

Proposal Basic Information

Proposal File No.	CNP/BB/0014/W04/2020
Owner Name	MR.RANDHIR SAO
Khata No	21
Plot No	254,255,256
Village Name	Sentola
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.52 VERSION DATE: 16/10/2020	SQ.MT.
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Mixed	
LOCAL BODIES	Plot SubUse: Resi+Comm	
District: WEST SINGHBHUM	PlotNearby/ReligiousStructure: NA	
Authority: CHAIBASA NAGAR PARISHAD	Plot/SubPlot No: 254,255,256	
Inward_No: CNP/BB/0014/W04/2020	North: Plot No. - NIJ	
Application Type: General Proposal	South: Plot No. - RASTA	
Project Type: Building Permission	East: Road Width - 10.0	
Nature of Development: New	West: Plot No. - NIJ	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	1684.32
NET AREA OF PLOT(Gross Plot Area Deduction from Gross Plot area)	(A-Deductions)	1684.32
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		367.90
Total		367.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1316.42
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1684.32
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1684.32
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		842.16
Proposed Coverage Area ( 38.52 % )		648.82
Total Prop. Coverage Area ( 38.52 % )		648.82
Balance coverage area ( 11.48 % )		193.34
FAR CHECK		
Perm. FAR Area ( 2.00 )		3368.64
Total Perm. FAR area		3368.64
Residential FAR		1424.38
Commercial FAR		370.02
Proposed FAR Area		1794.40
Total Proposed FAR Area		1794.40
Consumed FAR (Factor)		1.07
Balance FAR Area		1574.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1841.74
ARCHITECT (Regd)	ARUN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MR.RANDHIR SAO	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name A (MIXED)		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	648.82	648.82	648.82	648.82
First Floor	298.23	298.39	298.23	298.39
Second Floor	298.23	298.39	298.23	298.39
Third Floor	298.23	298.39	298.23	298.39
Fourth Floor	298.23	298.39	298.23	298.39
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1841.74	1794.38	1841.74	1794.38

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Resi.	Commercial			
A (MIXED)	1	1841.74	20.48	26.88	1424.36	370.02	1794.38	1794.38	02
Grand Total	1	1841.74	20.48	26.88	1424.36	370.02	1794.38	1794.38	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MIXED)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

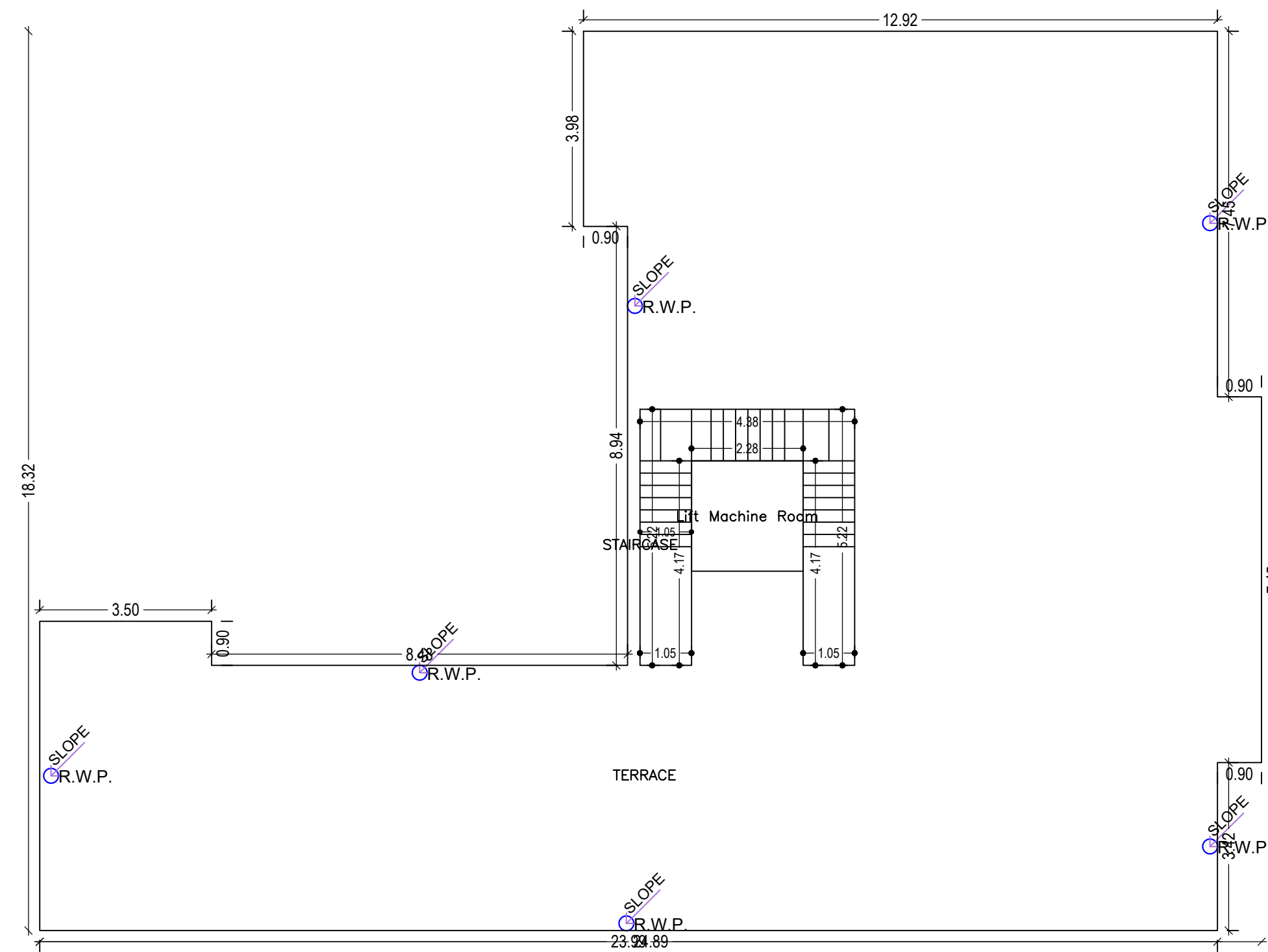
COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

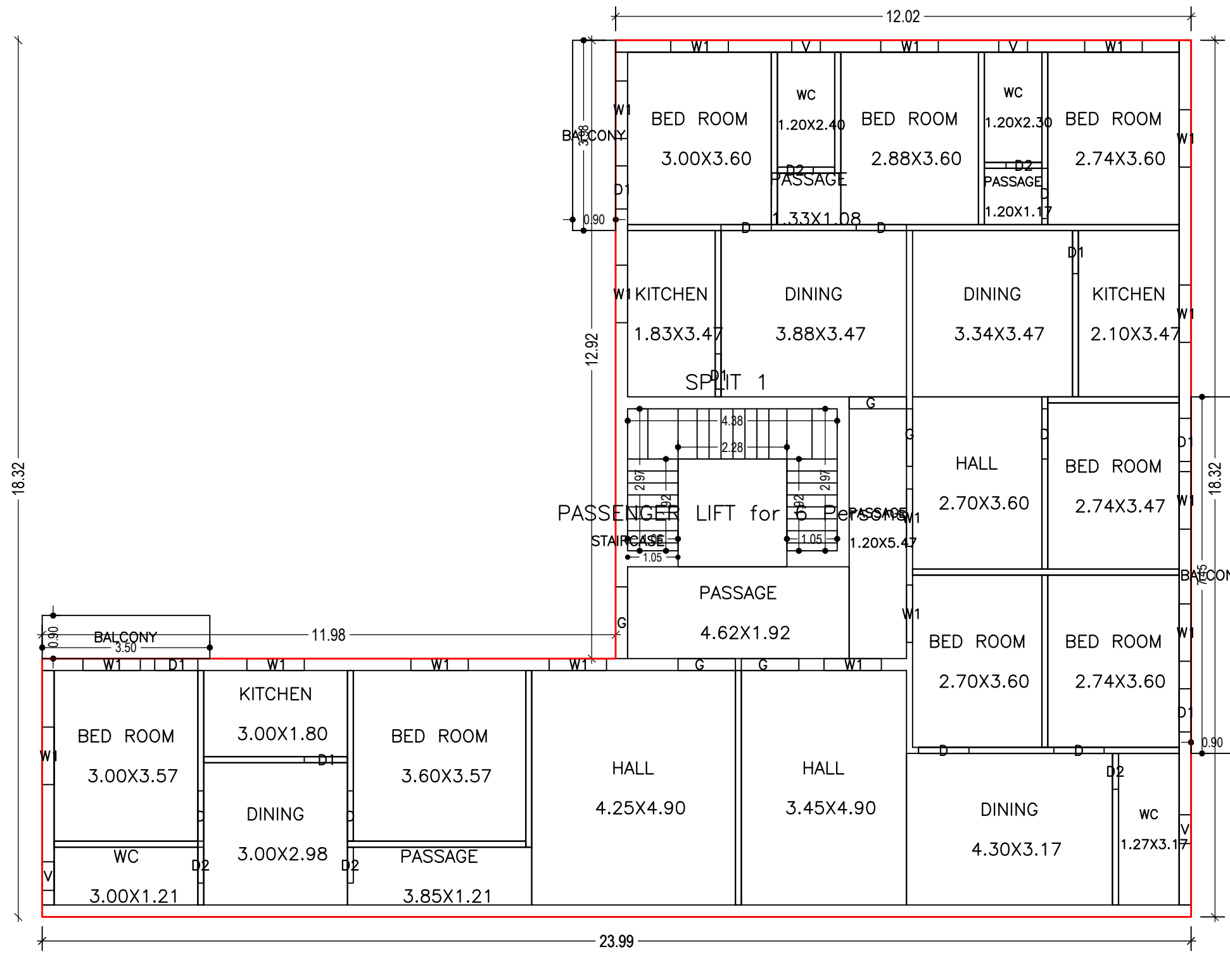
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ARUN SINGH CNP/ENG/0005/2020			

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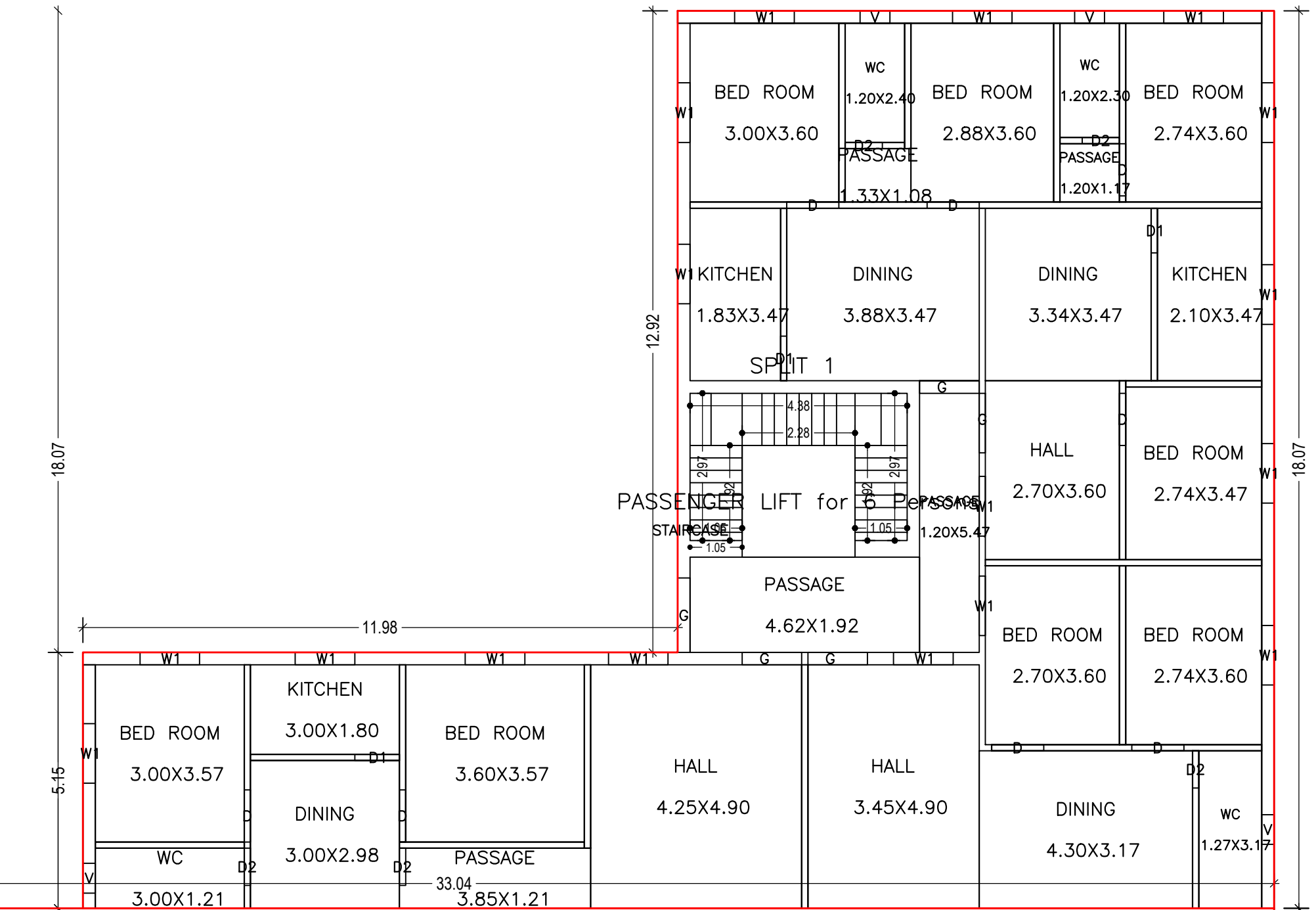
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TERRACE FLOOR PLAN  
(SCALE 1:100)



TYPICAL - 1, 2, 3& 4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



SIDE ELEVATION  
SCALE- 1:100

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	0.90 X 3.98 X 1 X 4	14.32	53.76
	0.90 X 7.45 X 1 X 4	26.84	
	0.90 X 3.50 X 1 X 4	12.60	
Total	-	-	53.76

UnitBUA Table for Building :A (MIXED)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	1237.36	1184.18	27	2
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	SPLIT 1	OTHER	348.15	345.48	2	0
	SPLIT 1	FLAT	0.00	0.00	27	0
Total:	-	-	1585.51	1529.66	137	2

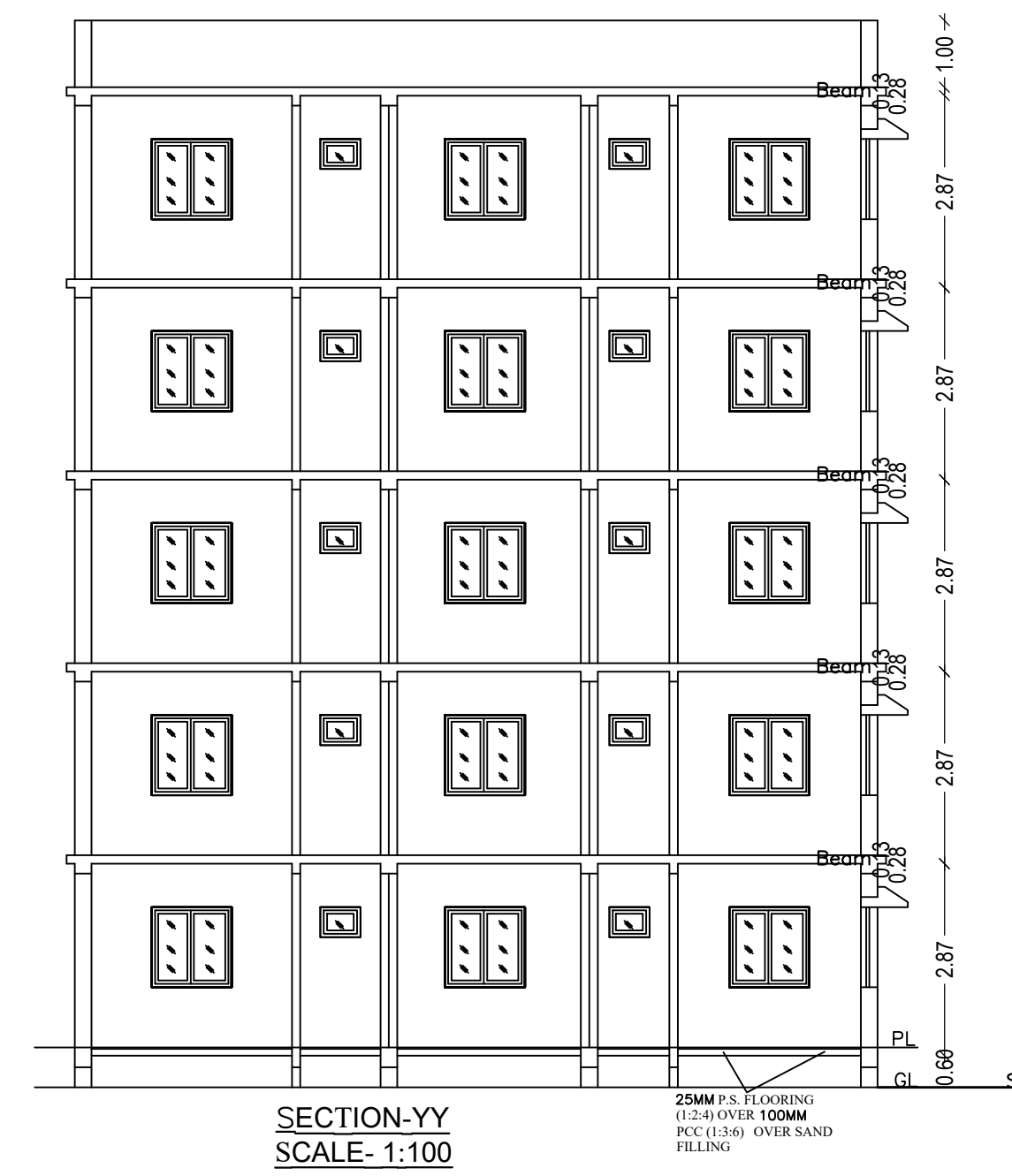
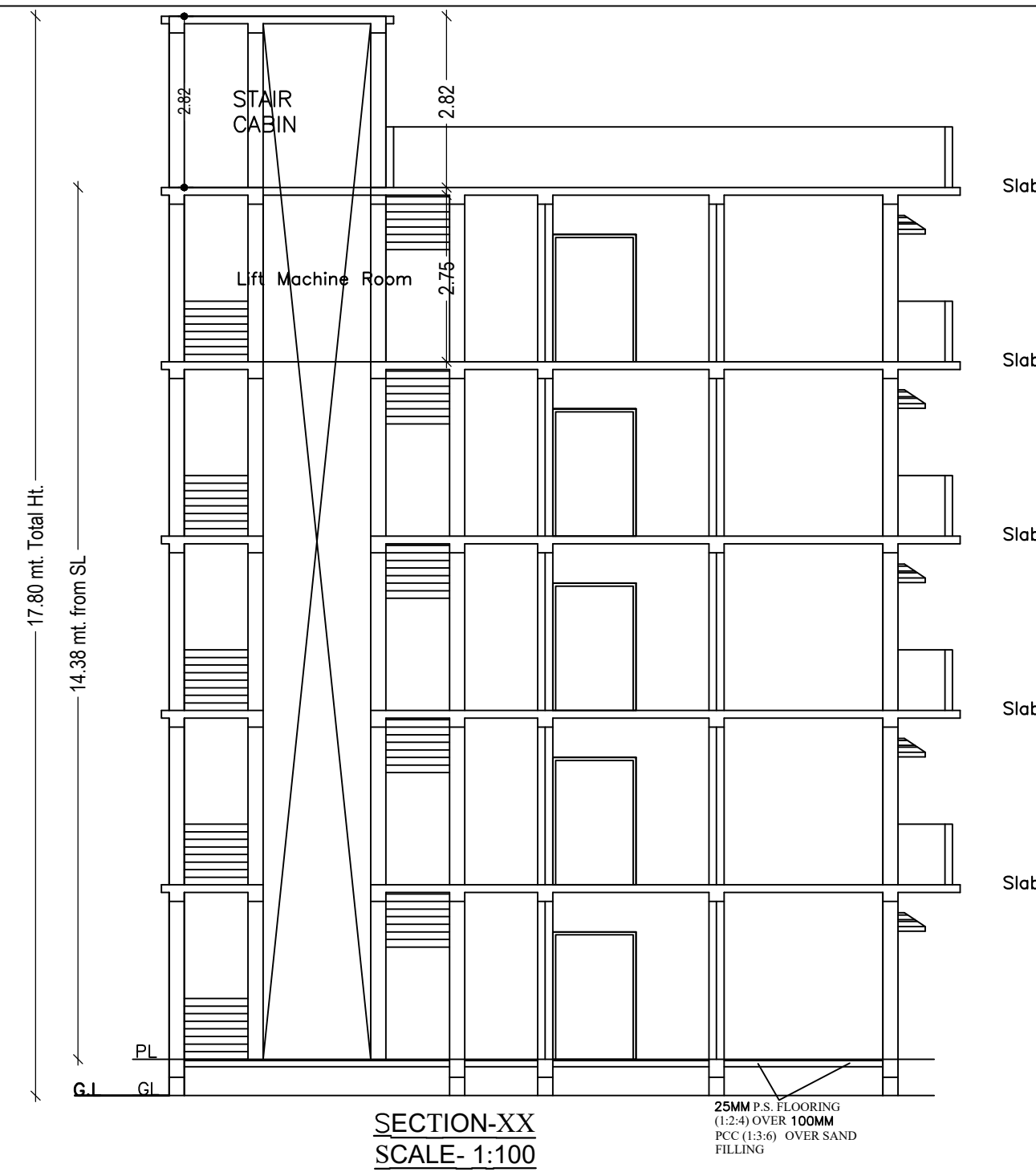
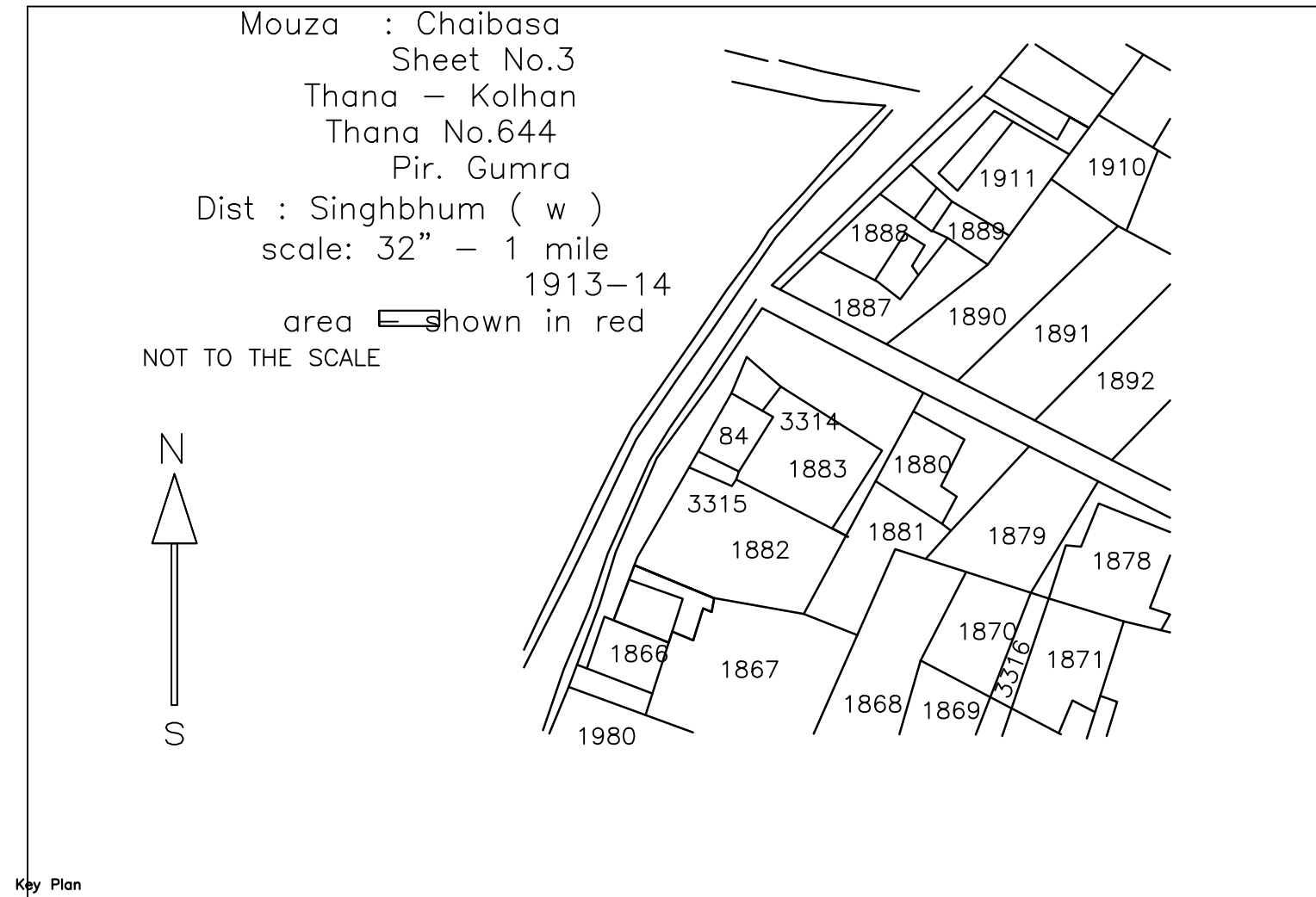
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED)	D2	0.75	2.10	25
A (MIXED)	D1	0.90	2.10	31
A (MIXED)	D	1.05	2.10	40
A (MIXED)	G	1.20	2.10	20
A (MIXED)	G	1.50	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

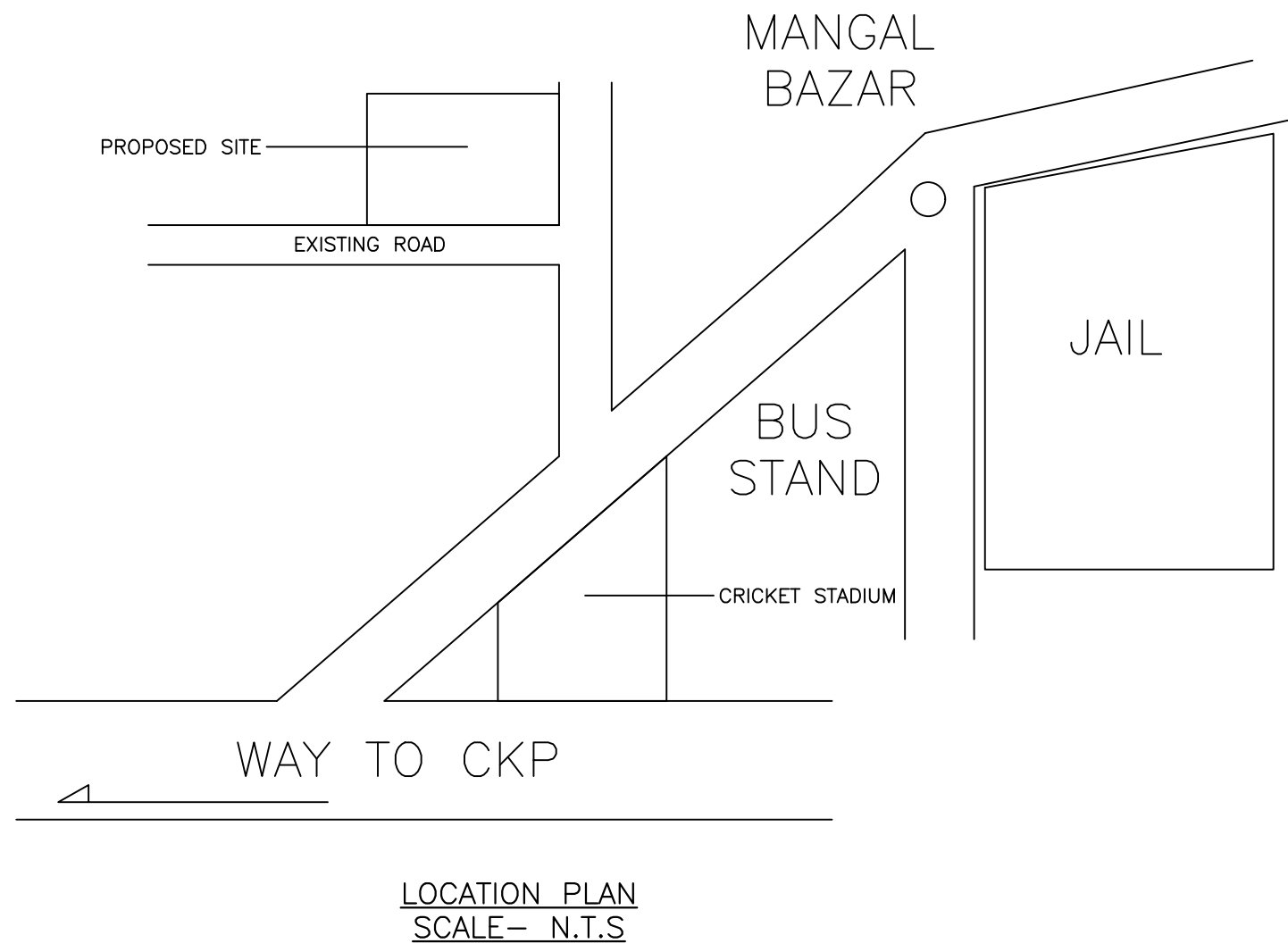
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED)	V	0.60	1.20	20
A (MIXED)	W1	1.20	1.20	99

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ARUN SINGH CNP/ENG/0005/2020			



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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.	Reqd./Unit	Reqd.
A (MIXED)	Residential / Non Apartment	Bungalow/ Dwelling	> 0	1	1.00	1	1	-	-	-	-	-	
		Apartment	> 0	1	1.00	-	-	1	1	-	-	-	
	Commercial Shop	> 0	50	370.02	1	5	-	-	-	-	-	-	
		> 0	50	370.02	-	-	-	-	-	-	1	16	
Total :		-	-	-	-	6	6	-	1	1	-	16	16

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Total		119.50		151.50

LTP NAME AND SIGNATURE ARUN SINGH CNP/ENG/0005/2020	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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