

Tree Cover (Plantation) Area : 33.53 mt.

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Commercial	Shop	>0	50	404.93	1	6	-	-
Total :			-	-	-	6	13	-	17

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	6	75.00	13	162.50
TwoWheeler	17	34.00	0	0.00
Other Parking	-	-	-	69.97
Total	109.00	-	232.47	-

Proposal Basic Information

Proposal File No.	GNPC/BP/0068/W16/2018
Owner Name	HANIF KHAN
Khata No	41
Plot No	31
Village Name	Pipra Kala
Use	Commercial
SubUse	Shop

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	232.20	9.73	232.20	9.73
Ground Floor	192.20	192.20	192.20	192.20
First Floor	232.20	232.20	232.20	232.20
Terrace Floor	0.00	0.00	0.00	0.00
Total :	656.60	434.13	656.60	434.13

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.)
			Ramp	Parking				
A (BUILDING)	1	656.60	40.00	182.47	424.39	9.73	434.13	434.13
Grand Total :	1	656.60	40.00	182.47	424.39	9.73	434.13	434.13

Building USE/SUBUSE Details

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

UnitBUA Table for Building :A (BUILDING)

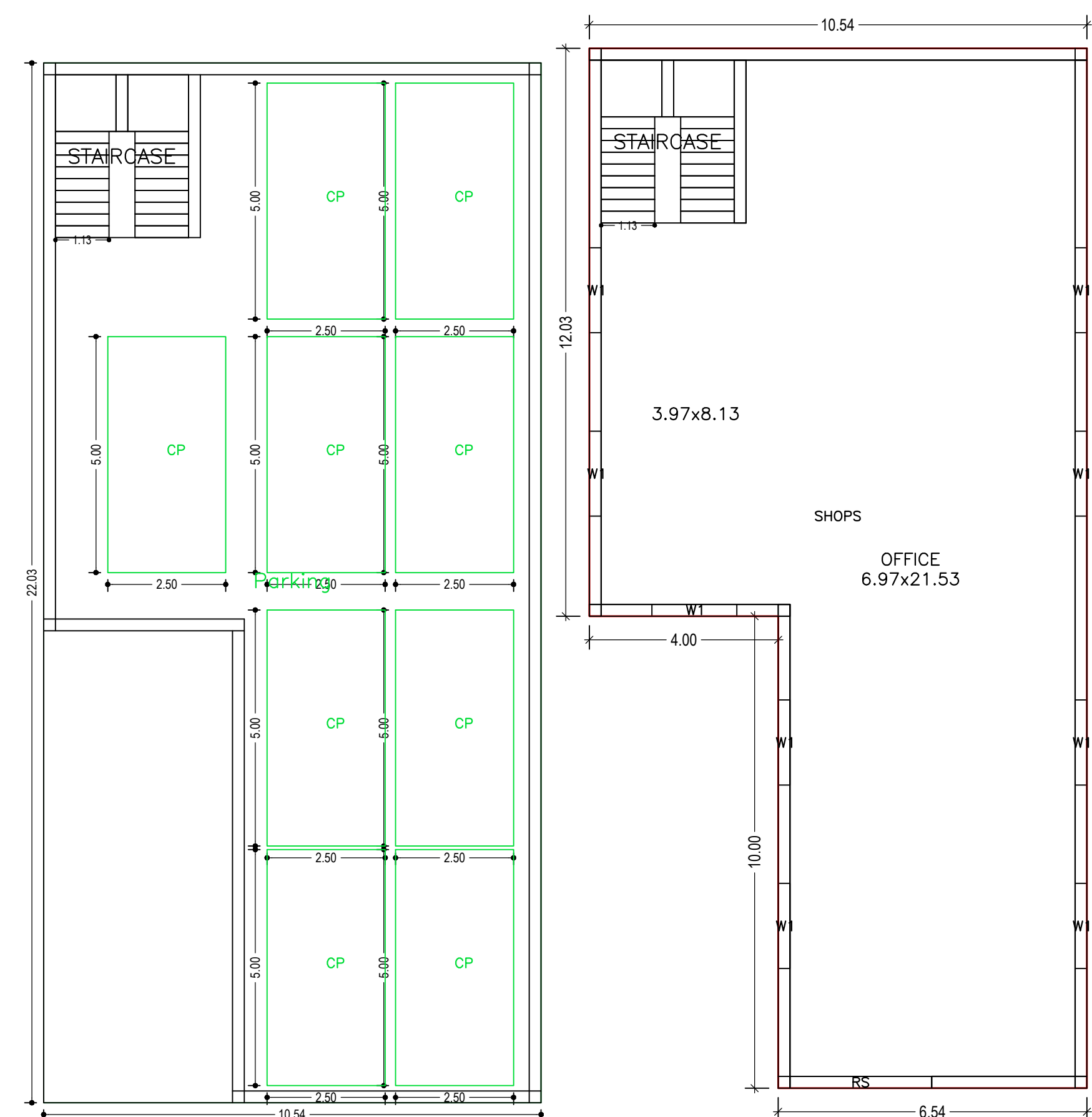
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOPS	OFFICE	192.20	175.80	1	1
FIRST FLOOR PLAN	SHOPS	OFFICE	232.20	214.40	3	1
Total:	-	-	424.40	390.20	4	2

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.90	2.10	02
A (BUILDING)	RS	3.00	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.60	1.20	04
A (BUILDING)	W1	1.80	1.20	20



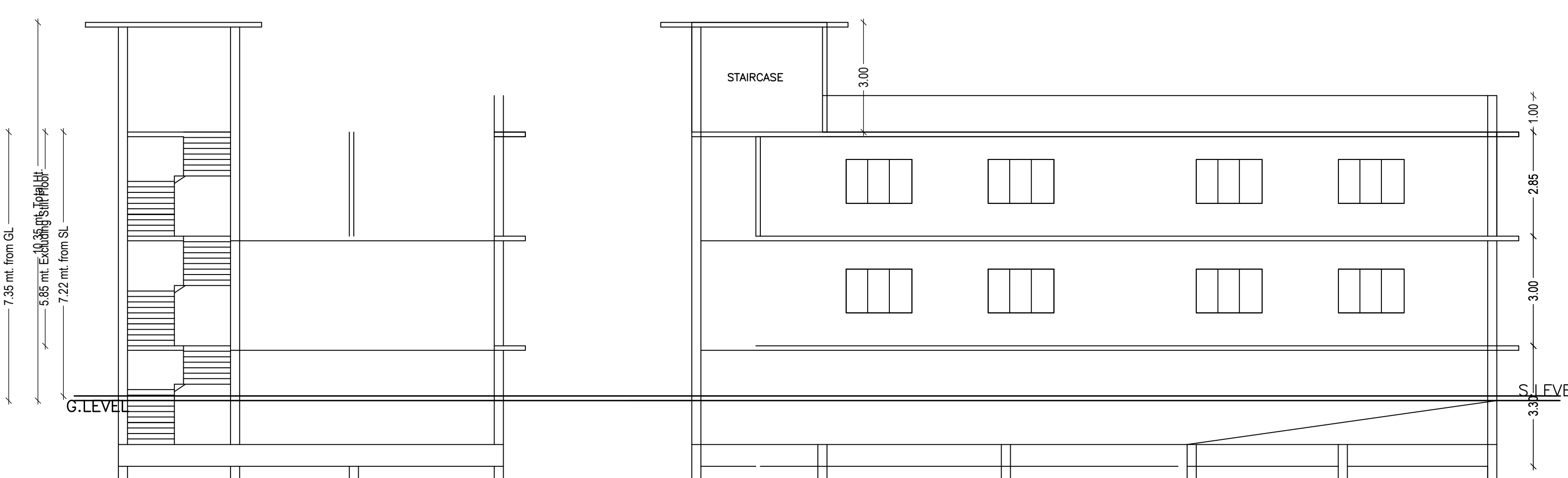
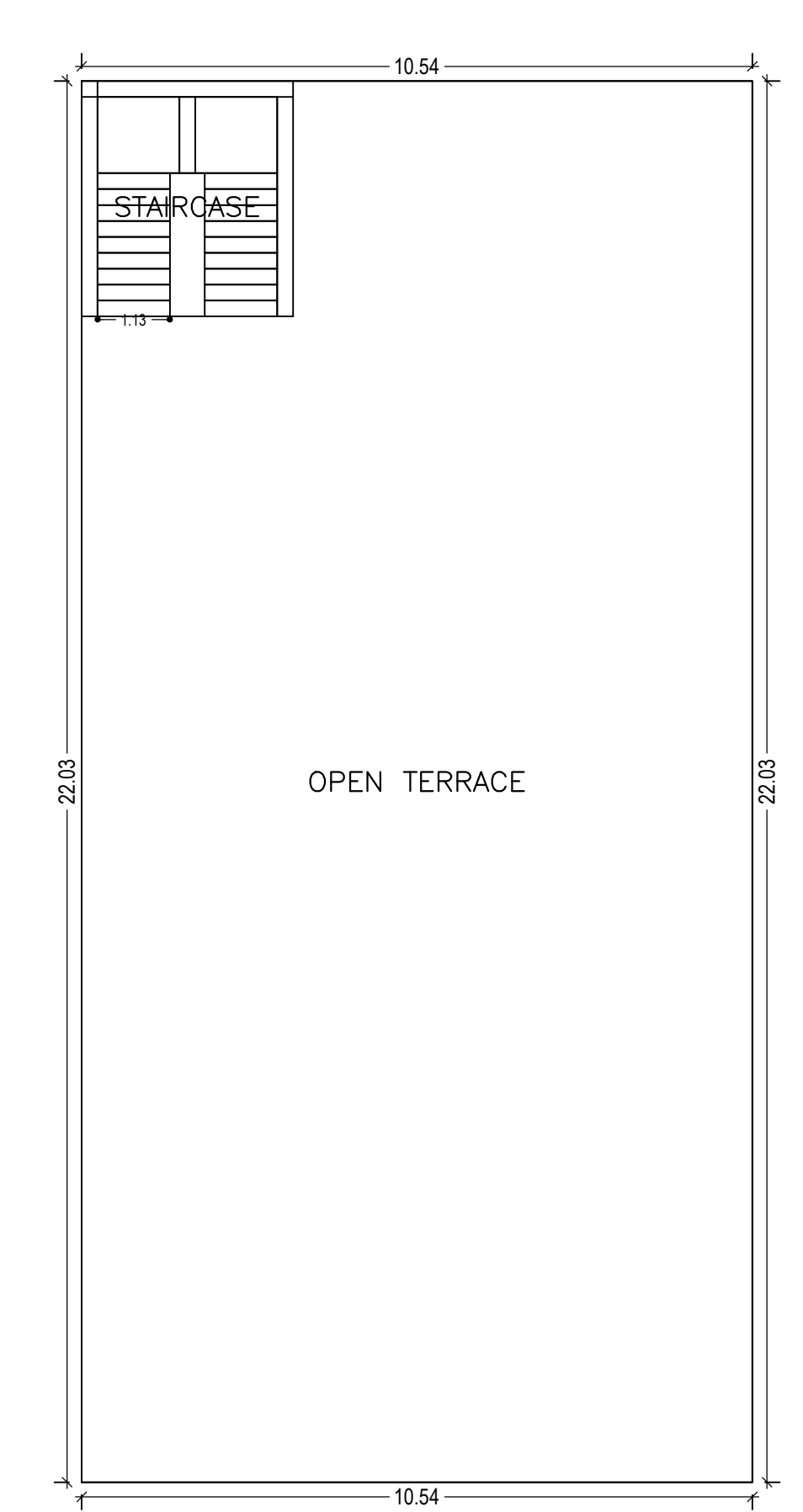
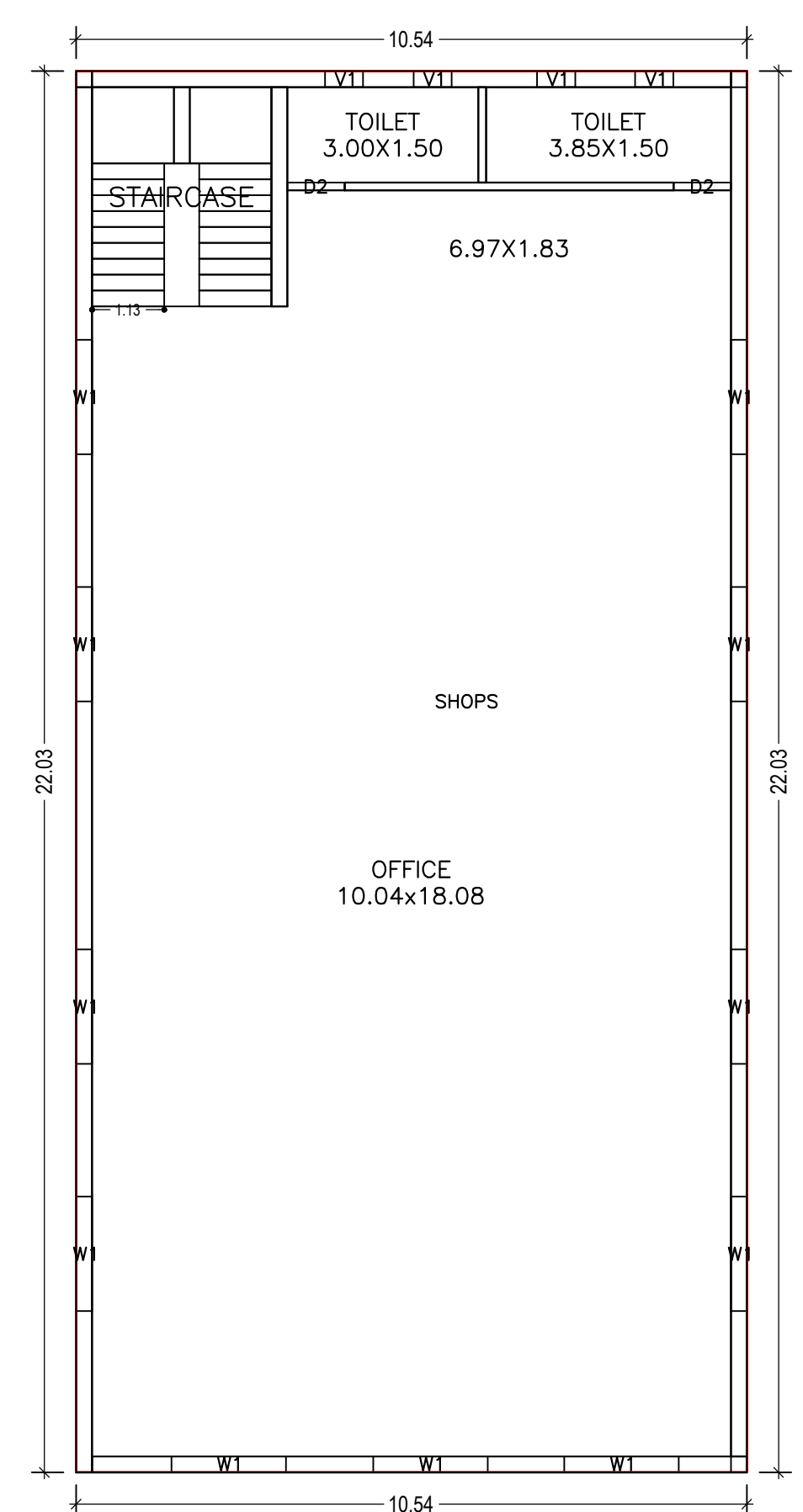
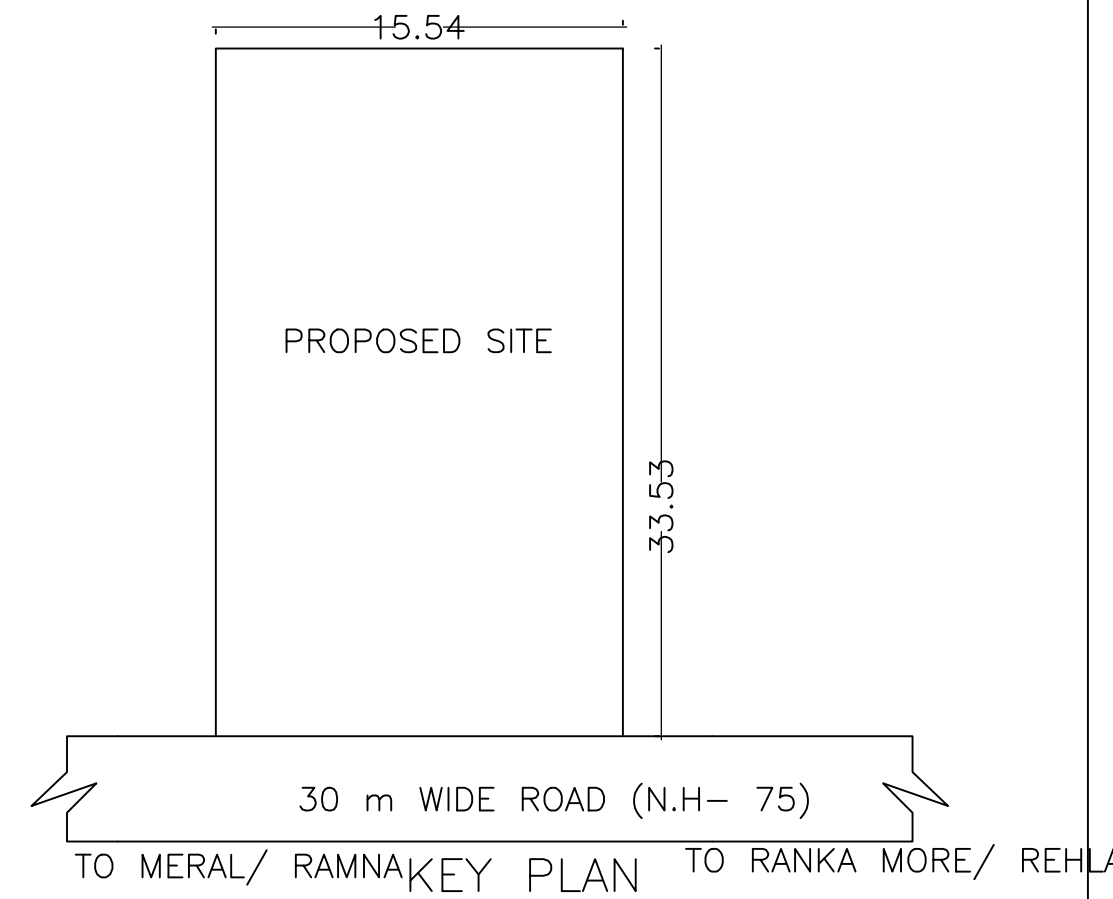
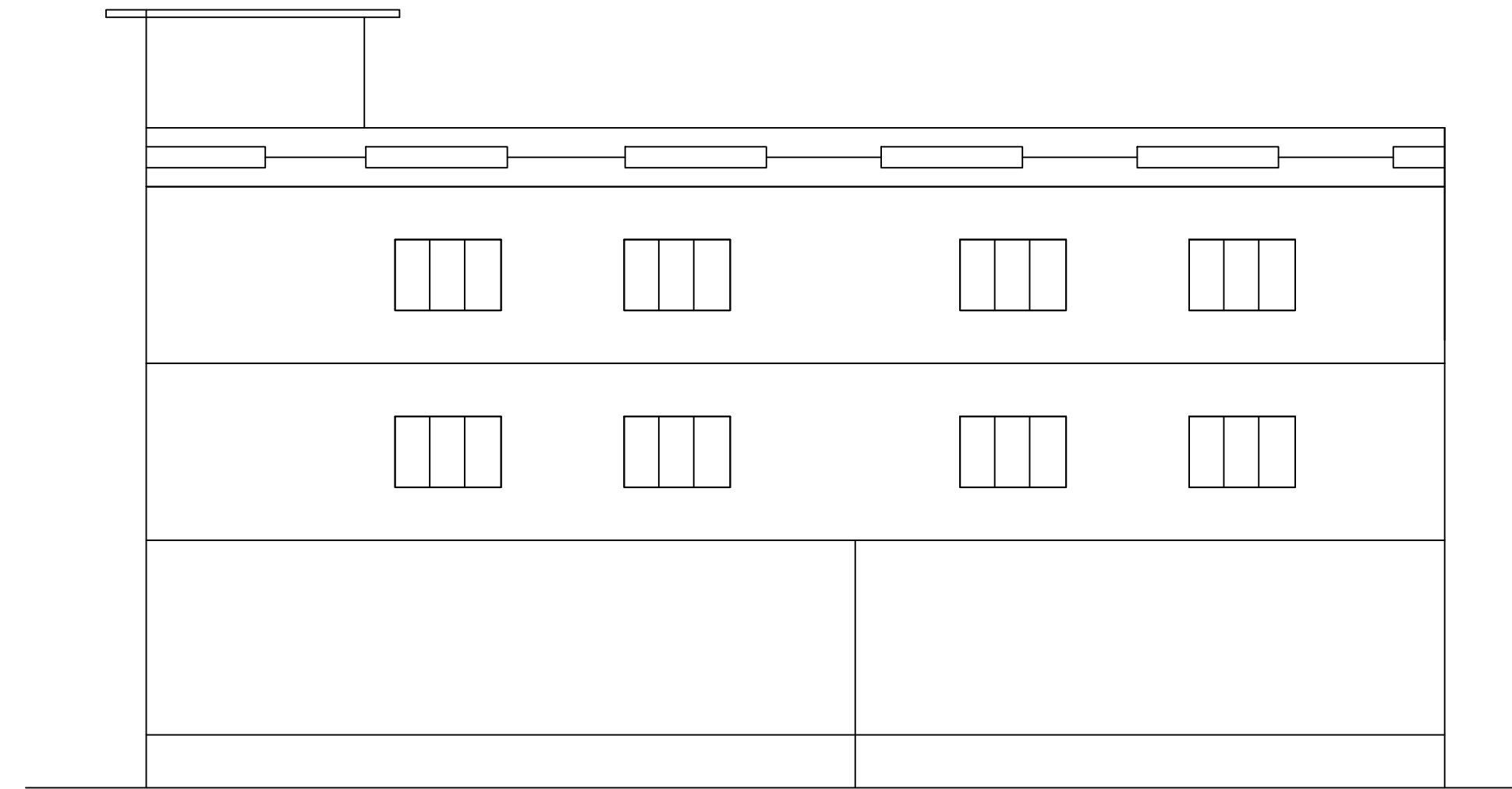
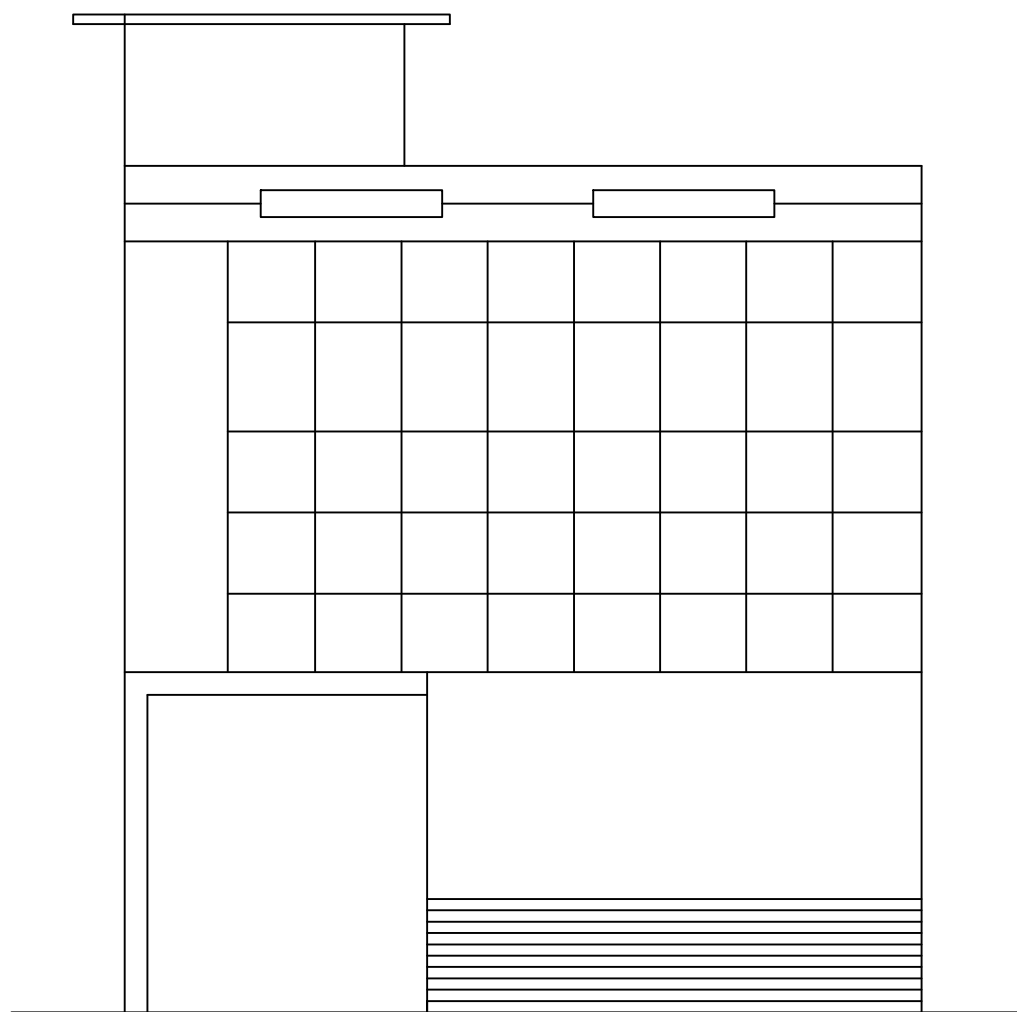
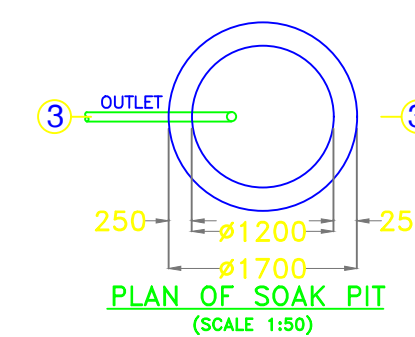
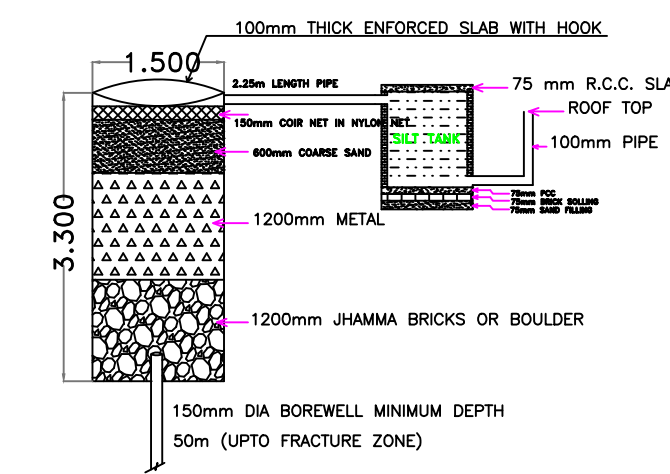
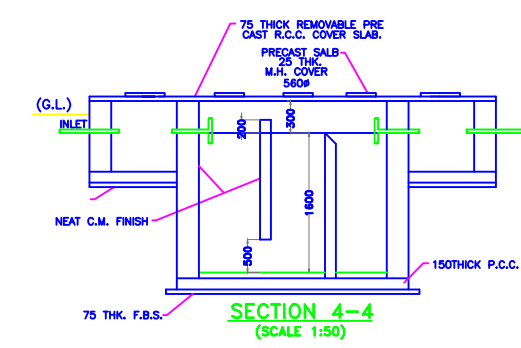
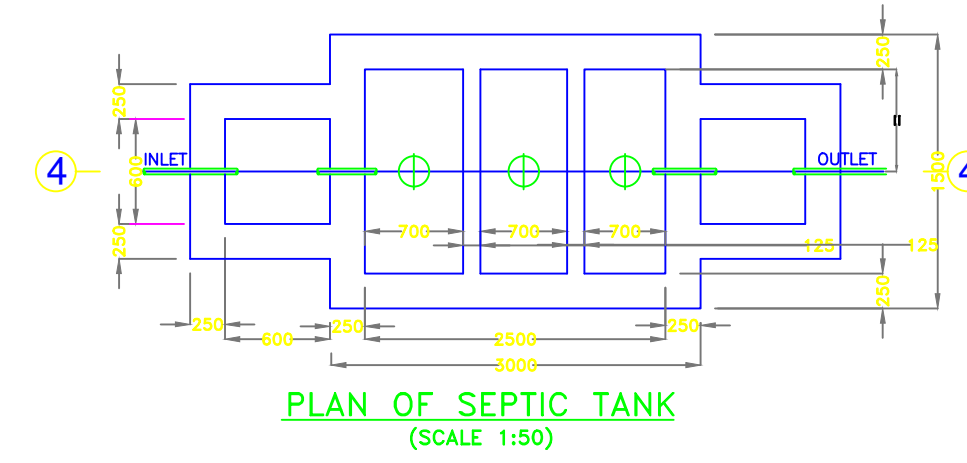
PARKING FLOOR PLAN (SCALE 1:100)

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

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO. : 1.0.28
	VERSION DATE: 30/06/2018
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: GARHWA	Plot SubUse: Shop
Authority: GARHWA NAGAR PARISHAD	Plot/Nearby/Religious/Structure: NA
Inward No: GNPC/BP/0068/W16/2018	Plot/SubPlot No: 31
Application Type: General Proposal	North: Plot No. - 31
Project Type: Building Permission	South: Road Width - 30
Nature of Development: New	East: Plot No. - 31
Location of Development Area: Old Area	West: Plot No. - 31
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	118.50
Total	118.50
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	260.53
Proposed Coverage Area (36.89 %)	192.20
Total Prop. Coverage Area (36.89 %)	192.20
Balance coverage area (13.11 %)	68.33
FAR CHECK	
Perm. FAR Area (2.00)	1042.12
Total Perm. FAR area	1042.12
Commercial FAR	424.39
Proposed FAR Area	434.12
Total Proposed FAR Area	434.12
Consumed FAR (Factor)	0.83
Balance FAR Area	608.00
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	656.60
ARCHITECT (Regd)	
RESHAN ALI	
ENGINEER (Regd)	
SUPERVISOR (Regd)	
HANIF KHAN	
OWNER (Regd)	
DEVELOPMENT AUTHORITY	
LOCAL BODY	

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/0068/W/16/2018
Owner Name	HANIF KHAN
Khata No	41
Plot No	31
Village Name	Pipra Kala
Use	Commercial
SubUse	Shop



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.)
		Ramp	Parking				
Parking Floor	232.20	40.00	182.47	0.00	9.73	9.73	9.73
Ground Floor	192.20	0.00	0.00	192.20	0.00	192.20	192.20
First Floor	232.20	0.00	0.00	232.20	0.00	232.20	232.20
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	656.60	40.00	182.47	424.39	9.73	434.13	434.13
Total Number of Same Buildings :	1						
Total :	656.60	40.00	182.47	424.39	9.73	434.13	434.13

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