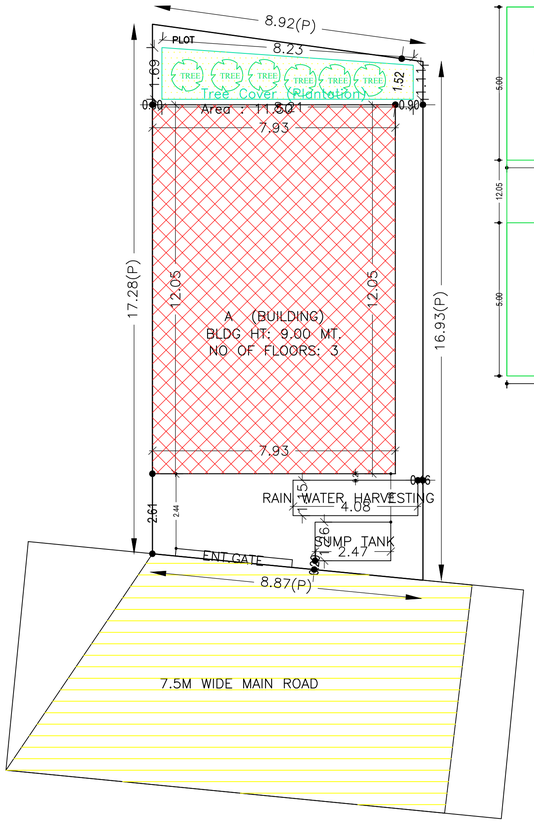
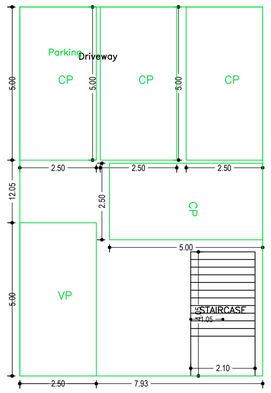
Project Title : PROPOSED G+3 RESIDENTIAL BUILDING OF SMT. MANJU DEVI, W/O SRI YASHVANT KR SINGH , PLOT NO:- 85, KHATA NO.:- 45 ,SITUATED AT:- PIPRA KALAN , P.O+P.S:- GARHWA , DIST:- GARHWA (JH)

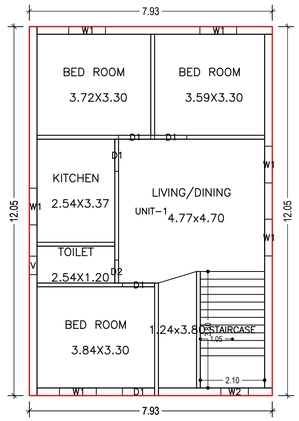
DATE	19-01-2023
SHEET NO.	1
	-



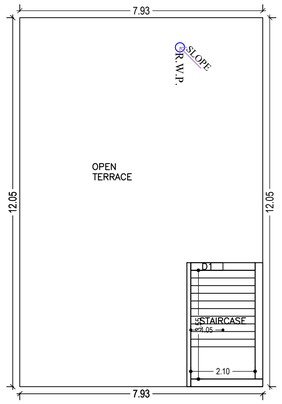
SCALE 1:100



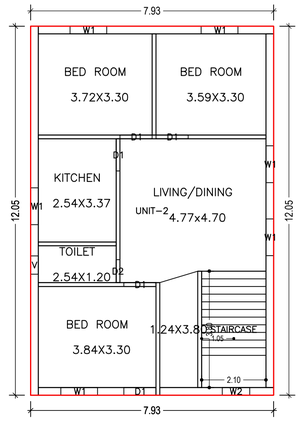
GROUND FLOOR
(SCALE 1:100)



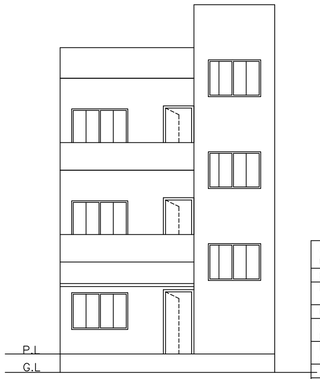
FIRST FLOOR
(Proposed)
(SCALE 1:100)



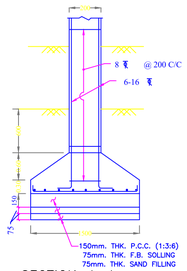
TERRACE FLOOR
(SCALE 1:100)



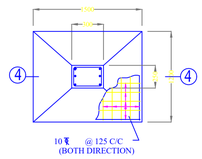
SECOND FLOOR
(Proposed)
(SCALE 1:100)



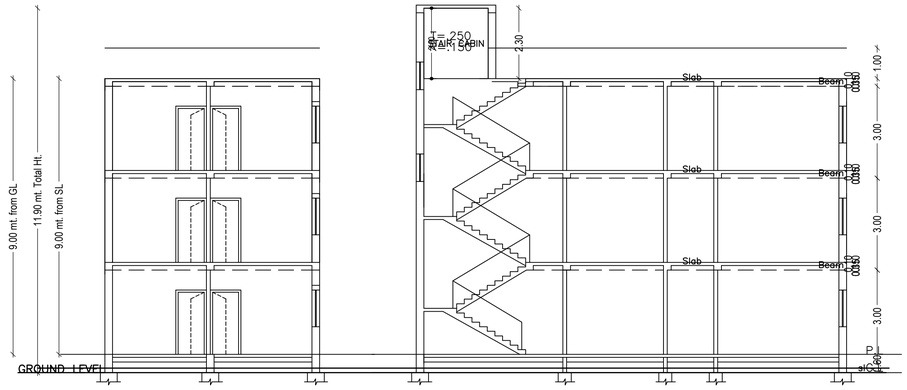
FRONT ELEVATION



SECTION 4-4

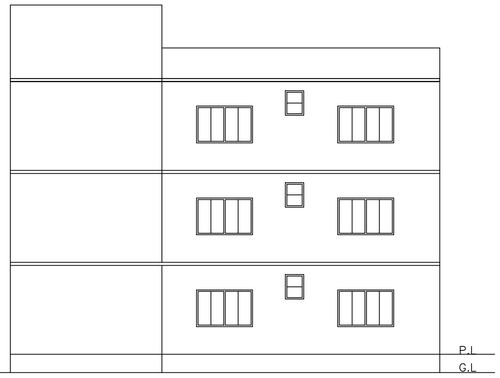


FOUNDATION PLAN
OF COLUMN

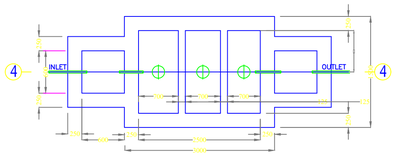


SECTION AT A-A

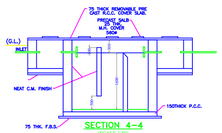
SECTION AT B-B

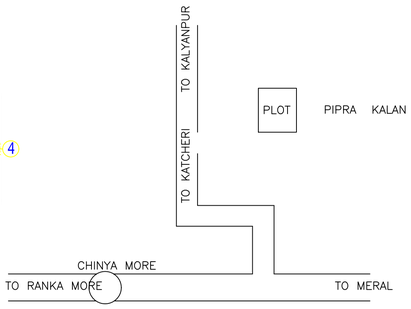


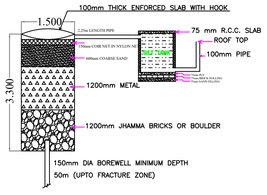
SIDE ELEVATION



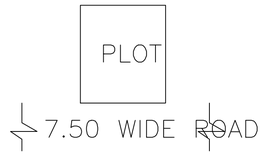
PLAN OF SEPTIC TANK
(SCALE 1:50)







RECHARGE BOREWEL



Proposal Basic Information

Proposal File No.	GNPC/BP/0064/W12/2022
Owner Name	SMT MANJU DEVI
Khata No	45
Plot No	85
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO.: 1.0.65	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: GARHWA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward_No: GNPC/BP/0064/W12/2022	Plot/SubPlot No: 85	
Application Type: General Proposal	North: Road Width - 7.5	
Project Type: Building Permission	South: Plot No. - 85	
Nature of Development: New	East: Plot No. - 85	
Location of Development Area: Old Area	West: Plot No. - 85	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	151.07
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	151.07
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		11.50
Total		11.50
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	139.57
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	151.07
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	151.07
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		105.75
Proposed Coverage Area (63.24 %)		95.54
Total Prop. Coverage Area (63.24 %)		95.54
Balance coverage area (6.76 %)		10.21
FAR CHECK		
Perm. FAR Area (2.000)		302.14
Total Perm. FAR area		302.14
Residential FAR		191.08
Proposed FAR Area		199.59
Total Proposed FAR Area		199.59
Consumed FAR (Factor)		1.32
Balance FAR Area		102.55
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		299.13
ARCHITECT (Regd)		RESHAN ALI
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SMT MANJU DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

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.		Stair			
Ground Floor	108.05	99.54		0.00		8.51	8.51	8.51	00
First Floor	95.54	0.00		95.54		0.00	95.54	95.54	01
Second Floor	95.54	0.00		95.54		0.00	95.54	95.54	01
Terrace Floor	0.00	0.00		0.00		0.00	0.00	0.00	00
Total :	299.13	99.54		191.08		8.51	199.59	199.59	02
Total Number of Same Buildings :	1								
Total :	299.13	99.54		191.08		8.51	199.59	199.59	02

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1	2	-	-	-	-
			> 0	1	2.00	-	-	-	1	1	-
	Total :		-	-	-	-	2	3	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Other Parking	-	-	-	37.04
Total	37.50		87.04	

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	108.05	8.51	108.05	8.51
First Floor	95.54	95.54	95.54	95.54
Second Floor	95.54	95.54	95.54	95.54
Terrace Floor	0.00	0.00	0.00	0.00
Total :	299.13	199.59	299.13	199.59

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	UNIT-1	FLAT	95.54	82.17	6	1
SECOND FLOOR	UNIT-2	FLAT	95.54	82.17	6	1
Total:	-	-	191.08	164.34	12	2

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D1	1.05	2.10	10

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	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.		Stair			
A (BUILDING)	1	299.13	99.54		191.08		8.51	199.59	199.59	02
Grand Total :	1	299.13	99.54		191.08		8.51	199.59	199.59	02

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

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

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.