

**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.)
A1 (RESIDENTIAL)	1	275.71	275.71	275.71	275.71	01
<b>Grand Total :</b>	<b>1</b>	<b>275.71</b>	<b>275.71</b>	<b>275.71</b>	<b>275.71</b>	<b>01</b>

**Proposal Basic Information**

Proposal File No.	SINPC/BP/0534/W06/2024
Owner Name	NICHOLAS BAGHWAR
Khata No	32
Plot No	2353
Village Name	Khijri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT  
VERSION NO.: 1.0.70  
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/0534/W06/2024	PlotSubPlot No: 2353
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -

<b>AREA DETAILS:</b>		<b>SQ.MT.</b>
AREA OF PLOT (Minimum)	(A)	312.97
Deduction for NetPlot Area		
Surrender Free of Cost		15.53
Total		15.53
<b>NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)</b>	(A-Deductions)	297.44
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		15.53
Common Plot		15.69
Total		31.22
<b>BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)</b>	(A-Deductions)	281.75
<b>PLOT AREA FOR COVERAGE(Net Plot Area)</b>	(A-Deductions)	297.44
<b>Plot Area for FAR (Net Plot Area + RoadWidening Area)</b>	(A-Deductions)	312.97

<b>COVERAGE CHECK</b>		
Permissible Coverage area ( 60.00 % )		178.46
Proposed Coverage Area ( 46.29 % )		137.69
Total Prop. Coverage Area ( 46.29 % )		137.69
Balance coverage area ( 13.71 % )		40.77

<b>FAR CHECK</b>		
Perm. FAR Area ( 1.500 )		469.46
Total Perm. FAR area		469.46
Residential FAR		275.71
Proposed FAR Area		275.71
Total Proposed FAR Area		275.71
Consumed FAR (Factor)		0.88
Balance FAR Area		193.75

<b>BUILT UP AREA CHECK</b>		
Total Proposed BuiltUp Area		275.71
ARCHITECT (Regd)	DEELIP KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	NICHOLAS BAGHWAR	
DEVELOPMENT AUTHORITY		LOCAL BODY

<b>COLOR INDEX</b>	
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		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	137.69	137.69	137.69	137.69
First Floor	138.02	138.02	138.02	138.02
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>275.71</b>	<b>275.71</b>	<b>275.71</b>	<b>275.71</b>

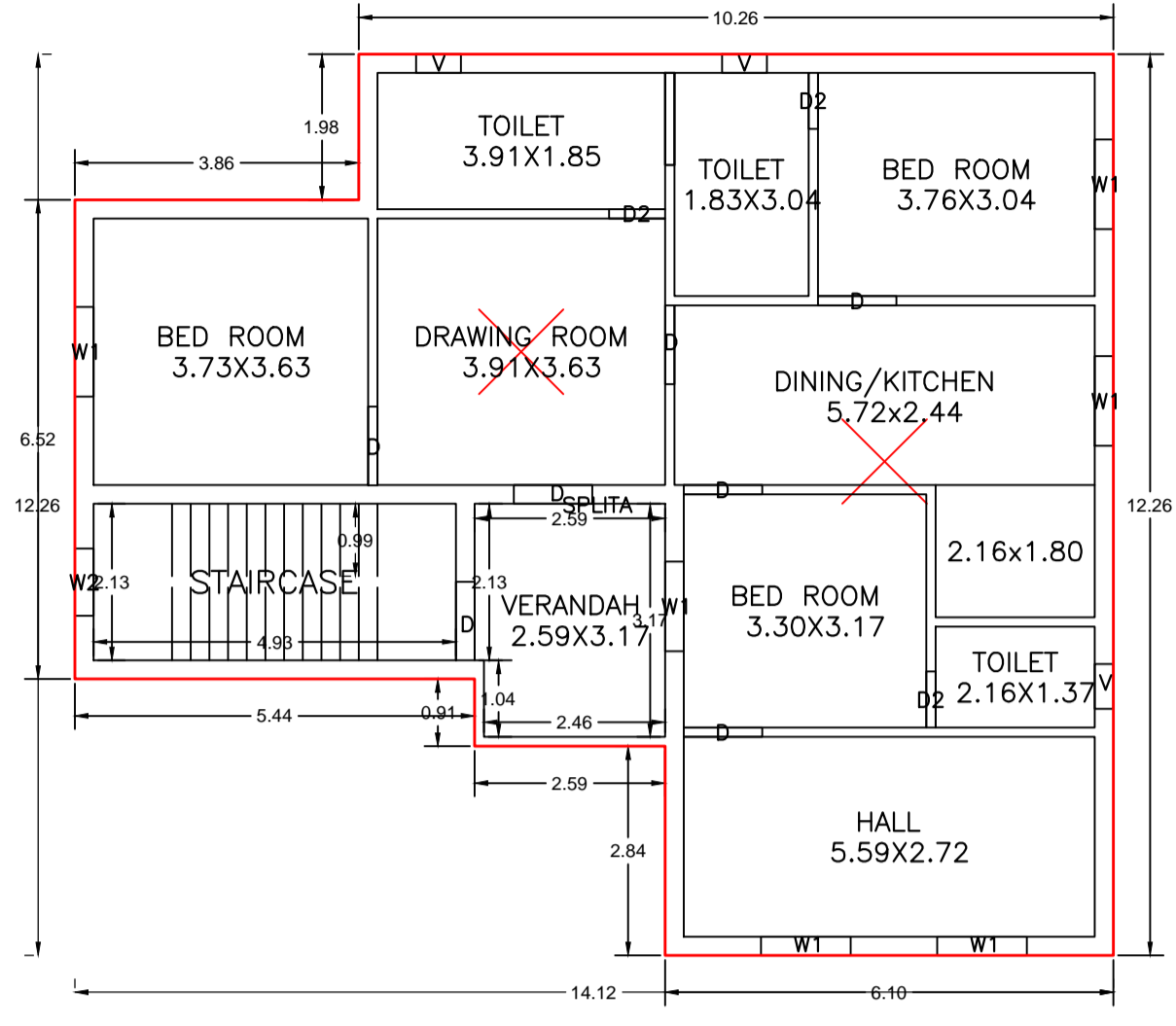
**Building USE/SUBUSE Details**

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

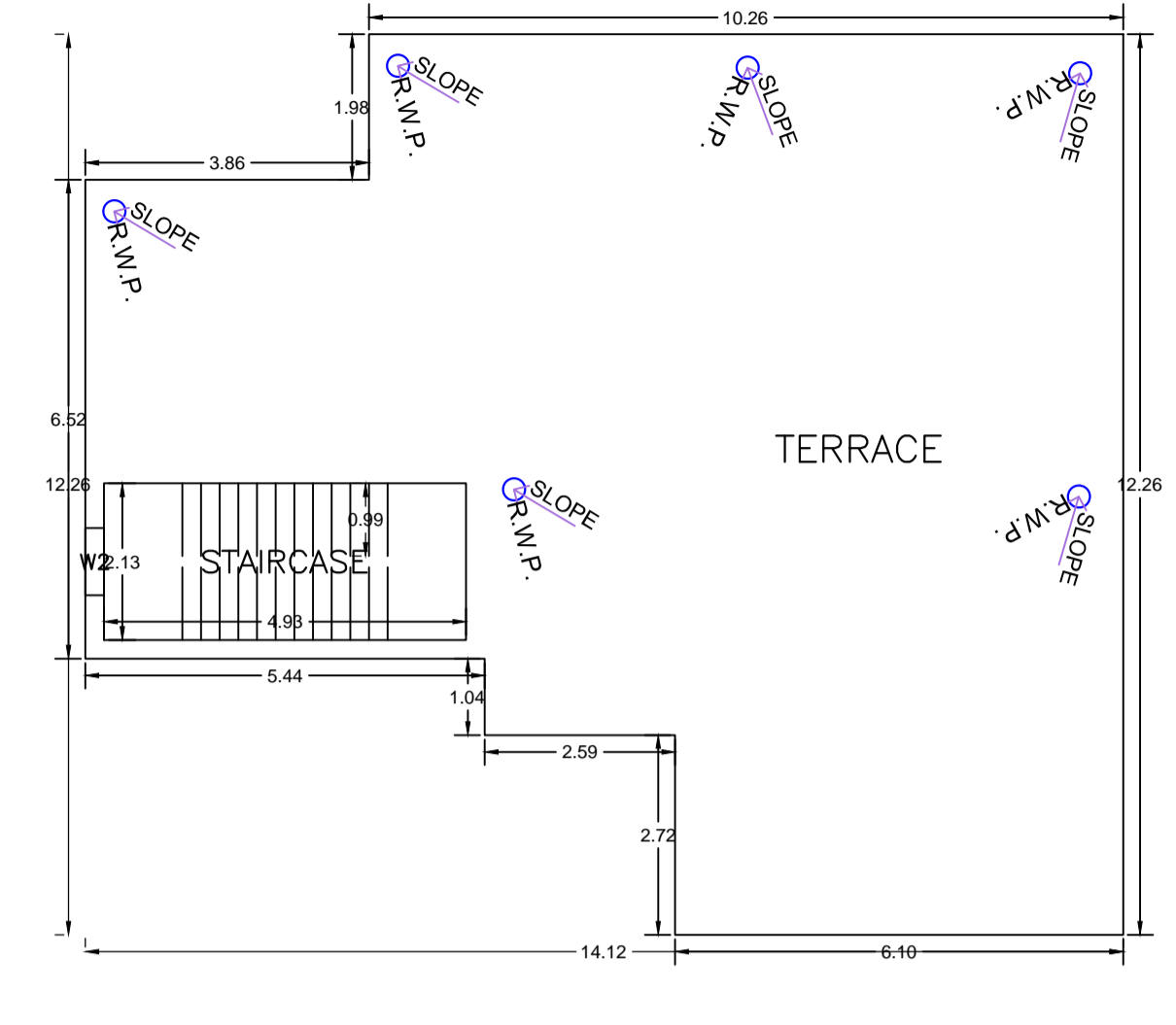
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEELIP KUMAR SINPC/DFTMN/0003/2023			

Proposal Basic Information

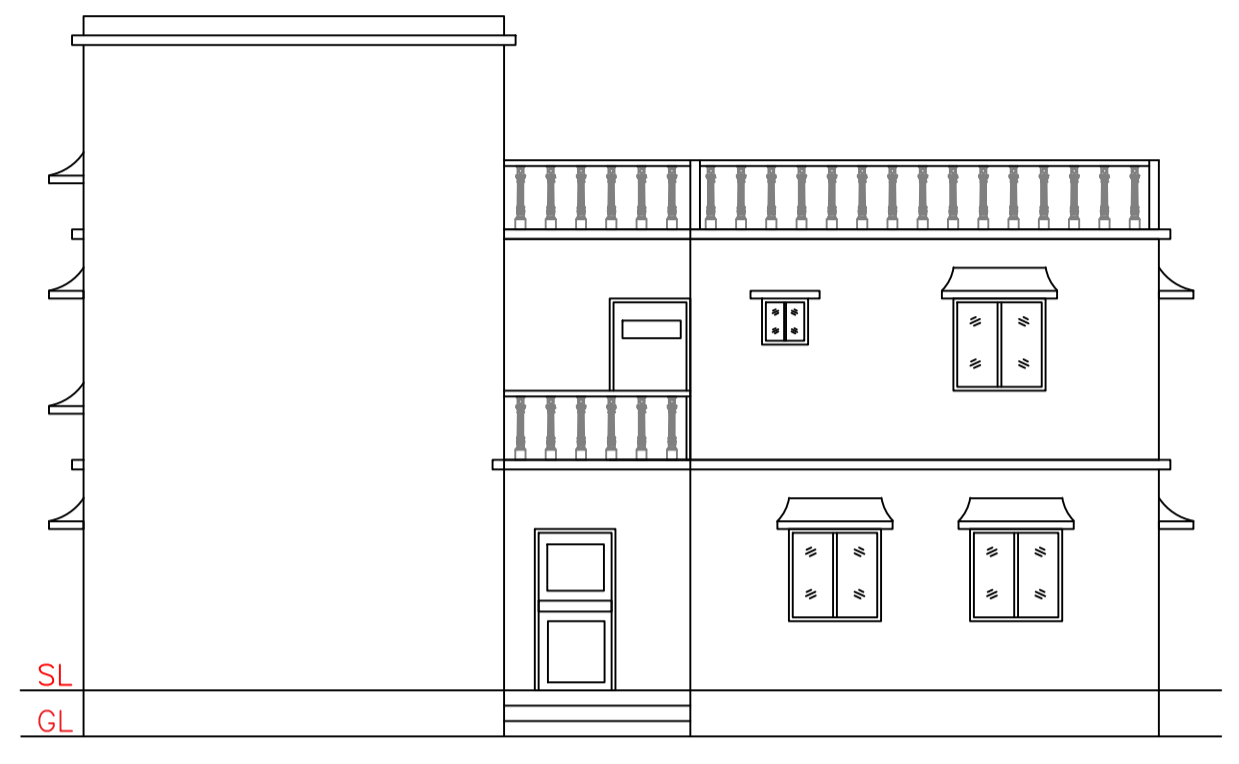
Proposal File No.	SINPC/BP/0534/W06/2024
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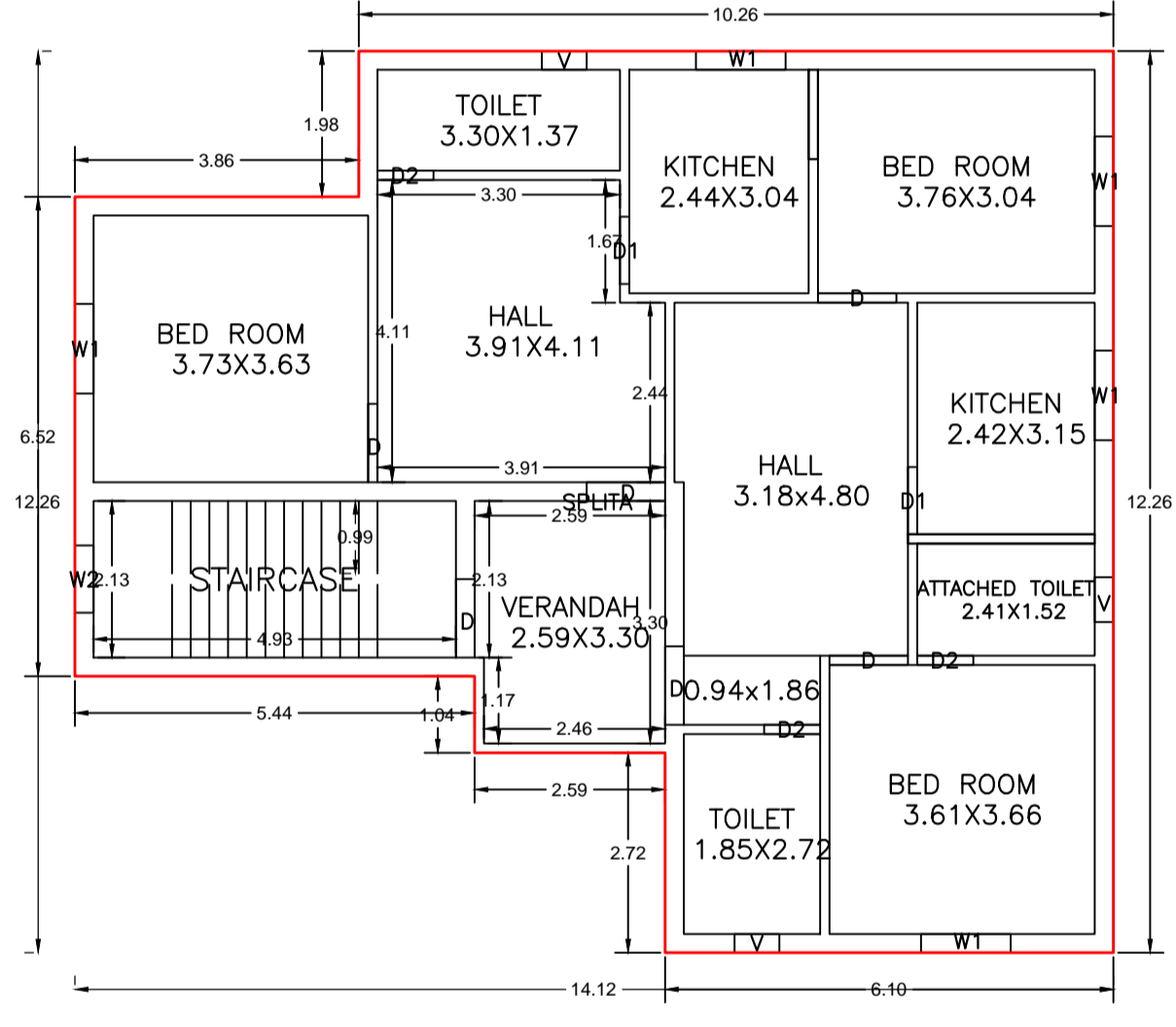
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



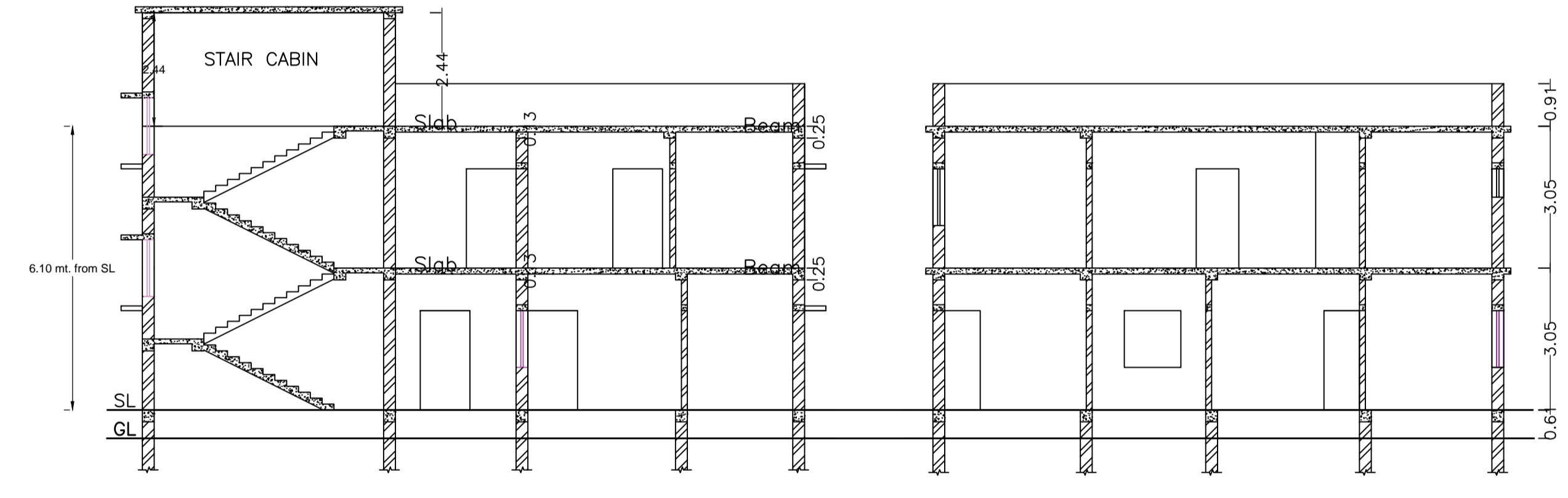
TERRACE FLOOR PLAN  
(SCALE 1:100)



FRONT ELEVATION  
SCALE 1:100

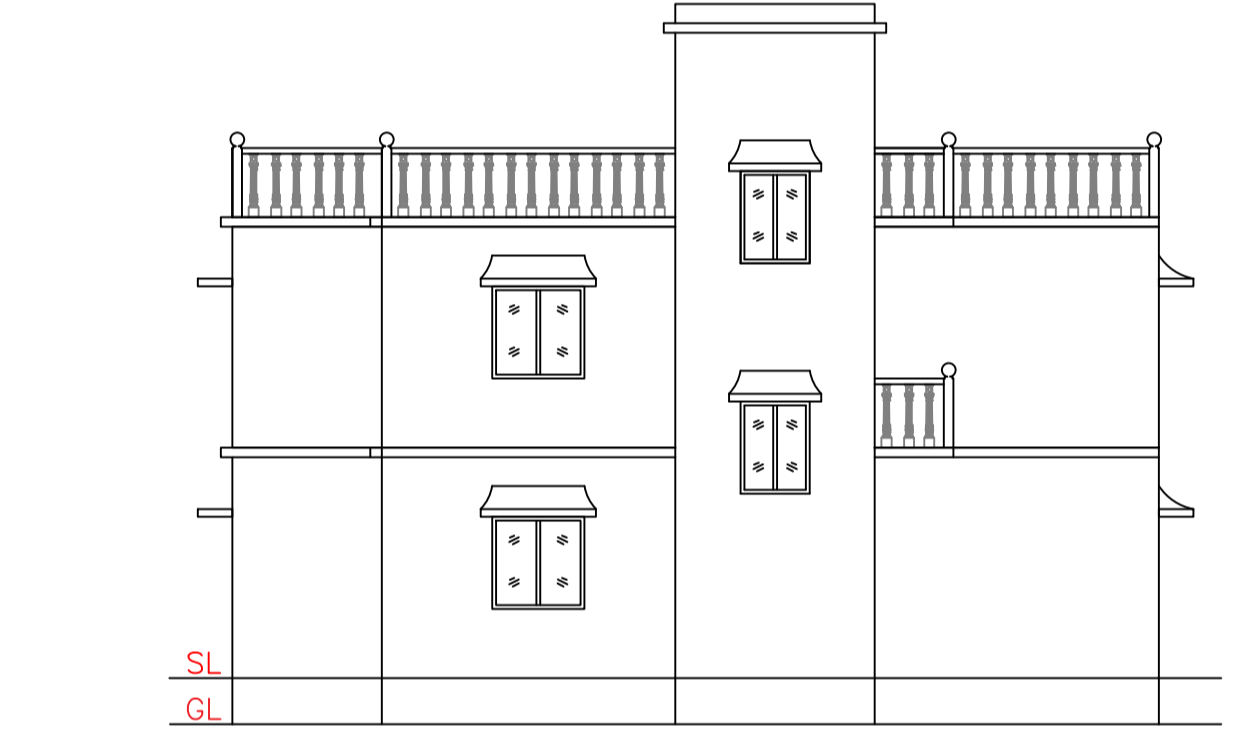


FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

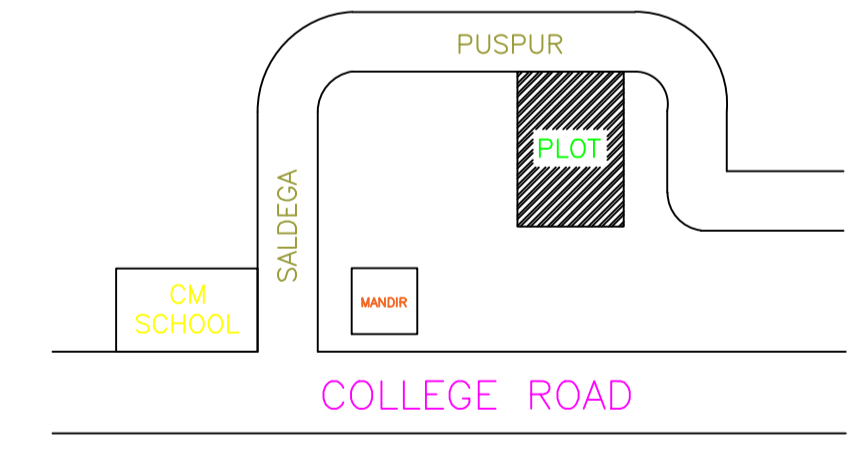


SECTION X-X'  
SCALE 1:100

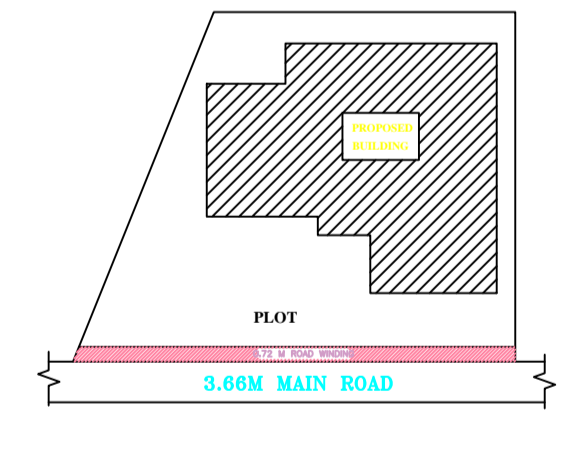
SECTION Y-Y'  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



LOCATION PLAN  
NOT IN SCALE



KEY PLAN  
SCALE 1:100

Building :A1 (RESIDENTIAL)

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	137.69	137.69	137.69	137.69	01
First Floor	138.02	138.02	138.02	138.02	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	275.71	275.71	275.71	275.71	01
Total Number of Same Buildings	1				
Total :	275.71	275.71	275.71	275.71	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D2	0.76	2.10	06
A1 (RESIDENTIAL)	D1	0.91	2.10	02
A1 (RESIDENTIAL)	D	1.07	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

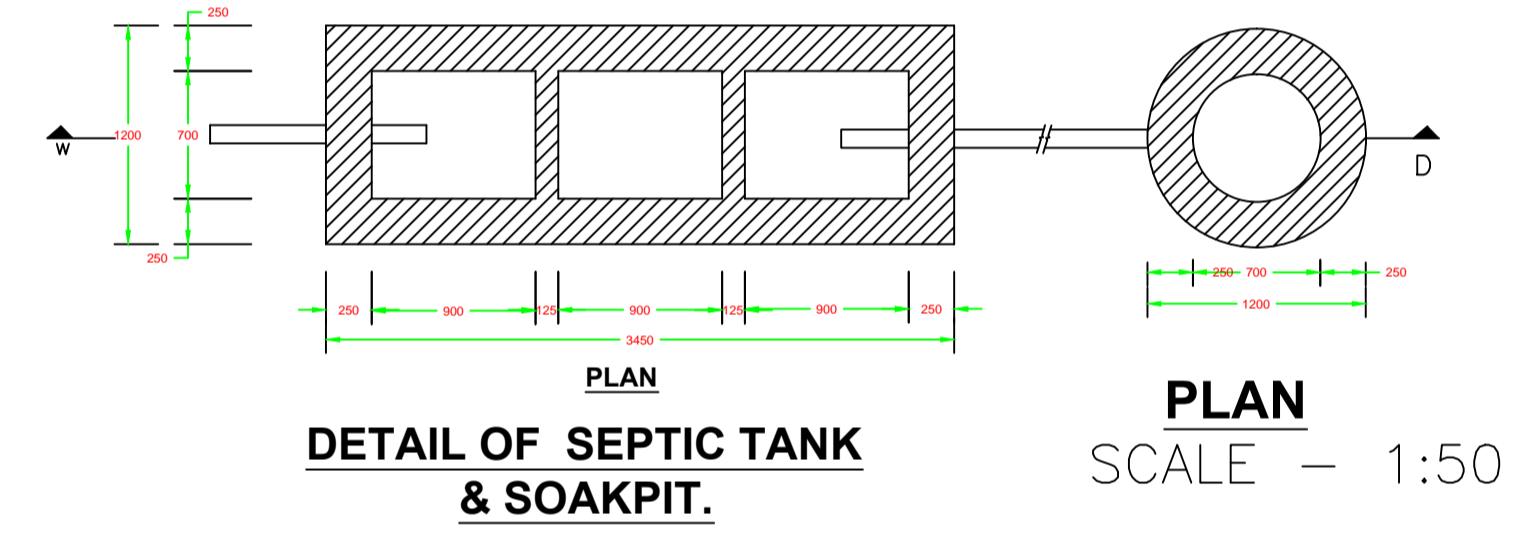
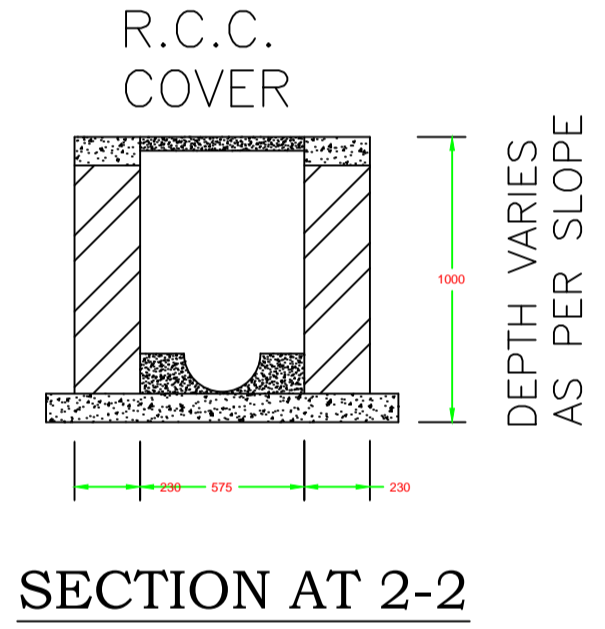
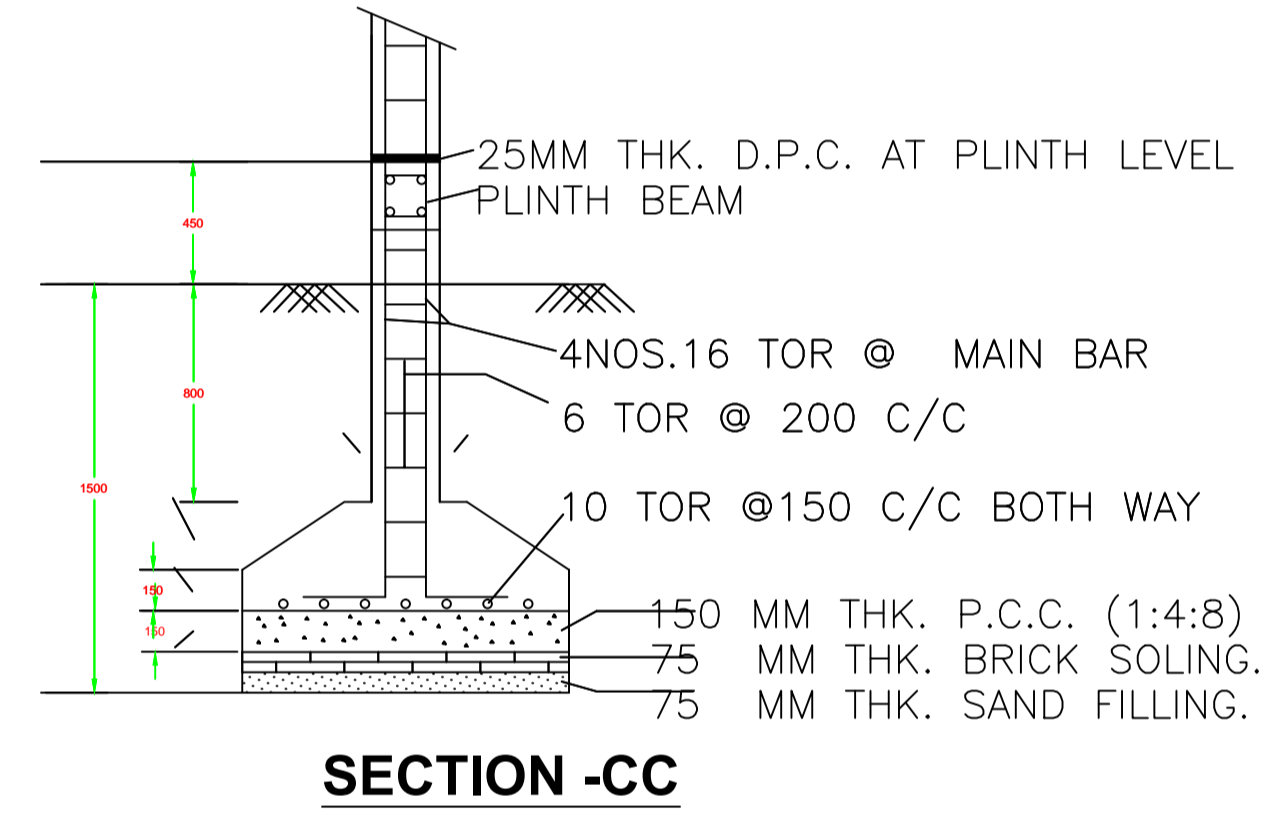
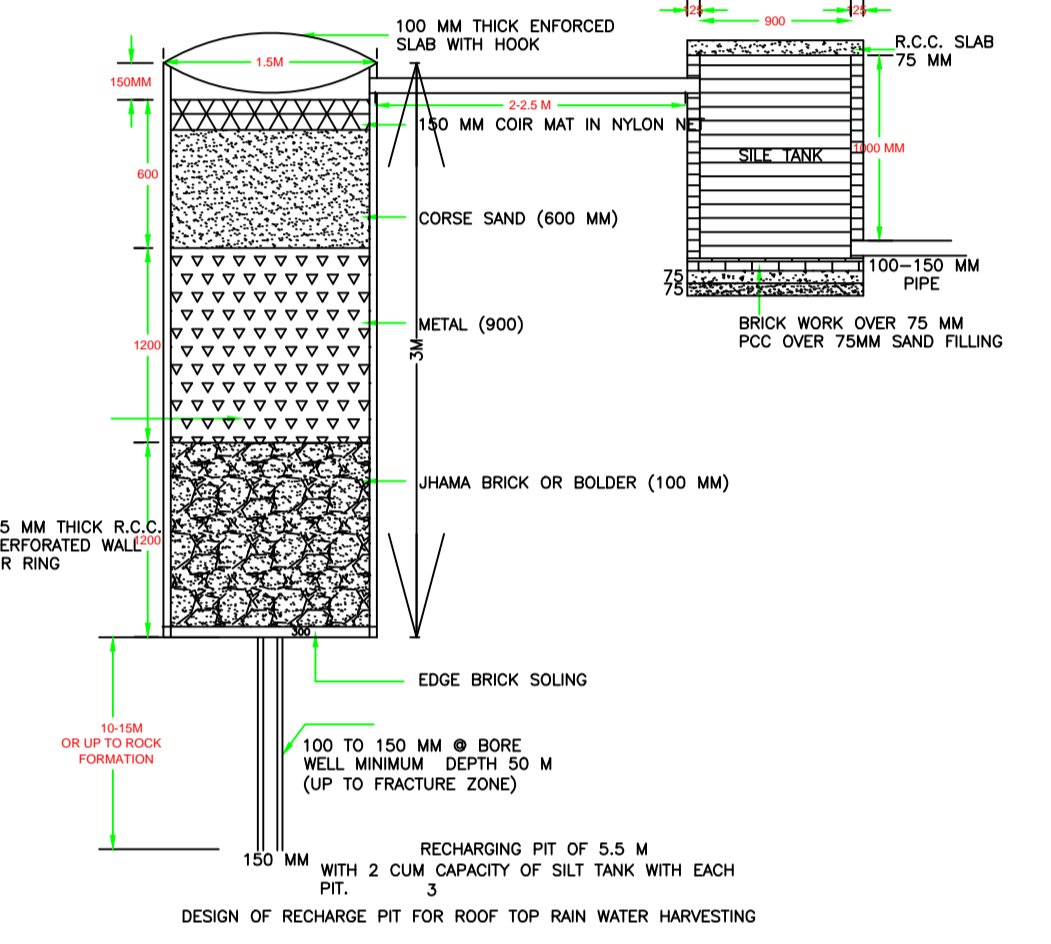
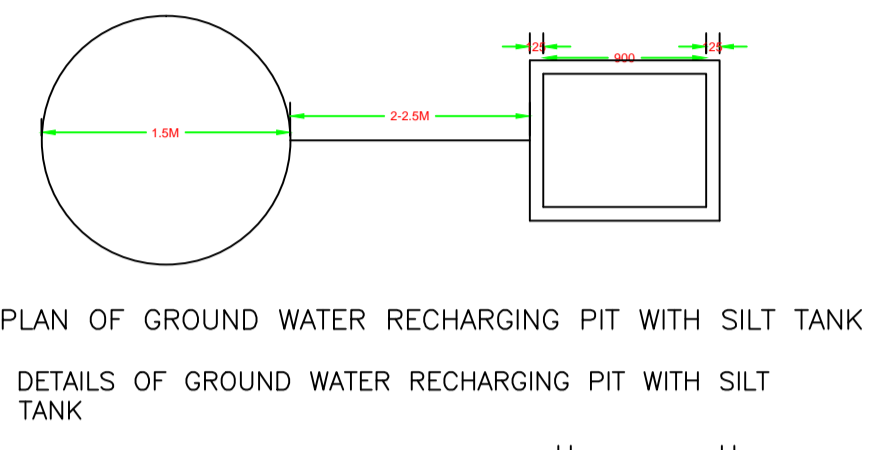
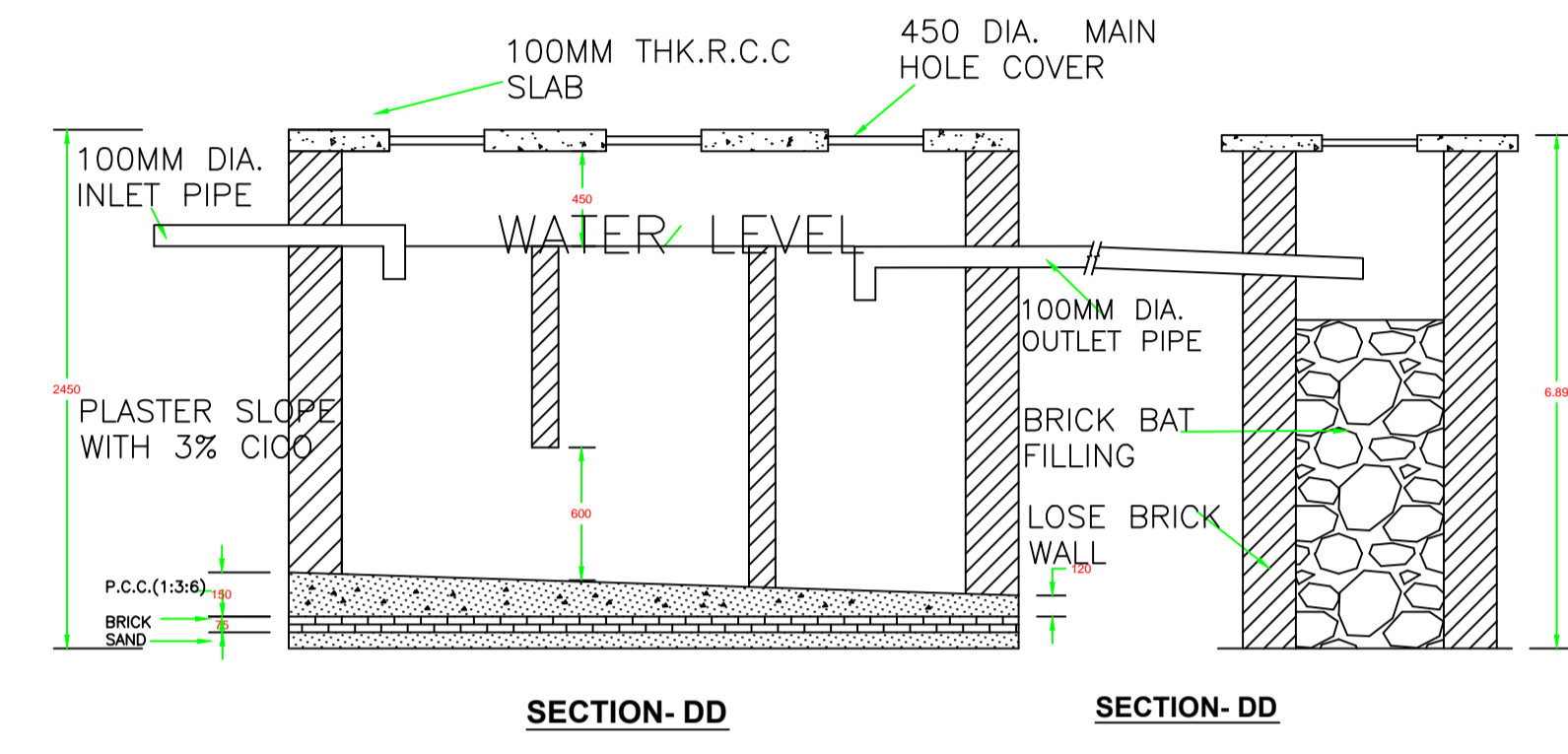
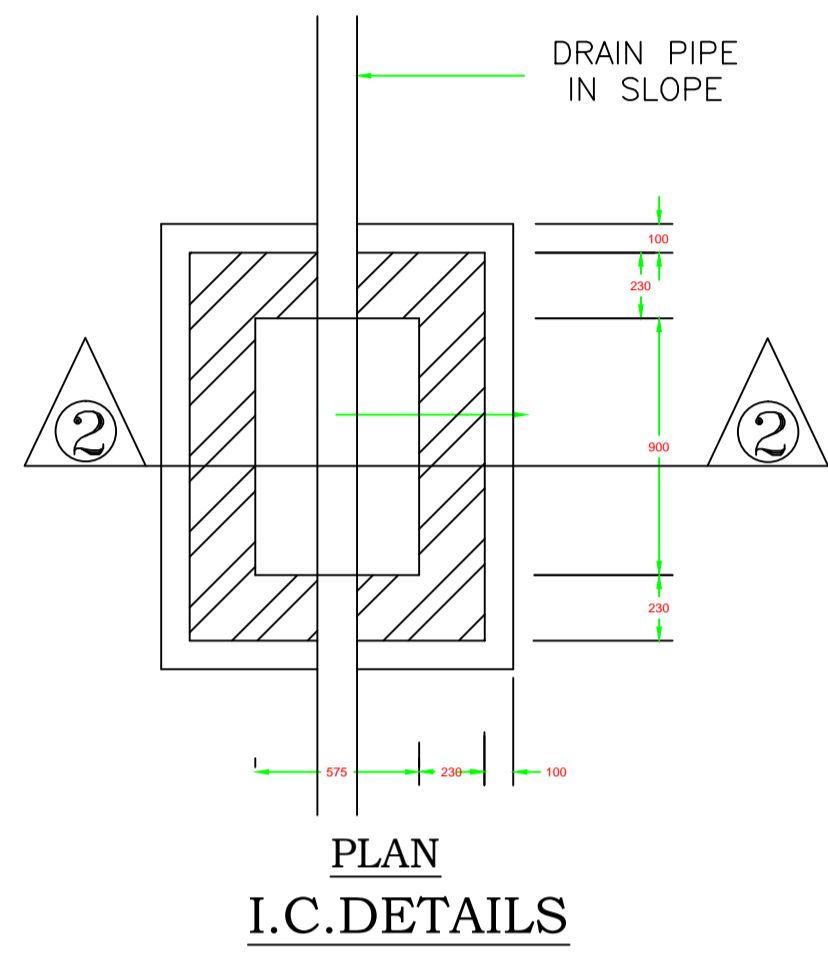
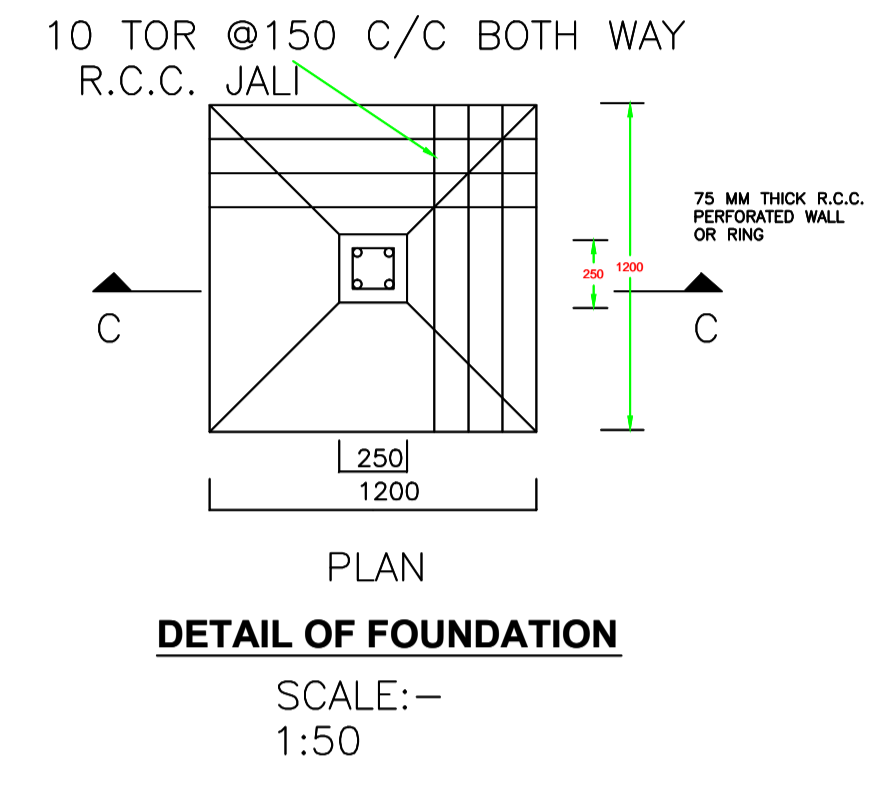
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	06
A1 (RESIDENTIAL)	W2	0.91	1.20	03
A1 (RESIDENTIAL)	W1	1.22	1.20	11

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLITA	FLAT	225.49	224.86	10	1
FIRST FLOOR PLAN	SPLITA	FLAT	0.00	0.00	11	0
Total:	-	-	225.49	224.86	21	1

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

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