



SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	1.00	2.10	12
A (BUILDING)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W2	1.20	1.20	02
A (BUILDING)	W1	1.80	1.20	08
A (BUILDING)	W	2.40	1.20	02

Proposal Basic Information

Proposal File No.	GNPC/BP/0005/W14/2019
Owner Name	SHRI RATNAKAR KUMAR AND DIWAKAR KUMAR
Khata No	7
Plot No	179
Village Name	Dipuvan
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Building :A (BUILDING)

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.)	Tnmt (No.)
Ground Floor	104.49	104.49	104.49	104.49	01
First Floor	104.49	104.49	104.49	104.49	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	208.98	208.98	208.98	208.98	02
Total Number of Same Buildings	1				
Total	208.98	208.98	208.98	208.98	02

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.)
A (BUILDING)	1	208.98	208.98	208.98	208.98	02
Grand Total	1	208.98	208.98	208.98	208.98	02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT	FLAT	104.49	92.37	6	1
FIRST FLOOR PLAN	SPLIT FIRST FLOOR	FLAT	104.49	92.37	6	1
Total	-	-	208.98	184.74	12	2

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		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	104.49	104.49	104.49	104.49
First Floor	104.49	104.49	104.49	104.49
Terrace Floor	0.00	0.00	0.00	0.00
Total	208.98	208.98	208.98	208.98

COLOR INDEX

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

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO.: 1.0.33
	VERSION DATE: 27/02/2019
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
District: GARHWA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: GARHWA NAGAR PARISHAD	Plot/Nearby/Religious/Structure: NA
Inward No: GNPC/BP/0005/W14/2019	Plot/SubPlot No: 179
Application Type: General Proposal	North: Plot No. - 179
Project Type: Building Permission	South: Plot No. - 179
Nature of Development: New	East: Road Width - 6.0
Location of Development Area: Old Area	West: Plot No. - 179
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 190.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 190.00
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	17.09
Total	17.09
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 172.91
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 190.00
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 190.00
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	133.00
Proposed Coverage Area (54.99 %)	104.49
Total Prop. Coverage Area (54.99 %)	104.49
Balance coverage area (15.01 %)	28.51
FAR CHECK	
Perm. FAR Area (1.80)	342.00
Total Perm. FAR area	342.00
Residential FAR	208.98
Proposed FAR Area	208.98
Total Proposed FAR Area	208.98
Consumed FAR (Factor)	1.10
Balance FAR Area	133.02
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	208.98
ARCHITECT (Regd)	PRADEEP KUNTAL KUNTAL
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SHRI RATNAKAR KUMAR AND DIWAKAR KUMAR
DEVELOPMENT AUTHORITY	
LOCAL BODY	

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.	Reqd./Unit
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	2.00	1	2	-	-	-	-	-
			>0	1	2.00	-	-	1	1	-	-	-
Total			-	-	-	2	2	-	1	1	-	0

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Total		37.50		58.00

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
PRADEEP KUNTAL KUNTAL GNPC/ARC/0007/2017			