

Proposal Basic Information	
Proposal File No.	SNPC/BP/0031/W02/2020
Owner Name	SRI SHYAM LAL AGARWAL
Khata No	32
Plot No	137/A
Village Name	Pannichatar
Use	Residential
SubUse	ResiComm Bldg

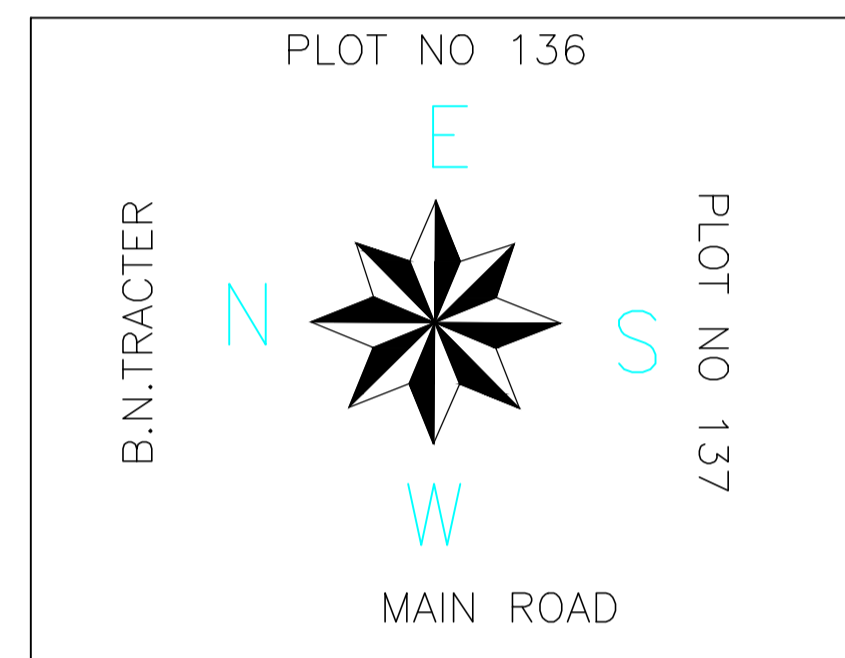
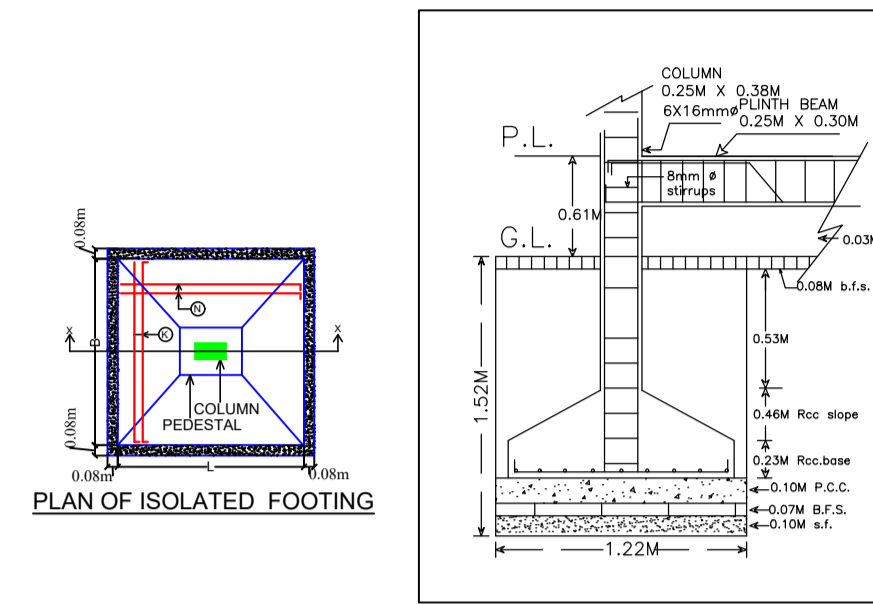
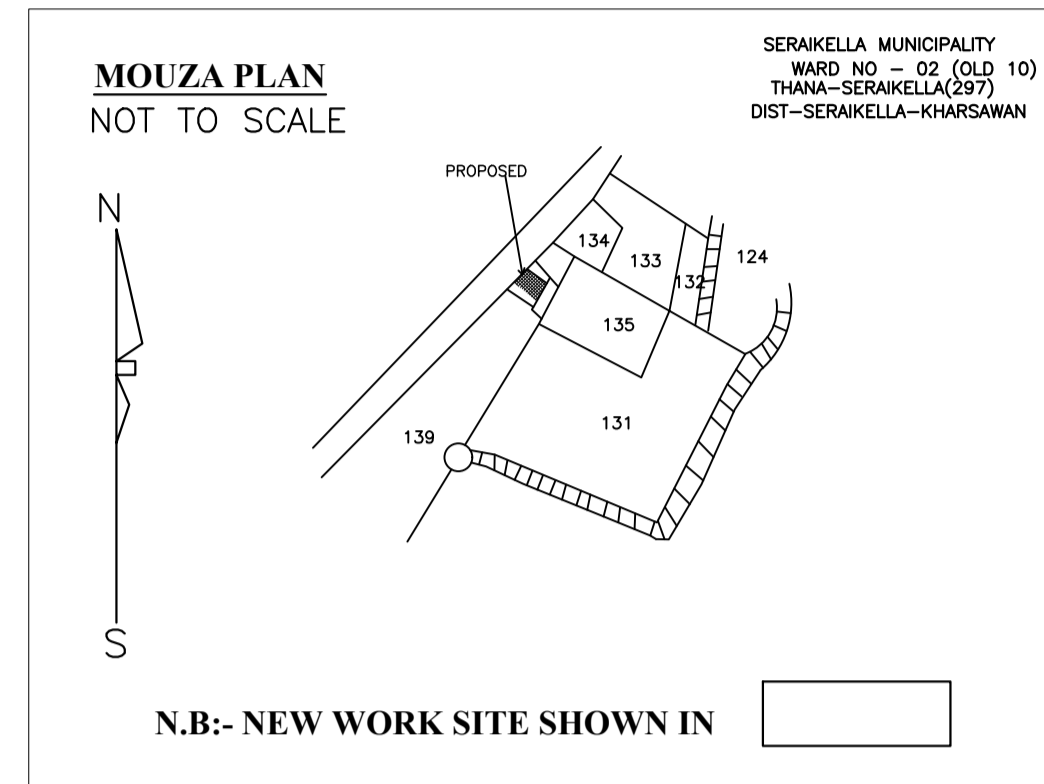
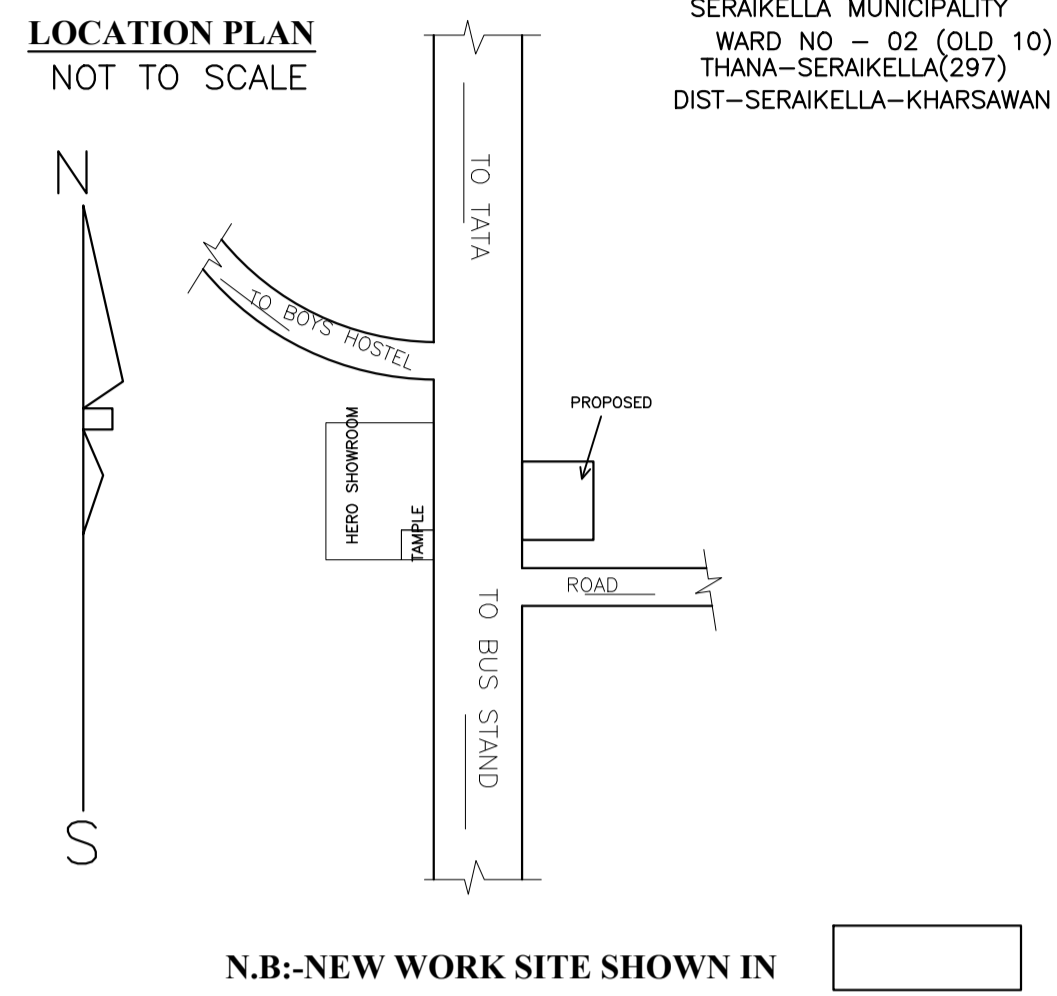
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESICOMM)	Residential	ResiComm Bldg	Non-Highrise

UnitBUA Table for Building :A (RESICOMM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	SHOP	70.38	69.44	1	1
FIRST FLOOR PLAN	HALL	SHOP	30.19	29.81	2	1
TYPICAL - 2& 3 FLOOR PLAN	unit-1	FLAT	82.10	79.42	8	2
Total:	-	-	264.77	258.09	19	4



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.
A (RESICOMM)	Residential	ResiComm Bldg	> 0	1	2.00	1	2	-	-	-	-
			> 0	1	2.00	-	-	-	-	1	2
			> 0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	-	2	4	-	1	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Two Stack Car	-	-	2	25.00
Total Car	2	25.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Two Stack TwoWheeler	-	-	4	8.00
Total TwoWheeler	2	4.00	8	16.00
Total		41.50		107.00

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESICOMM)		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	97.84	91.89	97.84	91.89
First Floor	98.57	52.94	98.57	52.94
Second Floor	110.05	102.86	110.05	102.86
Third Floor	110.05	102.86	110.05	102.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	416.51	350.55	416.51	350.55

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM)	D2	0.75	2.10	10
A (RESICOMM)	D1	0.90	2.10	07
A (RESICOMM)	D1	1.15	2.10	01
A (RESICOMM)	D1	1.27	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM)	V	0.60	0.90	04
A (RESICOMM)	W1	1.50	1.20	12

Building :A (RESICOMM)

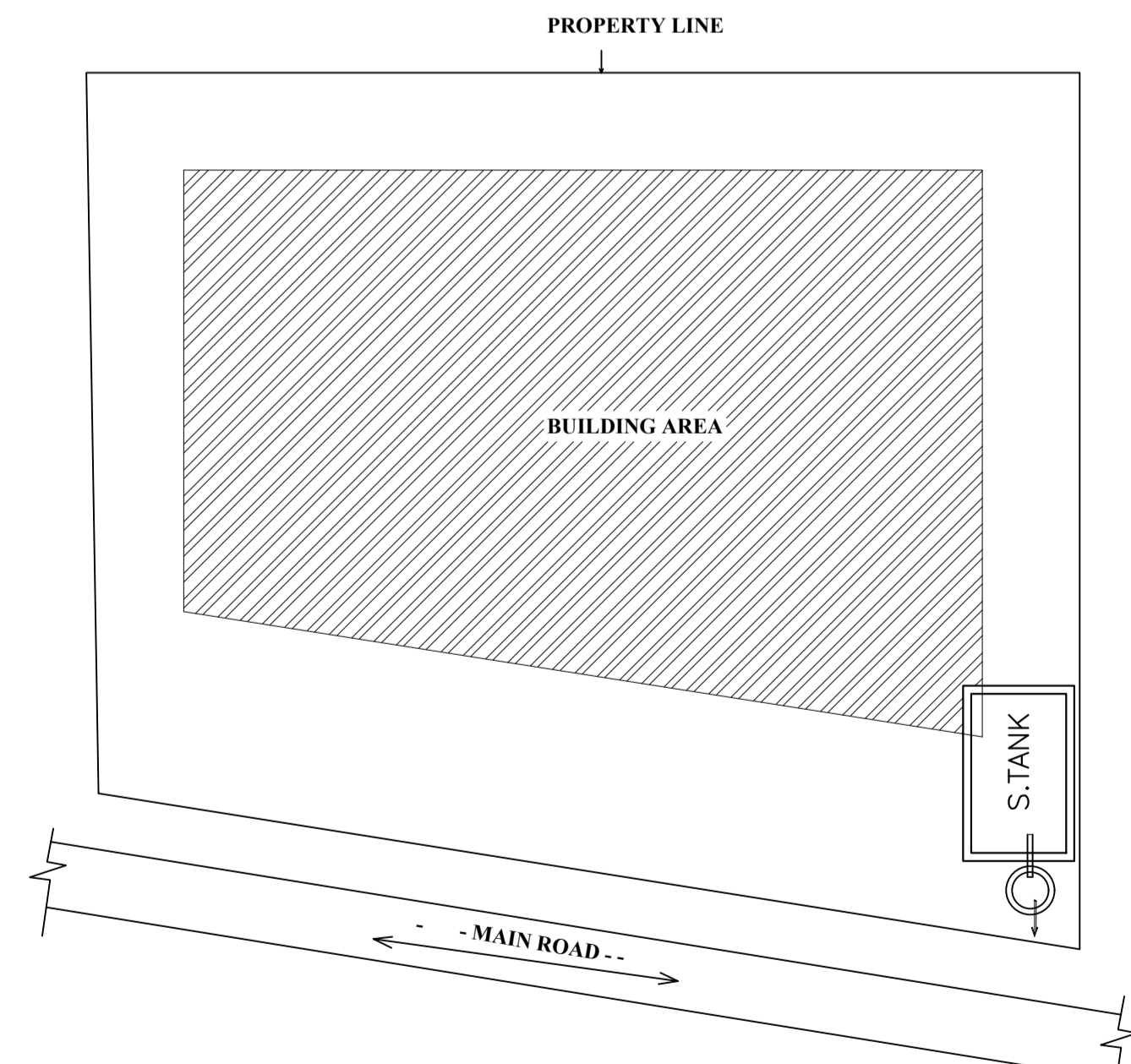
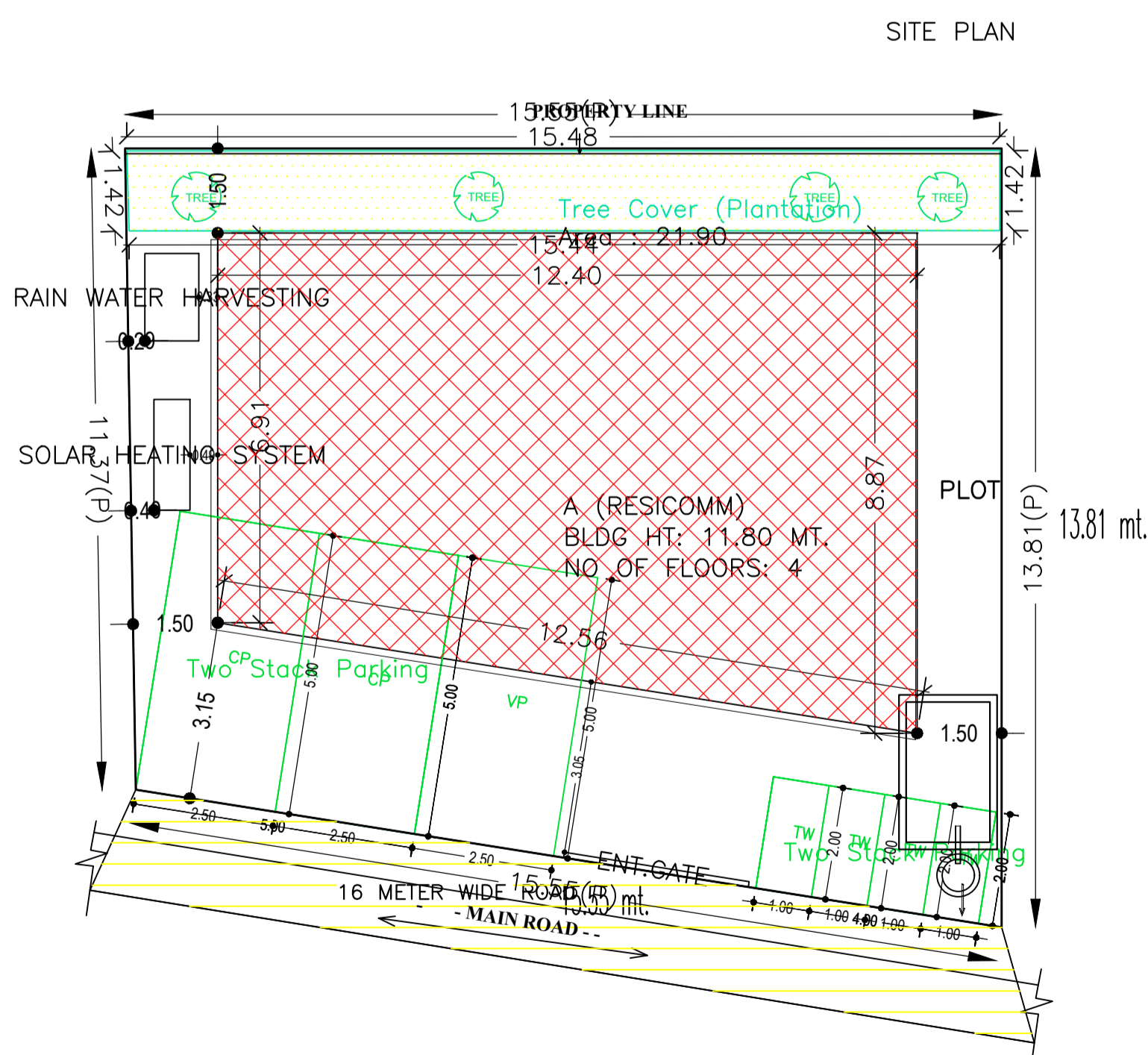
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Void	Accessory Use				
Ground Floor	97.84	0.00	0.00	5.95	0.00	91.89	91.89	01
First Floor	98.57	3.23	38.54	3.86	0.00	52.94	52.94	01
Second Floor	110.05	3.23	0.00	3.96	102.86	102.86	102.86	01
Third Floor	110.05	3.23	0.00	3.96	102.86	102.86	102.86	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	416.51	9.69	38.54	17.73	205.72	350.55	350.55	04
Total Number of Same Buildings	1							
Total :	416.51	9.69	38.54	17.73	205.72	350.55	350.55	04

FAR & Tenement Details (Table 4c-1)

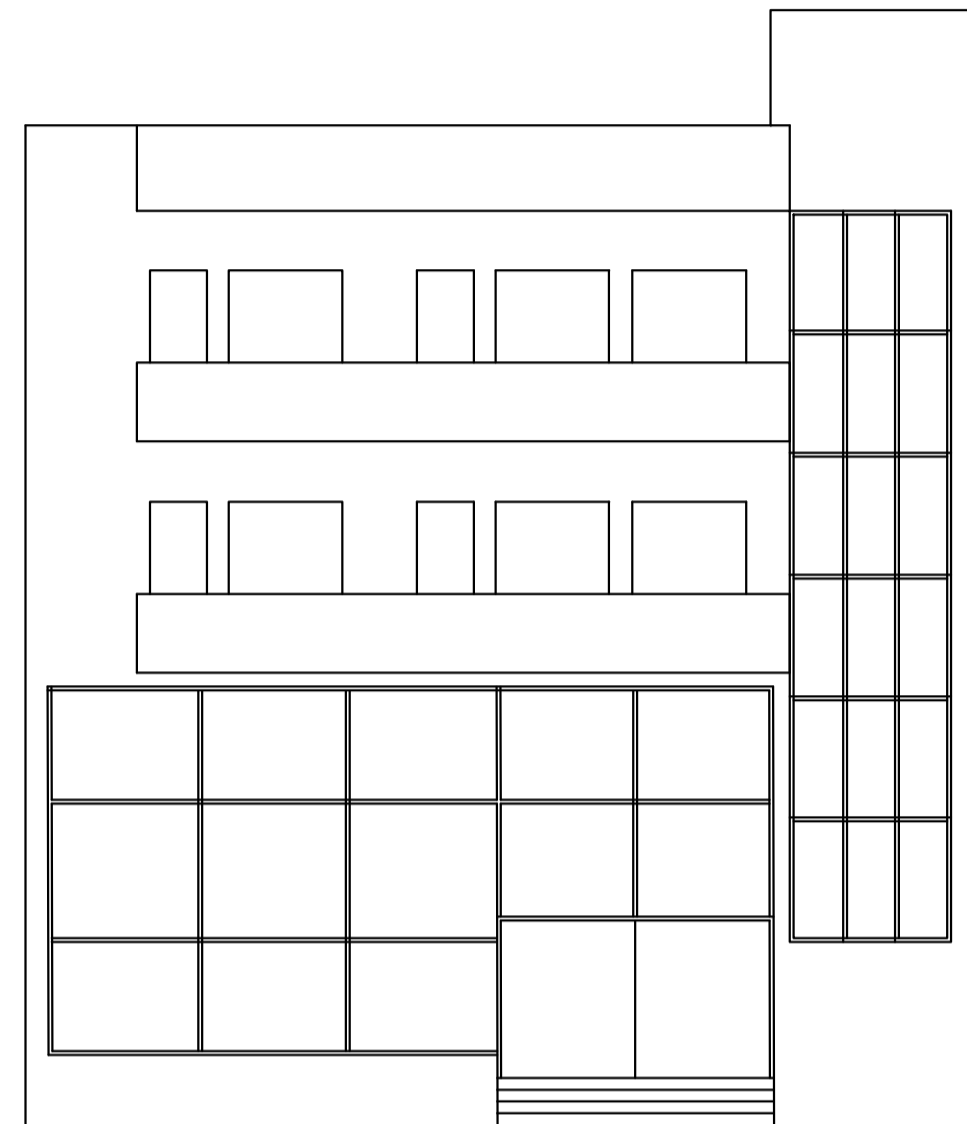
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Void	Accessory Use				
A (RESICOMM)	1	416.51	9.69	38.54	17.73	205.72	350.55	350.55	04
Grand Total	1	416.51	9.69	38.54	17.73	205.72	350.55	350.55	04

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DURGA PRASAD DUBEY SNPC/ENG/0004/2017			

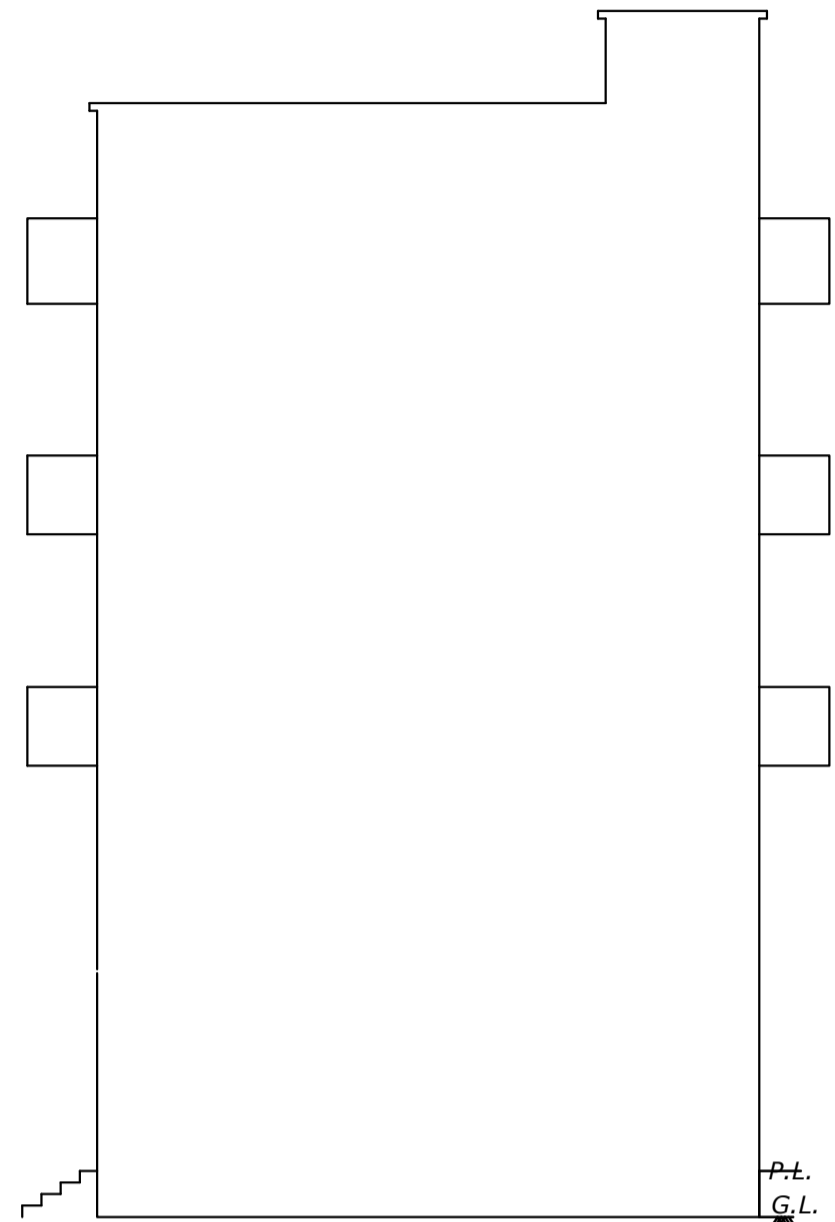
AREA STATEMENT SARAIKELA NAGAR PANCHAYAT		VERSION NO.: 1.0.46
PROJECT DETAIL:		VERSION DATE: 22/06/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: SARAIKELA	Plot SubUse: ResiComm Bldg	
Authority: SARAIKELA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA	
Inward_No: SNPC/BP/0031/W02/2020	Plot/SubPlot No: 137/A	
Application Type: General Proposal	North: Plot No. - B.N.TRACTER	
Project Type: Building Permission	South: Plot No. - 137	
Nature of Development: New	East: Plot No. - 136	
Location of Development Area: Old Area	West: Road Width - 16	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	194.40
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	194.40
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		21.90
Total		21.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	172.50
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	194.40
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	194.40
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		116.64
Proposed Coverage Area (50.33 %)		97.84
Total Prop. Coverage Area (50.33 %)		97.84
Balance coverage area (9.67 %)		18.80
FAR CHECK		
Perm. FAR Area (2.00)		388.80
Total Perm. FAR area		388.80
Residential FAR		205.73
Commercial FAR		144.83
Proposed FAR Area		350.55
Total Proposed FAR Area		350.55
Consumed FAR (Factor)		1.80
Balance FAR Area		38.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		416.51
ARCHITECT (Regd)	DURGA PRASAD DUBEY	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI SHYAM LAL AGARWAL	
DEVELOPMENT AUTHORITY		LOCAL BODY



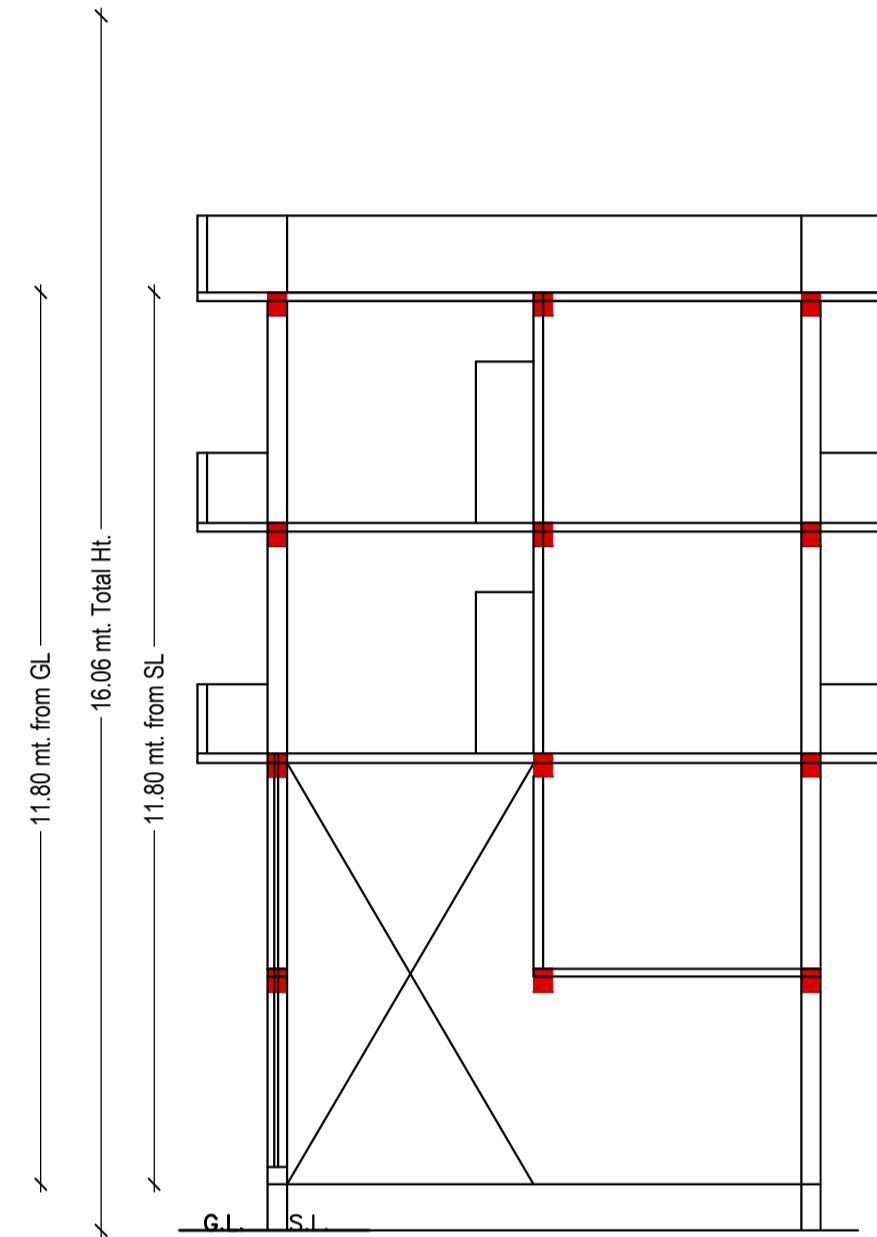
Proposal Basic Information	
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Khata No	32
Plot No	137/A
Village Name	Pannichatar
Use	Residential
SubUse	ResiComm Bldg



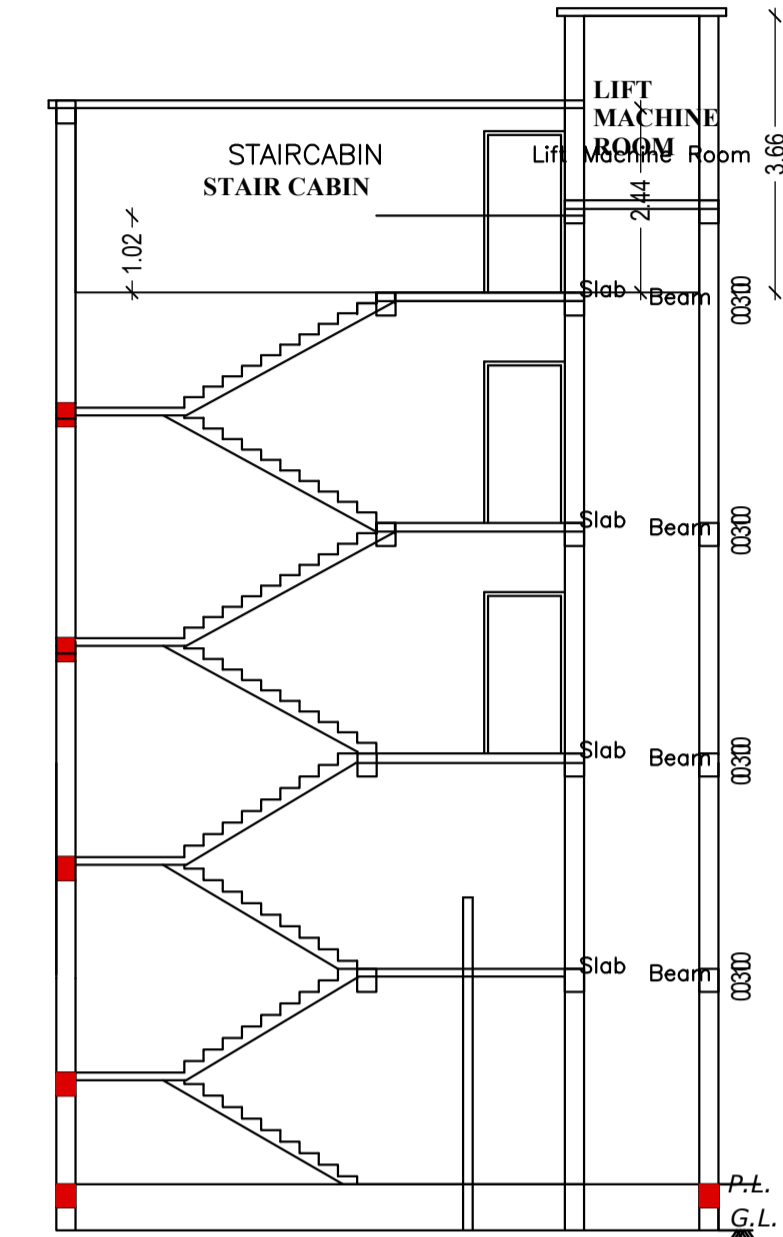
FRONT ELEVATION



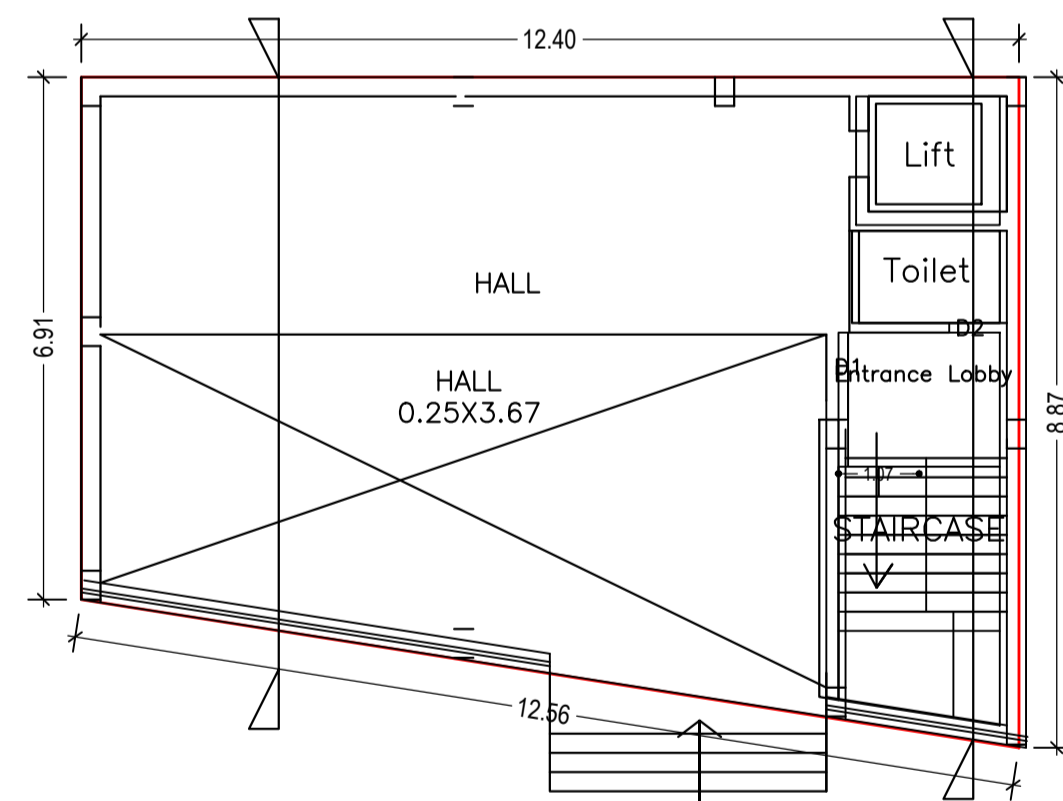
SIDE ELEVATION



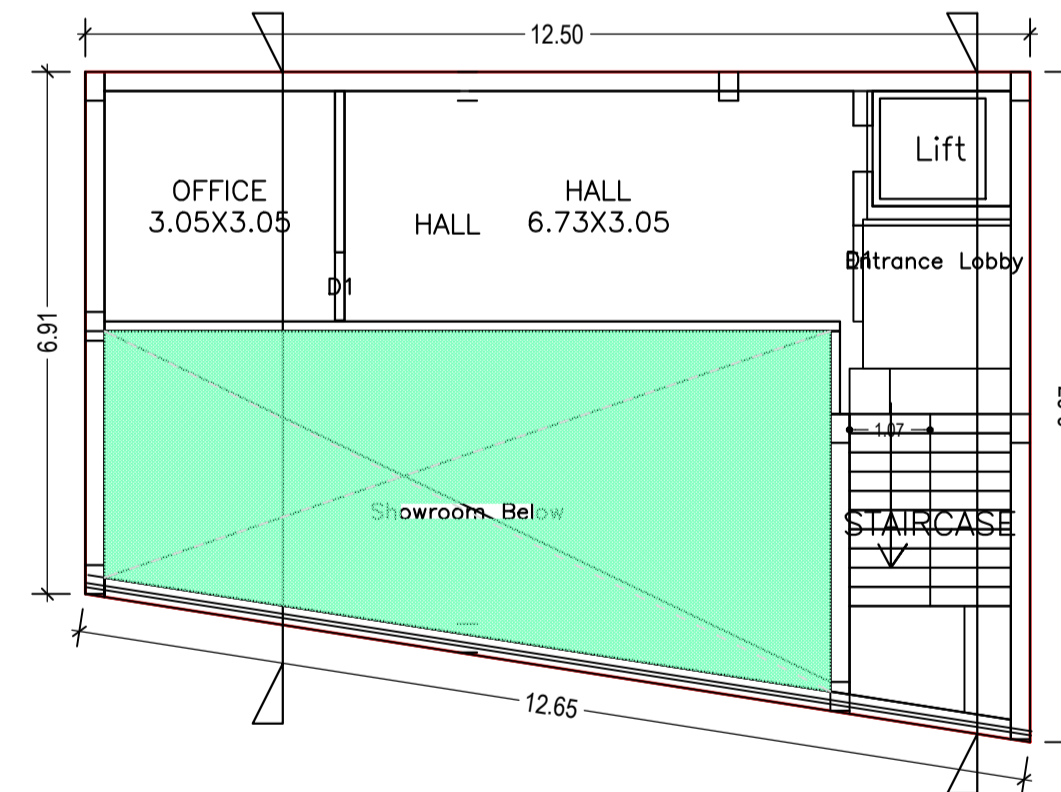
SECTION B-B



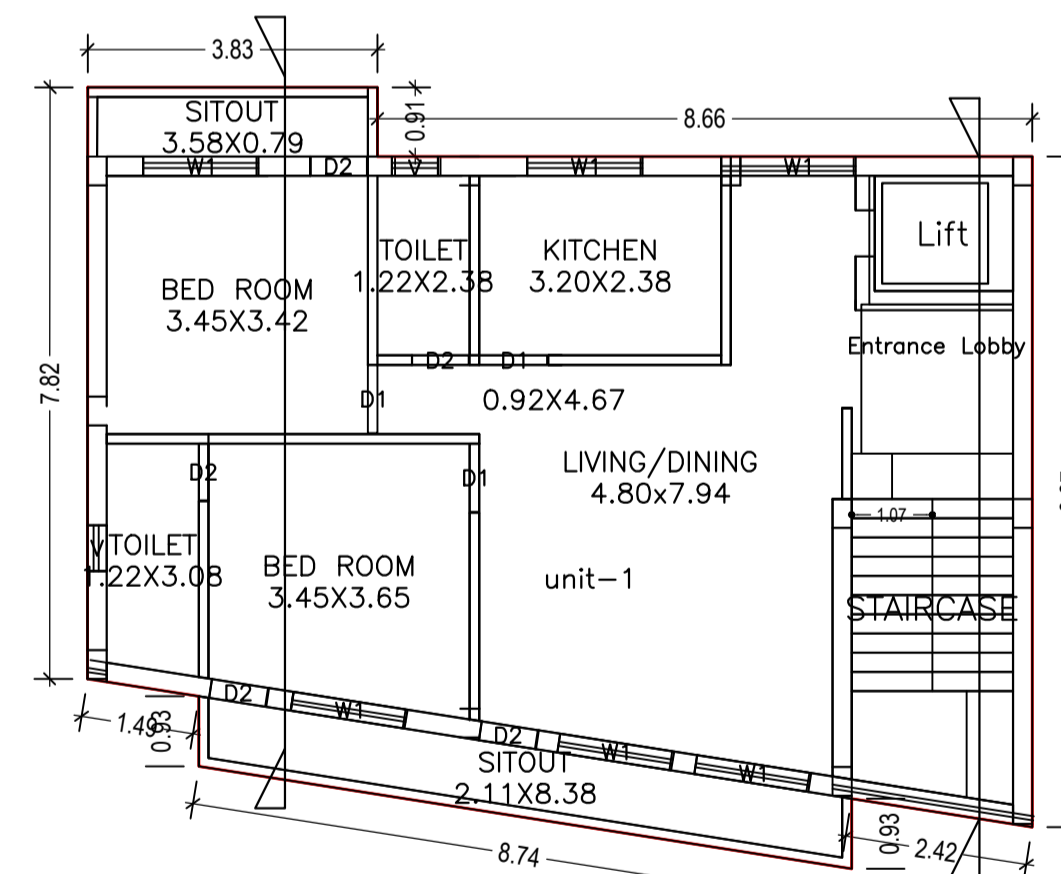
SECTION A-A



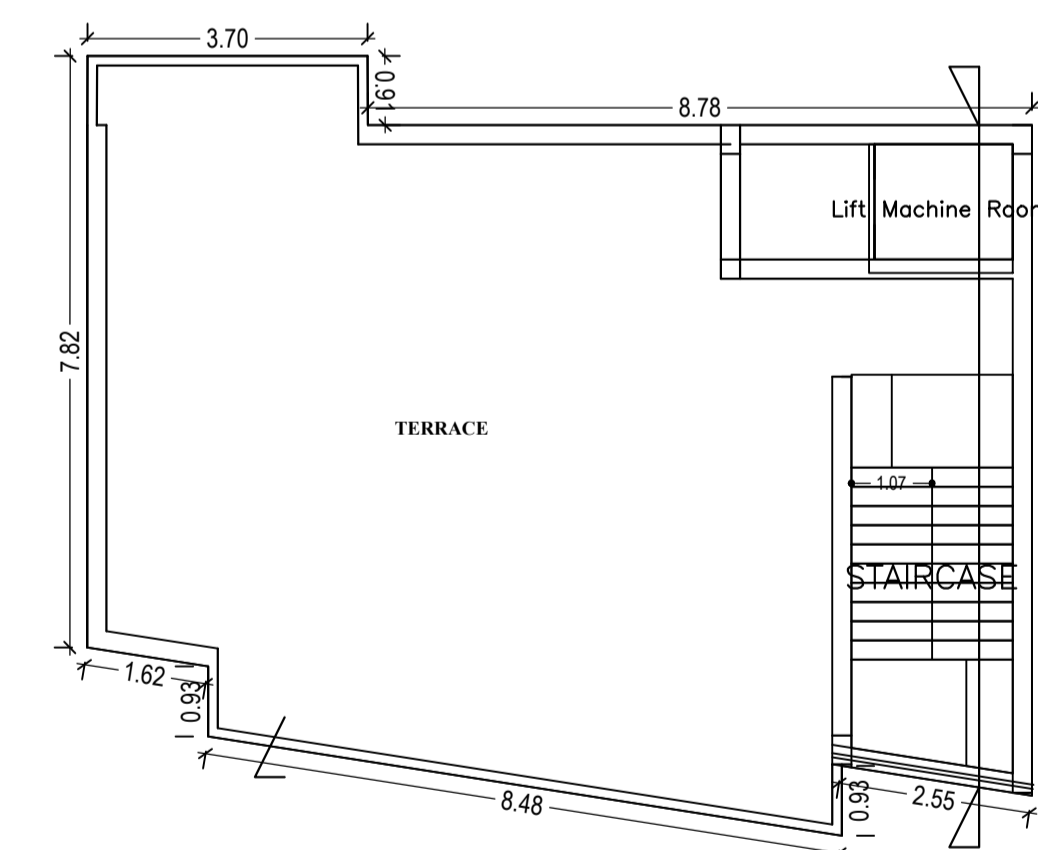
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TYPICAL - 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DURGA PRASAD DUBEY SNPC/ENG/0004/2017			