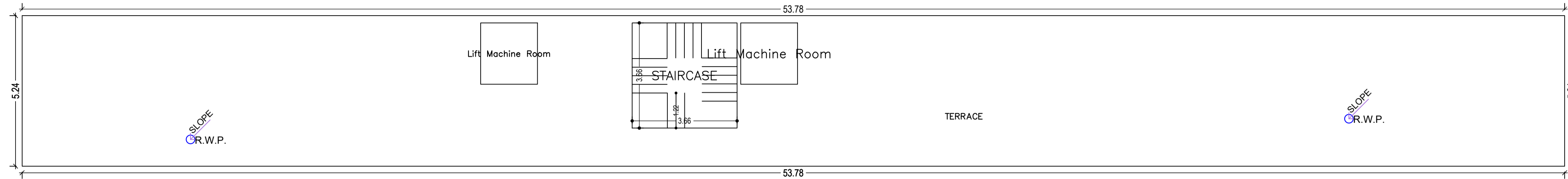
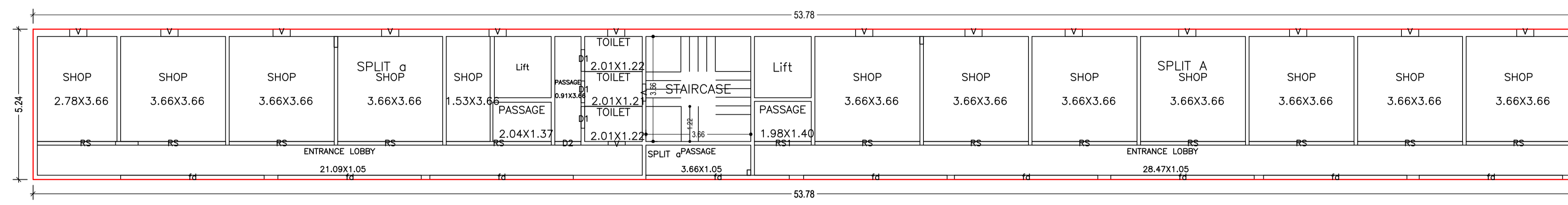


Proposal Basic Information

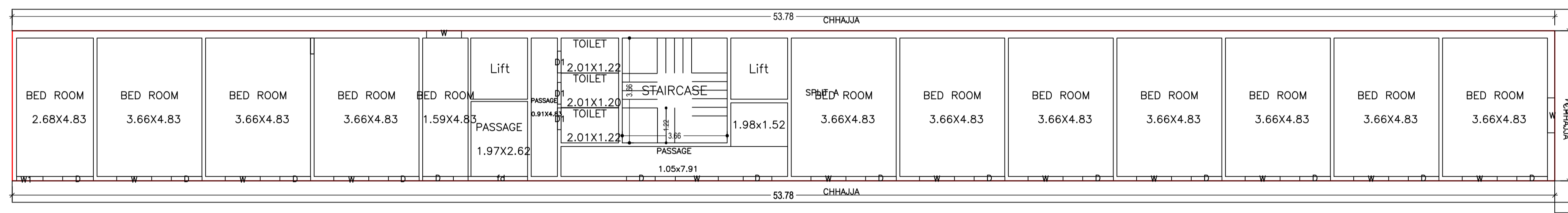
Proposal File No.	GNPC/BP/0039/W20/2022
Owner Name	RITESH KUMAR TIWARI
Khata No	231
Plot No	1244,1245,1246
Village Name	Tandwa
Use	Mixed
SubUse	Mixed



TERRACE FLOOR PLAN (SCALE 1:100)

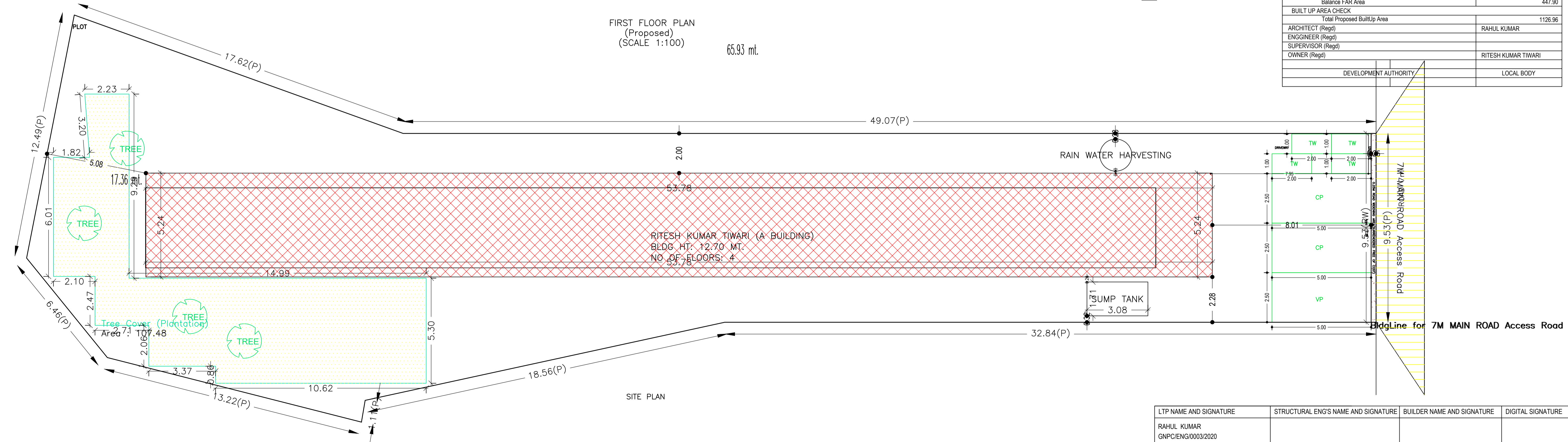


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

65.93 mt.



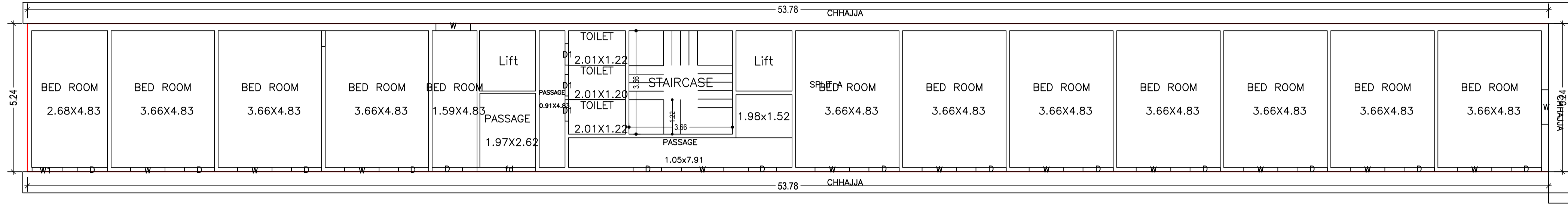
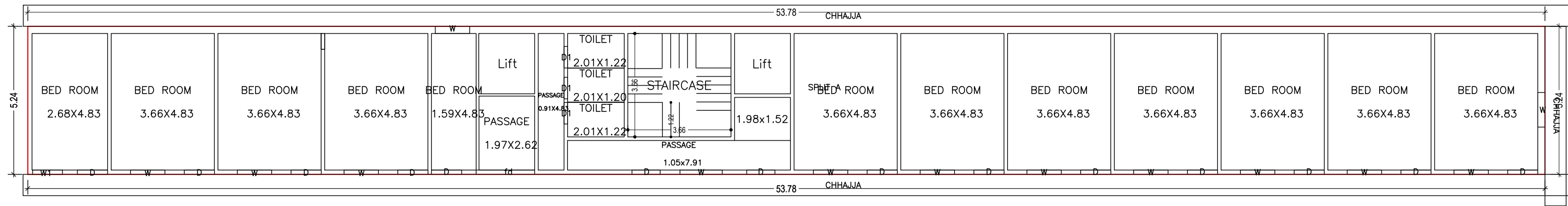
SITE PLAN

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO. - 1.0.64	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: GARHWA	Plot SubUse: Mixed	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0039/W20/2022	Plot/SubPlot No: 1244,1245,1246	
Application Type: General Proposal	North: Plot No. - 1261	
Project Type: Building Permission	South: Plot No. - 1246	
Nature of Development: New	East: Road Width - 7	
Location of Development Area: New Area	West: Plot No. - 1245	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	774.75
Deduction for NetPlot Area		
Surrender Free of Cost		2.38
Total		2.38
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	772.37
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		2.38
Common Plot		107.48
Total		109.86
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	664.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	772.37
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	774.75
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		463.42
Proposed Coverage Area (36.48 %)		281.74
Total Prop. Coverage Area (36.48 %)		281.74
Balance coverage area (23.52 %)		181.68
FAR CHECK		
Plam. FAR Area (2.000)		1549.50
Total Perm. FAR area		1549.50
Residential FAR		819.86
Commercial FAR		281.74
Proposed FAR Area		1107.60
Total Proposed FAR Area		1107.60
Consumed FAR (Factor)		1.42
Balance FAR Area		447.90
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1126.96
ARCHITECT (Regd)		RAHUL KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		RITESH KUMAR TIWARI
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/0003/2020			

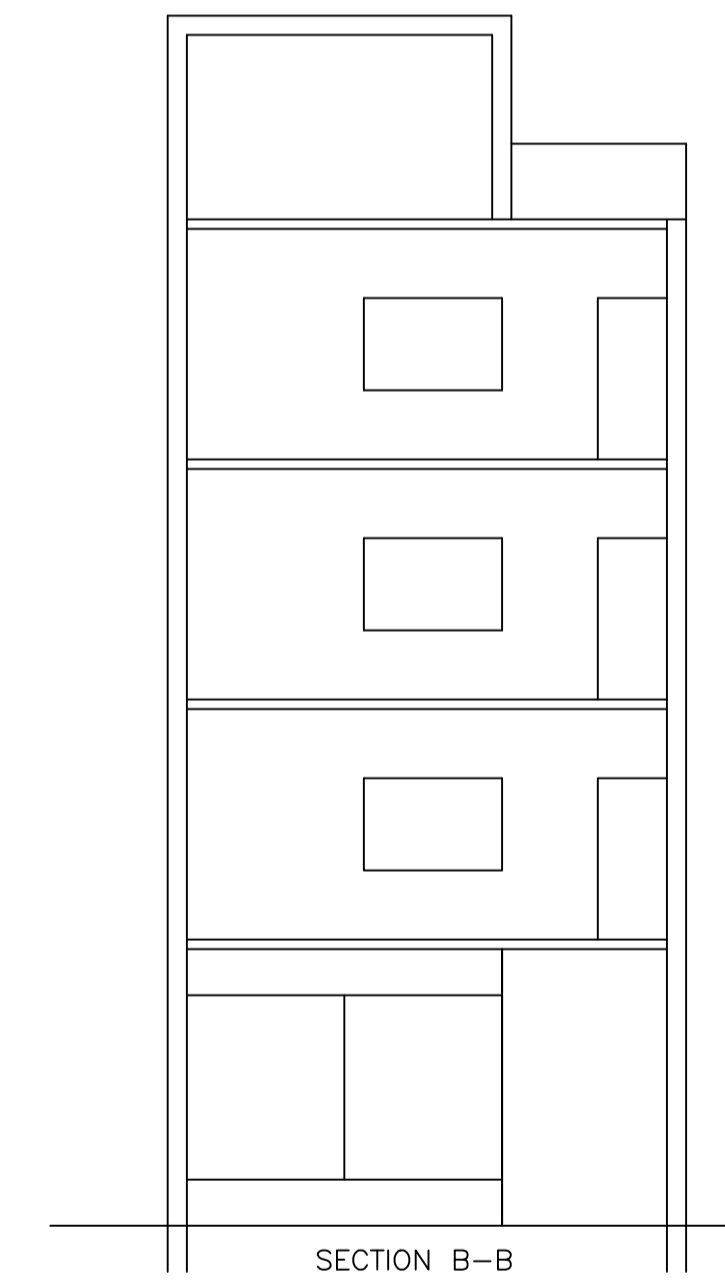
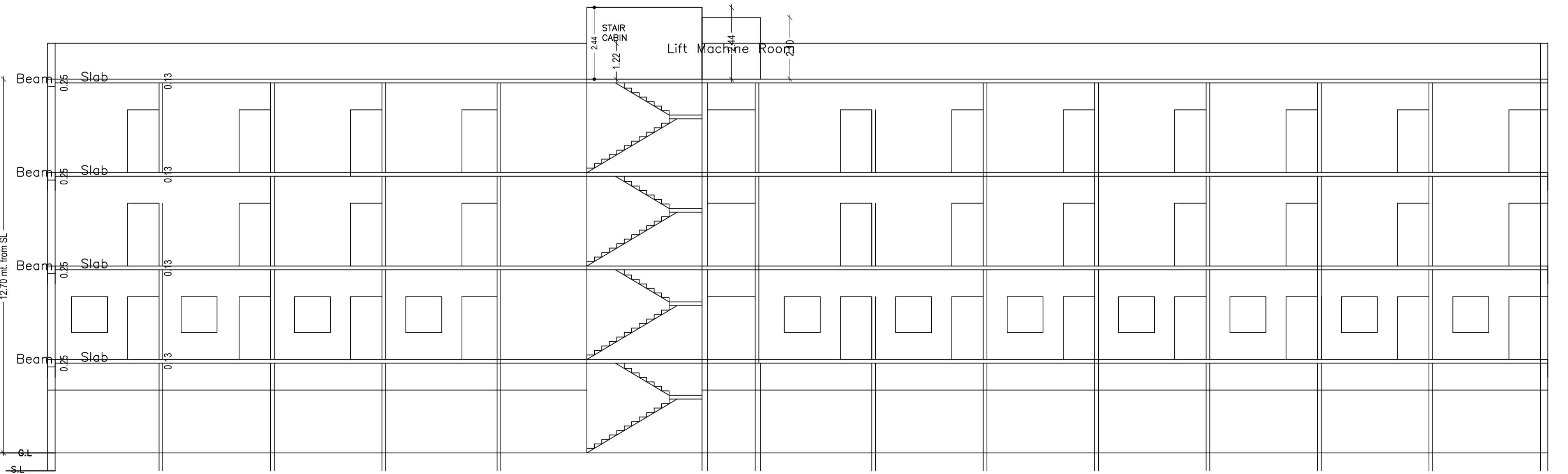
Proposal Basic Information

Proposal File No.	GNPC/BP/0039/W20/2022
Owner Name	RITESH KUMAR TIWARI
Khata No	231
Plot No	1244,1245,1246
Village Name	Tandwa
Use	Mixed
SubUse	Mixed



Building :RITESH KUMAR TIWARI (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.)
		Lift	Resi.	Commercial				
Ground Floor	281.74	0.00	0.00	281.74	281.74	281.74	03	
First Floor	281.74	8.45	273.29	0.00	273.29	273.29	01	
Second Floor	281.74	8.45	273.29	0.00	273.29	273.29	00	
Third Floor	281.74	8.45	273.29	0.00	273.29	273.29	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1126.96	25.35	819.87	281.74	1101.61	1101.61	04	
Total Number of Same Buildings	1							
Total :	1126.96	25.35	819.87	281.74	1101.61	1101.61	04	



Buildingwise Floor FAR Details

Floor Name	Building Name		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	281.74	281.74	281.74	281.74
First Floor	281.74	273.29	281.74	273.29
Second Floor	281.74	273.29	281.74	273.29
Third Floor	281.74	273.29	281.74	273.29
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1126.96	1101.61	1126.96	1101.61

COLOR INDEX

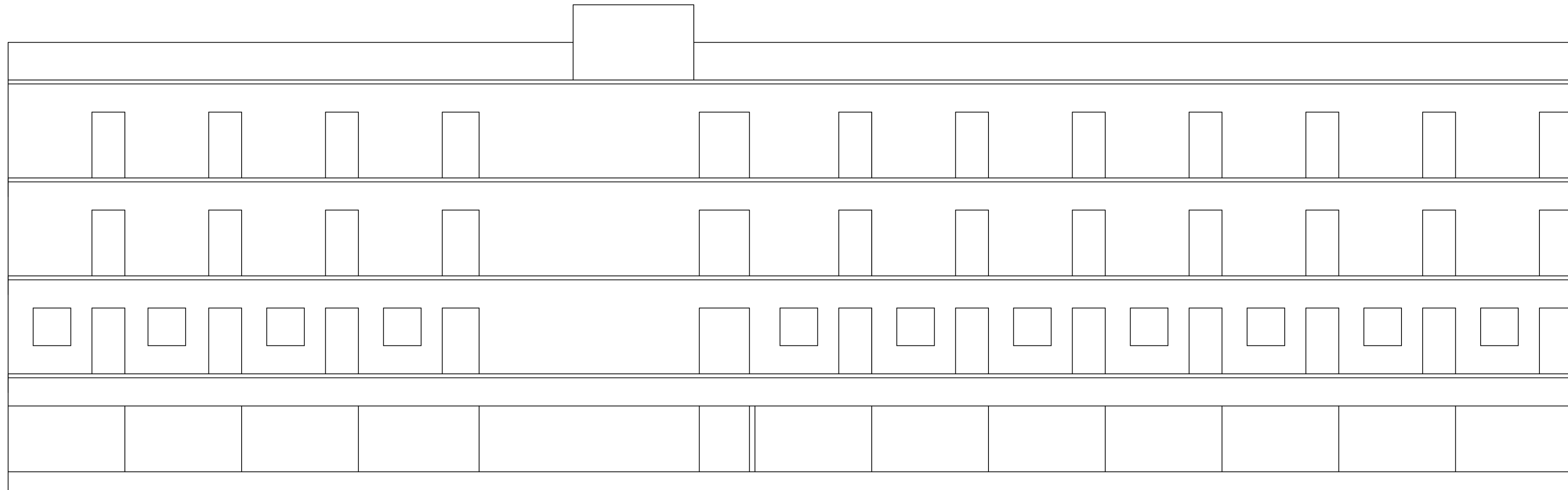
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

Building USE/SUBUSE Details

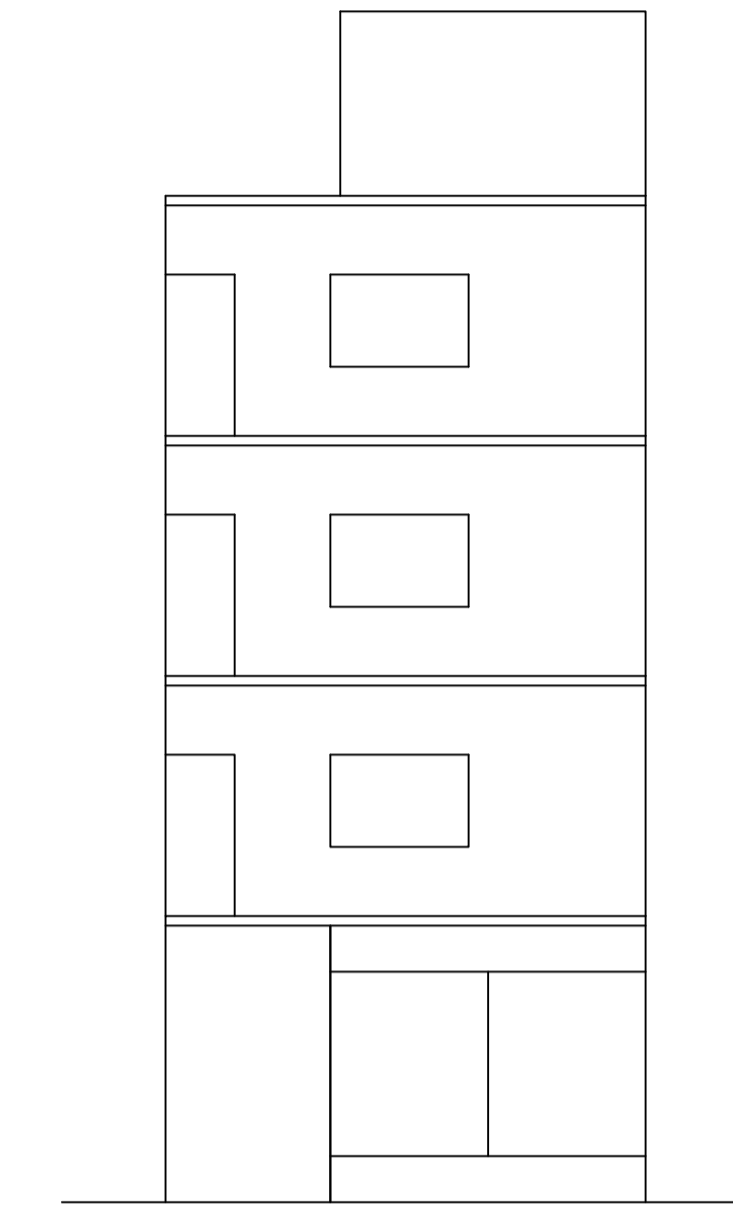
Building Name	Building Use	Building SubUse	Building Structure
RITESH KUMAR TIWARI (A BUILDING)	Commercial	Other Commercial Building	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/0003/2020			

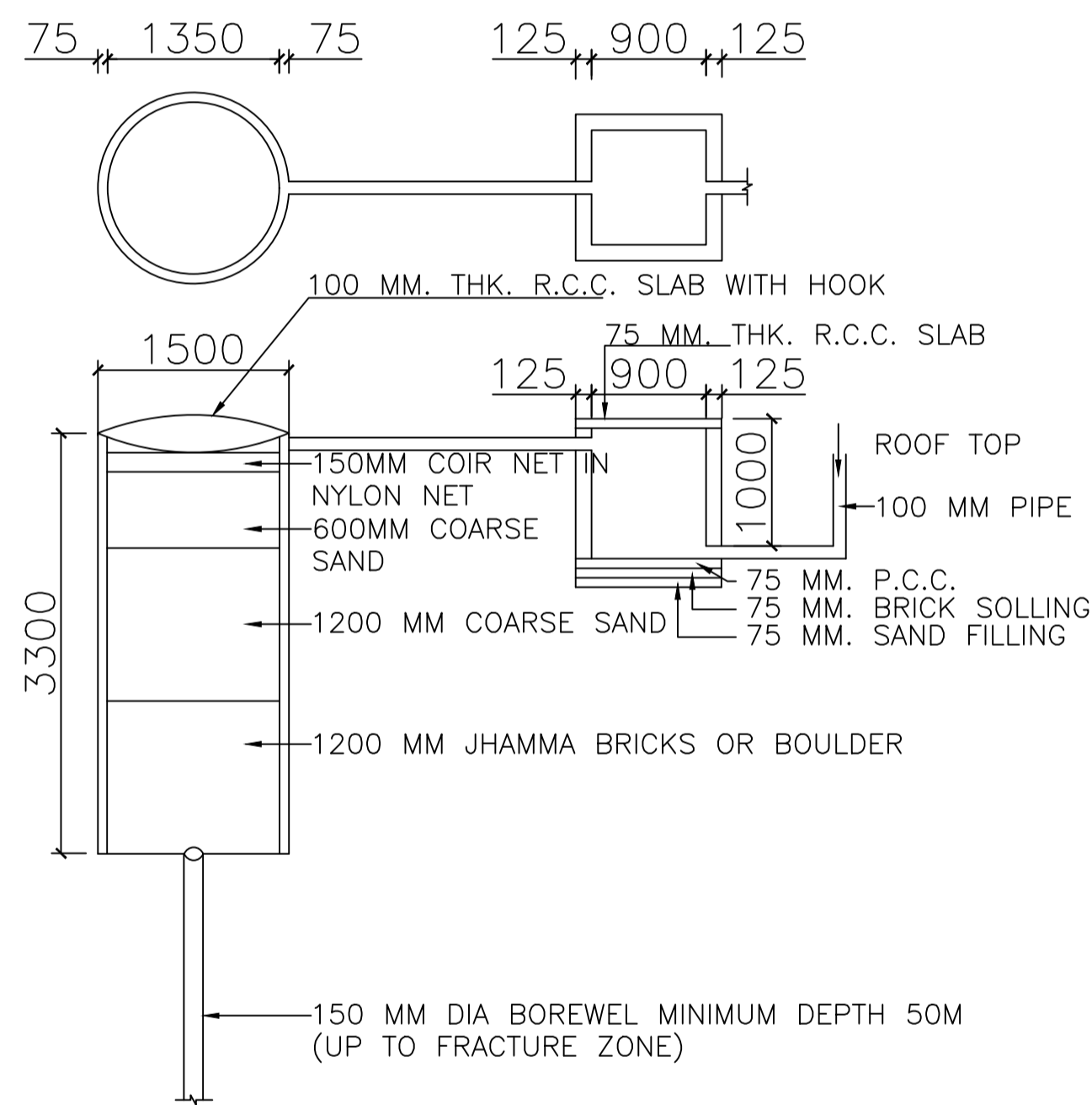
Proposal Basic Information	
Proposal File No.	GNPC/BP/0039/W20/2022
Owner Name	RITESH KUMAR TIWARI
Khata No	231
Plot No	1244,1245,1246
Village Name	Tandwa
Use	Mixed
SubUse	Mixed



SIDE ELEVATION

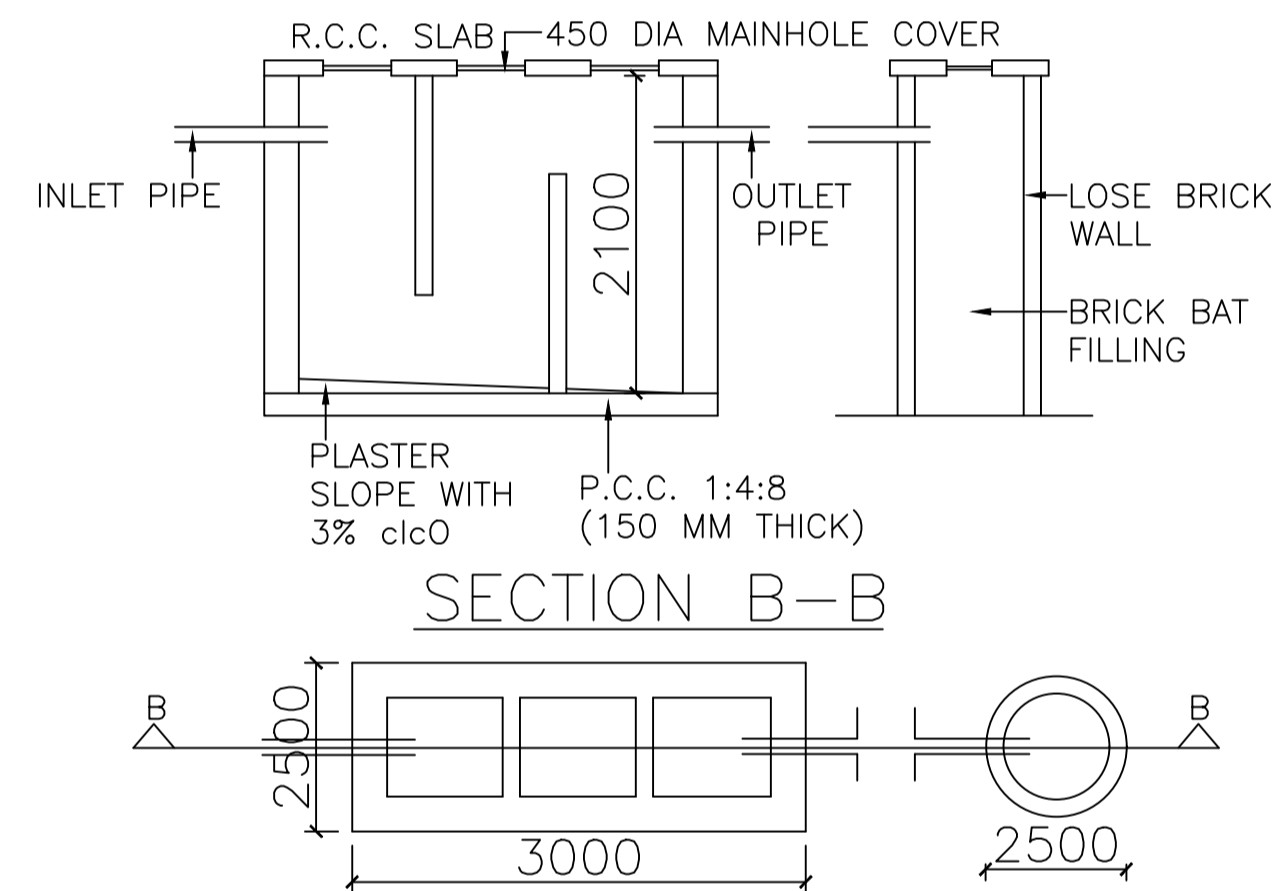


FRONT ELEVATION



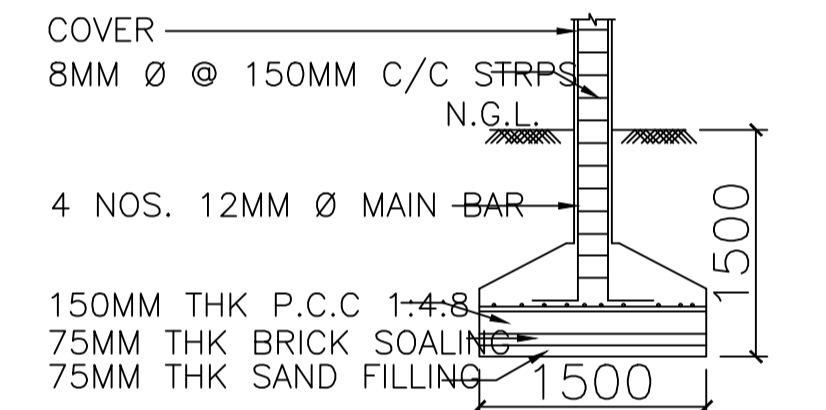
DETAIL OF GROUND WATER RECHARGE PIT WITH SILT TANK

Rain Water Storage Tank Detail



DETAIL OF SEPTIC TANK & SOAKPIT

Septic Tank Detail



SECTION A-A

DETAIL OF FOUNDATION

Structure Detail

UnitBUA Table for Building :RITESH KUMAR TIWARI (A BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT a	SHOP	97.75	97.70	11	3
	SPLIT a	SHOP	3.84	3.82	1	
FIRST FLOOR PLAN	SPLIT A	SHOP	132.89	132.86	9	1
	SPLIT A	FLAT	702.17	701.96	18	
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	18	0
THIRD FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	18	0
Total:			936.65	936.33	75	4

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RITESH KUMAR TIWARI (A BUILDING)	D1	0.76	2.10	12
RITESH KUMAR TIWARI (A BUILDING)	D2	0.91	2.10	01
RITESH KUMAR TIWARI (A BUILDING)	D	1.00	2.10	06
RITESH KUMAR TIWARI (A BUILDING)	D	1.07	2.10	36
RITESH KUMAR TIWARI (A BUILDING)	RS1	1.98	2.10	01
RITESH KUMAR TIWARI (A BUILDING)	td	2.07	2.10	03
RITESH KUMAR TIWARI (A BUILDING)	RS	3.52	2.10	01
RITESH KUMAR TIWARI (A BUILDING)	RS	3.66	2.10	11
RITESH KUMAR TIWARI (A BUILDING)	RS	3.84	2.10	01
RITESH KUMAR TIWARI (A BUILDING)	td	5.00	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RITESH KUMAR TIWARI (A BUILDING)	V	0.60	1.20	15
RITESH KUMAR TIWARI (A BUILDING)	W1	0.92	1.20	01
RITESH KUMAR TIWARI (A BUILDING)	W1	1.06	1.20	02
RITESH KUMAR TIWARI (A BUILDING)	W	1.22	1.20	36
RITESH KUMAR TIWARI (A BUILDING)	W	1.50	1.20	03

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.	
RITESH KUMAR TIWARI (A BUILDING)	Commercial	Other Commercial Building	>0	200	259.91	1	1	-	-	-	-	-
			>0	200	259.91	-	-	-	-	-	1	3
	Mixed	Mixed	>0	1	1.00	1	1	-	-	-	-	-
			>0	1	1.00	-	-	1	1	-	-	-
Total :			-	-	-	2	2	-	1	1	3	4

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	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Total	3	33.50	6	45.50

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Resi.	Commercial	Commercial			
RITESH KUMAR TIWARI (A BUILDING)	1	1126.96	25.35	819.87	281.74	1101.61	1101.61	04	
Grand Total :	1	1126.96	25.35	819.87	281.74	1101.61	1101.61	04	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/0003/2020			