

SITE PLAN

Building USE/SUBUSE Details

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

ISO_A1_841.00_x_594.00_MM

Proposal Basic Information

Proposal File No.	CNP/BI/008/W3/2022/AL3
Owner Name	MR.BHOLA SHANKAR GUPTA, MRS. GITA GUPTA & MR.KUMAR MUKESH
Khata No.	51
Plot No.	70
Village Name	Chota Nimdi
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	CHABSA NAGAR	VERSION NO. : 1.0.66
PARISHAD	CHABSA NAGAR	VERSION DATE: 16/10/2020
PROJECT DETAIL		
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District	WEST SINGBILIM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority	CHABSA NAGAR PARISHAD	PlotSubPlot No: 70
Project Type	General Proposal	North: Plot No. - 68
Nature of Development	Addition or Alteration	South: Road Width - 15
Location of Development Area	Old Area	East: Plot No. - 703
		West: Plot No. - 704
AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	450.25
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A Deductions)	450.25
Deduction for Balance Plot Area (from Gross Plot Area)		50.81
Common Plot		50.81
Total		50.81
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A Deductions)	398.44
PLOT AREA FOR COVERAGE (Net Plot Area)	(A Deductions)	450.25
Plot Area for FAR (Net Plot Area + Beautification Area)	(A Deductions)	450.25
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		225.12
Plot Coverage Area (23.23 %)		104.61
Min Prop. Coverage Area (23.23 %)		104.61
Balance coverage area (26.77 %)		134.68
FAR CHECK		
Perm FAR Area (2.00)		900.50
Total Perm FAR area		900.50
Residential FAR		898.58
Proposed FAR Area		898.25
Total Proposed FAR Area		898.25
Consumed FAR (Factor)		2.0
Balance FAR Area		1.14
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1366.21
ARCHITECT (Regd)	SAQUB JAWED	
ENGINEER (Regd)	SAQUB JAWED	
SUPERVISOR (Regd)		
OWNER (Regd)	MR.BHOLA SHANKAR GUPTA, MRS. GITA GUPTA & MR.KUMAR MUKESH	
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)	[Grey Line]
EXISTING (To be demolished)	[Black Line]

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 (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	100	235.32	1	12	1	1	-	-
			> 0	100	235.32	-	-	-	-	1	12
Total :			-	-	-	12	12	-	1	25	12 12

Parking Check (Table 7b)

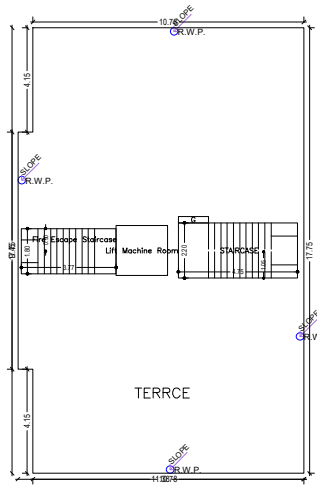
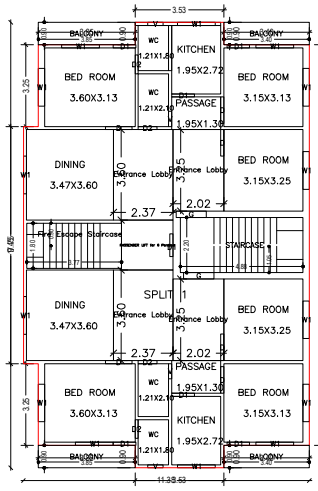
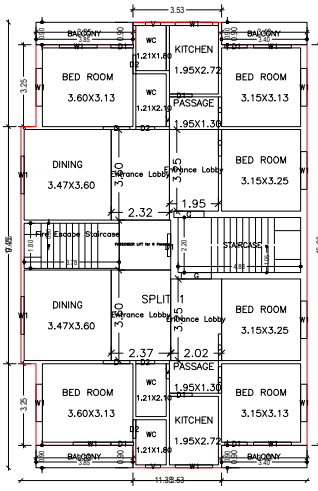
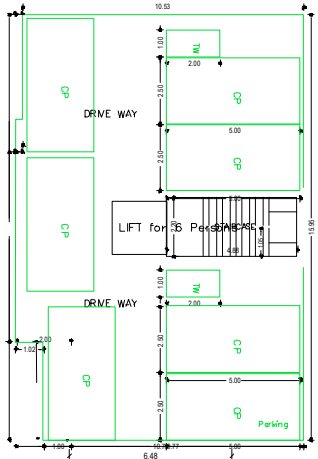
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor's Parkings	1	12.50	1	12.50
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Total		186.50		186.50

Building	No. of Store 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 Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trent (No.)	
					Stair/Case	Lift	Balcony	Void	Accessory Use							Parking
A (RESIDENTIAL)	1	1365.24	856.72	508.52	40.82	28.70	13.04	62.44	179.46	94.72	599.26	289.89	5.79	899.26	899.26	01
Total	1	1365.24	856.72	508.52	40.82	28.70	13.04	62.44	179.46	94.72	599.26	289.89	5.79	899.26	899.26	01

Buildingwise Floor FAR Details

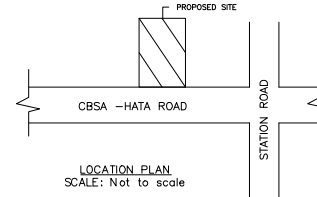
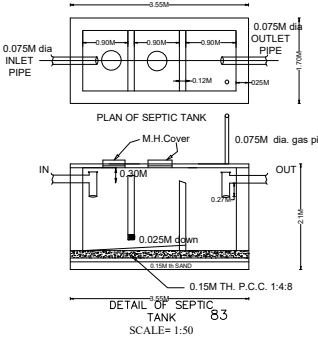
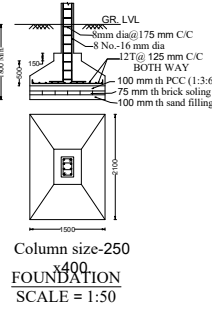
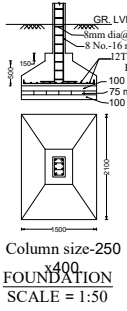
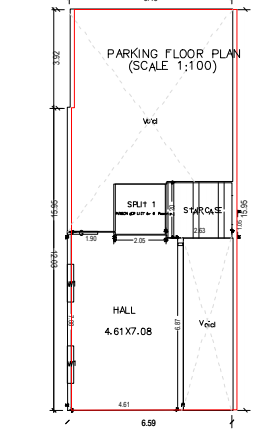
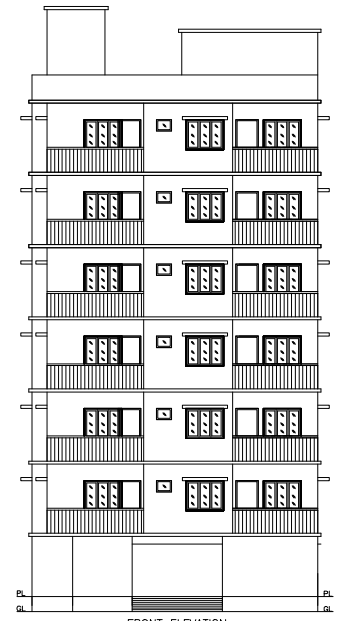
Floor Name	Building Name				Total			
	Proposed Built Up Area (Sq.mt)	Existing Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Existing FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total Existing Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Existing FAR Area (Sq.mt)
Basement Floor	104.61	0.00	38.07	0.00	104.61	0.00	38.07	0.00
Ground Floor	8.89	94.72	8.89	0.00	8.89	94.72	8.89	0.00
First Floor	0.00	190.50	0.00	149.82	0.00	190.50	0.00	149.82
Second Floor	0.00	190.50	0.00	149.82	0.00	190.50	0.00	149.82
Third Floor	0.00	190.50	0.00	149.82	0.00	190.50	0.00	149.82
Fourth Floor	0.00	190.50	0.00	149.82	0.00	190.50	0.00	149.82
Fifth Floor	197.01	0.00	120.96	0.00	197.01	0.00	120.96	0.00
Sixth Floor	197.01	0.00	120.96	0.00	197.01	0.00	120.96	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	508.52	856.72	289.89	599.26	899.26	899.26	899.26	899.26

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DEVELOPMENT AUTHORITY
SAQUB JAWED SAQUB JAWED Reg No. - CNP/ENG/0007/2021 Chabasa, Nager Parishad			PRATIBHA RANI prati@bhs2712@gmail.com



Proposal Basic Information

Proposal File No.	CNP/IB/0008/W03/2022/AL13
Owner Name	MR.BHOLA SHANKAR GUPTA, MRS. GITA GUPTA & MR.KUMAR MUKESH
Khata No.	51
Plot No.	70
Village Name	Chota Nimdi
Use	Residential
SubUse	Bungalow/Dwelling / Non Apartment



FRONT ELEVATION SCALE= 1:100

BASMENT FLOOR PLAN (Proposed) Building :A (RESIDENTIAL) SCALE 1:100

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)	Proposed FAR Area (Sq.mt)	Add Area in Existing FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
				StarCase	Lift	Balcony	Void	Accessory Use	Parking	Res.								
Basement Floor	104.61	0.00	104.61	0.00	4.10	0.00	62.44	0.00	0.00	0.00	38.07	0.00	38.07	0.00	38.07	0.00	38.07	01
Ground Floor	104.61	94.72	9.89	0.00	0.00	0.00	0.00	0.00	94.72	0.00	0.00	5.79	9.89	9.89	0.00	104.61	0.00	104.61
First Floor	190.50	190.50	0.00	6.81	4.10	0.00	0.00	29.77	0.00	149.82	0.00	0.00	149.82	0.00	149.82	0.00	149.82	00
Second Floor	190.50	190.50	0.00	6.81	4.10	0.00	0.00	29.77	0.00	149.82	0.00	0.00	149.82	0.00	149.82	0.00	149.82	00
Third Floor	190.50	190.50	0.00	6.81	4.10	0.00	0.00	29.77	0.00	149.82	0.00	0.00	149.82	0.00	149.82	0.00	149.82	00
Fourth Floor	190.50	190.50	0.00	6.81	4.10	0.00	0.00	29.77	0.00	149.82	0.00	0.00	149.82	0.00	149.82	0.00	149.82	00
Fifth Floor	197.01	0.00	197.01	6.79	4.10	6.52	0.00	30.19	0.00	0.00	120.96	0.00	120.96	0.00	120.96	0.00	120.96	00
Sixth Floor	197.01	0.00	197.01	6.79	4.10	6.52	0.00	30.19	0.00	0.00	120.96	0.00	120.96	0.00	120.96	0.00	120.96	00
Terrace 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	0.00	0.00	0.00	00
Total	1365.24	856.72	508.52	40.82	26.70	13.04	62.44	179.46	94.72	899.28	279.99	5.79	899.28	899.28	899.28	01		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (RESIDENTIAL)	D1	0.75	2.10	24
A (RESIDENTIAL)	D1	0.50	2.10	32
A (RESIDENTIAL)	D	1.55	2.10	36
A (RESIDENTIAL)	S	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NGS
A (RESIDENTIAL)	V	0.90	1.20	24
A (RESIDENTIAL)	W1	1.50	1.20	86

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	0.90 X 3.85 X 2 X 4	27.68	52.16
TYPICAL - 5 & 6 FLOOR PLAN	0.90 X 3.40 X 2 X 2	13.84	26.08
Total			78.24

Unit/BUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	Unit/BUA Type	Entity Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	SPLIT 1	FLAT	Existing	0.00	0.00	16	0
TYPICAL - 5 & 6 FLOOR PLAN	SPLIT 1	FLAT	Proposed	0.00	0.00	16	0
BASEMENT FLOOR PLAN	SPLIT 1	FLAT	Proposed	922.37	921.00	1	1
Total				922.37	921.00	33	1

LTP NAME AND SIGNATURE: SAQIB JAVED, License No. CNP/ENG/007/2021, Chhabra, Nagar Palika

STRUCTURAL ENGS NAME AND SIGNATURE: PRATIBHA RANI, Design Officer, Personal

BUILDER NAME AND SIGNATURE: [Signature]

Document certified by PRATIBHA RANI, Design Officer, Personal.

