

Proposal Basic Information

Proposal File No.	BNPC/BP/001/W11/2023
Owner Name	Sanjay Kumar
Khata No.	826
Plot No.	3511
Village Name	Bundu
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT BUNDU NAGAR PANCHAYAT

PROJECT DETAIL:  
Region: JHARKHAND URBAN LOCAL BODIES  
District: RANCHI  
Authority: BUNDU NAGAR PANCHAYAT  
Inward No.: BNPC/BP/001/W11/2023  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: New  
Location of Development Area: Old Area

Plot Use: Residential  
Plot SubUse: Bungalow Dwelling / Non Apartment  
North: Plot No. - 3511  
East: Plot No. - 3441  
West: Plot No. - 3629

AREA DETAILS:  
AREA OF PLOT (Minimum) (A) 835.85 SQ.MT.  
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 835.85  
Deduction for Balance Plot Area (from Gross Plot Area)  
Common Plot 46.78  
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity spaces) (A-Deductions) 789.07  
PLOT AREA FOR COVERAGE (Net Plot Area for FAR (Net Plot Area + Road/Widening Area)) (A-Deductions) 835.85  
Permissible Coverage area (60.00 %) 501.51  
Proposed Coverage Area (28.14 %) 235.21  
Total Prop. Coverage Area (28.14 %) 235.21  
Balance coverage area (31.86 %) 266.30

FAR CHECK  
Perm. FAR Area (2.000) 1671.70  
Total Perm. FAR Area 1671.70  
Residential FAR 500.05  
Proposed FAR Area 500.05  
Total Proposed FAR Area 500.05  
Consumed FAR (Factor) 0.60  
Balance FAR Area 1171.65

BUILT UP AREA CHECK  
Total Proposed Built-Up Area 529.70

ARCHITECT (Regd.) Piyanka  
ENGINEER (Regd.)  
SUPERVISOR (Regd.) Sanjay Kumar  
OWNER (Regd.)

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY  
ABUTTING ROAD  
PROPOSED CONSTRUCTION  
COMMON PLOT  
ROAD WIDENING AREA  
EXISTING (To be retained)  
EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENTIAL G2)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Ground Floor	235.21	235.21	235.21	235.21
First Floor	294.49	294.49	294.49	294.49
Terrace Floor	0.00	0.00	0.00	0.00
Total	529.70	529.70	529.70	500.06

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL G2)	Residential	Other Residential Building	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Tent (No.)
A (RESIDENTIAL G2)	1	529.70	29.64	500.06	500.06	500.06	01
Grand Total	1	529.70	29.64	500.06	500.06	500.06	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL G2)	D3	0.75	2.10	08
A (RESIDENTIAL G2)	D2	0.50	2.10	03
A (RESIDENTIAL G2)	D1	1.07	2.10	09
A (RESIDENTIAL G2)	D	1.27	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

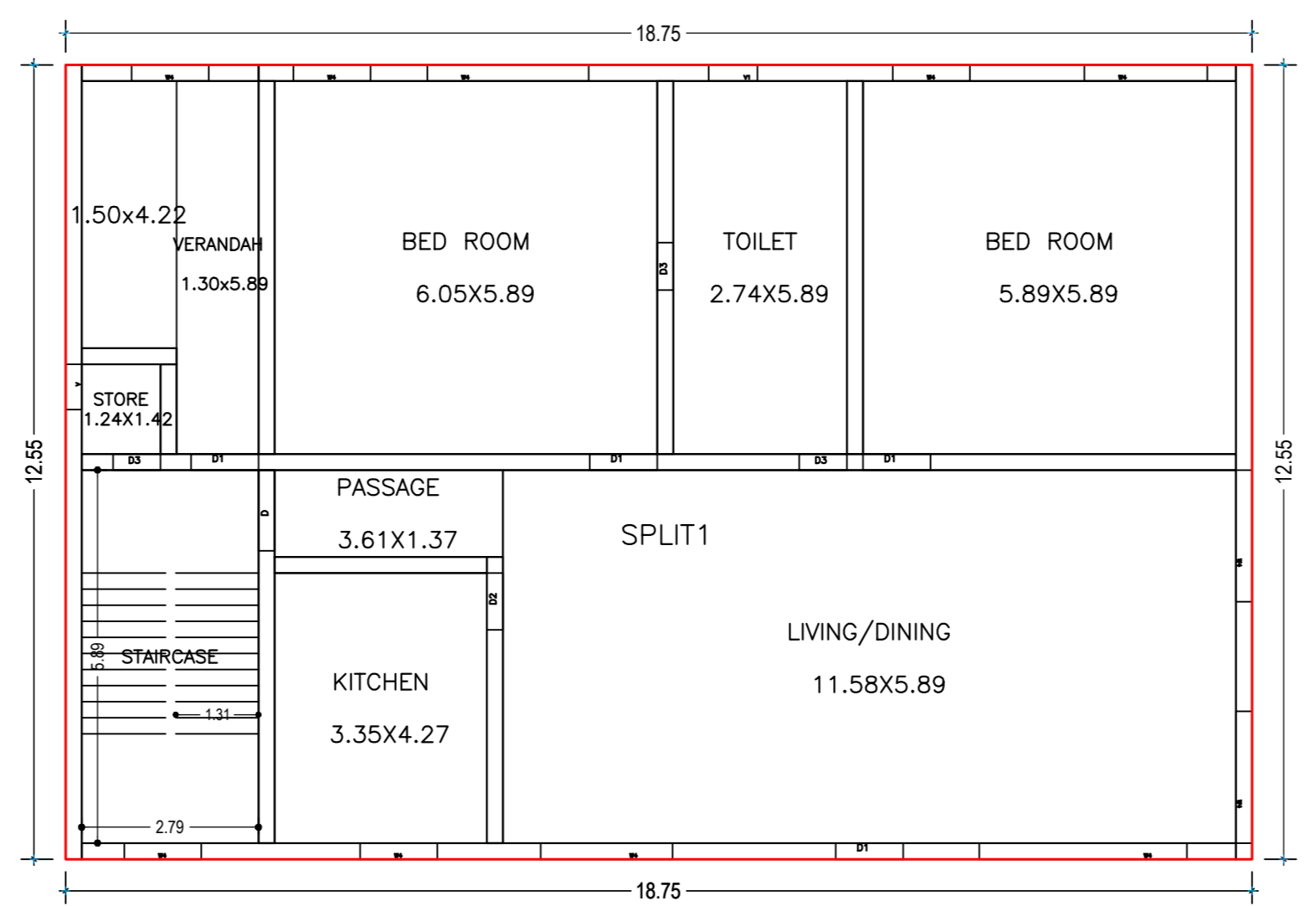
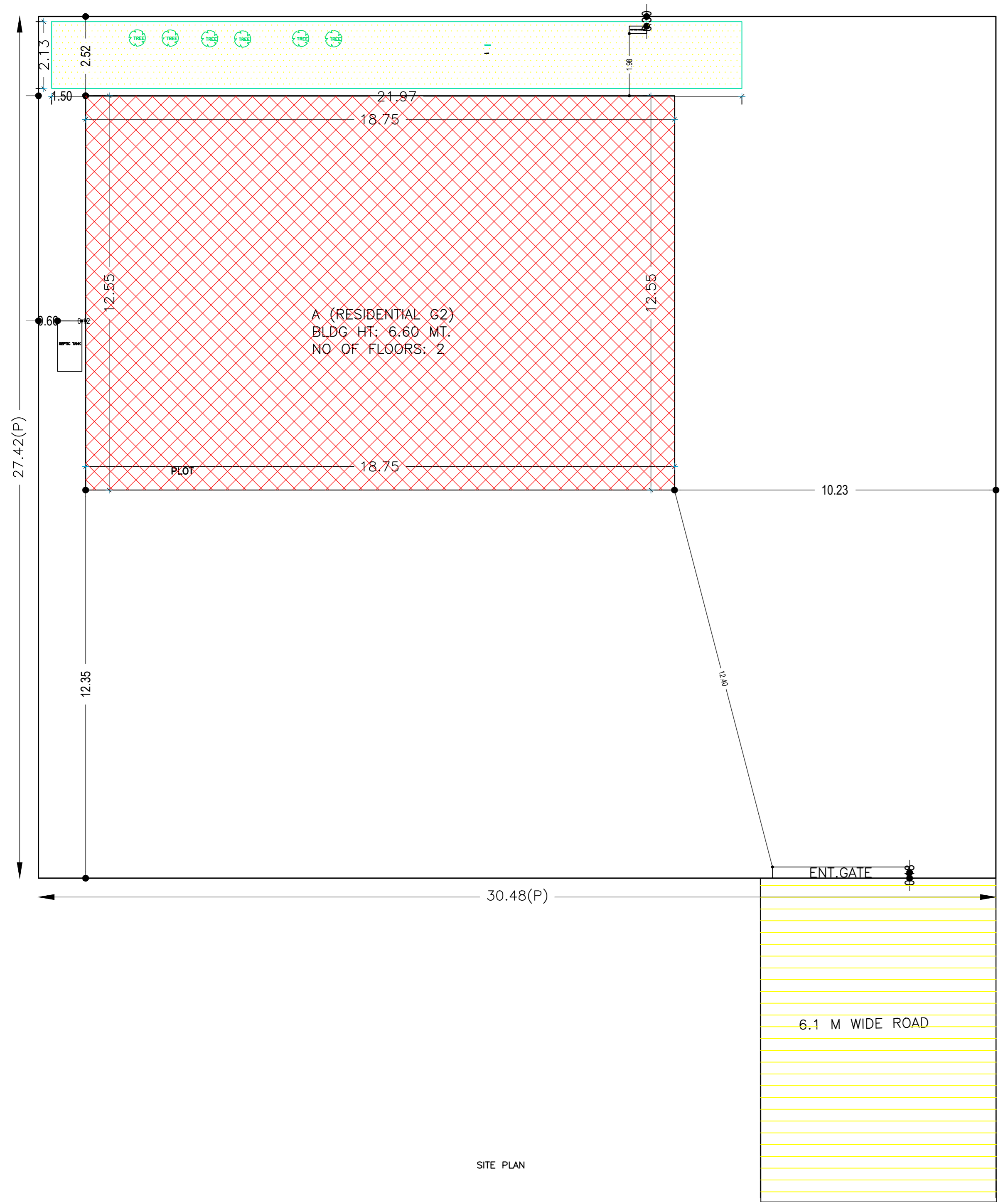
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL G2)	V	0.72	1.20	02
A (RESIDENTIAL G2)	V1	0.77	1.20	02
A (RESIDENTIAL G2)	W4	1.22	1.20	10
A (RESIDENTIAL G2)	W4	1.84	1.20	01
A (RESIDENTIAL G2)	W4	1.94	1.20	01
A (RESIDENTIAL G2)	W4	2.31	1.20	01
A (RESIDENTIAL G2)	W4	2.08	1.20	06
A (RESIDENTIAL G2)	W4	2.59	1.20	01
A (RESIDENTIAL G2)	W4	2.72	1.20	01
A (RESIDENTIAL G2)	W4	3.28	1.20	01

Balcony Calculations Table

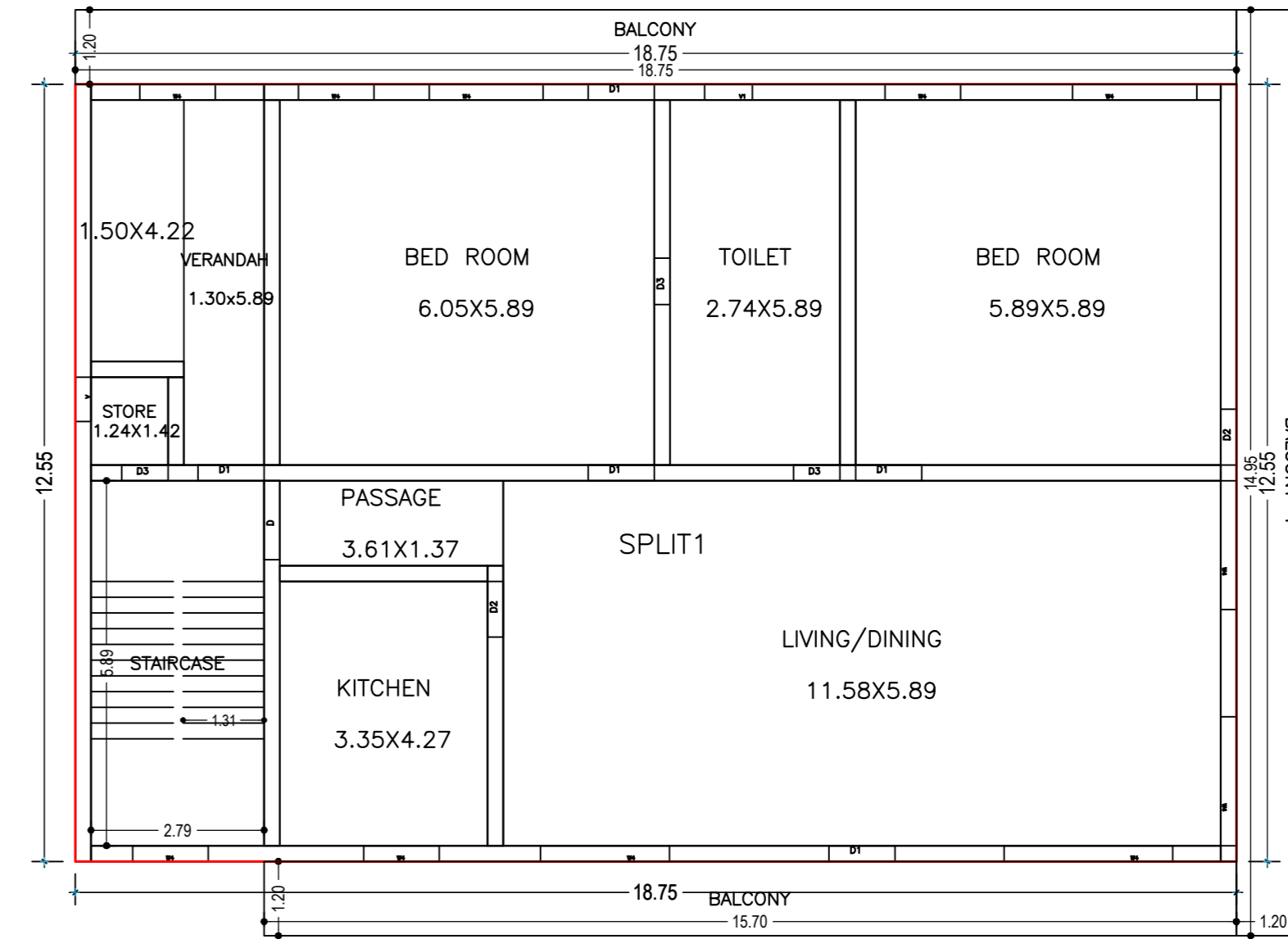
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -1 FLOOR PLAN	1.20 X 15.70 X 1 X 1	18.84	59.28
	1.20 X 18.75 X 1 X 1	22.50	
	1.20 X 14.95 X 1 X 1	17.94	
Total			59.28

UnitBUA Table for Building 'A' (RESIDENTIAL G2)

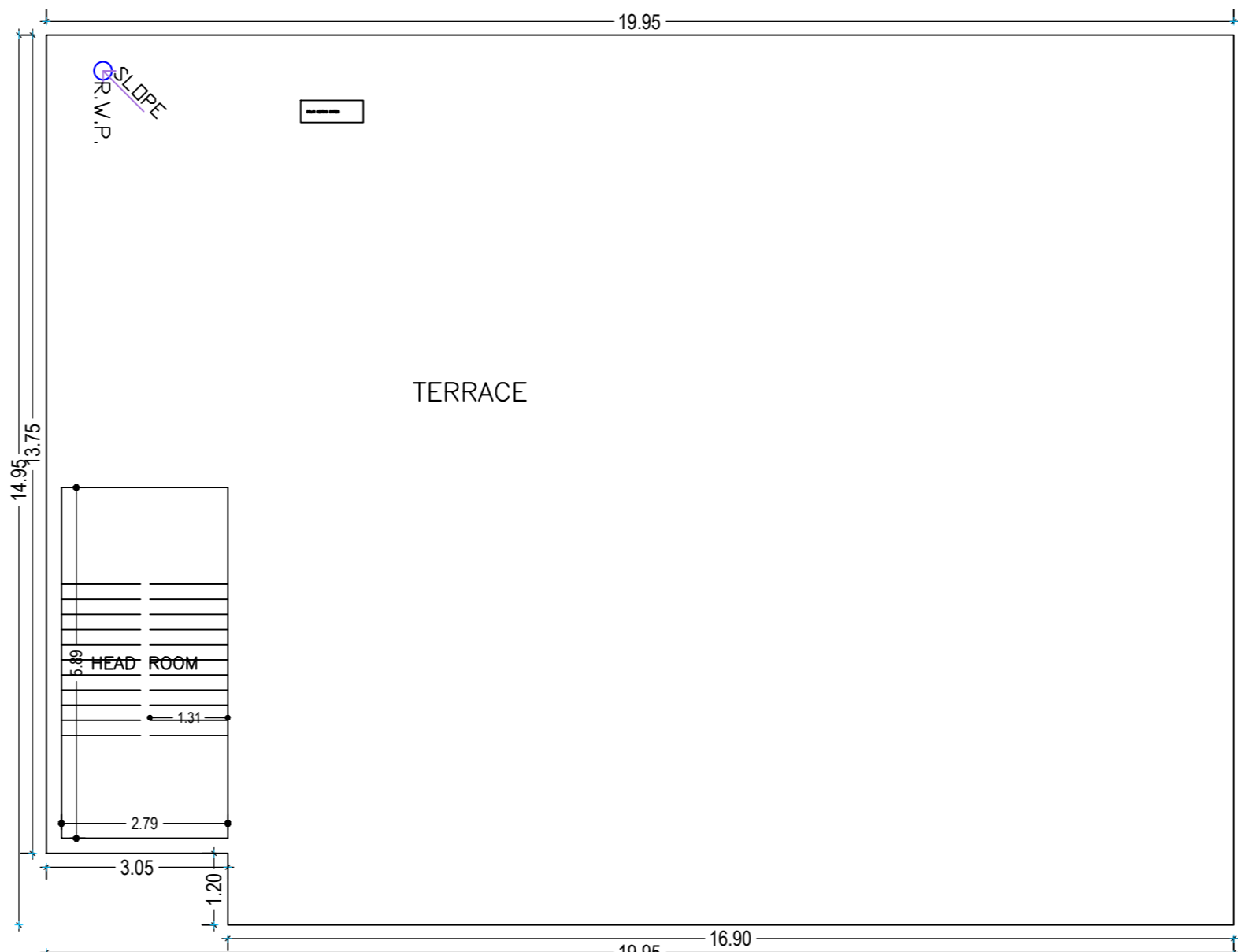
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT1	FLAT	529.69	412.42	8	1
TYPICAL -1 FLOOR PLAN	SPLIT1	FLAT	0.00	0.00	8	0
Total			529.69	412.42	16	1



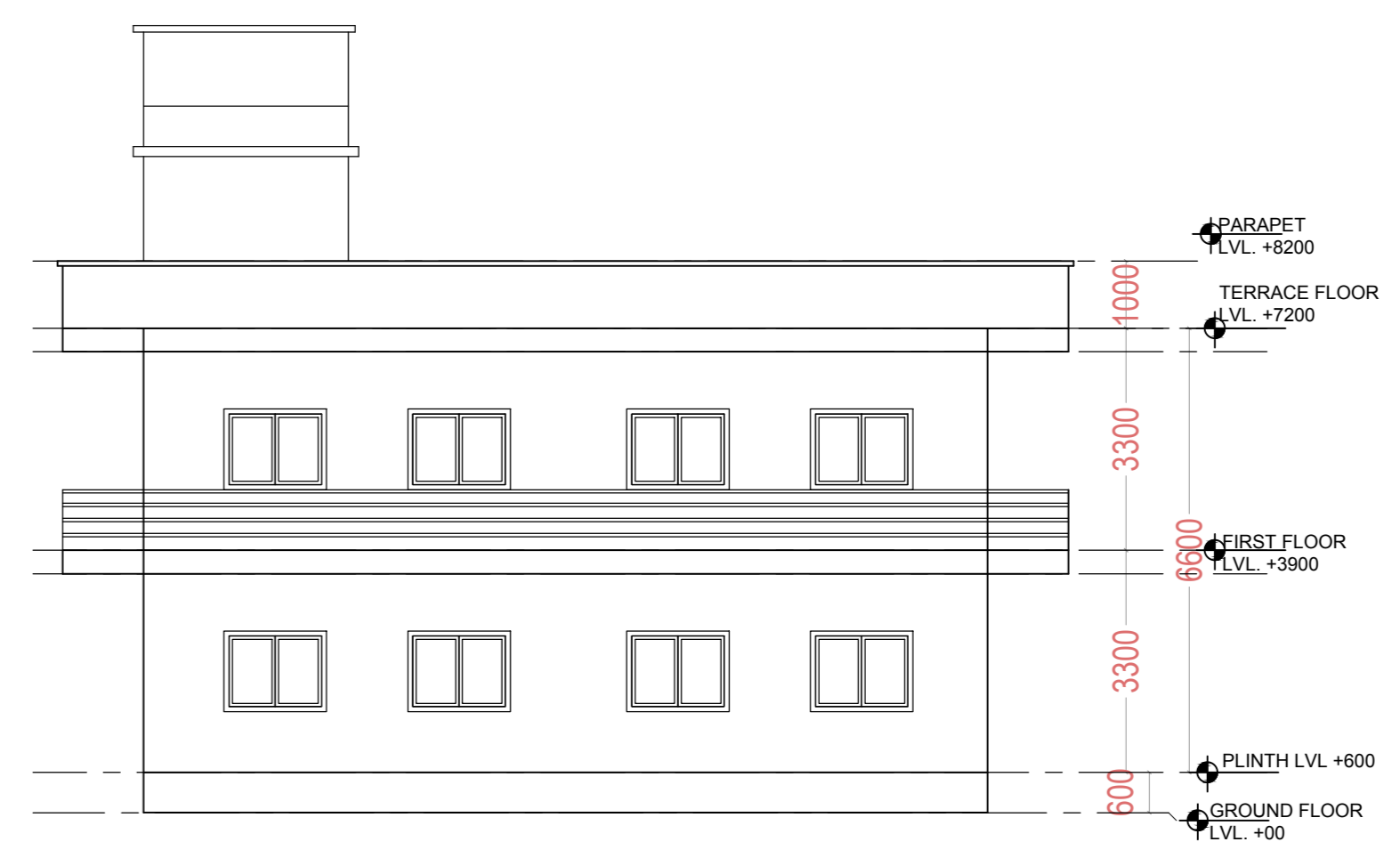
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



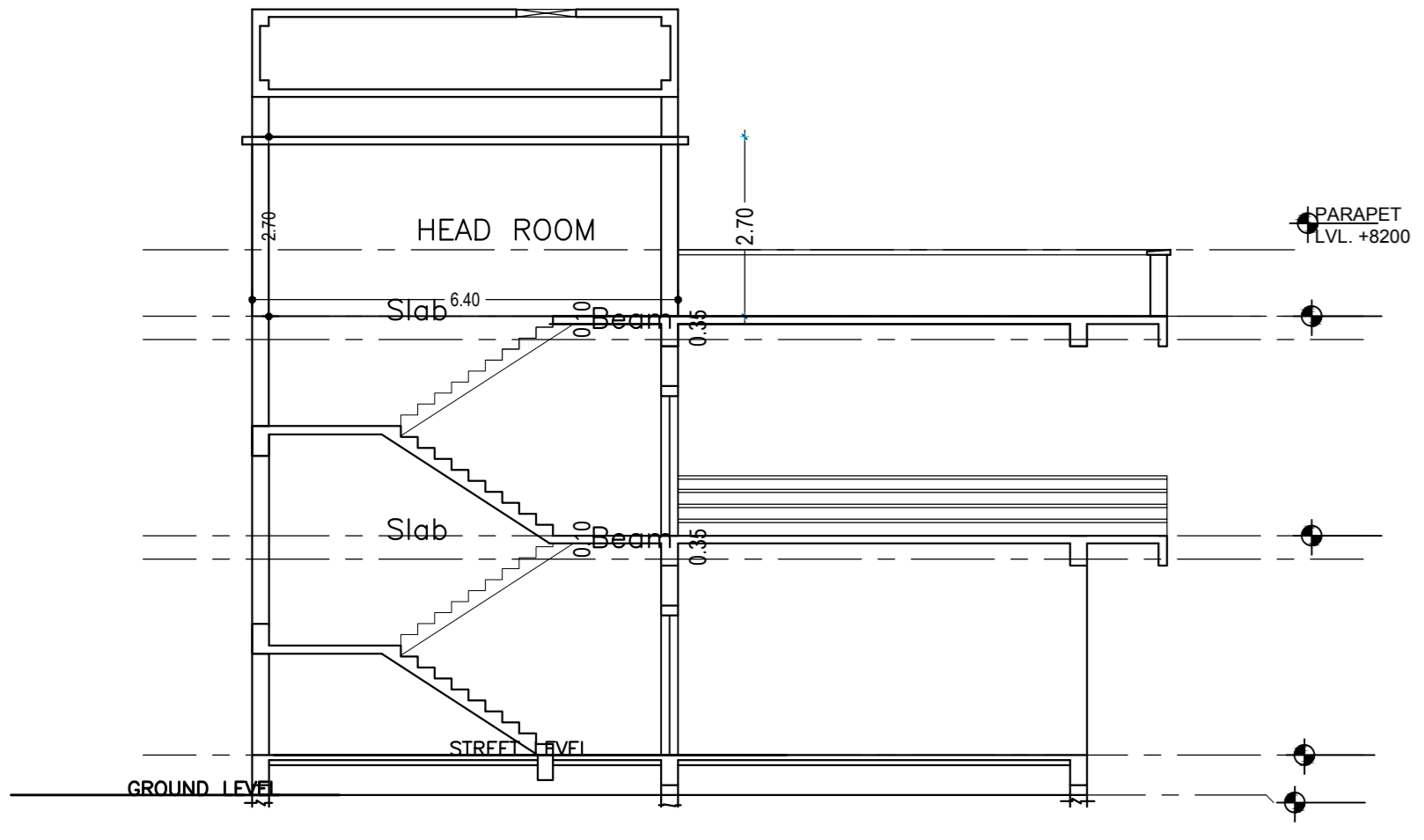
TYPICAL - 1 FLOOR PLAN (Proposed) (SCALE 1:100)



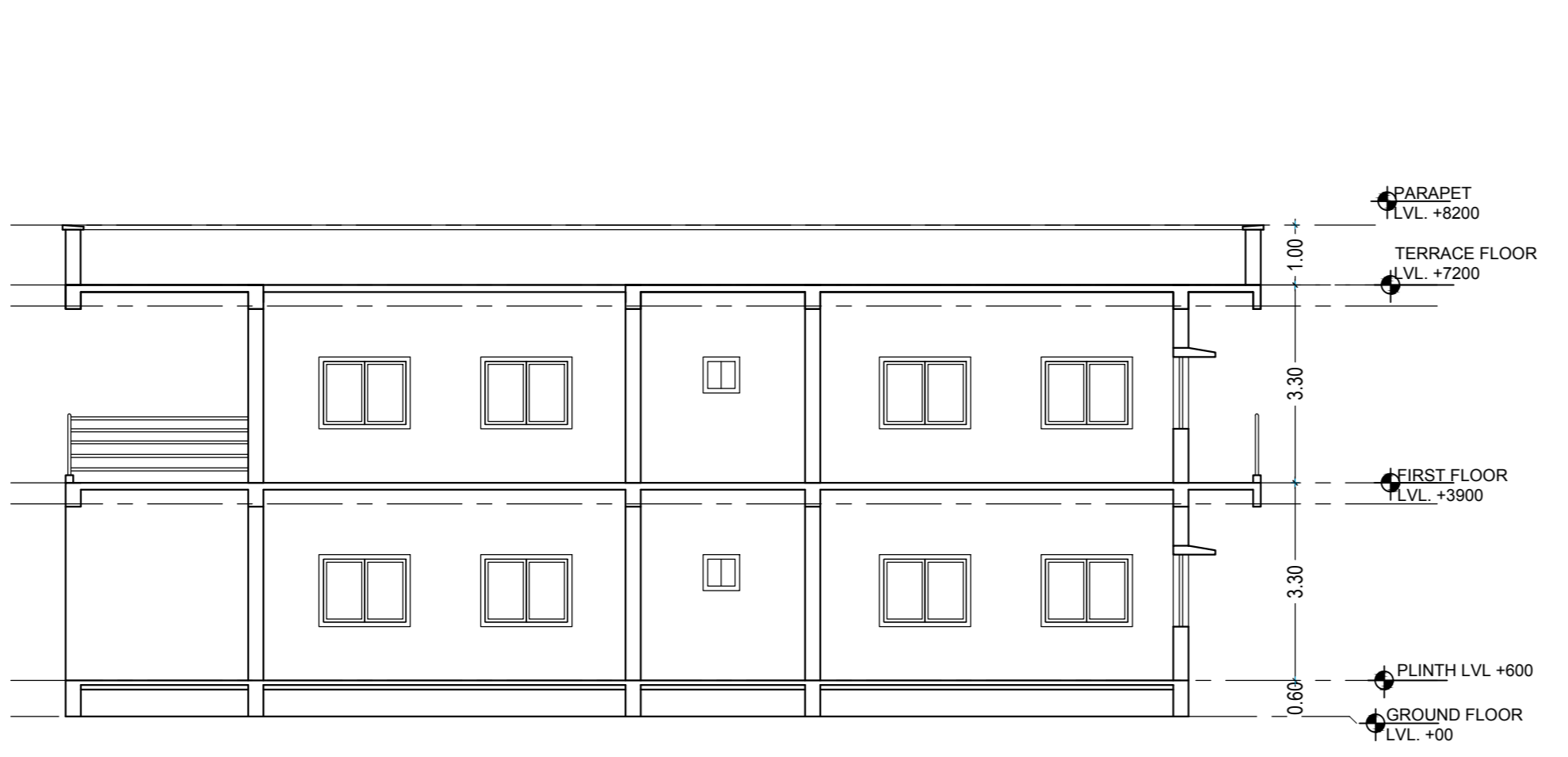
TERRACE FLOOR PLAN (SCALE 1:100)



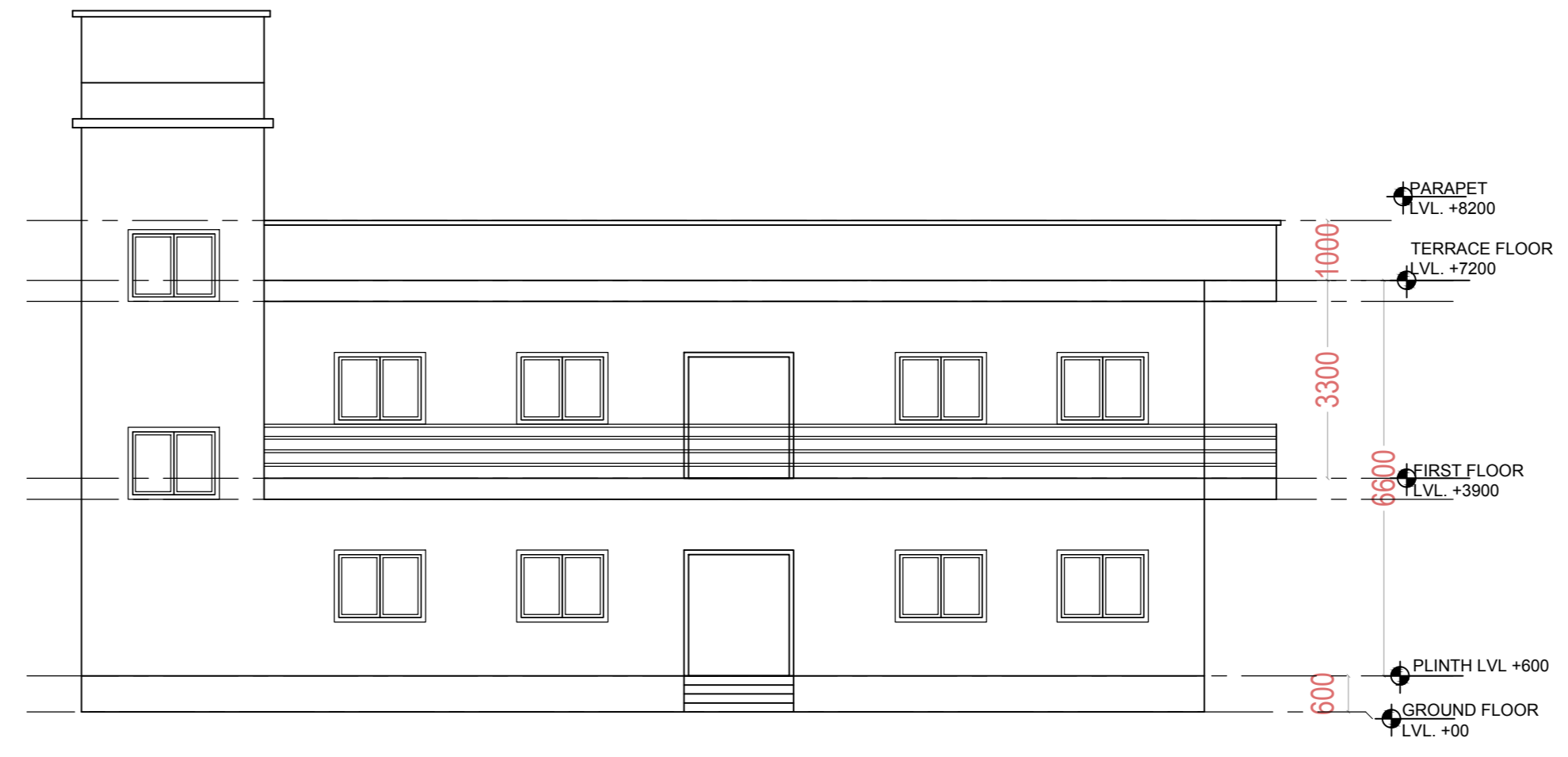
EAST SIDE ELEVATION



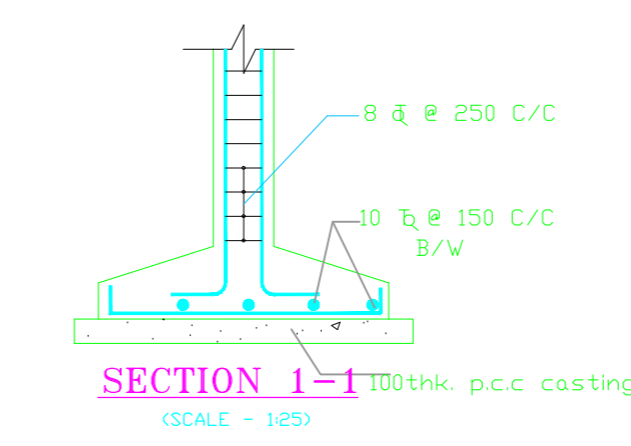
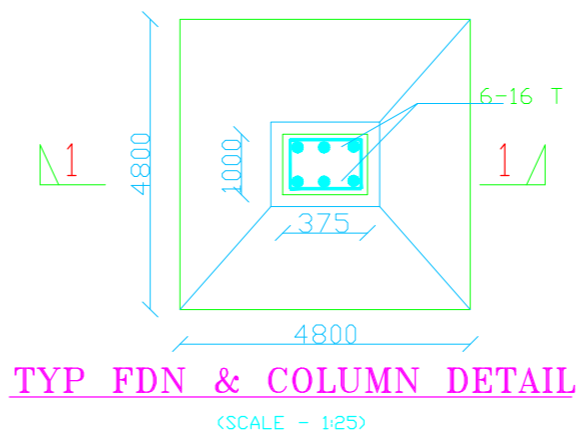
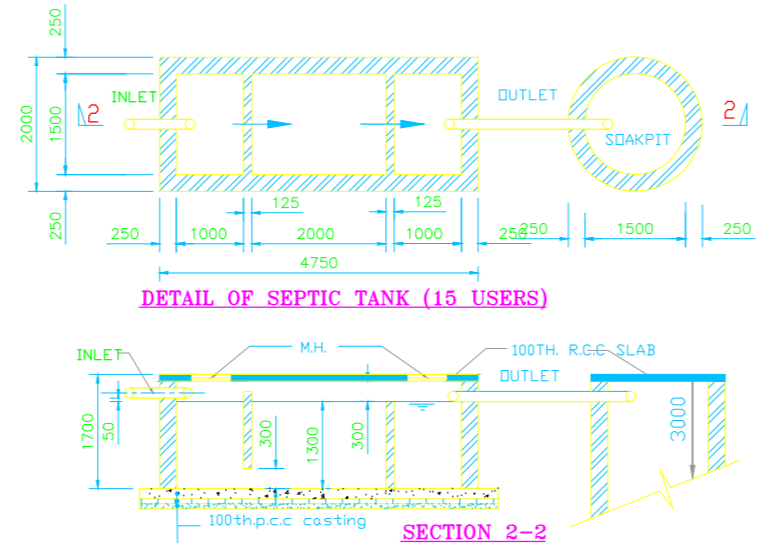
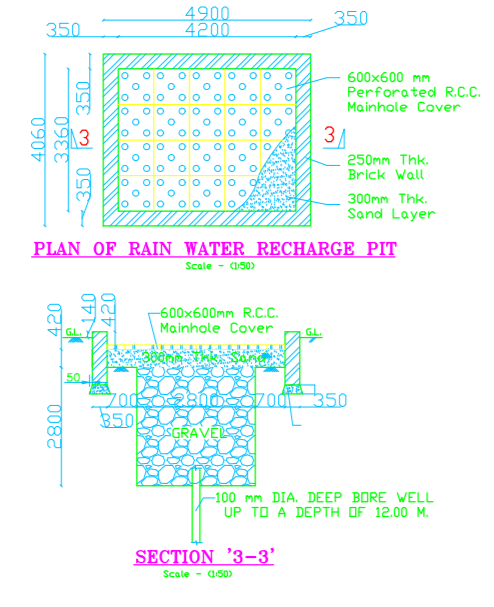
SECTION -X-X'



SECTION -Y-Y'



NORTH SIDE ELEVATION



LTP NAME AND SIGNATURE Piyanka BNPC/NRC/0002/2021	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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