

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Accessory Use	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (SMT SONI OJHA)	1	237.24	59.31	177.93	9.84	49.47	177.92	227.40	227.40	06
Grand Total :	1	237.24	59.31	177.93	9.84	49.47	177.92	227.40	227.40	06

**Proposal Basic Information**

Proposal File No.	CNP/BP/0013/W19/2023
Owner Name	SMT. SONI OJHA
Khata No	119
Plot No	298A
Village Name	Tungri
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 (SMT SONI OJHA)	Commercial	ResiComm Bldg	> 0	100	151.79	1	2	-	-	-	-
Total :	-	-	-	-	-	-	2	0	1	4	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.51
Total Visitor Parking	-	-	1	12.51
TwoWheeler	-	-	10	20.00
Total TwoWheeler	4	8.00	10	20.00
Total	33.00	8.00	10	77.51

**AREA STATEMENT**  
CHAIBASA NAGAR PARISHAD  
VERSION NO. : 1.0.66  
VERSION DATE: 16/10/2020

**PROJECT DETAIL:**  
Region: JHARKHAND URBAN LOCAL BODIES  
District: WEST SINGBHMUR  
Authority: CHAIBASA NAGAR PARISHAD  
Inward No: CNP/BP/0013/W19/2023  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: Addition or Alteration  
Location of Development Area: Old Area

**AREA DETAILS:**

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area)		186.04
- Deduction from Gross Plot area)	(A-Deductions)	186.04
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		40.59
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	145.45
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	186.04
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	186.04

**COVERAGE CHECK**

Permissible Coverage area ( 50.00 % )	93.02
Proposed Coverage Area ( 31.88 % )	59.31
Total Prop. Coverage Area ( 31.88 % )	59.31
Balance coverage area ( 18.12 % )	33.71

**FAR CHECK**

Perm. FAR Area ( 2.000 )	372.08
Total Perm. FAR area	372.08
Commercial FAR	227.39
Proposed FAR Area	227.39
Total Proposed FAR Area	227.39
Consumed FAR (Factor)	1.22
Balance FAR Area	144.69

**BUILT UP AREA CHECK**

Total Proposed BuiltUp Area	237.24
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**ARCHITECT (Regd)** KUNAL GUIN  
**ENGINEER (Regd)**  
**SUPERVISOR (Regd)**  
**OWNER (Regd)** SMT. SONI OJHA  
**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)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

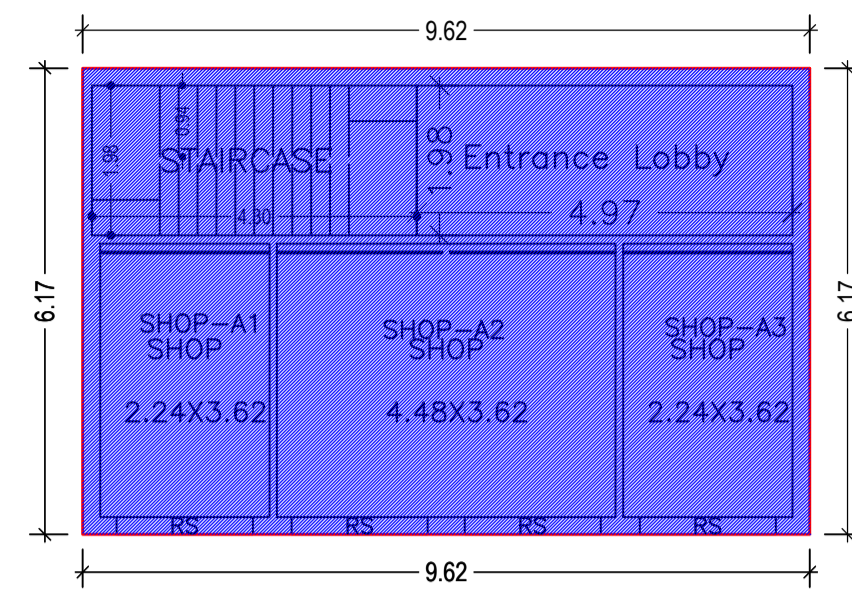
Floor Name	Building Name				Total			
	A (SMT SONI OJHA)							
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	59.31	0.00	49.47	0.00	59.31	0.00	49.47
First Floor	59.31	0.00	59.31	0.00	59.31	0.00	59.31	0.00
Second Floor	59.31	0.00	59.31	0.00	59.31	0.00	59.31	0.00
Third Floor	59.31	0.00	59.31	0.00	59.31	0.00	59.31	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	177.93	59.31	177.93	49.47	177.93	59.31	177.93	49.47

Building USE/SUBUSE Details

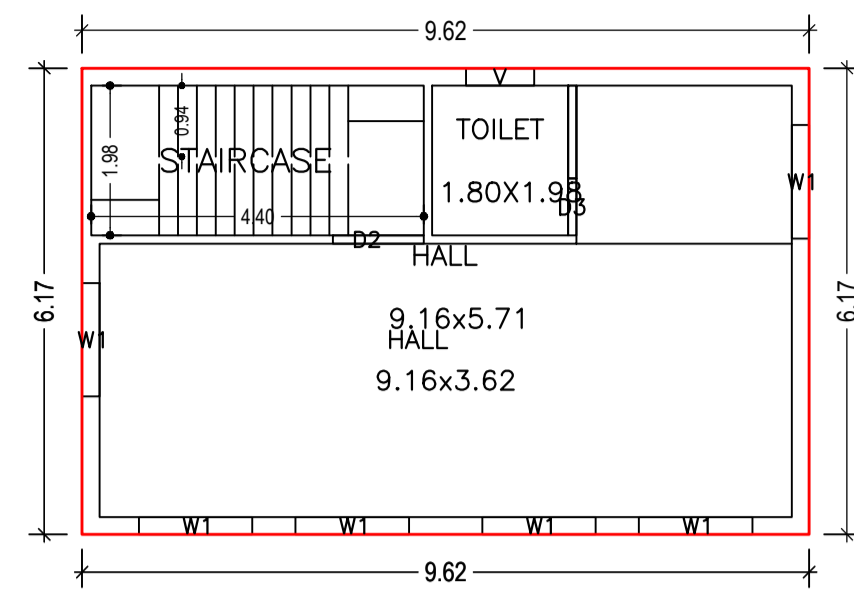
Building Name	Building Use	Building SubUse	Building Structure
A (SMT SONI OJHA)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUNAL GUIN CNP/ENG/0006/2017			

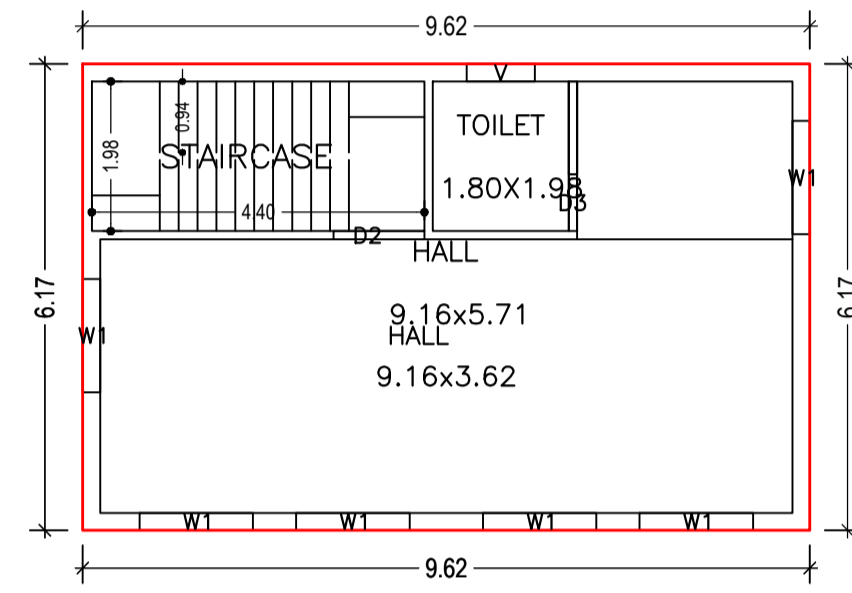
Proposal Basic Information	
Proposal File No.	CNP/BP/0013/W19/2023
Owner Name	SMT. SONI OJHA
Khata No	119
Plot No	298A
Village Name	Tungri
Use	Commercial
SubUse	ResiComm Bldg



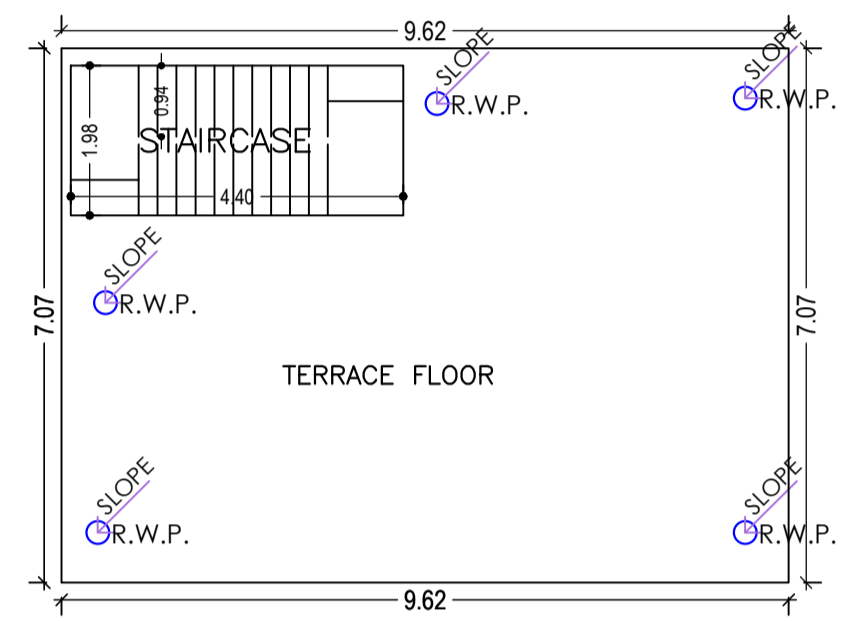
GROUND FLOOR PLAN (Existing) (SCALE 1:100)



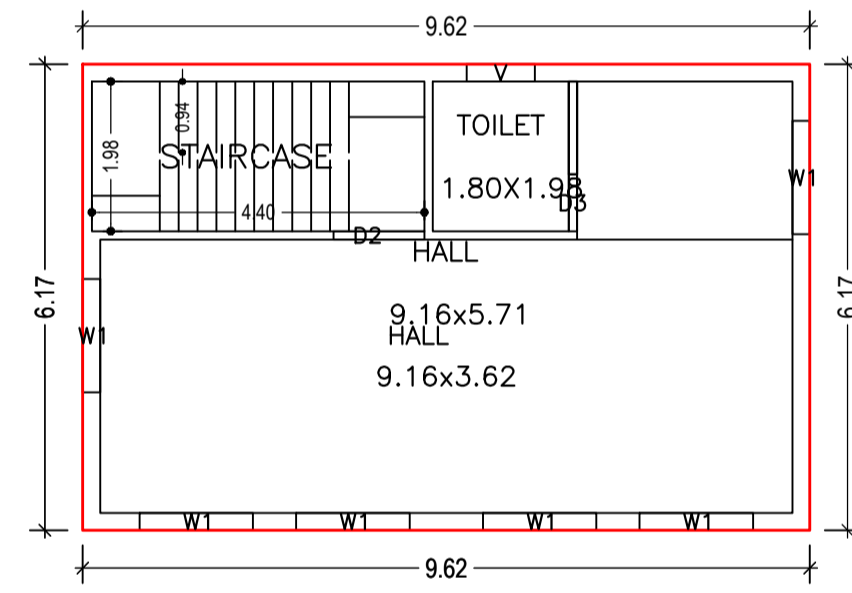
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



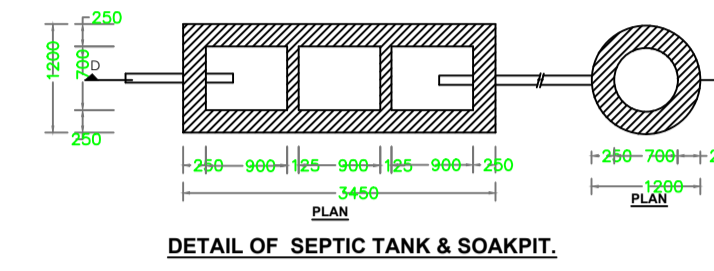
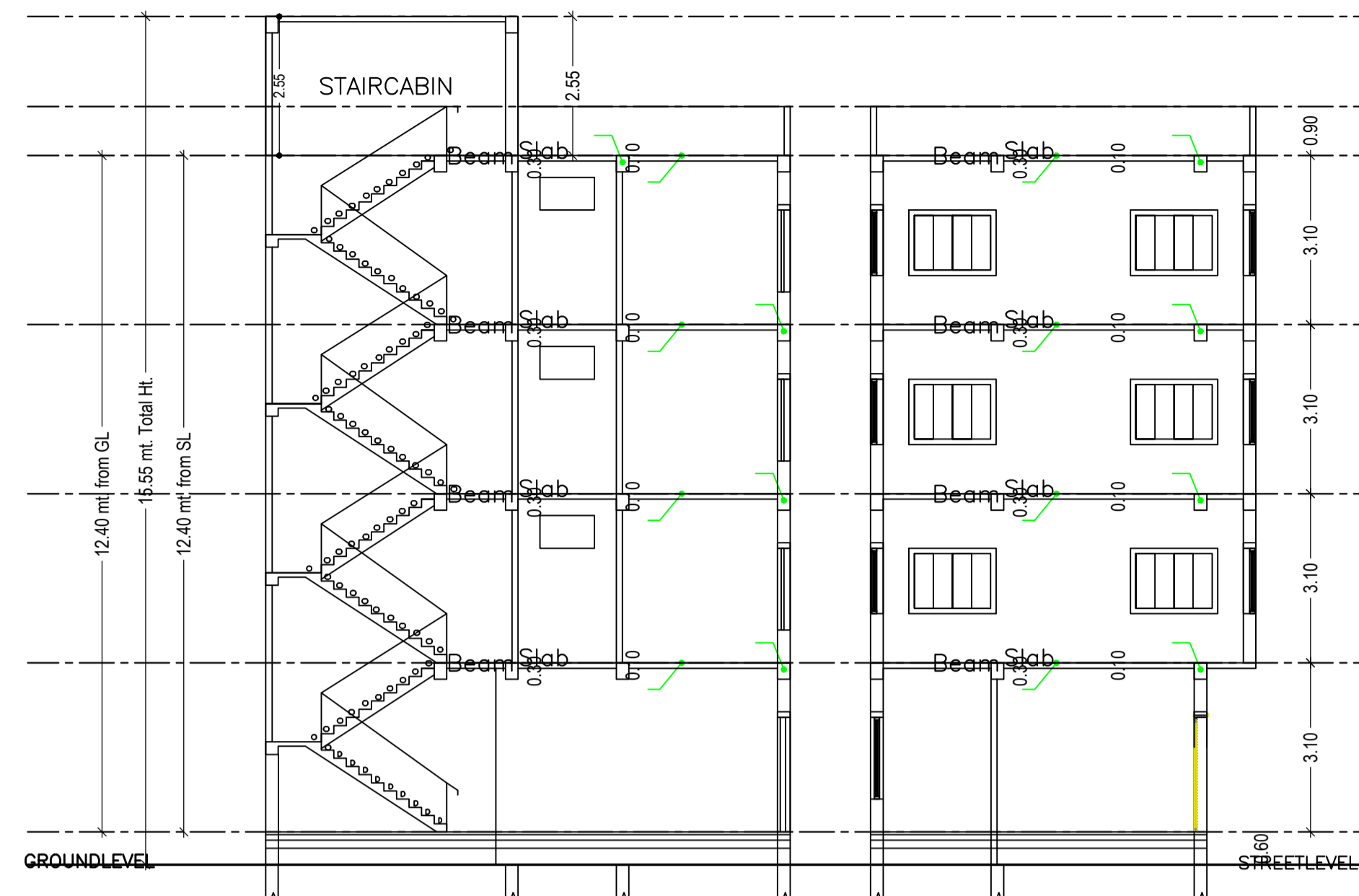
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



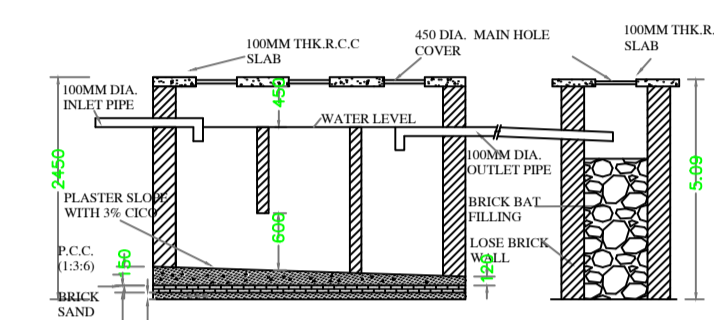
TERRACE FLOOR PLAN (SCALE 1:100)



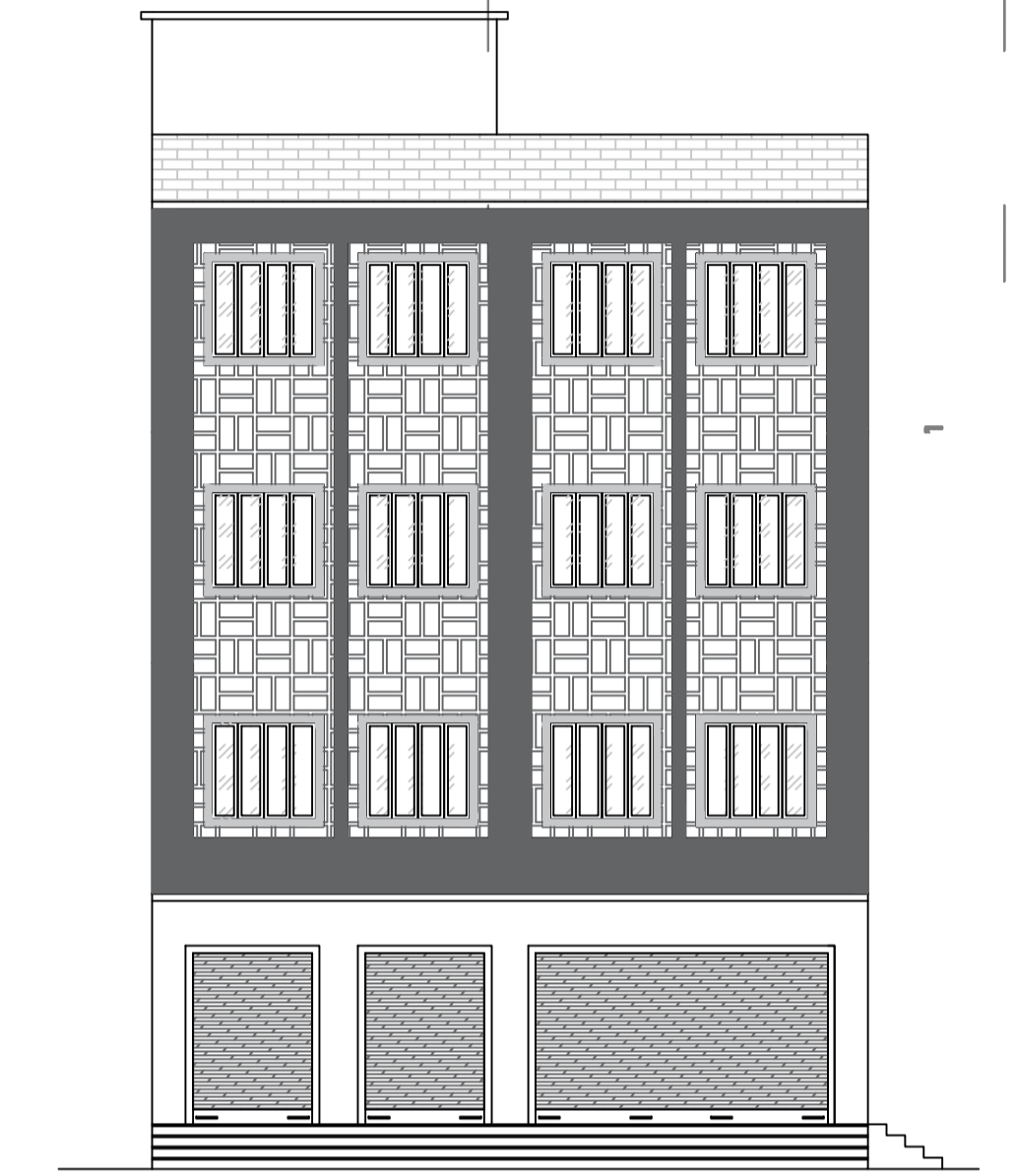
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



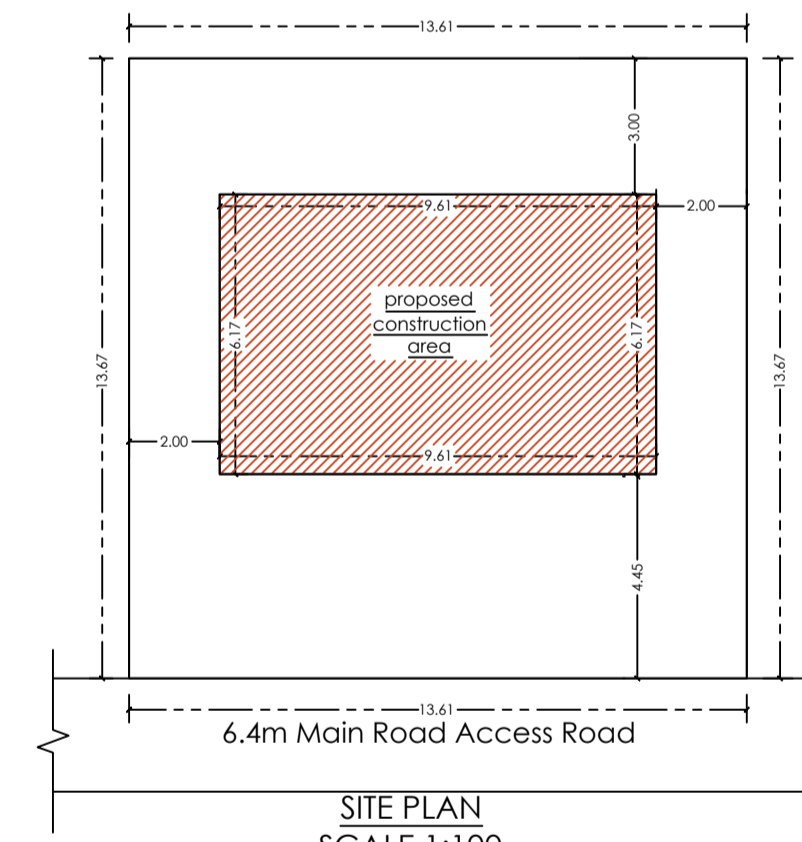
DETAIL OF SEPTIC TANK & SOAKPIT.



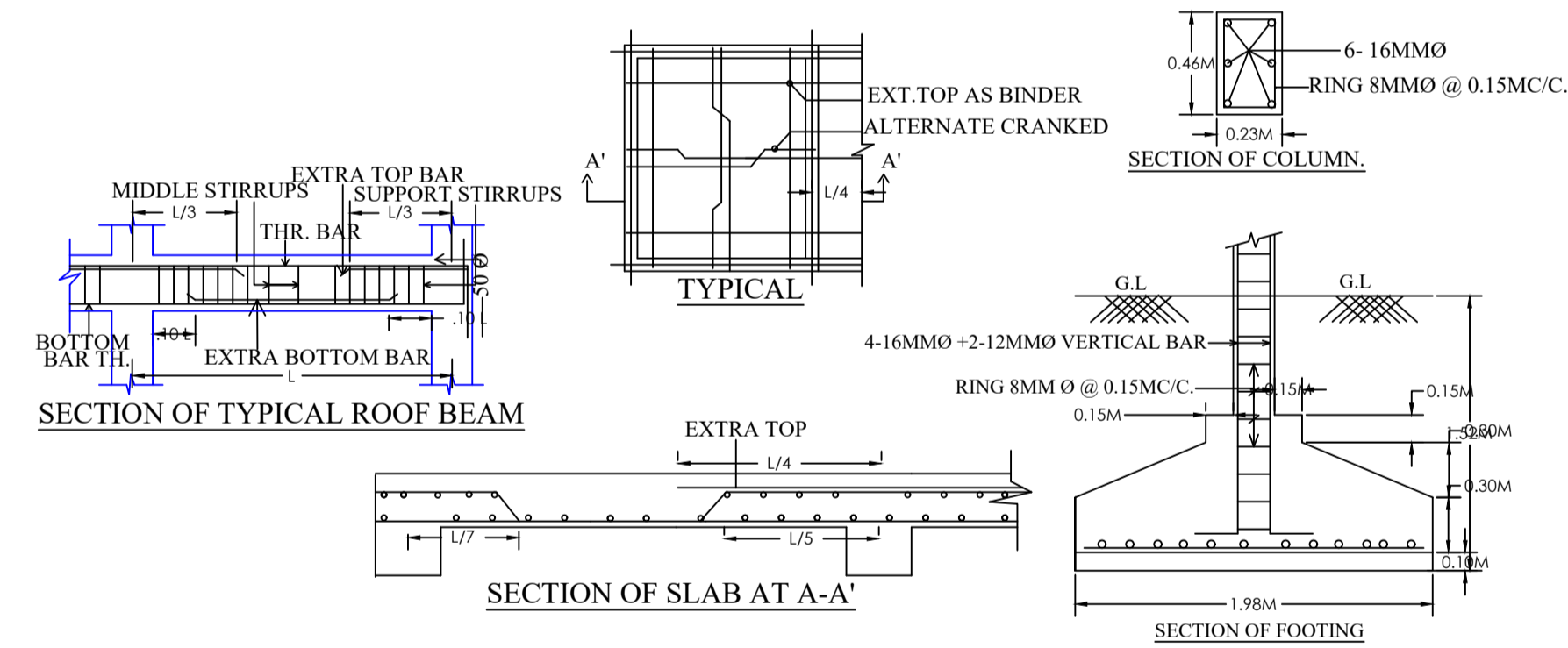
SECTION OF TYPICAL ROOF BEAM



FRONT ELEVATION SCALE 1:100



SITE PLAN SCALE 1:100

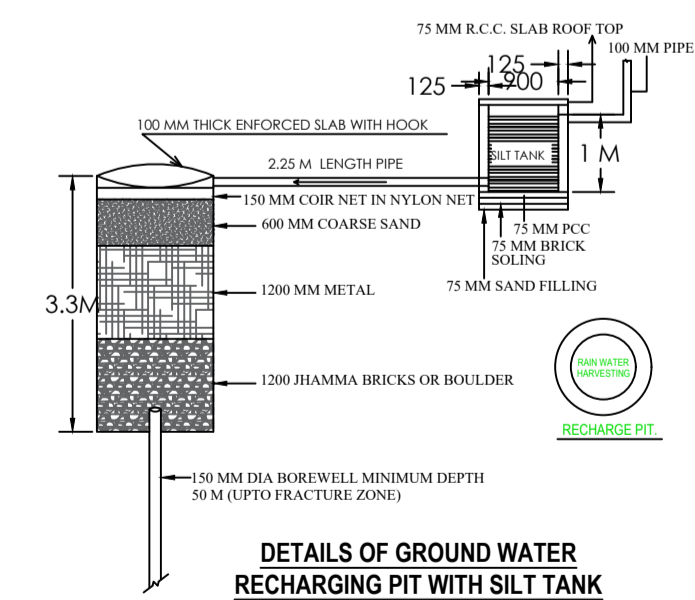


SECTION OF TYPICAL ROOF BEAM

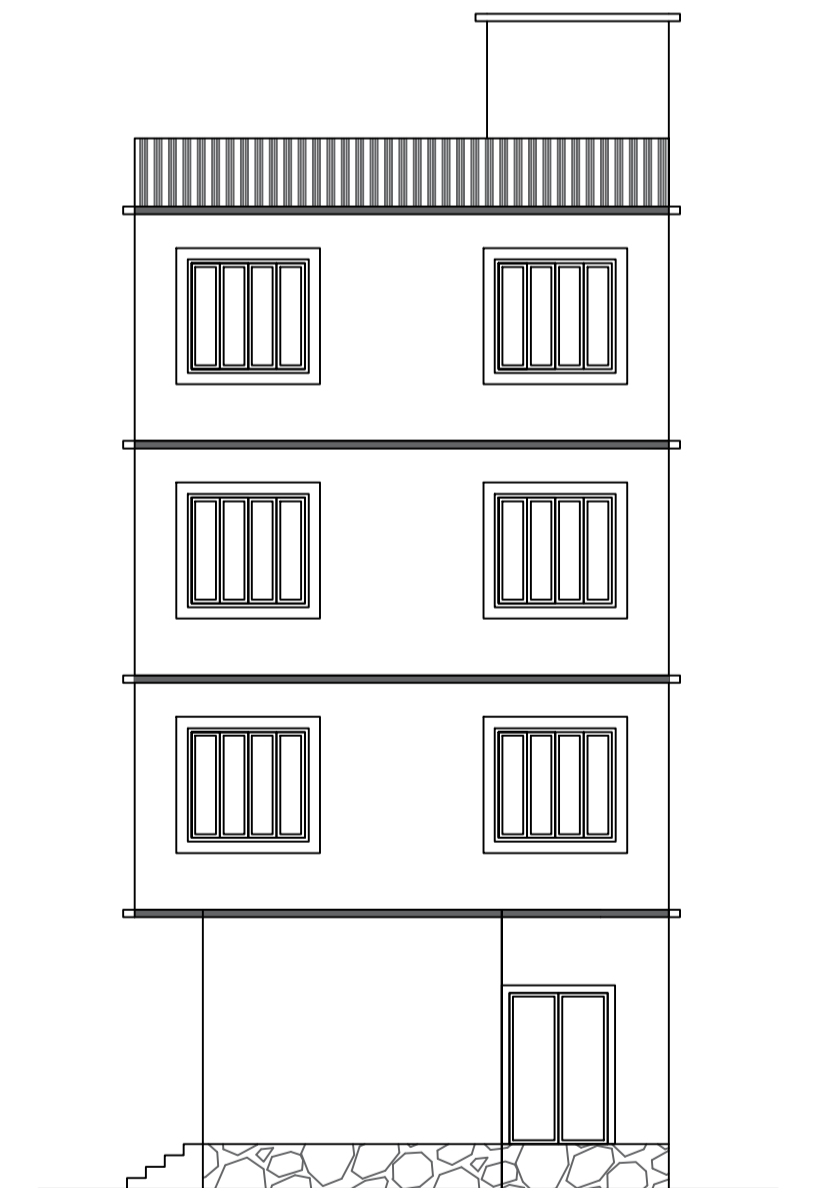
SECTION OF SLAB AT A-A

SECTION OF COLUMN

SECTION OF FOOTING



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



SIDE ELEVATION SCALE 1:100

Building :A (SMT SONI OJHA)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	59.31	59.31	0.00	9.84	49.47	0.00	49.47	49.47	03
First Floor	59.31	0.00	59.31	0.00	0.00	59.31	59.31	59.31	01
Second Floor	59.31	0.00	59.31	0.00	0.00	59.31	59.31	59.31	01
Third Floor	59.31	0.00	59.31	0.00	0.00	59.31	59.31	59.31	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	237.24	59.31	177.93	9.84	49.47	177.92	227.40	227.40	06

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT SONI OJHA)	D3	0.75	2.10	03
A (SMT SONI OJHA)	D2	1.20	2.10	03
A (SMT SONI OJHA)	RS	1.80	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT SONI OJHA)	V	0.90	1.20	03
A (SMT SONI OJHA)	W1	1.50	1.50	18

UnitBUA Table for Building :A (SMT SONI OJHA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-A1	SHOP	Existing	8.10	8.06	1	3
	SHOP-A2	SHOP	Existing	16.20	16.11	1	
	SHOP-A3	SHOP	Existing	8.10	8.06	1	
FIRST FLOOR PLAN	HALL	OTHER	Proposed	43.06	42.93	2	1
SECOND FLOOR PLAN	HALL	OTHER	Proposed	43.06	42.93	2	1
THIRD FLOOR PLAN	HALL	OTHER	Proposed	43.06	42.93	2	1
Total:	-	-	-	161.57	161.02	9	6

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUNAL GUIN CNP/ENG/0006/2017			