

Proposal Basic Information

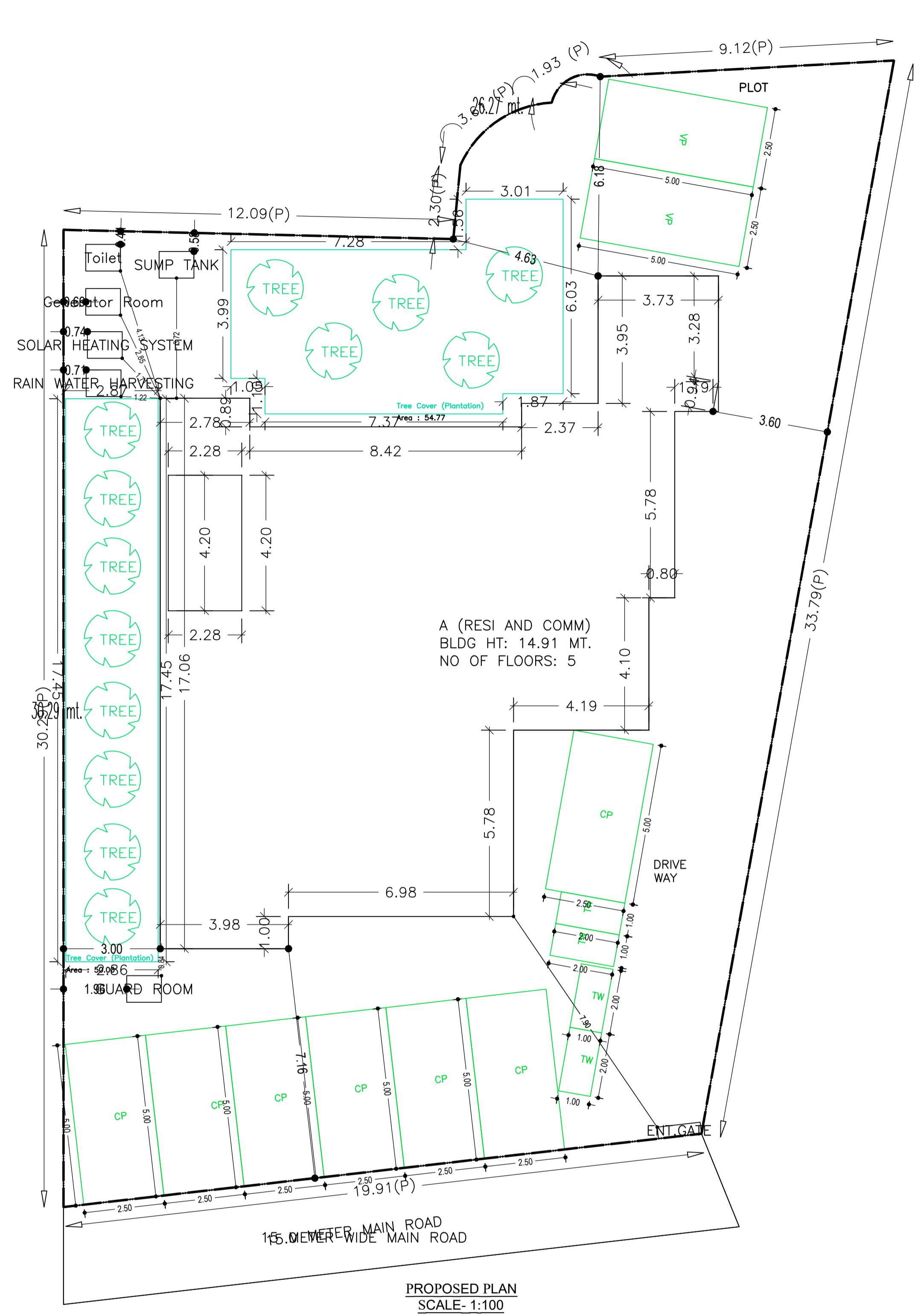
Proposal File No.	CNP/0028/W03/2022
Owner Name	DR.RAJ KUMAR SINGH AND DR. RANU SINGH
Khata No	50, 51
Plot No	701a, 702a, 701b, 702c, 702d, 702e & 703
Village Name	Chota Nimdih
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.65 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: WEST SINGBHUM	Plot SubUse: Resi+Comm
Authority: CHAIBASA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: CNP/0028/W03/2022	Plot/SubPlot No: 701a, 702a, 701b, 702c, 702d, 702e & 703
Application Type: General Proposal	North: Plot No. - 692 & 689
Project Type: Building Permission	South: Road Width - 15
Nature of Development: New	East: Plot No. - 702 a,b,c
Location of Development Area: Old Area	West: Plot No. - 702 a,c, 703

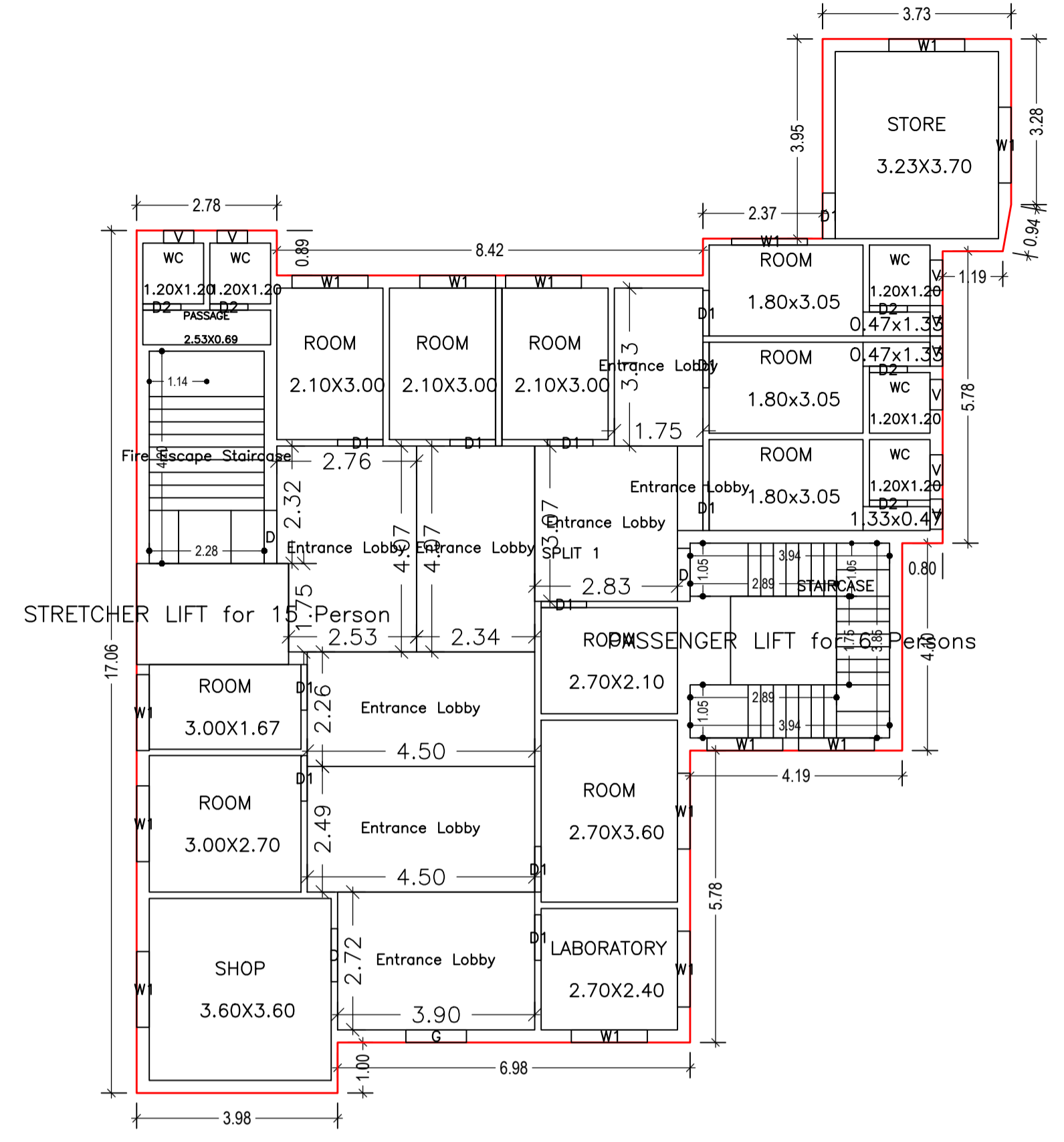
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	704.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	704.80
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		104.76
Total		104.76
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	600.04
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	704.80
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	704.80

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		422.88
Proposed Coverage Area (31.94 %)		225.13
Total Prop. Coverage Area (31.94 %)		225.13
Balance coverage area (28.06 %)		197.75
FAR CHECK		
Perm. FAR Area (2.000)		1409.60
Total Perm. FAR area		1409.60
Residential FAR		384.05
Commercial FAR		168.08
Special FAR		700.44
Proposed FAR Area		1252.57
Total Proposed FAR Area		1252.57
Consumed FAR (Factor)		1.78
Balance FAR Area		157.03

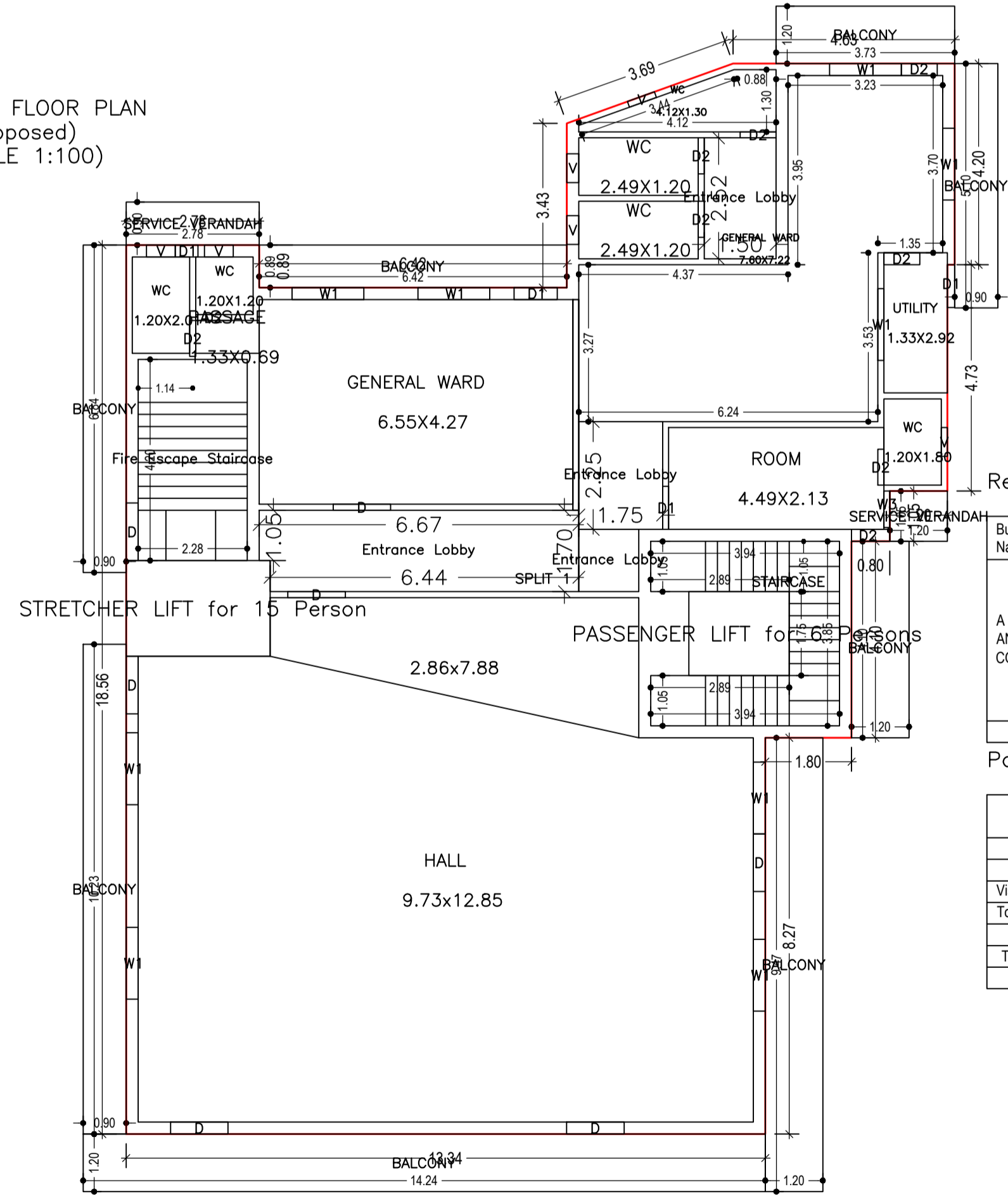
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1706.10
ARCHITECT (Regd)		SAQUIB JAWED
ENGINEER (Regd)		
SUPERVISOR (Regd)		DR.RAJ KUMAR SINGH AND DR. RANU SINGH
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY



PROPOSED PLAN SCALE: 1:100



GROUND FLOOR PLAN (Proposed) SCALE 1:100



FIRST FLOOR PLAN (Proposed) SCALE 1:100

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESI AND COMM)		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	234.69	157.77	234.69	157.77
First Floor	367.46	294.04	367.46	294.04
Second Floor	370.55	248.63	370.55	248.63
Third Floor	373.72	291.49	373.72	291.49
Fourth Floor	359.68	260.64	359.68	260.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1706.10	1252.57	1706.10	1252.57

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESI AND COMM)	Residential	ResiComm Bldg	Non-Highrise

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

Required Parking (Table 7a)

Building Name	Type	SubUse	Car		Visitors Car		TwoWheeler			
			Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (RESI AND COMM)	Medical	Hospital	> 0	7	-	1	1	-	-	
	Residential	Bungalow/ Dwelling / Non Apartment	> 0	7	-	-	-	-	1	-
		Office	> 0	1	1.00	-	-	1	1	-
Total :			> 0	150	168.08	1	1	-	-	

Parking Check (Table 7b)

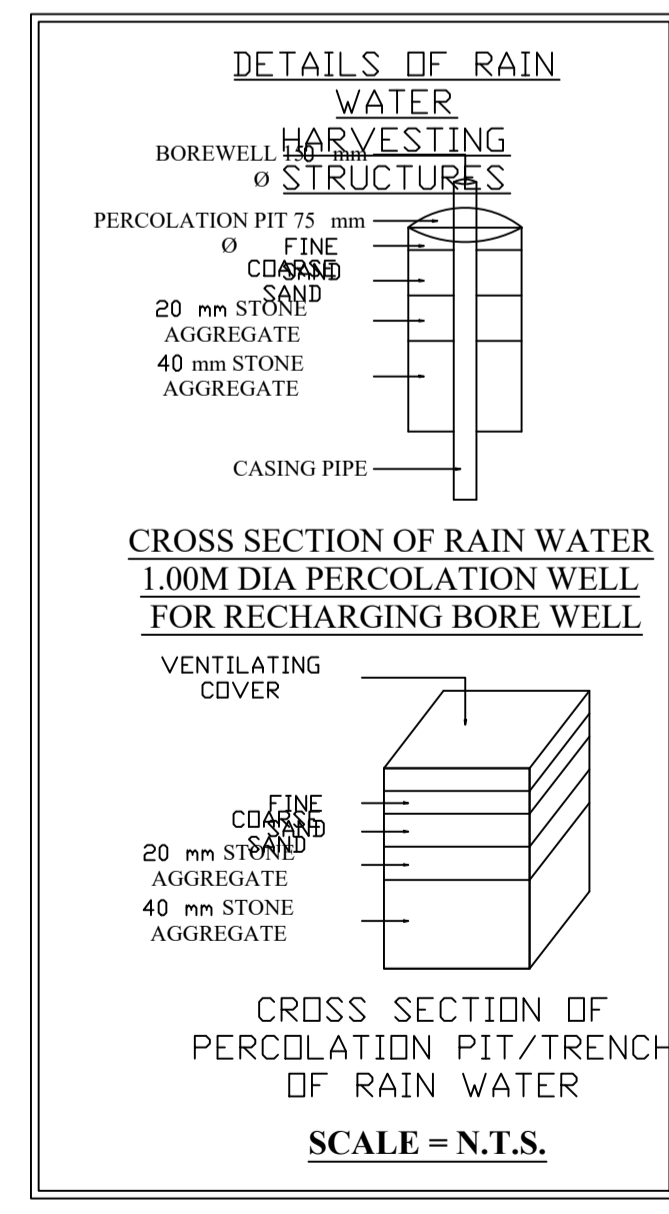
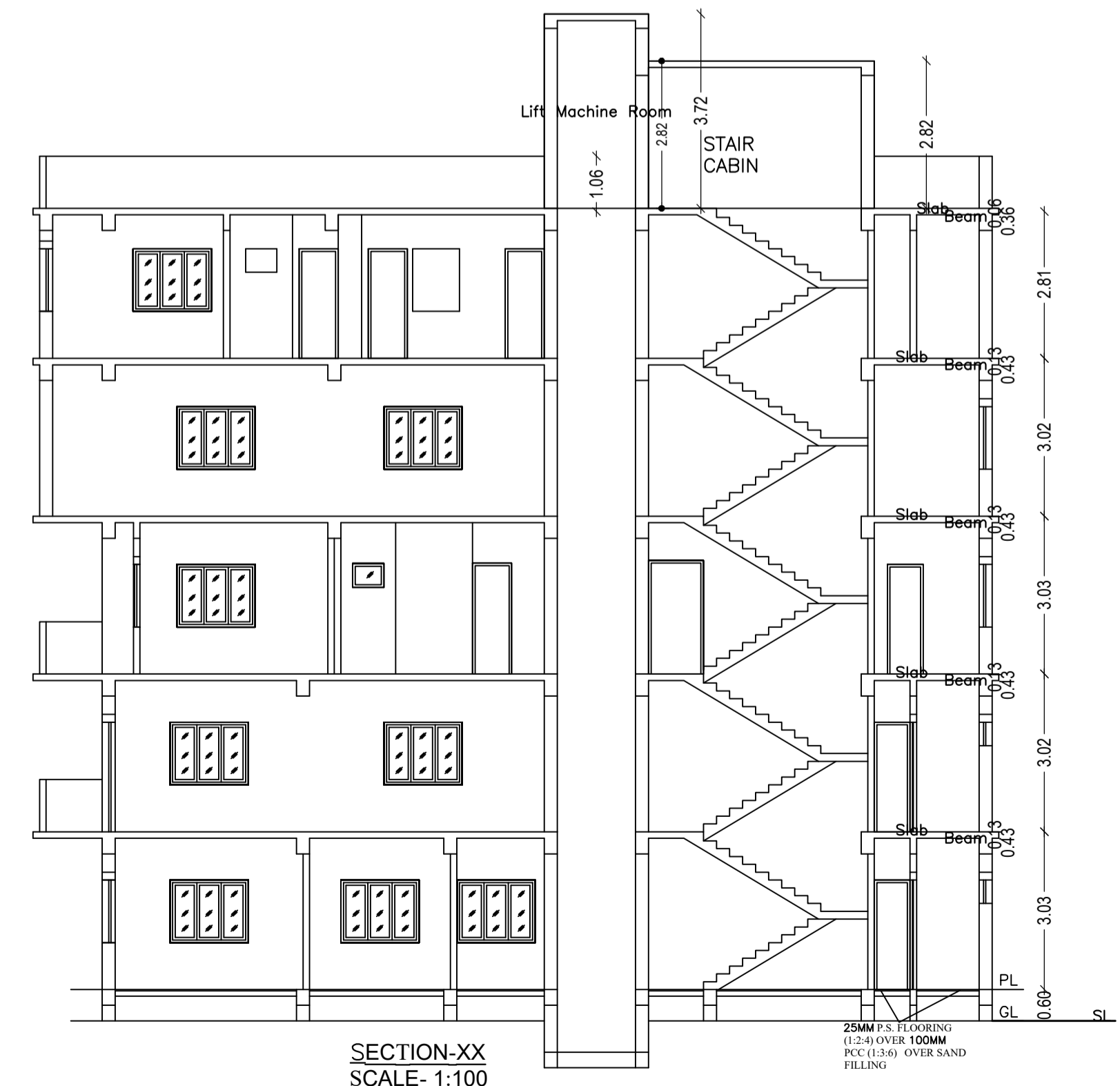
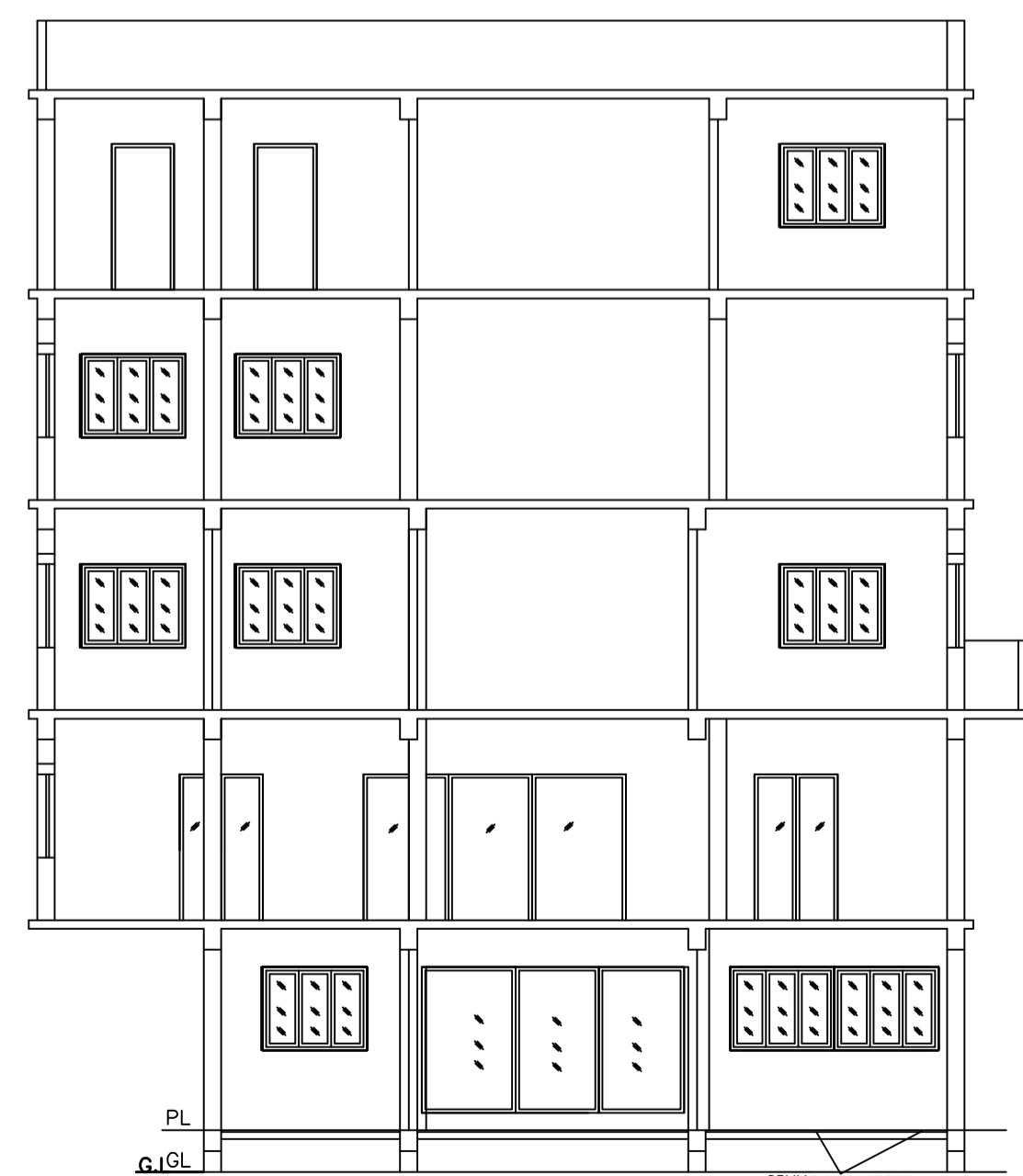
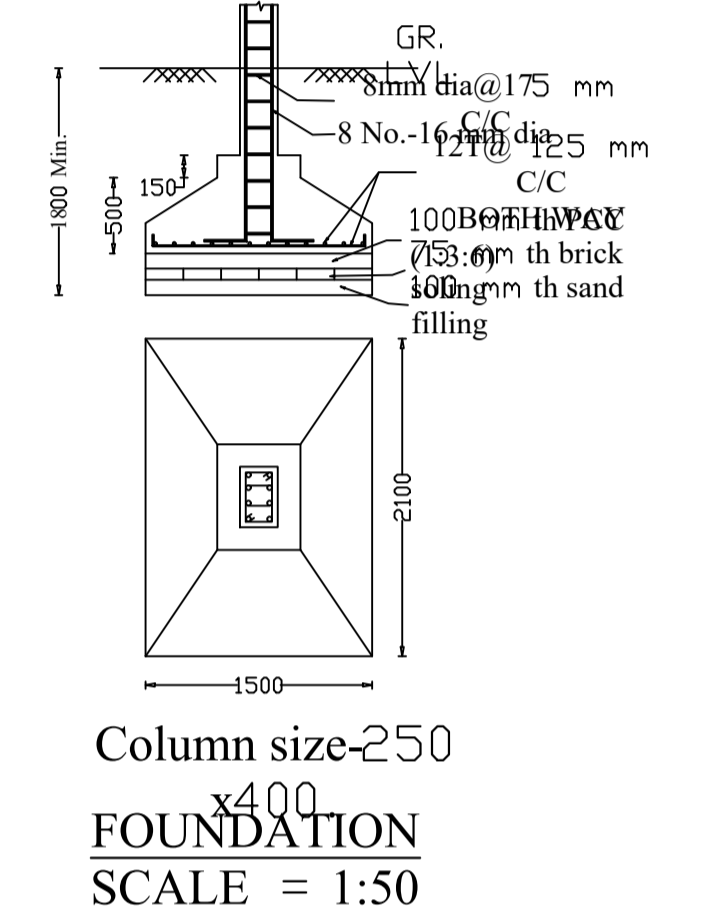
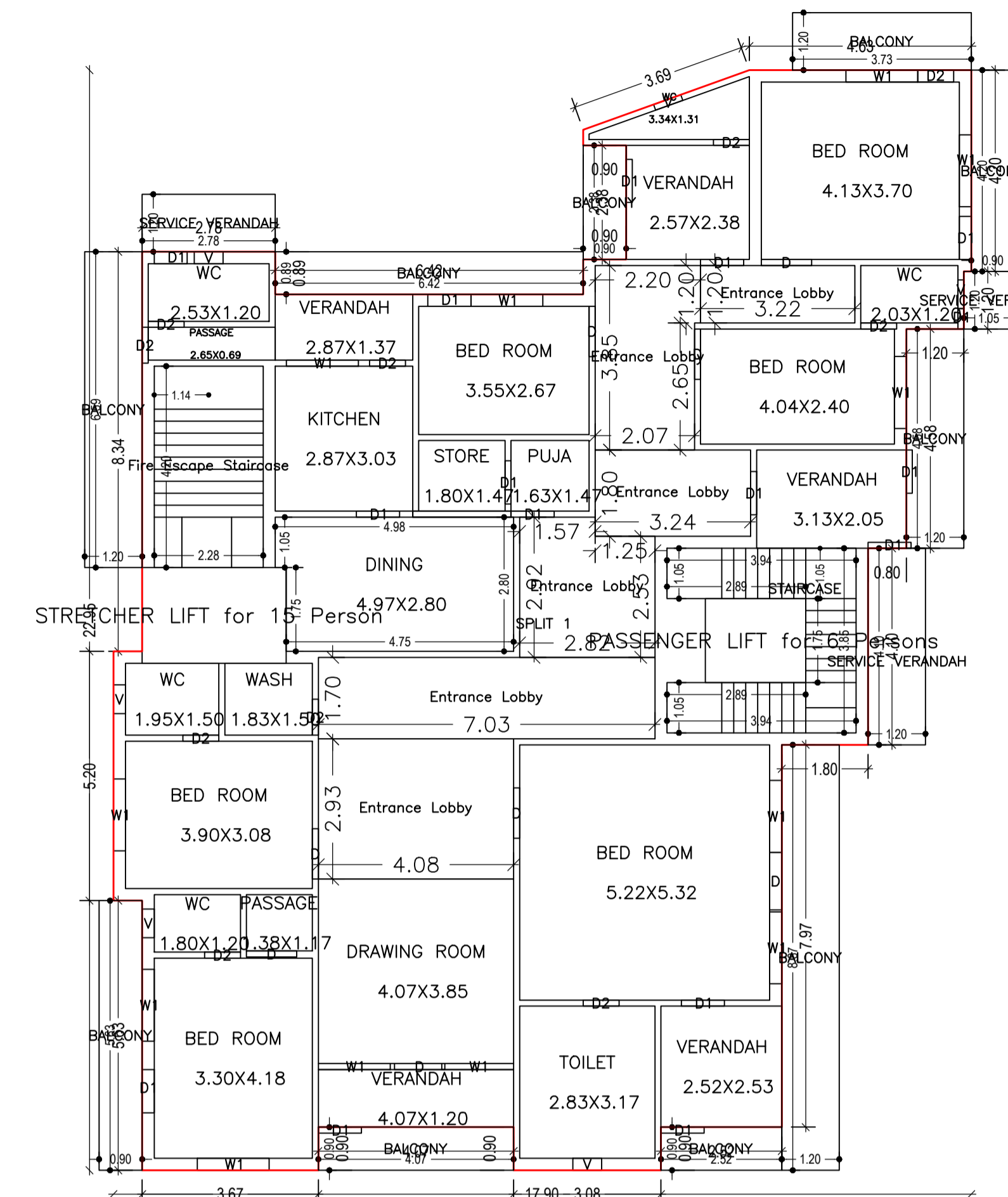
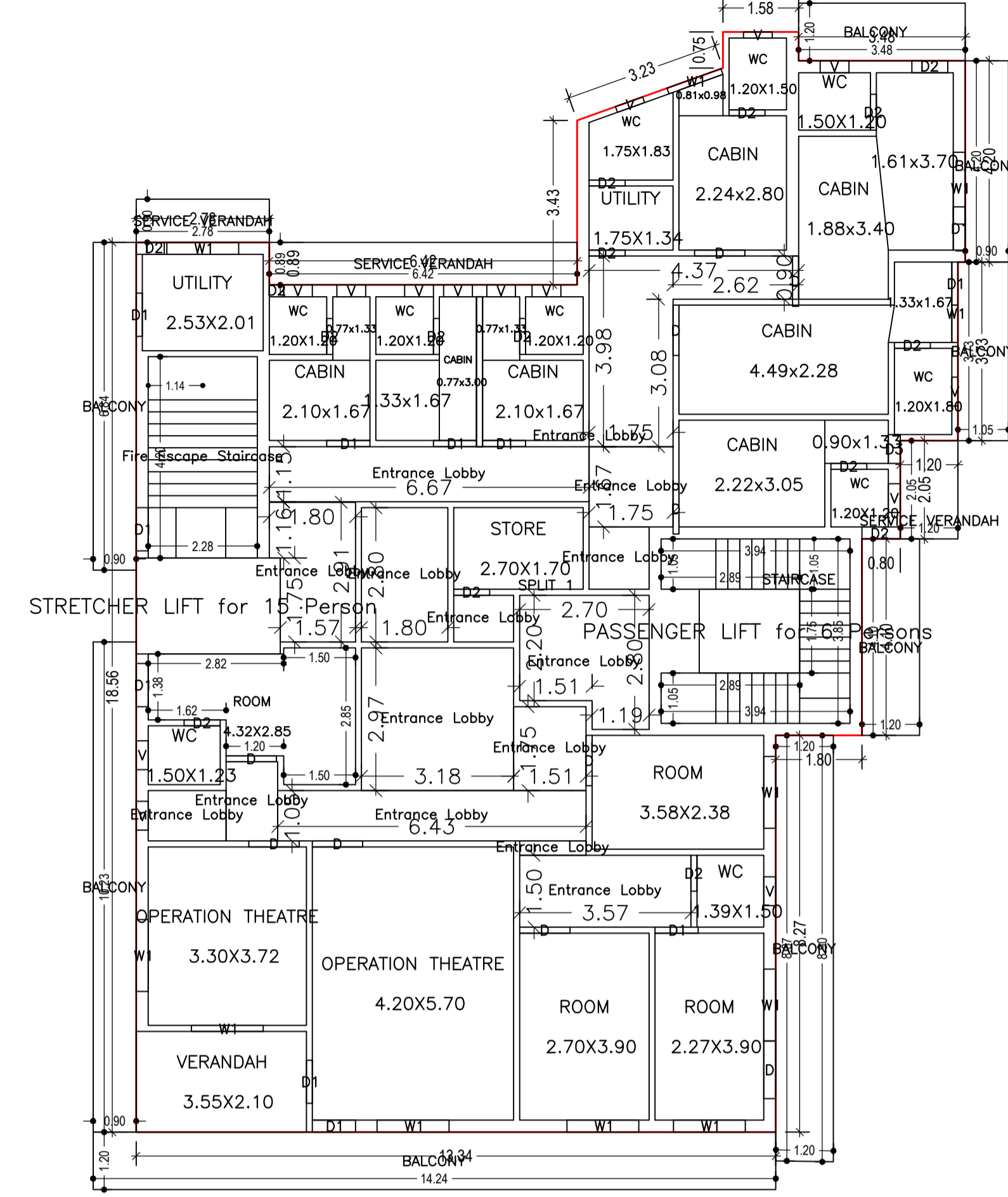
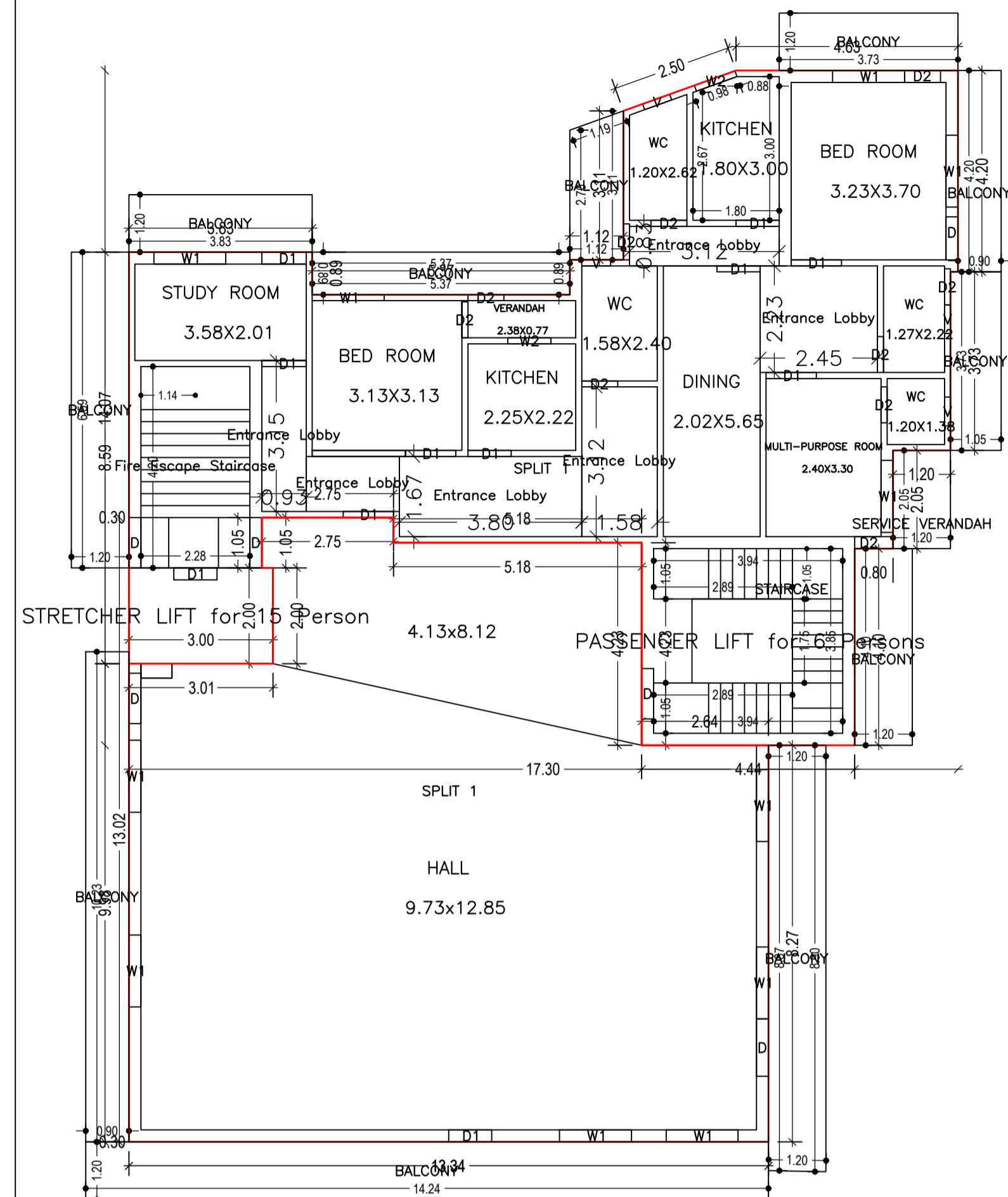
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	3	37.50	7	87.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Total		56.00		128.50

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.)
			StairCase	Lift	Balcony	Accessory Use	Resi.	Commercial	Medical			
A (RESI AND COMM)	1	1706.10	47.80	38.72	137.77	229.24	384.05	168.08	700.44	1252.57	1252.57	05
Grand Total	1	1706.10	47.80	38.72	137.77	229.24	384.05	168.08	700.44	1252.57	1252.57	05

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			

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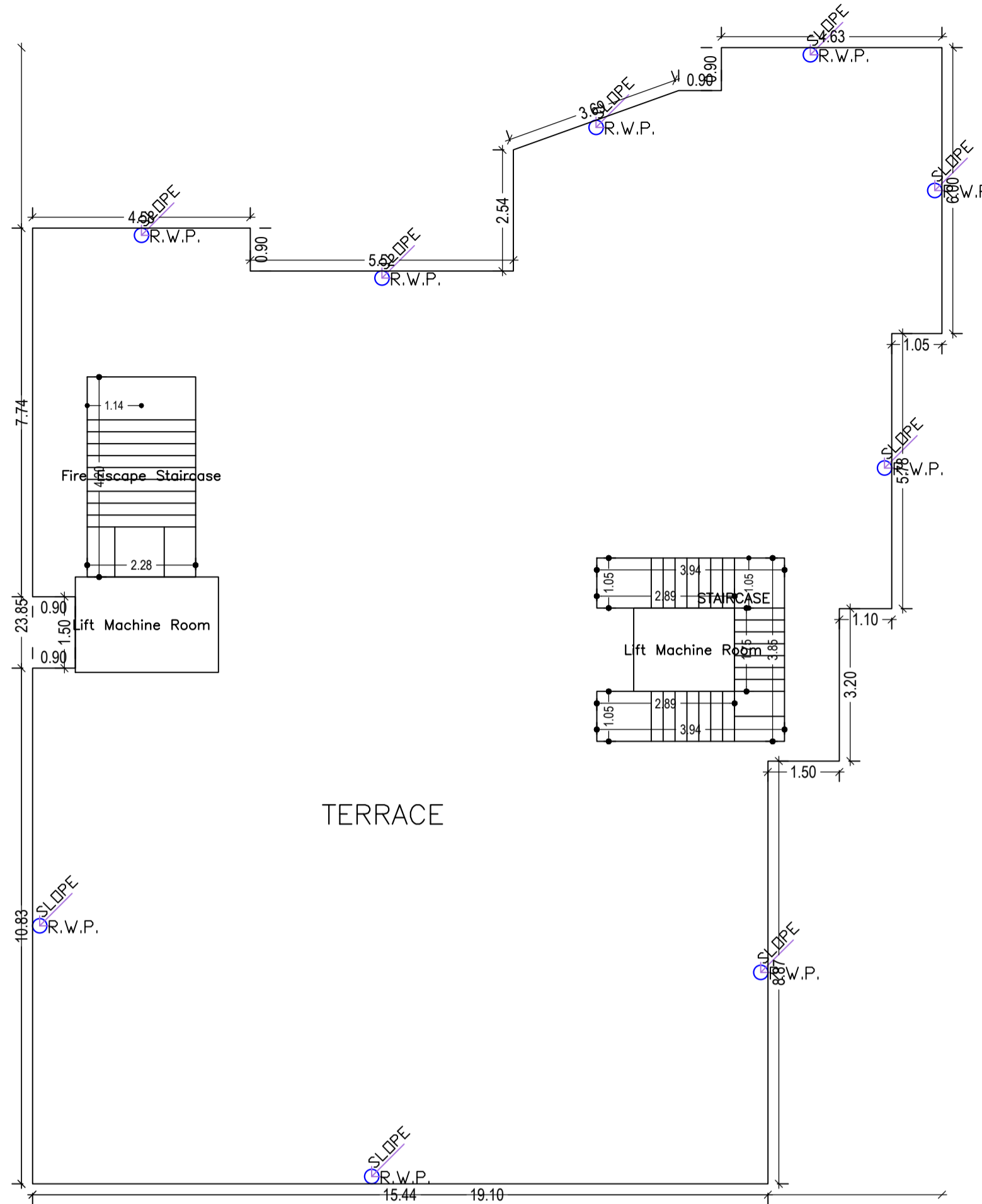


Building :A (RESI AND COMM)

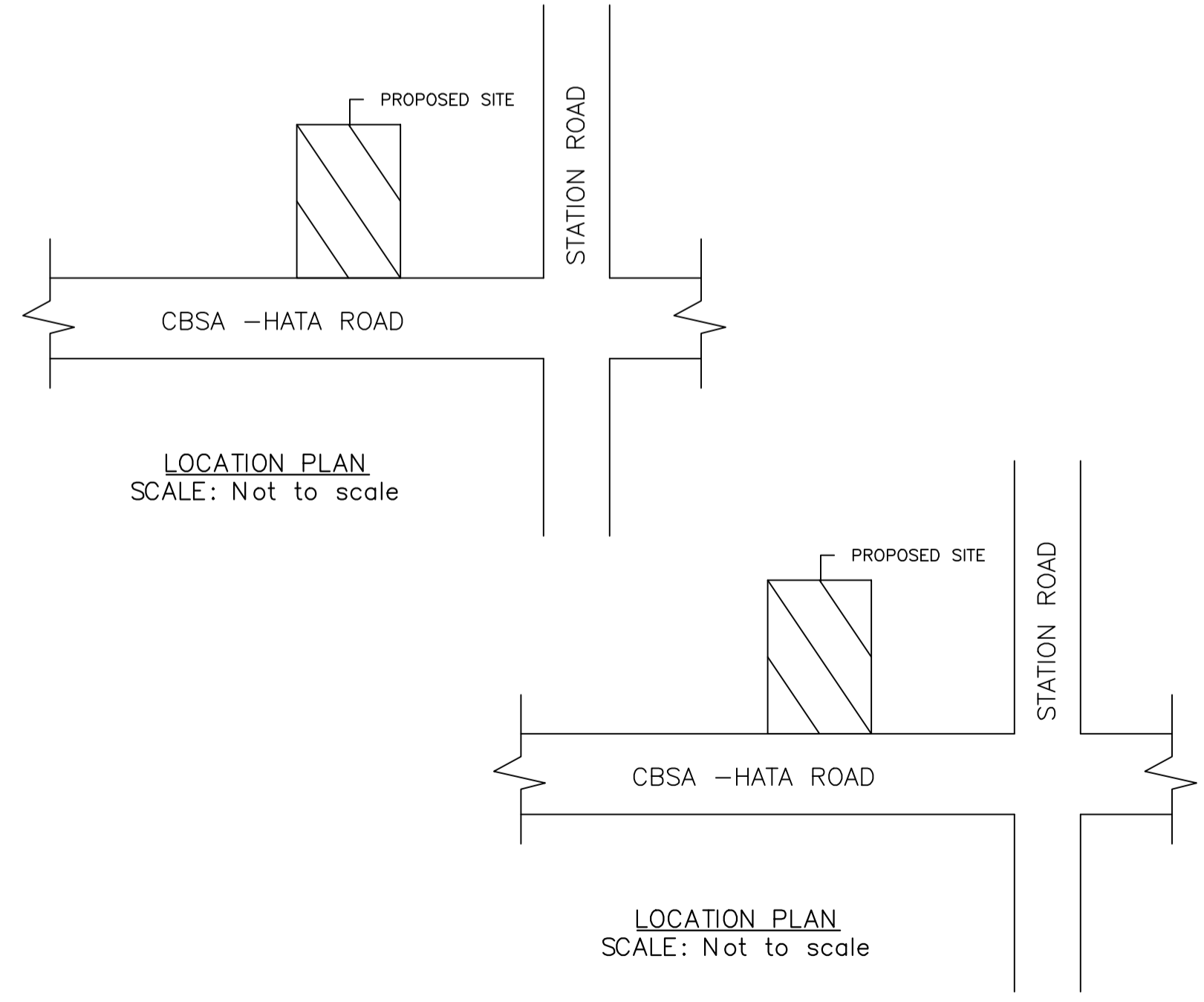
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Lift	Baloooy	Accessory Use	Resi.	Commercial	Medical			
Ground Floor	234.69	9.56	0.00	0.00	67.36	0.00	0.00	157.77	157.77	01	
First Floor	367.46	9.56	9.68	33.63	20.55	0.00	0.00	294.04	294.04	01	
Second Floor	370.55	9.56	9.68	35.29	67.39	0.00	0.00	248.63	248.63	01	
Third Floor	373.72	9.56	9.68	38.52	24.47	123.41	168.08	0.00	291.49	291.49	02
Fourth Floor	359.68	9.56	9.68	30.33	49.47	260.64	0.00	0.00	260.64	260.64	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1706.10	47.80	38.72	137.77	229.24	384.05	168.08	700.44	1252.57	1252.57	05
Total Number of Same Buildings :	1										

LTP NAME AND SIGNATURE SAQUIB JAWED CNP/ENG/0007/2021	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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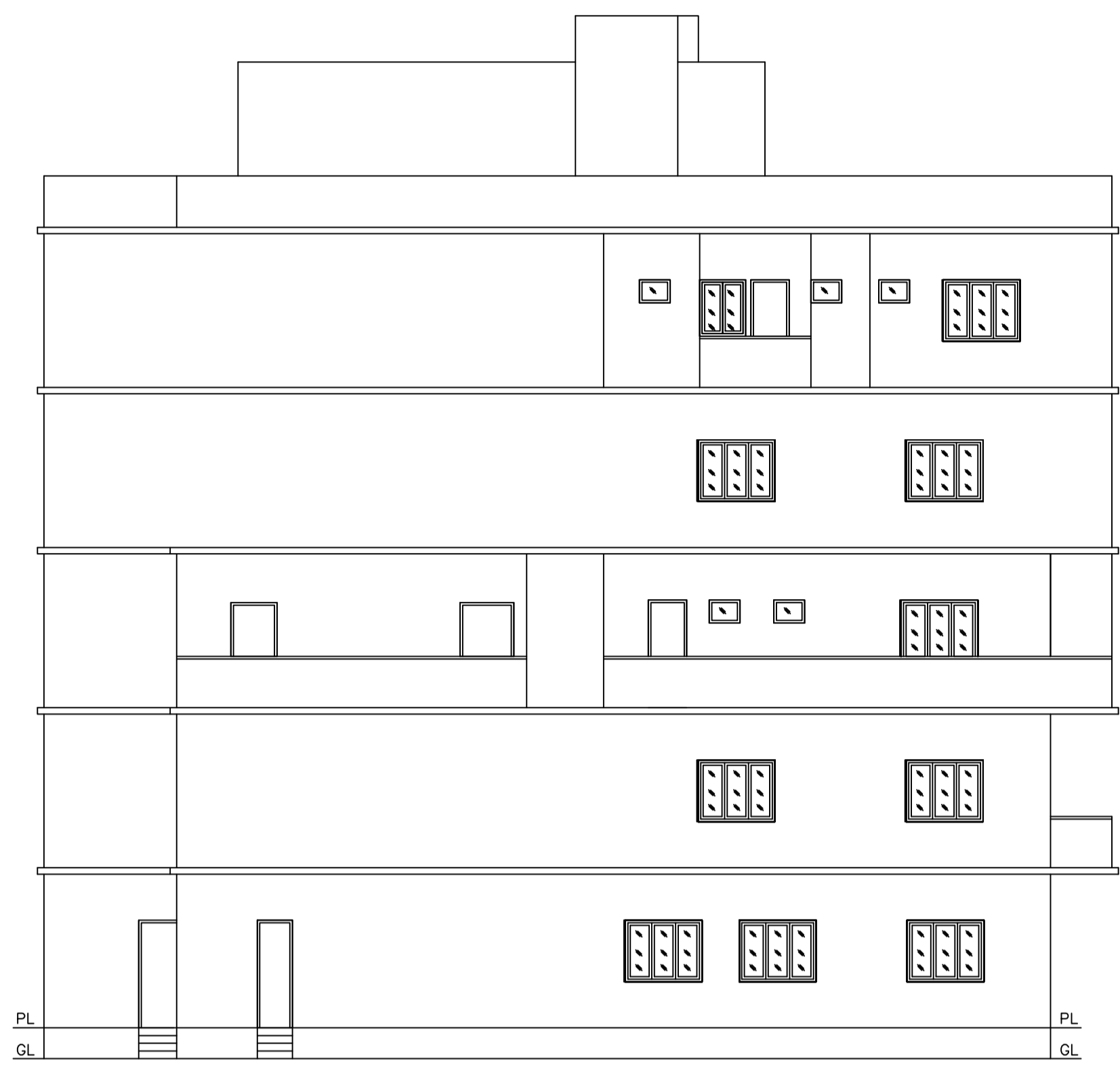


TERRACE FLOOR PLAN (SCALE 1:100)

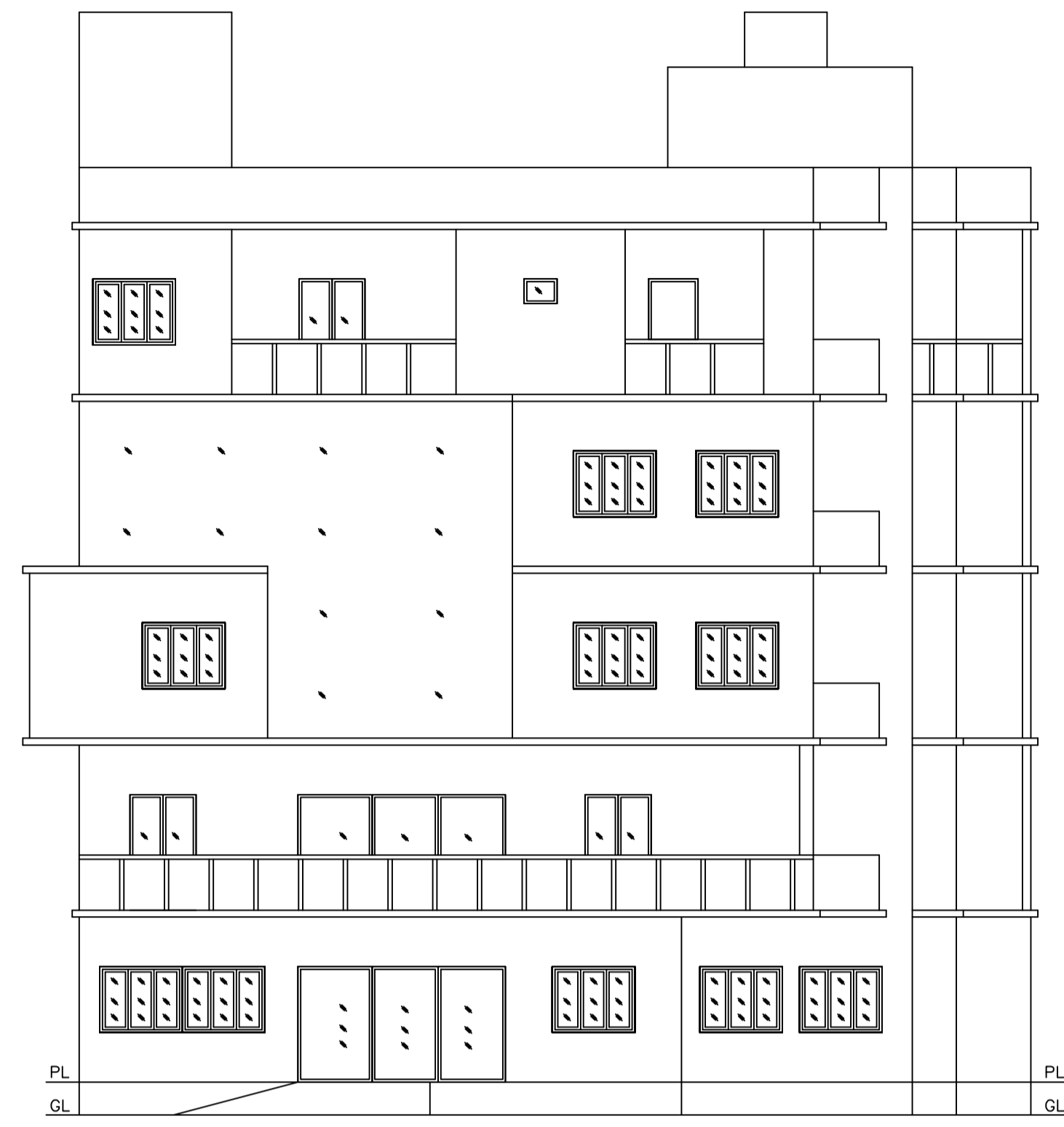


LOCATION PLAN SCALE: Not to scale

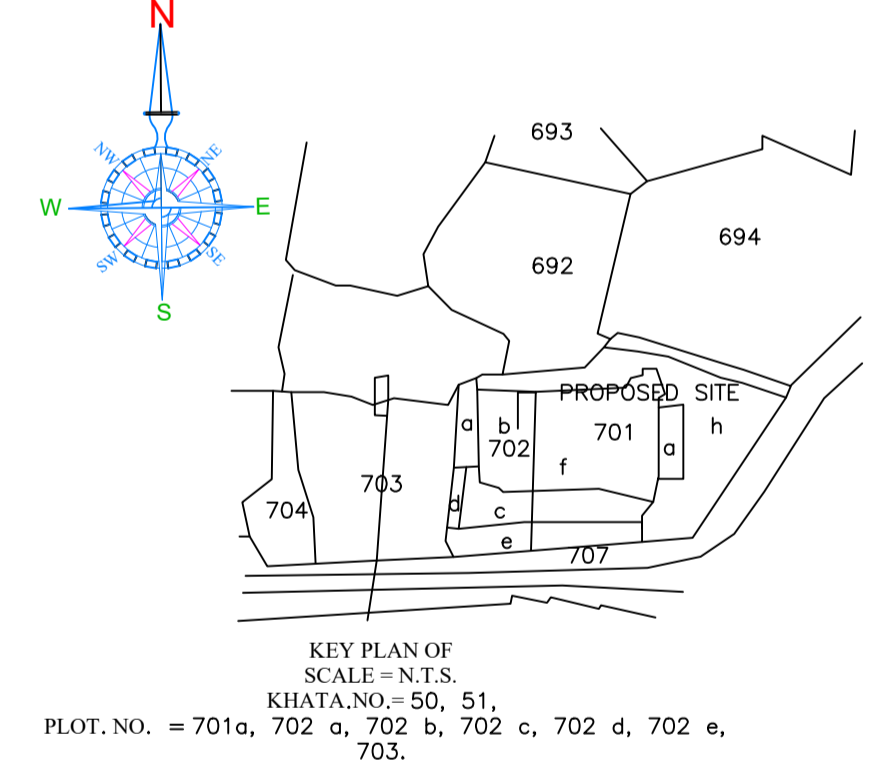
LOCATION PLAN SCALE: Not to scale



SIDE ELEVATION SCALE- 1:100



FRONT ELEVATION SCALE- 1:100



KEY PLAN OF SCALE = N.T.S. KHATA, NO. = 50, 51. PLOT, NO. = 701a, 702 a, 702 b, 702 c, 702 d, 702 e, 703.

UnitBUA Table for Building :A (RESI AND COMM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	182.76	182.37	19	1
FIRST FLOOR PLAN	SPLIT 1	OTHER	248.34	247.79	12	1
SECOND FLOOR PLAN	SPLIT 1	OTHER	274.91	248.23	27	1
THIRD FLOOR PLAN	SPLIT 1	FLAT	388.31	352.97	12	2
FOURTH FLOOR PLAN	SPLIT 1	FLAT	141.83	141.64	1	0
Total:	-	-	1236.15	1173.00	96	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI AND COMM)	D2	0.30	2.10	01
A (RESI AND COMM)	D1	0.43	2.10	01
A (RESI AND COMM)	D1	0.47	2.10	01
A (RESI AND COMM)	D2	0.58	2.10	01
A (RESI AND COMM)	D3	0.60	2.10	01
A (RESI AND COMM)	D1	0.69	2.10	01
A (RESI AND COMM)	D2	0.75	2.10	44
A (RESI AND COMM)	D2	0.80	2.10	03
A (RESI AND COMM)	D1	0.89	2.10	01
A (RESI AND COMM)	D1	0.90	2.10	42
A (RESI AND COMM)	D	0.90	2.10	01
A (RESI AND COMM)	D1	0.93	2.10	02
A (RESI AND COMM)	D	1.05	2.10	20
A (RESI AND COMM)	D1	1.05	2.10	04
A (RESI AND COMM)	D	1.20	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI AND COMM)	V	0.60	1.20	37
A (RESI AND COMM)	W3	0.76	1.20	01
A (RESI AND COMM)	W1	0.78	1.20	01
A (RESI AND COMM)	W2	0.90	1.20	02
A (RESI AND COMM)	W1	1.20	1.20	01
A (RESI AND COMM)	W1	1.50	1.20	55

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.05 X 1.20 X 1 X 1	1.26	67.26
	0.90 X 2.78 X 1 X 1	2.50	
	0.90 X 10.23 X 1 X 1	9.20	
	1.20 X 14.25 X 1 X 1	17.09	
	1.20 X 9.48 X 1 X 1	11.37	
	1.20 X 4.10 X 1 X 1	4.92	
	1.20 X 3.73 X 1 X 1	4.48	
	0.90 X 5.10 X 1 X 1	4.59	
	0.89 X 6.43 X 1 X 1	5.70	
	0.90 X 6.84 X 1 X 1	6.15	
SECOND FLOOR PLAN	1.20 X 2.05 X 1 X 1	2.46	70.57
	0.90 X 2.78 X 1 X 1	2.50	
	0.89 X 6.43 X 1 X 1	5.70	
	1.20 X 8.90 X 1 X 1	10.66	
	1.20 X 4.10 X 1 X 1	4.92	
	1.20 X 3.48 X 1 X 1	4.18	
	0.90 X 4.20 X 1 X 1	3.78	
	0.90 X 6.84 X 1 X 1	6.15	
	1.05 X 3.73 X 1 X 1	3.93	
	0.90 X 10.23 X 1 X 1	9.20	
	1.20 X 14.25 X 1 X 1	17.09	
THIRD FLOOR PLAN	1.20 X 2.05 X 1 X 1	2.46	77.03
	0.89 X 5.38 X 1 X 1	4.77	
	1.12 X 3.11 X 1 X 1	3.25	
	1.20 X 8.90 X 1 X 1	10.66	
	1.20 X 3.83 X 1 X 1	4.59	
	1.20 X 6.59 X 1 X 1	7.90	
	1.20 X 3.73 X 1 X 1	4.48	
	0.90 X 4.20 X 1 X 1	3.78	
	1.05 X 3.73 X 1 X 1	3.93	
	1.20 X 4.10 X 1 X 1	4.92	
	0.90 X 10.23 X 1 X 1	9.20	
	1.20 X 14.25 X 1 X 1	17.09	
FOURTH FLOOR PLAN	1.20 X 2.78 X 1 X 1	3.33	60.66
	1.05 X 1.20 X 1 X 1	1.27	
	1.20 X 4.10 X 1 X 1	4.92	
	0.90 X 2.38 X 1 X 1	2.14	
	0.90 X 5.63 X 1 X 1	5.06	
	0.90 X 4.08 X 1 X 1	3.67	
	0.90 X 2.52 X 1 X 1	2.27	
	1.20 X 8.88 X 1 X 1	10.65	
	0.89 X 6.43 X 1 X 1	5.70	
	1.20 X 6.59 X 1 X 1	7.90	
	1.20 X 4.58 X 1 X 1	5.49	
	1.20 X 3.73 X 1 X 1	4.48	
	0.90 X 4.20 X 1 X 1	3.78	
Total	-	-	275.52

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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