

SITE PLAN

SITE PLAN  
SCALE: 1:100

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 (MANOJ KUMAR)	1	133.22	133.22	133.22	133.22	01
Grand Total :	1	133.22	133.22	133.22	133.22	01

Proposal Basic Information

Proposal File No.	GNPC/BP/0035/W09/2023
Owner Name	MANOJ KUMAR
Khata No	30
Plot No	137
Village Name	Dipuwan
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO.: 1.0.68
PROJECT DETAIL:	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	PlotNearbyReligiousStructure: NA
Inward No: GNPC/BP/0035/W09/2023	Plot/SubPlot No: 137
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 324.08
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 324.08
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.30
Total	17.30
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 306.78
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 324.08
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 324.08
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	194.45
Proposed Coverage Area ( 41.11 % )	133.22
Total Prop. Coverage Area ( 41.11 % )	133.22
Balance coverage area ( 18.89 % )	61.23
FAR CHECK	
Perm. FAR Area ( 1.500 )	486.12
Total Perm. FAR area	486.12
Residential FAR	133.22
Proposed FAR Area	133.22
Total Proposed FAR Area	133.22
Consumed FAR (Factor)	0.41
Balance FAR Area	352.90
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	133.22
ARCHITECT (Regd)	JAHAN ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MANOJ KUMAR
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

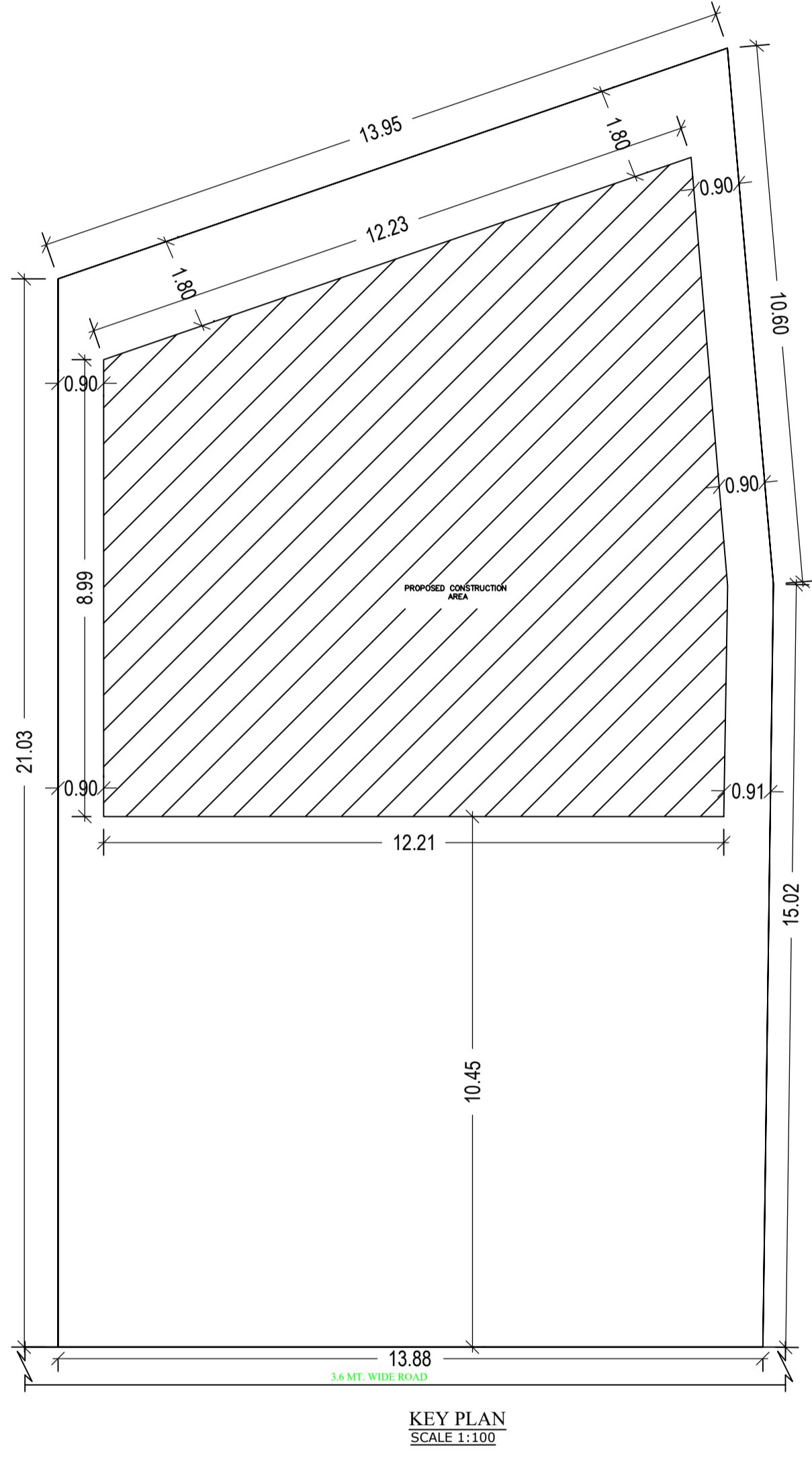
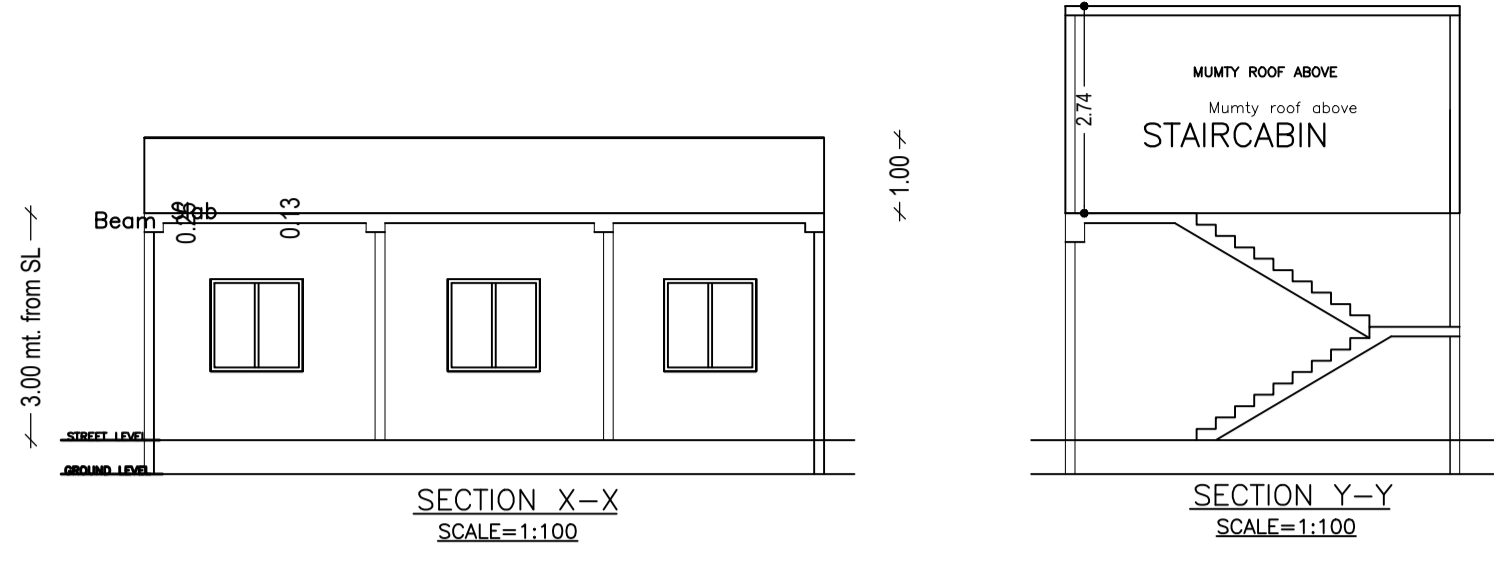
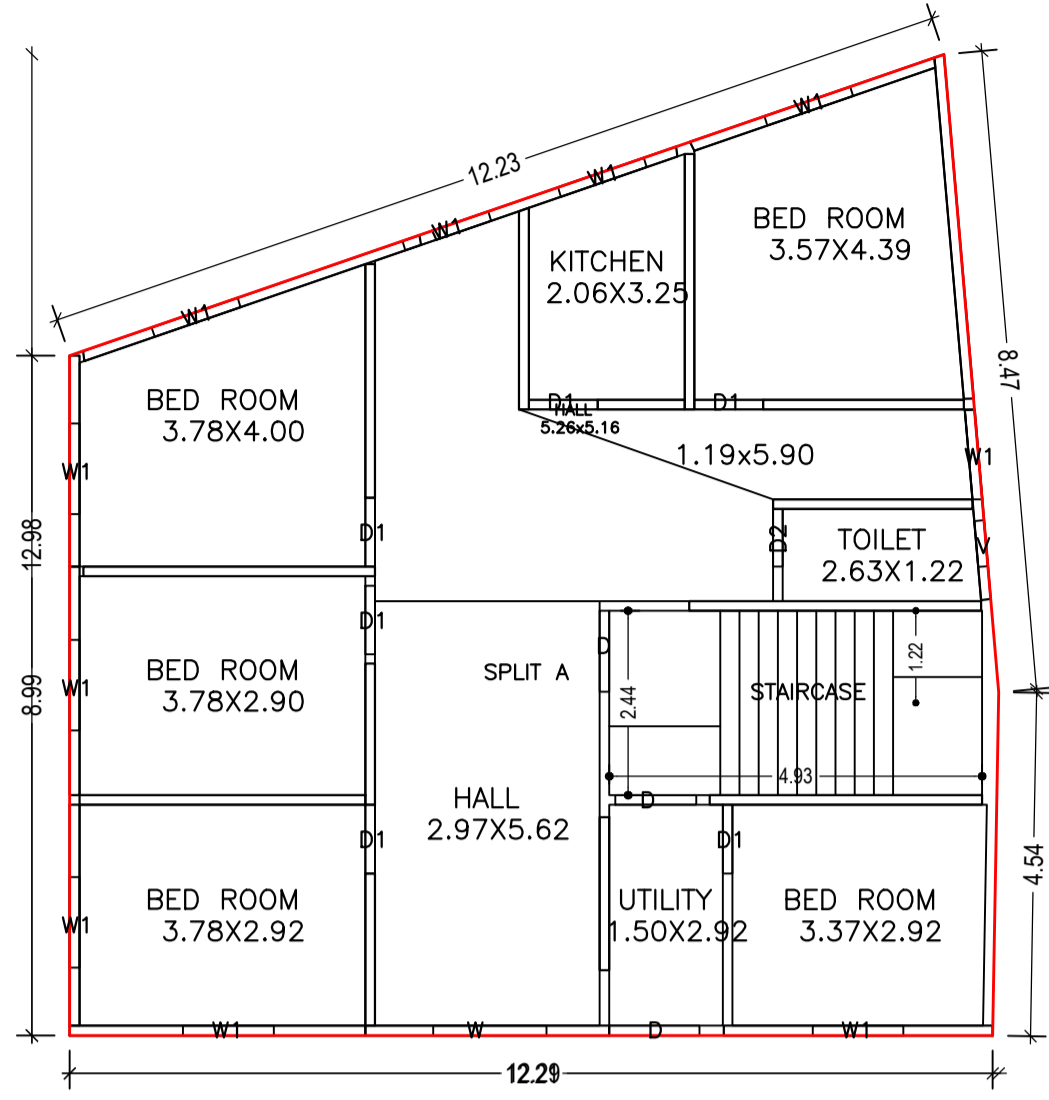
Floor Name	Building Name A (MANOJ KUMAR)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	133.22	133.22	133.22	133.22
Terrace Floor	0.00	0.00	0.00	0.00
Total :	133.22	133.22	133.22	133.22

Building USE/SUBUSE Details

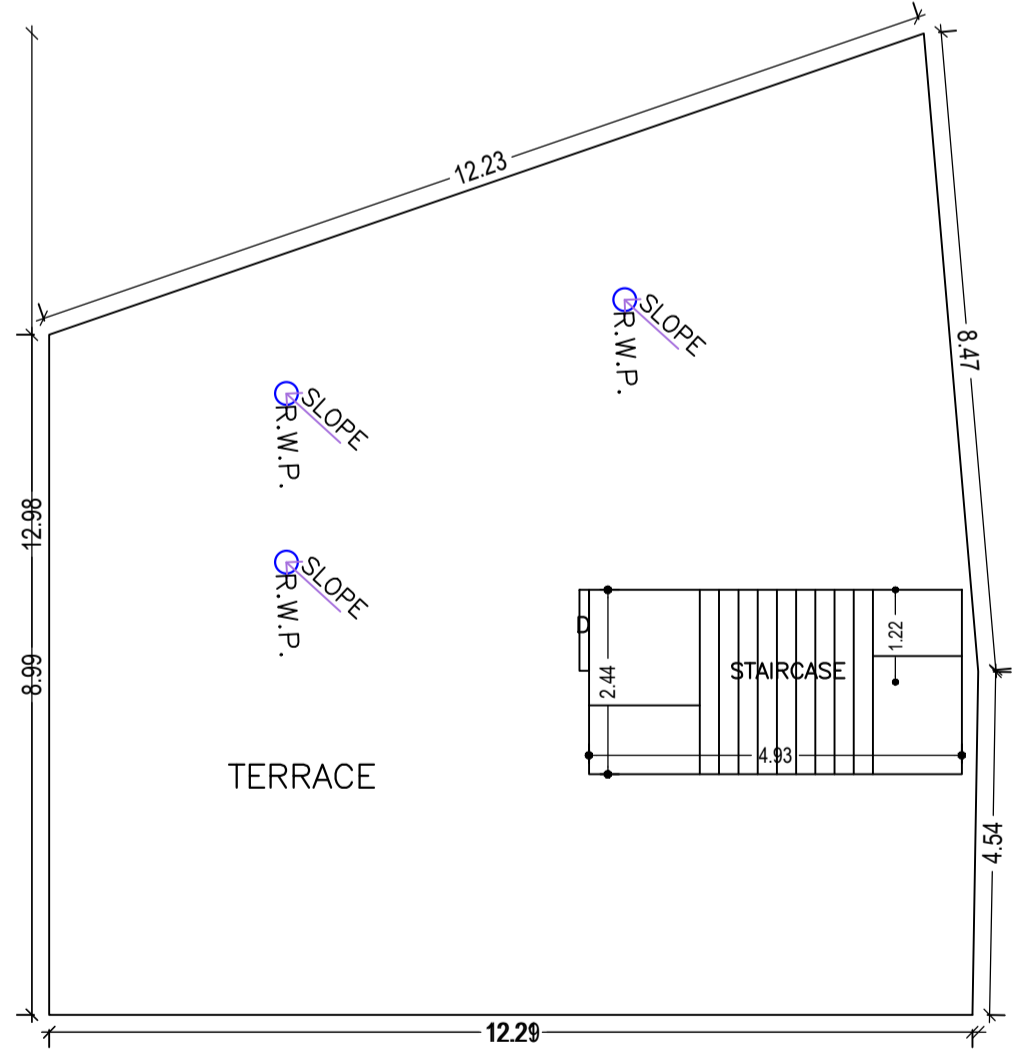
Building Name	Building Use	Building SubUse	Building Structure
A (MANOJ KUMAR)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
JAHAN ANSARI GNPC/ENG/0001/2019			

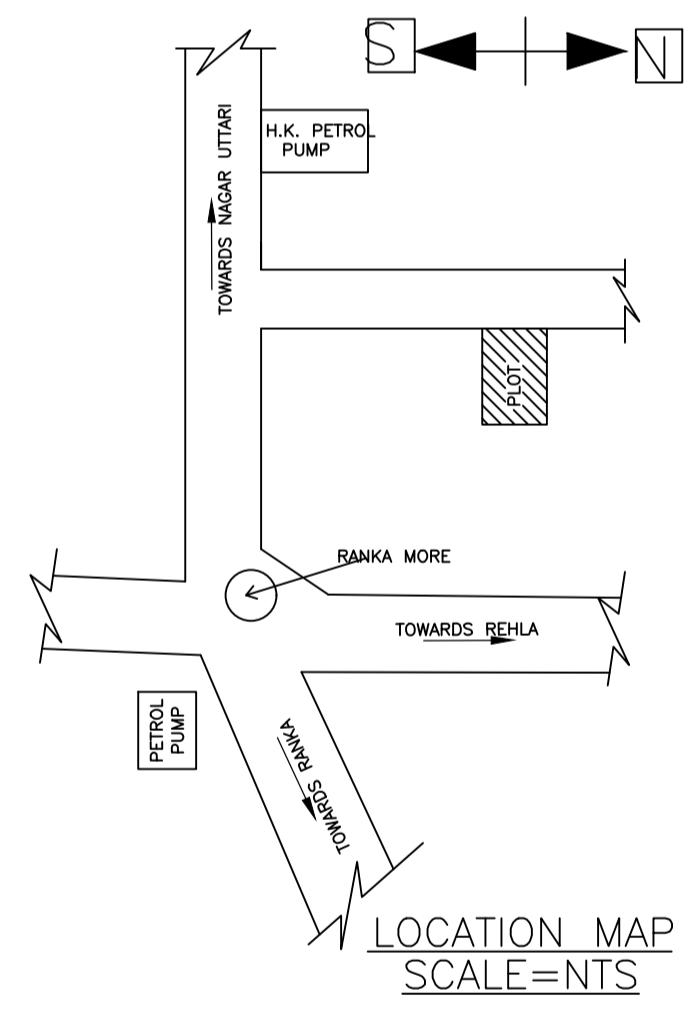
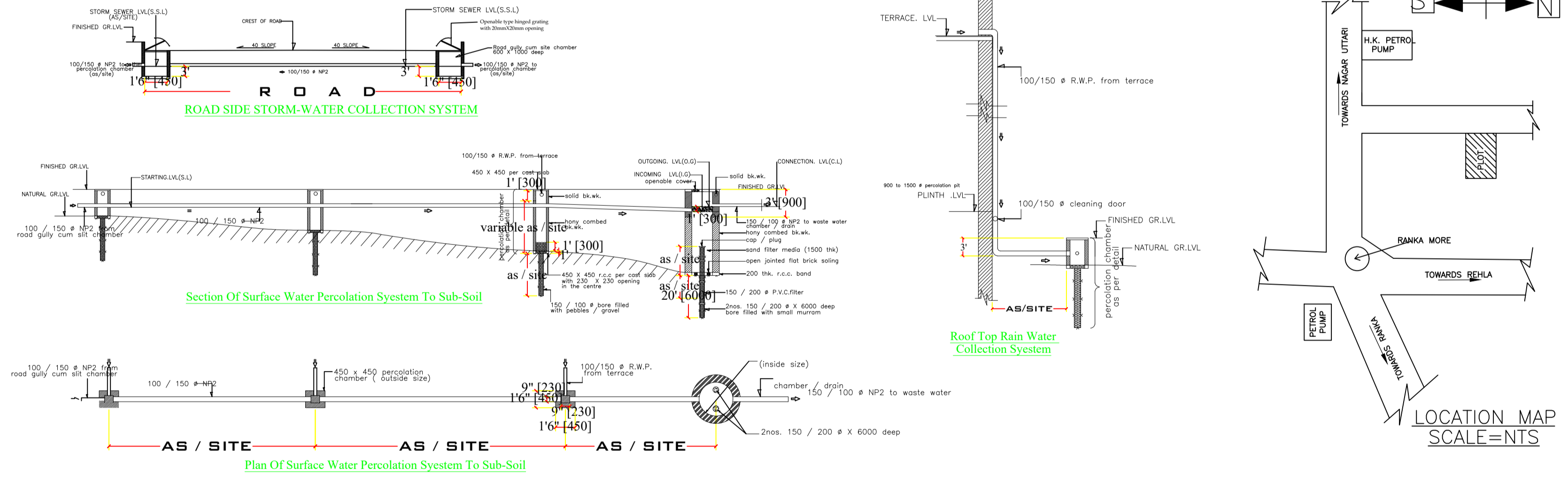
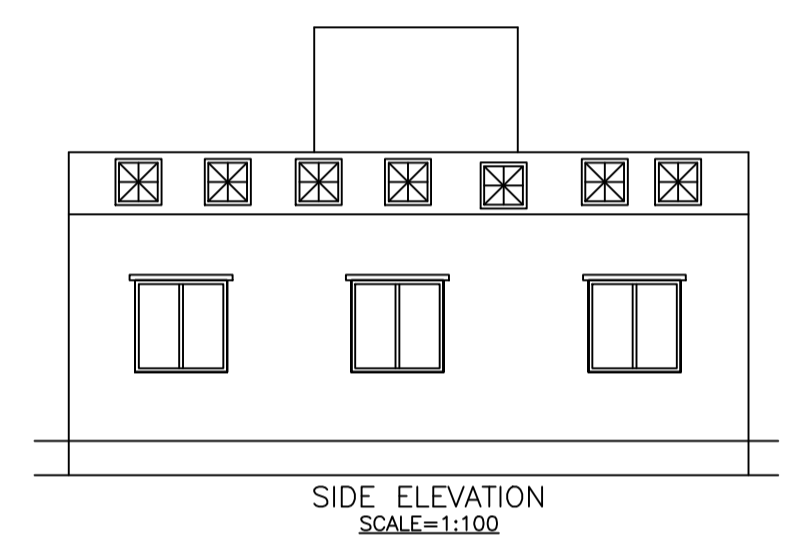
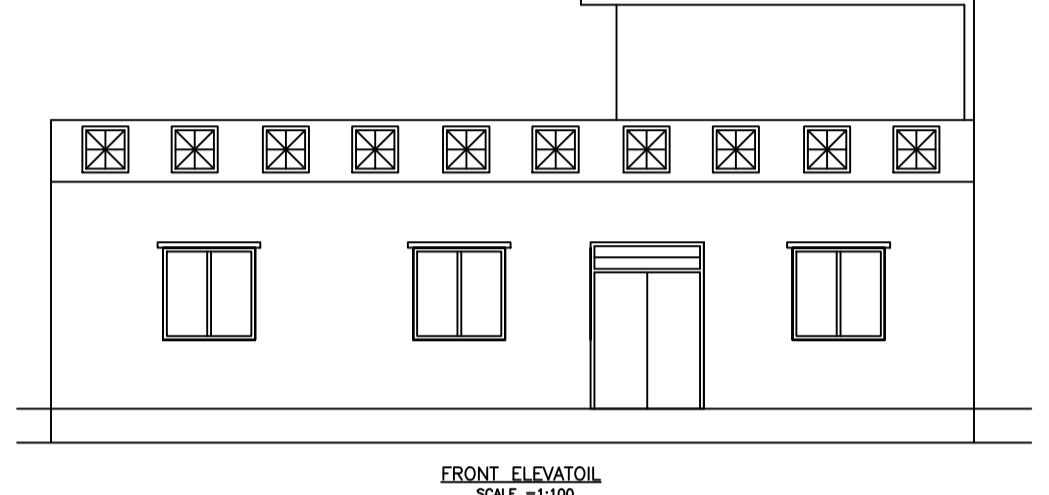
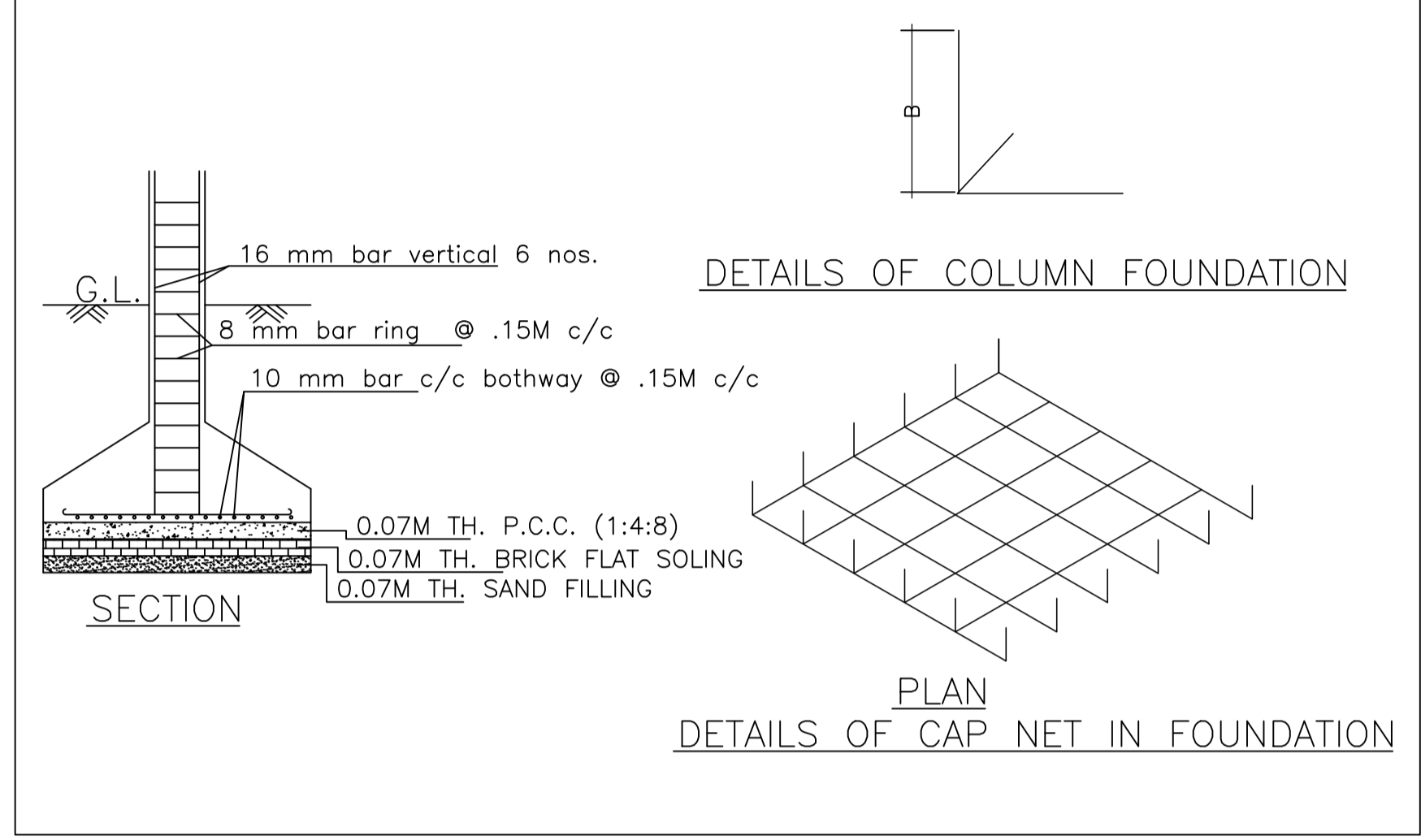
Proposal Basic Information	
Proposal File No.	GNPC/BP/0035/W09/2023
Owner Name	MANOJ KUMAR
Khata No	30
Plot No	137
Village Name	Dipuwan
Use	Residential
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GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MANOJ KUMAR)	D2	0.76	2.10	01
A (MANOJ KUMAR)	D1	0.91	2.10	06
A (MANOJ KUMAR)	D	1.07	2.10	02
A (MANOJ KUMAR)	D	1.19	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MANOJ KUMAR)	V	0.61	1.20	01
A (MANOJ KUMAR)	W1	1.19	1.20	01
A (MANOJ KUMAR)	W1	1.20	1.20	09
A (MANOJ KUMAR)	W	1.50	1.20	01

UnitBUA Table for Building :A (MANOJ KUMAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	133.22	123.63	10	1
Total:	-	-	133.22	123.63	10	1

Building :A (MANOJ KUMAR)

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	133.22	133.22	133.22	133.22	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	133.22	133.22	133.22	133.22	01
Total Number of Same Buildings	1				
Total:	133.22	133.22	133.22	133.22	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
JAHAN ANSARI GNPC/ENG/0001/2019			