



DATE	17-02-2024
SHEET NO.	1

Proposal Basic Information	
Proposal File No.	SINPC/BP/0491/W06/2024
Owner Name	MANJULA MINZ
Khata No.	19
Plot No.	2599
Village Name	Khijri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT SIMDEGA NAGAR PANCHAYAT		VERSION NO.: 1.0.68
		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: SIMDEGA PANCHAYAT	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: SIMDEGA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Inward No: SINPC/BP/0491/W06/2024	Plot/SubPlot No: 2599	
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. 1335.48
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1335.48
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		89.24
Total		89.24
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1246.24
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1335.48
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1335.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		667.74
Proposed Coverage Area (12.82 %)		171.23
Total Prop. Coverage Area (12.82 %)		171.23
Balance coverage area (37.18 %)		496.51
FAR CHECK		
Perm. FAR Area (1.800)		2403.86
Total Perm. FAR area		2403.86
Residential FAR		157.92
Proposed FAR Area		157.92
Total Proposed FAR Area		157.92
Consumed FAR (Factor)		0.12
Balance FAR Area		2245.94
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		171.22
ARCHITECT (Regd)	DEELIP KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANJULA MINZ	
DEVELOPMENT AUTHORITY		LOCAL BODY

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	171.22	157.92	171.22	157.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	171.22	157.92	171.22	157.92

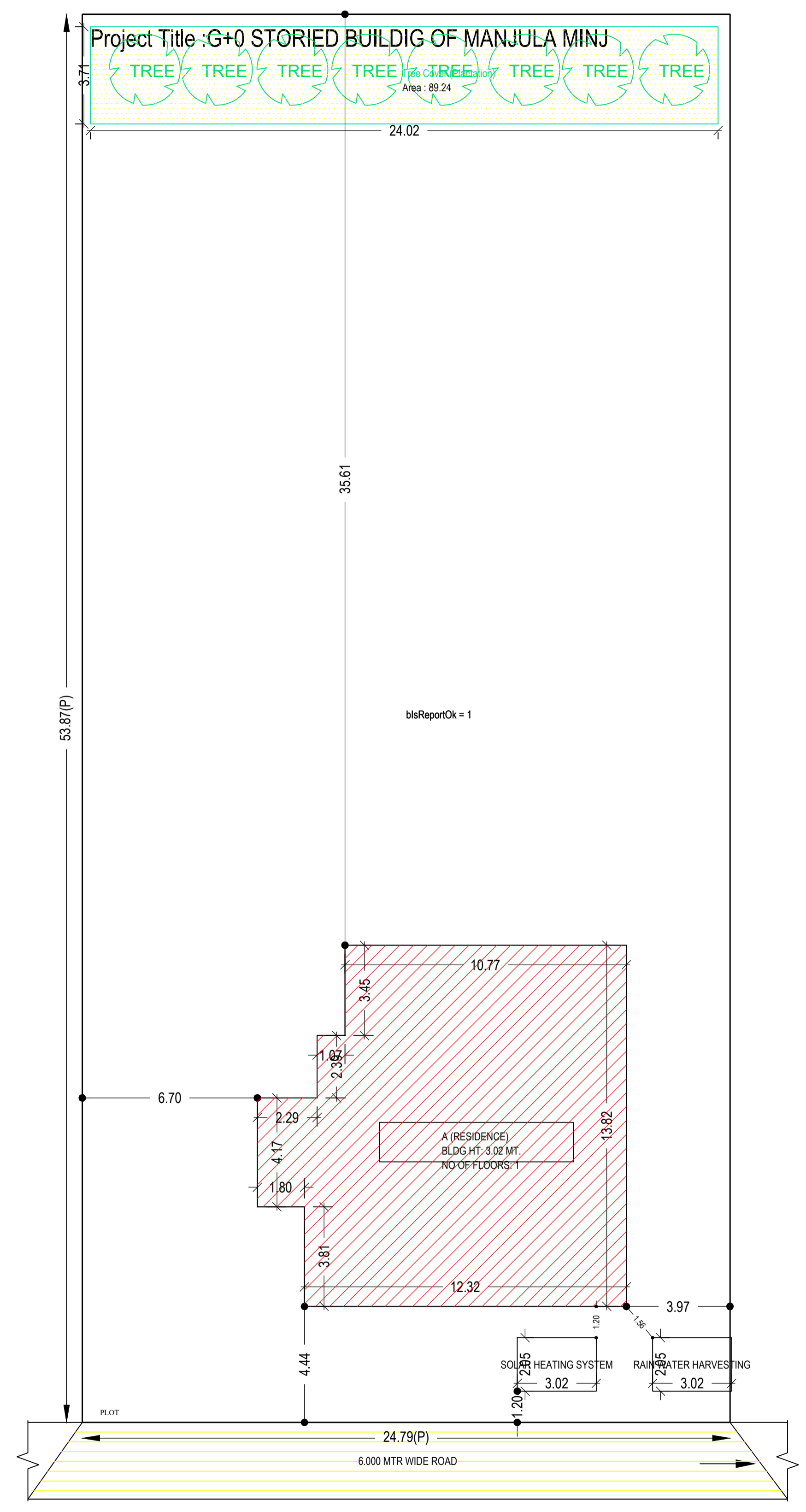
FAR & Tenement Details (Table 4c-1)

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.)
			Parking	Resi.				
A (RESIDENCE)	1	171.22	13.30		157.92	157.92	157.92	01
Grand Total :	1	171.22	13.30		157.92	157.92	157.92	01

COLOR INDEX

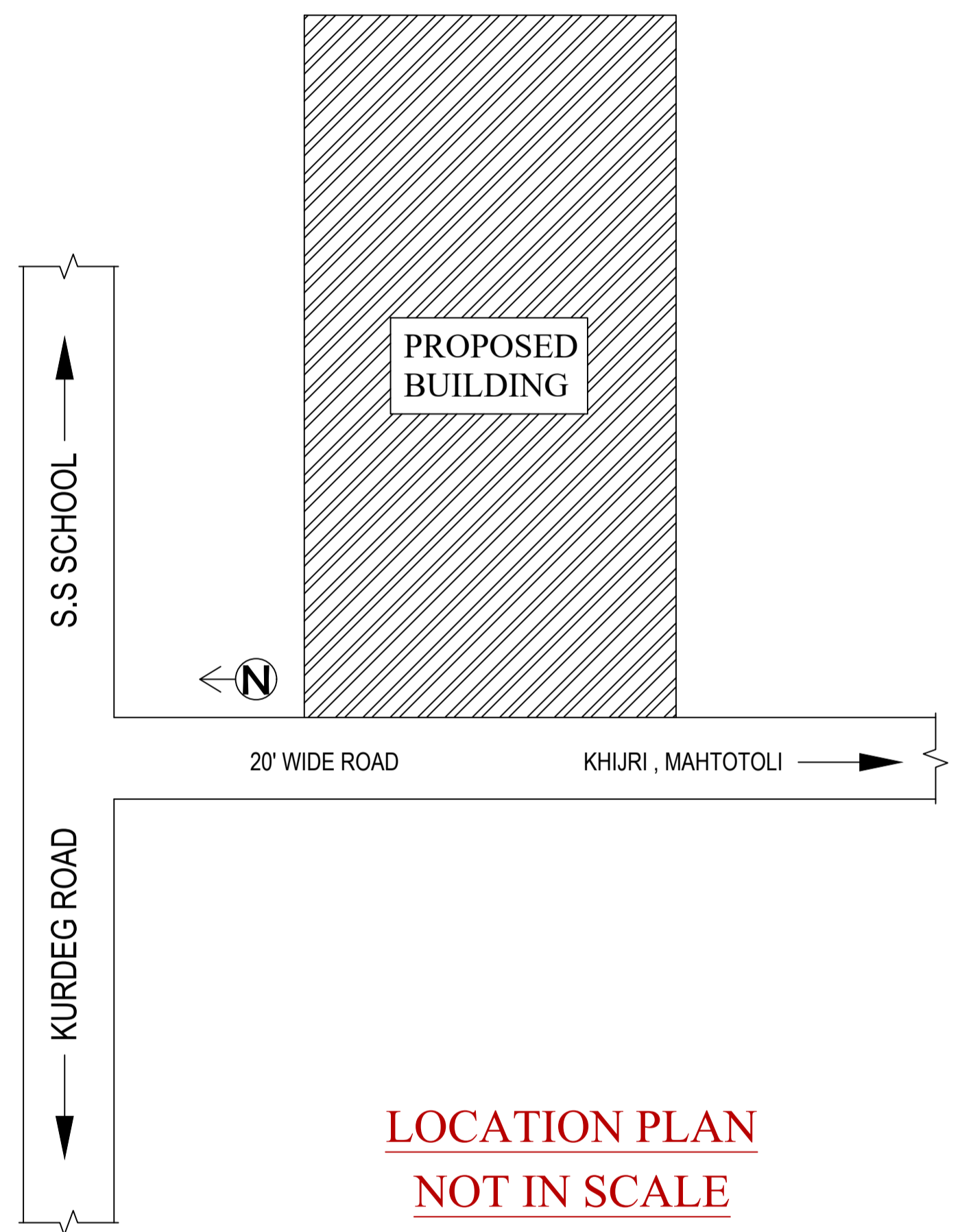
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Blue

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



SITE PLAN
SCALE 1:100

SITE PLAN



LOCATION PLAN
NOT IN SCALE

Proposal Basis Information

Proposal File No	SINPC/BP/0491/W06/2024
Owner Name	MANJULA MINZ
Khata No	19
Plot No	2599
Village Name	Khijri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Building A (RESIDENCE)

Floor Name	Total Built Up Area (Sq.mt)	Indestructible Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tree (No.)
Ground Floor	171.22	13.30	157.92	157.92	157.92	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	171.22	13.30	157.92	157.92	157.92	01

SCHEDULE OF DOOR:

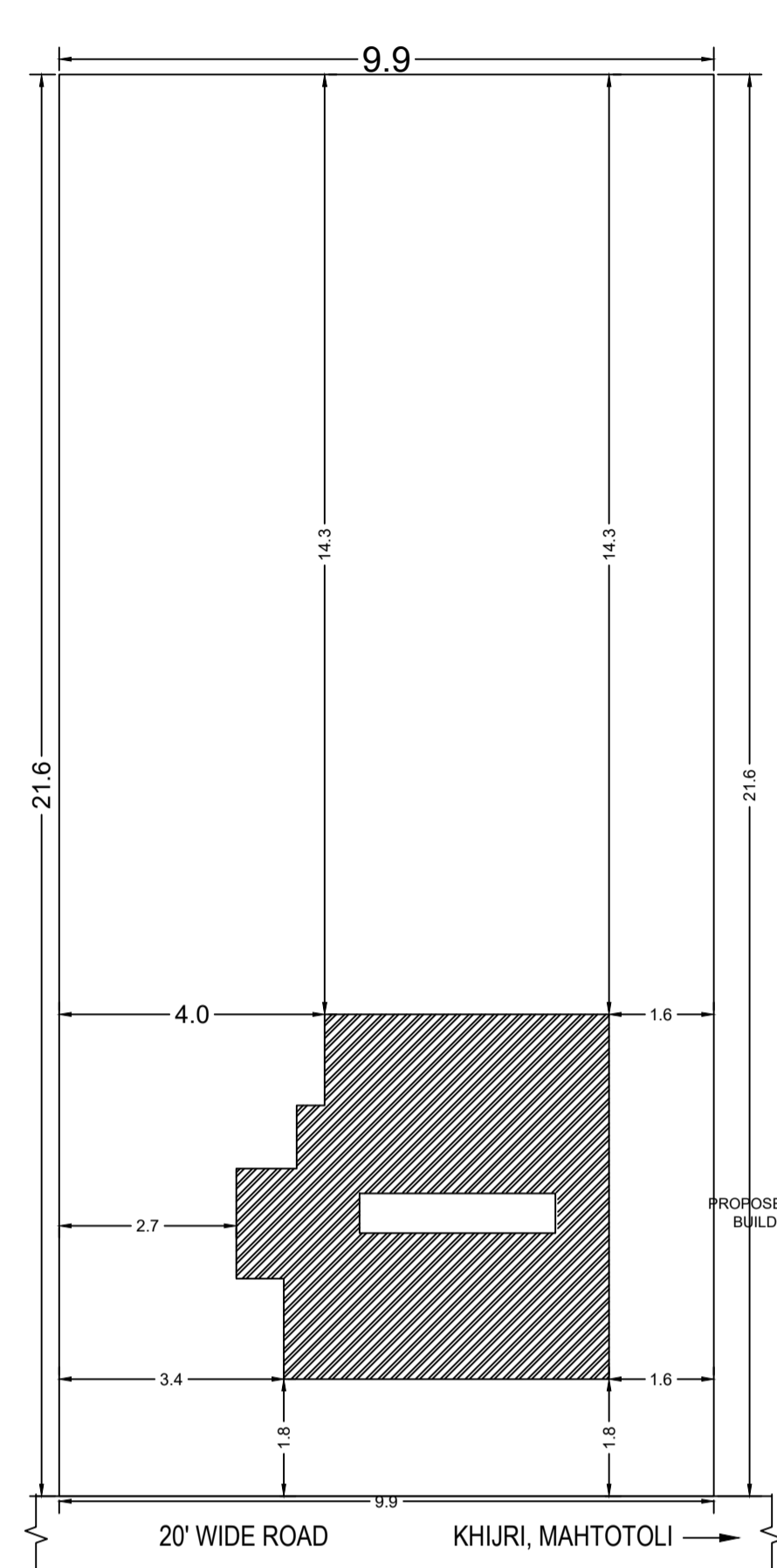
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A-RESIDENCE	D2	0.79	2.10	04
A-RESIDENCE	D3	0.93	2.10	01
A-RESIDENCE	D	1.09	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

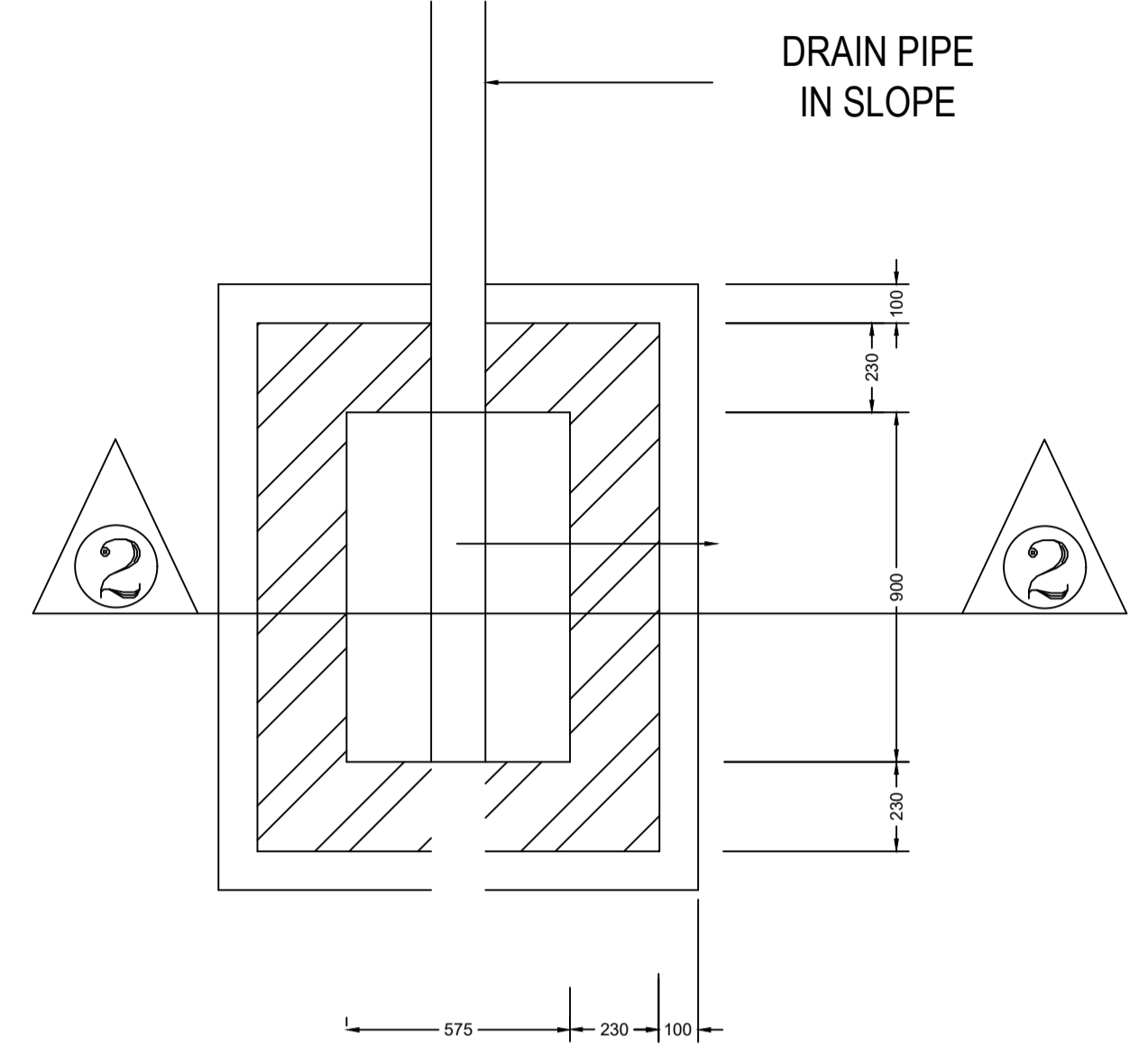
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A-RESIDENCE	V	1.50	1.20	04
A-RESIDENCE	W3	0.91	1.20	05
A-RESIDENCE	W2	1.31	1.20	02
A-RESIDENCE	W1	1.82	1.20	02
A-RESIDENCE	W1	1.82	1.20	01

Unit/BUA Table for Building A (RESIDENCE)

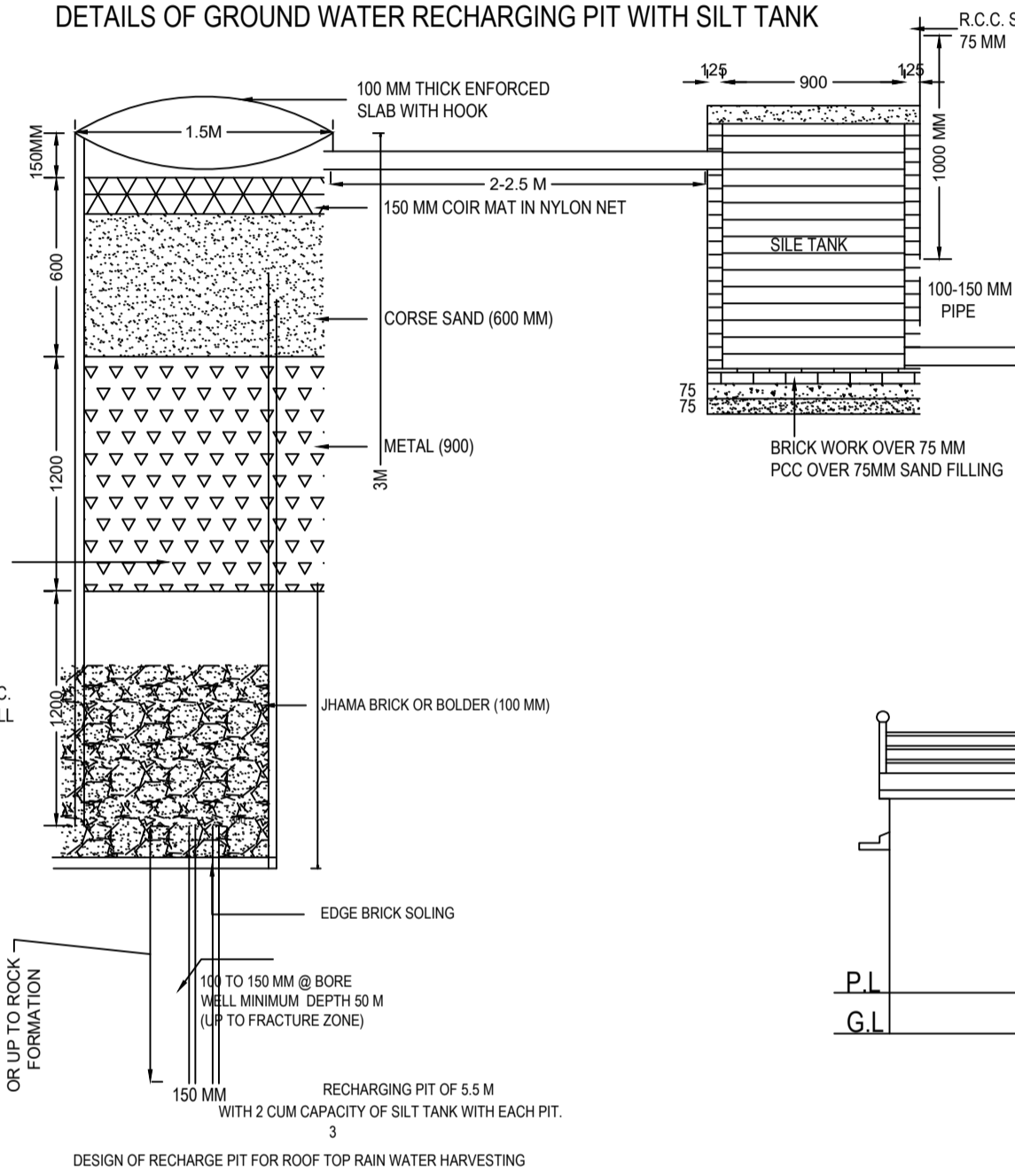
FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Toilets
GROUND FLOOR/PLAN	SPLIT A	FLAT	131.89	131.43	11	1
Total	-	-	131.89	131.43	11	1



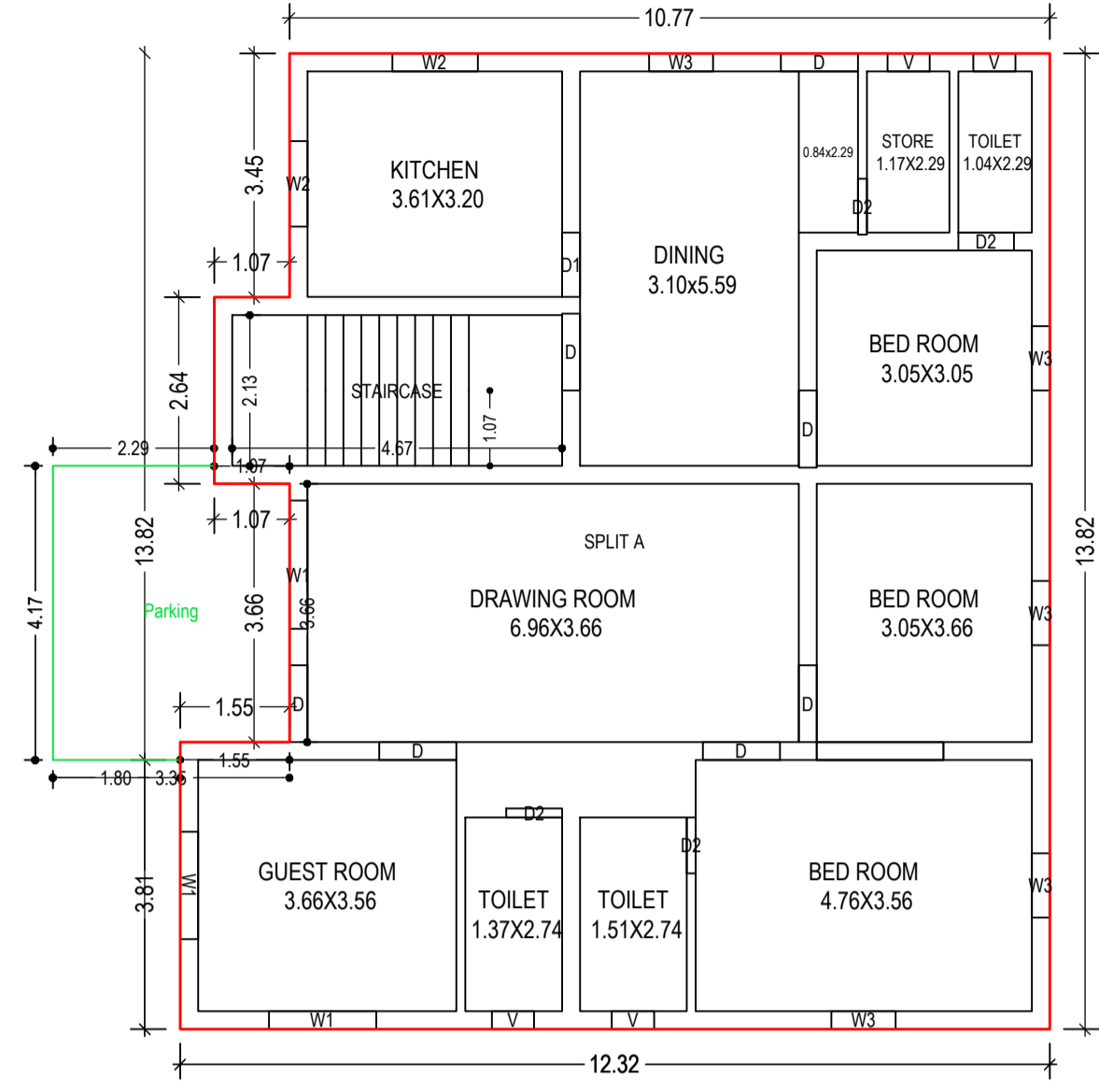
SITE PLAN SCALE 1:100



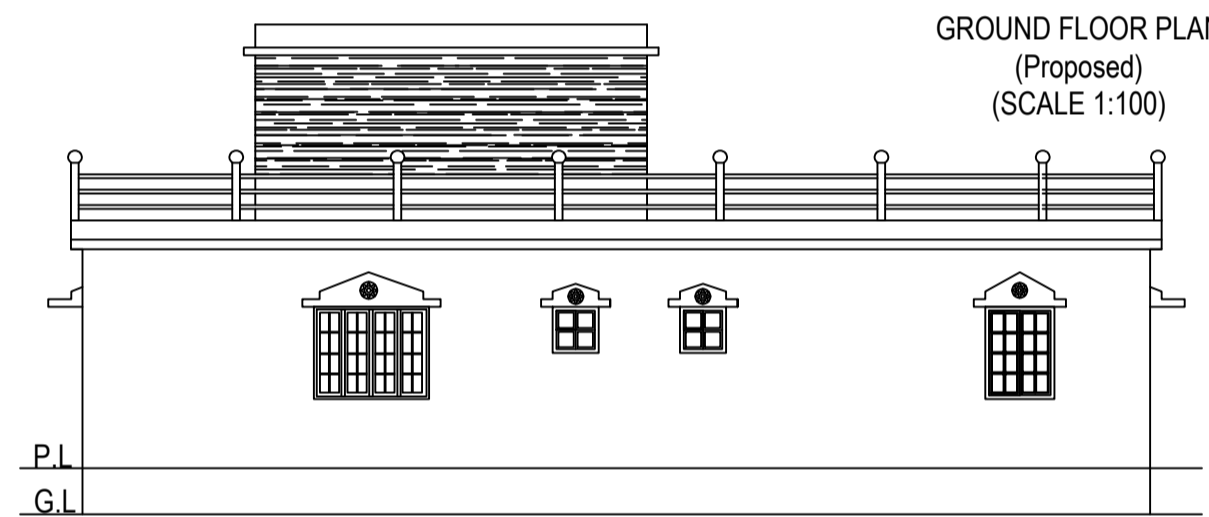
PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK



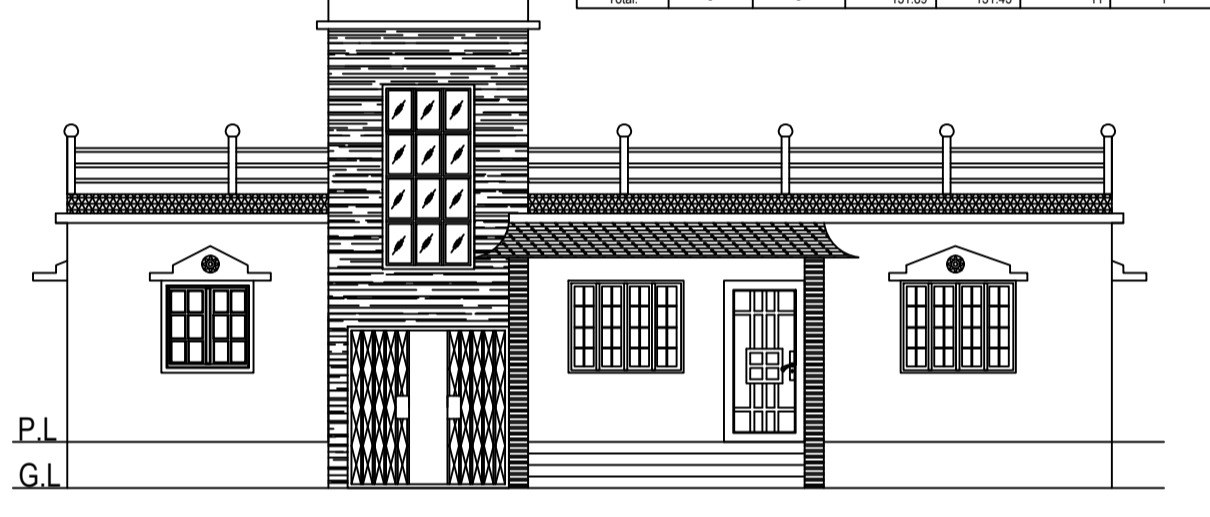
25MM THK. D.P.C. AT PLINTH LEVEL PLINTH BEAM



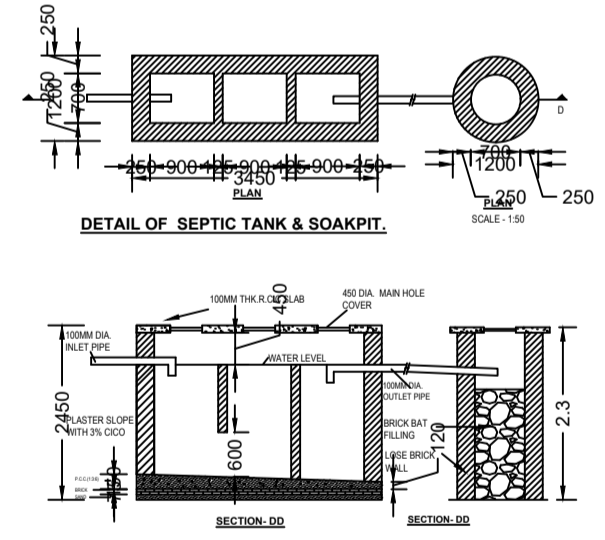
GROUND FLOOR PLAN (Proposed) SCALE 1:100



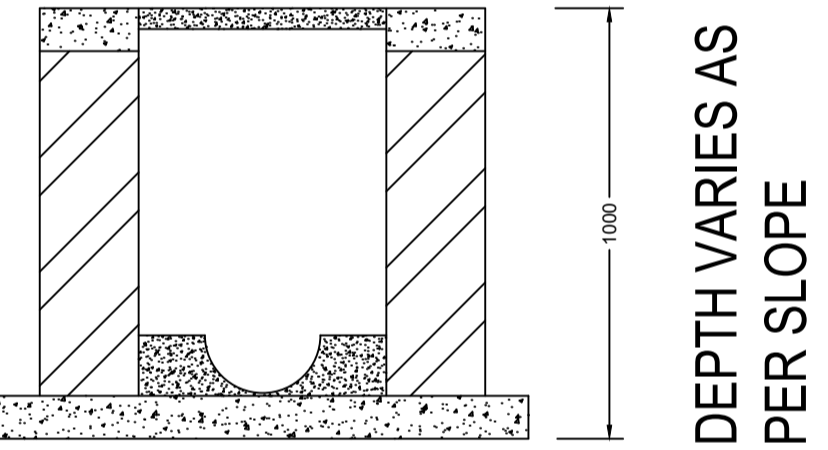
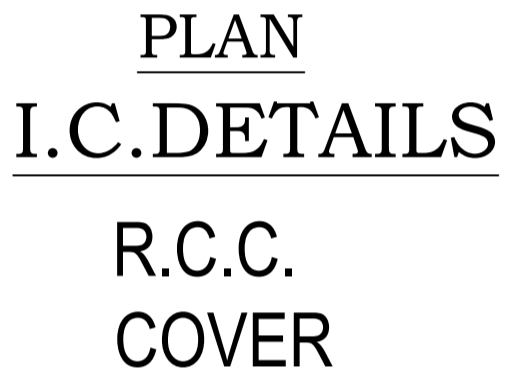
RIGHT SIDE ELEVATION SCALE 1:100



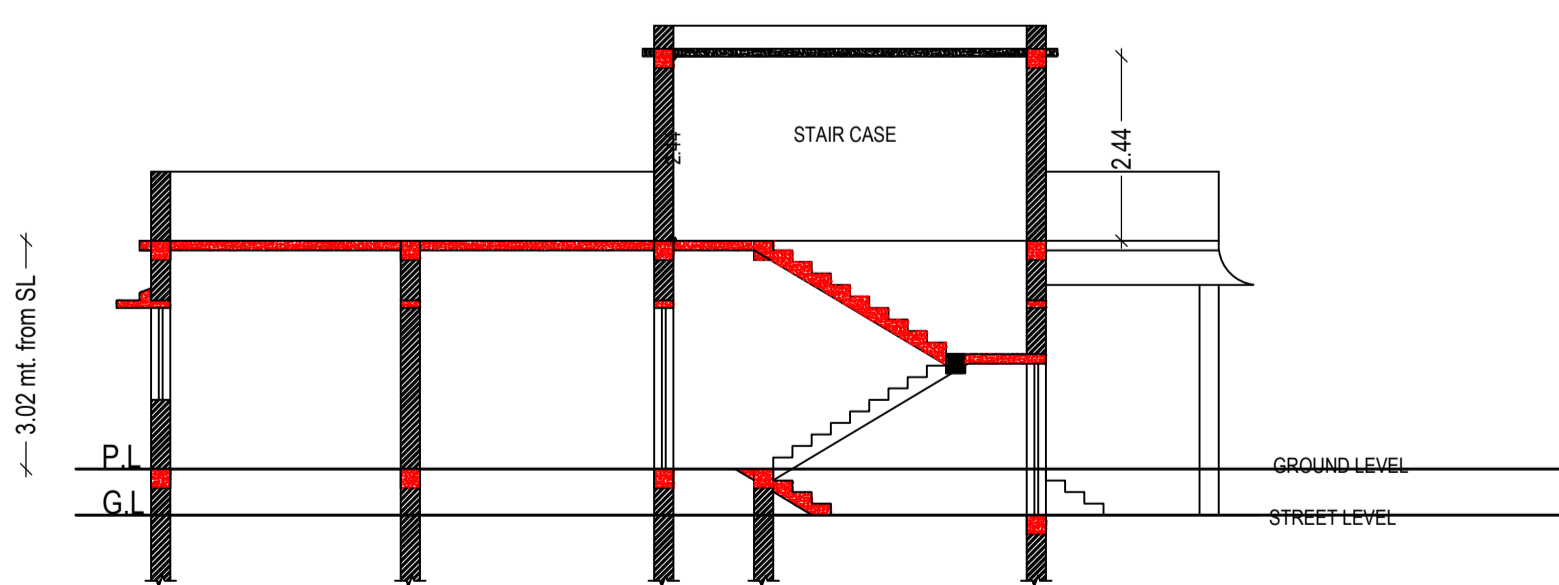
FRONT ELEVATION SCALE 1:100



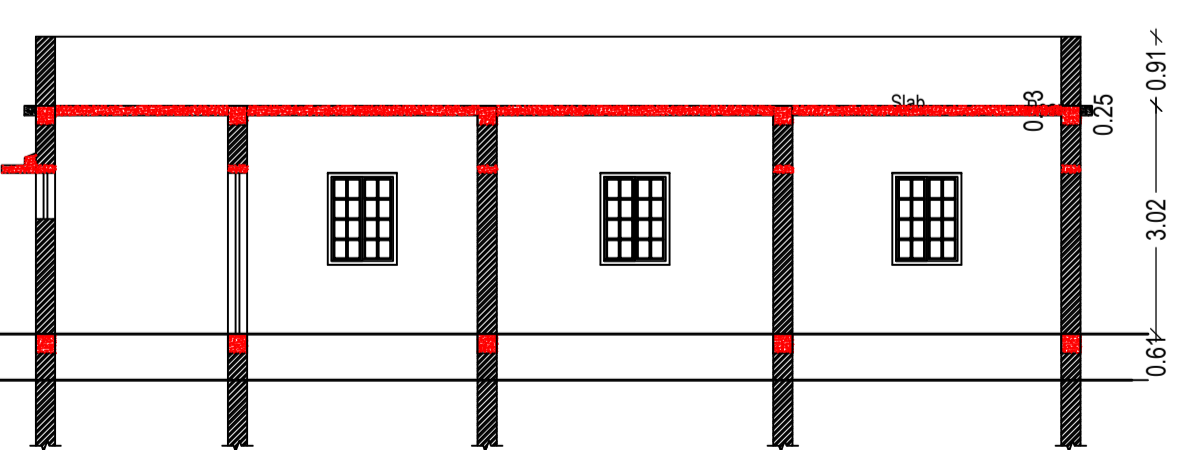
DETAIL OF SEPTIC TANK & SOAKPIT.



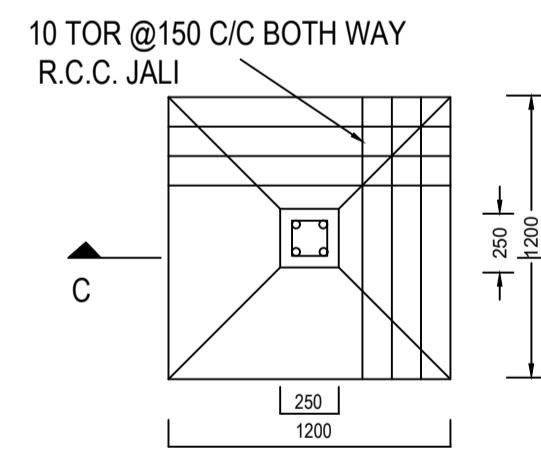
SECTION AT 2-2



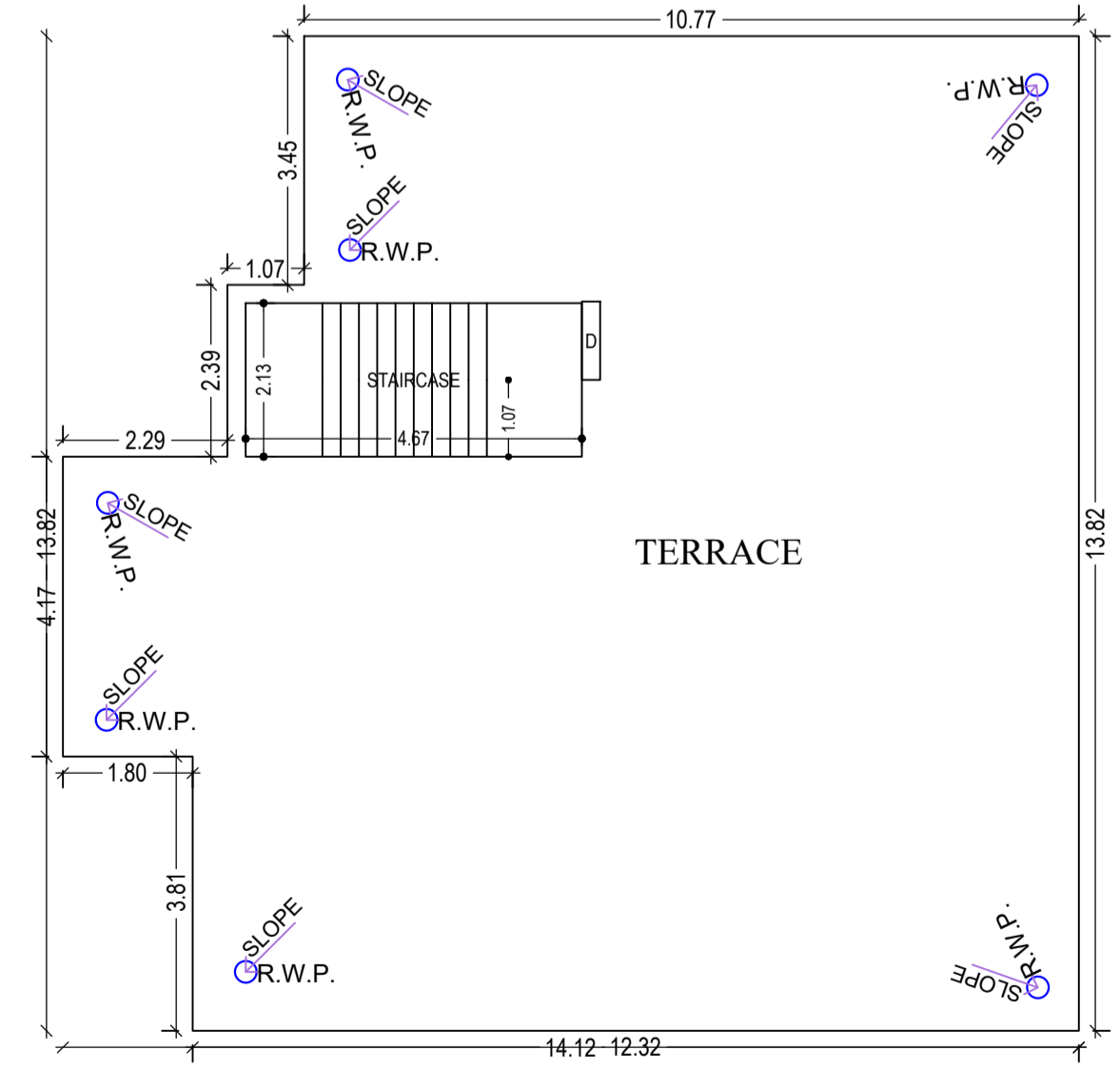
SECTION X-X SCALE 1:100



SECTION Y-Y SCALE 1:100



SECTION -CC



TERRACE FLOOR PLAN (SCALE 1:100)

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