

Proposal Basic Information	
Proposal File No.	GNPC/BP/0036/W20/2022
Owner Name	RAJIV KUMAR
Khata No	29,54
Plot No	1239,1240,1238
Village Name	Tandwa
Use	Commercial
SubUse	Other Commercial Building

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.64
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Other Commercial Building	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0036/W20/2022	PlotSubPlot No: 1239,1240,1238	
Application Type: General Proposal	North: Plot No. - 1242	
Project Type: Building Permission	South: Plot No. - 1230	
Nature of Development: New	East: Road Width - 4	
Location of Development Area: New Area	West: Plot No. - 1238	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1319.70
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1319.70
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		208.31
Total		208.31
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1111.39
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1319.70
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1319.70
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		659.85
Proposed Coverage Area (21.68 %)		286.12
Total Prop. Coverage Area (21.68 %)		286.12
Balance coverage area (28.32 %)		373.73
FAR CHECK		
Perm. FAR Area (2.000)		2639.40
Total Perm. FAR area		2639.40
Commercial FAR		862.97
Proposed FAR Area		862.97
Total Proposed FAR Area		862.97
Consumed FAR (Factor)		0.65
Balance FAR Area		1776.43
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		880.33
ARCHITECT (Regd)	RAHUL KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAJIV KUMAR	
DEVELOPMENT AUTHORITY		LOCAL BODY

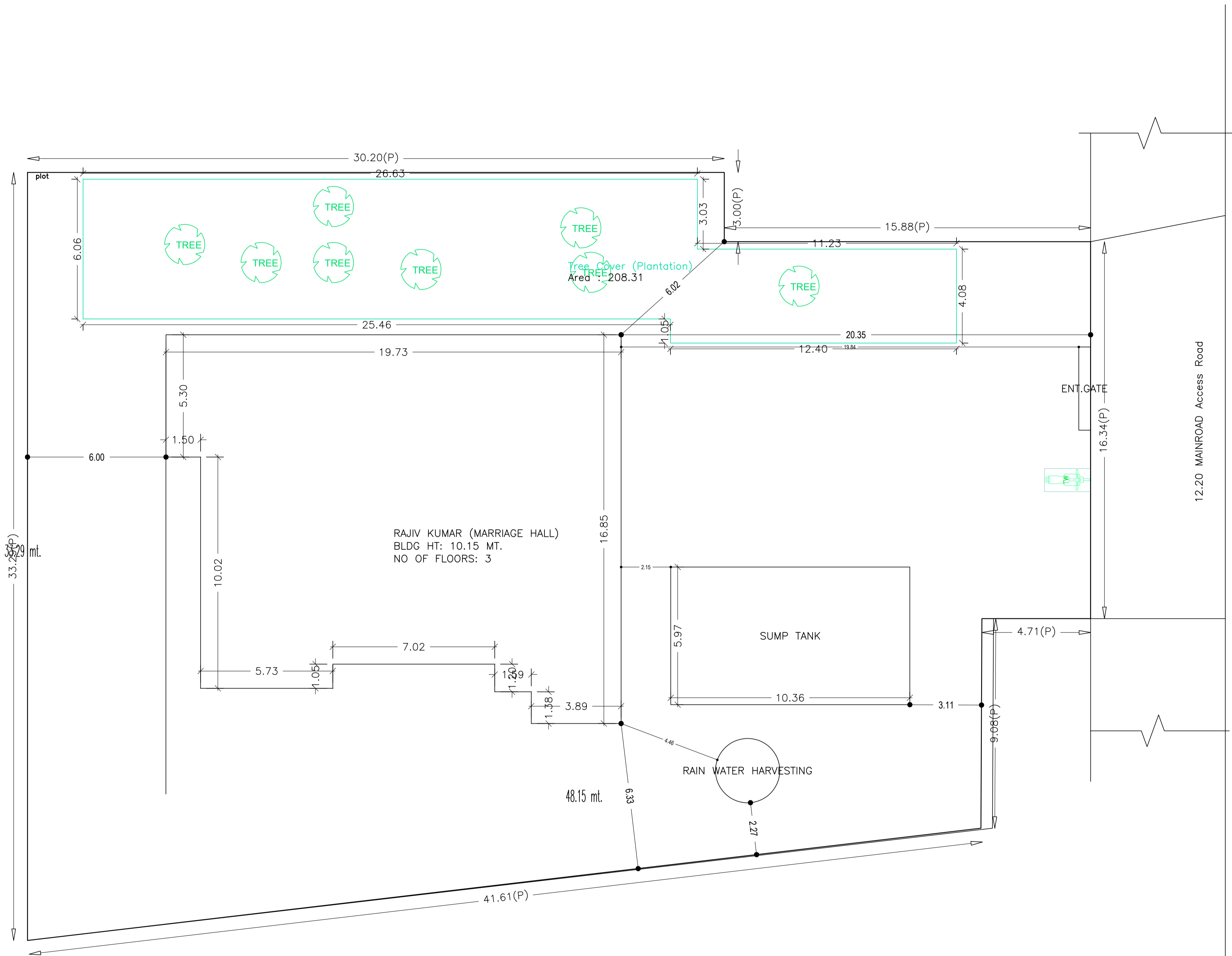
COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

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	286.12	286.12	286.12	286.12
First Floor	286.15	282.53	286.15	282.53
Second Floor	308.06	294.33	308.06	294.33
Terrace Floor	0.00	0.00	0.00	0.00
Total	880.33	862.98	880.33	862.98

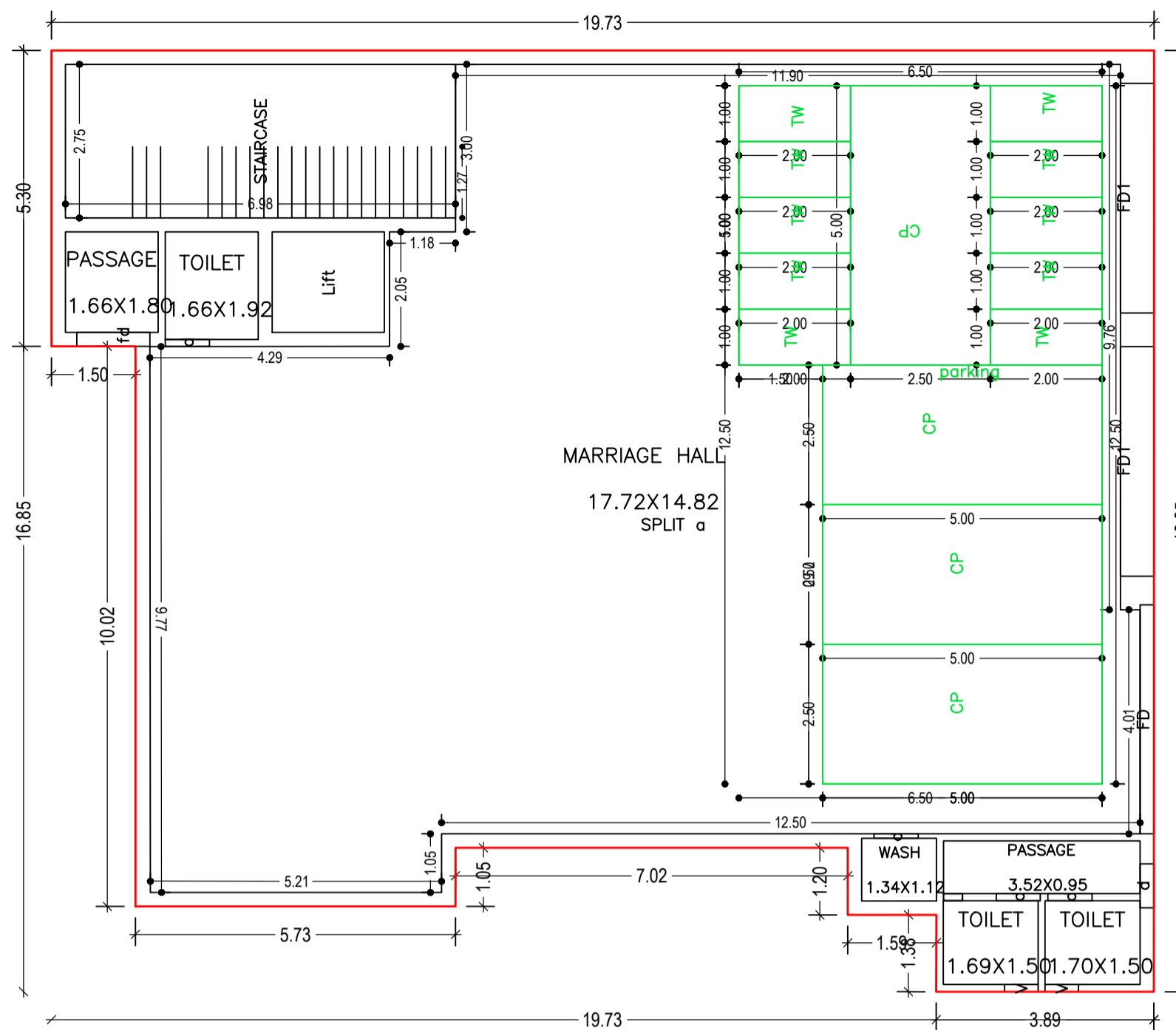
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
RAJIV KUMAR (MARRIAGE HALL)	Commercial	Other Commercial Building	Non-Highrise

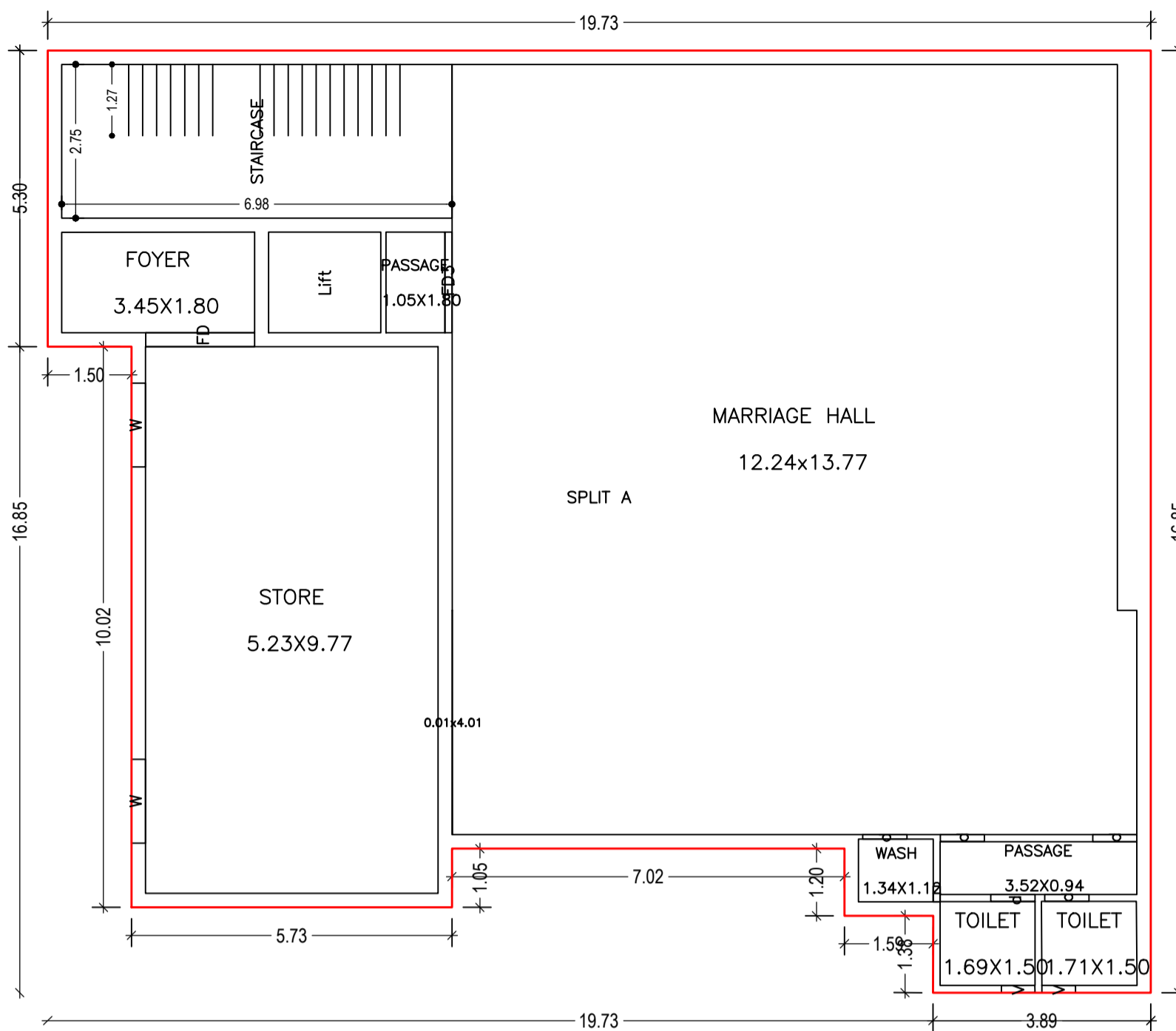


SITE PLAN

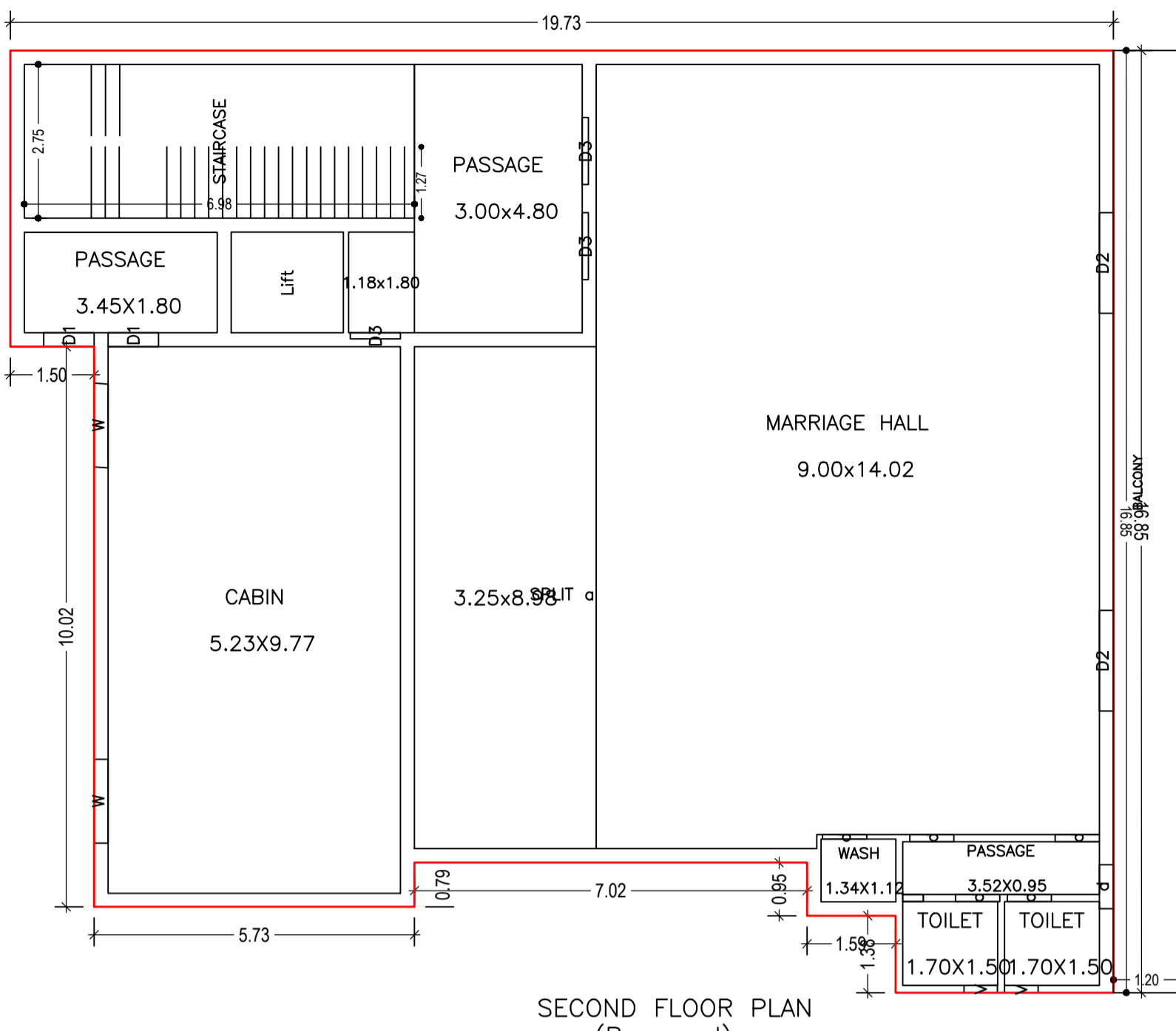
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/0003/2020			



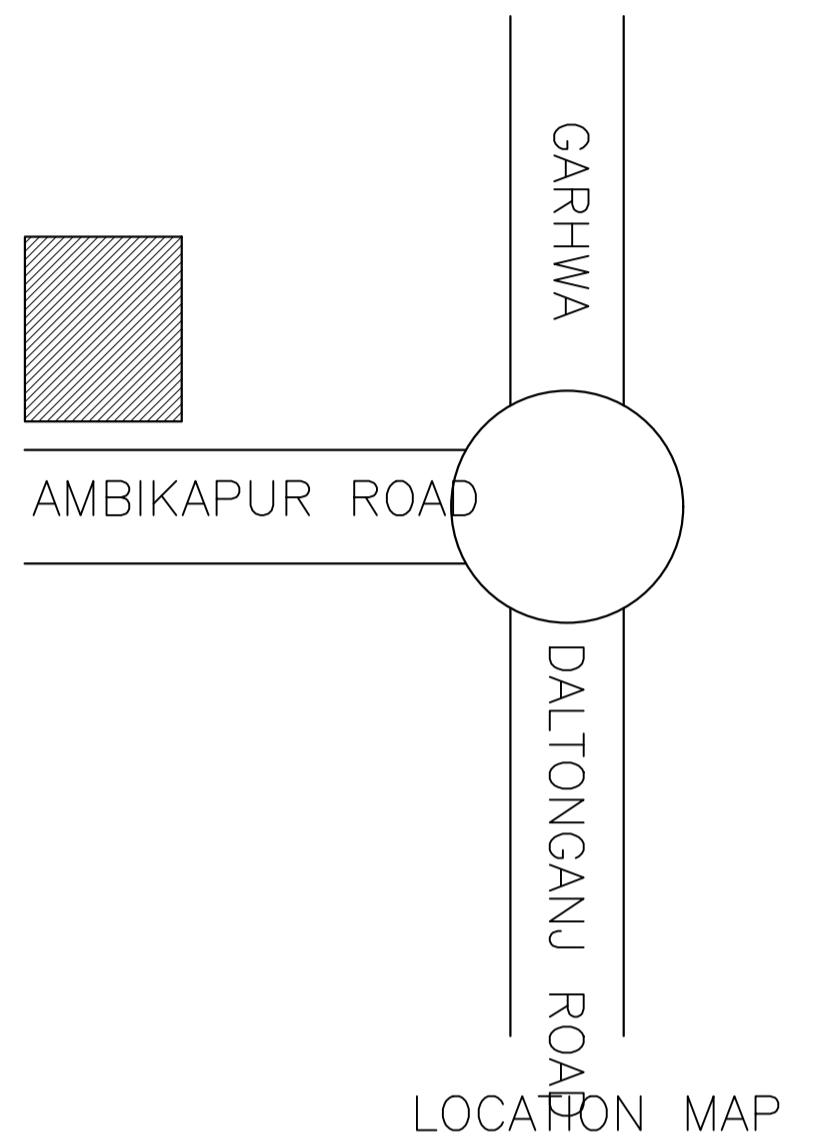
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



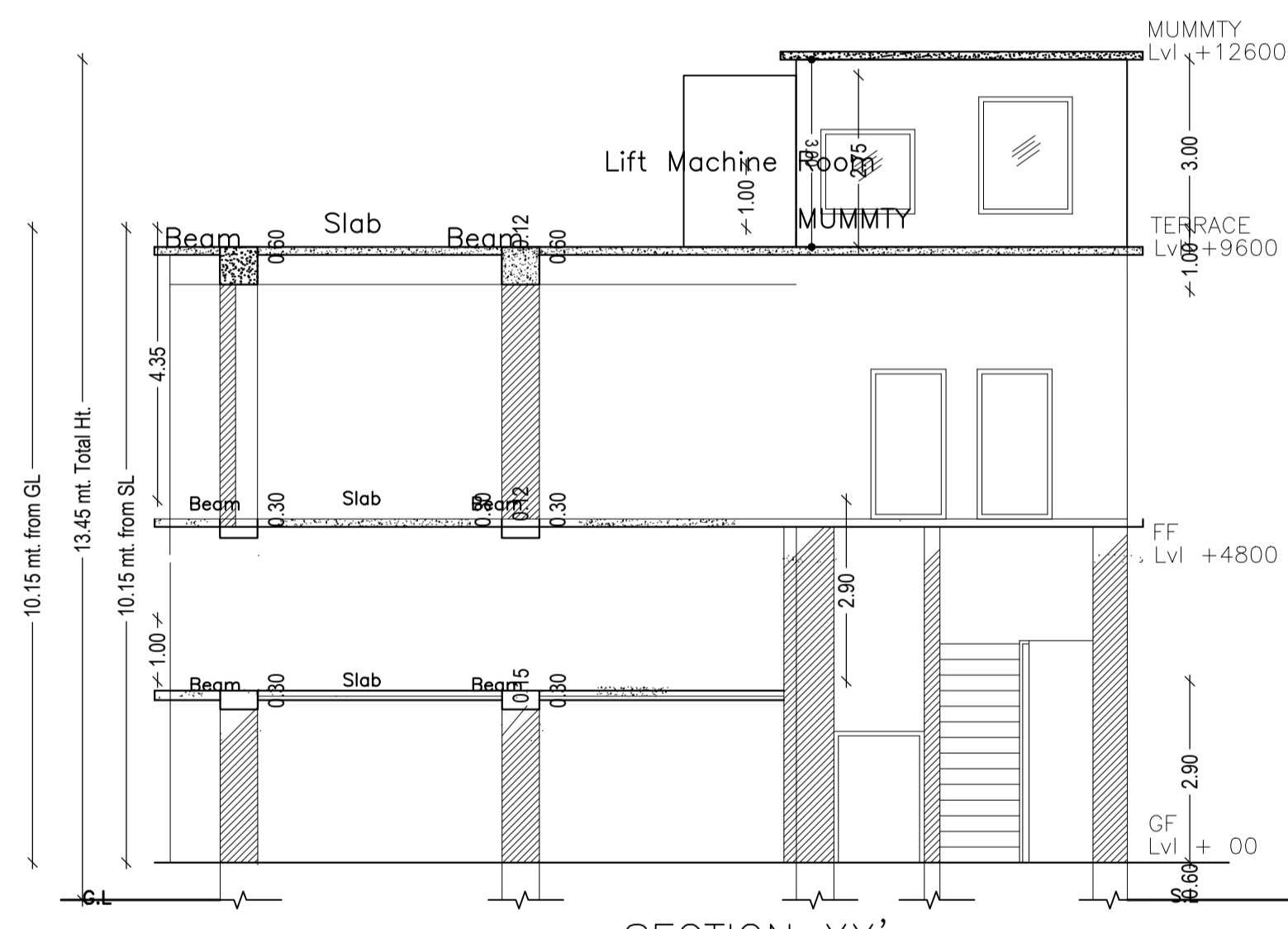
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



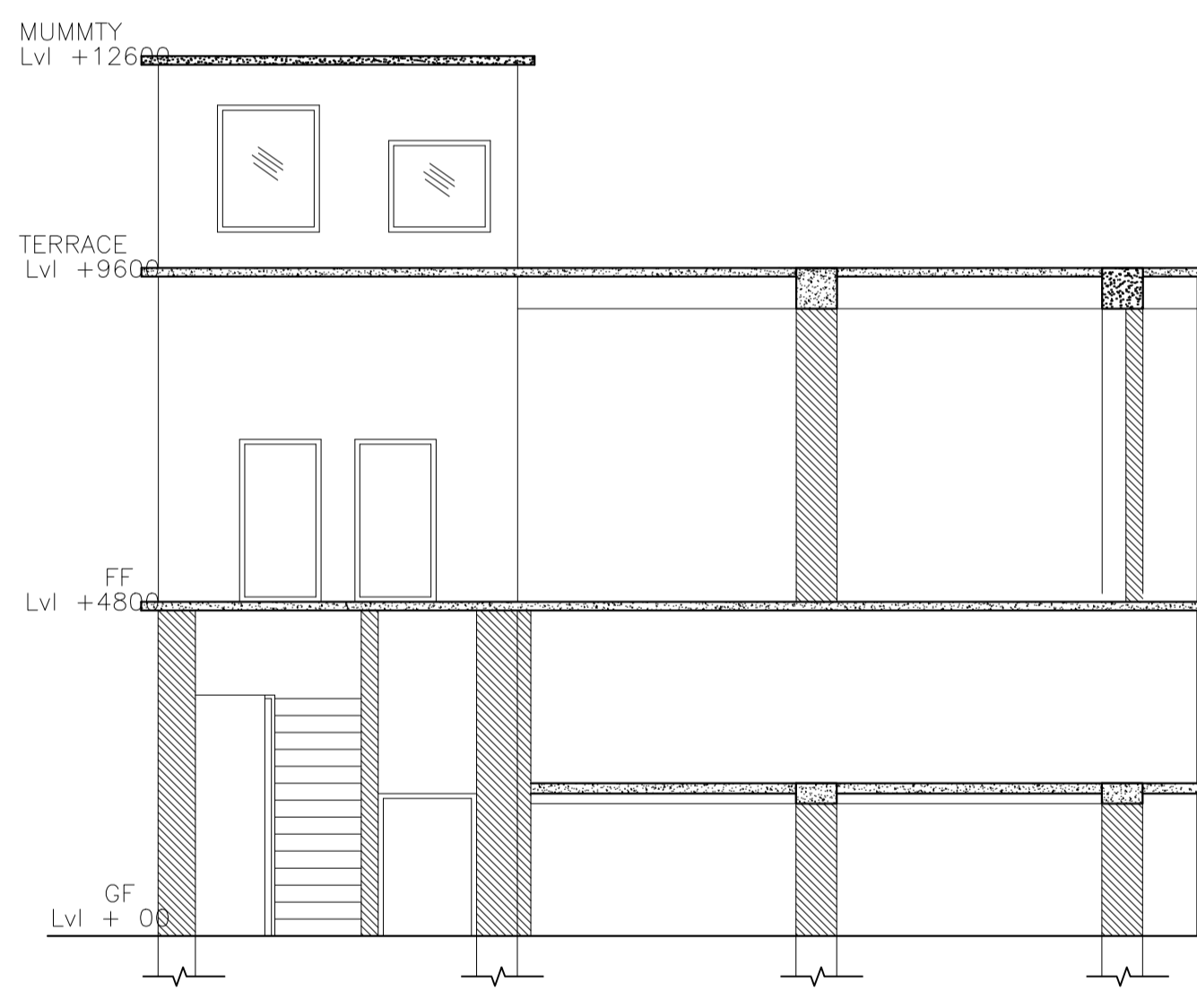
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



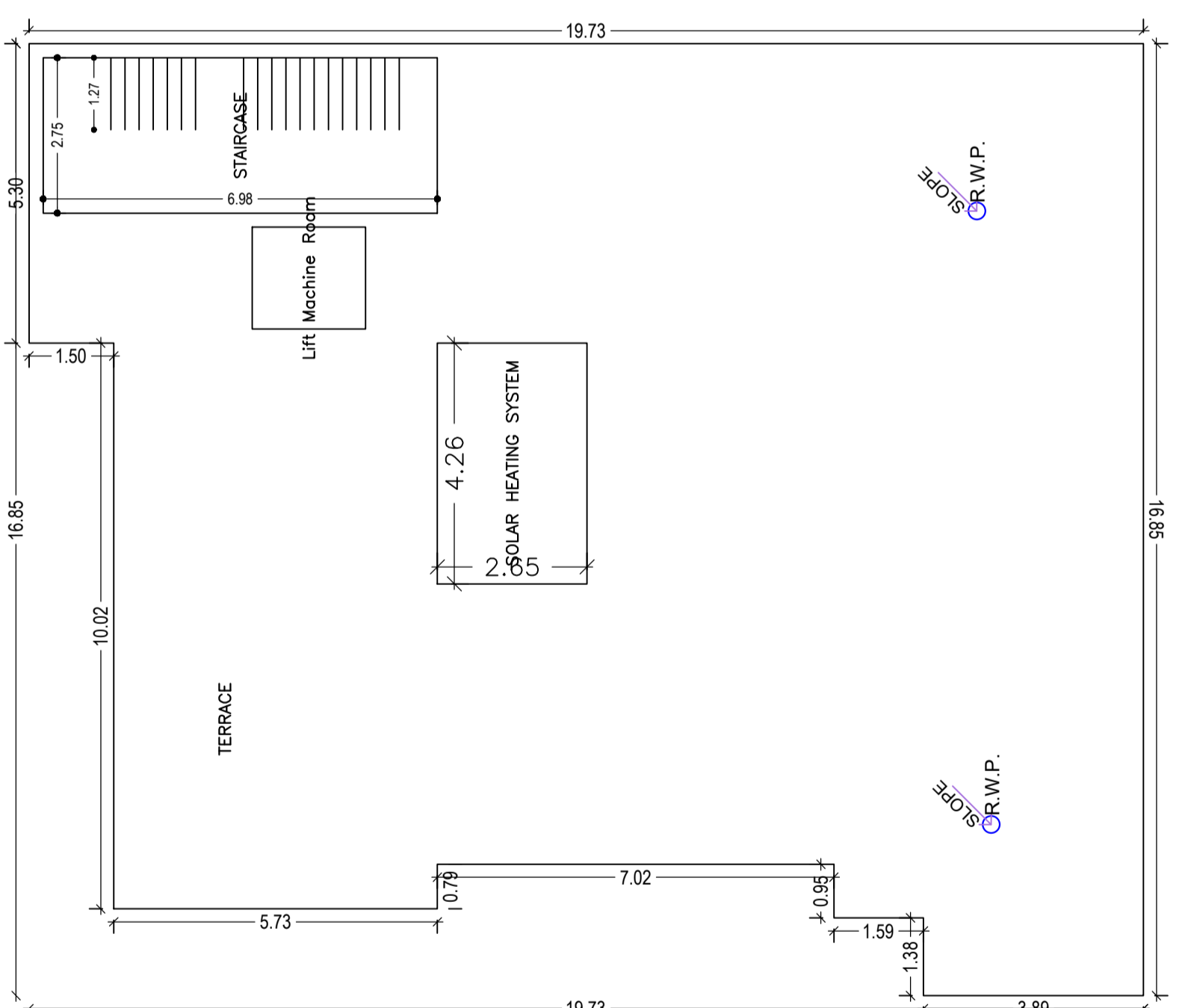
LOCATION MAP



SECTION XX'



SECTION YY'



TERRACE FLOOR PLAN (SCALE 1:100)

Building :RAJIV KUMAR (MARRIAGE HALL)

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	Balcony				
Ground Floor	286.12	0.00	0.00	286.12	286.12	286.12	01
First Floor	286.15	3.62	0.00	282.53	282.53	282.53	01
Second Floor	308.06	3.62	10.11	294.33	294.33	294.33	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	880.33	7.24	10.11	862.97	862.98	862.98	03
Total Number of Same Buildings	1						
Total :	880.33	7.24	10.11	862.97	862.98	862.98	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RAJIV KUMAR (MARRIAGE HALL)	d	0.79	2.10	16
RAJIV KUMAR (MARRIAGE HALL)	D1	0.90	2.10	02
RAJIV KUMAR (MARRIAGE HALL)	D3	0.90	2.10	01
RAJIV KUMAR (MARRIAGE HALL)	D3	1.20	2.10	02
RAJIV KUMAR (MARRIAGE HALL)	fd	1.31	2.10	01
RAJIV KUMAR (MARRIAGE HALL)	FD3	1.80	2.10	01
RAJIV KUMAR (MARRIAGE HALL)	D2	1.80	2.10	02
RAJIV KUMAR (MARRIAGE HALL)	FD	1.95	2.10	01
RAJIV KUMAR (MARRIAGE HALL)	FD	4.10	2.10	01
RAJIV KUMAR (MARRIAGE HALL)	FD1	4.11	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
RAJIV KUMAR (MARRIAGE HALL)	V	0.60	1.20	06
RAJIV KUMAR (MARRIAGE HALL)	W	1.50	1.20	04

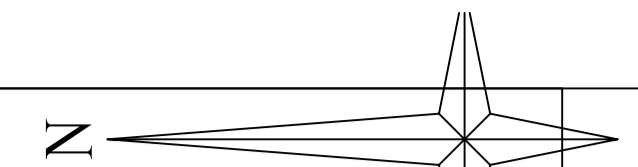
UnitBUA Table for Building :RAJIV KUMAR (MARRIAGE HALL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT a	OTHER	238.84	238.80	7	1
FIRST FLOOR PLAN	SPLIT a	OTHER	238.98	238.94	8	1
SECOND FLOOR PLAN	SPLIT a	OTHER	245.49	245.44	8	1
Total:	-	-	723.31	723.18	23	3

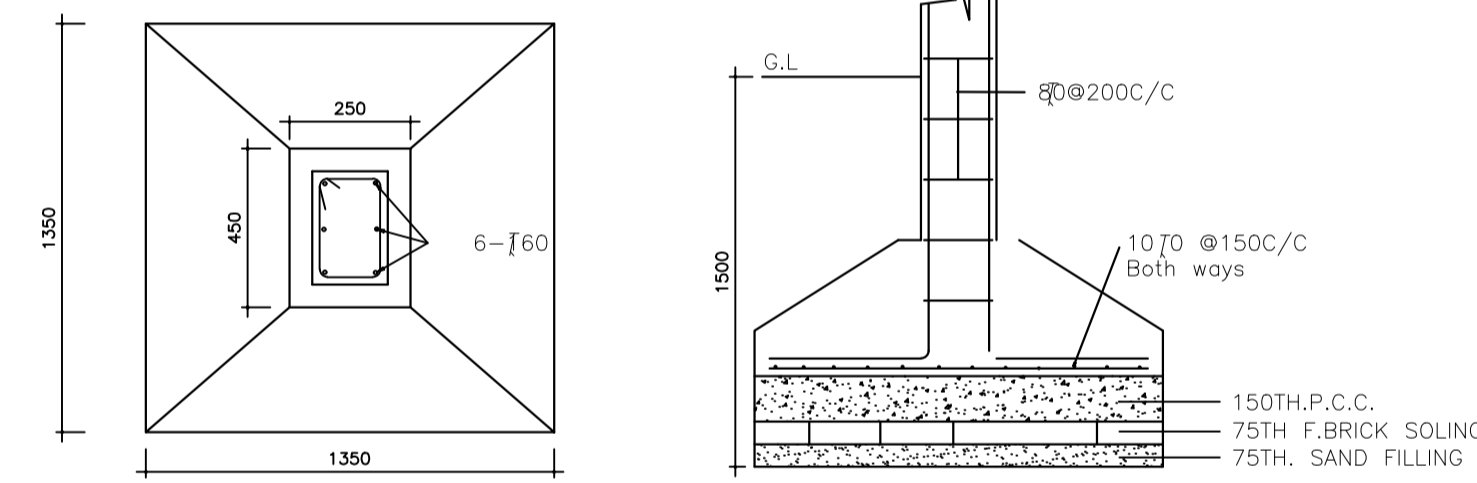
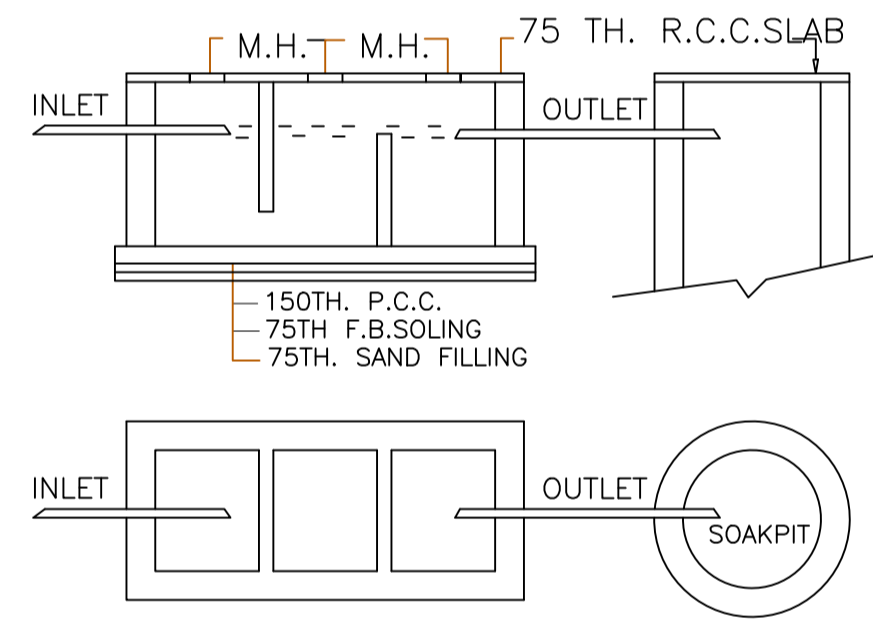
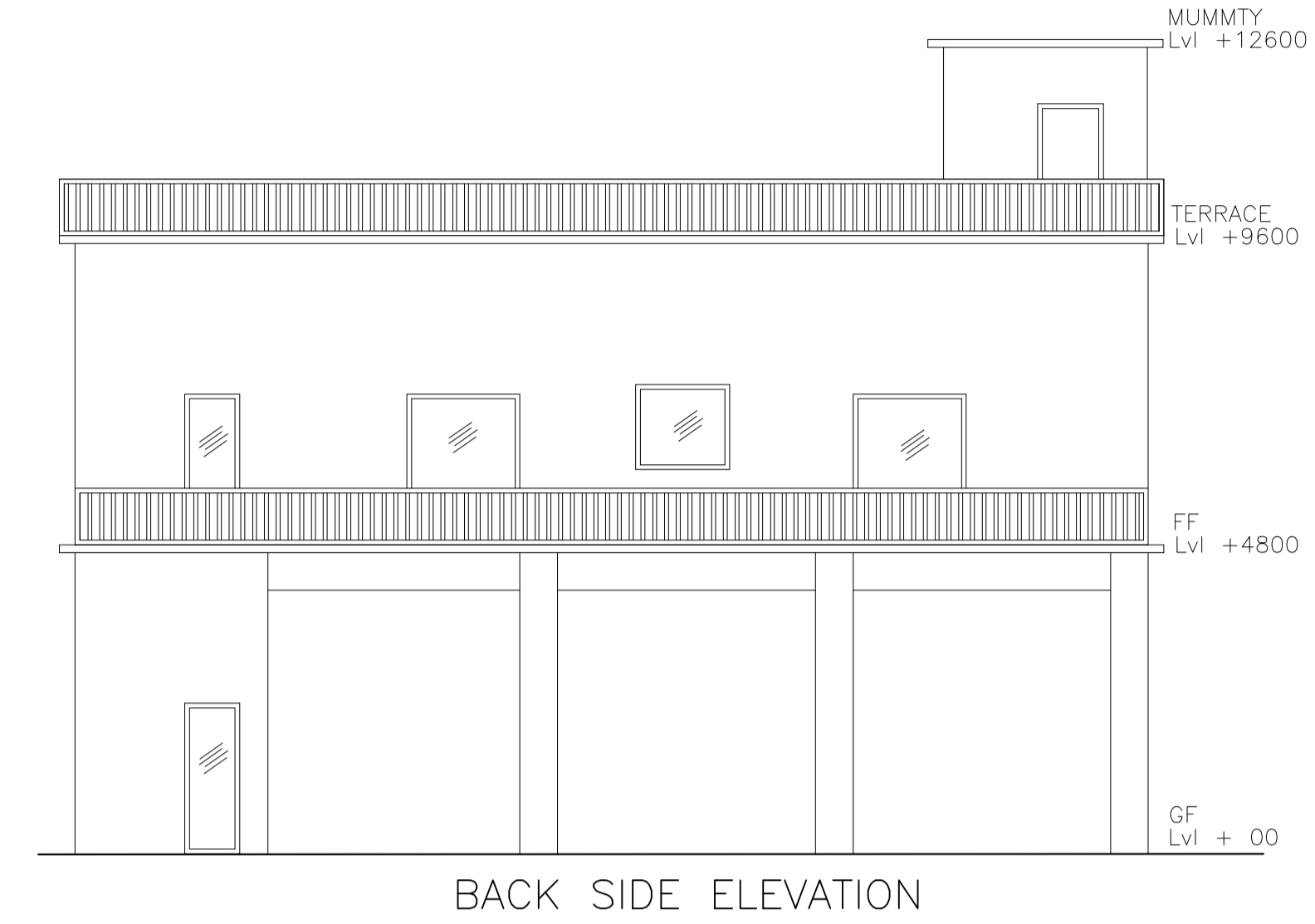
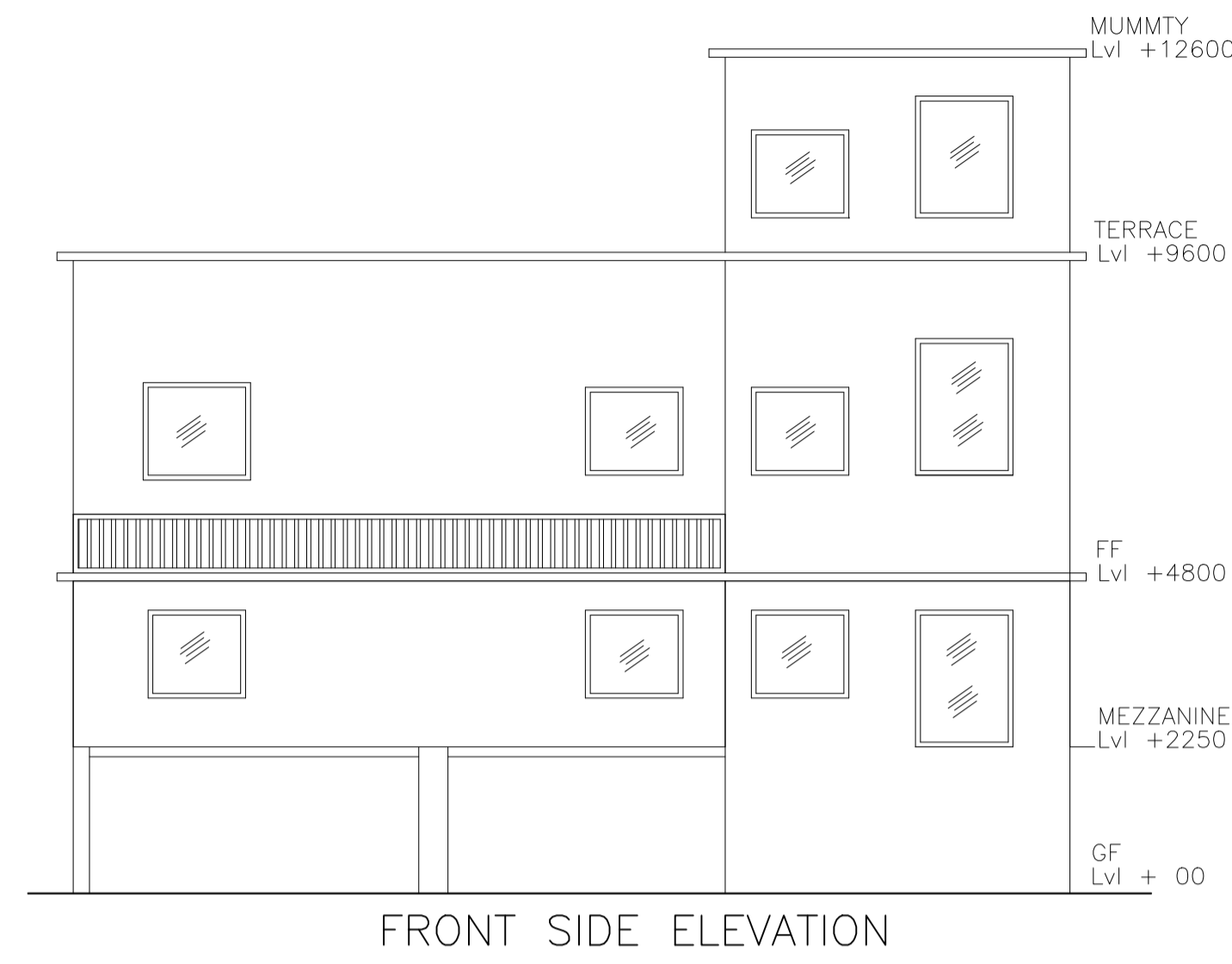
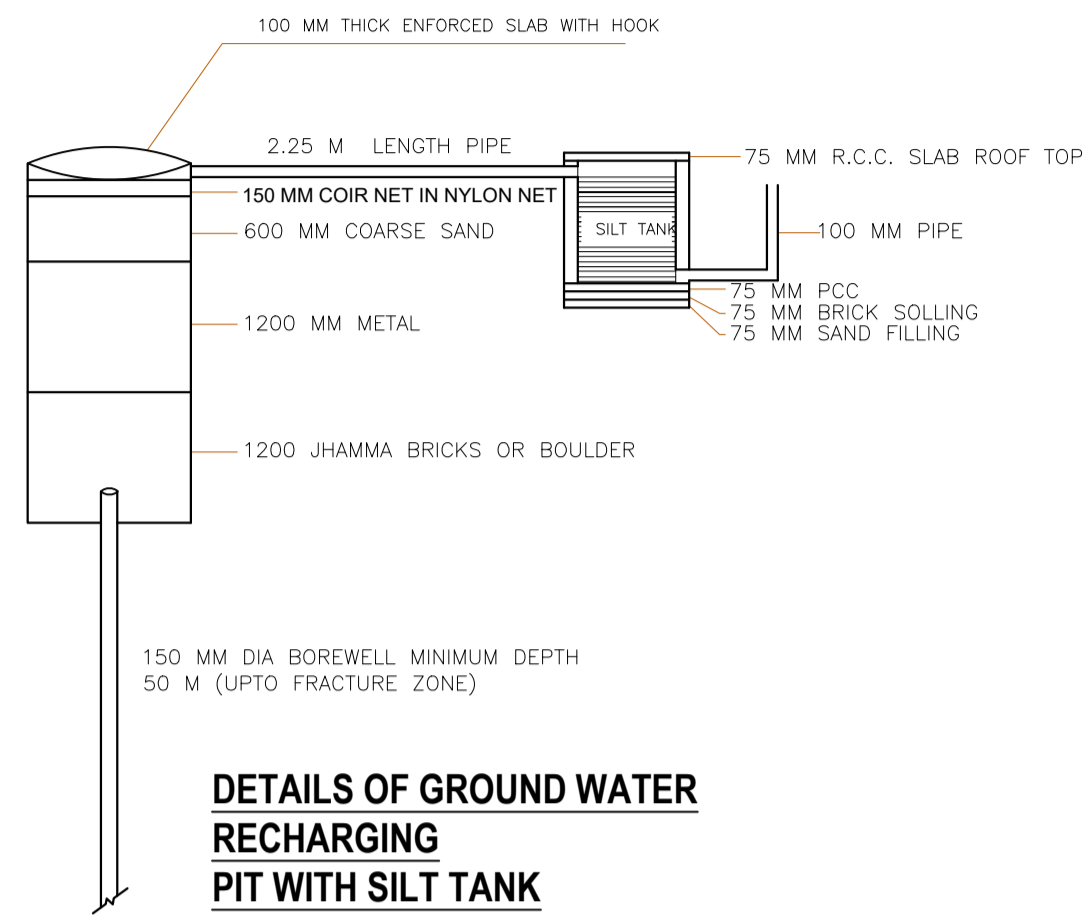
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 16.85 X 1 X 1	20.21	20.21
Total	-	-	20.21

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



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DETAIL OF SEPTIC TANK(20 USER)

DETAIL OF FOOTING & COLUMN
SCALE 1:400

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RAHUL KUMAR GNPC/ENG/0003/2020			