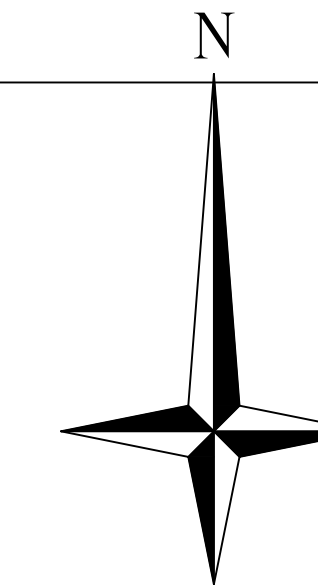
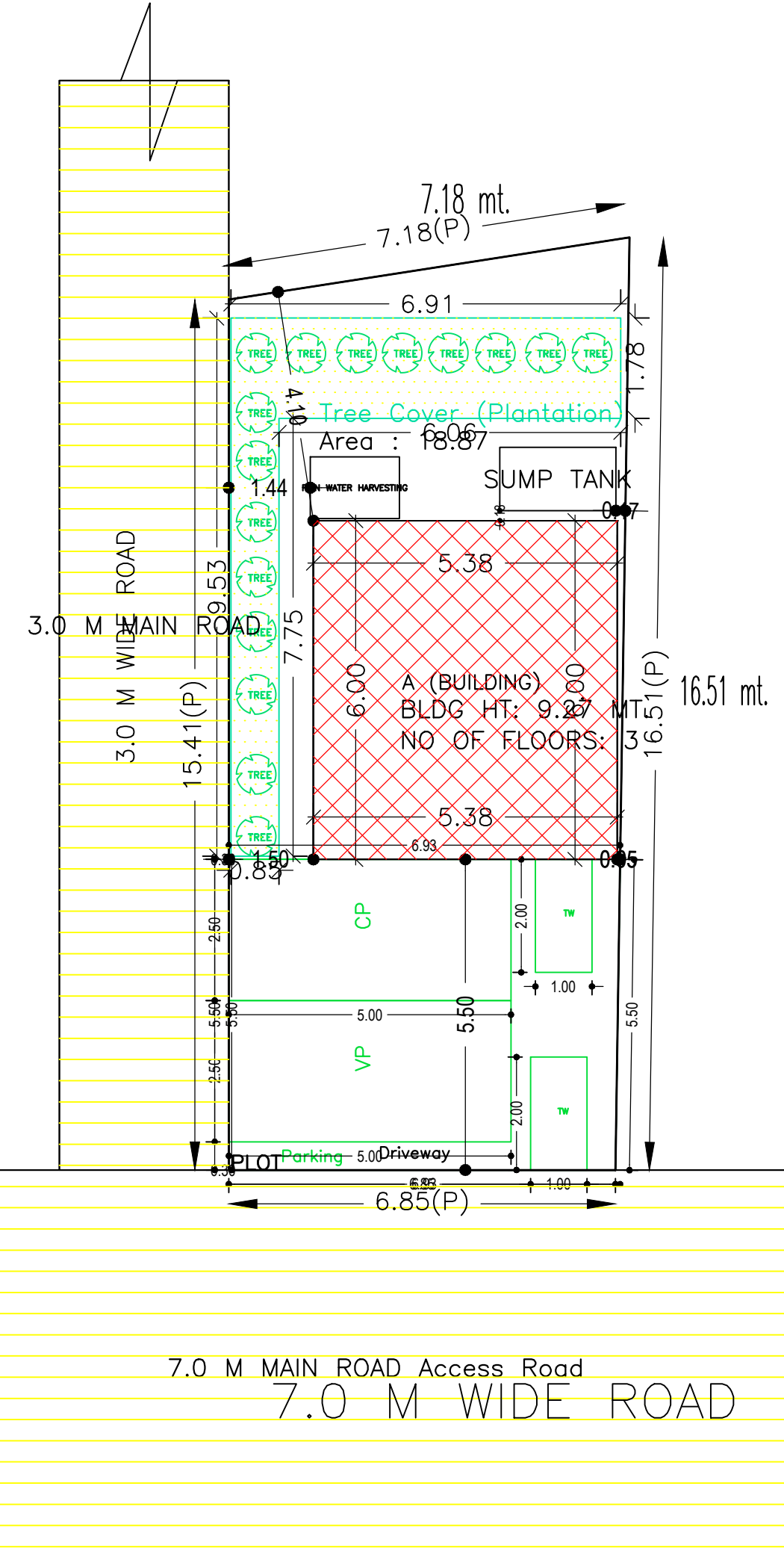


Project Title :PROPOSED COMMERCIAL & RESIDENTIAL BUILDING PLAN OF GAYATRI DEVI W/O VINOD KUMAR,
SITUATED AT:- GARHWA BAJAR,GARHWA,PLOT NO.- 983,KHATA NO.- 230,THANA NO.-339,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 26-07-2023
SHEET NO. 1



Proposal Basic Information	
Proposal File No.	GNPC/BP/0053/W10/2023
Owner Name	Gayatri Devi
Khata No	230
Plot No	983
Village Name	Garhwa Bajar
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.66
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: GARHWA	Plot SubUse: Resi+Comm	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0053/W10/2023	PlotSubPlot No: 983	
Application Type: General Proposal	North: Plot No. - 982	
Project Type: Building Permission	South: Road Width - 7.0	
Nature of Development: New	East: Plot No. - SUNIL SONI	
Location of Development Area: Old Area	West: Road Width - 3.0	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	111.27
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	111.27
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.87
Total		18.87
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	92.40
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	111.27
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	111.27
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		77.89
Proposed Coverage Area (29.01 %)		32.28
Total Prop. Coverage Area (29.01 %)		32.28
Balance coverage area (40.99 %)		45.61
FAR CHECK		
Perm. FAR Area (2.000)		222.54
Total Perm. FAR area		222.54
Residential FAR		32.28
Commercial FAR		64.57
Proposed FAR Area		104.83
Total Proposed FAR Area		104.83
Consumed FAR (Factor)		0.94
Balance FAR Area		117.71
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		129.12
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Gayatri Devi	
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN

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	32.28	7.98	32.28	7.98
Ground Floor	32.28	32.28	32.28	32.28
First Floor	32.28	32.28	32.28	32.28
Second Floor	32.28	32.28	32.28	32.28
Terrace Floor	0.00	0.00	0.00	0.00
Total	129.12	104.82	129.12	104.82

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	ResiComm Bldg	> 0	200	50.71	1	1	-	-	-	-
		Residential Bldg/Apartment	> 0	200	50.71	-	-	-	-	-	-
	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-
		Residential Bldg/Apartment	> 0	1	1.00	-	-	-	-	-	-
Total:				-	-	2	2	-	1	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	-	-	2	25.00
Visitor's Car Parking	2	25.00	2	25.00
Total Visitor Parking	-	-	1	12.50
Total TwoWheeler	1	12.50	1	12.50
Other Parking	-	-	3	6.00
Total TwoWheeler	2	4.00	3	6.00
Other Parking	-	-	-	15.45
Total		41.50		64.95

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 FAR Area (Sq.mt.)	Trmt (No.)
				Parking	Resi.	Commercial				
A (BUILDING)	1	129.12	21.05	32.28	64.57	7.98	104.82	104.82	03	
Grand Total	1	129.12	21.05	32.28	64.57	7.98	104.82	104.82	03	

Building USE/SUBUSE Details

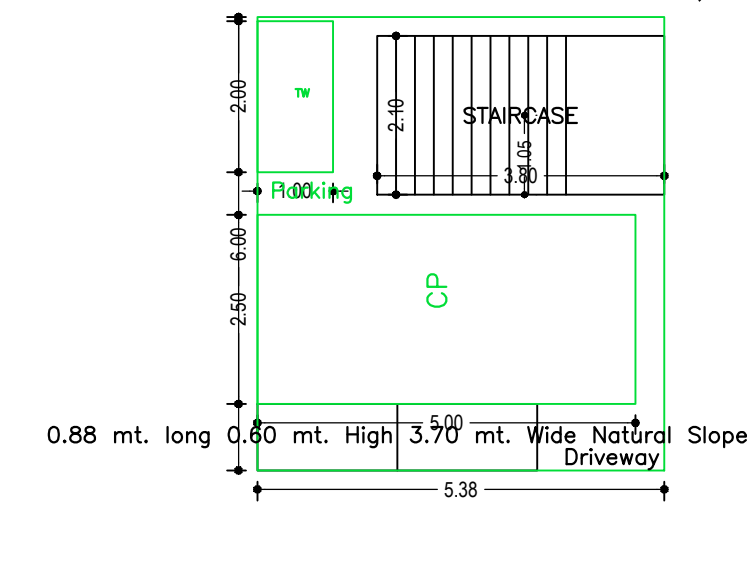
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Resi+Comm Bldg	Non-Highrise

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

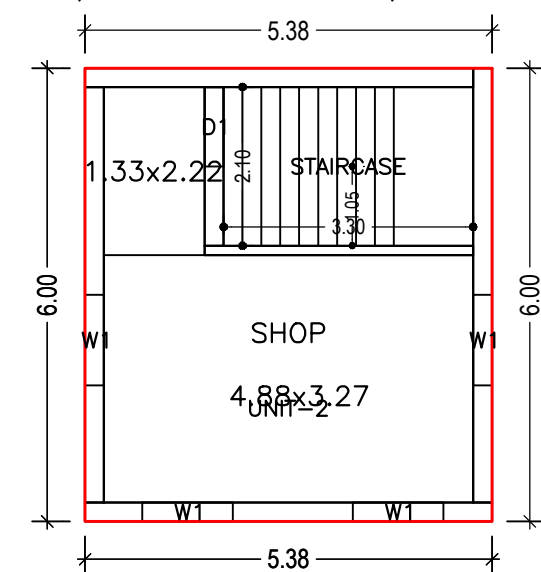
Project Title :PROPOSED COMMERCIAL & RESIDENTIAL BUILDING PLAN OF GAYATRI DEVI W/O VINOD KUMAR,
SITUATED AT:- GARHWA BAJAR,GARHWA,PLOT NO.- 983,KHATA NO.- 230,THANA NO.-339,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 26-07-2023
SHEET NO. 2

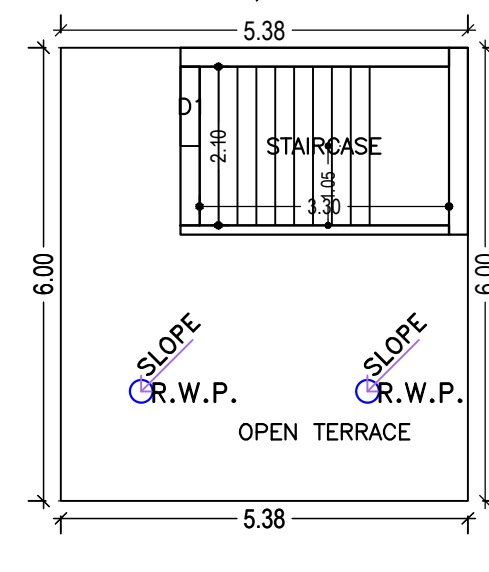
Proposal Basic Information	
Proposal File No.	GNPC/BP/0053/W10/2023
Owner Name	Gayatri Devi
Khata No	230
Plot No	983
Village Name	Garhwa Bajar
Use	Mixed
SubUse	Resi+Comm



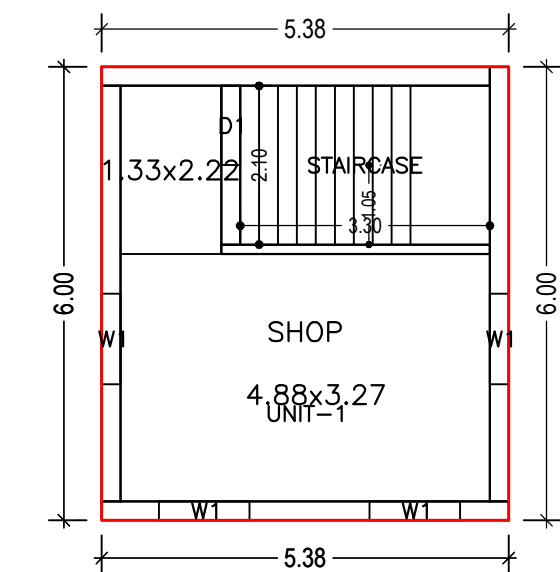
BASEMENT FLOOR
(SCALE 1:100)



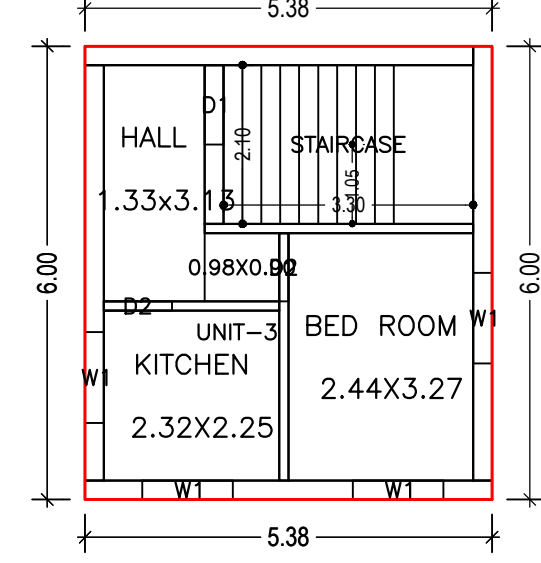
FIRST FLOOR
(Proposed)
(SCALE 1:100)



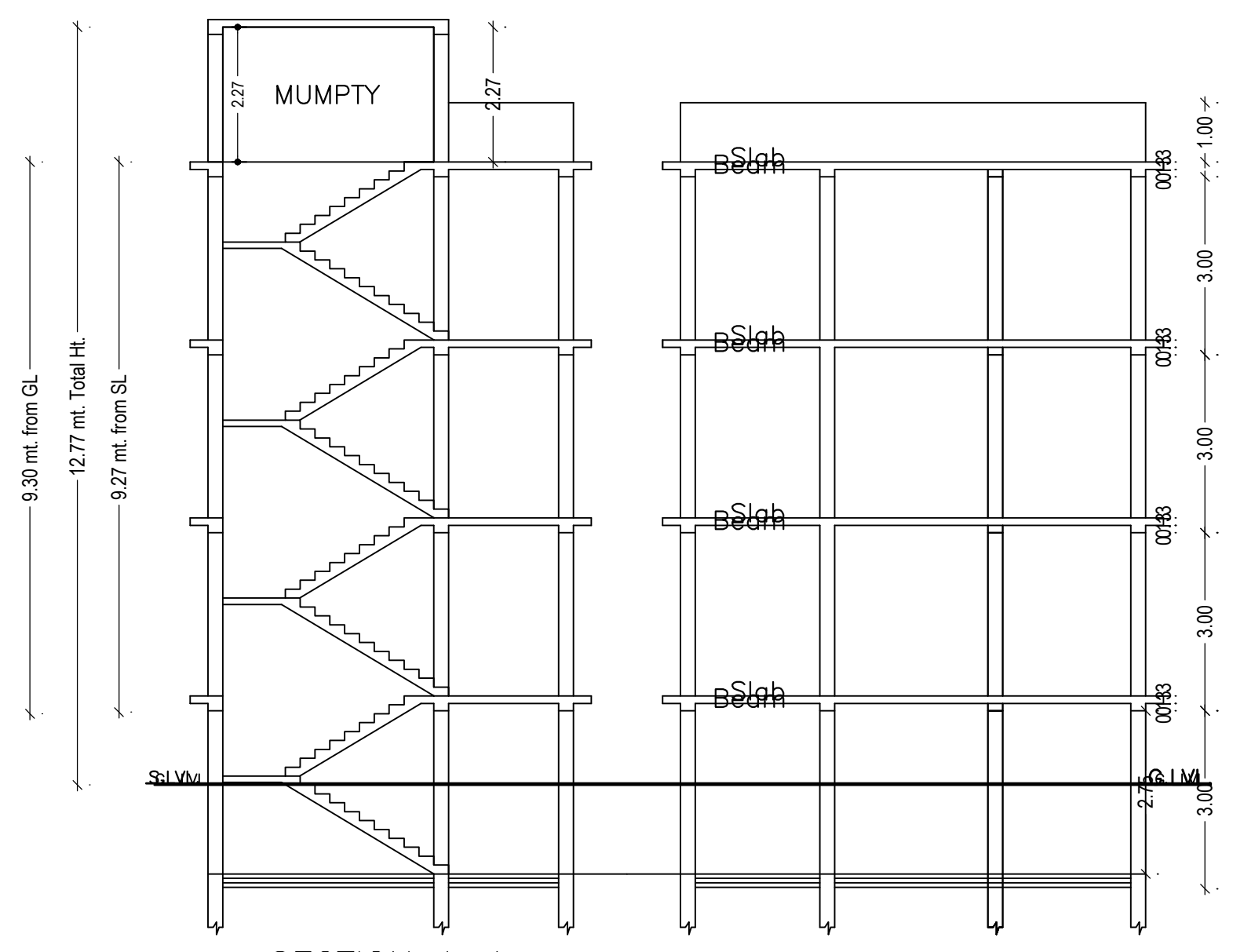
TERRACE FLOOR
(SCALE 1:100)



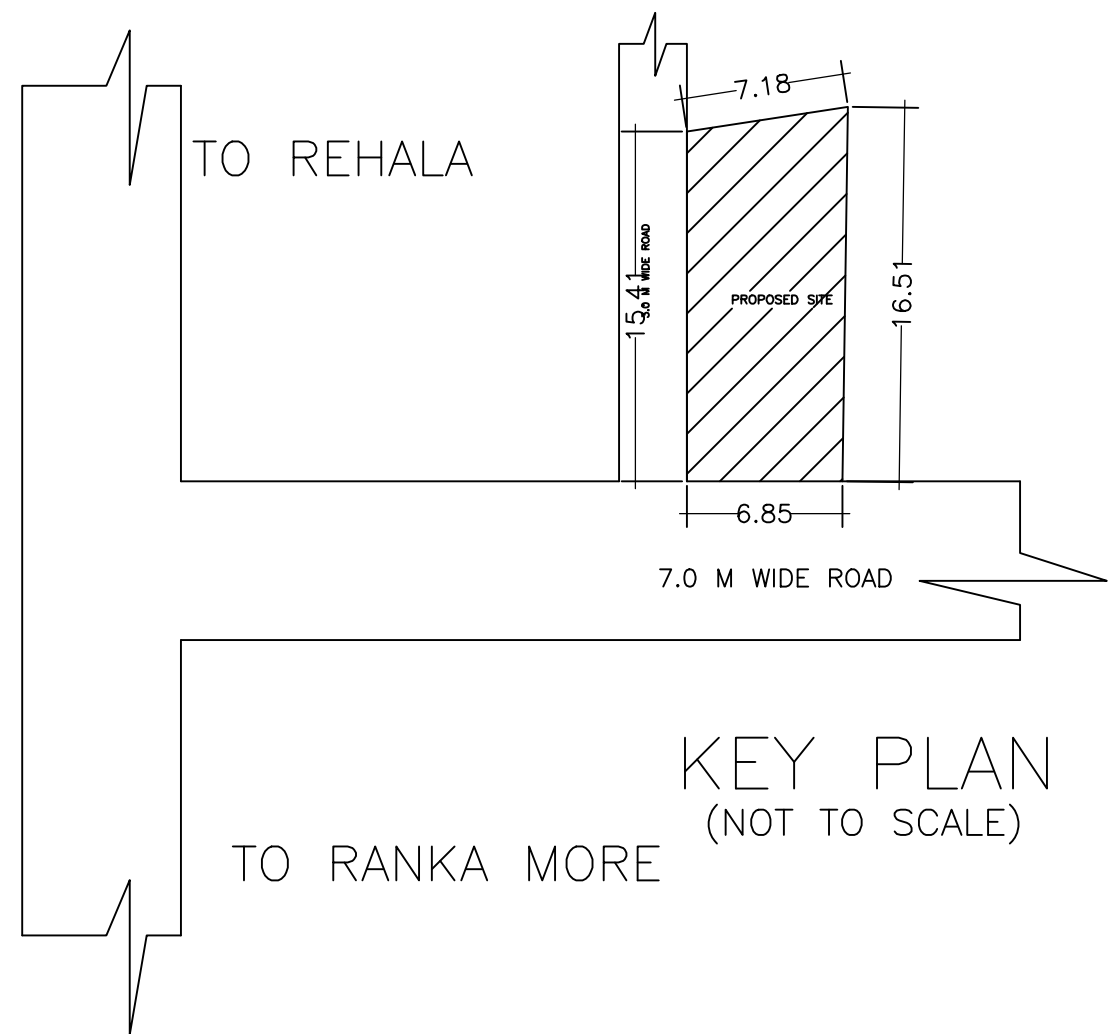
GROUND FLOOR
(Proposed)
(SCALE 1:100)



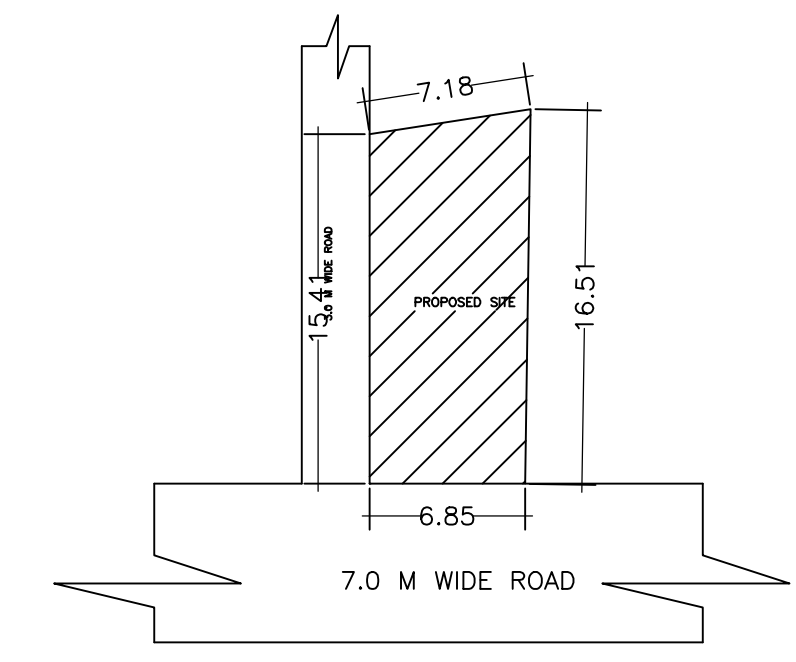
SECOND FLOOR
(Proposed)
(SCALE 1:100)



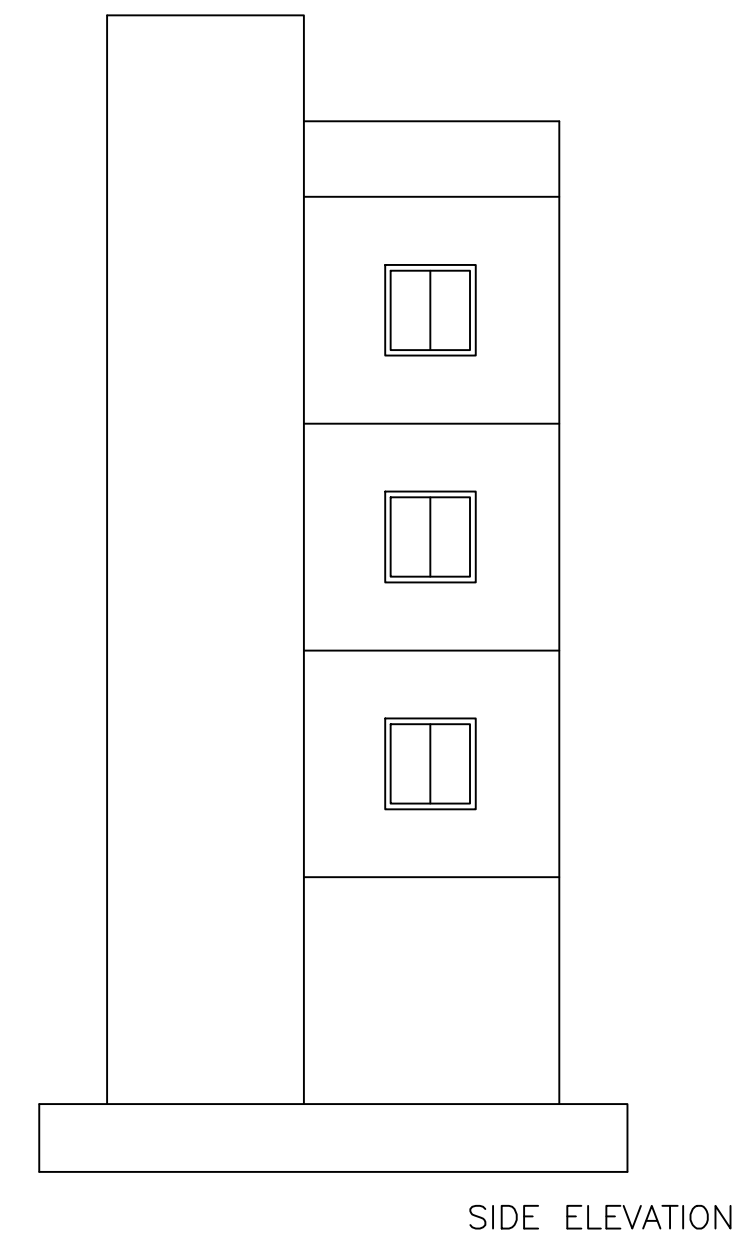
SECTION A-A SECTION B-B



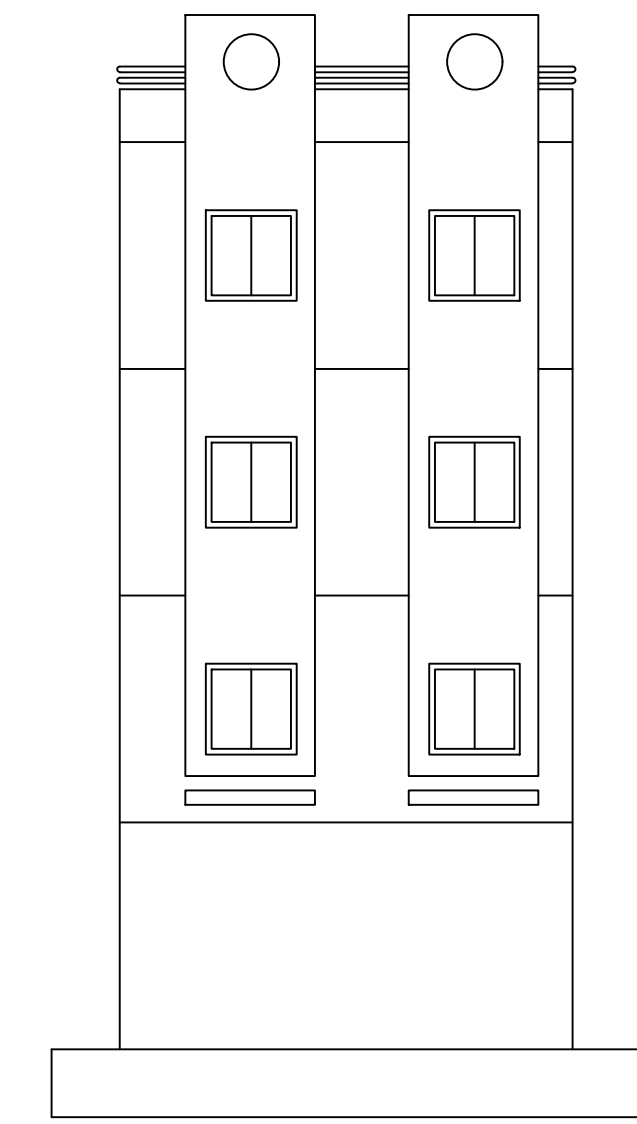
KEY PLAN
(NOT TO SCALE)



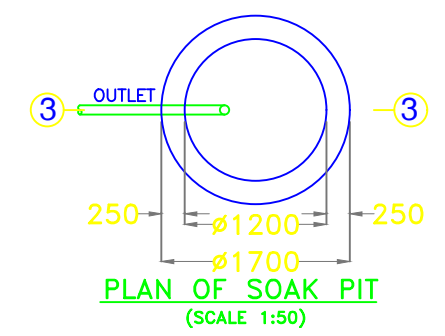
KEY PLAN
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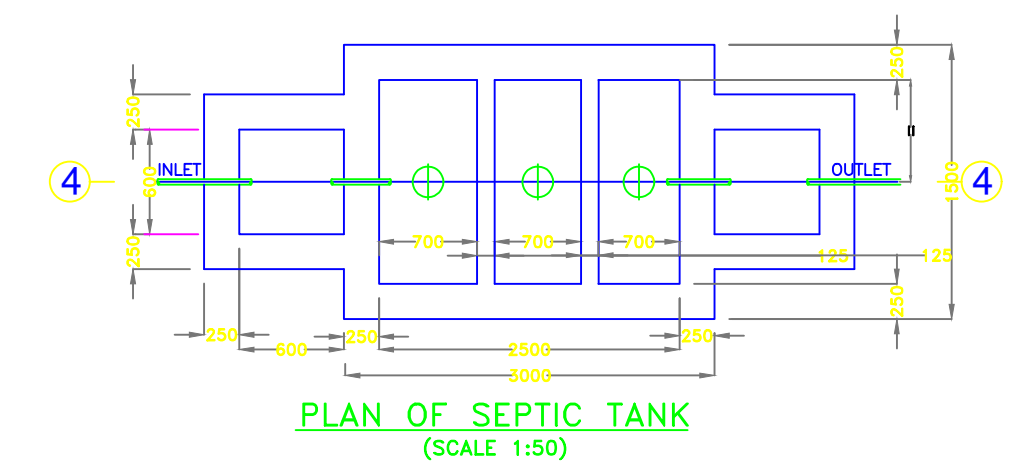
SIDE ELEVATION



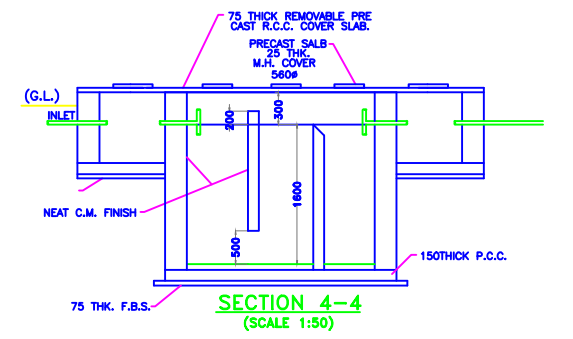
FRONT ELEVATION



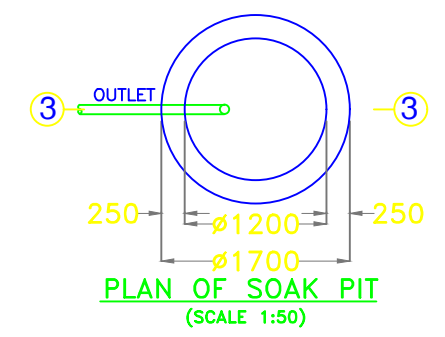
PLAN OF SOAK PIT
(SCALE 1:50)



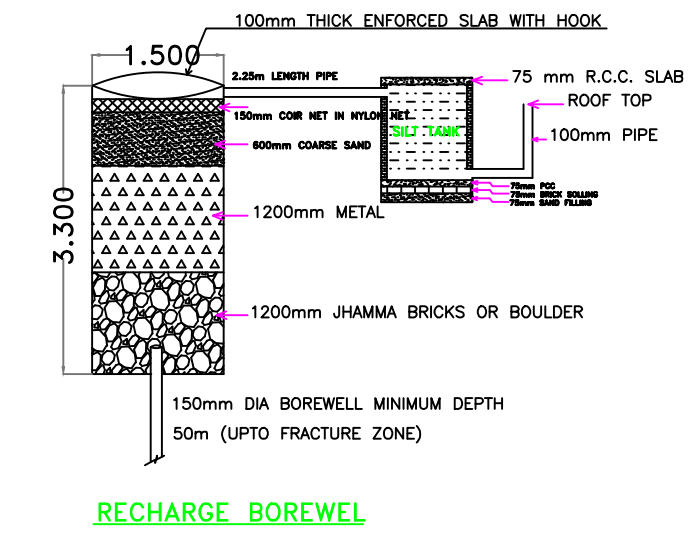
PLAN OF SEPTIC TANK
(SCALE 1:50)



SECTION 4-4
(SCALE 1:50)



PLAN OF SOAK PIT
(SCALE 1:50)



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.)	Tnmt (No.)
		Parking	Resi.	Commercial					
Basement Floor	32.28	21.05	0.00	0.00	7.98	7.98	7.98	00	
Ground Floor	32.28	0.00	0.00	32.28	0.00	32.28	32.28	01	
First Floor	32.28	0.00	0.00	32.28	0.00	32.28	32.28	01	
Second Floor	32.28	0.00	32.28	0.00	0.00	32.28	32.28	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	129.12	21.05	32.28	64.57	7.98	104.82	104.82	03	
Total Number of Same Buildings	1								
Total :	129.12	21.05	32.28	64.57	7.98	104.82	104.82	03	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.90	2.10	02
A (BUILDING)	D1	1.05	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	1.20	1.20	12

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	UNIT-2	SHOP	32.28	25.88	1	1
GROUND FLOOR	UNIT-1	SHOP	32.28	25.88	1	1
SECOND FLOOR	UNIT-3	FLAT	32.28	25.18	3	1
Total:	-	-	96.84	76.94	5	3

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