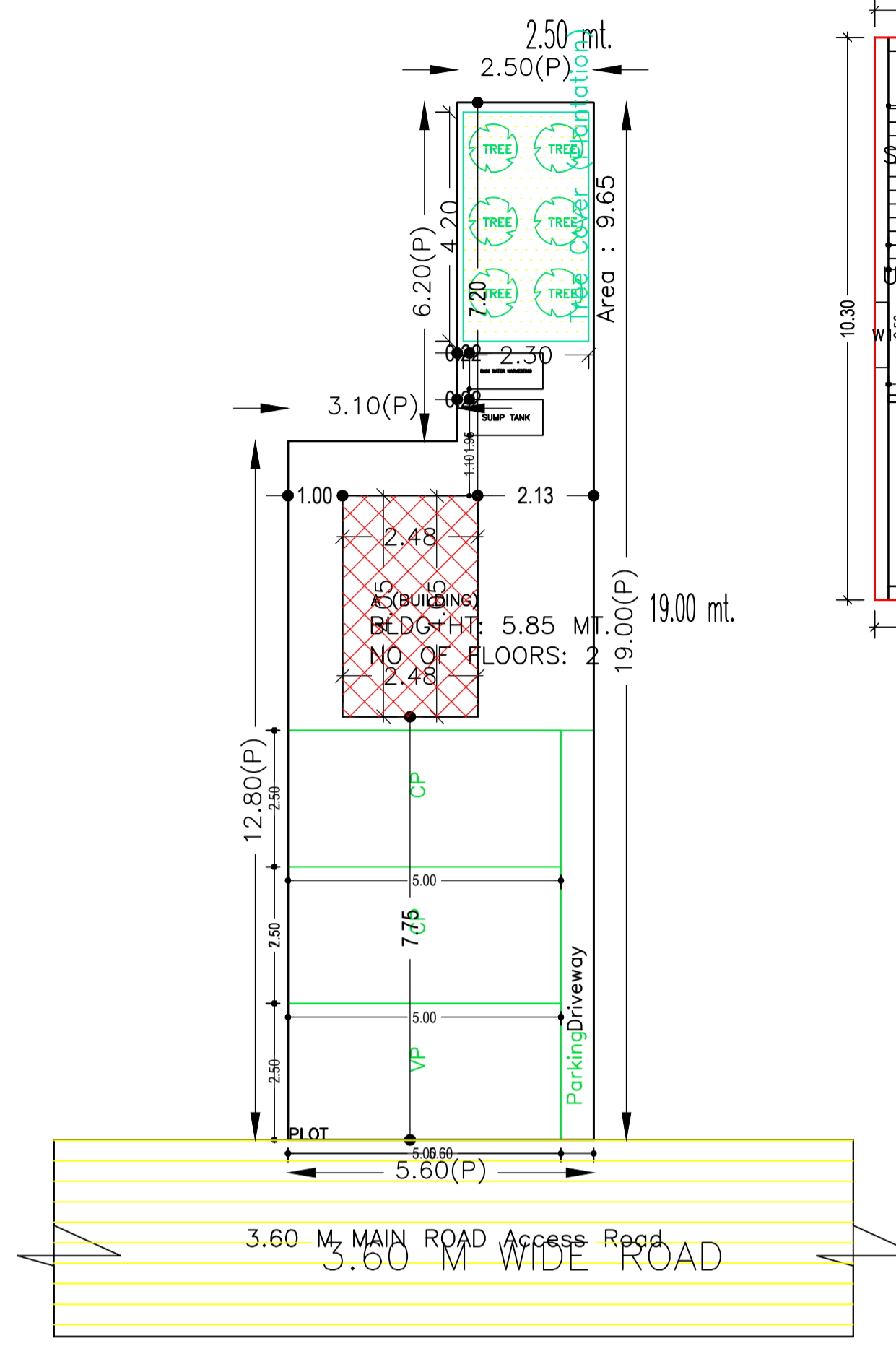
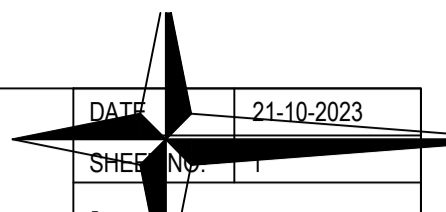
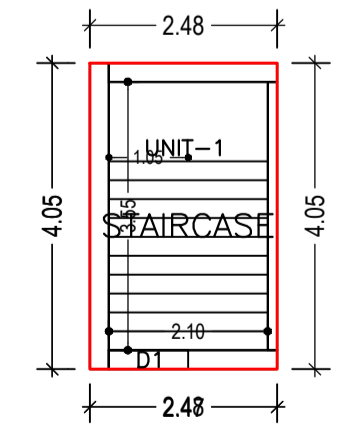
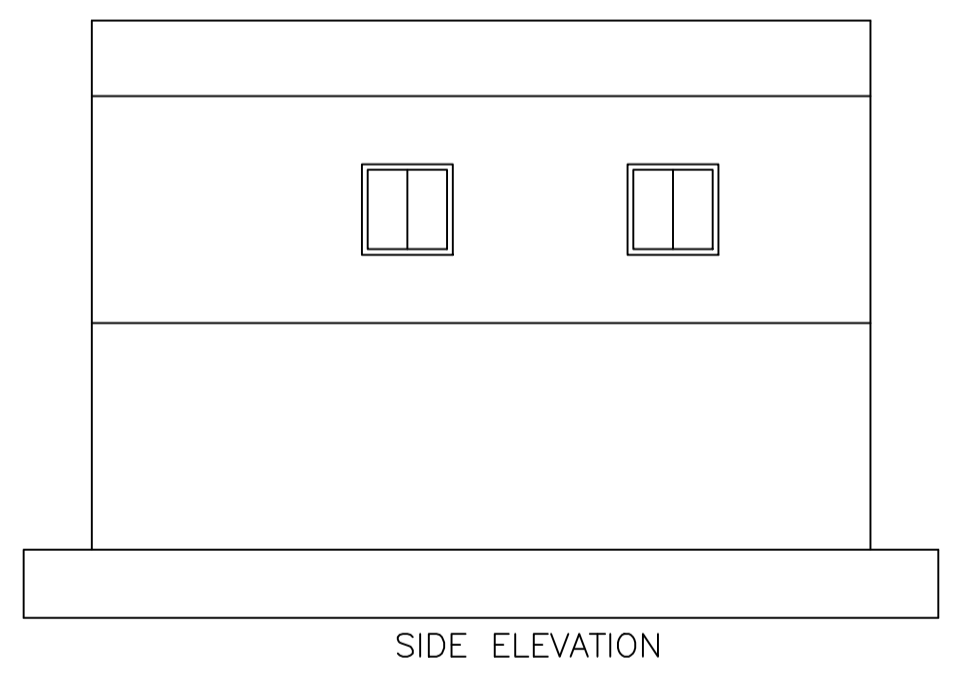
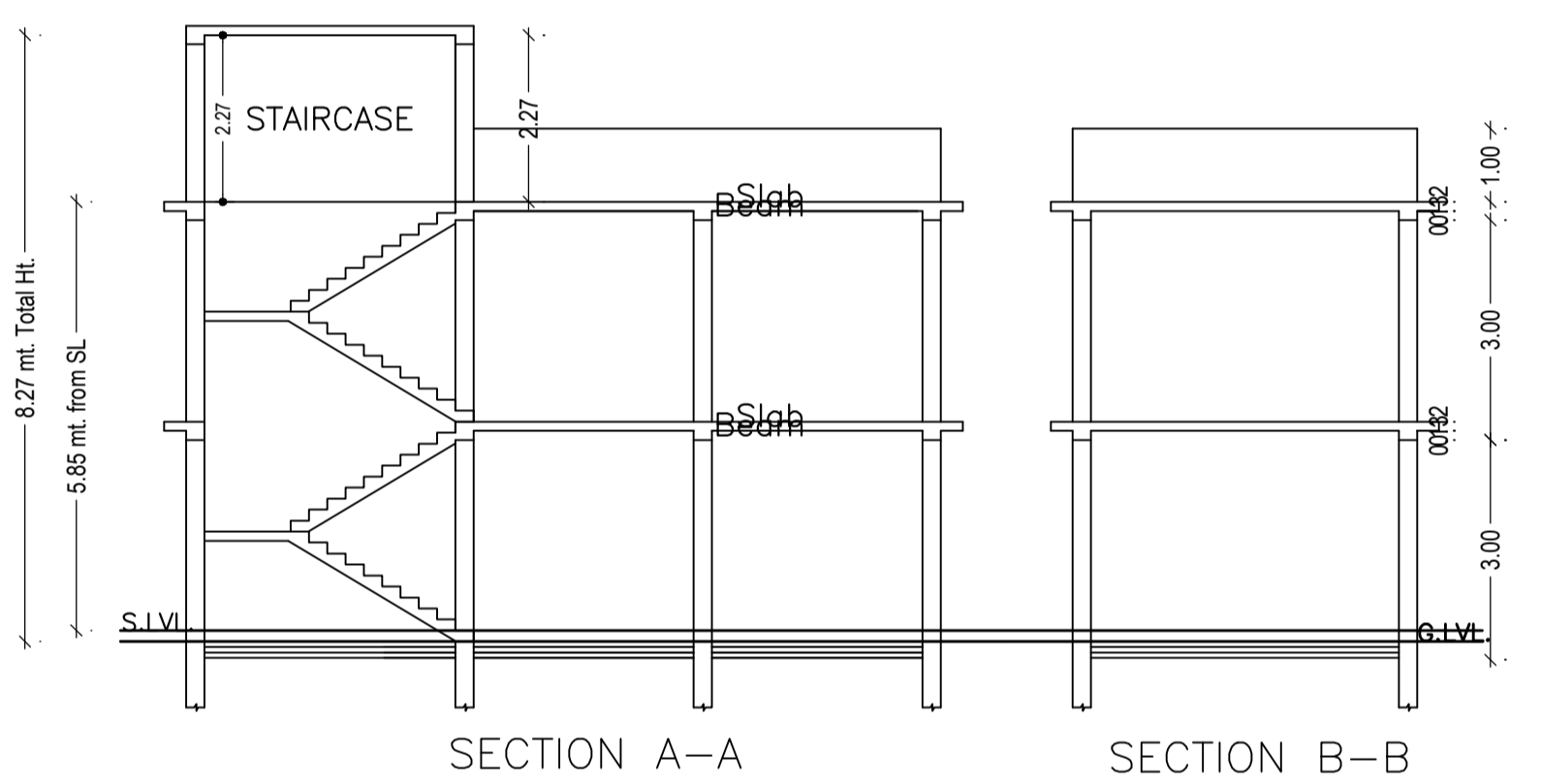
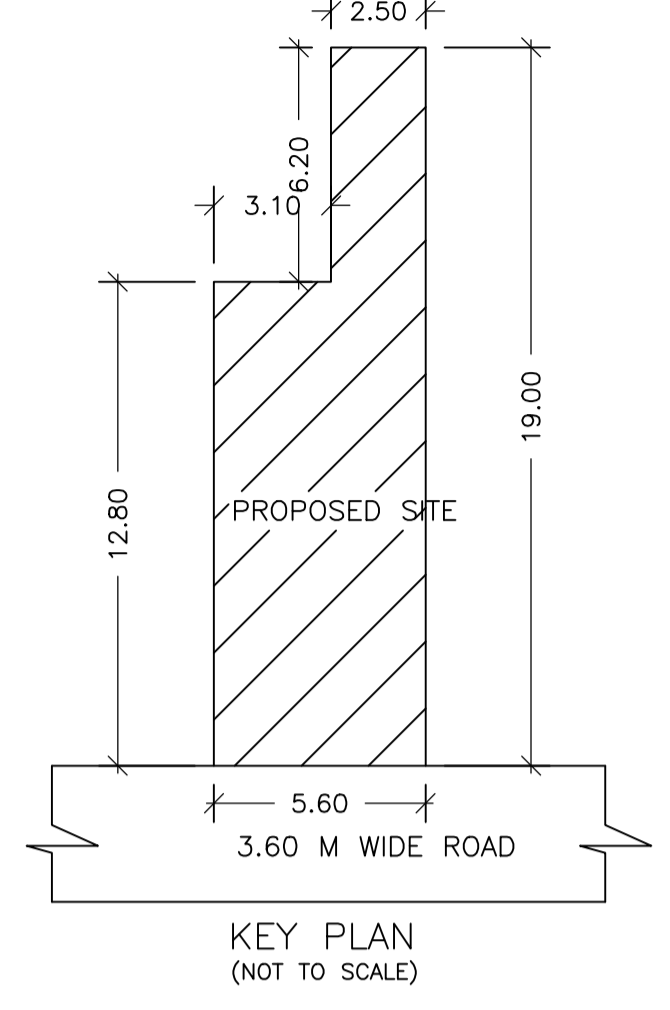
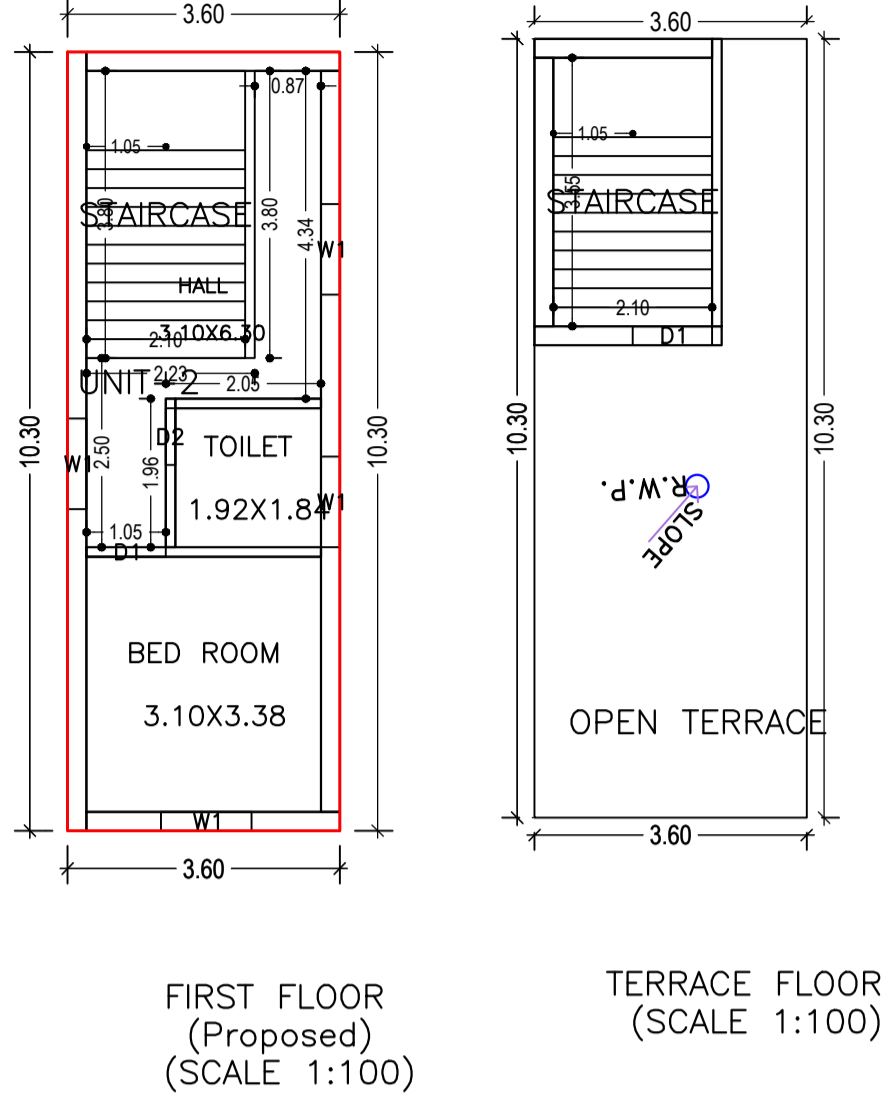


Project Title :PROPOSED BUILDING PLAN OF RAJESH KUMAR GUPTA S/O LATE RAMJI PRASAD SITUATED AT:- RANKI MUHALLA, GARHWA,  
WADR NO. -15, PLOT NO.- 1326,KHATA NO.- 67,THANA NO.-339,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)



### SITE PLAN



GROUND FLOOR (Proposed) (SCALE 1:100)

**SCHEDULE OF DOOR:**

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING)  | D2   | 0.75   | 2.10   | 01  |
| A (BUILDING)  | D1   | 1.05   | 2.10   | 01  |

**SCHEDULE OF WINDOW/VENTILATION:**

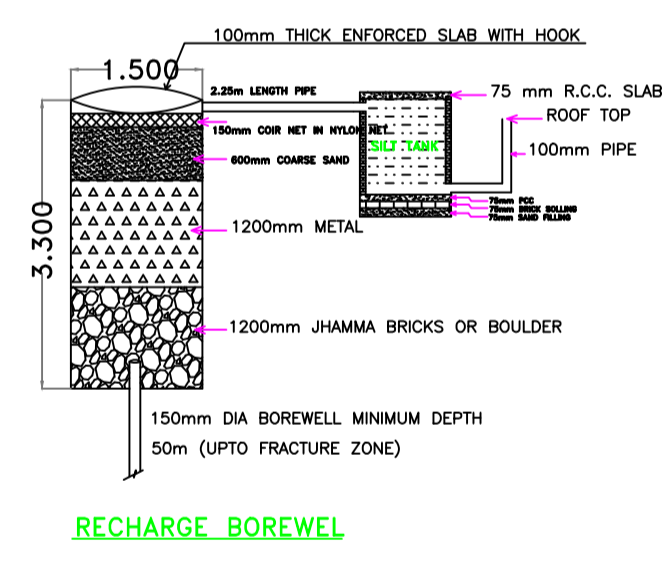
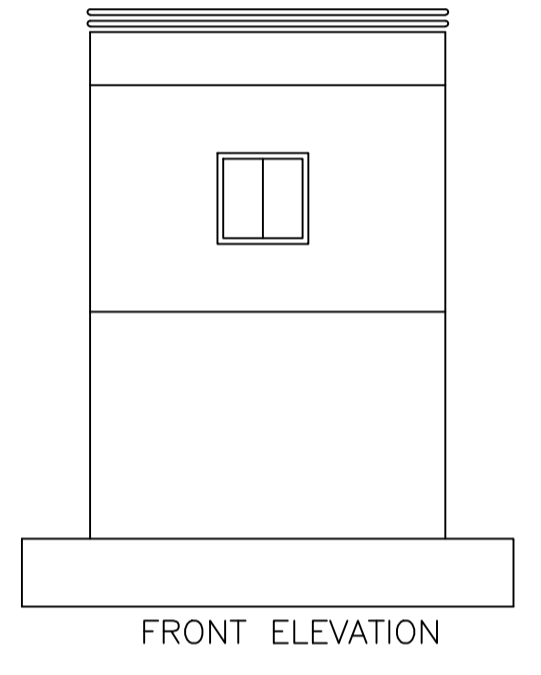
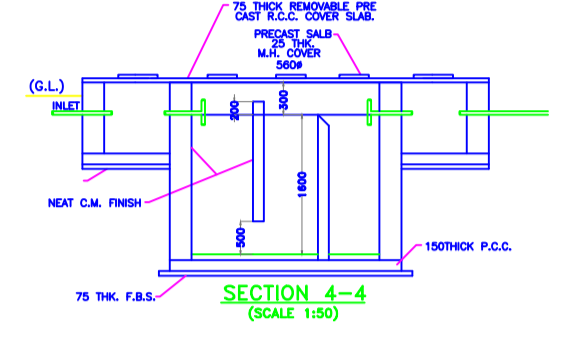
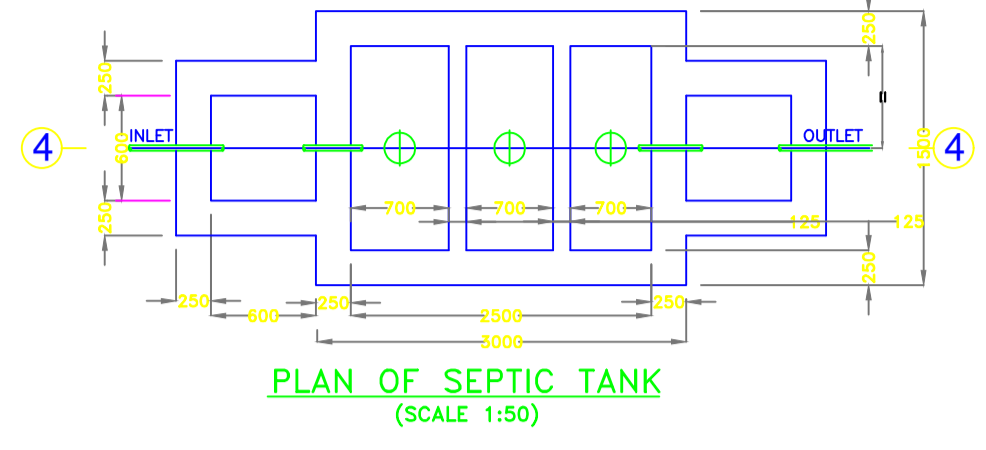
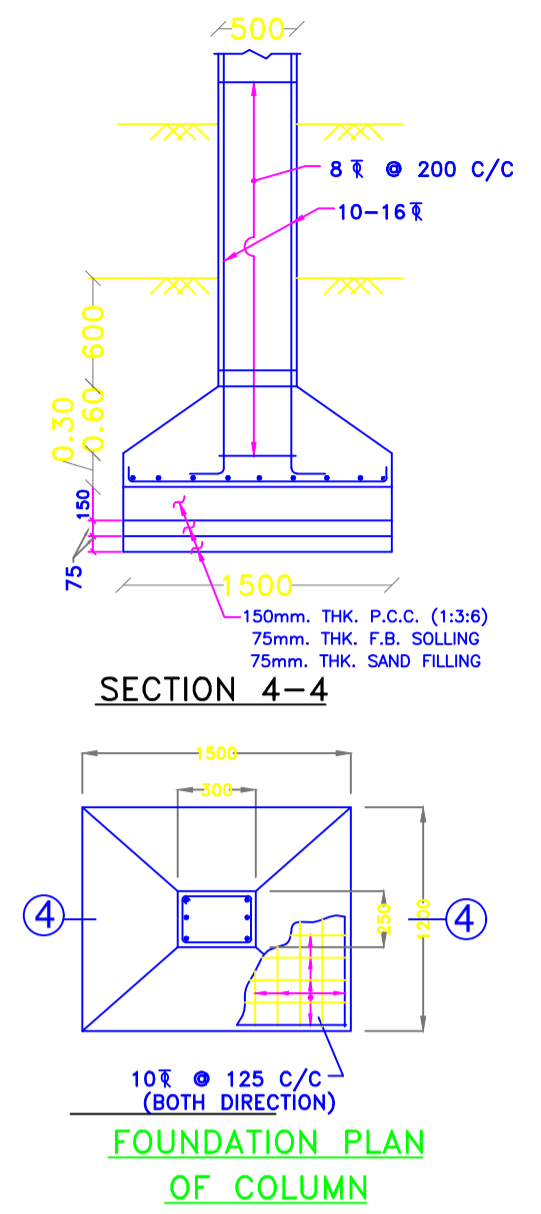
| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING)  | W1   | 1.20   | 1.20   | 04  |

**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  | 10.02                           | 10.02                      | 10.02                                 | 10.02                   |
| First Floor   | 37.08                           | 37.08                      | 37.08                                 | 37.08                   |
| Terrace Floor | 0.00                            | 0.00                       | 0.00                                  | 0.00                    |
| <b>Total:</b> | <b>47.10</b>                    | <b>47.10</b>               | <b>47.10</b>                          | <b>47.10</b>            |

**UnitBUA Table for Building :A (BUILDING)**

| FLOOR         | Name   | UnitBUA Type | UnitBUA Area | Carpet Area  | No. of Rooms | No. of Tenement |
|---------------|--------|--------------|--------------|--------------|--------------|-----------------|
| GROUND FLOOR  | UNIT-1 | FLAT         | 10.02        | 7.46         | 0            | 1               |
| FIRST FLOOR   | UNIT-2 | FLAT         | 37.08        | 29.51        | 3            | 1               |
| <b>Total:</b> | -      | -            | <b>47.10</b> | <b>36.97</b> | <b>3</b>     | <b>2</b>        |



**FAR & Tenement Details (Table 4c-1)**

| Building             | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|----------------------|------------------|------------------------------|----------------------------|-------------------------|---|------------|
| A (BUILDING)         | 1                | 47.10                        | 47.10                      | 47.10                   | 47.10                                       | 02         |
| <b>Grand Total :</b> | <b>1</b>         | <b>47.10</b>                 | <b>47.10</b>               | <b>47.10</b>            | <b>47.10</b>                                | <b>02</b>  |

**Proposal Basic Information**

|                   |                                    |
|-------------------|------------------------------------|
| Proposal File No. | GNPC/BP/0069/W15/2023              |
| Owner Name        | RAJESH KUMAR GUPTA                 |
| Khata No          | 67                                 |
| Plot No           | 1326                               |
| Village Name      | Garhwa Bajar                       |
| Use               | Residential                        |
| SubUse            | Bungalow/ Dwelling / Non Apartment |

**AREA STATEMENT GARHWA NAGAR PARISHAD**

| AREA DETAILS:   | SQ.MT. |
|---|--------|
| AREA OF PLOT (Minimum)  | 87.18  |
| NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) | 87.18  |
| Deduction for Balance Plot Area (from Gross Plot Area)              |        |
| Common Plot   | 9.65   |
| Total   | 9.65   |
| BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)   | 77.53  |
| PLOT AREA FOR COVERAGE (Net Plot Area)                              | 87.18  |
| Plot Area for FAR (Net Plot Area + Road Widening Area)              | 87.18  |
| <b>COVERAGE CHECK</b>   |        |
| Permissible Coverage area ( 70.00 % )                               | 61.03  |
| Proposed Coverage Area ( 11.49 % )                                  | 10.02  |
| Total Prop. Coverage Area ( 11.49 % )                               | 10.02  |
| Balance coverage area ( 58.51 % )                                   | 51.01  |
| <b>FAR CHECK</b>  |        |
| Perm. FAR Area ( 1.500 )  | 130.77 |
| Total Perm. FAR area  | 130.77 |
| Residential FAR   | 47.10  |
| Proposed FAR Area   | 47.10  |
| Total Proposed FAR Area   | 47.10  |
| Consumed FAR (Factor)   | 0.54   |
| Balance FAR Area  | 83.67  |
| <b>BUILT UP AREA CHECK</b>  |        |
| Total Proposed BuiltUp Area   | 47.10  |
| <b>ARCHITECT (Regd)</b> RESHAN ALI                                  |        |
| <b>ENGINEER (Regd)</b>  |        |
| <b>SUPERVISOR (Regd)</b>  |        |
| <b>OWNER (Regd)</b> RAJESH KUMAR GUPTA                              |        |
| <b>DEVELOPMENT AUTHORITY</b> LOCAL BODY                             |        |

**Building :A (BUILDING)**

| Floor Name                     | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|--------------------------------|------------------------------|----------------------------|-------------------------|---|------------|
| Ground Floor                   | 10.02                        | 10.02                      | 10.02                   | 10.02                                       | 01         |
| First Floor                    | 37.08                        | 37.08                      | 37.08                   | 37.08                                       | 01         |
| Terrace Floor                  | 0.00                         | 0.00                       | 0.00                    | 0.00  | 00         |
| <b>Total :</b>                 | <b>47.10</b>                 | <b>47.10</b>               | <b>47.10</b>            | <b>47.10</b>                                | <b>02</b>  |
| Total Number of Same Buildings | 1                            |                            |                         |   |            |
| <b>Total :</b>                 | <b>47.10</b>                 | <b>47.10</b>               | <b>47.10</b>            | <b>47.10</b>                                | <b>02</b>  |

**Required Parking (Table 7a)**

| Building Name  | Type        | SubUse                             | Units |       | Car        |       | Visitors Car |            |       |       |   |
|----------------|-------------|------------------------------------|-------|-------|------------|-------|--------------|------------|-------|-------|---|
|                |             |                                    | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop.        | Reqd./Unit | Reqd. | Prop. |   |
| A (BUILDING)   | Residential | Bungalow/ Dwelling / Non Apartment | > 0   | 1     | 2.00       | 1     | 2            | -          | -     | -     | - |
|                |             |                                    | > 0   | 1     | 2.00       | -     | -            | -          | 1     | 1     | - |
| <b>Total :</b> |             |                                    |       |       |            | 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 |
| Other Parking         | -     | -     | -     | 4.50  |
| <b>Total</b>          |       | 37.50 |       | 42.00 |

**Building USE/SUBUSE Details**

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

| LTP NAME AND SIGNATURE           | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|----------------------------------|-------------------------------------|----------------------------|-------------------|
| RESHAN ALI<br>GNPC/ENG/0005/2017 |                                     |                            |                   |

**COLOR INDEX**

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