

SITE PLAN
SCALE 1:100

site plan

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trnmt (No.)
			Balcony	Void				
A (PRASHANT KUMAR TIWARI)	1	374.82	7.40	4.15	363.27	363.27	363.27	01
Grand Total :	1	374.82	7.40	4.15	363.27	363.27	363.27	01

Proposal Basic Information

Proposal File No.	GNPC/BP/0052/W12/2023
Owner Name	PRASHANT KUMAR TIWARI
Khata No	54
Plot No	193
Village Name	Pipra Kala
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0052/W12/2023	PlotSubPlot No: 193	
Application Type: General Proposal	North: Plot No. - 195	
Project Type: Building Permission	South: Road Width - 6	
Nature of Development: New	East: Plot No. - 193	
Location of Development Area: Old Area	West: Plot No. - 196	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 203.40
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	203.40
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		24.40
Total		24.40
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	179.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	203.40
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	203.40
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		142.38
Proposed Coverage Area (53.51 %)		108.84
Total Prop. Coverage Area (53.51 %)		108.84
Balance coverage area (16.49 %)		33.54
FAR CHECK		
Perm. FAR Area (1.800)		366.12
Total Perm. FAR area		366.12
Residential FAR		363.26
Proposed FAR Area		363.26
Total Proposed FAR Area		363.26
Consumed FAR (Factor)		1.79
Balance FAR Area		2.86
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		374.82
ARCHITECT (Regd)	RAHUL KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PRASHANT KUMAR TIWARI	
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		Total	
	A (PRASHANT KUMAR TIWARI)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	108.84	107.45	108.84	107.45
First Floor	132.99	127.91	132.99	127.91
Second Floor	132.99	127.91	132.99	127.91
Terrace Floor	0.00	0.00	0.00	0.00
Total :	374.82	363.27	374.82	363.27

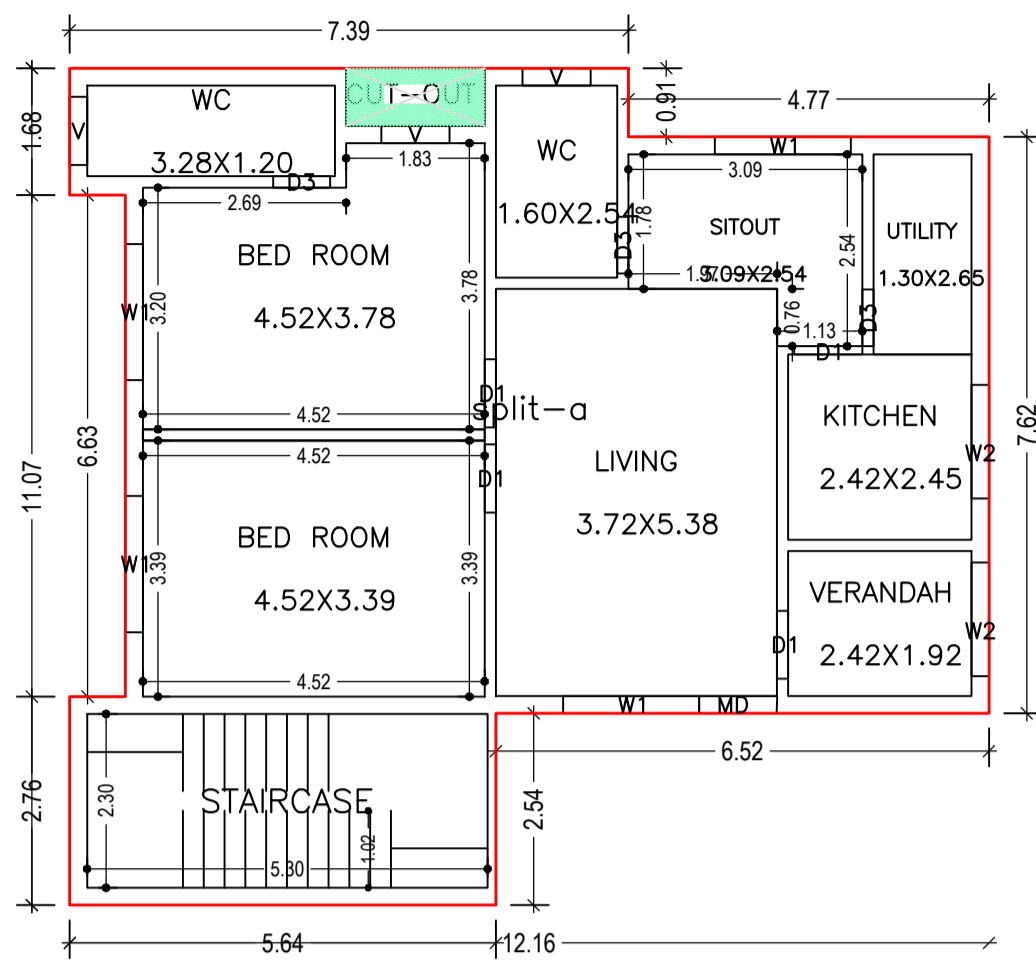
Building USE/SUBUSE Details

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

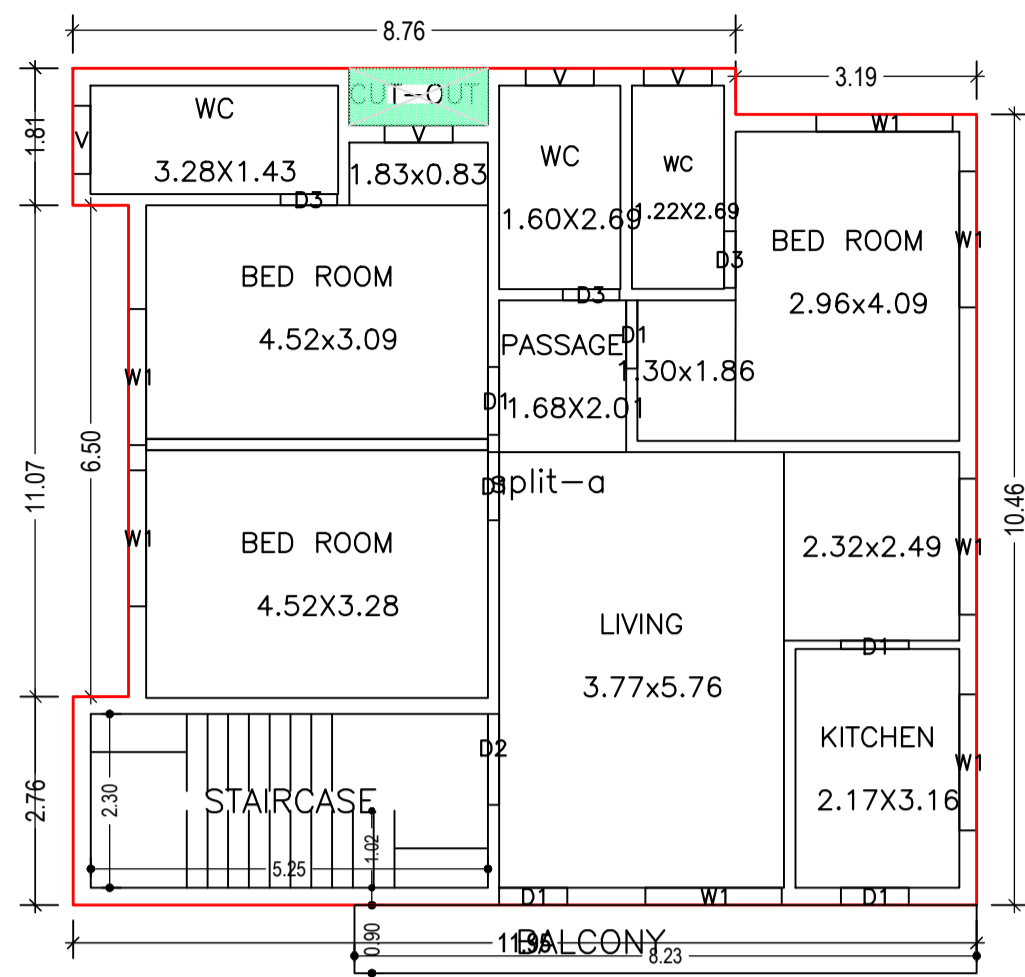
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/0003/2020			



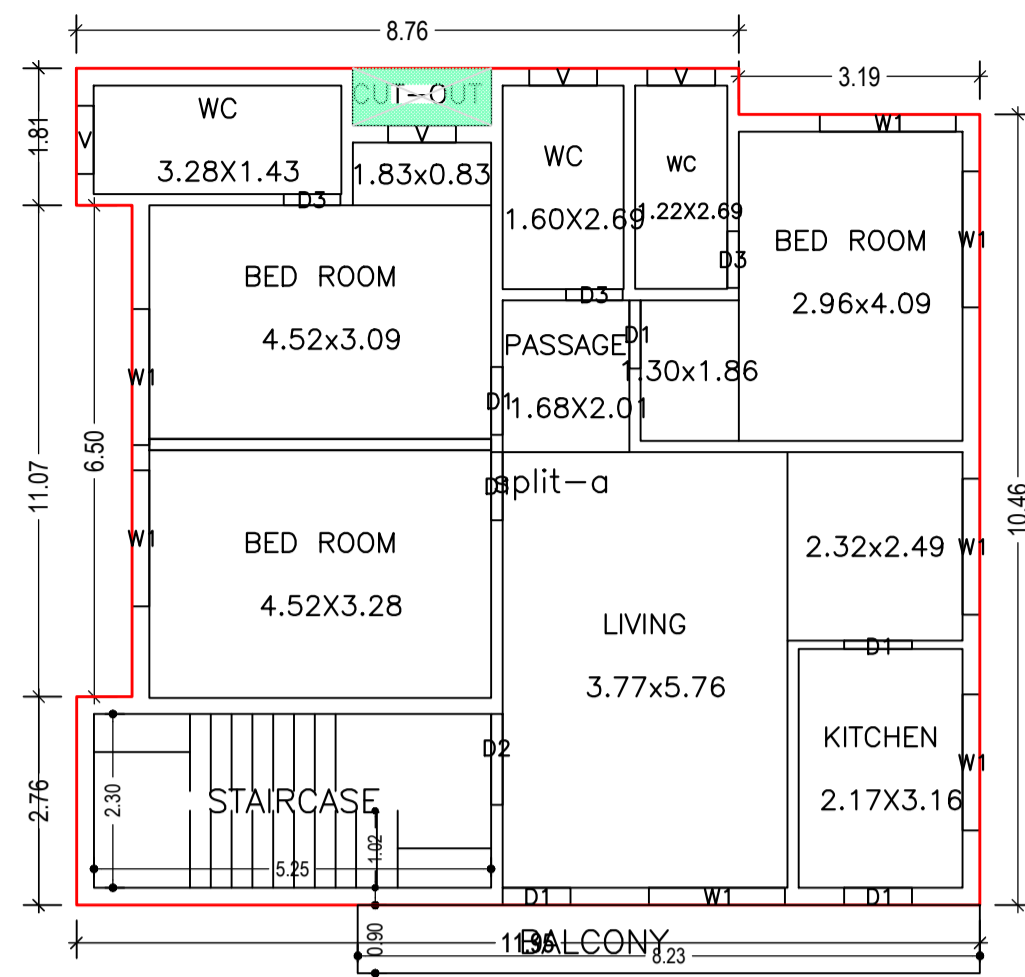
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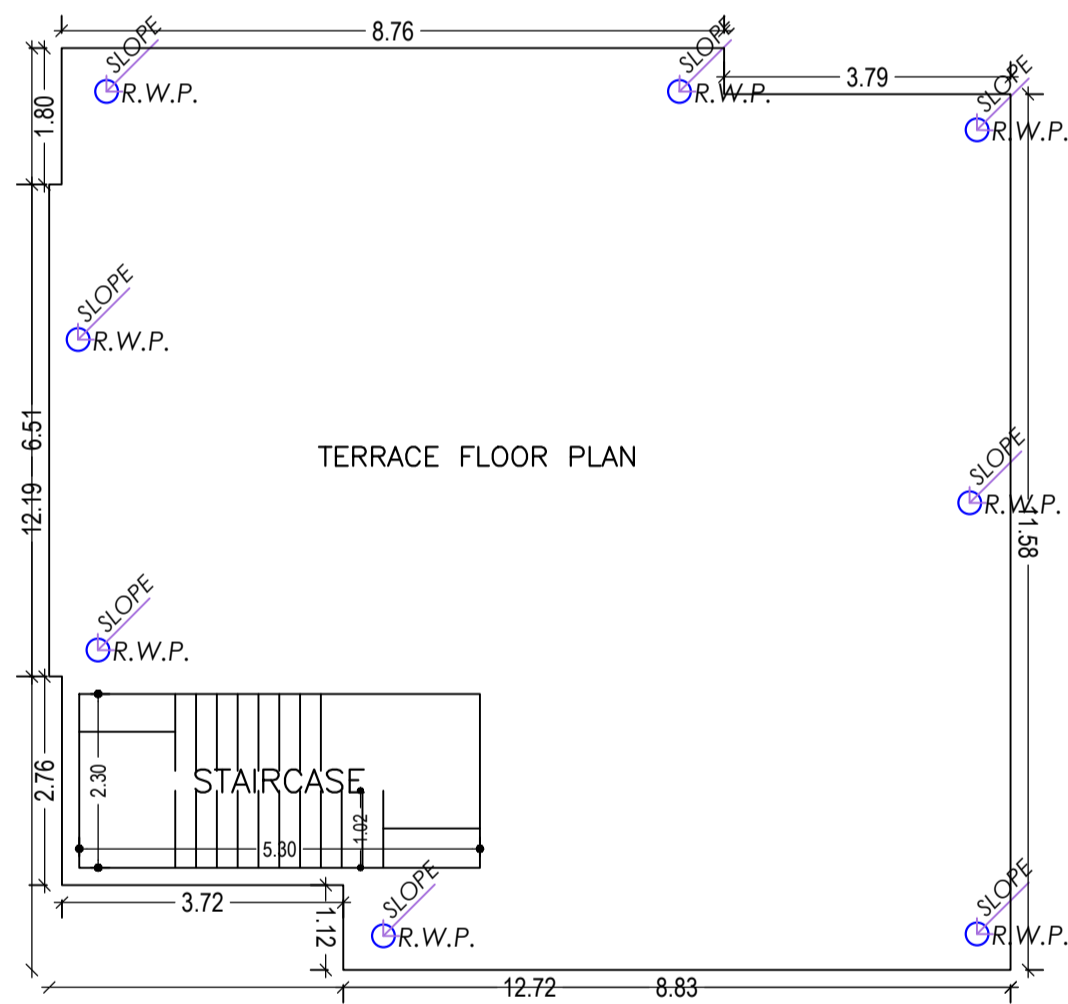
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



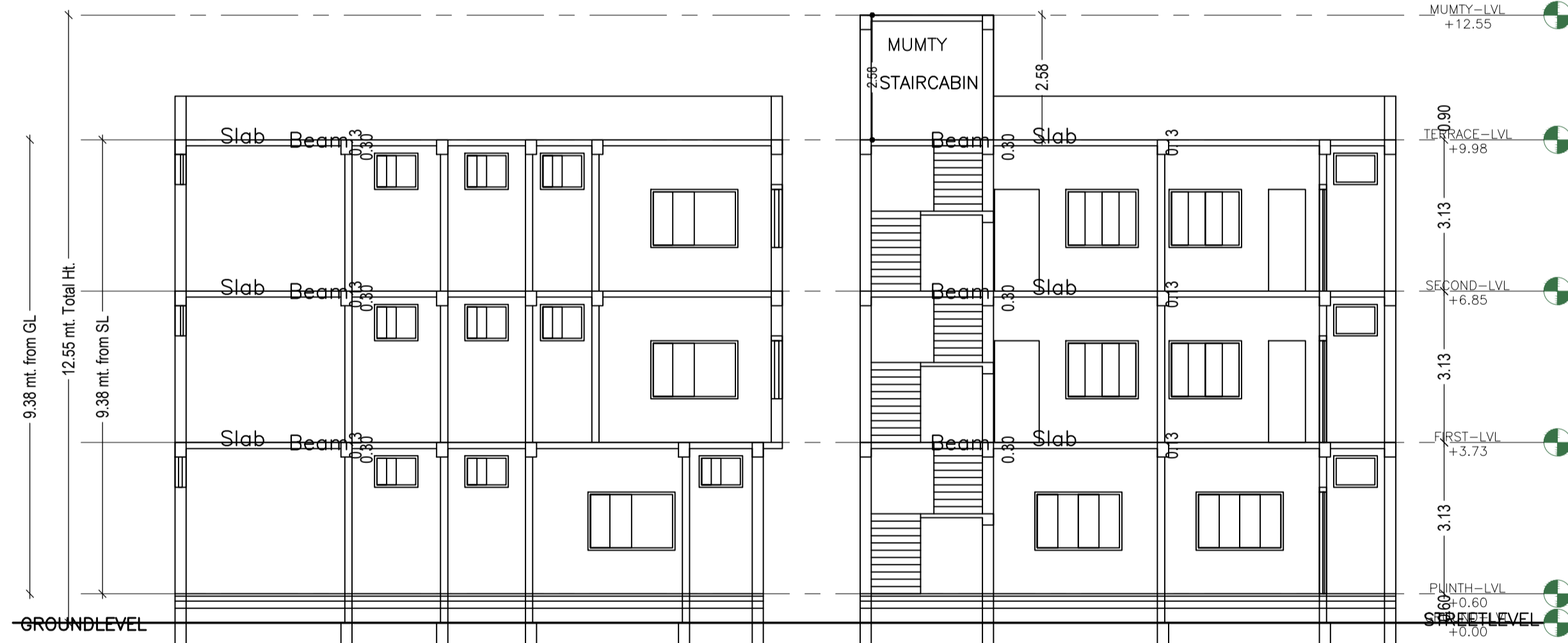
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT X,X'
SCALE 1:100

SECTION AT Y,Y'
SCALE 1:100



WEST Side Elevation
SCALE 1:100

Building :A (PRASHANT KUMAR TIWARI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Balcony	Void				
Ground Floor	108.84	0.00	1.39	107.45	107.45	107.45	01
First Floor	132.99	3.70	1.38	127.91	127.91	127.91	00
Second Floor	132.99	3.70	1.38	127.91	127.91	127.91	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	374.82	7.40	4.15	363.27	363.27	363.27	01
Total Number of Same Buildings	1						
Total :	374.82	7.40	4.15	363.27	363.27	363.27	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRASHANT KUMAR TIWARI)	D3	0.75	2.10	09
A (PRASHANT KUMAR TIWARI)	D1	0.90	2.10	16
A (PRASHANT KUMAR TIWARI)	MD	1.03	2.10	01
A (PRASHANT KUMAR TIWARI)	D2	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRASHANT KUMAR TIWARI)	V	0.90	1.20	11
A (PRASHANT KUMAR TIWARI)	W2	1.50	1.20	02
A (PRASHANT KUMAR TIWARI)	W1	1.80	1.20	18

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.90 X 8.23 X 1 X 1	7.41	7.41
FIRST FLOOR PLAN	0.90 X 8.23 X 1 X 1	7.41	7.41
Total	-	-	14.82

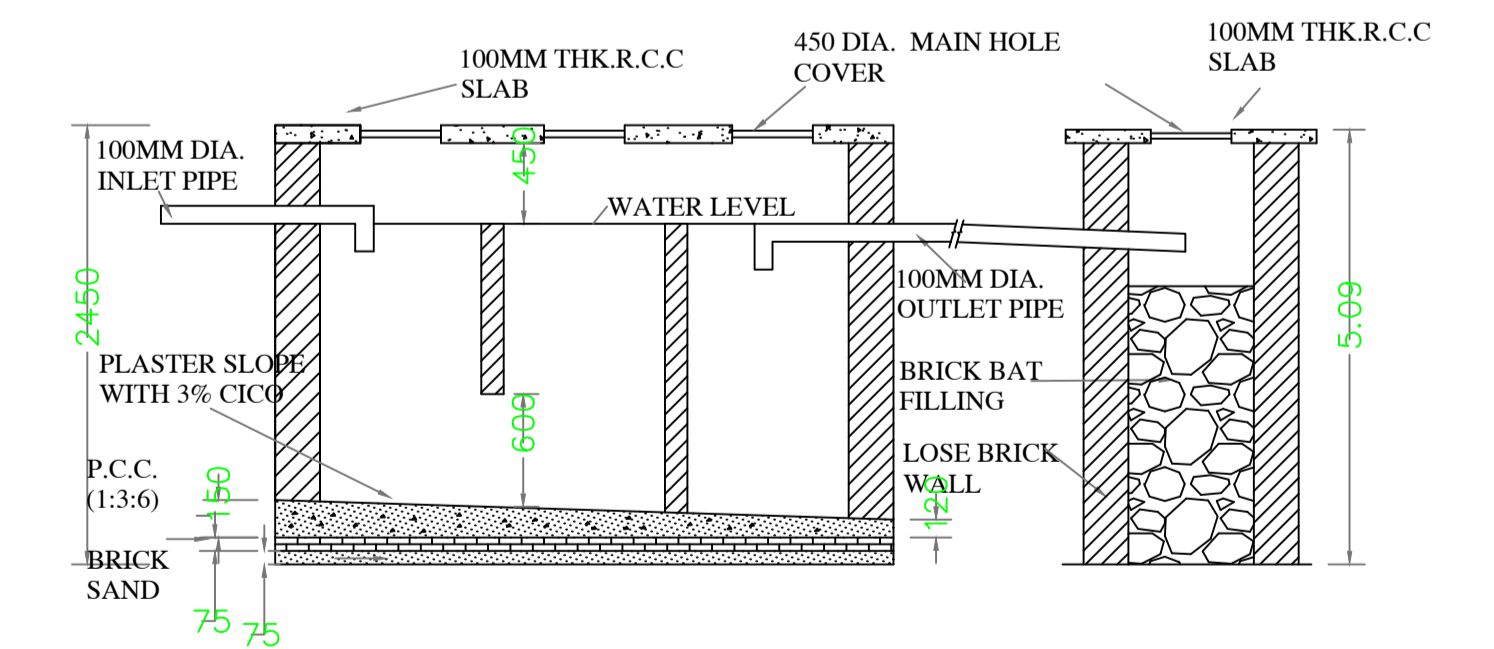
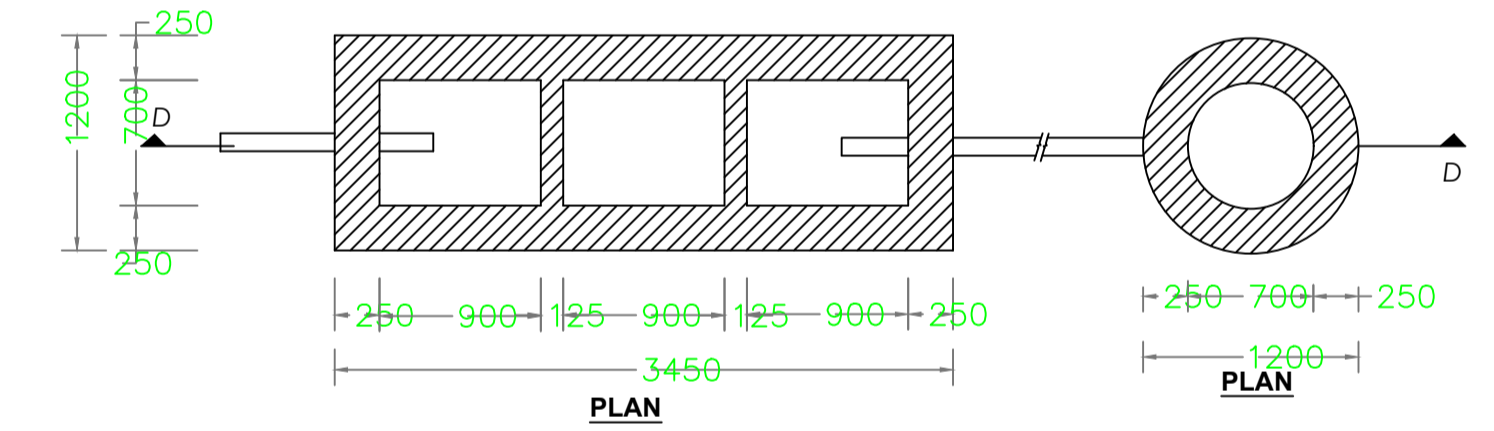
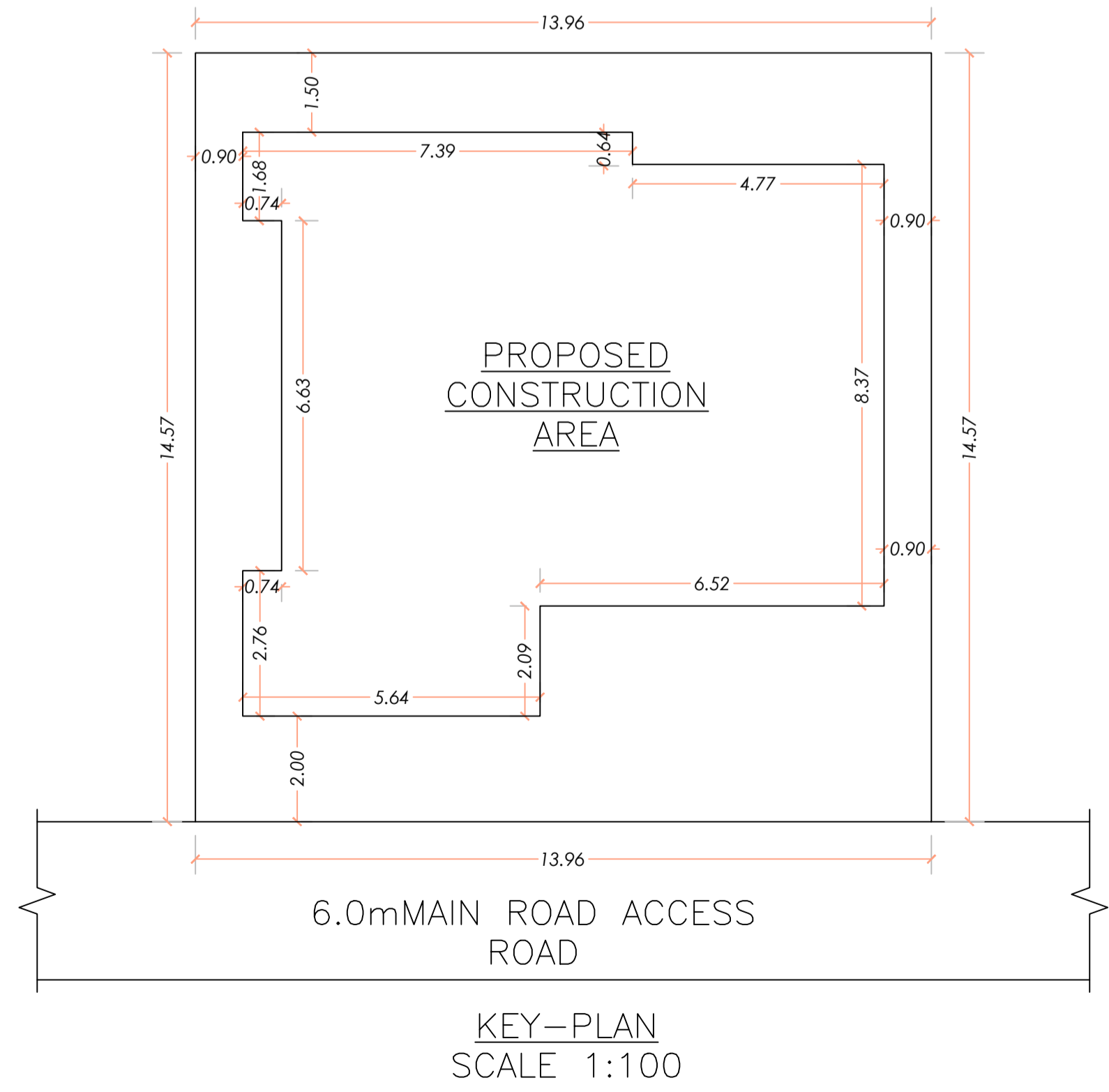
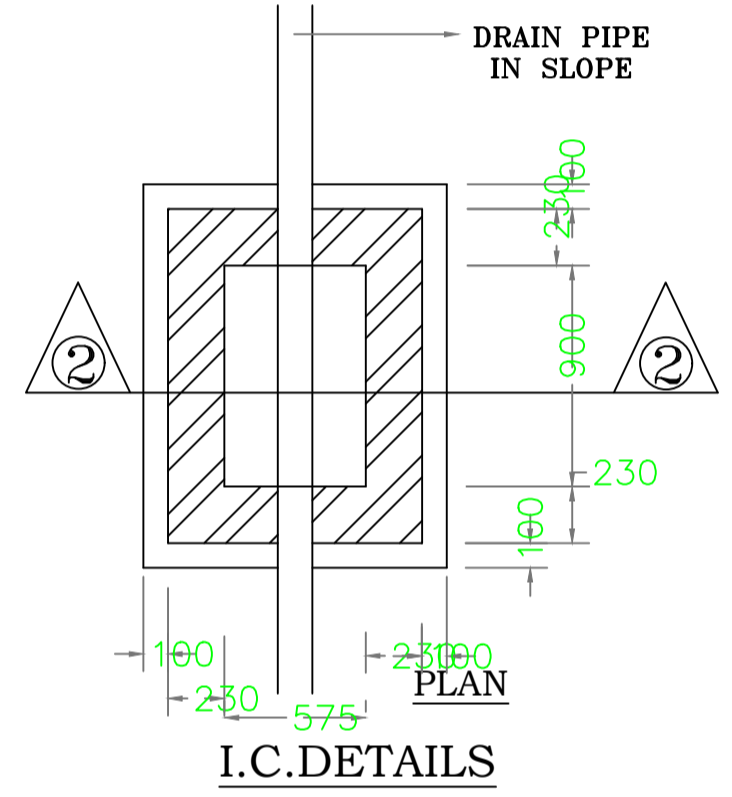
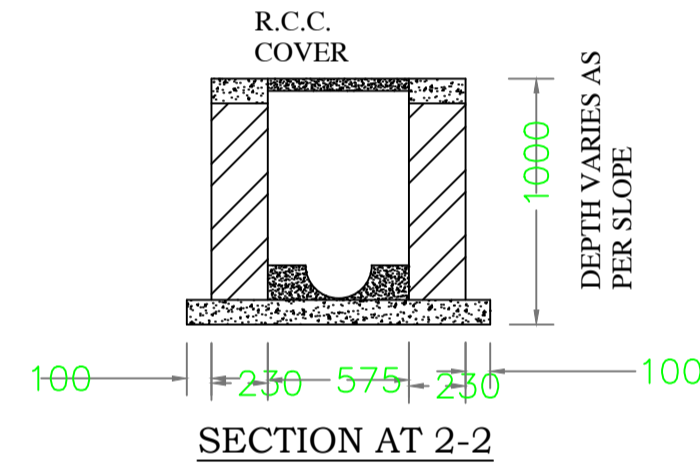
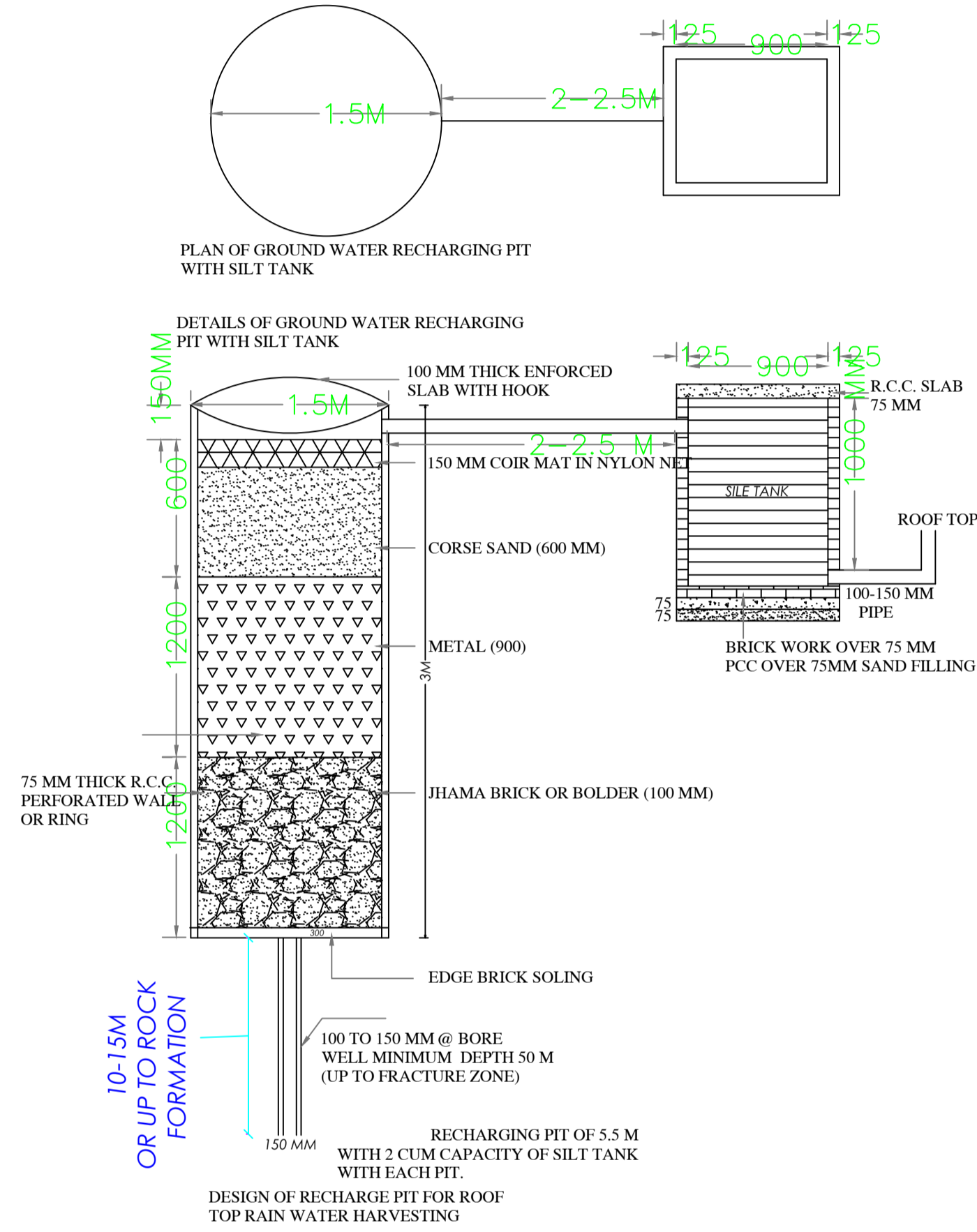
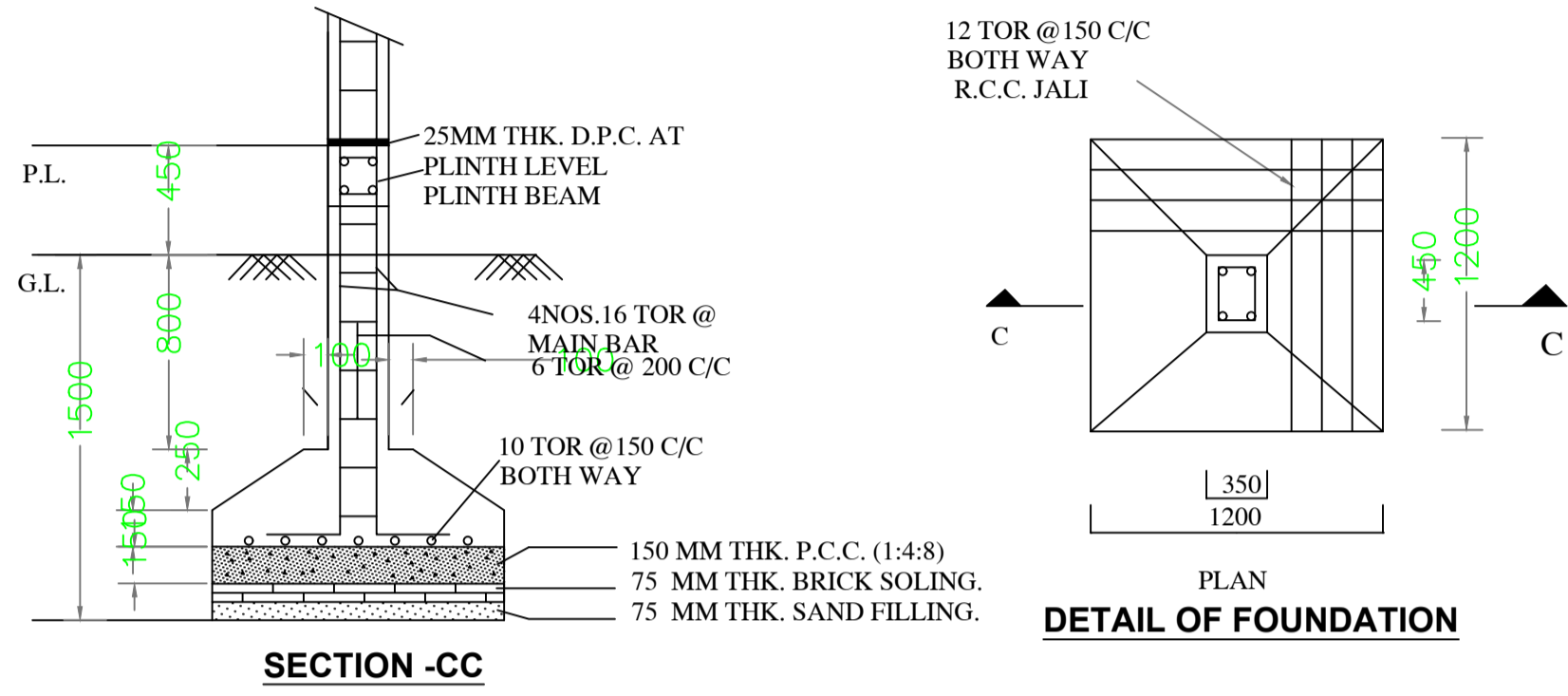
UnitBUA Table for Building :A (PRASHANT KUMAR TIWARI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	split-a	FLAT	0.00	0.00	9	0
FIRST FLOOR PLAN	split-a	FLAT	0.00	0.00	9	0
GROUND FLOOR PLAN	split-a	FLAT	283.48	281.44	9	1
Total:	-	-	283.48	281.44	27	1

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RAHUL KUMAR GNPC/ENG/0003/2020			



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