

Proposal Basic Information	
Proposal File No.	GNPC/BI/0051/W09/2024
Owner Name	SHRI PREM KUMAR TIWARI
Khata No	21
Plot No	28
Village Name	Dipuwan
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.70
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	Plot/Nearby/ReligiousStructure: NA	
Inward No: GNPC/BI/0051/W09/2024	Plot/SubPlot No: 28	
Application Type: General Proposal	North: Road Width - 4.80	
Project Type: Building Permission	South: Plot No. - BHUDDHI NARAYAN TIWARI	
Nature of Development: New	East: Plot No. - MOHD HANIF KHAN, MOHD ALLIAN KHAN	
Location of Development Area: Old Area	West: Plot No. - MOHD HANIF KHAN, MOHD ALLIAN KHAN	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	120.47
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	120.47
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		10.01
Total		10.01
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	110.46
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	120.47
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	120.47
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		84.33
Proposed Coverage Area (52.38 %)		63.10
Total Prop. Coverage Area (52.38 %)		63.10
Balance coverage area (17.62 %)		21.23
FAR CHECK		
Perm. FAR Area (1.800)		216.85
Total Perm. FAR area		216.85
Residential FAR		63.10
Proposed FAR Area		71.61
Total Proposed FAR Area		71.61
Consumed FAR (Factor)		0.59
Balance FAR Area		145.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		126.21
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHRI PREM KUMAR TIWARI	
DEVELOPMENT AUTHORITY		LOCAL BODY

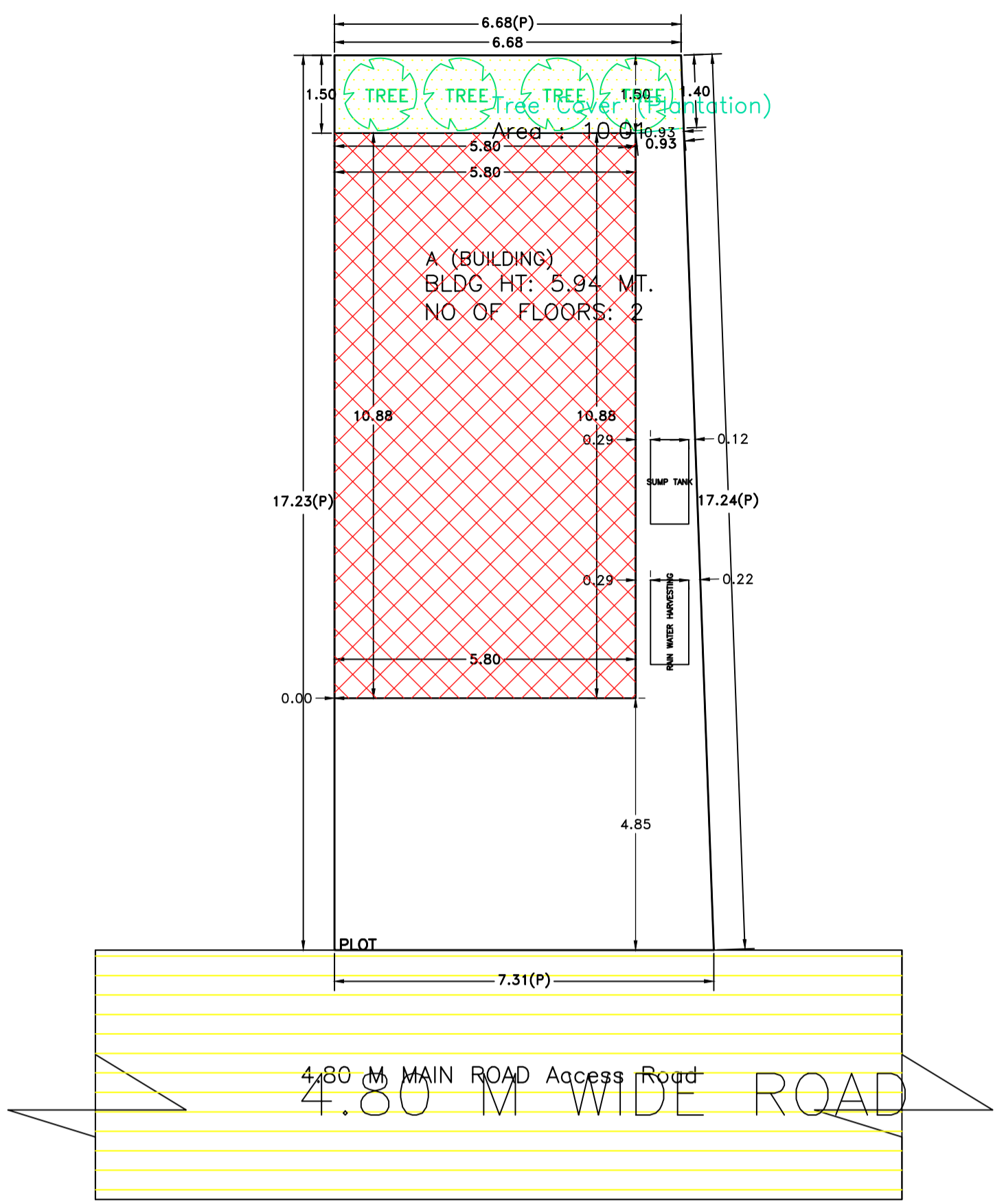
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

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	63.11	8.51	63.11	8.51
First Floor	63.10	63.10	63.10	63.10
Terrace Floor	0.00	0.00	0.00	0.00
Total :	126.21	71.61	126.21	71.61

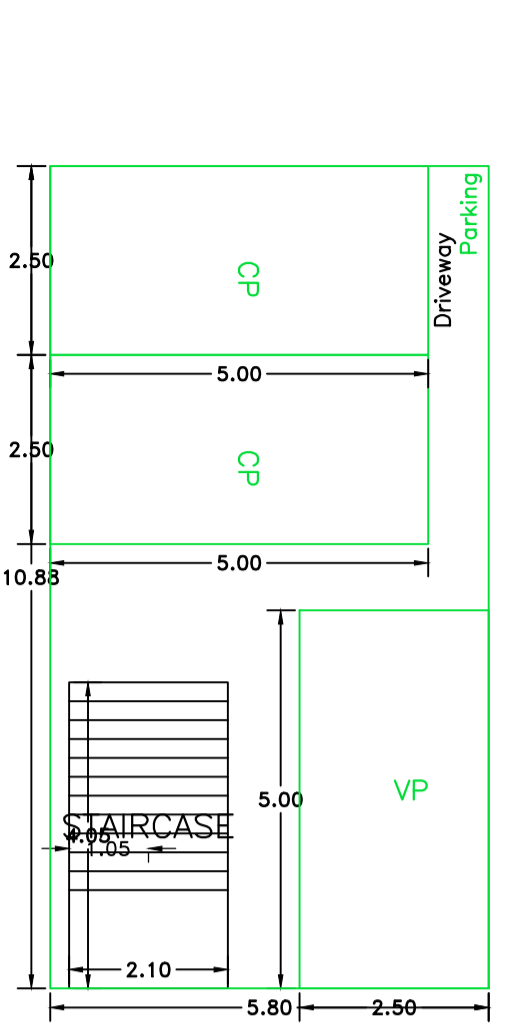
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)								
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.				
A (BUILDING)	1	126.21	54.60	63.10	8.51	71.61	71.61	01
Grand Total :	1	126.21	54.60	63.10	8.51	71.61	71.61	01

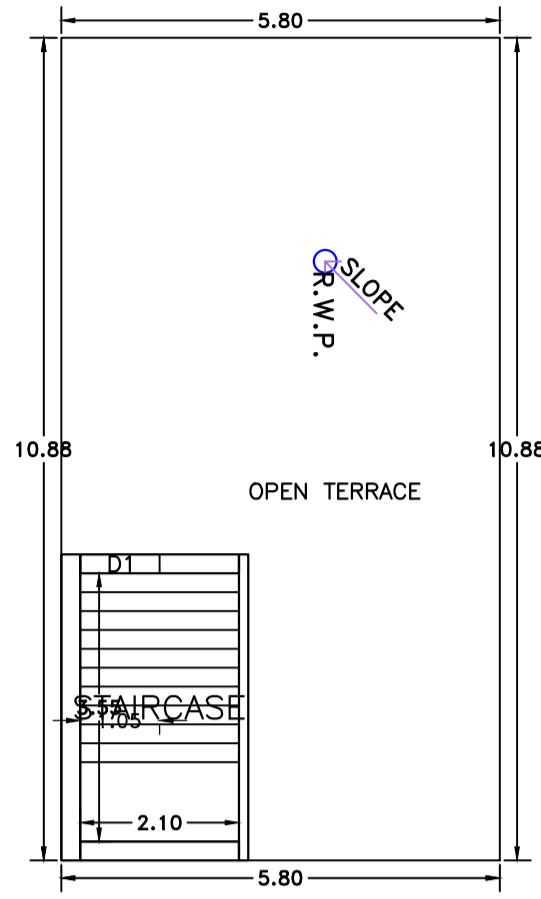
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RESHAN ALI GNPC/ENG/0005/2017			



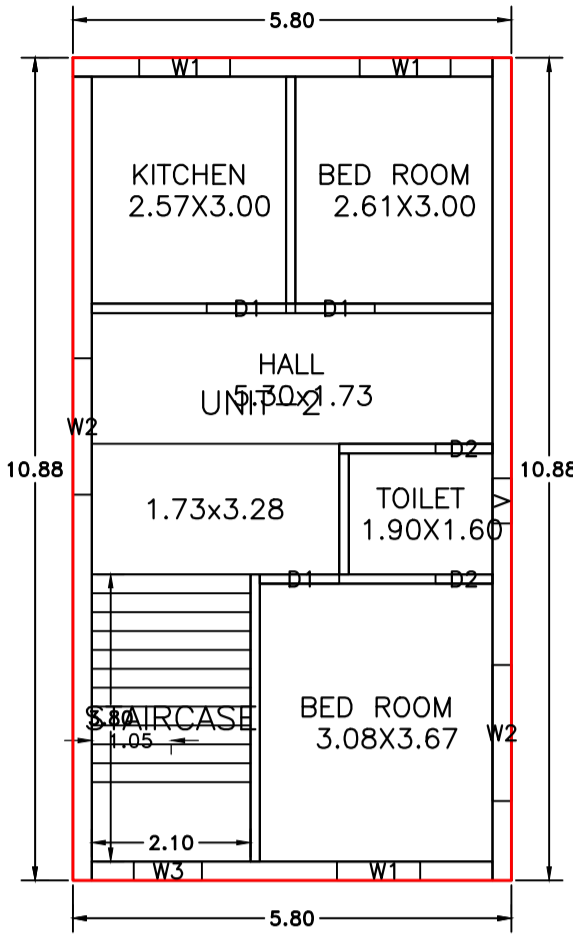
SITE PLAN



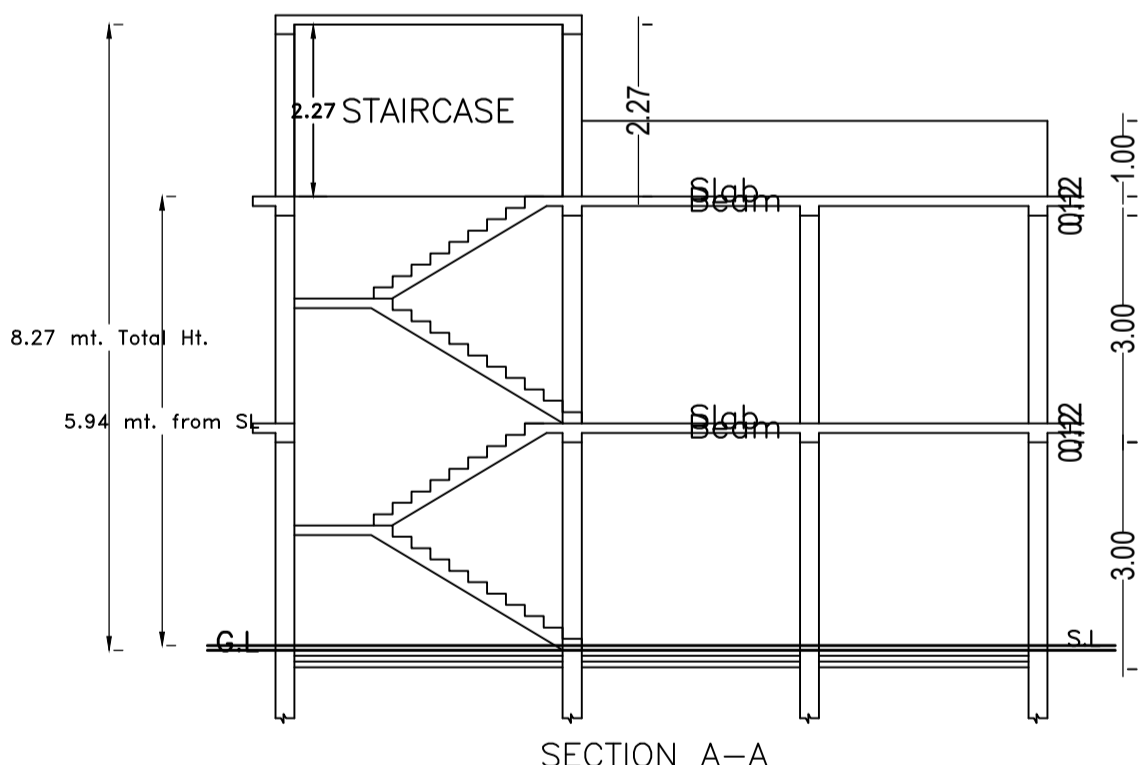
GROUND FLOOR (SCALE 1:100)



TERRACE FLOOR (SCALE 1:100)

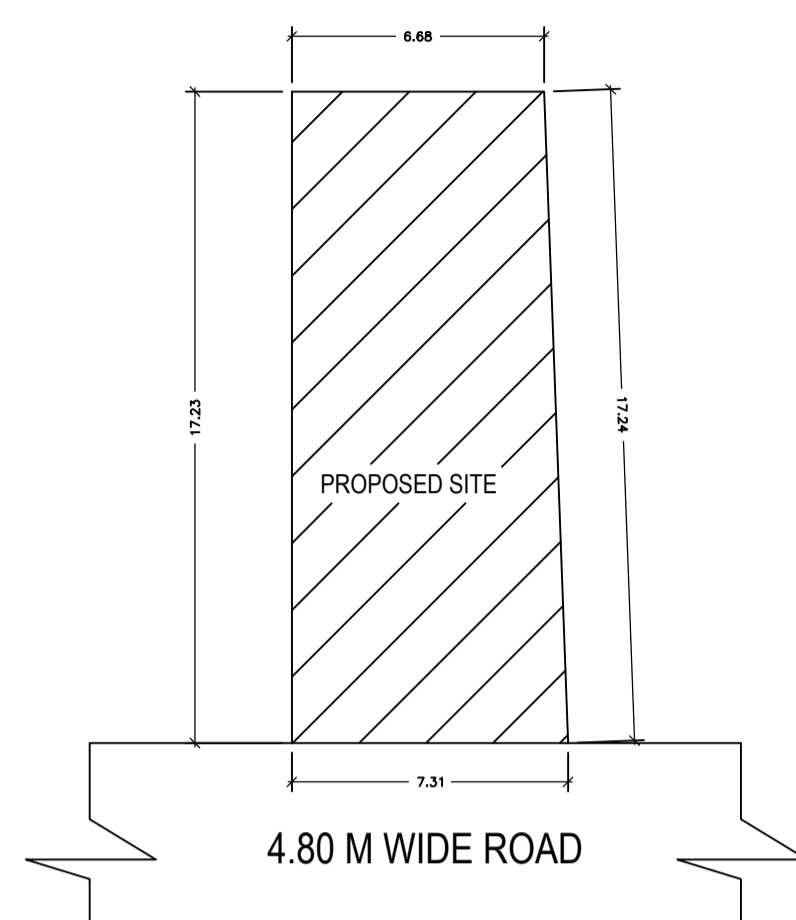


FIRST FLOOR (Proposed) (SCALE 1:100)

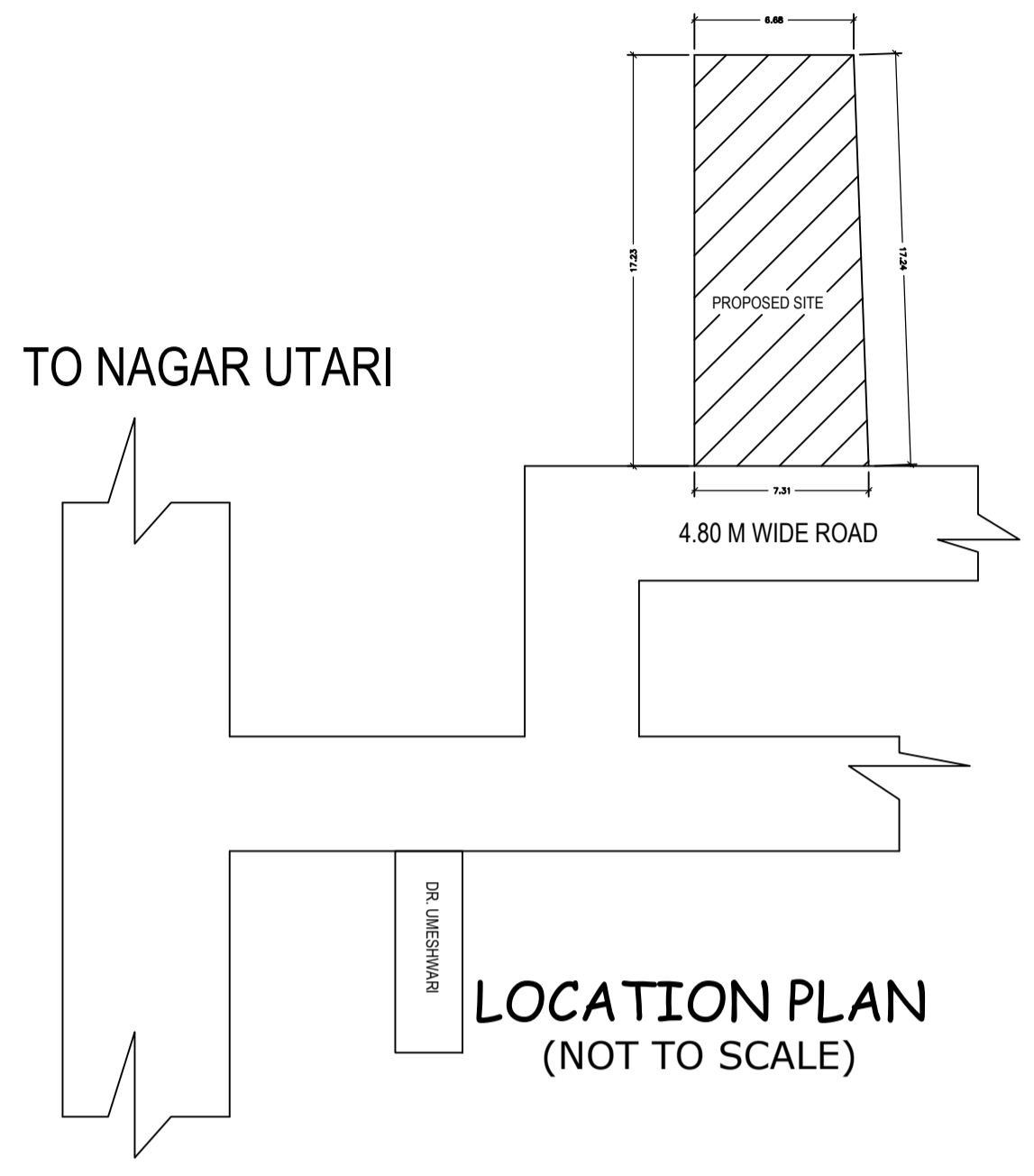


SECTION A-A

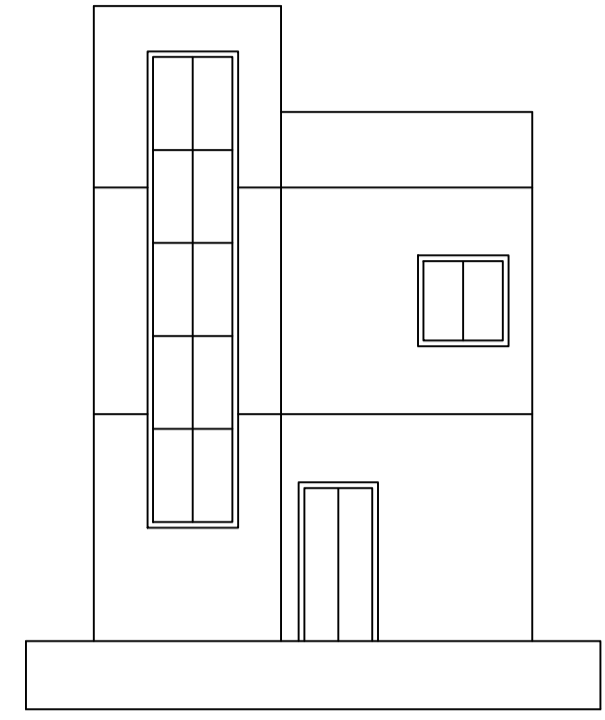
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Village Name	Dipuwan
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SubUse	Bungalow/ Dwelling / Non Apartment



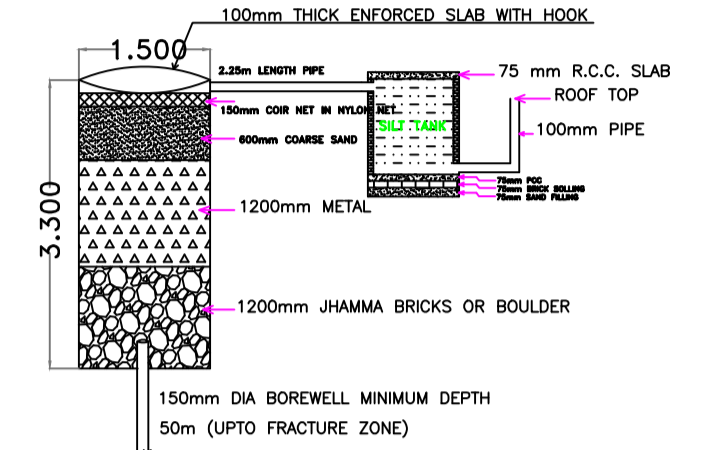
KEY PLAN
(NOT TO SCALE)



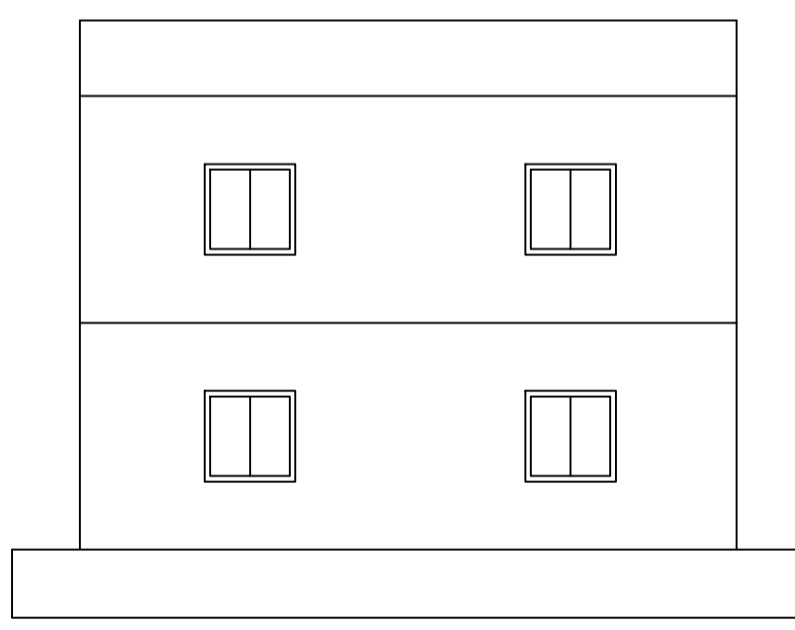
LOCATION PLAN
(NOT TO SCALE)



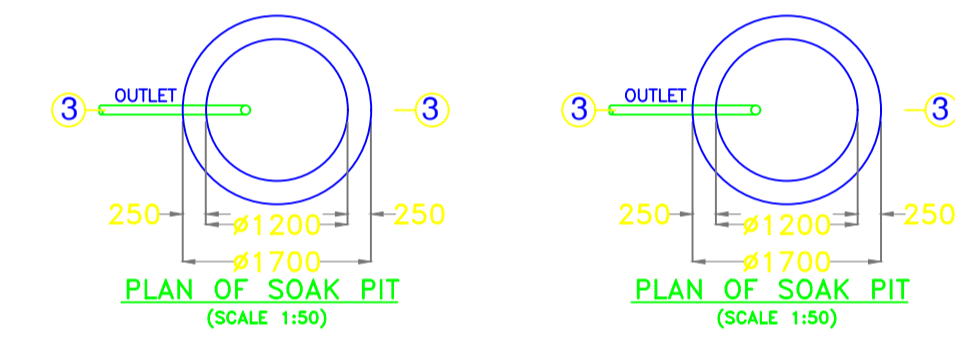
FRONT ELEVATION



RECHARGE_BOREWEL

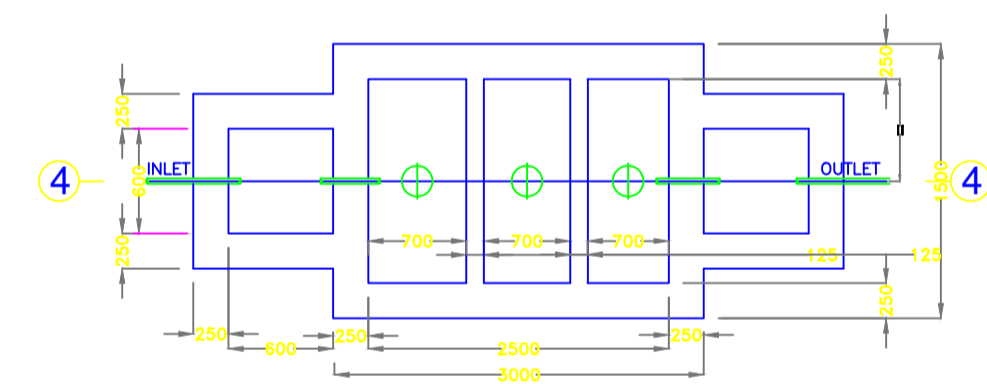


BACK ELEVATION

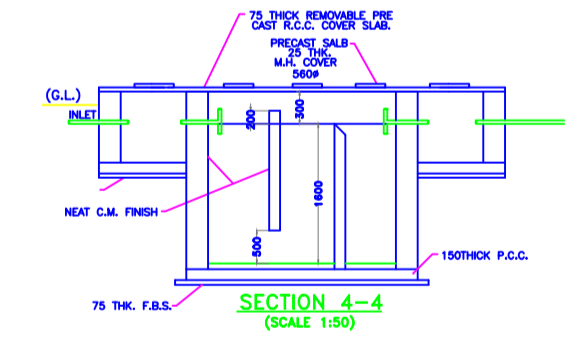


PLAN OF SOAK PIT
(SCALE 1:50)

PLAN OF SOAK PIT
(SCALE 1:50)



PLAN OF SEPTIC TANK
(SCALE 1:50)



SECTION 4-4
(SCALE 1:50)

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.					
Ground Floor	63.11	54.60	0.00	8.51	8.51	8.51	00	
First Floor	63.10	0.00	63.10	0.00	63.10	63.10	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	126.21	54.60	63.10	8.51	71.61	71.61	01	
Total Number of Same Buildings :	1							
Total :	126.21	54.60	63.10	8.51	71.61	71.61	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D1	1.05	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	01
A (BUILDING)	W3	0.90	2.10	01
A (BUILDING)	W1	1.10	1.20	01
A (BUILDING)	W1	1.20	1.20	02
A (BUILDING)	W2	1.80	1.80	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	63.10	52.66	5	1
Total:	-	-	63.10	52.66	5	1

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