

Proposal Basic Information	
Proposal File No.	GUNPC/BP/0056/W13/2023
Owner Name	MD.PARWEZ ALAM
Khata No	107
Plot No	432,1595
Village Name	Thana Road
Use	Mixed
SubUse	Resi+Comm

Balcony Calculations Table

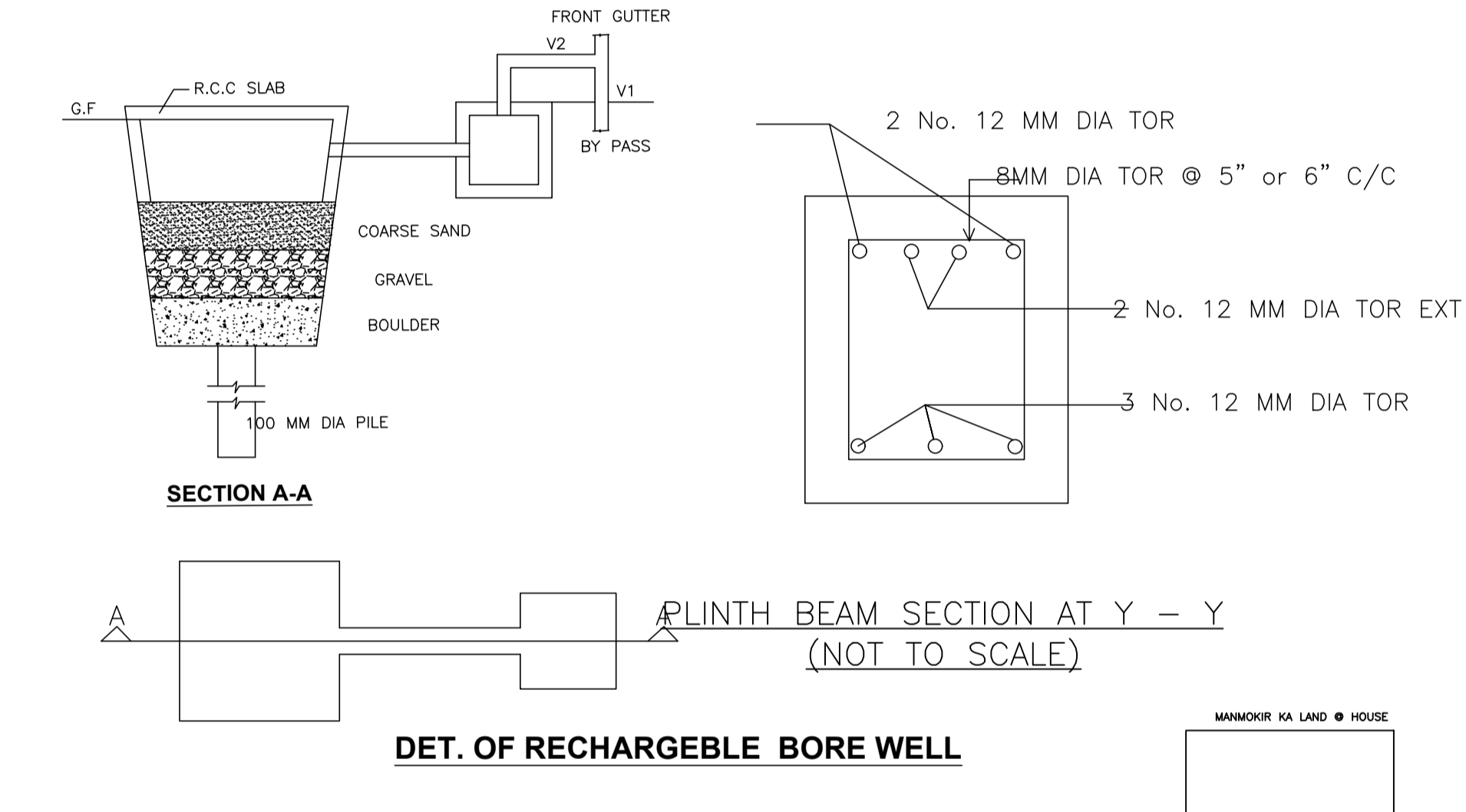
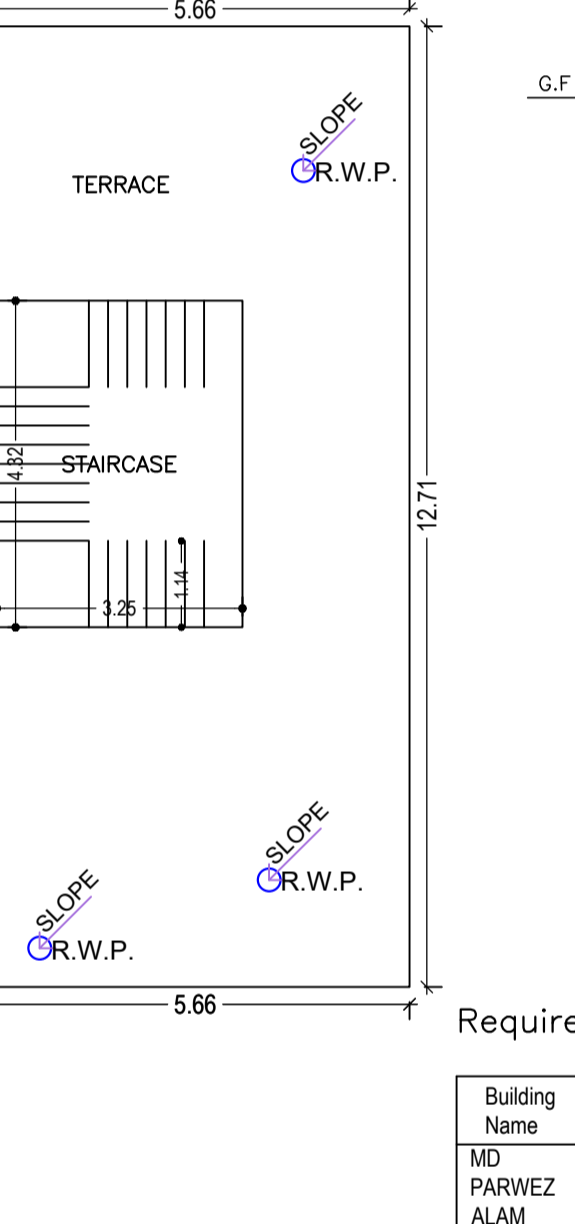
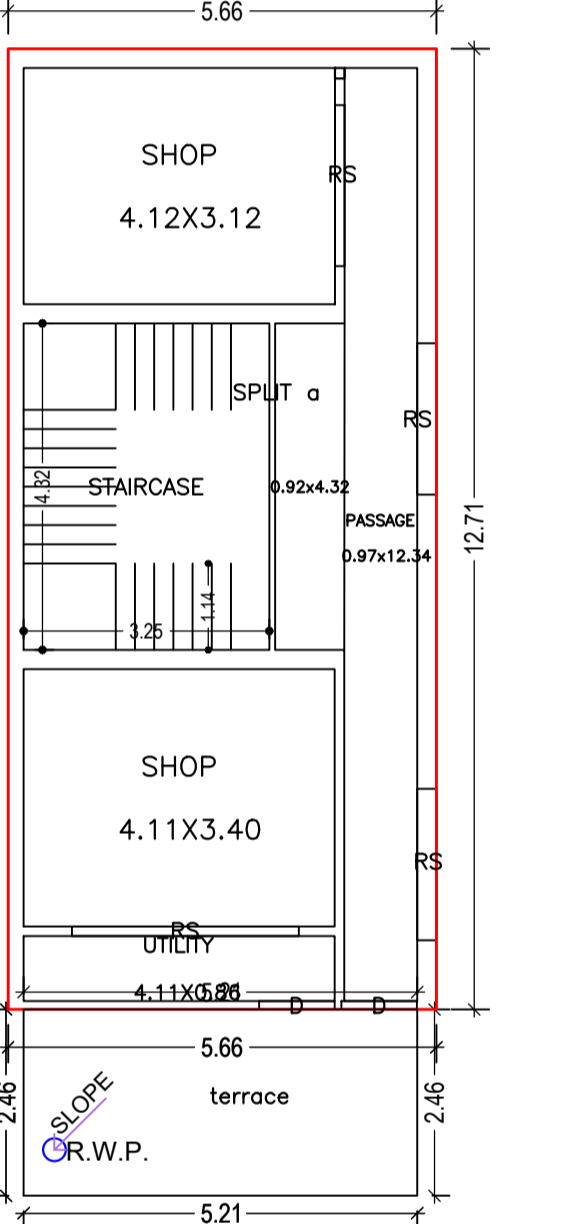
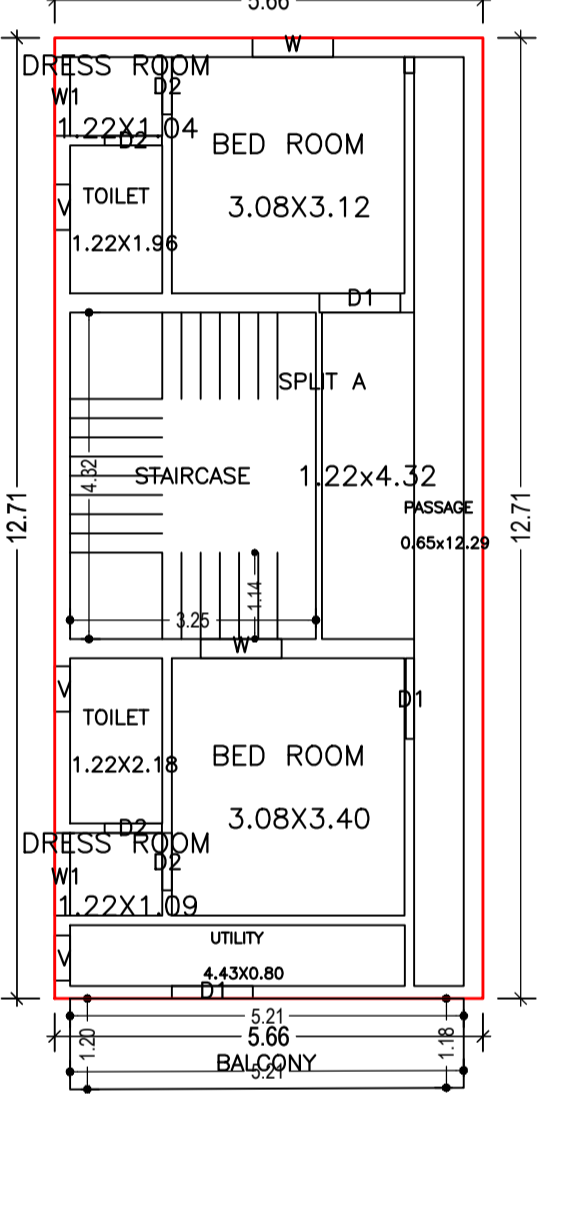
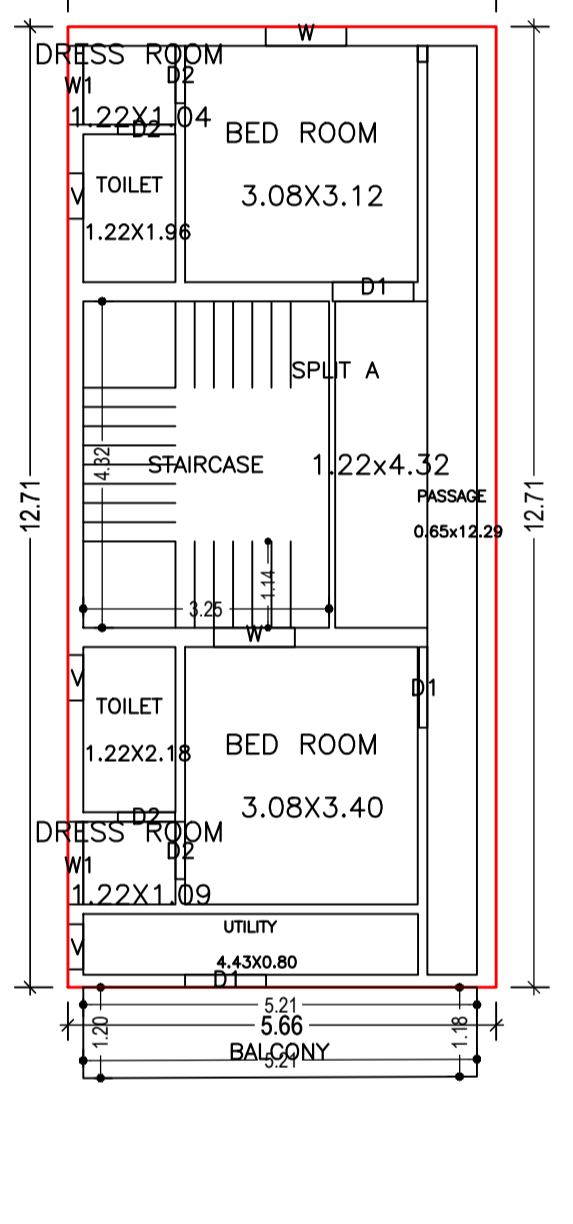
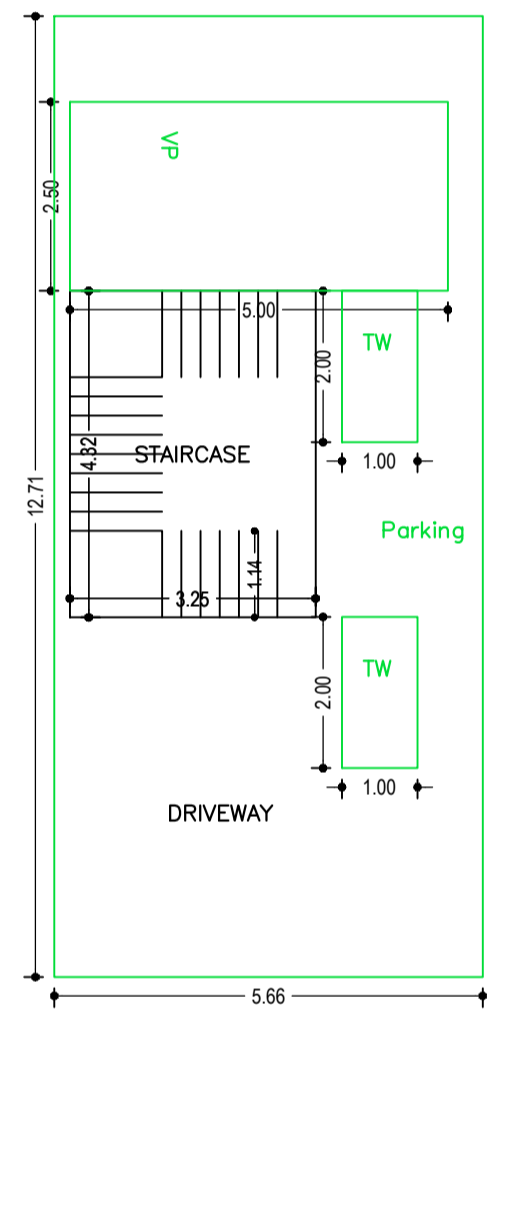
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 5.21 X 1 X 1	6.20	6.20
THIRD FLOOR PLAN	1.20 X 5.21 X 1 X 1	6.20	6.20
Total	-	-	12.40

UnitBUA Table for Building :MD PARWEZ ALAM (A BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT a	SHOP	48.19	48.18	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	95.79	95.74	8	1
THIRD FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	143.98	143.92	20	2

Building :MD PARWEZ ALAM (A BUILDING)

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.)
		Balcony	Parking					
Ground Floor	71.98	0.00	57.94	0.00	14.04	14.04	14.04	00
First Floor	71.98	0.00	0.00	0.00	0.00	71.98	71.98	01
Second Floor	78.18	3.10	0.00	75.08	0.00	75.08	75.08	01
Third Floor	78.18	3.10	0.00	75.08	0.00	75.08	75.08	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	300.32	6.20	57.94	150.16	14.04	236.18	236.18	02
Total Number of Same Buildings :	1							
Total :	300.32	6.20	57.94	150.16	14.04	236.18	236.18	02

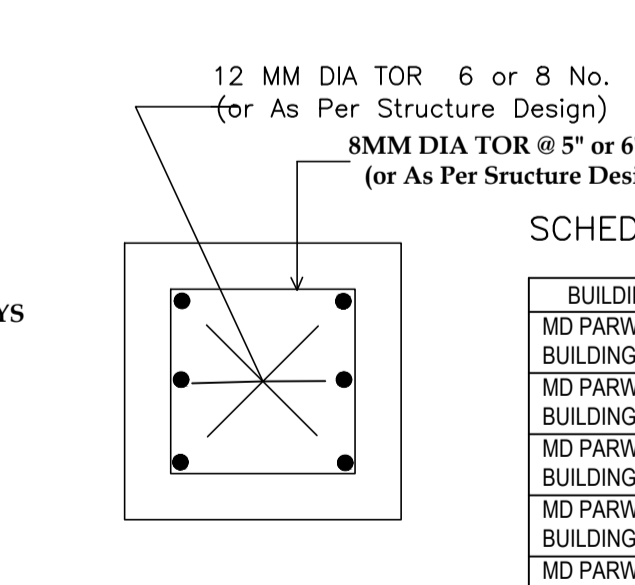
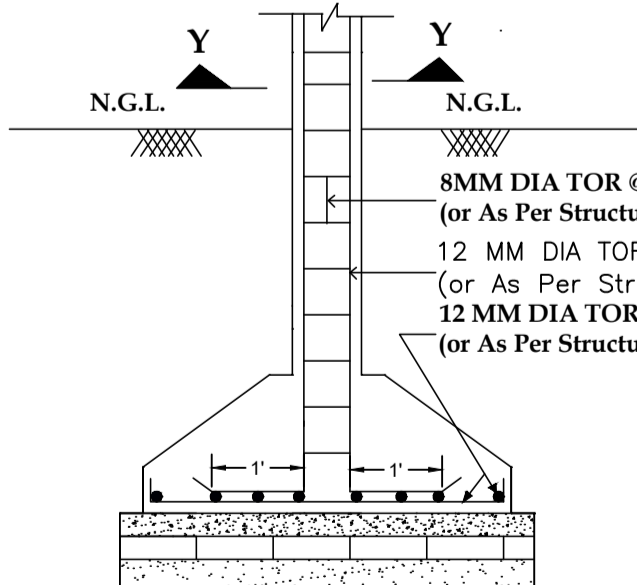
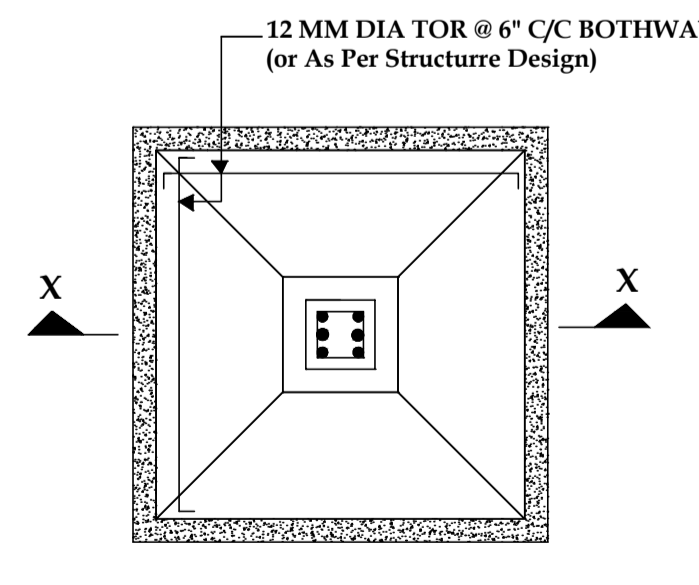
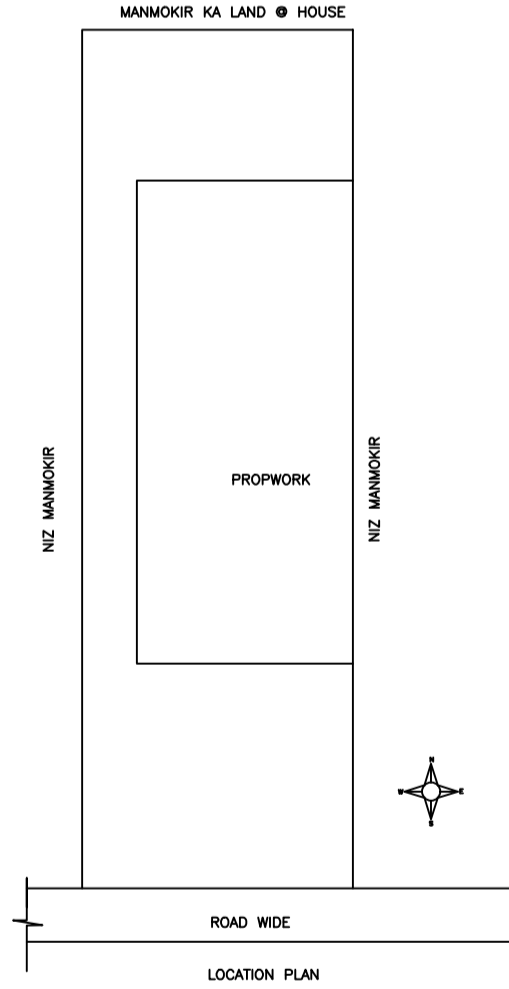


Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
MD PARWEZ ALAM (A BUILDING)	Mixed	Resi+Comm	> 0	150	57.94	1	1	-	-	-	-
			> 0	150	57.94	-	-	-	-	1	1
			> 0	100	57.94	1	1	-	-	-	-
			> 0	100	57.94	-	-	-	-	1	2
Total :			-	-	-	-	2	2	0	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Other Parking	-	-	-	41.44
Total	-	31.00	-	94.94



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MD PARWEZ ALAM (A BUILDING)	D2	0.76	2.10	08
MD PARWEZ ALAM (A BUILDING)	D	1.00	2.10	02
MD PARWEZ ALAM (A BUILDING)	D1	1.07	2.10	06
MD PARWEZ ALAM (A BUILDING)	RS	2.00	2.10	02
MD PARWEZ ALAM (A BUILDING)	RS	2.13	2.10	01
MD PARWEZ ALAM (A BUILDING)	RS	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

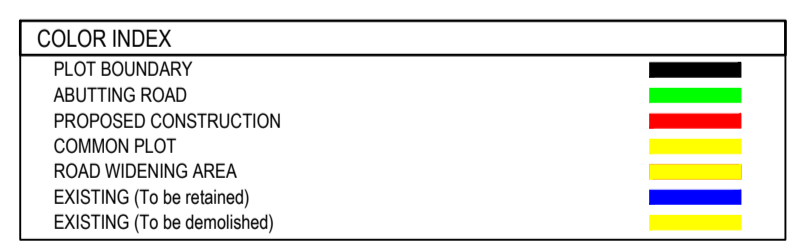
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MD PARWEZ ALAM (A BUILDING)	V	0.60	1.20	06
MD PARWEZ ALAM (A BUILDING)	W1	1.04	1.20	02
MD PARWEZ ALAM (A BUILDING)	W	1.07	1.20	04
MD PARWEZ ALAM (A BUILDING)	W1	1.09	1.20	02

Buildingwise Floor FAR Details

Floor Name	MD PARWEZ ALAM (A BUILDING)		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	71.98	14.04	71.98	14.04
First Floor	71.98	71.98	71.98	71.98
Second Floor	78.18	75.08	78.18	75.08
Third Floor	78.18	75.08	78.18	75.08
Terrace Floor	0.00	0.00	0.00	0.00
Total	300.32	236.18	300.32	236.18

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.)
			Balcony	Parking					
MD PARWEZ ALAM (A BUILDING)	1	300.32	6.20	57.94	150.16	14.04	236.18	236.18	02
Grand Total :	1	300.32	6.20	57.94	150.16	14.04	236.18	236.18	02



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
MD PARWEZ ALAM (A BUILDING)	Commercial	ResComm Bldg	Non-Highrise

AREA STATEMENT GUMLA NAGAR PARISHAD		VERSION NO.: 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: GUMLA	Plot SubUse: Resi+Comm		
Authority: GUMLA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA		
Inward No: GUNPC/BP/0056/W13/2023	Plot/SubPlot No: 432,1595		
Application Type: General Proposal	North: -		
Project Type: Building Permission	South: -		
Nature of Development: New	East: -		
Location of Development Area: Old Area	West: -		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		162.65 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		162.65
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			43.16
Total			43.16
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		119.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		162.65
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		162.65
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			97.59
Proposed Coverage Area (44.25 %)			71.98
Total Prop. Coverage Area (44.25 %)			71.98
Balance coverage area (15.75 %)			25.61
FAR CHECK			
Perm. FAR Area (2.000)			325.30
Total Perm. FAR area			325.30
Residential FAR			150.16
Commercial FAR			71.98
Proposed FAR Area			236.18
Total Proposed FAR Area			236.18
Consumed FAR (Factor)			1.45
Balance FAR Area			89.12
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			300.32
ARCHITECT (Regd)			
ENGINEER (Regd)			RAWNIT KUMAR
SUPERVISOR (Regd)			
OWNER (Regd)			MD PARWEZ ALAM
DEVELOPMENT AUTHORITY			
			LOCAL BODY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAWNIT KUMAR GUNPC/ENG/0004/2019			