

Proposal Basic Information

Proposal File No.	CNP/BP/0029W/14/2023
Owner Name	MR. RAVI KANT AGARWAL AND MR. RAM SWAROOP AGARWAL
Khata No	74
Plot No	95(a,j), 95(a,d)
Village Name	Police line
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT CHAIBASA NAGAR PARISHAD	VERSION NO. : 1.0.68 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: WEST SINGHBHUM	Plot SubUse: Commercial Bldg
Authority: CHAIBASA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward No: CNP/BP/0029W/14/2023	Plot/SubPlot No: 95(a,j), 95(a,d)
Application Type: General Proposal	North: Road Width - 10
Project Type: Building Permission	South: Plot No. - SEEMA KUMARI
Nature of Development: New	East: Plot No. - NU ROAD
Location of Development Area: Old Area	West: Plot No. - DEEPCHAND BHAI PATEL
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 404.90
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 404.90
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	83.35
Total	83.35
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 321.55
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 404.90
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 404.90
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	202.45
Proposed Coverage Area (40.67 %)	164.66
Total Prop. Coverage Area (40.67 %)	164.66
Balance coverage area (9.33 %)	37.79
FAR CHECK	
Perm. FAR Area (2.000)	809.80
Total Perm. FAR area	809.80
Commercial FAR	664.94
Proposed FAR Area	673.22
Total Proposed FAR Area	673.22
Consumed FAR (Factor)	1.66
Balance FAR Area	136.58
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	921.49
ARCHITECT (Regd)	SAQUIB JAWED
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. RAVI KANT AGARWAL AND MR. RAM SWAROOP AGARWAL
DEVELOPMENT AUTHORITY	LOCAL BODY

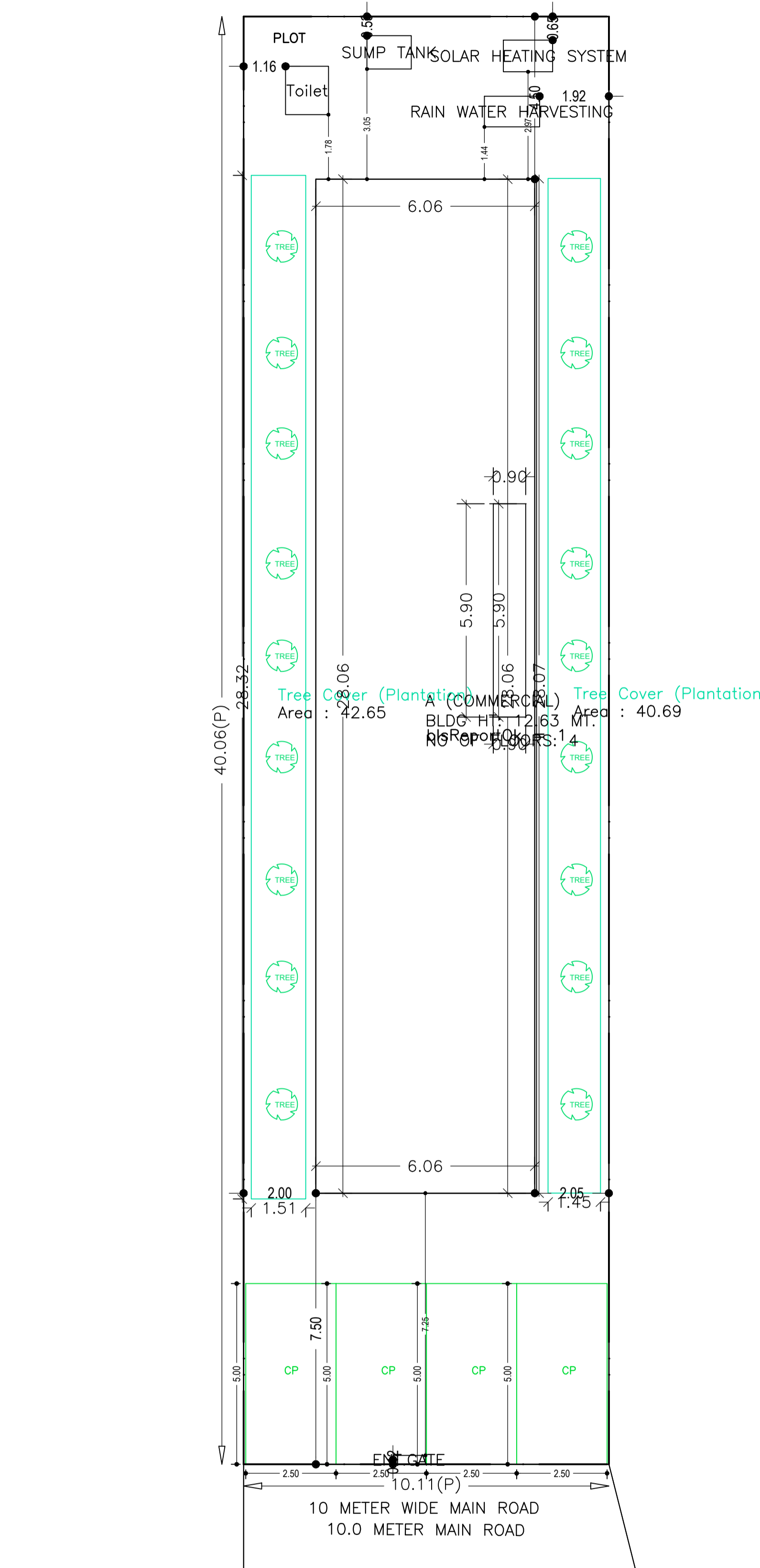
COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Line]
COMMON PLOT	[Blue Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Light Blue Line]
EXISTING (To be demolished)	[Light Yellow Line]

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	171.38	8.28	171.38	8.28
Ground Floor	169.97	164.66	169.97	164.66
First Floor	189.84	165.15	189.84	165.15
Second Floor	195.15	167.56	195.15	167.56
Third Floor	195.15	167.56	195.15	167.56
Terrace Floor	0.00	0.00	0.00	0.00
Total :	921.49	673.21	921.49	673.21

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise



PROPOSED SITE PLAN
SCALE: 1:100

SITE PLAN

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (COMMERCIAL)	Commercial	Commercial Bldg	>0	100	623.12	1	5	-	-
			>0	100	623.12	-	-	1	13
Total :							5	5	13

Parking Check (Table 7b)

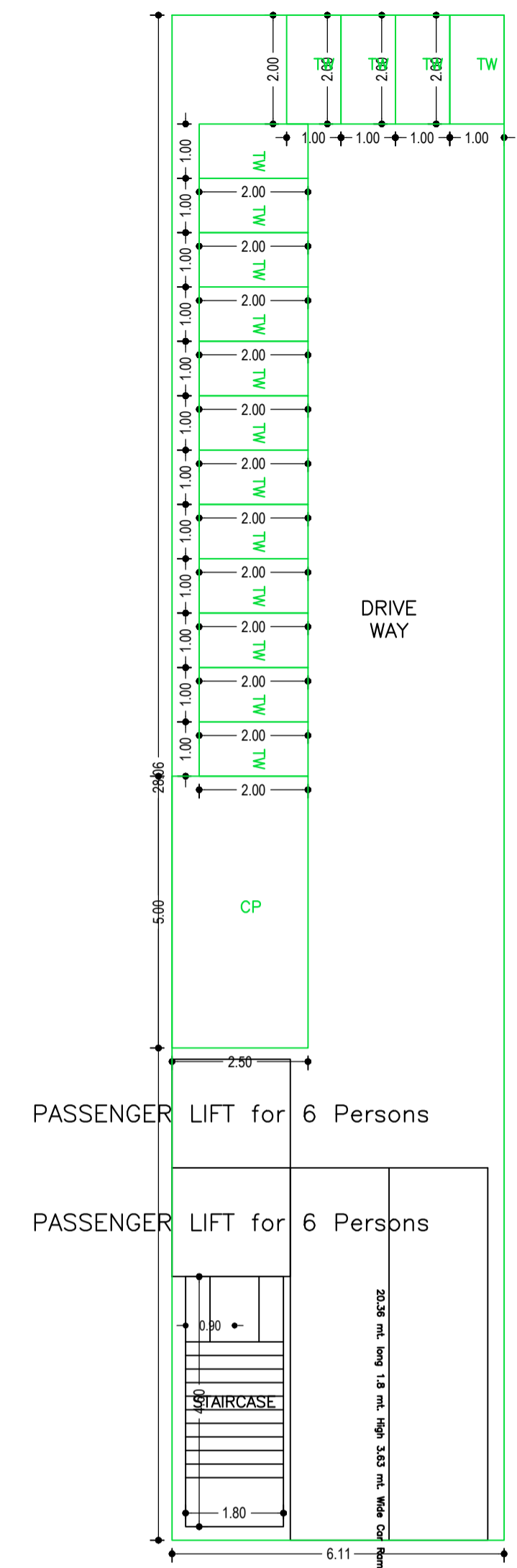
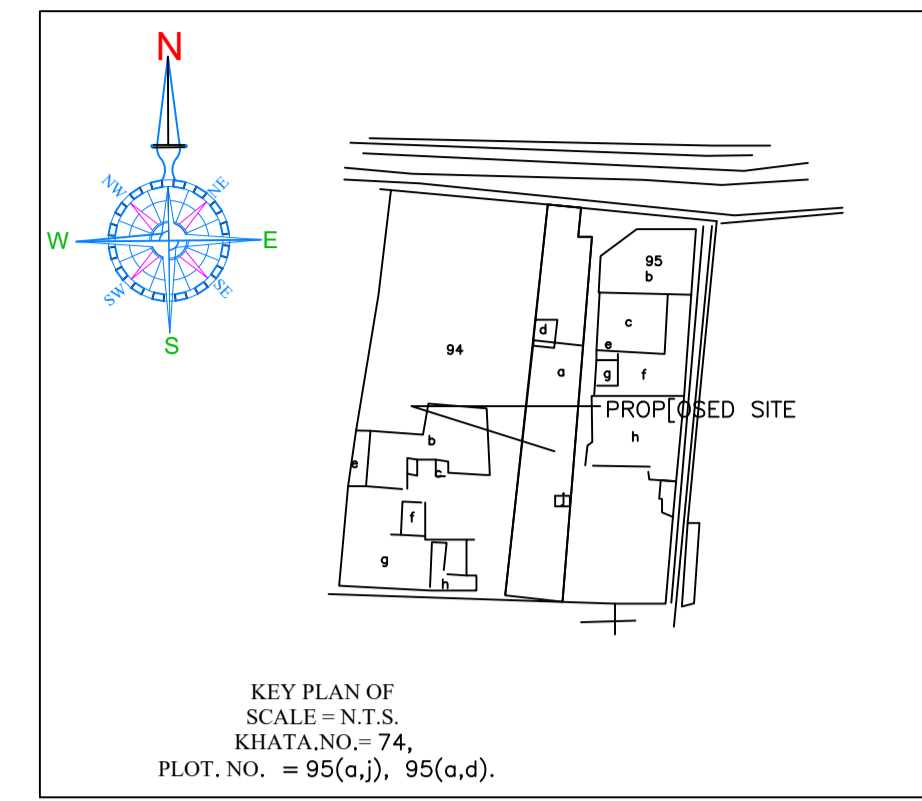
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	5	62.50	5	62.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	13	26.00	16	32.00
Other Parking	-	-	-	85.01
Total		88.50		211.51

FAR & Tenement Details (Table 4c-1)

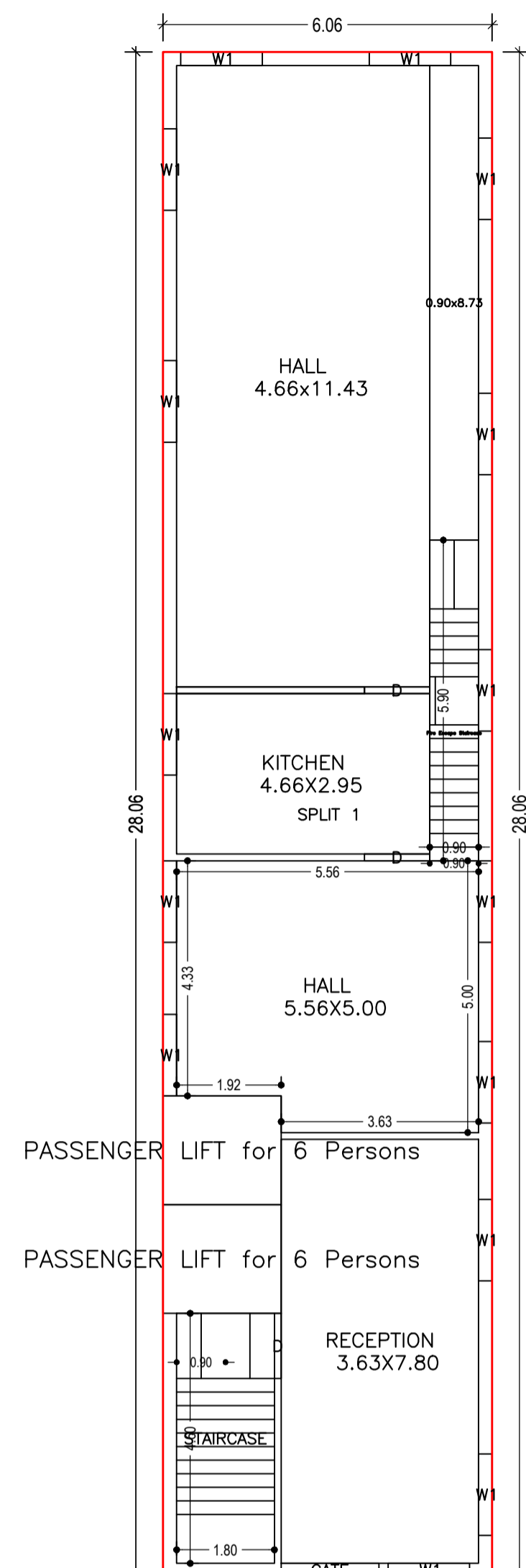
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmmt (No.)
					StairCase	Lift	Accessory Use	Parking					
A (COMMERCIAL)	1	926.80	5.31	921.49	5.31	34.80	53.77	129.51	664.94	8.28	673.21	673.21	04
Grand Total	1	926.80	5.31	921.49	5.31	34.80	53.77	129.51	664.94	8.28	673.21	673.21	04

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

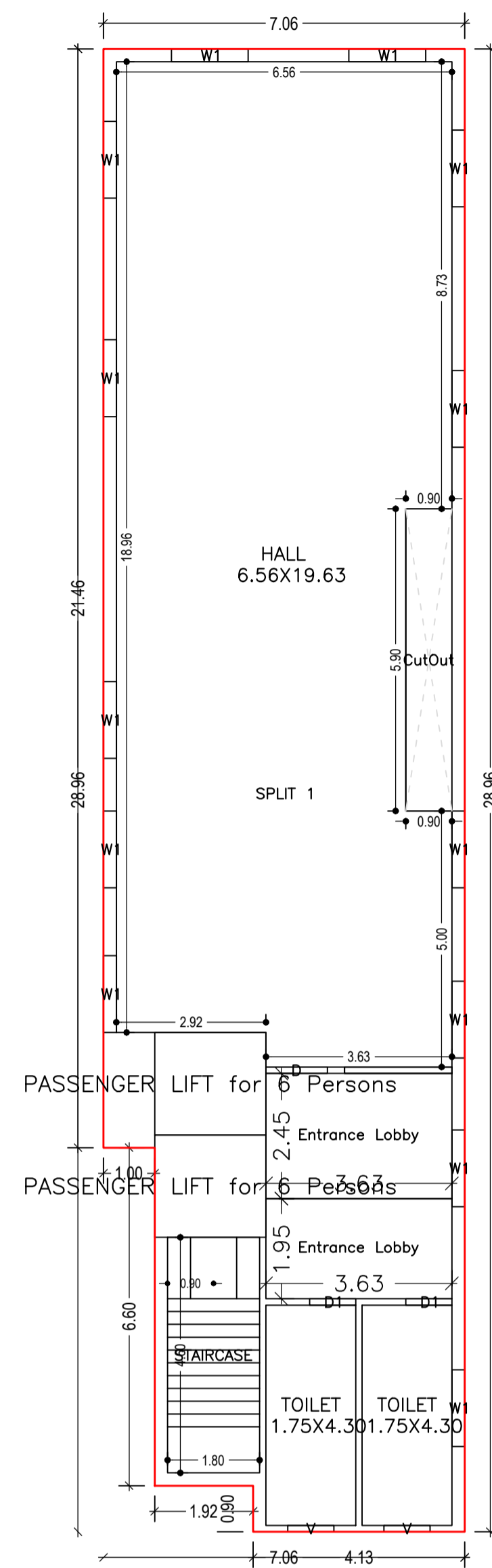
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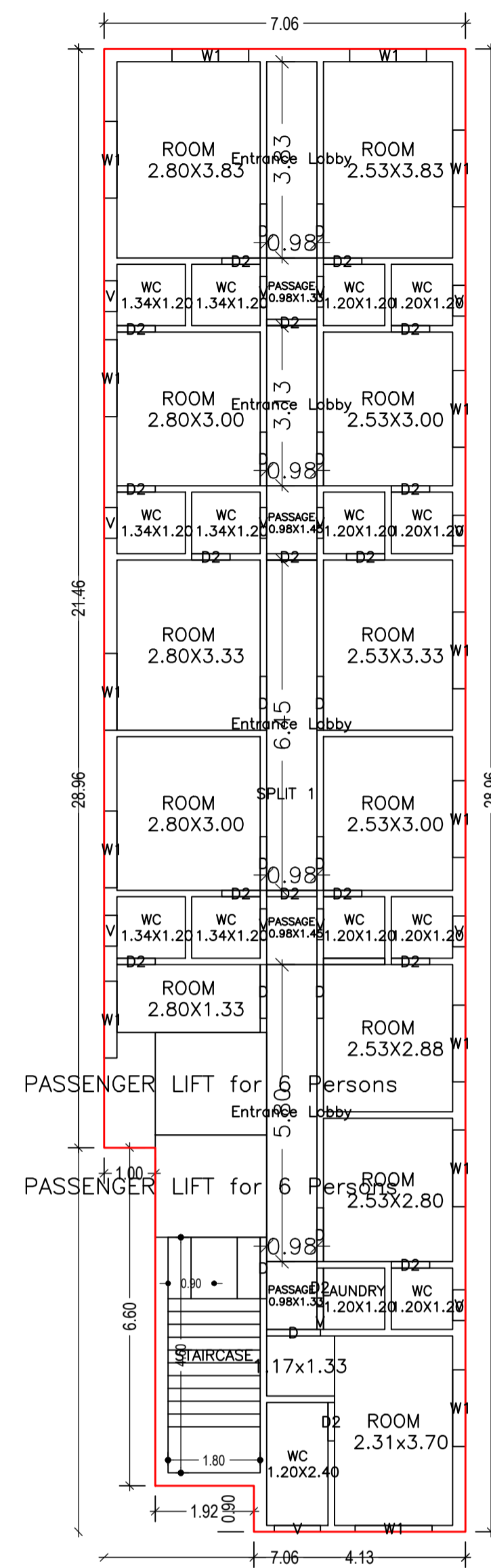
BASEMENT FLOOR PLAN (SCALE 1:100)



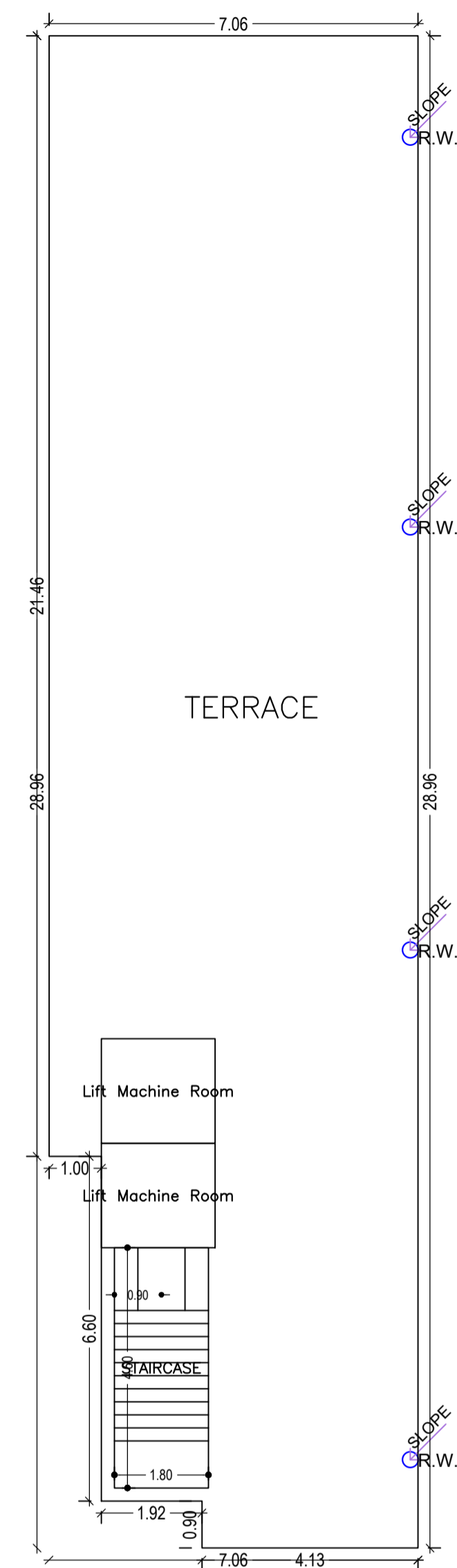
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



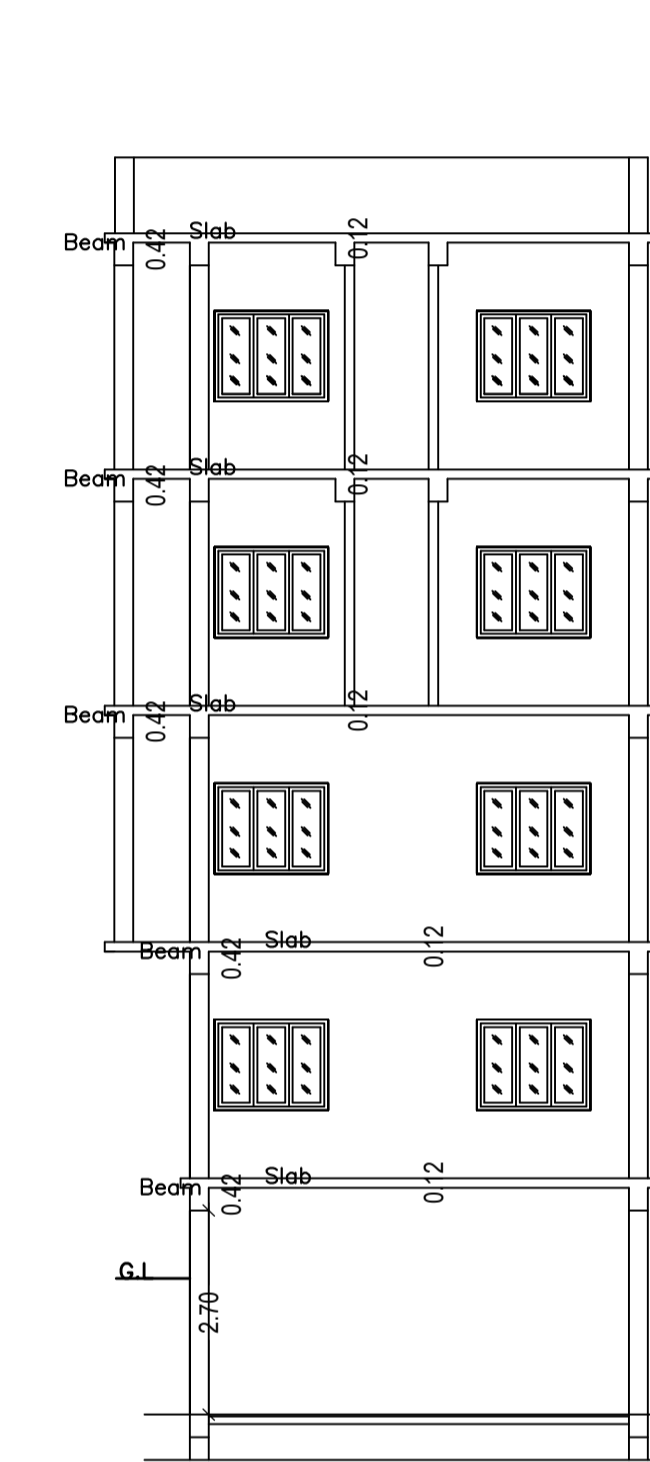
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



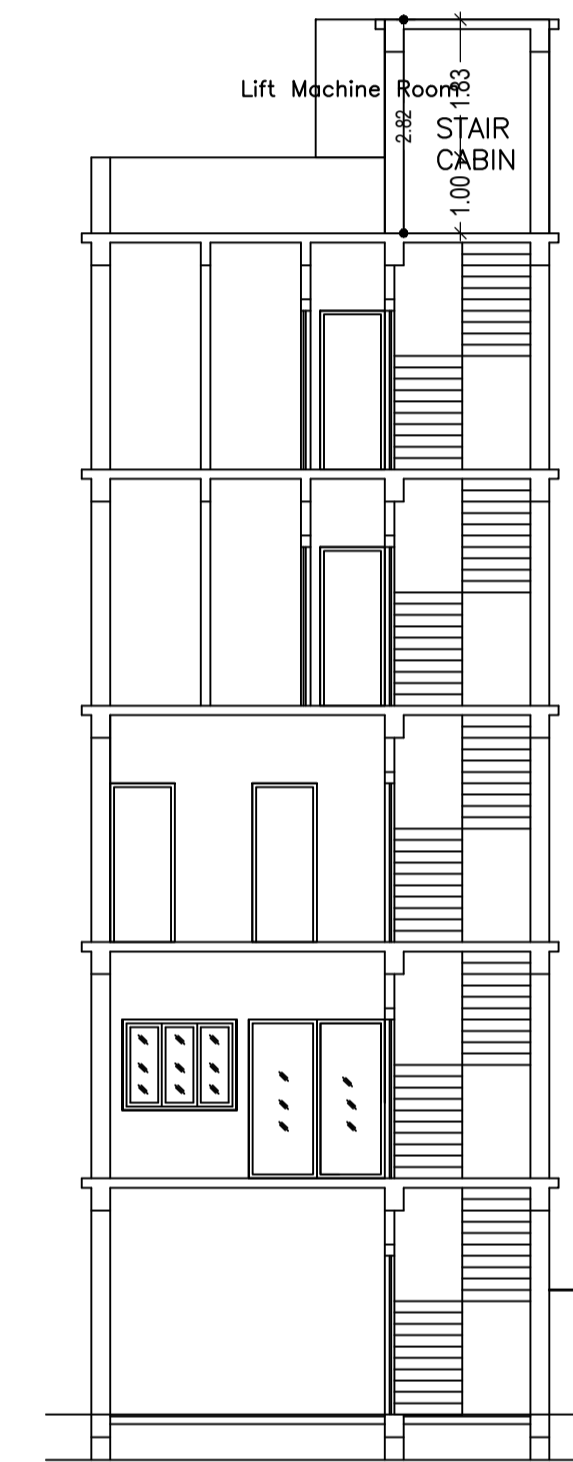
TYPICAL - 2& 3 FLOOR PLAN (Proposed) (SCALE 1:100)



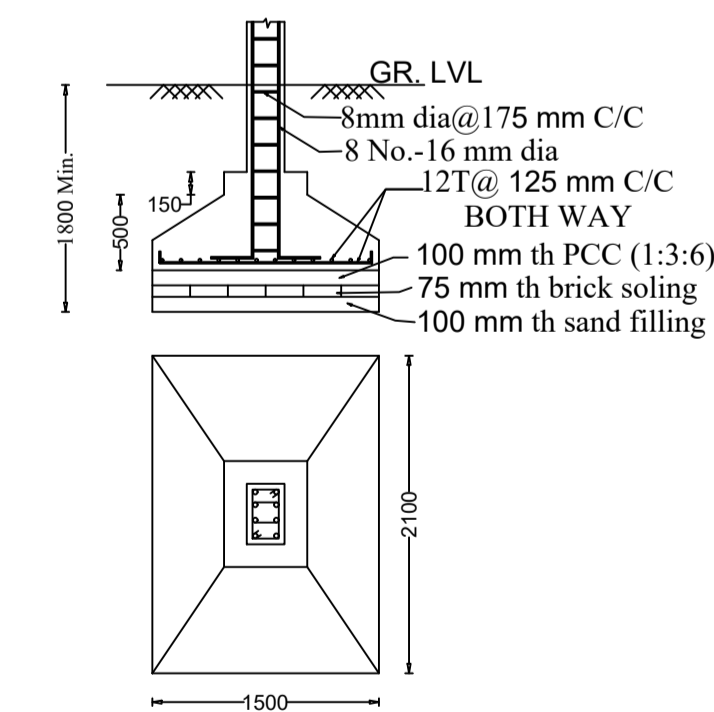
TERRACE FLOOR PLAN (SCALE 1:100)



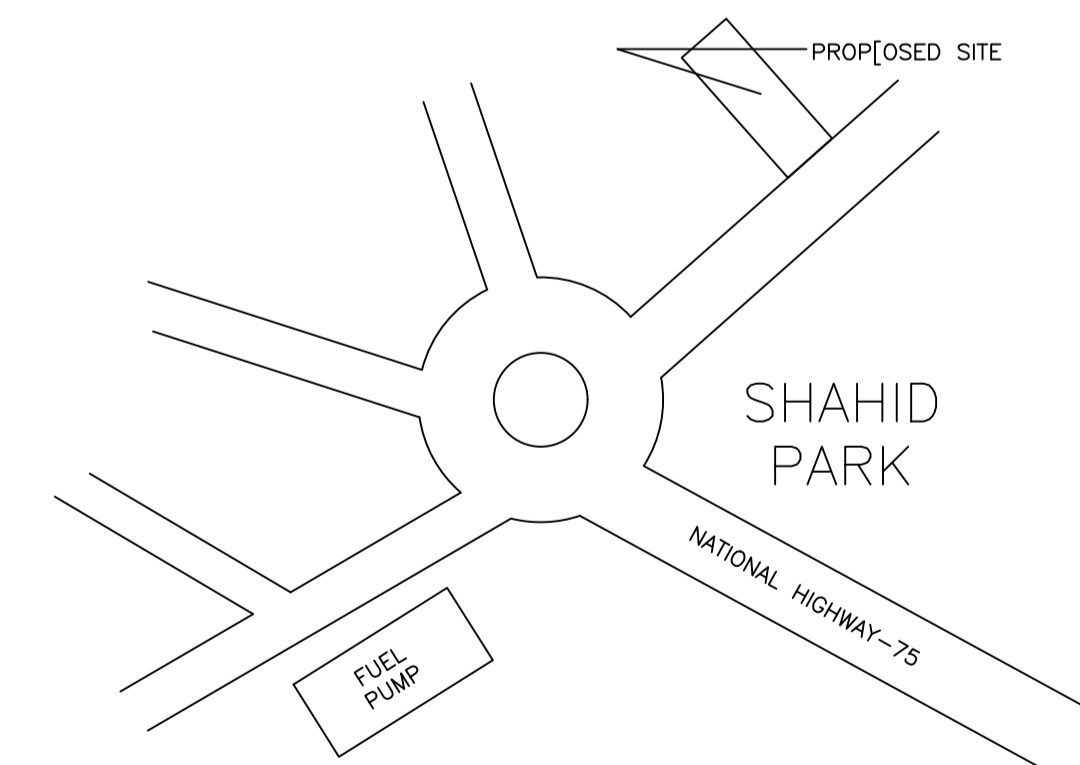
SECTION-YY (SCALE: 1:100)



SECTION-XX (SCALE: 1:100)



Column size-250
x400
FOUNDATION (SCALE = 1:50)



LOCATION PLAN (SCALE: Not to scale)

Building :A (COMMERCIAL)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	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.)
				StairCase	Lift	Accessory Use	Parking					
Basement Floor	171.38	0.00	171.38	0.00	8.70	0.00	129.51	0.00	8.28	8.28	8.28	00
Ground Floor	169.97	0.00	169.97	5.31	0.00	0.00	0.00	164.66	0.00	164.66	164.66	01
First Floor	195.15	5.31	189.84	0.00	8.70	15.99	0.00	165.15	0.00	165.15	165.15	01
Second Floor	195.15	0.00	195.15	0.00	8.70	18.89	0.00	167.56	0.00	167.56	167.56	01
Third Floor	195.15	0.00	195.15	0.00	8.70	18.89	0.00	167.56	0.00	167.56	167.56	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	926.80	5.31	921.49	5.31	34.80	53.77	129.51	664.94	8.28	673.21	673.21	04
Total Number of Same Buildings	1											
Total :	926.80	5.31	921.49	5.31	34.80	53.77	129.51	664.94	8.28	673.21	673.21	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D2	0.75	2.10	30
A (COMMERCIAL)	D1	0.90	2.10	02
A (COMMERCIAL)	D2	0.98	2.10	06
A (COMMERCIAL)	D	1.05	2.10	24
A (COMMERCIAL)	D	1.20	2.10	06
A (COMMERCIAL)	GATE	1.80	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

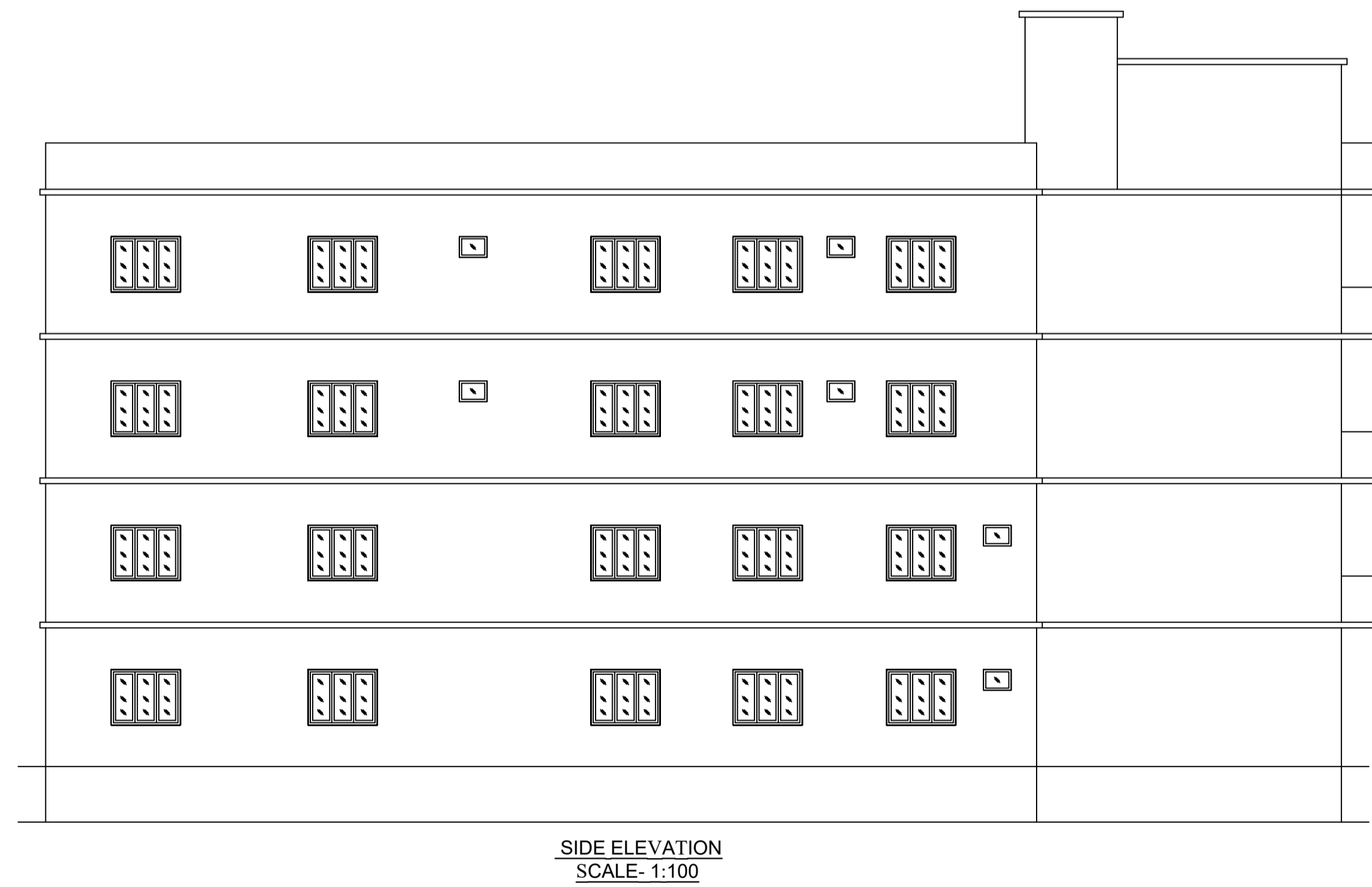
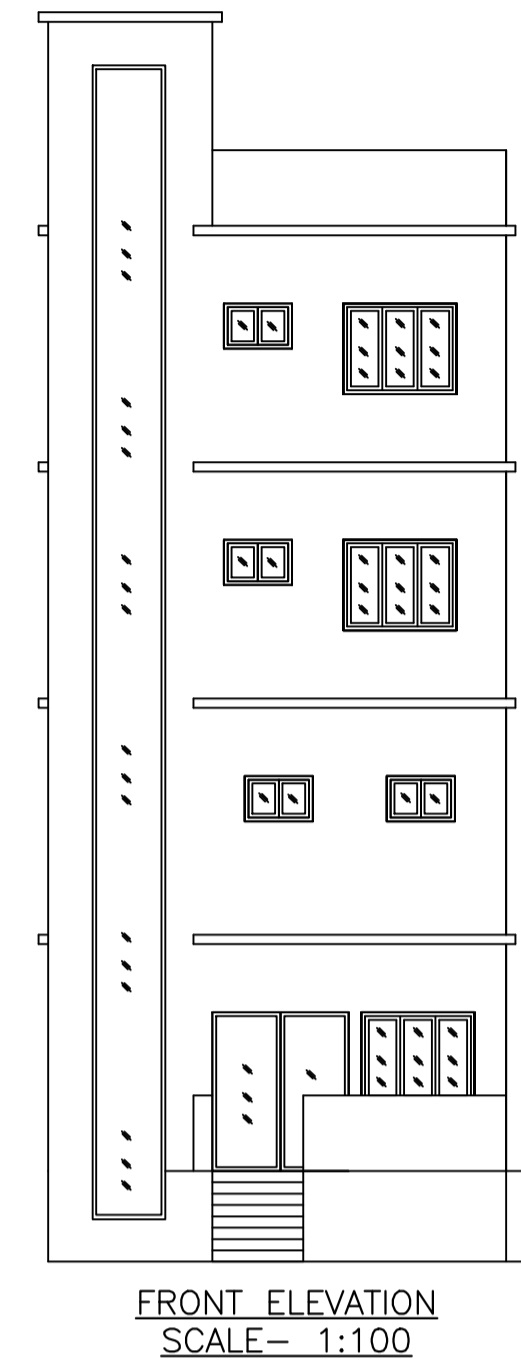
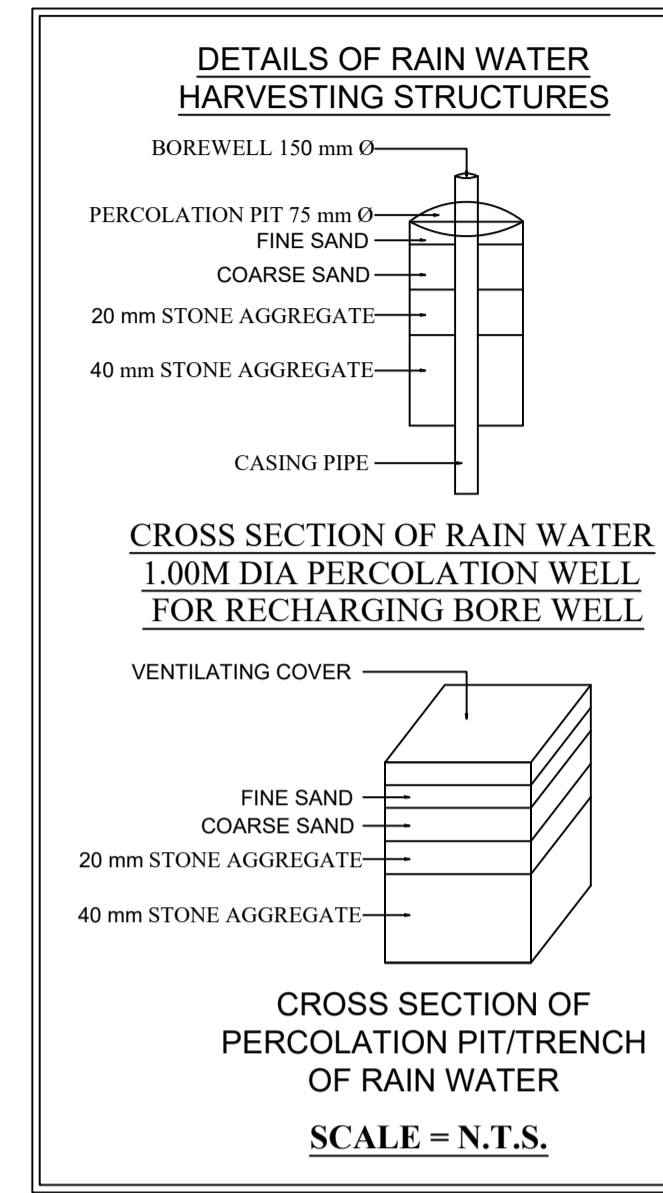
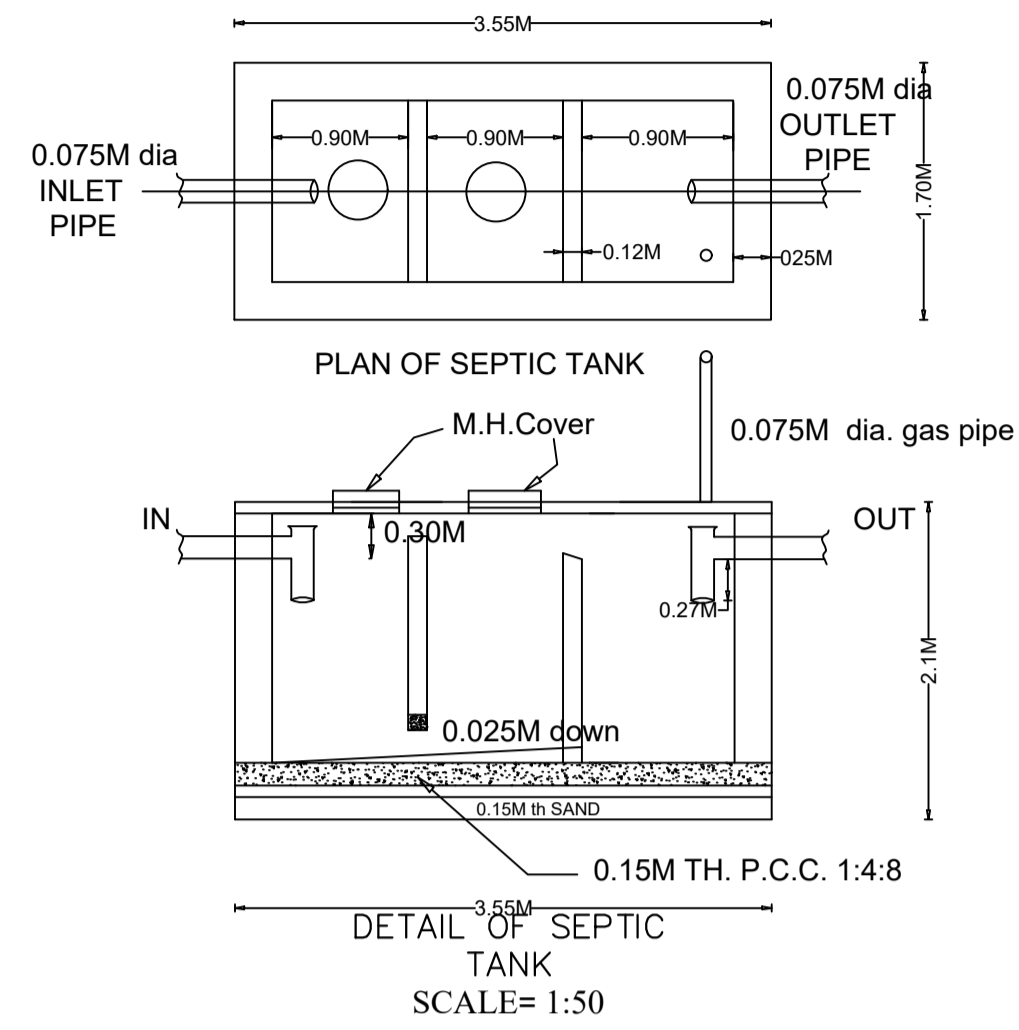
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.45	1.20	02
A (COMMERCIAL)	V	0.60	1.20	26
A (COMMERCIAL)	V	0.90	1.20	04
A (COMMERCIAL)	W1	1.50	1.20	57

UnitBUA Table for Building :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	OTHER	131.30	130.87	4	1
FIRST FLOOR PLAN	SPLIT 1	OTHER	153.98	153.72	3	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT 1	OTHER	159.29	159.14	31	2
Total:	-	-	603.86	602.87	69	4

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SAQUIB JAWED CNP/ENG/0007/2021			

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