

Project Title :

PROPOSED BUILDING PLAN FOR:- (1) PARVEZ ALAM (2) SHAUKAT SARWAR. S/O-MD SALIM. MAUZA- NAGARKHARA .WARD NO- 03 . P.S-KODERMA. P.S NO- 329 . KHATA NO- 18.17. PLOT NO-12,21 . DISTT-KODERMA (JHARAKHAND)

DATE	01-09-2021
SHEET NO.	1

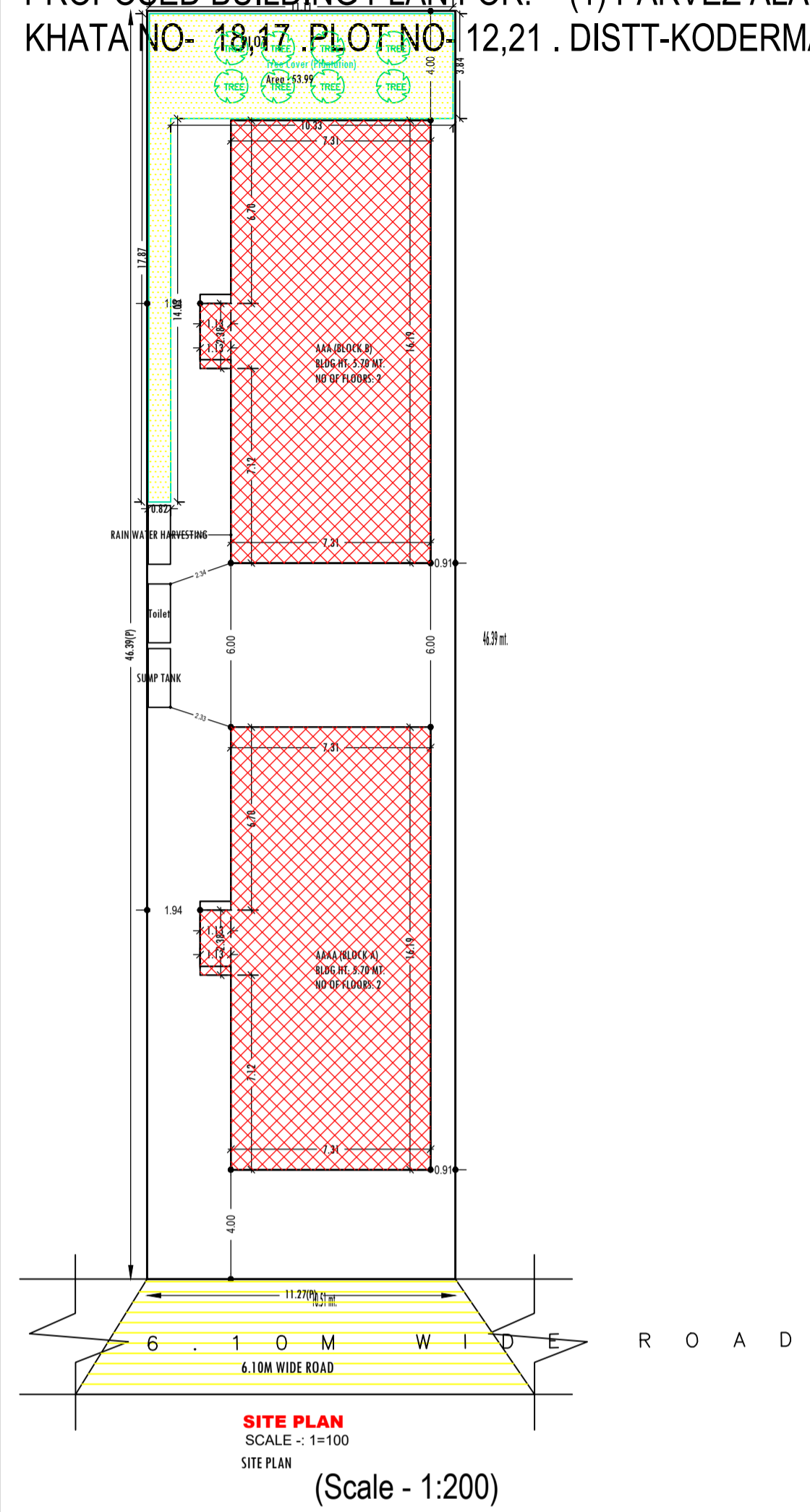
Proposal Basic Information	
Proposal File No.	KONPC/BP/0023/W03/2021
Owner Name	1. PARVEZ ALAM 2. SHAUKAT SARWAR
Khata No	17,18
Plot No	12,21
Village Name	Vagarkara
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.				
AAAA (BLOCK A)	1	241.94	12.02		229.92	229.92	229.92	01
AAA (BLOCK B)	1	241.94	12.02		229.92	229.92	229.92	01
Grand Total :	2	483.88	24.04		459.84	459.84	459.84	02

AREA STATEMENT	VERSION NO. : 1.0.60
KODERMA NAGAR	VERSION DATE: 16/10/2020
PANCHAYAT	
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: KODERMA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA
Inward No: KONPC/BP/0023/W03/2021	Plot/SubPlot No: 12,21
Application Type: General Proposal	North: Plot No. - RAMZAN ALI, MD SHAHNAWAZ
Project Type: Building Permission	South: Plot No. - WAKIL MIYAN ,NAWAB
Nature of Development: New	East: Plot No. - PIRU MIYAN
Location of Development Area: Old Area	West: Road Width - 6.10M WIDE ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 523.01
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 523.01
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	53.99
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 469.02
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 523.01
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 523.01
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	313.81
Proposed Coverage Area (46.26 %)	241.93
Total Prop. Coverage Area (46.26 %)	241.93
Balance coverage area (13.74 %)	71.88
FAR CHECK	
Perm. FAR Area (2.00)	1046.02
Total Perm. FAR area	1046.02
Residential FAR	459.83
Proposed FAR Area	459.83
Total Proposed FAR Area	459.83
Consumed FAR (Factor)	0.88
Balance FAR Area	586.19
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	483.88
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1. PARVEZ ALAM 2. SHAUKAT SARWAR
DEVELOPMENT AUTHORITY	
	LOCAL BODY

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)	Light Yellow



Buildingwise Floor FAR Details

Floor Name	Building Name				Total	
	AAAA (BLOCK A)		AAA (BLOCK B)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	241.94	217.90
First Floor	120.97	108.95	120.97	108.95	241.94	241.94
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	241.94	229.92	241.94	229.92	483.88	459.84

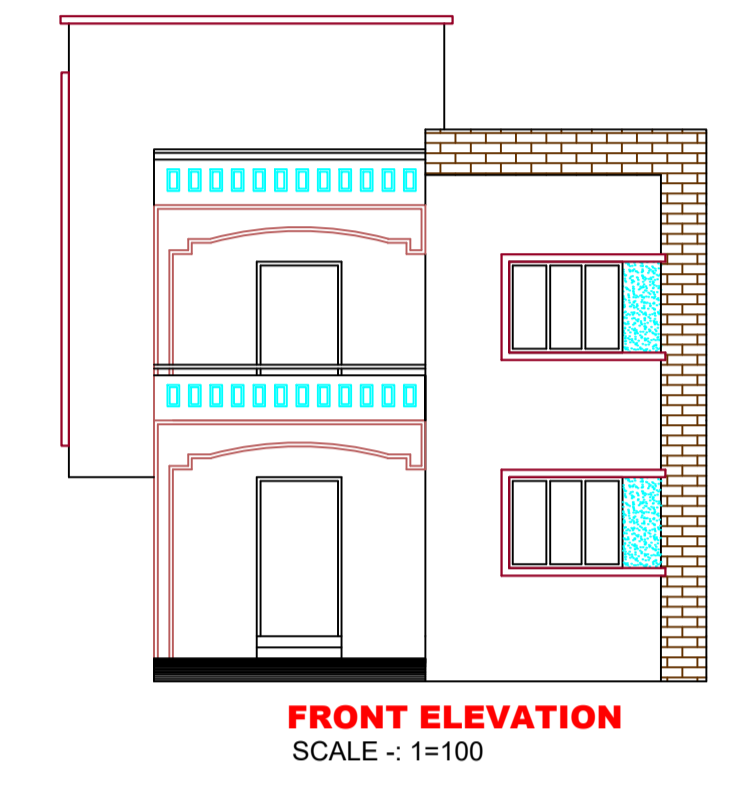
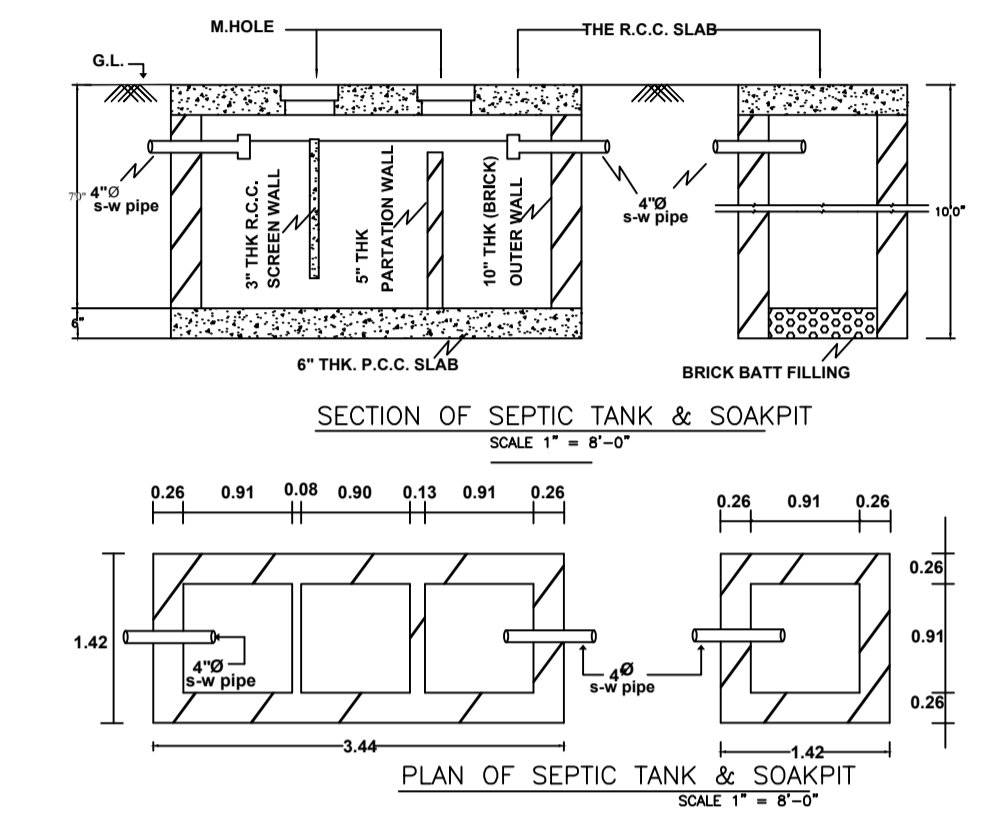
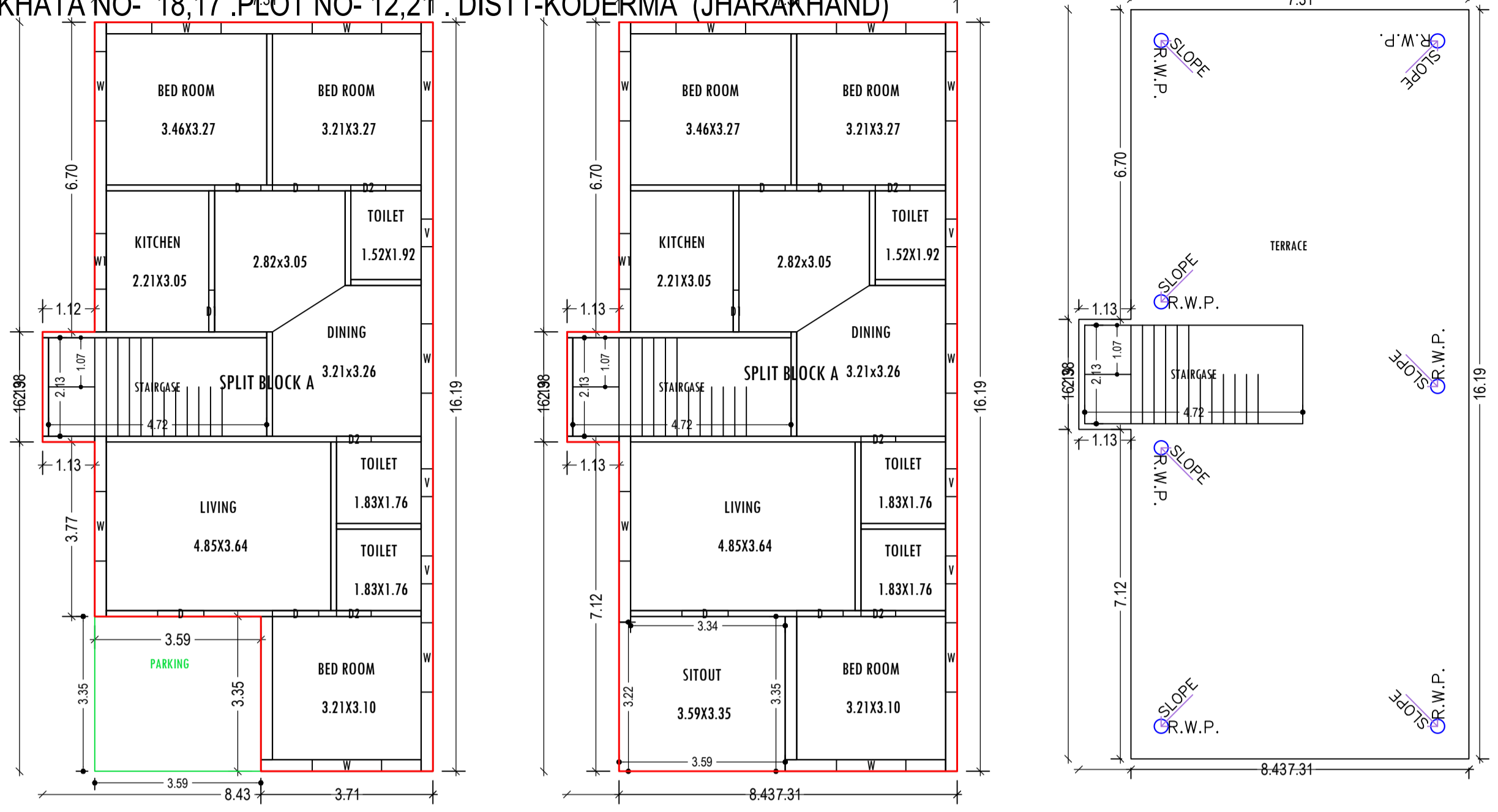
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AAAA (BLOCK A)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise
AAA (BLOCK B)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/004/2017			

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 KHATA NO- 18,17 .PLOT NO- 12,21 . DISTT-KODERMA (JHARAKHAND)

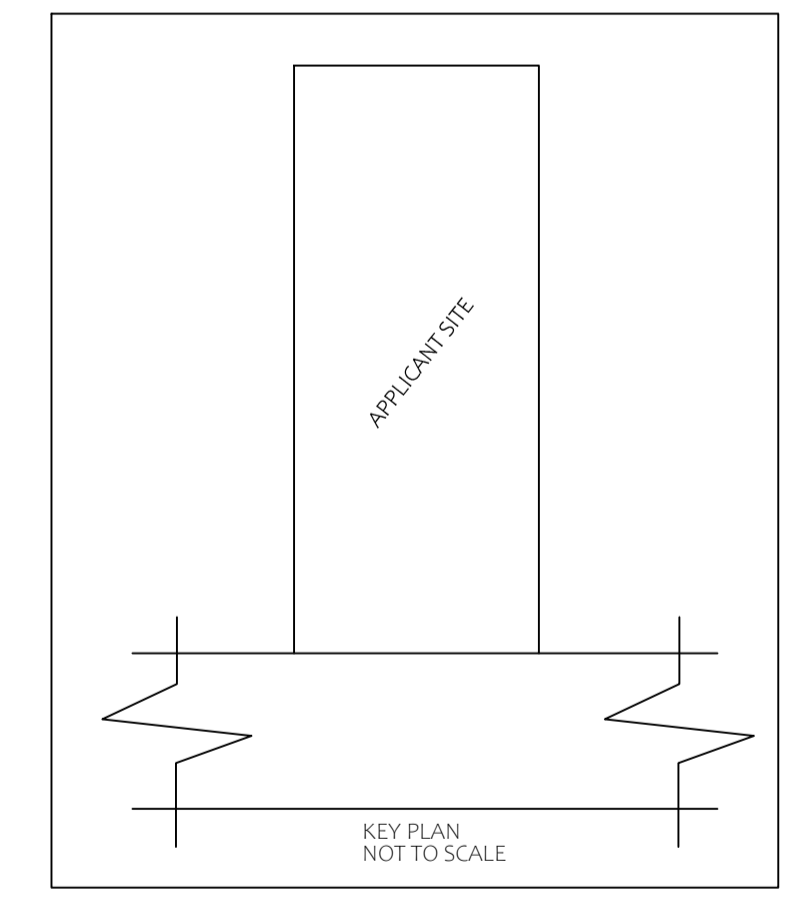
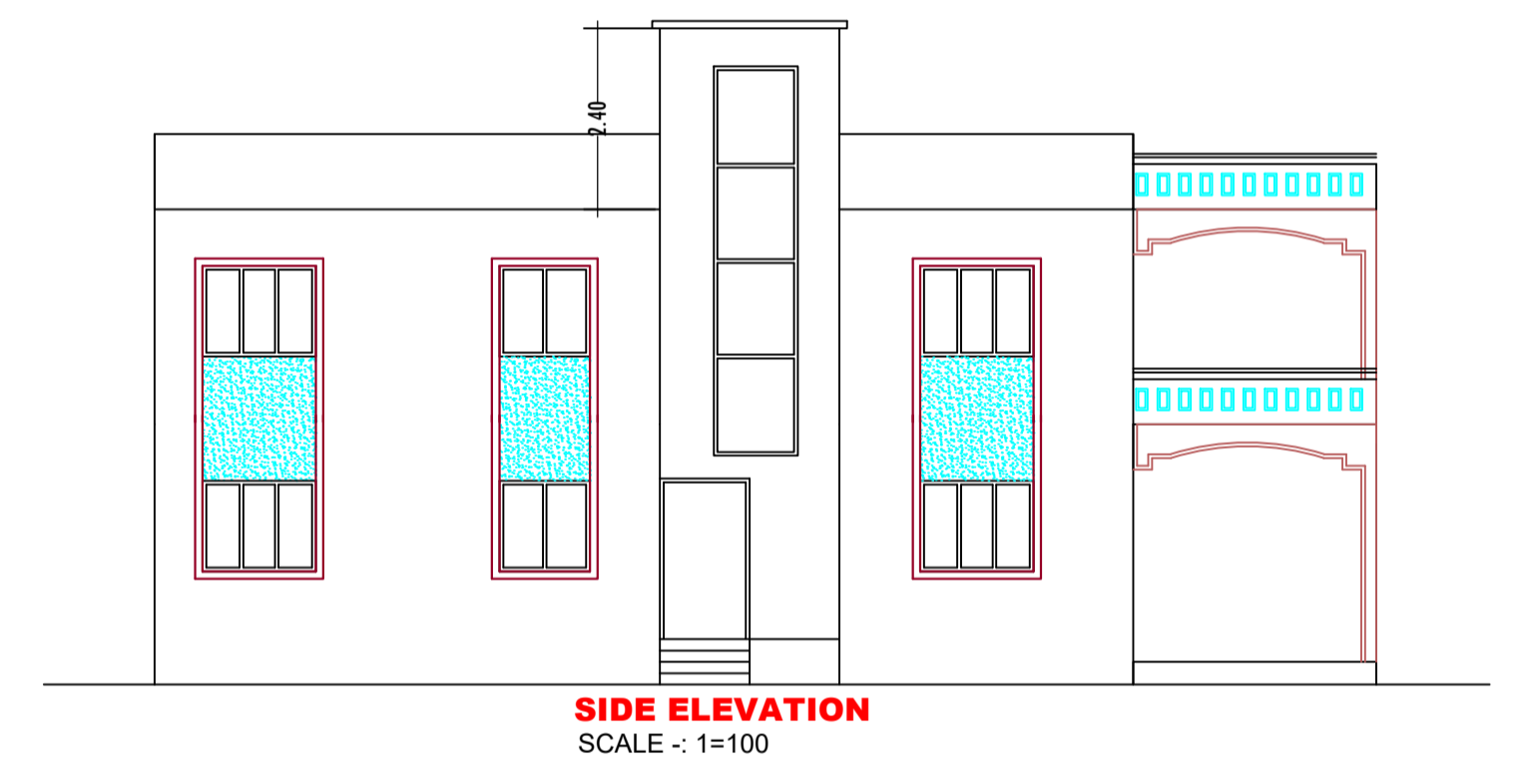
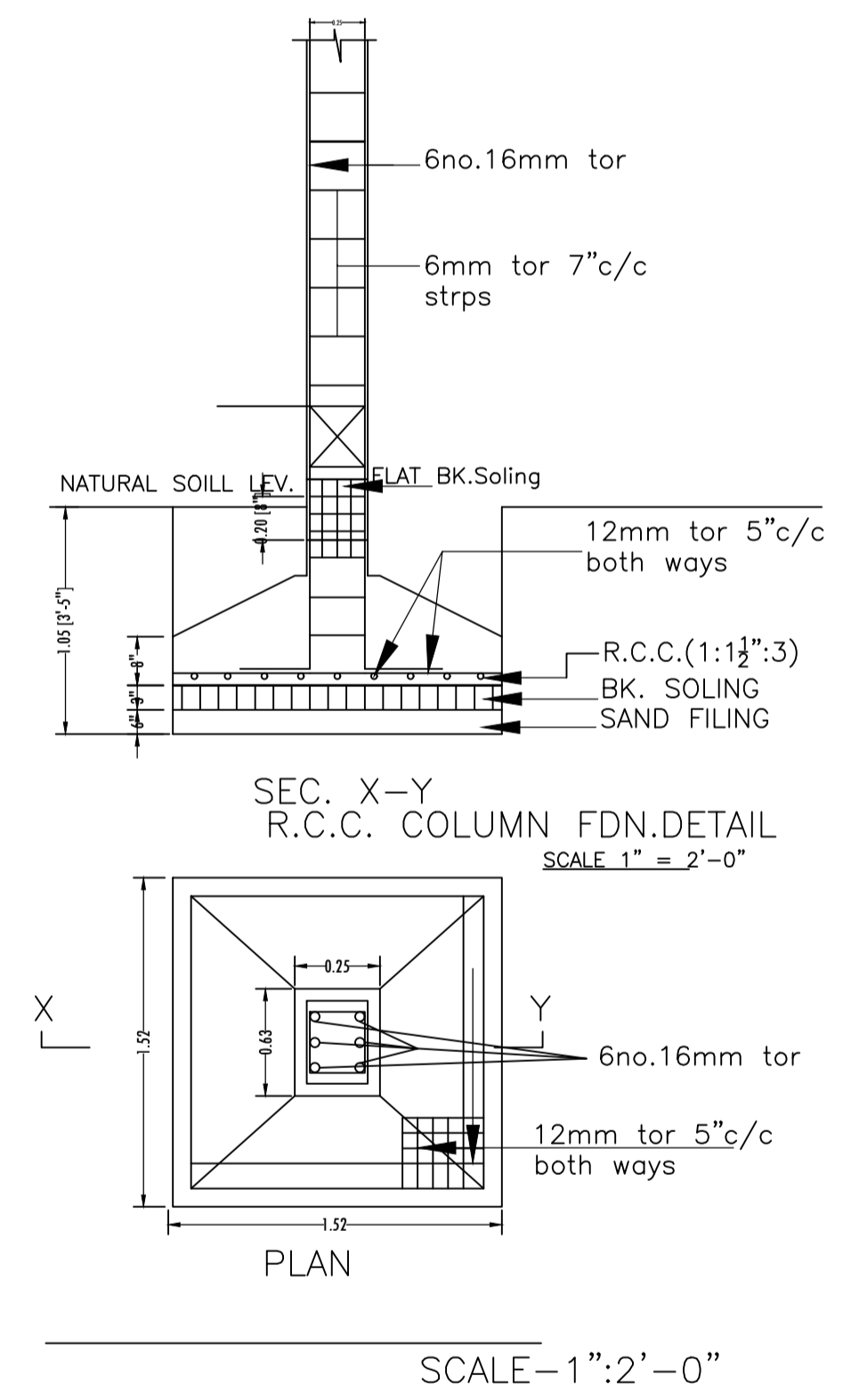
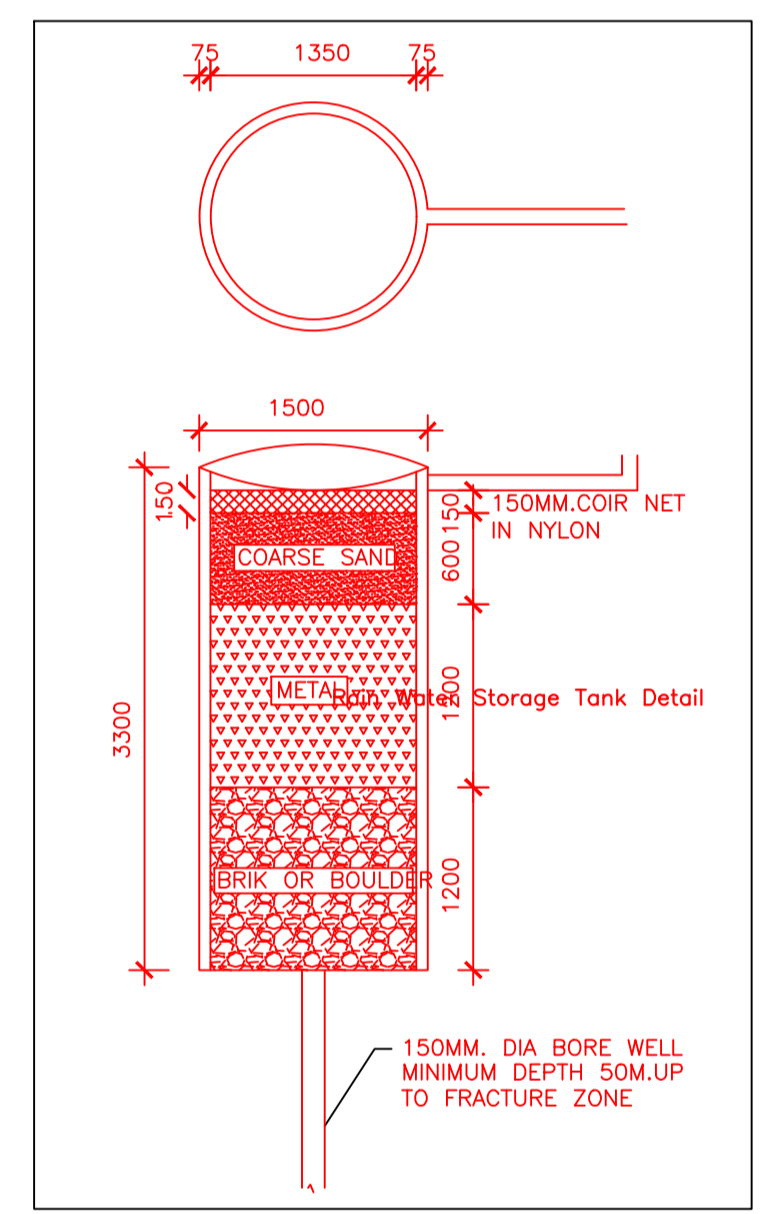
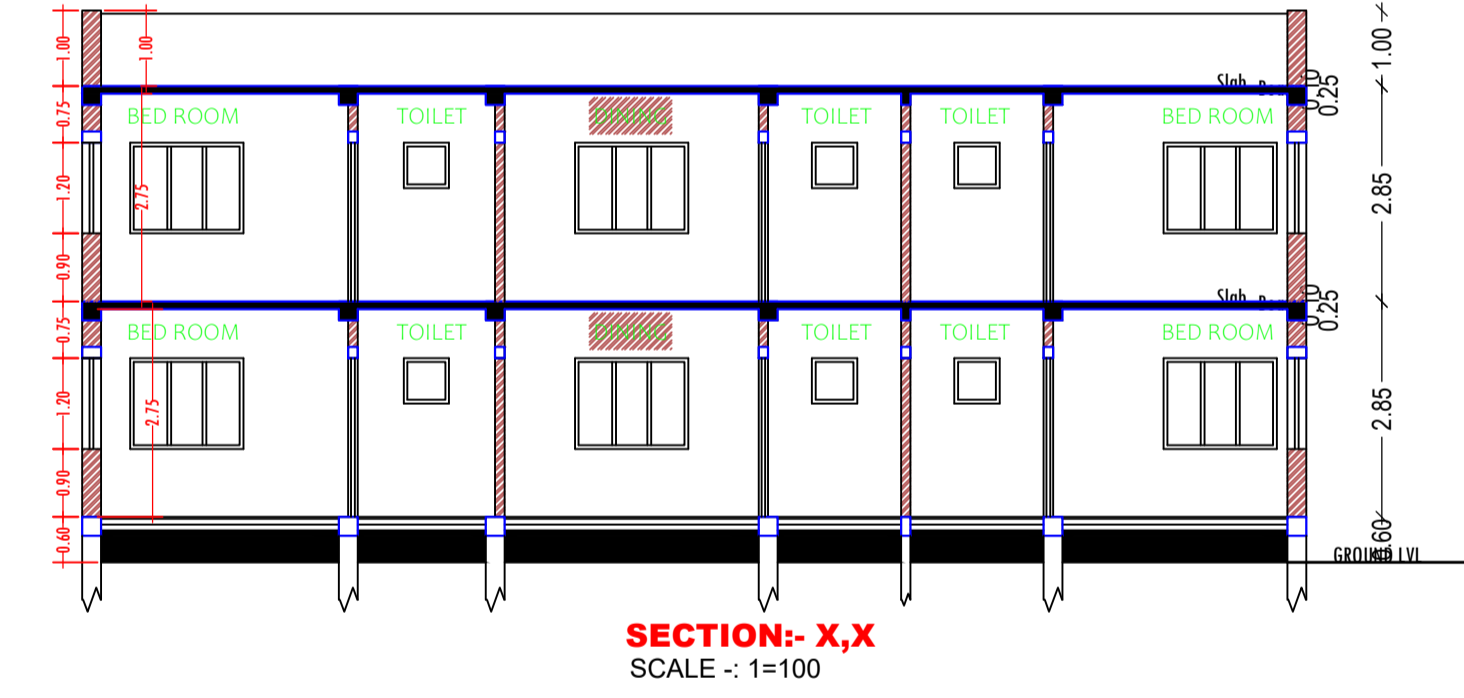
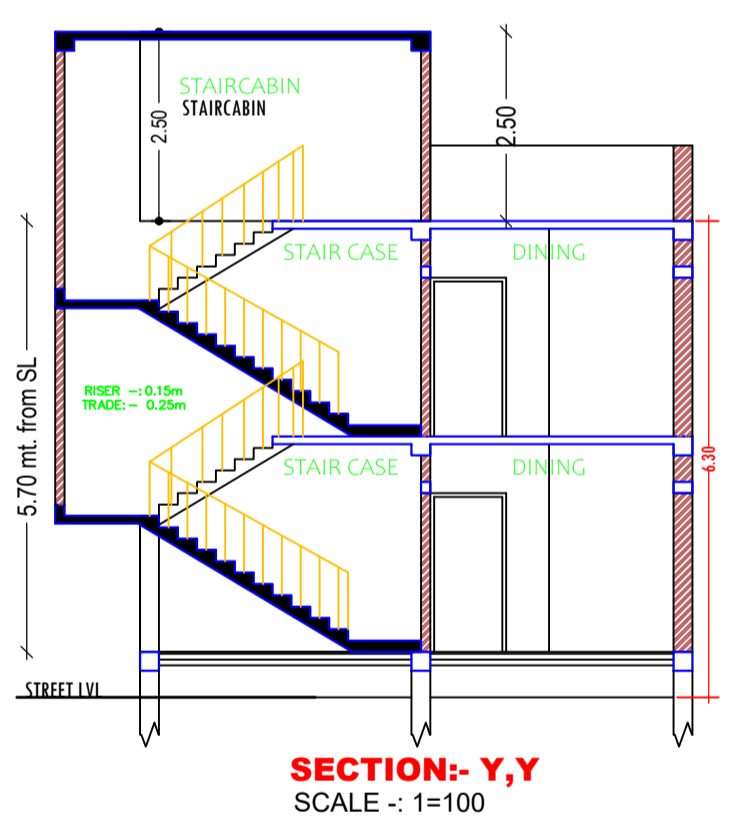
		DATE	01-09-2021
Proposal Basic Information		SHEET NO.	2
Proposal File No.	KONPC/BI/0023/W03/2021		
Owner Name	1. PARVEZ ALAM 2. SHAUKAT SARWAR		
Khata No	17,18		
Plot No	12,21		
Village Name	Vagarkara		
Use	Residential		
SubUse	Bungalow/ Dwelling / Non Apartment		



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

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

TERRACE FLOOR PLAN
 (SCALE 1:100)



Building :AAAA (BLOCK A)

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.)
Ground Floor	120.97	12.02	108.95	108.95	108.95	01
First Floor	120.97	0.00	120.97	120.97	120.97	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	241.94	12.02	229.92	229.92	229.92	01
Total Number of Same Buildings	1					
Total:	241.94	12.02	229.92	229.92	229.92	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAAA (BLOCK A)	D2	0.75	2.13	06
AAAA (BLOCK A)	D1	0.90	2.13	02
AAAA (BLOCK A)	D	1.00	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAAA (BLOCK A)	V	0.60	0.60	06
AAAA (BLOCK A)	W1	1.20	1.20	02
AAAA (BLOCK A)	W	1.50	1.20	16

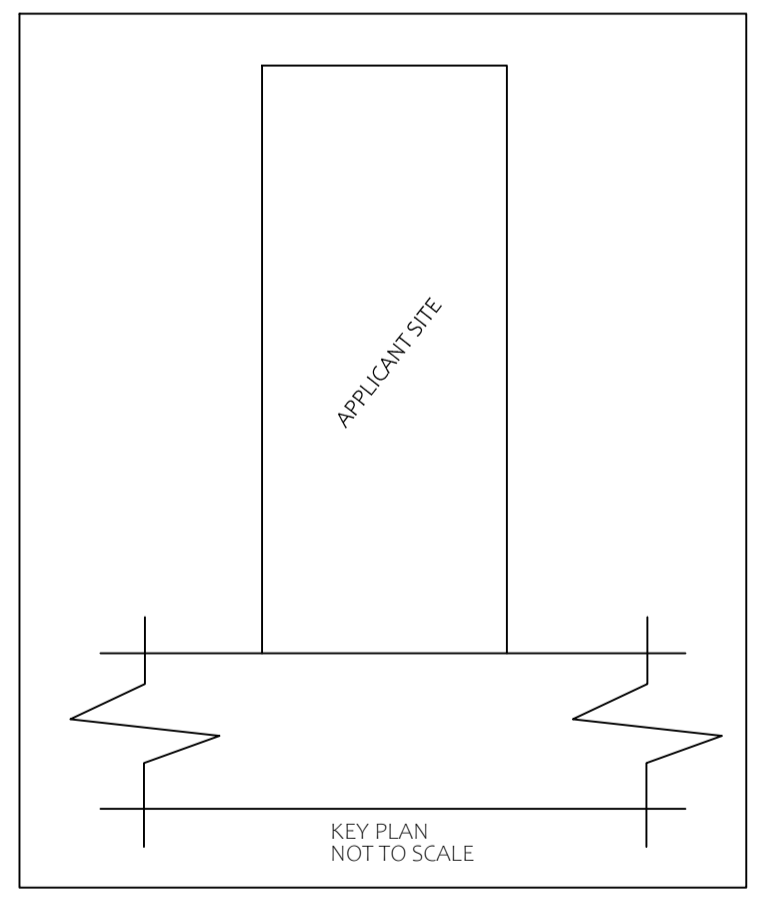
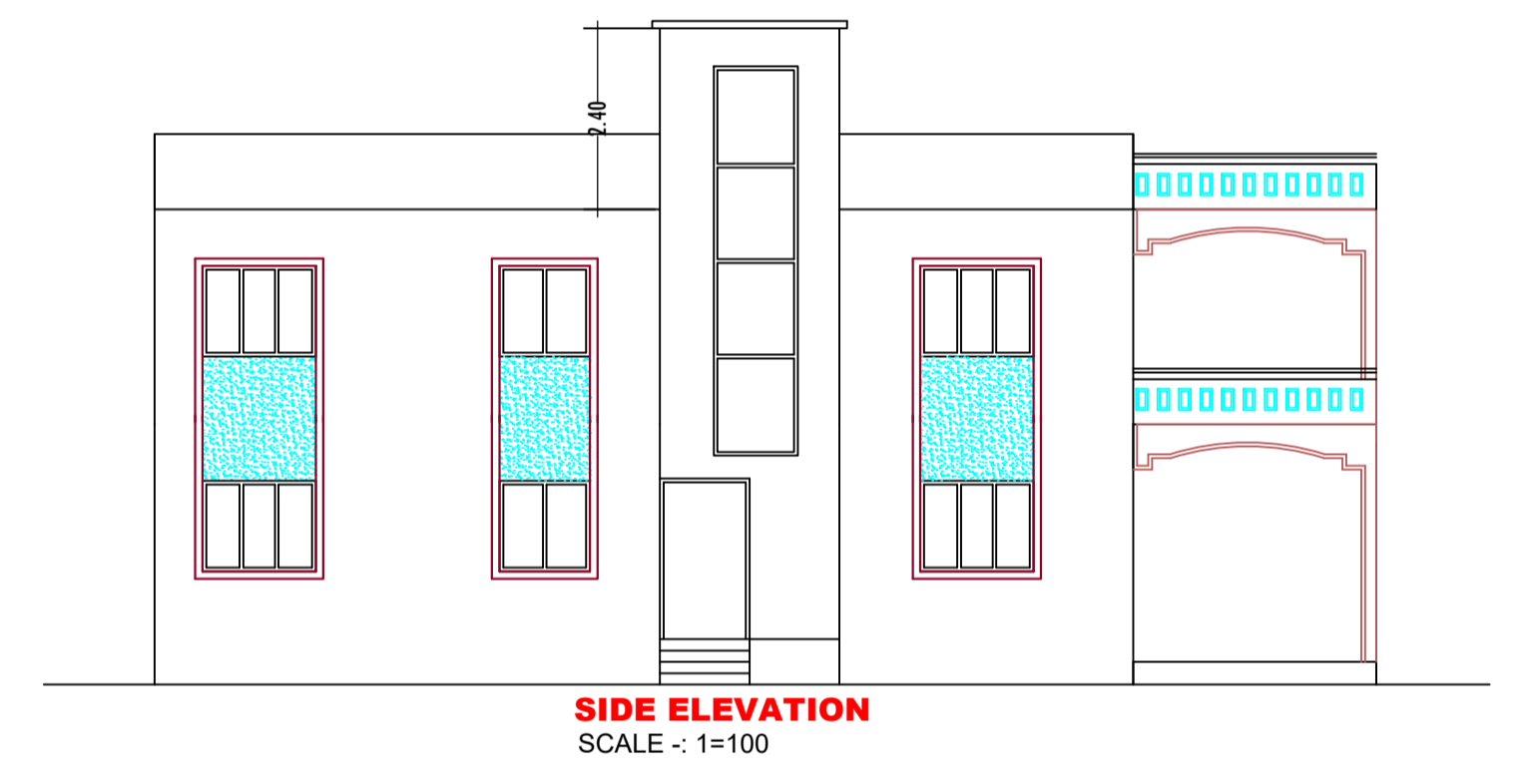
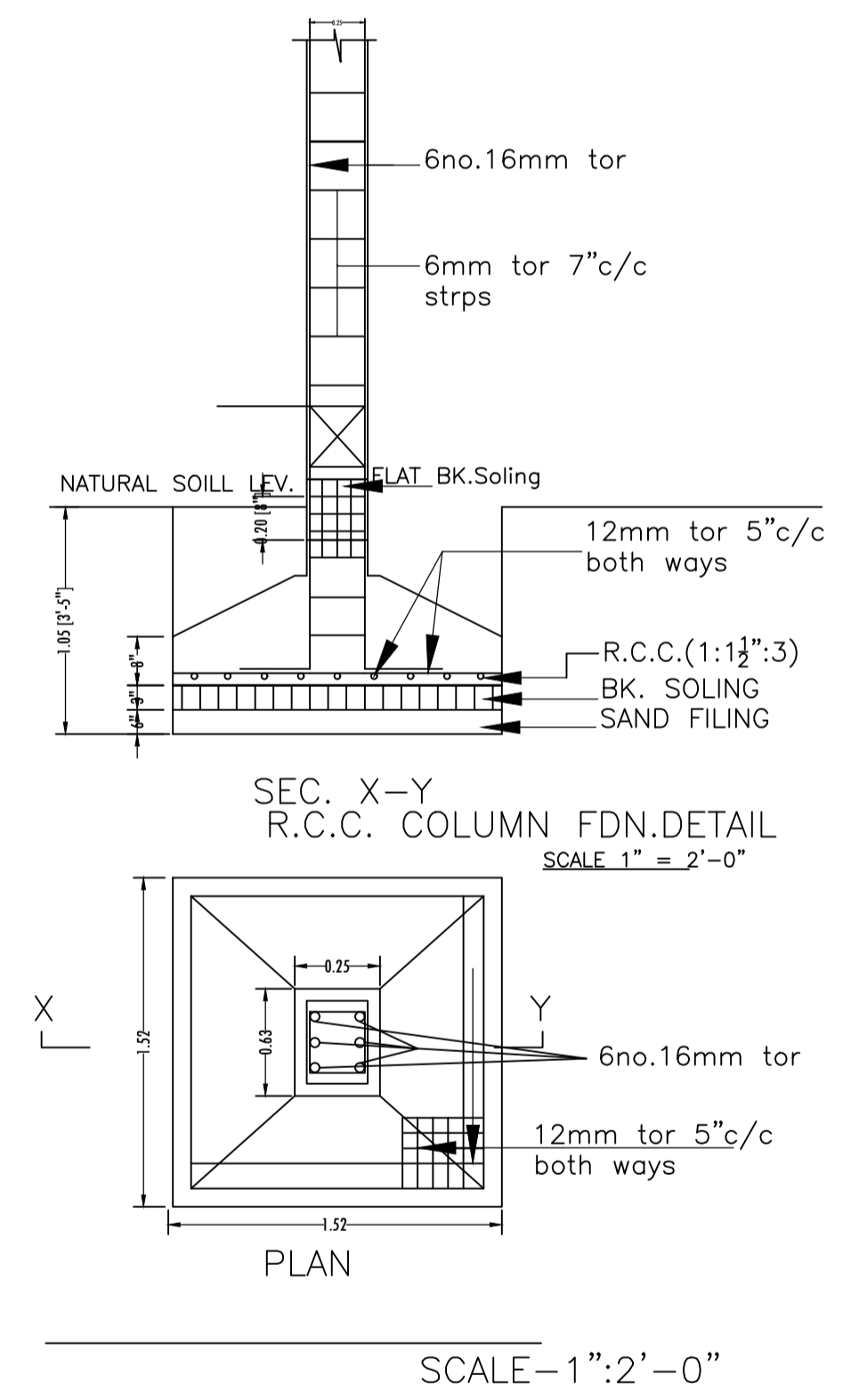
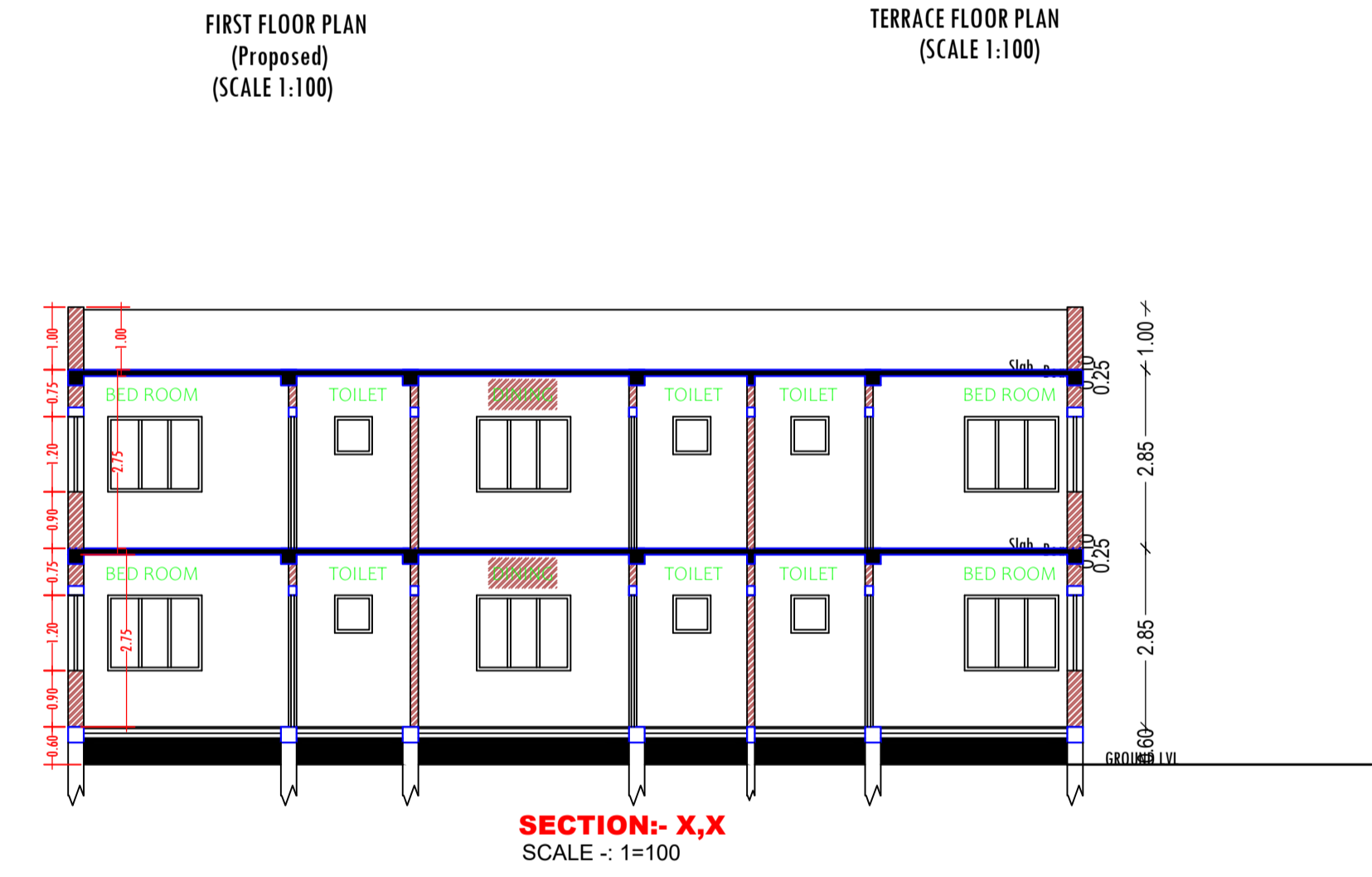
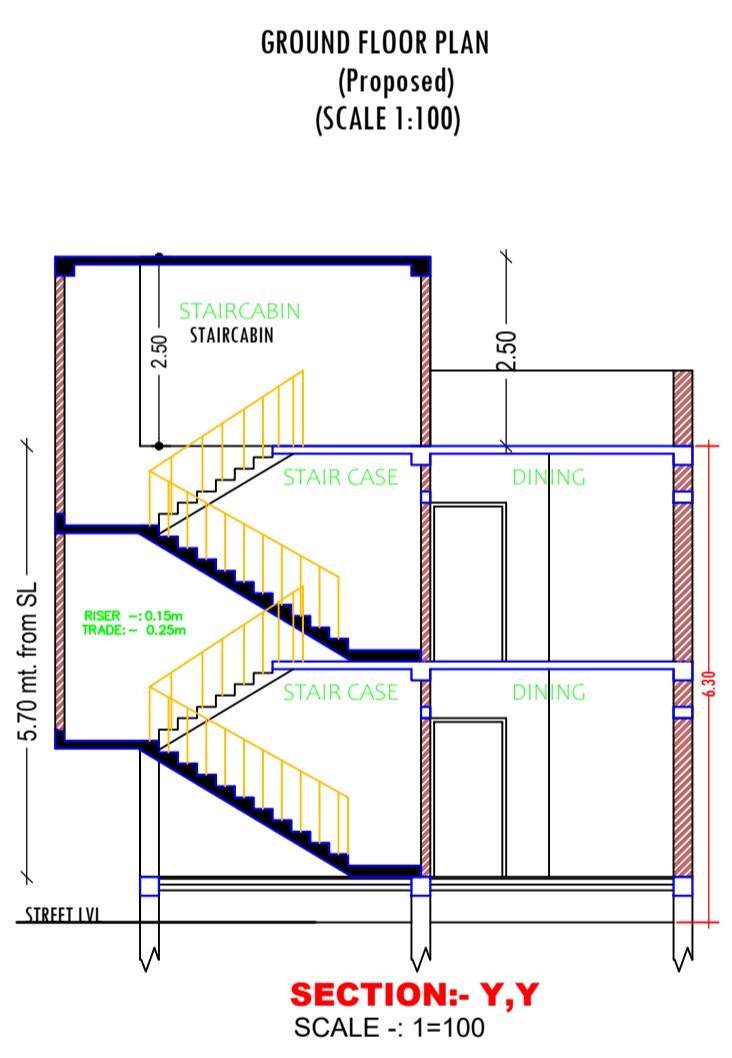
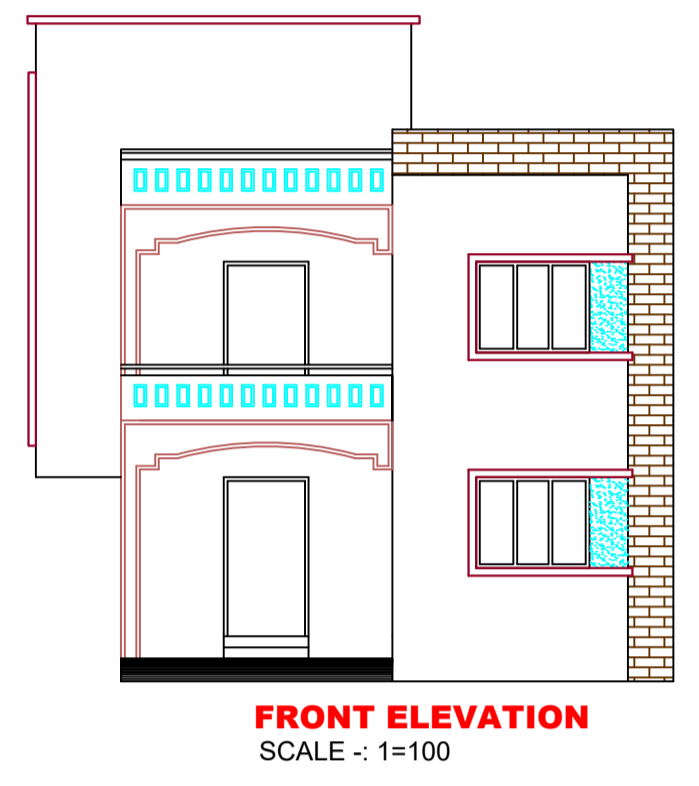
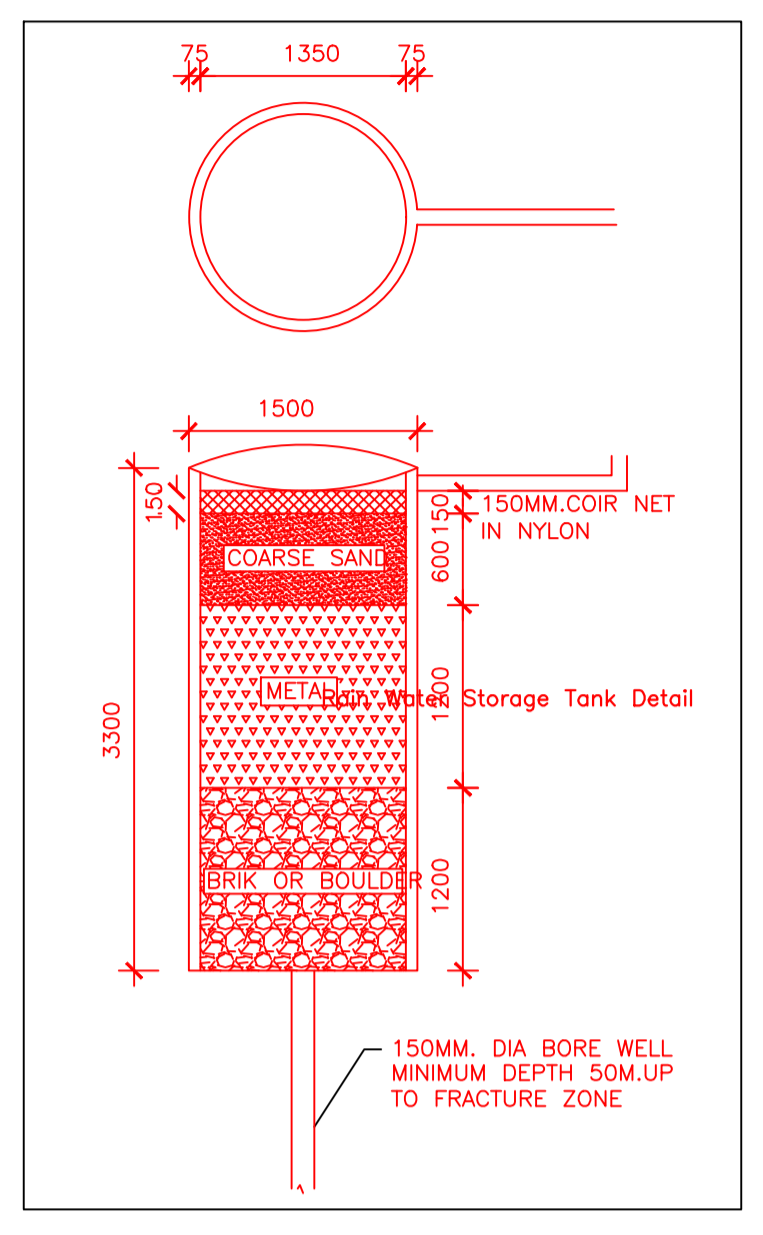
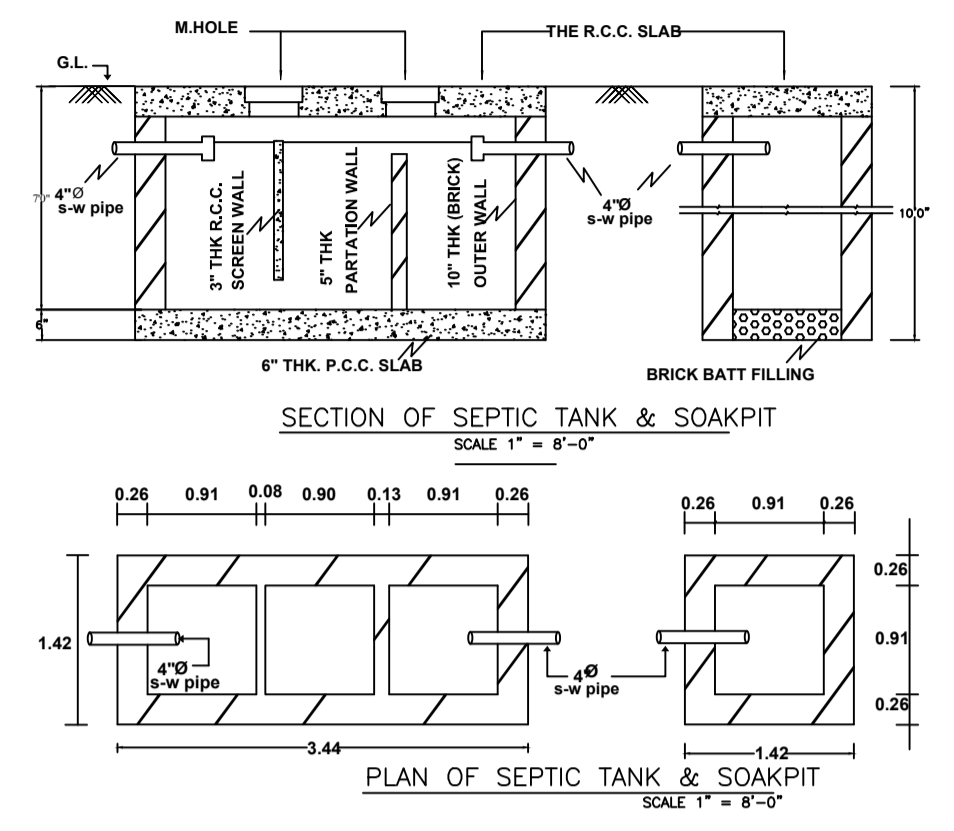
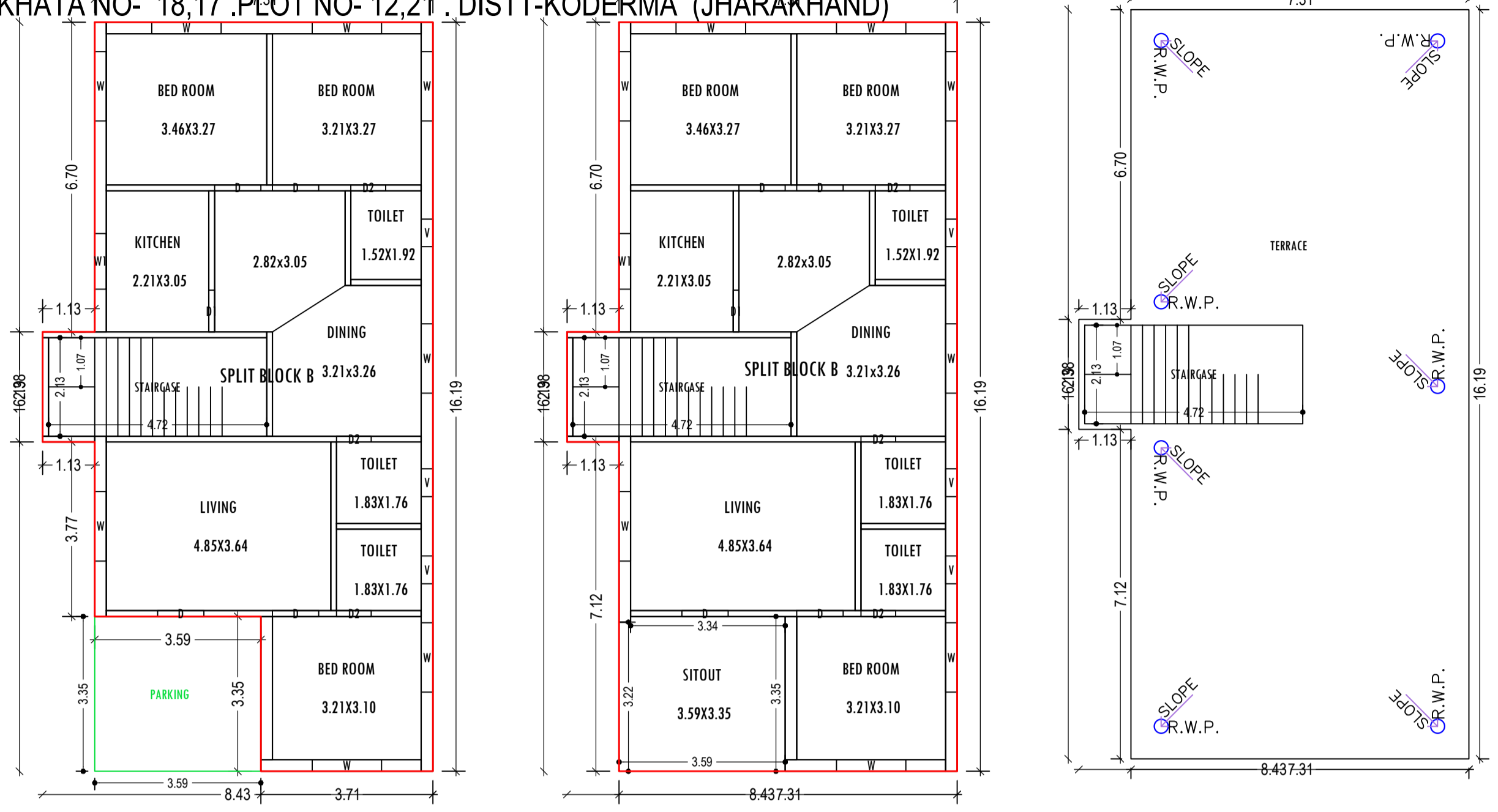
UnitBUA Table for Building :AAAA (BLOCK A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT BLOCK A	FLAT	188.89	179.46	9	1
FIRST FLOOR PLAN	SPLIT BLOCK A	FLAT	0.00	0.00	10	0
Total:	-	-	188.89	179.46	19	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAIB ALAM KONPC/ENG/0004/2017			

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 KHATA NO- 18,17 .PLOT NO- 12,21 . DISTT-KODERMA (JHARAKHAND)

DATE 01-09-2021 SHEET NO. 3	
Proposal Basic Information	
Proposal File No.	KONPC/BI/0023/W03/2021
Owner Name	1. PARVEZ ALAM 2. SHAUKAT SARWAR
Khata No	17,18
Plot No	12,21
Village Name	Vagarkara
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



Building :AAA (BLOCK B)

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.)
Ground Floor	120.97	12.02	108.95	108.95	108.95	01
First Floor	120.97	0.00	120.97	120.97	120.97	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	241.94	12.02	229.92	229.92	229.92	01
Total Number of Same Buildings	1					
Total:	241.94	12.02	229.92	229.92	229.92	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BLOCK B)	D2	0.75	2.13	06
AAA (BLOCK B)	D1	0.90	2.13	02
AAA (BLOCK B)	D	1.00	2.13	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BLOCK B)	V	0.60	0.60	06
AAA (BLOCK B)	W1	1.20	1.20	02
AAA (BLOCK B)	W	1.50	1.20	16

UnitBUA Table for Building :AAA (BLOCK B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT BLOCK B	FLAT	188.89	179.46	9	1
FIRST FLOOR PLAN	SPLIT BLOCK B	FLAT	0.00	0.00	10	0
Total:	-	-	188.89	179.46	19	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAIB ALAM KONPC/ENG/0004/2017			