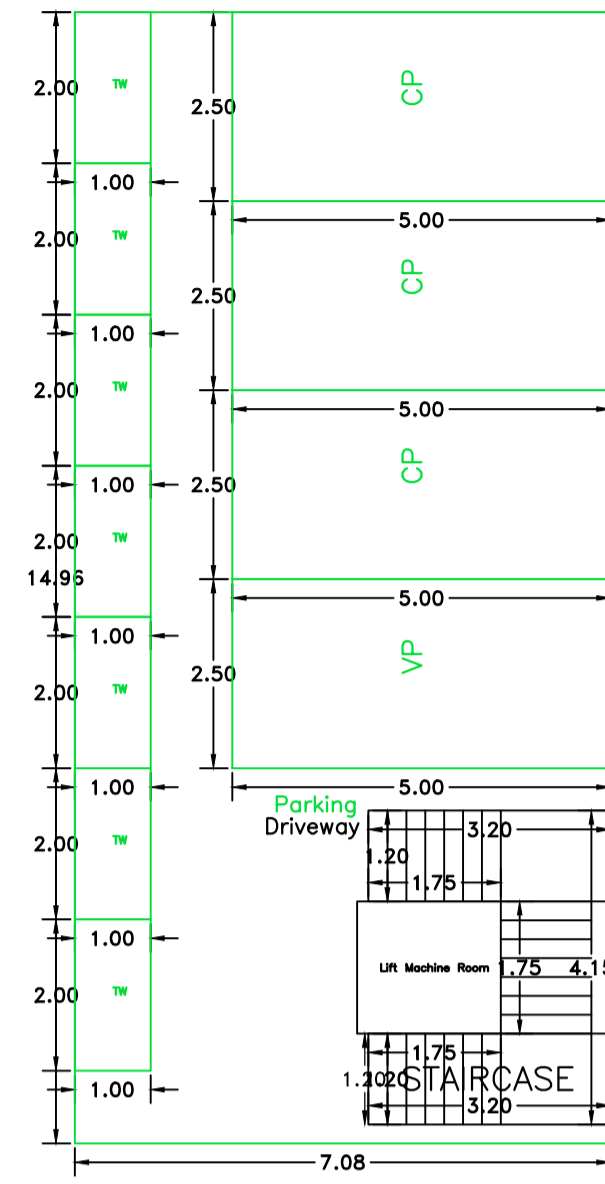
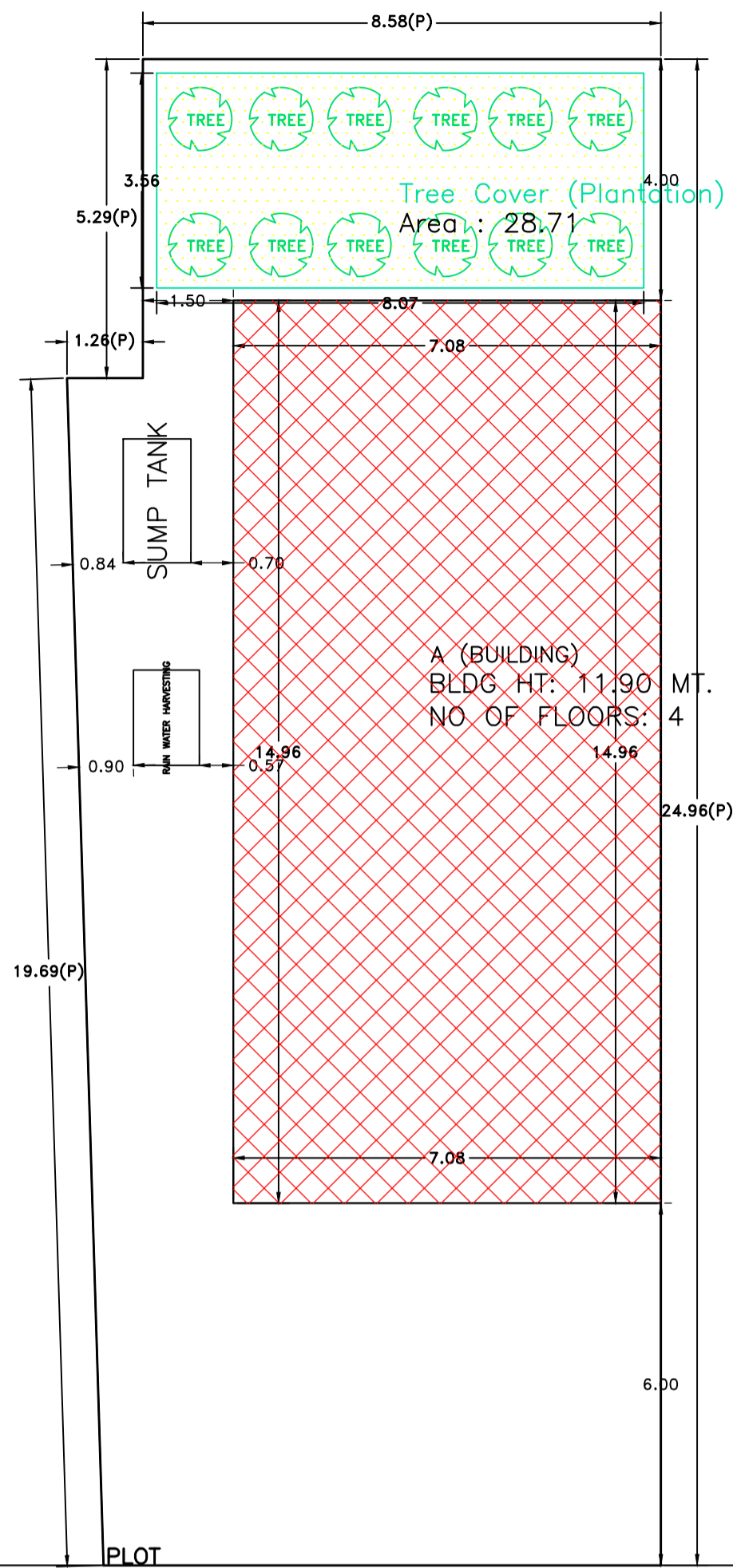
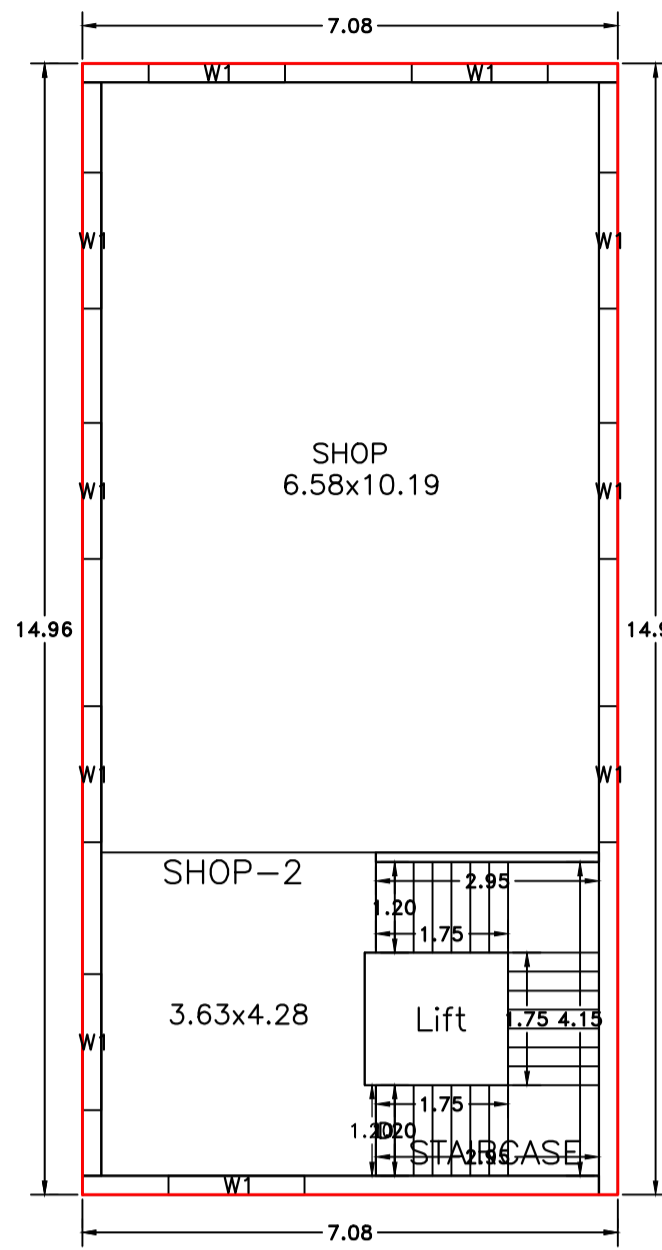


Proposal Basis Information	
Proposal File No	GNPC/BP/0042/W06/2024
Owner Name	FIROJ KURAISHI
Khata No	58,62
Plot No	725,727
Village Name	Unchari
Use	Commercial
SubUse	Shop

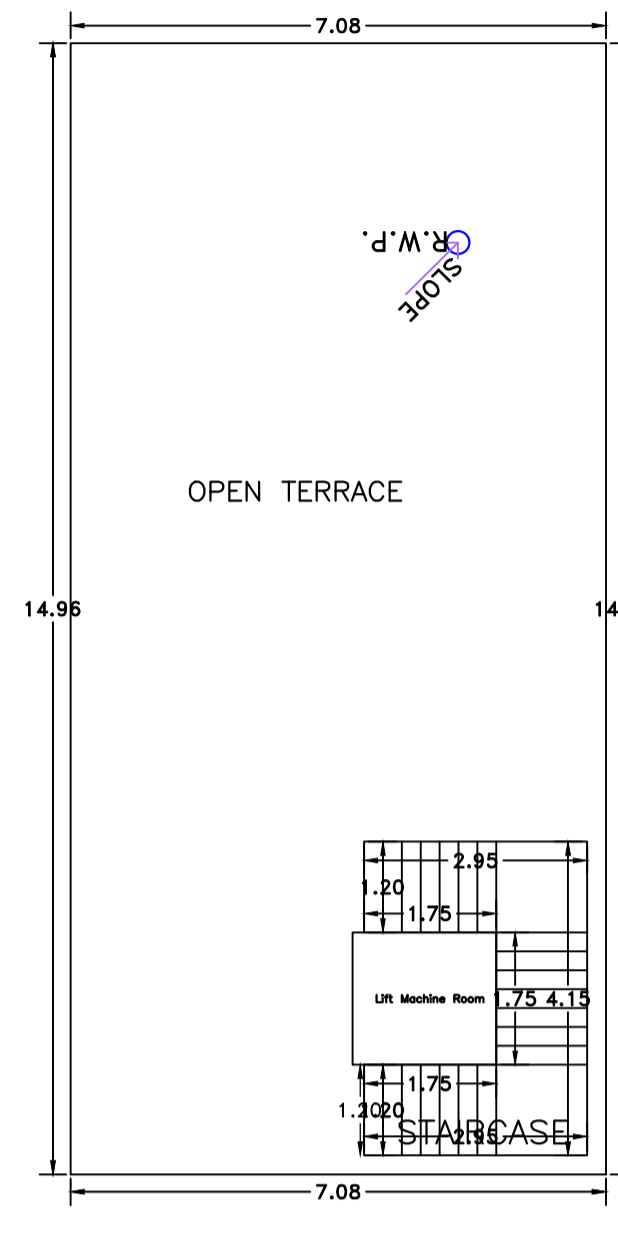
AREA STATEMENT GARHWA NAGAR PARISHAD		VERSION NO. : 1.0.70
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Shop	
Authority: GARHWA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: GNPC/BP/0042/W06/2024	PlotSubPlot No: 725,727	
Application Type: General Proposal	North: Plot No. - ASLAM KURAISHI	
Project Type: Building Permission	South: Plot No. - SULEMAN KURAISHI	
Nature of Development: New	East: Plot No. - HOUSE SADULLAH KURAISHI	
Location of Development Area: Old Area	West: Road Width - 7	
AREA OF PLOT (Minimum)	(A)	SQ.MT. 232.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	232.99
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		28.71
Total		28.71
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	204.28
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	232.99
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	232.99
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		116.50
Proposed Coverage Area (45.48 %)		105.96
Total Prop. Coverage Area (45.48 %)		105.96
Balance coverage area (4.52 %)		10.54
FAR CHECK		
Perm. FAR Area (2.000)		465.98
Total Perm. FAR area		465.98
Commercial FAR		307.91
Proposed FAR Area		318.12
Total Proposed FAR Area		318.12
Consumed FAR (Factor)		1.37
Balance FAR Area		147.86
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		429.73
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	FIROJ KURAISHI	
DEVELOPMENT AUTHORITY		LOCAL BODY



GROUND FLOOR (SCALE 1:100)

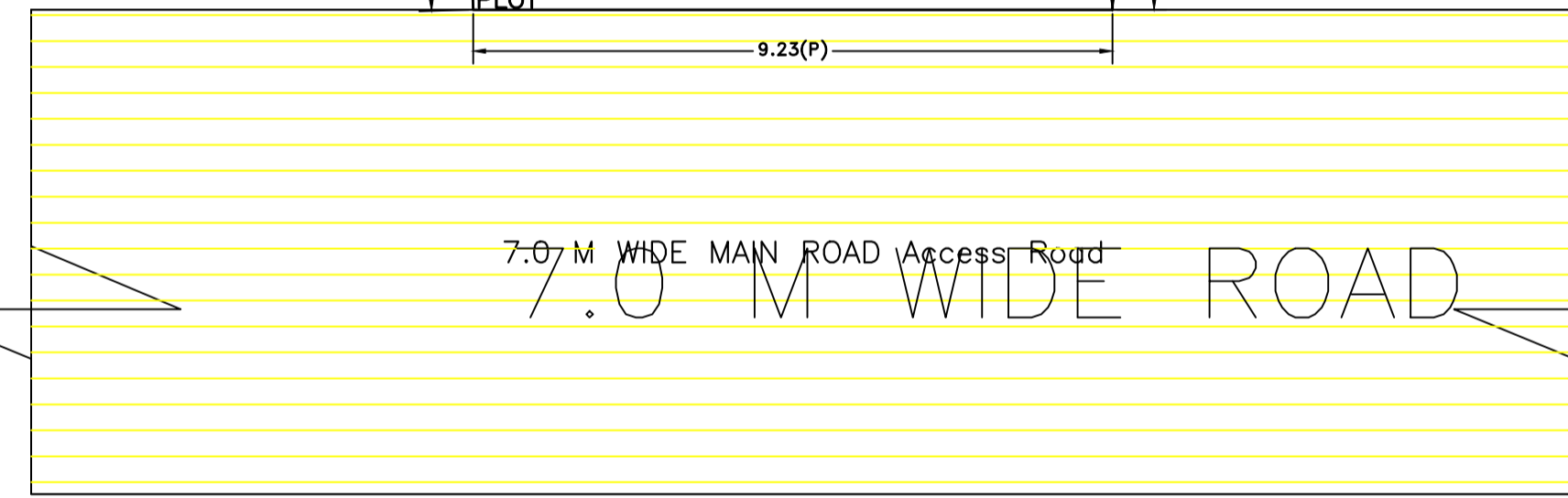


SECOND FLOOR (Proposed) (SCALE 1:100)

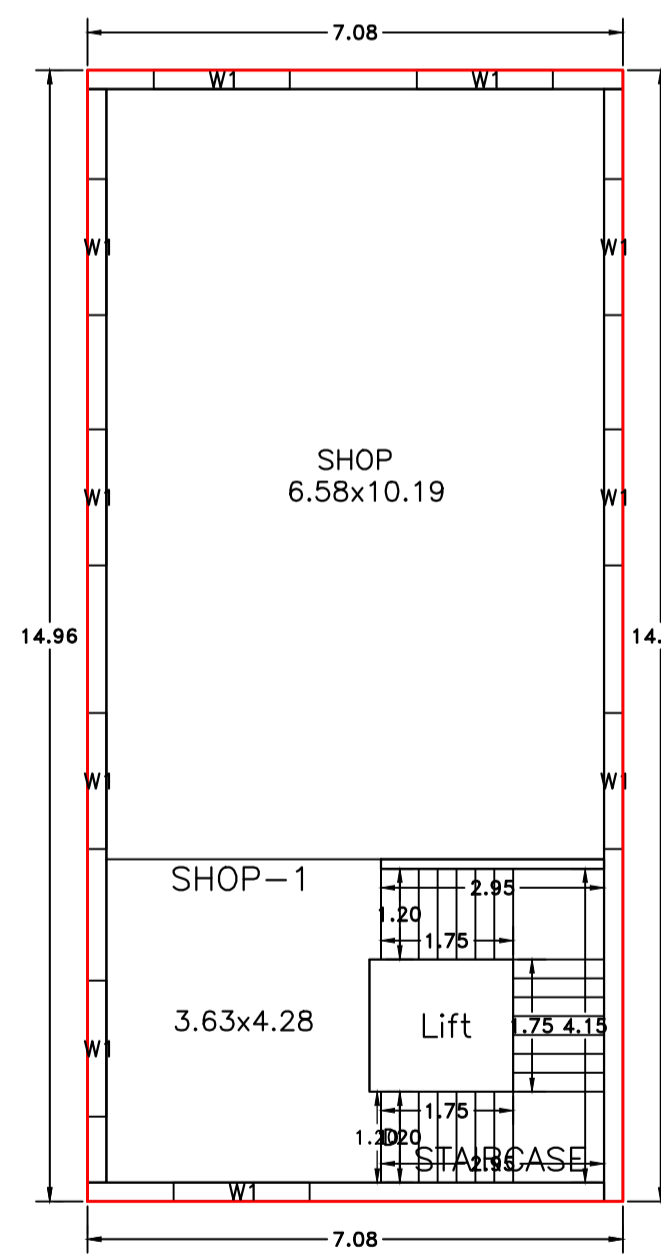


TERRACE FLOOR (SCALE 1:100)

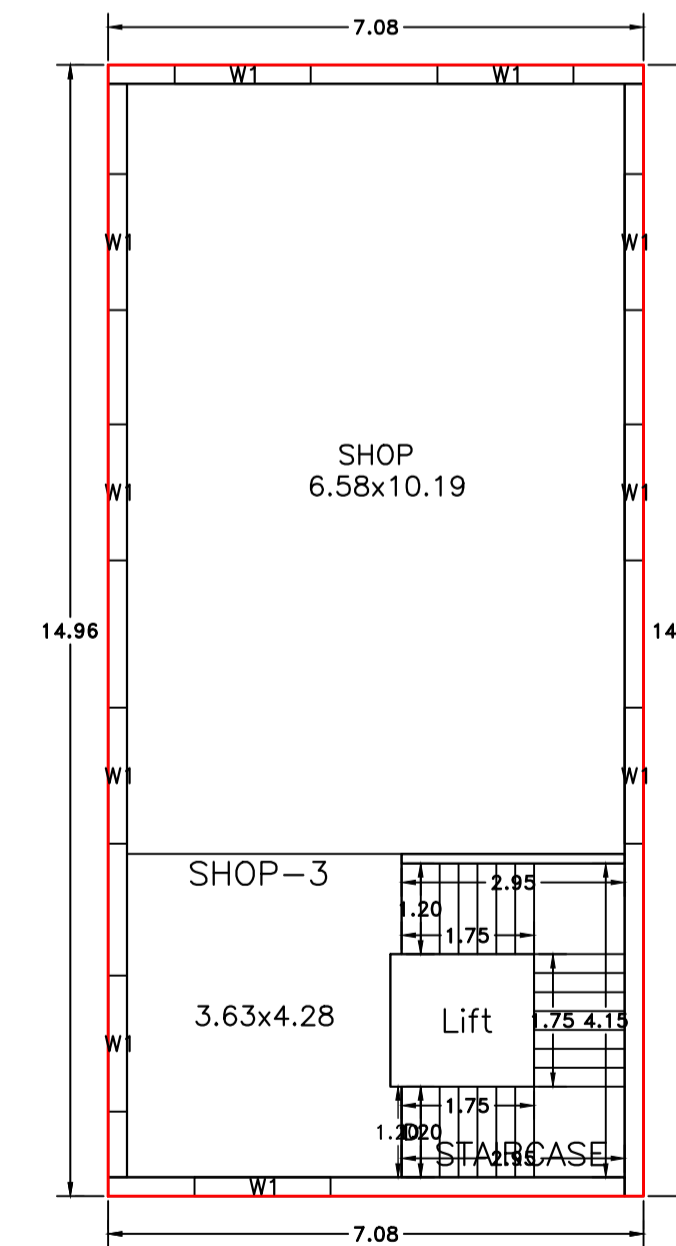
KEY PLAN (NOT TO SCALE)



SITE PLAN



FIRST FLOOR (Proposed) (SCALE 1:100)



THIRD FLOOR (Proposed) (SCALE 1:100)

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

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	111.82	10.22	111.82	10.22
First Floor	105.97	102.64	105.97	102.64
Second Floor	105.97	102.64	105.97	102.64
Third Floor	105.97	102.64	105.97	102.64
Terrace Floor	0.00	0.00	0.00	0.00
Total	429.73	318.14	429.73	318.14

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Commercial	Commercial Bldg	> 0	200	280.37	1	1	-	-	-	-	-
Total			> 0	200	280.37	-	-	1	3	0	1	3

Parking Check (Table 7b)

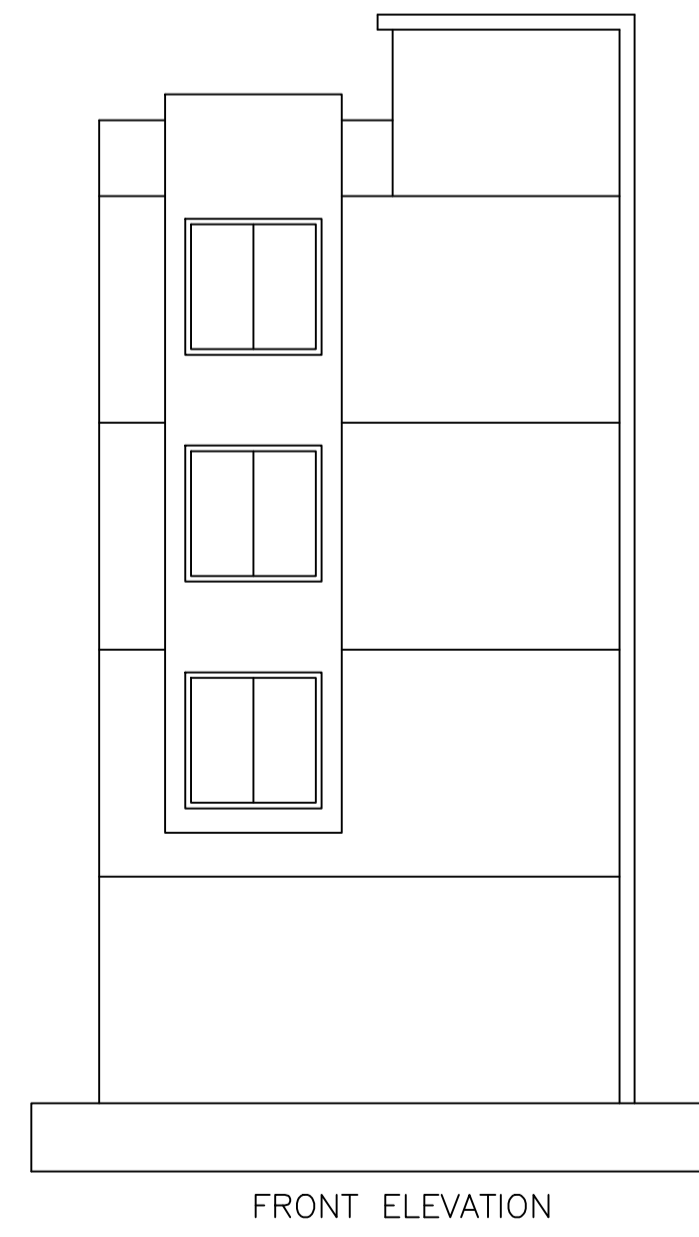
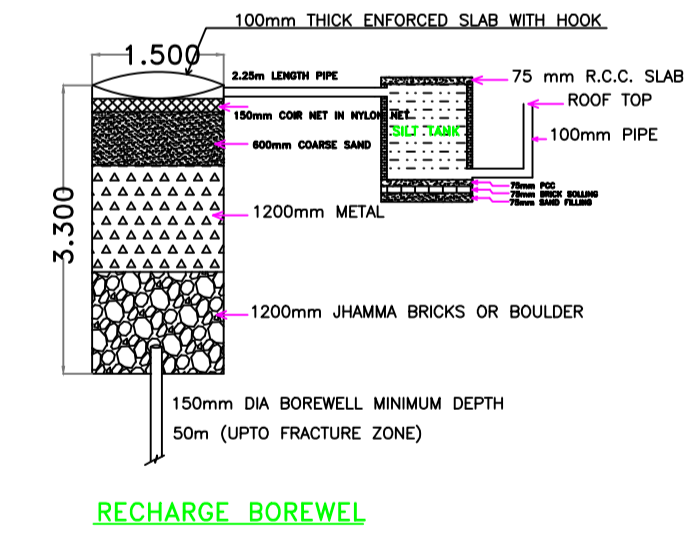
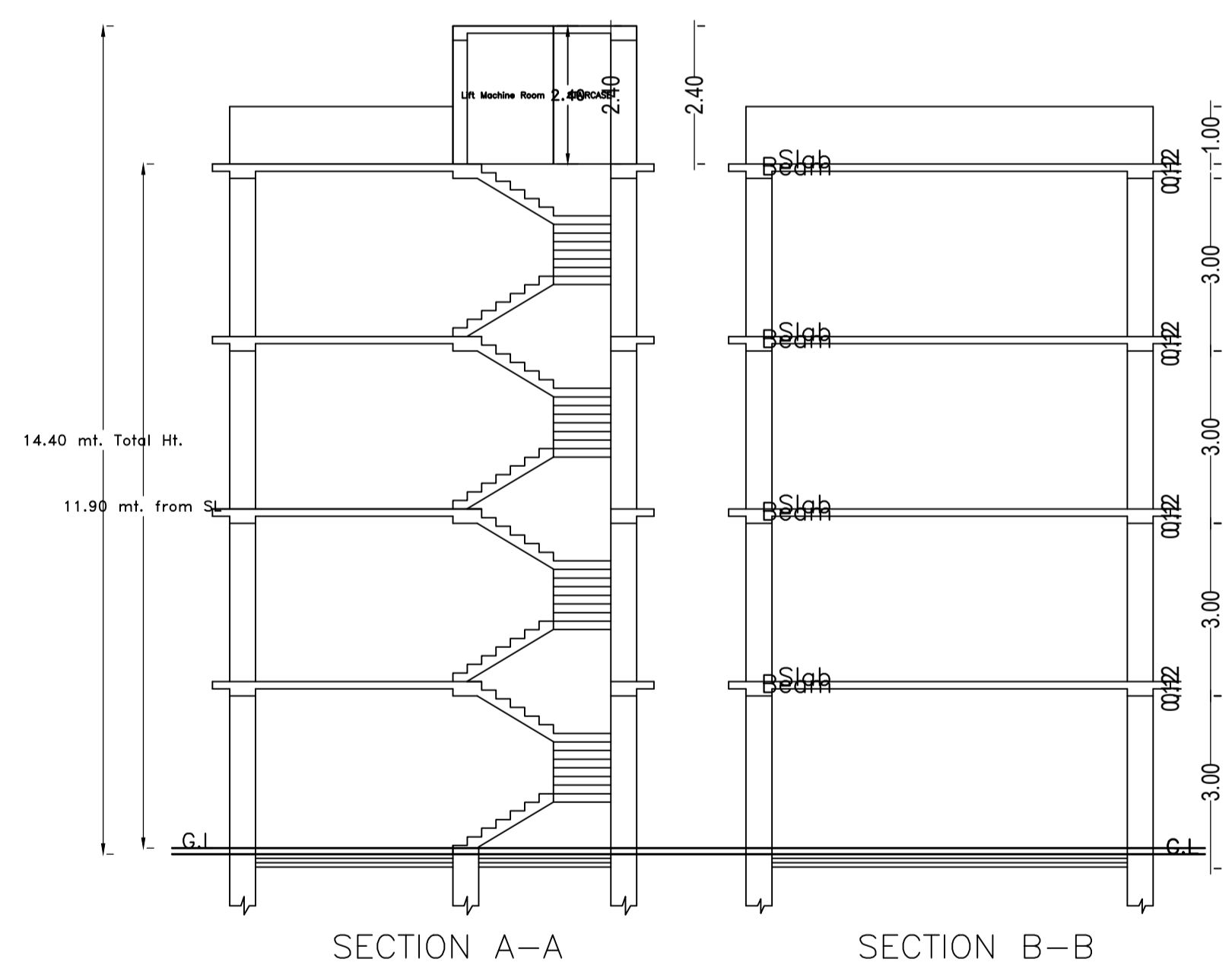
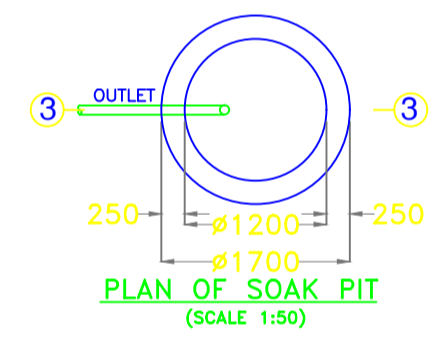
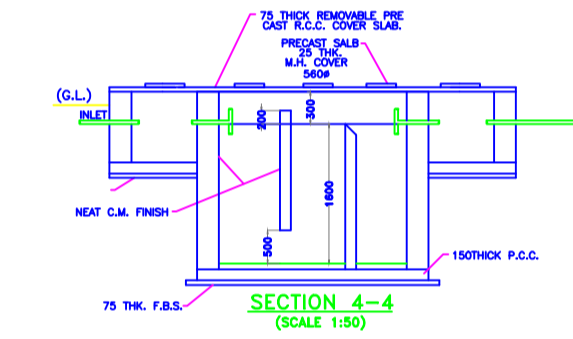
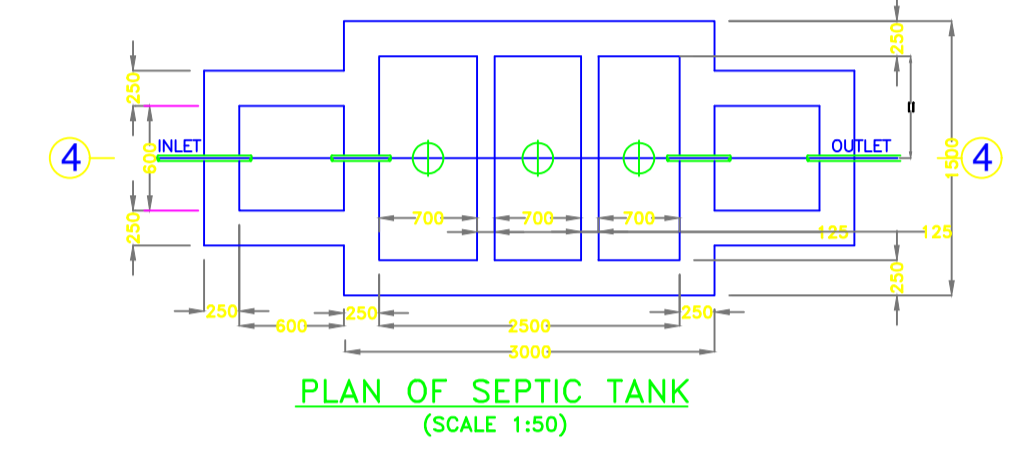
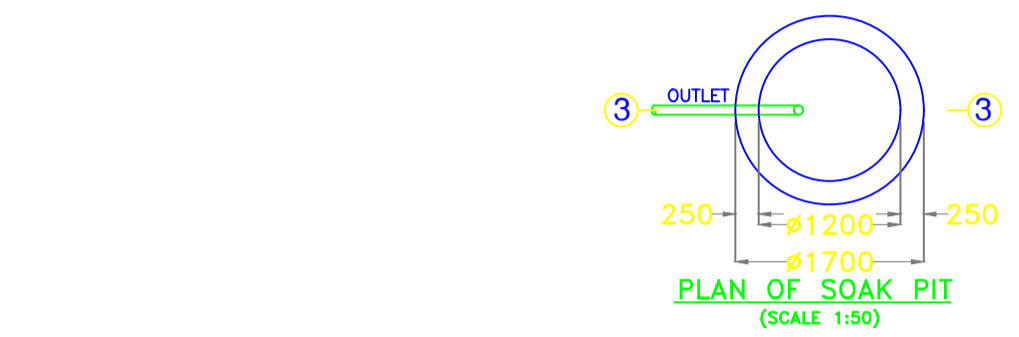
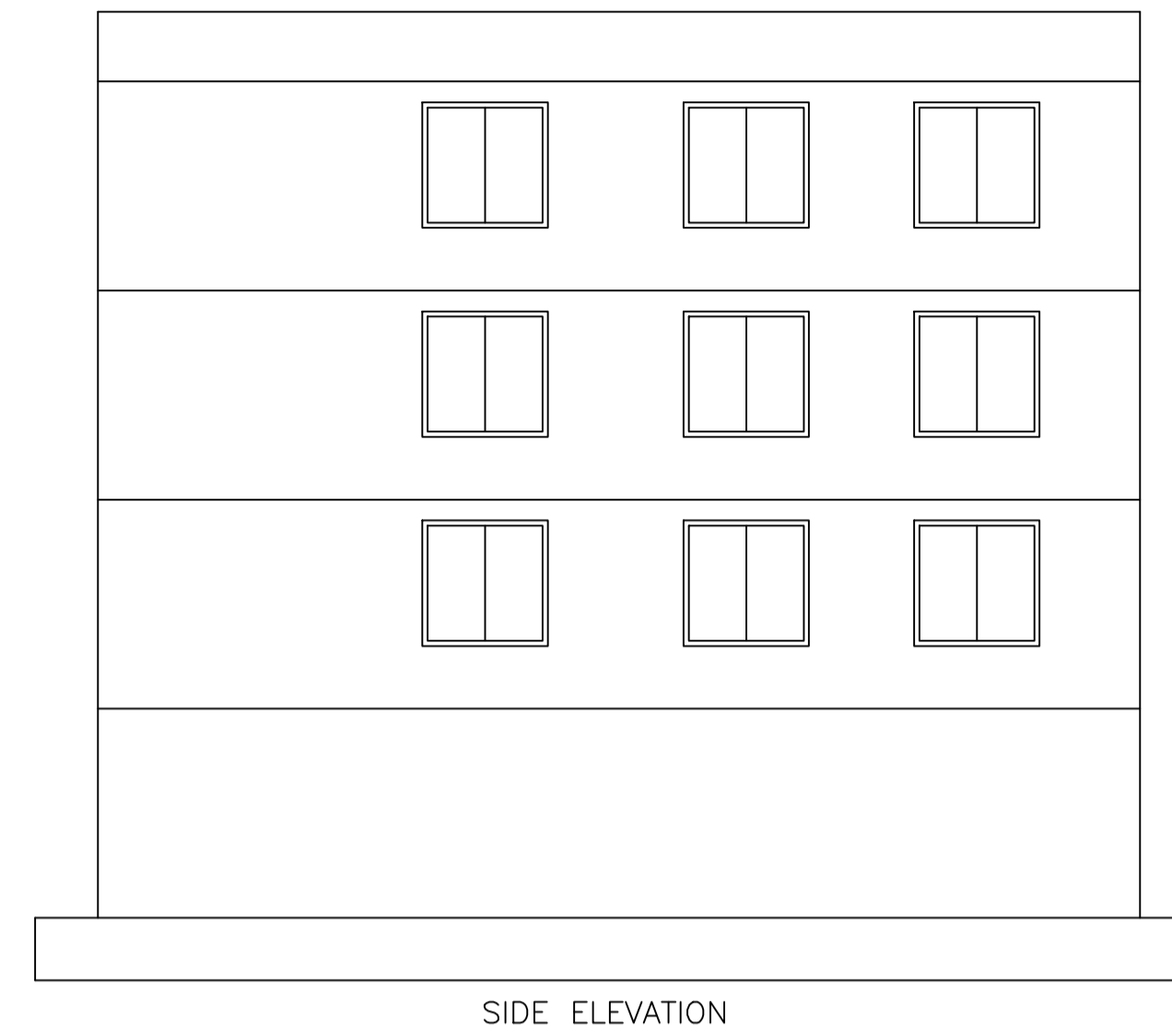
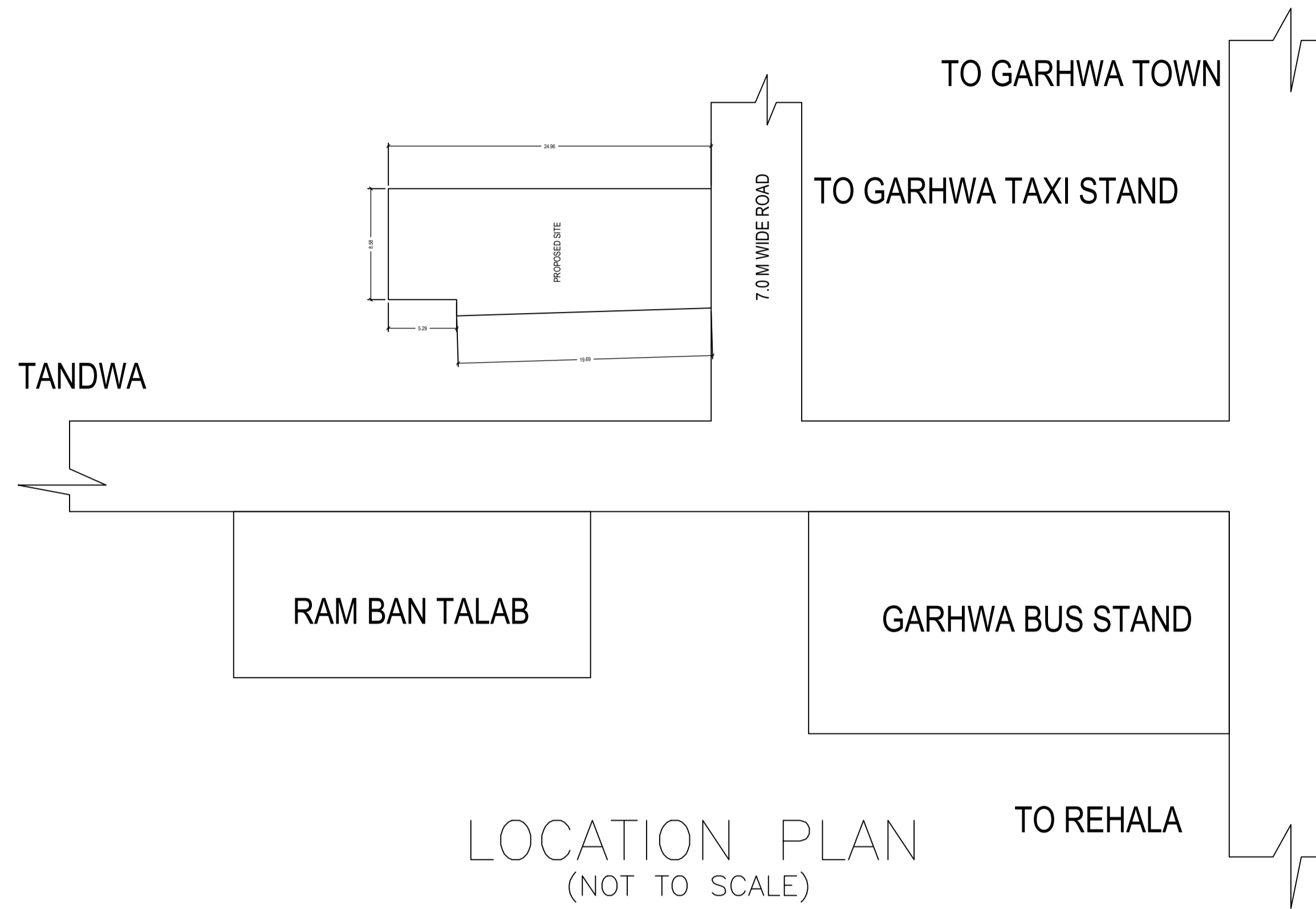
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	1	12.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	3	6.00	7	14.00
Other Parking	-	-	-	31.74
Total		18.50		109.74

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)	Trmt (No.)
			Lift	Lift Machine	Parking					
A (BUILDING)	1	429.73	9.99	5.86	95.74	307.91	10.22	318.14	318.14	03
Grand Total	1	429.73	9.99	5.86	95.74	307.91	10.22	318.14	318.14	03

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/0042/W06/2024
Owner Name	FIROJ KURAISHI
Khata No	58,62
Plot No	725,727
Village Name	Unchari
Use	Commercial
SubUse	Shop



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.)	Tmnt (No.)
		Lift	Lift Machine	Parking					
Ground Floor	111.82	0.00	5.86	95.74	0.00	102.22	102.22	00	
First Floor	105.97	3.33	0.00	0.00	102.64	0.00	102.64	01	
Second Floor	105.97	3.33	0.00	0.00	102.64	0.00	102.64	01	
Third Floor	105.97	3.33	0.00	0.00	102.64	0.00	102.64	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	429.73	9.99	5.86	95.74	307.91	10.22	318.14	03	
Total Number of Same Buildings :	1								
Total :	429.73	9.99	5.86	95.74	307.91	10.22	318.14	03	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	1.80	1.80	30

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SHOP-1	SHOP	102.64	91.49	1	1
SECOND FLOOR	SHOP-2	SHOP	102.64	91.49	1	1
THIRD FLOOR	SHOP-3	SHOP	102.64	91.49	1	1
Total:	-	-	307.92	274.47	3	3

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