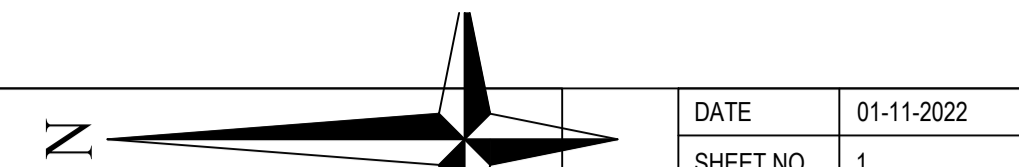


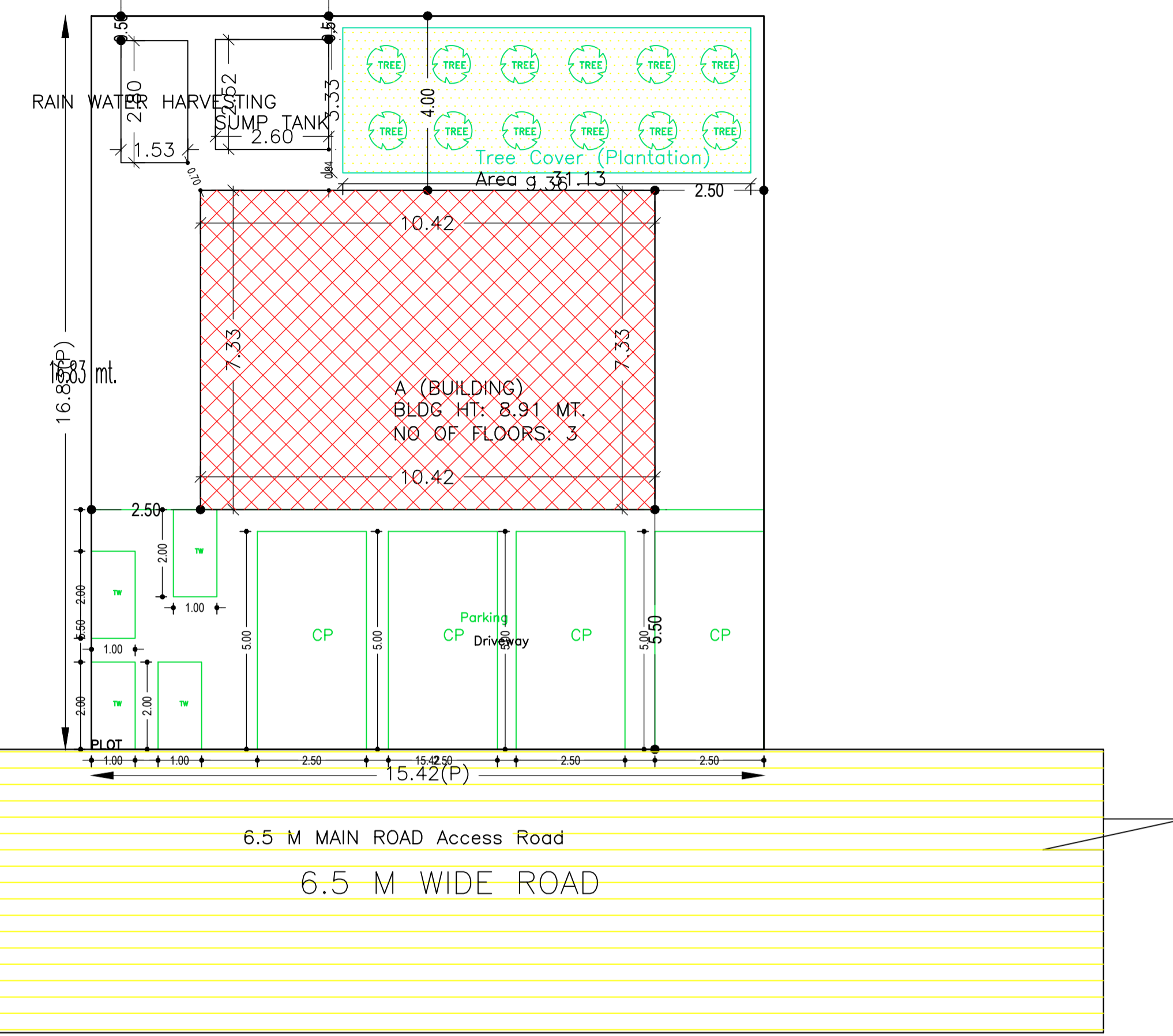
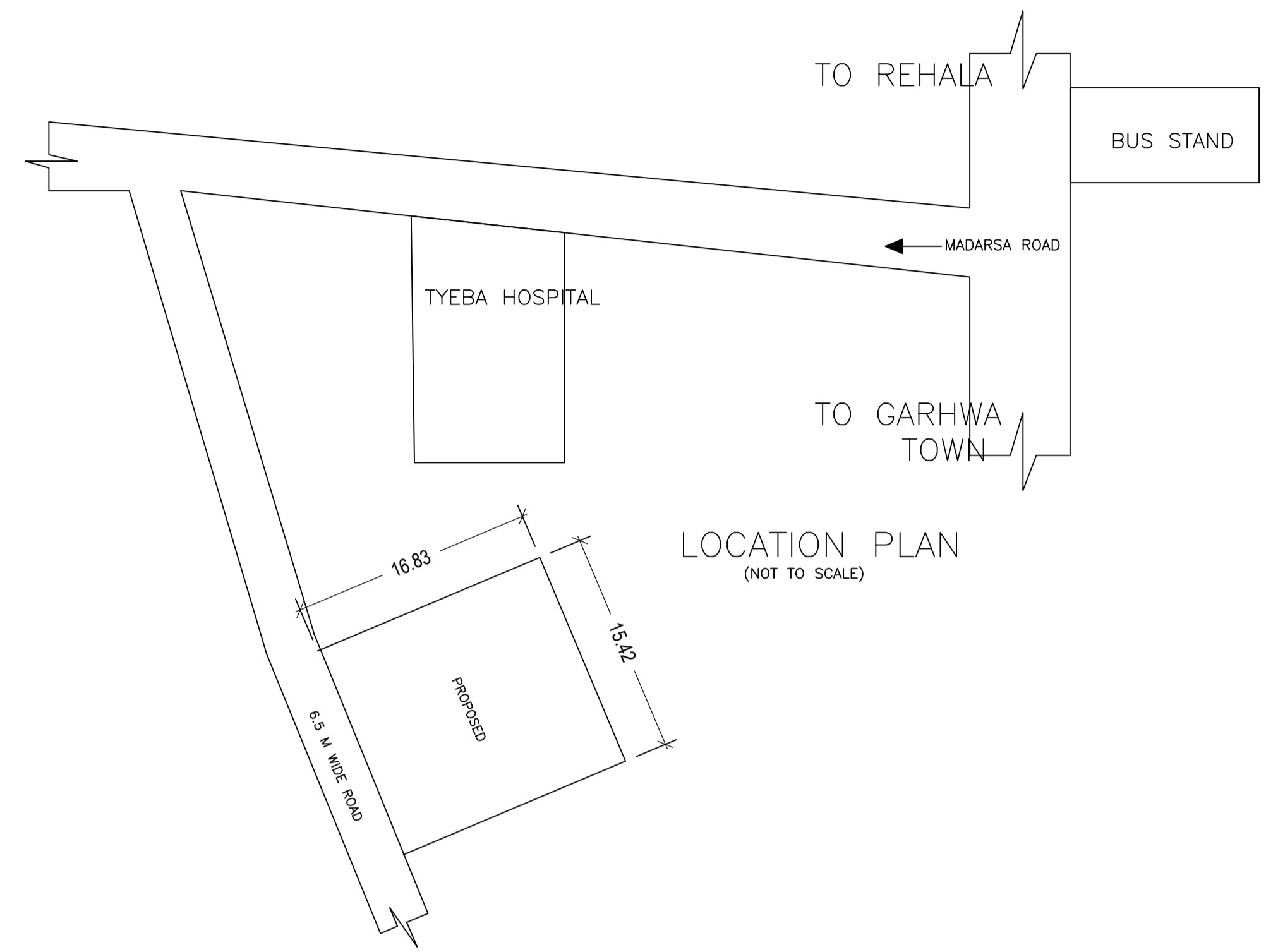
Project Title :PROPOSED G+2 BUILDING PLAN OF SHAMSHIR HUSSAIN S/O HAJI LATE SHARFUDDIN ,  
SITUATED AT:- UNCHARI, PLOT NO.- 572,KHATA NO.- 47,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)  
15.42 mt.



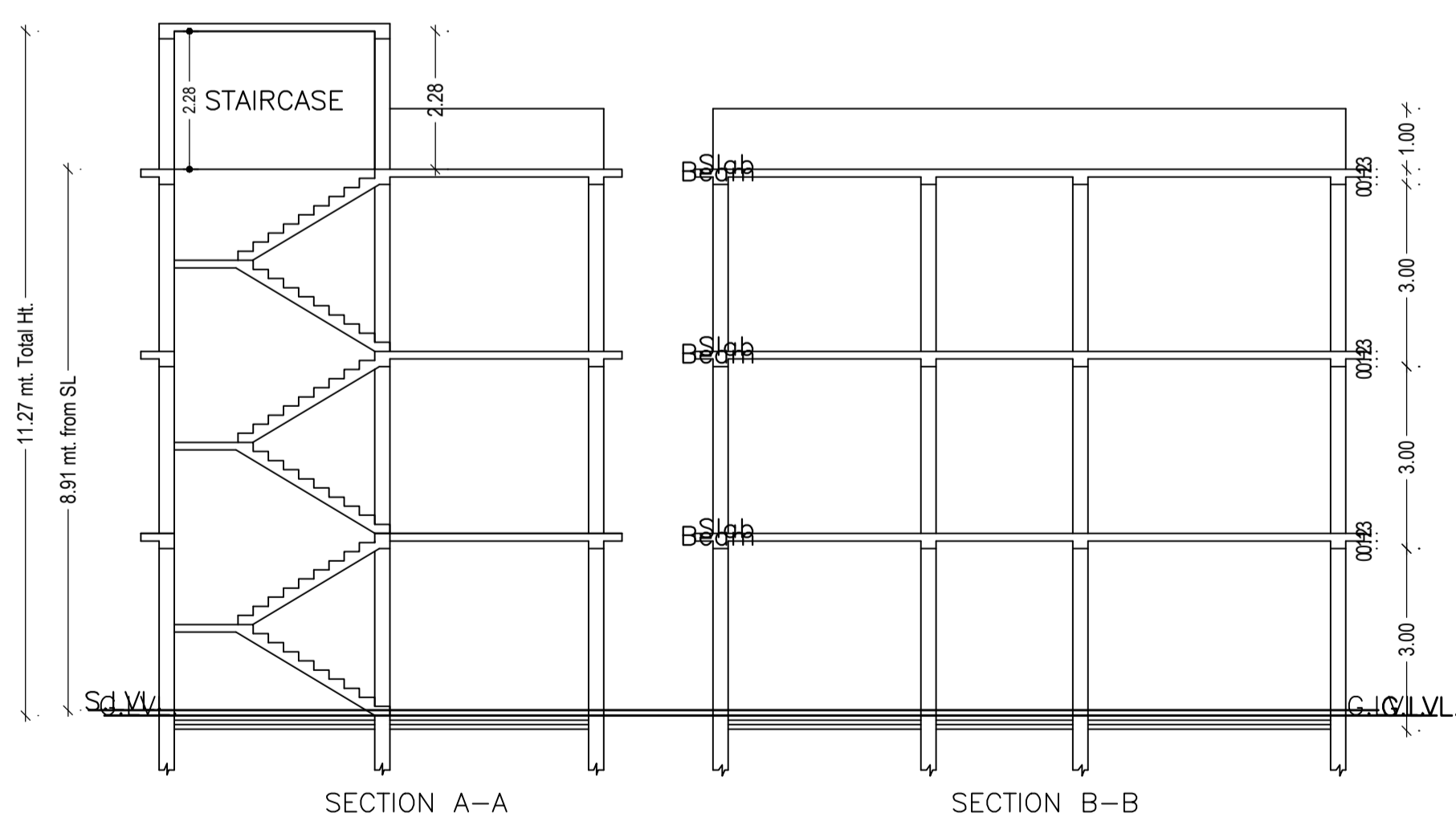
DATE	01-11-2022
SHEET NO.	1

Proposal Basis Information	
Proposal File No	GNPC/BP/0041/W03/2022
Owner Name	SHAMSHIR HUSSAIN
Khata No	47
Plot No	572
Village Name	Unchari
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO: 1.0.64
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: GARHWA	Plot SubUse: Resi+Comm
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA
Inward No: GNPC/BP/0041/W03/2022	PlotSubPlot No: 572
Application Type: General Proposal	North: Plot No. - Salma Begam
Project Type: Building Permission	South: Plot No. - Boundary Bajar Samli
Nature of Development: New	East: Plot No. - Ajiz Khalifa
Location of Development Area: Old Area	West: Road Width - 3.60
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 259.49
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 259.49
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	31.13
Total	31.13
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 228.36
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 259.49
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 259.49
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	155.69
Proposed Coverage Area ( 29.42 % )	76.35
Total Prop. Coverage Area ( 29.42 % )	76.35
Balance coverage area ( 30.58 % )	79.34
FAR CHECK	
Perm. FAR Area ( 2.000 )	518.98
Total Perm. FAR area	518.98
Residential FAR	76.35
Commercial FAR	76.35
Proposed FAR Area	160.68
Total Proposed FAR Area	160.68
Consumed FAR (Factor)	0.62
Balance FAR Area	358.30
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	215.08
ARCHITECT (Regd)	RESHAN ALI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SHAMSHIR HUSSAIN
DEVELOPMENT AUTHORITY	LOCAL BODY



# SITE PLAN



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

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	62.38	7.98	62.38	7.98
First Floor	76.35	76.35	76.35	76.35
Second Floor	76.35	76.35	76.35	76.35
Terrace Floor	0.00	0.00	0.00	0.00
Total	215.08	160.68	215.08	160.68

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	68.89	1	1	-	-	-	-
		Bungalow/Dwelling / Non Apartment	>0	50	68.89	-	-	-	-	1	3
	Residential	Bungalow/Dwelling / Non Apartment	>0	1	1.00	1	1	-	-	-	-
Total			-	-	-	2	5	-	1	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	2	25.00	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	3	6.00	8	16.00
Other Parking	-	-	-	55.69
Total	-	-	43.50	162.69

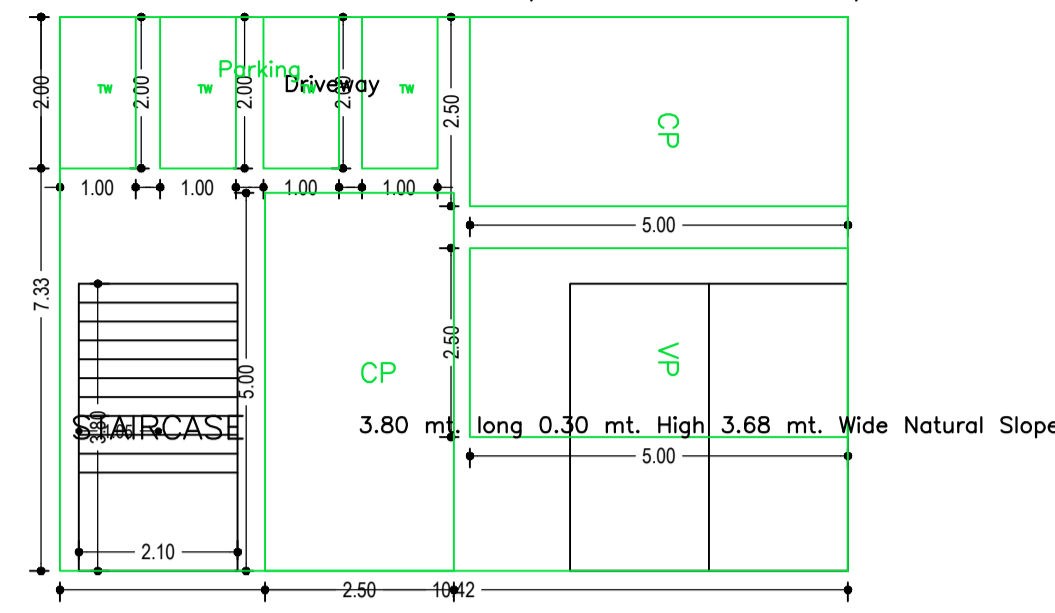
FAR & Tenement Details (Table 4c-1)

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.	Commercial				
A (BUILDING)	1	215.08	54.40	76.35	76.35	7.98	160.68	160.68	02	
Grand Total	1	215.08	54.40	76.35	76.35	7.98	160.68	160.68	02	

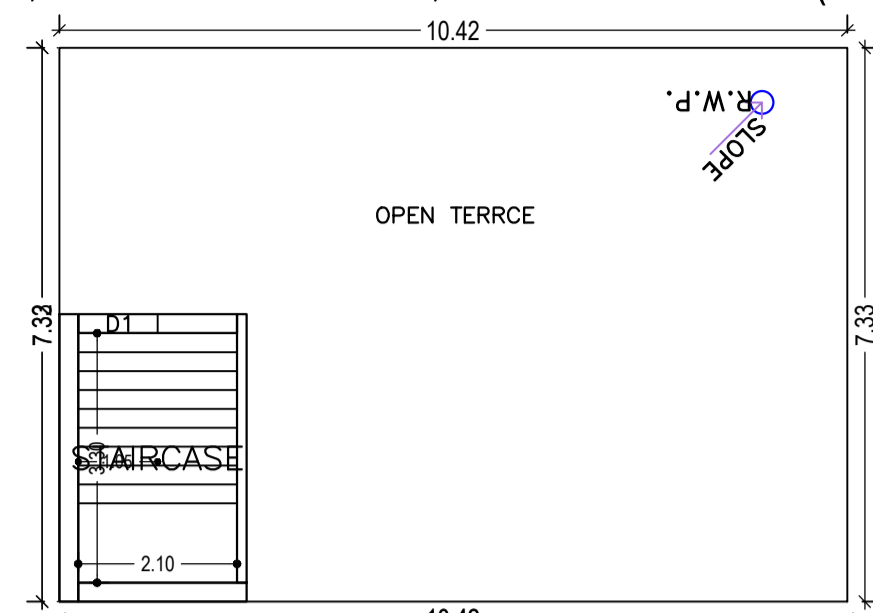
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RESHAN ALI GNPC/ENG/0005/2017			

Project Title :PROPOSED G+2 BUILDING PLAN OF SHAMSHIR HUSSAIN S/O HAJI LATE SHARFUDDIN ,  
SITUATED AT:- UNCHARI, PLOT NO.- 572,KHATA NO.- 47,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

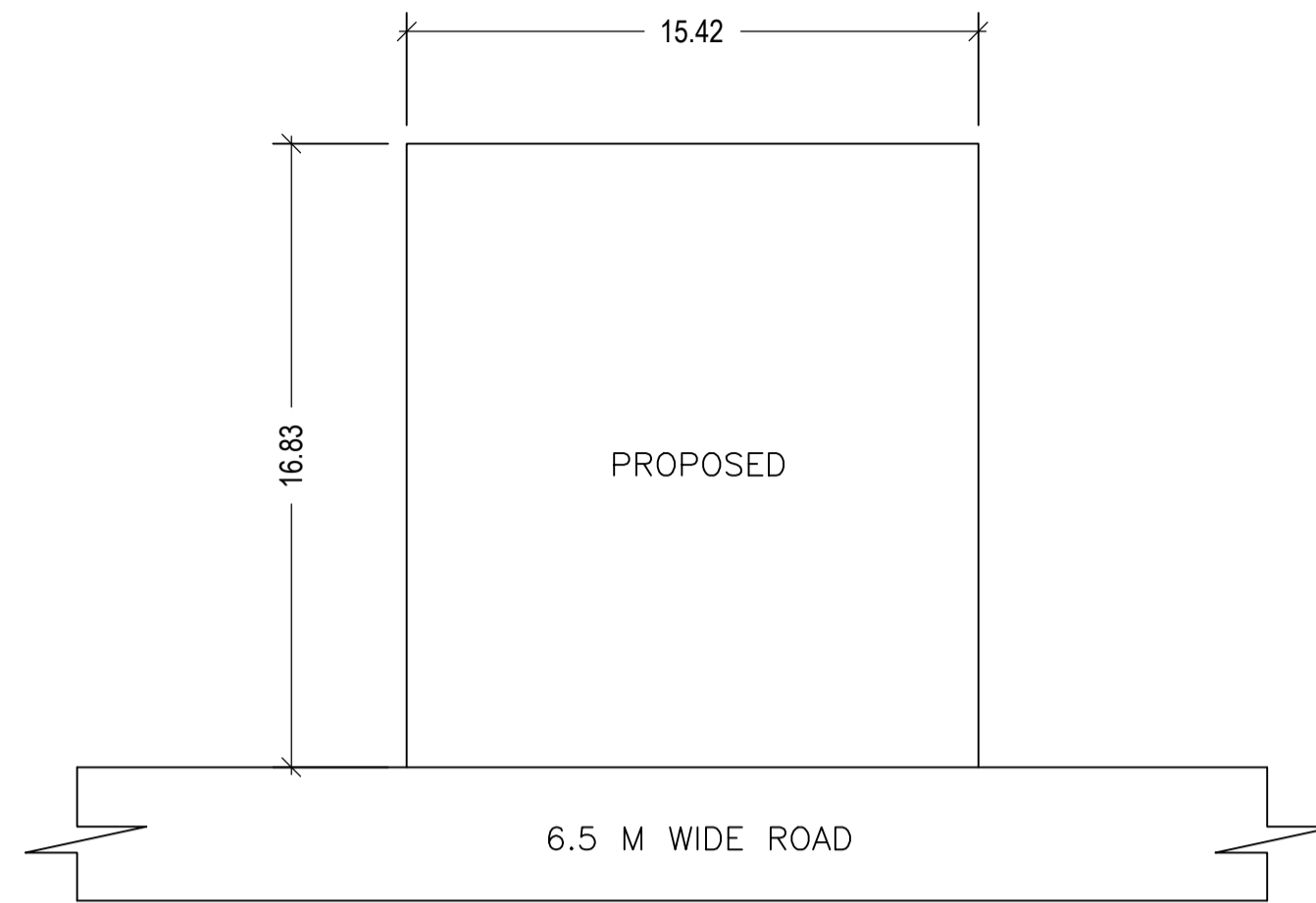
Proposal Basis Information	
Proposal File No	GNPC/BI/0041/W03/2022
Owner Name	SHAMSHIR HUSSAIN
Khata No	47
Plot No	572
Village Name	Unchari
Use	Mixed
SubUse	Resi+Comm



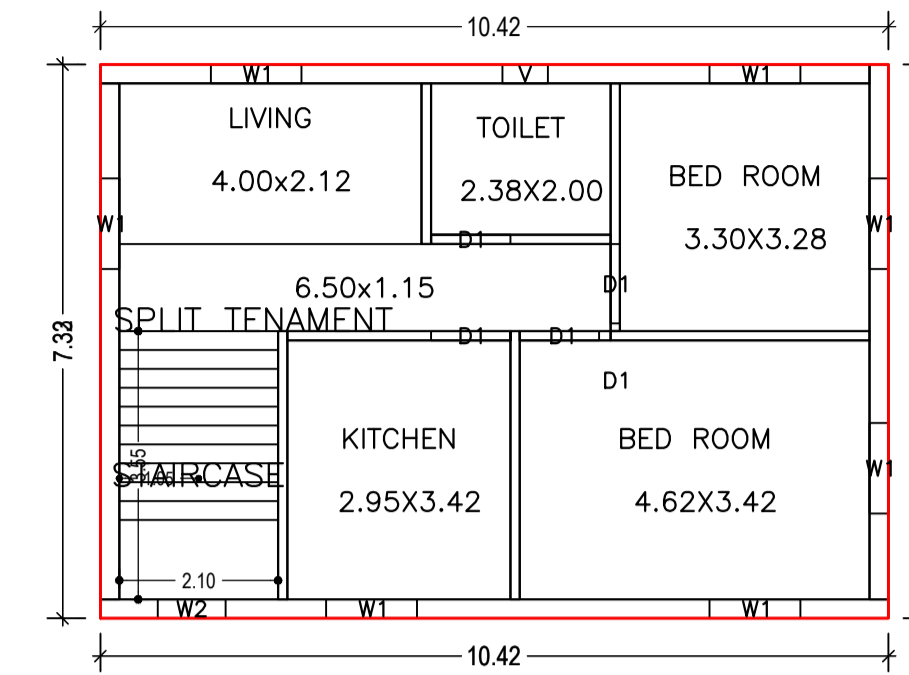
GROUND FLOOR  
(SCALE 1:100)



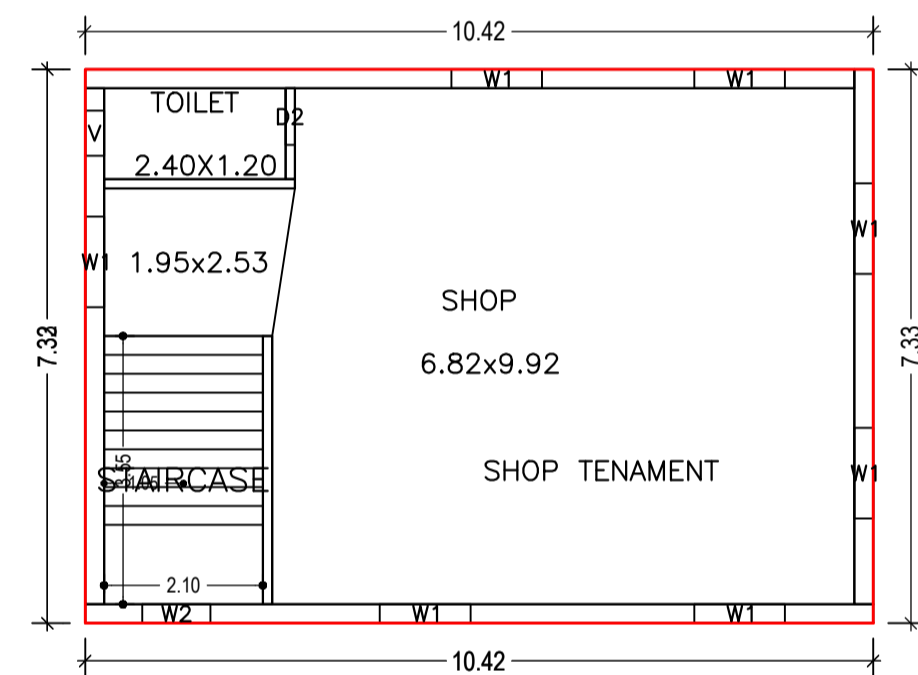
TERRACE FLOOR  
(SCALE 1:100)



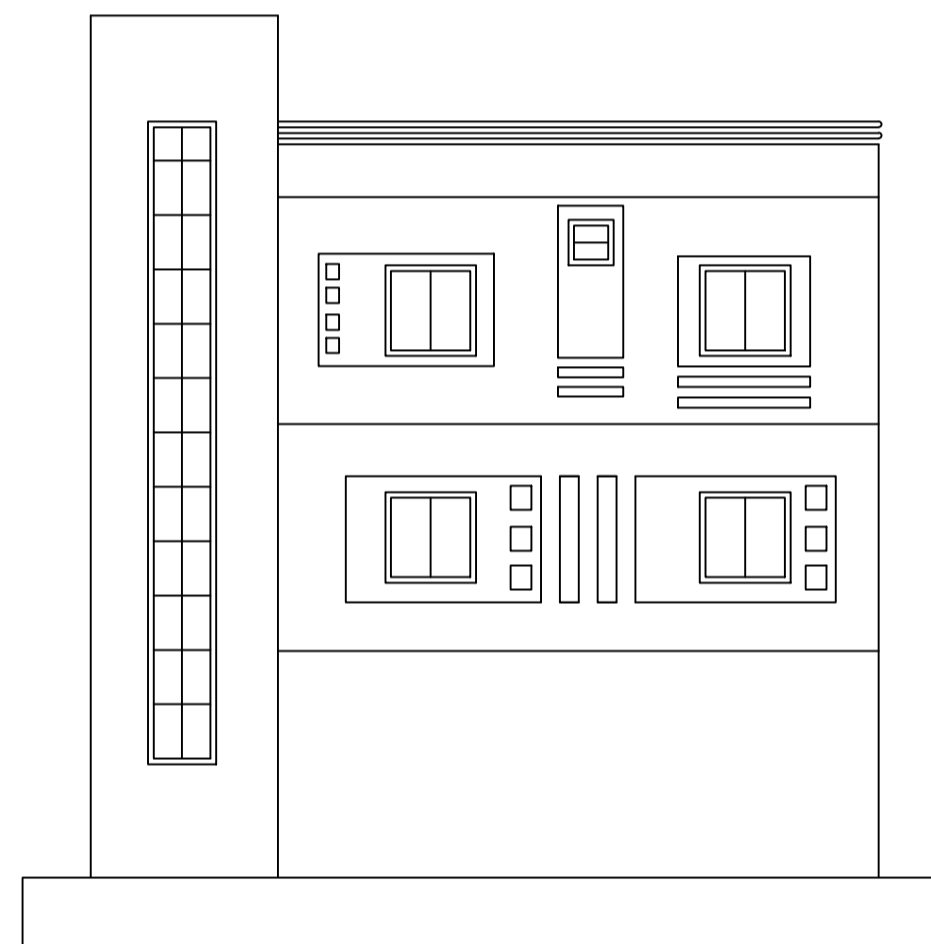
KEY PLAN  
(NOT TO SCALE)



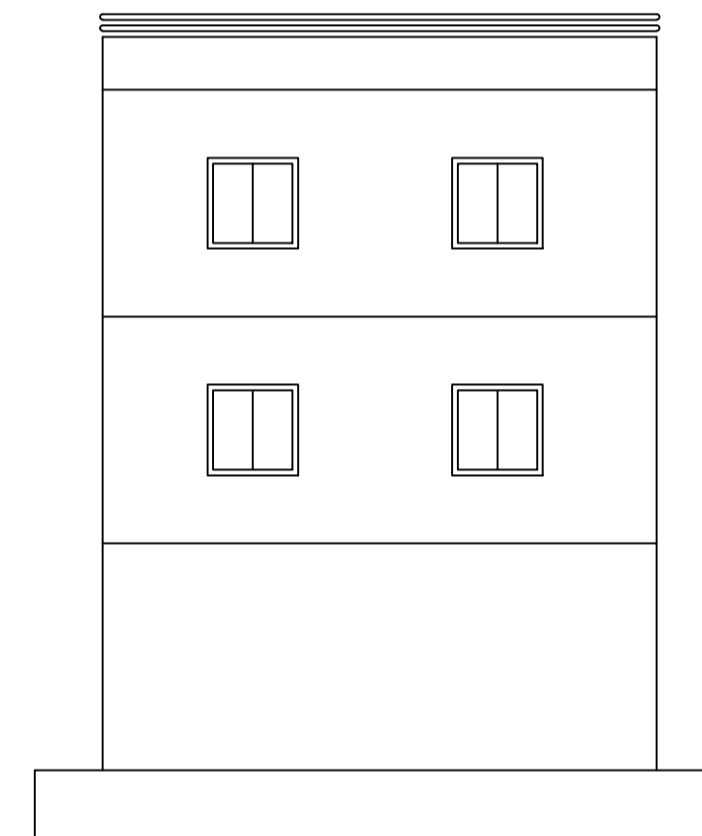
SECOND FLOOR  
(Proposed)  
(SCALE 1:100)



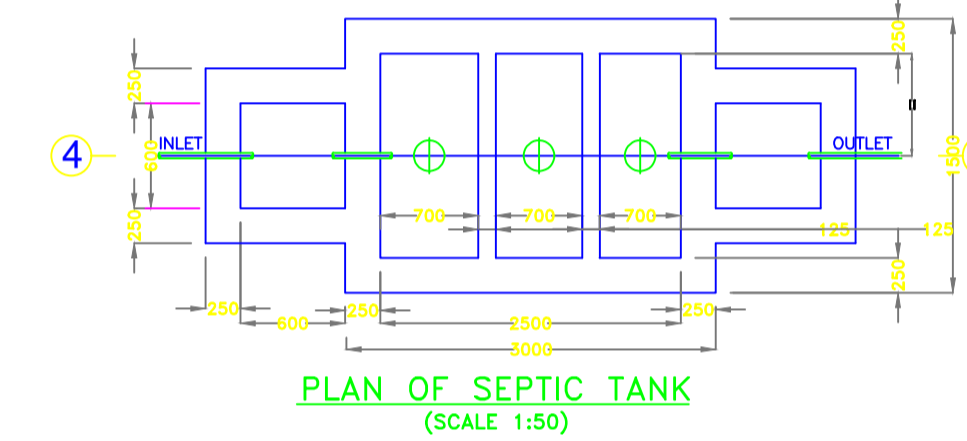
FIRST FLOOR  
(Proposed)  
(SCALE 1:100)



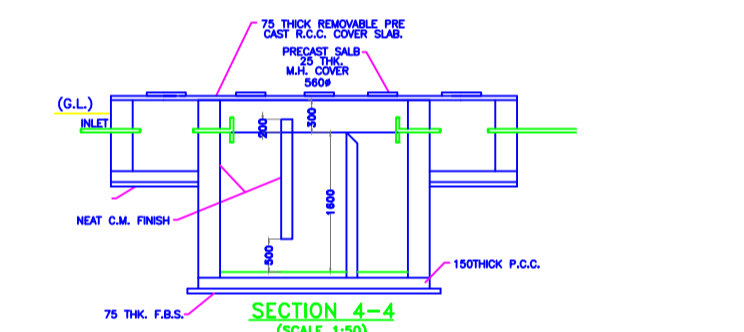
FRONT ELEVATION



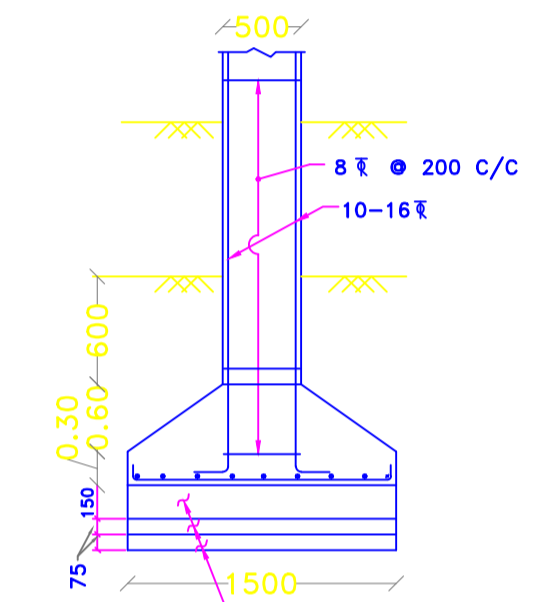
SIDE ELEVATION



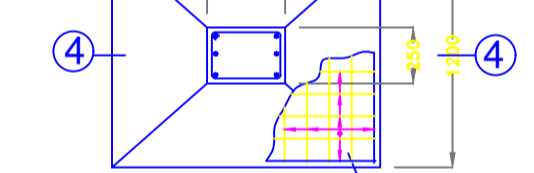
PLAN OF SEPTIC TANK  
(SCALE 1:50)



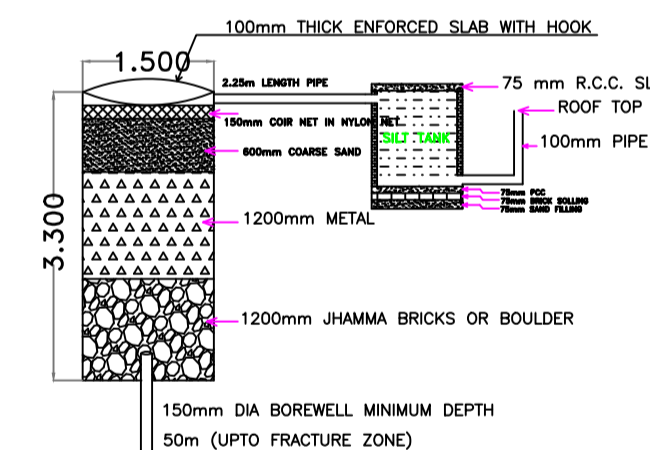
SECTION 4-4  
(SCALE 1:50)



SECTION 4-4



FOUNDATION PLAN  
OF COLUMN



RECHARGE BOREWEL

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					
Ground Floor	62.38	54.40	0.00	0.00	7.98	7.98	0.00	00	
First Floor	76.35	0.00	0.00	76.35	0.00	76.35	76.35	01	
Second Floor	76.35	0.00	76.35	0.00	0.00	76.35	76.35	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	215.08	54.40	76.35	76.35	7.98	160.68	160.68	02	
Total Number of Same Buildings	1								
Total :	215.08	54.40	76.35	76.35	7.98	160.68	160.68	02	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	01
A (BUILDING)	D1	1.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	02
A (BUILDING)	W2	0.90	2.10	02
A (BUILDING)	W1	1.20	1.20	14

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SHOP TENAMENT	SHOP	76.35	66.82	2	1
SECOND FLOOR	SPLIT TENAMENT	FLAT	76.35	64.92	5	1
Total	-	-	152.70	131.74	7	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RESHAN ALI GNPC/ENG0005/2017			