

Proposal Basic Information

Proposal File No.	CNP/BP/0018/W/18/2023
Owner Name	SMT. KIRAN DEVI SARAFF
Khata No	80
Plot No	64A,B,C,D,E,F,G,H,I,M
Village Name	Amla Tola
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT
CHAIBASA NAGAR
PARISHAD

VERSION NO.: 1.0.66
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	PlotNearby/ReligiousStructure: NA
Inward No: CNP/BP/0018/W/18/2023	Plot/SubPlot No: 64A,B,C,D,E,F,G,H,I,M
Application Type: General Proposal	North: Plot No. - GOV. LAND NOW HAVING P.J.S.S. SCHOOL
Project Type: Building Permission	South: Plot No. - LAND OF BISHNUPADO CHATTERJEE
Nature of Development: New	East: Plot No. - LAND OF ASHOK JAIN NOW HAVING P.J.S.S. SCHOOL
Location of Development Area: Old Area	West: Road Width - 18.29 M ROAD

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	260.13
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		260.13
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			47.66
Total			47.66
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		212.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		260.13
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		260.13

COVERAGE CHECK

Permissible Coverage area (50.00 %)	130.07
Proposed Coverage Area (34.02 %)	88.50
Total Prop. Coverage Area (34.02 %)	88.50
Balance coverage area (15.98 %)	41.57

FAR CHECK

Perm. FAR Area (2.00)	520.26
Total Perm. FAR area	520.26
Commercial FAR	405.98
Proposed FAR Area	417.50
Total Proposed FAR Area	417.50
Consumed FAR (Factor)	1.60
Balance FAR Area	102.76

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	518.32
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ARCHITECT (Regd) KUNAL GUIN
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) SMT. KIRAN DEVI SARAFF
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name A (SMT KIRAN DEVI SARAFF)		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	75.82	11.52	75.82	11.52
Ground Floor	88.50	88.50	88.50	88.50
First Floor	88.50	79.37	88.50	79.37
Second Floor	88.50	79.37	88.50	79.37
Third Floor	88.50	79.37	88.50	79.37
Fourth Floor	88.50	79.37	88.50	79.37
Terrace Floor	0.00	0.00	0.00	0.00
Total :	518.32	417.50	518.32	417.50

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking					
A (SMT KIRAN DEVI SARAFF)	1	518.32	41.65	59.17	405.98	11.52	417.50	417.50	05
Grand Total :	1	518.32	41.65	59.17	405.98	11.52	417.50	417.50	05

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (SMT KIRAN DEVI SARAFF)	Commercial	Showroom	> 0	100	340.47	1	3	-	-	-	-
			> 0	100	340.47	-	-	-	-	-	1
Total :	-	-	-	-	-	3	3	-	0	2	8

Parking Check (Table 7b)

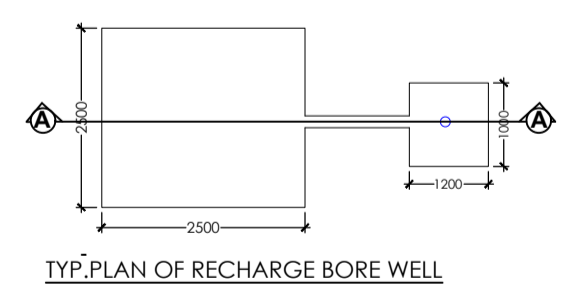
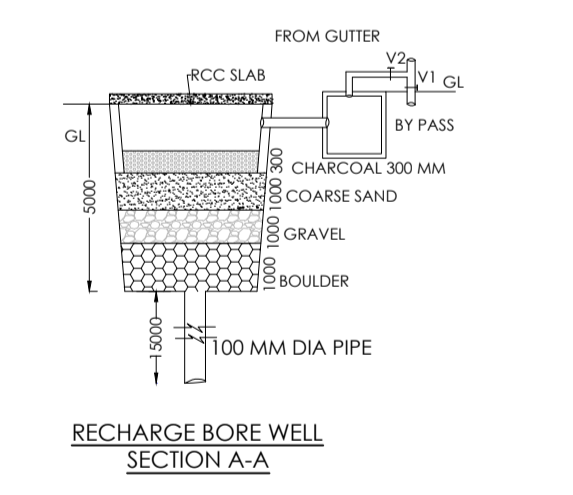
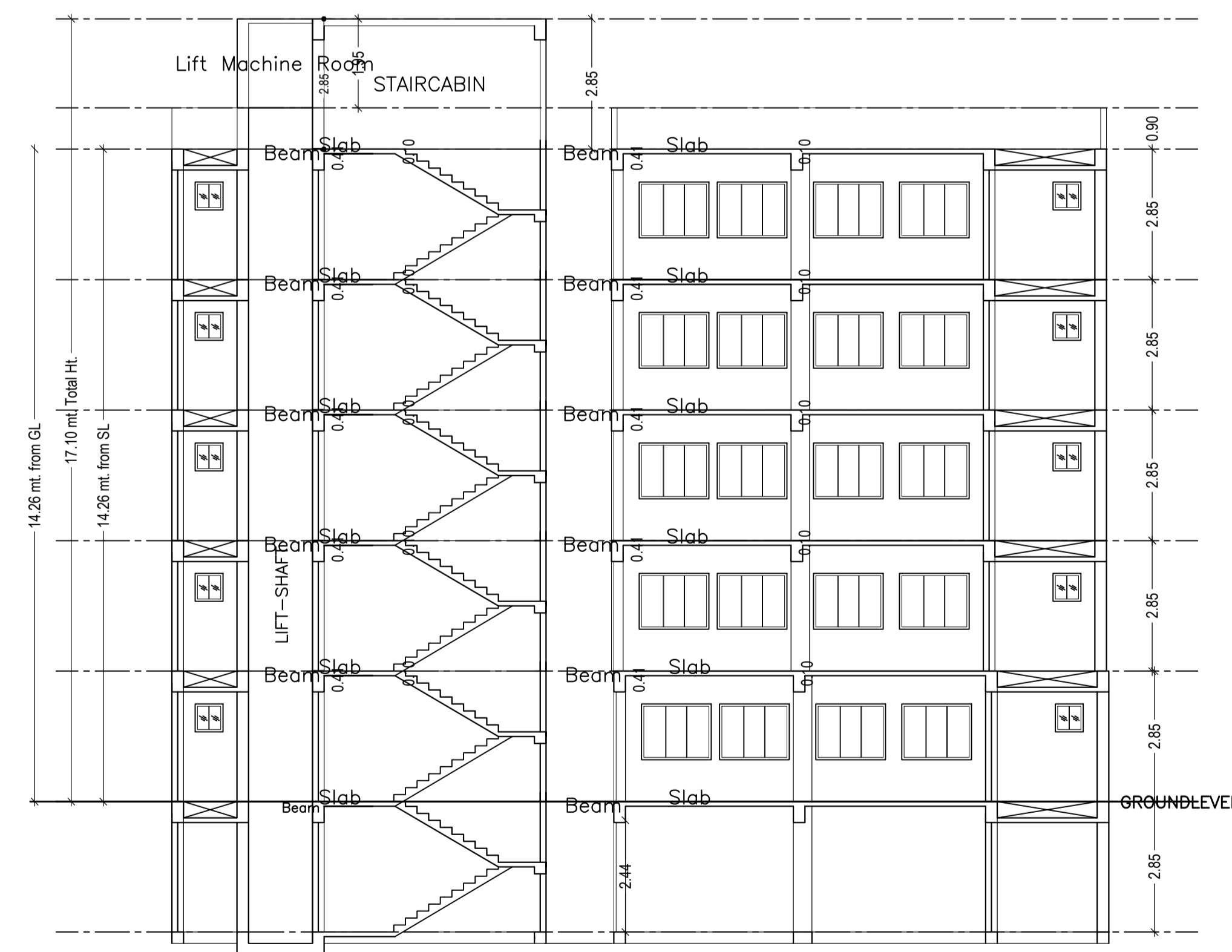
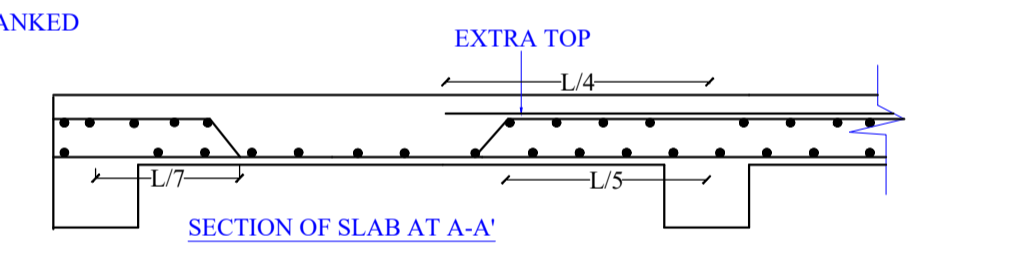
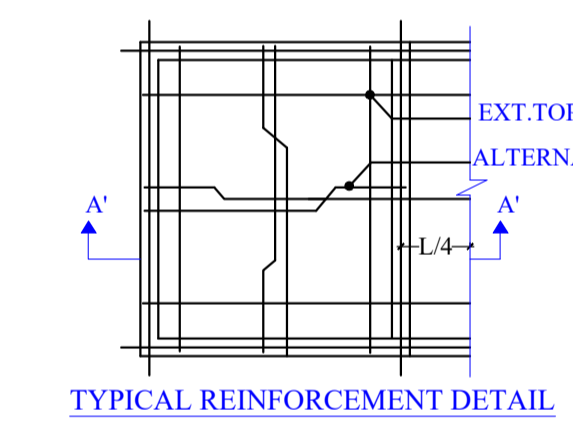
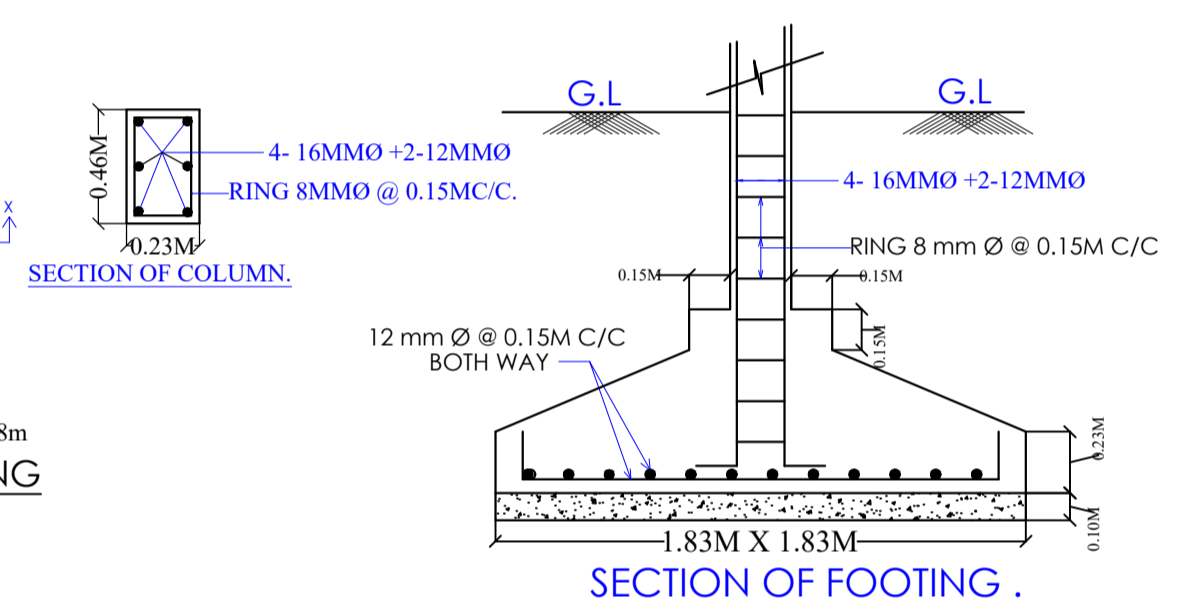
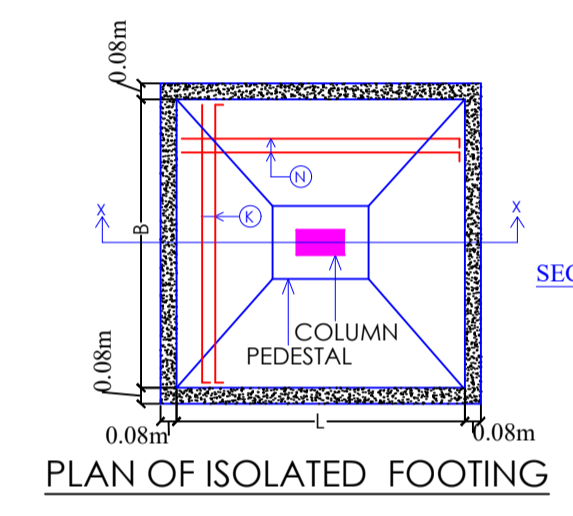
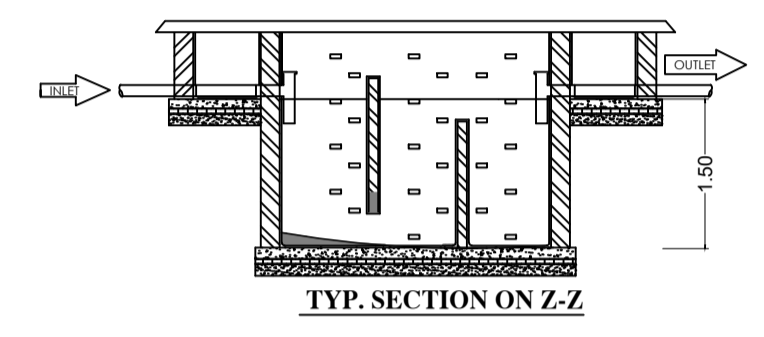
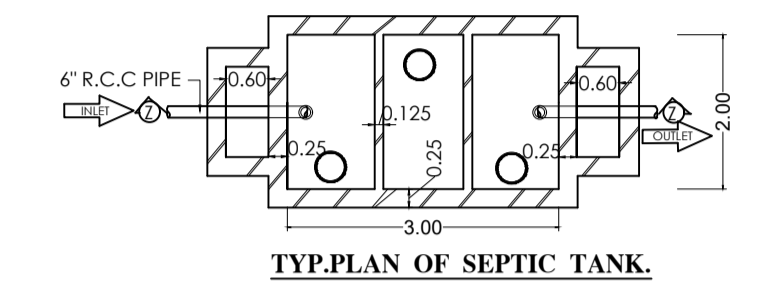
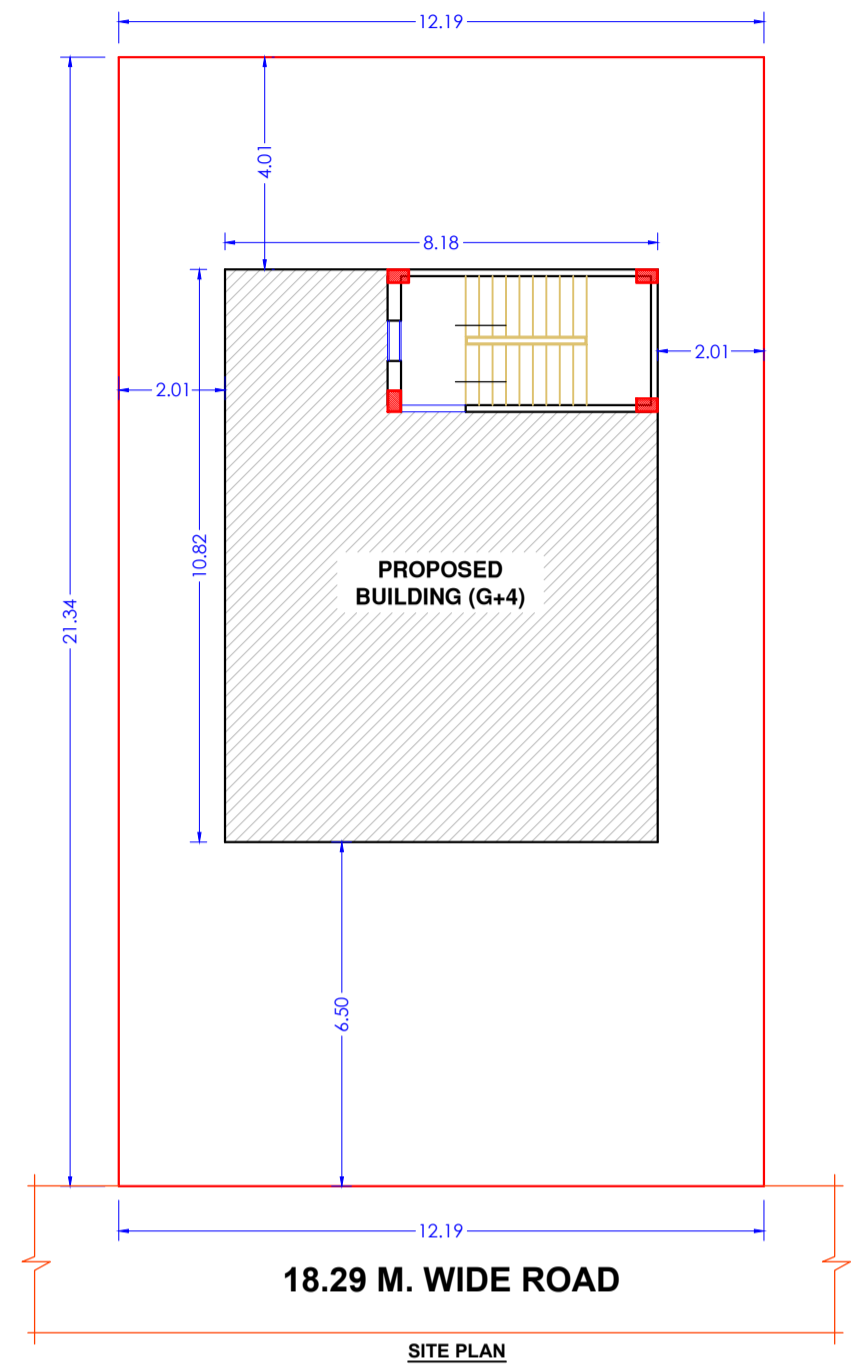
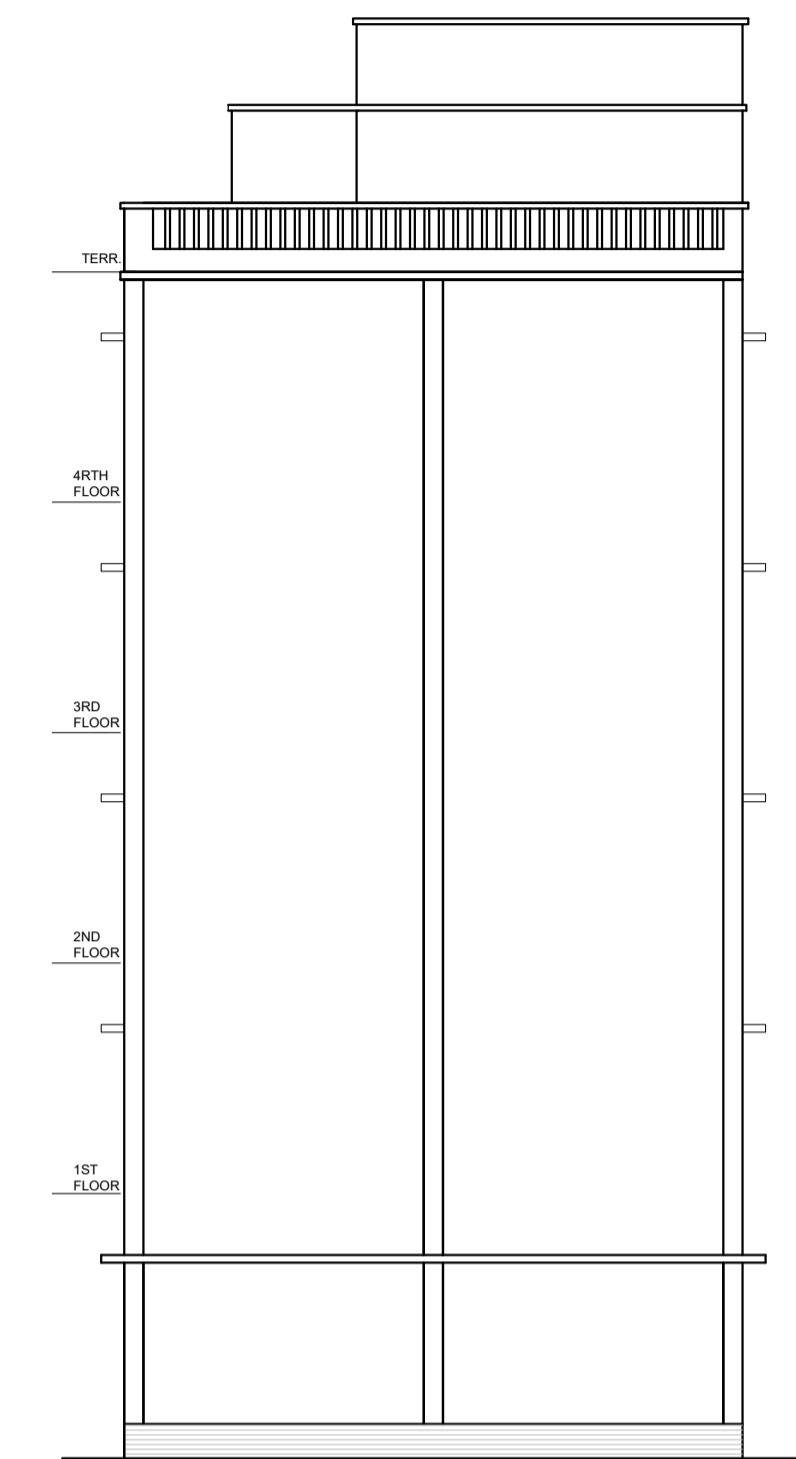
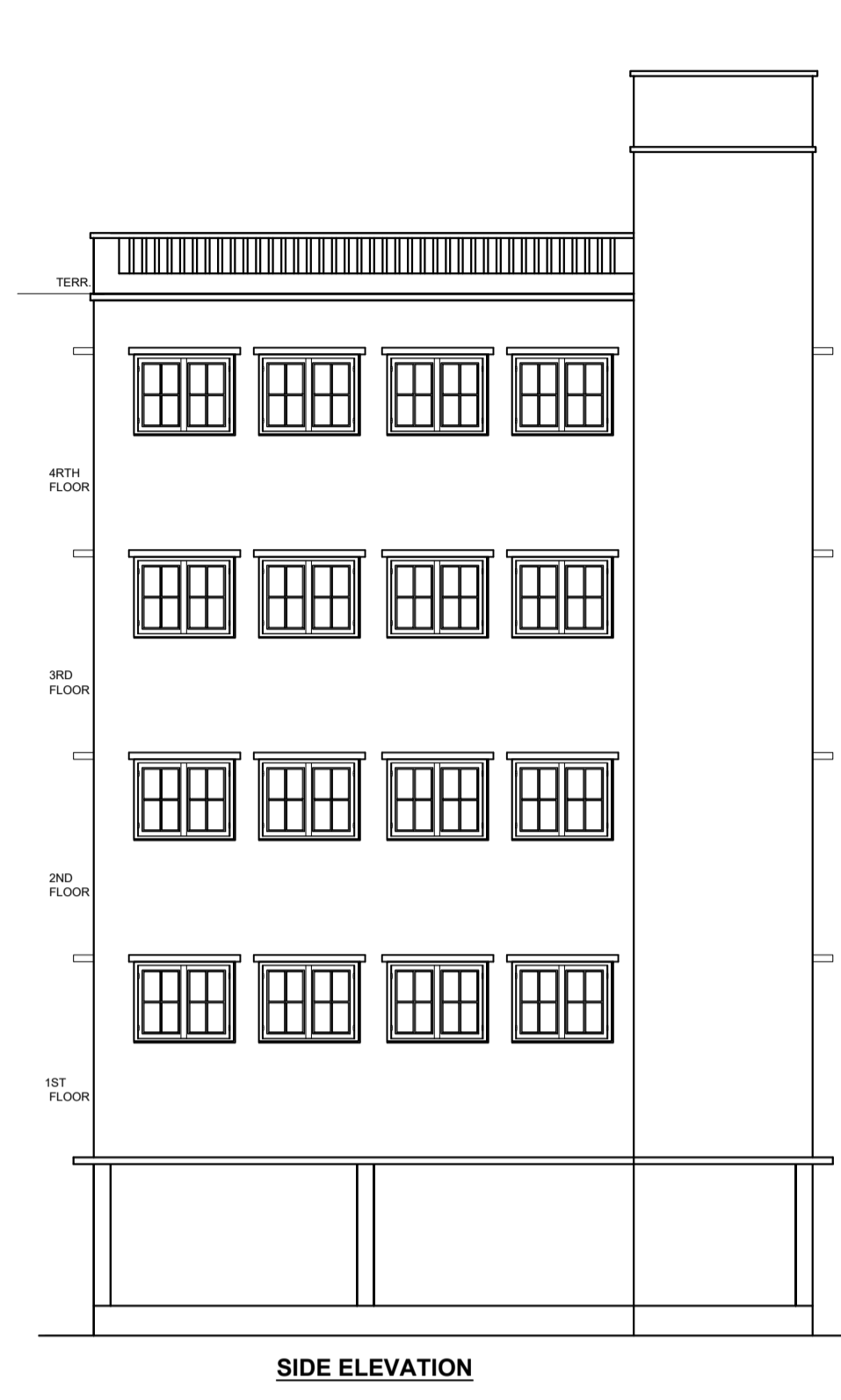
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	11	22.00
Total TwoWheeler	8	16.00	11	22.00
Other Parking	-	-	-	36.67
Total	-	53.50	-	143.17

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SMT KIRAN DEVI SARAFF)	Commercial	Showroom	Non-Highrise

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

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Khata No	80
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Village Name	Amla Tola
Use	Commercial
SubUse	Commercial Bldg



Building :A (SMT KIRAN DEVI SARAFF)

Floor Name	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.)	Tnmt (No.)
		Lift	Parking					
Basement Floor	75.82	5.13	59.17	0.00	11.52	11.52	11.52	00
Ground Floor	88.50	0.00	0.00	88.50	0.00	88.50	88.50	01
First Floor	88.50	9.13	0.00	79.37	0.00	79.37	79.37	01
Second Floor	88.50	9.13	0.00	79.37	0.00	79.37	79.37	01
Third Floor	88.50	9.13	0.00	79.37	0.00	79.37	79.37	01
Fourth Floor	88.50	9.13	0.00	79.37	0.00	79.37	79.37	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	518.32	41.65	59.17	405.98	11.52	417.50	417.50	05
Total Number of Same Buildings	1							
Total :	518.32	41.65	59.17	405.98	11.52	417.50	417.50	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT KIRAN DEVI SARAFF)	D1	1.12	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT KIRAN DEVI SARAFF)	W1	1.22	1.20	40

UnitBUA Table for Building :A (SMT KIRAN DEVI SARAFF)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL-A1	OTHER	64.01	63.94	1	1
TYPICAL -12,3,4 FLOOR PLAN	HALL-A1	OTHER	64.01	63.94	1	4
Total:	-	-	320.05	319.71	5	5

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