

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 (RESIDENTIAL)	1	232.69	232.69	232.69	232.69	01
Grand Total :	1	232.69	232.69	232.69	232.69	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0446/W05/2023
Owner Name	KALYAN TIRKEY
Khata No	112
Plot No	3295
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT	VERSION NO: 1.0.66	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/0446/W05/2023	Plot/SubPlot No: 3295
	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)	494.04
Deduction for NetPlot Area		
Surrender Free of Cost		19.80
Total		19.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	474.23
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		19.80
Common Plot		46.79
Total		66.60
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	427.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	474.23
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	494.04
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		284.54
Proposed Coverage Area ( 49.07 % )		232.69
Total Prop. Coverage Area ( 49.07 % )		232.69
Balance coverage area ( 10.93 % )		51.85
FAR CHECK		
Perm. FAR Area ( 1.500 )		741.06
Total Perm. FAR area		741.06
Residential FAR		232.69
Proposed FAR Area		232.69
Total Proposed FAR Area		232.69
Consumed FAR (Factor)		0.47
Balance FAR Area		508.37
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		232.69
ARCHITECT (Regd)		MAHENDRA MEHTA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		KALYAN TIRKEY
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)	Blue
EXISTING (To be demolished)	Yellow

Buildingwise Floor FAR Details

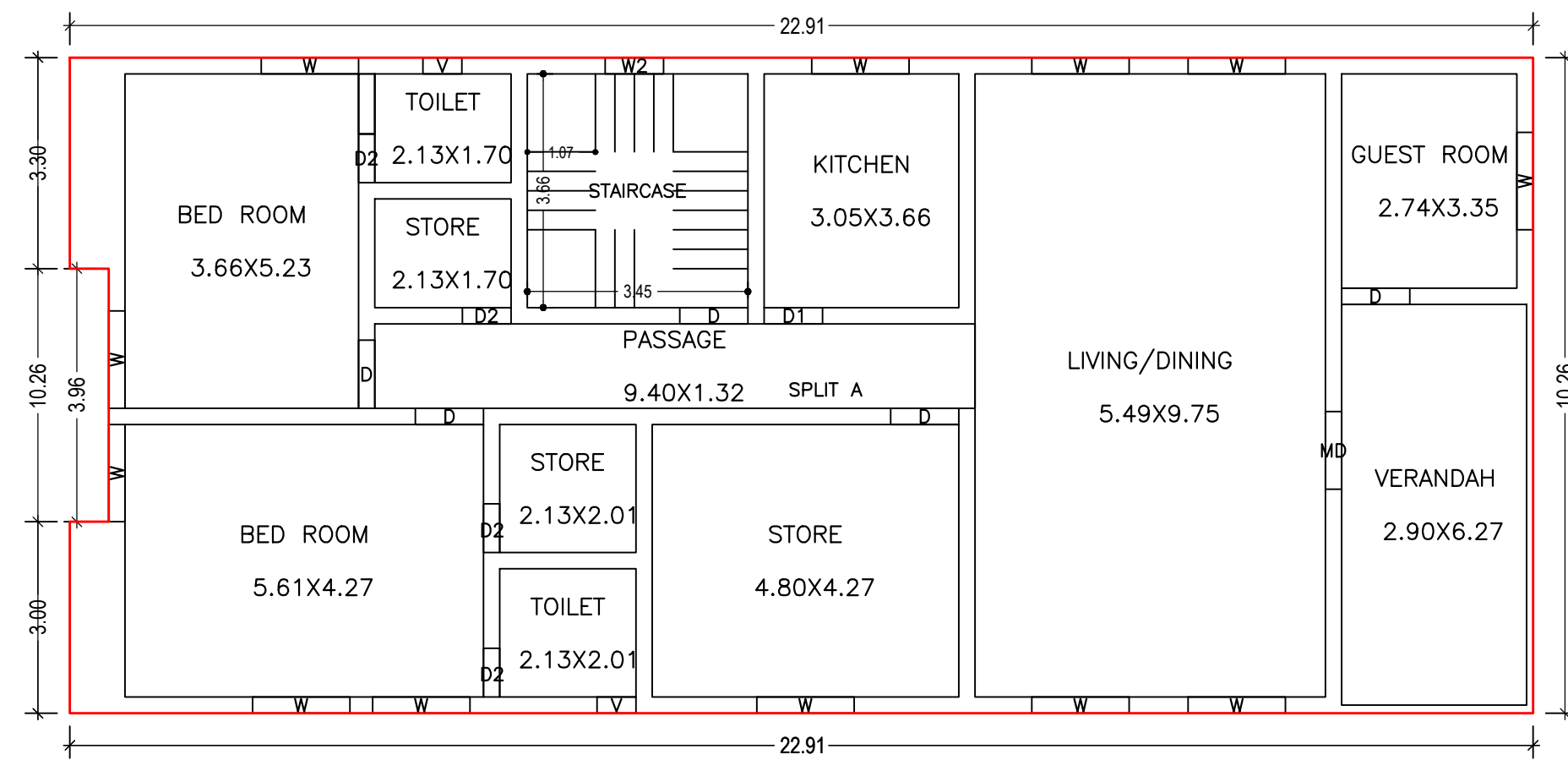
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	232.69	232.69	232.69	232.69
Terrace Floor	0.00	0.00	0.00	0.00
Total	232.69	232.69	232.69	232.69

Building USE/SUBUSE Details

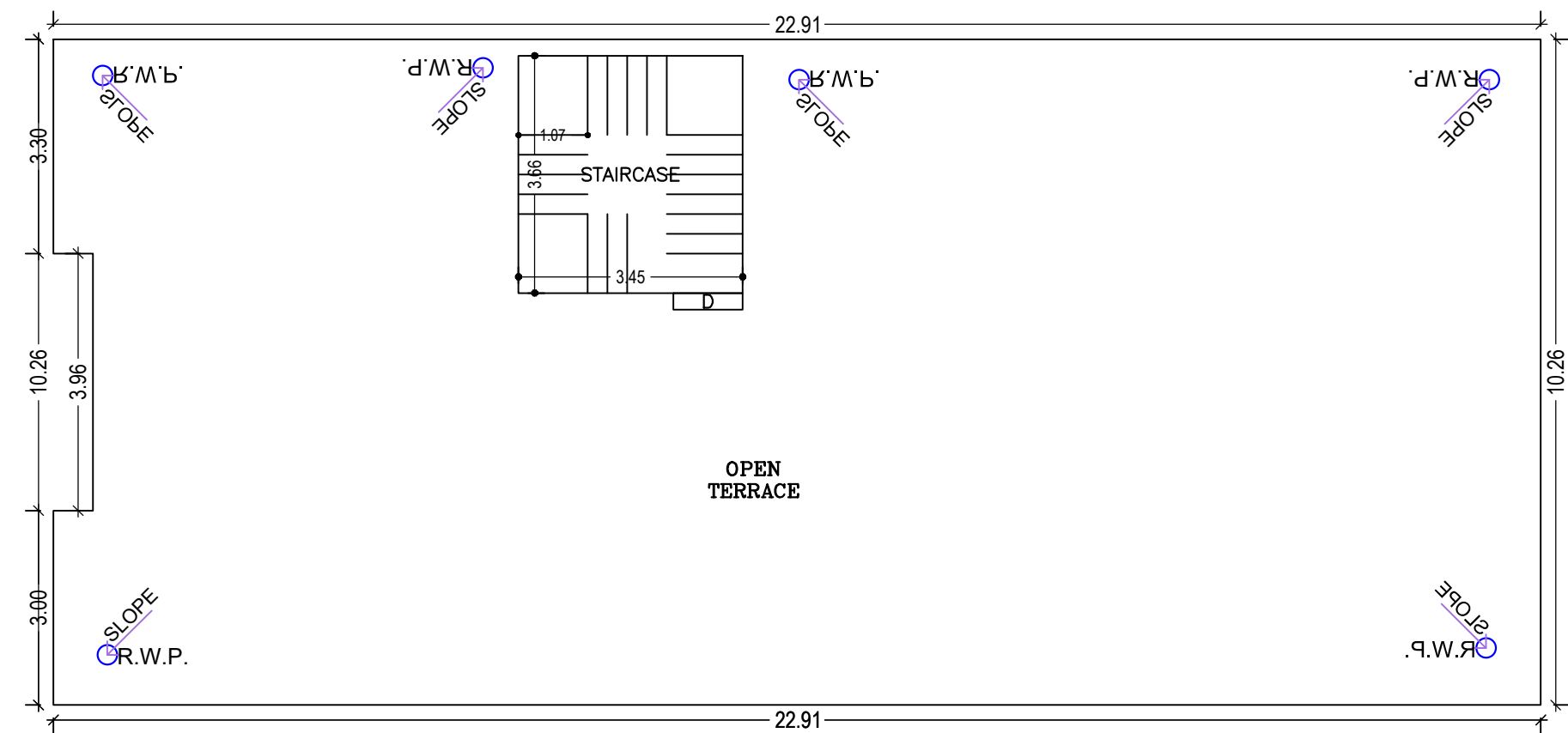
Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

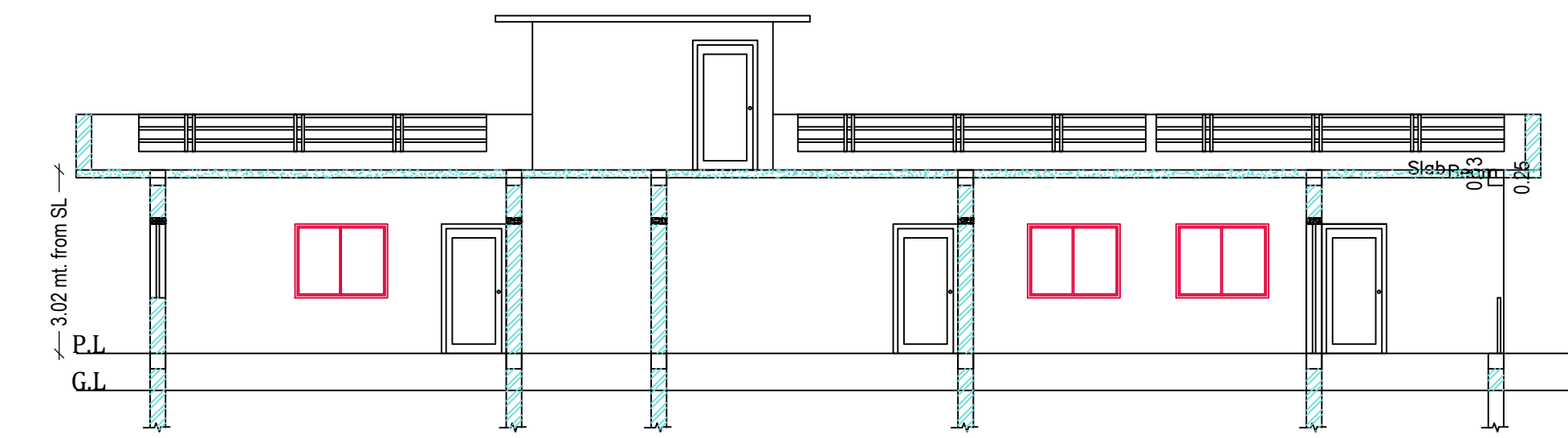
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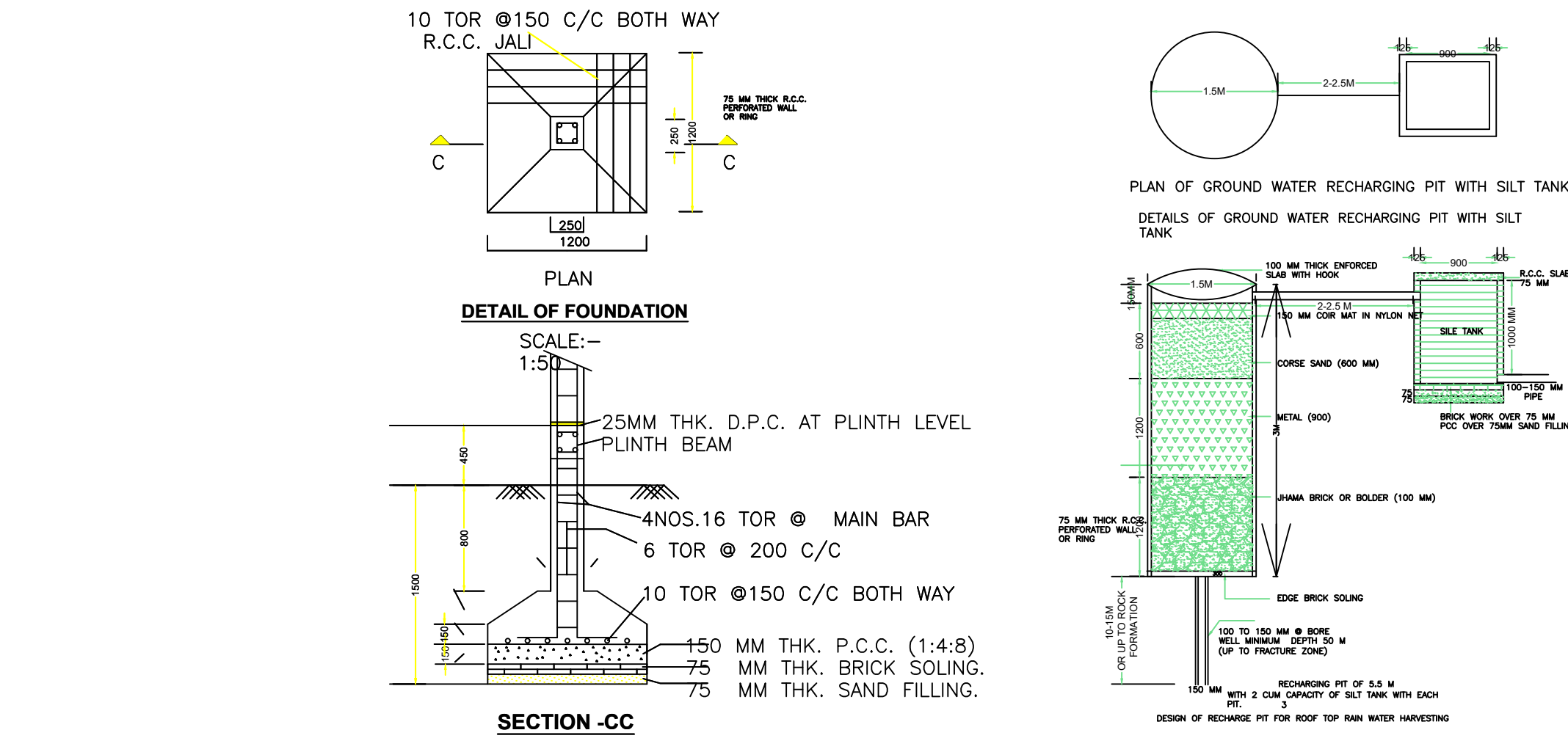
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



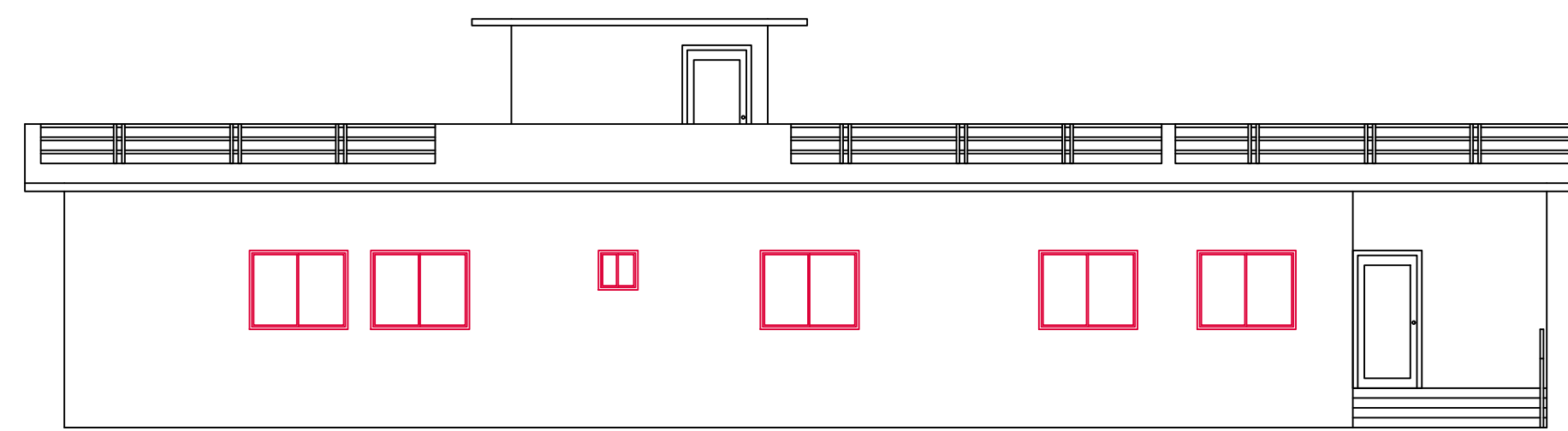
TERRACE FLOOR PLAN (SCALE 1:100)



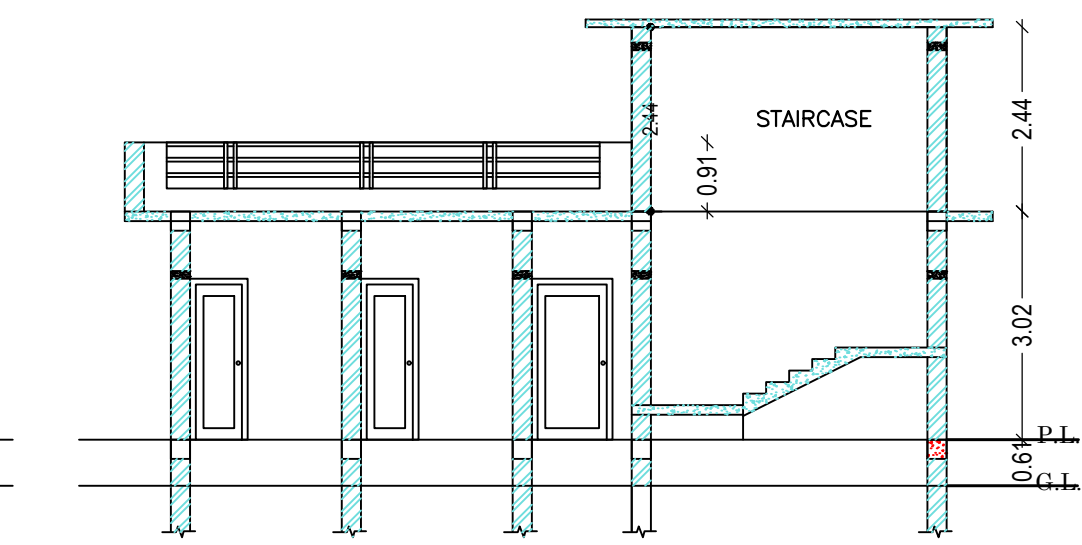
SECTION AT Y-Y' (SCALE 1:100)



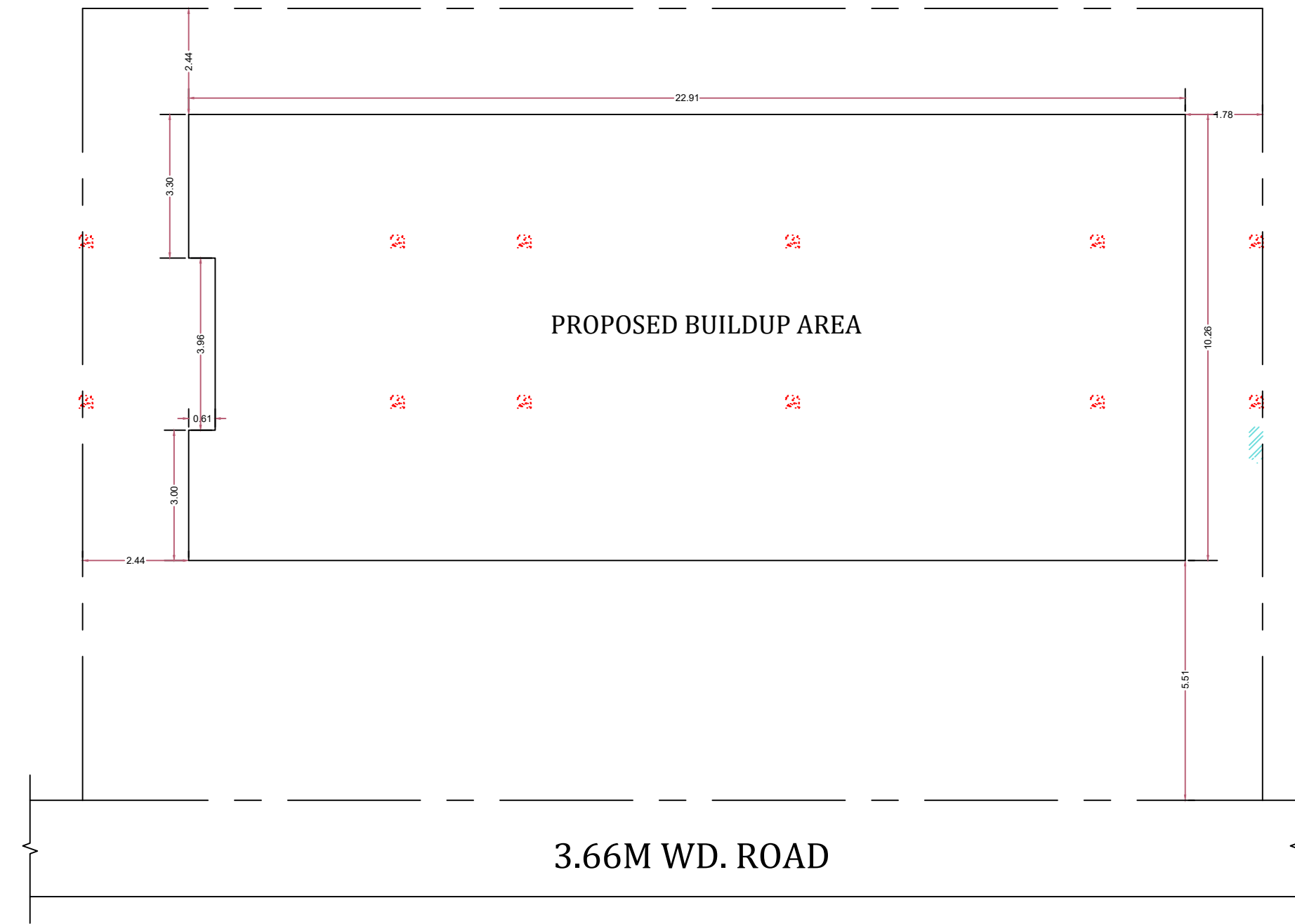
SECTION -CC



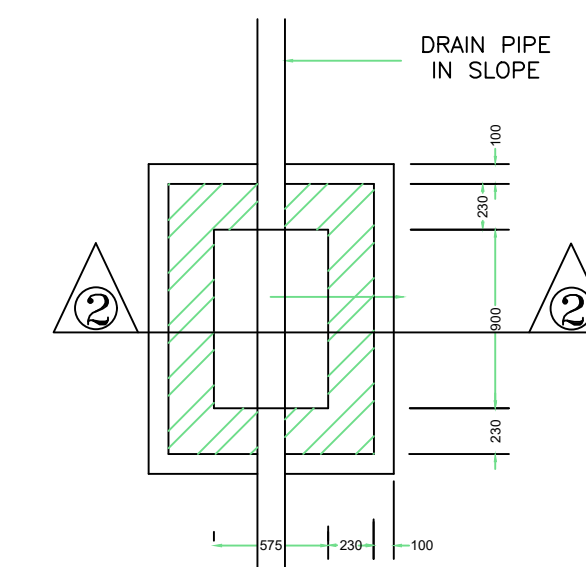
FRONT ELEVATION (SCALE 1:100)



SECTION AT X-X' (SCALE 1:100)



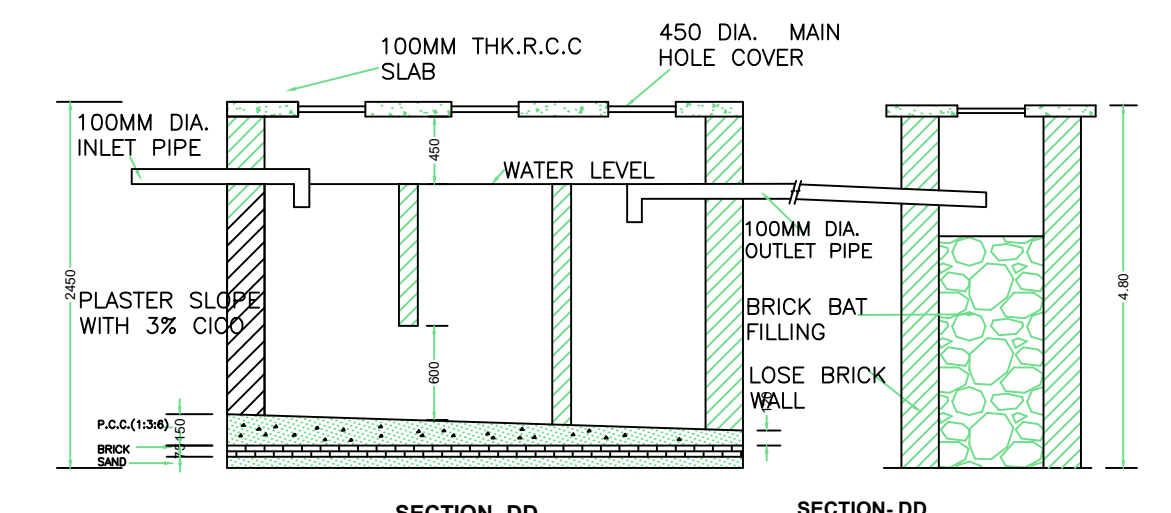
KEY PLAN (SCALE 1:100)



PLAN I.C. DETAILS

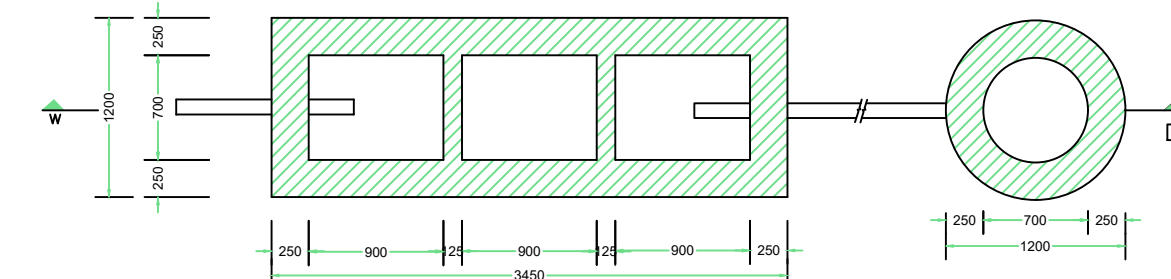
R.C.C. COVER

SECTION AT 2-2



SECTION-DD

SECTION-DD



DETAIL OF SEPTIC TANK & SOAKPIT.

PLAN (SCALE 1:50)

Building :A1 (RESIDENTIAL)

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	232.69	232.69	232.69	232.69	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	232.69	232.69	232.69	232.69	01
Total Number of Same Buildings	1				
Total:	232.69	232.69	232.69	232.69	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D2	0.76	2.10	04
A1 (RESIDENTIAL)	D1	0.91	2.10	01
A1 (RESIDENTIAL)	D	1.07	2.10	05
A1 (RESIDENTIAL)	MD	1.22	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

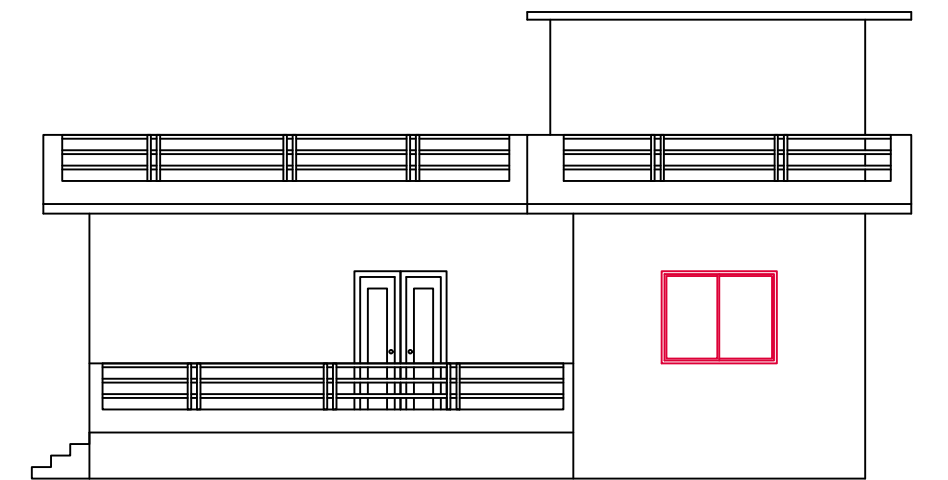
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	02
A1 (RESIDENTIAL)	W2	0.91	1.20	01
A1 (RESIDENTIAL)	W	1.52	1.20	12

UnitBUA Table for Building :A1 (RESIDENTIAL)

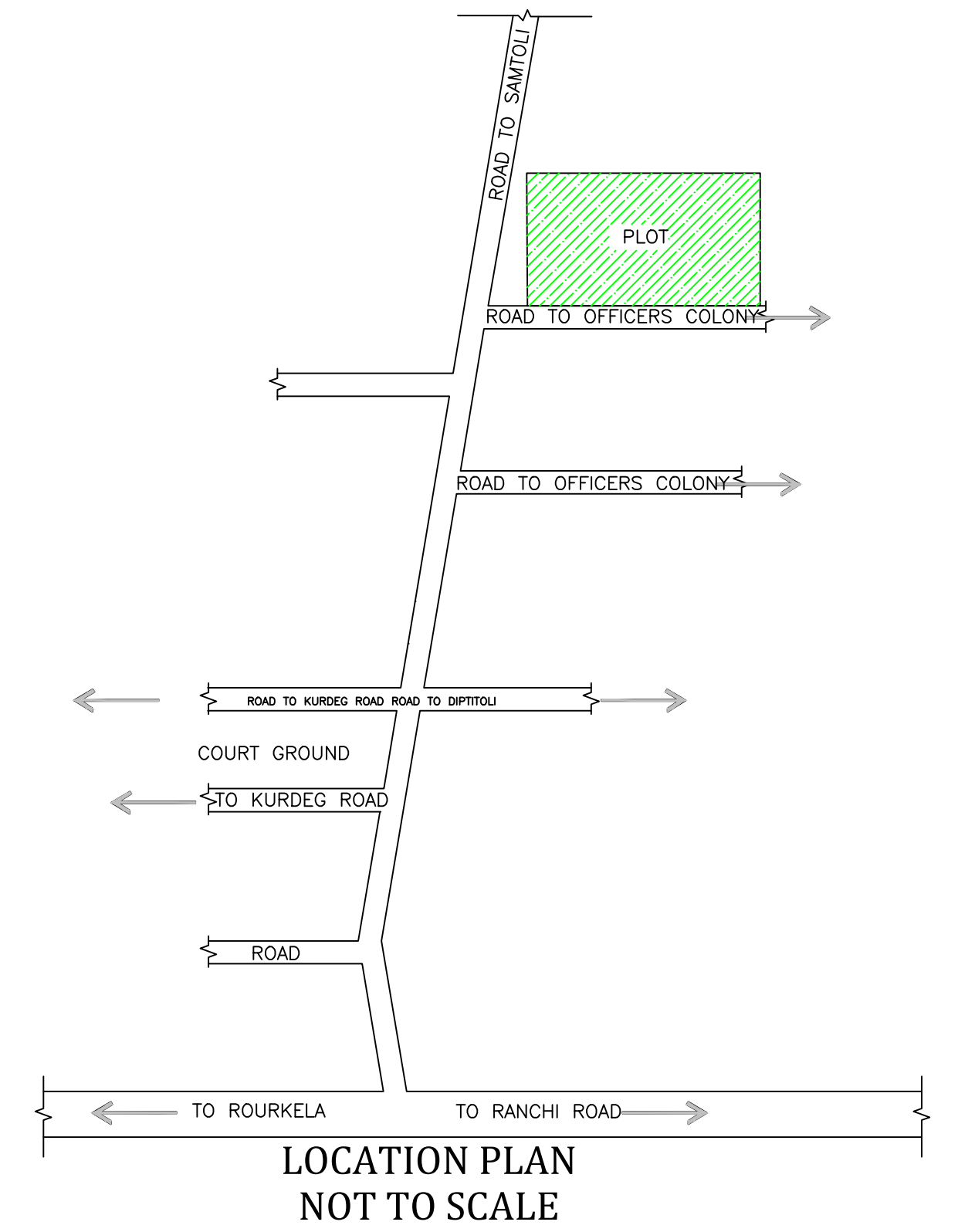
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	198.37	198.13	12	1
Total:	-	-	198.37	198.13	12	1

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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Plot No	3295
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RIGHT SIDE ELEVATION  
SCALE 1:100



LOCATION PLAN  
NOT TO SCALE

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