

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 (BUILDING)	1	259.76	259.76	259.76	259.76	01
Grand Total :	1	259.76	259.76	259.76	259.76	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0383/W02/2023
Owner Name	MANOHAR PRASAD
Khata No	87
Plot No	5046
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/0383/W02/2023	PlotSubPlot No: 5046	
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)	177.49
Deduction for NetPlot Area		
Surrender Free of Cost		26.20
Total		26.20
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	151.29
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		26.20
Common Plot		11.38
Total		37.59
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	139.90
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	151.29
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	177.49
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		105.90
Proposed Coverage Area (56.82 %)		85.96
Total Prop. Coverage Area (56.82 %)		85.96
Balance coverage area (13.18 %)		19.94
FAR CHECK		
Perm. FAR Area (1.500)		266.24
Total Perm. FAR area		266.24
Residential FAR		259.76
Proposed FAR Area		259.76
Total Proposed FAR Area		259.76
Consumed FAR (Factor)		1.46
Balance FAR Area		6.48
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		259.76
ARCHITECT (Regd)	MAHENDRA MEHTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANOHAR PRASAD	
DEVELOPMENT AUTHORITY LOCAL BODY		

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

Buildingwise Floor FAR Details

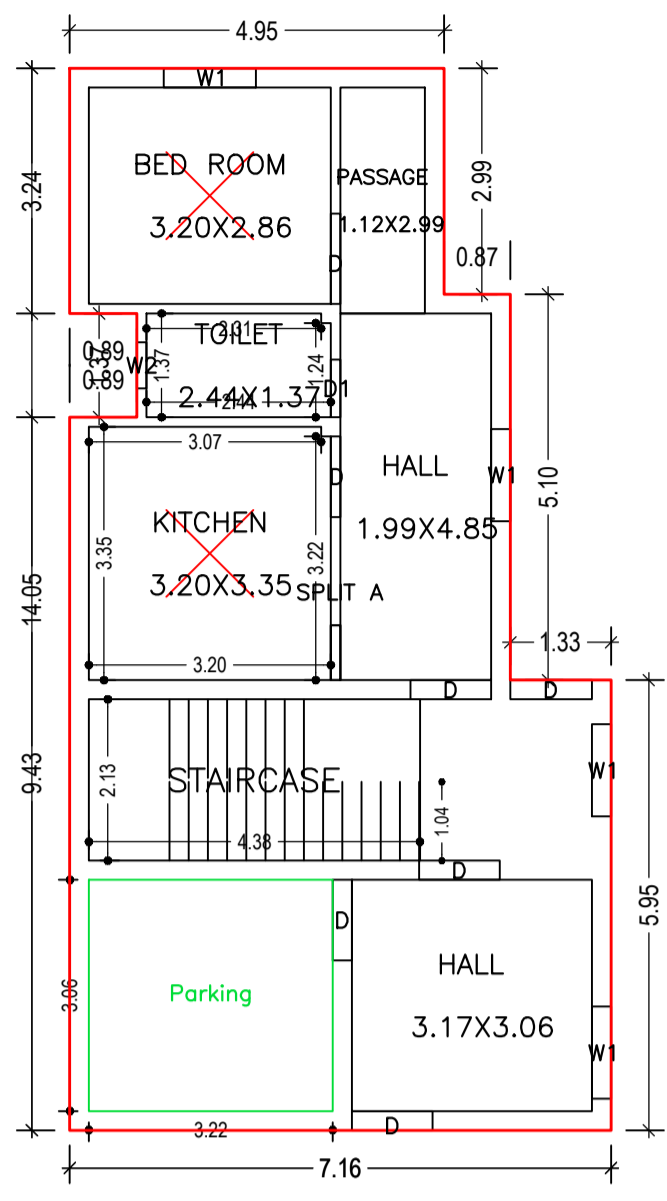
Floor Name	Building Name A1 (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	85.96	85.96	85.96	85.96
First Floor	86.90	86.90	86.90	86.90
Second Floor	86.90	86.90	86.90	86.90
Terrace Floor	0.00	0.00	0.00	0.00
Total :	259.76	259.76	259.76	259.76

Building USE/SUBUSE Details

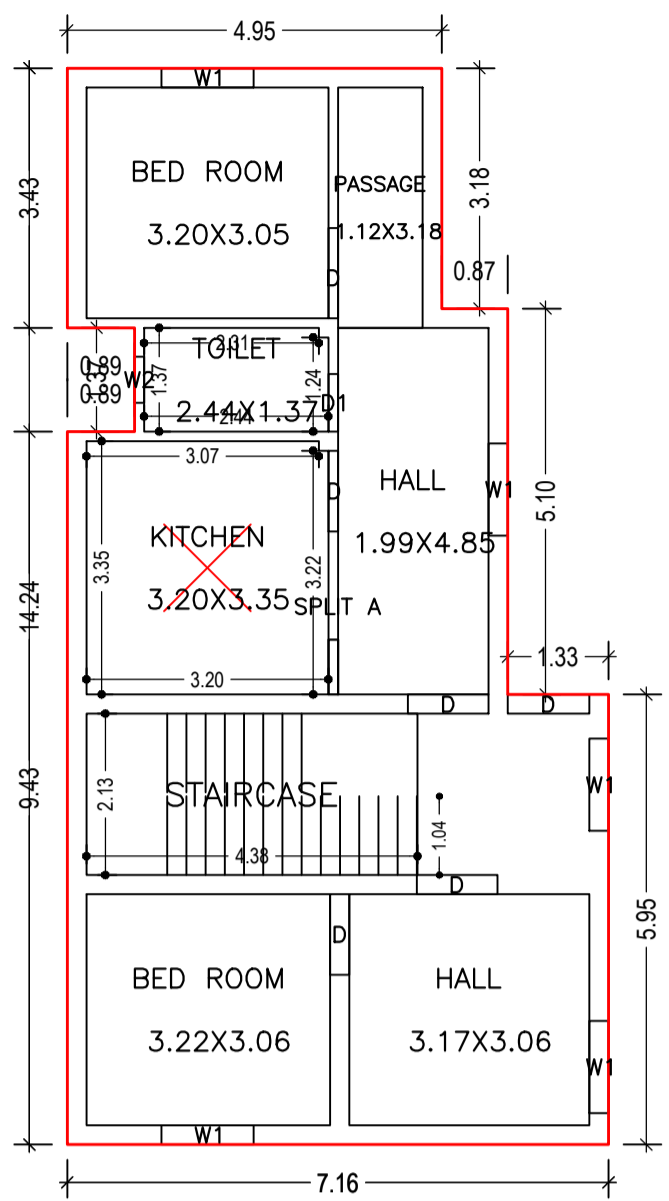
Building Name	Building Use	Building SubUse	Building Structure
A1 (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

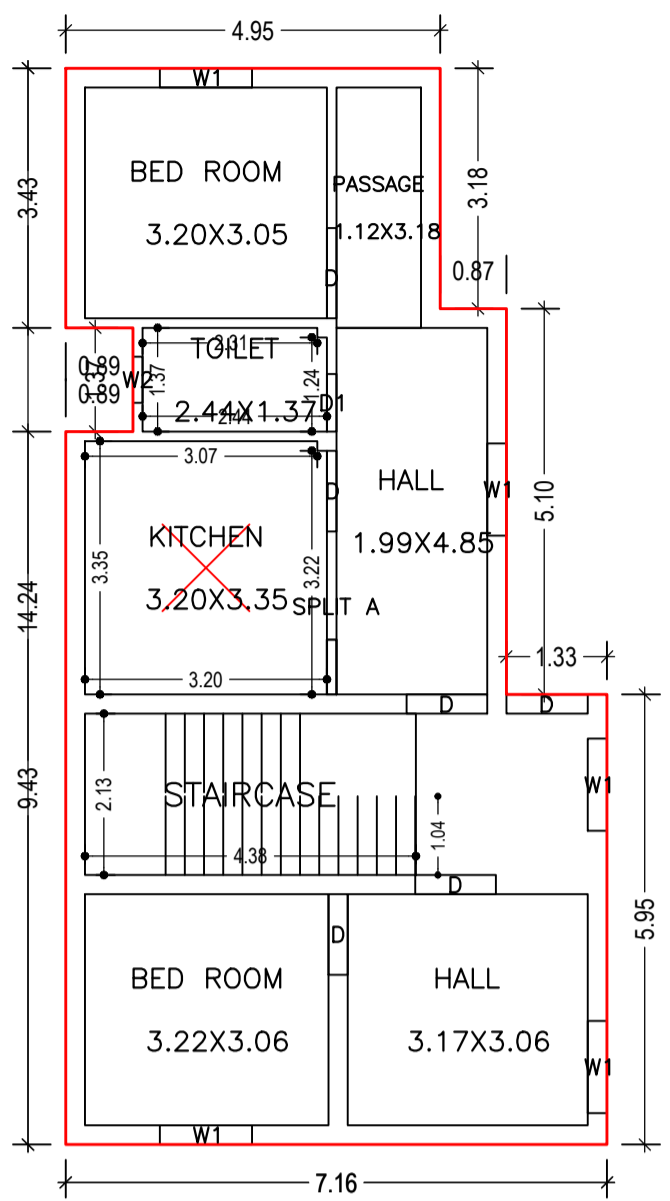
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Proposal File No.	SINPC/BP/0383/W02/2023
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Khata No	87
Plot No	5046
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



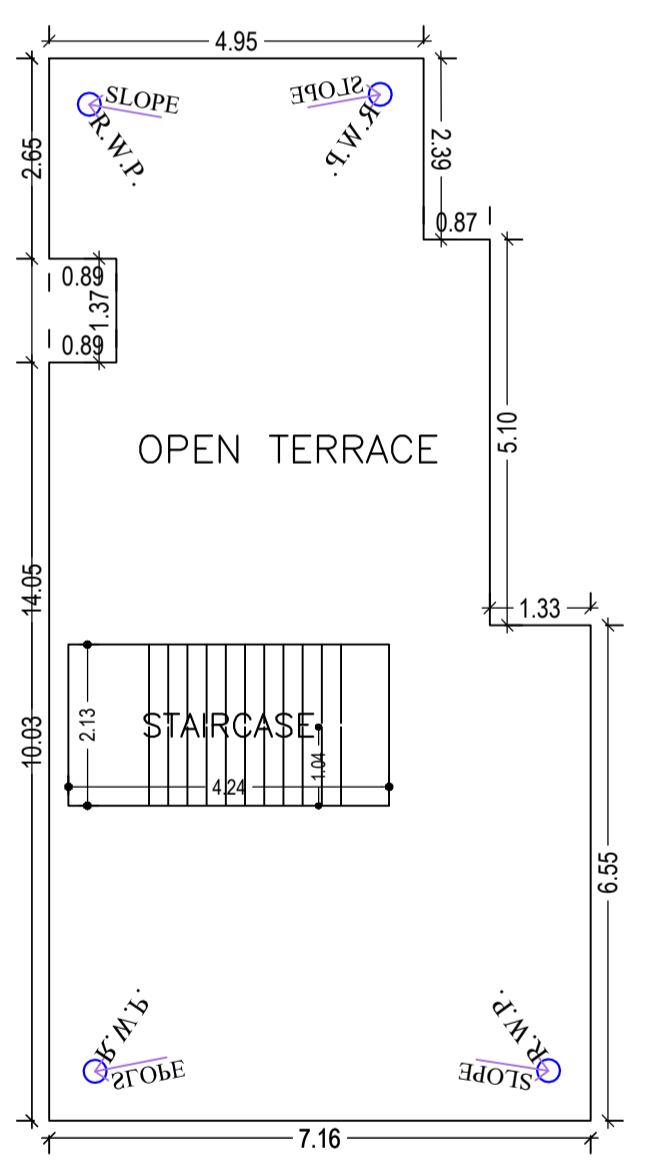
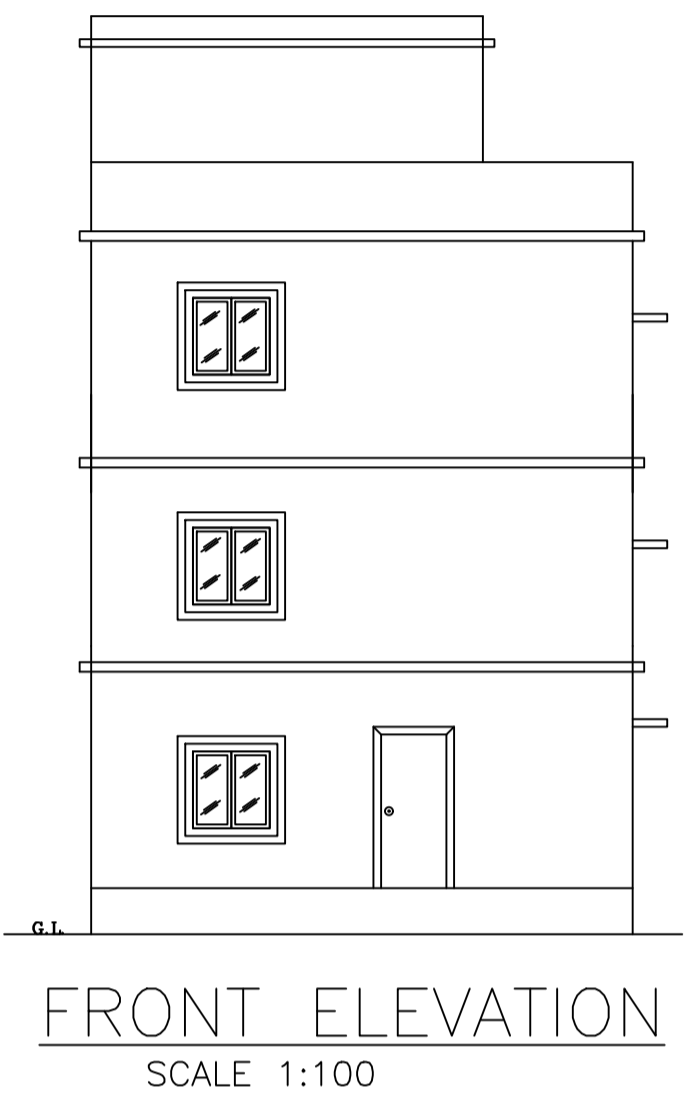
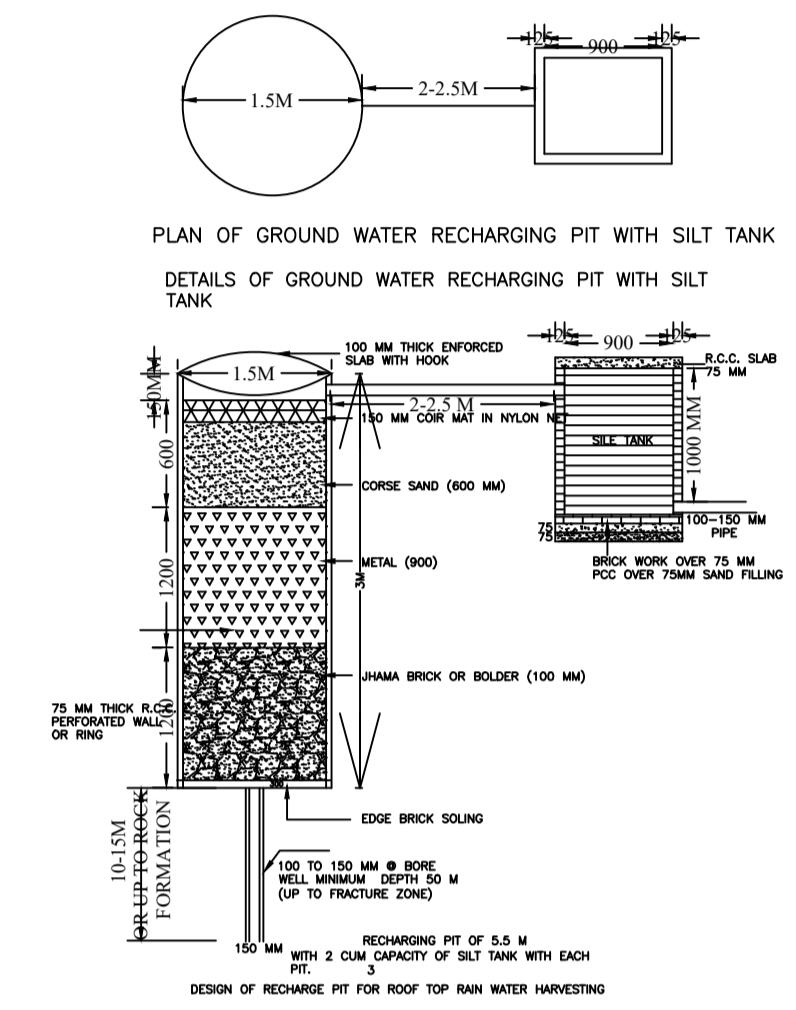
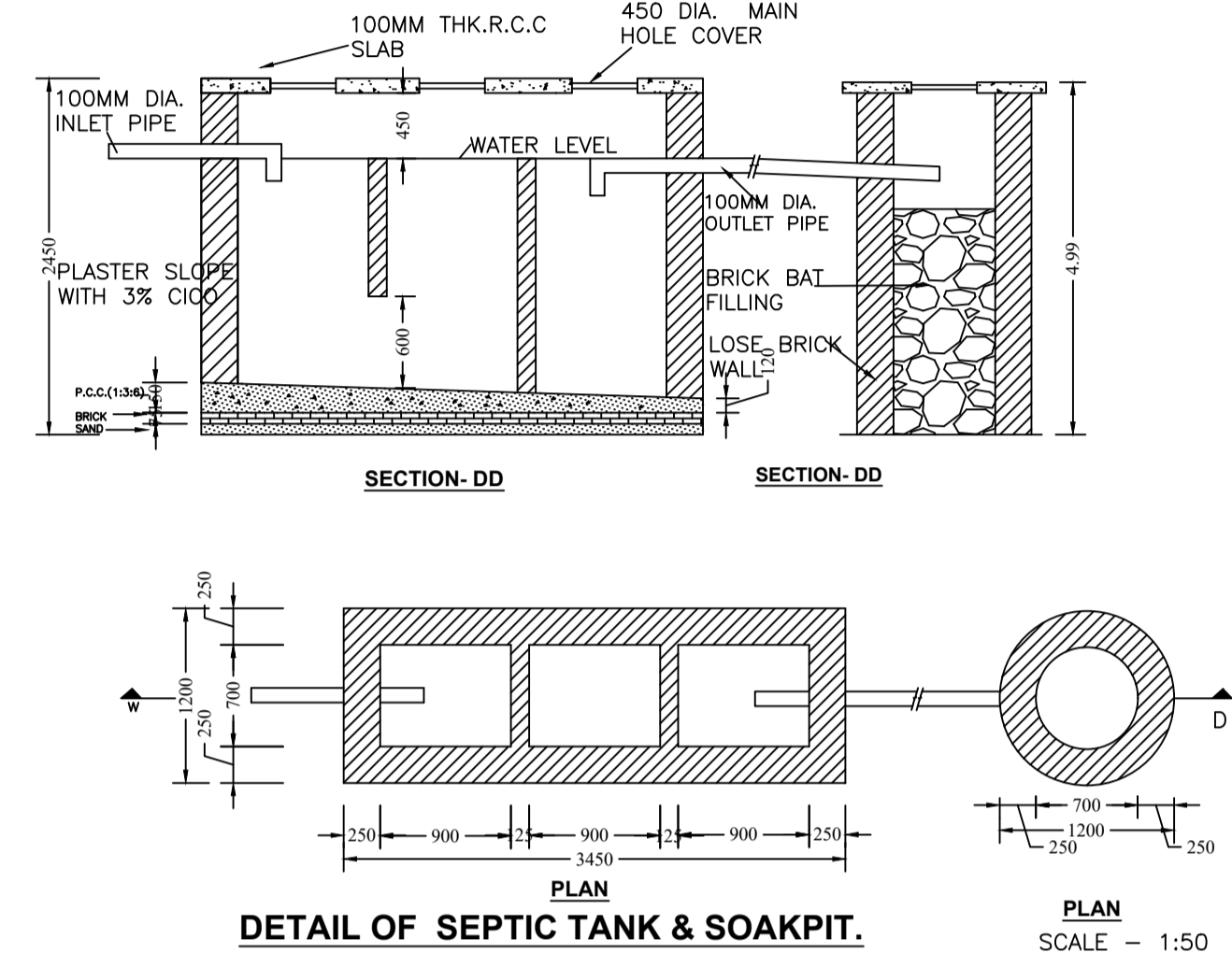
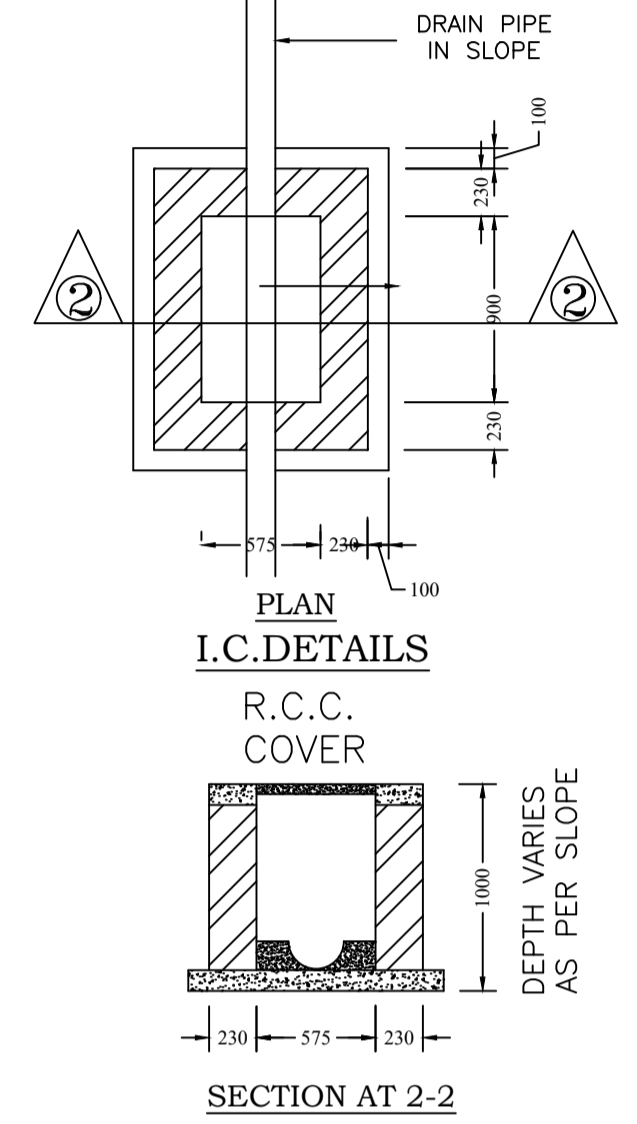
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



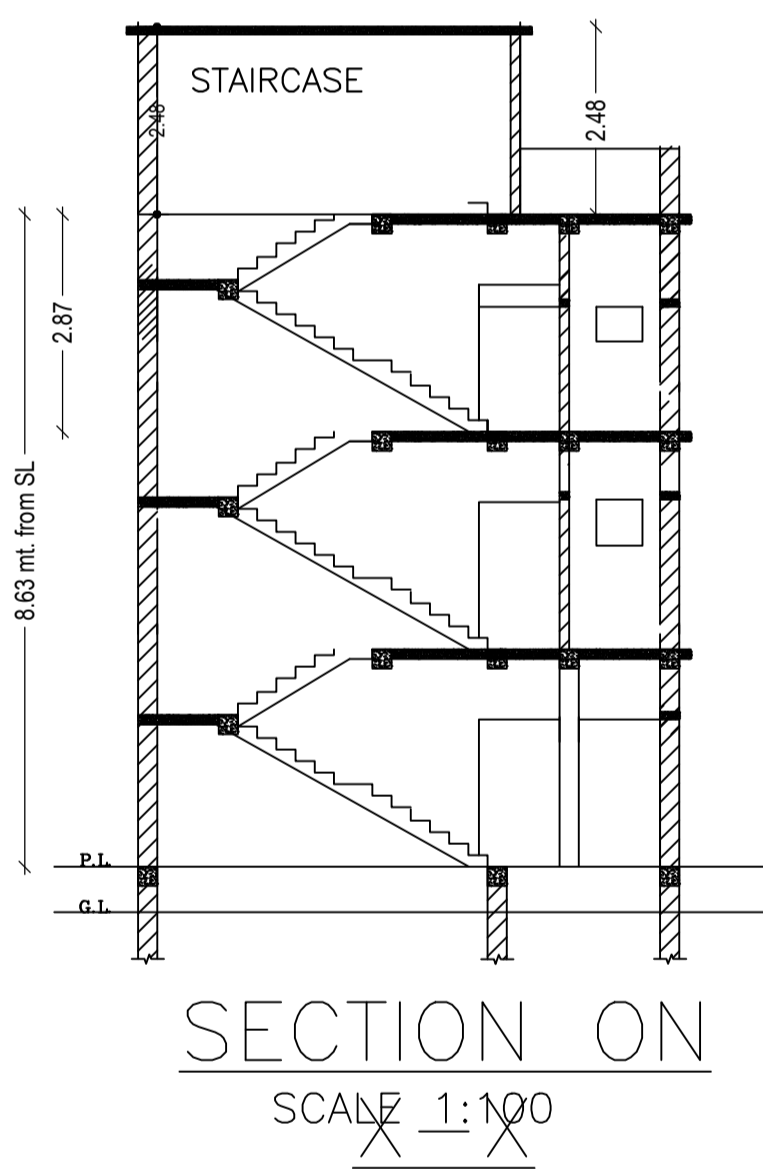
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



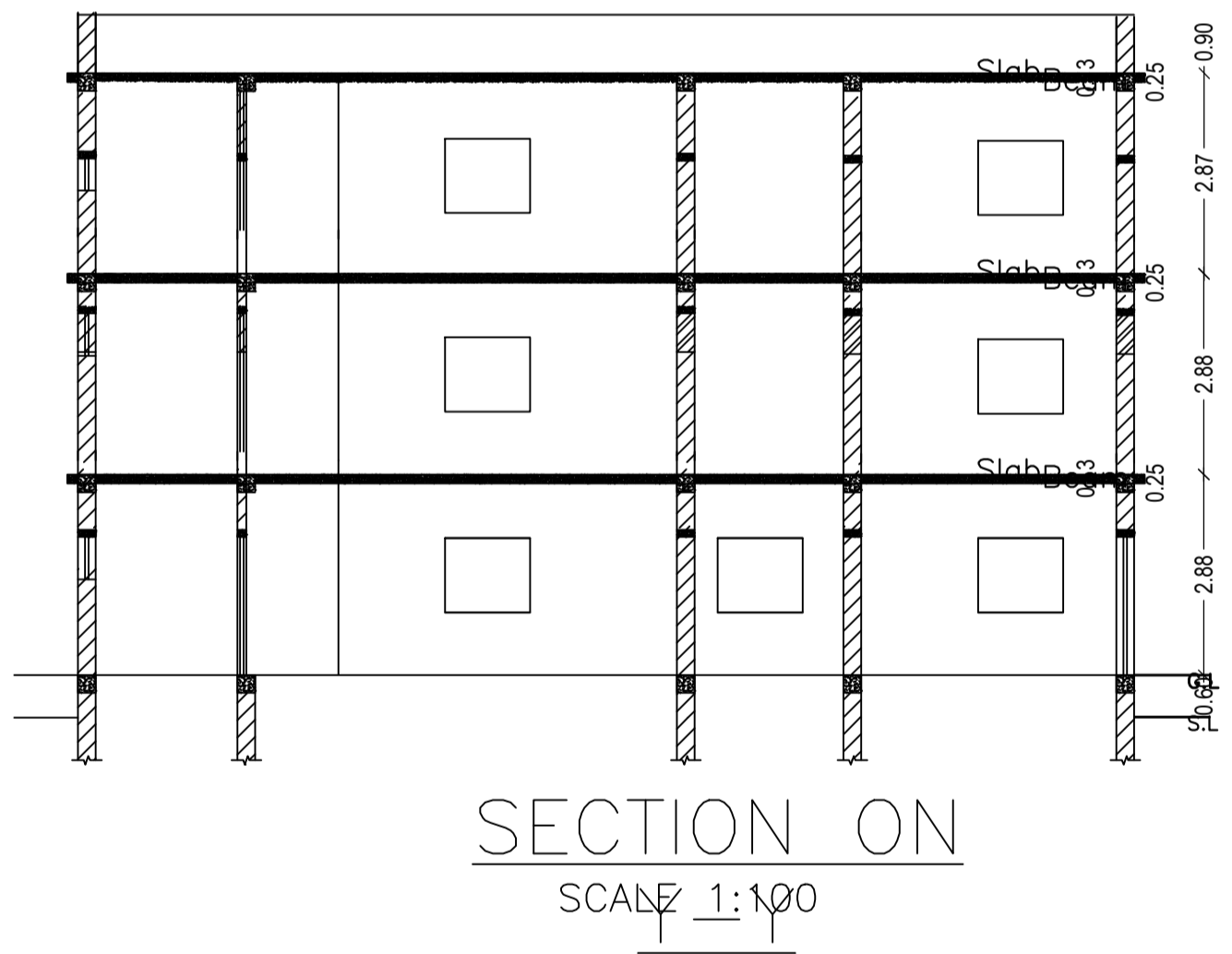
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



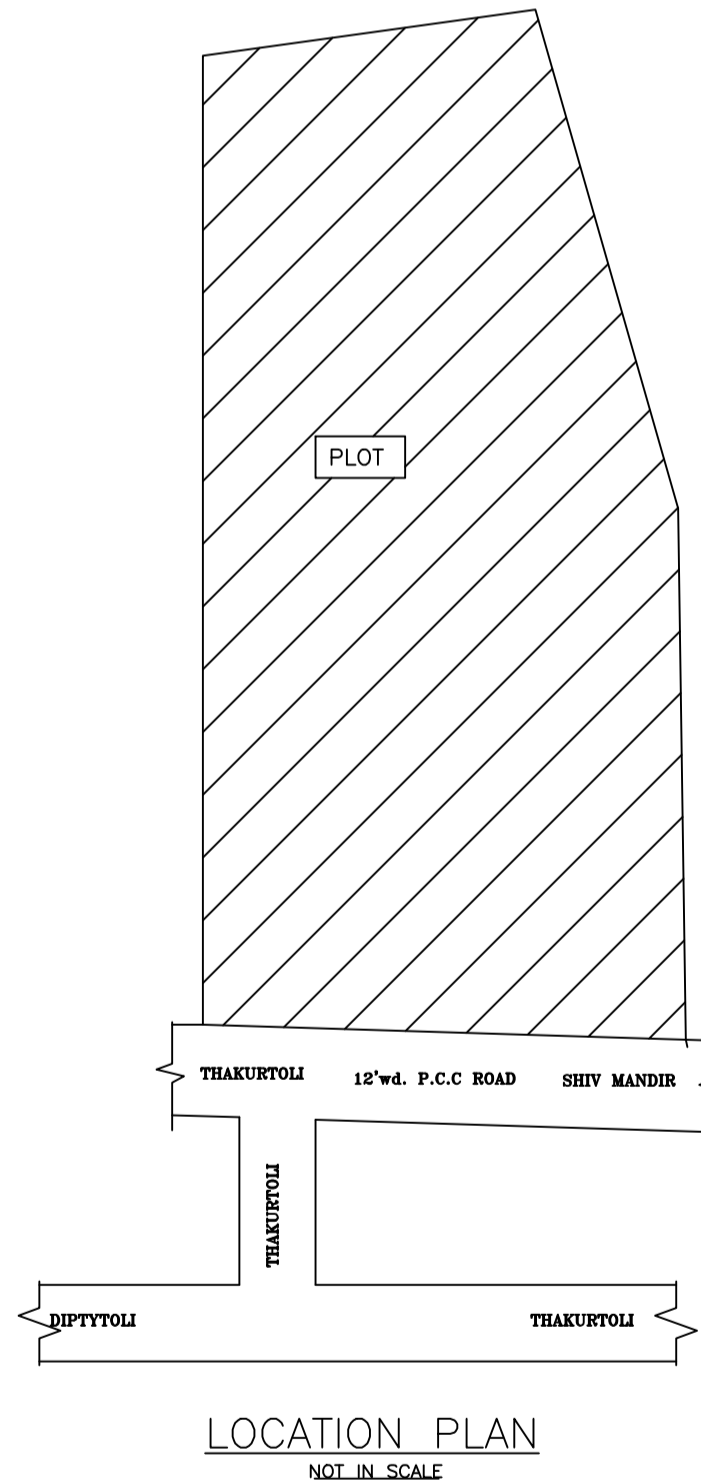
TERRACE FLOOR PLAN (SCALE 1:100)



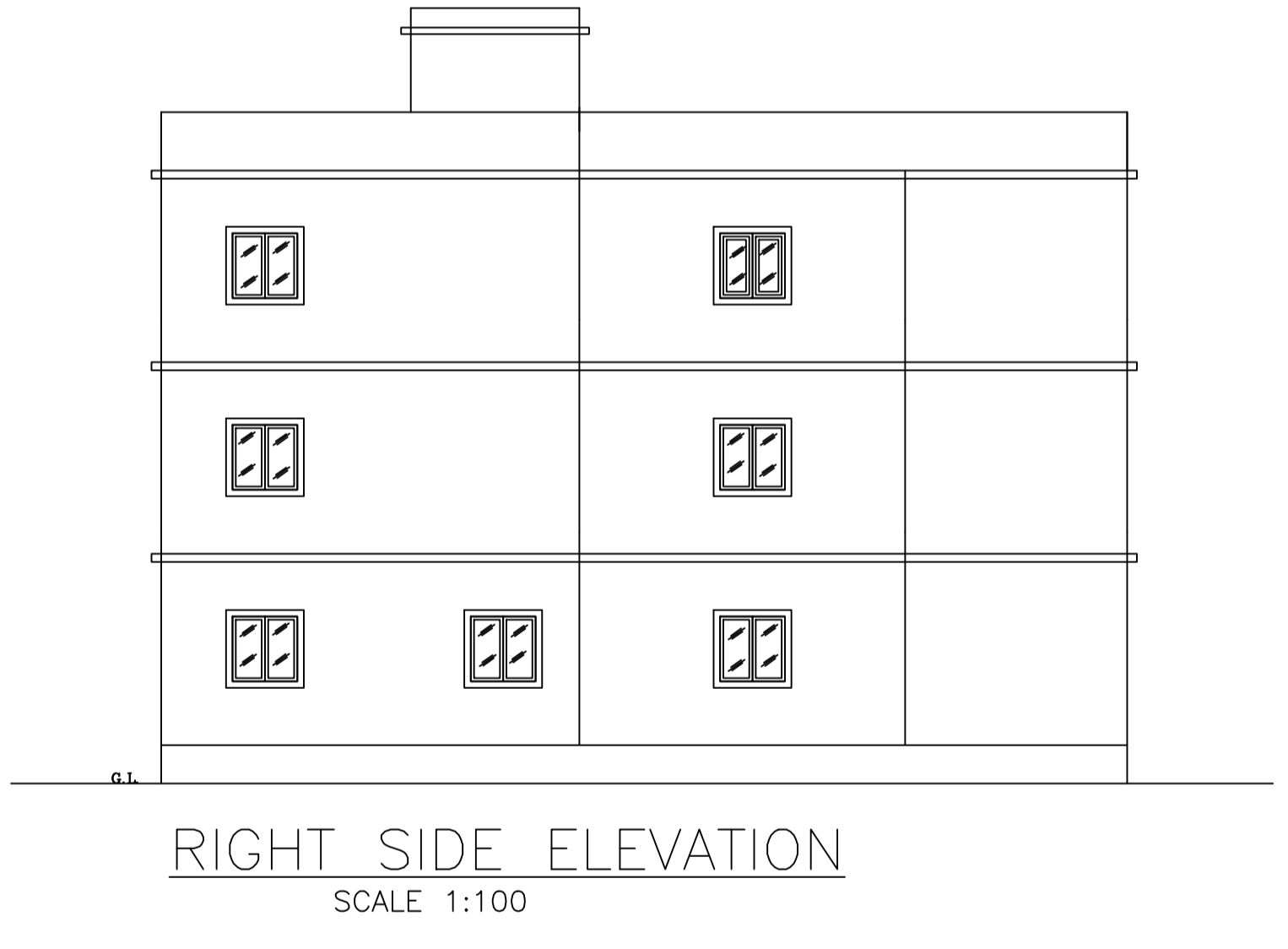
SECTION ON SCALE 1:100



SECTION ON SCALE 1:100



LOCATION PLAN NOT IN SCALE



RIGHT SIDE ELEVATION SCALE 1:100

Building :A1 (BUILDING)

Floor Name	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.)
Ground Floor	85.96	85.96	85.96	85.96	01
First Floor	86.90	86.90	86.90	86.90	00
Second Floor	86.90	86.90	86.90	86.90	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	259.76	259.76	259.76	259.76	01
Total Number of Same Buildings	1				
Total :	259.76	259.76	259.76	259.76	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (BUILDING)	D1	0.76	2.10	03
A1 (BUILDING)	D	1.07	2.10	13
A1 (BUILDING)	D	1.19	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

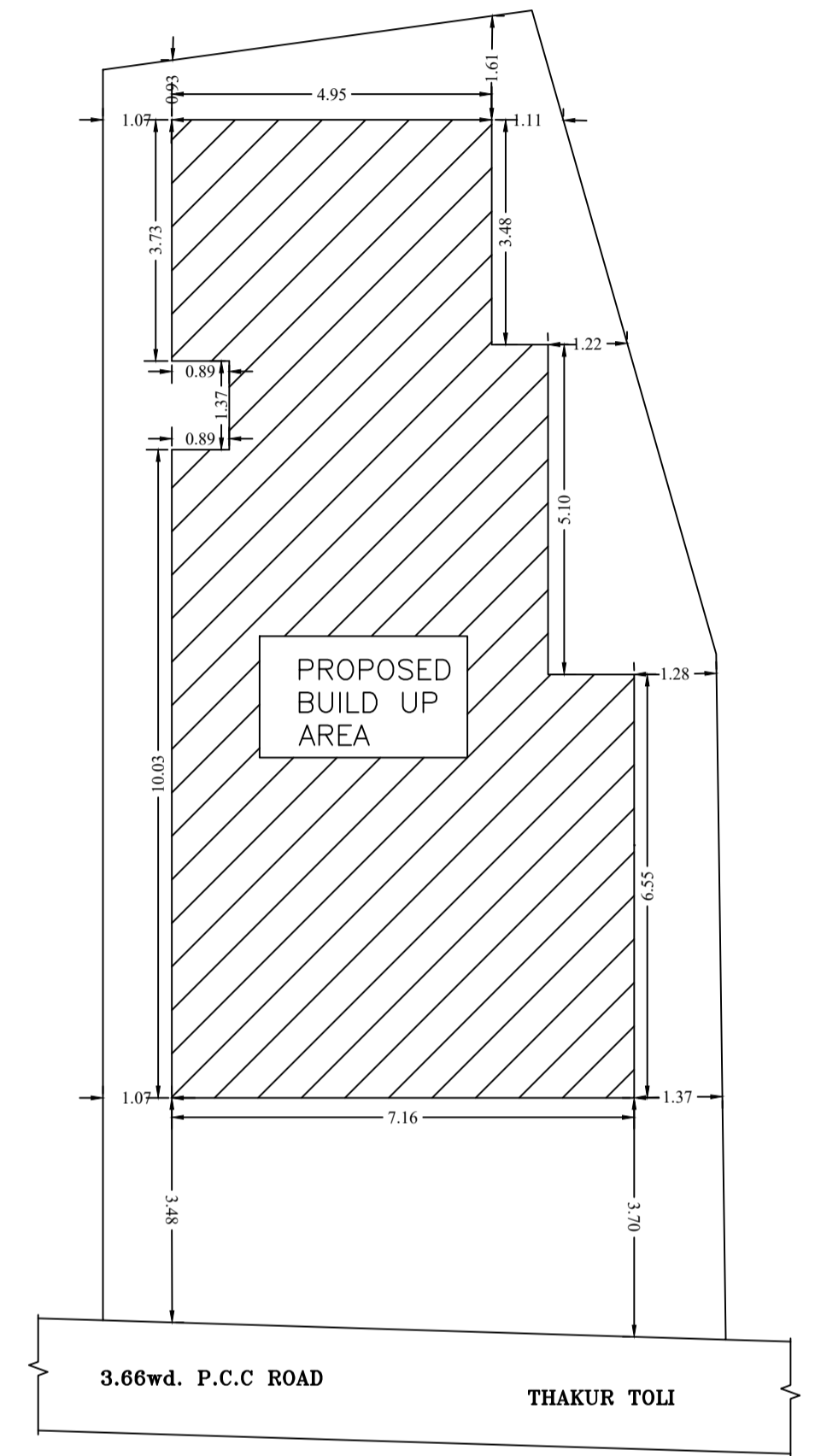
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (BUILDING)	W2	0.61	1.20	03
A1 (BUILDING)	W1	1.22	1.20	11

UnitBUA Table for Building :A1 (BUILDING)

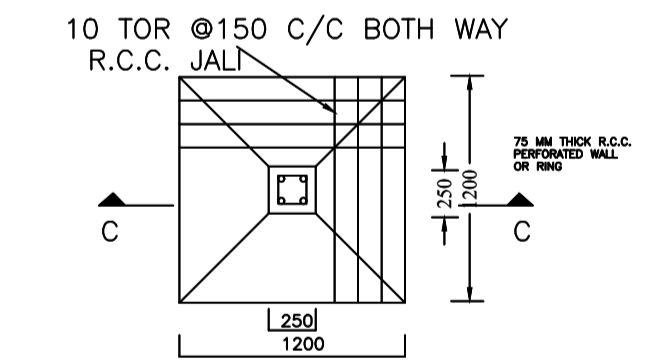
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
GROUND FLOOR PLAN	SPLIT A	FLAT	192.44	192.17	6	1
Total:	-	-	192.44	192.17	20	1

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

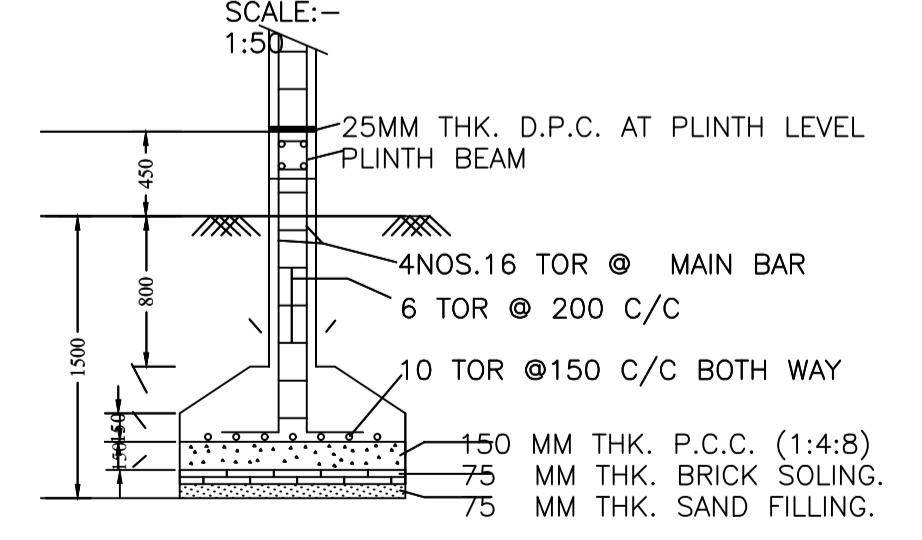
Proposal Basic Information	
Proposal File No.	SINPC/BP/0383/W02/2023
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Khata No	87
Plot No	5046
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



KEY PLAN
SCALE 1:200



PLAN
DETAIL OF FOUNDATION



SECTION -CC

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