

Proposal Basic Information		DATE	16-01-2024
		SHEET NO.	1
Proposal File No.	SNPC/BP/0070/W01/2023		
Owner Name	BINIT DALMIA		
Khata No	39		
Plot No	292		
Village Name	Gulsai		
Use	Residential		
SubUse	Bungalow/ Dwelling / Non Apartment		

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 (RESIDENTIAL)	1	204.67	41.23	163.44	163.44	163.44	163.44	01
Grand Total:	1	204.67	41.23	163.44	163.44	163.44	163.44	01

Building USE/SUBUSE Details

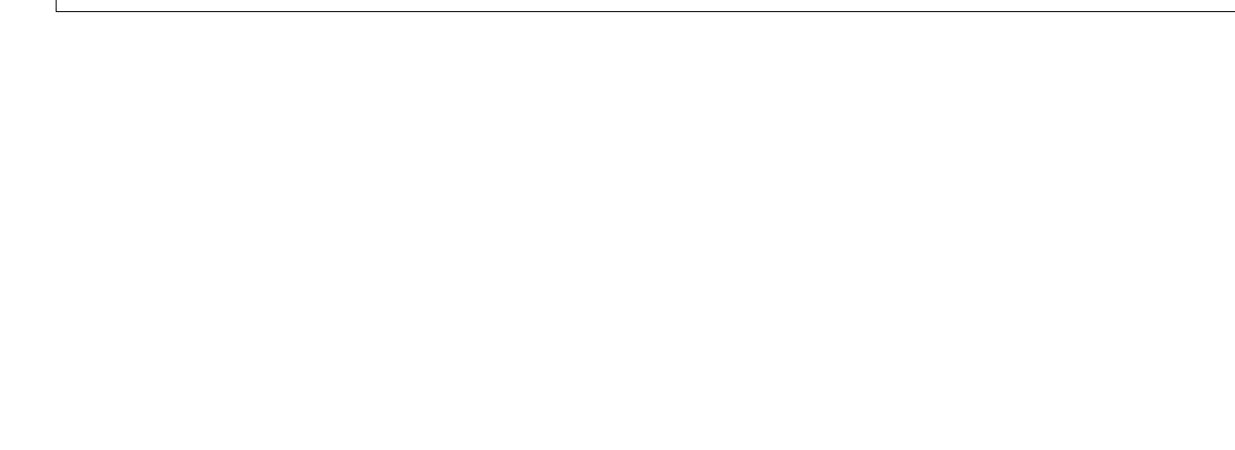
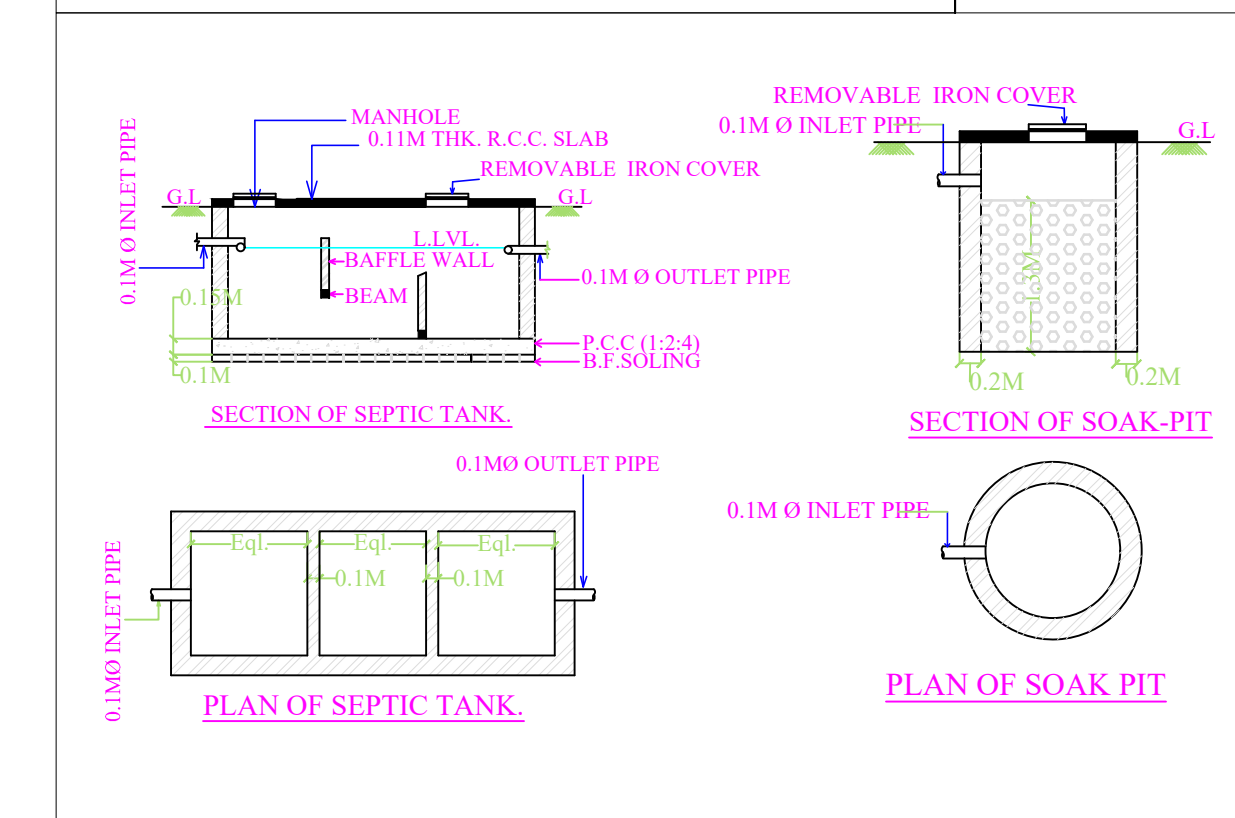
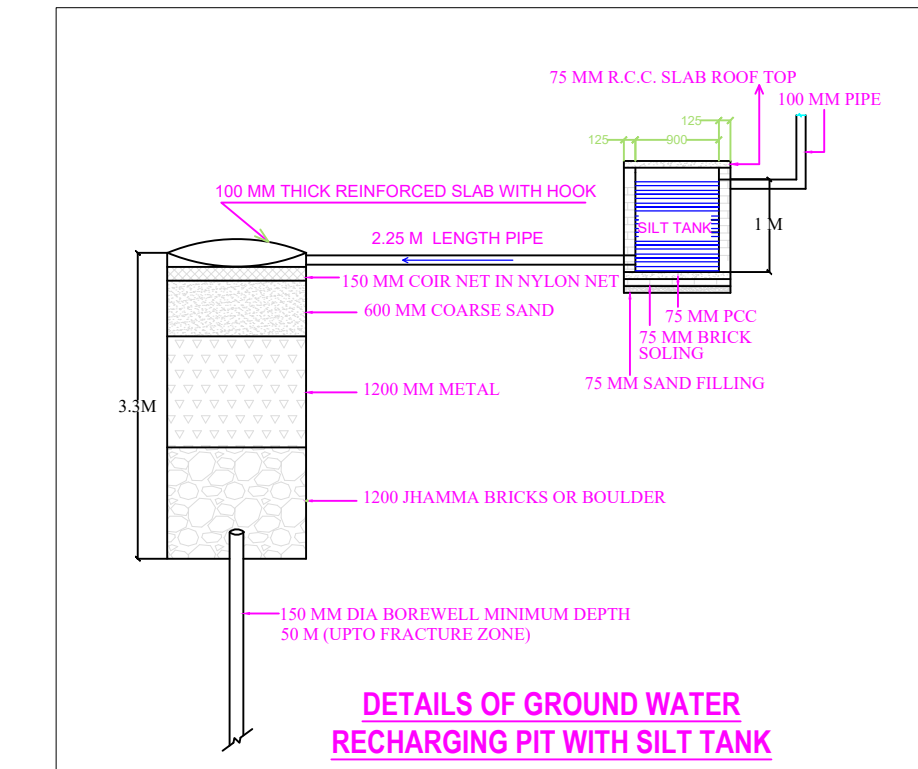
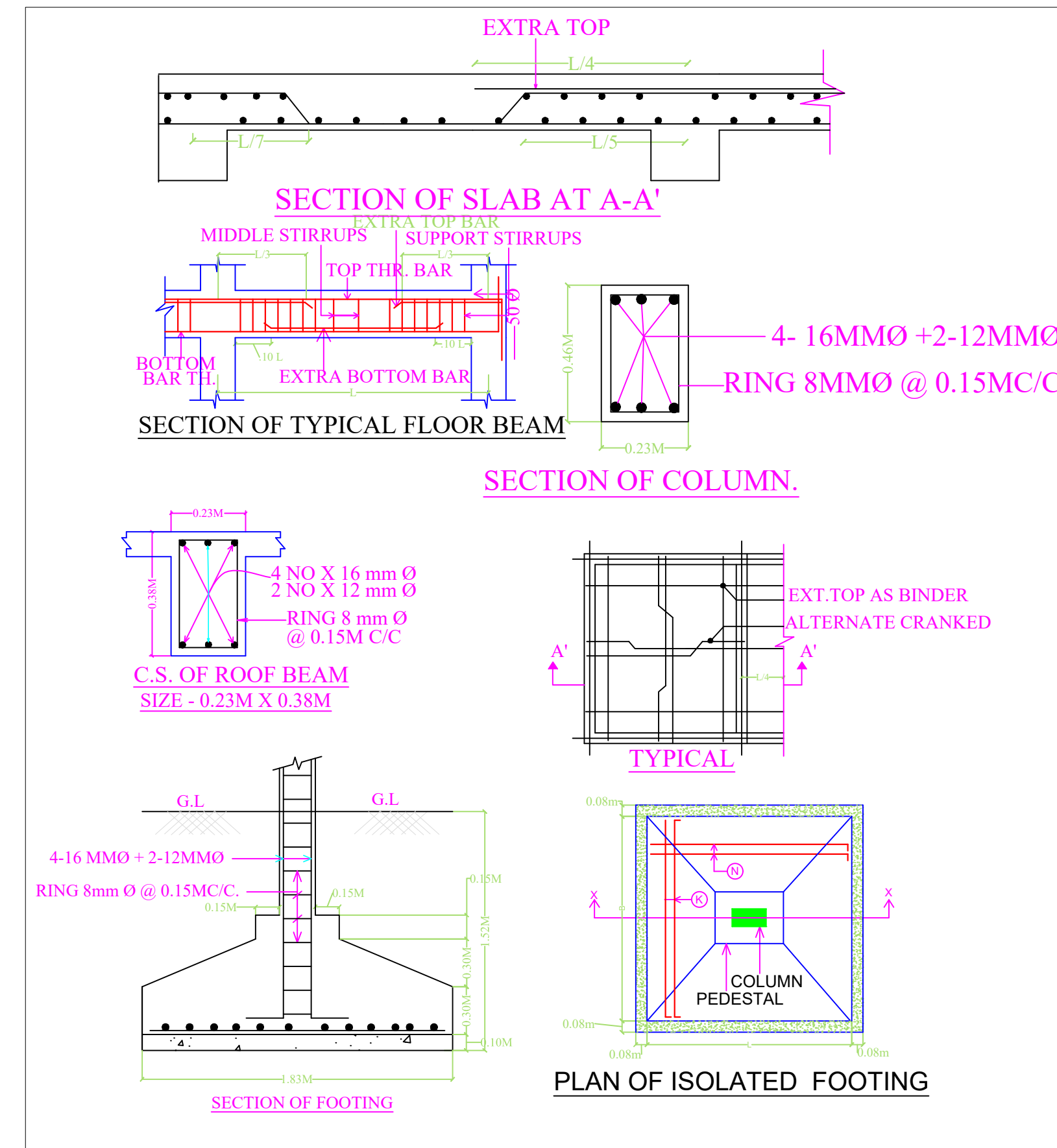
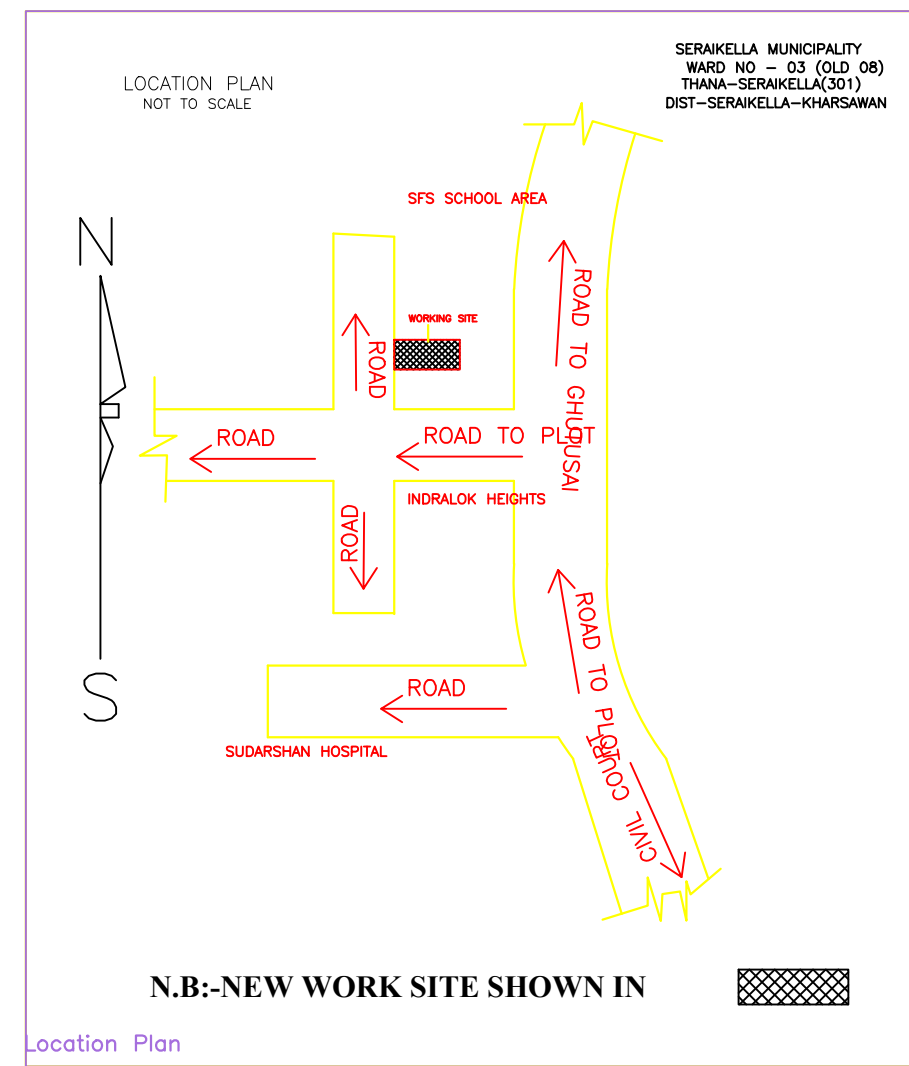
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Buildingwise Floor FAR Details

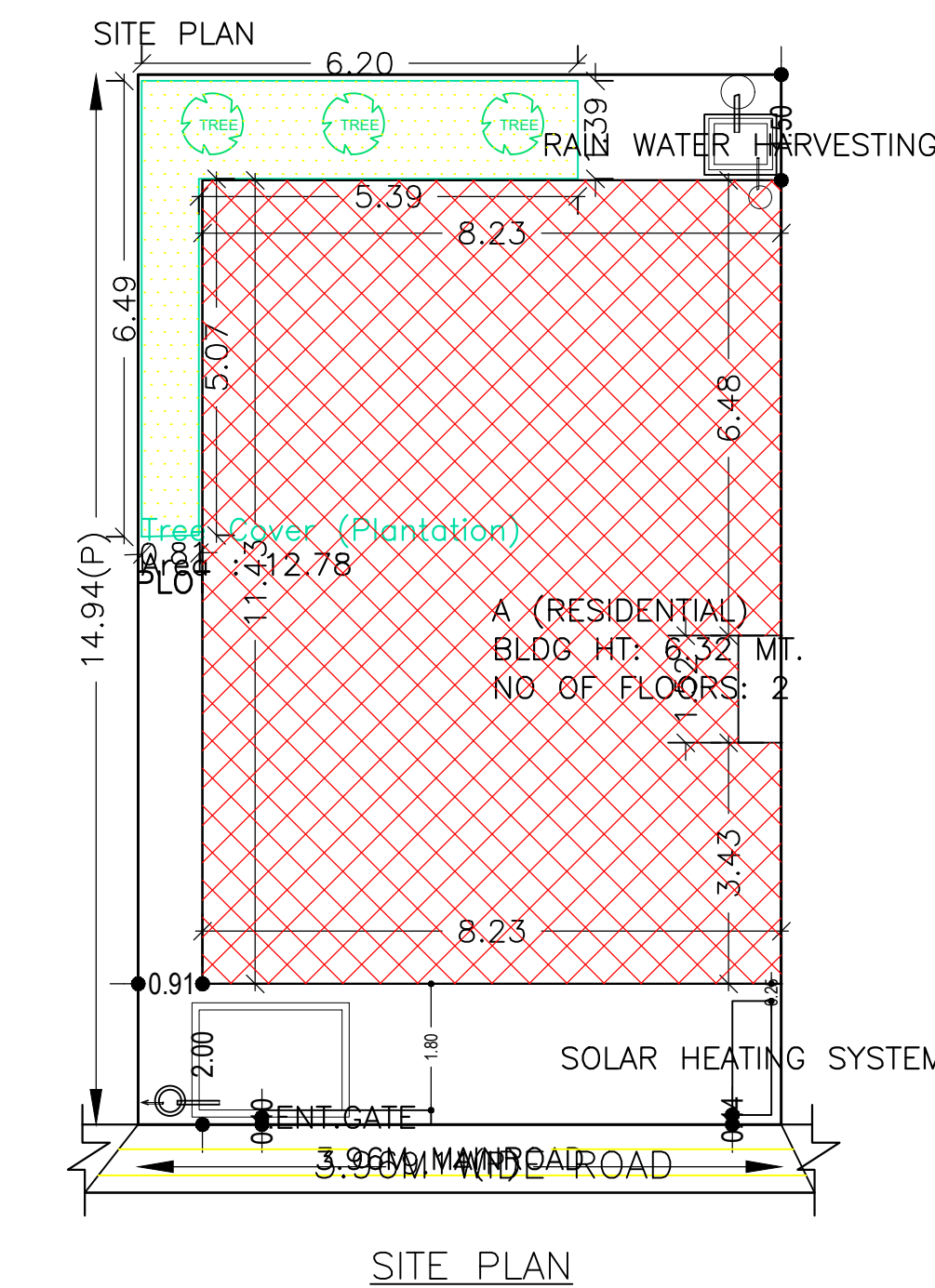
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	93.14	51.91	93.14	51.91
First Floor	111.53	111.53	111.53	111.53
Terrace Floor	0.00	0.00	0.00	0.00
Total :	204.67	163.44	204.67	163.44

COLOR INDEX

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



AREA STATEMENT		VERSION NO.:	1.0.68
SARAIKELA NAGAR PANCHAYAT		VERSION DATE:	16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: SARAIKELA	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: SARAIKELA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA		
Inward No: SNPC/BP/0070/W01/2023	Plot/SubPlot No: 292		
Application Type: General Proposal	North: Plot No. - C MISHRA		
Project Type: Building Permission	South: Plot No. - VIKASH KEJRIWAL		
Nature of Development: New	East: Plot No. - SHIV CHOUDHARY		
Location of Development Area: Old Area	West: Road Width - 3.96		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		136.57
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		136.57
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			12.78
Total			12.78
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		123.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		136.57
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		136.57
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			95.60
Proposed Coverage Area (68.20 %)			93.14
Total Prop. Coverage Area (68.2 %)			93.14
Balance coverage area (1.80 %)			2.46
FAR CHECK			
Perm. FAR Area (1.500)			204.86
Total Perm. FAR area			204.86
Residential FAR			163.44
Proposed FAR Area			163.44
Total Proposed FAR Area			163.44
Consumed FAR (Factor)			1.20
Balance FAR Area			41.42
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			204.67
ARCHITECT (Regd)	ABHISHEK TEWARI		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	BINIT DALMIA		
DEVELOPMENT AUTHORITY		LOCAL BODY	



Building :A (RESIDENTIAL)

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.)	Tnmt (No.)
Ground Floor	93.14	41.23	51.91	51.91	51.91	01
First Floor	111.53	0.00	111.53	111.53	111.53	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	204.67	41.23	163.44	163.44	163.44	01
Total Number of Same Buildings :	1					
Total :	204.67	41.23	163.44	163.44	163.44	01

UnitBUA Table for Building :A (RESIDENTIAL)

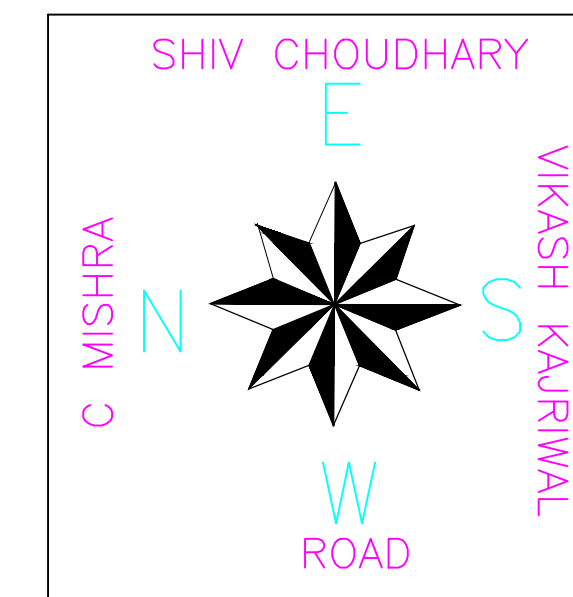
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	126.07	116.61	1	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	126.07	116.61	13	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.76	2.10	07
A (RESIDENTIAL)	D1	0.91	2.10	05
A (RESIDENTIAL)	D	1.22	2.10	01

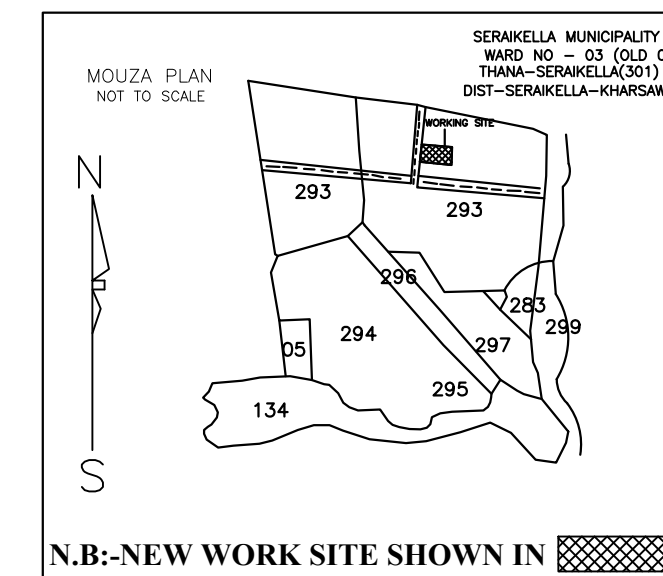
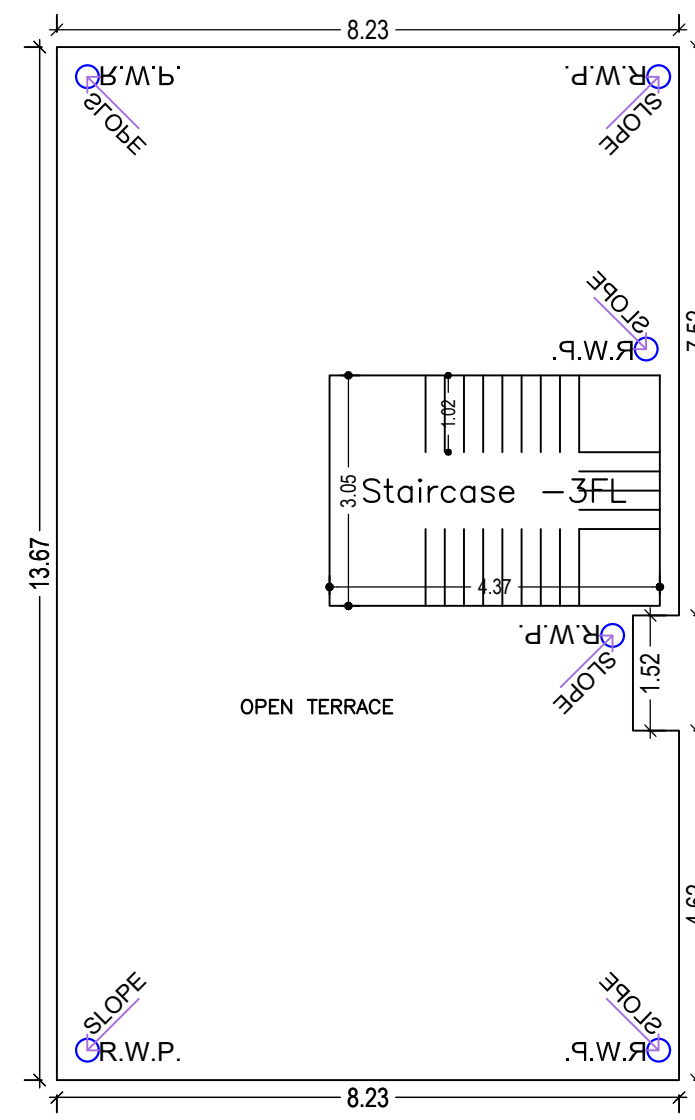
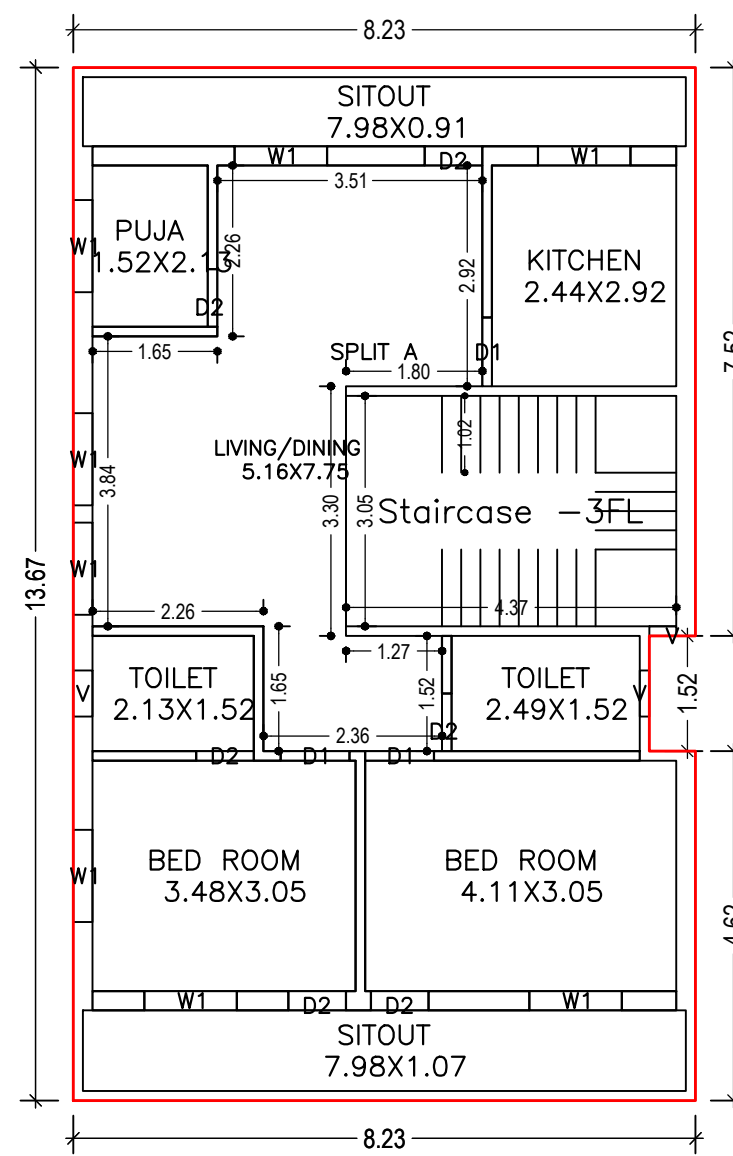
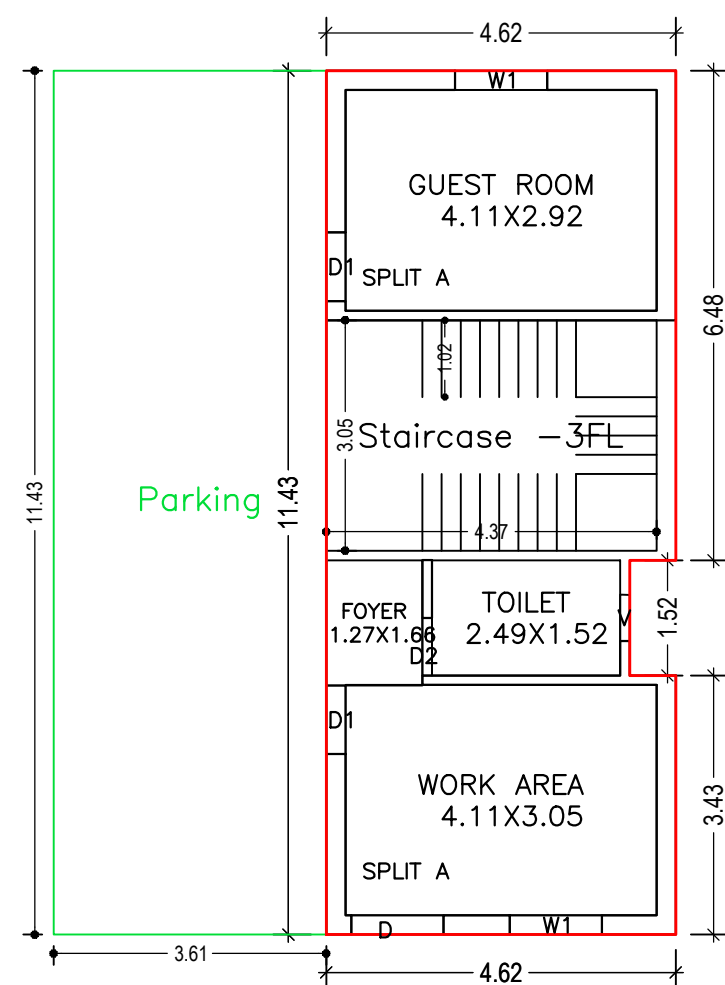
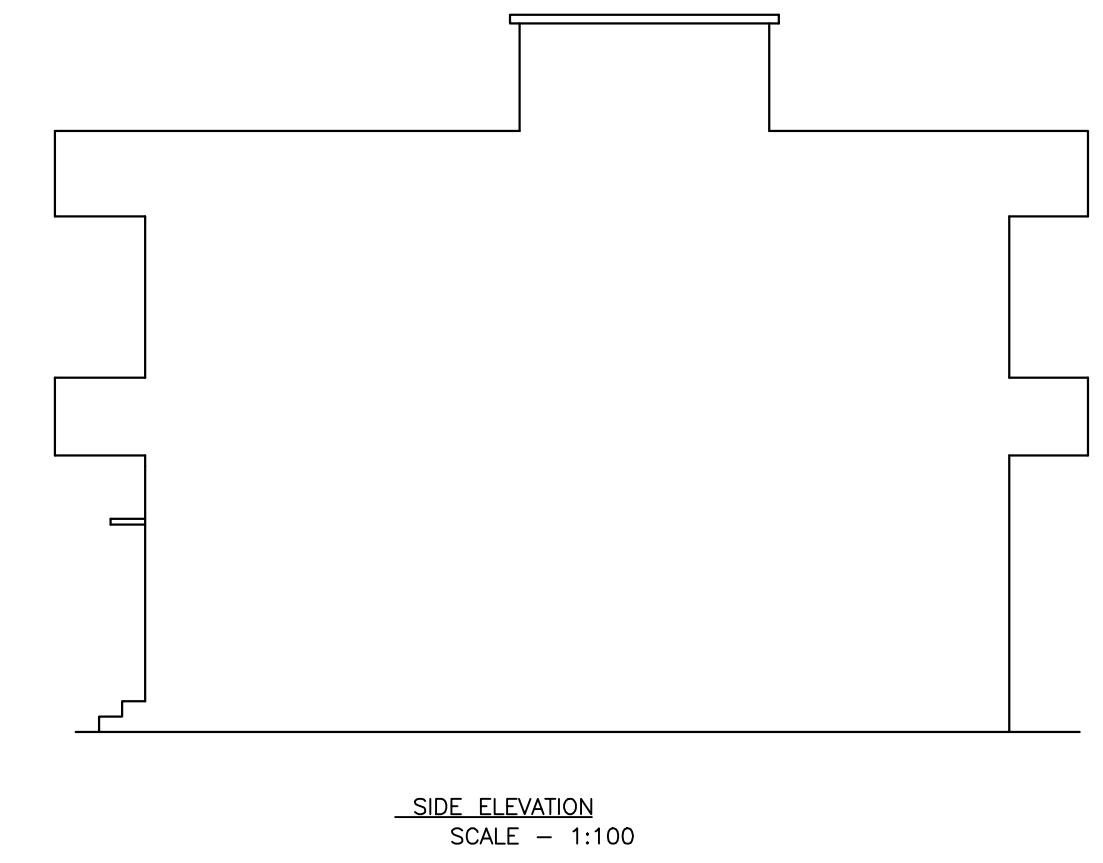
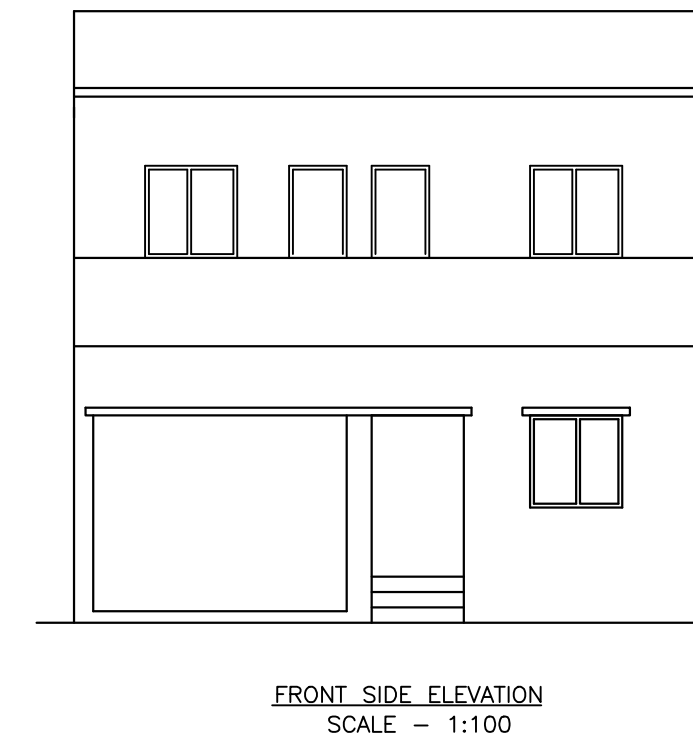
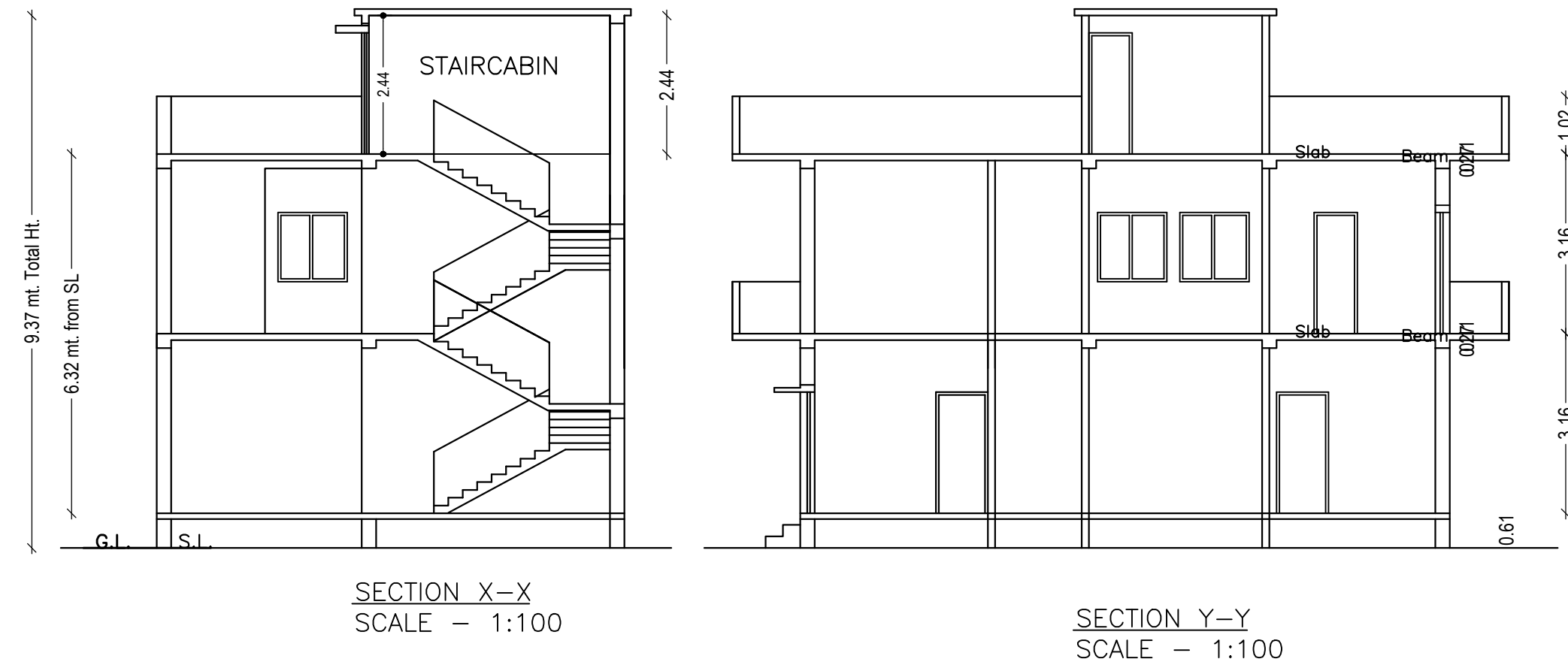
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.36	0.61	01
A (RESIDENTIAL)	V	0.61	0.61	03
A (RESIDENTIAL)	W1	1.22	1.20	10



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK TEWARI SNPC/ARC/0025/2021			

Proposal Basic Information	
Proposal File No.	SNPC/BP/0070/W01/2023
Owner Name	BINIT DALMIA
Khata No	39
Plot No	292
Village Name	Gulusai
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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