



Proposal Basis Information

Proposal File No.	LNPC/BP/0016/W01/2024
Owner Name	CHANCHAL DEVI
Khata No	20
Plot No	480
Village Name	Banpur
Use	Commercial
SubUse	Shop

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 (CHAMCHAL)	1	409.59	409.59	409.59	409.59	03
Grand Total :	1	409.59	409.59	409.59	409.59	03

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (CHAMCHAL)	Commercial	Shop	> 0	50	384.88	1	6	-	-	-	-
Total :							6	6	-	16	16

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
TwoWheeler	-	-	16	32.00
Total TwoWheeler	16	32.00	16	32.00
Total		107.00		139.00

AREA STATEMENT LATEHAR NAGAR PANCHAYAT	VERSION NO: 1.0.70	
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: LATEHAR	Plot SubUse: Shop	
Authority: LATEHAR NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Inward No: LNPC/BP/0016/W01/2024	PlotSubPlot No: 480	
Application Type: General Proposal	North: Plot No. - NIZ VENDER	
Project Type: Building Permission	South: Plot No. - RAMESH KUMAR	
Nature of Development: New	East: Plot No. - NIZ VENDER	
Location of Development Area: Old Area	West: Road Width - 9.14	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	275.74
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	275.74
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		27.83
Total		27.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	247.91
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	275.74
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	275.74
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		137.87
Proposed Coverage Area (49.51 %)		136.53
Total Prop. Coverage Area (49.51 %)		136.53
Balance coverage area (0.49 %)		1.34
FAR CHECK		
Perm. FAR Area (2.000)		551.48
Total Perm. FAR area		551.48
Commercial FAR		409.59
Proposed FAR Area		409.59
Total Proposed FAR Area		409.59
Consumed FAR (Factor)		1.49
Balance FAR Area		141.89
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		409.59
ARCHITECT (Regd)		law chaturvedi
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		CHANCHAL DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

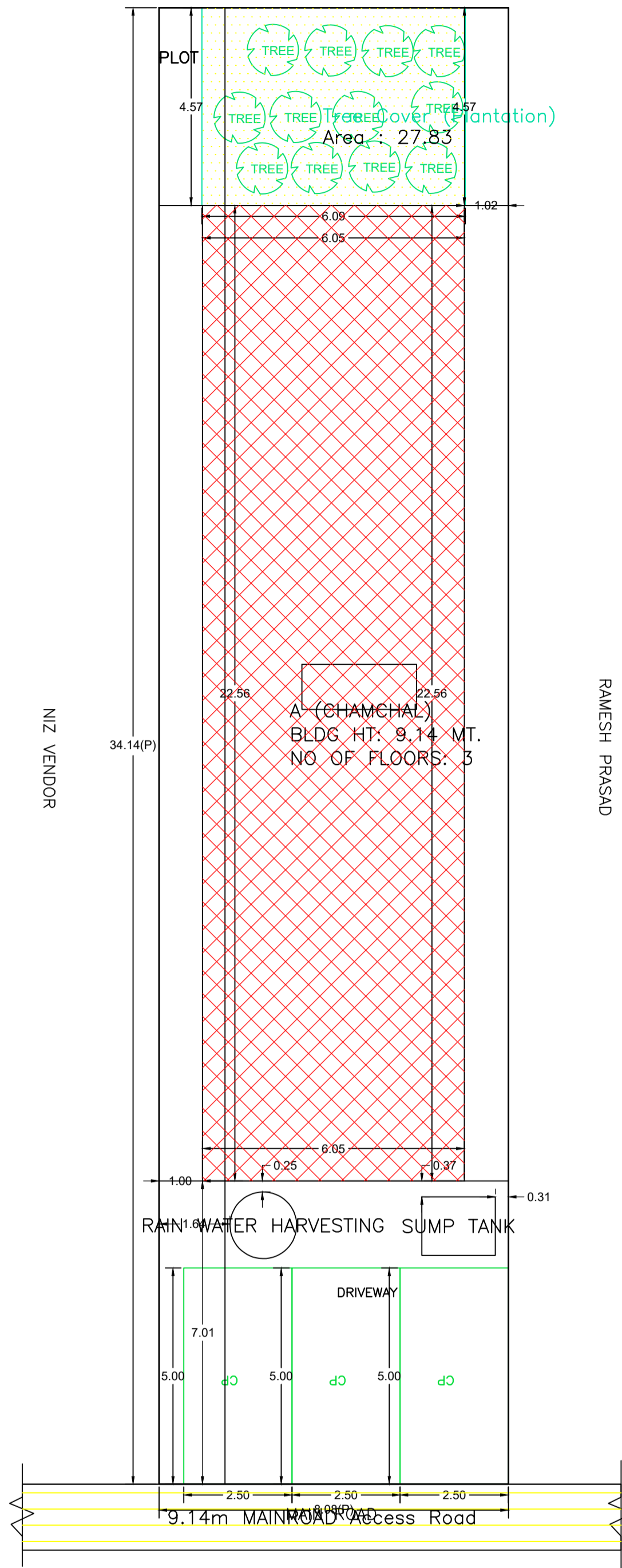
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Buildingwise Floor FAR Details

Floor Name	Building Name		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	136.53	136.53	136.53	136.53
First Floor	136.53	136.53	136.53	136.53
Second Floor	136.53	136.53	136.53	136.53
Terrace Floor	0.00	0.00	0.00	0.00
Total :	409.59	409.59	409.59	409.59

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (CHAMCHAL)	Commercial	Shop	Non-Highrise

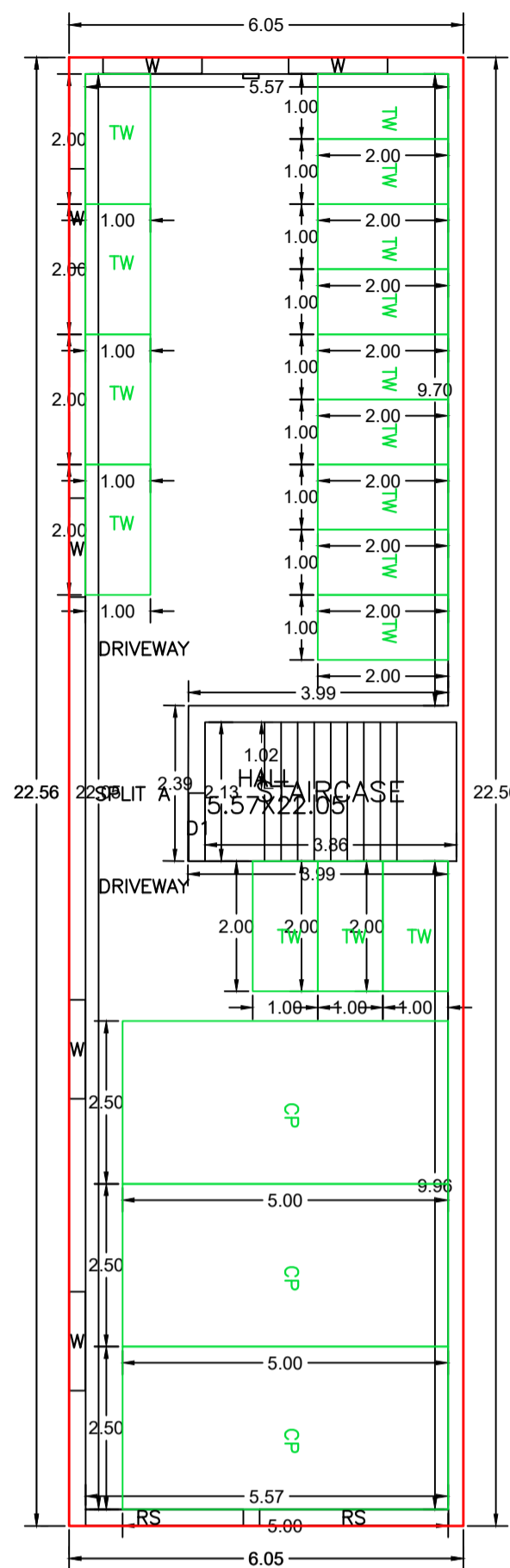


SITE PLAN

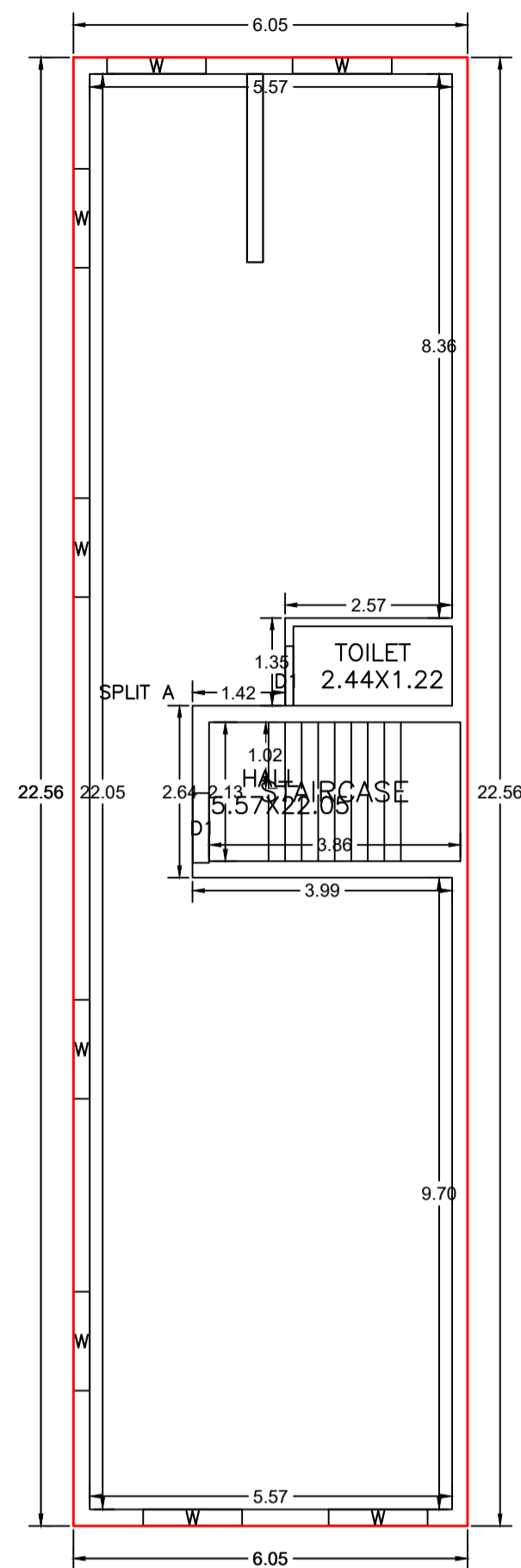
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
law chaturvedi LNPC/ENG/0004/2018			



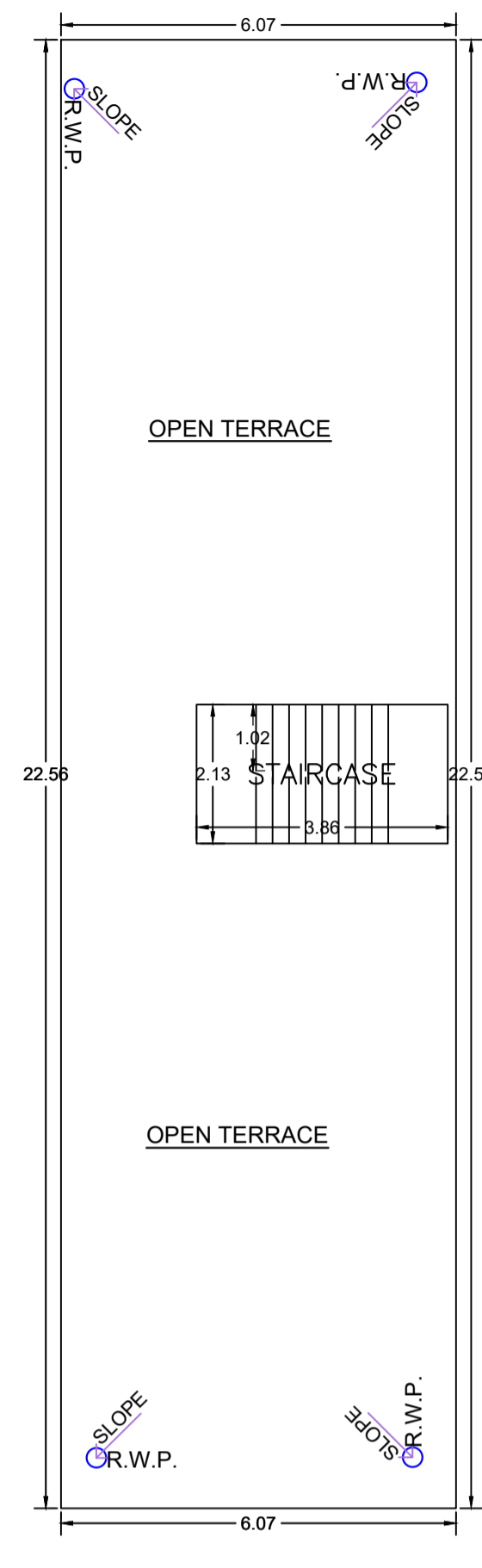
Proposal Basic Information	
Proposal File No.	LNPC/BP/0016/W01/2024
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Village Name	Banpur
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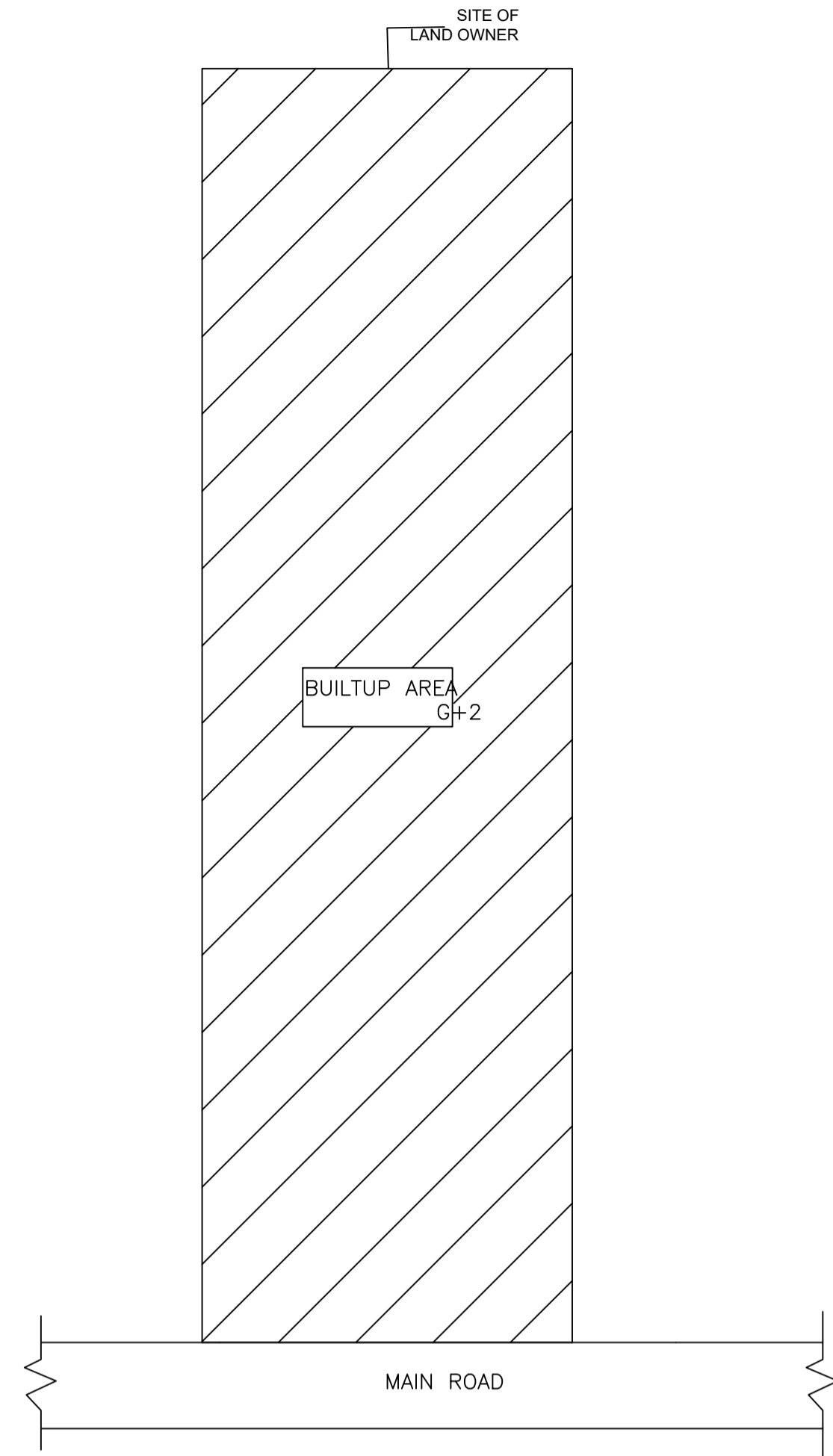
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



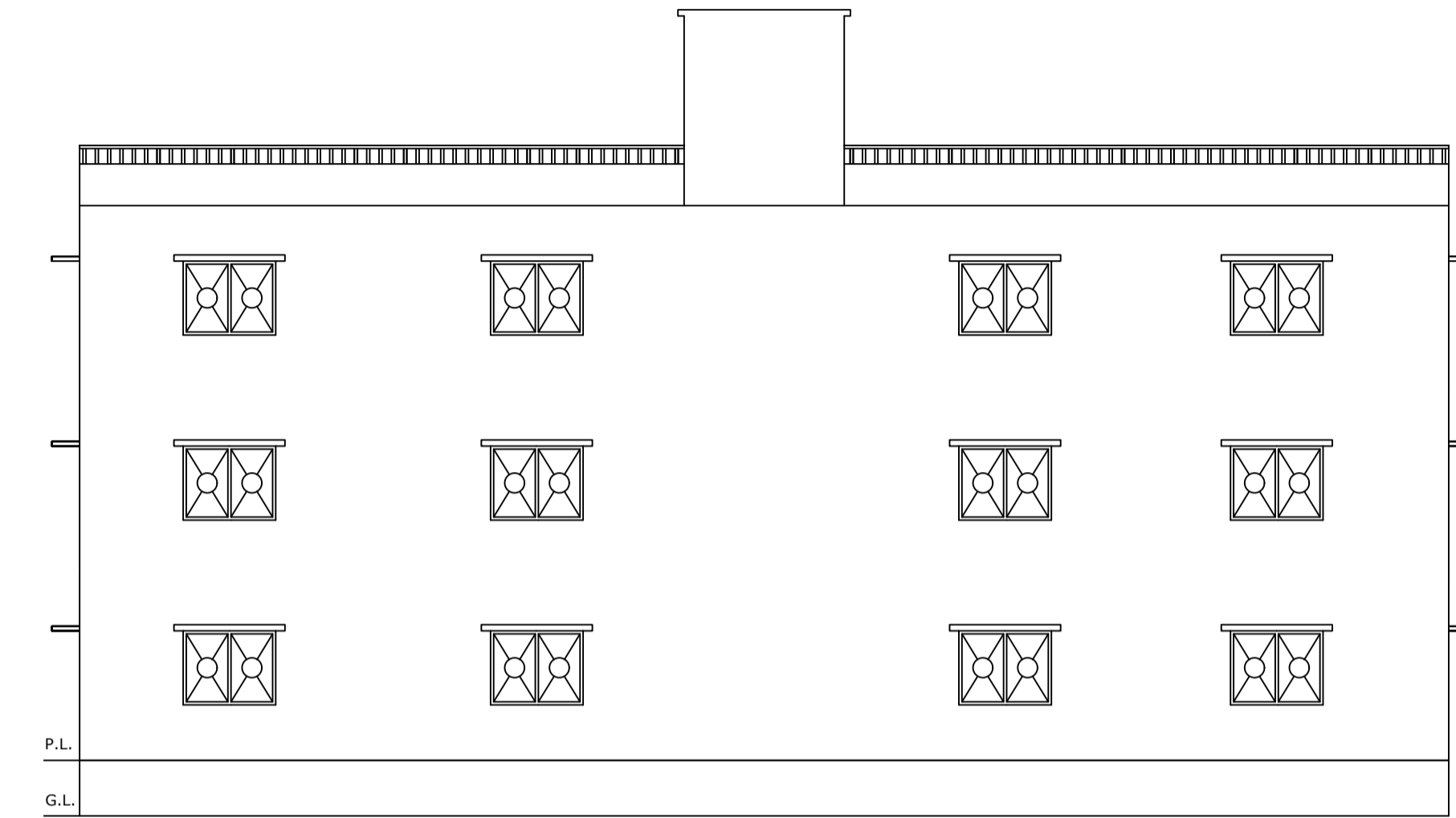
TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



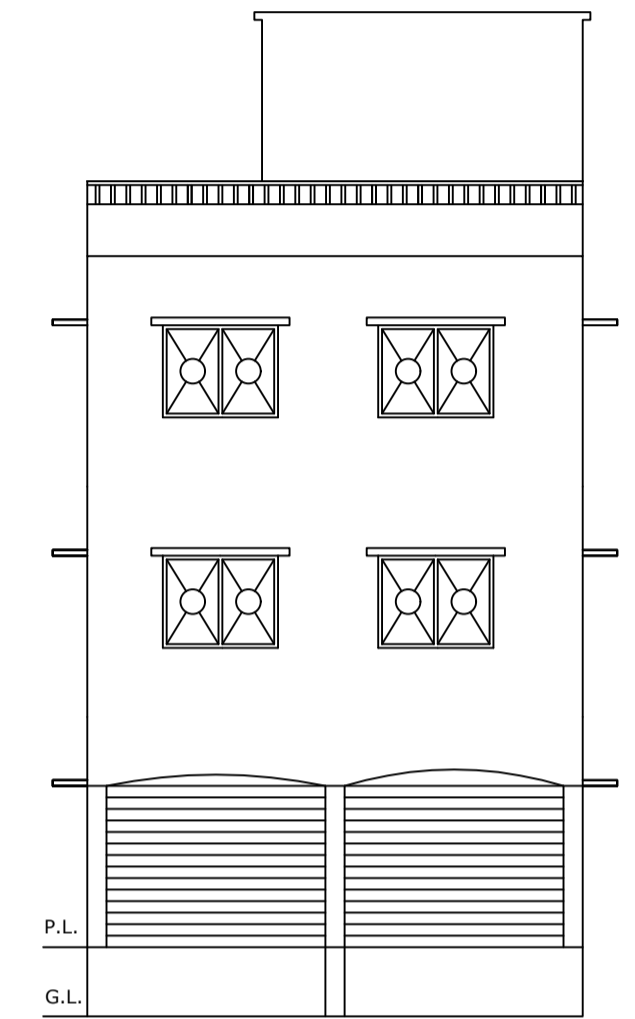
TERRACE FLOOR PLAN
(SCALE 1:100)



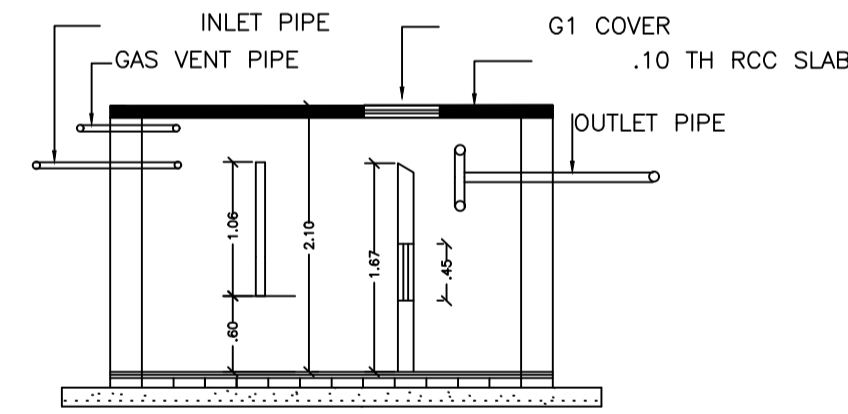
LOCATION PLAN



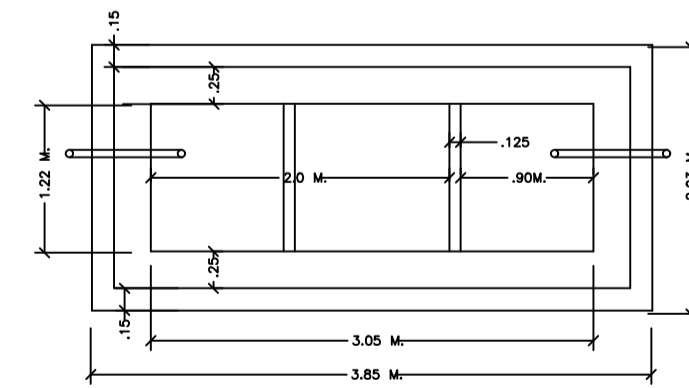
NORTH SIDE ELEVATION



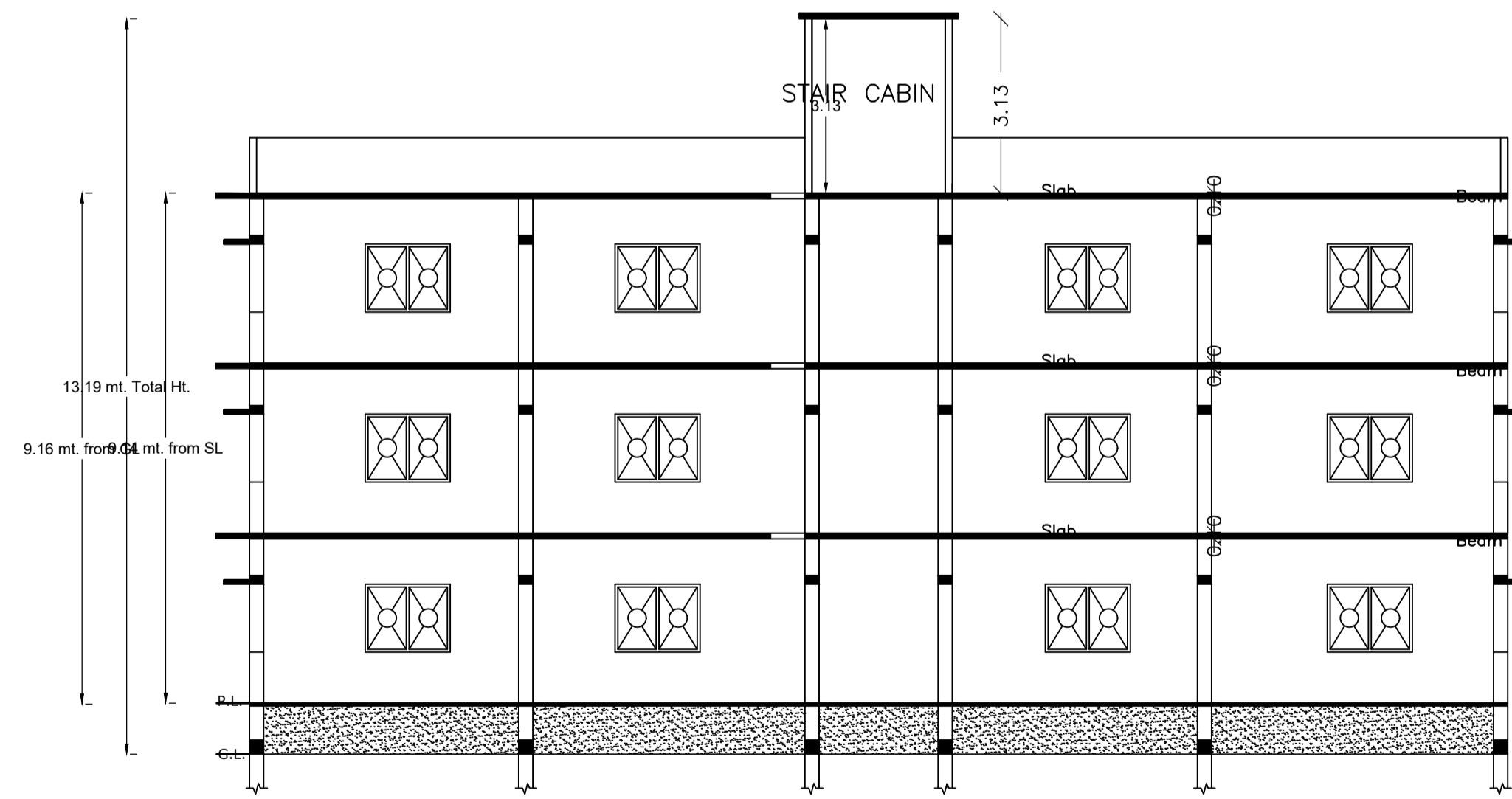
FRONT ELEVATION



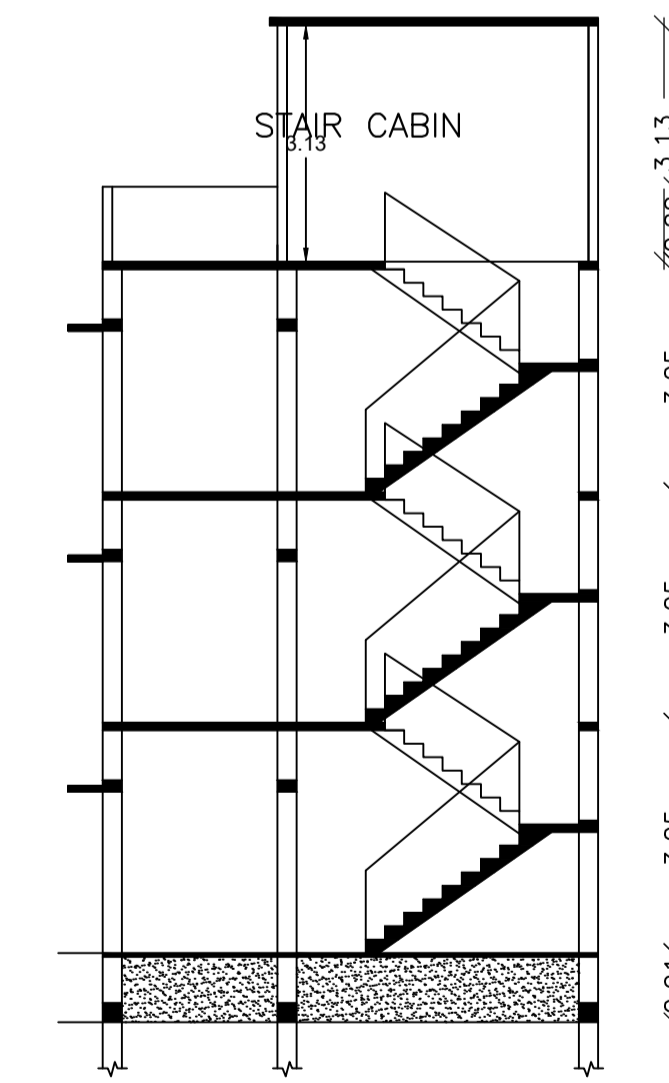
SECTION
(N.T.S)



PLAN
DETAIL OF SEPTIC TANK



SECTION - XX



SECTION - YY

Building :A (CHAMCHAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	136.53	136.53	136.53	136.53	01
First Floor	136.53	136.53	136.53	136.53	01
Second Floor	136.53	136.53	136.53	136.53	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	409.59	409.59	409.59	409.59	03
Total Number of Same Buildings	1				
Total:	409.59	409.59	409.59	409.59	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHAMCHAL)	D1	0.91	2.10	02
A (CHAMCHAL)	D1	1.05	2.10	01
A (CHAMCHAL)	D1	1.07	2.10	02
A (CHAMCHAL)	RS	2.42	2.10	01
A (CHAMCHAL)	RS	2.90	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHAMCHAL)	W	1.52	1.20	22

UnitBUA Table for Building :A (CHAMCHAL)

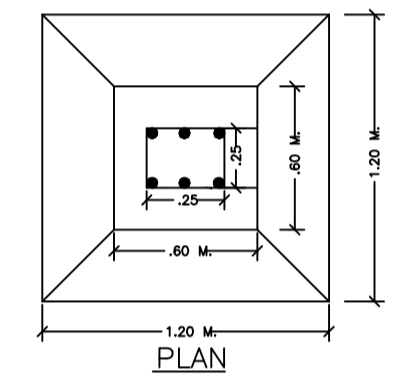
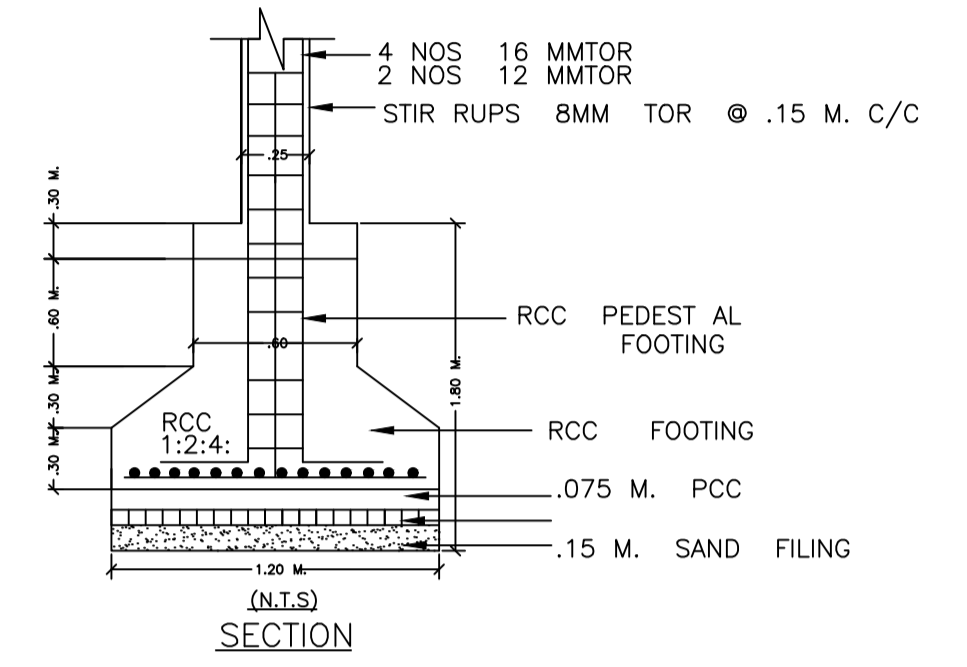
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	SHOP	114.62	114.60	1	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT A	SHOP	112.25	111.55	2	2
Total:	-	-	339.12	337.69	5	3

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



DATE	02-08-2024
SHEET NO.	3

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