

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.)	Trmnt (No.)
			Balcony	Parking				
A (RESIDENTIAL)	1	391.61	7.41	79.62	304.58	304.58	304.58	01
Grand Total :	1	391.61	7.41	79.62	304.58	304.58	304.58	01

Proposal Basic Information

Proposal File No.	SINPC/BP/0457/W02/2023
Owner Name	ROVANTI KULLU
Khata No	50
Plot No	5109
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/0457/W02/2023	PlotSubPlot No: 5109	
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. 323.55
Deduction for NetPlot Area		
Surrender Free of Cost		11.42
Total		11.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		
(A-Deductions)		312.14
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		11.42
Common Plot		22.55
Total		33.97
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		289.59
PLOT AREA FOR COVERAGE(Net Plot Area)		
(A-Deductions)		312.14
Plot Area for FAR (Net Plot Area + RoadWidening Area)		
(A-Deductions)		323.55
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		187.28
Proposed Coverage Area (41.30 %)		128.92
Total Prop. Coverage Area (41.3 %)		128.92
Balance coverage area (18.70 %)		58.36
FAR CHECK		
Perm. FAR Area (1.500)		485.32
Total Perm. FAR area		485.32
Residential FAR		304.58
Proposed FAR Area		304.58
Total Proposed FAR Area		304.58
Consumed FAR (Factor)		0.94
Balance FAR Area		180.74
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		391.61
ARCHITECT (Regd)	DEELIP KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	ROVANTI KULLU	
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 (RESIDENTIAL)		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	128.92	49.30	128.92	49.30
First Floor	131.02	128.39	131.02	128.39
Second Floor	131.67	126.89	131.67	126.89
Terrace Floor	0.00	0.00	0.00	0.00
Total :	391.61	304.58	391.61	304.58

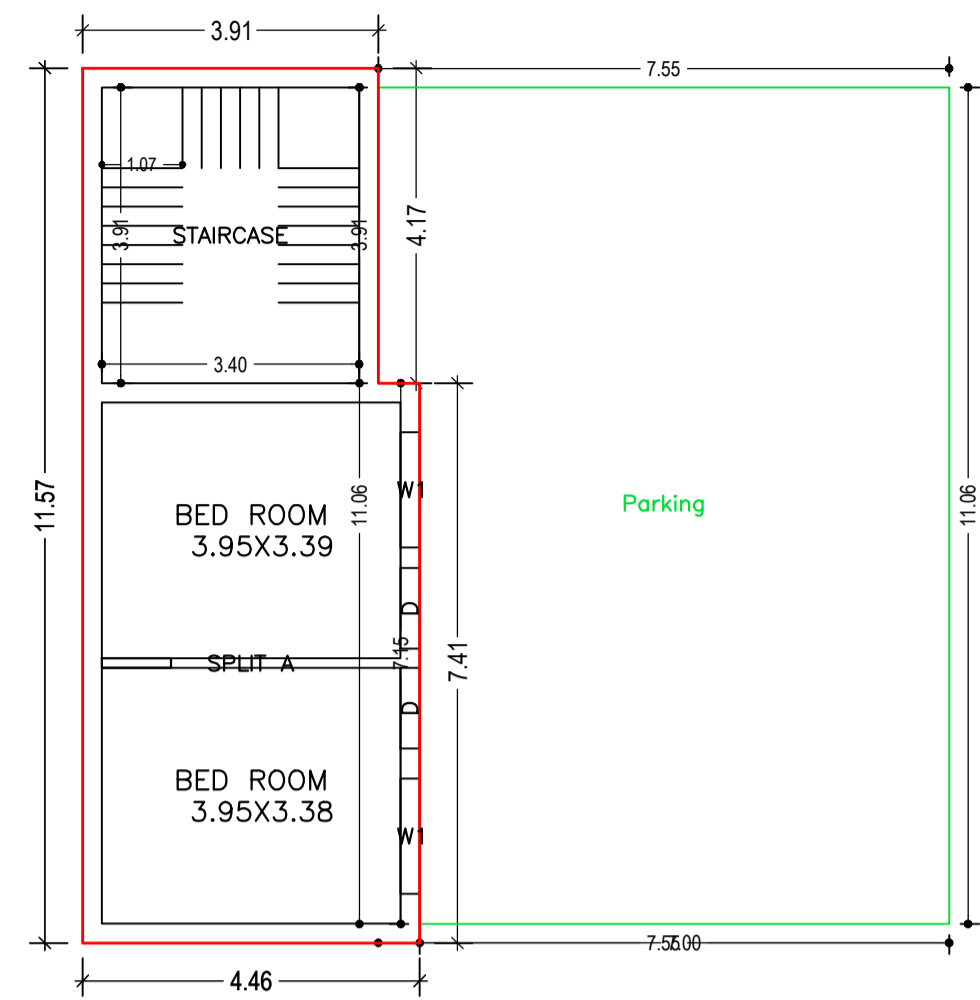
Building USE/SUBUSE Details

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

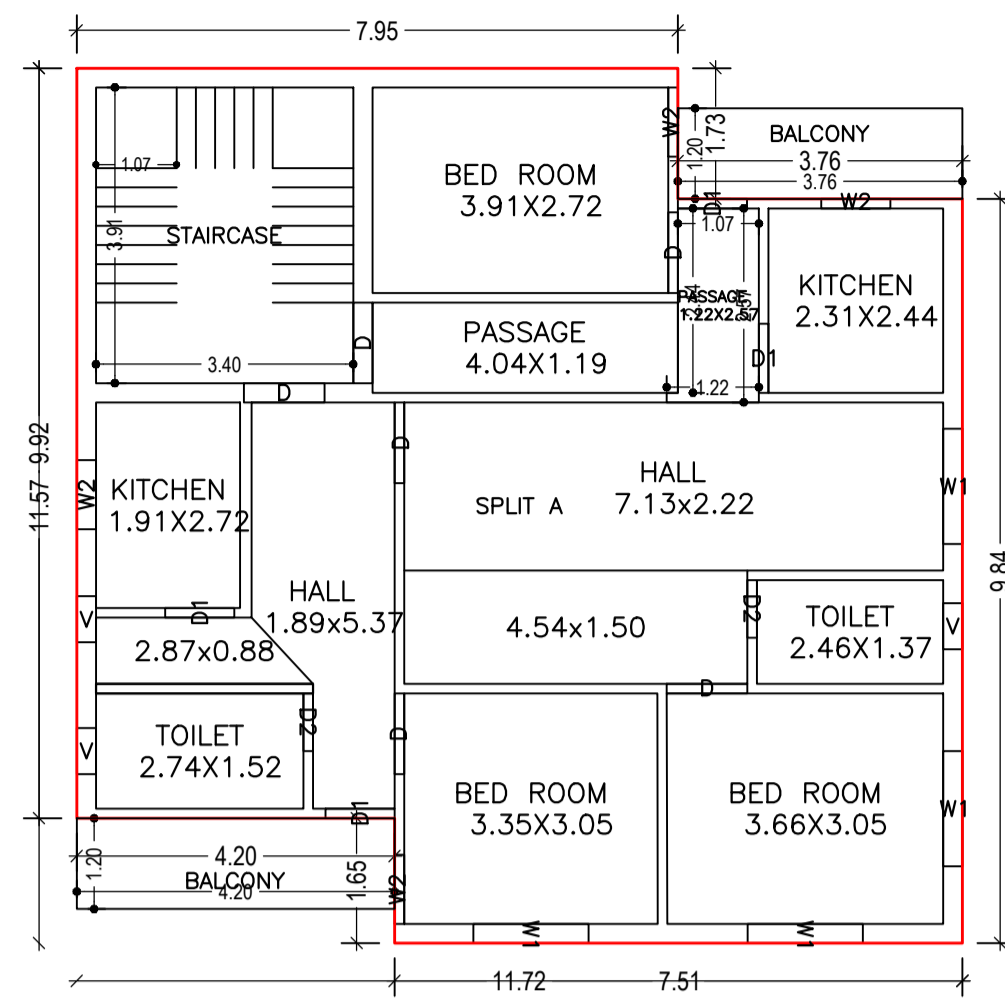
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEELIP KUMAR SINPC/DFTMN/0003/2023			

Proposal Basic Information

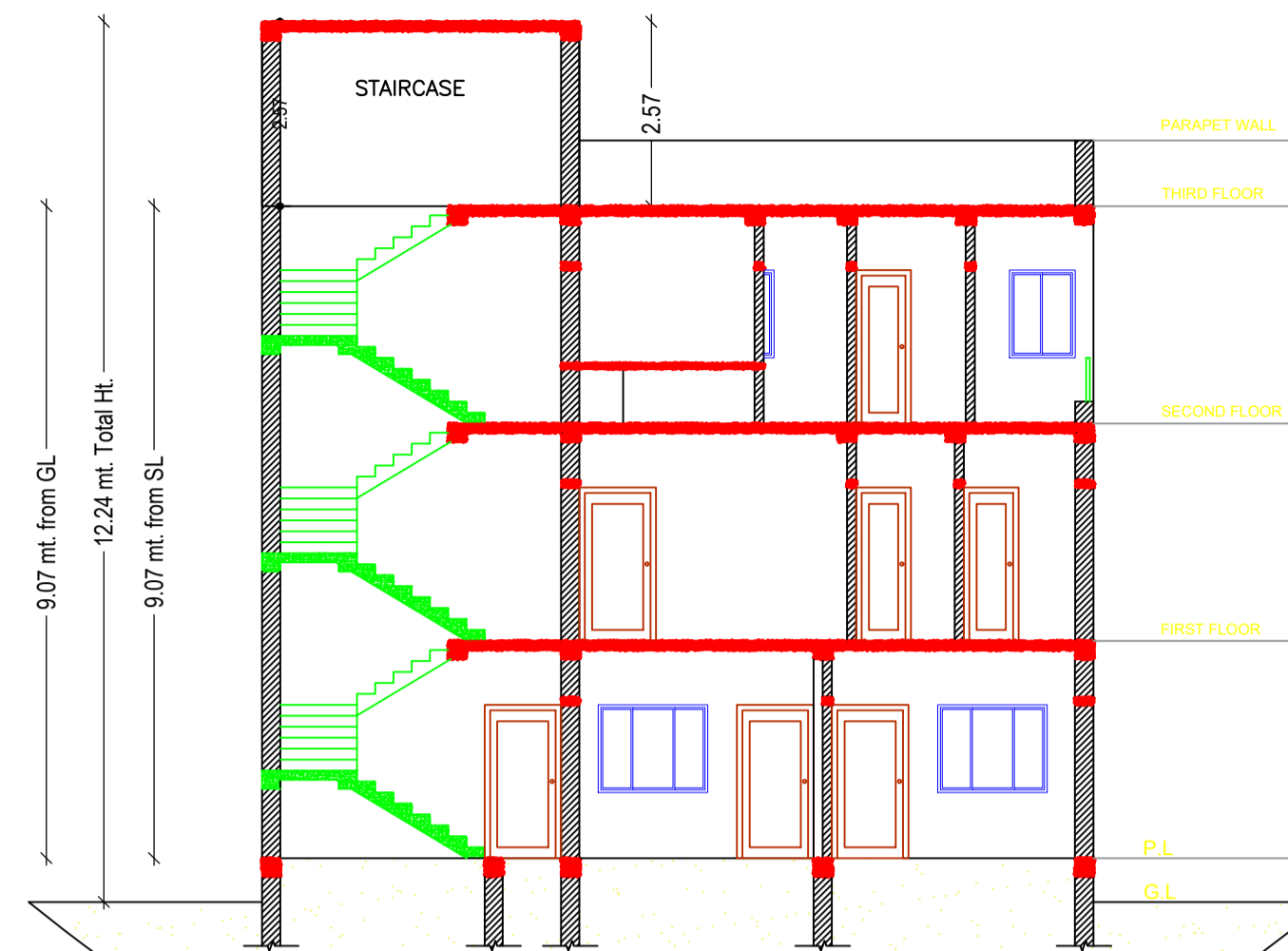
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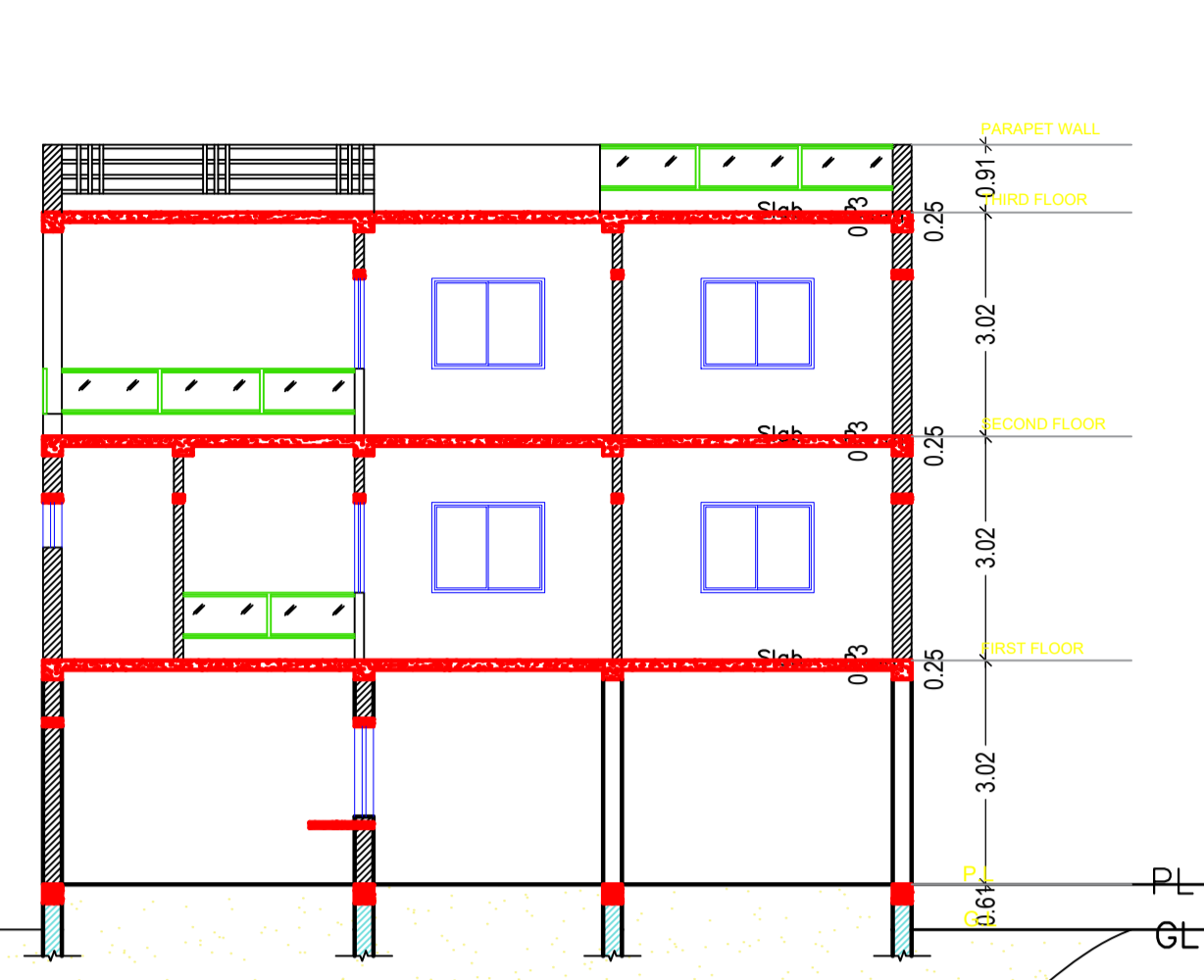
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



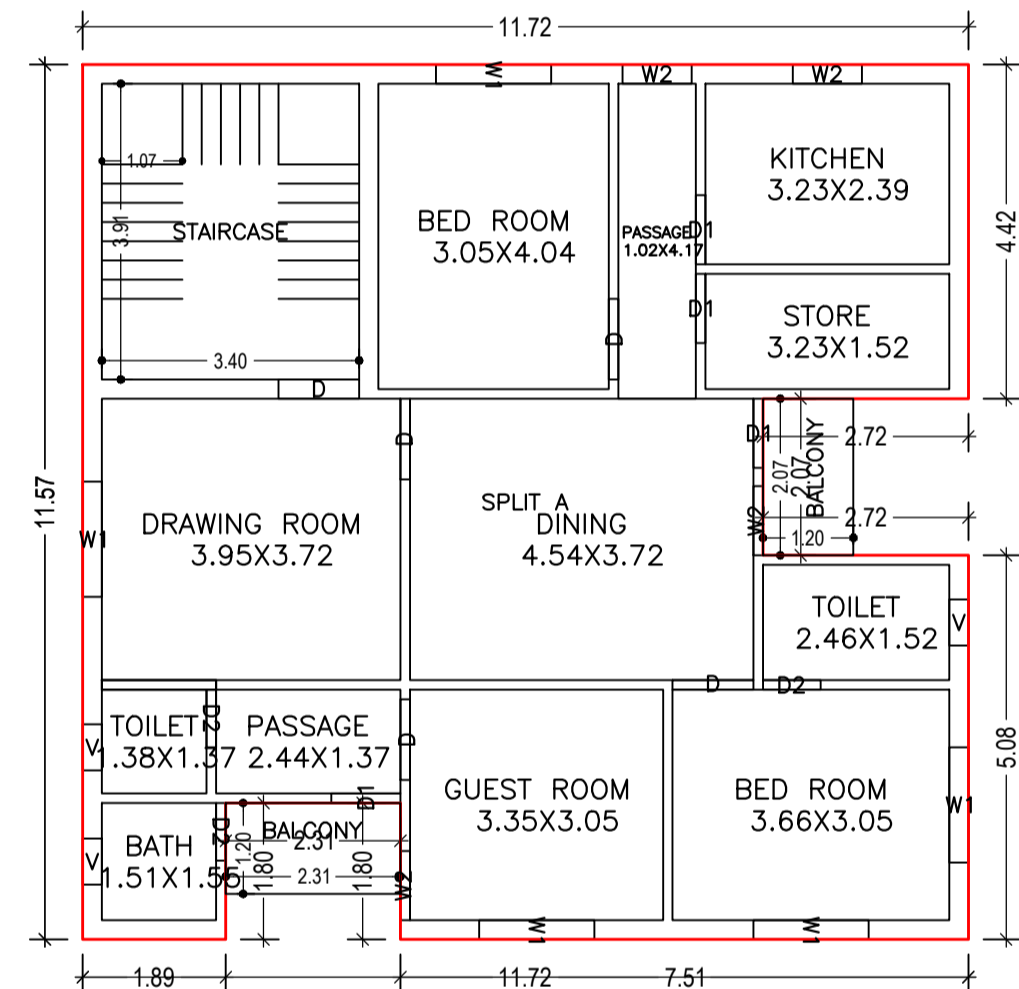
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



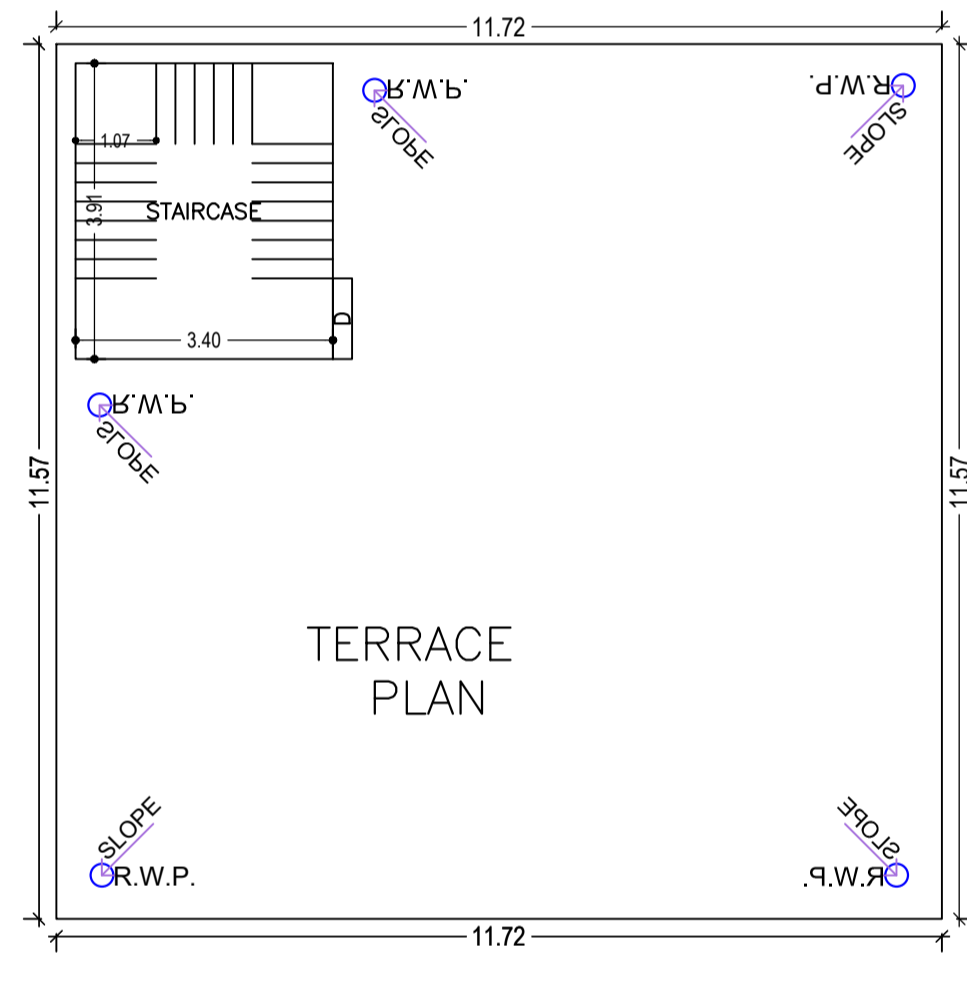
SECTION AT Y-Y (SCALE 1:100)



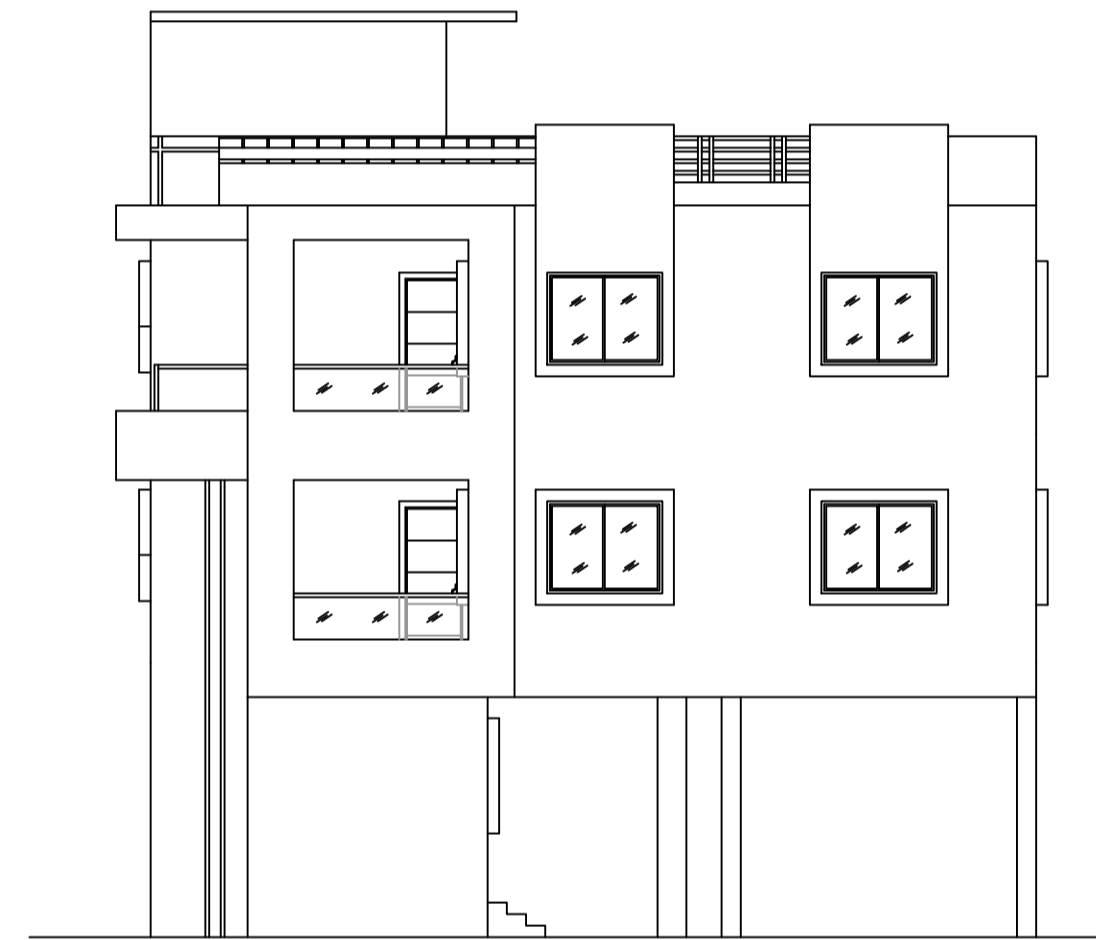
SECTION AT X-X (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



RIGHT SIDE ELEVATION (SCALE 1:100)

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Balcony	Parking	Resi.	Total FAR Area (Sq.mt.)		
Ground Floor	128.92	0.00	79.62	49.30	49.30	49.30	01
First Floor	131.02	2.63	0.00	128.39	128.39	128.39	00
Second Floor	131.67	4.78	0.00	126.89	126.89	126.89	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	391.61	7.41	79.62	304.58	304.58	304.58	01
Total Number of Same Buildings	1						
Total :	391.61	7.41	79.62	304.58	304.58	304.58	01

SCHEDULE OF DOOR:

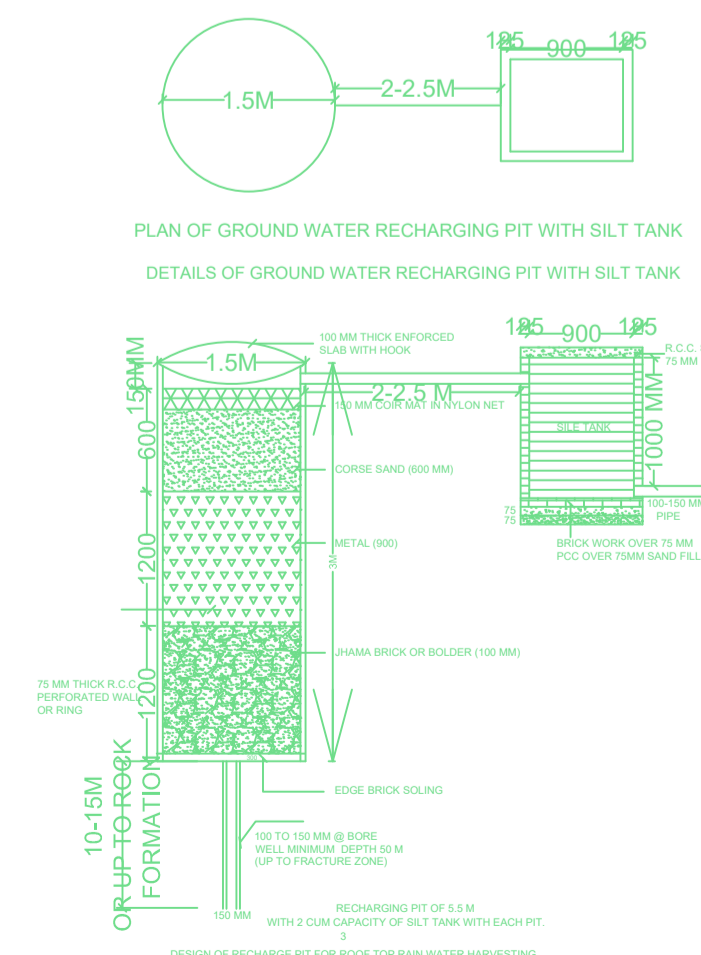
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.76	2.10	05
A (RESIDENTIAL)	D1	0.91	2.10	08
A (RESIDENTIAL)	D	1.07	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.61	1.20	06
A (RESIDENTIAL)	W2	0.91	1.20	08
A (RESIDENTIAL)	W1	1.52	1.20	11

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 2.31 X 1 X 1	2.78	5.26
	1.20 X 2.07 X 1 X 1	2.48	
SECOND FLOOR PLAN	1.20 X 3.77 X 1 X 1	4.51	9.56
	1.20 X 4.20 X 1 X 1	5.05	
Total	-	-	14.82

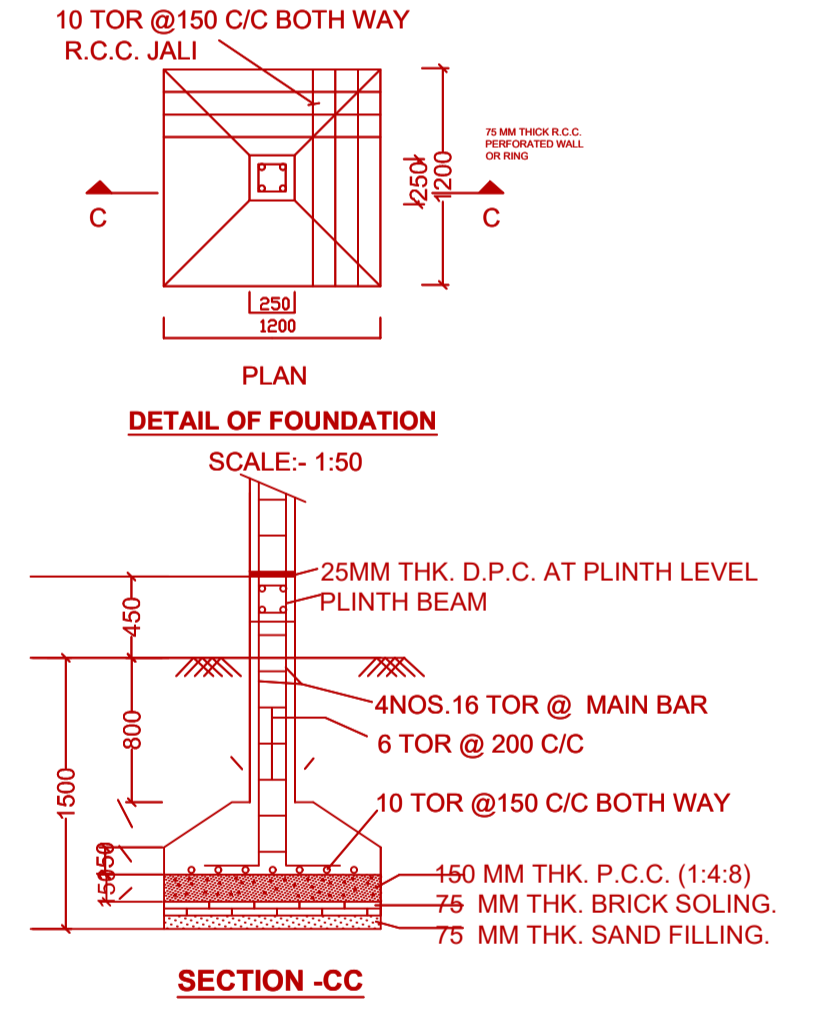
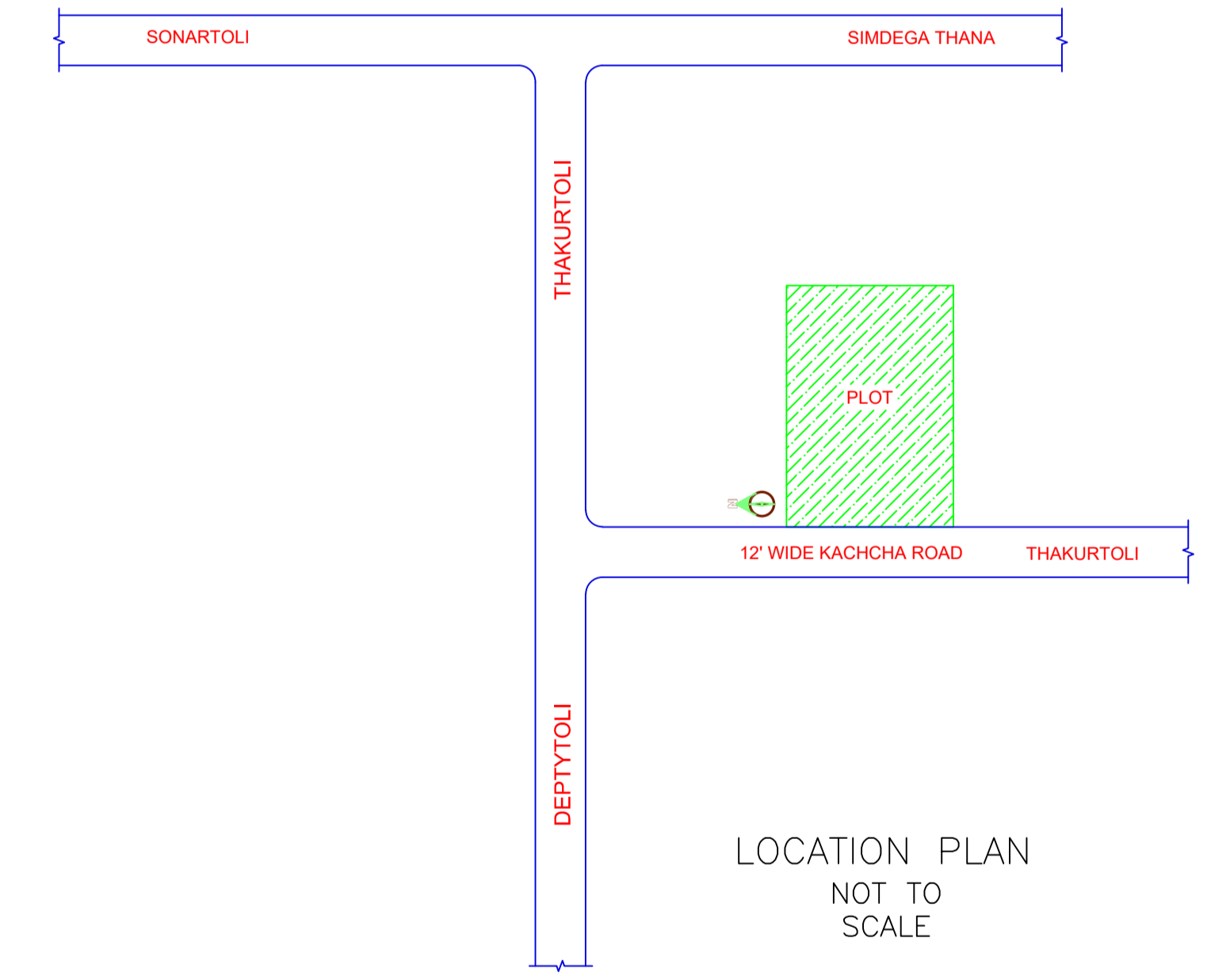
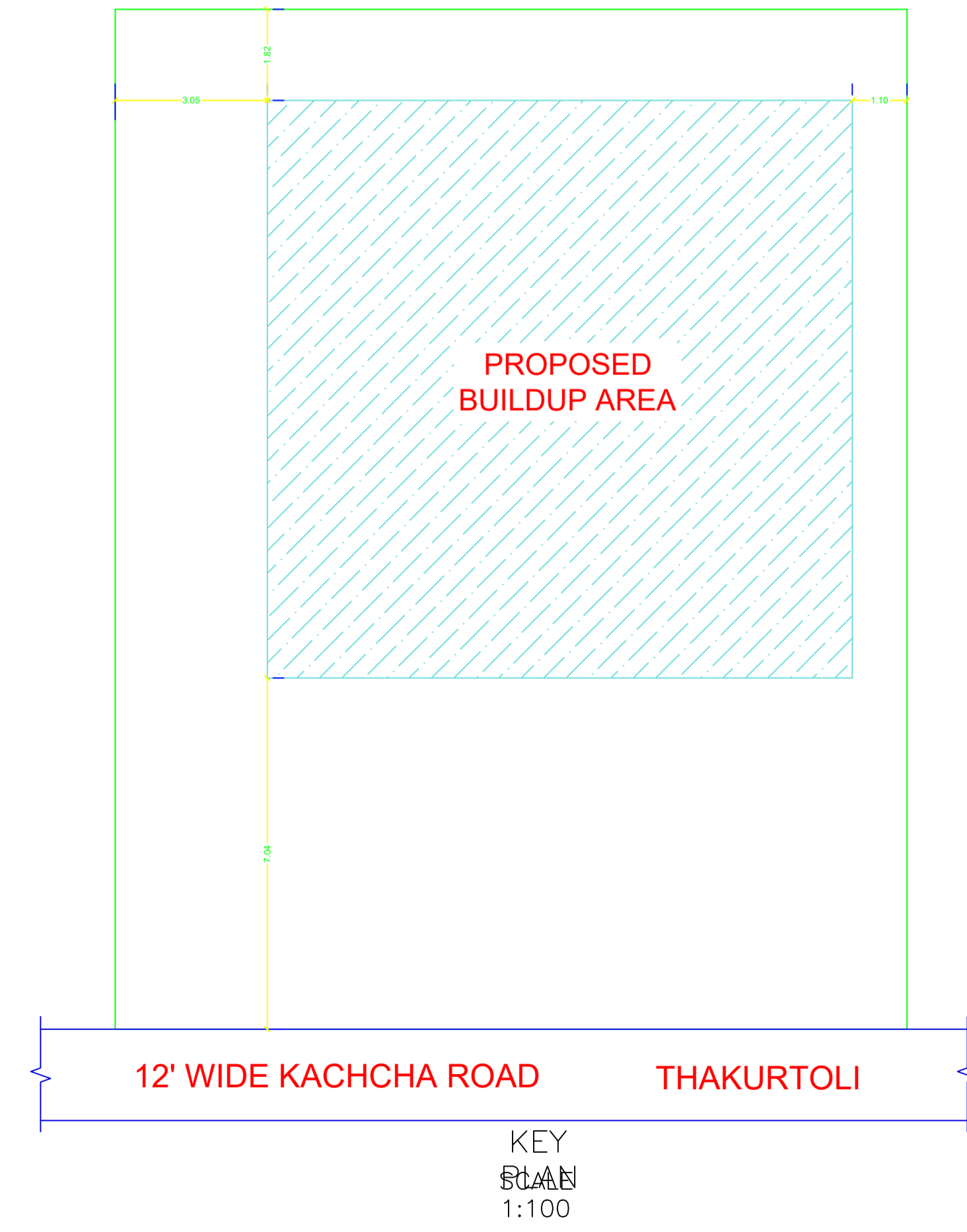
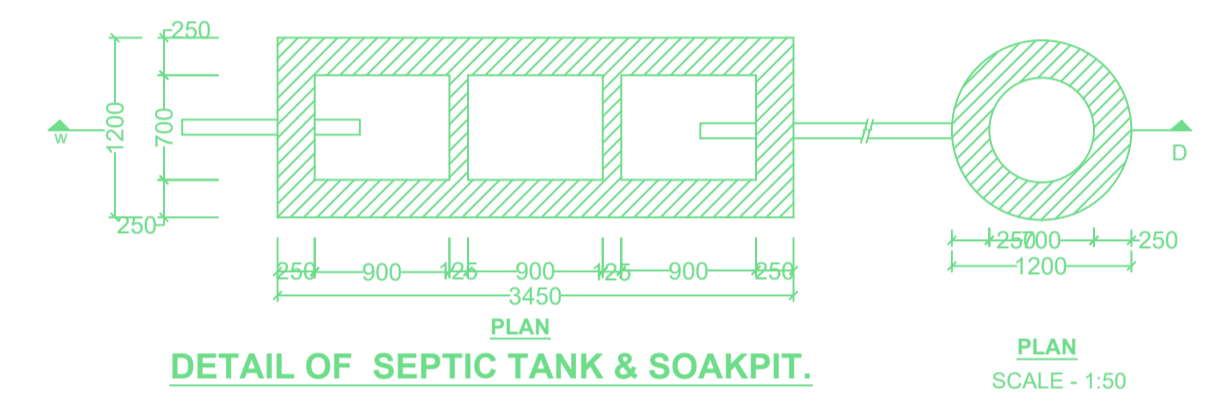
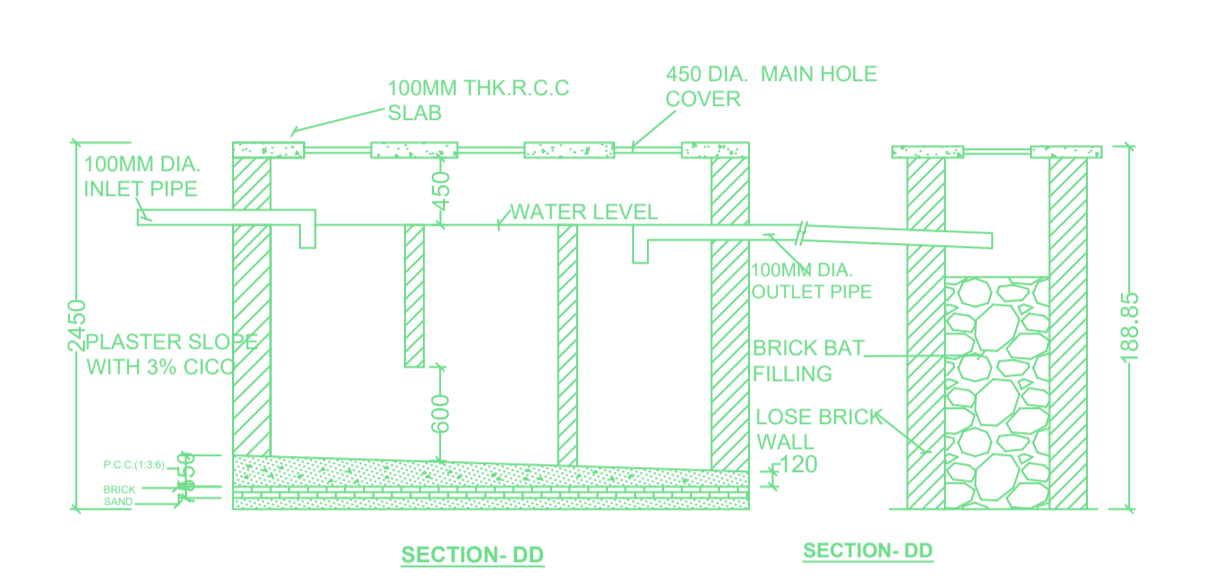
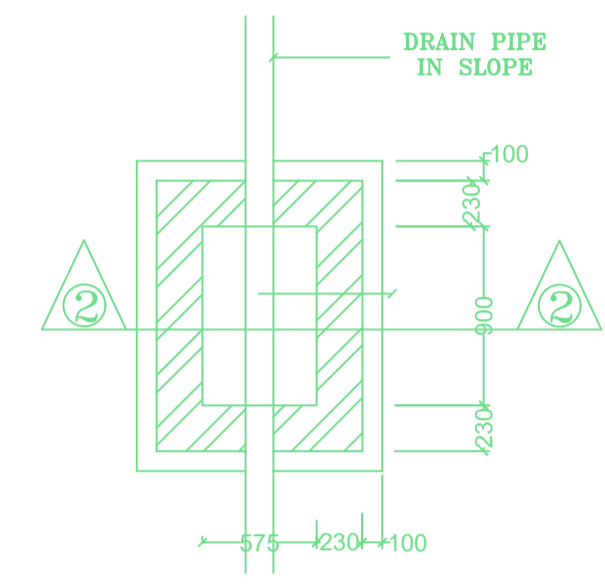


UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	222.38	221.70	2	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	12	0
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	11	0
Total:	-	-	222.38	221.70	25	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEELIP KUMAR SINPC/DFTMIN/0003/2023			

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