

Proposal Basic Information

Proposal File No.	SNPC/BP/0004/W10/2022
Owner Name	AKASH KUMAR AGARWAL
Khata No	3
Plot No	52/A,51
Village Name	Pannichatar
Building :A (RESIDENTIAL)	Residential

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.)
			Parking	Resi.				
A (RESIDENTIAL)	1	921.96	115.56	806.40	806.40	806.40	01	
Grand Total :	1	921.96	115.56	806.40	806.40	806.40	01	

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENTIAL)		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	216.81	101.25	216.81	101.25
First Floor	233.69	233.69	233.69	233.69
Second Floor	235.73	235.73	235.73	235.73
Third Floor	235.73	235.73	235.73	235.73
Terrace Floor	0.00	0.00	0.00	0.00
Total :	921.96	806.40	921.96	806.40

COLOR INDEX

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Bungalow/ Dwelling / Non Apartment Total FAR Area (Sq.mt.)	Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.				
Ground Floor	216.81	115.56	101.25	101.25	101.25	01	
First Floor	233.69	0.00	233.69	233.69	233.69	00	
Second Floor	235.73	0.00	235.73	235.73	235.73	00	
Third Floor	235.73	0.00	235.73	235.73	235.73	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00	
Total :	921.96	115.56	806.40	806.40	806.40	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	10
A (RESIDENTIAL)	D1	0.90	2.10	28
A (RESIDENTIAL)	D	1.05	2.10	05
A (RESIDENTIAL)	R.S.	3.00	2.10	01

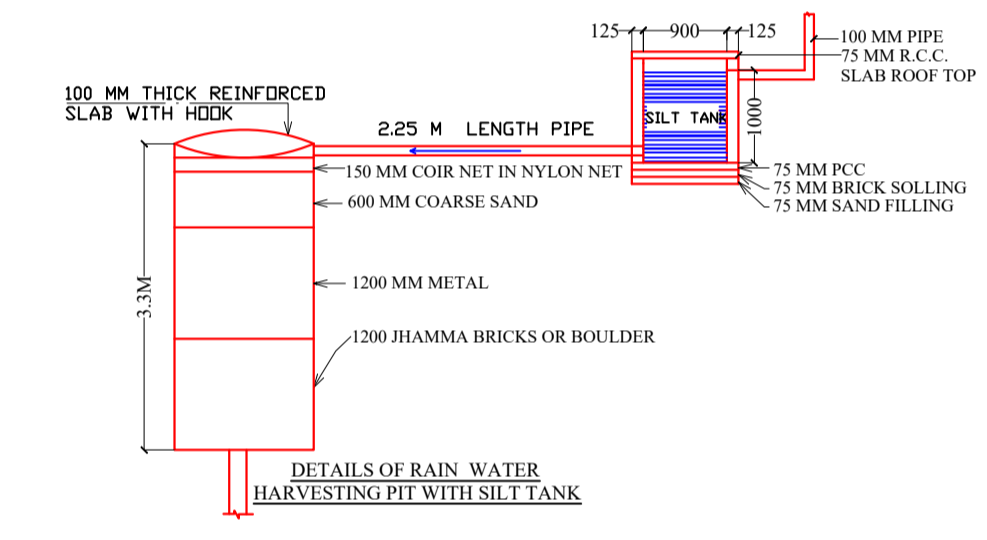
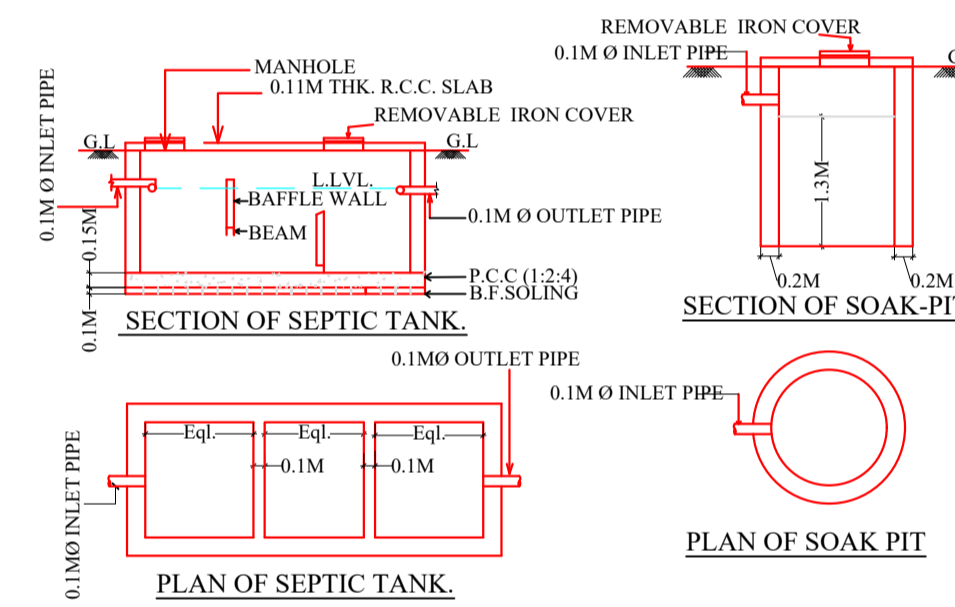
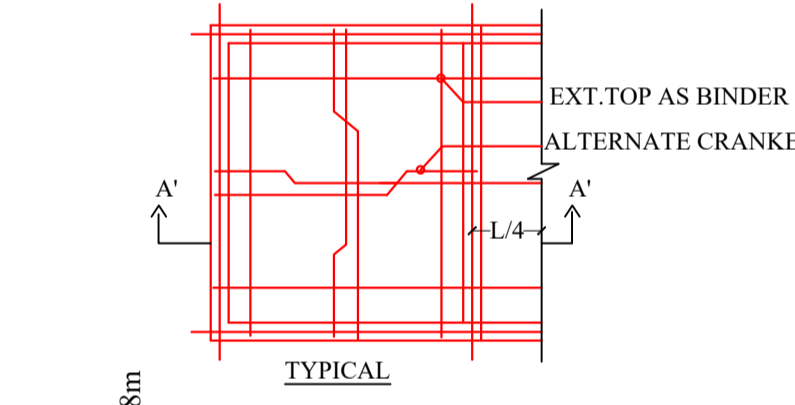
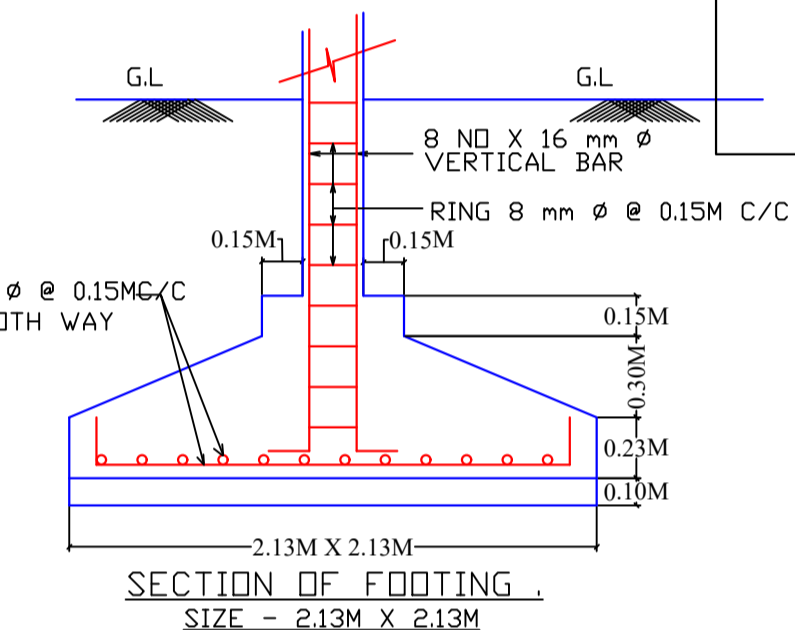
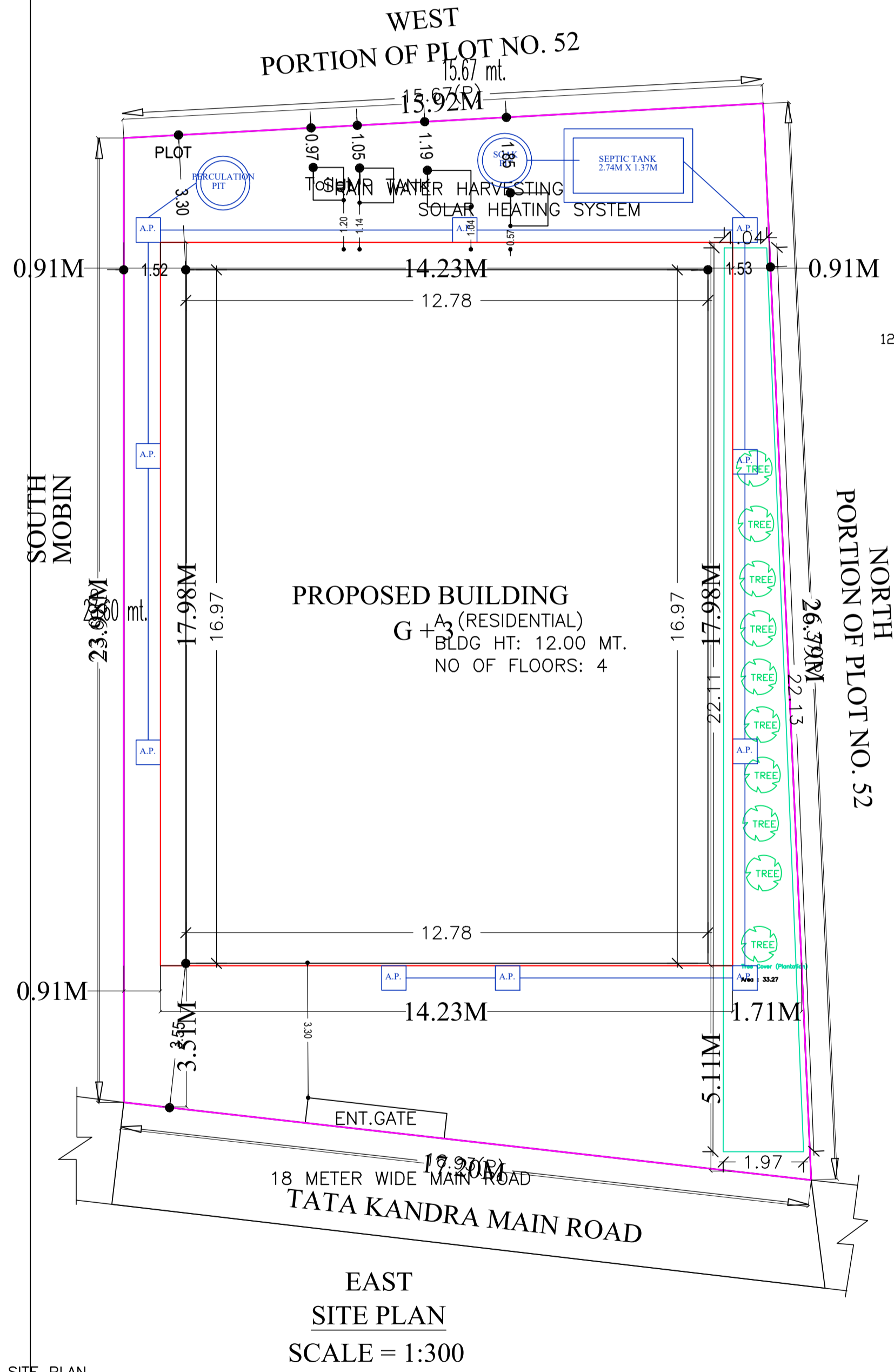
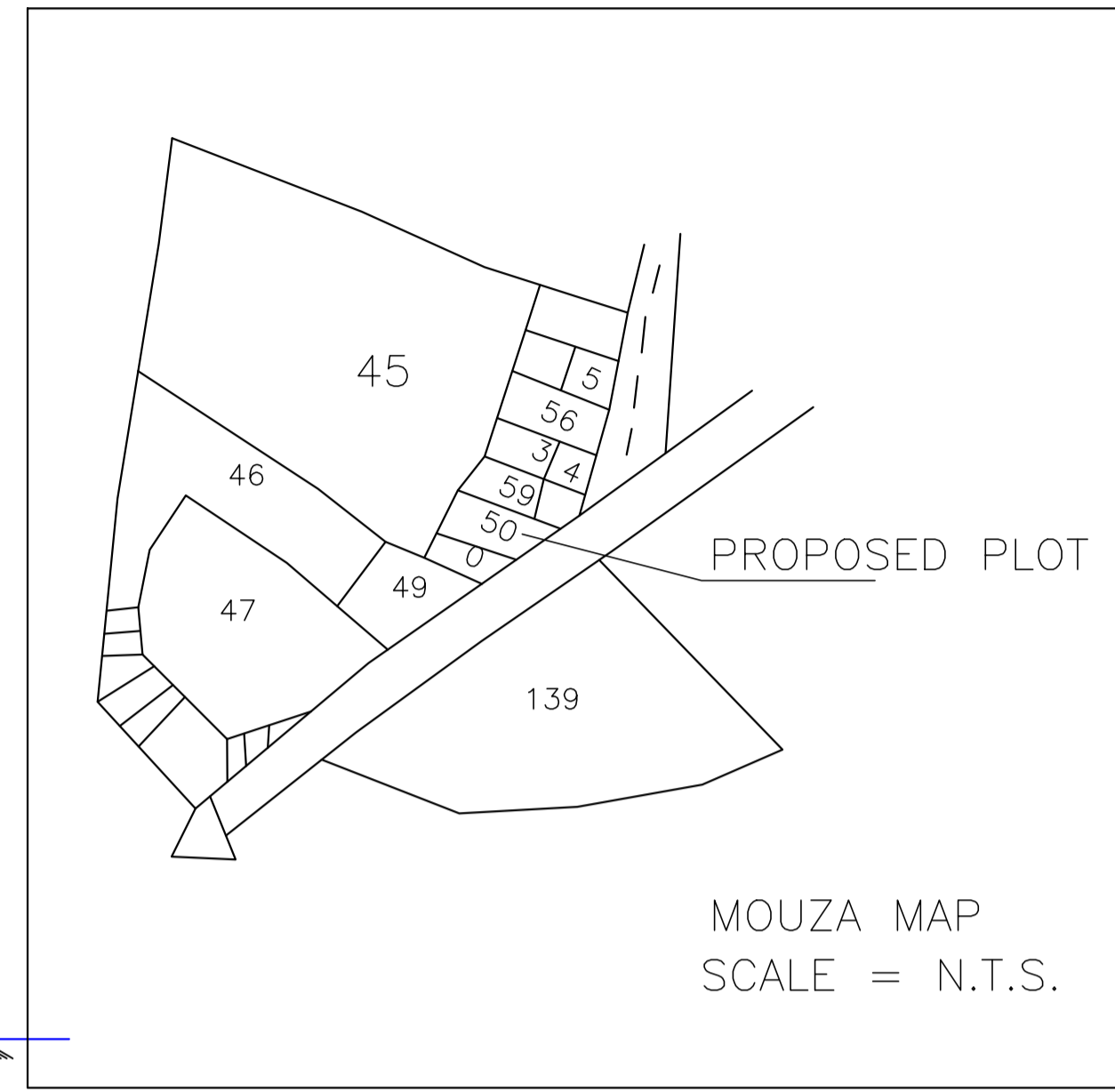
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	10
A (RESIDENTIAL)	W2	1.20	1.20	21
A (RESIDENTIAL)	W1	1.50	1.20	34
A (RESIDENTIAL)	W	2.10	1.20	03

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Split Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	2	0
TYPICAL - 2& 3 FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	21	0
GROUND FLOOR PLAN	SPLIT 1	FLAT	757.91	756.78	2	1
Total:	-	-	757.91	756.78	46	1

AREA STATEMENT SARAIKELA NAGAR PANCHAYAT	VERSION NO.: 1.0.62	
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: SERAIKELA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: SARAIKELA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA	
Inward_No: SNPC/BP/0004/W10/2022	Plot/SubPlot No: 52/A,51	
Application Type: General Proposal	North: Plot No. - PORTION PLOT NUMBER- 52	
Project Type: Building Permission	South: Survey No. - MOBIN	
Nature of Development: New	East: Road Width - 18	
Location of Development Area: Old Area	West: Plot No. - PORTION PLOT NUMBER- 52	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	405.06
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	405.06
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		33.27
Total		33.27
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	371.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	405.06
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	405.06
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		243.04
Proposed Coverage Area ( 53.53 % )		216.81
Total Prop. Coverage Area ( 53.53 % )		216.81
Balance coverage area ( 6.48 % )		26.23
FAR CHECK		
Perm. FAR Area ( 2.00 )		810.12
Total Perm. FAR area		810.12
Residential FAR		806.41
Proposed FAR Area		806.41
Total Proposed FAR Area		806.41
Consumed FAR (Factor)		1.99
Balance FAR Area		3.71
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		921.96
ARCHITECT (Regd)		ABHISHEK TEWARI
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		AKASH KUMAR AGARWAL
DEVELOPMENT AUTHORITY		LOCAL BODY

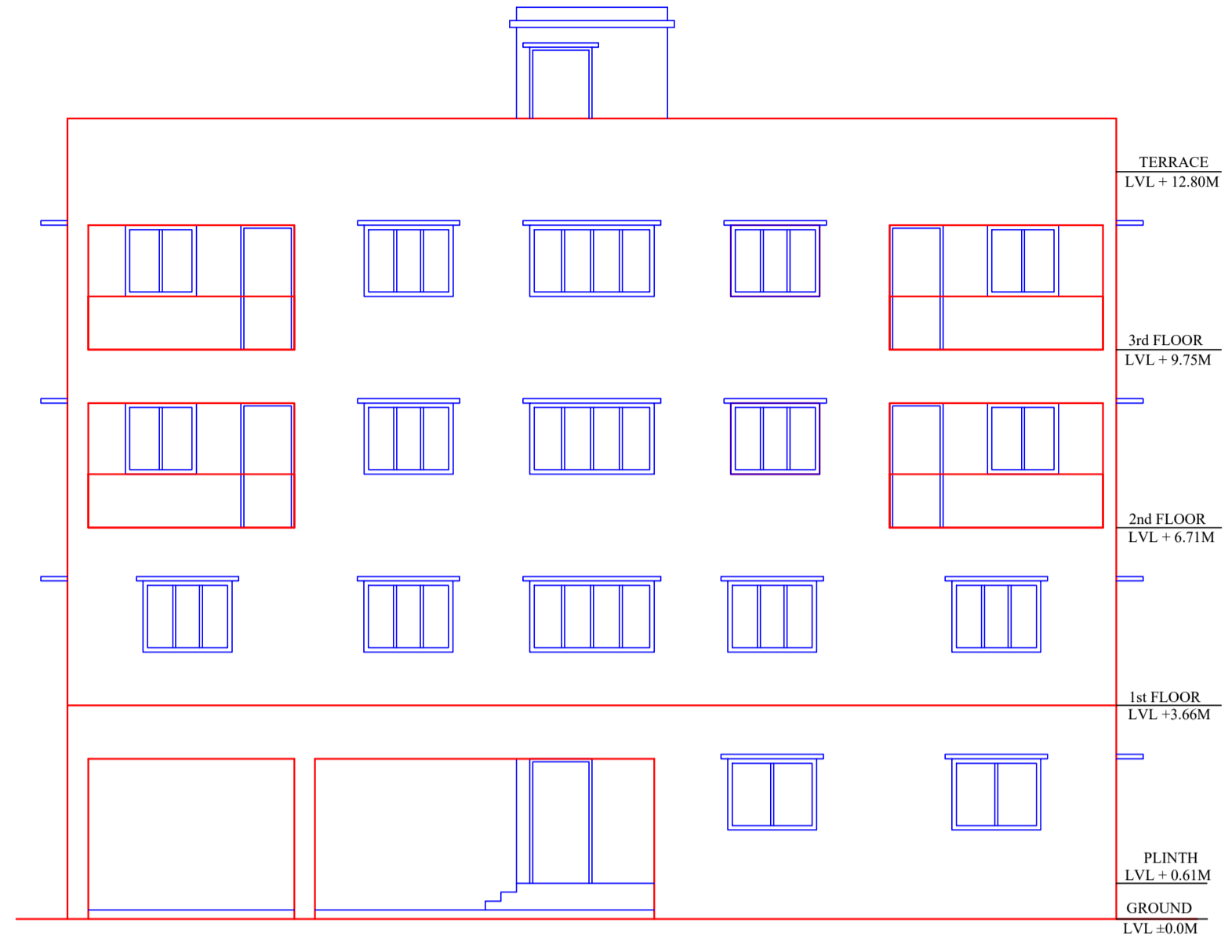


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK TEWARI SNPC/ARC/0025/2021			

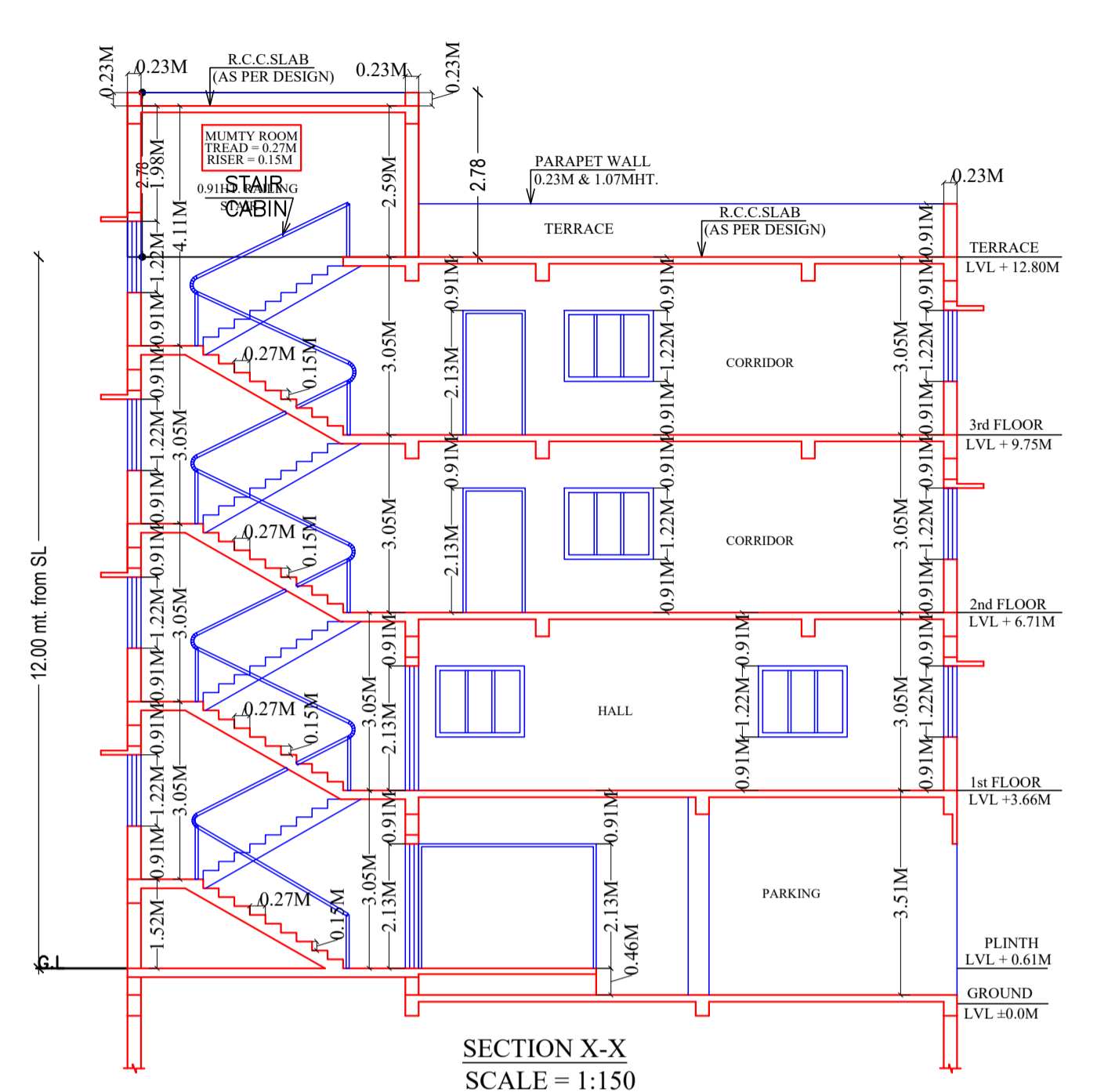
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Khata No	3
Plot No	52/A,51
Village Name	Pannichatar
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



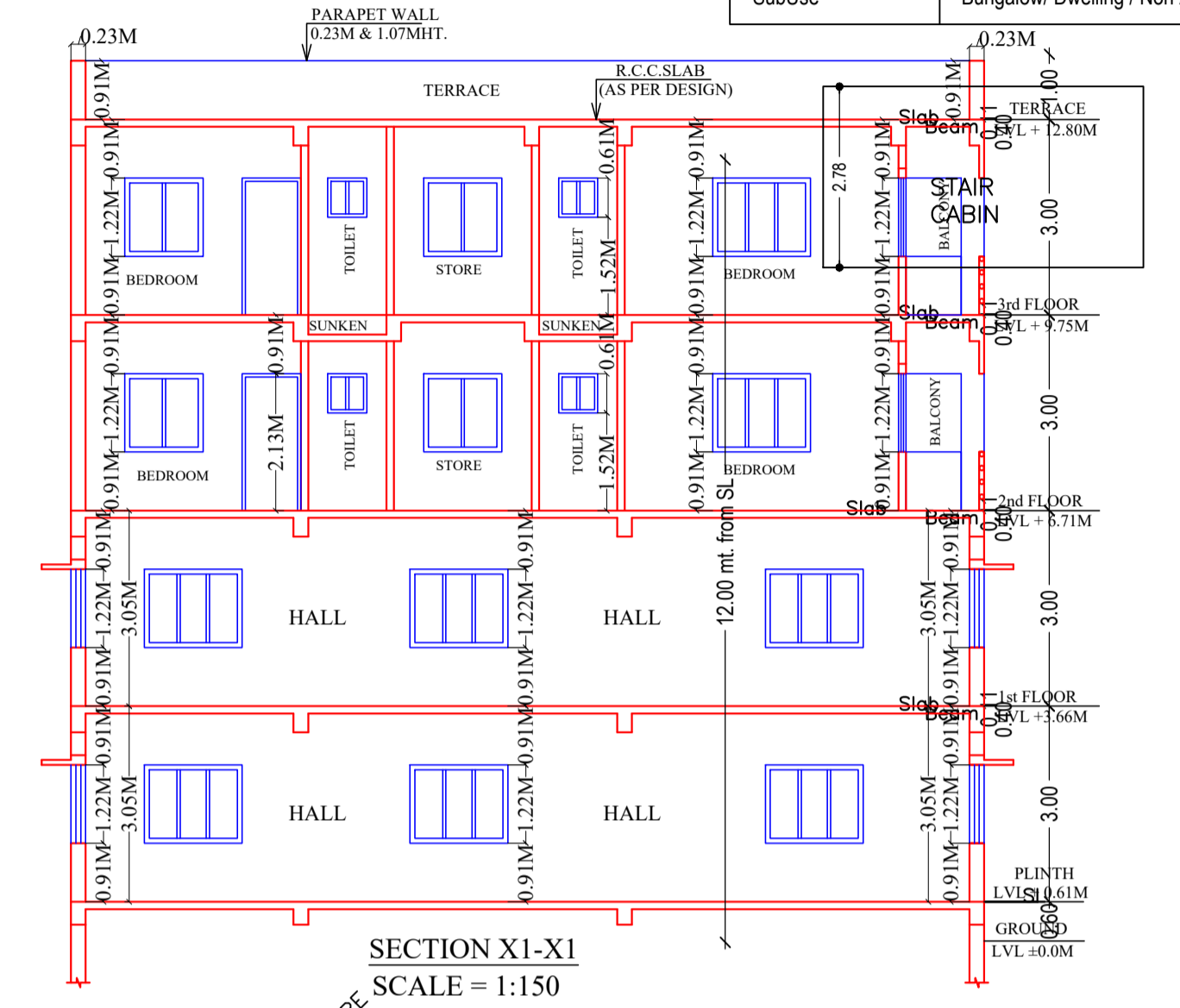
EAST SIDE ELEVATION  
SCALE = 1:150



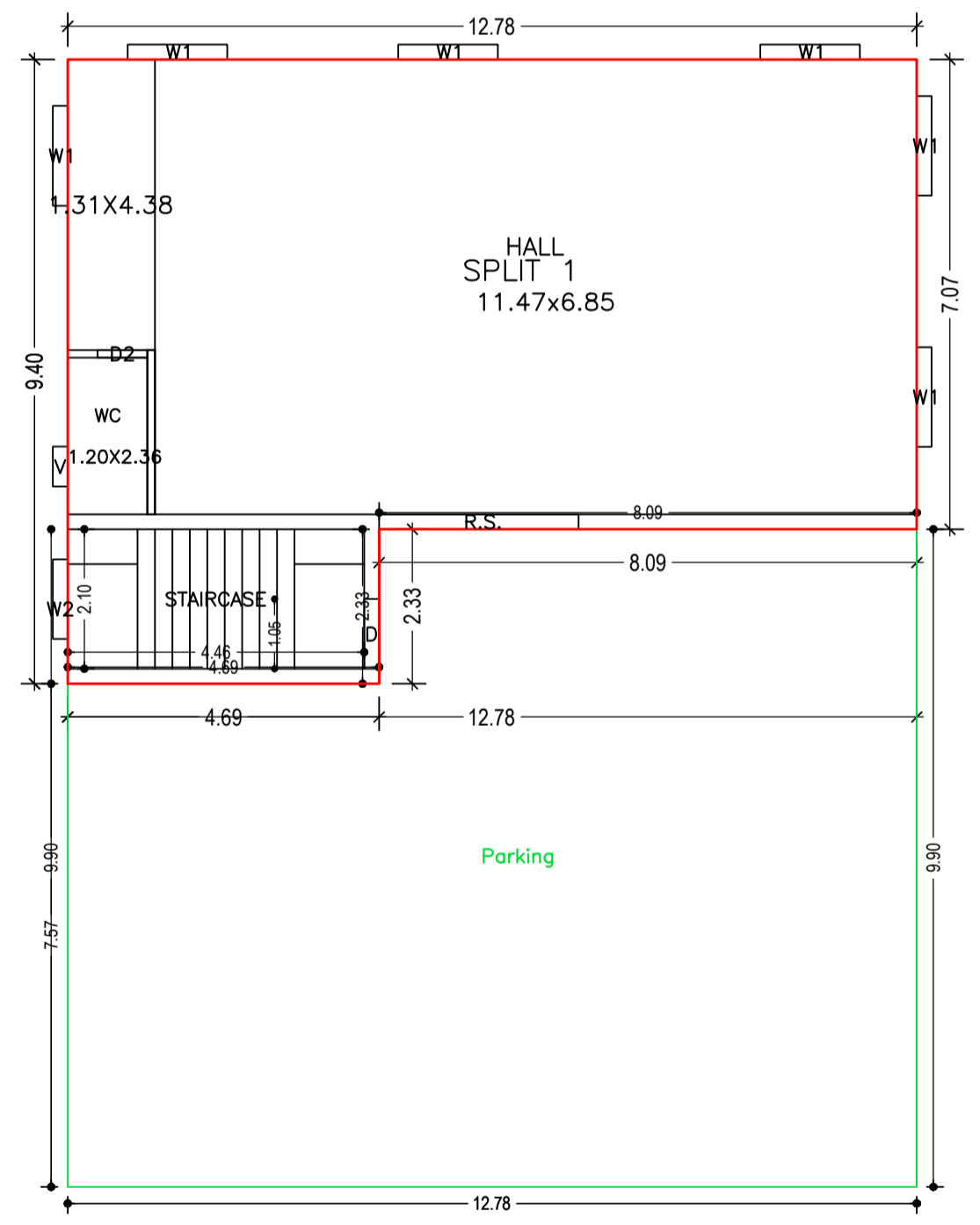
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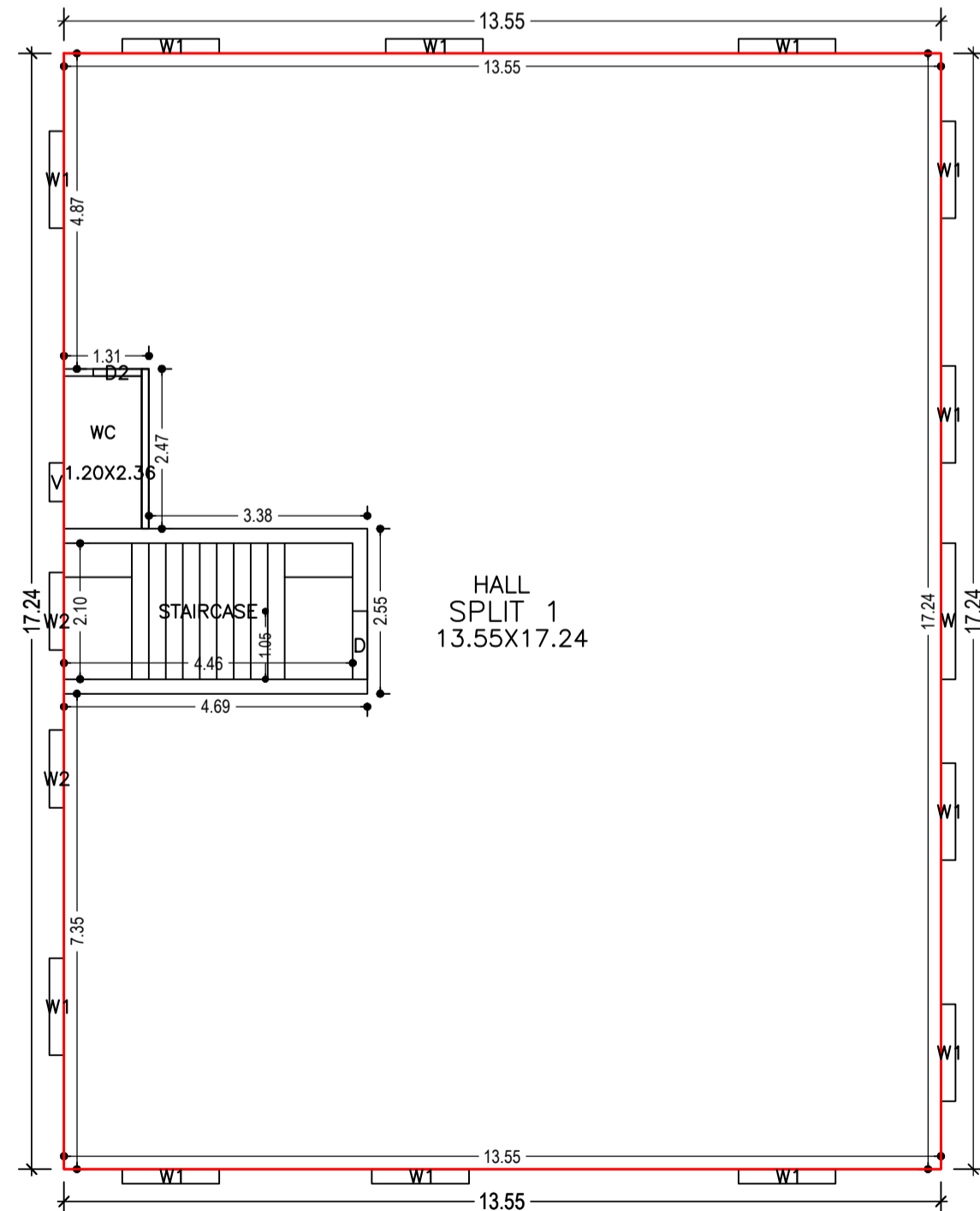
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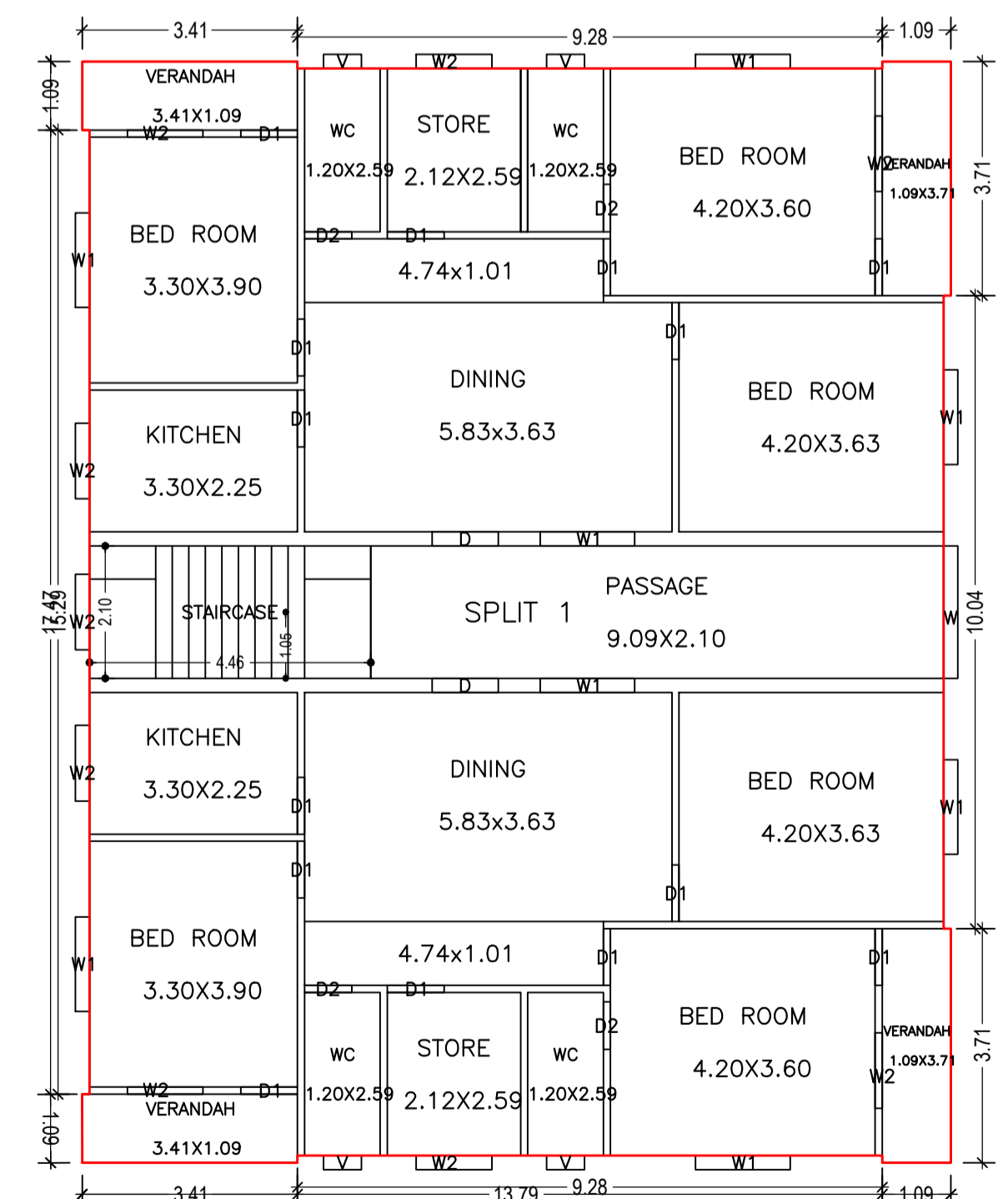
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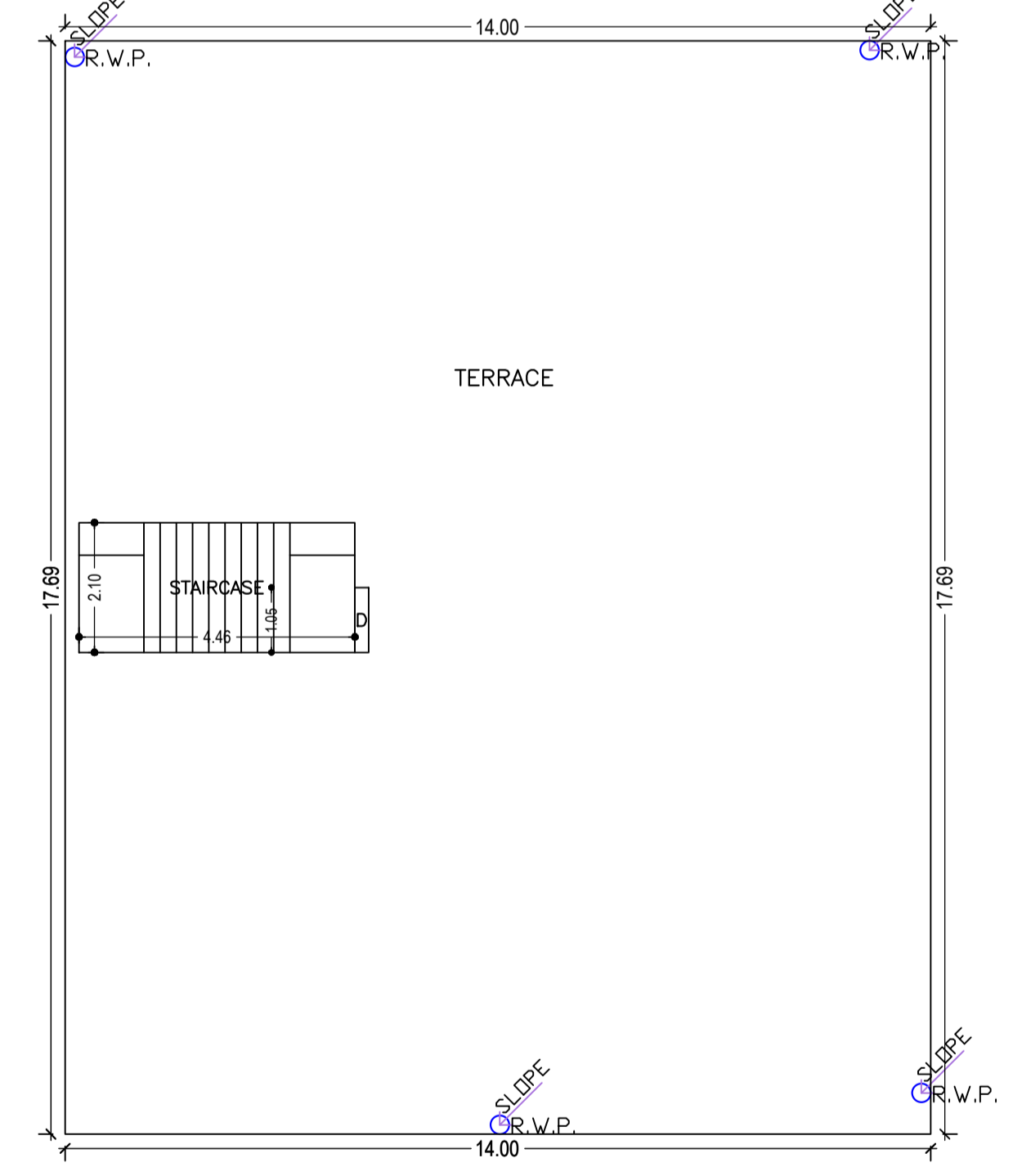
GROUND FLOOR PLAN  
(Proposed)  
SCALE 1:100



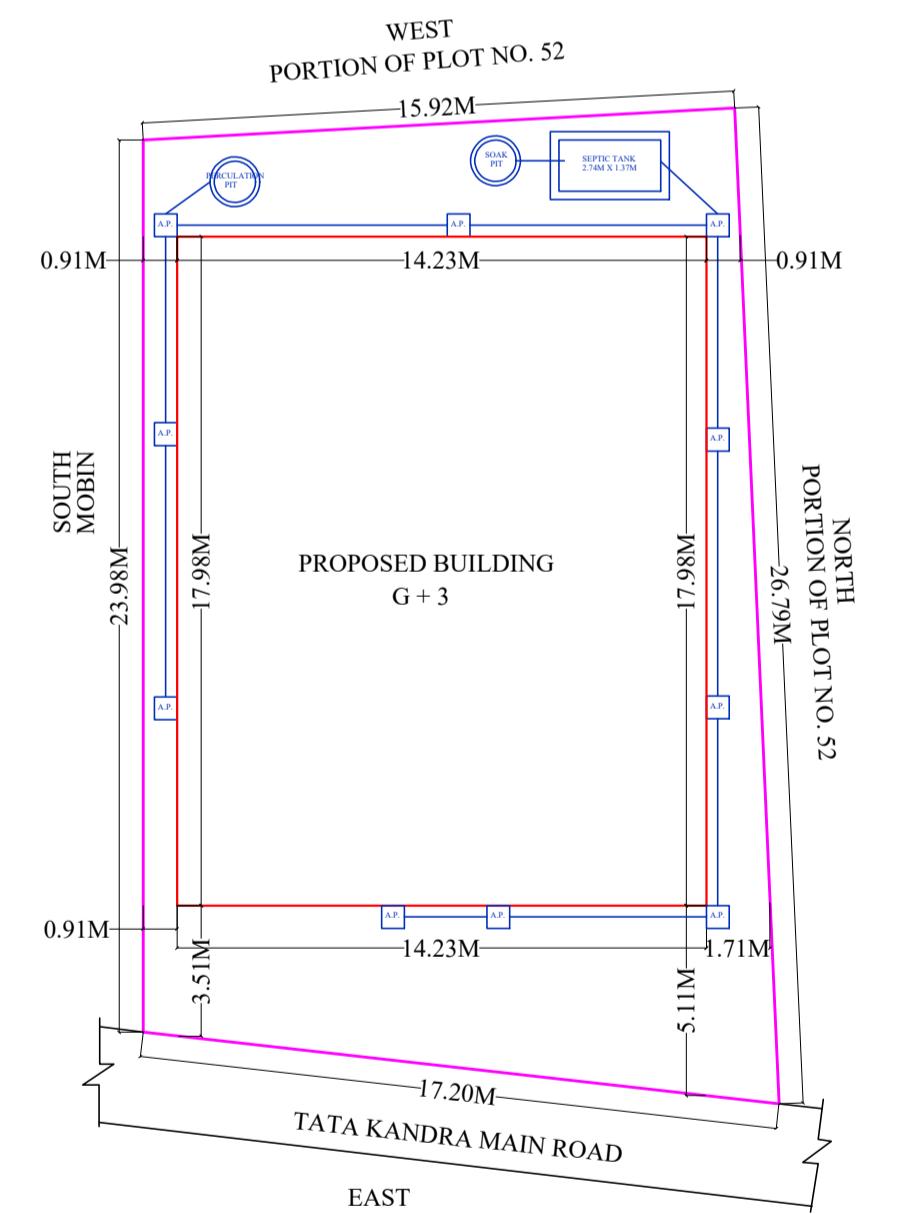
FIRST FLOOR PLAN  
(Proposed)  
SCALE 1:100



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



EAST SITE PLAN  
SCALE = 1:300

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK TEWARI SNPC/ARC/0025/2021			