

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.)
A1 (RESIDENCE)	1	236.12	9.24	226.88	226.88	226.88	01
Grand Total :	1	236.12	9.24	226.88	226.88	226.88	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0407/W05/2023
Owner Name	BHUSHAN KULLU
Khata No	50/15
Plot No	3521
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/BP/0407/W05/2023	PlotSubPlot No: 3521	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: New Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 363.66
Deduction for NetPlot Area		
Surrender Free of Cost		18.37
Total		18.37
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		
(A-Deductions)		345.29
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		18.37
Common Plot		25.14
Total		43.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		320.15
PLOT AREA FOR COVERAGE(Net Plot Area)		
(A-Deductions)		345.29
Plot Area for FAR (Net Plot Area + RoadWidening Area)		
(A-Deductions)		363.66
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		207.17
Proposed Coverage Area (37.22 %)		128.51
Total Prop. Coverage Area (37.22 %)		128.51
Balance coverage area (22.78 %)		78.66
FAR CHECK		
Perm. FAR Area (1.500)		545.49
Total Perm. FAR area		545.49
Residential FAR		226.88
Proposed FAR Area		226.88
Total Proposed FAR Area		226.88
Consumed FAR (Factor)		0.62
Balance FAR Area		318.61
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		236.12
ARCHITECT (Regd)	MAHENDRA MEHTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BHUSHAN 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

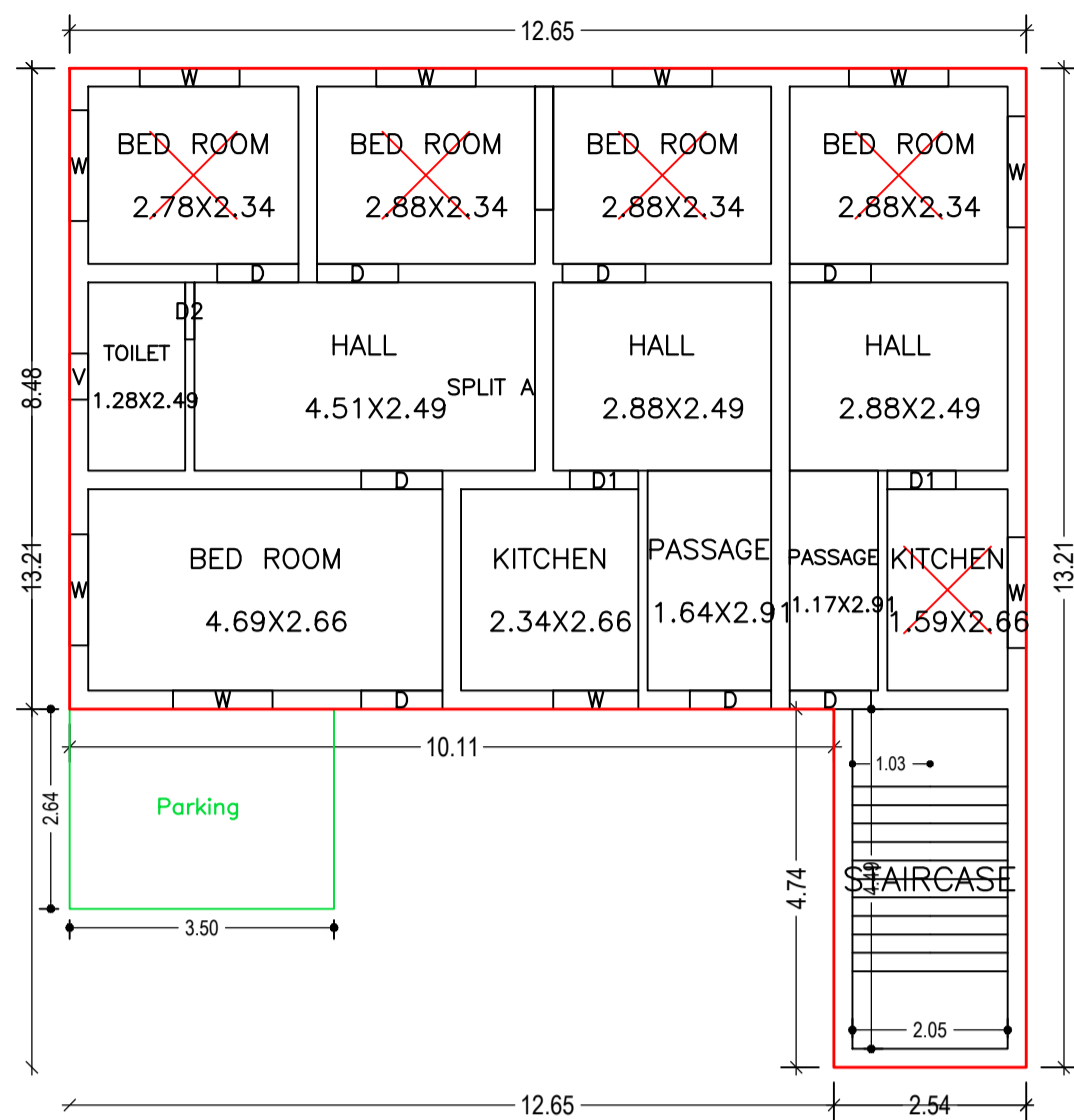
Buildingwise Floor FAR Details

Floor Name	Building Name A1 (RESIDENCE)		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	128.51	119.27	128.51	119.27
First Floor	107.61	107.61	107.61	107.61
Terrace Floor	0.00	0.00	0.00	0.00
Total :	236.12	226.88	236.12	226.88

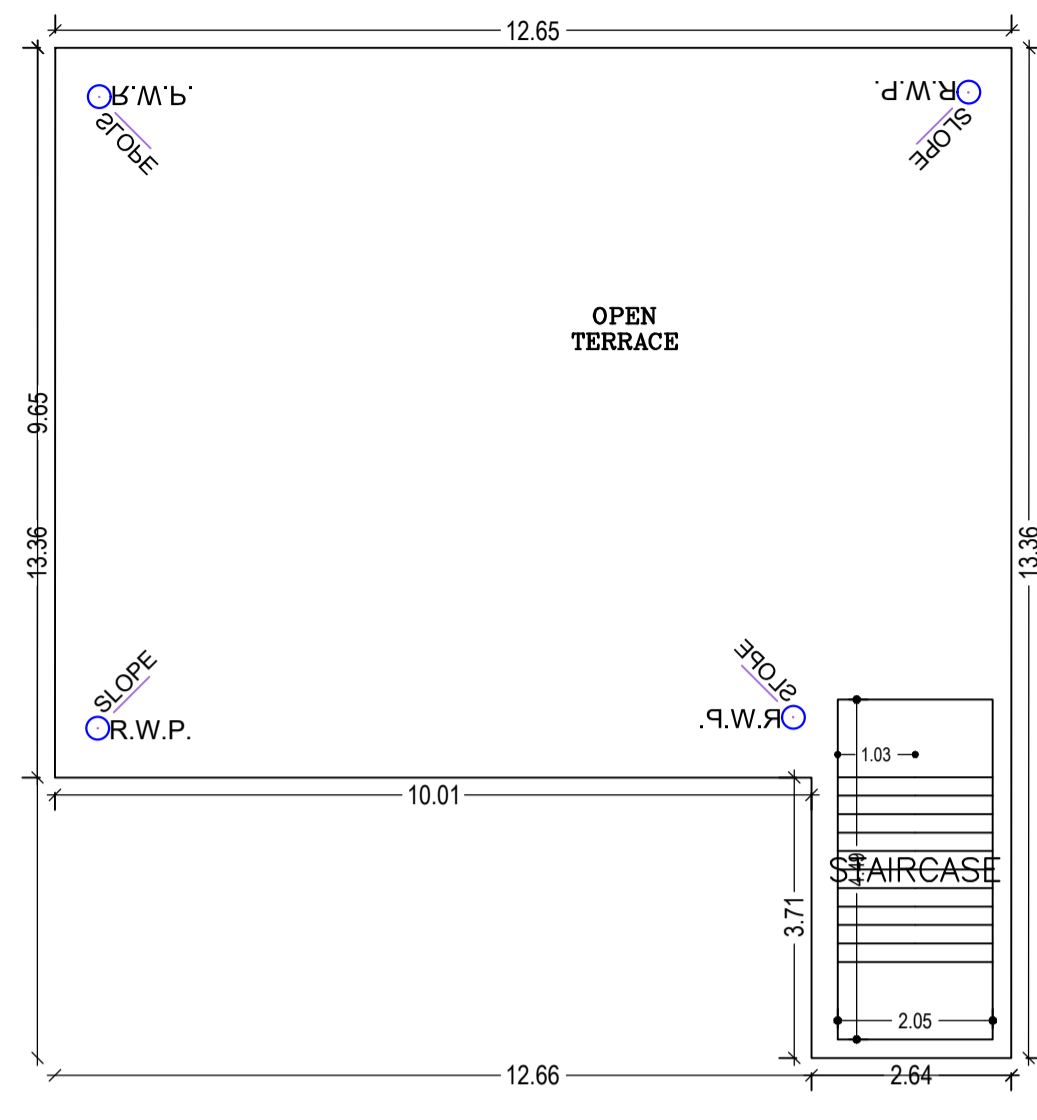
Building USE/SUBUSE Details

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

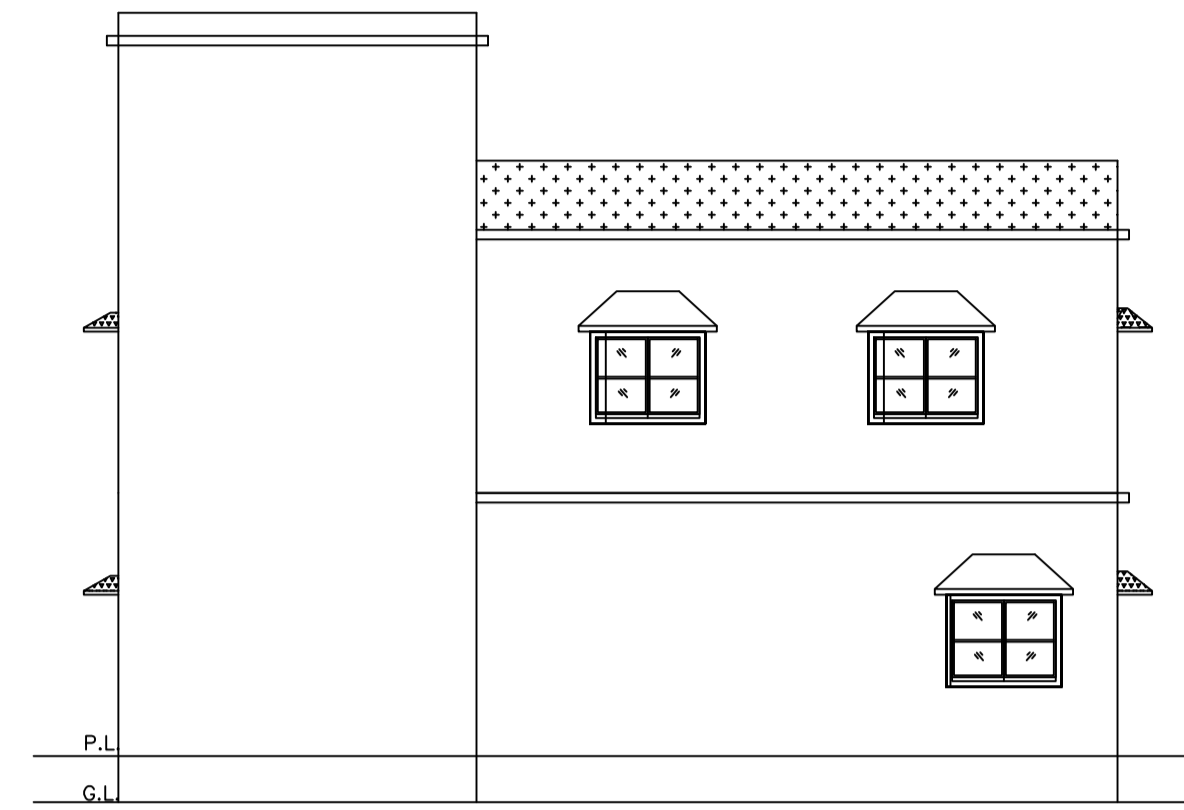
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			



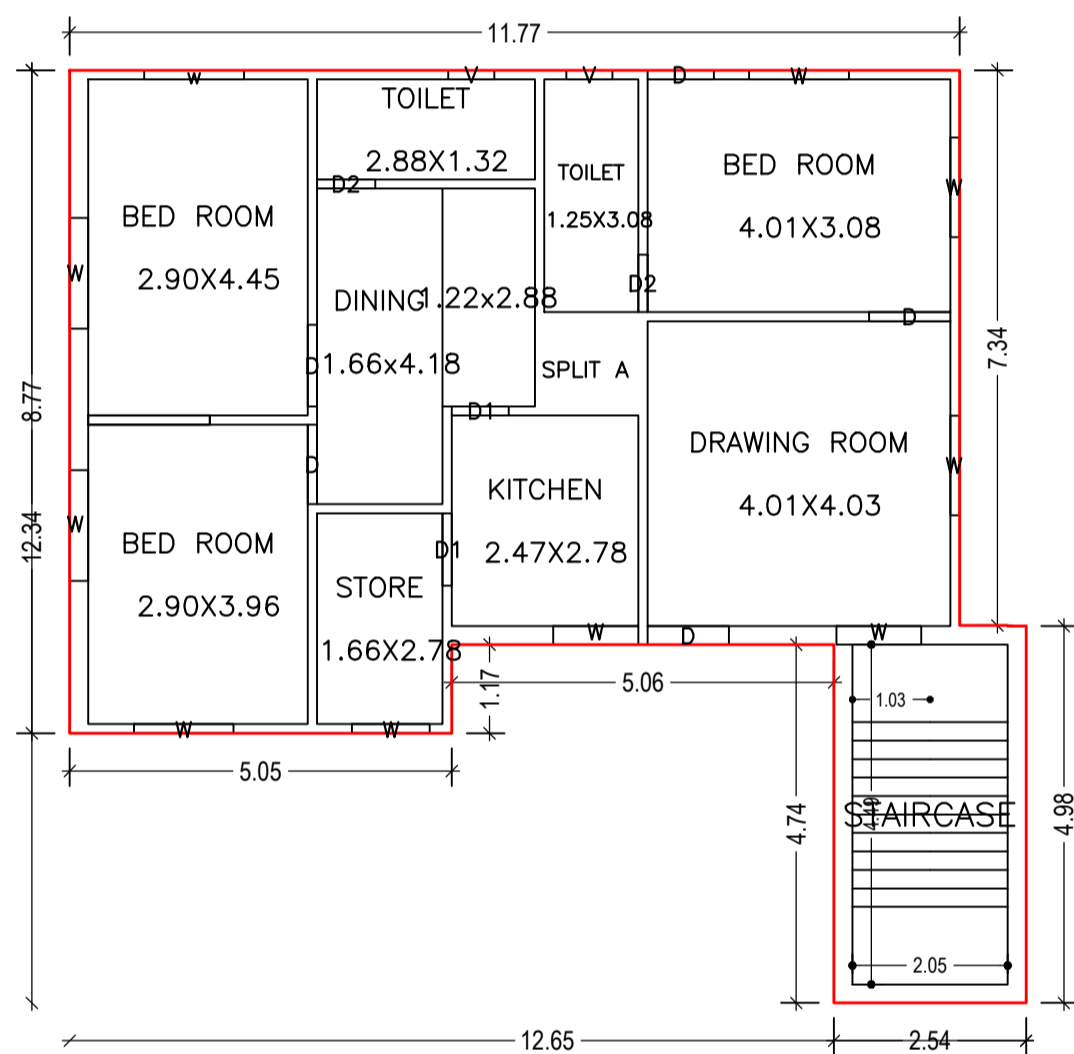
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



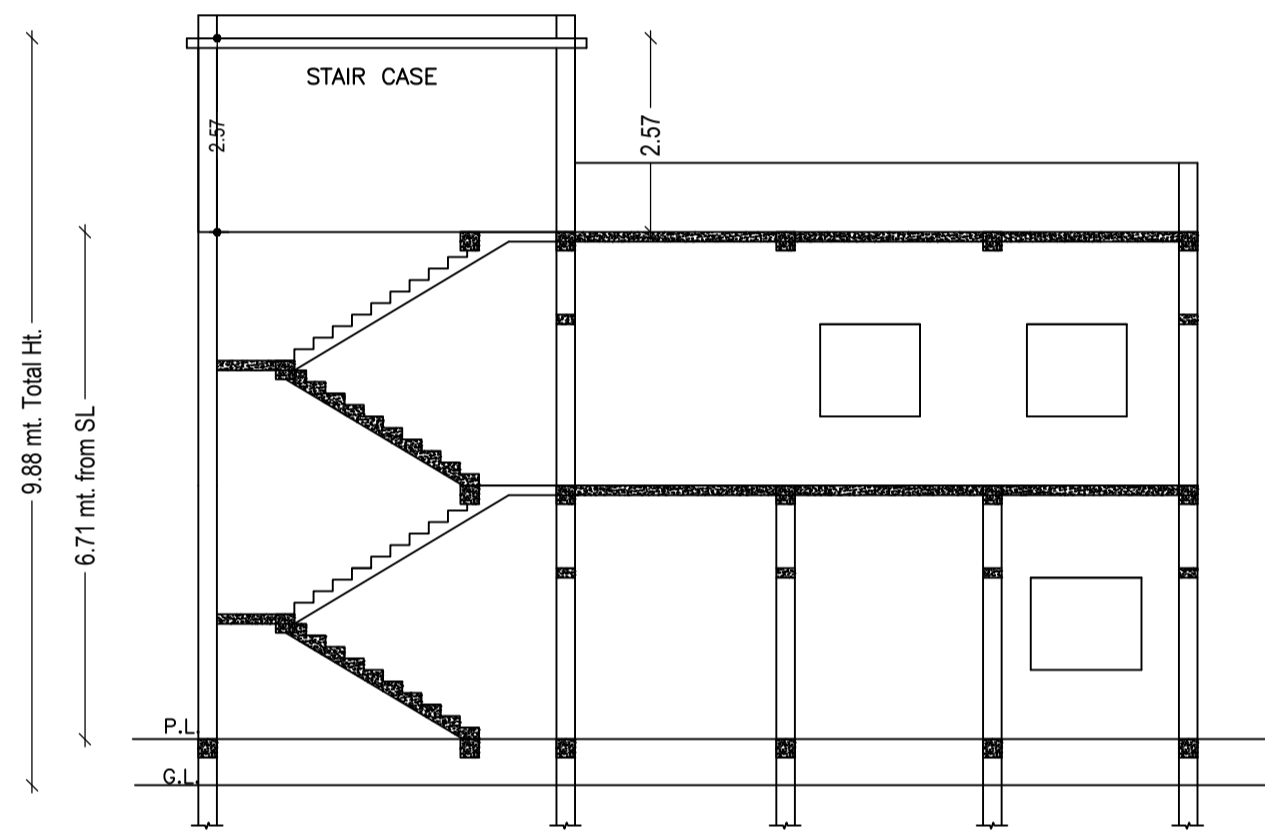
TERRACE FLOOR PLAN (SCALE 1:100)



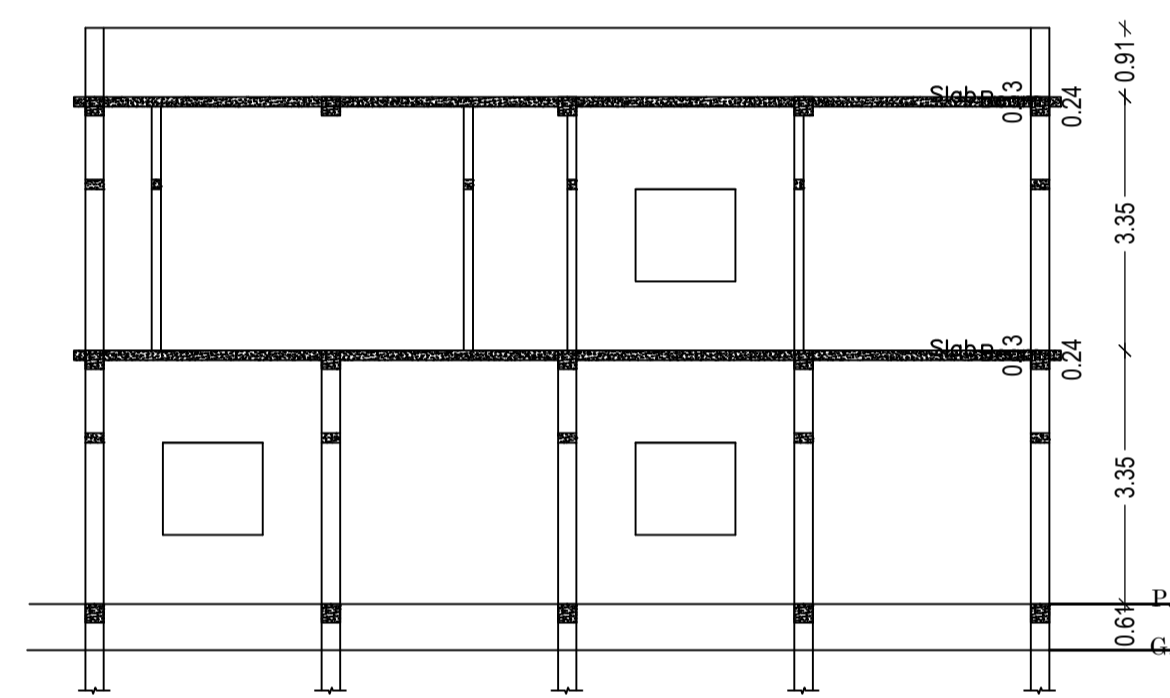
RIGHT SIDE ELEVATION (SCALE 1:100)



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



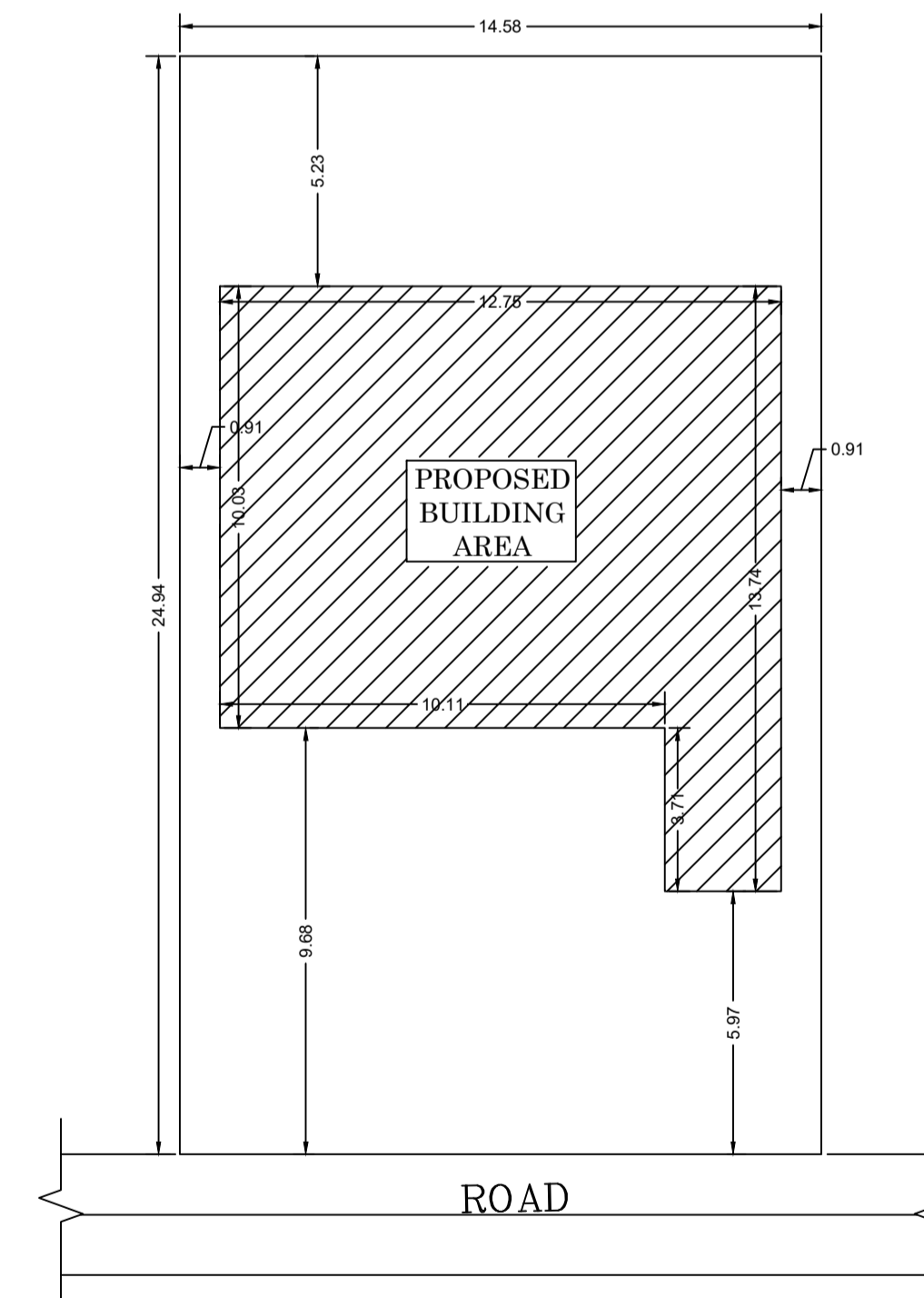
SECTION AT-Y-Y (SCALE 1:100)



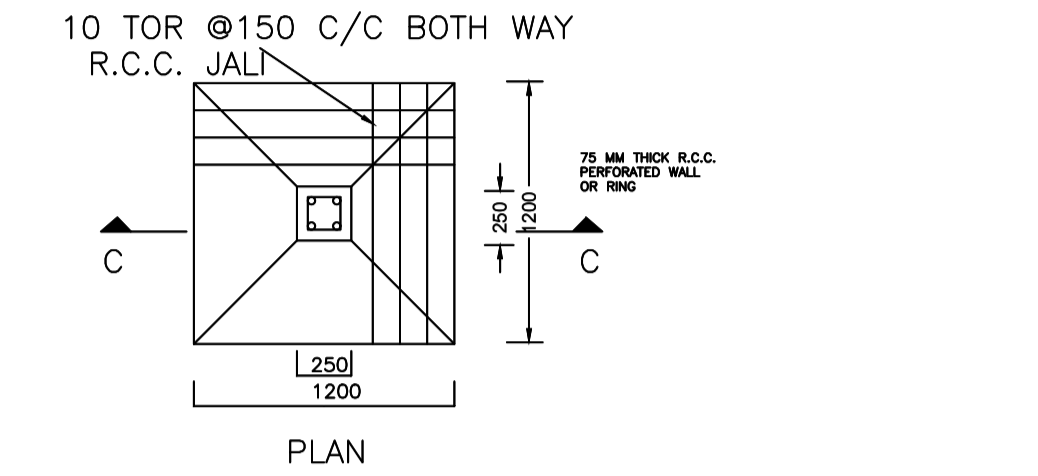
SECTION AT-X-X (SCALE 1:100)



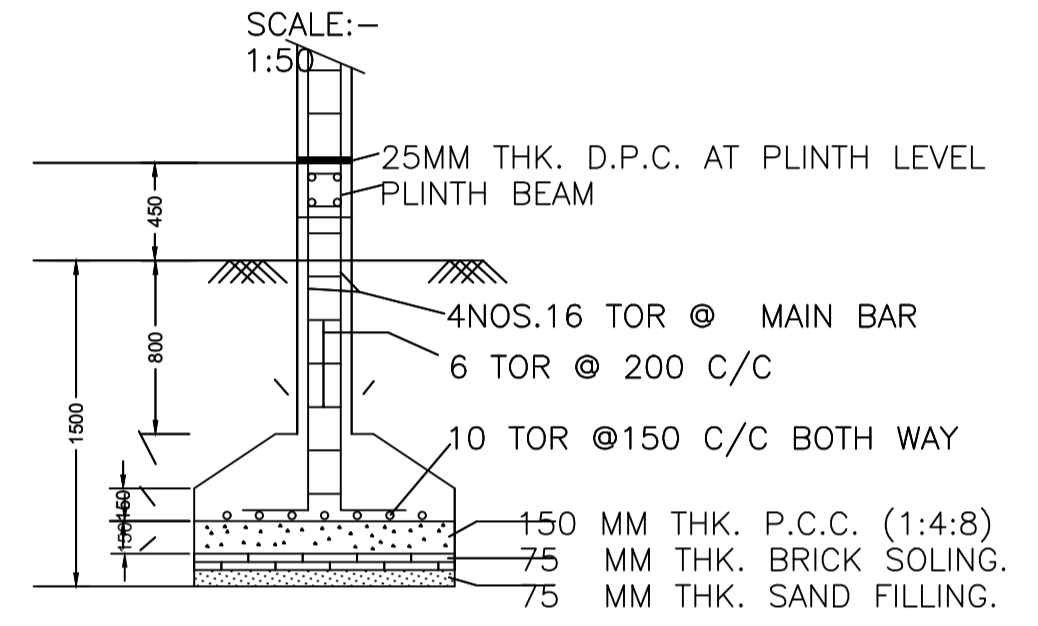
FRONT ELEVATION (SCALE 1:100)



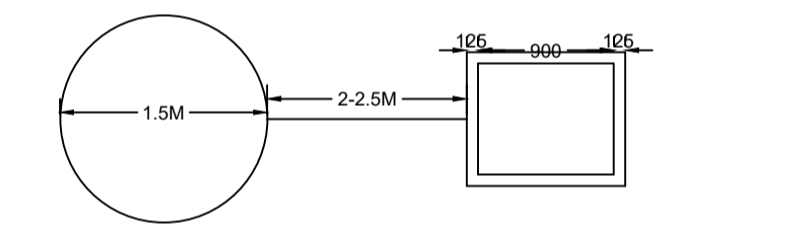
KEY PLAN (SCALE 1:100)



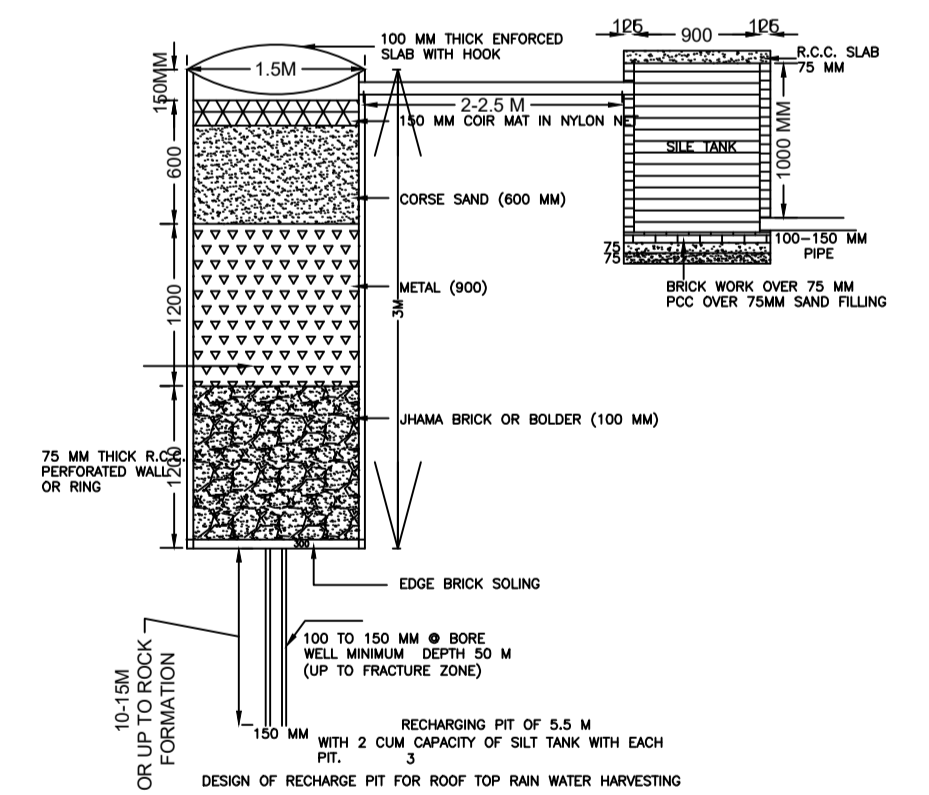
DETAIL OF FOUNDATION (SCALE: 1:50)



SECTION -CC (SCALE: 1:50)



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	D1	0.75	2.10	01
A1 (RESIDENCE)	D2	0.75	2.10	01
A1 (RESIDENCE)	D2	0.76	2.10	01
A1 (RESIDENCE)	D2	0.77	2.10	01
A1 (RESIDENCE)	D	0.88	2.10	01
A1 (RESIDENCE)	D1	0.90	2.10	02
A1 (RESIDENCE)	D1	0.96	2.10	01
A1 (RESIDENCE)	D	1.05	2.10	01
A1 (RESIDENCE)	D	1.08	2.10	10
A1 (RESIDENCE)	D	1.10	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENCE)	V	0.61	1.20	03
A1 (RESIDENCE)	W	1.03	1.20	01
A1 (RESIDENCE)	W	1.12	1.20	03
A1 (RESIDENCE)	w	1.32	1.20	01
A1 (RESIDENCE)	W	1.32	1.20	09
A1 (RESIDENCE)	W	1.47	1.20	06

UnitBUA Table for Building :A1 (RESIDENCE)

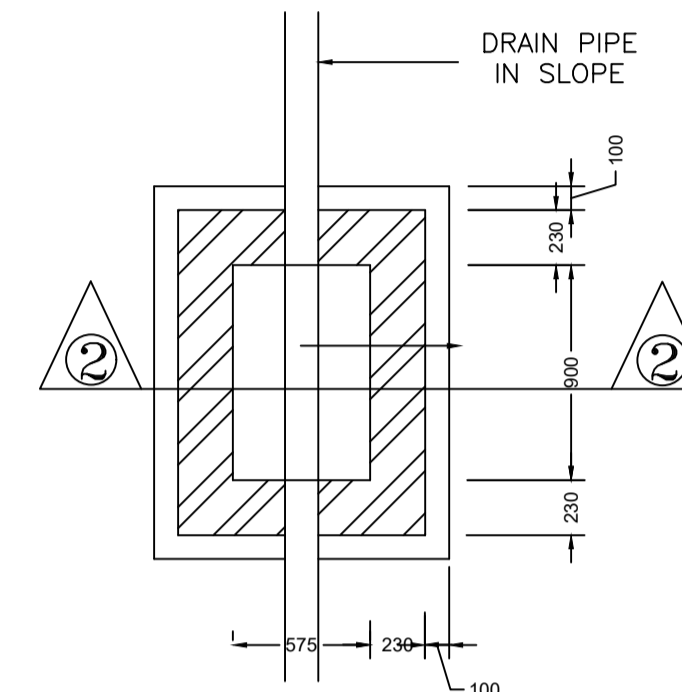
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	185.68	185.08	13	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	185.68	185.08	22	1

Building :A1 (RESIDENCE)

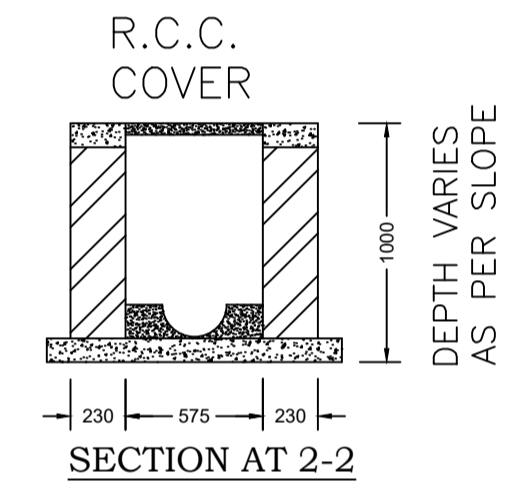
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	128.51	9.24	119.27	119.27	119.27	01
First Floor	107.61	0.00	107.61	107.61	107.61	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	236.12	9.24	226.88	226.88	226.88	01
Total Number of Same Buildings	1					
Total:	236.12	9.24	226.88	226.88	226.88	01

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

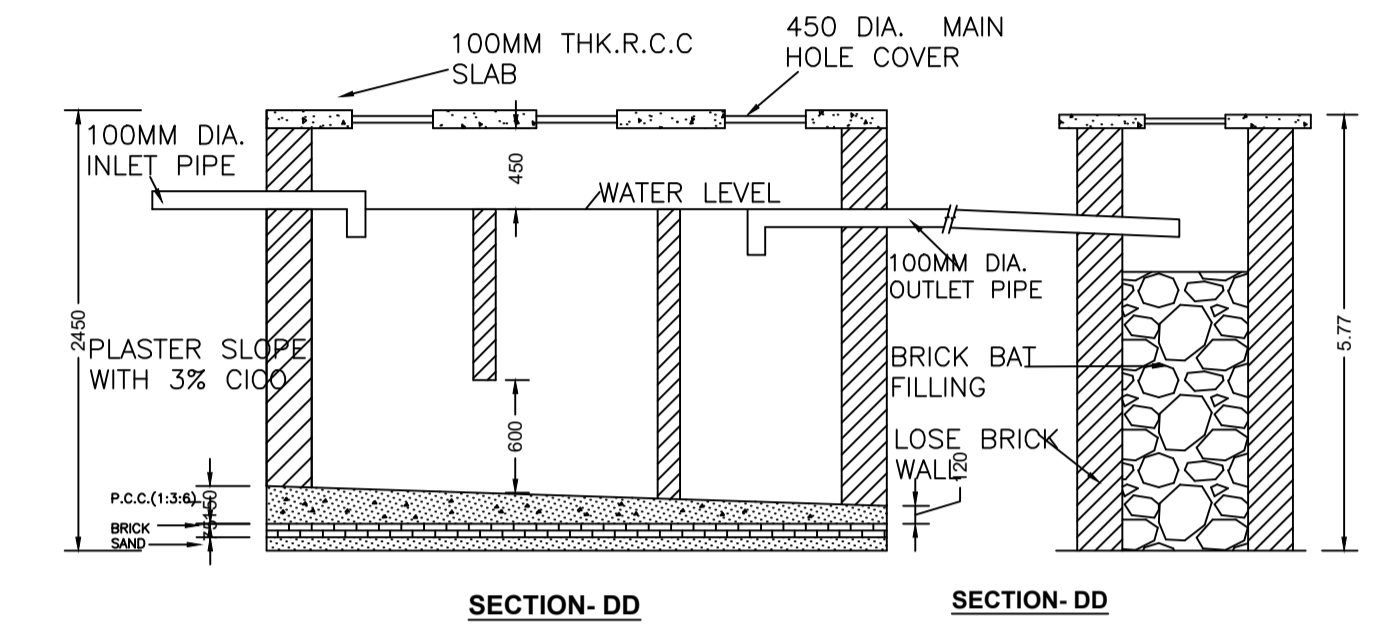
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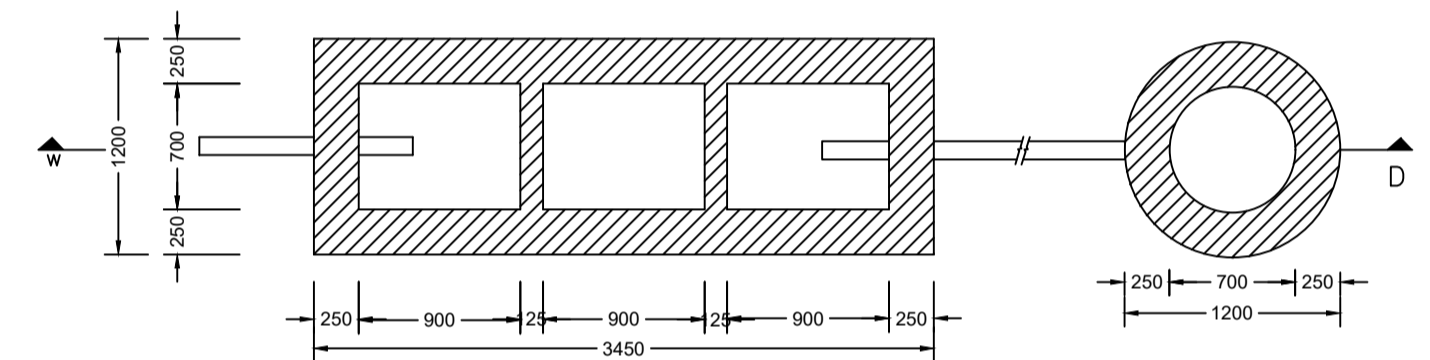
PLAN
I.C.DETAILS



SECTION AT 2-2

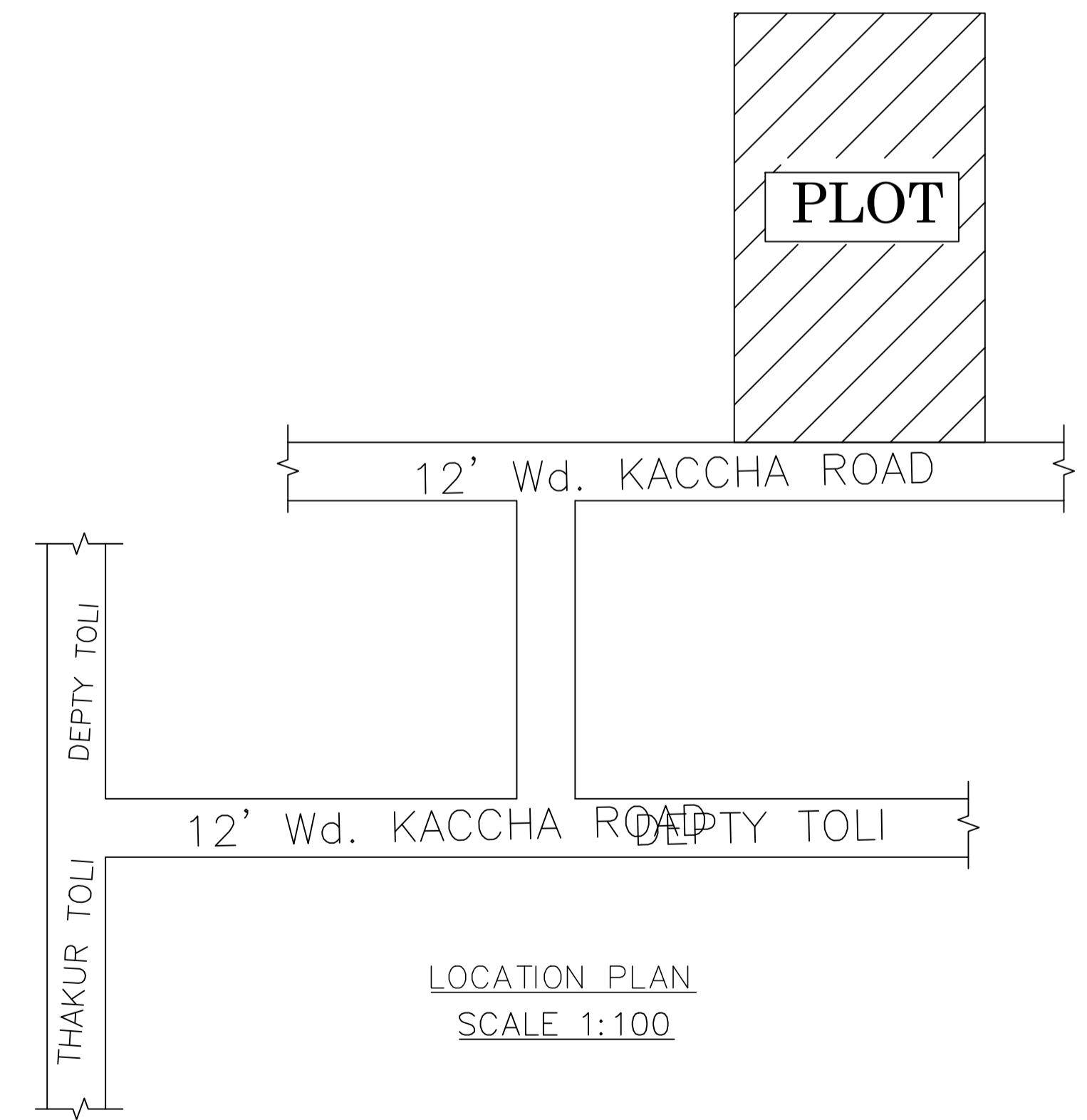


SECTION-DD SECTION-DD



DETAIL OF SEPTIC TANK & SOAKPIT.

PLAN
SCALE - 1:50



LOCATION 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			