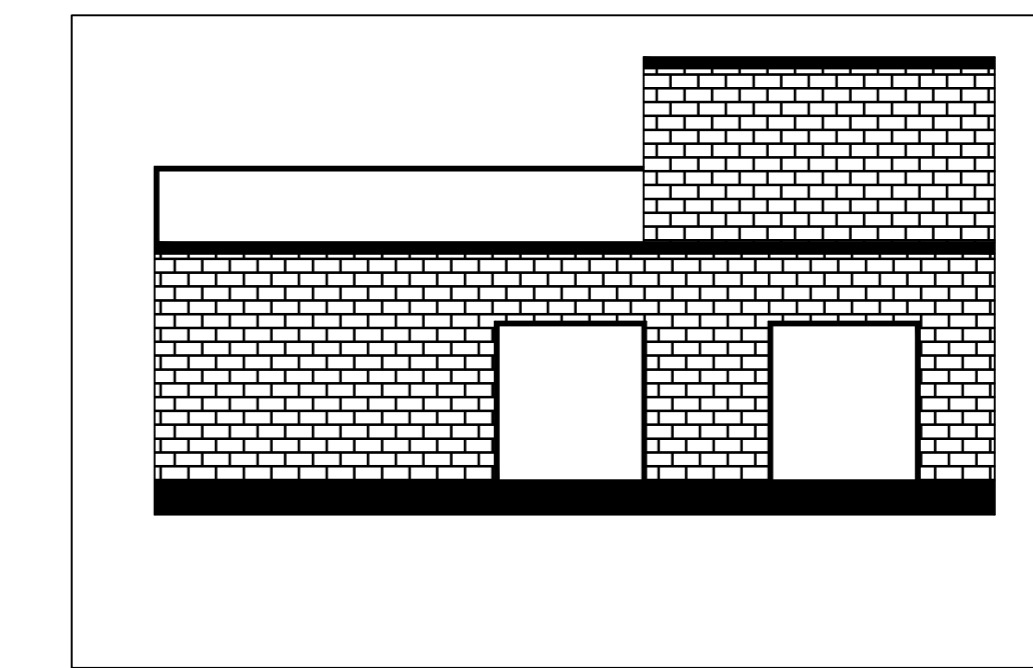
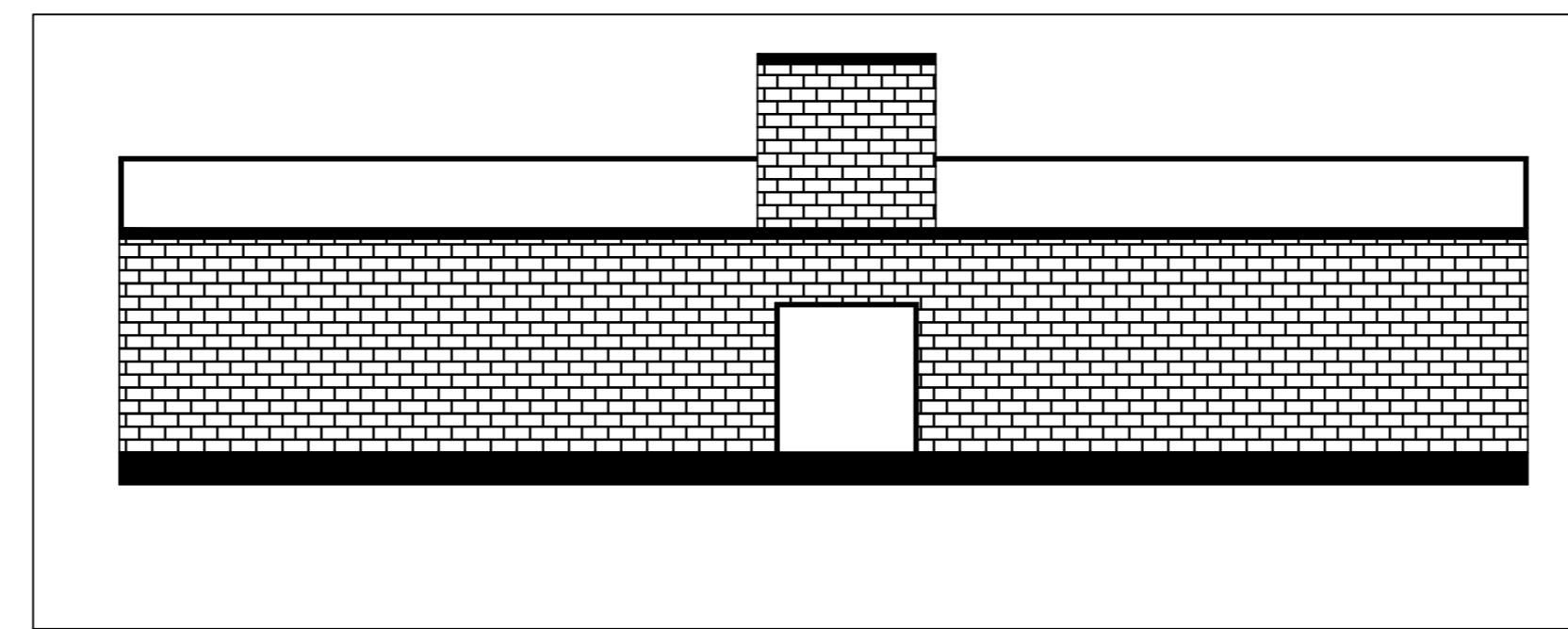
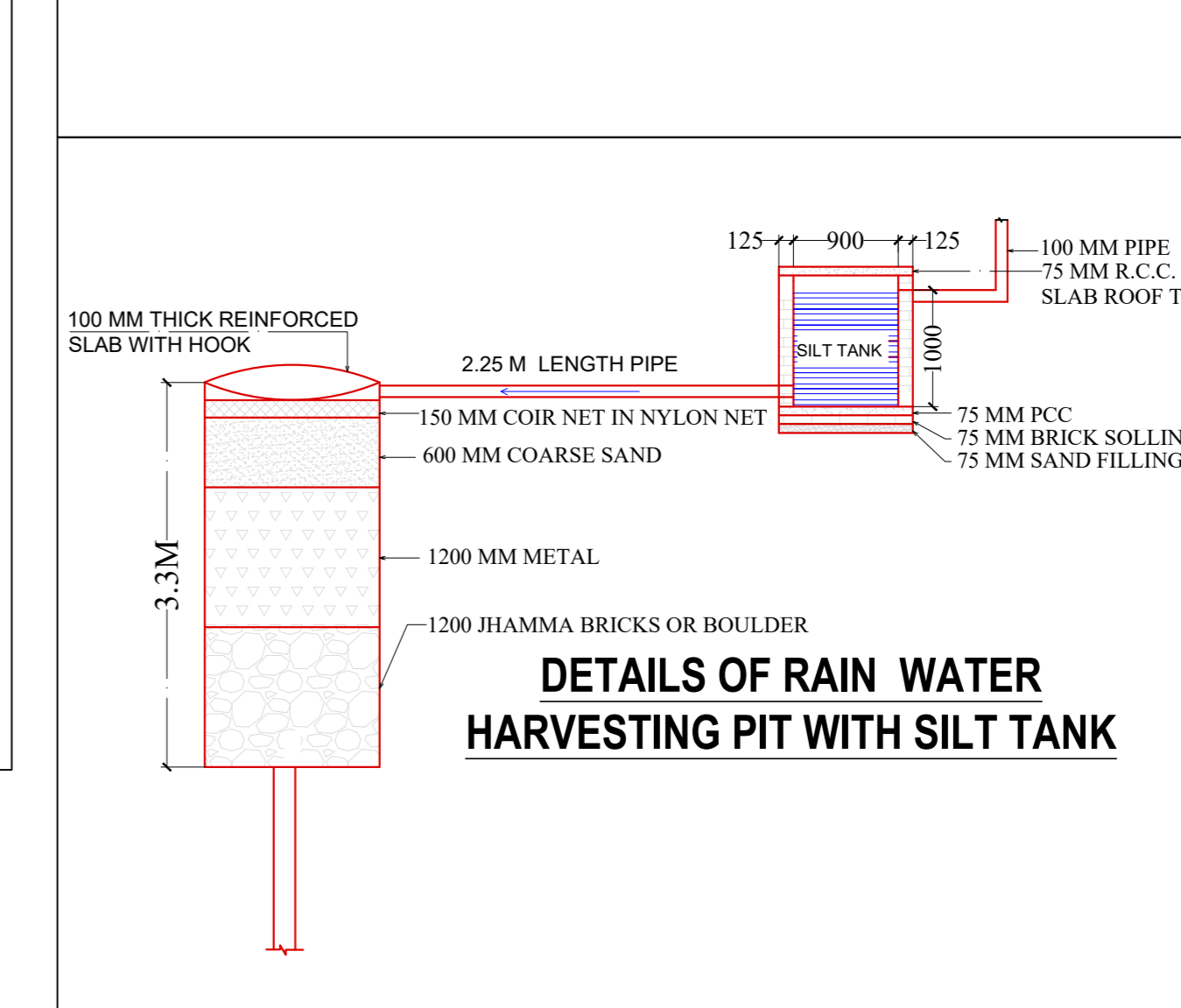
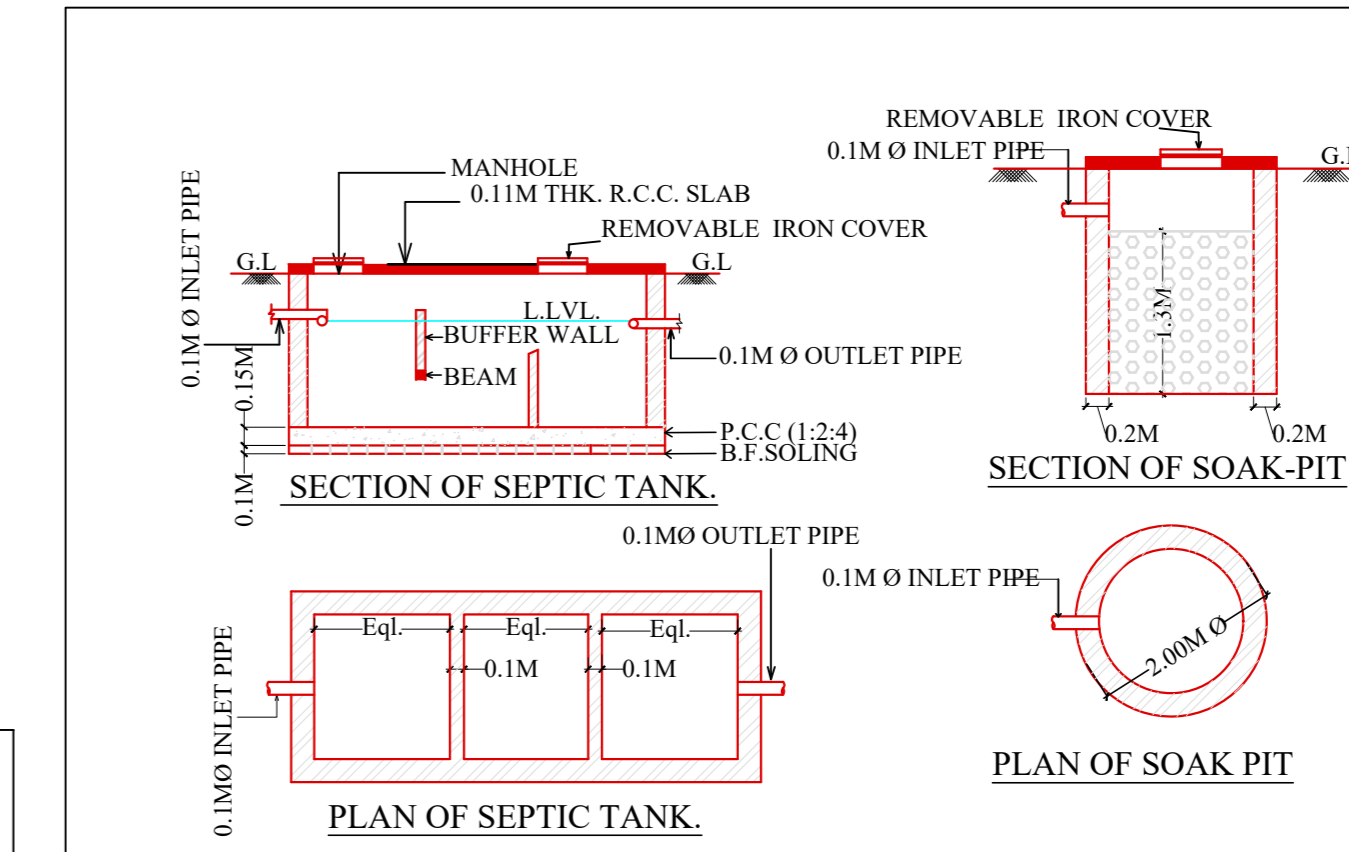
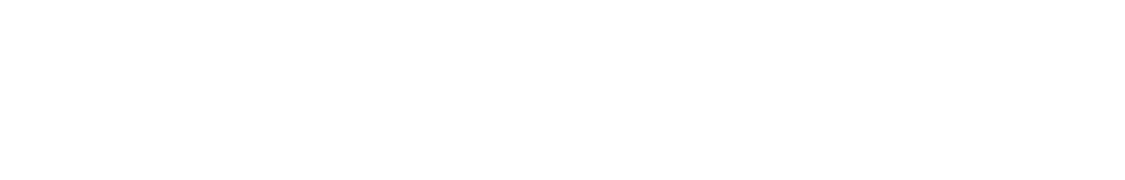
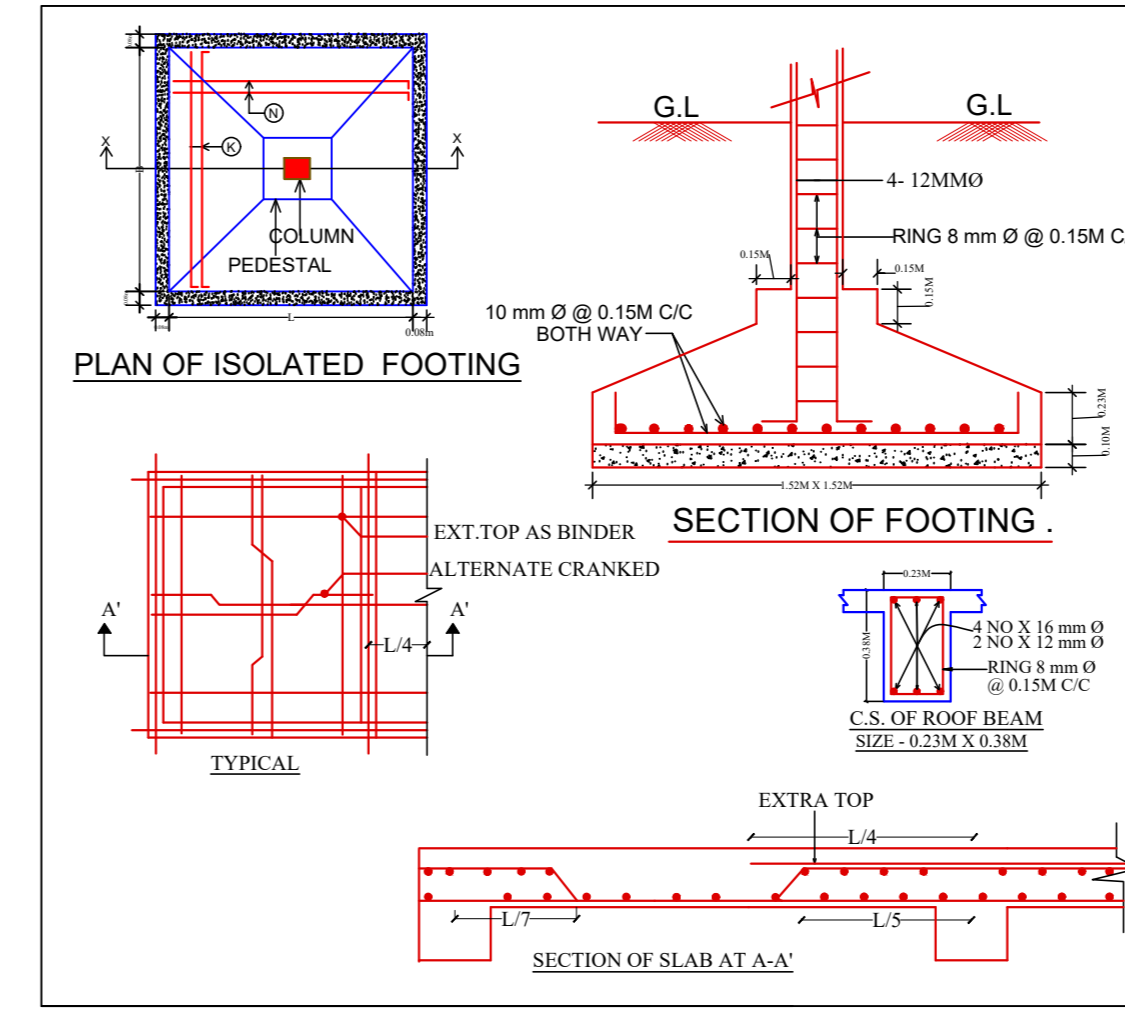
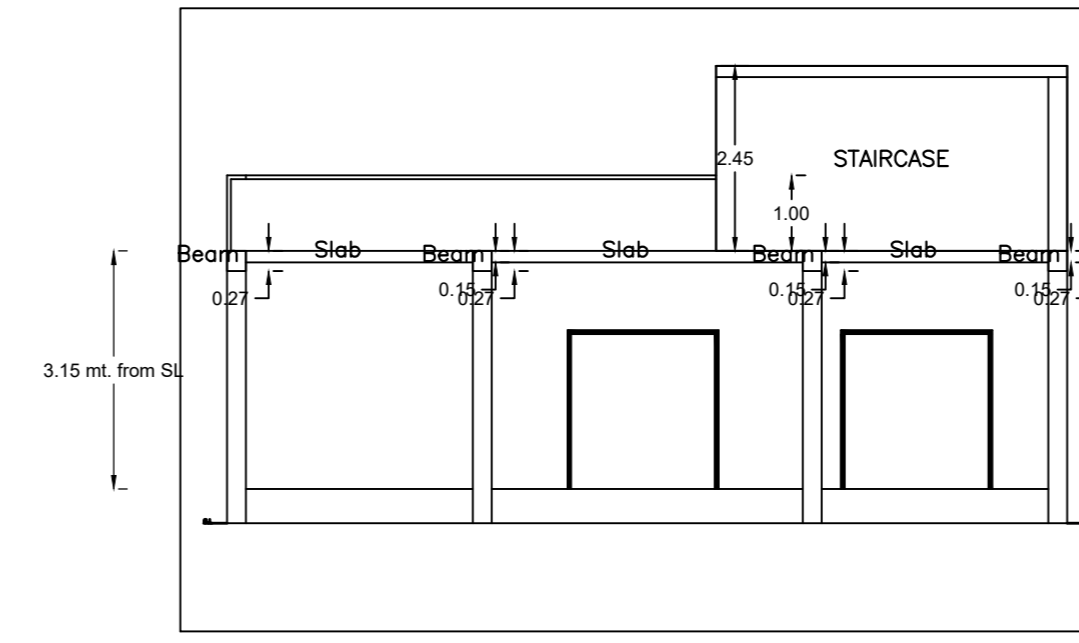
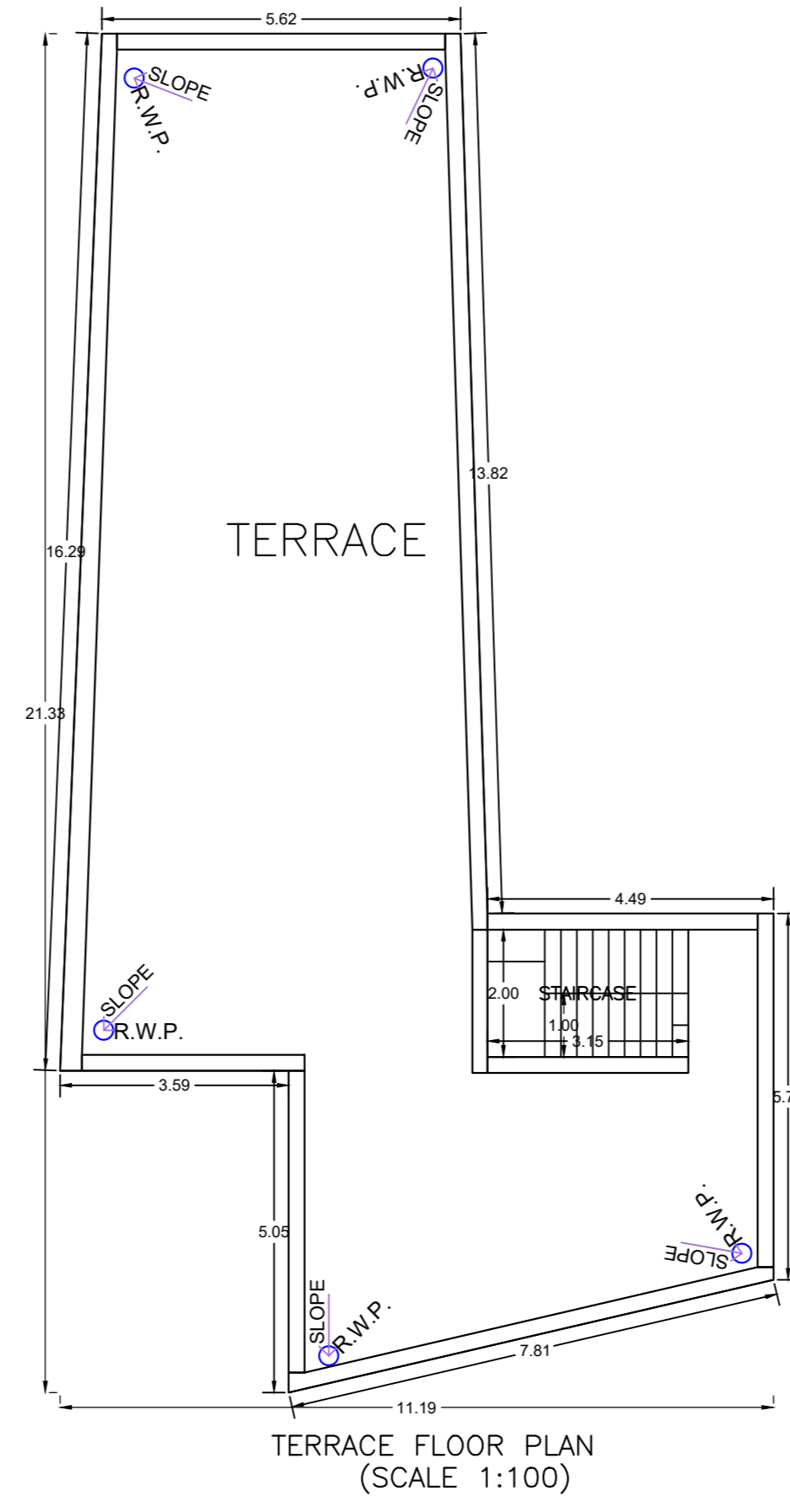
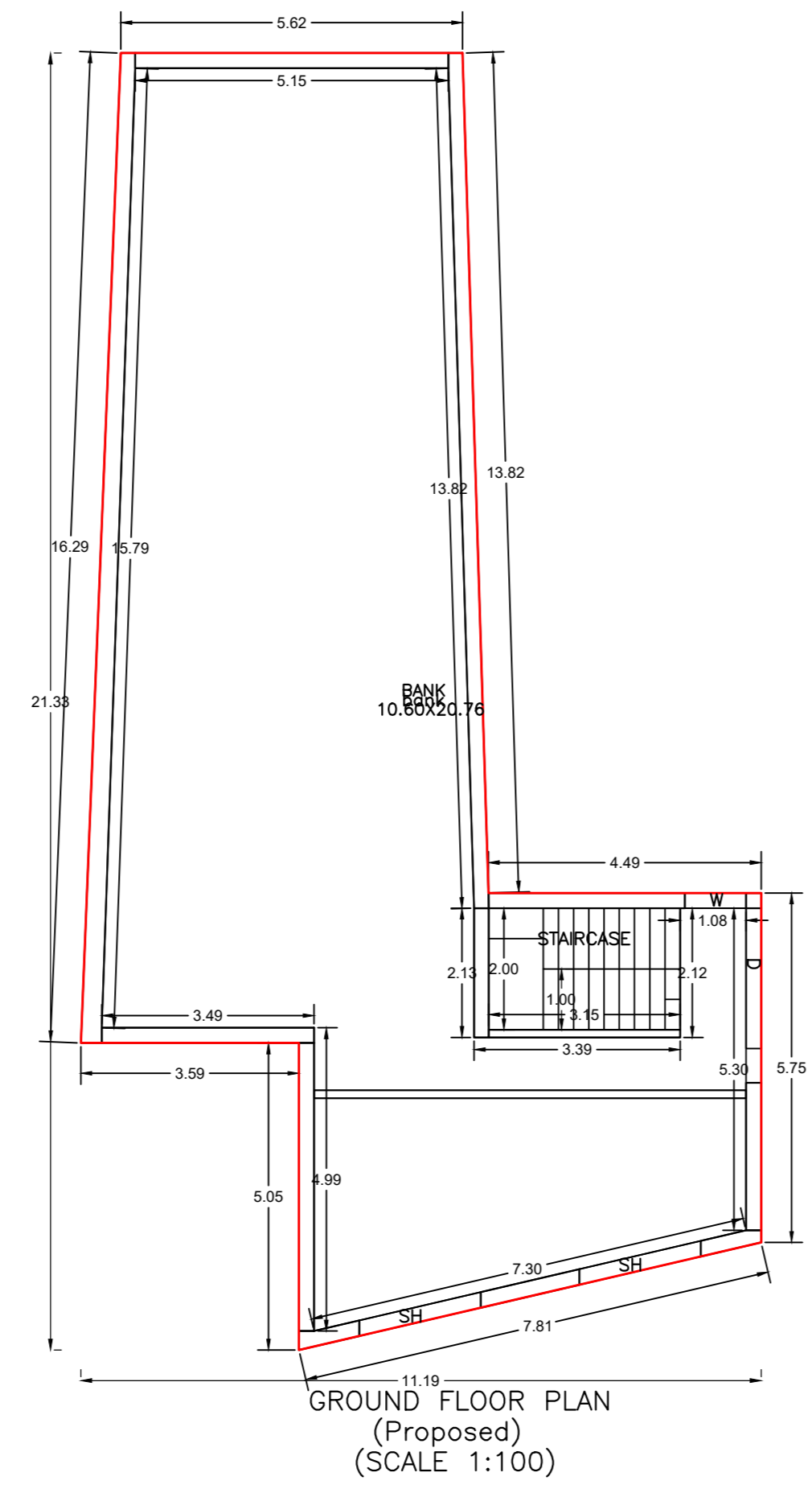


SITE PLAN



Proposal Basic Information

Proposal File No.	CHPCBP001610/2024
Owner Name	KARUNA SHANKAR SHUKLA
Khata No	54, 56
Plot No	1656, 1657, 1658, 1661, 1955, 707
Village Name	Chakula
Use	Commercial
SubUse	Bank

AREA STATEMENT

CHAKULA NAGAR PANCHAYAT	VERSION NO. : 1.0.74
REGION : JHARKHAND URBAN LOCAL BODIES	VERSION DATE: 16/10/2020
Authority: CHAKULA NAGAR PANCHAYAT	Plot Use: Commercial
Project No: CHPCBP001610/2024	Plot SubUse: Bank
Application Type: General Proposal	PlotNearby/ReligiousStructure: NA
Project Type: Building Permission	Plot No. : -1656
Nature of Development: New	East Plot No. : -1659
Location of Development Area: Old Area	West Plot No. : -1655

PROJECT DETAIL

AREA OF PLOT (Minimum)	(A)	SQ.MT
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	485.37
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		34.01
Total		34.01
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Areas)	(A-Deductions)	451.35
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	485.37
Plot Area of FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	485.37
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		242.68
Proposed Coverage area (29.59 %)		143.62
Total Prop. Coverage area (29.59 %)		143.62
Balance coverage area (20.41 %)		99.66
FAR CHECK		
Perm. FAR Area (2.000)		970.74
Total Perm. FAR area		970.74
Commercial FAR		143.62
Proposed FAR Area		143.62
Total Proposed FAR Area		143.62
Consumed FAR (Factory)		0.00
Balance FAR Area		827.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		143.62
ARCHITECT (Regd)		MD WAQAR YOUNUS
ENGINEER (Regd)		
SUPERVISOR (Regd)		
DRAWER (Regd)		KARUNA SHANKAR SHUKLA
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Grey
EXISTING (To be demolished)	White

Buildingwise Floor FAR Details

Floor Name	Building Name R (BANK)		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	143.62	143.62	143.62	143.62
Terrace Floor	0.00	0.00	0.00	0.00
Total	143.62	143.62	143.62	143.62

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
R (BANK)	Commercial	Bank	Non-Highrise	GROUND FLOOR	Commercial	Bank	Commercial	Commercial	Bank
				TERRACE FLOOR					

Required Parking (Table 7a)

Building Name	Type	SubUse	Units		Car		Visitors Car		TwoWheeler	
			Reqt	Prop	Reqt/Unit	Prop	Reqt/Unit	Prop	Reqt/Unit	Prop
R (BANK)	Commercial	Bank	≥ 0	200	137.32	1	1	-	-	-
			≥ 0	200	137.32	-	-	-	-	1 2 -
Total			-	-	-	1	1	0	1	- 2 3

Parking Check (Table 7b)

Vehicle Type	Reqt.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	12.50
Total Car	1	12.50	1	12.50
Visitors Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	2	4.00	3	6.00
Other Parking	-	-	-	0.00
Total	-	-	16.50	46.00

FAR & Tenement Details

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)	Trent (No.)
R (BANK)	1	143.62	143.62	143.62	143.62	01
Grand Total	1	143.62	143.62	143.62	143.62	01

Building :R (BANK)

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)	Trent (No.)
Ground Floor	143.62	143.62	143.62	143.62	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	143.62	143.62	143.62	143.62	01
Total Number of Same Buildings	1				
Total	143.62	143.62	143.62	143.62	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
R (BANK)	Sh	2.95	2.10	02
R (BANK)	O	2.31	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
R (BANK)	W	1.01	1.20	01

UnitBUA Table for Building :R (BANK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	bank	SHOP	120.55	119.63	1	1
Total	-	-	120.55	119.63	1	1

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