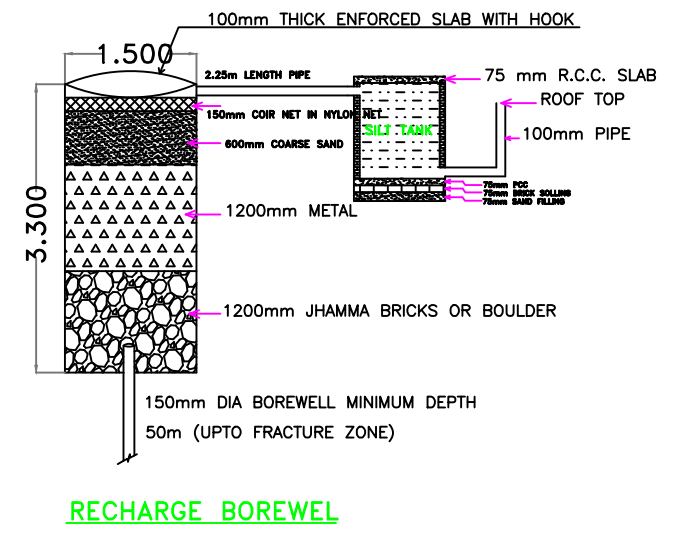
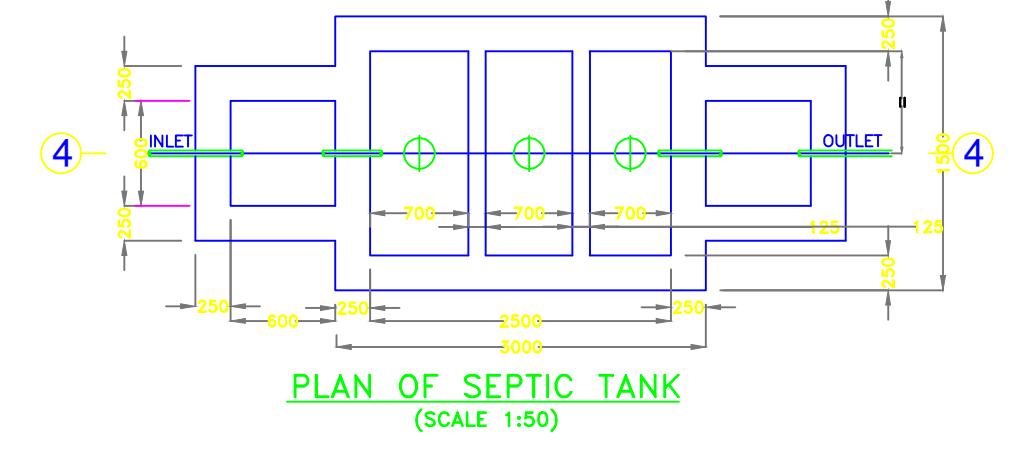
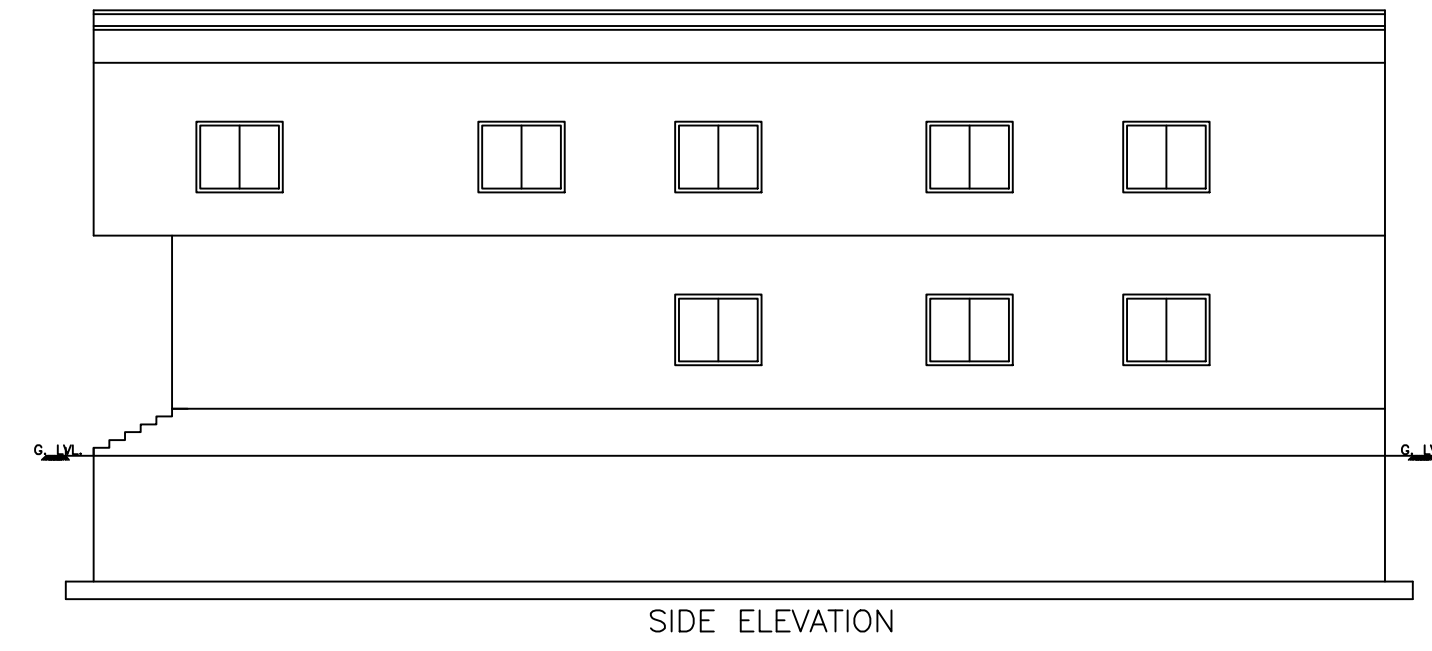


Project Title :PROPOSED COMMERCIAL BUILDING PLAN OF NANDAN KUMAR,CHANDAN KUMAR AND KUNDAN KUMAR S/O LATE VINOD KUMAR KESHRI,
SITUATED AT:- SONPURWA,PLOT NO.- 943/944/946,KHATA NO.- 54,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 16-01-2021
SHEET NO. 1

Proposal Basic Information	
Proposal File No.	GNPC/ENG/0005/W/16/2020
Owner Name	1-NANDAN KUMAR,2-CHANDAN KUMAR,3-KUNDAN KUMAR
Khata No	54
Plot No	943,944,946
Village Name	Sonpurwa
Use	Commercial
SubUse	Commercial Bldg



SCHEDULE OF DOOR:

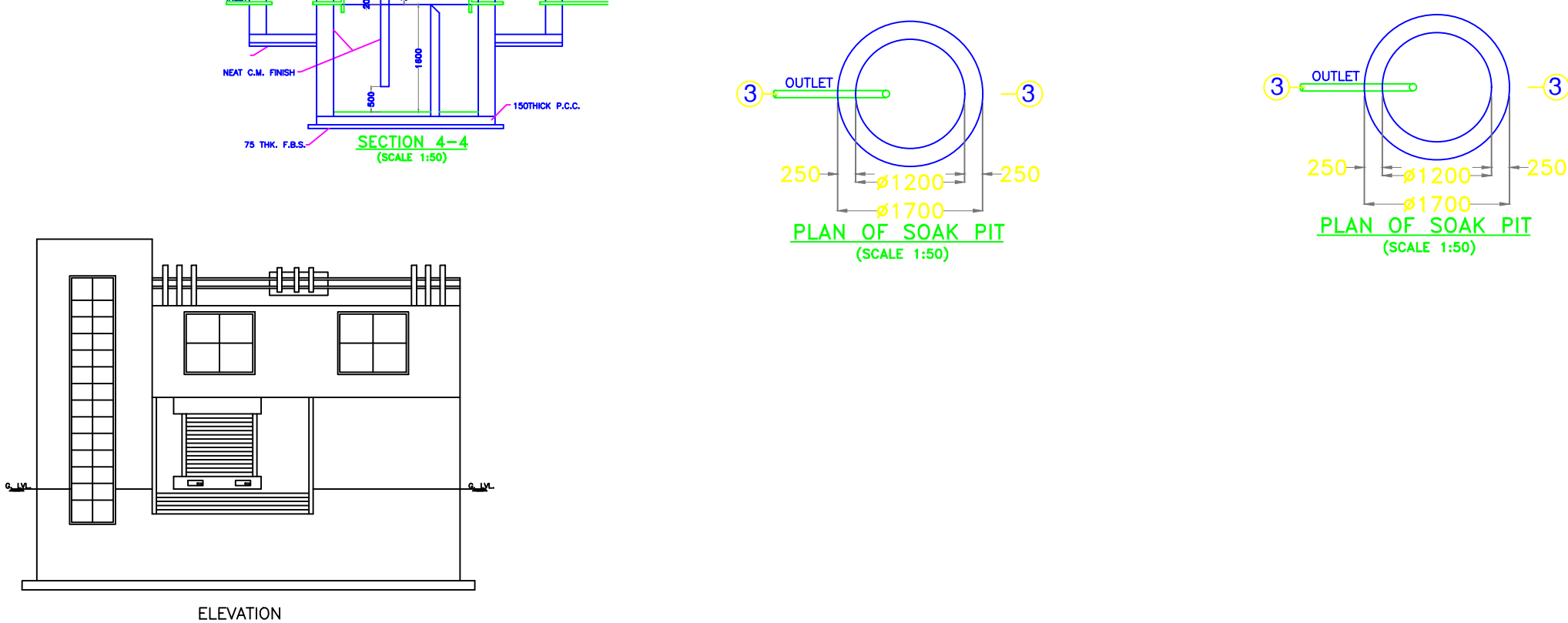
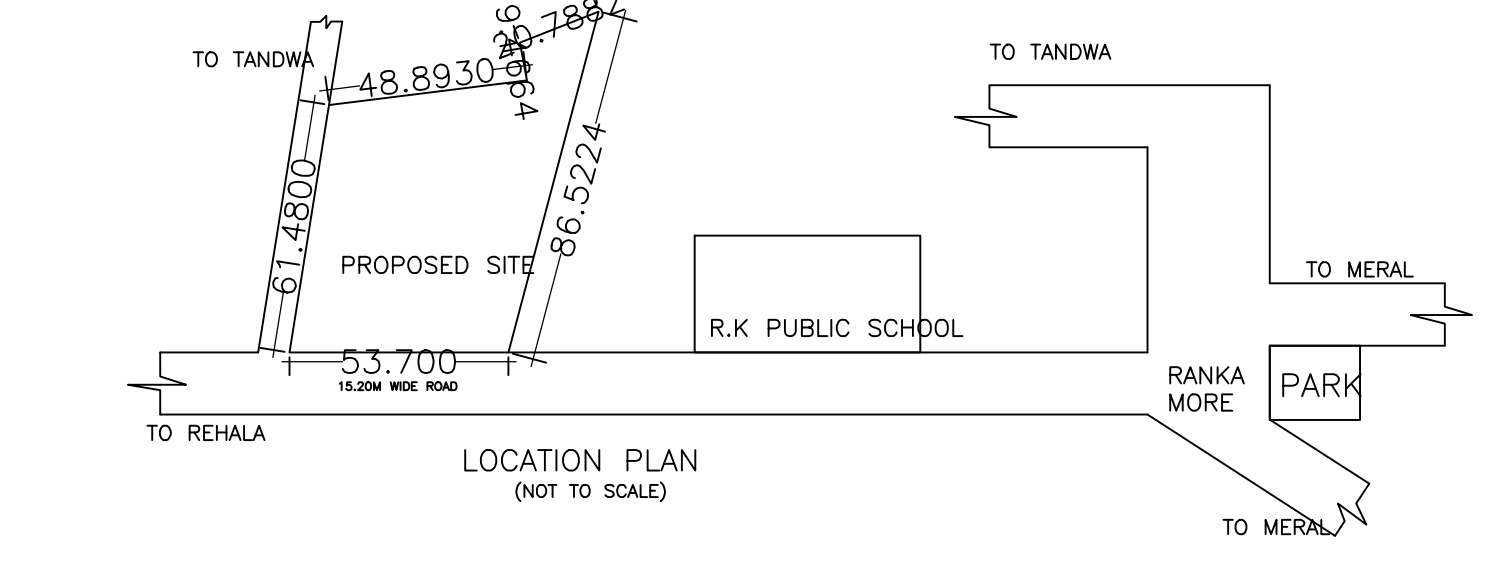
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	06
A (BUILDING)	D1	1.05	2.10	04
A (BUILDING)	RS	2.40	3.00	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	06
A (BUILDING)	W	1.50	1.20	20
A (BUILDING)	W1	2.40	3.00	02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SHOP TENEMENT	OFFICE	310.66	284.32	4	1
FIRST FLOOR	SHOP TENEMENT	OFFICE	363.61	337.33	4	1
Total:	-	-	674.27	621.65	8	2



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.)	Trmt (No.)
		Lift	Ramp	Parking					
Parking Floor	375.53	13.26	52.95	289.79	0.00	19.53	19.53	19.53	00
Ground Floor	375.53	0.00	52.95	0.00	322.58	0.00	322.58	322.58	01
First Floor	375.53	11.92	0.00	0.00	363.61	0.00	363.61	363.61	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1126.59	25.18	105.90	289.79	686.19	19.53	705.72	705.72	02

Building USE/SUBUSE Details

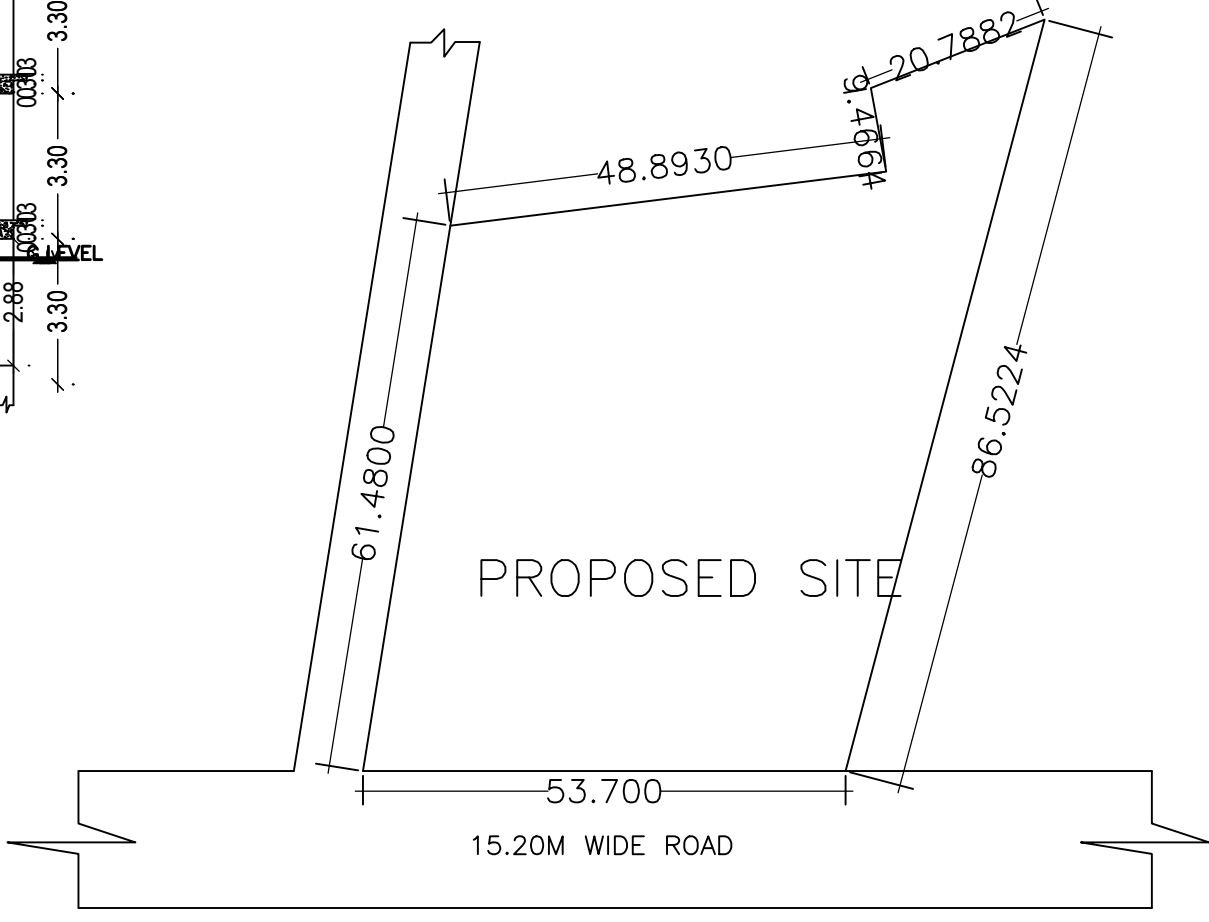
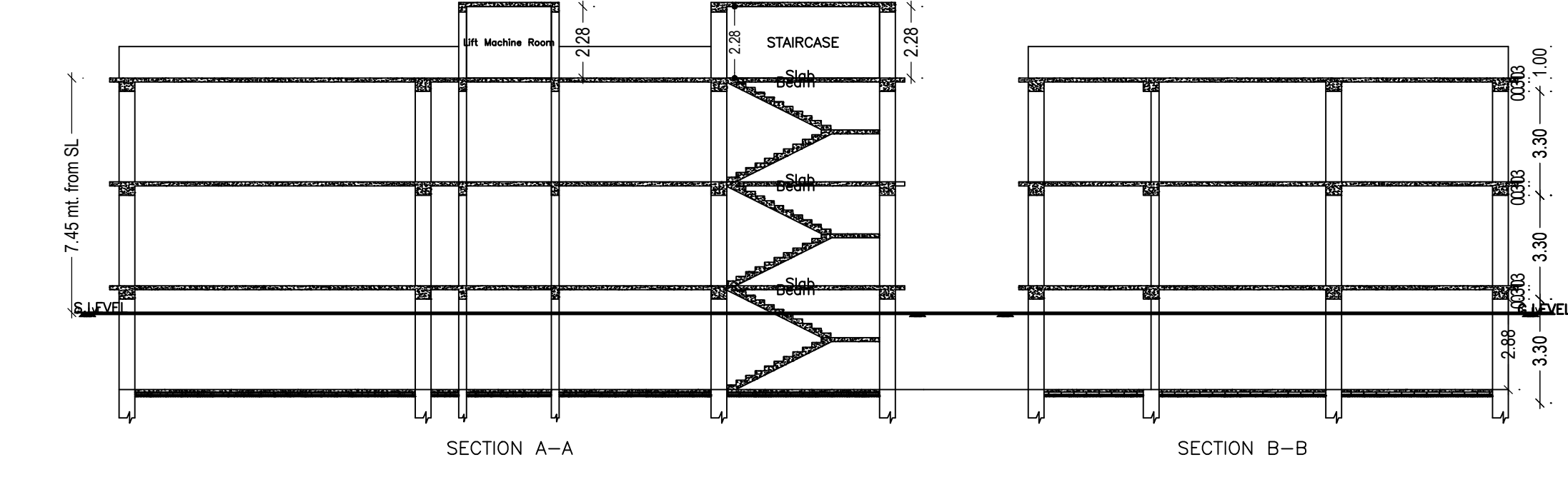
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Shop	Non-Highrise

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.)
Parking Floor	375.53	19.53	375.53	19.53
Ground Floor	375.53	322.58	375.53	322.58
First Floor	375.53	363.61	375.53	363.61
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1126.59	705.72	1126.59	705.72

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)	Light Yellow



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.)	Trmt (No.)
			Lift	Ramp	Parking					
A (BUILDING)	1	1126.59	25.18	105.90	289.79	686.19	19.53	705.72	705.72	02
Grand Total	1	1126.59	25.18	105.90	289.79	686.19	19.53	705.72	705.72	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)	Commercial	Shop	> 0	50	637.05	1	9	-	-	-	-
			> 0	50	637.05	-	-	-	-	1	27
Total :			-	-	-	-	9	10	-	0	27

Parking Check (Table 7b)

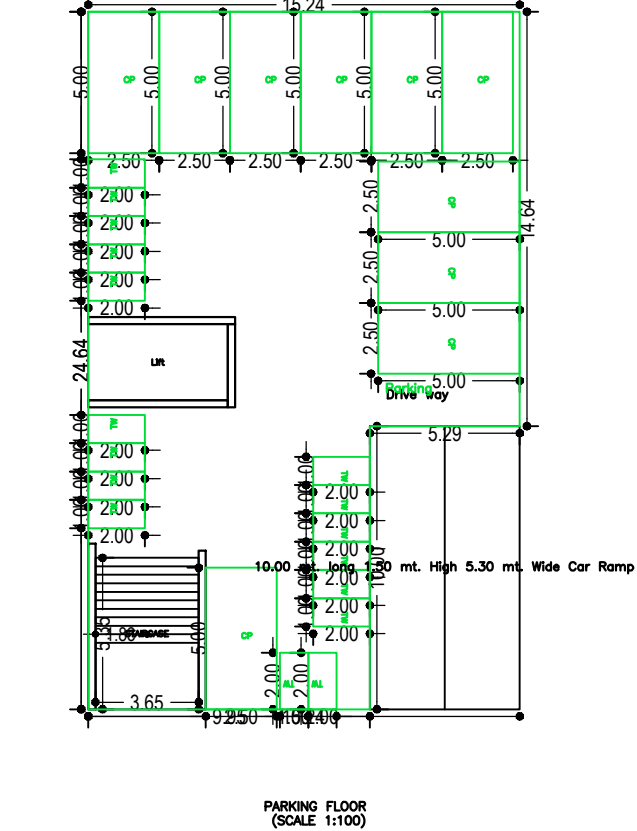
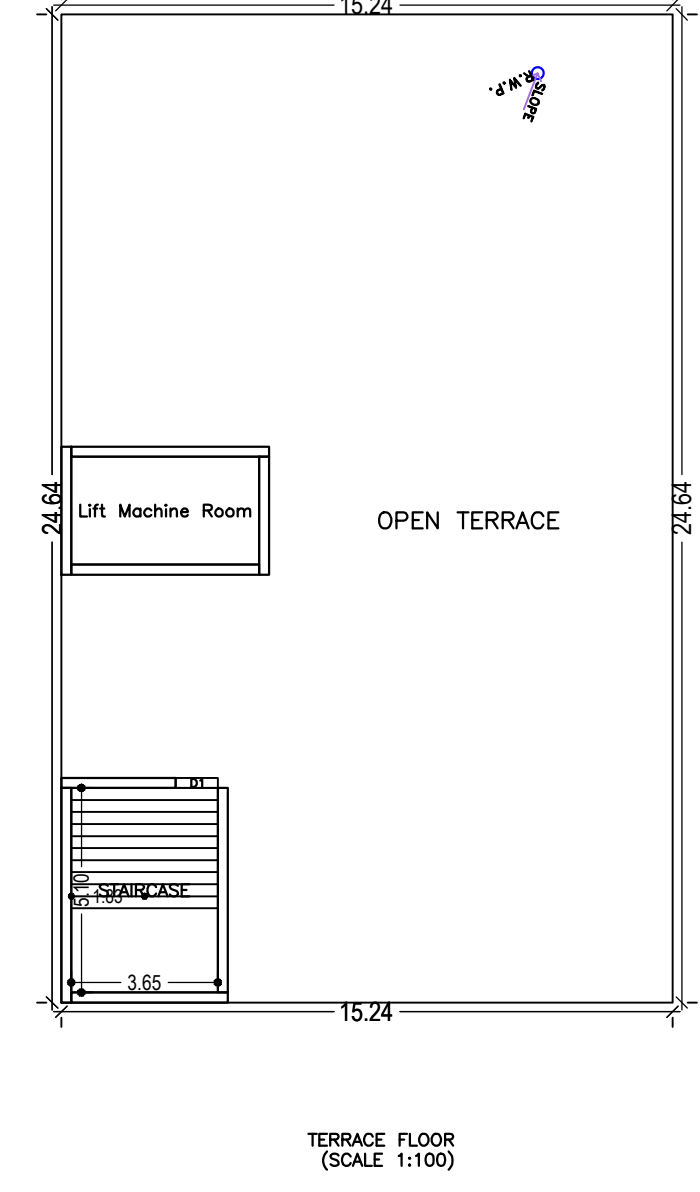
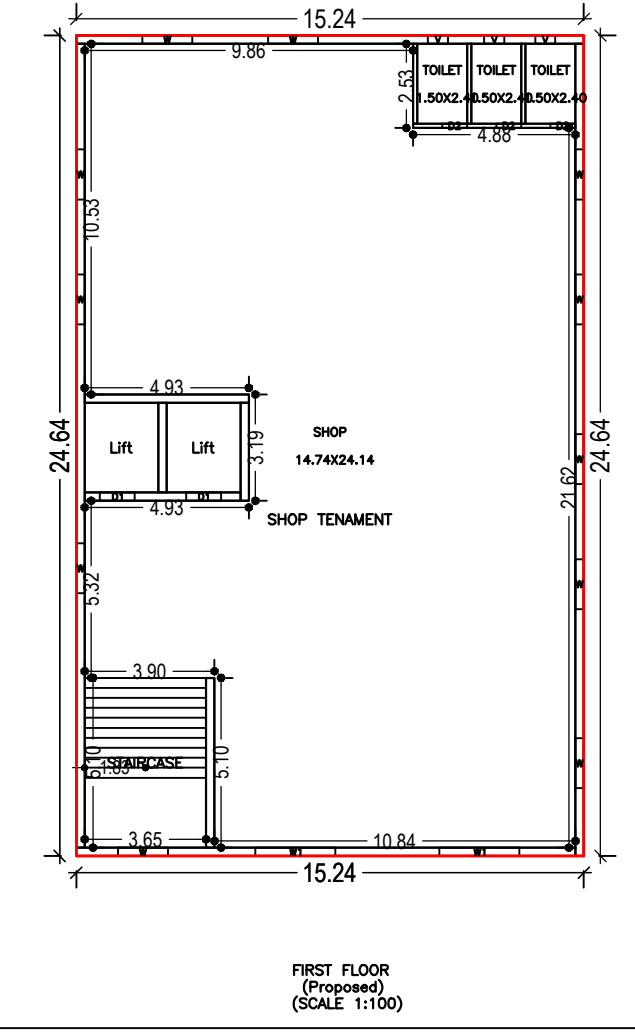
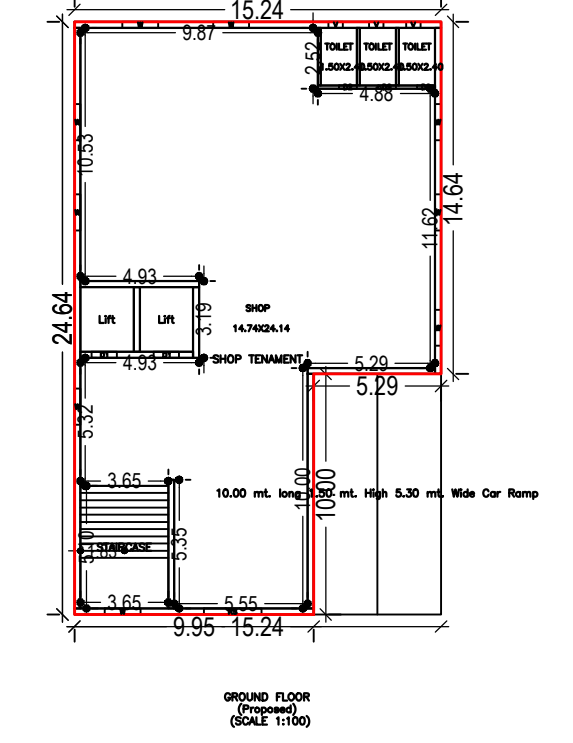
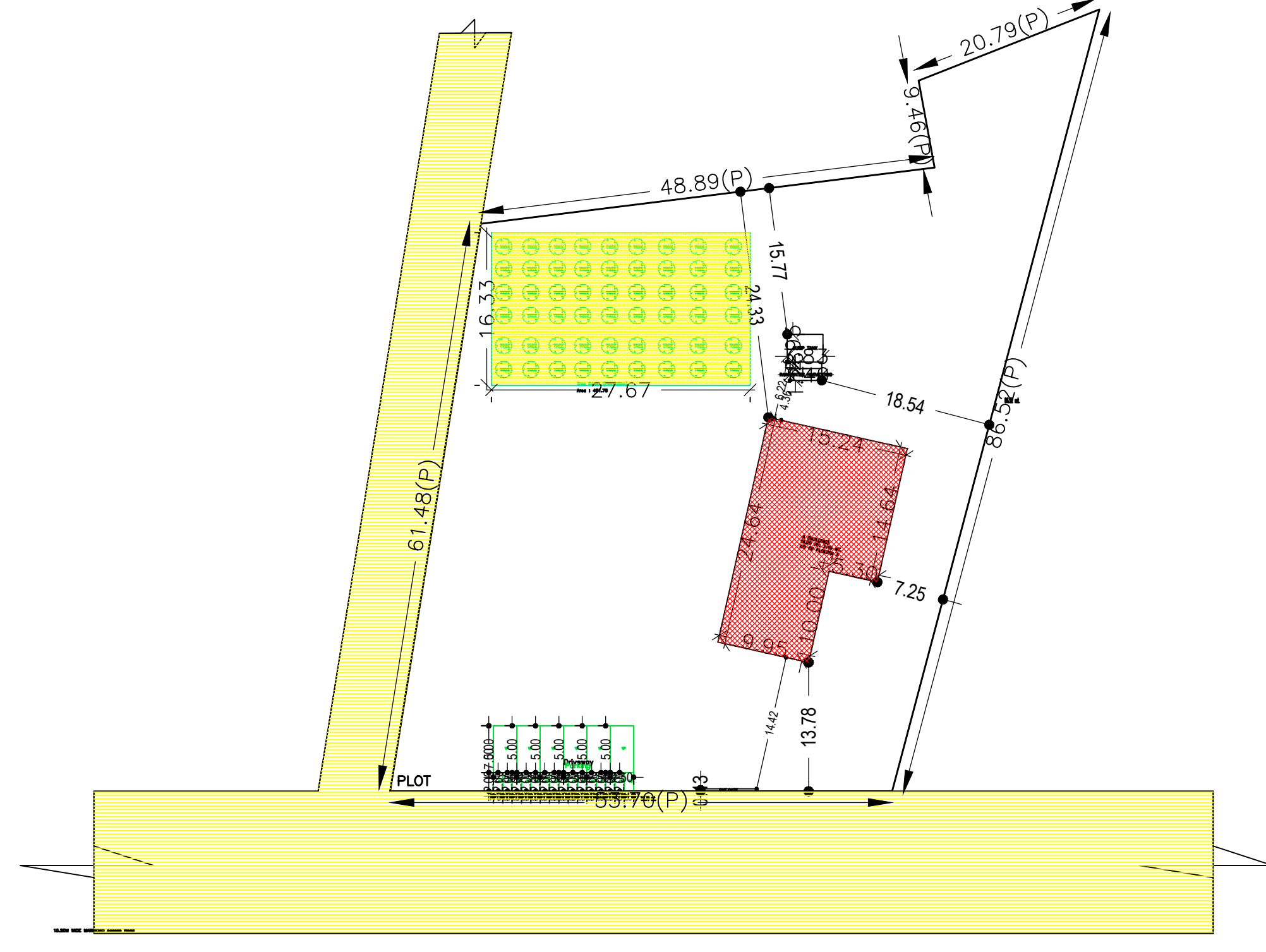
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Total Car	9	112.50	10	125.00
Visitor's Car Parking	-	-	6	75.00
Total Visitor Parking	-	-	6	75.00
TwoWheeler	-	-	32	64.00
Total TwoWheeler	27	54.00	32	64.00
Other Parking	-	-	-	235.79
Total	166.50	-	-	563.79

AREA STATEMENT GARHWA NAGAR PARISHAD

PROJECT DETAIL:	VERSION NO. 1.0.53
Region: JHARKHAND URBAN LOCAL BODIES	VERSION DATE: 16/10/2020
District: GARHWA	Plot Use: Commercial
Authority: GARHWA NAGAR PARISHAD	Plot SubUse: Commercial Bldg
Inward No: GNPC/EP/00056/W/16/2020	Plot/Nearby/Religious Structure: NA
Application Type: General Proposal	North: Road Width - 15.24
Project Type: Building Permission	South: Plot No. - 943,944,945
Nature of Development: New	East: Road Width - 7.69
Location of Development Area: Old Area	West: Plot No. - 943,944,945

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	3881.57
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		451.75
Total		451.75
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3429.82
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	3881.57
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	3881.57
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1940.79
Proposed Coverage Area (8.31 %)		322.58
Total Prop. Coverage Area (8.31 %)		322.58
Balance coverage area (41.69 %)		1618.21
FAR CHECK		
Perm. FAR Area (2.00)		7763.14
Total Perm. FAR area		7763.14
Commercial FAR		686.19
Proposed FAR Area		705.72
Total Proposed FAR Area		705.72
Consumed FAR (Factor)		0.18
Balance FAR Area		7057.42
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1126.59
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1-NANDAN KUMAR,2-CHANDAN KUMAR,3-KUNDAN KUMAR	
DEVELOPMENT AUTHORITY	LOCAL BODY	



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