



Proposal Basic Information

Proposal File No.	GNPC/BP/0058/W07/2022
Owner Name	SMT SAIL DEVI
Khata No	54
Plot No	193
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD

VERSION NO.: 1.0.64
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/0058/W07/2022	Plot/SubPlot No: 193
Application Type: General Proposal	North: Plot No. - 193
Project Type: Building Permission	South: Road Width - 4
Nature of Development: New	East: Plot No. - 193
Location of Development Area: Old Area	West: Plot No. - 193

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	120.18
Deduction for NetPlot Area		
Surrender Free of Cost		2.50
Total		2.50
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	117.68
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		2.50
Common Plot		19.41
Total		21.91
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	98.27
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	117.68
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	120.18

COVERAGE CHECK

Permissible Coverage area (70.00 %)	82.38
Proposed Coverage Area (63.71 %)	74.97
Total Prop. Coverage Area (63.71 %)	74.97
Balance coverage area (6.30 %)	7.41

FAR CHECK

Perm. FAR Area (1.500)	180.27
Total Perm. FAR area	180.27
Residential FAR	149.94
Proposed FAR Area	149.94
Total Proposed FAR Area	149.94
Consumed FAR (Factor)	1.25
Balance FAR Area	30.33

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	149.94
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ARCHITECT (Regd) KUMARI MEENAKSHI TIWARI
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) SMT SAIL DEVI

DEVELOPMENT AUTHORITY LOCAL BODY

Building :A(BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	74.97	74.97	74.97	74.97	01
First Floor	74.97	74.97	74.97	74.97	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	149.94	149.94	149.94	149.94	01
Total Number of Same Buildings :	1				
Total :	149.94	149.94	149.94	149.94	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(BUILDING)	D2	0.75	2.10	02
A(BUILDING)	D1	1.00	2.10	10
A(BUILDING)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(BUILDING)	V1	0.60	1.20	02
A(BUILDING)	W1	1.80	1.20	10

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	74.97	74.97	74.97	74.97
First Floor	74.97	74.97	74.97	74.97
Terrace Floor	0.00	0.00	0.00	0.00
Total :	149.94	149.94	149.94	149.94

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A(BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

UnitBUA Table for Building :A(BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT ABC	FLAT	149.94	130.20	6	1
FIRST FLOOR PLAN	SPLIT ABC	FLAT	0.00	0.00	6	0
Total	-	-	149.94	130.20	12	1

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A(BUILDING)	1	149.94	149.94	149.94	149.94	01
Grand Total :	1	149.94	149.94	149.94	149.94	01

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUMARI MEENAKSHI TIWARI GNPC/ENG/0006/2019			