

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.)
ABC (123)	1	249.08	2.70	246.38	246.38	246.38	01
Grand Total :	1	249.08	2.70	246.38	246.38	246.38	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0403/W02/2023
Owner Name	STEPHEN KINDO
Khata No	57
Plot No	4737
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO.: 1.0.68	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/0403/W02/2023	PlotSubPlot No: 4737
	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)	403.11
Deduction for NetPlot Area		
Surrender Free of Cost		14.30
Total		14.30
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	388.81
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		14.30
Common Plot		57.39
Total		71.69
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	331.42
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	388.81
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	403.11
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		233.29
Proposed Coverage Area (32.03 %)		124.54
Total Prop. Coverage Area (32.03 %)		124.54
Balance coverage area (27.97 %)		108.75
FAR CHECK		
Perm. FAR Area (1.500)		604.66
Total Perm. FAR area		604.66
Residential FAR		246.38
Proposed FAR Area		246.38
Total Proposed FAR Area		246.38
Consumed FAR (Factor)		0.61
Balance FAR Area		358.28
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		249.08
ARCHITECT (Regd)		MD RAGIB SAYEED
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		STEPHEN KINDO
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Buildingwise Floor FAR Details

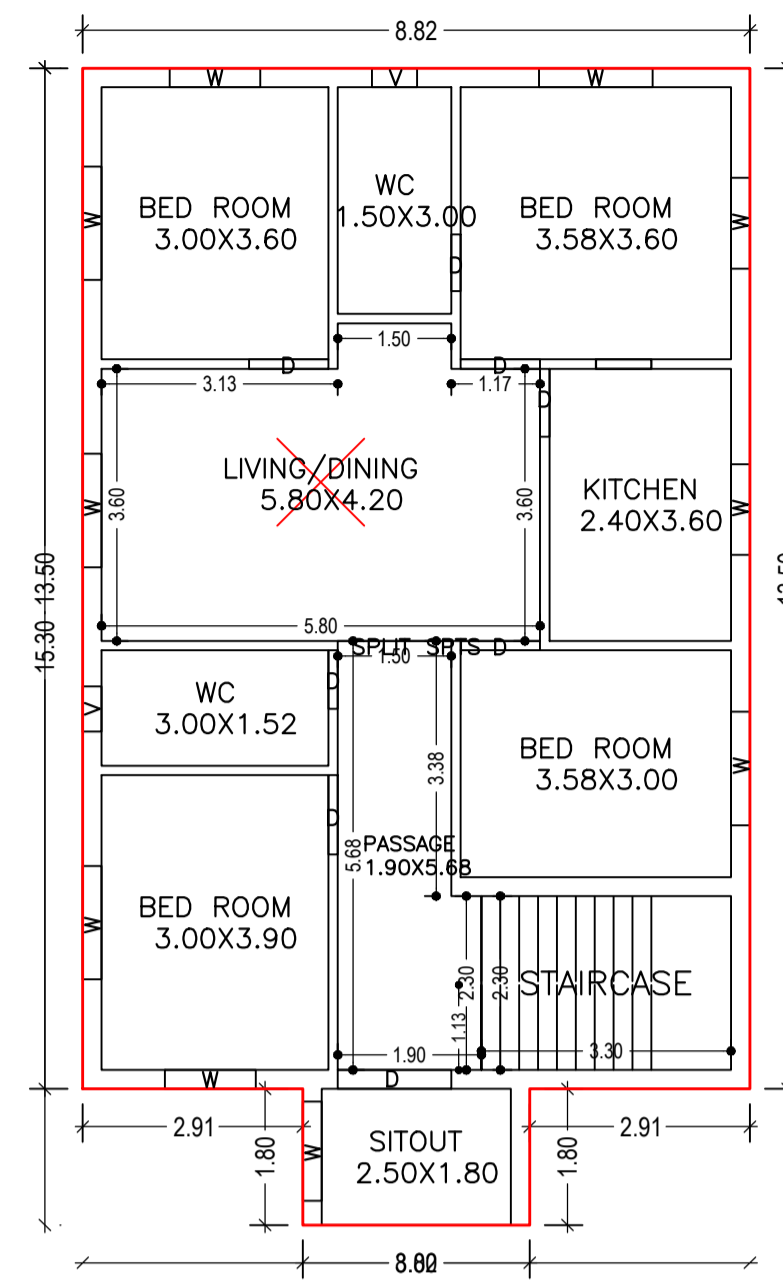
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	124.54	124.54	124.54	124.54
First Floor	124.54	121.84	124.54	121.84
Terrace Floor	0.00	0.00	0.00	0.00
Total :	249.08	246.38	249.08	246.38

Building USE/SUBUSE Details

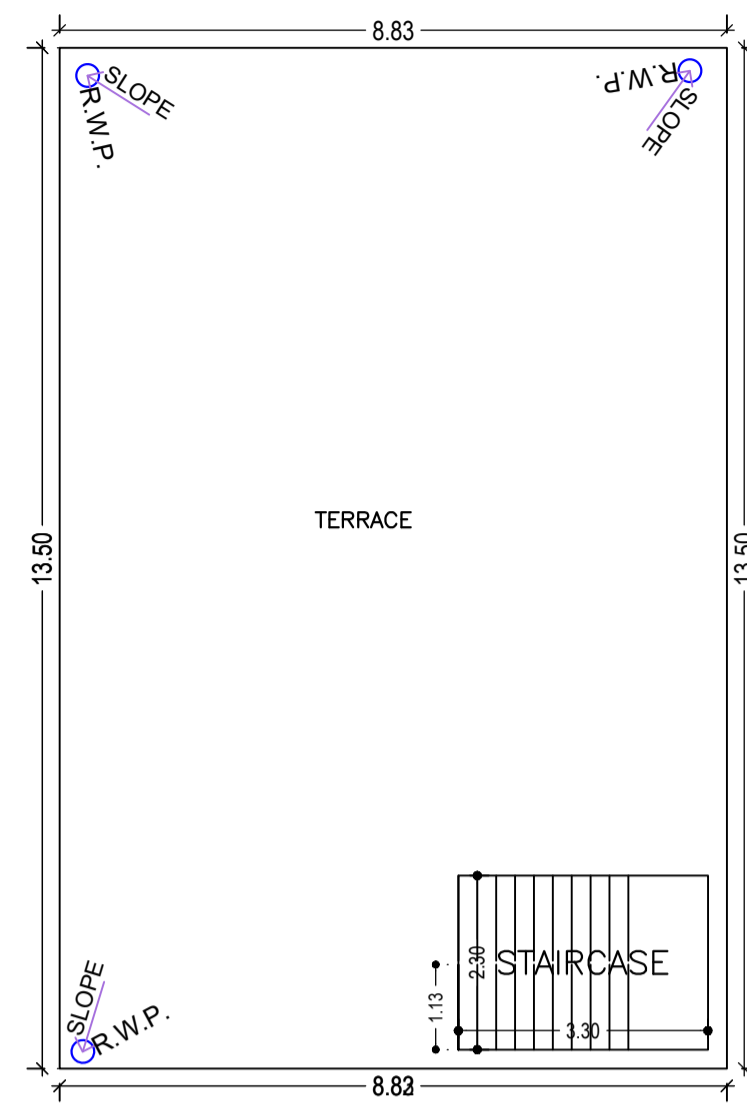
Building Name	Building Use	Building SubUse	Building Structure
ABC (123)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD RAGIB SAYEED SINPC/ENG/0001/2017			

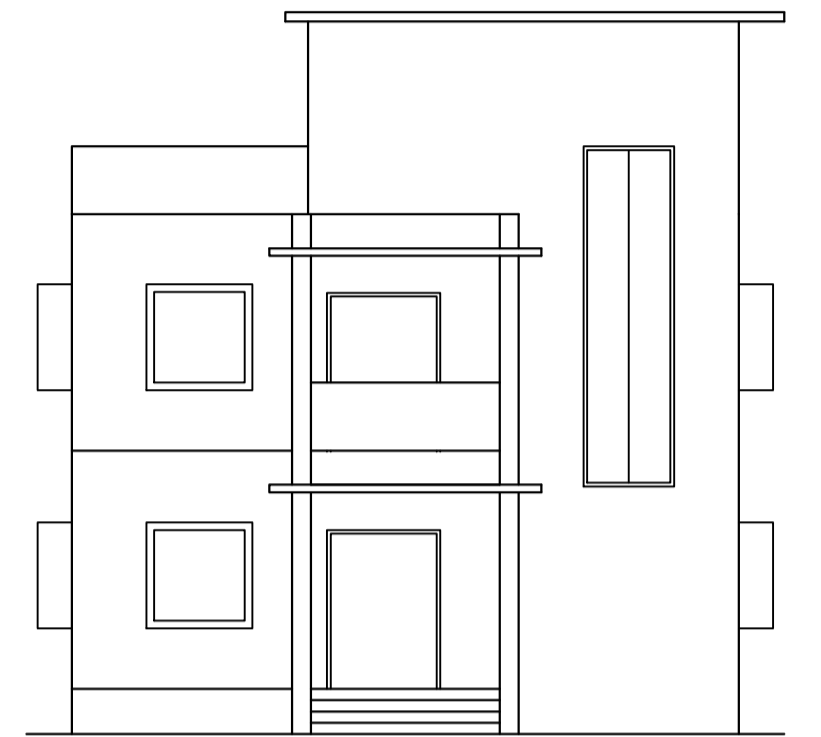
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Proposal File No.	SINPC/BP/0403/W02/2023
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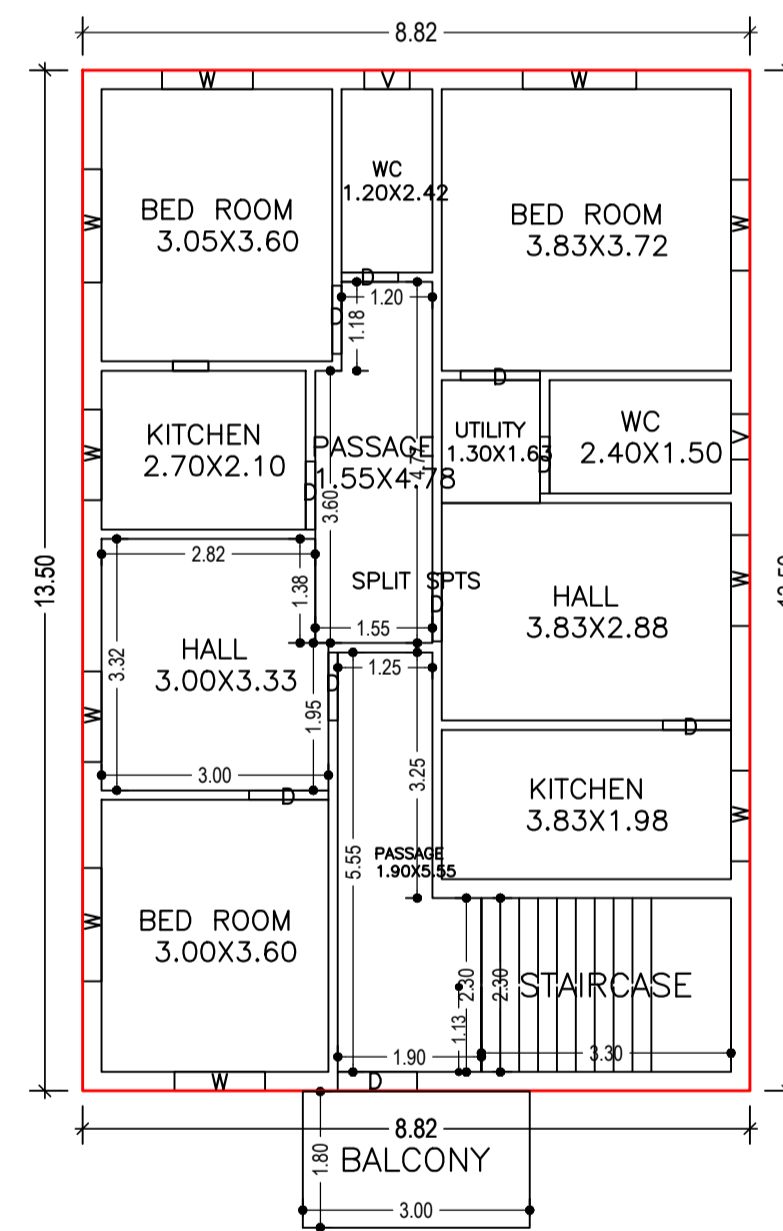
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



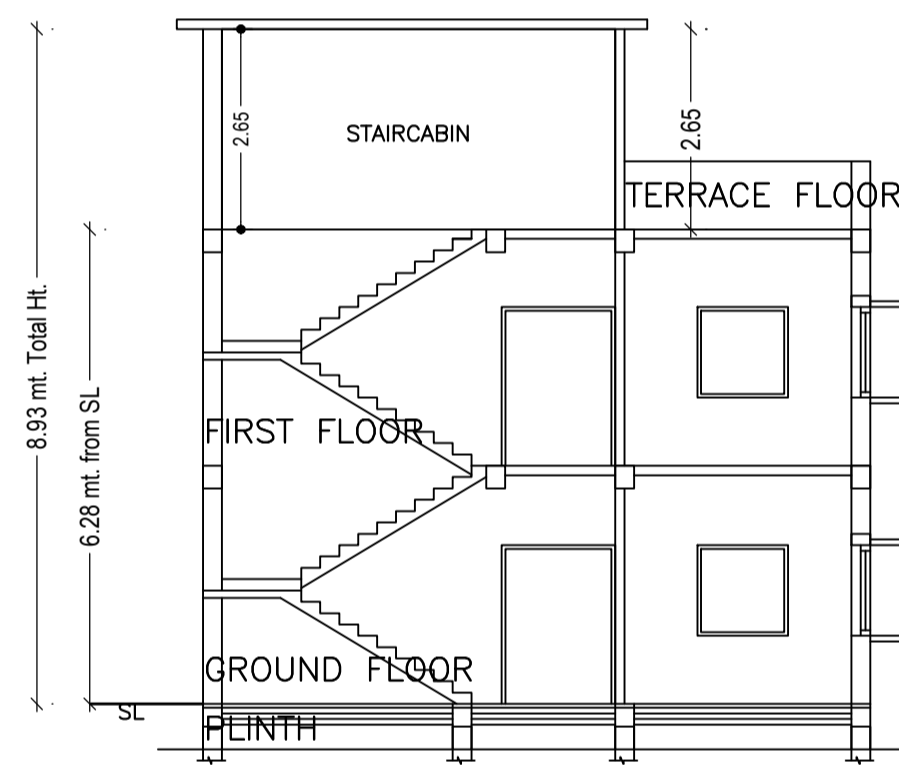
TERRACE FLOOR PLAN
(SCALE 1:100)



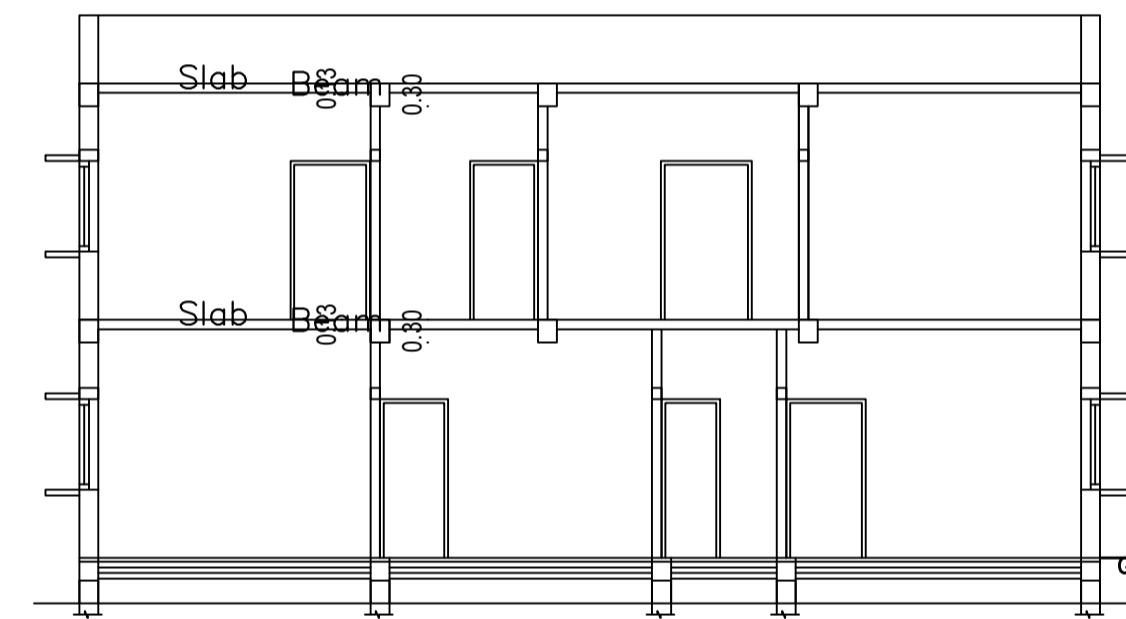
FRONT ELEVATION



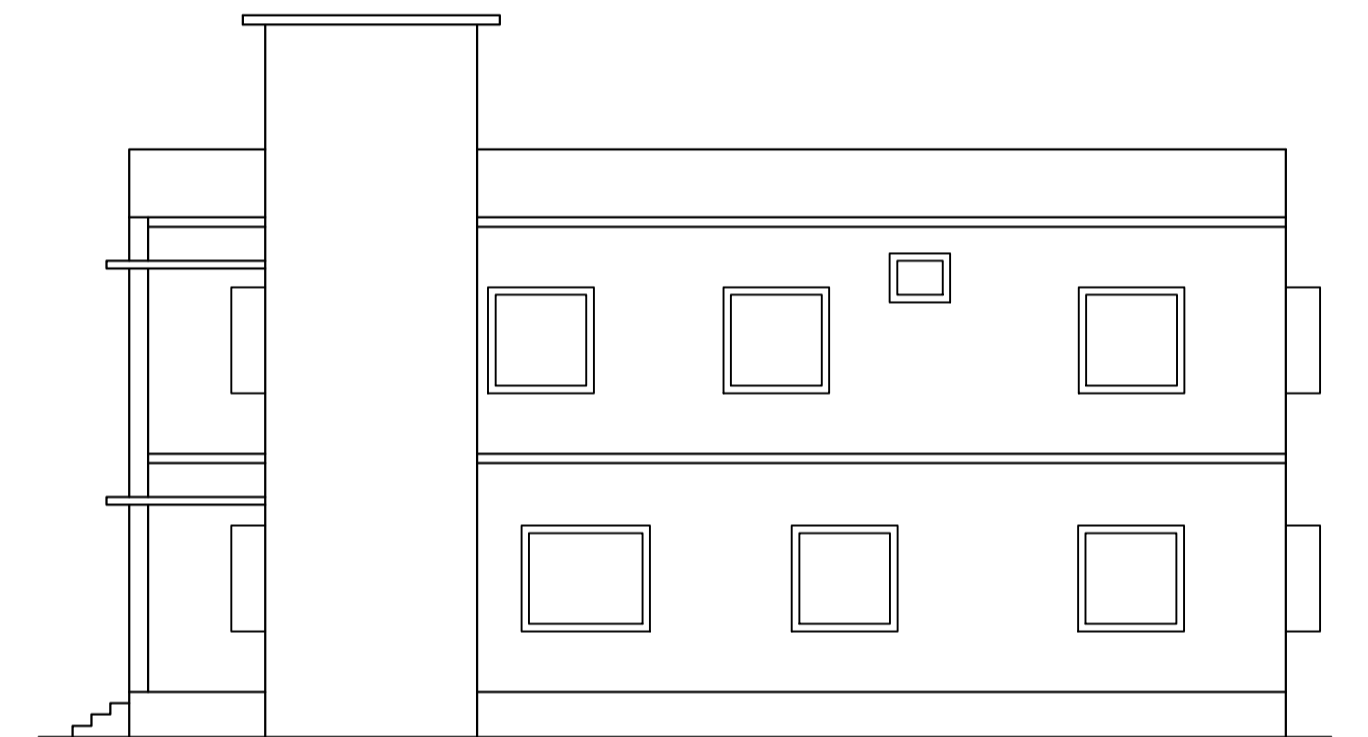
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



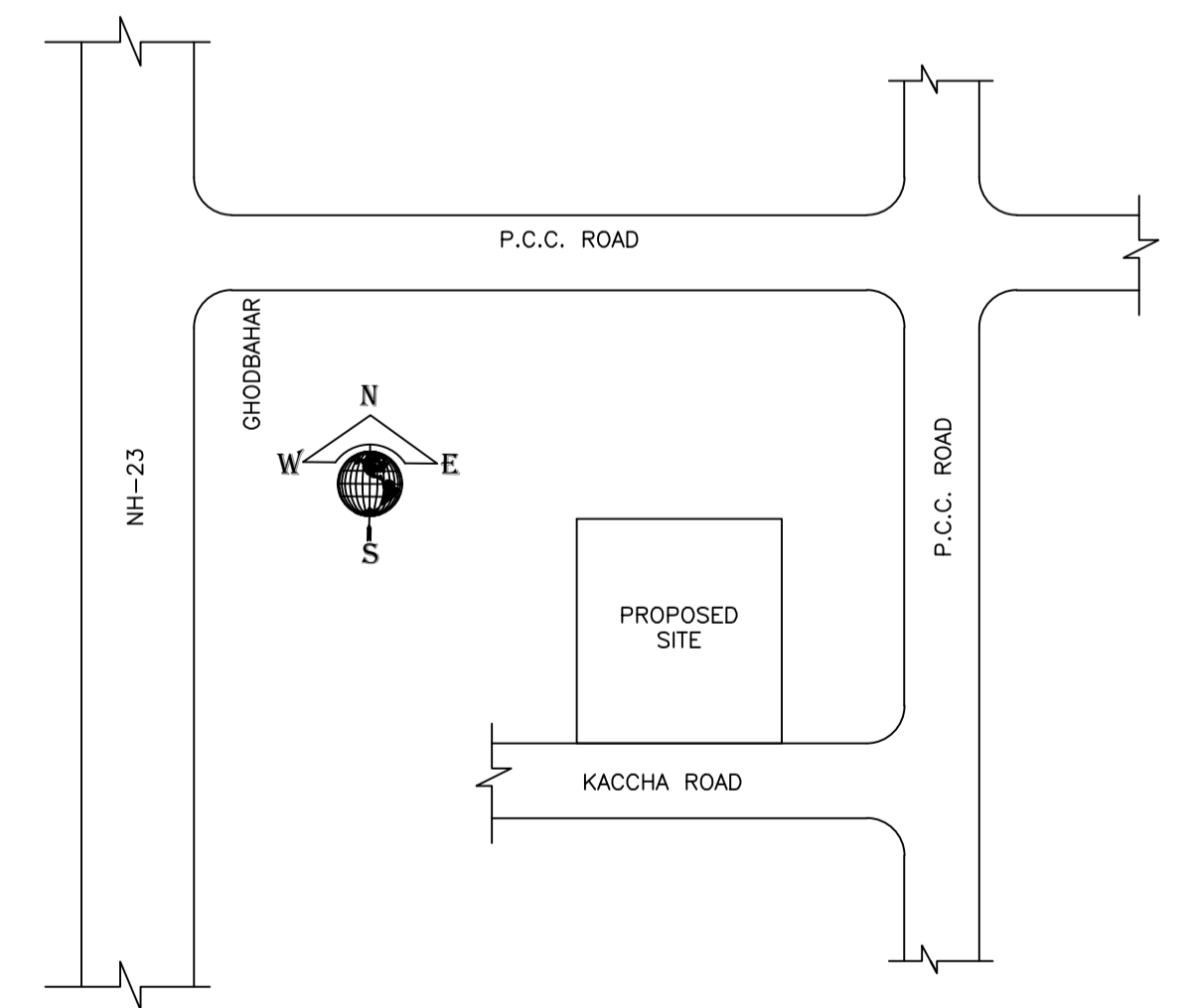
SECTION AT X-X



SECTION AT Y-Y



SIDE ELEVATION



Building :ABC (123)

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.)
Ground Floor	124.54	0.00	124.54	124.54	124.54	01
First Floor	124.54	2.70	121.84	121.84	121.84	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	249.08	2.70	246.38	246.38	246.38	01
Total Number of Same Buildings	1					
Total :	249.08	2.70	246.38	246.38	246.38	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	D	0.75	2.10	03
ABC (123)	D	0.78	2.10	01
ABC (123)	D	0.90	2.10	06
ABC (123)	D	1.05	2.10	07
ABC (123)	D	1.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	V	0.60	1.20	04
ABC (123)	W	1.20	1.20	11
ABC (123)	W	1.32	1.20	01
ABC (123)	W	1.50	1.20	08

UnitBUA Table for Building :ABC (123)

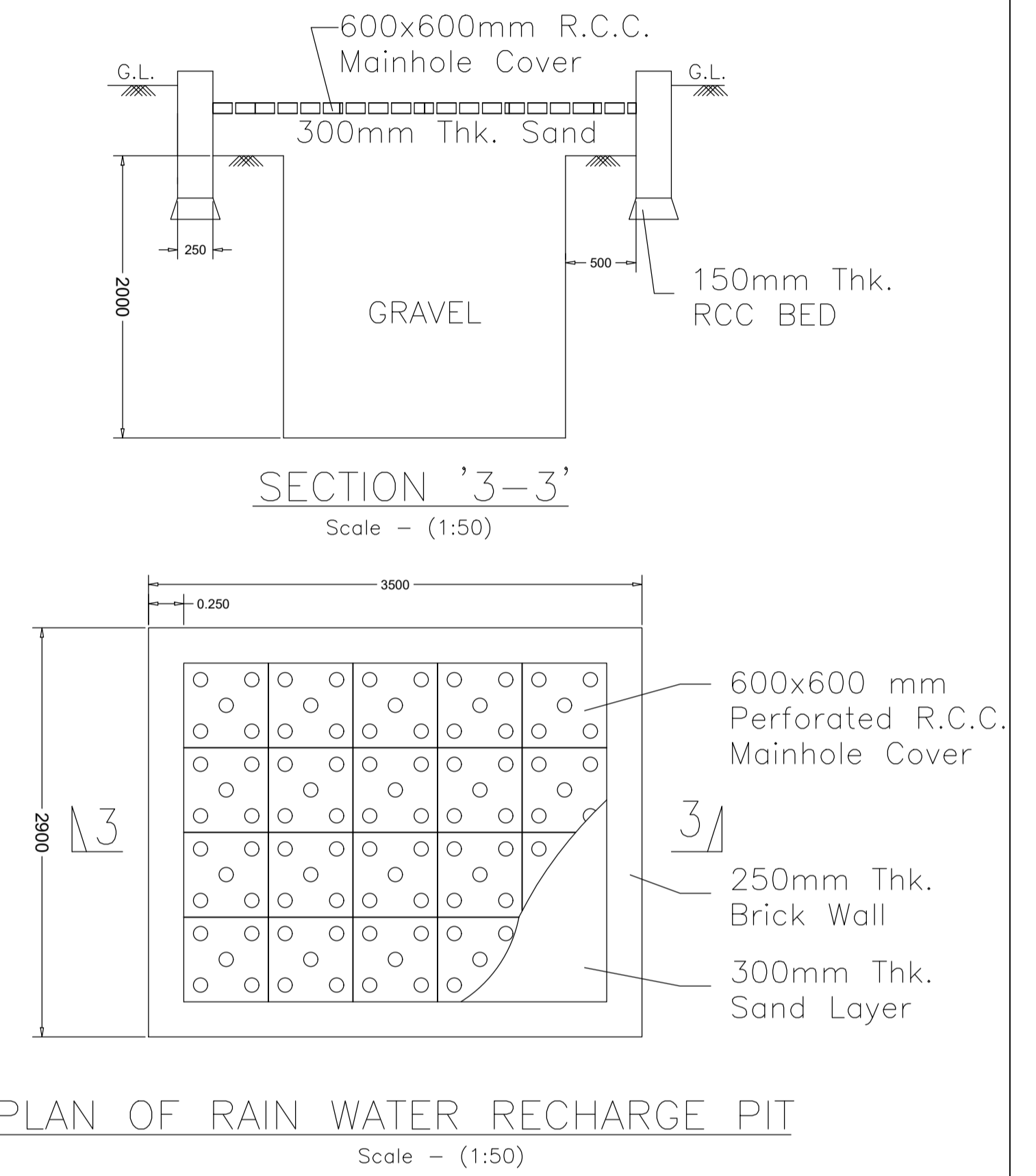
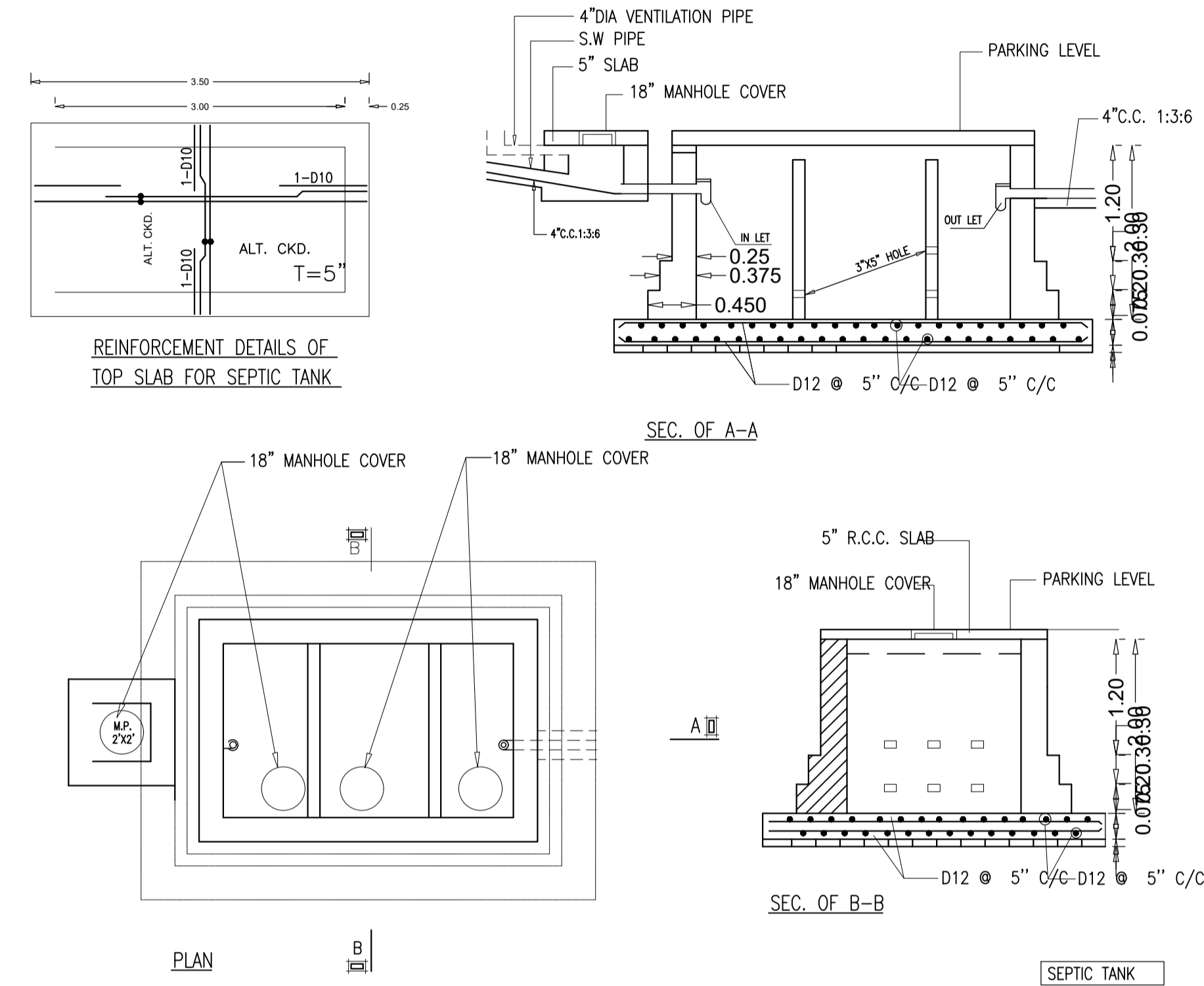
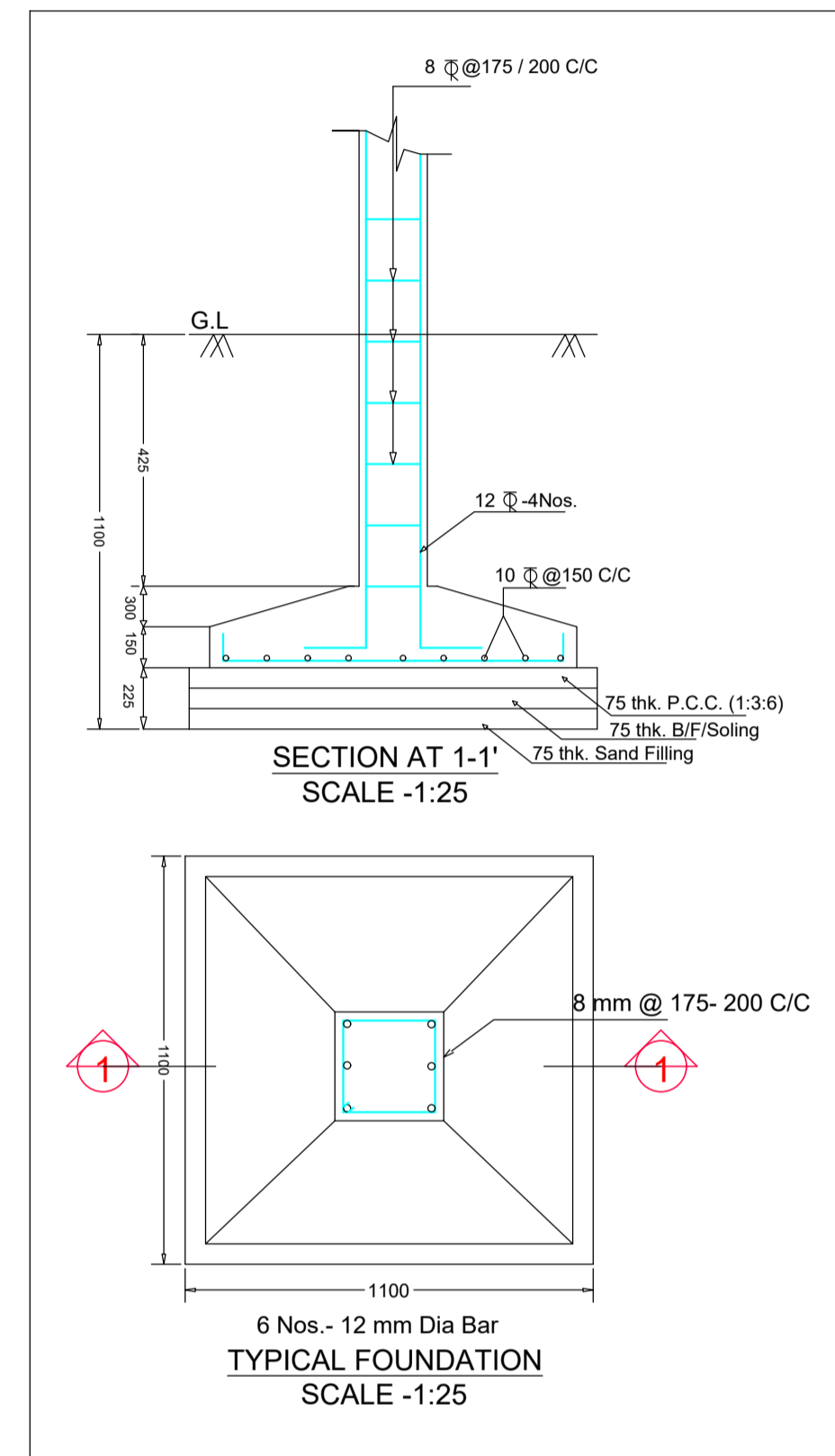
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SPTS	FLAT	249.08	243.52	10	1
FIRST FLOOR PLAN	SPLIT SPTS	FLAT	0.00	0.00	12	0
Total:	-	-	249.08	243.52	22	1

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.80 X 3.00 X 1 X 1	5.40	5.40
Total	-	-	5.40

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