

Proposal Basic Information	
Proposal File No.	GNPC/BP/0007/W13/2021
Owner Name	SHRI UPKAR KUMAR
Khata No	246
Plot No	242,243,244,245,249
Village Name	Garhwa Bazar
Use	Mixed
SubUse	Resi+Comm

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	01
A (BUILDING)	D1	1.00	2.10	06
A (BUILDING)	D	1.05	2.10	01
A (BUILDING)	D	1.60	2.10	01
A (BUILDING)	RS	2.00	2.10	02
A (BUILDING)	RS1	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

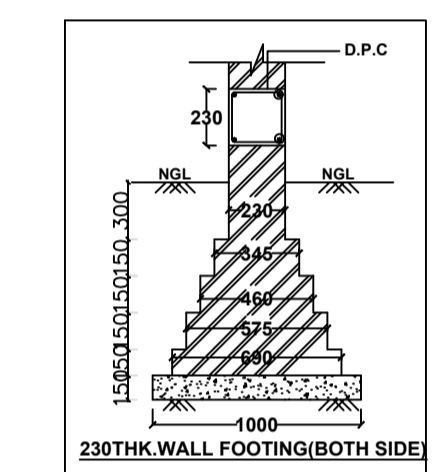
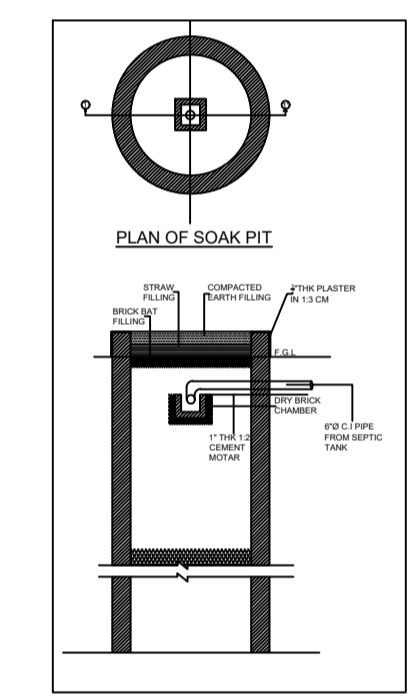
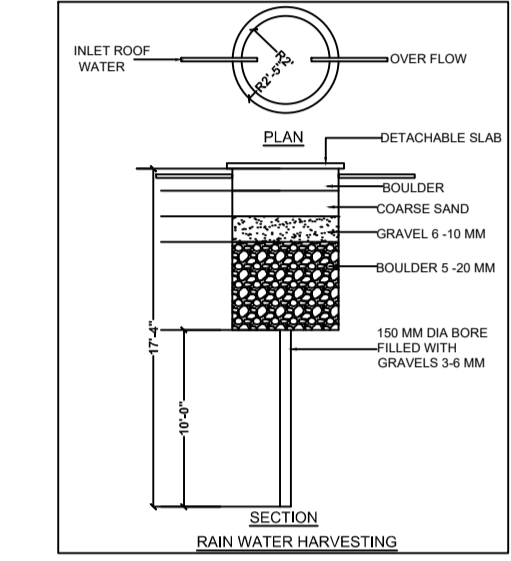
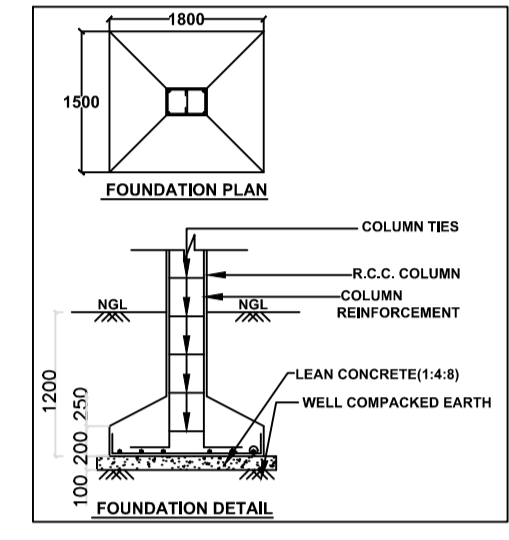
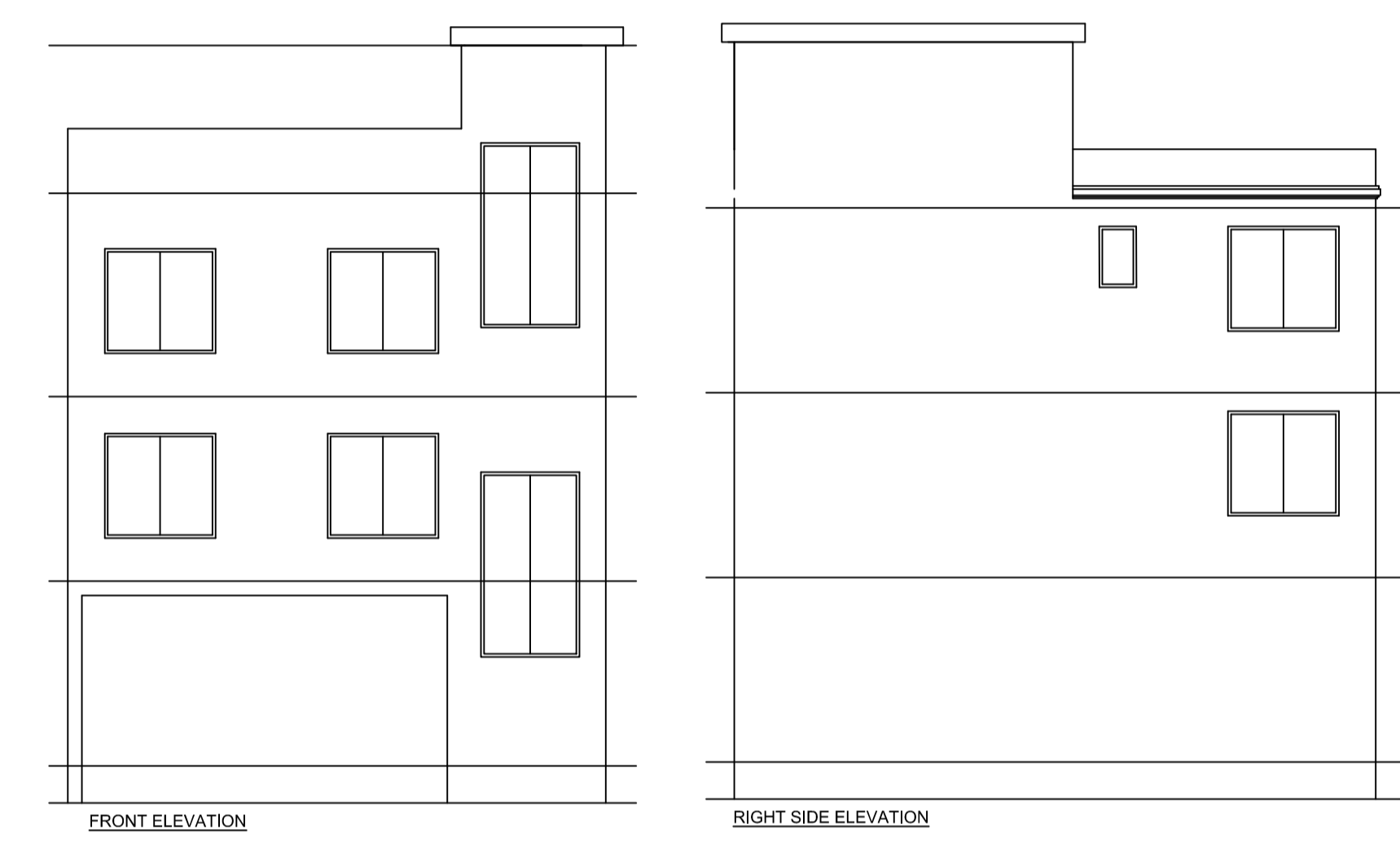
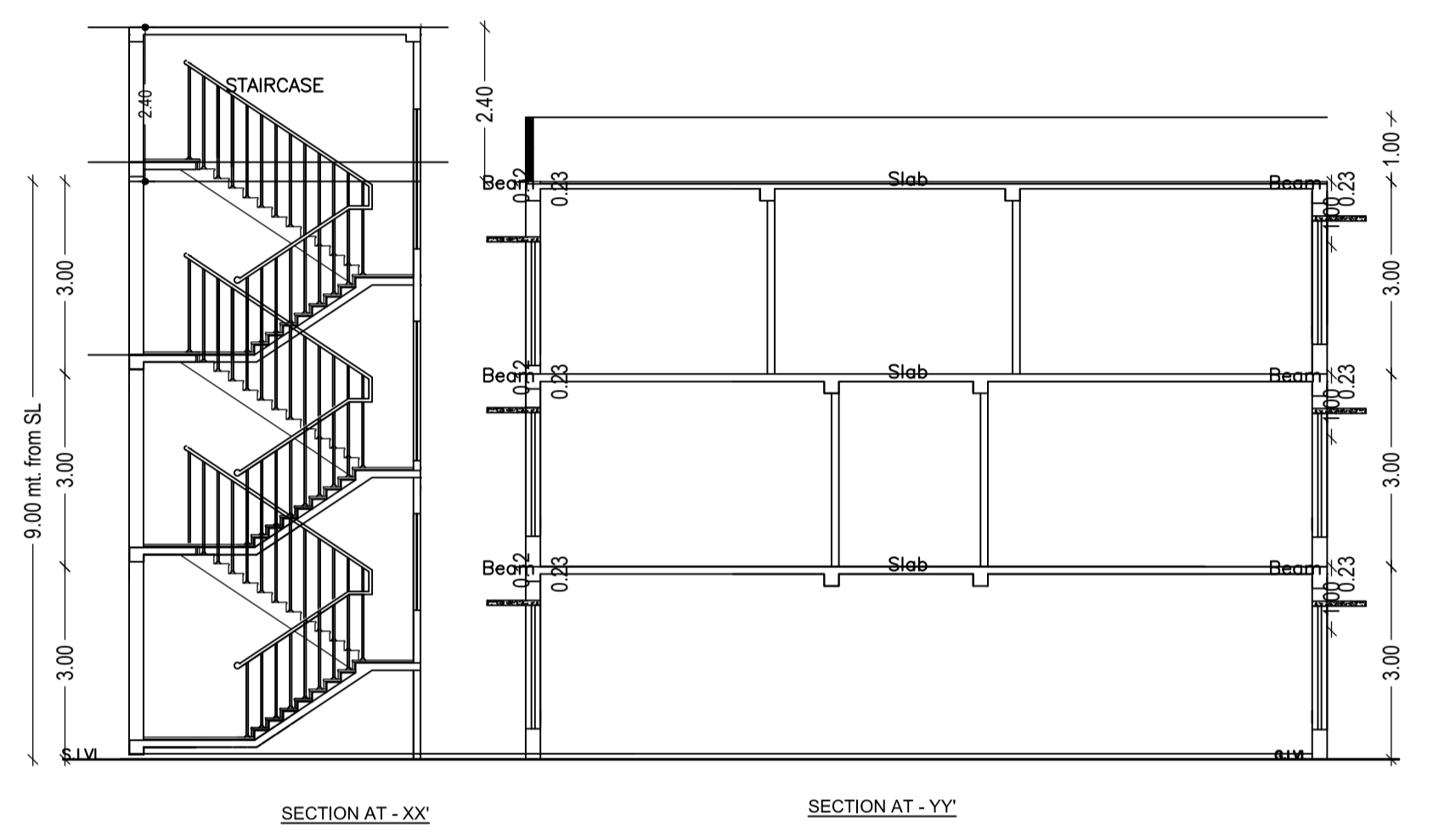
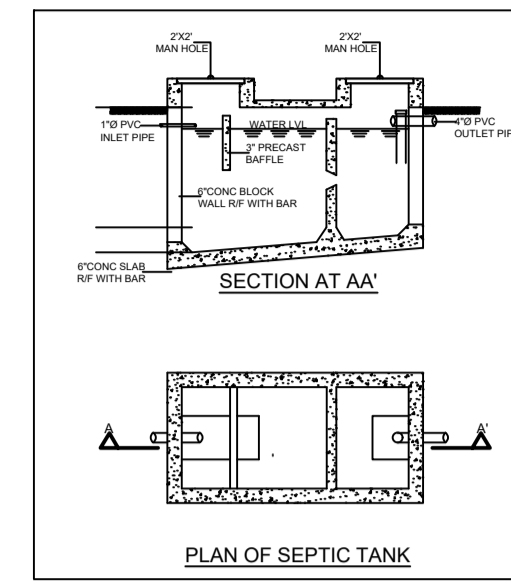
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	0.80	1.20	01
A (BUILDING)	W1	1.80	1.20	12

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.)	Tnmt (No.)
			Parking	Resi.	Commercial	Stair					
A (BUILDING)	1	258.39	66.13	91.13	91.13	10.00	192.26	192.26	02		
Grand Total	1	258.39	66.13	91.13	91.13	10.00	192.26	192.26	02		

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
UPPER GROUND FLOOR PLAN	SHOP	SHOP	91.13	81.19	4	1
FIRST FLOOR PLAN	FLAT	FLAT	91.13	79.96	6	1
Total:	-	-	182.26	161.15	10	2



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Commercial Bldg	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.)
Lower Ground Floor	76.13	10.00	76.13	10.00
Upper Ground Floor	91.13	91.13	91.13	91.13
First Floor	91.13	91.13	91.13	91.13
Terrace Floor	0.00	0.00	0.00	0.00
Total	258.39	192.26	258.39	192.26

COLOR INDEX

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

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.54
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN	Plot Use: Mixed	
LOCAL BODIES	Plot SubUse: Resi+Comm	
District: GARHWA	PlotNearby/ReligiousStructure: NA	
Authority: GARHWA NAGAR PARISHAD	Plot/SubPlot No: 242,243,244,245,249	
Inward No: GNPC/BP/0007/W13/2021	North: Plot No. - 243	
Application Type: General Proposal	South: Plot No. - 244	
Project Type: Building Permission	East: Plot No. - 245	
Nature of Development: New	West: Road Width - 6	
Location of Development Area: Old Area		
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	164.58
Deduction for NetPlot Area		
Surrender Free of Cost		4.29
Total		4.29
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	160.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		4.29
Common Plot		26.29
Total		26.29
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	138.28
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	160.28
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	164.58
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		112.20
Proposed Coverage Area (56.86 %)		91.13
Total Prop. Coverage Area (56.86 %)		91.13
Balance coverage area (13.15 %)		21.07
FAR CHECK		
Perm. FAR Area (2.00)		329.16
Total Perm. FAR area		329.16
Residential FAR		91.13
Commercial FAR		91.13
Proposed FAR Area		192.26
Total Proposed FAR Area		192.26
Consumed FAR (Factor)		1.17
Balance FAR Area		136.90
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		258.39
ARCHITECT (Regd)	PRADEEP KUNTAL KUNTAL	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHRI UPKAR 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	Reqd.
A (BUILDING)	Commercial	Commercial Bldg	> 0	200	81.13	1	-	-	-	-	-	-	
		Bungalow/ Dwelling / Non Apartment	> 0	200	81.13	-	-	-	-	-	1	1	
	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	1.00	1	1	-	-	-	-	-	
		Bungalow/ Dwelling / Non Apartment	> 0	1	1.00	-	-	1	1	-	-	-	
Total			-	-	-	2	2	-	1	1	-	1	2

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	1	2.00	2	4.00
Other Parking	-	-	-	24.63
Total		39.50		70.13

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.)	Tnmt (No.)
		Parking	Resi.	Commercial	Stair				
Lower Ground Floor	76.13	66.13	0.00	0.00	10.00	10.00	10.00	00	
Upper Ground Floor	91.13	0.00	0.00	91.13	0.00	91.13	91.13	01	
First Floor	91.13	0.00	91.13	0.00	0.00	91.13	91.13	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	258.39	66.13	91.13	91.13	10.00	192.26	192.26	02	

