

SITE PLAN

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.)	Tnmt (No.)
YAMUNA MAHTO (COMMERCIAL BUILDING)	1	370.92	370.92	370.92	370.92	01
Grand Total :	1	370.92	370.92	370.92	370.92	01

Proposal Basic Information	
Proposal File No.	GNPC/BP/0030/W20/2023
Owner Name	YAMUNA MAHTO
Khata No	255
Plot No	1071,1085
Village Name	Tandwa
Use	Commercial
SubUse	Other Commercial Building

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.66
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Other Commercial Building	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0030/W20/2023	PlotSubPlot No: 1071,1085	
Application Type: General Proposal	North: Plot No. - 1071	
Project Type: Building Permission	South: Road Width - 10	
Nature of Development: New	East: Plot No. - 1086	
Location of Development Area: New Area	West: Plot No. - 1085	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	760.52
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	760.52
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		109.39
Total		109.39
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	651.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	760.52
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	760.52
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		380.26
Proposed Coverage Area (48.77 %)		370.92
Total Prop. Coverage Area (48.77 %)		370.92
Balance coverage area (1.23 %)		9.34
FAR CHECK		
Perm. FAR Area (2.000)		1521.04
Total Perm. FAR area		1521.04
Commercial FAR		370.92
Proposed FAR Area		370.92
Total Proposed FAR Area		370.92
Consumed FAR (Factor)		0.49
Balance FAR Area		1150.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		370.92
ARCHITECT (Regd)	RAHUL KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	YAMUNA MAHTO	
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 YAMUNA MAHTO (COMMERCIAL 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	370.92	370.92	370.92	370.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	370.92	370.92	370.92	370.92

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
YAMUNA MAHTO (COMMERCIAL BUILDING)	Commercial	Other Commercial Building	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
YAMUNA MAHTO (COMMERCIAL BUILDING)	Commercial	Other Commercial Building	> 0	200	360.71	1	2	-	-
			> 0	200	360.71	-	-	1	4
	Total :						2	2	4

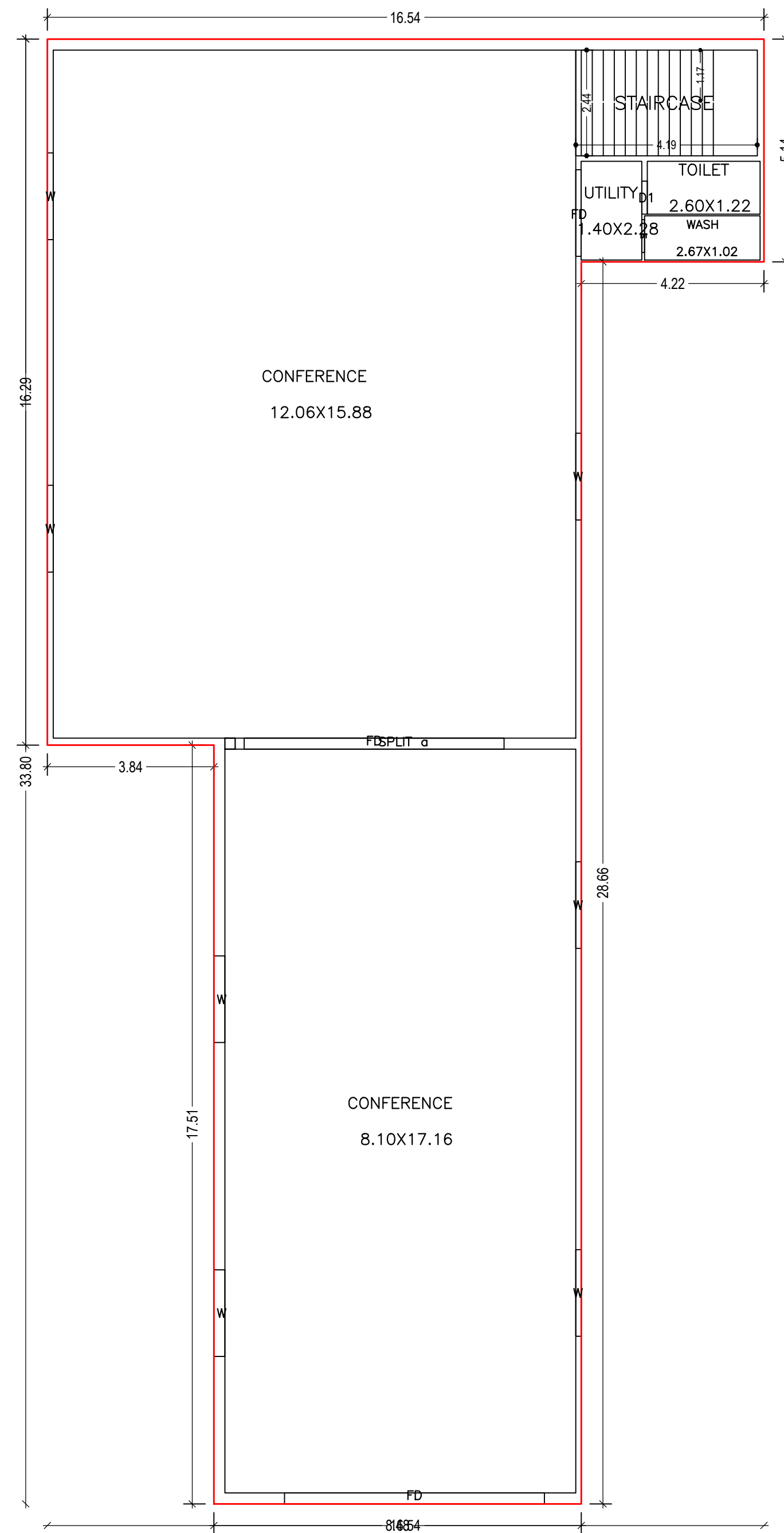
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
TwoWheeler	-	-	8	16.00
Total TwoWheeler	4	8.00	8	16.00
Total		33.00		57.00

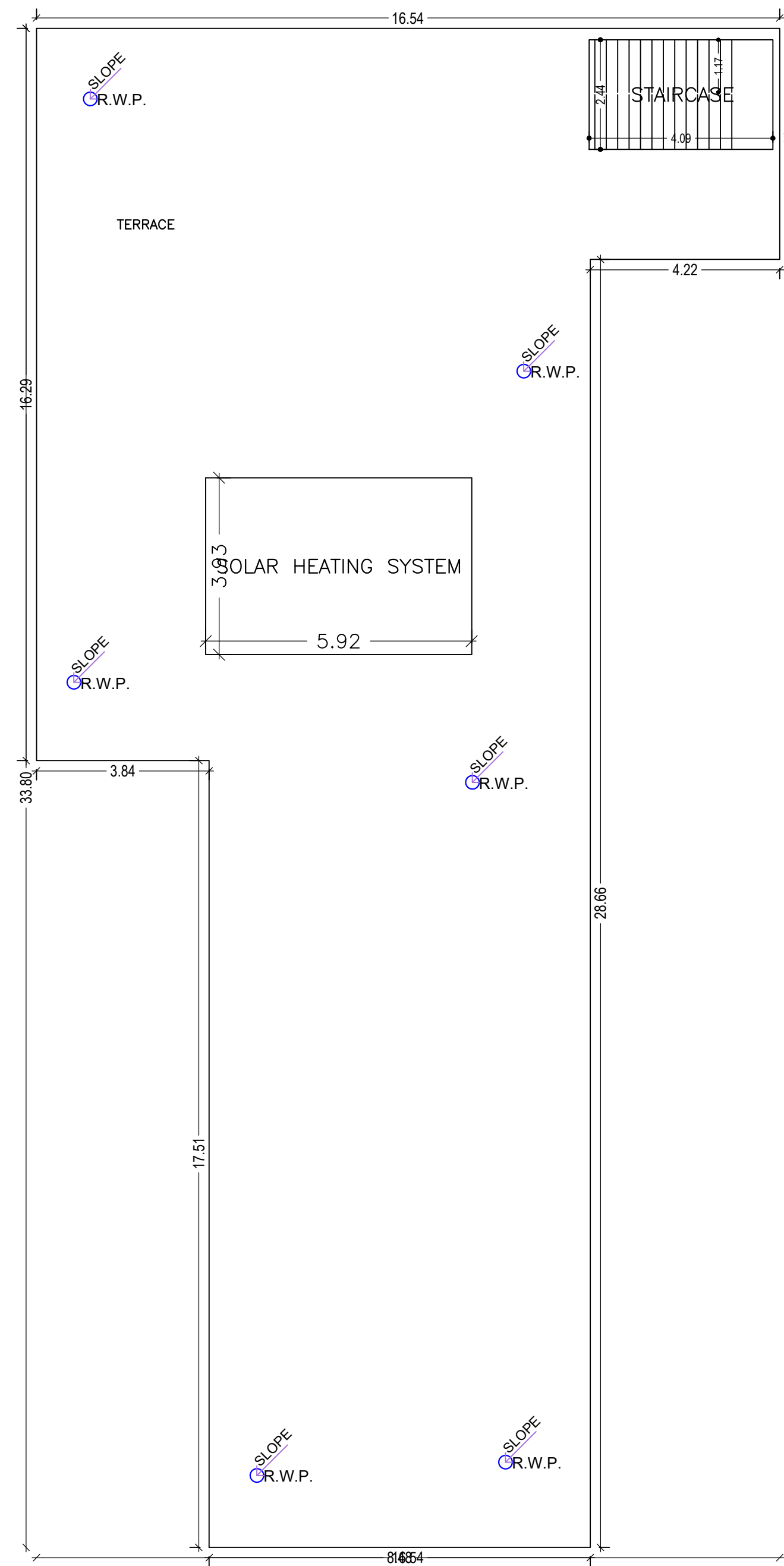
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAHUL KUMAR GNPC/ENG/003/2020			



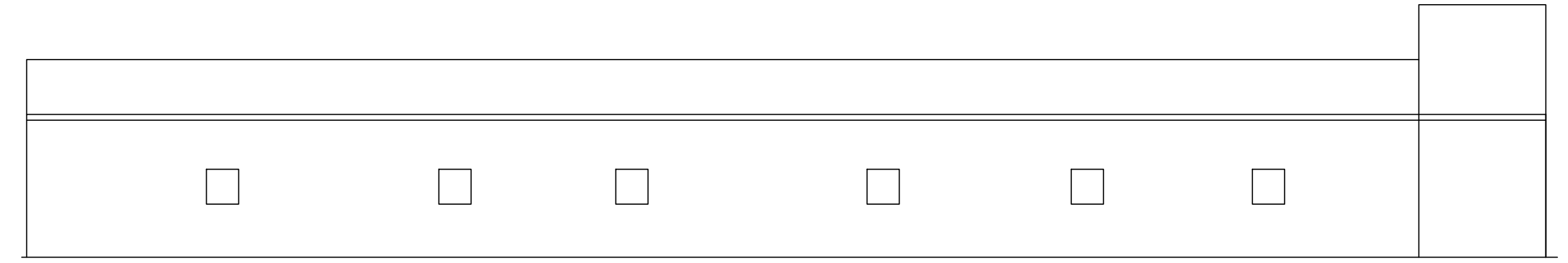
Proposal Basis Information	
Proposal File No.	GNPC/BP/0030/W20/2023
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Khata No	255
Plot No	1071,1085
Village Name	Tandwa
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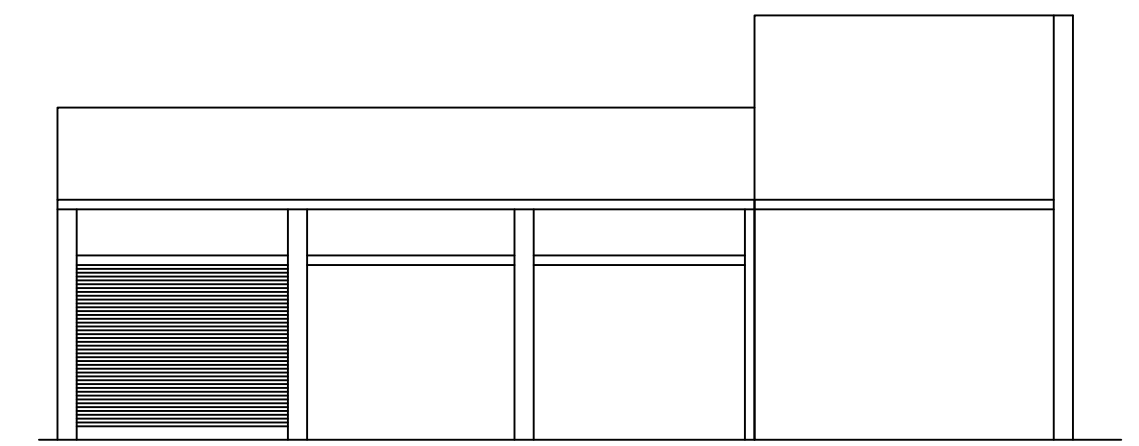
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



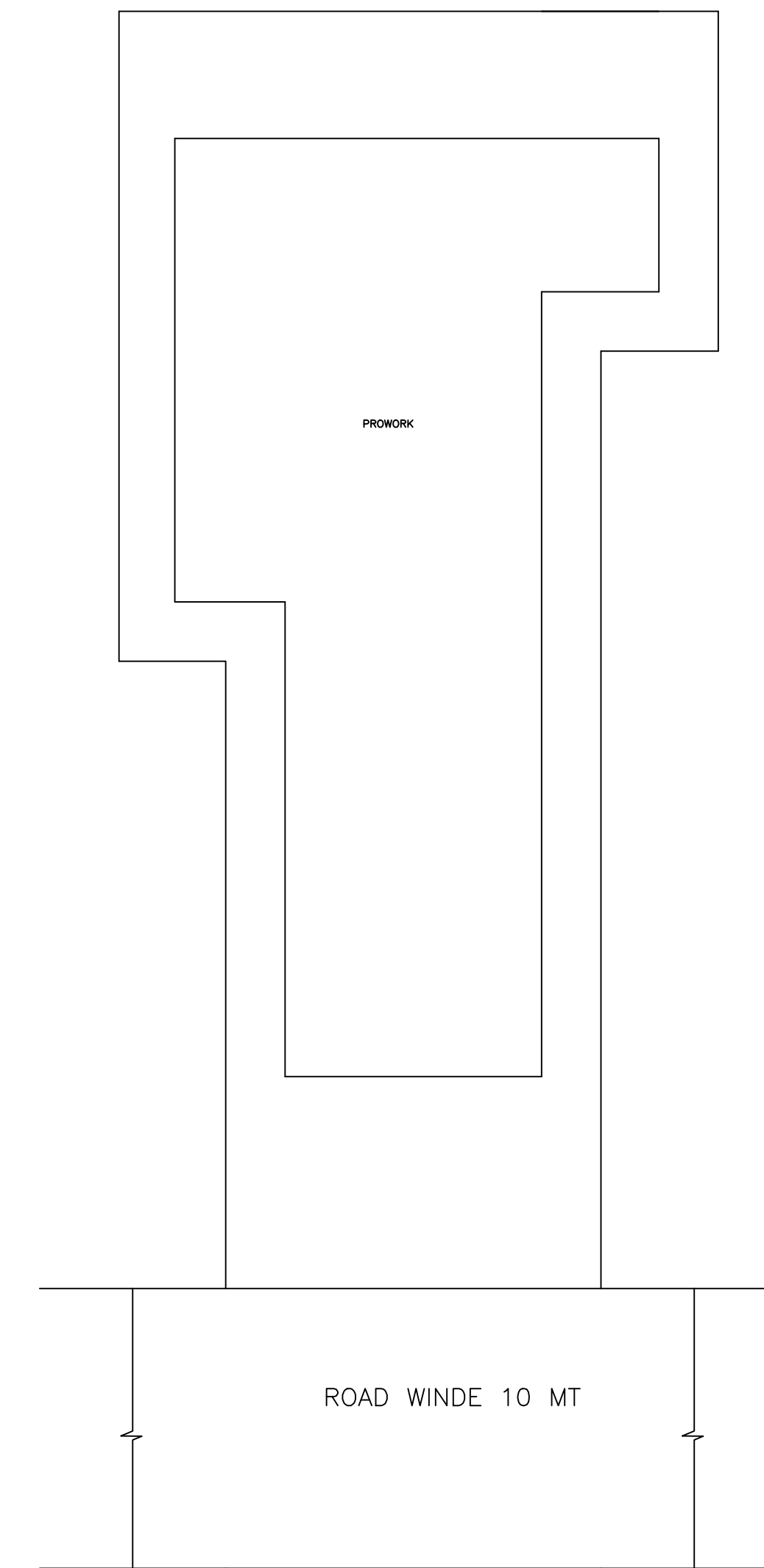
TERRACE FLOOR PLAN
(SCALE 1:100)



SIDE ELEVATION



FRONT ELEVATION



KEY PLAN

Building :YAMUNA MAHTO (COMMERCIAL 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	370.92	370.92	370.92	370.92	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	370.92	370.92	370.92	370.92	01
Total Number of Same Buildings	1				
Total :	370.92	370.92	370.92	370.92	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
YAMUNA MAHTO (COMMERCIAL BUILDING)	D1	0.76	2.10	02
YAMUNA MAHTO (COMMERCIAL BUILDING)	FD	2.00	2.10	01
YAMUNA MAHTO (COMMERCIAL BUILDING)	FD	6.00	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
YAMUNA MAHTO (COMMERCIAL BUILDING)	W	2.00	1.20	07

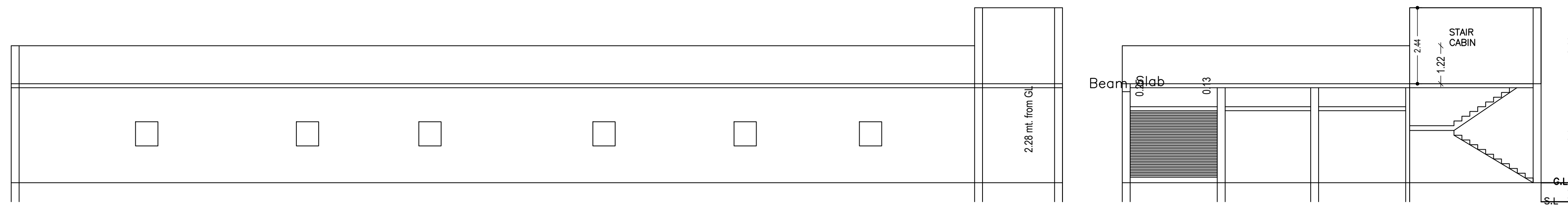
UnitBUA Table for Building :YAMUNA MAHTO (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT a	SHOP	342.27	342.21	5	1
Total:	-	-	342.27	342.21	5	1

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

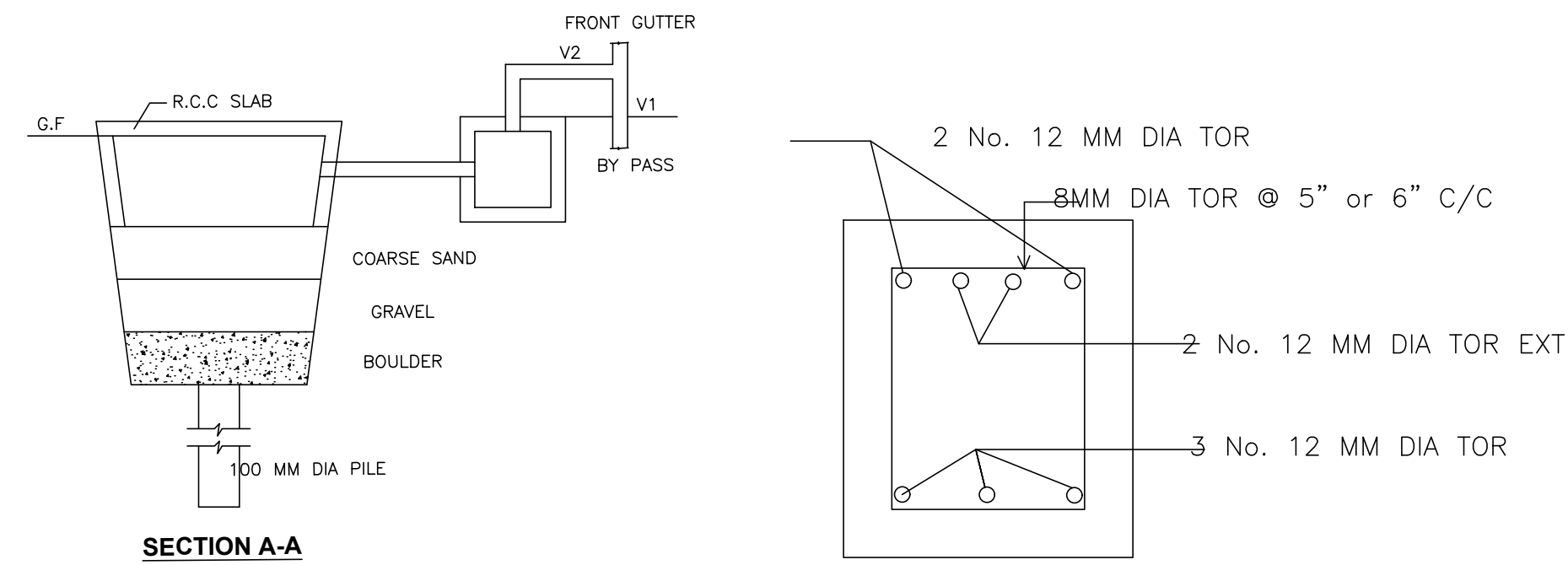


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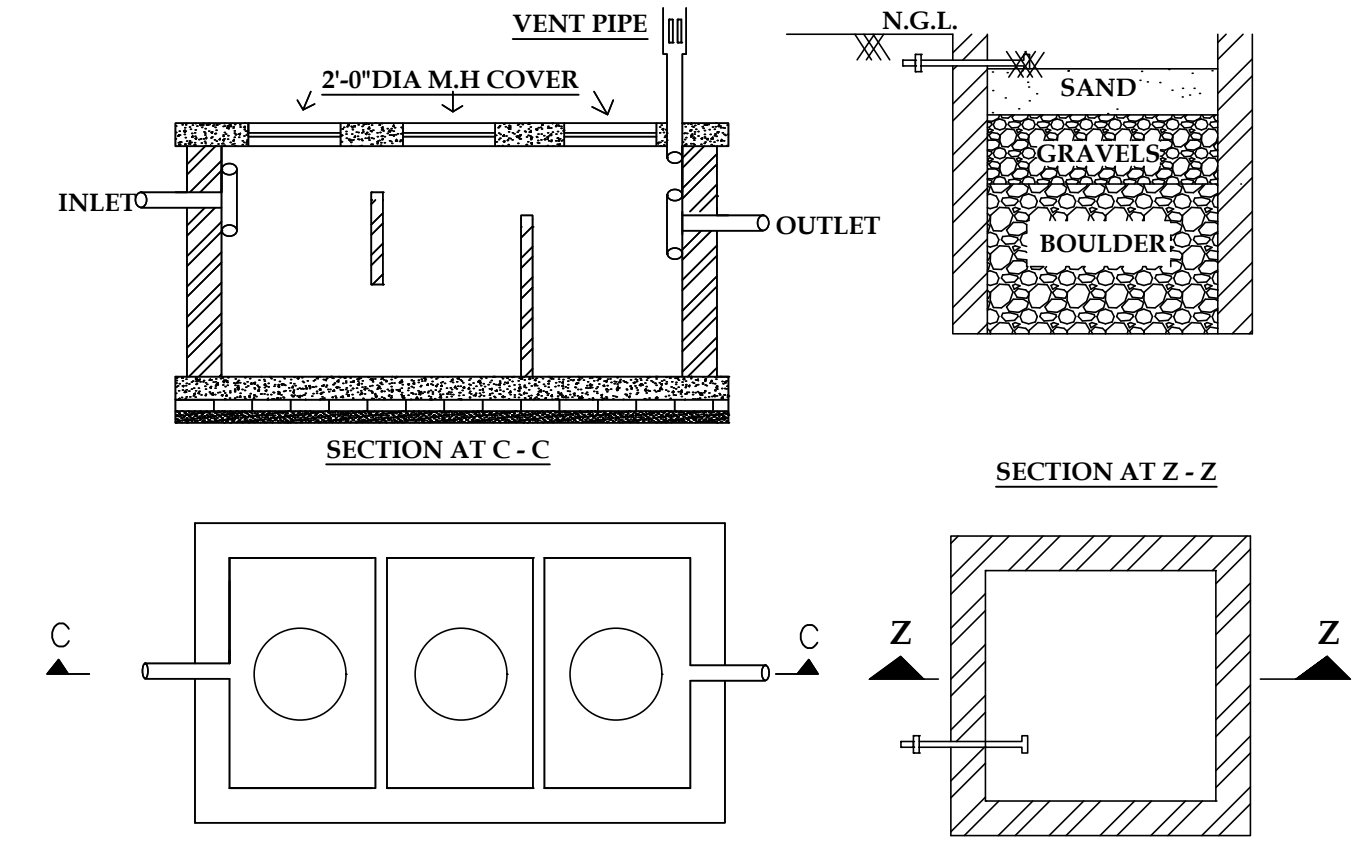


SECTION XX

SECTION-Y-Y

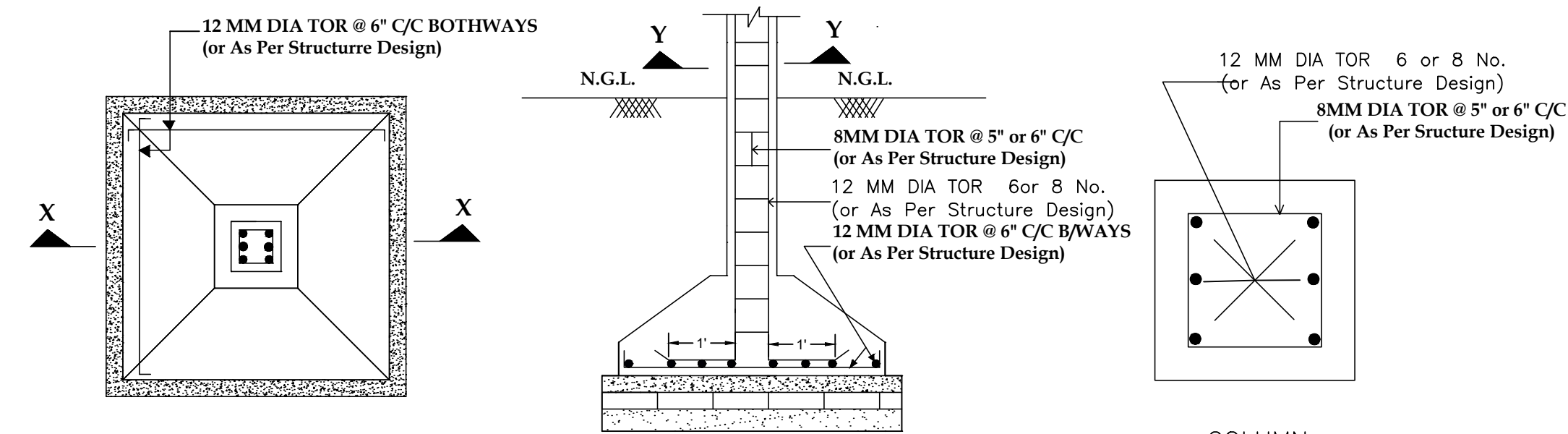


DET. OF RECHARGEBLE BORE WELL



PLAN DET. OF SEPTIC TANK (SCALE = 1:48)

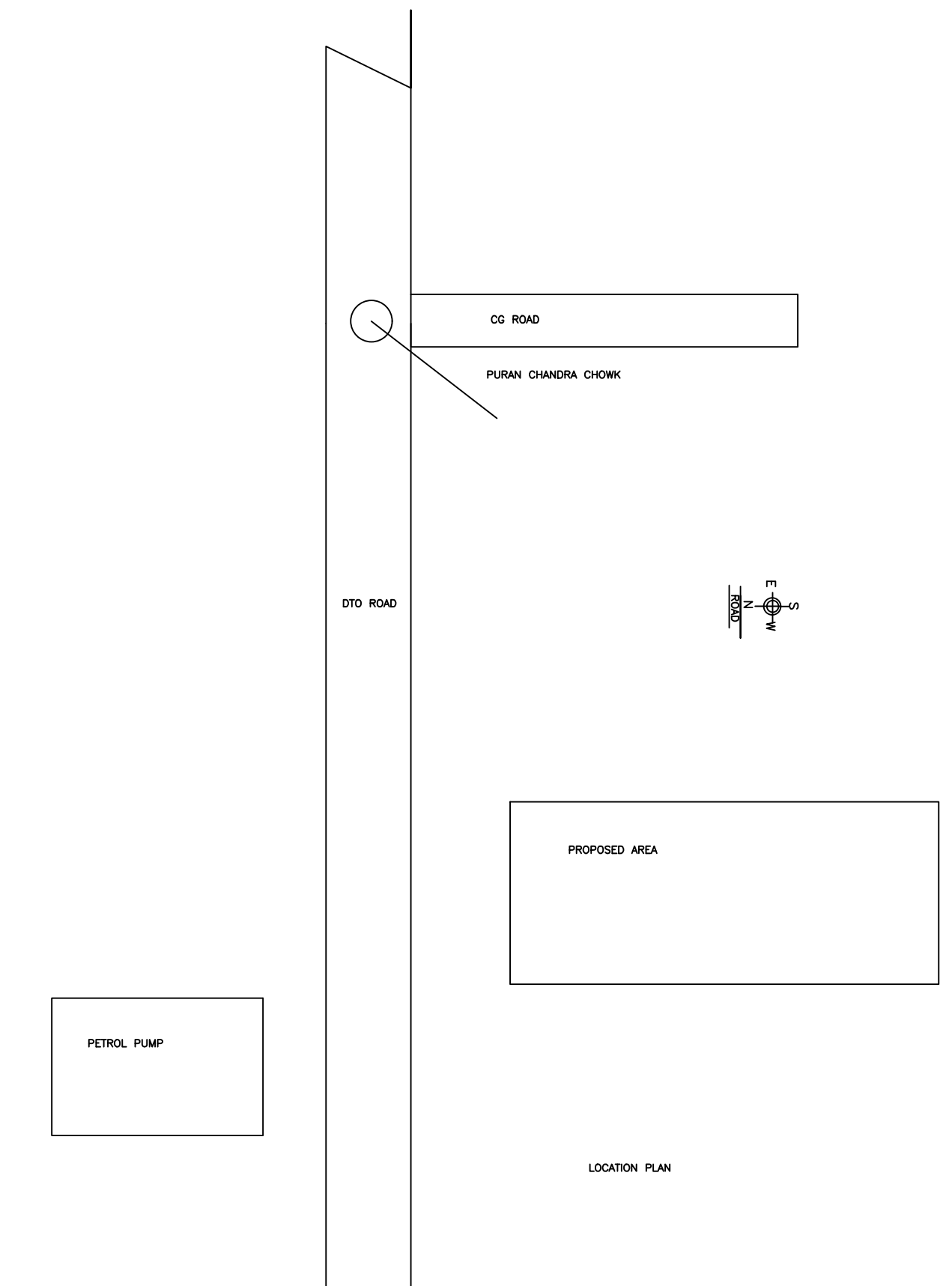
R.W.H PLAN (SCALE - 1 : 48)



PLAN DET. OF FOUNDATION (SCALE - 1 : 24)

SECTION AT X - X (SCALE - 1 : 24)

COLUMN SECTION AT Y - Y (NOT TO SCALE)



LOCATION PLAN

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