Project Title :PROPOSED COMMERCIAL BUILDING PLAN OF SHRI AJAY KUMAR S/O AKSHYAWAR MAHTO SITUATED AT ,ROCKY MOHALLA ,GARHWA ,JHARKHAND

DATE	27-12-2019
SHEET NO.	1
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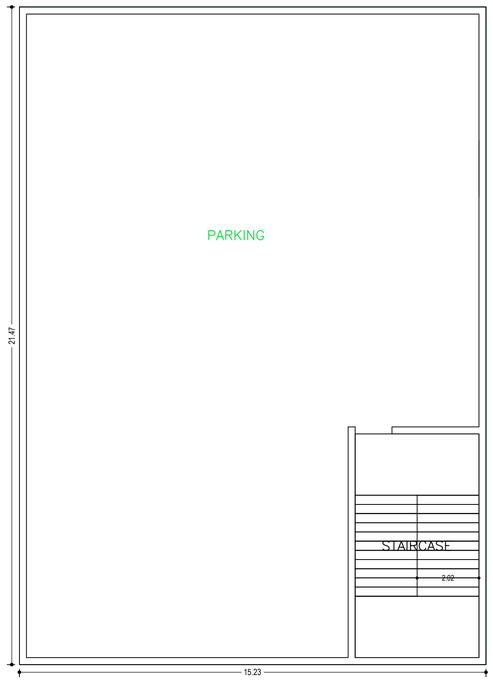
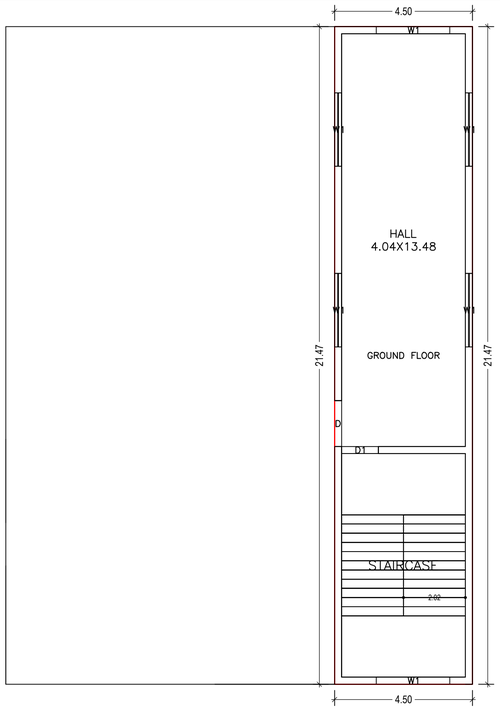
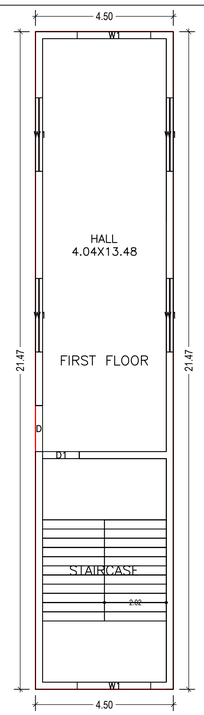


BASEMENT FLOOR PLAN
(SCALE 1:100)



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



FIRST FLOOR PLAN
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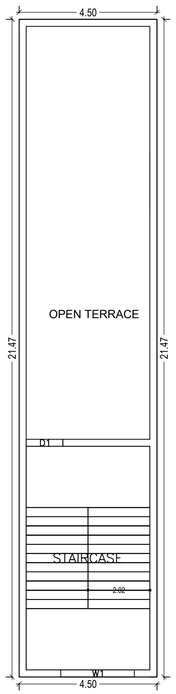


TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	GNPC/BP/0051/W11/2019
Owner Name	SHRI AJAY KUMAR
Khata No	26
Plot No	1338
Village Name	Garhwa Bajar
Use	Mixed
SubUse	Resi+Comm

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (BUILDING)	Residential	Residential Apartment Bldg	> 0	1	1.00	1	1	-	-	-	-	-	-	-
			> 0	8	-	1	1	-	-	-	-	-	-	-
			> 0	1	-	1	0.2	-	-	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-	1	-	-
			> 0	1	-	1	0.5	-	-	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-	1	0.5	-
			> 0	1	-	1	0.5	-	-	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-	1	0.5	-
			> 0	1	-	1	1	-	-	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-	1	1	-
			> 0	1	1.00	-	-	-	-	-	-	1	1	-
			> 0	1	1.00	-	-	-	1	1	-	-	-	-
			> 0	8	-	-	-	-	1	1	-	-	-	-
			> 0	1	-	-	-	-	1	-	-	-	-	-
			> 0	1	-	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	5	6	-	3	3	-	3	7

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	6	75.00
Total Car	5	62.50	6	75.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	3	6.00	7	14.00
Other Parking	-	-	-	282.52
Total	106.00			460.52

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	520.21	282.52	96.60	29.49	222.69	222.69	02
Grand Total :	1	520.21	282.52	96.60	29.49	222.69	222.69	02

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	327.01	29.49	327.01	29.49
Ground Floor	96.60	96.60	96.60	96.60
First Floor	96.60	96.60	96.60	96.60
Terrace Floor	0.00	0.00	0.00	0.00
Total :	520.21	222.69	520.21	222.69

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	327.01	282.52	0.00	29.49	29.49	29.49	00
Ground Floor	96.60	0.00	96.60	0.00	96.60	96.60	01
First Floor	96.60	0.00	0.00	0.00	96.60	96.60	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	520.21	282.52	96.60	29.49	222.69	222.69	02
Total Number of Same Buildings :	1						
Total :	520.21	282.52	96.60	29.49	222.69	222.69	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	1.20	2.10	02
A (BUILDING)	D	1.50	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	2.40	1.80	13

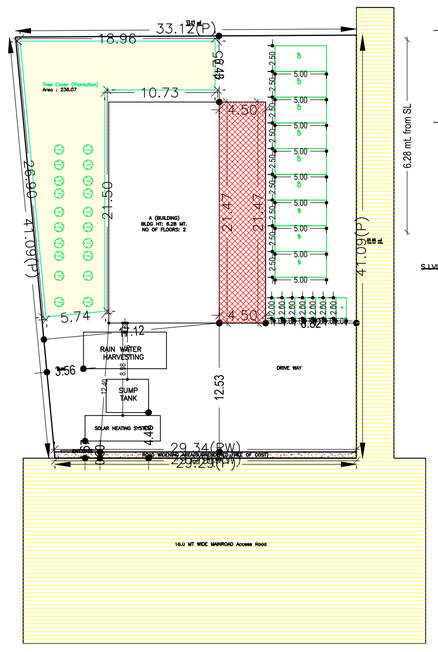
UnitBUA Table for Building :A (BUILDING)

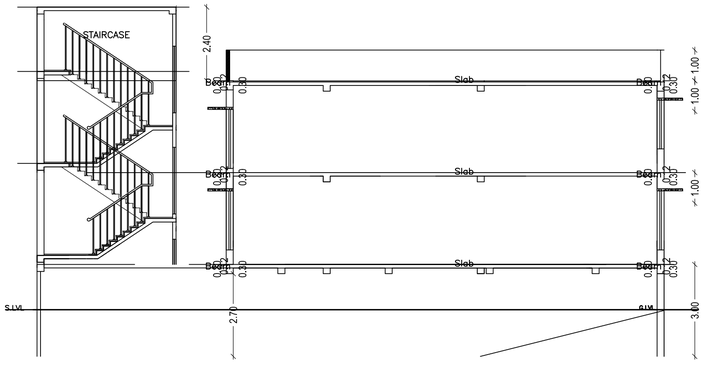
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR	FLAT	96.60	84.56	1	1
FIRST FLOOR PLAN	FIRST FLOOR	SHOP	96.60	84.56	1	1
Total:	-	-	193.20	169.12	2	2

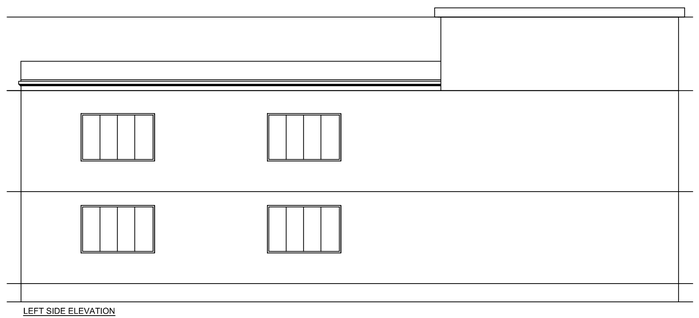
Building USE/SUBUSE Details

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

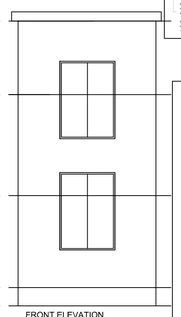
COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)



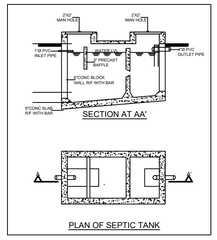




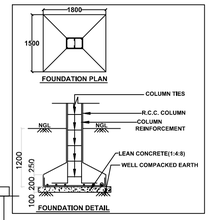
LEFT SIDE ELEVATION

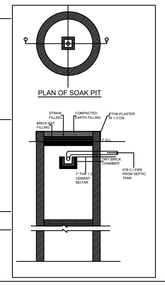


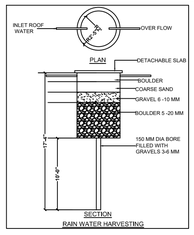
FRONT ELEVATION



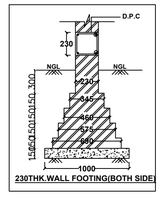
PLAN OF SEPTIC TANK



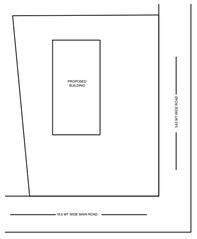




RAIN WATER HARVESTING



230THK.WALL FOOTING(BOTH SIDE)



AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO.: 1.0.42
	VERSION DATE: 29/04/2019
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: GARHWA	Plot SubUse: Resi+Comm
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward_No: GNPC/BP/0051/W11/2019	Plot/SubPlot No: 1338
Application Type: General Proposal	North: Road Width - 18
Project Type: Building Permission	South: Plot No. - 1338
Nature of Development: New	East: Plot No. - 1338
Location of Development Area: Old Area	West: Road Width - 3.65

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1269.62
Deduction for NetPlot Area		
Surrender Free of Cost		17.59
Total		17.59
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1252.03
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		17.59
Common Plot		236.07
Total		253.66
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1015.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1252.03
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1269.62
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		626.02
Proposed Coverage Area (7.72 %)		96.60
Total Prop. Coverage Area (7.72 %)		96.60
Balance coverage area (42.28 %)		529.42
FAR CHECK		
Perm. FAR Area (2.00)		2539.24
Total Perm. FAR area		2539.24
Residential FAR		96.60
Commercial FAR		96.60
Proposed FAR Area		222.69
Total Proposed FAR Area		222.69
Consumed FAR (Factor)		0.18
Balance FAR Area		2316.55
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		520.21
ARCHITECT (Regd)		PRADEEP KUNTAL KUNTAL
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHRI AJAY KUMAR
DEVELOPMENT AUTHORITY		LOCAL BODY

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

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.