

Proposal Basic Information	
Proposal File No	CNP/ENG/0007/2021/102023
Owner Name	CHAMPAK RATHOD AND MUNNA PRASAD
Khata No	50
Plot No	63
Village Name	Nimdh
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHABASA NAGAR PARSHAD	VERSION NO. 1.0.73 VERSION DATE: 16/10/2020	
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: WEST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: CHABASA NAGAR PARSHAD	PlotNearbyReligiousStructure: NA	
Invest. No. CNP/ENG/0007/2021/102023	PlotSubPlot No: 63	
Application Type: General Proposal	North: Road Width - 7.62	
Project Type: Building Permission	South: Plot No. - 63	
Nature of Development: New	East: Plot No. - 63	
Location of Development Area: Old Area	West: Plot No. - 63	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	625.78
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	625.78
Deduction for Balance Plot Area/From Gross Plot Area		140.24
Common Plot		140.24
Total		140.24
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	485.54
FLOOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	625.78
Plot Area for FAR (Net Plot Area + Equating Area)	(A-Deductions)	625.78
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		375.47
Proposed Coverage Area (55.63 %)		348.13
Total Prop. Coverage Area (55.63 %)		348.13
Balance coverage area (4.37 %)		27.34
FAR CHECK		
Perm. FAR Area (2.00)		1251.56
Total Perm. FAR area		1251.56
Residential FAR		1225.94
Proposed FAR Area		1242.56
Total Proposed FAR Area		1242.56
Consumed FAR (Factor)		1.99
Balance FAR Area		9.00
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1844.41
ARCHITECT (Regd)		
ENGINEER (Regd)		SAQUB JAWED
SUPERVISOR (Regd)		
OWNER (Regd)		CHAMPAK RATHOD AND MUNNA PRASAD
DEVELOPMENT AUTHORITY		
		LOCAL BODY

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

Buildingwise Floor FAR Details				
Floor Name	Building Name J (RES)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Ground Floor	348.13	16.62	348.13	16.62
First Floor	374.07	306.48	374.07	306.48
Second Floor	374.07	306.48	374.07	306.48
Third Floor	374.07	306.48	374.07	306.48
Fourth Floor	374.07	306.48	374.07	306.48
Terrace Floor	0.00	0.00	0.00	0.00
Total	1844.41	1242.54	1844.41	1242.54

Building USE/SUBUSE Details

Building Name	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
J (RES)	Residential Bldg/Apartment	Non-Highrise	TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
J (RES)	Residential Bldg/Apartment	Non-Highrise	TYPICAL + 1, 2, 3, 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
J (RES)	Residential Bldg/Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-

Required Parking (Table 7a)

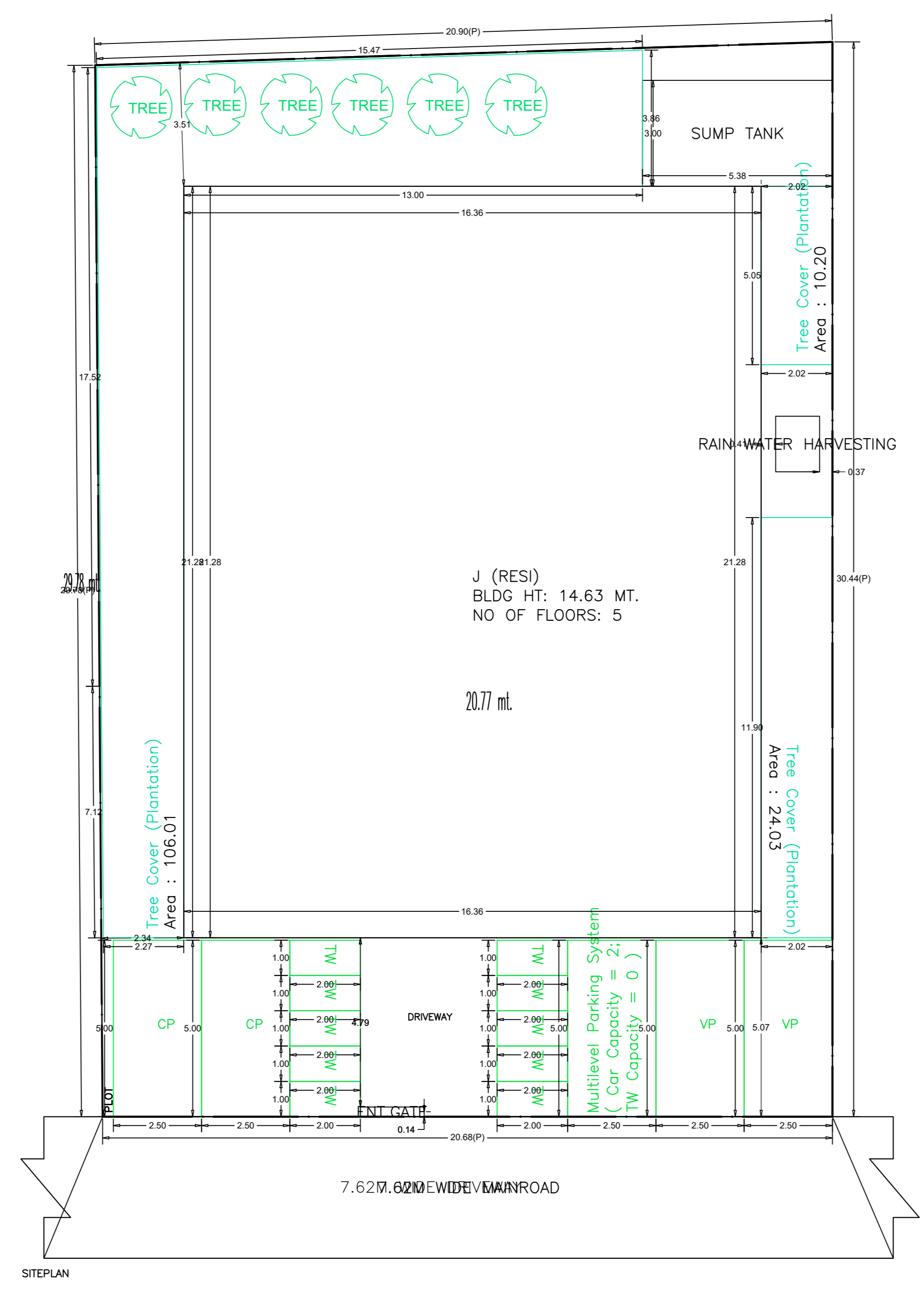
Building Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
J (RES)	Residential	Residential Bldg/Apartment	>0	1	16.00	1	16	-	-	1	16
J (RES)	Residential	Residential Bldg/Apartment	>0	1	16.00	-	-	1	2	-	-
Total						1	16	1	2	1	16

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
MultiLevel Parking System Car Capacity	-	-	2	25.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Other Parking	-	-	-	158.10
Total		287.00		447.10

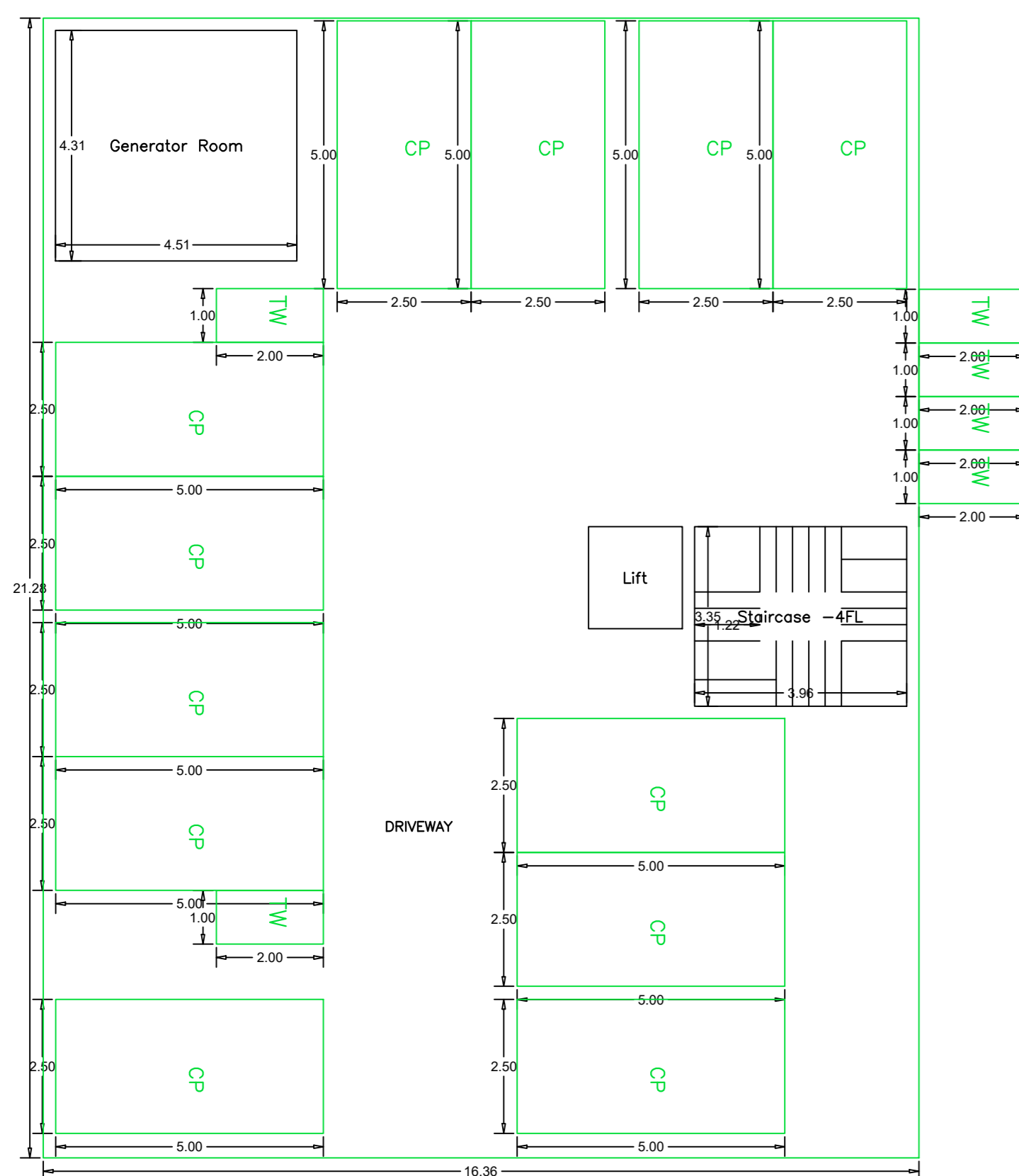
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tenmt (No.)
					Cutout	Lift	Balcony	Accessory Use					
J (RES)	1	1872.29	27.88	1844.41	13.36	30.92	245.49	312.10	1225.92	13.29	1242.54	1242.54	16
Grand Total	1	1872.29	27.88	1844.41	13.36	30.92	245.49	312.10	1225.92	13.29	1242.54	1242.54	16

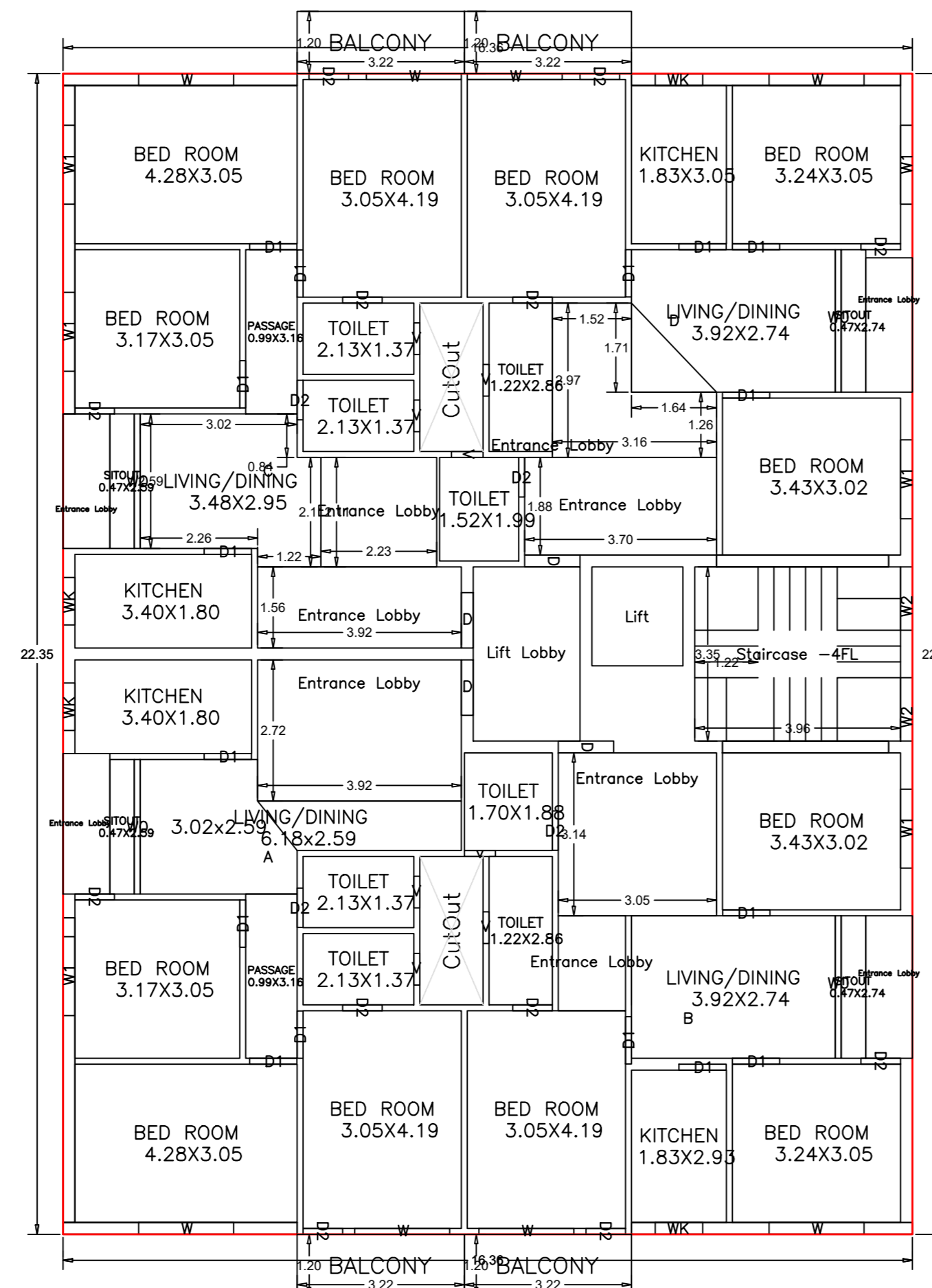


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUB JAWED CNP/ENG/0007/2021			

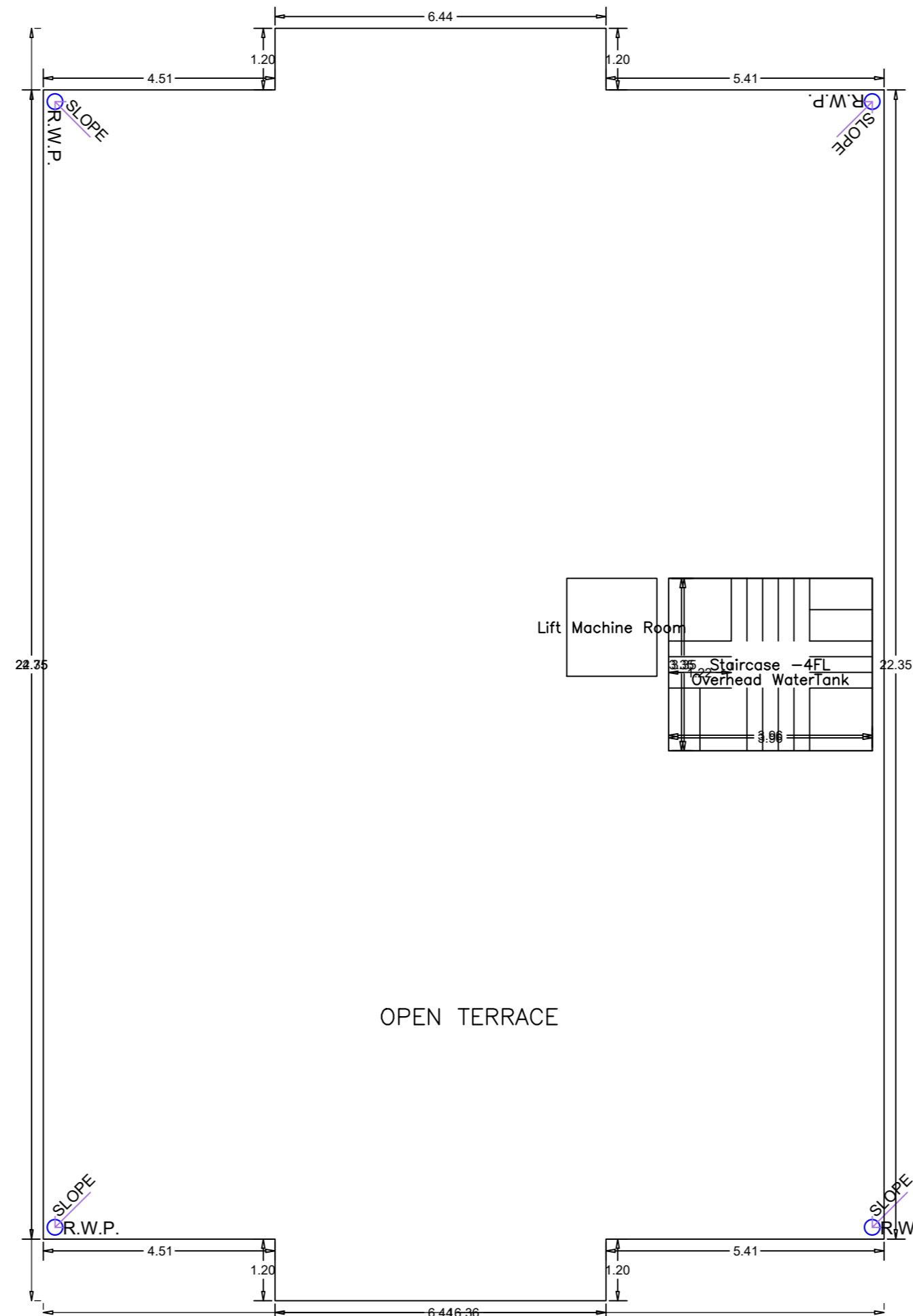
Proposal Basic Information	
Proposal File No.	CNPBP002024W40203
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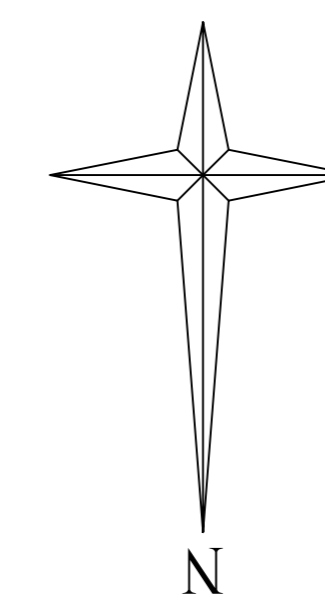
GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



Building :J (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA Area in Sq.m	Total Builtup Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tenr (No.)
				Lift	Balcony	Accessory Use	Parking					
Ground Floor	348.13	0.00	348.13	0.00	0.00	19.41	312.10	0.00	13.29	16.62	16.62	00
First Floor	381.04	6.97	374.07	3.34	7.73	56.52	0.00	306.48	0.00	306.48	306.48	04
Second Floor	381.04	6.97	374.07	3.34	7.73	56.52	0.00	306.48	0.00	306.48	306.48	04
Third Floor	381.04	6.97	374.07	3.34	7.73	56.52	0.00	306.48	0.00	306.48	306.48	04
Fourth Floor	381.04	6.97	374.07	3.34	7.73	56.52	0.00	306.48	0.00	306.48	306.48	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1872.29	27.88	1844.41	13.36	30.92	245.49	312.10	1225.92	13.29	1242.54	1242.54	16
Total Number of Same Buildings	1											
Total	1872.29	27.88	1844.41	13.36	30.92	245.49	312.10	1225.92	13.29	1242.54	1242.54	16

UnitBUA Table for Building :J (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	A	FLAT	88.96	81.62	3	16
	B	FLAT	84.80	78.97	3	
	C	FLAT	86.91	80.57	3	
	D	FLAT	85.94	80.14	3	
Total			132.61	126.59	12	16

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1.20 X 3.22 X 4 X 4	61.76	61.76
Total			61.76

SCHEDULE OF DOOR:

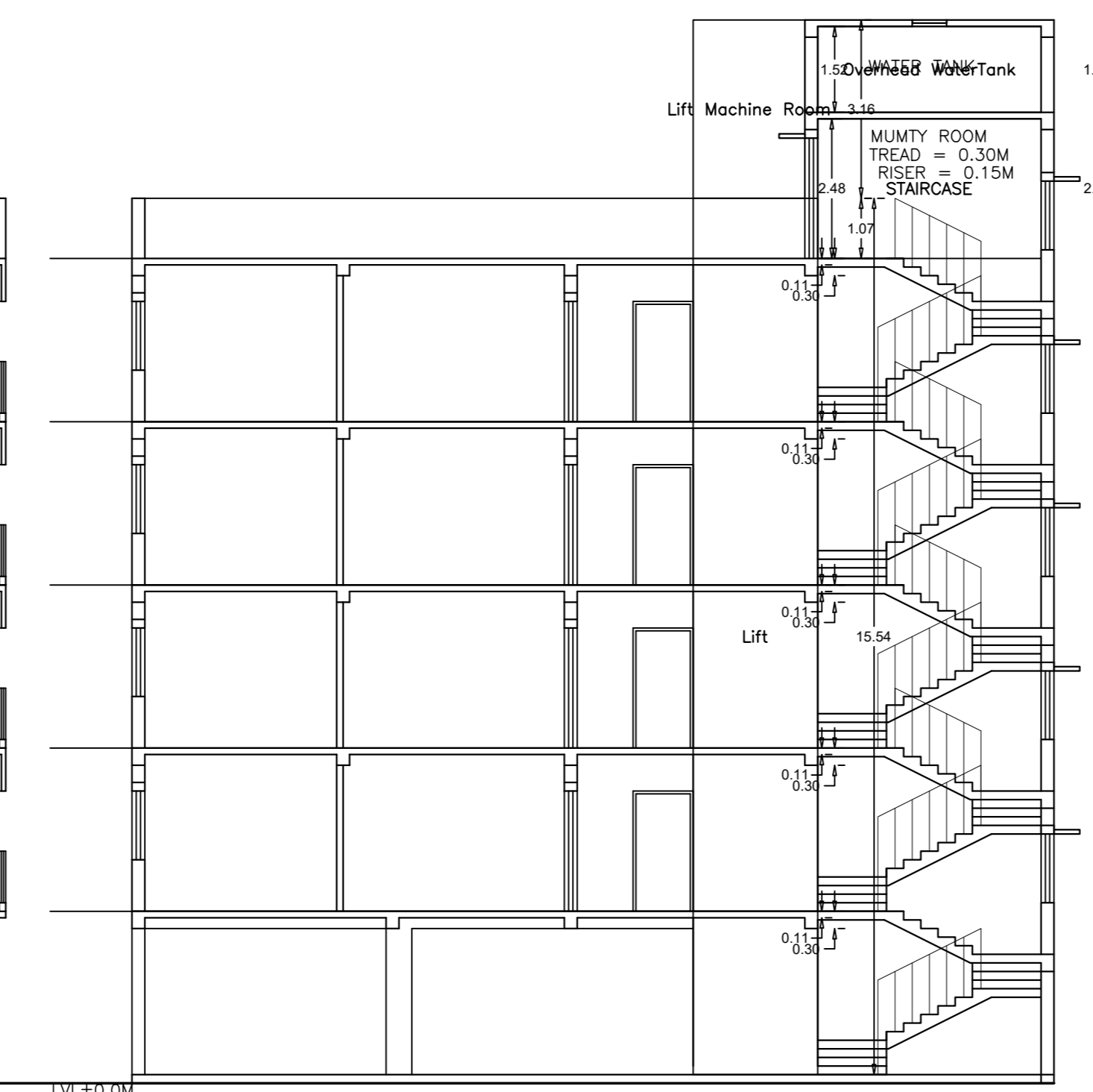
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESI)	D2	0.76	2.10	64
J (RESI)	D1	0.91	2.10	64

SCHEDULE OF WINDOW/VENTILATION:

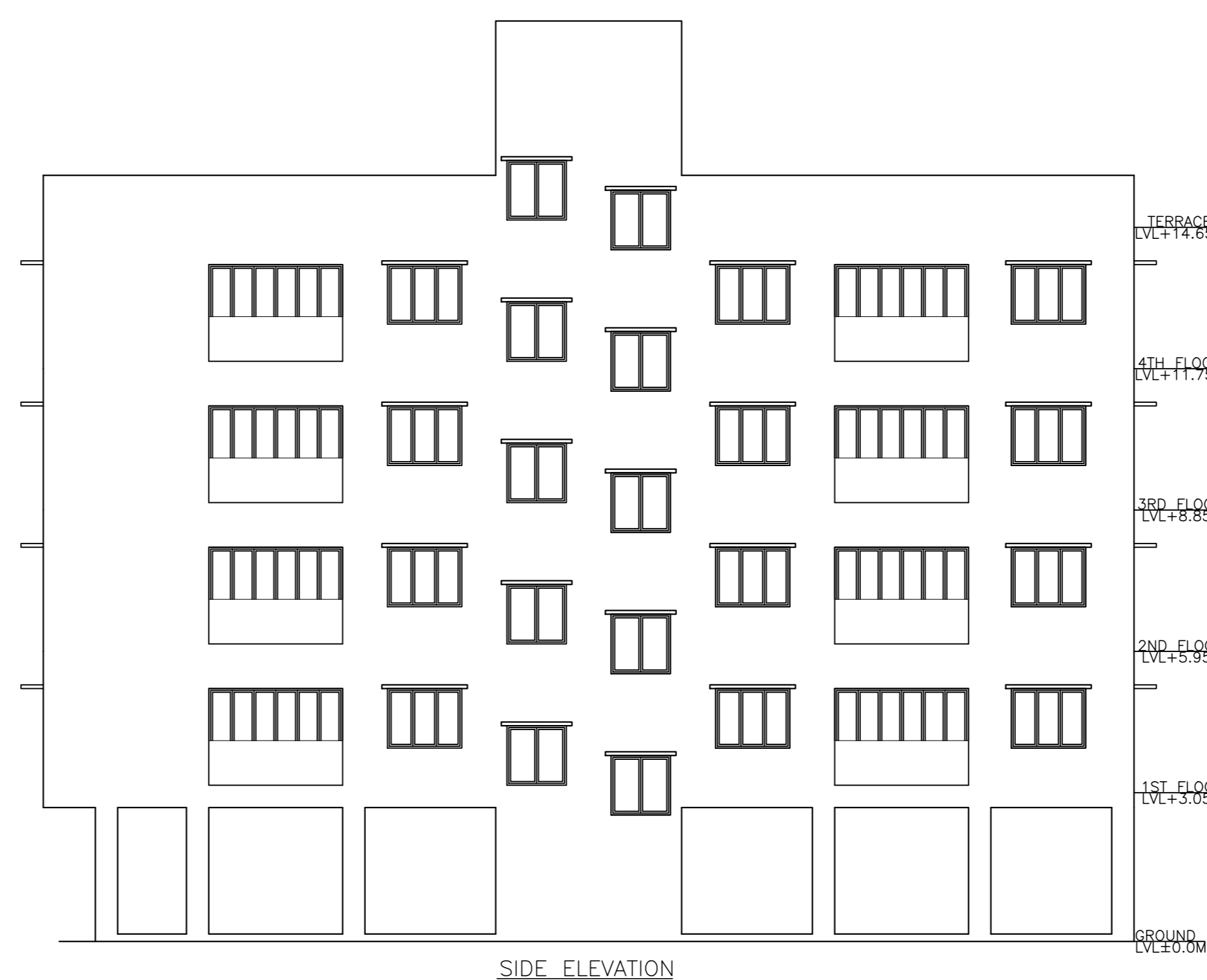
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESI)	v	0.60	1.20	04
J (RESI)	v	0.61	0.61	28
J (RESI)	W4	0.51	1.20	16
J (RESI)	W2	1.22	1.20	08
J (RESI)	W1	1.52	1.20	24
J (RESI)	W	1.63	1.20	32
J (RESI)	W0	2.59	1.20	08
J (RESI)	W0	2.74	1.20	08



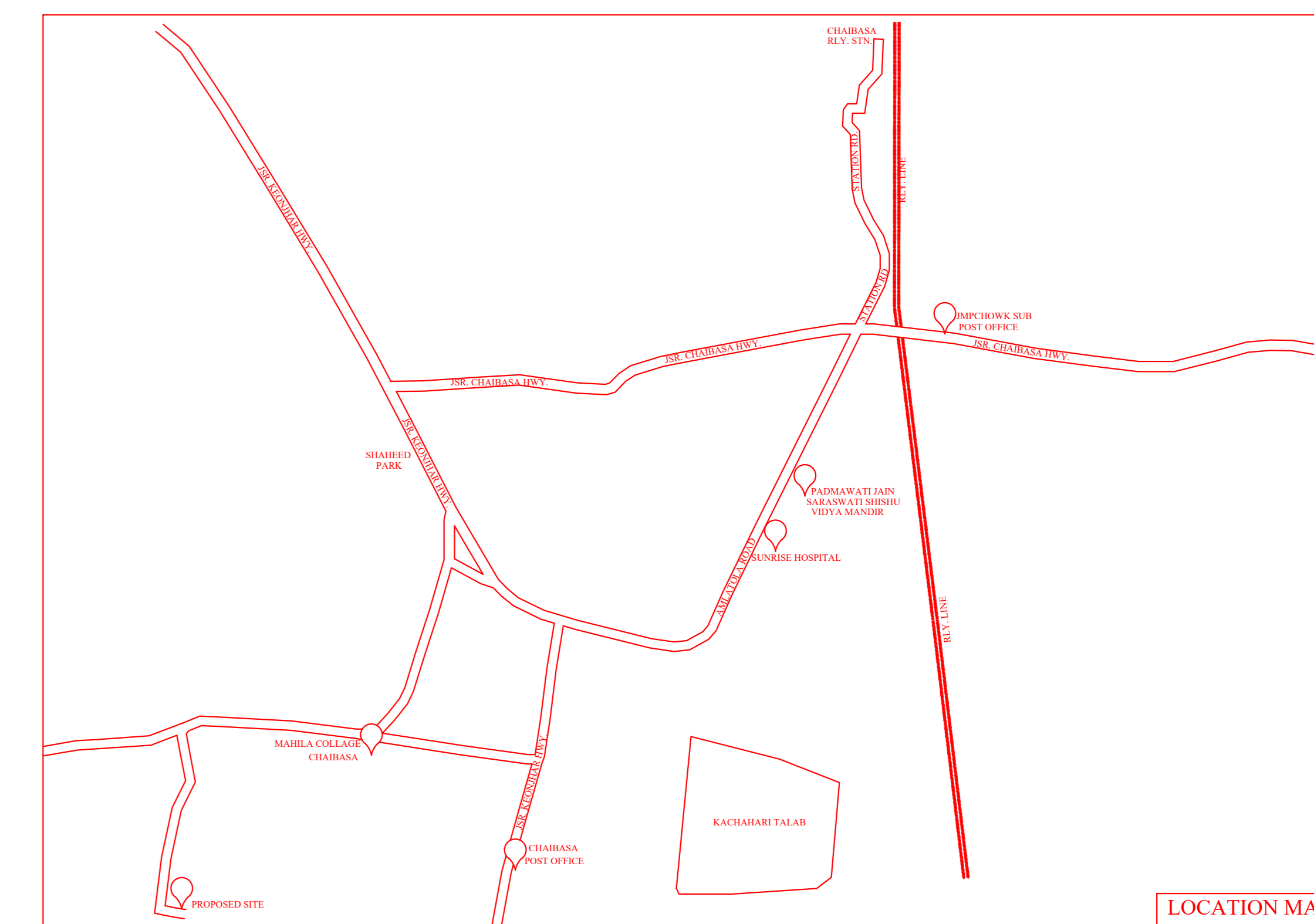
SECTION AT Y-Y



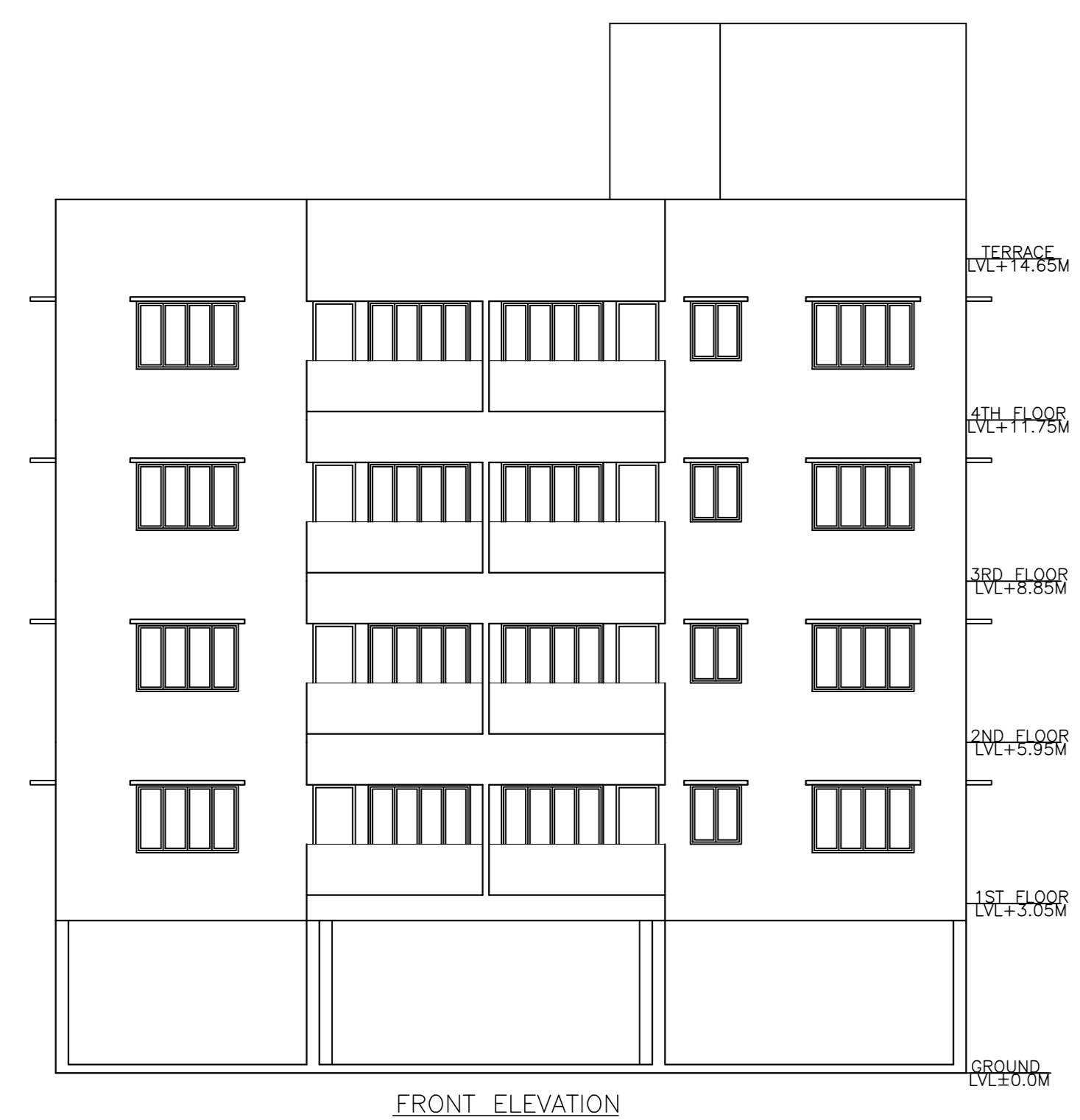
SECTION AT X-X



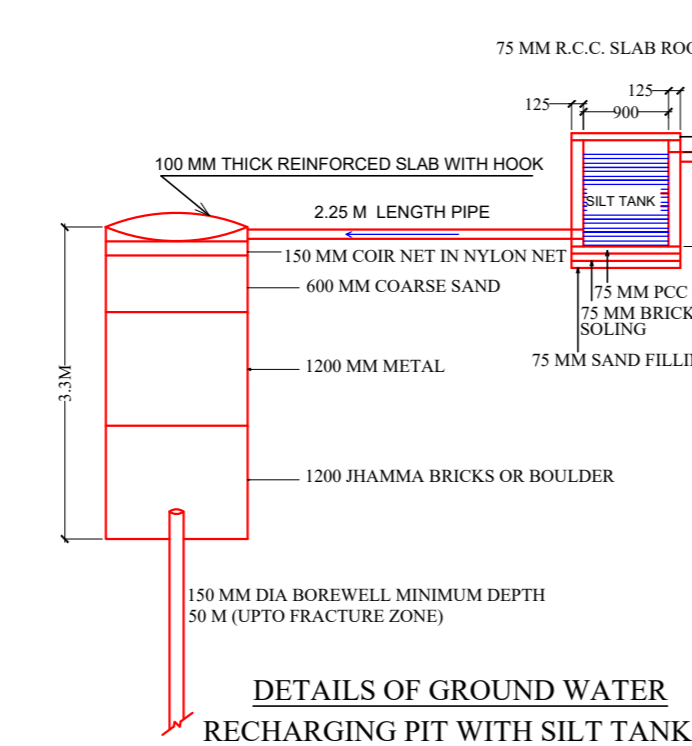
SIDE ELEVATION



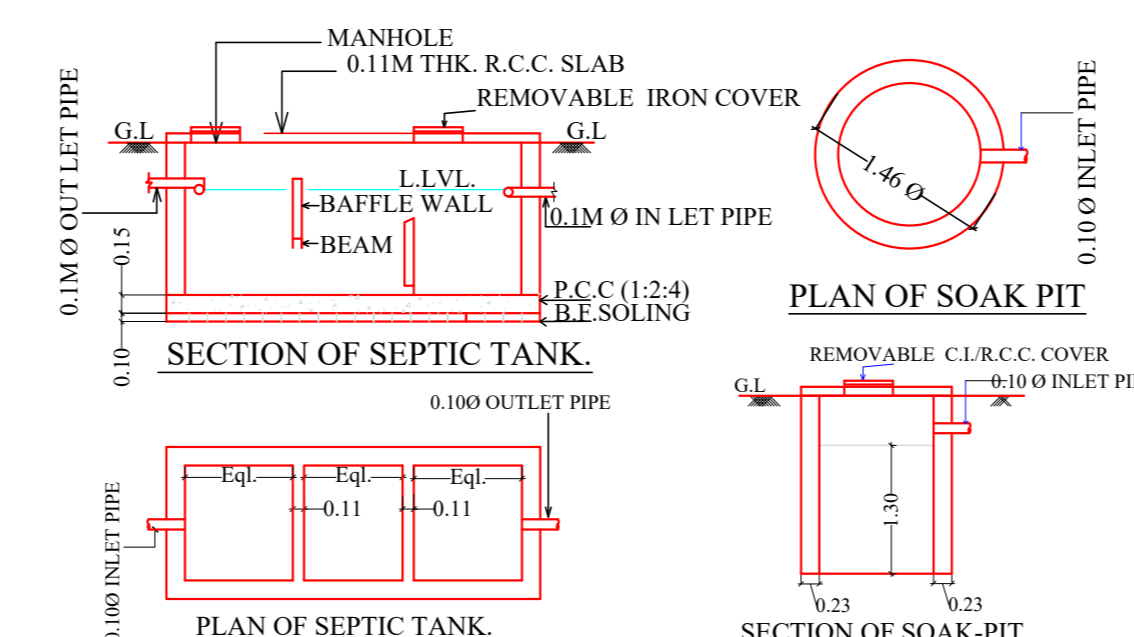
LOCATION MAP



FRONT ELEVATION

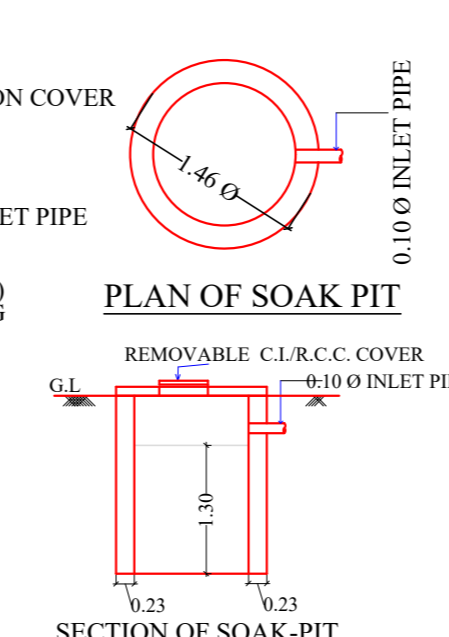


DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



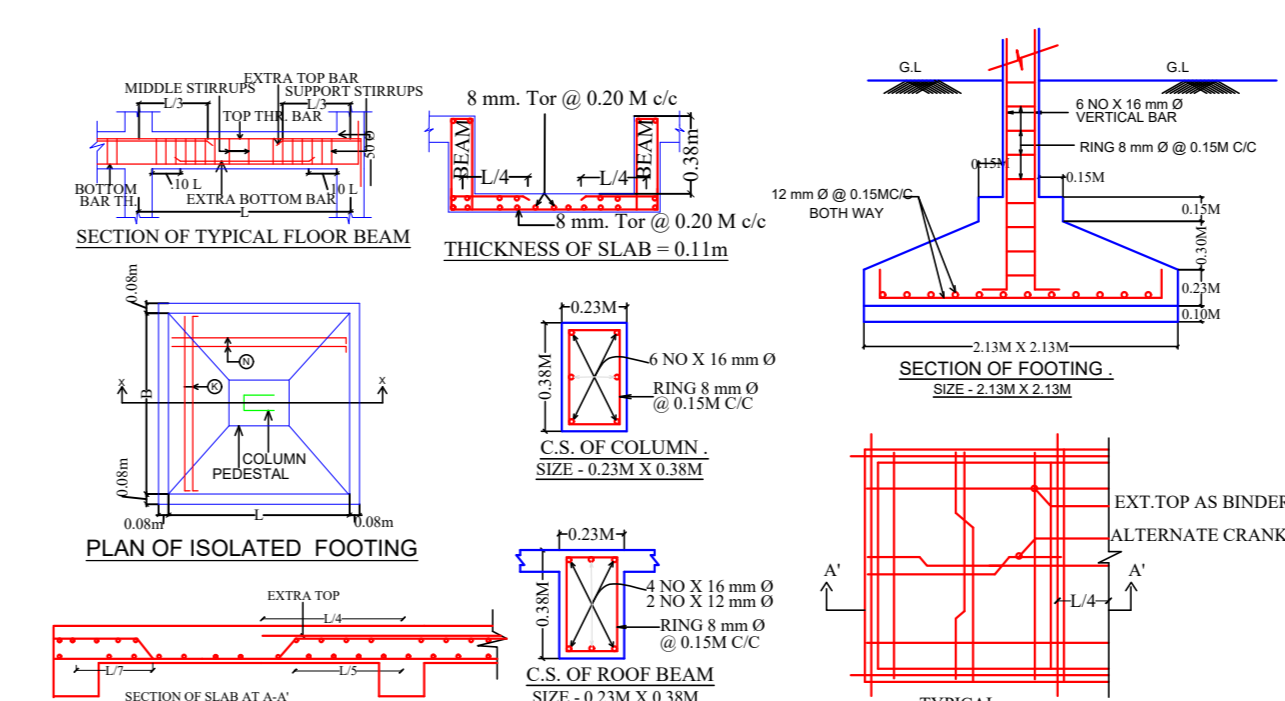
SECTION OF SEPTIC TANK

PLAN OF SEPTIC TANK



SECTION OF SOAK PIT

PLAN OF SOAK PIT



SECTION OF TYPICAL FLOOR BEAM

PLAN OF ISOLATED FOOTING

C.S. OF ROOF BEAM

SECTION OF FOOTING

SECTION OF COLUMN

TYPICAL

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUB JAWED CNPENG0007/2021			