

Project Title :PROPOSED BUILDING PLAN OF KHALID ANSARI W/O MOINUDDIN ANSARI ,SITUATED AT:- RANKA MORE,GARHWA,  
PLOT NO.- 900/901/903,KHATA NO.- 93/246,P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

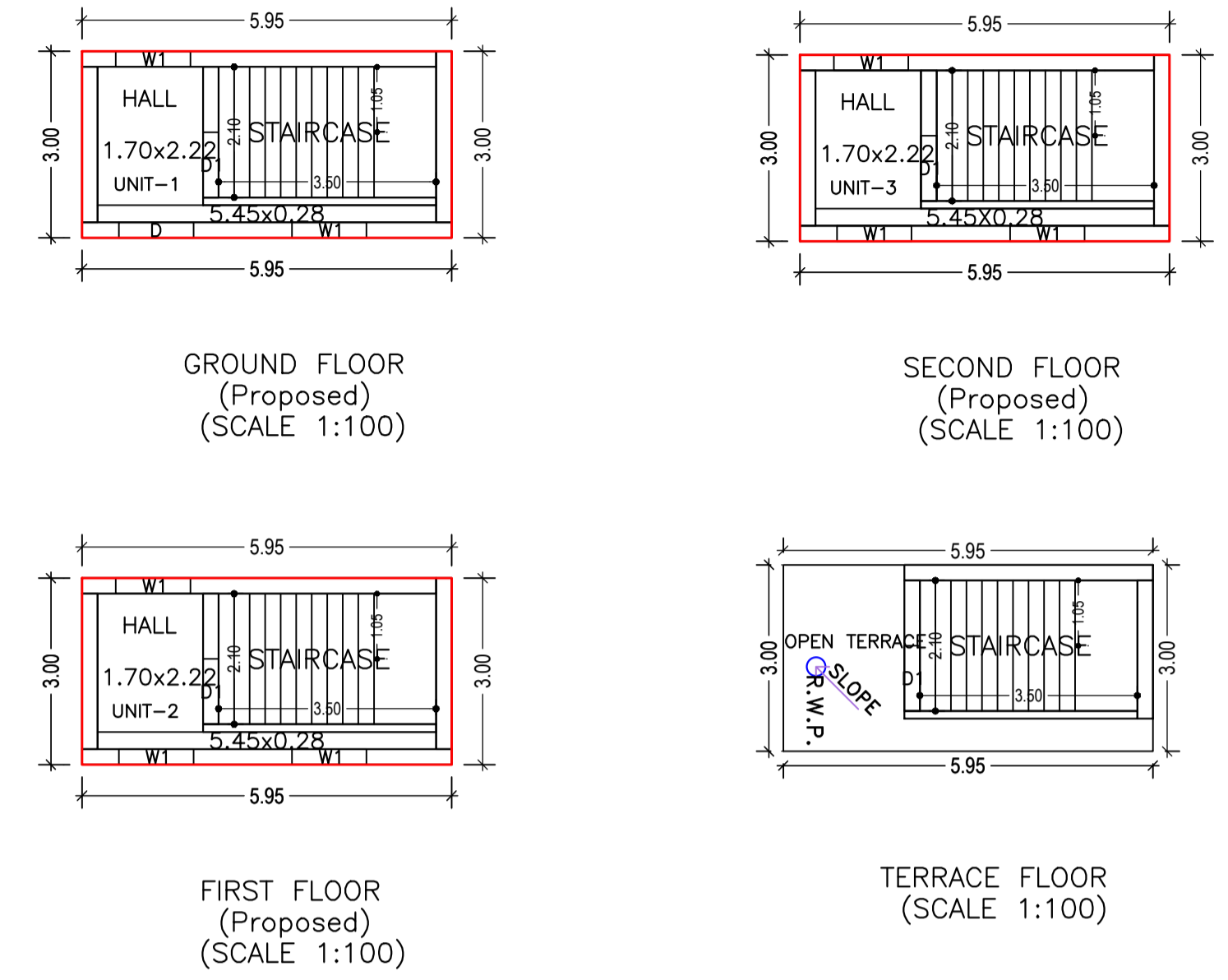
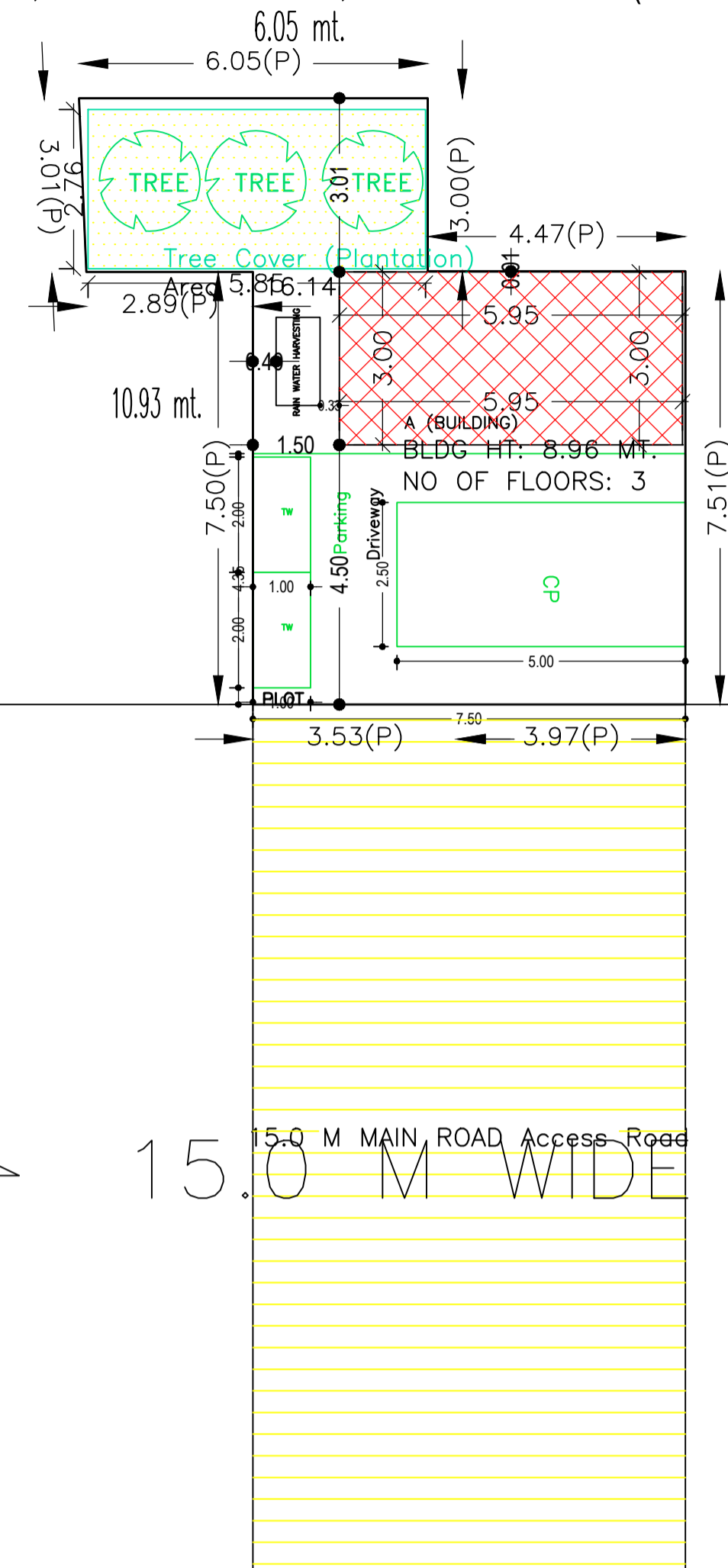
N

DATE	23-11-2023
SHEET NO.	1

Proposal Basic Information	
Proposal File No	GNPC/BP/0078/W10/2023
Owner Name	KHALID ANSARI
Khata No	93,246
Plot No	900,901,903
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Commercial Bldg

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: Commercial Bldg	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0078/W10/2023	PlotSubPlot No: 900,901,903	
Application Type: General Proposal	North: Plot No. - MAJID KASAO	
Project Type: Building Permission	South: Plot No. - SAKUR KASAO	
Nature of Development: New	East: Plot No. - SAYA BKHATIS	
Location of Development Area: Old Area	West: Road Width - 15	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	74.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	74.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		16.14
Total		16.14
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	58.14
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	74.28
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	74.28
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		37.14
Proposed Coverage Area ( 24.02 % )		17.84
Total Prop. Coverage Area ( 24.02 % )		17.84
Balance coverage area ( 25.98 % )		19.30
FAR CHECK		
Perm. FAR Area ( 2.000 )		148.56
Total Perm. FAR area		148.56
Commercial FAR		53.53
Proposed FAR Area		53.53
Total Proposed FAR Area		53.53
Consumed FAR (Factor)		0.72
Balance FAR Area		95.03
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		53.52
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	KHALID ANSARI	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	



## SITE PLAN

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	17.84	17.84	17.84	17.84
First Floor	17.84	17.84	17.84	17.84
Second Floor	17.84	17.84	17.84	17.84
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total</b>	<b>53.52</b>	<b>53.52</b>	<b>53.52</b>	<b>53.52</b>

Building USE/SUBUSE Details

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

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	53.52	53.53	53.52	53.52	03
<b>Grand Total :</b>	<b>1</b>	<b>53.52</b>	<b>53.53</b>	<b>53.52</b>	<b>53.52</b>	<b>03</b>

Required Parking(Table 7a)

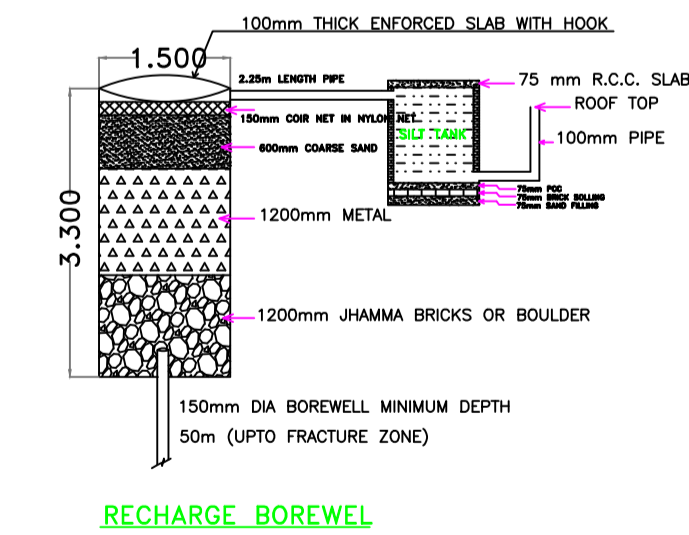
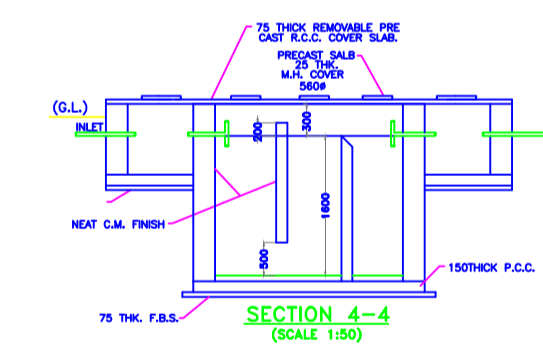
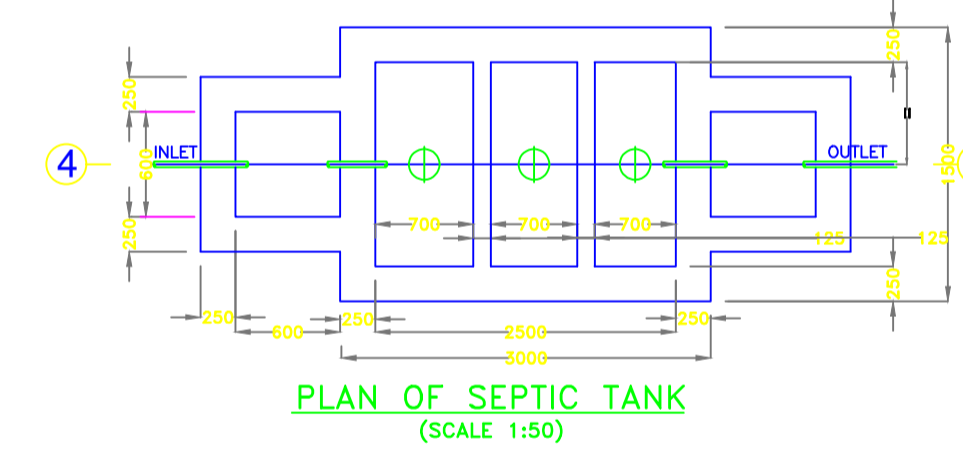
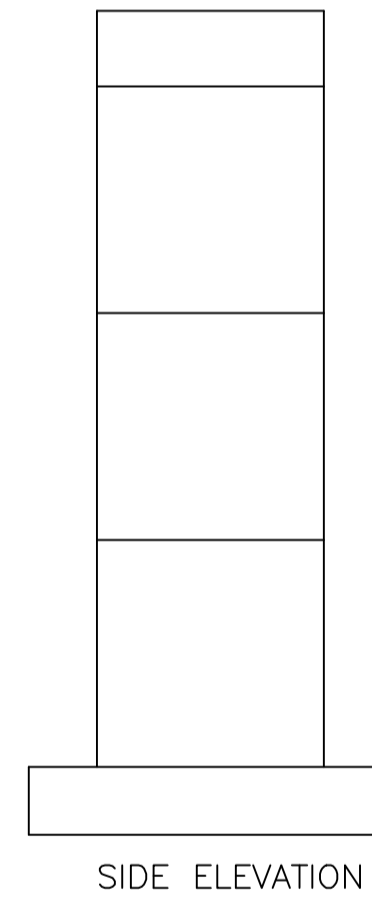
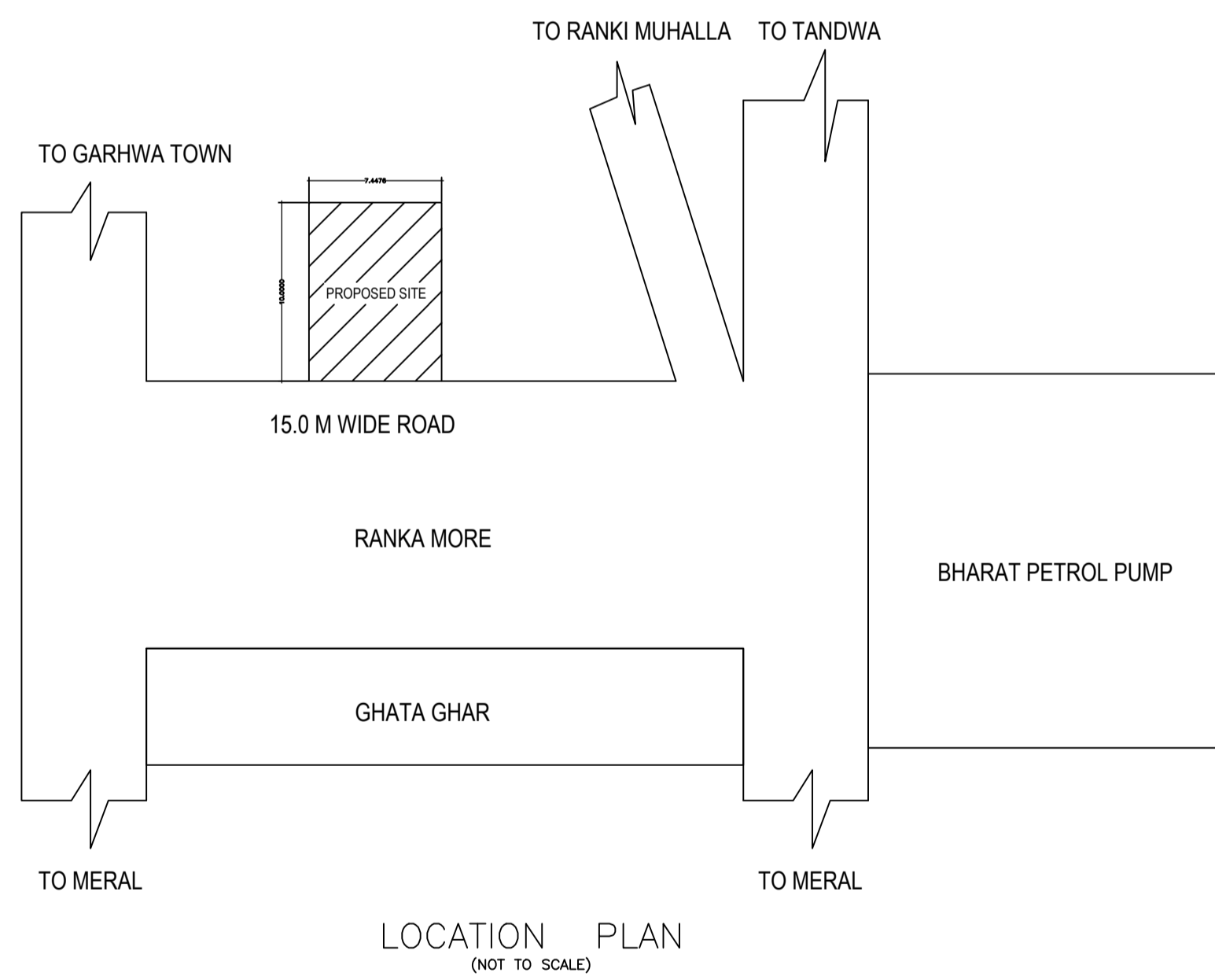
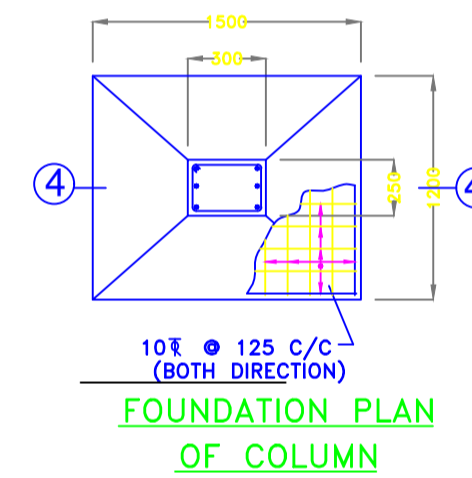
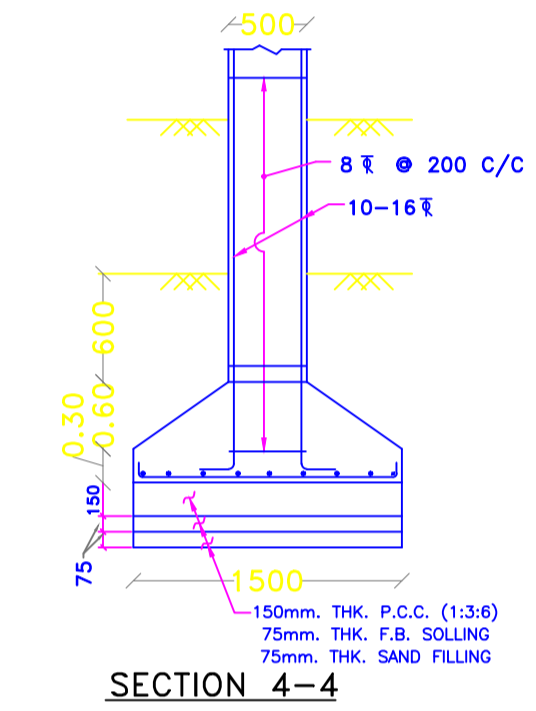
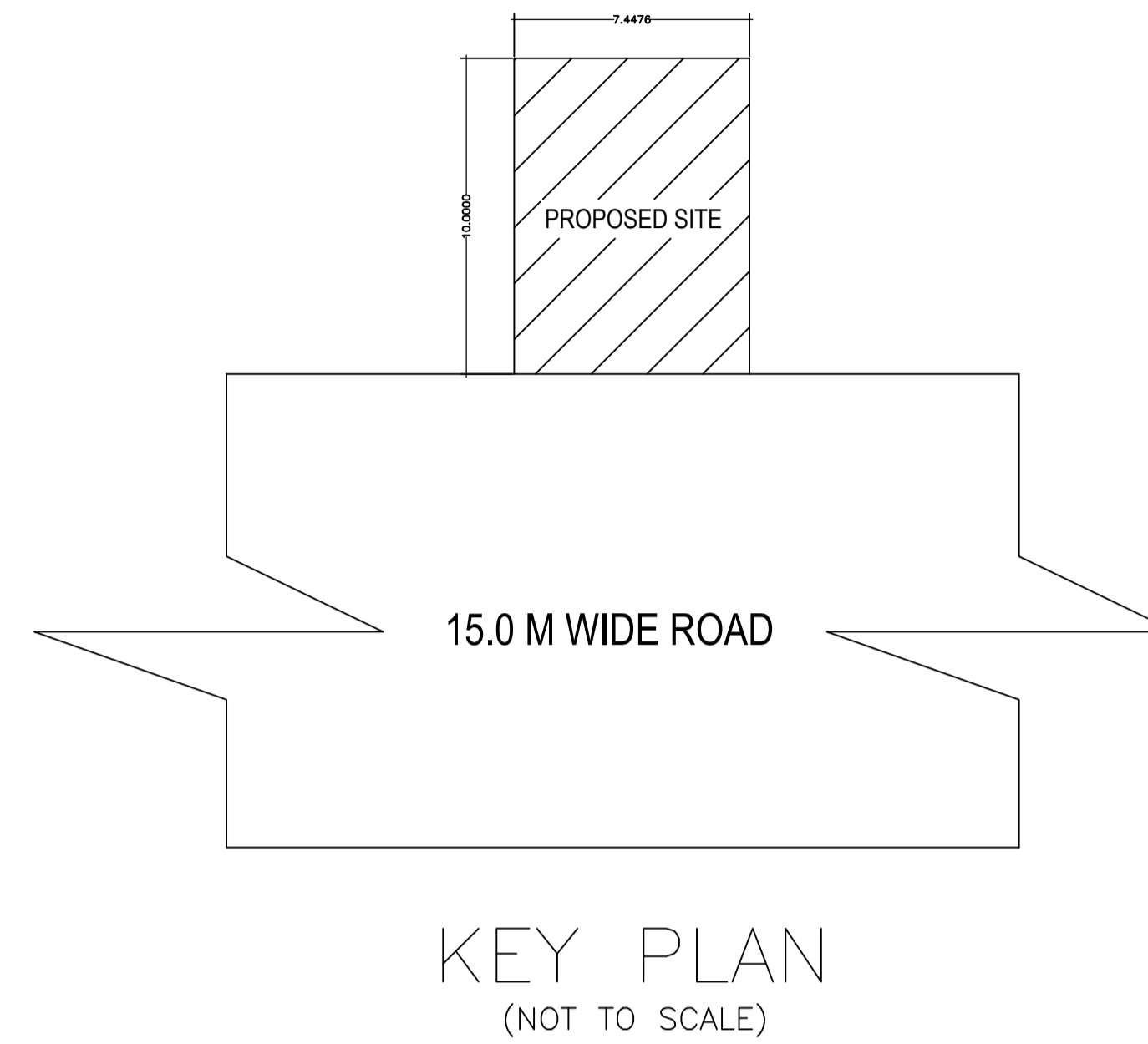
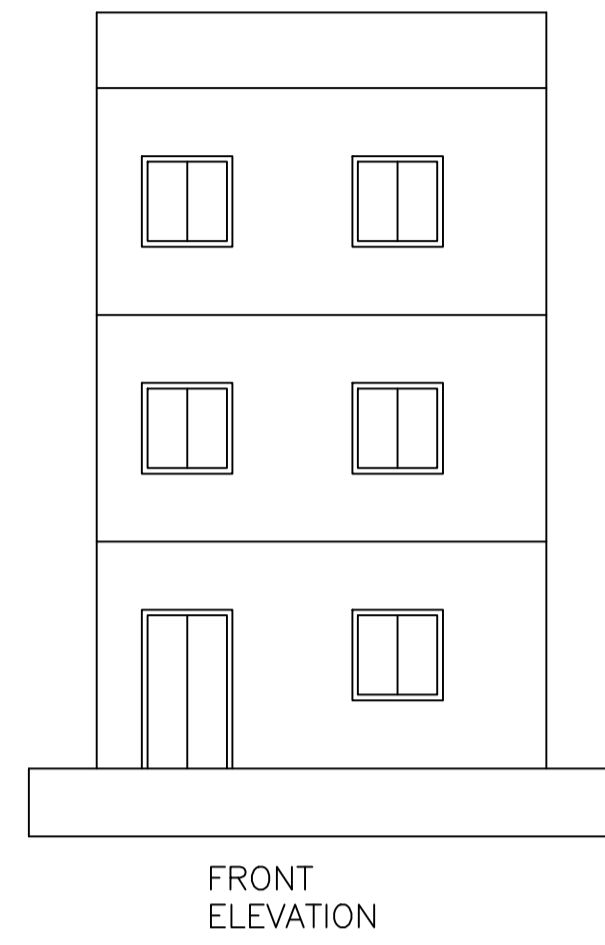
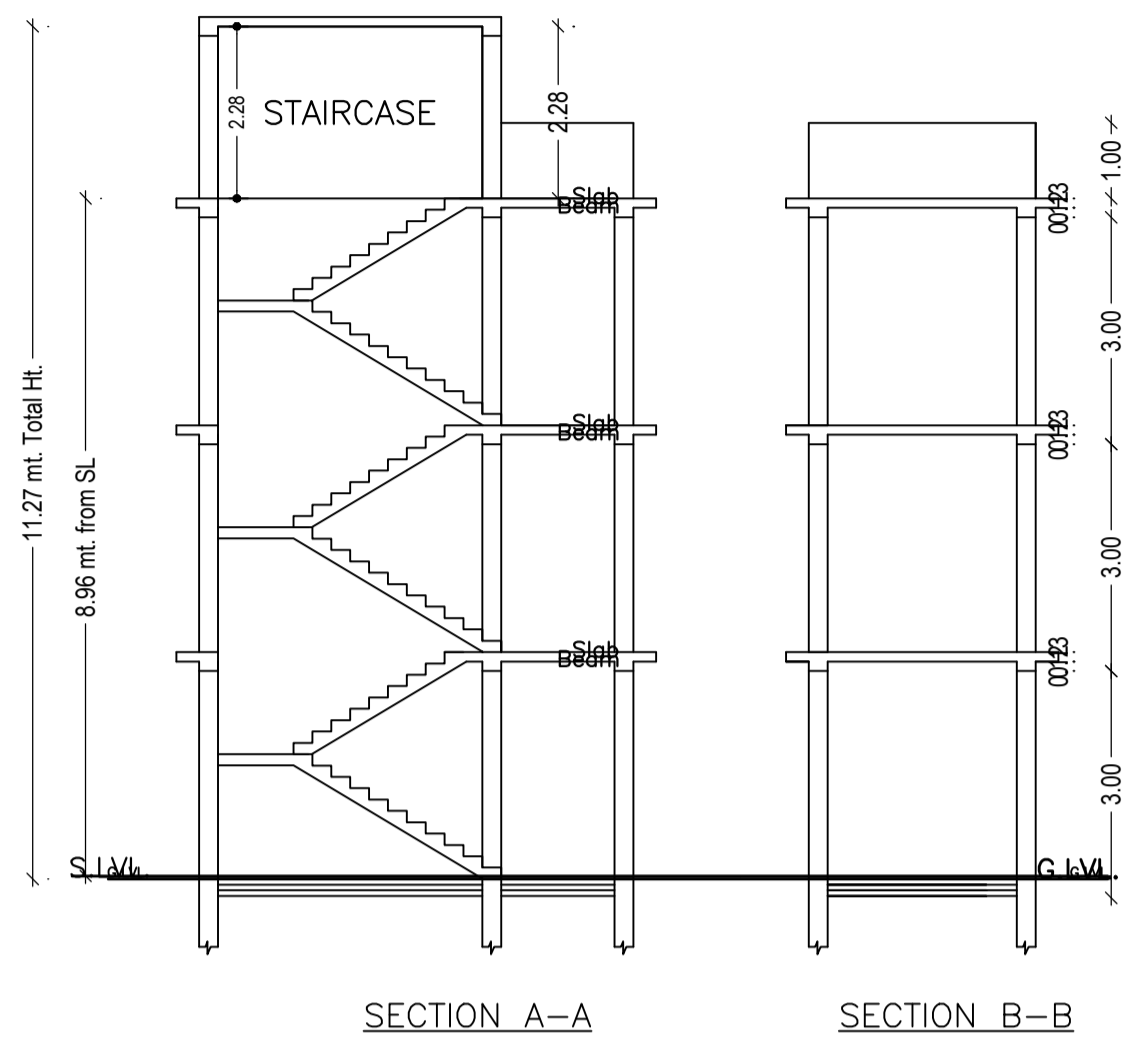
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Commercial	Commercial Bldg	> 0	200	31.48	1	1	-	-
<b>Total :</b>							1	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	12.50
Total Car	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	1	2.00	2	4.00
Other Parking	-	-	-	16.09
<b>Total</b>		<b>14.50</b>		<b>36.59</b>

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

Proposal Basis Information	
Proposal File No	GNPC/BP/0078/W10/2023
Owner Name	KHALID ANSARI
Khata No	93,246
Plot No	900,901,903
Village Name	Garhwa Bajar
Use	Commercial
SubUse	Commercial Bldg



Building :A (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	17.84	17.84	17.84	17.84	01
First Floor	17.84	17.84	17.84	17.84	01
Second Floor	17.84	17.84	17.84	17.84	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	53.52	53.53	53.52	53.52	03
Total Number of Same Buildings :	1				
Total :	53.52	53.53	53.52	53.52	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	1.05	2.10	03
A (BUILDING)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	1.20	1.20	08

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	UNIT-1	SHOP	17.84	12.63	1	1
FIRST FLOOR	UNIT-2	SHOP	17.84	12.63	1	1
SECOND FLOOR	UNIT-3	SHOP	17.84	12.63	1	1
Total:	-	-	53.52	37.89	3	3

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