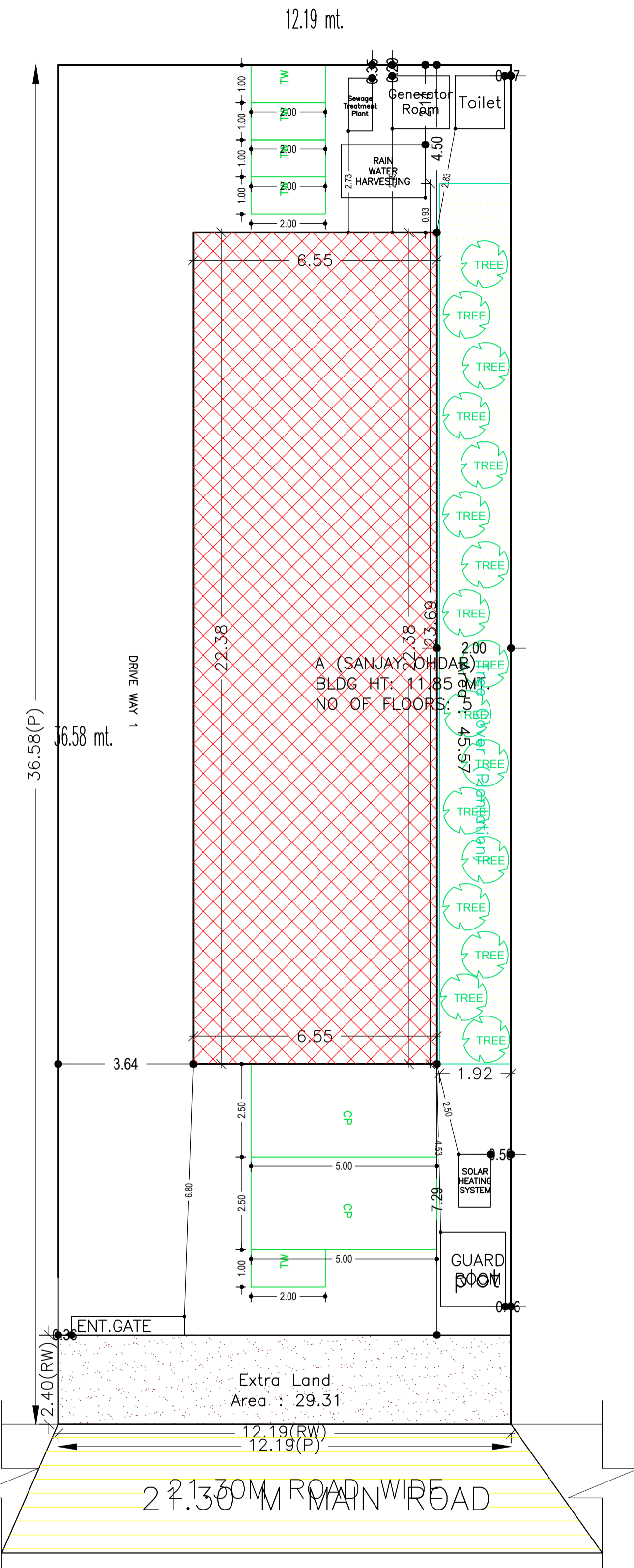


| Proposal Basic Information |                        |
|----------------------------|------------------------|
| Proposal File No.          | GUNPC/BP/0008/W11/2019 |
| Owner Name                 | Sanjay Ohdar           |
| Khata No                   | 33                     |
| Plot No                    | 1488                   |
| Village Name               | Main Road              |
| Use                        | Commercial             |
| SubUse                     | Commercial Bldg        |



SITE PLAN  
SCALE:-1:100

# SITE PLAN

| AREA STATEMENT GUMLA NAGAR PARISHAD                                |                                   | VERSION NO.: 1.0.37      |
|--|-----------------------------------|--------------------------|
|  |                                   | VERSION DATE: 29/04/2019 |
| <b>PROJECT DETAIL:</b>   |                                   |                          |
| Region: JHARKHAND URBAN LOCAL BODIES                               | Plot Use: Commercial              |                          |
| District: GUMLA  | Plot SubUse: Commercial Bldg      |                          |
| Authority: GUMLA NAGAR PARISHAD                                    | PlotNearby/ReligiousStructure: NA |                          |
| Inward No: GUNPC/BP/0008/W11/2019                                  | Plot/SubPlot No: 1488             |                          |
| Application Type: General Proposal                                 | North: -                          |                          |
| Project Type: Building Permission                                  | South: -                          |                          |
| Nature of Development: New   | East: -                           |                          |
| Location of Development Area: Old Area                             | West: -                           |                          |
| <b>AREA DETAILS:</b>   |                                   |                          |
| AREA OF PLOT (Minimum)   | (A)                               | SQ.MT. 445.93            |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions)                    | 445.93                   |
| Deduction for Balance Plot Area(from Gross Plot Area)              |                                   |                          |
| Common Plot  |                                   | 45.57                    |
| Total  |                                   | 45.57                    |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)   | (A-Deductions)                    | 400.36                   |
| PLOT AREA FOR COVERAGE(Net Plot Area)                              | (A-Deductions)                    | 445.93                   |
| Plot Area for FAR (Net Plot Area + RoadWidening Area)              | (A-Deductions)                    | 445.93                   |
| <b>COVERAGE CHECK</b>  |                                   |                          |
| Permissible Coverage area ( 50.00 % )                              |                                   | 222.96                   |
| Proposed Coverage Area ( 32.88 % )                                 |                                   | 146.64                   |
| Total Prop. Coverage Area ( 32.88 % )                              |                                   | 146.64                   |
| Balance coverage area ( 17.11 % )                                  |                                   | 76.32                    |
| <b>FAR CHECK</b>   |                                   |                          |
| Perm. FAR Area ( 2.00 )  |                                   | 891.86                   |
| Total Perm. FAR area   |                                   | 891.86                   |
| Commercial FAR   |                                   | 580.28                   |
| Proposed FAR Area  |                                   | 595.94                   |
| Total Proposed FAR Area  |                                   | 595.94                   |
| Consumed FAR (Factor)  |                                   | 1.34                     |
| Balance FAR Area   |                                   | 295.92                   |
| <b>BUILT UP AREA CHECK</b>   |                                   |                          |
| Total Proposed BuiltUp Area  |                                   | 778.70                   |
| ARCHITECT (Regd)   | DEEPAK DIWAN                      |                          |
| ENGINEER (Regd)  |                                   |                          |
| SUPERVISOR (Regd)  | Sanjay Ohdar                      |                          |
| OWNER (Regd)   |                                   |                          |
| DEVELOPMENT AUTHORITY  |                                   | LOCAL BODY               |

### 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.) |
| Lower Ground Floor | 146.65                          | 139.39                     | 146.65                                | 139.39                  |
| Upper Ground Floor | 146.64                          | 15.66                      | 146.64                                | 15.66                   |
| First Floor        | 146.65                          | 139.39                     | 146.65                                | 139.39                  |
| Second Floor       | 146.65                          | 139.39                     | 146.65                                | 139.39                  |
| Third Floor        | 192.11                          | 162.12                     | 192.11                                | 162.12                  |
| Terrace Floor      | 0.00                            | 0.00                       | 0.00                                  | 0.00                    |
| Total :            | 778.70                          | 595.95                     | 778.70                                | 595.95                  |

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

### Required Parking(Table 7a)

| Building Name    | Type       | SubUse          | Area (Sq.mt.) | Units |        | Car        |       | TwoWheeler |       |       |    |
|------------------|------------|-----------------|---------------|-------|--------|------------|-------|------------|-------|-------|----|
|                  |            |                 |               | Reqd. | Prop.  | Reqd./Unit | Prop. | Reqd./Unit | Reqd. | Prop. |    |
| A (SANJAY OHDAR) | Commercial | Commercial Bldg | > 0           | 100   | 541.18 | 1          | 4     | -          | -     | -     | -  |
|                  |            |                 | > 0           | 100   | 541.18 | -          | -     | -          | 1     | 12    | -  |
| Total :          |            |                 | -             | -     | -      | -          | 4     | 8          | -     | 12    | 12 |

### Parking Check (Table 7b)

| Vehicle Type     | Reqd. |       | Prop. |        |
|------------------|-------|-------|-------|--------|
|                  | No.   | Area  | No.   | Area   |
| Car              | -     | -     | 8     | 100.00 |
| Total Car        | 4     | 50.00 | 8     | 100.00 |
| TwoWheeler       | -     | -     | 12    | 24.00  |
| Total TwoWheeler | 12    | 24.00 | 12    | 24.00  |
| Other Parking    | -     | -     | -     | 41.98  |
| Total            |       | 74.00 |       | 189.98 |

### Building USE/SUBUSE Details

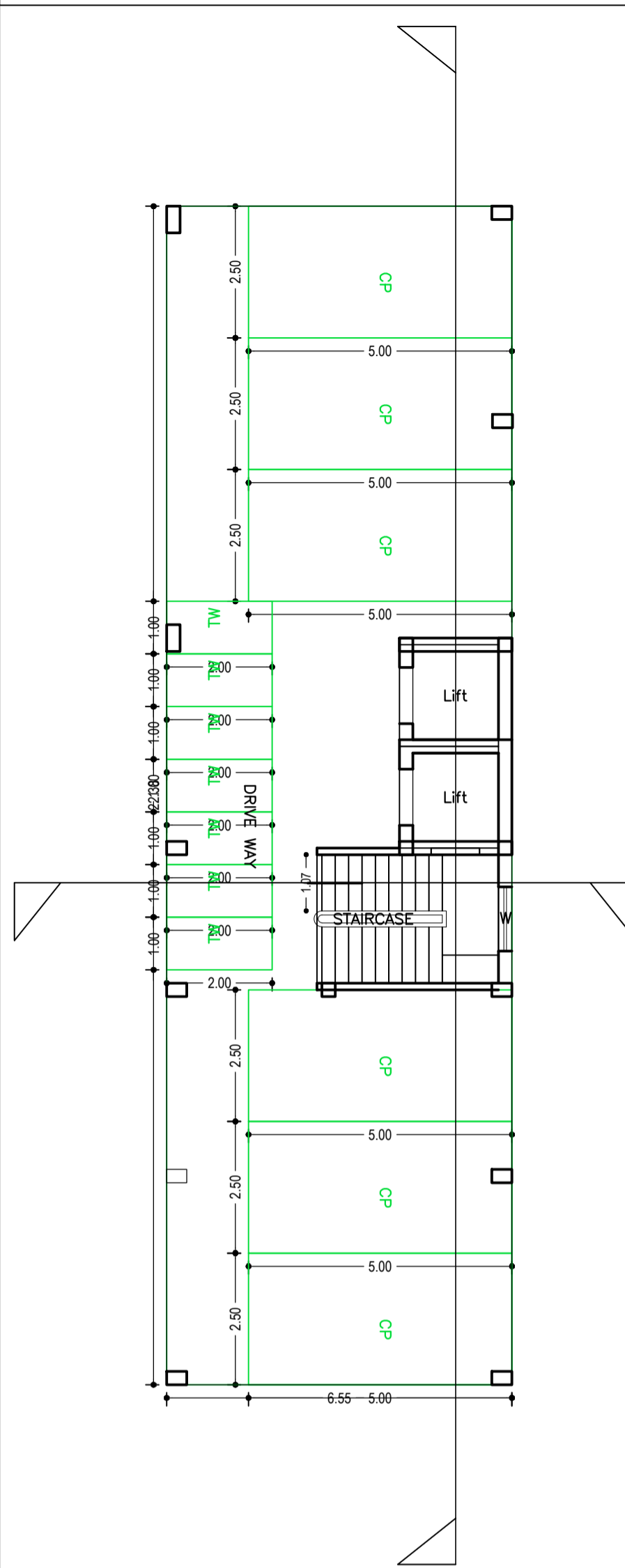
| Building Name    | Building Use | Building SubUse | Building Structure |
|------------------|--------------|-----------------|--------------------|
| A (SANJAY OHDAR) | Commercial   | Commercial Bldg | Non-Highrise       |

### FAR & Tenement Details (Table 4c-1)

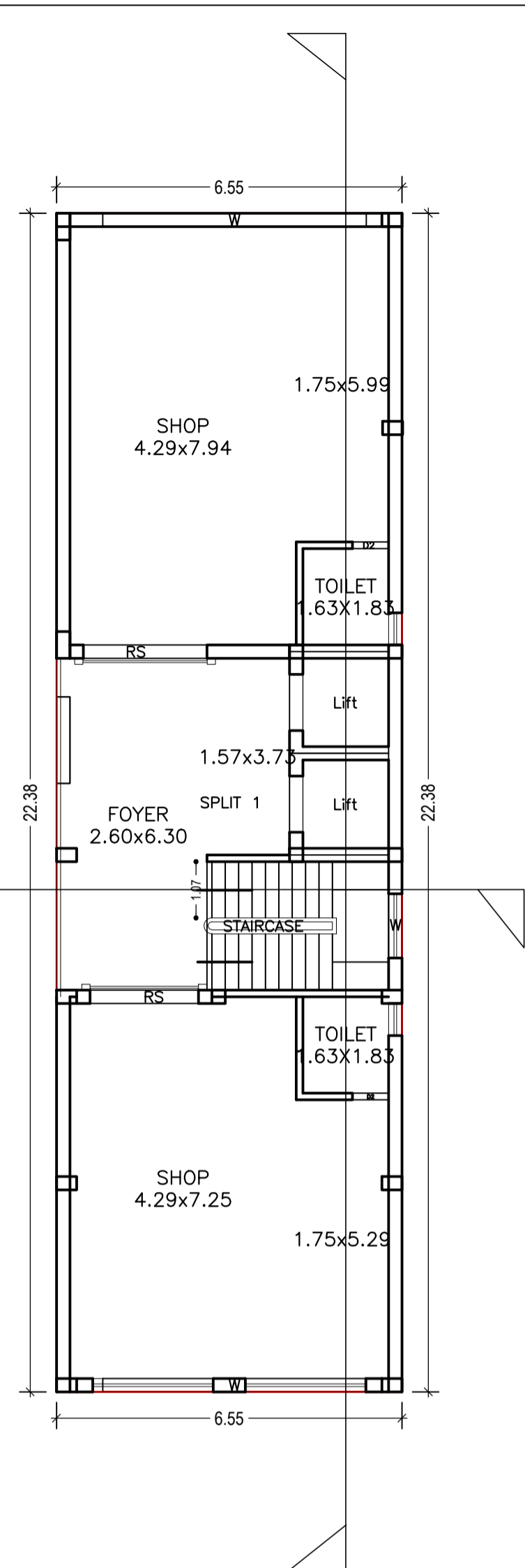
| Building         | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) |         |         | Proposed FAR Area (Sq.mt.) | Add Area In FAR (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Trmt (No.) |
|------------------|------------------|------------------------------|-----------------------------|---------|---------|----------------------------|--------------------------|-------------------------|---|------------|
|                  |                  |                              | Lift                        | Balcony | Parking |                            |                          |                         |   |            |
| A (SANJAY OHDAR) | 1                | 778.70                       | 29.04                       | 22.73   | 130.98  | 580.28                     | 8.40                     | 595.95                  | 595.95                                      | 04         |
| Grand Total      | 1                | 778.70                       | 29.04                       | 22.73   | 130.98  | 580.28                     | 8.40                     | 595.95                  | 595.95                                      | 04         |

| LTP NAME AND SIGNATURE              | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|-------------------------------------|-------------------------------------|----------------------------|-------------------|
| DEEPAK DIWAN<br>GUNPC/ARC/0003/2017 |                                     |                            |                   |

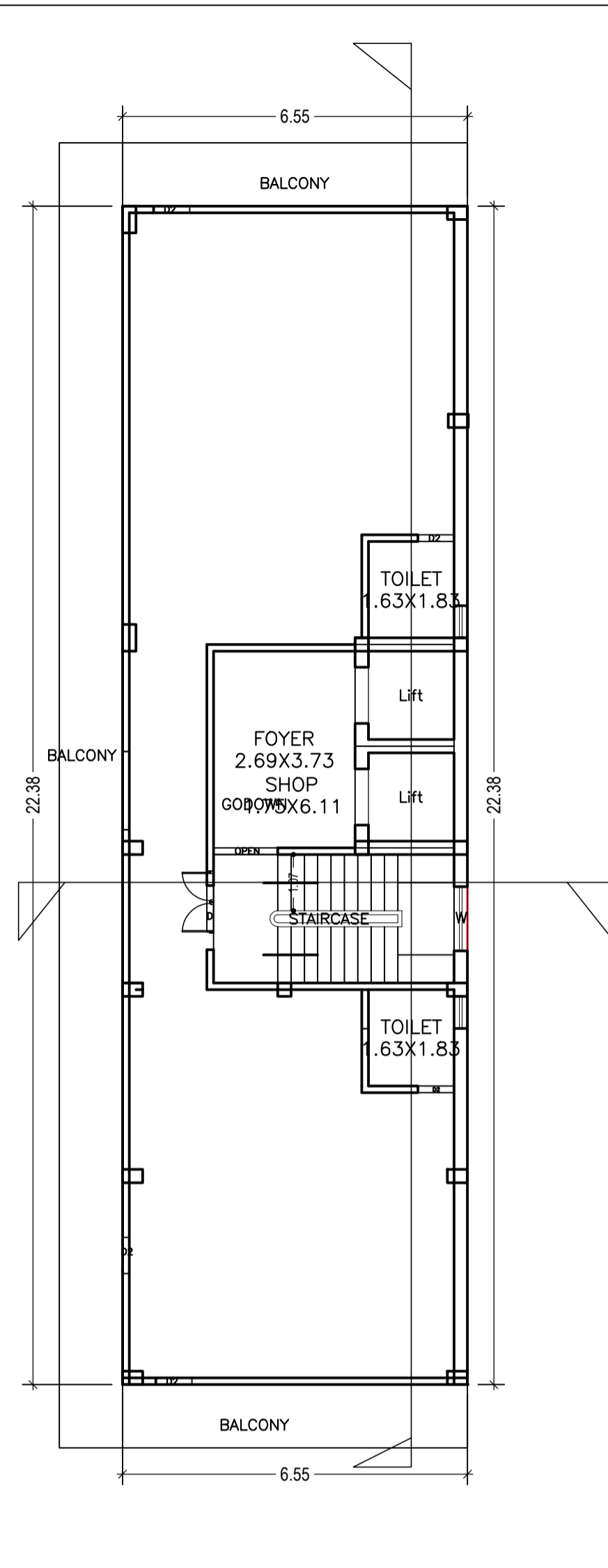
| Proposal Basic Information |                        |
|----------------------------|------------------------|
| Proposal File No.          | GUNPC/BP/0008/W11/2019 |
| Owner Name                 | Sanjay Ohdar           |
| Khata No                   | 33                     |
| Plot No                    | 1488                   |
| Village Name               | Main Road              |
| Use                        | Commercial             |
| SubUse                     | Commercial Bldg        |



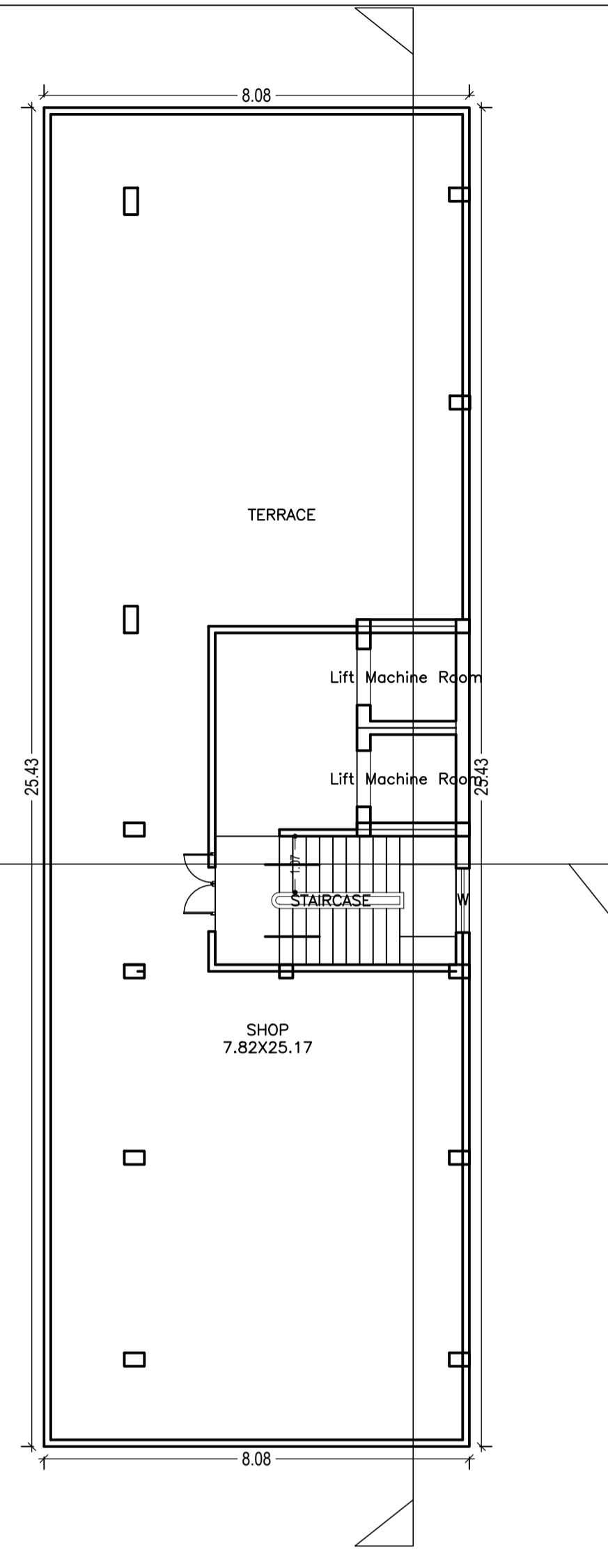
UPPER GROUND FLOOR PLAN  
(SCALE 1:100)



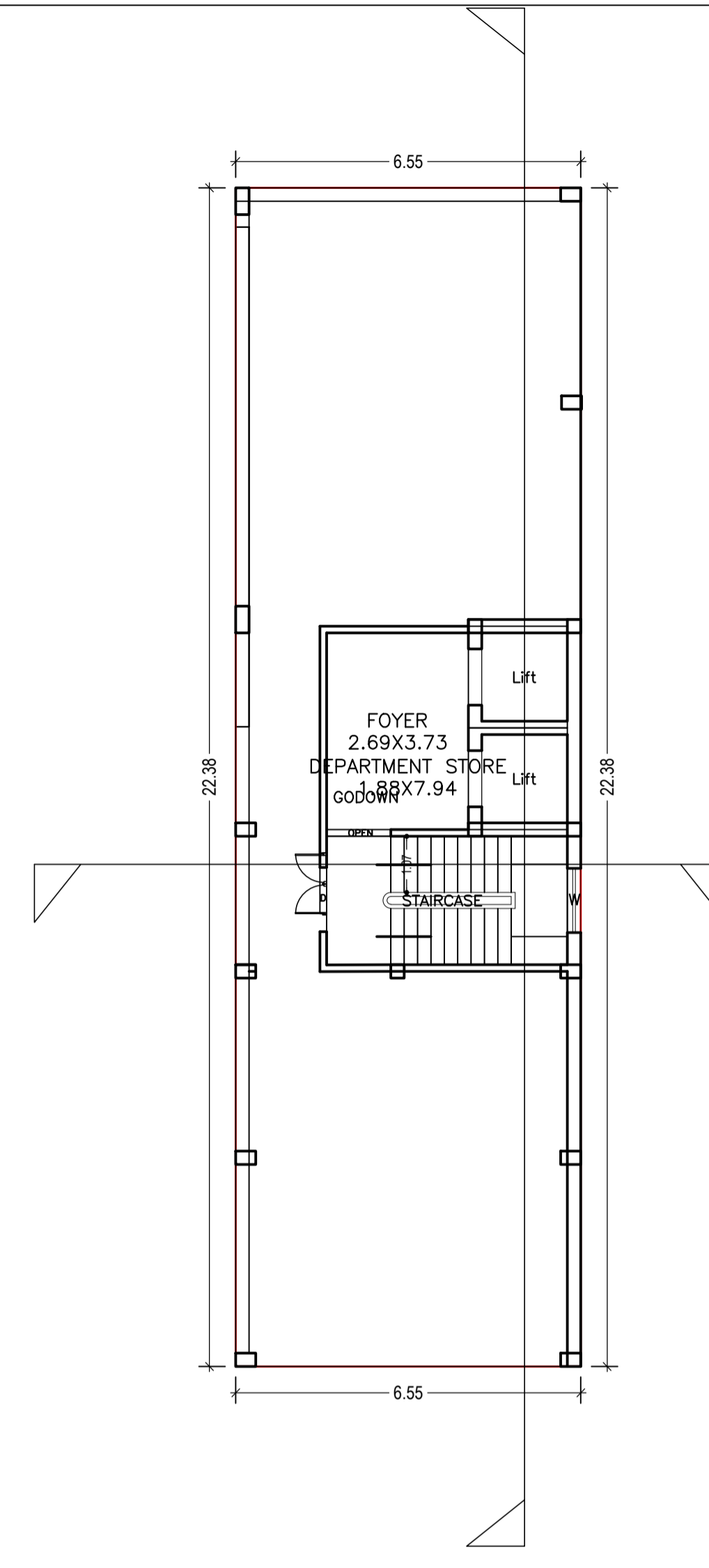
TYPICAL - 1& 2 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



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

Building :A (SANJAY OHDAR)

| 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                        | Balcony | Parking |                            |                          |                         |   |            |
| Lower Ground Floor             | 146.65                       | 7.26                        | 0.00    | 0.00    | 139.39                     | 0.00                     | 139.39                  | 139.39                                      | 01         |
| Upper Ground Floor             | 146.64                       | 0.00                        | 0.00    | 130.98  | 0.00                       | 8.40                     | 15.66                   | 15.66                                       | 00         |
| First Floor                    | 146.65                       | 7.26                        | 0.00    | 0.00    | 139.39                     | 0.00                     | 139.39                  | 139.39                                      | 01         |
| Second Floor                   | 146.65                       | 7.26                        | 0.00    | 0.00    | 139.39                     | 0.00                     | 139.39                  | 139.39                                      | 01         |
| Third Floor                    | 192.11                       | 7.26                        | 22.73   | 0.00    | 162.12                     | 0.00                     | 162.12                  | 162.12                                      | 01         |
| Terrace Floor                  | 0.00                         | 0.00                        | 0.00    | 0.00    | 0.00                       | 0.00                     | 0.00                    | 0.00  | 00         |
| Total :                        | 778.70                       | 29.04                       | 22.73   | 130.98  | 580.28                     | 8.40                     | 595.95                  | 595.95                                      | 04         |
| Total Number of Same Buildings | 1                            |                             |         |         |                            |                          |                         |   |            |
| Total :                        | 778.70                       | 29.04                       | 22.73   | 130.98  | 580.28                     | 8.40                     | 595.95                  | 595.95                                      | 04         |

SCHEDULE OF DOOR:

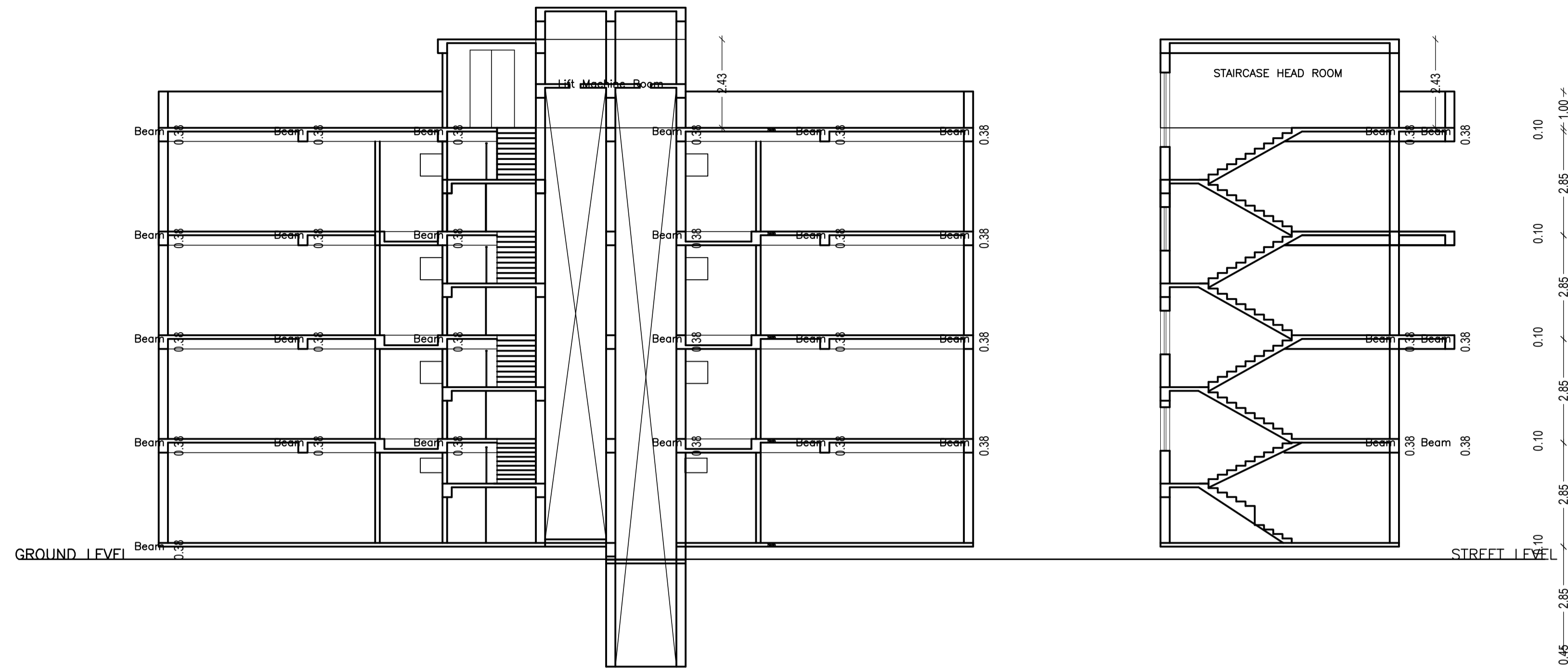
| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| A (SANJAY OHDAR) | D2   | 0.69   | 2.10   | 09  |
| A (SANJAY OHDAR) | D    | 1.15   | 2.10   | 02  |
| A (SANJAY OHDAR) | OPEN | 1.22   | 2.10   | 02  |
| A (SANJAY OHDAR) | RS   | 2.06   | 2.10   | 02  |
| A (SANJAY OHDAR) | RS   | 2.35   | 2.10   | 02  |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME    | NAME | LENGTH | HEIGHT | NOS |
|------------------|------|--------|--------|-----|
| A (SANJAY OHDAR) | W    | 1.22   | 1.20   | 06  |
| A (SANJAY OHDAR) | W    | 5.00   | 2.50   | 04  |

| LTP NAME AND SIGNATURE              | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|-------------------------------------|-------------------------------------|----------------------------|-------------------|
| DEEPAK DIWAN<br>GUNPC/ARC/0003/2017 |                                     |                            |                   |

| Proposal Basic Information |                        |
|----------------------------|------------------------|
| Proposal File No.          | GUNPC/BP/0008/W11/2019 |
| Owner Name                 | Sanjay Ohdar           |
| Khata No                   | 33                     |
| Plot No                    | 1488                   |
| Village Name               | Main Road              |
| Use                        | Commercial             |
| SubUse                     | Commercial Bldg        |



UnitBUA Table for Building :A (SANJAY OHDAR)

| FLOOR                     | Name    | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---------------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| TYPICAL - 1& 2 FLOOR PLAN | SPLIT 1 | SHOP         | 124.95       | 124.82      | 5            | 2               |
| THIRD FLOOR PLAN          | GODOWN  | GODOWN       | 129.29       | 129.20      | 4            | 1               |
| LOWER GROUND FLOOR PLAN   | GODOWN  | GODOWN       | 139.39       | 136.98      | 2            | 1               |
| Total:                    | -       | -            | 518.58       | 515.82      | 16           | 4               |

VILLAGE MAP  
SCALE:-1:100



Balcony Calculations Table

| FLOOR            | SIZE                 | AREA  | TOTAL AREA |
|------------------|----------------------|-------|------------|
| THIRD FLOOR PLAN | 1.20 X 6.55 X 2 X 1  | 15.72 | 45.45      |
|                  | 1.20 X 24.78 X 1 X 1 | 29.73 |            |
| Total            | -                    | -     | 45.45      |

| LTP NAME AND SIGNATURE              | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|-------------------------------------|-------------------------------------|----------------------------|-------------------|
| DEEPAK DIWAN<br>GUNPC/ARC/0003/2017 |                                     |                            |                   |