

Proposal Basic Information	
Proposal File No.	GNPC/BP/0057/W06/2018
Owner Name	SUSMITA ROBA TIRKEY
Khata No	49
Plot No	32
Village Name	Pipra Kala
Use	Commercial
SubUse	Shop

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Commercial	Shop	>0	50	275.21	1	4	-	-	-	-
			>0	50	275.21	-	-	-	-	1	12
Total:			-	-	-	-	4	3	0	2	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	4	50.00	3	37.50
Visitor's Car Parking	-	-	2	25.00
TwoWheeler	12	24.00	13	26.00
Other Parking	-	-	-	91.74
Total	74.00	-	180.24	-

Building USE/SUBUSE Details

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

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

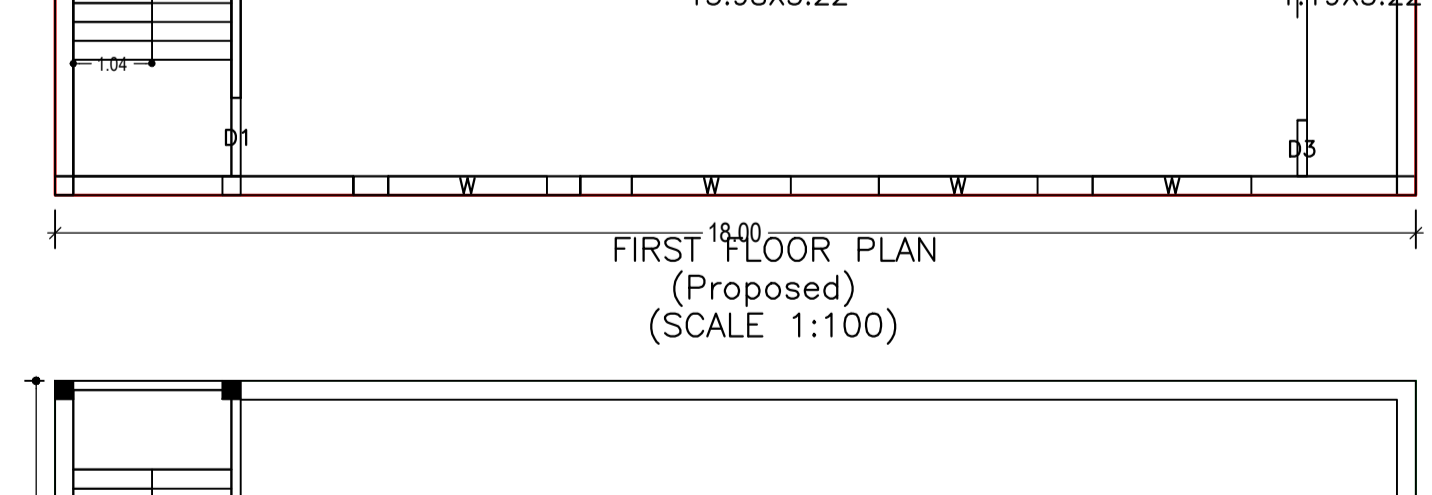
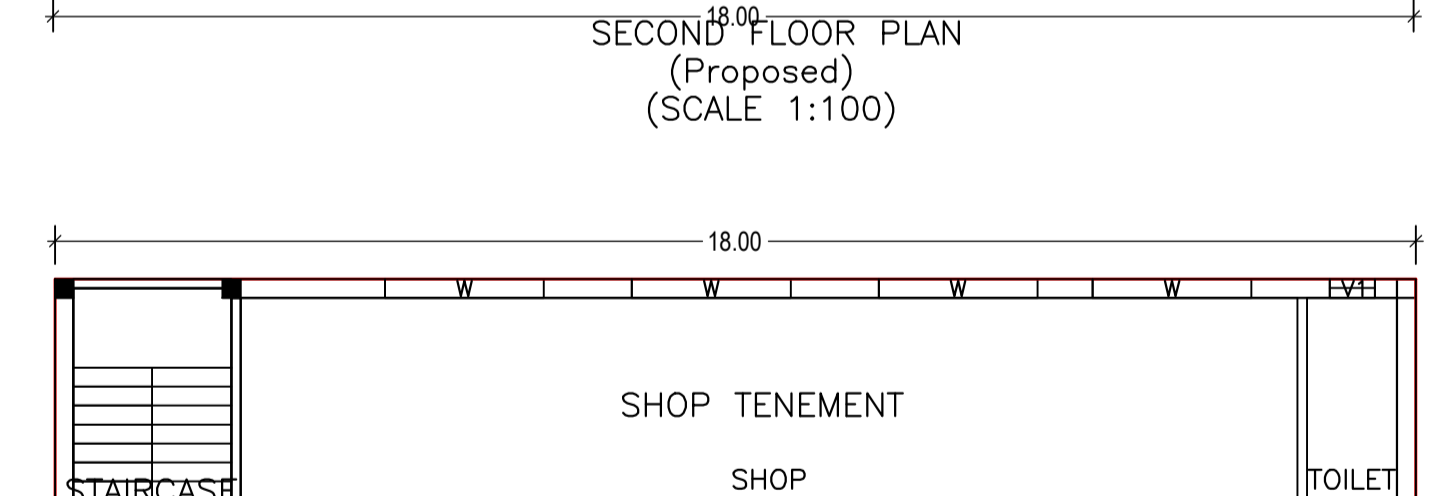
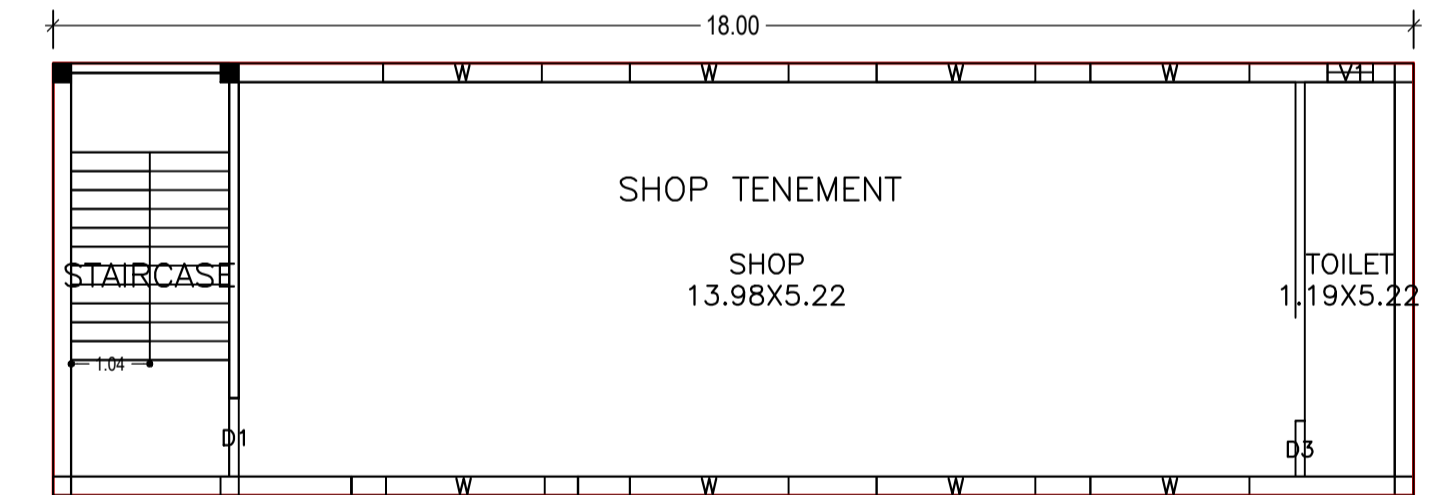
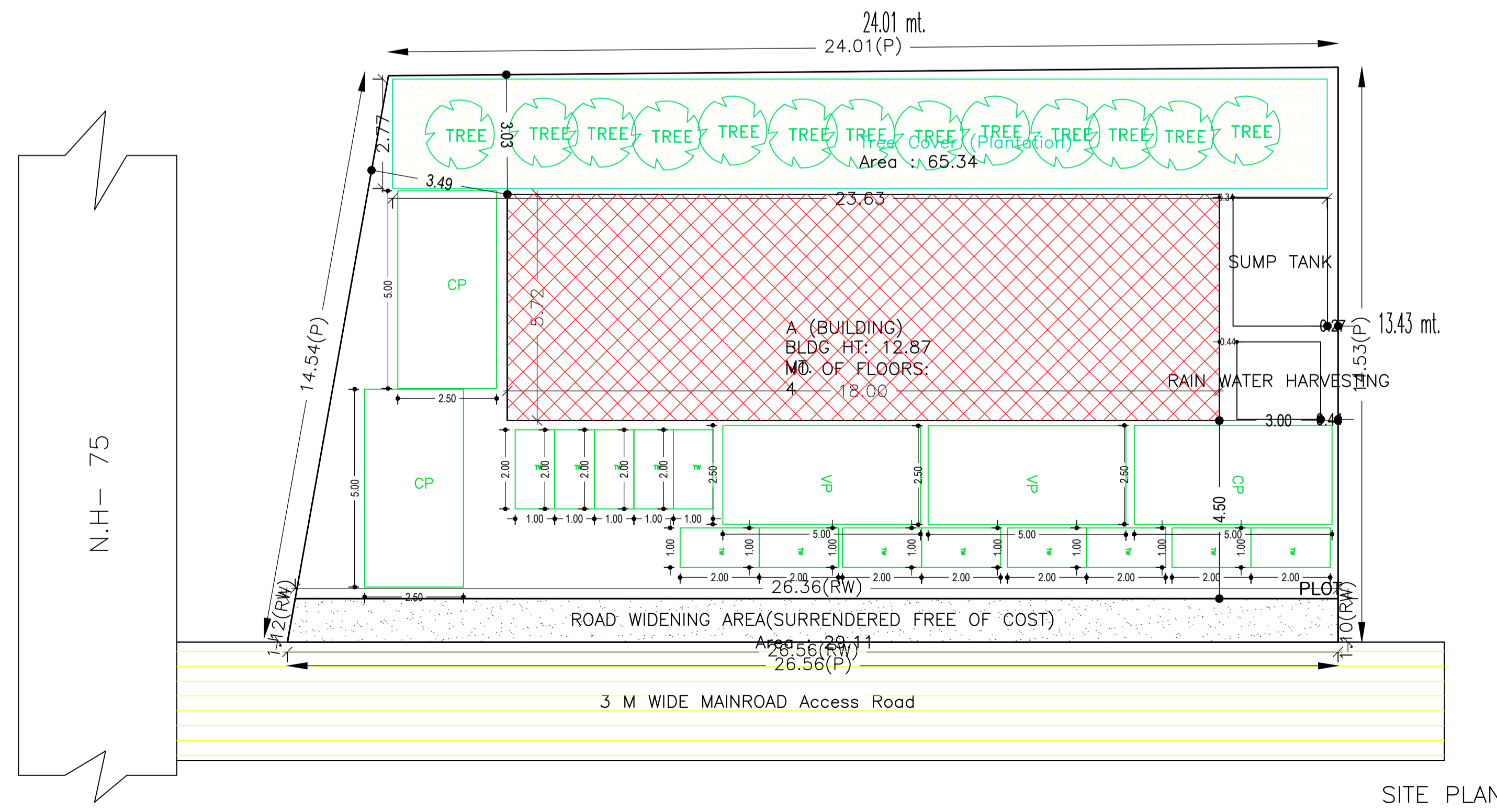
Buildingwise Floor FAR Details

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	102.91	11.17	102.91	11.17
First Floor	102.90	102.90	102.90	102.90
Second Floor	102.90	102.90	102.90	102.90
Third Floor	102.90	102.90	102.90	102.90
Terrace Floor	0.00	0.00	0.00	0.00
Total :	411.61	319.87	411.61	319.87

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.)
			Parking	Commercial				
A (BUILDING)	1	411.61	91.74	308.71	11.17	319.87	319.87	
Grand Total :	1	411.61	91.74	308.71	11.17	319.87	319.87	

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.28
PROJECT DETAIL :		VERSION DATE: 30/06/2018
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Shop	
Authority: GARHWA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BP/0057/W06/2018	Plot/SubPlot No: 32	
Application Type: General Proposal	North: Plot No. - 32	
Project Type: Building Permission	South: Plot No. - 32	
Nature of Development: New	East: Road Width - 3	
Location of Development Area: Old Area	West: Plot No. - 32	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	364.61
Deduction for NetPlot Area		
Surrender Free of Cost		29.11
Total		29.11
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	335.50
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		29.11
Common Plot		65.34
Total		94.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	270.16
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	335.50
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	364.61
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		167.75
Proposed Coverage Area (30.67 %)		102.90
Total Prop. Coverage Area (30.67 %)		102.90
Balance coverage area (19.33 %)		64.85
FAR CHECK		
Perm. FAR Area (2.00)		729.22
Total Perm. FAR area		729.22
Commercial FAR		308.71
Proposed FAR Area		319.87
Total Proposed FAR Area		319.87
Consumed FAR (Factor)		0.88
Balance FAR Area		409.35
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		411.61
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SUSMITA ROBA TIRKEY	
DEVELOPMENT AUTHORITY	LOCAL BODY	

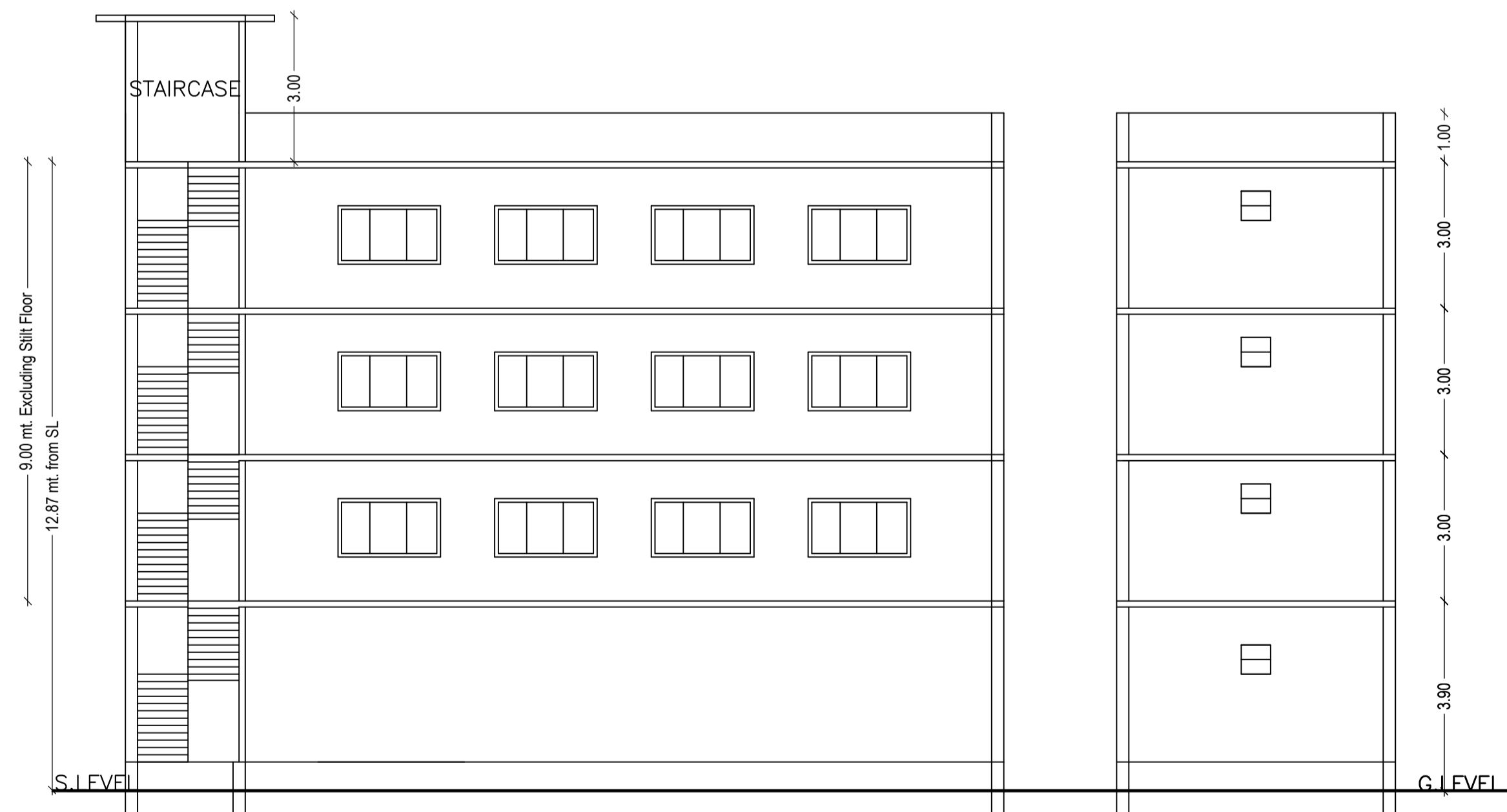


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RESHAN ALI GNPC/ENG/0005/2017		

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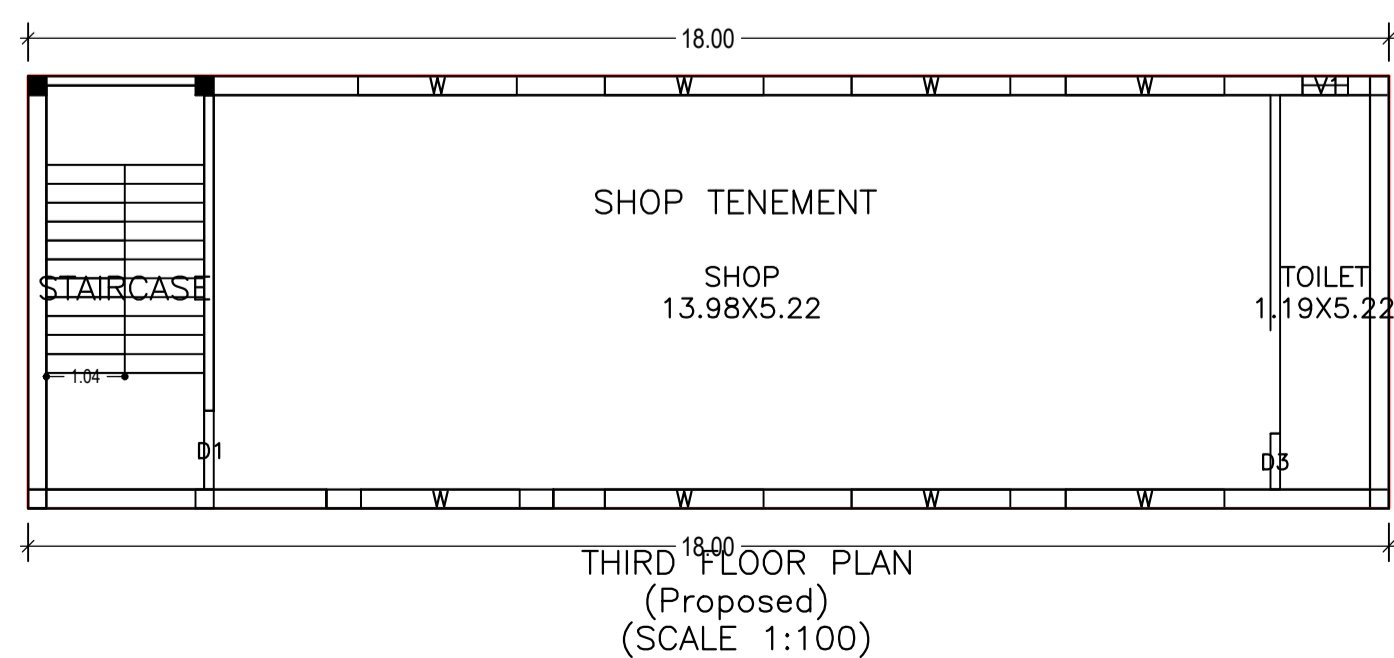
FRONT ELEVATION



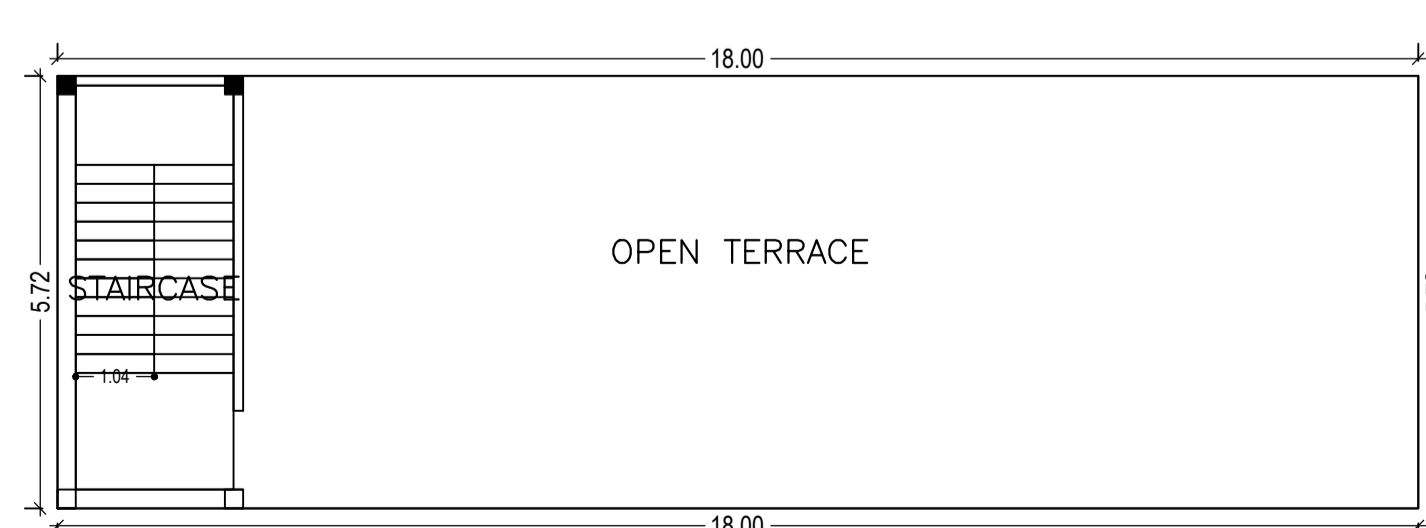
9.00 mt. Excluding Still Floor
12.87 mt. from SL

S LEVEL

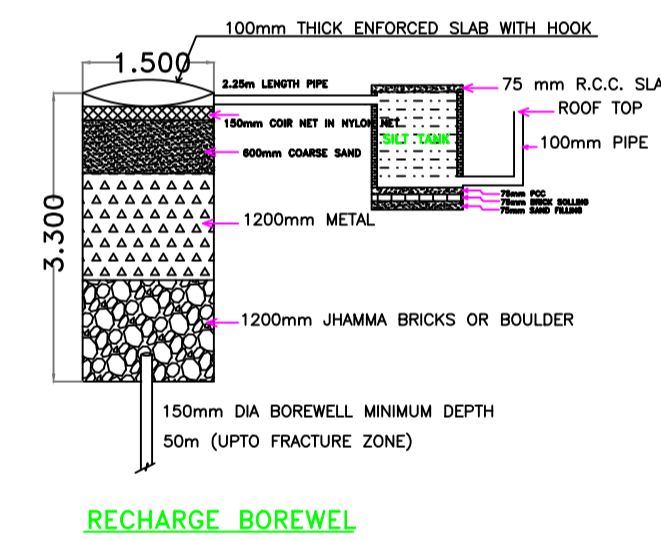
G LEVEL



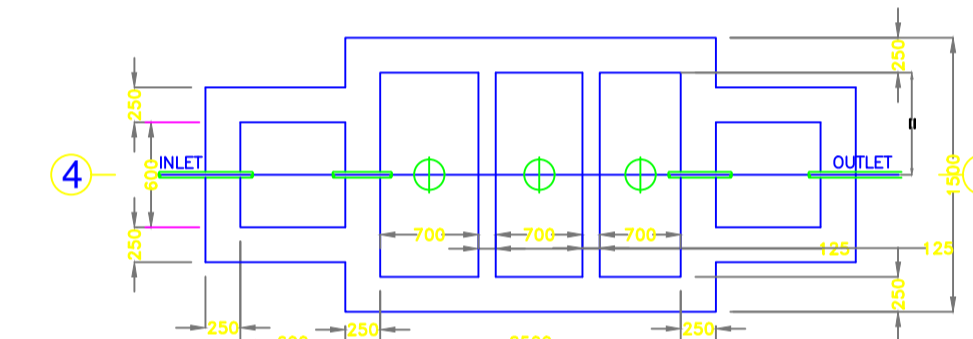
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



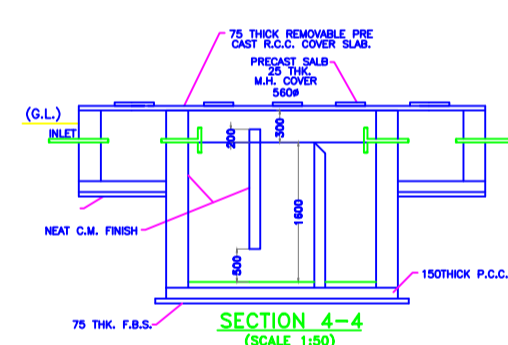
TERRACE FLOOR PLAN (SCALE 1:100)



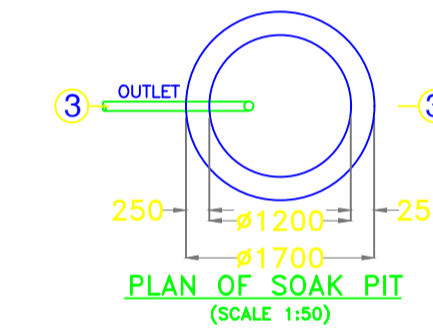
RECHARGE BOREWELL



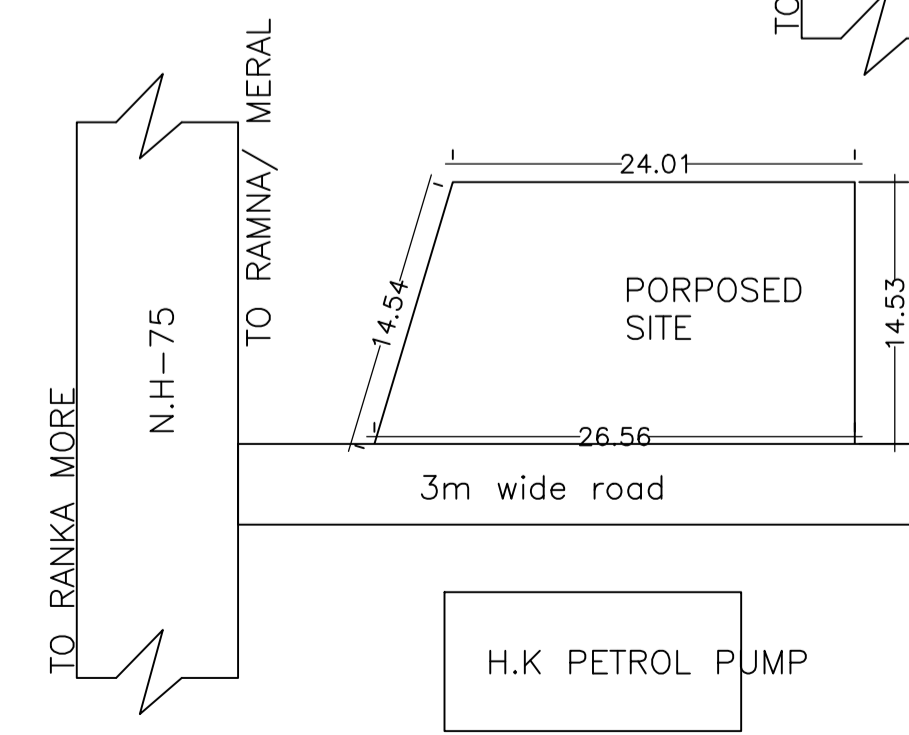
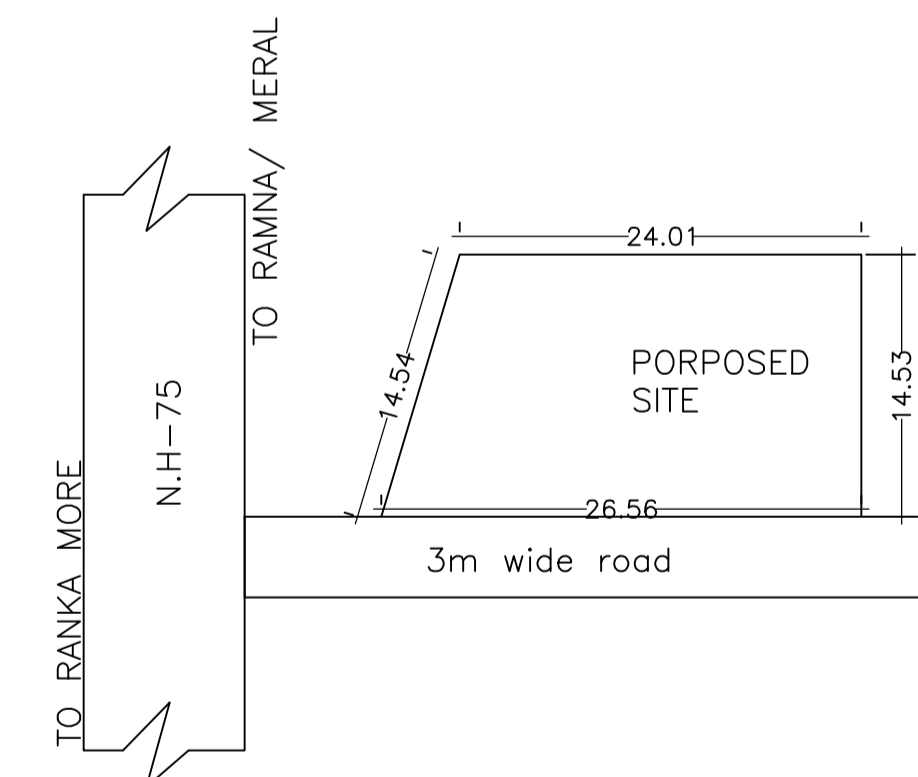
PLAN OF SEPTIC TANK (SCALE 1:50)



SECTION 4-4 (SCALE 1:50)



PLAN OF SOAK PIT (SCALE 1:50)



UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOP TENEMENT	OFFICE	102.90	90.99	2	1
SECOND FLOOR PLAN	SHOP TENEMENT	OFFICE	102.90	90.99	2	1
THIRD FLOOR PLAN	SHOP TENEMENT	OFFICE	102.90	90.99	2	1
Total:	-	-	308.70	272.97	6	3

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D3	0.74	2.10	03
A (BUILDING)	D1	1.04	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.60	1.20	03
A (BUILDING)	W	2.10	1.20	24

Building :A (BUILDING)

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First Floor	102.90	0.00	102.90	0.00	102.90	102.90
Second Floor	102.90	0.00	102.90	0.00	102.90	102.90
Third Floor	102.90	0.00	102.90	0.00	102.90	102.90
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Total Number of Same Buildings :	1					
Total :	411.61	91.74	308.71	11.17	319.87	319.87

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