

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	332.46	332.46	332.46	332.46	01
Grand Total	1	332.46	332.46	332.46	332.46	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0400/W18/2023
Owner Name	AJIT KUMAR TOPPO
Khata No	132
Plot No	2824
Village Name	Simdega
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT		VERSION NO : 1.0.66
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	PlotNearbyReligiousStructure: NA	
Inward No: SINPC/BP/0400/W18/2023	PlotSubPlot No: 2824	
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)	1197.26
Deduction for NetPlot Area		
Surrender Free of Cost		37.74
Total		37.74
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1159.52
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		37.74
Common Plot		130.15
Total		167.89
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1029.37
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1159.52
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1197.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		579.76
Proposed Coverage Area (14.34 %)		166.23
Total Prop. Coverage Area (14.34 %)		166.23
Balance coverage area (35.66 %)		413.53
FAR CHECK		
Perm. FAR Area (1.800)		2155.07
Total Perm. FAR area		2155.07
Residential FAR		332.46
Proposed FAR Area		332.46
Total Proposed FAR Area		332.46
Consumed FAR (Factor)		0.28
Balance FAR Area		1822.61
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		332.46
ARCHITECT (Regd)	MAHENDRA MEHTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AJIT KUMAR TOPPO	
DEVELOPMENT AUTHORITY		LOCAL BODY

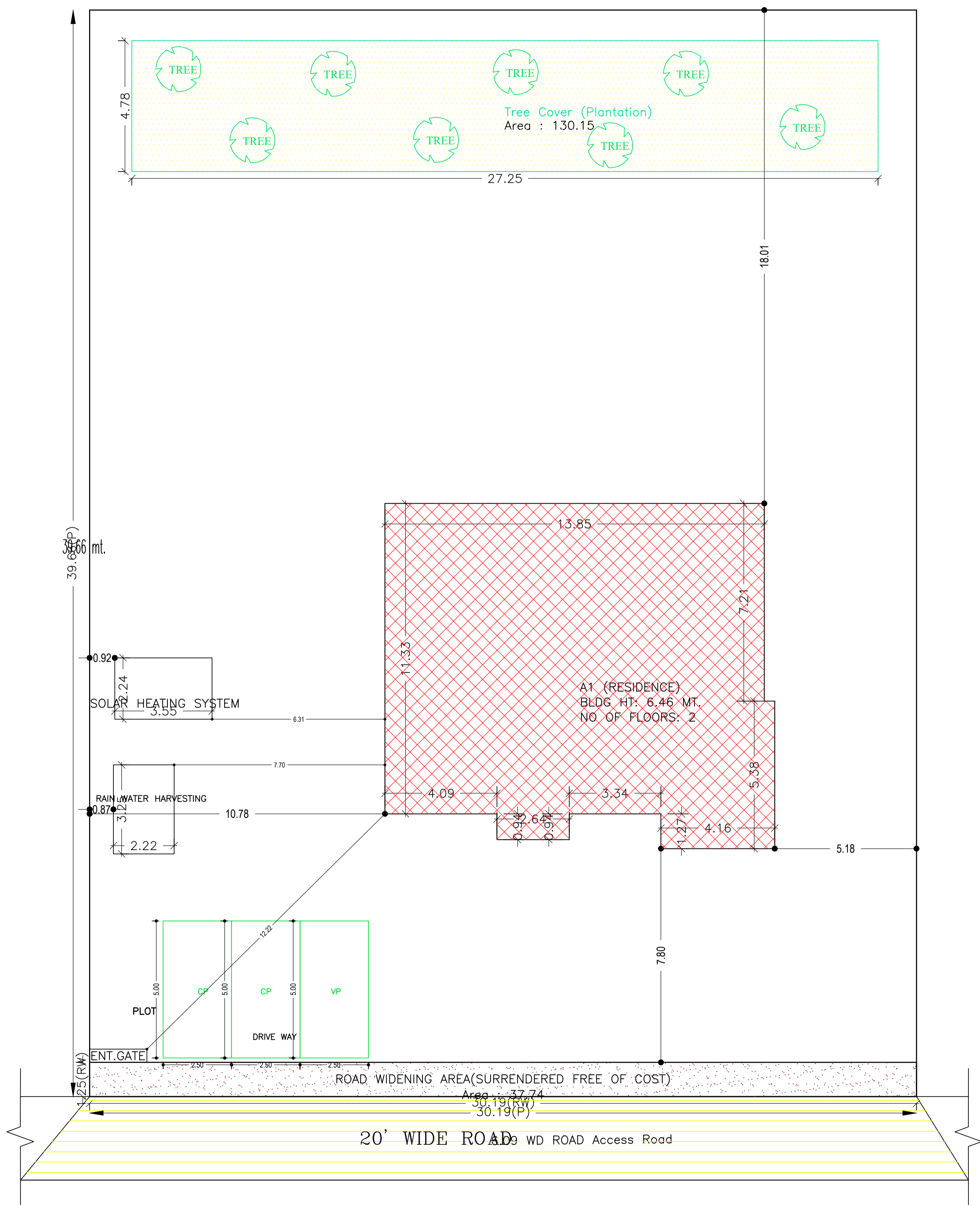
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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	166.23	166.23	166.23	166.23
First Floor	166.23	166.23	166.23	166.23
Terrace Floor	0.00	0.00	0.00	0.00
Total	332.46	332.46	332.46	332.46

Building USE/SUBUSE Details

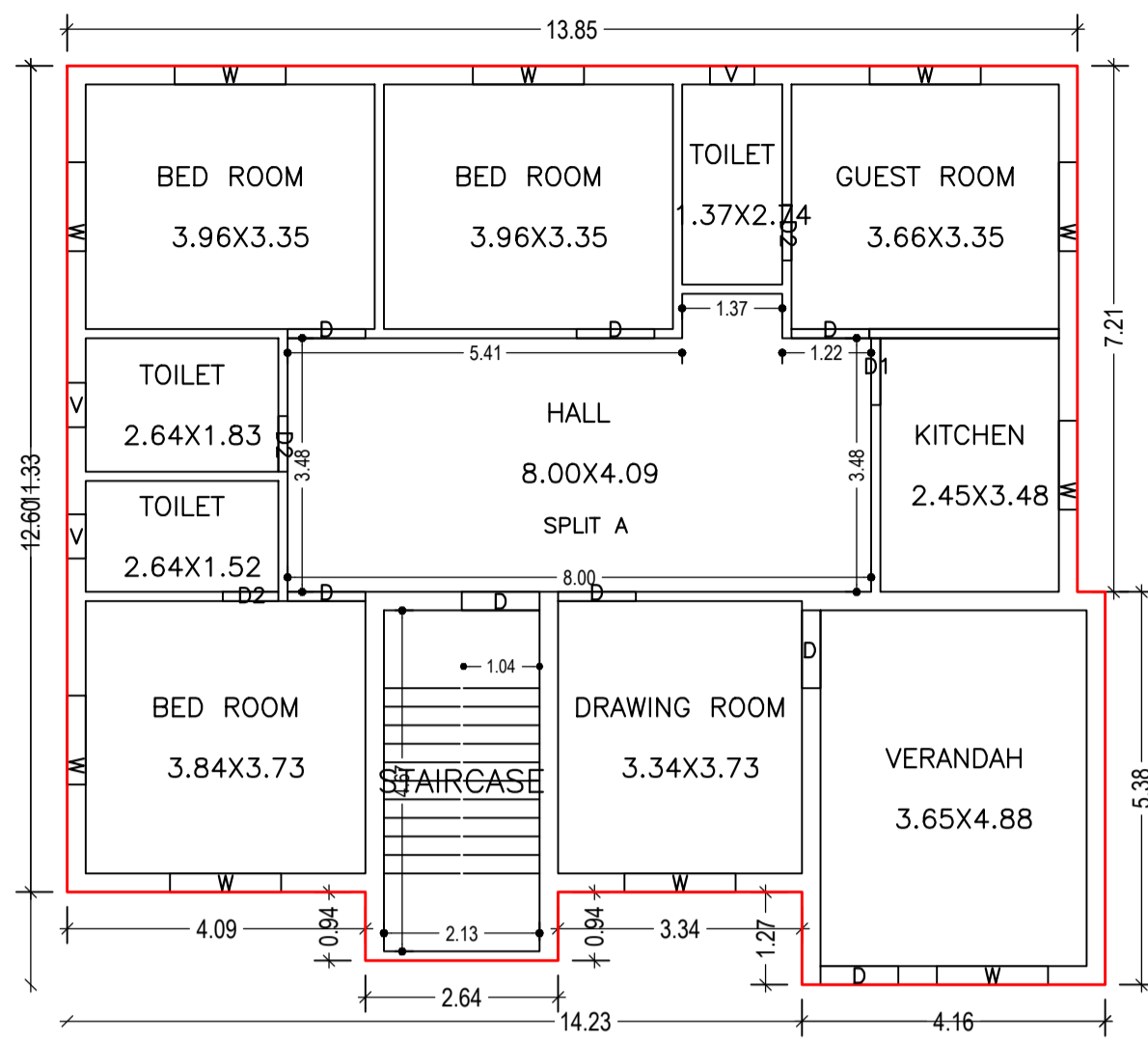
Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENCE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise



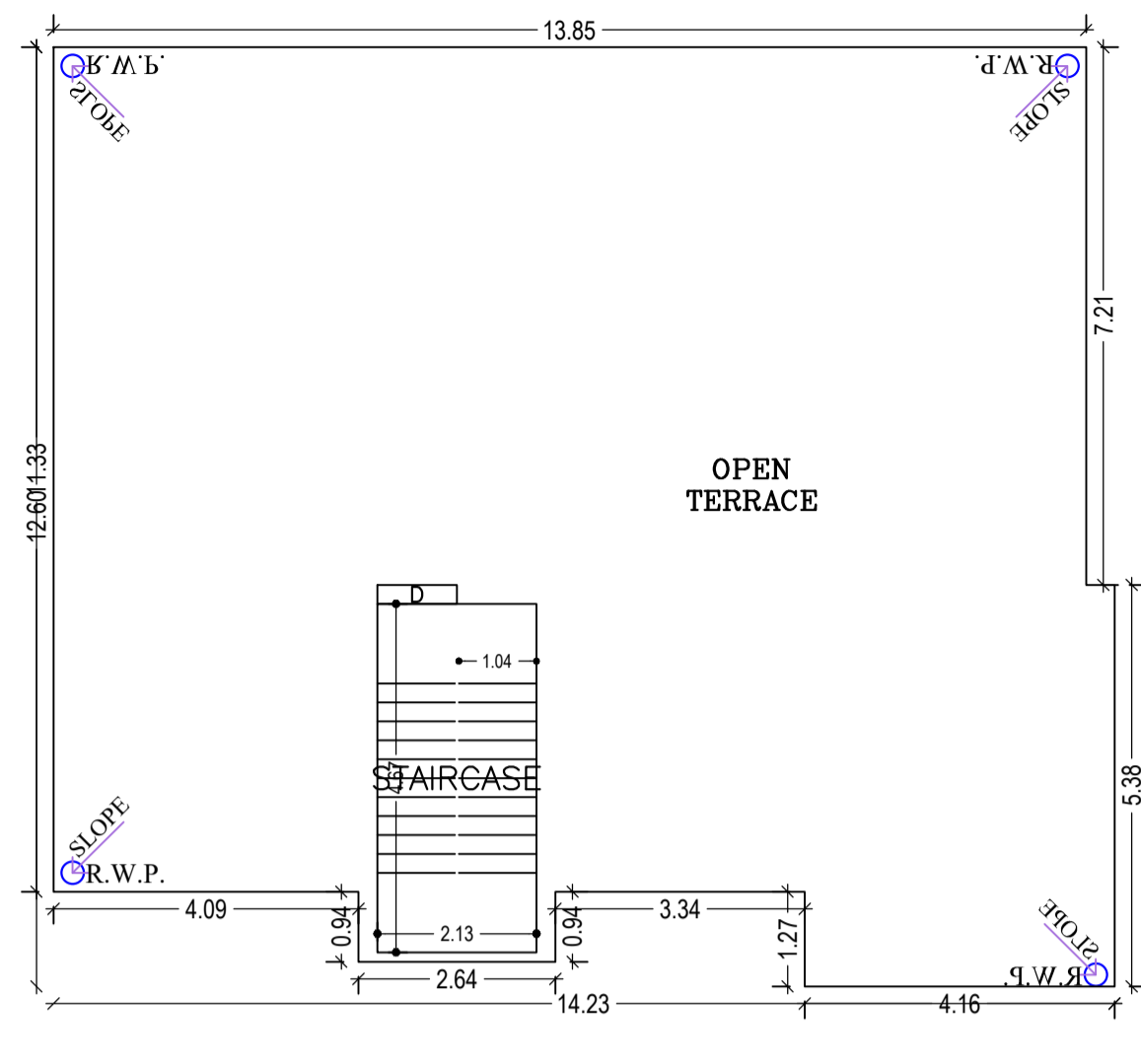
SITE PLAN

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

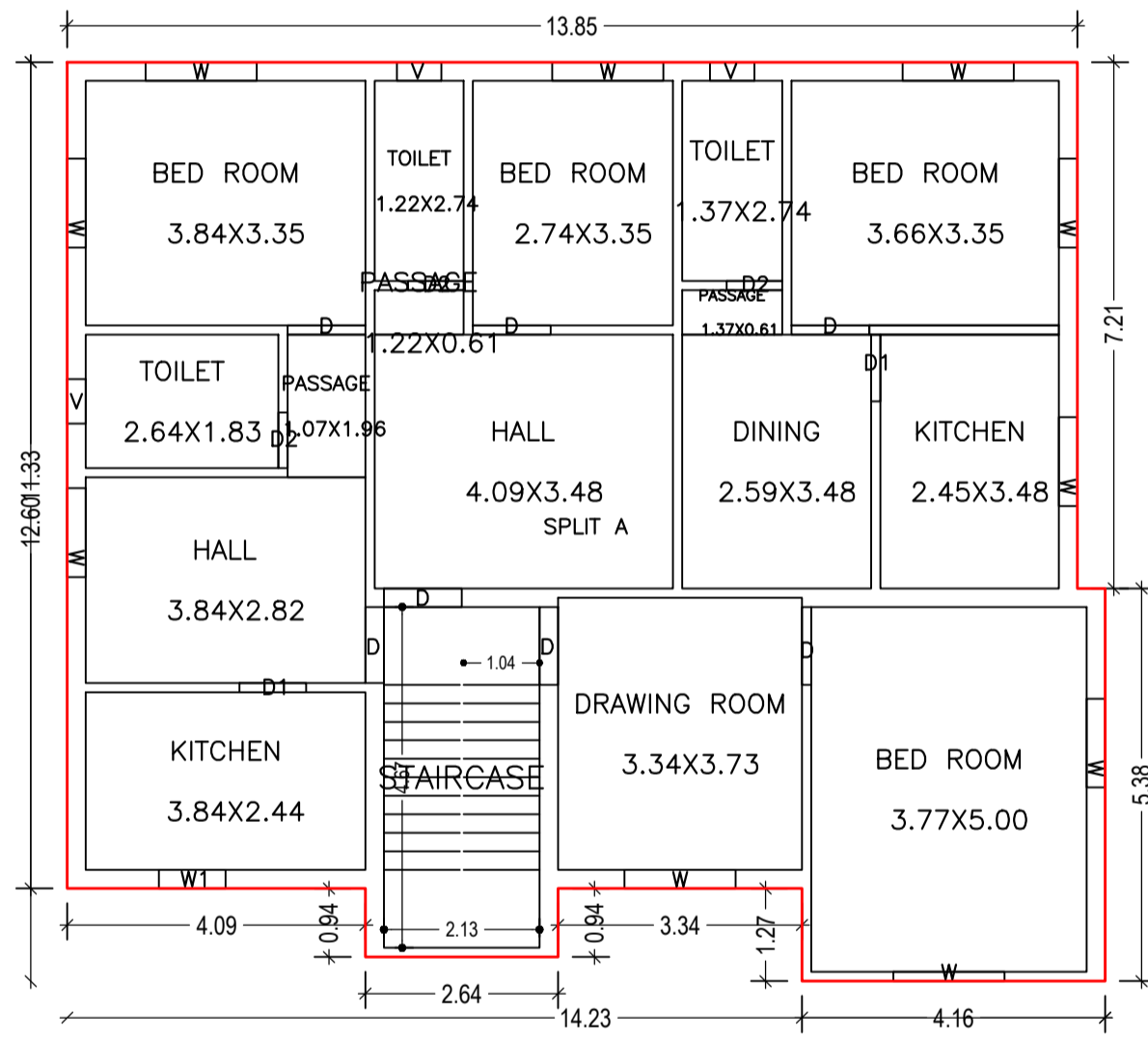
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Proposal File No.	SINPCBP/0400/W18/2023
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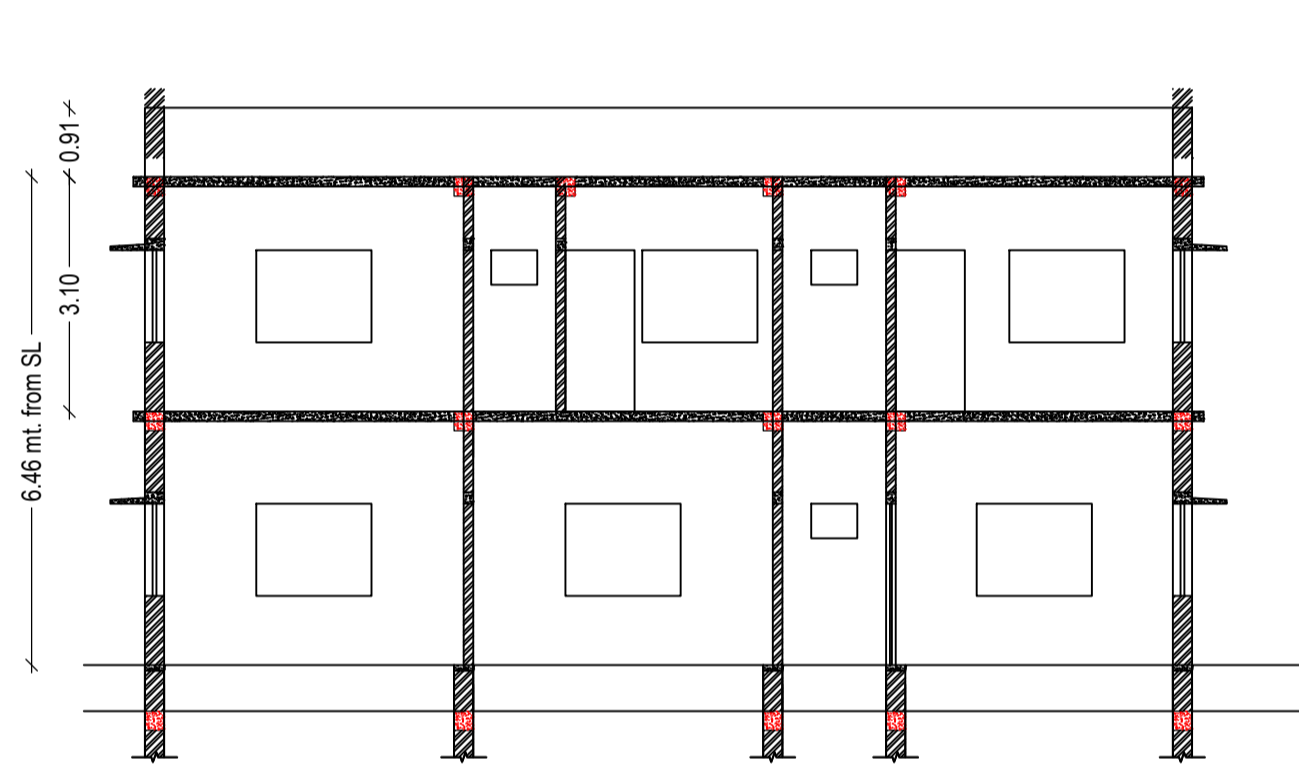
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



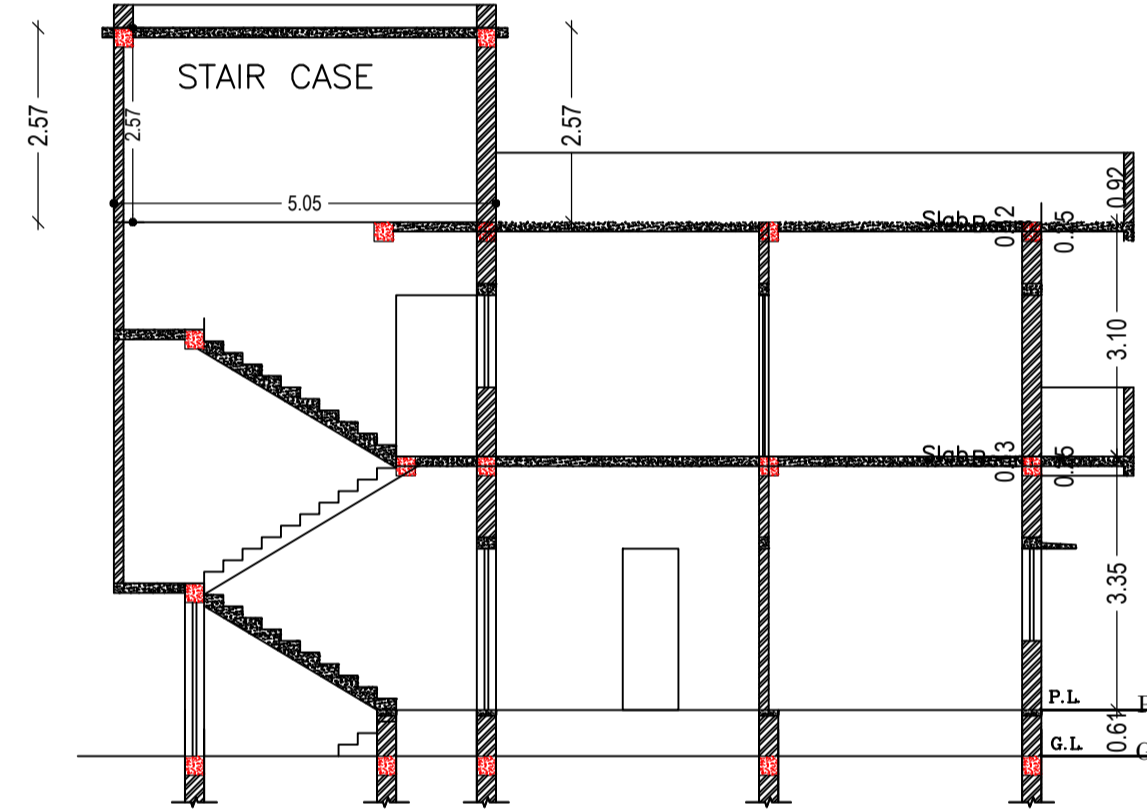
TERRACE FLOOR PLAN (SCALE 1:100)



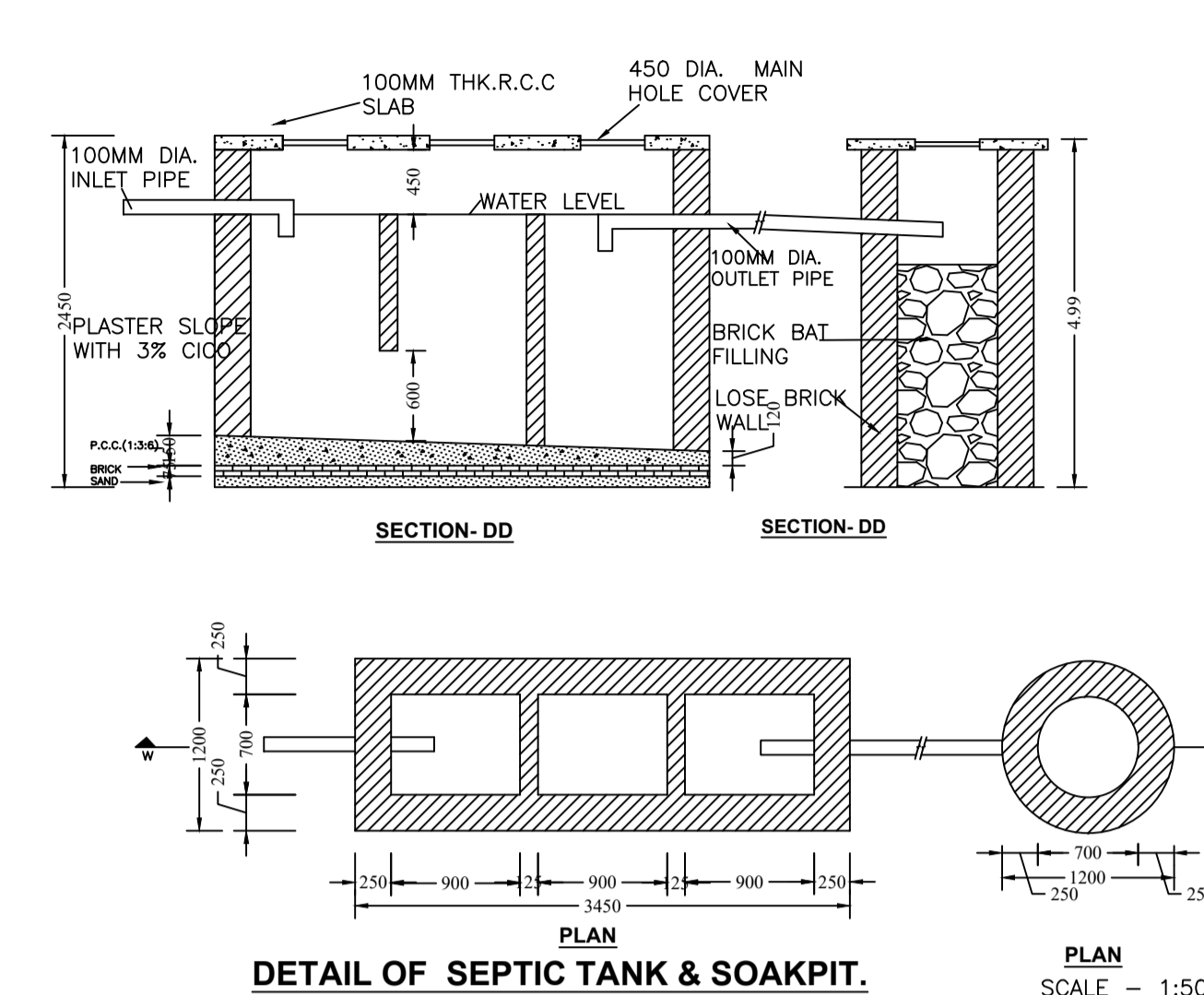
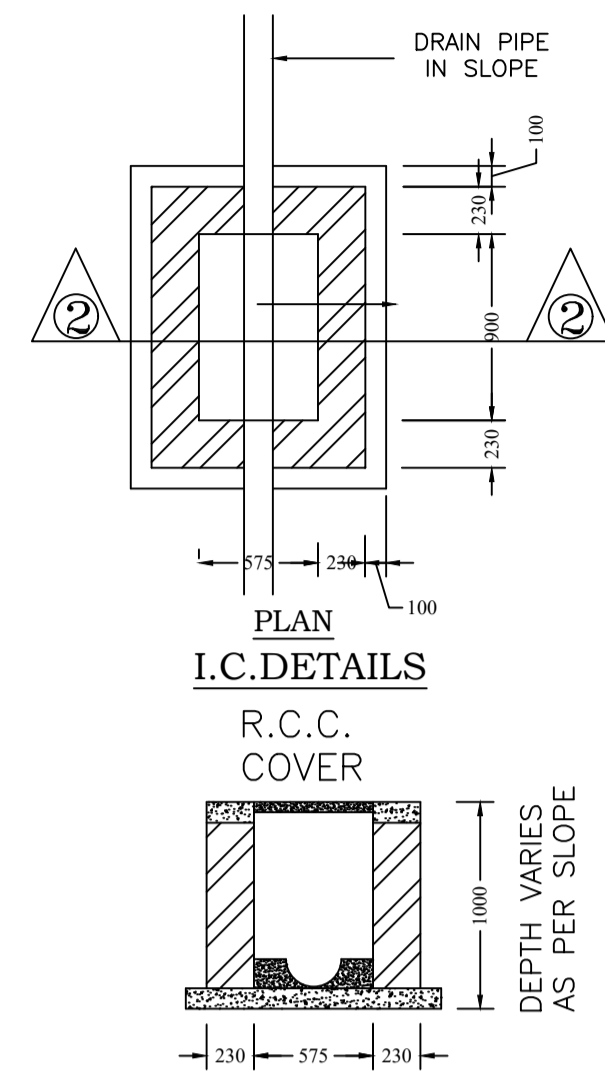
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



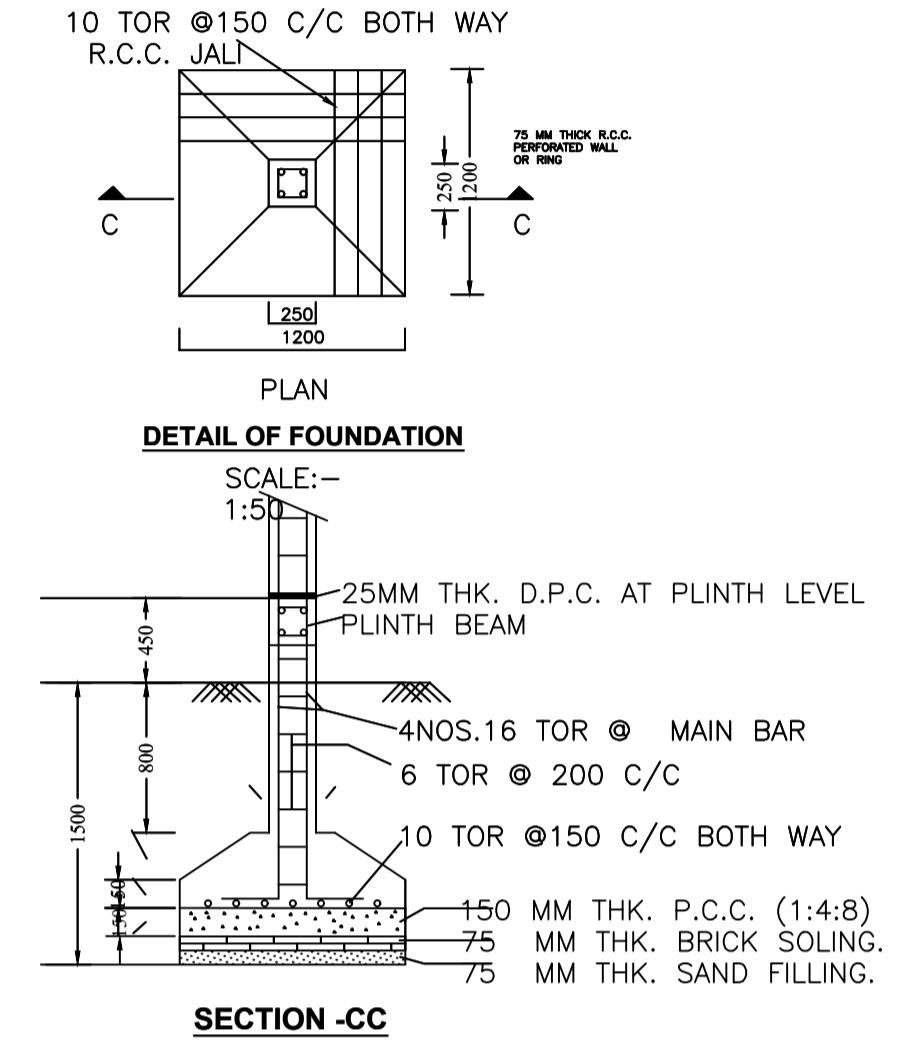
SECTION ON SCALE 1:100



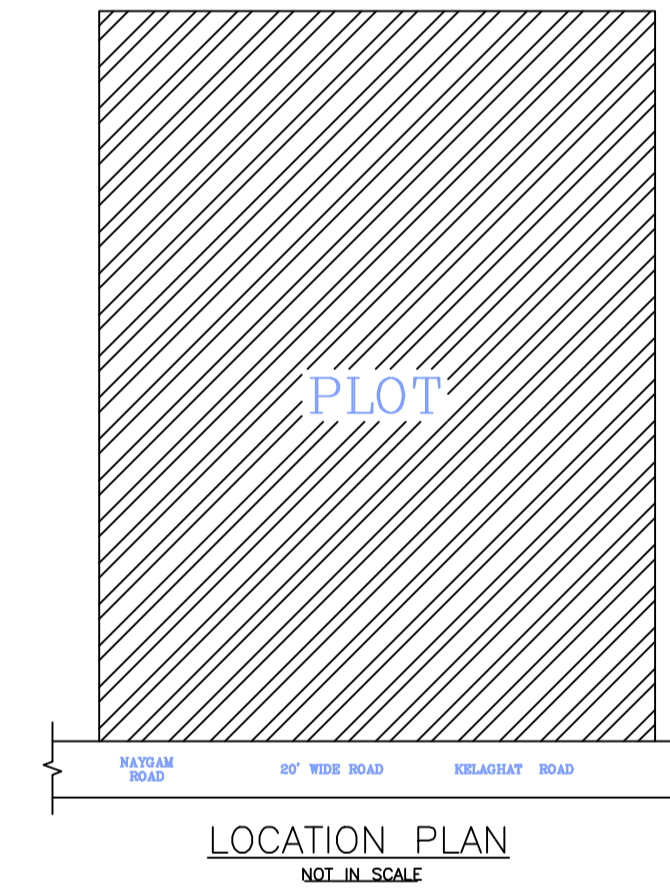
SECTION ON SCALE 1:100



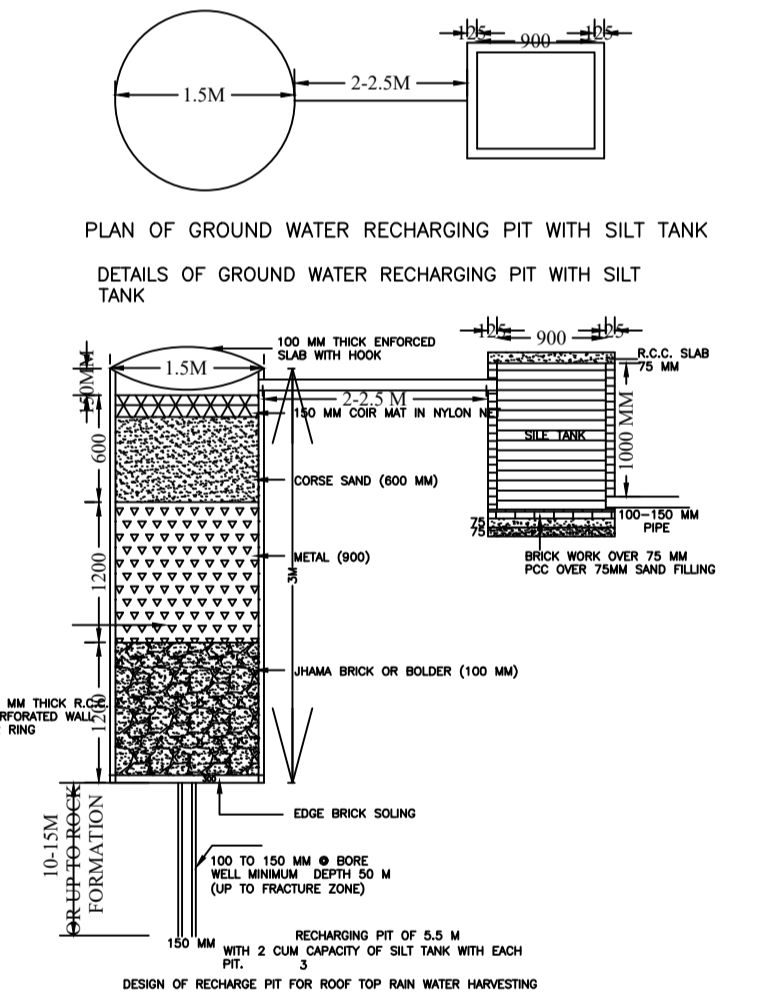
DETAIL OF SEPTIC TANK & SOAKPIT. PLAN SCALE - 1:50



SECTION -CC



LOCATION PLAN NOT IN SCALE



DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING

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	166.23	166.23	166.23	166.23	01
First Floor	166.23	166.23	166.23	166.23	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	332.46	332.46	332.46	332.46	01
Total Number of Same Buildings	1				
Total:	332.46	332.46	332.46	332.46	01

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	1.04	2.10	01
A1 (RESIDENCE)	D	1.07	2.10	14

SCHEDULE OF WINDOW/VENTILATION:

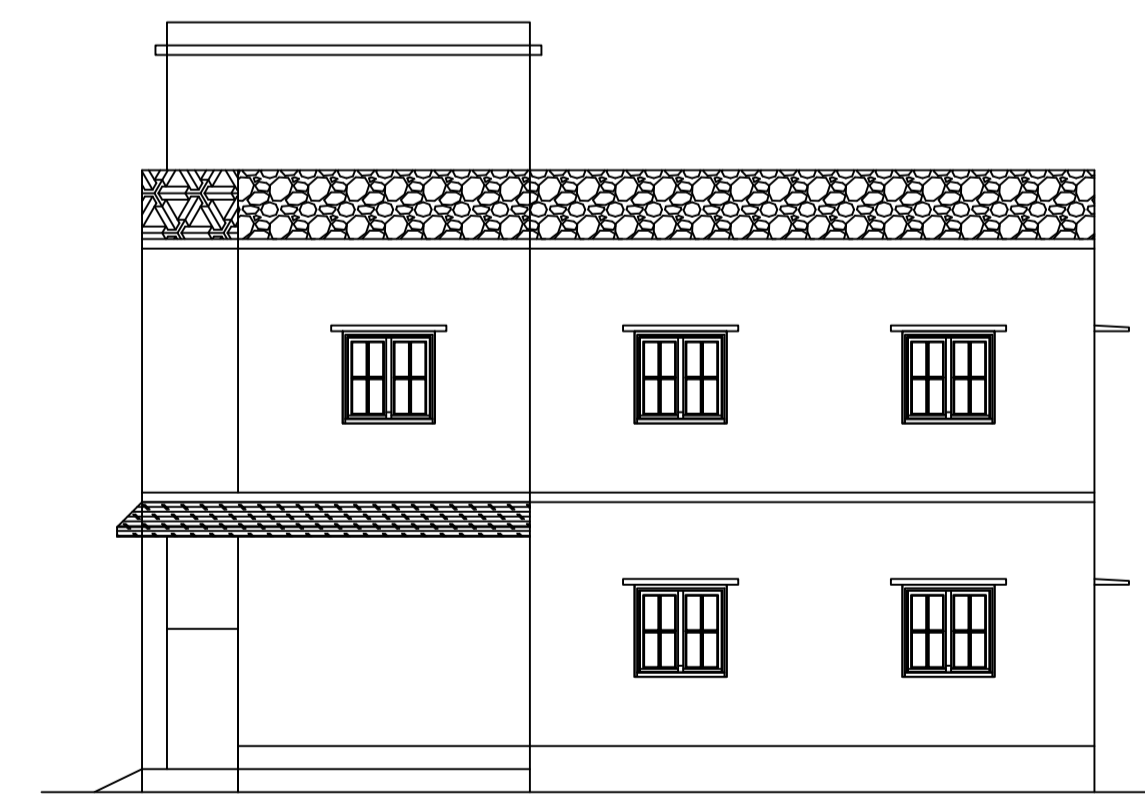
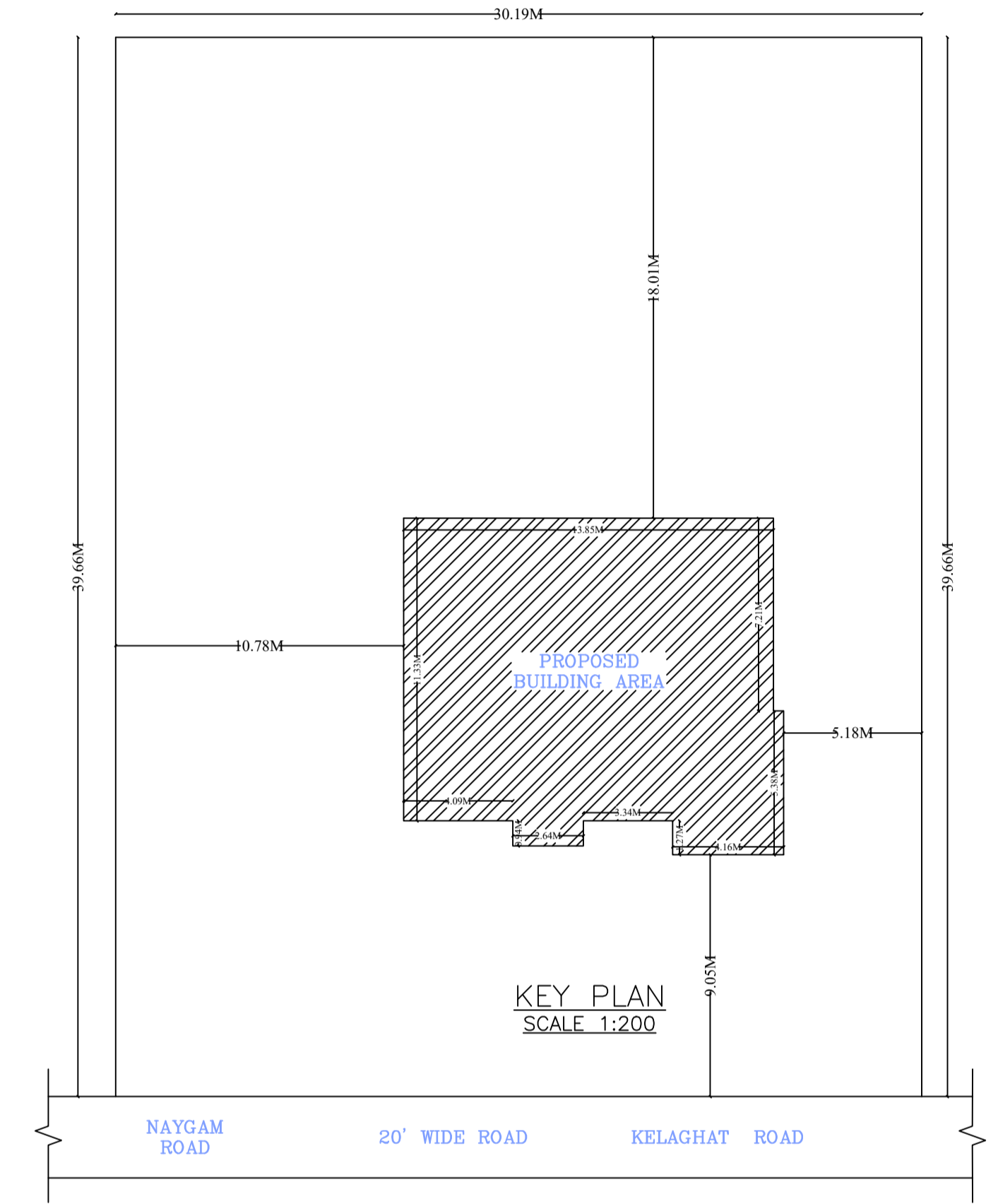
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.61	1.20	06
A1 (RESIDENCE)	W1	0.91	1.20	01
A1 (RESIDENCE)	W	1.22	1.20	09
A1 (RESIDENCE)	W	1.52	1.20	11

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	280.99	280.33	11	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	16	0
Total:	-	-	280.99	280.33	27	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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RIGHT SIDE ELEVATION
SCALE 1:100



FRONT 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			