

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Resi.	Commercial			
A1 (RESI COM)	1	145.30	72.70	72.60	145.30	145.30	02
Grand Total :	1	145.30	72.70	72.60	145.30	145.30	02

Proposal Basic Information

Proposal File No.	SINPC/IBP/0296/W11/2021
Owner Name	SUBHAN AHMAD KHAN
Khata No	141
Plot No	442
Village Name	Simdega
Use	Mixed
SubUse	Resi+Comm

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.
A1 (RESI COM)	Commercial	ResiComm Bldg	>0	200	64.40	1	1	-	-	-	-	-	
			>0	200	64.40	-	-	-	-	-	1	1	
	Residential	ResiComm Bldg	>0	1	1.00	1	1	-	-	-	-	-	
			>0	1	1.00	-	-	-	-	-	1	1	
Total :	-	-	-	-	-	2	2	-	1	1	-	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	6.65
Total TwoWheeler	2	4.00	2	6.65
Total		41.50		50.80

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO : 1.0.62	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: SIMDEGA	Plot SubUse: Resi+Comm	
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Inward No: SINPC/IBP/0296/W11/2021	PlotSubPlot No: 442	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 333.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	333.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		40.49
Total		40.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	293.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	333.94
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	333.94
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.36
Proposed Coverage Area (21.74 %)		72.60
Total Prop. Coverage Area (21.74 %)		72.60
Balance coverage area (38.26 %)		127.76
FAR CHECK		
Perm. FAR Area (2.00)		667.88
Total Perm. FAR area		667.88
Residential FAR		72.70
Commercial FAR		72.60
Proposed FAR Area		145.30
Total Proposed FAR Area		145.30
Consumed FAR (Factor)		0.44
Balance FAR Area		522.58
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		145.30
ARCHITECT (Regd)	RAM RATAN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SUBHAN AHMAD KHAN	
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

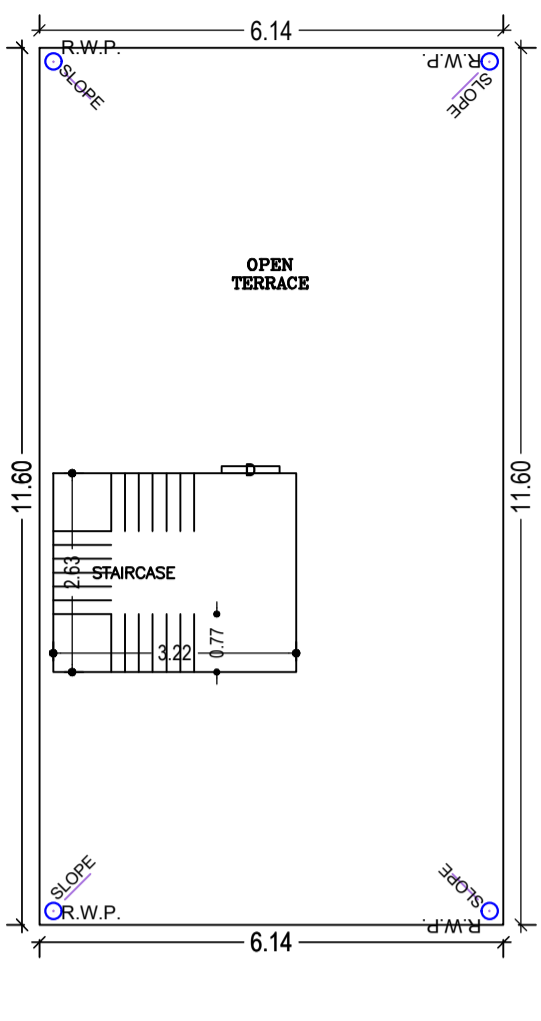
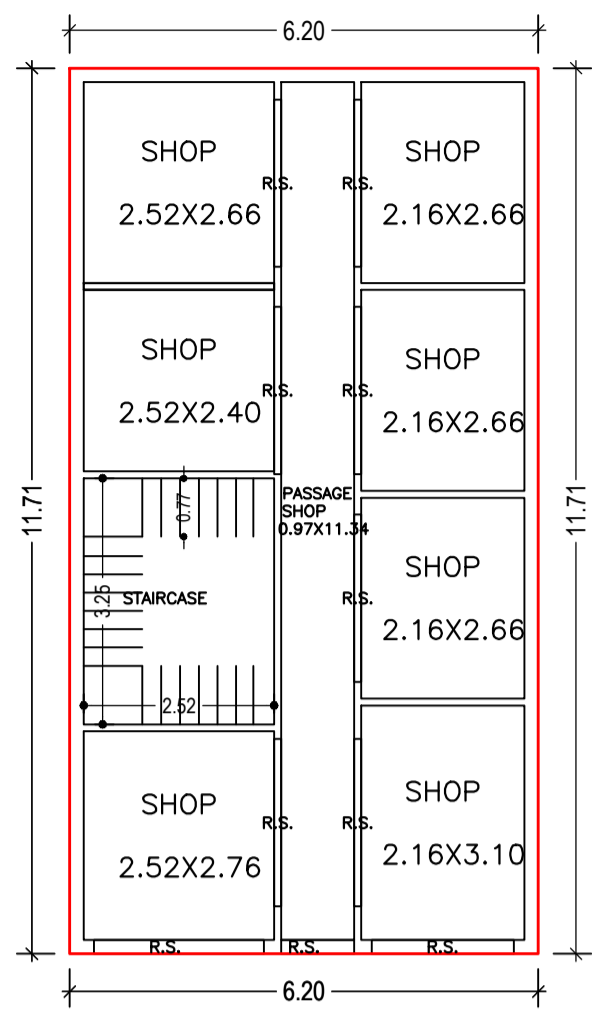
Floor Name	Building Name A1 (RESI COM)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	72.60	72.60	72.60	72.60
First Floor	72.70	72.70	72.70	72.70
Terrace Floor	0.00	0.00	0.00	0.00
Total :	145.30	145.30	145.30	145.30

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESI COM)	Commercial	ResiComm Bldg	Non-Highrise

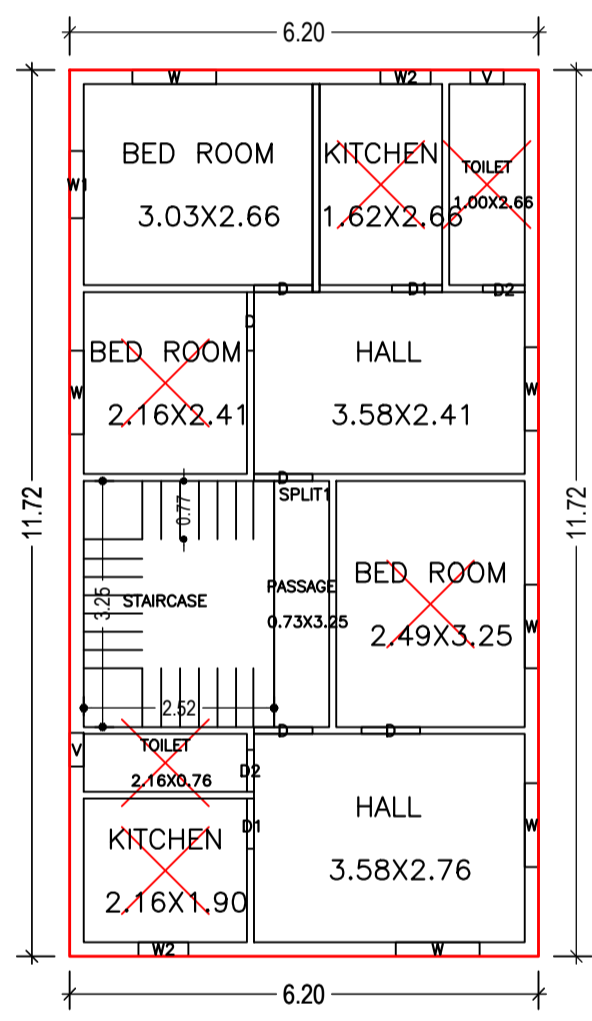
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN SINGH SINPC/DFTMN/0003/2020			

Proposal Basic Information	
Proposal File No.	SINPC/BP/0296/W11/2021
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Khata No	141
Plot No	442
Village Name	Simdega
Use	Mixed
SubUse	Resi+Comm

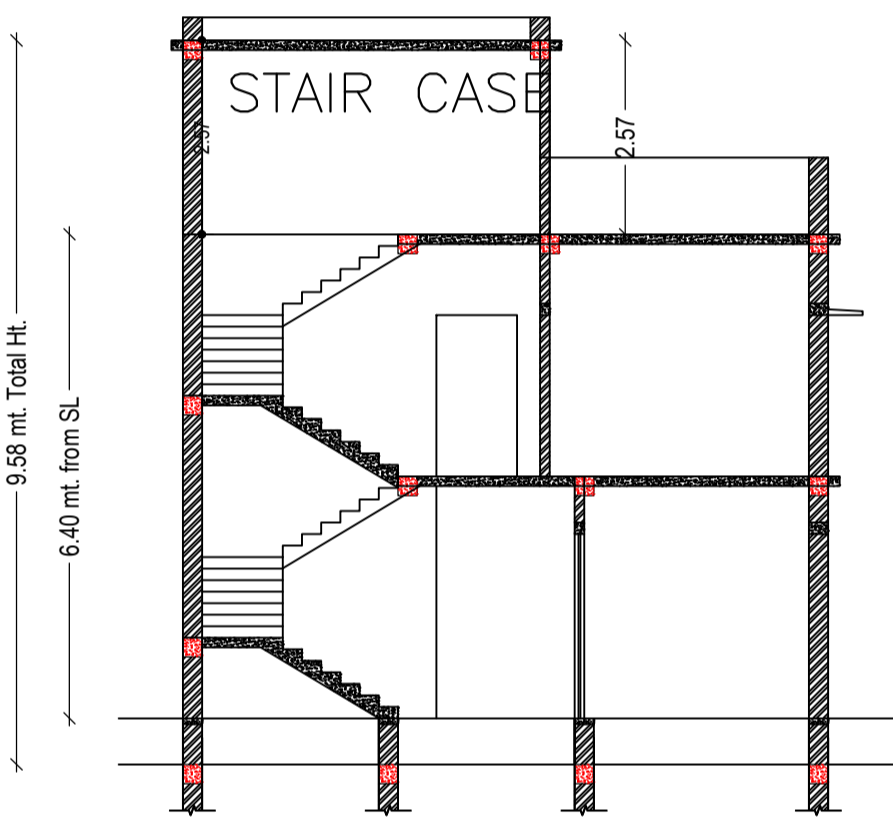


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

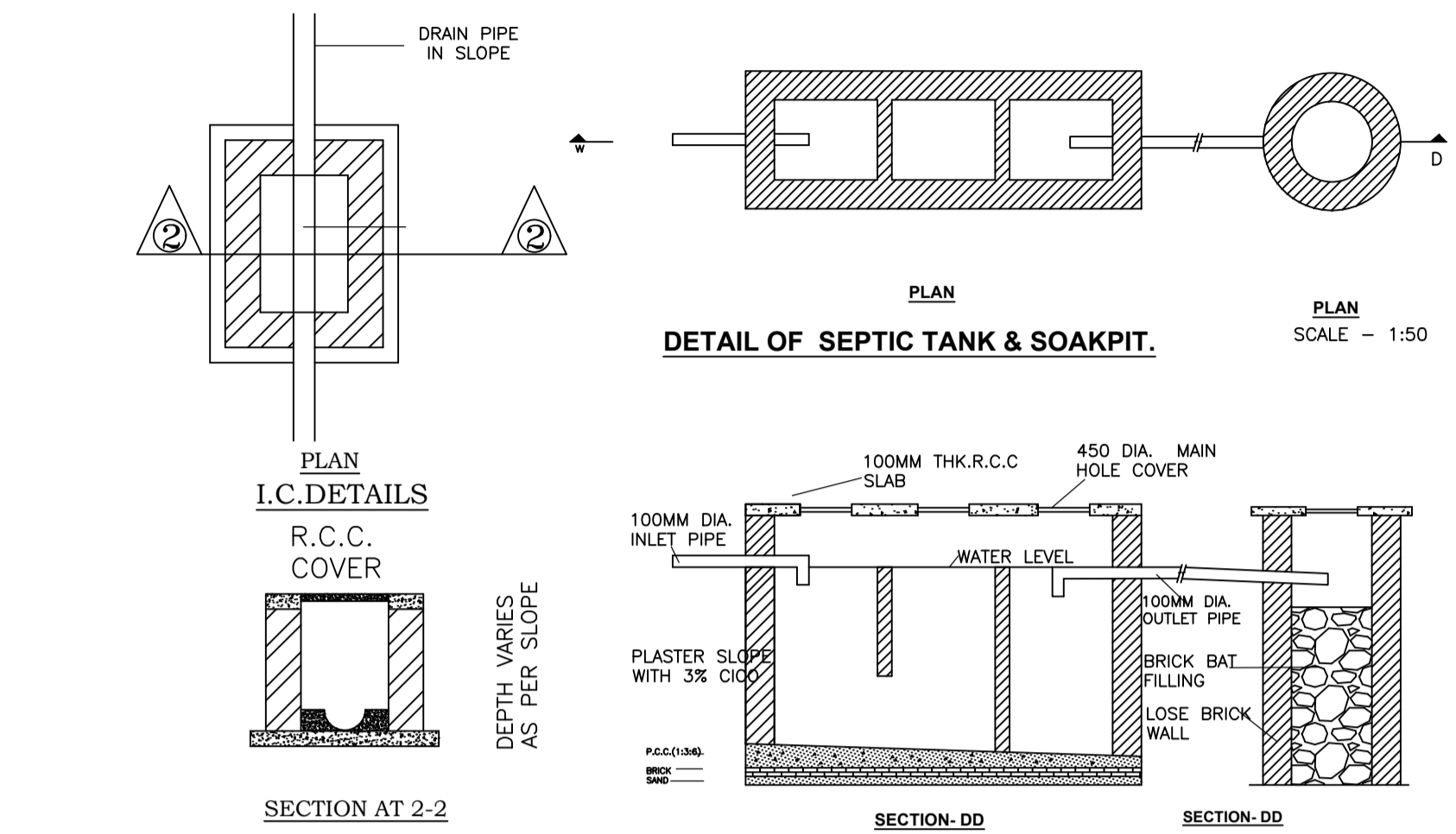
TERRACE FLOOR PLAN (SCALE 1:100)



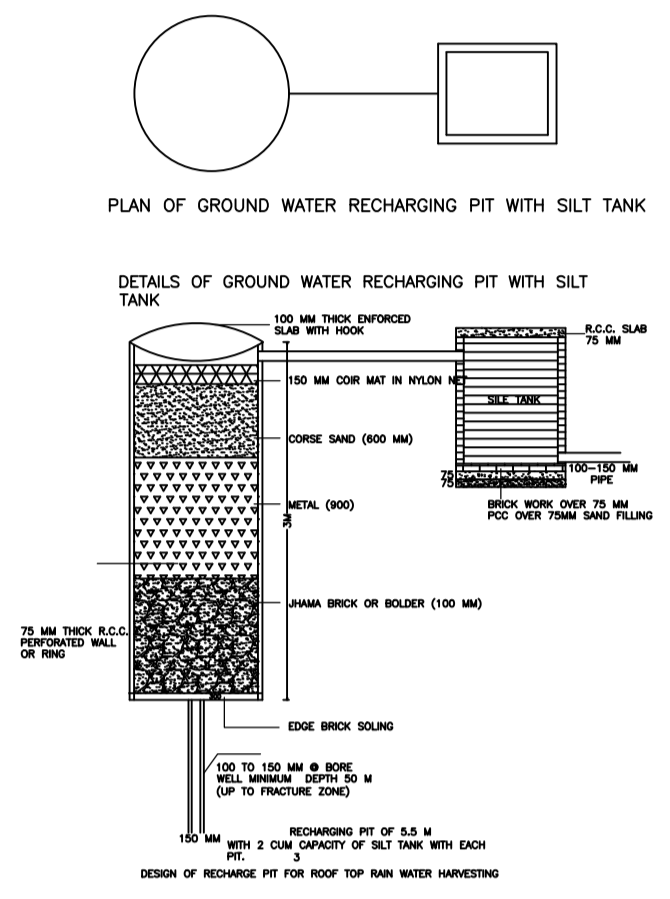
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



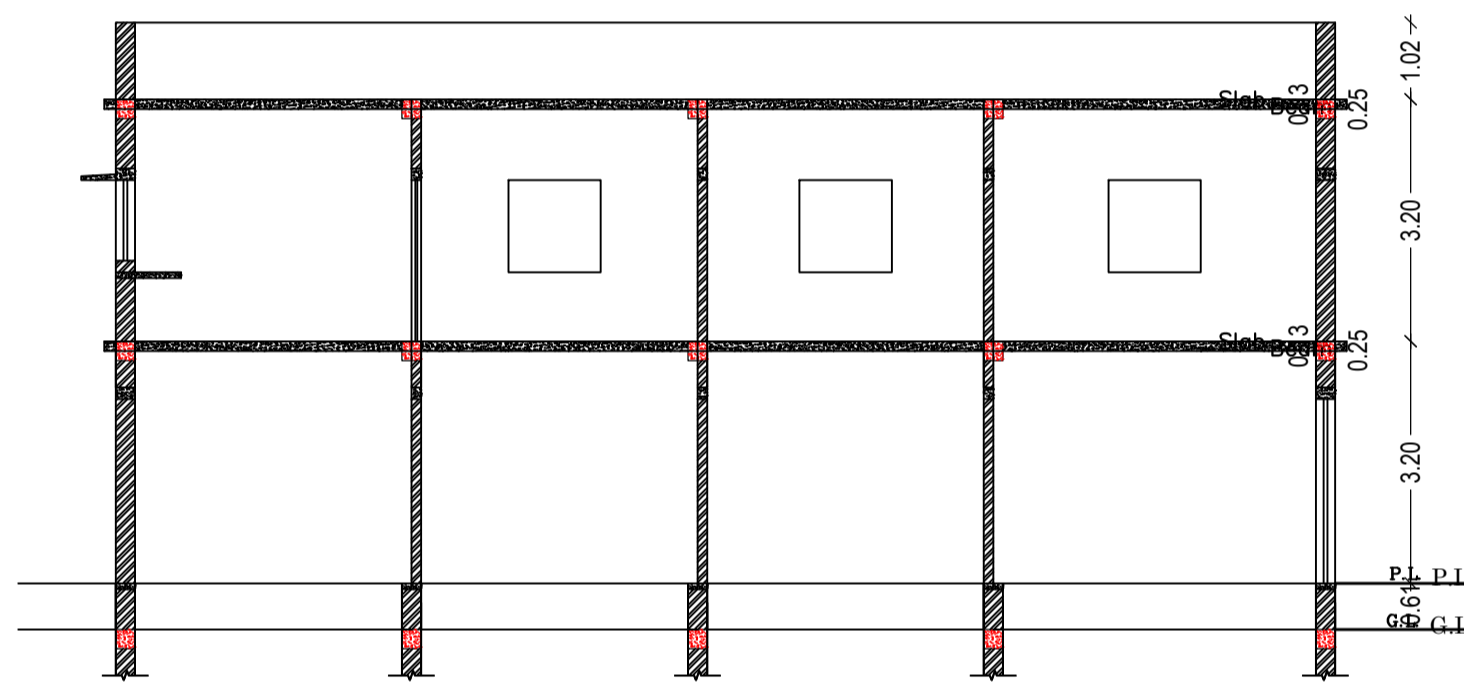
SECTION ON SCALE 1:100



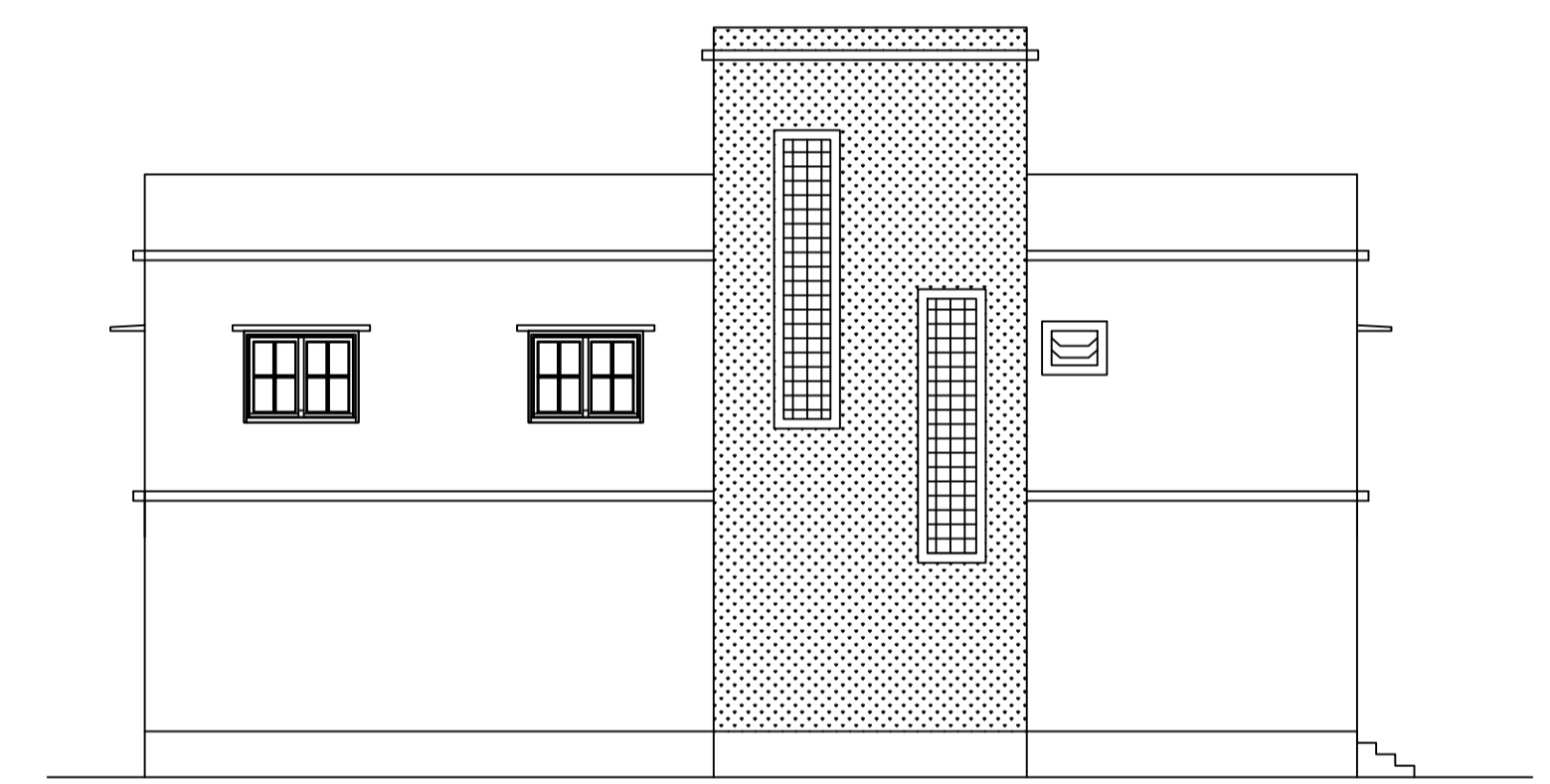
DETAIL OF SEPTIC TANK & SOAKPIT.



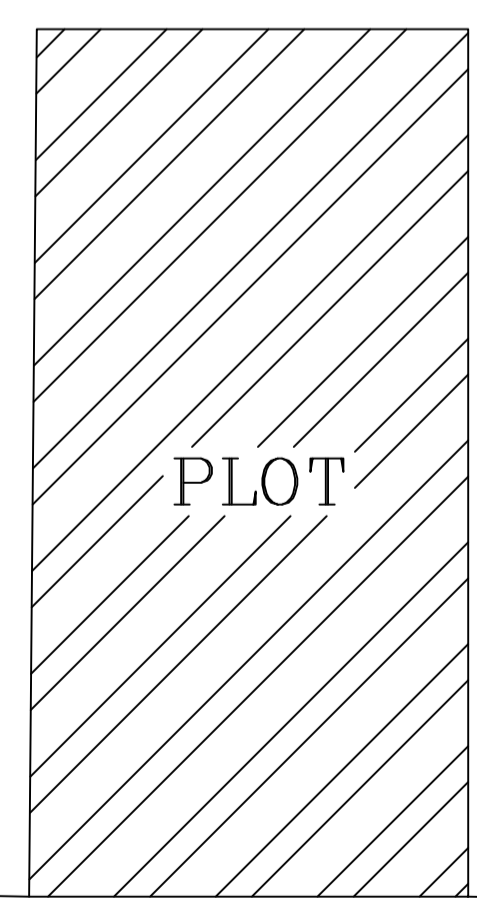
FRONT ELEVATION SCALE 1:100



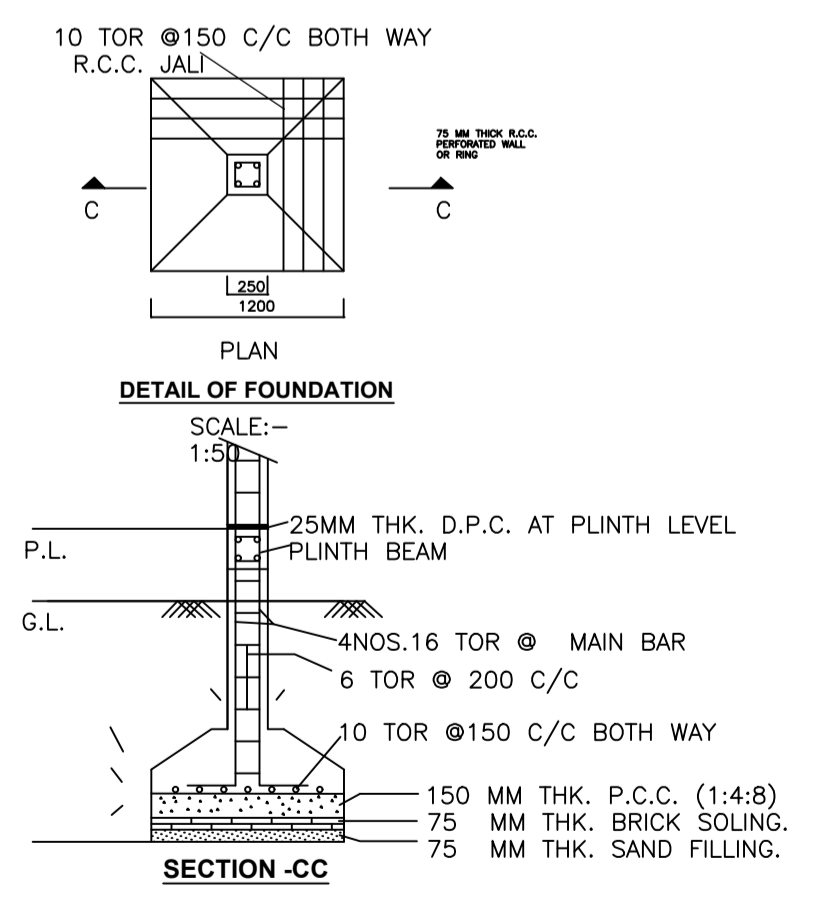
SECTION ON SCALE 1:100



LEFT SIDE ELEVATION SCALE 1:100



LOCATION PLAN NOT TO SCALE



SECTION-CC

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESI COM)	D2	0.55	2.10	02
A1 (RESI COM)	D1	0.66	2.10	02
A1 (RESI COM)	D	0.78	2.10	05
A1 (RESI COM)	R.S.	0.97	2.10	01
A1 (RESI COM)	R.S.	1.88	2.10	01
A1 (RESI COM)	R.S.	2.21	2.10	07
A1 (RESI COM)	R.S.	2.24	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESI COM)	V	0.44	1.20	02
A1 (RESI COM)	W2	0.66	1.20	02
A1 (RESI COM)	W1	0.89	1.20	01
A1 (RESI COM)	W	1.11	1.20	06

UnitBUA Table for Building :A1 (RESI COM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	57.14	56.91	8	1
FIRST FLOOR PLAN	SPLIT1	FLAT	57.56	57.30	10	1
Total:	-	-	114.70	114.21	18	2

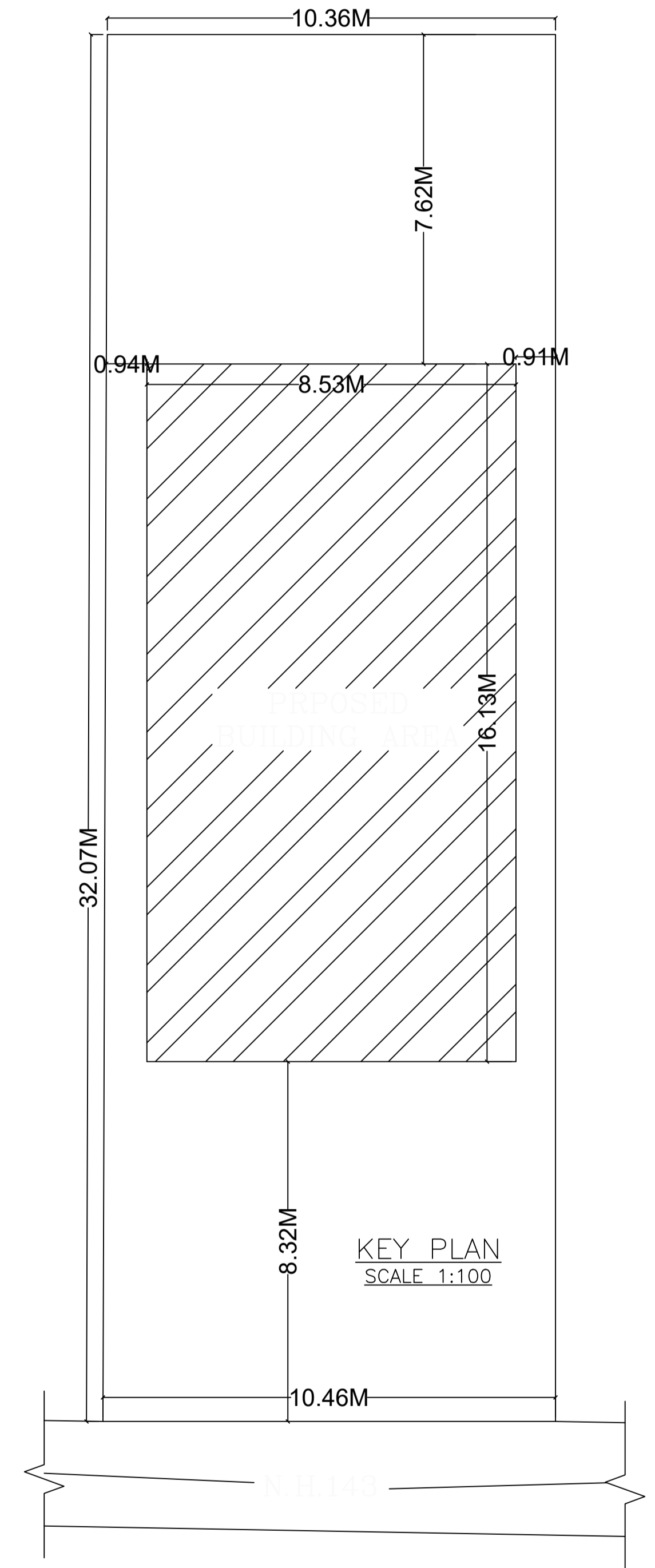
Building :A1 (RESI COM)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	72.60	0.00	72.60	72.60	01
First Floor	72.70	72.70	72.70	72.70	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	145.30	72.70	72.60	145.30	02
Total Number of Same Buildings	1				
Total:	145.30	72.70	72.60	145.30	02

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