

SITE PLAN

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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.)	Trmnt (No.)
			Void	Resi.				
A (NIKHAT KHAN)	1	530.91	1.46		529.45	529.45	529.45	01
Grand Total :	1	530.91	1.46		529.45	529.45	529.45	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0039/W05/2021
Owner Name	NIKHAT KHAN
Khata No	385
Plot No	717
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT

KODERMA NAGAR PANCHAYAT	VERSION NO. : 1.0.62
PROJECT DETAIL:	VERSION DATE: 16/10/2020
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/0039/W05/2021	Plot/SubPlot No: 717
Application Type: General Proposal	North: Plot No. - I.M.S
Project Type: Building Permission	South: Road Width - 3.66M WIDE P.C.C ROAD
Nature of Development: New	East: Plot No. - NURJHAN KHATOON
Location of Development Area: Old Area	West: Plot No. - NIJ
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 564.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 564.80
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	79.36
Total	79.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 485.44
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 564.80
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 564.80
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	338.88
Proposed Coverage Area (47.00 %)	265.46
Total Prop. Coverage Area (47 %)	265.46
Balance coverage area (13.00 %)	73.42
FAR CHECK	
Perm. FAR Area (1.50)	847.20
Total Perm. FAR area	847.20
Residential FAR	529.45
Proposed FAR Area	529.45
Total Proposed FAR Area	529.45
Consumed FAR (Factor)	0.94
Balance FAR Area	317.75
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	530.91
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	NIKHAT KHAN
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)	Orange

Buildingwise Floor FAR Details

Floor Name	Building Name A (NIKHAT KHAN)		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	265.46	265.46	265.46	265.46
First Floor	265.45	263.99	265.45	263.99
Terrace Floor	0.00	0.00	0.00	0.00
Total :	530.91	529.45	530.91	529.45

Building USE/SUBUSE Details

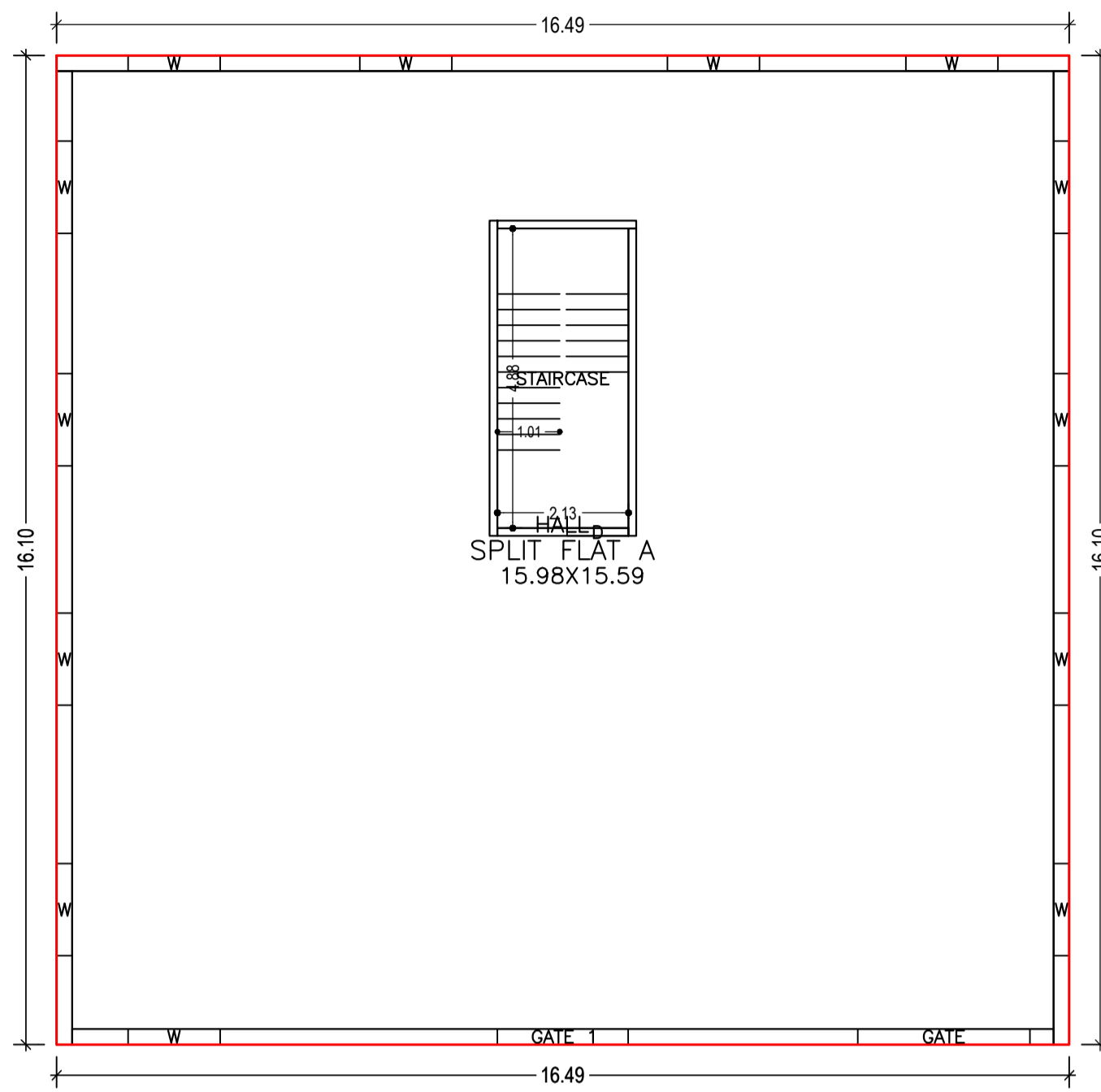
Building Name	Building Use	Building SubUse	Building Structure
A (NIKHAT KHAN)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

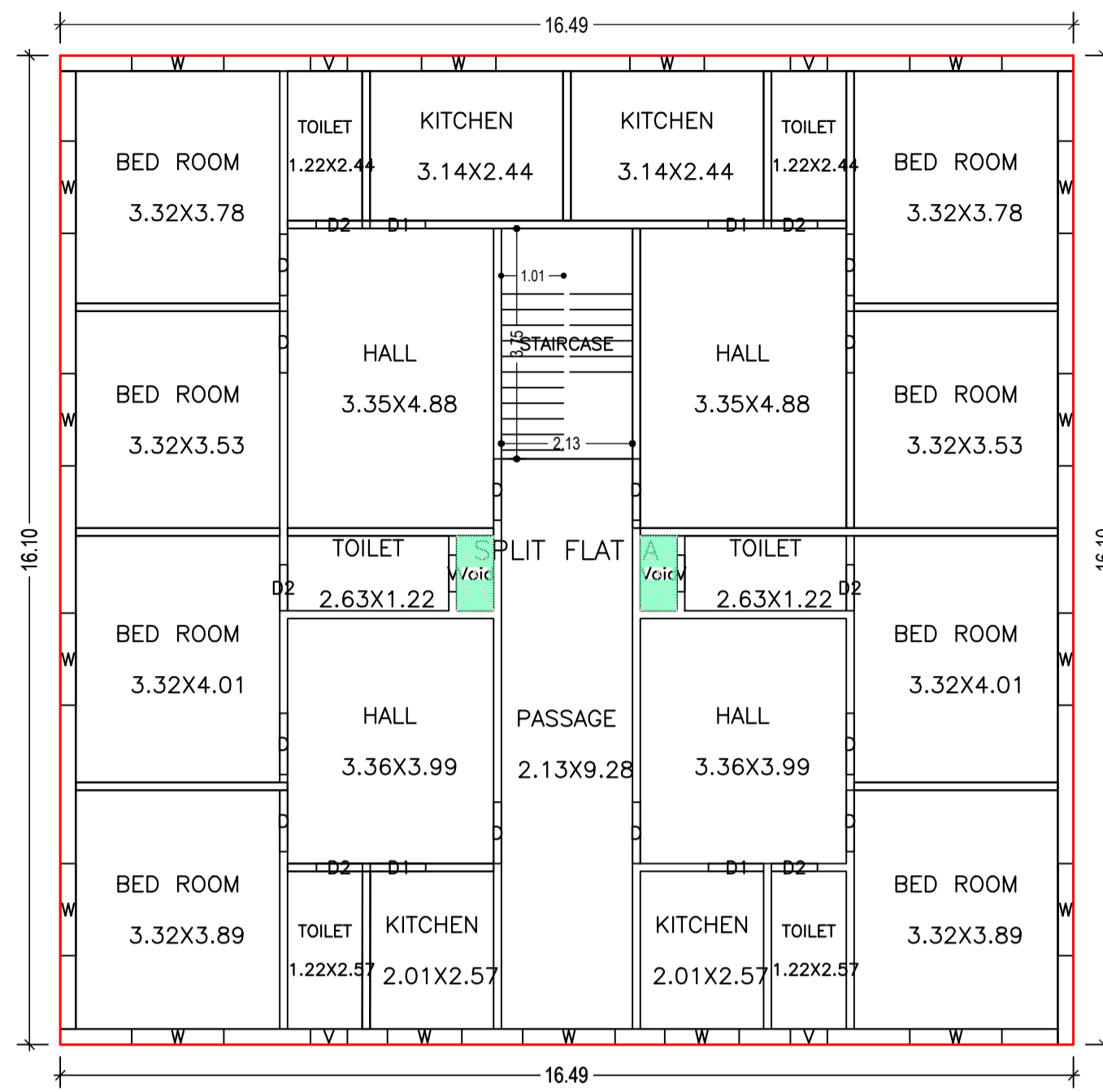
Project Title :
 PROPOSED BUILDING PLAN FOR - NIKHAT KHAN W/O -YUSHUF KHAN. MAUZA -KODERMA .WARD NO- 05. P.S- KODERMA. P.S NO- 333 . KHATA NO-385 . PLOT NO-717 . DISTT-KODERMA ,(JHARKHAND)

DATE 31-03-2022
 SHEET NO. 2

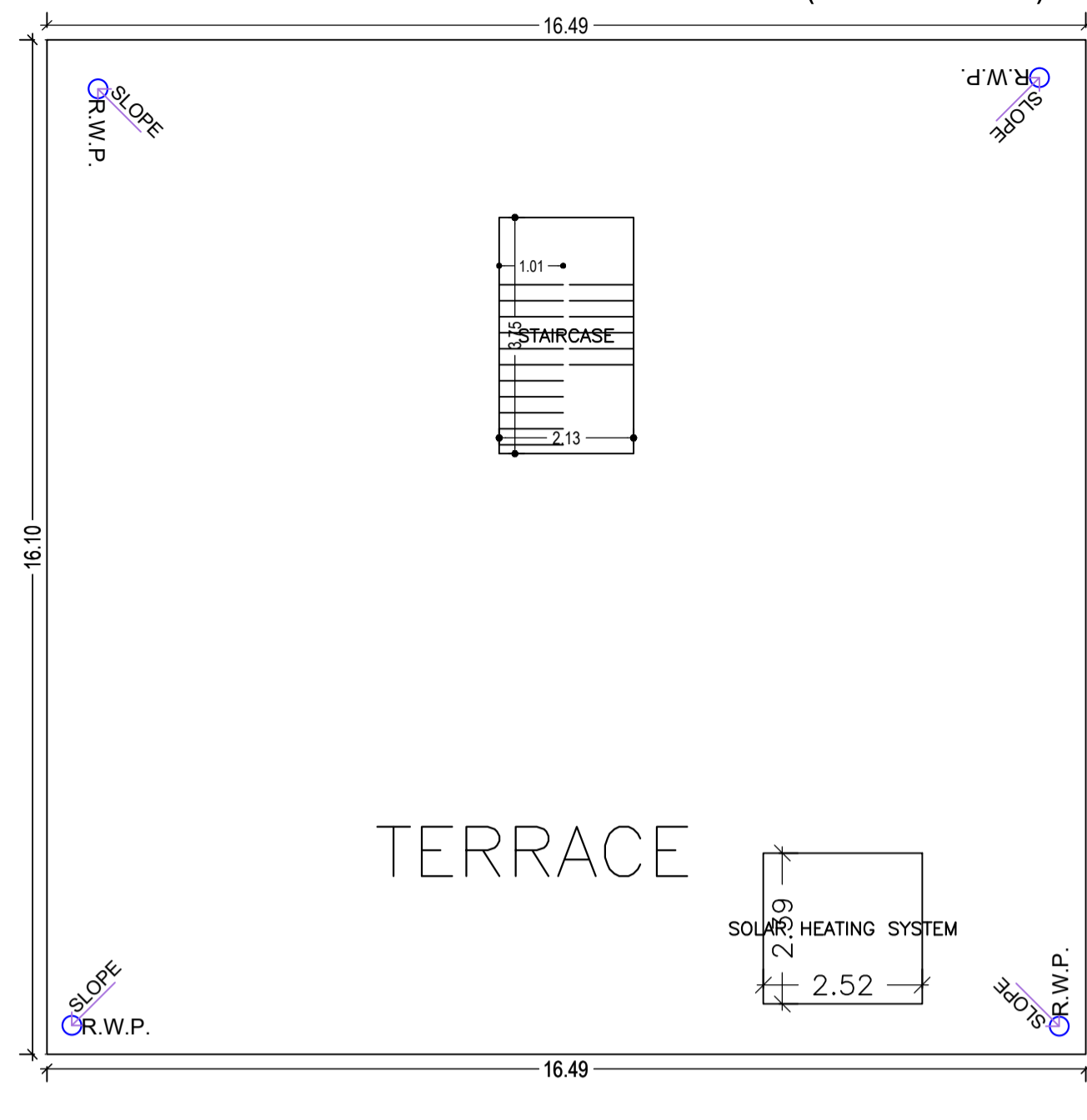
Proposal Basic Information	
Proposal File No.	KONPC/BP/0039/W05/2021
Owner Name	NIKHAT KHAN
Khata No	385
Plot No	717
Village Name	Koderma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



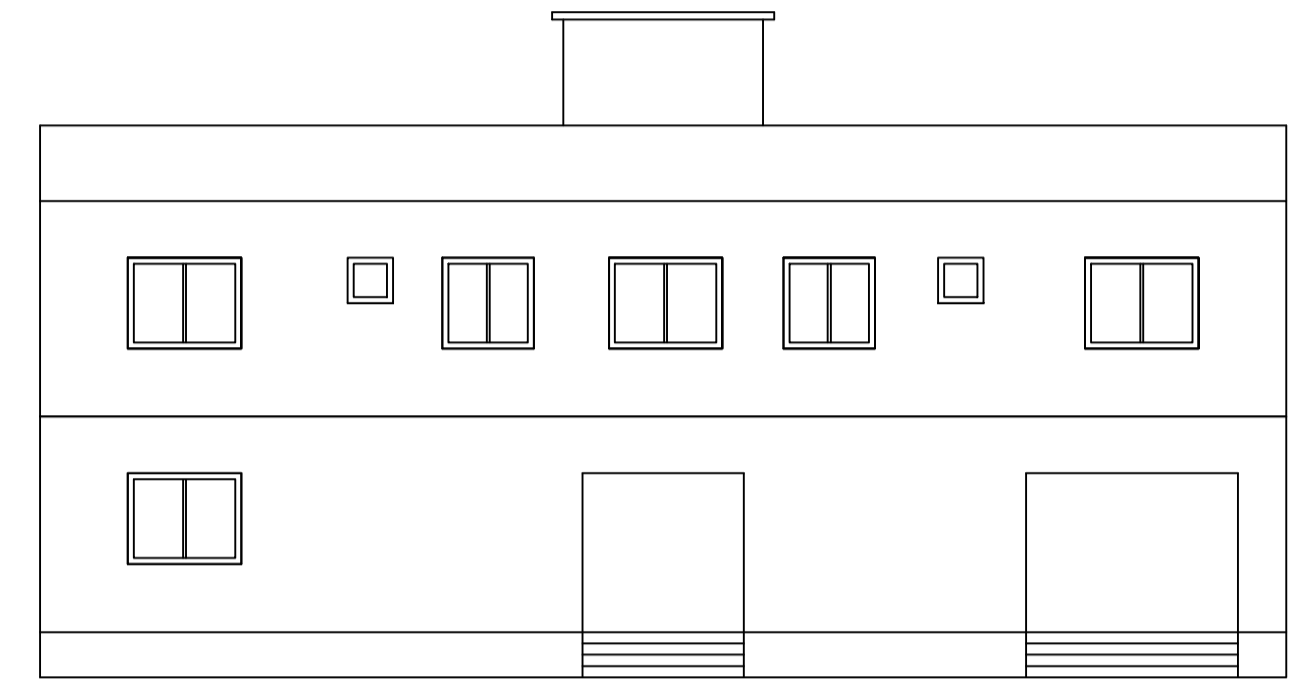
GROUND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



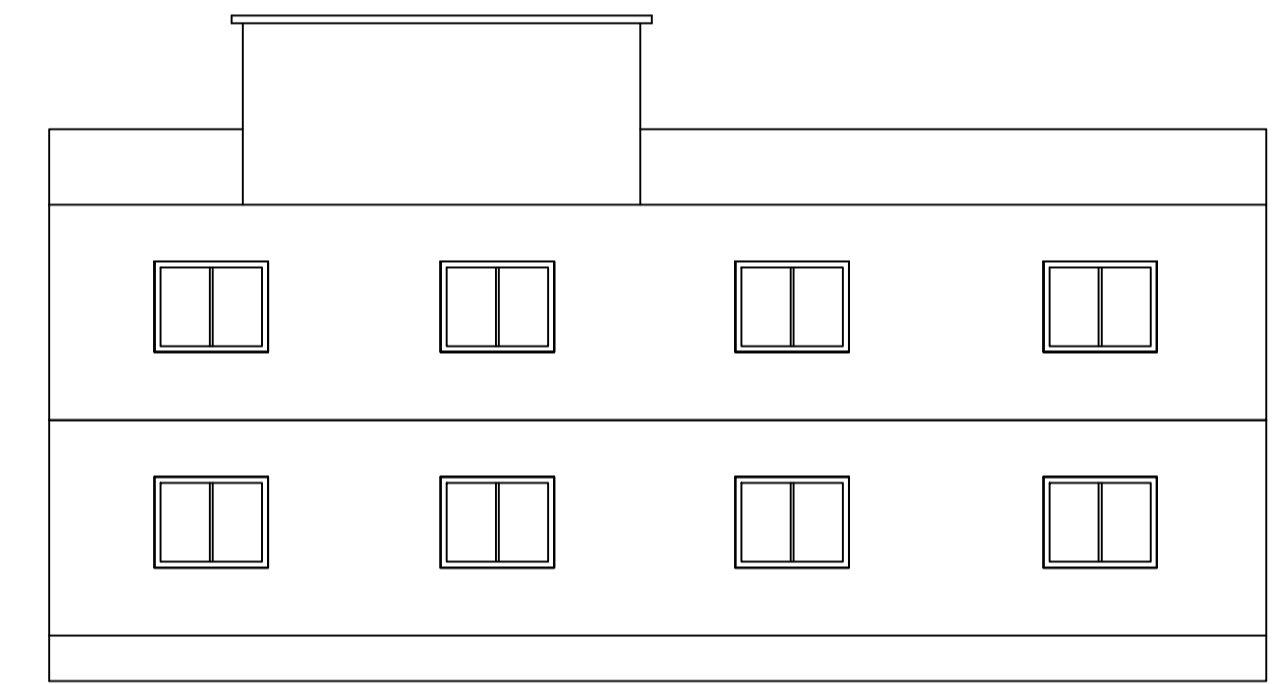
FIRST FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



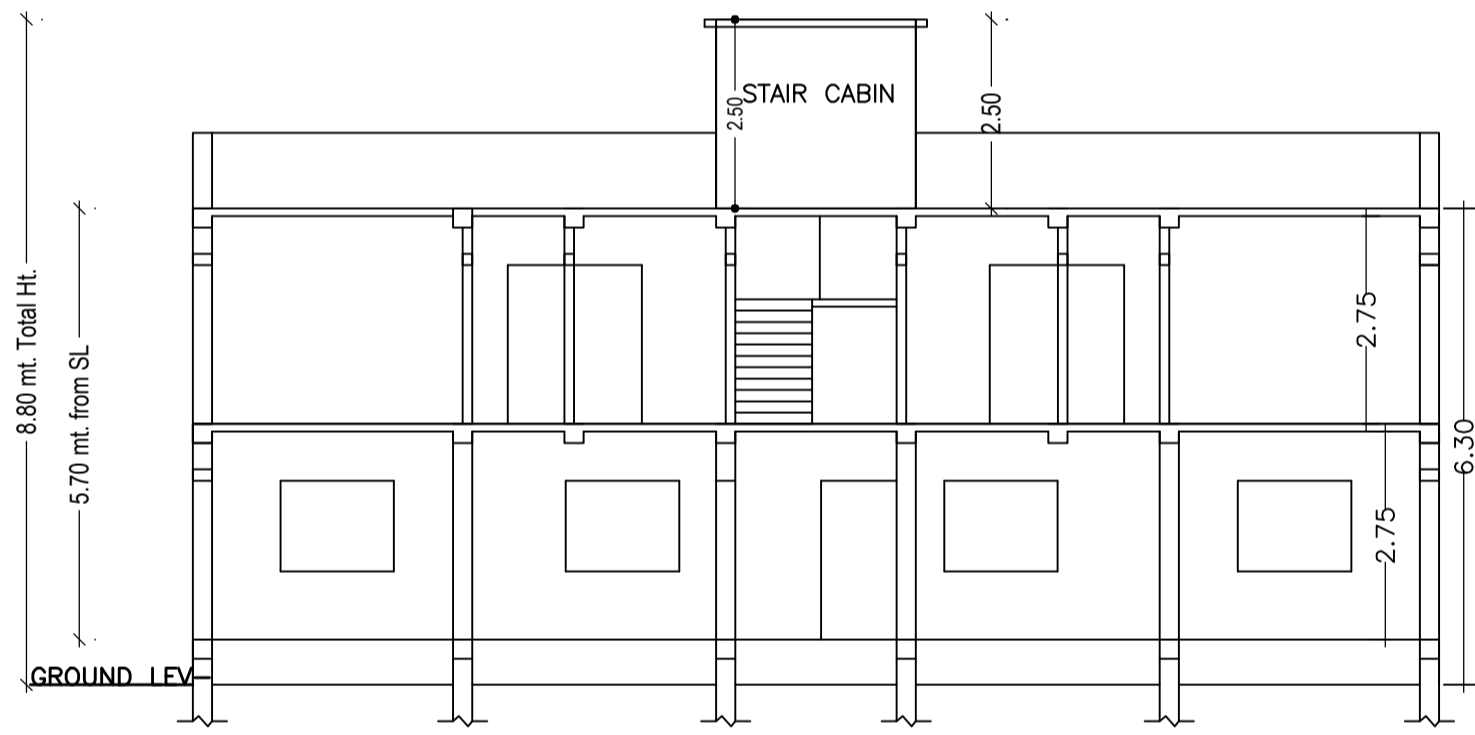
TERRACE FLOOR PLAN
 (SCALE 1:100)



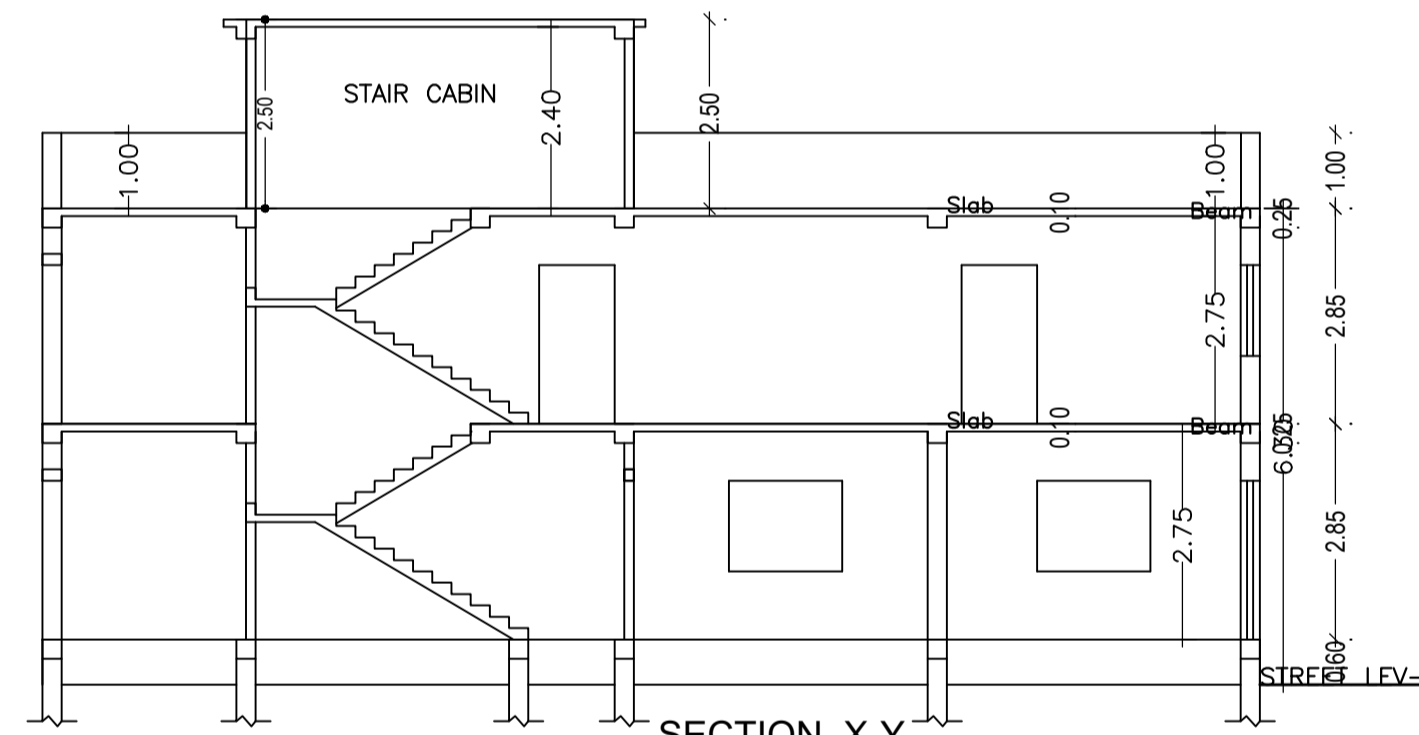
FRONT ELEVATION



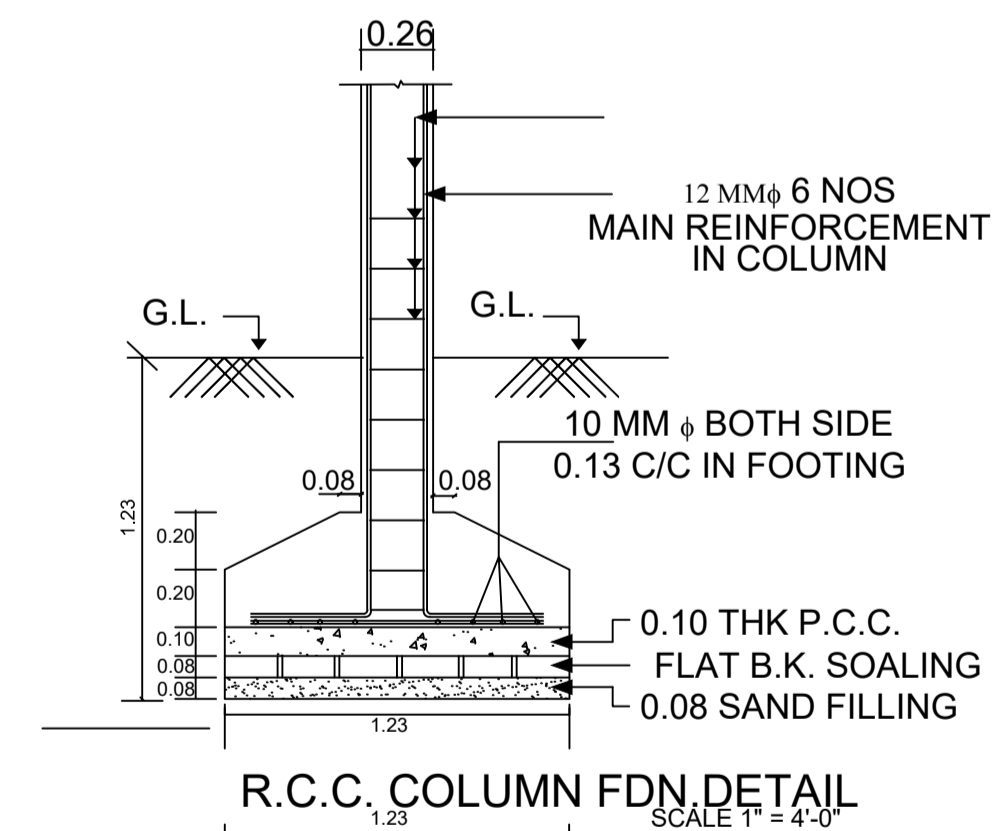
WEST SIDE ELEVATION



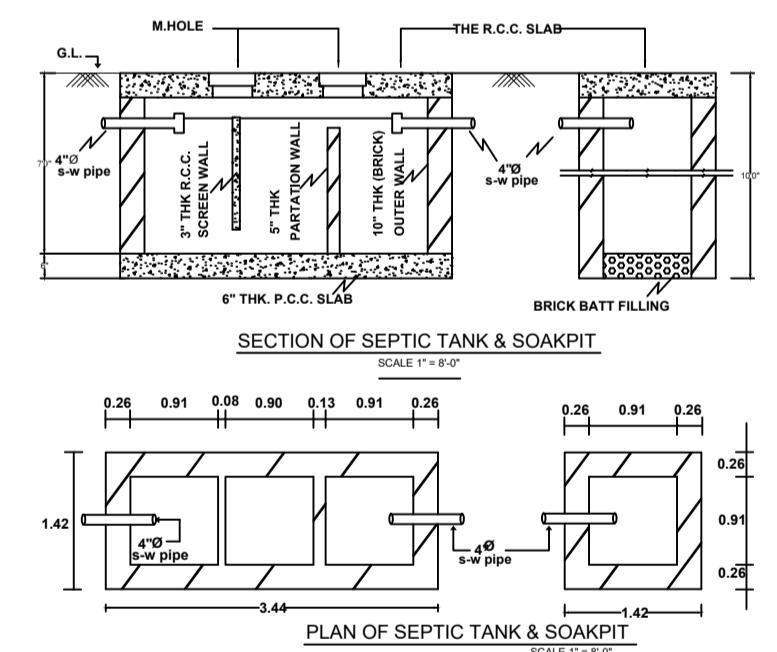
SECTION A-B



SECTION X-Y



R.C.C. COLUMN FDN DETAIL
 SCALE 1" = 4'-0"



SECTION OF SEPTIC TANK & SOAKPIT
 SCALE 1" = 4'-0"

PLAN OF SEPTIC TANK & SOAKPIT
 SCALE 1" = 4'-0"

Building :A (NIKHAT KHAN)

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	265.46	0.00	265.46	265.46	265.46	01
First Floor	265.45	1.46	263.99	263.99	263.99	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	530.91	1.46	529.45	529.45	529.45	01
Total Number of Same Buildings	1					
Total:	530.91	1.46	529.45	529.45	529.45	01

SCHEDULE OF DOOR:

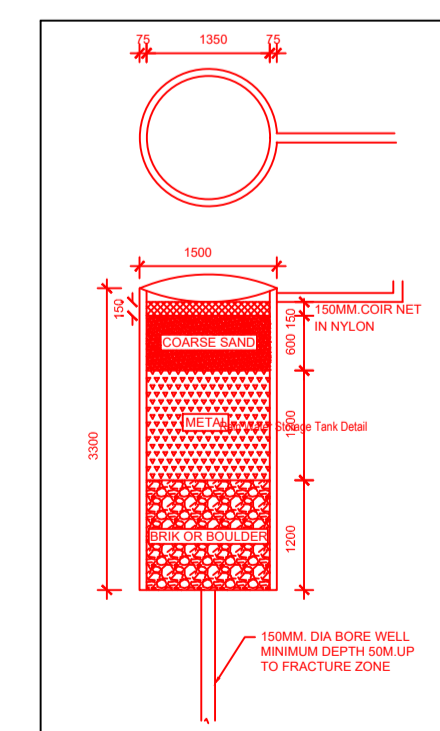
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIKHAT KHAN)	D2	0.75	2.10	06
A (NIKHAT KHAN)	D1	0.90	2.10	04
A (NIKHAT KHAN)	D	1.00	2.10	12
A (NIKHAT KHAN)	GATE 1	2.13	2.10	01
A (NIKHAT KHAN)	GATE	2.80	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIKHAT KHAN)	V	0.60	0.60	06
A (NIKHAT KHAN)	W	1.21	1.20	04
A (NIKHAT KHAN)	W	1.50	1.20	26

UnitBUA Table for Building :A (NIKHAT KHAN)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	496.86	487.20	1	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	23	0
Total:	-	-	496.86	487.20	24	1



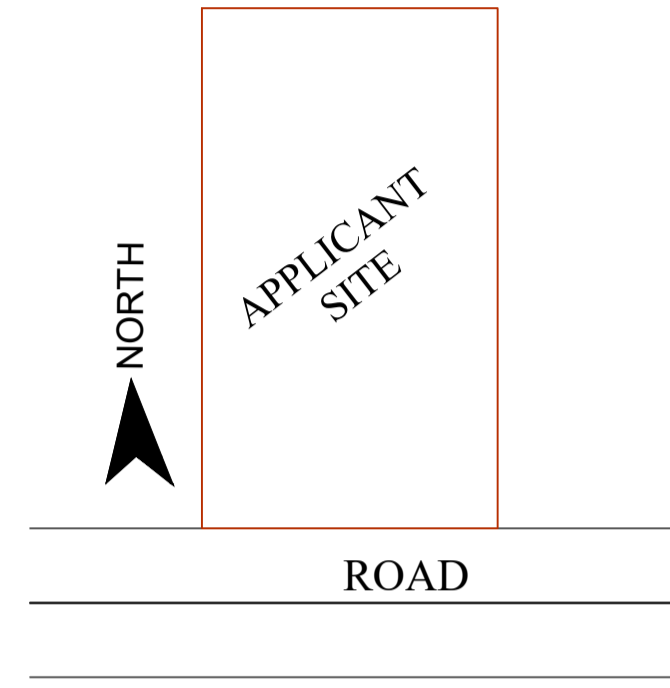
PLAN

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

Project Title :
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DATE	31-03-2022
SHEET NO.	3

Proposal Basic Information	
Proposal File No.	KONPC/BP/0039/W05/2021
Owner Name	NIKHAT KHAN
Khata No	385
Plot No	717
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



SITE KEY PLAN
NOT TO SCALE

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