

Proposal Basic Information

Proposal File No.	CNPC/ENG/004/2022
Owner Name	PRADIP KR BAKREWALA
Khata No	135
Plot No	366.367.368
Village Name	Sugnibasa
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT		VERSION NO.: 1.0.70
CHAKULIA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: ResiComm Bldg	
District: EAST SINGHBHUM	PlotNearbyReligiousStructure: NA	
Authority: CHAKULIA NAGAR PANCHAYAT		
Inward_No: CNPC/ENG/004/2022	Plot/SubPlot No: 366.367.368	
Application Type: General Proposal	North: Road Width - 7.5	
Project Type: Building Permission	South: Plot No. - 366	
Nature of Development: New	East: Plot No. - 367.368	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1962.49
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1962.49
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		200.43
Total		200.43
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1762.06
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1962.49
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1962.49
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		981.24
Proposed Coverage Area (16.68 %)		327.35
Total Prop. Coverage Area (16.68 %)		327.35
Balance coverage area (33.32 %)		653.89
FAR CHECK		
Perm. FAR Area (2.000)		3924.98
Total Perm. FAR area		3924.98
Residential FAR		526.44
Commercial FAR		127.30
Proposed FAR Area		653.74
Total Proposed FAR Area		653.74
Consumed FAR (Factor)		0.33
Balance FAR Area		3271.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		653.75
ARCHITECT (Regd)	MD WAQAR YOUNUS	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PRADIP KUMAR BAKREWALA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
P (BAKREWALA)	Residential	ResiComm Bldg	> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
	> 0	1	1.00	-	-	-	-	-	-	-	
	Commercial	Shop	> 0	50	127.30	1	2	-	-	-	6
Total			-	-	-	3	4	-	1	7	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	7	14.00	7	14.00
Other Parking	-	-	-	21.00
Total		64.00		111.50

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Resi.	Commercial			
P (BAKREWALA)	1	653.75	526.45	127.30	653.75	653.75	02
Grand Total :	1	653.75	526.45	127.30	653.75	653.75	02

COLOR INDEX

- PLOT BOUNDARY: Black
- ABUTTING ROAD: Green
- PROPOSED CONSTRUCTION: Red
- COMMON PLOT: Yellow
- ROAD WIDENING AREA: Blue
- EXISTING (To be related): Orange
- EXISTING (To be demolished): Grey

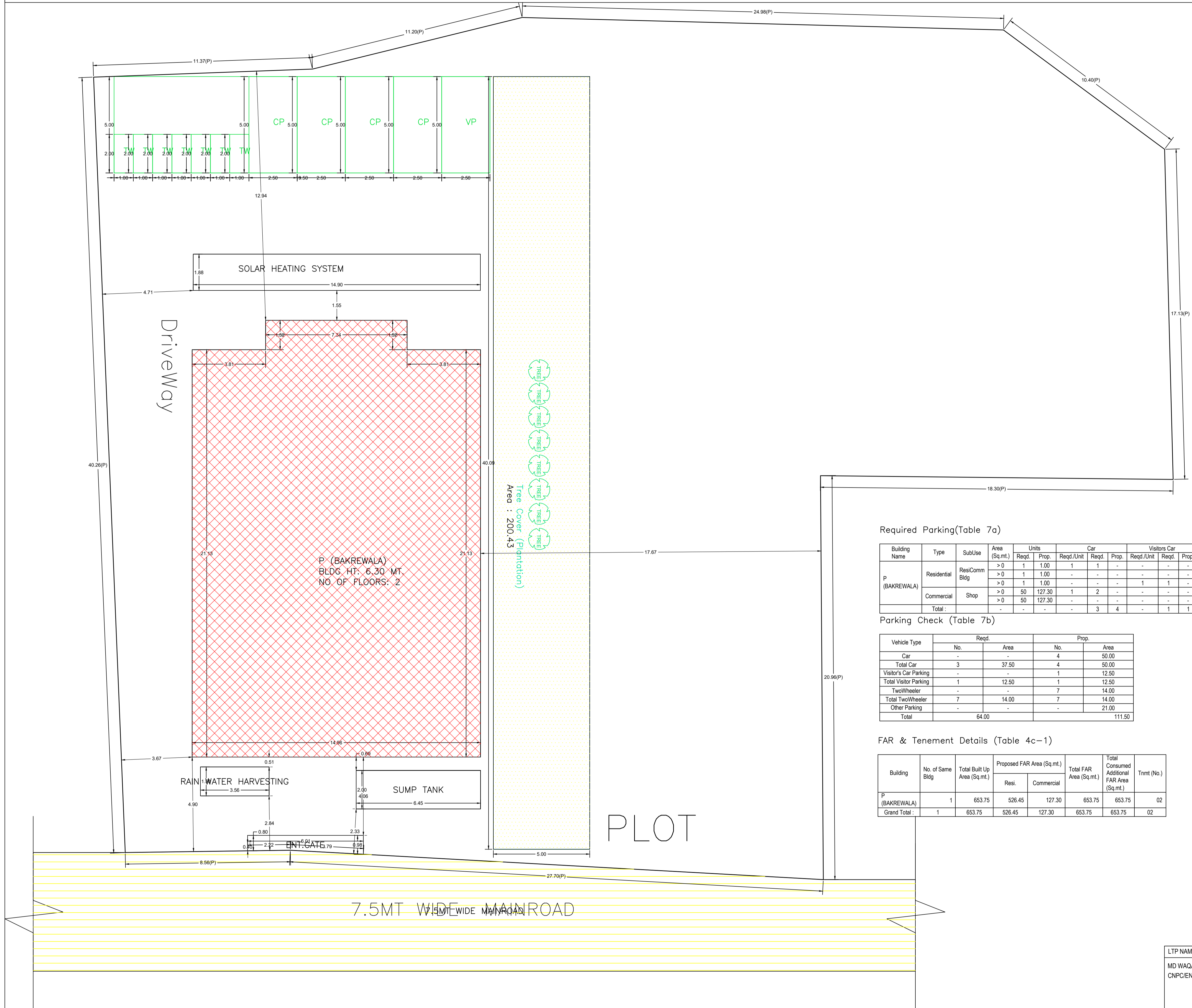
Buildingwise Floor FAR Details

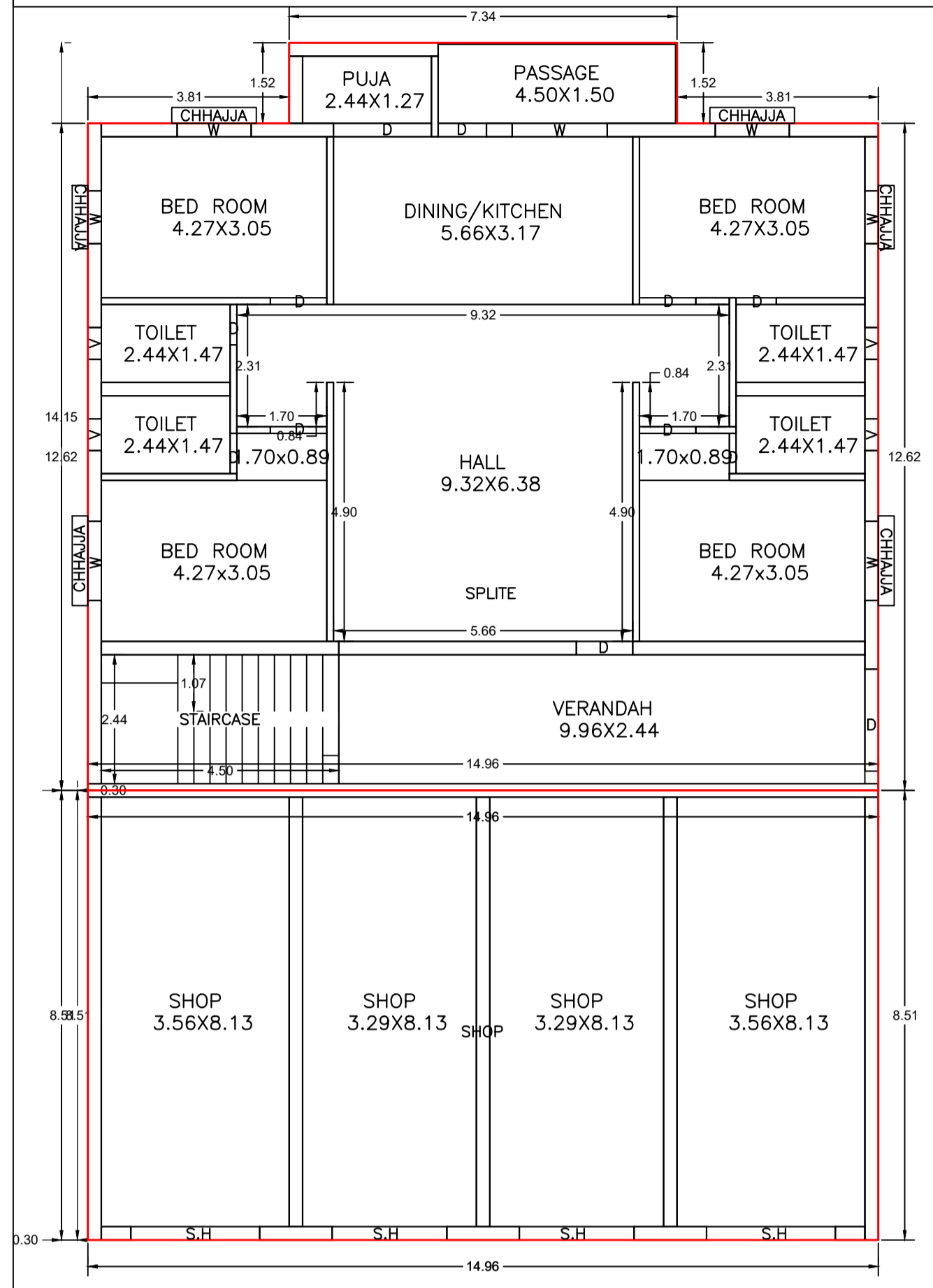
Floor Name	Building Name P (BAKREWALA)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	327.35	327.35	327.35	327.35
First Floor	326.40	326.40	326.40	326.40
Terrace Floor	0.00	0.00	0.00	0.00
Total :	653.75	653.75	653.75	653.75

Building USE/SUBUSE Details

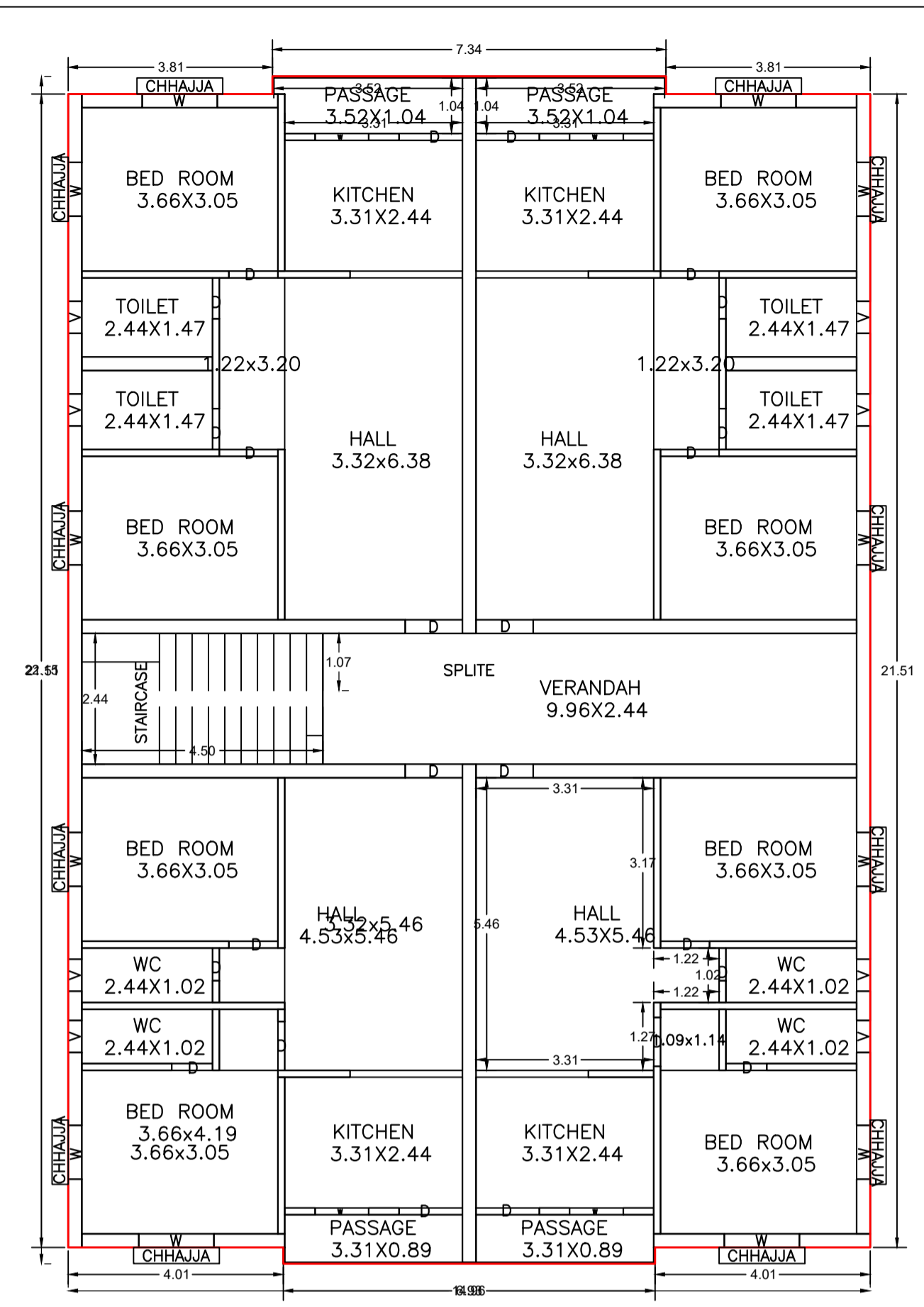
Building Name	Building Use	Building SubUse	Building Structure
P (BAKREWALA)	Residential	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD WAQAR YOUNUS CNPC/ENG/004/2022			

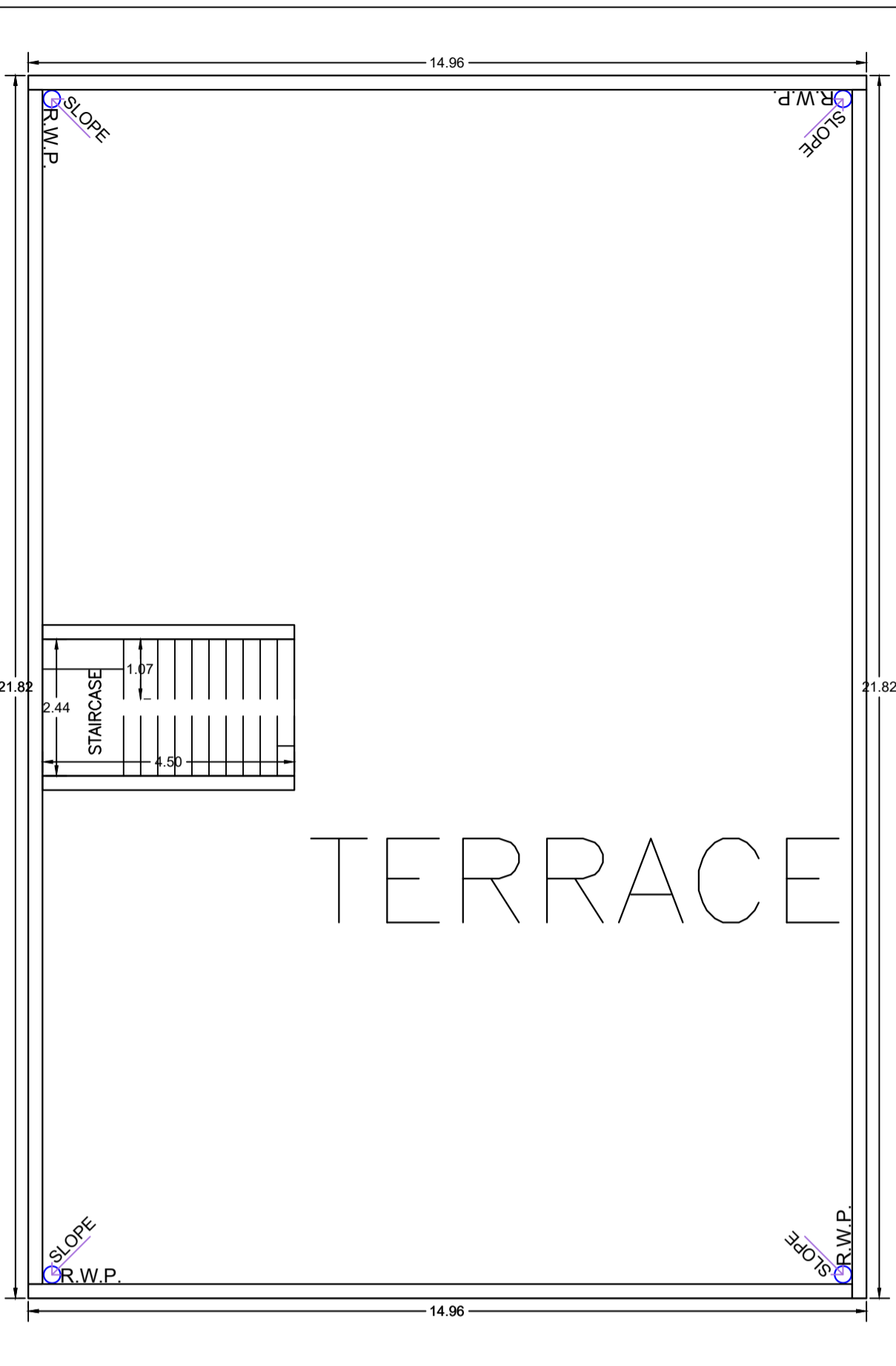




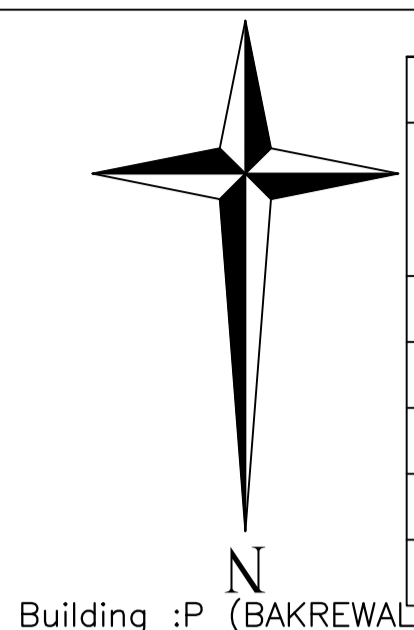
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



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Khata No	135
Plot No	366,367,368
Village Name	Sugnibasa
Use	Residential
SubUse	ResiComm Bldg

Building : P (BAKREWALA)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	327.35	200.05	127.30	327.35	02
First Floor	326.40	326.40	326.40	326.40	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	653.75	526.45	127.30	653.75	02
Total Number of Same Buildings :	1				
Total :	653.75	526.45	127.30	653.75	02

SCHEDULE OF DOOR:

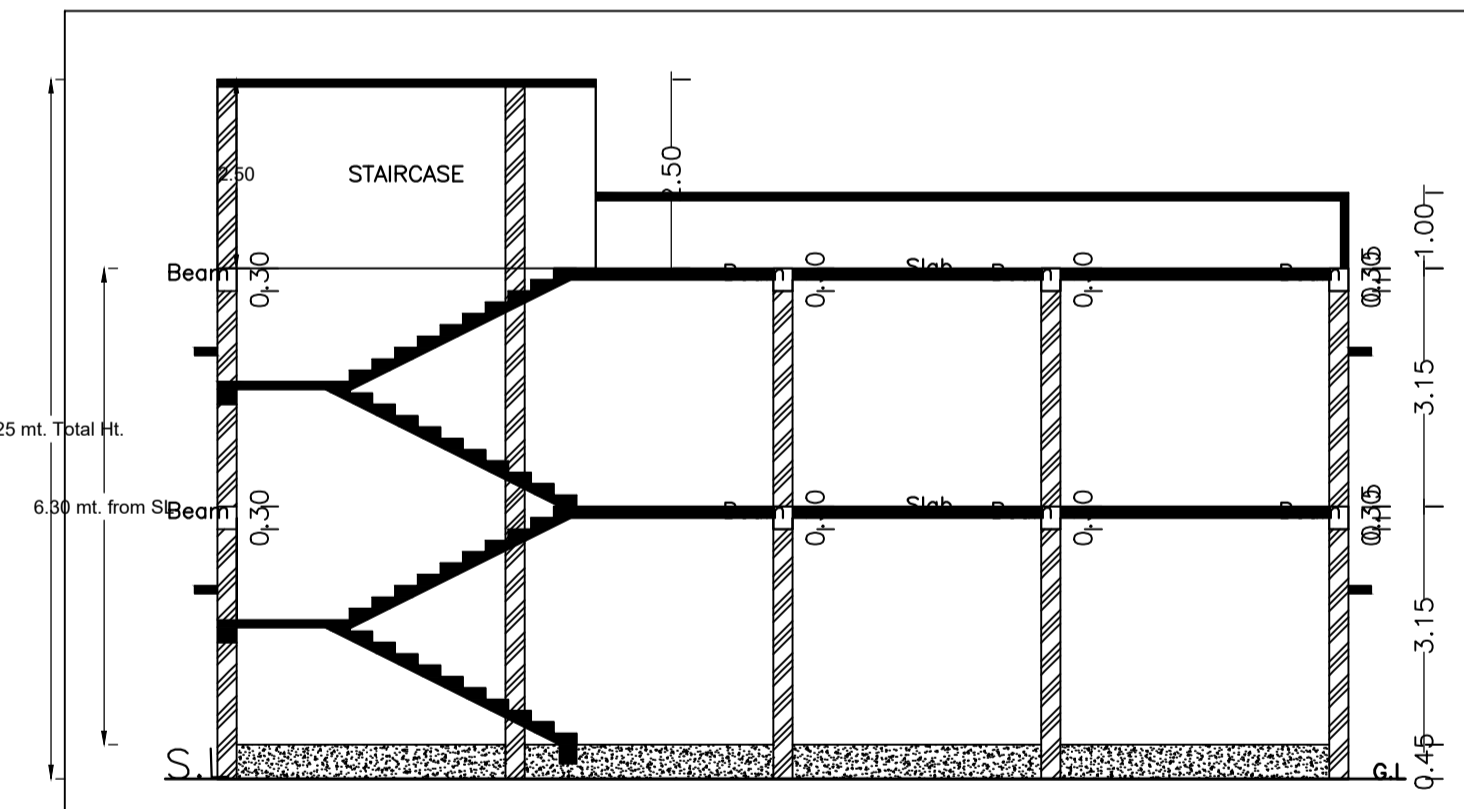
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
P (BAKREWALA)	D	0.61	2.10	02
P (BAKREWALA)	D	0.76	2.10	10
P (BAKREWALA)	D	0.91	2.10	06
P (BAKREWALA)	D	1.07	2.10	09
P (BAKREWALA)	D	1.09	2.10	03
P (BAKREWALA)	D	1.18	2.10	04
P (BAKREWALA)	D	1.85	2.10	01
P (BAKREWALA)	D	1.93	2.10	01
P (BAKREWALA)	S.H	2.17	2.10	02
P (BAKREWALA)	S.H	2.44	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

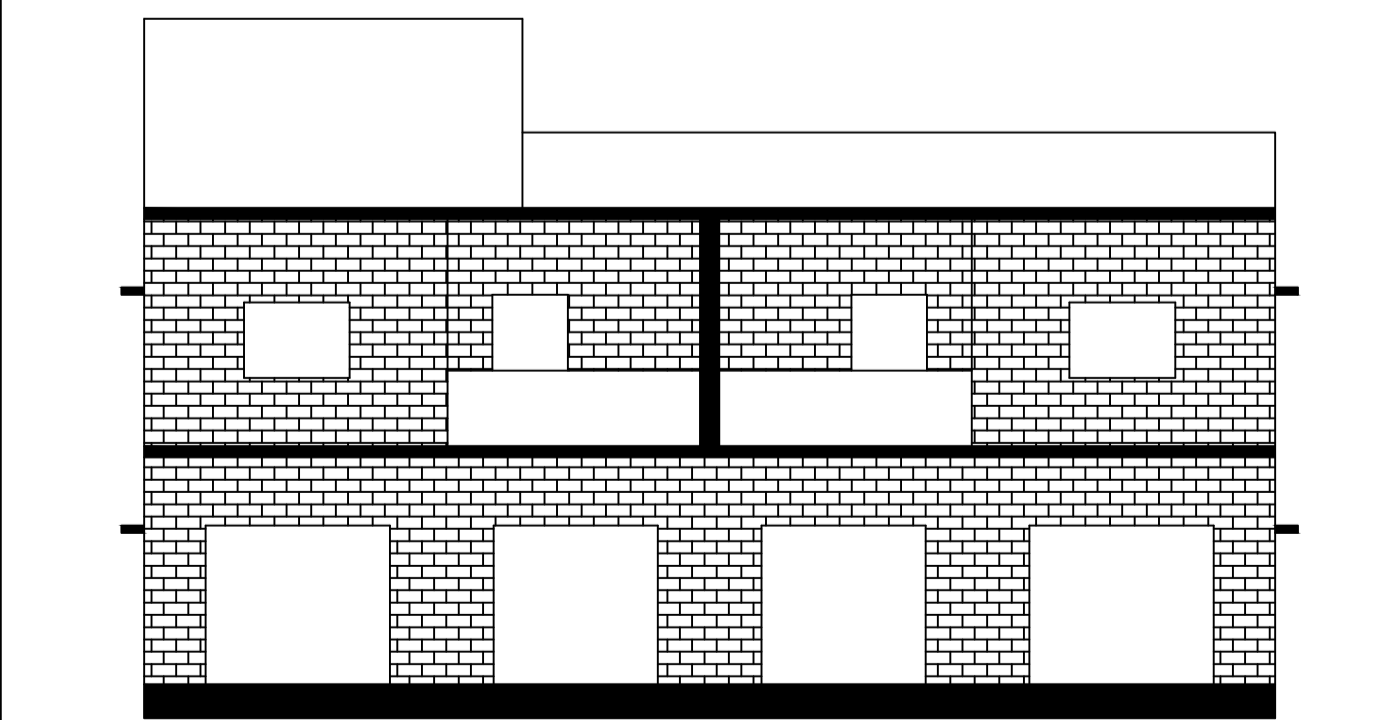
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
P (BAKREWALA)	V	0.60	1.20	12
P (BAKREWALA)	W	1.00	1.20	14
P (BAKREWALA)	W	1.40	1.20	06
P (BAKREWALA)	W	1.50	1.20	02
P (BAKREWALA)	W	1.80	1.20	01

UnitBUA Table for Building :P (BAKREWALA)

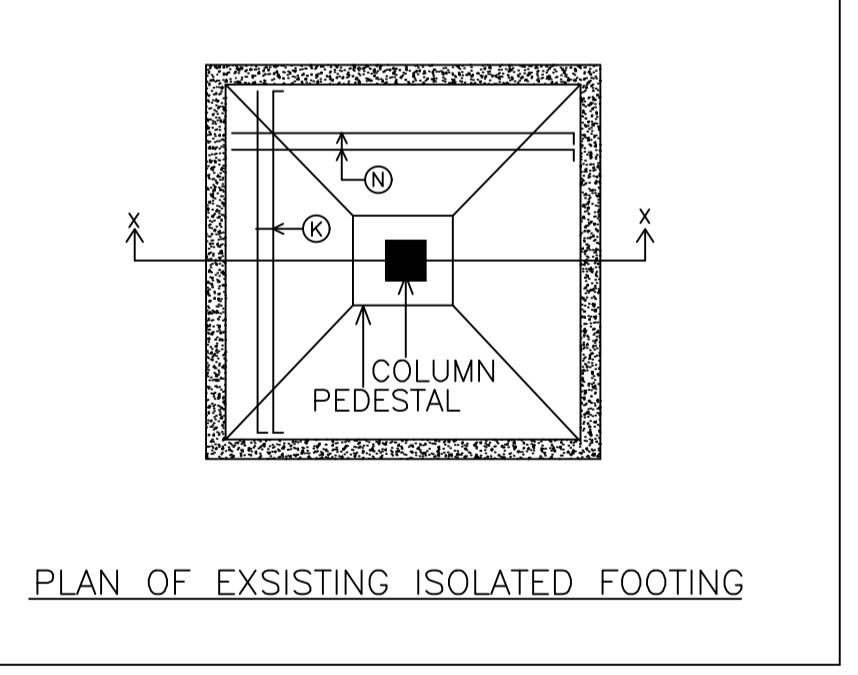
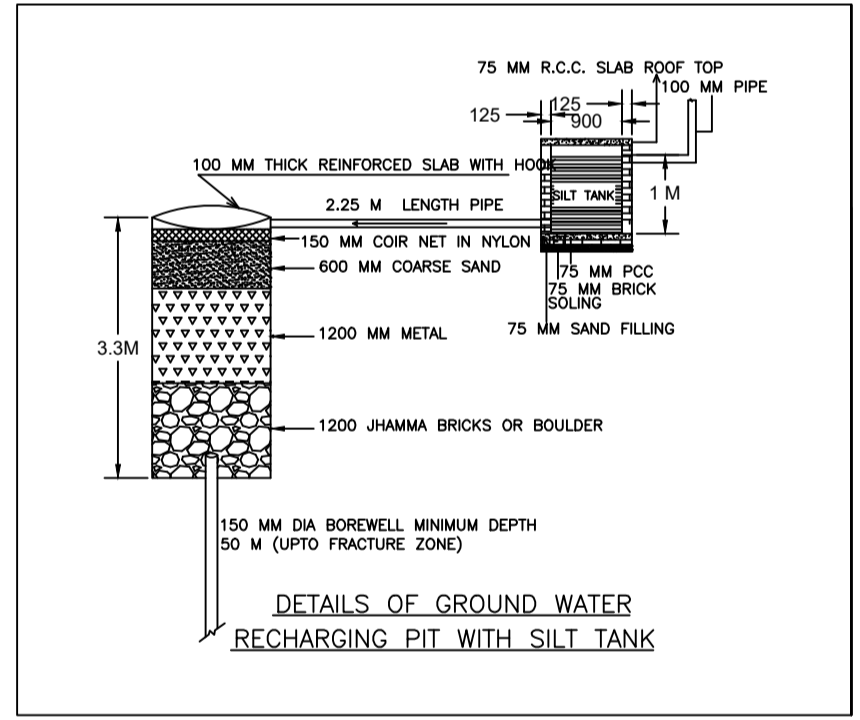
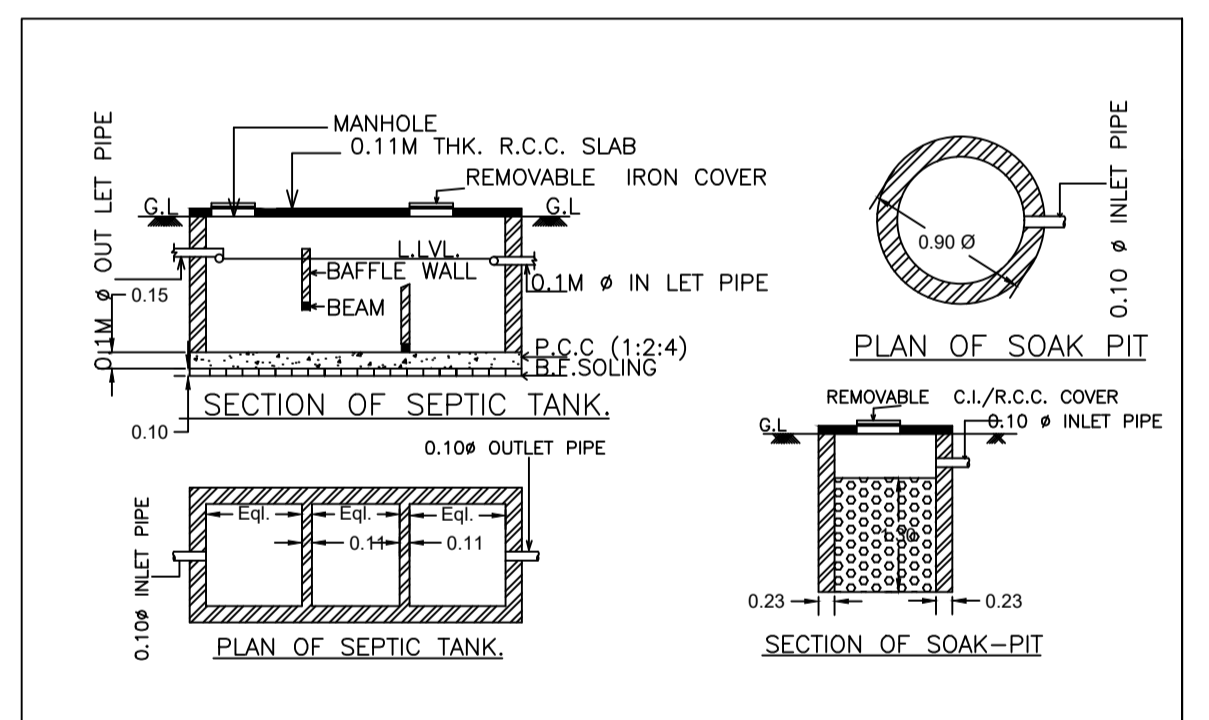
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	117.47	111.28	4	2
FLOOR PLAN	SPLITE	FLAT	476.98	446.85	13	
FIRST FLOOR PLAN	SPLITE	FLAT	0.00	0.00	29	0
Total:	-	-	594.45	558.12	46	2



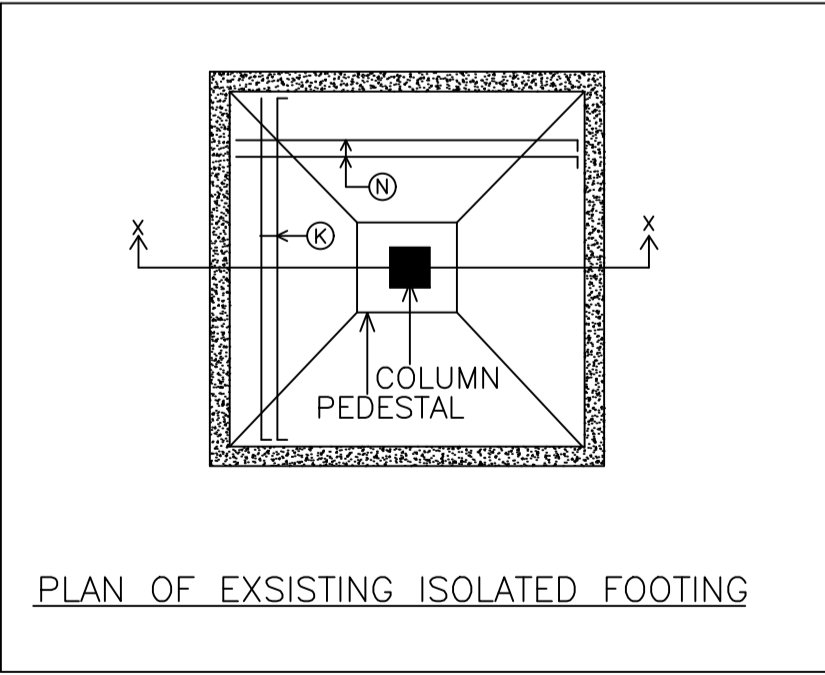
SECTION P-P'



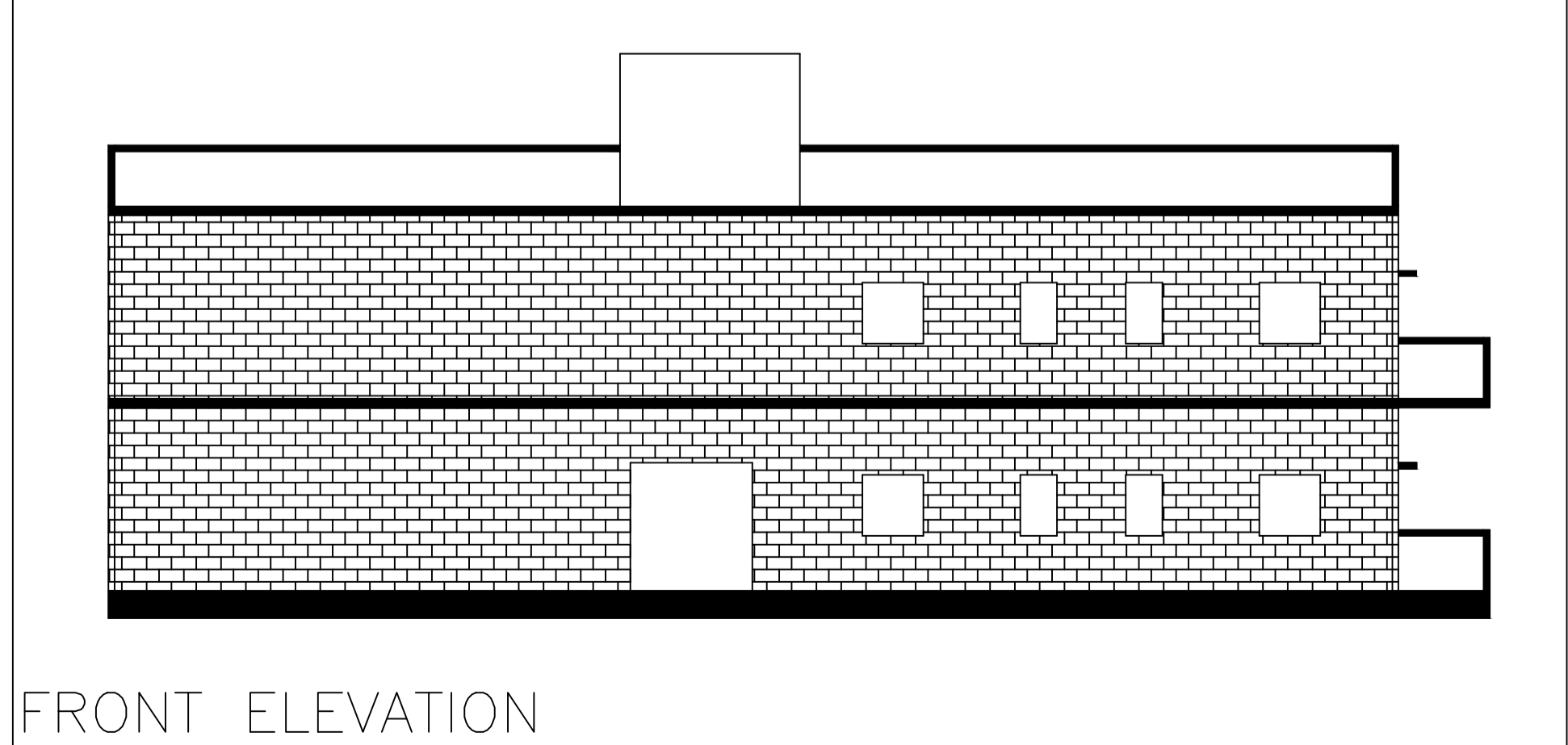
SIDE ELEVATION



PLAN OF EXISTING ISOLATED FOOTING



PLAN OF EXISTING ISOLATED FOOTING



FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD WAQAR YOUNUS CNPC/ENG/0004/2022			