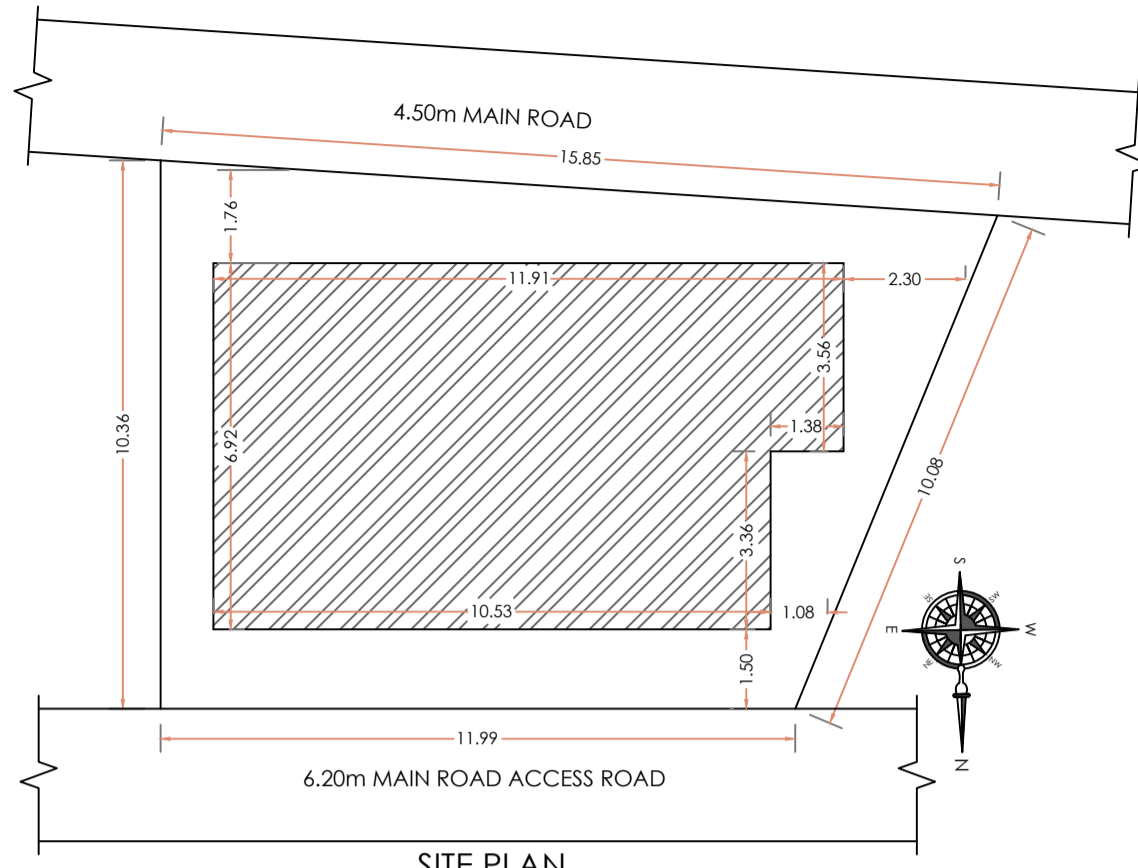
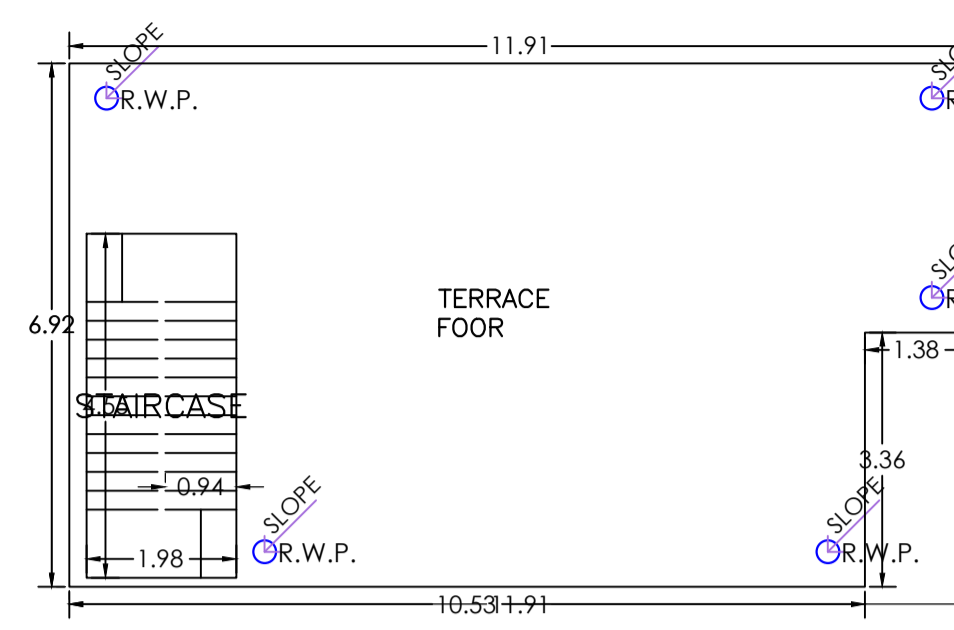


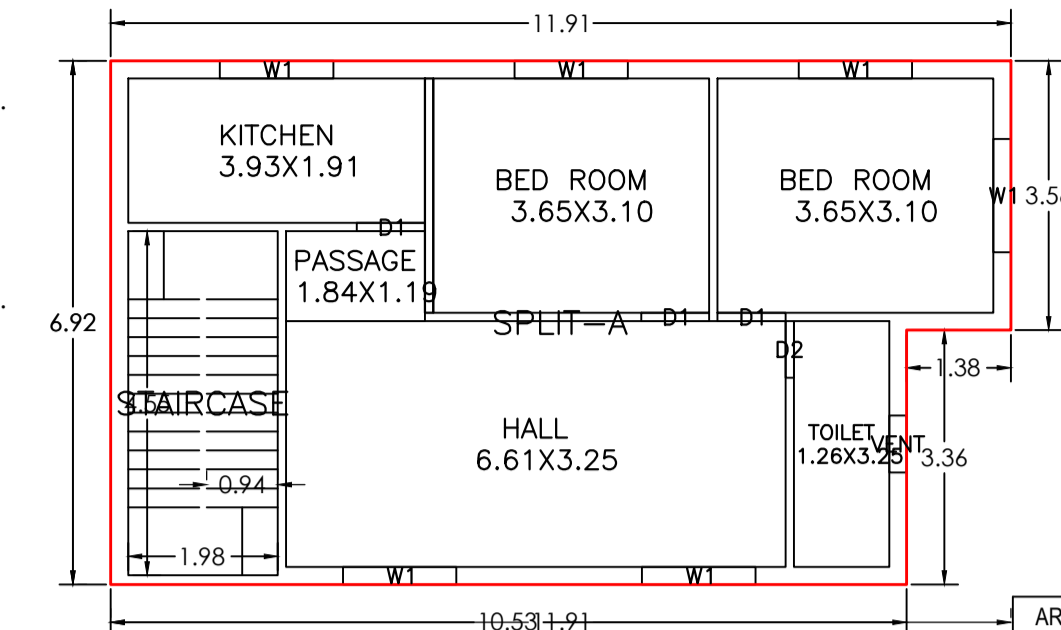
SITE PLAN SCALE 1:100



SITE PLAN SCALE 1:100



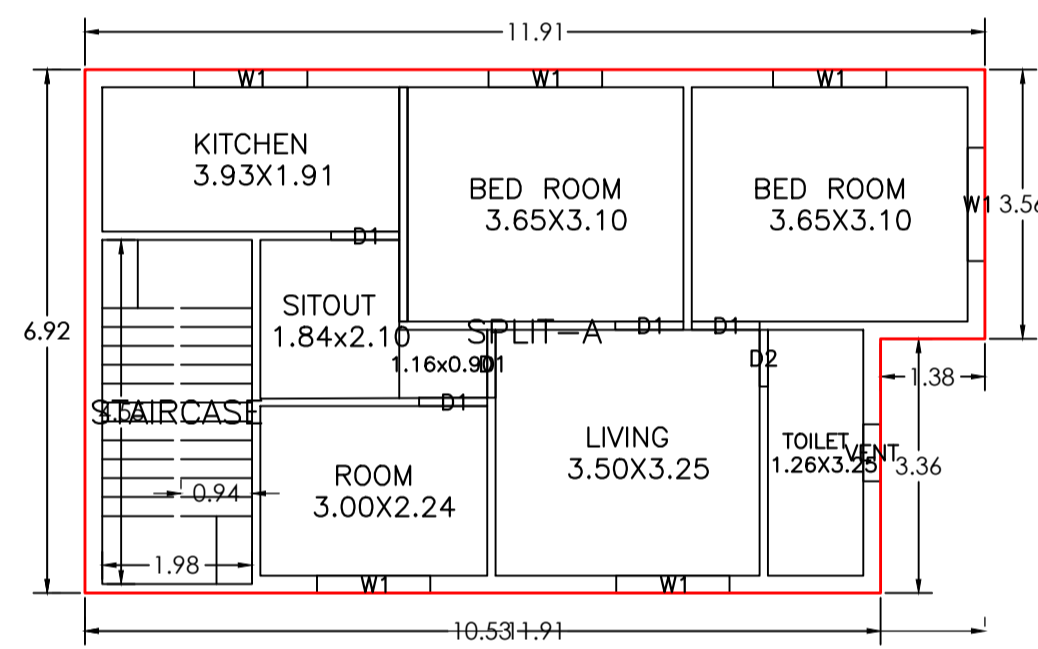
TERRACE FLOOR PLAN (SCALE 1:100)



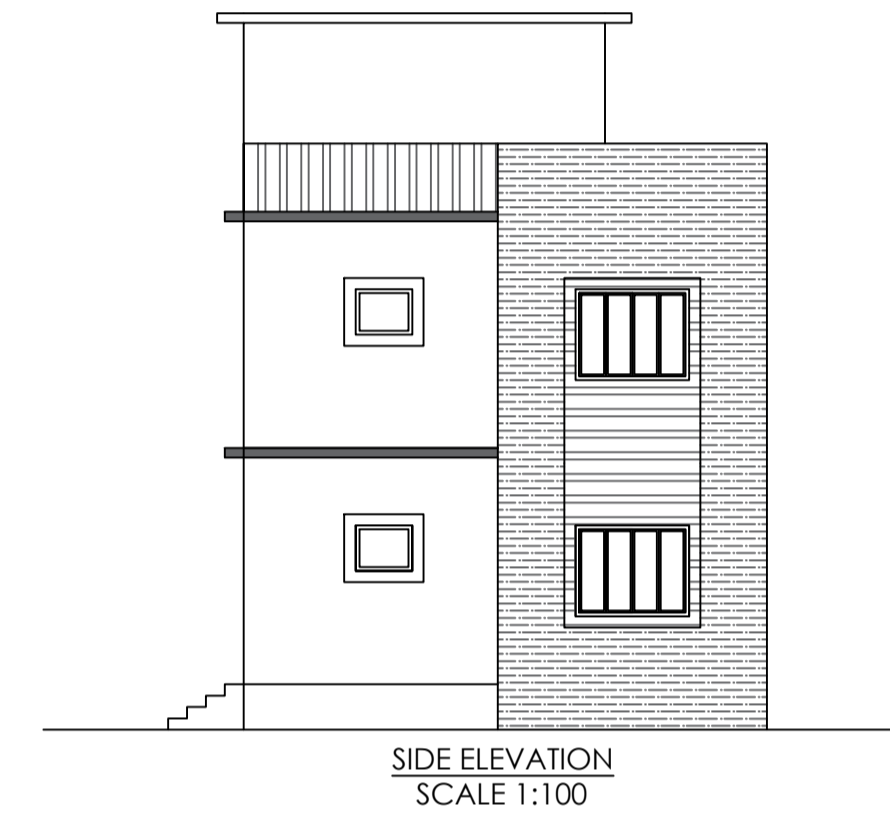
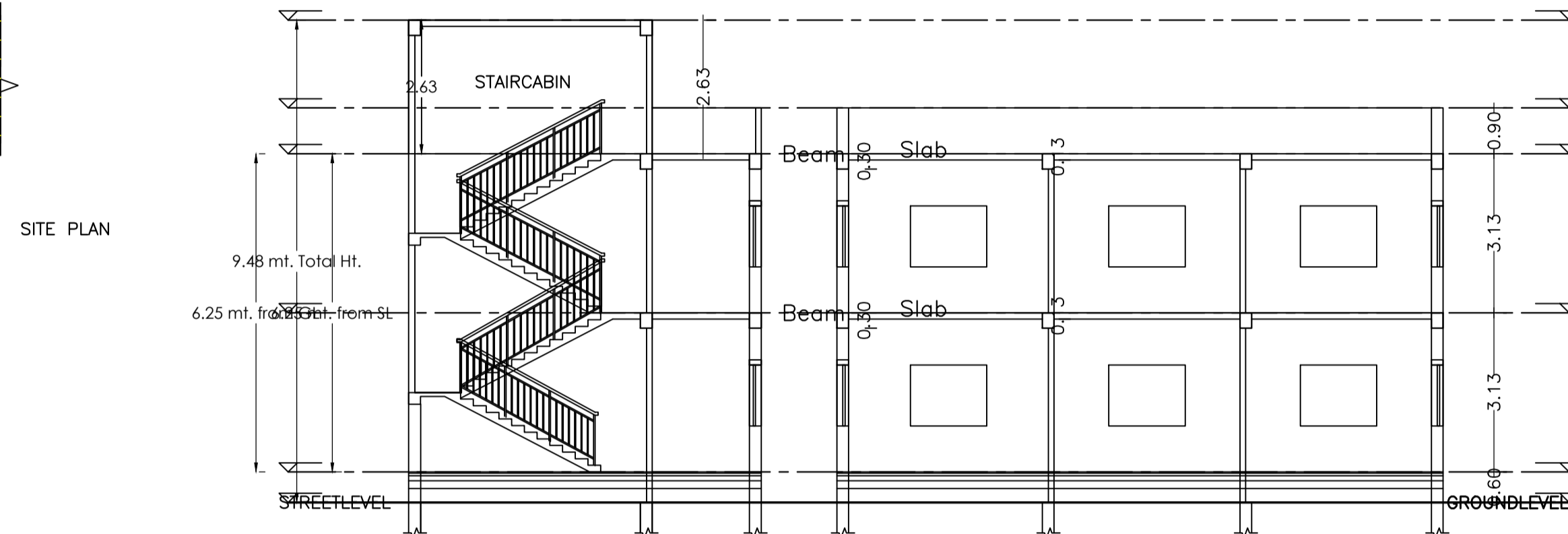
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

Proposal Basic Information	
Proposal File No.	GNPC/EP/0021/W/04/2024
Owner Name	BIJENDRA KUMAR PANDEY
Khata No	180
Plot No	479
Village Name	Sonpurwa
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWANA NAGAR PARISHAD		VERSION NO.: 1.0.70	VERSION DATE: 16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: GARHWANA	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: GARHWANA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA		
Inward No: GNPC/EP/0021/W/04/2024	Plot/SubPlot No: 479		
Application Type: General Proposal	North: Road Width - 6.20		
Project Type: Building Permission	South: Road Width - 4.5		
Nature of Development: New	East: Plot No. - 480		
Location of Development Area: Old Area	West: Plot No. - 481		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		SQ.MT. 137.85
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		137.85
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			22.11
Total			22.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		115.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		137.85
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		137.85
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			96.50
Proposed Coverage Area (56.42 %)			77.78
Total Prop. Coverage Area (56.42 %)			77.78
Balance coverage area (13.56 %)			18.72
FAR CHECK			
Perm. FAR Area (2.000)			275.70
Total Perm. FAR area			275.70
Residential FAR			155.57
Proposed FAR Area			155.57
Total Proposed FAR Area			155.57
Consumed FAR (Factor)			1.13
Balance FAR Area			120.13
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			155.56
ARCHITECT (Regd) RAHUL KUMAR			
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd) BIJENDRA KUMAR PANDEY			
DEVELOPMENT AUTHORITY LOCAL BODY			



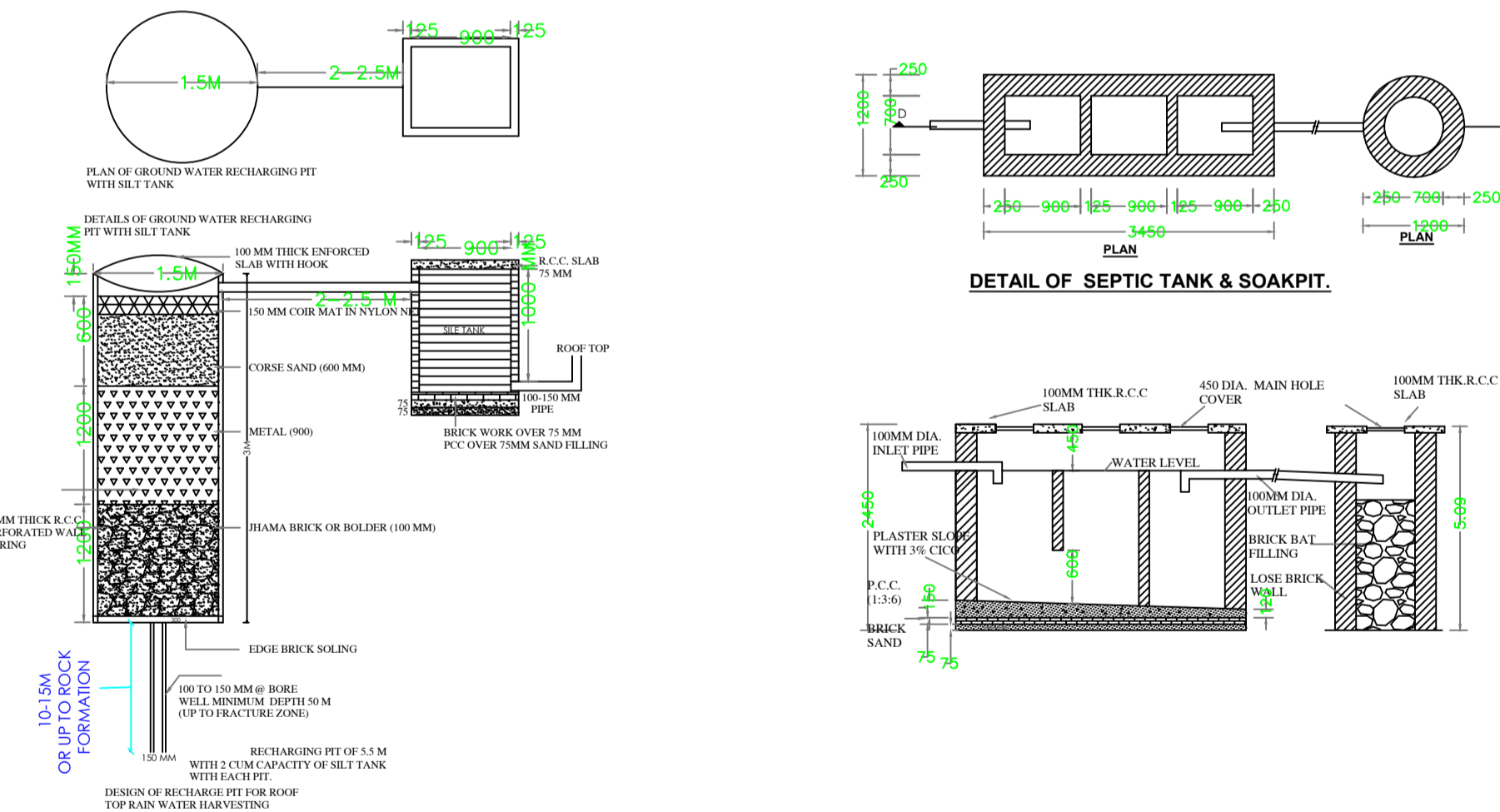
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



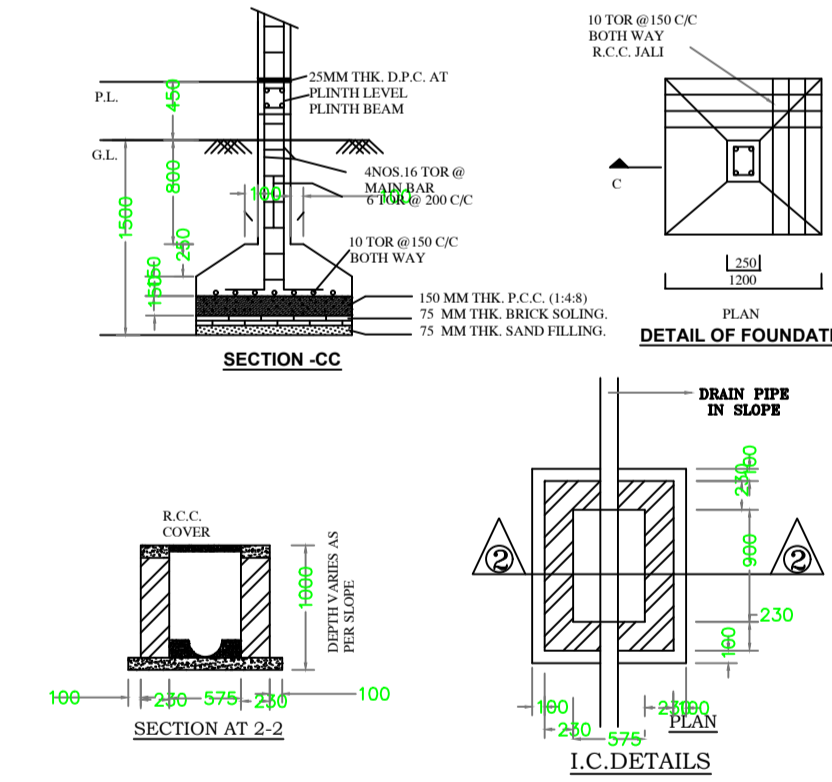
SIDE ELEVATION (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



DETAIL OF SEPTIC TANK & SOAKPIT.



DETAIL OF FOUNDATION

Building :AA (VIJENDRA KUMAR PANDEY)					
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	77.78	77.78	77.78	77.78	01
First Floor	77.78	77.78	77.78	77.78	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	155.56	155.56	155.56	155.56	01
Total Number of Same Buildings :	1				
Total :	155.56	155.56	155.56	155.56	01

Buildingwise Floor FAR Details				
Floor Name	Building Name		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	77.78	77.78	77.78	77.78
First Floor	77.78	77.78	77.78	77.78
Terrace Floor	0.00	0.00	0.00	0.00
Total :	155.56	155.56	155.56	155.56

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (VIJENDRA KUMAR PANDEY)	D2	0.75	2.10	02
AA (VIJENDRA KUMAR PANDEY)	D1	0.90	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (VIJENDRA KUMAR PANDEY)	VENT	0.75	1.20	02
AA (VIJENDRA KUMAR PANDEY)	W1	1.50	1.20	12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (VIJENDRA KUMAR PANDEY)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (VIJENDRA KUMAR PANDEY)	1	155.56	155.56	155.56	155.56	01
Grand Total :	1	155.56	155.56	155.56	155.56	01

UnitBUA Table for Building :AA (VIJENDRA KUMAR PANDEY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT-A	FLAT	0.00	0.00	6	0
GROUND FLOOR PLAN	SPLIT-A	FLAT	120.11	119.43	7	1
Total:	-	-	120.11	119.43	13	1

COLOR INDEX

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

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