

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A1 (RESIDENCE)	1	321.35	321.35	321.35	321.35	02
Grand Total	1	321.35	321.35	321.35	321.35	02

Proposal Basic Information

Proposal File No.	SINPC/BP/0349/W06/2022
Owner Name	PAUL EDWIN XALXO
Khata No	30
Plot No	2331
Village Name	Khijri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO: 1.0.64
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SIMDEGA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA
Inward No: SINPC/BP/0349/W06/2022	PlotSubPlot No: 2331
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) 1821.10
Deduction for NetPlot Area	
Surrender Free of Cost	64.97
Total	64.97
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1756.13
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	64.97
Common Plot	107.35
Total	172.33
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1648.77
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 1756.13
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 1821.10
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	878.07
Proposed Coverage Area (8.70 %)	152.85
Total Prop. Coverage Area (8.7 %)	152.85
Balance coverage area (41.30 %)	725.22
FAR CHECK	
Perm. FAR Area (1.500)	2731.65
Total Perm. FAR area	2731.65
Residential FAR	321.35
Proposed FAR Area	321.35
Total Proposed FAR Area	321.35
Consumed FAR (Factor)	0.18
Balance FAR Area	2410.30
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	321.35
ARCHITECT (Regd)	MAHENDRA MEHTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PAUL EDWIN XALXO
DEVELOPMENT AUTHORITY	LOCAL BODY

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.
A1 (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1	2	-	-	-	-
			> 0	1	2.00	-	-	1	1	-	-
Total :			-	-	-	-	2	2	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	34.21
Total Car	2	25.00	2	34.21
Visitor's Car Parking	-	-	1	17.10
Total Visitor Parking	1	12.50	1	17.10
TwoWheeler	-	-	2	11.54
Total TwoWheeler	-	-	2	11.54
Total		37.50		74.39

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

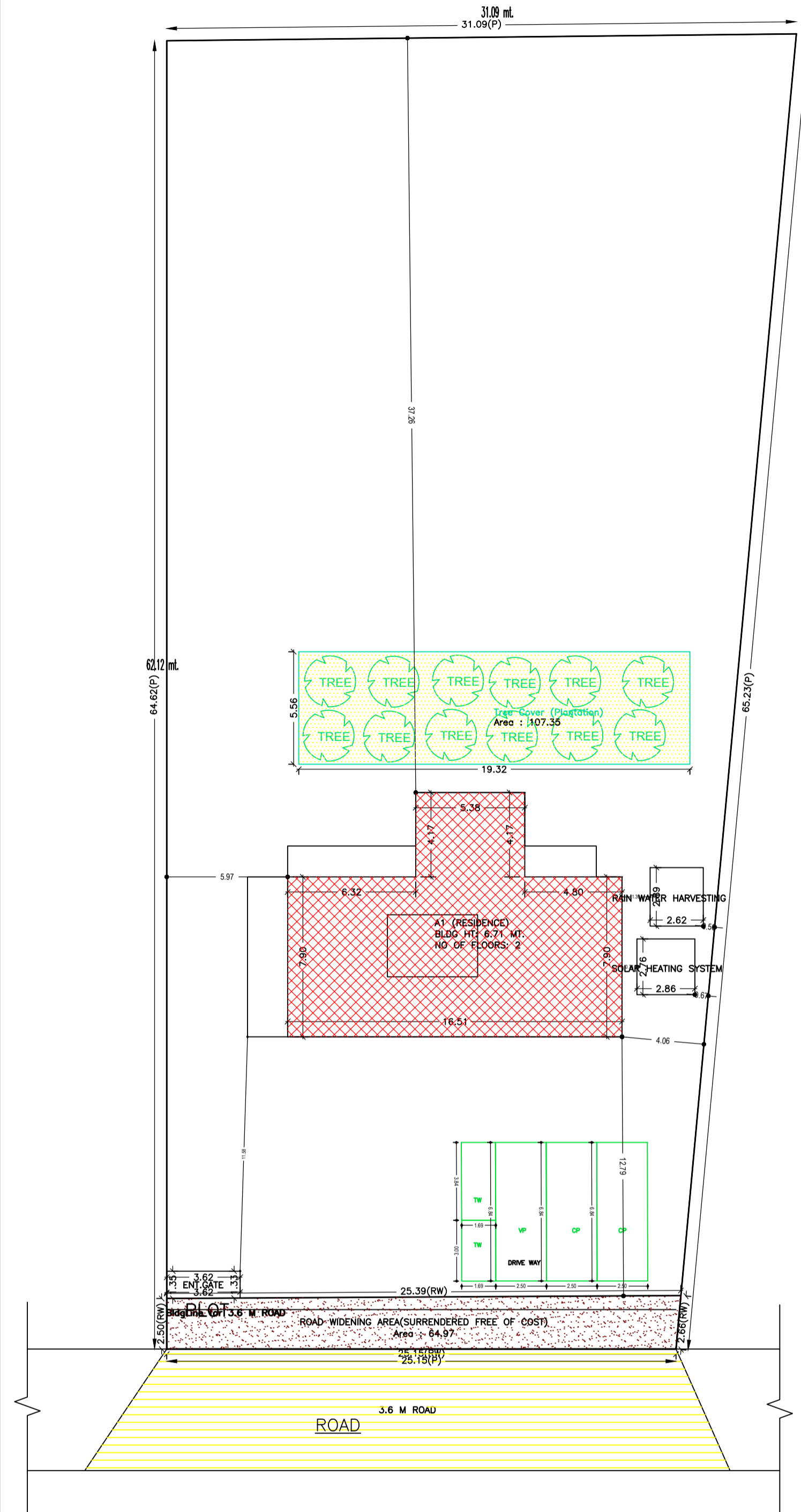
Floor Name	Building Name A1 (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	152.85	152.85	152.85	152.85
First Floor	168.50	168.50	168.50	168.50
Terrace Floor	0.00	0.00	0.00	0.00
Total	321.35	321.35	321.35	321.35

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

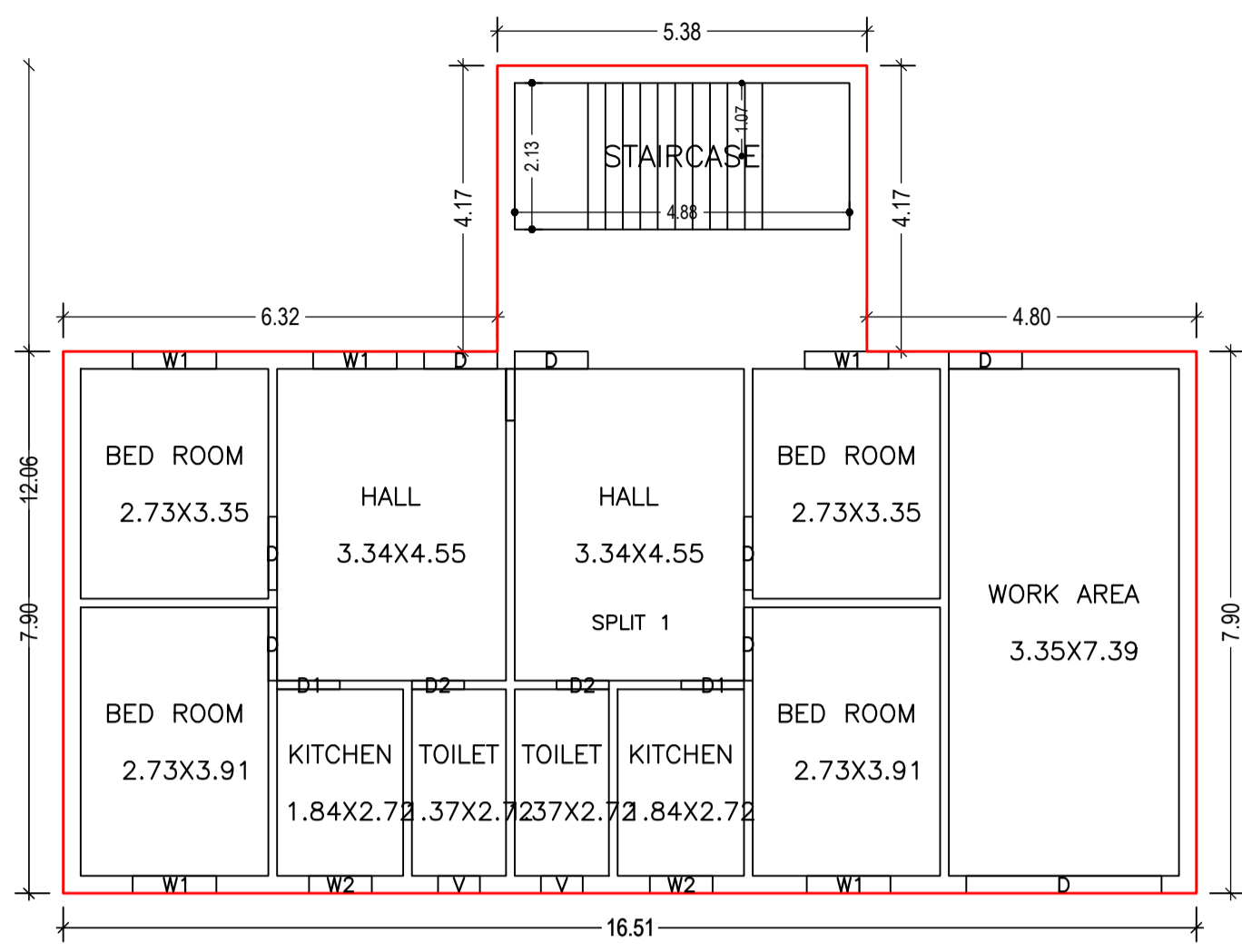
SITE PLAN

(Scale - 1:200)

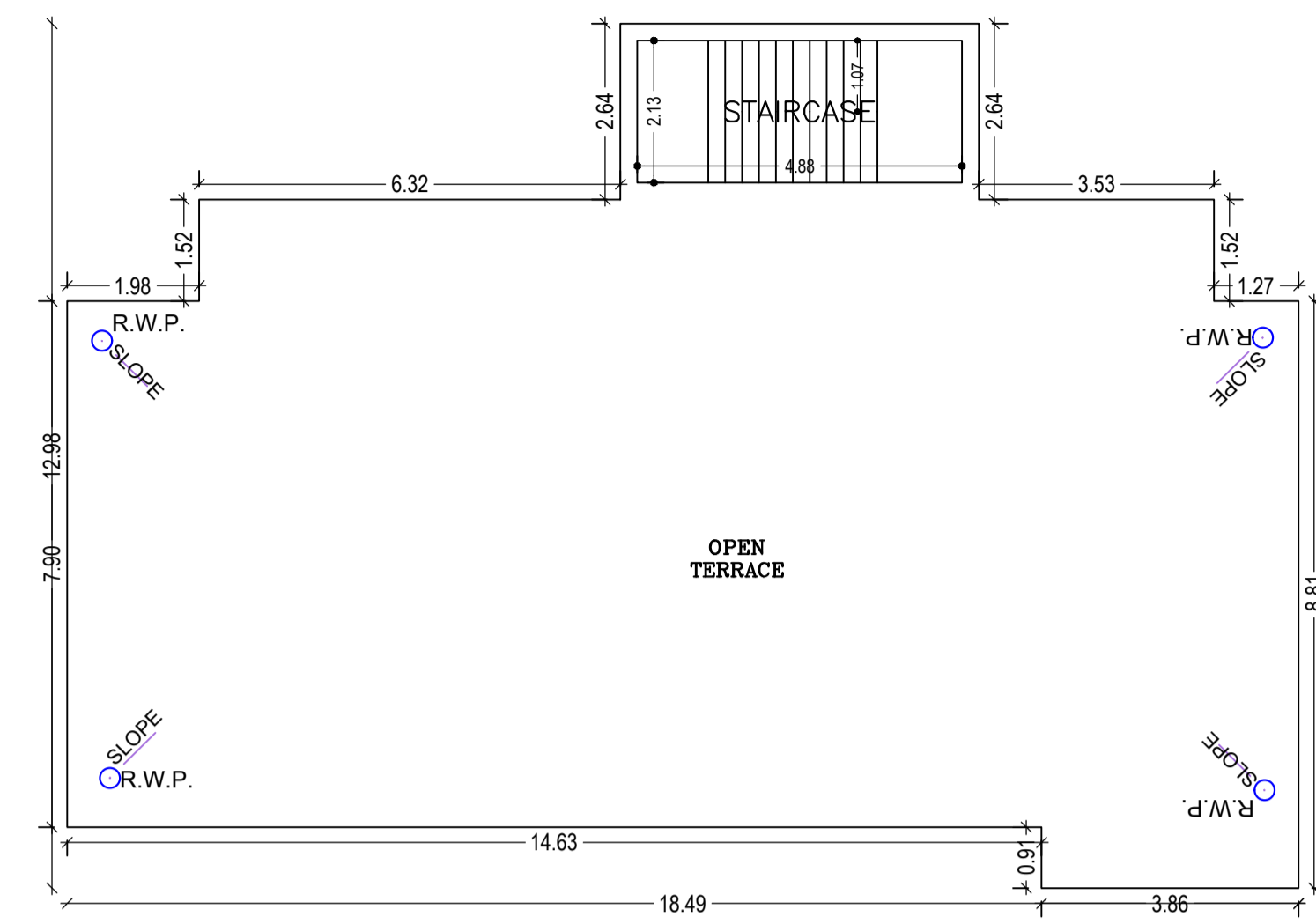


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			

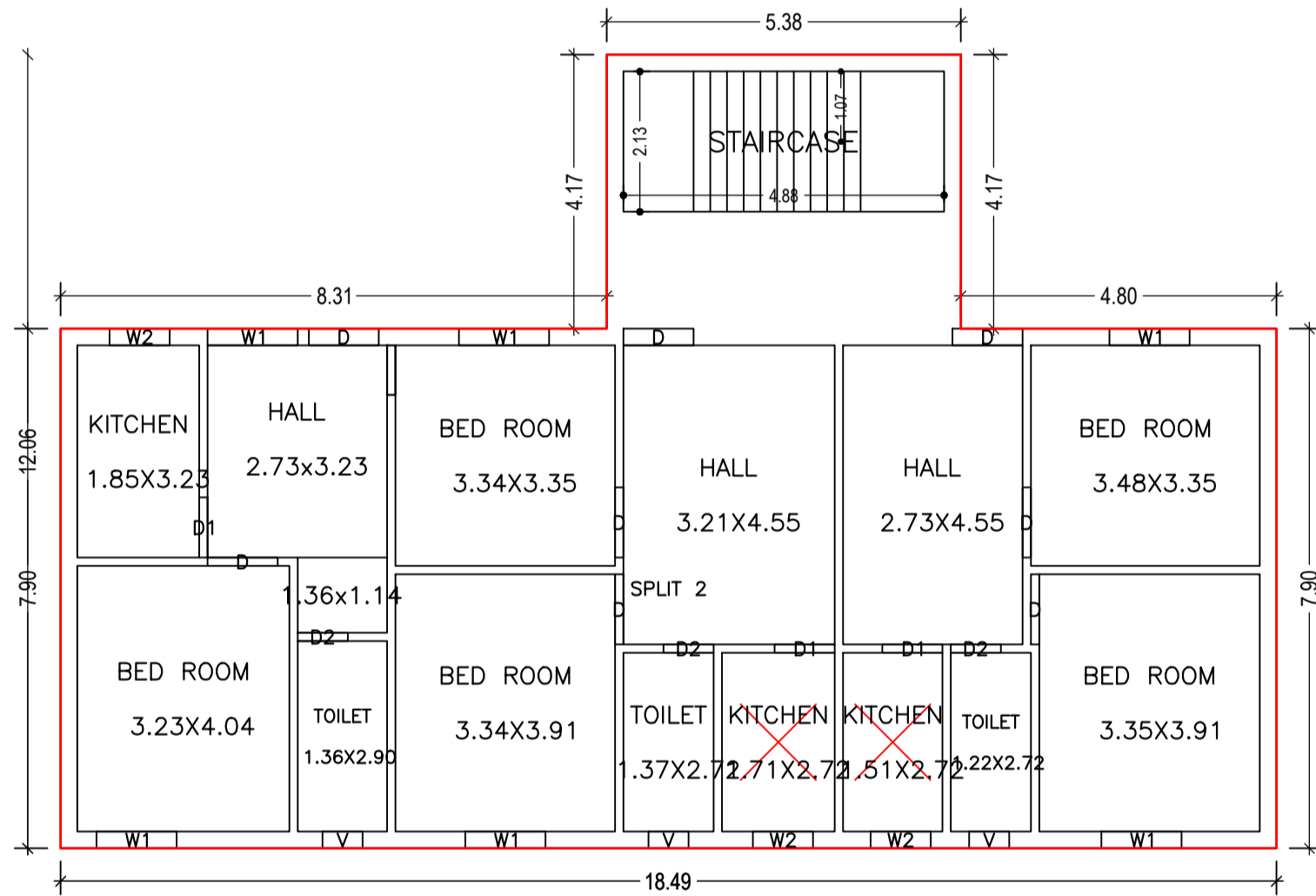
Proposal Basic Information	
Proposal File No.	SINPC/0349/W06/2022
Owner Name	PAUL EDWIN XALXO
Khata No	30
Plot No	2331
Village Name	Khijri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



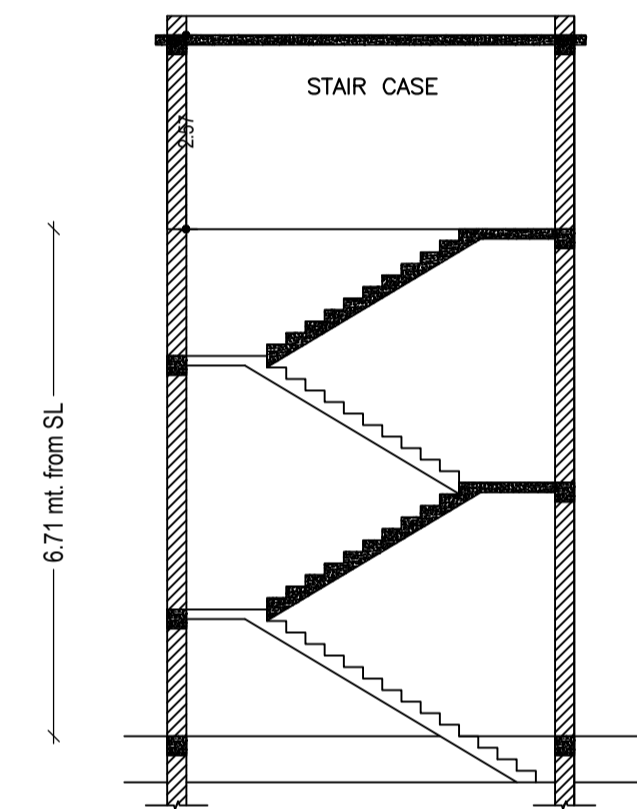
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



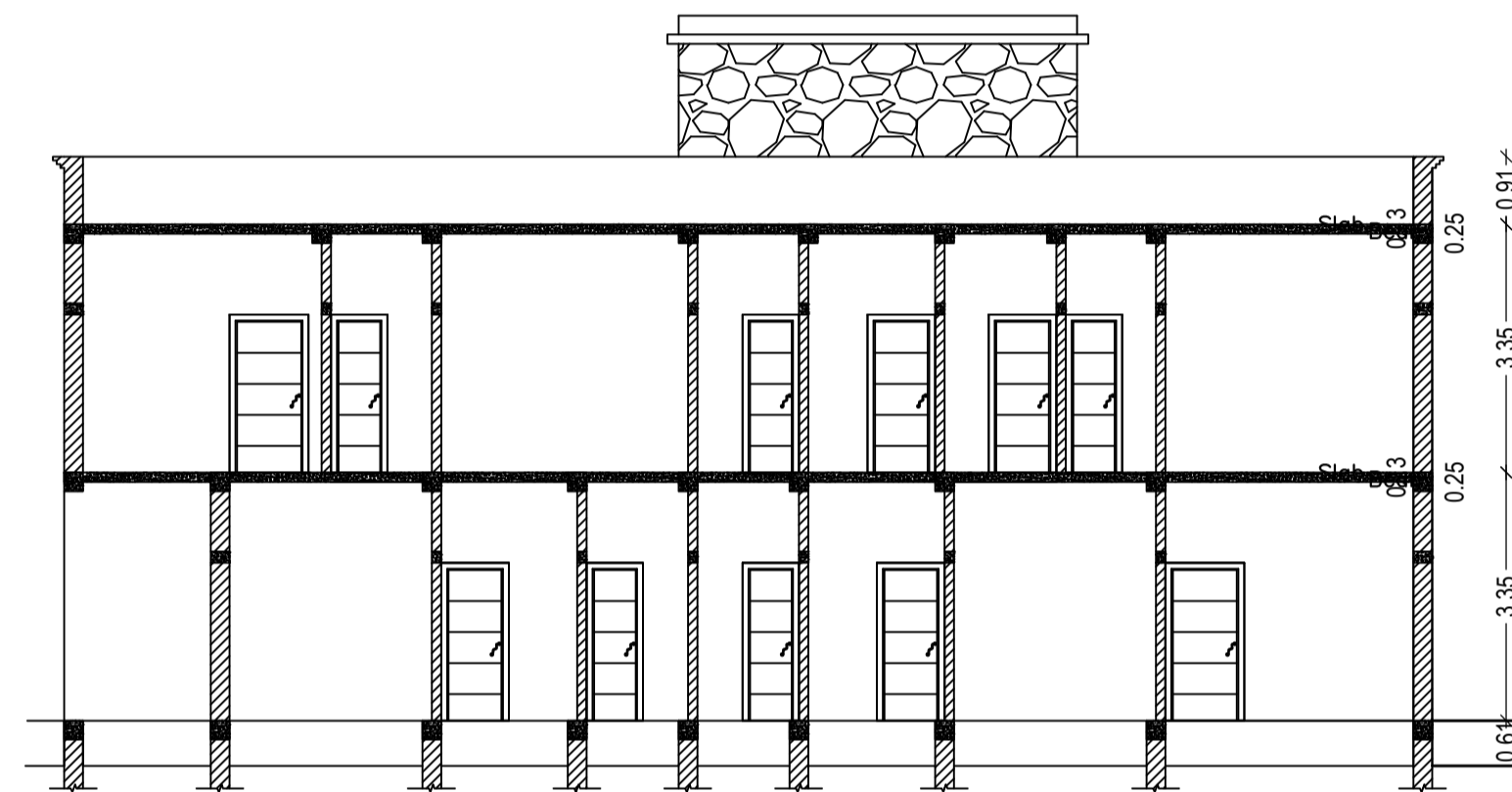
TERRACE FLOOR PLAN (SCALE 1:100)



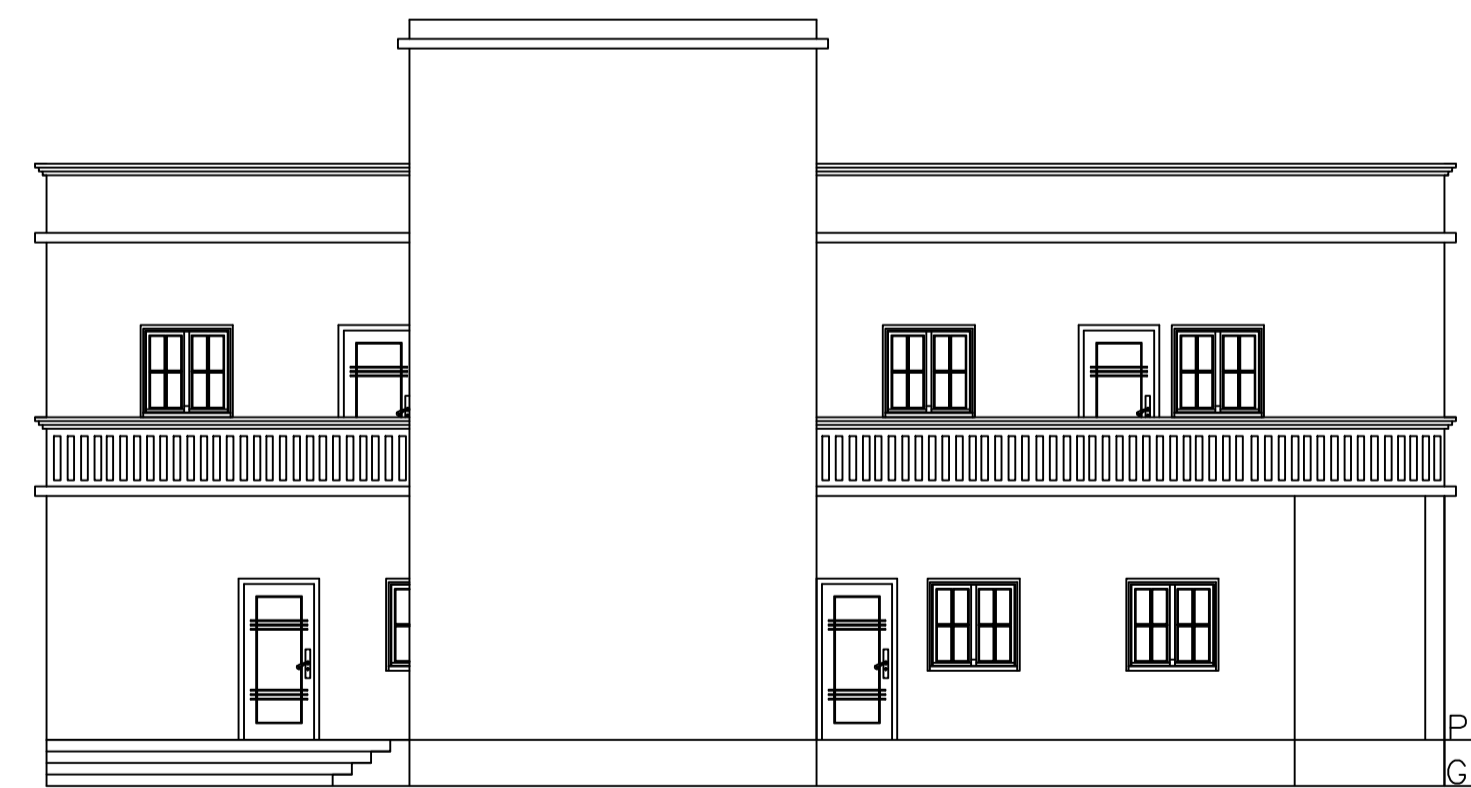
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



SECTION ON (SCALE 1:100)



SECTION ON (SCALE 1:100)



RIGHT SIDE ELEVATION (SCALE 1:100)

SCHEDULE OF DOOR:

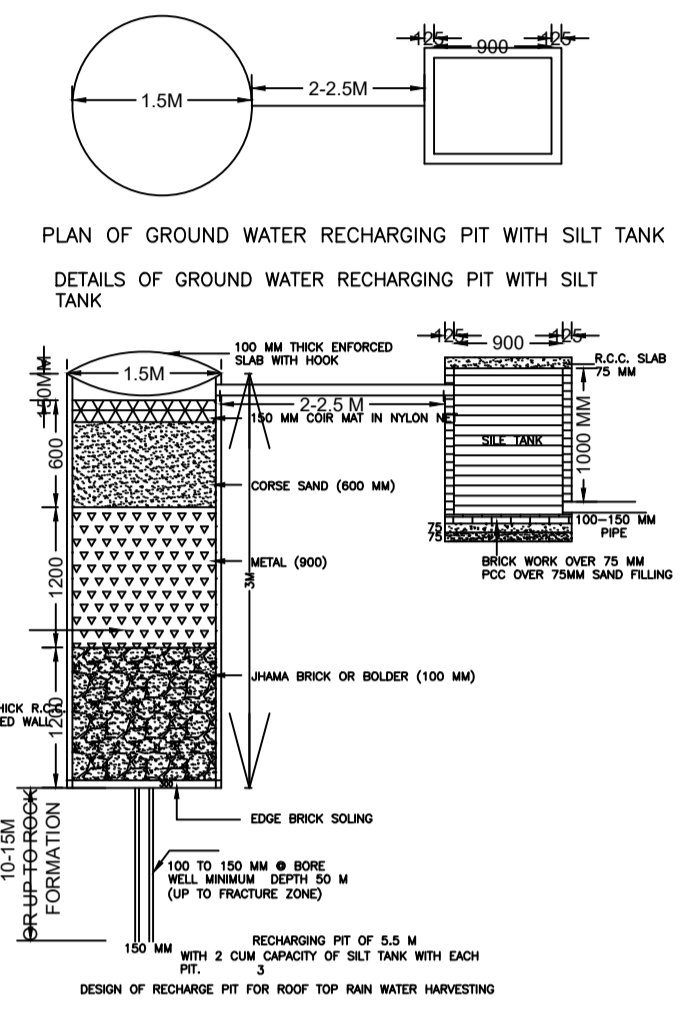
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D2	0.76	2.10	05
A1 (RESIDENCE)	D1	0.91	2.10	05
A1 (RESIDENCE)	D	1.07	2.10	15
A1 (RESIDENCE)	D	2.84	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

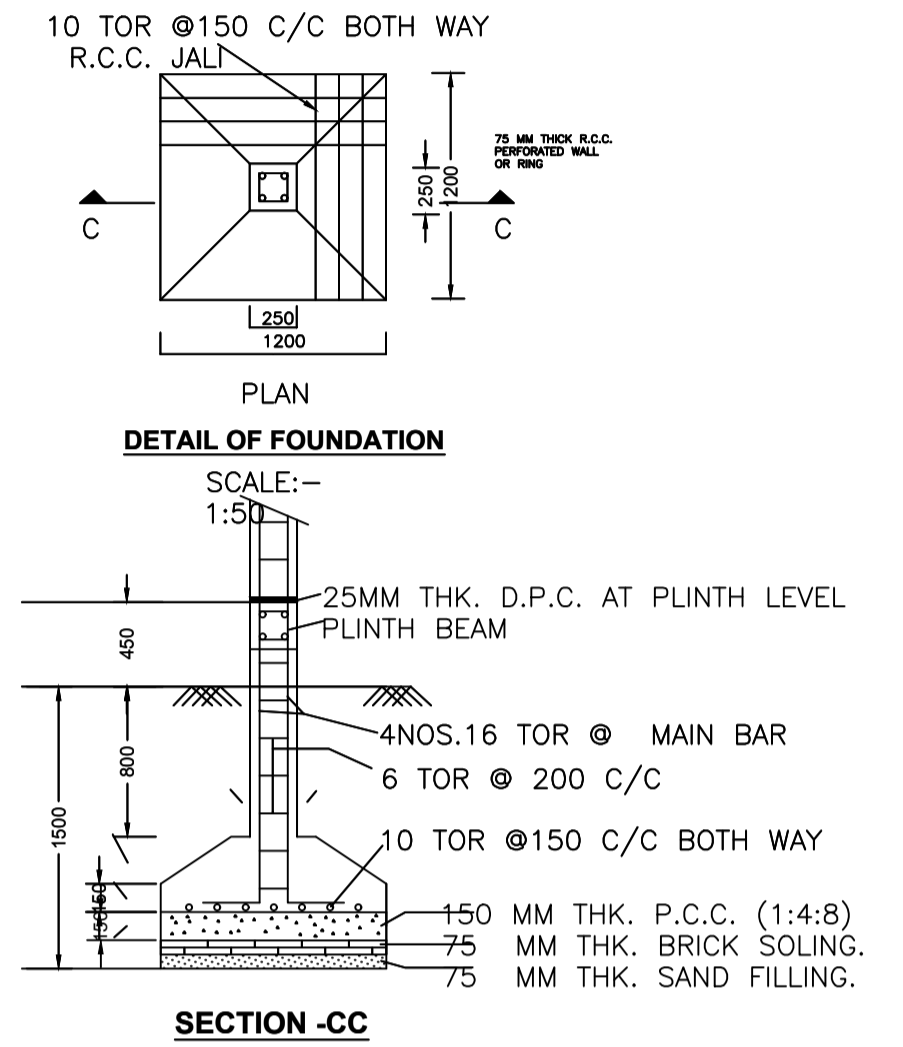
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.61	1.20	05
A1 (RESIDENCE)	W2	0.91	1.20	05
A1 (RESIDENCE)	W1	1.22	1.20	09
A1 (RESIDENCE)	W1	1.37	1.20	02

UnitBUA Table for Building :A1 (RESIDENCE)

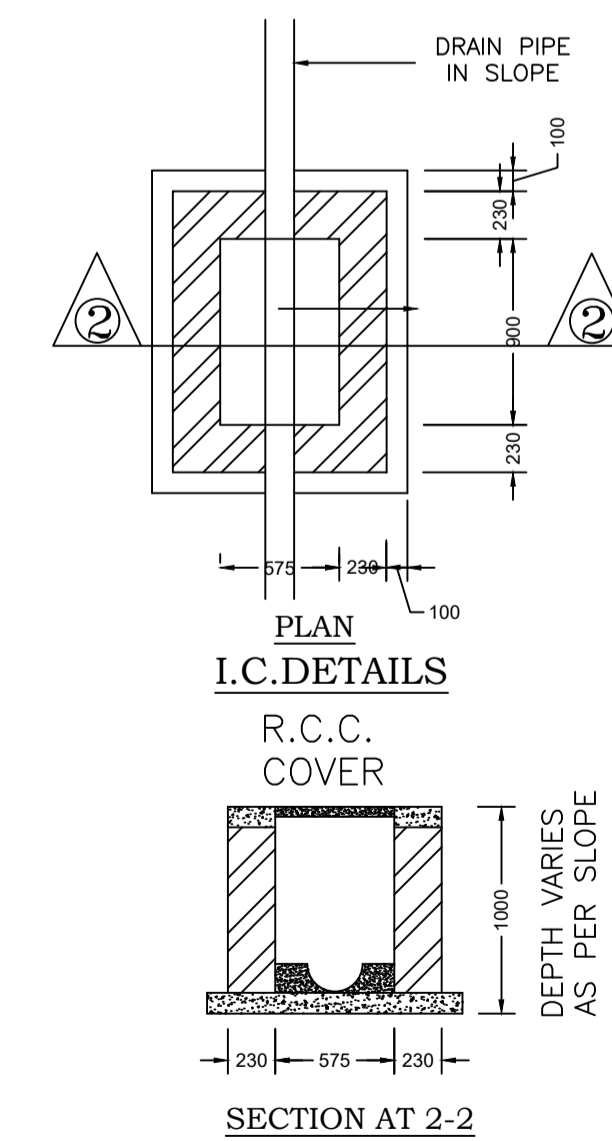
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	118.28	118.18	11	1
FIRST FLOOR PLAN	SPLIT 2	FLAT	132.92	132.83	14	1
Total:	-	-	251.20	251.01	25	2



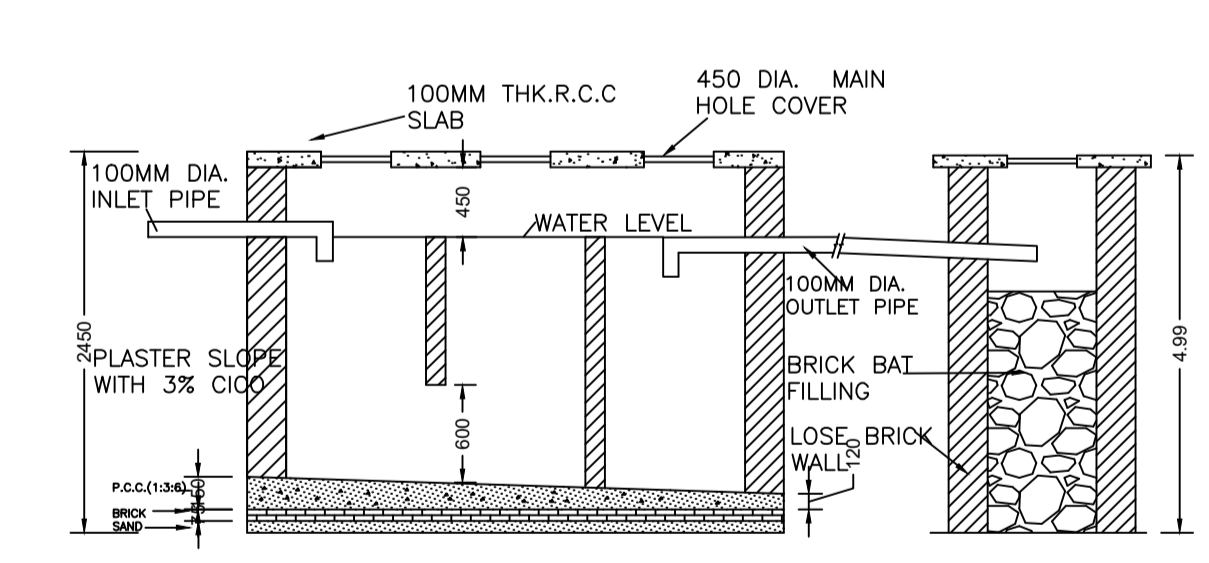
DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



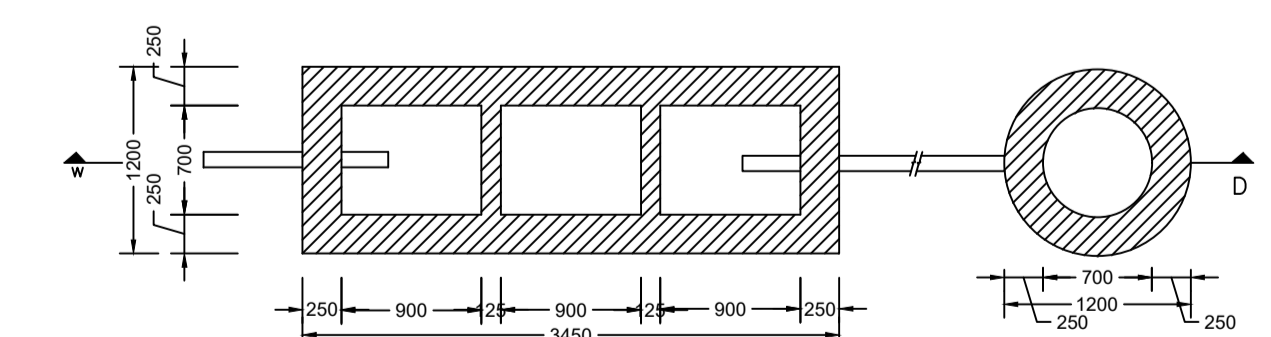
DETAIL OF FOUNDATION



I.C. DETAILS



SECTION-DD



DETAIL OF SEPTIC TANK & SOAKPIT.

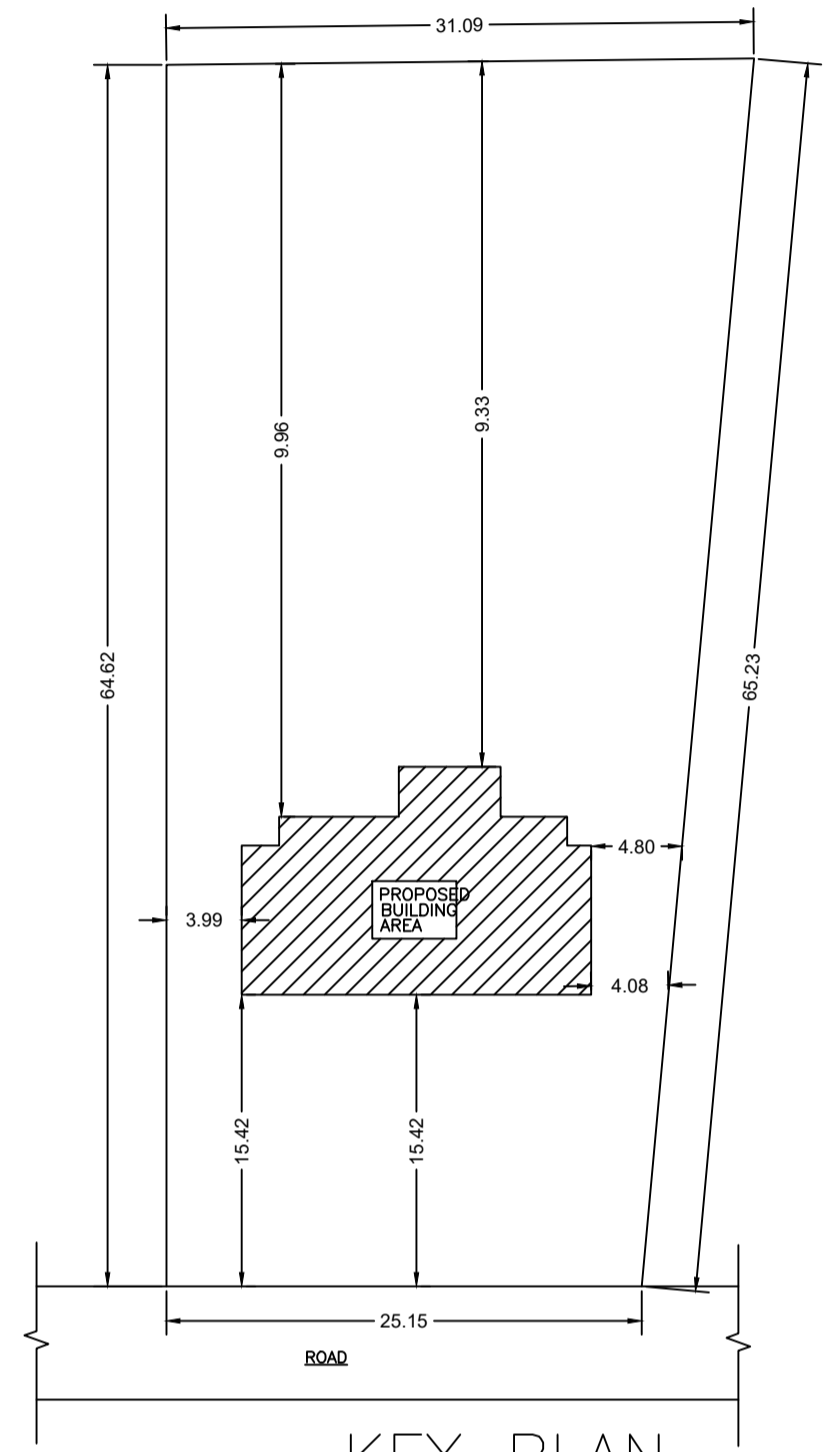
Building :A1 (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	152.85	152.85	152.85	152.85	01
First Floor	168.50	168.50	168.50	168.50	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	321.35	321.35	321.35	321.35	02
Total Number of Same Buildings	1				
Total:	321.35	321.35	321.35	321.35	02

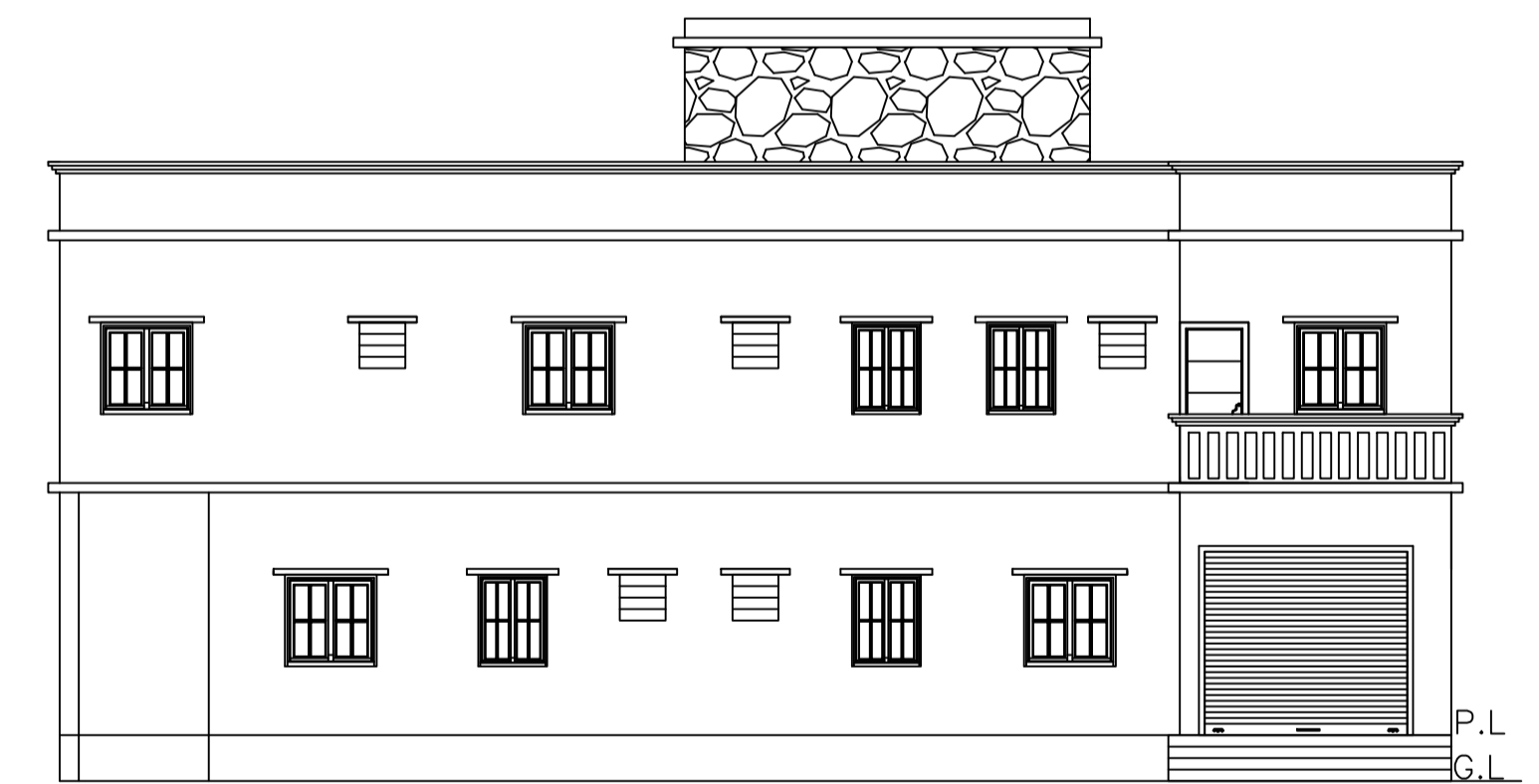
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KEY PLAN
SCALE 1:200



FRONT ELEVATION
SCALE 1:100

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MAHENDRA MEHTA SINPC/DFTMN/0002/2022			