

Proposal Basic Information

Proposal File No.	RNP/EP/0015/W30/2024
Owner Name	SATISH CHOPRA AND KUSUM CHOPRA
Khata No.	46
Plot No.	976
Village Name	Village1
Use	Commercial
SubUse	Shop

AREA STATEMENT	VERSION NO. 1.0.69
RAMGARH NAGAR	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: RAMGARH	Plot SubUse: Shop
Authority: RAMGARH NAGAR PARISHAD	PlotNearby/Religious/Structure: NA
Invest. No. RNP/EP/0015/W30/2024	Plot/SubPlot No: 976
Application Type: General Proposal	North Plot No. - KUSUM CHOPRA
Project Type: Building Permission	South Plot No. - KARAM CHAND
Nature of Development: New	East Plot No. - NALA
Location of Development Area: Old Area	West: Road Width - 24.4
AREA DETAILS:	
AREA OF PLOT (Minimum)	(Sq. MT)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	350.88
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	19.67
Total	19.67
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity (sq.m))	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	350.88
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
Permissible Coverage Area (50.00 %)	174.94
Proposed Coverage Area (49.86 %)	174.94
Total Prop. Coverage Area (49.86 %)	174.94
Balance coverage area (3.14 %)	0.53
FAR CHECK	
Perm. FAR Area (2.500)	877.20
Total Perm. FAR Area	877.20
Commercial FAR	342.01
Proposed FAR Area	359.28
Total Proposed FAR Area	359.28
Consumed FAR (Factor)	1.02
Balance FAR Area	517.92
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	524.82
ARCHITECT (Regd.)	Deepak Kumar Sinha
ENGINEER (Regd.)	
SUPERVISOR (Regd.)	
OWNER (Regd.)	SATISH CHOPRA AND KUSUM CHOPRA
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details					
Floor Name	Building Name		Total		Total FAR Area (Sq.mt.)
	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	174.94	17.27	174.94	17.27	192.21
First Floor	174.94	171.00	174.94	171.00	345.94
Second Floor	174.94	171.00	174.94	171.00	345.94
Terrace Floor	0.00	0.00	0.00	0.00	0.00
Total	524.82	359.27	524.82	359.27	884.09

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
S (BUILDING)	Commercial	Shop	Non-Hydrate

Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt.)	Units	Regd.	Prop.	Car	TwoWheeler	Regd.	Prop.
S (BUILDING)	Commercial	Shop	> 50	315.35	1	5	-	-	1	14
Total	-	-	-	-	S	S	-	-	14	14

Parking Check (Table 7b)					
Vehicle Type	Regd.	Prop.	No.	Area	Total
Car	5	5	10	62.50	62.50
TwoWheeler	14	14	28	28.00	28.00
Other parking	-	-	-	-	115.67
Total	19	19	38	90.50	206.17

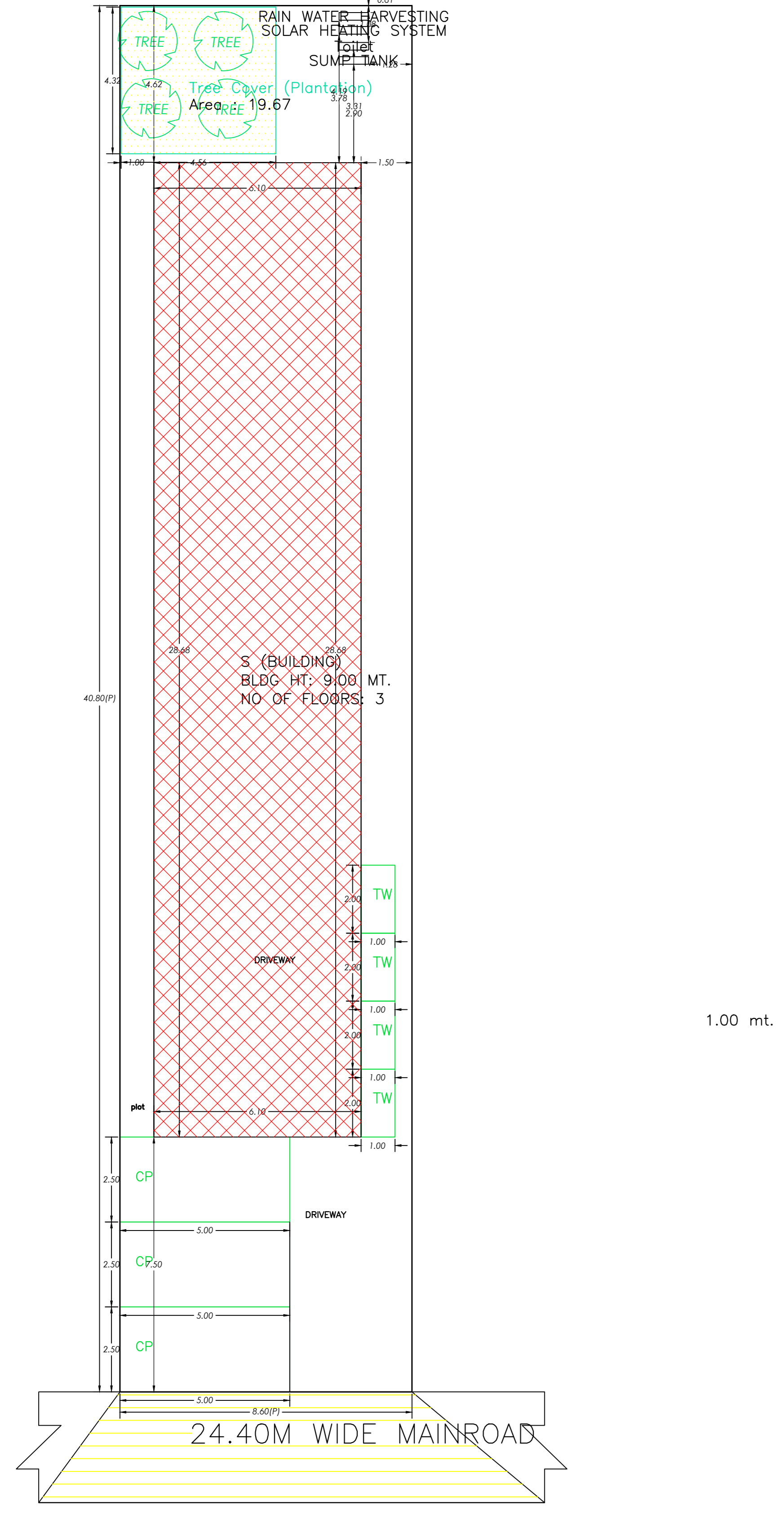
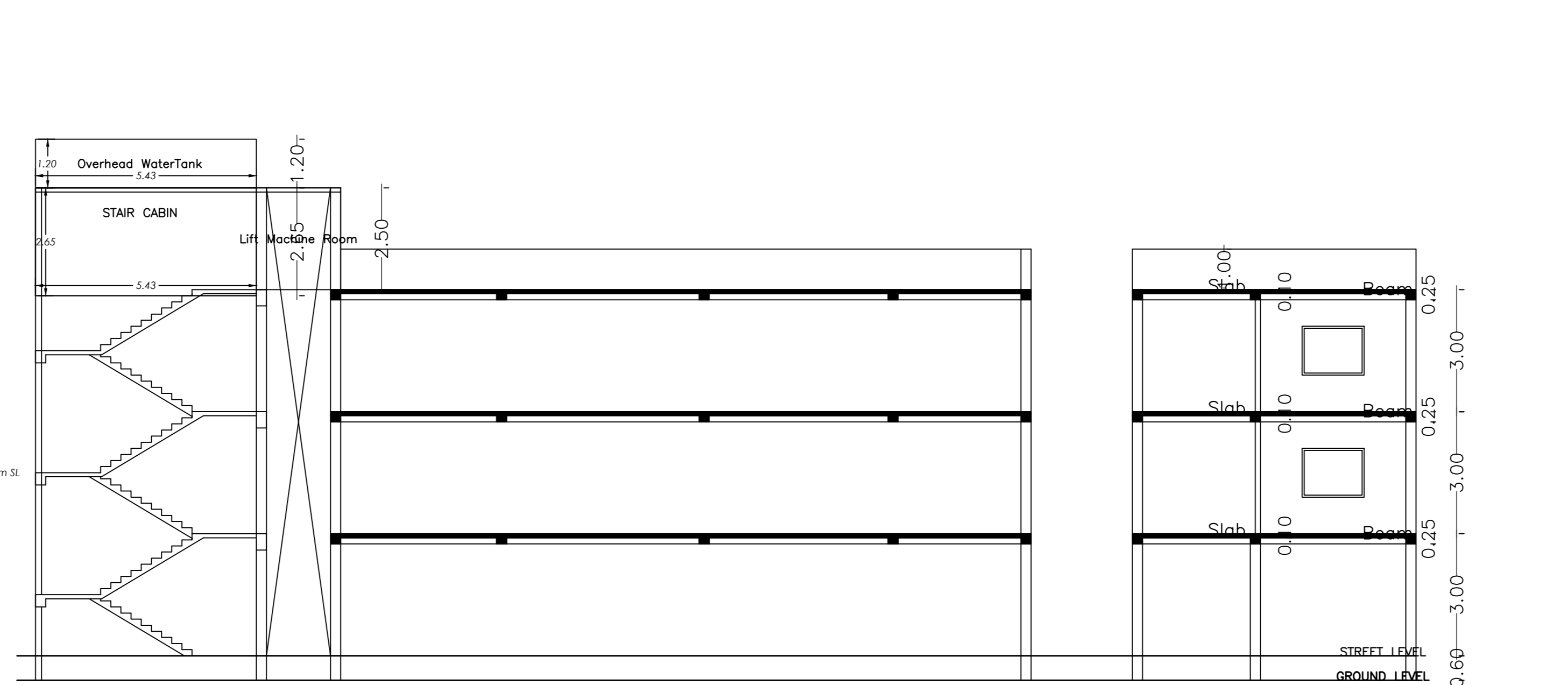
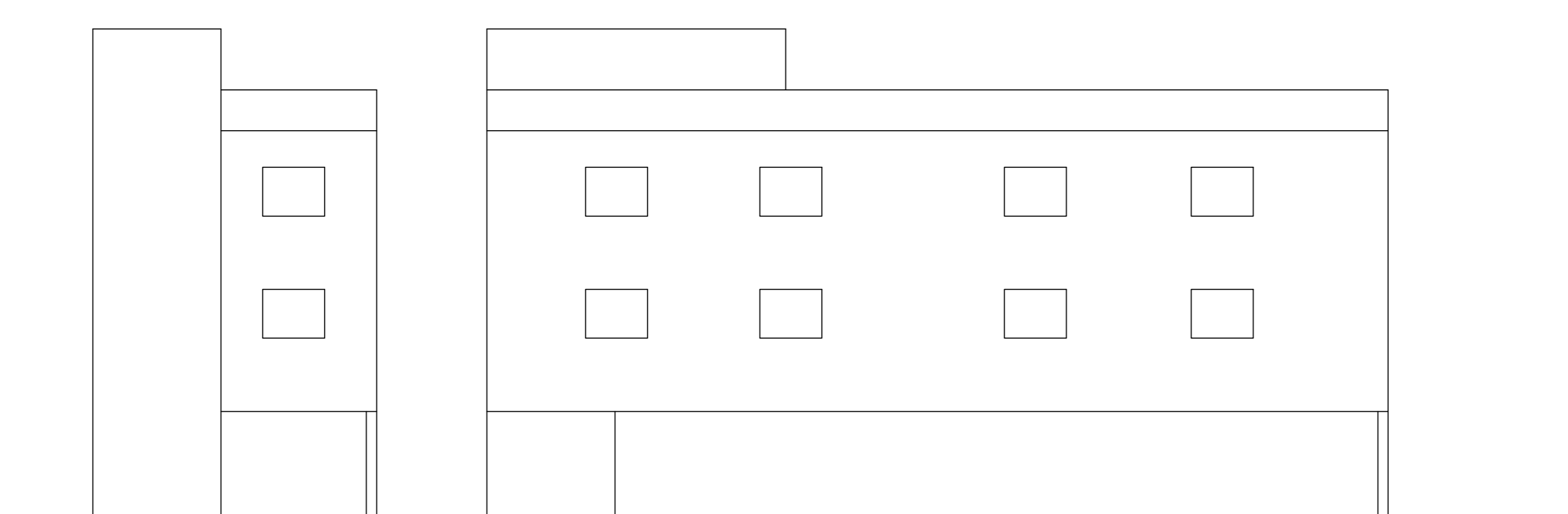
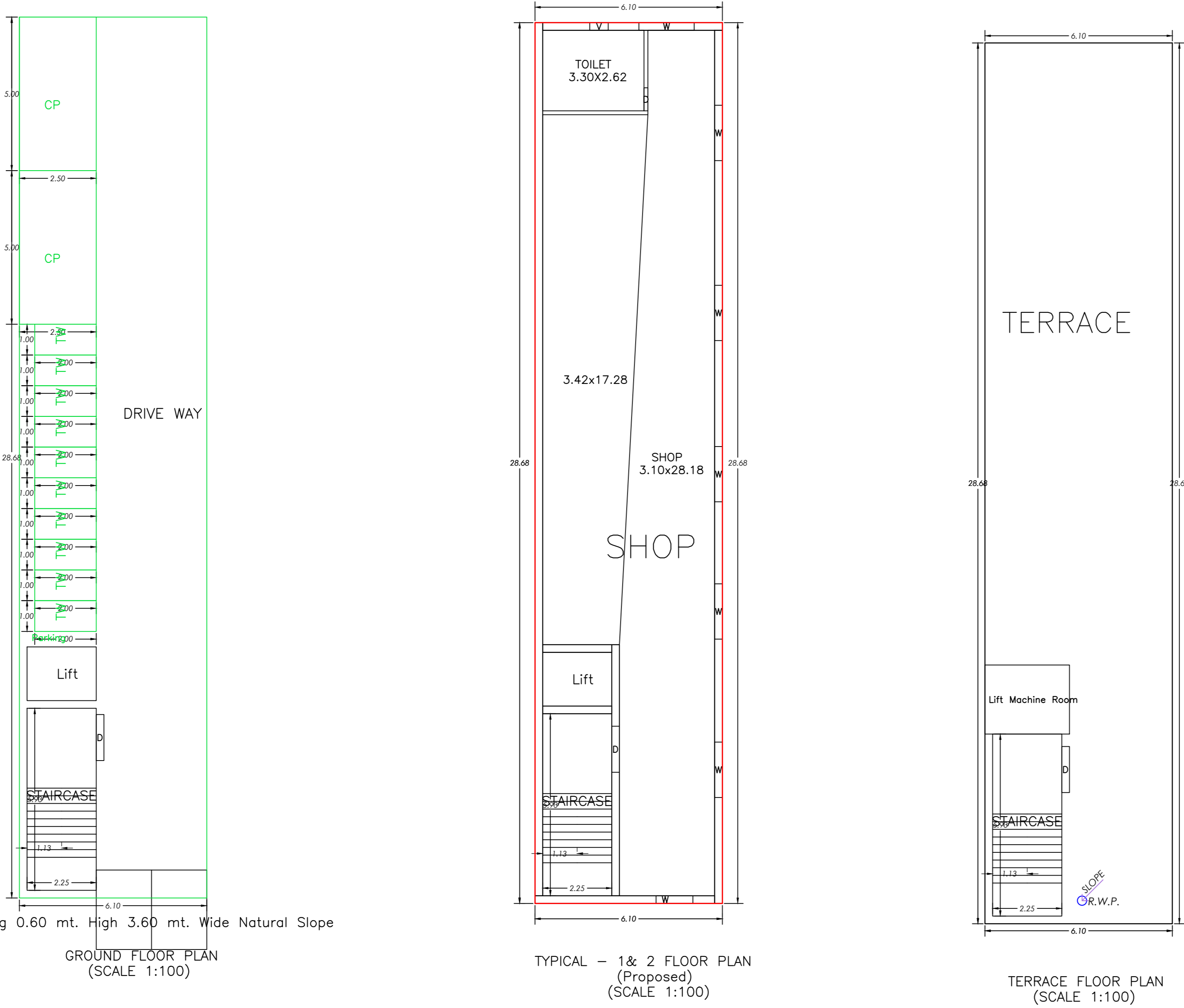
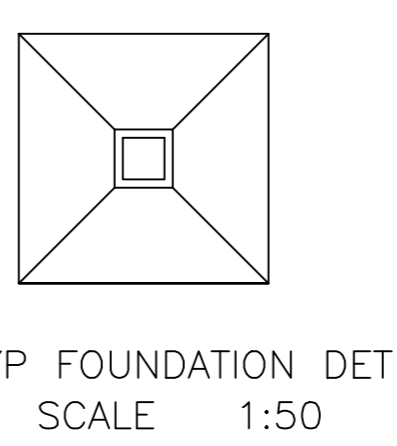
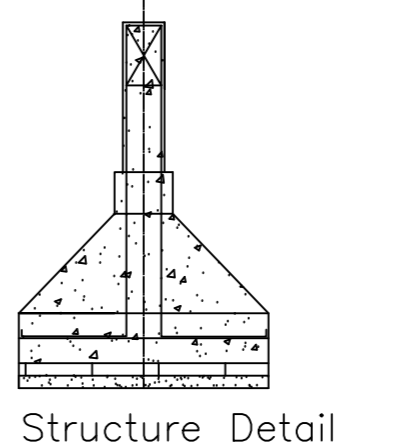
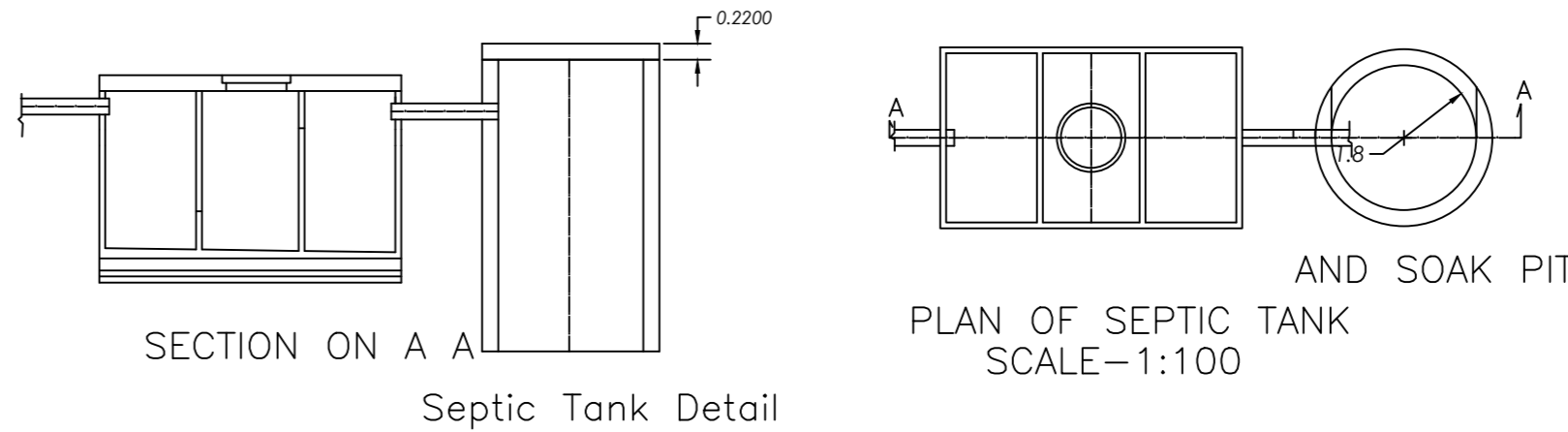
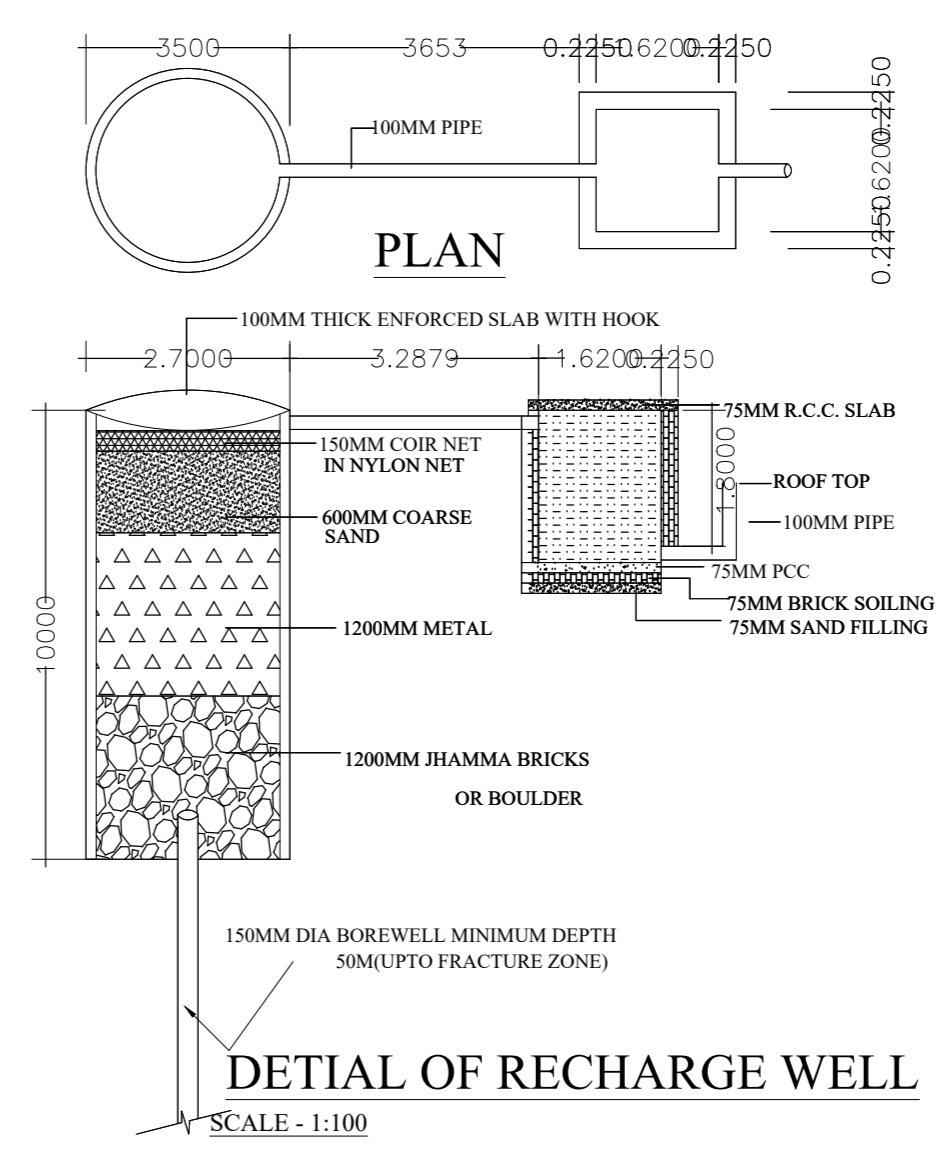
FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
			Lift	Parking					
S (BUILDING)	1	524.82	7.88	157.67	342.01	13.33	359.27	359.27	02
Grand Total	1	524.82	7.88	157.67	342.01	13.33	359.27	359.27	02

Building :S (BUILDING)									
Floor Name	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.)	Tenmt (No.)	
		Lift	Parking						
Ground Floor	174.94	0.00	157.67	0.00	13.33	17.27	17.27	00	01
First Floor	174.94	3.94	0.00	171.00	0.00	171.00	171.00	00	01
Second Floor	174.94	3.94	0.00	171.00	0.00	171.00	171.00	00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Total	524.82	7.88	157.67	342.01	13.33	359.27	359.27	02	
Total Number of Same Buildings	1								
Total	524.82	7.88	157.67	342.01	13.33	359.27	359.27	02	

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (BUILDING)	D	0.75	2.10	02
S (BUILDING)	D	1.50	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
S (BUILDING)	V	0.60	0.60	02
S (BUILDING)	W	1.20	1.50	02
S (BUILDING)	W	1.80	1.50	12

UnitBUA Table for Building :S (BUILDING)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1st	SHOP	SHOP	153.86	150.70	2	2
Total	-	-	307.73	301.39	4	2



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Deepak Kumar Sinha RNP/ENG/0002/2021			