

Project Title :PROPOSED G+2 BUILDING OF SANDHYA KESHRI W/O SHRI DINESH KUMAR KESHRI , WARD NO.-08 , PLOT NO:-1406 , KHATA NO.-: 39,THANA NO.-338 ,SITUATED AT:- TANDWA,GARHWA , P.O+P.S:- GARHWA , DIST:- GARHWA (JH)

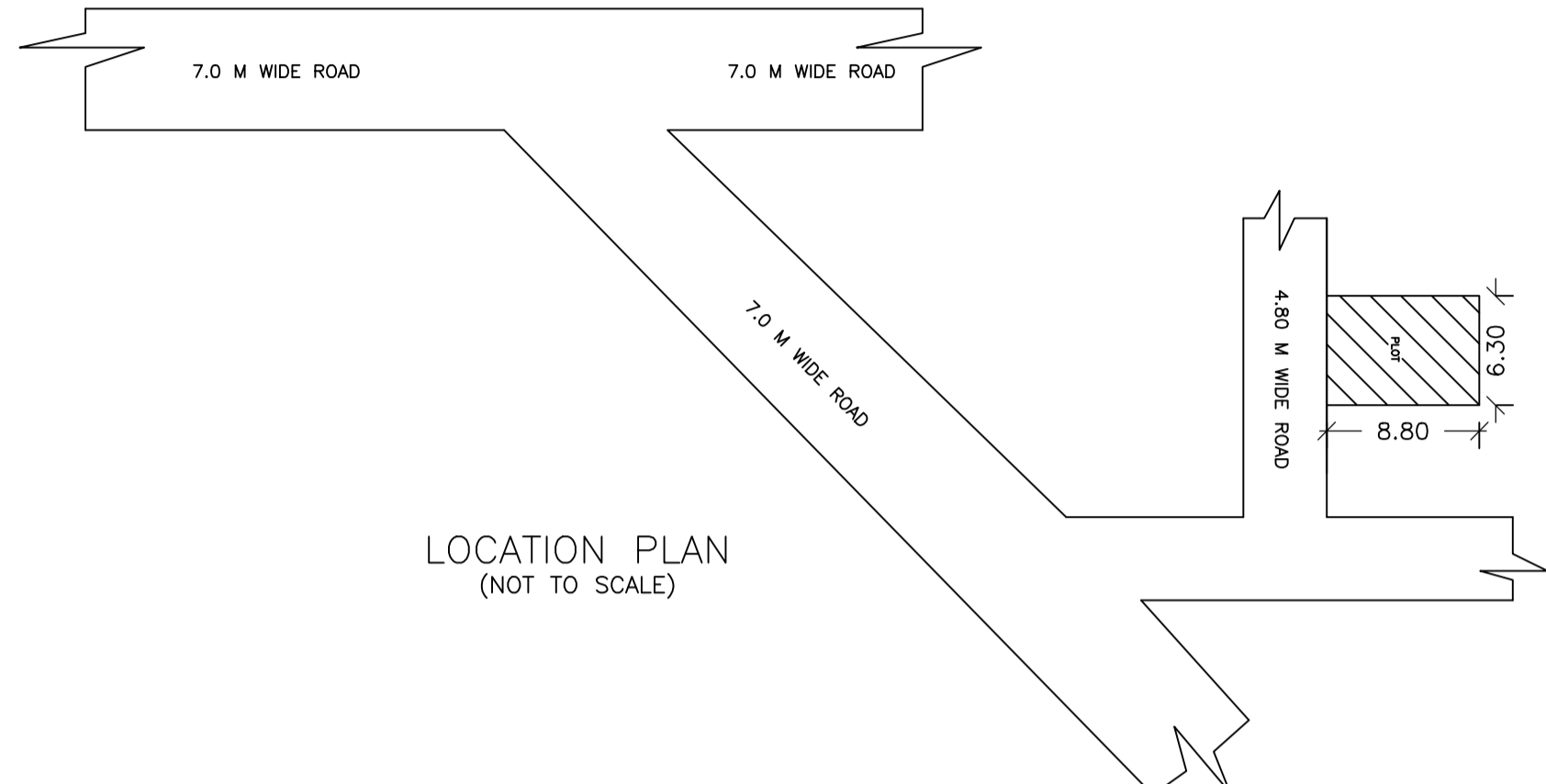
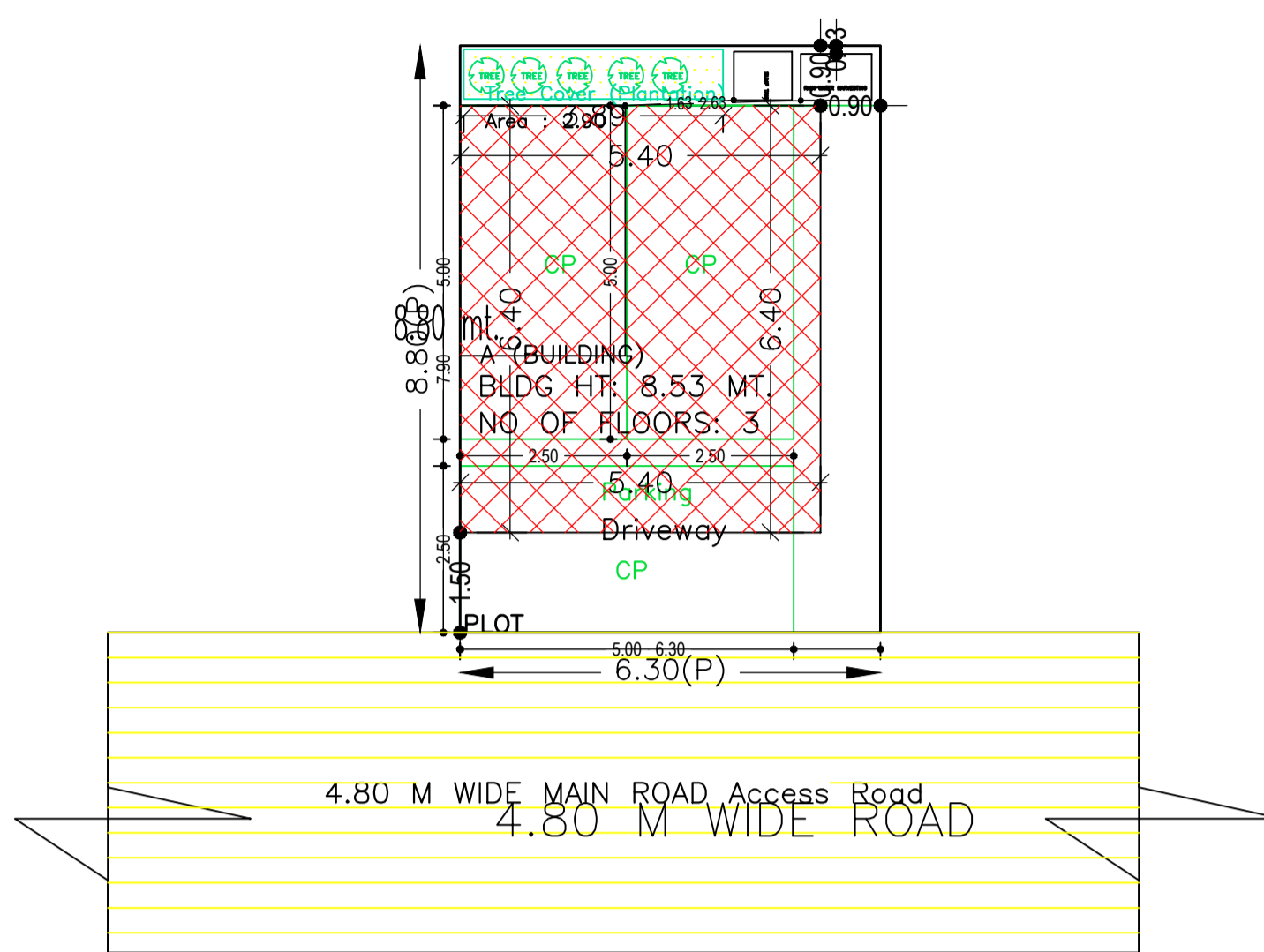
DATE 01-07-2023
SHEET NO. 1

Proposal Basis Information

Proposal File No.	GNPC/BP/0046/W20/2023
Owner Name	SANDHYA KESHARI
Khata No	39
Plot No	1406
Village Name	Tandwa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)	Tnmt (No.)
A (BUILDING)	1	103.69	26.69	69.12	7.88	77.00	77.00	02
Grand Total :	1	103.69	26.69	69.12	7.88	77.00	77.00	02



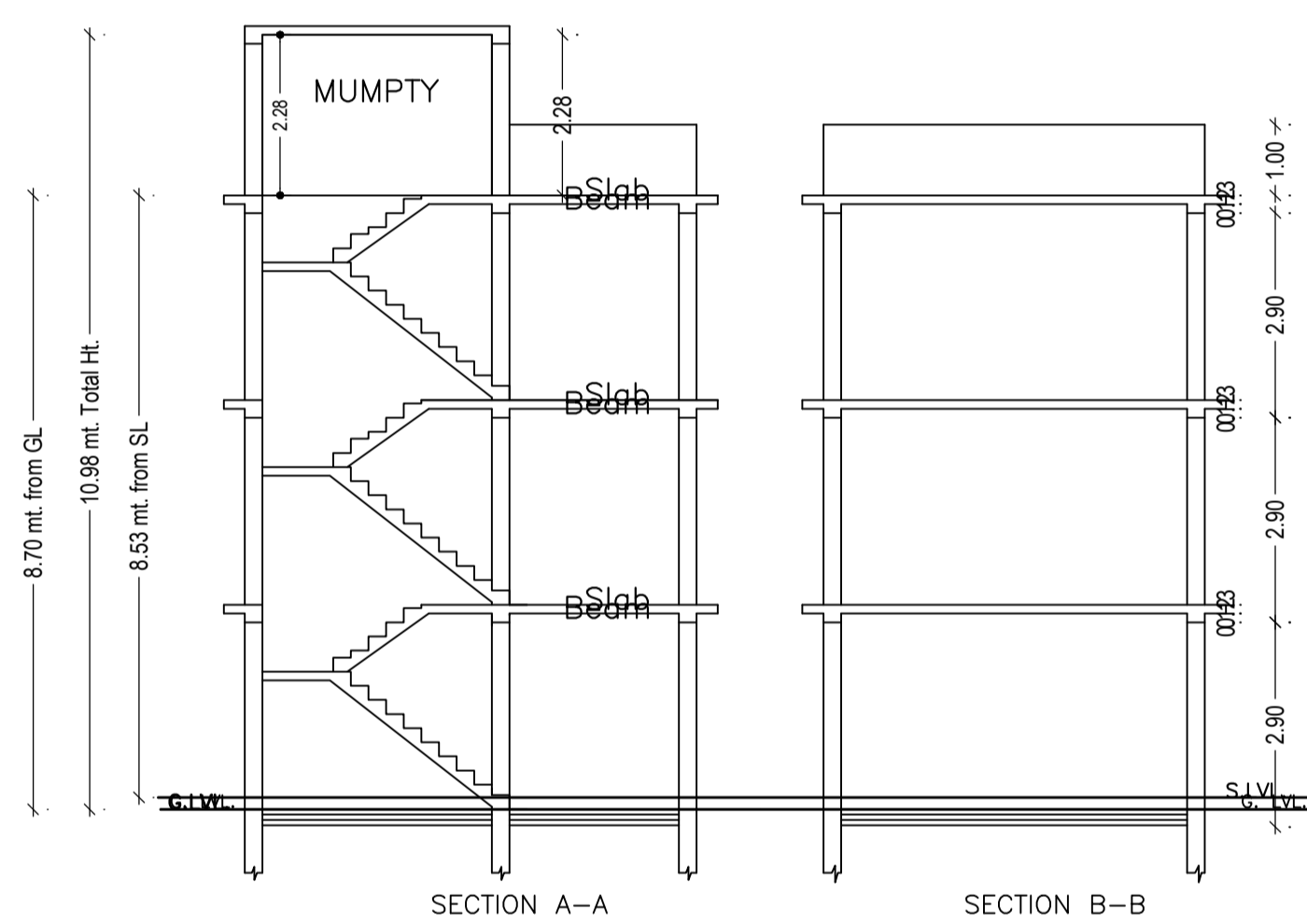
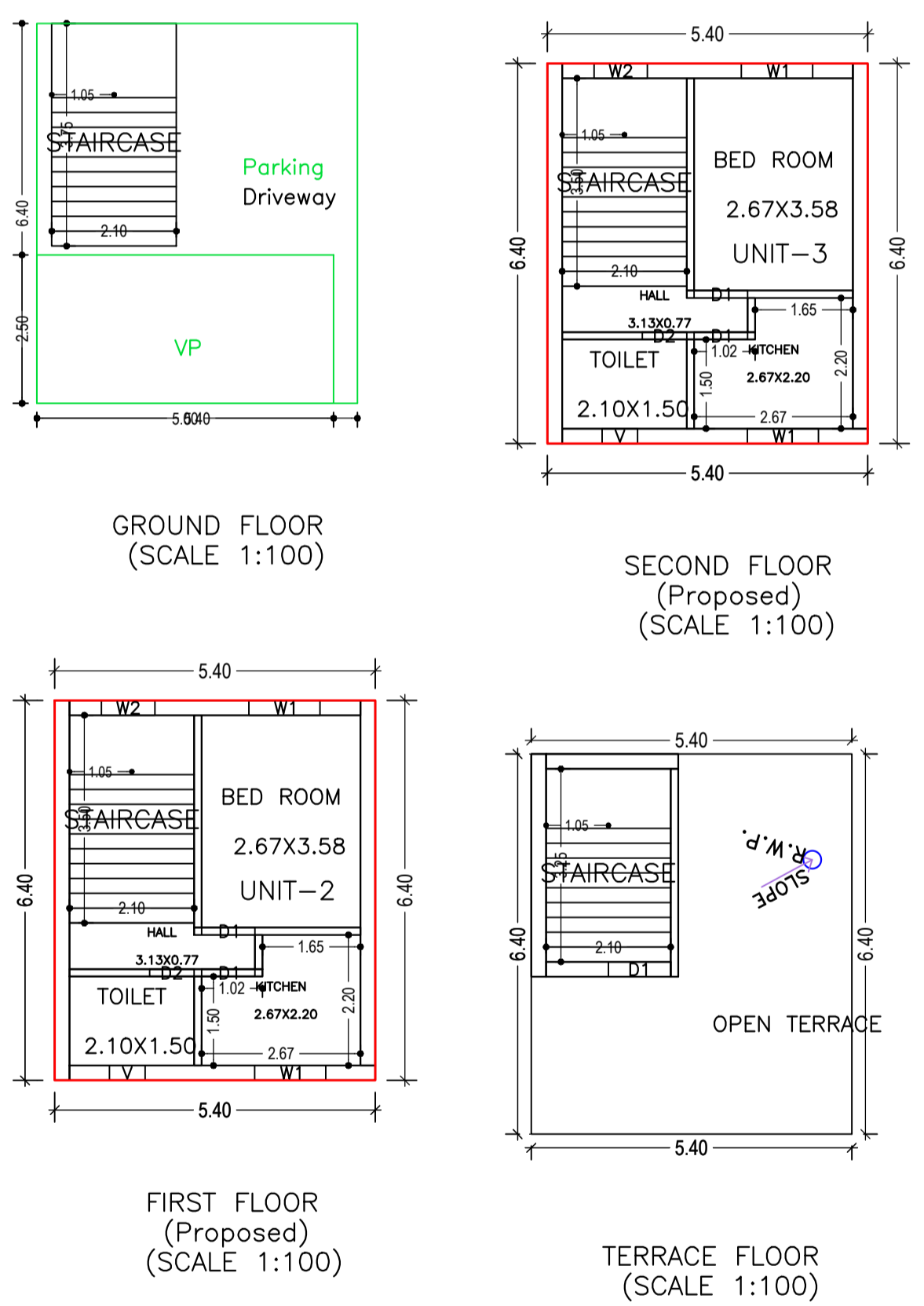
SITE PLAN

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Reqd./Unit	Car	Prop.	Reqd./Unit	Visitors Car	Reqd.	Prop.
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	2.00	1	2	-	-	-	-
			>0	1	2.00	-	-	-	1	1	-
Total :			-	-	-	2	2	-	1	1	-

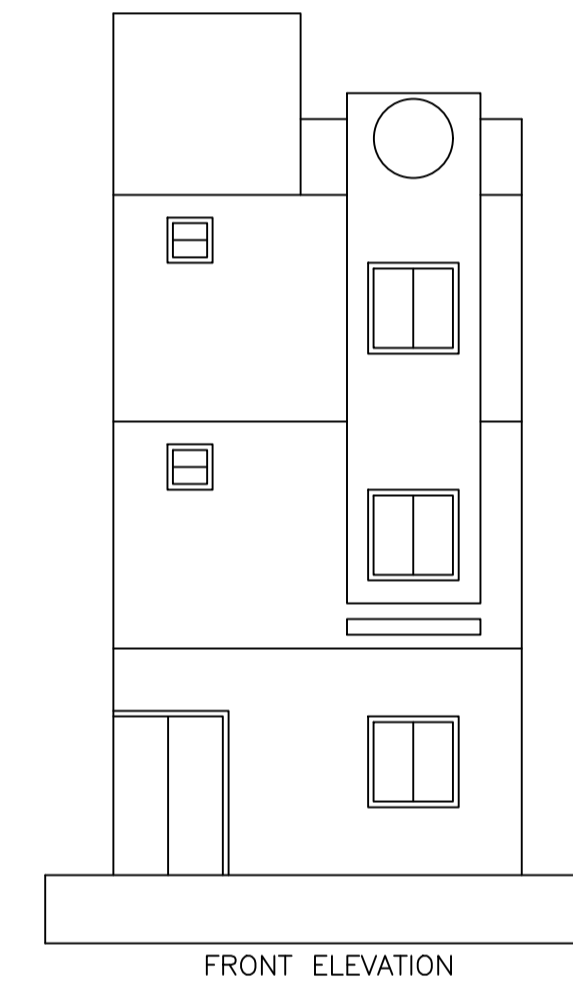
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Other Parking	-	-	-	38.96
Total		37.50		76.46

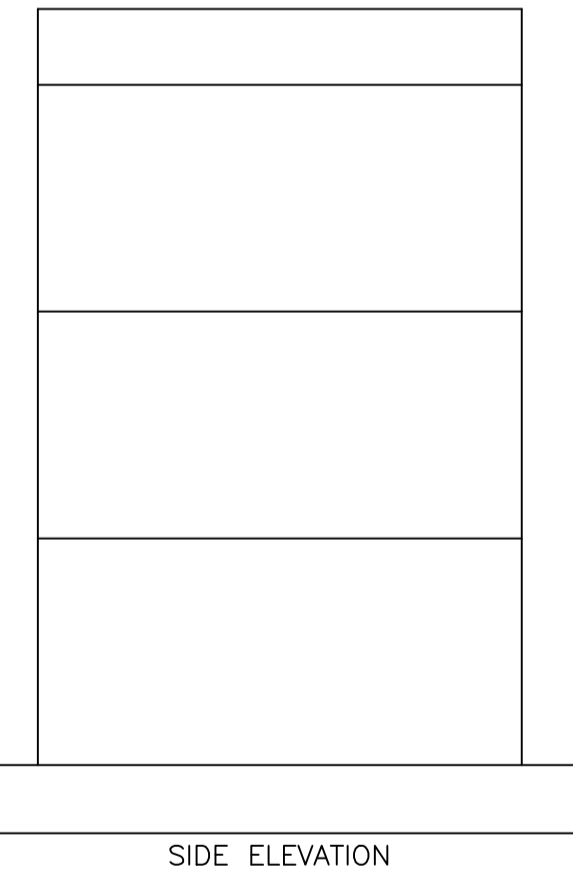


SECTION A-A

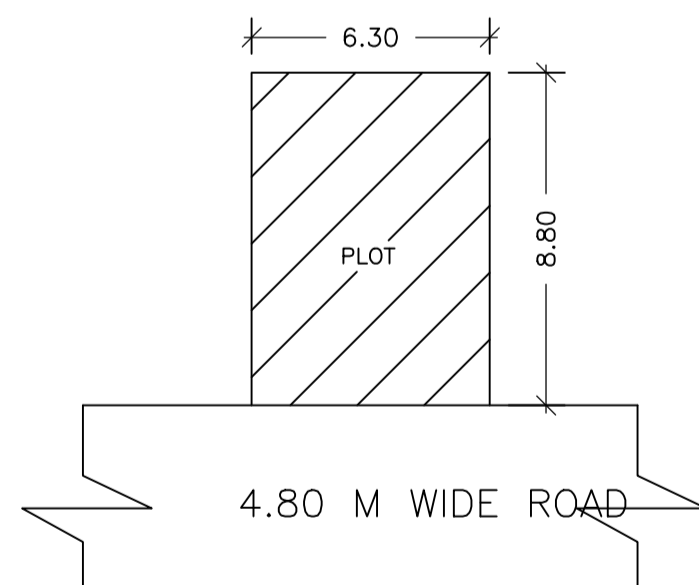
SECTION B-B



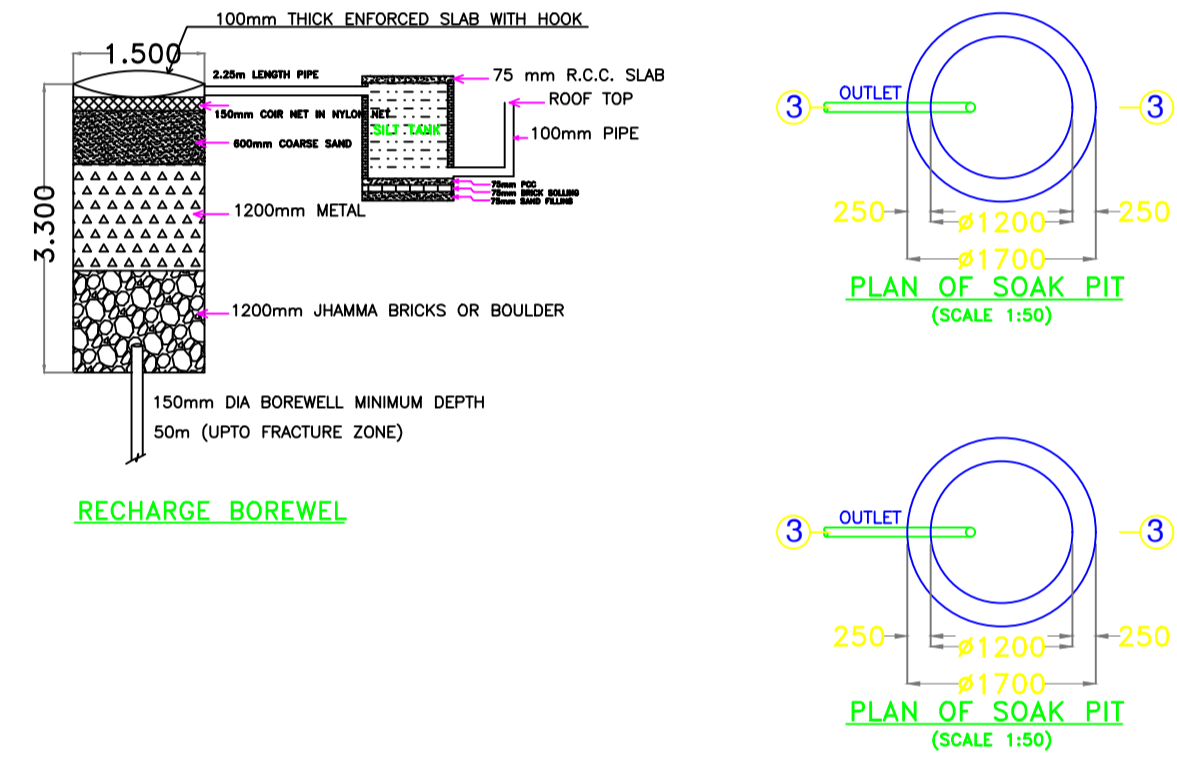
FRONT ELEVATION



SIDE ELEVATION



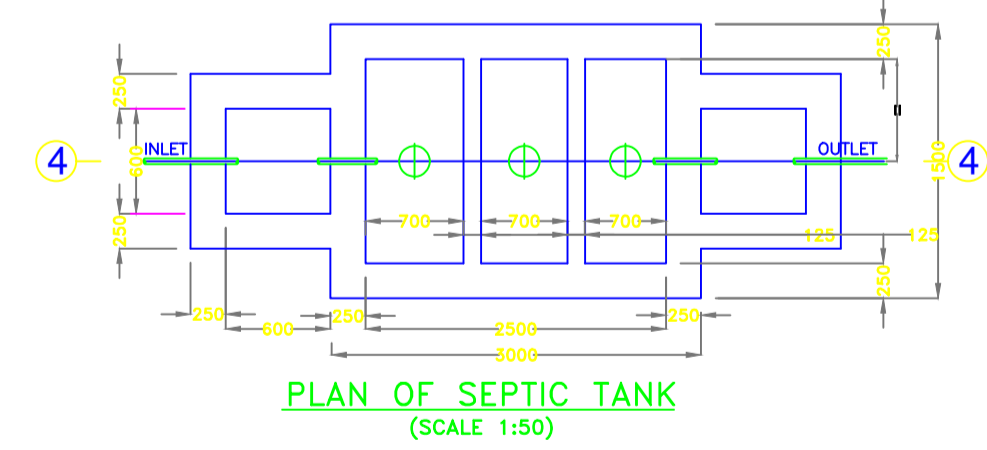
KEY PLAN (NOT TO SCALE)



RECHARGE BOREWEL

PLAN OF SOAK PIT (SCALE 1:50)

PLAN OF SOAK PIT (SCALE 1:50)



PLAN OF SEPTIC TANK (SCALE 1:50)

SECTION 4-4 (SCALE 1:50)

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.66
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	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BP/0046/W20/2023	PlotSubPlot No: 1406	
Application Type: General Proposal	North: Plot No. - KRISHNA PRASAD KESHRI	
Project Type: Building Permission	South: Plot No. - KRISHNA PRASAD KESHRI	
Nature of Development: New	East: Plot No. - KRISHNA PRASAD KESHRI	
Location of Development Area: Old Area	West: Road Width - 4.80	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	55.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	55.44
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		2.90
Total		2.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	52.54
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	55.44
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	55.44
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		38.81
Proposed Coverage Area (62.34 %)		34.56
Total Prop. Coverage Area (62.34 %)		34.56
Balance coverage area (7.67 %)		4.25
FAR CHECK		
Perm. FAR Area (1.800)		99.79
Total Perm. FAR area		99.79
Residential FAR		69.12
Proposed FAR Area		77.00
Total Proposed FAR Area		77.00
Consumed FAR (Factor)		1.39
Balance FAR Area		22.79
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		103.69
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SANDHYA KESHARI	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark 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	34.57	7.88	34.57	7.88
First Floor	34.56	34.56	34.56	34.56
Second Floor	34.56	34.56	34.56	34.56
Terrace Floor	0.00	0.00	0.00	0.00
Total :	103.69	77.00	103.69	77.00

Building USE/SUBUSE Details

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

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.					
Ground Floor	34.57	26.69	0.00	7.88	7.88	7.88	0.00	00
First Floor	34.56	0.00	34.56	0.00	34.56	34.56	0.00	01
Second Floor	34.56	0.00	34.56	0.00	34.56	34.56	0.00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	103.69	26.69	69.12	7.88	77.00	77.00	0.00	02
Total Number of Same Buildings	1							
Total :	103.69	26.69	69.12	7.88	77.00	77.00	0.00	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D1	0.90	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	02
A (BUILDING)	W2	0.90	2.10	02
A (BUILDING)	W1	1.20	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	UNIT-2	FLAT	34.56	27.45	4	1
SECOND FLOOR	UNIT-3	FLAT	34.56	27.45	4	1
Total:	-	-	69.12	54.90	8	2

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