

Proposal Basic Information	
Proposal File No.	WSZP/BP/0004/2023
Owner Name	SRI AJAY BARA OR AJAY ORAON 2. SRI ARUN BARA 3. SRI KAILASH BARA AND 4. SRI SUNNY BARA
Khata No	62
Plot No	627
Village Name	VILLAGE NAME
Use	Mixed
SubUse	Resi+Comm

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.)	Tnmt (No.)
			Lift	Parking	Resi.	Commercial				
A (AJAY BARA OR AJAY ORAON AND OTHERS)	1	1159.44	24.15	173.70	753.64	193.24	14.71	961.59	961.59	09
Grand Total	1	1159.44	24.15	173.70	753.64	193.24	14.71	961.59	961.59	09

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (AJAY BARA OR AJAY ORAON AND OTHERS)	Residential	ResiComm Bldg	Non-Highrise

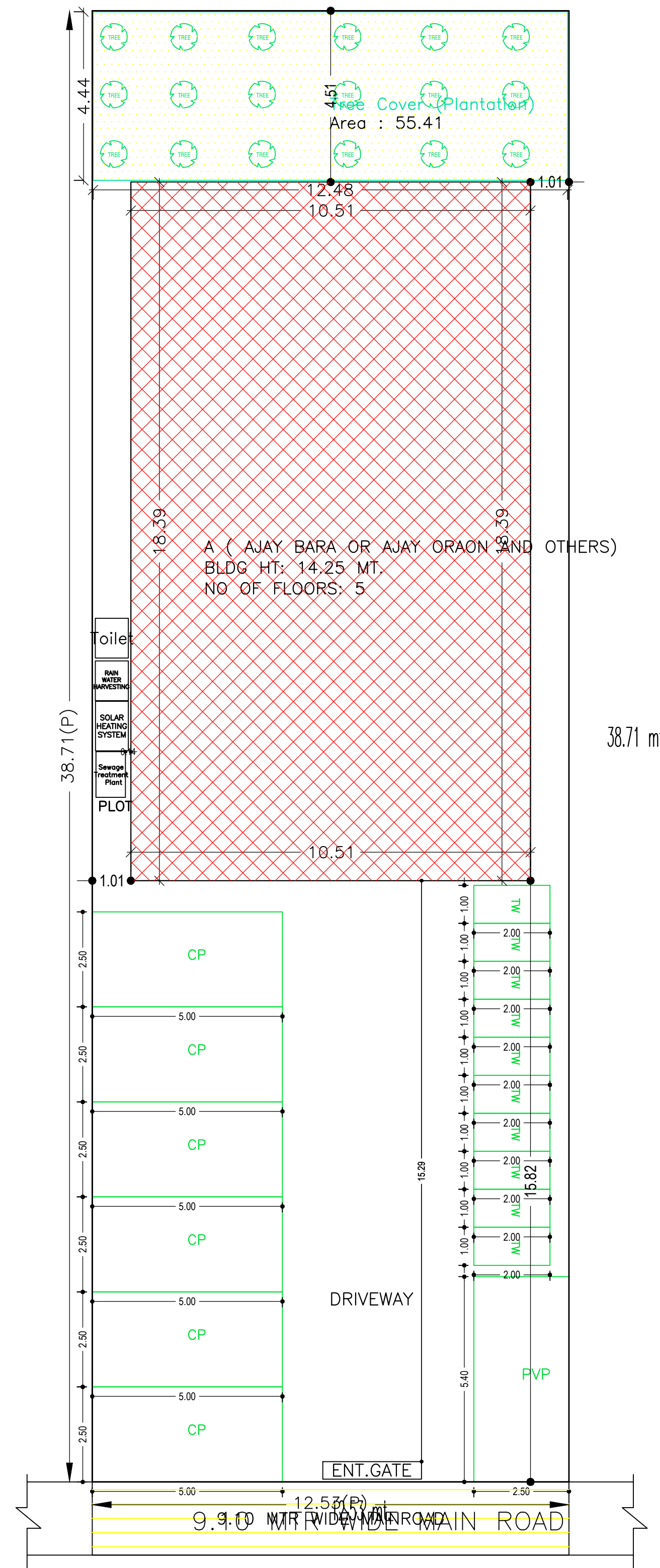
Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (AJAY BARA OR AJAY ORAON AND OTHERS)	Total Proposed Built Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	193.24	14.71	193.24	14.71
Ground Floor	193.24	193.24	193.24	193.24
First Floor	193.24	188.41	193.24	188.41
Second Floor	193.24	188.41	193.24	188.41
Third Floor	193.24	188.41	193.24	188.41
Fourth Floor	193.24	188.41	193.24	188.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1159.44	961.59	1159.44	961.59

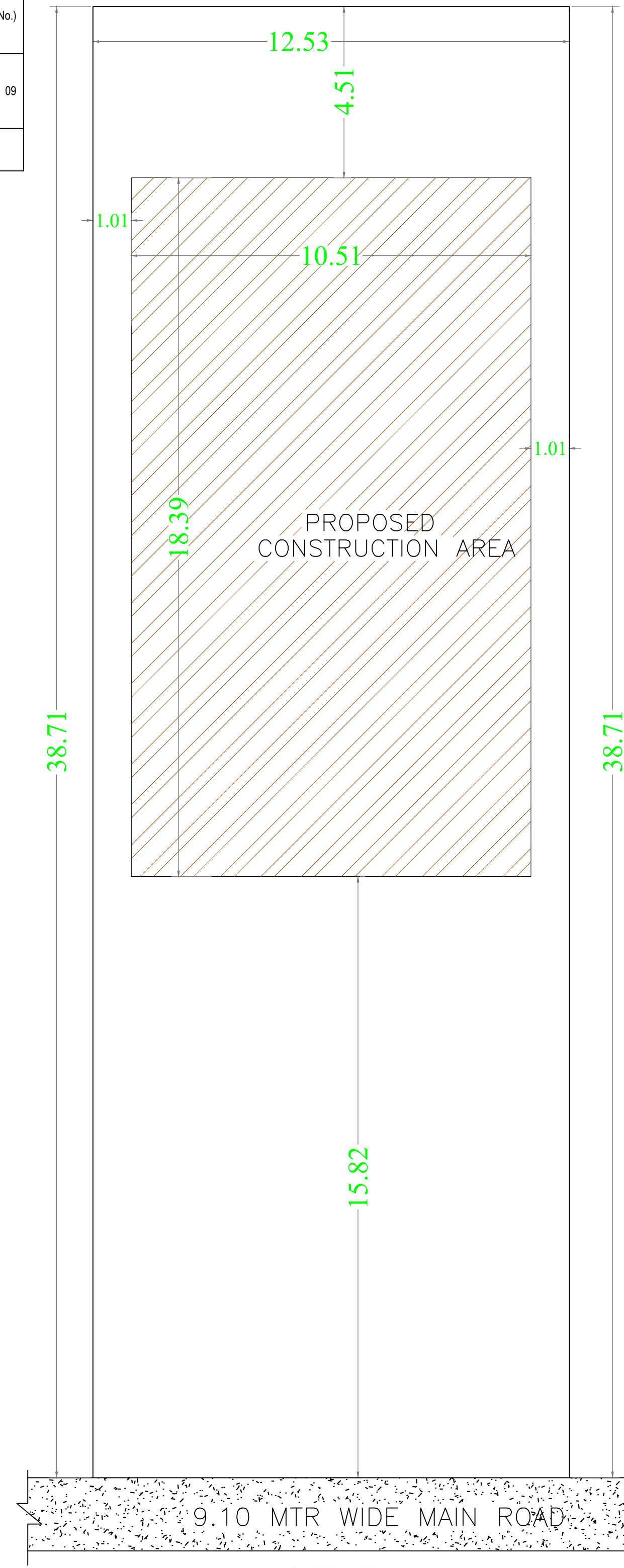
COLOR INDEX

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

AREA STATEMENT WEST SINGHBHUM ZILA PARISHAD		VERSION NO.: 1.0.68
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	District: WEST SINGHBHUM	Plot Use: Mixed
Authority: WEST SINGHBHUM ZILA PARISHAD	Inward No: WSZP/BP/0004/2023	Plot SubUse: Resi+Comm
Application Type: General Proposal	Project Type: Building Permission	PlotNearby/ReligiousStructure: NA
Nature of Development: New	Location of Development Area: Old Area	Plot/Plot No: 627
Location of Development Area: Old Area	West: Road Width - 9.10 MTR WIDE MAIN ROAD	North: -
East: -	South: -	Area
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	485.16
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	485.16
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		55.41
Total		55.41
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	429.75
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	485.16
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	485.16
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		291.10
Proposed Coverage Area (39.83 %)		193.24
Total Prop. Coverage Area (39.83 %)		193.24
Balance coverage area (20.17 %)		97.86
FAR CHECK		
Perm. FAR Area (2.000)		970.32
Total Perm. FAR area		970.32
Residential FAR		753.64
Commercial FAR		193.24
Proposed FAR Area		961.59
Total Proposed FAR Area		961.59
Consumed FAR (Factor)		1.98
Balance FAR Area		8.73
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1159.44
ARCHITECT (Regd)	ANOOP KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI AJAY BARA OR AJAY ORAON 2. SRI ARUN BARA 3. SRI KAILASH BARA AND 4. SRI SUNNY BARA	
DEVELOPMENT AUTHORITY	LOCAL BODY	



SITE PLAN SCALE-1.100



SITE PLAN SCALE-1.100

Required Parking (Table 7a)

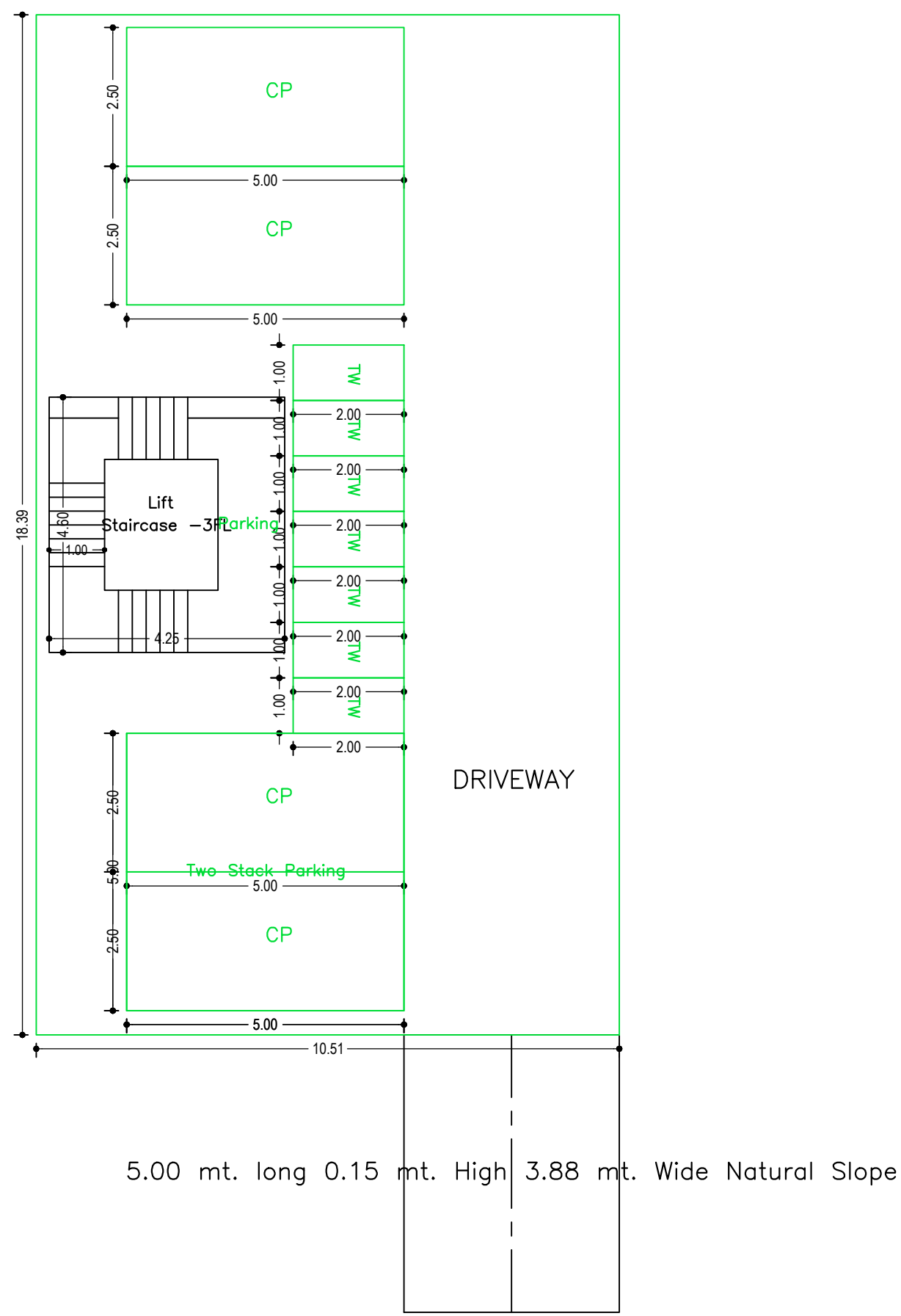
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (AJAY BARA OR AJAY ORAON AND OTHERS)	Commercial	Shop	> 0	50	173.70	1	3	-	-	-	-
			> 0	50	173.70	-	-	-	-	1	8
A (AJAY BARA OR AJAY ORAON AND OTHERS)	Residential	ResiComm Bldg	> 0	1	8.00	1	8	-	-	-	-
			> 0	1	8.00	-	-	-	-	1	8
Total :			-	-	-	11	12	-	1	0	16

Parking Check (Table 7b)

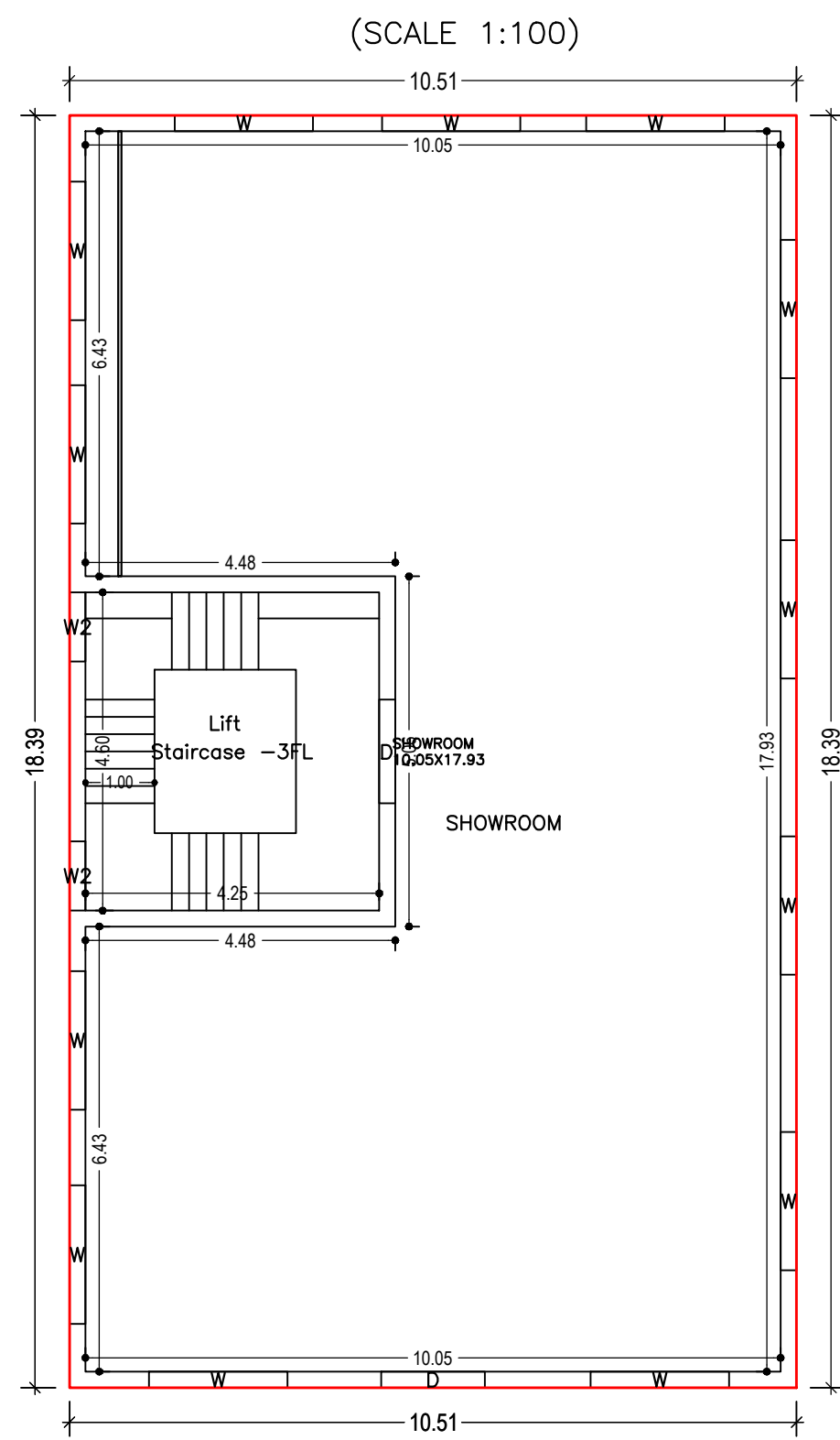
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	10	125.00
Two Stack Car	-	-	2	25.00
Total Car	11	137.50	12	150.00
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	109.70
Total	-	182.00	-	341.20

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANOOP KUMAR WSZP/ENG/0001/2019			

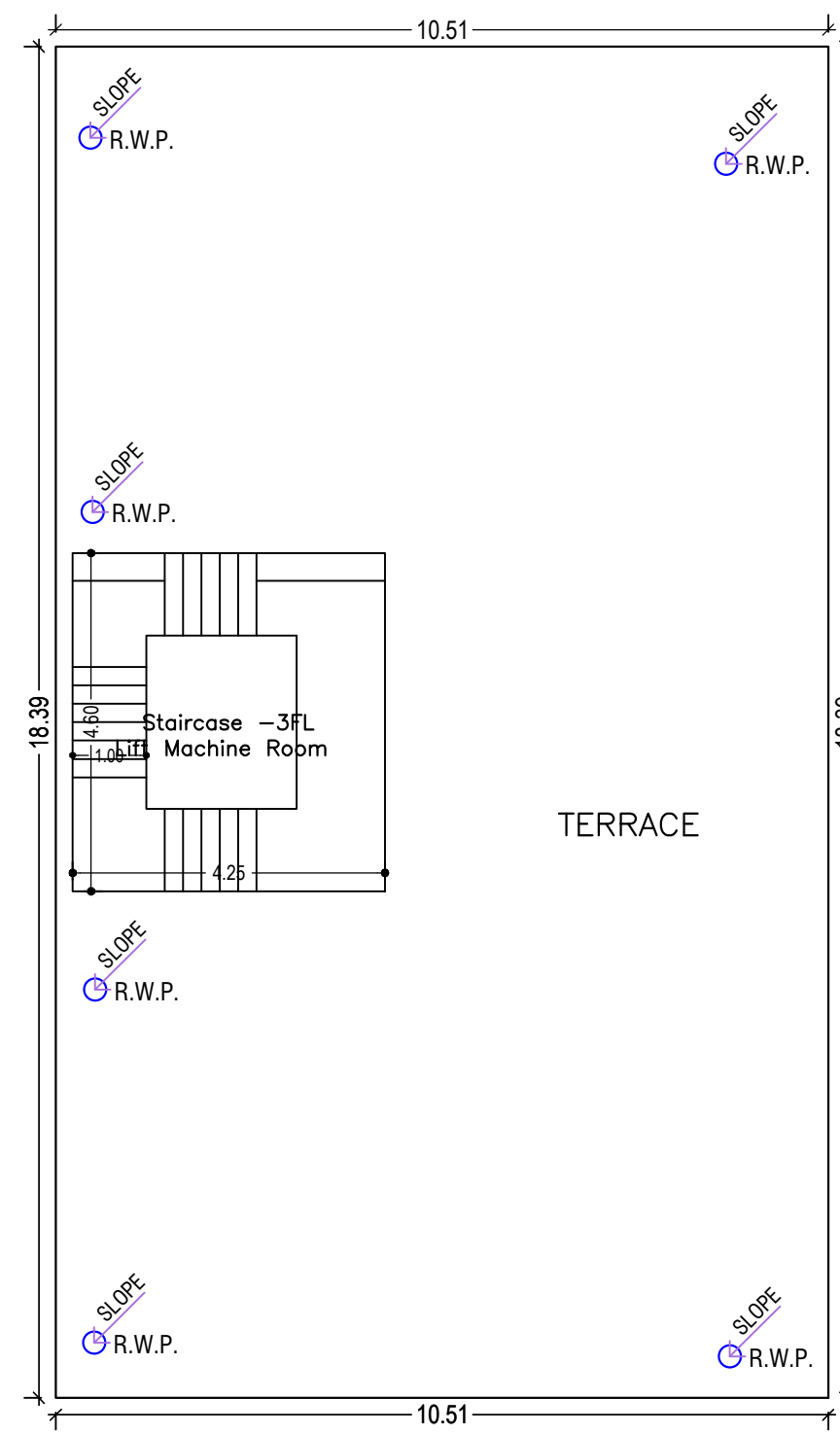
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Village Name	VILLAGE NAME
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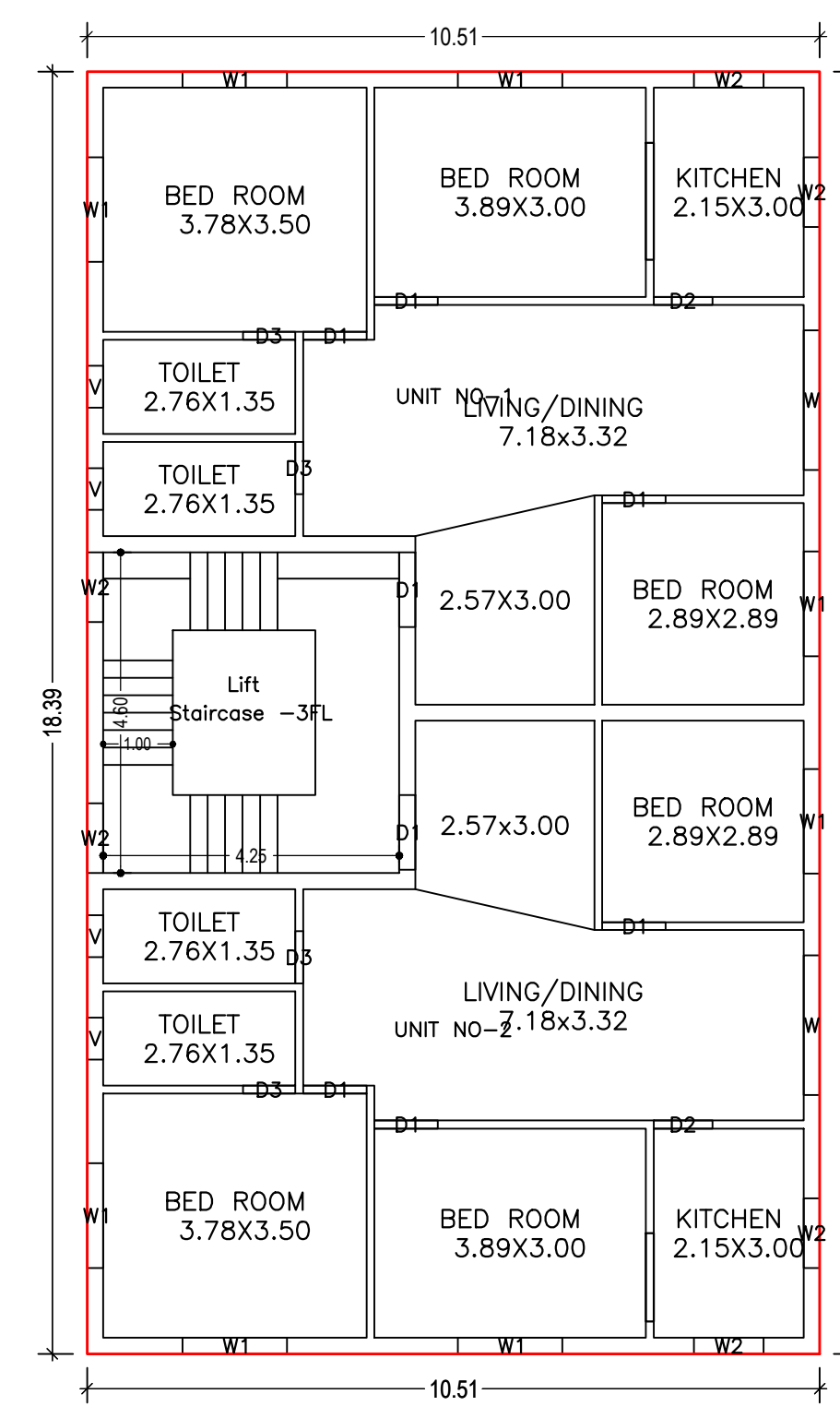
BASEMENT FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN (Proposed) (SCALE 1:100)

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ANOOP KUMAR WSZP/ENG/0001/2019			

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UnitBUA Table for Building :A (AJAY BARA OR AJAY ORAON AND OTHERS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	157.50	157.18	1	1
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	UNIT NO-1	FLAT	78.11	77.92	7	8
	UNIT NO-2	FLAT	78.11	77.96	7	8
Total:	-	-	782.36	780.69	57	9

SCHEDULE OF DOOR:

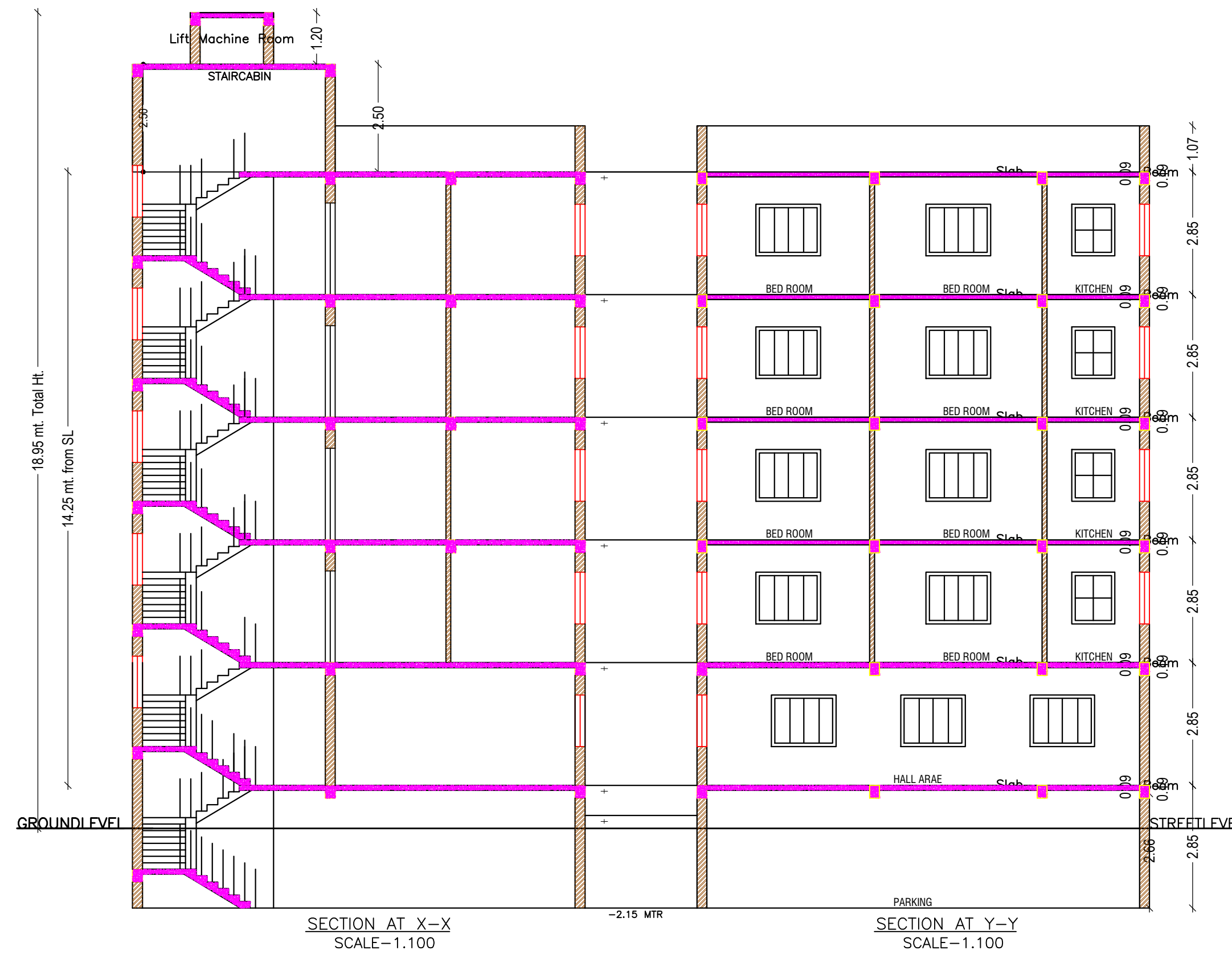
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AJAY BARA OR AJAY ORAON AND OTHERS)	D3	0.75	2.13	16
A (AJAY BARA OR AJAY ORAON AND OTHERS)	D2	0.84	2.13	08
A (AJAY BARA OR AJAY ORAON AND OTHERS)	D1	0.91	2.13	24
A (AJAY BARA OR AJAY ORAON AND OTHERS)	D1	1.07	2.13	08
A (AJAY BARA OR AJAY ORAON AND OTHERS)	D	1.50	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AJAY BARA OR AJAY ORAON AND OTHERS)	V	0.60	2.70	16
A (AJAY BARA OR AJAY ORAON AND OTHERS)	W2	1.00	2.70	26
A (AJAY BARA OR AJAY ORAON AND OTHERS)	W1	1.50	2.70	32
A (AJAY BARA OR AJAY ORAON AND OTHERS)	W	2.00	2.70	21

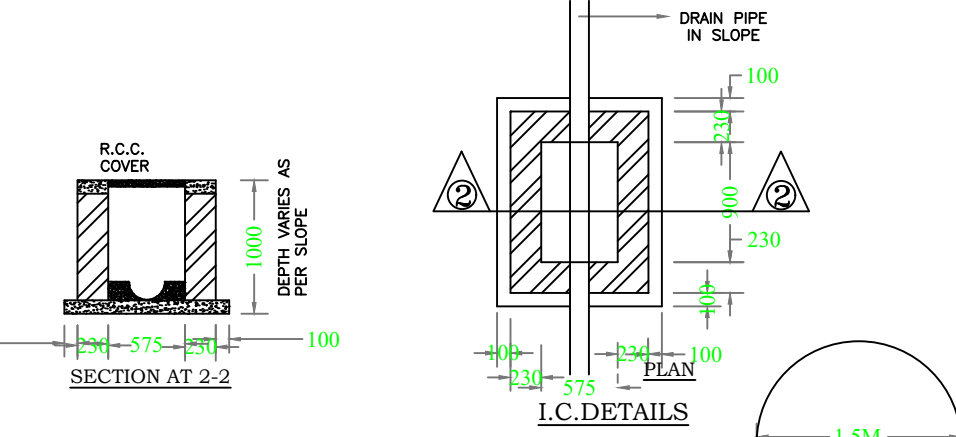
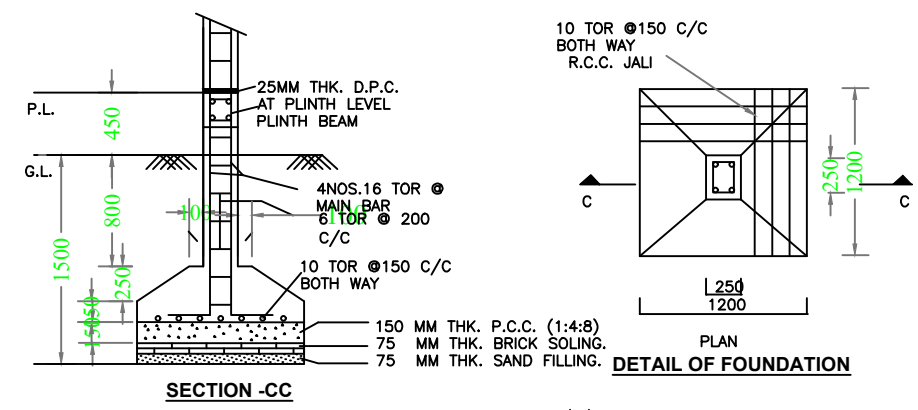
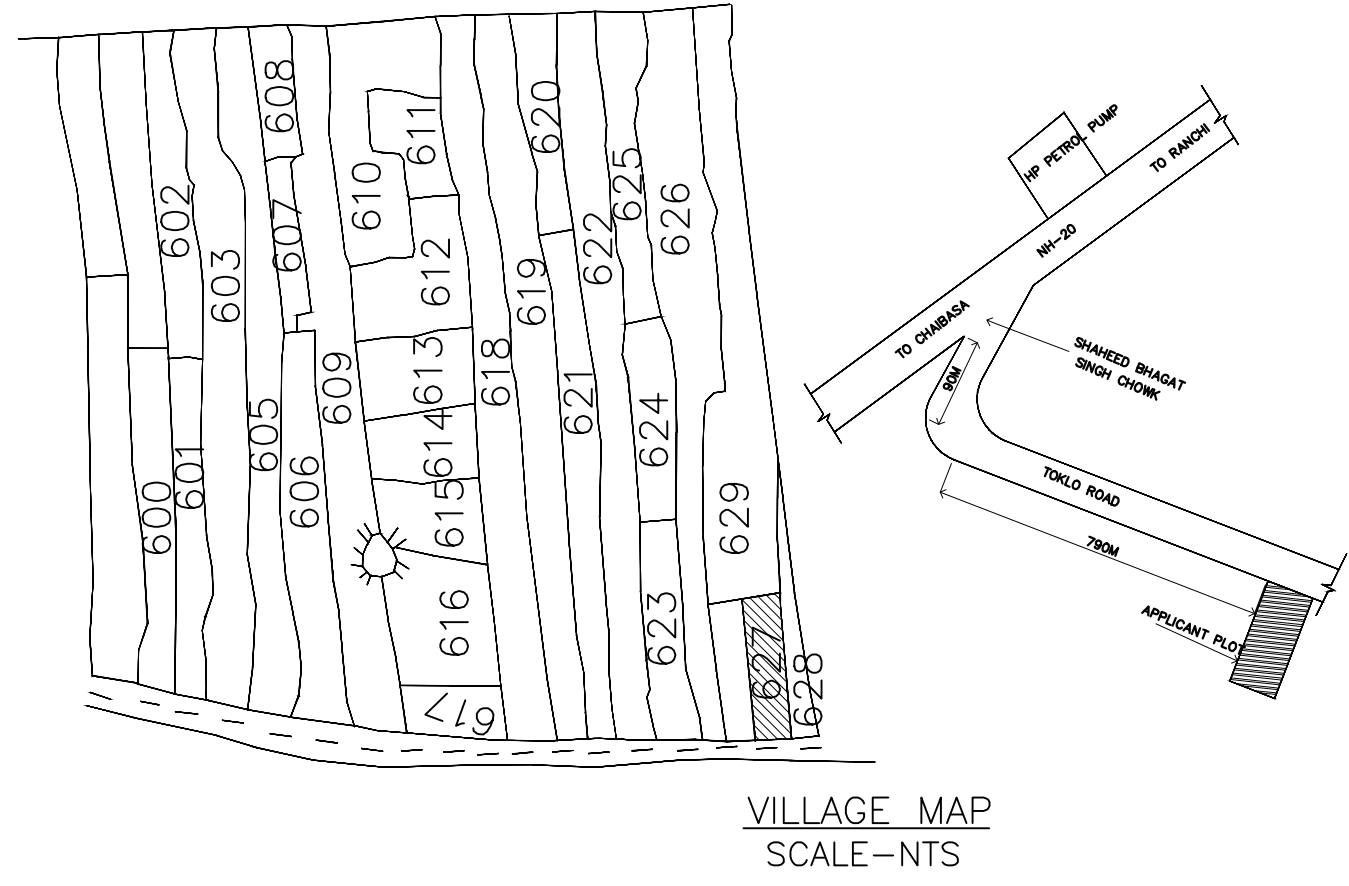
Building :A (AJAY BARA OR AJAY ORAON AND OTHERS)

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.)	Tmnt (No.)
		Lift	Parking	Resi.	Commercial				
Basement Floor	193.24	4.83	173.70	0.00	0.00	14.71	14.71	14.71	00
Ground Floor	193.24	0.00	0.00	0.00	193.24	0.00	193.24	193.24	01
First Floor	193.24	4.83	0.00	188.41	0.00	0.00	188.41	188.41	02
Second Floor	193.24	4.83	0.00	188.41	0.00	0.00	188.41	188.41	02
Third Floor	193.24	4.83	0.00	188.41	0.00	0.00	188.41	188.41	02
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Total Number of Same Buildings :	1								
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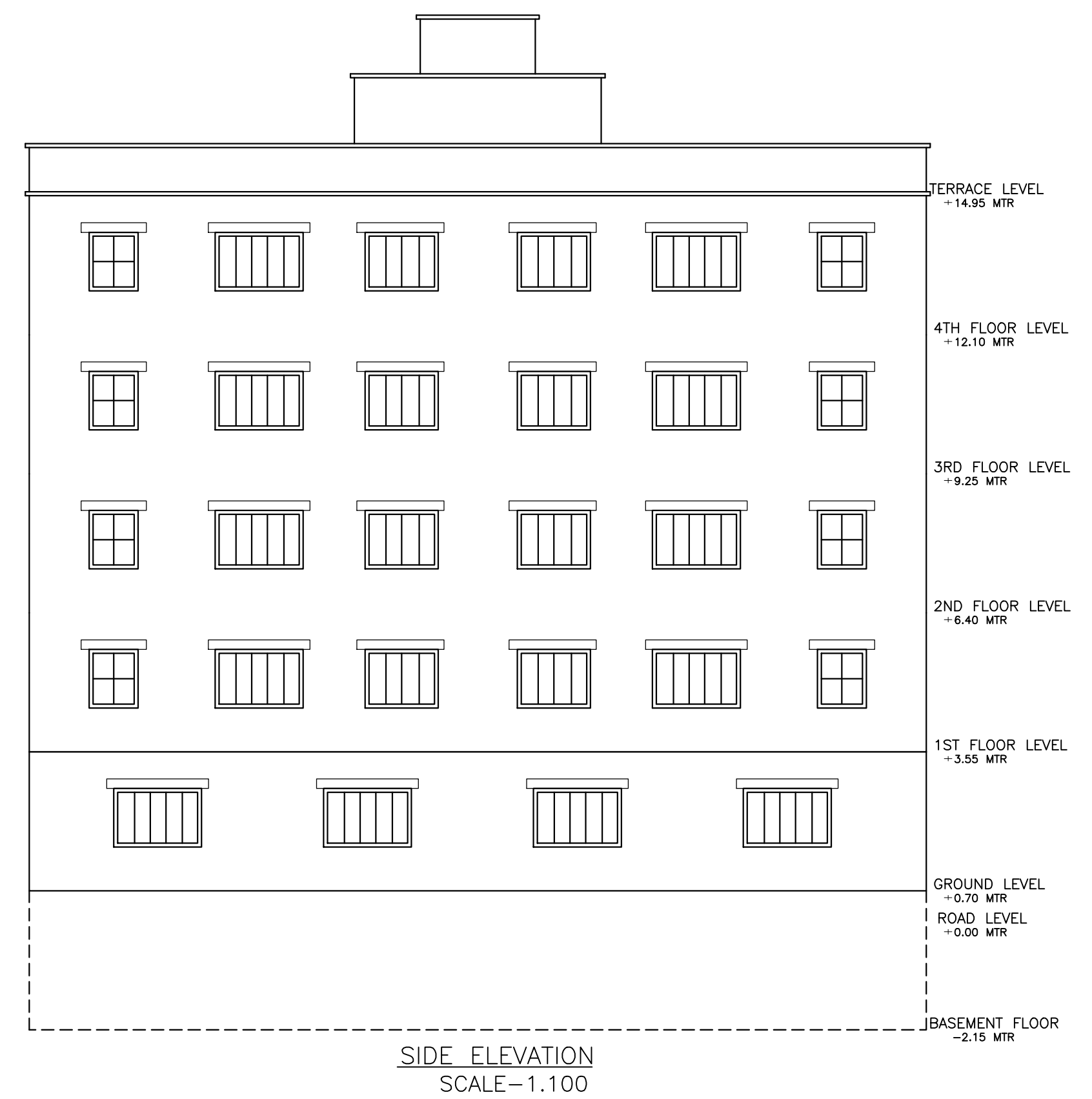
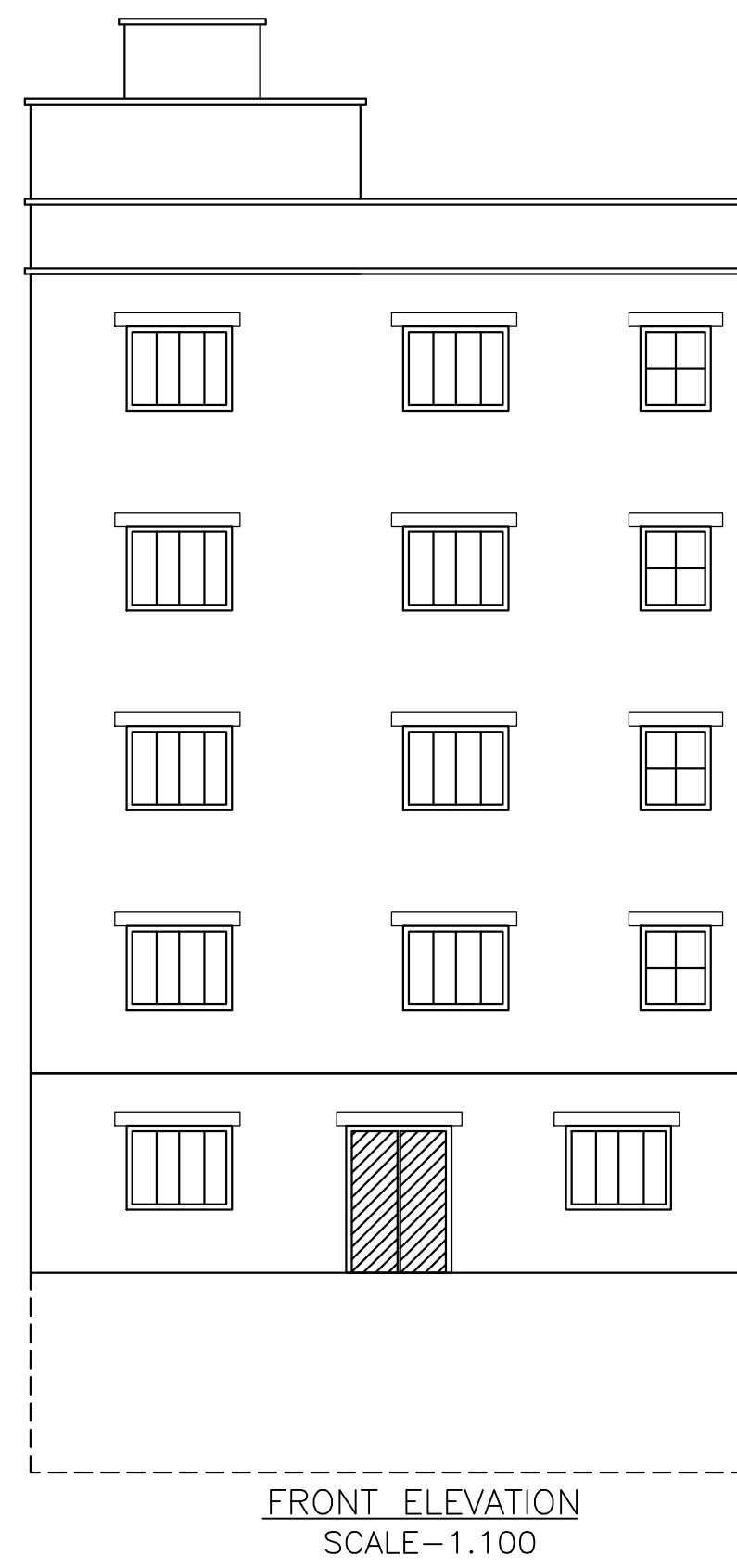
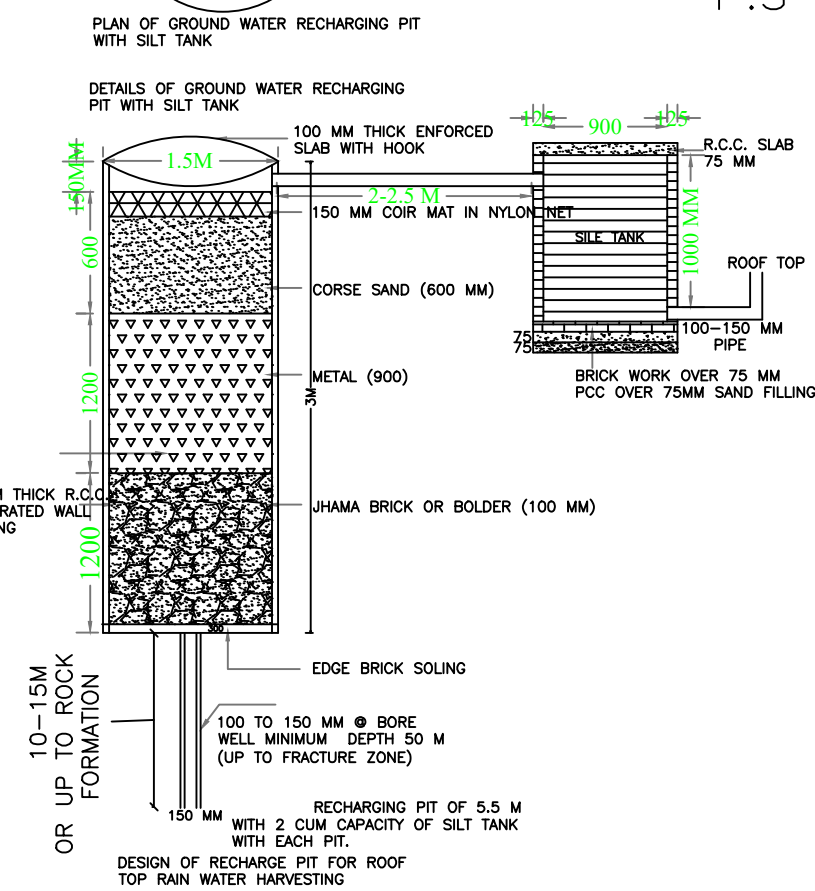
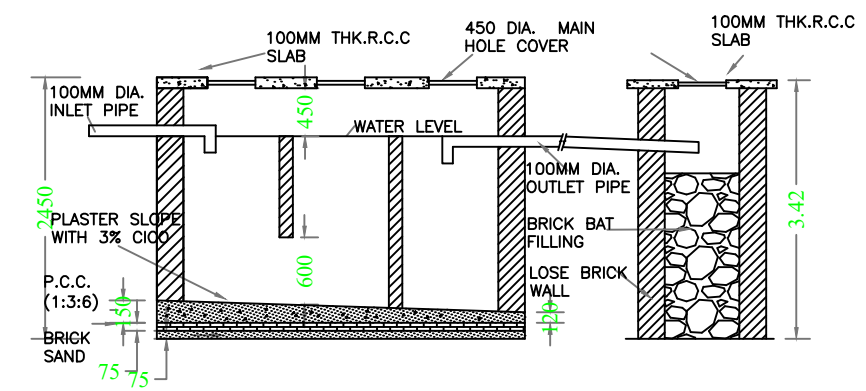
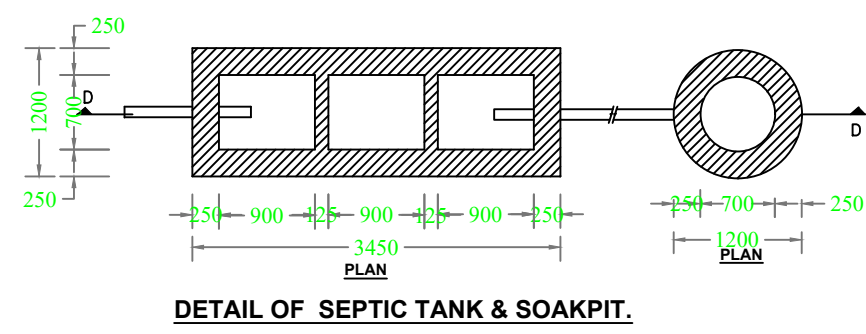


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P.S :-



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