

SITE PLAN  
SCALE:1:100

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenement (No.)
			Stair/Case	Lift	Balcony	Void	Accessory Use	Parking					
A/UTTAM MAITY	1	10535.01	105.12	72.20	237.68	201.10	54.01	1557.82	8252.08	40.56	8307.08	8307.08	80
Grand Total	1	10535.01	105.12	72.20	237.68	201.10	54.01	1557.82	8252.08	40.56	8307.08	8307.08	80

Proposal Basic Information

Proposal File No.	SKZP/BP/0007/2020
Owner Name	UTTAM MAITY
Khata No	183
Plot No	1356
Village Name	DOBO
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT SARAKELA KHARSAWAN ZILA PARISHA	VERSION NO.: 1.0.50 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: SERAIKELA	Plot SubUse: Residential Bldg/Apartment
Authority: SARAKELA KHARSAWAN ZILA PARISHA	PlotNearby/ReligiousStructure: NA
Inward No: SKZP/BP/0007/2020	Plot/SubPlot No: 1356
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 3344.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 3344.55
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	358.54
Total	358.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 2986.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 3344.55
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 3344.55
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	1672.28
Proposed Coverage Area ( 48.81 % )	1632.49
Total Prop. Coverage Area ( 48.81 % )	1632.49
Balance coverage area ( 1.19 % )	39.79
FAR CHECK	
Perm. FAR Area ( 2.50 )	8361.38
Total Perm. FAR area	8361.38
Residential FAR	8252.10
Proposed FAR Area	8307.10
Total Proposed FAR Area	8307.10
Consumed FAR (Factor)	2.48
Balance FAR Area	54.28
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	10535.01
ARCHITECT (Regdt)	MOHAMMAD BELAL NASIR
ENGINEER (Regdt)	
SUPERVISOR (Regdt)	
OWNER (Regdt)	UTTAM MAITY
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name (A/UTTAM MAITY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	1632.50	55.00	1632.50	55.00
First Floor	1685.43	1602.88	1685.43	1602.88
Second Floor	1804.27	1662.30	1804.27	1662.30
Third Floor	1804.27	1662.30	1804.27	1662.30
Fourth Floor	1804.27	1662.30	1804.27	1662.30
Fifth Floor	1804.27	1662.30	1804.27	1662.30
Terrace Floor	0.00	0.00	0.00	0.00
Total	10535.01	8307.08	10535.01	8307.08

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A/UTTAM MAITY	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

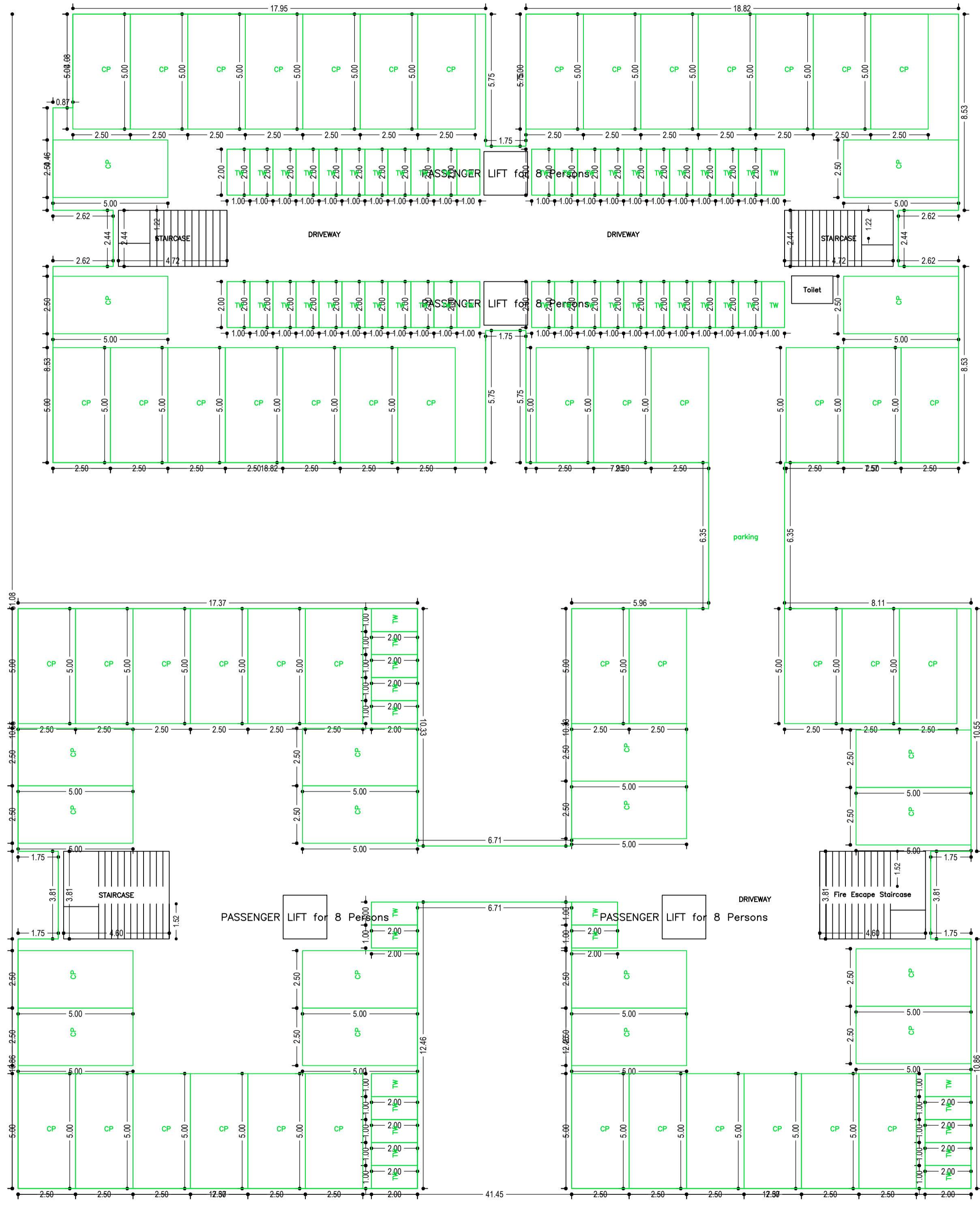
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A/UTTAM MAITY	Residential	Residential Bldg/Apartment	> 0	1	80.00	1	80	-	-	-	-
Total			> 0	1	80.00	1	80	1	8	1	80

Parking Check (Table 7b)

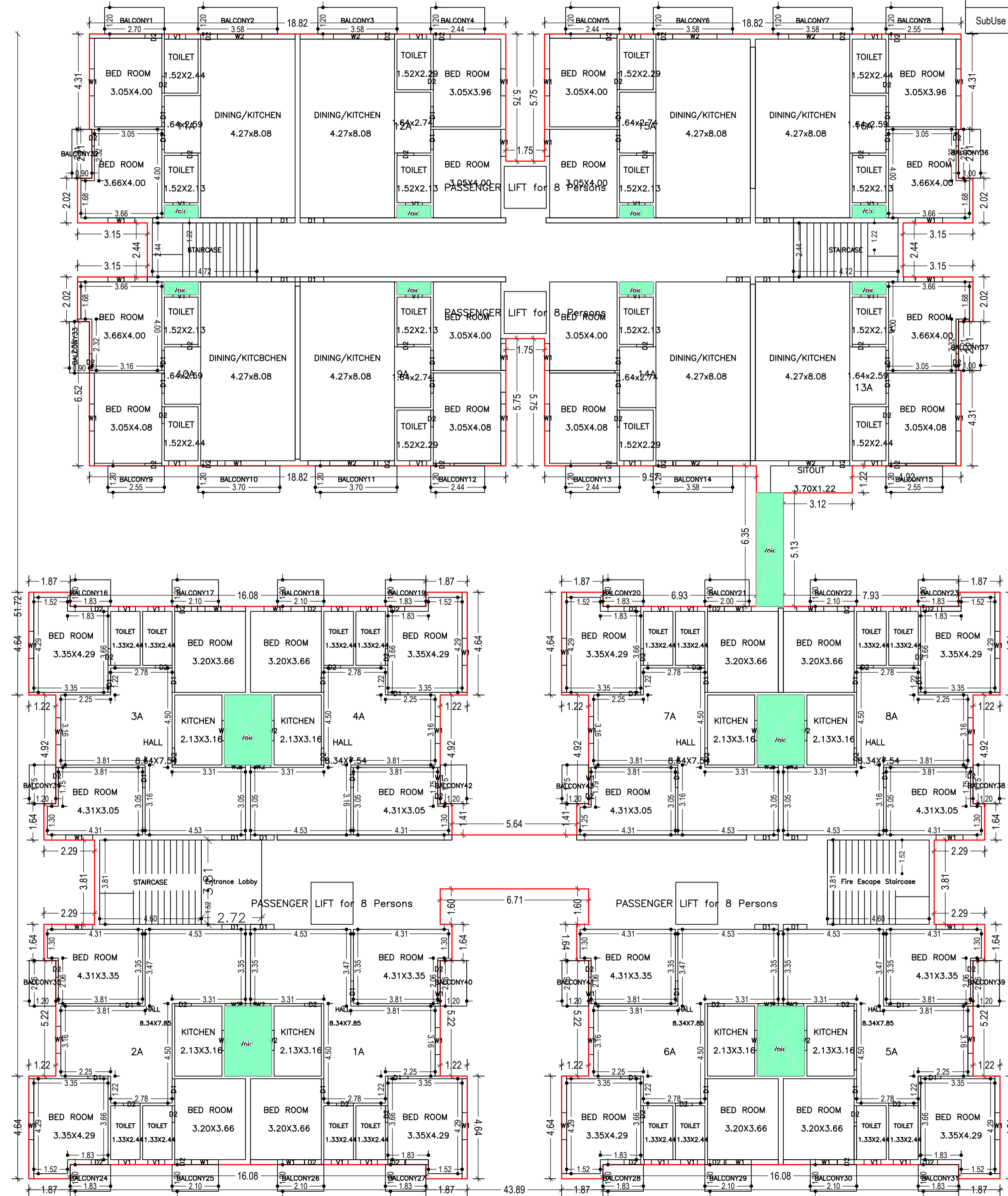
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	80	80	1000.00
Total Car	80	1000.00	80	80	1000.00
Visitor's Car Parking	-	-	1	1	2.50
Total Visitor Parking	8	100.00	8	8	107.00
Parallel Visitor's Car Parking	-	-	7	7	94.50
TwoWheeler	-	-	80	80	160.00
Total TwoWheeler	80	160.00	80	80	160.00
Other Parking	-	-	-	-	556.82
Total	-	1260.00	-	-	1963.82

LTP NAME AND SIGNATURE MOHAMMAD BELAL NASIR SKZP/ENG/0001/2020	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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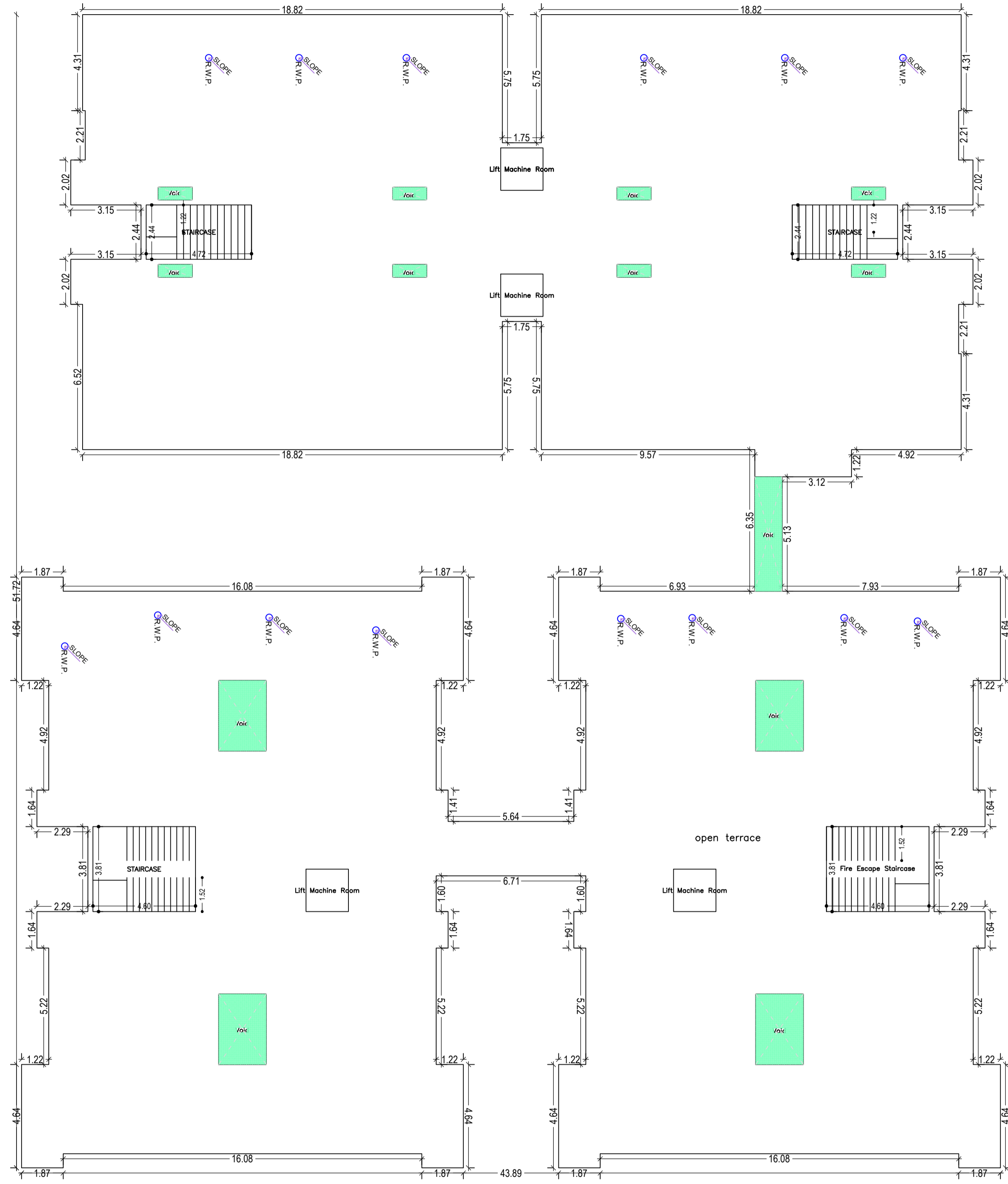
PARKING FLOOR PLAN  
(SCALE 1:100)



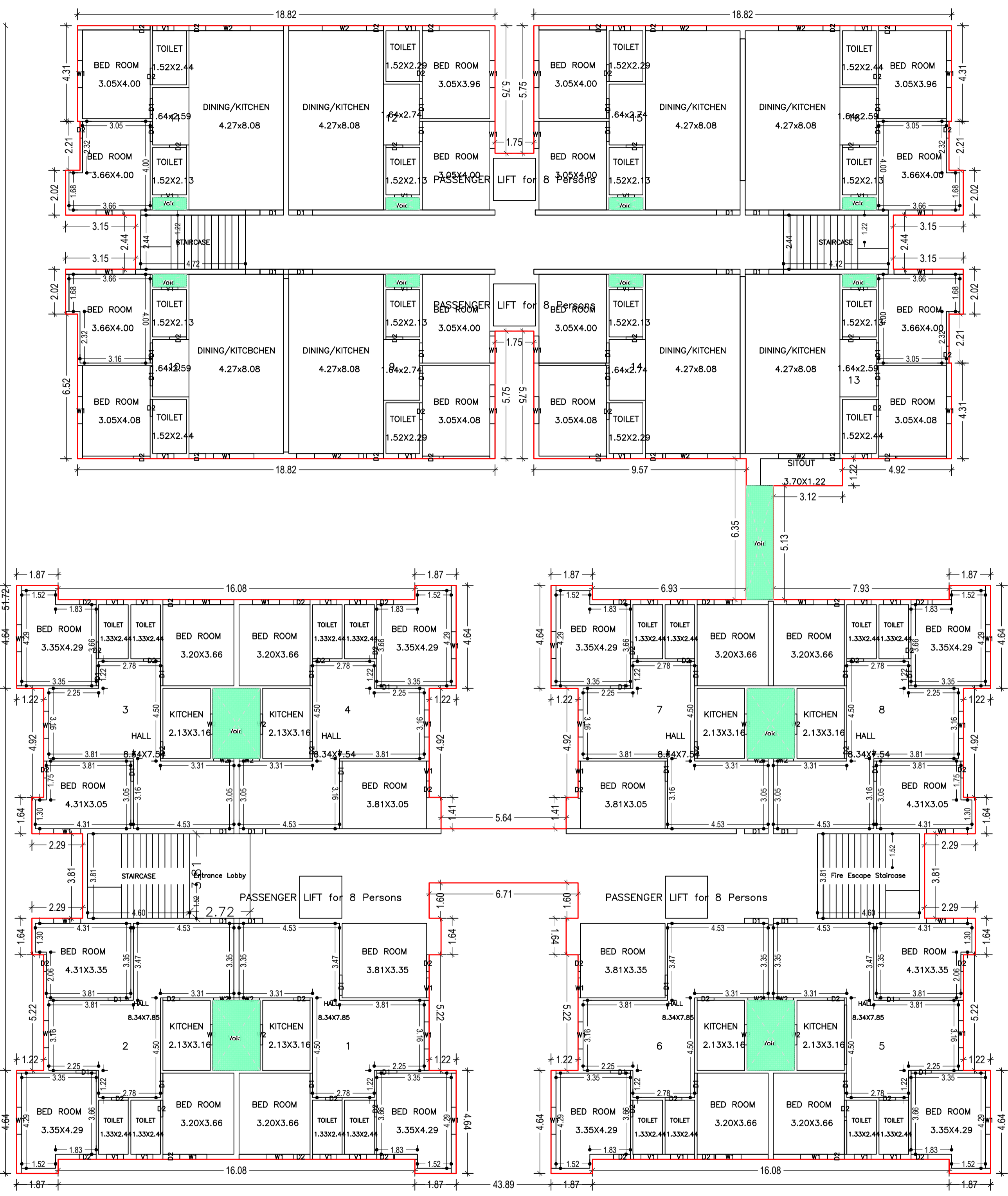
TYPICAL -2,3,4 & 5 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR SKZP/ENG/0001/2020			

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TERRACE FLOOR PLAN (SCALE 1:100)

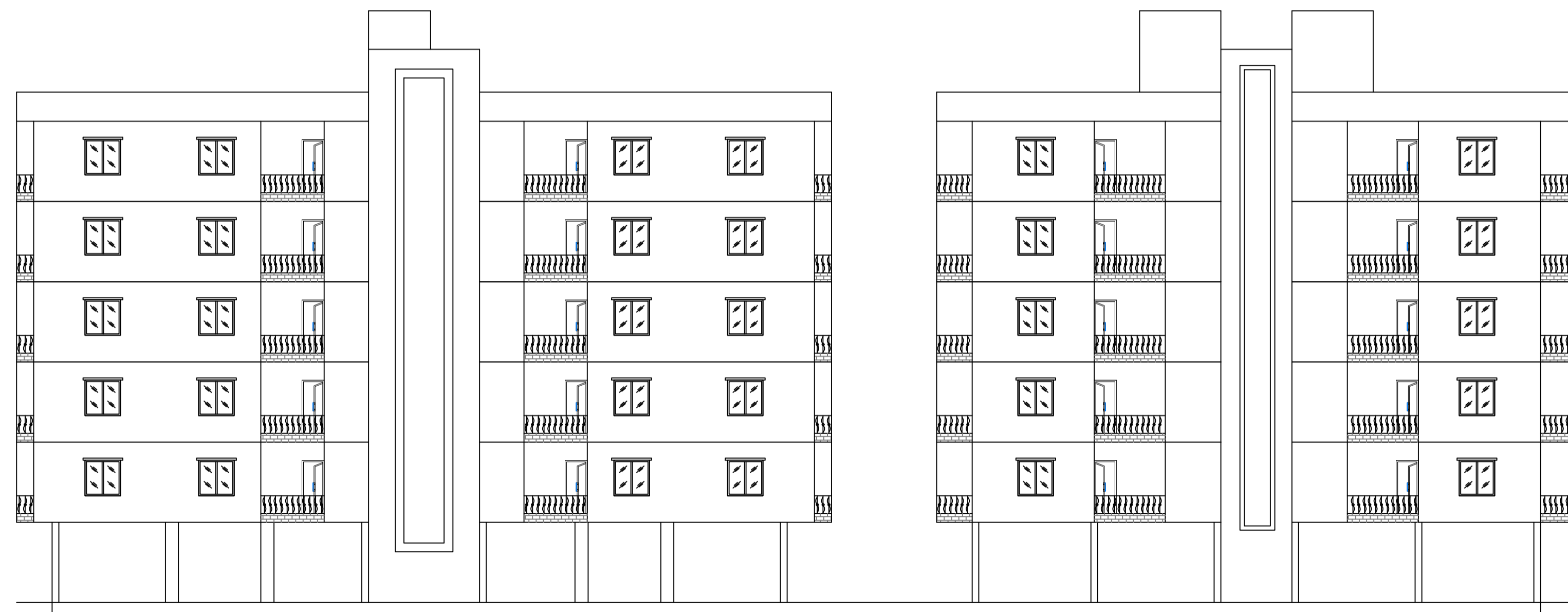
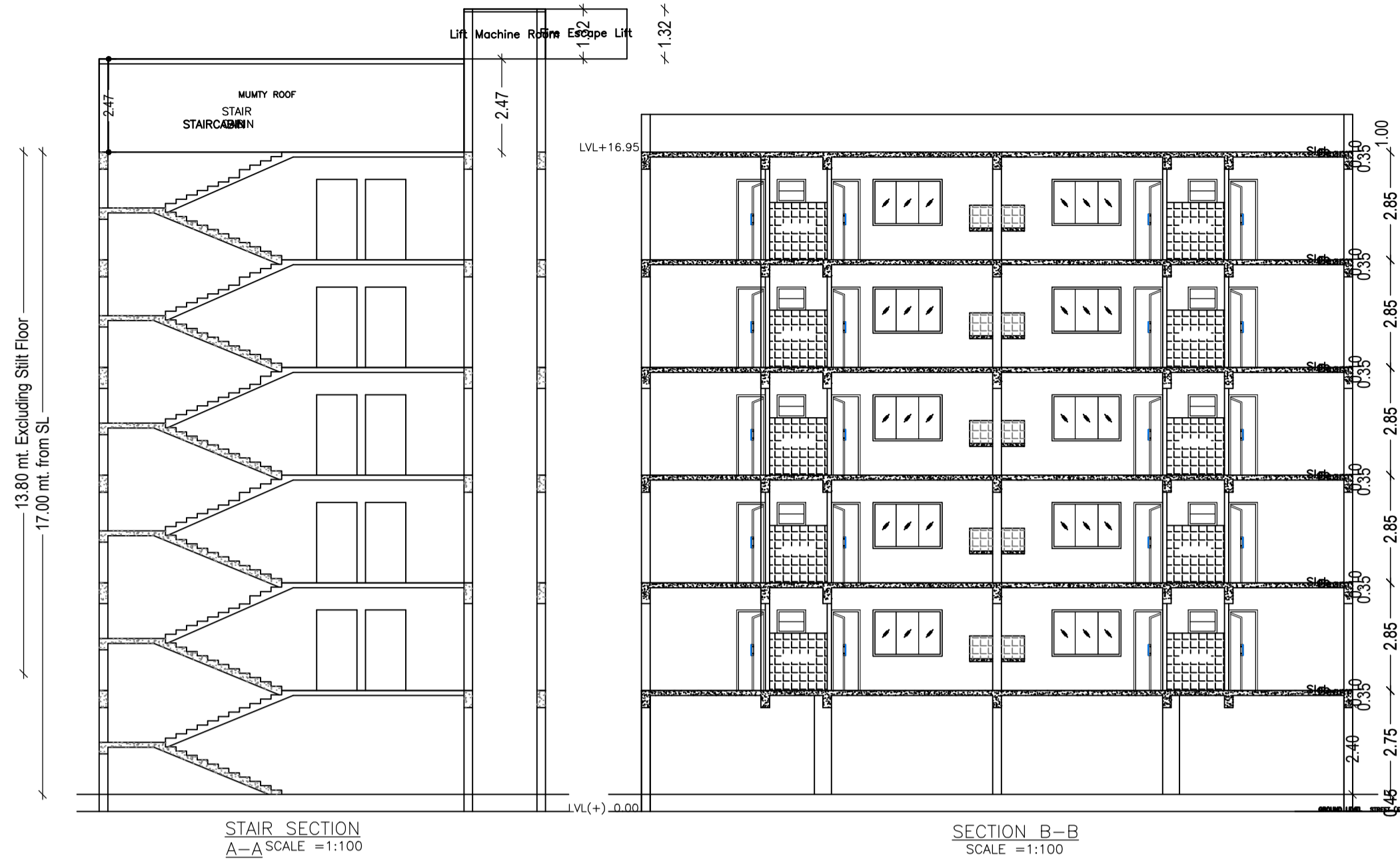


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR SKZP/ENG/0001/2020			

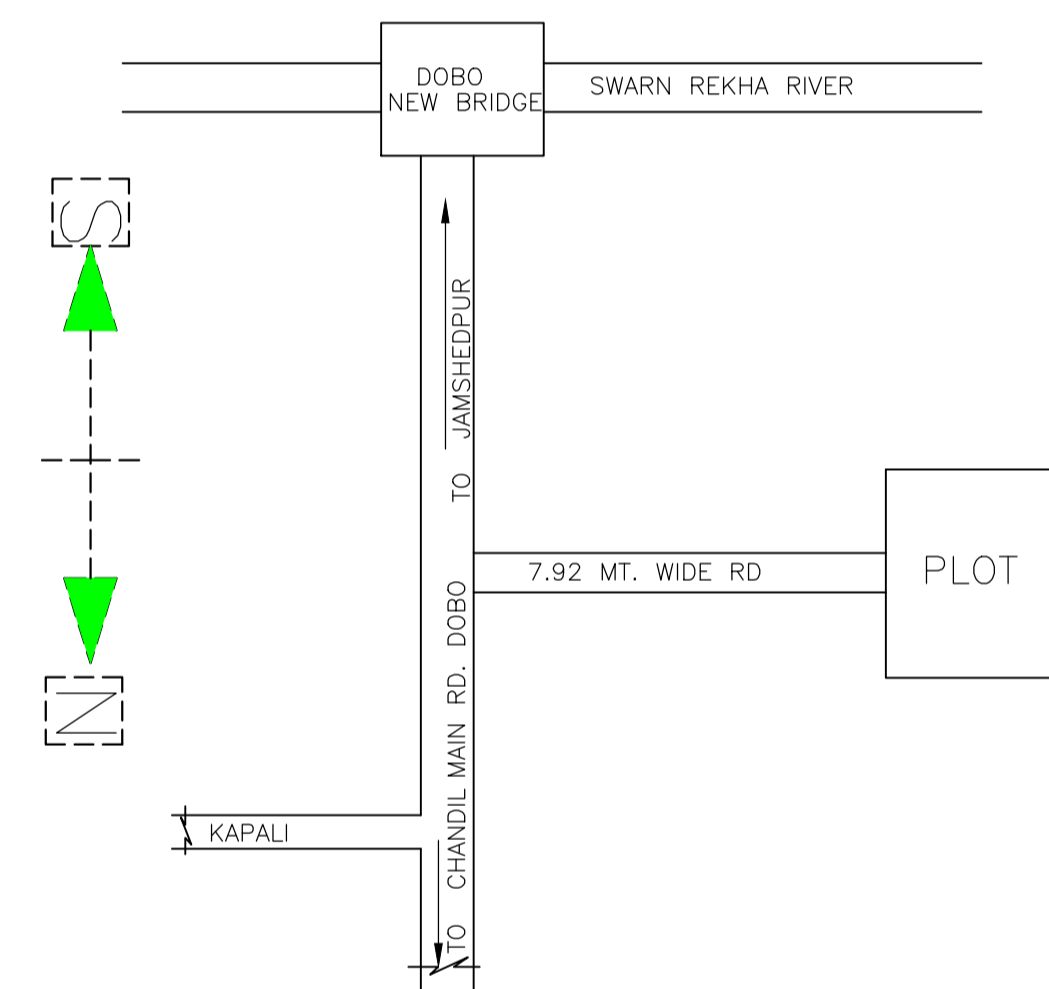
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FRONT ELEVATION  
SCALE = 1:100

SIDE ELEVATION  
SCALE = 1:100



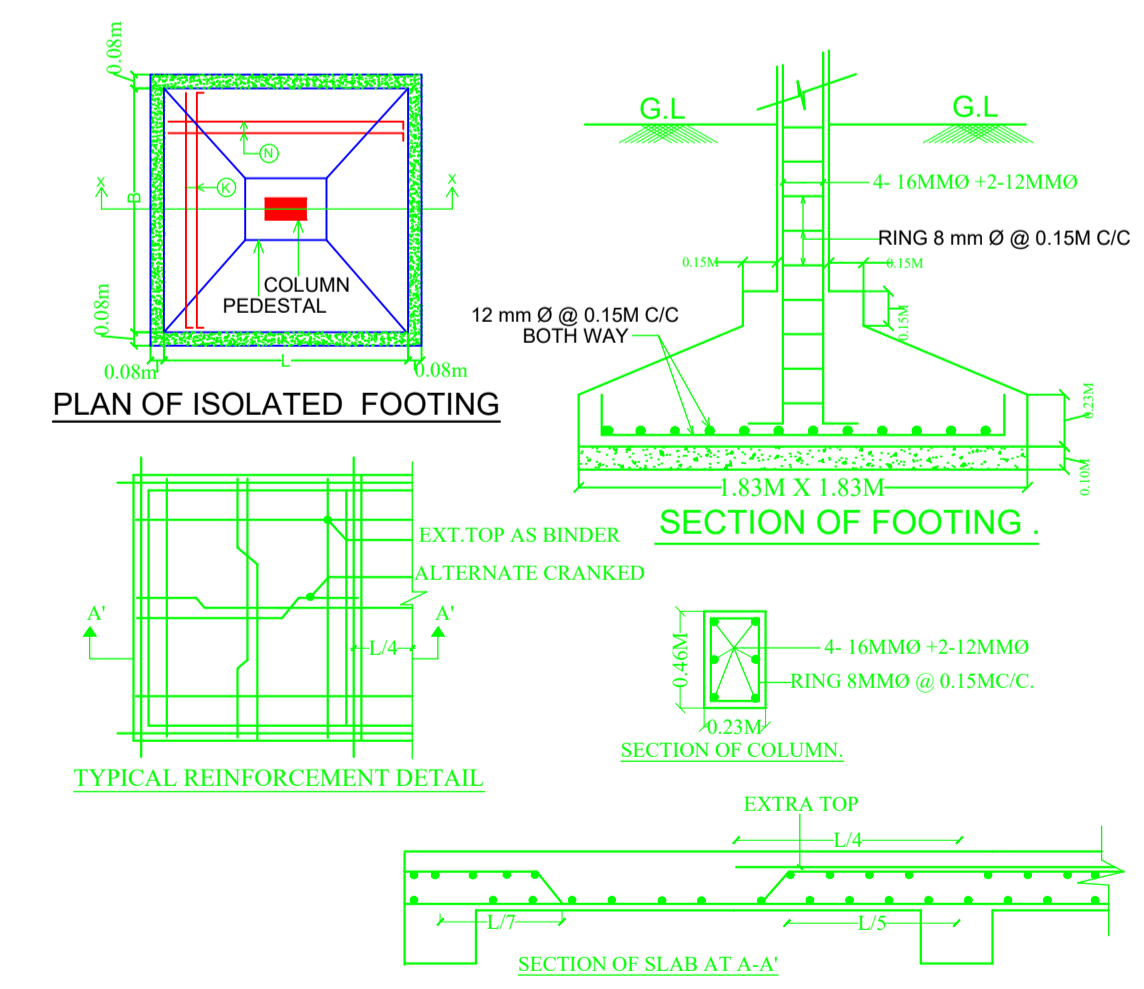
LOCATION MAP

Unit/BUA Table for Building :A(UTTAM MAITY)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL -2,3,4 & 5 FLOOR PLAN	10A	FLAT	86.64	75.84	5	64
	11A	FLAT	86.58	75.08	5	
	12A	FLAT	81.67	73.47	5	
	13A	FLAT	86.83	79.87	6	
	14A	FLAT	81.67	73.34	5	
	15A	FLAT	81.67	73.87	5	
	16A	FLAT	86.62	76.12	5	
	1A	FLAT	104.19	93.80	7	
	2A	FLAT	104.19	95.98	7	
FIRST FLOOR PLAN	3A	FLAT	101.21	92.87	7	16
	4A	FLAT	101.21	91.56	7	
	5A	FLAT	104.19	93.83	7	
	6A	FLAT	104.19	94.84	7	
	7A	FLAT	101.10	91.61	7	
	8A	FLAT	101.21	93.17	7	
	9A	FLAT	81.81	73.52	5	
	1	FLAT	97.02	93.80	7	
	10	FLAT	77.05	75.84	5	
	11	FLAT	77.05	75.08	5	
	12	FLAT	74.45	73.47	5	
	13	FLAT	81.56	79.87	6	
	14	FLAT	74.45	73.33	5	
	15	FLAT	74.45	73.87	5	
	16	FLAT	77.05	76.12	5	
	2	FLAT	97.02	95.98	7	
3	FLAT	94.40	92.87	7		
4	FLAT	94.40	91.56	7		
5	FLAT	97.02	93.83	7		
6	FLAT	97.02	94.84	7		
7	FLAT	94.40	91.61	7		
8	FLAT	94.40	93.17	7		
9	FLAT	74.45	73.52	5		
Total	-	-	7356.25	6743.86	485	80

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2,3,4 & 5 FLOOR PLAN	1.20 X 2.10 X 7 X 4	70.28	475.16
	1.20 X 2.00 X 1 X 4	9.60	
	1.20 X 3.58 X 5 X 4	88.00	
	1.20 X 2.44 X 4 X 4	46.88	
	1.20 X 2.55 X 3 X 4	36.72	
	1.20 X 3.70 X 2 X 4	35.52	
	1.20 X 2.70 X 1 X 4	12.96	
	1.20 X 2.06 X 4 X 4	39.52	
	1.20 X 1.75 X 4 X 4	33.60	
	0.90 X 2.33 X 1 X 4	8.36	
0.90 X 2.21 X 1 X 4	7.96		
1.00 X 2.21 X 2 X 4	17.68		
1.20 X 1.83 X 6 X 4	70.08		
Total	-	-	475.16



SCHEDULE OF DOOR:

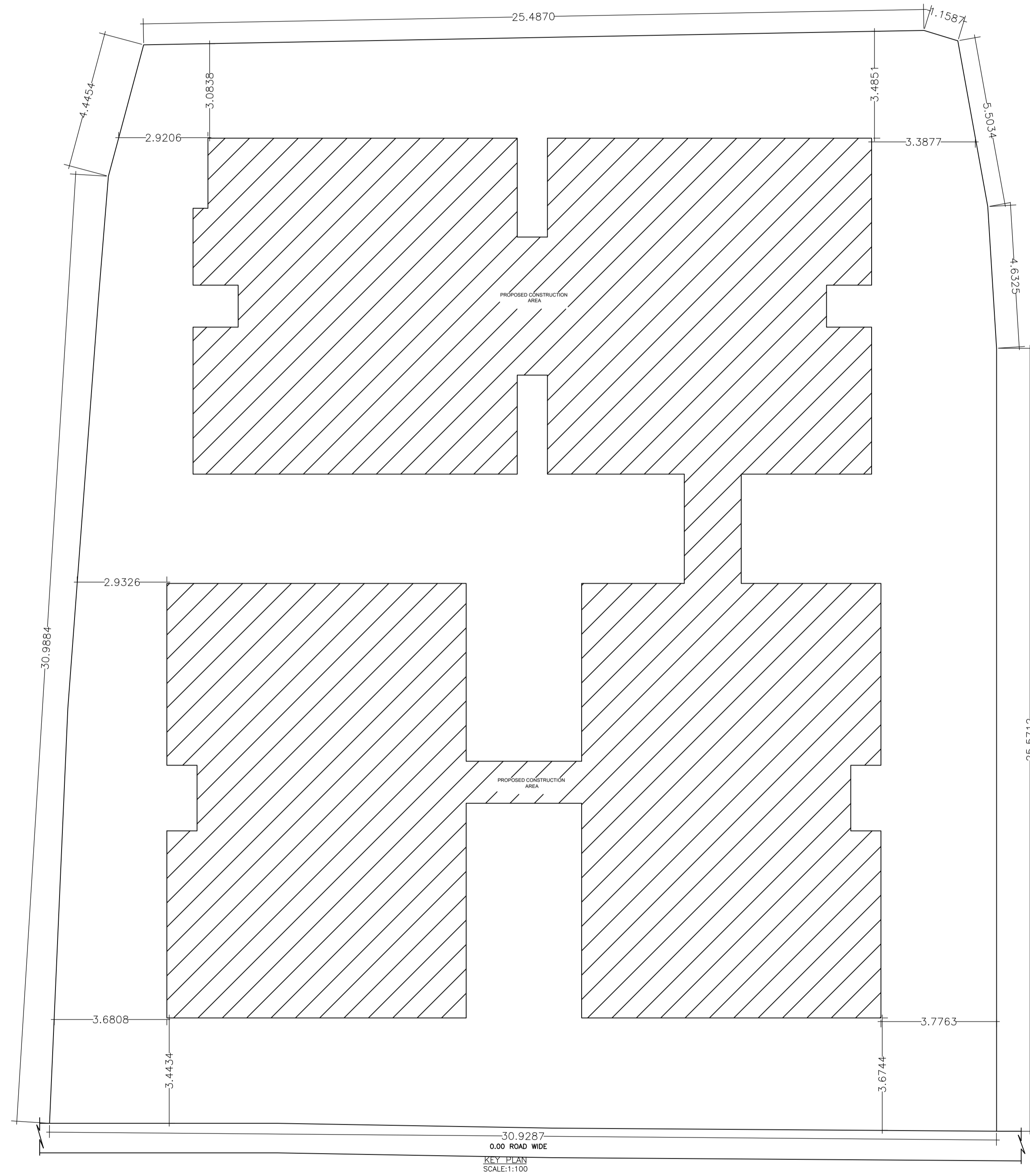
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(UTTAM MAITY)	D2	0.75	2.13	01
A(UTTAM MAITY)	D2	0.76	2.13	418
A(UTTAM MAITY)	D1	0.91	2.13	200
A(UTTAM MAITY)	D1	1.07	2.13	80

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(UTTAM MAITY)	V1	0.76	1.20	120
A(UTTAM MAITY)	V1	0.76	1.22	40
A(UTTAM MAITY)	W1	0.90	1.50	20
A(UTTAM MAITY)	W2	0.91	1.22	80
A(UTTAM MAITY)	W1	1.22	1.22	220
A(UTTAM MAITY)	W1	1.83	1.22	05
A(UTTAM MAITY)	W2	2.00	2.10	35

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