

SITE PLAN

Proposal Basic Information	
Proposal File No.	GNPC/BP/0061/W/19/2023
Owner Name	SHRI DHARMENDRA TIWARI
Khata No	61
Plot No	257
Village Name	Tandwa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO.: 1.0.66
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: GARHWA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: GARHWA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BP/0061/W/19/2023	Plot/SubPlot No: 257	
Application Type: General Proposal	North: Plot No. - ANAND MAHTO	
Project Type: Building Permission	South: Plot No. - VIJYA DEVI	
Nature of Development: Addition or Alteration	East: Plot No. - ANAND MAHTO	
Location of Development Area: Old Area	West: Road Width - 5	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	254.16
Deduction for NetPlot Area		
Surrender Free of Cost		3.60
Total		3.60
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	250.55
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		3.60
Common Plot		42.57
Total		46.17
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	207.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	250.55
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	254.16
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		150.33
Proposed Coverage Area ( 55.63 % )		139.37
Total Prop. Coverage Area ( 55.63 % )		139.37
Balance coverage area ( 4.37 % )		10.96
FAR CHECK		
Perm. FAR Area ( 1.800 )		457.49
Total Perm. FAR area		457.49
Residential FAR		278.73
Proposed FAR Area		278.73
Total Proposed FAR Area		278.73
Consumed FAR (Factor)		1.10
Balance FAR Area		178.76
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		278.74
ARCHITECT (Regd)		KUMARI MEENAKSHI TIWARI
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHRI DHARMENDRA TIWARI
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name A(BUILDING)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	139.37	0.00	139.37	0.00	139.37	0.00	139.37
First Floor	139.37	0.00	139.37	0.00	139.37	0.00	139.37	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	139.37	139.37	139.37	139.37	139.37	139.37	139.37	139.37

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
A(BUILDING)	1	278.74	139.37	139.37	139.37	139.37	278.74	278.74	01
Grand Total	1	278.74	139.37	139.37	139.37	139.37	278.74	278.74	01

Building USE/SUBUSE Details

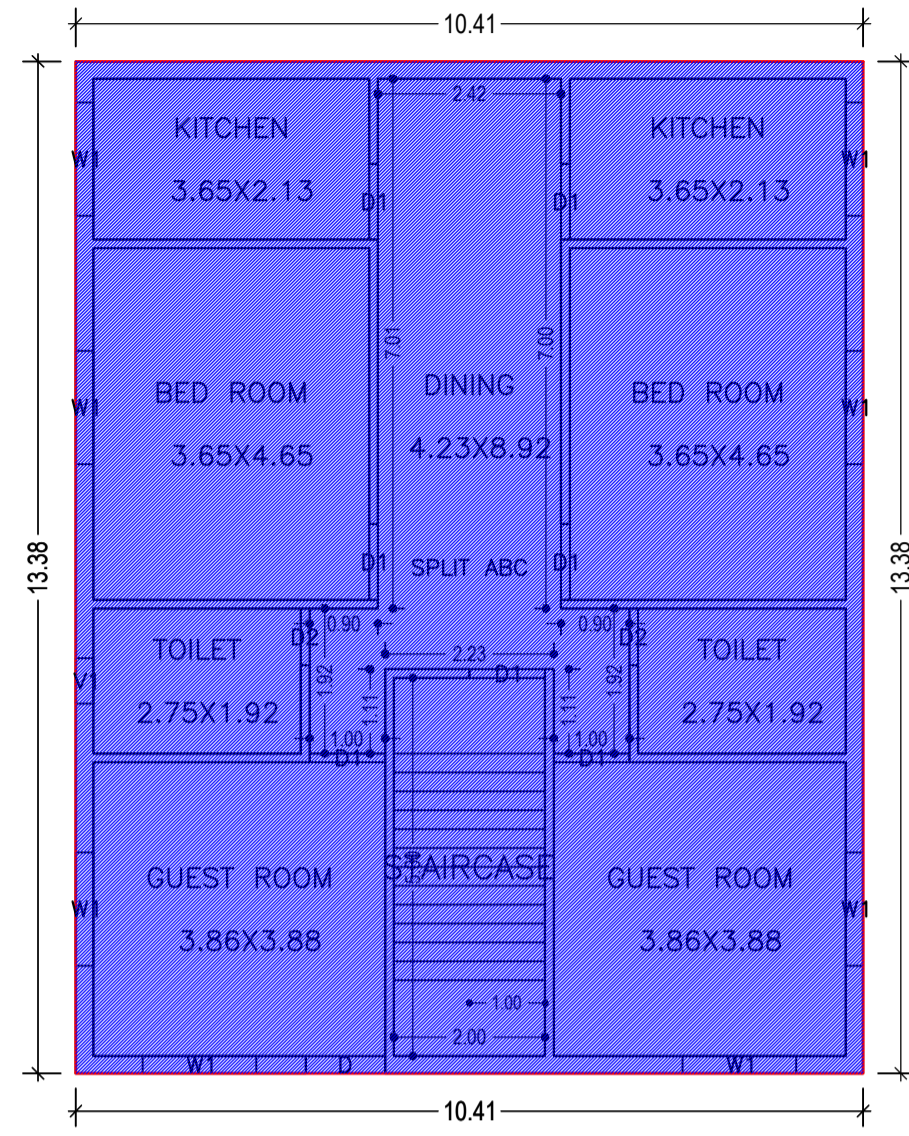
Building Name	Building Use	Building SubUse	Building Structure
A(BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

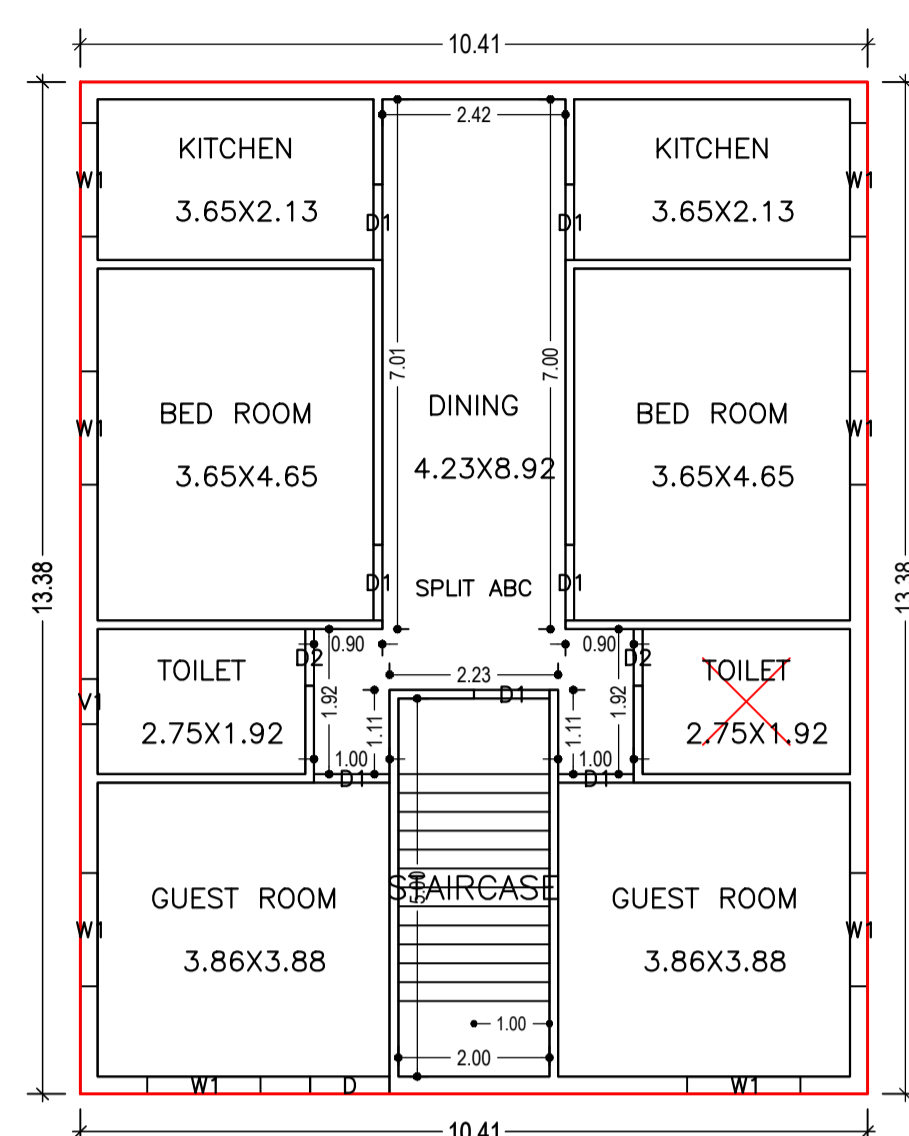
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUMARI MEENAKSHI TIWARI GNPC/ENG/0006/2019			

Proposal Basic Information

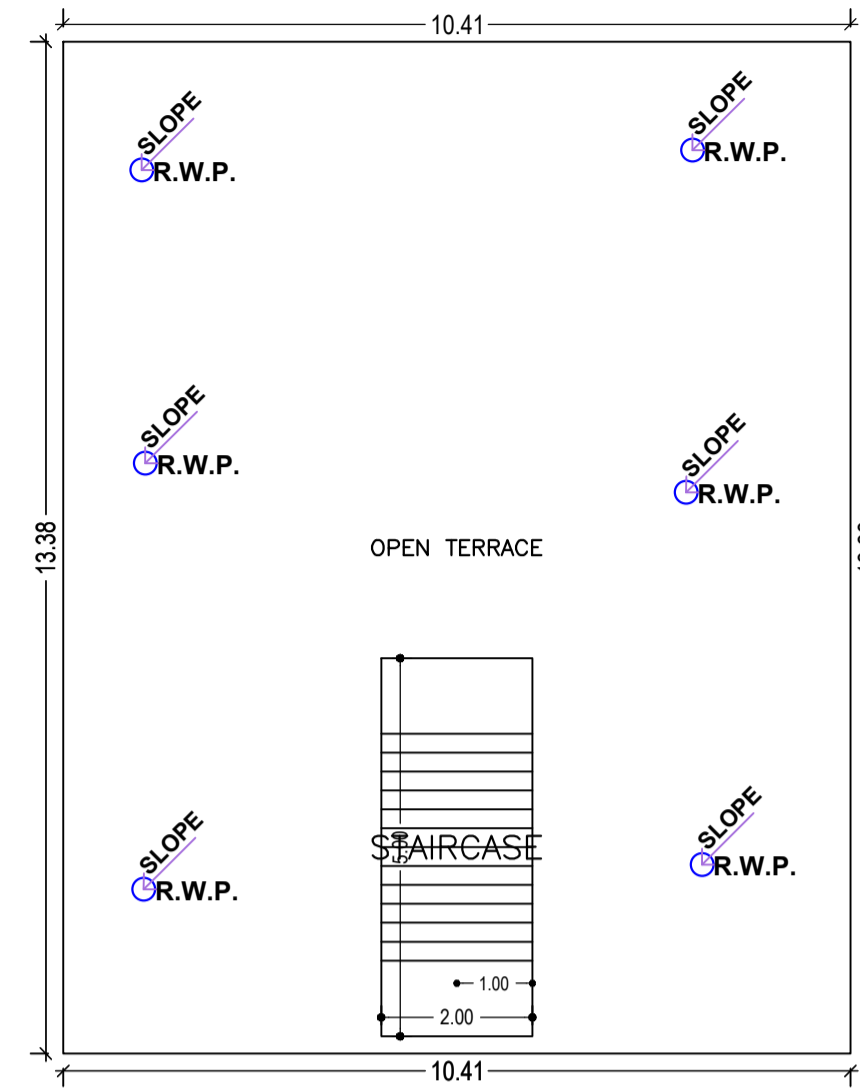
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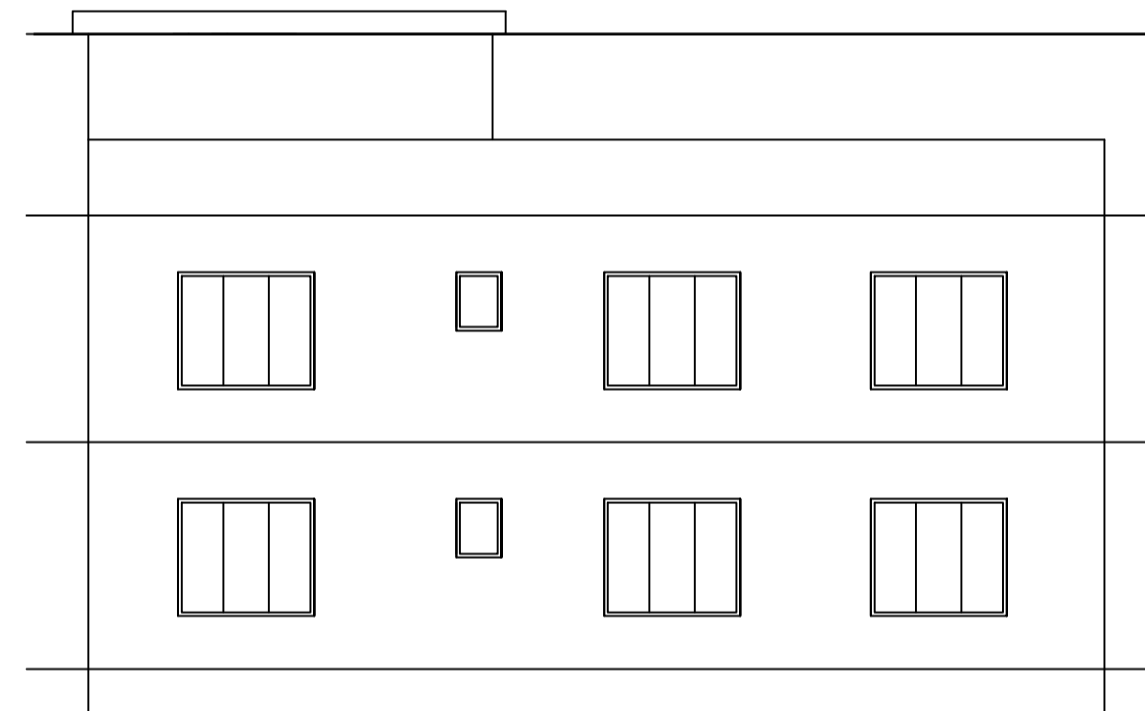
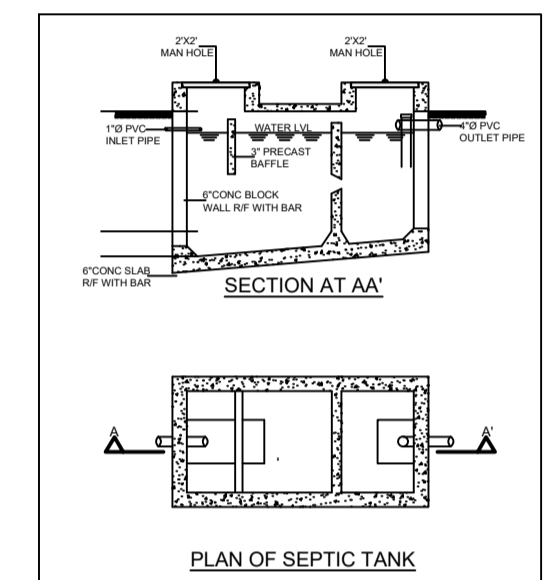
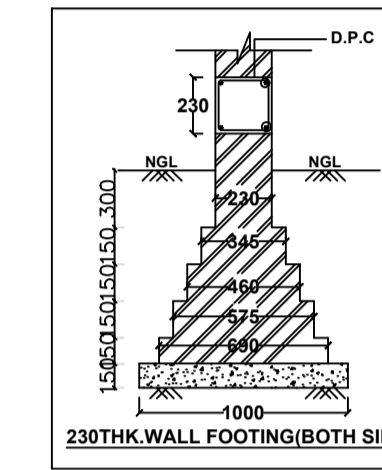
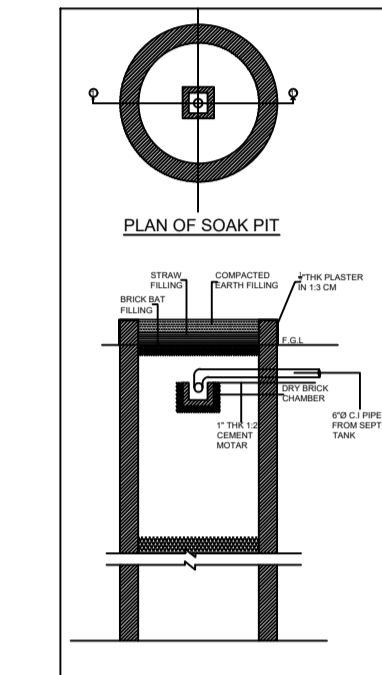
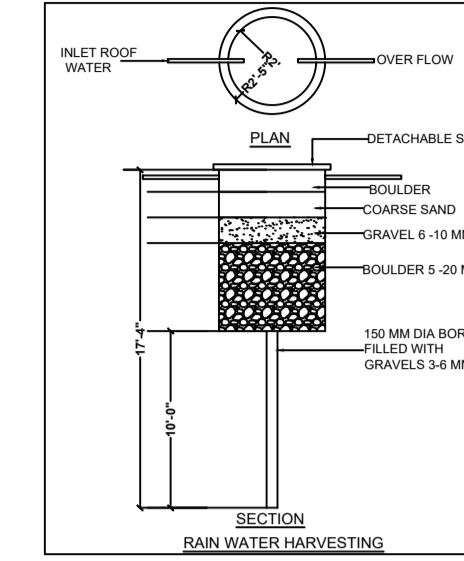
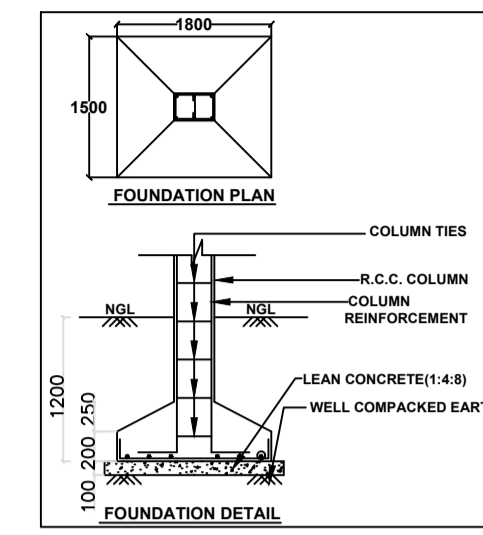
GROUND FLOOR PLAN (Existing) (SCALE 1:100)



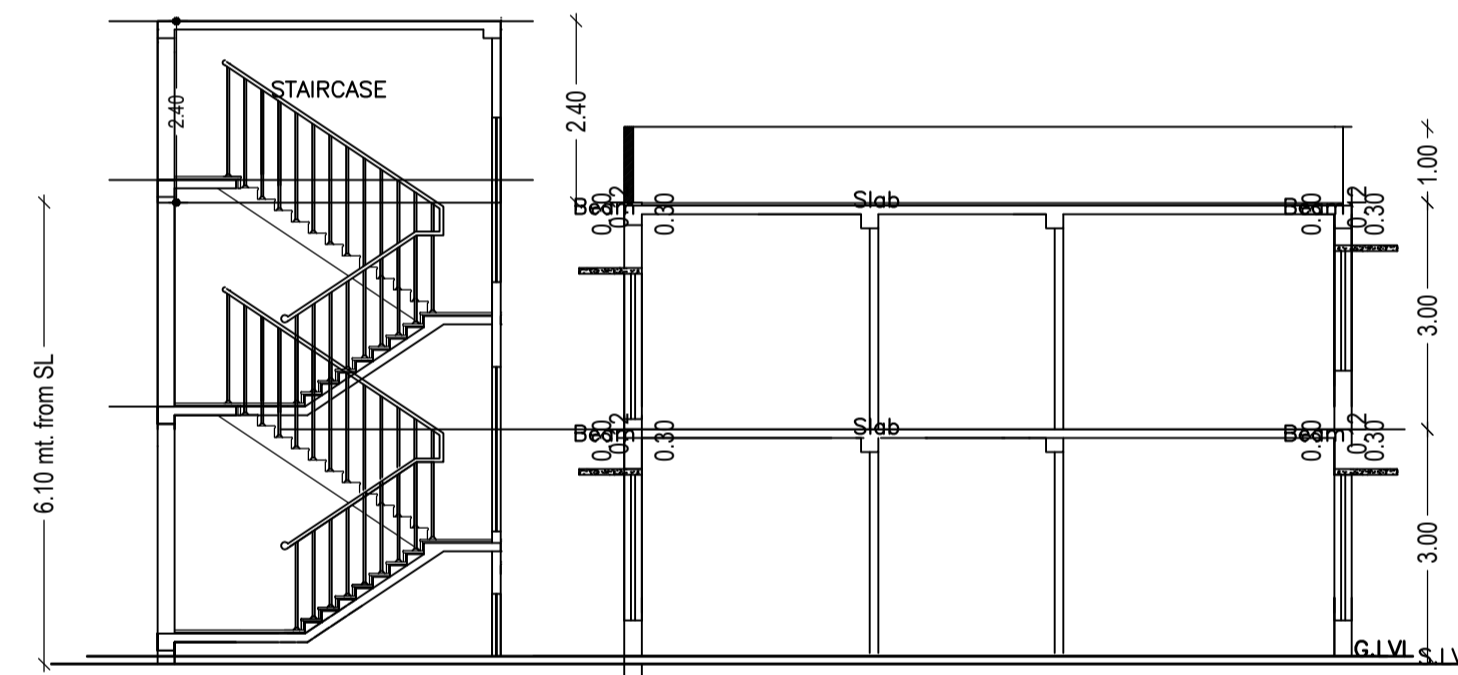
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

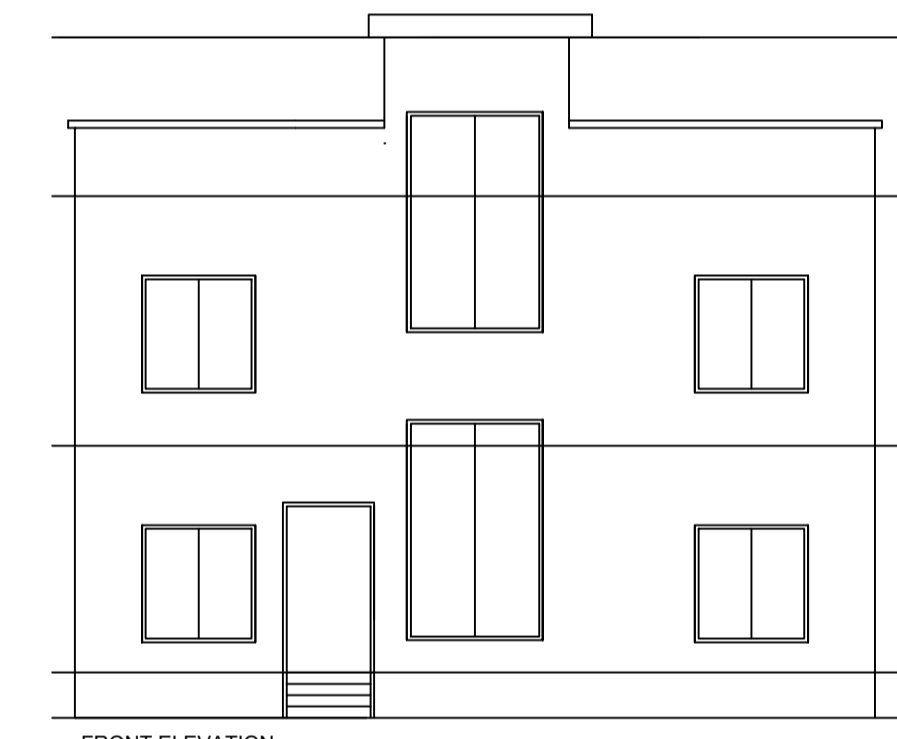


RIGHT SIDE ELEVATION



SECTION AT - XX'

SECTION AT - YY'



FRONT ELEVATION

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(BUILDING)	D2	0.75	2.10	04
A(BUILDING)	D1	1.00	2.10	14
A(BUILDING)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(BUILDING)	V1	0.60	1.20	02
A(BUILDING)	W1	1.50	1.20	16

Building :A(BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	139.37	139.37	0.00	139.37	0.00	139.37	139.37	01
First Floor	139.37	0.00	139.37	0.00	139.37	139.37	139.37	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	278.74	139.37	139.37	139.37	139.37	278.74	278.74	01
Total Number of Same Buildings :	1							
Total :	278.74	139.37	139.37	139.37	139.37	278.74	278.74	01

UnitBUA Table for Building :A(BUILDING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT ABC	FLAT	Existing	278.73	247.65	9	1
FIRST FLOOR PLAN	SPLIT ABC	FLAT	Proposed	0.00	0.00	9	0
Total:	-	-	-	278.73	247.65	18	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUMARI MEENAKSHI TIWARI GNPC/ENG/0006/2019			