

SEYRJYSQ4TEETETETRYJYDRTYR

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Parking	Resi.	Commercial	Resi.			
A (SHAHID)	1	375.31	59.34	124.31	191.65	315.97	315.97	03	
<b>Grand Total :</b>	<b>1</b>	<b>375.31</b>	<b>59.34</b>	<b>124.31</b>	<b>191.65</b>	<b>315.97</b>	<b>315.97</b>	<b>03</b>	

Proposal Basic Information

Proposal File No.	LNP/BE/0017/W10/2023
Owner Name	MD SHAHID RAJA
Khata No	08.21.00
Plot No	411.412(O)
Village Name	Amwatkar
Use	Mixed
SubUse	Resi+Comm

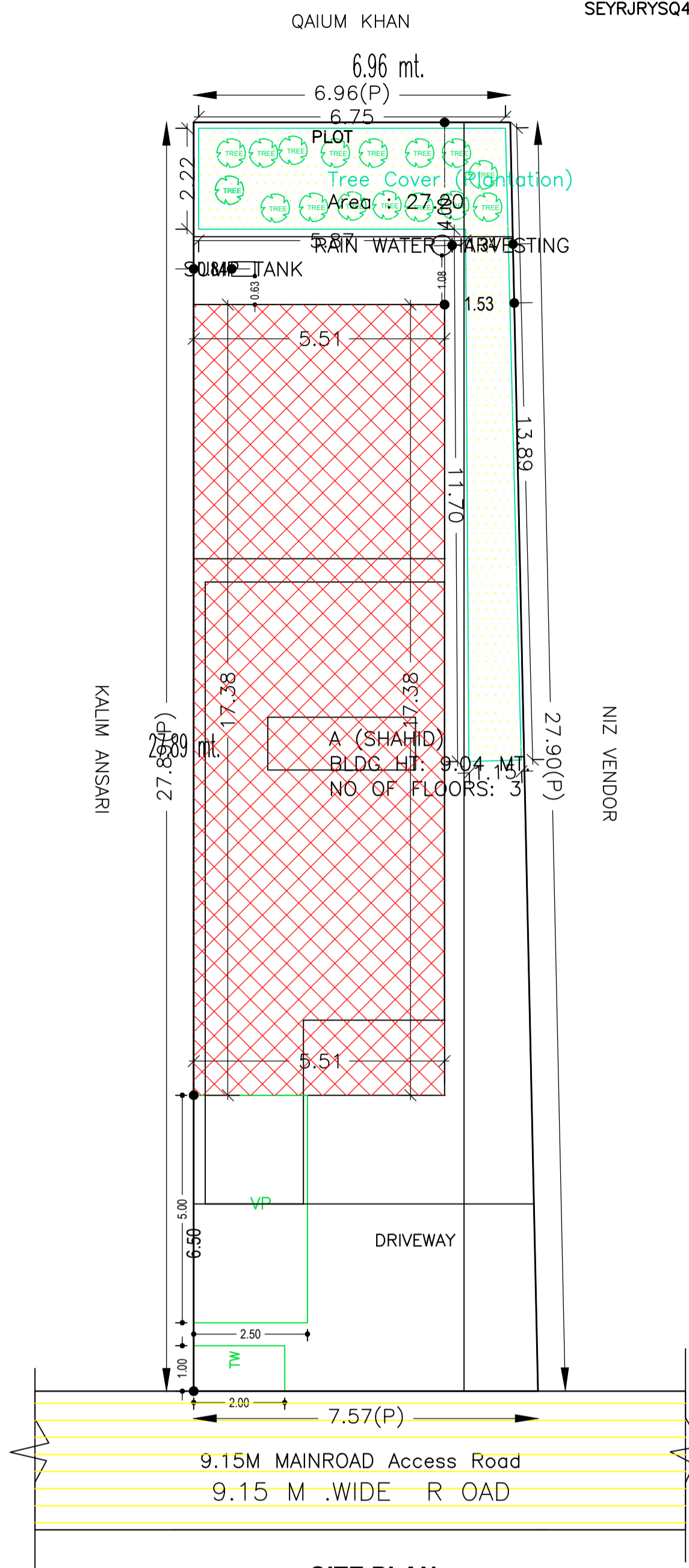
AREA STATEMENT LATEHAR NAGAR PANCHAYAT	VERSION NO.: 1.0.66
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: LATEHAR	Plot SubUse: Resi+Comm
Authority: LATEHAR NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: LNP/BE/0017/W10/2023	Plot/SubPlot No: 411.412(O)
Application Type: General Proposal	North: Road Width - 9.15
Project Type: Building Permission	South: Plot No. - QAIUM KHAN
Nature of Development: New	East: Plot No. - KMIL ANSWARI
Location of Development Area: Old Area	West: Plot No. - niz vender

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 (SHAHID)	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-	-	
			>0	1	1.00	-	-	-	-	1	1	-	-
	Commercial	ResiComm Bldg	>0	200	175.18	1	1	-	-	-	-	-	
			>0	200	175.18	-	-	-	-	-	1	2	
<b>Total :</b>			-	-	-	2	2	-	1	1	-	3	6

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	3	6.00	6	12.00
Other Parking	-	-	-	24.35
<b>Total</b>		<b>43.50</b>		<b>85.85</b>



SITE PLAN

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 202.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 202.48
Deduction for Balance Plot Area(from Gross Plot Area)	27.20
Common Plot	27.20
Total	27.20
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 175.28
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 202.48
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 202.48
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	141.74
Proposed Coverage Area ( 47.33 % )	95.83
Total Prop. Coverage Area ( 47.33 % )	95.83
Balance coverage area ( 22.67 % )	45.91
FAR CHECK	
Perm. FAR Area ( 2.000 )	404.96
Total Perm. FAR area	404.96
Residential FAR	124.31
Commercial FAR	191.65
Proposed FAR Area	315.96
Total Proposed FAR Area	315.96
Consumed FAR (Factor)	1.56
Balance FAR Area	89.00
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	375.31
ARCHITECT (Regd)	law chaturvedi
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD SHAHID RAJA
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

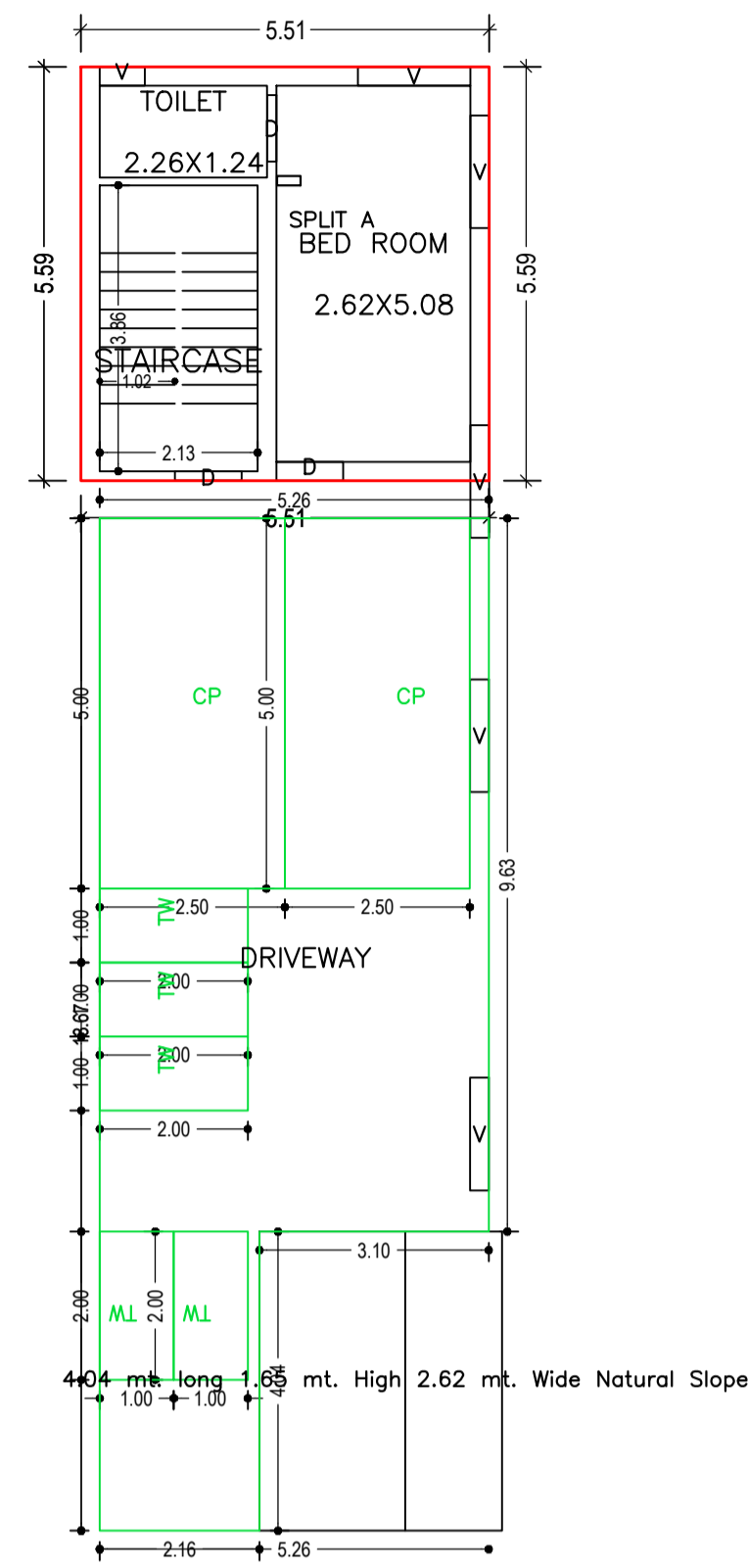
Floor Name	Building Name A (SHAHID)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	90.15	30.81	90.15	30.81
Ground Floor	95.83	95.83	95.83	95.83
First Floor	95.83	95.83	95.83	95.83
Second Floor	93.50	93.50	93.50	93.50
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>375.31</b>	<b>315.97</b>	<b>375.31</b>	<b>315.97</b>

Building USE/SUBUSE Details

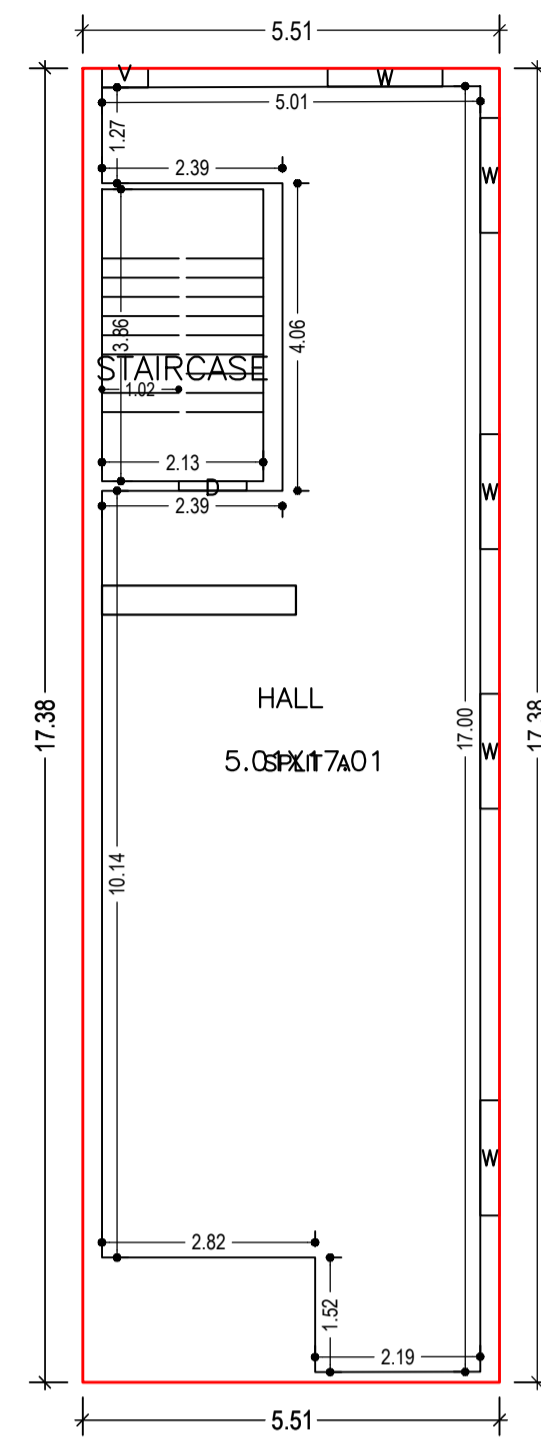
Building Name	Building Use	Building SubUse	Building Structure
A (SHAHID)	Commercial	ResiComm Bldg	Non-Highrise

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

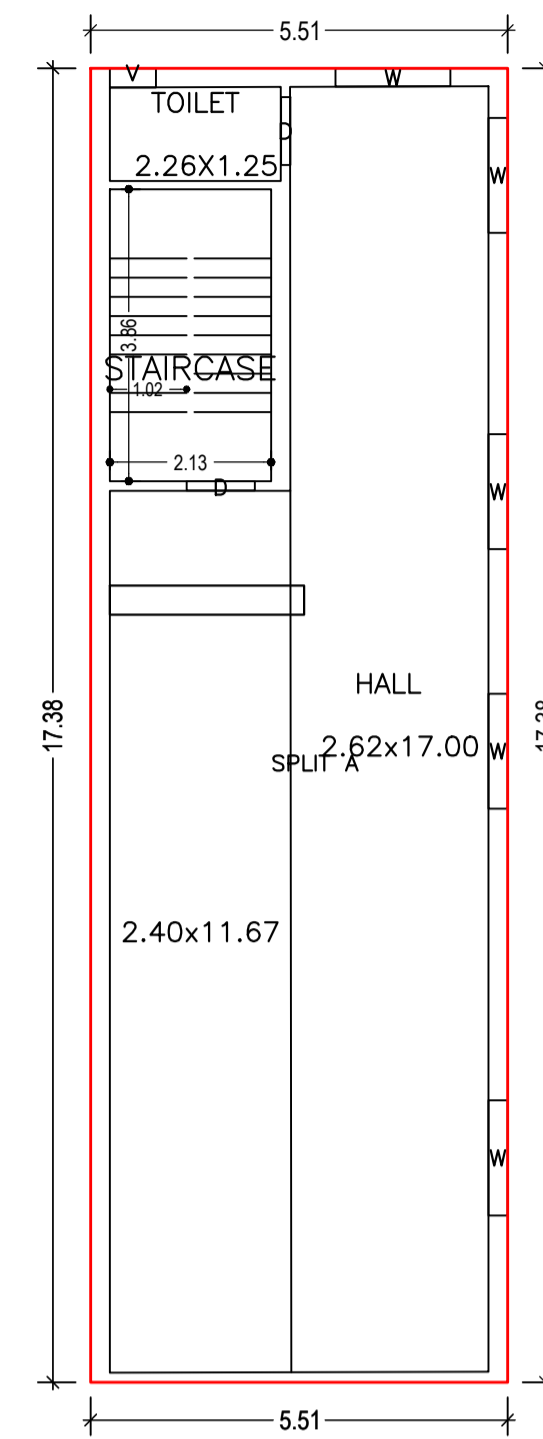
Proposal Basic Information	
Proposal File No.	LNP/ENG/0017/W10/2023
Owner Name	MD-SHAHID RAJA
Khata No	08.21.00
Plot No	411.41.00
Village Name	Amwatkar
Use	Mixed
SubUse	Resi+Comm



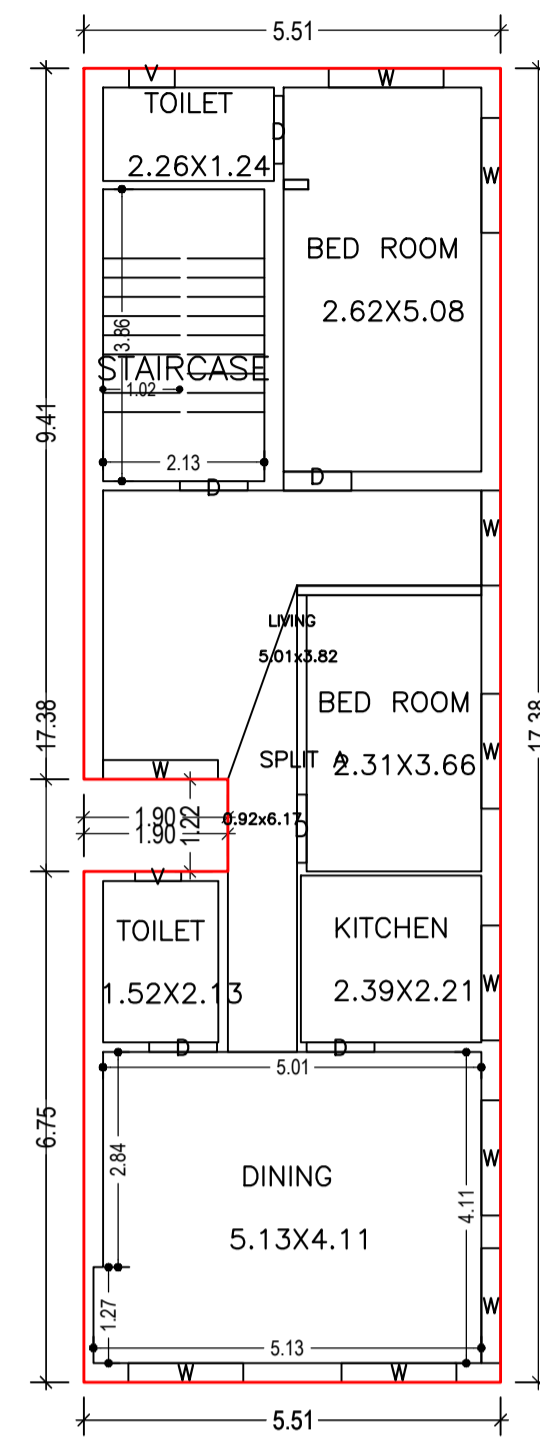
BASEMENT FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



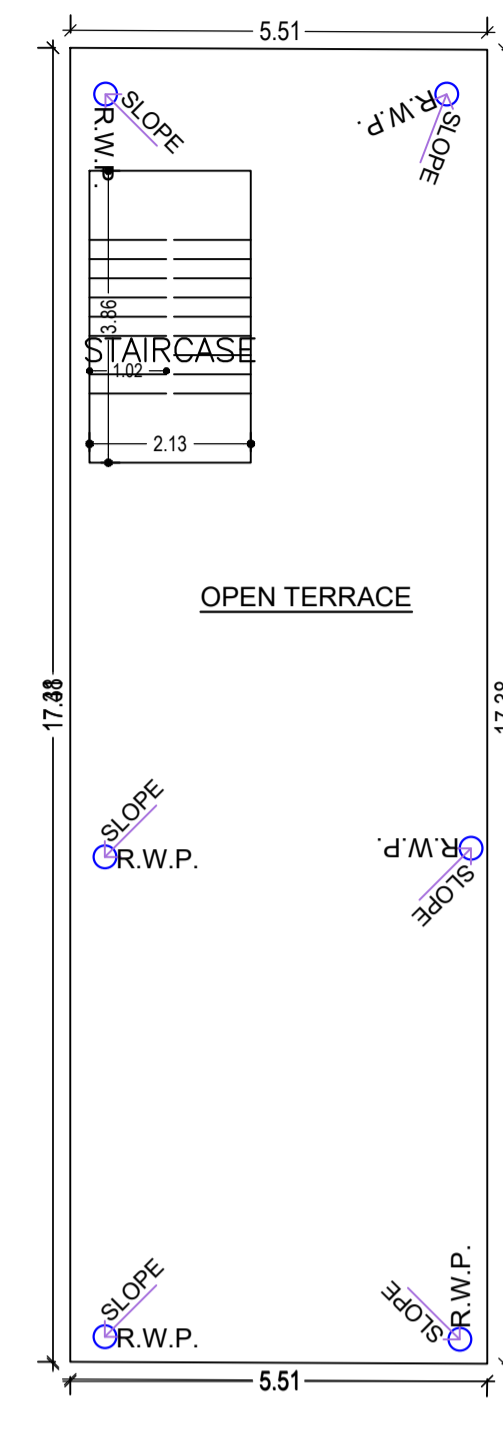
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



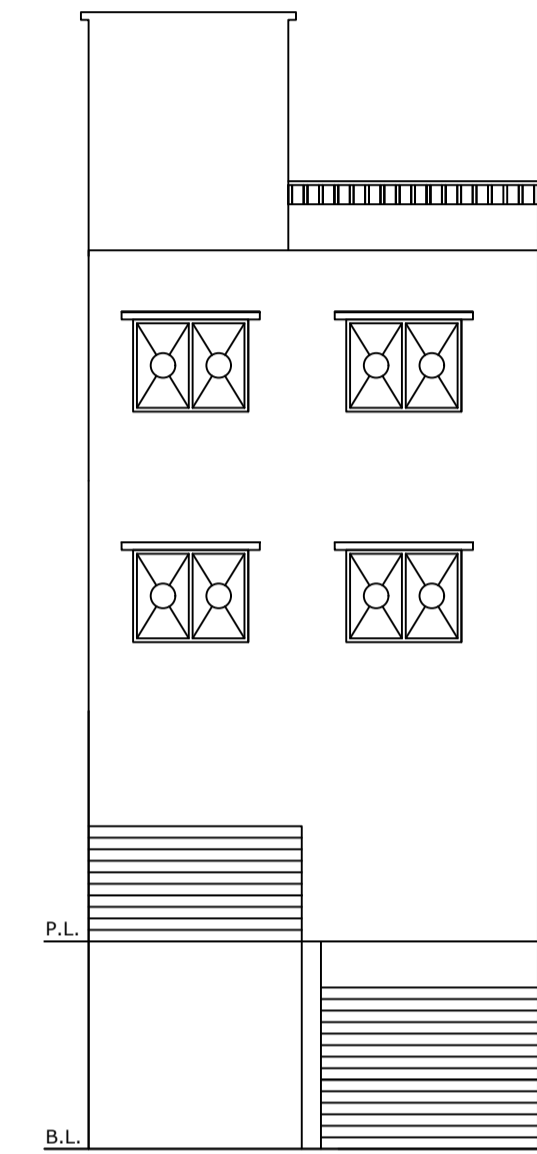
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



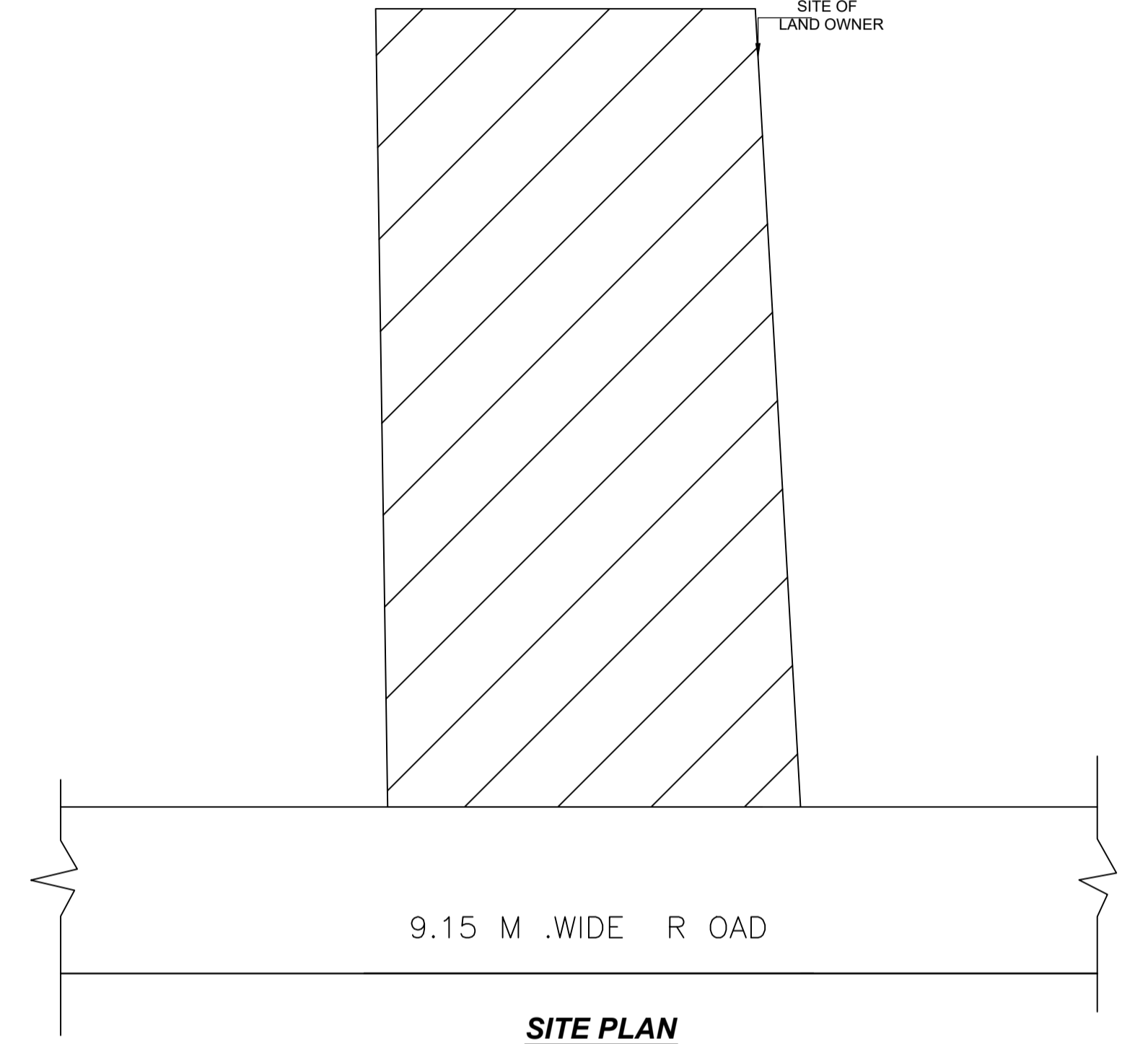
SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



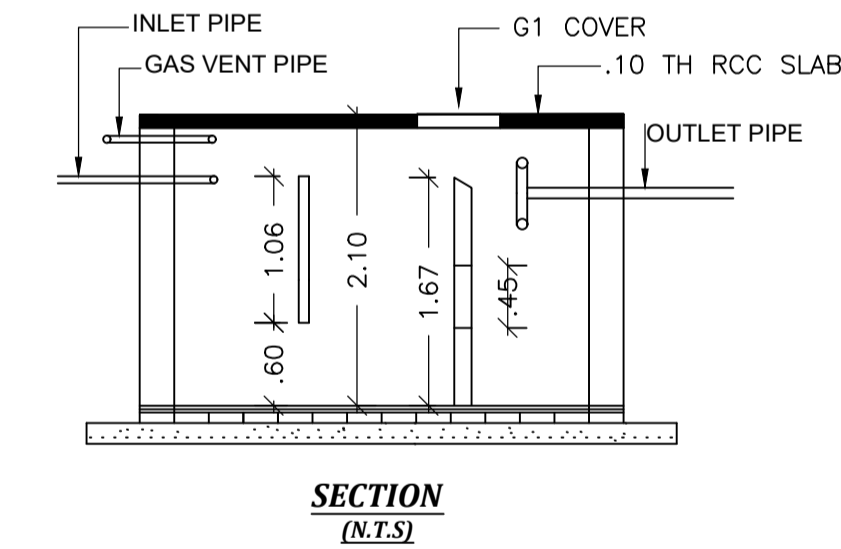
TERRACE FLOOR PLAN  
(SCALE 1:100)



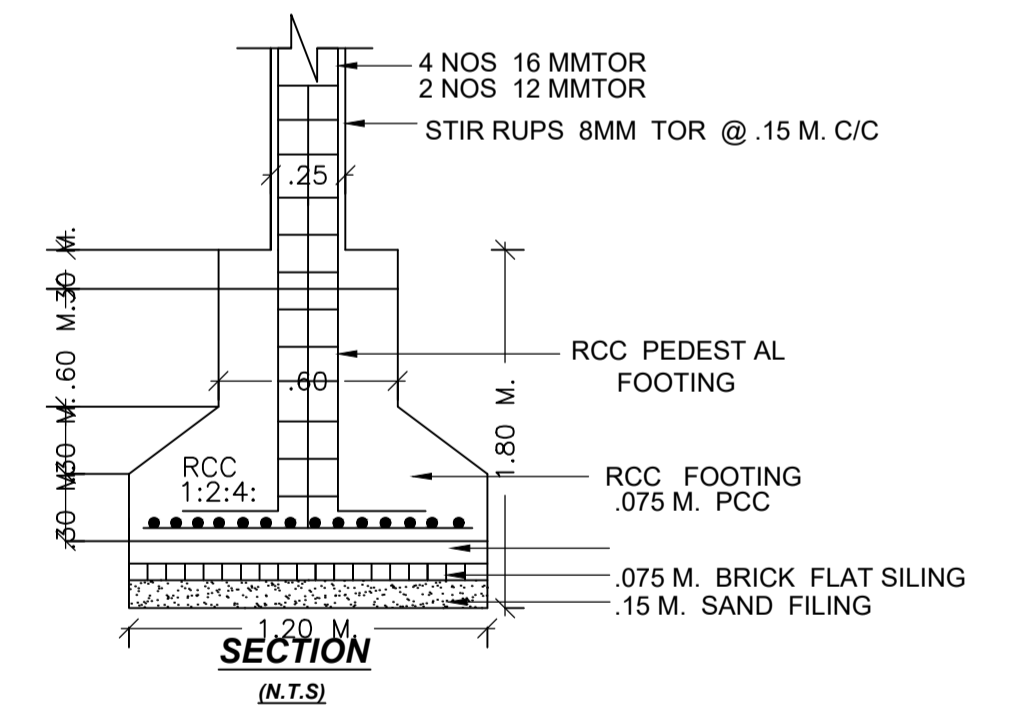
FRONT ELEVATION



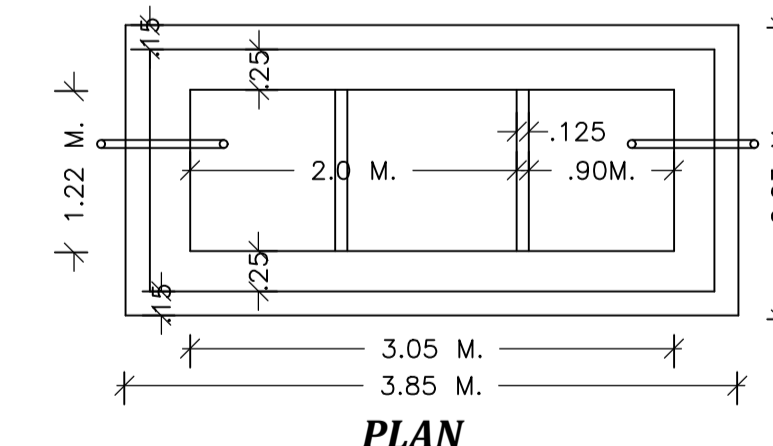
SITE PLAN



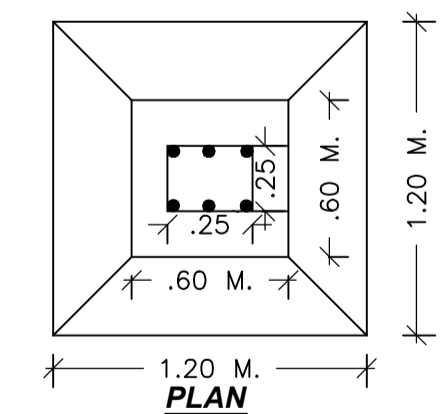
SECTION  
(N.T.S)



SECTION  
(N.T.S)



PLAN  
DETAIL OF SEPTIC TANK



PLAN

Building :A (SHAHID)

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.)	Trmt (No.)
		Parking	Resi.	Commercial				
Basement Floor	90.15	59.34	30.81	0.00	30.81	30.81	01	
Ground Floor	95.83	0.00	0.00	95.83	95.83	95.83	01	
First Floor	95.83	0.00	0.00	95.83	95.83	95.83	01	
Second Floor	93.50	0.00	93.50	0.00	93.50	93.50	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	375.31	59.34	124.31	191.65	315.97	315.97	03	
Total Number of Same Buildings	1							
Total :	375.31	59.34	124.31	191.65	315.97	315.97	03	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHAHID)	D	0.90	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

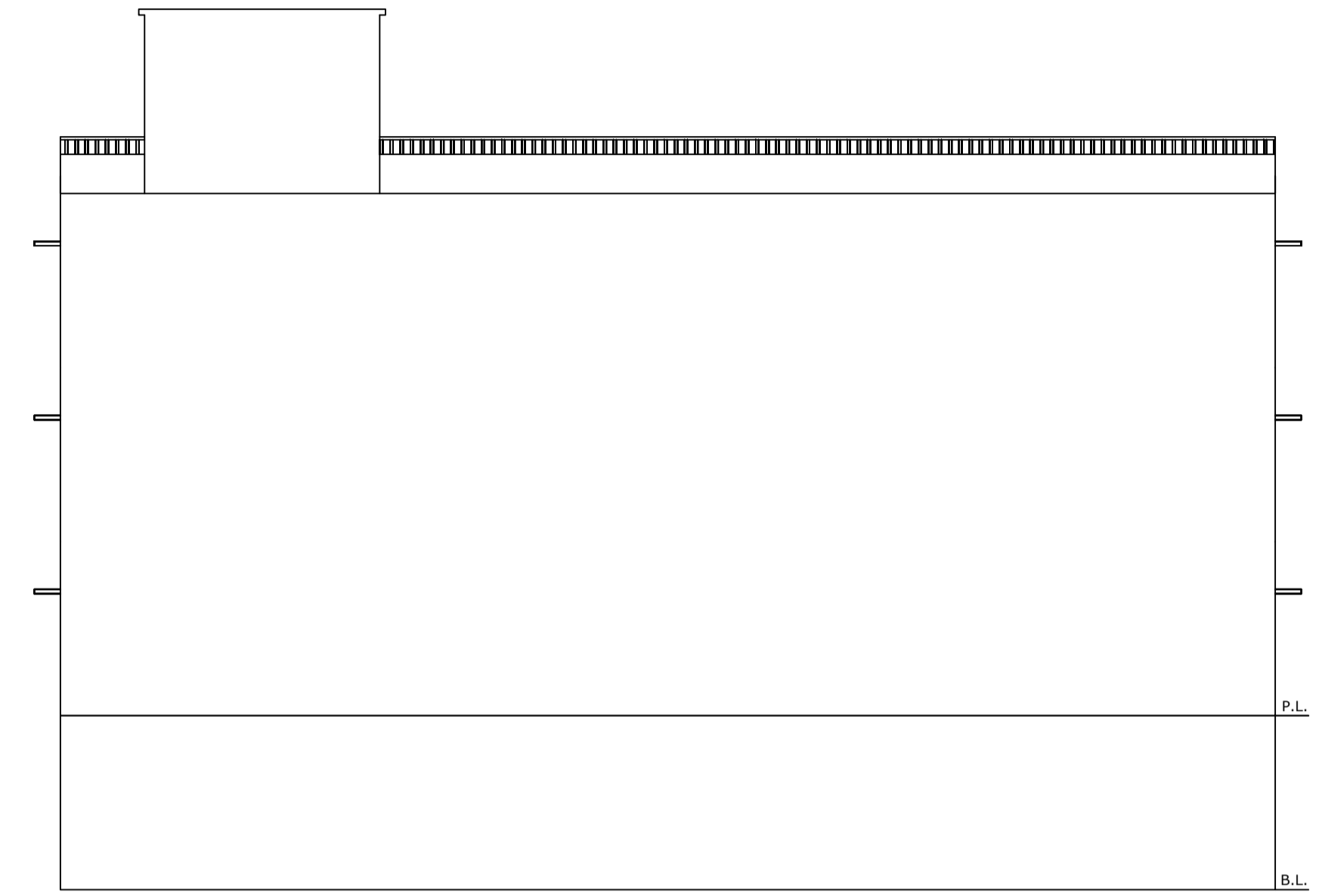
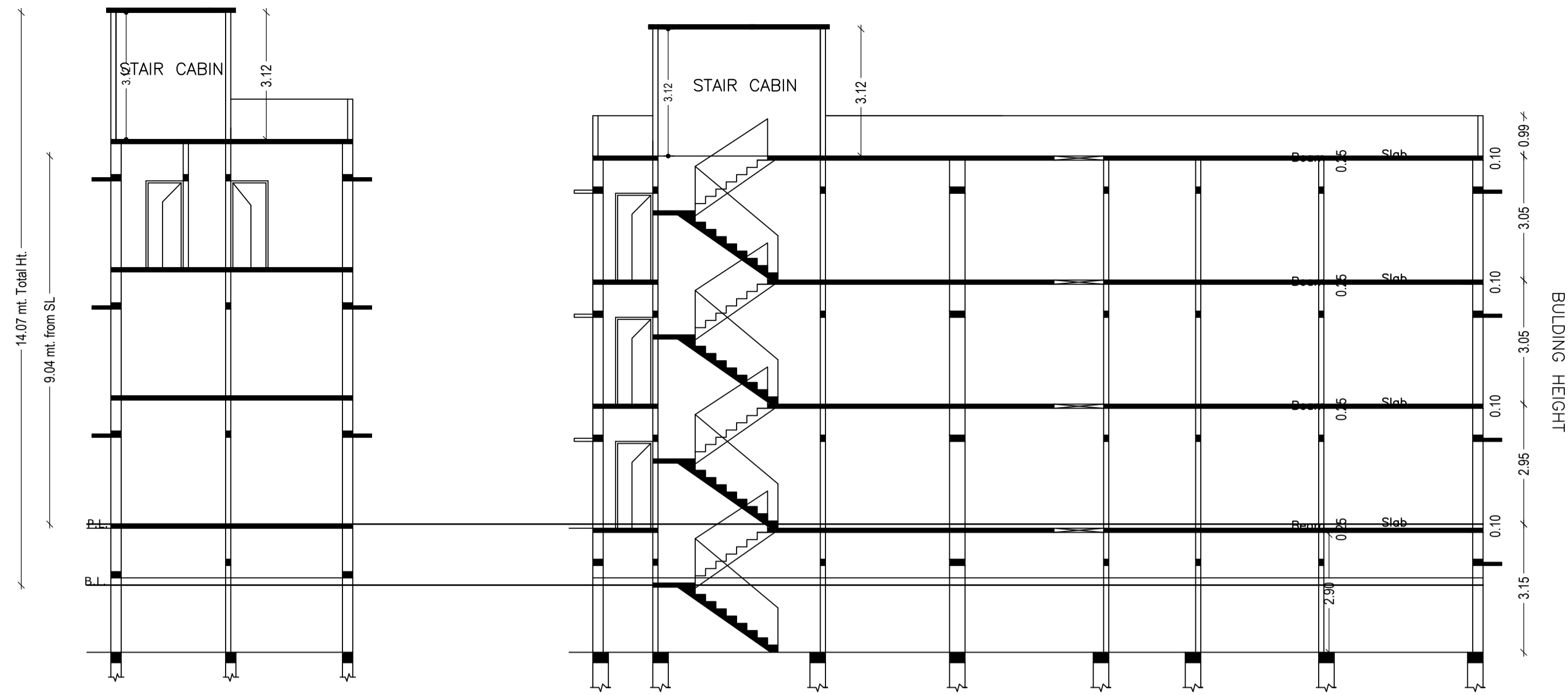
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHAHID)	V	0.61	0.60	05
A (SHAHID)	W	1.25	1.20	01
A (SHAHID)	V	1.52	1.20	03
A (SHAHID)	W	1.52	1.20	19

UnitBUA Table for Building :A (SHAHID)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SPLIT A	FLAT	92.91	92.52	2	1
GROUND FLOOR PLAN	SPLIT A	SHOP	75.41	74.41	1	1
FIRST FLOOR PLAN	SPLIT A	SHOP	75.34	74.34	2	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	243.66	241.27	12	3

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

Proposal Basic Information	
Proposal File No.	LNPC/ENG/0004/W10/2023
Owner Name	MS-SHAHID RAJA
Khata No	08.21.00
Plot No	411.41(W/O)
Village Name	Amwatkar
Use	Mixed
SubUse	Resi+Comm



EAST SIDE ELEVATION

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