

# 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.)
A (RESIDENCE)	1	303.19	13.97	289.22	289.22	289.22	01
Grand Total :	1	303.19	13.97	289.22	289.22	289.22	01

### Proposal Basic Information

Proposal File No.	SINPC/BP/0406/W05/2023
Owner Name	BIRASMUNI ORAON
Khata No	86
Plot No	5223
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/0406/W05/2023	PlotSubPlot No: 5223
	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)
	Deduction for NetPlot Area	
	Surrender Free of Cost	28.31
	Total	28.31
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	432.69
Deduction for Balance Plot Area(from Gross Plot Area)		
	Surrender Free of Cost	28.31
	Common Plot	25.49
	Total	53.80
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	407.20
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	432.69
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	461.00
COVERAGE CHECK		
	Permissible Coverage area ( 60.00 % )	259.61
	Proposed Coverage Area ( 36.65 % )	158.58
	Total Prop. Coverage Area ( 36.65 % )	158.58
	Balance coverage area ( 23.35 % )	101.03
FAR CHECK		
	Perm. FAR Area ( 1.500 )	691.50
	Total Perm. FAR area	691.50
	Residential FAR	289.22
	Proposed FAR Area	289.22
	Total Proposed FAR Area	289.22
	Consumed FAR (Factor)	0.63
	Balance FAR Area	402.28
BUILT UP AREA CHECK		
	Total Proposed BuiltUp Area	303.19
ARCHITECT (Regd)		MAHENDRA MEHTA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		BIRASMUNI ORAON
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)	Dark Blue
EXISTING (To be demolished)	Light Yellow

### Buildingwise Floor FAR Details

Floor Name	Building Name A (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	158.58	144.61	158.58	144.61
First Floor	144.61	144.61	144.61	144.61
Terrace Floor	0.00	0.00	0.00	0.00
Total :	303.19	289.22	303.19	289.22

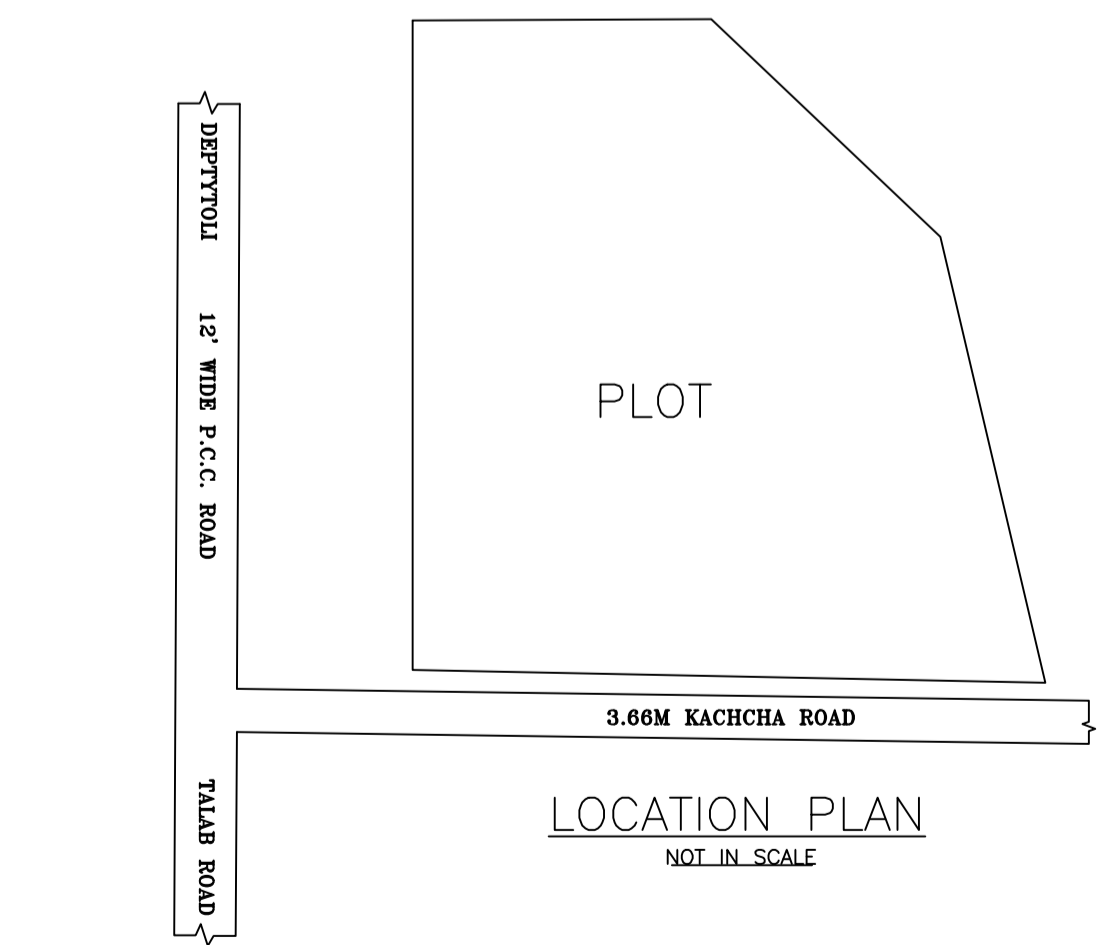
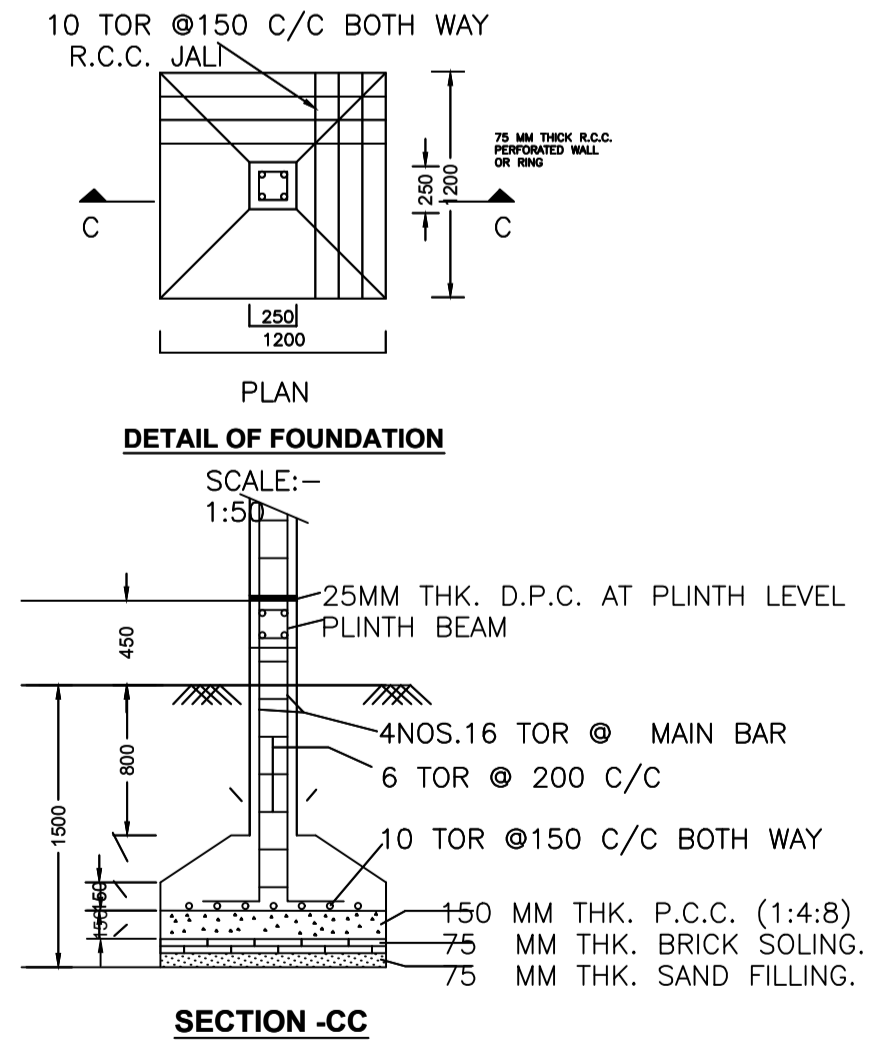
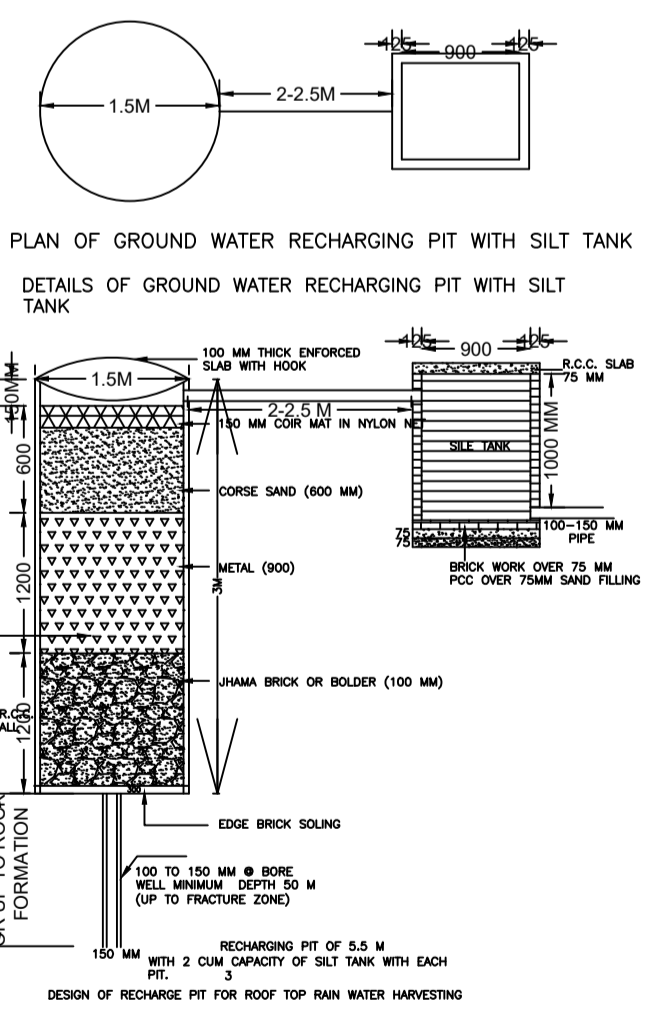
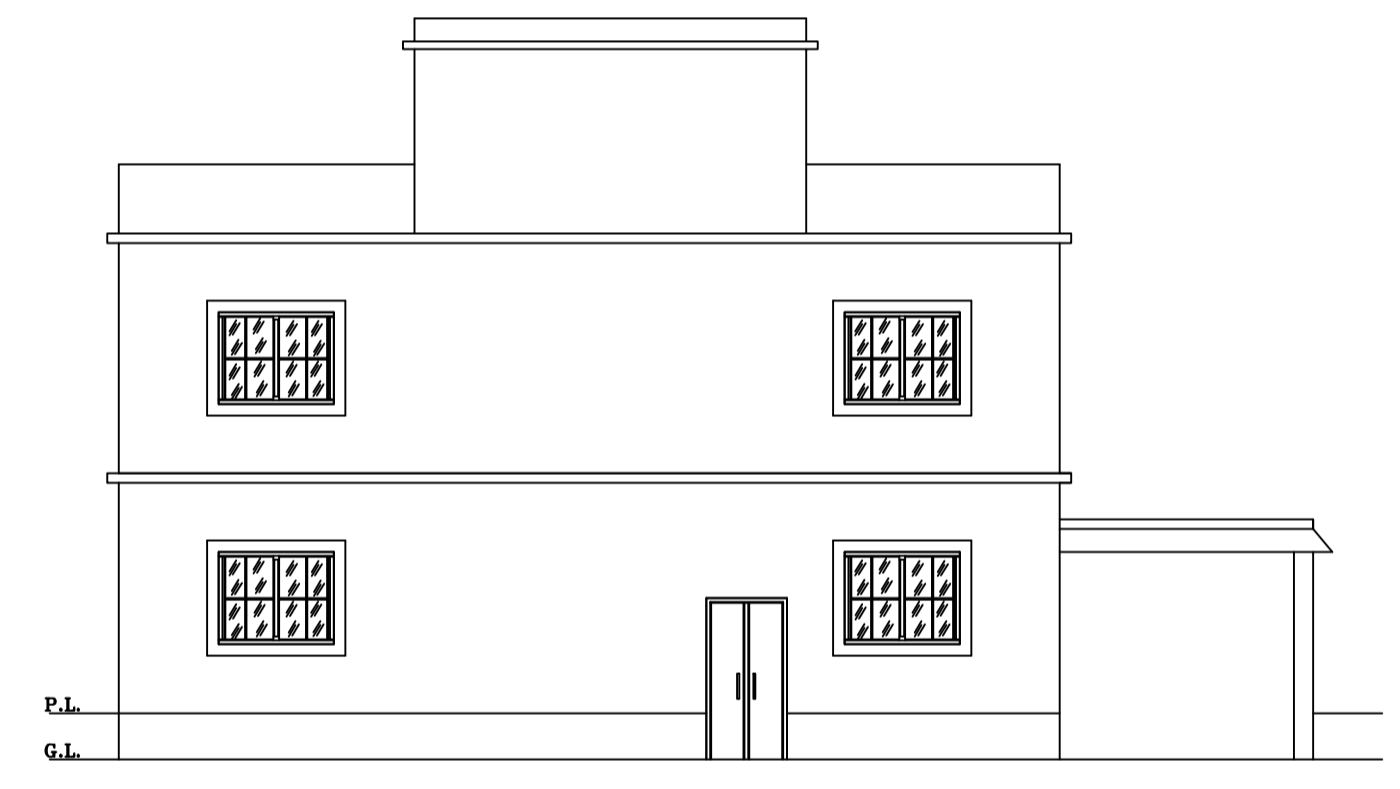
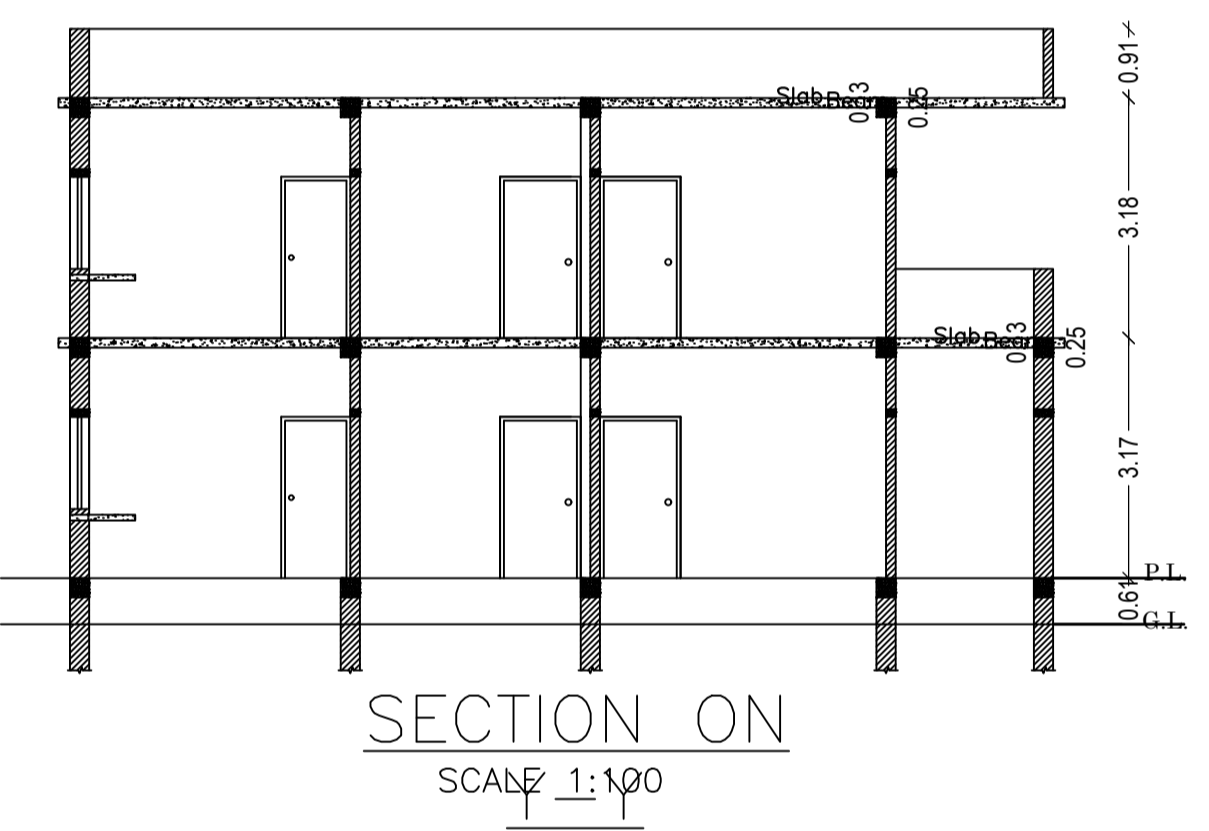
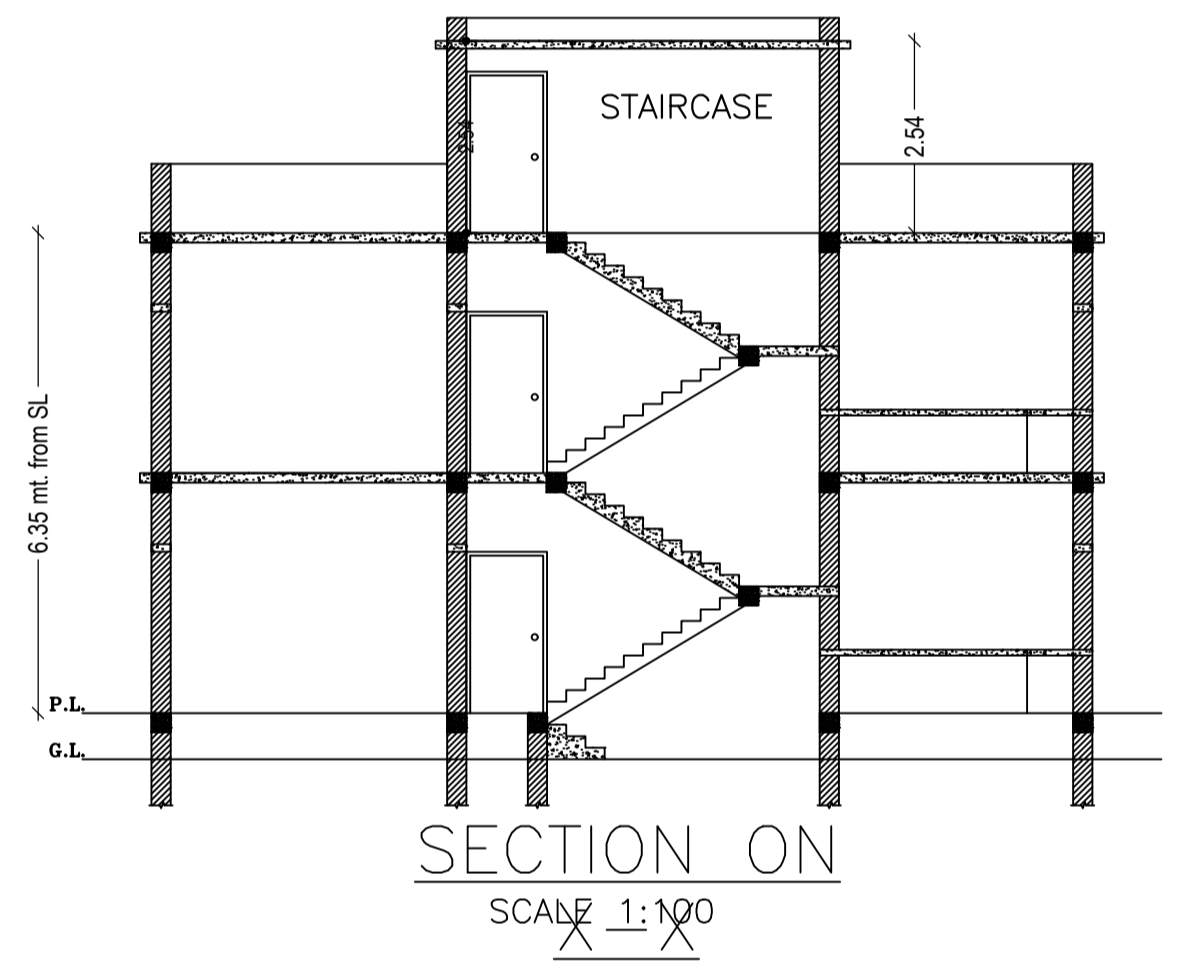
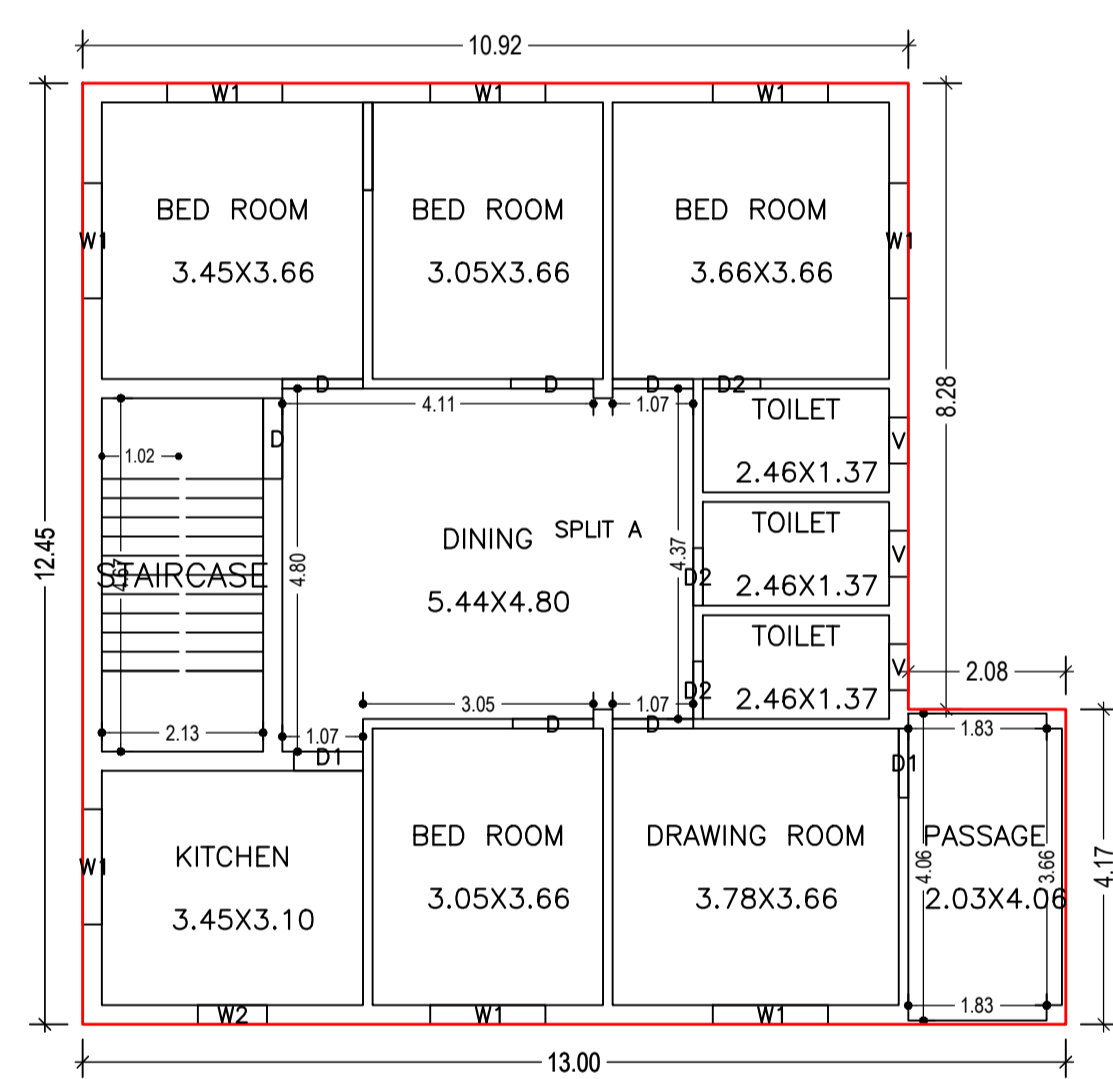
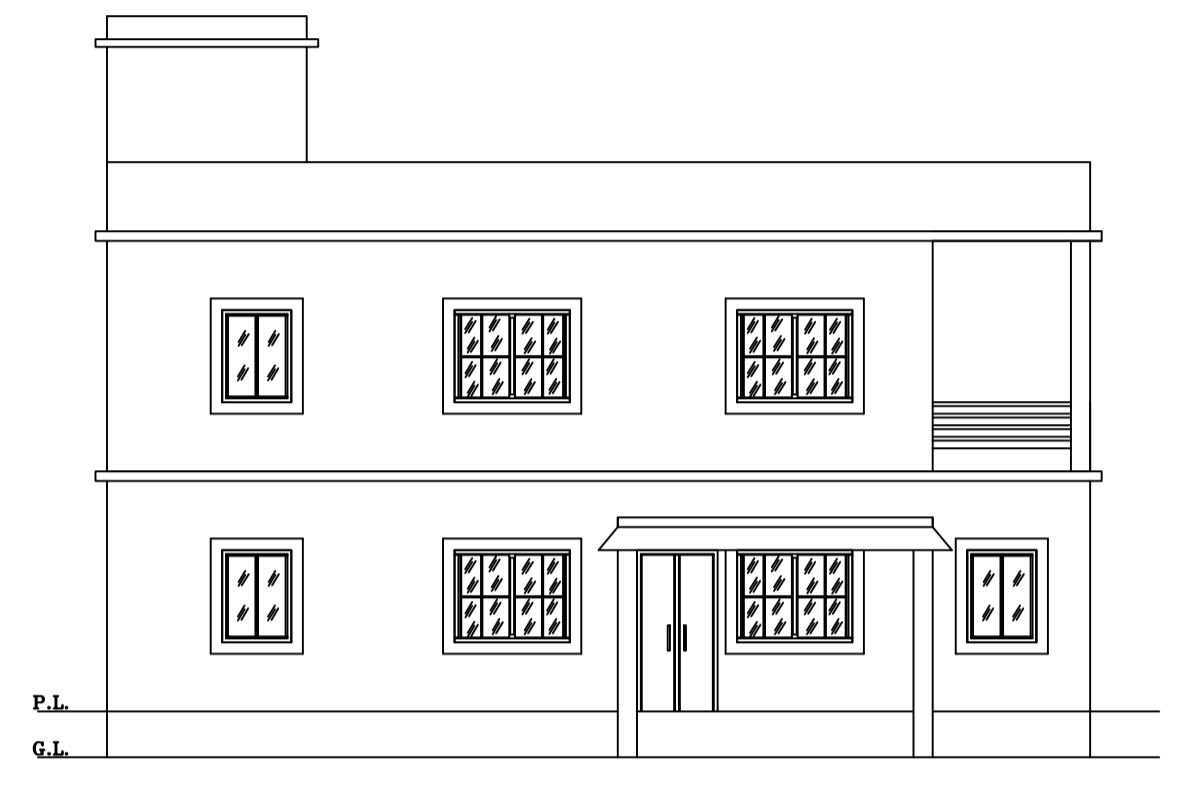
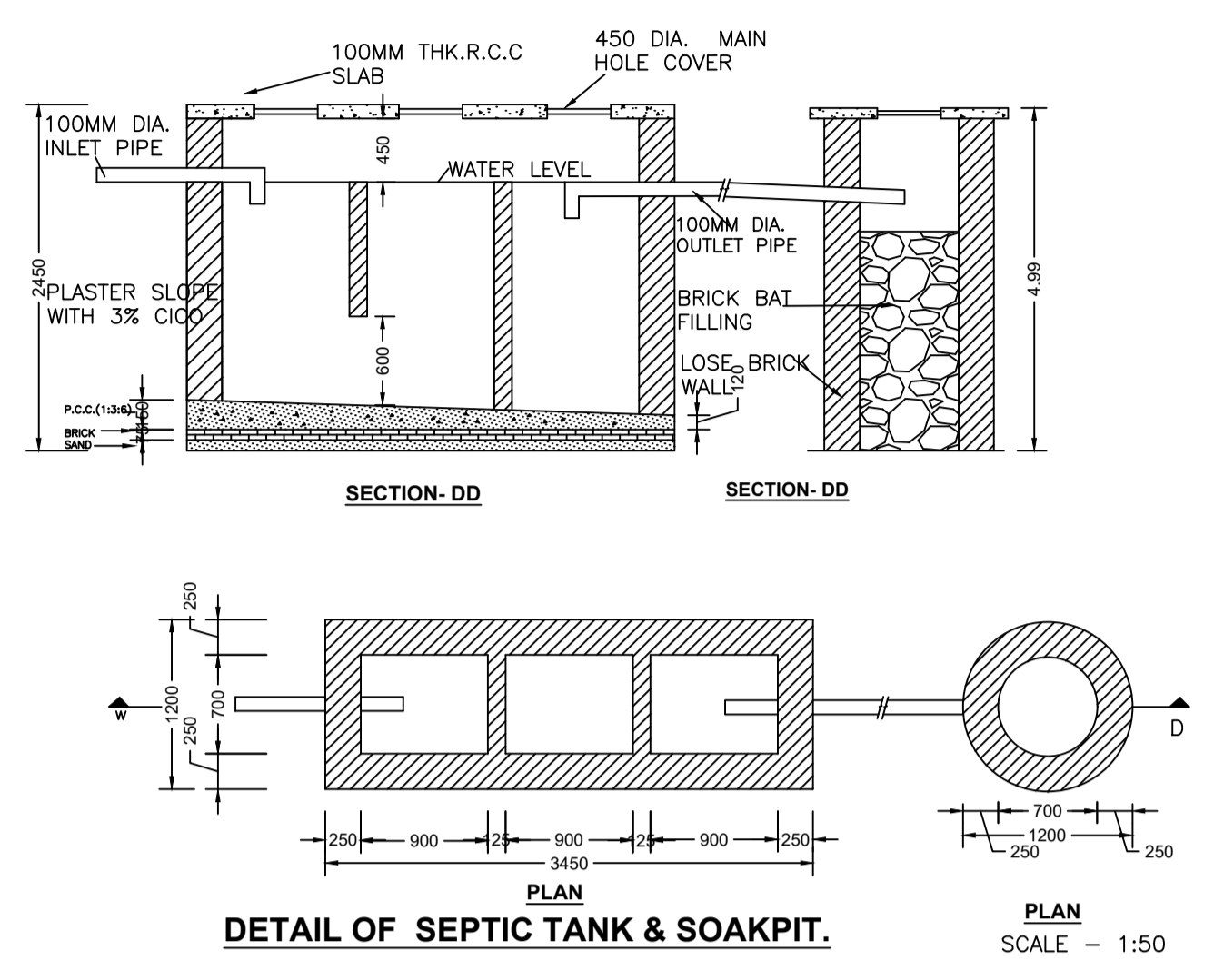
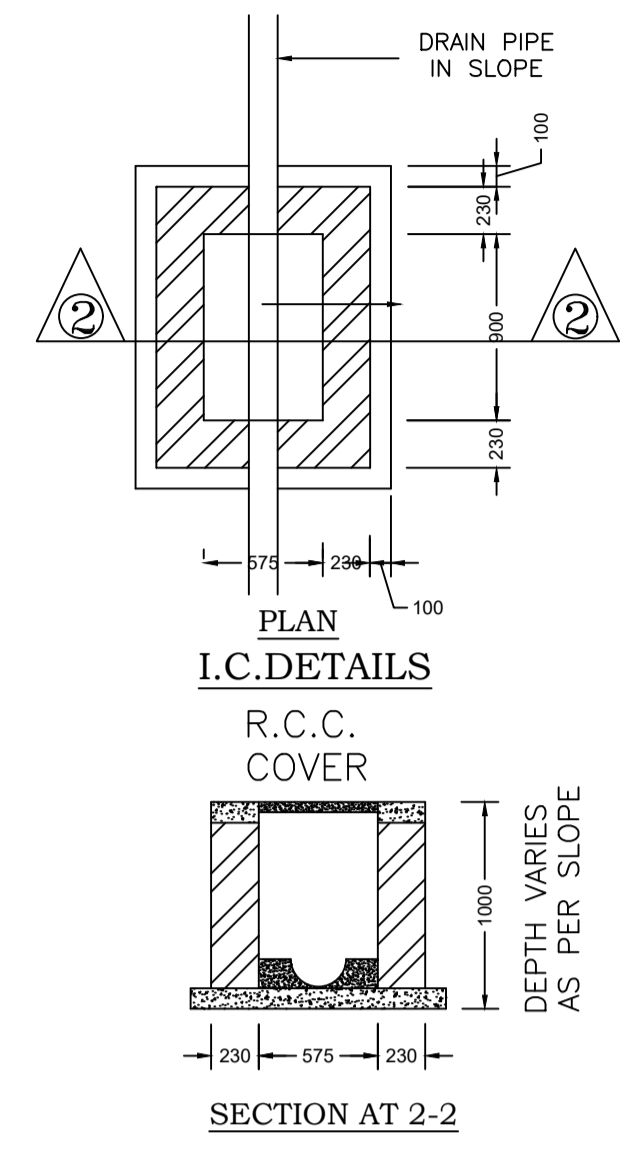
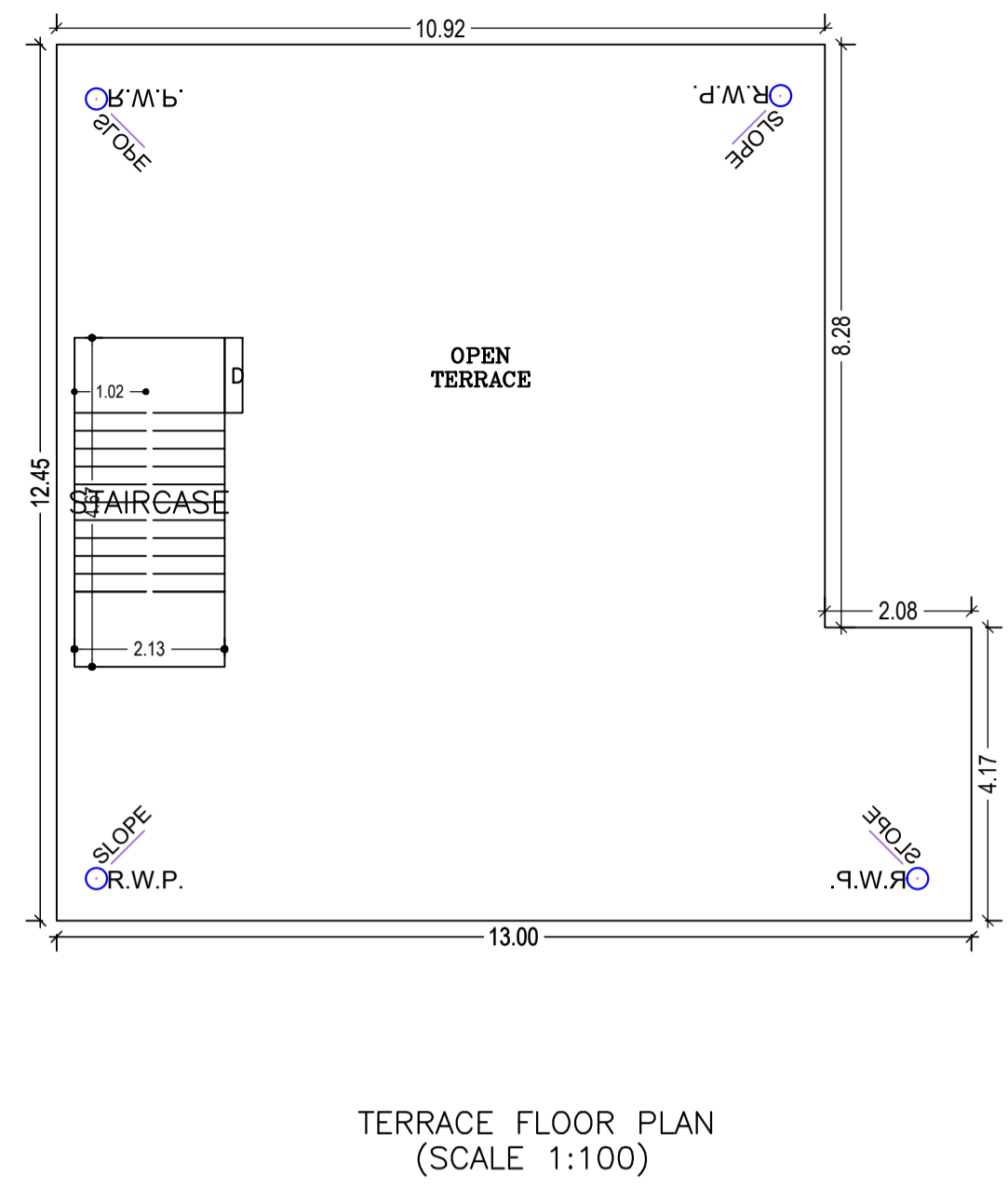
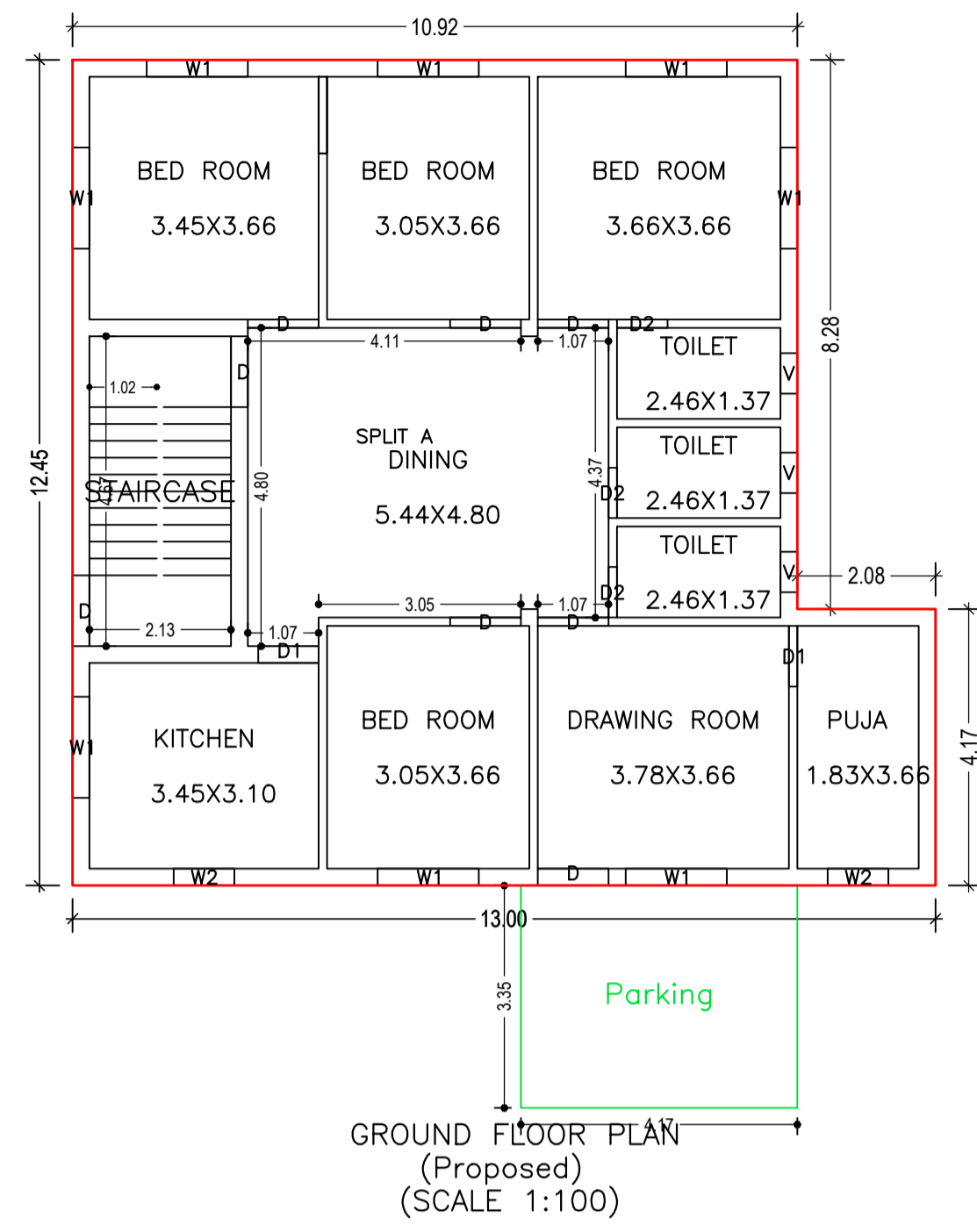
### Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (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			

Proposal Basic Information

Proposal File No.	SINPC/BP/0406/W05/2023
Owner Name	BIRASMUNI ORAON
Khata No	86
Plot No	5223
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



Building :A (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	158.58	13.97	144.61	144.61	144.61	01
First Floor	144.61	0.00	144.61	144.61	144.61	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	303.19	13.97	289.22	289.22	289.22	01
Total Number of Same Buildings	1					
Total :	303.19	13.97	289.22	289.22	289.22	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.76	2.10	06
A (RESIDENCE)	D1	0.91	2.10	04
A (RESIDENCE)	D	1.07	2.10	12
A (RESIDENCE)	D	1.09	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.61	1.20	06
A (RESIDENCE)	W2	0.91	1.20	03
A (RESIDENCE)	W1	1.52	1.20	16

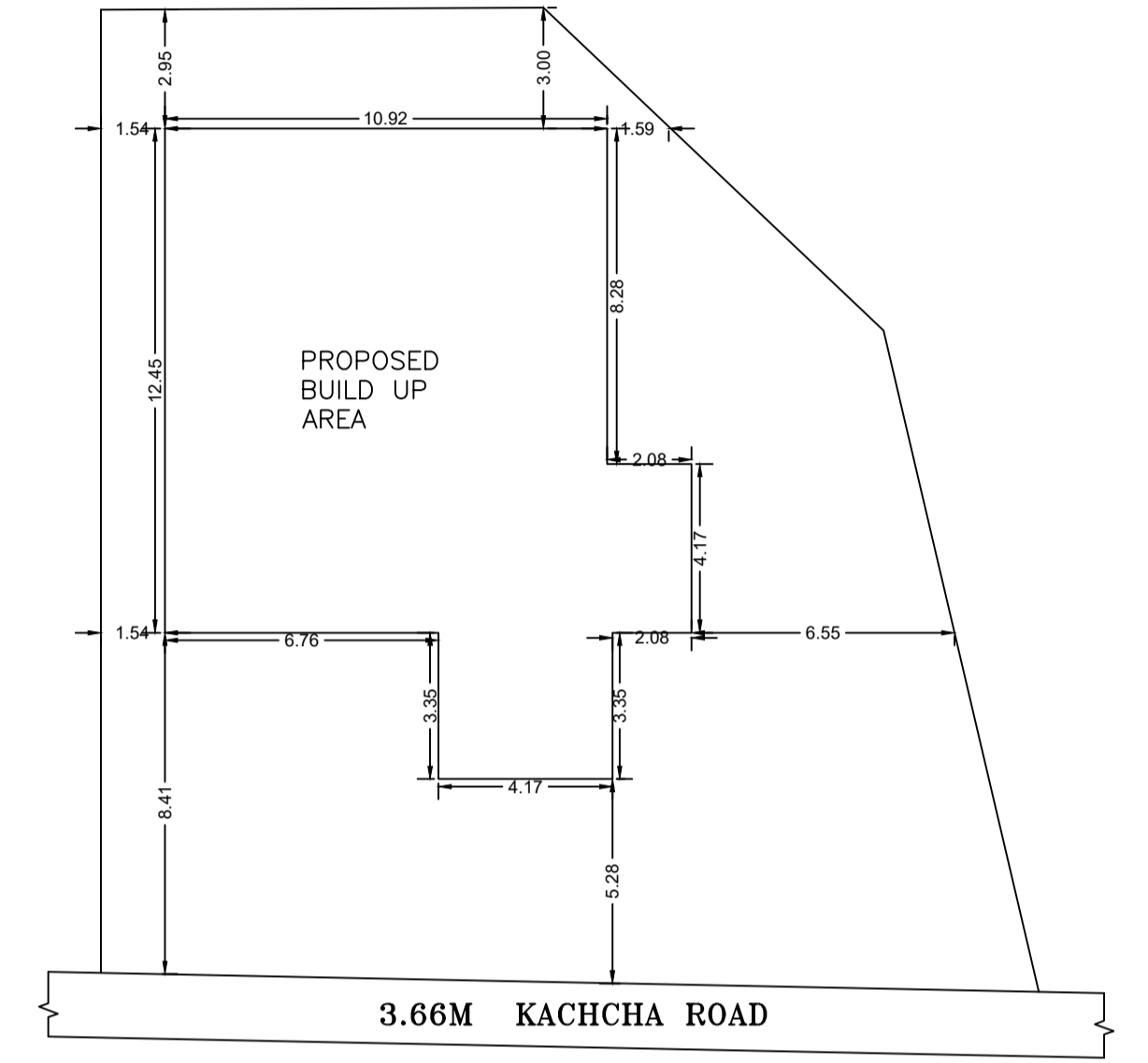
UnitBUA Table for Building :A (RESIDENCE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	265.44	265.15	11	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	11	0
Total:	-	-	265.44	265.15	22	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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Owner Name	BIRASMUNI ORAON
Khata No	86
Plot No	5223
Village Name	Gotra
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



KEY PLAN  
SCALE 1:200

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