

SITE PLAN

SITE PLAN
SCALE:1:100

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.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	501.08	125.27	375.81	22.92	119.54	358.62	478.16	478.16	01
Grand Total	1	501.08	125.27	375.81	22.92	119.54	358.62	478.16	478.16	01

Proposal Basic Information

Proposal File No.	CNP/BP/0025/W05/2023
Owner Name	MR.BASAR NAWAZ AND BROTHERS
Khata No	00
Plot No	1257 A (OLD), 179 A (NEW)
Village Name	Bakurdaj Tola
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.66 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: WEST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: CHAIBASA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA		
Inward No: CNP/BP/0025/W05/2023	PlotSubPlot No: 1257 A (OLD), 179 A (NEW)		
Application Type: General Proposal	North: Plot No. - NU		
Project Type: Building Permission	South: Plot No. - NU		
Nature of Development: Addition or Alteration	East: Road Width - 9		
Location of Development Area: Old Area	West: Plot No. - NU		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	242.81
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		242.81
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			17.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		225.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		242.81
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		242.81
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			145.69
Proposed Coverage Area (51.59 %)			125.27
Total Prop. Coverage Area (51.59 %)			125.27
Balance coverage area (8.41 %)			20.42
FAR CHECK			
Perm. FAR Area (2.000)			485.62
Total Perm. FAR area			485.62
Residential FAR			478.17
Proposed FAR Area			478.17
Total Proposed FAR Area			478.17
Consumed FAR (Factor)			1.97
Balance FAR Area			7.45
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			501.08
ARCHITECT (Regd)		SAQUIB JAWED	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		MR.BASAR NAWAZ AND BROTHERS	
DEVELOPMENT AUTHORITY		LOCAL BODY	

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)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Buildingwise Floor FAR Details

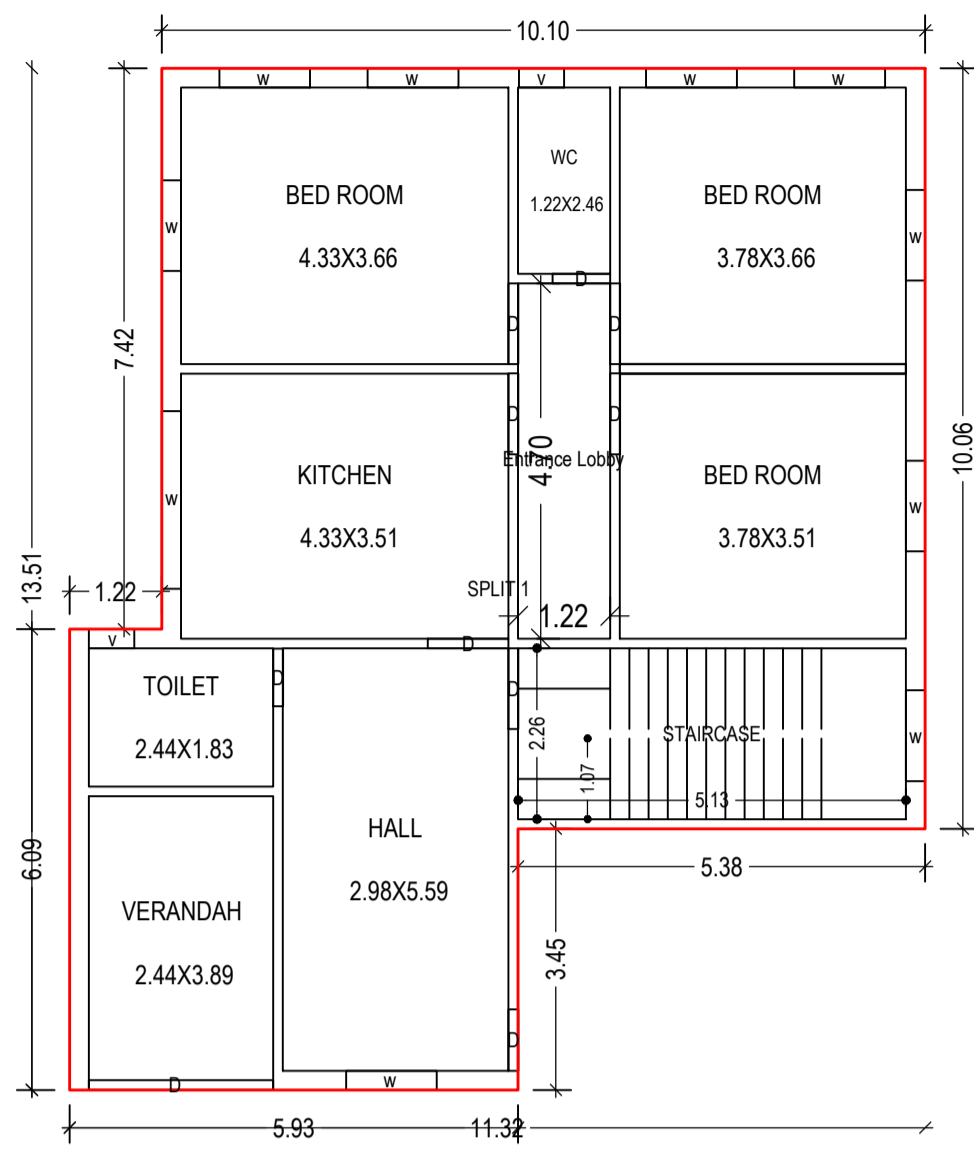
Floor Name	Building Name				Total			
	A (RESIDENTIAL)							
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	125.27	0.00	119.54	0.00	125.27	0.00	119.54
First Floor	125.27	0.00	119.54	0.00	125.27	0.00	119.54	0.00
Second Floor	125.27	0.00	119.54	0.00	125.27	0.00	119.54	0.00
Third Floor	125.27	0.00	119.54	0.00	125.27	0.00	119.54	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	375.81	125.27	358.62	119.54	375.81	125.27	358.62	119.54

Building USE/SUBUSE Details

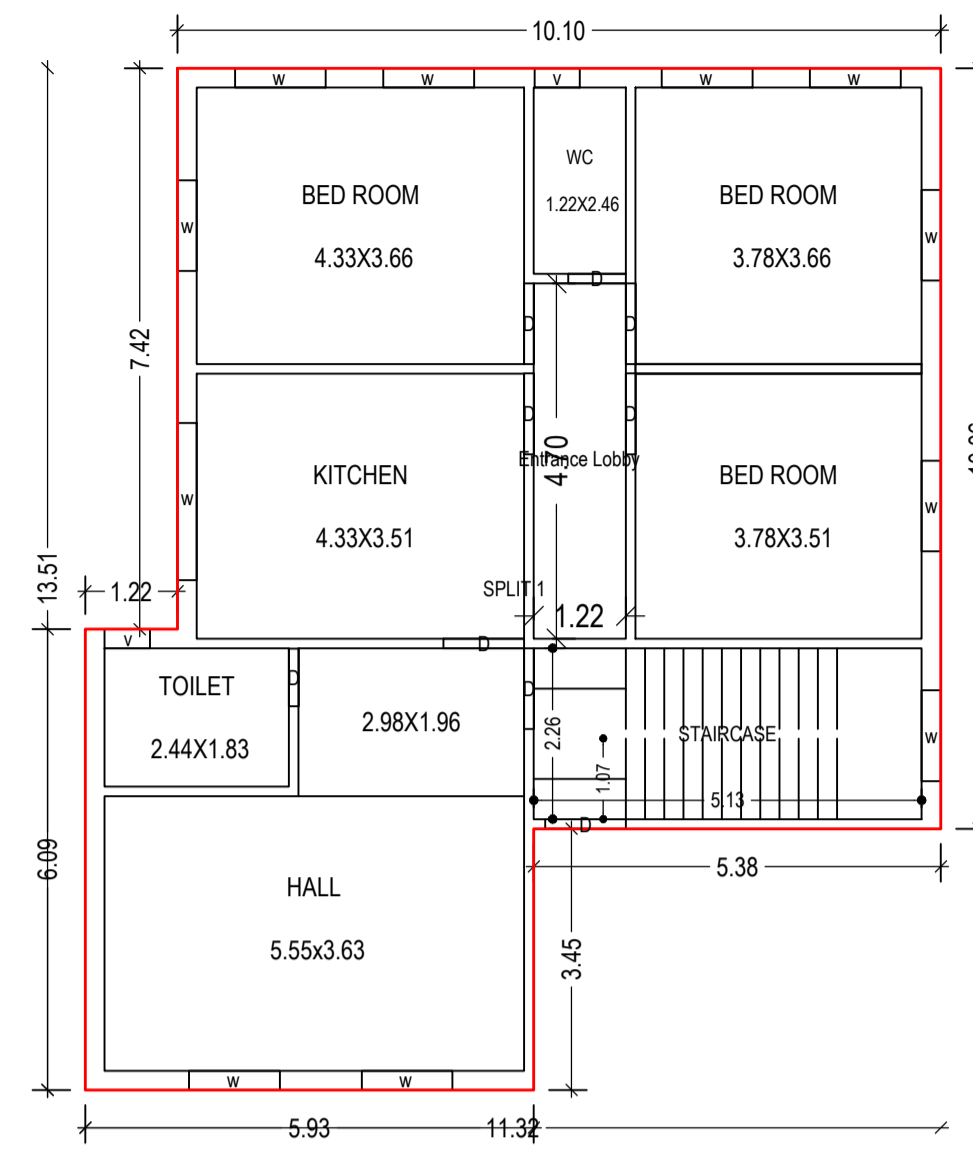
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

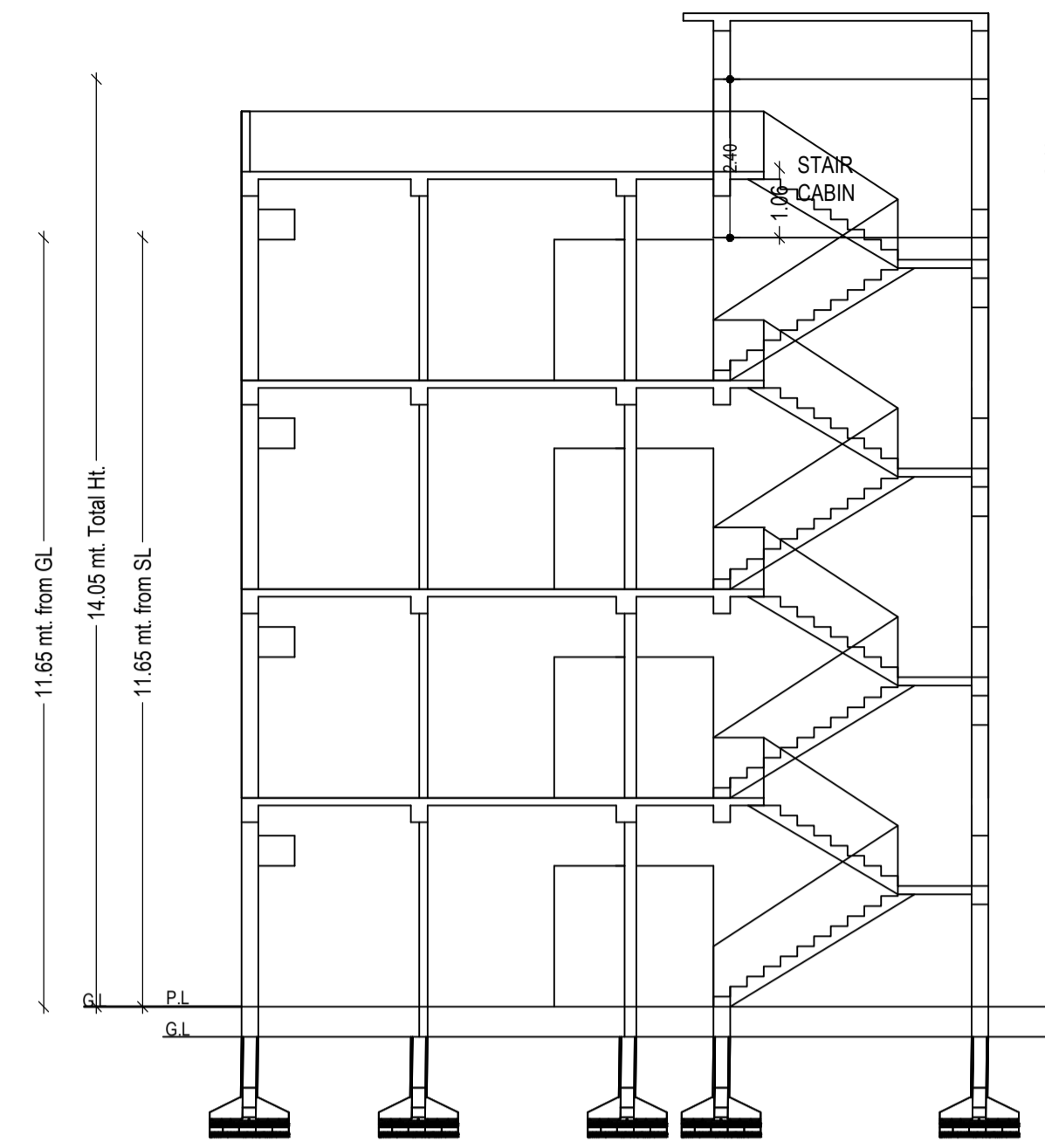
Proposal Basic Information	
Proposal File No.	CNP/BB/0025/W05/2023
Owner Name	MR.BASAR NAWAZ AND BROTHERS
Khata No	00
Plot No	1257 A (OLD), 179 A (NEW)
Village Name	Bakurdaj Tola
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



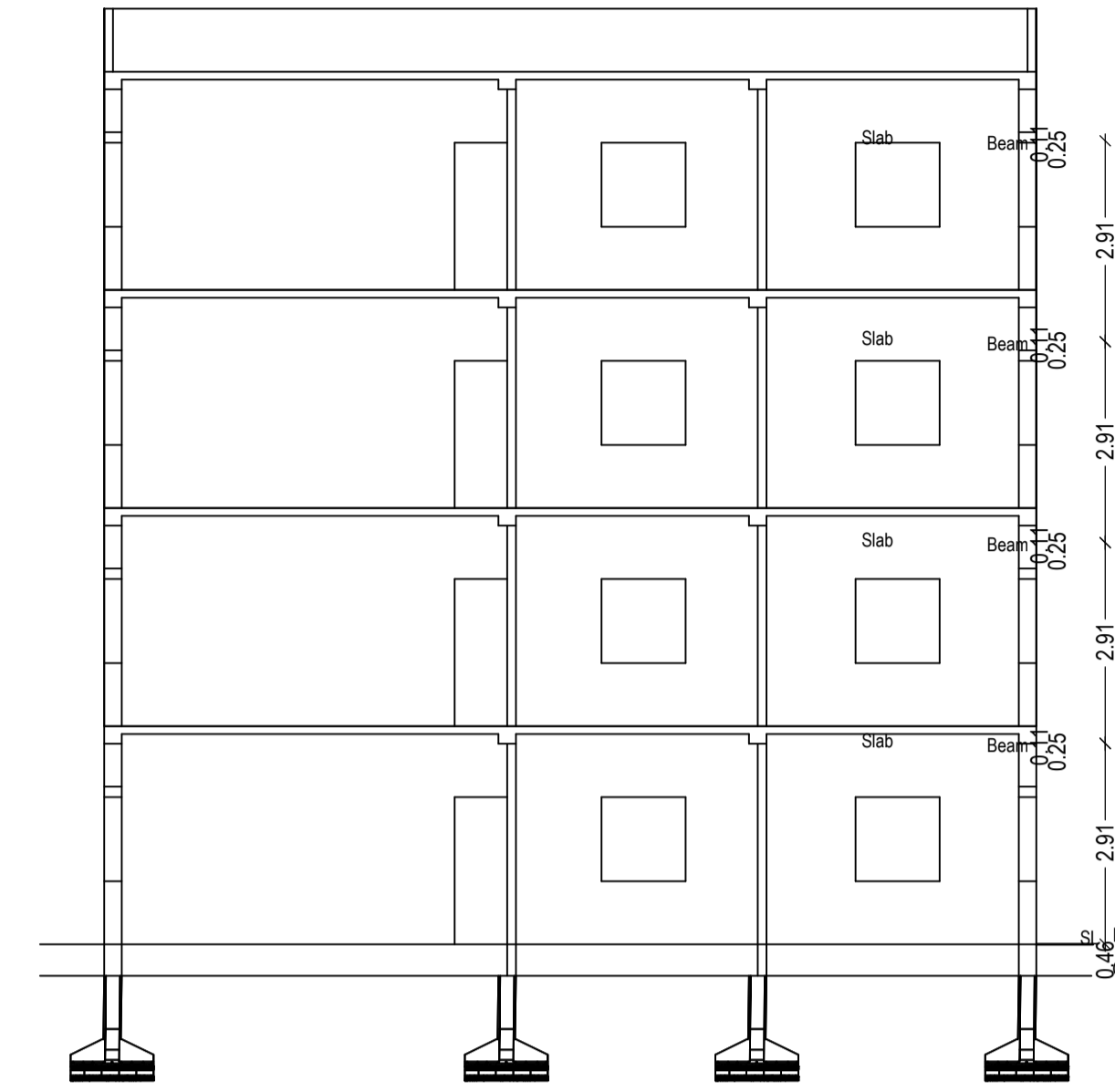
GROUND FLOOR PLAN (Existing) (SCALE 1:100)



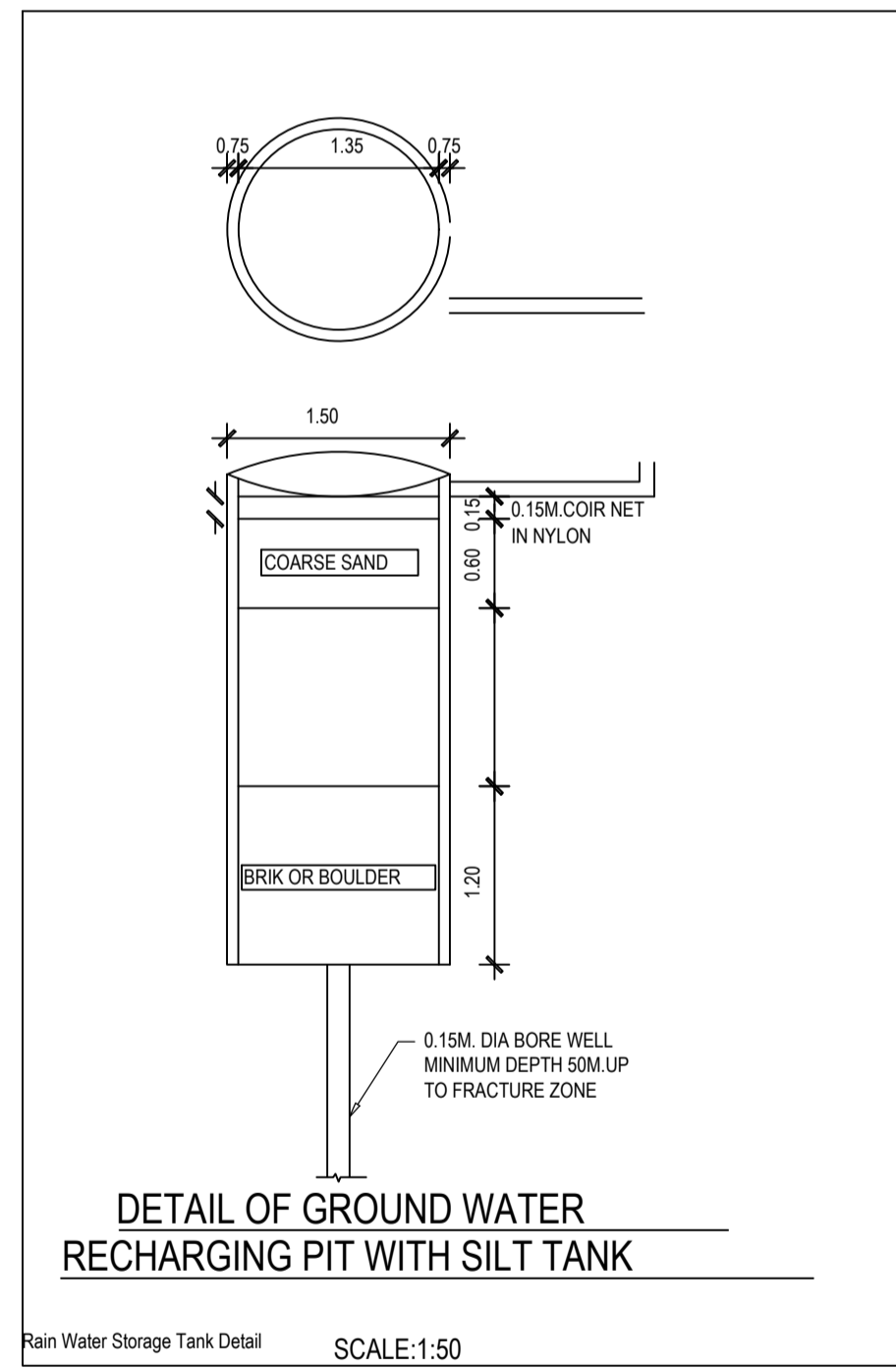
TYPICAL - 1, 2 & 3 FLOOR PLAN (Proposed) (SCALE 1:100)



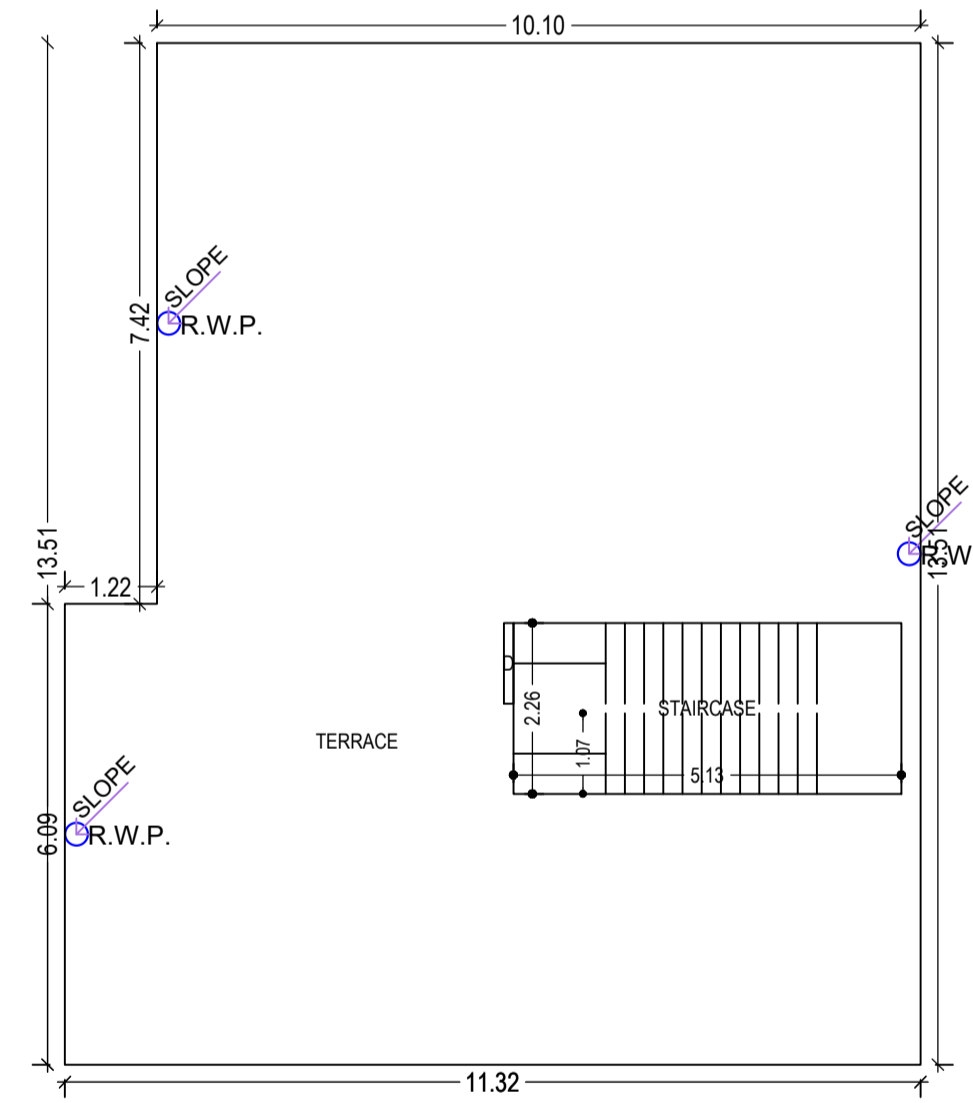
SECTION ON LINE A.A (SCALE:1:100)



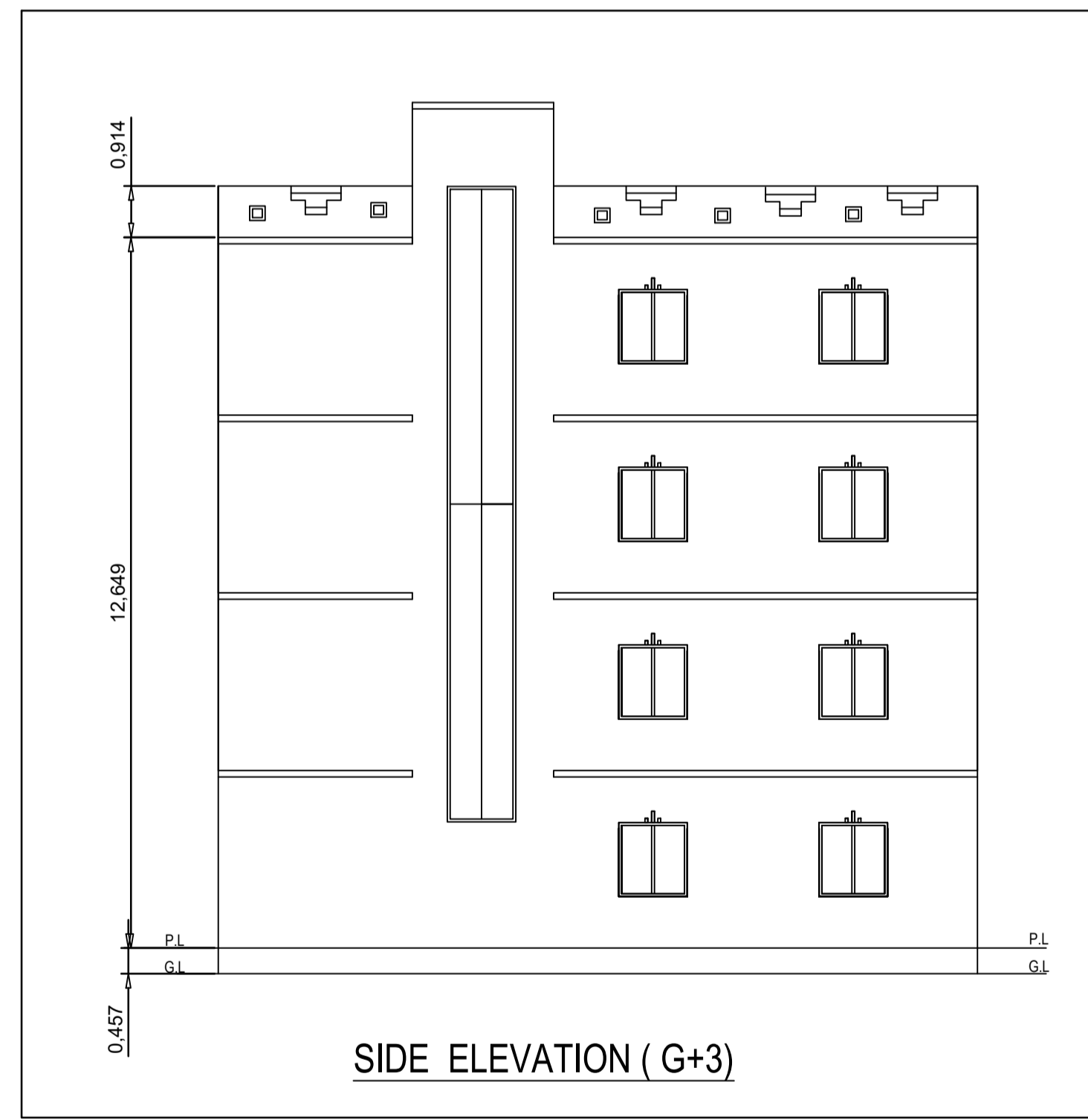
SECTION ON LINE B.B (SCALE:1:100)



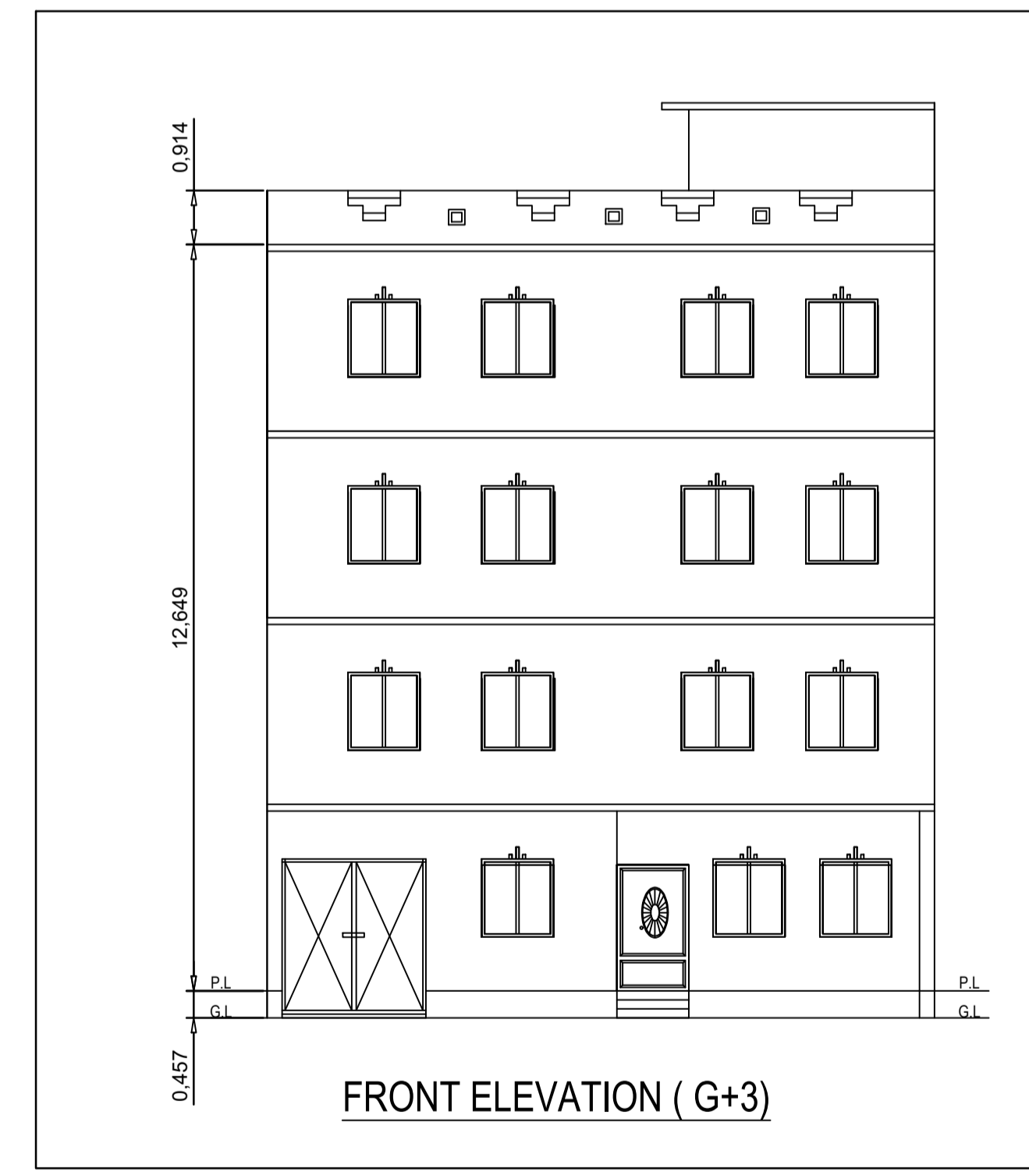
Rain Water Storage Tank Detail (SCALE:1:50)



TERRACE FLOOR PLAN (SCALE 1:100)



SIDE ELEVATION (G+3)



FRONT ELEVATION (G+3)

Building :A (RESIDENTIAL)

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.)	Tmnt (No.)
Ground Floor	125.27	125.27	0.00	5.73	119.54	0.00	119.54	119.54	01
First Floor	125.27	0.00	125.27	5.73	0.00	119.54	119.54	119.54	00
Second Floor	125.27	0.00	125.27	5.73	0.00	119.54	119.54	119.54	00
Third Floor	125.27	0.00	125.27	5.73	0.00	119.54	119.54	119.54	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	501.08	125.27	375.81	22.92	119.54	358.62	478.16	478.16	01
Total Number of Same Buildings :	1								
Total :	501.08	125.27	375.81	22.92	119.54	358.62	478.16	478.16	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.76	2.10	08
A (RESIDENTIAL)	D	0.81	2.10	01
A (RESIDENTIAL)	D	1.07	2.10	24
A (RESIDENTIAL)	D	2.44	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

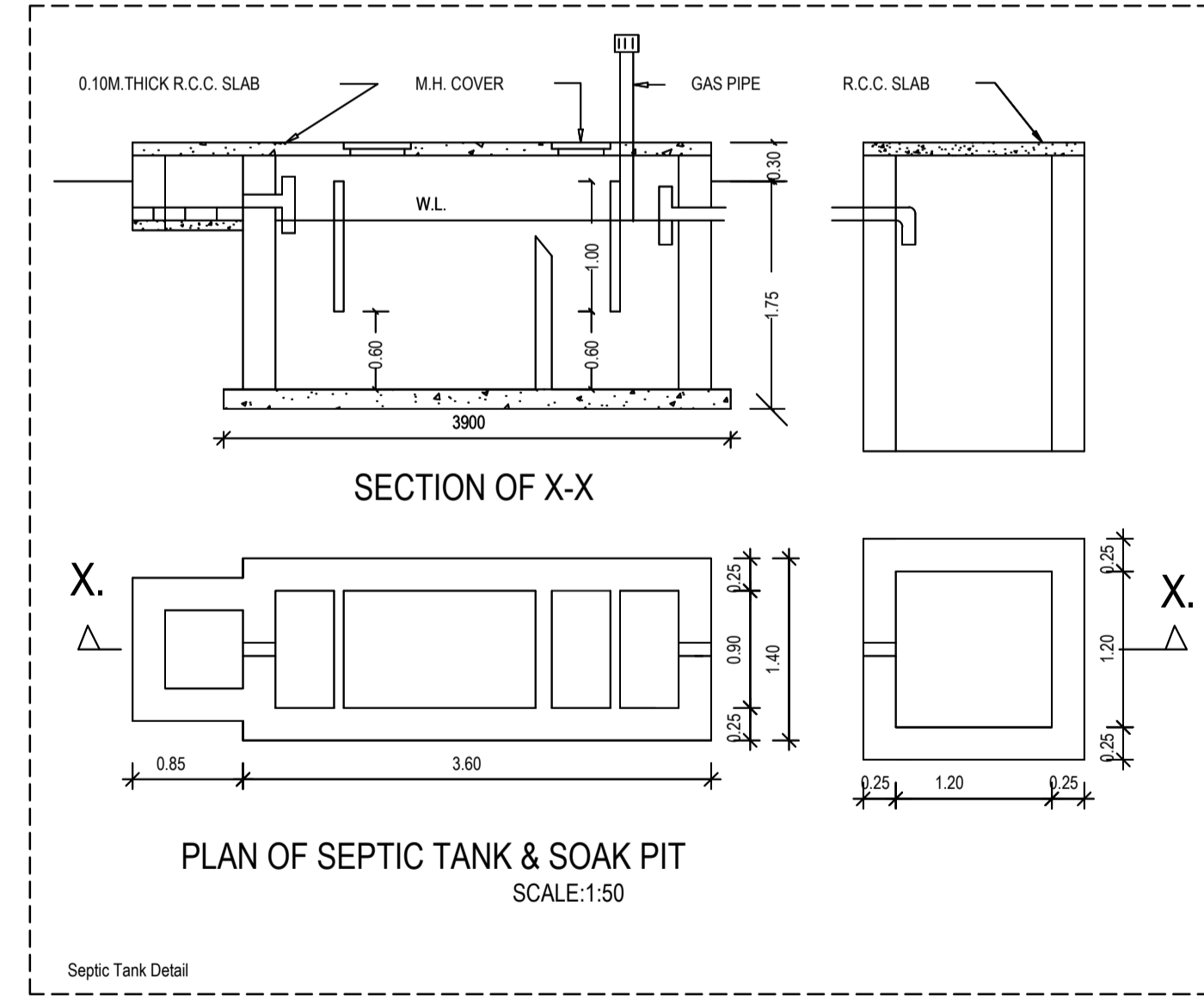
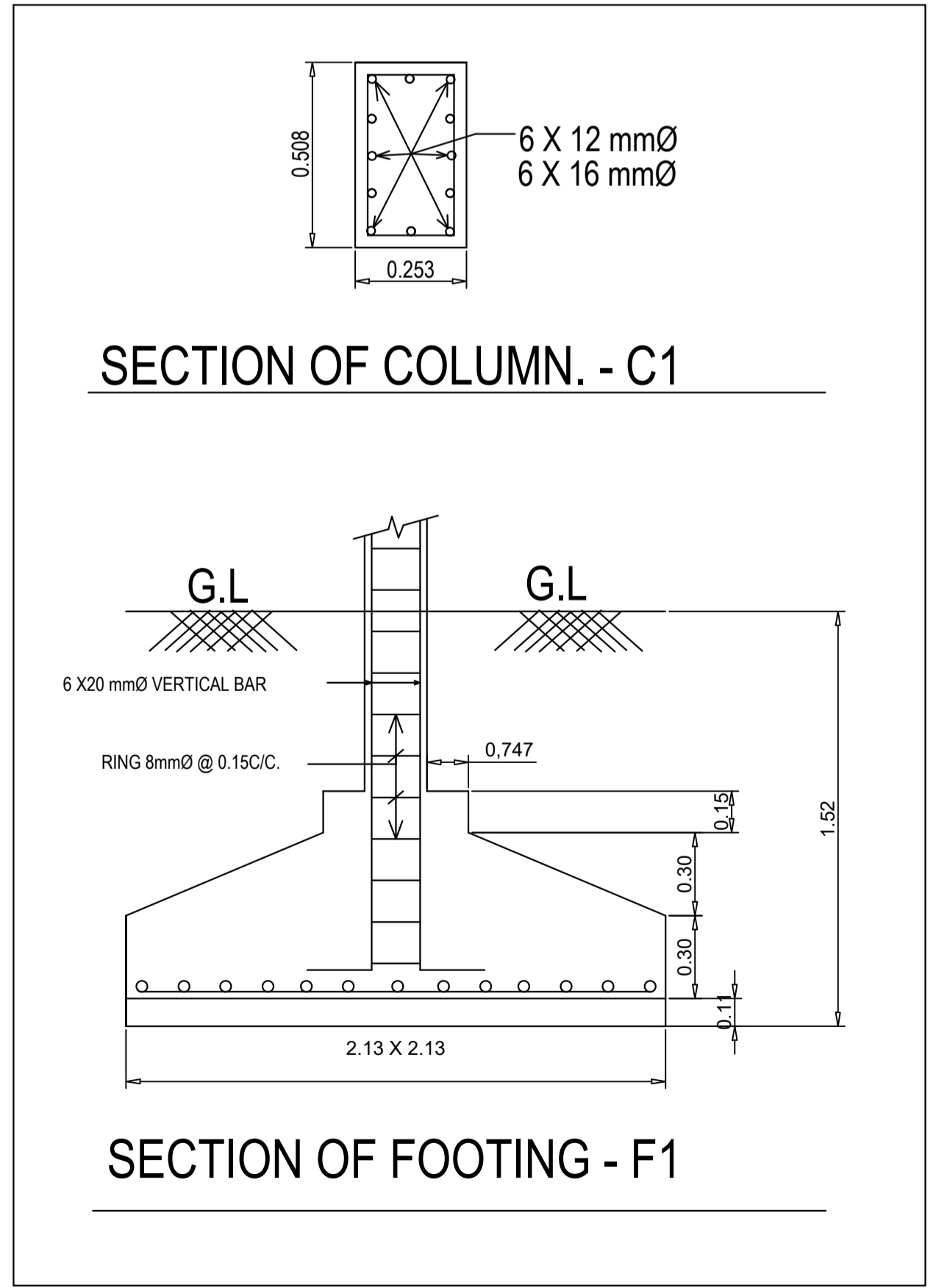
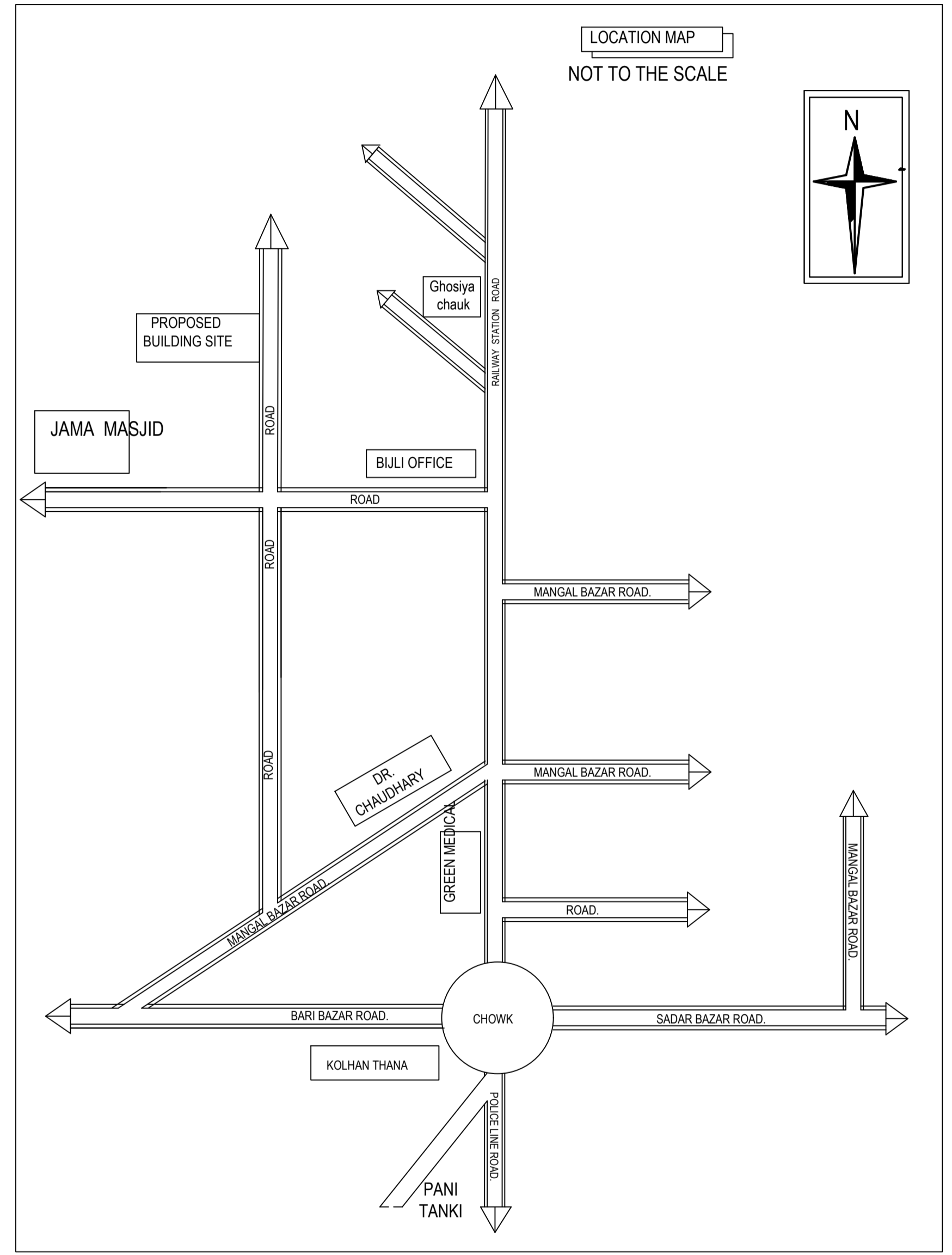
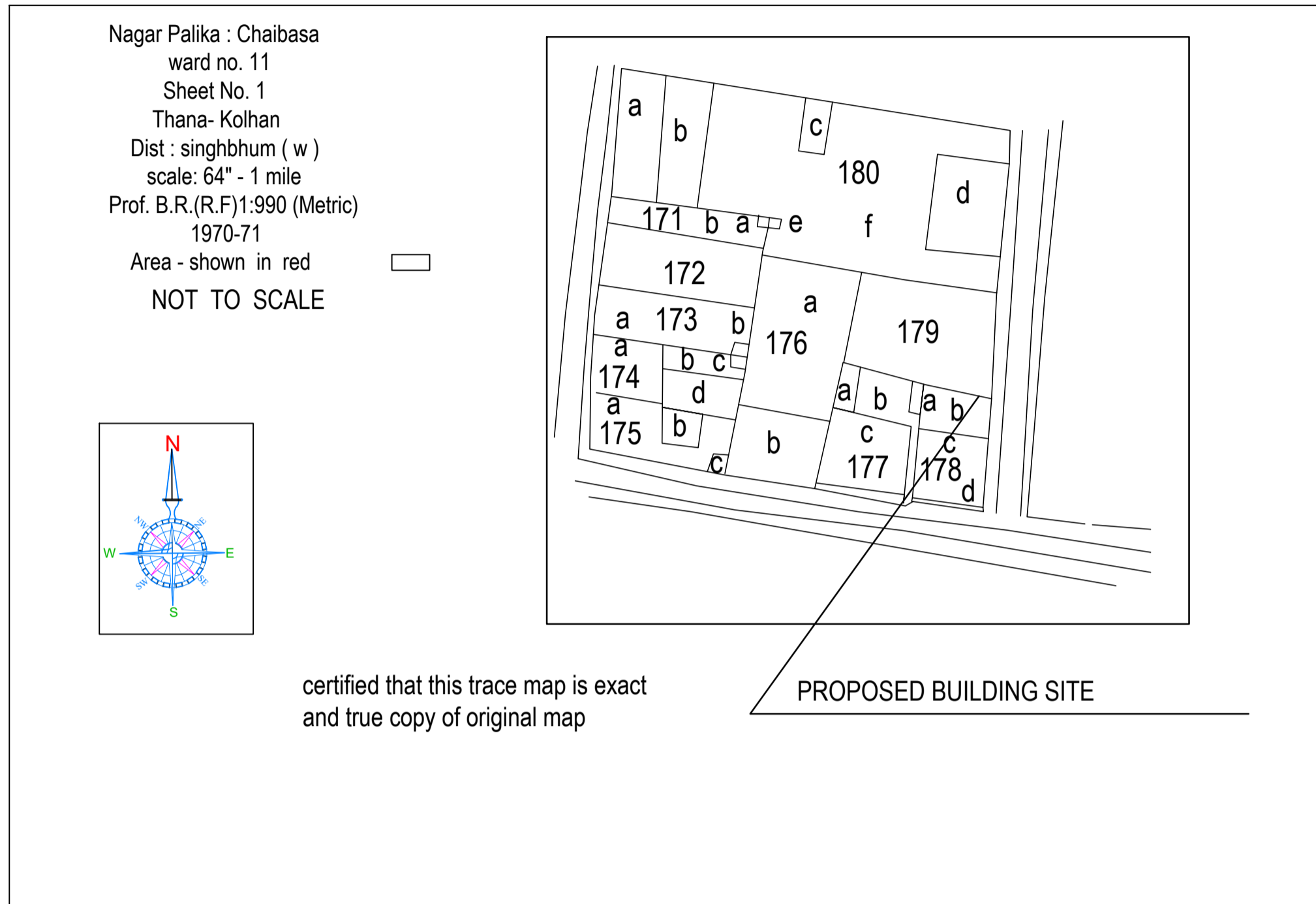
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	v	0.60	1.20	08
A (RESIDENTIAL)	w	1.20	1.20	39
A (RESIDENTIAL)	w	2.08	1.20	03
A (RESIDENTIAL)	w	2.35	1.20	01

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	Existing	409.65	407.72	8	1
TYPICAL - 1, 2 & 3 FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	7	0
Total	-	-	-	409.65	407.72	29	1

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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