

Proposal Basic Information

Proposal File No.	KONPC/BP/0021/W14/2018
Owner Name	1. SRI VIKASH SINGH 2. SRI AMIT SINGH
Khata No	404
Plot No	3394
Village Name	Kodarma
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO. : 1.0.34		
KODERMA NAGAR PANCHAYAT	VERSION DATE: 13/03/2019		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: KODERMA	Plot SubUse: Residential Bldg/Apartment		
Authority: KODERMA NAGAR PANCHAYAT	Plot/Nearby/Religious/Structure: NA		
Inward No: KONPC/BP/0021/W14/2018	Plot/SubPlot No: 3394		
Application Type: General Proposal	North: Road Width - 3.04M WIDE ROAD		
Project Type: Building Permission	South: Plot No. - SMT RANIHAN DEVI W/O NAND LAL PRASAD		
Nature of Development: New	East: Plot No. - PLOT NO 3356 PART OF PLOT NO 3394		
Location of Development Area: Old Area	West: Plot No. - SMT BILASH DEVI W/O SRI BHARAT PD & OTHERS		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	231.50
Deduction for NetPlot Area			
Road Widening Area			3.12
Total			3.12
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)			
(A-Deductions)			228.38
Deduction for Balance Plot Area(from Gross Plot Area)			
Road Widening Area			3.12
Common Plot			24.03
Total			27.15
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)			
(A-Deductions)			204.35
PLOT AREA FOR COVERAGE(Net Plot Area)			
(A-Deductions)			228.38
Plot Area for FAR (Net Plot Area + RoadWidening Area)			
(A-Deductions)			228.38
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			159.87
Proposed Coverage Area (53.53 %)			122.25
Total Prop. Coverage Area (53.53 %)			122.25
Balance coverage area (16.47 %)			37.62
FAR CHECK			
Perm. FAR Area (1.20)			274.06
Total Perm. FAR area			274.06
Residential FAR			191.64
Proposed FAR Area			191.64
Total Proposed FAR Area			191.64
Consumed FAR (Factor)			0.84
Balance FAR Area			82.42
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			247.35
ARCHITECT (Regd)			Amrendra Kumar
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			1. SRI VIKASH SINGH 2. SRI AMIT SINGH
DEVELOPMENT AUTHORITY			LOCAL BODY

FAR & Tenement Details (Table 4c-1)

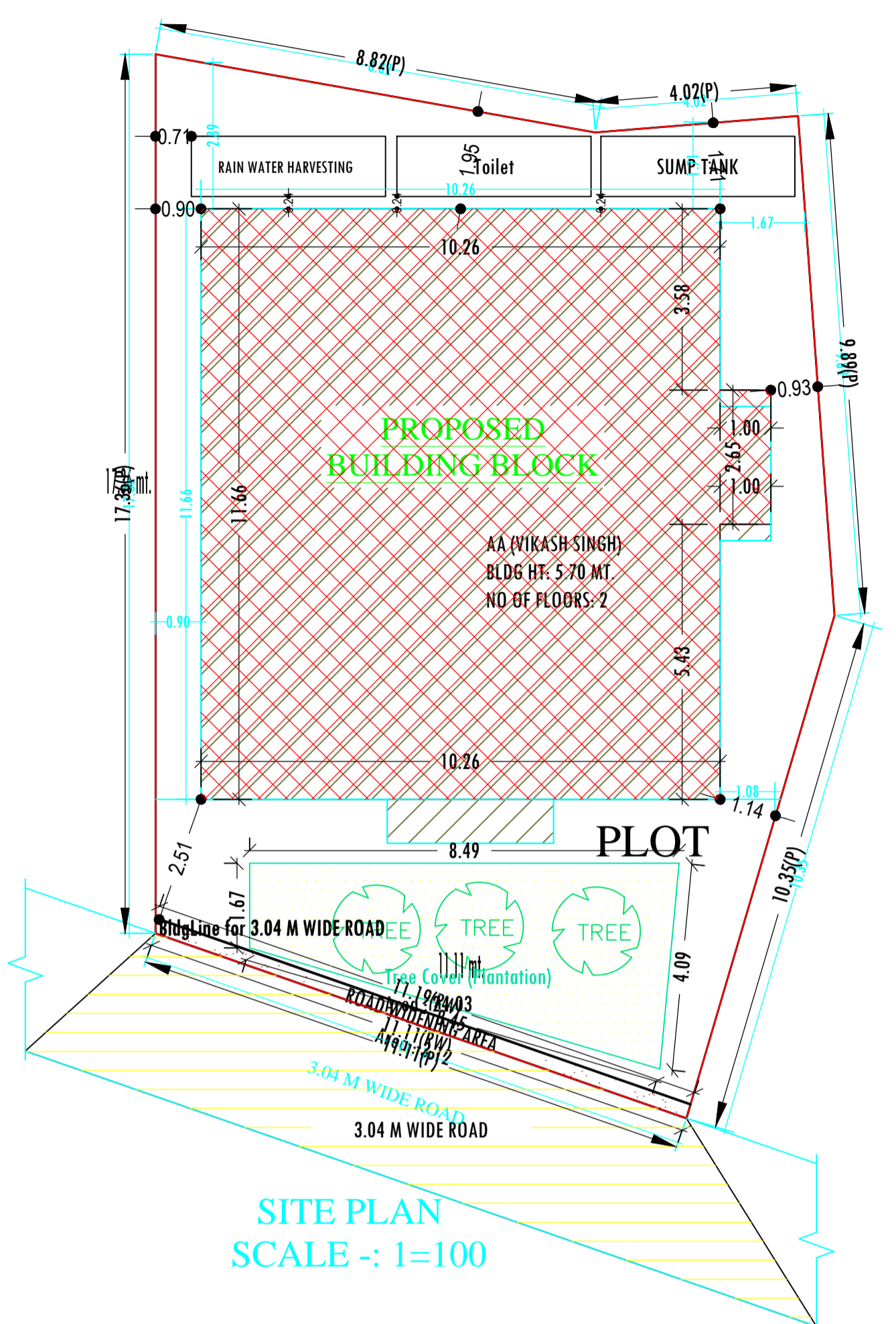
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (VIKASH SINGH)	1	247.35	55.71	191.64	191.64	191.64	02
Grand Total :	1	247.35	55.71	191.64	191.64	191.64	02

Building -AA (VIKASH SINGH)

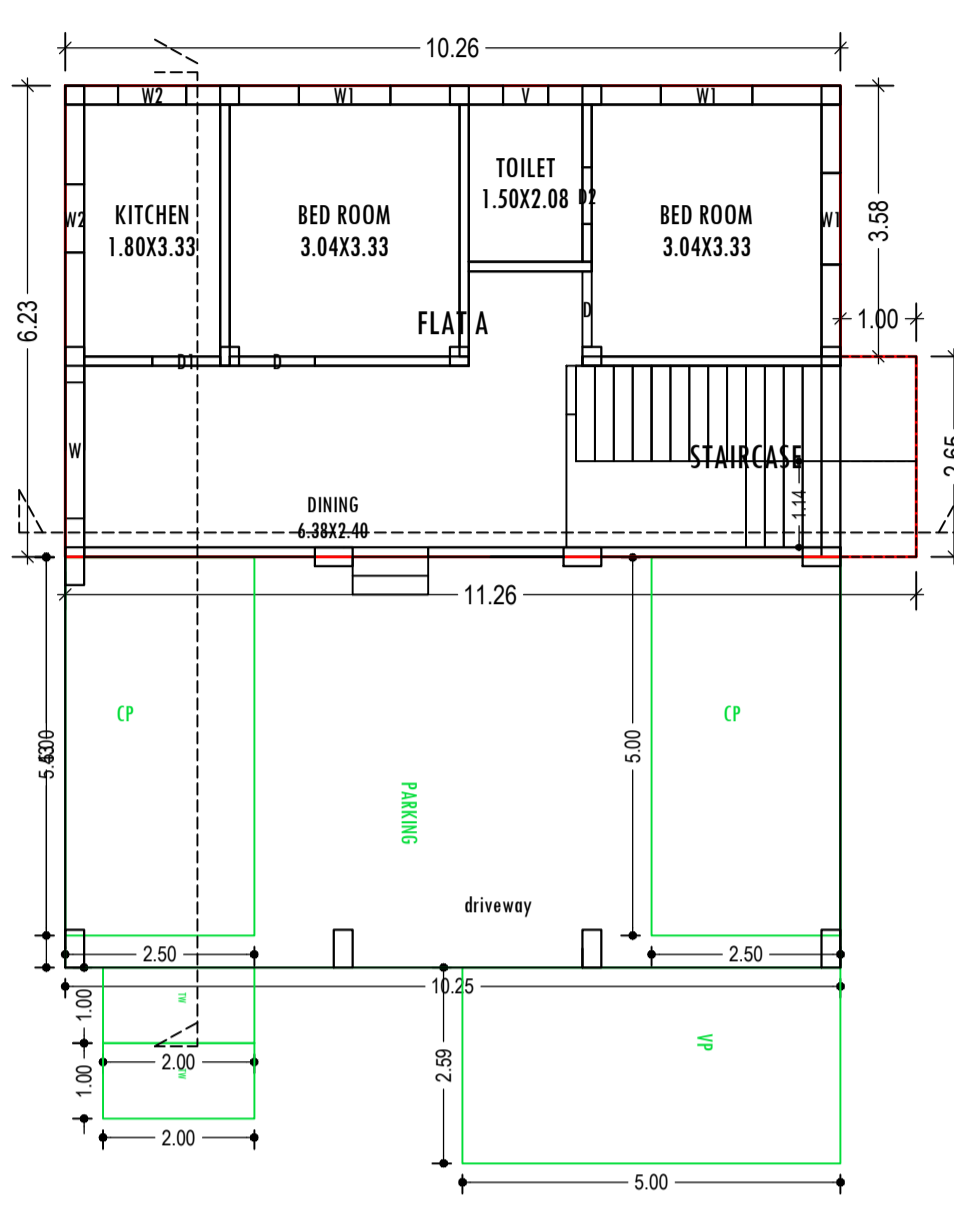
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	122.25	55.71	66.54	66.54	66.54	01
First Floor	125.10	0.00	125.10	125.10	125.10	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	247.35	55.71	191.64	191.64	191.64	02
Total Number of Same Buildings :	1					
Total :	247.35	55.71	191.64	191.64	191.64	02

Buildingwise Floor FAR Details

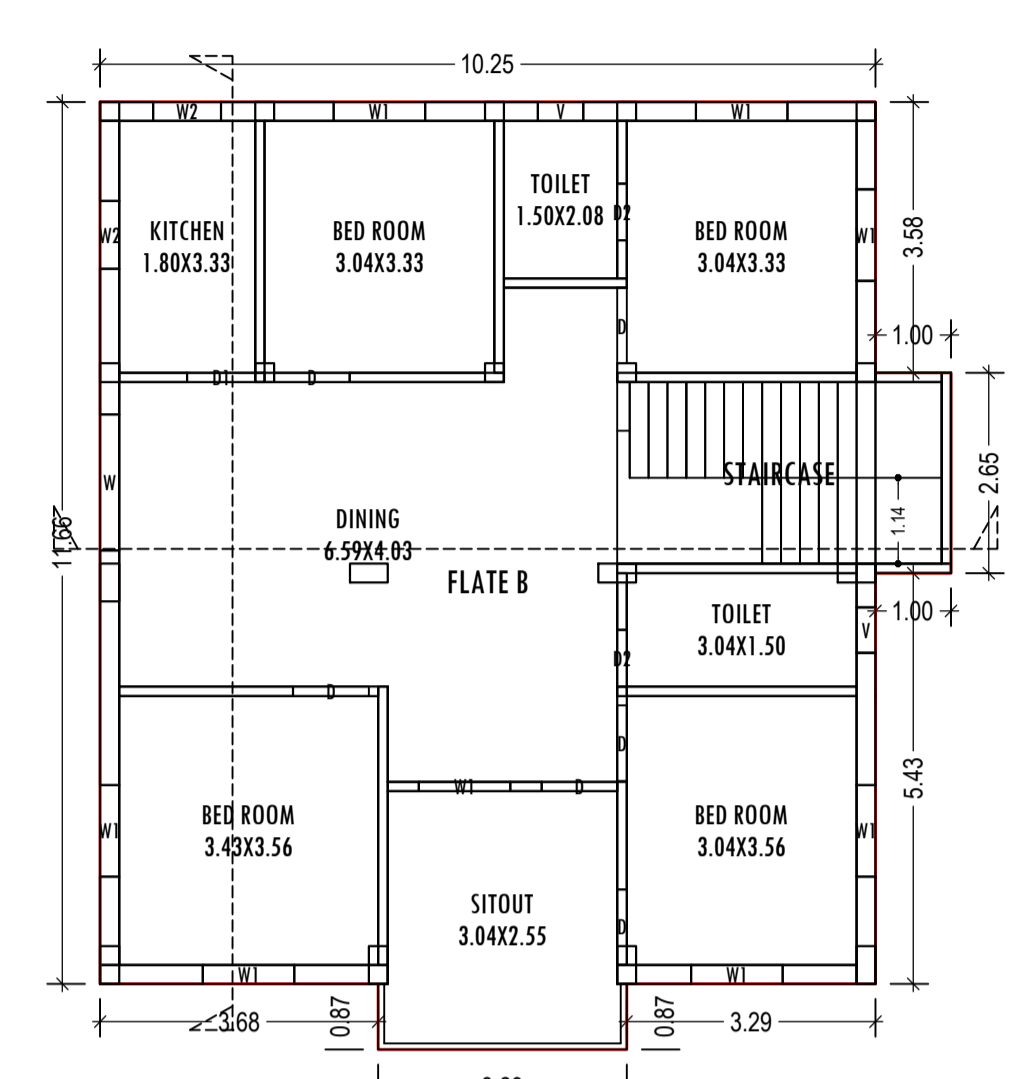
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	122.25	66.54	122.25	66.54
First Floor	125.10	125.10	125.10	125.10
Terrace Floor	0.00	0.00	0.00	0.00
Total :	247.35	191.64	247.35	191.64



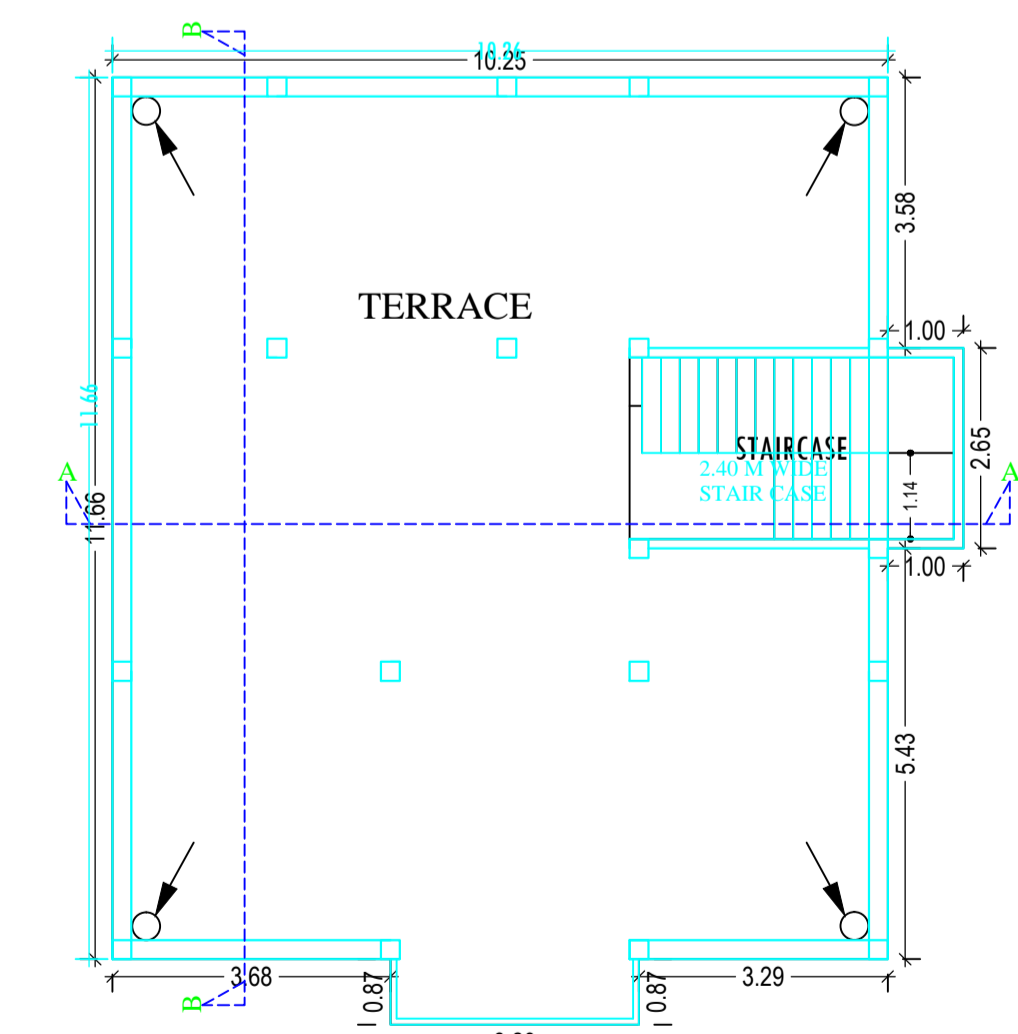
SITE PLAN SCALE :- 1=100



GROUND FLOOR PLAN (Proposed) SCALE 1:100



FIRST FLOOR PLAN (Proposed) SCALE 1:100



TERRACE FLOOR PLAN SCALE :- 1=100

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (VIKASH SINGH)	Residential	Residential Bldg/Apartment	Non-Highrise

UnitBUA Table for Building :AA (VIKASH SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT A	FLAT	49.02	47.08	4	1
FIRST FLOOR PLAN	FLATE B	FLAT	104.11	99.88	9	1
Total:	-	-	153.13	146.96	13	2

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (VIKASH SINGH)	D2	0.75	2.10	03
AA (VIKASH SINGH)	D1	0.90	2.10	02
AA (VIKASH SINGH)	D	1.00	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (VIKASH SINGH)	V	0.60	0.60	03
AA (VIKASH SINGH)	W2	0.90	1.20	04
AA (VIKASH SINGH)	W1	1.21	1.20	11
AA (VIKASH SINGH)	W	1.80	1.20	01

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
AA (VIKASH SINGH)	Residential	Residential Bldg/Apartment	>0	1	2.00	-	2	-	-	-	-
			>0	1	2.00	-	-	-	-	1	2
			>0	1	2.00	-	-	1	1	-	-
Total:			-	-	-	-	2	2	-	1	2

Parking Check (Table 7b)

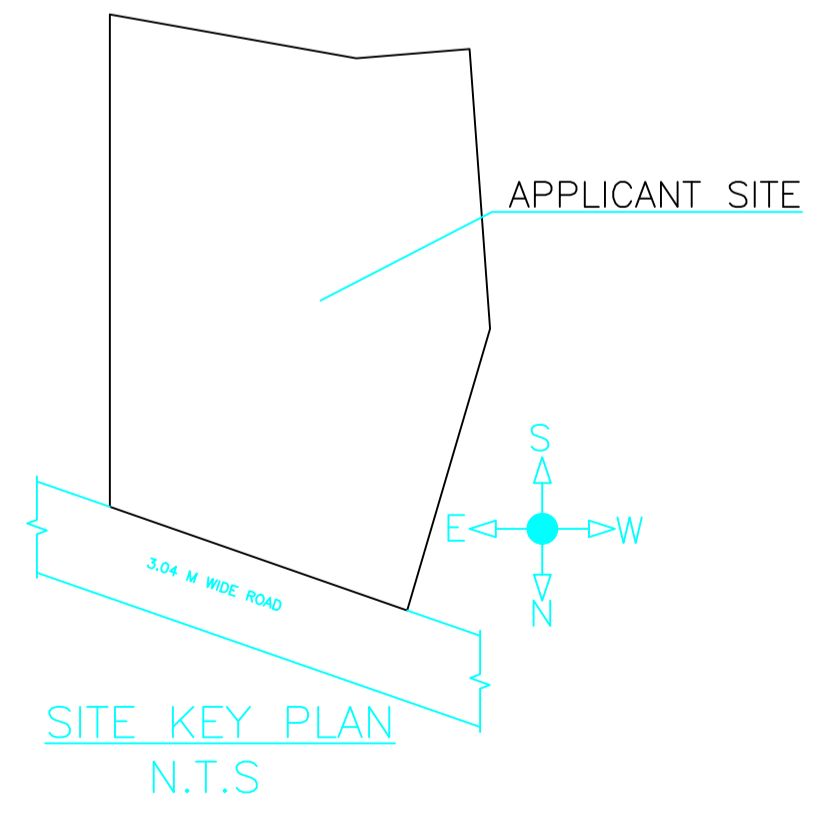
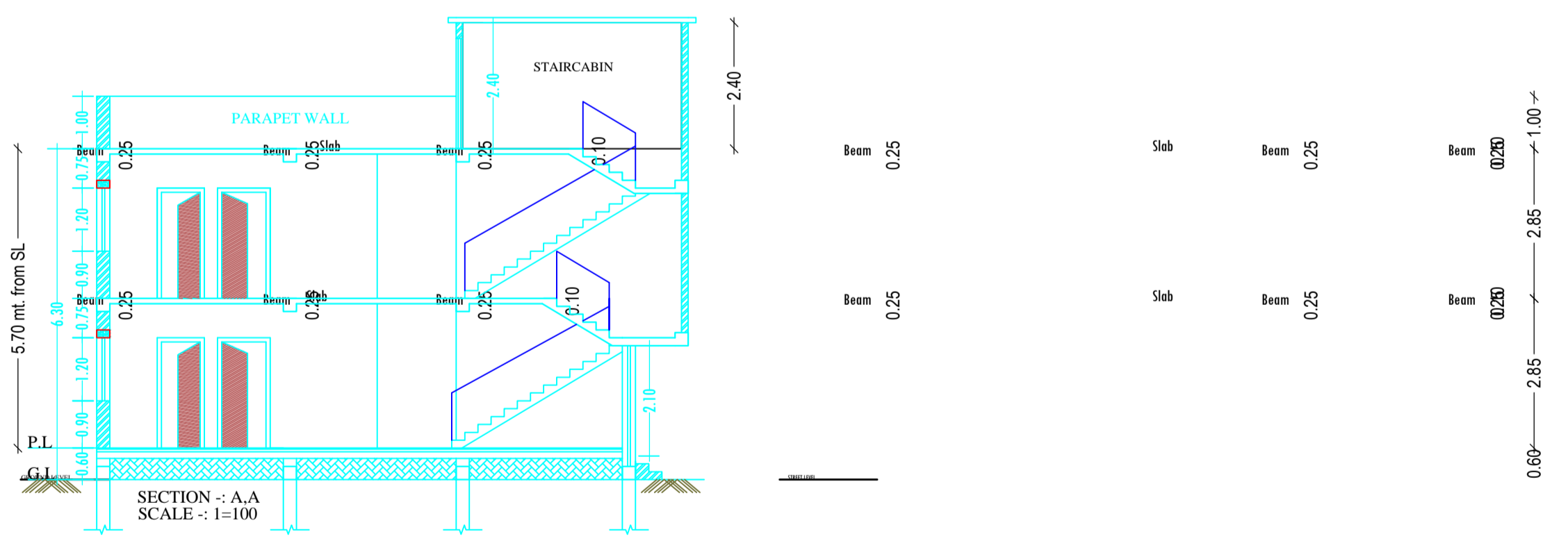
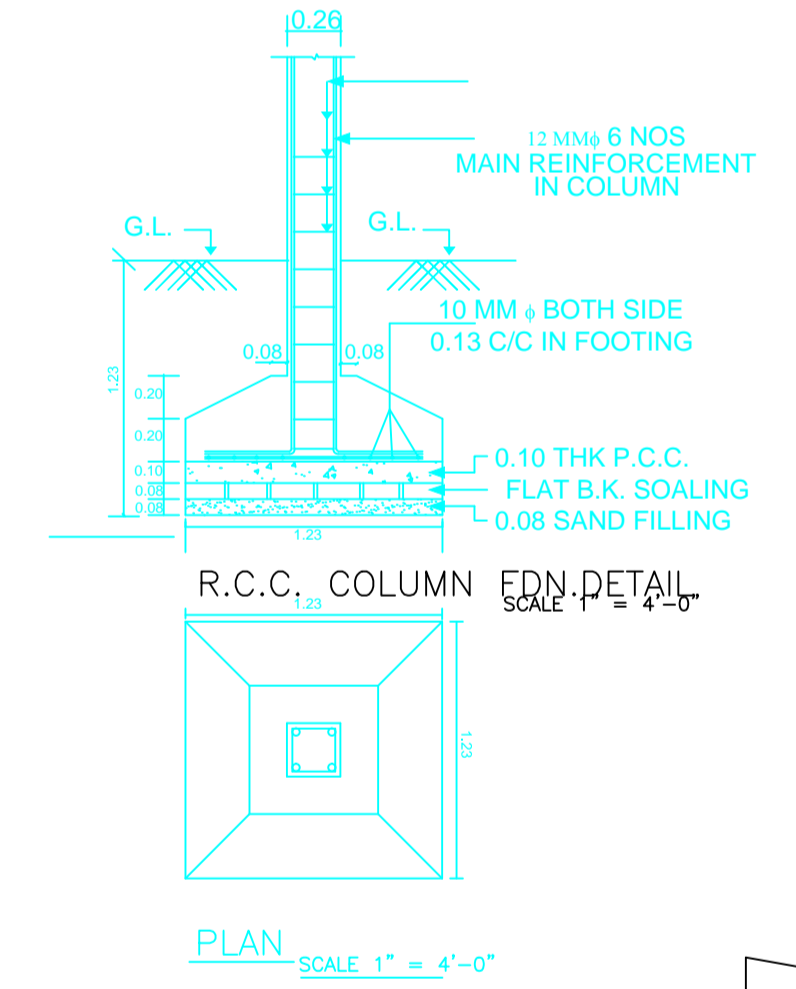
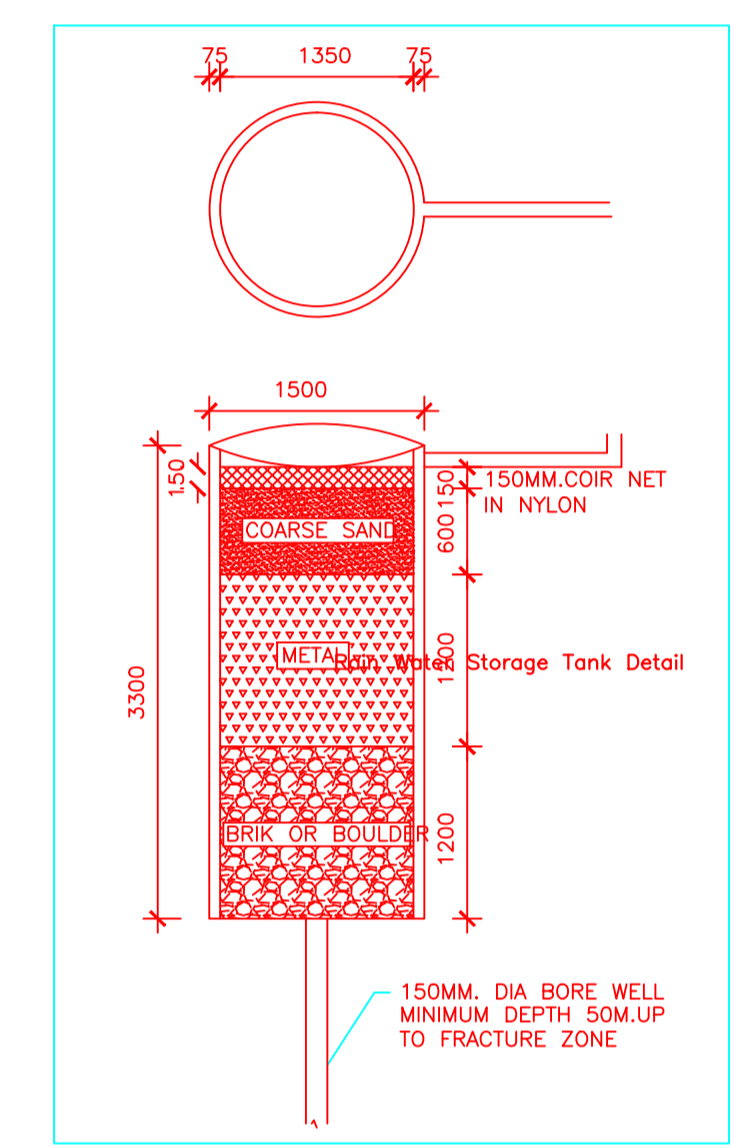
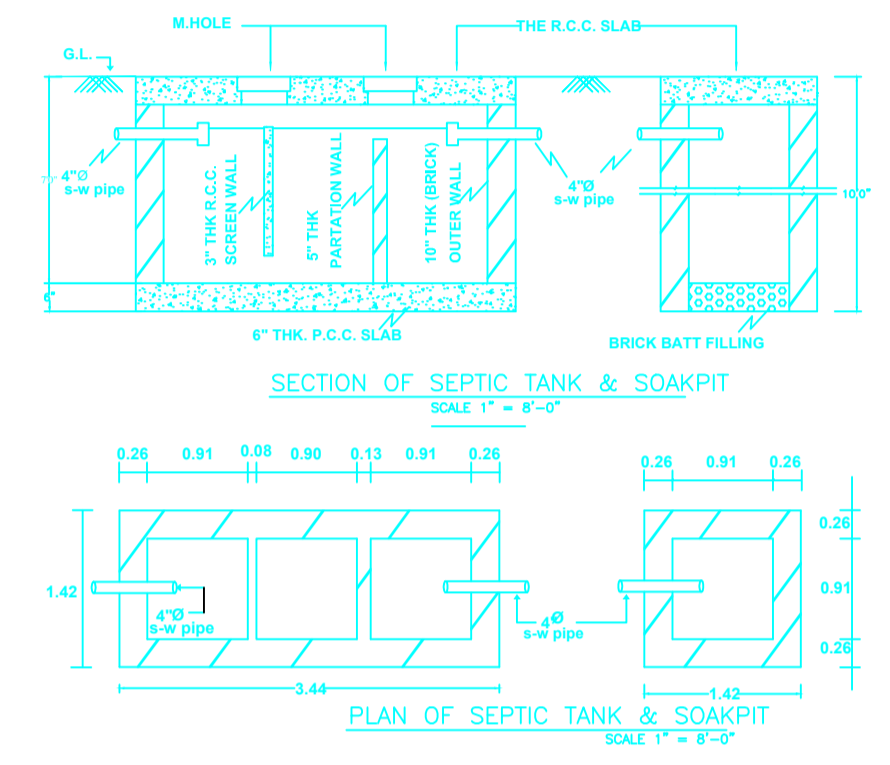
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.95
Total Visitor Parking	1	12.95	1	12.95
TwoWheeler	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	30.71
Total		41.50		89.61

COLOR INDEX

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amrendra Kumar KONPC/SUP/0002/2017			

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