

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.)	Tnmt (No.)
A1 (RESICOM)	1	351.14	175.57	351.14	351.14	02
Grand Total :	1	351.14	175.57	351.14	351.14	02

Proposal Basic Information

Proposal File No.	SINPC/BP/0279/W06/2021
Owner Name	NAVIN BIRENDRA TIRKEY
Khata No	10
Plot No	2454
Village Name	Khijri
Use	Residential
SubUse	ResiComm Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Regd.	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.	Regd./Unit	Prop.
A1 (RESICOM)	Residential	ResiComm Bldg	> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
			> 0	1	1.00	-	-	1	1	-	-
Total :			-	-	-	1	2	-	1	1	2

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	1	12.50	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	1	2.00	2	4.00
Total		27.00		45.50

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO: 1.0.62
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SIMDEGA	Plot SubUse: ResiComm Bldg
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: SINPC/BP/0279/W06/2021	PlotSubPlot No: 2454
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) 383.84
Deduction for NetPlot Area	
Surrender Free of Cost	18.41
Total	18.41
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 365.43
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	18.41
Common Plot	41.54
Total	59.95
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 323.89
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 365.43
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 383.84
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	219.26
Proposed Coverage Area ( 48.05 % )	175.57
Total Prop. Coverage Area ( 48.05 % )	175.57
Balance coverage area ( 11.96 % )	43.69
FAR CHECK	
Perm. FAR Area ( 1.50 )	575.76
Total Perm. FAR area	575.76
Residential FAR	175.57
Commercial FAR	175.57
Proposed FAR Area	351.13
Total Proposed FAR Area	351.13
Consumed FAR (Factor)	0.91
Balance FAR Area	224.63
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	351.14
ARCHITECT (Regd)	RAM RATAN SINGH
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	NAVIN BIRENDRA TIRKEY
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.)
Ground Floor	175.57	175.57	175.57	175.57
First Floor	175.57	175.57	175.57	175.57
Terrace Floor	0.00	0.00	0.00	0.00
Total :	351.14	351.14	351.14	351.14

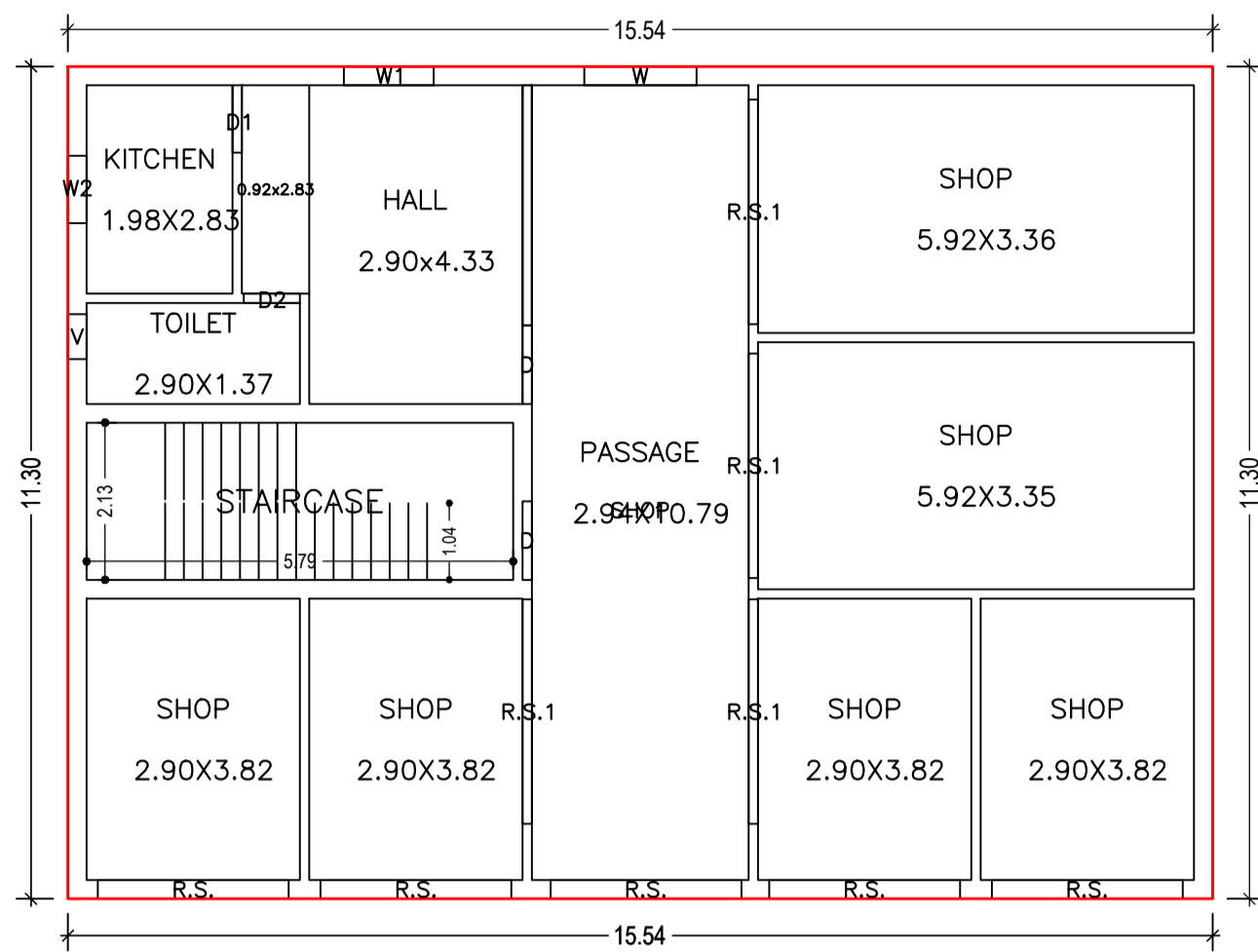
Building USE/SUBUSE Details

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

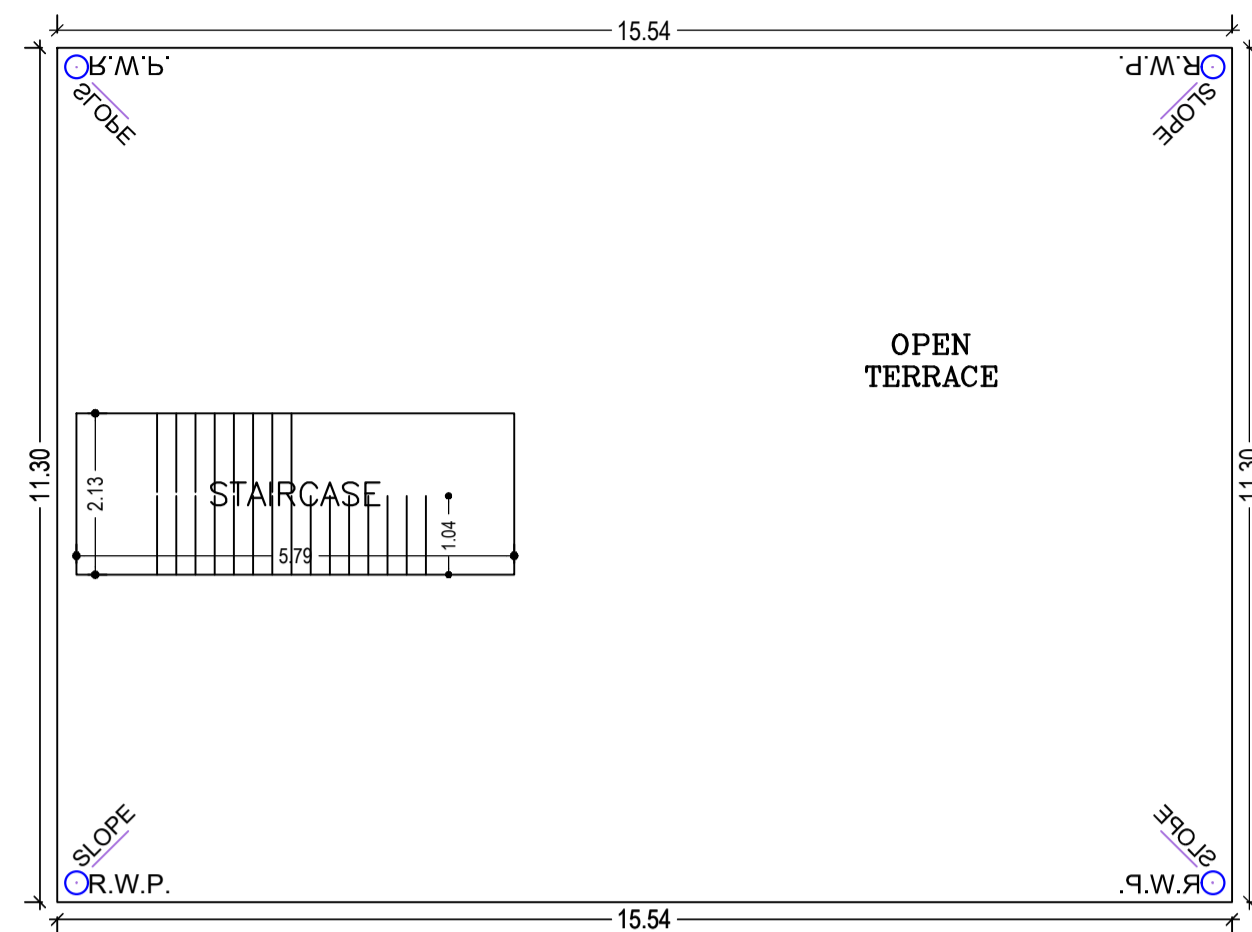
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM RATAN SINGH SINPC/DFTMN/0003/2020			

Proposal Basic Information

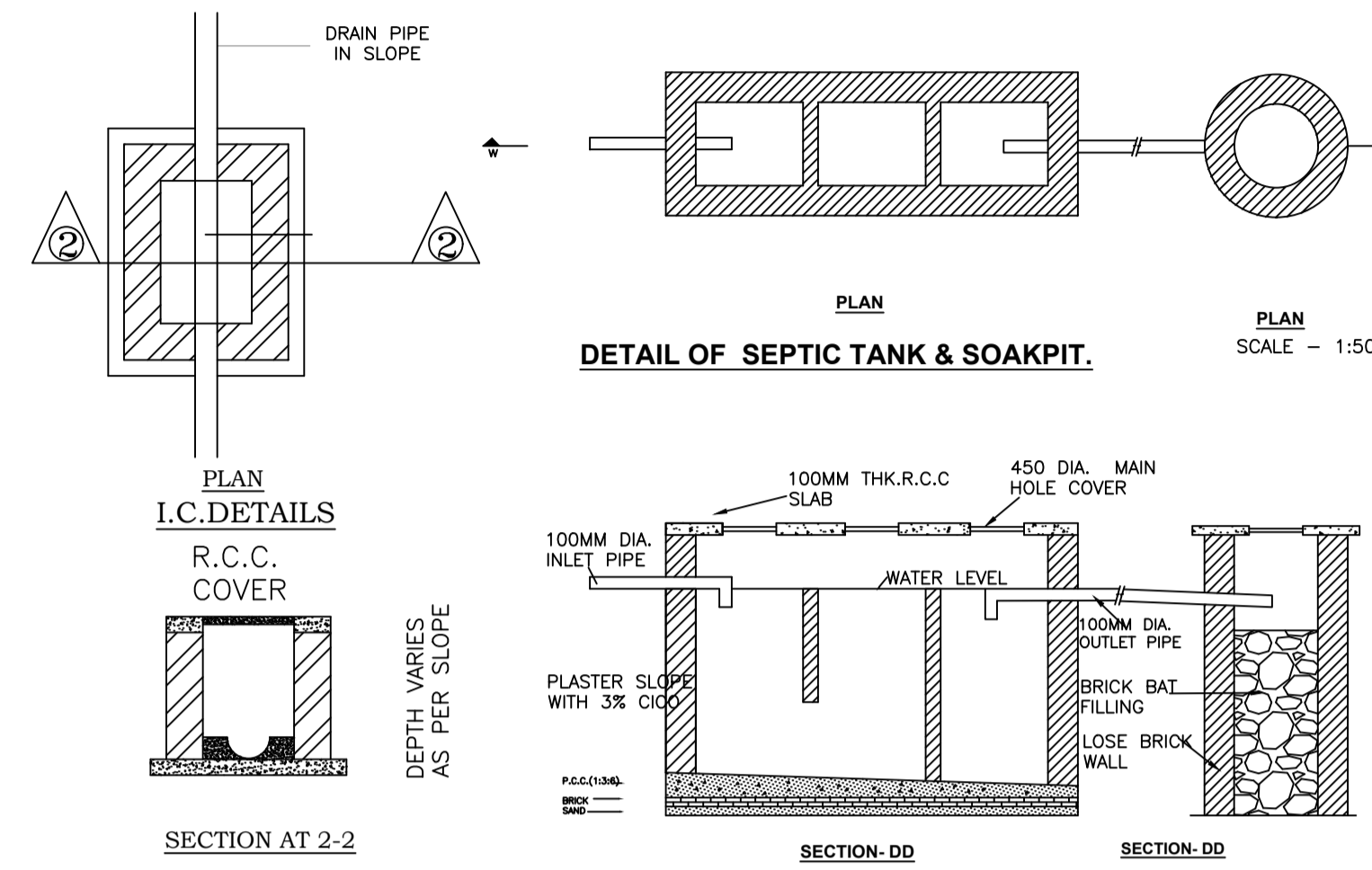
Proposal File No.	SINPC/BP/0279/W06/2021
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Khata No	10
Plot No	2454
Village Name	Khijri
Use	Residential
SubUse	ResiComm Bldg



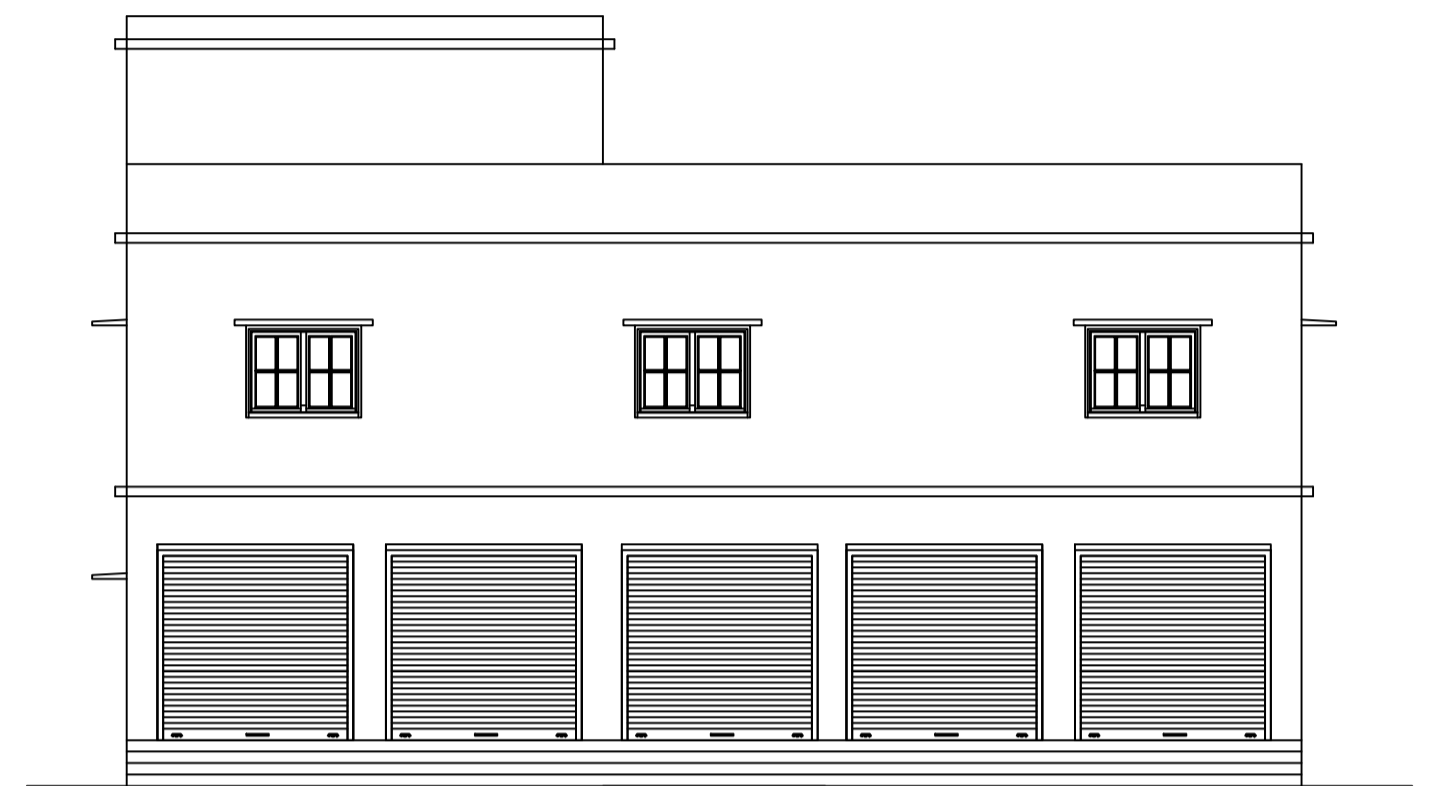
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



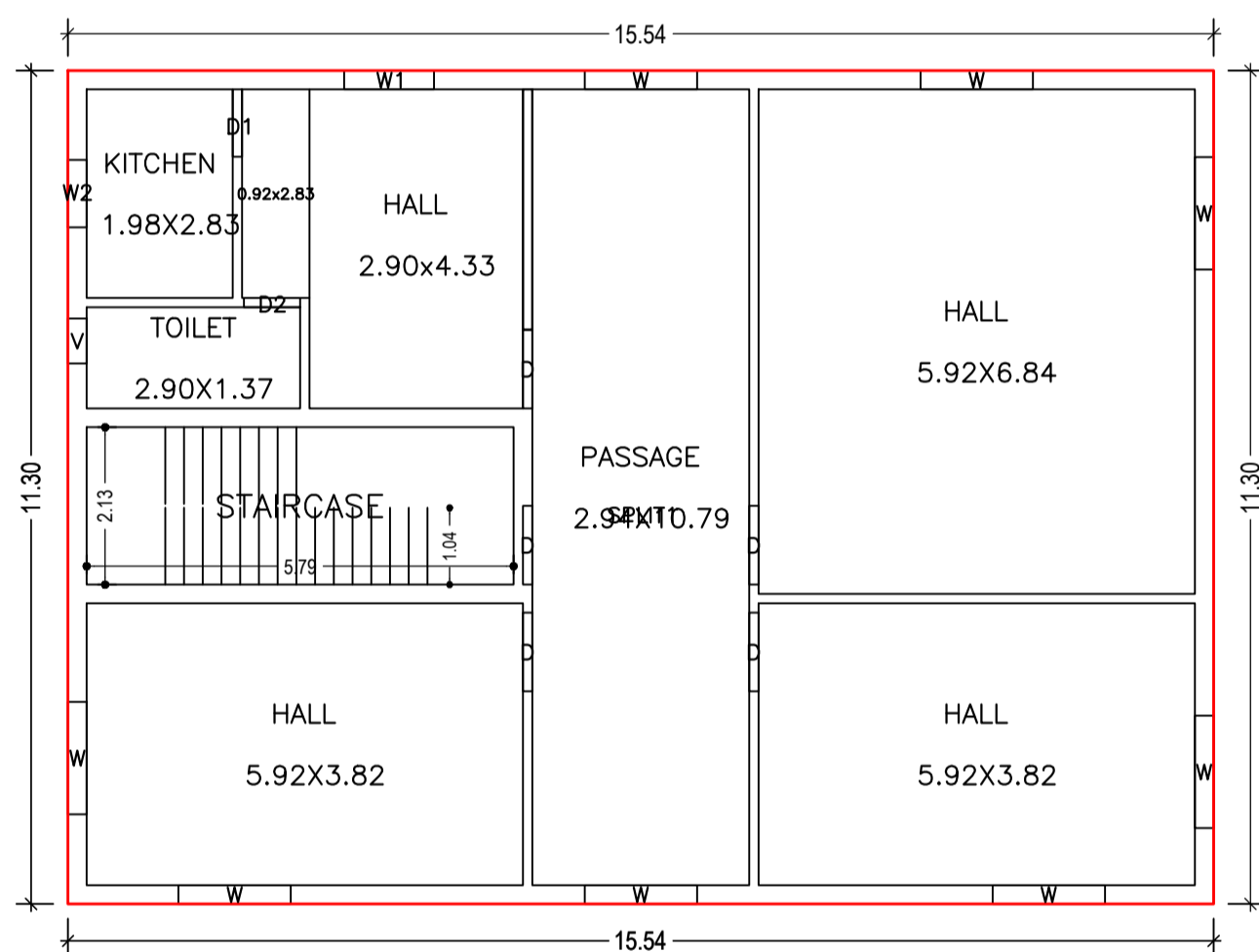
TERRACE FLOOR PLAN  
(SCALE 1:100)



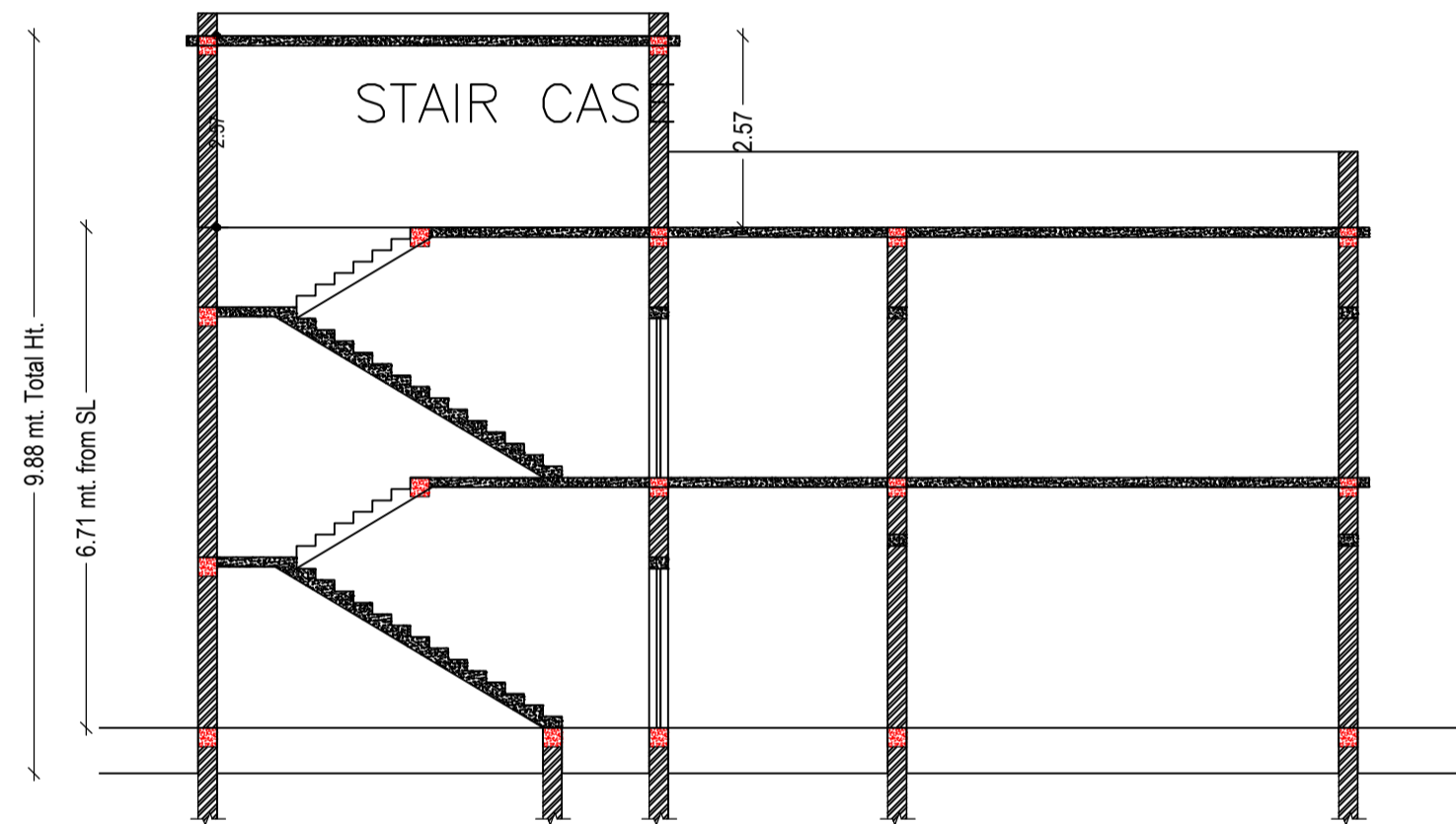
DETAIL OF SEPTIC TANK & SOAKPIT.



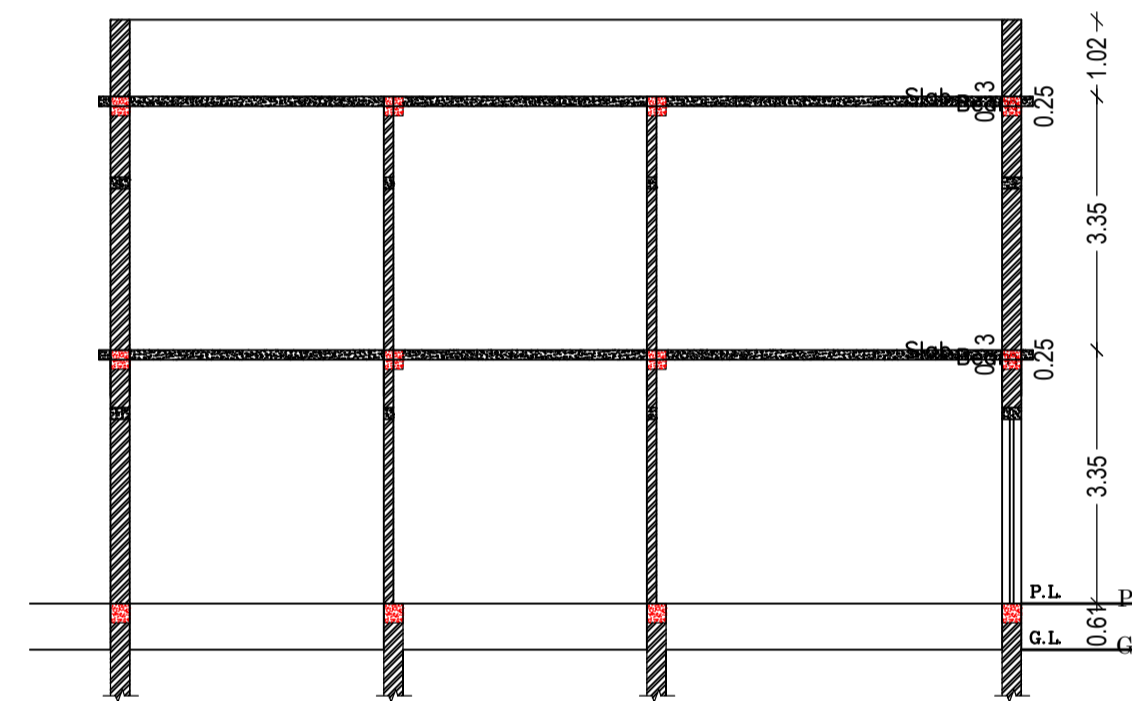
FRONT ELEVATION  
SCALE 1:100



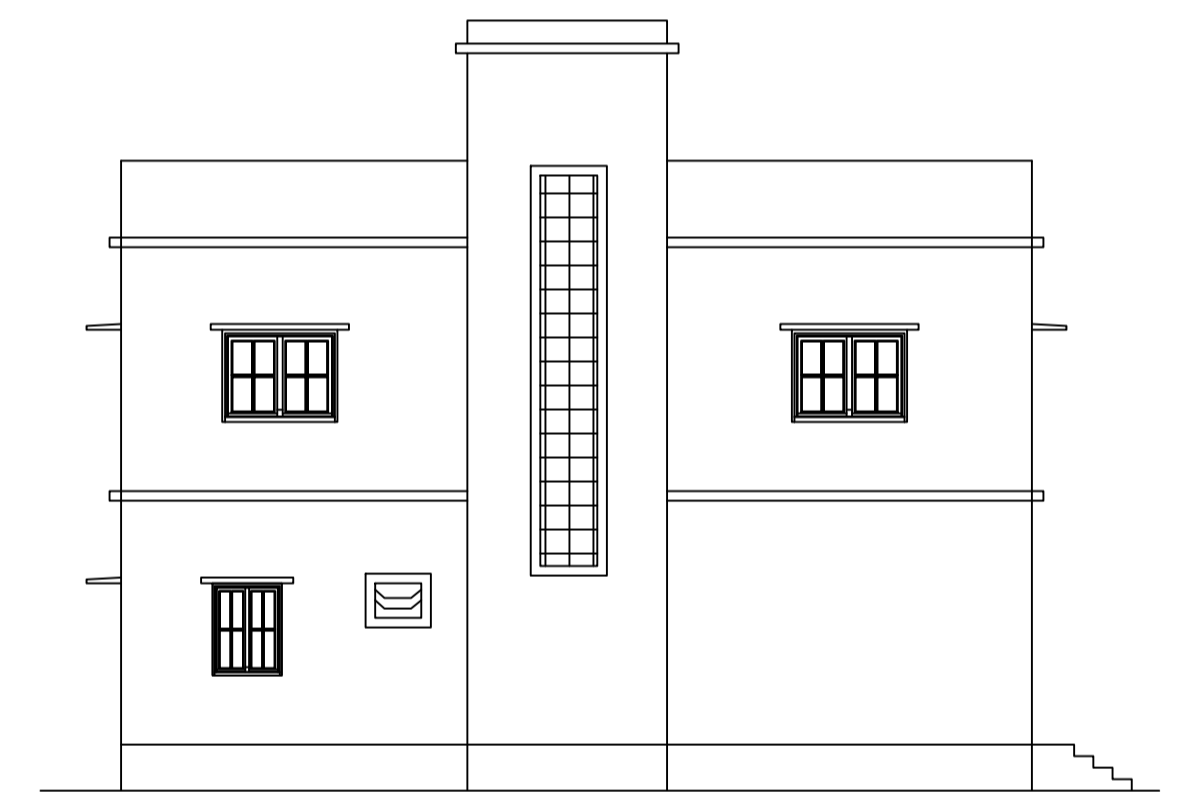
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



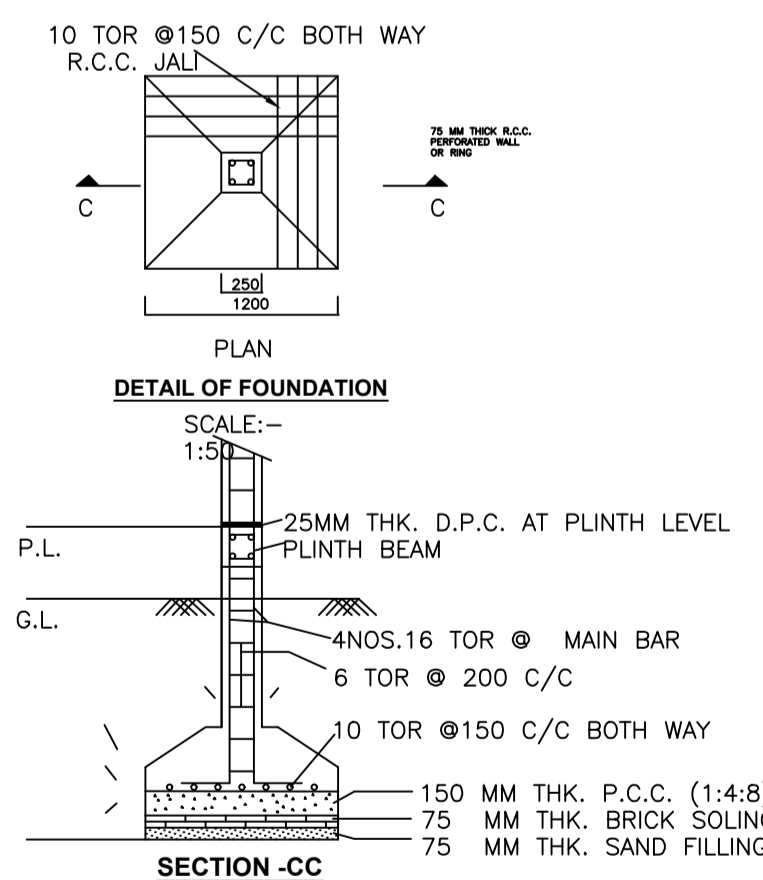
SECTION ON  
SCALE 1:100



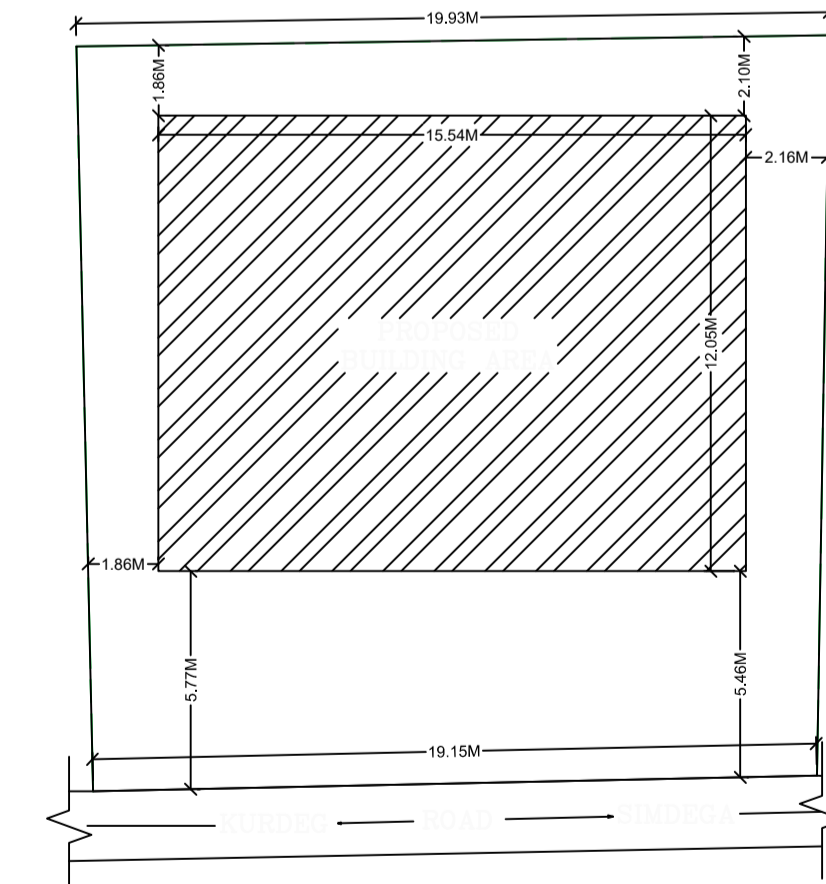
SECTION ON  
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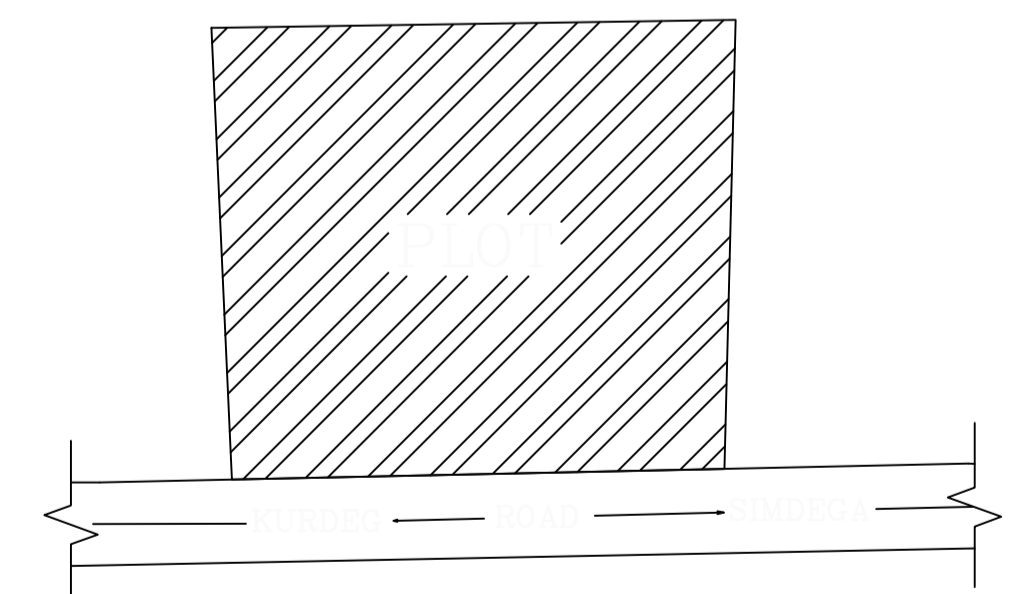
LEFT SIDE ELEVATION  
SCALE 1:100



DETAIL OF FOUNDATION



KEY PLAN  
SCALE 1:200



LOCATION PLAN  
NOT TO SCALE

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESICOM)	D2	0.76	2.10	02
A1 (RESICOM)	D1	0.91	2.10	02
A1 (RESICOM)	D	1.07	2.10	07
A1 (RESICOM)	R.S.	2.59	2.10	05
A1 (RESICOM)	R.S.1	3.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESICOM)	V	0.61	1.20	02
A1 (RESICOM)	W2	0.91	1.20	02
A1 (RESICOM)	W1	1.22	1.20	02
A1 (RESICOM)	W	1.52	1.20	09

UnitBUA Table for Building :A1 (RESICOM)

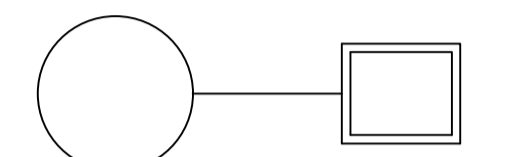
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	146.22	145.81	10	1
FIRST FLOOR PLAN	SPLIT1	FLAT	146.22	145.81	7	1
Total:	-	-	292.44	291.62	17	2

Building :A1 (RESICOM)

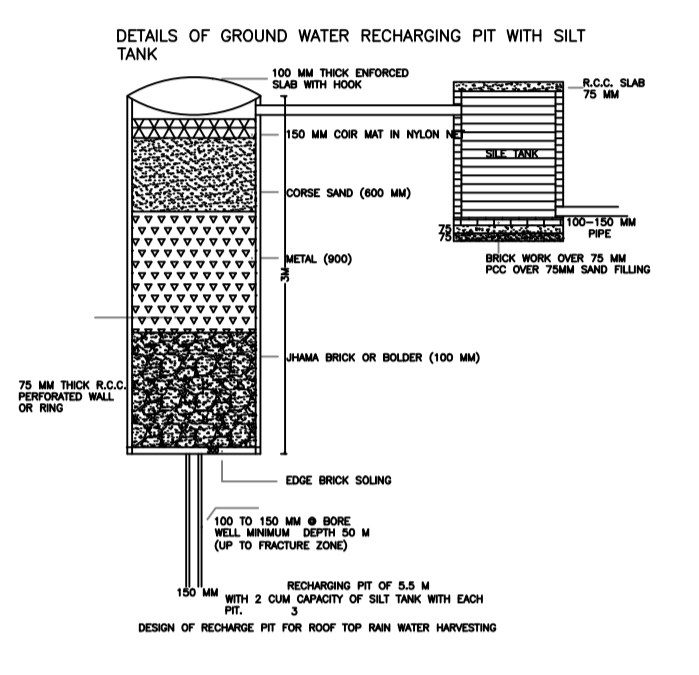
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First Floor	175.57	175.57	175.57	175.57	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	351.14	175.57	351.14	351.14	02
Total Number of Same Buildings	1				
Total:	351.14	175.57	351.14	351.14	02

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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SubUse	ResiComm Bldg



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

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