

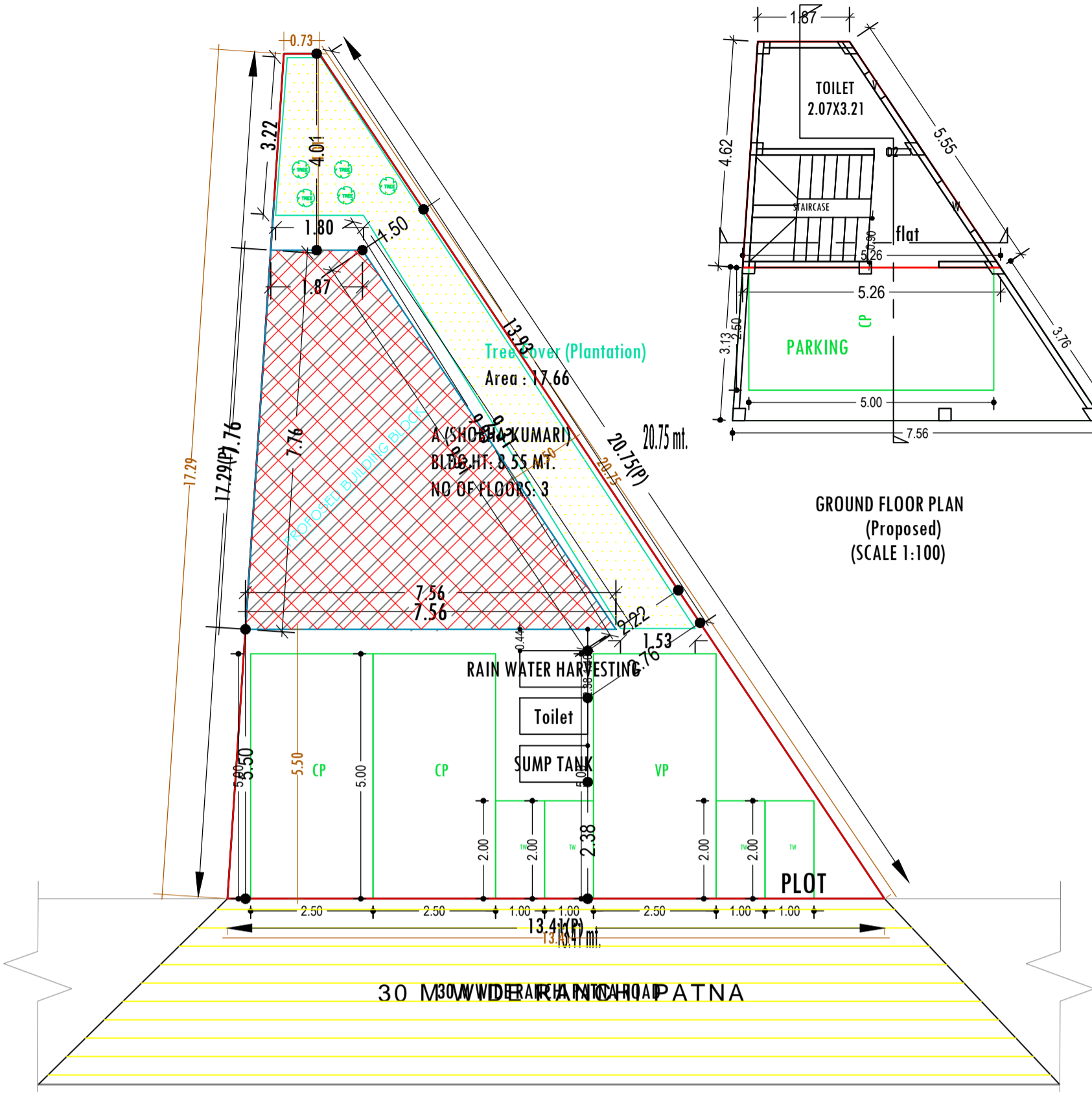
Proposal Basic Information	
Proposal File No	KONPC/BP/0009/W02/2020
Owner Name	1. SMT SOBHA KUMARI ALIAS SOBHA DEVI. 2. SRI NAWAL KISHOR SONI
Khata No	01
Plot No	35
Village Name	Baghitad
Use	Mixed
SubUse	Resi+Comm

Required Parking (Table 7a)

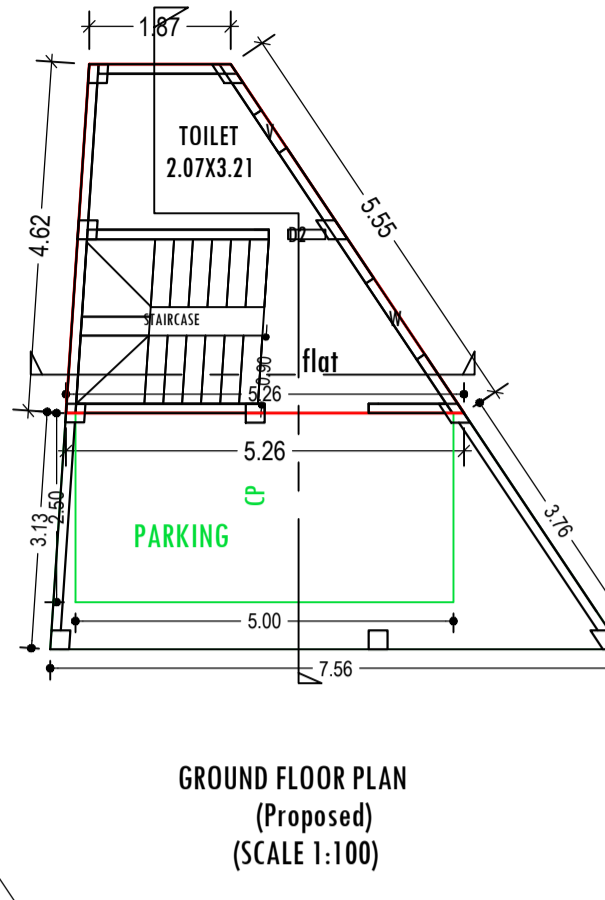
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (SHOBHA KUMARI)	Commercial	Shop	> 0	50	38.21	1	1	-	-	-	-	
		Residential Bldg/Apartment	> 0	50	38.21	-	-	-	-	1	2	
		Residential	> 0	1	1.00	1	1	-	-	-	-	
Total :			-	-	-	-	2	3	1	1	3	4

Parking Check (Table 7b)

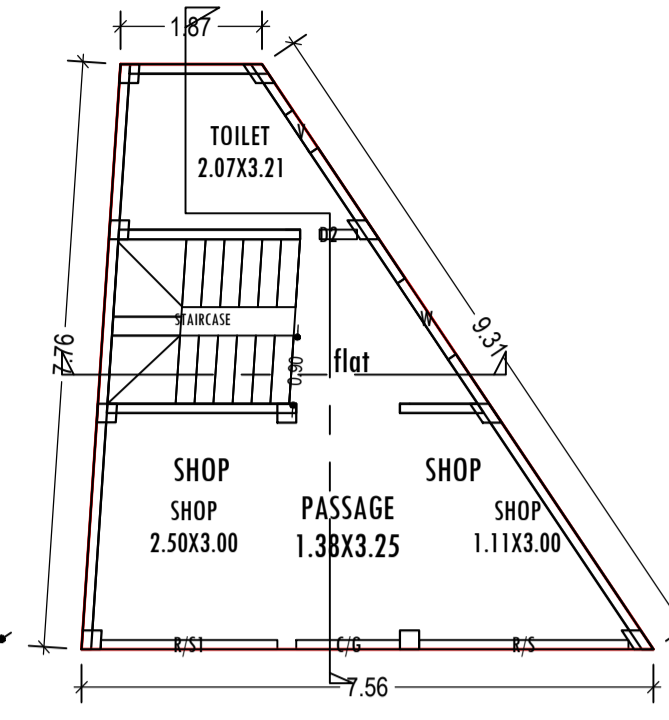
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	3	6.00	4	8.00
Other Parking	-	-	-	7.54
Total	-	43.50	-	86.04



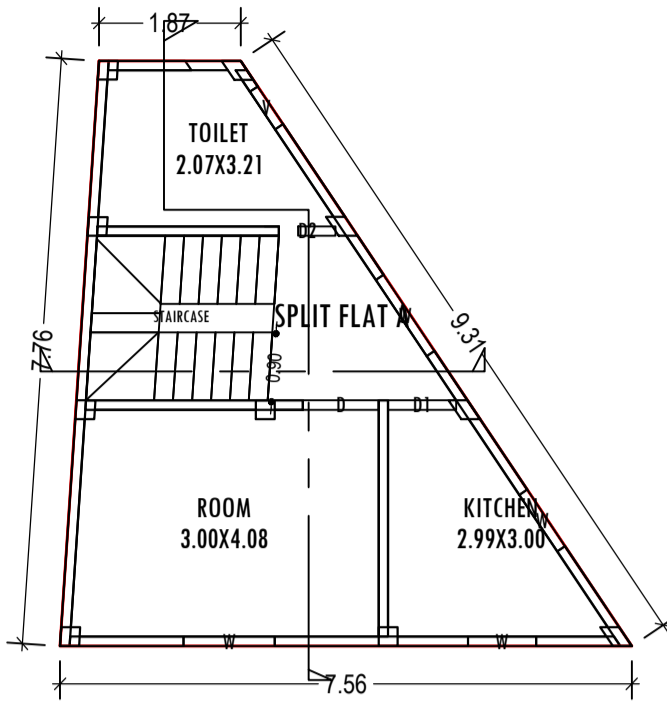
SITE PLAN SCALE :- 1=100



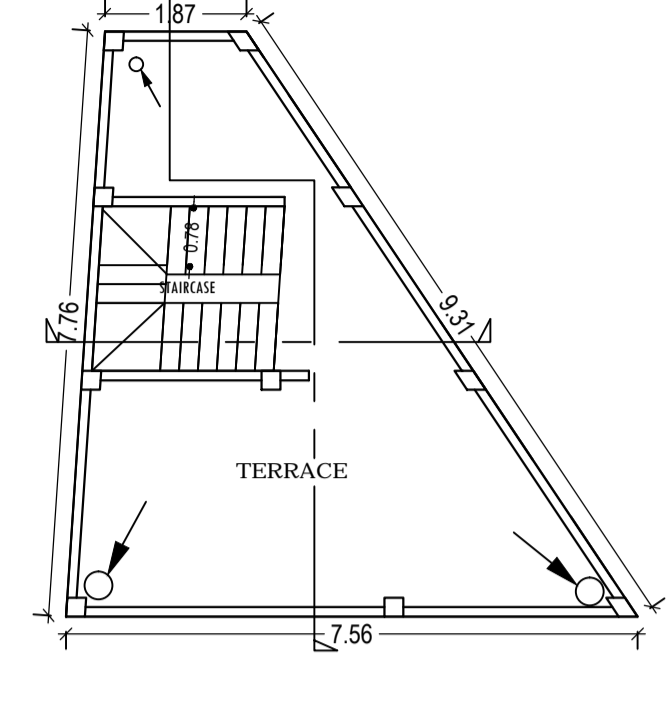
GROUND FLOOR PLAN (Proposed) SCALE 1:100



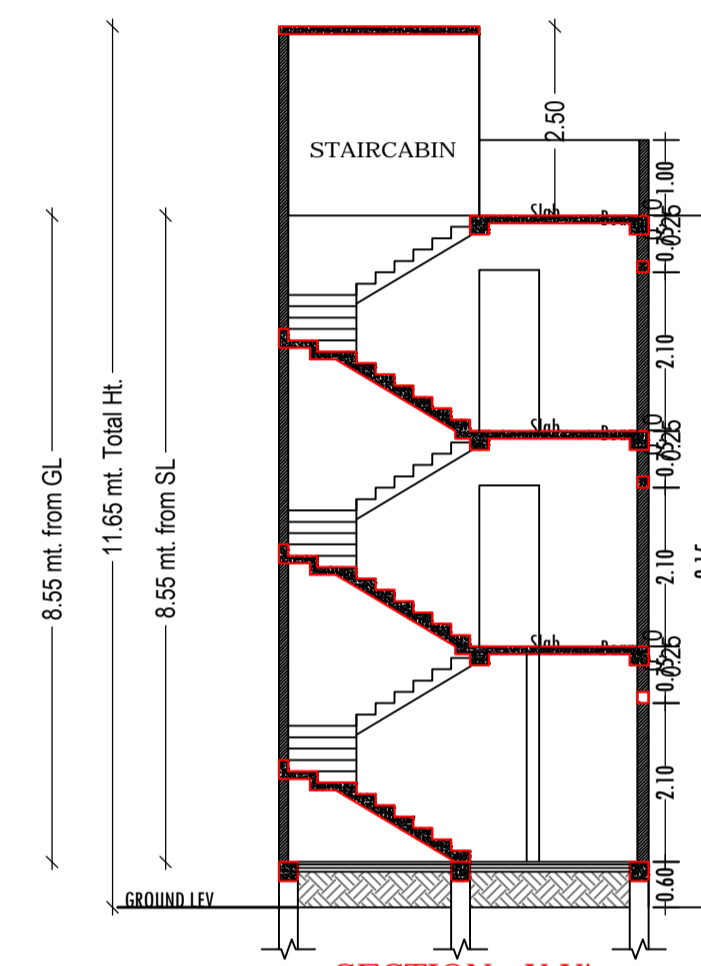
FIRST FLOOR PLAN (Proposed) SCALE 1:100



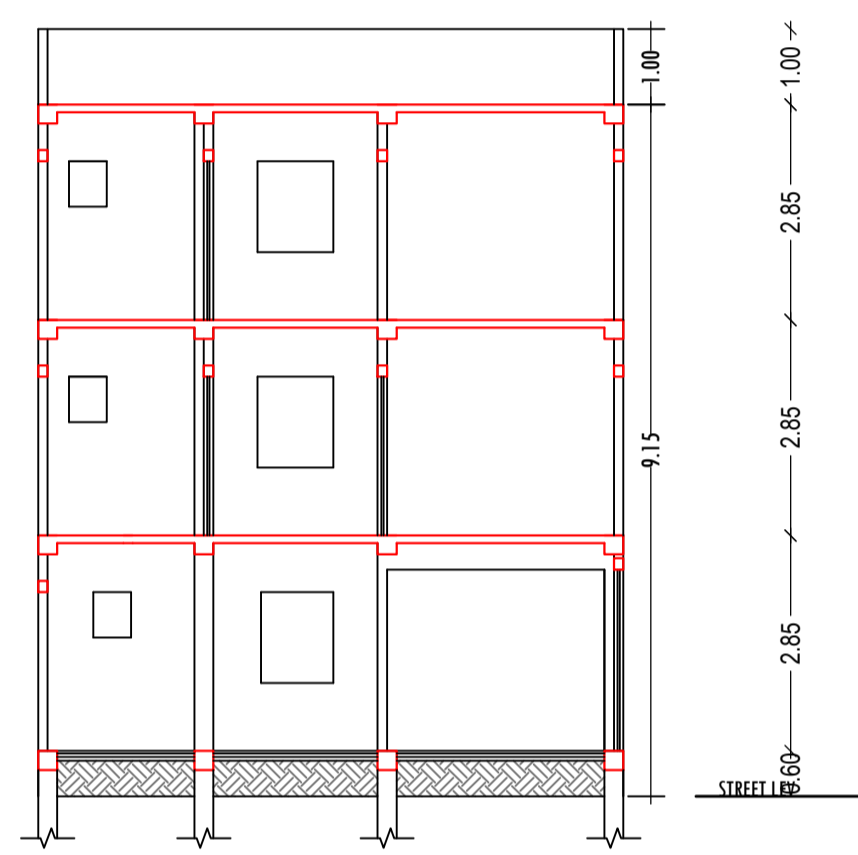
SECOND FLOOR PLAN (Proposed) SCALE 1:100



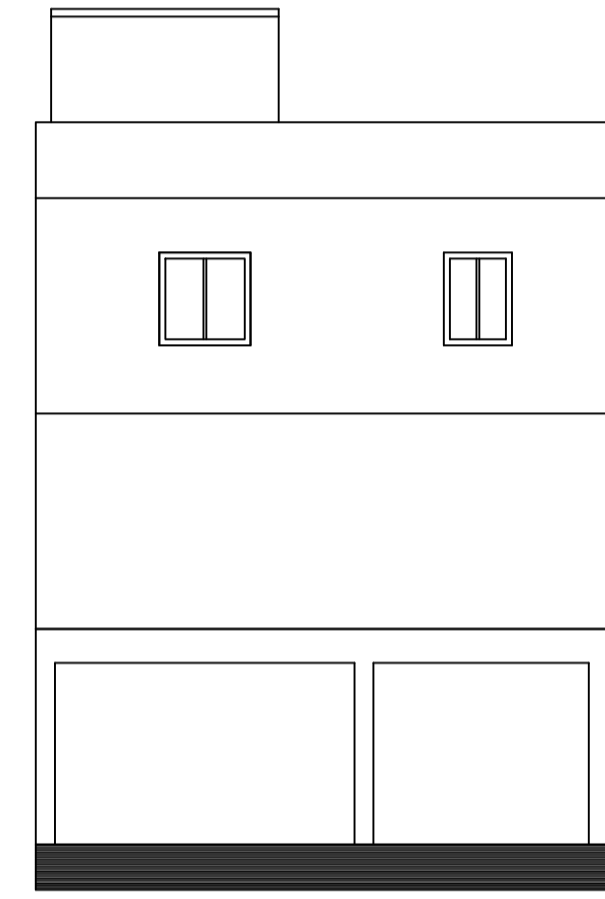
TERRACE FLOOR PLAN (SCALE 1:100)



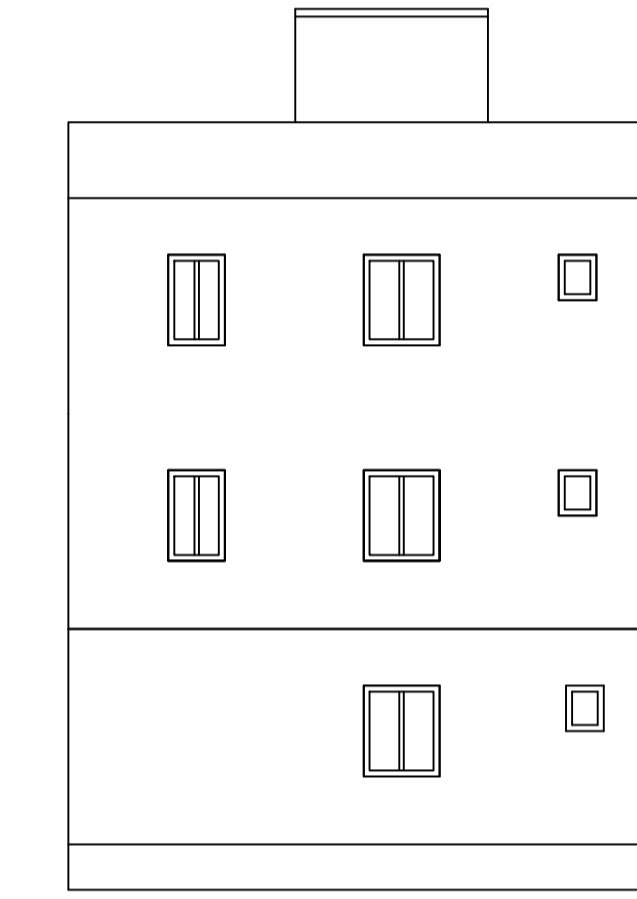
SECTION:- X.X' SCALE :- 1=100



SECTION:- Y.Y' SCALE :- 1=100



FRONT ELEVATION SCALE :- 1=100



SIDE ELEVATION SCALE :- 1=100

AREA STATEMENT		VERSION NO. 1.0.46
KODERMA NAGAR PANCHAYAT		VERSION DATE: 22/06/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: KODERMA	Plot SubUse: Resi+Comm	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Toward No: KONPC/BP/0009/W02/2020	PlotSubPlot No: 35	
Application Type: General Proposal	North: Plot No. - PLOT NO 36	
Project Type: Building Permission	South: Road Width - MINING ROAD	
Nature of Development: New	East: Plot No. - CIRCUIT HOUSE BOUNDARY & POWER HOUSE	
Location of Development Area: Old Area	West: Road Width - 30M WIDE ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 121.94
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	121.94
Deduction for Balance Plot Area (from Gross Plot Area)		
Total		17.66
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	104.27
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	121.94
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	121.94
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		85.36
Proposed Coverage Area (29.94 %)		36.51
Total Prop. Coverage Area (29.94 %)		36.51
Balance coverage area (40.06 %)		48.85
FAR CHECK		
Perm. FAR Area (2.00)		243.88
Total Perm. FAR area		243.88
Residential FAR		36.51
Proposed FAR Area		89.48
Total Proposed FAR Area		89.48
Consumed FAR (Factor)		0.73
Balance FAR Area		154.40
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		109.52
ARCHITECT (Regd)	Amrendra Kumar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. SMT SOBHA KUMARI ALIAS SOBHA DEVI. 2. SRI NAWAL KISHOR SONI	
DEVELOPMENT AUTHORITY LOCAL BODY		

Floor Name	Building Name A (SHOBHA KUMARI)		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	36.50	16.46	36.50	16.46
First Floor	36.51	36.51	36.51	36.51
Second Floor	36.51	36.51	36.51	36.51
Terrace Floor	0.00	0.00	0.00	0.00
Total :	109.52	89.48	109.52	89.48

Building Use/SUBUSE Details				
Building Name	Building Use	Building SubUse	Building Structure	
A (SHOBHA KUMARI)	Residential	Residential Bldg/Apartment	Non-Highrise	

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.)	Trmt (No.)
				Resi.	Commercial			
A (SHOBHA KUMARI)	1	109.52	20.04	36.51	52.97	89.48	89.48	05
Grand Total :	1	109.52	20.04	36.51	52.97	89.48	89.48	05

UnitBUA Table for Building -A (SHOBHA KUMARI)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	flat	OTHER	9.14	8.84	1	1
	flat	OTHER	9.14	8.84	1	1
FIRST FLOOR PLAN	SHOP	SHOP	8.13	7.81	1	3
	SHOP	SHOP	6.47	6.34	1	1
SECOND FLOOR PLAN	SPLIT FLAT A	FLAT	27.73	26.98	3	1
Total	-	-	60.60	58.81	7	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHOBHA KUMARI)	D2	0.50	2.10	03
A (SHOBHA KUMARI)	D1	0.90	2.10	01
A (SHOBHA KUMARI)	D	1.00	2.10	01
A (SHOBHA KUMARI)	C/C	1.38	2.40	01
A (SHOBHA KUMARI)	R/S1	2.33	2.40	01
A (SHOBHA KUMARI)	R/S	2.77	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHOBHA KUMARI)	V	0.60	0.60	03
A (SHOBHA KUMARI)	W	0.90	1.20	02
A (SHOBHA KUMARI)	W	1.21	1.20	01

Building -A (SHOBHA KUMARI)

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.)	Trmt (No.)
			Resi.	Commercial			
Ground Floor	36.50	20.04	0.00	16.46	16.46	16.46	01
First Floor	36.51	0.00	0.00	36.51	36.51	36.51	03
Second Floor	36.51	0.00	36.51	0.00	36.51	36.51	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	109.52	20.04	36.51	52.97	89.48	89.48	05
Total Number of Same Buildings :	1						
Total :	109.52	20.04	36.51	52.97	89.48	89.48	05

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)	Dark Blue

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