

Proposal Basic Information

Proposal File No.	SKZP/BP/003/2023
Owner Name	CSN DEVELOPERS PVT. LTD.
Khata No	200
Plot No	338(P), 339(P)
Village Name	DOBO
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	VERSION NO. : 1.0.66
SARAKELA KHARSIVAN ZILA PARISHAD	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: SERAIKELA	Plot SubUse: Commercial Bldg
Authority: SARAKELA KHARSIVAN ZILA PARISHAD	PlotNearyReligiousStructure: NA
Inward No: SKZP/BP/003/2023	PlotSubPlot No: 338(P), 339(P)
Application Type: General Proposal	Norm: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: New	West: -
AREA DETAILS	SQ.MT
AREA OF PLOT (Minimum)	1983.10
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	1983.10
Deduction for Balance Plot Area (from Gross Plot Area)	234.49
Common Plot	234.49
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	1748.61
PLOT AREA FOR COVERAGE (Net Plot Area + Road/Widening Area)	1983.10
PLOT Area for FAR (Net Plot Area + Road/Widening Area)	1983.10
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	991.55
Proposed Coverage Area (30.78 %)	610.36
Total Prop. Coverage Area (30.78 %)	610.36
Balance coverage area (19.22 %)	381.19
FAR CHECK	
Perm. FAR Area (2.00)	3966.20
Total Perm. FAR area	3966.20
Commercial FAR	3959.29
Proposed FAR Area	3959.29
Total Proposed FAR Area	3959.29
Consumed FAR (Factor)	2.00
Balance FAR Area	6.91
BUILT UP AREA CHECK	
Total Proposed Builtup Area	5392.19
ARCHITECT (Regd)	AJAY PRASAD SINHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	CSN DEVELOPERS PVT LTD
DEVELOPMENT AUTHORITY	LOCAL BODY

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	From Gross Built Up Area in (Sq.mt.)	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.)	Tenmt (No.)
					Cult	StarCase	Lift				
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	1	5660.59	168.40	5392.19	540.42	122.13	770.37	3959.29	3959.27	3959.27	16
Grand Total	1	5660.59	168.40	5392.19	540.42	122.13	770.37	3959.29	3959.27	3959.27	16

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD	Commercial	Commercial Bldg	>0	200	3945.72	1	14	-	-
Total:							14	32	42

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	32	400.00	32	400.00
Total Car	14	175.00	32	400.00
TwoWheeler	-	-	67	134.00
Total TwoWheeler	42	84.00	67	134.00
Other Parking	-	-	-	383.87
Total	259.00	-	-	1050.87

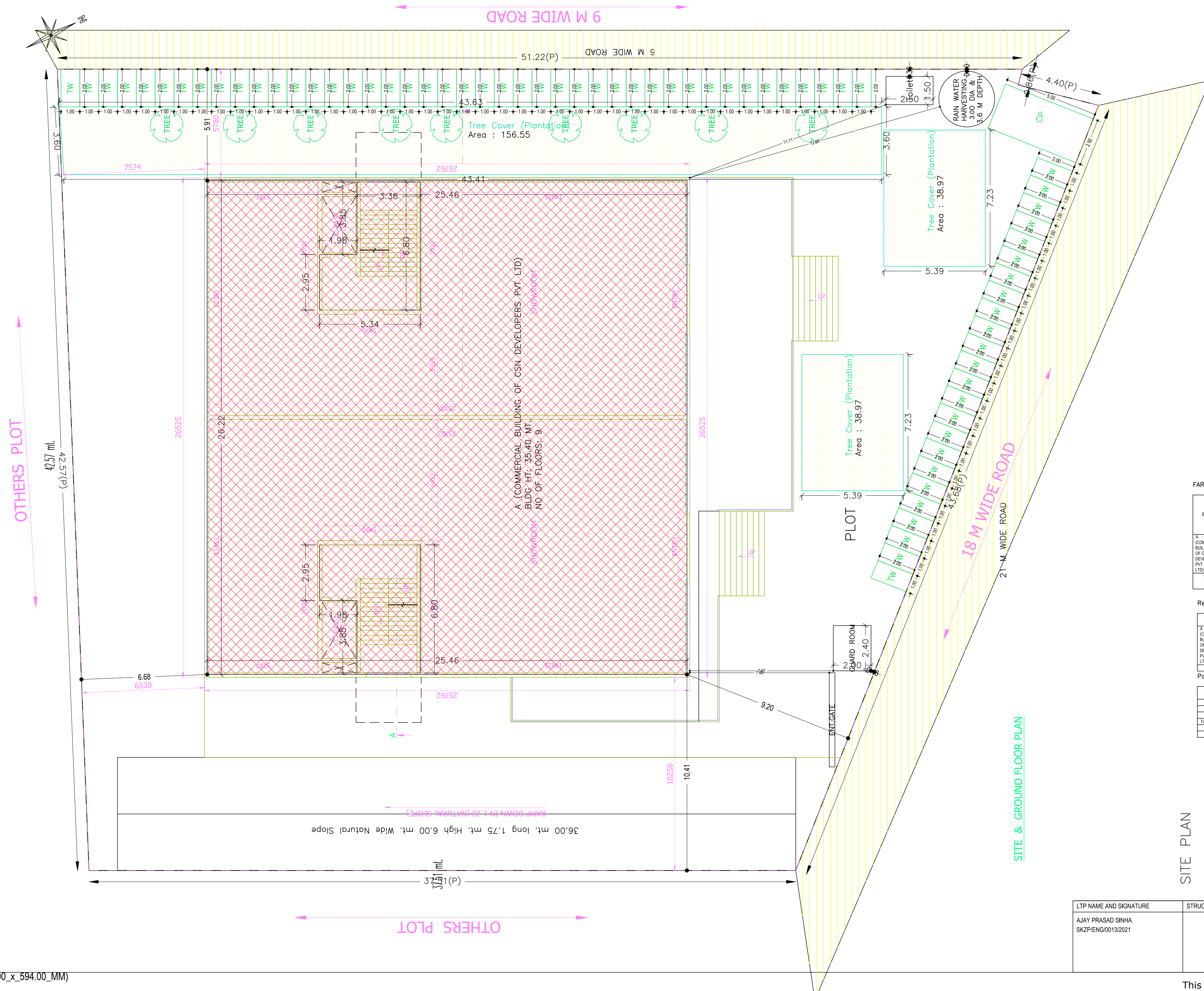
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	Commercial	Commercial Bldg	MultiStorey

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY PRASAD SINHA SKZP/ENG/0013/2021			

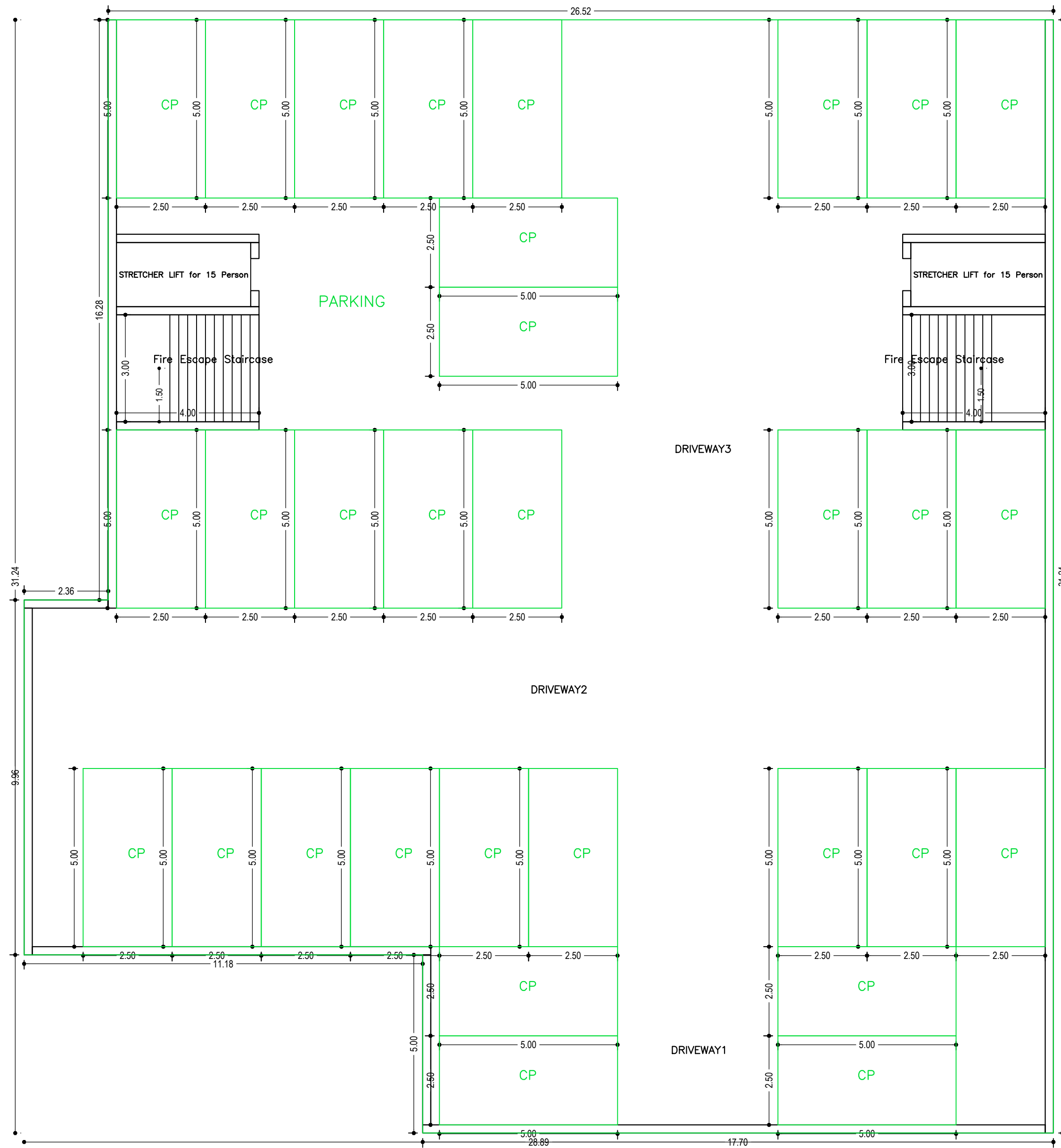
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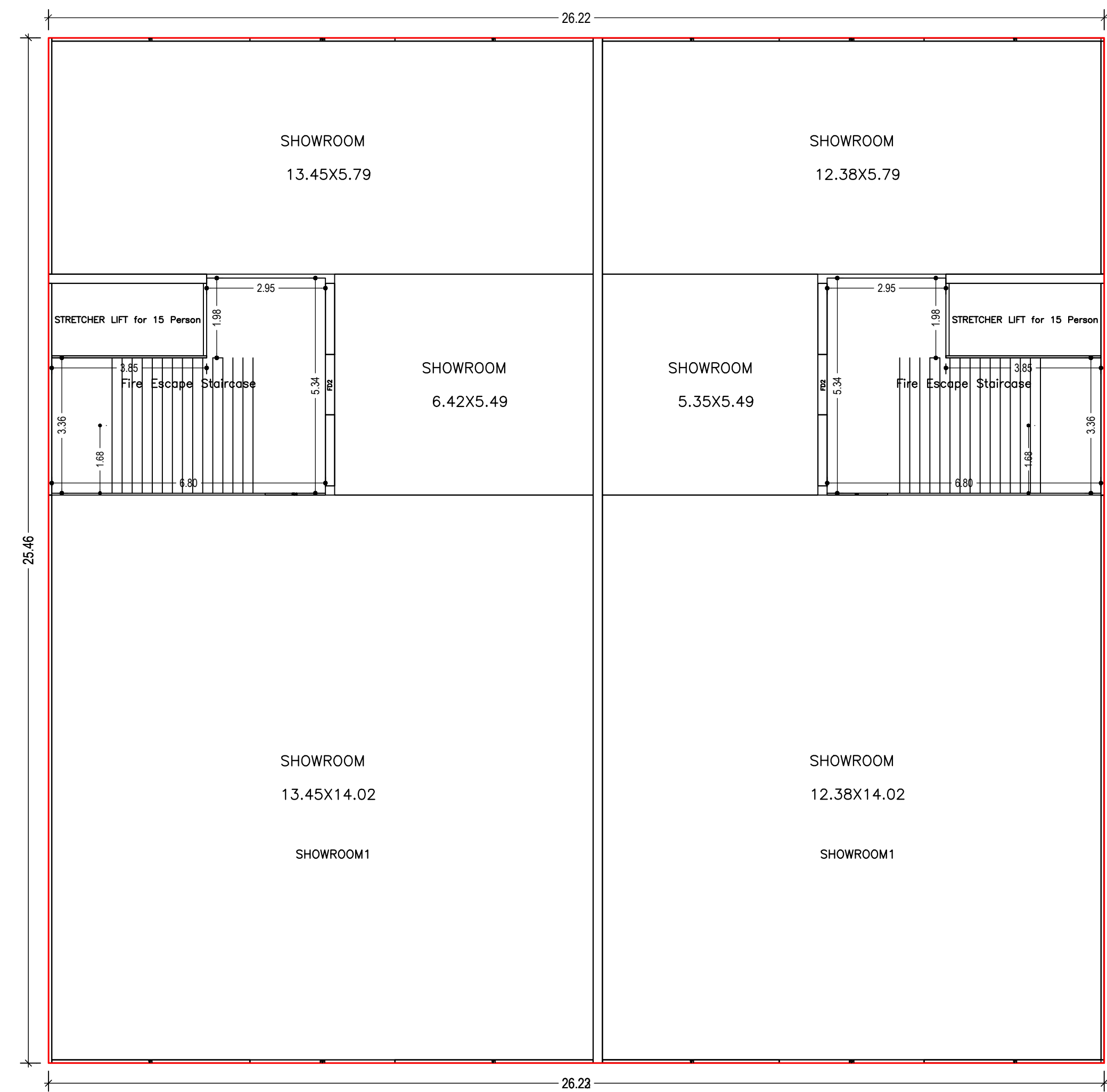
SITE PLAN

SITE & GROUND FLOOR PLAN

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BASEMENT FLOOR PLAN
(SCALE 1:100)

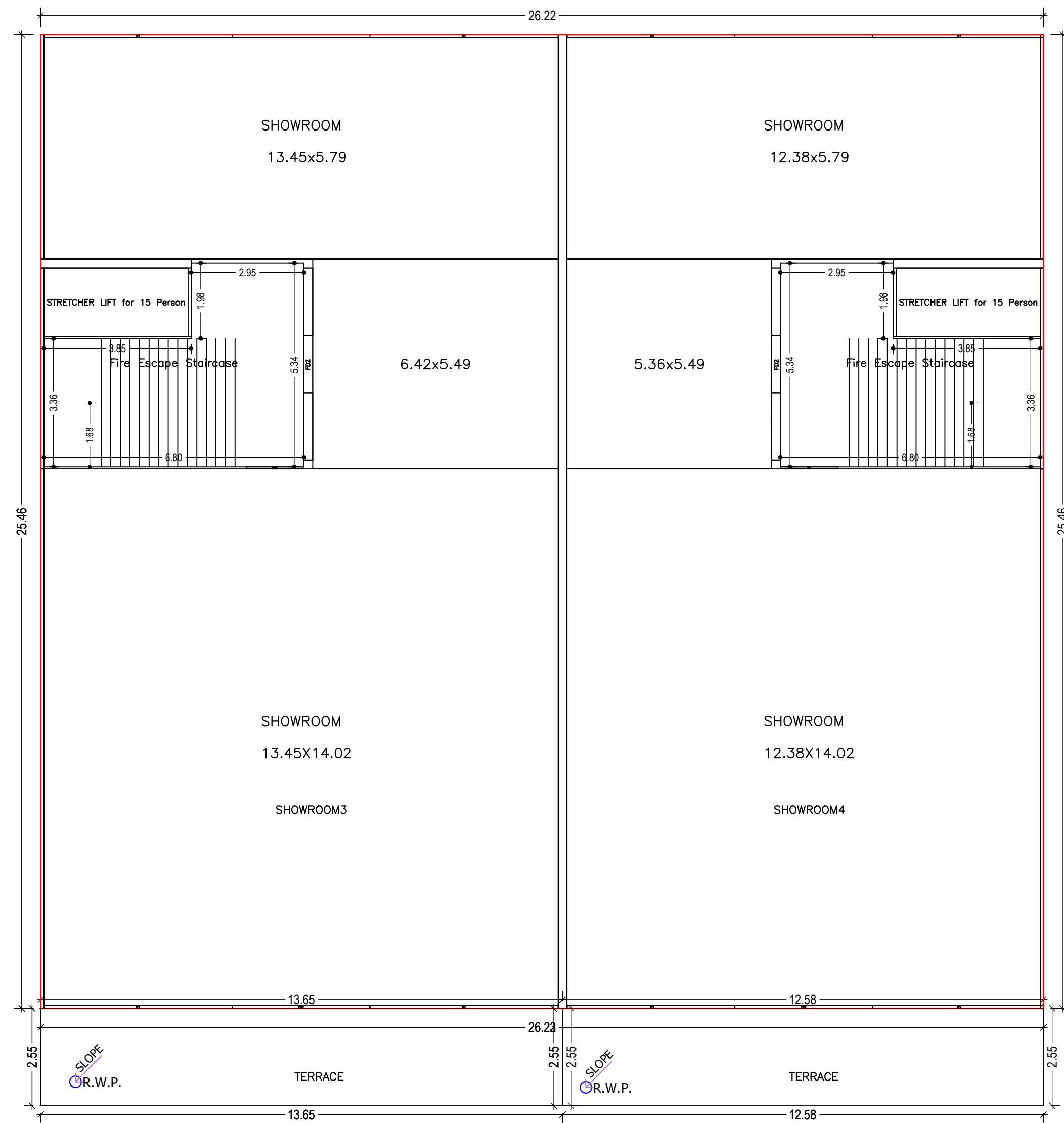


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

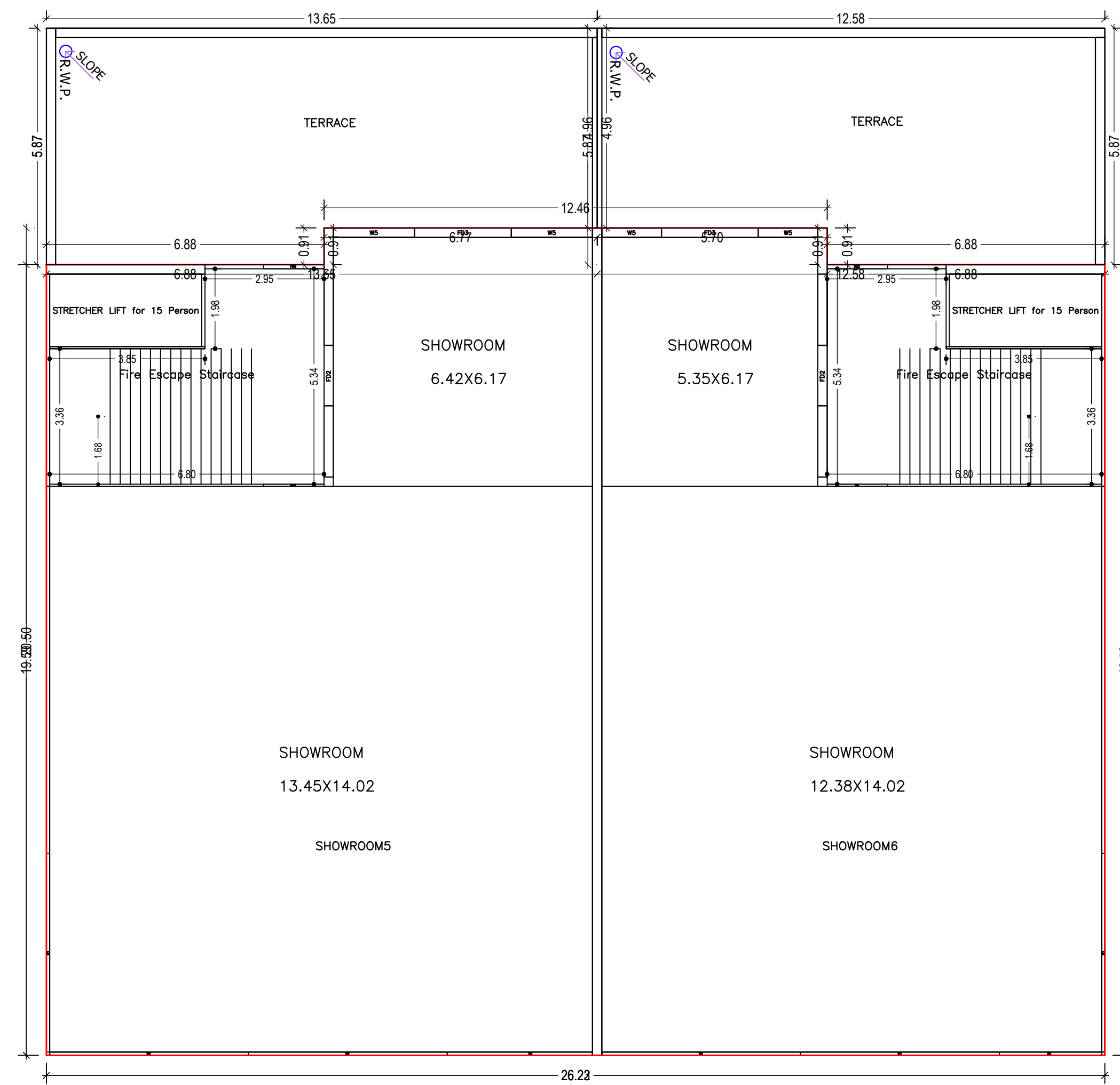
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

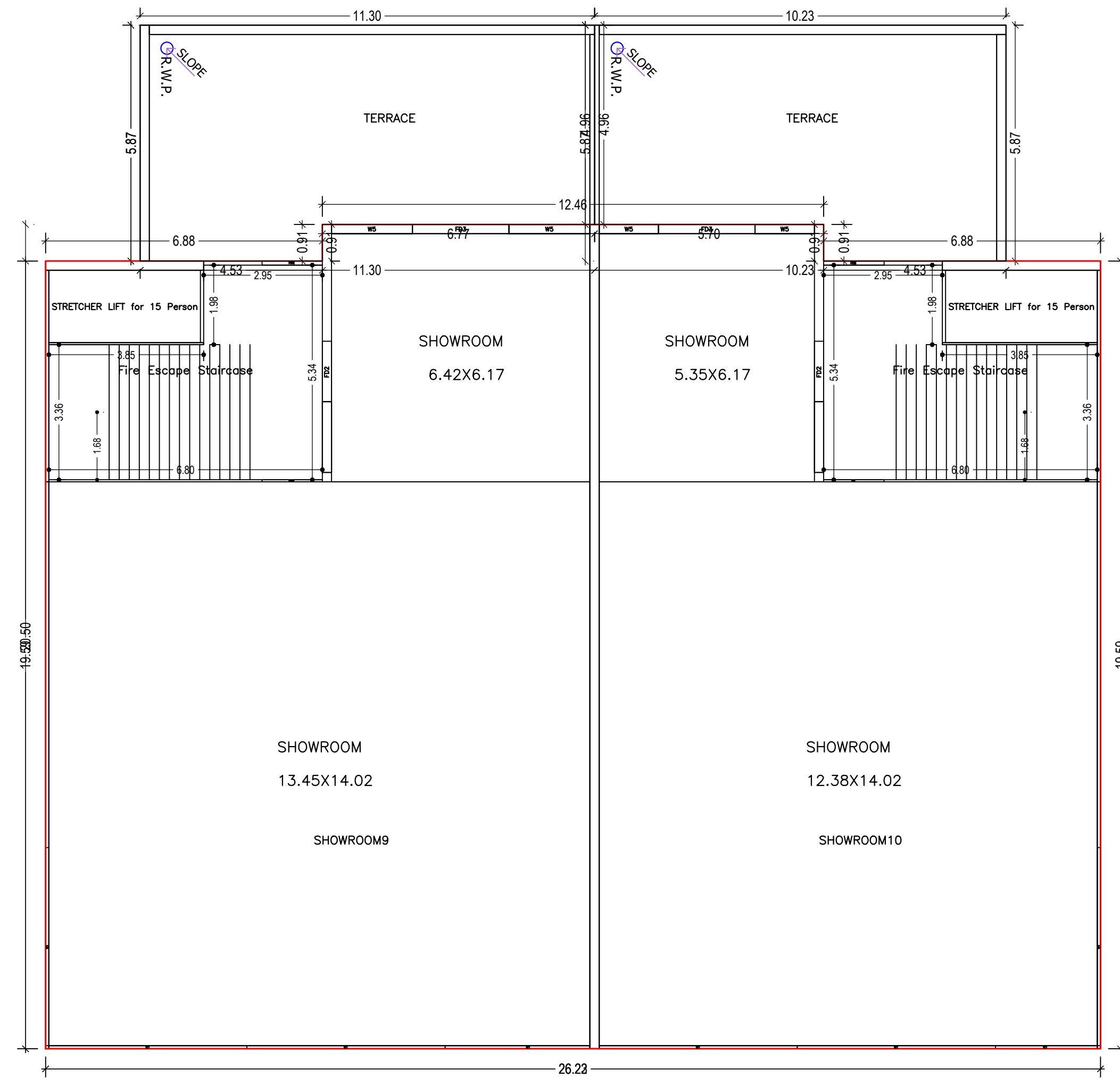
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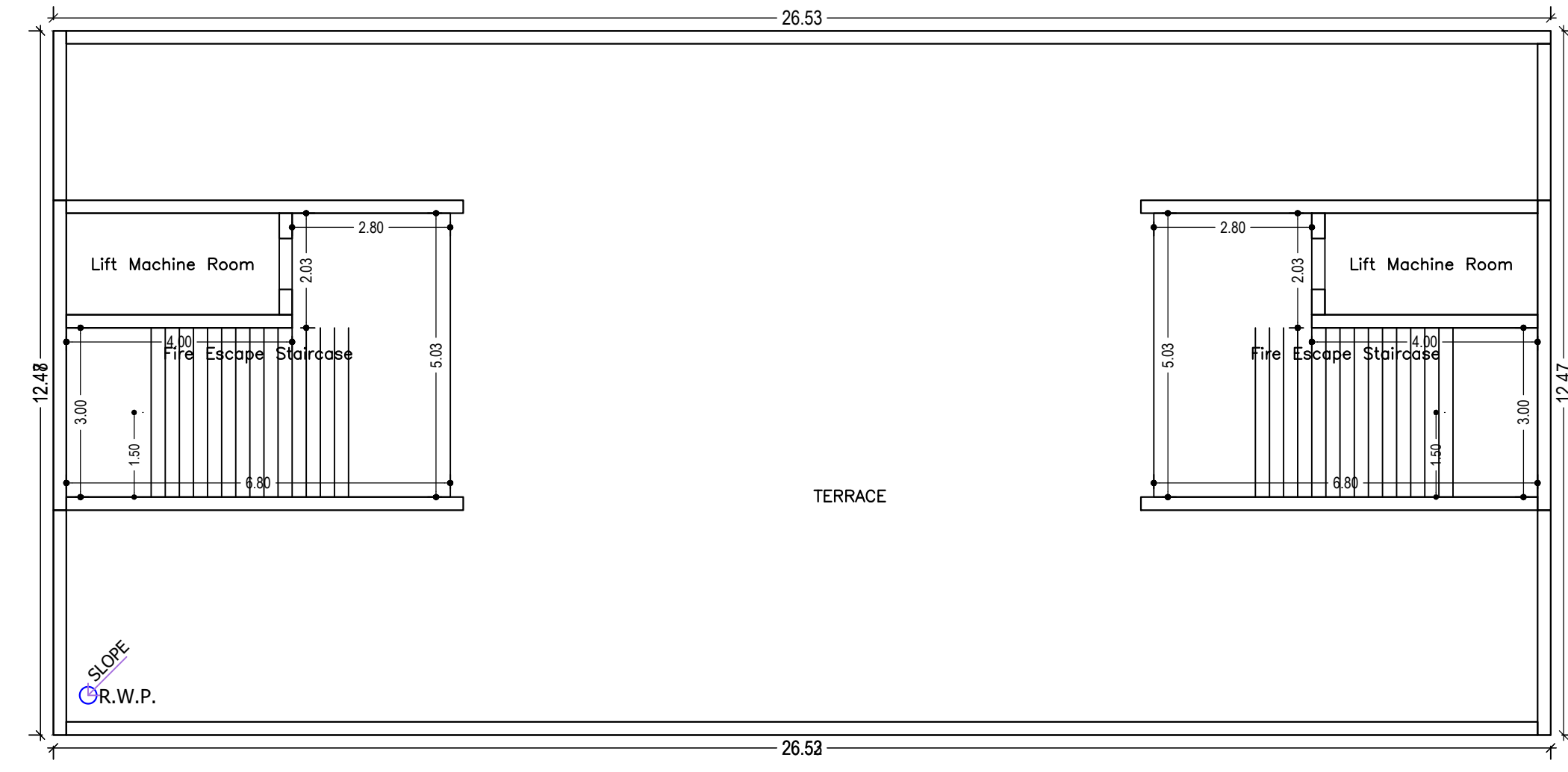
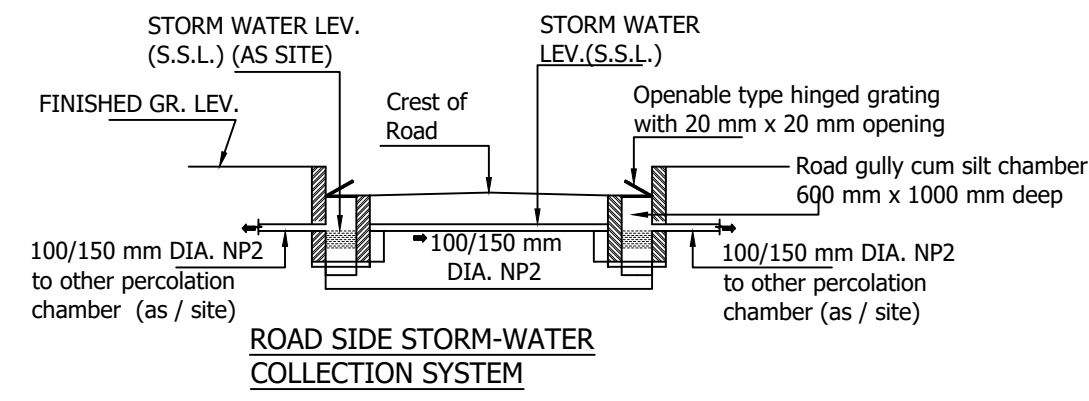
TYPICAL - 3& 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 4& 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)

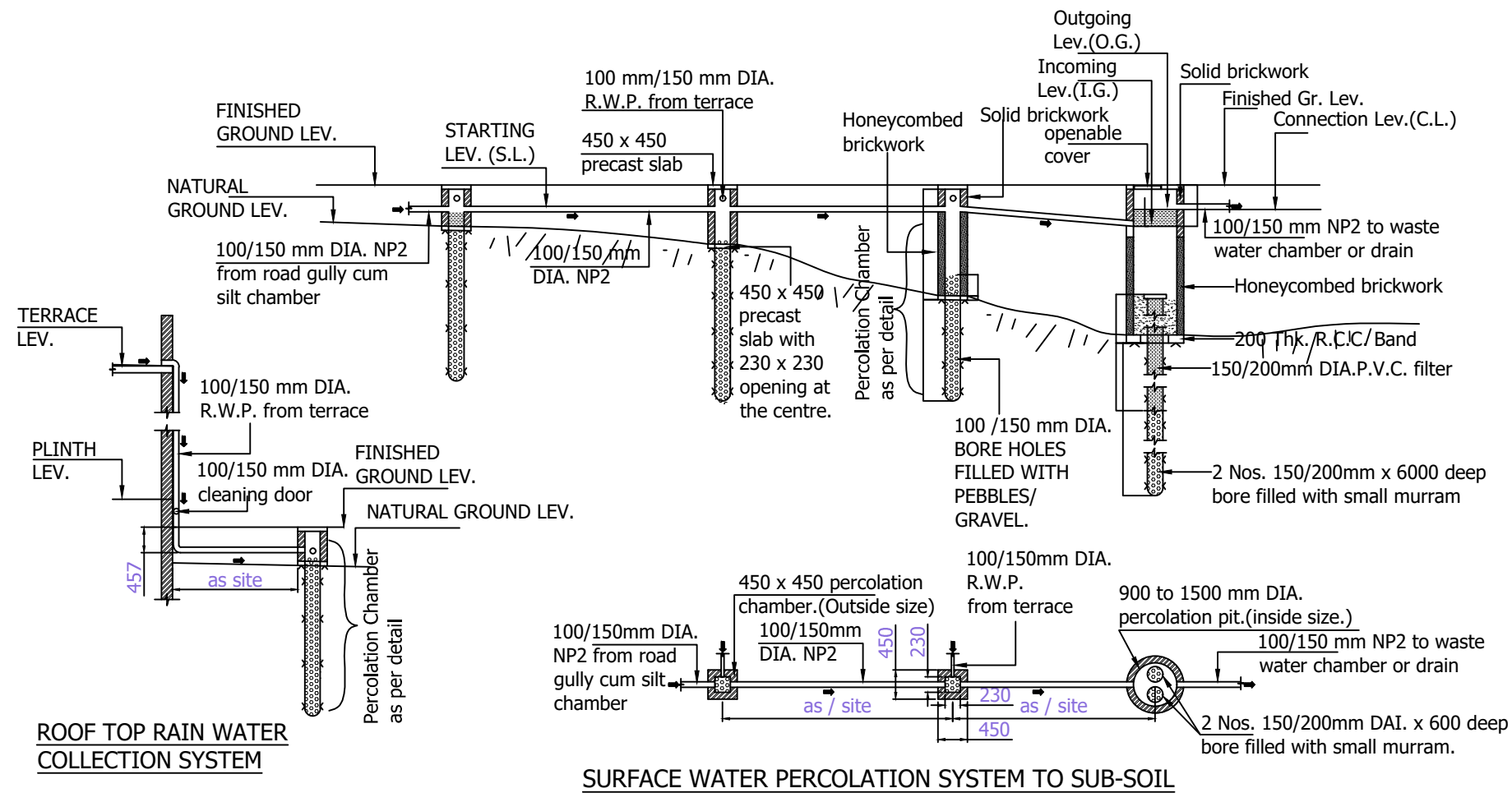
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TERRACE FLOOR PLAN (SCALE 1:100)

Buildingwise Floor FAR Details				
Floor Name	A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	607.94	0.00	607.94	0.00
Ground Floor	667.74	610.36	667.74	610.36
First Floor	667.74	596.79	667.74	596.79
Second Floor	525.22	454.27	525.22	454.27
Third Floor	525.22	454.27	525.22	454.27
Fourth Floor	525.22	454.27	525.22	454.27
Fifth Floor	525.22	454.27	525.22	454.27
Sixth Floor	525.22	454.27	525.22	454.27
Seventh Floor	525.22	454.27	525.22	454.27
Eighth Floor	97.45	26.50	97.45	26.50
Terrace Floor	0.00	0.00	0.00	0.00
Total	5392.19	3959.27	5392.19	3959.27



SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL

UnitBUA Table for Building :A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM1	SHOP	305.52	302.06	3	2
FIRST FLOOR PLAN	SHOWROOM3	SHOP	278.30	275.29	2	2
SECOND FLOOR PLAN	SHOWROOM5	SHOP	231.97	228.84	2	2
TYPICAL - 3A FLOOR PLAN	SHOWROOM7	SHOP	231.97	228.84	2	4
TYPICAL - 4A FLOOR PLAN	SHOWROOM9	SHOP	231.97	228.84	2	4
SEVENTH FLOOR PLAN	TOILET1	SHOP	0.00	0.00	1	0
EIGHTH FLOOR PLAN	TOILET2	SHOP	0.00	0.00	1	0
Total			3819.76	3771.22	36	16

Building :A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)

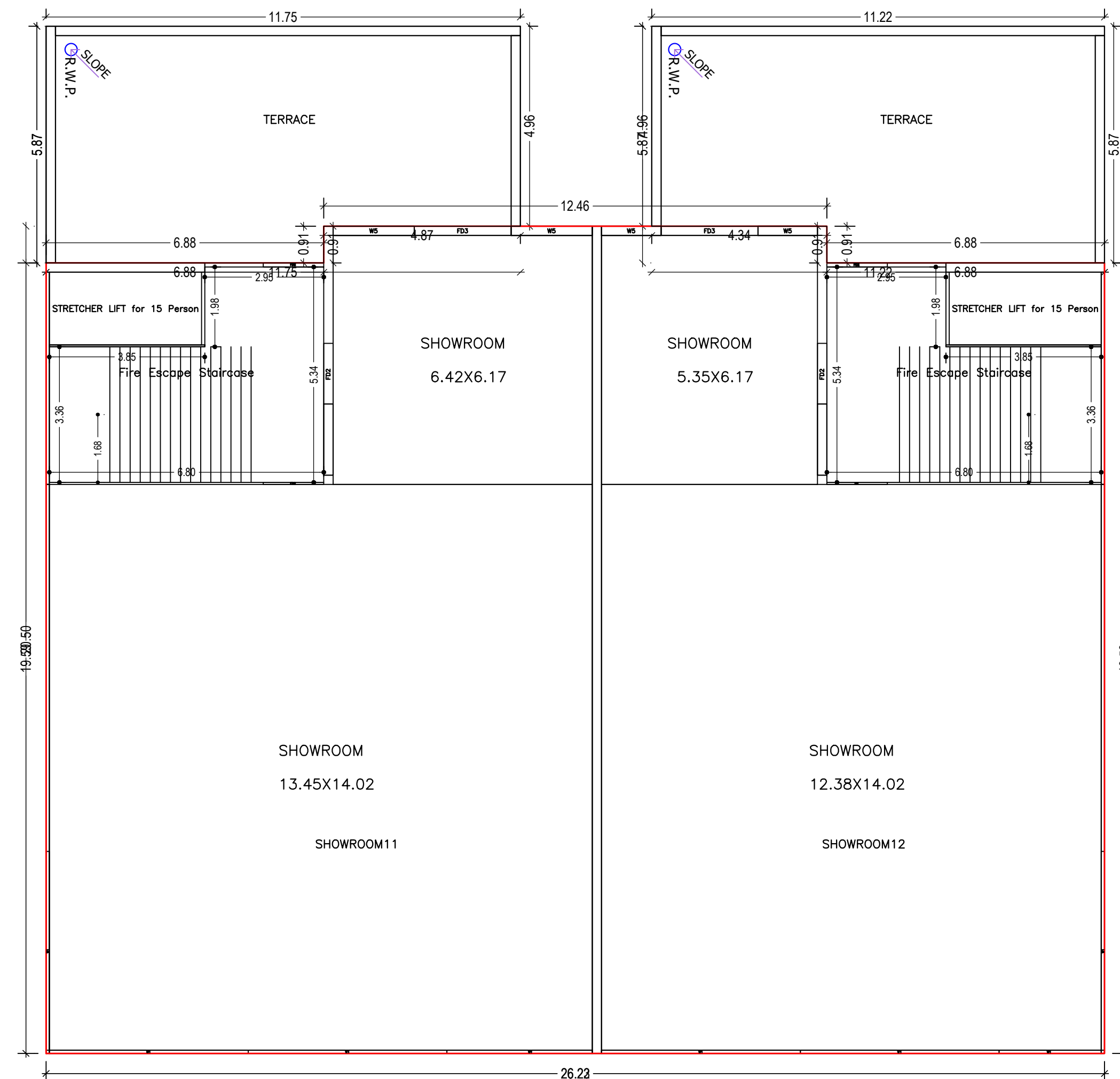
Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Star/Case	Lift	Parking				
Basement Floor	607.94	0.00	607.94	24.00	13.57	770.37	0.00	0.00	0.00	00
Ground Floor	667.74	0.00	667.74	57.38	0.00	0.00	610.36	610.36	0.00	02
First Floor	667.74	0.00	667.74	57.38	13.57	0.00	596.79	596.79	596.79	02
Second Floor	525.22	0.00	525.22	57.38	13.57	0.00	454.27	454.27	454.27	02
Third Floor	525.22	0.00	525.22	57.38	13.57	0.00	454.27	454.27	454.27	02
Fourth Floor	525.22	0.00	525.22	57.38	13.57	0.00	454.27	454.27	454.27	02
Fifth Floor	525.22	0.00	525.22	57.38	13.57	0.00	454.27	454.27	454.27	02
Sixth Floor	525.22	0.00	525.22	57.38	13.57	0.00	454.27	454.27	454.27	02
Seventh Floor	265.85	168.40	97.45	57.38	13.57	0.00	26.50	26.50	26.50	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	5560.59	168.40	5392.19	540.42	122.13	770.37	3959.29	3959.27	3959.27	16
Total Number of Same Buildings	1									

SCHEDULE OF DOOR:

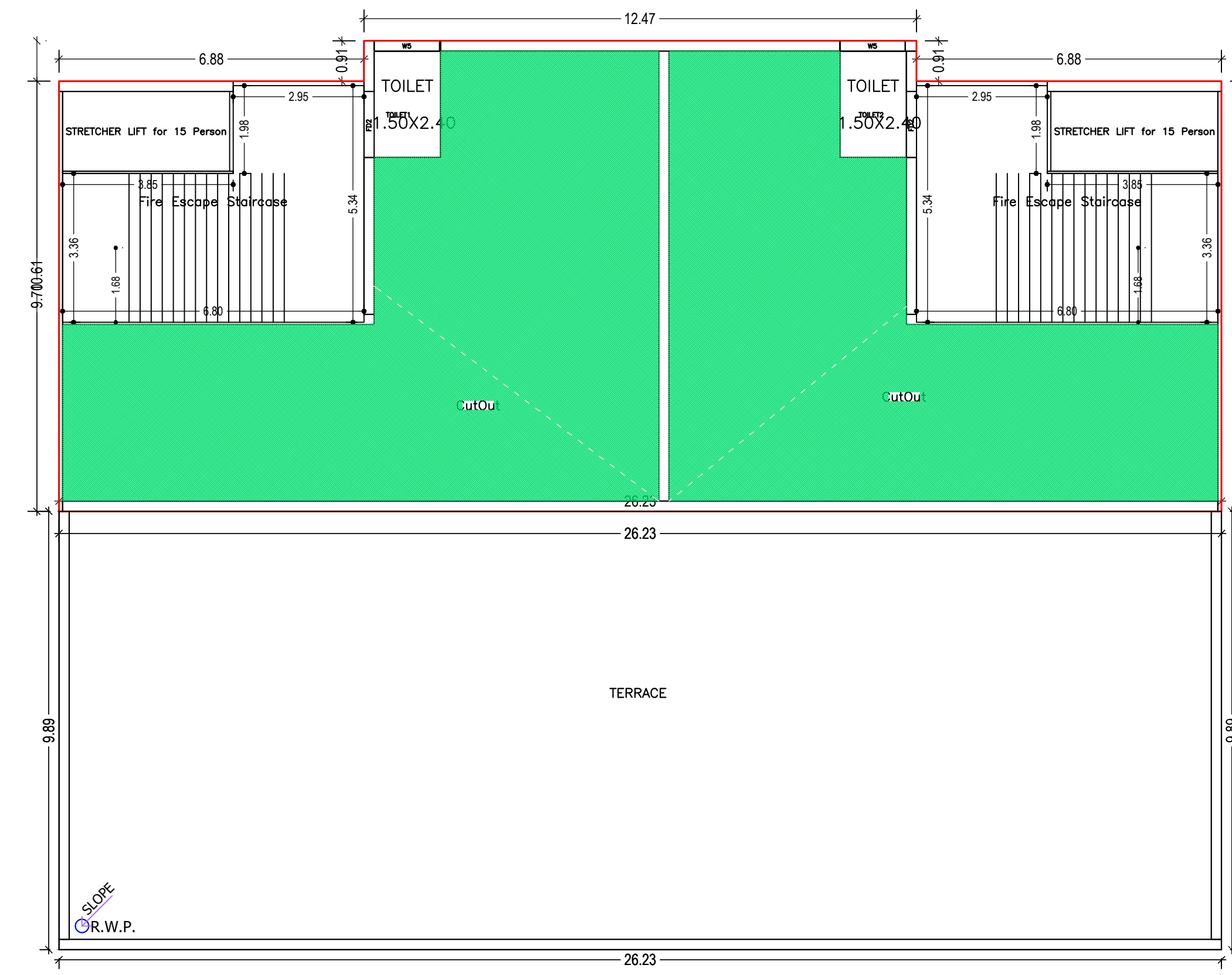
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	F02	1.49	2.40	02
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	F02	1.50	2.40	32
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	F03	2.40	2.40	12
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	F01	3.60	2.40	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W5	1.48	2.10	14
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W5	2.01	2.10	12
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W1	2.81	2.10	06
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W1	3.60	2.10	06
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W1	4.39	2.10	08
A (COMMERCIAL BUILDING OF CSN DEVELOPERS PVT LTD)	W1	4.93	2.10	44



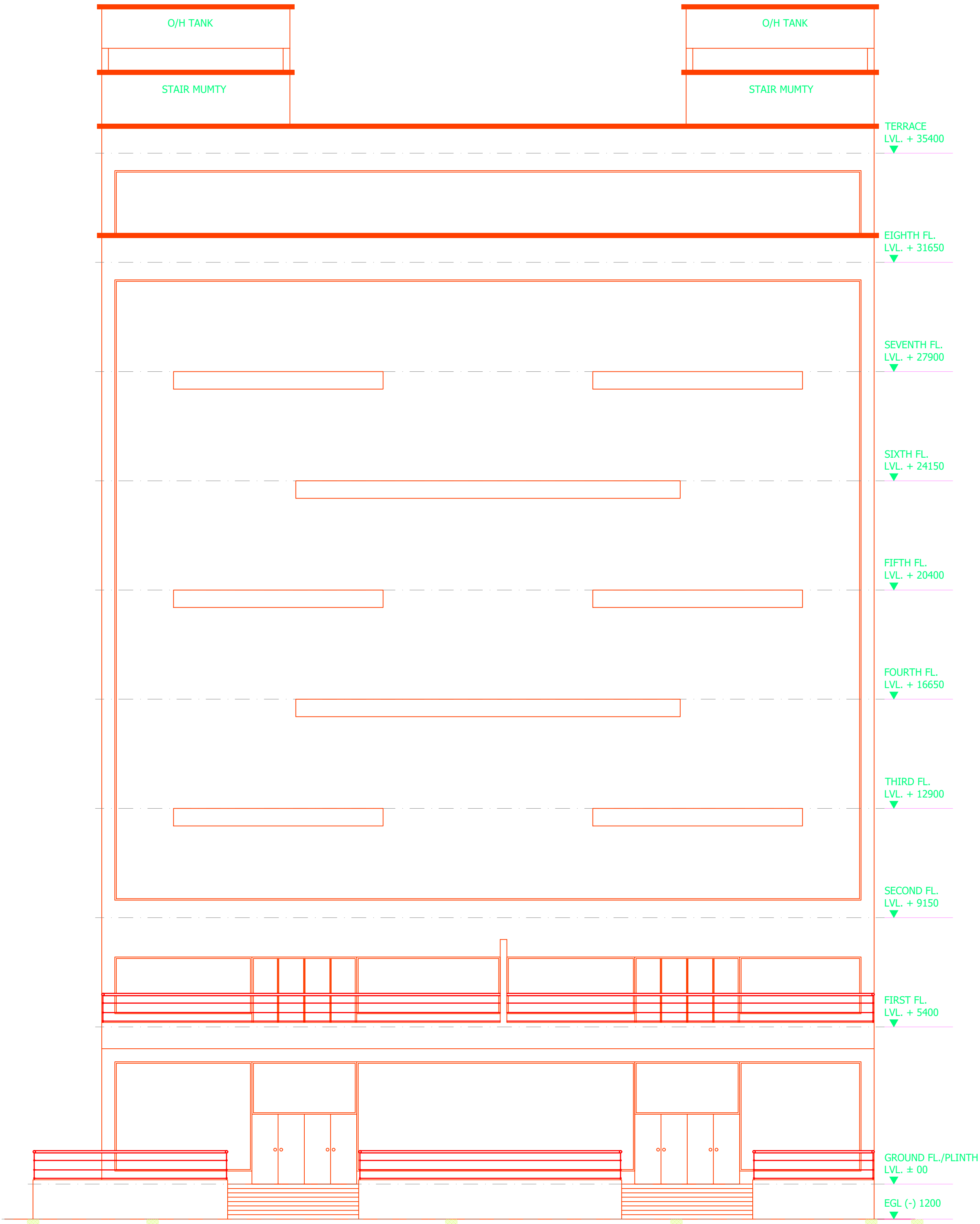
SEVENTH FLOOR PLAN (Proposed) (SCALE 1:100)



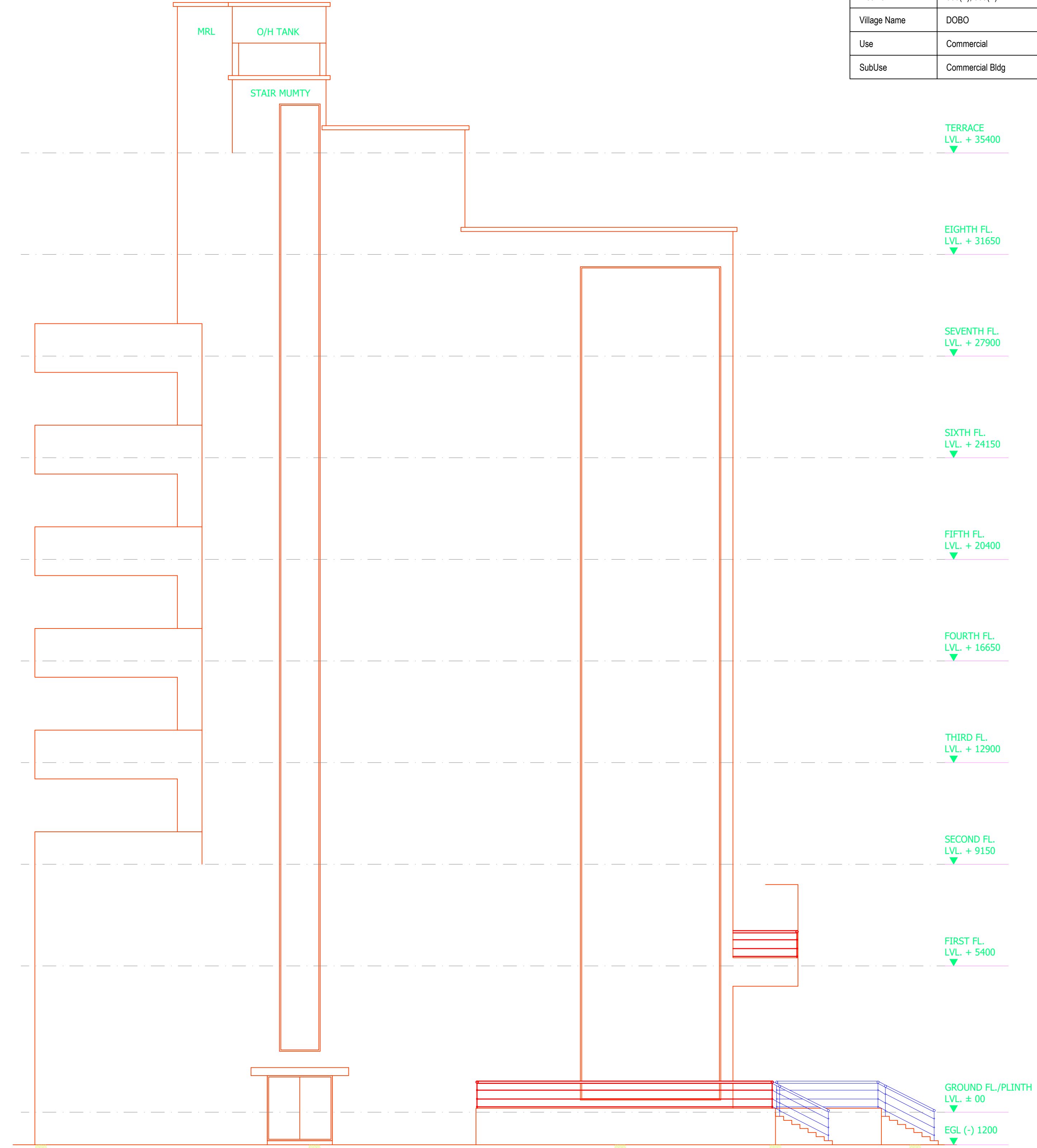
EIGHTH FLOOR PLAN (Proposed) (SCALE 1:100)

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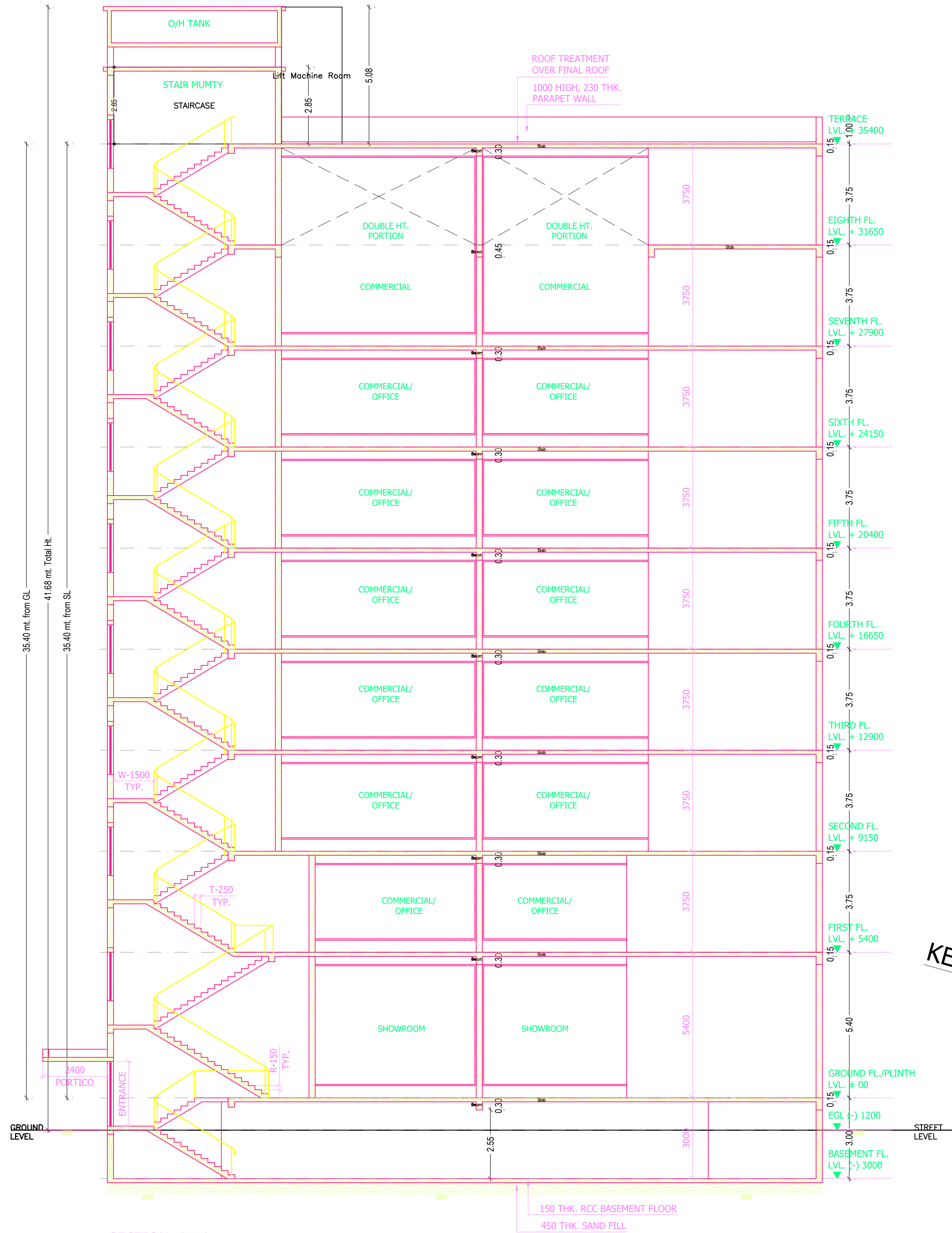
FRONT SIDE ELEVATION



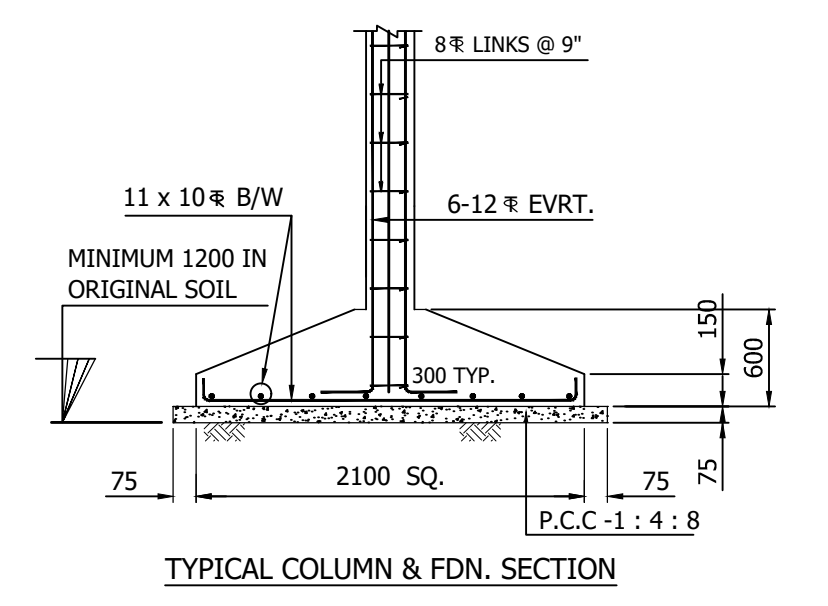
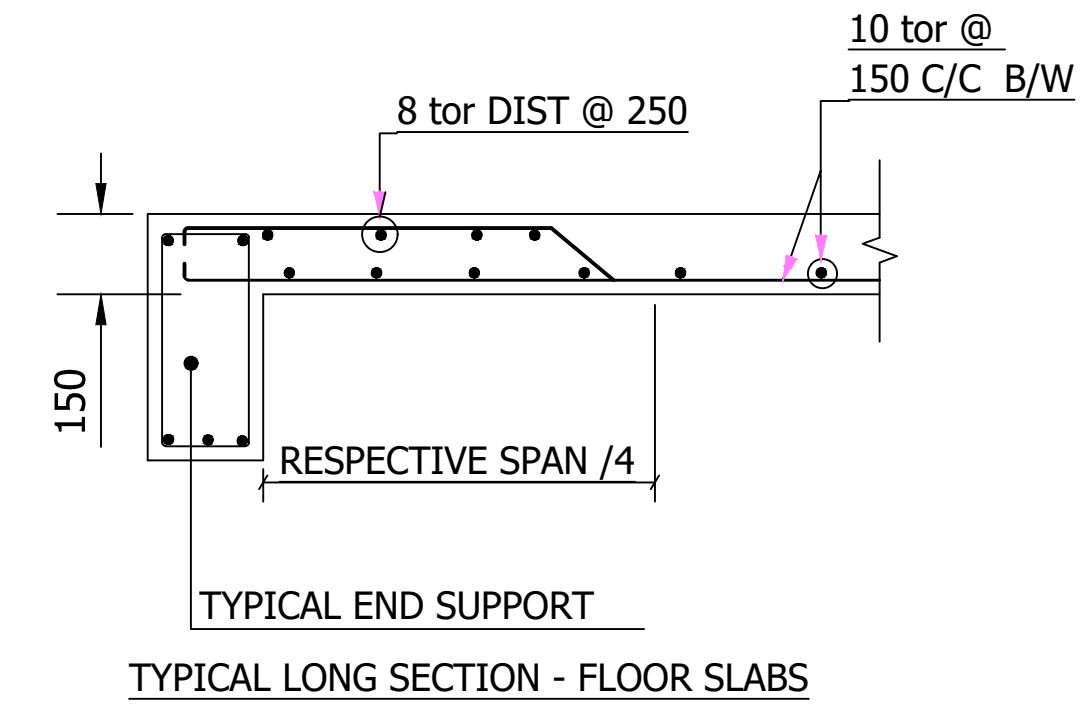
LEFT SIDE ELEVATION

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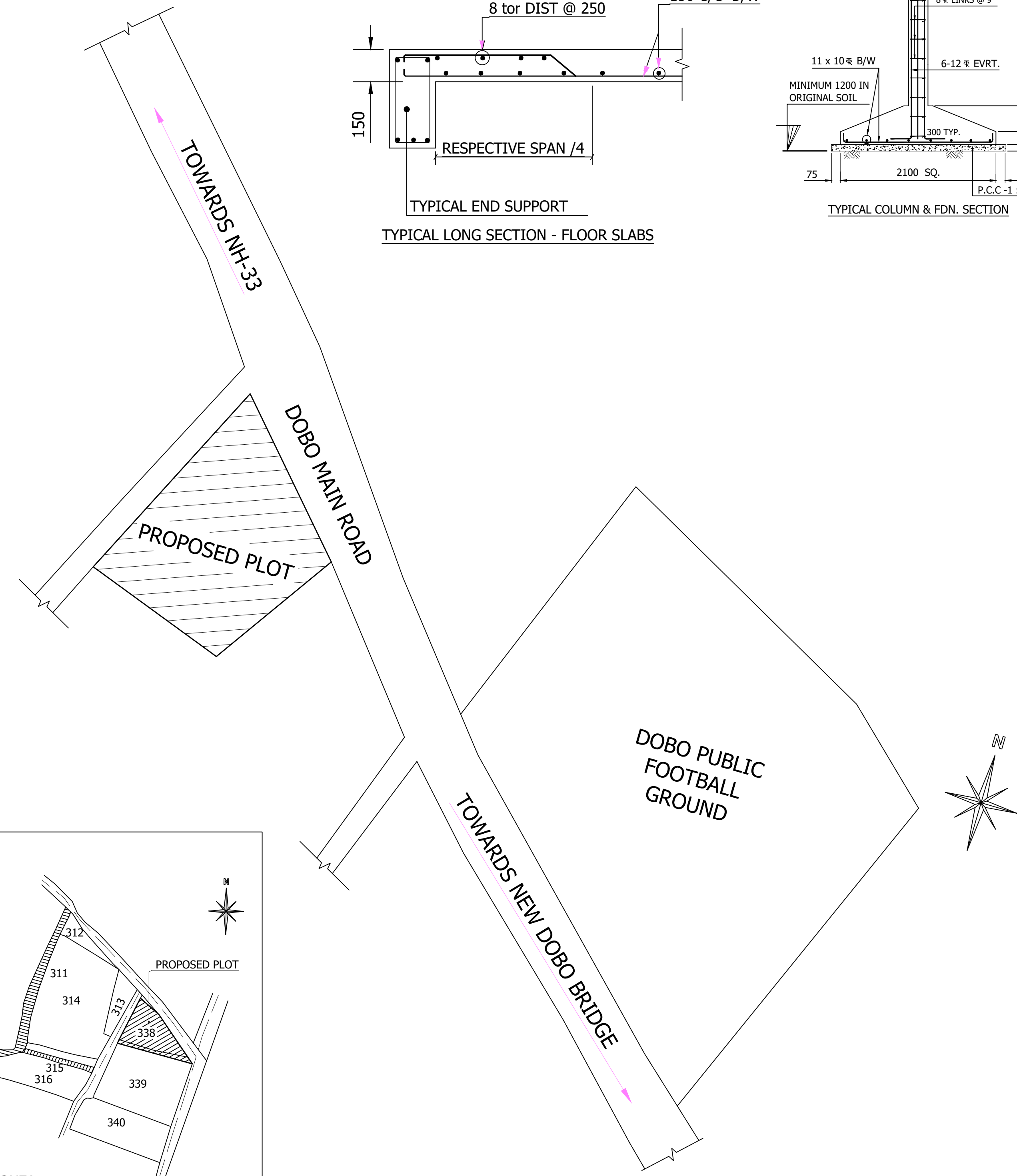
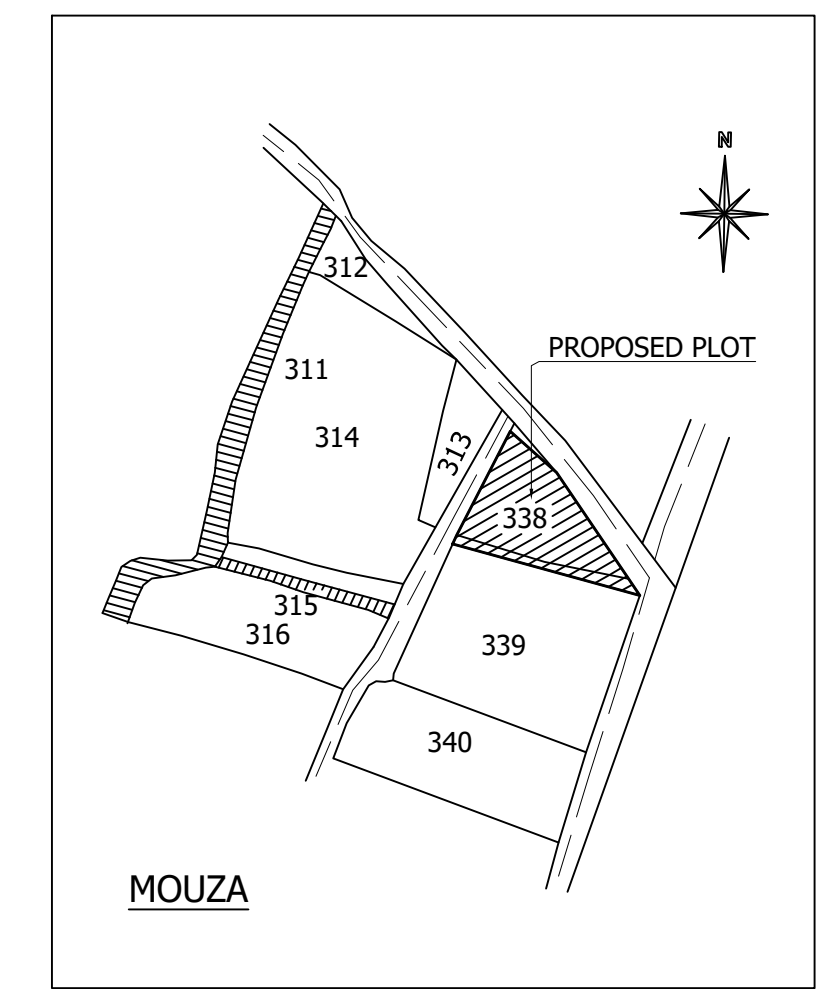
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SECTION A - A SCALE 1:100



KEY PLAN



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