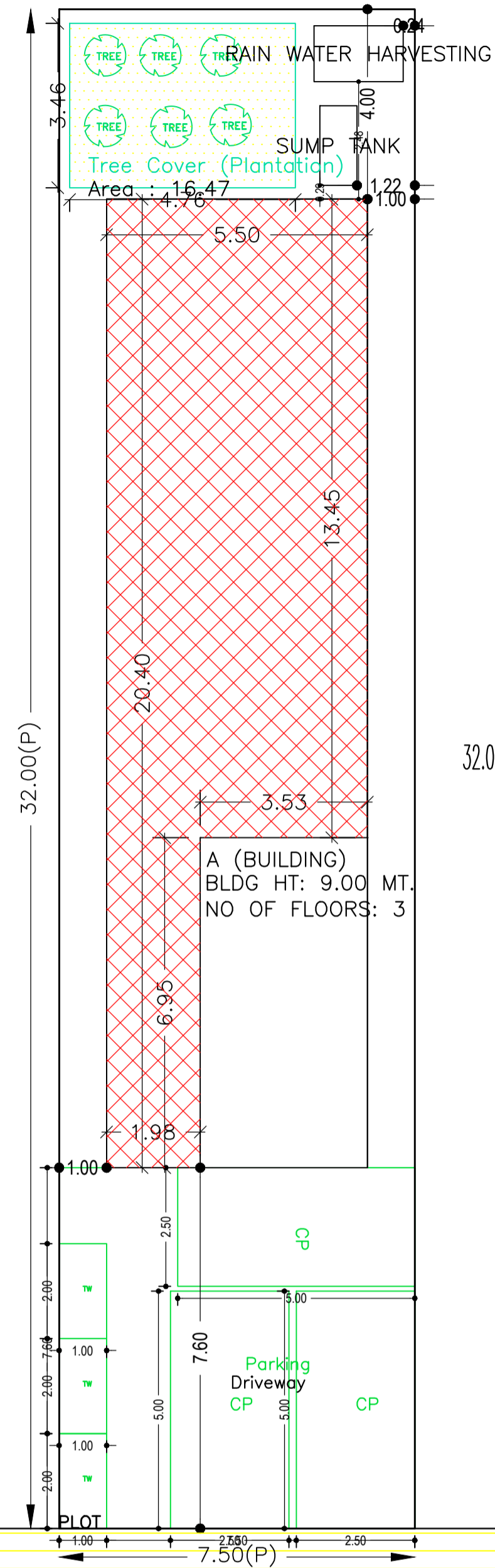


Project Title :PROPOSED COMMERCIAL BUILDING PLAN OF B+3 1) VINAY KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 2) PRITI GUPTA W/O VINAY KASHYAP

3) MADAN KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 4) ANITA DEVI W/O MADAN KASHYAP ,
SITUATED AT:- GARHWA BAJAR,PLOT NO.- 1375,KHATA NO.- 238,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

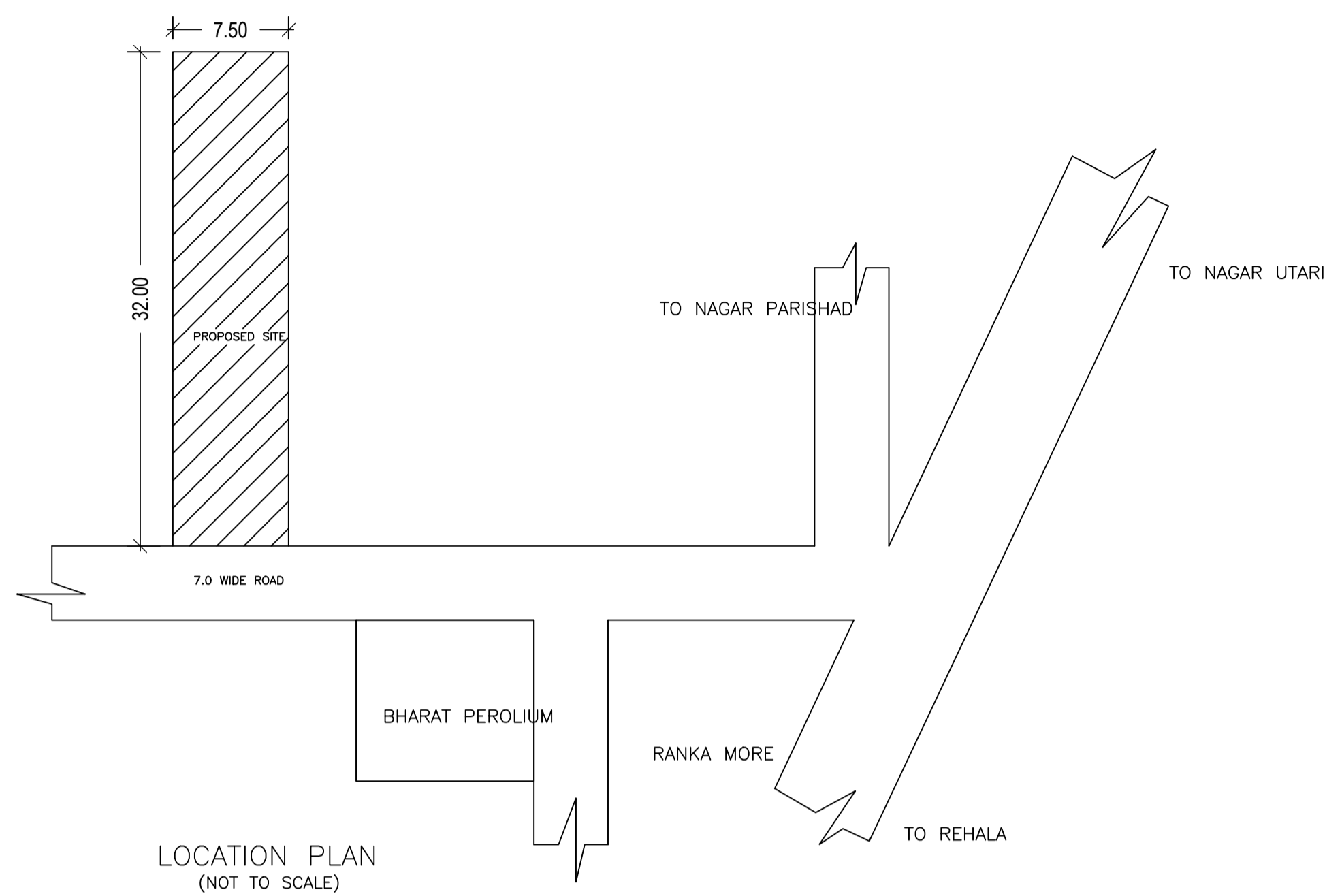
DATE 04-02-2023
SHEET NO. 1

Proposal Basic Information	
Proposal File No.	GNPC/EN/0054/W/12/2022
Owner Name	1) VINAY KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 2) PRITI GUPTA W/O VINAY KUMAR KASHYAP 3) MADAN KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 4) ANITA DEVI W/O MADAN KUMAR KASHYAP
Khata No	238
Plot No	1375
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Shop

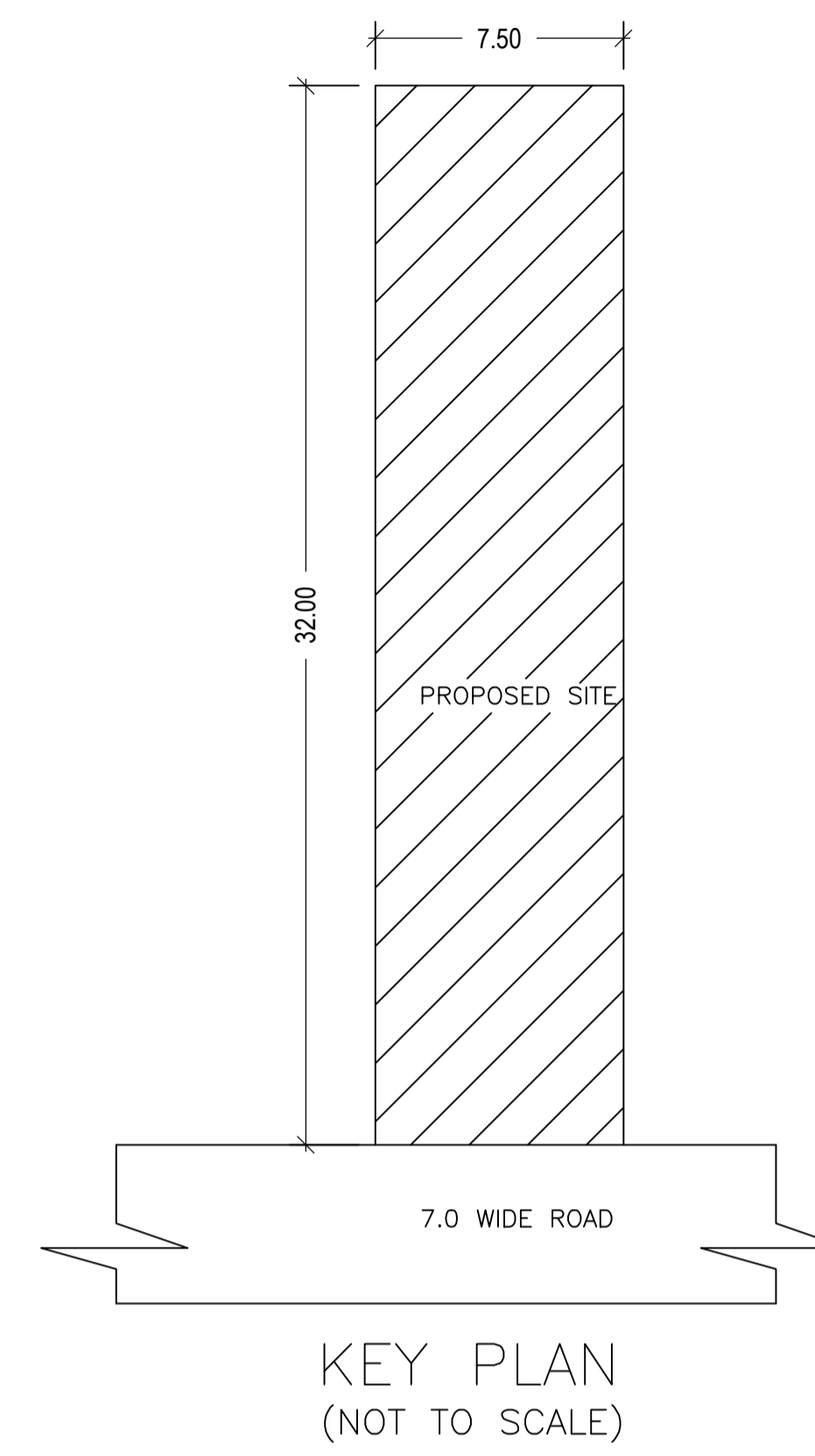


32.00 mt.

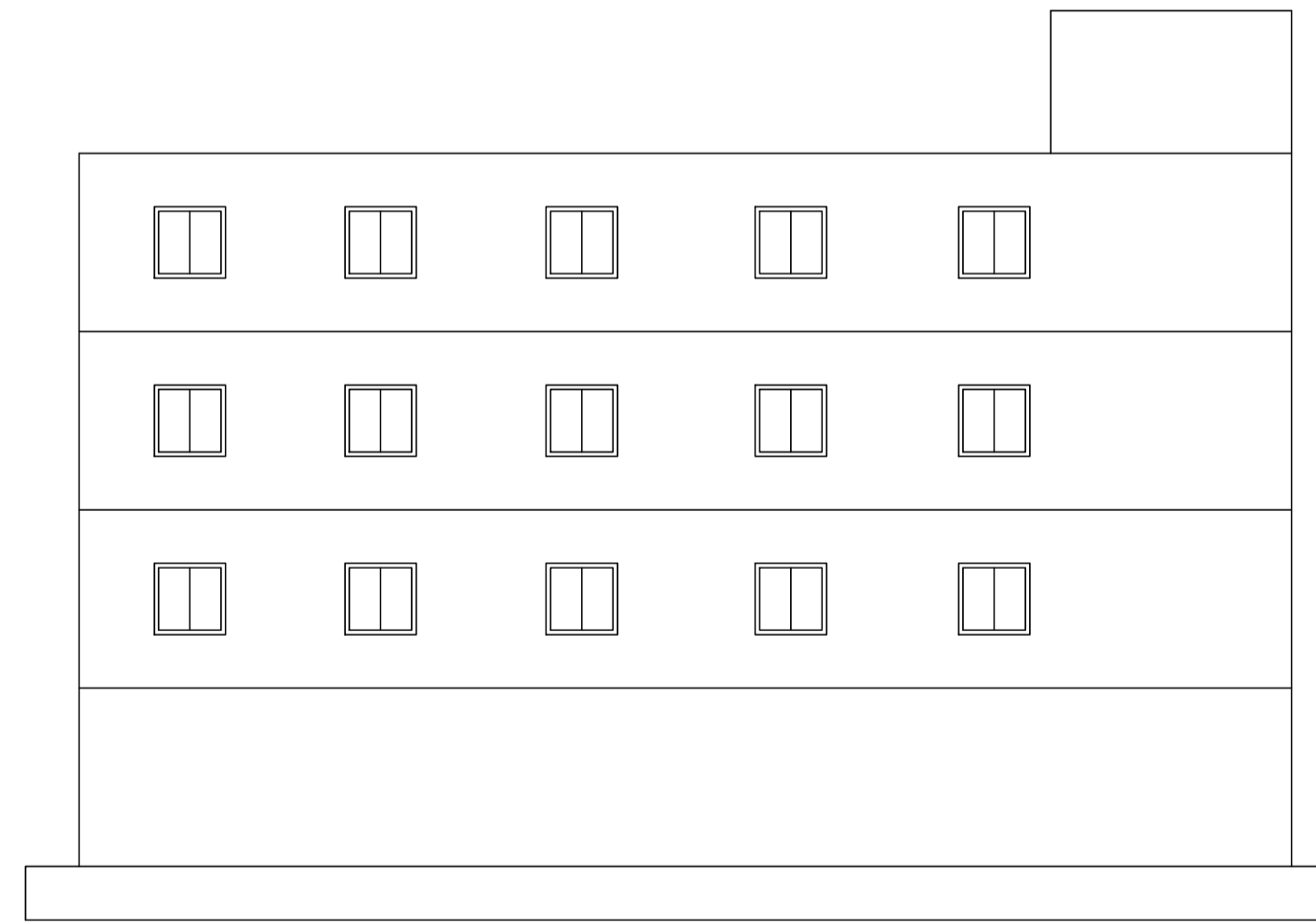
SITE PLAN



LOCATION PLAN (NOT TO SCALE)



KEY PLAN (NOT TO SCALE)



SIDE ELEVATION

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.65
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Shop	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/EN/0054/W/12/2022	Plot/SubPlot No: 1375	
Application Type: General Proposal	North: Road Width - 4.80	
Project Type: Building Permission	South: Plot No. - 1375	
Nature of Development: New	East: Plot No. - 1375	
Location of Development Area: Old Area	West: Plot No. - 1375	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	240.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	240.00
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		16.47
Total		16.47
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	223.53
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	240.00
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	240.00
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		120.00
Proposed Coverage Area (36.54 %)		87.70
Total Prop. Coverage Area (36.54 %)		87.70
Balance coverage area (13.46 %)		32.30
FAR CHECK		
Perm. FAR Area (2.00)		480.00
Total Perm. FAR area		480.00
Commercial FAR		312.10
Proposed FAR Area		320.61
Total Proposed FAR Area		320.61
Consumed FAR (Factor)		1.34
Balance FAR Area		159.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		424.30
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1) VINAY KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 2) PRITI GUPTA W/O VINAY KUMAR KASHYAP 3) MADAN KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 4) ANITA DEVI W/O MADAN KUMAR KASHYAP	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

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	112.20	8.51	112.20	8.51
Ground Floor	87.70	87.70	87.70	87.70
First Floor	112.20	112.20	112.20	112.20
Second Floor	112.20	112.20	112.20	112.20
Terrace Floor	0.00	0.00	0.00	0.00
Total	424.30	320.61	424.30	320.61

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Commercial	Commercial Bldg	>0	200	288.16	1	1	-	-	-	-
			>0	200	288.16	-	-	1	3	-	-
Total			-	-	-	-	1	5	-	3	8

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	1	12.50	5	62.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	3	6.00	8	16.00
Other Parking	-	-	-	46.95
Total		18.50		141.45

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.)	Trmt (No.)
			Parking	Commercial					
A (BUILDING)	1	424.30	80.95	312.10	8.51	320.61	320.61	03	
Grand Total	1	424.30	80.95	312.10	8.51	320.61	320.61	03	

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

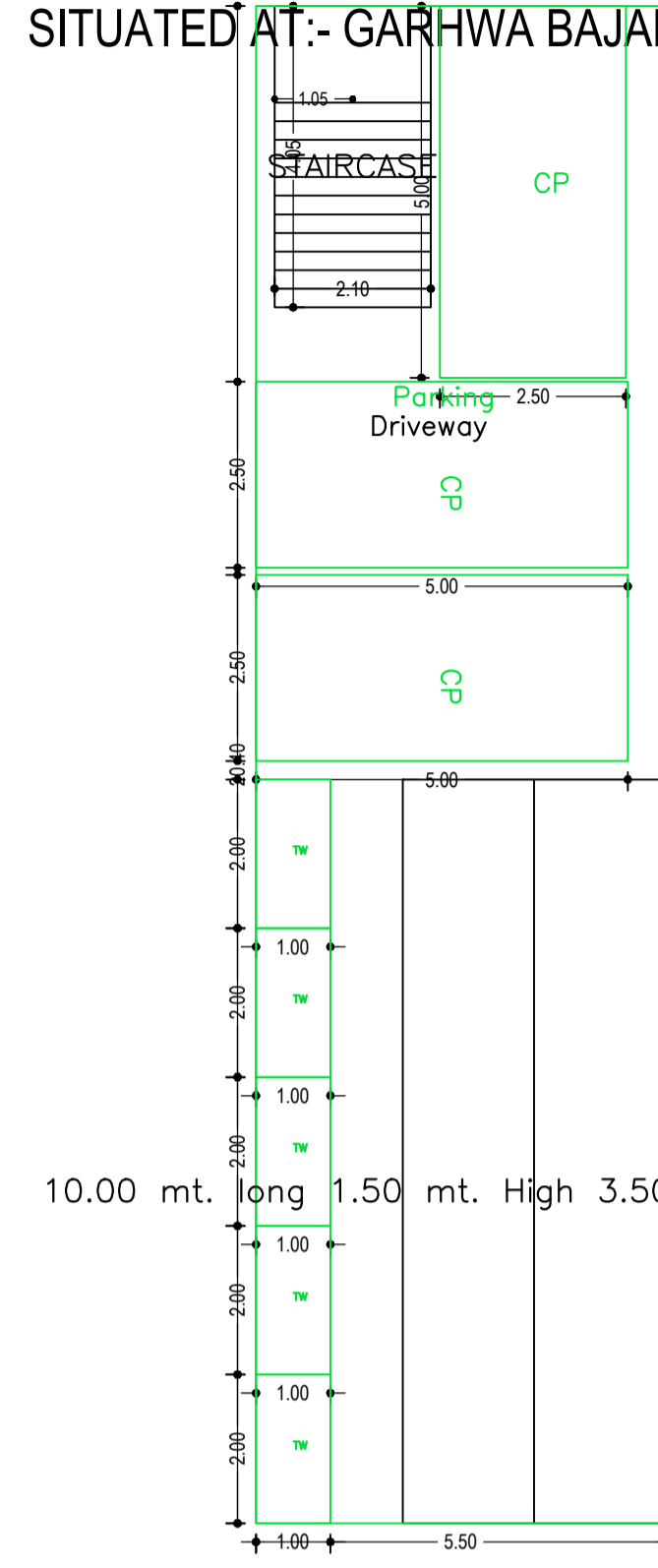
Project Title : PROPOSED COMMERCIAL BUILDING PLAN OF B+3 1) VINAY KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 2) PRITI GUPTA W/O VINAY KASHYAP

3) MADAN KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 4) ANITA DEVI W/O MADAN KASHYAP ,
SITUATED AT:- GARHWA BAJAR, PLOT NO.- 1375, KHATA NO.- 238, P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 04-02-2023
SHEET NO. 2

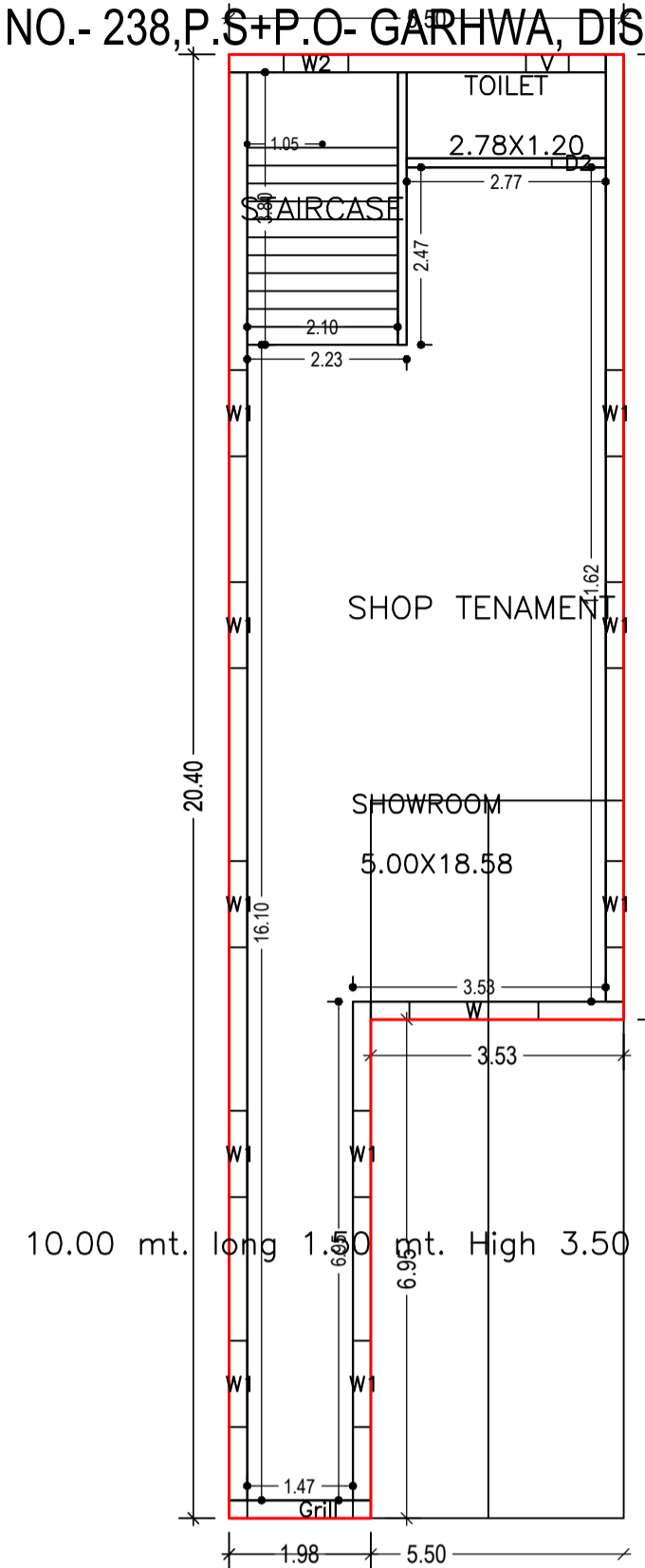
Proposal Basic Information

Proposal File No.	GNPC/ENG/0054/W12/2022
Owner Name	1) VINAY KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 2) PRITI GUPTA W/O VINAY KUMAR KASHYAP 3) MADAN KUMAR KASHYAP S/O LATE GOPAL PARSAD KASHYAP 4) ANITA DEVI W/O MADAN KUMAR KASHYAP
Khata No	238
Plot No	1375
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Shop



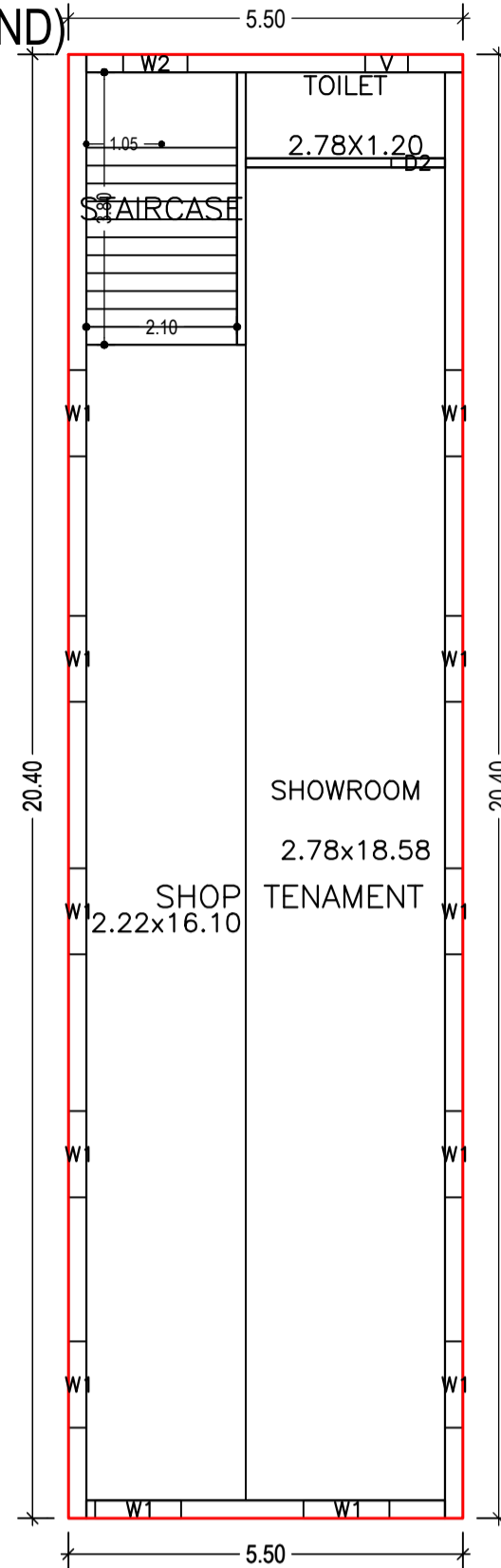
BASEMENT FLOOR (SCALE 1:100)

10.00 mt. long 1.50 mt. High 3.50 mt. Wide Natural Slope

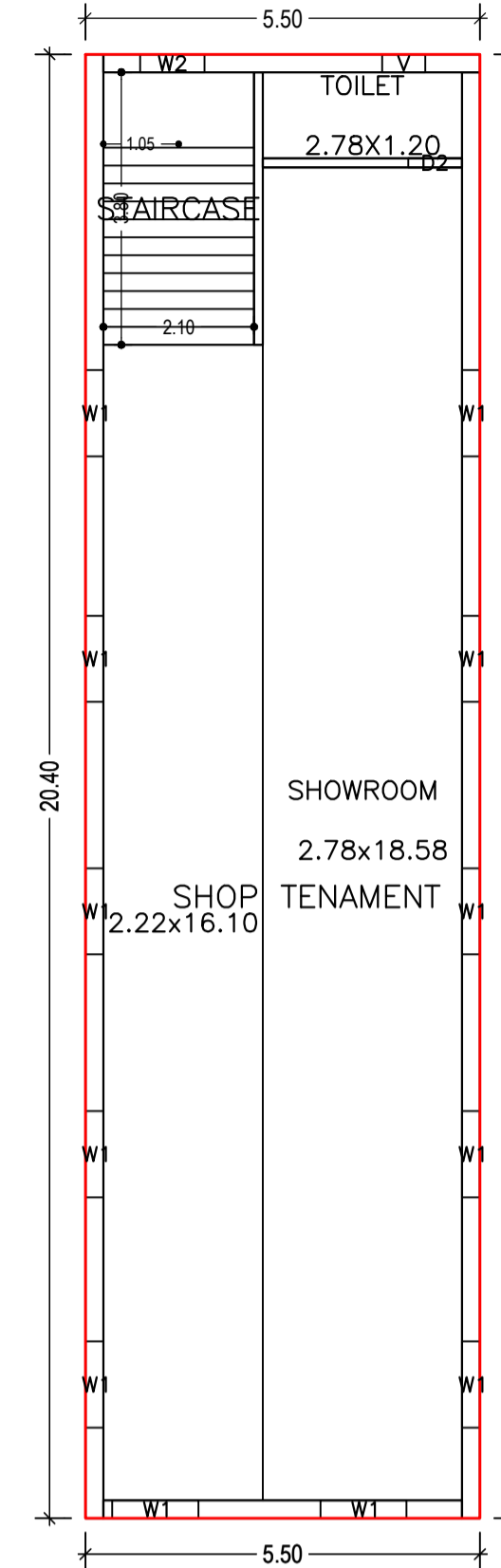


GROUND FLOOR (Proposed) (SCALE 1:100)

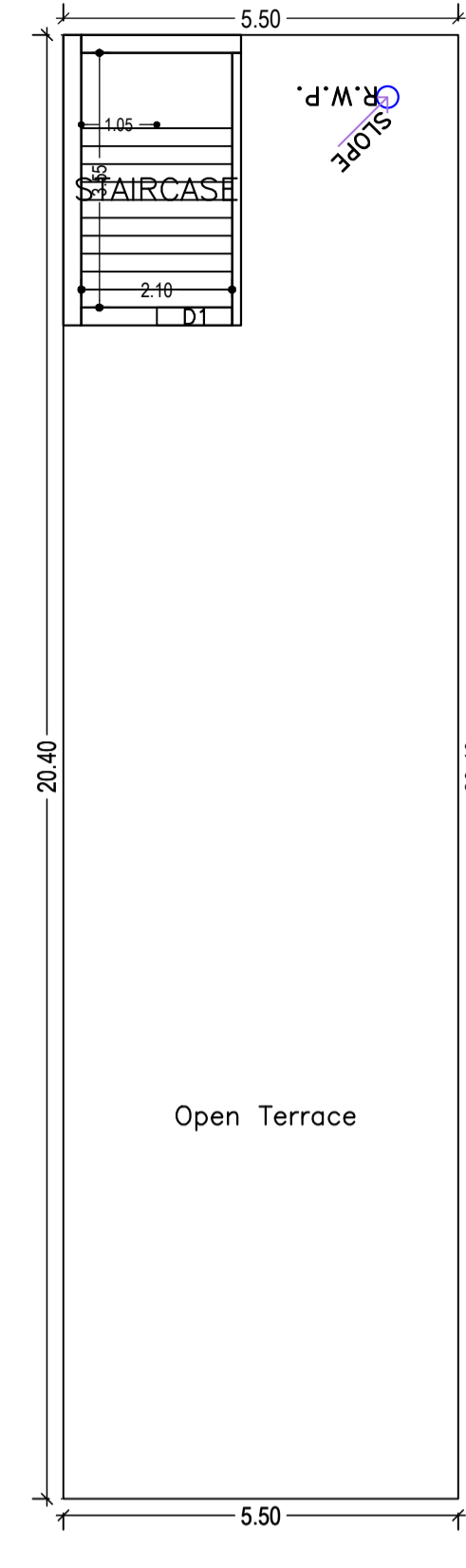
10.00 mt. long 1.50 mt. High 3.50 mt. Wide Natural Slope



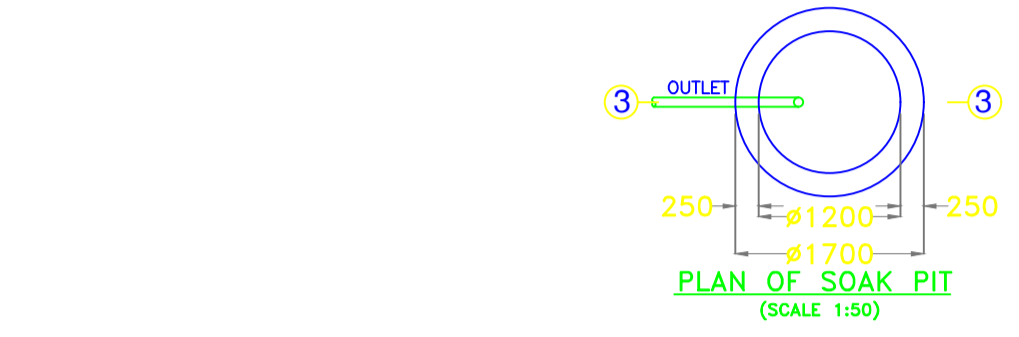
FIRST FLOOR (Proposed) (SCALE 1:100)



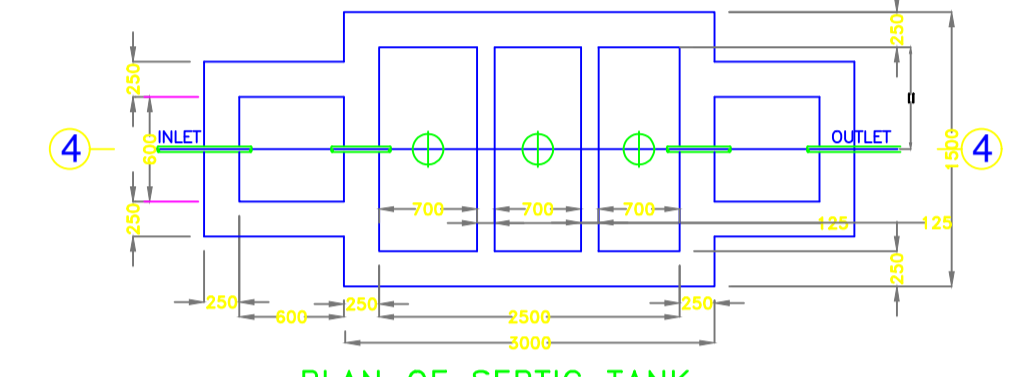
SECOND FLOOR (Proposed) (SCALE 1:100)



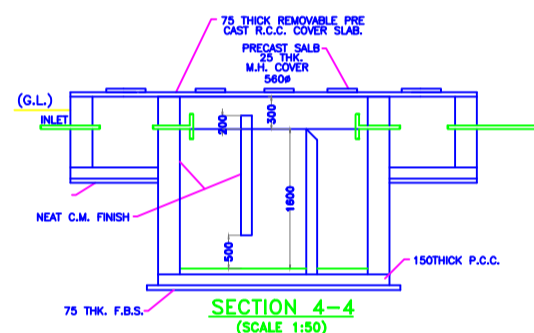
TERRACE FLOOR (SCALE 1:100)



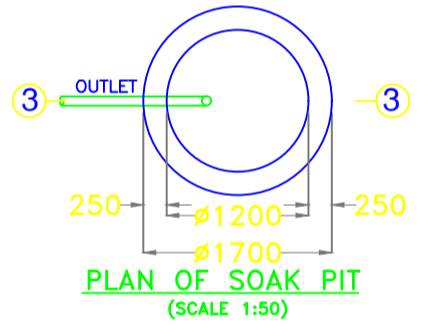
PLAN OF SOAK PIT (SCALE 1:50)



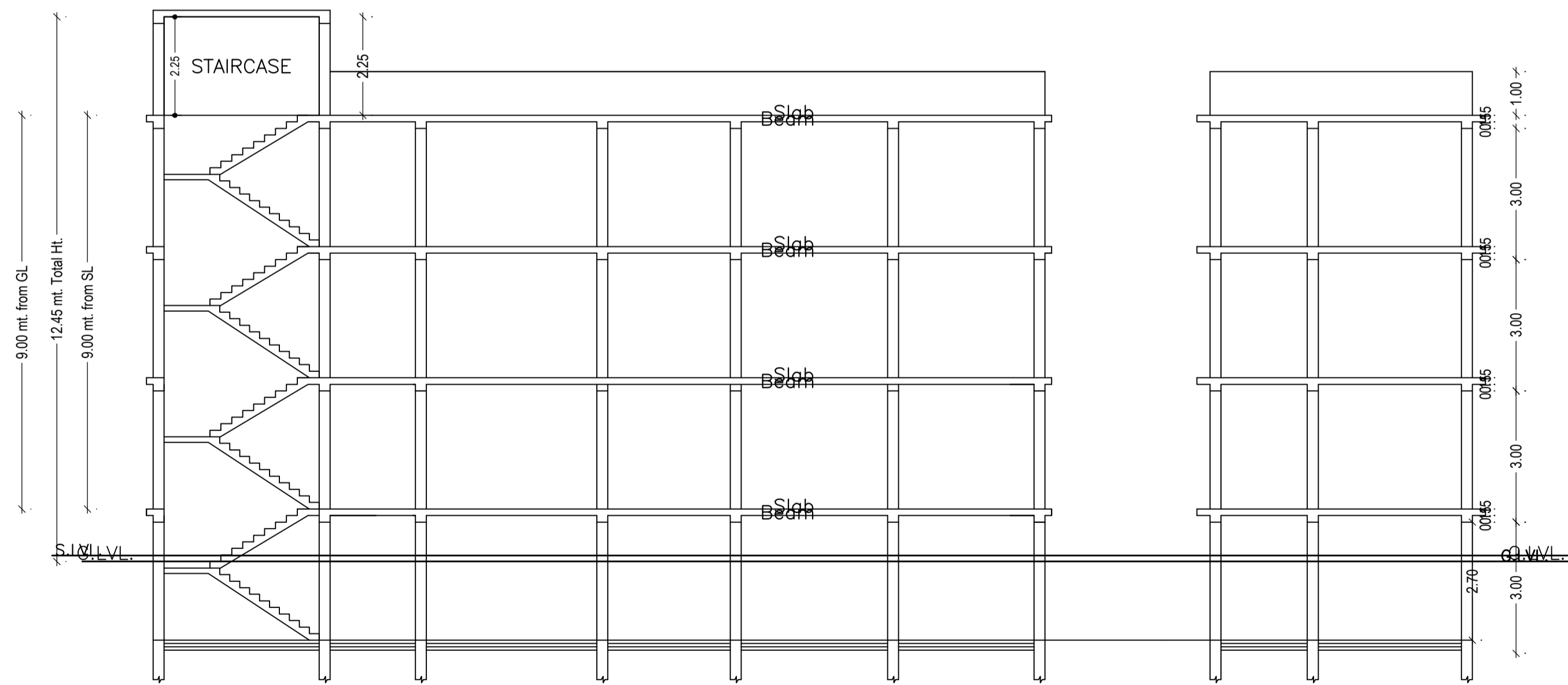
PLAN OF SEPTIC TANK (SCALE 1:50)



SECTION 4-4 (SCALE 1:50)

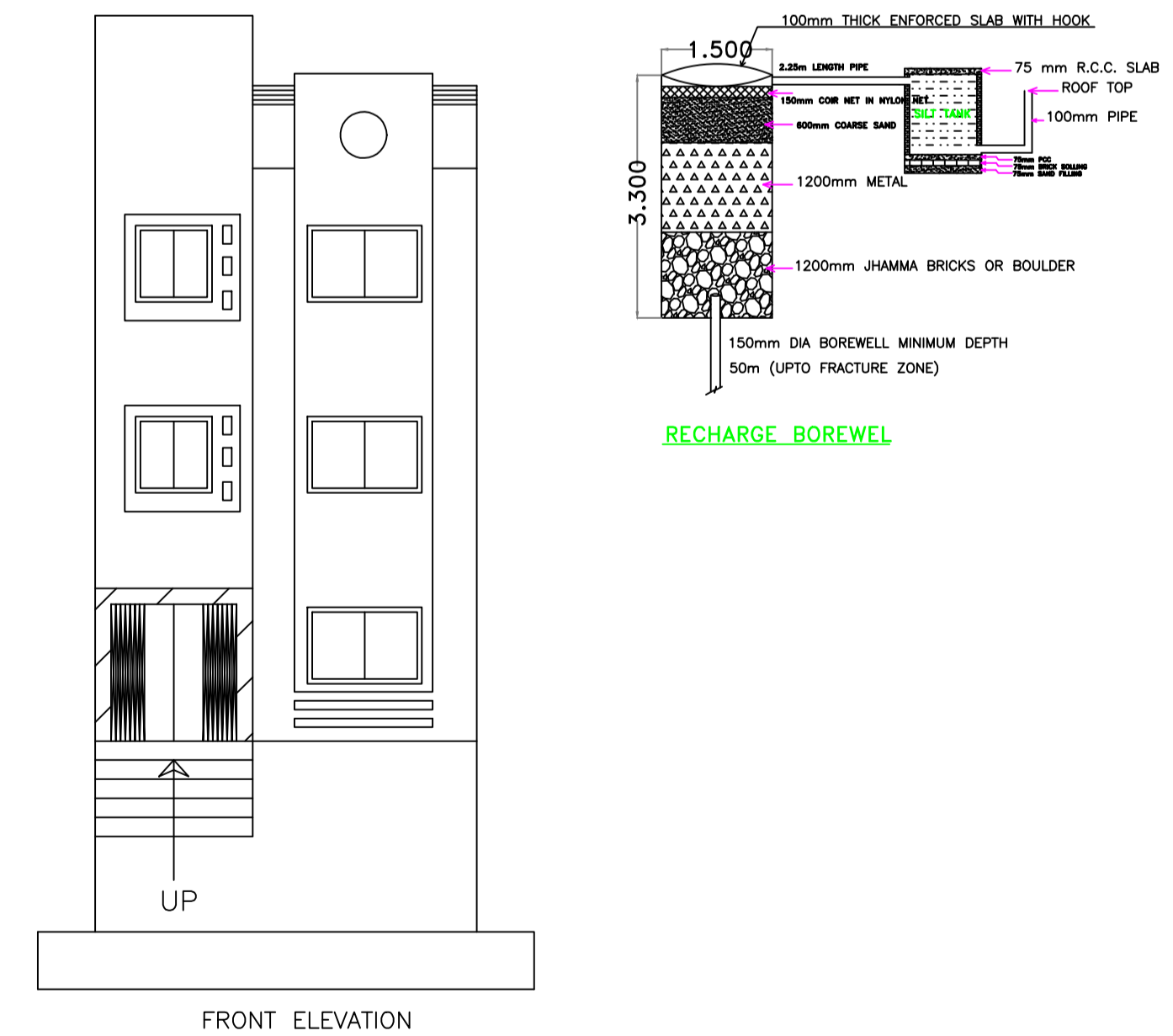


PLAN OF SOAK PIT (SCALE 1:50)

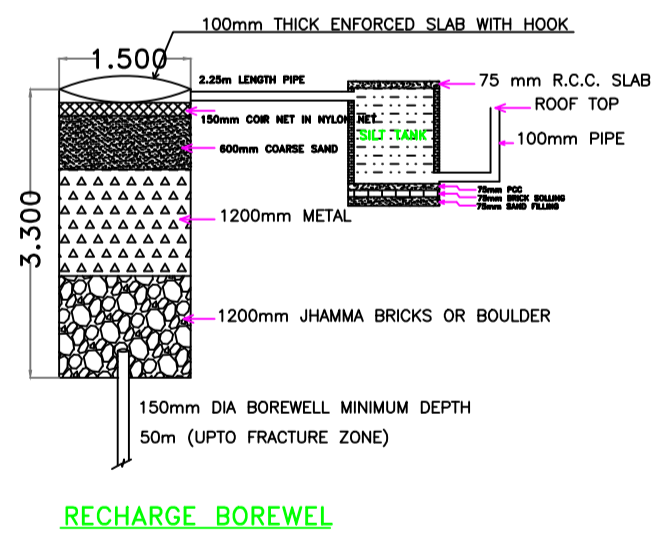


SECTION A-A

SECTION B-B



FRONT ELEVATION



RECHARGE BOREWELL

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.)
		Parking	Commercial					
Basement Floor	112.20	80.95	0.00	8.51	8.51	8.51	8.51	00
Ground Floor	87.70	0.00	87.70	0.00	87.70	112.20	87.70	01
First Floor	112.20	0.00	112.20	0.00	112.20	112.20	112.20	01
Second Floor	112.20	0.00	112.20	0.00	112.20	112.20	112.20	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	424.30	80.95	312.10	8.51	320.61	320.61	320.61	03
Total Number of Same Buildings	1							
Total :	424.30	80.95	312.10	8.51	320.61	320.61	320.61	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	03
A (BUILDING)	G11	1.48	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	03
A (BUILDING)	W2	0.90	2.10	03
A (BUILDING)	W1	1.20	1.20	34
A (BUILDING)	W	1.80	1.20	01

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SHOP TENEMENT	SHOP	87.70	74.18	2	1
FIRST FLOOR	SHOP TENEMENT	SHOP	112.20	98.68	2	1
SECOND FLOOR	SHOP TENEMENT	SHOP	112.20	98.68	2	1
Total:	-	-	312.10	271.54	6	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RESHAN ALI GNPC/ENG/0054/2017			