

Proposal Basic Information

Proposal File No.	CHNP/BP/0013/W06/2024
Owner Name	SANJAY KUMAR SINGH AND PUNAM DEVI
Khata No	303
Plot No	1562
Village Name	Chatra
Use	Commercial
SubUse	ResiComm Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (SANJAY)	Commercial	ResiComm Bldg	>0	200	737.68	1	3	-	-	-	-
			>0	200	737.68	-	-	-	-	1	8
Total :			-	-	-	-	3	10	-	0	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	3	37.50	10	125.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	29	58.00
Total TwoWheeler	8	16.00	29	58.00
Other Parking	-	-	-	122.36
Total	-	53.50	-	375.86

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.)	Trmt (No.)
			Lift	Parking					
A (SANJAY)	1	1051.52	19.74	245.86	768.90	10.44	785.92	785.92	03
Grand Total	1	1051.52	19.74	245.86	768.90	10.44	785.92	785.92	03

Buildingwise Floor FAR Details

Floor Name	Building Name A (SANJAY)		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	262.88	17.02	262.88	17.02
First Floor	262.88	256.30	262.88	256.30
Second Floor	262.88	256.30	262.88	256.30
Third Floor	262.88	256.30	262.88	256.30
Terrace Floor	0.00	0.00	0.00	0.00
Total	1051.52	785.92	1051.52	785.92

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (SANJAY)	Commercial	ResiComm Bldg	Non-Highrise	TYPICAL - 1 & 2 FLOOR PLAN	Commercial	ResiComm Bldg	Commercial FAR	Commercial	ResiComm Bldg
				GROUND FLOOR PLAN	Commercial	ResiComm Bldg	-	-	-
				TERRACE FLOOR PLAN	Commercial	ResiComm Bldg	-	-	-
				THIRD FLOOR PLAN	Commercial	ResiComm Bldg	Commercial FAR	Commercial	ResiComm Bldg

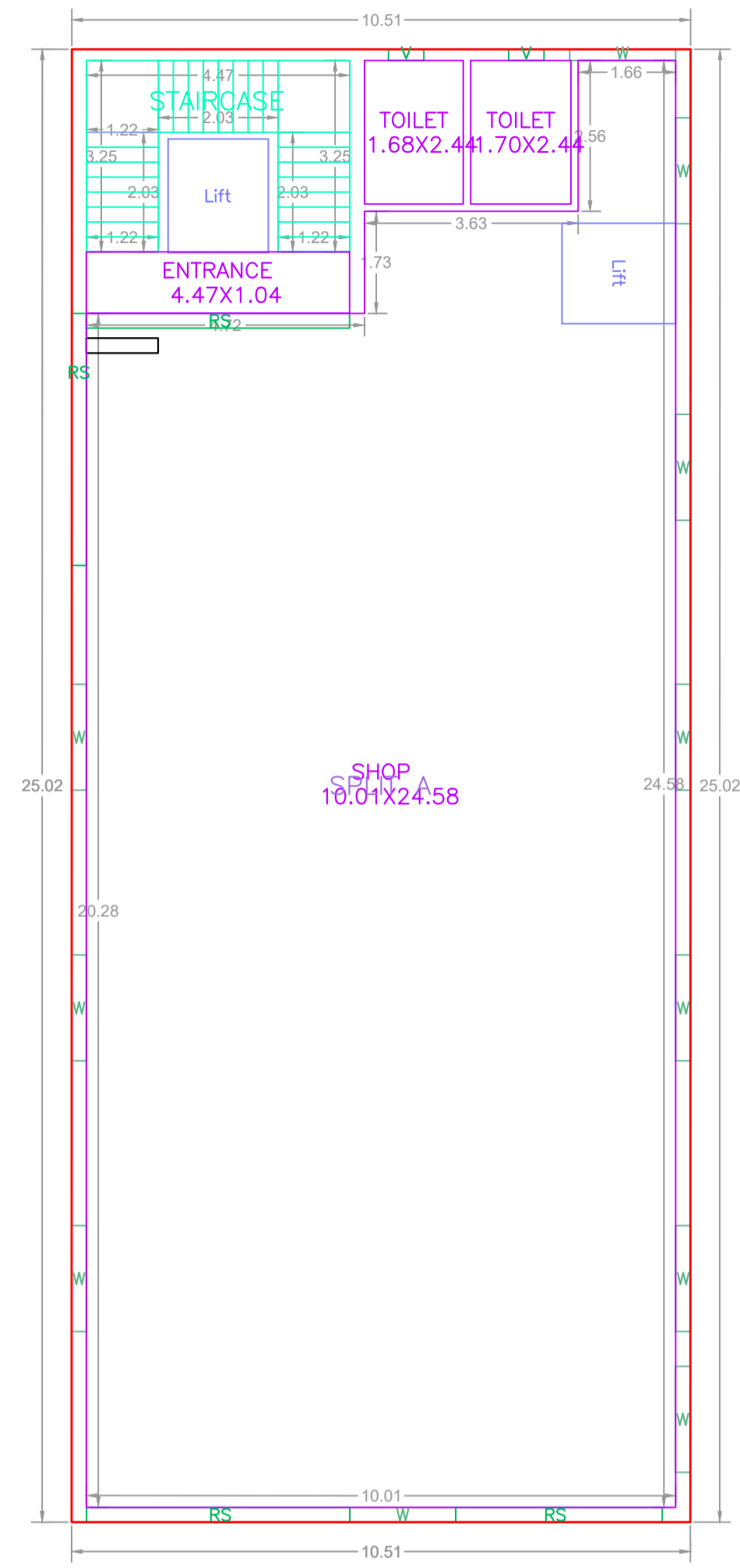
AREA STATEMENT CHATRA NAGAR PRISHAD	VERSION NO. : 1.0.73
	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: CHATRA	Plot SubUse: ResiComm Bldg
Authority: CHATRA NAGAR PRISHAD	PlotNearby/ReligiousStructure: NA
Inward No: CHNP/BP/0013/W06/2024	Plot/SubPlot No: 1562
Application Type: General Proposal	North: Plot No. - SHAMBHU PRASAD
Project Type: Building Permission	South: Road Width - 9.14
Nature of Development: New	East: Plot No. - SARDAR SURJIT SINGH
Location of Development Area: Old Area	West: Plot No. - SARDAR SURJIT SINGH
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 566.69
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 566.69
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	57.67
Total	57.67
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 509.03
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 566.69
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 566.69
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	283.35
Proposed Coverage Area ( 46.39 % )	262.88
Total Prop. Coverage Area ( 46.39 % )	262.88
Balance coverage area ( 3.61 % )	20.47
FAR CHECK	
Perm. FAR Area ( 2.00 )	1133.38
Total Perm. FAR area	1133.38
Commercial FAR	768.90
Proposed FAR Area	785.92
Total Proposed FAR Area	785.92
Consumed FAR (Factor)	1.39
Balance FAR Area	347.46
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1051.52
ARCHITECT (Regd)	LAW CHATURVEDI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SANJAY KUMAR SINGH AND PUNAM DEVI
DEVELOPMENT AUTHORITY LOCAL BODY	

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

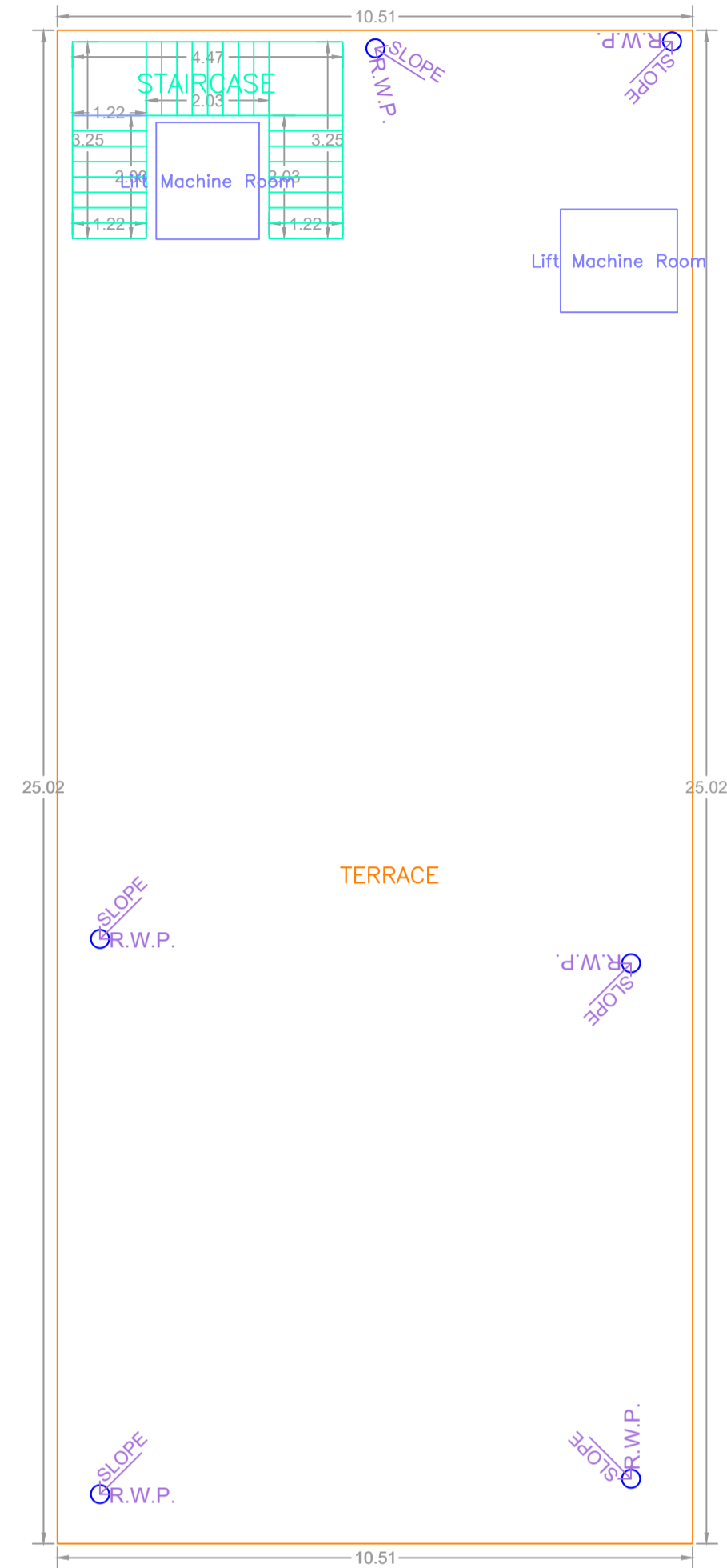
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LAW CHATURVEDI CHNP/ENG/0004/2017			

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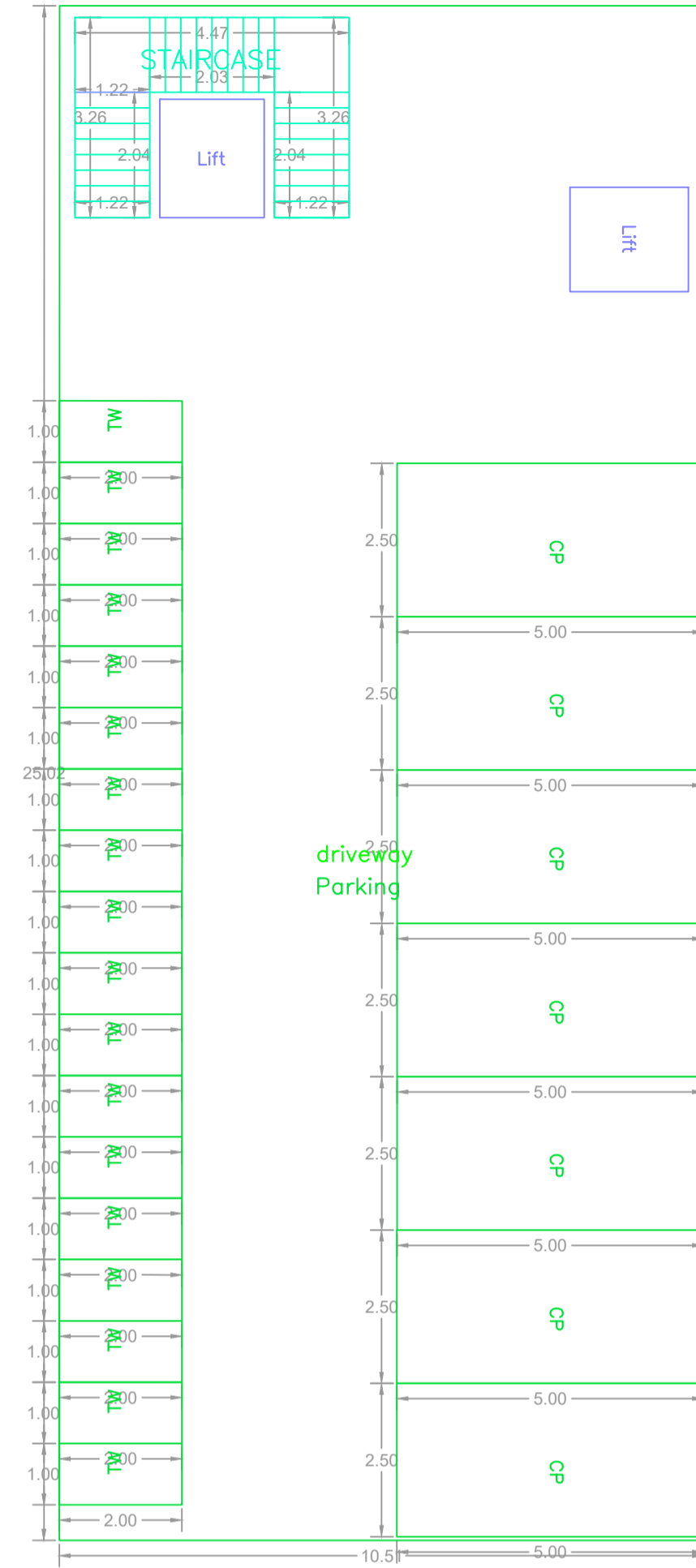
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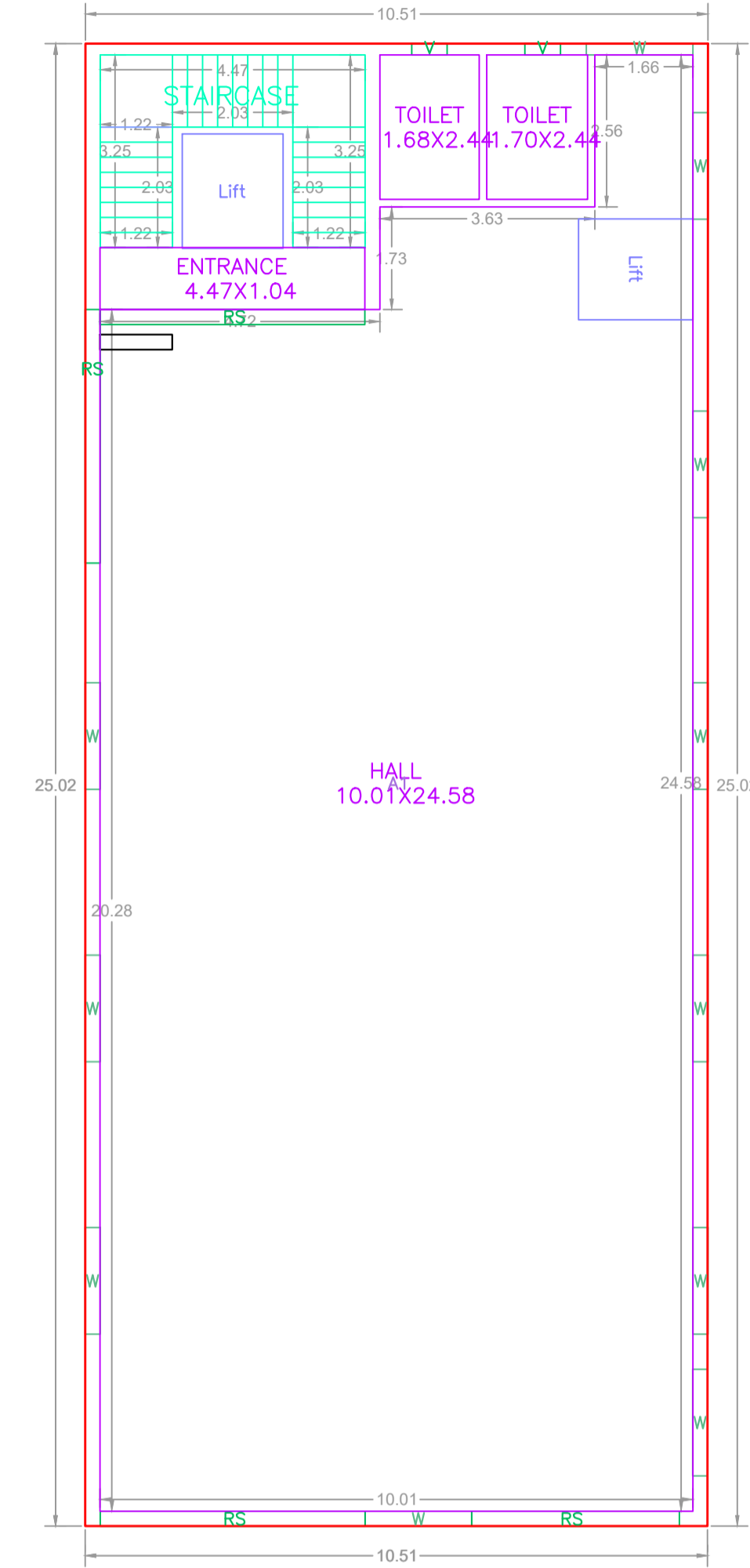
TYPICAL - 1 & 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



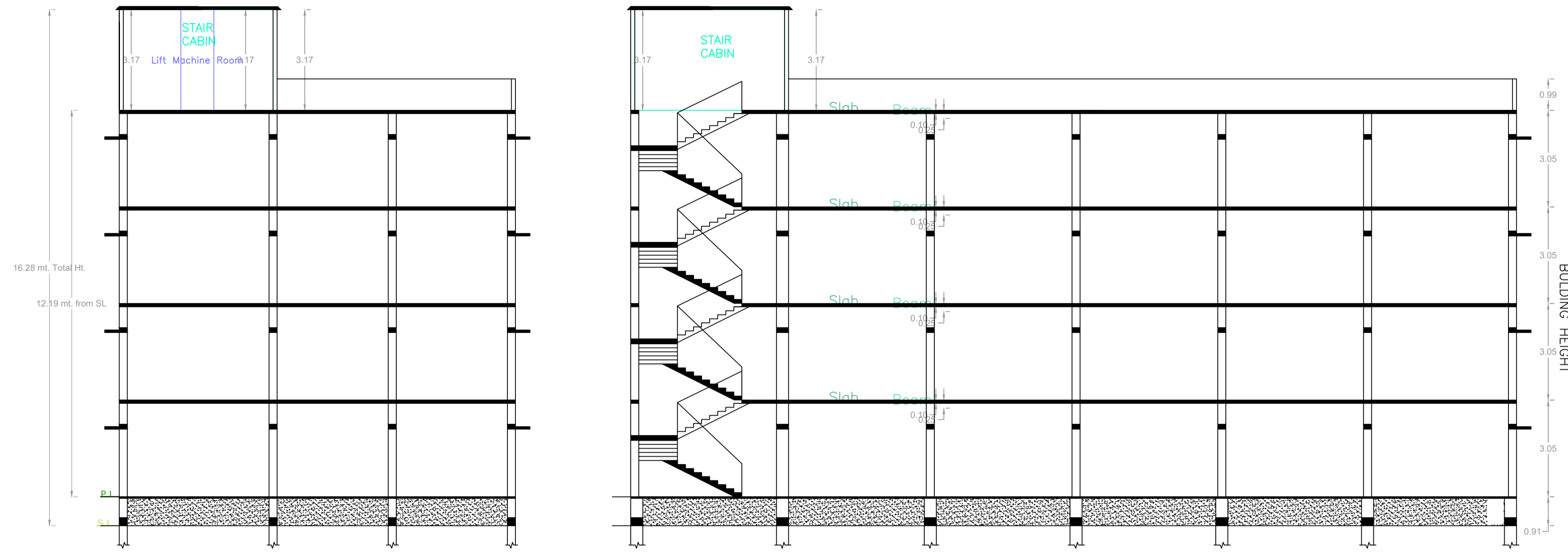
GROUND FLOOR PLAN  
(SCALE 1:100)



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

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SECTION- XX

SCHEDULE OF DOOR:

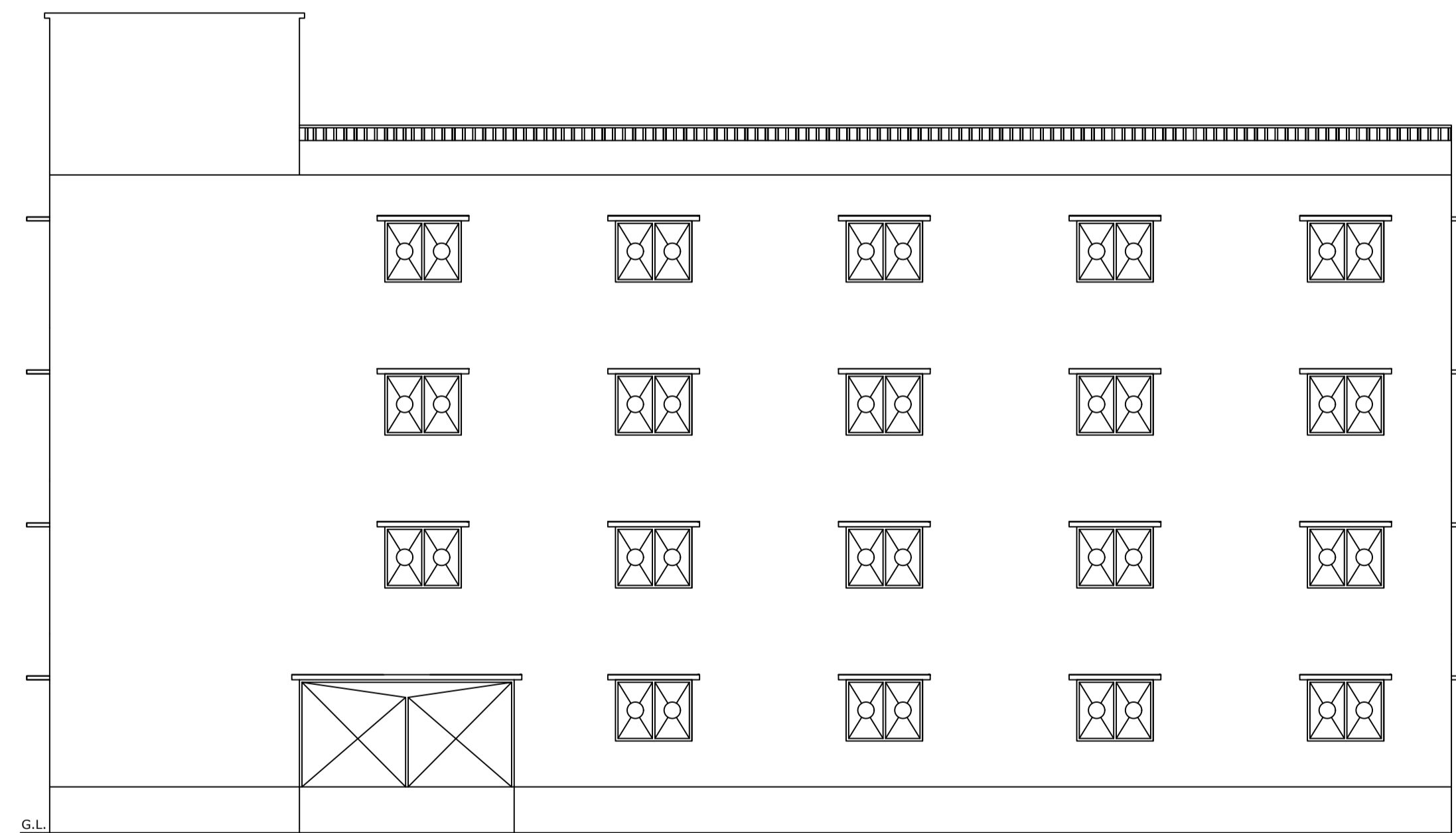
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANJAY)	V	0.60	0.60	06
A (SANJAY)	RS	3.51	2.10	03
A (SANJAY)	RS	4.28	2.10	03
A (SANJAY)	RS	4.47	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANJAY)	W	1.80	1.20	33

Building :A (SANJAY)

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.)	Tnmt (No.)
		Lift	Parking	Commercial	Stair	Commercial	Stair			
Ground Floor	262.88	0.00	245.86	0.00	10.44	17.02	17.02	256.30	256.30	00
First Floor	262.88	6.58	0.00	256.30	0.00	256.30	256.30	256.30	256.30	01
Second Floor	262.88	6.58	0.00	256.30	0.00	256.30	256.30	256.30	256.30	01
Third Floor	262.88	6.58	0.00	256.30	0.00	256.30	256.30	256.30	256.30	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1051.52	19.74	245.86	768.90	10.44	785.92	785.92	785.92	785.92	03
Total Number of Same Buildings :	1									
Total :	1051.52	19.74	245.86	768.90	10.44	785.92	785.92	785.92	785.92	03



WEST SIDE ELEVATION

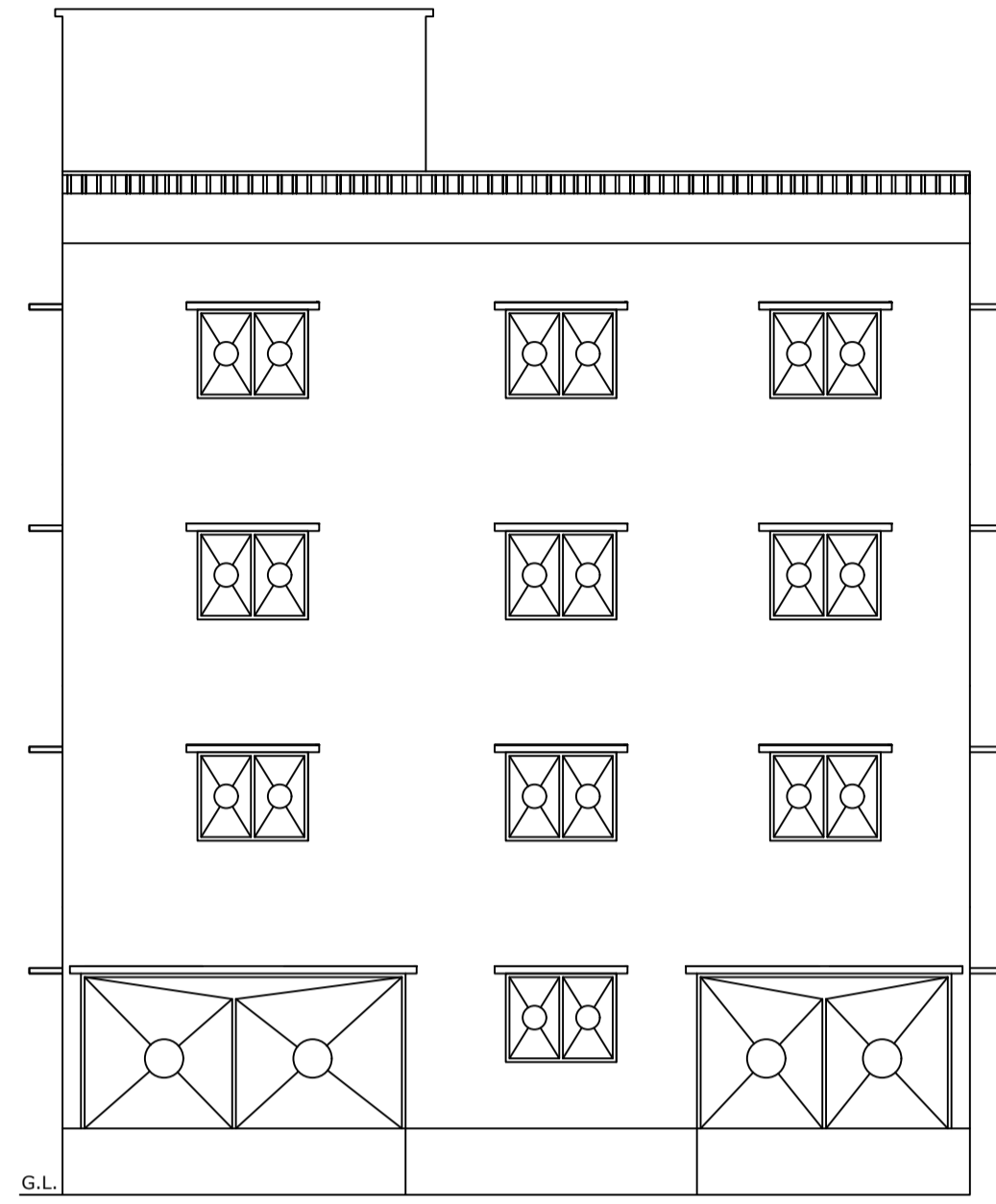
UnitBUA Table for Building :A (SANJAY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	SPLIT A	SHOP	228.14	227.83	4	2
THIRD FLOOR PLAN	A1	SHOP	228.14	227.83	4	1
Total:	-	-	684.42	683.49	12	3

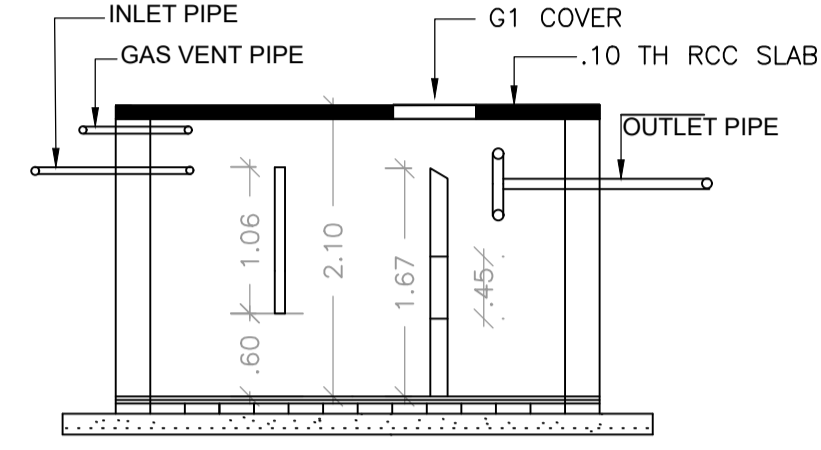
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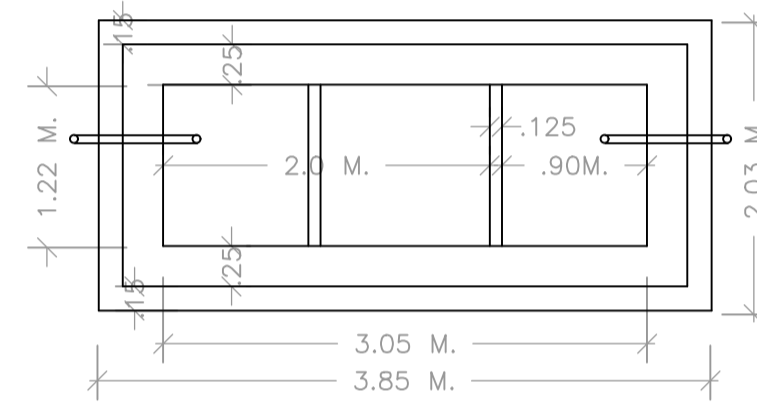
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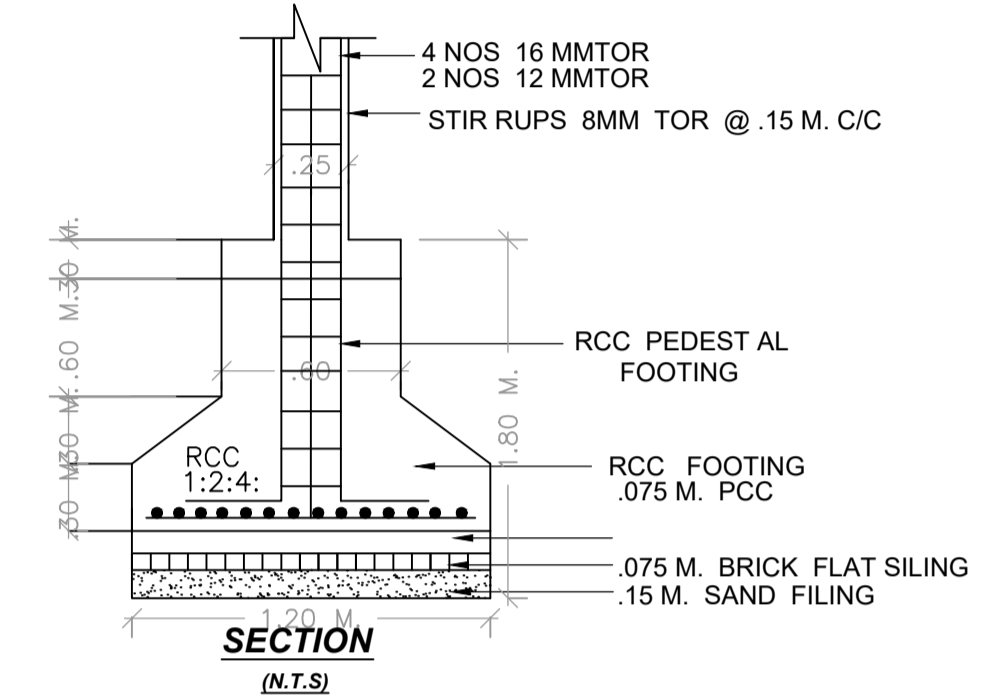
FRONT ELEVATION



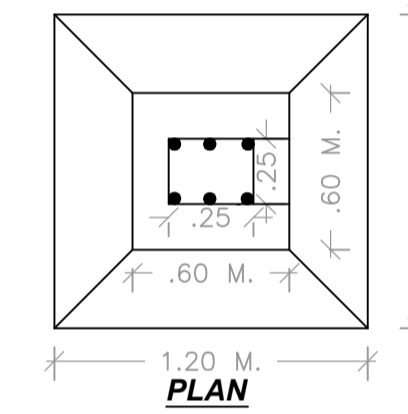
SECTION  
(N.T.S)



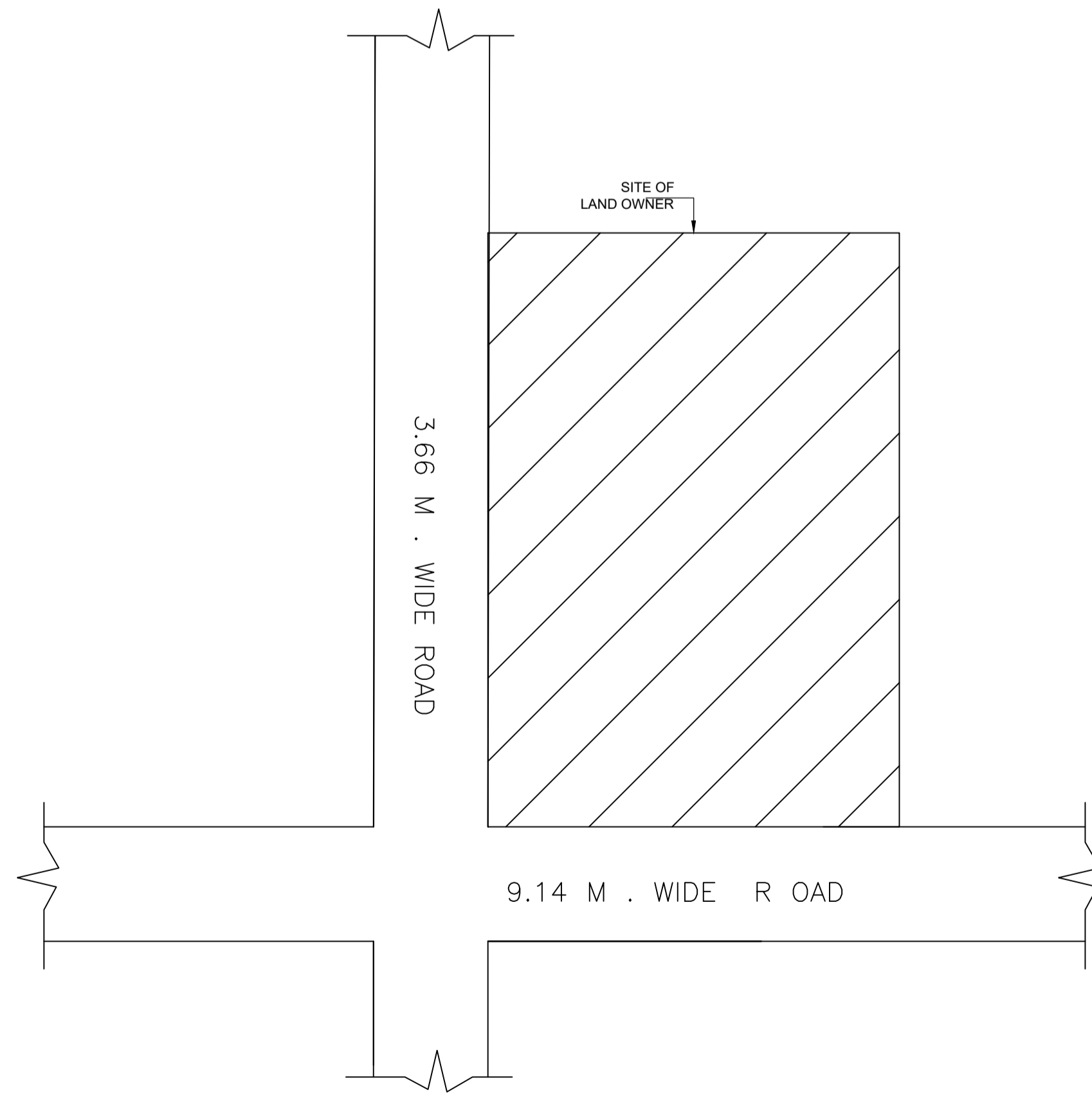
PLAN  
DETAIL OF SEPTIC TANK



SECTION  
(N.T.S)



PLAN



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