

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.)	Trmnt (No.)
			Parking	Resi.	Commercial	Stair					
A (DHANWANTI)	1	617.34	100.98	132.85	375.49	8.02	516.36	516.36	04		
Grand Total	1	617.34	100.98	132.85	375.49	8.02	516.36	516.36	04		

Proposal Basic Information

Proposal File No.	LNPC/BP/0018/W02/2023
Owner Name	DHANWANTI DEVI
Khata No	33
Plot No	15
Village Name	Rajhar
Use	Commercial
SubUse	ResiComm Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (DHANWANTI)	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-	-	
			> 0	1	1.00	-	-	-	-	-	1	1	
	Commercial	ResiComm Bldg	> 0	1	1.00	-	-	1	1	-	-	-	
			> 0	200	350.78	1	2	-	-	-	-	-	
Total :			-	-	-	3	3	-	1	1	-	5	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	12	24.00
Total TwoWheeler	5	10.00	12	24.00
Other Parking	-	-	-	76.98
Total	-	60.00	-	174.98

AREA STATEMENT LATEHAR NAGAR PANCHAYAT	VERSION NO: 1.0.66		
	VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: LATEHAR	Plot SubUse: ResiComm Bldg		
Authority: LATEHAR NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA		
Inward No: LNPCI/BP/0018/W02/2023	PlotSubPlot No: 15		
Application Type: General Proposal	North: Plot No. - VILAJ PRASAD		
Project Type: Building Permission	South: Plot No. - VILAJ PRASAD		
Nature of Development: New	East: Road Width - ROAD		
Location of Development Area: Old Area	West: Plot No. - NIZ VENDER		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	364.70
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		364.70
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			48.71
Total			48.71
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		315.99
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		364.70
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		364.70
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			182.35
Proposed Coverage Area (30.10 %)			109.79
Total Prop. Coverage Area (30.1 %)			109.79
Balance coverage area (19.90 %)			72.56
FAR CHECK			
Perm. FAR Area (2.000)			729.40
Total Perm. FAR area			729.40
Residential FAR			132.85
Commercial FAR			375.49
Proposed FAR Area			516.36
Total Proposed FAR Area			516.36
Consumed FAR (Factor)			1.42
Balance FAR Area			213.03
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			617.34
ARCHITECT (Regd)		law chaturvedi	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		DHANWANTI DEVI	
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

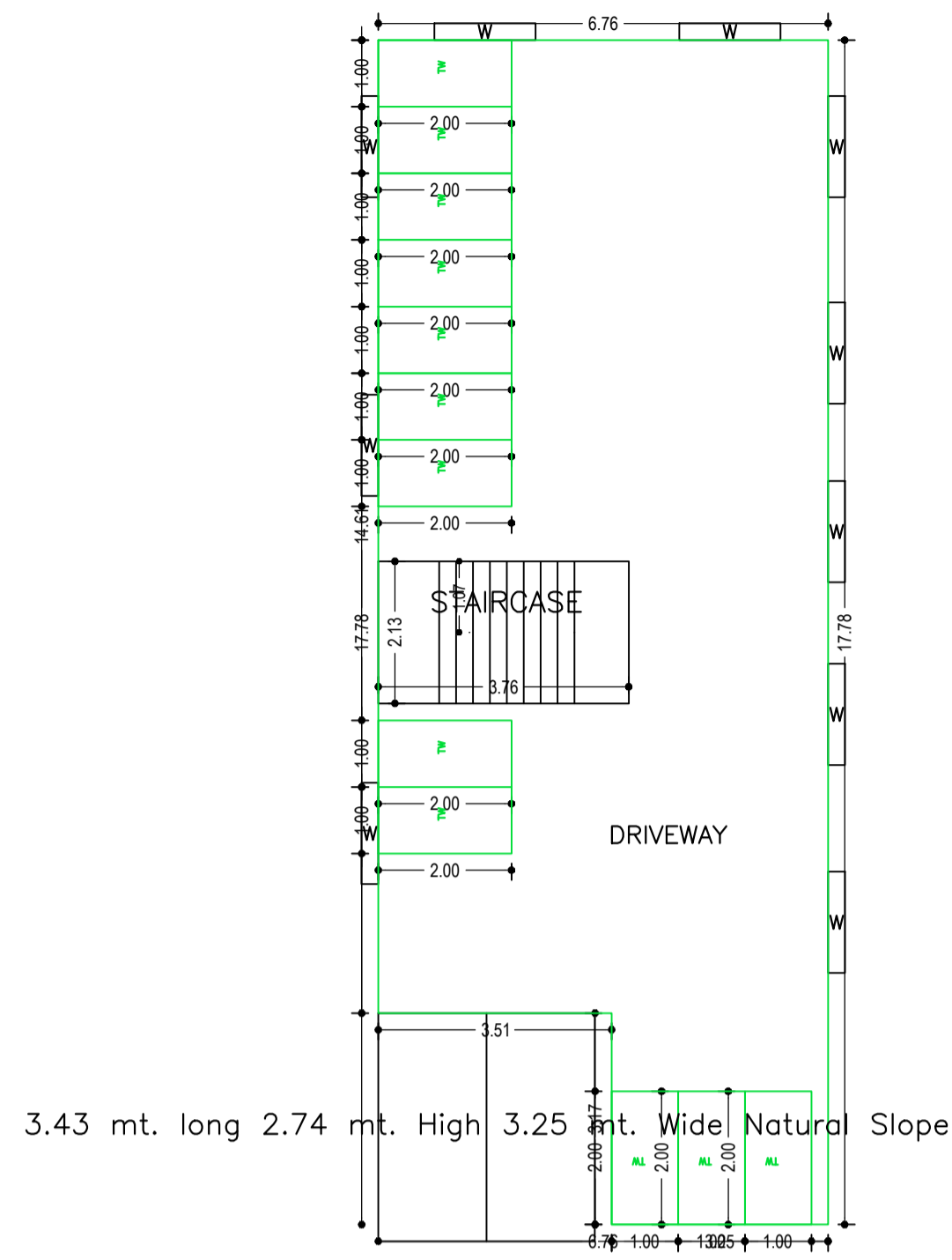
Floor Name	Building Name A (DHANWANTI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	109.00	8.02	109.00	8.02
Ground Floor	109.79	109.79	109.79	109.79
First Floor	132.85	132.85	132.85	132.85
Second Floor	132.85	132.85	132.85	132.85
Third Floor	132.85	132.85	132.85	132.85
Terrace Floor	0.00	0.00	0.00	0.00
Total :	617.34	516.36	617.34	516.36

Building USE/SUBUSE Details

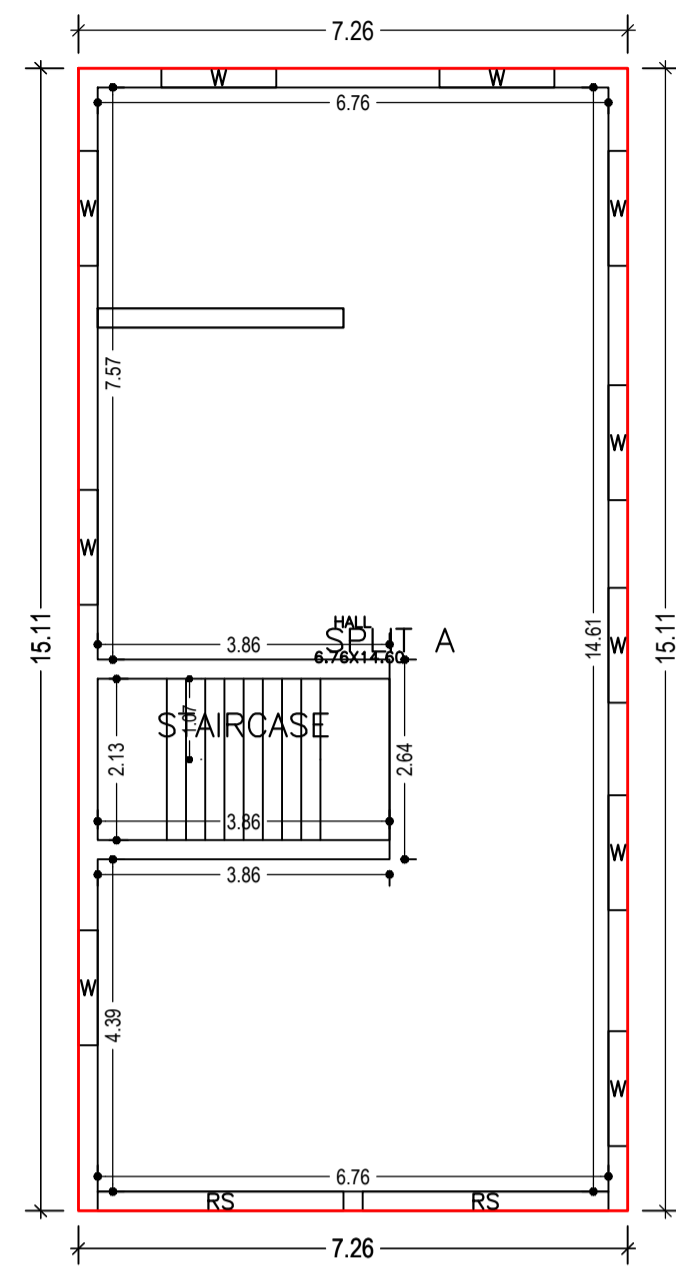
Building Name	Building Use	Building SubUse	Building Structure
A (DHANWANTI)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
law chaturvedi LNPCI/ENG/0004/2018			

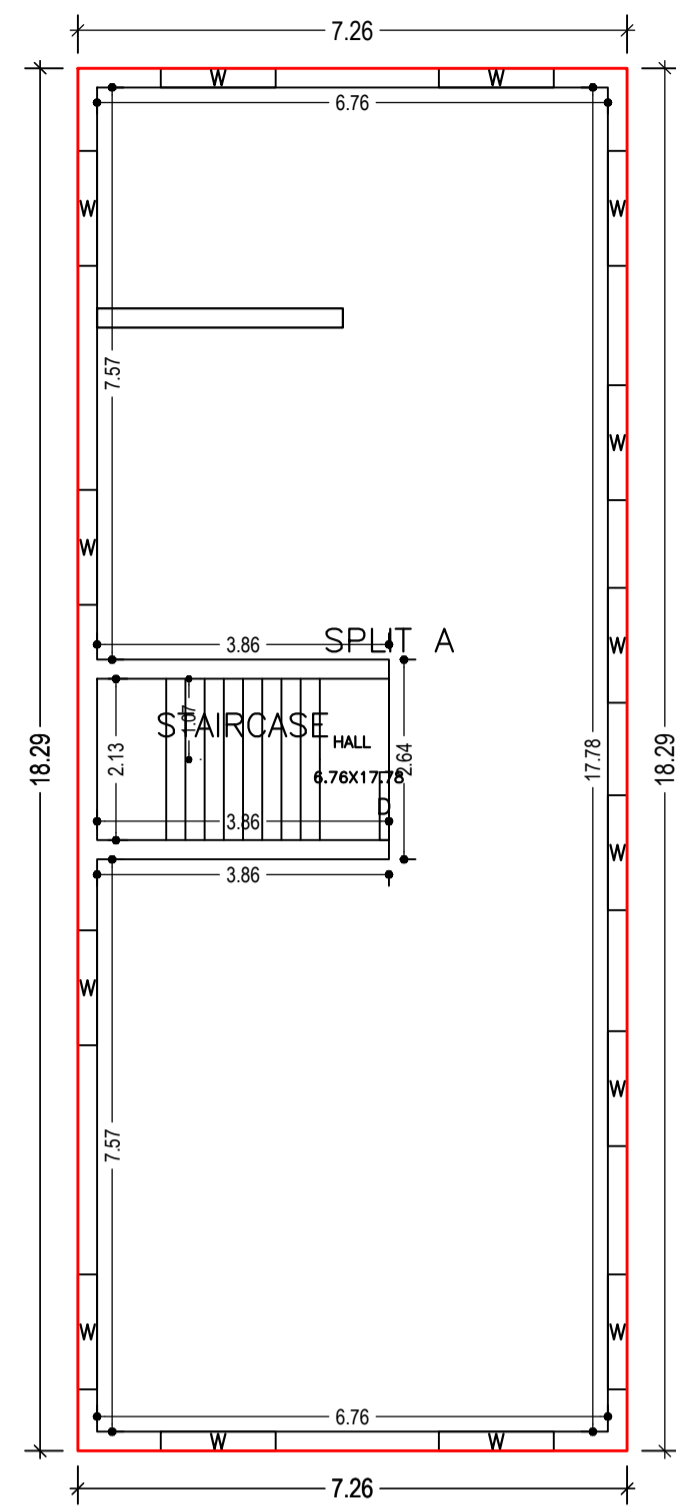
Proposal Basic Information	
Proposal File No.	LNPC/BP/0018/W02/2023
Owner Name	DHANWANTI DEVI
Khata No	33
Plot No	15
Village Name	Rajhar
Use	Commercial
SubUse	ResiComm Bldg



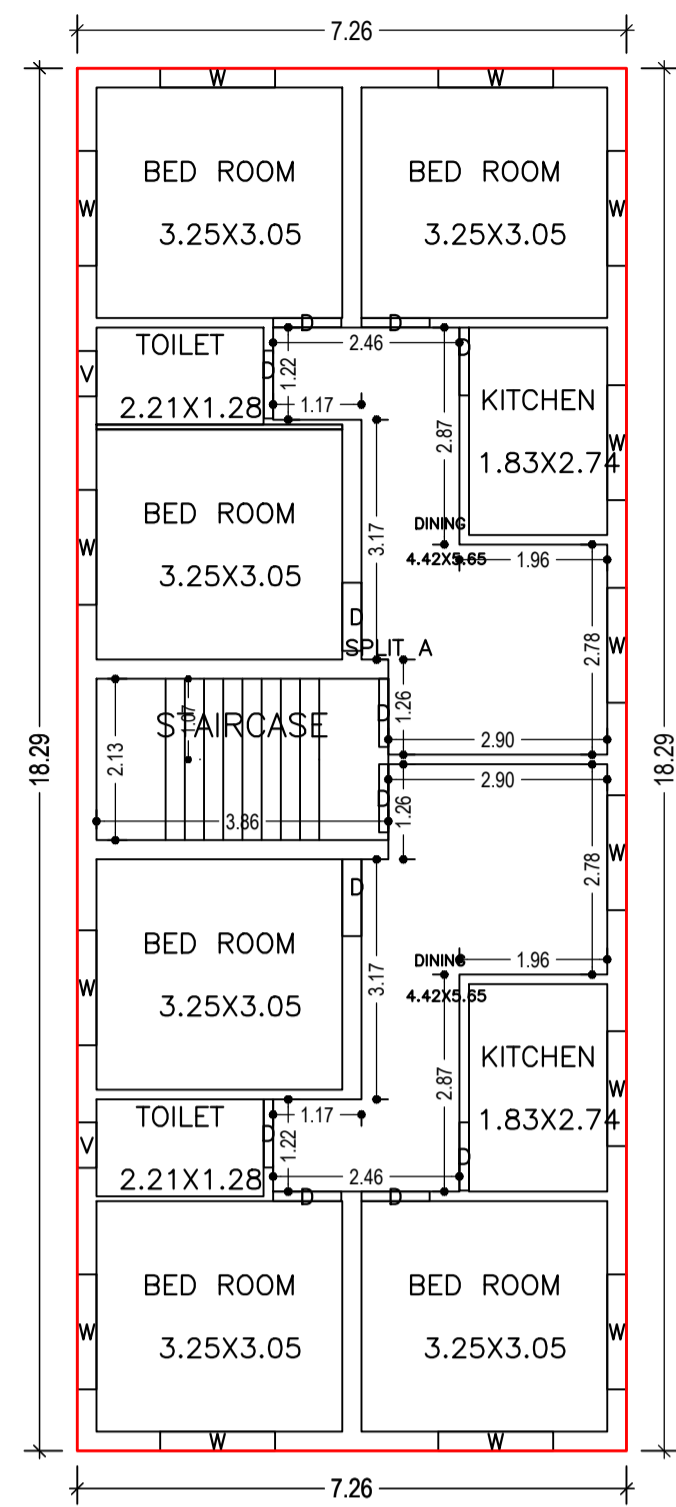
BASEMENT FLOOR PLAN (SCALE 1:100)



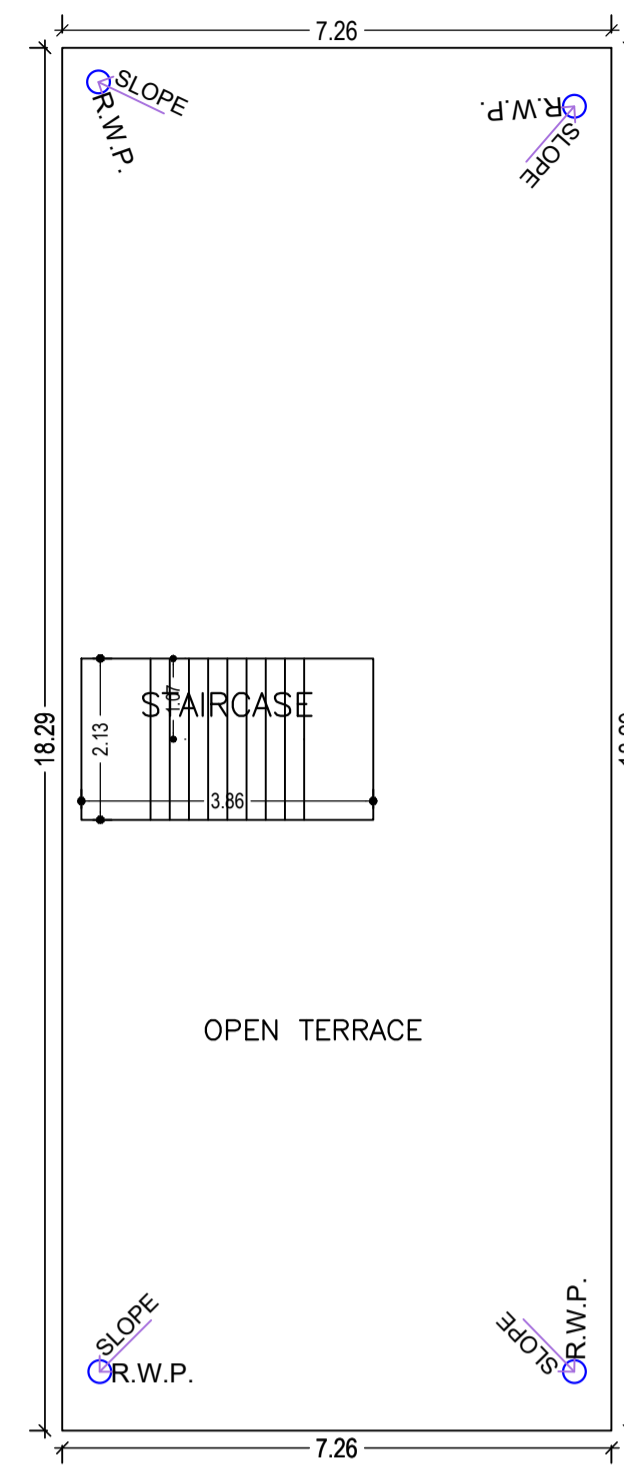
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



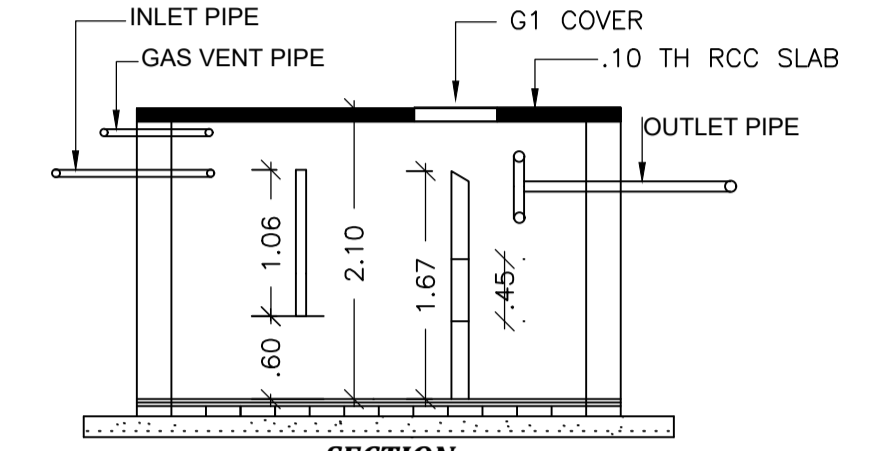
TYPICAL - 1& 2 FLOOR PLAN (Proposed) (SCALE 1:100)



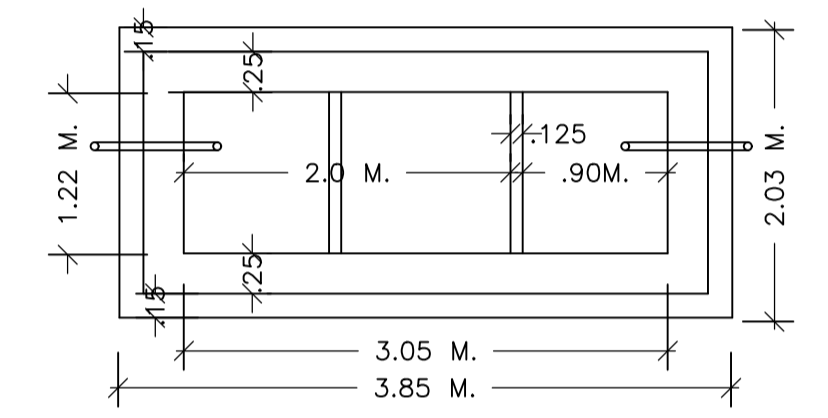
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



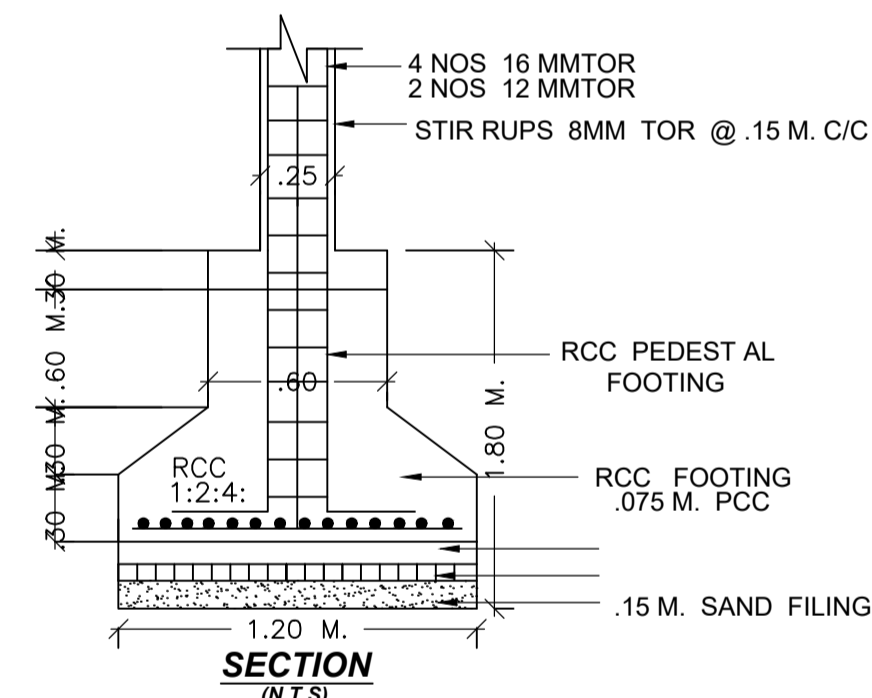
TERRACE FLOOR PLAN (SCALE 1:100)



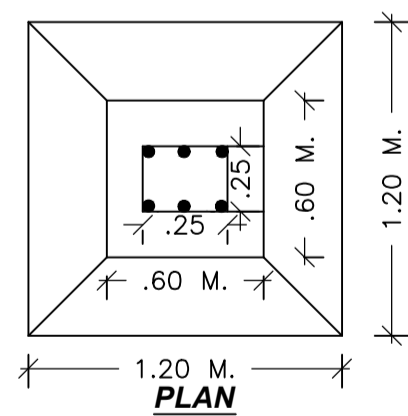
SECTION (N.T.S)



PLAN DETAIL OF SEPTIC TANK



SECTION (N.T.S)



PLAN

Building :A (DHANWANTI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.	Commercial	Stair				
Basement Floor	109.00	100.98	0.00	0.00	8.02	8.02	8.02	00	
Ground Floor	109.79	0.00	0.00	109.79	0.00	109.79	109.79	01	
First Floor	132.85	0.00	0.00	132.85	0.00	132.85	132.85	01	
Second Floor	132.85	0.00	0.00	132.85	0.00	132.85	132.85	01	
Third Floor	132.85	0.00	0.00	132.85	0.00	132.85	132.85	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	617.34	100.98	132.85	375.49	8.02	516.36	516.36	04	
Total Number of Same Buildings	1								
Total :	617.34	100.98	132.85	375.49	8.02	516.36	516.36	04	

SCHEDULE OF DOOR:

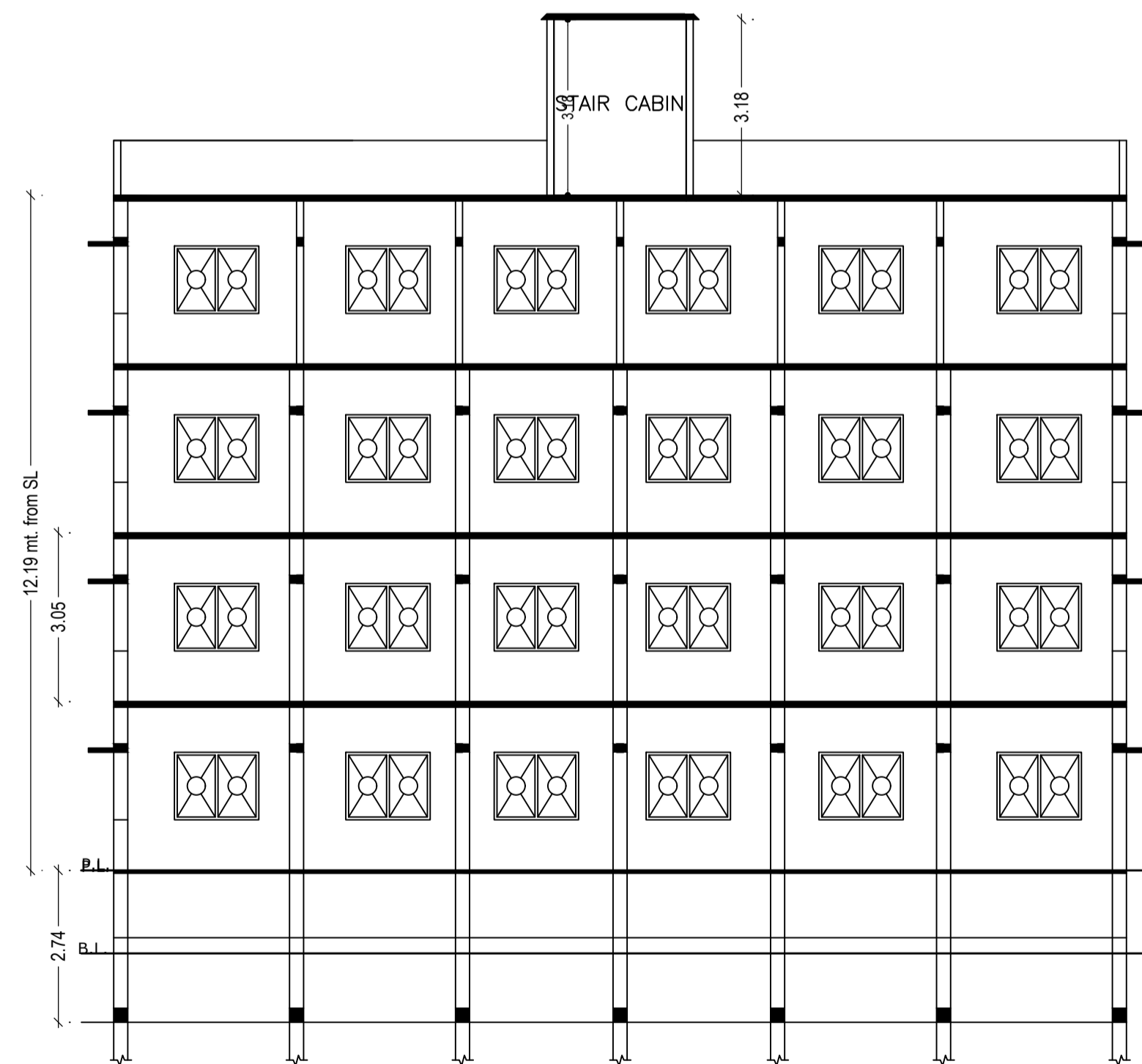
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DHANWANTI)	D	0.90	2.10	13
A (DHANWANTI)	D	1.02	2.10	01
A (DHANWANTI)	RS	3.25	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

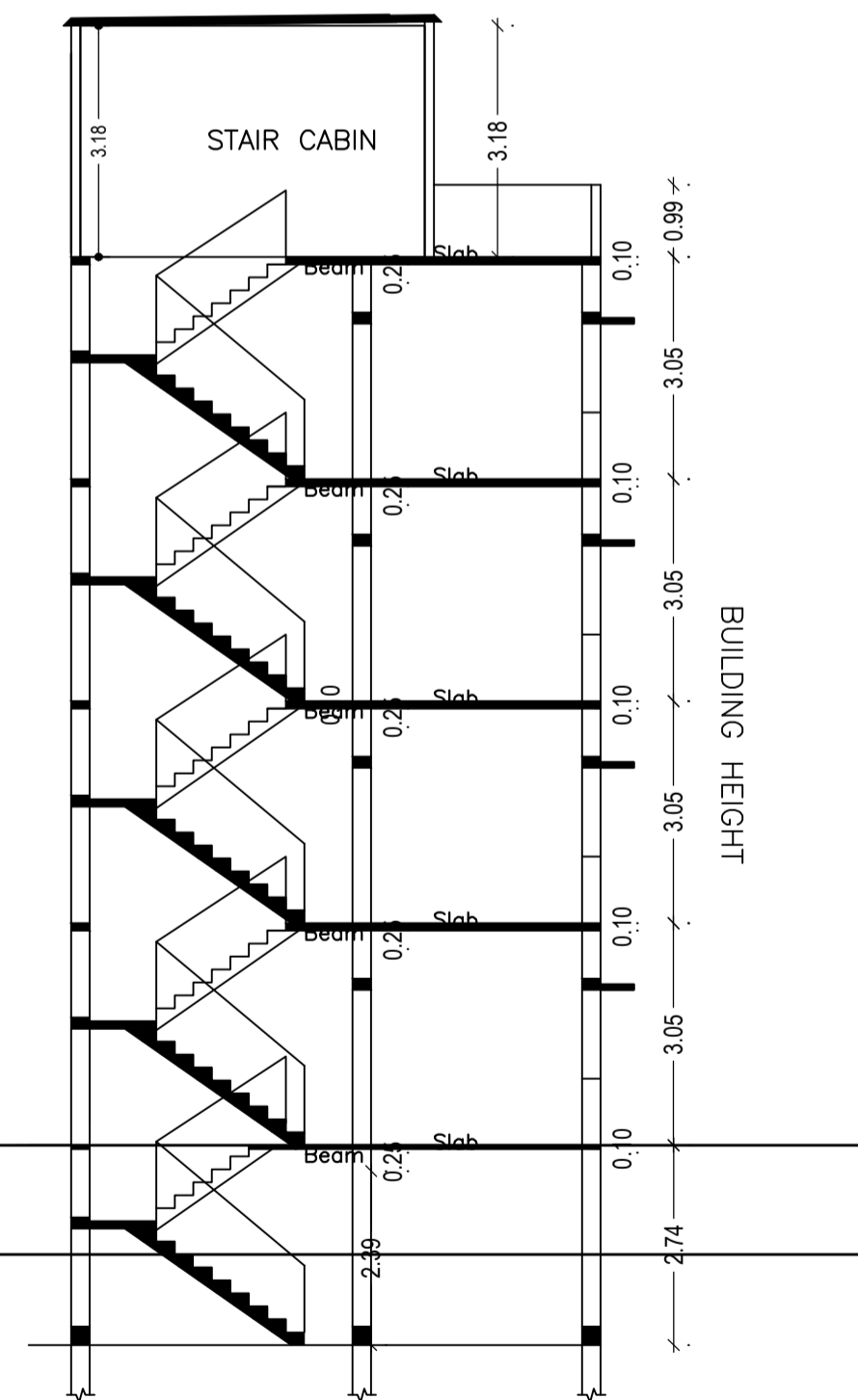
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DHANWANTI)	V	0.60	0.60	02
A (DHANWANTI)	W	1.52	1.20	52

UnitBUA Table for Building :A (DHANWANTI)

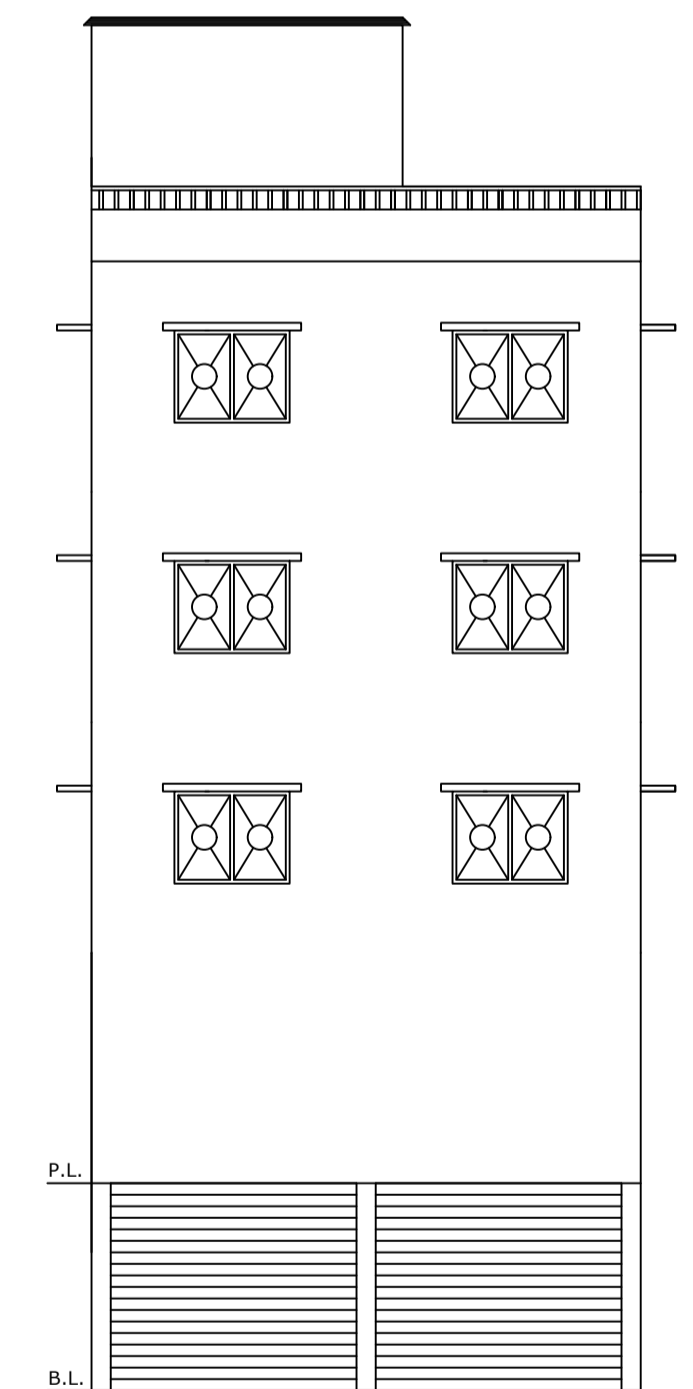
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRD FLOOR PLAN	SPLIT A	FLAT	109.93	109.72	12	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT A	SHOP	109.93	109.10	1	2
GROUND FLOOR PLAN	SPLIT A	SHOP	88.48	87.65	1	1
Total:	-	-	418.27	415.58	15	4



SECTION- XX



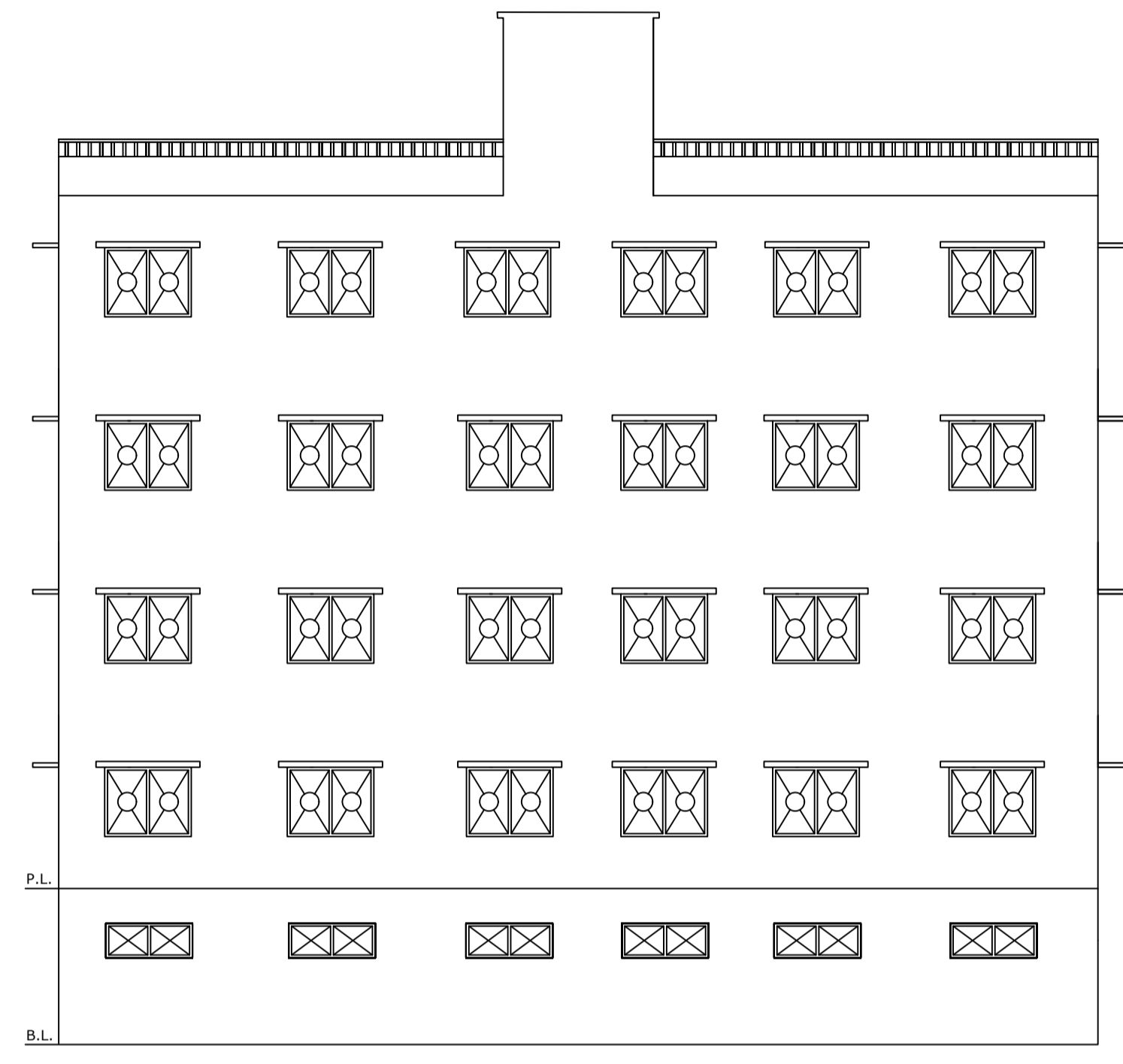
SECTION- YY



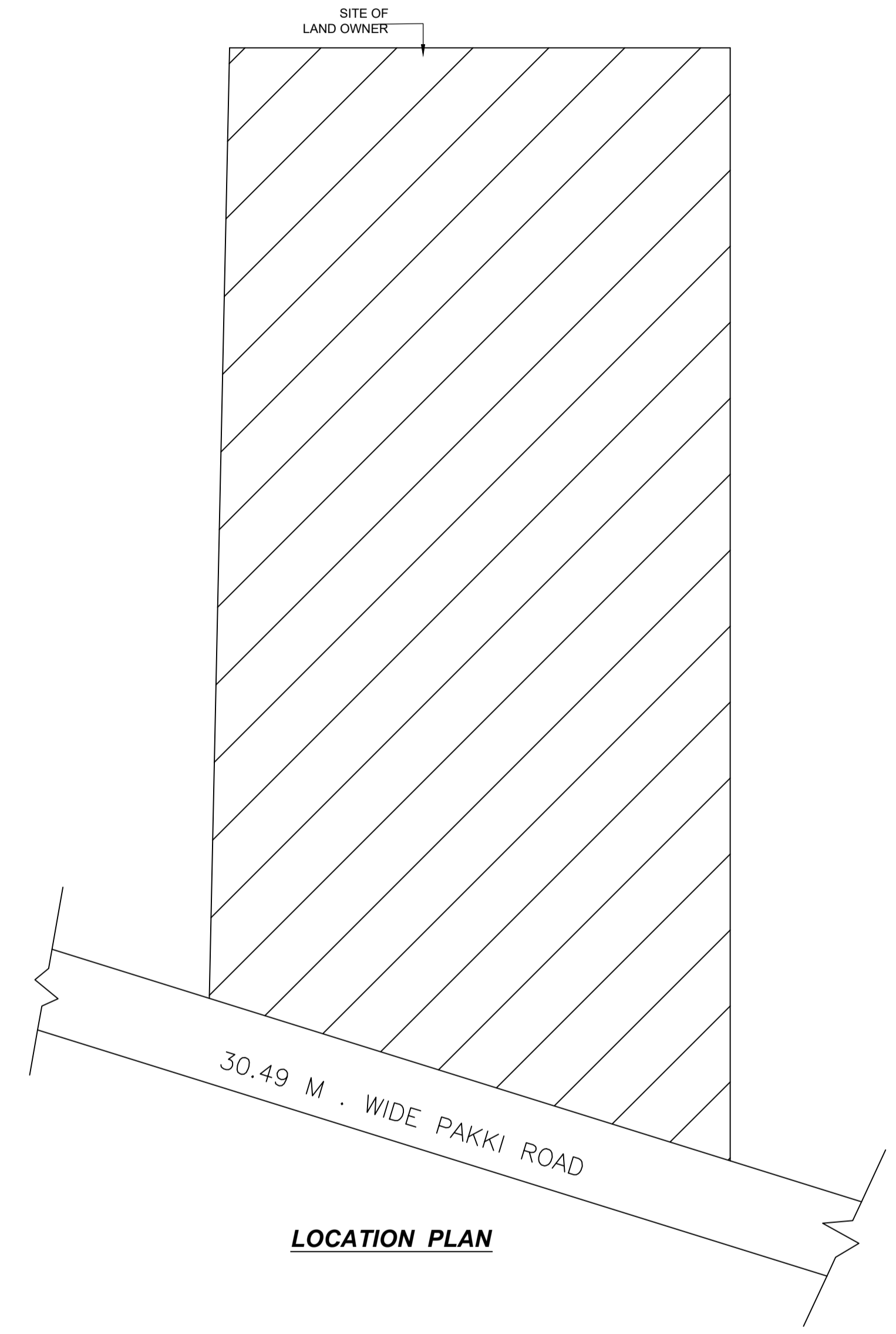
FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
law chaturvedi LNPC/ENG/0004/2018			

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Khata No	33
Plot No	15
Village Name	Rajhar
Use	Commercial
SubUse	ResiComm Bldg



NORTH SIDE ELEVATION



LOCATION PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
law chaturvedi LNPC/ENG/0004/2018			