

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
A (PRITI ARYA)	1	89.08	89.08	89.08	89.08	01
Grand Total :	1	89.08	89.08	89.08	89.08	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0004/W08/2022
Owner Name	PRITI ARYA
Khata No	135 & 151
Plot No	4458 & 4459
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	PlotNearbyReligiousStructure: NA	
Inward No: KONPC/BP/0004/W08/2022	Plot/SubPlot No: 4458 & 4459	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: Road Width - 4.57 MTR WIDE MAIN ROAD	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	76.25
Deduction for NetPlot Area		
Surrender Free of Cost		1.24
Total		1.24
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	75.02
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		1.24
Common Plot		8.56
Total		9.79
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	66.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	75.02
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	76.25
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		52.51
Proposed Coverage Area (59.37 %)		44.54
Total Prop. Coverage Area (59.37 %)		44.54
Balance coverage area (10.62 %)		7.97
FAR CHECK		
Perm. FAR Area (1.50)		114.38
Total Perm. FAR area		114.38
Residential FAR		89.08
Proposed FAR Area		89.08
Total Proposed FAR Area		89.08
Consumed FAR (Factor)		1.17
Balance FAR Area		25.30
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		89.08
ARCHITECT (Regd)	Anil Kumar Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PRITI ARYA	
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

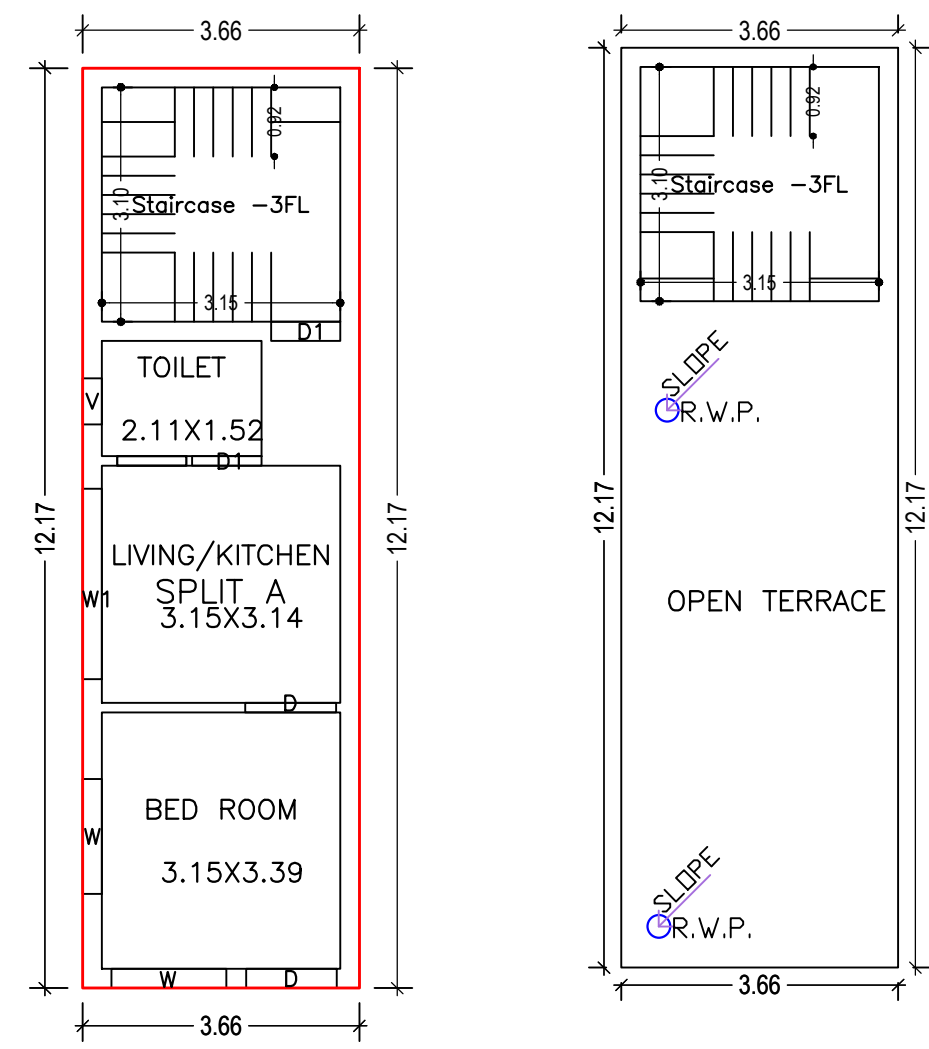
Floor Name	Building Name A (PRITI ARYA)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	44.54	44.54	44.54	44.54
First Floor	44.54	44.54	44.54	44.54
Terrace Floor	0.00	0.00	0.00	0.00
Total :	89.08	89.08	89.08	89.08

Building USE/SUBUSE Details

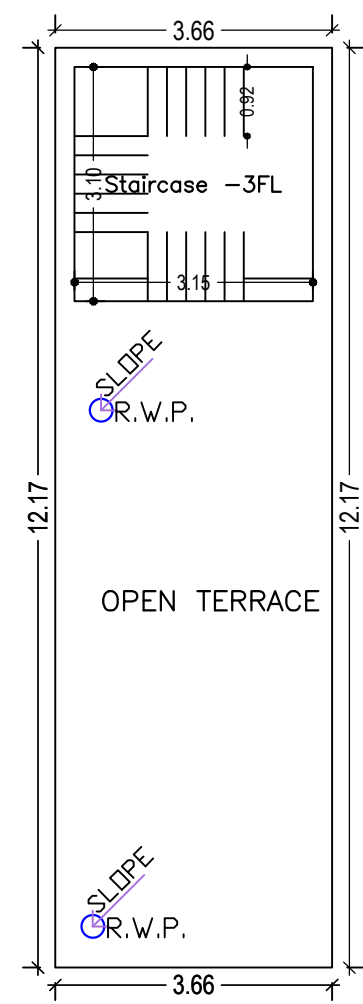
Building Name	Building Use	Building SubUse	Building Structure
A (PRITI ARYA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/0001/2017			

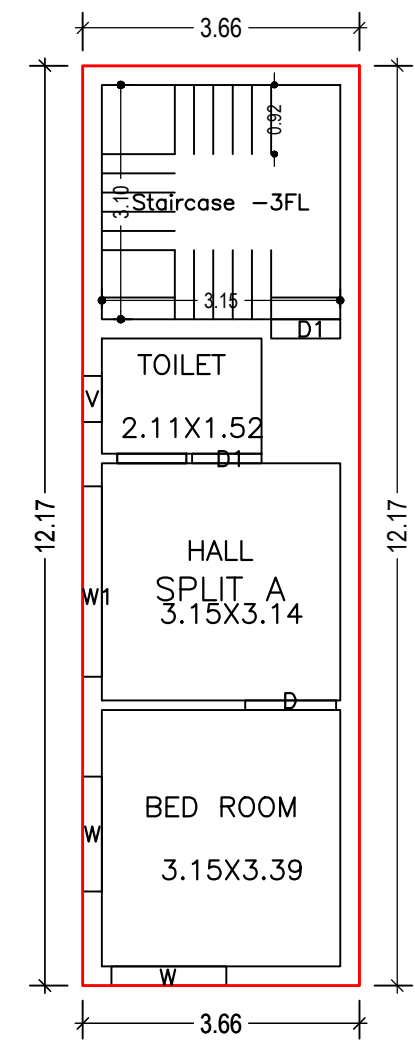
Proposal Basic Information	
Proposal File No.	KONPC/BP/0004/W08/2022
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Village Name	Kodarma
Use	Residential
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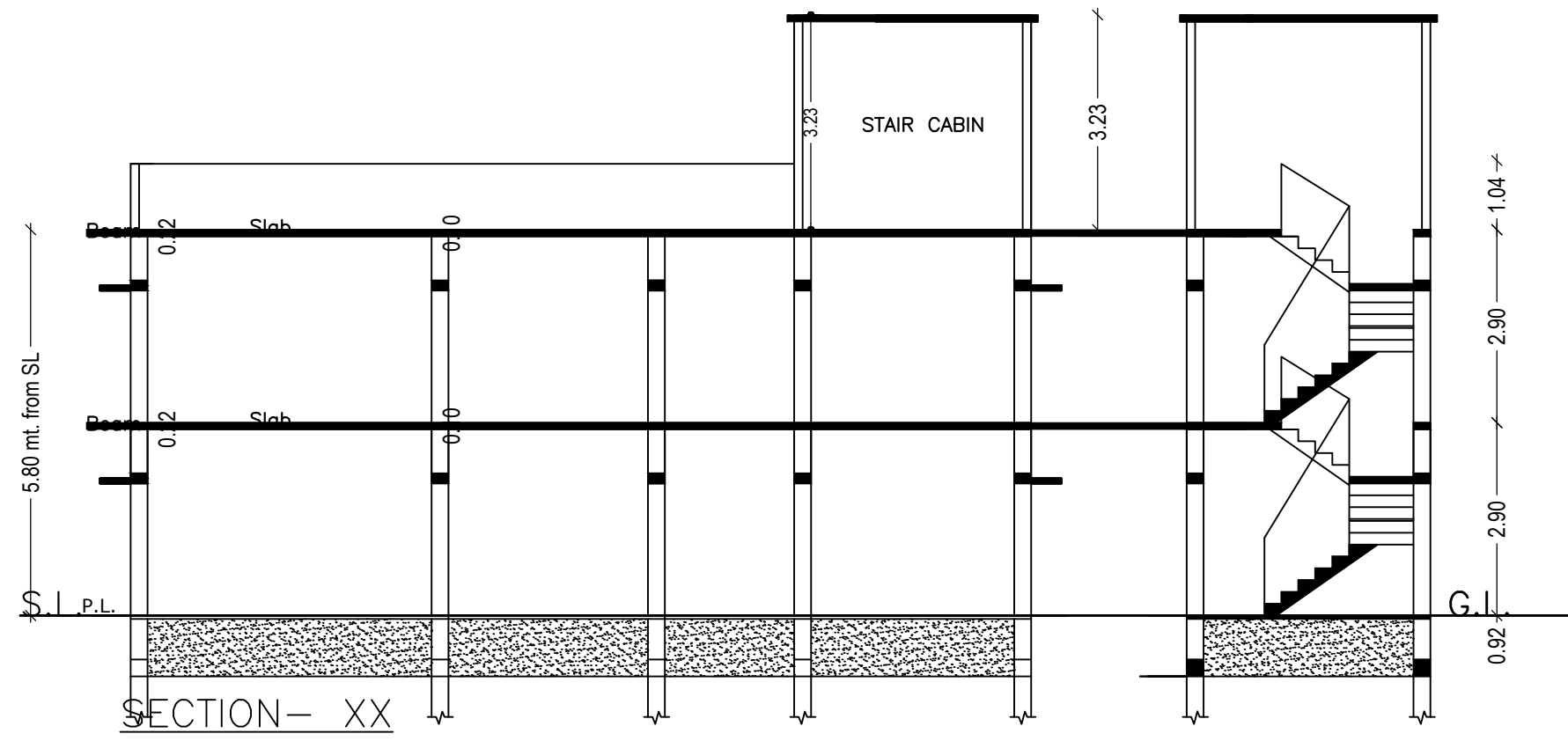
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



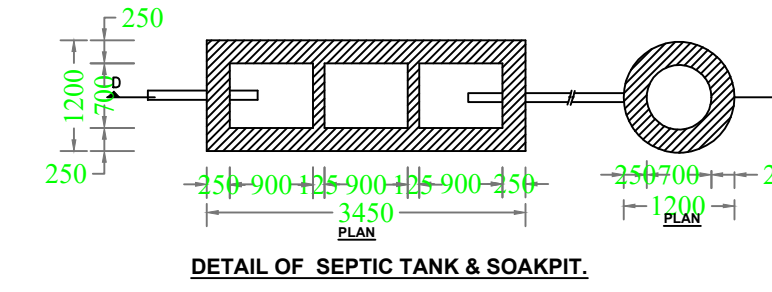
TERRACE FLOOR PLAN (SCALE 1:100)



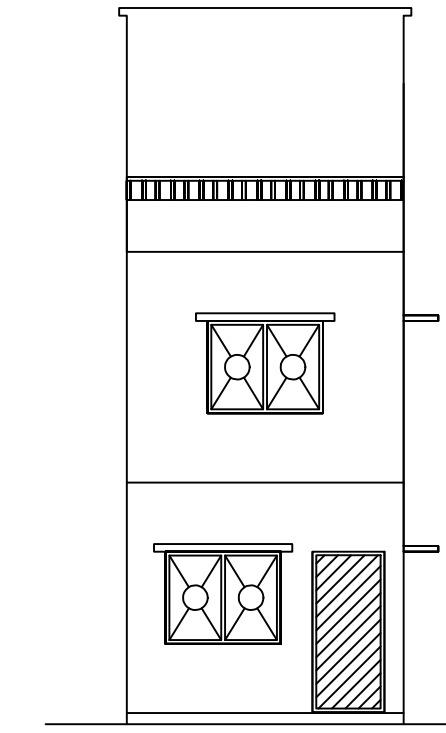
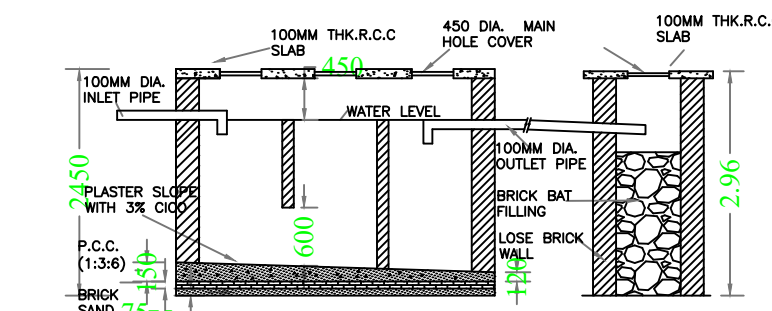
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



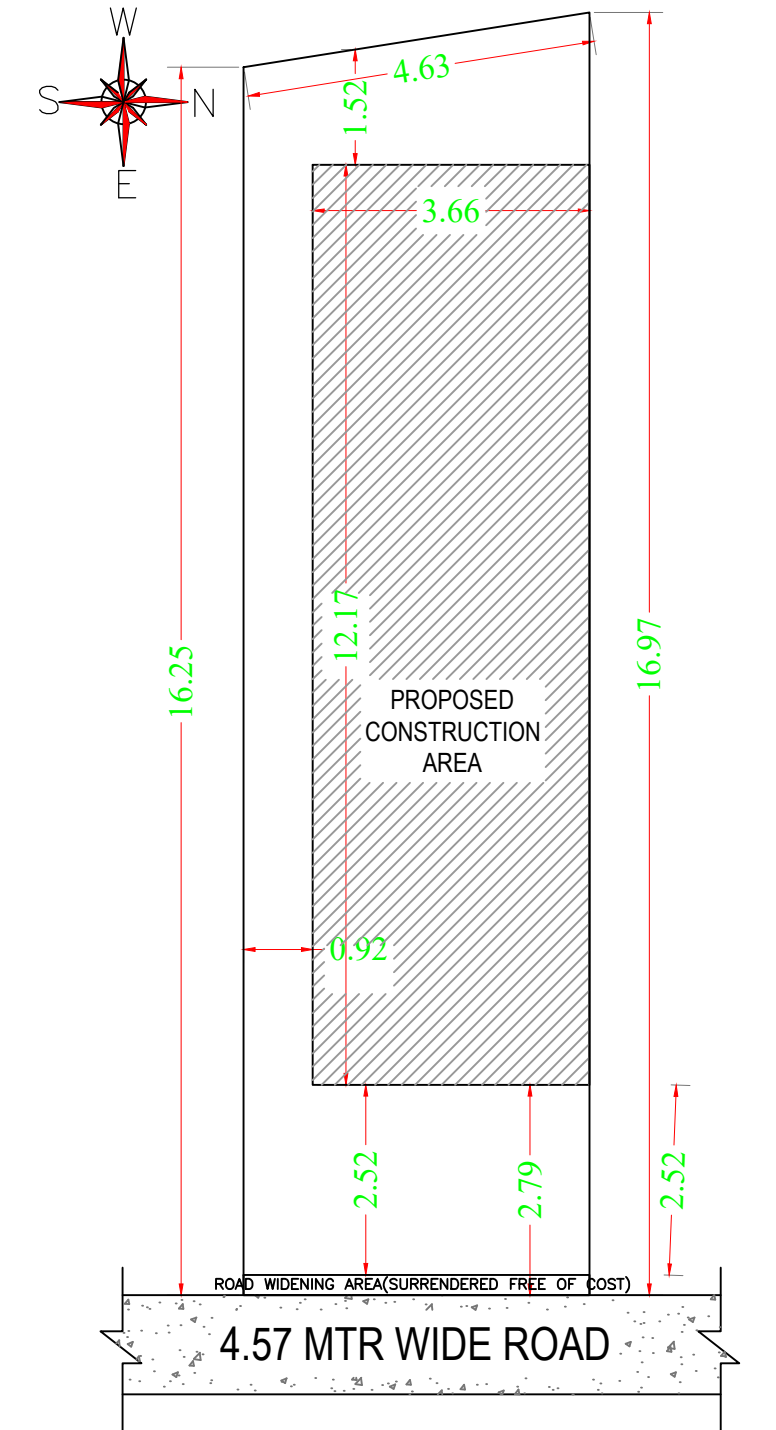
SECTION-XX



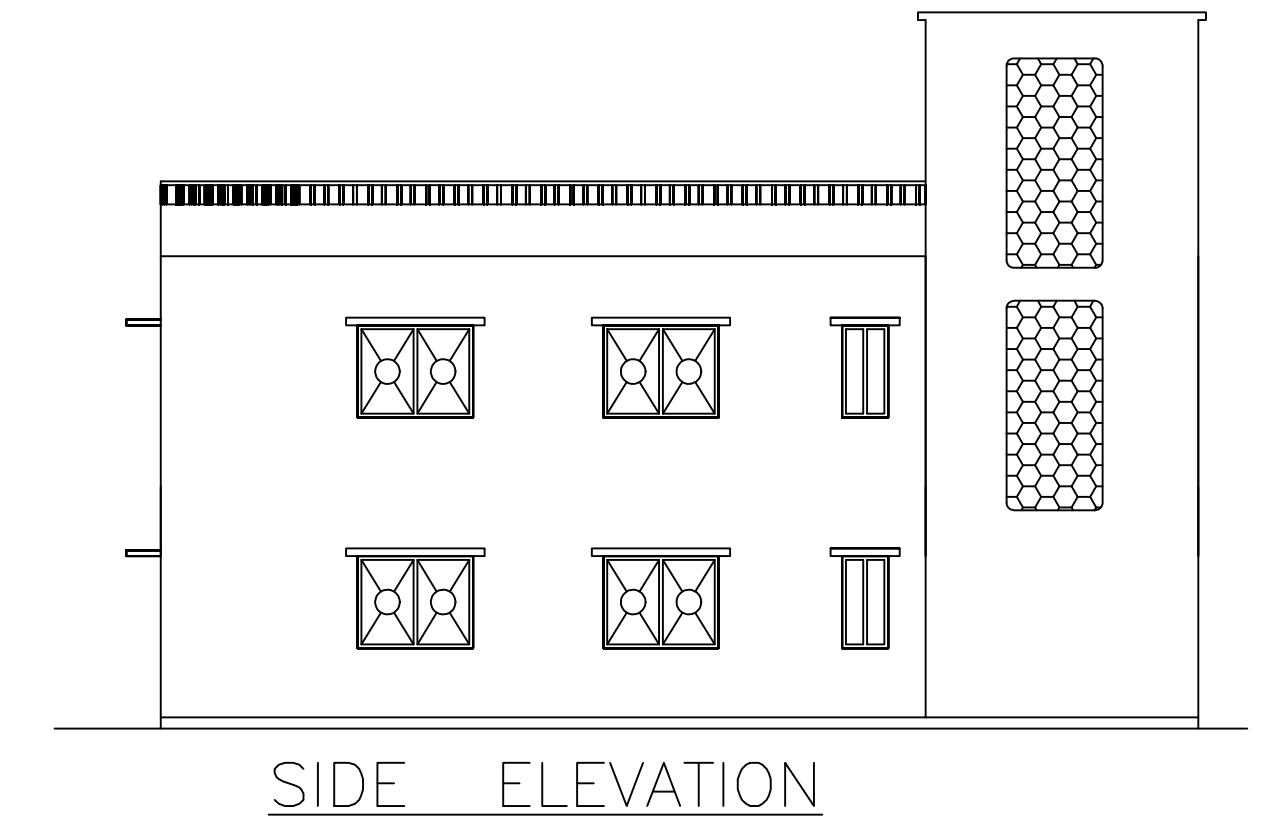
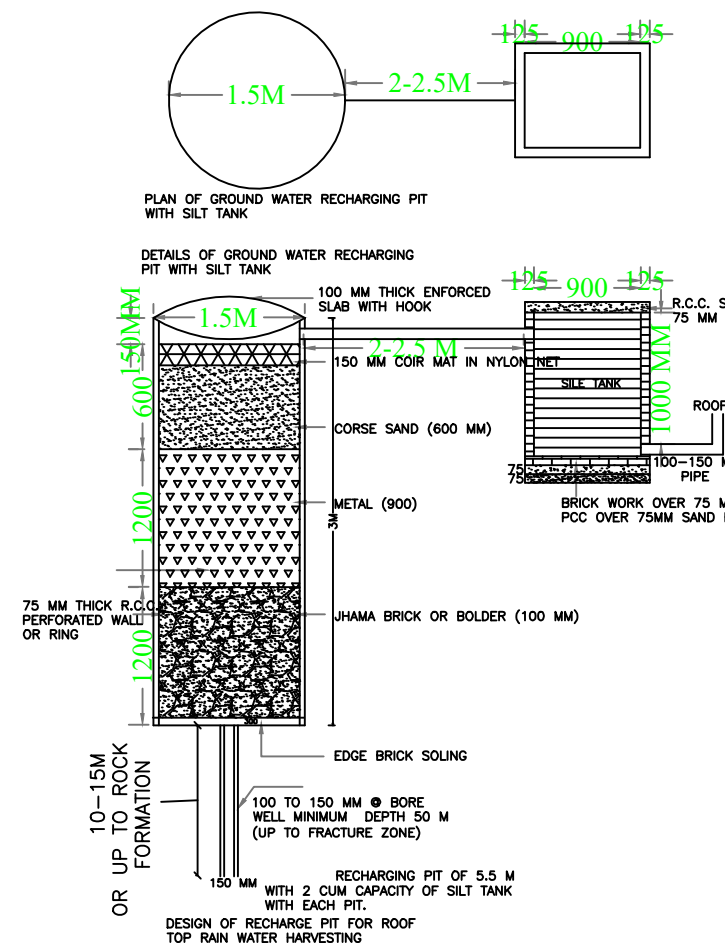
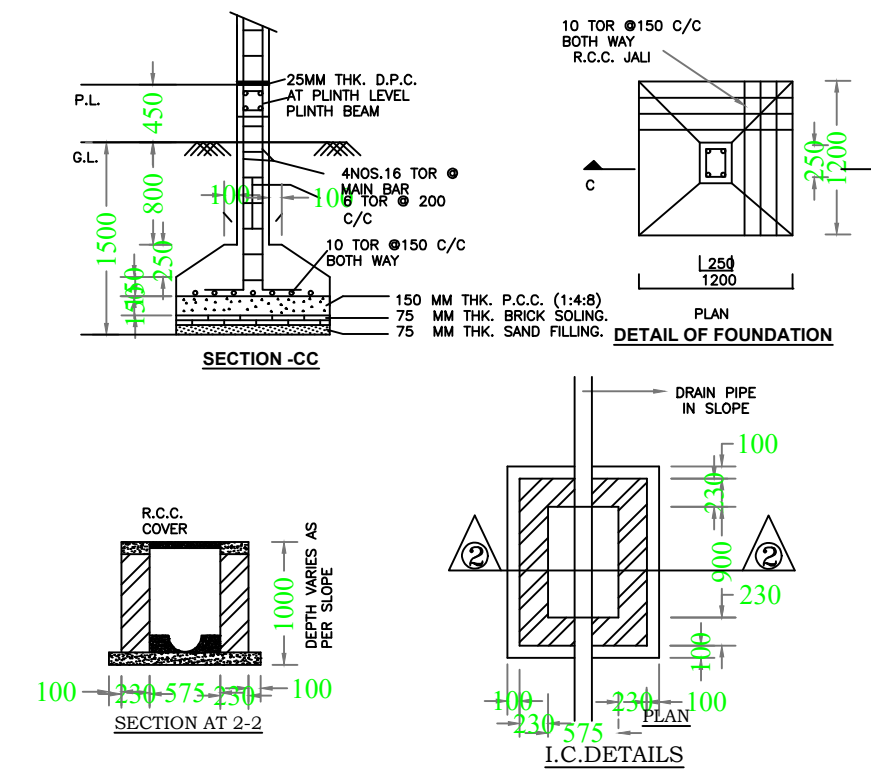
DETAIL OF SEPTIC TANK & SOAKPIT.



FRONT ELEVATION



SITE PLAN SCALE 1:100



SIDE ELEVATION

Building :A (PRITI ARYA)

Floor Name	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	44.54	44.54	44.54	44.54	01
First Floor	44.54	44.54	44.54	44.54	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	89.08	89.08	89.08	89.08	01
Total Number of Same Buildings	1				
Total:	89.08	89.08	89.08	89.08	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRITI ARYA)	D1	0.92	2.10	02
A (PRITI ARYA)	D	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRITI ARYA)	V	0.61	0.60	02
A (PRITI ARYA)	W	1.52	1.20	04
A (PRITI ARYA)	W1	2.52	1.20	02

UnitBUA Table for Building :A (PRITI ARYA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	53.96	53.73	3	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
Total:	-	-	53.96	53.73	6	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/0001/2017			