

**Proposal Basic Information**

Proposal File No.	JNP/IBP/0057/W01/2022
Owner Name	MAHENDRA SINGH
Khata No.	41
Plot No.	60
Village Name	Bishunpur
Use	Mixed
SubUse	Resi+Comm

**AREA STATEMENT**

AREA OF PLOT (Minimum)	(A)	SQ. MT.	549.61
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		549.61
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			88.13
Total			88.13
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		461.48
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		549.61
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		549.61

**COVERAGE CHECK**

Permissible Coverage Area ( 60.00 % )	329.77
Proposed Coverage Area ( 42.03 % )	231.02
Total Prop. Coverage Area ( 42.03 % )	231.02
Balance coverage area ( 17.97 % )	98.75

**FAR CHECK**

Perm. FAR Area ( 2.000 )	1099.22
Total Perm. FAR area	1099.22
Residential FAR	328.15
Commercial FAR	679.66
Proposed FAR Area	1027.24
Total Proposed FAR Area	1027.24
Consumed FAR (Factor)	1.87
Balance FAR Area	71.98

**BUILT UP AREA CHECK**

Total Proposed BuiltUp Area	1265.63
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**ARCHITECT (Regd)** JIGYASHU KUMAR  
**ENGINEER (Regd)** MAHENDRA SINGH  
**SUPERVISOR (Regd)** MAHENDRA SINGH  
**OWNER (Regd)** MAHENDRA SINGH  
**DEVELOPMENT AUTHORITY** LOCAL BODY

**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)	Dark Blue

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED COM RESI BUILDING BG4)	D3	0.75	2.10	06
A (PROPOSED COM RESI BUILDING BG4)	D2	0.90	2.10	01
A (PROPOSED COM RESI BUILDING BG4)	D1	1.10	2.10	18
A (PROPOSED COM RESI BUILDING BG4)	SHUTTER	1.81	2.10	01
A (PROPOSED COM RESI BUILDING BG4)	SHUTTER	2.00	2.10	10

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED COM RESI BUILDING BG4)	V	0.60	0.60	06
A (PROPOSED COM RESI BUILDING BG4)	W1	1.50	1.20	17
A (PROPOSED COM RESI BUILDING BG4)	W	1.80	1.20	17

**UnitBUA Table for Building :A (PROPOSED COM RESI BUILDING BG4)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	224.32	193.05	10	1
TYPICAL - 1 & 2 FLOOR PLAN	OFFICE	OFFICE	224.32	205.23	2	2
THIRD FLOOR PLAN	FLAT-A	FLAT	95.51	87.38	7	2
THIRD FLOOR PLAN	FLAT-B	FLAT	116.32	104.93	7	2
FOURTH FLOOR PLAN	FLAT-C	FLAT	116.32	100.82	7	1
Total:	-	-	1001.11	896.63	35	6

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop./Unit	Reqd./Unit	Prop./Unit	Reqd./Unit	Prop./Unit		
A (PROPOSED COM RESI BUILDING BG4)	Commercial	ResiComm Bldg	> 0	200	625.56	1	3	-	-	-	-	-
A (PROPOSED COM RESI BUILDING BG4)	Residential	Residential Bldg/Apartment	> 0	200	625.56	-	-	-	-	-	1	7
A (PROPOSED COM RESI BUILDING BG4)	Residential	Residential Bldg/Apartment	> 0	1	3.00	1	3	-	-	-	-	-
A (PROPOSED COM RESI BUILDING BG4)	Residential	Residential Bldg/Apartment	> 0	1	3.00	-	-	-	-	-	1	3
A (PROPOSED COM RESI BUILDING BG4)	Residential	Residential Bldg/Apartment	> 0	1	3.00	-	-	1	1	-	-	-
Total:	-	-	-	-	-	6	11	-	1	2	-	10

**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
A (PROPOSED COM RESI BUILDING BG4)	Commercial	ResiComm 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.)	Tenmt (No.)
			Lift	Parking					
A (PROPOSED COM RESI BUILDING BG4)	1	1265.63	30.03	208.36	328.15	679.66	19.43	1027.24	1027.24
Grand Total	1	1265.63	30.03	208.36	328.15	679.66	19.43	1027.24	1027.24

**Parking Check (Table 7b)**

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	6	75.00	11	137.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00
TwoWheeler	-	-	30	60.00
Total TwoWheeler	10	20.00	30	60.00
Other Parking	-	-	-	120.86
Total	-	107.50	-	403.36

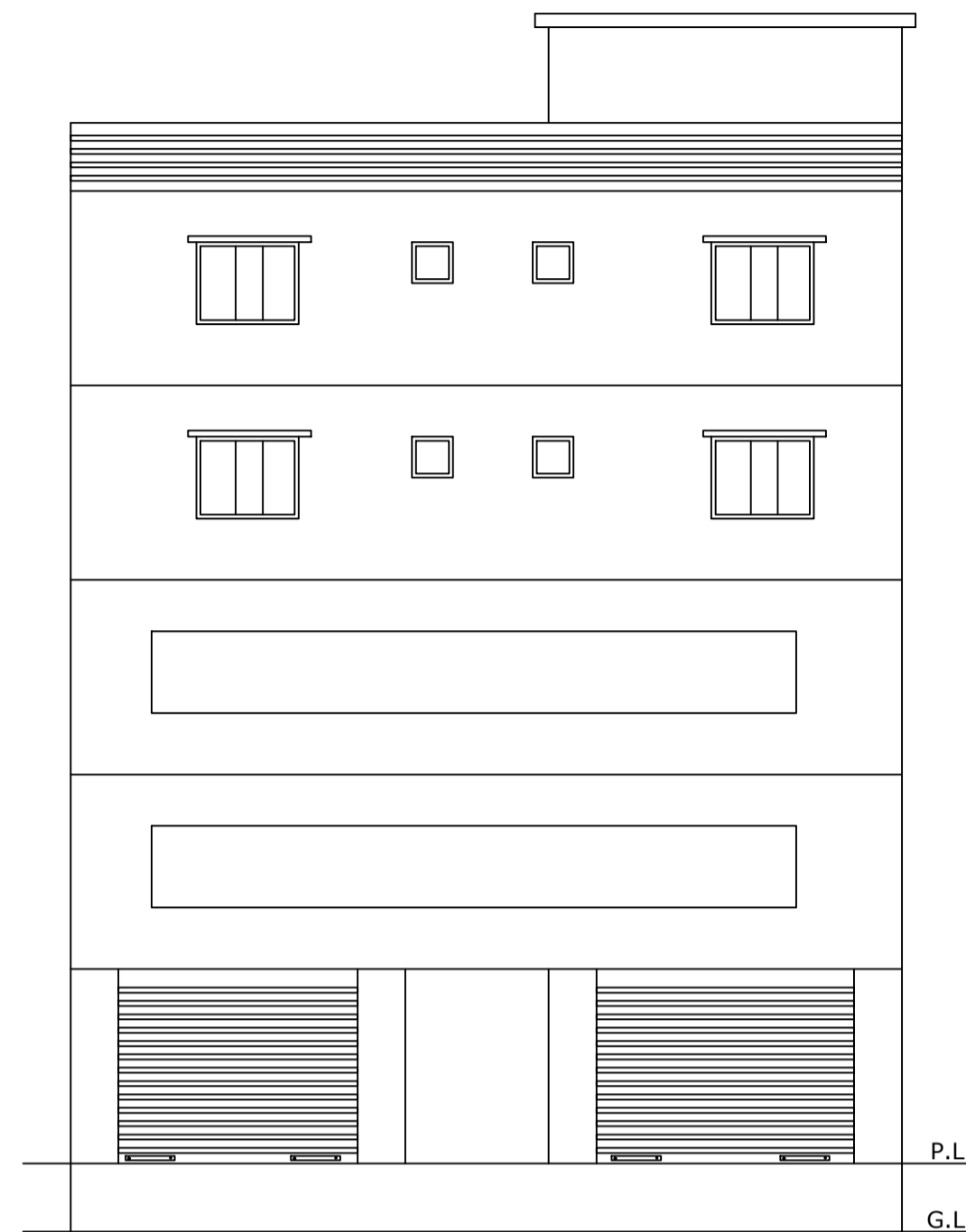
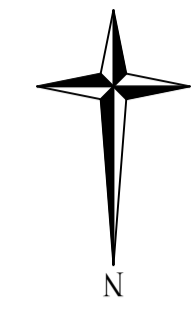
**LTP NAME AND SIGNATURE**  
JIGYASHU KUMAR  
JNP/ARC/001/2016

**STRUCTURAL ENG'S NAME AND SIGNATURE**

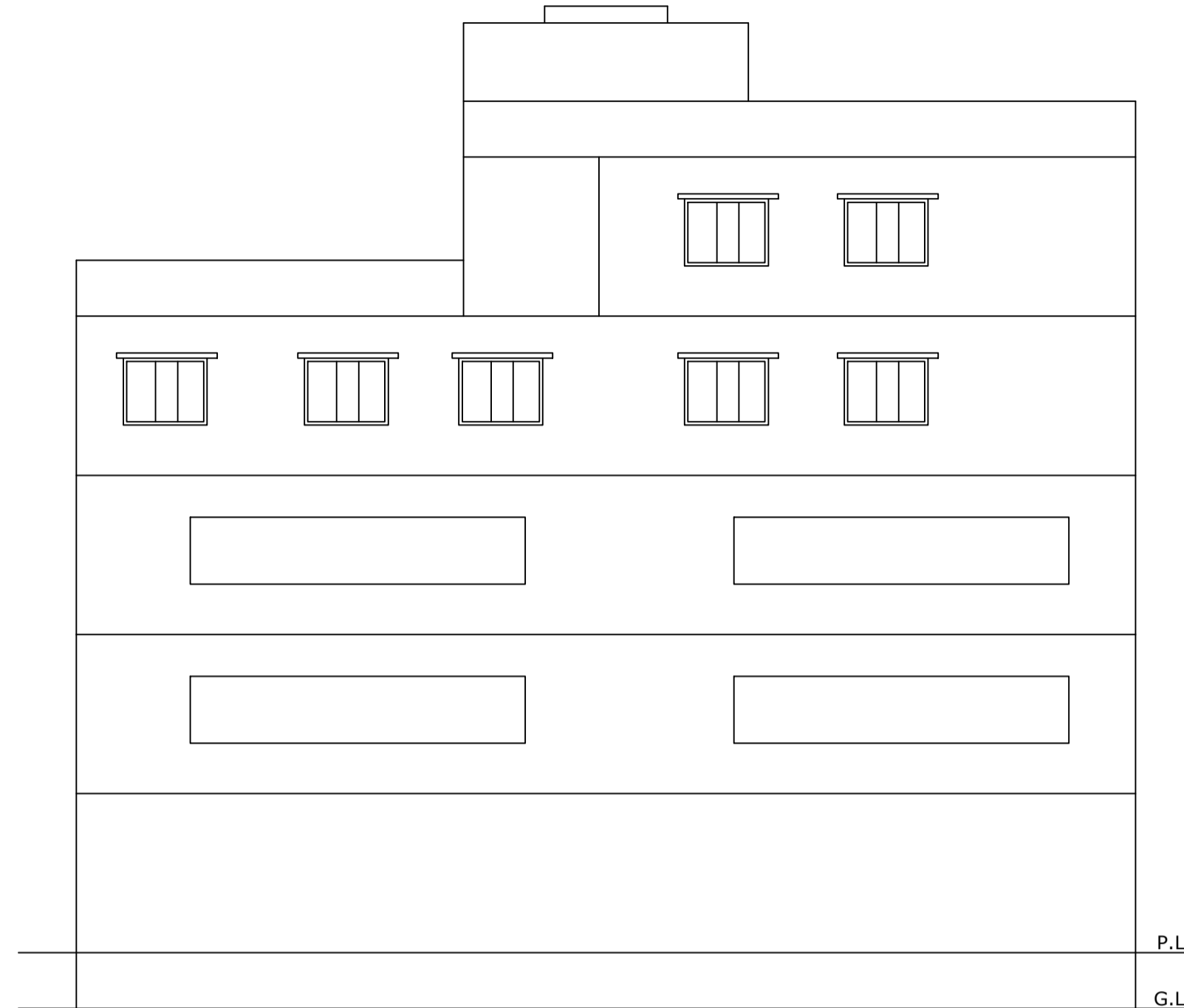
**BUILDER NAME AND SIGNATURE**

**DIGITAL SIGNATURE**

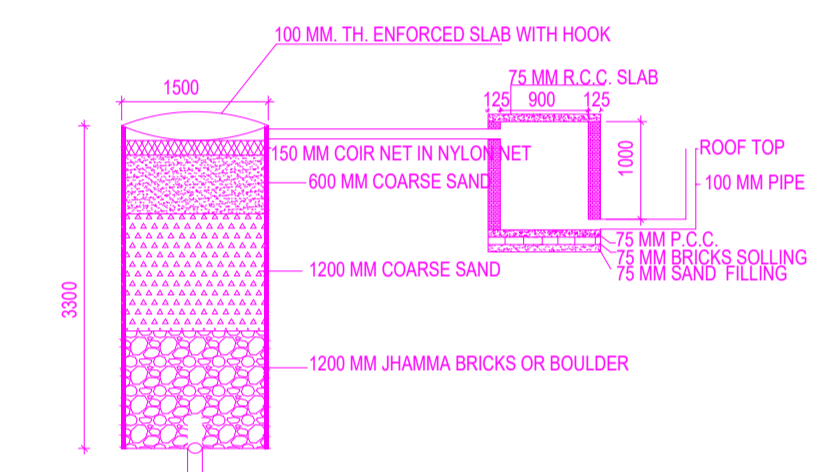
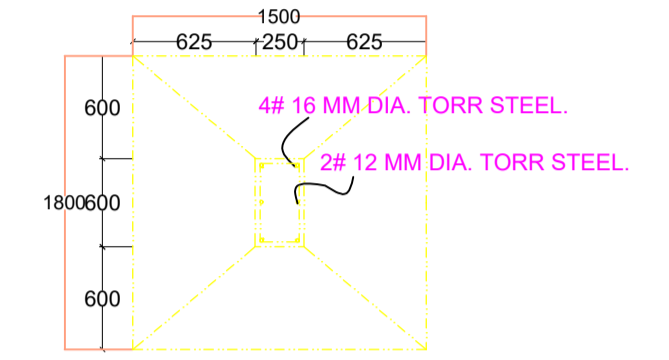
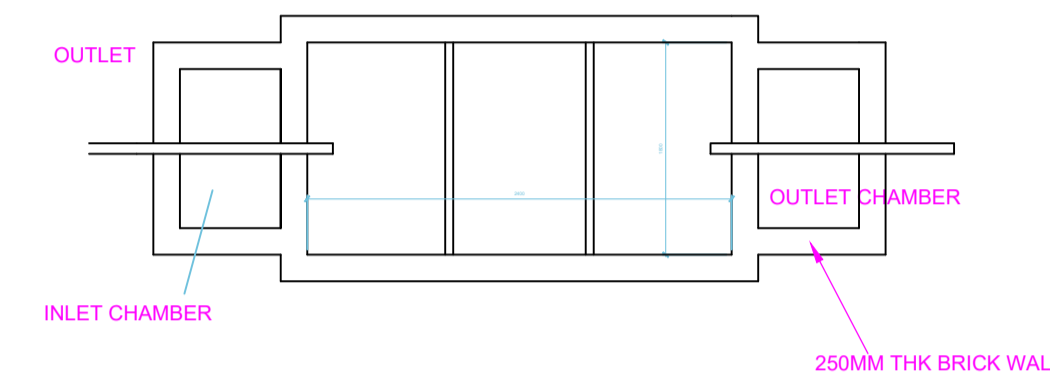
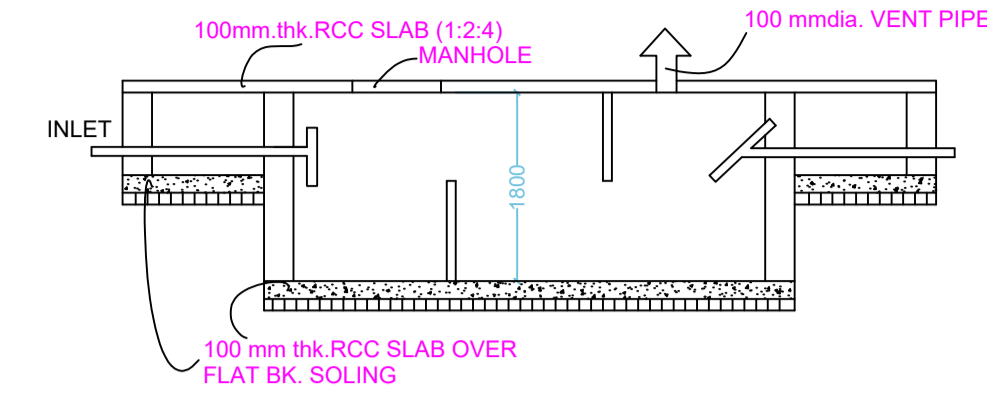
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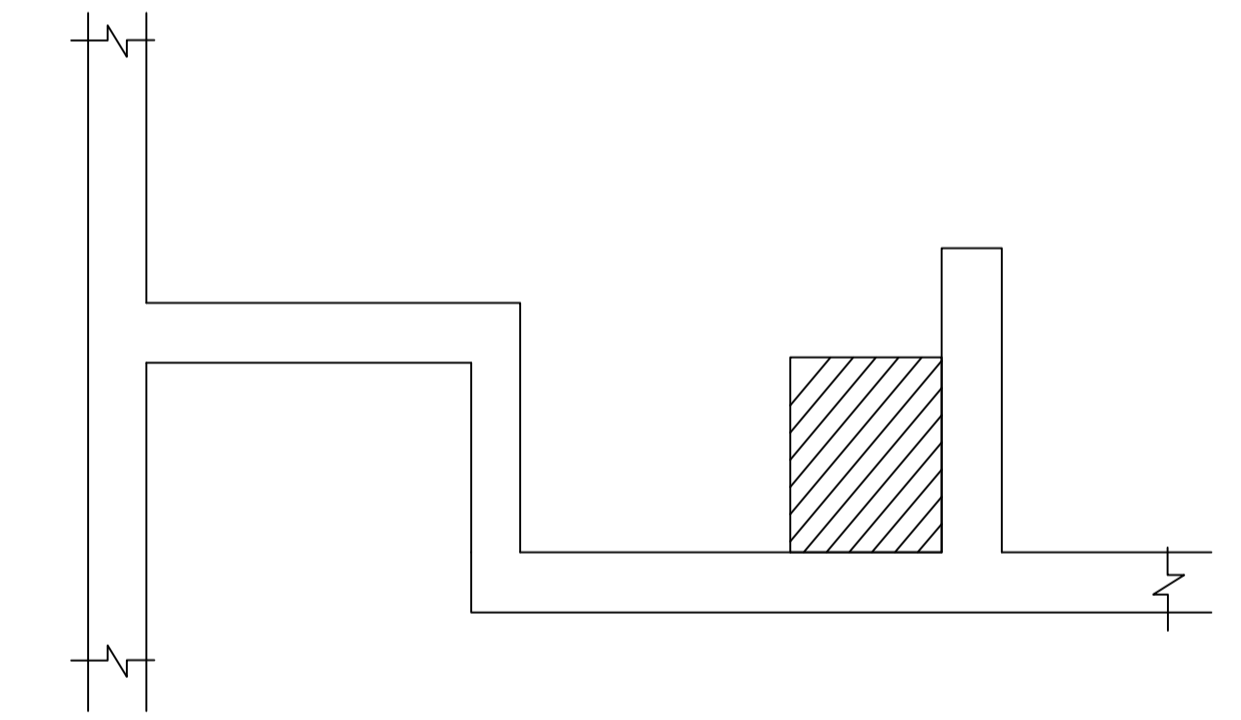
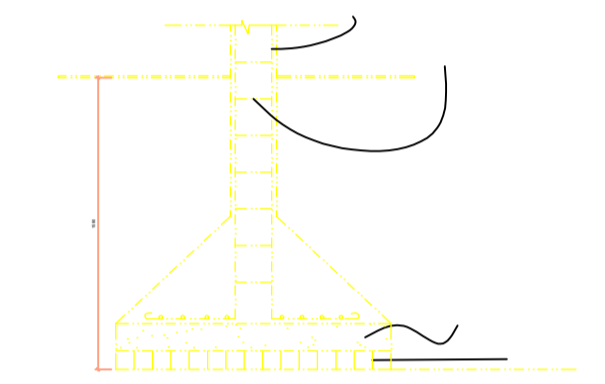
**FRONT ELEVATION**  
SCALE:1:100



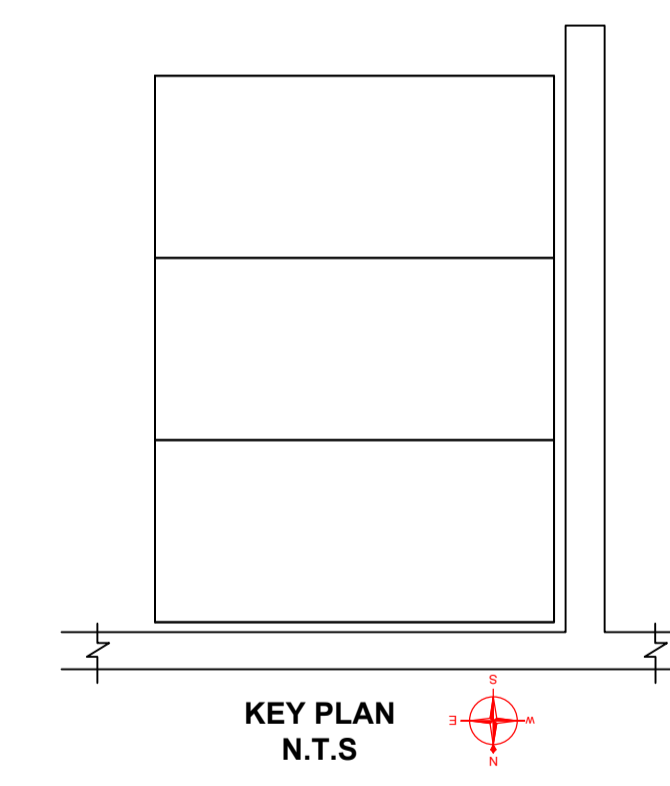
**EAST SIDE ELEVATION**  
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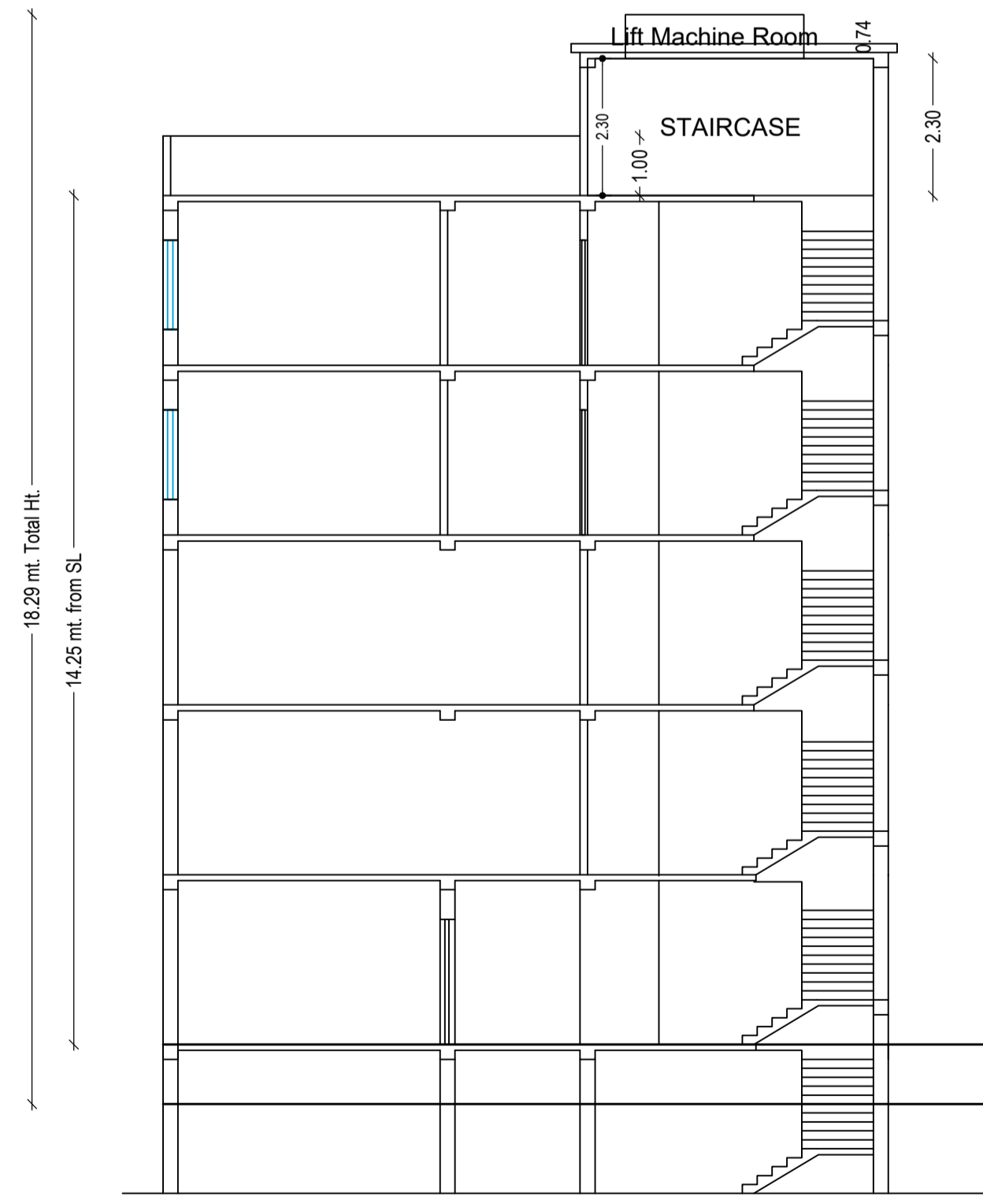
**DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK**  
SCALE - N.T.S.



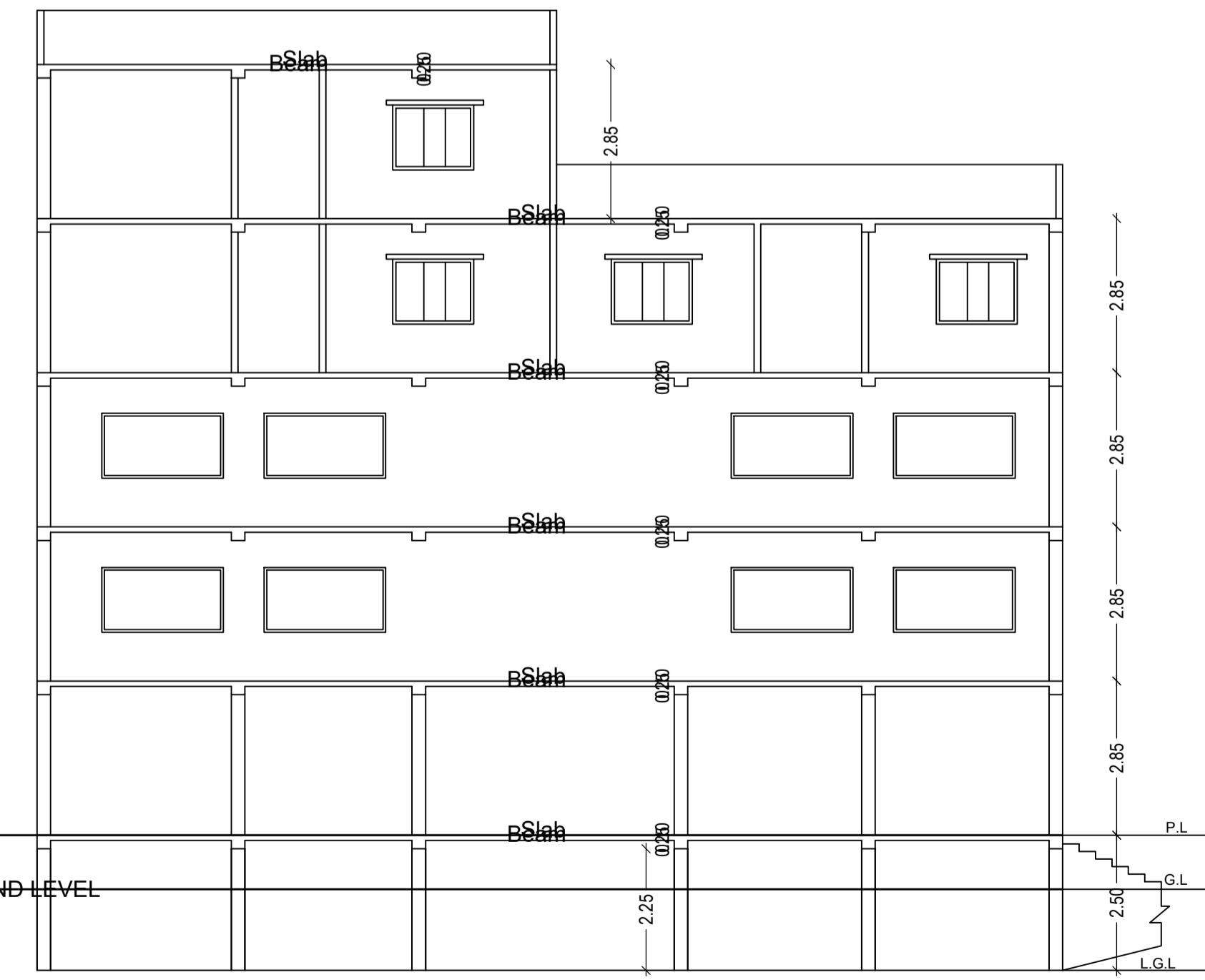
**LOCATION PLAN**  
N.T.S.



**KEY PLAN**  
N.T.S.



**SECTION A-A'**  
SCALE:1:100



**SECTION B-B'**  
SCALE:1:100

**STRUCTURAL STABILITY CERTIFICATE**

THIS IS TO CERTIFY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THIS BUILDING

BUILDING IS AS PER IS CODE 189-1884-& 1993 TO MAKE THE SAME EARTH QUAKE RESISTANT.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
JIGYASHU KUMAR JNP/ARC/0001/2016			