

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.)	Trnmt (No.)
			Parking	Resi.	Commercial	Resi.	Commercial			
ABC (123)	1	142.05	26.28	79.65	36.12	115.77	115.77	02		
Grand Total :	1	142.05	26.28	79.65	36.12	115.77	115.77	02		

Proposal Basic Information

Proposal File No.	SINPC/BP/0359/W03/2022
Owner Name	AKASH KUMAR AND SHIV NIWAS KUMAR
Khata No	12
Plot No	5011
Village Name	Gotra
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
ABC (123)	Commercial	ResiComm Bldg	>0	200	27.24	1	1	-	-	-	-	-
		Residential Bldg/Apartment	>0	200	27.24	-	-	-	-	-	1	1
	Residential	>0	1	1.00	1	1	-	-	-	-	-	
Total												
						2	2	-	1	1	-	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	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	22.28
Total		41.50		67.78

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO. : 1.0.66
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: SIMDEGA	Plot SubUse: Resi+Comm
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA
Inward No: SINPC/BP/0359/W03/2022	Plot/SubPlot No: 5011
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) 161.93
Deduction for NetPlot Area	
Surrender Free of Cost	6.24
Total	6.24
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 155.69
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	6.24
Common Plot	25.25
Total	31.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 130.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 155.69
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 161.93
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	108.98
Proposed Coverage Area (40.08 %)	62.40
Total Prop. Coverage Area (40.08 %)	62.40
Balance coverage area (29.92 %)	46.58
FAR CHECK	
Perm. FAR Area (2.000)	323.86
Total Perm. FAR area	323.86
Residential FAR	79.65
Commercial FAR	36.12
Proposed FAR Area	115.77
Total Proposed FAR Area	115.77
Consumed FAR (Factor)	0.71
Balance FAR Area	208.09
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	142.05
ARCHITECT (Regd)	MD RAGIB SAYEED
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	AKASH KUMAR AND SHIV NIWAS KUMAR
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

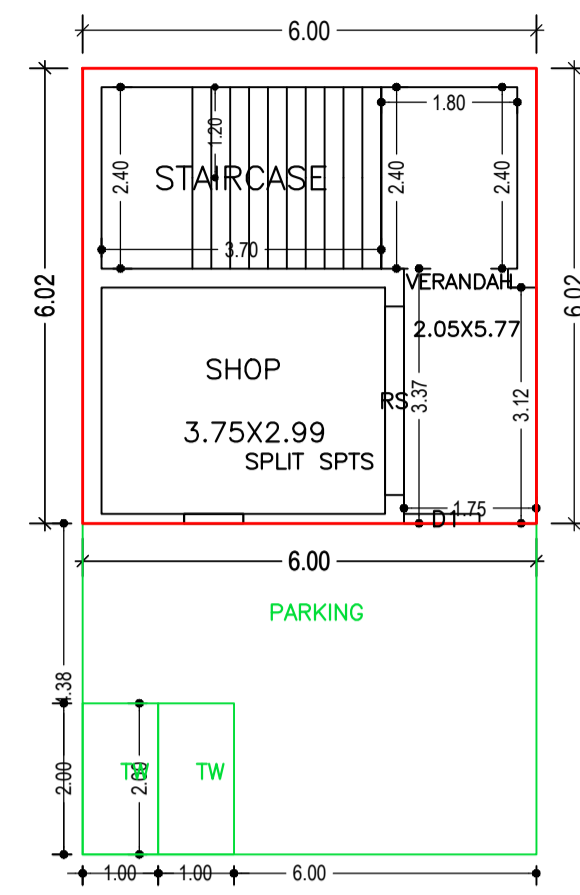
Buildingwise Floor FAR Details

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	62.40	36.12	62.40	36.12
First Floor	79.65	79.65	79.65	79.65
Terrace Floor	0.00	0.00	0.00	0.00
Total :	142.05	115.77	142.05	115.77

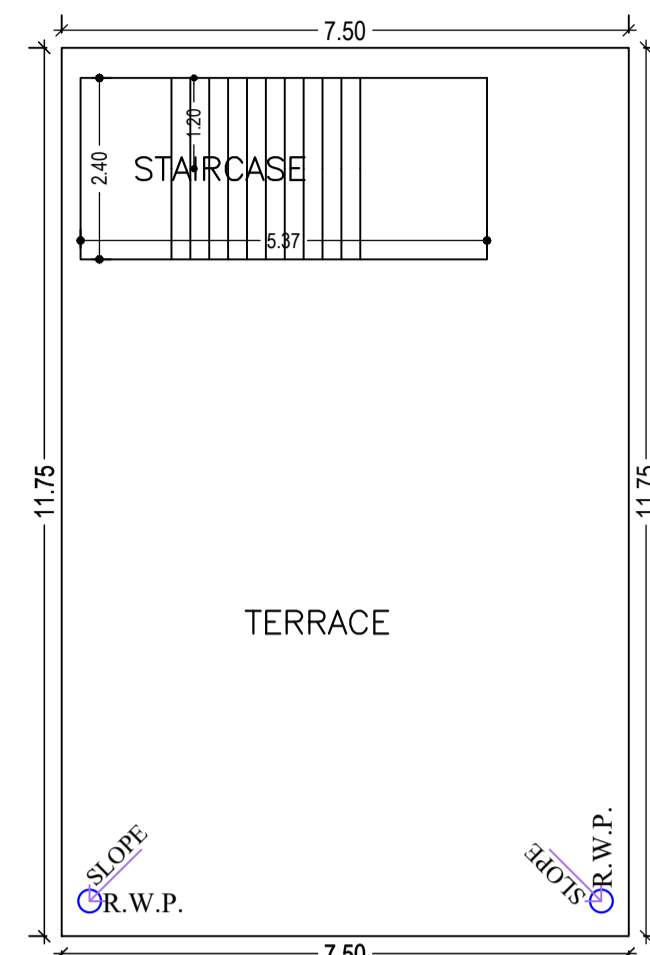
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
ABC (123)	Commercial	ResiComm Bldg	Non-Highrise

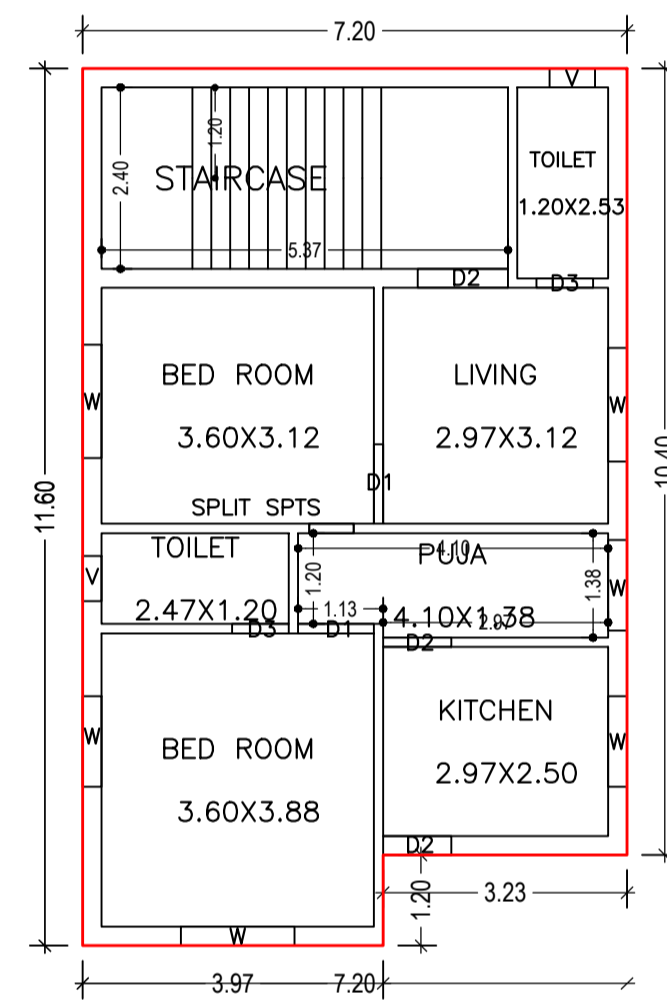
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD RAGIB SAYEED SINPC/ENG/0001/2017			



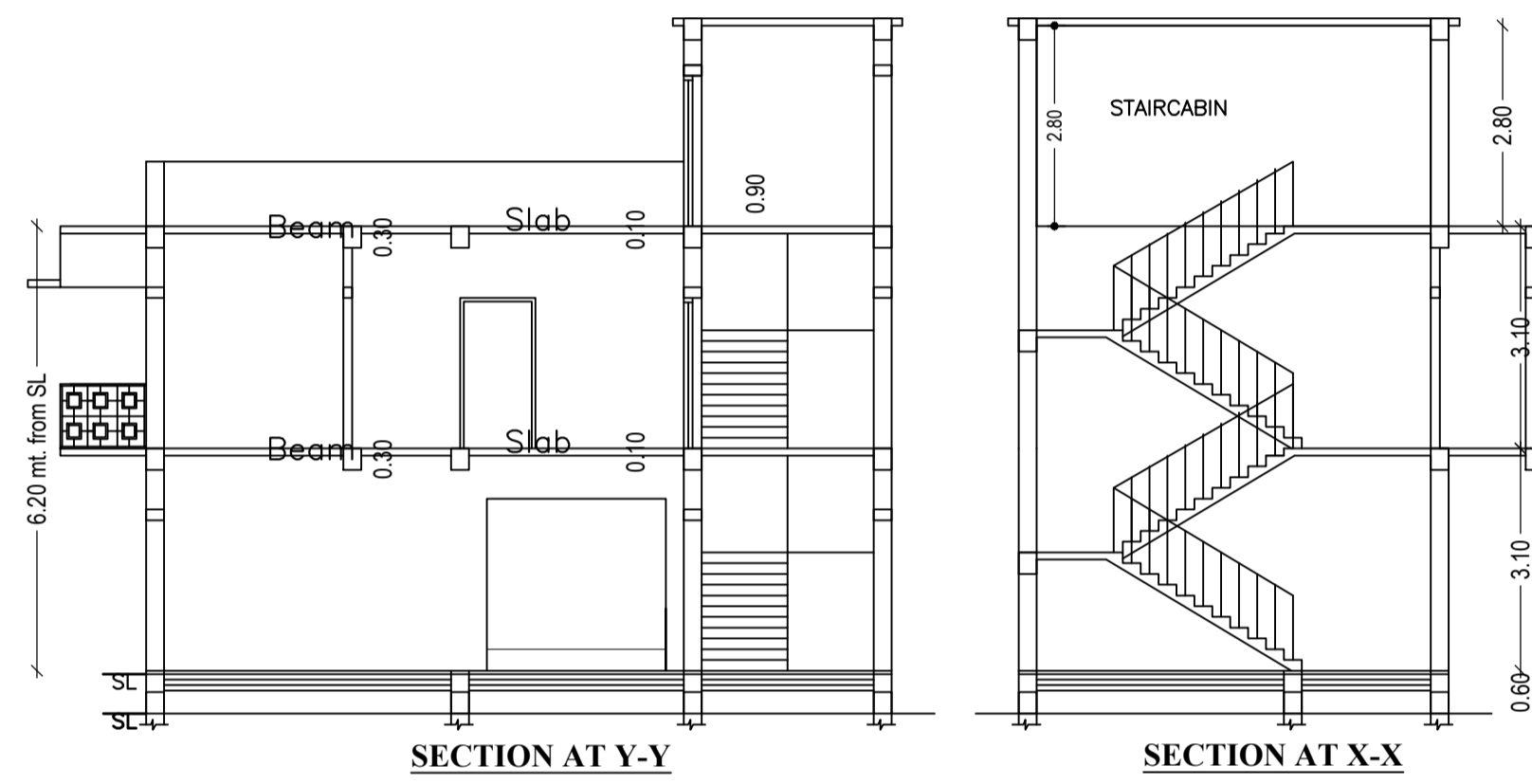
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

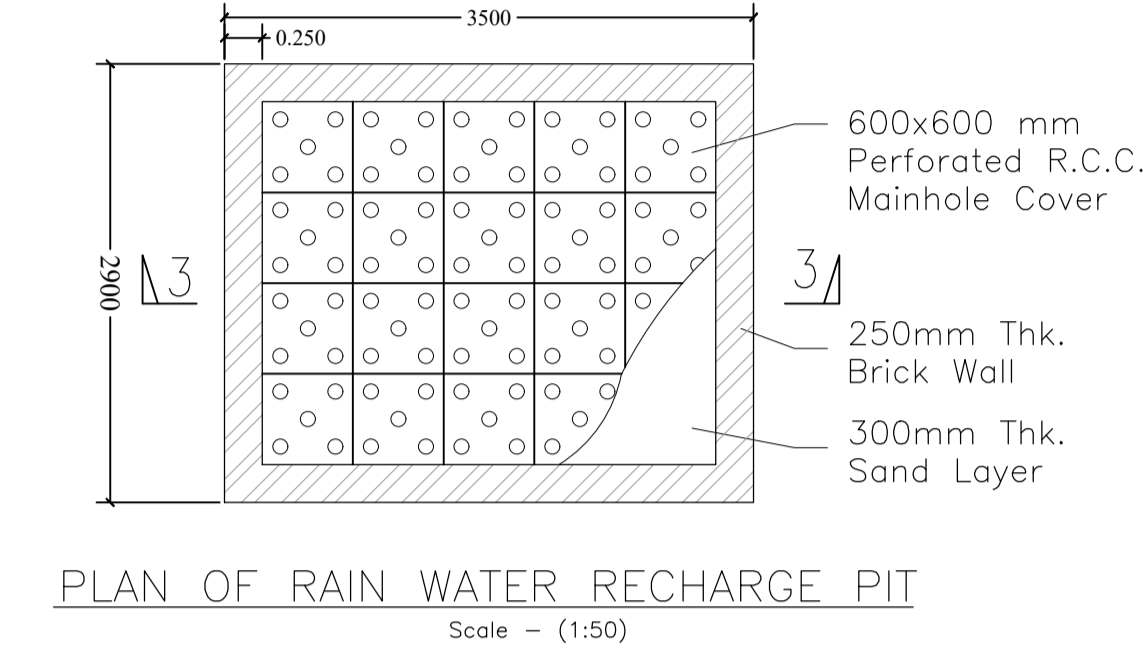
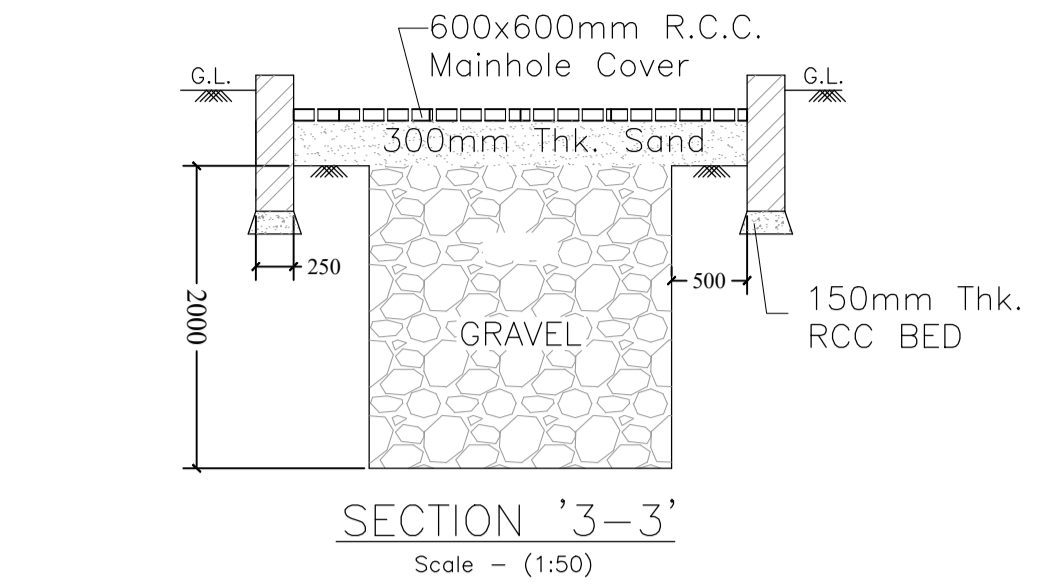
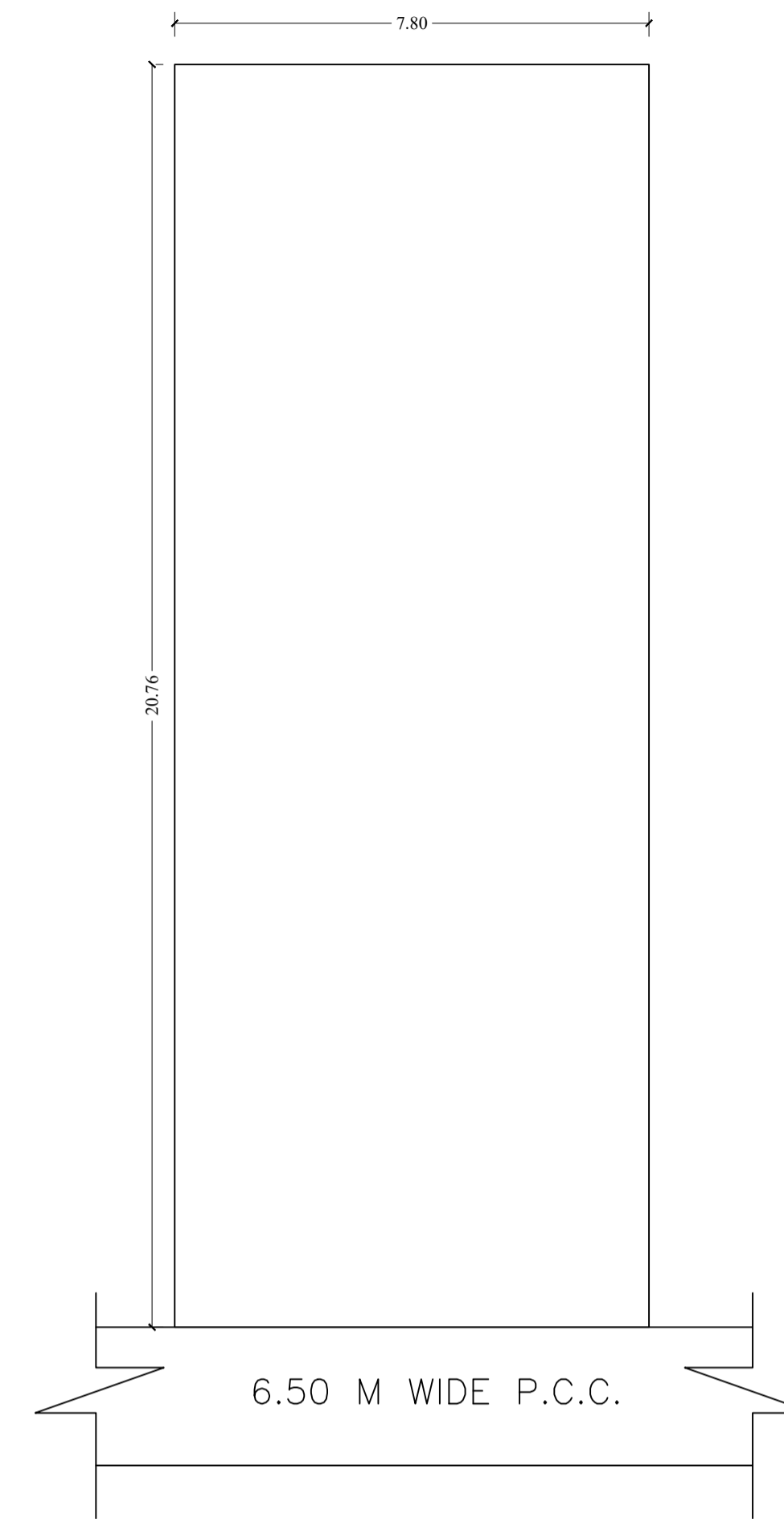


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION AT Y-Y

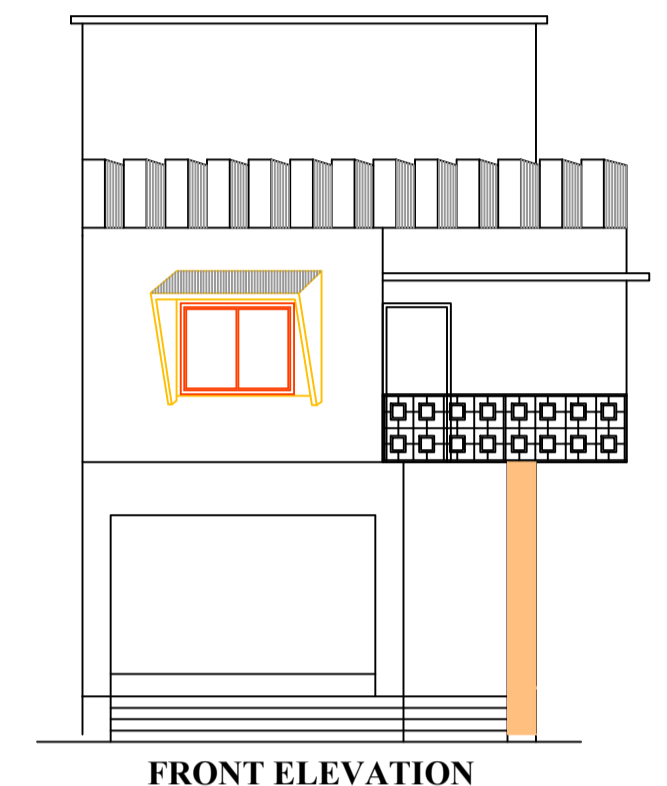
SECTION AT X-X



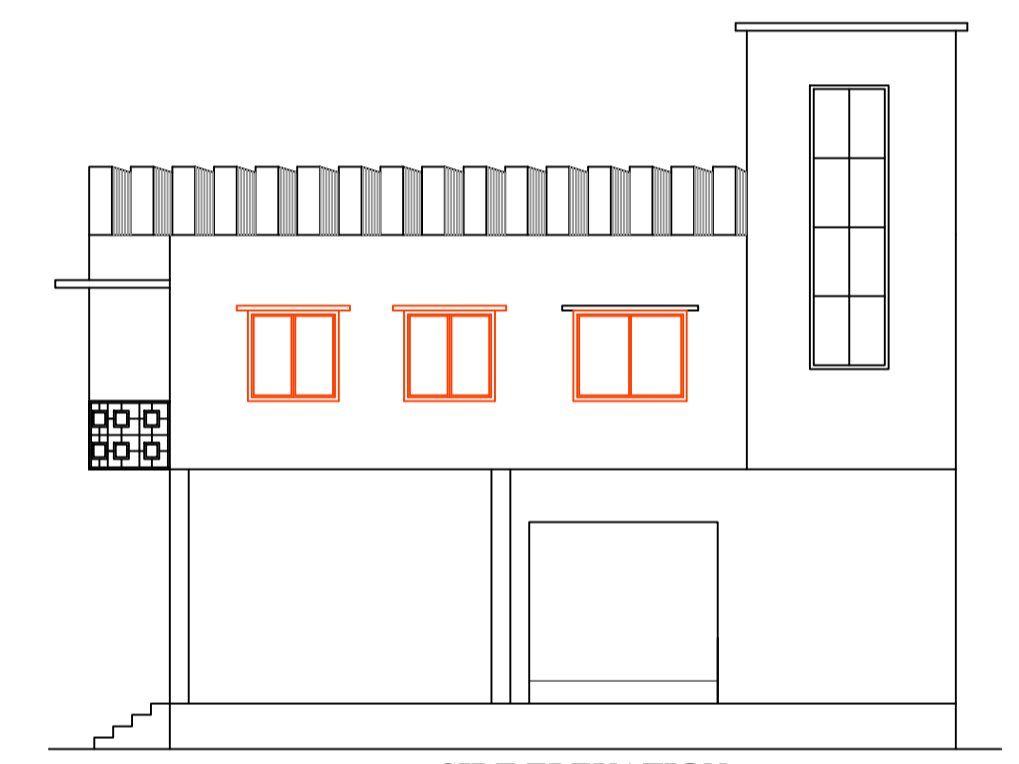
PLAN OF RAIN WATER RECHARGE PIT (Scale - (1:50))

Proposal Basic Information

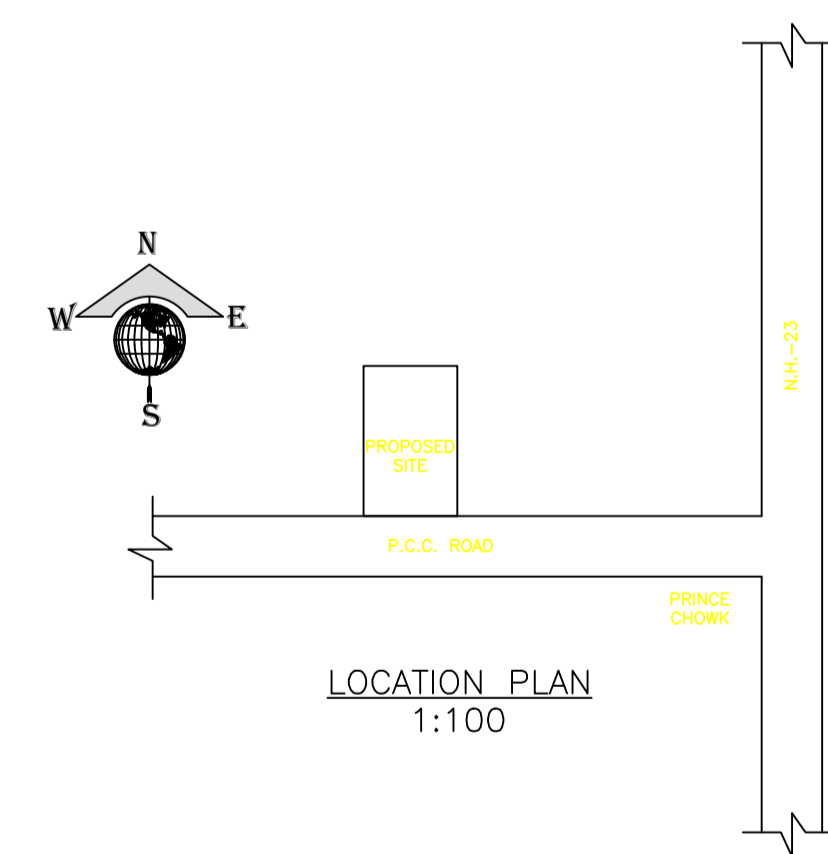
Proposal File No.	SINPC/BP/0359/W03/2022
Owner Name	AKASH KUMAR AND SHIV NIWAS KUMAR
Khata No	12
Plot No	5011
Village Name	Goira
Use	Mixed
SubUse	Resi+Comm



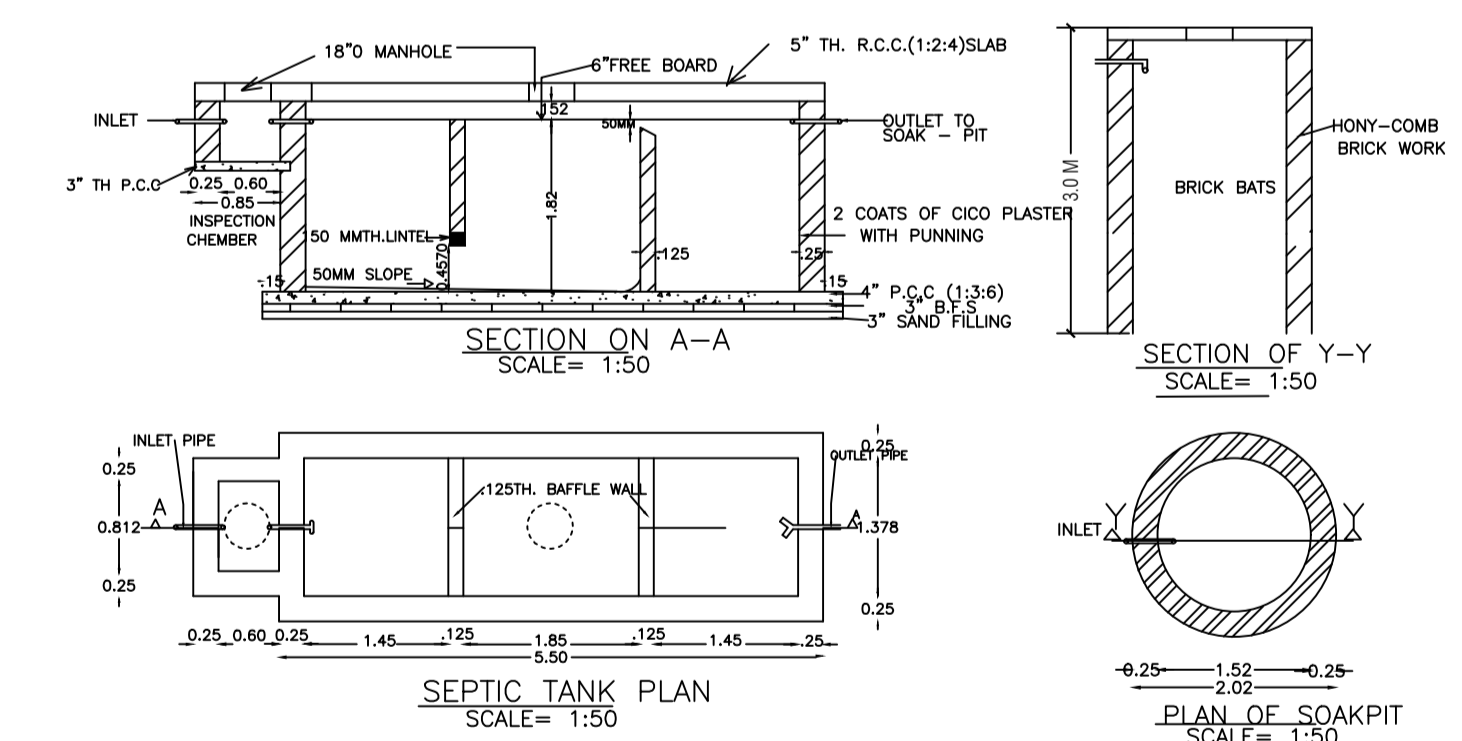
FRONT ELEVATION



SIDE ELEVATION

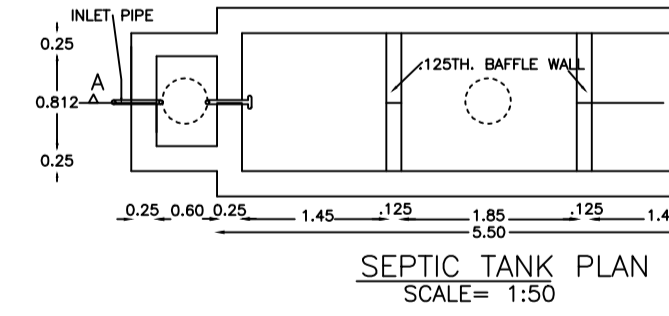


LOCATION PLAN 1:100

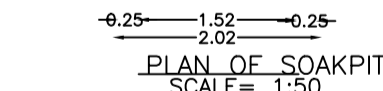


SECTION ON A-A (SCALE= 1:50)

SECTION OF Y-Y (SCALE= 1:50)



SEPTIC TANK PLAN (SCALE= 1:50)



PLAN OF SOAKPIT (SCALE= 1:50)

Building :ABC (123)

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.)
		Parking	Resi.	Commercial				
Ground Floor	62.40	26.28	0.00	36.12	36.12	36.12	01	
First Floor	79.65	0.00	79.65	0.00	79.65	79.65	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	142.05	26.28	79.65	36.12	115.77	115.77	02	
Total Number of Same Buildings	1							
Total :	142.05	26.28	79.65	36.12	115.77	115.77	02	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	D3	0.75	2.10	02
ABC (123)	D2	0.90	2.10	02
ABC (123)	D1	1.00	2.10	02
ABC (123)	D1	1.05	2.10	01
ABC (123)	D2	1.20	2.10	01
ABC (123)	RS	2.49	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

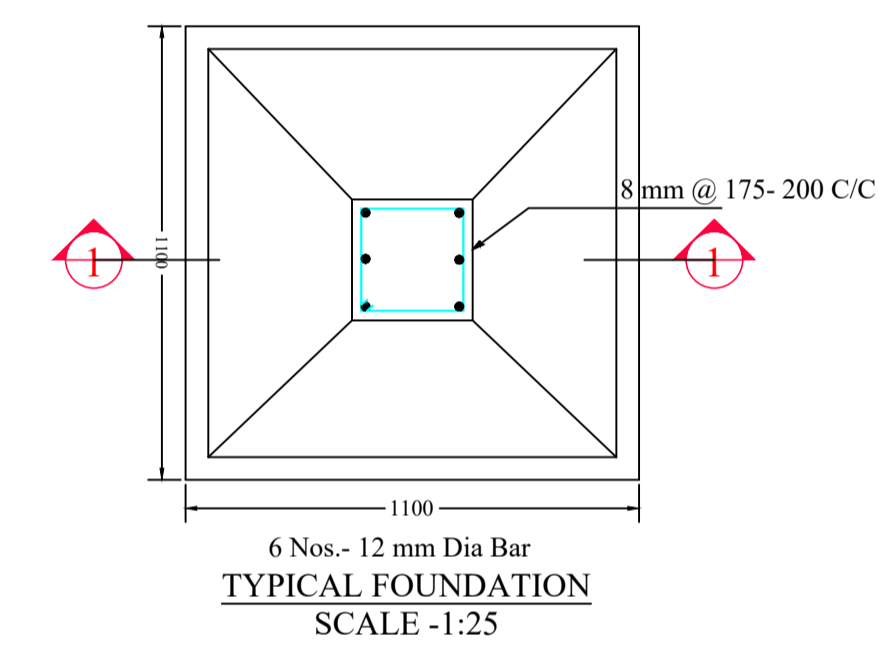
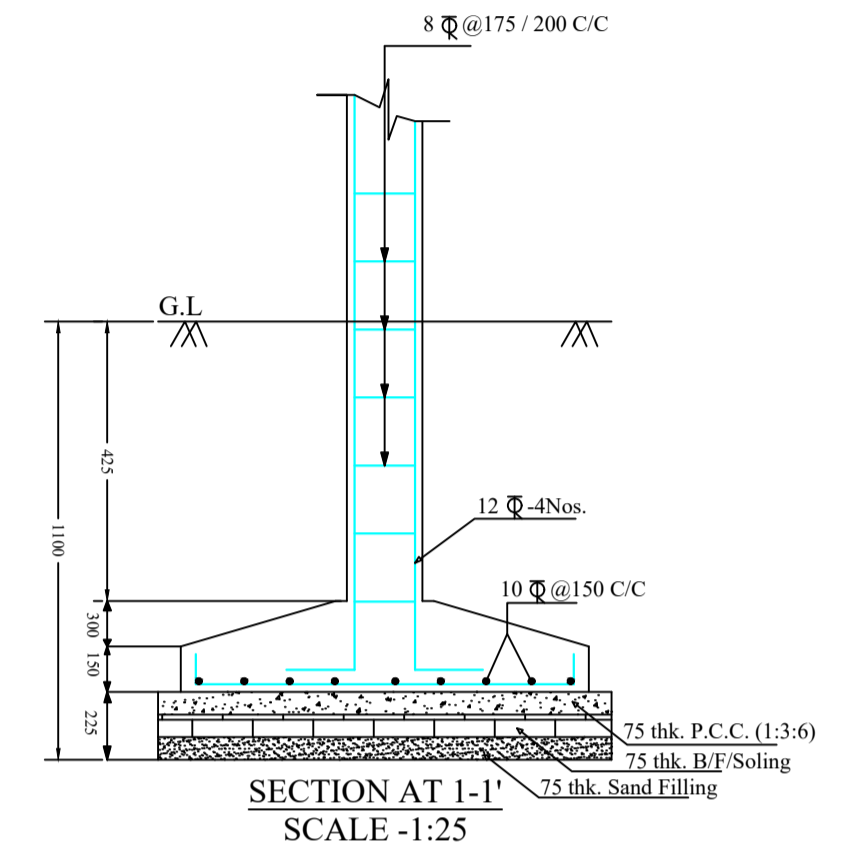
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	V	0.60	1.20	02
ABC (123)	W	1.20	1.20	03
ABC (123)	W	1.50	1.20	03

UnitBUA Table for Building :ABC (123)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SPTS	OTHER	36.12	36.02	2	1
FIRST FLOOR PLAN	SPLIT SPTS	FLAT	79.65	79.58	7	1
Total:	-	-	115.77	115.60	9	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD RAGIB SAYEED SINPC/ENG/0001/2017			

Proposal Basic Information	
Proposal File No.	SINPC/BP/0359/W03/2022
Owner Name	AKASH KUMAR AND SHIV NIWAS KUMAR
Khata No	12
Plot No	5011
Village Name	Gotra
Use	Mixed
SubUse	Resi+Comm



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD RAGIB SAYEED SINPC/ENG/0001/2017			