

SITE PLAN

Building USE/SUBUSE Details

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

Proposal Basic Information

Proposal File No.	CPNPIBP0119WZ12022AL2
Owner Name	VRIDHI CONSTRUCTION A Partnership Firm Represented by VARUN AHUJA
Khata No.	178
Plot No.	156 (t.p.h.) & k)
Village Name	Village
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO.: 1.0.70
CHANDRANARPUR NAGAR PARISSAD	VERSION DATE: 16/10/2020

PROJECT DETAIL	
Region: JHARKHAND	URBAN LOCAL BODIES
District: WEST SINHGHAUM	Plot Use: Residential
Authority: CHANDRANARPUR NAGAR PARISSAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Township No: CPNPIBP0119WZ12022AL2	Plot/Block/Religious/Structure: NA
Application Type: General Proposal	Plot/Block/Religious/Structure: NA
Project Type: Building Permission	North: Plot No. - 156
Nature of Development: Addition or Alteration	South: Plot No. - 156
Location of Development Area: Old Area	East: Road Width - 10
	West: Road Width - 6.10

Required Parking (Table 7a)

Building Name	Type	SubUse	Units		Car		Visitor Car		TwoWheeler	
			Reqd. Prop.	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.	Reqd. Prop.			
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	>0	1 15.00	1	15	-	-	-	-
			>0	1 15.00	-	-	-	-	1	15
			>0	1 15.00	-	-	1	2	-	-
Total:				-	-	15	15	2	2	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	15	187.50
Total Car	15	187.50	15	187.50
Visitor Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	15	30.00	17	34.00
Other Parking	-	-	-	86.64
Total		242.50		388.14

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Existing FAR Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in Existing FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tenmt (No.)
					StarCase	Lift	Void	Accessory Use	Parking						
A (RESIDENTIAL)	1	1299.24	1221.67	77.58	43.24	30.00	13.41	88.18	193.64	830.69	56.17	10.62	904.97	904.97	15
Grand Total	1	1299.24	1221.67	77.58	43.24	30.00	13.41	88.18	193.64	830.69	56.17	10.62	904.97	904.97	15

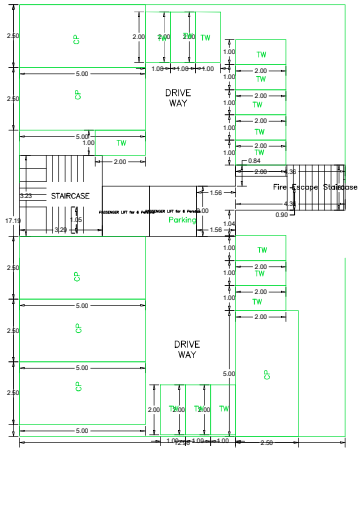
AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	450.17
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	450.17
Deduction for Balance Plot Area (from Gross Plot Area)		58.48
Total		58.48
BALANCE AREA OF PLOT (Net Plot Area - Recreational/amenity space)	(A-Deductions)	391.71
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	450.17
Plot Area for FAR (Net Plot Area - Recreational/amenity Area)	(A-Deductions)	450.17
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		270.10
Proposed Coverage Area (48.97 %)		222.72
Total Prop. Coverage Area (48.97 %)		222.72
Balance coverage area (11.03 %)		47.38
FAR CHECK		
Perm. FAR Area (2.000)		900.34
Total Perm. FAR Area		886.84
Proposed FAR Area		900.25
Total Proposed FAR Area		900.25
Consumed FAR (Factor)		2.00
Balance FAR Area		0.08
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1299.24
ARCHITECT (Regd)		
ARCHITECT (Regd)		SAGUB JAWED
ENGINEER (Regd)		
ENGINEER (Regd)		SUPERVISOR (Regd)
OWNER (Regd)		
OWNER (Regd)		VRIDHI CONSTRUCTION A Partnership Firm Represented by VARUN AHUJA
DEVELOPMENT AUTHORITY		
		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

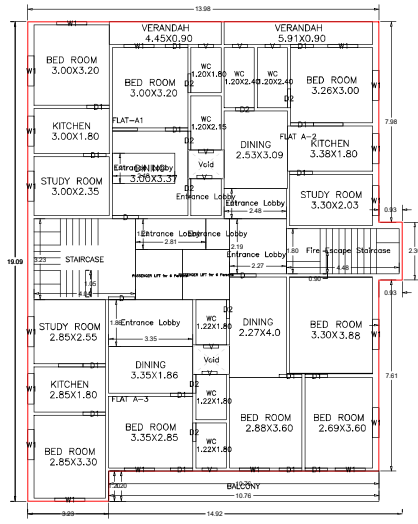
Buildingwise Floor FAR Details

Floor Name	Building Name				Total			
	Proposed Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Existing FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total Existing Built Up Area (Sq.mt)	Total Proposed FAR Area (Sq.mt)	Total Existing FAR Area (Sq.mt)
Parking Floor	18.12	204.60	18.12	0.00	18.12	204.60	18.12	0.00
First Floor	0.00	269.13	0.00	220.18	0.00	269.13	0.00	220.18
Second Floor	0.00	269.13	0.00	220.18	0.00	269.13	0.00	220.18
Third Floor	0.00	269.13	0.00	220.18	0.00	269.13	0.00	220.18
Fourth Floor	59.46	209.68	56.16	170.15	59.46	209.68	56.16	170.15
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	77.58	1221.67	74.28	830.69	77.58	1221.67	74.28	830.69

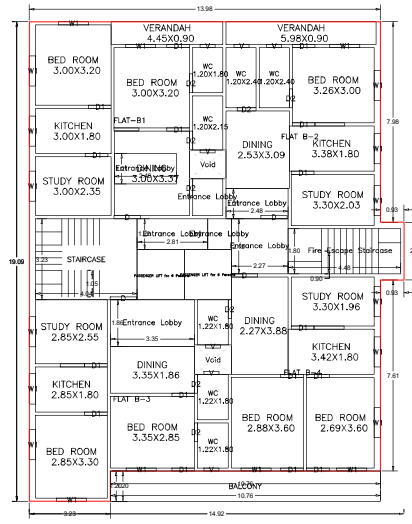
LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	Document certified by RAHUL YADAV -yrahul6665@gmail.com-
SAGUB JAWED CPNPIENG0004/2019			



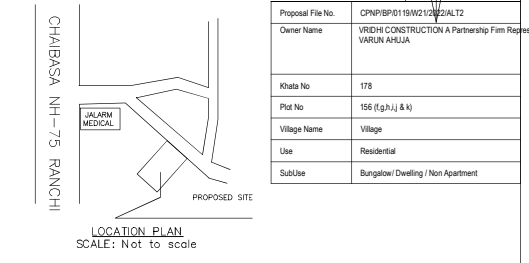
PARKING FLOOR PLAN (SCALE 1:100)



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

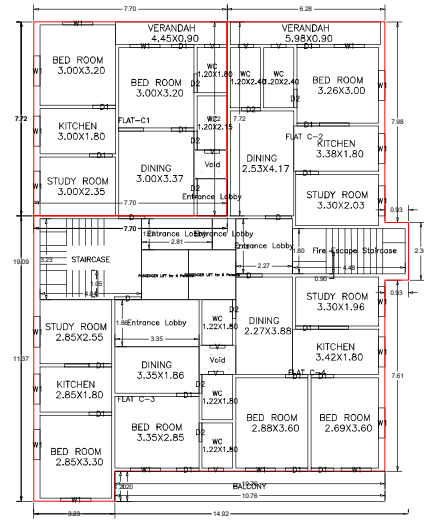


TYPICAL - 2& 3 FLOOR PLAN (Existing) (SCALE 1:100)

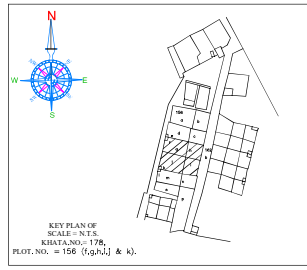


LOCATION PLAN SCALE: Not to scale

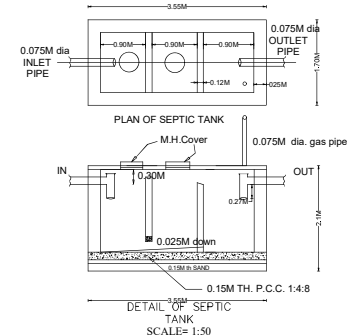
Proposal Basic Information	
Proposal File No.	CPNIP/EPD118WZ12/22ALT2
Owner Name	VRIDHI CONSTRUCTION A Partnership Firm Represented by VARUN AHUJA
Khata No.	178
Plot No.	156 (t.p.h.j & k)
Village Name	Village
Use	Residential
SubUse	Bungalow/Dwelling / Non Apartment



FOURTH FLOOR PLAN (Existing + Proposed) (SCALE 1:100)



KEY PLAN OF SCALE: N.T.S. KHATA NO. = 178, PLOT NO. = 156 (t.p.h.j & k).



SCALE= 1:50



FRONT ELEVATION SCALE= 1:100

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Existing FAR Area (Sq.mt.)	Add Area in Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Contained Additional FAR Area (Sq.mt.)	Tenm (No.)
				StairCase	Lift	Balcony	Void	Accessory Use	Parking	Res.					
Parking Floor	222.72	204.60	18.12	10.96	0.00	0.00	0.00	0.00	193.64	0.00	0.00	10.62	18.12	18.12	00
First Floor	269.13	269.13	0.00	8.07	7.50	0.00	3.39	23.54	0.00	220.18	0.00	0.00	220.18	220.18	03
Second Floor	269.13	269.13	0.00	8.07	7.50	0.00	3.39	23.54	0.00	220.18	0.00	0.00	220.18	220.18	04
Third Floor	269.13	269.13	0.00	8.07	7.50	0.00	3.39	23.54	0.00	220.18	0.00	0.00	220.18	220.18	04
Fourth Floor	269.13	269.68	59.46	8.07	7.50	0.00	3.24	17.96	0.00	170.15	58.17	0.00	228.31	228.31	04
Roof/Fence Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1299.24	1221.67	77.58	43.24	30.00	25.80	13.41	88.18	193.64	830.69	58.17	10.62	904.97	904.97	15
Total:	1299.24	1221.67	77.58	43.24	30.00	25.80	13.41	88.18	193.64	830.69	58.17	10.62	904.97	904.97	15

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A RESIDENTIAL	D2	0.75	2.10	32
A RESIDENTIAL	D1	0.90	2.10	84
A RESIDENTIAL	D	1.05	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A RESIDENTIAL	V	0.60	1.20	28
A RESIDENTIAL	W1	1.50	1.20	28

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 10.76 X 1 X 1	12.91	12.91
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 10.76 X 1 X 2	25.82	25.82
FOURTH FLOOR PLAN	1.20 X 10.76 X 1 X 1	12.91	12.91
Total			51.64

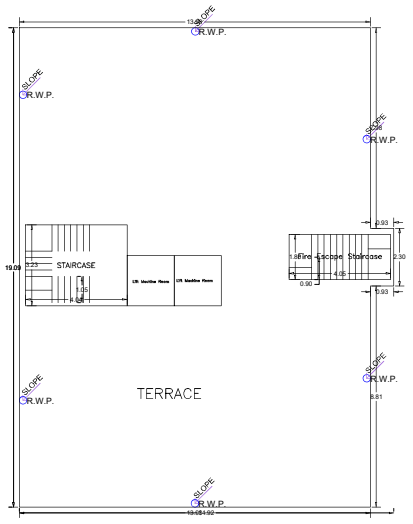
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT A-2	FLAT	Existing	58.45	58.15	13	3
	FLAT A-3	FLAT	Existing	50.78	50.65	7	
	FLAT A1	FLAT	Existing	55.63	55.50	8	
TYPICAL - 2& 3 FLOOR PLAN	FLAT B-2	FLAT	Existing	46.90	46.75	7	8
	FLAT B-3	FLAT	Existing	50.78	50.65	7	
	FLAT B4	FLAT	Existing	45.72	45.57	6	
FOURTH FLOOR PLAN	FLAT C-1	FLAT	Existing	55.63	55.50	8	4
	FLAT C-2	FLAT	Existing	50.78	50.65	7	
	FLAT C-3	FLAT	Existing	45.72	45.57	6	
Total:				481.92	479.75	112	15

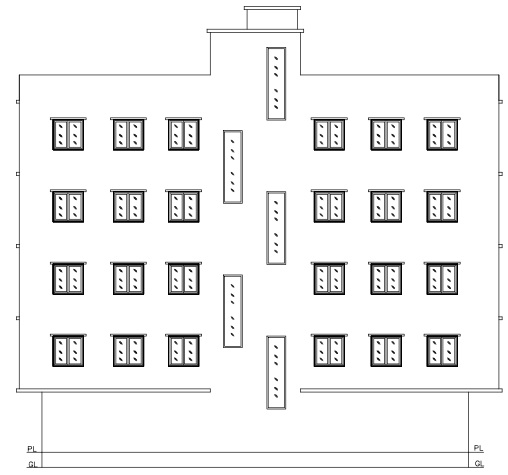
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SAGUB JAWED CPNIP/ENG/0004/2019		

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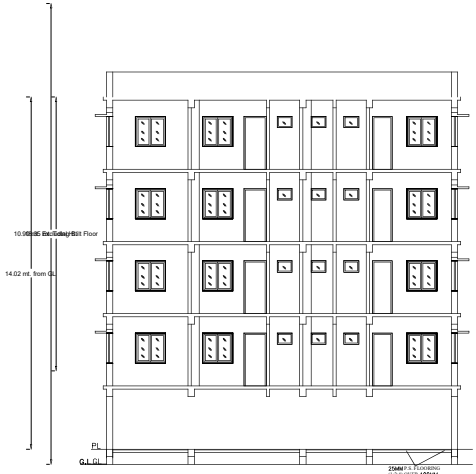
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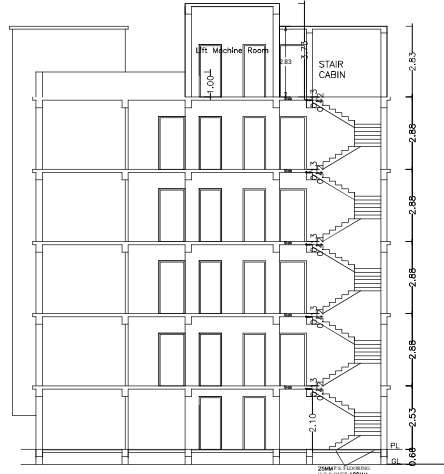
TERRACE FLOOR PLAN (SCALE 1:100)



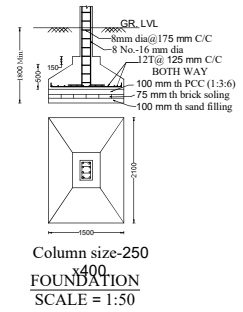
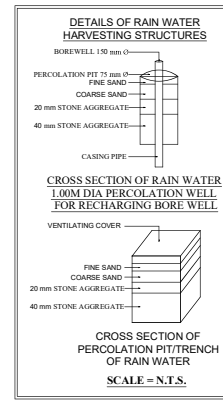
SIDE ELEVATION SCALE: 1:100



SECTION-Y-Y SCALE: 1:100



SECTION-X-X SCALE: 1:100



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
SAGUB JAWED CPNIP/ENG/0004/2019		

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