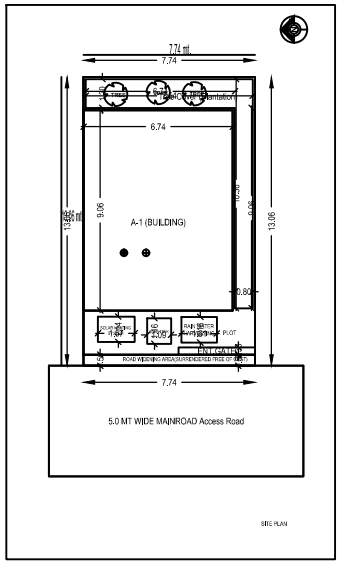
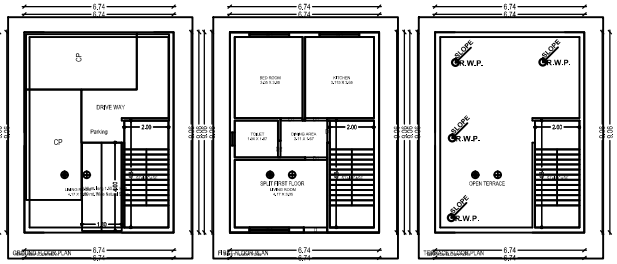
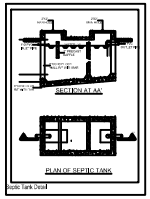
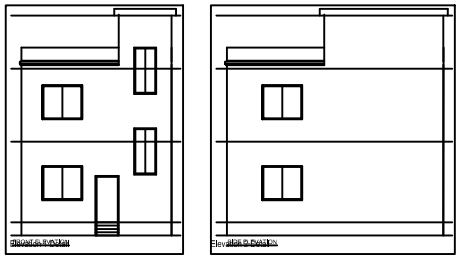
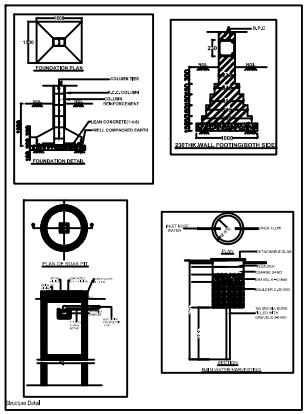


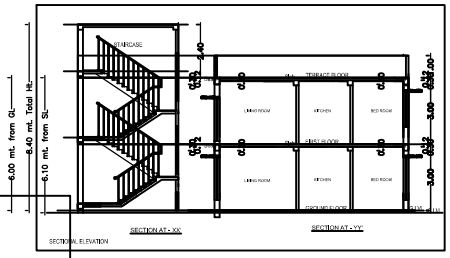

Project Title :PROPOSED RESIDENCIAL BUILDING PLAN OF SHRI DILIPKUMAR YADAV S/O SHRIJAGDISH YADAV SITUATED AT SAHIJANA,GARHWA,JHARKHAND




| AREA STATEMENT: GARHWA NAGAR PARISHAD | | VERSION NO.: 1.0.26 |
|---|---|---|
| | | VERSION DATE: 16/10/2020 |
| PROJECT DETAIL: | | |
| Inward_No : - | | Plot Use : Residential |
| Region : JHARKHAND URBAN LOCAL BODIES | | Plot Sub Use : Bunglow/ Dwelling / Non Apartment |
| District : GARHWA | | Land Use Zone : NA |
| Application Type : General Proposal | | Abutting Road Width : 9 |
| Project Type : Building Permission | | Plot No.: 882 |
| Nature of Development : New | | Revenue Survey No/Survey No : - |
| Location : Old Area | | Thana No : 345 |
| Sub Location : NA | | Holding No : - |
| Village/Mouza Name : SAHIJANA | | Khata No : 1 |
| Ward No : 8 | | North : - |
| Road/Street : - | | South : - |
| | | East : - |
| | | West : - |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 101.15 |
| Deduction for NetPlot Area | | |
| Surrender Free of Cost | | 3.87 |
| Total | | 3.87 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 97.28 |
| Deductions for Balance Plot Area (from Gross Plot Area) | | |
| Free Gifted ROW Area | | 3.87 |
| COP Area | | 17.06 |
| Total | | 20.93 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 80.22 |
| Plot Area for Coverage (Net Plot Area) | (A-Deductions) | 97.28 |
| Plot Area for FSI (Net Plot Area + Road Widening Area) | (A-Deductions) | 101.15 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 62.82 % ) | | 61.11 |
| Total Coverage Area ( 62.82 % ) | | 61.11 |
| FAR CHECK | | |
| Proposed Area of FAR | | 70.78 |
| Total Area of FAR | | 70.78 |
| BUILT UP AREA CHECK | | |
| Total Proposed Built Up Area | | 115.03 |
| ARCH / ENGG / SUPERVISOR (Regd) | | OWNER |
| | | |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

COLOR INDEX

| | |
|---|---|
| PLOT BOUNDARY | |
| ABUTTING ROAD | |
| PROPOSED WORK (COVERAGE AREA) | |
| EXISTING (To be retained) | |
| EXISTING (To be demolished) | |

Color Index:

PARKING CALCULATION:

| Parking Type | Prop No. | Prop Area |
|---|---|---|
| Car Parking | 2 | 25.00 |
| Other Parking | 1 | 19.25 |
| Total Area | 3 | 44.25 |

MARGIN DETAIL:

| Building / Wing Name | Road Name | Front Margin | Rear Margin | Side1 Margin | Side2 Margin |
|---|---|---|---|---|---|
| A-1 (BUILDING) | ROAD WIDENING AREA(SURRENDERED FREE OF COST) | 2.00 | 1.00 | 1.00 | 0.00 |

FAR & Tenement Details (Table 4o-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.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|
| | | | Parking | Resi. | Stair | | | |
| A(BUILDING) | 1 | 115.03 | 44.25 | 61.11 | 9.67 | 70.78 | 01 | |
| Grand Total : | 1 | 115.03 | 44.25 | 61.11 | 9.67 | 70.78 | 01 | |

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.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|
| | | Parking | Resi. | | Stair | | |
| Ground Floor... | 53.92 | 44.25 | 0.00 | 9.67 | | 9.67 | 00 |
| First Floor... | 61.11 | 0.00 | 61.11 | 0.00 | | 61.11 | 01 |
| Terrace Floo... | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 00 |
| Total | 115.03 | 44.25 | 61.11 | 9.67 | | 70.78 | 01 |
| Total Number of Same Buildings | 1 | | | | | | |
| Total | 115.03 | 44.25 | 61.11 | 9.67 | | 70.78 | 01 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A(BUILDING) | D2 | 0.75 | 2.10 | 01 |
| A(BUILDING) | D1 | 1.00 | 2.10 | 04 |
| A(BUILDING) | D | 1.05 | 2.10 | 01 |
| Total : | - | - | - | 06 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| A(BUILDING) | W1 | 1.80 | 1.20 | 03 |
| Total : | - | - | - | 03 |

UnitBUA Table for Building :A(BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| FIRST FLOOR PLAN | SPLIT - FIRST FLOOR | FLAT | 61.11 | 52.47 | 5 | 1 |
| Total : | - | - | 61.11 | 52.47 | 5 | 1 |