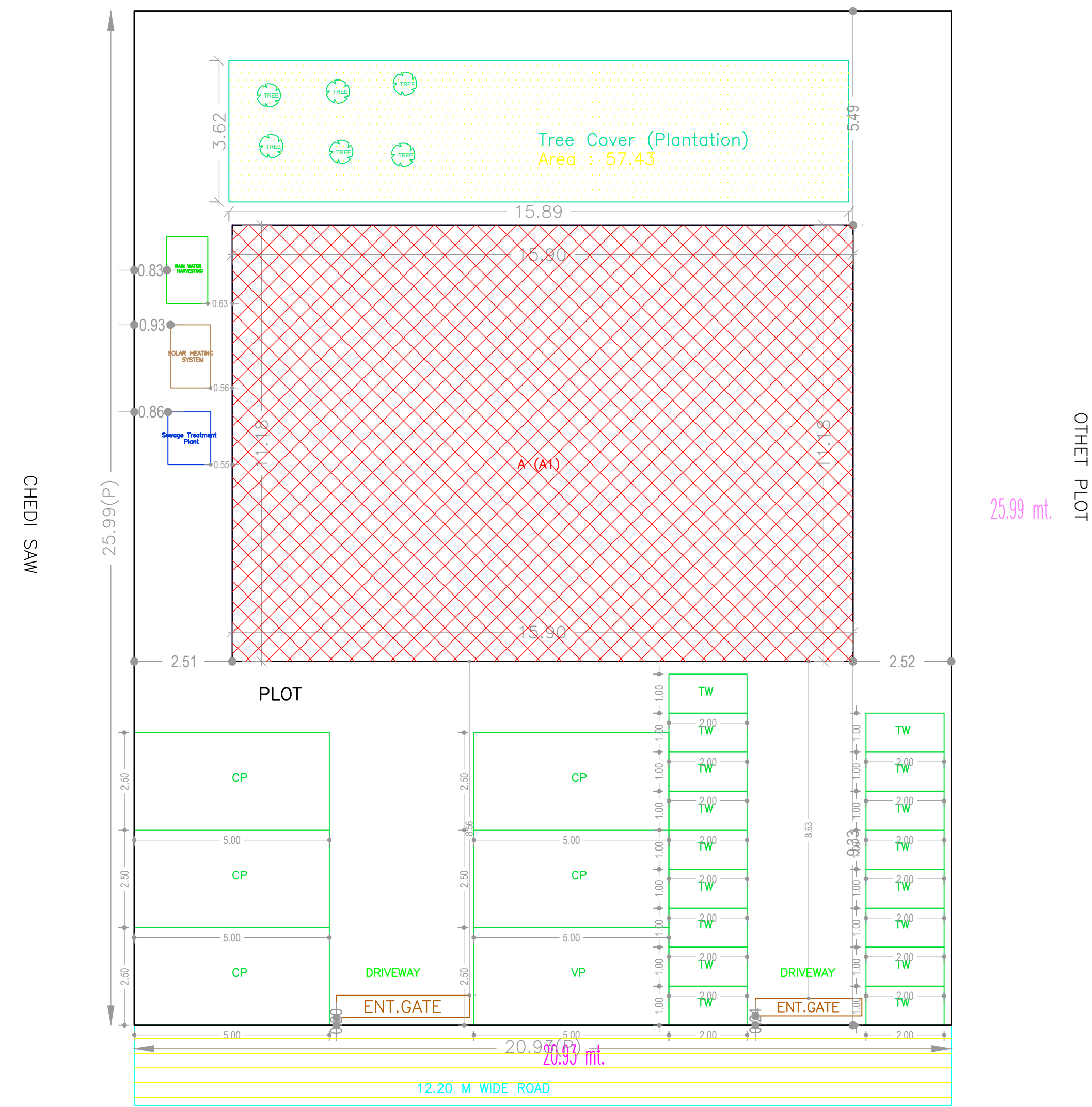


RAKESH CHOUDHRY



25.99 m
20.93 m

SITE PLAN

Proposal Basic Information

Proposal File No.	LNPC/BI/018/W06/2019
Owner Name	nawal kishore prasad and kewal prasad
Khata No.	85
Plot No.	670/669
Village Name	Latahar
Use	Business
SubUse	Business Office

AREA STATEMENT LATEHAR
NAGAR PANCHAYAT
VERSION NO: 1.0.51
VERSION DATE: 16/10/2020

Region	JHARKHAND URBAN	Plot Use	Business
LOCAL BODIES		Plot SubUse	Business Office
District	LATEHAR	Plot Nearty/Religious/Structure	NA
Authority	LATEHAR NAGAR PANCHAYAT		
Inward No.	LNPC/BI/018/W06/2019	Plot SubPlot No.	670/669
Application Type	General Proposal	North Road Width	ROAD
Project Type	Building Permission	South Plot No.	- OTHER PLOT
Nature of Development	New	East Plot No.	ROAD
Location of Development Area	Old Area	West Plot No.	- OTHER PLOT

AREA OF PLOT (Minimum)	(A)	544.06
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	544.06
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		57.43
Total		57.43
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	486.63
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	544.06
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	544.06

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		272.03
Proposed Coverage area (32.67 %)		177.76
Total Prop. Coverage Area (32.67 %)		177.76
Balance coverage area (17.33 %)		94.27

FAR CHECK		
Perm. FAR Area (2.00)		1088.12
Total Perm. FAR area		1088.12
Commercial FAR		811.25
Proposed FAR Area		811.25
Total Proposed FAR Area		811.25
Consumed FAR (Factor)		1.63
Balance FAR Area		276.97

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		811.24
ARCHITECT (Regdt)		law chaturvedi
ENGINEER (Regdt)		
SUPERVISOR (Regdt)		
OWNER (Regdt)		nawal kishore prasad and kewal prasad

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

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	177.76	177.76	177.76	177.76
First Floor	158.37	158.37	158.37	158.37
Second Floor	158.37	158.37	158.37	158.37
Third Floor	158.37	158.37	158.37	158.37
Fourth Floor	158.37	158.37	158.37	158.37
Terrace Floor	0.00	0.00	0.00	0.00
Total	811.24	811.24	811.24	811.24

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (A1)	Business	Business Office	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (A1)	Business	Business Office	> 0	200	752.70	1	3	-	-	-	-
			> 0	200	752.70	-	-	-	-	1	8
			Total	-	-	-	3	5	0	1	8

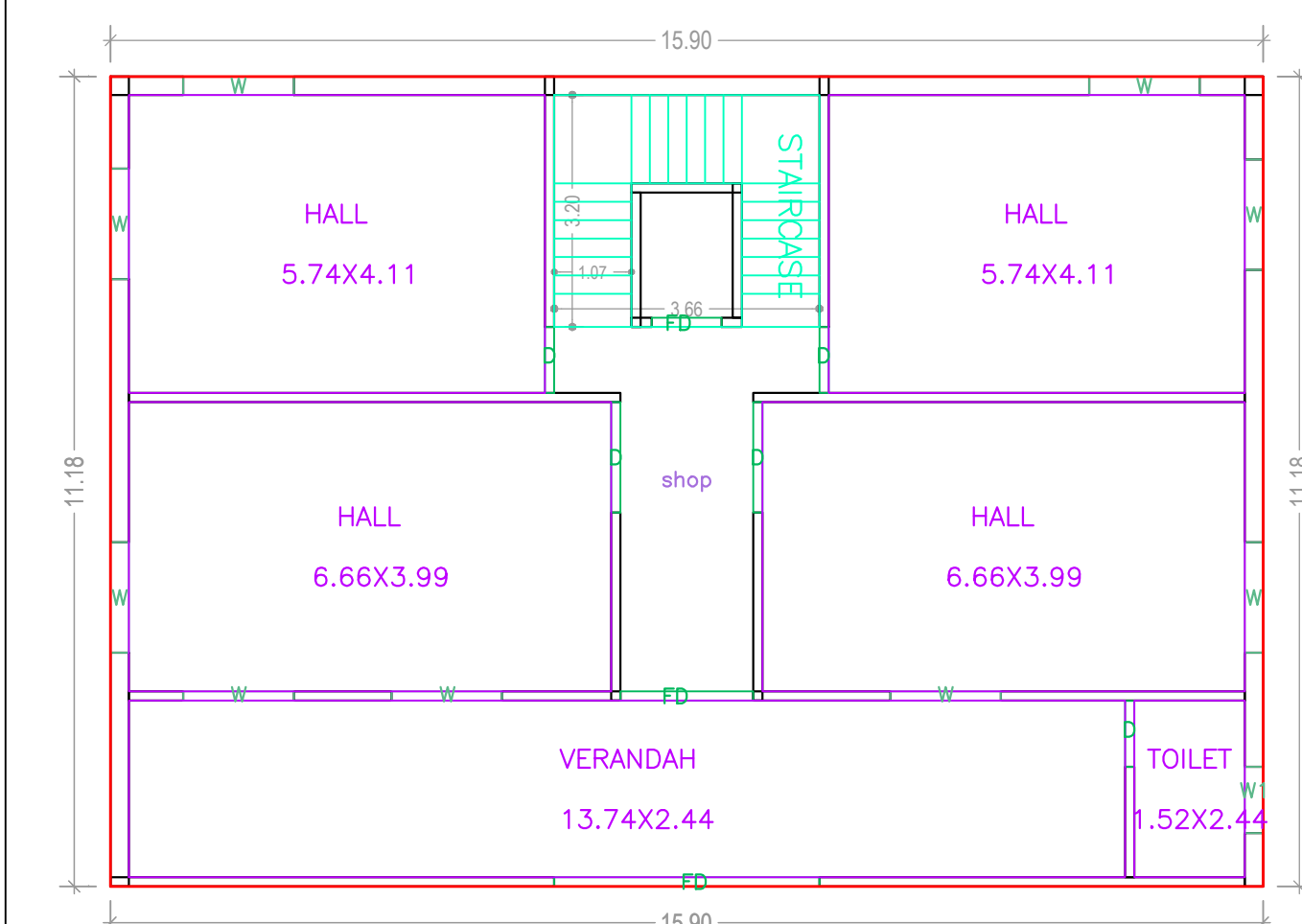
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	3	37.50	5	62.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	17	34.00
Total TwoWheeler	8	16.00	17	34.00
Total		53.50		143.00

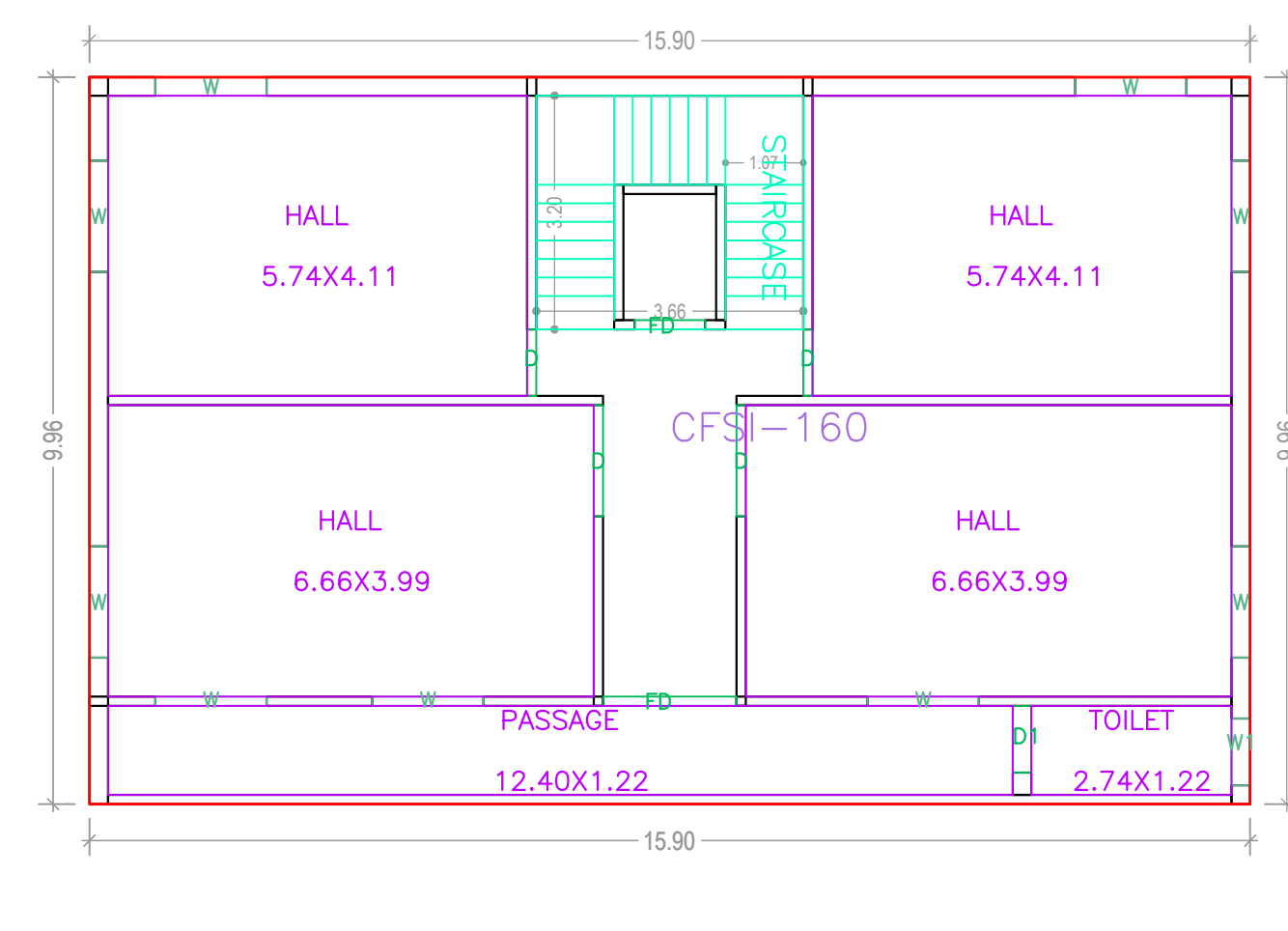
FAR & Tenement Details (Table 4c-1)

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 (A1)	1	811.24	811.25	811.24	811.24	05
Grand Total	1	811.24	811.25	811.24	811.24	05

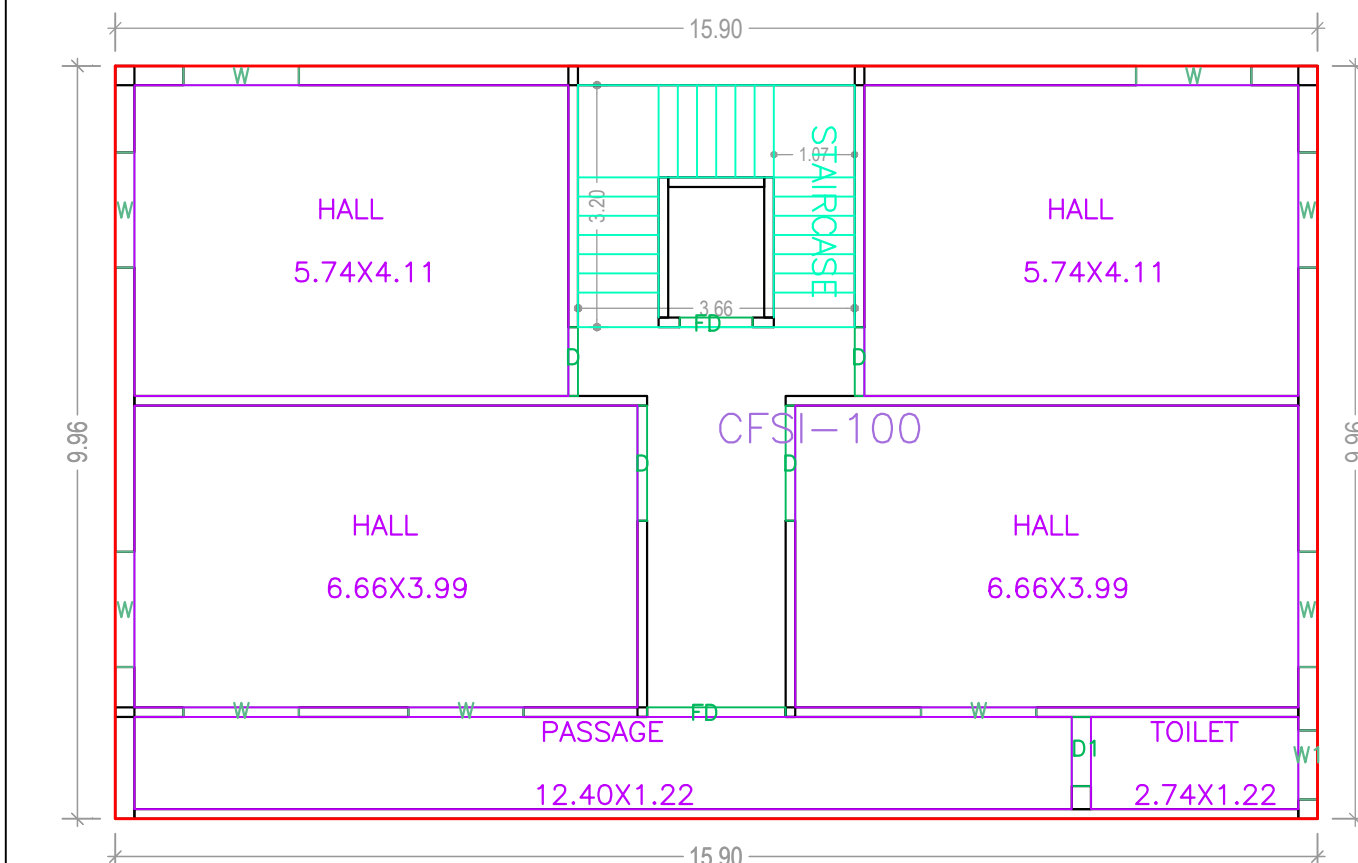
LTP NAME AND SIGNATURE law chaturvedi LNPC/ENG0004/2018	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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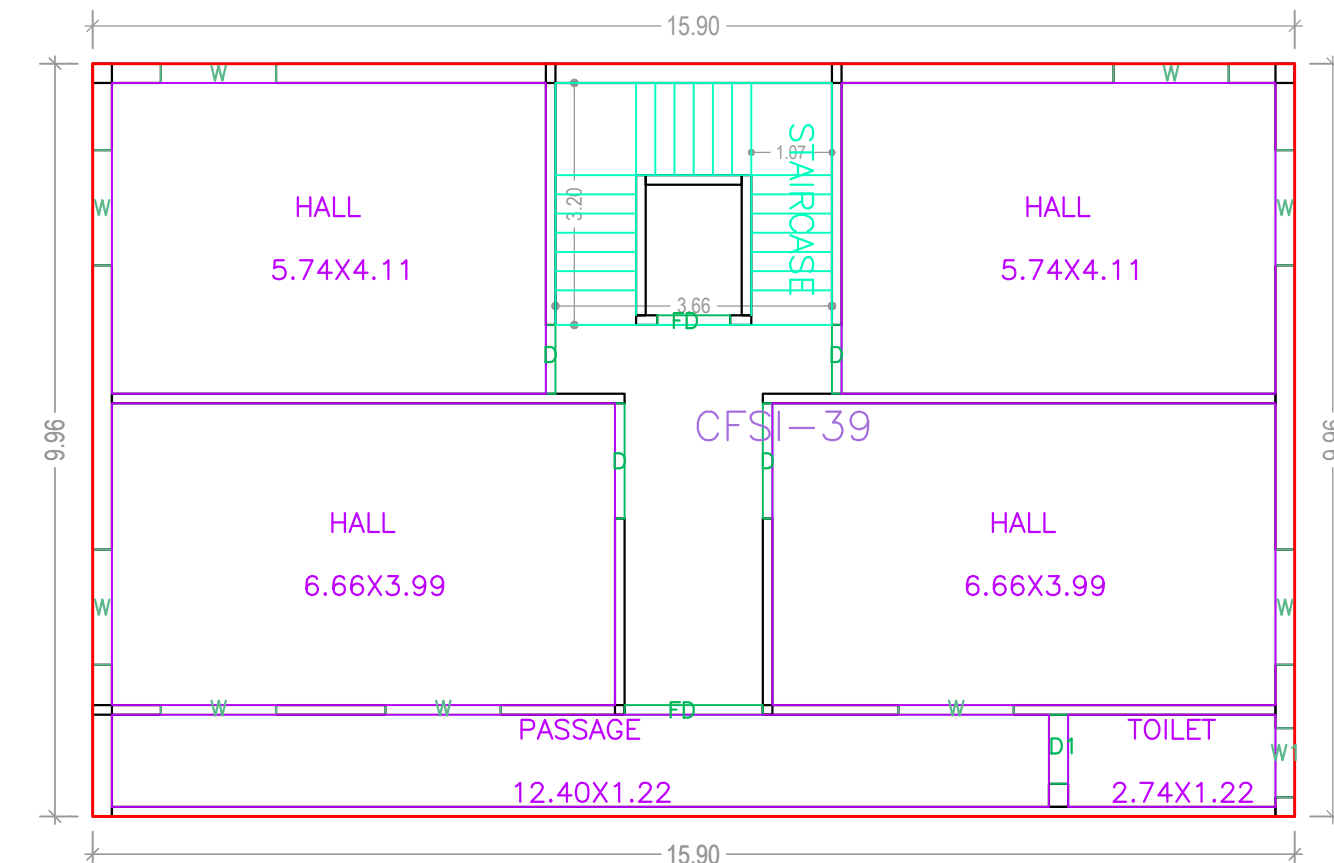
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



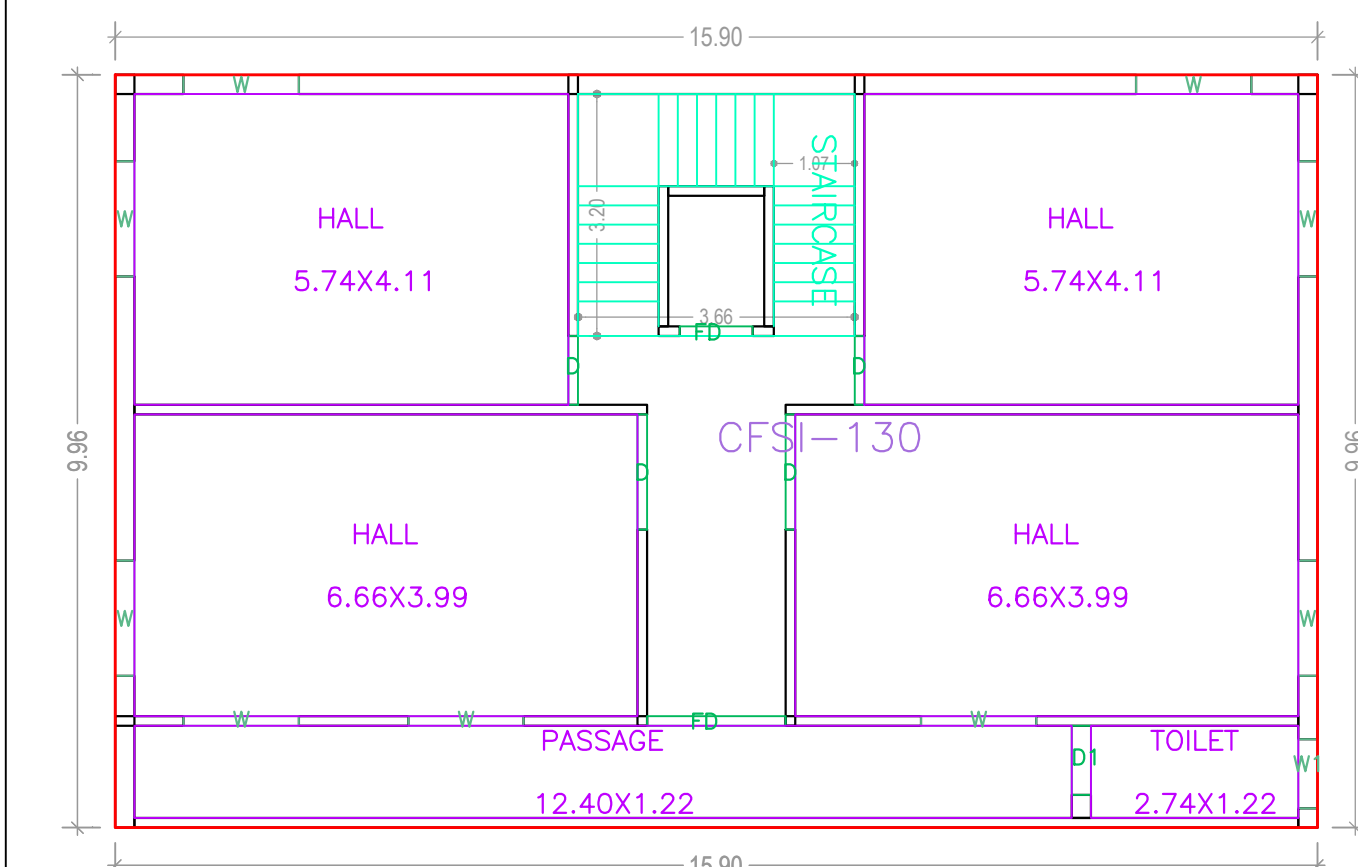
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



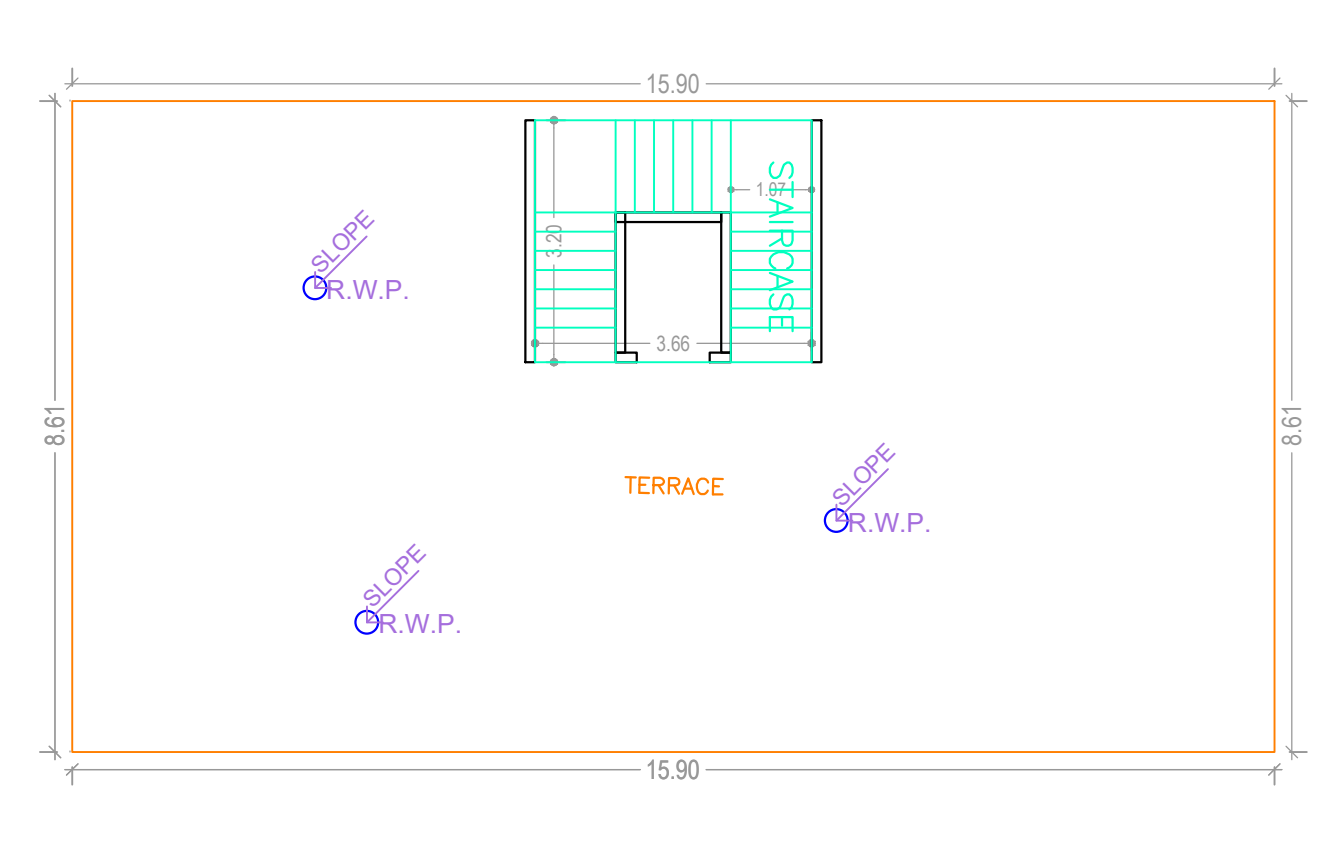
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



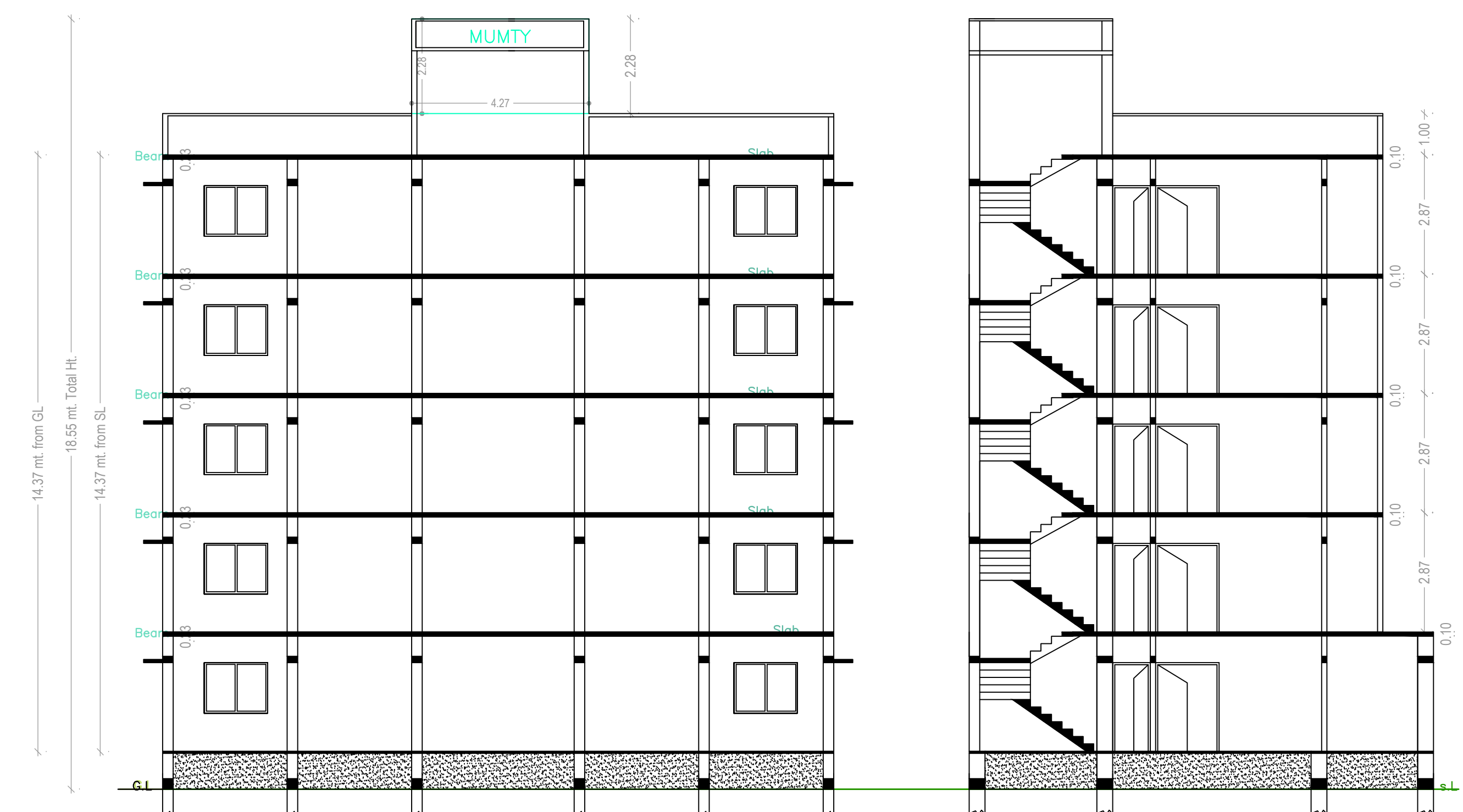
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



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



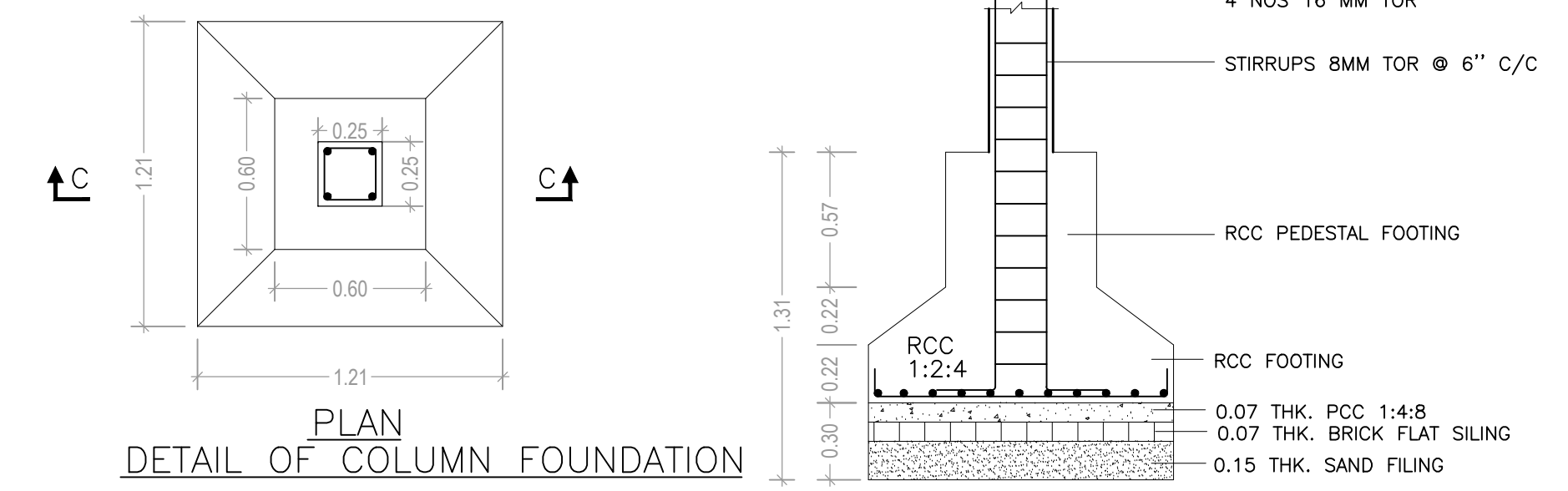
TERRACE FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION - BB

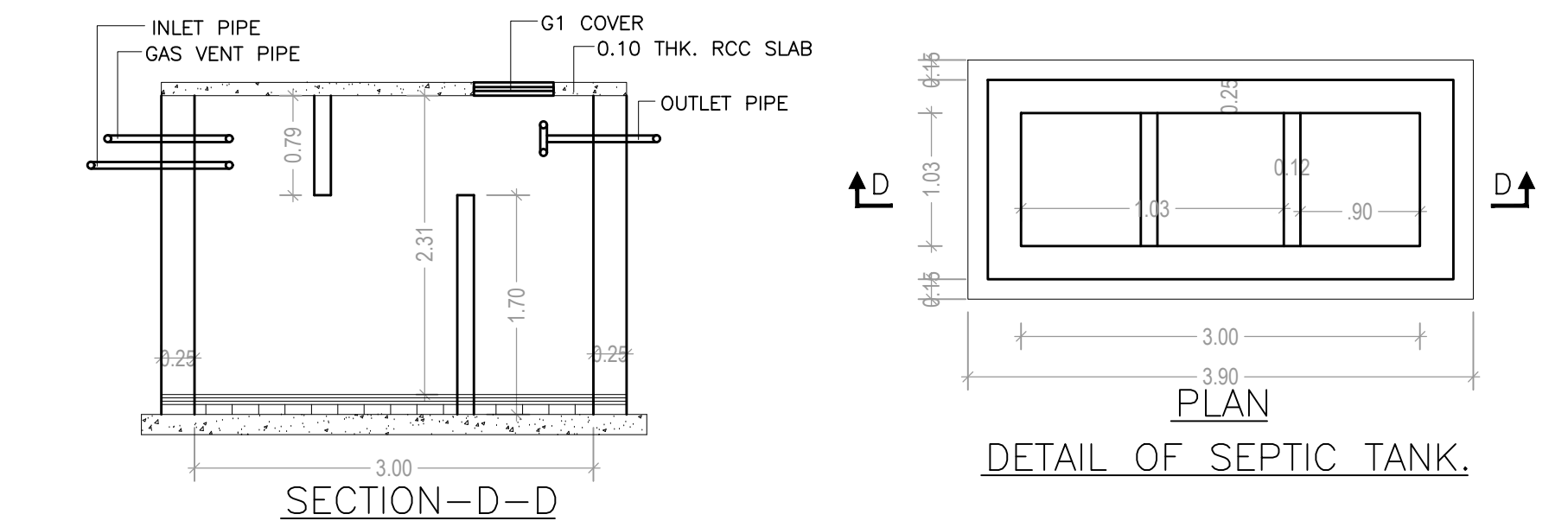
SECTION - AA

RAKESH CHOUDHRY



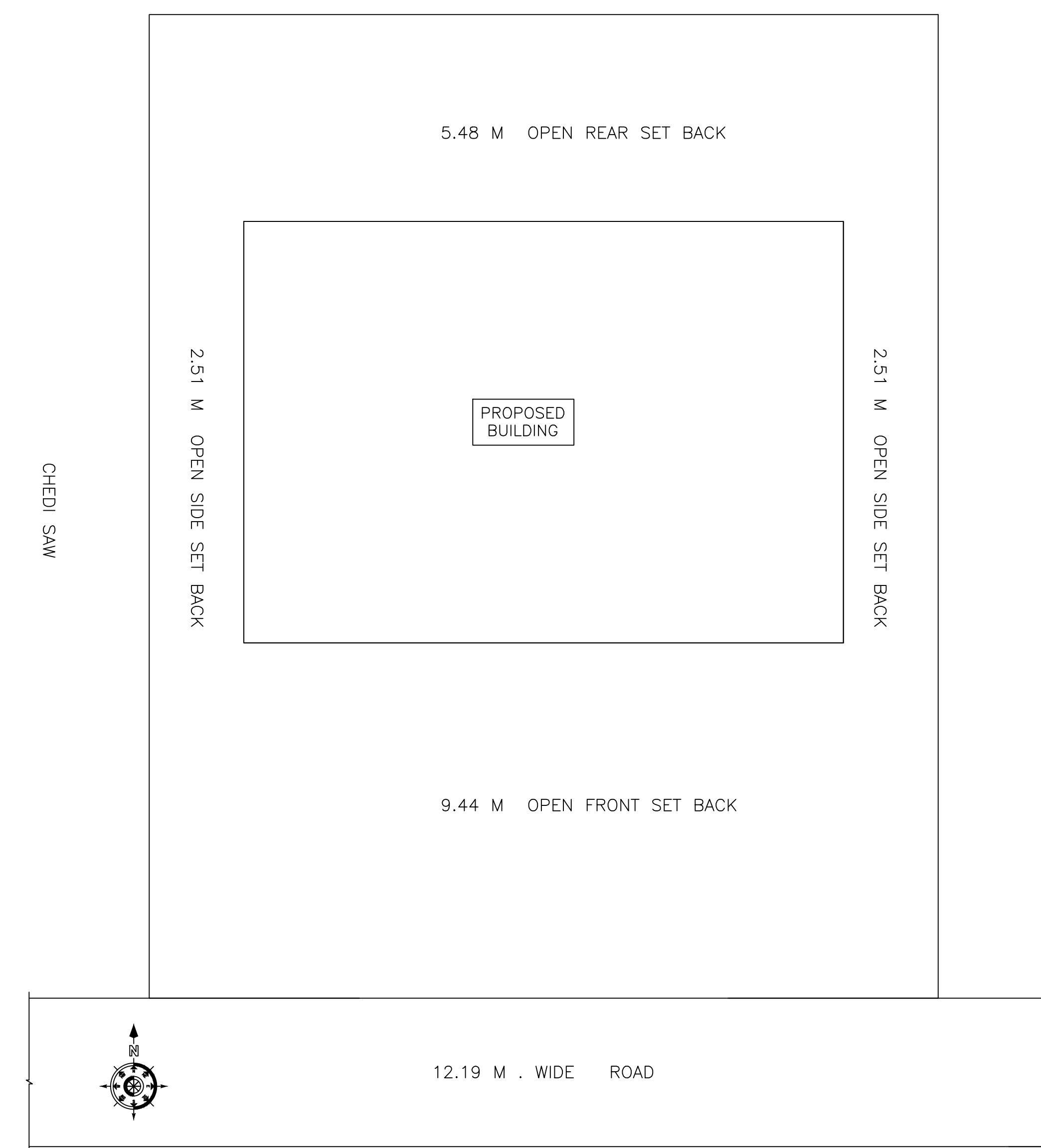
PLAN DETAIL OF COLUMN FOUNDATION

SECTION - C-C



SECTION-D-D

PLAN DETAIL OF SEPTIC TANK

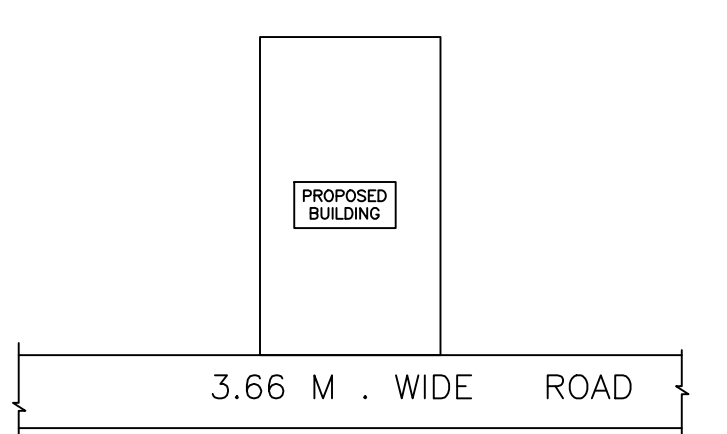


SITE PLAN

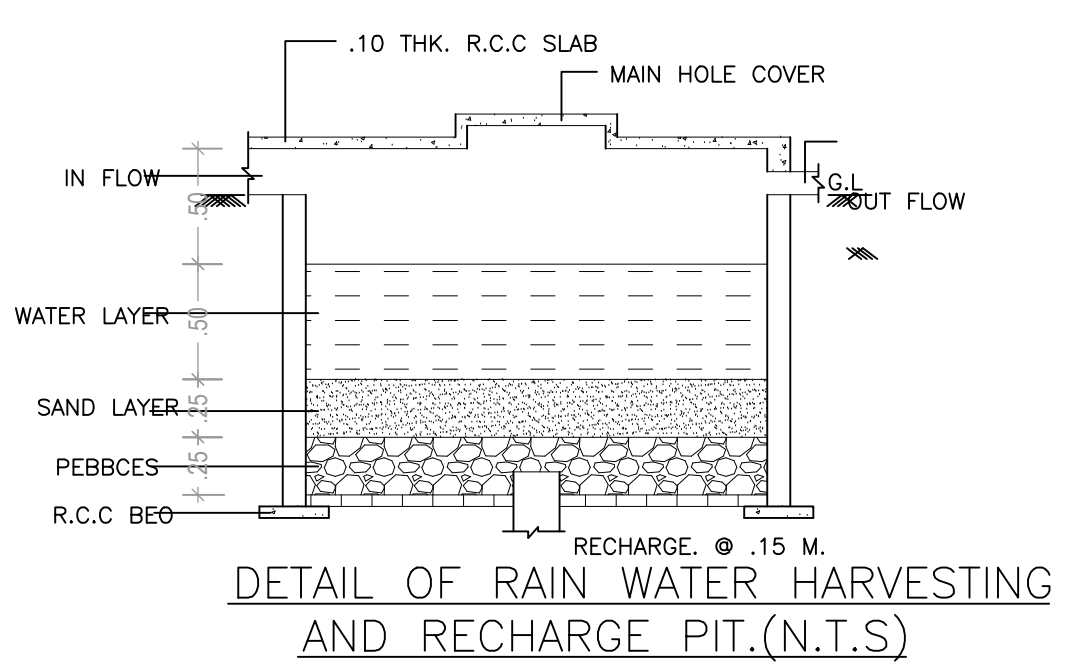


SOUTH SIDE ELEVATION

FRONT SIDE ELEVATION



LOCATION PLAN



DETAIL OF RAIN WATER HARVESTING AND RECHARGE PIT (N.T.S)

Building :A (A1)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	177.76	177.76	177.76	177.76	01
First Floor	158.37	158.37	158.37	158.37	01
Second Floor	158.37	158.37	158.37	158.37	01
Third Floor	158.37	158.37	158.37	158.37	01
Fourth Floor	158.37	158.37	158.37	158.37	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	811.24	811.25	811.24	811.24	05
Total Number of Same Buildings	1				
Total	811.24	811.25	811.24	811.24	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A1)	D	0.91	2.10	11
A (A1)	DF	0.91	2.10	04
A (A1)	D	1.52	2.10	10
A (A1)	FD	1.83	2.10	05
A (A1)	FD	3.66	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A1)	W1	0.91	1.20	05
A (A1)	W	1.52	1.20	45

UnitBUA Table for Building :A (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FOURTH FLOOR PLAN	CFAR-39	SHOP	158.37	144.66	6	1
GROUND FLOOR PLAN	shop	SHOP	177.76	163.74	6	1
FIRST FLOOR PLAN	CFAR-100	SHOP	158.37	144.66	6	1
SECOND FLOOR PLAN	CFAR-130	SHOP	158.37	144.66	6	1
THIRD FLOOR PLAN	CFAR-160	SHOP	158.37	144.66	6	1
Total	-	-	811.24	742.38	30	5

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
law chaturvedi LNPC/ENG0004/2018			