

Proposal Basic Information	
Proposal File No.	BNPC/RC/0002/2016/2022AL12
Owner Name	ANIL KUMAR JAISWAL
Khata No	194,248
Plot No	1507, 1509, 1510, 1511, 1512
Village Name	Bundu
Use	Commercial
SubUse	Commercial Bldg

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING BG4)	D1	0.90	2.10	08
A (BUILDING BG4)	D	0.90	2.10	15
A (BUILDING BG4)	D	1.20	2.10	04
A (BUILDING BG4)	RS	3.00	2.10	02
A (BUILDING BG4)	RS	2.40	2.10	27

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING BG4)	V	0.60	0.60	19
A (BUILDING BG4)	W	1.80	1.20	49

UnitBUA Table for Building :A (BUILDING BG4)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	EXISTING UNIT-1	SHOP	Existing	310.89	310.49	11	2
	PROPOSED UNIT-1	SHOP	Proposed	38.68	38.55	4	0
FIRST FLOOR PLAN	EXISTING UNIT-2	SHOP	Existing	313.55	313.23	10	2
	PROPOSED UNIT-2	SHOP	Proposed	54.02	53.77	5	0
SECOND FLOOR PLAN	EXISTING UNIT-3	SHOP	Existing	359.70	327.46	10	2
	PROPOSED UNIT-3	SHOP	Proposed	39.89	39.61	4	0
THIRD FLOOR PLAN	EXISTING UNIT-4	OFFICE	Existing	360.80	328.00	4	2
	PROPOSED UNIT-4	OFFICE	Proposed	50.00	40.12	3	0
FOURTH FLOOR PLAN	EXISTING UNIT-5	OFFICE	Existing	141.88	109.48	3	2
	PROPOSED UNIT-5	OFFICE	Proposed	54.18	43.54	3	0
Total				1723.80	1604.25	57	10

AREA STATEMENT BUNDU NAGAR PANDEYAT

PROJECT DETAIL:

Region: AHARHAND URBAN
Local Bodies: Panchayat
District: RANCHI
Authority: BUNDU NAGAR PANCHAYAT
Plot No: 1507, 1509, 1510, 1511, 1512
Plot SubUse: Commercial Bldg
Plot SubPlot No: 1507, 1509, 1510, 1511, 1512
Project Type: Building Permission
Nature of Development: Addition or Alteration
Location of Development Area: New Area
Area Details:
Area of Plot (Minimum): 891.25
Net Area of Plot (Gross Plot Area - Deduction from Gross Plot Area): 891.25
Deduction for Balance Plot Area from Gross Plot Area: 78.86
Common Plot: 78.86
Balance Area of Plot (Net Plot Area - Non-Residential/Amenity space): 812.39
Plot Area for FAR Coverage (Net Plot Area + Road Widening Area): 891.25
Plot Area for FAR (Net Plot Area + Road Widening Area): 891.25
Coverage Check:
Permissible Coverage Area (80.00 %): 445.63
Proposed Coverage Area (89.95 %): 356.63
Total Prop. Coverage Area (89.95 %): 356.63
Balance coverage area (10.05 %): 89.60
FAR CHECK:
Perm FAR Area (2.00): 1782.50
Total Perm FAR area: 1782.50
Commercial FAR: 1662.56
Proposed FAR Area: 1678.91
Total Proposed FAR Area: 1678.91
Consumed FAR (Factor): 1.88
Balance FAR Area: 103.59
BUILT UP AREA CHECK:
Total Proposed BuiltUp Area: 2092.46
ARCHITECT (Regd): Arun Ranjan
ENGINEER (Regd): ANIL KUMAR JAISWAL
SUPERVISOR (Regd): ANIL KUMAR JAISWAL
OWNER (Regd): ANIL KUMAR JAISWAL
DEVELOPMENT AUTHORITY: LOCAL BODY

COLOR INDEX

Plot Boundary: Red
Abutting Road: Green
Proposed Construction: Yellow
Common Plot: Blue
Road Widening Area: Orange
Existing (To be retained): Purple
Existing (To be demolished): Grey



Buildingwise FLOOR FAR Details

Floor Name	A (BUILDING BG4)			Total		
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	55.99	300.04	16.34	55.99	300.04	16.34
Ground Floor	38.68	317.35	38.68	38.68	317.35	38.68
First Floor	54.02	333.01	54.02	54.02	333.01	54.02
Second Floor	39.89	350.15	39.89	39.89	350.15	39.89
Third Floor	40.27	351.25	40.27	40.27	351.25	40.27
Fourth Floor	54.18	127.47	49.31	54.18	127.47	49.31
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	283.03	1766.27	238.51	1440.39	283.03	1766.27

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING BG4)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

Building	Area (Sq.mt.)	Units		Car		TwoWheeler	
		Reqt.	Prop.	Reqt./Unit	Prop.	Reqt./Unit	Prop.
A (BUILDING Bldg)	> 0	200	222.18	1	1	1	3
Total	-	-	-	1	7	-	11

Parking Check (Table 7b)

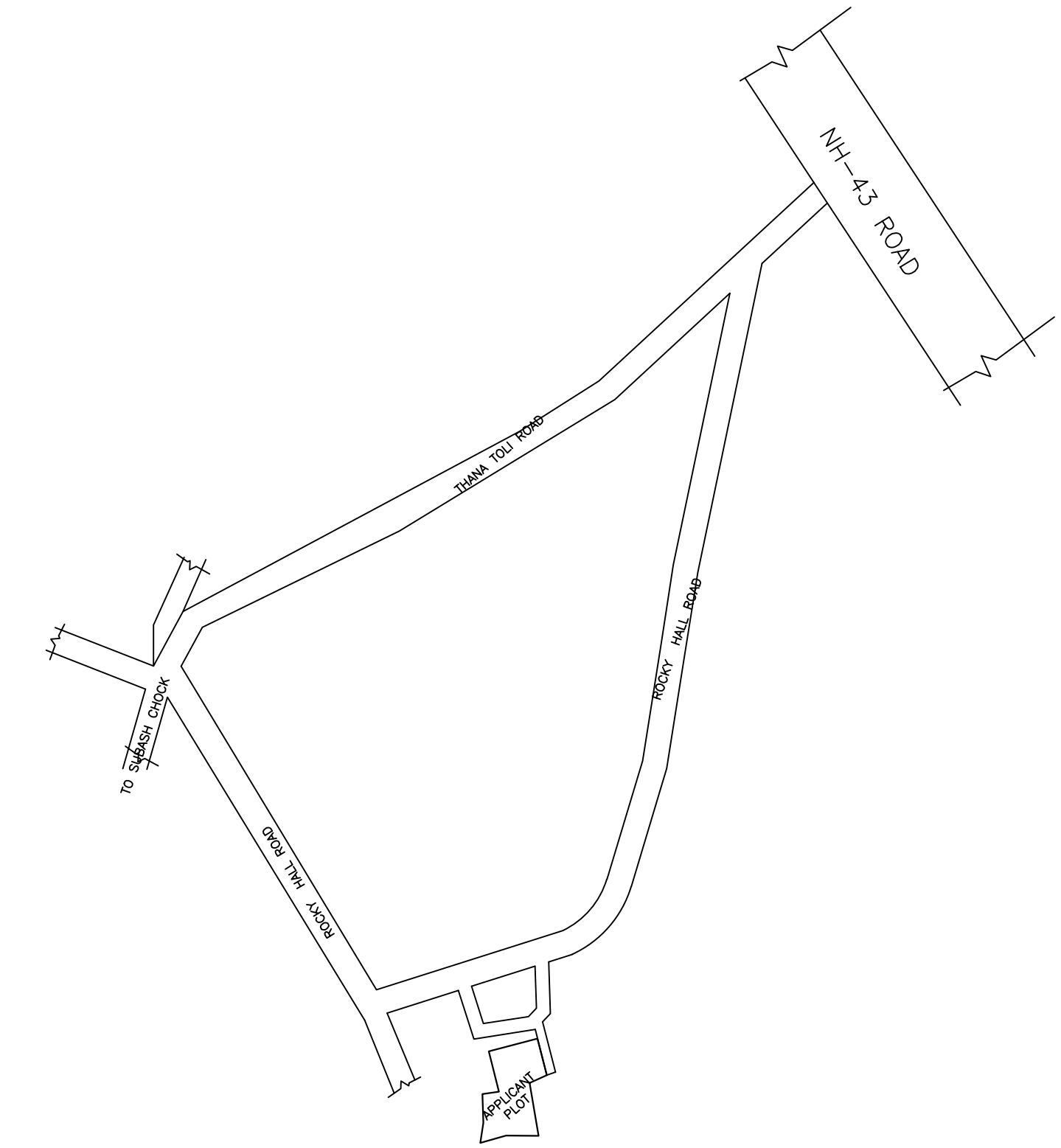
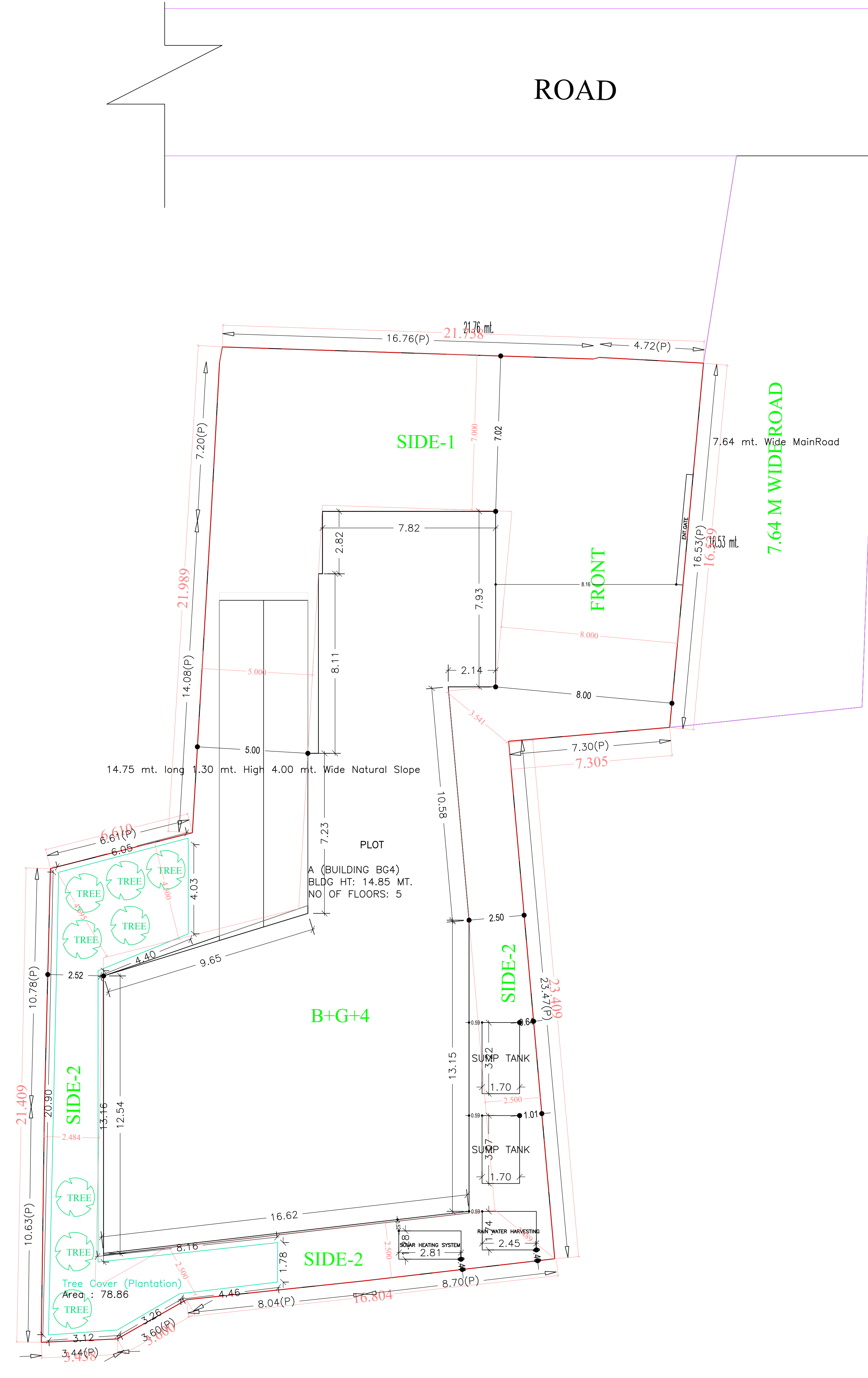
Vehicle Type	Reqt.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	1	12.50	7	87.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	3	6.00	11	22.00
Other Parking	-	-	-	223.73
Total	-	-	18	352.23

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenement (No.)
							Lit	Parking						
A (BUILDING Bldg)	1	2311.49	219.03	2092.46	1766.27	283.03	32.30	48.03	333.23	1440.39	222.18	1634	1678.90	10
Grand Total	1	2311.49	219.03	2092.46	1766.27	283.03	32.30	48.03	333.23	1440.39	222.18	1634	1678.90	10

Building :A (BUILDING BG4)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenement (No.)
				Lit	Balkony	Parking						
Basement Floor	356.03	300.04	55.99	6.46	0.00	0.00	16.34	16.34	16.34	16.34	0.00	0.00
Ground Floor	356.03	317.35	38.68	0.00	0.00	0.00	317.35	38.68	0.00	356.03	356.03	0.00
First Floor	374.03	320.01	54.02	6.46	0.00	0.00	313.55	54.02	0.00	367.57	367.57	0.00
Second Floor	406.05	350.15	39.89	6.46	16.01	0.00	343.69	39.89	0.00	383.58	383.58	0.00
Third Floor	407.53	351.25	40.27	6.46	16.01	0.00	344.79	40.27	0.00	385.06	385.06	0.00
Fourth Floor	192.79	127.47	54.18	6.46	16.01	0.00	121.01	49.32	0.00	170.32	170.32	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2092.46	1766.27	283.03	32.30	48.03	333.23	1440.39	222.18	1634	1678.90	1678.90	10

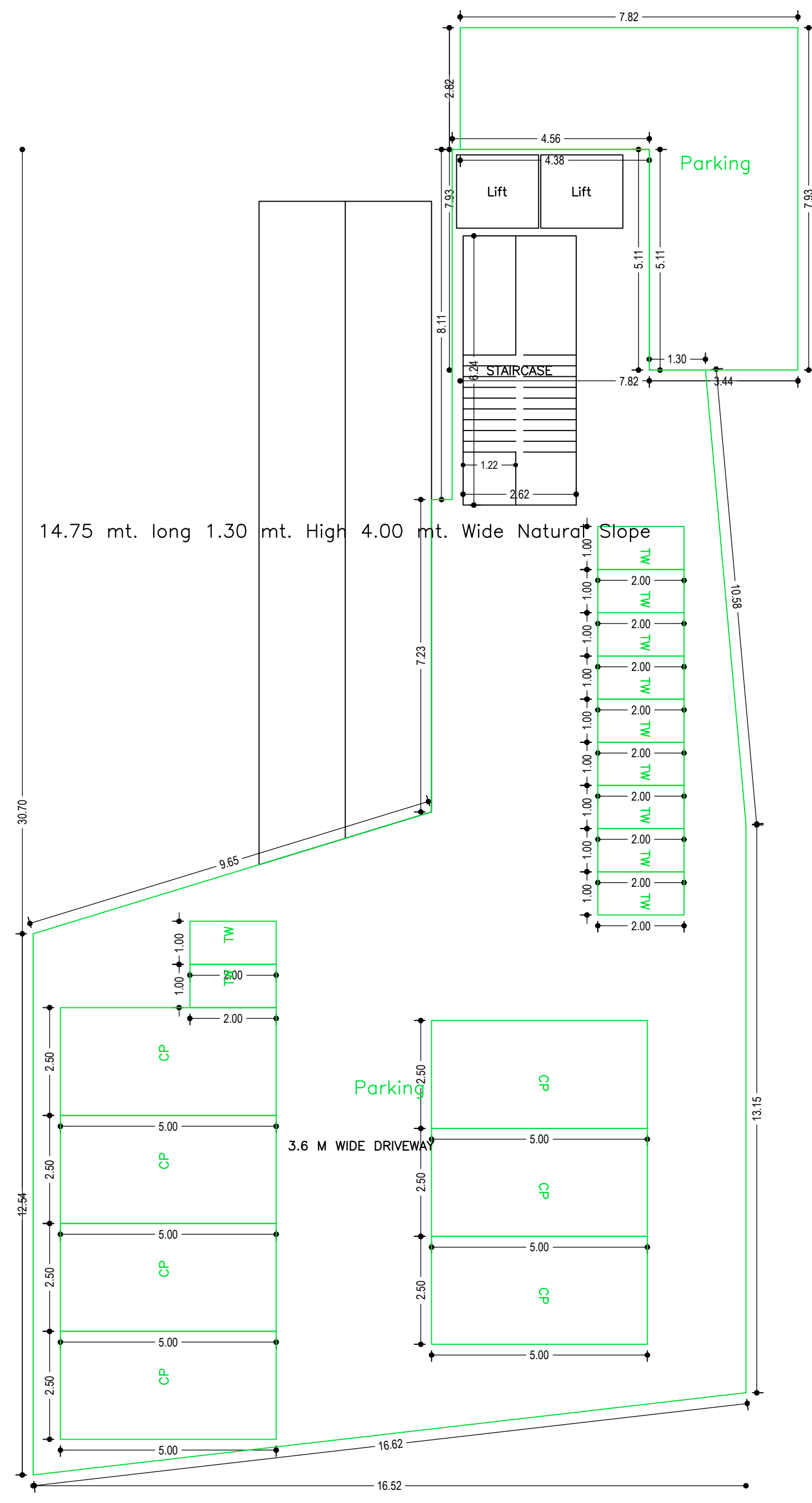


CERTIFICATE:

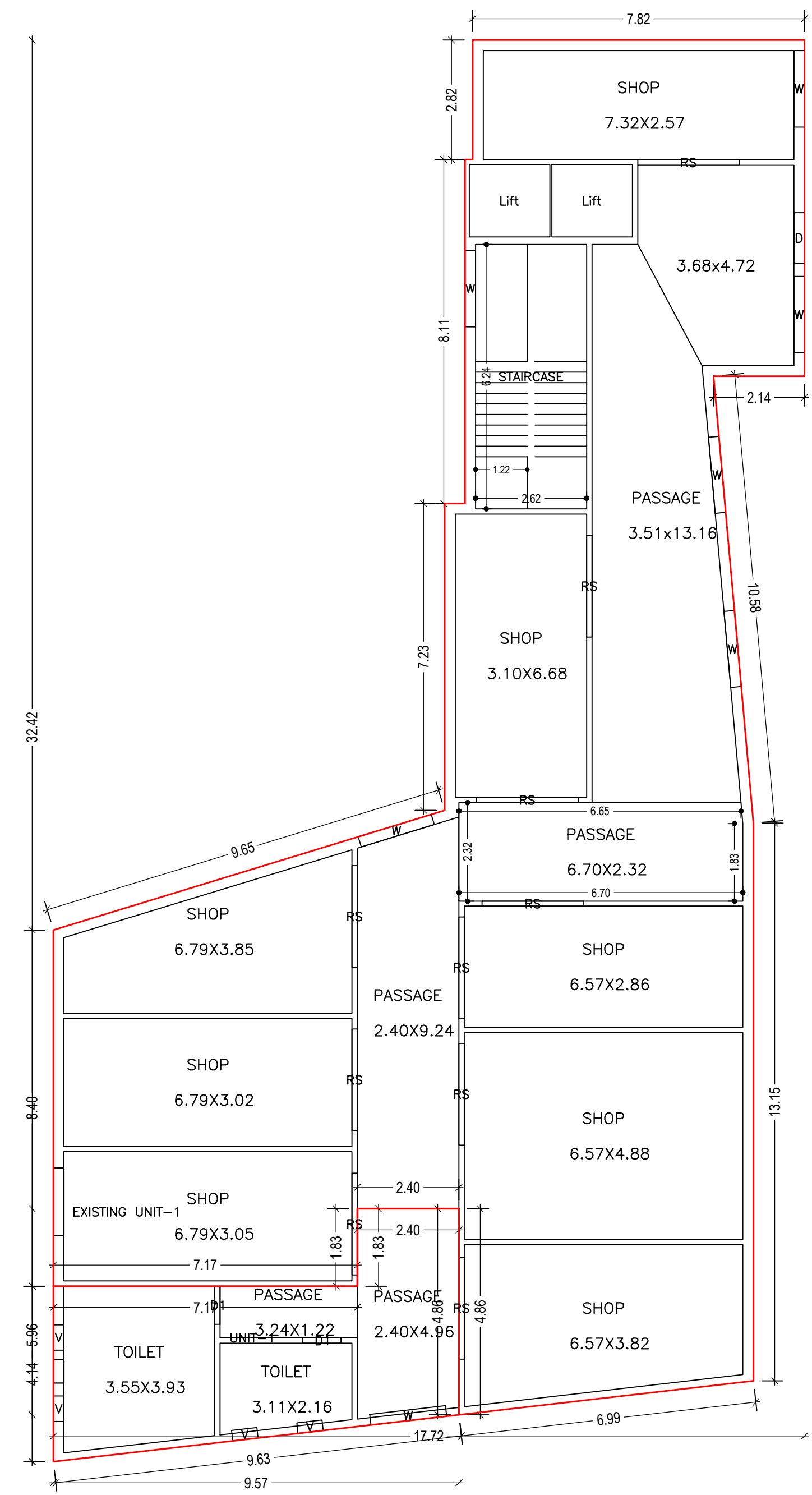
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THIS BUILDING IS AS PER IS CODE 189-1884-& 1993 TO MAKE THE SAME.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Arun Ranjan BNPC/RC/0002/2016			

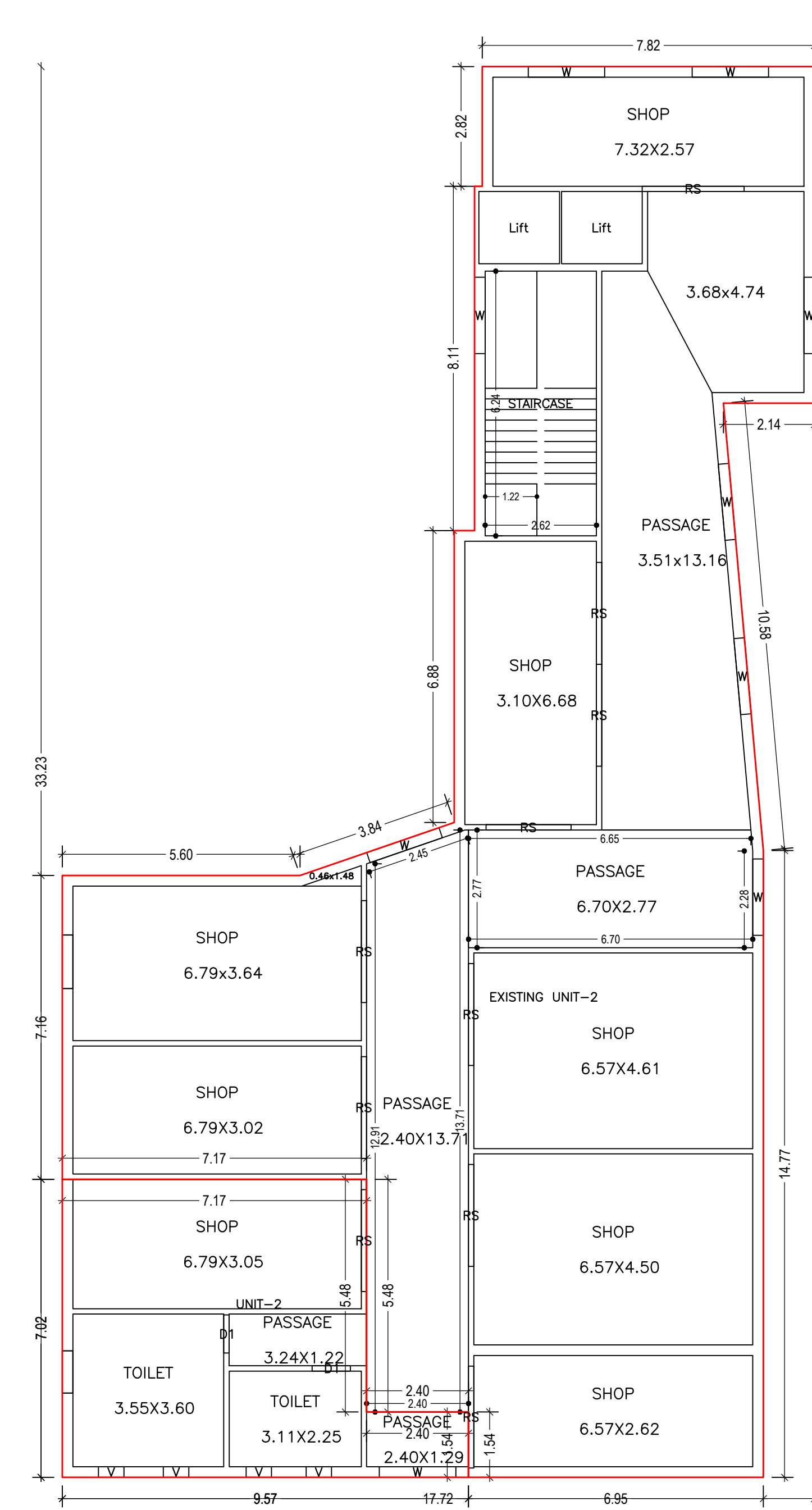
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Khata No.	194.248
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Village Name	Bundu
Use	Commercial
SubUse	Commercial Bldg



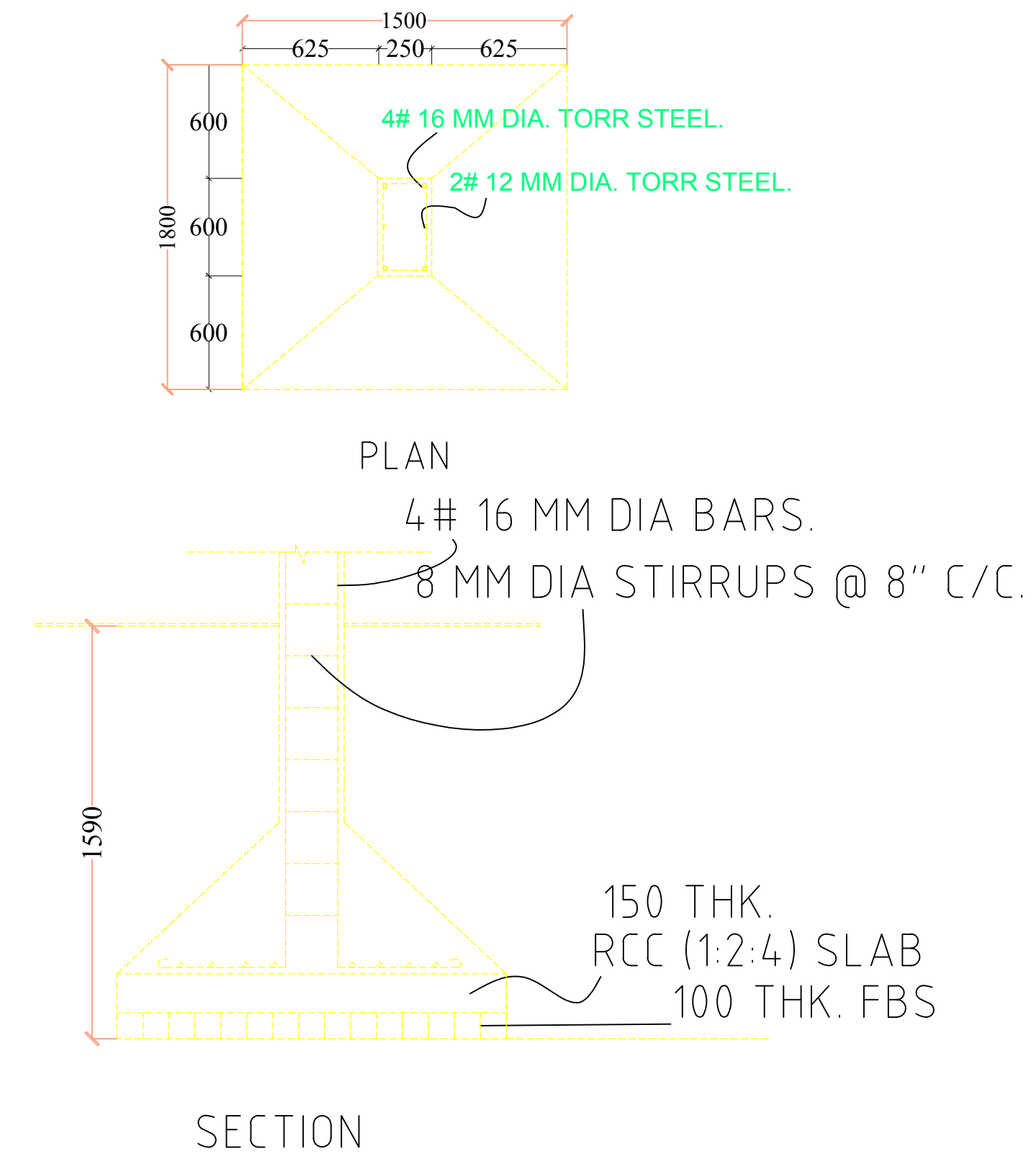
BASEMENT FLOOR PLAN (SCALE 1:100)



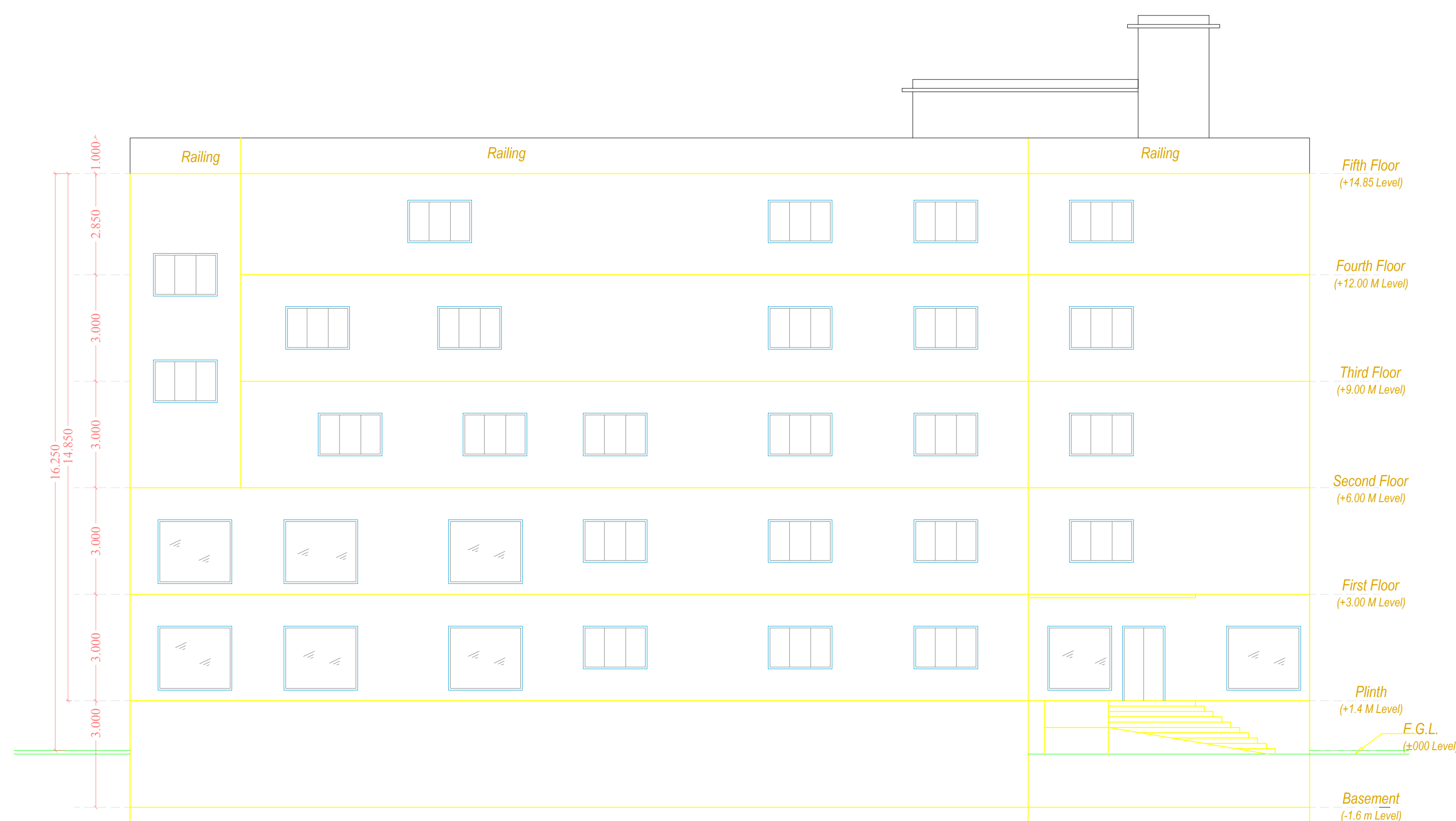
GROUND FLOOR PLAN (Existing + Proposed) (SCALE 1:100)



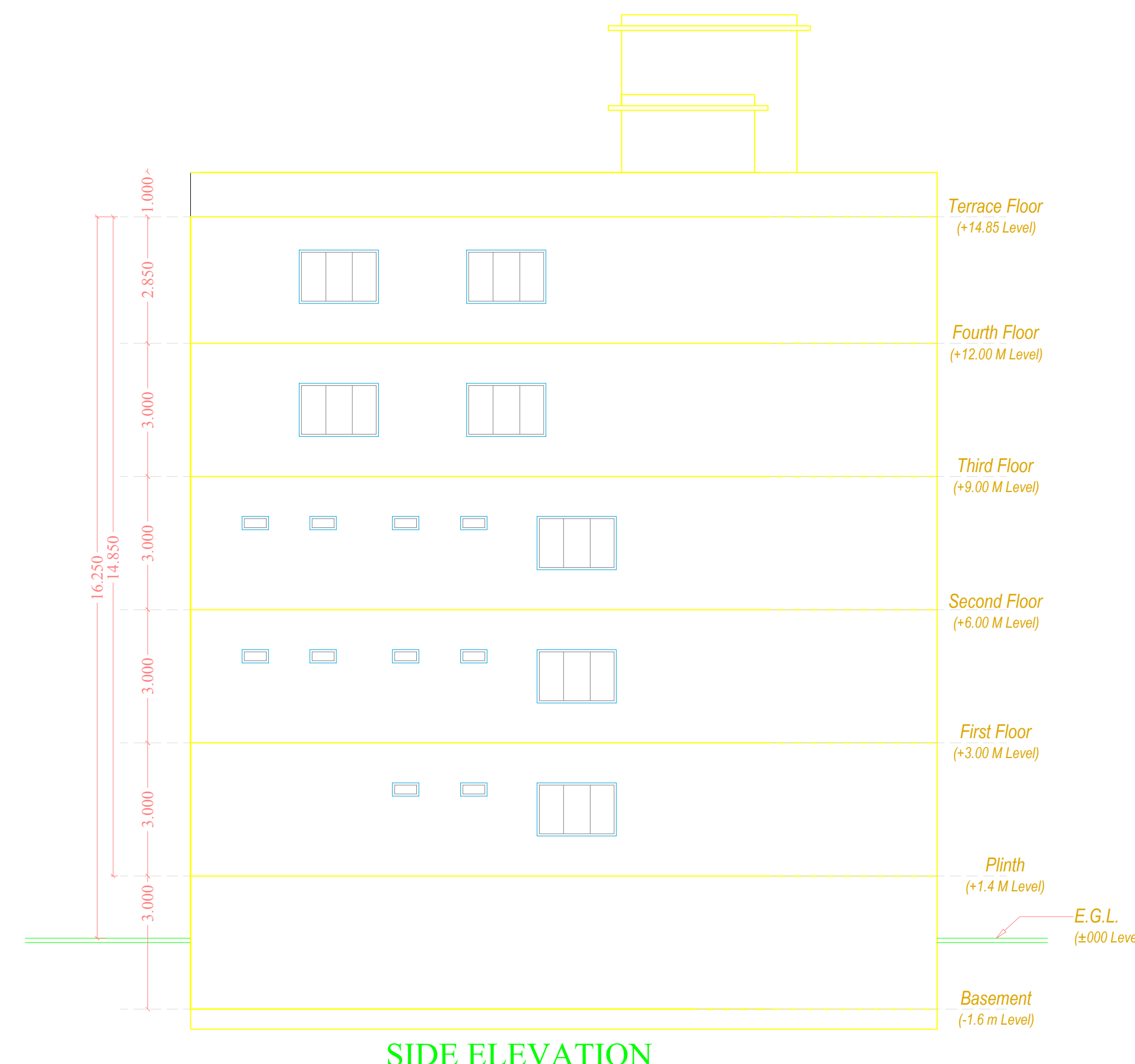
FIRST FLOOR PLAN (Existing + Proposed) (SCALE 1:100)



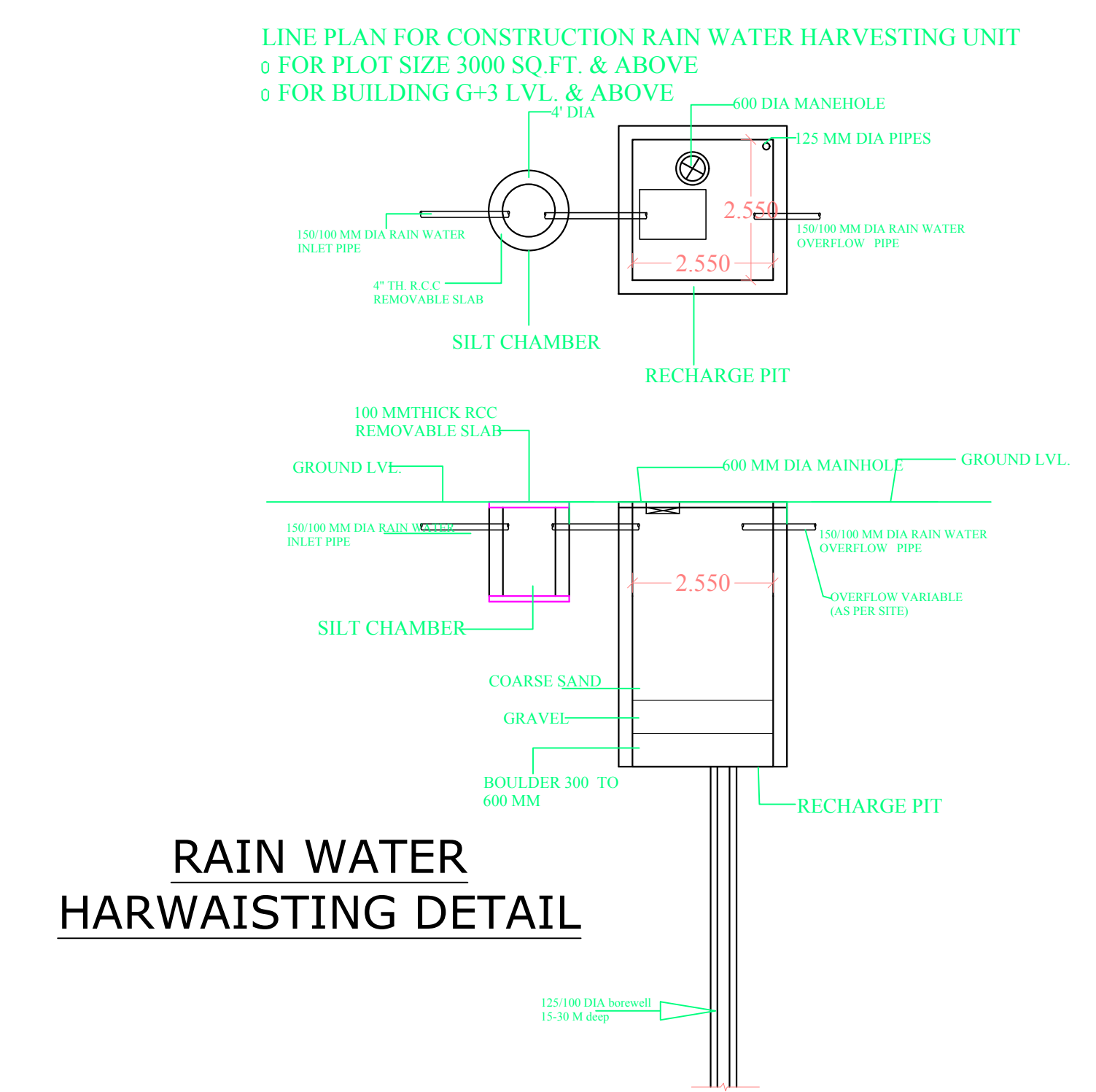
SECTION



FRONT ELEVATION



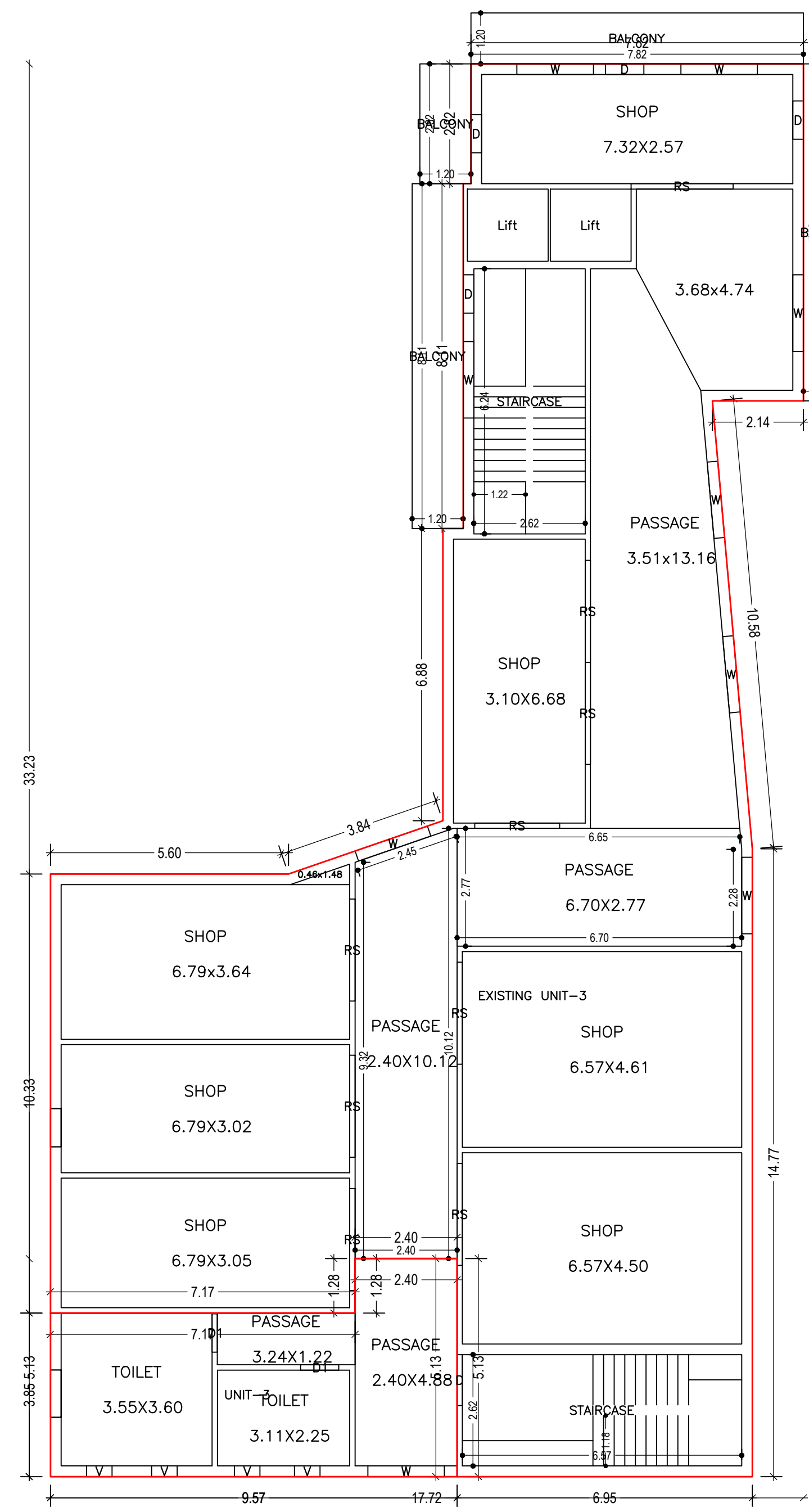
SIDE ELEVATION



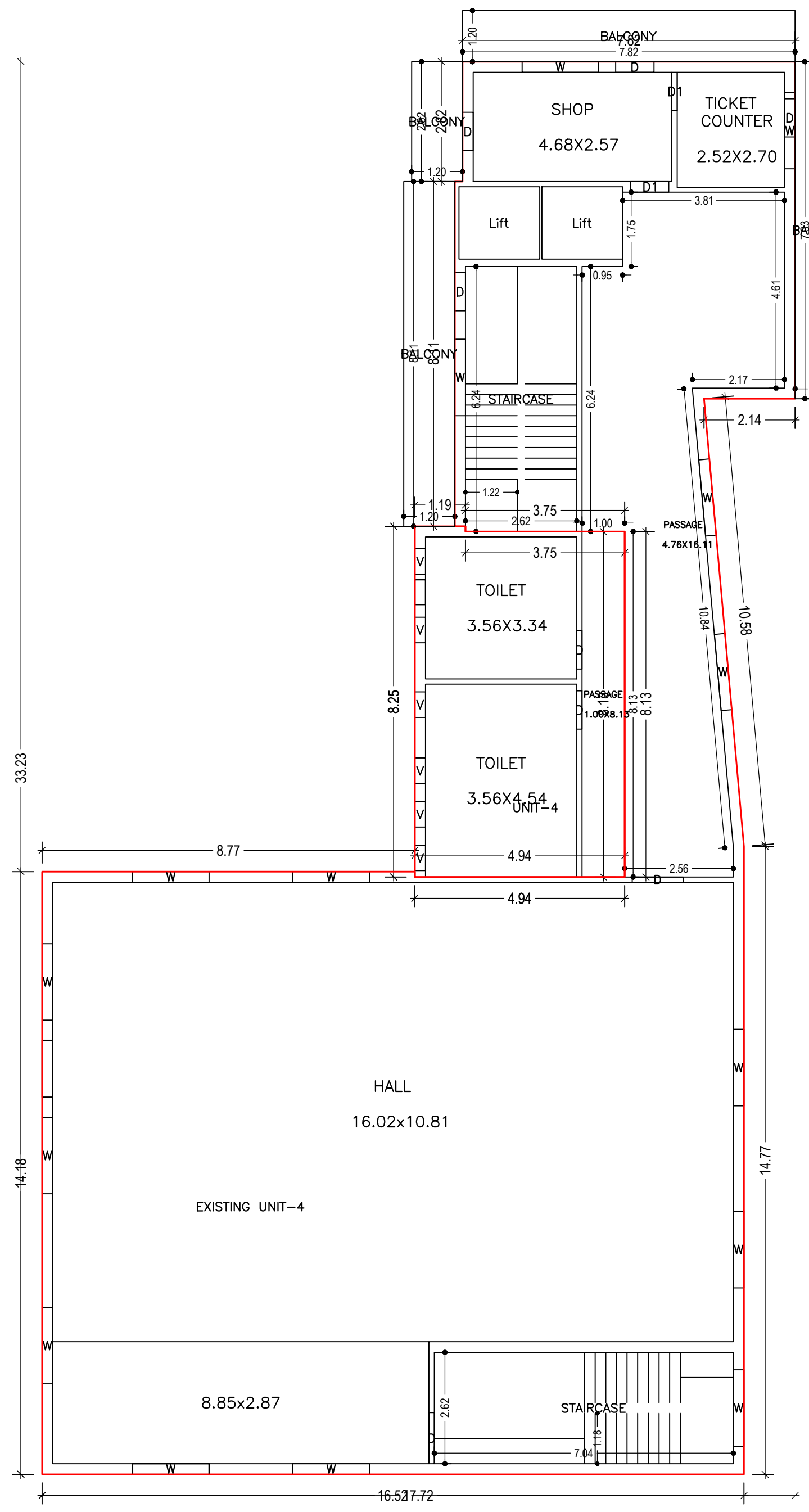
RAIN WATER HARWAISTING DETAIL

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Arun Rajan BNPC/ARC/0002/2016			

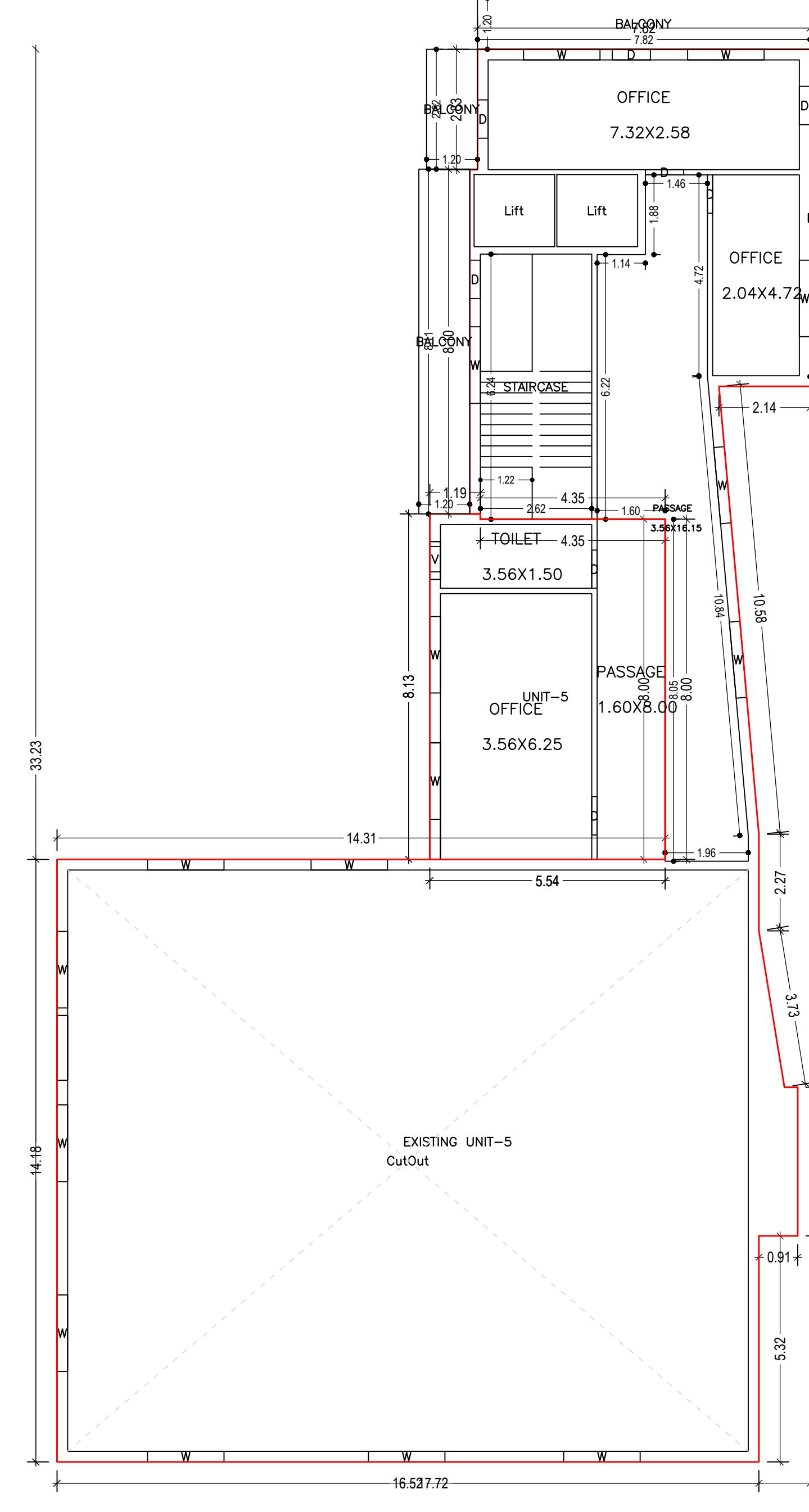
Proposal Basic Information	
Proposal File No.	BNPC/BP/002/W03/2022/ALT2
Owner Name	ANIL KUMAR JAISWAL
Khata No	194.248
Plot No	1507,1509,1510,1511,1512
Village Name	Bundu
Use	Commercial
SubUse	Commercial Bldg



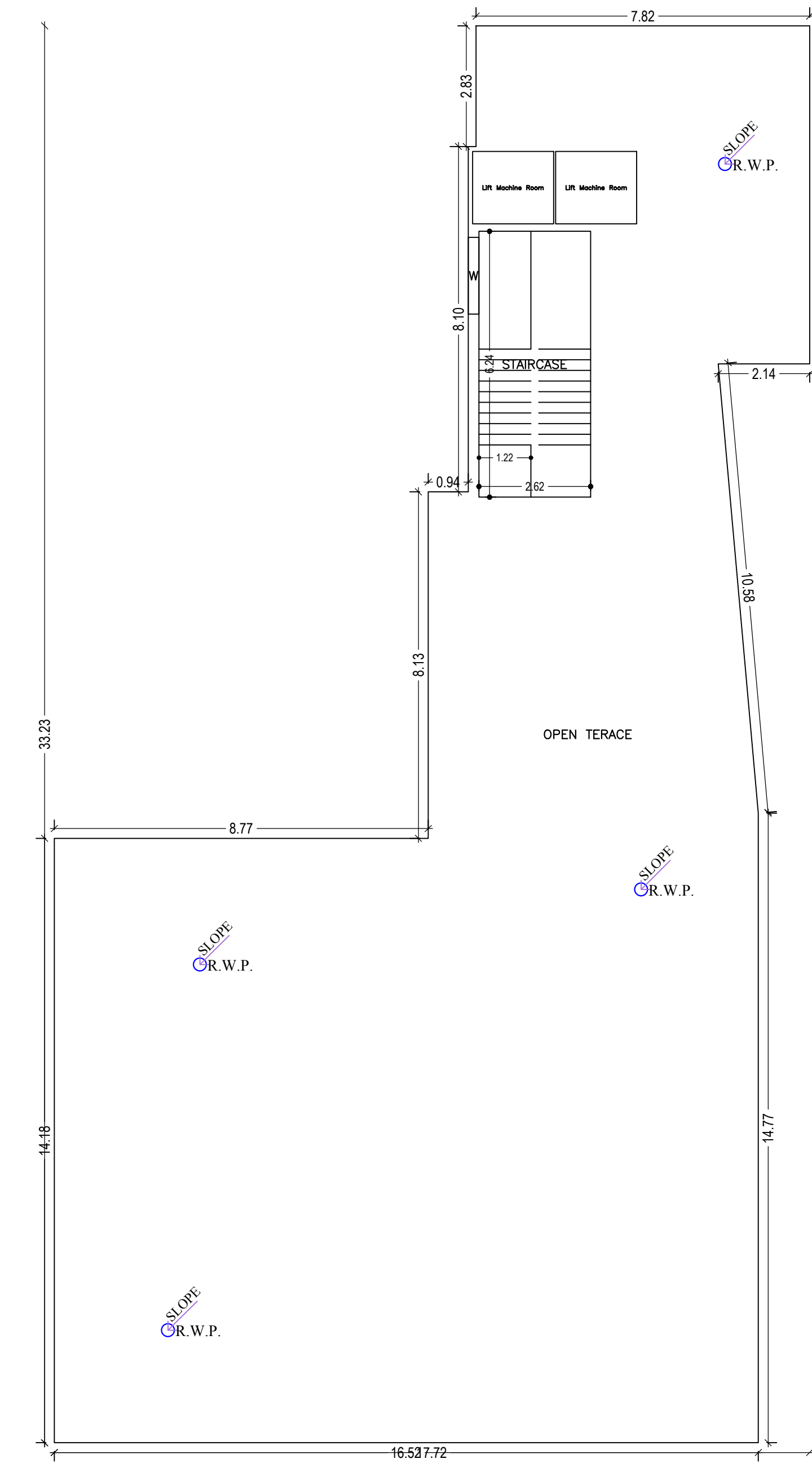
SECOND FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



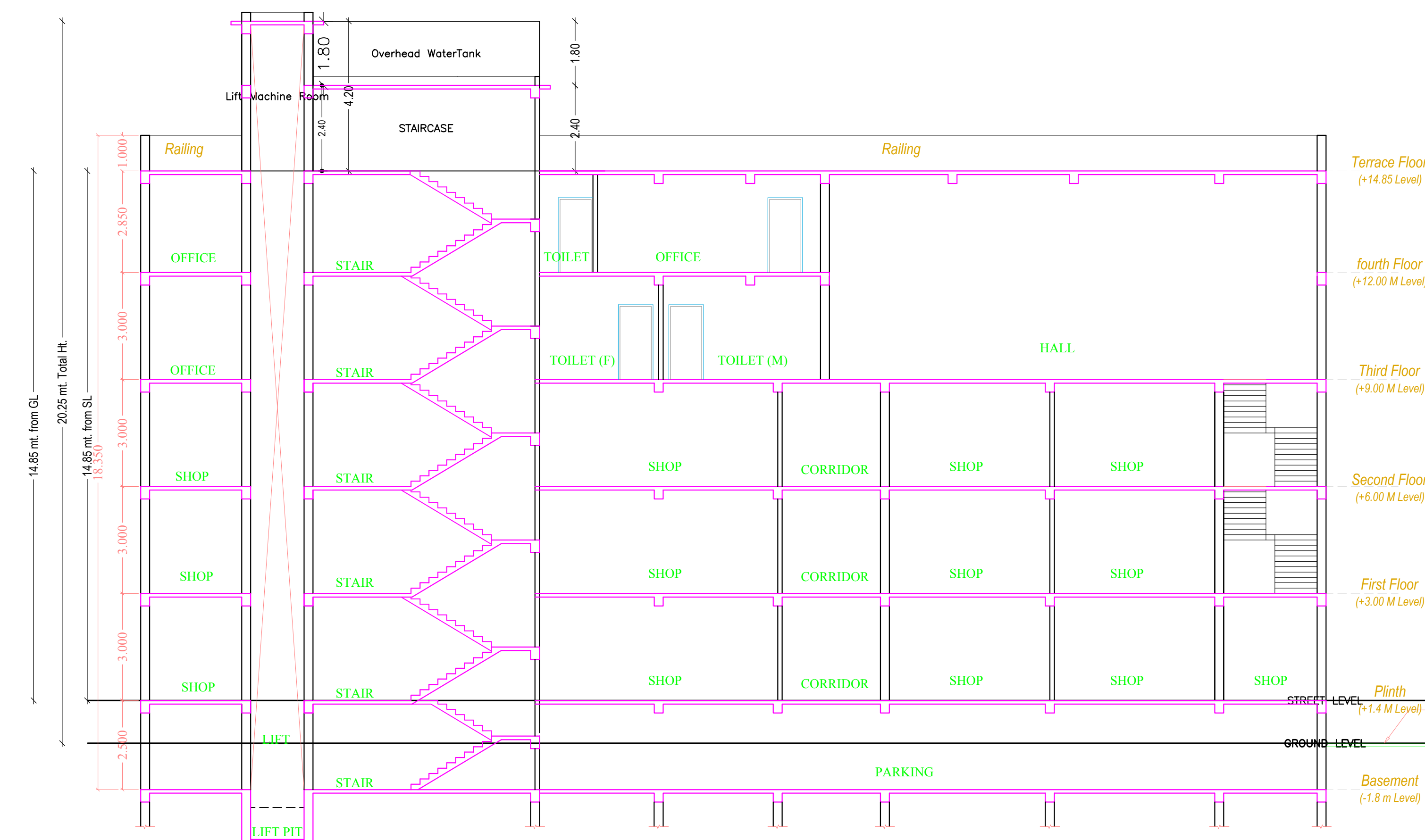
THIRD FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



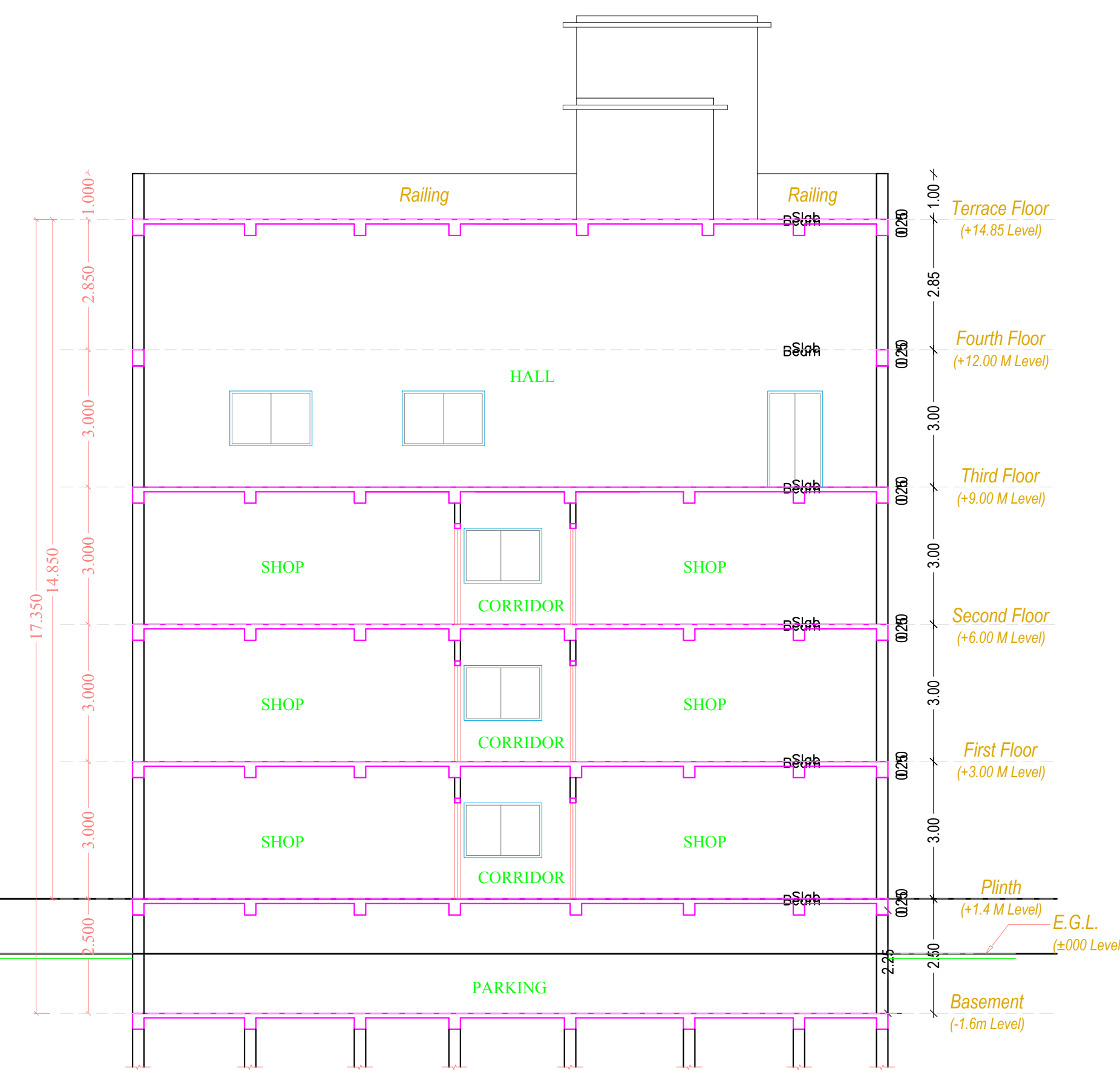
FOURTH FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT Y-Y



SECTION AT X-X

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Arun Rajan BNPC/ARC/002/2016			