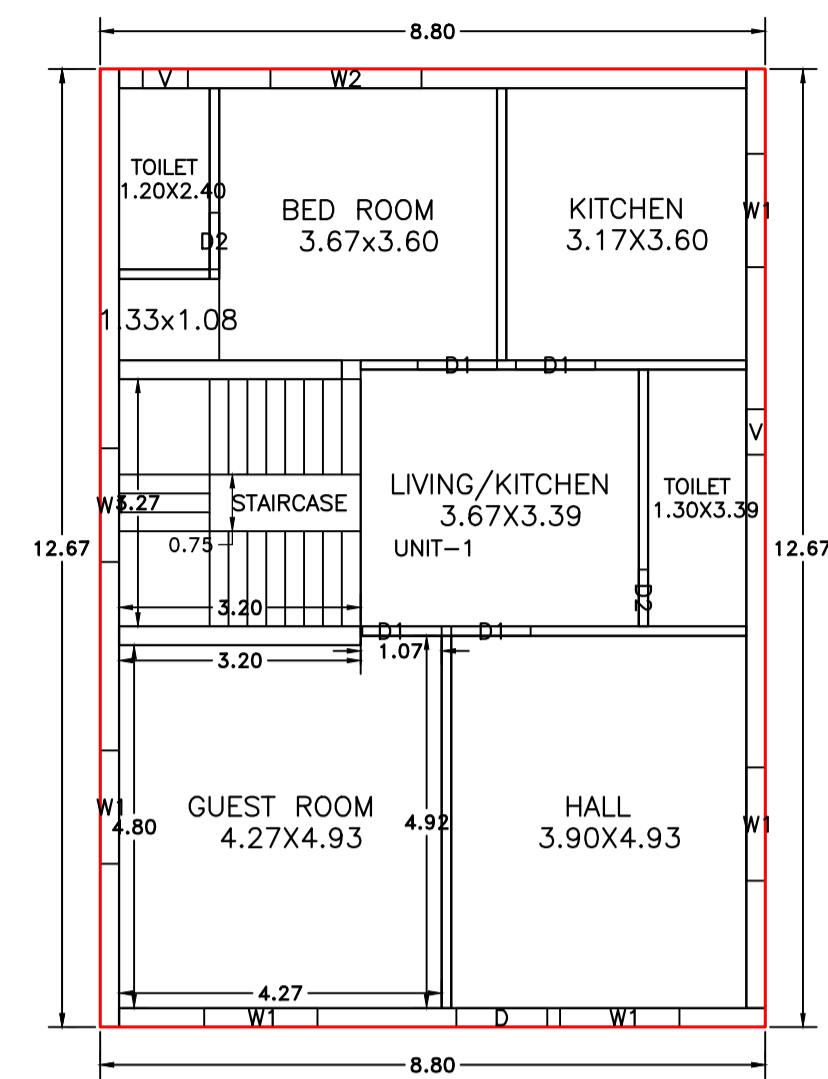
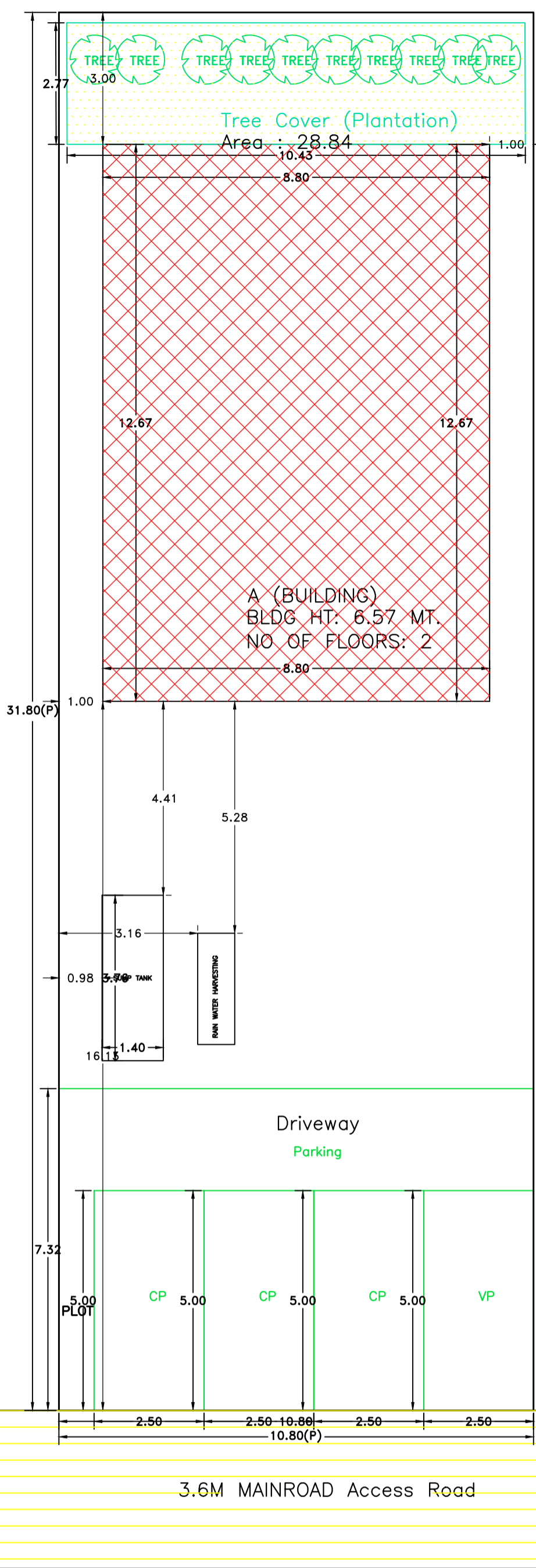


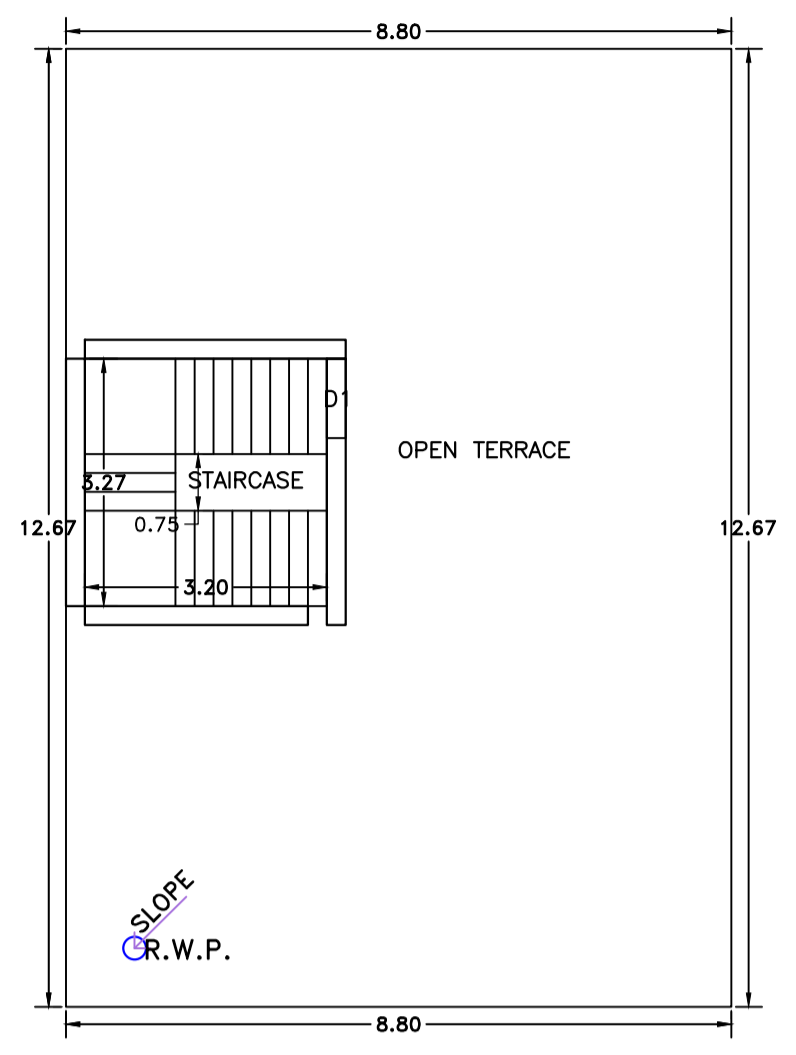
Proposal Basic Information

Proposal File No.	GNPC/BI/0050/W01/2024
Owner Name	MOHAMMAD ISTEKHAR MANSOORI
Khata No	24
Plot No	326
Village Name	Unchari
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

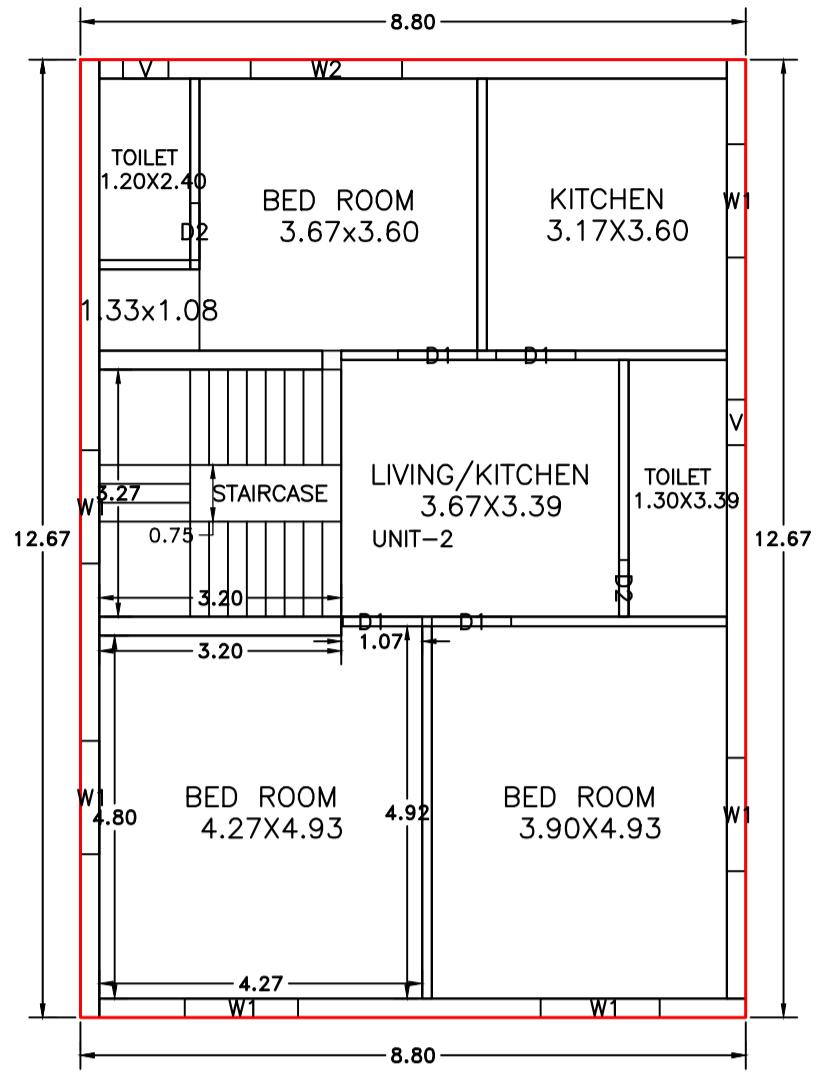
AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO. : 1.0.70	SQ. MT.
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	343.44
District: GARHWA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: GARHWA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: GNPC/BI/0050/W01/2024	Plot/SubPlot No: 326	
Application Type: General Proposal	North: Plot No. - Naser Kha	
Project Type: Building Permission	South: Road Width - 3.60	
Nature of Development: New	East: Plot No. - Naser Kha	
Location of Development Area: Old Area	West: Plot No. - Sadrun Khatoon	
AREA OF PLOT (Minimum)	(A)	343.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	343.44
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		28.84
Total		28.84
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	314.60
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	343.44
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	343.44
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		206.06
Proposed Coverage Area (32.47 %)		111.50
Total Prop. Coverage Area (32.47 %)		111.50
Balance coverage area (27.53 %)		94.56
FAR CHECK		
Perm. FAR Area (1.500)		515.16
Total Perm. FAR area		515.16
Residential FAR		222.99
Proposed FAR Area		222.99
Total Proposed FAR Area		222.99
Consumed FAR (Factor)		0.65
Balance FAR Area		292.17
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		223.00
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MOHAMMAD ISTEKHAR MANSOORI	
DEVELOPMENT AUTHORITY	LOCAL BODY	



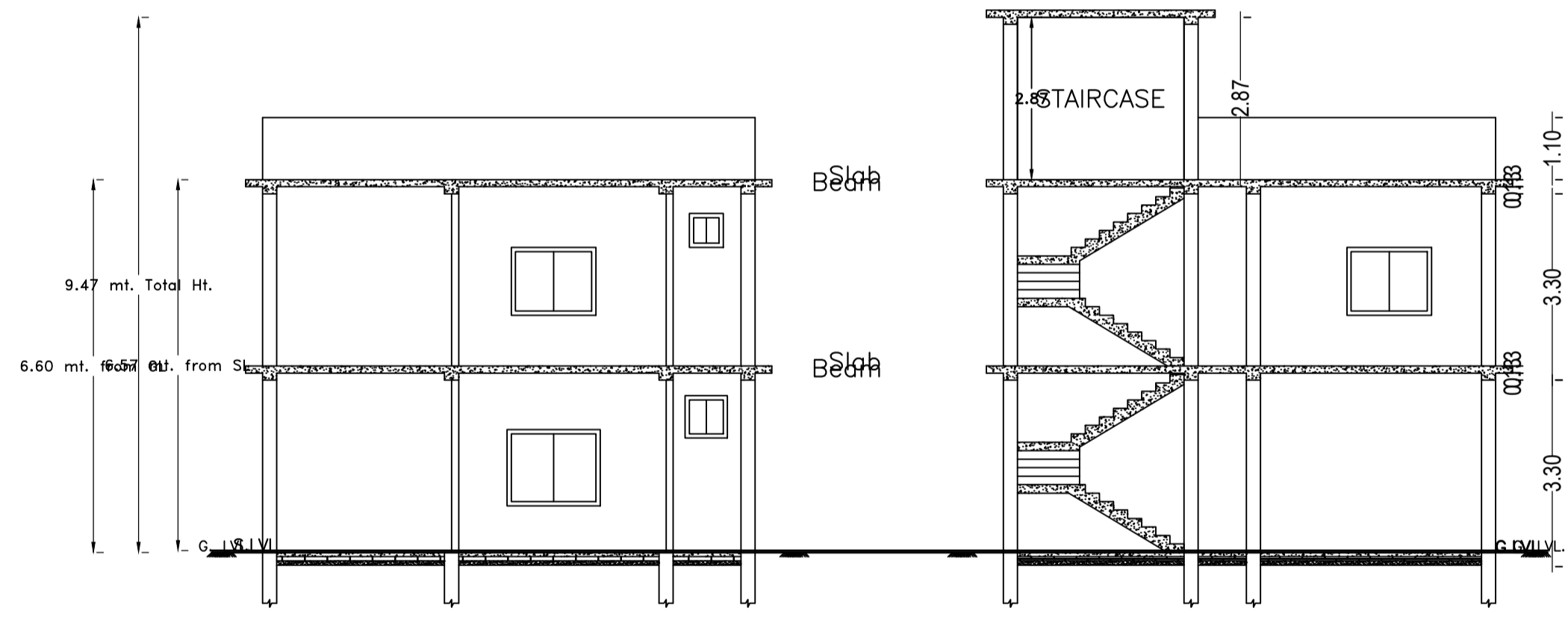
GROUND FLOOR (Proposed) (SCALE 1:100)



TERRACE FLOOR (SCALE 1:100)



FIRST FLOOR (Proposed) (SCALE 1:100)



COLOR INDEX

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

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	111.50	111.50	111.50	111.50
First Floor	111.50	111.50	111.50	111.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	223.00	223.00	223.00	223.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	223.00	223.00	223.00	223.00	02
Grand Total :	1	223.00	223.00	223.00	223.00	02

Required Parking (Table 7a)

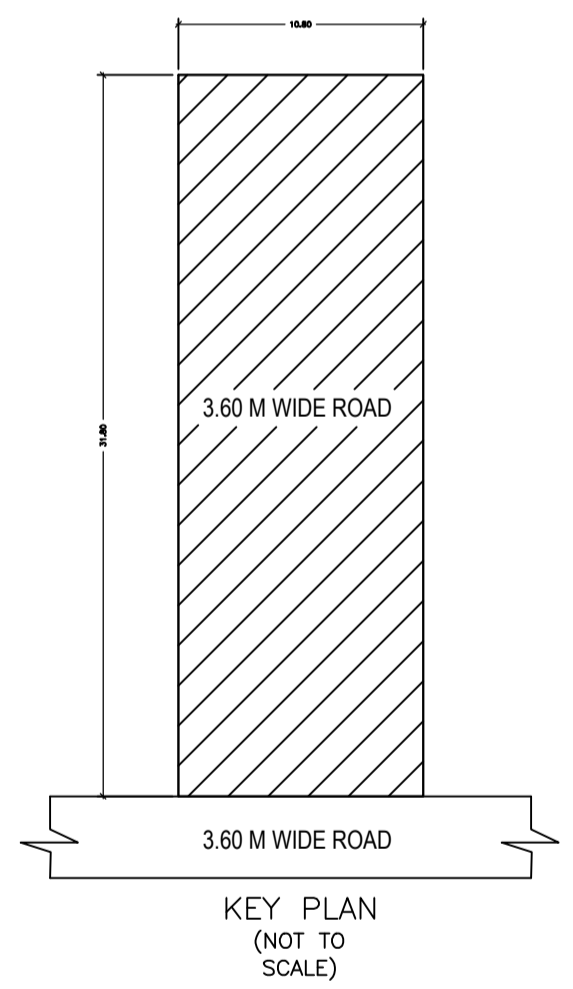
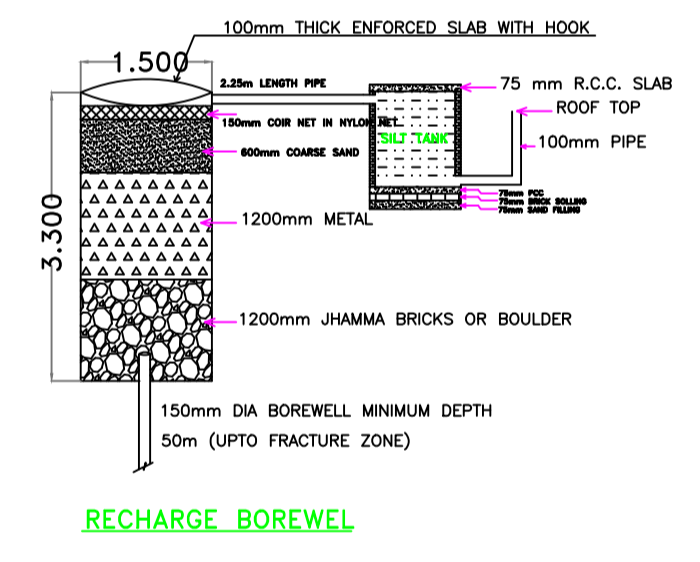
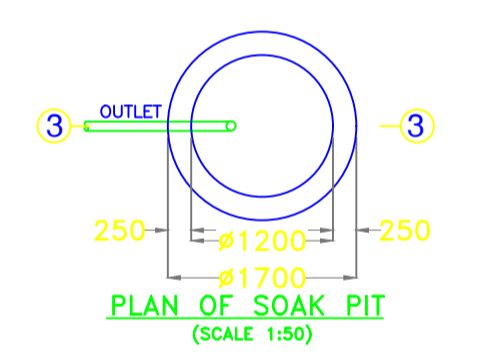
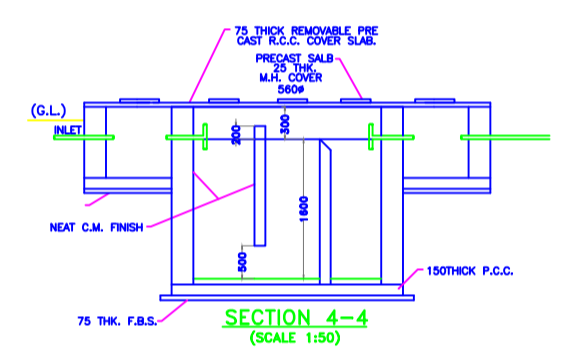
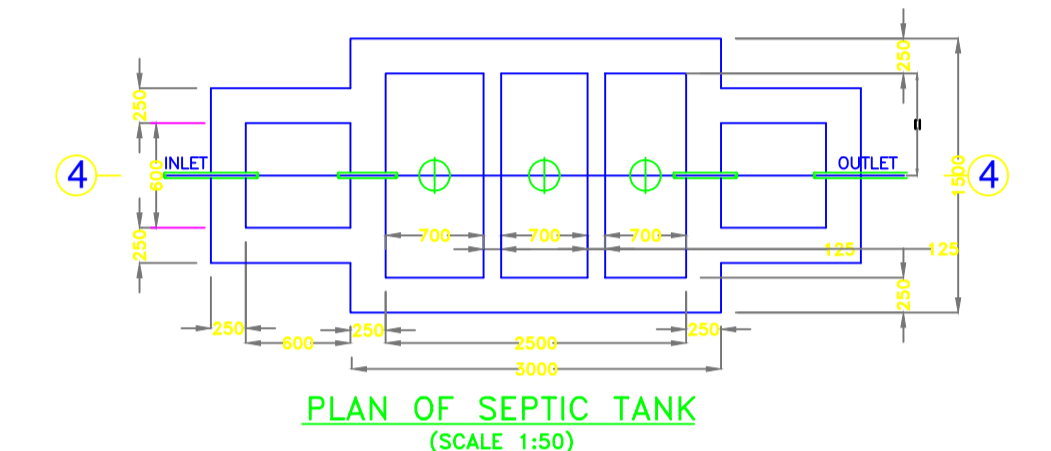
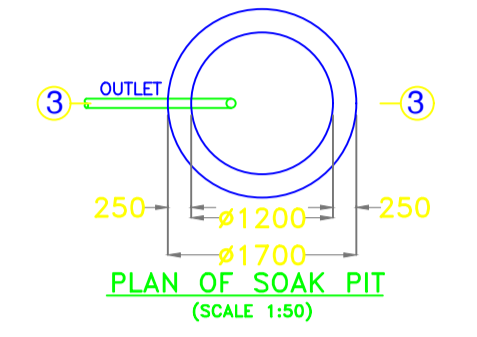
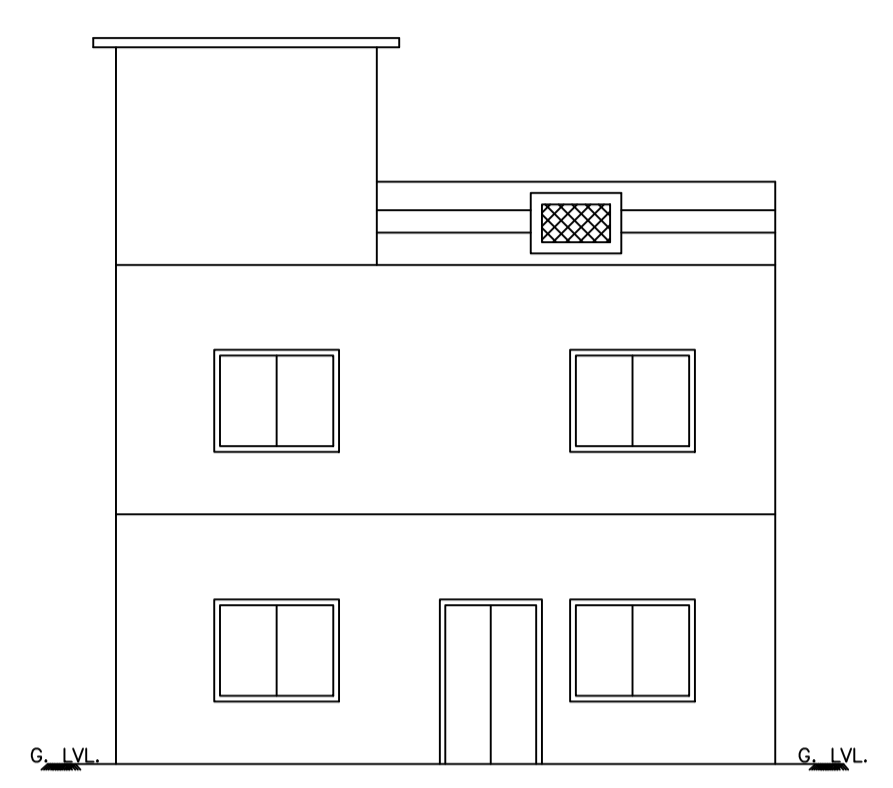
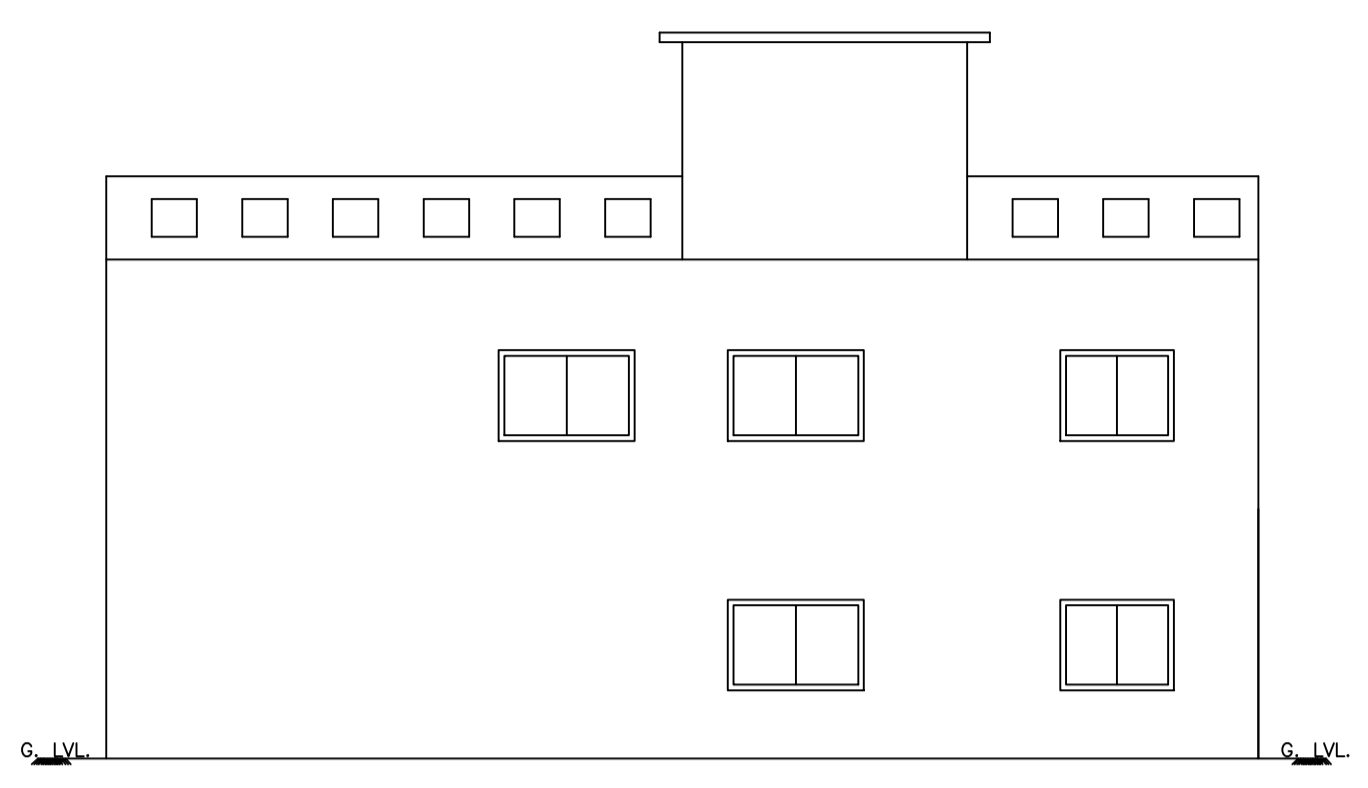
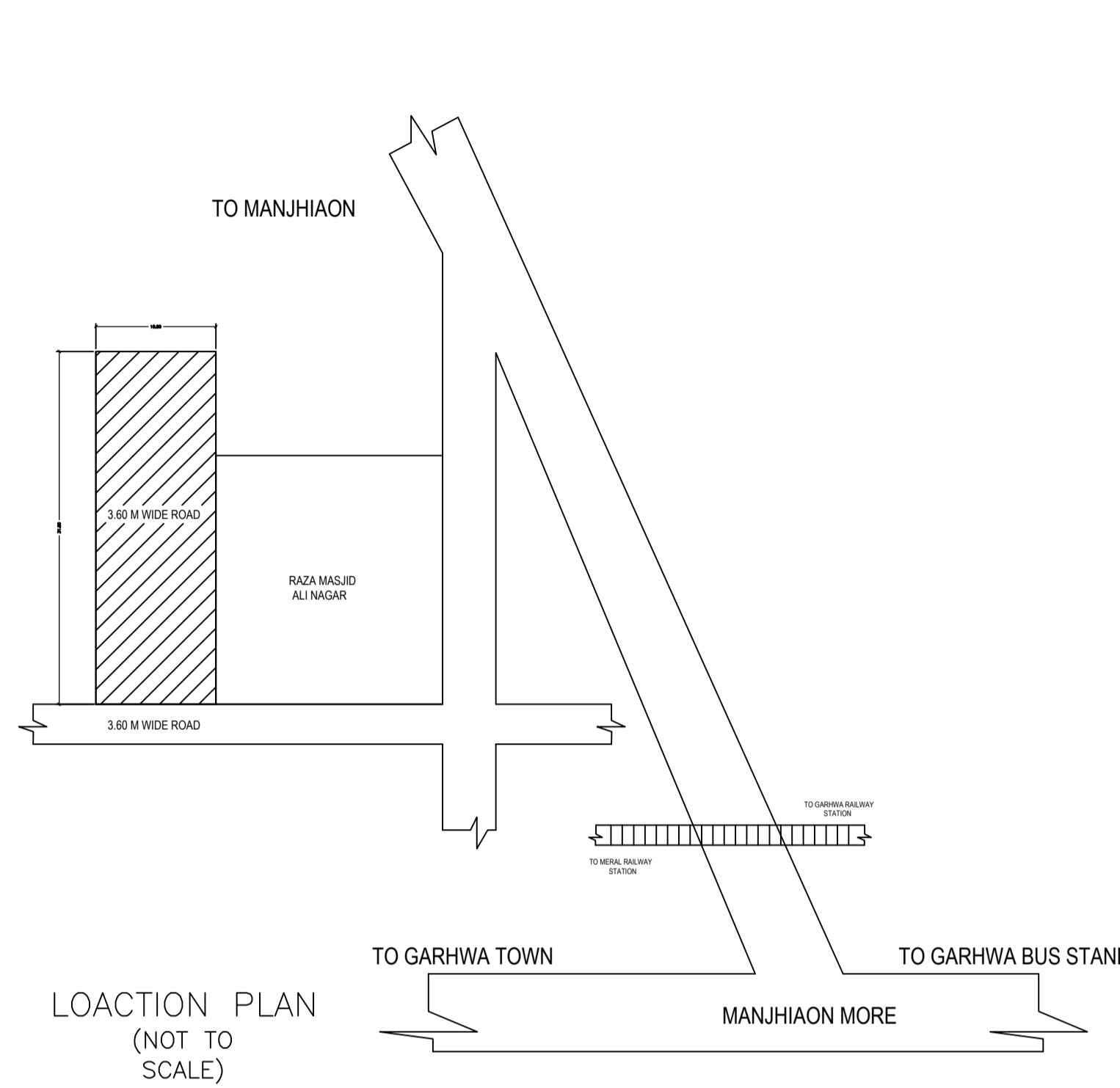
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1	2	-	-
Total :			> 0	1	2.00	-	-	1	1

Parking Check (Table 7b)

Vehicle 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	-	-	-	29.04
Total	-	37.50	-	79.04

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

Proposal Basic Information	
Proposal File No.	GNPC/BP/0050/W01/2024
Owner Name	MOHAMMAD ISTEKHAR MANSOORI
Khata No	24
Plot No	326
Village Name	Unchari
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



Building :A (BUILDING)

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	111.50	111.50	111.50	111.50	01
First Floor	111.50	111.50	111.50	111.50	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	223.00	223.00	223.00	223.00	02
Total Number of Same Buildings :	1				
Total :	223.00	223.00	223.00	223.00	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	04
A (BUILDING)	D1	1.05	2.10	08
A (BUILDING)	D	1.20	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	04
A (BUILDING)	W1	1.50	1.20	10
A (BUILDING)	W1	1.58	1.20	02
A (BUILDING)	W2	2.00	2.00	02

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	UNIT-2	FLAT	111.50	96.24	7	1
GROUND FLOOR	UNIT-1	FLAT	111.50	96.24	7	1
Total:	-	-	223.00	192.48	14	2

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