

Proposal Basic Information

Proposal File No.	GNPC/BP/0035/W07/2018
Owner Name	SHEELA CHOUBEY
Khata No	36
Plot No	62
Village Name	Pipra Kala
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO.: 1.0.27	
	VERSION DATE: 18/05/2018	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: GARHWA	Plot SubUse: ResiComm Bldg	
Authority: GARHWA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BP/0035/W07/2018	Plot/SubPlot No: 62	
Application Type: General Proposal	North: Plot No. - 62	
Project Type: Building Permission	South: Plot No. - 62	
Nature of Development: New	East: Road Width - 13.7	
Location of Development Area: Old Area	West: Plot No. - 62	
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	283.37
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	283.37
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		25.57
Total		25.57
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	257.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	283.37
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	283.37
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		170.02
Proposed Coverage Area (37.70 %)		106.82
Total Prop. Coverage Area (37.7 %)		106.82
Balance coverage area (22.30 %)		63.20
FAR CHECK		
Perm. FAR Area (2.00)		566.74
Total Perm. FAR area		566.74
Residential FAR		195.70
Commercial FAR		204.67
Proposed FAR Area		410.10
Total Proposed FAR Area		410.10
Consumed FAR (Factor)		1.45
Balance FAR Area		156.64
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		534.06
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHEELA CHOUBEY	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Ramp	Parking					
A (BUILDING)	1	534.06	35.84	28.91	59.21	195.70	9.73	410.10	410.10	02
Grand Total	1	534.06	35.84	28.91	59.21	195.70	9.73	410.10	410.10	02

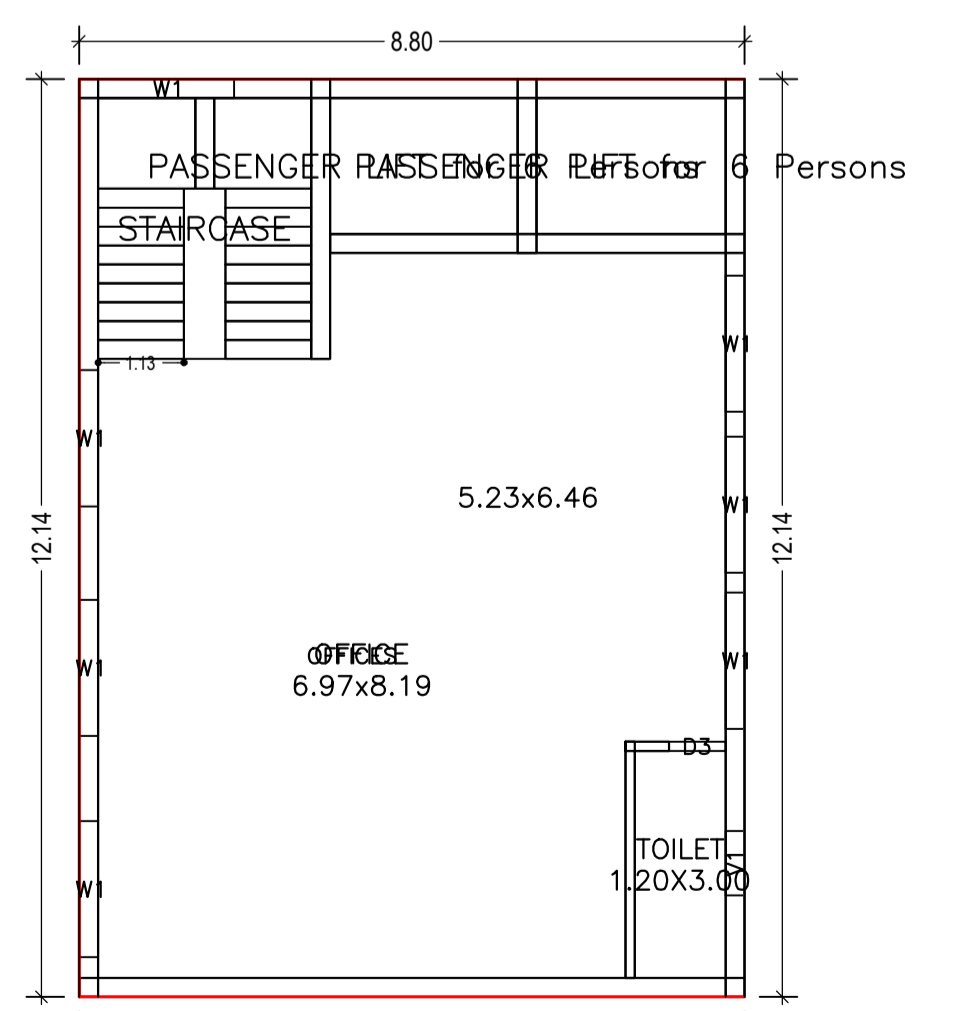
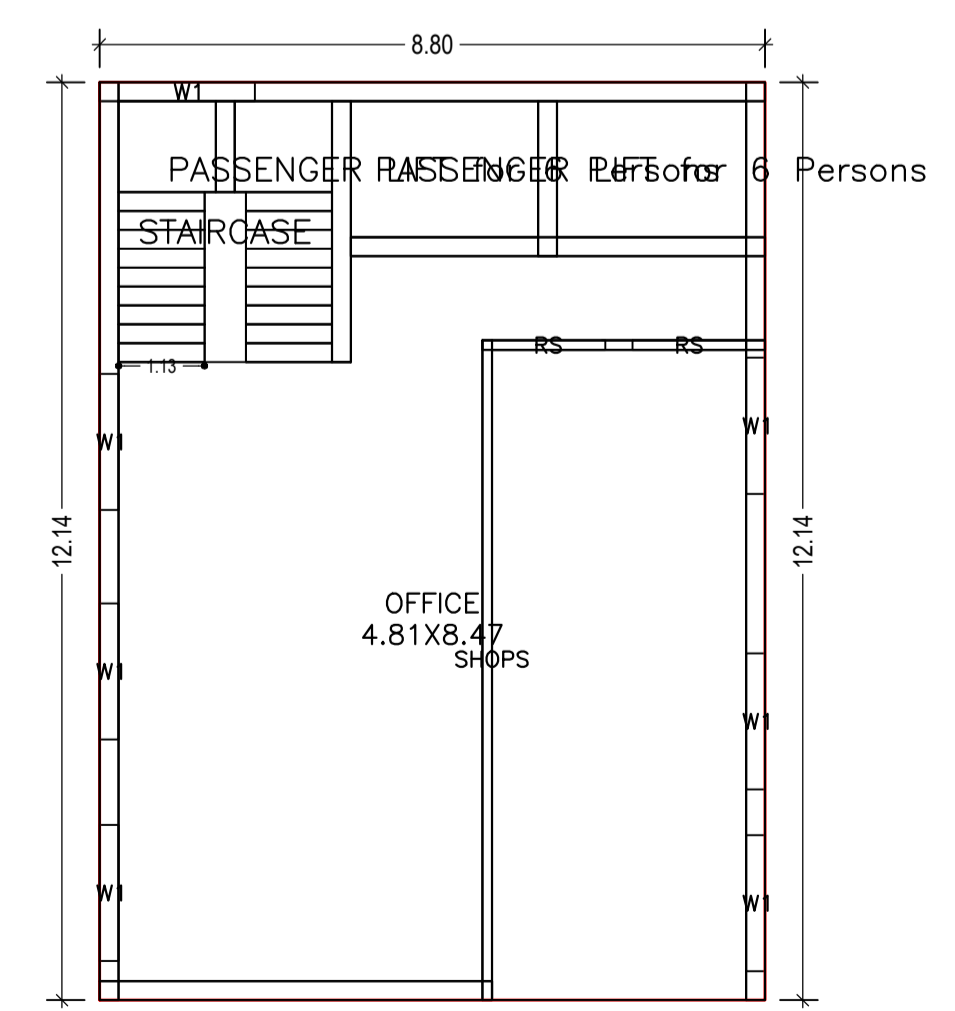
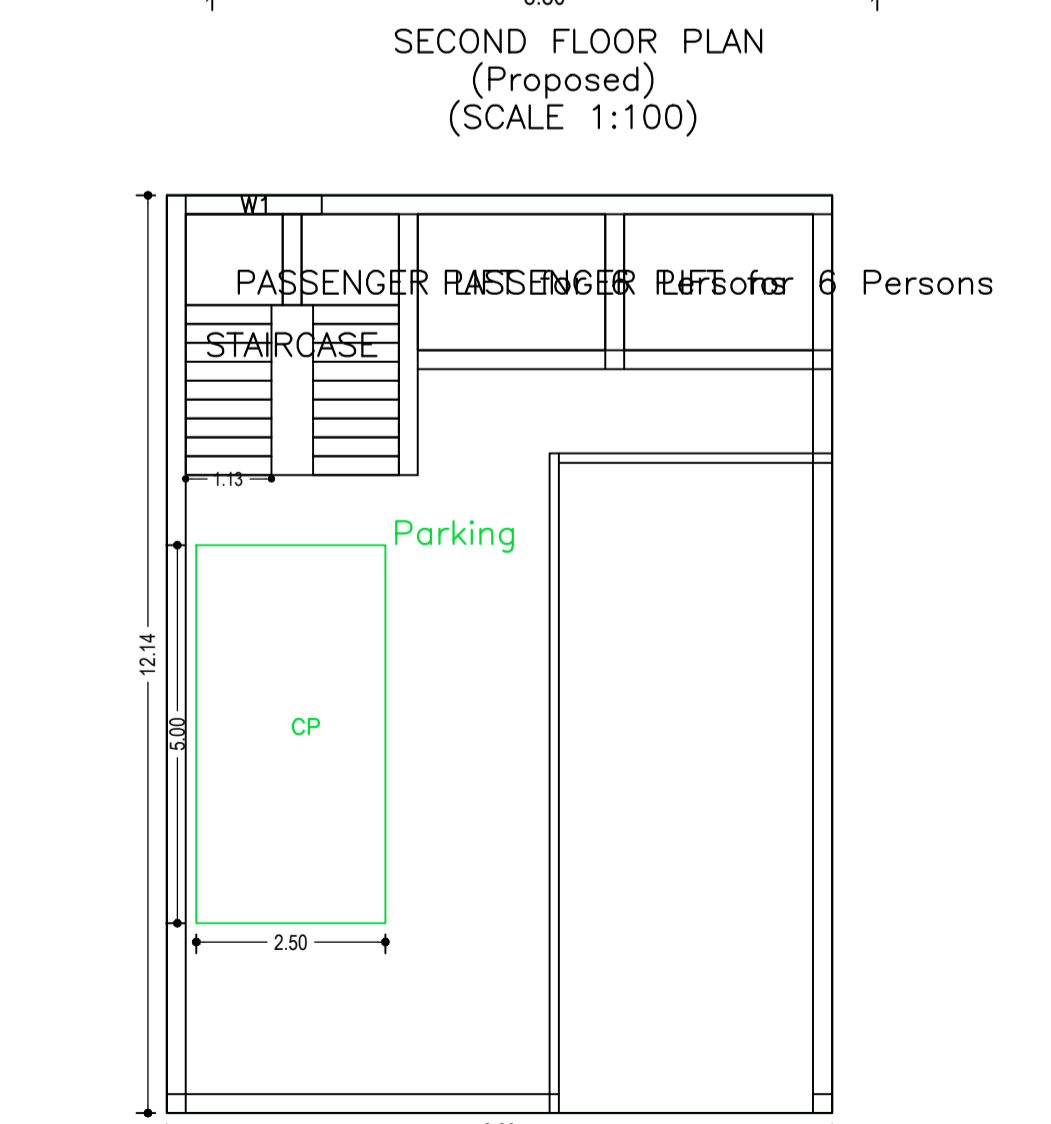
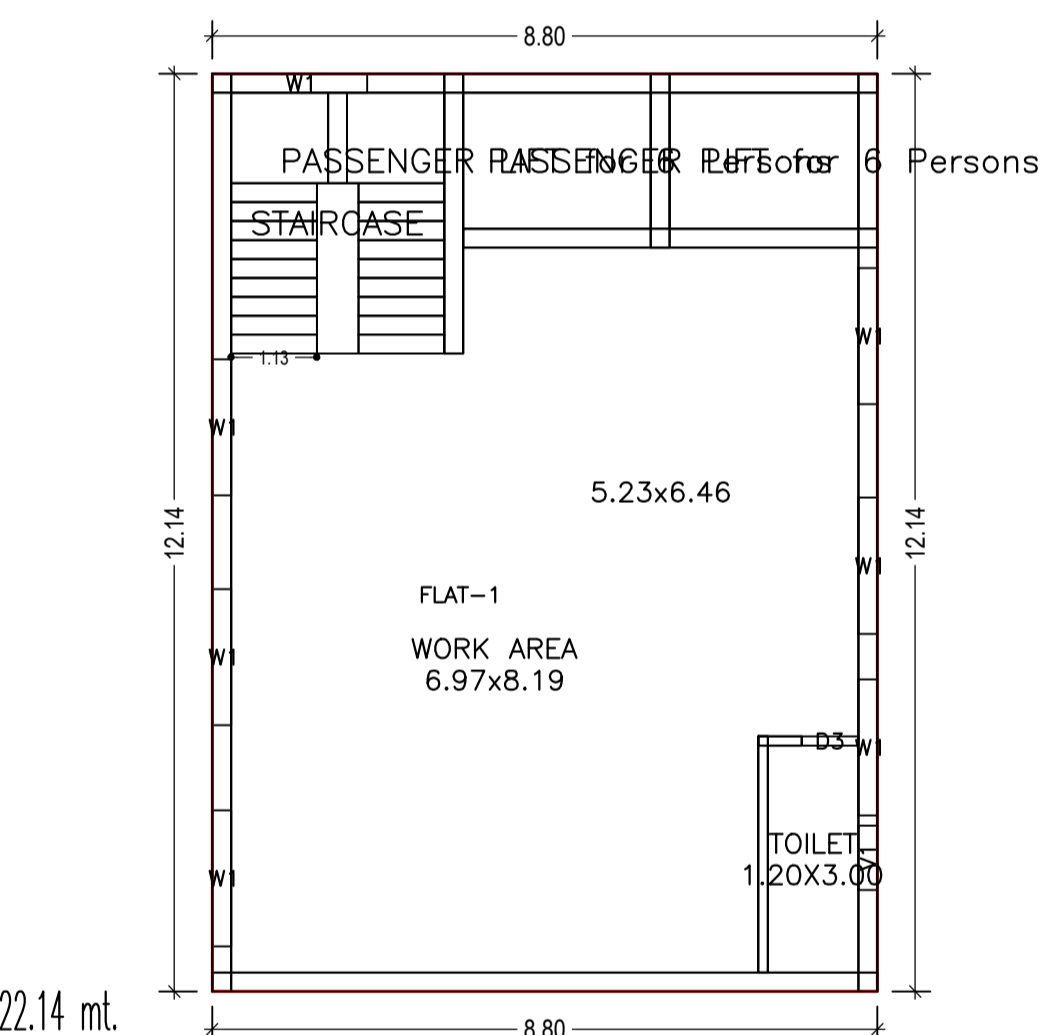
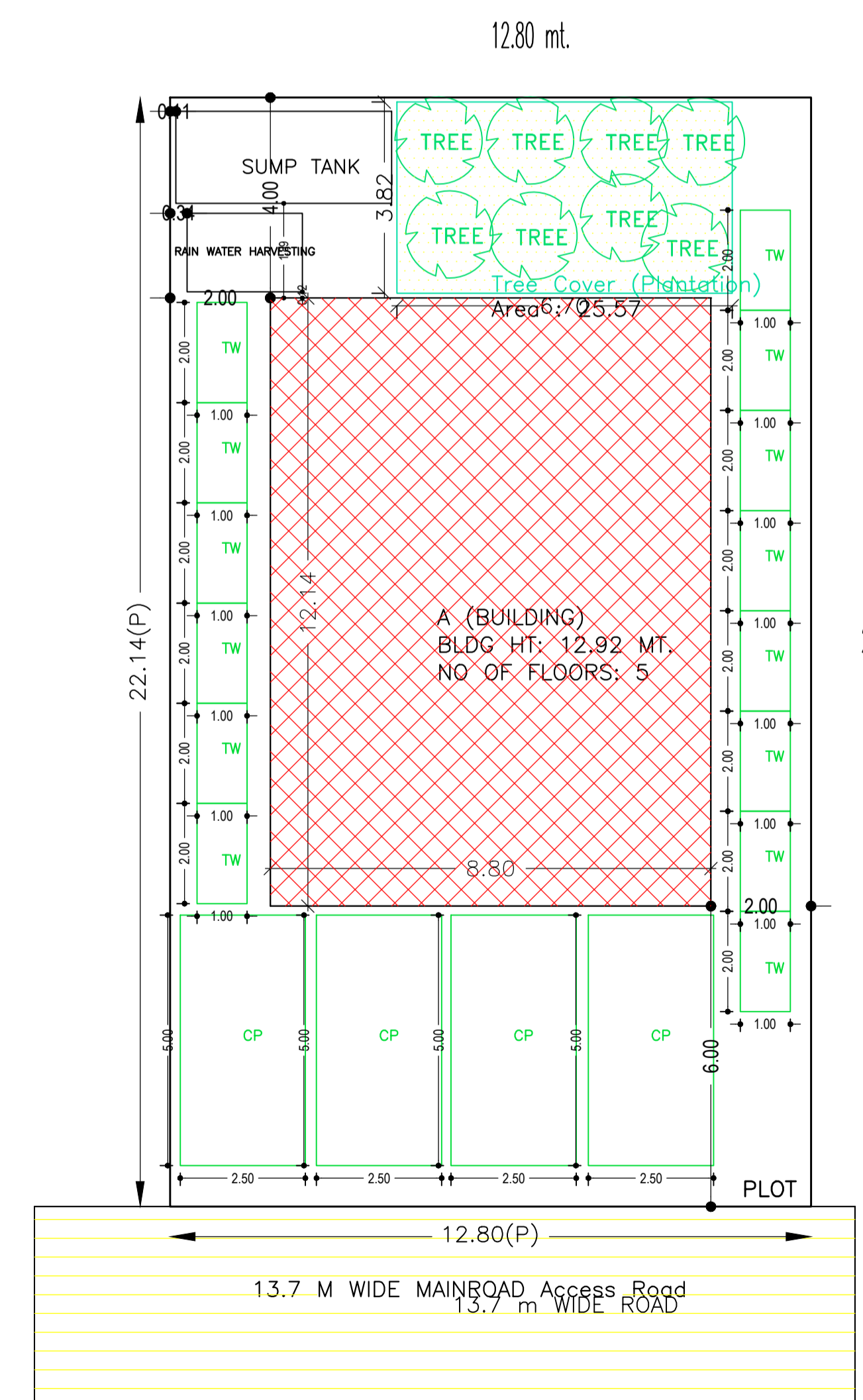
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (BUILDING)	Residential	Residential Apartment Bldg	>0	1	2.00	1	2	-	-	-	-	
			>0	8	-	1	1	-	-	-	-	
			>0	1	-	1	0.4	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1	1
			>0	1	-	1	1	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1	1
			>0	1	-	1	1	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1	1
			>0	1	-	1	2	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1	2
			>0	1	2.00	-	-	-	-	-	-	-
			>0	1	2.00	-	-	1	1	-	-	-
			>0	8	-	-	-	1	1	-	-	-
			>0	1	-	-	-	1	1	-	-	-
			>0	1	-	-	-	1	1	-	-	-
			>0	1	2.00	1	2	-	-	-	-	-
			>0	8	-	1	1	-	-	-	-	-
			>0	1	-	1	0.4	-	-	-	-	-
			>0	1	-	-	-	-	-	-	1	1
			>0	1	-	1	1	-	-	-	-	-
>0	1	-	-	-	-	-	-	1	1			
>0	1	-	1	1	-	-	-	-	-			
>0	1	-	-	-	-	-	-	1	1			
>0	1	-	1	2	-	-	-	-	-			
>0	1	2.00	-	-	-	-	-	1	2			
>0	1	2.00	-	-	1	1	-	-	-			
>0	8	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
>0	1	2.00	-	-	-	-	-	1	2			
>0	1	2.00	-	-	-	-	-	1	2			
>0	8	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
>0	1	-	-	-	1	1	-	-	-			
Total :	-	-	-	-	15	5	-	8	0	-		
Total :	-	-	-	-	15	5	-	8	0	-		

Parking Check (Table 7b)

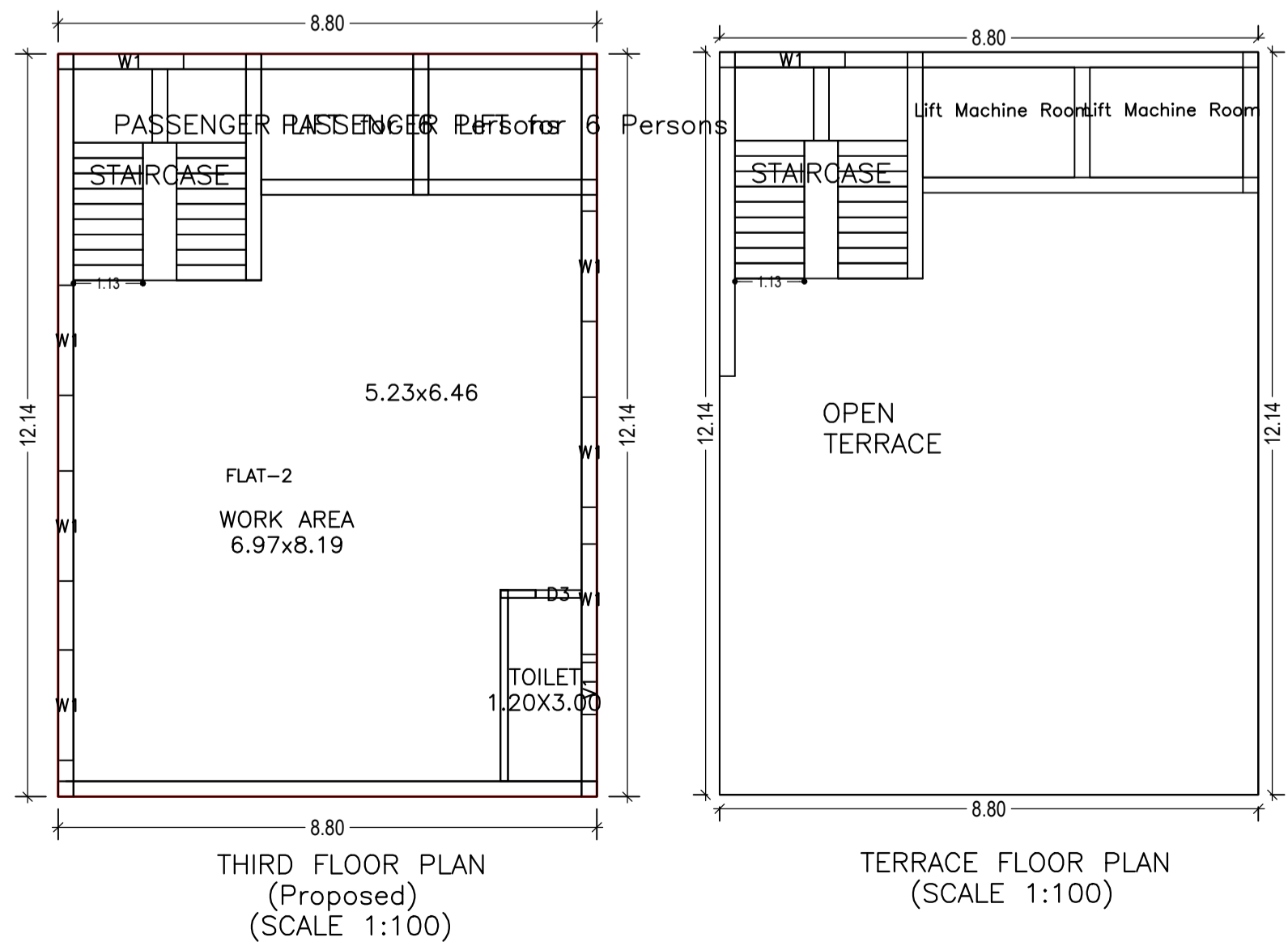
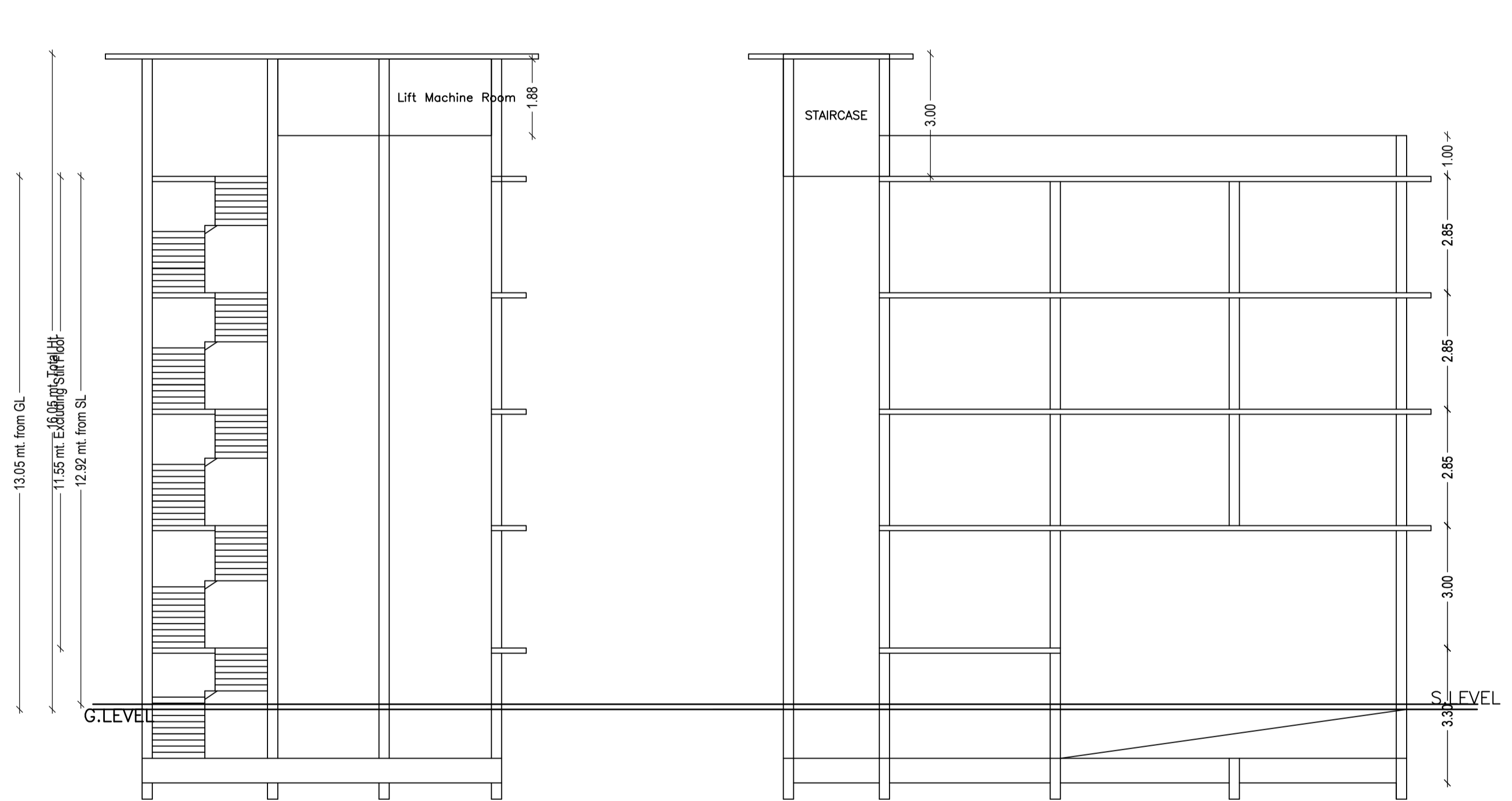
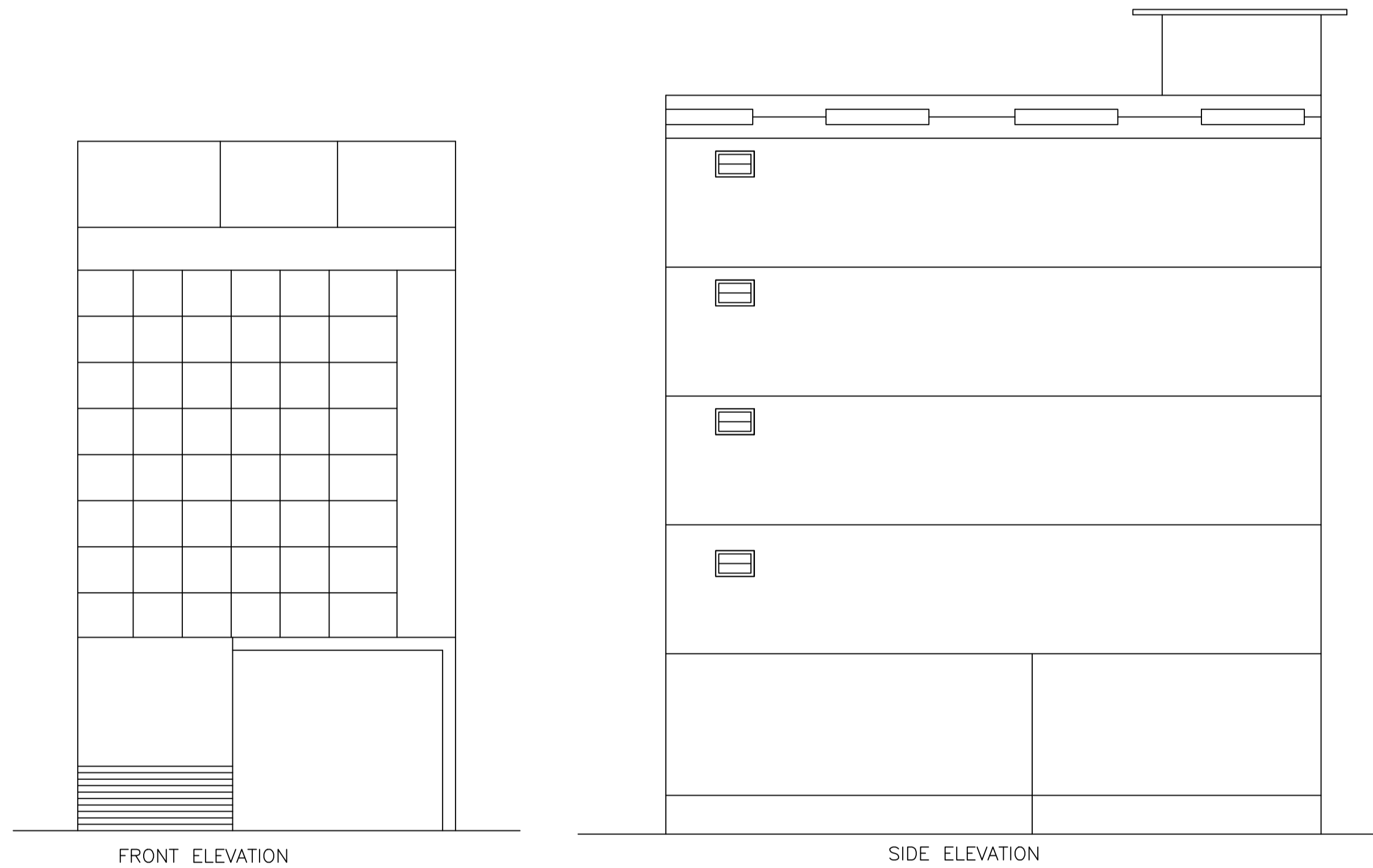
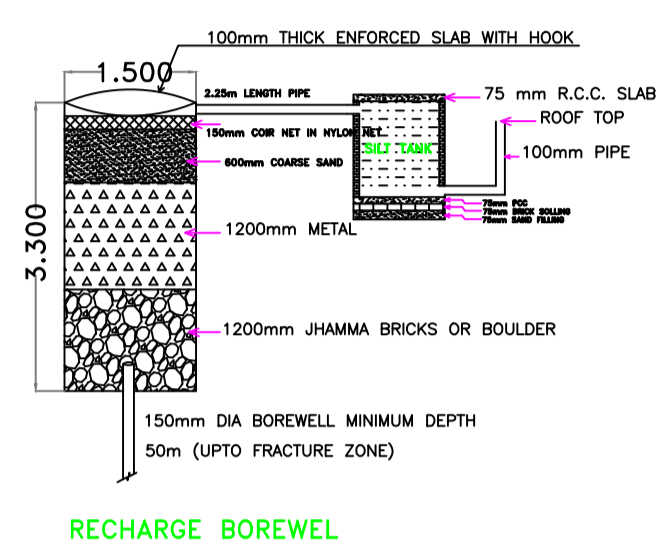
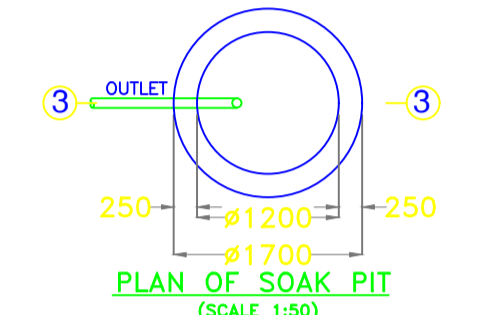
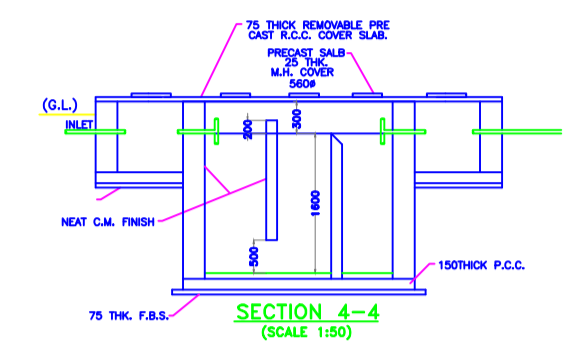
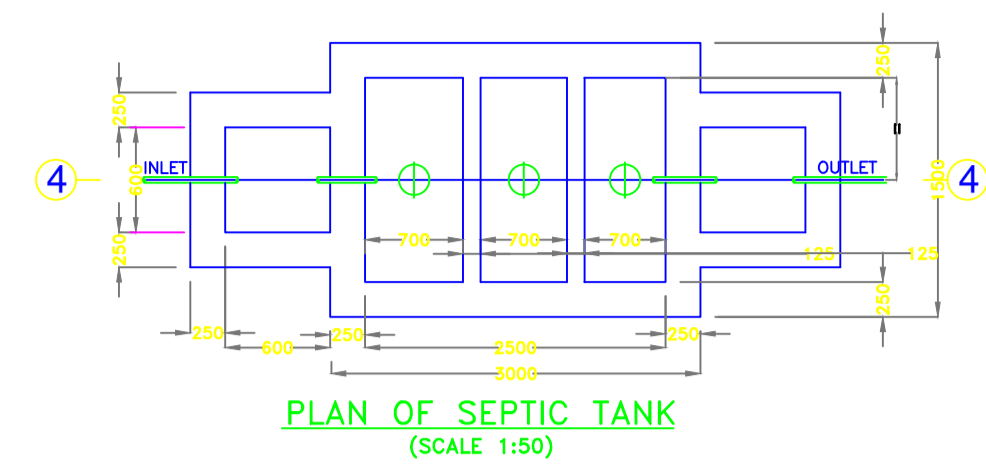
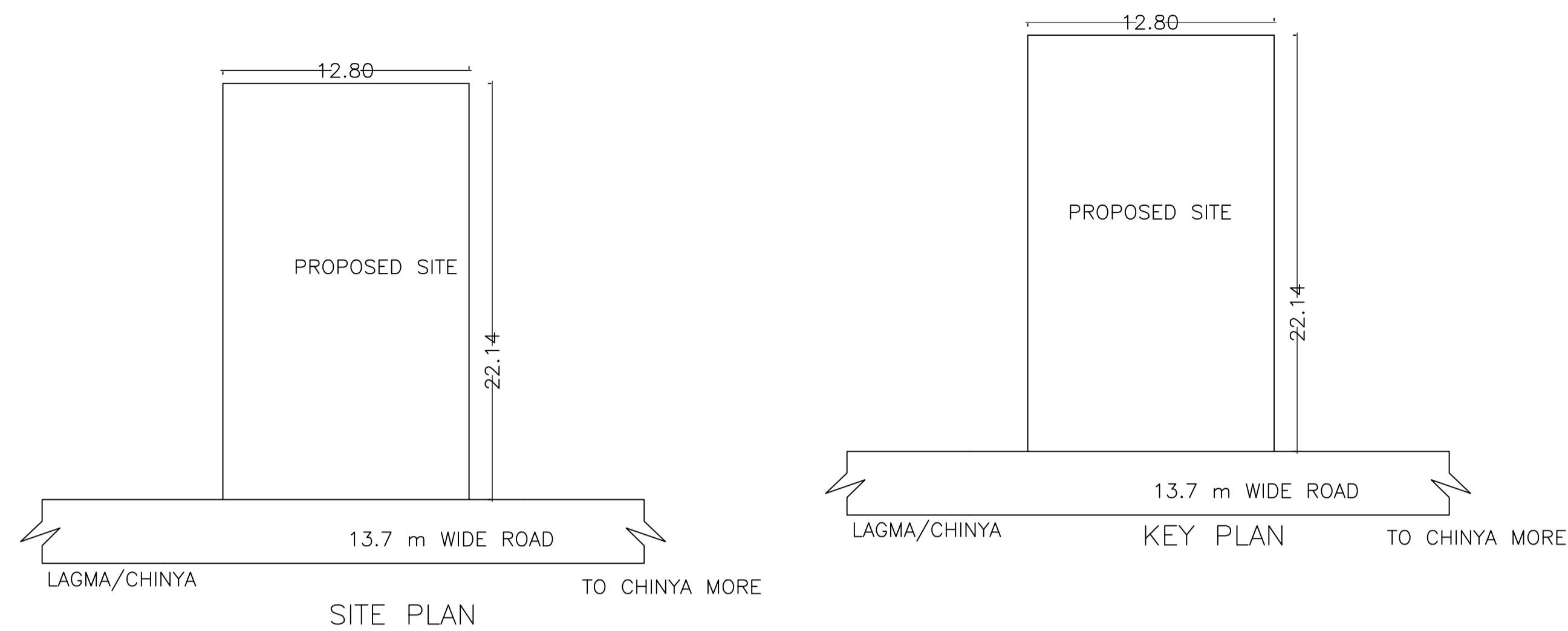
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	15	187.50	5	62.50
Visitor's Car Parking	8	100.00	0	0.00
TwoWheeler	14	28.00	14	28.00
Other Parking	-	-	-	46.71
Total	-	315.50	-	137.21

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RESHAN ALI GNPC/ENG/0005/2017		



Proposal Basic Information

Proposal File No.	GNPC/BP/0035/W07/2018
Owner Name	SHEELA CHOUBEY
Khata No	36
Plot No	62
Village Name	Pipra Kala
Use	Residential
SubUse	ResiComm Bldg



UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOPS	OFFICE	97.85	83.98	1	1
FIRST FLOOR PLAN	OFFICES	OFFICE	97.85	84.05	2	1
SECOND FLOOR PLAN	FLAT-1	FLAT	97.85	84.05	2	1
THIRD FLOOR PLAN	FLAT-2	FLAT	97.85	84.05	2	1
Total:	-	-	391.40	336.13	7	4

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.75	2.10	03
A (BUILDING)	RS	1.50	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.85	1.20	03
A (BUILDING)	W1	1.80	1.20	27

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
		Lift	Ramp	Parking					
Parking Floor	106.81	8.96	28.91	59.21	0.00	9.73	9.73	9.73	00
Ground Floor	106.82	0.00	0.00	0.00	0.00	0.00	106.82	106.82	00
First Floor	106.81	8.96	0.00	0.00	0.00	0.00	97.85	97.85	00
Second Floor	106.81	8.96	0.00	0.00	97.85	0.00	97.85	97.85	01
Third Floor	106.81	8.96	0.00	0.00	97.85	0.00	97.85	97.85	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	534.06	35.84	28.91	59.21	195.70	9.73	410.10	410.10	02
Total Number of Same Buildings :	1								
Total :	534.06	35.84	28.91	59.21	195.70	9.73	410.10	410.10	02

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RESHAN ALI GNPC/ENG/0005/2017		