



Proposal Basic Information	
Proposal File No.	GNPC/BP/0041/W03/2021
Owner Name	MD ARSHAD ANSARI
Khata No	25
Plot No	582
Village Name	Unchari
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)
			Parking	Resi.					
A (BUILDING)	1	190.24	83.84	95.12	11.28	106.40	106.40	01	
Grand Total :	1	190.24	83.84	95.12	11.28	106.40	106.40	01	

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	95.12	11.28	95.12	11.28
First Floor	95.12	95.12	95.12	95.12
Terrace Floor	0.00	0.00	0.00	0.00
Total :	190.24	106.40	190.24	106.40

COLOR INDEX

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

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.61
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: GARHWA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: GARHWA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BP/0041/W03/2021	Plot/SubPlot No: 582	
Application Type: General Proposal	North: Plot No. - LALMUNI DEVI,YASIN ANSARI	
Project Type: Building Permission	South: Plot No. - MADARSA	
Nature of Development: New	East: Road Width - 3.60	
Location of Development Area: Old Area	West: Plot No. - SALAHUDIN KHAN	
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	261.37
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	261.37
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		25.88
Total		25.88
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	235.48
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	261.37
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	261.37
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		156.82
Proposed Coverage Area ( 36.39 % )		95.12
Total Prop. Coverage Area ( 36.39 % )		95.12
Balance coverage area ( 23.61 % )		61.70
FAR CHECK		
Perm. FAR Area ( 1.50 )		392.05
Total Perm. FAR area		392.05
Residential FAR		95.12
Proposed FAR Area		106.41
Total Proposed FAR Area		106.41
Consumed FAR (Factor)		0.41
Balance FAR Area		285.64
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		190.24
ARCHITECT (Regd)		
RESHAN ALI		
ENGINEER (Regd)		
RESHAN ALI		
SUPERVISOR (Regd)		
MD ARSHAD ANSARI		
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SPLIT TENAMENT	FLAT	95.12	81.10	7	1
Total:			95.12	81.10	7	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D1	1.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	LW	0.47	3.00	01
A (BUILDING)	V	0.60	0.60	02
A (BUILDING)	W1	1.20	1.20	01
A (BUILDING)	W1	1.50	1.20	02
A (BUILDING)	W	1.80	1.20	01

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Resi.	Stair			
Ground Floor	95.12	83.84	0.00	11.28	11.28	11.28	00
First Floor	95.12	0.00	95.12	0.00	95.12	95.12	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	190.24	83.84	95.12	11.28	106.40	106.40	01

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