

SITE PLAN

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.)	Trmnt (No.)
			Lift	Parking					
A (BUILDING)	1	1256.76	12.00	317.02	894.44	18.30	912.74	912.74	01
Grand Total	1	1256.76	12.00	317.02	894.44	18.30	912.74	912.74	01

Proposal Basic Information

Proposal File No.	GNPC/BP/0070/W12/2022
Owner Name	SMT SHOBHA DEVI
Khata No	45,48
Plot No	86,87,88,89
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD

VERSION NO.: 1.0.66
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/0070/W12/2022	PlotSubPlot No: 86,87,88,89
Application Type: General Proposal	North: Plot No. - 86
Project Type: Building Permission	South: Plot No. - 87
Nature of Development: New	East: Road Width - 6
Location of Development Area: Old Area	West: Plot No. - 88

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
Area of Plot	(A)	614.62
Deduction for NetPlot Area		
Surrender Free of Cost		6.78
Total		6.78
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	607.83
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		6.78
Common Plot		65.30
Total		72.09
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	542.53
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	607.83
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	614.62

COVERAGE CHECK

Permissible Coverage area (60.00 %)	364.70
Proposed Coverage Area (58.29 %)	354.32
Total Prop. Coverage Area (58.29 %)	354.32
Balance coverage area (1.71 %)	10.38

FAR CHECK

Perm. FAR Area (1.800)	1106.32
Total Perm. FAR area	1106.32
Residential FAR	894.43
Proposed FAR Area	912.73
Total Proposed FAR Area	912.73
Consumed FAR (Factor)	1.49
Balance FAR Area	193.59

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	1256.76
-----------------------------	---------

ARCHITECT (Regd) KUMARI MEENAKSHI TIWARI
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) SMT SHOBHA DEVI
DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

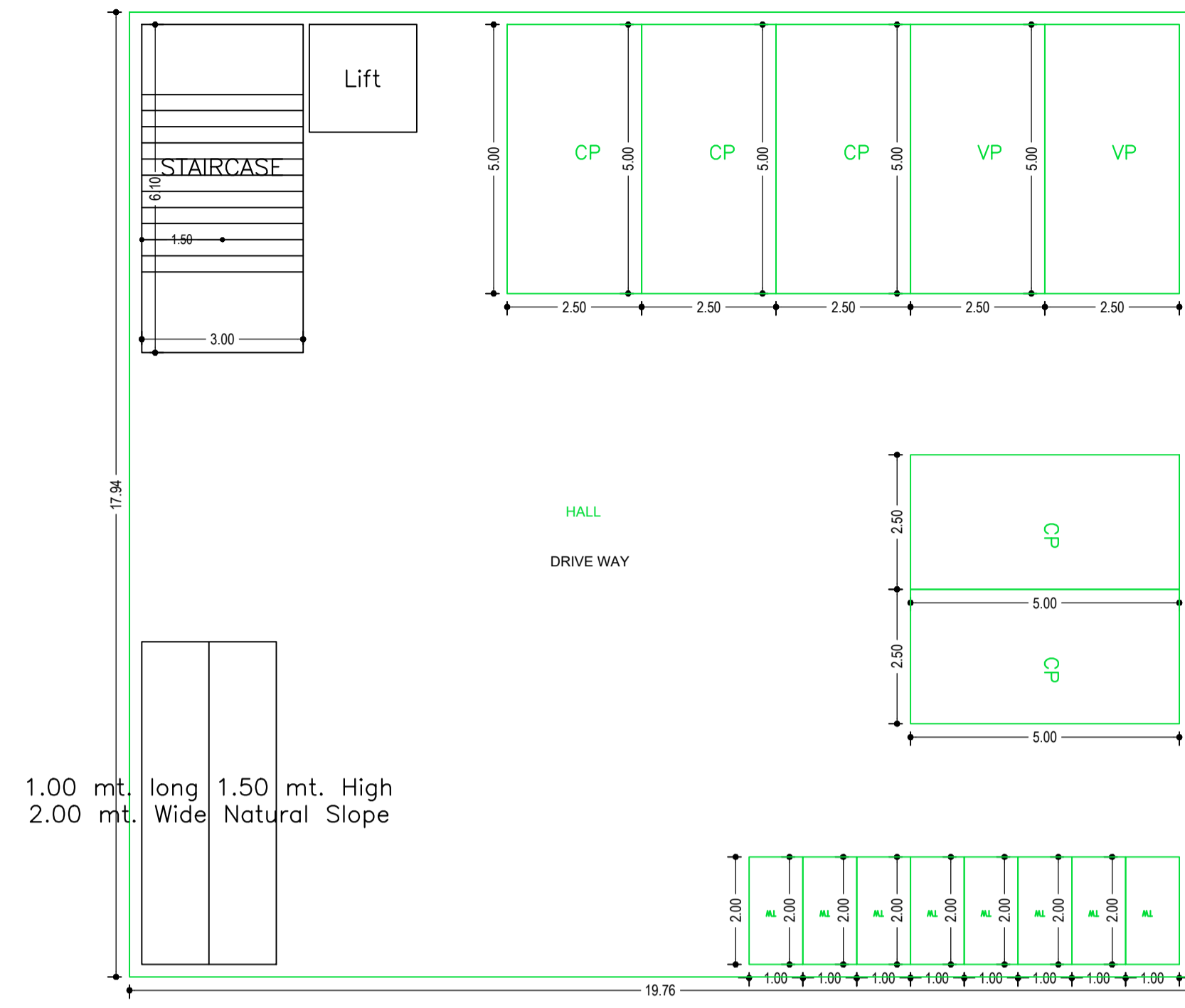
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	354.32	18.30	354.32	18.30
Ground Floor	354.32	354.32	354.32	354.32
First Floor	274.06	270.06	274.06	270.06
Second Floor	274.06	270.06	274.06	270.06
Terrace Floor	0.00	0.00	0.00	0.00
Total	1256.76	912.74	1256.76	912.74

Building USE/SUBUSE Details

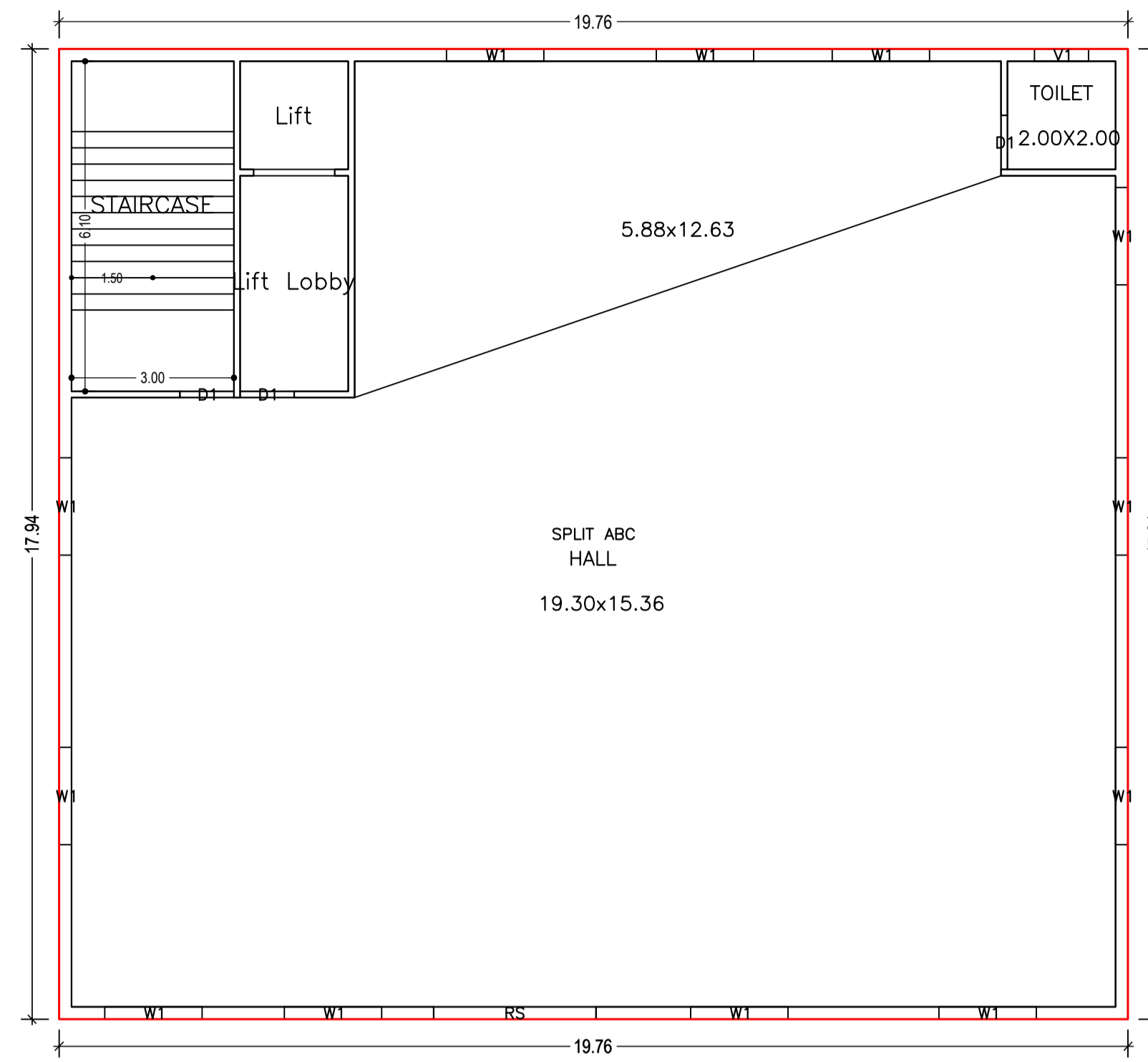
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

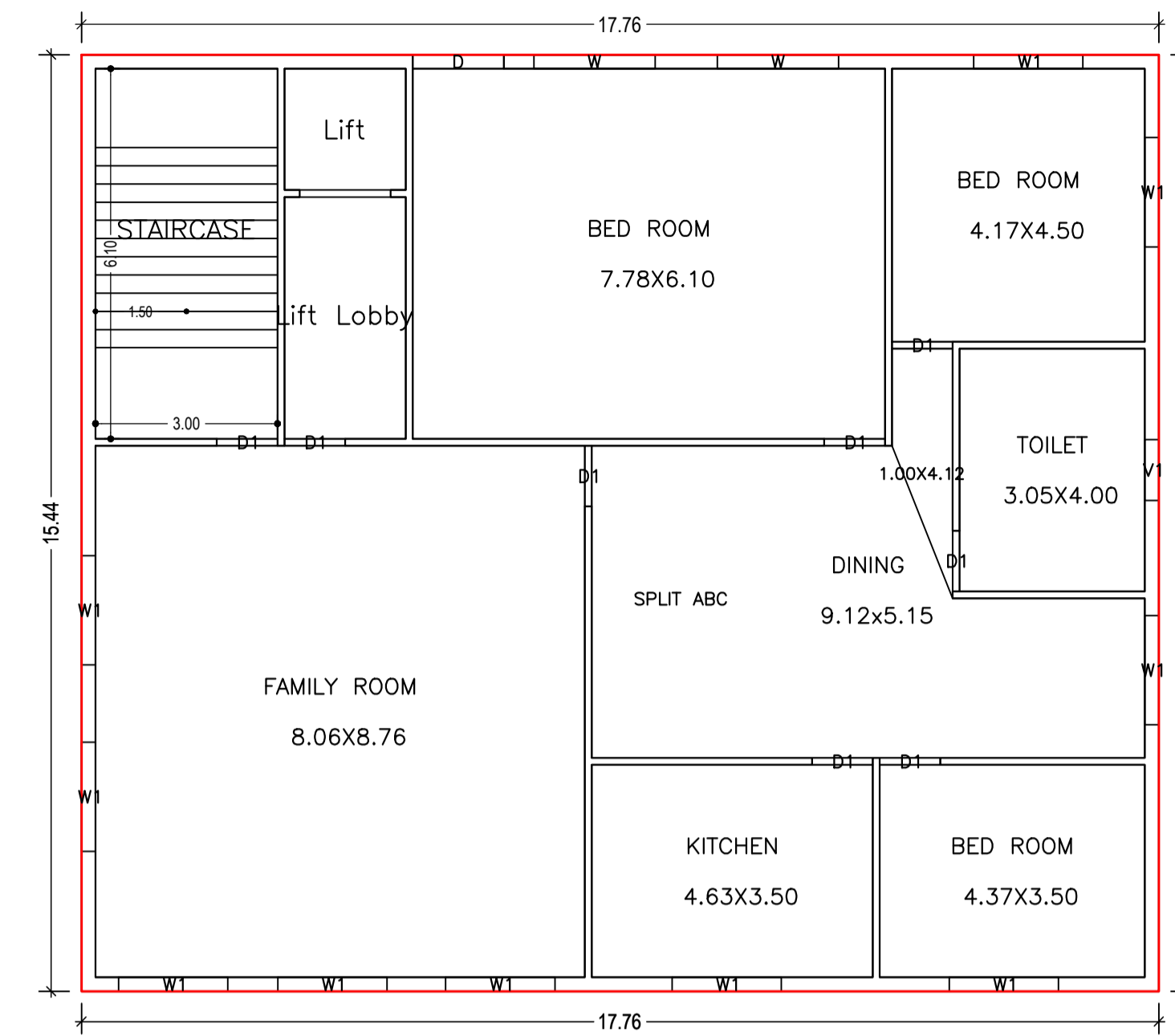
Proposal Basic Information	
Proposal File No.	GNPC/BP/0070/W12/2022
Owner Name	SMT SHOBHA DEVI
Khata No	45,48
Plot No	86,87,88,89
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



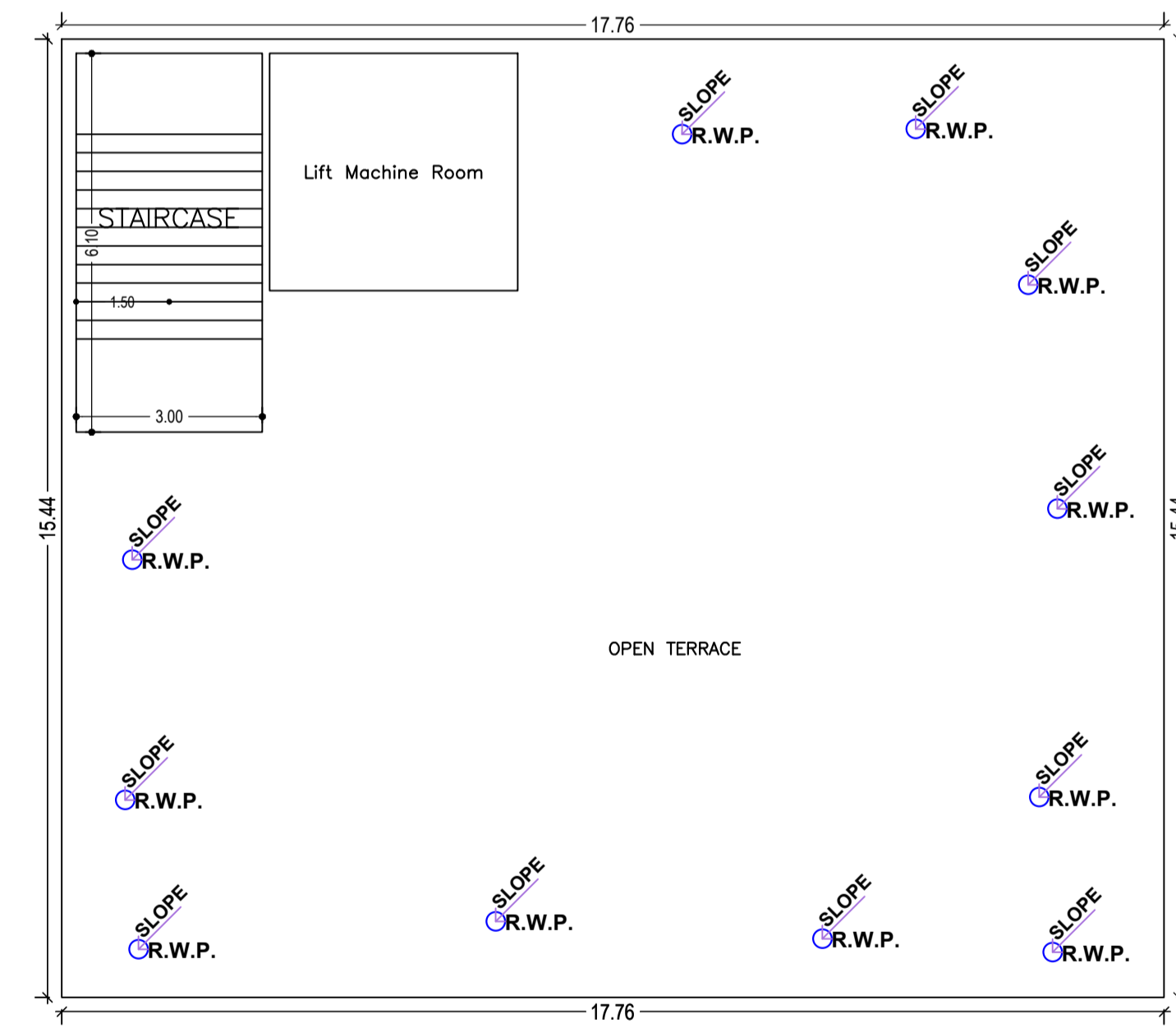
BASEMENT FLOOR PLAN (SCALE 1:100)



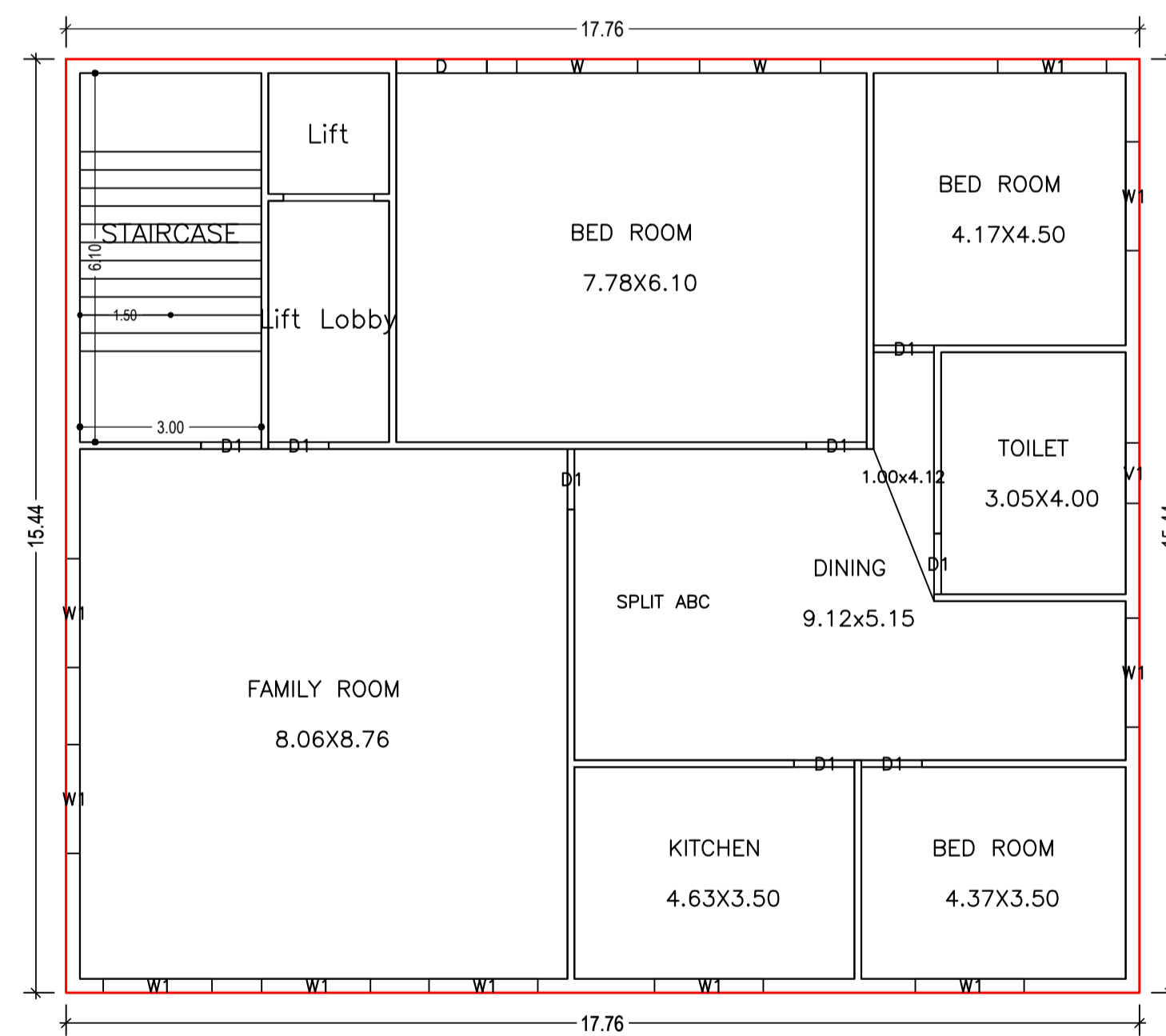
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



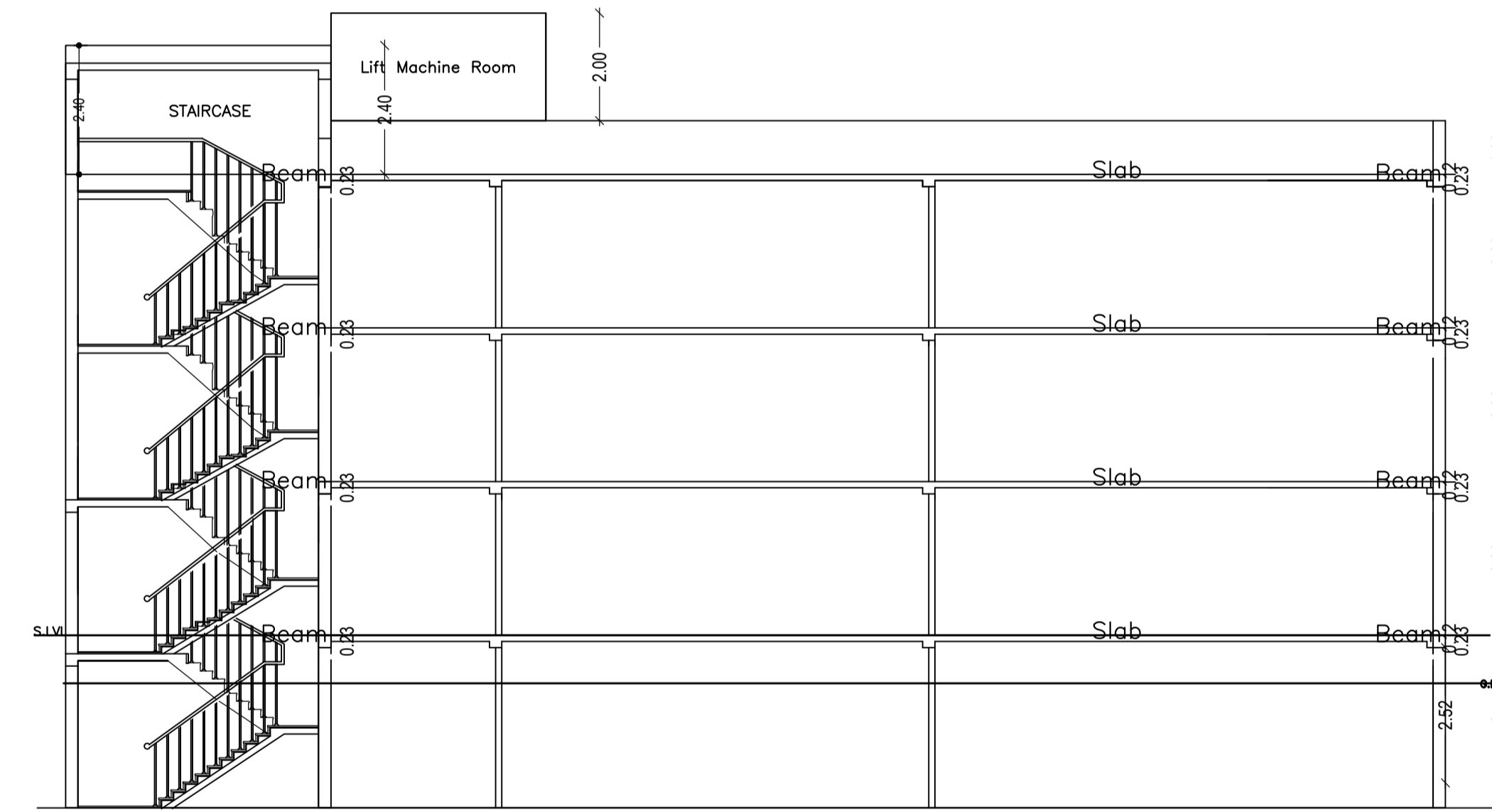
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



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



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.)	Trmt (No.)
		Lift	Parking					
Basement Floor	354.32	4.00	317.02	0.00	18.30	18.30	0.00	00
Ground Floor	354.32	0.00	0.00	354.32	0.00	354.32	354.32	01
First Floor	274.06	4.00	0.00	270.06	0.00	270.06	270.06	00
Second Floor	274.06	4.00	0.00	270.06	0.00	270.06	270.06	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1256.76	12.00	317.02	894.44	18.30	912.74	912.74	01
Total Number of Same Buildings	1							
Total :	1256.76	12.00	317.02	894.44	18.30	912.74	912.74	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	1.00	2.10	19
A (BUILDING)	D	1.50	2.10	02
A (BUILDING)	RS	3.00	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

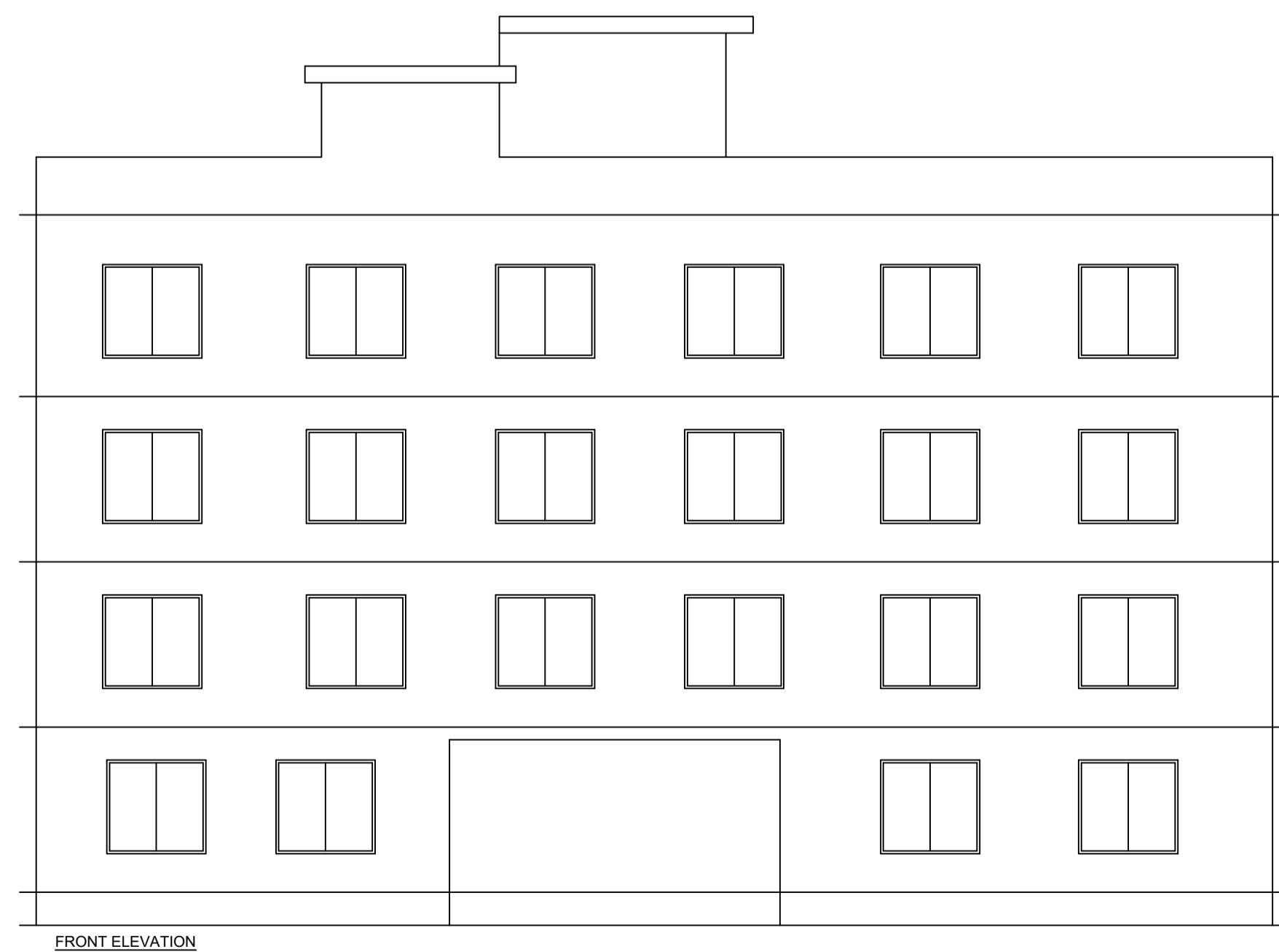
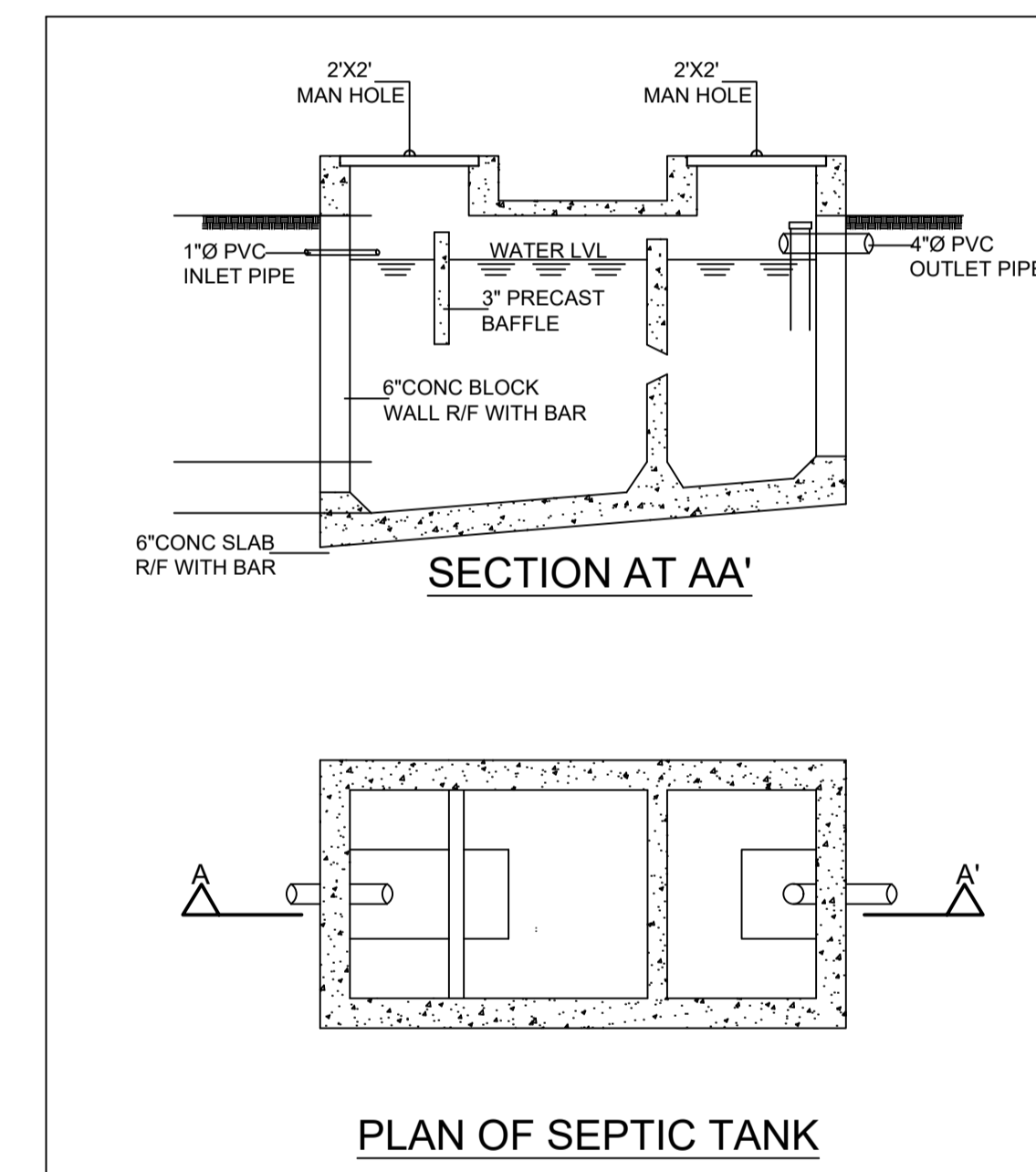
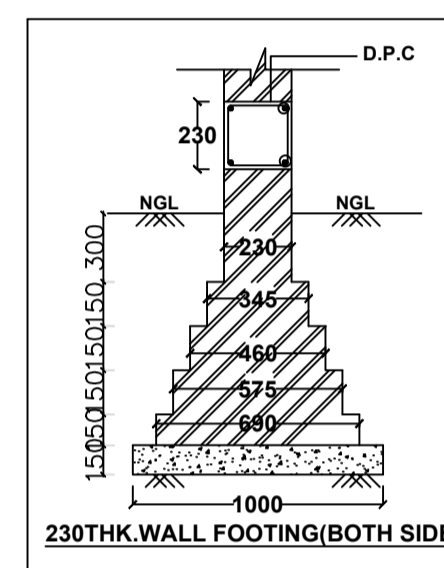
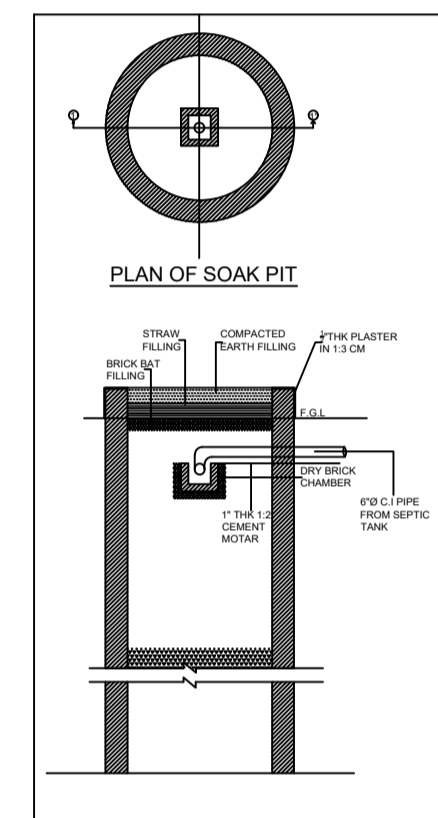
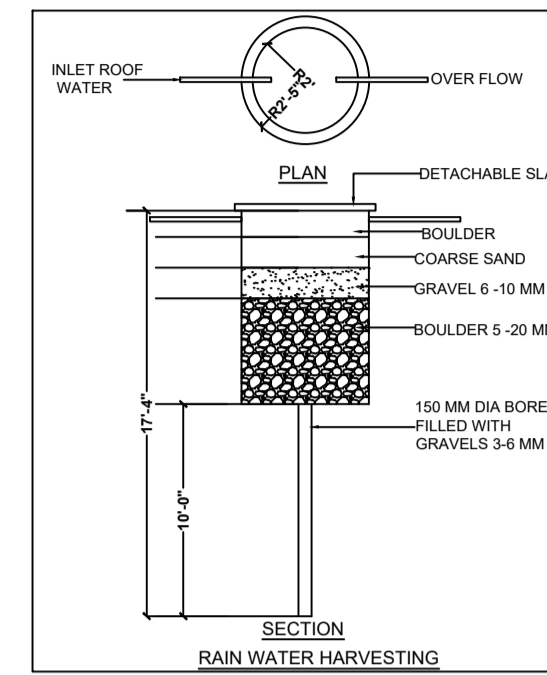
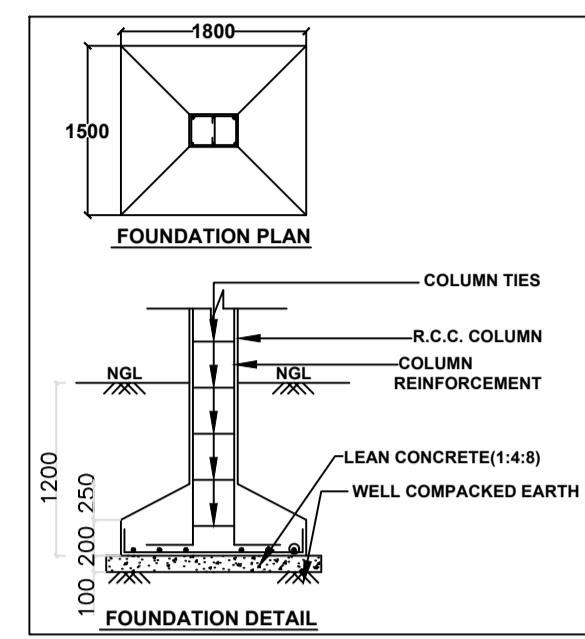
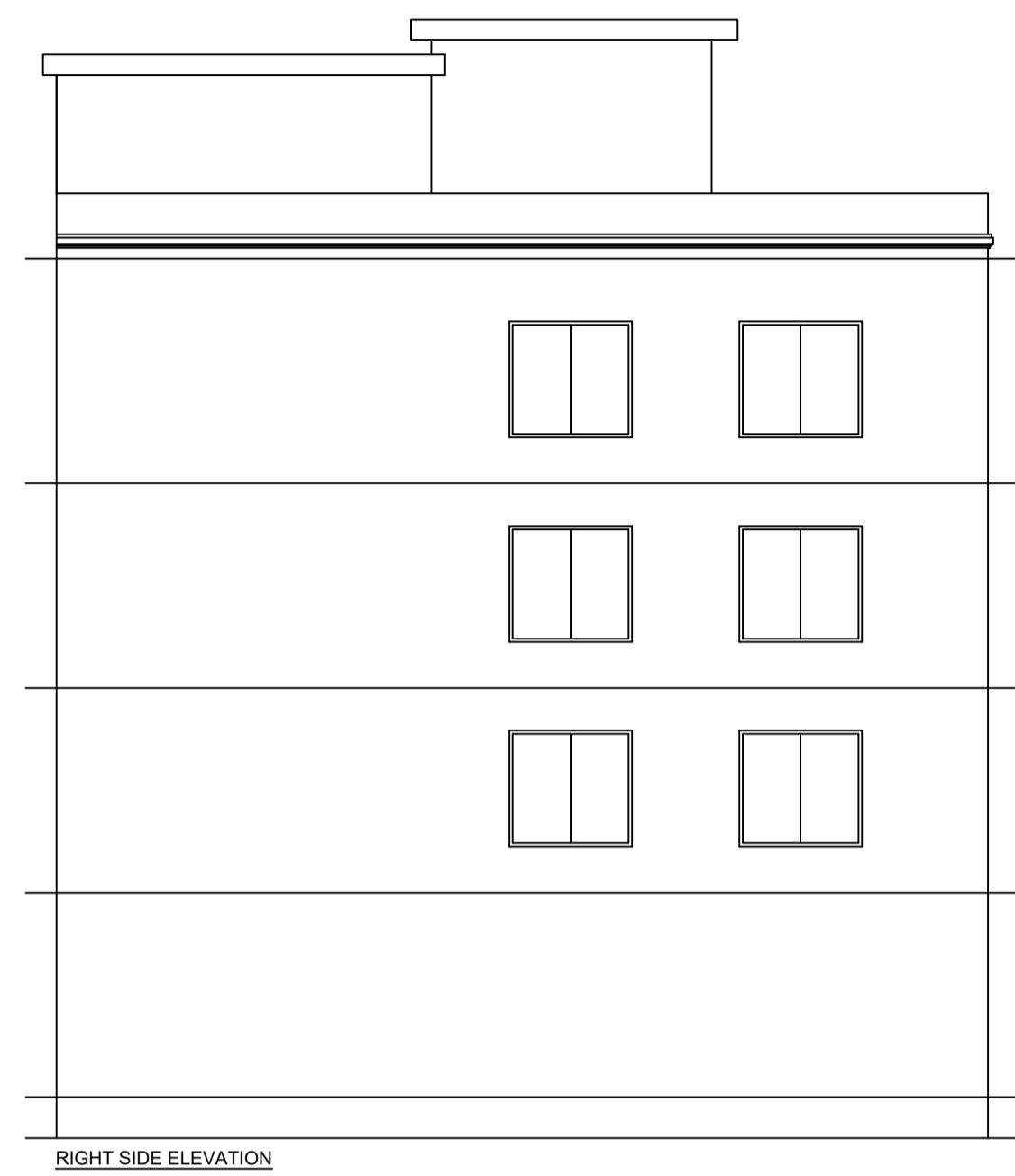
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V1	1.00	1.20	03
A (BUILDING)	W1	1.80	1.20	32
A (BUILDING)	W	2.00	1.20	04

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT ABC	FLAT	0.00	0.00	7	0
GROUND FLOOR PLAN	SPLIT ABC	FLAT	866.52	805.45	2	1
SECOND FLOOR PLAN	SPLIT ABC	FLAT	0.00	0.00	7	0
Total:	-	-	866.52	805.45	16	1

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

Proposal Basic Information	
Proposal File No.	GNPC/BP/0070/W12/2022
Owner Name	SMT SHOBHA DEVI
Khata No	45,48
Plot No	86,87,88,89
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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