

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.)
A (RESIDECE)	1	239.66	239.66	239.66	239.66	01
Grand Total :	1	239.66	239.66	239.66	239.66	01

Proposal Basic Information

Proposal File No.	SINPC/DP/0391/W05/2023
Owner Name	NIRMALA KULLU
Khata No	236
Plot No	3512
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT		VERSION NO: 1.0.66
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/DP/0391/W05/2023	PlotSubPlot No: 3512	
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. 248.70
Deduction for NetPlot Area		
Surrender Free of Cost		14.58
Total		14.58
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		
(A-Deductions)		234.12
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		14.58
Common Plot		16.66
Total		31.24
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	217.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	234.12
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	248.70
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		163.88
Proposed Coverage Area (49.51 %)		115.91
Total Prop. Coverage Area (49.51 %)		115.91
Balance coverage area (20.49 %)		47.97
FAR CHECK		
Perm. FAR Area (1.500)		373.05
Total Perm. FAR area		373.05
Residential FAR		239.66
Proposed FAR Area		239.66
Total Proposed FAR Area		239.66
Consumed FAR (Factor)		0.96
Balance FAR Area		133.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		239.66
ARCHITECT (Regd)	MAHENDRA MEHTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	NIRMALA 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

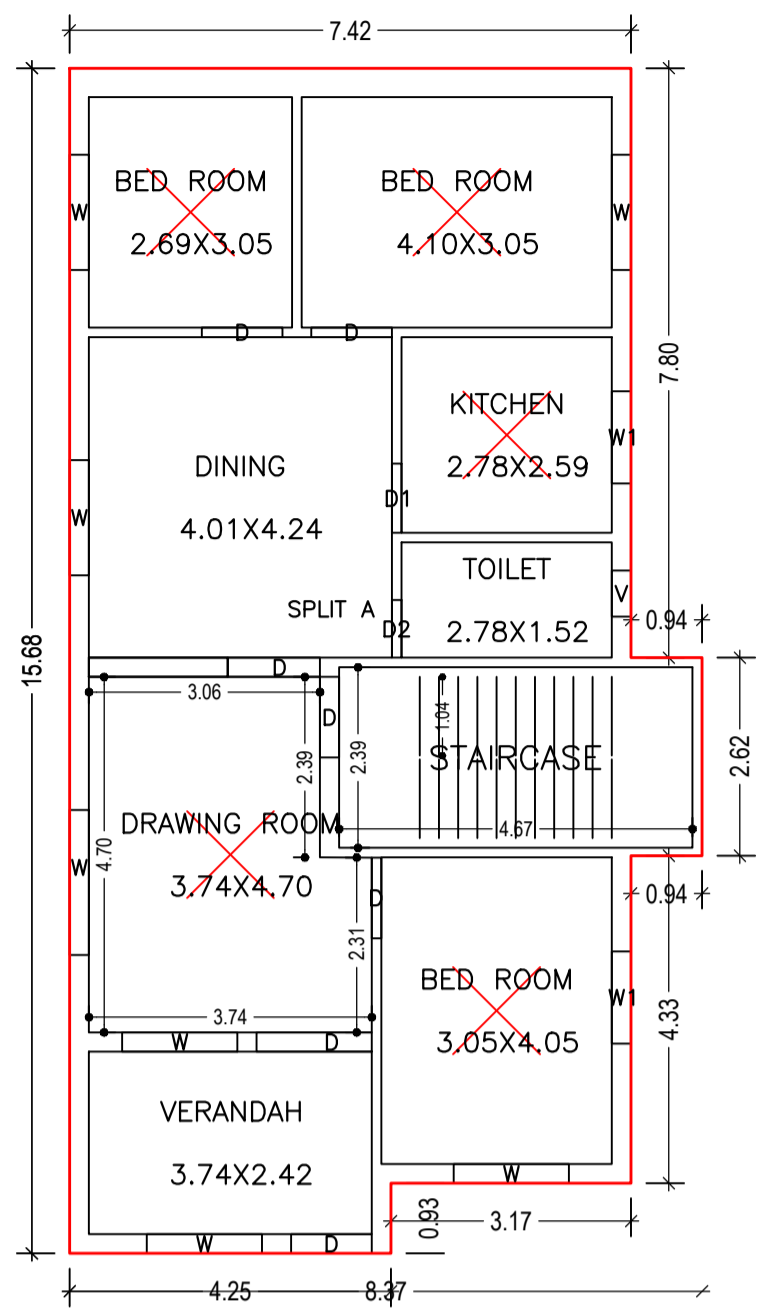
Floor Name	Building Name A (RESIDECE)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	115.91	115.91	115.91	115.91
First Floor	123.75	123.75	123.75	123.75
Terrace Floor	0.00	0.00	0.00	0.00
Total	239.66	239.66	239.66	239.66

Building USE/SUBUSE Details

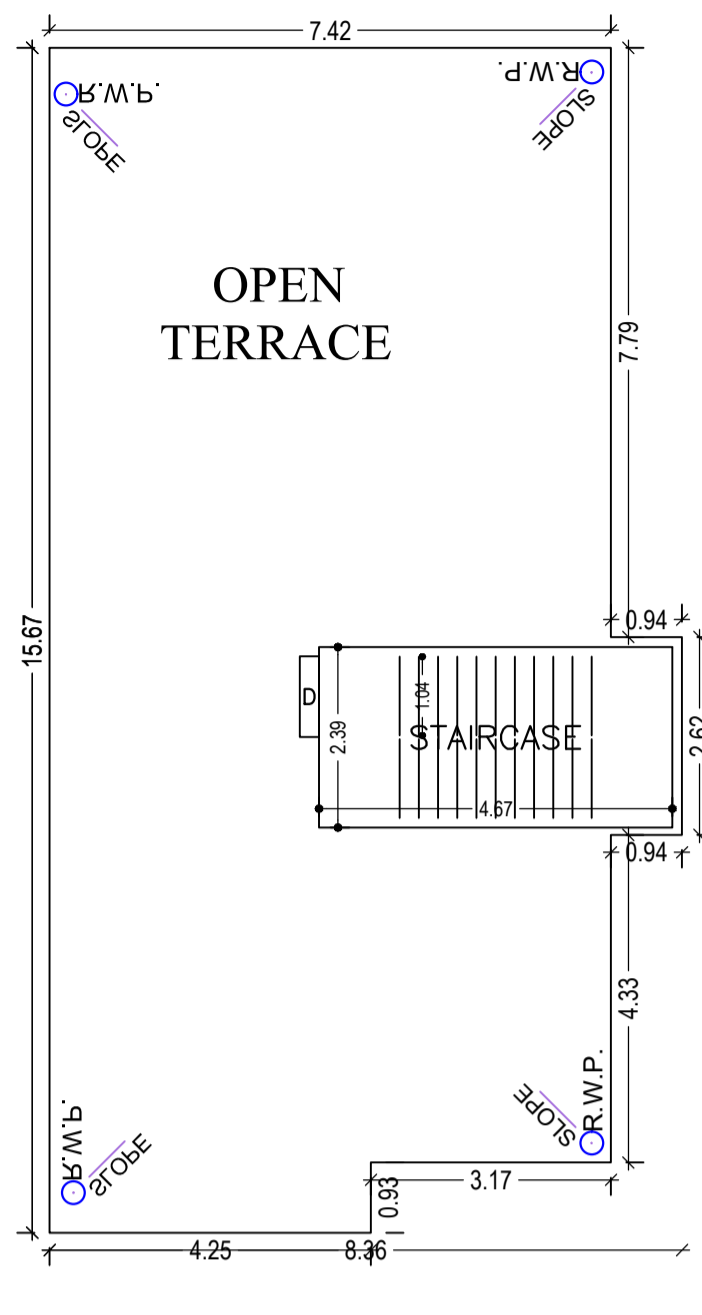
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDECE)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

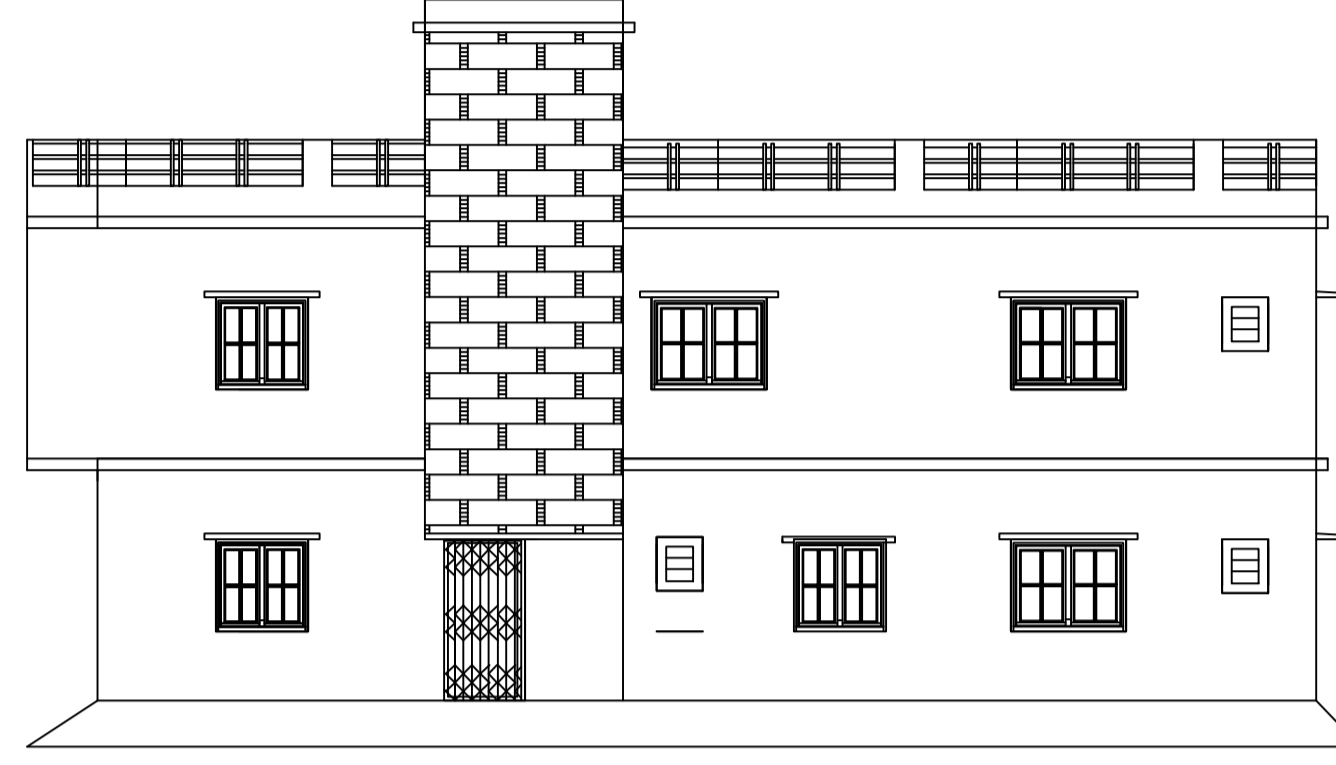
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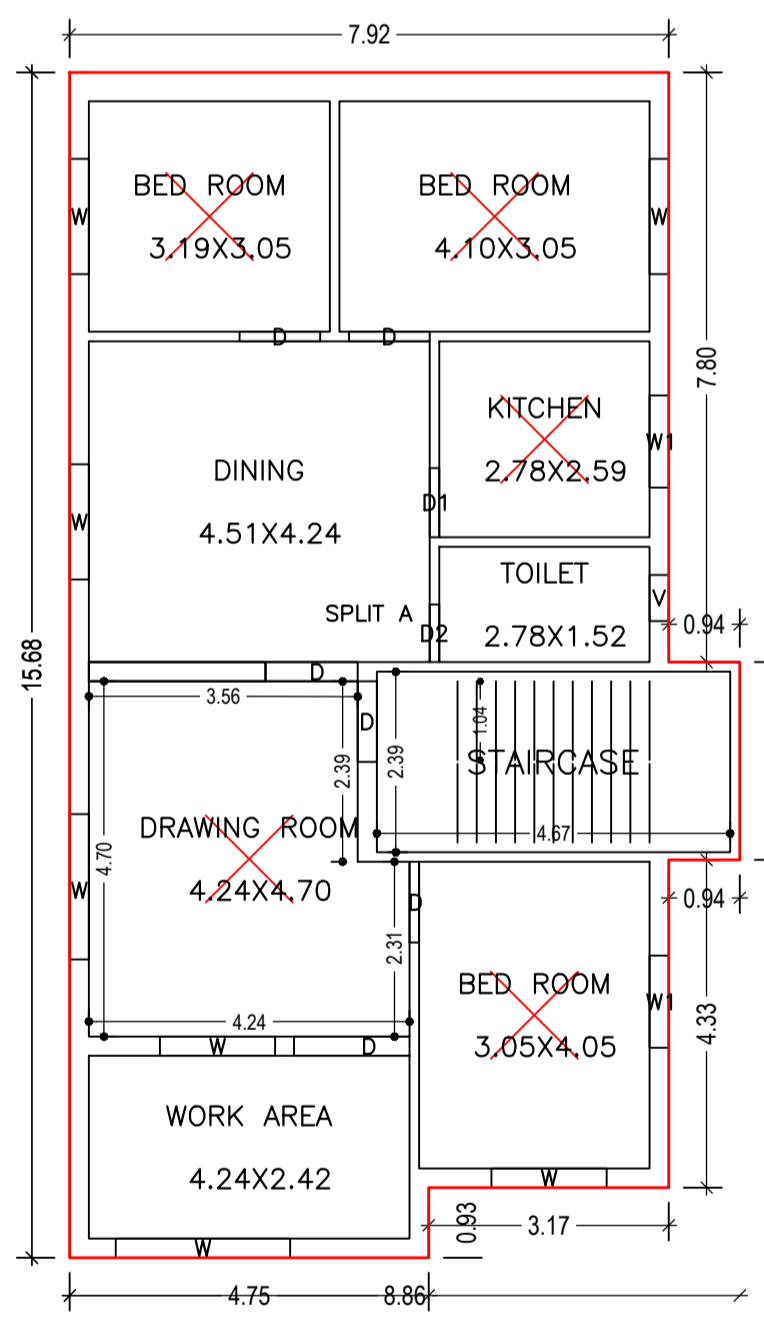
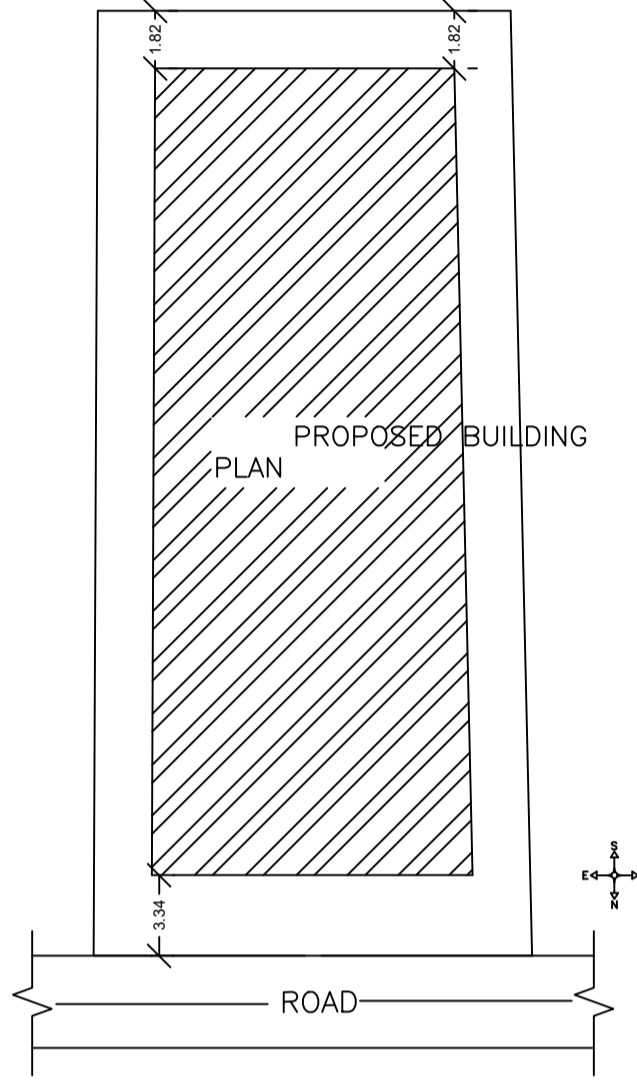
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



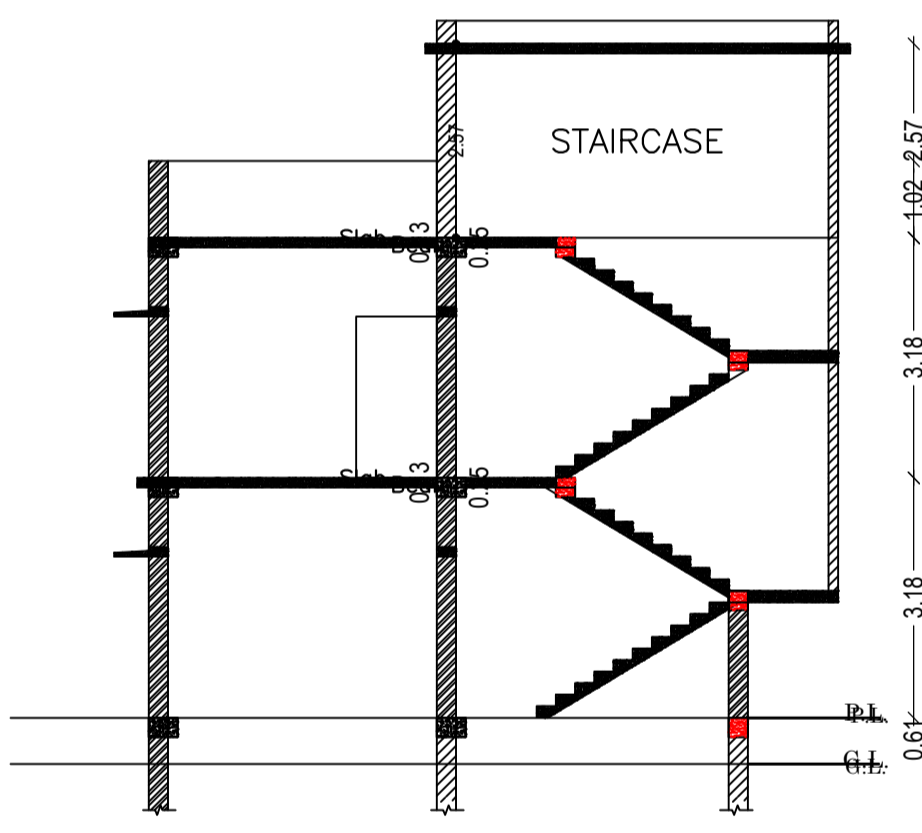
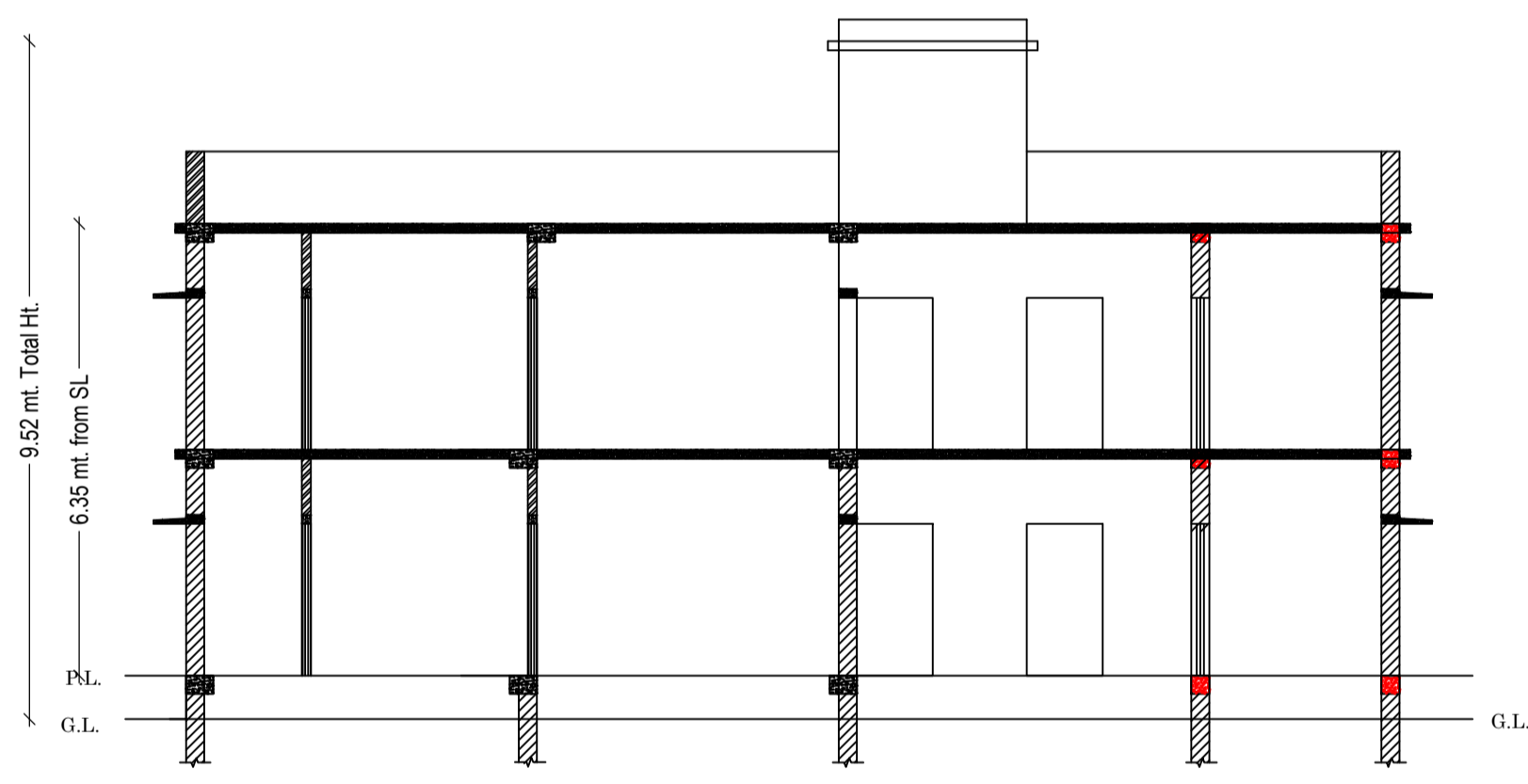
TERRACE FLOOR PLAN (SCALE 1:100)



RIGHT SIDE ELEVATION (SCALE 1:100)



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



FRONT ELEVATION (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDECE)	D2	0.76	2.10	02
A (RESIDECE)	D1	0.91	2.10	02
A (RESIDECE)	D	1.07	2.10	09
A (RESIDECE)	W1	1.22	2.10	04
A (RESIDECE)	D	1.22	2.10	02
A (RESIDECE)	W	1.52	2.10	11
A (RESIDECE)	D	1.53	2.10	02
A (RESIDECE)	W	1.92	2.10	02

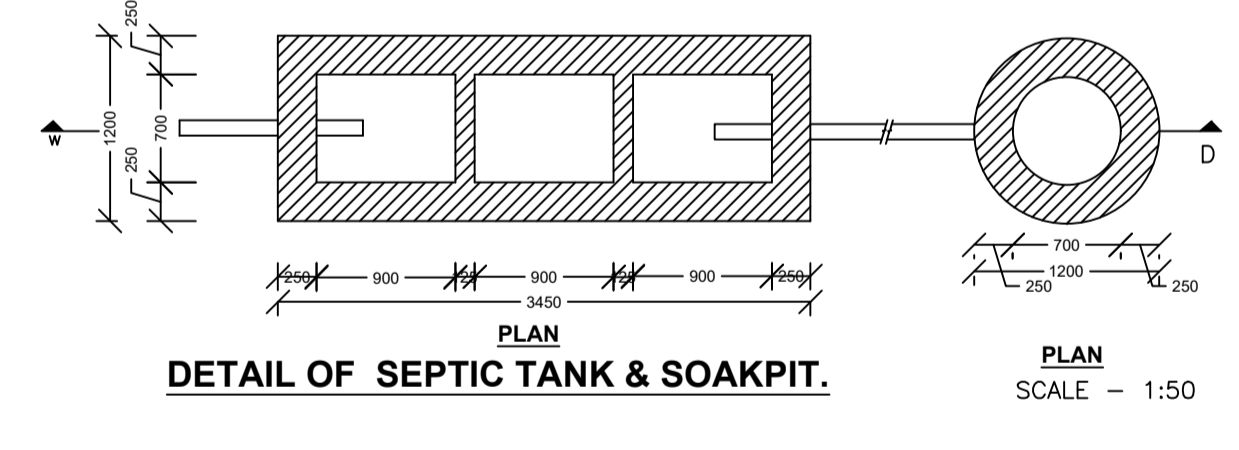
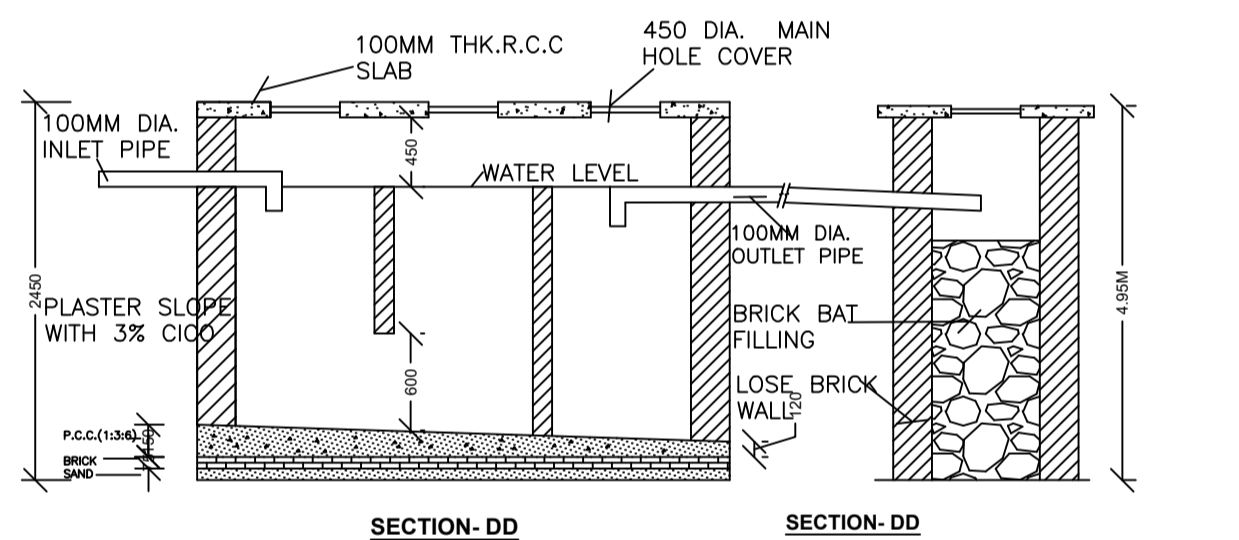
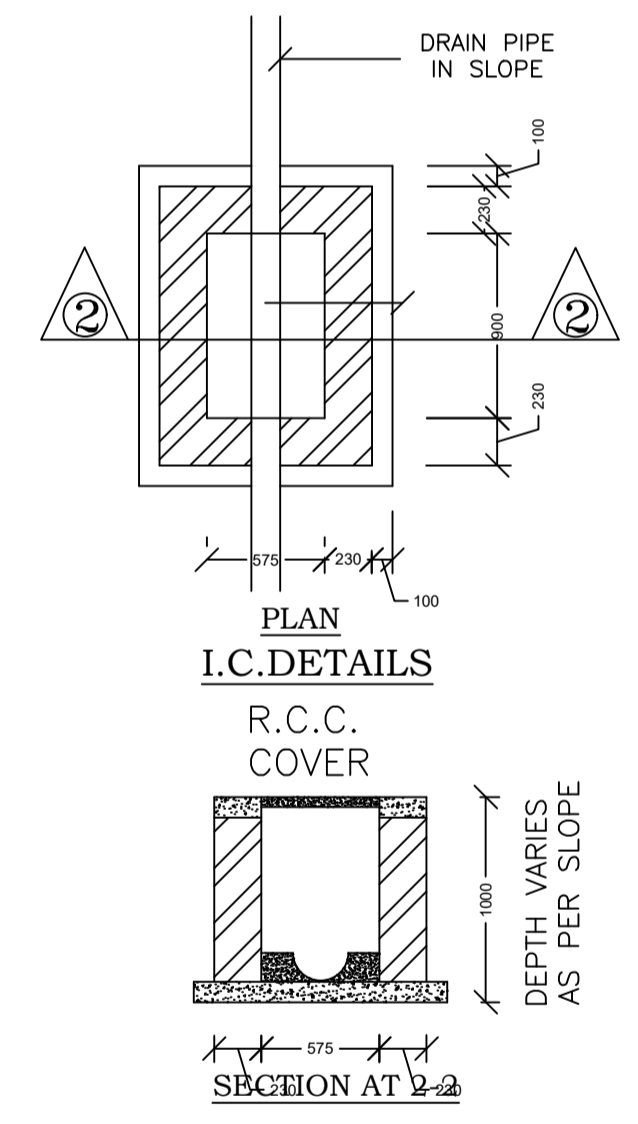
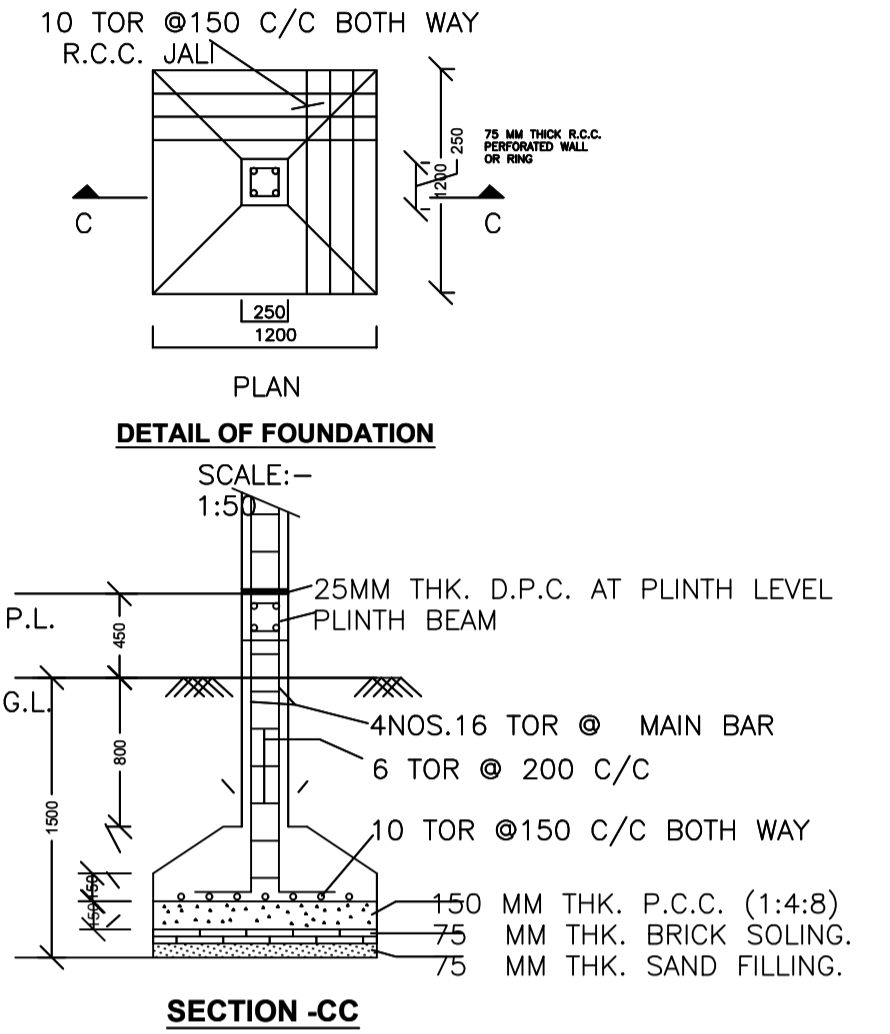
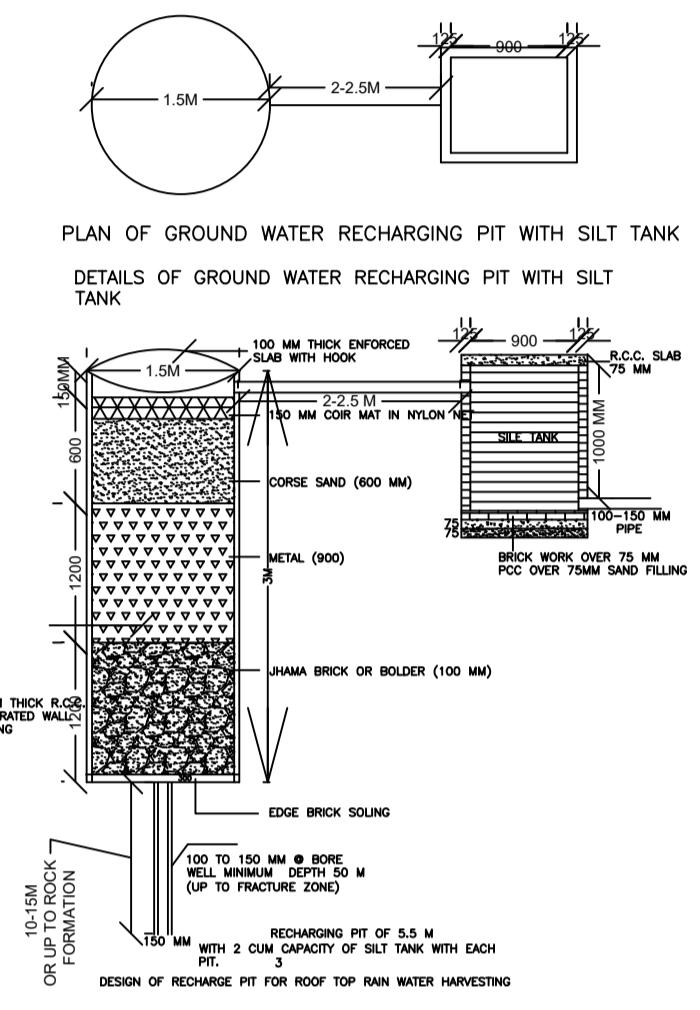
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDECE)	V	0.61	1.20	02
A (RESIDECE)	W	2.30	1.20	01

UnitBUA Table for Building :A (RESIDECE)

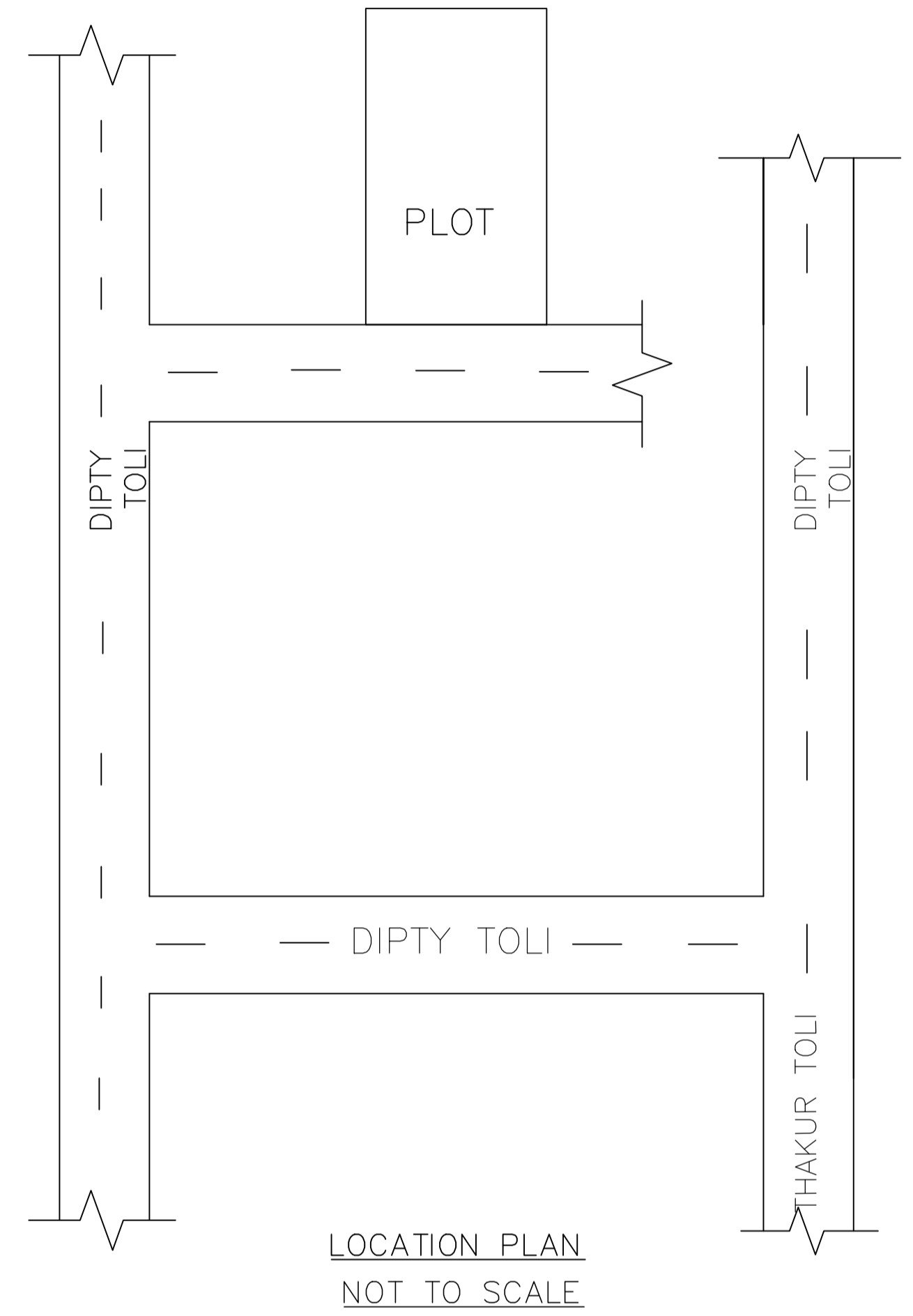
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	189.31	188.25	8	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	189.31	188.25	16	1

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	115.91	115.91	115.91	115.91	01
First Floor	123.75	123.75	123.75	123.75	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	239.66	239.66	239.66	239.66	01
Total Number of Same Buildings	1				
Total:	239.66	239.66	239.66	239.66	01



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MAHENDRA MEHTA SINPC/DFTMN/0002/2022			