

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Business	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A1 (COMMERCIAL)	1	203.20	203.21	203.20	203.20	02
Grand Total :	1	203.20	203.21	203.20	203.20	02

Proposal Basic Information

Proposal File No.	SINPC/BP/0393/W17/2023
Owner Name	MD. ALI HASAN
Khata No	76
Plot No	924
Village Name	Simdega
Use	Business
SubUse	Professional Establishment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Regd.	Prop.	Regd./Unit	Reqd.	Prop.	Regd./Unit	Reqd.	Prop.
A1 (COMMERCIAL)	Business	Professional Establishment	>0	200	174.93	1	1	-	-	-	-
Total :											

Parking Check (Table 7b)

Vehicle Type	Regd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.90
Total Car	1	12.50	2	25.90
Visitor's Car Parking	-	-	1	12.92
Total Visitor Parking	-	-	1	12.92
TwoWheeler	-	-	2	6.46
Total TwoWheeler	2	4.00	2	6.46
Total		16.50		51.74

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO. : 1.0.66
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Business
District: SIMDEGA	Plot SubUse: Professional Establishment
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: SINPC/BP/0393/W17/2023	PlotSubPlot No: 924
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: New Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 838.63
Deduction for NetPlot Area	
Surrender Free of Cost	114.99
Total	114.99
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 723.64
Deduction for Balance Plot Area(from Gross Plot Area)	
Surrender Free of Cost	114.99
Common Plot	42.90
Total	157.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 680.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 723.64
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 838.63
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	361.82
Proposed Coverage Area (14.04 %)	101.60
Total Prop. Coverage Area (14.04 %)	101.60
Balance coverage area (35.96 %)	260.22
FAR CHECK	
Perm. FAR Area (2.000)	1677.26
Total Perm. FAR area	1677.26
Commercial FAR	203.21
Proposed FAR Area	203.21
Total Proposed FAR Area	203.21
Consumed FAR (Factor)	0.24
Balance FAR Area	1474.05
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	203.20
ARCHITECT (Regd)	MAHENDRA MEHTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD. ALI HASAN
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

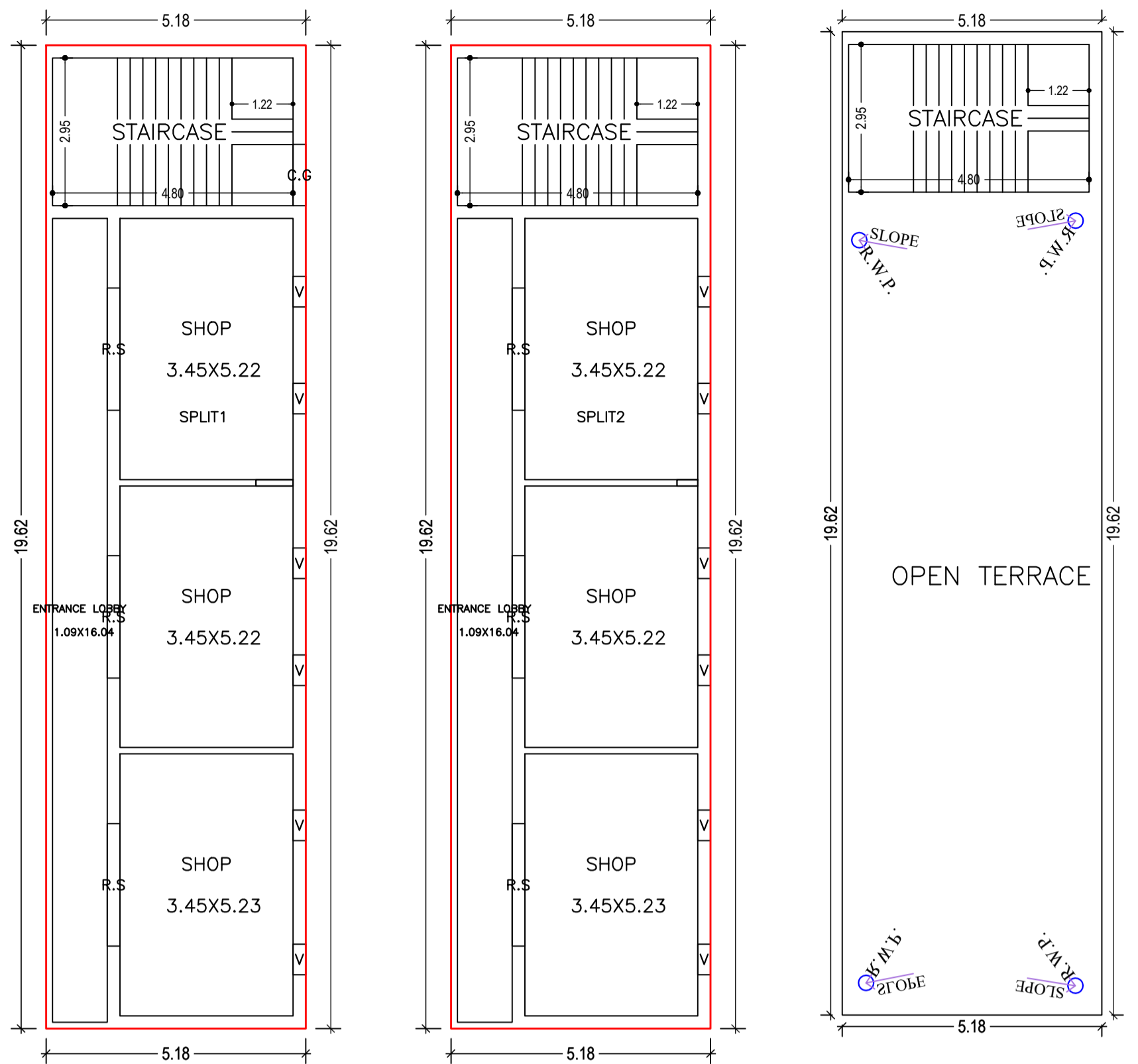
Floor Name	Building Name A1 (COMMERCIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	101.60	101.60	101.60	101.60
First Floor	101.60	101.60	101.60	101.60
Terrace Floor	0.00	0.00	0.00	0.00
Total :	203.20	203.20	203.20	203.20

Building USE/SUBUSE Details

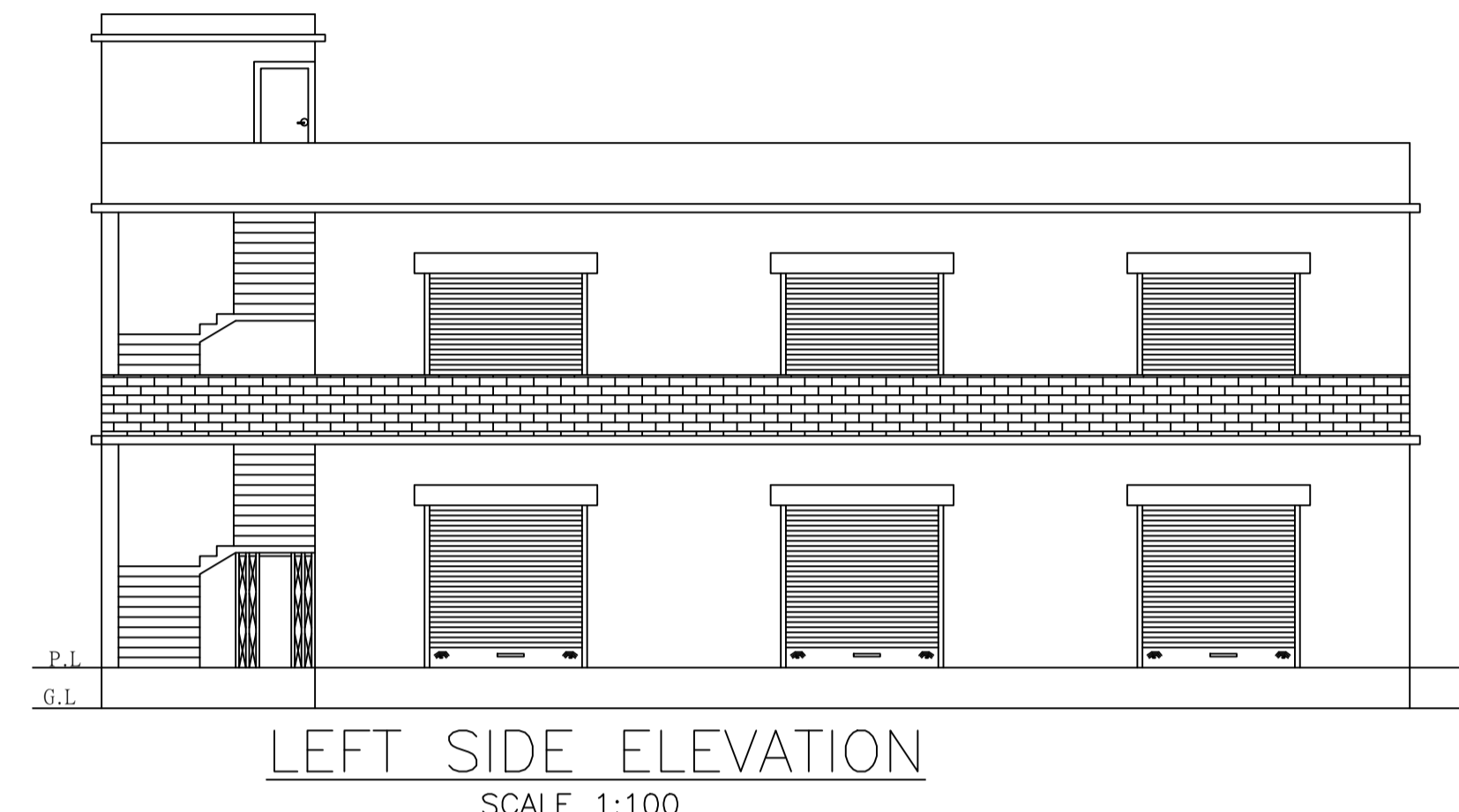
Building Name	Building Use	Building SubUse	Building Structure
A1 (COMMERCIAL)	Business	Professional Establishment	Non-Highrise

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

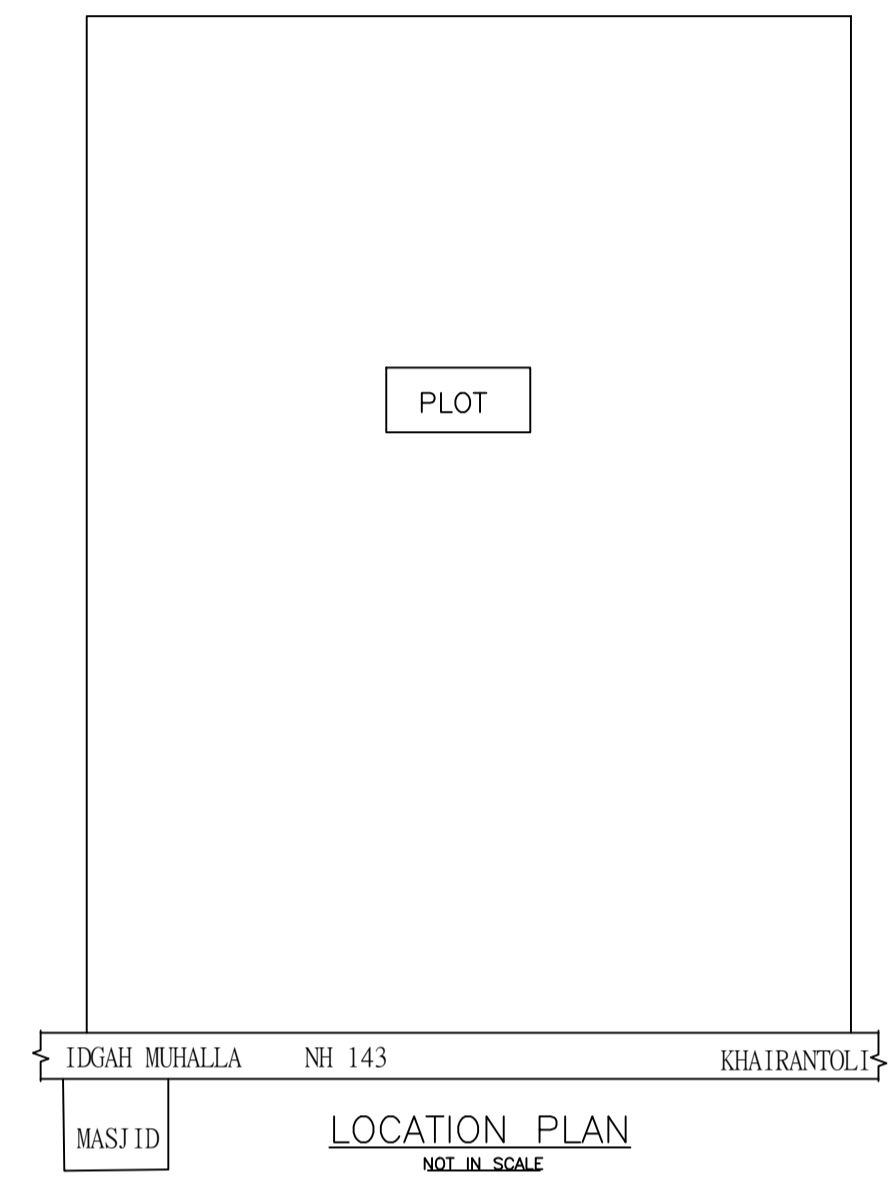
Proposal Basic Information	
Proposal File No.	SINPC/BP/0393/W17/2023
Owner Name	MD. ALI HASAN
Khata No	76
Plot No	924
Village Name	Simdega
Use	Business
SubUse	Professional Establishment



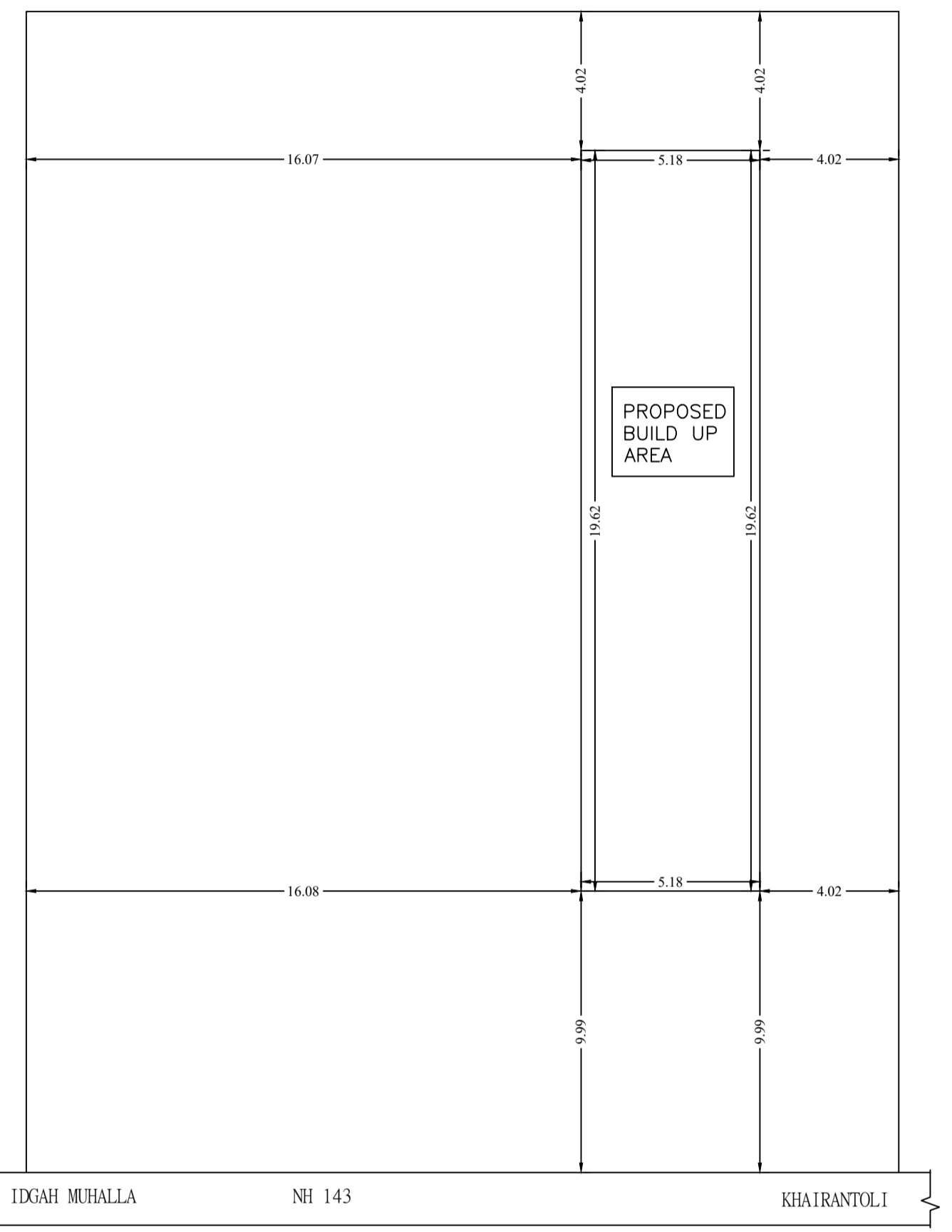
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)
 FIRST FLOOR PLAN (Proposed) (SCALE 1:100)
 TERRACE FLOOR PLAN (SCALE 1:100)



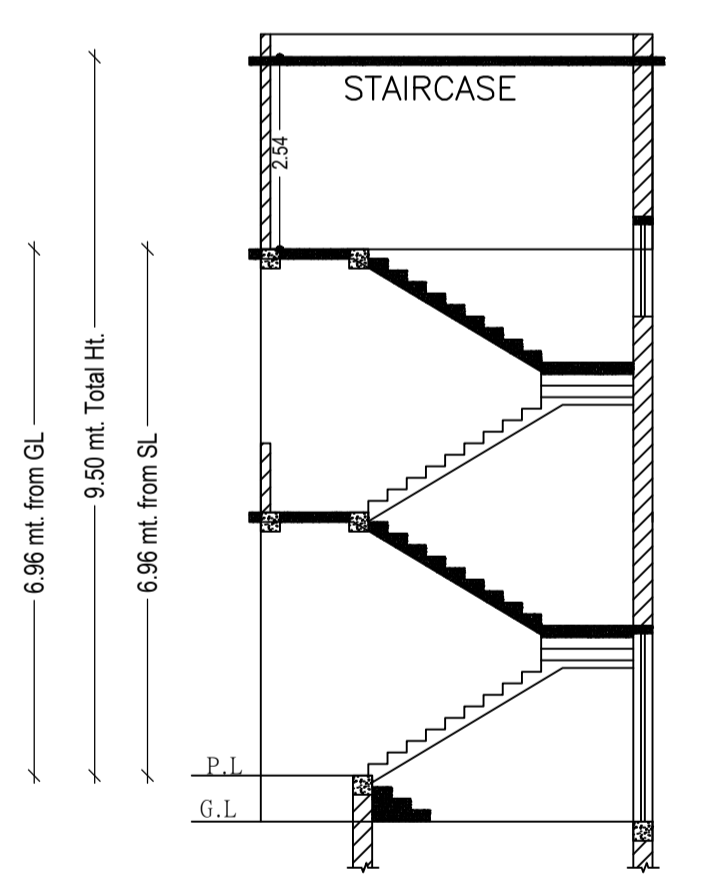
LEFT SIDE ELEVATION
SCALE 1:100



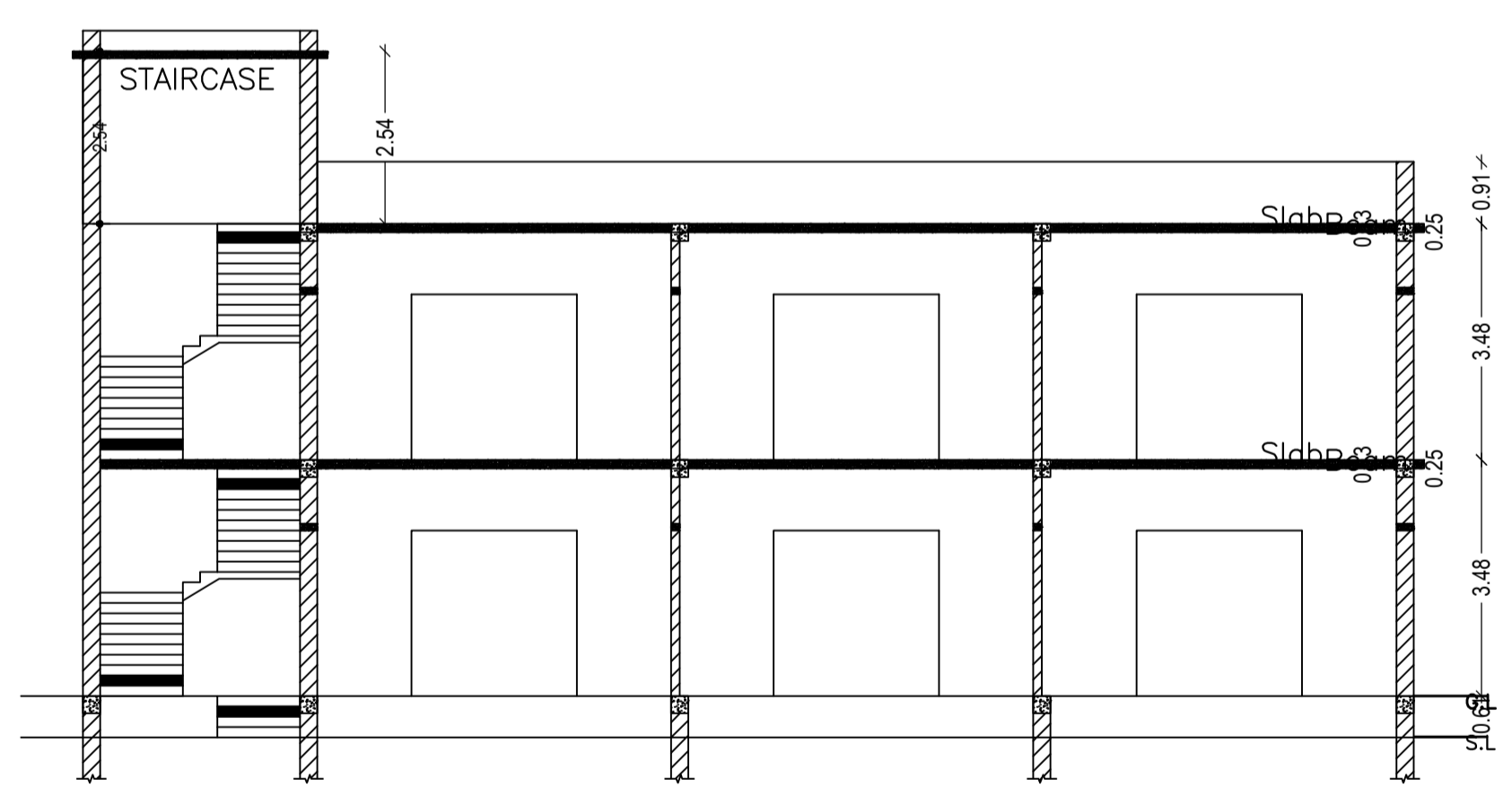
LOCATION PLAN
NOT IN SCALE



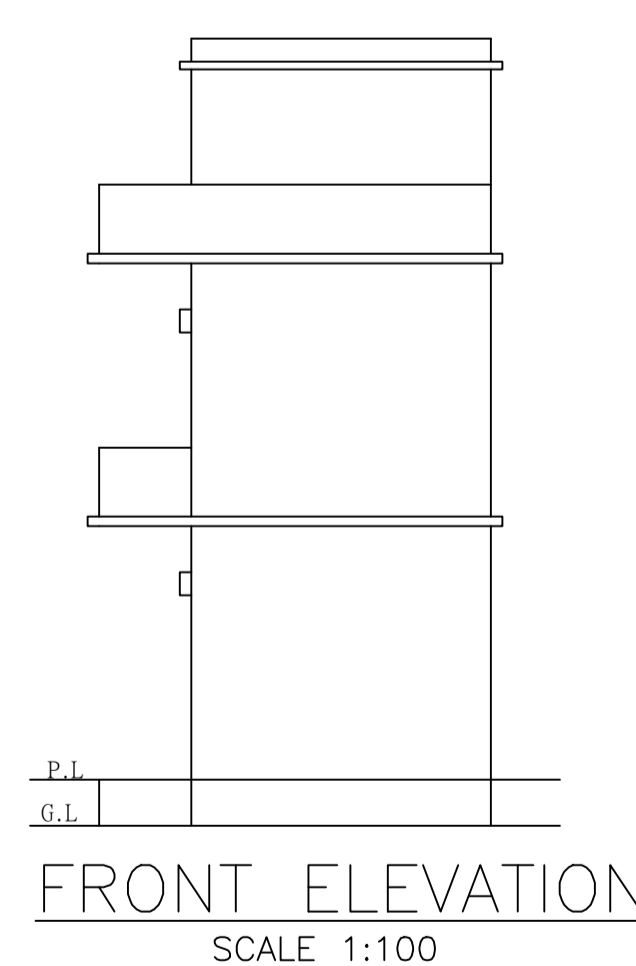
KEY PLAN
SCALE 1:200



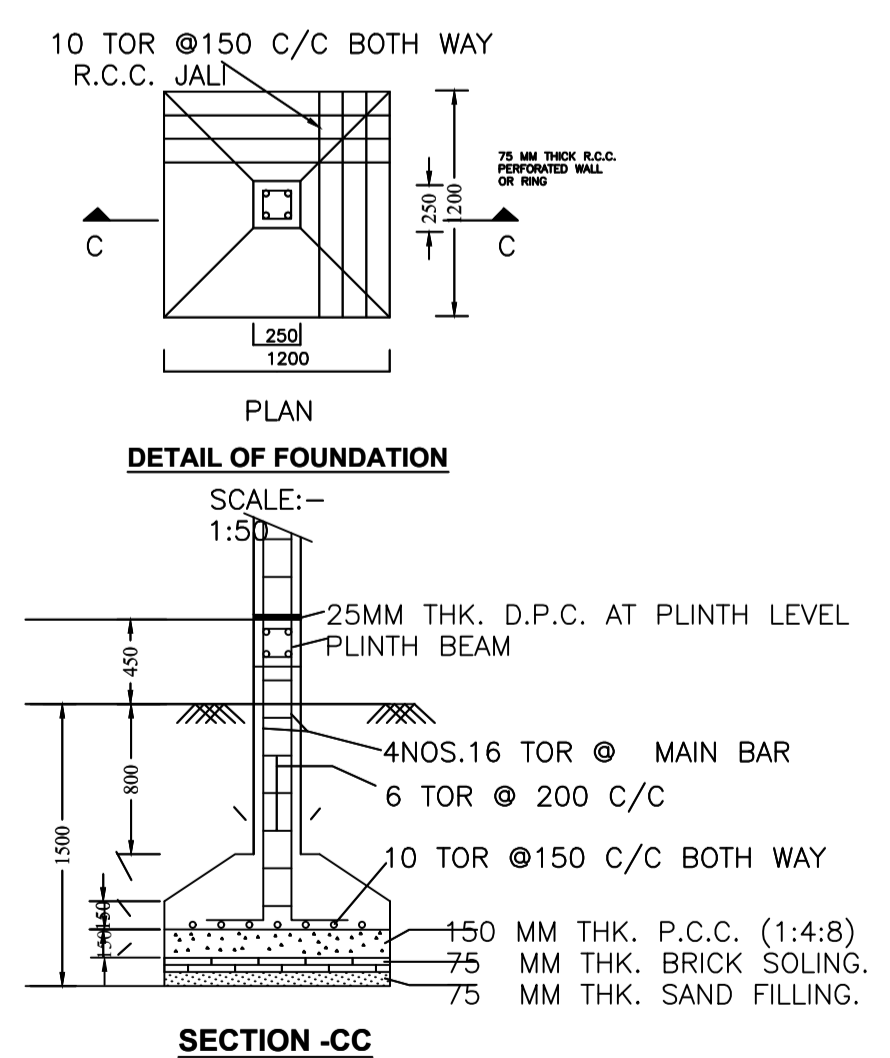
SECTION ON
SCALE 1:100



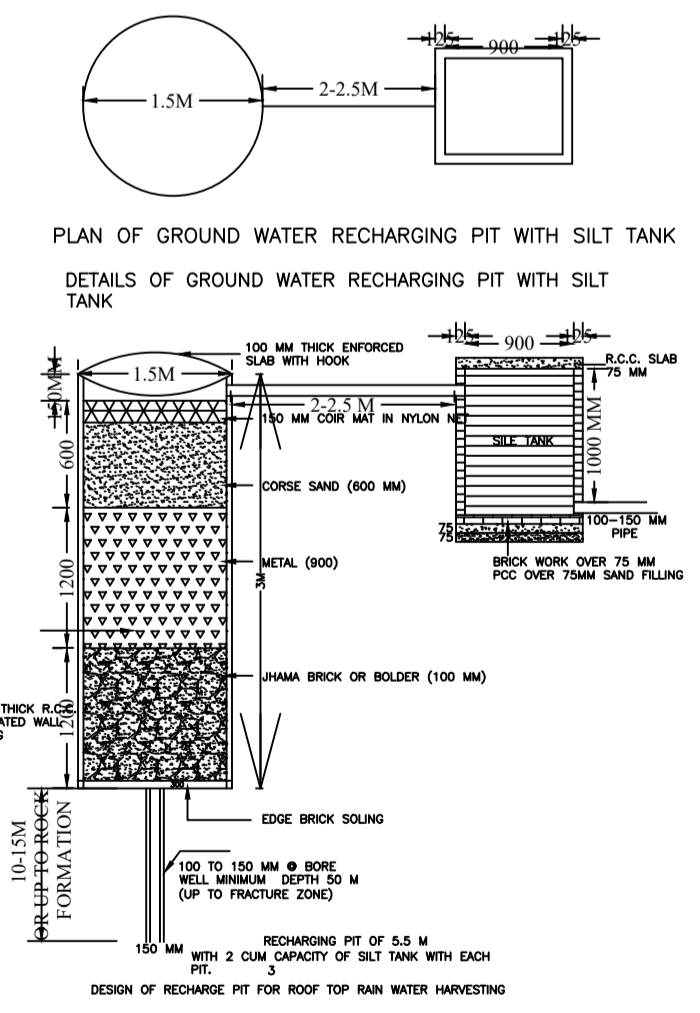
SECTION ON
SCALE 1:100



FRONT ELEVATION
SCALE 1:100



DETAIL OF FOUNDATION
SCALE: 1:50



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK
 DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Business	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	101.60	101.60	101.60	101.60	01
First Floor	101.60	101.60	101.60	101.60	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	203.20	203.21	203.20	203.20	02
Total Number of Same Buildings	1				
Total:	203.20	203.21	203.20	203.20	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL)	R.S	2.44	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

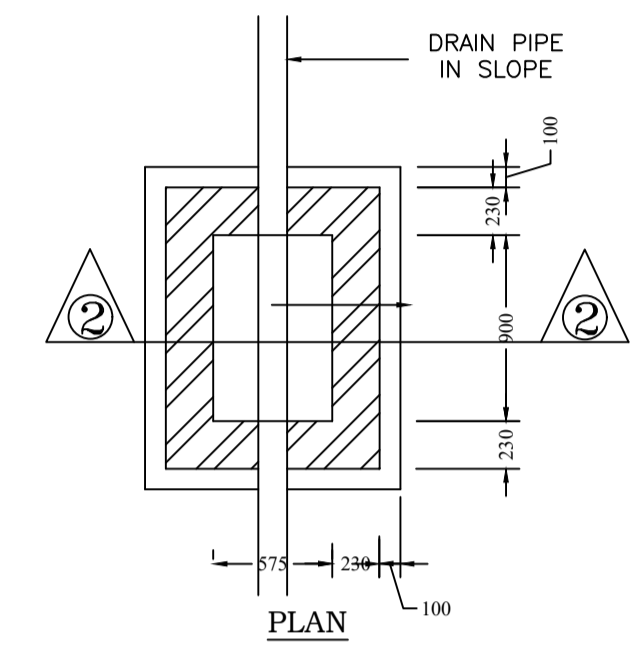
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (COMMERCIAL)	V	0.61	1.20	12

UnitBUA Table for Building :A1 (COMMERCIAL)

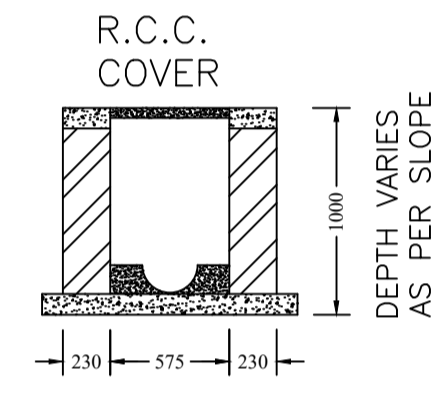
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT2	SHOP	76.47	76.42	4	1
GROUND FLOOR PLAN	SPLIT1	SHOP	76.47	76.38	4	1
Total:	-	-	152.94	152.80	8	2

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

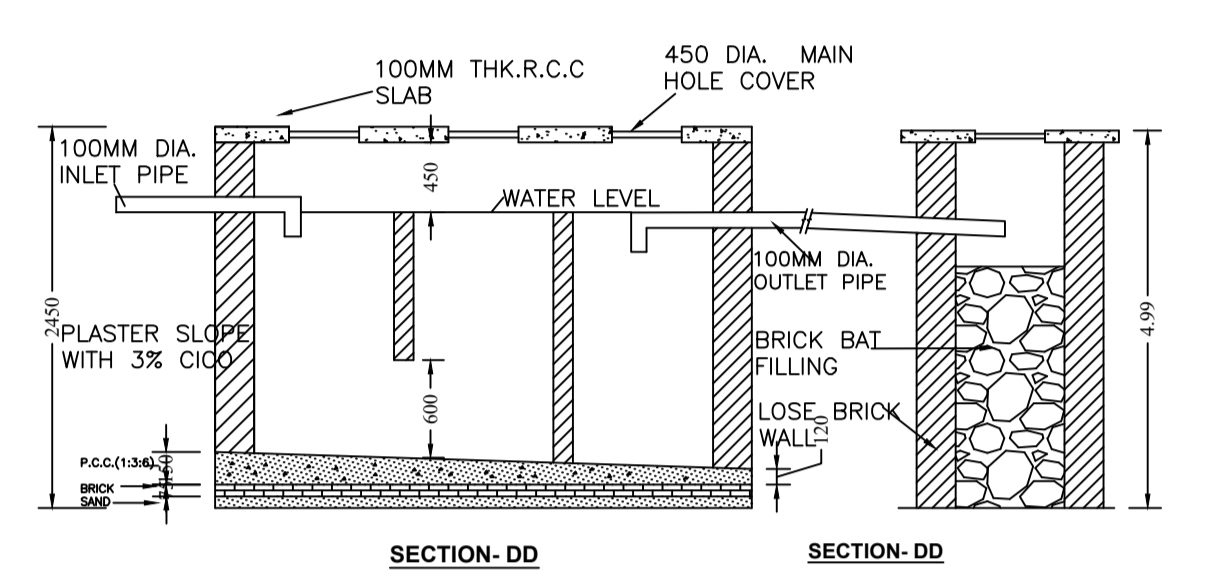
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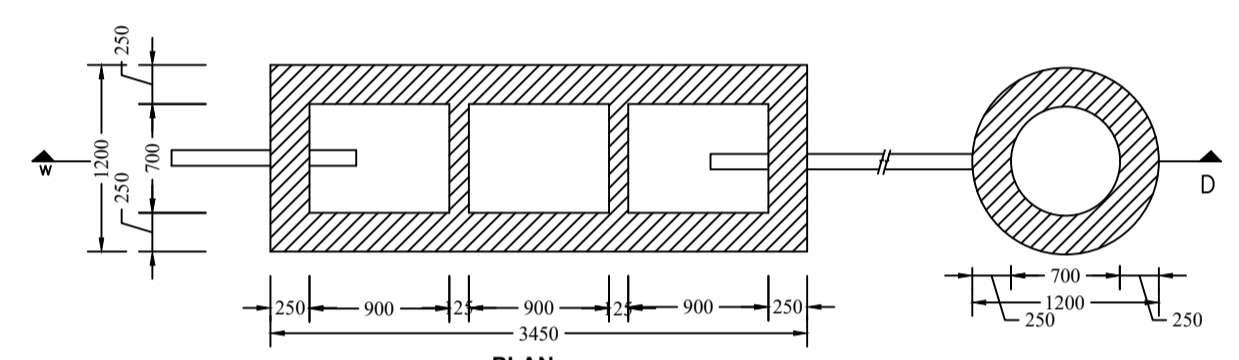
PLAN
I.C. DETAILS



R.C.C. COVER
DEPTH VARIES AS PER SLOPE



SECTION-DD SECTION-DD



PLAN
DETAIL OF SEPTIC TANK & SOAKPIT.

PLAN
SCALE - 1:50

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