

SITE PLAN

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	334.74	334.74	334.74	334.74	02
Grand Total	1	334.74	334.74	334.74	334.74	02

Proposal Basic Information

Proposal File No.	SINPC/BP/0336/W05/2022
Owner Name	JULIUS LAKRA
Khata No	120
Plot No	3479
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	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	0	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	31.08
Total Car	2	25.00	2	31.08
Visitor's Car Parking	-	-	1	15.54
Total Visitor Parking	1	12.50	1	15.54
TwoWheeler	-	-	2	6.22
Total TwoWheeler	-	-	2	6.22
Total	37.50		59.06	

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/0336/W05/2022	Plot/SubPlot No: 3479
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) 394.00
Deduction for NetPlot Area	
Surrender Free of Cost	45.91
Total	45.91
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 348.09
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	45.91
Common Plot	22.51
Total	68.43
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 325.57
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 348.09
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 394.00
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	208.85
Proposed Coverage Area ( 32.06 % )	111.58
Total Prop. Coverage Area ( 32.06 % )	111.58
Balance coverage area ( 27.94 % )	97.27
FAR CHECK	
Perm. FAR Area ( 1.500 )	591.00
Total Perm. FAR area	591.00
Residential FAR	334.73
Proposed FAR Area	334.73
Total Proposed FAR Area	334.73
Consumed FAR (Factor)	0.85
Balance FAR Area	256.27
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	334.74
ARCHITECT (Regd)	MAHENDRA MEHTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	JULIUS LAKRA
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

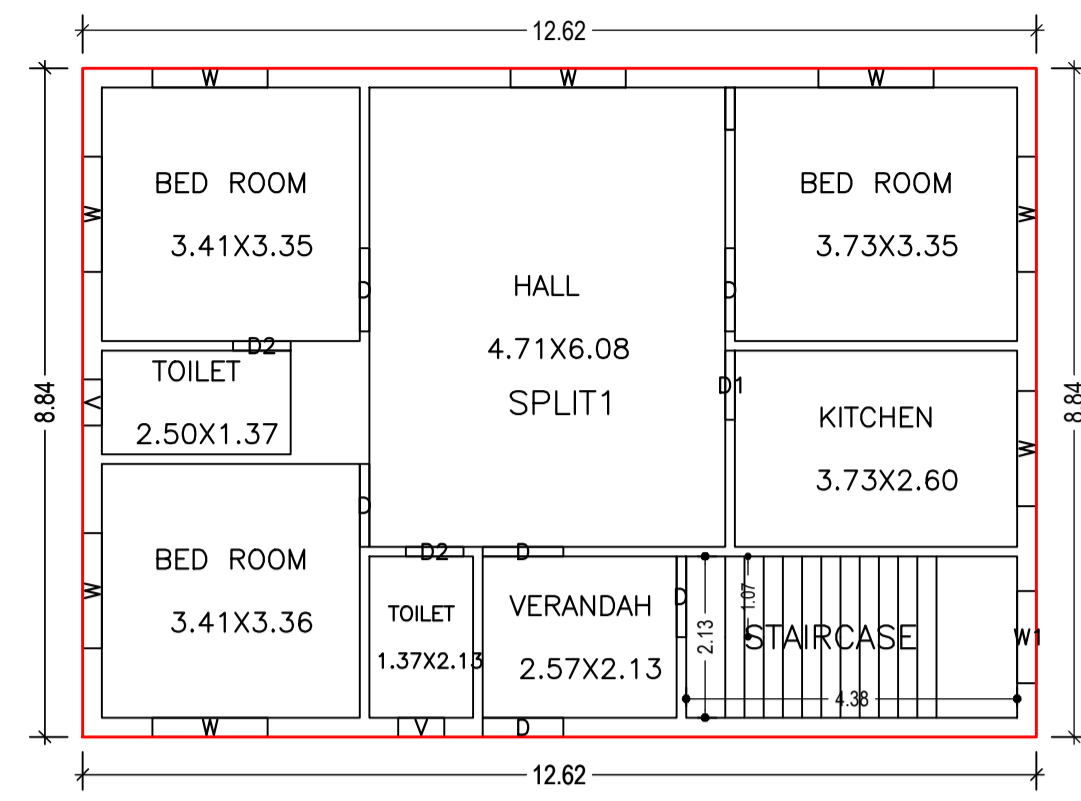
Buildingwise Floor FAR Details

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	111.58	111.58	111.58	111.58
First Floor	111.58	111.58	111.58	111.58
Second Floor	111.58	111.58	111.58	111.58
Terrace Floor	0.00	0.00	0.00	0.00
Total	334.74	334.74	334.74	334.74

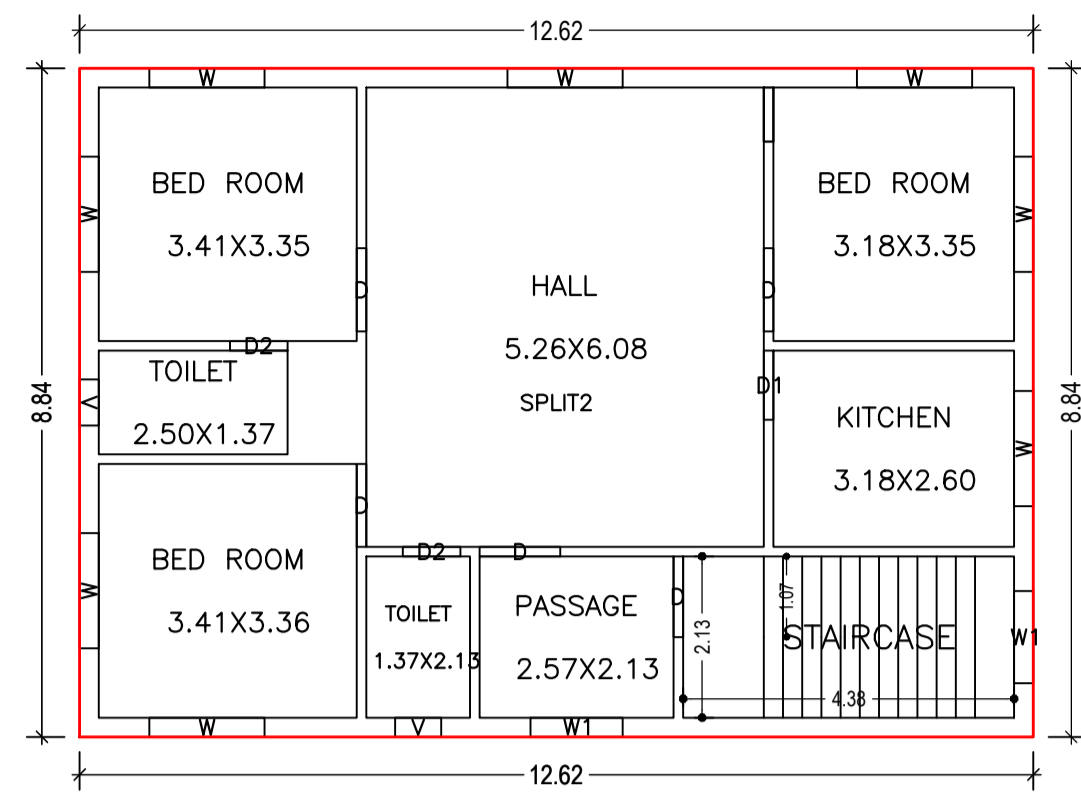
Building USE/SUBUSE Details

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

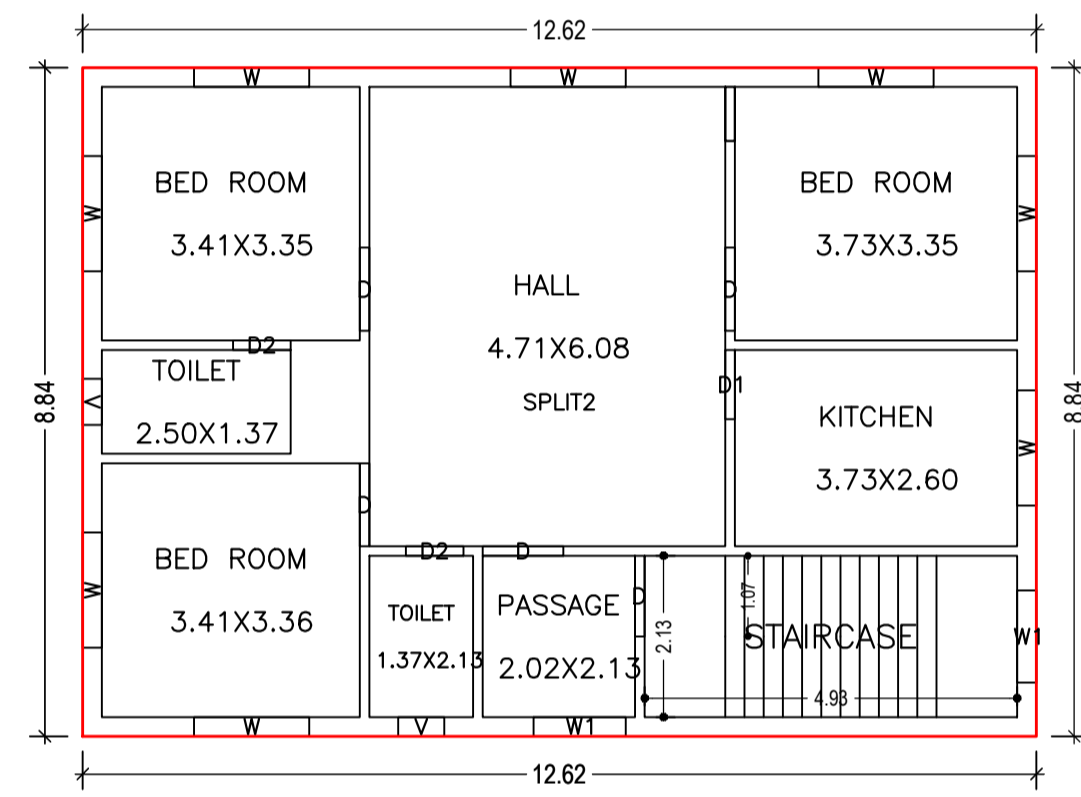
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/002/2022			



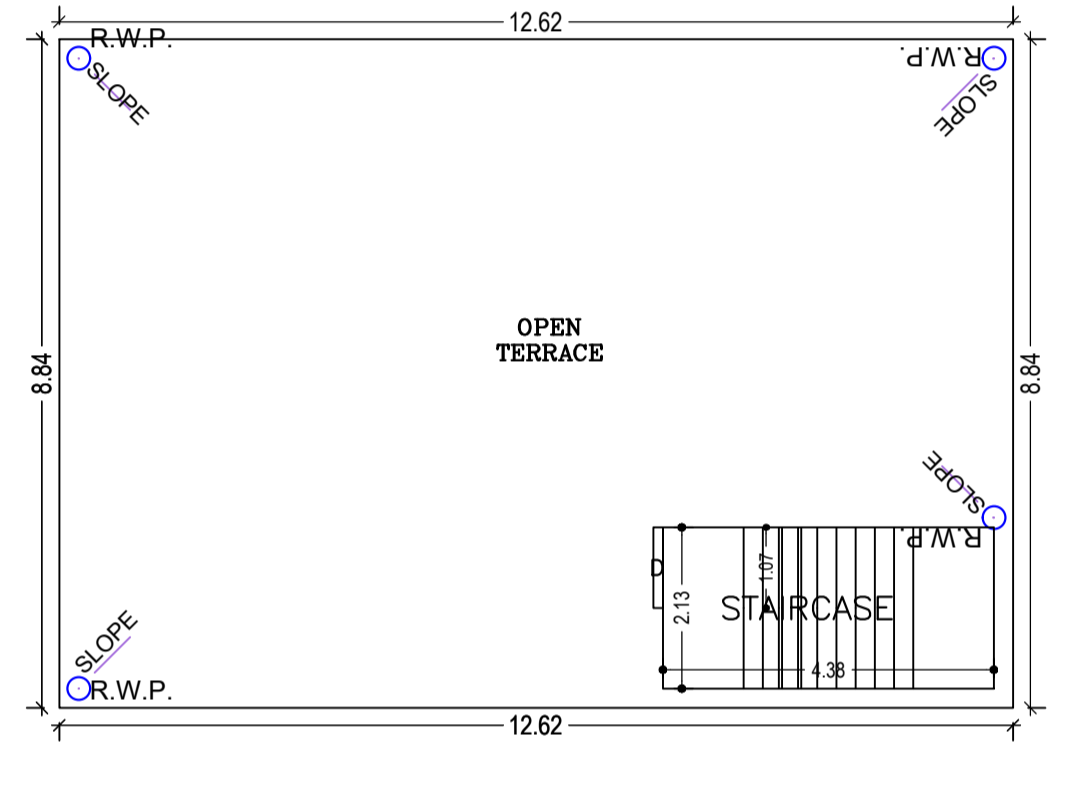
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



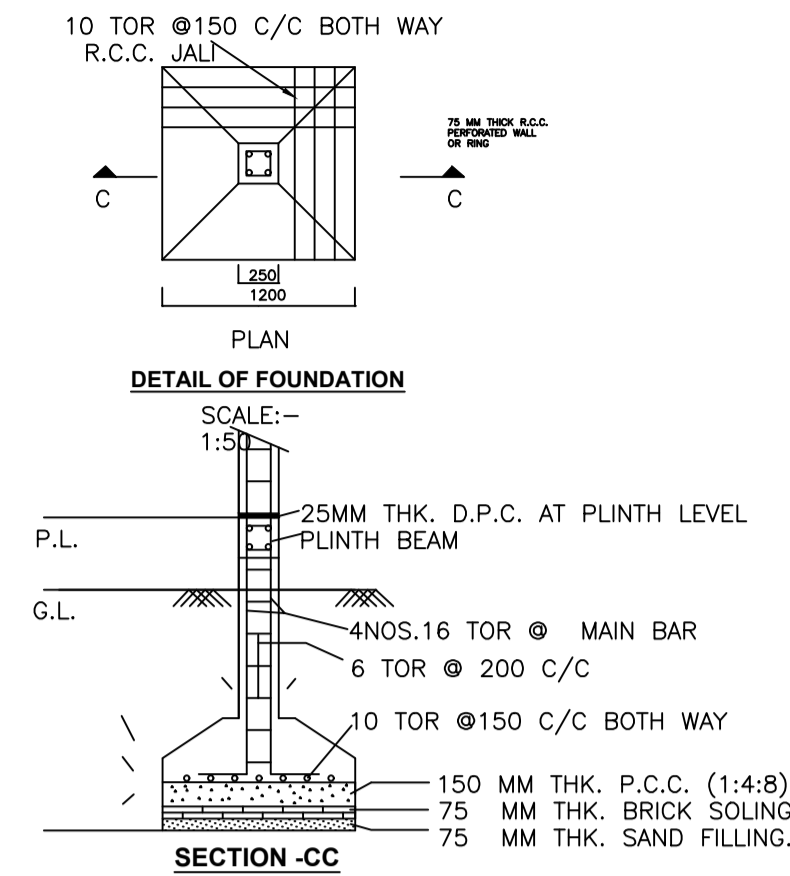
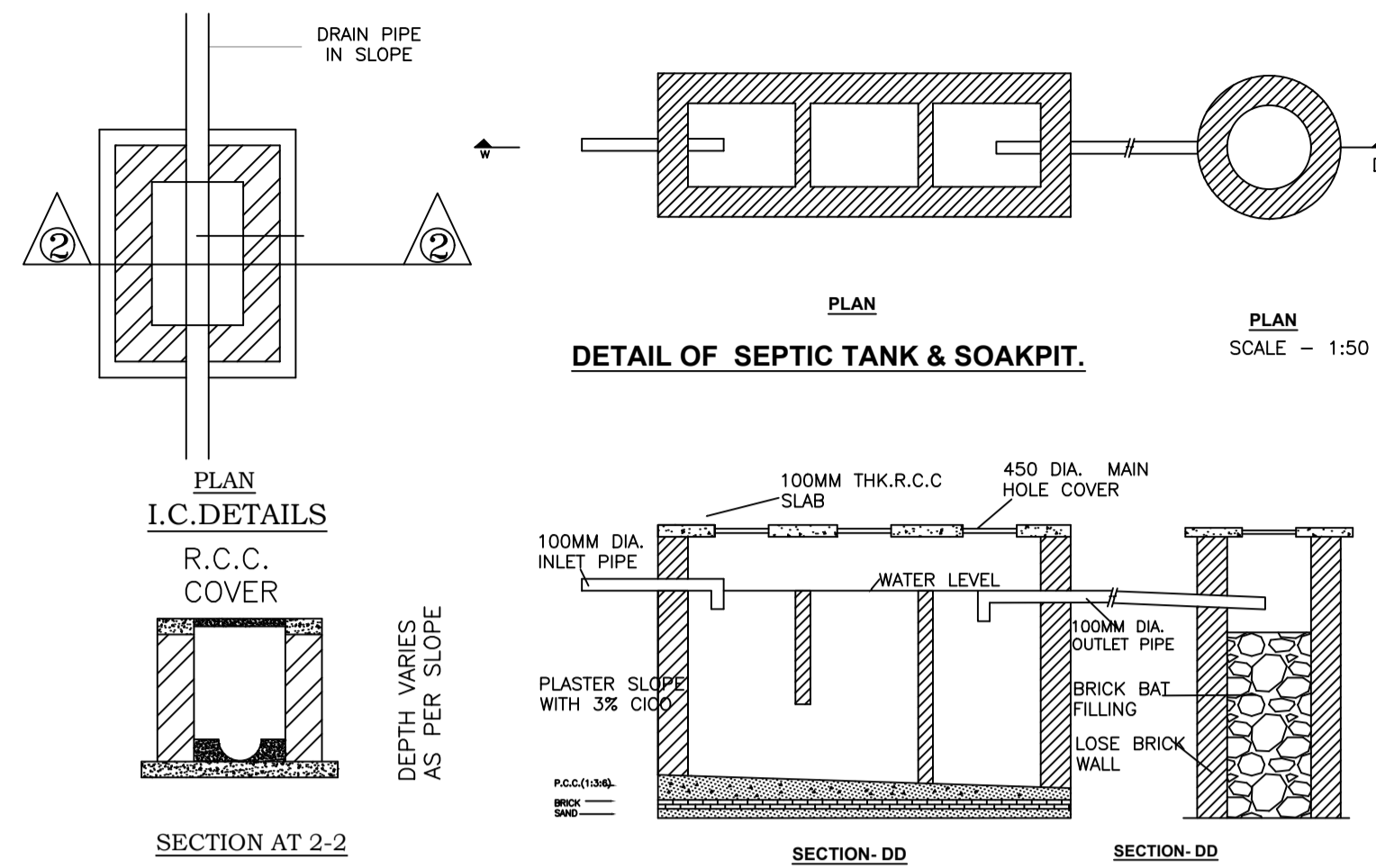
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



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



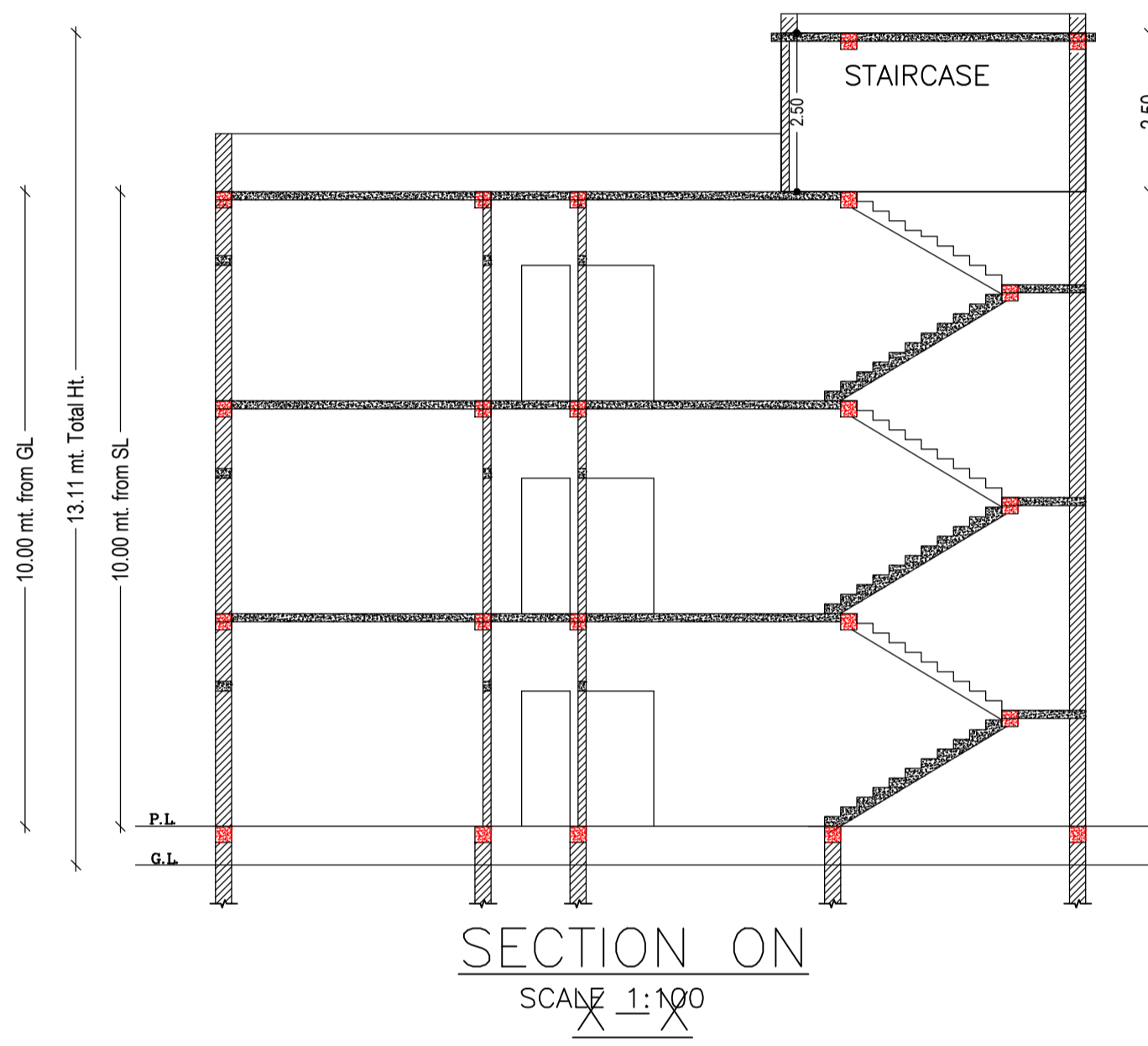
TERRACE FLOOR PLAN (SCALE 1:100)



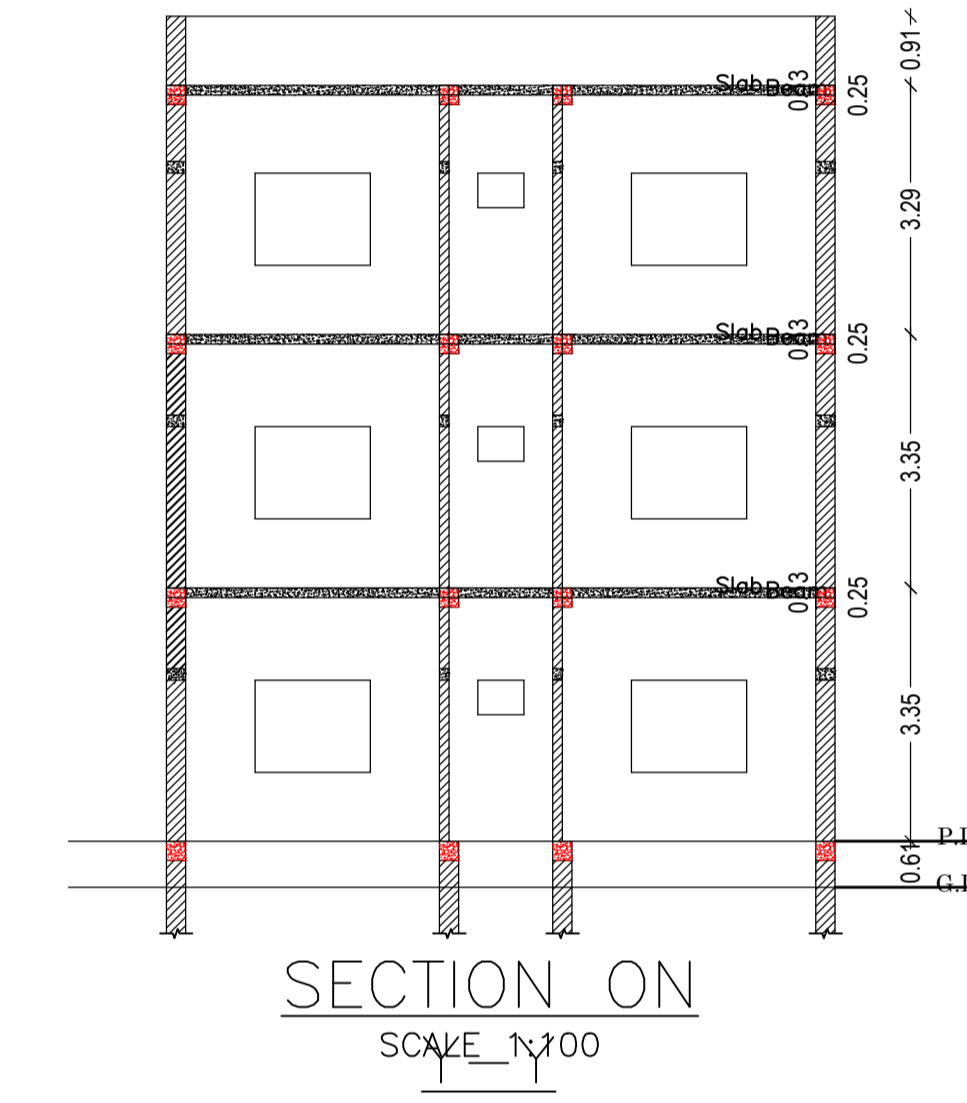
Proposal Basic Information

Proposal File No.	SINPC/BP/0336/W05/2022
Owner Name	JULIUS LAKRA
Khata No	120
Plot No	3479
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

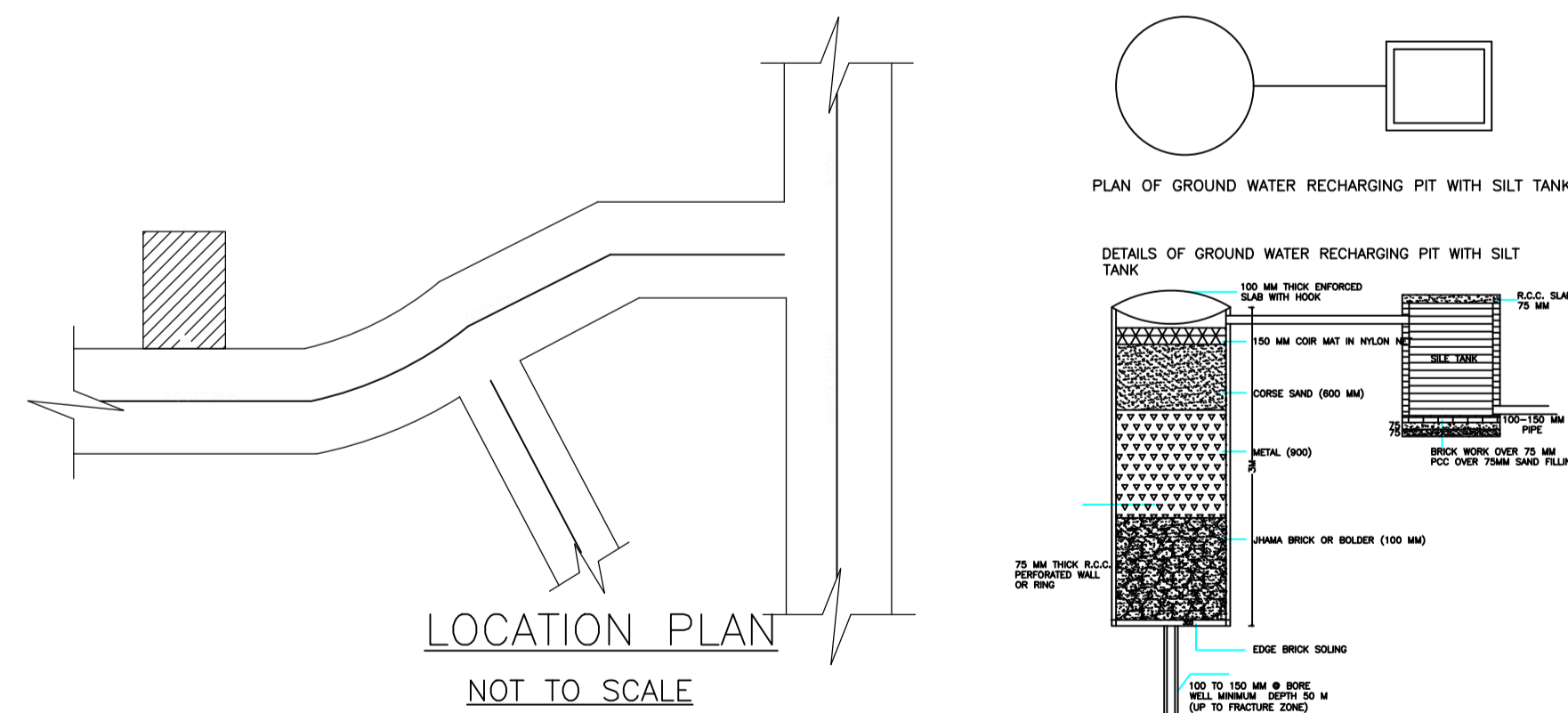
KEY PLAN SCALE 1:200



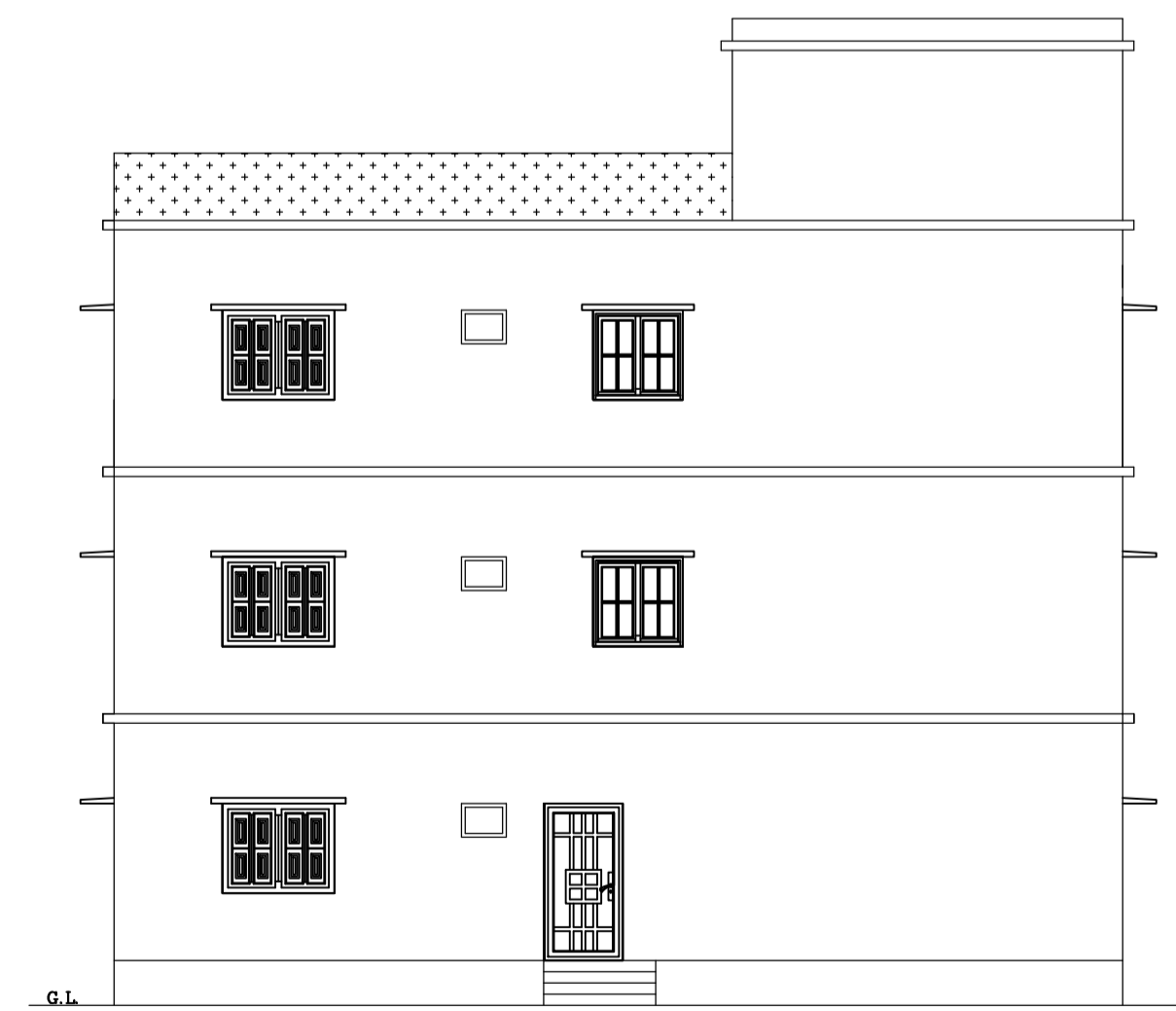
SECTION ON SCALE 1:100



SECTION ON SCALE 1:100



LOCATION PLAN NOT TO SCALE



FRONT ELEVATION SCALE 1:100

Building :A1 (RESIDENCE)

Floor Name	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.)
Ground Floor	111.58	111.58	111.58	111.58	01
First Floor	111.58	111.58	111.58	111.58	01
Second Floor	111.58	111.58	111.58	111.58	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	334.74	334.74	334.74	334.74	02
Total Number of Same Buildings	1				
Total:	334.74	334.74	334.74	334.74	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D2	0.76	2.10	06
A1 (RESIDENCE)	D1	0.91	2.10	03
A1 (RESIDENCE)	D	1.07	2.10	07
A1 (RESIDENCE)	D	1.10	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

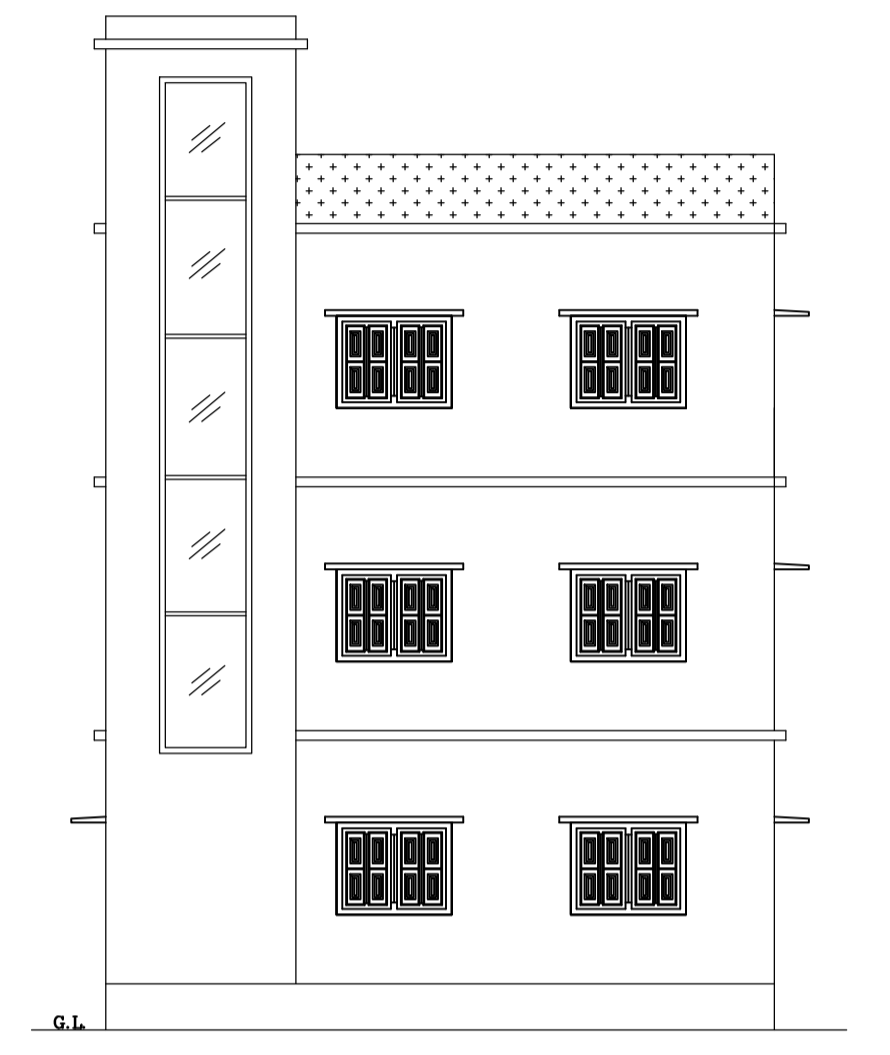
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.61	1.20	06
A1 (RESIDENCE)	W1	1.22	1.20	05
A1 (RESIDENCE)	W	1.52	1.20	24

UnitBUA Table for Building :A1 (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT1	FLAT	90.75	90.68	8	1
FIRST FLOOR PLAN	SPLIT2	FLAT	180.26	180.08	8	1
SECOND FLOOR PLAN	SPLIT2	FLAT	0.00	0.00	8	0
Total:	-	-	271.01	270.76	24	2

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/0336/W05/2022
Owner Name	JULIUS LAKRA
Khata No	120
Plot No	3479
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



RIGHT SIDE ELEVATION  
SCALE 1:100

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