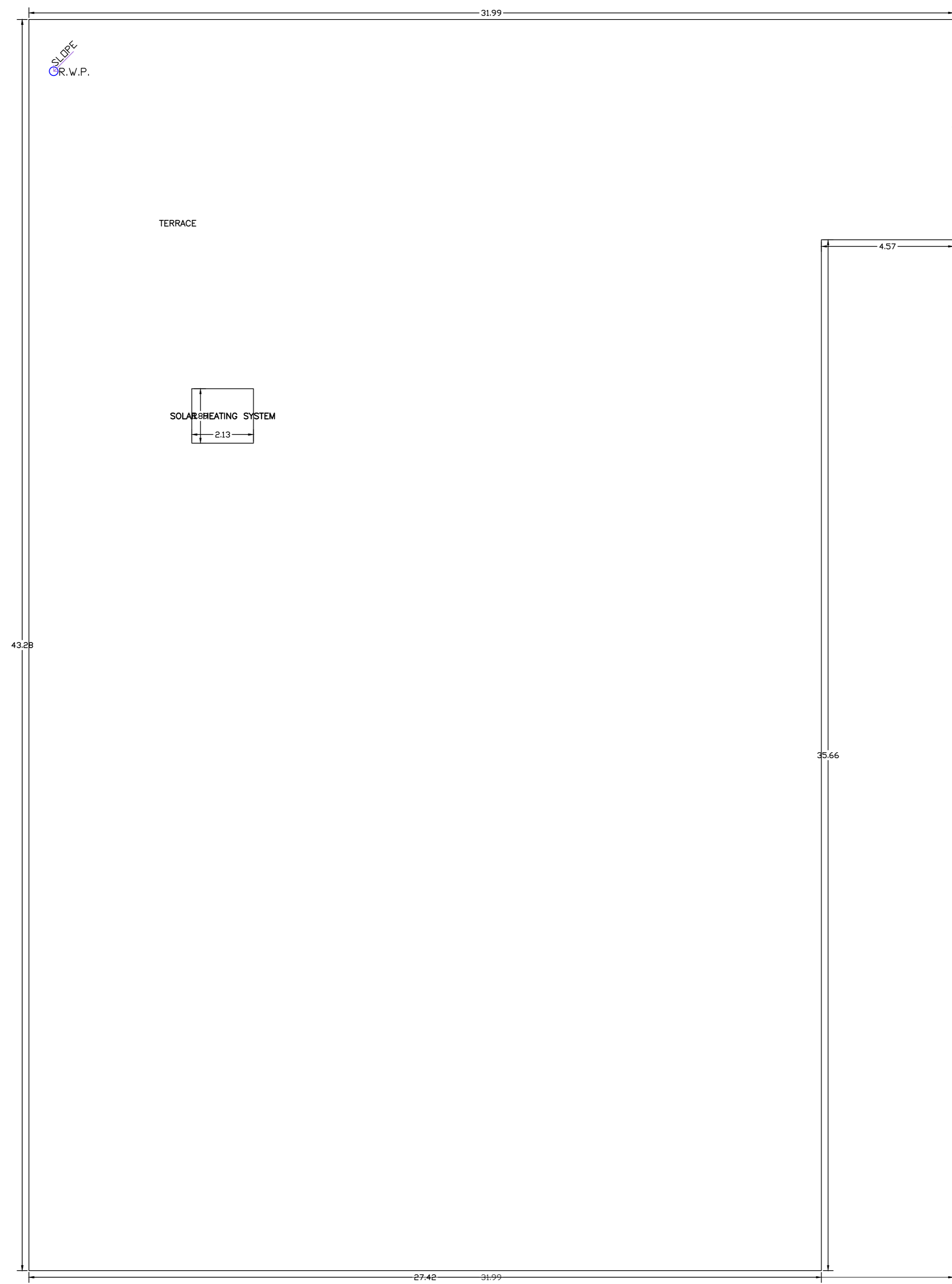
SECTION B - B'



SECTION A - A'



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



TERRACE FLOOR PLAN
(SCALE 1:100)

PRODUCTION SHED

Building :S (SHED)

Floor Name	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area Industrial (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tent (No.)
Ground Floor	1221.54	1221.54	1221.54	1221.54	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	1221.54	1221.54	1221.54	1221.54	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED)	RS	3.05	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (SHED)	VF	1.83	1.20	18

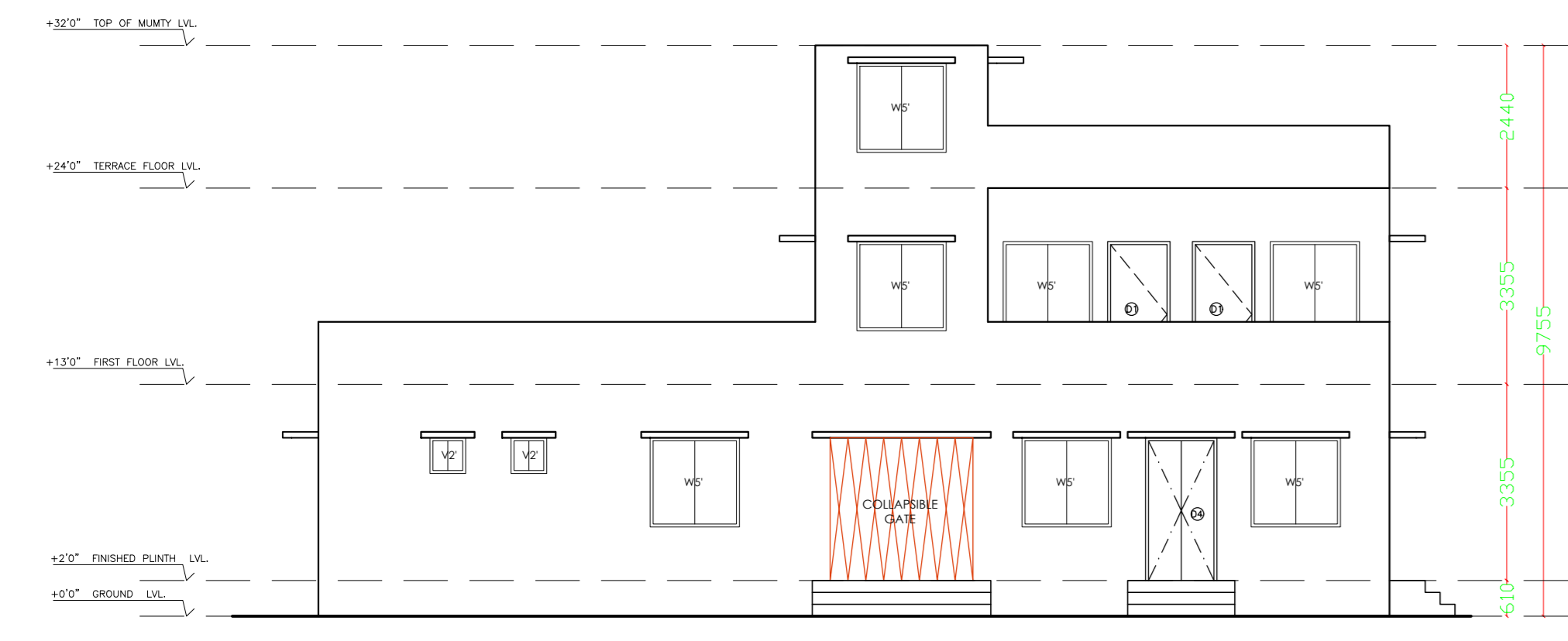
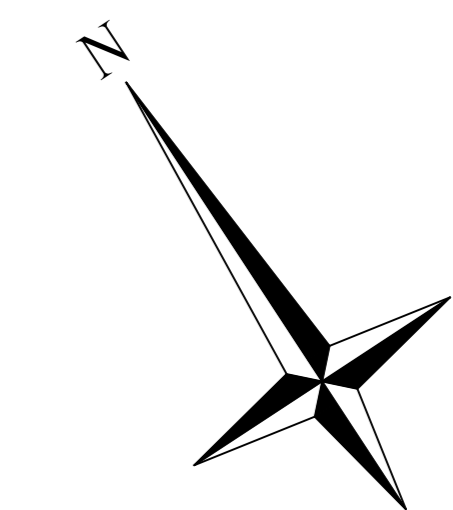
UnitBUA Table for Building :S (SHED)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	OTHER	1221.54	1186.48	2	1
Total	-	-	1221.54	1186.48	2	1

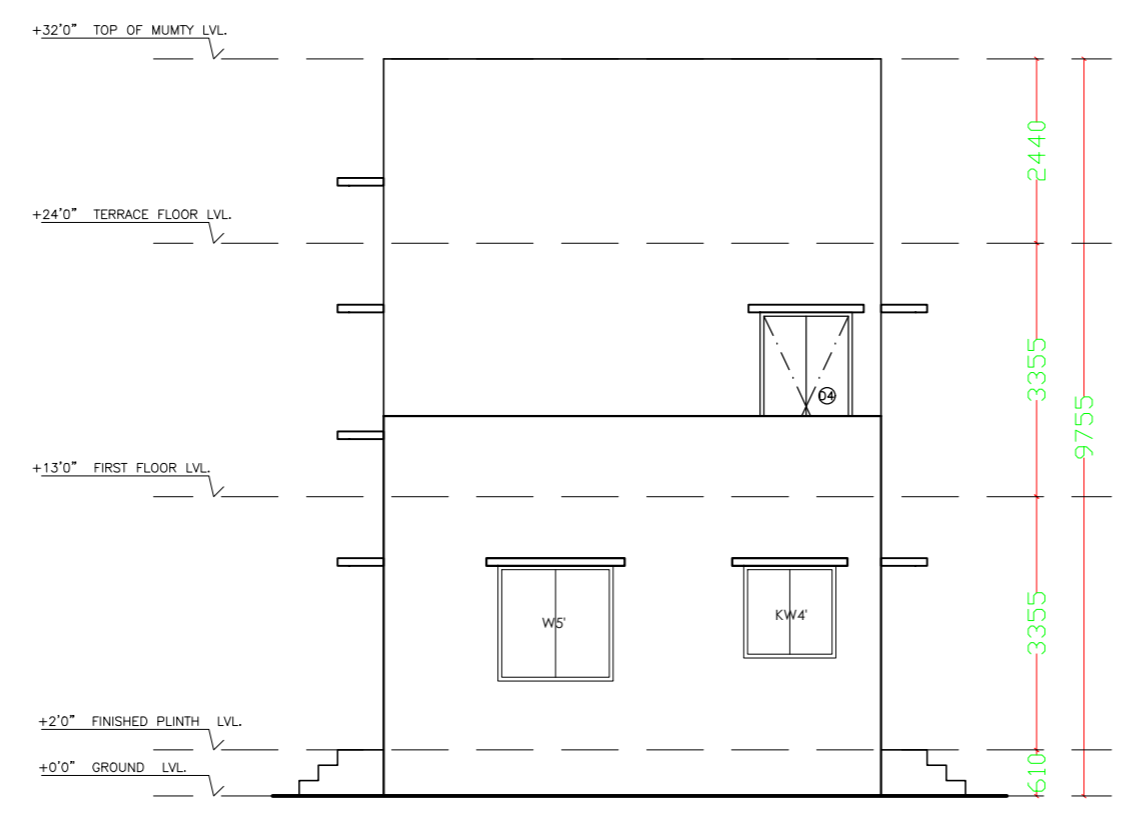
LTP NAME AND SIGNATURE NANV JAIN JADA/NRC/0001/2018	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information

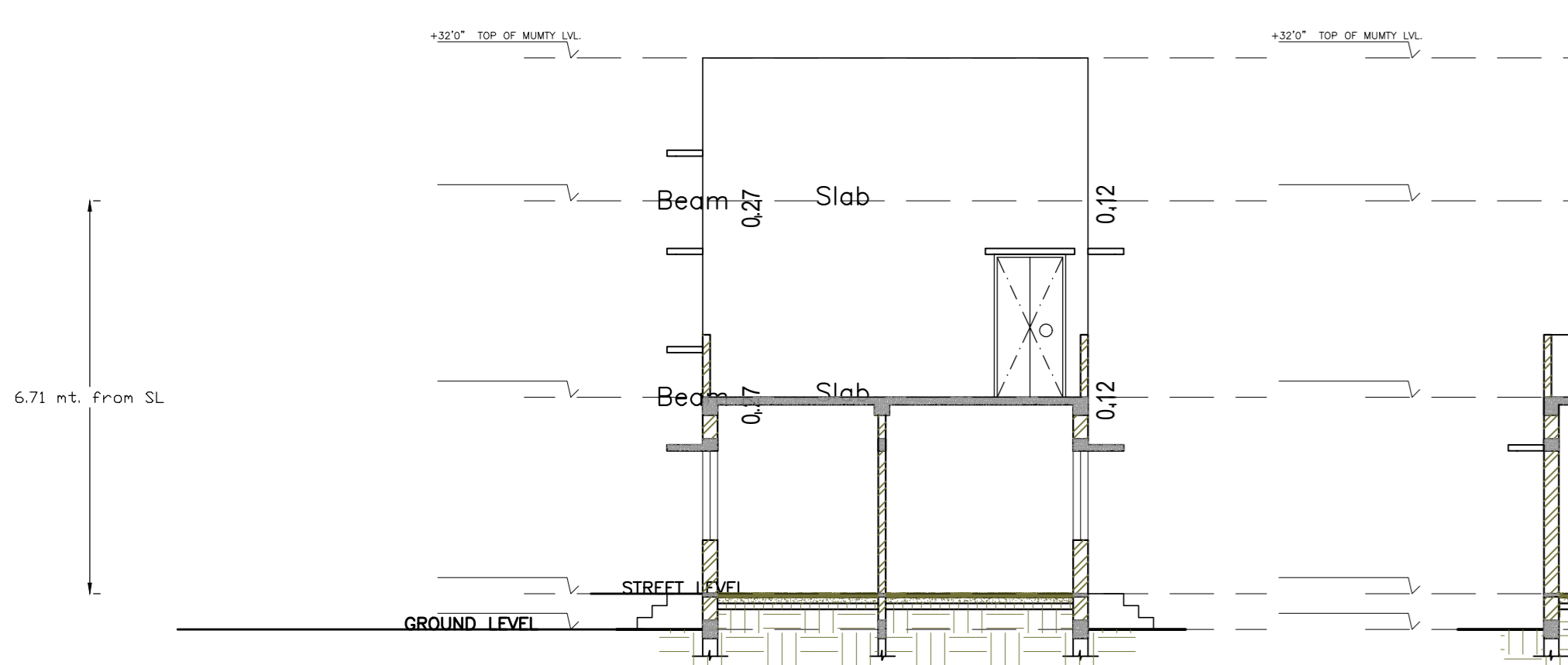
Proposal File No.	JADA/BP/0001/2024
Owner Name	COUNAIN TRADERS REPRESENTED BY MD. MURAN
Khata No.	46452 & 12652
Plot No.	Industrial Plot No-59, 60A, 60P, 61, 65, 66, 67, 68
Village Name	Badia
Use	Industrial
SubUse	Industrial Building



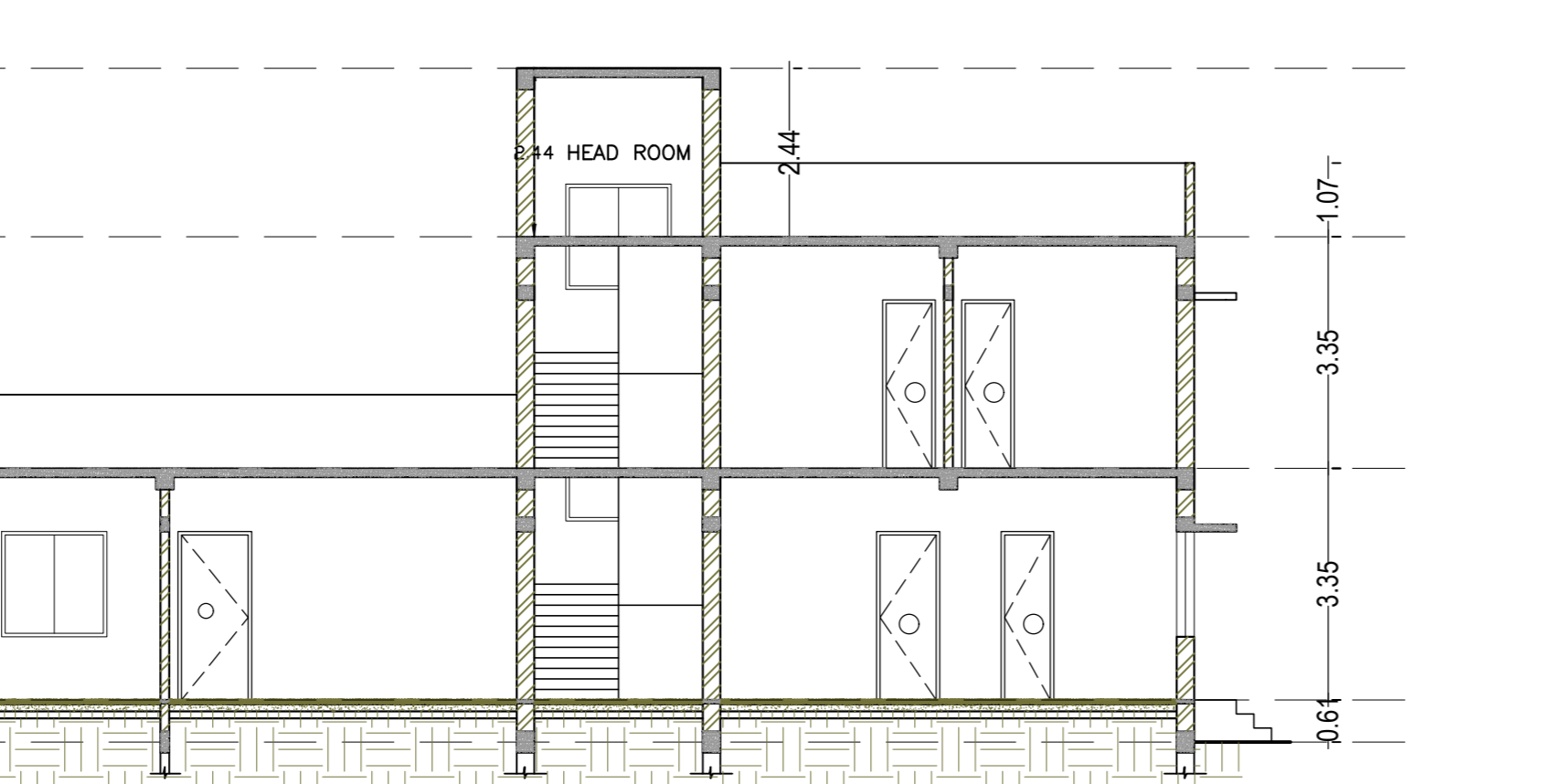
FRONT ELEVATION



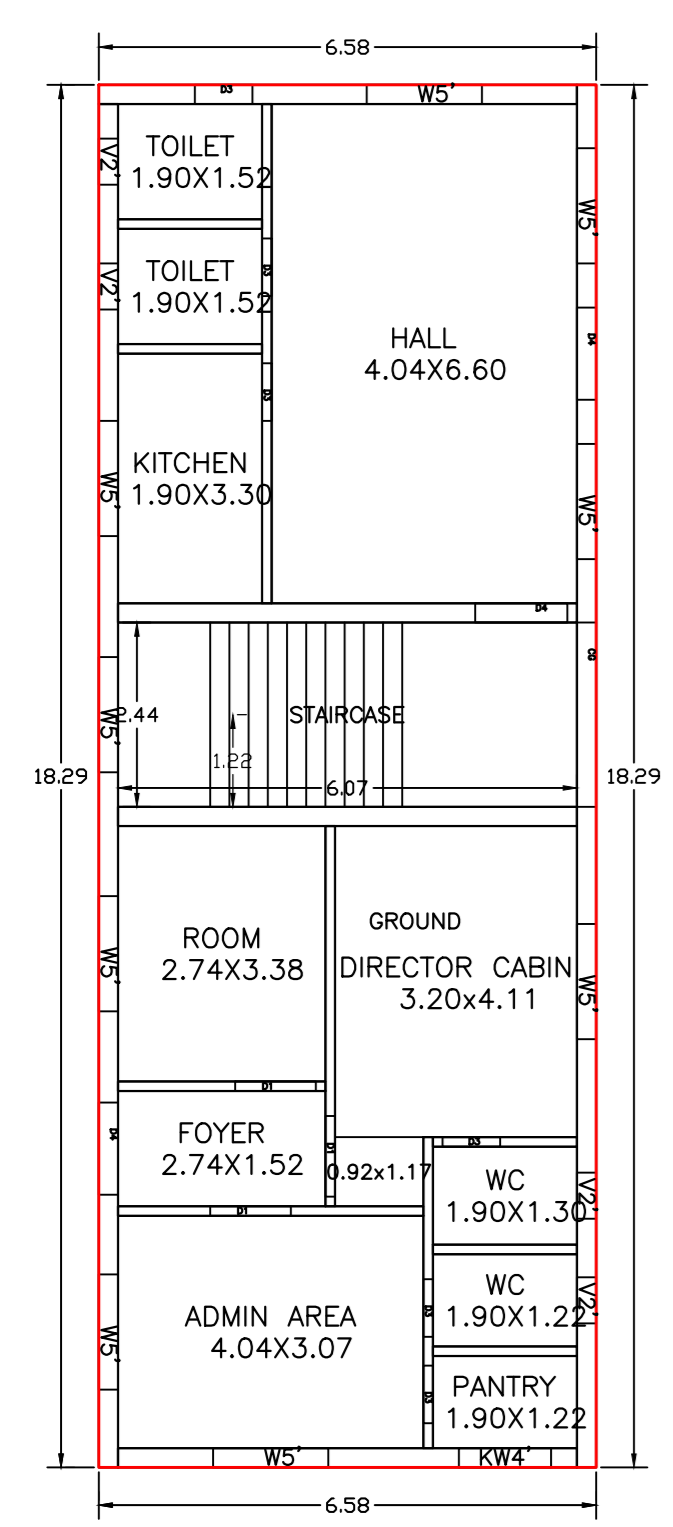
SIDE ELEVATION



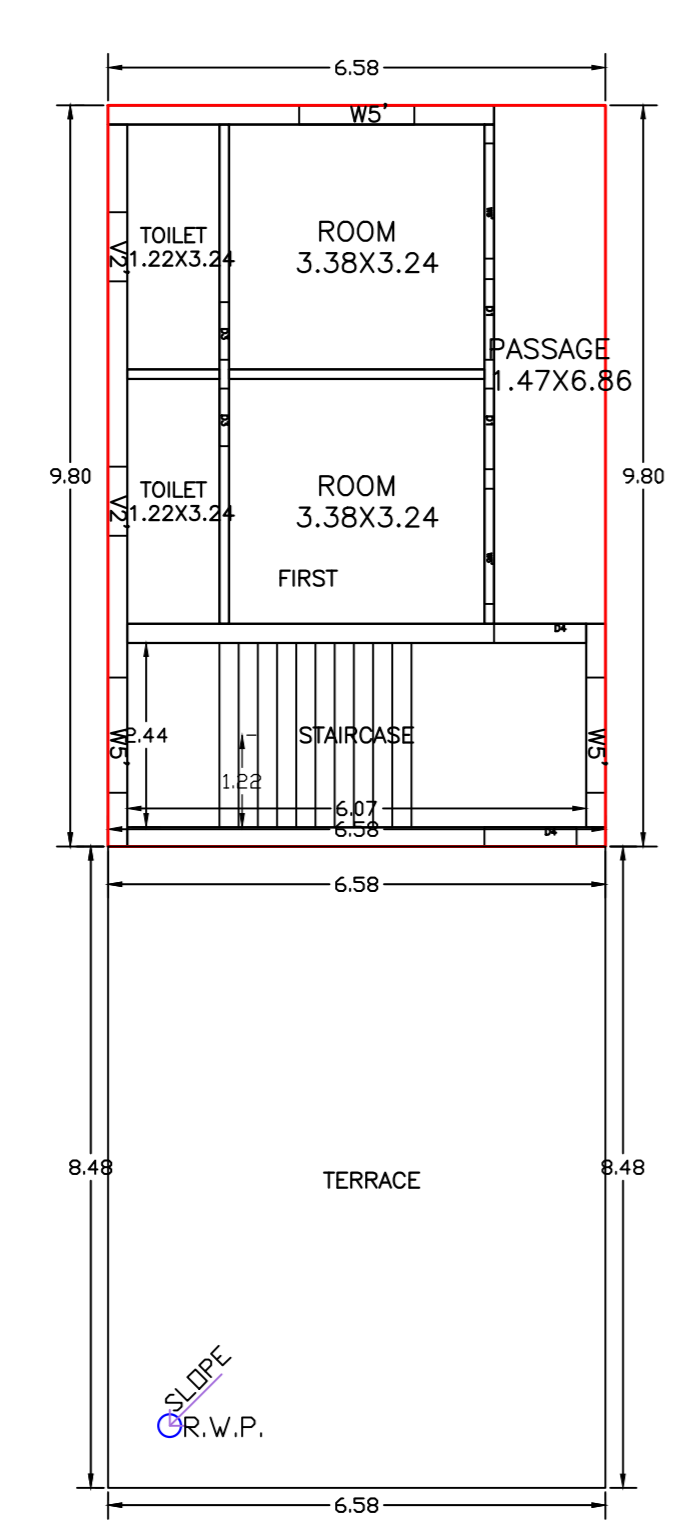
SECTION A - A'



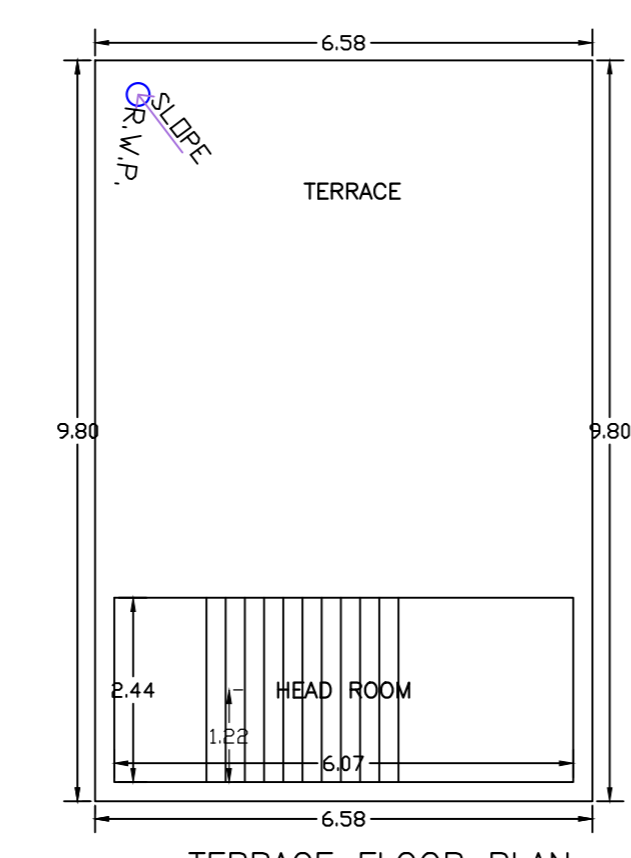
SECTION B - B'



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



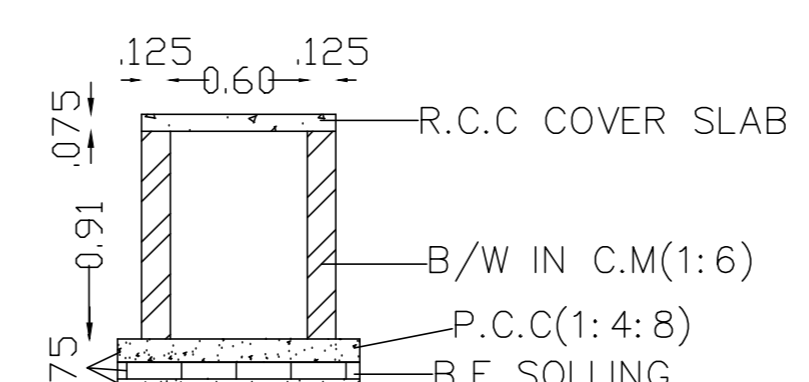
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



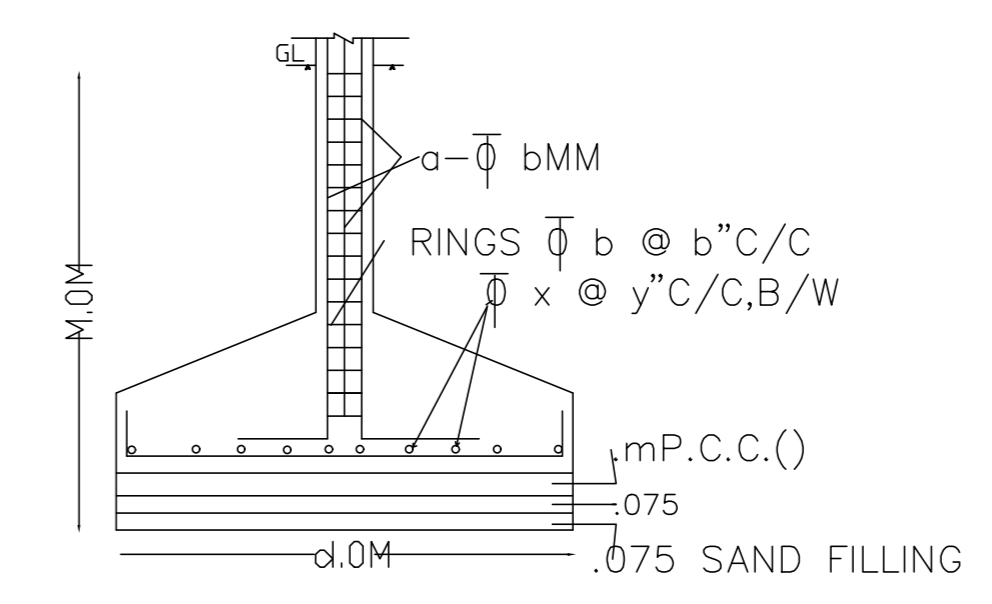
TERRACE FLOOR PLAN (SCALE 1:100)

SPECIFICATION OF DRAIN

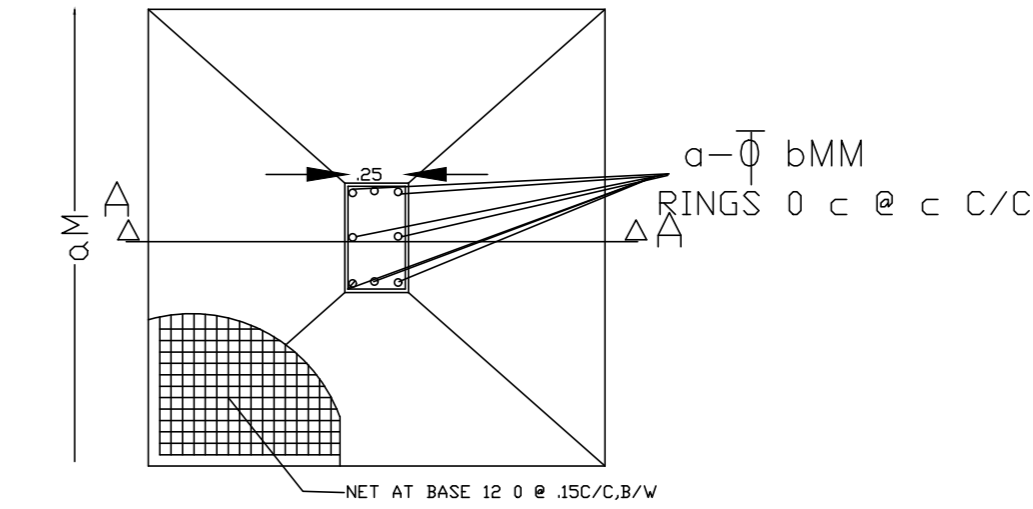
1. FOUNDATION.
2. SAND FILLING.
3. BRICK SOLLING.
4. P.C.C (1:4:8).
5. B/W IN C.M (1:6)..
6. R.C.C (1:1.5:3) COVER SLAB.



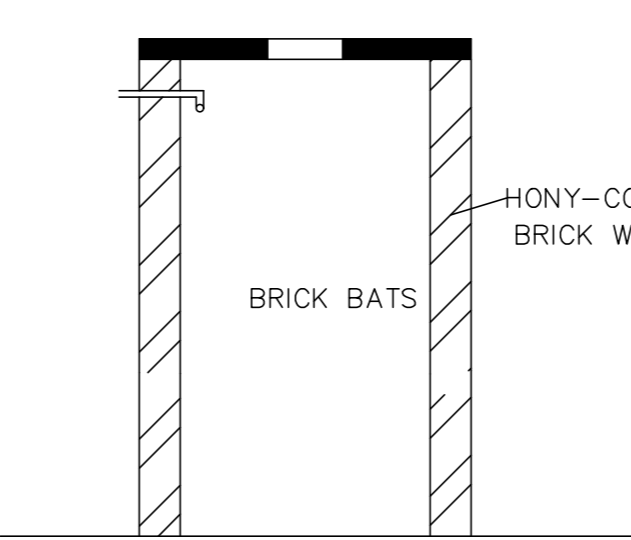
SECTION OF DRAIN
SLOPE OF DRAIN=1:200



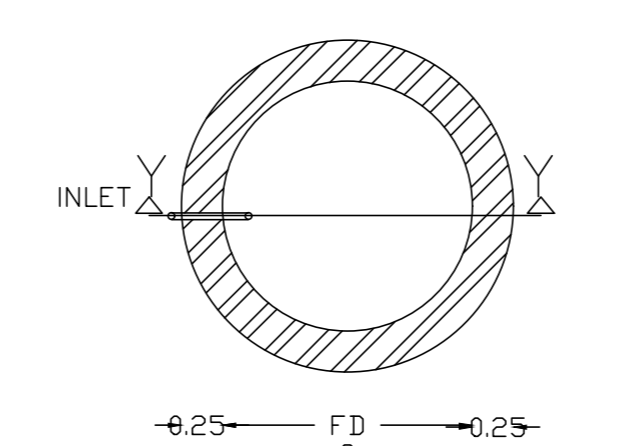
SECTION ON A-A
SCALE= 1:50



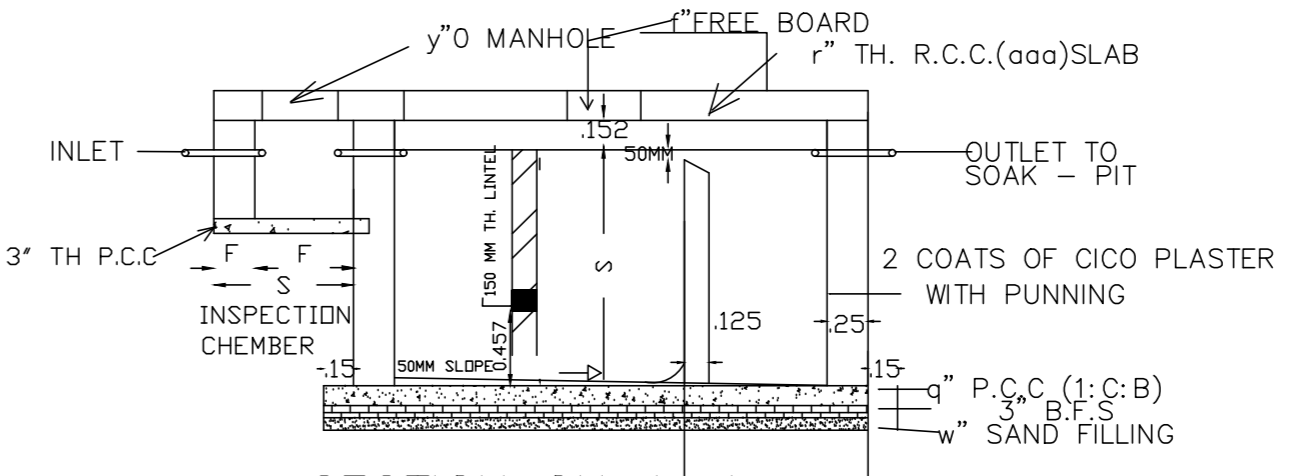
PLAN OF COLUMN FOUNDATION
NTS



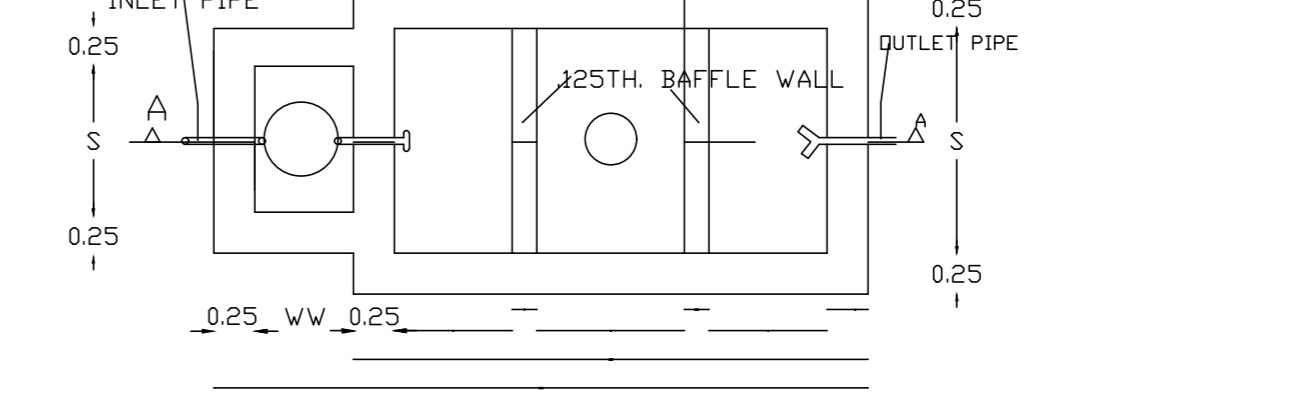
SECTION OF Y-Y
SCALE= 1:50



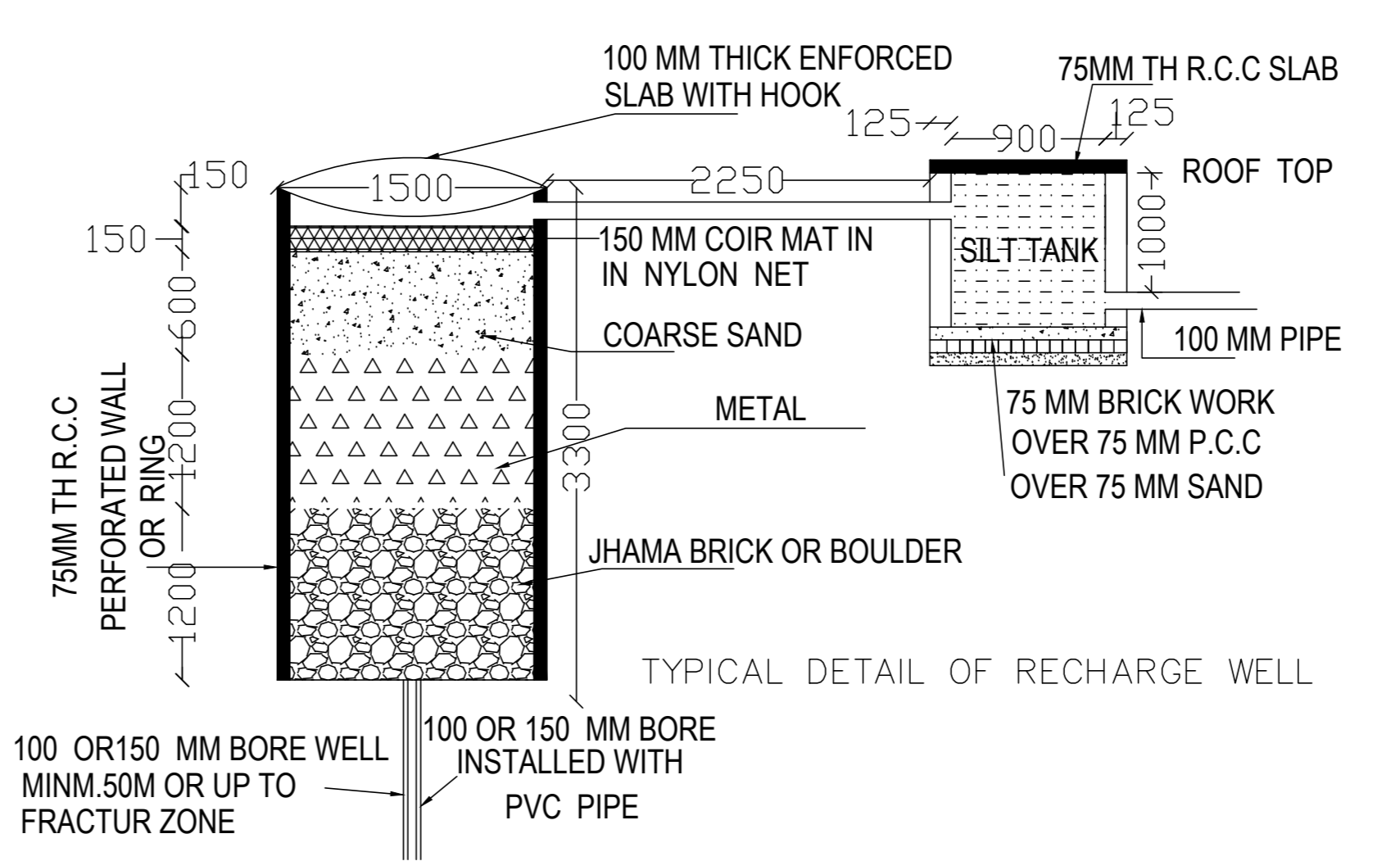
PLAN OF SOAKPIT
NTS



SECTION ON A-A
SCALE= 1:50



SEPTIC TANK PLAN
NTS



TYPICAL DETAIL OF RECHARGE WELL

Building :A (ADMIN BLOCK)

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.)	Trent (No.)
Ground Floor	120.31	120.31	120.31	120.31	01
First Floor	64.50	64.50	64.50	64.50	01
Terrace Floor	0.00	0.00	0.00	0.00	01
Total :	184.81	184.81	184.81	184.81	02
Total Number of Same Building	1				
Total :	184.81	184.81	184.81	184.81	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ADMIN BLOCK)	D3	0.76	2.10	06
A (ADMIN BLOCK)	D1	1.07	2.10	05
A (ADMIN BLOCK)	D4	1.22	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ADMIN BLOCK)	V2	0.61	1.20	04
A (ADMIN BLOCK)	V2	0.91	1.20	02
A (ADMIN BLOCK)	KW4	1.22	1.20	01
A (ADMIN BLOCK)	W5	1.52	1.20	14

UnitBUA Table for Building :A (ADMIN BLOCK)

FLOOR	Name	UHBUA Type	UHBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND	FLAT	120.31	100.78	11	1
FIRST FLOOR PLAN	FIRST	FLAT	64.50	54.68	5	1
Total :	-	-	184.81	155.46	16	2

LTP NAME AND SIGNATURE: NAW Jan JADA/NRC/0001/2018
STRUCTURAL ENGS NAME AND SIGNATURE
BUILDER NAME AND SIGNATURE
DIGITAL SIGNATURE