

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	147.22	Parking 32.86	114.36	114.36	114.36	01
Grand Total :	1	147.22	32.86	114.36	114.36	114.36	01

Proposal Basis Information	
Proposal File No.	SINPC/BP/0453/W05/2023
Owner Name	MAXIMILLIAN KULLU
Khata No	34
Plot No	3301
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT		VERSION NO. : 1.0.68
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/0453/W05/2023	PlotSubPlot No: 3301	
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)	SQ.MT. 125.04
Deduction for NetPlot Area		
Surrender Free of Cost		6.17
Total		6.17
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		
(A-Deductions)		118.87
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		6.17
Common Plot		17.04
Total		23.21
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		101.83
PLOT AREA FOR COVERAGE(Net Plot Area)		
(A-Deductions)		118.87
Plot Area for FAR (Net Plot Area + Road Widening Area)		
(A-Deductions)		125.04
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		83.21
Proposed Coverage Area (61.93 %)		73.61
Total Prop. Coverage Area (61.93 %)		73.61
Balance coverage area (8.08 %)		9.60
FAR CHECK		
Perm. FAR Area (1.500)		187.56
Total Perm. FAR area		187.56
Residential FAR		114.36
Proposed FAR Area		114.36
Total Proposed FAR Area		114.36
Consumed FAR (Factor)		0.91
Balance FAR Area		73.20
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		147.22
ARCHITECT (Regd)	MD RAGIB SAYEED	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MAXIMILLIAN KULLU	
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

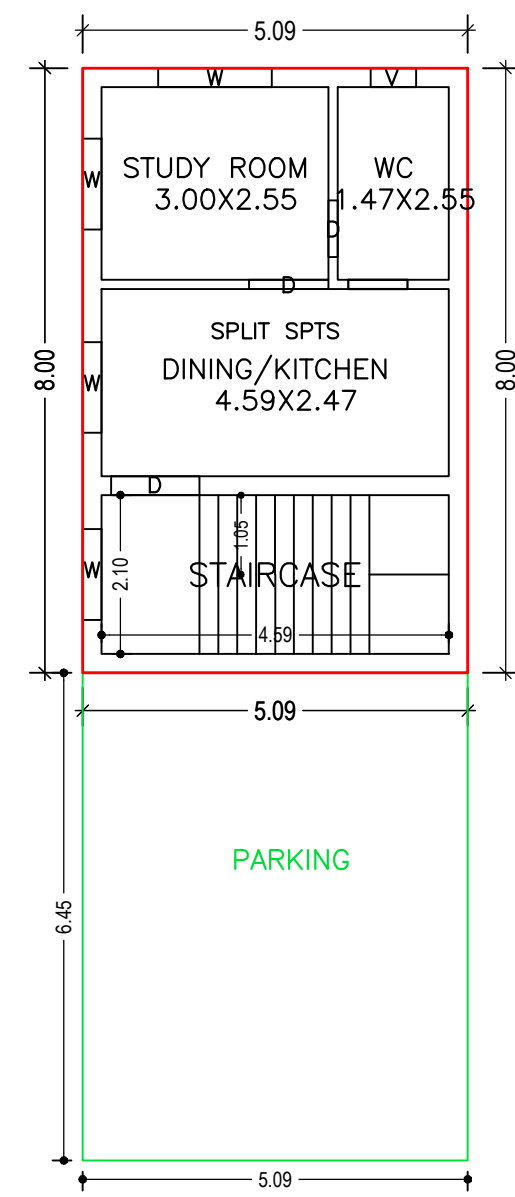
Floor Name	Building Name ABC (123)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	73.61	40.75	73.61	40.75
First Floor	73.61	73.61	73.61	73.61
Terrace Floor	0.00	0.00	0.00	0.00
Total :	147.22	114.36	147.22	114.36

Building USE/SUBUSE Details

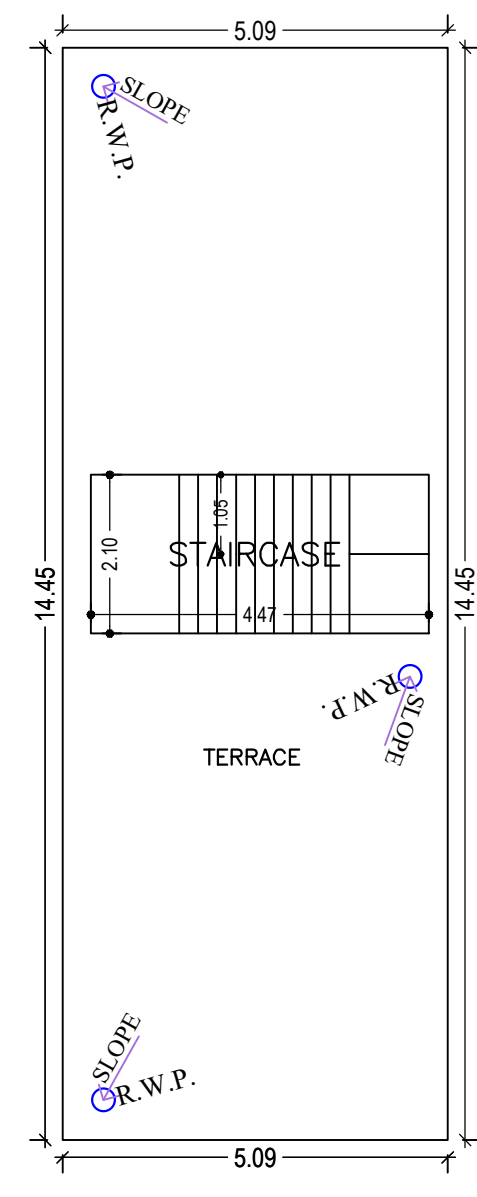
Building Name	Building Use	Building SubUse	Building Structure
ABC (123)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

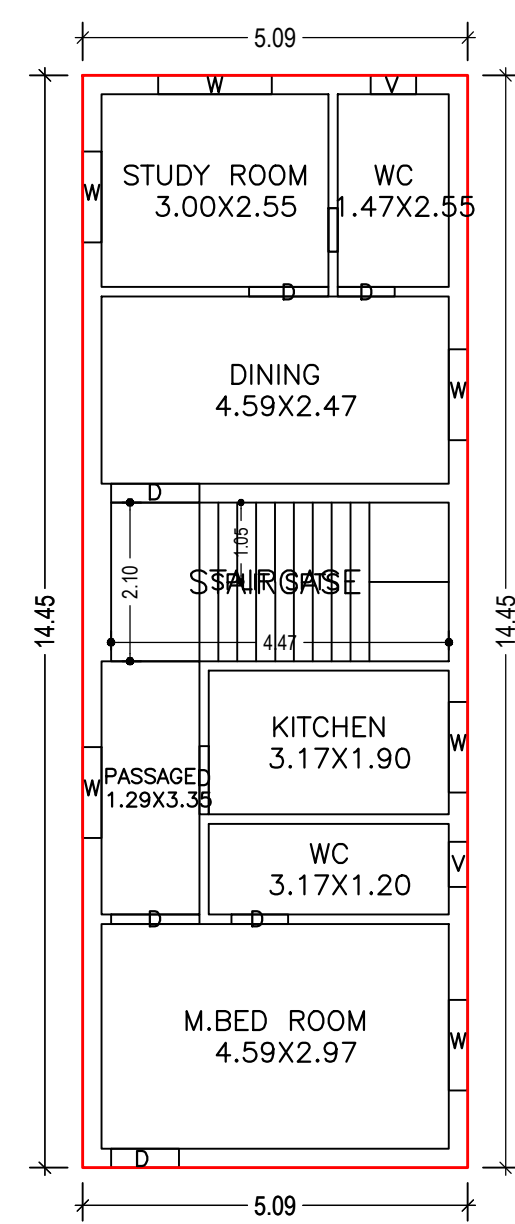
Proposal Basic Information	
Proposal File No.	SINPC/BP/0453/W05/2023
Owner Name	MAXIMILLIAN KULLU
Khata No	34
Plot No	3301
Village Name	Gotra
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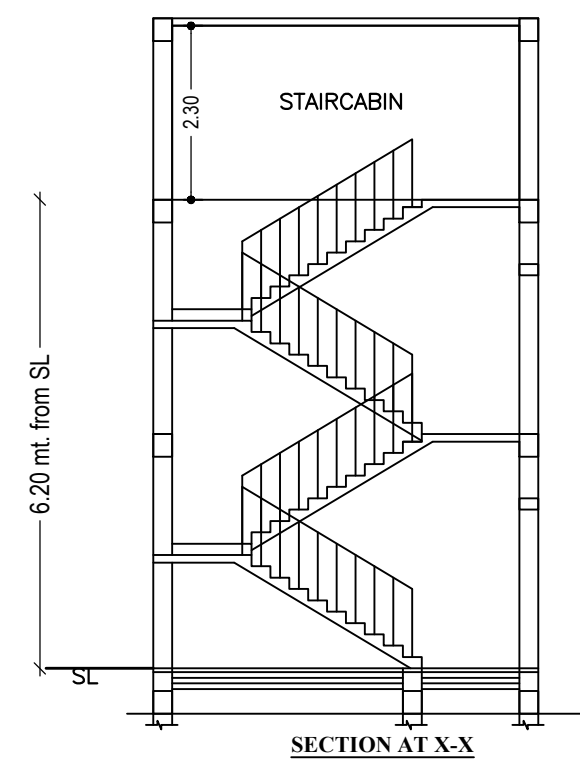
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



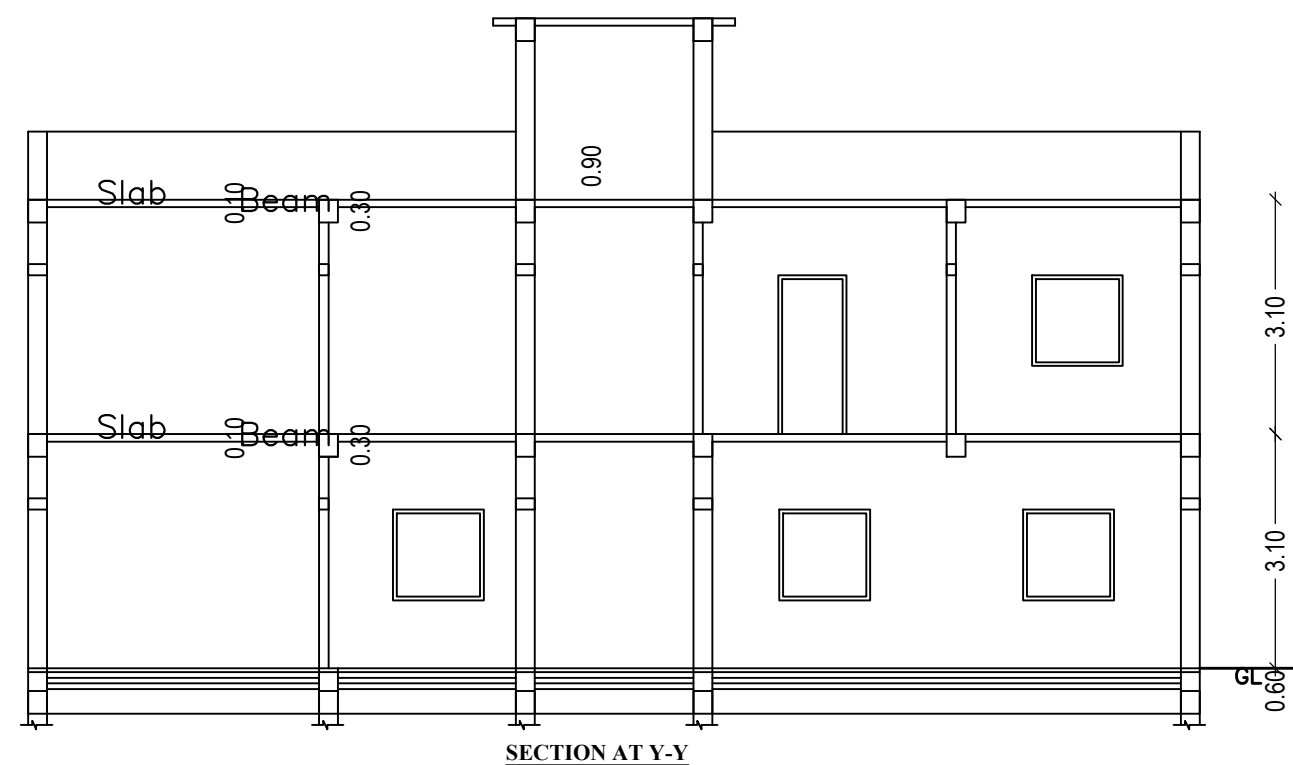
TERRACE FLOOR PLAN (SCALE 1:100)



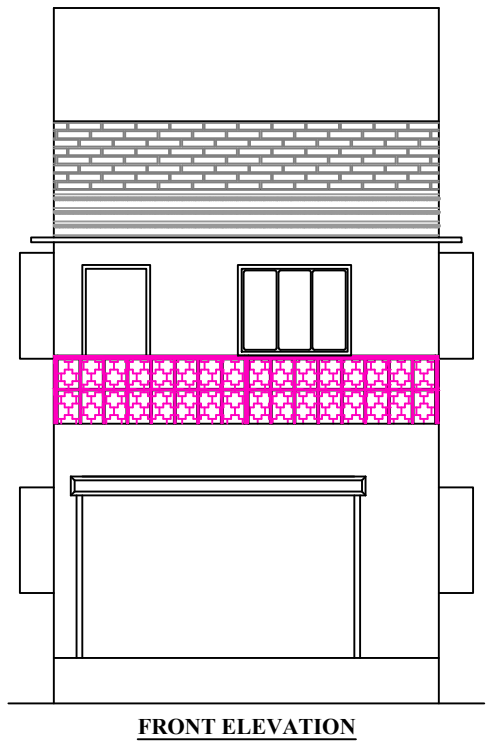
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



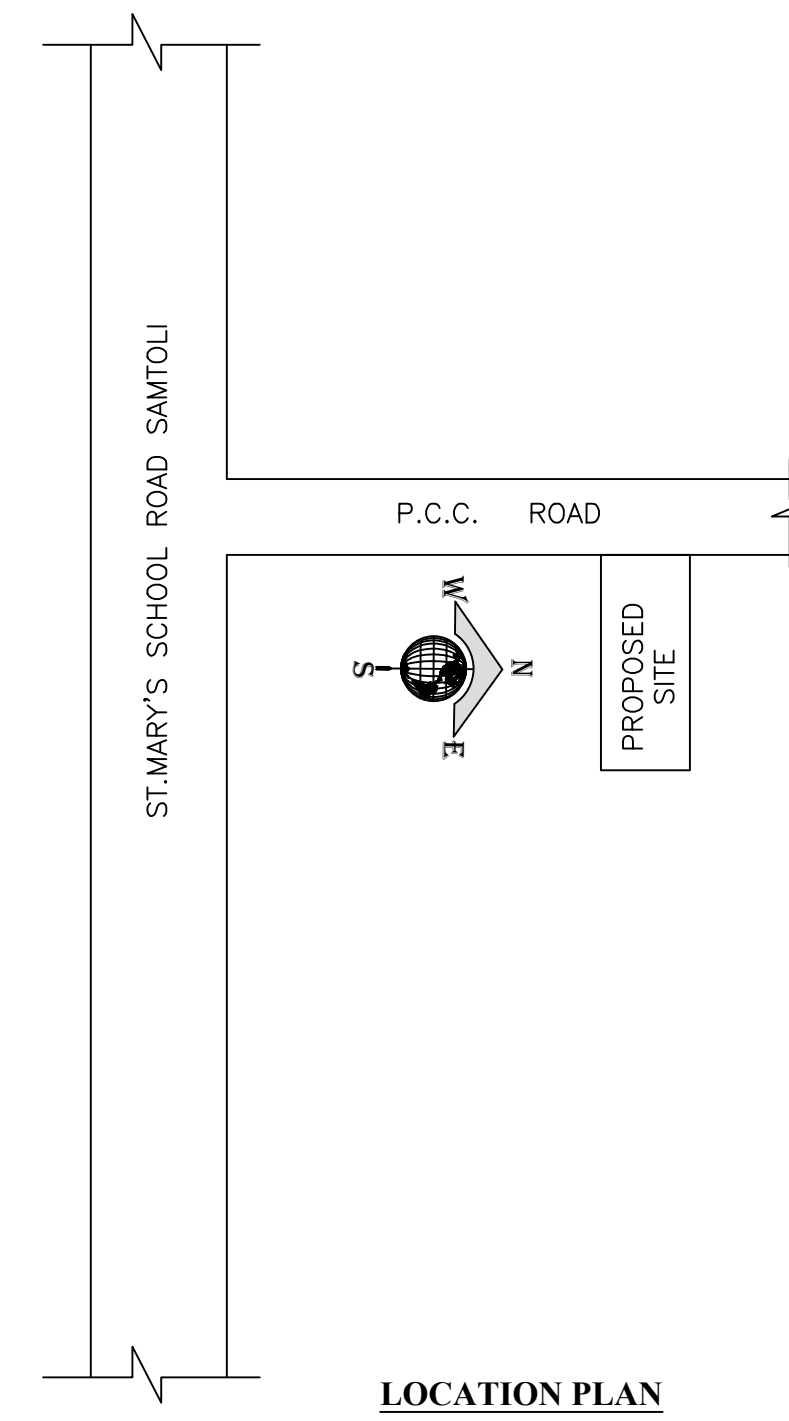
SECTION AT X-X



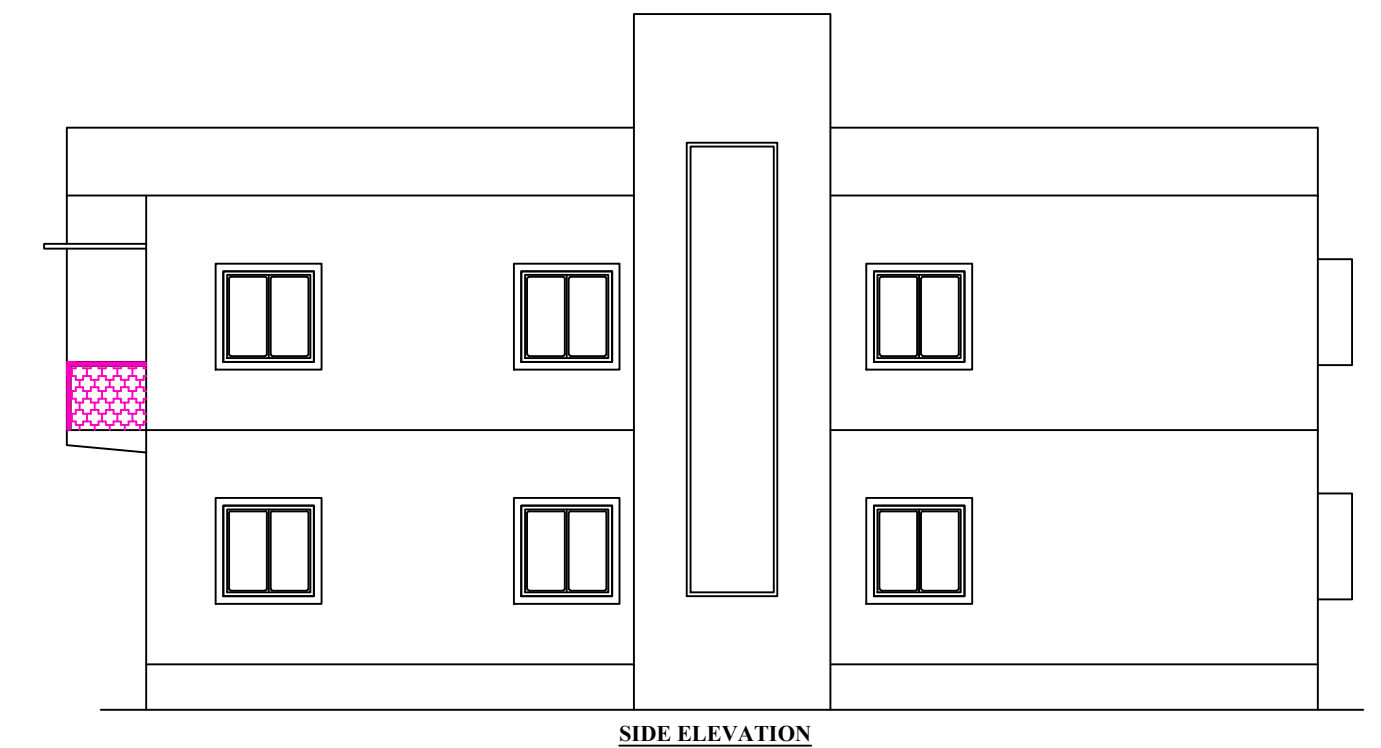
SECTION AT Y-Y



FRONT ELEVATION



LOCATION PLAN



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	73.61	32.86	40.75	40.75	40.75	01
First Floor	73.61	0.00	73.61	73.61	73.61	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	147.22	32.86	114.36	114.36	114.36	01
Total Number of Same Buildings	1					
Total :	147.22	32.86	114.36	114.36	114.36	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	D	0.75	2.10	03
ABC (123)	D	0.90	2.10	02
ABC (123)	D	1.05	2.10	02
ABC (123)	D	1.17	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
ABC (123)	V	0.60	1.20	03
ABC (123)	W	1.20	1.20	08
ABC (123)	W	1.50	1.20	02

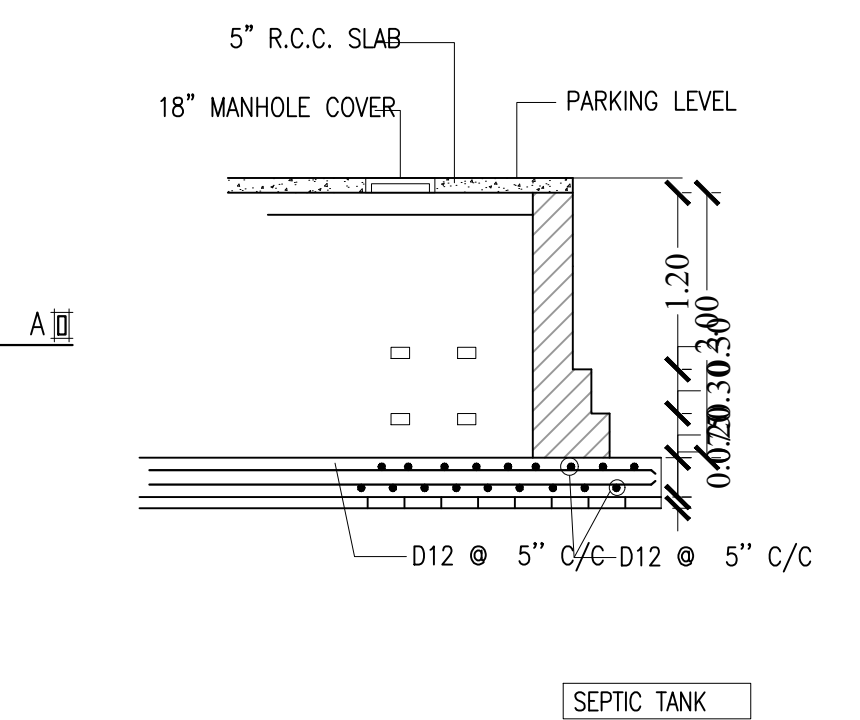
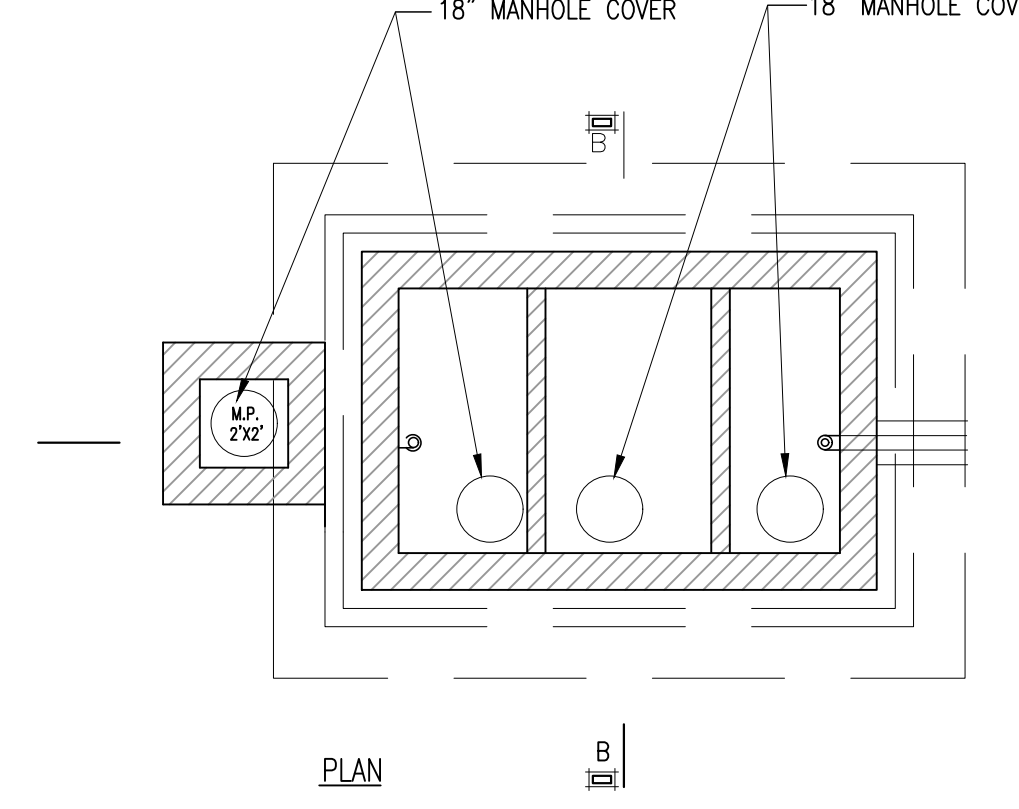
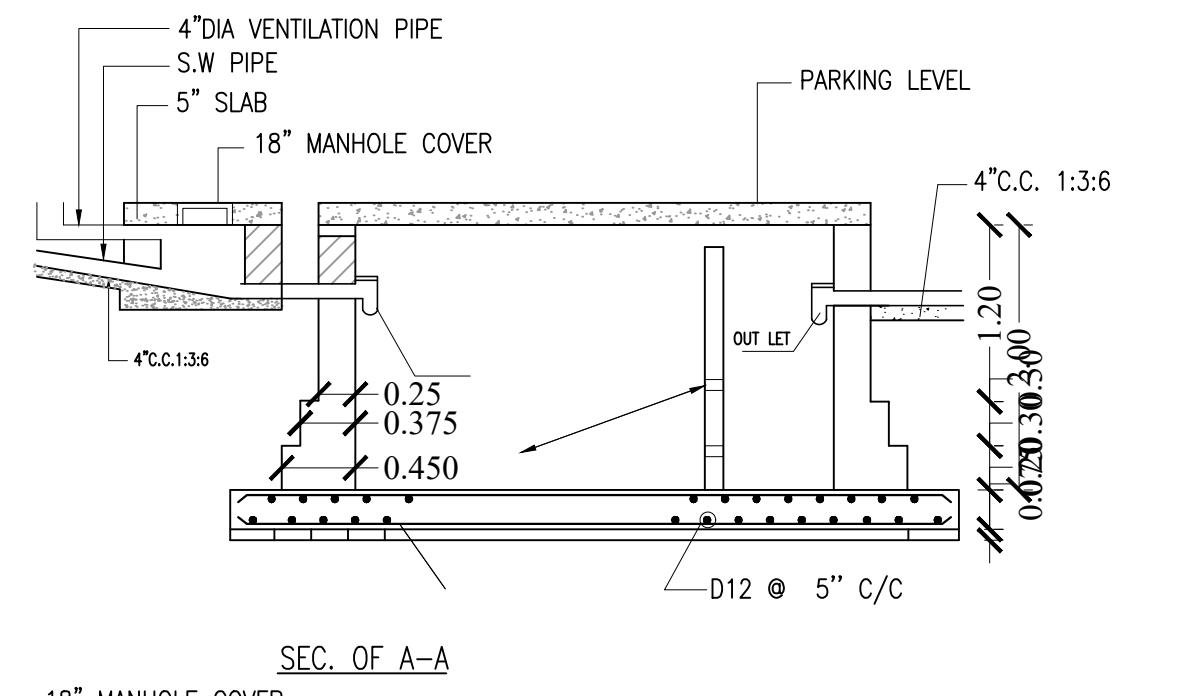
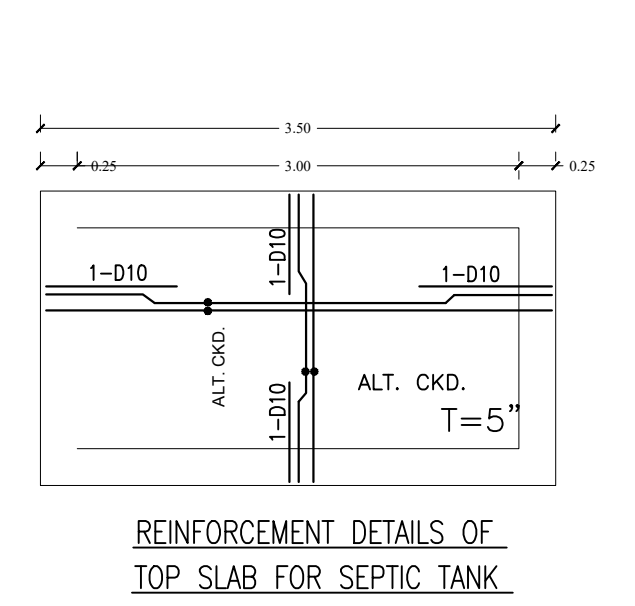
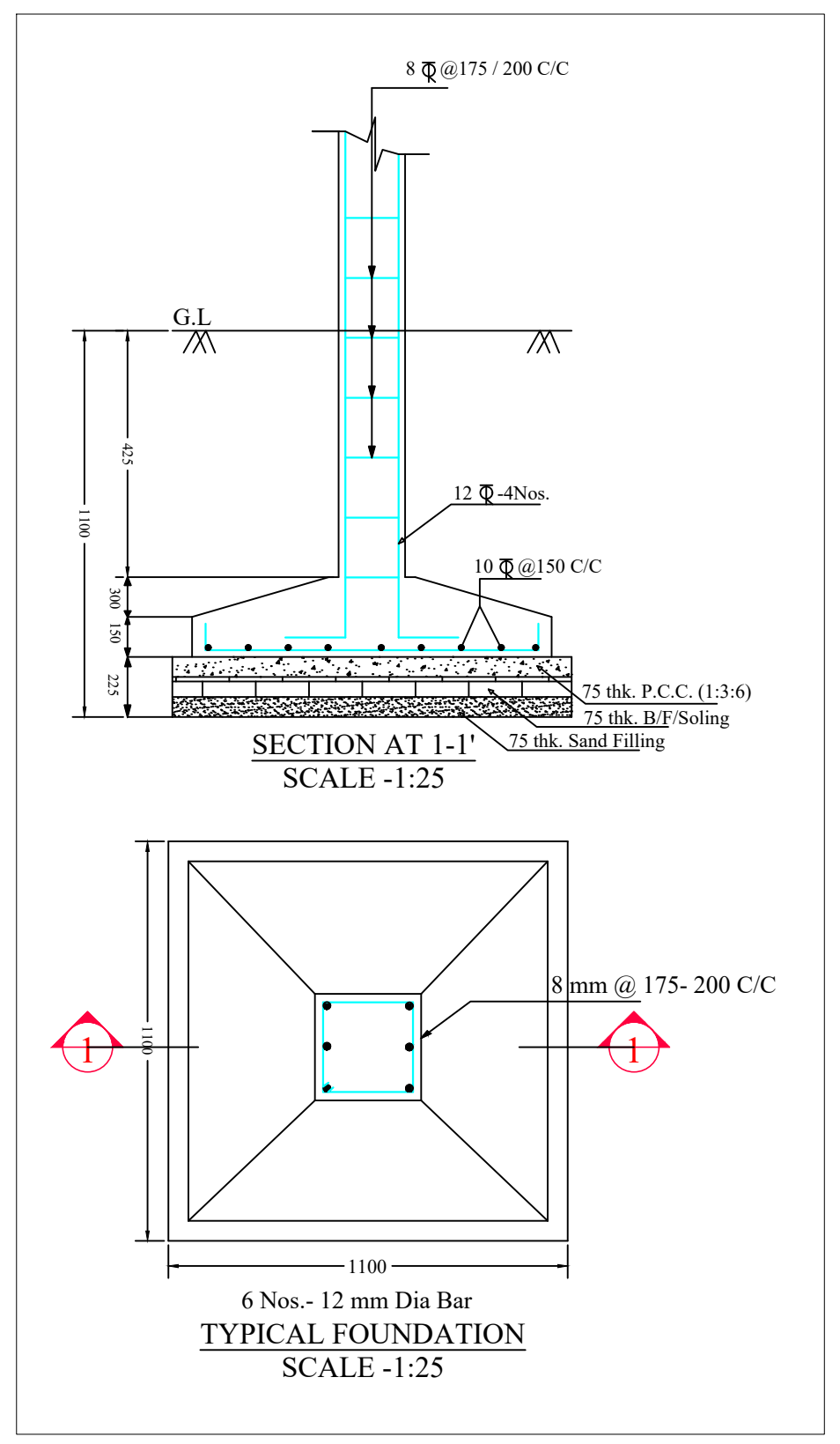
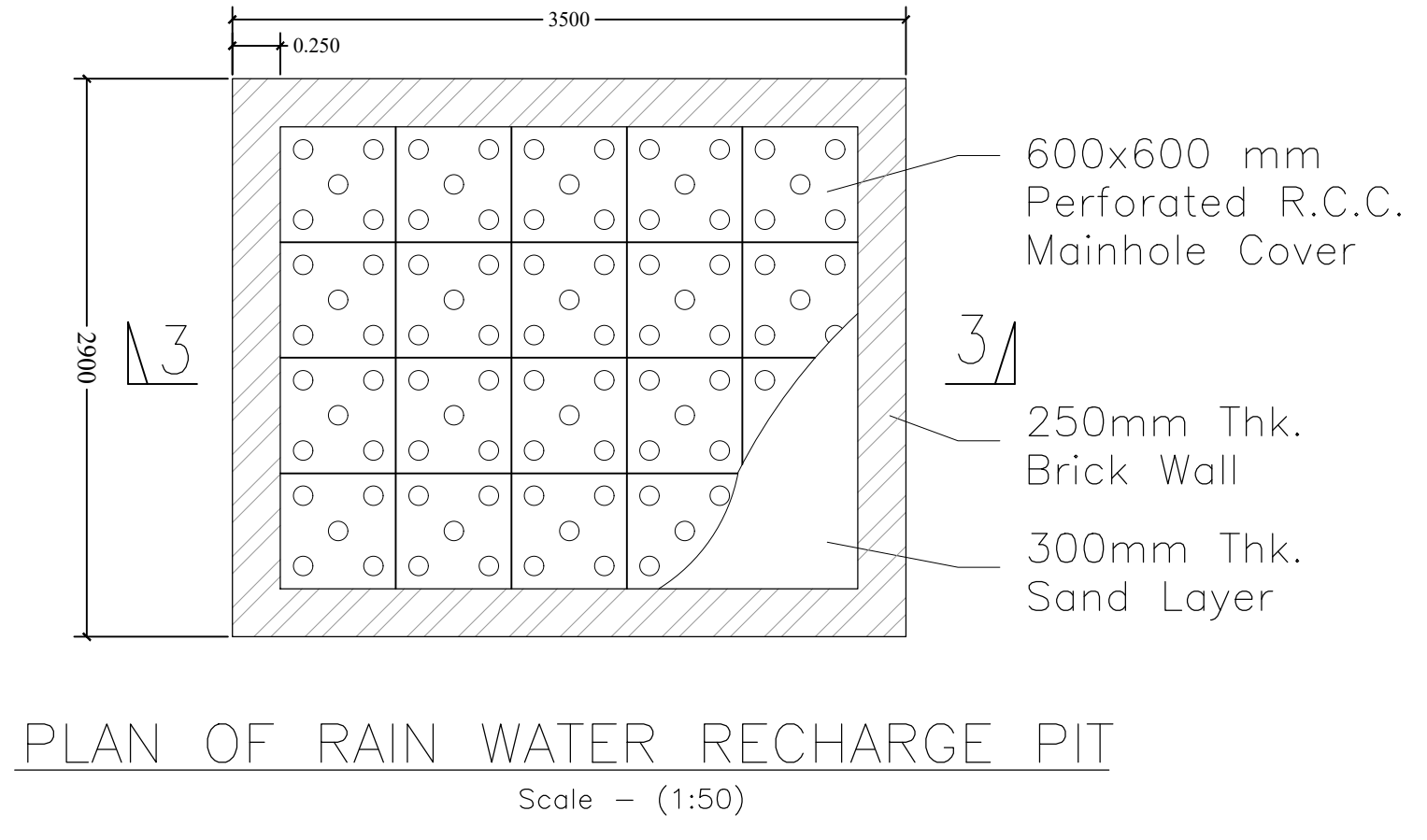
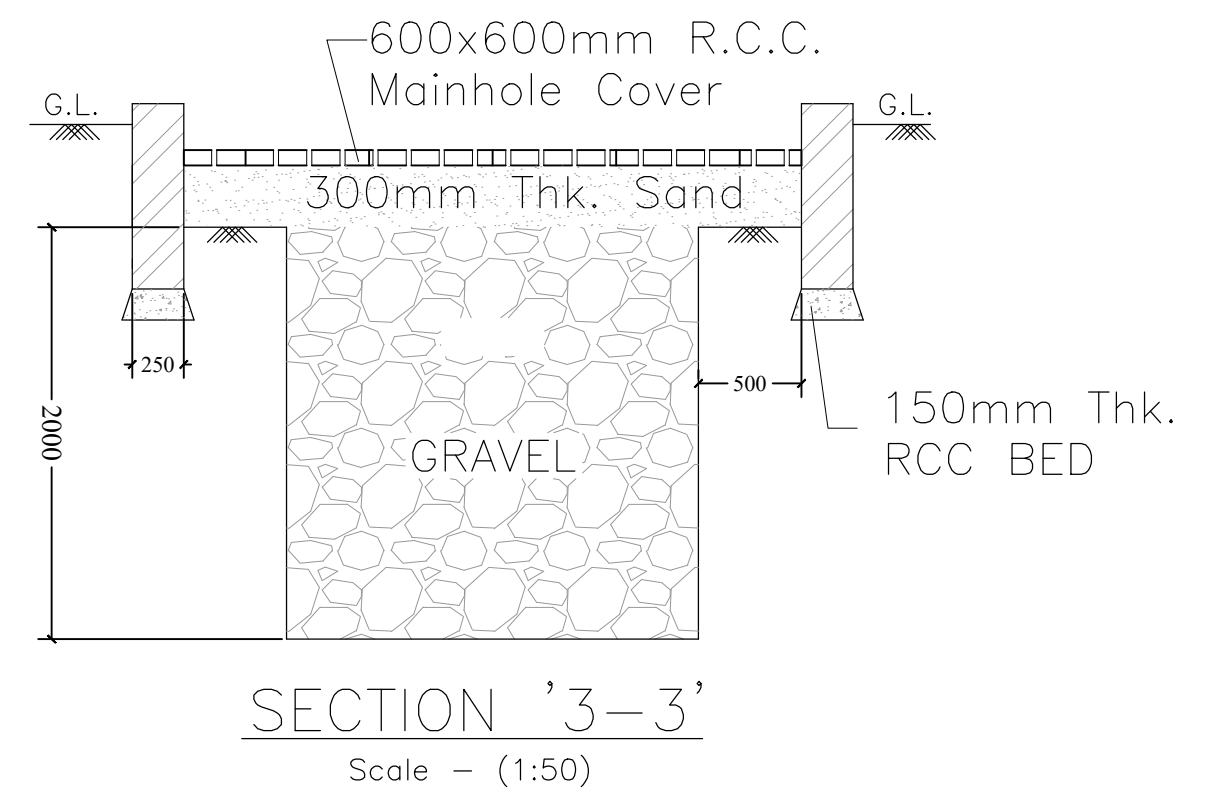
UnitBUA Table for Building :ABC (123)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SPTS	FLAT	114.36	114.19	3	1
FIRST FLOOR PLAN	SPLIT SPTS	FLAT	0.00	0.00	7	0
Total:	-	-	114.36	114.19	10	1

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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