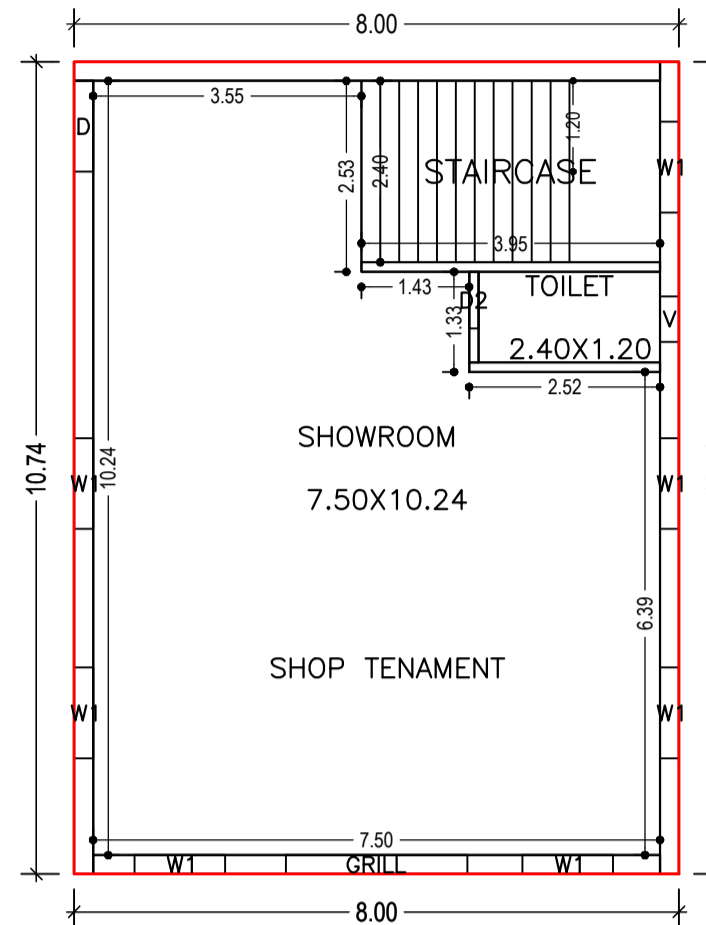
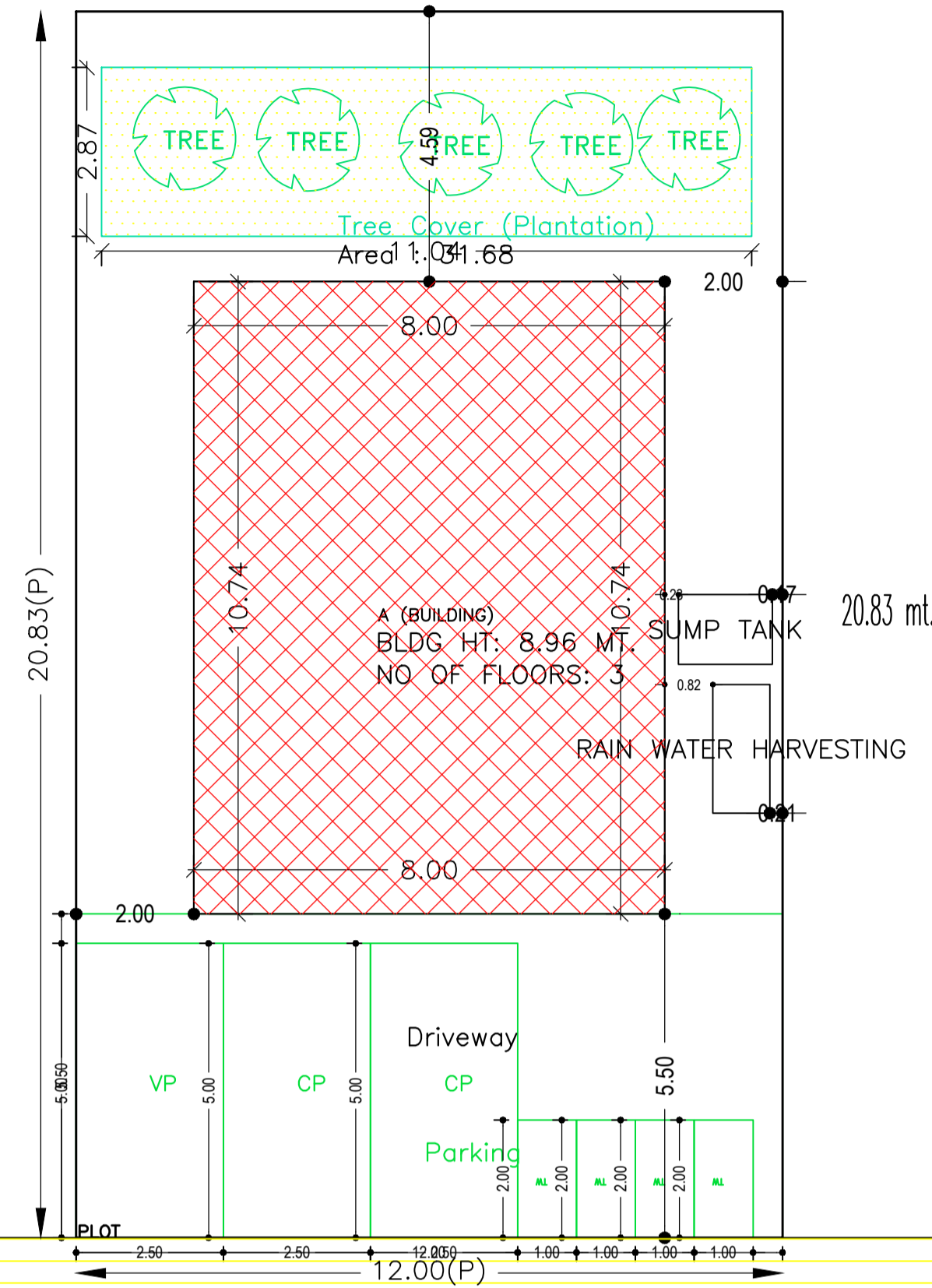


Project Title :PROPOSED G+2 COMMERCIAL BUILDING PLAN OF SHYAMKISHOR TIWARI S/O CHANDRIKA TIWARI ,
SITUATED AT:- PIPRA KALA,GARHWA,PLOT NO.- 116,KHATA NO.- 49,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

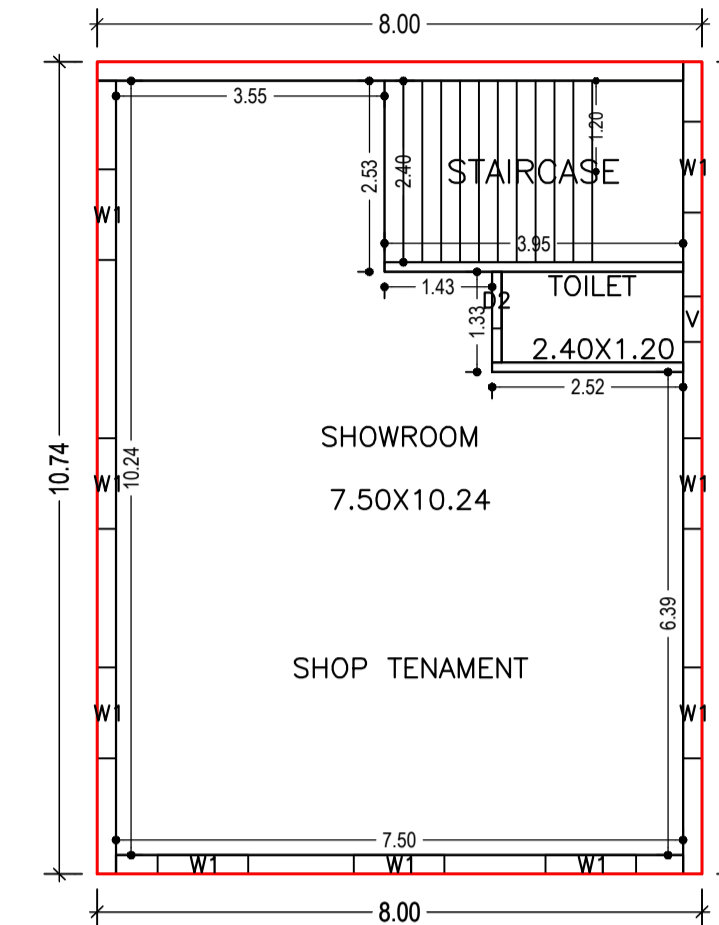
DATE 26-02-2023
SHEET NO. 1

Proposal Basic Information	
Proposal File No.	GNPC/BI/0011/W/16/2023
Owner Name	SHYAMKISHOR TIWARI
Khata No	49
Plot No	116
Village Name	Pipra Kala
Use	Commercial
SubUse	Commercial Bldg

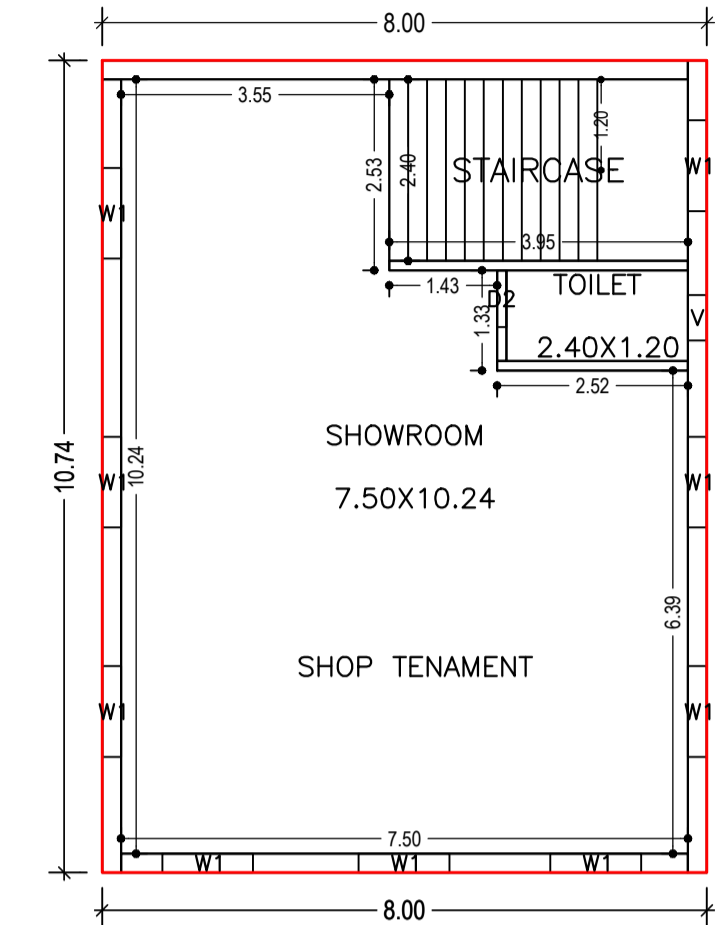
AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.65
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Commercial Bldg	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BI/0011/W/16/2023	Plot/SubPlot No: 116	
Application Type: General Proposal	North: Road Width - 15.00	
Project Type: Building Permission	South: Plot No. - 116	
Nature of Development: New	East: Plot No. - 116	
Location of Development Area: Old Area	West: Plot No. - 116	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	249.95
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	249.95
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		31.68
Total		31.68
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Armenity space)	(A-Deductions)	218.27
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	249.95
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	249.95
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		124.97
Proposed Coverage Area (34.38 %)		85.93
Total Prop. Coverage Area (34.38 %)		85.93
Balance coverage area (15.62 %)		39.04
FAR CHECK		
Perm. FAR Area (2.000)		499.90
Total Perm. FAR area		499.90
Commercial FAR		257.78
Proposed FAR Area		257.78
Total Proposed FAR Area		257.78
Consumed FAR (Factor)		1.03
Balance FAR Area		242.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		257.79
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHYAMKISHOR TIWARI	
DEVELOPMENT AUTHORITY		LOCAL BODY



GROUND FLOOR (Proposed) (SCALE 1:100)



SECOND FLOOR (Proposed) (SCALE 1:100)



FIRST FLOOR (Proposed) (SCALE 1:100)

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.)
Ground Floor	85.93	85.93	85.93	85.93
First Floor	85.93	85.93	85.93	85.93
Second Floor	85.93	85.93	85.93	85.93
Terrace Floor	0.00	0.00	0.00	0.00
Total	257.79	257.79	257.79	257.79

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		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Commercial	Commercial Bldg	>0	200	229.34	1	1	-	-	-	-
			>0	200	229.34	-	-	-	-	1	3
Total			-	-	-	-	1	1	0	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	12.50
Total Car	1	12.50	1	12.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Other Parking	-	-	-	33.00
Total		18.50		74.00

FAR & Tenement Details (Table 4c-1)

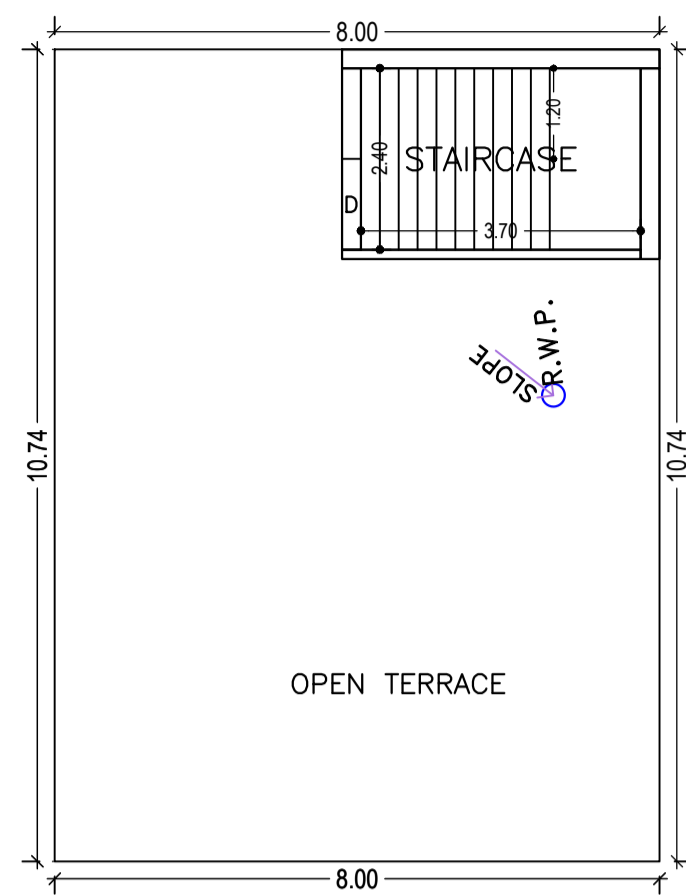
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
A (BUILDING)	1	257.79	257.78	257.79	257.79	03
Grand Total	1	257.79	257.78	257.79	257.79	03

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

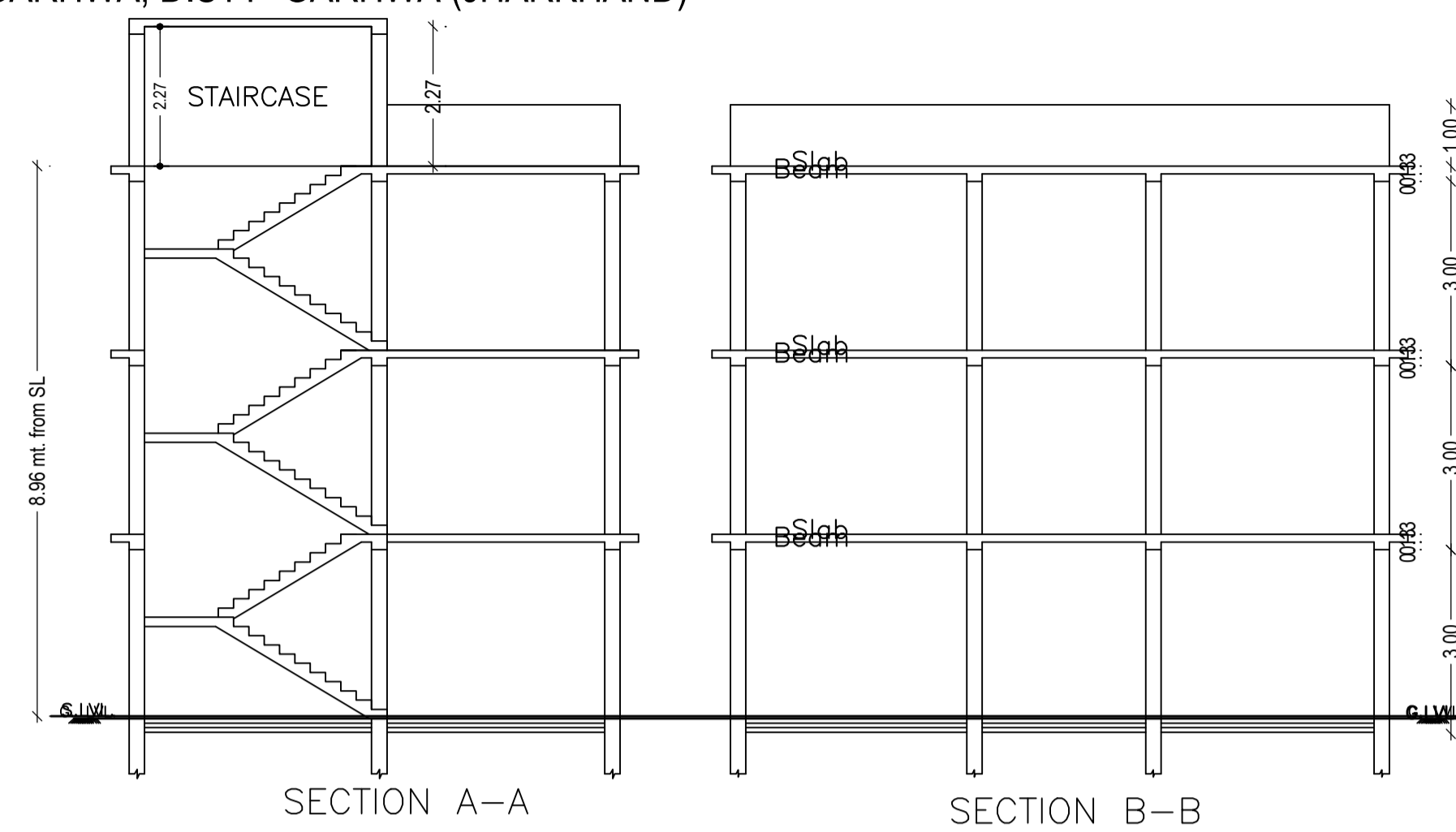
Project Title :PROPOSED G+2 COMMERCIAL BUILDING PLAN OF SHYAMKISHOR TIWARI S/O CHANDRIKA TIWARI ,
SITUATED AT:- PIPRA KALA,GARHWA,PLOT NO.- 116,KHATA NO.- 49,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 26-02-2023
SHEET NO. 2

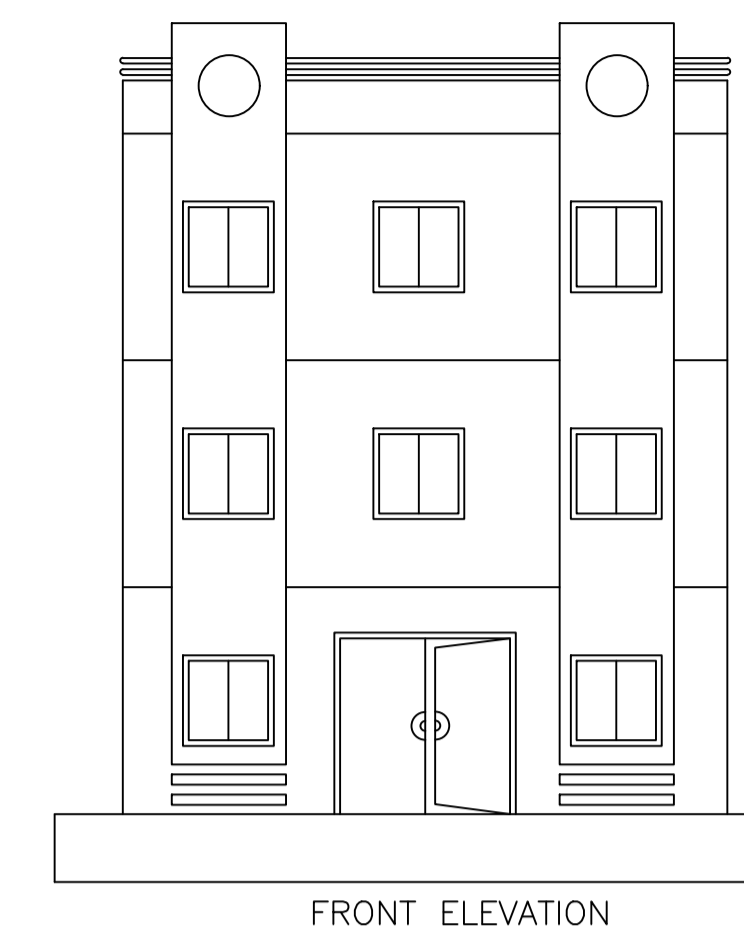
Proposal Basic Information	
Proposal File No.	GNPC/EN/0011/W/16/2023
Owner Name	SHYAMKISHOR TIWARI
Khata No	49
Plot No	116
Village Name	Pipra Kala
Use	Commercial
SubUse	Commercial Bldg



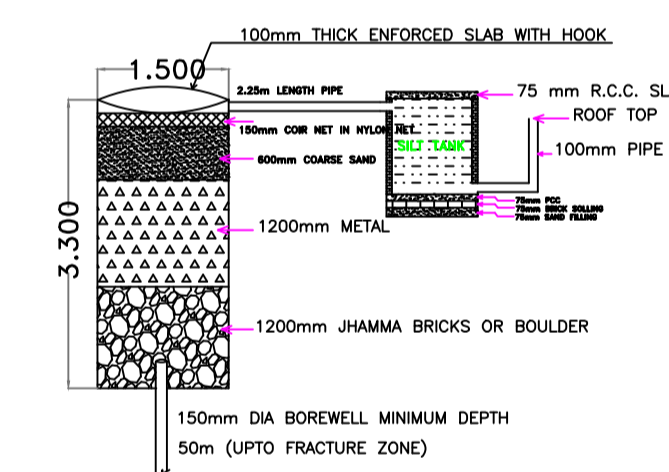
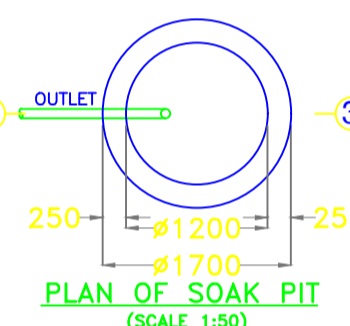
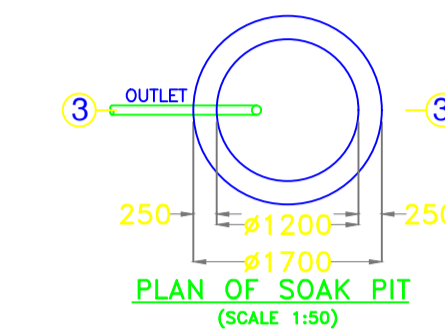
TERRACE FLOOR
(SCALE 1:100)



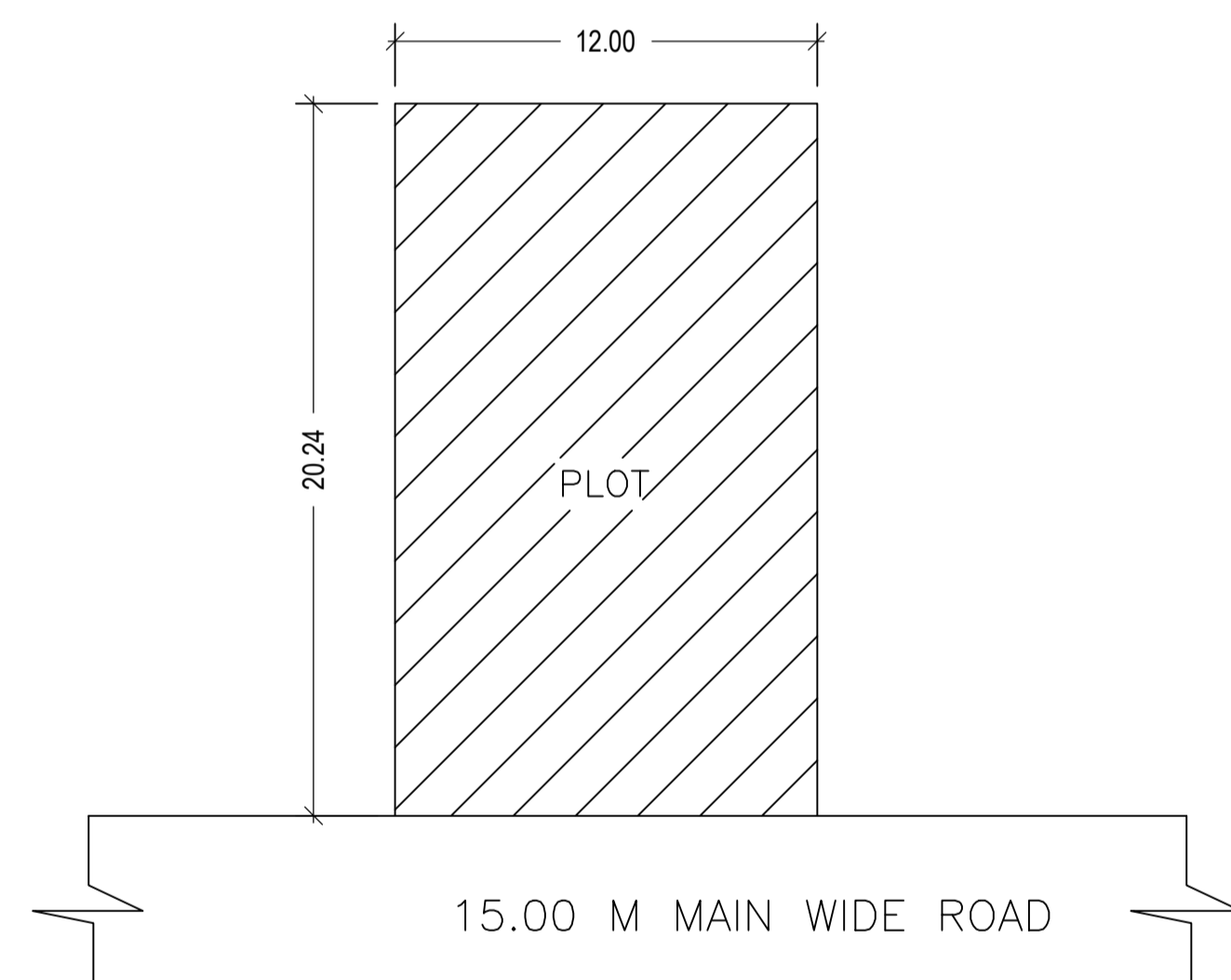
SECTION A-A SECTION B-B



FRONT ELEVATION



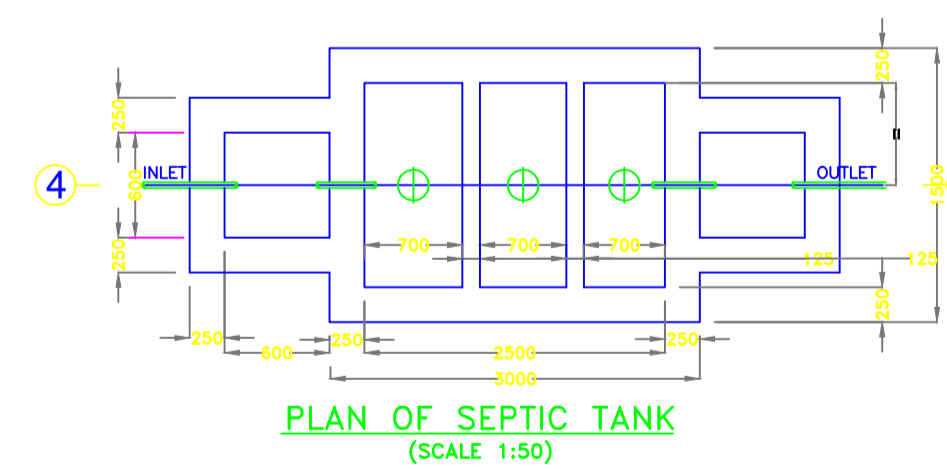
RECHARGE BOREWEL



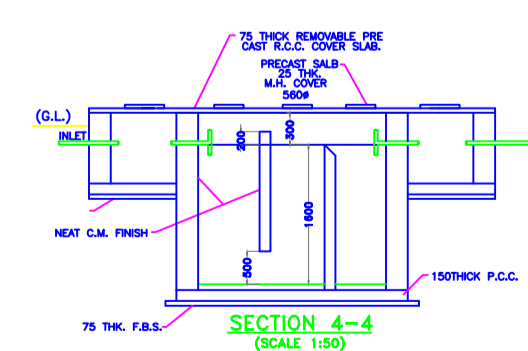
KEY PLAN
(NOT TO SCALE)



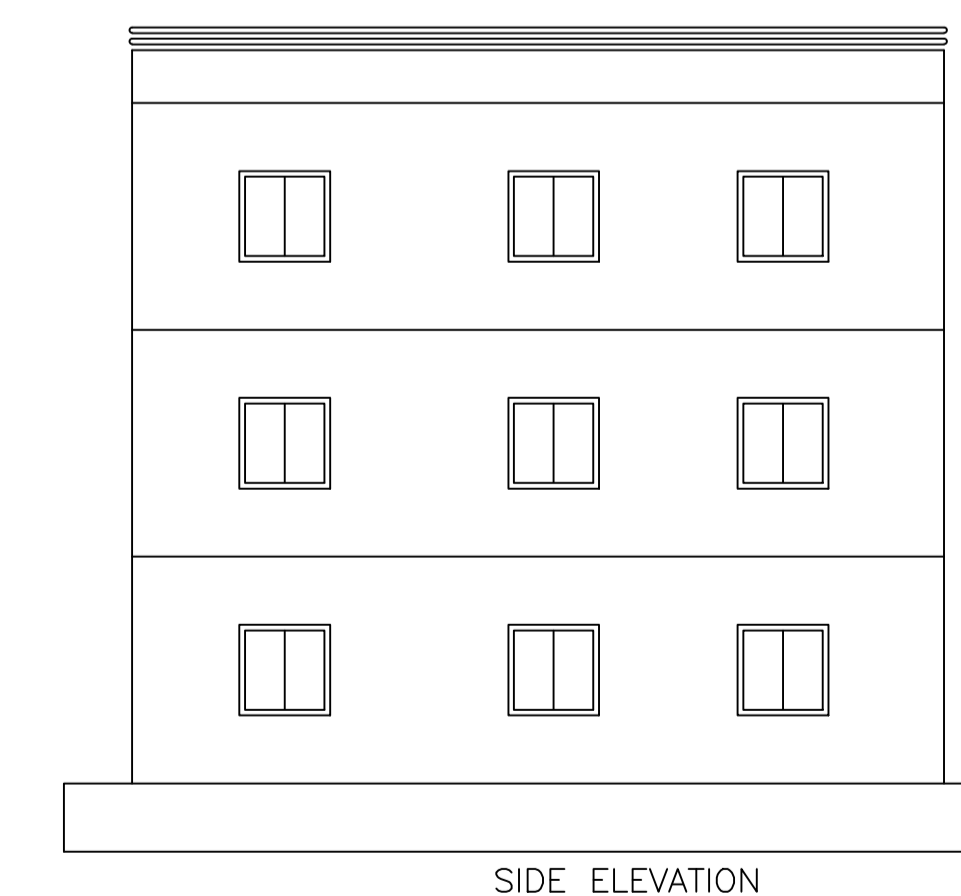
LOCATION PLAN
(NOT TO SCALE)



PLAN OF SEPTIC TANK
(SCALE 1:50)



SECTION 4-4
(SCALE 1:50)



SIDE ELEVATION

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	85.93	85.93	85.93	85.93	01
First Floor	85.93	85.93	85.93	85.93	01
Second Floor	85.93	85.93	85.93	85.93	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	257.79	257.78	257.79	257.79	03
Total Number of Same Buildings	1				
Total :	257.79	257.78	257.79	257.79	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	03
A (BUILDING)	D	1.20	2.10	01
A (BUILDING)	GRILL	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	03
A (BUILDING)	W1	1.20	1.20	25

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SHOP TENAMENT	OTHER	85.93	75.85	2	1
FIRST FLOOR	SHOP TENAMENT	OTHER	85.93	75.85	2	1
SECOND FLOOR	SHOP TENAMENT	OTHER	85.93	75.85	2	1
Total:	-	-	257.79	227.55	6	3

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