

# 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 (RESIDENCE)	1	410.37	410.37	410.37	410.37	01
Grand Total	1	410.37	410.37	410.37	410.37	01

### Proposal Basic Information

Proposal File No.	SINPC/BP/0428/W12/2023
Owner Name	DIPNARAYAN PRASAD
Khata No	141
Plot No	497
Village Name	Simdega
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/0428/W12/2023	PlotSubPlot No: 497	
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. 443.88
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	443.88
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		24.83
Total		24.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	419.04
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	443.88
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	443.88
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		266.33
Proposed Coverage Area ( 30.82 % )		136.79
Total Prop. Coverage Area ( 30.82 % )		136.79
Balance coverage area ( 29.18 % )		129.54
FAR CHECK		
Perm. FAR Area ( 1.800 )		798.98
Total Perm. FAR area		798.98
Residential FAR		410.38
Proposed FAR Area		410.38
Total Proposed FAR Area		410.38
Consumed FAR (Factor)		0.92
Balance FAR Area		388.60
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		410.37
ARCHITECT (Regd)	MAHENDRA MEHTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DIPNARAYAN PRASAD	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

### 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	136.79	136.79	136.79	136.79
First Floor	136.79	136.79	136.79	136.79
Second Floor	136.79	136.79	136.79	136.79
Terrace Floor	0.00	0.00	0.00	0.00
Total	410.37	410.37	410.37	410.37

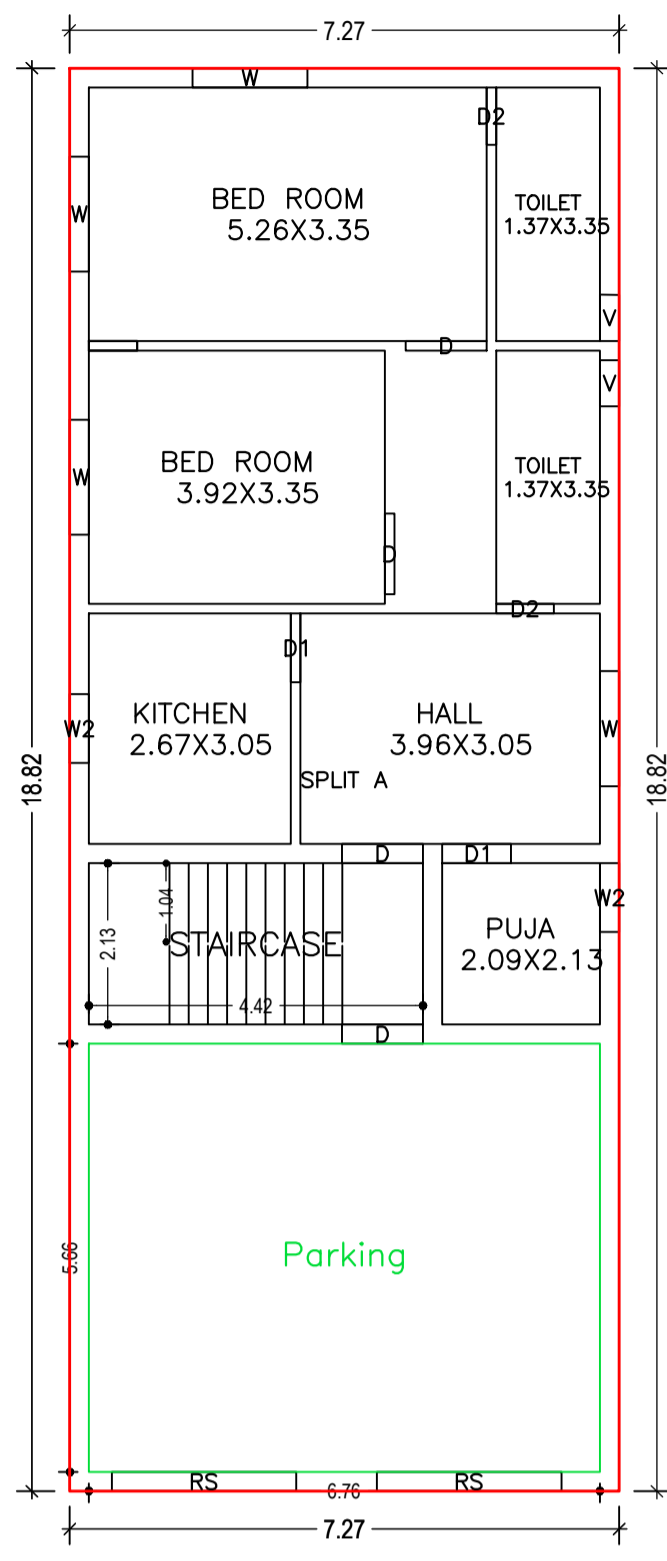
### Building USE/SUBUSE Details

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

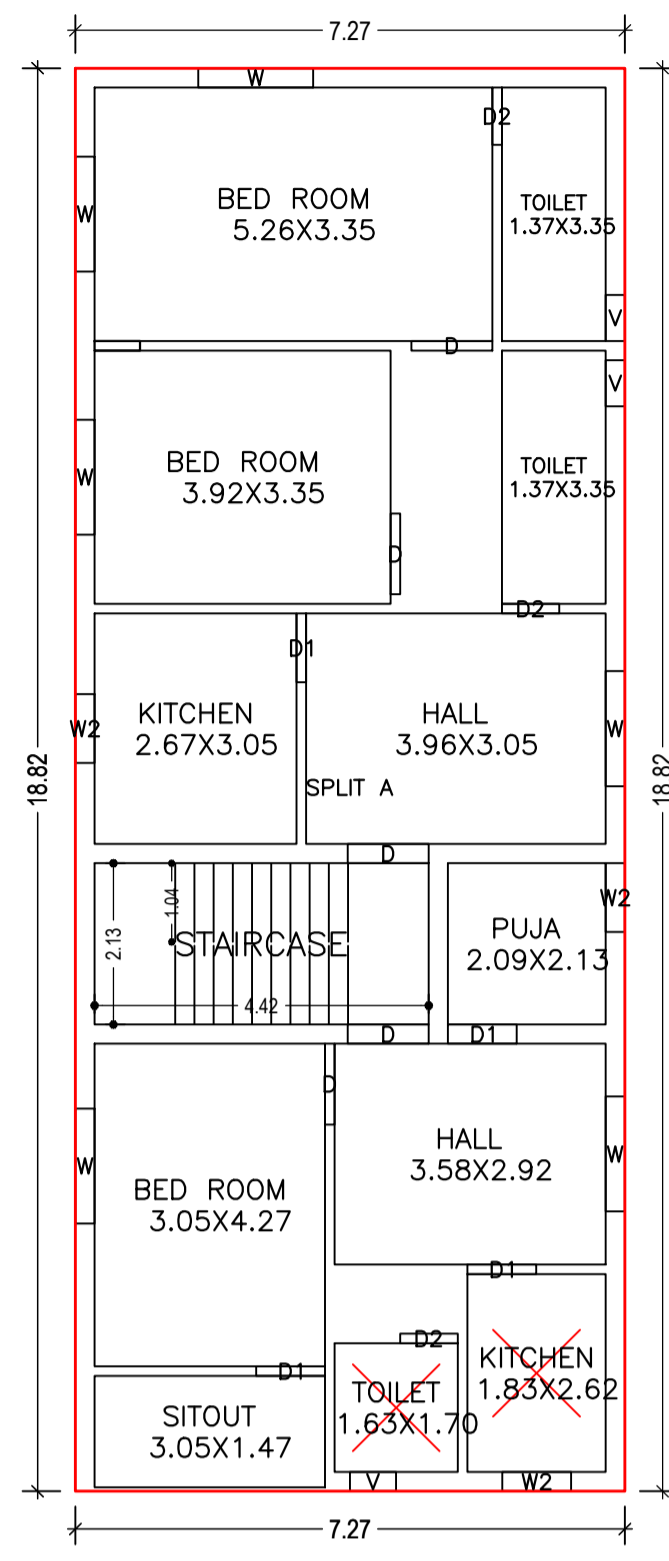
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MAHENDRA MEHTA SINPC/DFTMN/0002/2022			

Proposal Basic Information

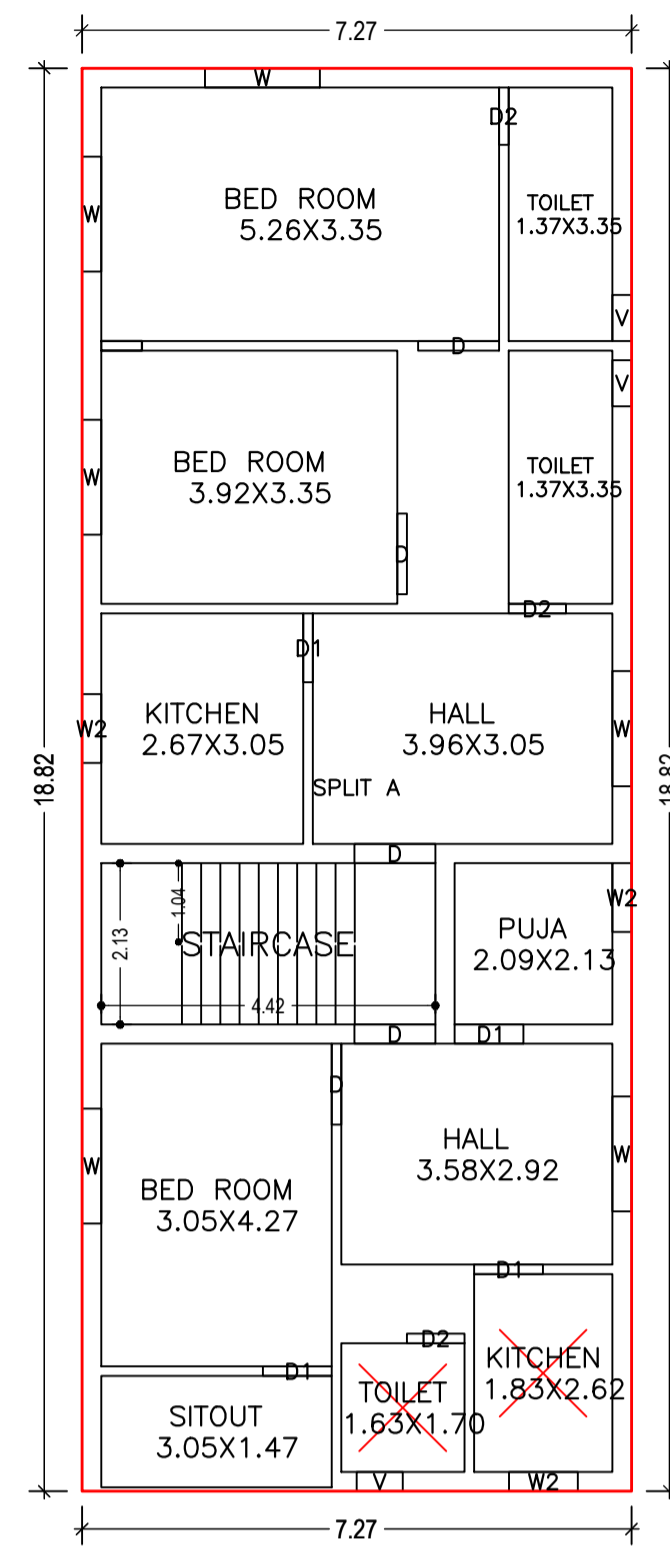
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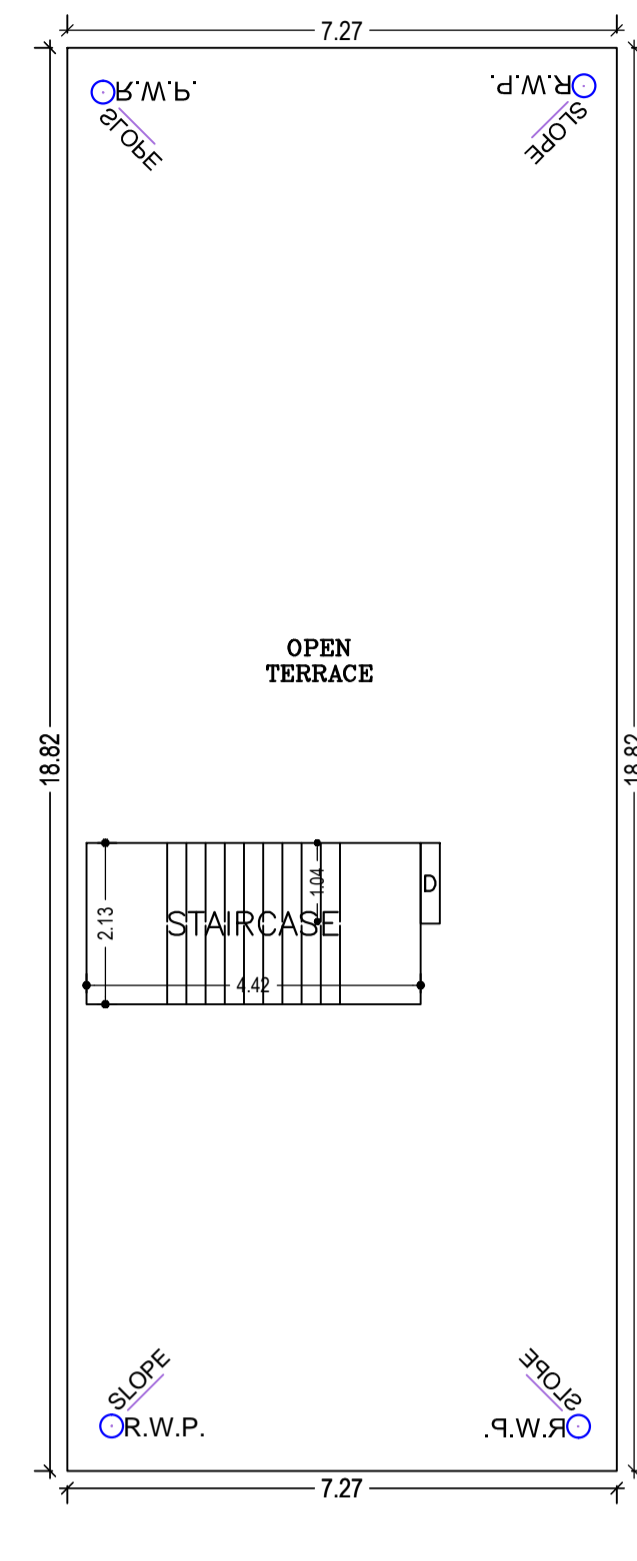
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



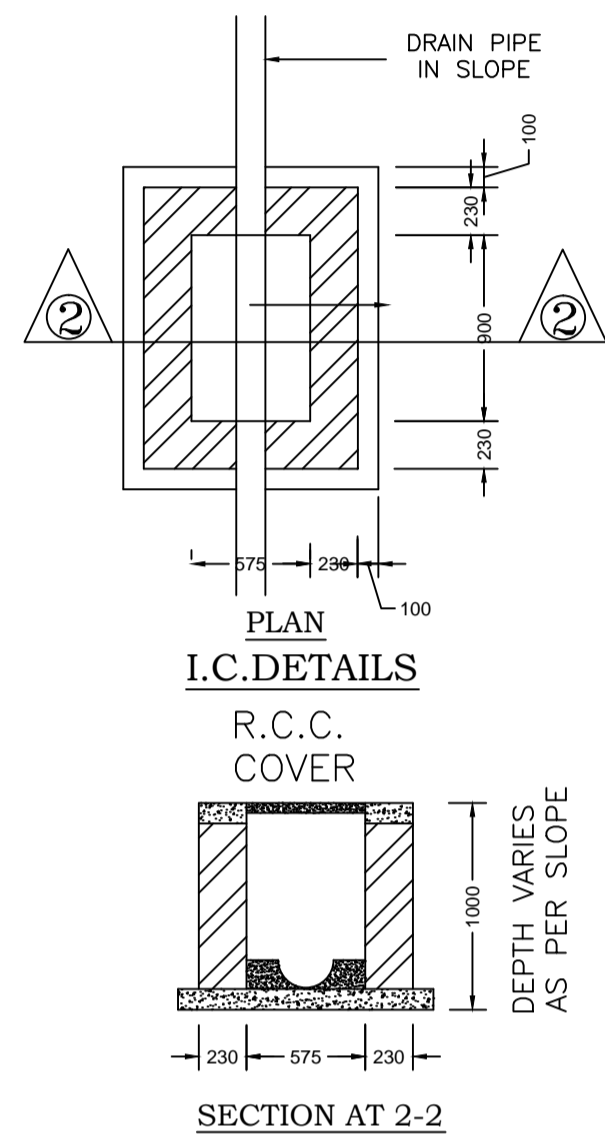
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



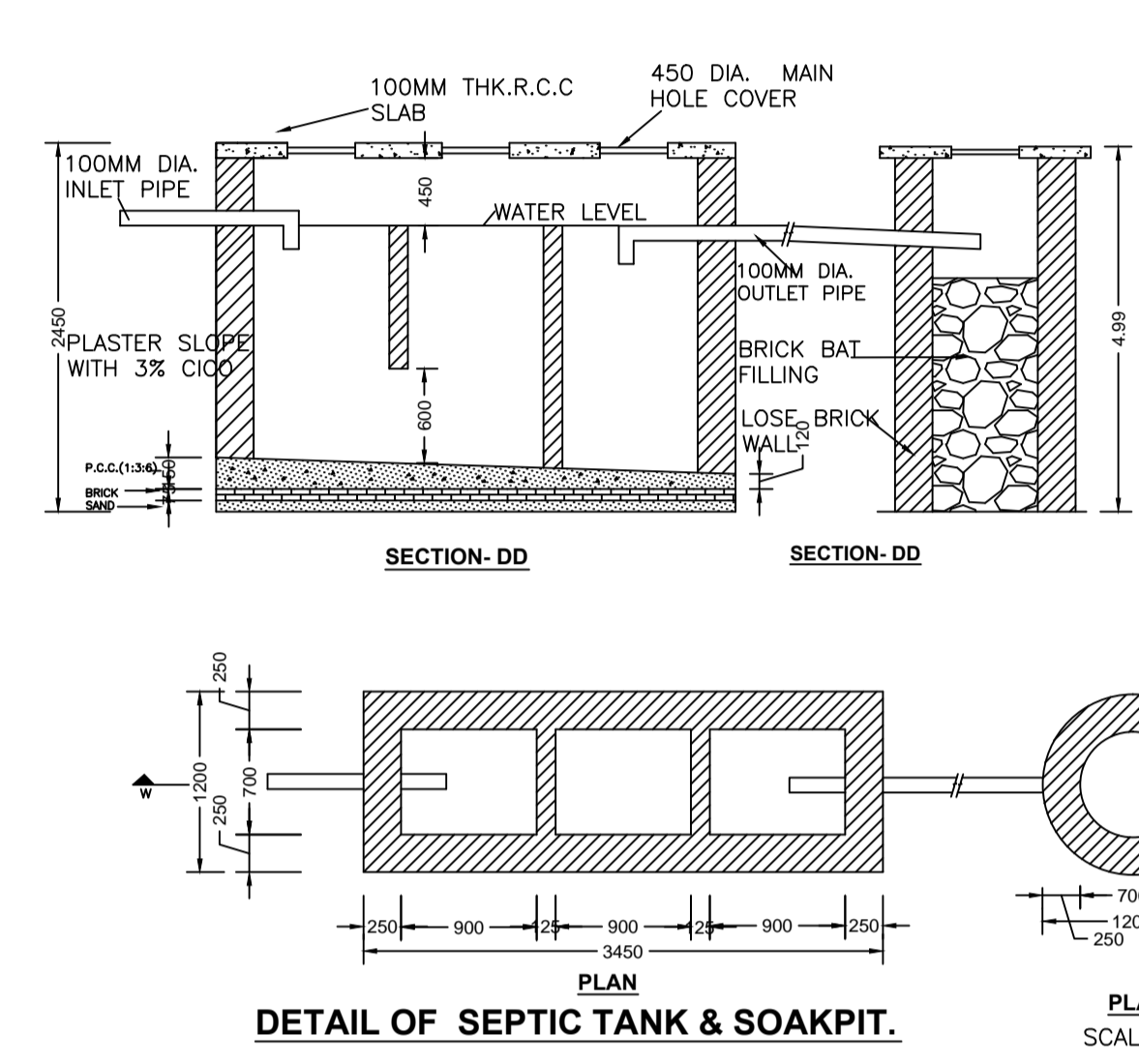
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



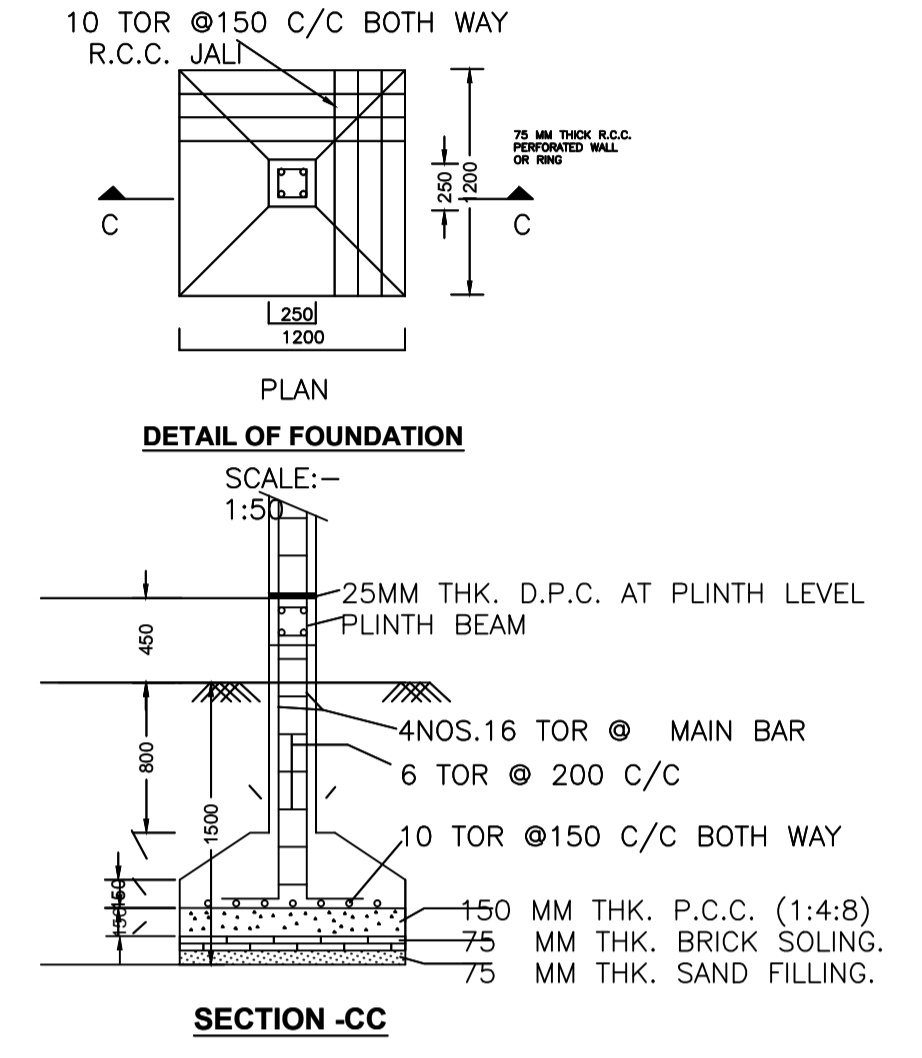
TERRACE FLOOR PLAN (SCALE 1:100)



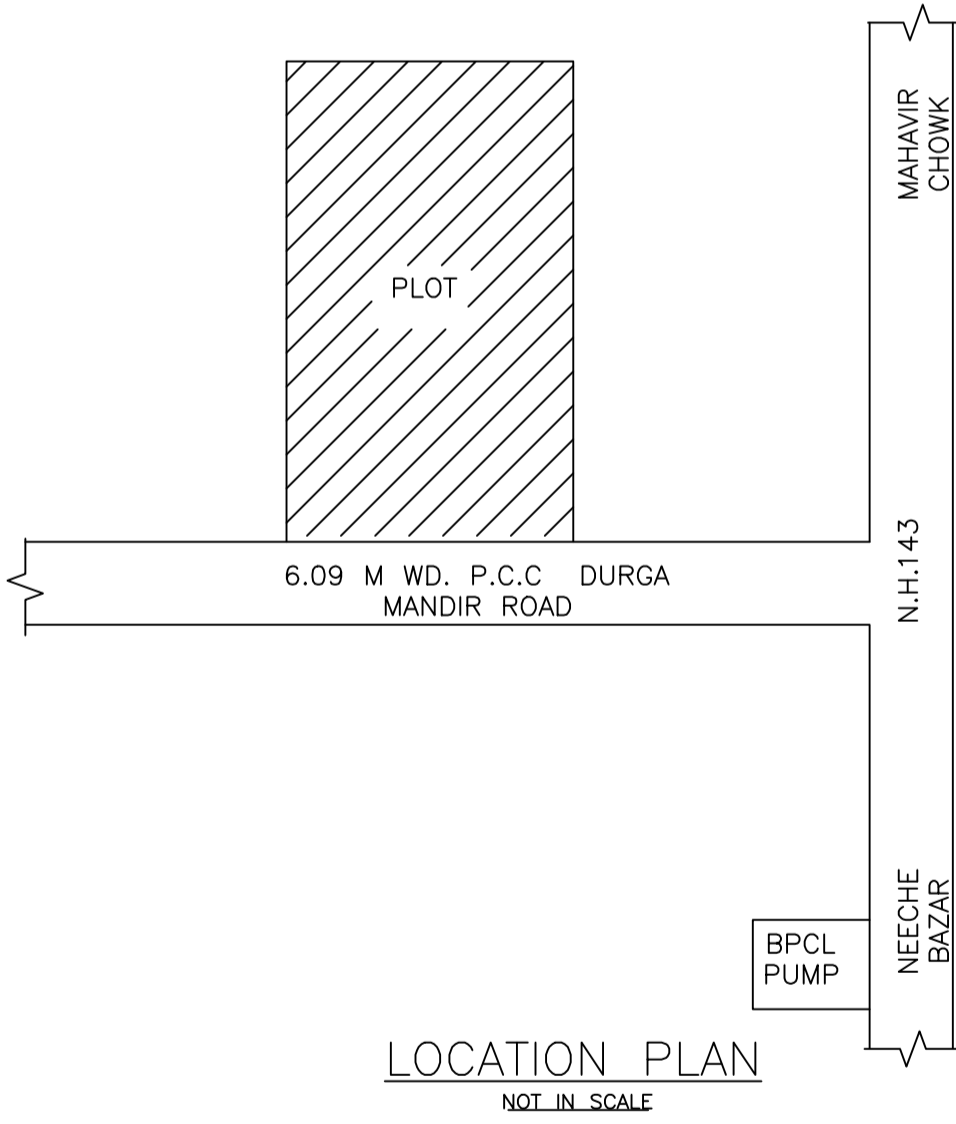
I.C. DETAILS



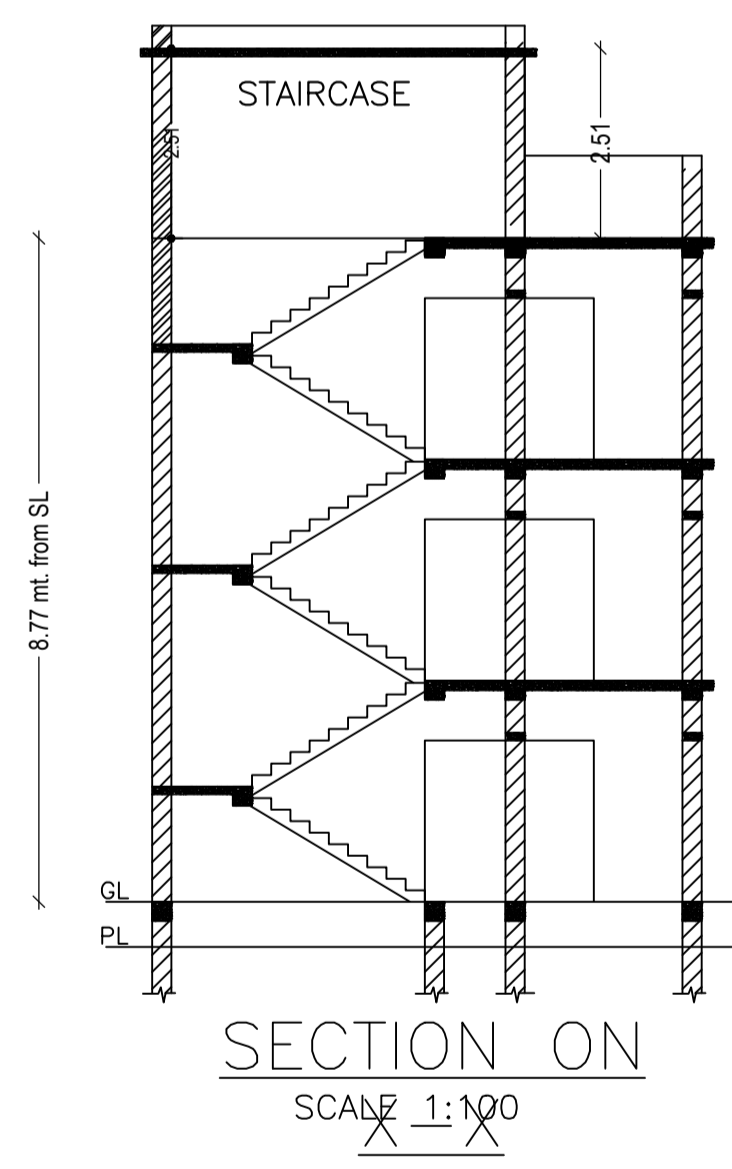
DETAIL OF SEPTIC TANK & SOAKPIT.



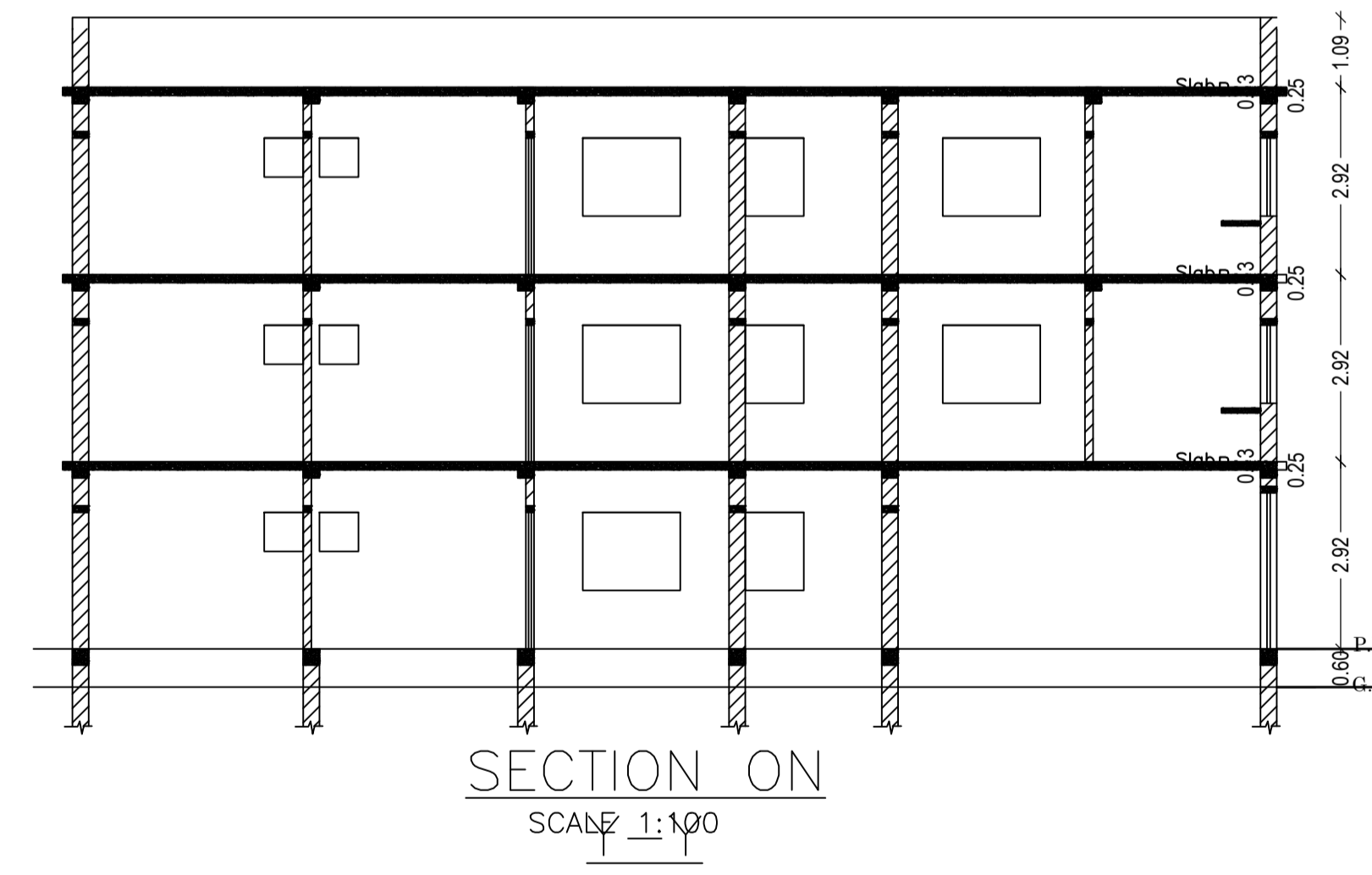
DETAIL OF FOUNDATION



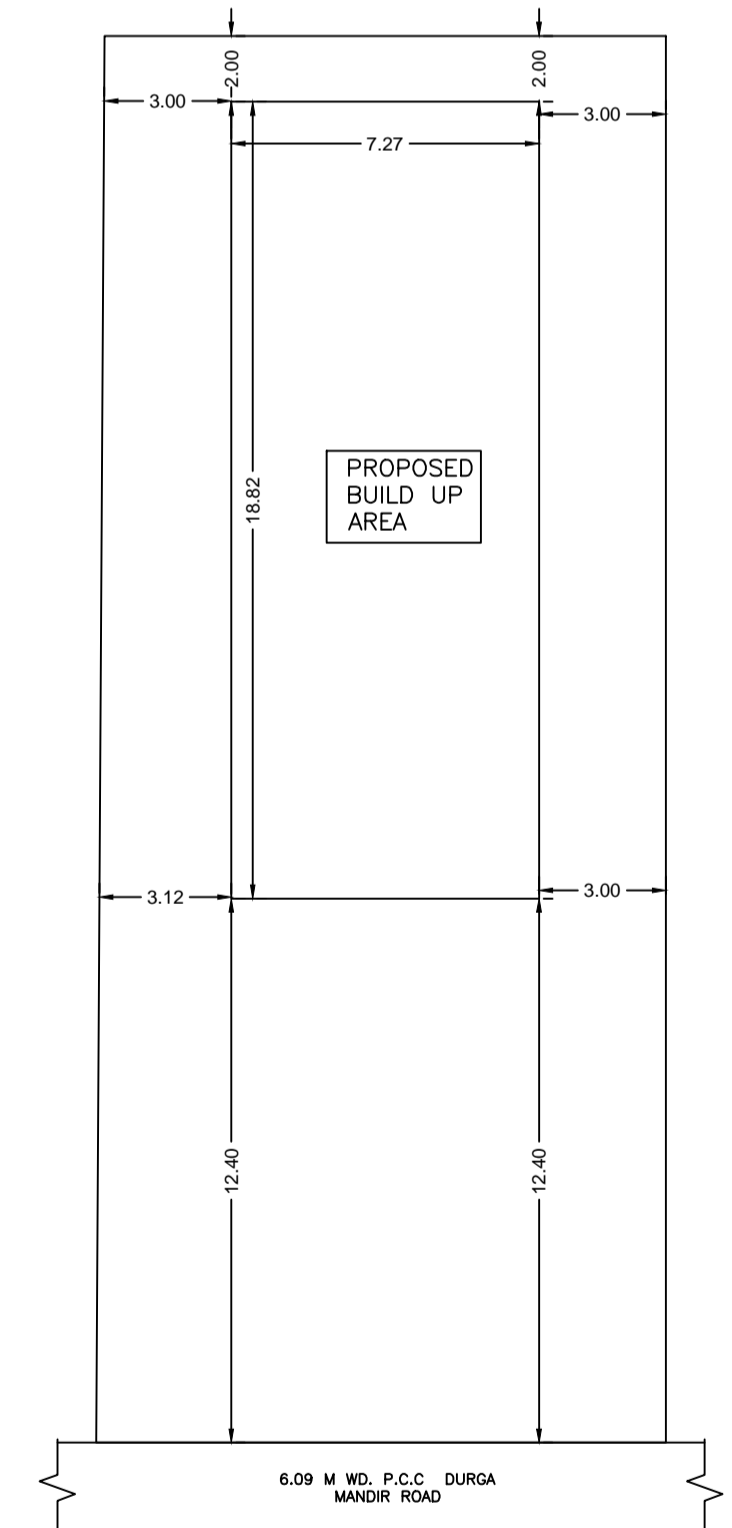
LOCATION PLAN NOT IN SCALE



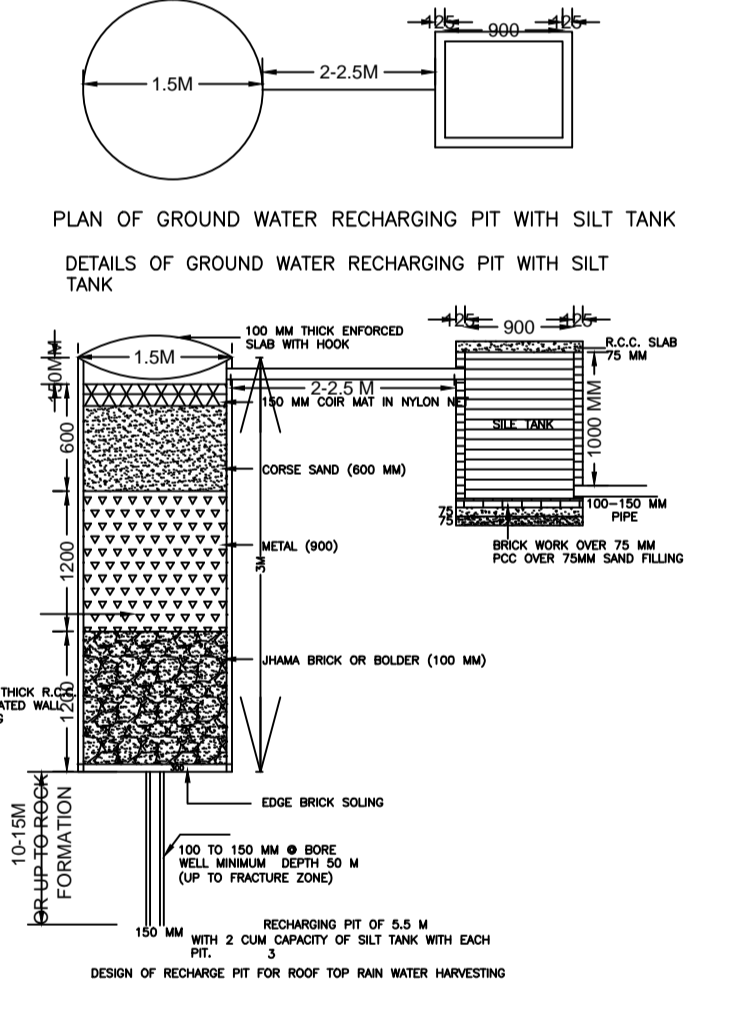
SECTION ON SCALE 1:100



SECTION ON SCALE 1:100



KEY PLAN SCALE 1:200



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK

Building :A (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	136.79	136.79	136.79	136.79	01
First Floor	136.79	136.79	136.79	136.79	00
Second Floor	136.79	136.79	136.79	136.79	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	410.37	410.37	410.37	410.37	01
Total Number of Same Buildings	1				
Total:	410.37	410.37	410.37	410.37	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	D2	0.76	2.10	08
A (RESIDENCE)	D1	0.91	2.10	10
A (RESIDENCE)	D	1.07	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

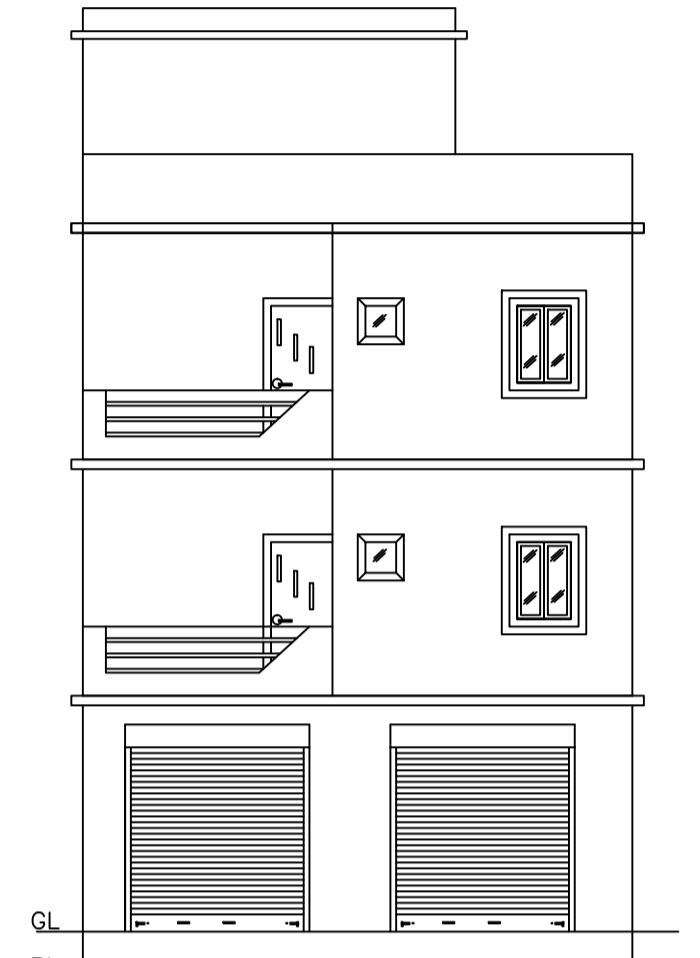
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENCE)	V	0.61	1.20	08
A (RESIDENCE)	W2	0.91	1.20	08
A (RESIDENCE)	W	1.52	1.20	16

UnitBUA Table for Building :A (RESIDENCE)

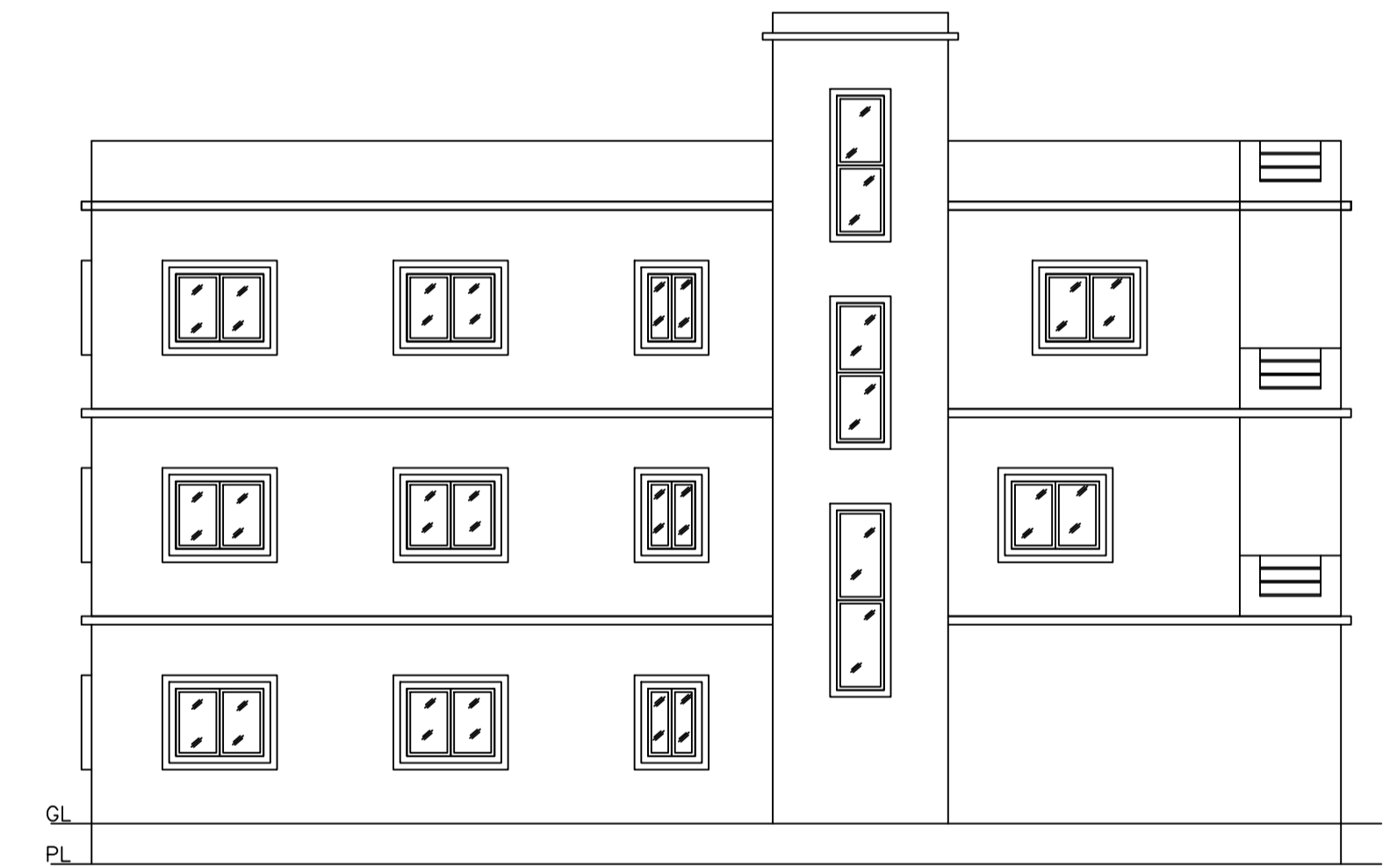
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	335.59	335.37	7	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	12	0
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	12	0
Total:	-	-	335.59	335.37	31	1

LTP NAME AND SIGNATURE MAHENDRA MEHTA SINPC/DFTMN/0002/2022	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Khata No	141
Plot No	497
Village Name	Simdega
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



FRONT ELEVATION  
SCALE 1:100



LEFT SIDE ELEVATION  
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			