

SITE PLAN
SCALE 1:100

SITE PLAN

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trnmt (No.)
			Void	Resi.				
A1 (BUILDING)	1	283.26	10.30		272.96	272.96	272.96	02
Grand Total :	1	283.26	10.30		272.96	272.96	272.96	02

Proposal Basic Information

Proposal File No.	SINPC/BP/0033/W07/2018
Owner Name	BENJIN TOPPO
Khata No	63
Plot No	1815
Village Name	Khijri
Use	Residential
SubUse	Residential Bldg/Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	2.00	1	2	-	-	-	-	-	-	-
			> 0	1	2.00	-	-	-	-	-	-	1	2	-
			> 0	1	2.00	-	-	1	1	-	-	-	-	-
Total :			-	-	-	-	2	3	-	1	2	-	2	6

Parking Check (Table 7b)

	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
TwoWheeler	1	12.50	2	25.00
Other Parking	-	-	-	455.51
Total		41.50		530.01

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO. : 1.0.27
PROJECT DETAIL:	VERSION DATE: 18/05/2018
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SIMDEGA	Plot SubUse: Residential Bldg/Apartment
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA
Inward No: SINPC/BP/0033/W07/2018	Plot/SubPlot No: 1815
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
	East: -
	West: -
Location of Development Area: New Area	
AREA OF PLOT (Minimum)	(A)
AREA OF PLOT (Minimum)	
Deduction for NetPlot Area	
Surrender Free of Cost	67.21
Total	67.21
(A-Deductions)	952.87
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	67.21
Common Plot	143.38
Total	210.59
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)
	809.49
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)
	952.87
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)
	1020.08
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	571.72
Proposed Coverage Area (14.86 %)	141.62
Total Prop. Coverage Area (14.86 %)	141.62
Balance coverage area (45.14 %)	430.10
FAR CHECK	
Perm. FAR Area (1.20)	1224.09
Total Perm. FAR area	1224.09
Residential FAR	272.95
Proposed FAR Area	272.95
Total Proposed FAR Area	272.95
Consumed FAR (Factor)	0.27
Balance FAR Area	951.14
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	283.26
ARCHITECT (Regd)	RAJESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BENJIN TOPPO
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details

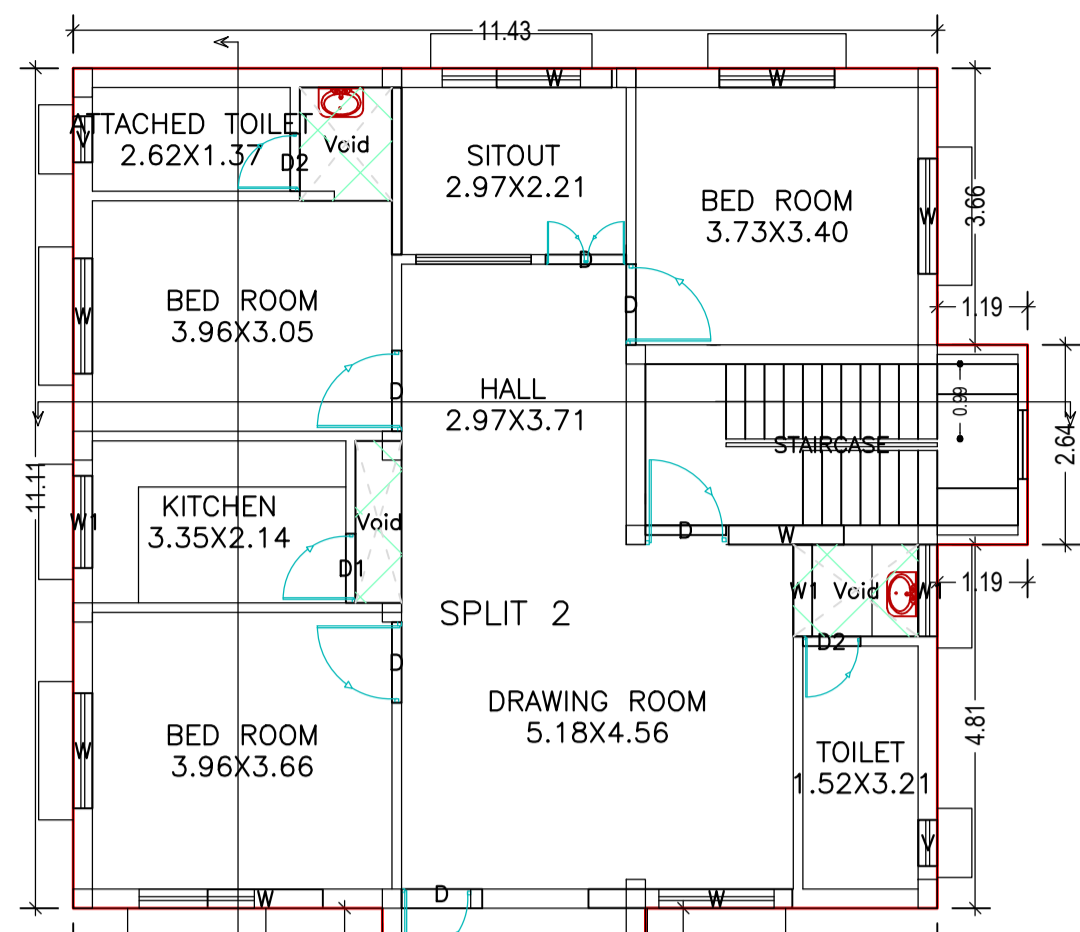
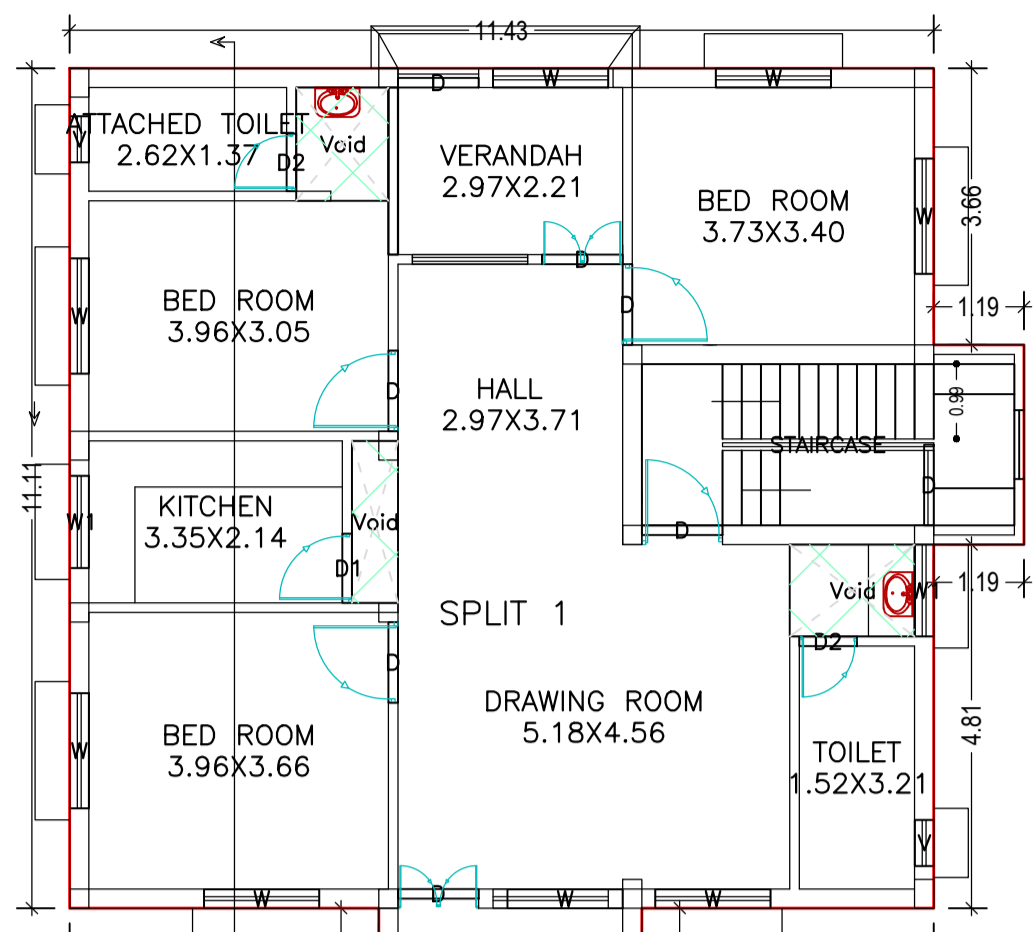
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	141.63	136.48	141.63	136.48
First Floor	141.63	136.48	141.63	136.48
Terrace Floor	0.00	0.00	0.00	0.00
Total :	283.26	272.96	283.26	272.96

Building USE/SUBUSE Details

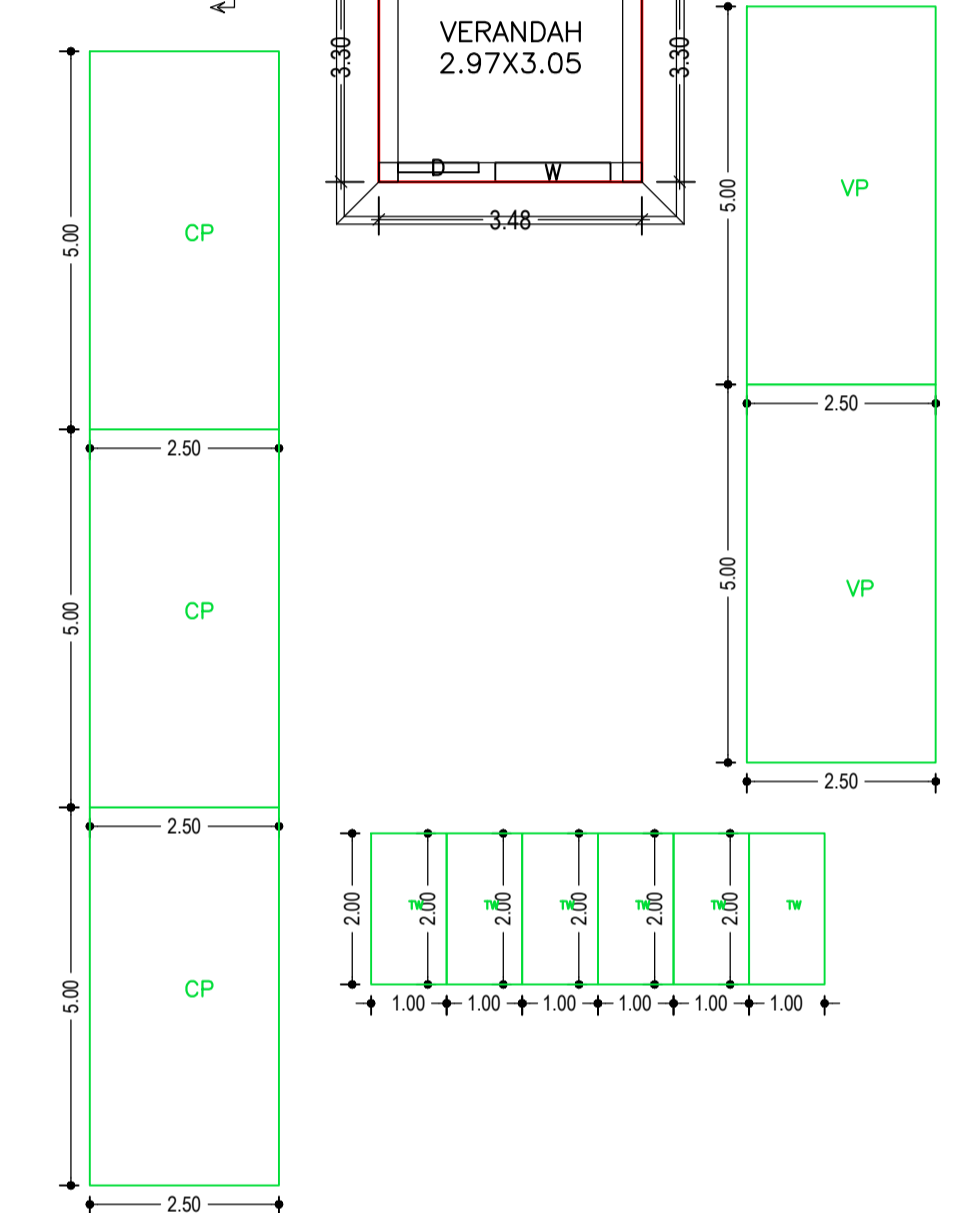
Building Name	Building Use	Building SubUse	Building Structure
A1 (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RAJESH KUMAR SINPC/DFTMN/0006/2017		

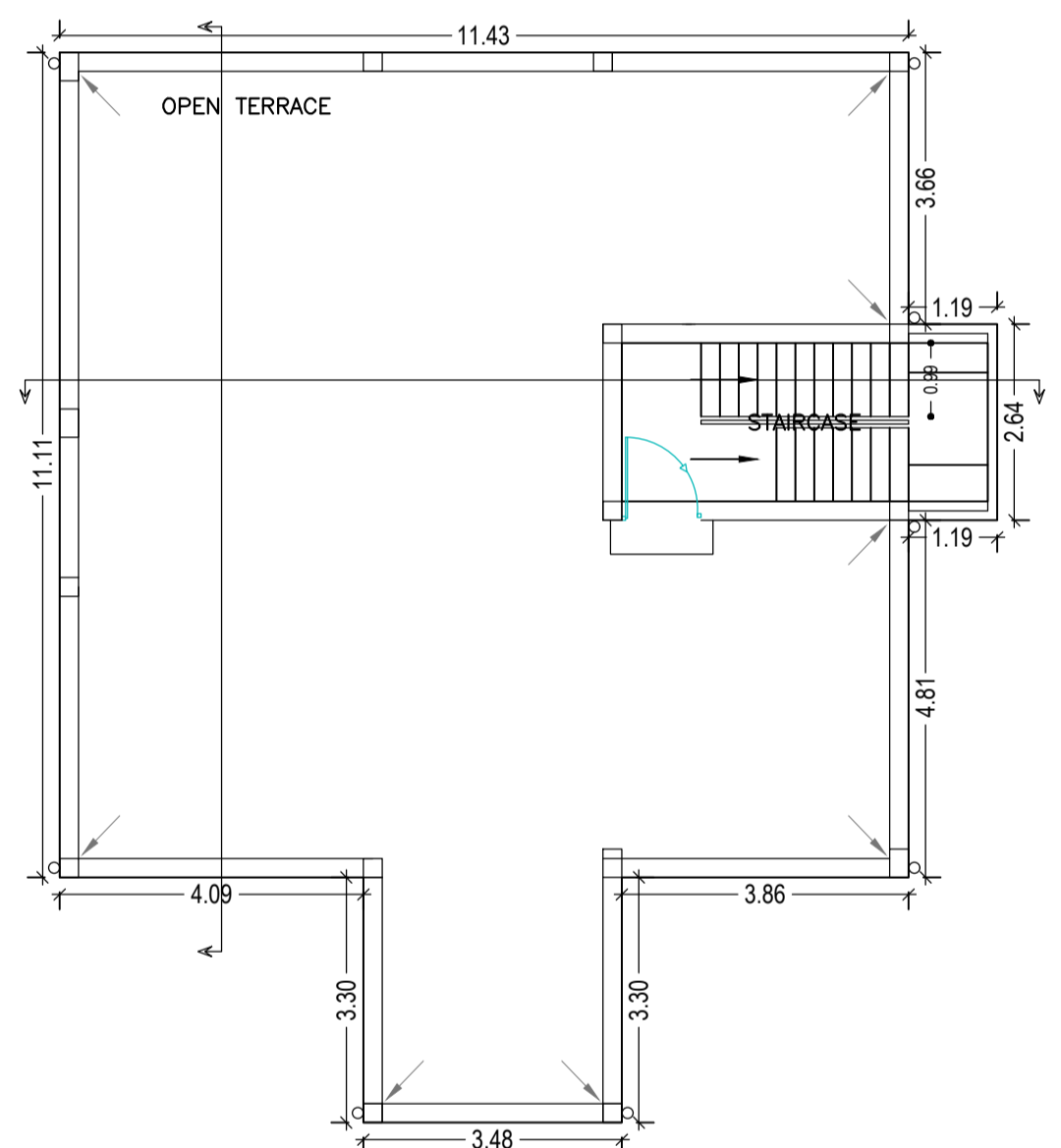
Proposal Basic Information	
Proposal File No.	SINPCBP/0033/W07/2018
Owner Name	BENJIN TOPPO
Khata No	63
Plot No	1815
Village Name	Khijiri
Use	Residential
SubUse	Residential Bldg/Apartment



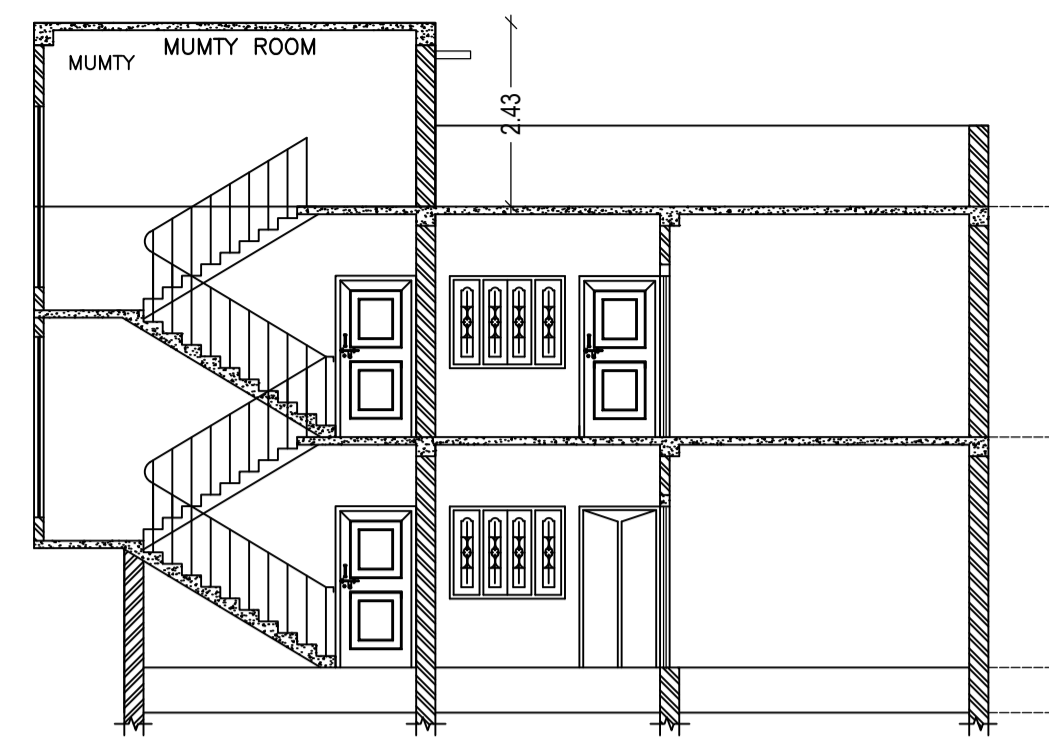
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



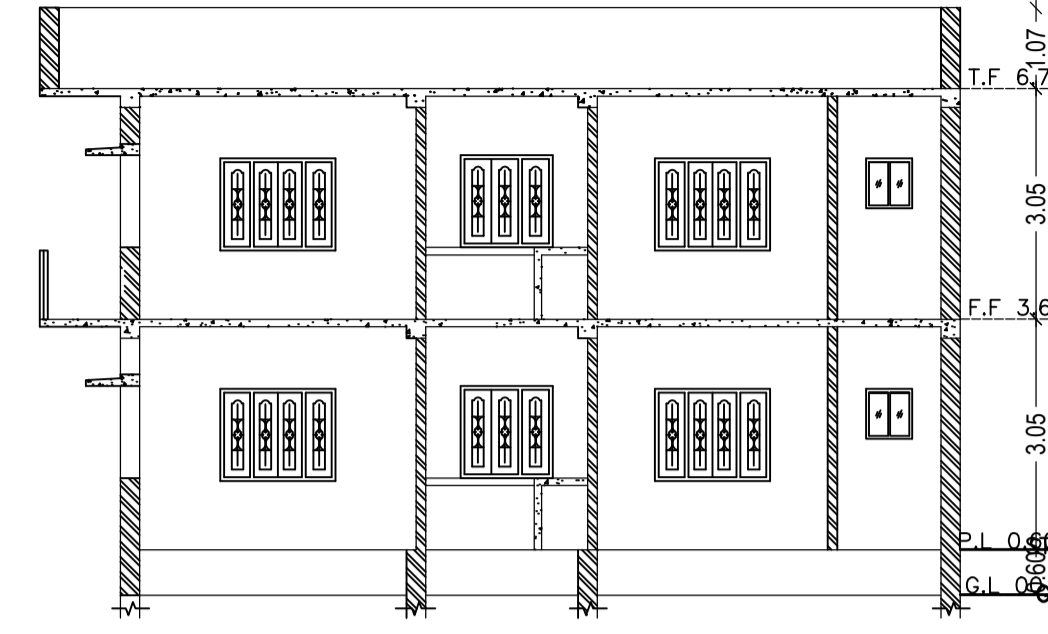
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



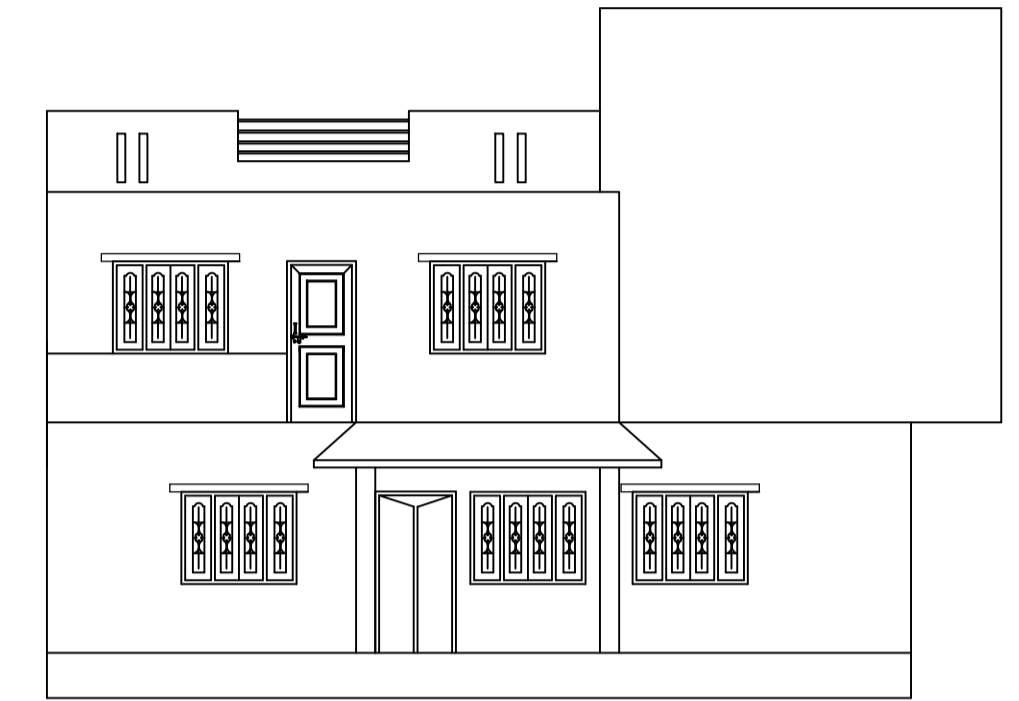
TERRACE FLOOR PLAN (SCALE 1:100)



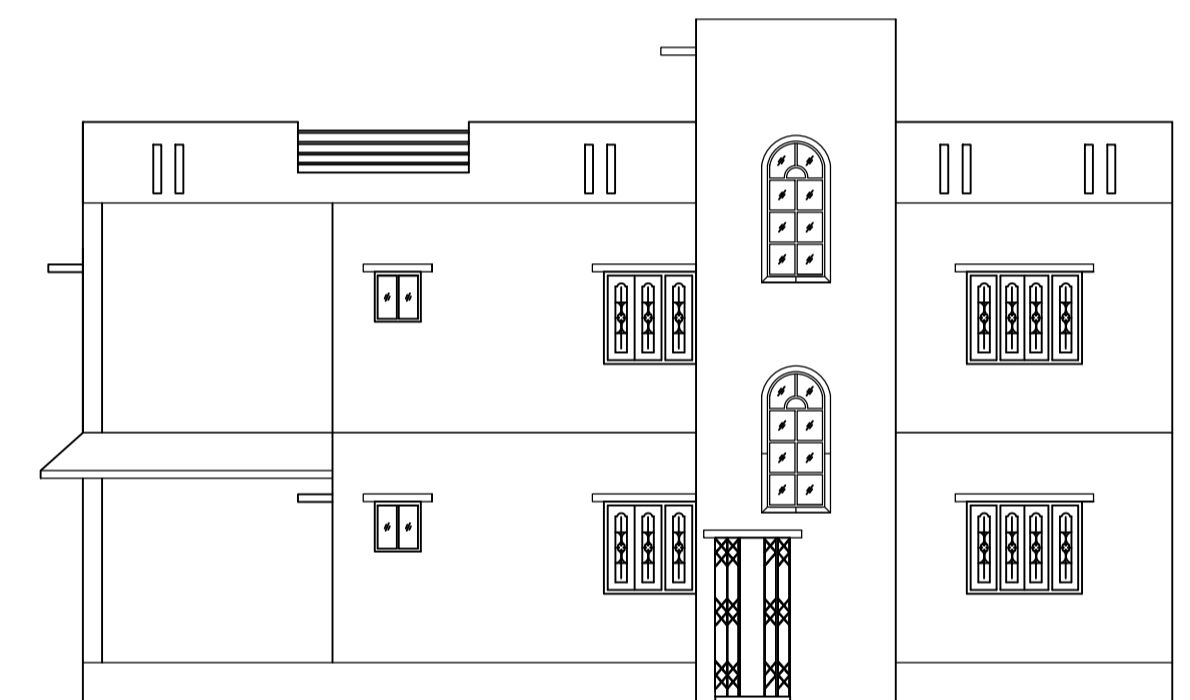
SECTION ON SCALE 1:100



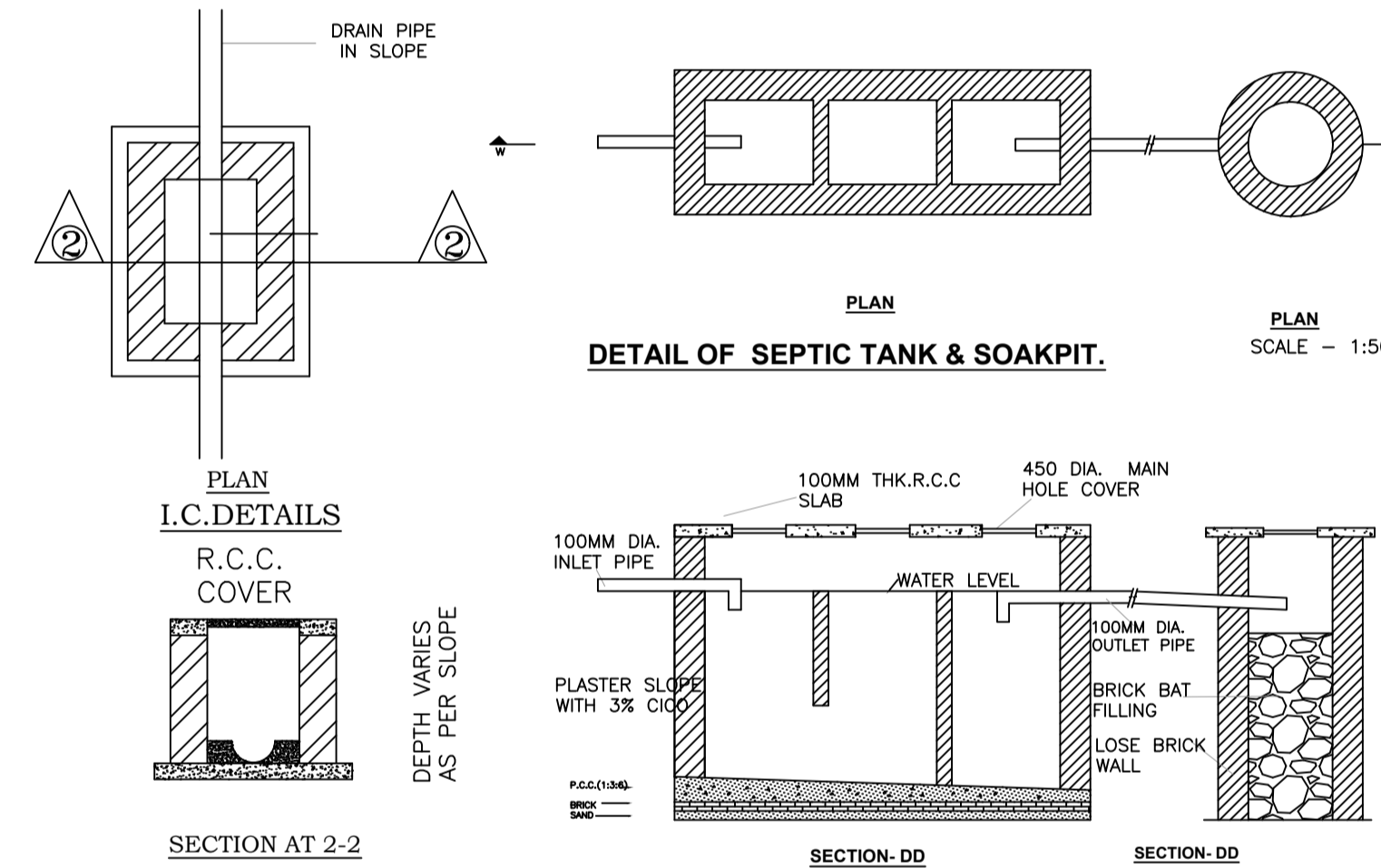
SECTION ON SCALE 1:100



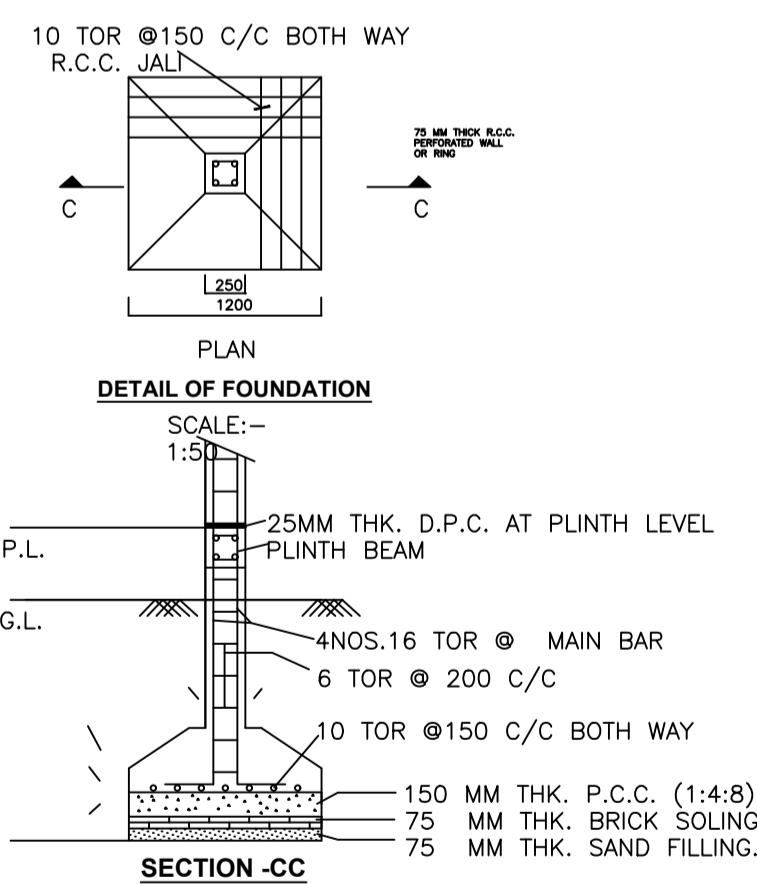
FRONT ELEVATION SCALE 1:100



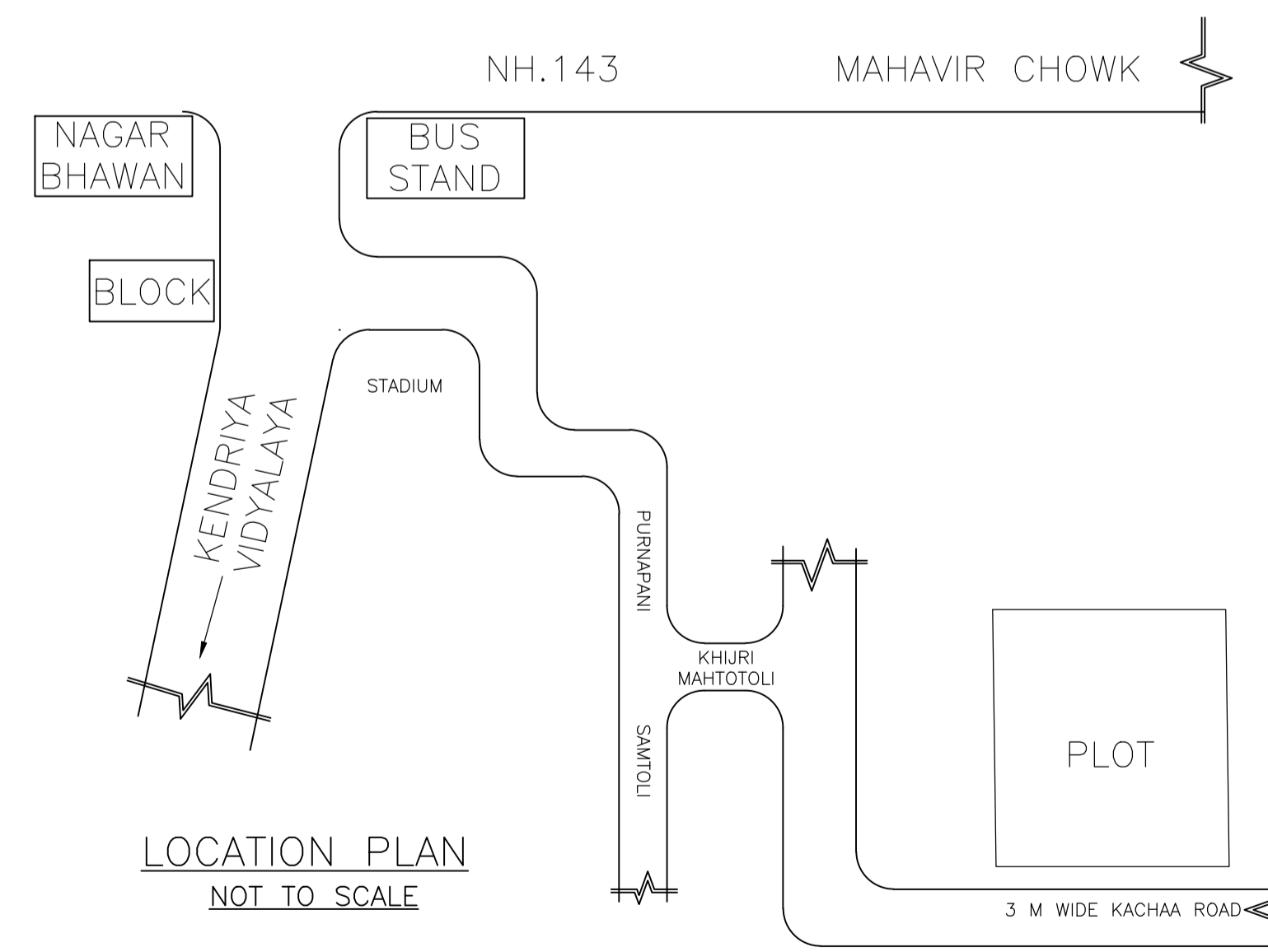
RIGHT SIDE ELEVATION SCALE 1:100



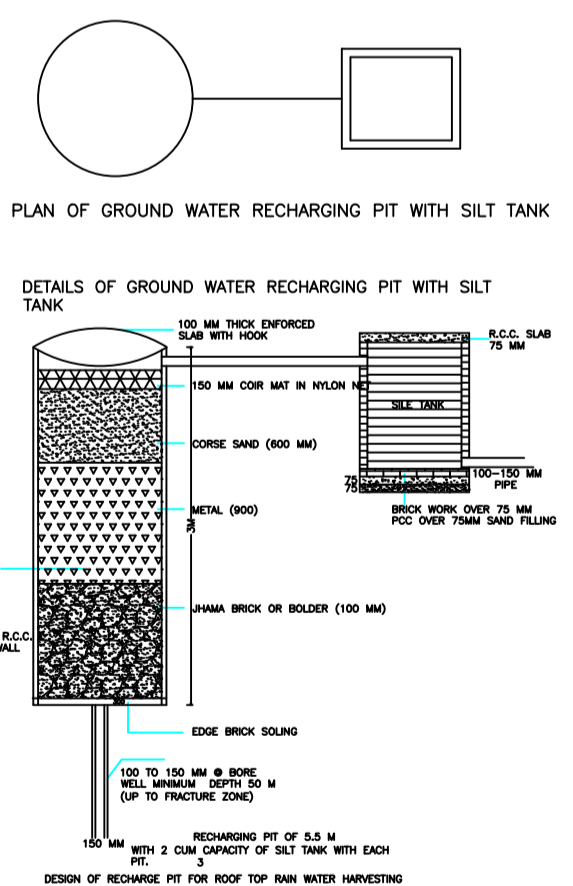
DETAIL OF SEPTIC TANK & SOAKPIT



DETAIL OF FOUNDATION



LOCATION PLAN NOT TO SCALE



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

Building :A1 (BUILDING)

Floor Name	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.)
Ground Floor	141.63	5.15	136.48	136.48	136.48	01
First Floor	141.63	5.15	136.48	136.48	136.48	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	283.26	10.30	272.96	272.96	272.96	02
Total Number of Same Buildings	1					
Total:	283.26	10.30	272.96	272.96	272.96	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (BUILDING)	D2	0.76	2.10	04
A1 (BUILDING)	D1	0.91	2.10	02
A1 (BUILDING)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (BUILDING)	V	0.61	1.20	04
A1 (BUILDING)	W1	1.22	1.20	03
A1 (BUILDING)	W	1.52	1.20	17
A1 (BUILDING)	W	2.70	1.20	01

UnitBUA Table for Building :A1 (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	110.25	109.97	10	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	110.25	109.97	10	1
Total:	-	-	220.50	219.94	20	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RAJESH KUMAR SINPC/DFTMN/0006/2017		