

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AAA (BHAGWAT YADAV)	1	159.60	8.35	151.25	151.25	151.25	151.25	01
Grand Total :	1	159.60	8.35	151.25	151.25	151.25	151.25	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0008/W13/2022
Owner Name	BHAGWAT YADAV
Khata No	86
Plot No	3221
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT KODERMA NAGAR PANCHAYAT	VERSION NO. : 1.0.62 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: KONPCBP/0008/W13/2022	Plot/SubPlot No: 3221
Application Type: General Proposal	North: Road Width - 3.0 M WIDE RASTA
Project Type: Building Permission	South: Plot No. - PLOT PART 3221
Nature of Development: New	East: Plot No. - BHAGWATI DEWI
Location of Development Area: Old Area	West: Road Width - 3 M WIDE RASTA
AREA DETAILS: SQ.MT.	
AREA OF PLOT (Minimum)	(A) 132.72
Deduction for NetPlot Area	
Road Widening Area	6.58
Total	6.58
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 126.14
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	6.58
Common Plot	20.98
Total	27.56
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 105.16
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 126.14
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 126.14
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	88.30
Proposed Coverage Area (59.93 %)	75.59
Total Prop. Coverage Area (59.93 %)	75.59
Balance coverage area (10.08 %)	12.71
FAR CHECK	
Perm. FAR Area (1.20)	151.37
Total Perm. FAR area	151.37
Residential FAR	151.25
Proposed FAR Area	151.25
Total Proposed FAR Area	151.25
Consumed FAR (Factor)	1.20
Balance FAR Area	0.12
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	151.25
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BHAGWAT 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 AAA (BHAGWAT 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	75.59	75.59	75.59	75.59
First Floor	75.66	75.66	75.66	75.66
Terrace Floor	0.00	0.00	0.00	0.00
Total :	151.25	151.25	151.25	151.25

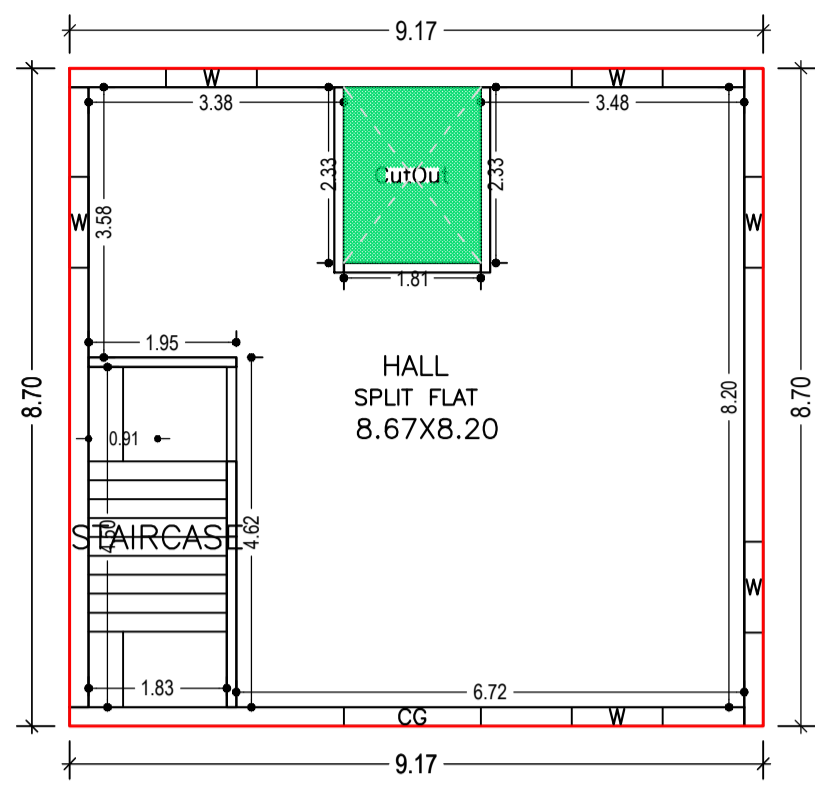
Building USE/SUBUSE Details

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

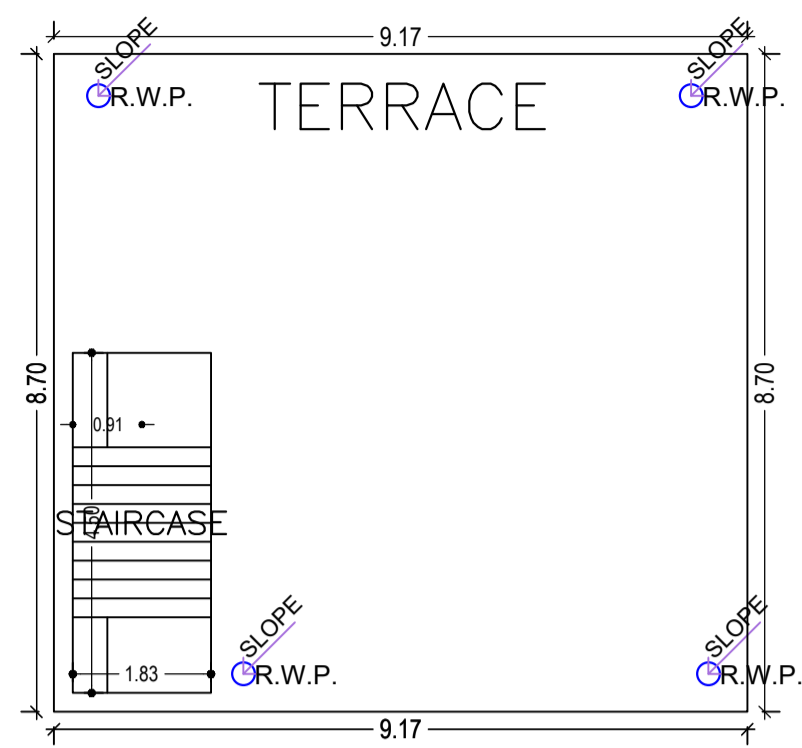
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amrendra Kumar KONPC/SUP/0002/2017			

Proposal Basic Information

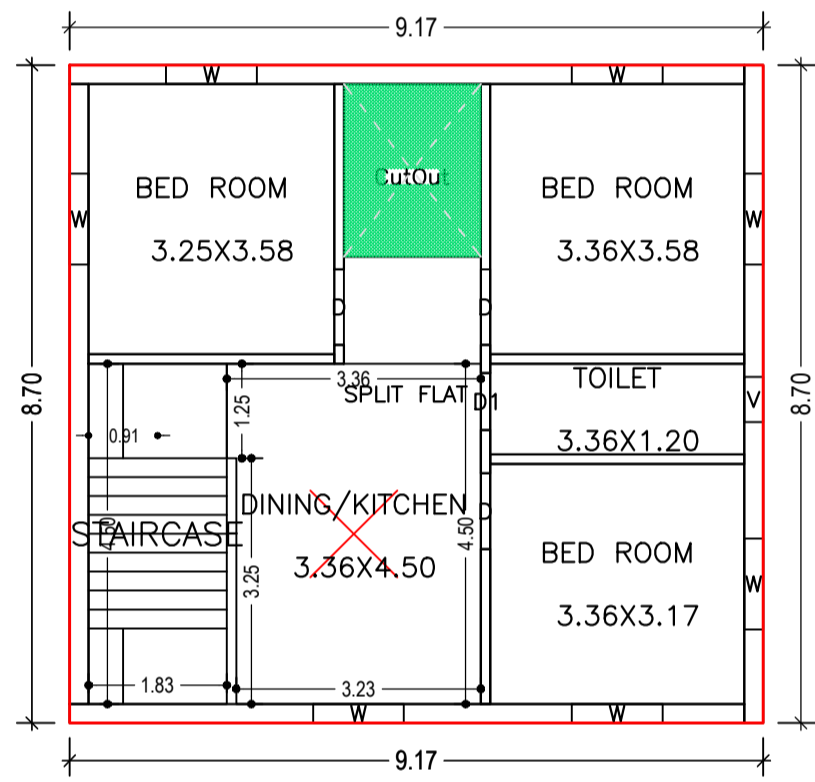
Proposal File No.	KONPC/BP/0008/W13/2022
Owner Name	BHAGWAT YADAV
Khata No	86
Plot No	3221
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



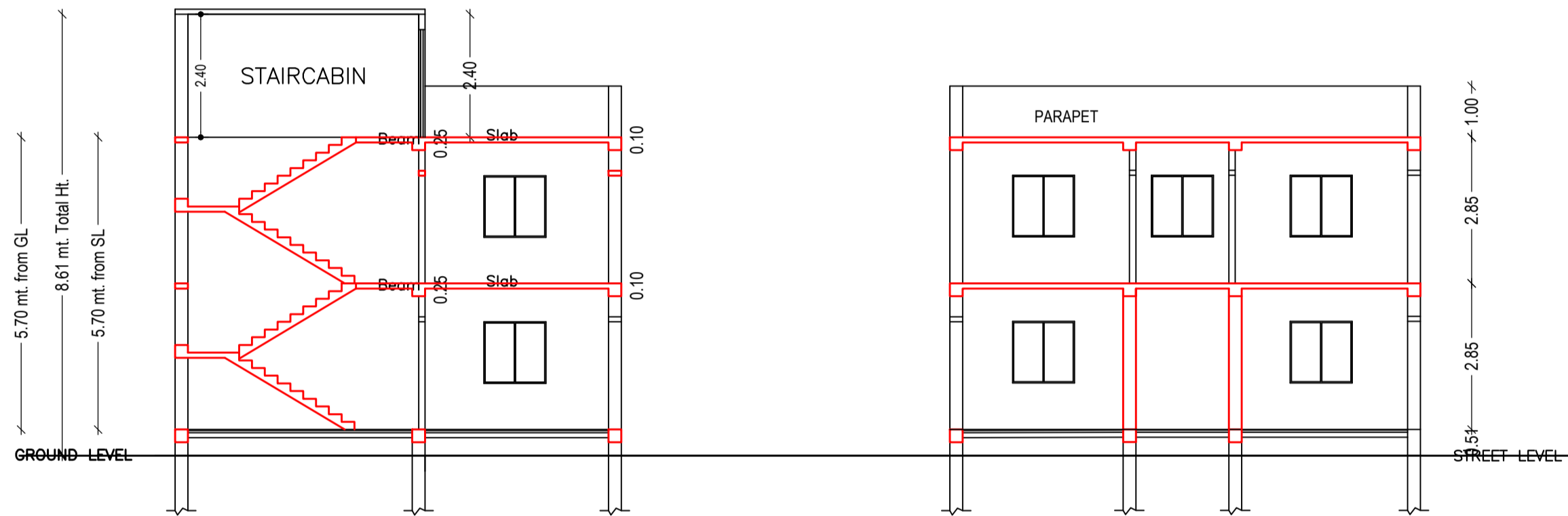
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

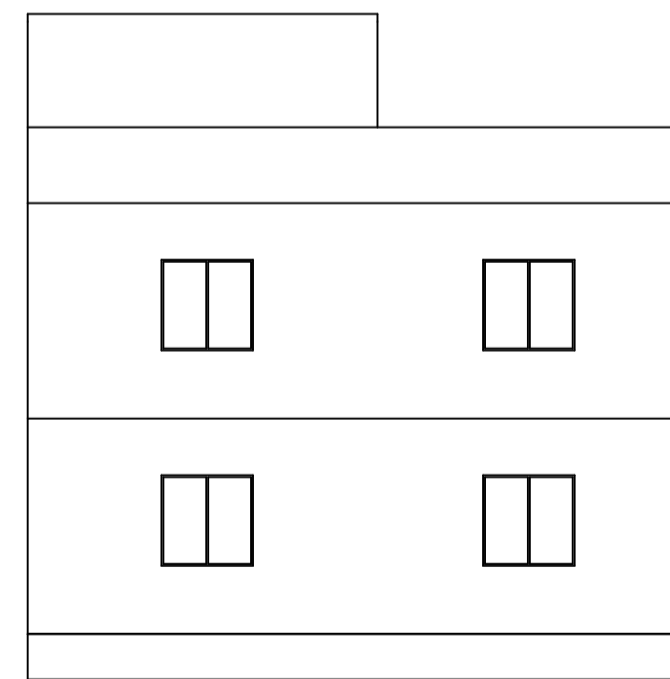


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

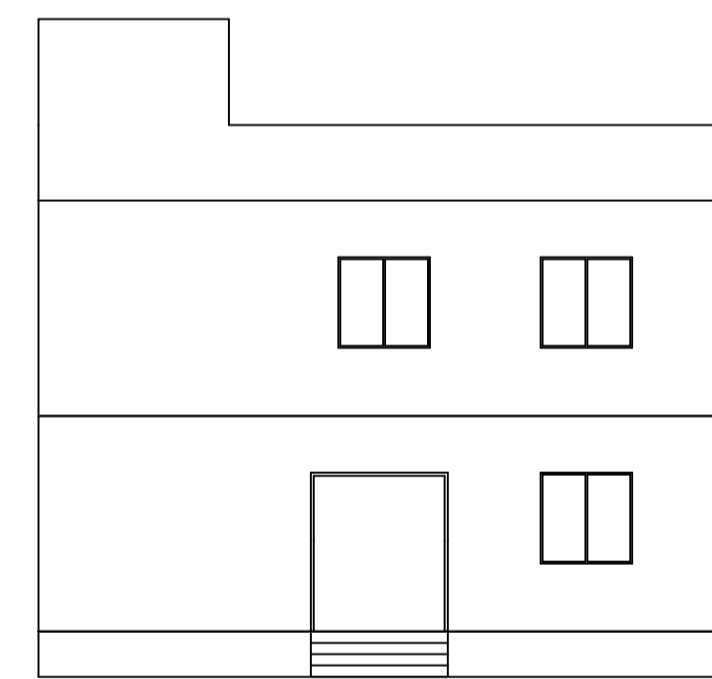
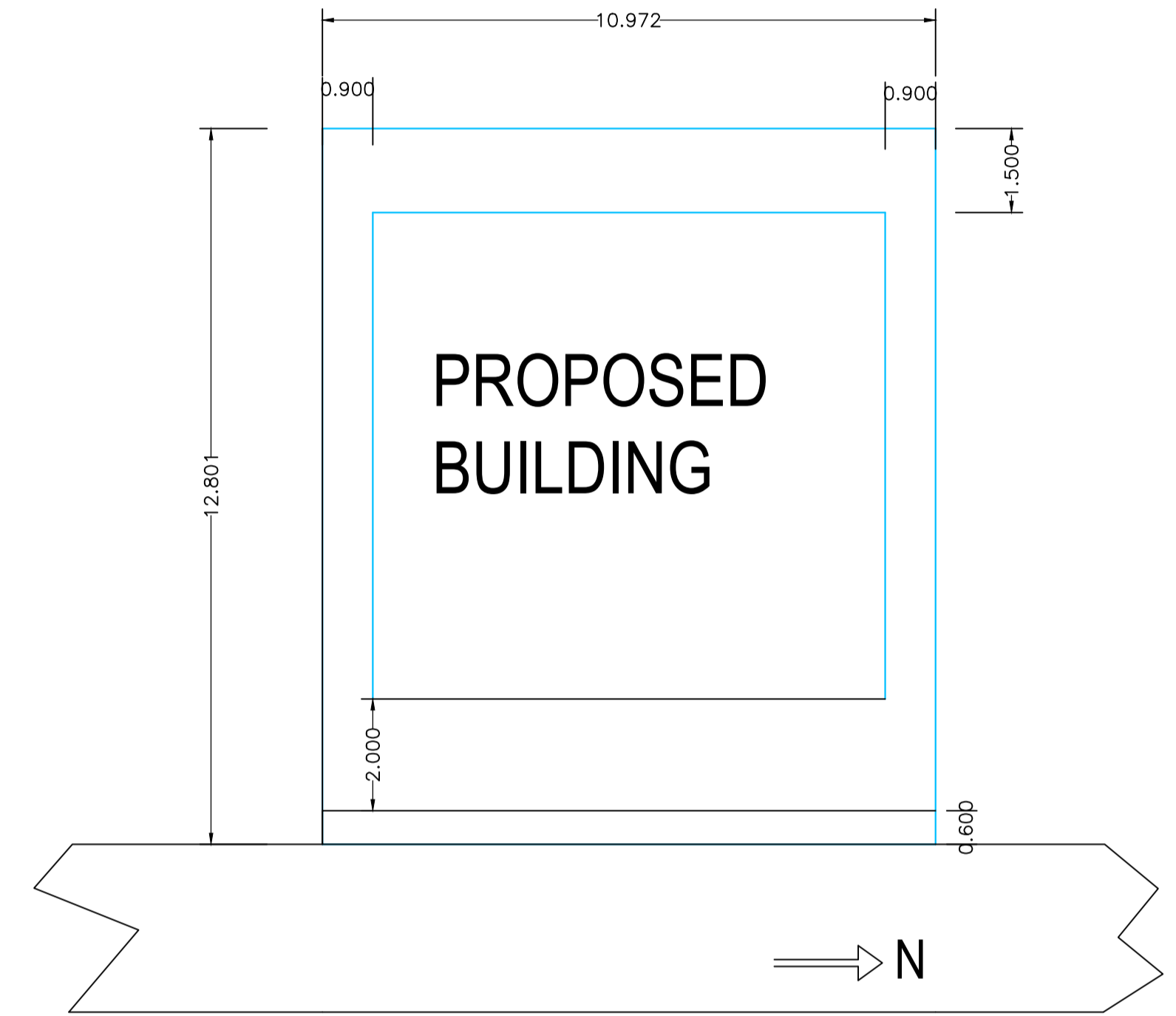
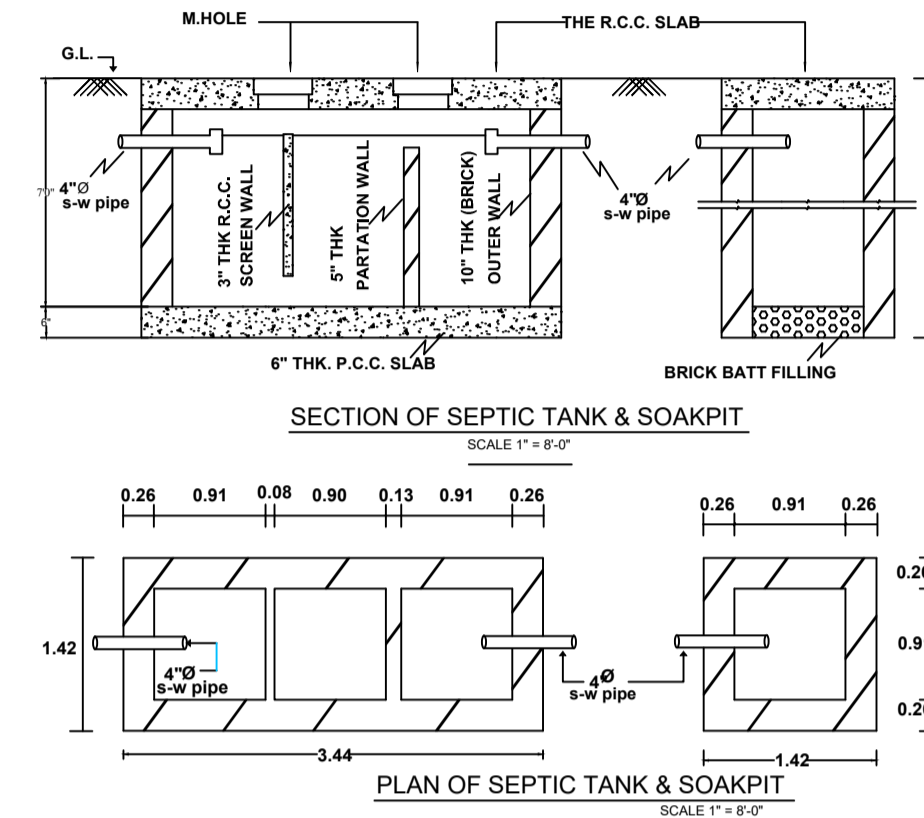


SECTION X-X SCALE 1:100

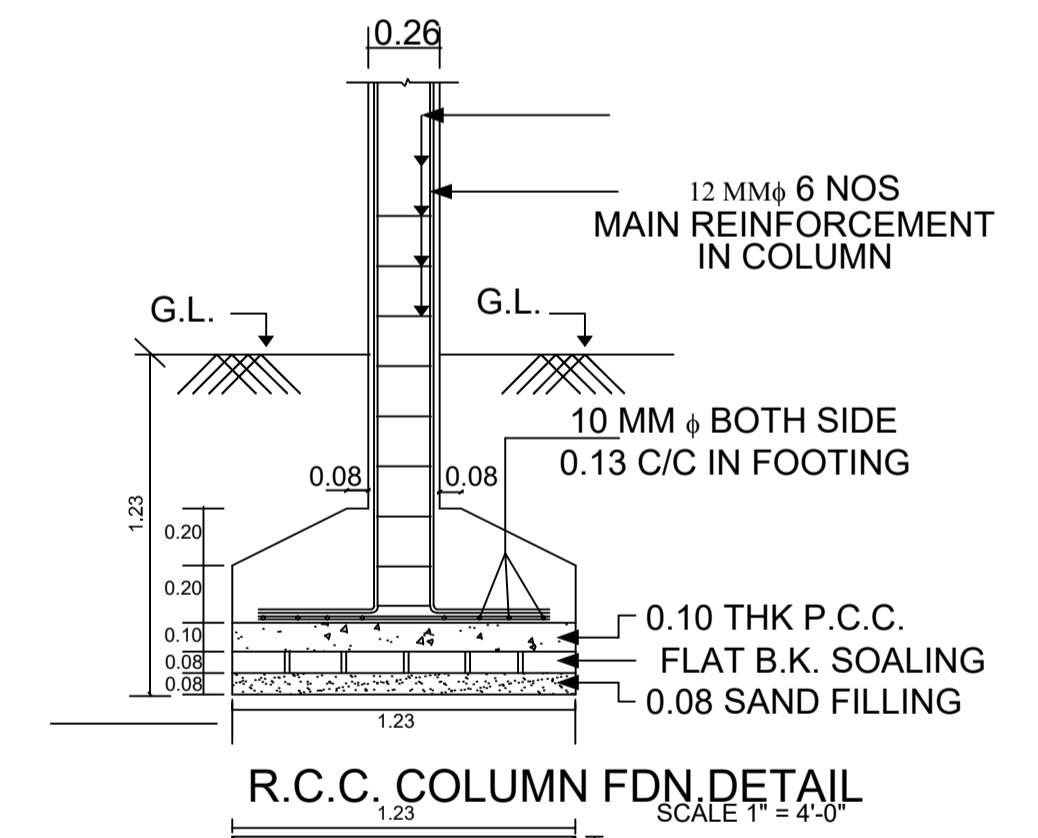
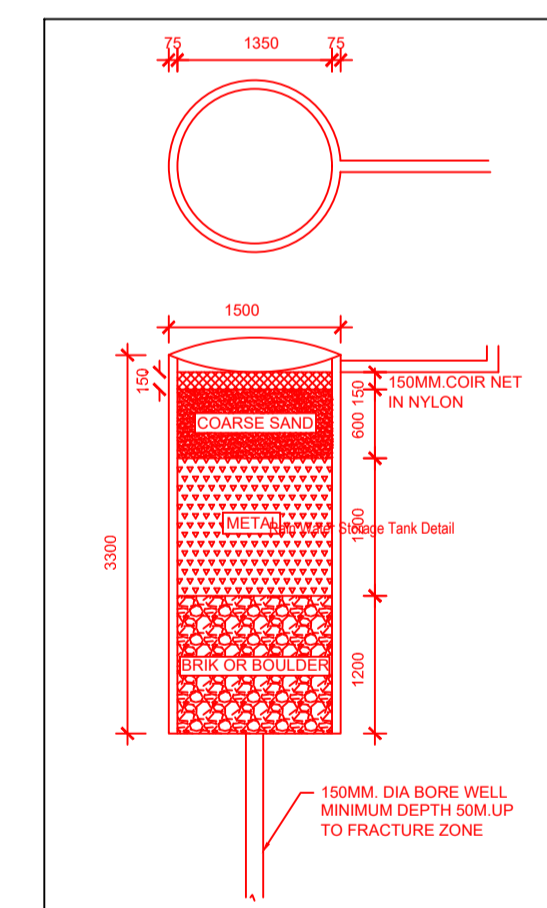
SECTION Y-Y SCALE 1:100



SIDE ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:100



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

PLAN SCALE 1" = 4'-0"

Building :AAA (BHAGWAT YADAV)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	79.80	4.21	75.59	75.59	75.59	75.59	01
First Floor	79.80	4.14	75.66	75.66	75.66	75.66	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	159.60	8.35	151.25	151.25	151.25	151.25	01
Total Number of Same Buildings	1						
Total :	159.60	8.35	151.25	151.25	151.25	151.25	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BHAGWAT YADAV)	D1	0.75	2.10	01
AAA (BHAGWAT YADAV)	D	1.00	2.10	03
AAA (BHAGWAT YADAV)	CG	1.81	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (BHAGWAT YADAV)	V	0.60	0.60	01
AAA (BHAGWAT YADAV)	W	1.20	1.20	13

UnitBUA Table for Building :AAA (BHAGWAT YADAV)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT	FLAT	117.43	112.96	1	1
FIRST FLOOR PLAN	SPLIT FLAT	FLAT	0.00	0.00	5	0
Total:	-	-	117.43	112.96	6	1

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