

Project Title :PROPOSED G+1 BUILDING PLAN OF SANZIDA BIBI W/O MD. NUMAN ANSARI, SITUATED AT:- UNCHARI, GARHWA, WARD NO. -02, PLOT NO.- 403, KHATA NO.- 42, P.S+P.O- GARHWA, DISTT- GARHWA (JHARKHAND)

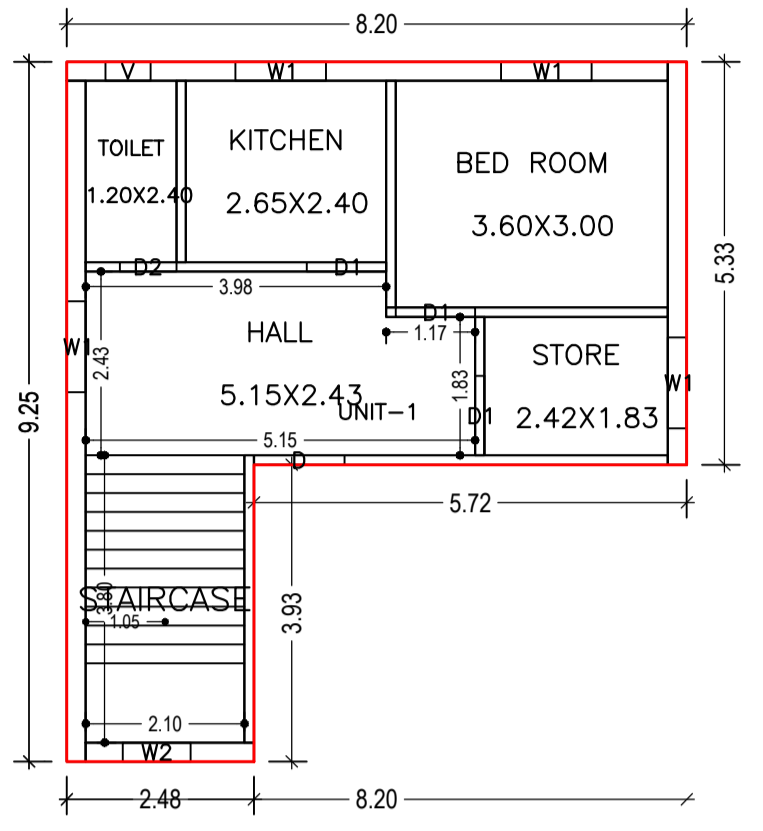
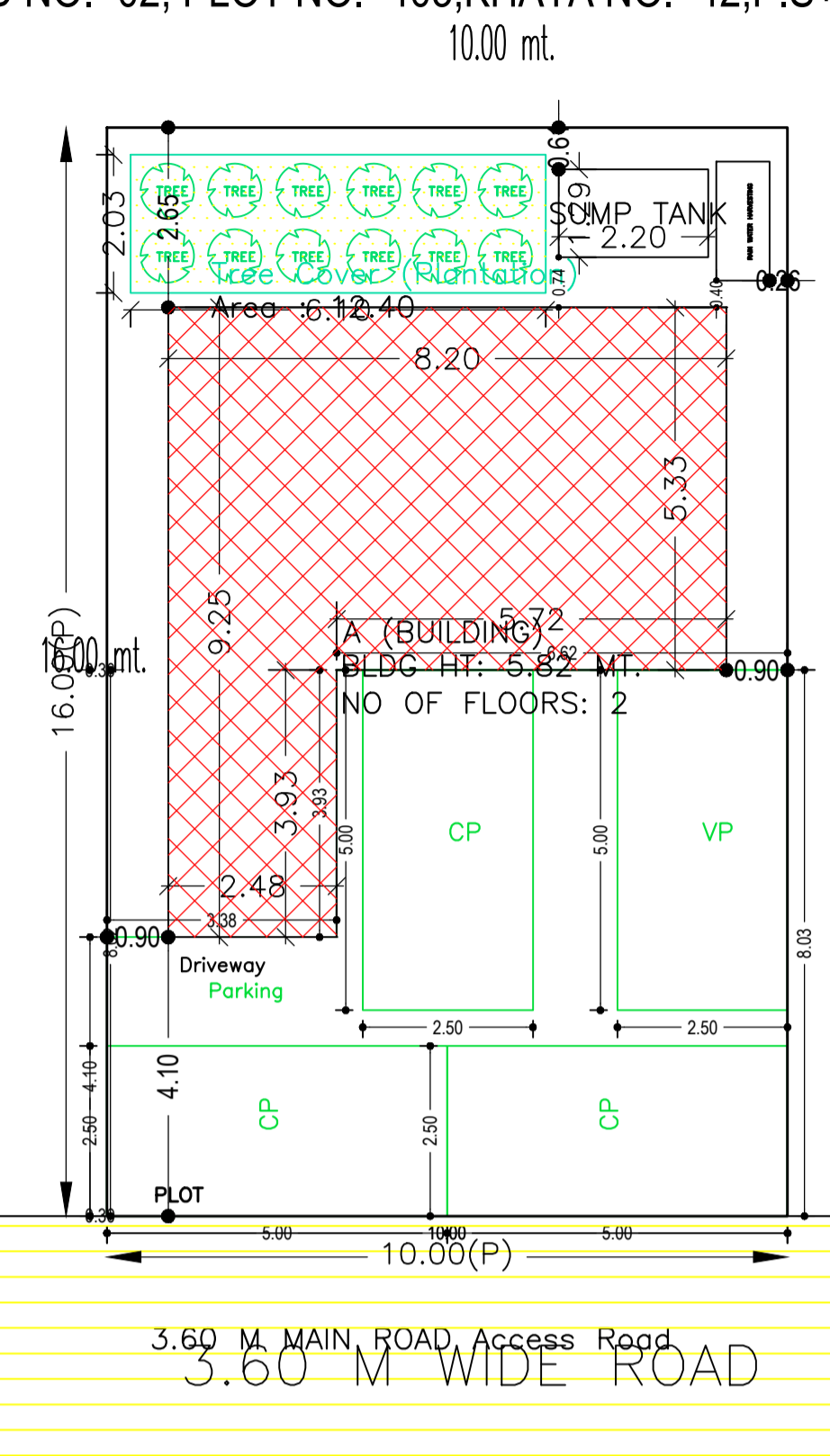
DATE 17-10-2023  
SHEET NO. 1

Proposal Basic Information

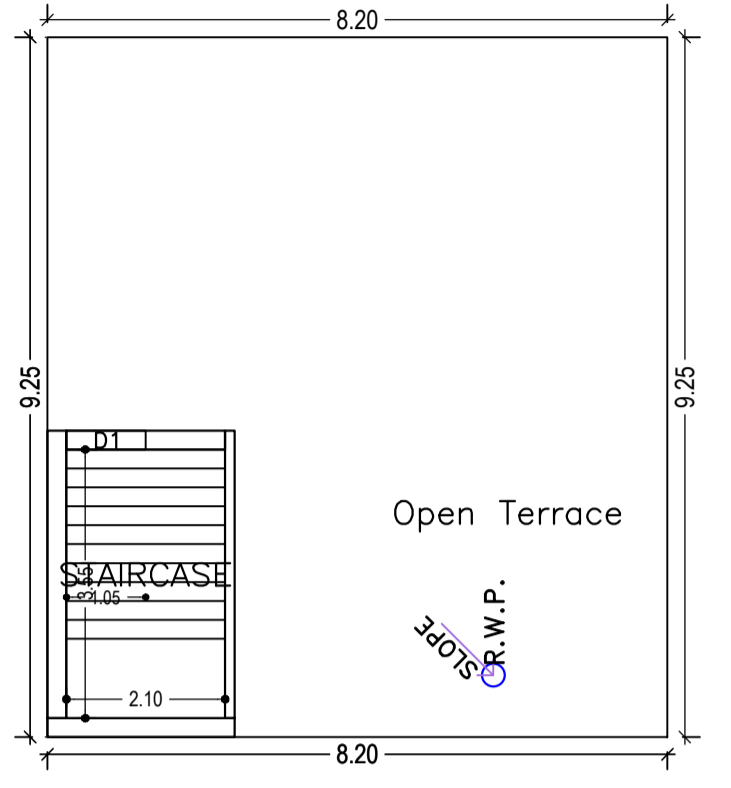
Proposal File No.	GNPC/EN/0072/W02/2023
Owner Name	SANZIDA BIBI
Khata No	42
Plot No	403
Village Name	Unchari
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO: 1.0.66	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
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/EN/0072/W02/2023	PlotSubPlot No: 403	
Application Type: General Proposal	North: Road Width - 3.60	
Project Type: Building Permission	South: Plot No. - Plot 407	
Nature of Development: New	East: Plot No. - River	
Location of Development Area: Old Area	West: Plot No. - Cholu Sharma	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 160.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	160.00
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		12.40
Total		12.40
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	147.60
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	160.00
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	160.00
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		112.00
Proposed Coverage Area ( 33.39 % )		53.42
Total Prop. Coverage Area ( 33.39 % )		53.42
Balance coverage area ( 36.61 % )		56.58
FAR CHECK		
Perm. FAR Area ( 1.500 )		240.00
Total Perm. FAR area		240.00
Residential FAR		129.31
Proposed FAR Area		129.31
Total Proposed FAR Area		129.31
Consumed FAR (Factor)		0.81
Balance FAR Area		110.69
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		129.31
ARCHITECT (Regd)		
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
OWNER (Regd)	SANZIDA BIBI	
DEVELOPMENT AUTHORITY		
DEVELOPMENT AUTHORITY	LOCAL BODY	

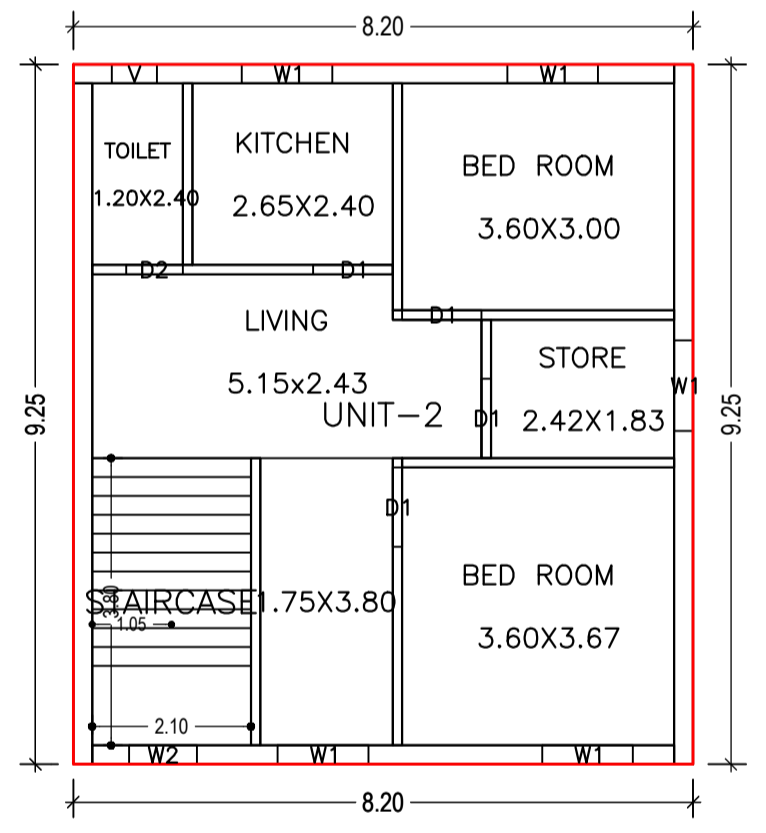
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue



GROUND FLOOR (Proposed) (SCALE 1:100)



TERRACE FLOOR (SCALE 1:100)



FIRST FLOOR (Proposed) (SCALE 1:100)

# 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	53.42	53.42	53.42	53.42
First Floor	75.89	75.89	75.89	75.89
Terrace Floor	0.00	0.00	0.00	0.00
Total	129.31	129.31	129.31	129.31

### 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	129.31	129.31	129.31	129.31	02
Grand Total:	1	129.31	129.31	129.31	129.31	02

### Building USE/SUBUSE Details

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

### Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	2.00	1	2	-	-	-	-
Total:			>0	1	2.00	-	-	-	1	1	-
Total:			-	-	-	-	2	3	-	1	1

### Parking Check (Table 7b)

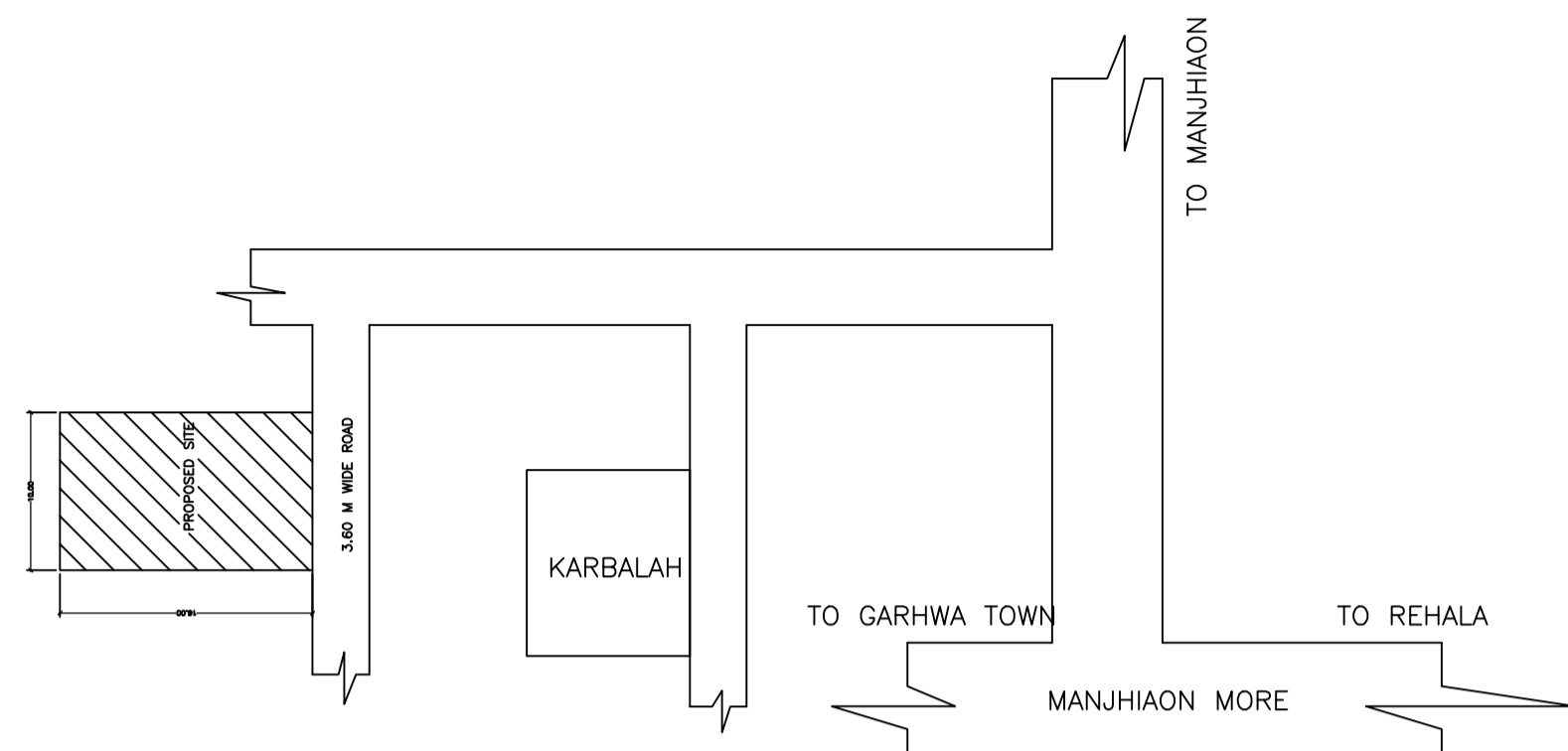
Vehide Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Other Parking	-	-	-	17.00
Total	-	37.50	-	67.00

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

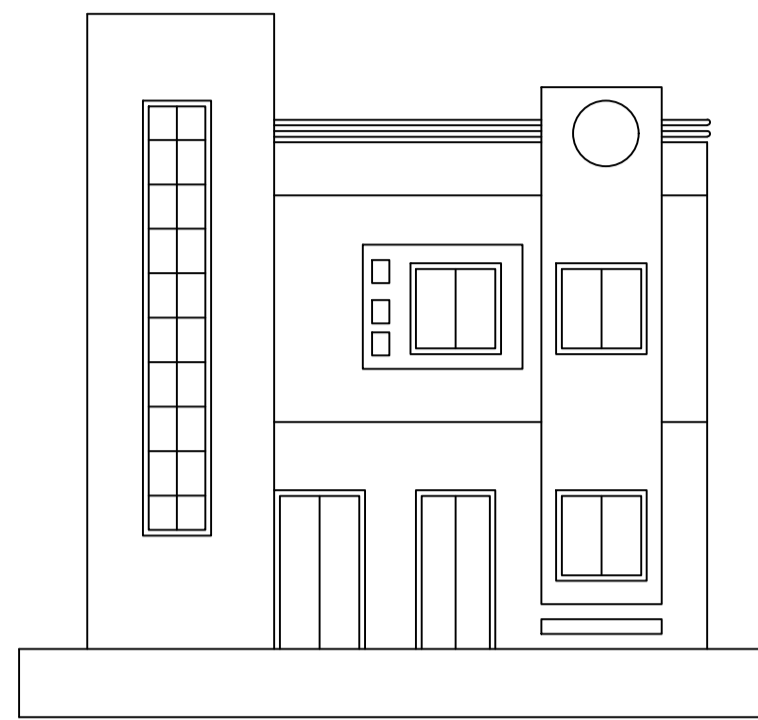
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SHEET NO. 2

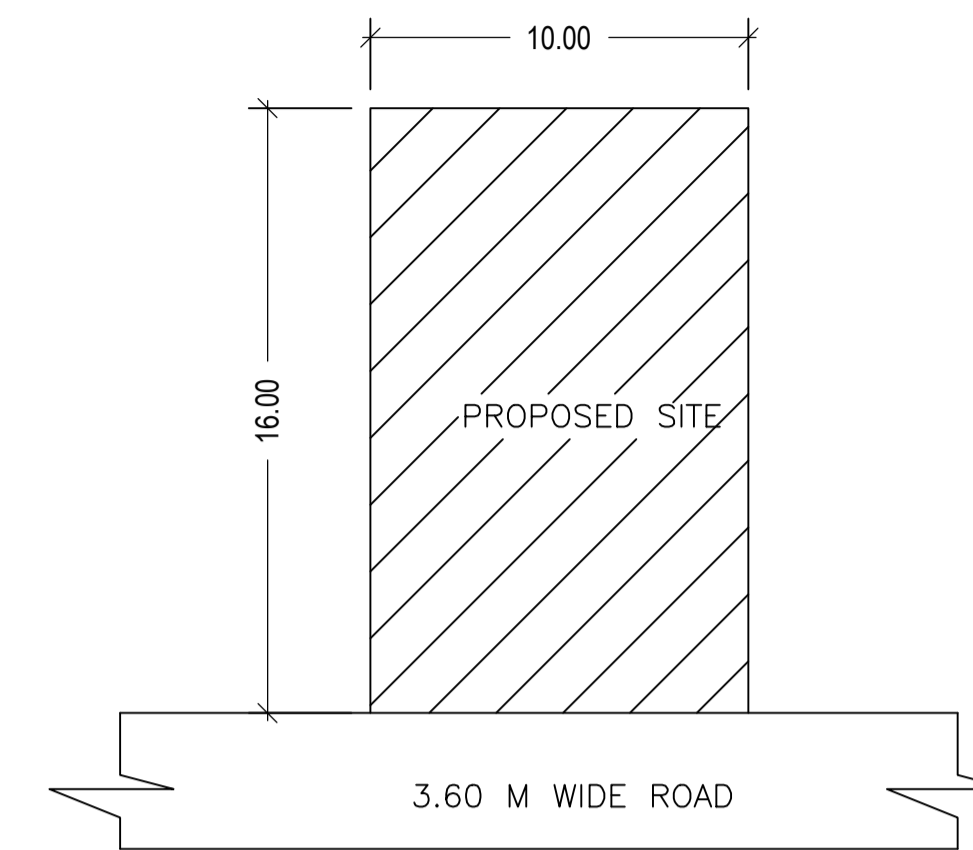
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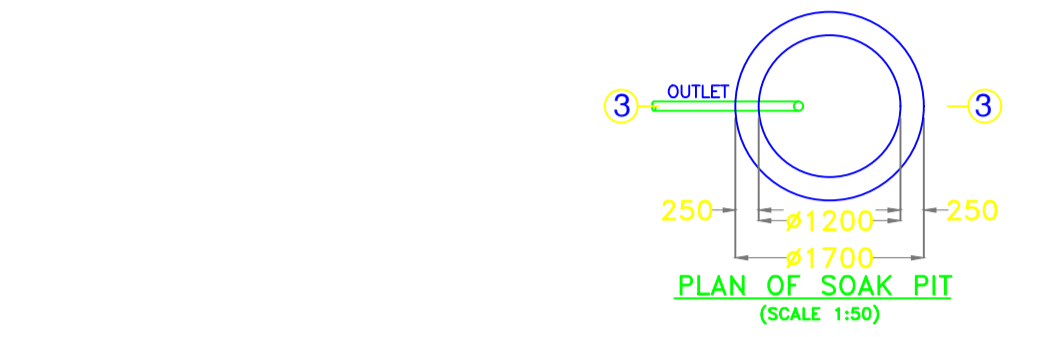
LOCATION PLAN  
(NOT TO SCALE)



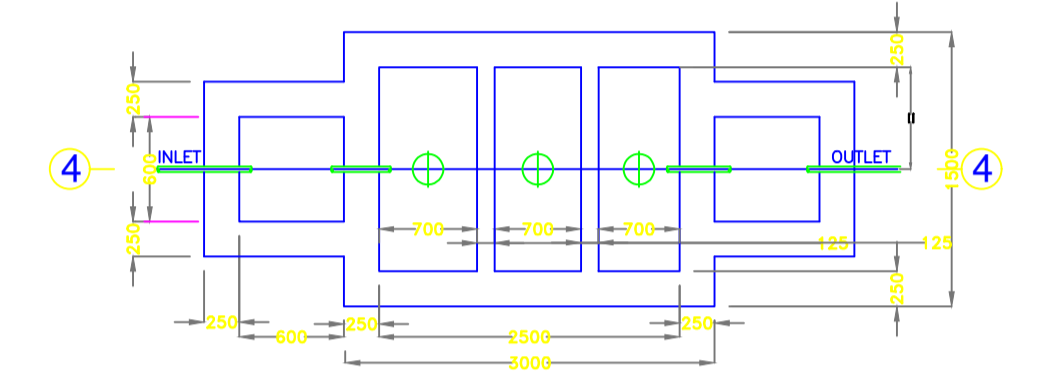
FRONT ELEVATION



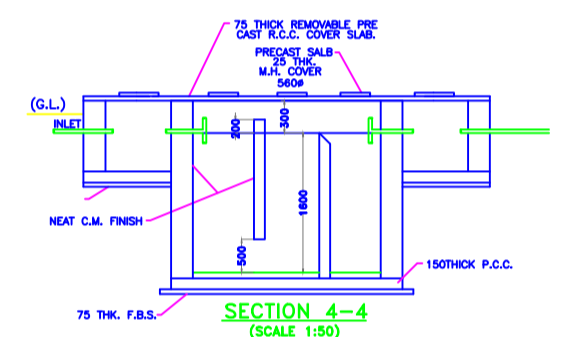
KEY PLAN  
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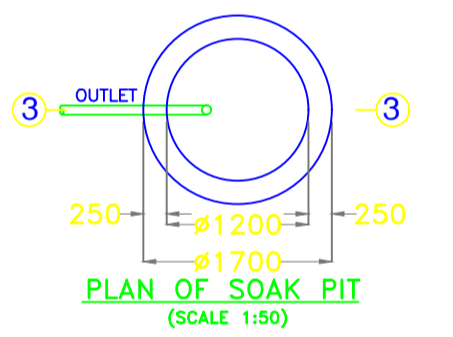
PLAN OF SOAK PIT  
(SCALE 1:50)



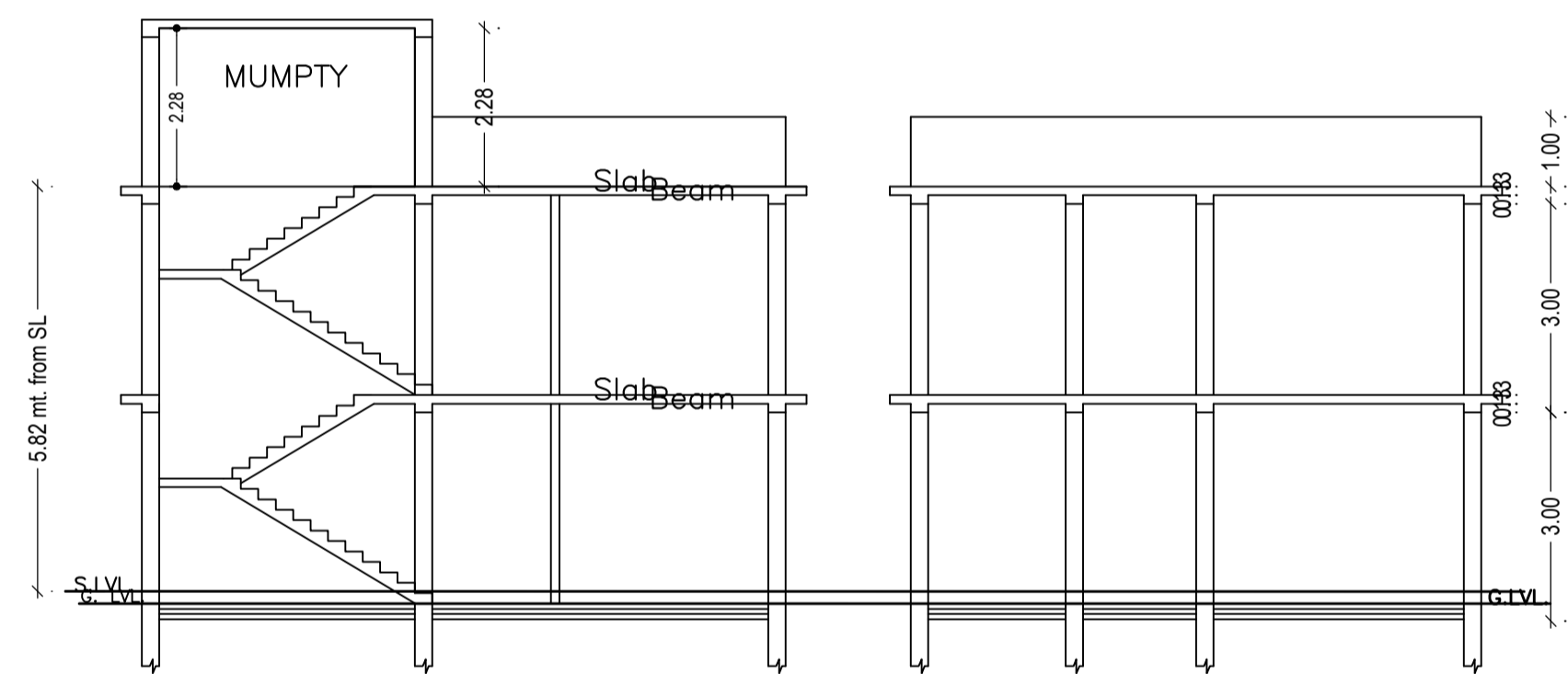
PLAN OF SEPTIC TANK  
(SCALE 1:50)



SECTION 4-4  
(SCALE 1:50)

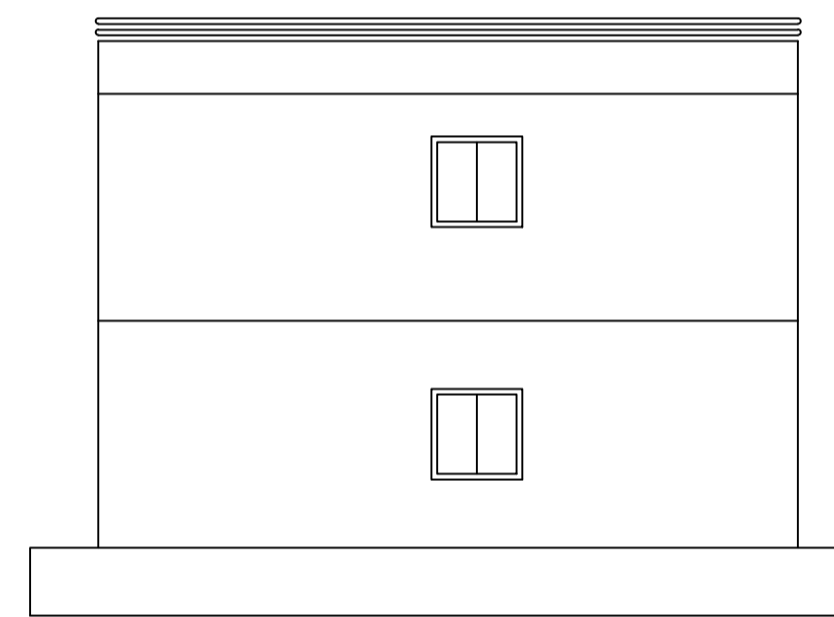


PLAN OF SOAK PIT  
(SCALE 1:50)

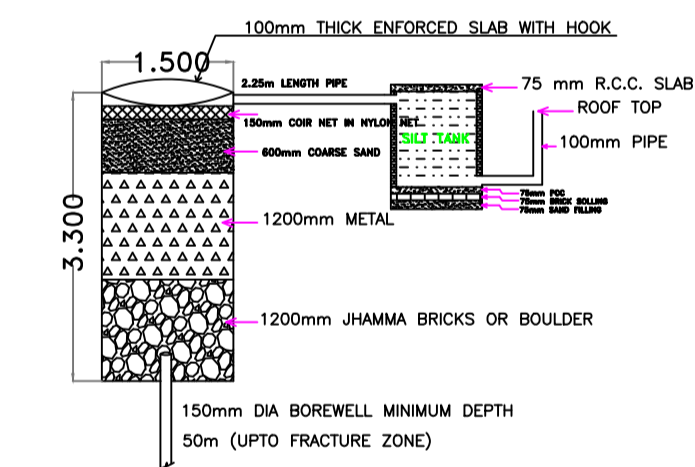


SECTION A-A

SECTION B-B



SIDE ELEVATION



RECHARGE BOREWELL

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	53.42	53.42	53.42	53.42	01
First Floor	75.89	75.89	75.89	75.89	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	129.31	129.31	129.31	129.31	02
Total Number of Same Buildings	1				
Total :	129.31	129.31	129.31	129.31	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D1	1.05	2.10	07
A (BUILDING)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	02
A (BUILDING)	W2	0.90	2.10	02
A (BUILDING)	W1	1.20	1.20	09

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	53.42	44.27	5	1
FIRST FLOOR	UNIT-2	FLAT	75.89	64.15	6	1
Total:	-	-	129.31	108.42	11	2

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