

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Lift	Parking					
A (SMT ARUN BALA SHARMA)	1	954.29	12.64	173.52	757.73	10.40	768.12	768.12	04
Grand Total	1	954.29	12.64	173.52	757.73	10.40	768.12	768.12	04

Proposal Basic Information

Proposal File No.	SINPC/BP/0168/W02/2020
Owner Name	SMT ARUN BALA SHARMA
Khata No	41
Plot No	4951
Village Name	Gotra
Use	Commercial
SubUse	Godowns

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.
A (SMT ARUN BALA SHARMA)	Commercial	Godowns	> 0	600	697.15	1	1	-	-	-	-
			> 0	600	697.15	-	-	-	-	1	3
Total			-	-	-	1	4	-	0	2	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	1	12.50	4	50.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	6	12.00
Total TwoWheeler	3	6.00	6	12.00
Other Parking	-	-	-	123.52
Total	-	18.50	-	222.52

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: SIMDEGA	Plot SubUse: Godowns
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA
Inward No: SINPC/BP/0168/W02/2020	PlotSubPlot No: 4951
Application Type: General Proposal	North: Plot No. - ISI PLOT KA ANSH TAND
Project Type: Building Permission	South: Plot No. - ISI PLOT KA PART
Nature of Development: New	East: Plot No. - MAIN ROAD N.H.23
Location of Development Area: Old Area	West: Plot No. - 7952/PART
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 425.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 425.28
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	100.67
Total	100.67
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 324.61
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 425.28
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 425.28
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	212.64
Proposed Coverage Area (44.91 %)	191.01
Total Prop. Coverage Area (44.91 %)	191.01
Balance coverage area (5.09 %)	21.63
FAR CHECK	
Perm. FAR Area (2.00)	850.56
Total Perm. FAR area	850.56
Commercial FAR	757.73
Proposed FAR Area	768.13
Total Proposed FAR Area	768.13
Consumed FAR (Factor)	1.81
Balance FAR Area	82.43
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	954.29
ARCHITECT (Regd)	DEEN DAYAL GUPTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT ARUN BALA SHARMA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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

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.)
Basement Floor	190.25	10.40	190.25	10.40
Ground Floor	191.01	184.69	191.01	184.69
First Floor	191.01	191.01	191.01	191.01
Second Floor	191.01	191.01	191.01	191.01
Third Floor	191.01	191.01	191.01	191.01
Terrace Floor	0.00	0.00	0.00	0.00
Total	954.29	768.12	954.29	768.12

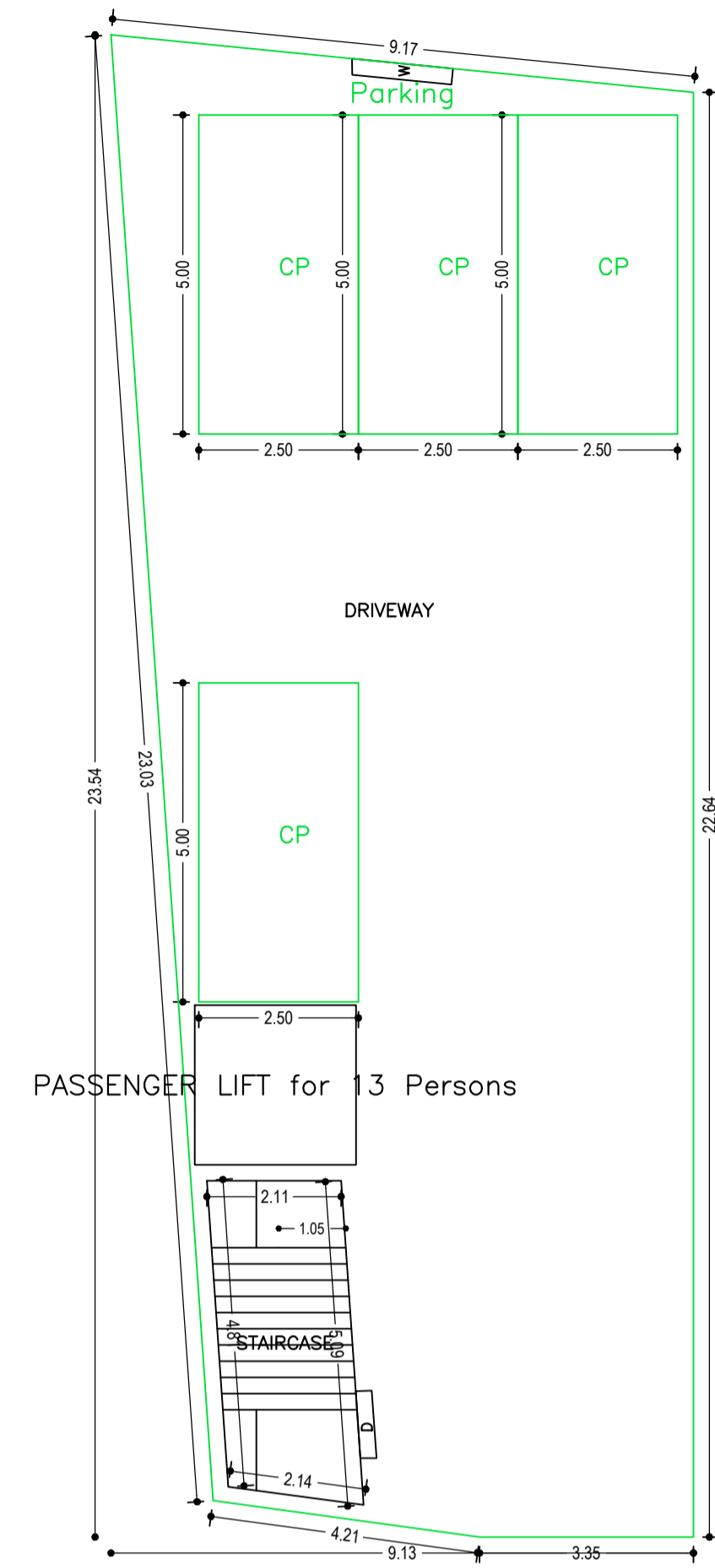
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SMT ARUN BALA SHARMA)	Commercial	Godowns	Non-Highrise

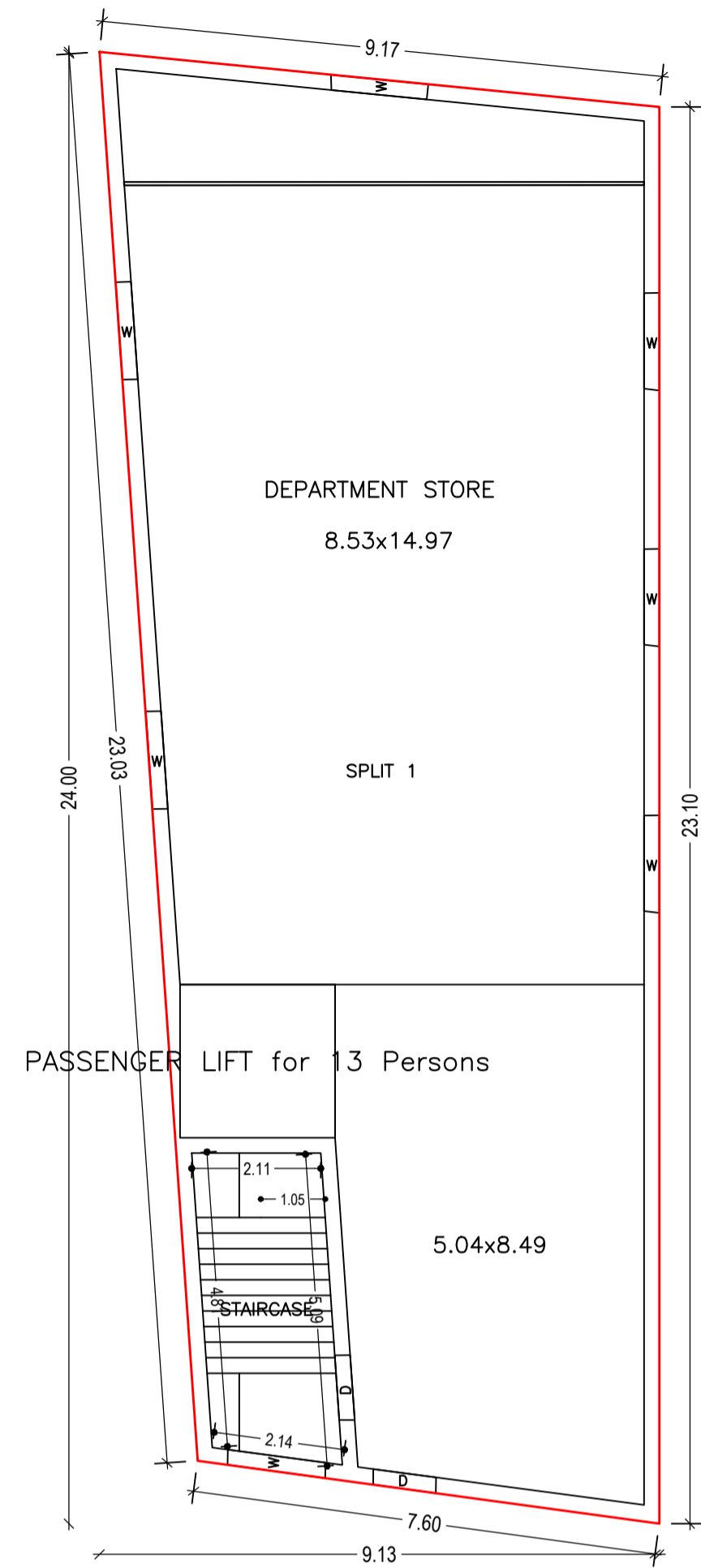
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEN DAYAL GUPTA SINPC/ENG/0008/2017			

Proposal Basic Information

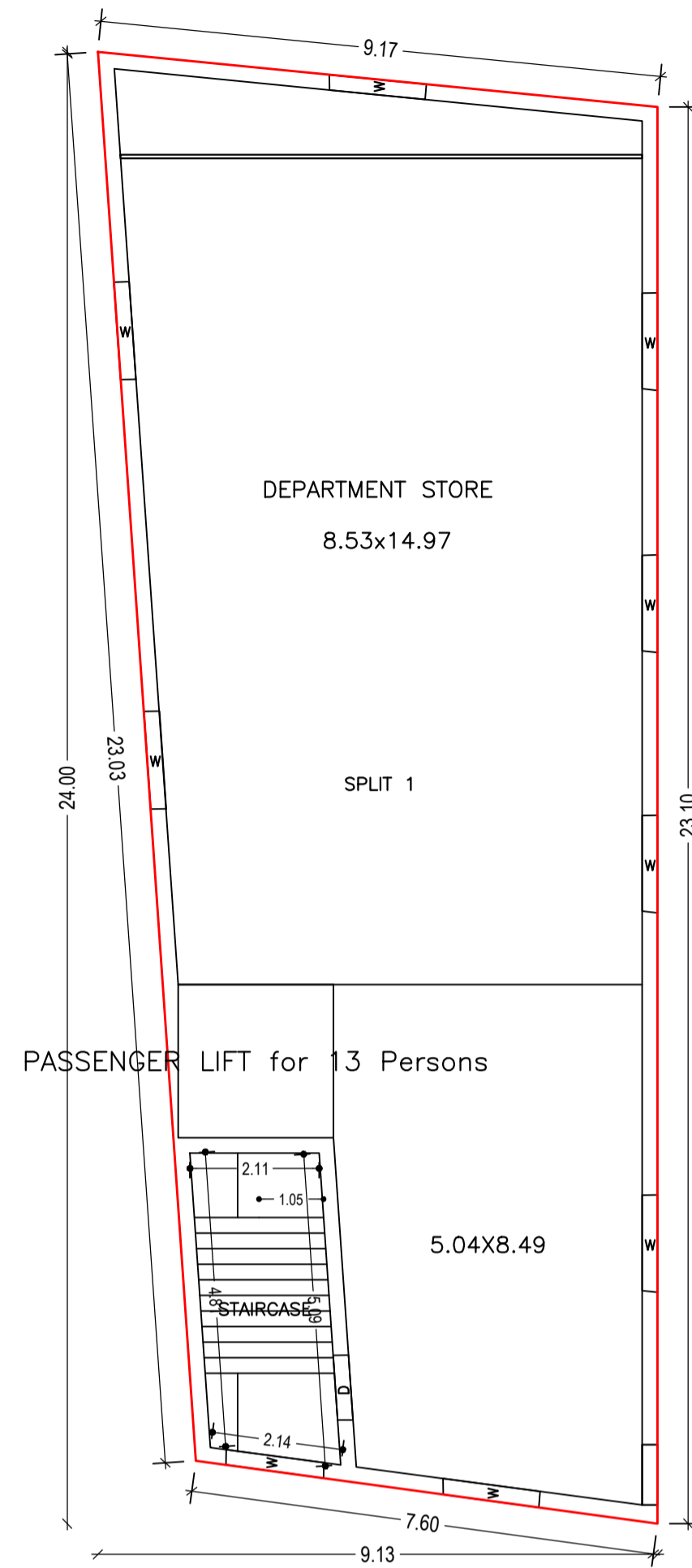
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Plot No	4951
Village Name	Gotra
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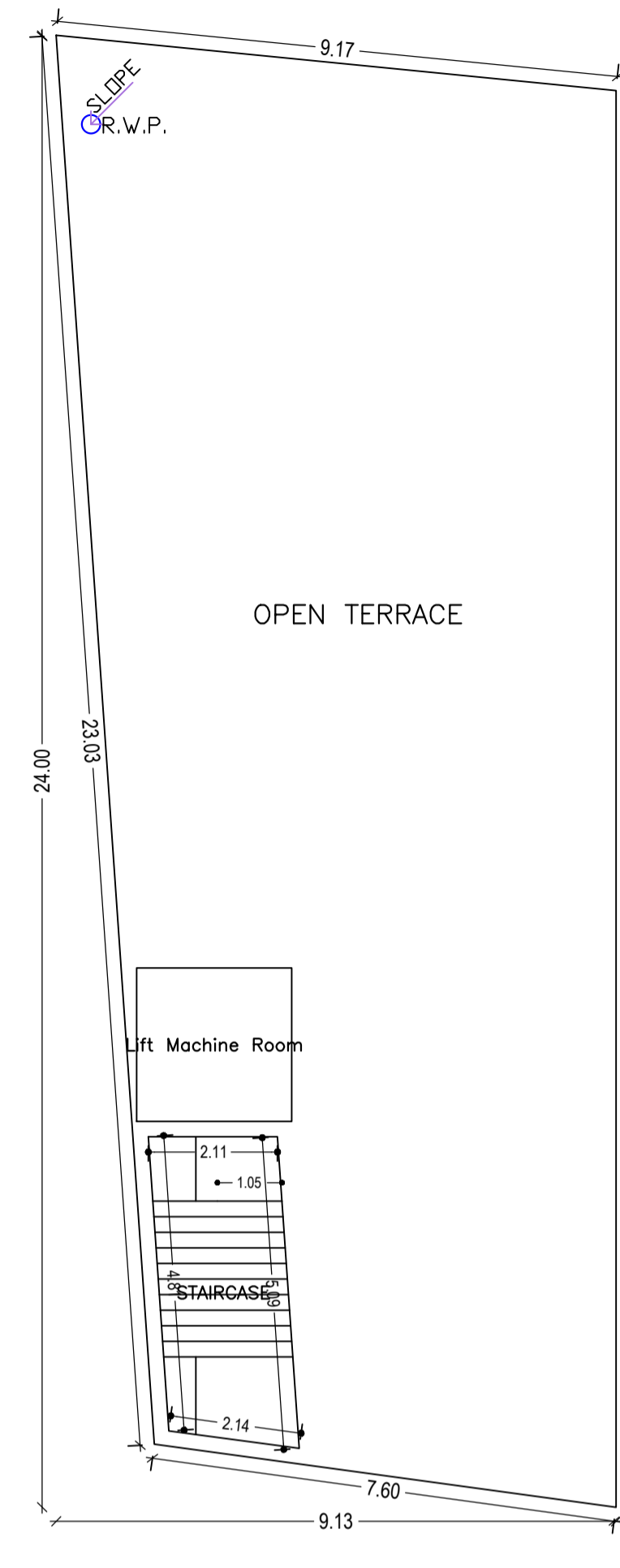
BASEMENT FLOOR PLAN (SCALE 1:100)



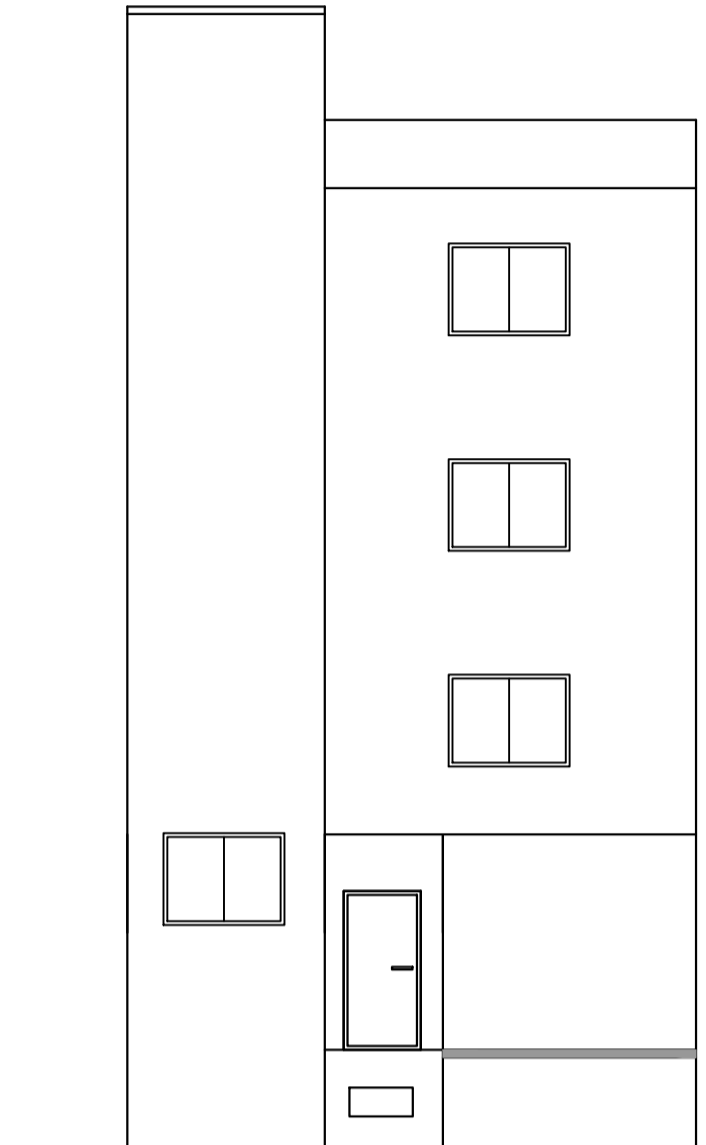
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



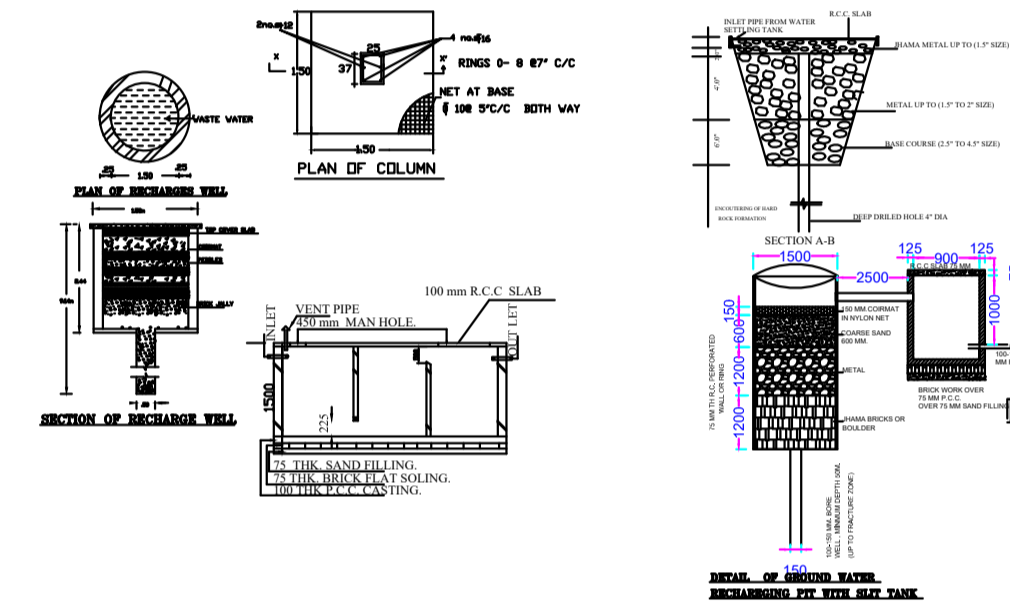
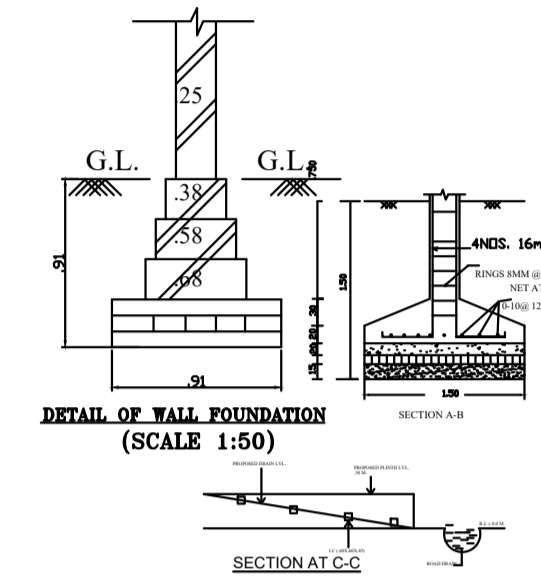
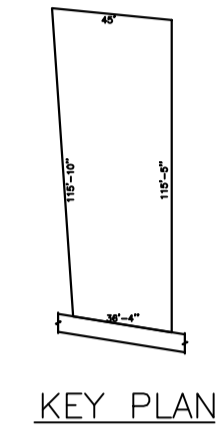
TYPICAL - 1, 2& 3 FLOOR PLAN (Proposed) (SCALE 1:100)



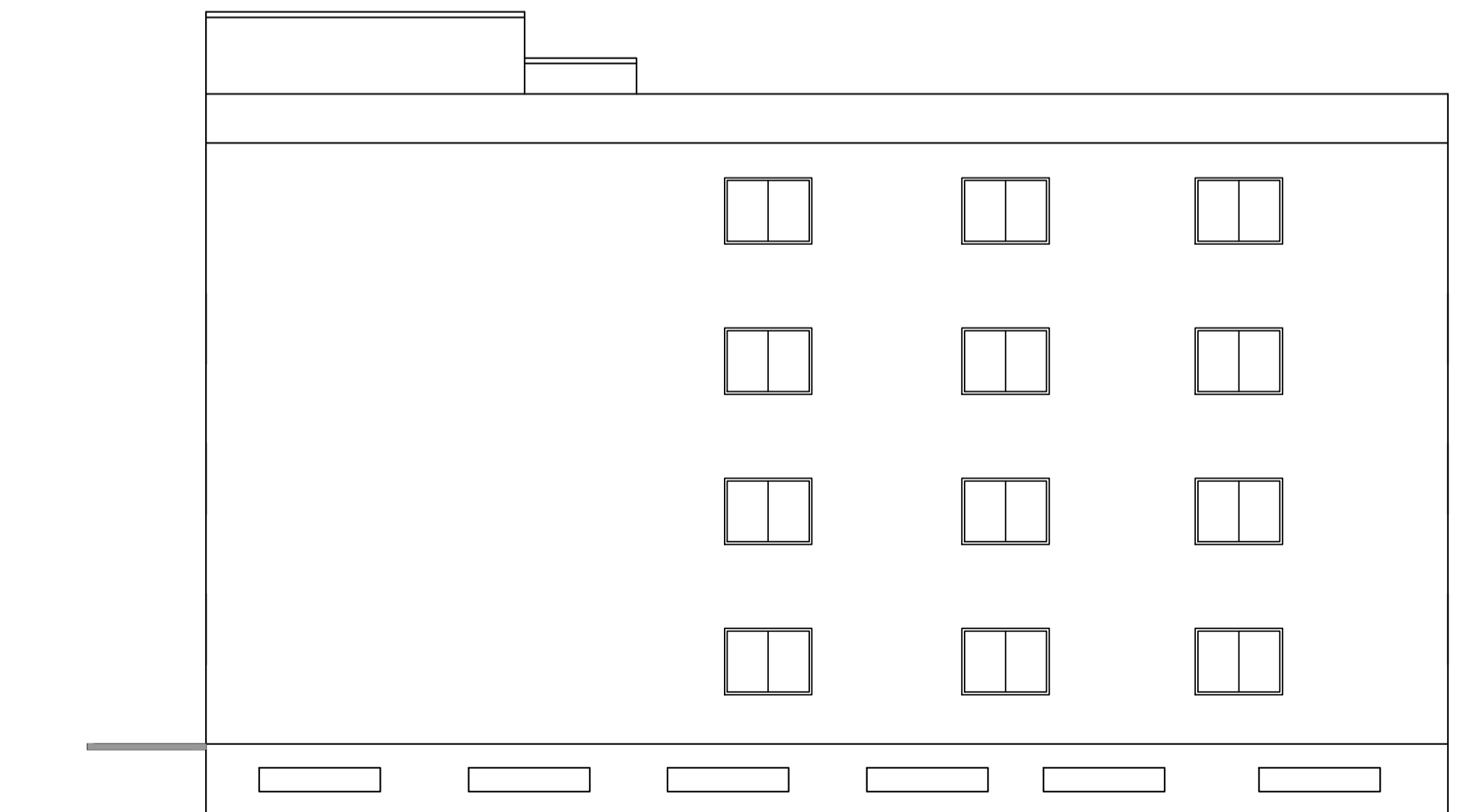
TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



LOCATION PLAN



RIGHT SIDE ELEVATION (SCALE 1:100)

Building :A (SMT ARUN BALA SHARMA)

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.)	Trmt (No.)
		Lift	Parking					
Basement Floor	190.25	6.32	173.52	0.00	10.40	10.40	10.40	00
Ground Floor	191.01	6.32	0.00	184.69	0.00	184.69	184.69	01
First Floor	191.01	0.00	0.00	191.01	0.00	191.01	191.01	01
Second Floor	191.01	0.00	0.00	191.01	0.00	191.01	191.01	01
Third Floor	191.01	0.00	0.00	191.01	0.00	191.01	191.01	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	954.29	12.64	173.52	757.73	10.40	768.12	768.12	04
Total Number of Same Buildings	1							
Total :	954.29	12.64	173.52	757.73	10.40	768.12	768.12	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT ARUN BALA SHARMA)	D	1.03	2.10	01
A (SMT ARUN BALA SHARMA)	D	1.06	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT ARUN BALA SHARMA)	W	1.59	1.20	19
A (SMT ARUN BALA SHARMA)	W	1.60	1.20	15

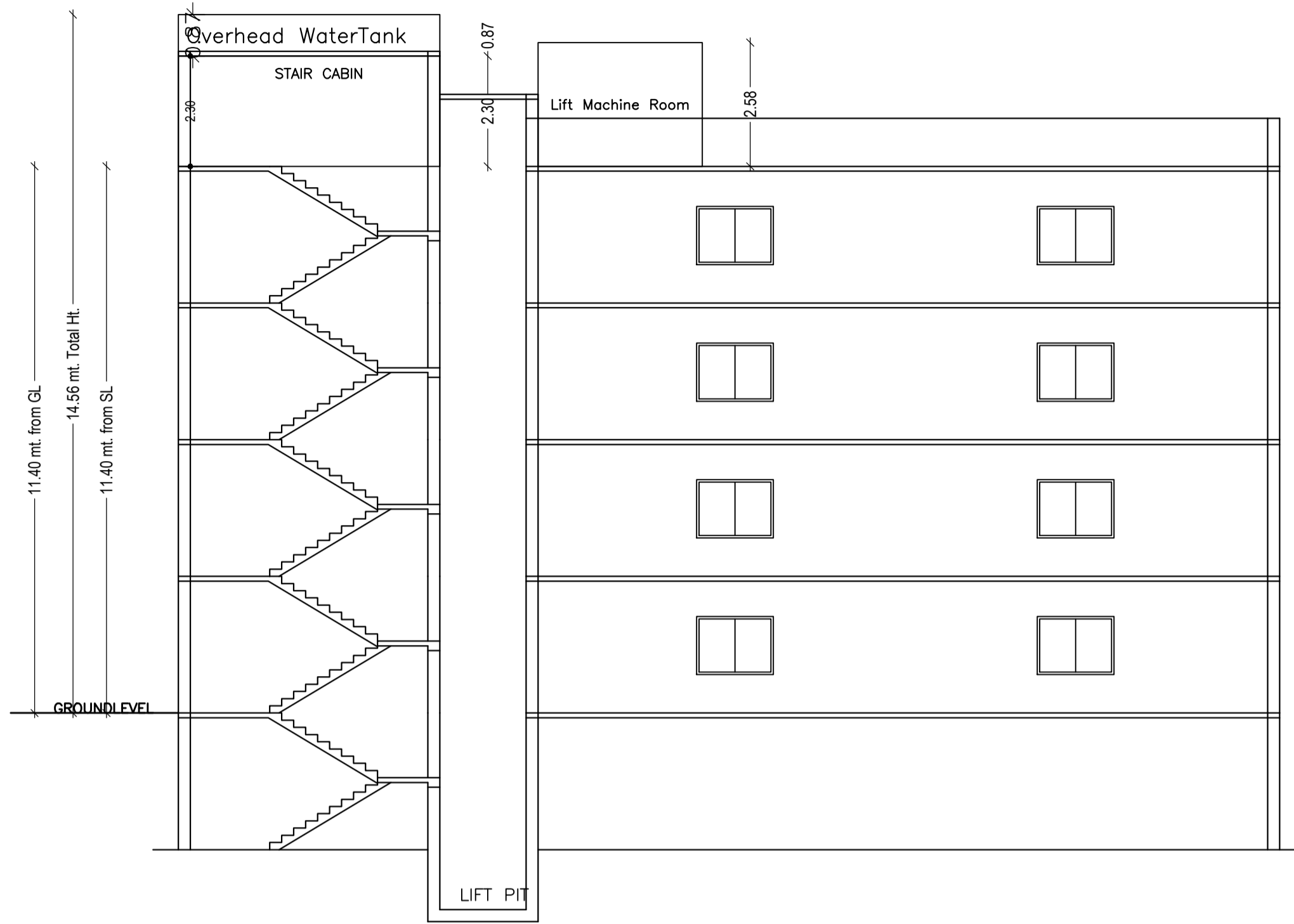
UnitBUA Table for Building :A (SMT ARUN BALA SHARMA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	GODOWN	157.10	156.66	1	1
TYPICAL - 1, 2& 3 FLOOR PLAN	SPLIT 1	GODOWN	157.10	156.60	1	3
Total:	-	-	628.39	626.45	4	4

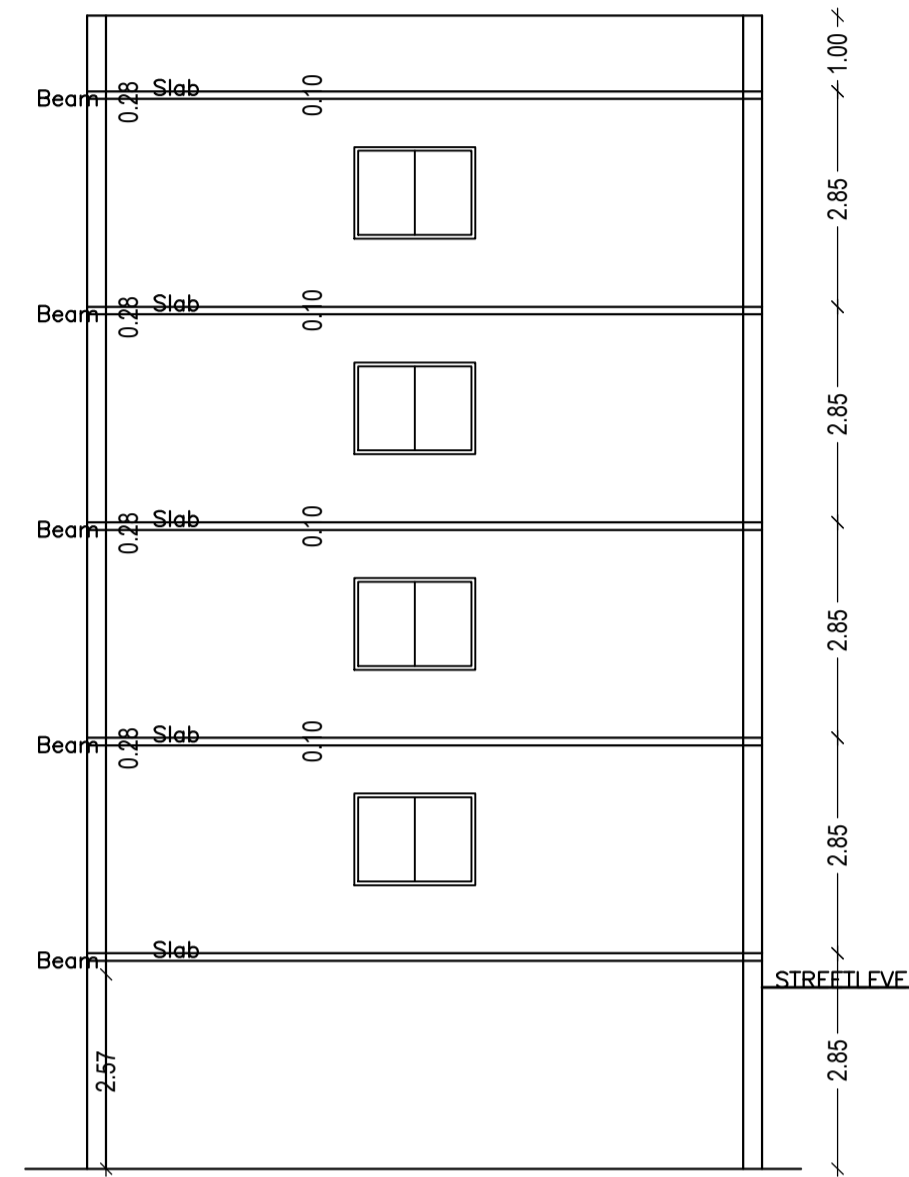
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DEEN DAYAL GUPTA SINPC/ENG/0008/2017			

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SECTION X,X'
SCALE 1:100



SECTION Y,Y'
SCALE 1:100

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