

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.)	Trmnt (No.)
			Lift	Accessory Use				
A1 (MIXED)	1	782.75	17.85	66.30	569.22	698.60	698.60	04
Grand Total :	1	782.75	17.85	66.30	569.22	698.60	698.60	04

Proposal Basic Information

Proposal File No.	SINPC/BP/0153/W18/2020
Owner Name	MD.MATIUR RAHMAN
Khata No	141
Plot No	1847
Village Name	Simdega
Use	Mixed
SubUse	Mixed

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Regd.	Prop.	Regd./Unit	Reqd.	Prop.	Regd./Unit	Reqd.	Prop.	Regd./Unit
A1 (MIXED)	Residential	ResiComm Bldg	> 0	1	3.00	1	3	-	-	-	-	-
			> 0	1	3.00	-	-	-	-	-	1	3
			> 0	1	3.00	-	-	1	1	-	-	-
Total :			-	-	-	-	3	4	-	1	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	70.21
Total Car	3	37.50	4	70.21
Visitor's Car Parking	-	-	1	17.55
Total Visitor Parking	1	12.50	1	17.55
TwoWheeler	-	-	10	20.00
Total TwoWheeler	3	6.00	10	20.00
Total		56.00		145.31

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO : 1.0.44
PROJECT DETAIL	VERSION DATE : 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: SIMDEGA	Plot SubUse: Mixed
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: SINPC/BP/0153/W18/2020	PlotSubPlot No: 1847
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 394.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 394.26
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	30.46
Total	30.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 363.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 394.26
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 394.26
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	236.56
Proposed Coverage Area (49.64 %)	195.69
Total Prop. Coverage Area (49.64 %)	195.69
Balance coverage area (10.37 %)	40.87
FAR CHECK	
Perm. FAR Area (2.00)	788.52
Total Perm. FAR area	788.52
Residential FAR	569.22
Commercial FAR	129.38
Proposed FAR Area	698.60
Total Proposed FAR Area	698.60
Consumed FAR (Factor)	1.77
Balance FAR Area	89.92
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	782.75
ARCHITECT (Regd)	RAJESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD.MATIUR RAHMAN
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)	White

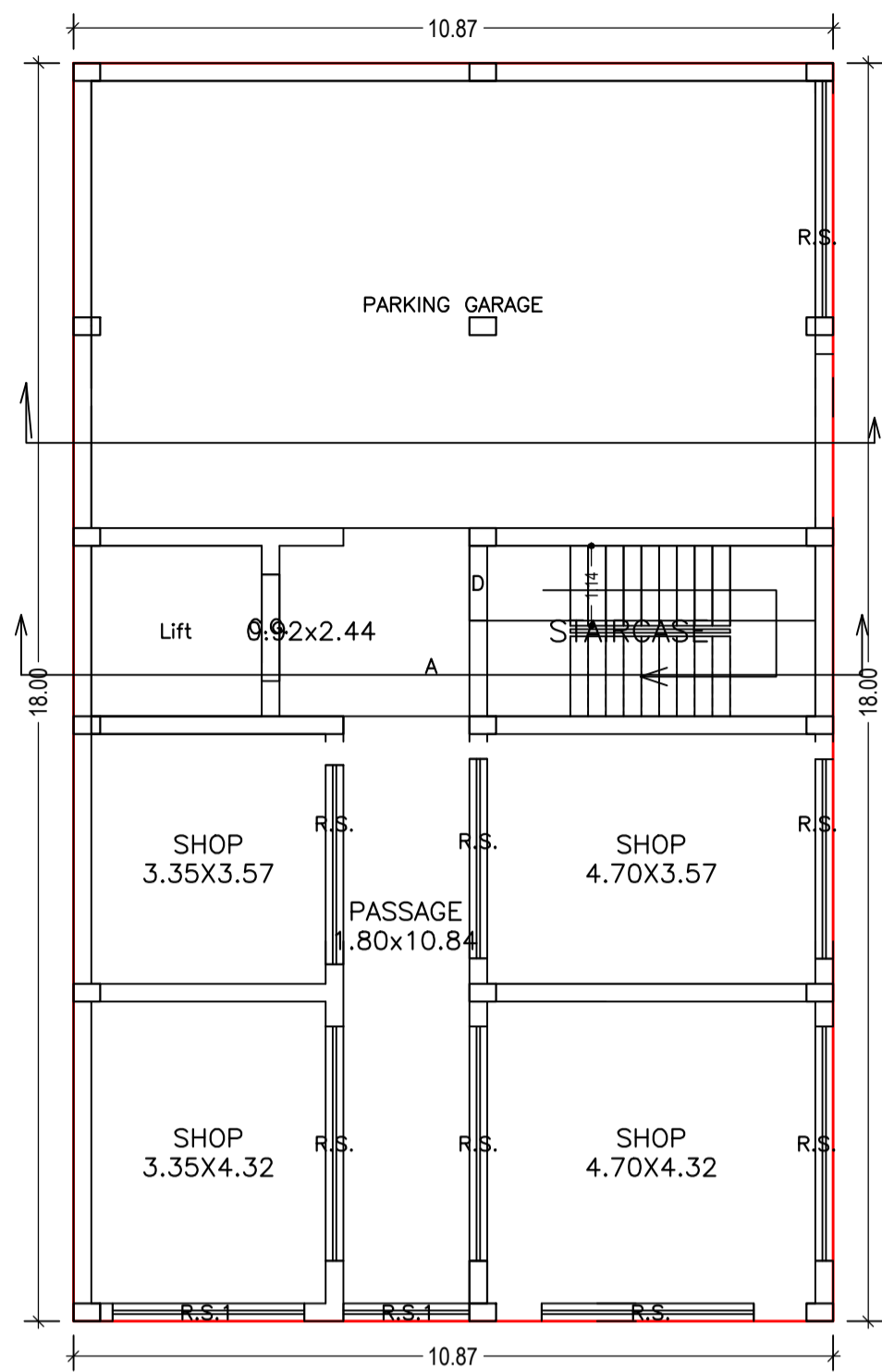
Buildingwise Floor FAR Details

Floor Name	Building Name A1 (MIXED)		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	195.68	129.38	195.68	129.38
First Floor	195.69	189.74	195.69	189.74
Second Floor	195.69	189.74	195.69	189.74
Third Floor	195.69	189.74	195.69	189.74
Terrace Floor	0.00	0.00	0.00	0.00
Total :	782.75	698.60	782.75	698.60

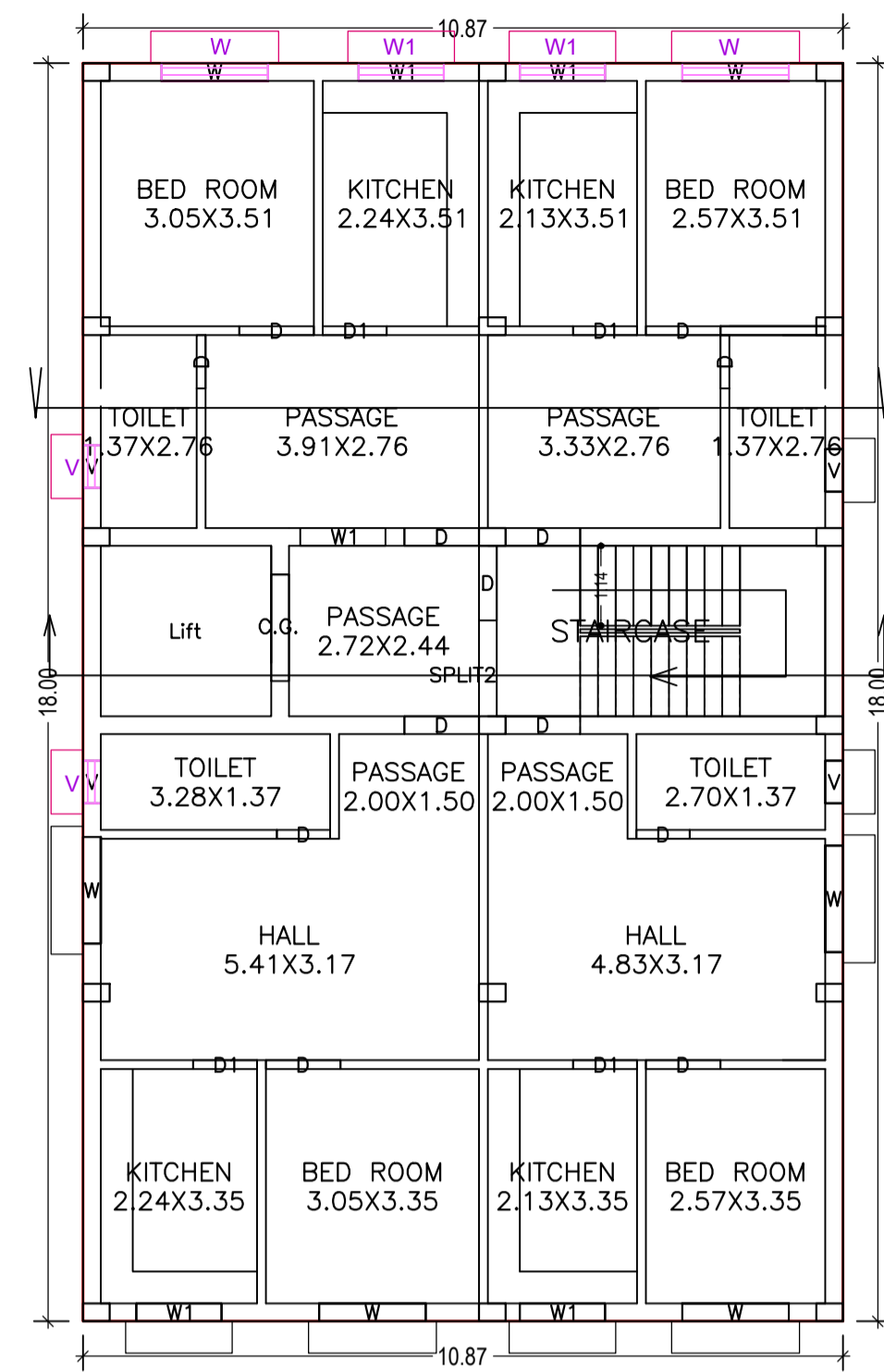
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (MIXED)	Residential	ResiComm Bldg	Non-Highrise

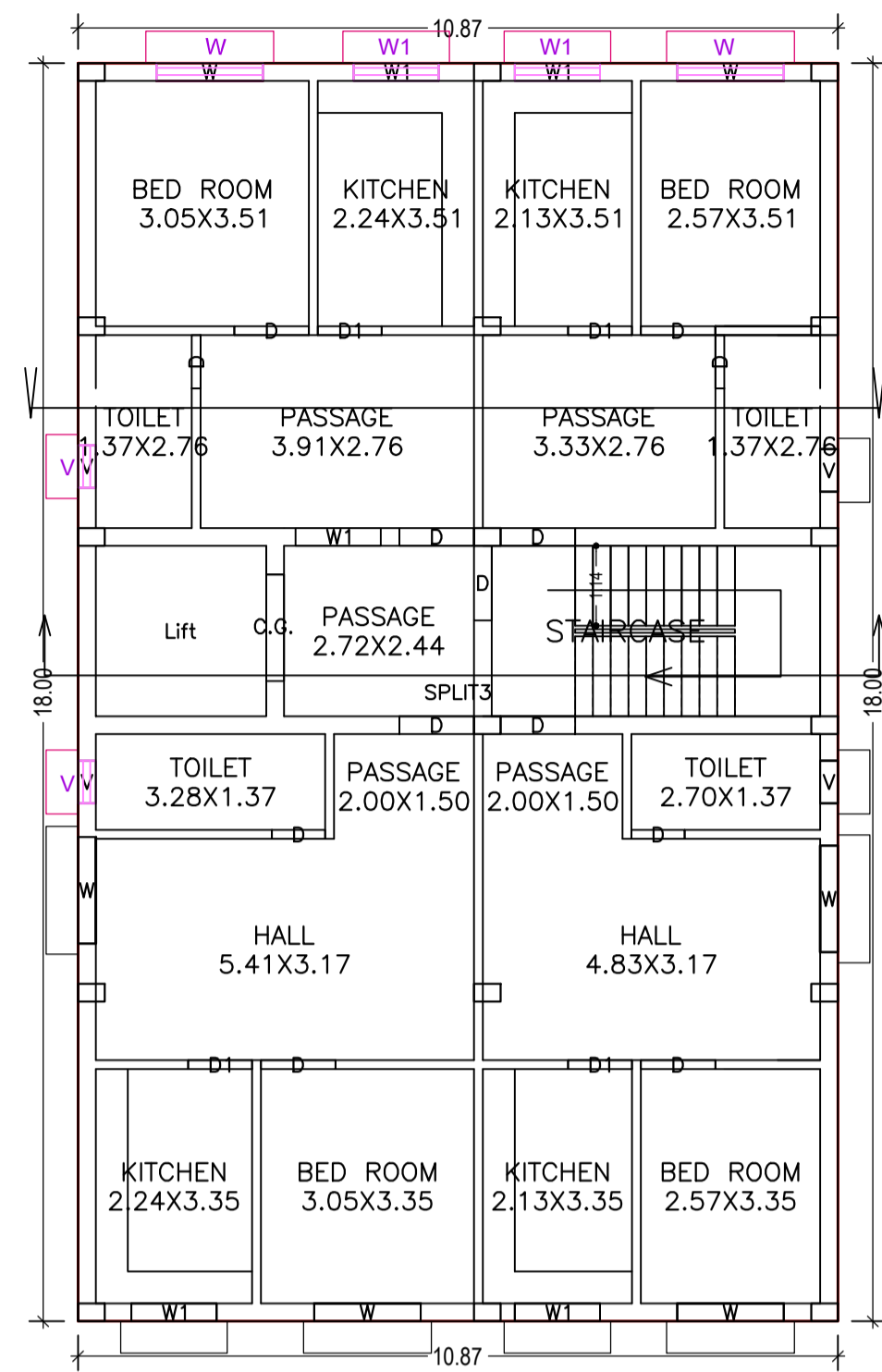
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJESH KUMAR SINPC/DFTMN/0006/2017			



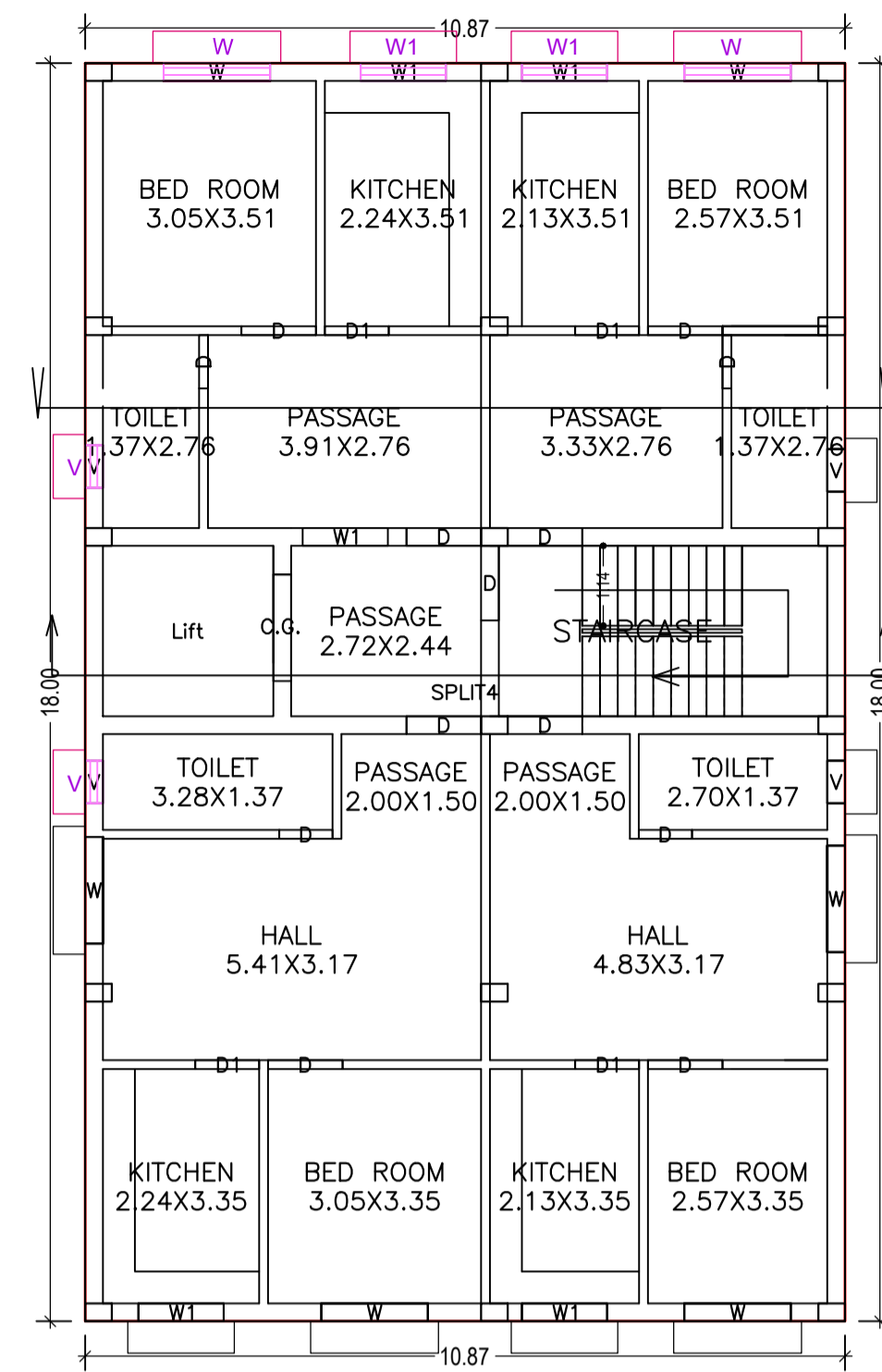
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



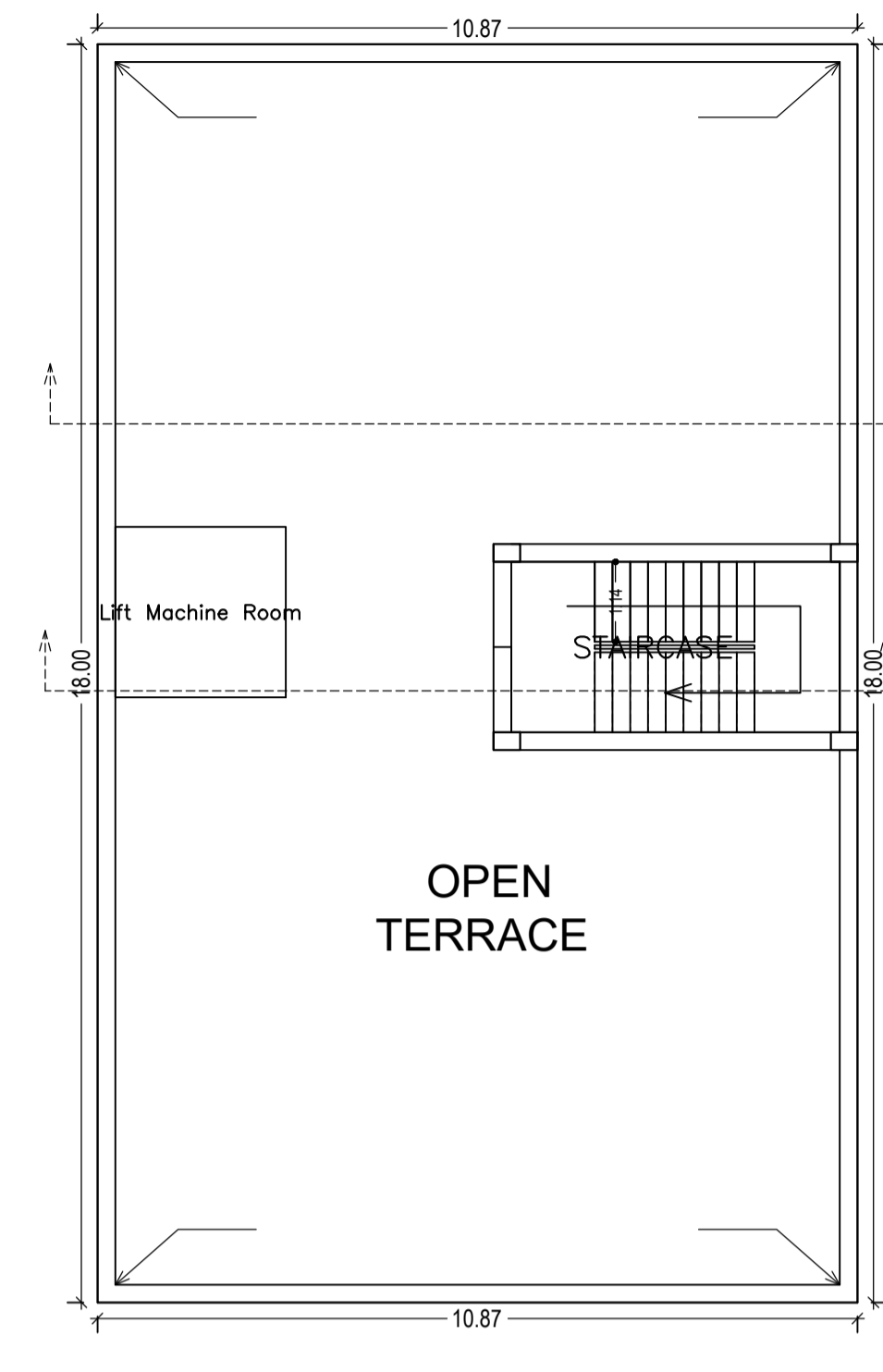
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



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



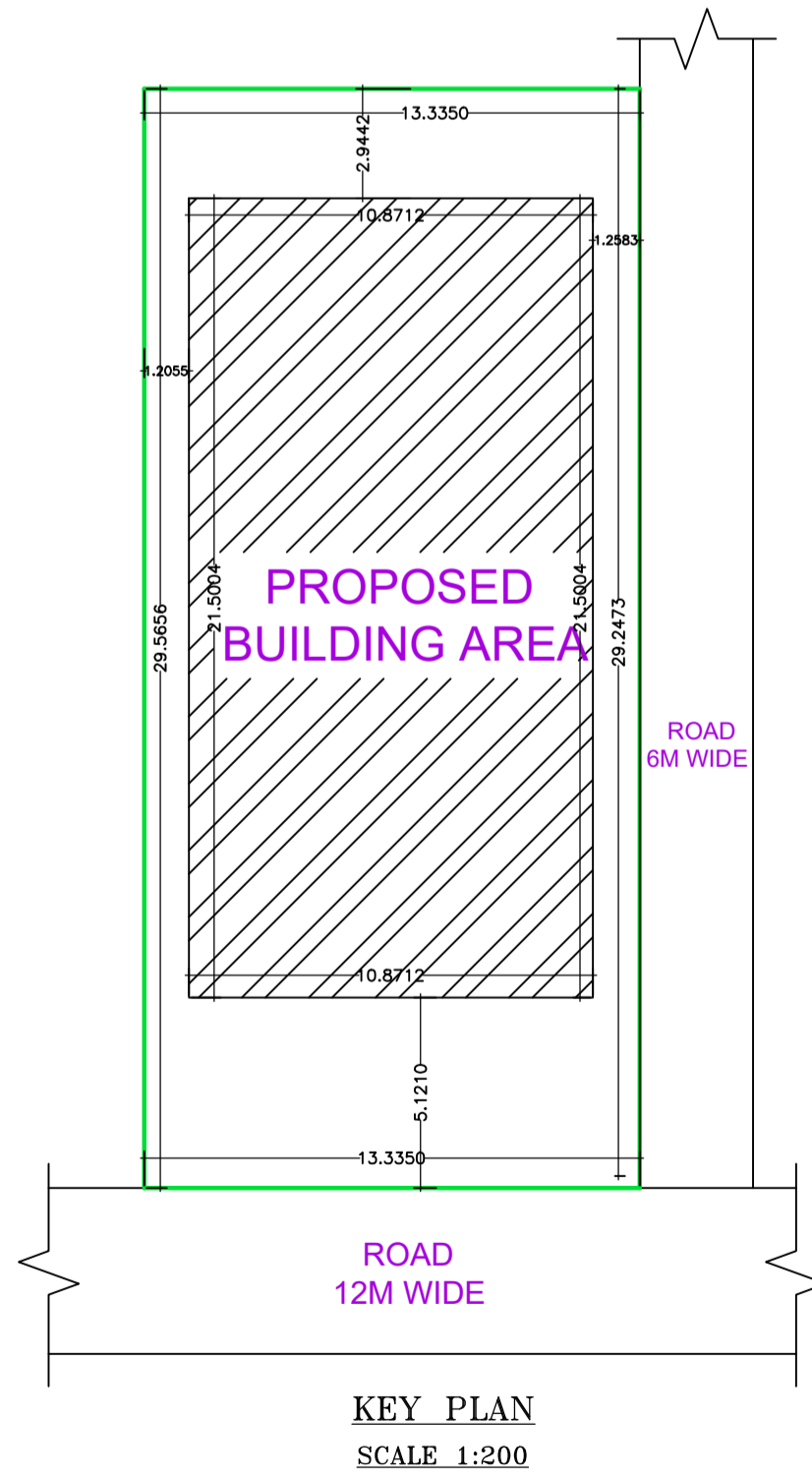
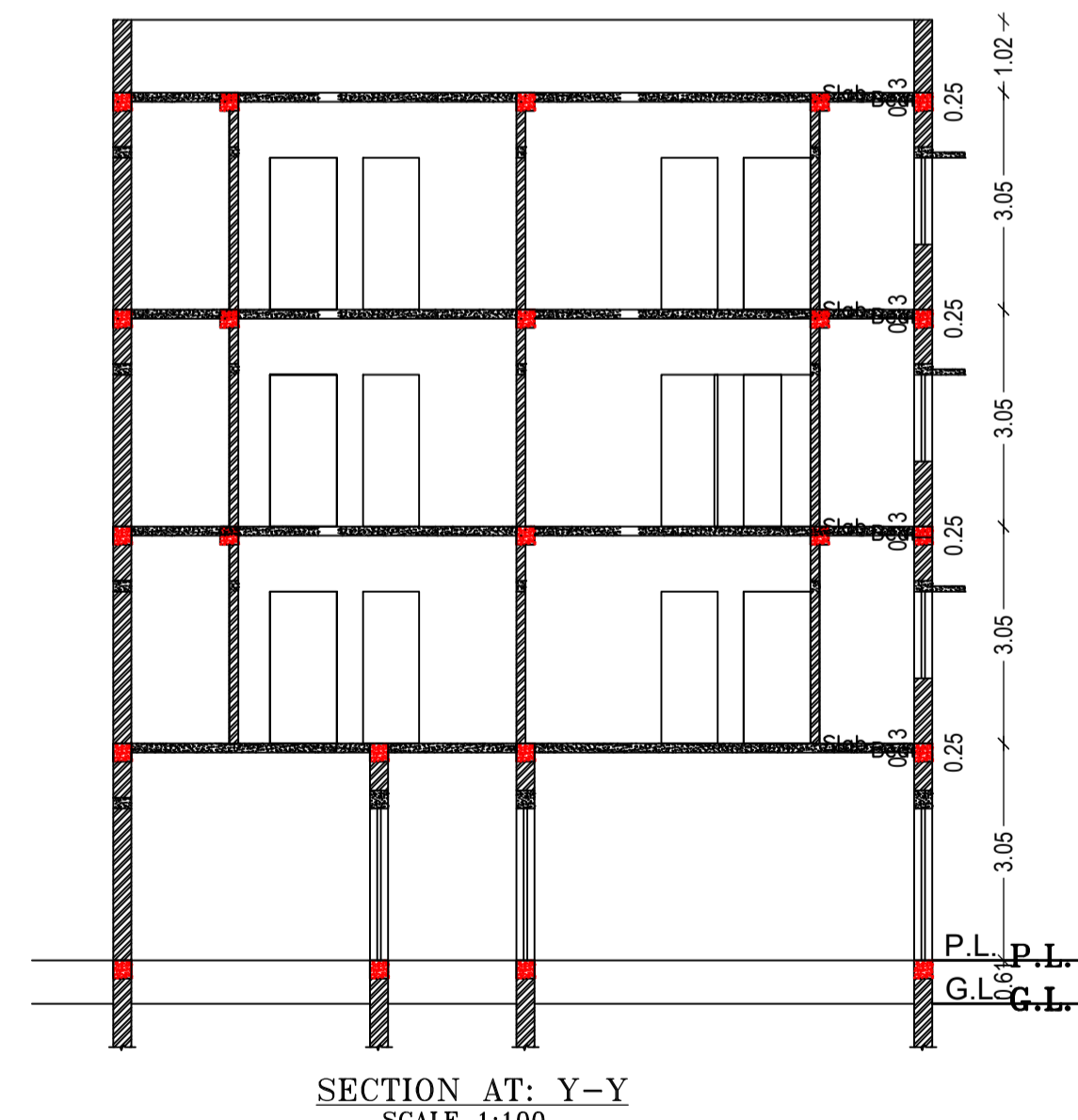
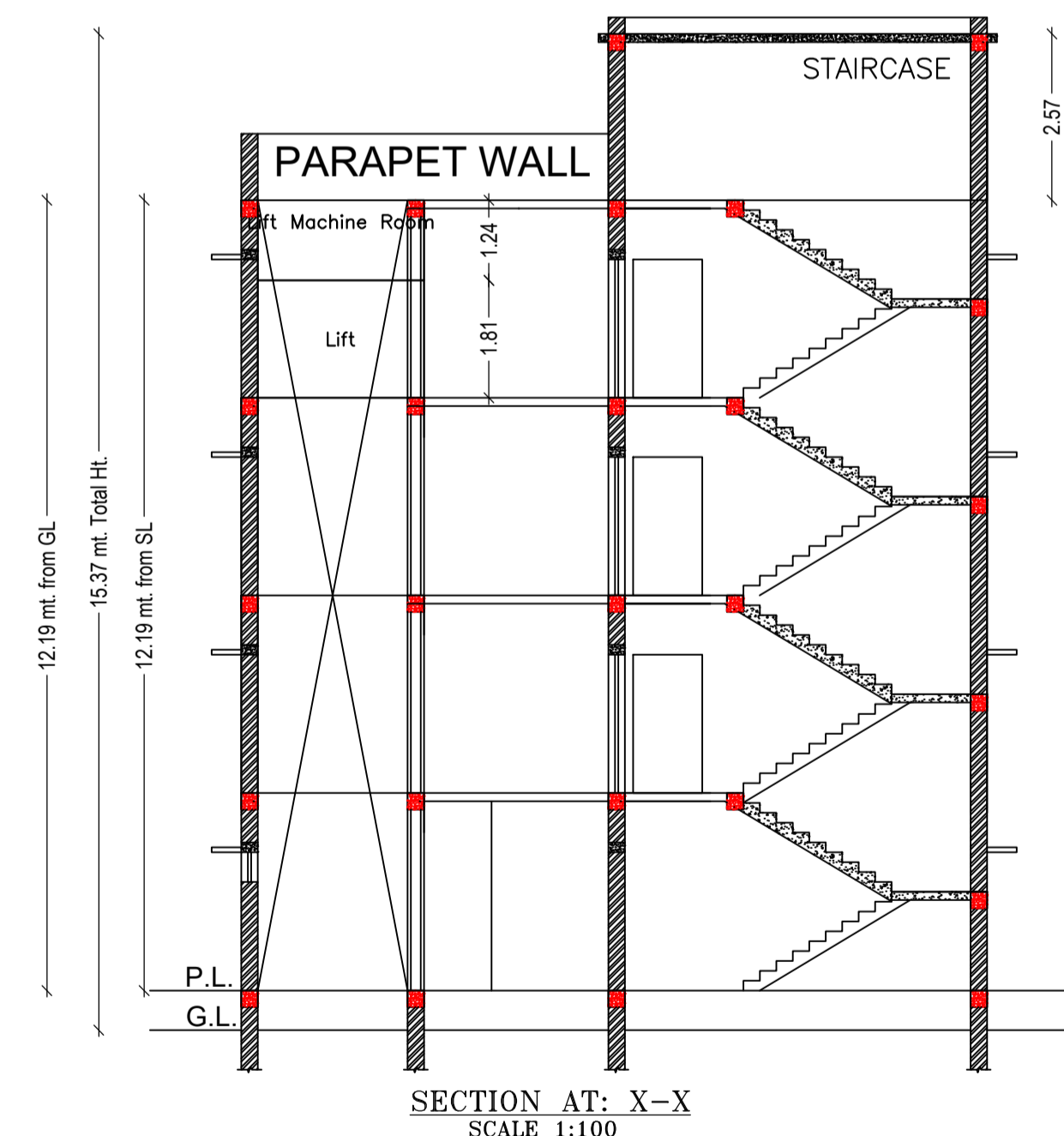
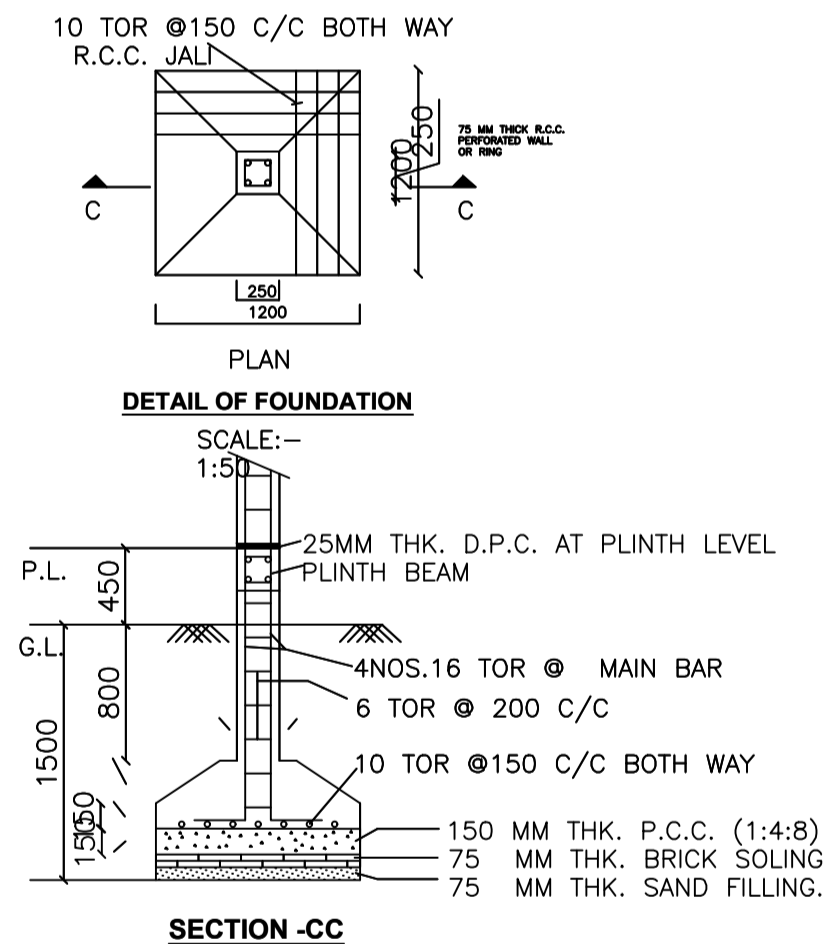
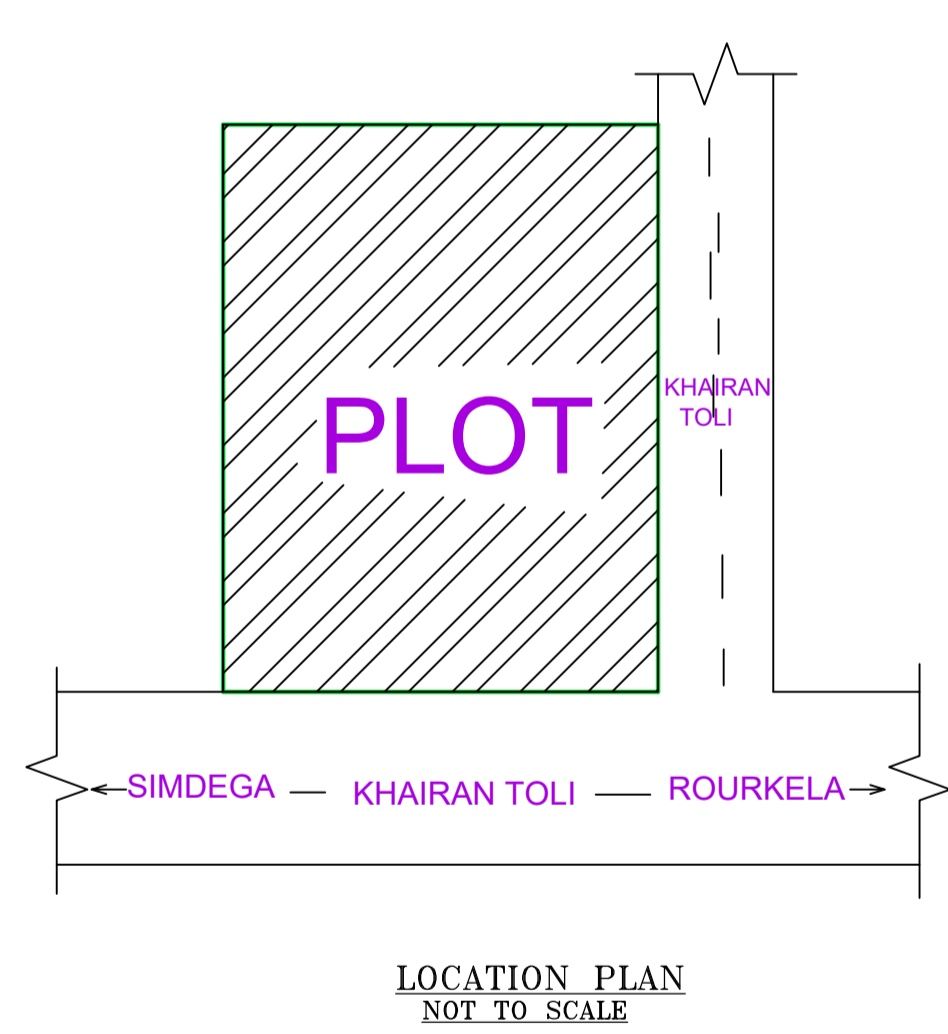
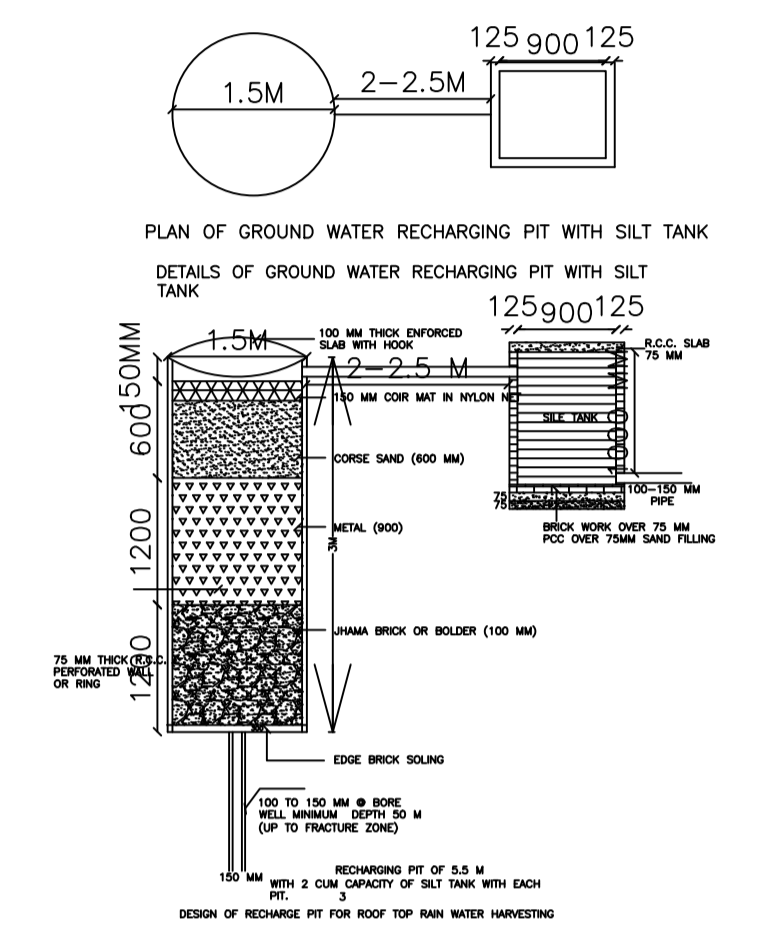
THIRD FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

Proposal Basic Information

Proposal File No.	SINPC/BP/0153/W18/2020
Owner Name	MD.MATIUR RAHMAN
Khata No	141
Plot No	1847
Village Name	Simdega
Use	Mixed
SubUse	Mixed



Building :A1 (MIXED)

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 FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Accessory Use				
Ground Floor	195.68	0.00	66.30	0.00	129.38	129.38	01
First Floor	195.69	5.95	0.00	189.74	189.74	189.74	01
Second Floor	195.69	5.95	0.00	189.74	189.74	189.74	01
Third Floor	195.69	5.95	0.00	189.74	189.74	189.74	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	782.75	17.85	66.30	569.22	698.60	698.60	04
Total Number of Same Buildings	1						
Total :	782.75	17.85	66.30	569.22	698.60	698.60	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (MIXED)	D	0.76	2.10	12
A1 (MIXED)	D1	0.91	2.10	12
A1 (MIXED)	D	1.07	2.10	28
A1 (MIXED)	C.G.	1.52	2.10	04
A1 (MIXED)	R.S.1	1.80	2.10	01
A1 (MIXED)	R.S.1	2.74	2.10	01
A1 (MIXED)	R.S.	2.85	2.10	03
A1 (MIXED)	R.S.	3.03	2.10	01
A1 (MIXED)	R.S.	3.35	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (MIXED)	V	0.61	1.20	12
A1 (MIXED)	W1	1.22	1.20	15
A1 (MIXED)	W	1.52	1.20	18

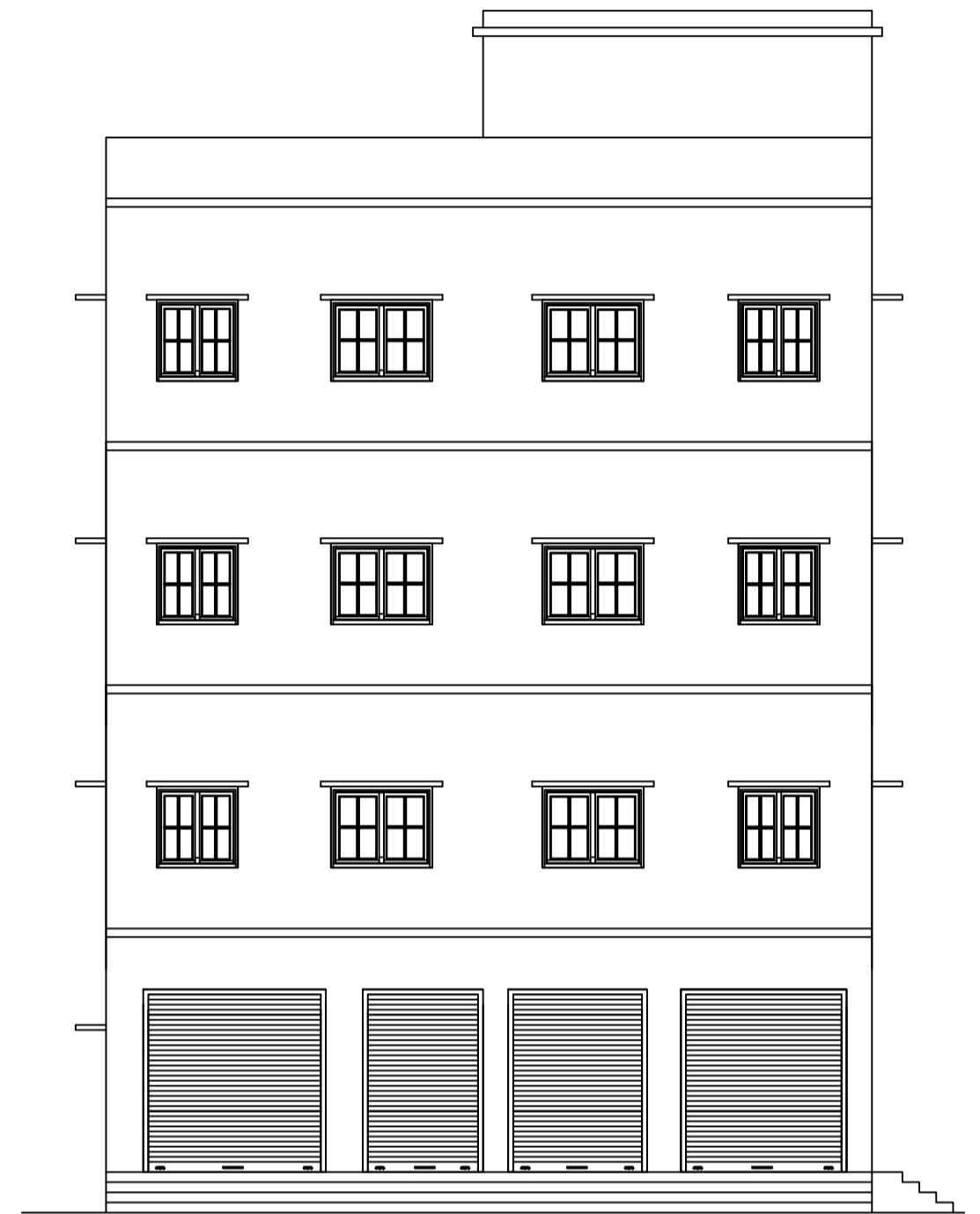
UnitBUA Table for Building :A1 (MIXED)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	A	SHOP	94.43	93.36	5	1
FIRST FLOOR PLAN	SPLIT2	FLAT	160.74	160.55	19	1
SECOND FLOOR PLAN	SPLIT3	FLAT	160.74	160.55	19	1
THIRD FLOOR PLAN	SPLIT4	FLAT	160.74	160.55	19	1
Total:	-	-	576.65	575.01	62	4

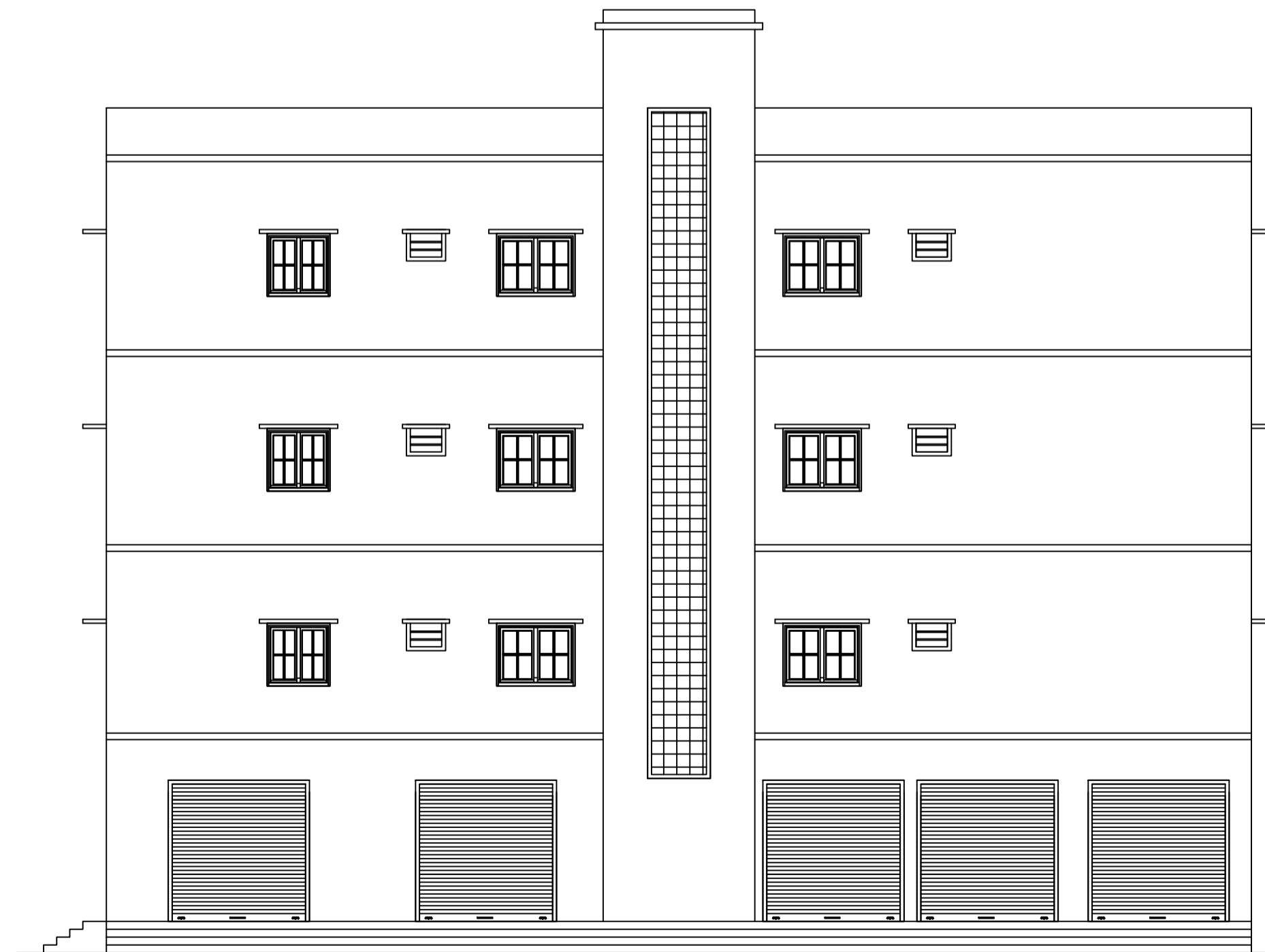
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJESH KUMAR SINPC/DFTMN/0006/2017			

Proposal Basic Information

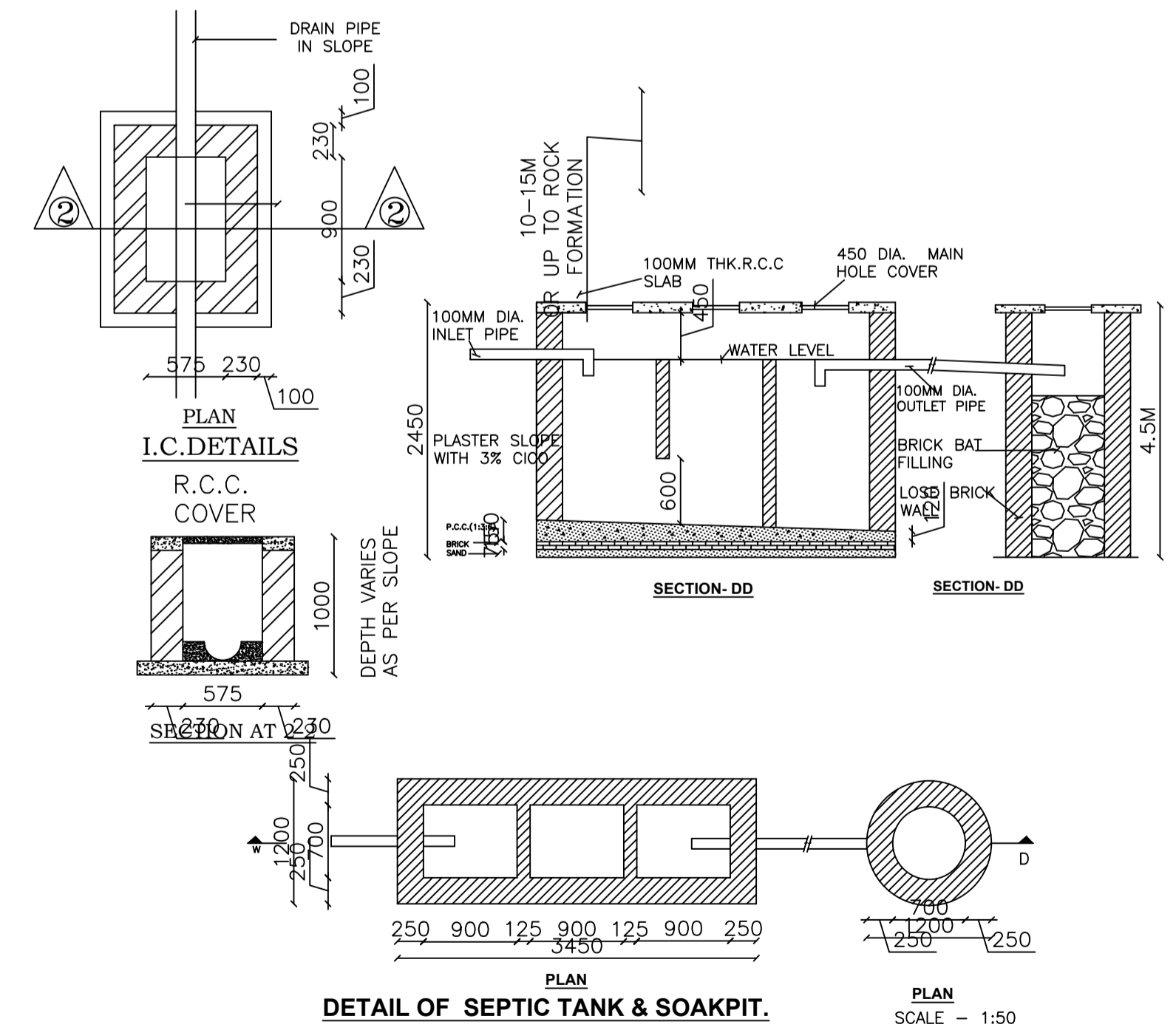
Proposal File No.	SINPC/BP/0153/W18/2020
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Plot No	1847
Village Name	Simdega
Use	Mixed
SubUse	Mixed



FRONT ELEVATION
SCALE 1:100



RIGHT SIDE ELEVATION
SCALE 1:100



DETAIL OF SEPTIC TANK & SOAKPIT.

SCALE - 1:50

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