

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.)
			Accessory Use	Resi.				
BISHWASI (TIRKEY)	1	185.84	11.60		174.24	174.24	174.24	01
Grand Total :	1	185.84	11.60		174.24	174.24	174.24	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0206/W16/2021
Owner Name	BISHWASHI TIRKEY
Khata No	75
Plot No	562
Village Name	Simdega
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT

VERSION NO: 1.0.54  
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SIMDEGA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: SINPC/BP/0206/W16/2021	PlotSubPlot No: 562
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.
Deduction for NetPlot Area		603.91
Surrender Free of Cost		0.46
Total		0.46
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	603.45
Deduction for Balance Plot Area(from Gross Plot Area)		0.46
Surrender Free of Cost		60.07
Common Plot		60.54
Total		60.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	543.37
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	603.45
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	603.91

COVERAGE CHECK

Permissible Coverage area ( 60.00 % )	362.07
Proposed Coverage Area ( 30.80 % )	185.84
Total Prop. Coverage Area ( 30.8 % )	185.84
Balance coverage area ( 29.20 % )	176.23

FAR CHECK

Perm. FAR Area ( 1.20 )	724.69
Total Perm. FAR area	724.69
Residential FAR	174.24
Proposed FAR Area	174.24
Total Proposed FAR Area	174.24
Consumed FAR (Factor)	0.29
Balance FAR Area	550.45

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	185.84
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ARCHITECT (Regd) RAWNIT KUMAR  
ENGINEER (Regd)  
SUPERVISOR (Regd)  
OWNER (Regd) BISHWASHI TIRKEY  
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

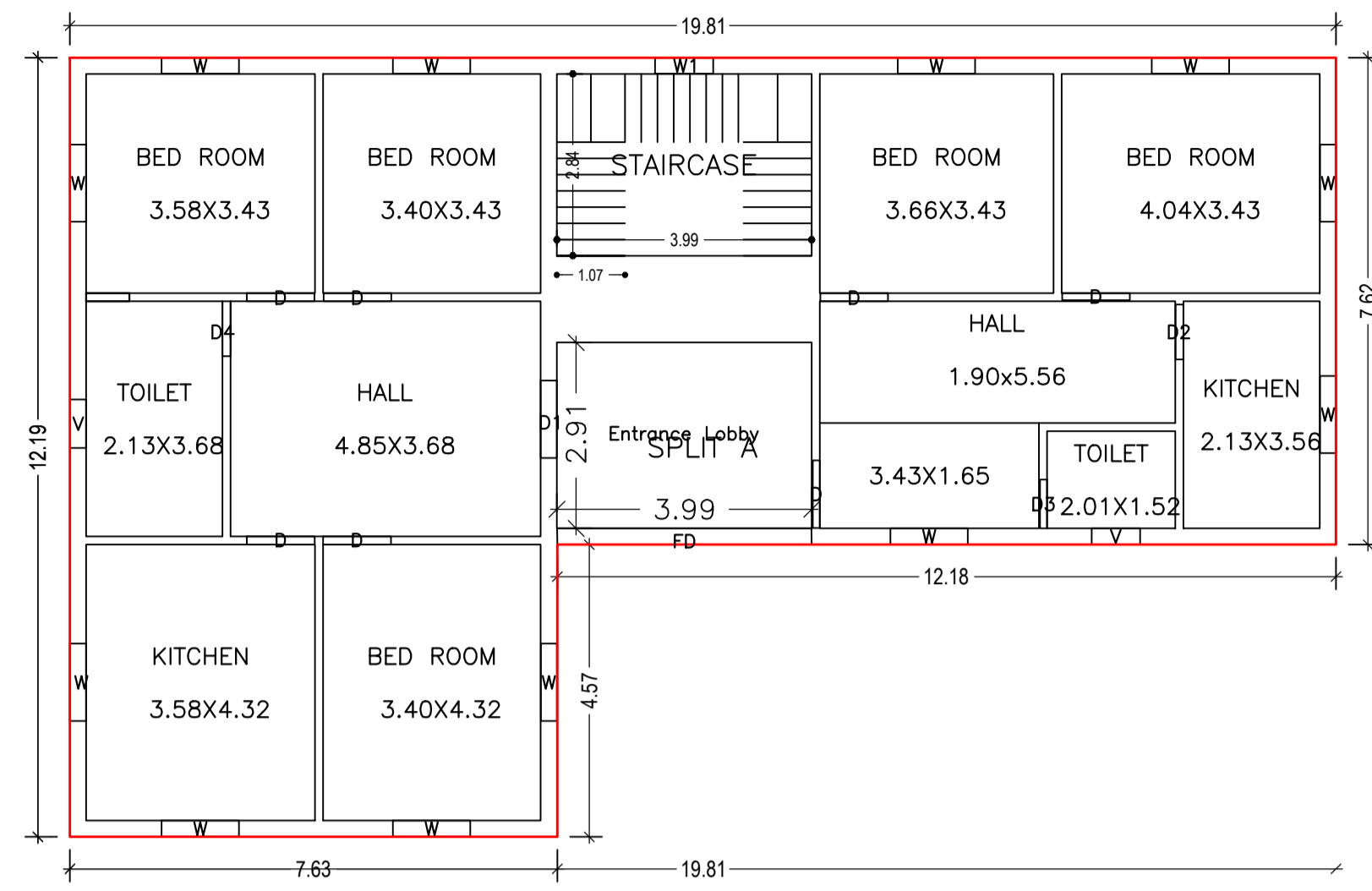
Floor Name	Building Name BISHWASI (TIRKEY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	185.84	174.24	185.84	174.24
Terrace Floor	0.00	0.00	0.00	0.00
Total :	185.84	174.24	185.84	174.24

Building USE/SUBUSE Details

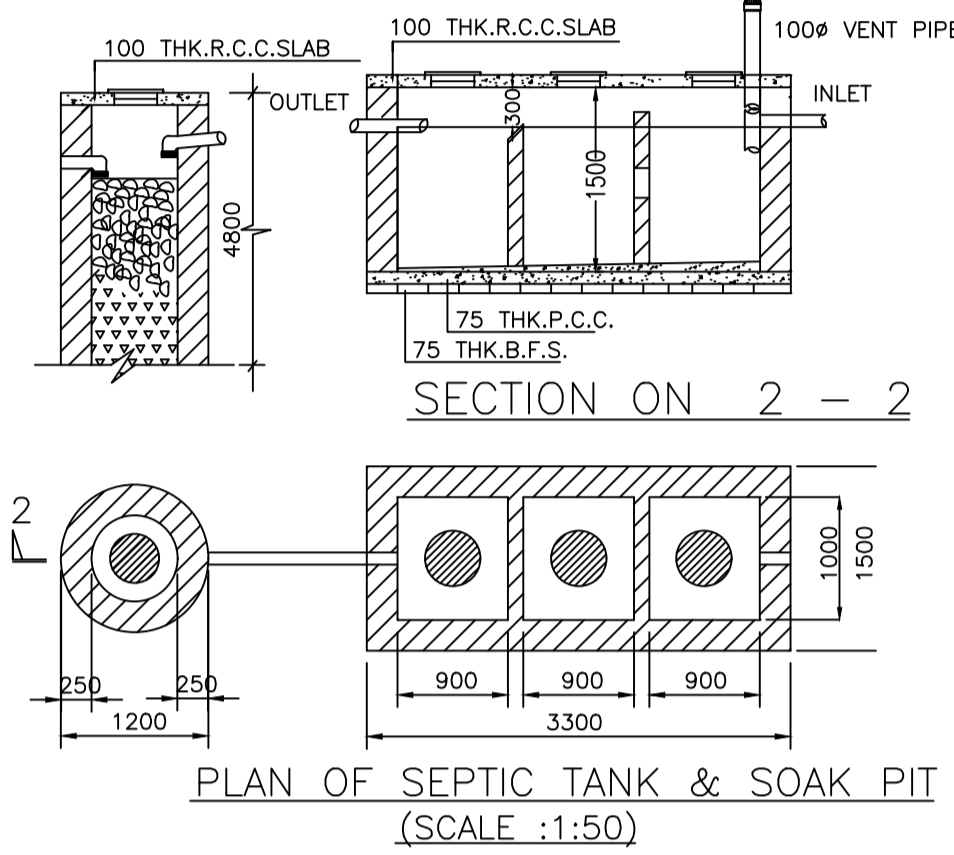
Building Name	Building Use	Building SubUse	Building Structure
BISHWASI (TIRKEY)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAWNIT KUMAR SINPC/ENG/0004/2020			

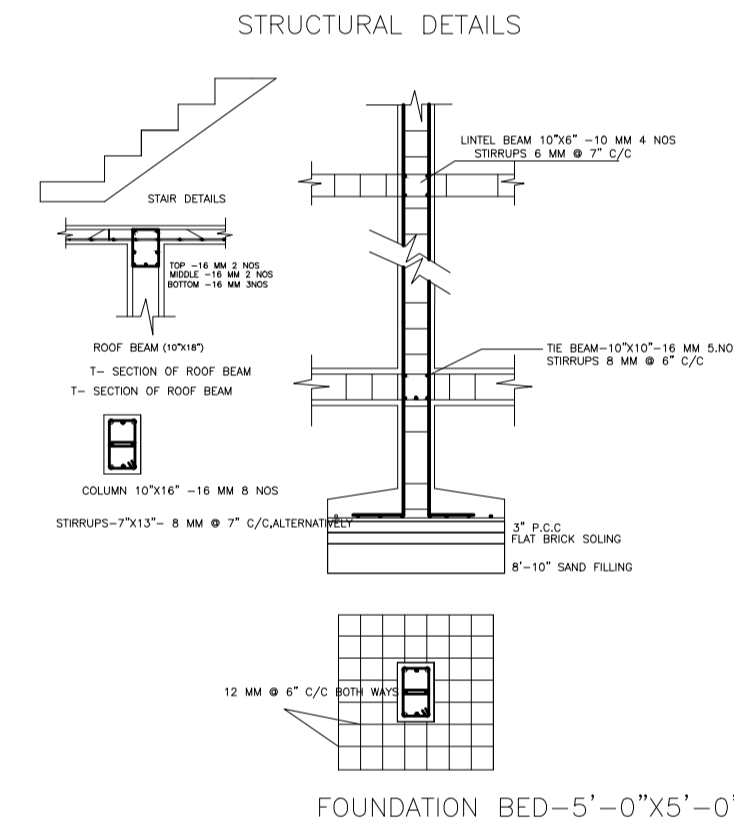
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SubUse	Bungalow/ Dwelling / Non Apartment



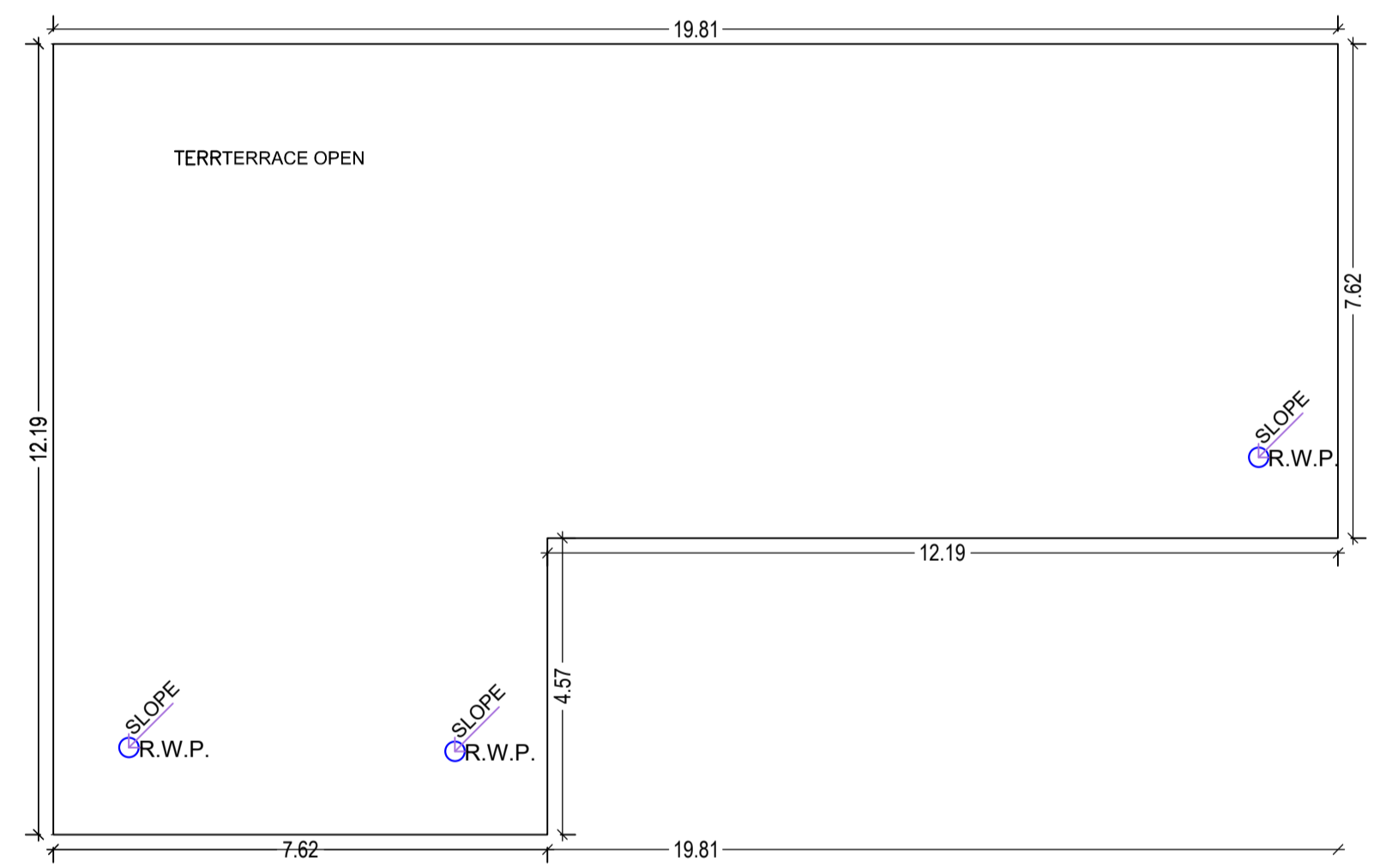
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



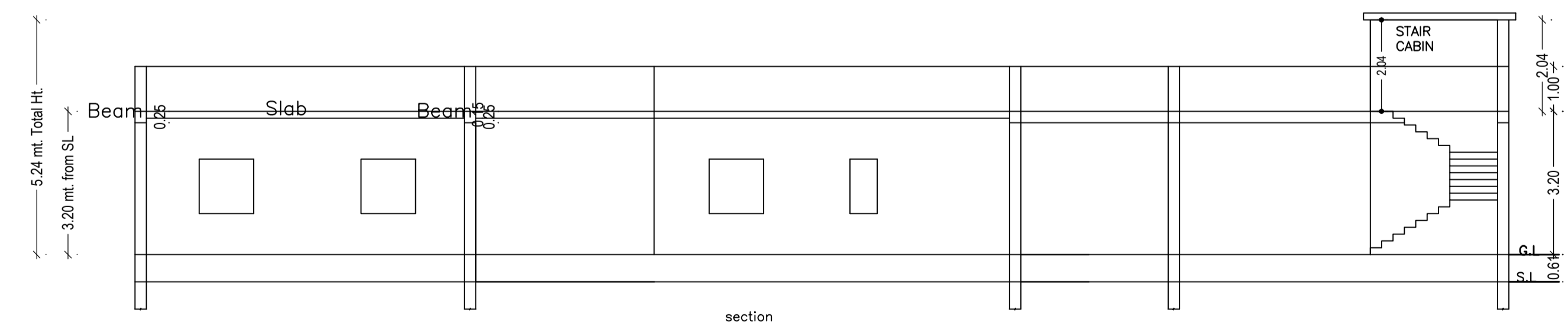
PLAN OF SEPTIC TANK & SOAK PIT  
(SCALE :1:50)



SECTIONAL VIEW OF COLUMN , BEAM & STAIR



TERRACE FLOOR PLAN  
(SCALE 1:100)



section

Building :BISHWASI (TIRKEY)

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.)	Tnmt (No.)
Ground Floor	185.84	11.60	174.24	174.24	174.24	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	185.84	11.60	174.24	174.24	174.24	01
Total Number of Same Buildings	1					
Total :	185.84	11.60	174.24	174.24	174.24	01

SCHEDULE OF DOOR:

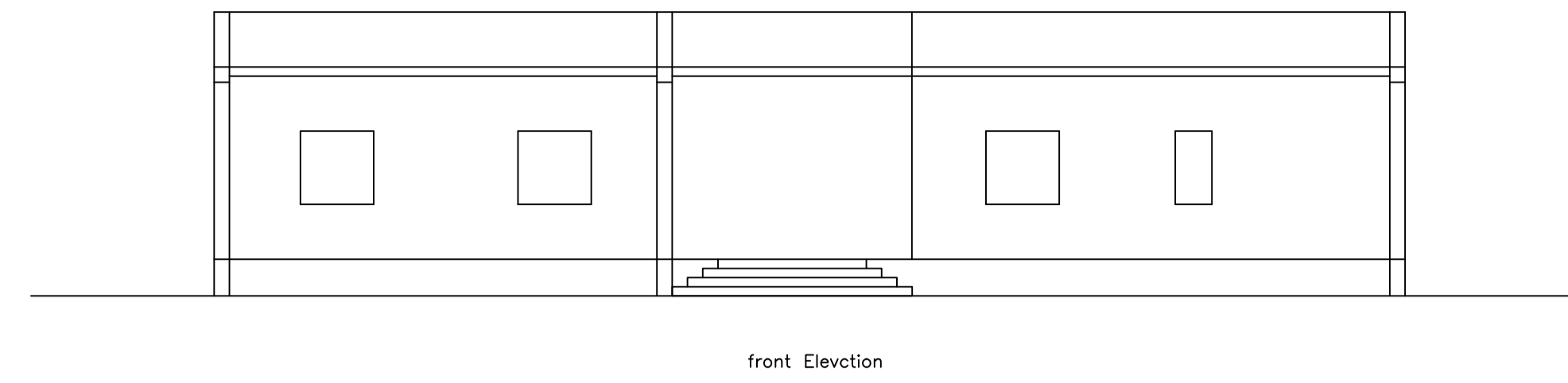
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BISHWASI (TIRKEY)	D3	0.76	2.10	01
BISHWASI (TIRKEY)	D2	0.86	2.10	01
BISHWASI (TIRKEY)	D4	0.86	2.10	01
BISHWASI (TIRKEY)	D	1.06	2.10	07
BISHWASI (TIRKEY)	D1	1.21	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

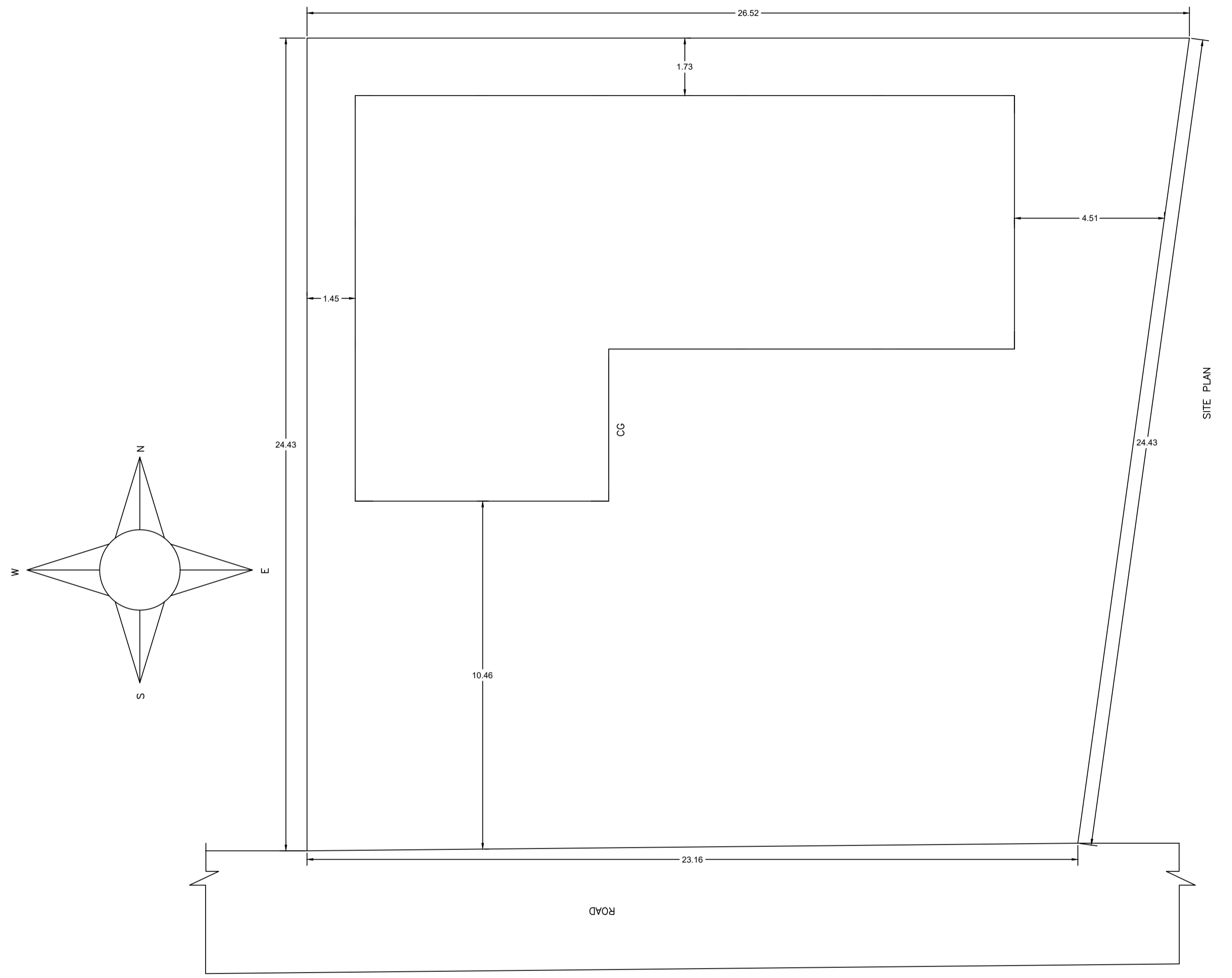
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BISHWASI (TIRKEY)	V	0.76	1.20	02
BISHWASI (TIRKEY)	W	1.21	1.20	12

UnitBUA Table for Building :BISHWASI (TIRKEY)

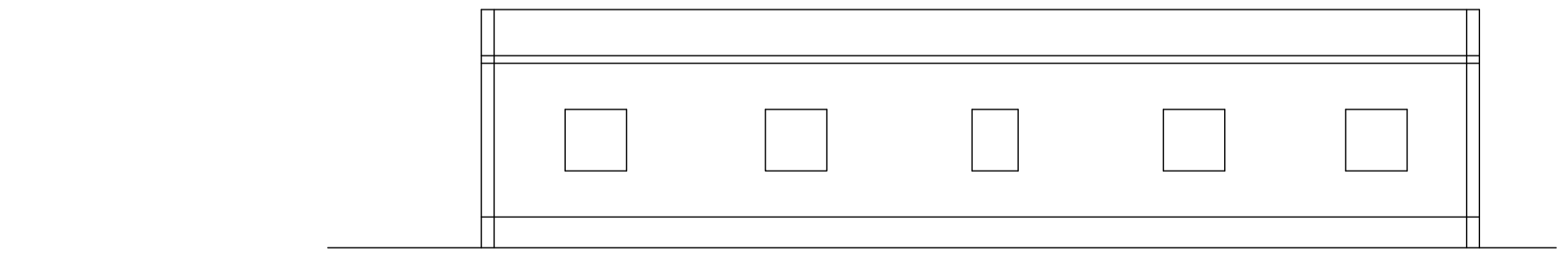
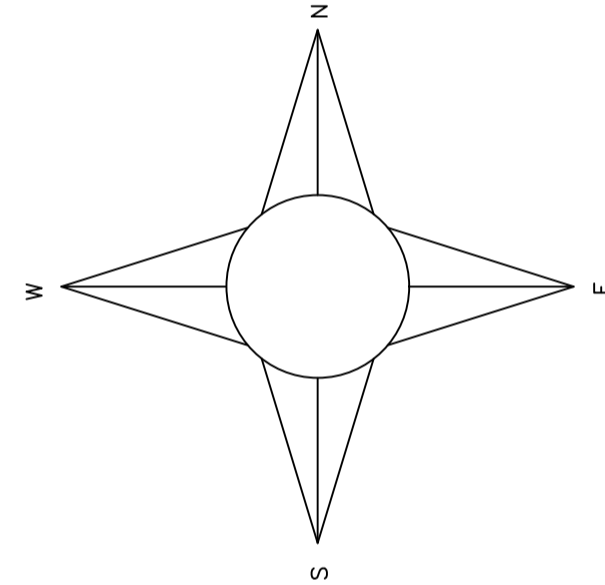
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	157.16	157.07	11	1
Total:	-	-	157.16	157.07	11	1



front Elevation



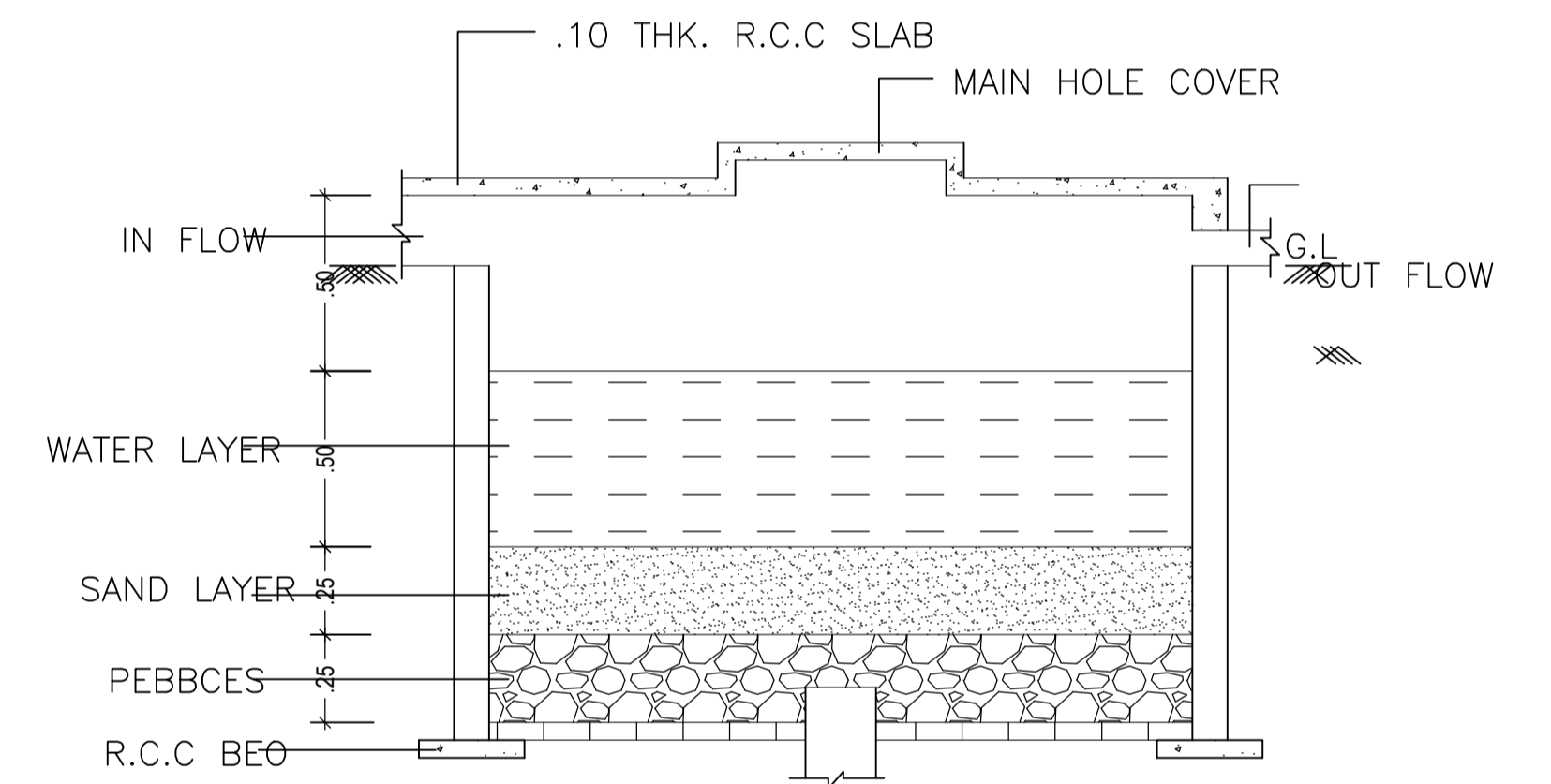
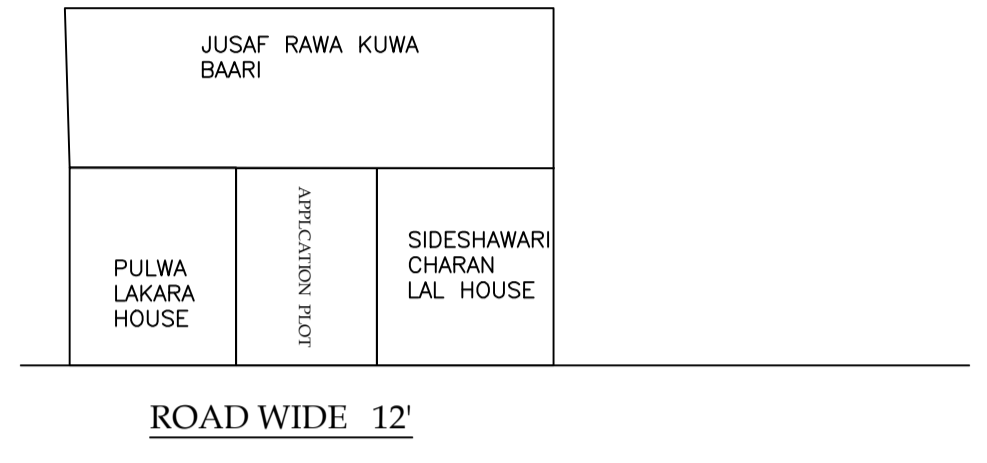
SITE PLAN



SIDE Elevation

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RAWNIT KUMAR SINPC/ENG/0004/2020			

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DETAIL OF RAIN WATER HARVESTING  
AND RECHARGE PIT.(N.T.S)

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RAWNIT KUMAR SINPC/ENG/0004/2020			