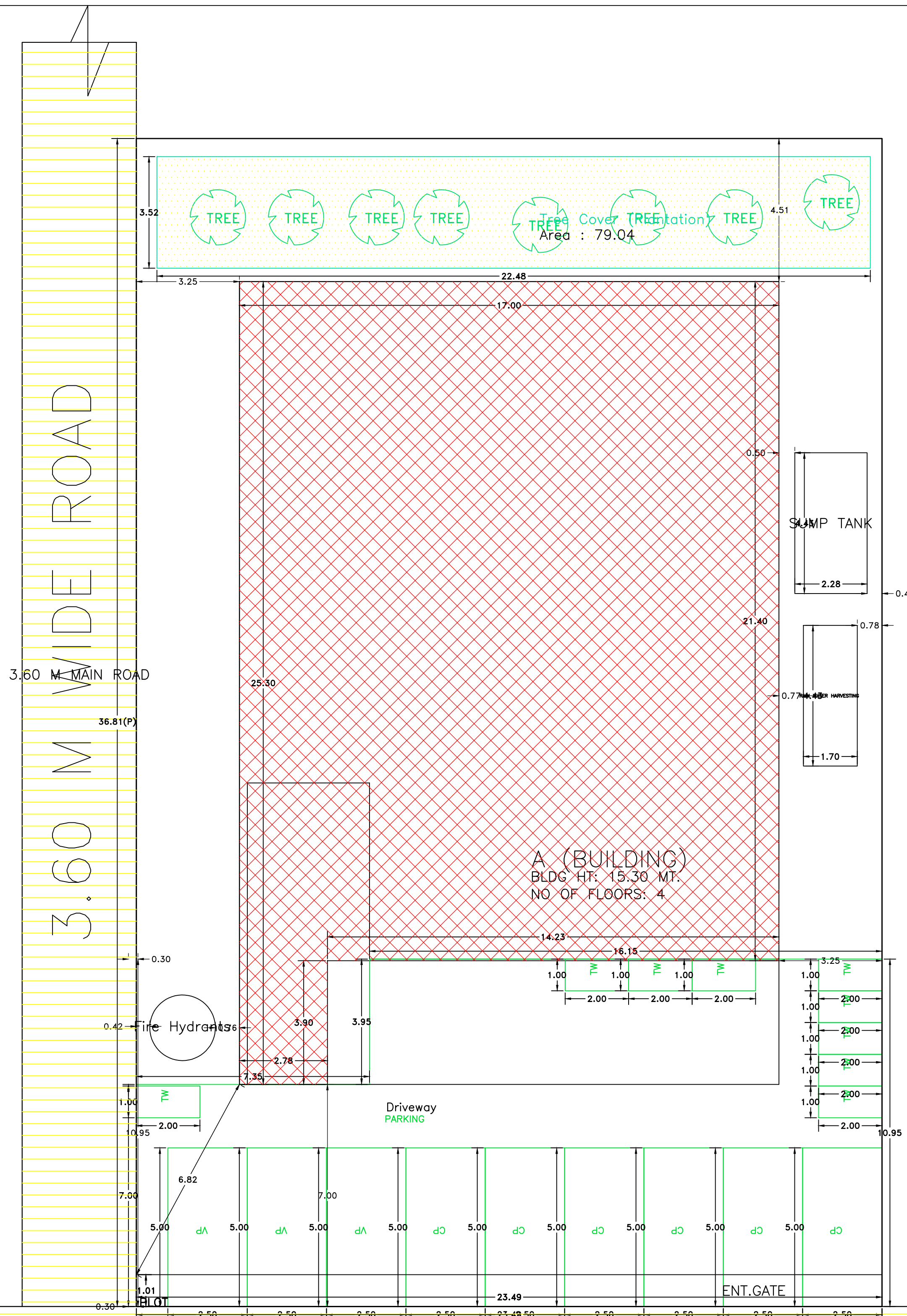


Proposal Basic Information

Proposal File No.	GNPCBP/0049/W12/2024
Owner Name	SAMMI ALAM
Khata No	41
Plot No	31
Village Name	Pipra Kala
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT GARHWA NAGAR PARISHAD	VERSION NO. 1.0.71	SQ.MT
PROJECT DETAIL	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: GARHWA	Plot SubUse: Commercial Bldg	
Authority: GARHWA NAGAR PARISHAD	PlotNearty/Religious/Structure: NA	
Inward No: GNPCBP/0049/W12/2024	Plot/SubPlot No: 31	
Application Type: General Proposal	North: Plot No. - ALLIAN KHAN	
Project Type: Building Permission	South: Road Width - 12	
Nature of Development: Addition or Alteration	East: Plot No. - ALLIAN KHAN	
Location of Development Area: Old Area	West: Road Width - 3.60	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	864.67
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	864.67
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		79.04
Total		79.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	785.63
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	864.67
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	864.67
COVERAGE CHECK		
Permissible Coverage area (40.00 %)		422.33
Proposed Coverage Area (43.33 %)		374.62
Total Prop. Coverage Area (43.33 %)		374.62
Balance coverage area (6.67 %)		57.71
FAR CHECK		
Parm. FAR Area (2.000)		1729.34
Total Parm. FAR area		1729.34
Commercial FAR		1708.38
Proposed FAR Area		1708.38
Total Proposed FAR Area		1708.38
Consumed FAR (Factor)		1.88
Balance FAR Area		20.96
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1746.30
ARCHITECT (Regd)	RESHAN ALI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SAMMI ALAM	
DEVELOPMENT AUTHORITY	LOCAL BODY	



SITE PLAN

Building USE/SUBUSE Details

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

Buildingwise Floor FAR Details

Floor Name	Building Name				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)
Basement Floor	0.00	379.15	0.00	335.01	0.00	379.15	0.00	335.01
Ground Floor	0.00	374.62	0.00	374.62	0.00	374.62	0.00	374.62
First Floor	0.00	430.10	0.00	422.54	0.00	430.10	0.00	422.54
Second Floor	430.10	0.00	422.54	0.00	430.10	0.00	422.54	0.00
Third Floor	157.25	0.00	149.69	0.00	157.25	0.00	149.69	0.00
Veranda Floor	11.66	0.00	3.98	0.00	11.66	0.00	3.98	0.00
Total	599.01	1183.87	576.21	1132.17	599.01	1183.87	576.21	1132.17

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Visitors Car	TwoWheeler
A (BUILDING)	Commercial	Commercial Bldg	>0	200	553.16	1	2
Total					2	6	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	2	25.00	6	75.00
Visitors Car Parking	-	-	3	37.50
Total Visitor Parking	-	-	3	37.50
TwoWheeler	6	12.00	9	18.00
Other Parking	-	-	-	97.71
Total		37.00		246.21

COLOR INDEX

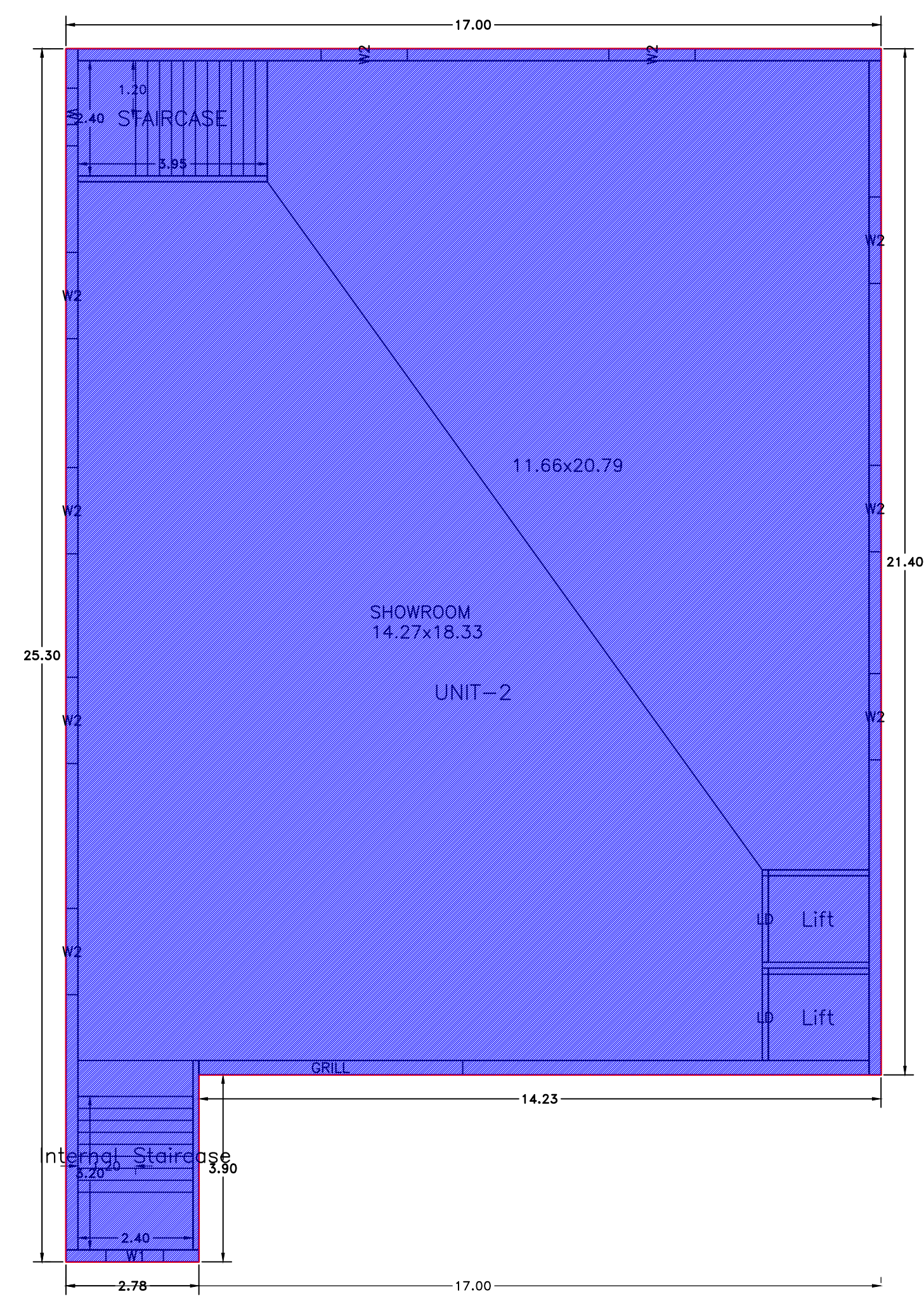
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Purple

FAR & Tenement Details (Table 4c-1)

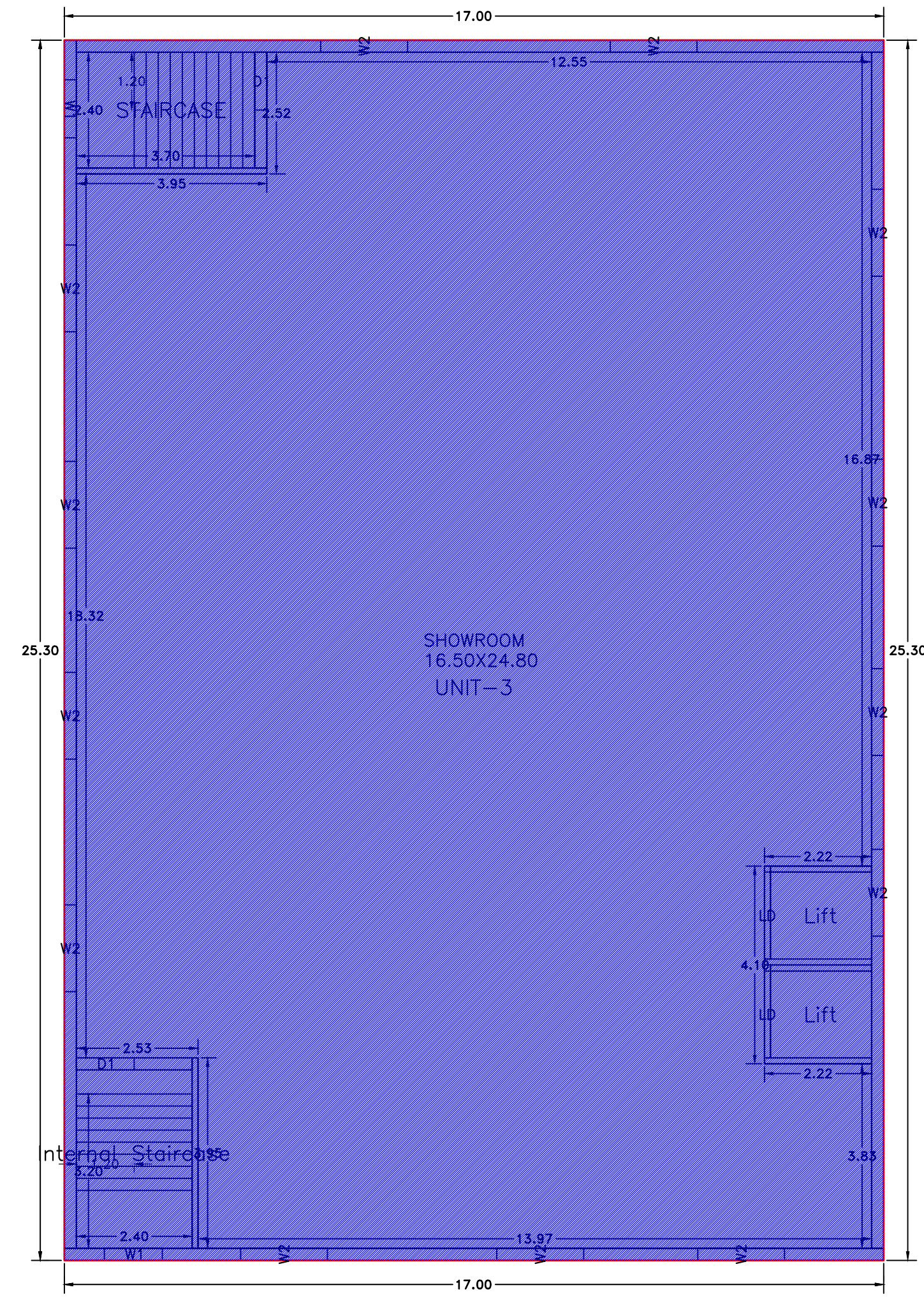
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)		Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tenement (No)	
					StarCase	Lit. Ramp						
A (BUILDING)	1	1746.30	1183.87	599.01	7.68	30.24	36.58	1132.17	576.21	1708.38	1708.38	06
Grand Total												

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

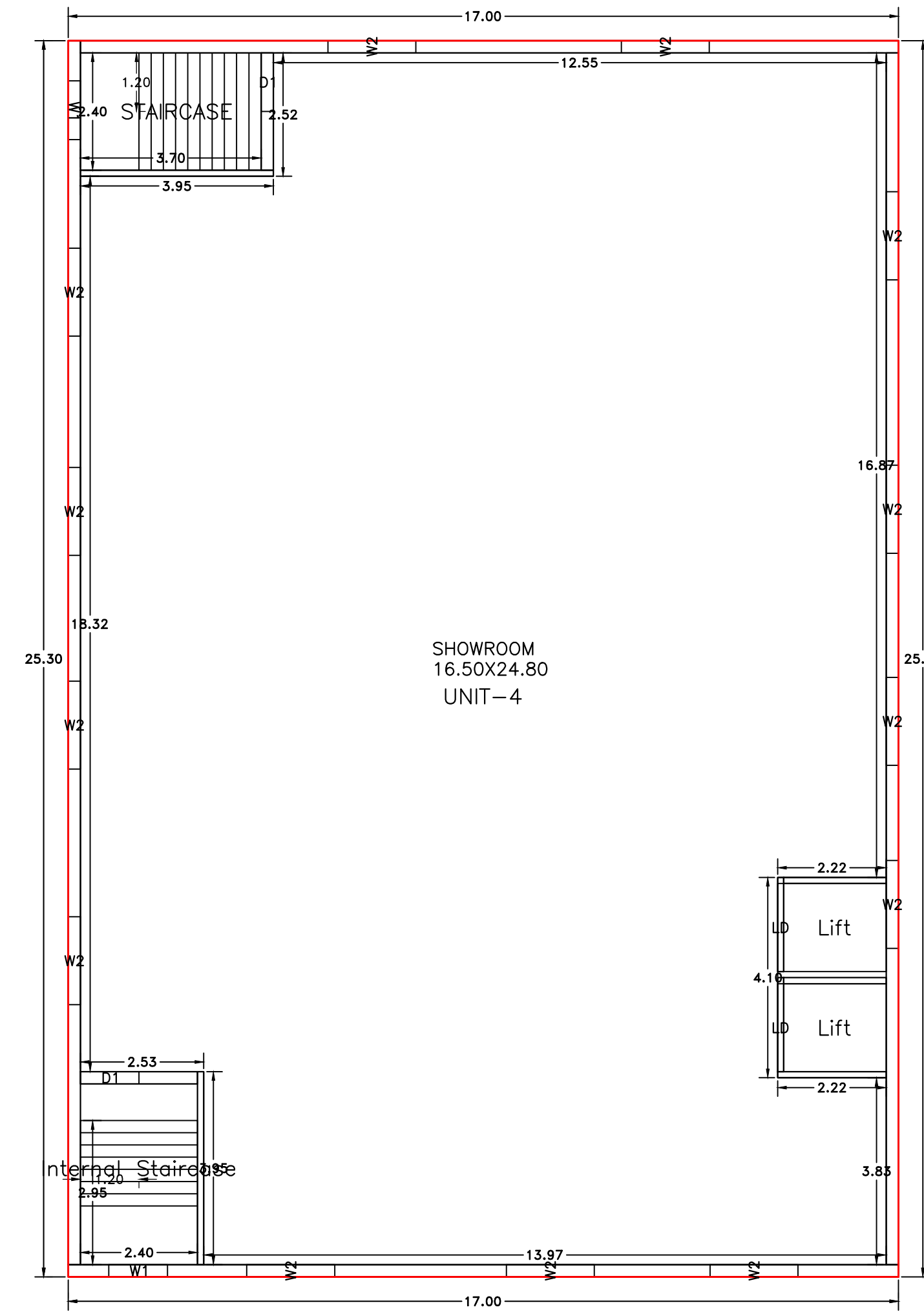
Proposal Basic Information	
Proposal File No.	GNPC/EP/0049/W12/2024
Owner Name	SAMMI ALAM
Khata No	41
Plot No	31
Village Name	Pipra Kala
Use	Commercial
SubUse	Commercial Bldg



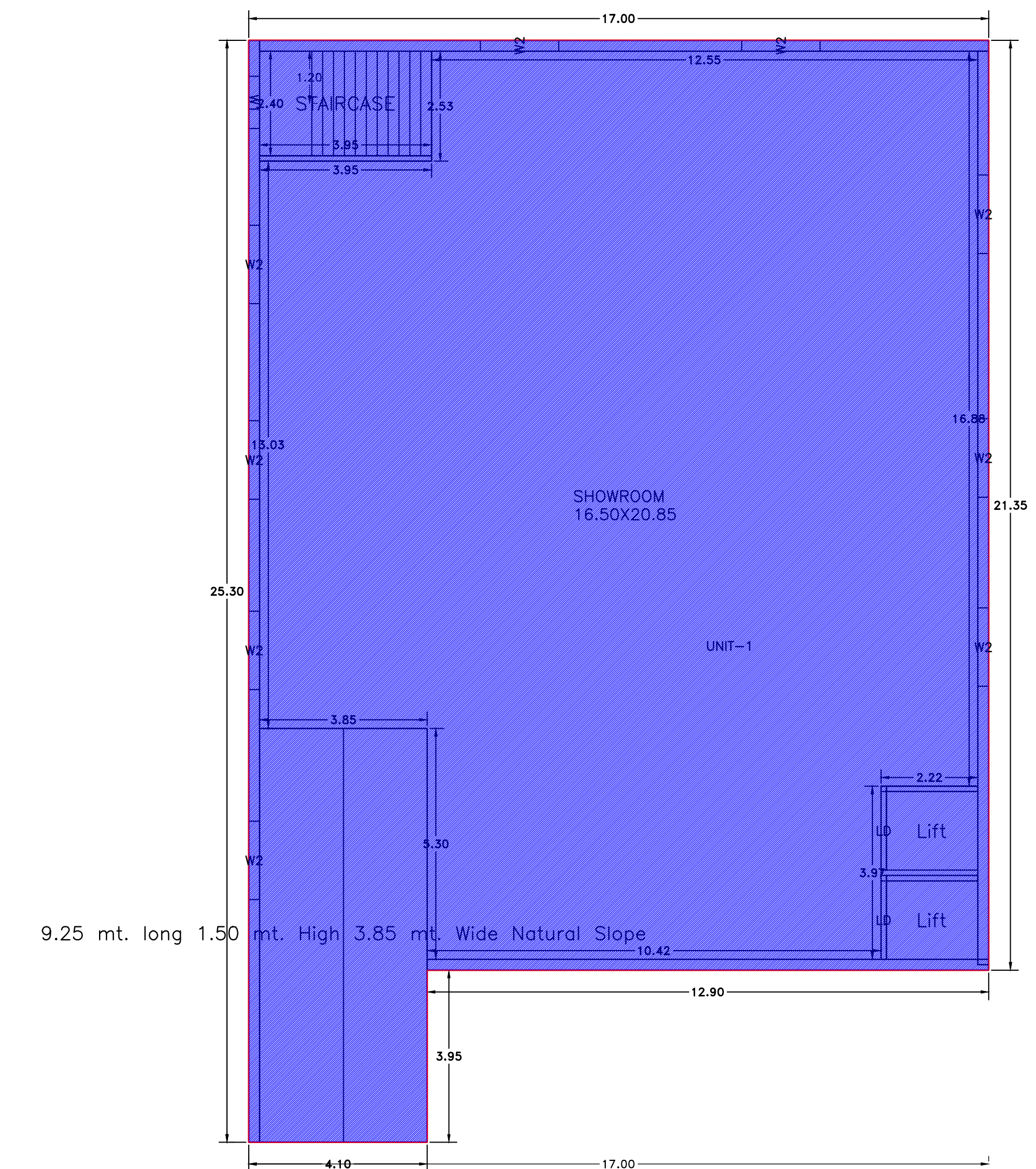
GROUND FLOOR
(Existing)
(SCALE 1:100)



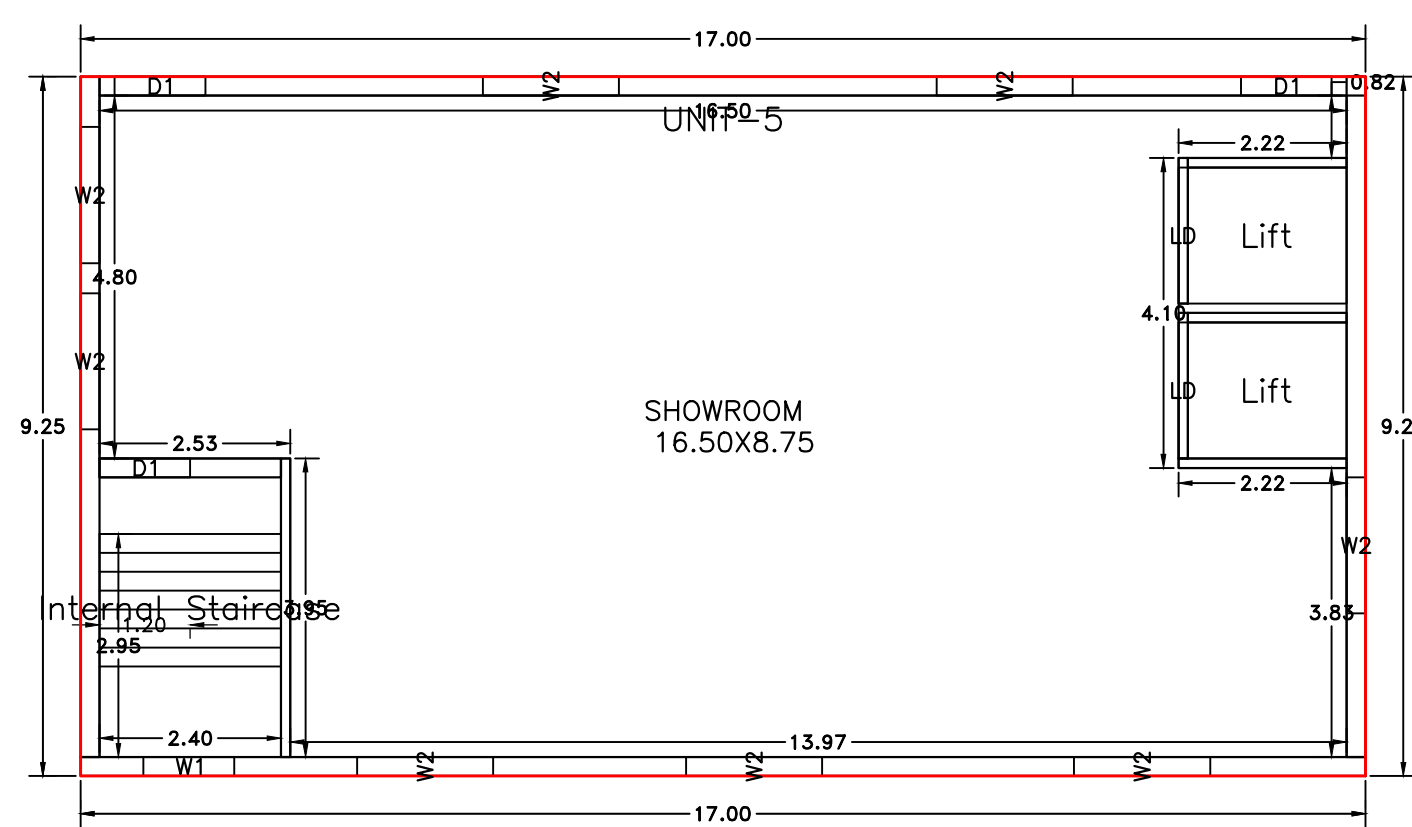
FIRST FLOOR
(Existing)
(SCALE 1:100)



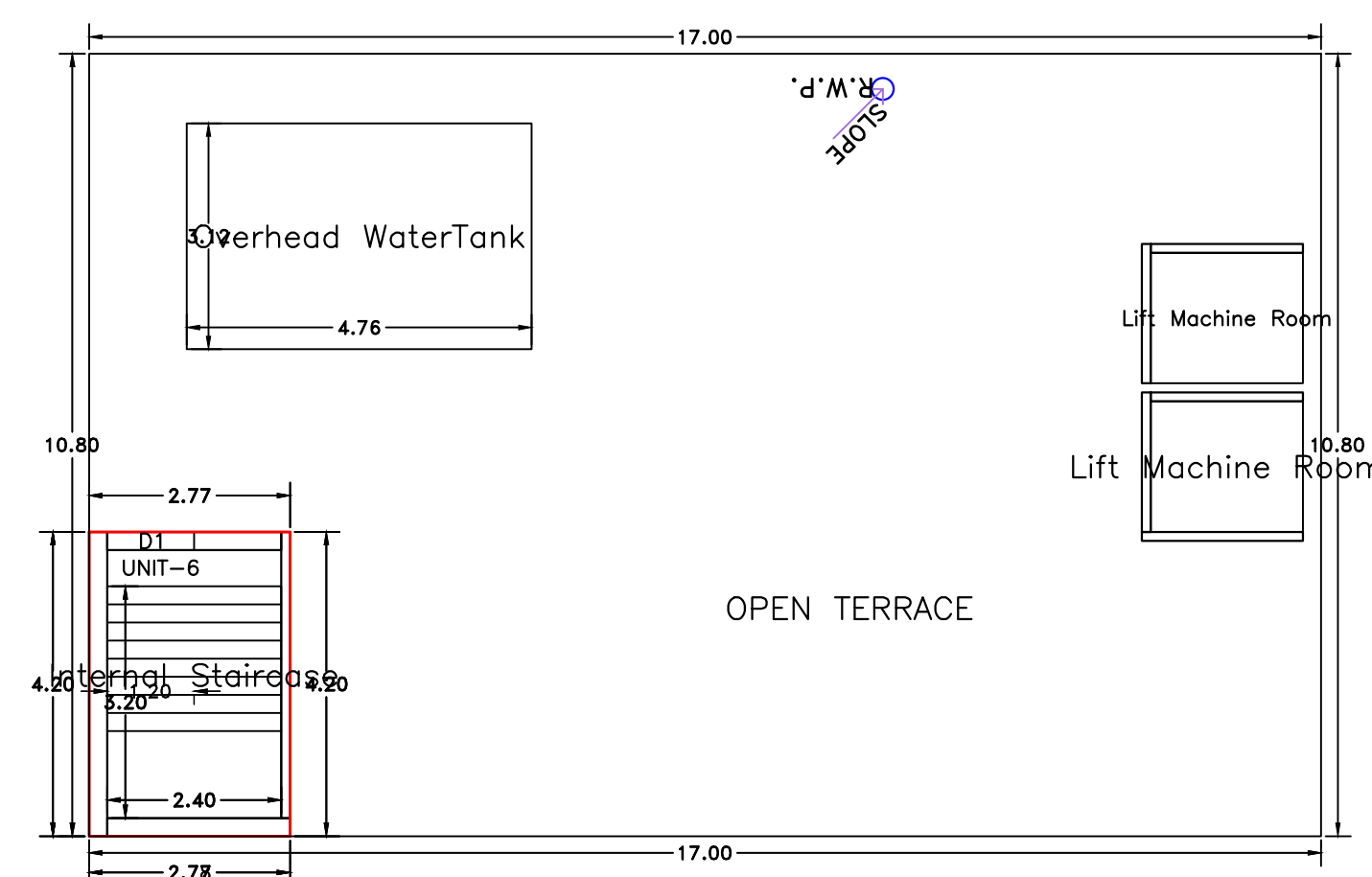
SECOND FLOOR
(Proposed)
(SCALE 1:100)



BASEMENT FLOOR
(Existing)
(SCALE 1:100)



THIRD FLOOR
(Proposed)
(SCALE 1:100)



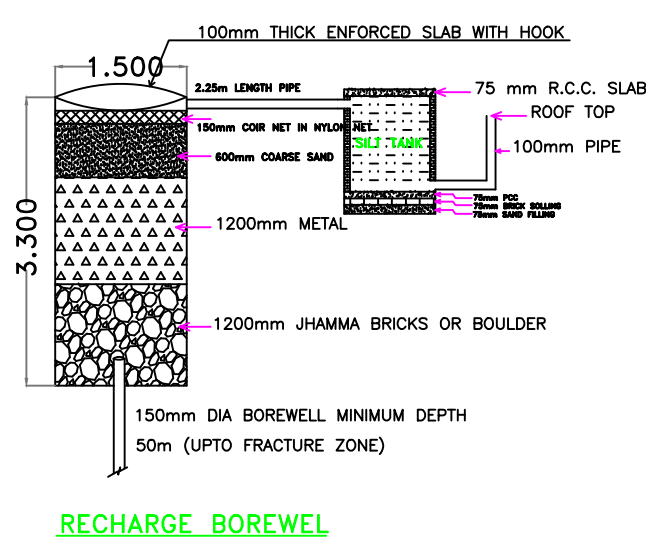
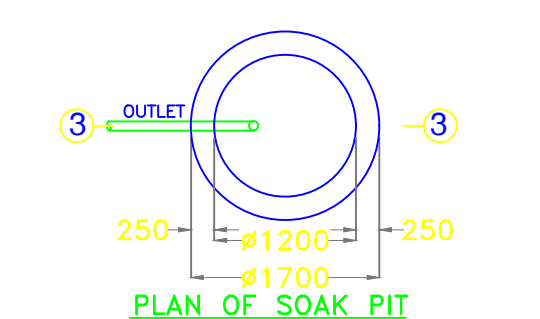
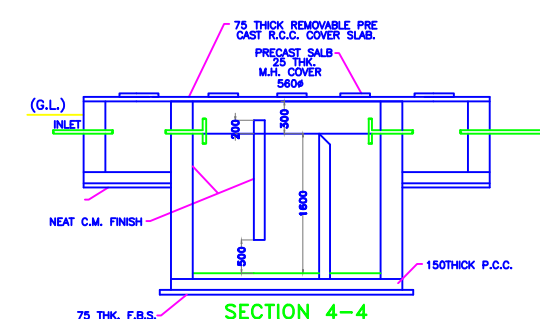
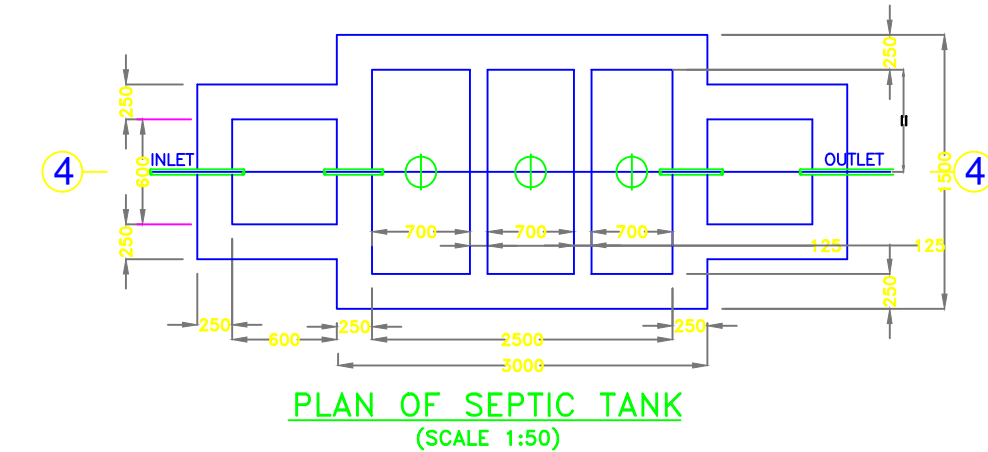
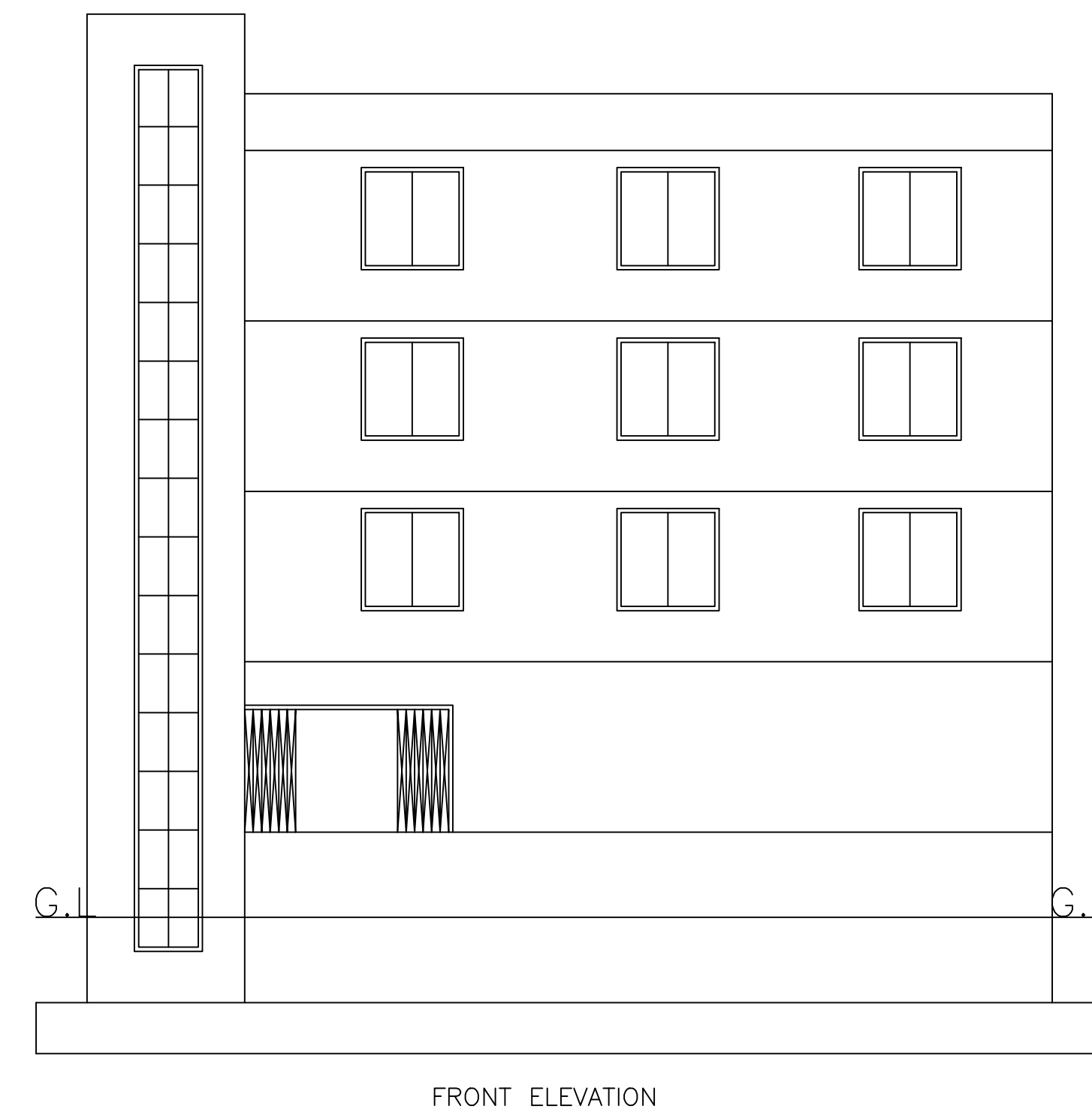
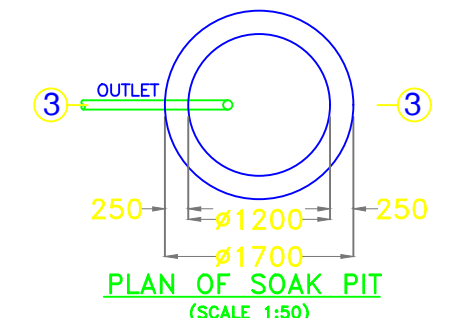
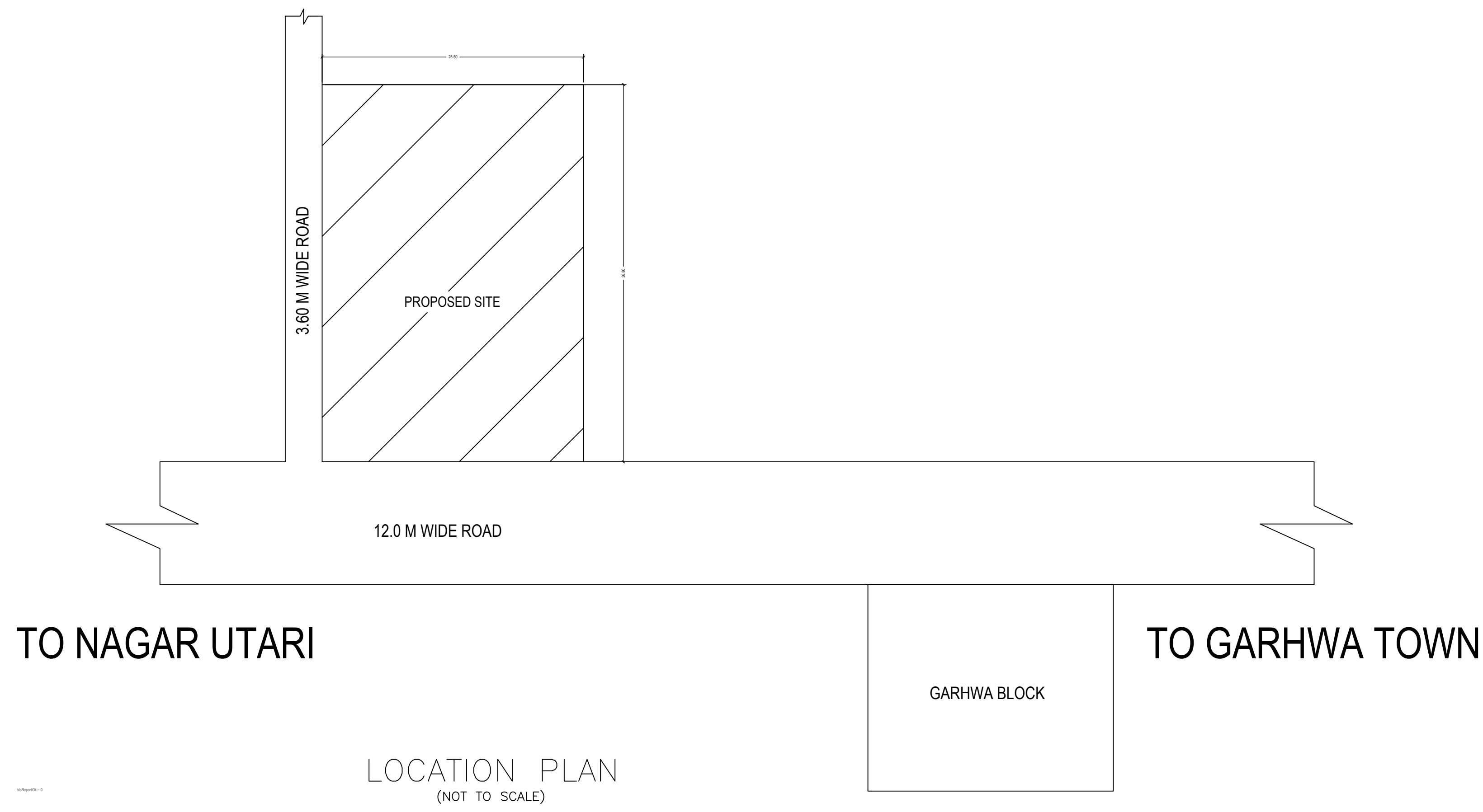
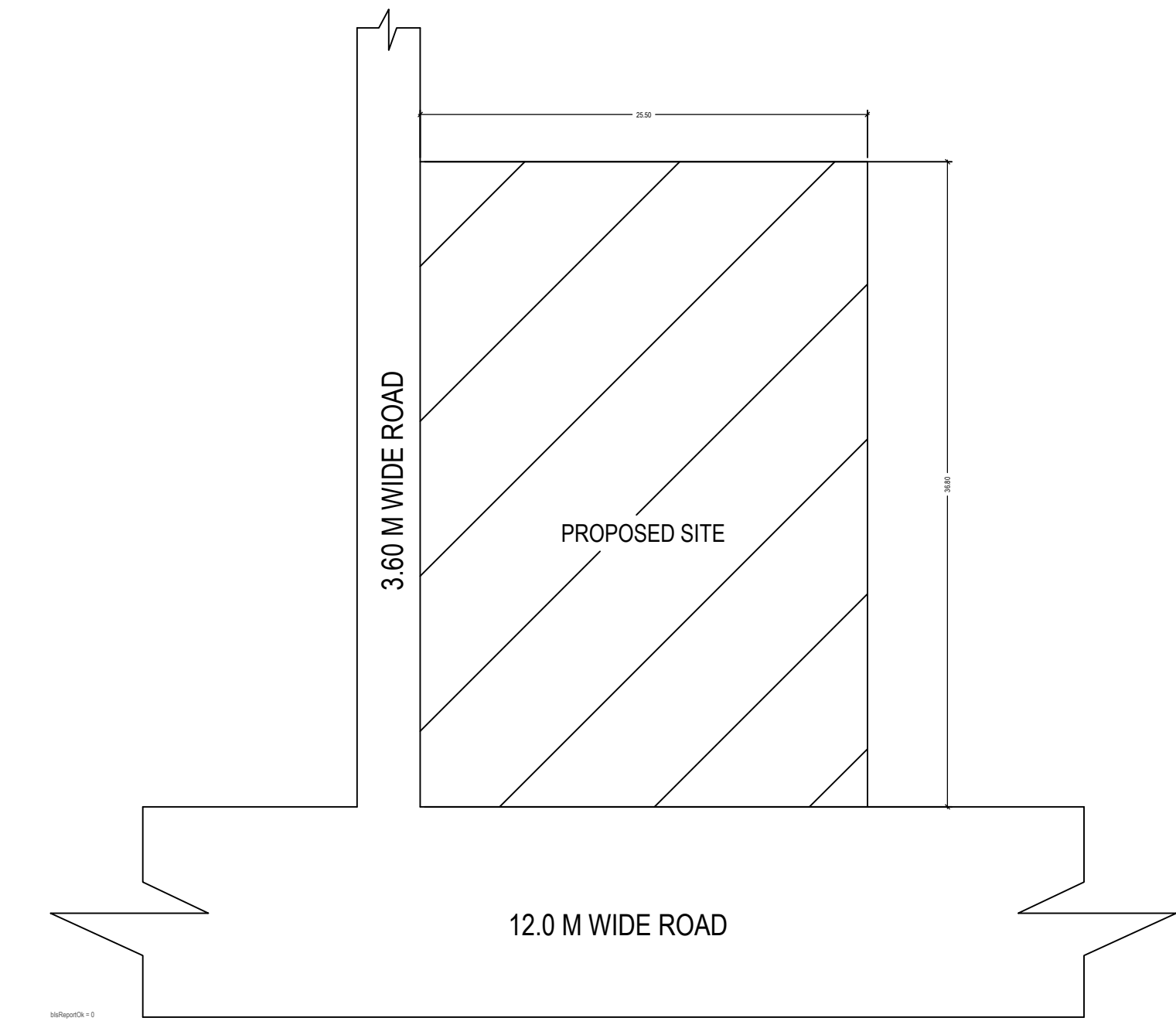
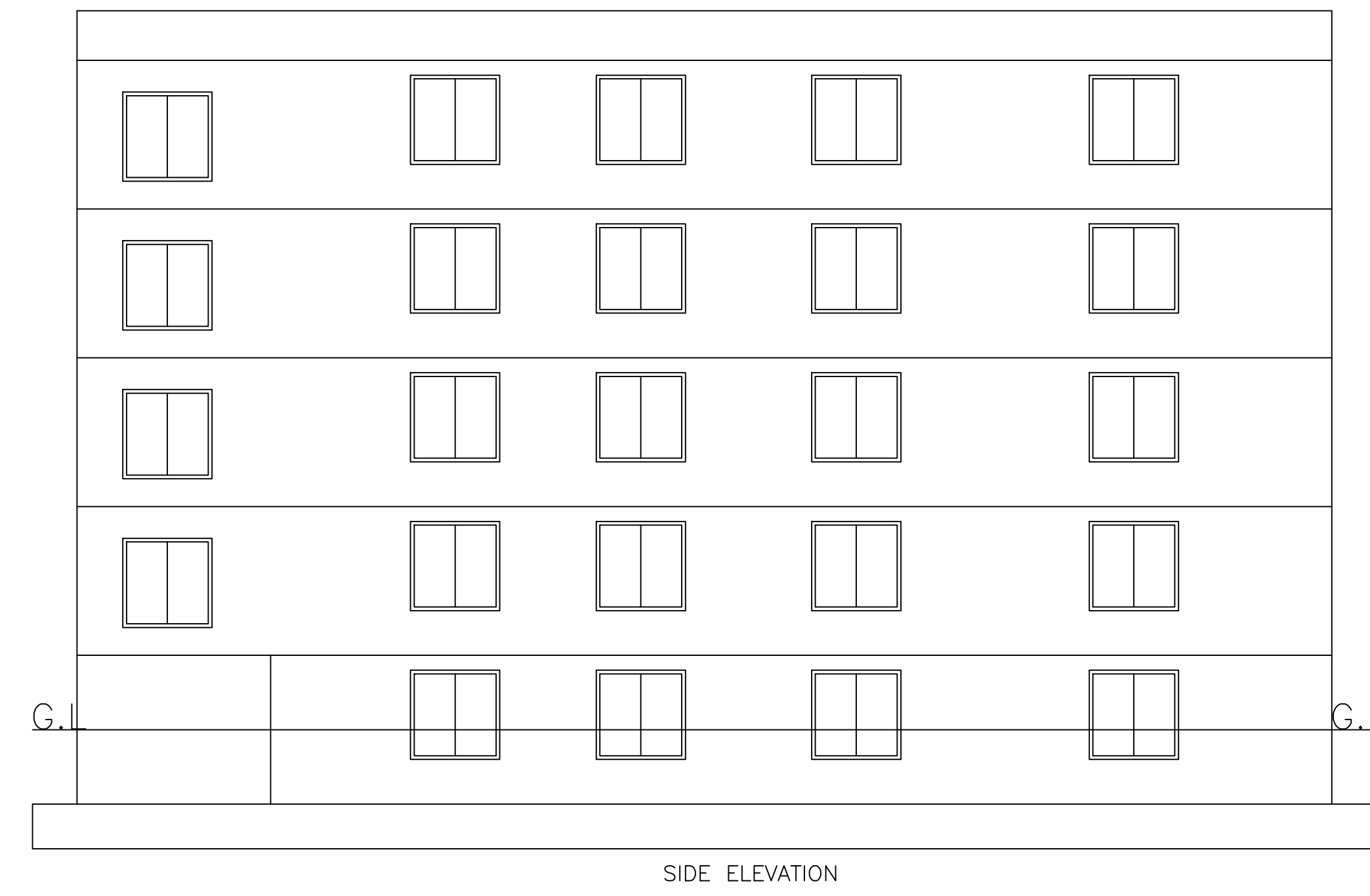
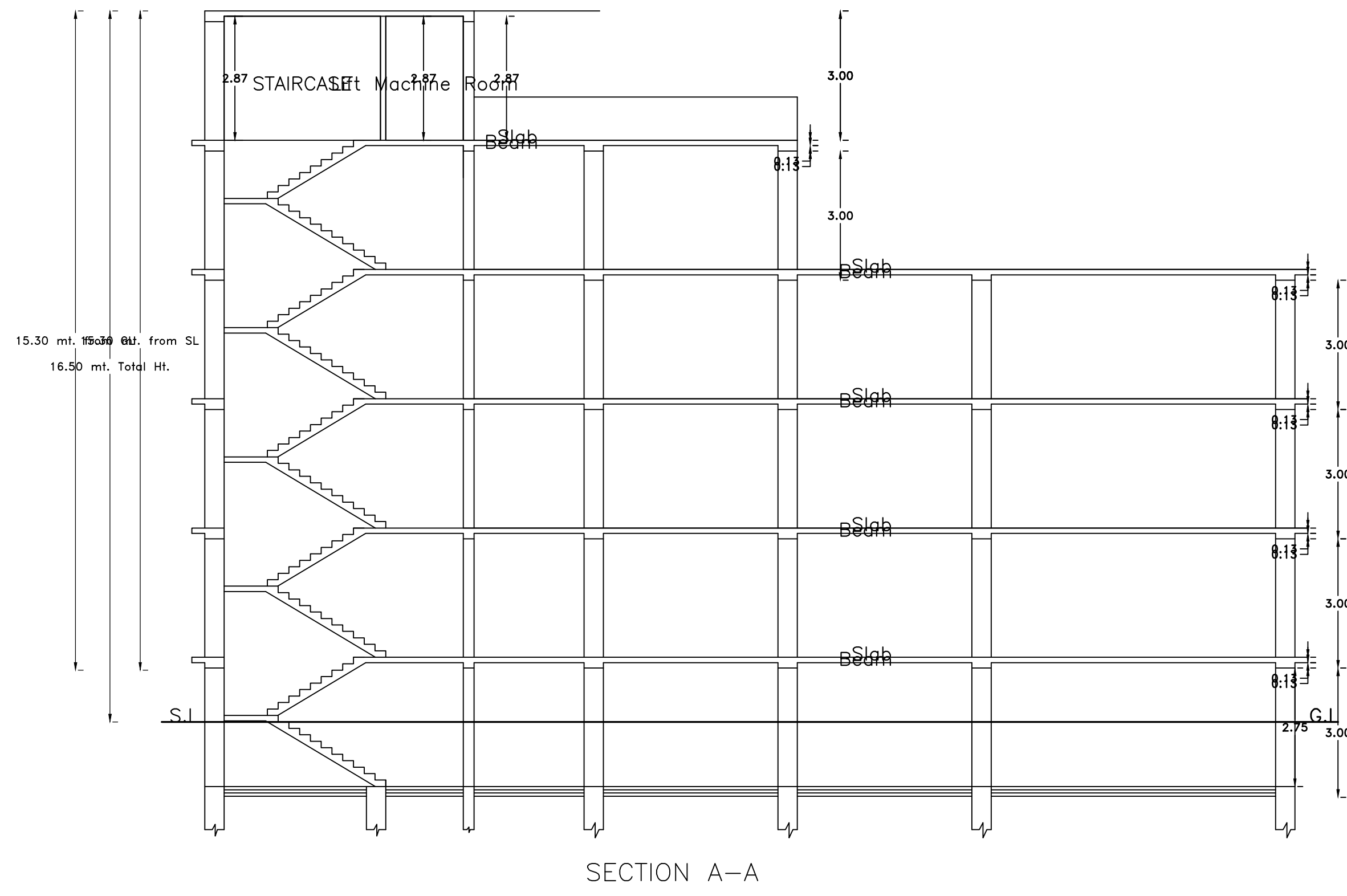
TERRACE FLOOR
(Proposed)
(SCALE 1:100)

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.m)	Existing Built Up Area (Sq.m)	Proposed Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Existing FAR Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Total Additional FAR Area (Sq.m)	Tent (No.)
Basement Floor	342.57	379.15	0.00	0.00	7.56	36.58	335.01	0.00	335.01	01
Ground Floor	374.62	374.62	0.00	0.00	0.00	374.62	0.00	374.62	374.62	01
First Floor	420.10	420.10	0.00	0.00	7.56	0.00	422.54	0.00	422.54	01
Second Floor	420.10	0.00	420.10	0.00	7.56	0.00	422.54	0.00	422.54	01
Third Floor	157.25	0.00	157.25	0.00	7.56	0.00	149.69	149.69	149.69	01
Terrace Floor	11.66	0.00	11.66	7.68	0.00	0.00	3.98	3.98	3.98	01
Total	1746.30	1183.87	599.01	7.68	30.24	36.58	1132.17	576.21	1708.38	06
Total Number of Same Buildings	1									

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.	GNPCBP/0049/W12/2024
Owner Name	SAMMI ALAM
Khata No.	41
Plot No.	31
Village Name	Pipra Kala
Use	Commercial
SubUse	Commercial Bldg



UnitBUA Table for Building -A (BUILDING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	UNIT-2	SHOP	Existing	367.06	344.45	1	1
FIRST FLOOR	UNIT-3	SHOP	Existing	422.54	398.17	1	1
SECOND FLOOR	UNIT-4	SHOP	Proposed	422.54	398.17	1	1
THIRD FLOOR	UNIT-5	SHOP	Proposed	149.69	134.37	1	1
BASEMENT FLOOR	UNIT-1	SHOP	Existing	371.59	351.10	1	1
TERRACE FLOOR	UNIT-6	SHOP	Proposed	11.66	8.88	0	1
Total	-	-	-	1745.08	1630.14	5	6

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	1.20	2.10	07
A (BUILDING)	L1	1.80	2.10	10
A (BUILDING)	G1	5.50	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W1	1.20	2.10	08
A (BUILDING)	W2	1.80	1.80	51

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