

SITE PLAN

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	279.26	14.44	264.82	264.82	264.82	01
Grand Total :	1	279.26	14.44	264.82	264.82	264.82	01

Proposal Basic Information

Proposal File No.	CNP/IBP/0007/W10/2024
Owner Name	MR.MAZHAR IMAM KHAN
Khata No	00
Plot No	1711(PART)
Village Name	Badi Bazar
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.70
CHAIBASA NAGAR	VERSION DATE: 16/10/2020
PARISHAD	
PROJECT DETAIL:	
Region : JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	
District: WEST SINCHHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: CHAIBASA NAGAR	Plot/Nearby/Religious/Structure: NA
PARISHAD	
Inward No: CNP/IBP/0007/W10/2024	Plot/SubPlot No: 1711(PART)
Application Type: General Proposal	North: Plot No. - MOBINA KHATOON
Project Type: Building Permission	South: Road Width - 6.20
Nature of Development: New	East: Plot No. - ZAFAR IMAM KHAN
Location of Development Area: Old Area	West: Plot No. - ARSHAD IMAM KHAN
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 156.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 156.60
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	13.53
Total	13.53
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 143.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 156.60
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 156.60
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	109.62
Proposed Coverage Area ( 59.44 % )	93.09
Total Prop. Coverage Area ( 59.44 % )	93.09
Balance coverage area ( 10.56 % )	16.53
FAR CHECK	
Perm. FAR Area ( 2.000 )	313.20
Total Perm. FAR area	313.20
Residential FAR	264.81
Proposed FAR Area	264.81
Total Proposed FAR Area	264.81
Consumed FAR (Factor)	1.69
Balance FAR Area	48.39
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	279.26
ARCHITECT (Regd)	SAQUIB JAWED
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR.MAZHAR IMAM KHAN
DEVELOPMENT AUTHORITY	
	LOCAL BODY

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

Buildingwise Floor FAR Details

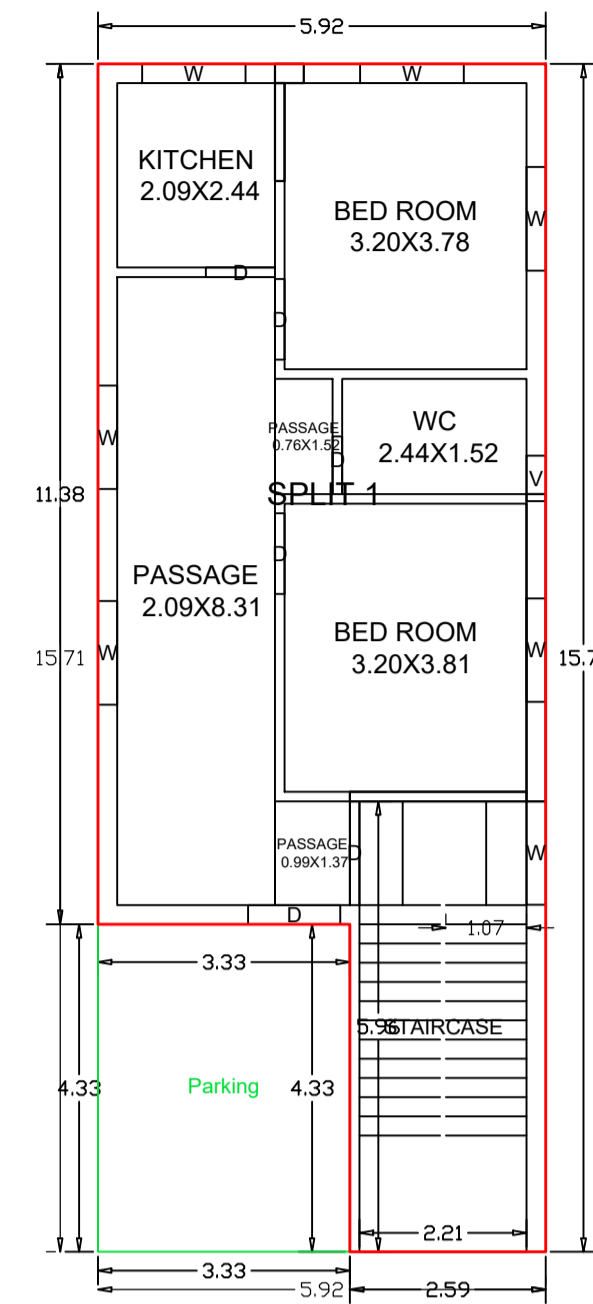
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	93.08	78.64	93.08	78.64
First Floor	93.09	93.09	93.09	93.09
Second Floor	93.09	93.09	93.09	93.09
Terrace Floor	0.00	0.00	0.00	0.00
Total :	279.26	264.82	279.26	264.82

Building USE/SUBUSE Details

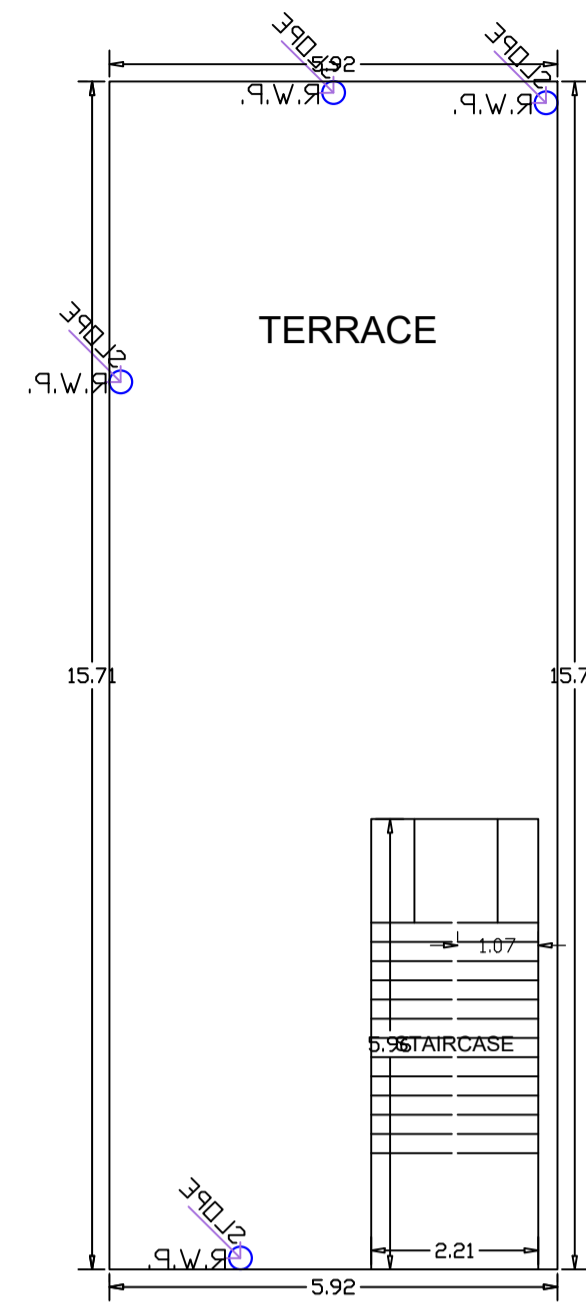
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

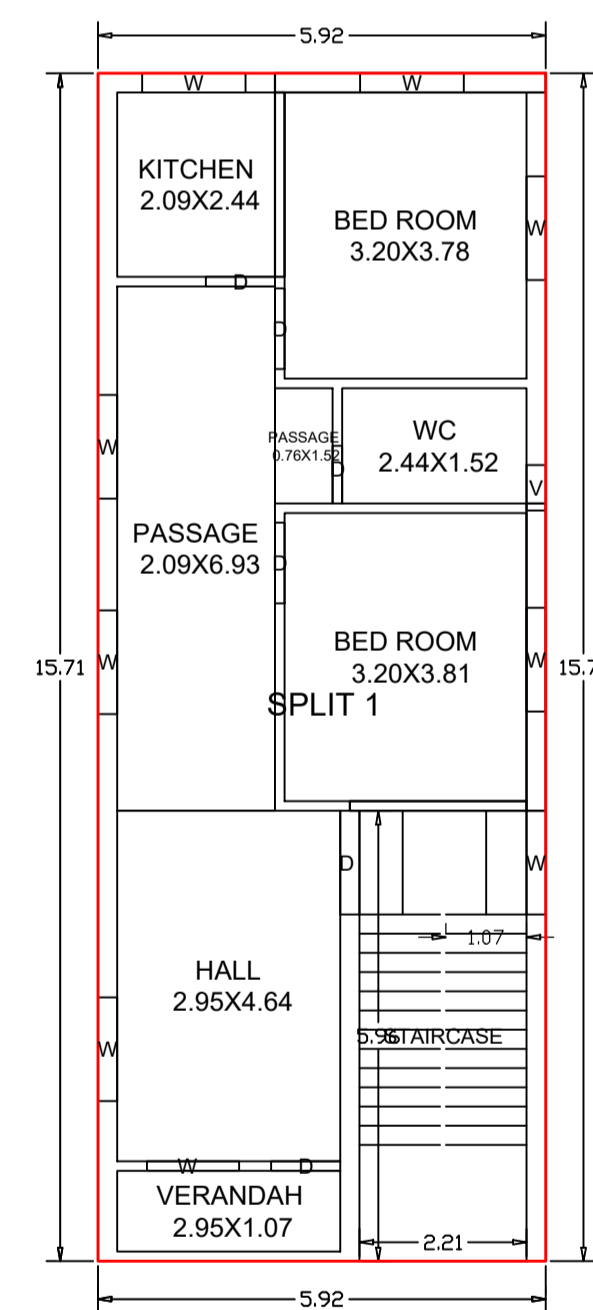
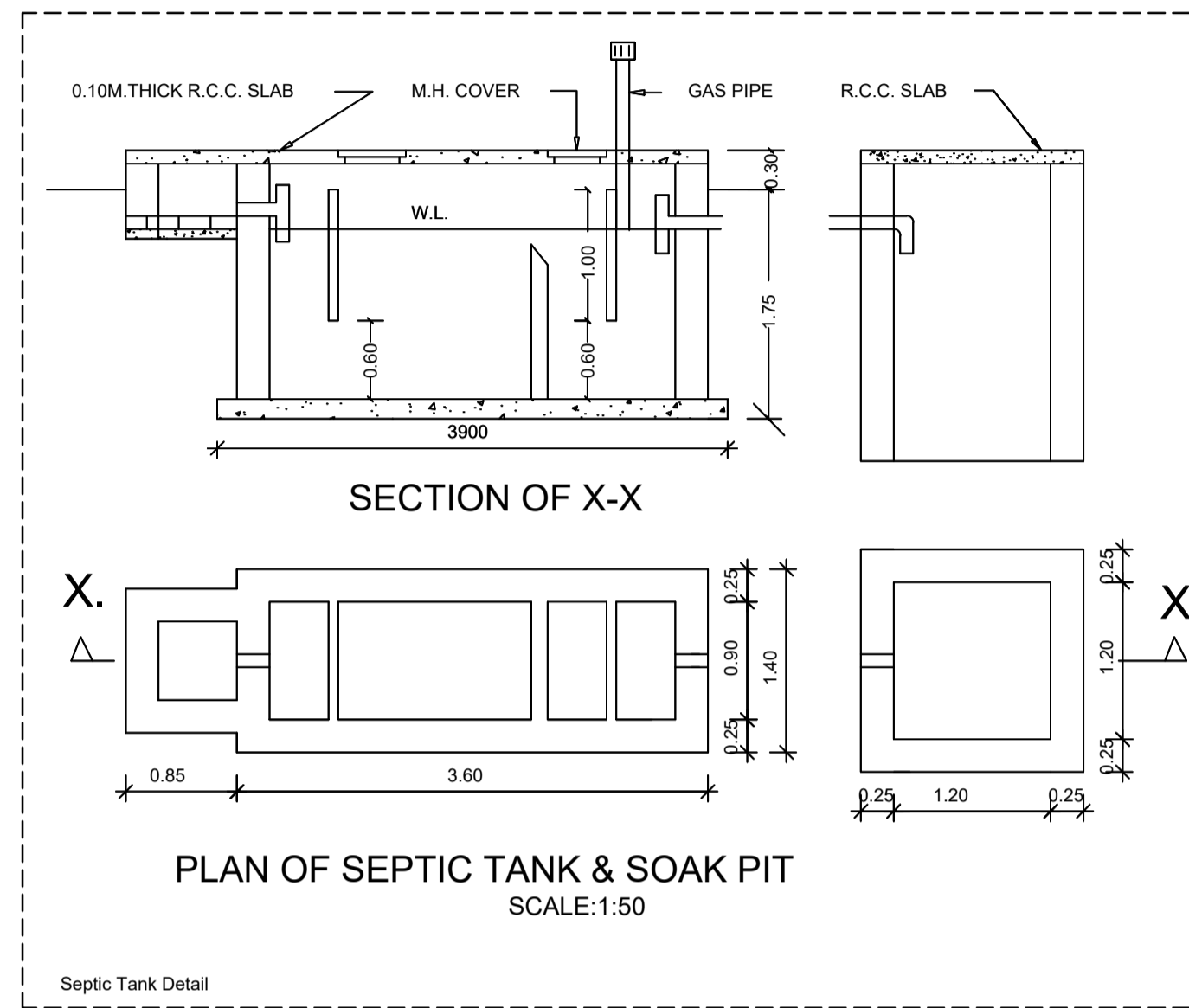
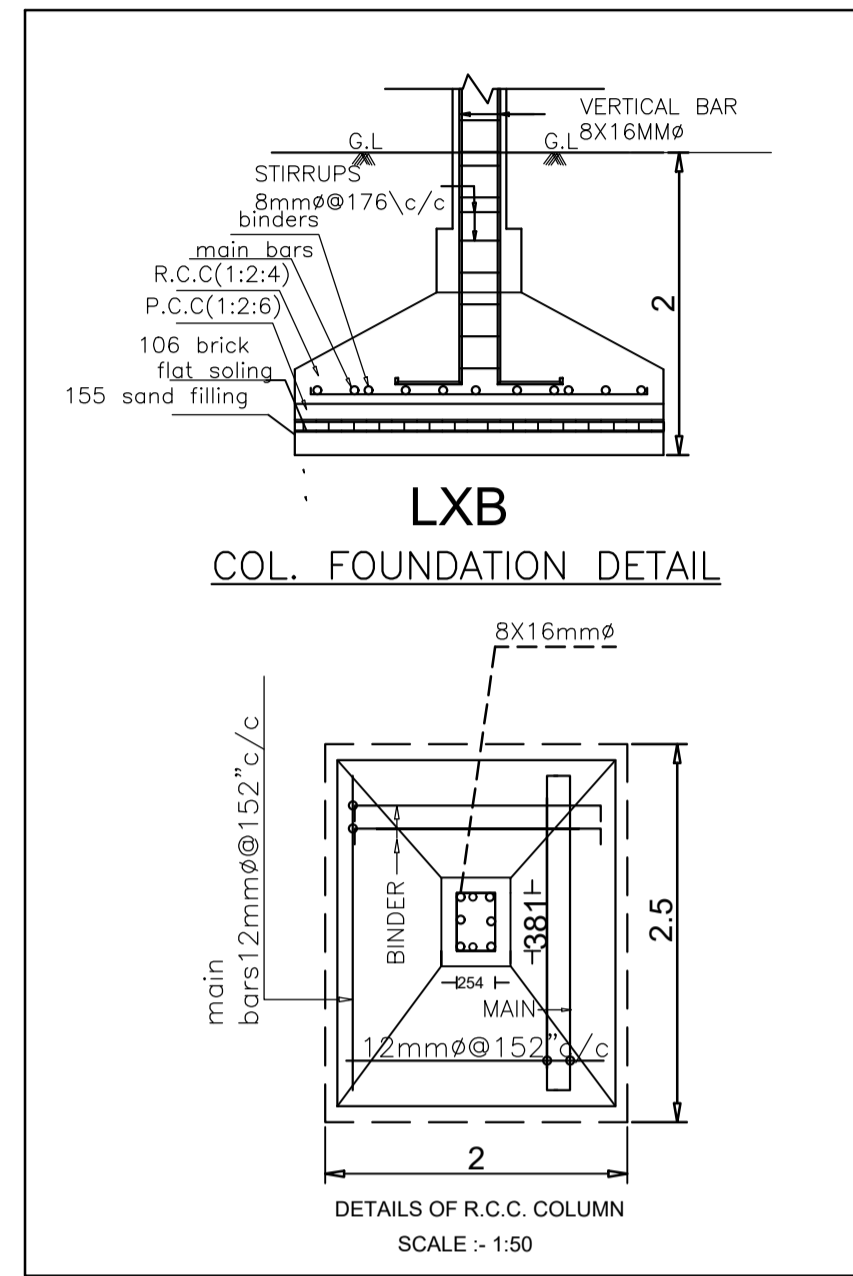
Proposal Basic Information	
Proposal File No.	CNP/IBP/0007/W10/2024
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Khata No	00
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Village Name	Badi Bazar
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment



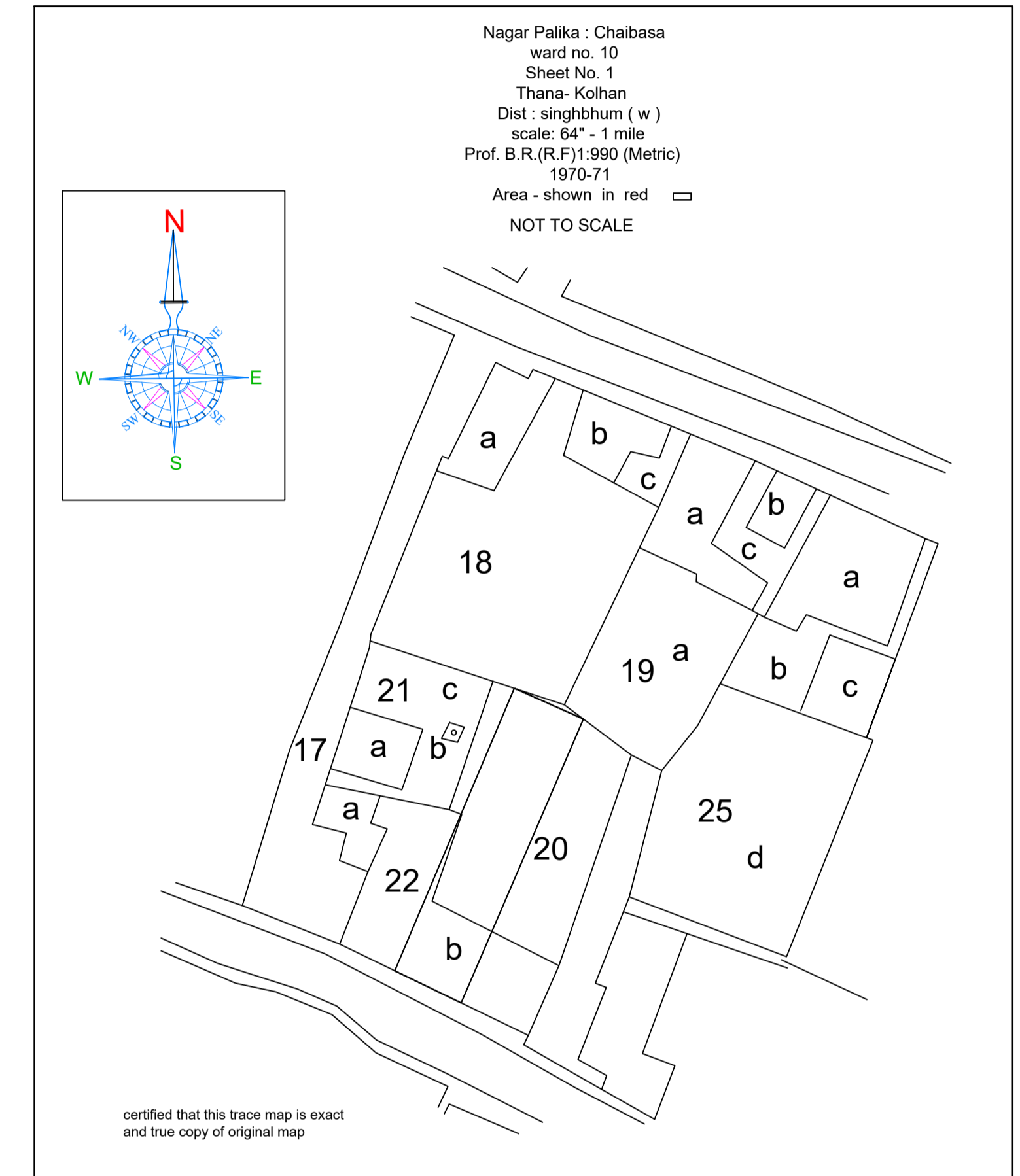
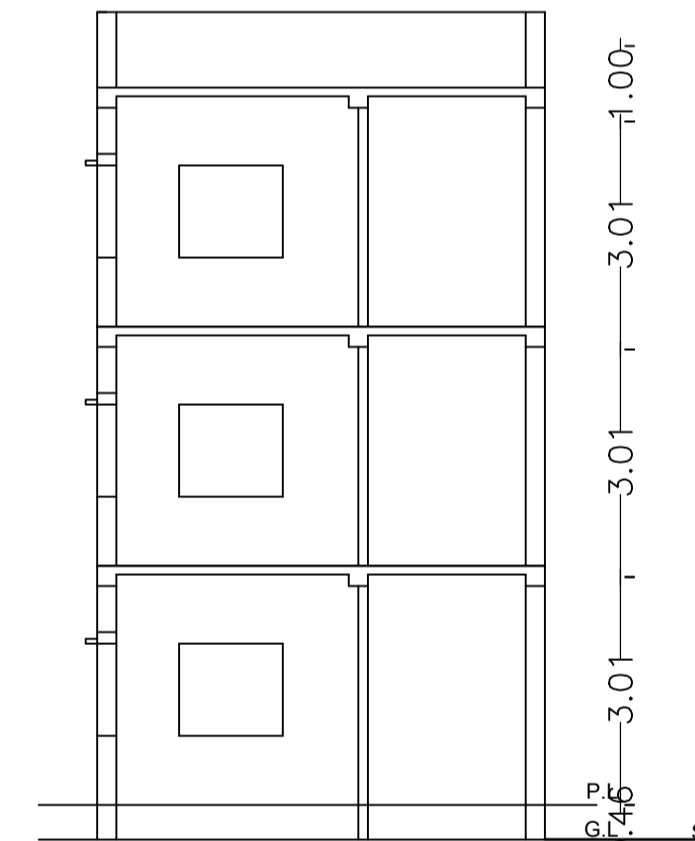
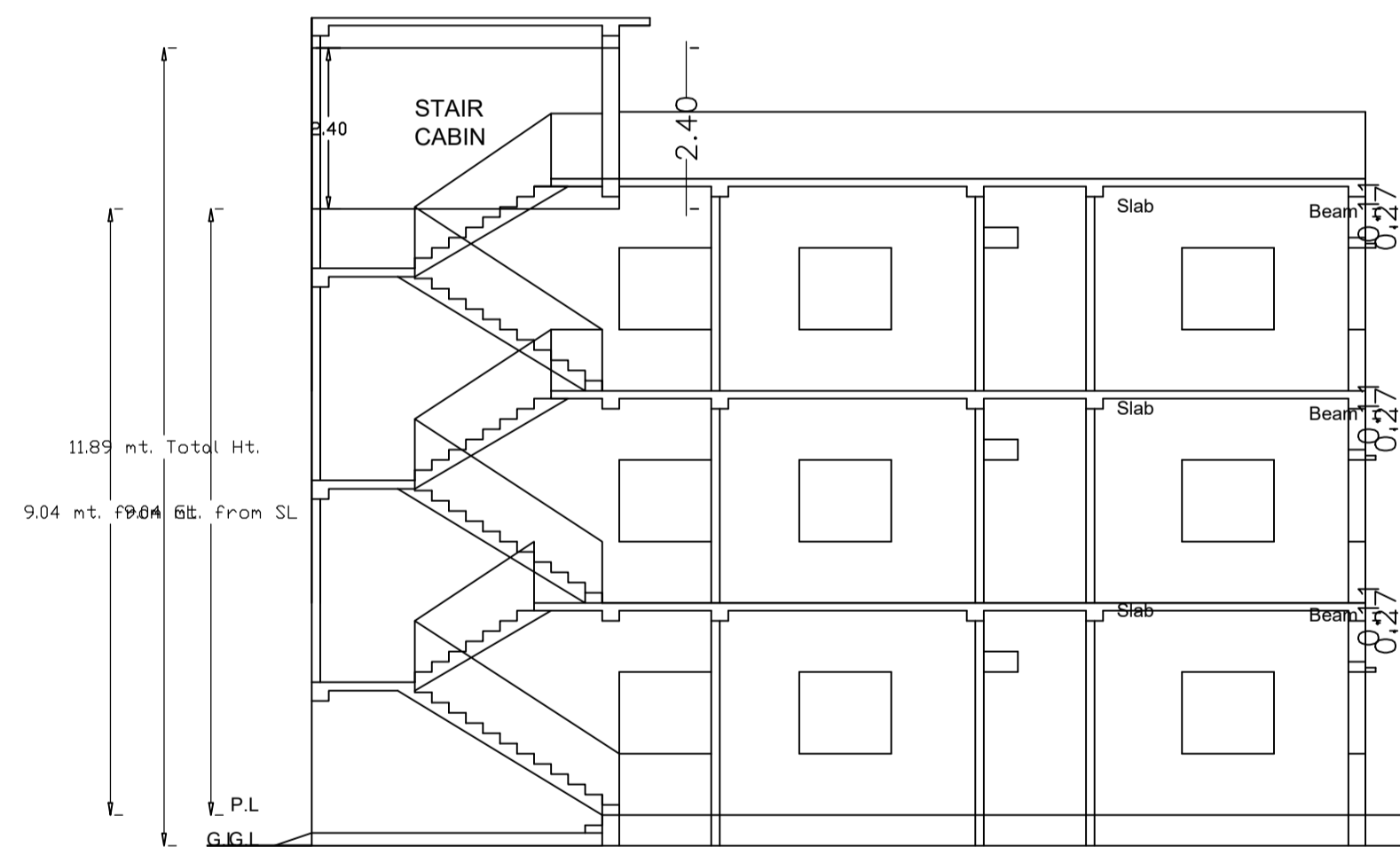
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



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



Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	93.08	14.44	78.64	78.64	78.64	01
First Floor	93.09	0.00	93.09	93.09	93.09	00
Second Floor	93.09	0.00	93.09	93.09	93.09	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	279.26	14.44	264.82	264.82	264.82	01
Total Number of Same Buildings :	1					
Total :	279.26	14.44	264.82	264.82	264.82	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.76	2.10	03
A (RESIDENTIAL)	D	0.91	2.10	05
A (RESIDENTIAL)	D	1.07	2.10	06
A (RESIDENTIAL)	D	1.22	2.10	01
A (RESIDENTIAL)	D	1.37	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

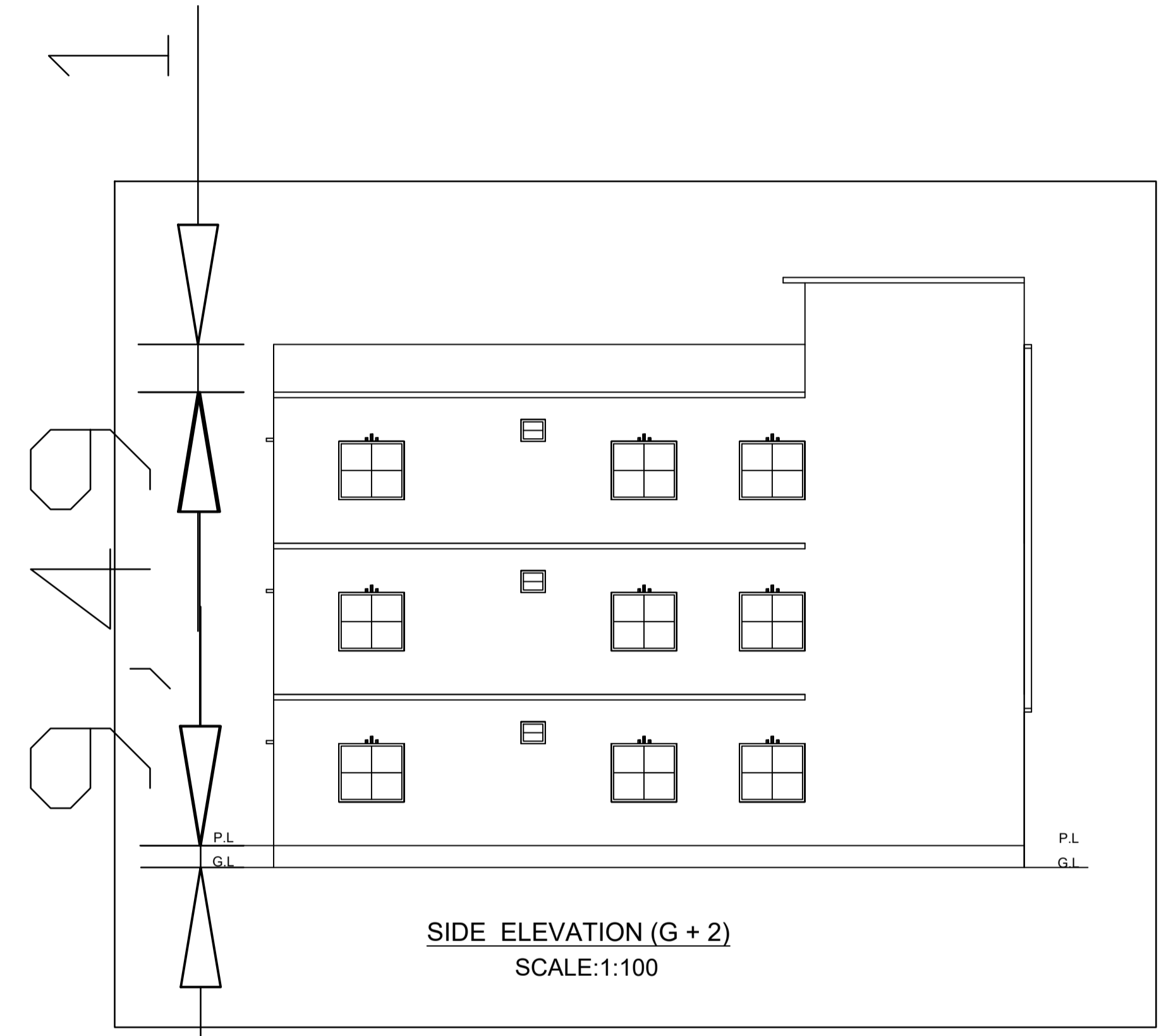
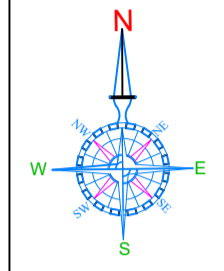
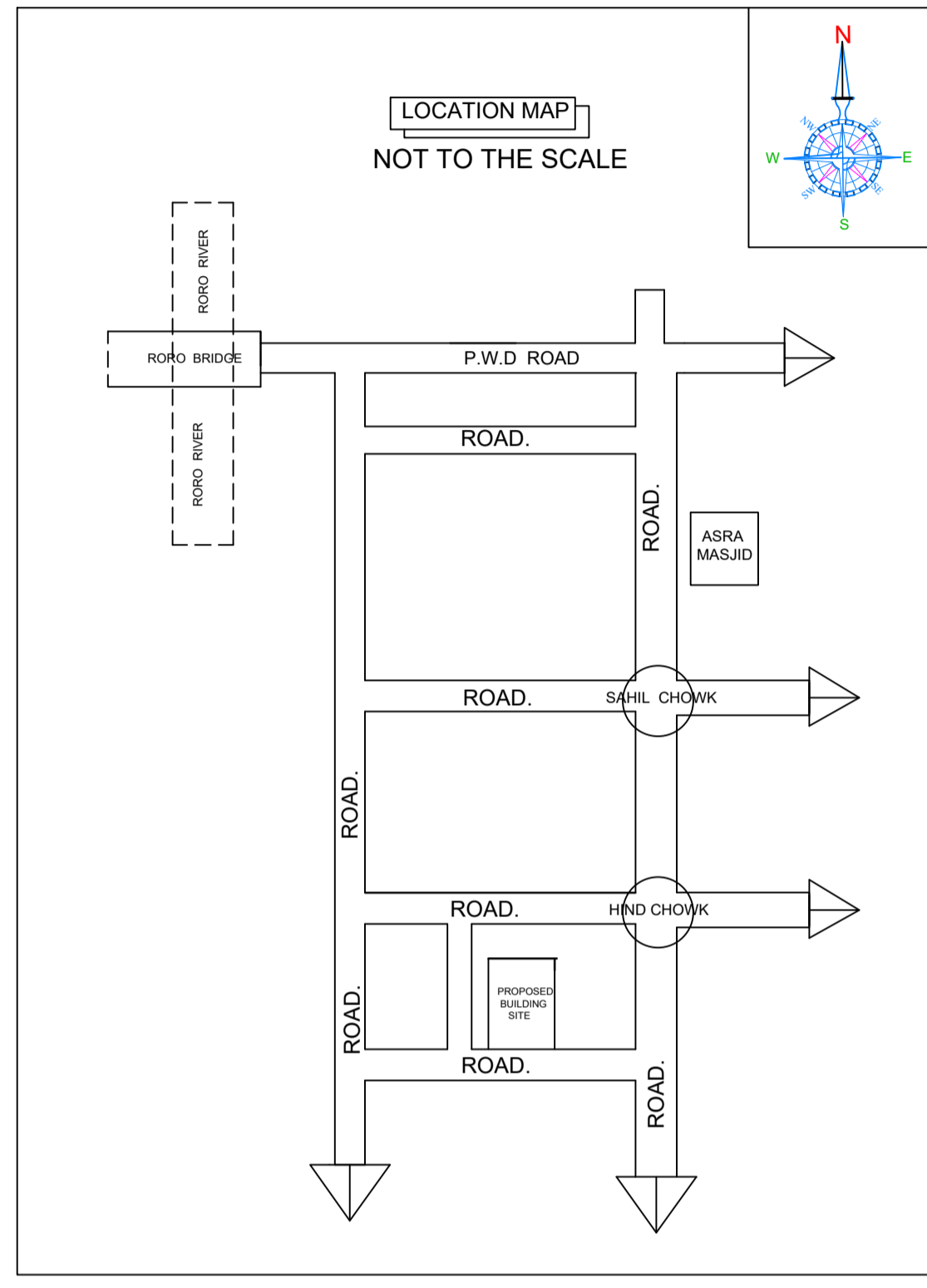
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	03
A (RESIDENTIAL)	W	1.22	1.20	02
A (RESIDENTIAL)	W	1.37	1.20	23

UnitBUA Table for Building :A (RESIDENTIAL)

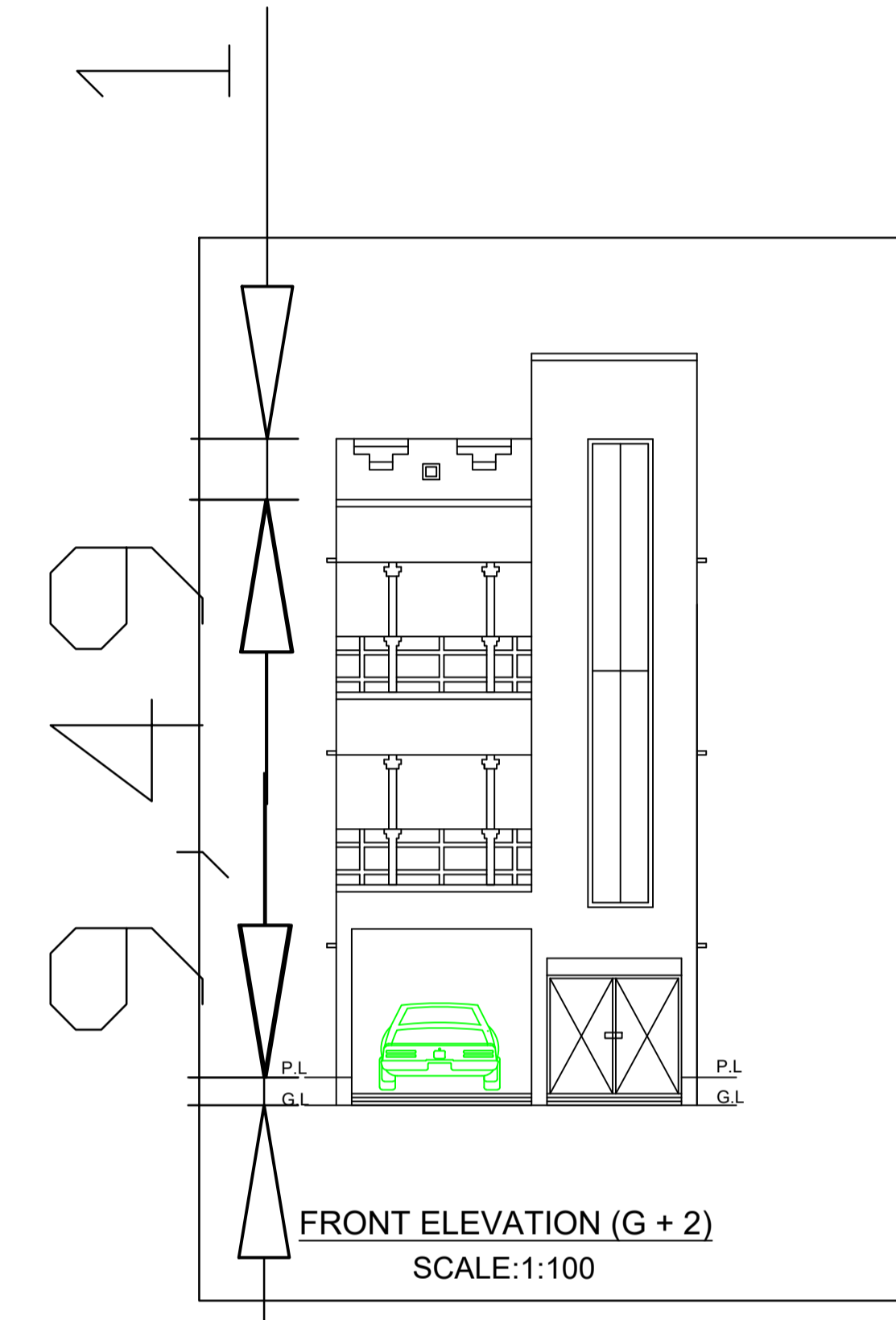
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	192.11	191.33	7	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
Total:	-	-	192.11	191.33	23	1

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

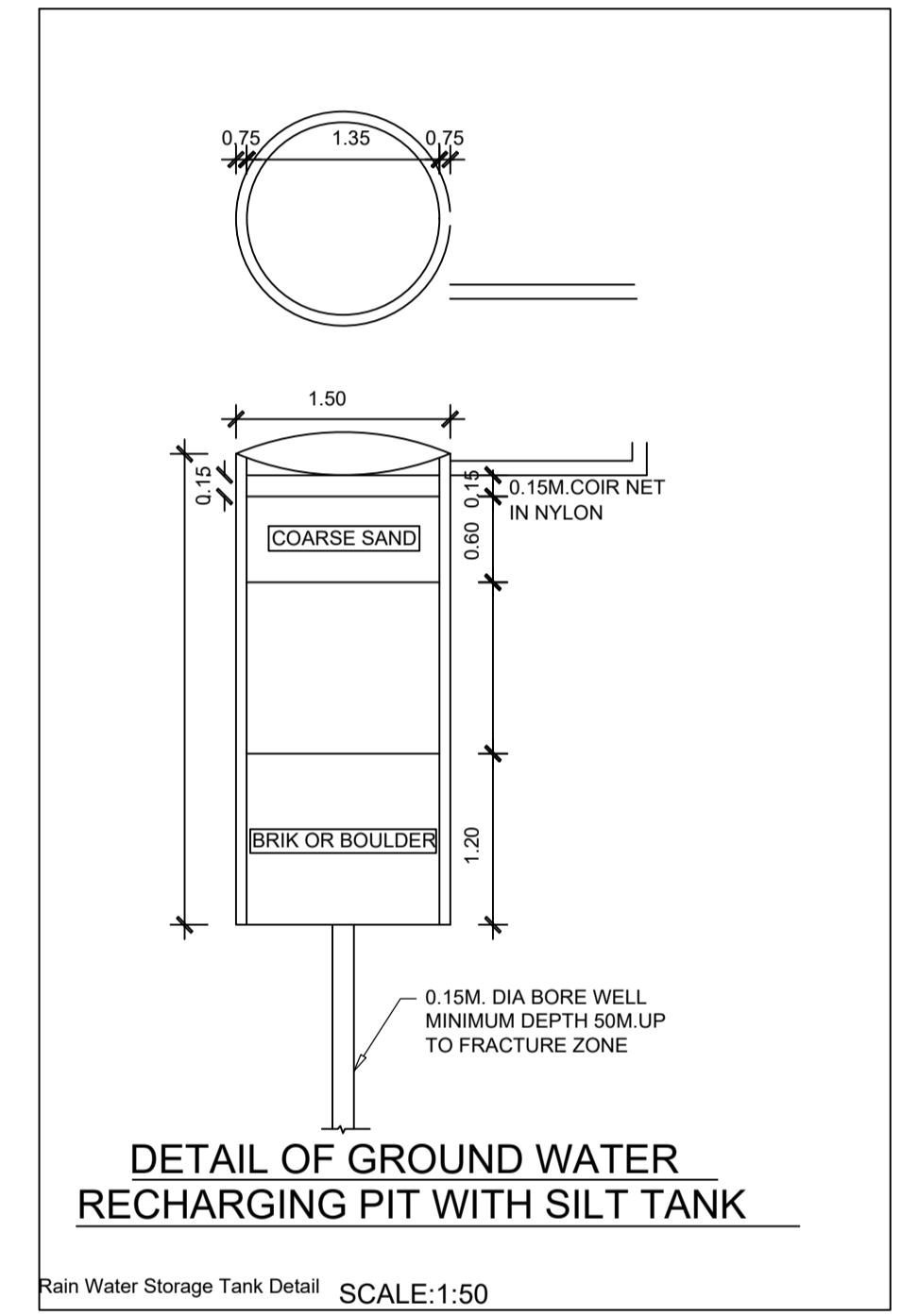
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Proposal File No.	CNP/BP/0007/W10/2024
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0,46



0,46



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SAQUIB JAWED CNP/ENG/0007/2021			