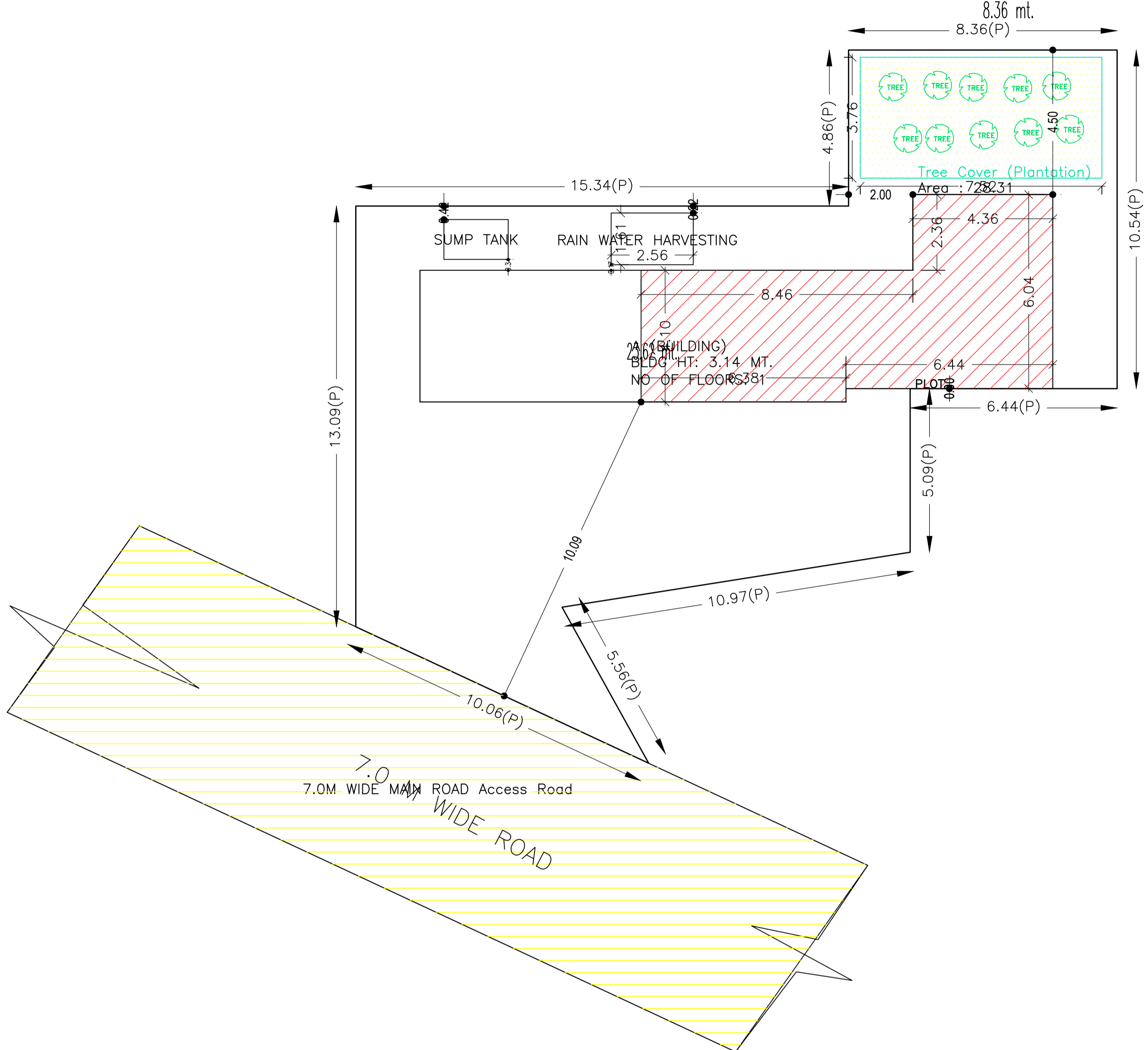


Project Title : PROPOSED B, GROUND FLOOR COMMERCIAL BUILDING PLAN OF SRI PARDEEP KESHRI S/O LATE KASHINATH KESHRI,  
SITUATED AT:- INDRA GANDHI ROAD, GARHWA, PLOT NO.-161,169,170, KHATA NO.- 55,76, P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 15-04-2023  
SHEET NO. 1



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.)	Trmnt (No.)
			Parking	Commercial					
A (BUILDING)	1	148.45	49.83	60.13	10.29	70.42	70.42	01	
Grand Total :	1	148.45	49.83	60.13	10.29	70.42	70.42	01	

Proposal Basic Information

Proposal File No.	GNPC/ENG/0025/W13/2023
Owner Name	PRADDEEP KUMAR KESHRI
Khata No	55,76
Plot No	161,169,170
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT GARHWA NAGAR PARISHAD

VERSION NO. : 1.0.66  
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/ENG/0025/W13/2023	PlotSubPlot No: 161,169,170
Application Type: General Proposal	North: Road Width - 7.0
Project Type: Building Permission	South: Plot No. - Pradeep Keshri
Nature of Development: New	East: Plot No. - Pradeep Keshri
Location of Development Area: Old Area	West: Plot No. - Pradeep Keshri

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	301.82
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		28.31
Total		28.31
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	273.51
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	301.82
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	301.82

COVERAGE CHECK

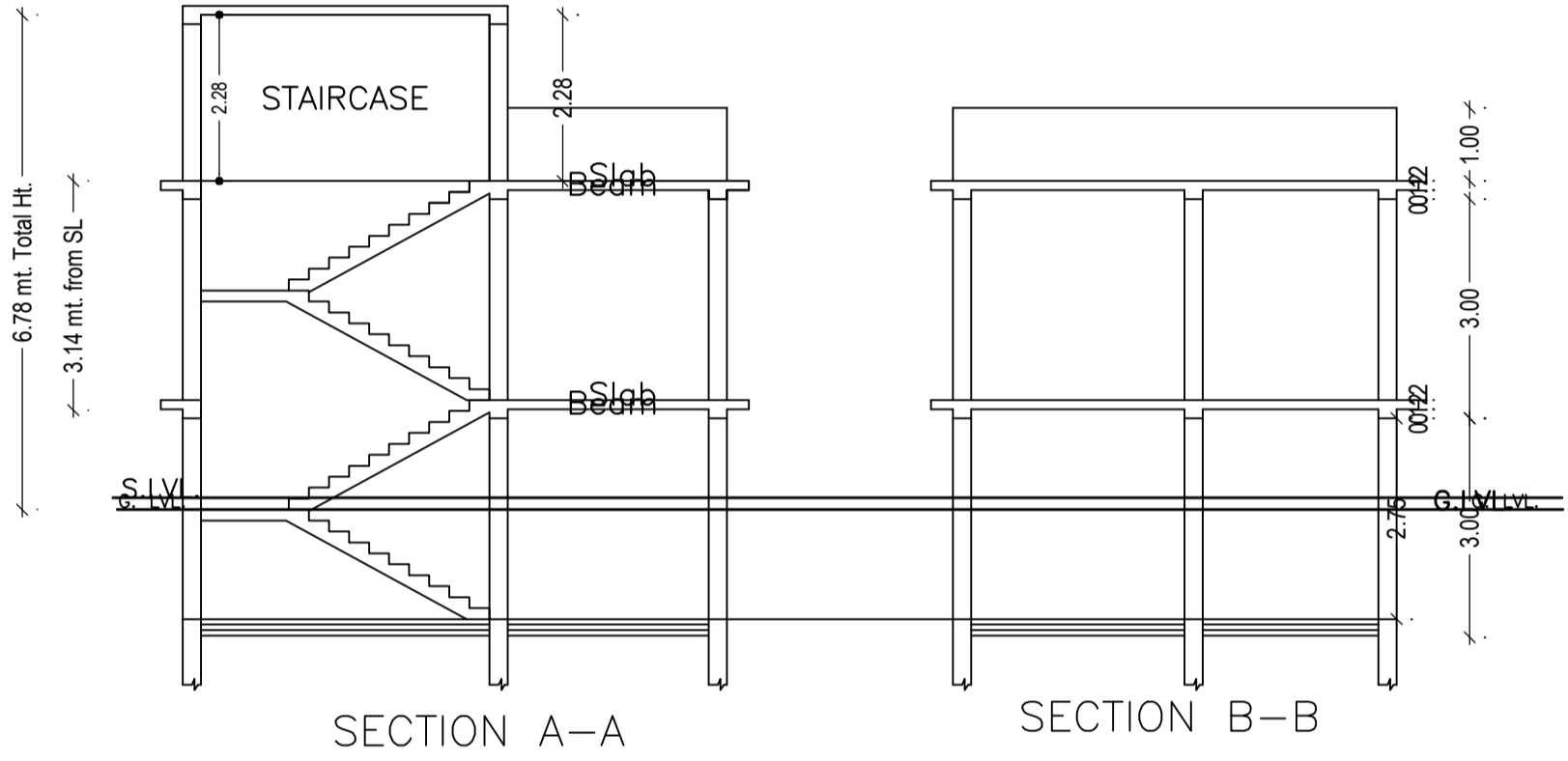
Permissible Coverage area ( 50.00 % )	150.91
Proposed Coverage Area ( 19.92 % )	60.13
Total Prop. Coverage Area ( 19.92 % )	60.13
Balance coverage area ( 30.08 % )	90.78

FAR CHECK

Perm. FAR Area ( 2.000 )	603.64
Total Perm. FAR area	603.64
Commercial FAR	60.13
Proposed FAR Area	70.42
Total Proposed FAR Area	70.42
Consumed FAR (Factor)	0.23
Balance FAR Area	533.22

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	148.45
ARCHITECT (Regd)	RESHAN ALI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PRADDEEP KUMAR KESHRI
DEVELOPMENT AUTHORITY	LOCAL BODY



SITE PLAN

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

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	88.32	10.29	88.32	10.29
Ground Floor	60.13	60.13	60.13	60.13
Terrace Floor	0.00	0.00	0.00	0.00
Total :	148.45	70.42	148.45	70.42

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.	Prop.	
A (BUILDING)	Commercial	Commercial Bldg	>0	200	51.42	1	1	-	-	-	-
Total :	-	-	>0	200	51.42	-	1	2	-	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	1	12.50	2	25.00
TwoWheeler	-	-	3	6.00
Total TwoWheeler	1	2.00	3	6.00
Other Parking	-	-	-	18.83
Total	14.50	-	55.83	-

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

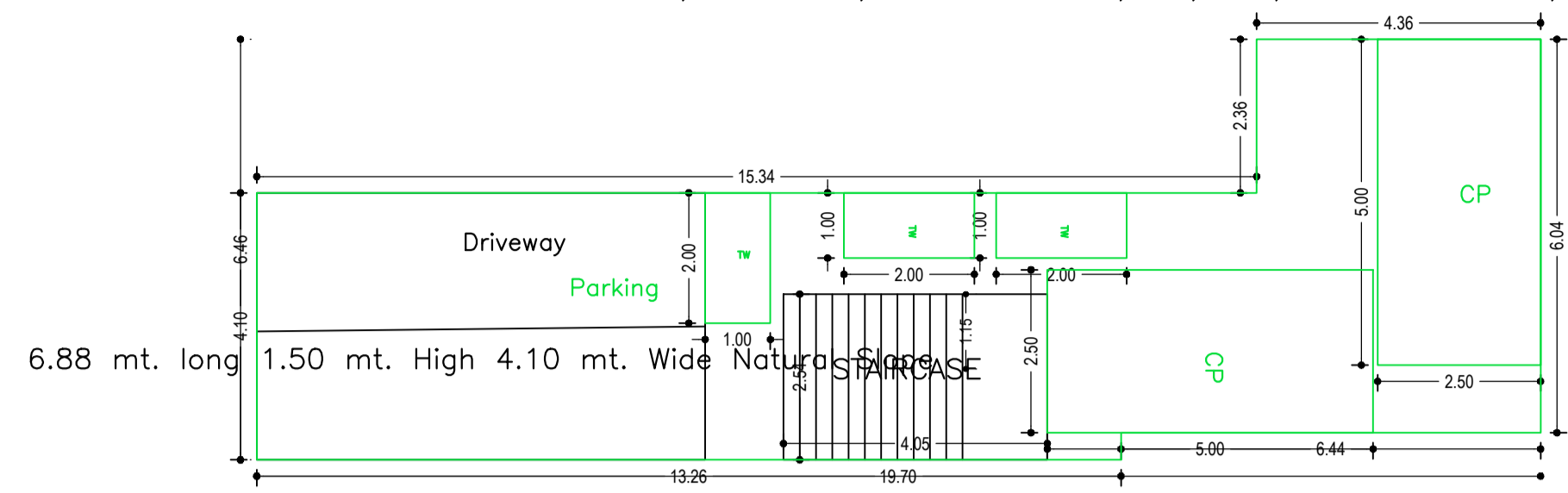
Building USE/SUBUSE Details

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

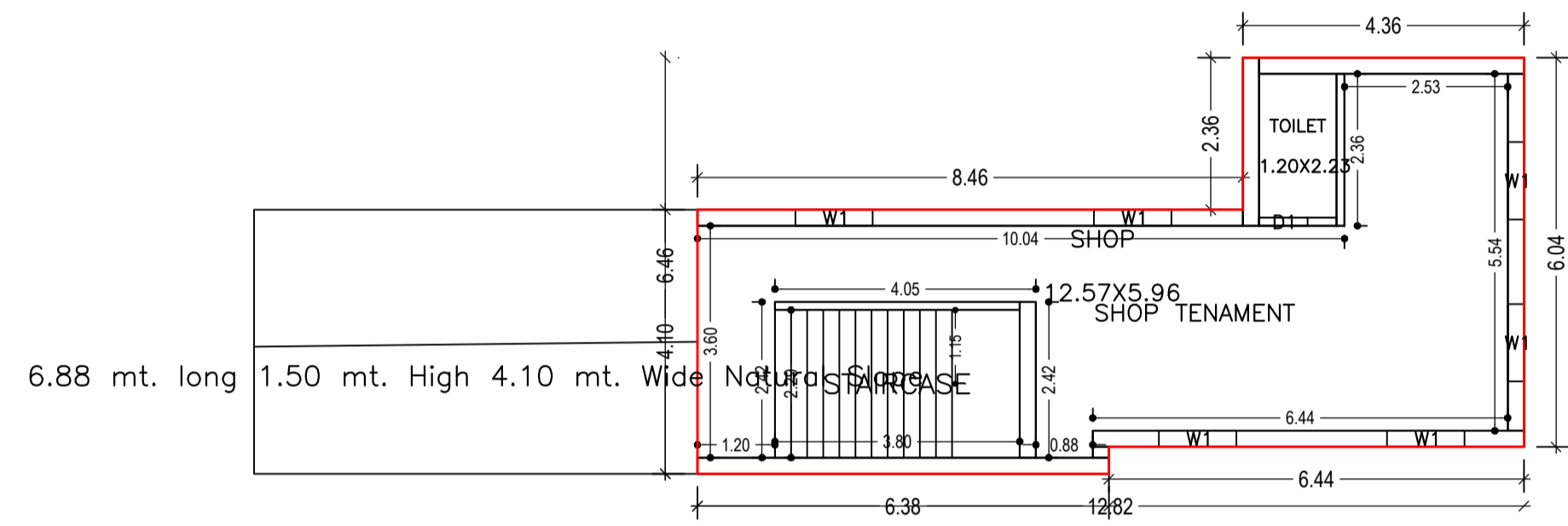
Project Title : PROPOSED B, GROUND FLOOR COMMERCIAL BUILDING PLAN OF SRI PARDEEP KESHRI S/O LATE KASHINATH KESHRI,  
SITUATED AT:- INDRA GANDHI ROAD, GARHWA, PLOT NO.-161,169,170, KHATA NO.- 55,76, P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

DATE 15-04-2023  
SHEET NO. 2

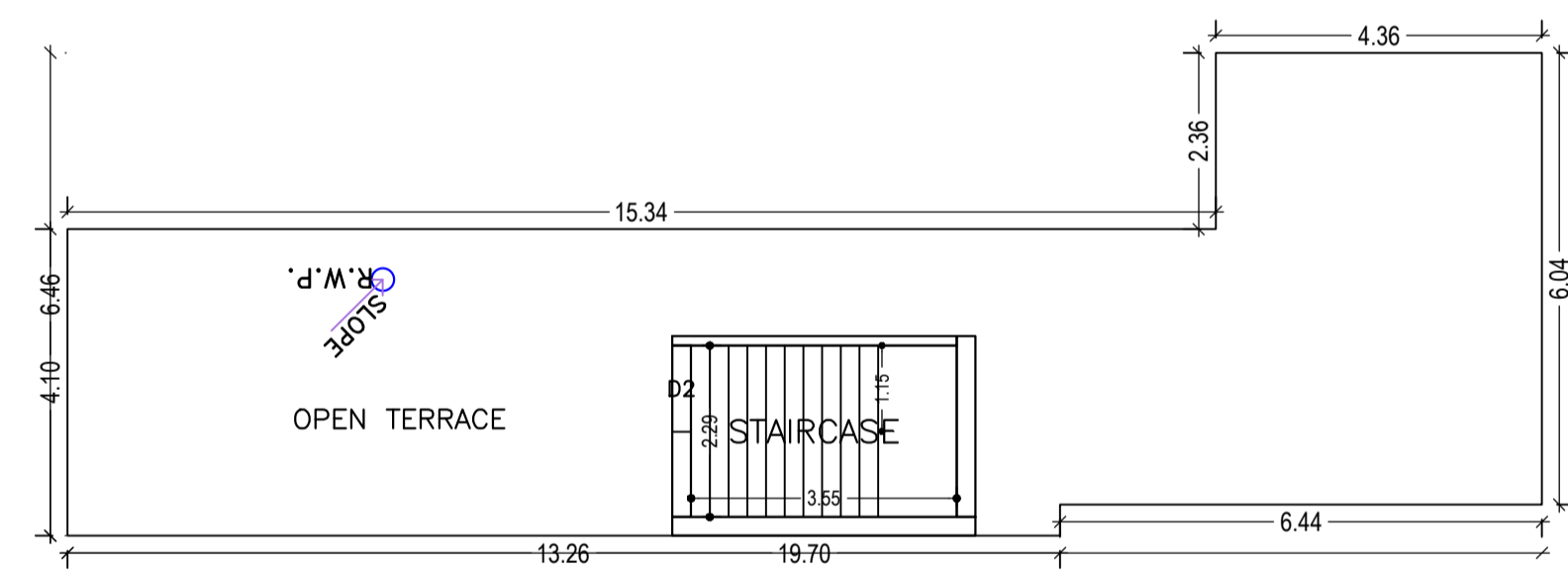
Proposal Basic Information	
Proposal File No.	GNPC/ENG/0025/W13/2023
Owner Name	PRADIP KUMAR KESHRI
Khata No	55,76
Plot No	161,169,170
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Commercial Bldg



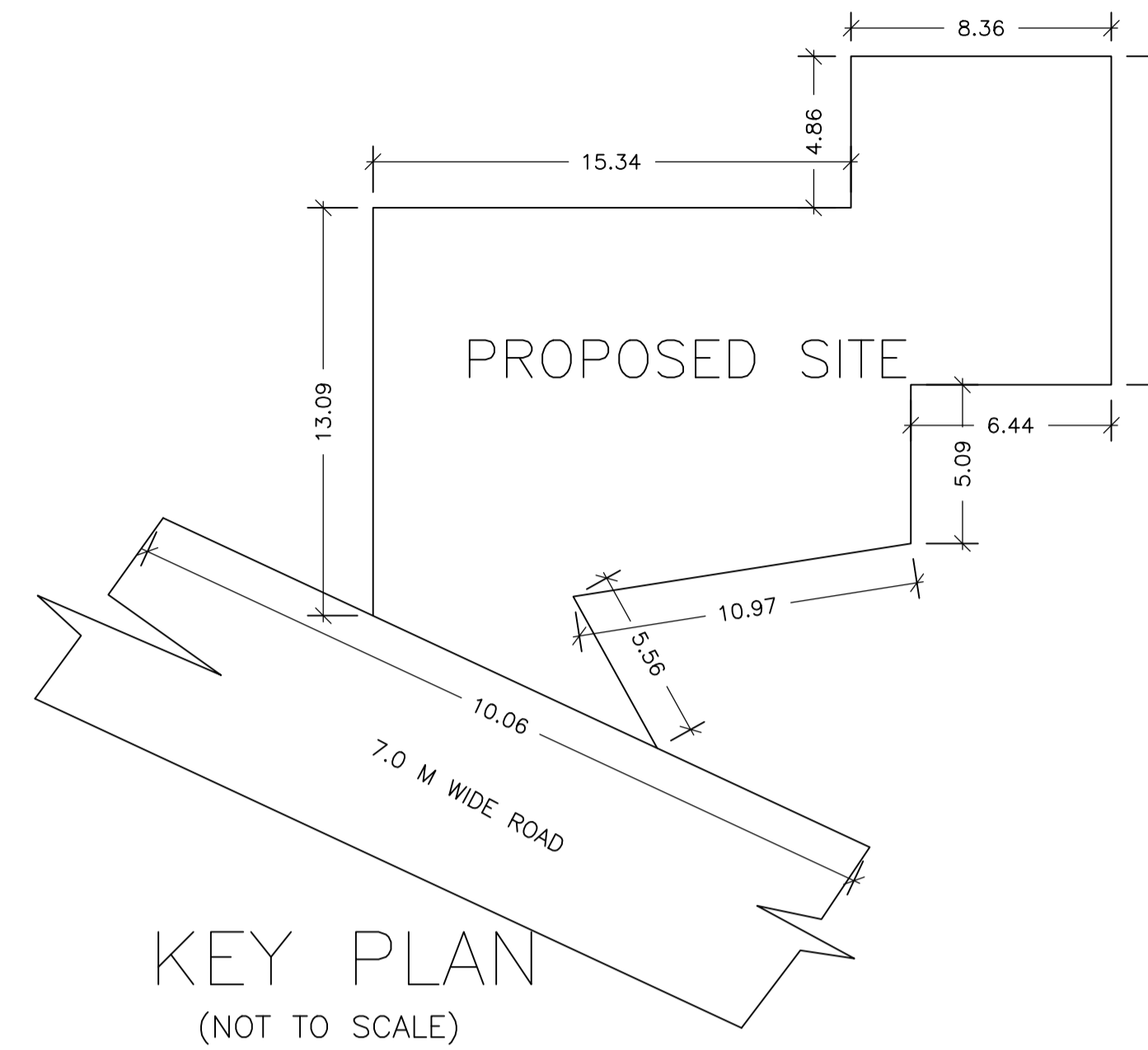
BASEMENT FLOOR  
(SCALE 1:100)



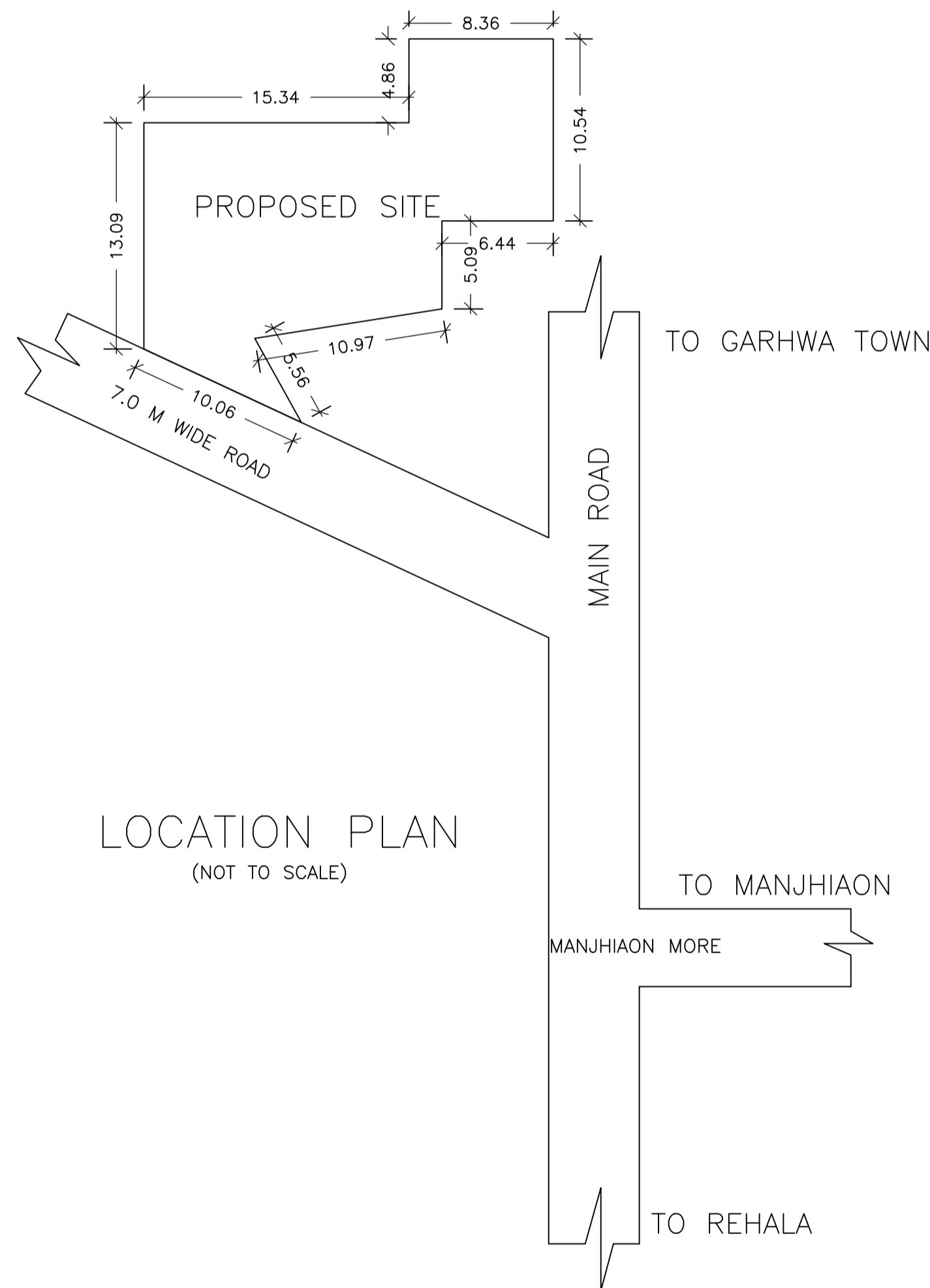
GROUND FLOOR  
(Proposed)  
(SCALE 1:100)



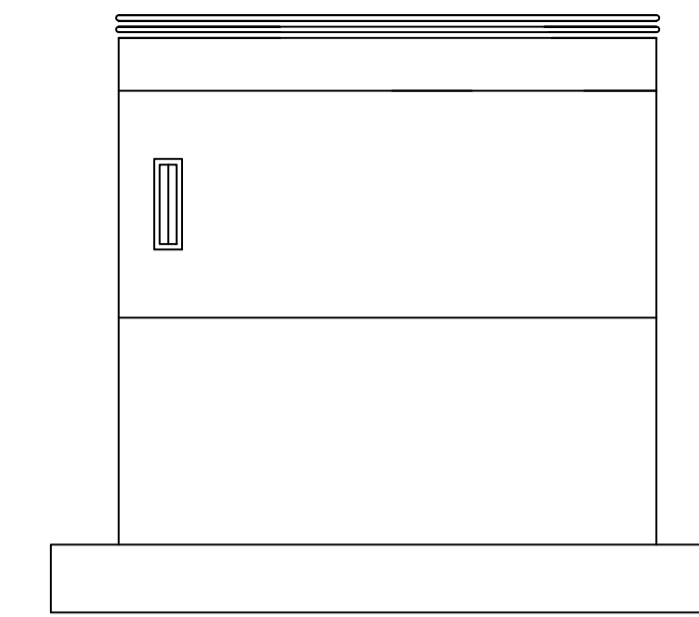
TERRACE FLOOR  
(SCALE 1:100)



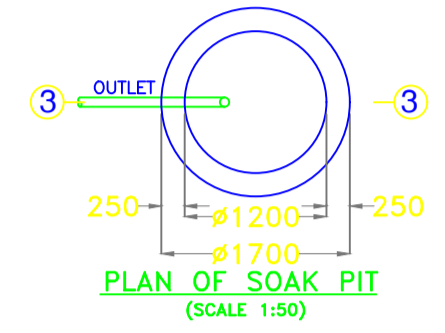
KEY PLAN  
(NOT TO SCALE)



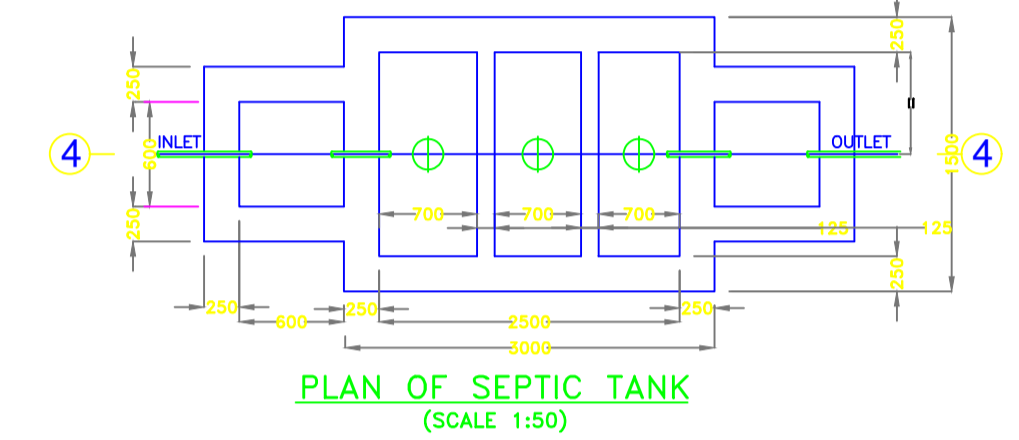
LOCATION PLAN  
(NOT TO SCALE)



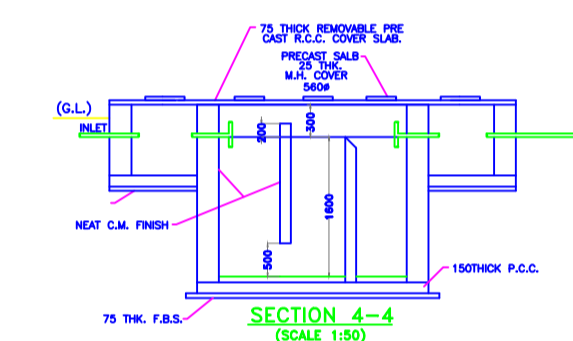
FRONT ELEVATION



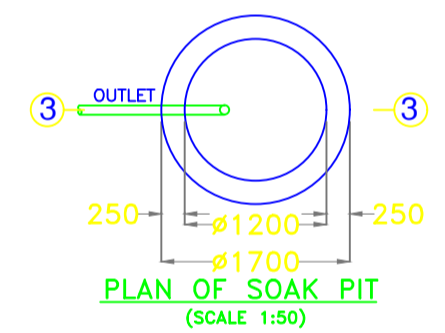
PLAN OF SOAK PIT  
(SCALE 1:50)



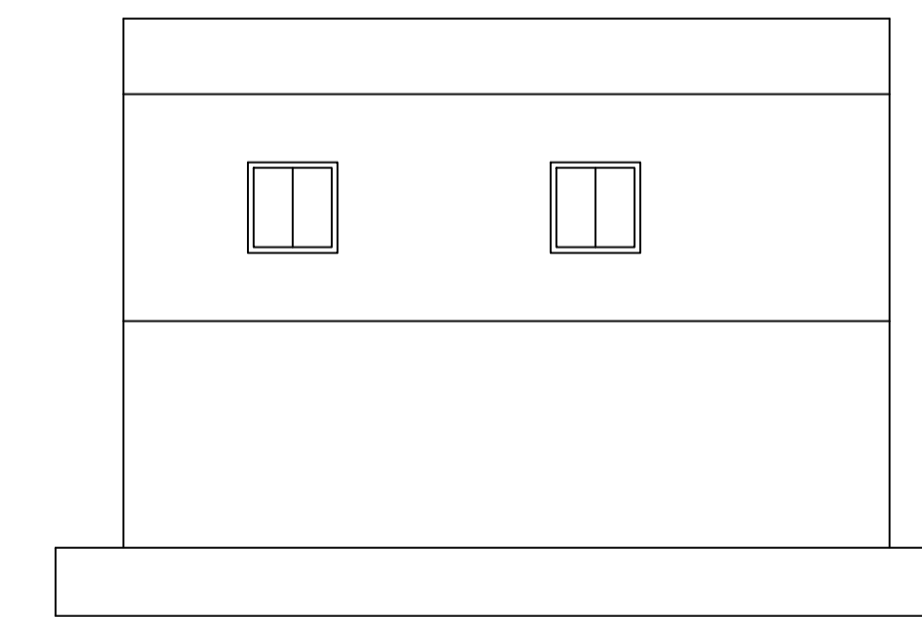
PLAN OF SEPTIC TANK  
(SCALE 1:50)



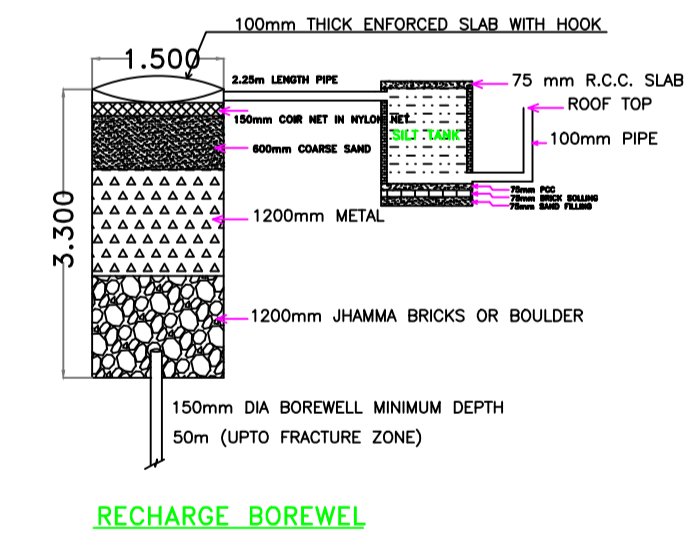
SECTION 4-4  
(SCALE 1:50)



PLAN OF SOAK PIT  
(SCALE 1:50)



SIDE ELEVATION



RECHARGE BOREWEL

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.)	Trmt (No.)
		Parking	Commercial		Stair				
Basement Floor	88.32	49.83	0.00	10.29	10.29	0.00	10.29	00	
Ground Floor	60.13	0.00	60.13	0.00	60.13	60.13	01		
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total :	148.45	49.83	60.13	10.29	70.42	70.42	01		
Total Number of Same Buildings	1								
Total :	148.45	49.83	60.13	10.29	70.42	70.42	01		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.75	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	1.20	1.20	06

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SHOP TENAMENT	SHOP	60.13	50.11	2	1
Total:	-	-	60.13	50.11	2	1

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