

SITE PLAN (Scale - 1:200)

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.)
A (BUILDING)	1	684.23	38.67	645.56	645.56	645.56	03
Grand Total :	1	684.23	38.67	645.56	645.56	645.56	03

Proposal Basic Information

Proposal File No.	SINPC/BP/0440/W10/2023
Owner Name	JAKIR KHAN
Khata No	30
Plot No	1609
Village Name	Simdega
Use	Business
SubUse	Professional Establishment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (BUILDING)	Business	Professional Establishment	> 0	200	598.36	1	2	-	-	-	-
			> 0	200	598.36	-	-	-	1	7	-
Total :			-	-	-	-	2	3	-	7	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	7	14.00	7	14.00
Other Parking	-	-	-	101.27
Total		39.00		166.77

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO. : 1.0.70
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/0440/W10/2023	PlotSubPlot No: 1609
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) 485.61
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 485.61
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	26.01
Total	26.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 459.60
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 485.61
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 485.61
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	242.80
Proposed Coverage Area (45.25 %)	219.72
Total Prop. Coverage Area (45.25 %)	219.72
Balance coverage area (4.75 %)	23.08
FAR CHECK	
Perm. FAR Area (0.000)	0.00
Total Perm. FAR area	0.00
Commercial FAR	645.56
Proposed FAR Area	645.56
Total Proposed FAR Area	645.56
Consumed FAR (Factor)	1.33
Balance FAR Area	-645.56
Total Paid Proposed FAR Area	645.56
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	684.23
ARCHITECT (Regd)	MAHENDRA MEHTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	JAKIR KHAN
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

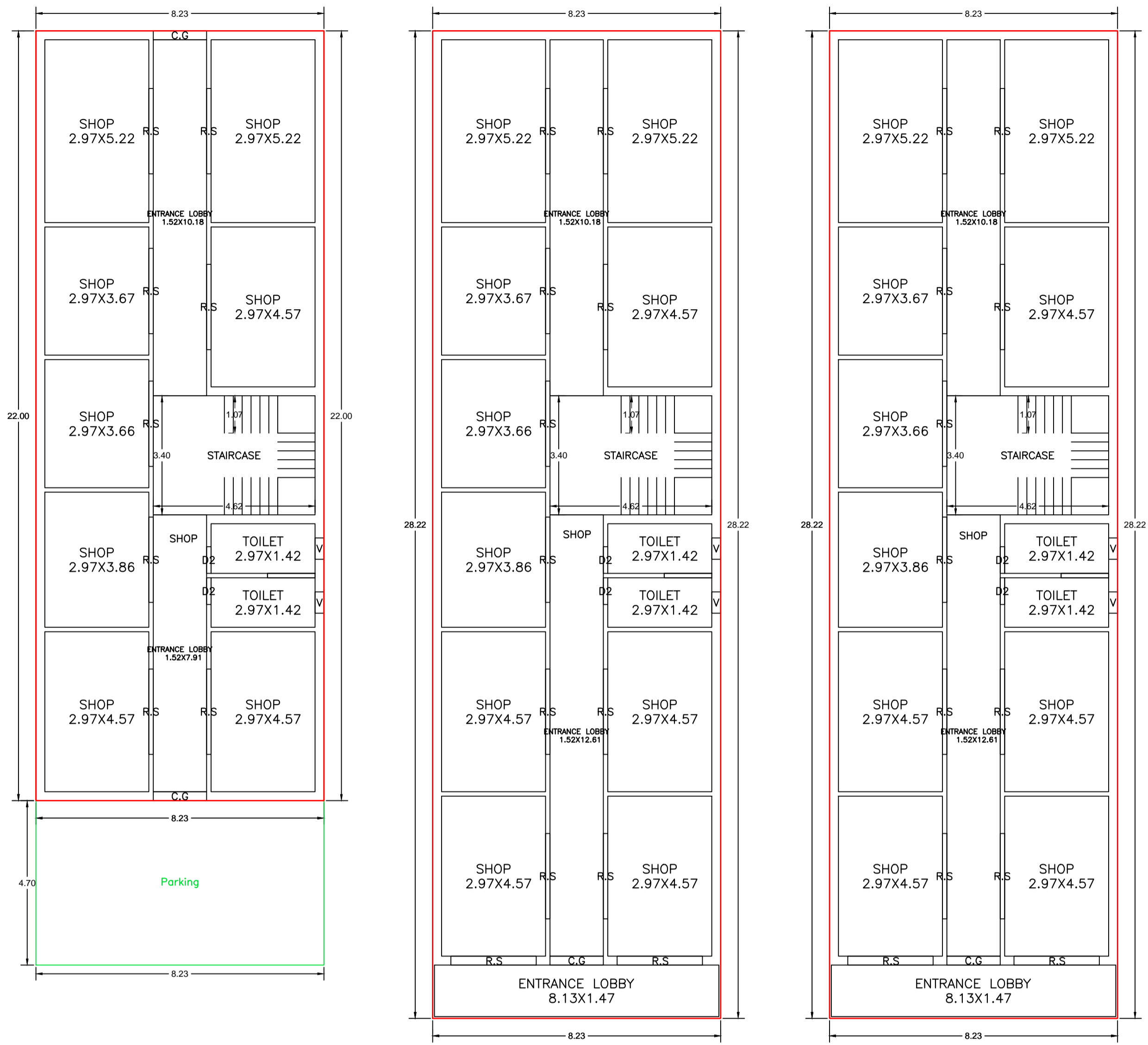
Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		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	219.71	181.04	219.71	181.04
First Floor	232.26	232.26	232.26	232.26
Second Floor	232.26	232.26	232.26	232.26
Terrace Floor	0.00	0.00	0.00	0.00
Total :	684.23	645.56	684.23	645.56

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Business	Professional Establishment	Non-Highrise

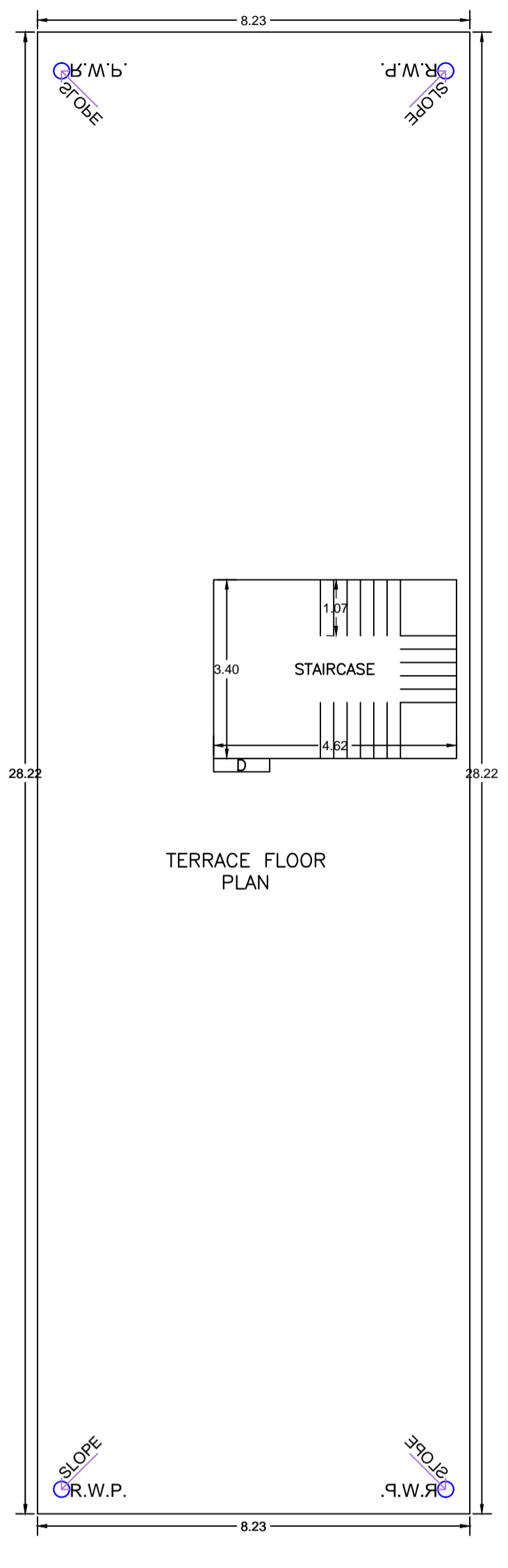
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			



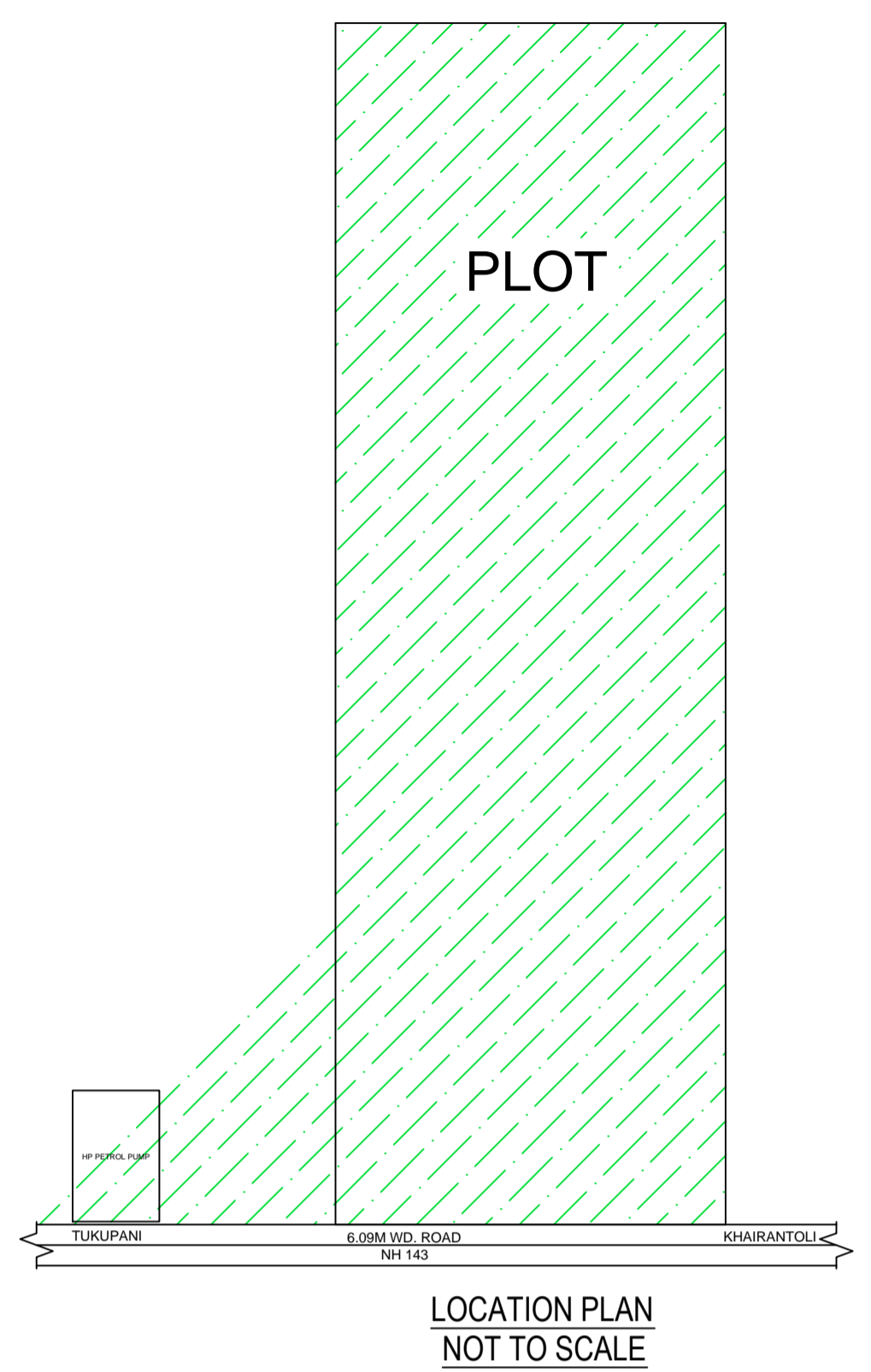
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

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

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



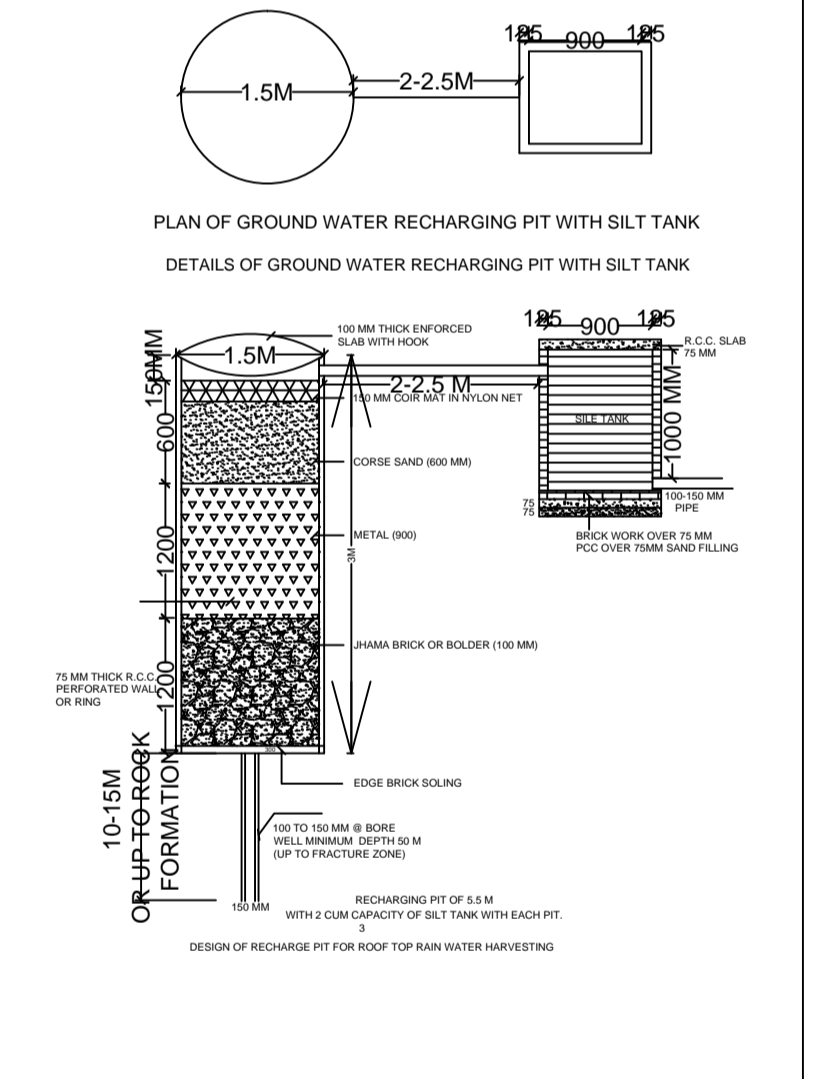
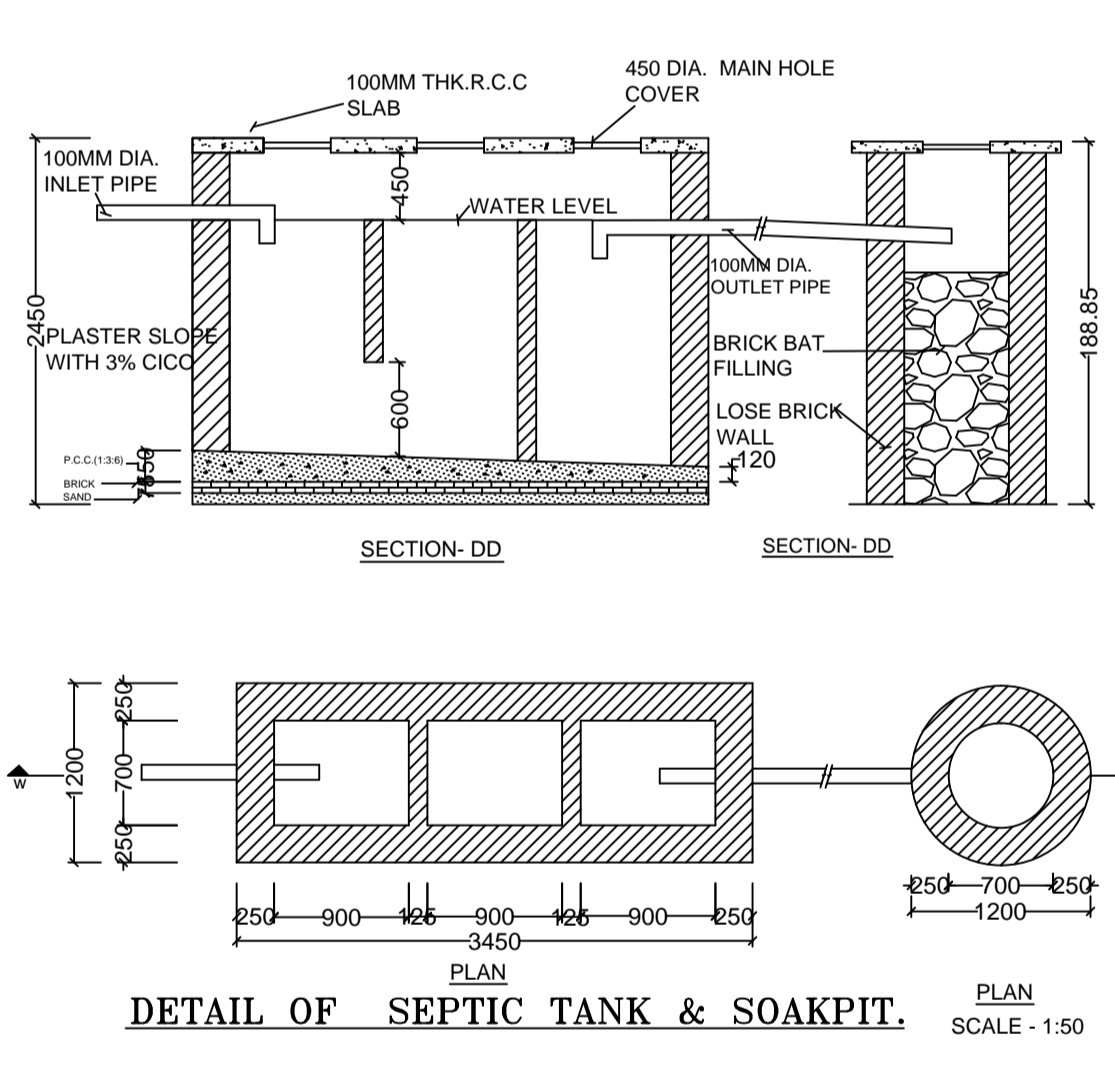
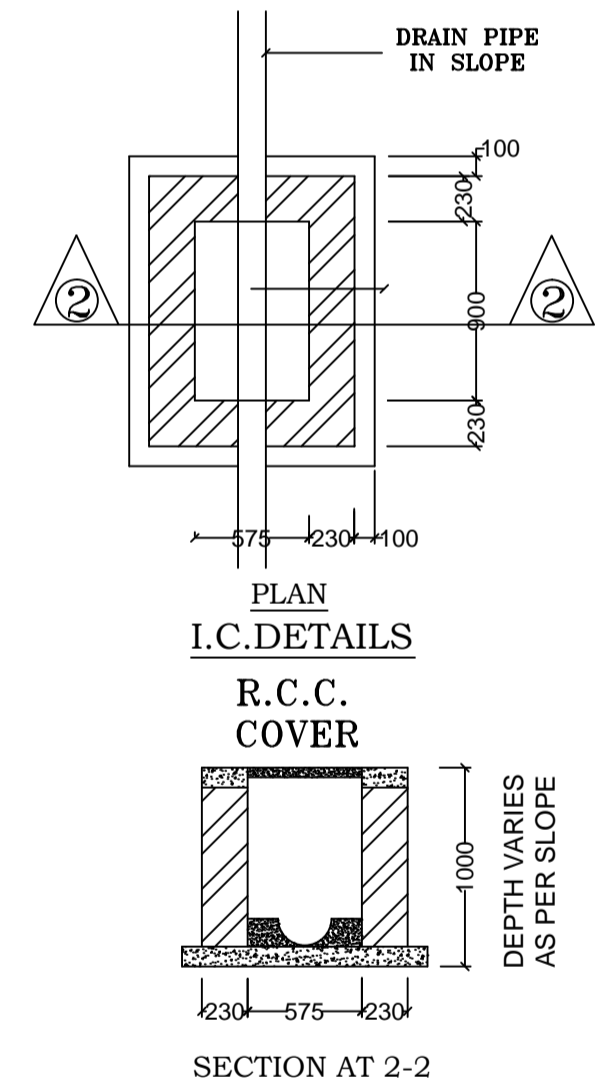
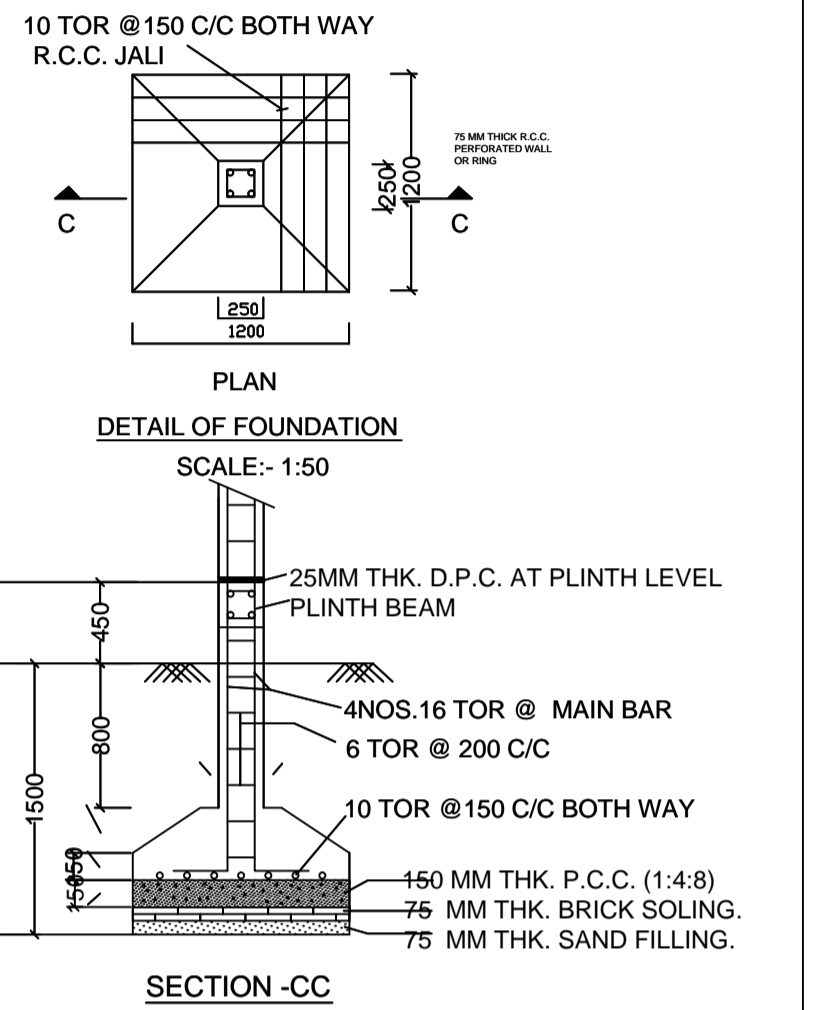
TERRACE FLOOR PLAN (SCALE 1:100)



LOCATION PLAN NOT TO SCALE

Proposal Basic Information

Proposal File No.	SINPC/BP/0440/W10/2023
Owner Name	JAKIR KHAN
Khata No	30
Plot No	1609
Village Name	Simdega
Use	Business
SubUse	Professional Establishment



Building :A (BUILDING)

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	219.71	38.67	181.04	181.04	181.04	01
First Floor	232.26	0.00	232.26	232.26	232.26	01
Second Floor	232.26	0.00	232.26	232.26	232.26	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	684.23	38.67	645.56	645.56	645.56	03
Total Number of Same Buildings	1					
Total :	684.23	38.67	645.56	645.56	645.56	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.10	06
A (BUILDING)	C.G	1.52	2.10	04
A (BUILDING)	R.S	2.44	2.10	32

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	06

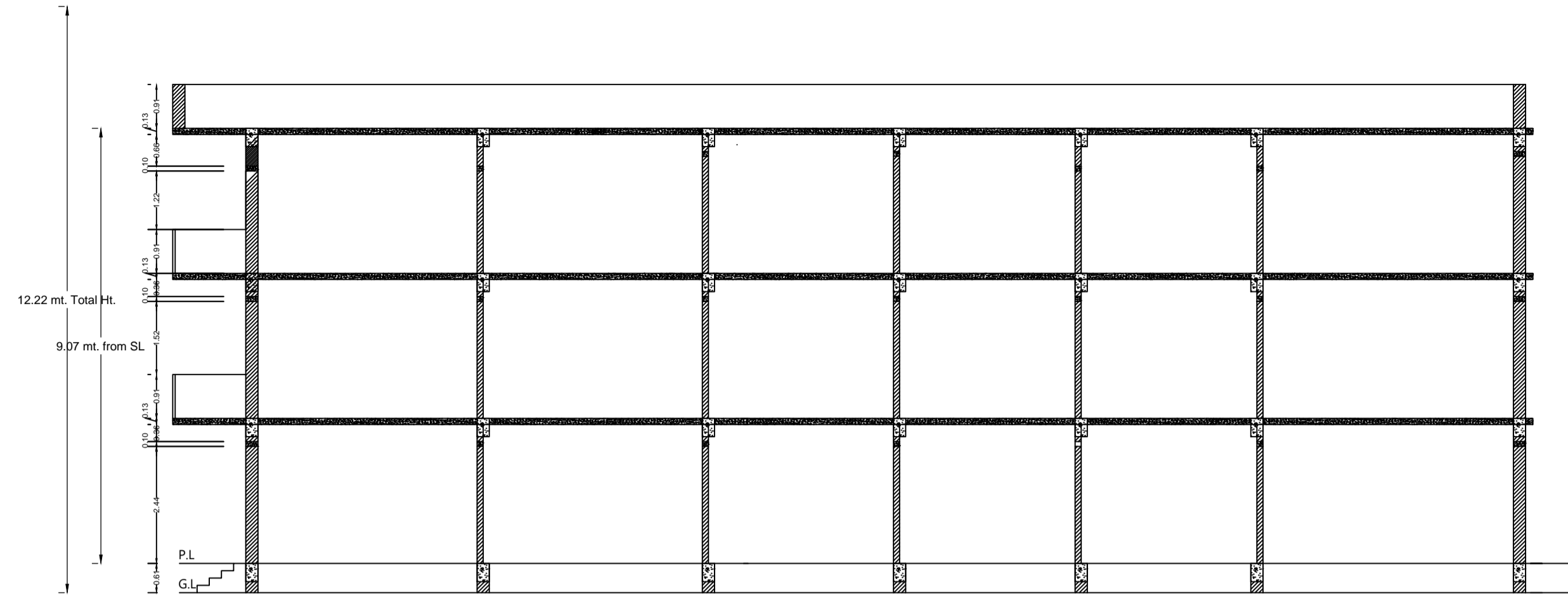
UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	149.10	148.93	12	1
FIRST FLOOR PLAN	SHOP	SHOP	198.86	198.68	15	1
SECOND FLOOR PLAN	SHOP	SHOP	198.86	198.68	15	1
Total:	-	-	546.82	546.29	42	3

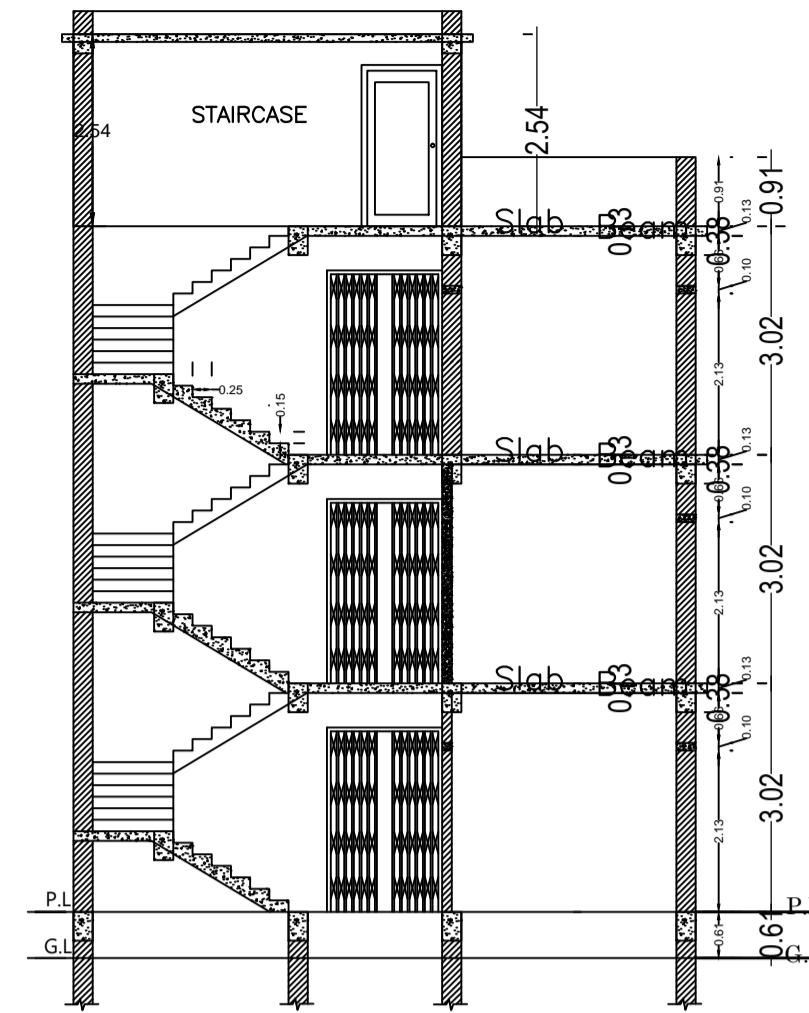
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			

Proposal Basic Information

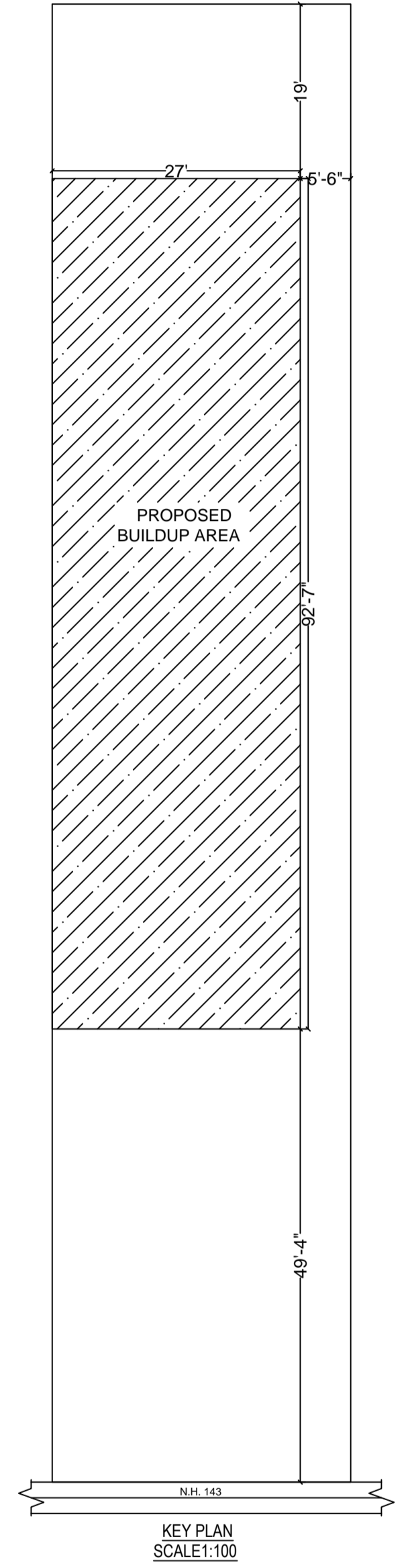
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Owner Name	JAKIR KHAN
Khata No	30
Plot No	1609
Village Name	Simdega
Use	Business
SubUse	Professional Establishment



SECTION Y-Y
SCALE 1:100



SECTION X-X
SCALE 1:100



KEY PLAN
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			