Project Title :CHANDAN PRASAD

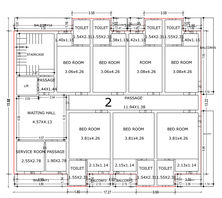
	DATE	19-12-2020	
	SHEET NO.	1	

Proposal Basic Information	
Proposal File No.	KSP/M/0091/2020
Owner Name	KANKE CLUB PRIVATE LIMITED REPRESENTED BY SUMAN SINGH
Khata No	1
Plot No	916,921, 1929, 1930, 1931
Village Name	NAGRI
Use	Commercial
SubUse	Commercial Bldg

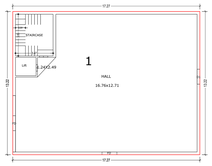
N

W E

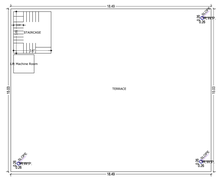
S



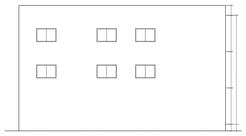
TYPICAL - 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



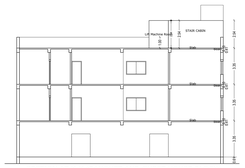
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



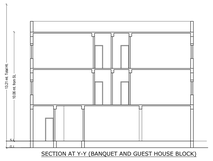
TERRACE FLOOR PLAN
(SCALE 1:100)



FRONT ELEVATION (BANQUET AND GUEST HOUSE BLOCK)

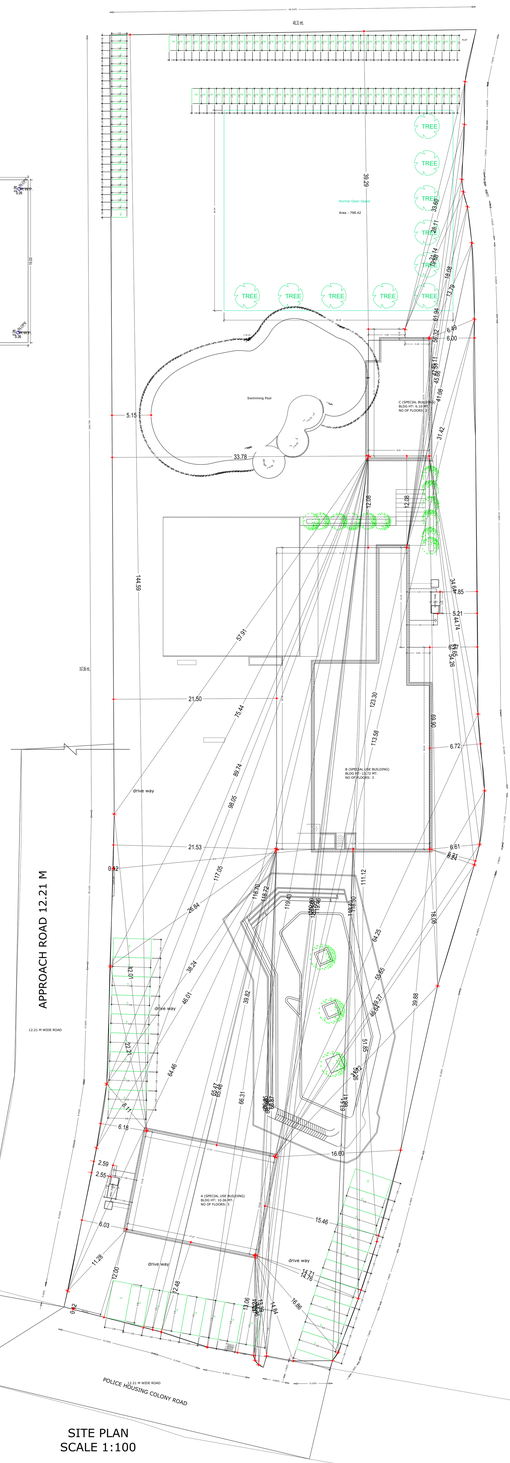


SECTION AT X-X (BANQUET AND GUEST HOUSE BLOCK)



SECTION AT Y-Y (BANQUET AND GUEST HOUSE BLOCK)

LEFT SIDE ELEVATION (BANQUET AND GUEST HOUSE BLOCK)



SITE PLAN
SCALE 1:100

AREA STATEMENT MANCH	VERSION NO.- 1.0.32
OLA-HARIHANI	VERSION DATE - 16/10/2020
PROJECT DETAILS:	
Result - AMBRANE GRAM LOCAL BODIES	Plot Use Ceremonial
Application Type - Building Permit	Project Type - Commercial Bldg
Authority - NAGAR OLA PARSHAD	Plot/Sub-Plot No.-Khata No. -
Present Use - KSP/M/0091/2020	Plot/Sub-Plot No. 916,921, 1929, 1930, 1931
Area of Plot - 7500.00 Sq.Mtr.	Road Type - 12.21 M
Project Type - Building Permission	New
Nature of Development - New	Zone -
Method of Development Area - TOD	Mixed
AREA DETAILS:	SQ.MT.
PLOT AREA (Of Deed/Map)	7500.00
NET AREA OF PLOT(Gross Plot Area Deduction from Gross Plot Area)	(A-Deductions) 7500.00
Deduction for Balance Plot Area/Non Gross Plot Area	
Common Plot	158.42
Total	158.42
BALANCE AREA OF PLOT(Net Plot Area - Permanent/Internal/Internal Road)	(A-Deductions) 7341.58
NET AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 7500.00
Plot Area for FAR (Net Plot Area - Deed/Marking Area)	(A-Deductions) 7500.00
COVERAGE DETAILS	
Permissible Coverage area (50.00 %)	3750.00
Proposed Coverage Area (18.26 %)	1372.87
Net Proposed Coverage Area (18.26 %)	1372.87
Balance coverage area (31.74 %)	2377.13
FAR CHECK	
Plotx FAR Area (2.50)	18825.00
Proposed Total FAR	1372.87 x 5 = 6864.35
Commercial FAR	2228.43
Proposed FAR Area	2228.43
Net Proposed FAR Area	2228.43
Consumed FAR (Factor)	0.29
Balance FAR Area	17596.57
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2228.12
ARCHITECT (Regd)	ZIA UR RAHMAN
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	KANKE CLUB PRIVATE LIMITED REPRESENTED BY SUMAN SINGH
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Building Use/SubUse Details

Building Name	Building Use	Building SubUse	Building Structure
B (SPECIAL USE BUILDING)	Commercial	Commercial Bldg	Non-Highrise
C (SPECIAL BUILDING)	Commercial	Commercial Bldg	Non-Highrise
A (SPECIAL USE BUILDING)	Commercial	Commercial Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Total/Impact Reqd./Unit	Total/Impact Reqd.	Total/Impact Prop.
B (SPECIAL USE BUILDING)	Commercial	Commercial Bldg	>0 - 200	80.0 SQ	1	1	8	0	-	-	-
			>200 - 500	80.0 SQ	-	1	-	1	10	10	-
C (SPECIAL BUILDING)	Commercial	Commercial Bldg	>0 - 200	100.08	1	1	-	1	-	1	-
			>200 - 500	100.08	-	1	-	1	3	-	-
A (SPECIAL USE BUILDING)	Commercial	Commercial Bldg	>0 - 200	159.87	1	1	-	1	5	-	-
			>200 - 500	159.87	-	1	-	1	8	27	-
	Total				-	-	8	27	-	27	27

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	27	337.50
Total Car	8	100.00	27	337.50
Total ECS	-	-	0	0.00
Total Park/Reqd/Prop	27	412.50	27	337.50
Total		142.00		125.00

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.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			LIft	Balcony Extension	Ramp	Parking				
B (SPECIAL USE BUILDING)	1	1279.01	7.96	0.00	20.28	124.37	1047.38	1047.38		02
C (SPECIAL BUILDING)	1	284.00	0.00	0.00	17.97		232.16	232.16		02
A (SPECIAL USE BUILDING)	1	748.00	8.46	41.20	0.00		748.92	748.92		03
Total	3	2310.12	16.42	41.20	41.16	124.37	2028.46	2028.46		08

Building :A (SPECIAL USE BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		LIft	Ramp	Balcony Extension				
Ground Floor	236.36	3.00	3.00	2.00.36	228.36	228.36		01
First Floor	240.72	1.23	20.00	20.28	203.20	203.20		01
Second Floor	240.72	1.23	20.00	20.28	203.20	203.20		01
Terrace Floor	2.00	0.00	0.00	0.00	2.00	2.00		00
Total:	719.80	5.46	41.20	42.92	636.92	636.92		03
Total Number of Same Buildings:	1							
Total:	719.80	5.46	41.20	42.92	636.92	636.92		03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPECIAL USE BUILDING)	D	0.91	2.10	03
A (SPECIAL USE BUILDING)	FD	0.75	2.10	02
A (SPECIAL USE BUILDING)	D	0.77	2.10	03
A (SPECIAL USE BUILDING)	SD	1.83	2.10	04
A (SPECIAL USE BUILDING)	SD	0.84	2.10	10
A (SPECIAL USE BUILDING)	DD	0.91	2.10	02
A (SPECIAL USE BUILDING)	D	0.94	2.10	02
A (SPECIAL USE BUILDING)	FD	0.87	2.10	10
A (SPECIAL USE BUILDING)	D	1.06	2.10	16
A (SPECIAL USE BUILDING)	FD	1.10	2.10	02
A (SPECIAL USE BUILDING)	FD	1.12	2.10	06
A (SPECIAL USE BUILDING)	DD	1.38	2.10	03
A (SPECIAL USE BUILDING)	FD	1.38	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPECIAL USE BUILDING)	V	0.61	1.20	14
A (SPECIAL USE BUILDING)	WV	1.52	1.20	02

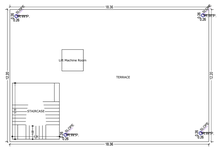
Balcony Calculations Table

FLOOR			AREA	TOTAL AREA
THIRDL \ 1 FLOOR PLAN		L.B.1-W.1.1 x 1 x 2	3.04	30.40
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.2.1 x 1 x 2	4.08	
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
Total:	-	-	-	82.40

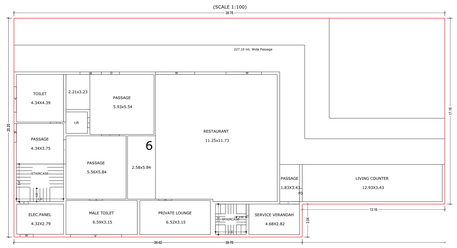
UnitBUA Table for Building :A (SPECIAL USE BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRDL \ 1 FLOOR PLAN	1	OTHER	236.36	230.36	2	1
SECOND FLOOR PLAN	1	OTHER	228.72	223.66	-	1
FIRST FLOOR PLAN	1	OTHER	228.72	223.66	-	1
Total:	3	-	693.80	677.68	2	3

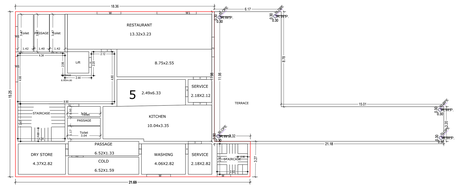
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



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



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

Building :B (SPECIAL USE BUILDING)

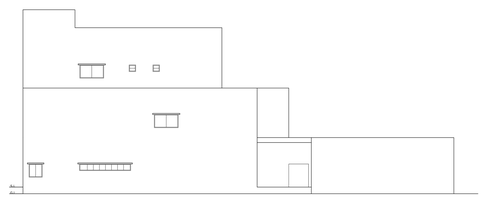
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		LIft	Ramp	Balcony Extension				
Ground Floor	135.11	7.96	0.00	17.97	113.24	113.24		01
First Floor	119.07	0.00	19.00	19.00	119.00	119.00		01
Second Floor	24.83	0.00	2.28	0.00	22.55	22.55		00
Total:	279.01	7.96	21.28	36.97	254.79	254.79		02
Total Number of Same Buildings:	1							
Total:	279.01	7.96	21.28	36.97	254.79	254.79		02

SCHEDULE OF DOOR:

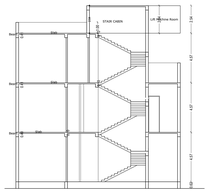
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (SPECIAL USE BUILDING)	SD	1.83	2.10	04
B (SPECIAL USE BUILDING)	FD	0.91	2.10	01
B (SPECIAL USE BUILDING)	FD	0.91	2.10	02
B (SPECIAL USE BUILDING)	D	1.12	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

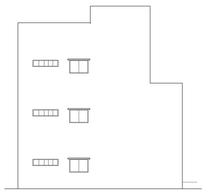
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (SPECIAL USE BUILDING)	W	1.83	1.20	01
B (SPECIAL USE BUILDING)	W	2.23	1.20	01
B (SPECIAL USE BUILDING)	W	4.46	1.20	01
B (SPECIAL USE BUILDING)	W	5.07	1.20	01



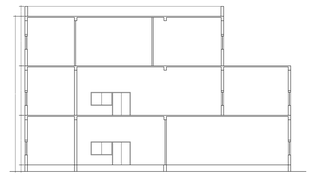
SECTION AT X-X (RESTAURENT BLOCK)



SECTIONAT Y-Y (RESTAURENT BLOCK)



LEFT SIDE (RESTAURENT BLOCK)



FRONT ELEVATION (RESTAURENT BLOCK)

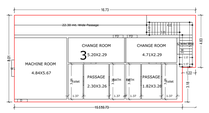
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (SPECIAL USE BUILDING)	V	1.05	1.20	04
B (SPECIAL USE BUILDING)	W	1.02	1.20	01
B (SPECIAL USE BUILDING)	W	1.06	1.20	01
B (SPECIAL USE BUILDING)	W	1.70	1.20	01
B (SPECIAL USE BUILDING)	W	1.87	1.20	01
B (SPECIAL USE BUILDING)	W	2.21	1.20	03
B (SPECIAL USE BUILDING)	WT	2.35	1.20	01
B (SPECIAL USE BUILDING)	V	2.36	1.20	01
B (SPECIAL USE BUILDING)	W	2.44	1.20	01
B (SPECIAL USE BUILDING)	W	3.08	1.20	01
B (SPECIAL USE BUILDING)	WT	3.02	1.20	01
B (SPECIAL USE BUILDING)	W	3.63	1.20	01
B (SPECIAL USE BUILDING)	W	3.84	1.20	02
B (SPECIAL USE BUILDING)	V	4.73	1.20	01

UnitBUA Table for Building :B (SPECIAL USE BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	1	OTHER	239.20	219.84	14	1
FIRST FLOOR PLAN	1	OTHER	432.32	431.22	11	1
GROUND FLOOR PLAN	1	OTHER	283.94	282.85	5	1
Total:	3	-	955.46	933.91	30	3

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



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

TERRACE FLOOR PLAN
(SCALE 1:100)

Building :C (SPECIAL BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		LIft	Ramp	Balcony Extension				
Ground Floor	135.11	7.97	0.00	17.97	113.24	113.24		01
First Floor	119.07	0.00	19.00	19.00	119.00	119.00		01
Second Floor	24.83	0.00	2.28	0.00	22.55	22.55		00
Total:	279.01	7.97	21.28	36.97	254.79	254.79		02
Total Number of Same Buildings:	1							
Total:	279.02	7.97	21.28	36.96	254.79	254.79		02

SCHEDULE OF DOOR:

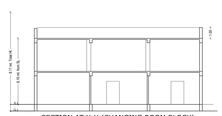
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (SPECIAL BUILDING)	D	0.91	2.10	01
C (SPECIAL BUILDING)	FD	0.91	2.10	02
C (SPECIAL BUILDING)	D	1.12	2.10	03

UnitBUA Table for Building :C (SPECIAL BUILDING)

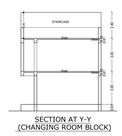
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	OTHER	119.16	113.08	-	1
GROUND FLOOR PLAN	1	OTHER	71.34	70.76	3	1
Total:	-	-	190.50	183.84	3	2

SCHEDULE OF WINDOW/VENTILATION:

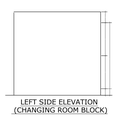
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (SPECIAL BUILDING)	W	1.83	1.20	01
C (SPECIAL BUILDING)	W	2.23	1.20	01
C (SPECIAL BUILDING)	W	4.46	1.20	01
C (SPECIAL BUILDING)	W	5.07	1.20	01



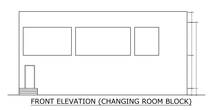
SECTION AT X-X (CHANGING ROOM BLOCK)



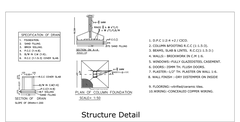
SECTION AT Y-Y
(CHANGING ROOM BLOCK)



LEFT SIDE ELEVATION
(CHANGING ROOM BLOCK)



FRONT ELEVATION (CHANGING ROOM BLOCK)



Building :A (SPECIAL USE BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		LIft	Ramp	Balcony Extension				
Ground Floor	236.36	3.00	3.00	2.00.36	228.36	228.36		01
First Floor	240.72	1.23	20.00	20.28	203.20	203.20		01
Second Floor	240.72	1.23	20.00	20.28	203.20	203.20		01
Terrace Floor	2.00	0.00	0.00	0.00	2.00	2.00		00
Total:	719.80	5.46	41.20	42.92	636.92	636.92		03
Total Number of Same Buildings:	1							
Total:	719.80	5.46	41.20	42.92	636.92	636.92		03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPECIAL USE BUILDING)	D	0.91	2.10	03
A (SPECIAL USE BUILDING)	FD	0.75	2.10	02
A (SPECIAL USE BUILDING)	D	0.77	2.10	03
A (SPECIAL USE BUILDING)	SD	1.83	2.10	04
A (SPECIAL USE BUILDING)	SD	0.84	2.10	10
A (SPECIAL USE BUILDING)	DD	0.91	2.10	02
A (SPECIAL USE BUILDING)	D	0.94	2.10	02
A (SPECIAL USE BUILDING)	FD	0.87	2.10	10
A (SPECIAL USE BUILDING)	D	1.06	2.10	16
A (SPECIAL USE BUILDING)	FD	1.10	2.10	02
A (SPECIAL USE BUILDING)	FD	1.12	2.10	06
A (SPECIAL USE BUILDING)	DD	1.38	2.10	03
A (SPECIAL USE BUILDING)	FD	1.38	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

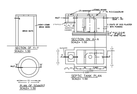
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPECIAL USE BUILDING)	V	0.61	1.20	14
A (SPECIAL USE BUILDING)	WV	1.52	1.20	02

Balcony Calculations Table

FLOOR			AREA	TOTAL AREA
THIRDL \ 1 FLOOR PLAN		L.B.1-W.1.1 x 1 x 2	3.04	30.40
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.2.1 x 1 x 2	4.08	
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.B.1-W.1.1 x 1 x 2	3.04	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.2.1 x 1 x 2	4.08	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
		L.1-W.1.9 x 1 x 2	3.80	
Total:	-	-	-	82.40

UnitBUA Table for Building :A (SPECIAL USE BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
THIRDL \ 1 FLOOR PLAN	1	OTHER	236.36	230.36	2	1
SECOND FLOOR PLAN	1	OTHER	228.72	223.66	-	1
FIRST FLOOR PLAN	1	OTHER	228.72	223.66	-	1
Total:	3	-	693.80	677.68	2	3



Rain Water Storage Tank Detail

L.P NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Zia ur Rahman NZPA/ENG/0091/2019			

This is system generated MAP. No need to Physically Signed.