

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

AREA STATEMENT BUNDU	VERSION NO. 1.0.65	
LOCAL BODIES	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: AHARHAND URBAN	Plot Use: Commercial	
District: RANCHI	Plot SubUse: Commercial Bldg	
Authority: BUNDU NAGAR PANCHAYAT	Plot/Neighbourly/Religious/Structure: NA	
Application Type: General Proposal	Plot/SubPlot No: 1507, 1509, 1510, 1511, 1512	
Project Type: Building Permission	South -	
Nature of Development: Addition or Alteration	East -	
Location of Development Area: New Area	West -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	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/Religious/Structure)	(A-Deductions)	812.39
Plot Area FOR COVERAGE (Net Plot Area)	(A-Deductions)	891.25
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	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)		
SUPERVISOR (Regd)		
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)	Light Blue
EXISTING (To be demolished)	Light Green

Buildingwise FLOOR FAR Details						
Floor Name	A (BUILDING BG4)			Total		
	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	55.99	300.04	16.34	55.99	300.04	16.34
Ground Floor	38.88	317.35	38.68	317.35	317.35	38.68
First Floor	54.02	333.01	54.02	333.01	54.02	313.55
Second Floor	39.89	350.15	39.89	343.69	39.89	343.69
Third Floor	40.27	351.25	40.27	344.79	40.27	344.79
Fourth Floor	54.18	127.47	49.31	121.01	54.18	121.01
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)						
A (BUILDING Bldg)	Commercial Bldg	Commercial Bldg	Car		TwoWheeler	
			Reqt./Unit	Prop.	Reqt./Unit	Prop.
> 0	200	222.18	1	1	1	3
Total	-	-	1	7	-	11

Parking Check (Table 7b)		
Vehicle Type	Reqt.	Prop.
Car	7	87.50
TwoWheeler	11	22.00
Total TwoWheeler	3	11
Other Parking	-	223.73
Total	10	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.)	Tenmt (No.)
							Lit	Balcony	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	16.34	1678.90	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	16.34	1678.90	1678.90	10

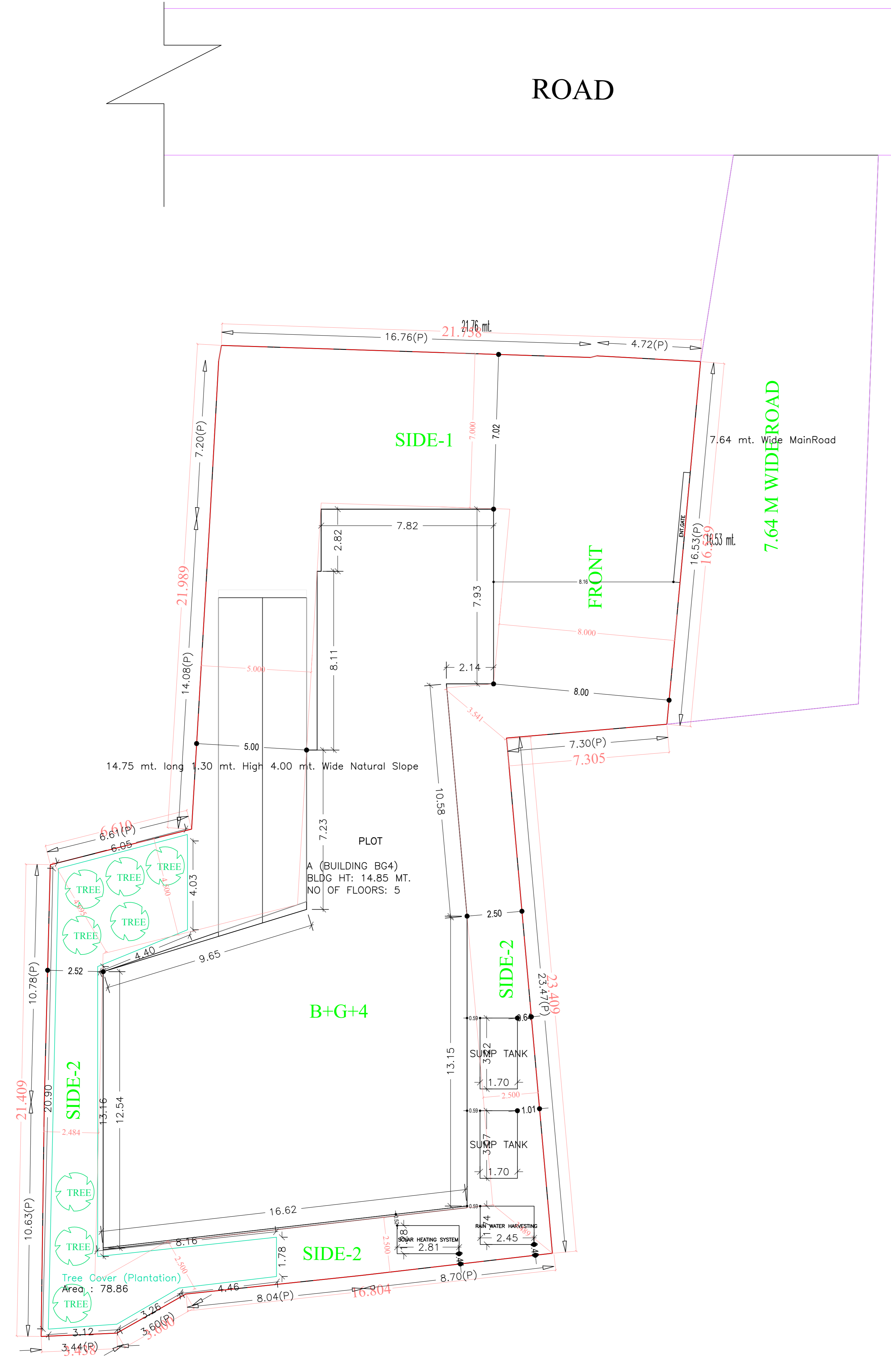
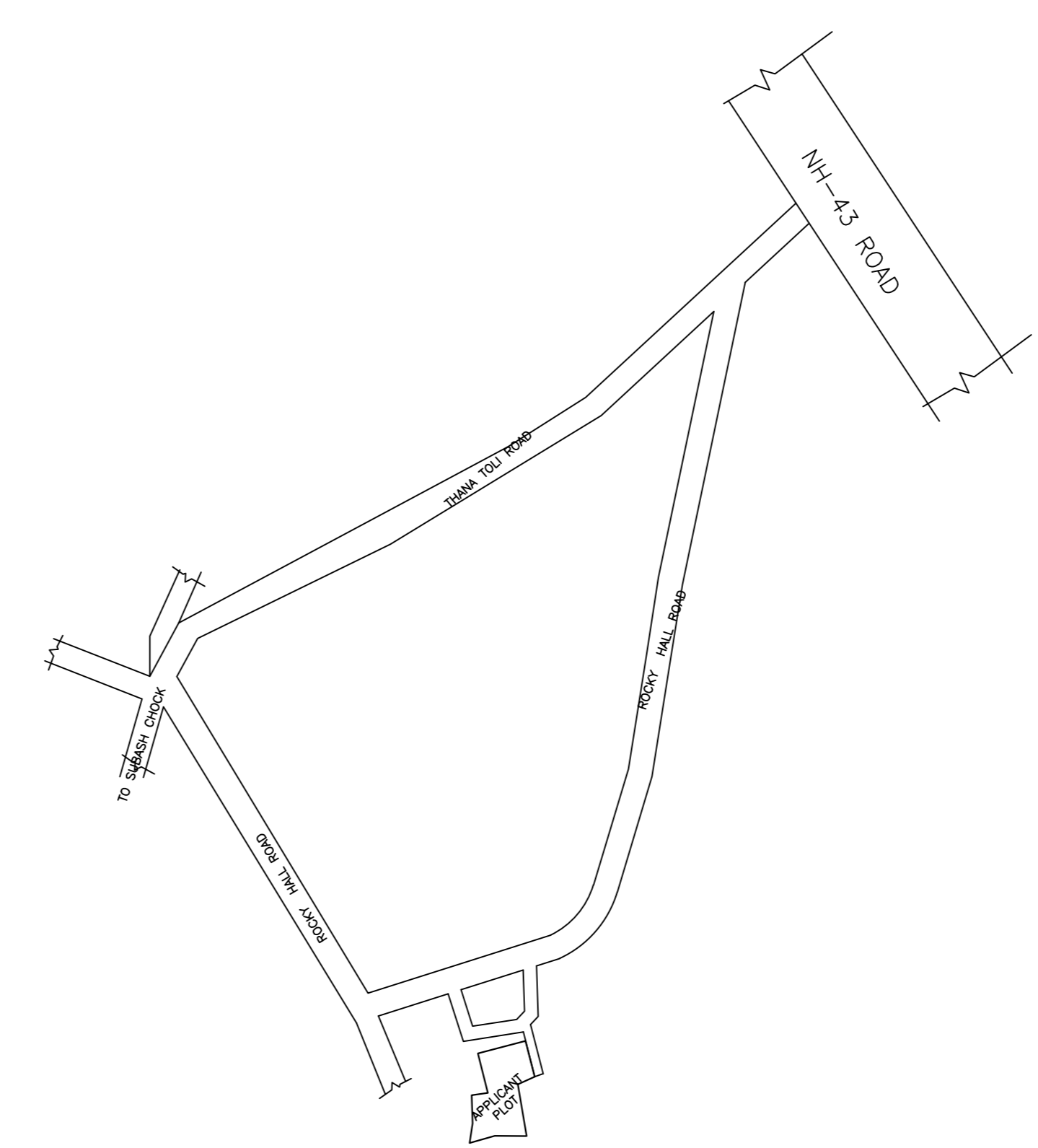
Building :A (BUILDING BG4)												
Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenmt (No.)
				Lit	Balcony	Parking						
Basement Floor	356.03	300.04	55.99	6.46	0.00	0.00	16.34	16.34	0.00	16.34	16.34	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	02
First Floor	374.03	320.01	54.02	6.46	0.00	0.00	313.55	54.02	0.00	367.57	367.57	02
Second Floor	406.05	350.15	39.89	6.46	16.01	0.00	343.69	39.89	0.00	383.58	383.58	02
Third Floor	407.53	351.25	40.27	6.46	16.01	0.00	344.79	40.27	0.00	385.06	385.06	02
Fourth Floor	192.79	127.47	54.18	6.46	16.01	0.00	121.01	49.32	0.00	170.32	170.32	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2092.46	1766.27	283.03	32.30	48.03	333.23	1440.39	222.18	16.34	1678.90	1678.90	10

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	-
FIRST FLOOR PLAN	EXISTING UNIT-2	SHOP	Existing	313.55	313.23	10	2
	PROPOSED UNIT-2	SHOP	Proposed	54.02	53.77	5	-
SECOND FLOOR PLAN	EXISTING UNIT-3	SHOP	Existing	359.70	327.46	10	2
	PROPOSED UNIT-3	SHOP	Proposed	39.89	39.61	4	-
THIRD FLOOR PLAN	EXISTING UNIT-4	OFFICE	Existing	360.80	328.00	4	2
	PROPOSED UNIT-4	OFFICE	Proposed	50.00	40.12	3	-
FOURTH FLOOR PLAN	EXISTING UNIT-5	OFFICE	Existing	141.88	109.48	3	2
	PROPOSED UNIT-5	OFFICE	Proposed	54.18	43.54	3	-
Total	-	-	-	1723.80	1604.25	57	10

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	-
FIRST FLOOR PLAN	EXISTING UNIT-2	SHOP	Existing	313.55	313.23	10	2
	PROPOSED UNIT-2	SHOP	Proposed	54.02	53.77	5	-
SECOND FLOOR PLAN	EXISTING UNIT-3	SHOP	Existing	359.70	327.46	10	2
	PROPOSED UNIT-3	SHOP	Proposed	39.89	39.61	4	-
THIRD FLOOR PLAN	EXISTING UNIT-4	OFFICE	Existing	360.80	328.00	4	2
	PROPOSED UNIT-4	OFFICE	Proposed	50.00	40.12	3	-
FOURTH FLOOR PLAN	EXISTING UNIT-5	OFFICE	Existing	141.88	109.48	3	2
	PROPOSED UNIT-5	OFFICE	Proposed	54.18	43.54	3	-
Total	-	-	-	1723.80	1604.25	57	10



SITE PLAN

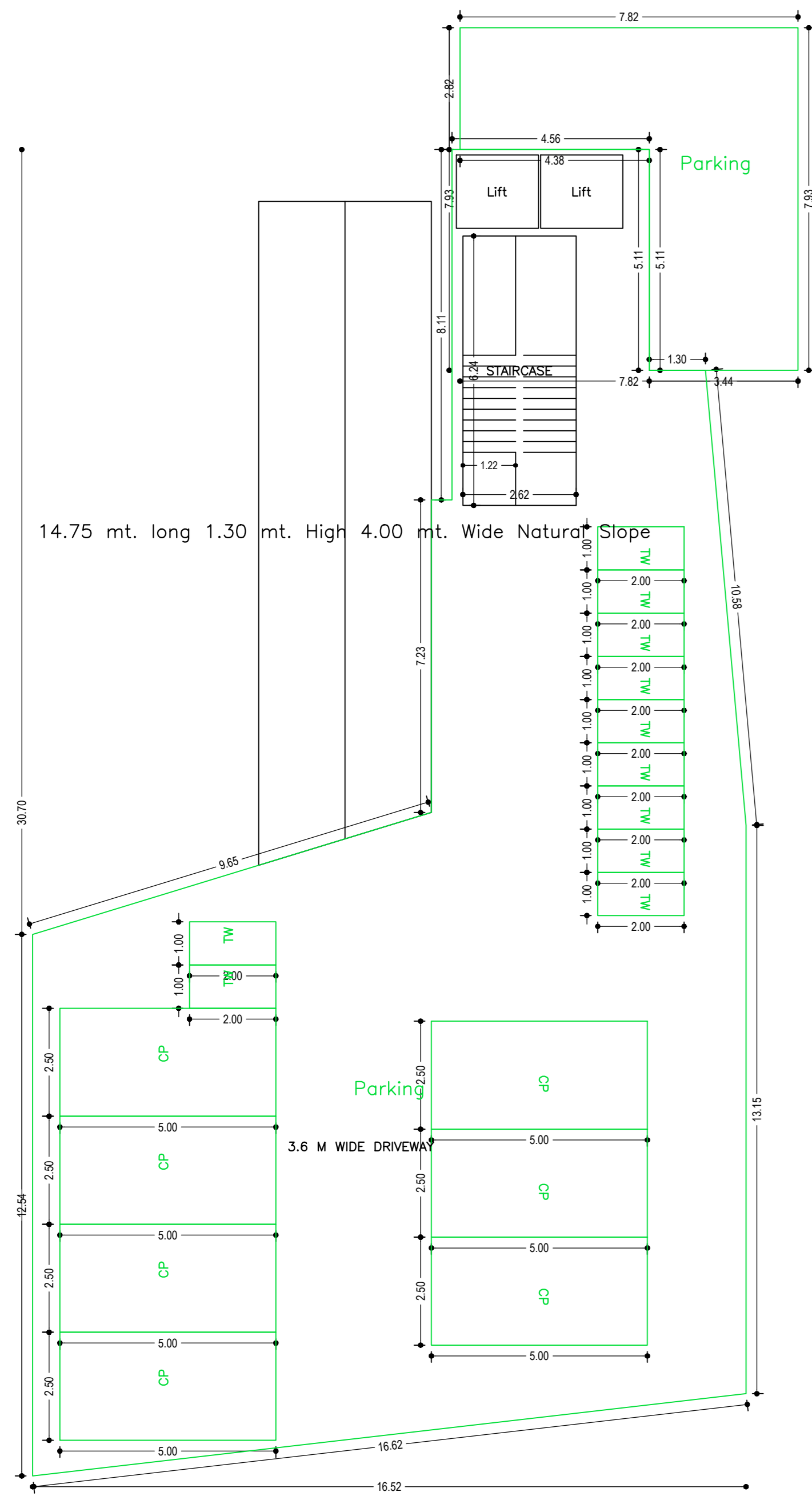
SITE PLAN

CERTIFICATE:

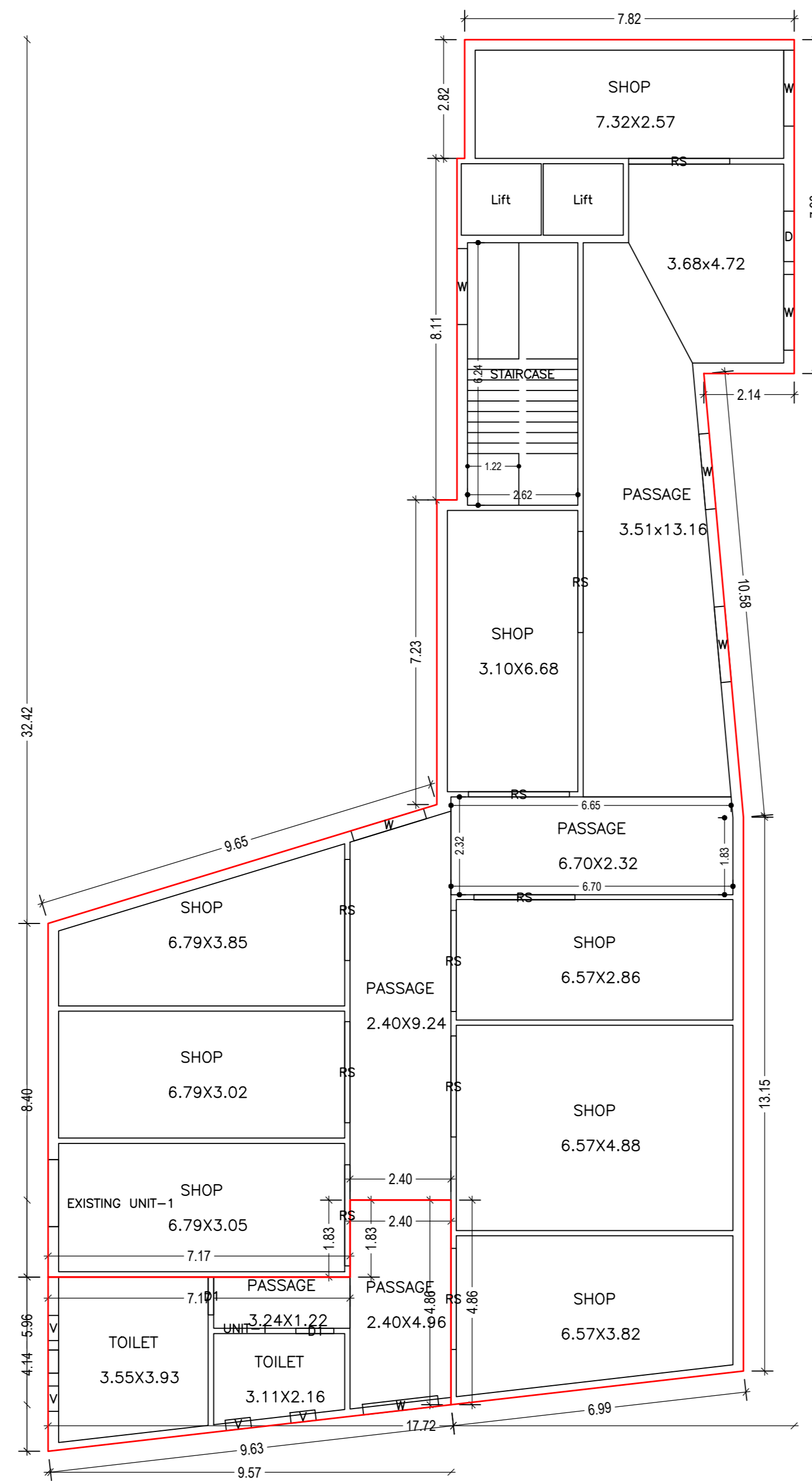
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THIS BUILDING IS AS PER IS CODE 189-1884-& 1993 TO MAKE THE SAME.

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

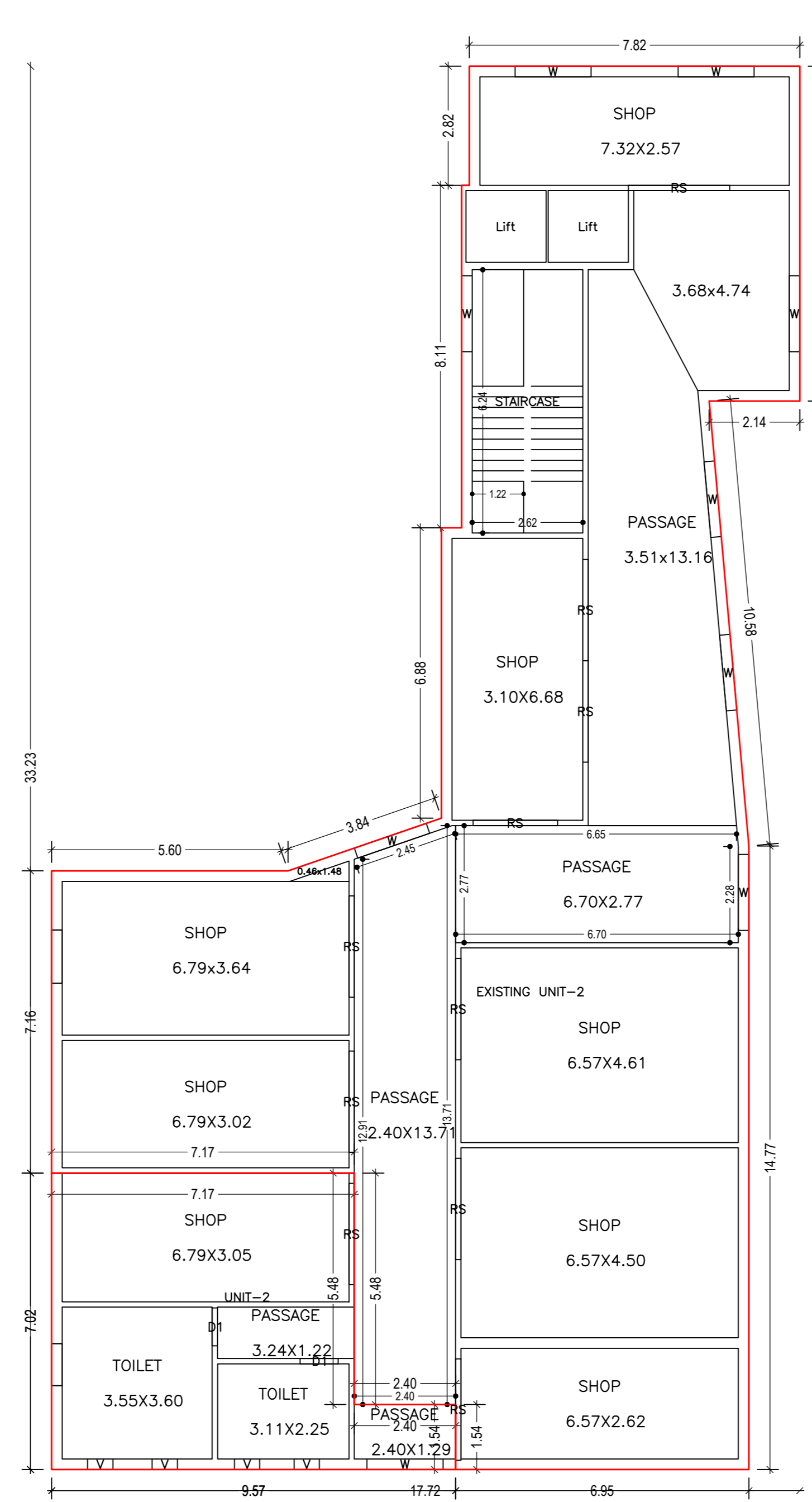
Proposal Basic Information	
Proposal File No.	BNPC/BP/0002/W03/2022AL12
Owner Name	ANIL KUMAR JAISWAL
Khata No	194248
Plot No	1507, 1509, 1510, 1511, 1512
Village Name	Bundu
Use	Commercial
SubUse	Commercial Bldg



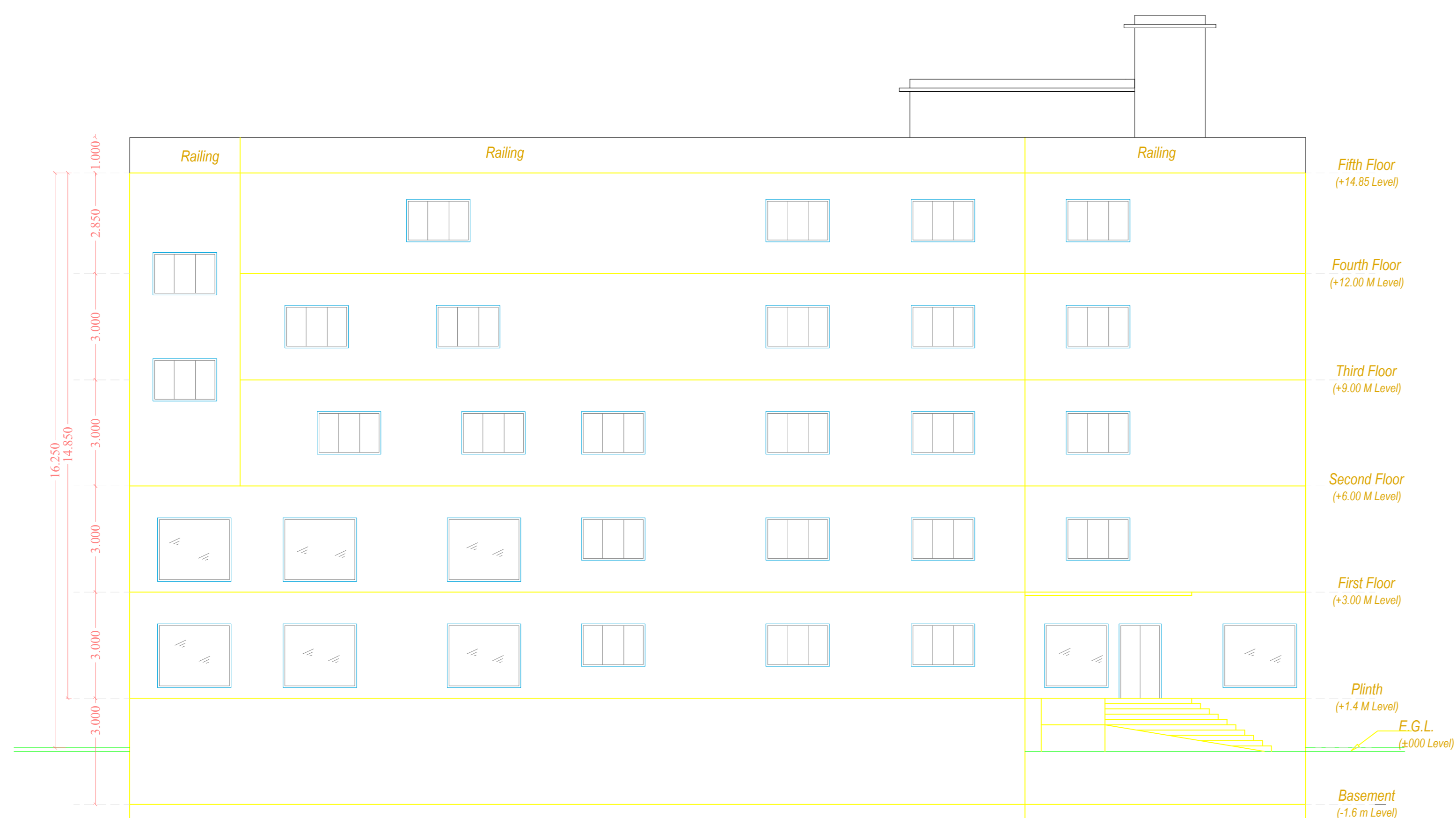
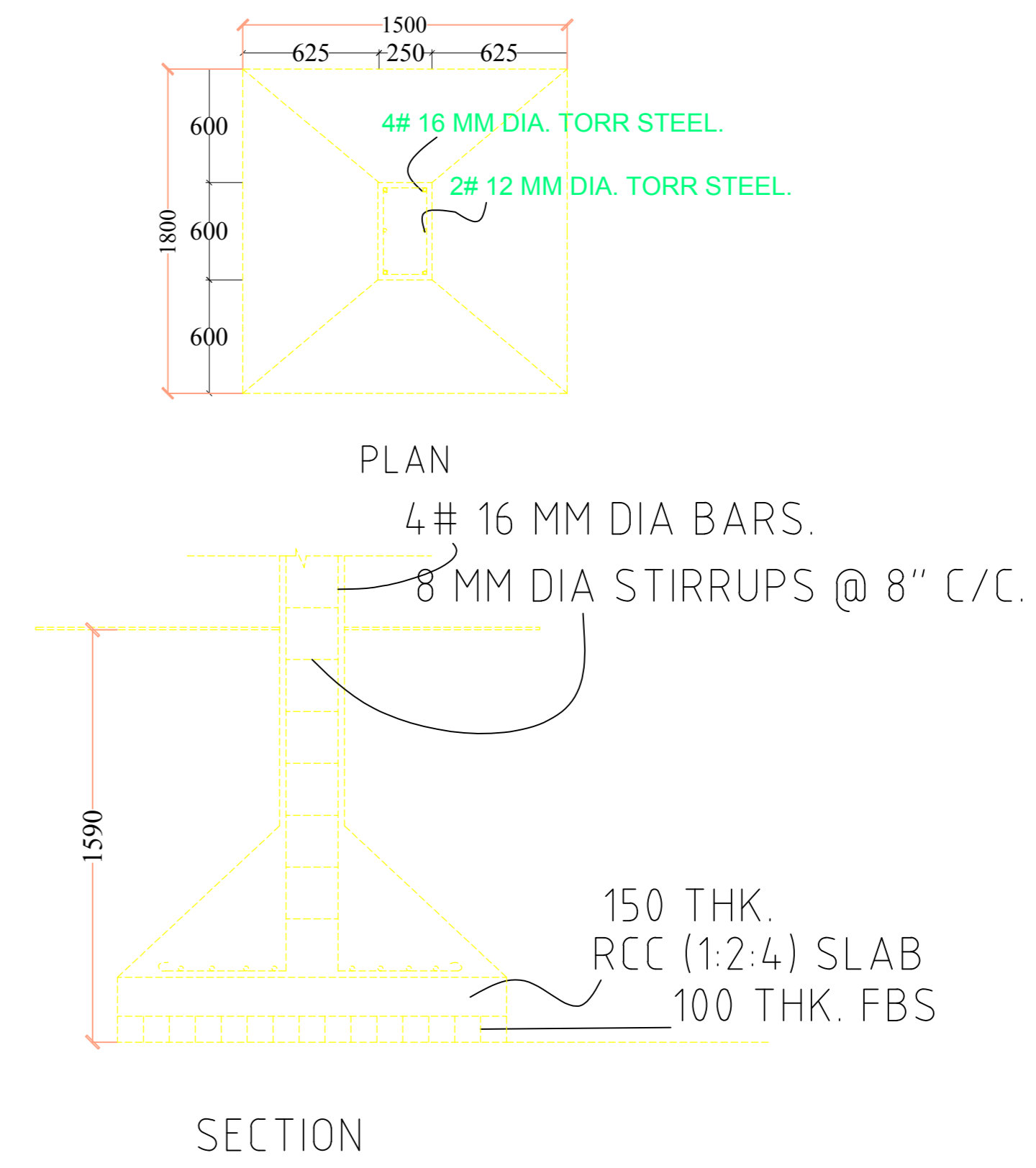
BASEMENT FLOOR PLAN
(SCALE 1:100)



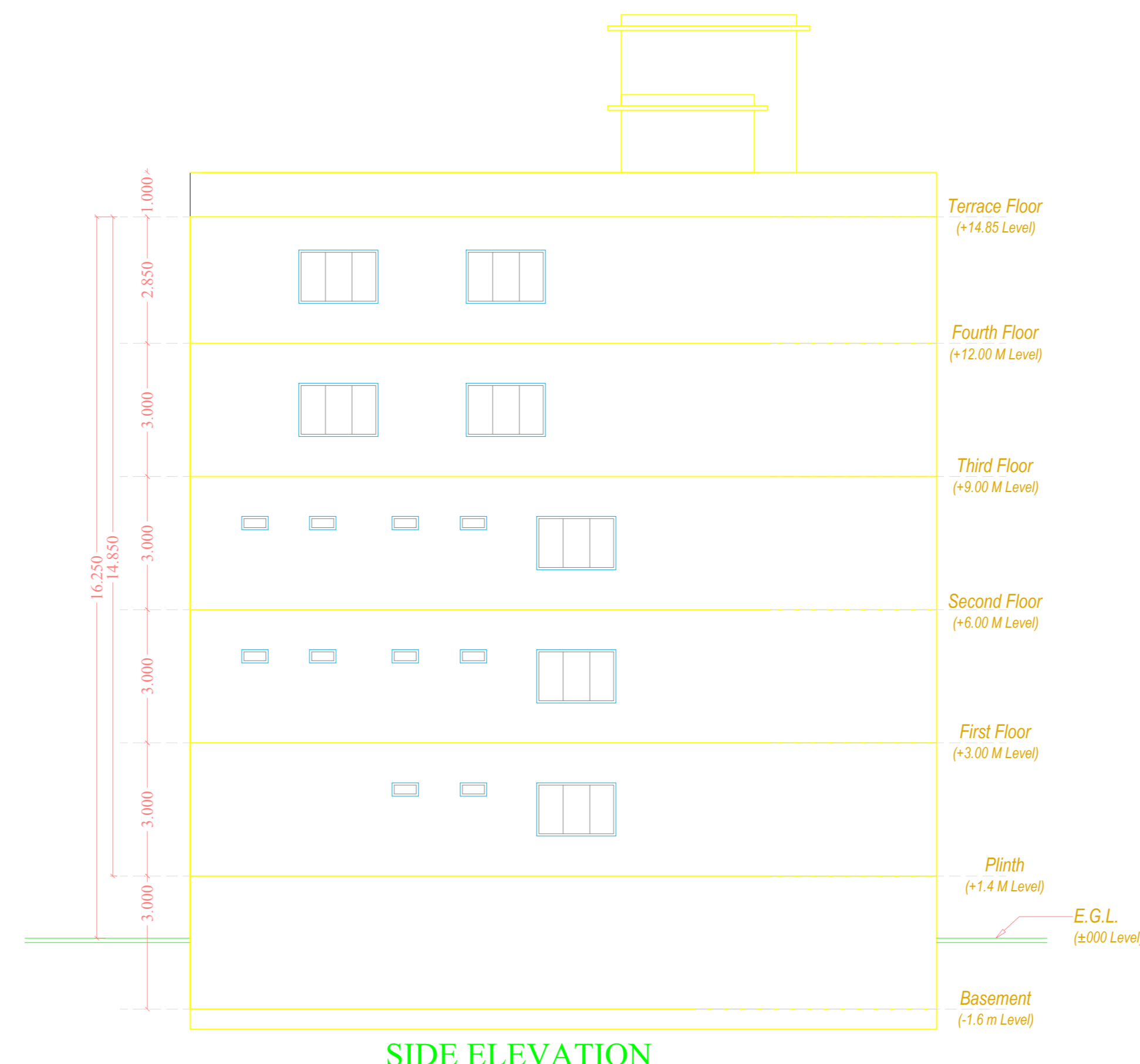
GROUND FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



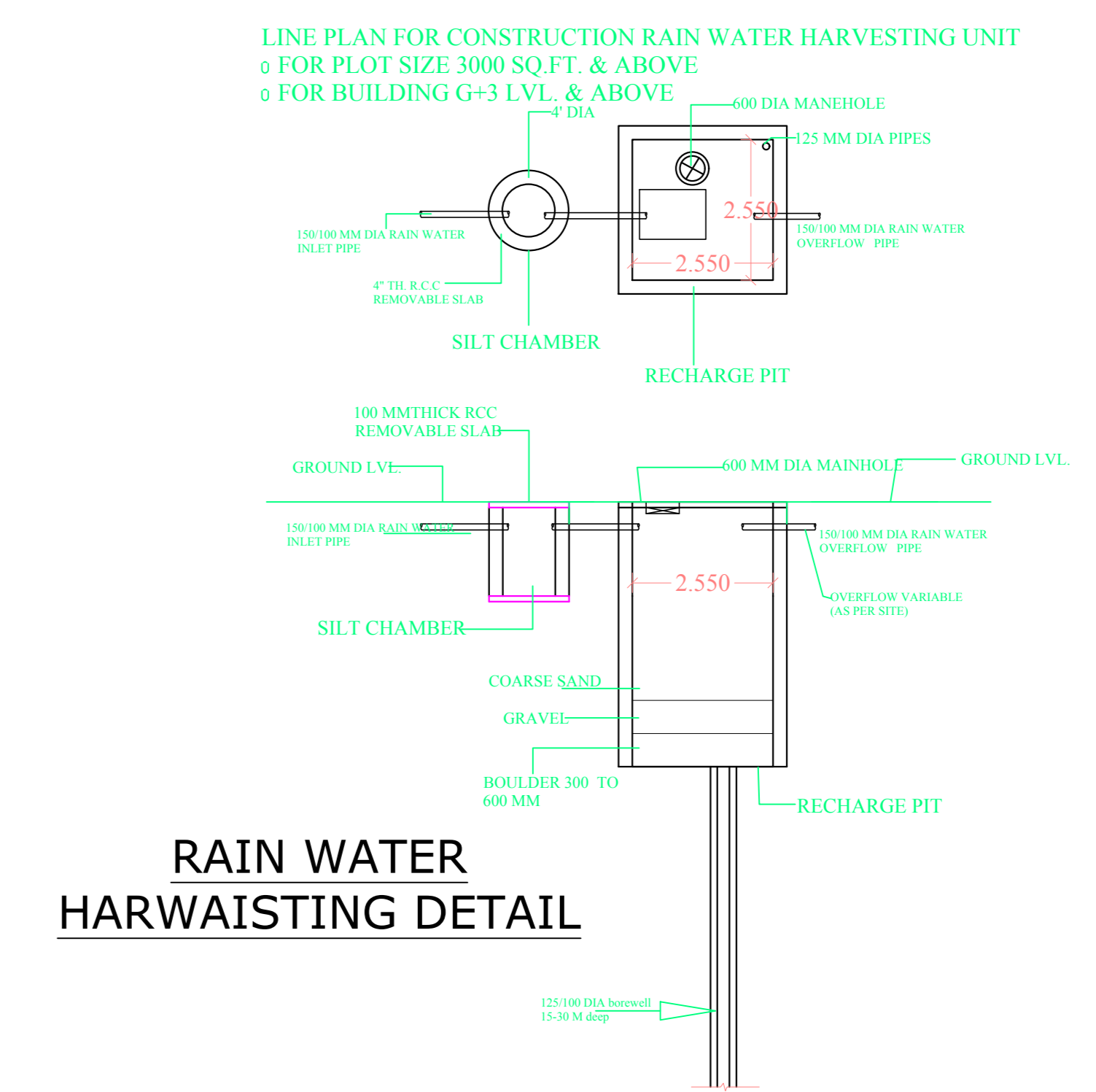
FIRST FLOOR PLAN
(Existing + Proposed)
(SCALE 1:100)



FRONT ELEVATION

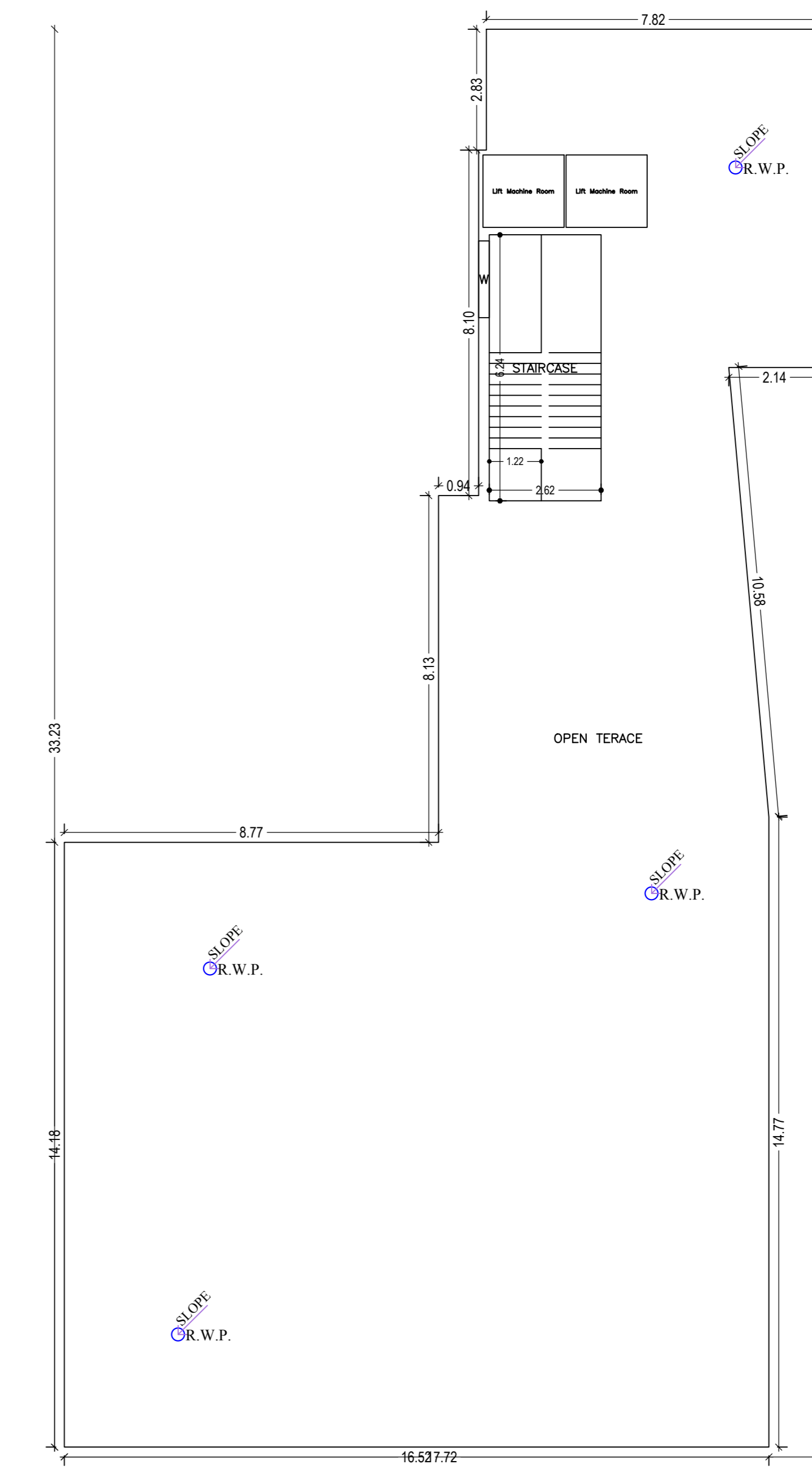
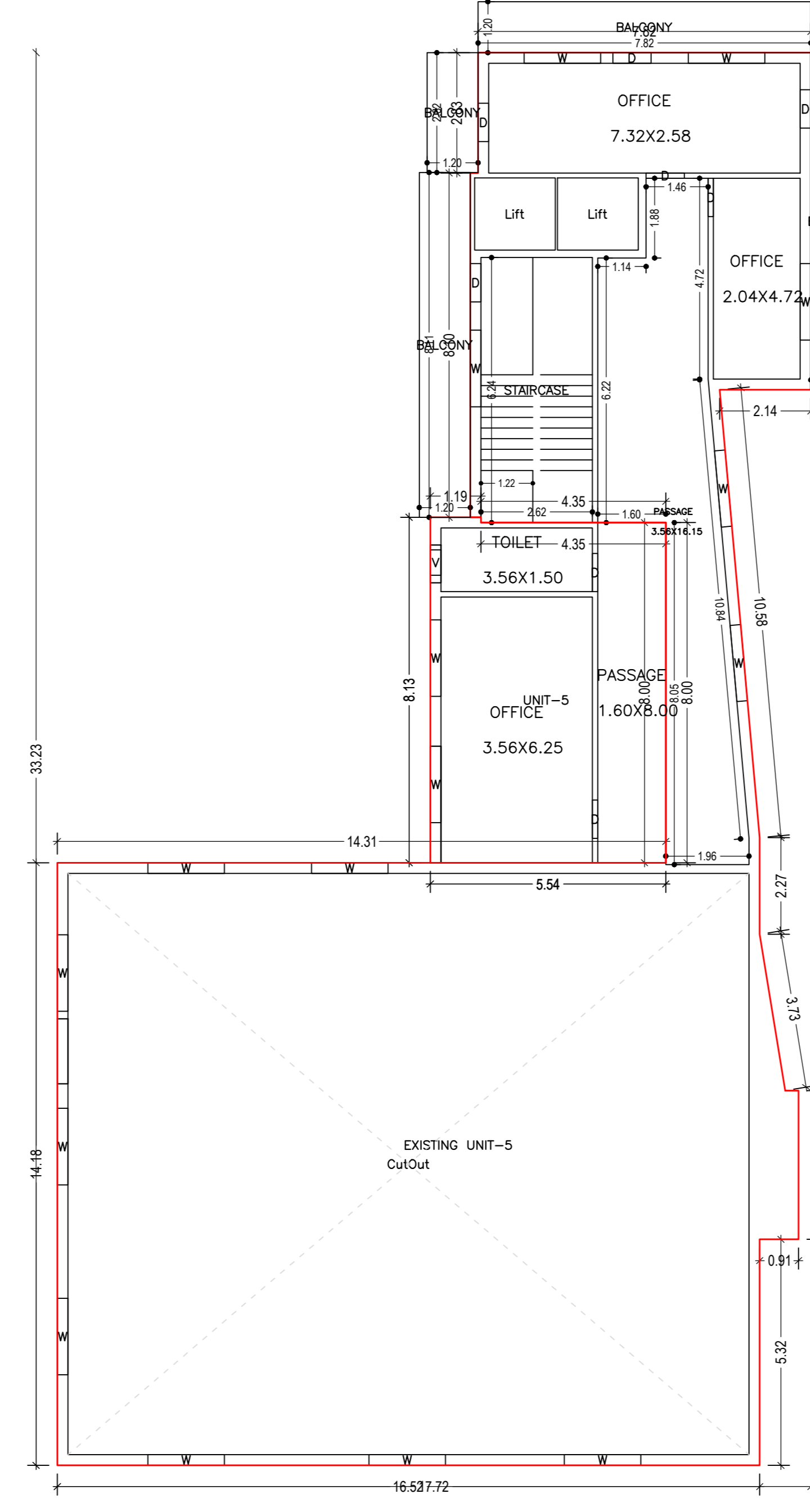
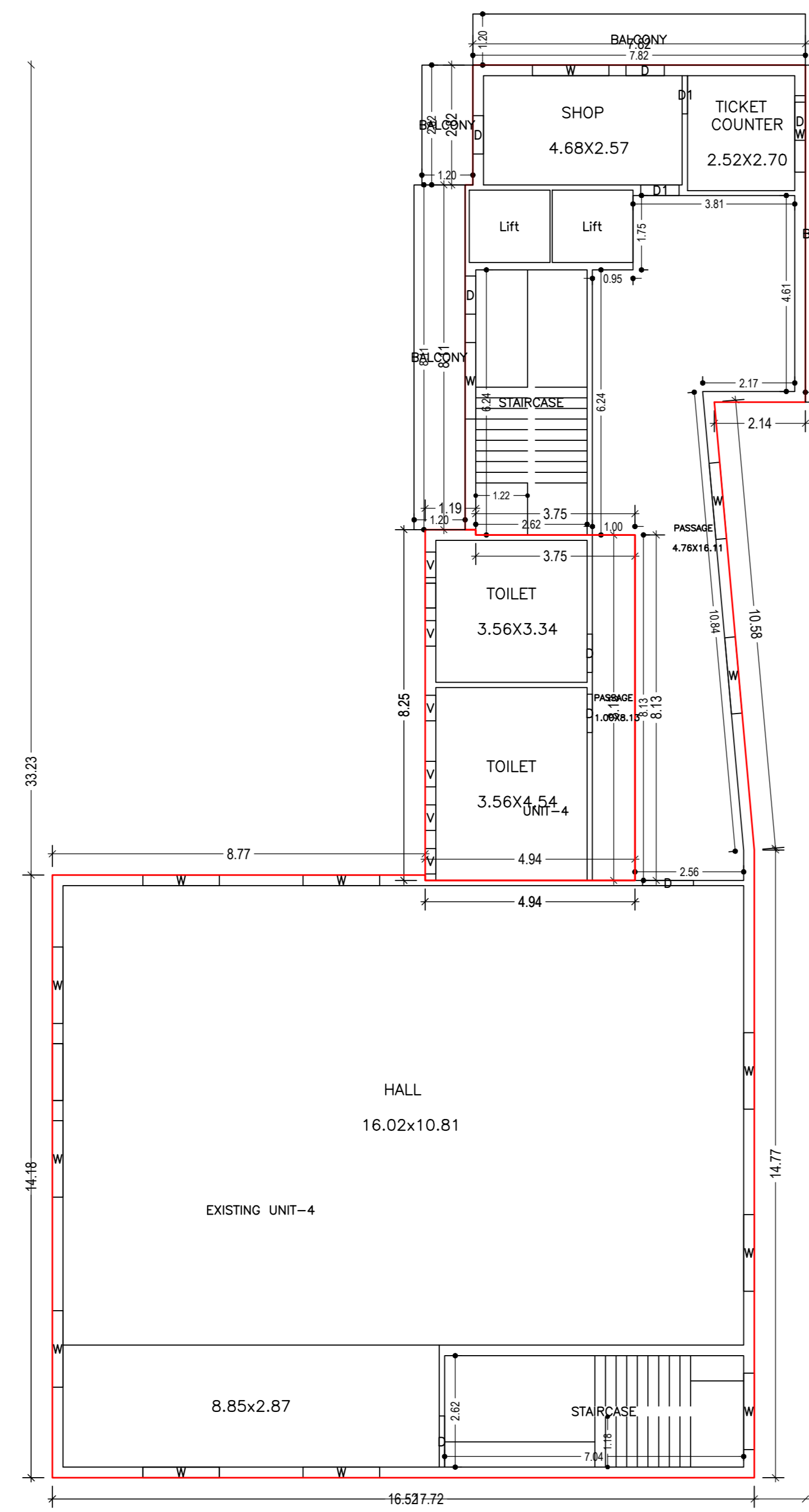
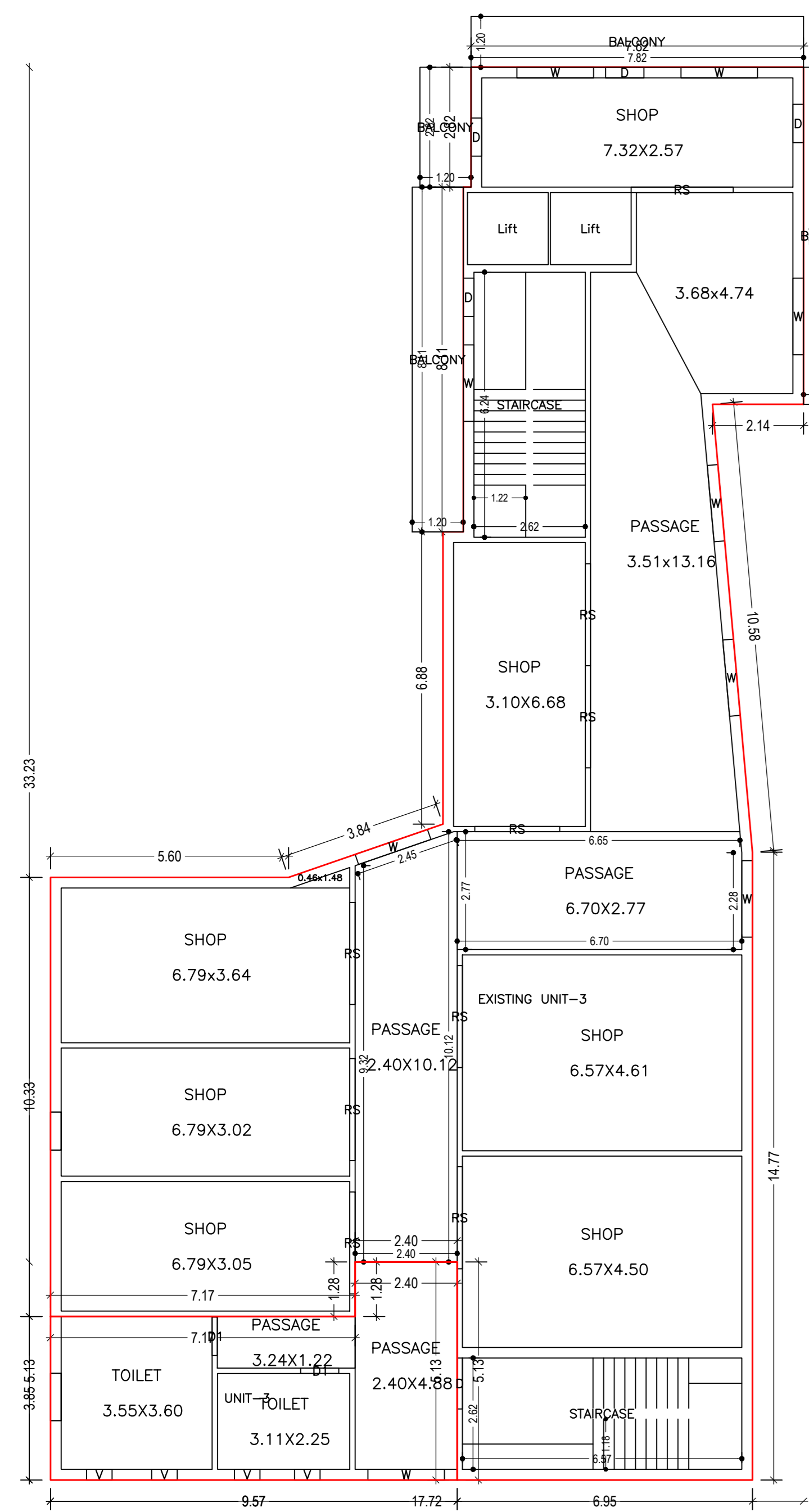


SIDE ELEVATION



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Arun Ranjan 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

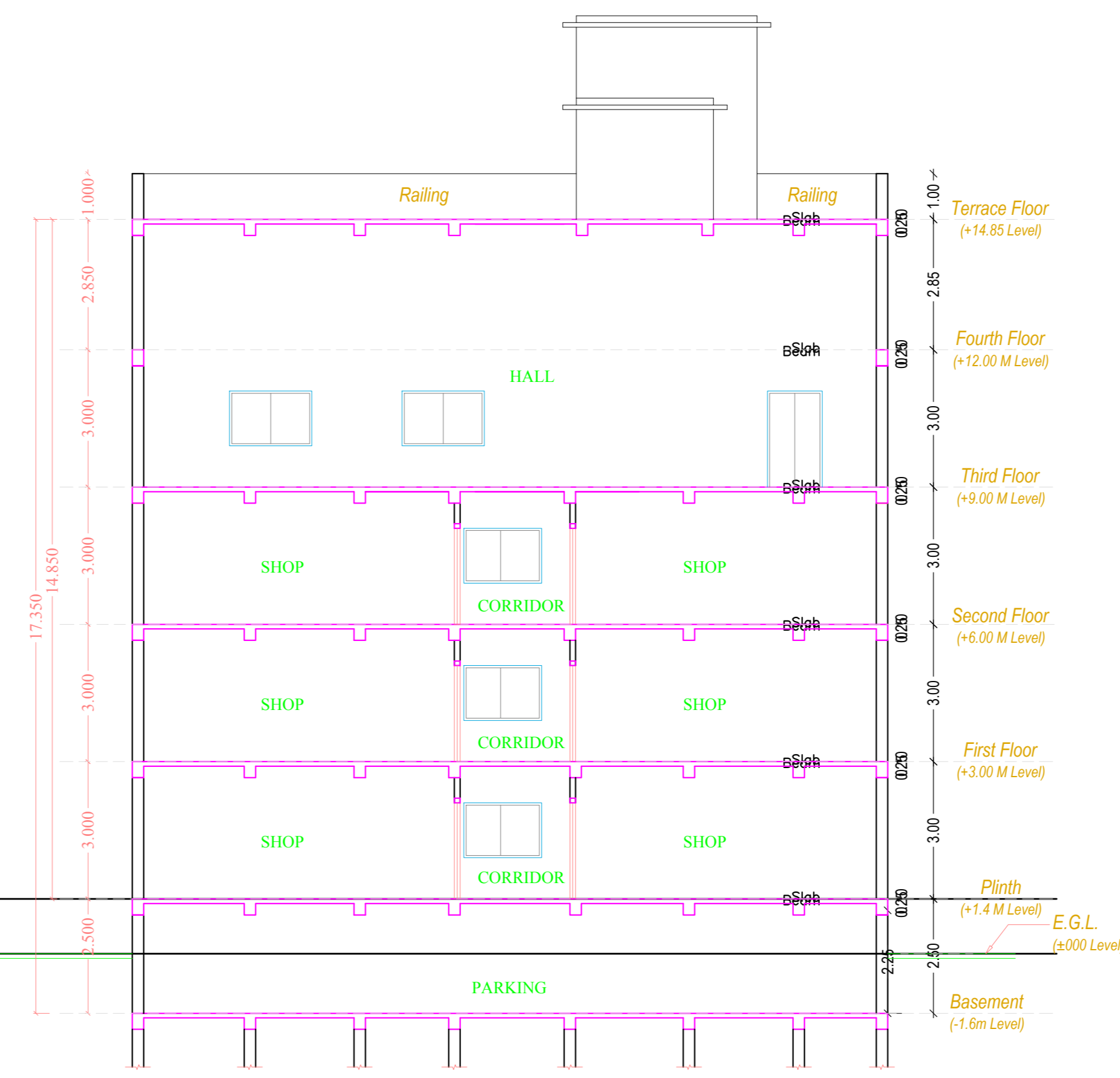
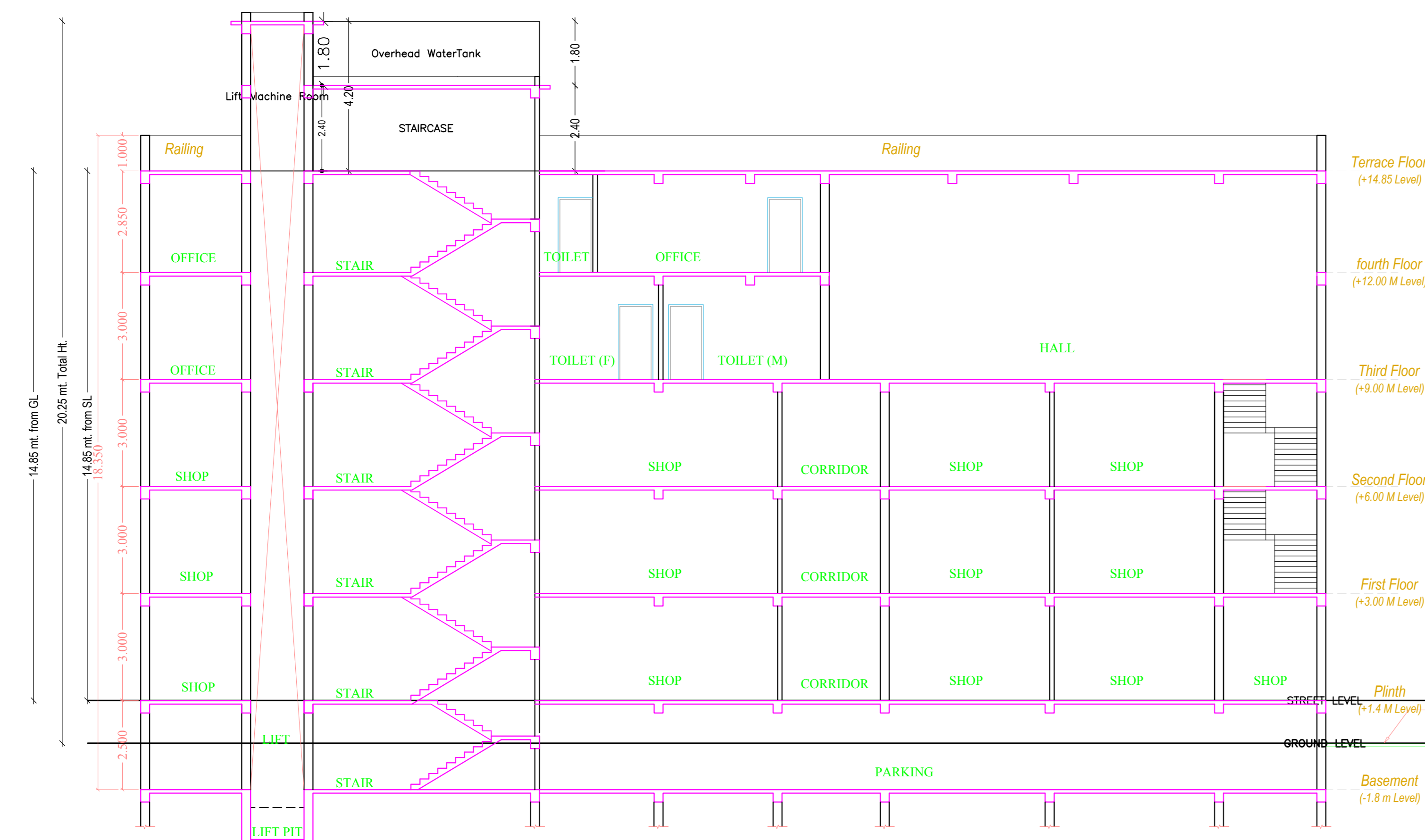


SECOND FLOOR PLAN (Existing + Proposed) (SCALE 1:100)

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			