

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (MRS NITU DEVI)	1	183.54	36.34	137.48	9.72	147.20	147.20	01
<b>Grand Total :</b>	<b>1</b>	<b>183.54</b>	<b>36.34</b>	<b>137.48</b>	<b>9.72</b>	<b>147.20</b>	<b>147.20</b>	<b>01</b>

Proposal Basic Information

Proposal File No.	KONPC/BP/0019/W14/2023
Owner Name	MRS NITU DEVI
Khata No	68
Plot No	1860
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO. : 1.0.66
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/0019/W14/2023	Plot/SubPlot No: 1860	
Application Type: General Proposal	North: Road Width - 4.57 MTR WIDE ROAD Access Road	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 142.09
Deduction for NetPlot Area		
Surrender Free of Cost		4.78
Total		4.78
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	137.31
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		4.78
Common Plot		14.95
Total		19.72
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	122.36
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	137.31
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	142.09
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		96.12
Proposed Coverage Area ( 66.83 % )		91.77
Total Prop. Coverage Area ( 66.83 % )		91.77
Balance coverage area ( 3.17 % )		4.35
FAR CHECK		
Perm. FAR Area ( 1,500 )		213.13
Total Perm. FAR area		213.13
Residential FAR		137.48
Proposed FAR Area		147.20
Total Proposed FAR Area		147.20
Consumed FAR (Factor)		1.04
Balance FAR Area		65.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		183.54
ARCHITECT (Regd)	Anil Kumar Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MRS NITU DEVI	
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

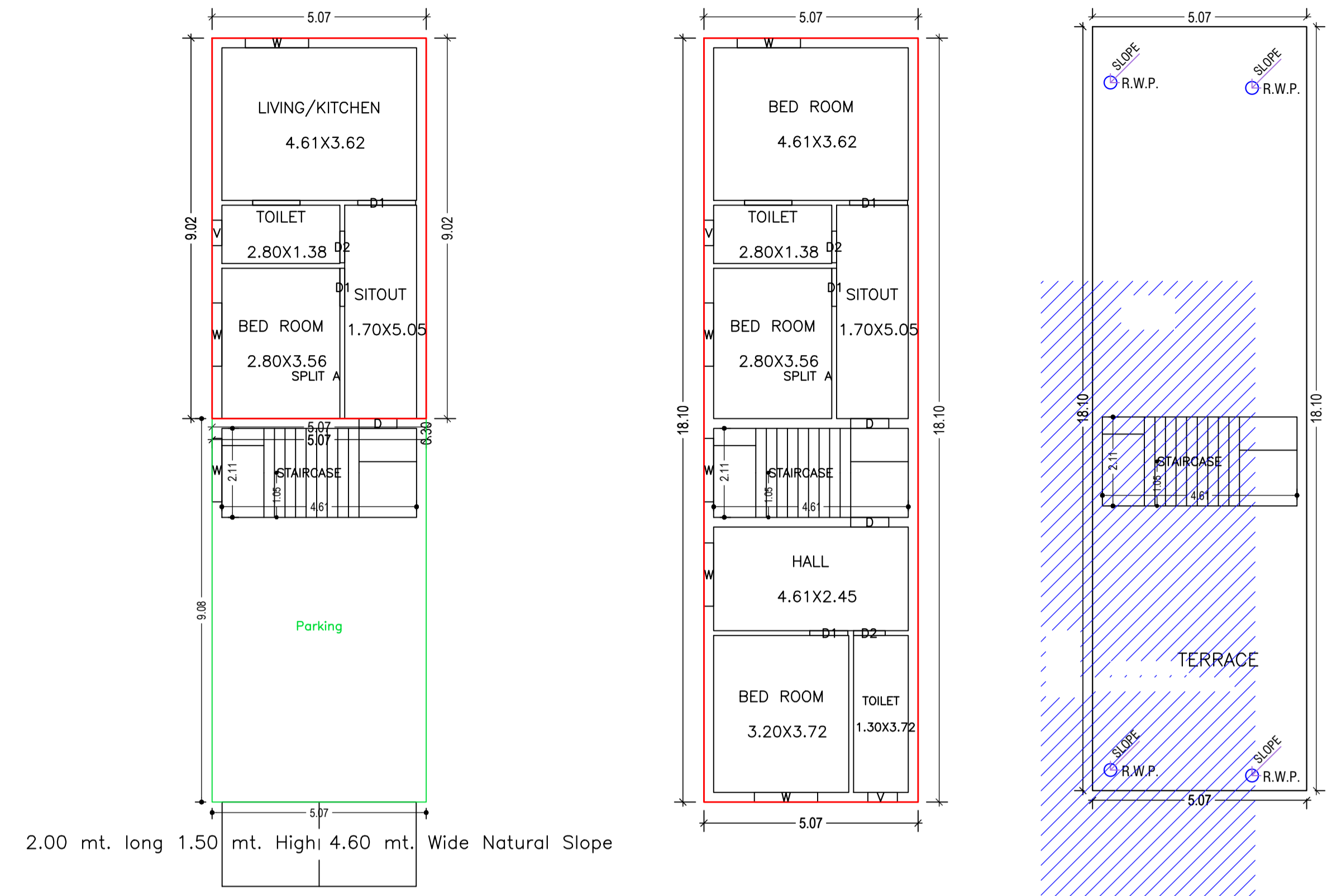
Floor Name	Building Name A (MRS NITU DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	91.77	55.43	91.77	55.43
First Floor	91.77	91.77	91.77	91.77
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>183.54</b>	<b>147.20</b>	<b>183.54</b>	<b>147.20</b>

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MRS NITU DEVI)	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/BP/0019/W14/2023
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Khata No	68
Plot No	1860
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

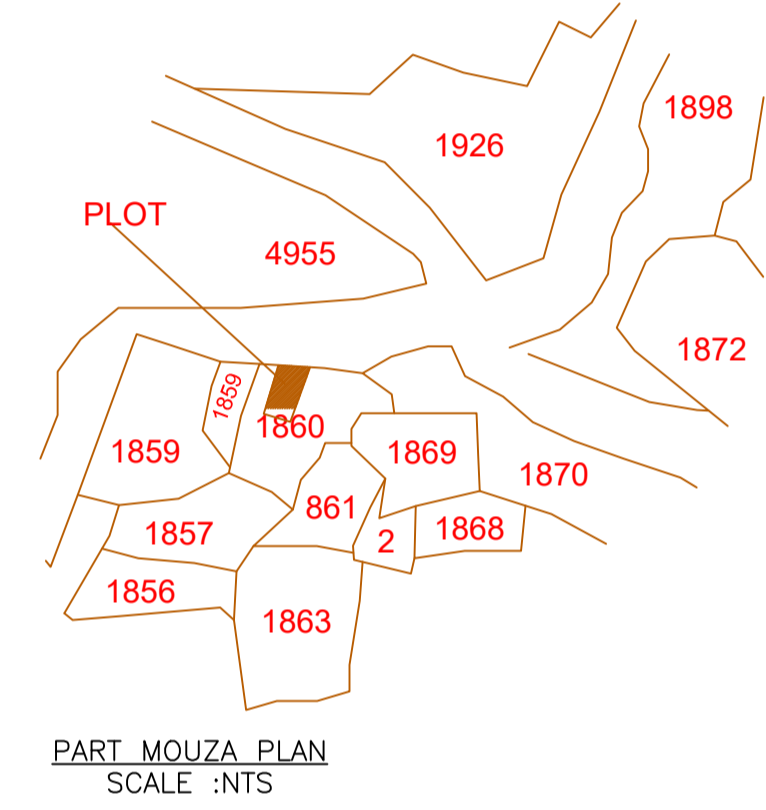
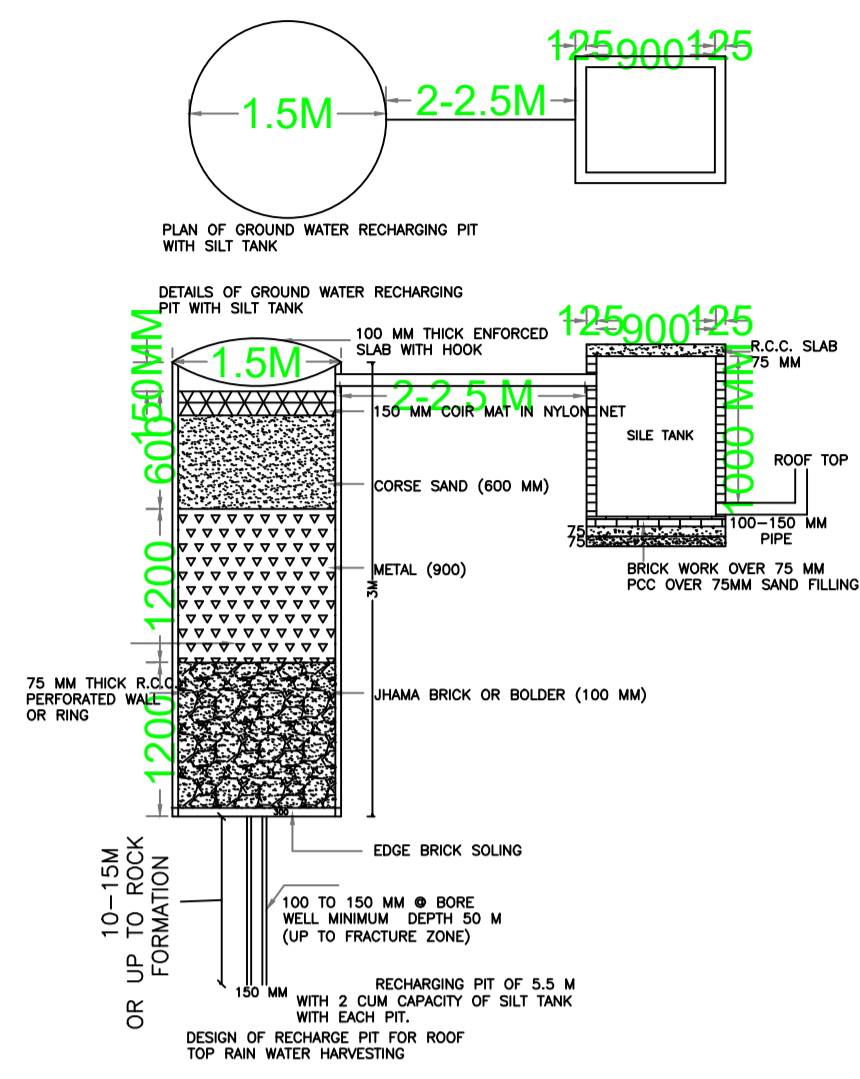


2.00 mt. long 1.50 mt. High 4.60 mt. Wide Natural Slope

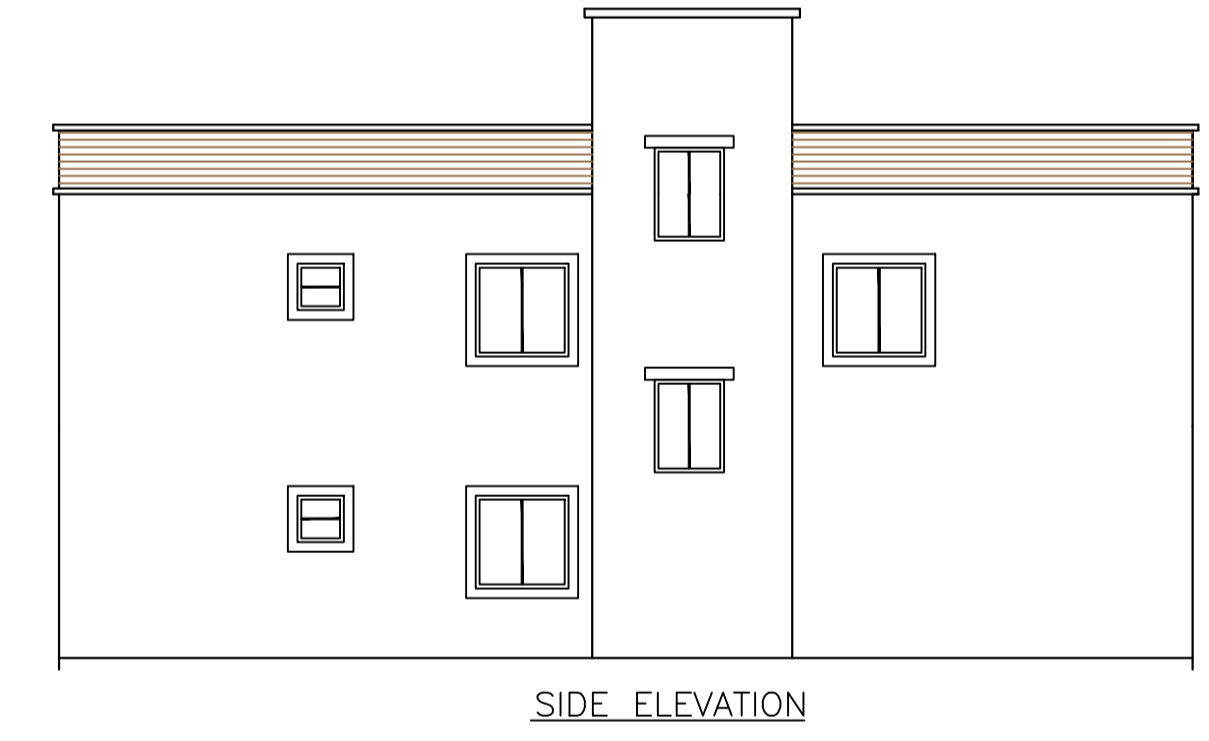
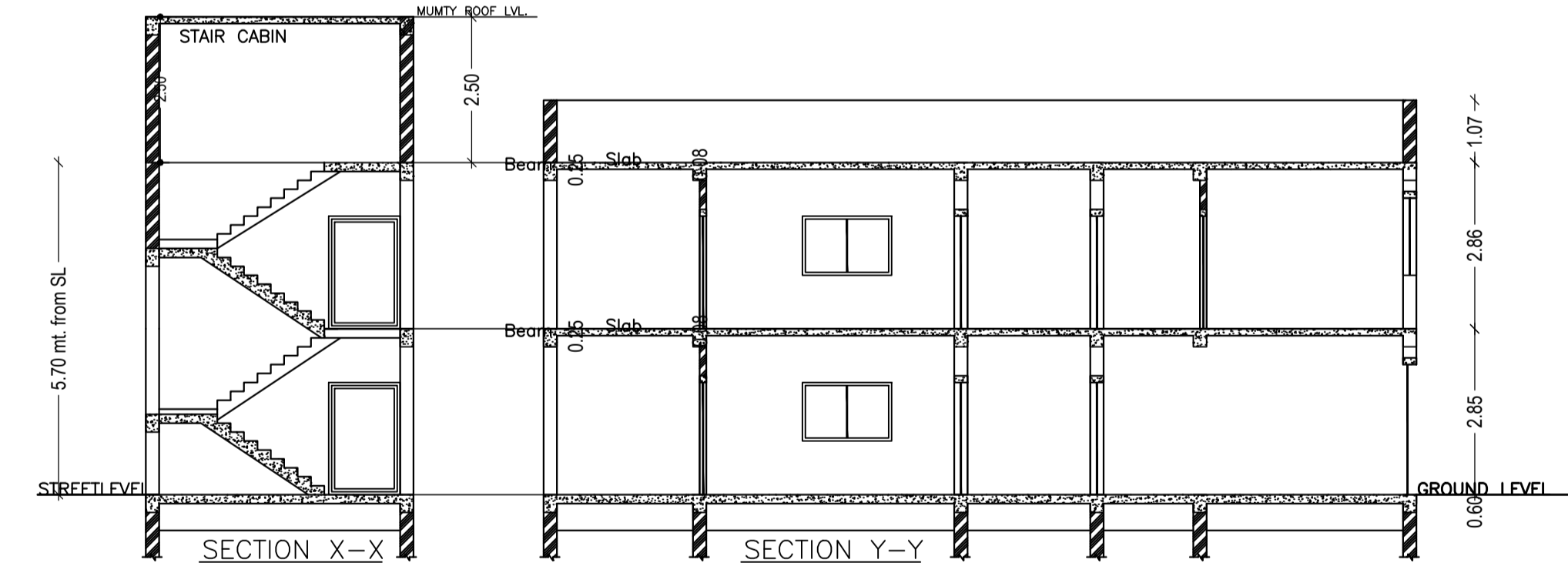
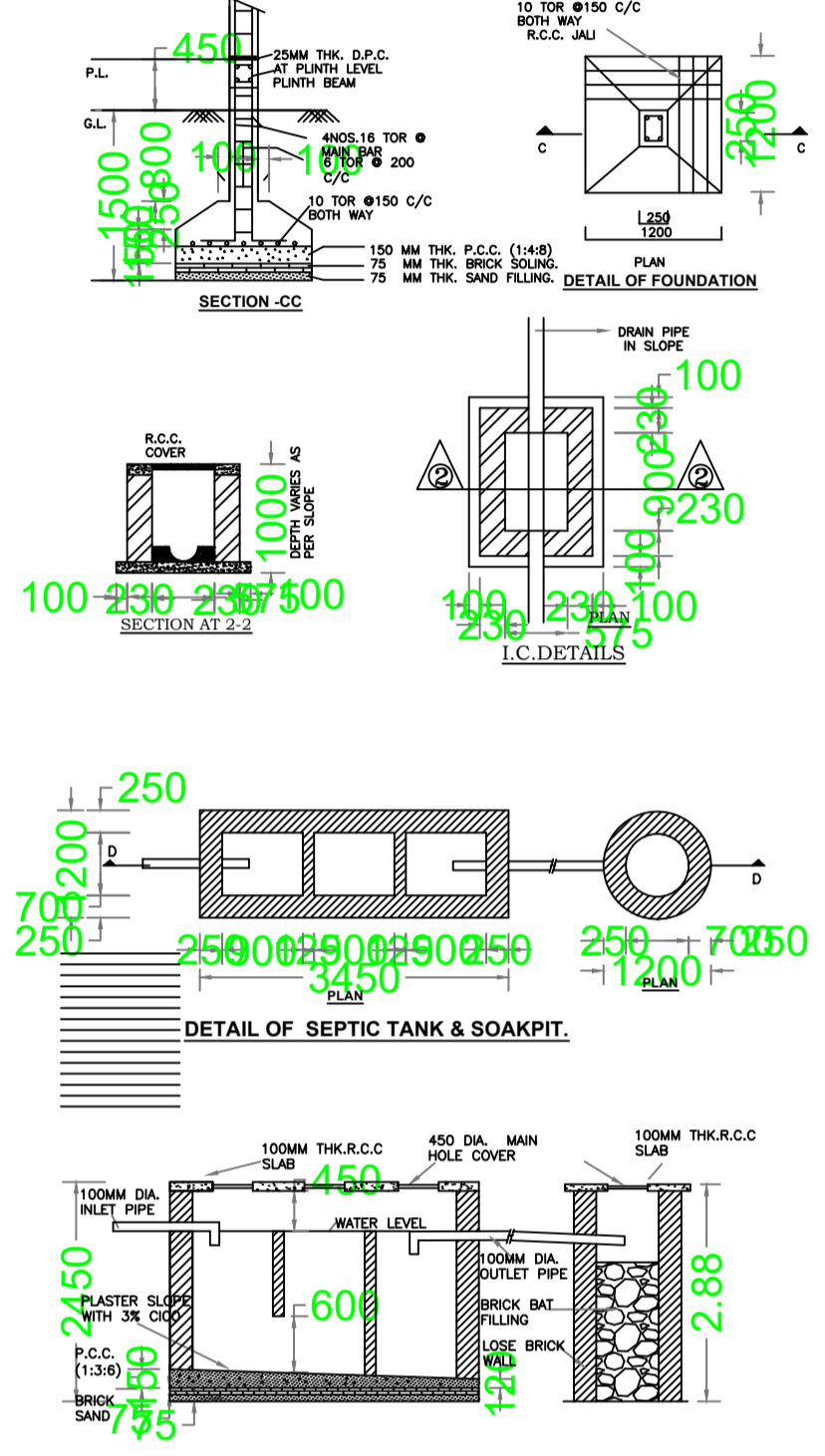
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

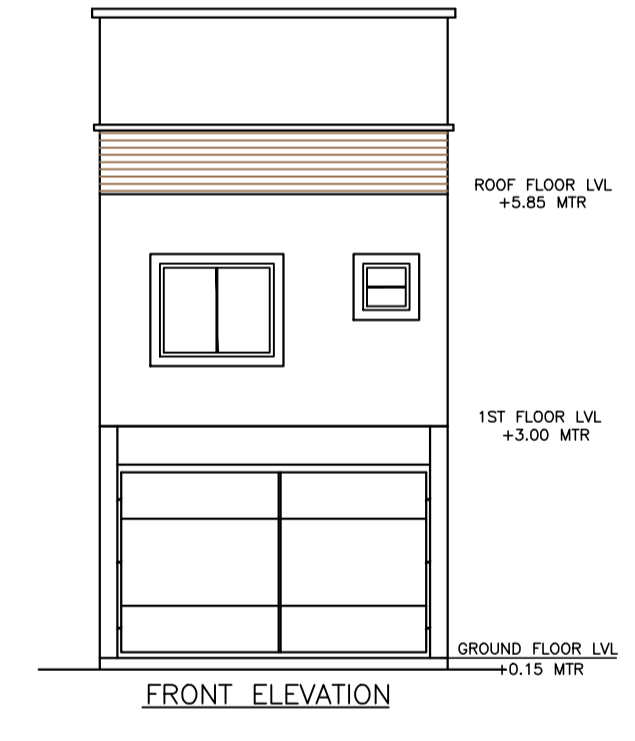
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



SITE PLAN SCALE :- 1:100



SIDE ELEVATION



FRONT ELEVATION

Building :A (MRS NITU DEVI)

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	91.77	36.34	45.71	9.72	55.43	55.43	01	
First Floor	91.77	0.00	91.77	0.00	91.77	91.77	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	183.54	36.34	137.48	9.72	147.20	147.20	01	
Total Number of Same Buildings	1							
Total :	183.54	36.34	137.48	9.72	147.20	147.20	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRS NITU DEVI)	D2	0.75	2.13	03
A (MRS NITU DEVI)	D1	0.90	2.13	03
A (MRS NITU DEVI)	D	0.90	2.13	03
A (MRS NITU DEVI)	D1	1.37	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRS NITU DEVI)	V	0.60	2.70	02
A (MRS NITU DEVI)	V	0.70	2.70	01
A (MRS NITU DEVI)	W	1.50	2.70	08

UnitBUA Table for Building :A (MRS NITU DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	113.48	113.23	4	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	7	0
Total:	-	-	113.48	113.23	11	1

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