

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.)	Tnmt (No.)
A1 (RESIDENCE)	1	303.02	37.60	265.42	265.42	265.42	01
Grand Total :	1	303.02	37.60	265.42	265.42	265.42	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0351/W01/2022
Owner Name	XAVIER KUJUR
Khata No	67
Plot No	2749
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT

VERSION NO : 1.0.66
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/0351/W01/2022	PlotSubPlot No: 2749
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.
Area of Plot	(A)	395.09
Deduction for NetPlot Area		
Surrender Free of Cost		71.57
Total		71.57
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	323.52
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		71.57
Common Plot		38.45
Total		110.02
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	285.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	323.52
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	395.09

COVERAGE CHECK

Permissible Coverage area (60.00 %)	194.11
Proposed Coverage Area (30.29 %)	97.98
Total Prop. Coverage Area (30.29 %)	97.98
Balance coverage area (29.71 %)	96.13

FAR CHECK

Perm. FAR Area (1.500)	592.64
Total Perm. FAR area	592.64
Residential FAR	265.43
Proposed FAR Area	265.43
Total Proposed FAR Area	265.43
Consumed FAR (Factor)	0.67
Balance FAR Area	327.21

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	303.02
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ARCHITECT (Regd) MAHENDRA MEHTA
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) XAVIER KUJUR

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

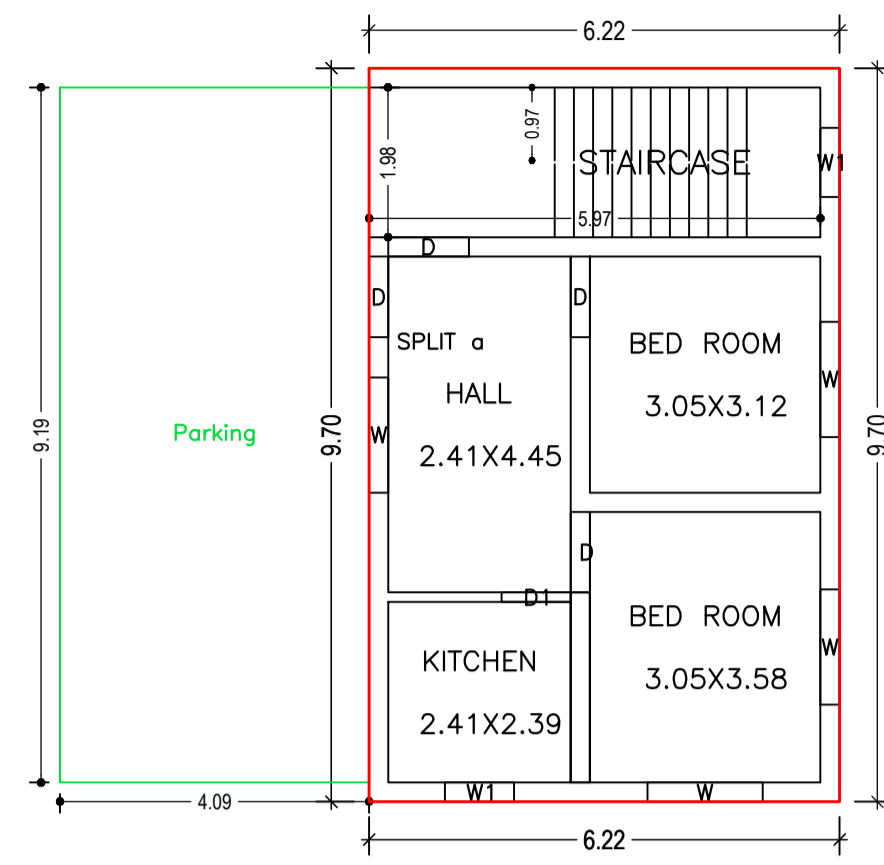
Floor Name	Building Name A1 (RESIDENCE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	97.98	60.38	97.98	60.38
First Floor	102.52	102.52	102.52	102.52
Second Floor	102.52	102.52	102.52	102.52
Terrace Floor	0.00	0.00	0.00	0.00
Total :	303.02	265.42	303.02	265.42

Building USE/SUBUSE Details

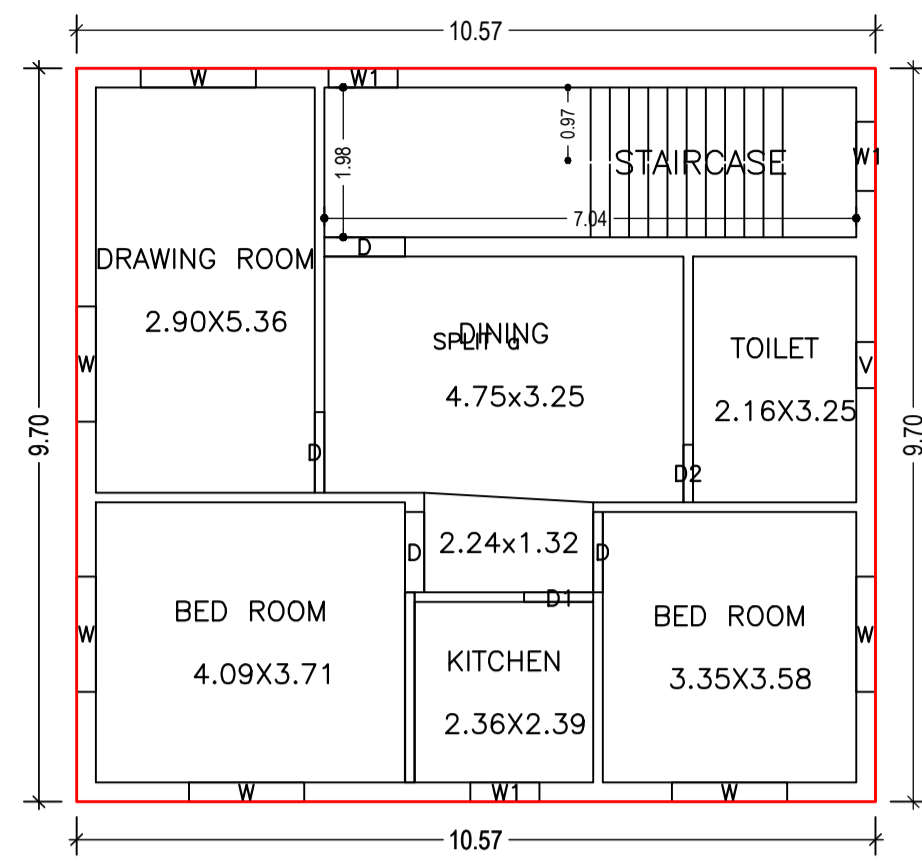
Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

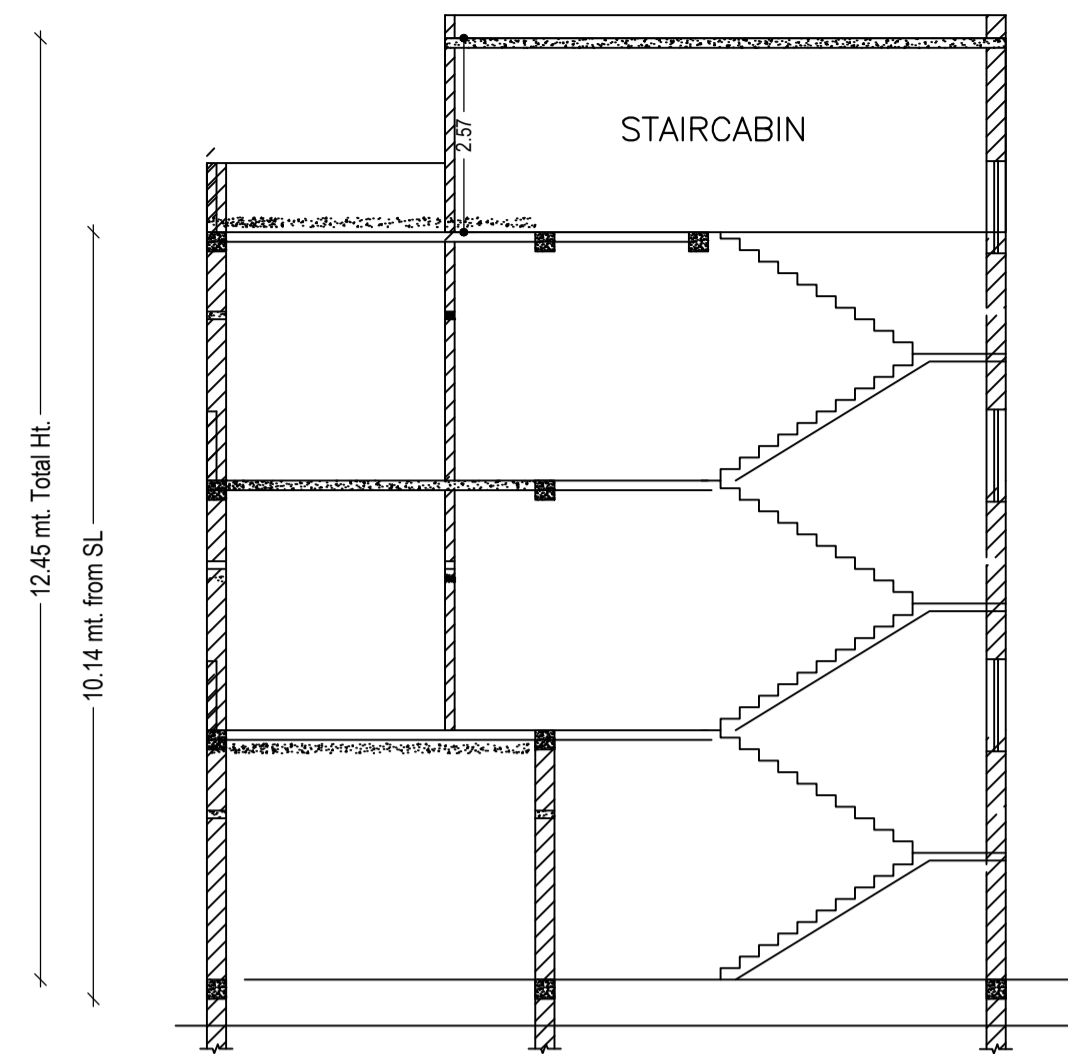
Proposal Basic Information	
Proposal File No.	SINPC/BP/0351/W01/2022
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Village Name	Gotra
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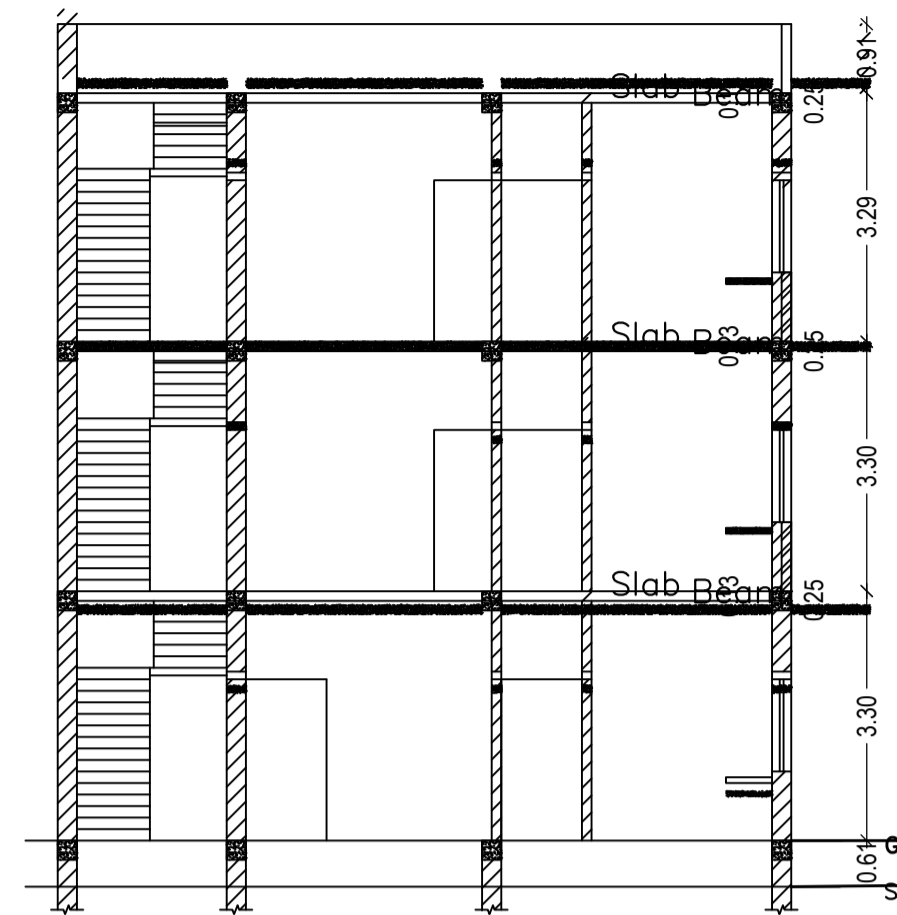
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



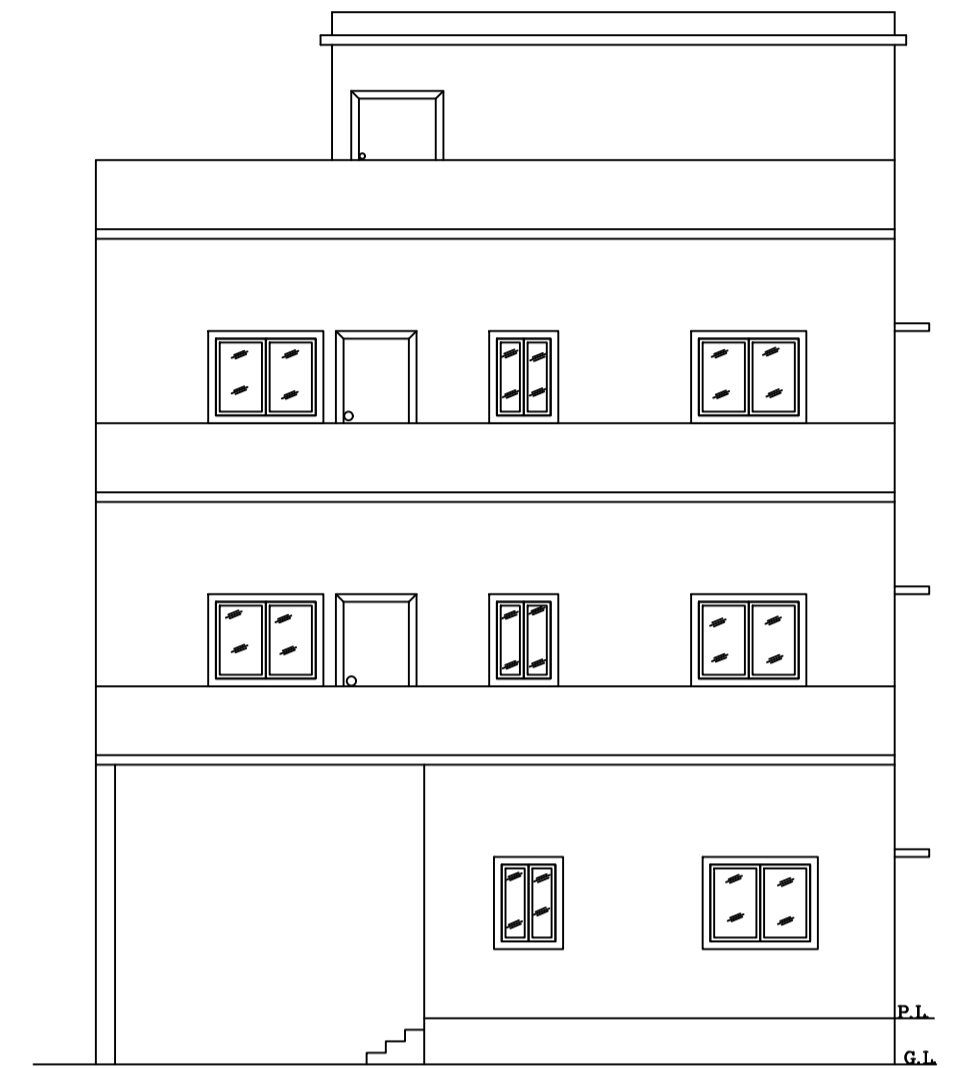
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



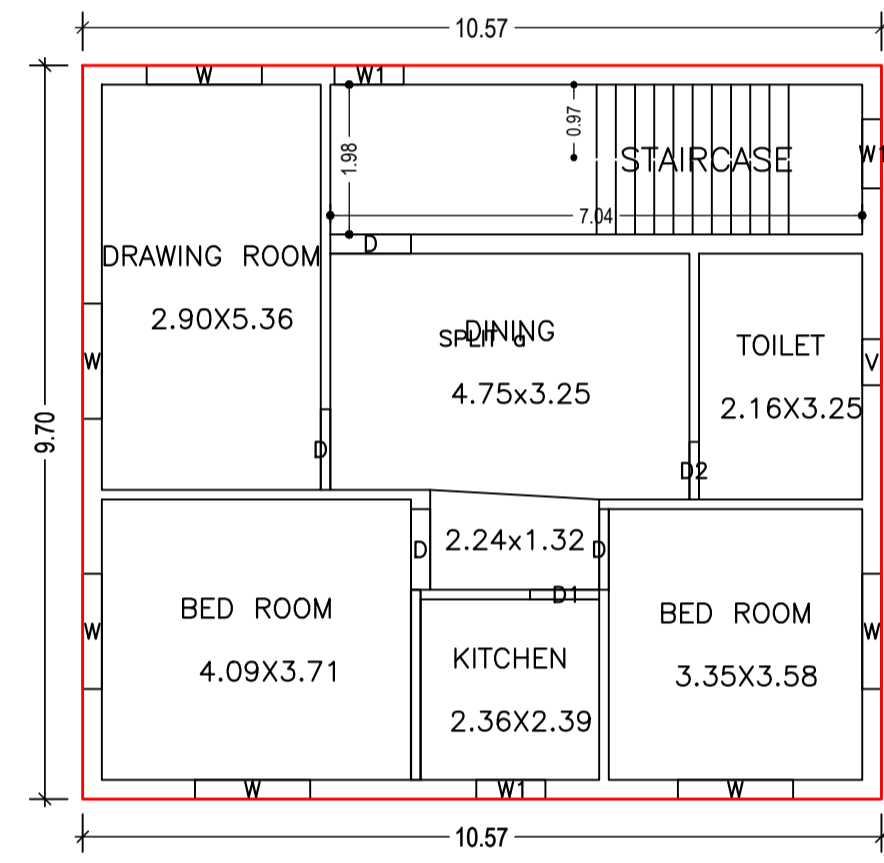
SECTION ON SCALE 1:100



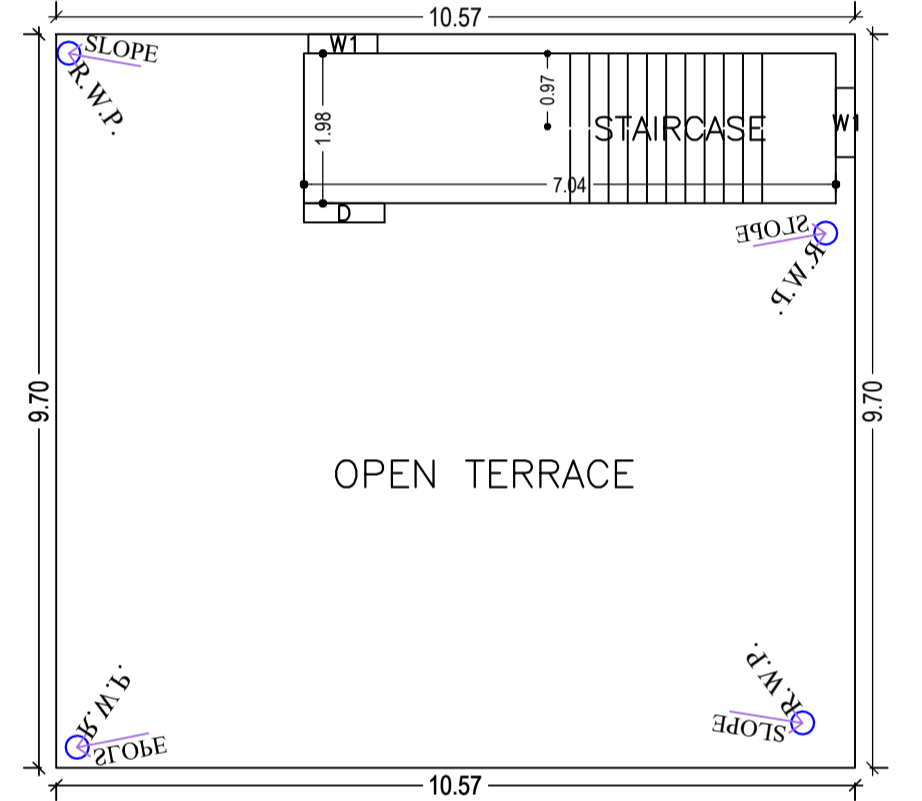
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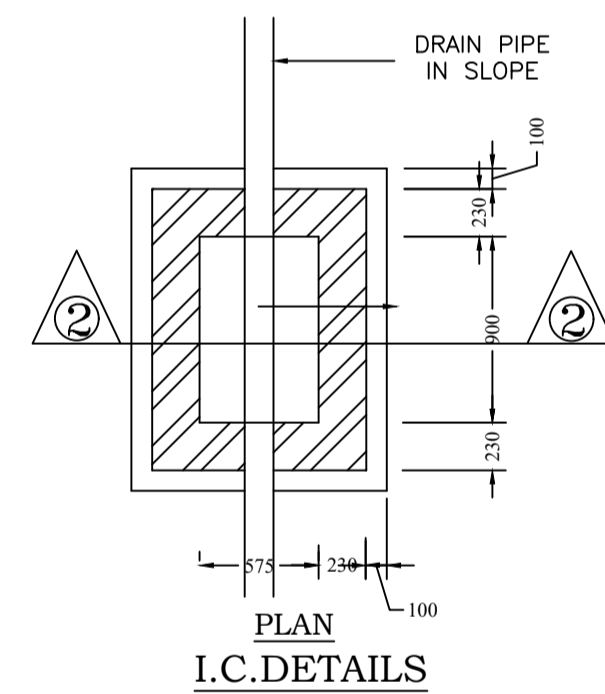
FRONT ELEVATION SCALE 1:100



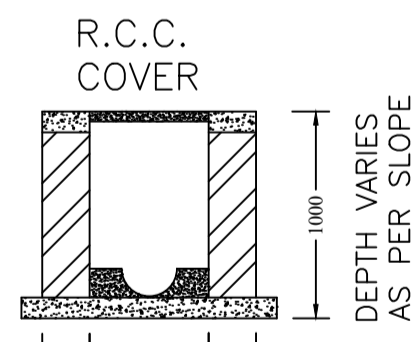
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



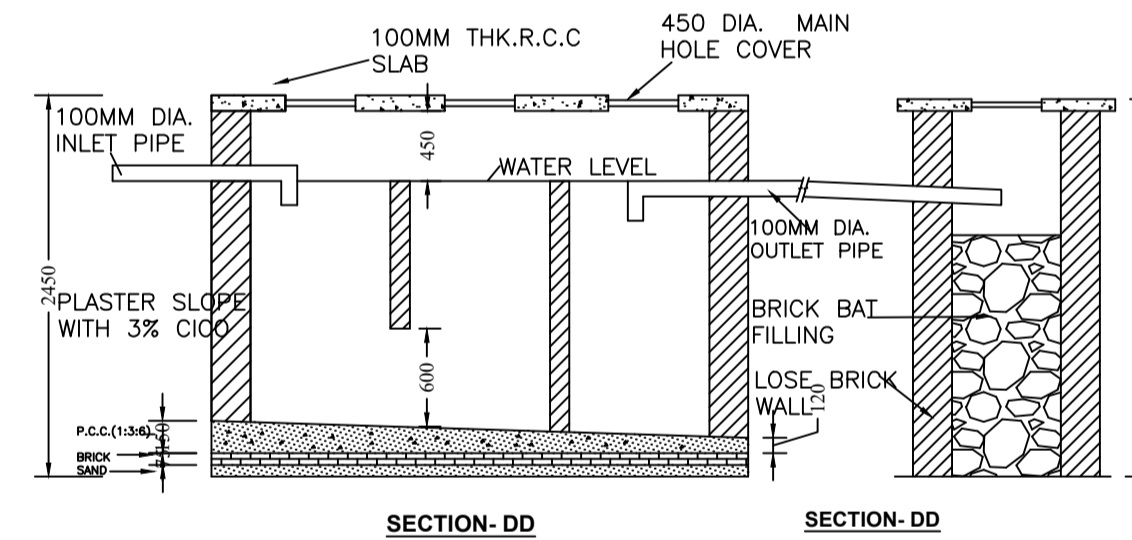
TERRACE FLOOR PLAN (SCALE 1:100)



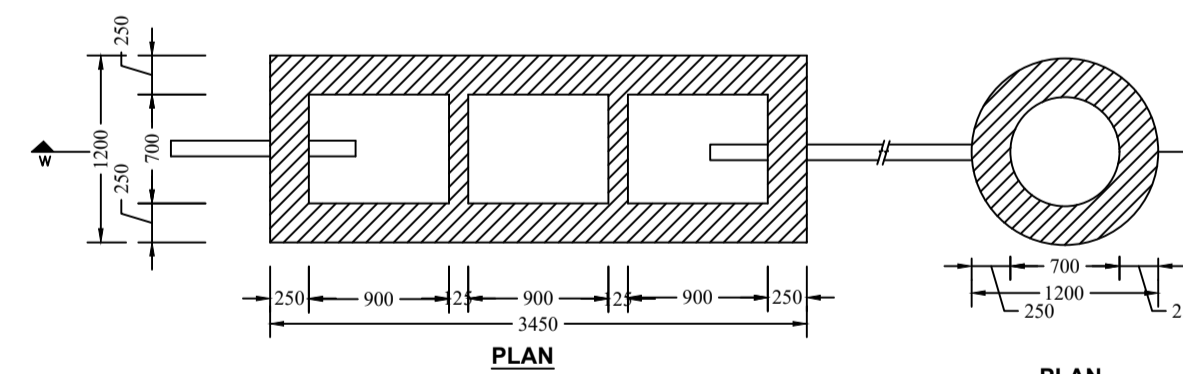
PLAN I.C. DETAILS



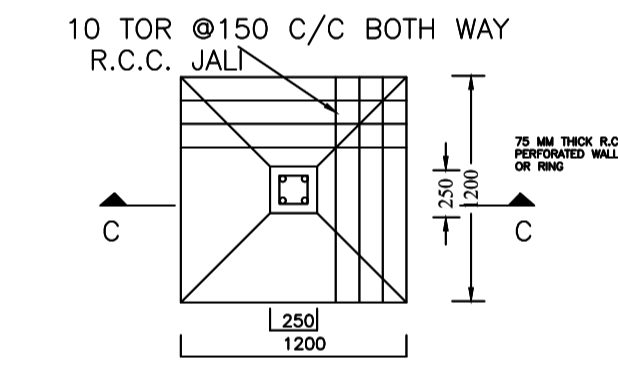
SECTION AT 2-2



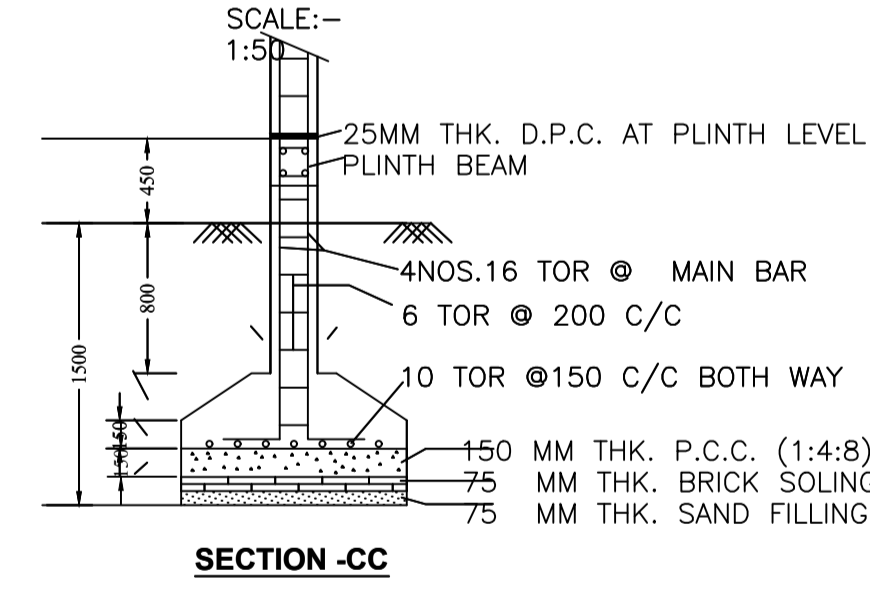
SECTION-DD



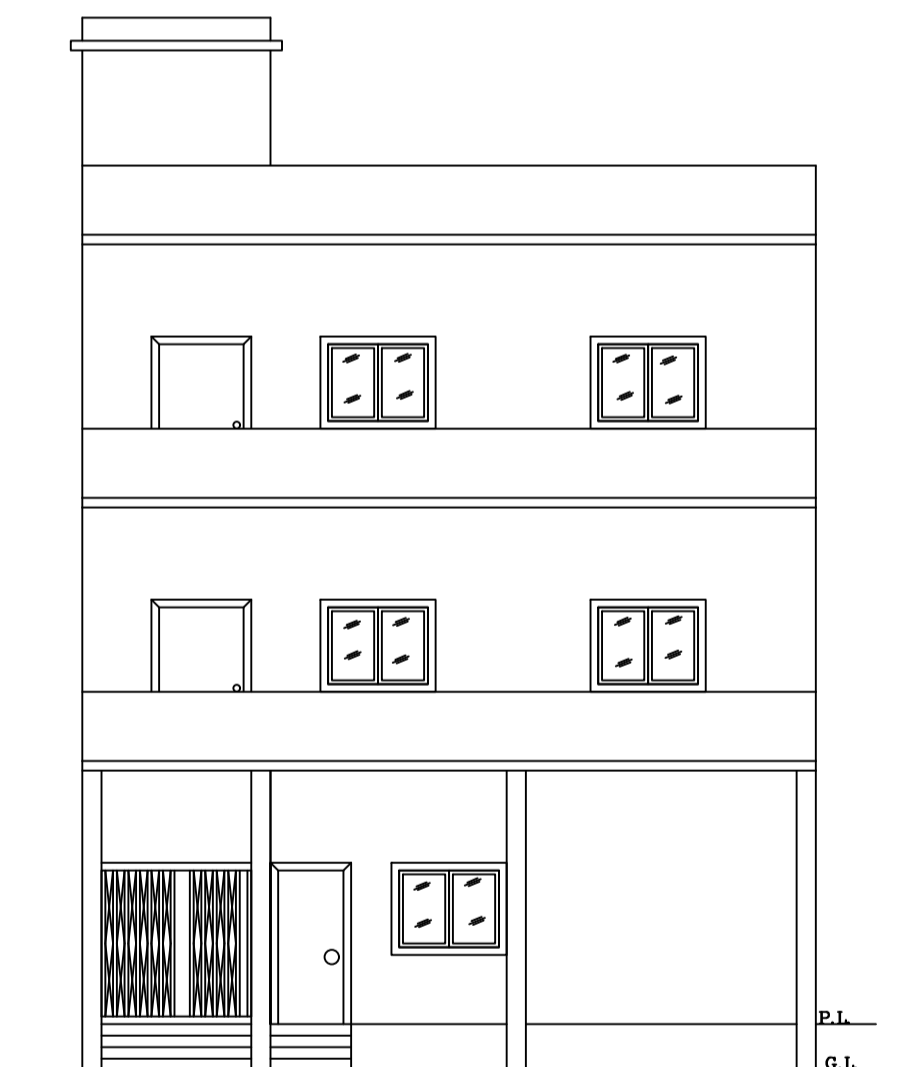
DETAIL OF SEPTIC TANK & SOAKPIT



PLAN DETAIL OF FOUNDATION



SECTION-CC



RIGHT SIDE ELEVATION SCALE 1:100

Building :A1 (RESIDENCE)

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.)	Trmt (No.)
		Parking	Resi.				
Ground Floor	97.98	37.60	60.38	60.38	60.38	0.00	01
First Floor	102.52	0.00	102.52	102.52	102.52	0.00	00
Second Floor	102.52	0.00	102.52	102.52	102.52	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	303.02	37.60	265.42	265.42	265.42	0.00	01
Total Number of Same Buildings	1						
Total :	303.02	37.60	265.42	265.42	265.42	0.00	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D2	0.76	2.10	02
A1 (RESIDENCE)	D1	0.91	2.10	03
A1 (RESIDENCE)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

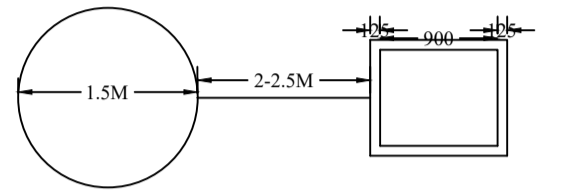
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.61	1.20	02
A1 (RESIDENCE)	W1	0.91	1.20	10
A1 (RESIDENCE)	W	1.52	1.20	16

UnitBUA Table for Building :A1 (RESIDENCE)

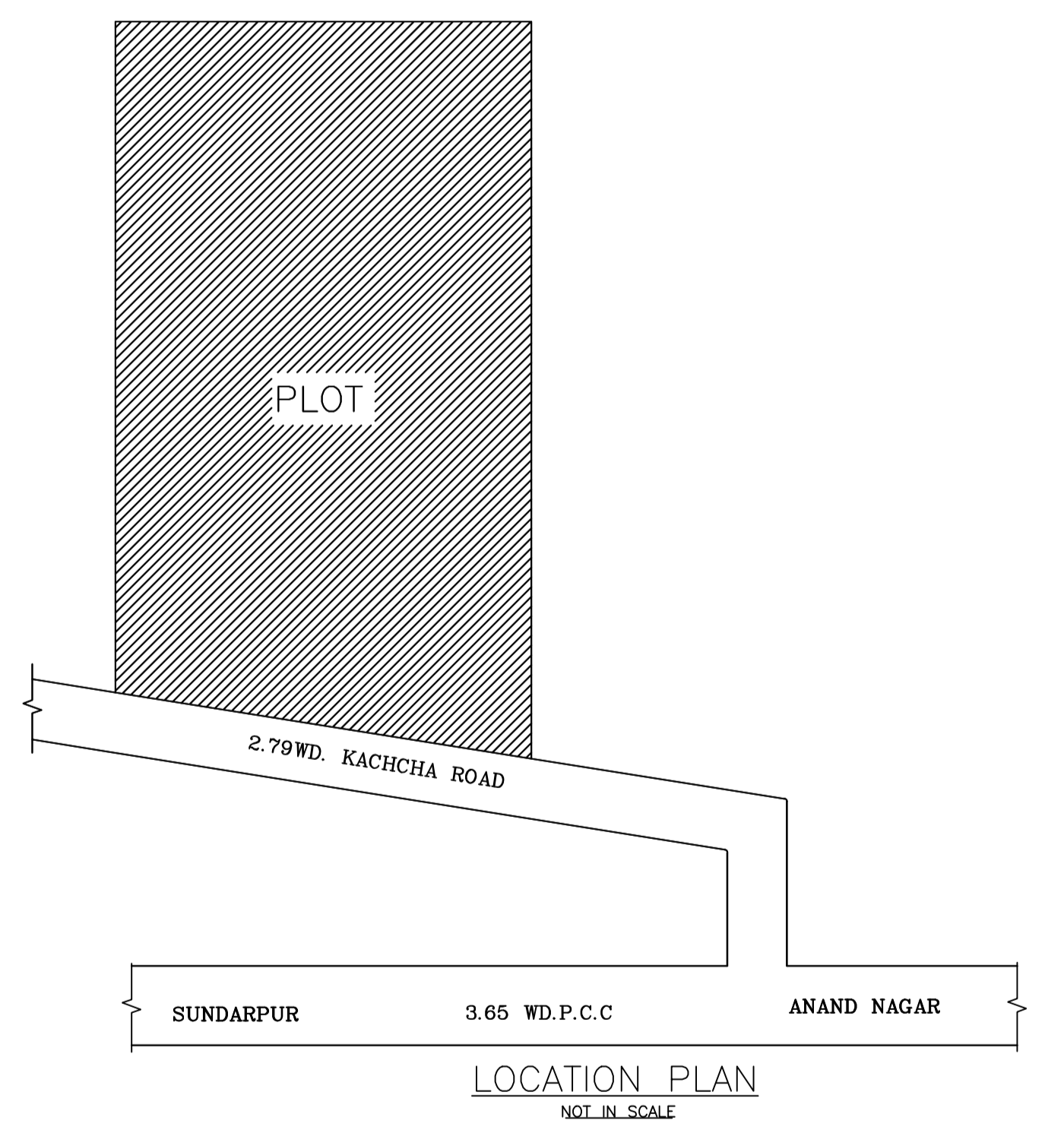
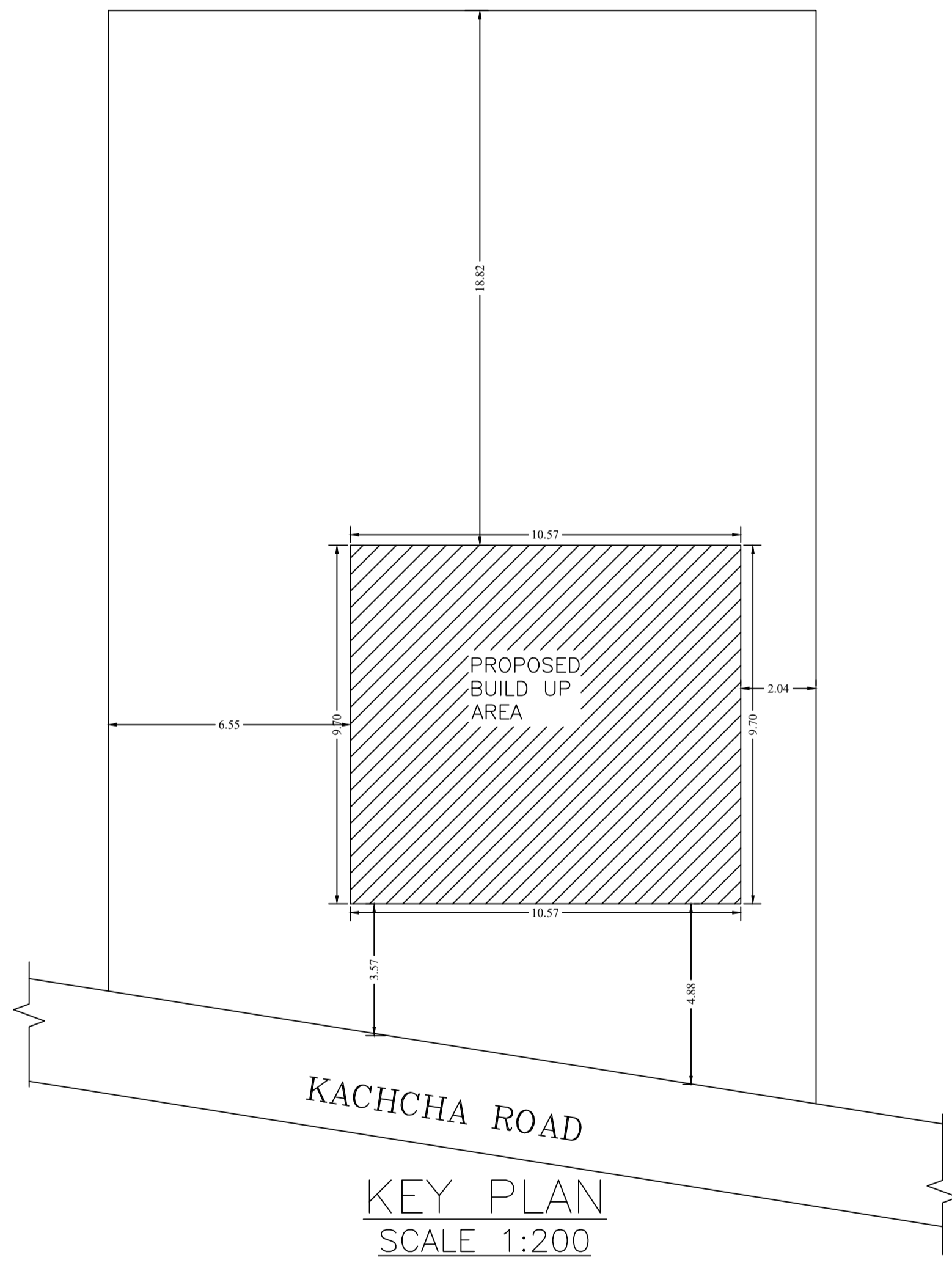
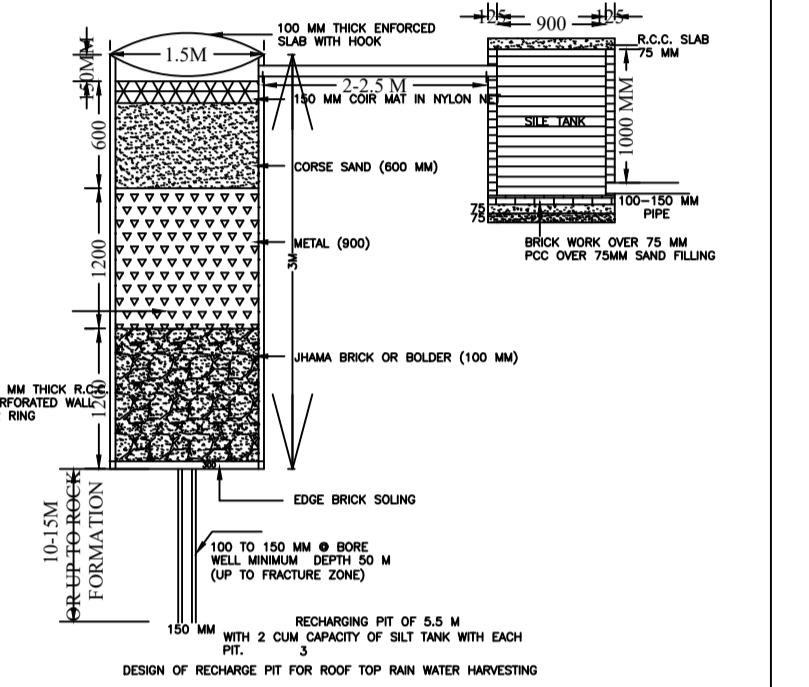
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT a	FLAT	192.72	191.45	4	1
FIRST FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	6	0
SECOND FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	6	0
Total:	-	-	192.72	191.45	16	1

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

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Proposal File No.	SINPC/BP/0351/W01/2022
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Khata No	67
Plot No	2749
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			