

SITE PLAN

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.)	Trnmt (No.)
			Parking	Resi.					
A (KOKIL YADAV)	1	158.22	49.01	99.30	99.30	9.91	109.21	109.21	01
<b>Grand Total :</b>	<b>1</b>	<b>158.22</b>	<b>49.01</b>	<b>99.30</b>	<b>99.30</b>	<b>9.91</b>	<b>109.21</b>	<b>109.21</b>	<b>01</b>

Proposal Basic Information	
Proposal File No.	KONPC/BP/0038/W08/2021
Owner Name	KOKIL YADAV
Khata No	161
Plot No	4274
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO. : 1.0.62
KODERMA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA	
Inward No: KONPC/BP/0038/W08/2021	Plot/SubPlot No: 4274	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: Road Width - 4.57 MTR WIDE ROAD Access Road	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 121.59
Deduction for NetPlot Area		
Surrender Free of Cost		2.00
Total		2.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	119.59
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		2.00
Common Plot		17.46
Total		19.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	102.14
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	119.59
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	121.59
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		83.71
Proposed Coverage Area ( 66.15 % )		79.11
Total Prop. Coverage Area ( 66.15 % )		79.11
Balance coverage area ( 3.85 % )		4.60
FAR CHECK		
Perm. FAR Area ( 1.50 )		182.38
Total Perm. FAR area		182.38
Residential FAR		99.30
Proposed FAR Area		109.21
Total Proposed FAR Area		109.21
Consumed FAR (Factor)		0.90
Balance FAR Area		73.17
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		158.22
ARCHITECT (Regd)	Anil Kumar Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	KOKIL YADAV	
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

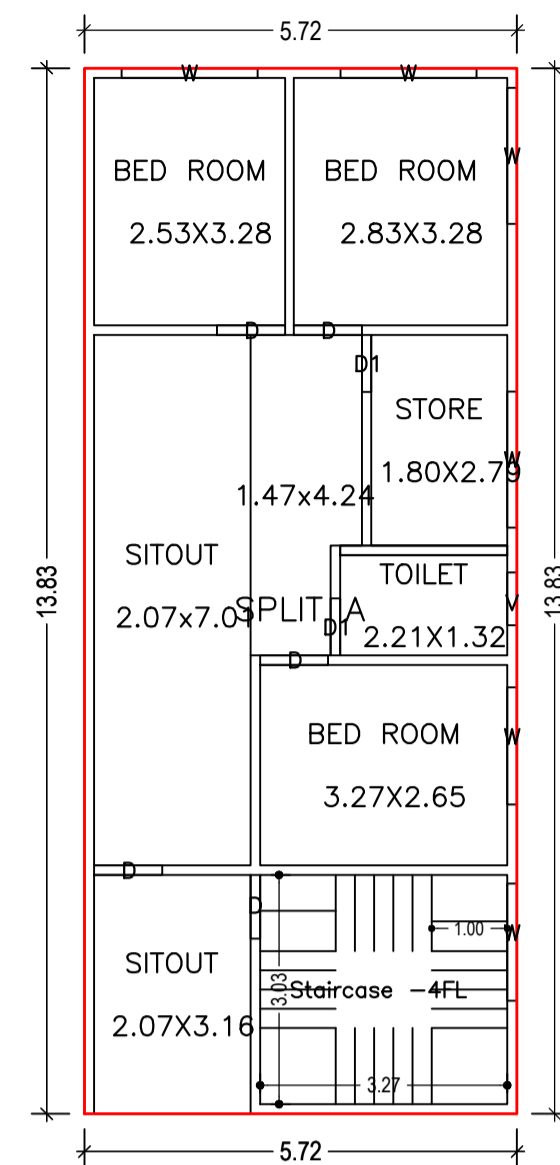
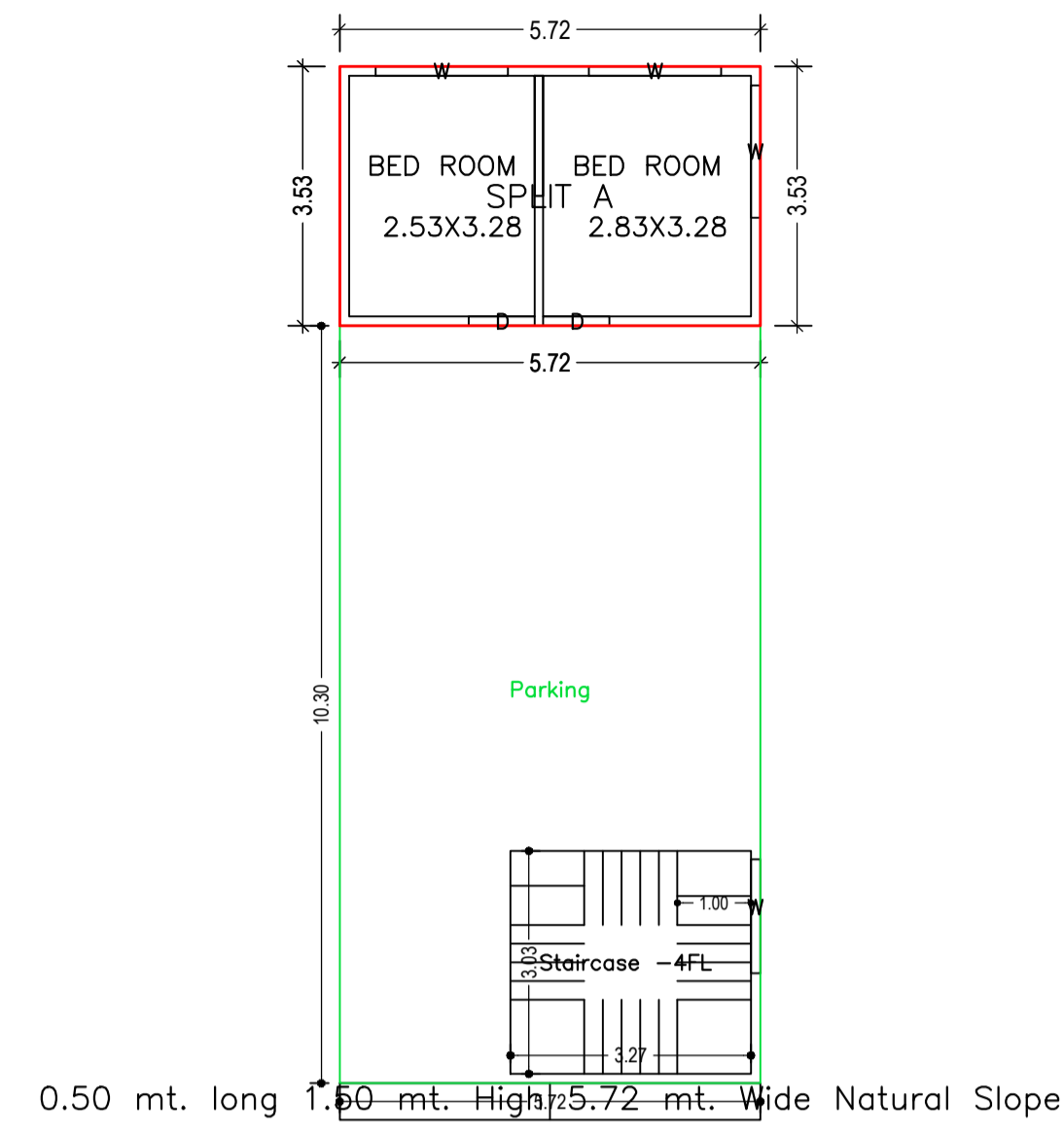
Floor Name	Building Name A (KOKIL YADAV)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	79.11	30.10	79.11	30.10
First Floor	79.11	79.11	79.11	79.11
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>158.22</b>	<b>109.21</b>	<b>158.22</b>	<b>109.21</b>

Building USE/SUBUSE Details

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

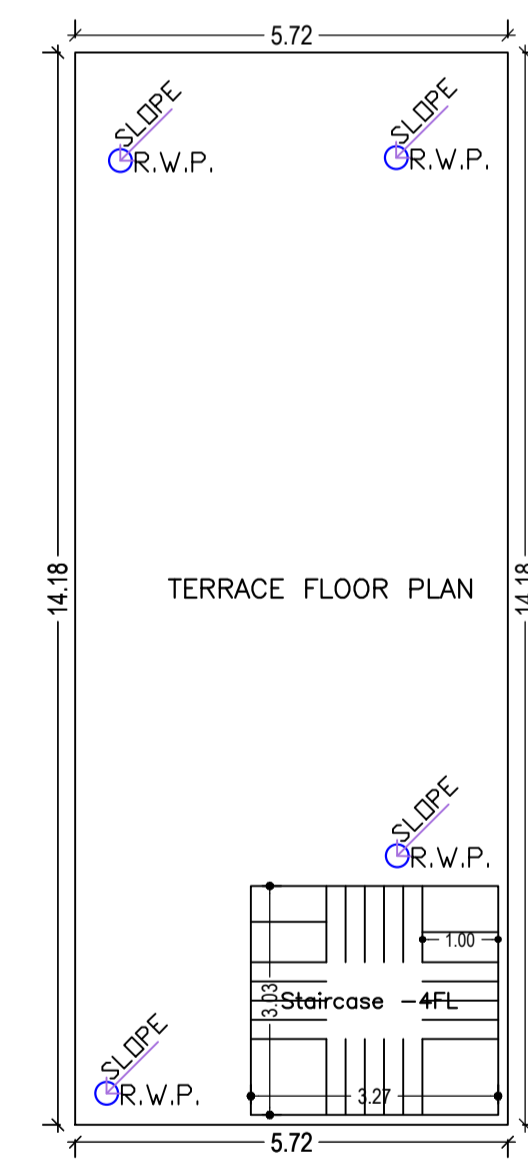
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			

Proposal Basic Information	
Proposal File No.	KONPC/BI/0038/W08/2021
Owner Name	KOKIL YADAV
Khata No	161
Plot No	4274
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

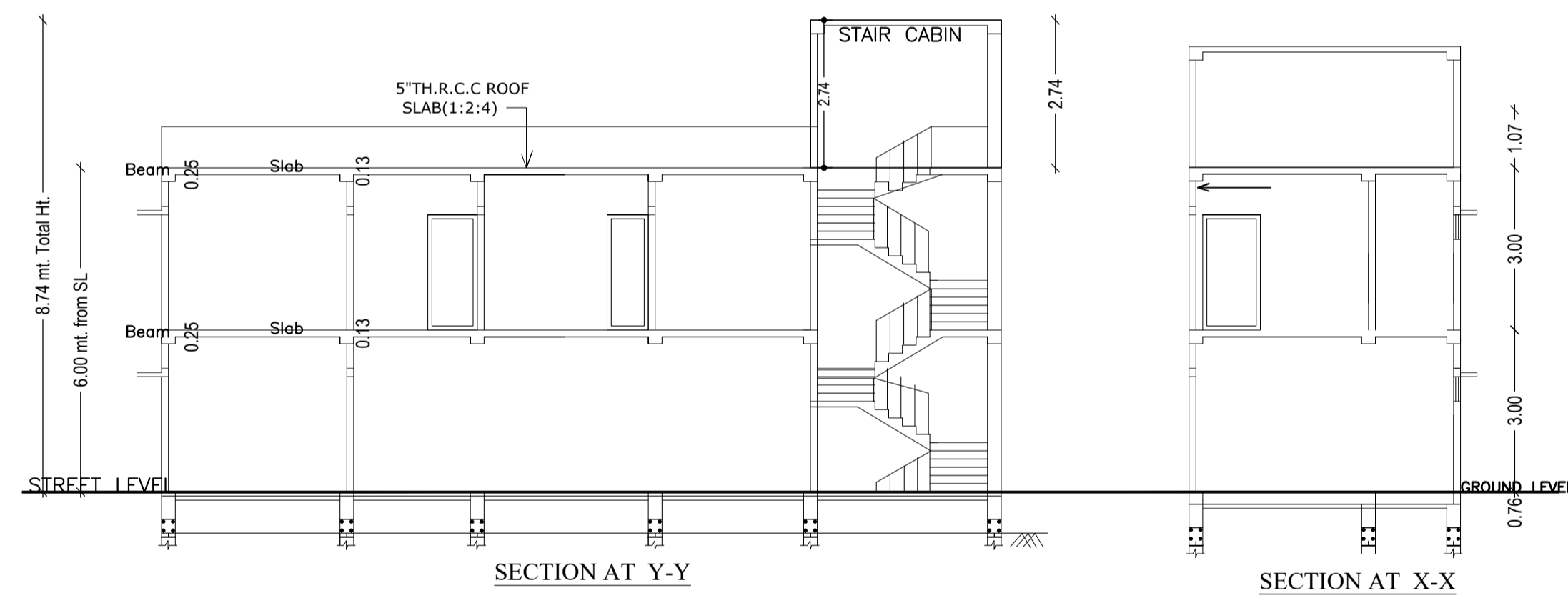


FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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



TERRACE FLOOR PLAN  
(SCALE 1:100)



Building :A (KOKIL YADAV)

Floor Name	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.)	Trmt (No.)
		Parking	Resi.					
Ground Floor	79.11	49.01	20.19	9.91	30.10	30.10	01	
First Floor	79.11	0.00	79.11	0.00	79.11	79.11	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	158.22	49.01	99.30	9.91	109.21	109.21	01	
Total Number of Same Buildings	1							
Total :	158.22	49.01	99.30	9.91	109.21	109.21	01	

SCHEDULE OF DOOR:

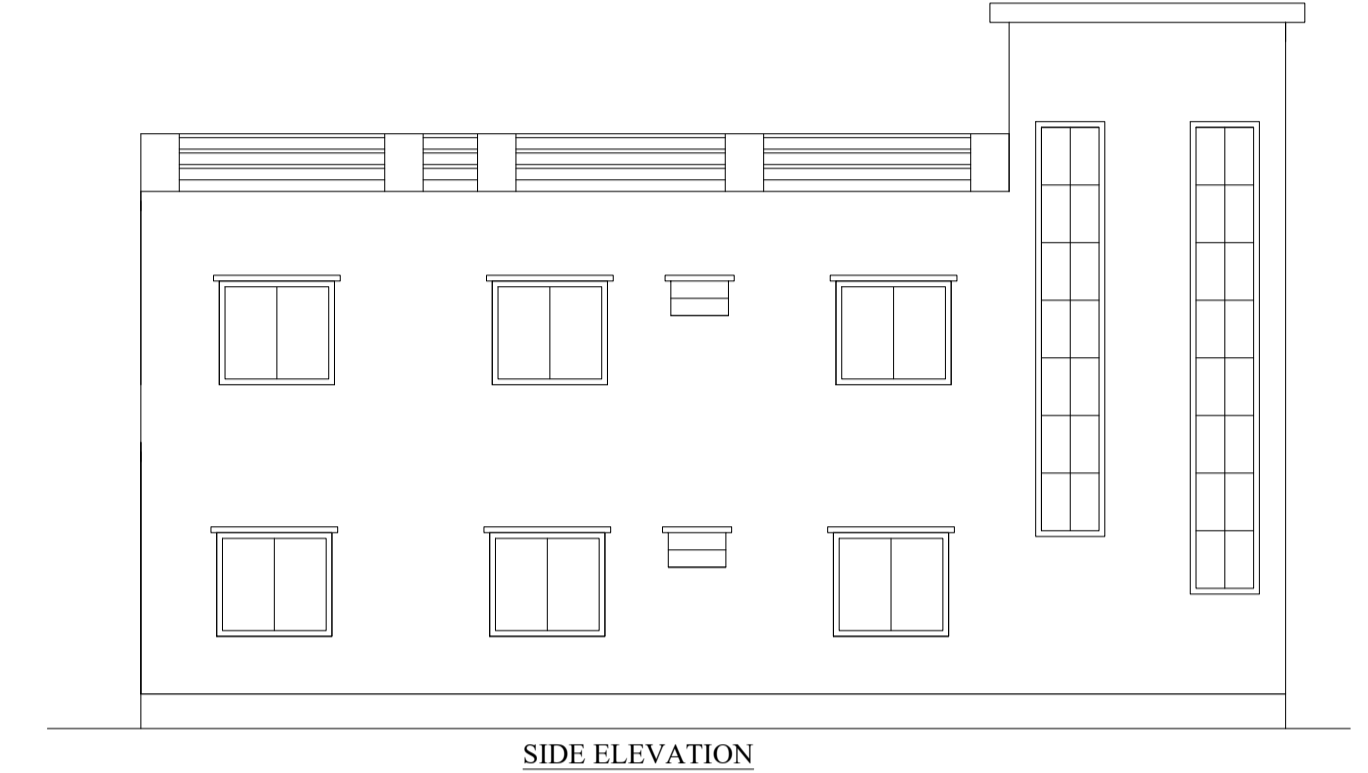
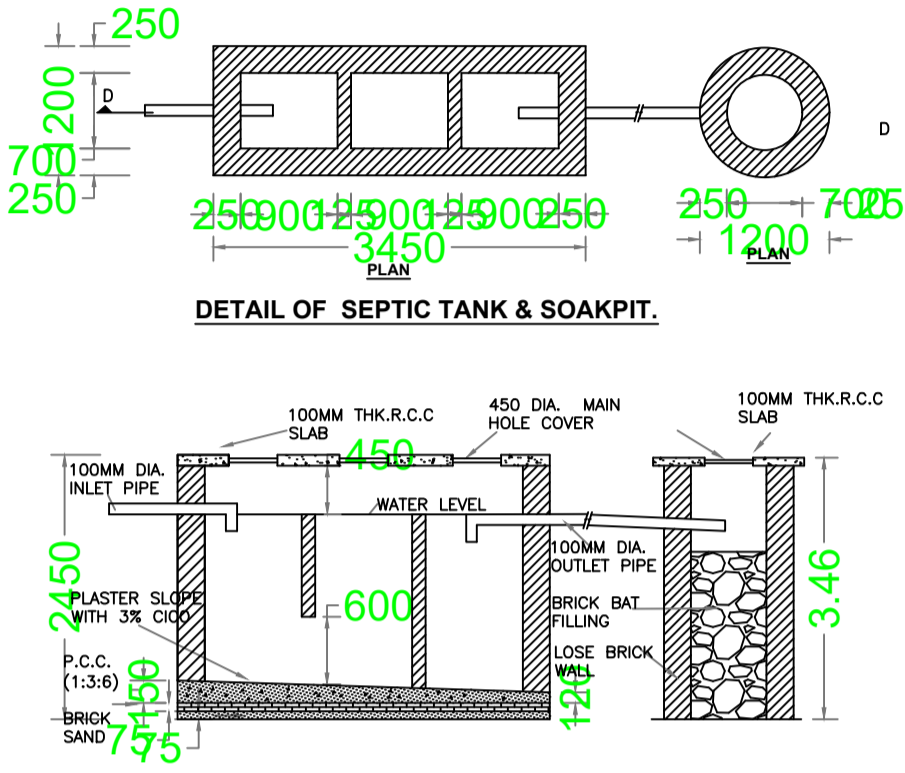
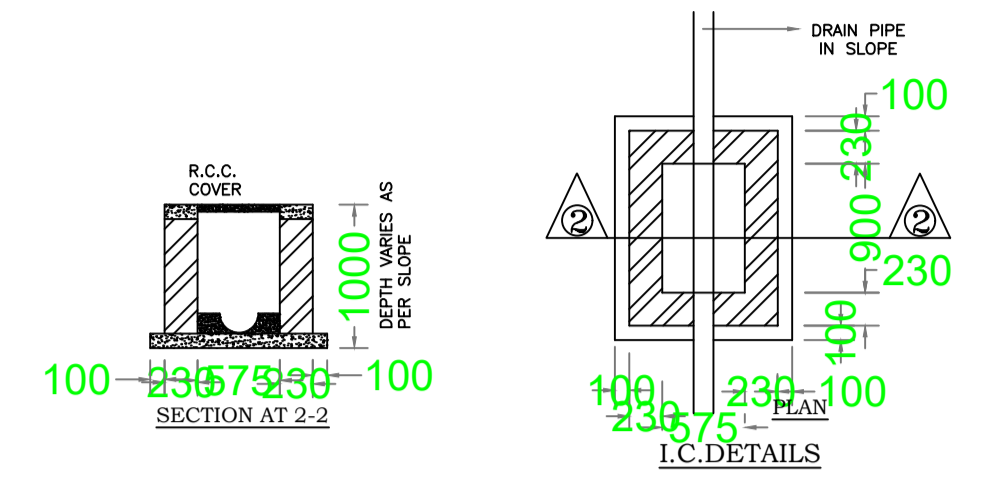
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KOKIL YADAV)	D1	0.75	2.13	02
A (KOKIL YADAV)	D	0.84	2.13	01
A (KOKIL YADAV)	D	0.90	2.13	06

SCHEDULE OF WINDOW/VENTILATION:

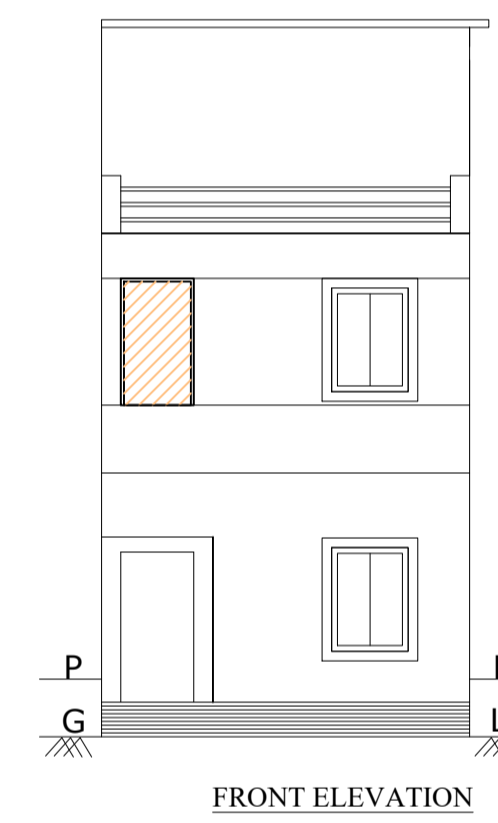
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KOKIL YADAV)	V	0.70	2.70	01
A (KOKIL YADAV)	W	1.55	2.70	03
A (KOKIL YADAV)	W	1.80	2.70	07

UnitBUA Table for Building :A (KOKIL YADAV)

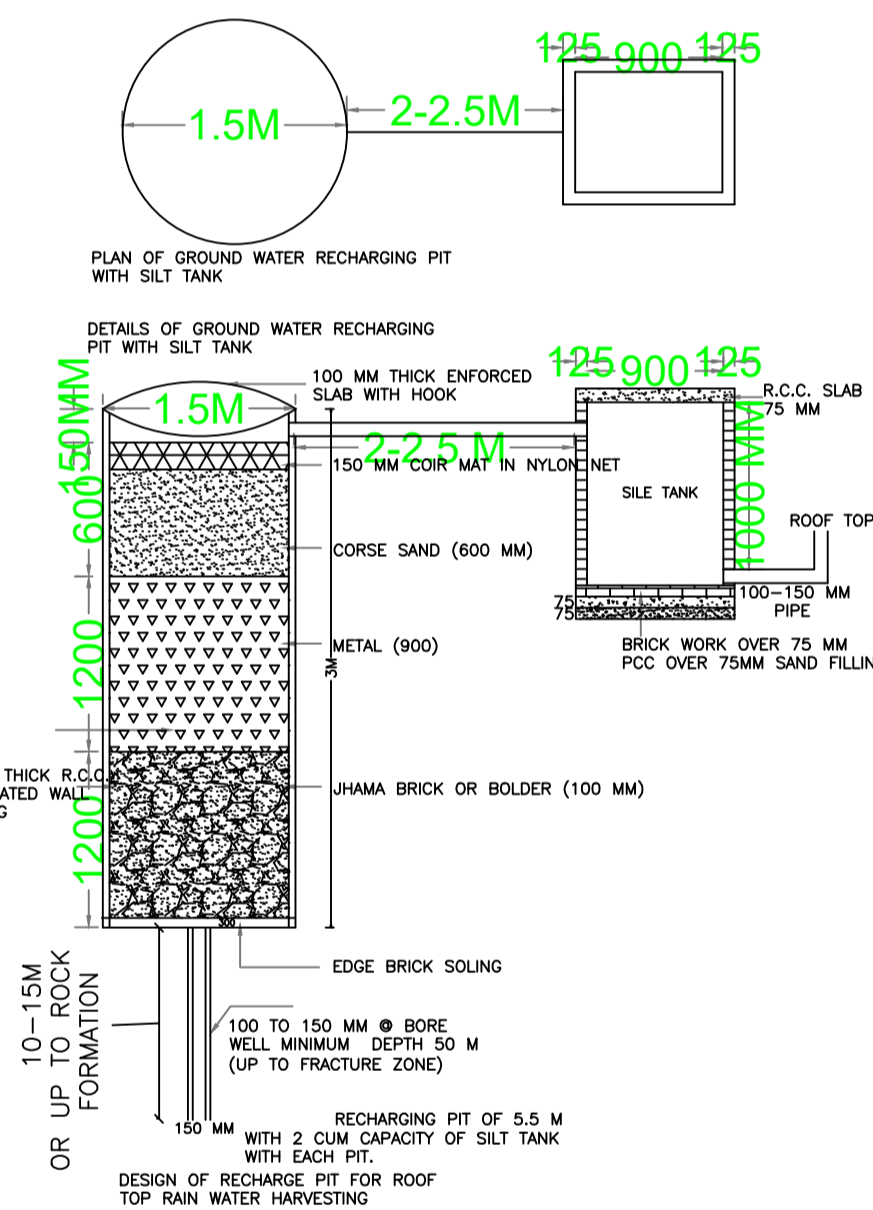
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	81.65	81.18	2	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	81.65	81.18	9	1



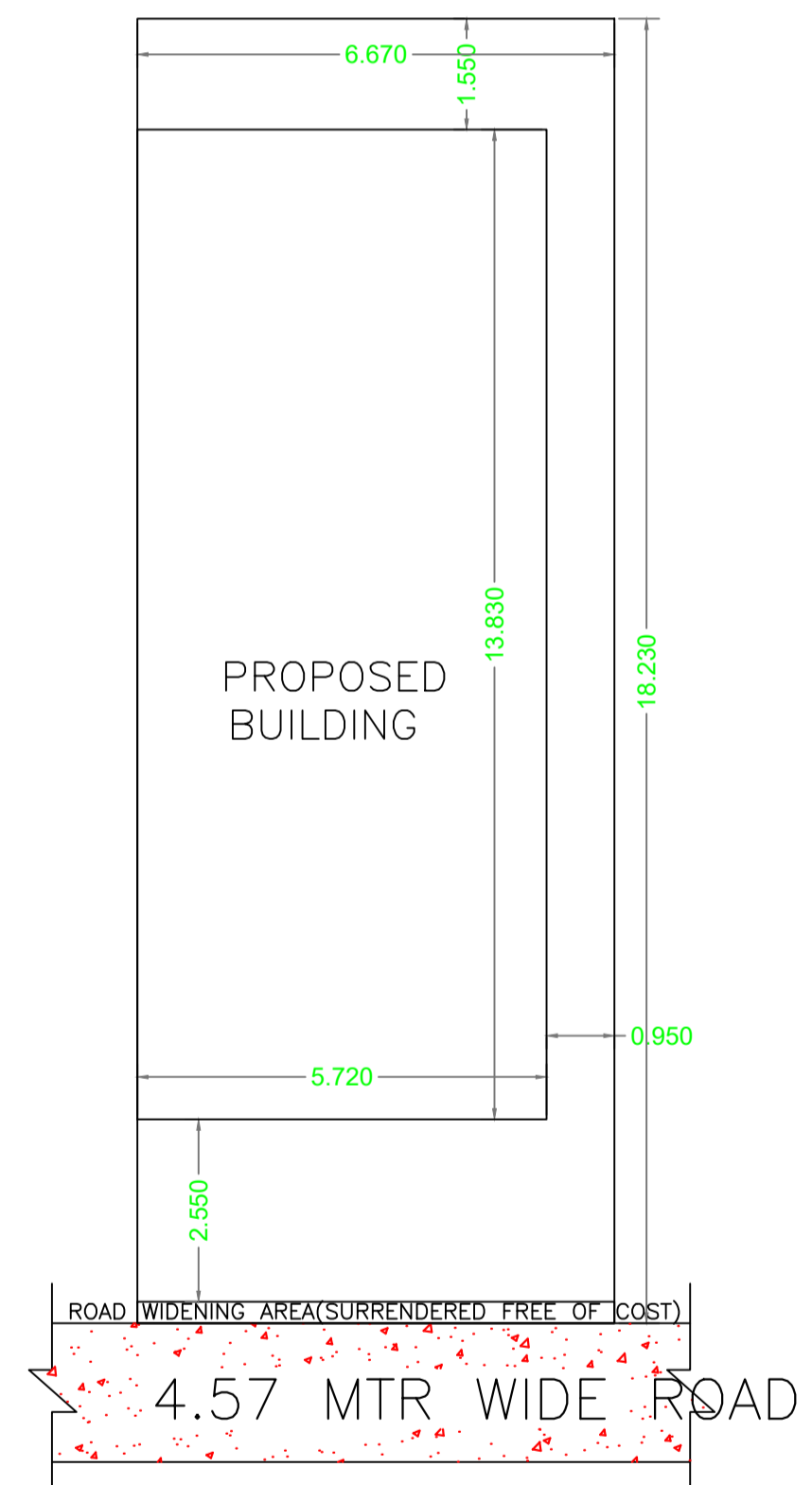
SIDE ELEVATION



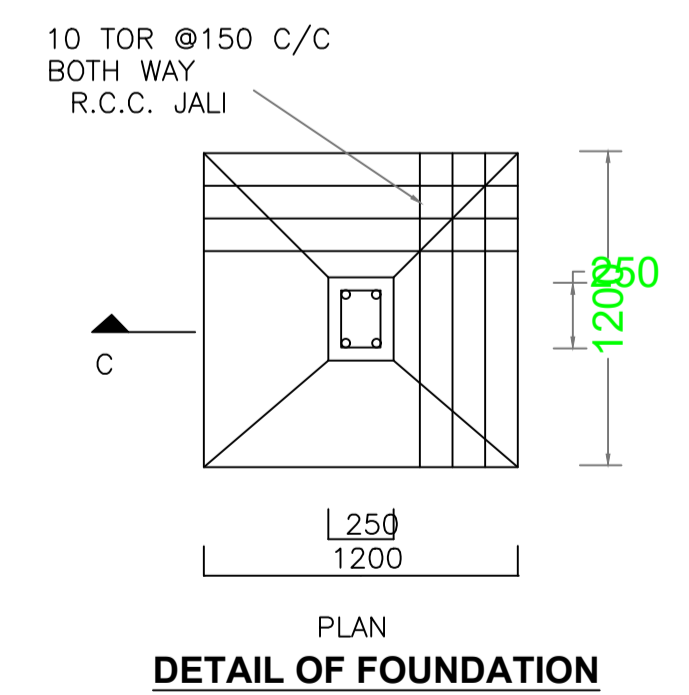
FRONT ELEVATION



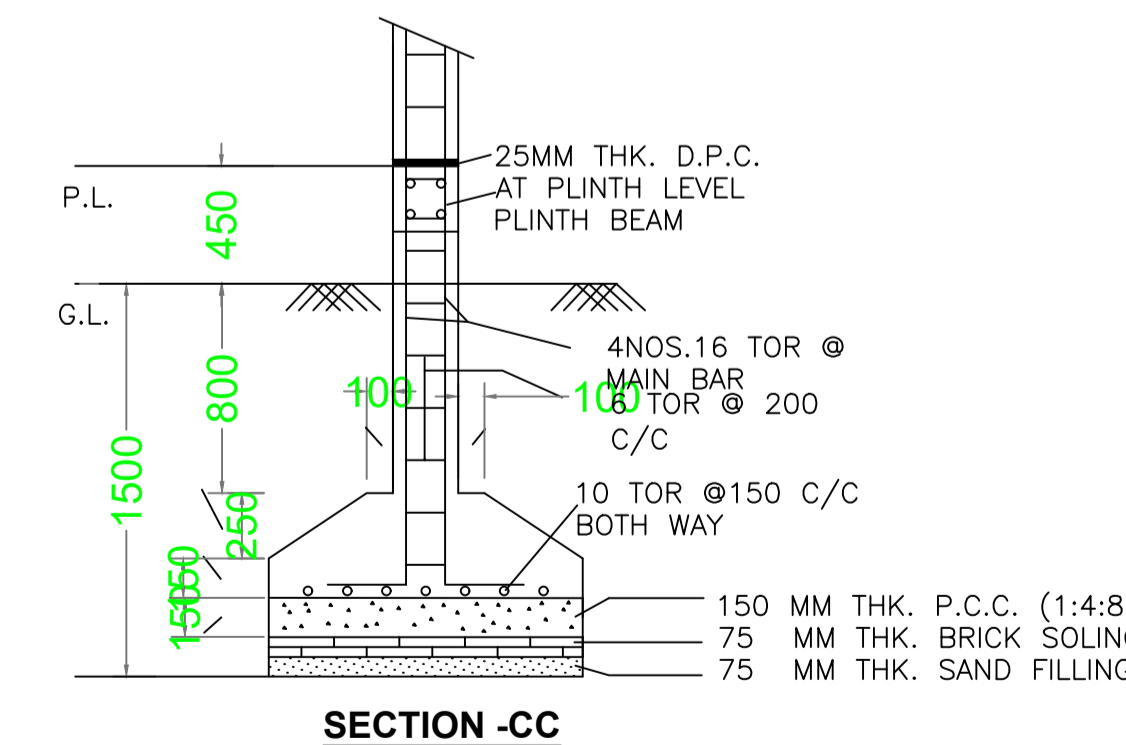
SECTION -CC



SITE PLAN  
SCALE 1:100



DETAIL OF FOUNDATION



SECTION -CC

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			