

SITE PLAN

SITE PLAN SCALE-1:100

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 (MD IQBAL)	1	197.94	197.94	197.94	197.94	01
Grand Total :	1	197.94	197.94	197.94	197.94	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0003/W02/2023
Owner Name	MD IQBAL
Khata No	32
Plot No	566
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.65
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	Plot/Nearby/Religious/Structure: NA
Inward No: KONPC/BP/0003/W02/2023	Plot/SubPlot No: 566
Application Type: General Proposal	North: -
Project Type: Building Permission	South: Road Width - 7.60 MTR WIDE MAIN ROAD Access Road
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 170.52
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 170.52
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	18.14
Total	18.14
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 152.38
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 170.52
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 170.52
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	119.36
Proposed Coverage Area (58.04 %)	98.97
Total Prop. Coverage Area (58.04 %)	98.97
Balance coverage area (11.96 %)	20.39
FAR CHECK	
Perm. FAR Area (2.00)	341.04
Total Perm. FAR area	341.04
Residential FAR	197.94
Proposed FAR Area	197.94
Total Proposed FAR Area	197.94
Consumed FAR (Factor)	1.16
Balance FAR Area	143.10
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	197.94
ARCHITECT (Regd)	Anil Kumar Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD IQBAL
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

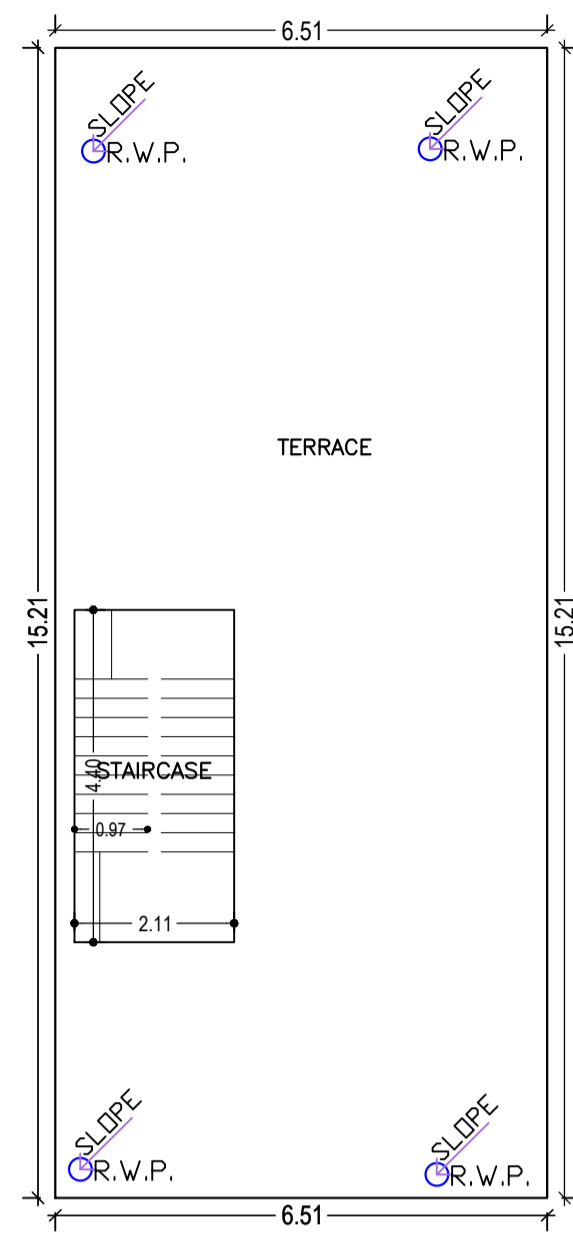
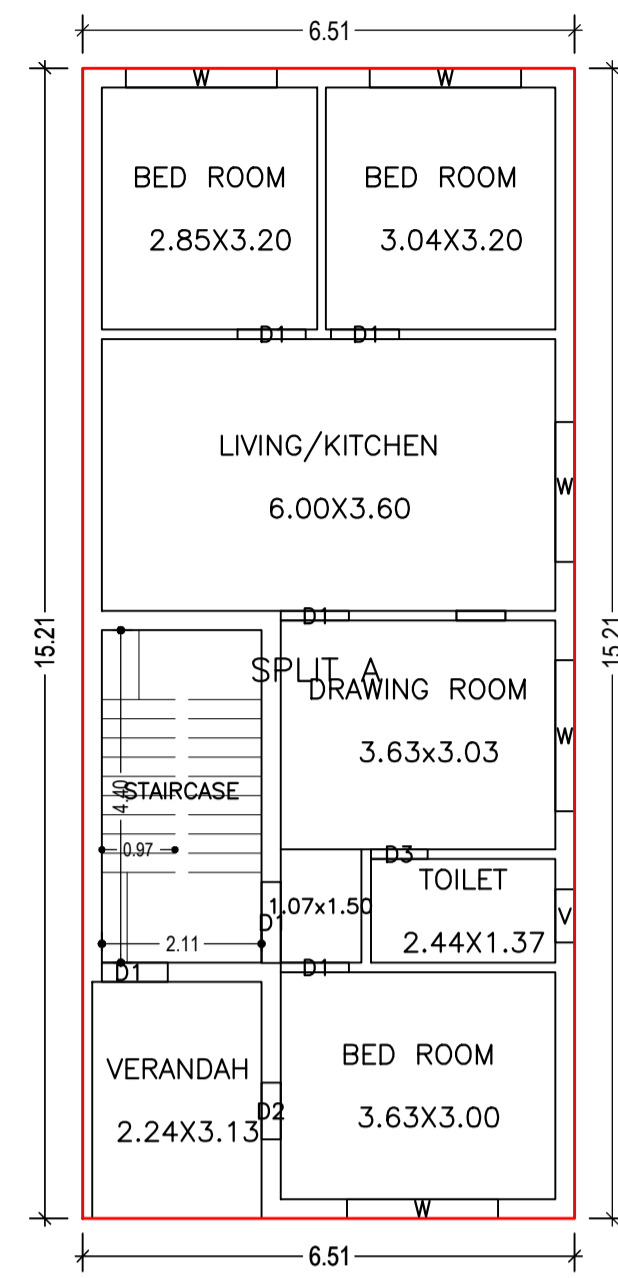
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	98.97	98.97	98.97	98.97
First Floor	98.97	98.97	98.97	98.97
Terrace Floor	0.00	0.00	0.00	0.00
Total :	197.94	197.94	197.94	197.94

Building USE/SUBUSE Details

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

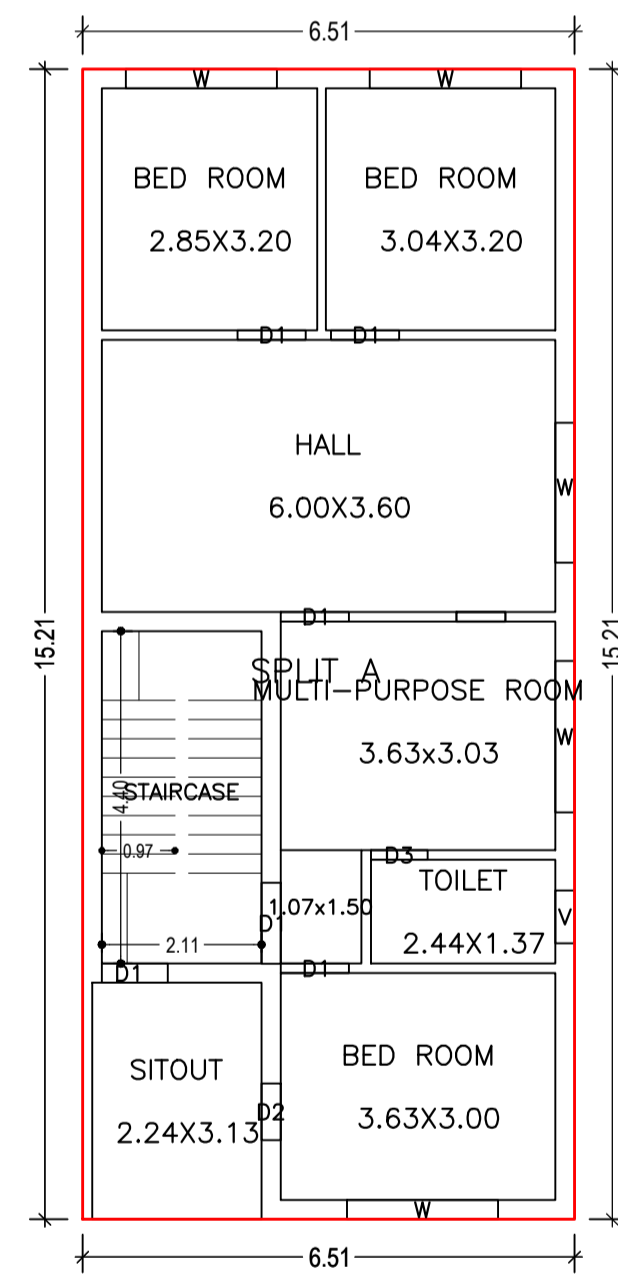
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			

Proposal Basic Information	
Proposal File No.	KONPC/BI/0003/W02/2023
Owner Name	MD IQBAL
Khata No	32
Plot No	566
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

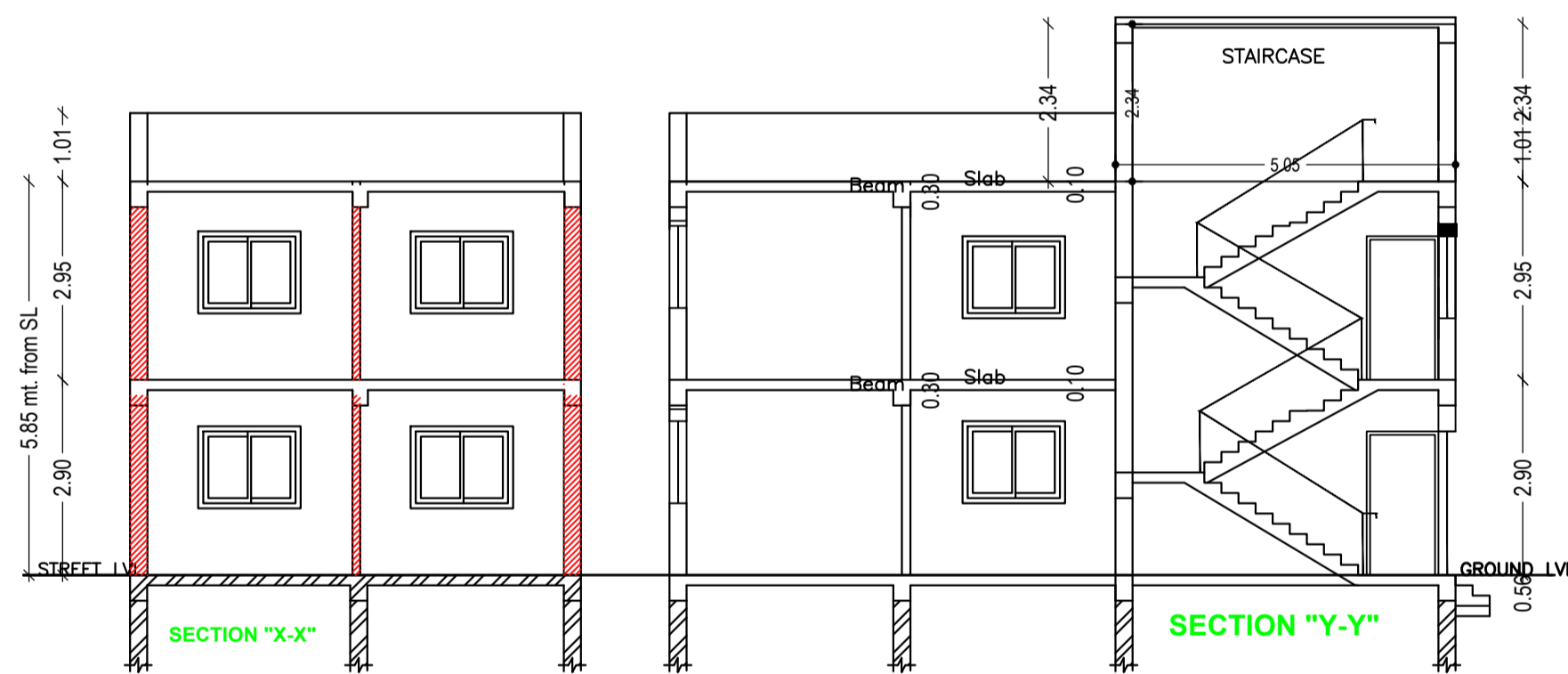


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)



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



SCHEDULE OF DOOR:

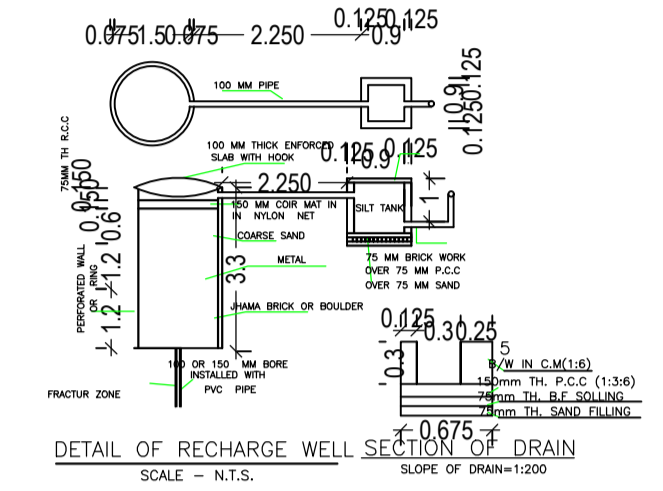
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD IQBAL)	D2	0.75	2.13	02
A (MD IQBAL)	D3	0.75	2.13	02
A (MD IQBAL)	D1	0.87	2.13	02
A (MD IQBAL)	D1	0.90	2.13	08
A (MD IQBAL)	D1	1.07	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

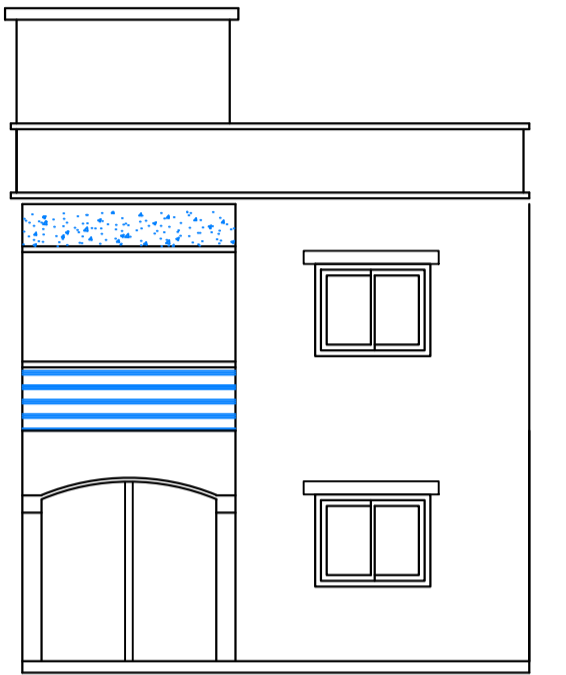
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD IQBAL)	V	0.70	2.70	02
A (MD IQBAL)	W	1.85	2.70	02
A (MD IQBAL)	W	2.00	2.70	08

UnitBUA Table for Building :A (MD IQBAL)

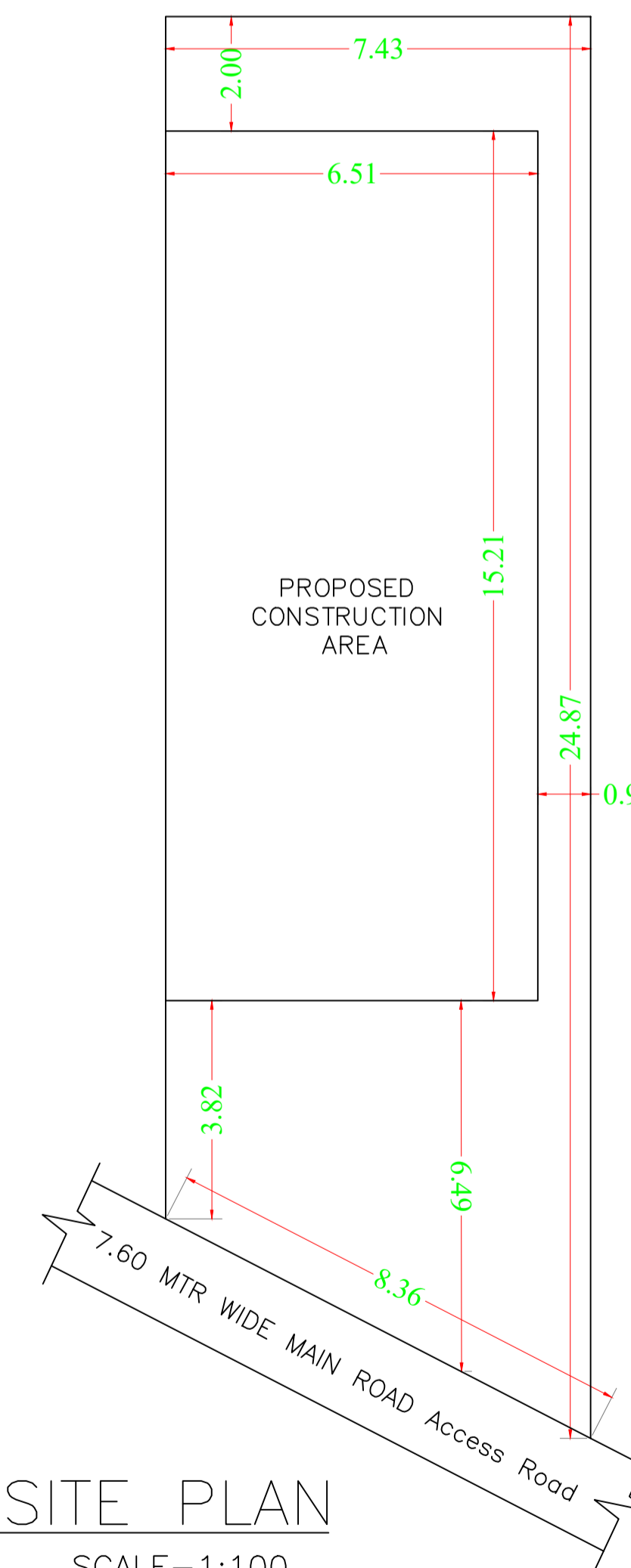
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	155.05	154.89	7	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	155.05	154.89	14	1



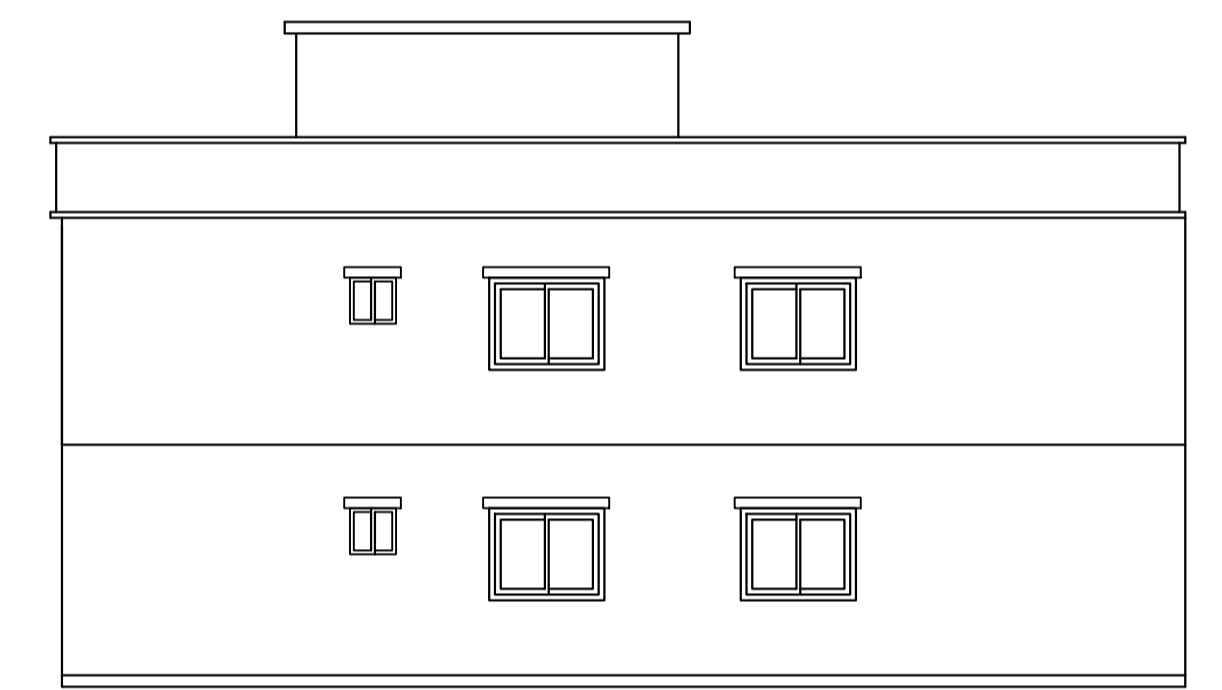
DETAIL OF RECHARGE WELL SECTION OF DRAIN (SCALE = N.T.S.)



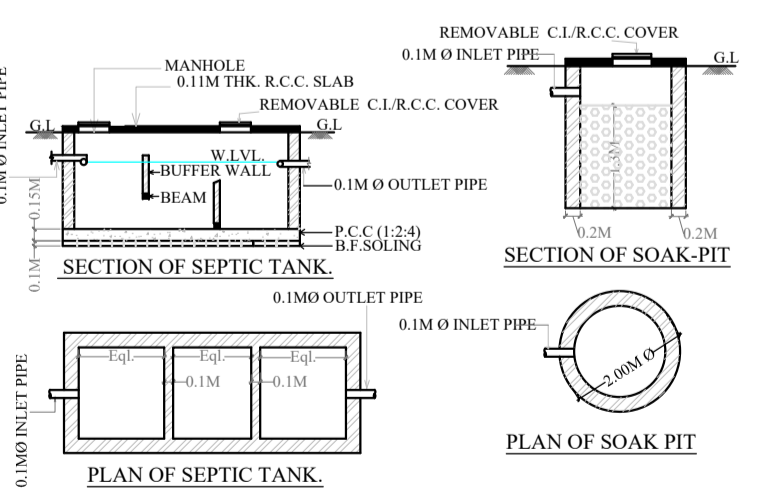
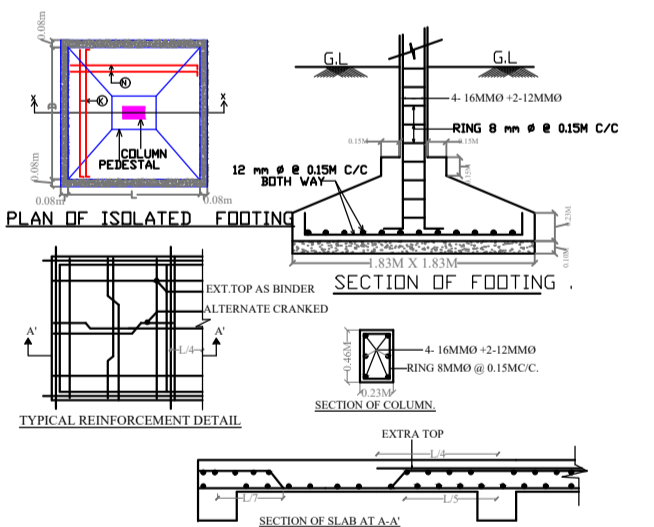
FRONT ELEVATION (SCALE = 1 : 100)



SITE PLAN (SCALE = 1:100)



SIDE ELEVATION (SCALE = 1 : 100)



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	98.97	98.97	98.97	98.97	01
First Floor	98.97	98.97	98.97	98.97	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	197.94	197.94	197.94	197.94	01
Total Number of Same Buildings	1				
Total:	197.94	197.94	197.94	197.94	01

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