

Proposal Basic Information

Proposal File No.	GUNPC/BP/0038/W12/2024
Owner Name	MD NASIM ANWAR AND SHAKIL AHMAD AND MD NAYIM AND AFROZ ALAM
Khata No	428
Plot No	306
Village Name	Tower Chowk
Use	Mixed
SubUse	Resi+Comm

**COLOR INDEX**

PLLOT BOUNDARY	Green
ADJUTING ROAD	Red
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Blue
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Blue

**UnitBUA Table for Building :A (COM)**

FLOOR	Name	UnitBUA Type	UnitBUA Area (Sq.mt.)	Carpet Area (Sq.mt.)	No. of Rooms	No. of Tenement
BASEMENT	COMMERCIAL	SHOP	78.95	77.45	1	1
GROUND FLOOR PLAN	COMMERCIAL	SHOP	78.95	77.45	1	1
TYPICAL - 1, 2 & 3 FLOOR PLAN	COMMERCIAL	SHOP	93.90	77.53	1	3
FOURTH FLOOR PLAN	COMMERCIAL	SHOP	89.69	73.77	1	1
FOURTH FLOOR PLAN	SPLIT A	FLAT	11.68	3.89	1	2
<b>Total:</b>			<b>540.96</b>	<b>465.16</b>	<b>7</b>	<b>7</b>

**Buildingwise Floor FAR Details**

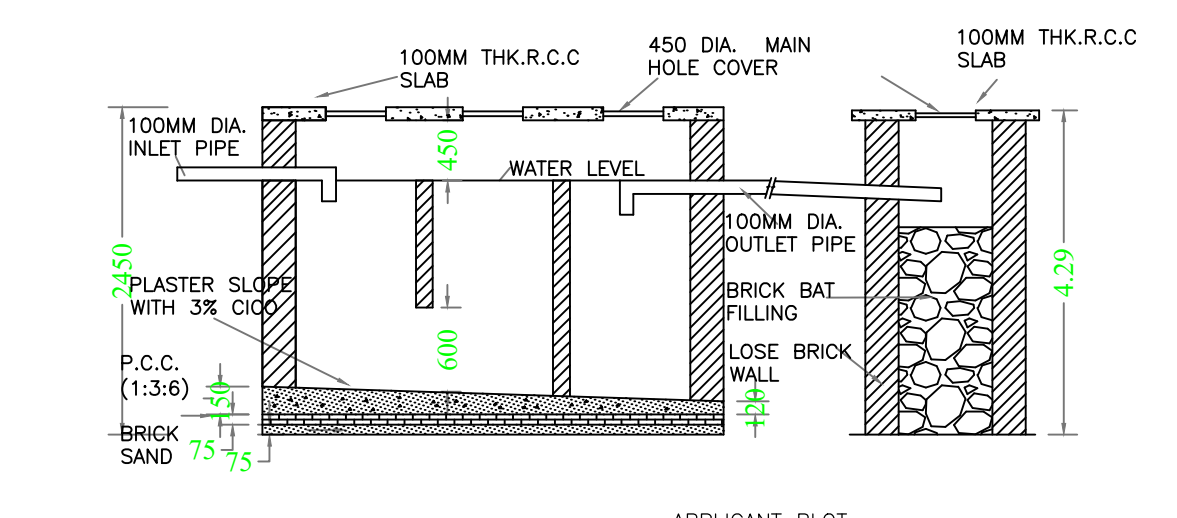
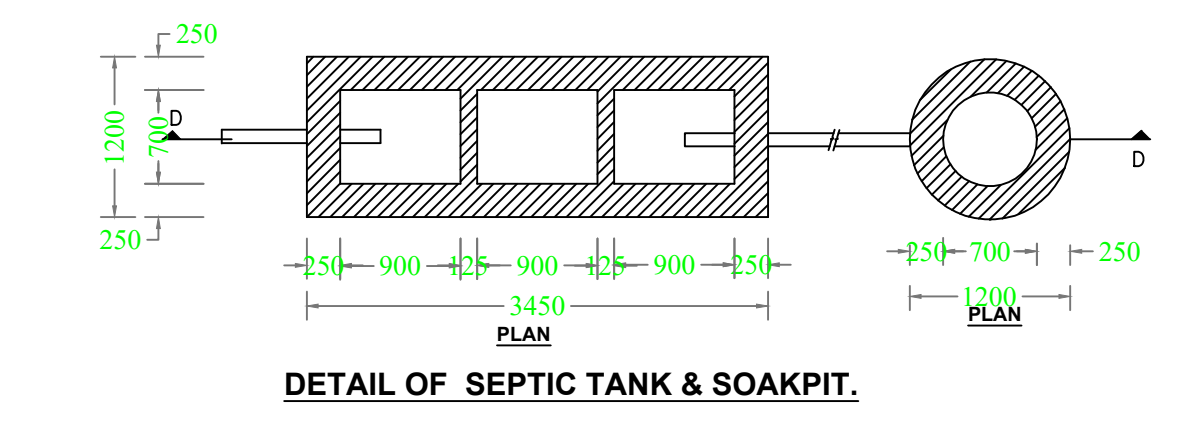
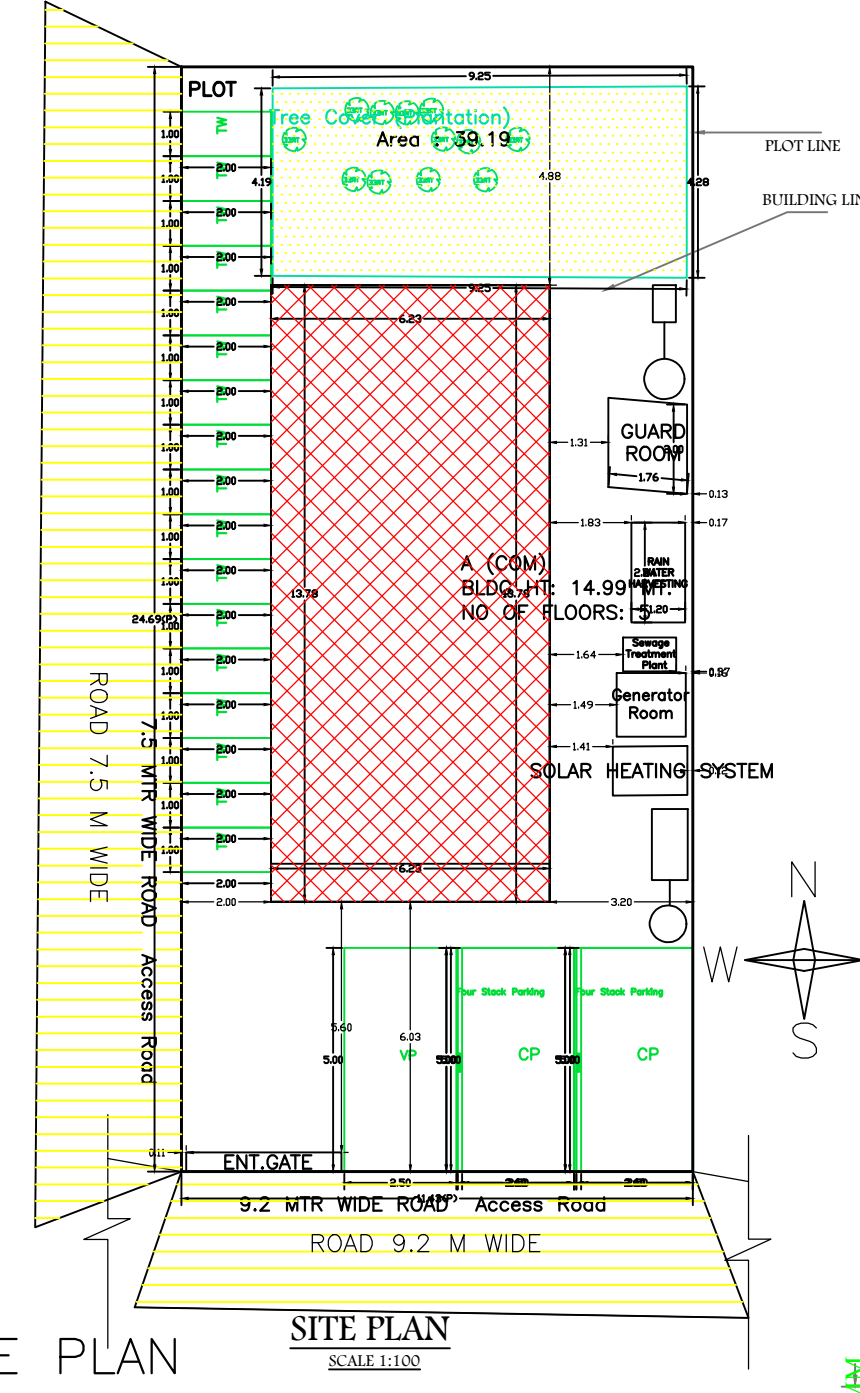
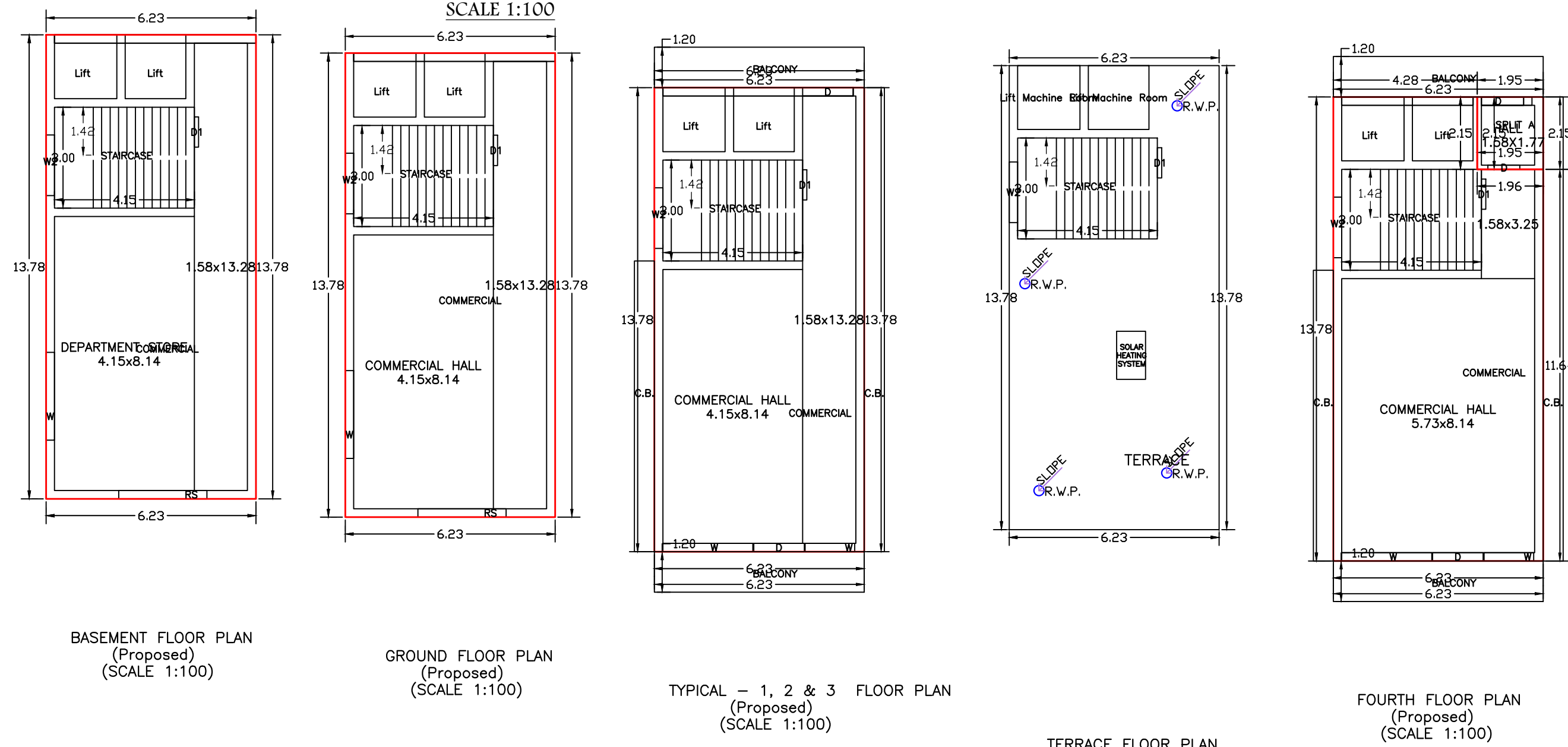
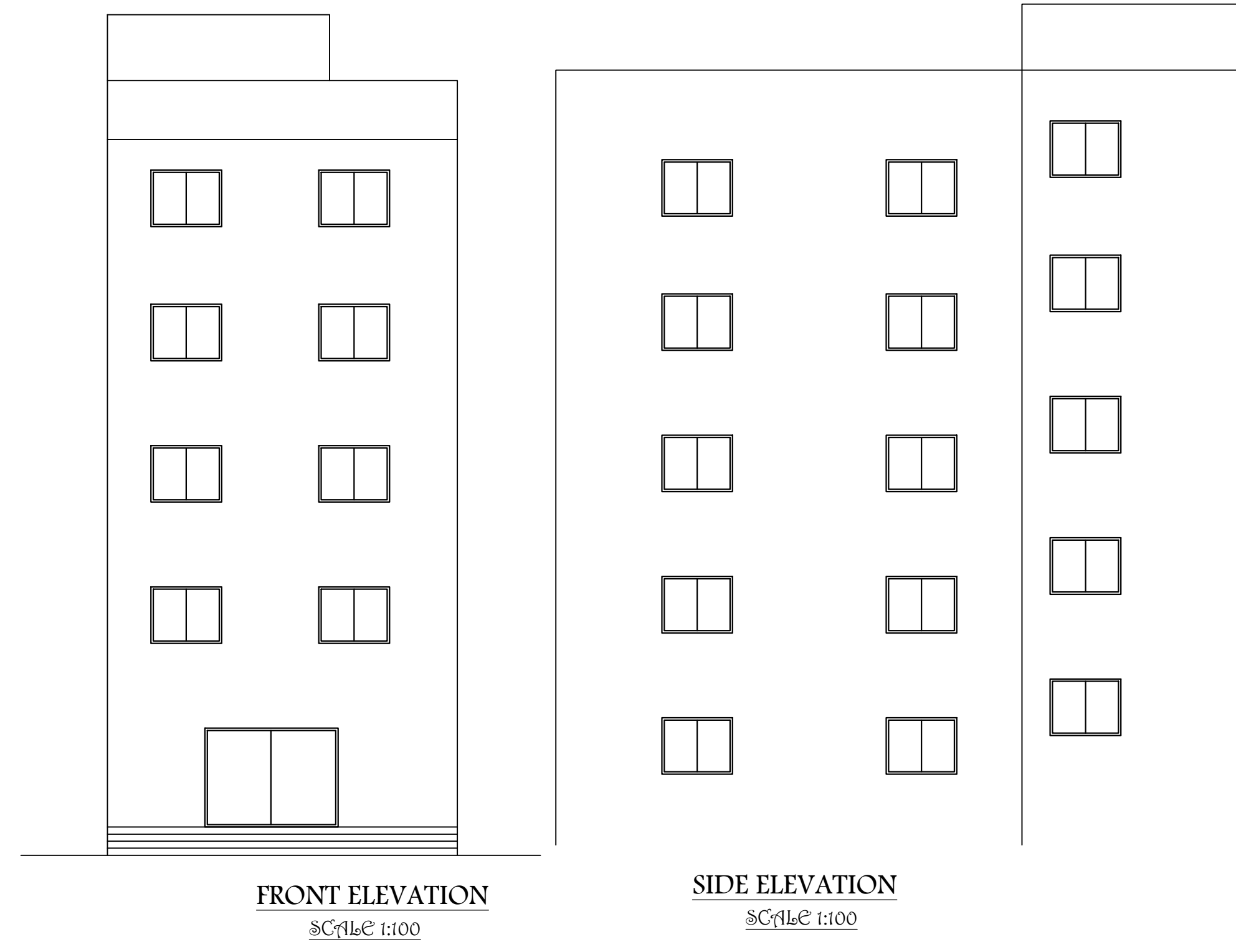
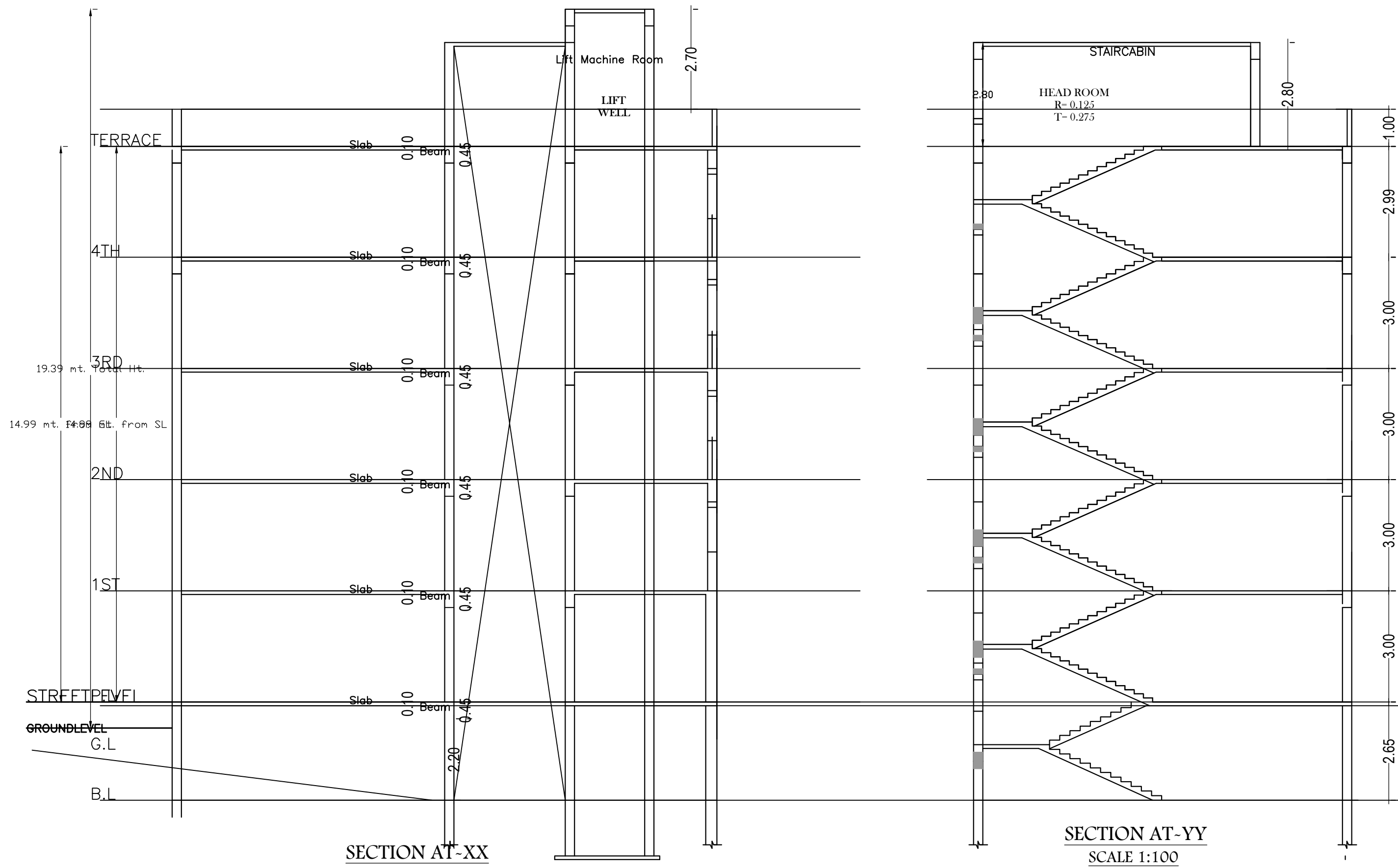
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	85.88	78.95	85.88	78.95
Ground Floor	85.88	85.88	85.88	85.88
First Floor	114.18	99.76	114.18	99.76
Second Floor	114.18	99.76	114.18	99.76
Third Floor	114.18	99.76	114.18	99.76
Fourth Floor	114.18	99.76	114.18	99.76
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>628.48</b>	<b>563.87</b>	<b>628.48</b>	<b>563.87</b>

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	D1	0.90	2.10	06
A (COM)	D	0.95	2.10	01
A (COM)	D	1.50	2.10	08
A (COM)	RS	2.62	2.50	02

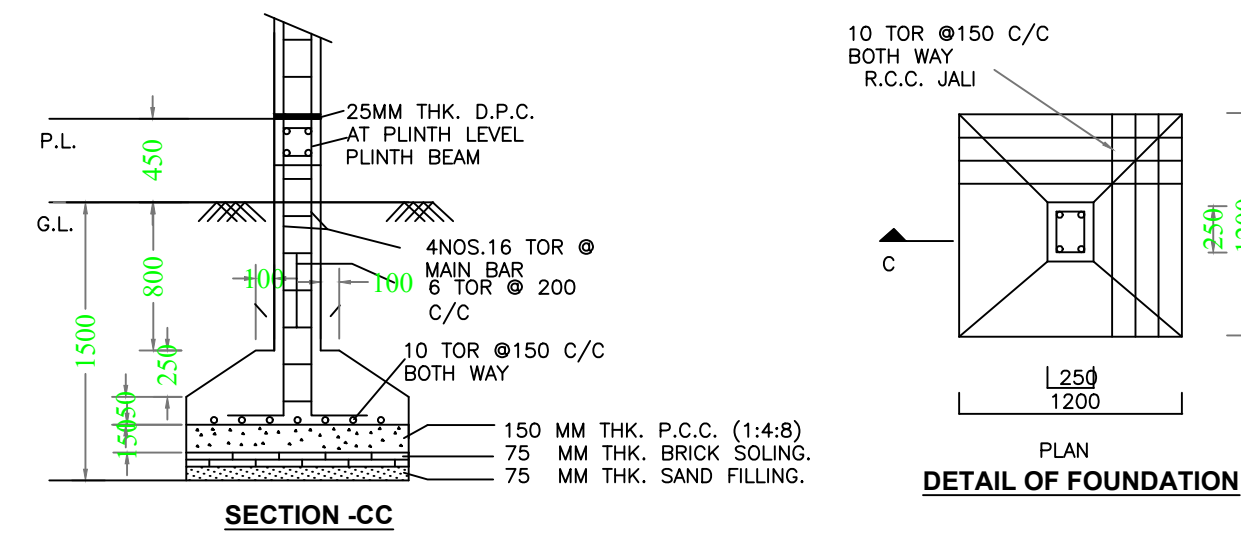
**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COM)	W	1.47	2.50	04
A (COM)	W2	1.80	2.50	07
A (COM)	W	2.61	2.50	02
A (COM)	W	2.67	2.50	04



**Building :A (COM)**

Floor Name	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.)	Trmt (No.)
		Lift	Balcony	Resi.	Commercial			
Basement Floor	85.88	6.94	0.00	0.00	78.95	78.95	78.95	01
Ground Floor	85.88	0.00	0.00	0.00	85.88	85.88	85.88	01
First Floor	114.18	6.94	7.48	0.00	99.76	99.76	99.76	01
Second Floor	114.18	6.94	7.48	0.00	99.76	99.76	99.76	01
Third Floor	114.18	6.94	7.48	0.00	99.76	99.76	99.76	01
Fourth Floor	114.18	6.94	7.48	4.20	95.56	99.76	99.76	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total:</b>	<b>628.48</b>	<b>34.70</b>	<b>29.92</b>	<b>4.20</b>	<b>559.67</b>	<b>563.87</b>	<b>563.87</b>	<b>07</b>



**Required Parking (Table 7a)**

Building	Type	Subtype	Area (Sq.mt.)	CP	Vehicle Car	Motorcycle	Tricycle	Auto Rickshaw	Tricycle
A (COM)	Commercial	Residential	114.18	1	1	1	1	1	1
<b>Total</b>									

**Parking Check (Table 7b)**

Vehicle Type	No.	Area	Prop.	Area
Car	1	1.50	1	1.50
Motorcycle	1	0.50	1	0.50
Tricycle	1	0.25	1	0.25
Auto Rickshaw	1	0.25	1	0.25
Tricycle	1	0.25	1	0.25
<b>Total</b>				

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

Building	No. of Same Buildings	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
A (COM)	1	628.48	34.70	29.92	4.20	559.67	563.87
<b>Total</b>							

**Balcony Calculations Table**

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1, 2 & 3 FLOOR	1.20 X 2.0 X 2.3	44.88	44.88
FOURTH FLOOR PLAN	1.20 X 2.0 X 2.3 X 2.1	11.56	11.56
<b>Total</b>			

**Building USE/SUBUSE Details**

Building Name	Building Use	Building Subuse	Building Structure
A (COM)	Commercial	Residential	Non-height

**AREA STATEMENT GUMLA NAGAR PARISHAD**

VERSION NO: 1.0.70  
VERSION DATE: 16/10/2020

**PROJECT DETAIL:**  
Region: JHARKHAND URBAN LOCAL BODIES  
District: GUMLA  
Authority: GUMLA NAGAR PARISHAD  
Inward No: GUNPC/BP/0038/W12/2024  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: New  
Location of Development Area: Old Area

**Plot Use:** Mixed  
**Plot SubUse:** Resi+Comm  
**PlotNearby/Religious/Structure:** NA  
**Plot/SubPlot No:** 306

**AREA DETAILS:**

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	282.21
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		39.19
Total		39.19
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	243.02
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	282.21
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	282.21

**COVERAGE CHECK**

Permissible Coverage area ( 60.00 % )	169.33
Proposed Coverage Area ( 30.43 % )	85.88
Total Prop. Coverage Area ( 30.43 % )	85.88
Balance coverage area ( 29.57 % )	83.45

**FAR CHECK**

Perm. FAR Area ( 2.000 )	564.42
Total Perm. FAR area	564.42
Residential FAR	4.20
Commercial FAR	559.67
Proposed FAR Area	563.87
Total Proposed BuiltUp Area	563.87
Consumed FAR (Factor)	2.00
Balance FAR Area	0.55

**BUILT UP AREA CHECK**

Total Proposed BuiltUp Area	628.48
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**ARCHITECT (Regd)** DEEPAK DIWAN  
**ENGINEER (Regd)**  
**SUPERVISOR (Regd)**

**OWNER (Regd)** MD NASIM ANWAR AND SHAKIL AHMAD AND MD NAYIM AND AFROZ ALAM

**DEVELOPMENT AUTHORITY** LOCAL BODY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK DIWAN GUNPC/ARC/0003/2017			