

SITE PLAN

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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.) | Trmnt (No.) |
|---------------------|------------------|------------------------------|-----------------------------|---------------|---------|----------------------------|--------------------------|-------------------------|---|-------------|
| | | | Lift | Accessory Use | Parking | | | | | |
| A (MR AWADH KISHOR) | 1 | 627.41 | 8.56 | 27.16 | 191.75 | 386.83 | 13.11 | 399.94 | 399.94 | 15 |
| Grand Total | 1 | 627.41 | 8.56 | 27.16 | 191.75 | 386.83 | 13.11 | 399.94 | 399.94 | 15 |

Proposal Basic Information

| | |
|-------------------|------------------------|
| Proposal File No. | KONPC/BP/0006/W05/2023 |
| Owner Name | MR AWADH KISHOR |
| Khata No | 602 |
| Plot No | 689 |
| Village Name | Kodarma |
| Use | Commercial |
| SubUse | Commercial Bldg |

Required Parking (Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | | TwoWheeler | | |
|---------------------|------------|-----------------|---------------|-------|--------|------------|-------|-------|------------|-------|-------|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| A (MR AWADH KISHOR) | Commercial | Commercial Bldg | > 0 | 200 | 349.52 | 1 | 2 | - | - | - | - |
| Total | - | - | - | - | - | - | 2 | 10 | - | 4 | 12 |

Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Prop. | |
|--------------------------------|-------|-------|-------|--------|
| | No. | Area | No. | Area |
| Car | - | - | 4 | 50.00 |
| Total Car | 2 | 25.00 | 10 | 131.00 |
| Parallel Car | - | - | 6 | 81.00 |
| Total Visitor Parking | - | - | 2 | 27.00 |
| Parallel Visitor's Car Parking | - | - | 2 | 27.00 |
| TwoWheeler | - | - | 12 | 24.00 |
| Total TwoWheeler | 4 | 8.00 | 12 | 24.00 |
| ERiksha Stand Area | - | - | 6 | 81.00 |
| Other Parking | - | - | - | 117.75 |
| Total | - | 33.00 | - | 404.75 |

AREA STATEMENT

| | | | |
|---|---|------------------|--------|
| REGION: JHARKHAND URBAN LOCAL BODIES | Plot Use: Commercial | | |
| District: KODERMA | Plot SubUse: Commercial Bldg | | |
| Authority: KODERMA NAGAR PANCHAYAT | PlotNearby/ReligiousStructure: NA | | |
| Inward No: KONPC/BP/0006/W05/2023 | Plot/SubPlot No: 689 | | |
| Application Type: General Proposal | North: Plot No. - KODARMA CLUB | | |
| Project Type: Building Permission | South: Road Width - 4.57 MTR WIDE MAIN ROAD Access Road | | |
| Nature of Development: New | East: Plot No. - LAND OF SUNDAR NAGAR | | |
| Location of Development Area: Old Area | West: Road Width - 20.0 MTR WIDE MAIN ROAD Access Road | | |
| AREA OF PLOT (Minimum) | (A) | SQ.MT. | 485.08 |
| NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | | 485.08 |
| Deduction for Balance Plot Area (from Gross Plot Area) | | | |
| Common Plot | | | 56.58 |
| Total | | | 56.58 |
| BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | | 428.51 |
| PLOT AREA FOR COVERAGE (Net Plot Area) | (A-Deductions) | | 485.08 |
| Plot Area for FAR (Net Plot Area + Road Widening Area) | (A-Deductions) | | 485.08 |
| COVERAGE CHECK | | | |
| Permissible Coverage area (50.00 %) | | | 242.54 |
| Proposed Coverage Area (43.11 %) | | | 209.14 |
| Total Prop. Coverage Area (43.11 %) | | | 209.14 |
| Balance coverage area (6.89 %) | | | 33.40 |
| FAR CHECK | | | |
| Perm. FAR Area (2.000) | | | 970.16 |
| Total Perm. FAR area | | | 970.16 |
| Commercial FAR | | | 386.83 |
| Proposed FAR Area | | | 399.94 |
| Total Proposed FAR Area | | | 399.94 |
| Consumed FAR (Factor) | | | 0.82 |
| Balance FAR Area | | | 570.22 |
| BUILT UP AREA CHECK | | | |
| Total Proposed BuiltUp Area | | | 627.41 |
| ARCHITECT (Regd) | | Anil Kumar Singh | |
| ENGINEER (Regd) | | | |
| SUPERVISOR (Regd) | | | |
| OWNER (Regd) | | MR AWADH KISHOR | |
| 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

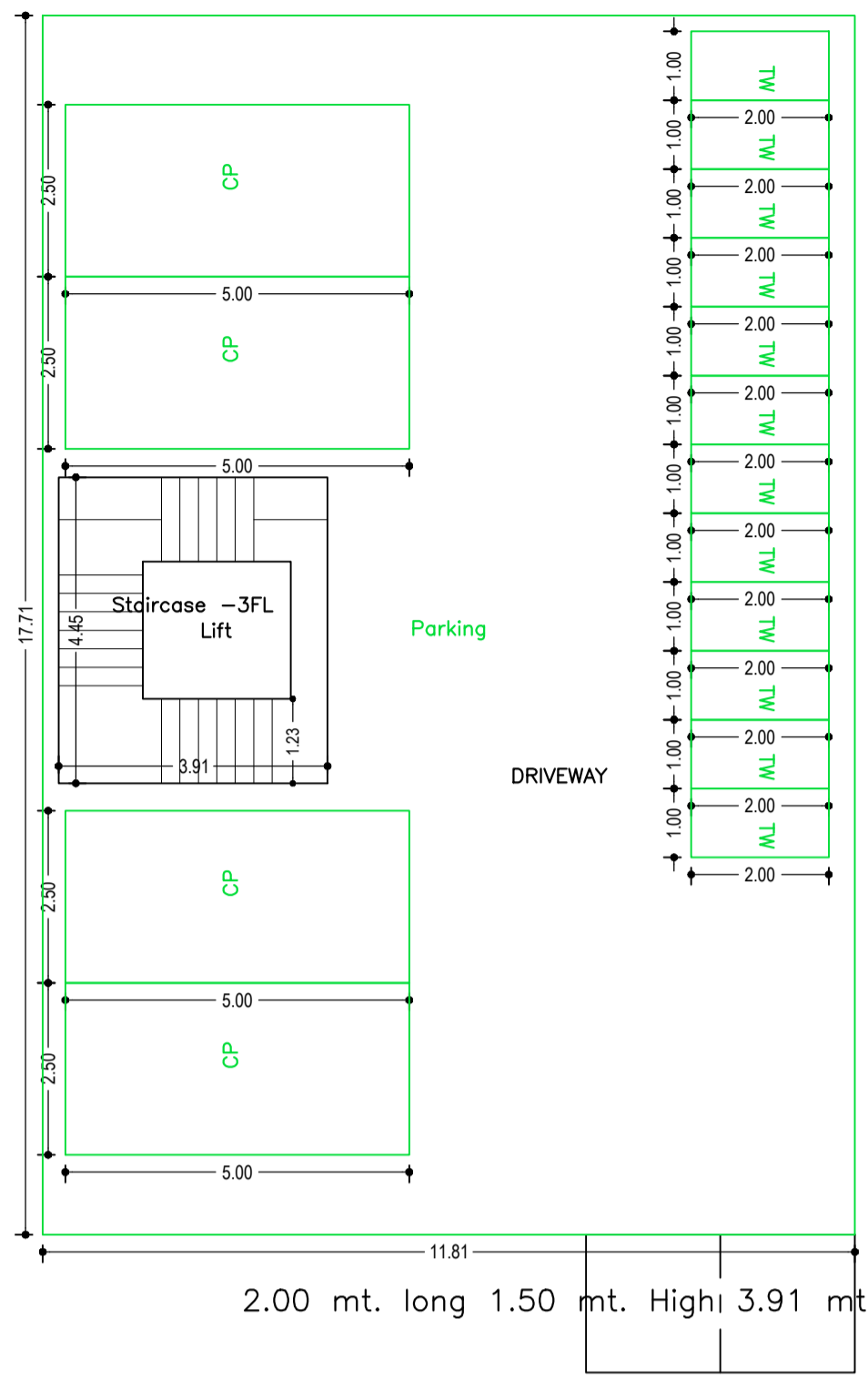
| Floor Name | Building Name | | Total | |
|----------------|---------------------------------|----------------------------|---------------------------------------|-------------------------|
| | Proposed Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total Proposed Built Up Area (Sq.mt.) | Total FAR Area (Sq.mt.) |
| Basement Floor | 209.14 | 13.11 | 209.14 | 13.11 |
| Ground Floor | 209.13 | 181.97 | 209.13 | 181.97 |
| First Floor | 209.14 | 204.86 | 209.14 | 204.86 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 627.41 | 399.94 | 627.41 | 399.94 |

Building USE/SUBUSE Details

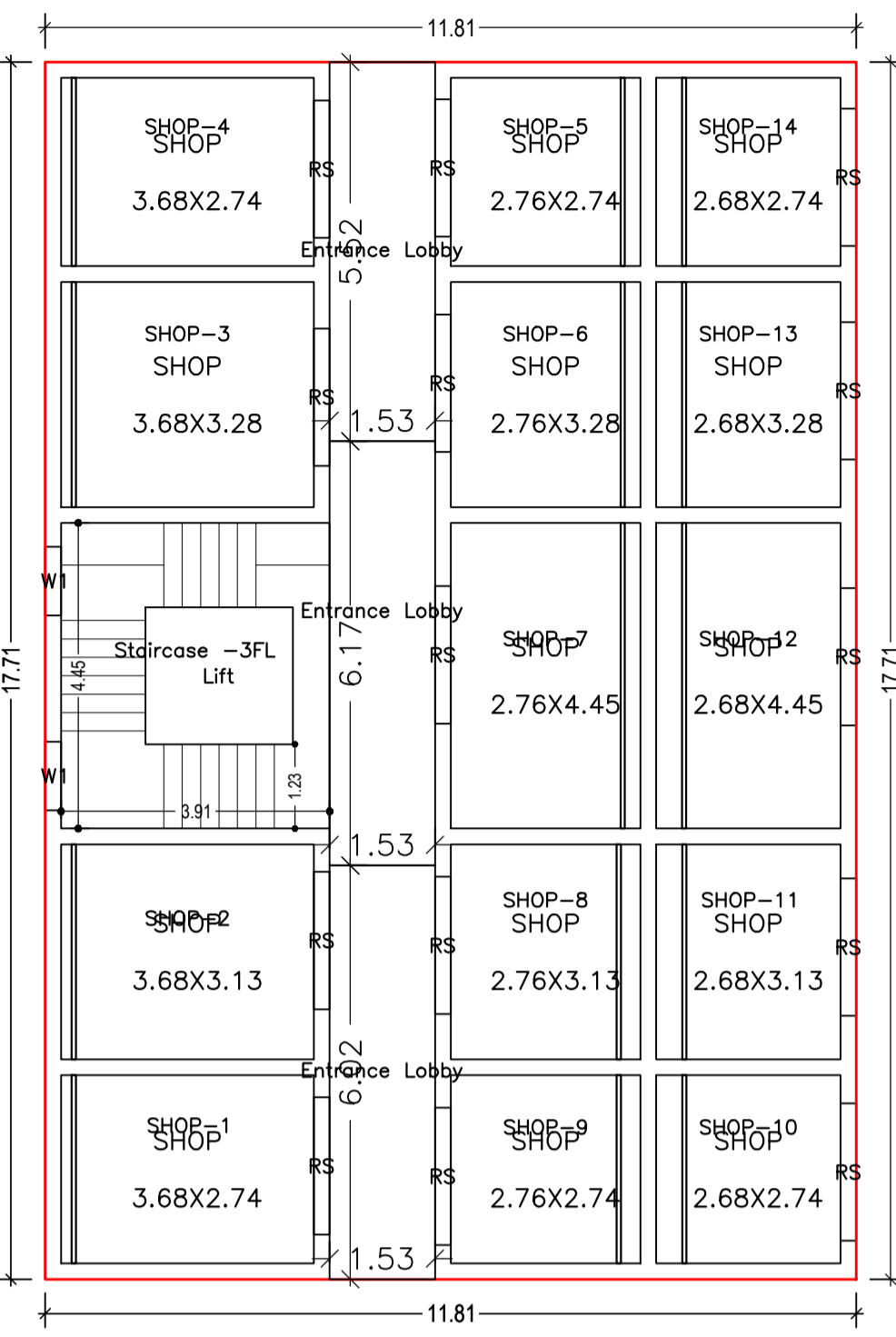
| Building Name | Building Use | Building SubUse | Building Structure |
|---------------------|--------------|-----------------|--------------------|
| A (MR AWADH KISHOR) | Commercial | Commercial Bldg | Non-Highrise |

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

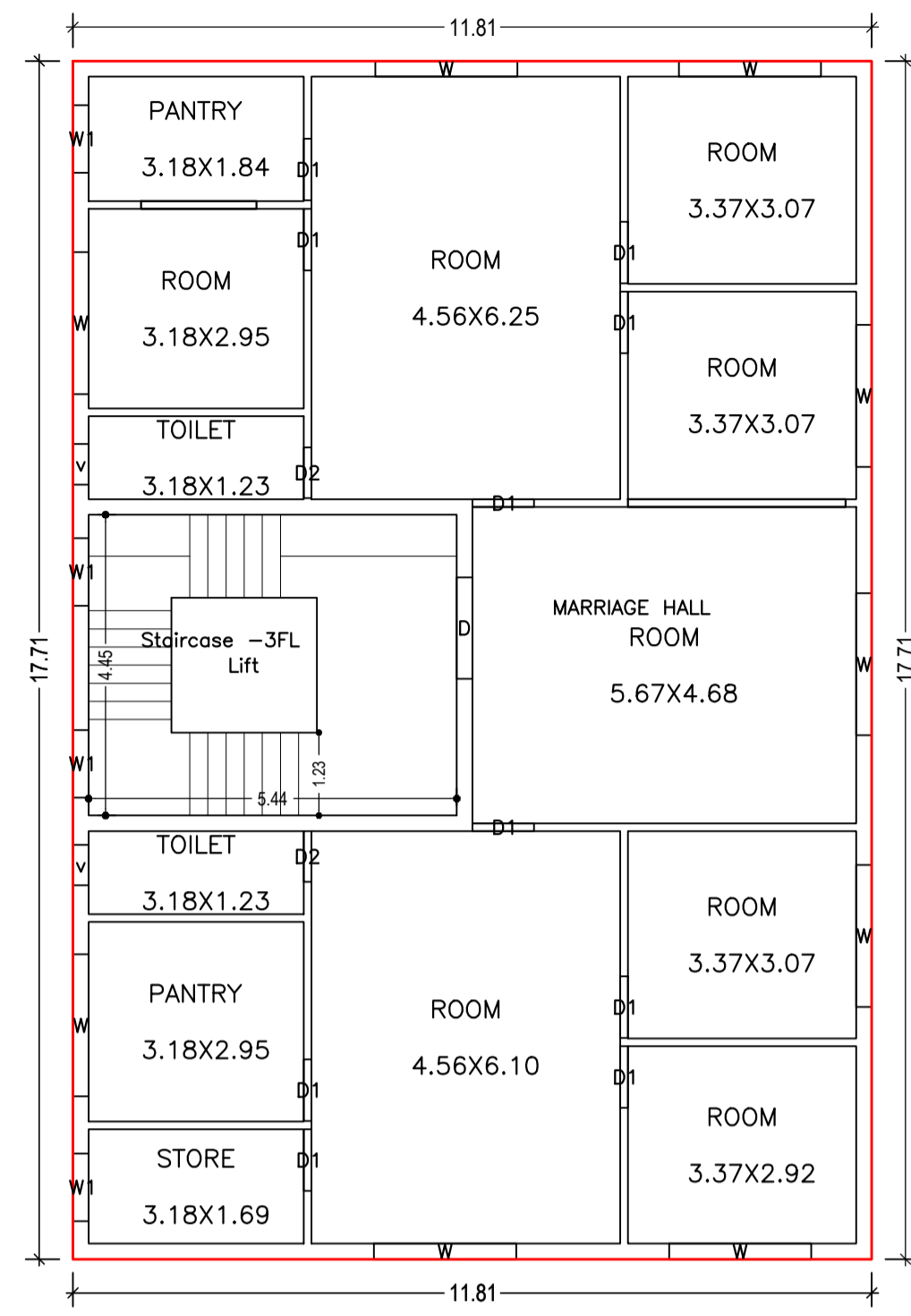
| Proposal Basic Information | |
|----------------------------|------------------------|
| Proposal File No. | KONPC/BP/0006/W05/2023 |
| Owner Name | MR AWADH KISHOR |
| Khata No | 602 |
| Plot No | 689 |
| Village Name | Kodarma |
| Use | Commercial |
| SubUse | Commercial Bldg |



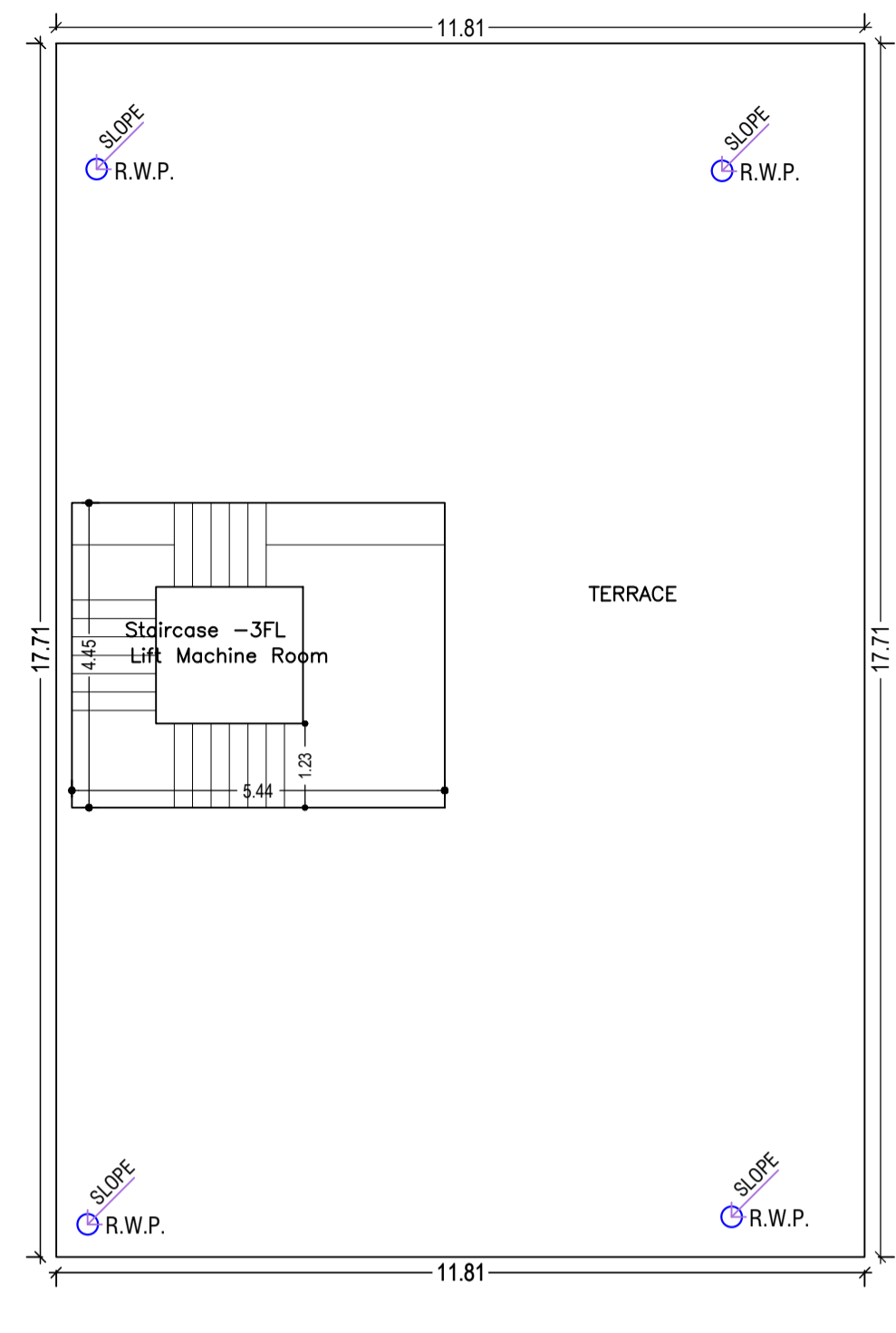
BASEMENT FLOOR PLAN (SCALE 1:100)



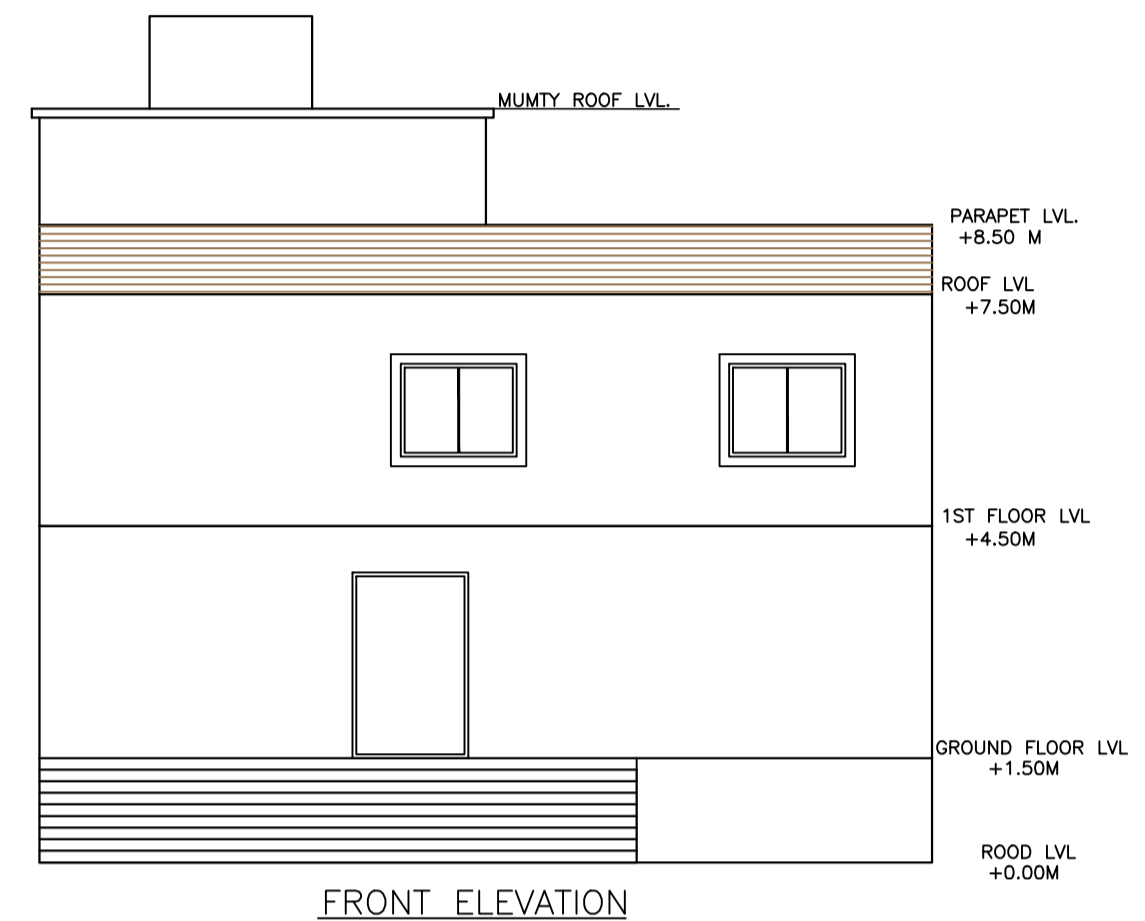
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



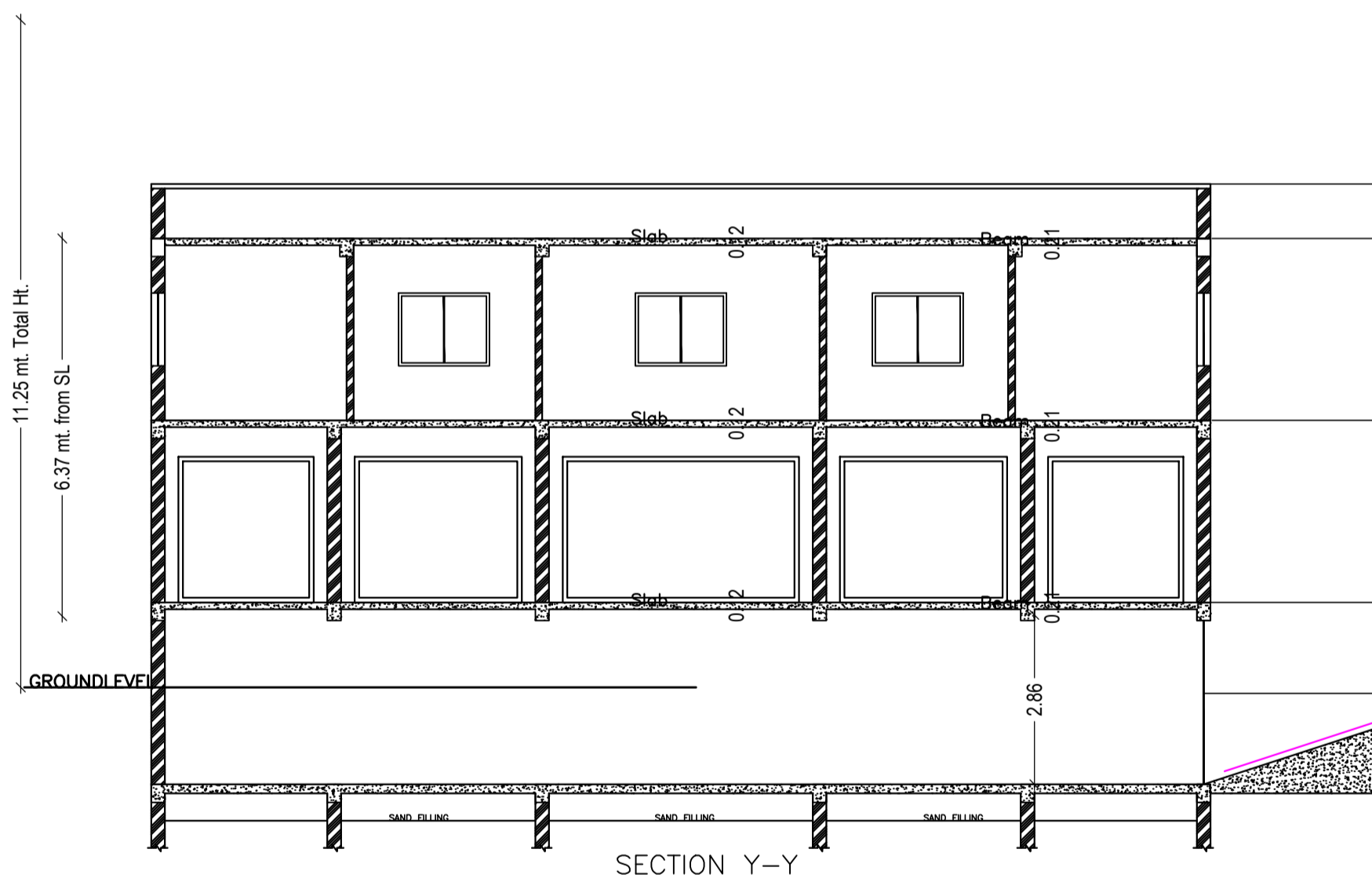
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



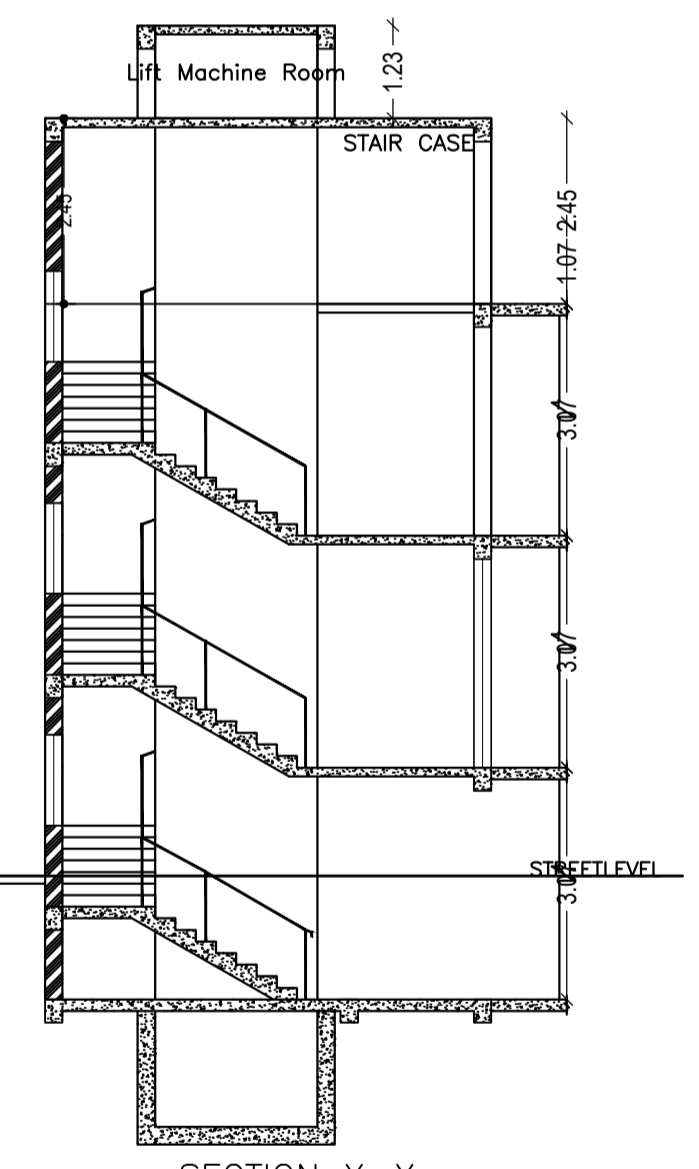
TERRACE FLOOR PLAN (SCALE 1:100)



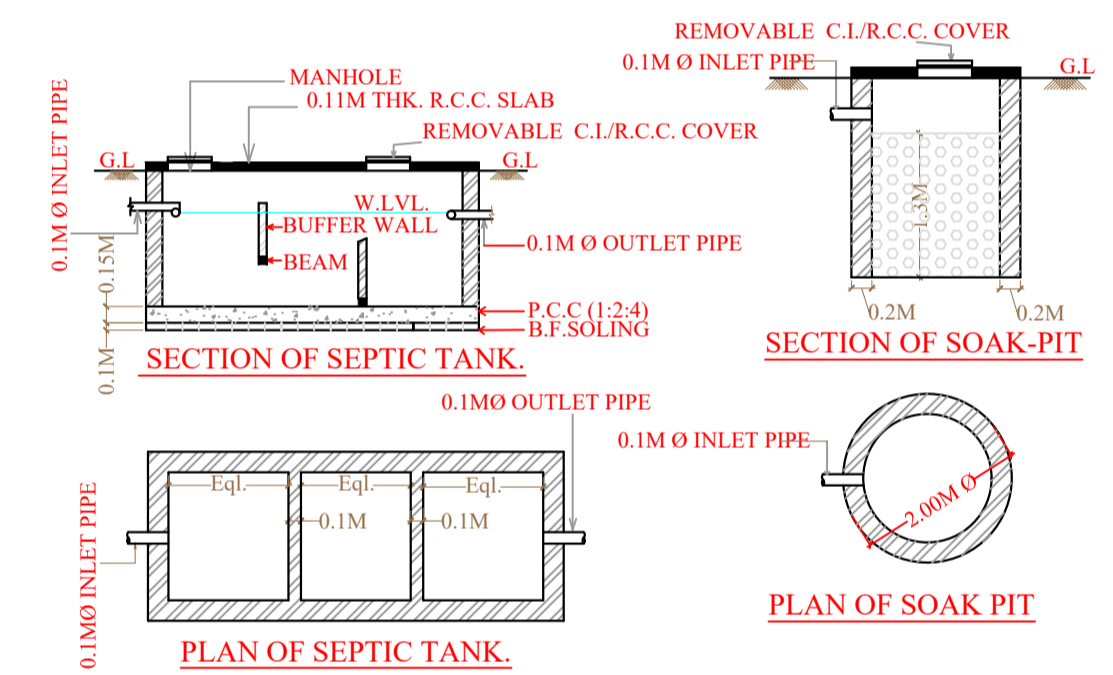
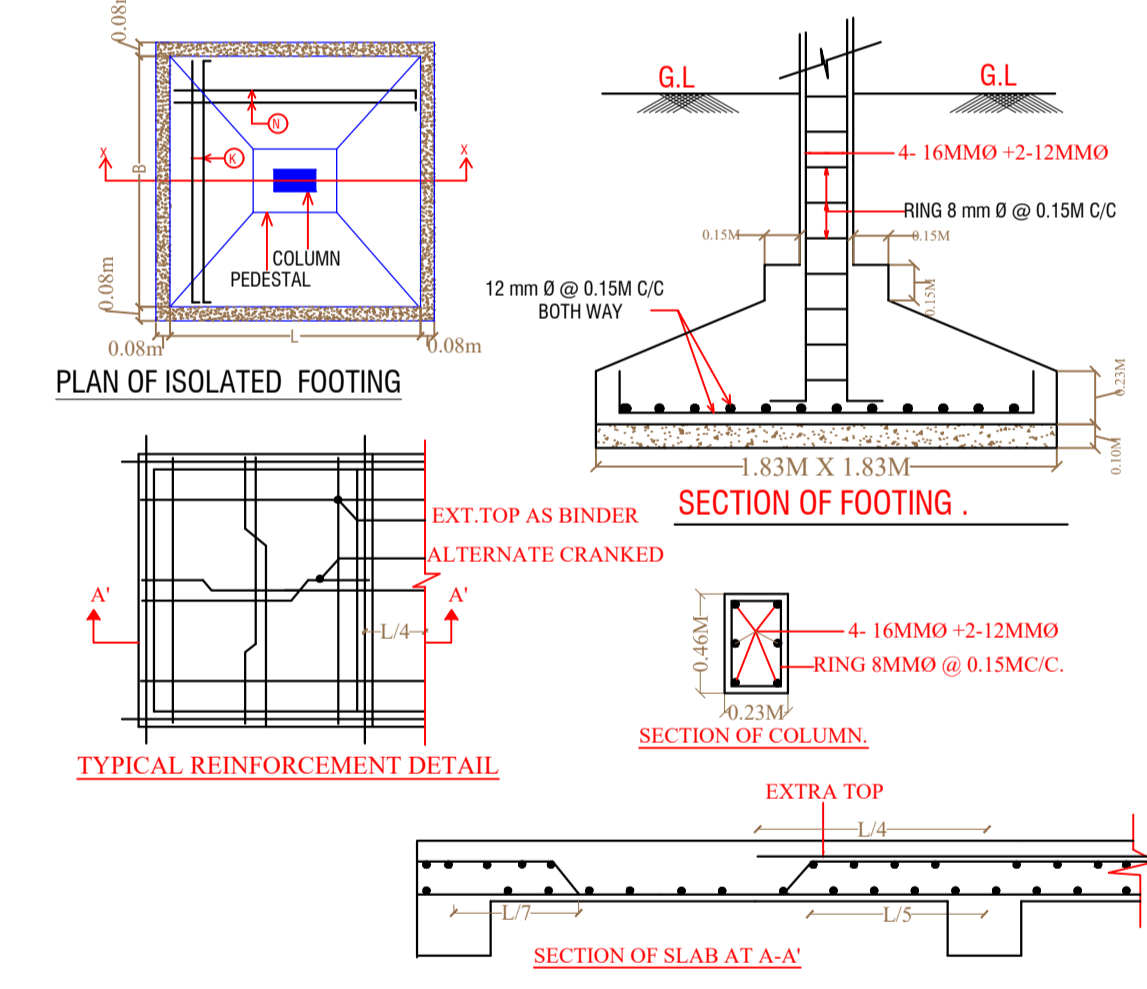
FRONT ELEVATION



SECTION Y-Y



SECTION X-X



| 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.) |
|--------------------------------|------------------------------|-----------------------------|---------------|---------|----------------------------|--------------------------|-------------------------|---|------------|
| | | Lift | Accessory Use | Parking | | | | | |
| Basement Floor | 209.14 | 4.28 | 0.00 | 191.75 | 0.00 | 13.11 | 13.11 | 13.11 | 00 |
| Ground Floor | 209.13 | 0.00 | 27.16 | 0.00 | 181.97 | 0.00 | 181.97 | 181.97 | 14 |
| First Floor | 209.14 | 4.28 | 0.00 | 0.00 | 204.86 | 0.00 | 204.86 | 204.86 | 01 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 627.41 | 8.56 | 27.16 | 191.75 | 386.83 | 13.11 | 399.94 | 399.94 | 15 |
| Total Number of Same Buildings | 1 | | | | | | | | |
| Total : | 627.41 | 8.56 | 27.16 | 191.75 | 386.83 | 13.11 | 399.94 | 399.94 | 15 |

SCHEDULE OF DOOR:

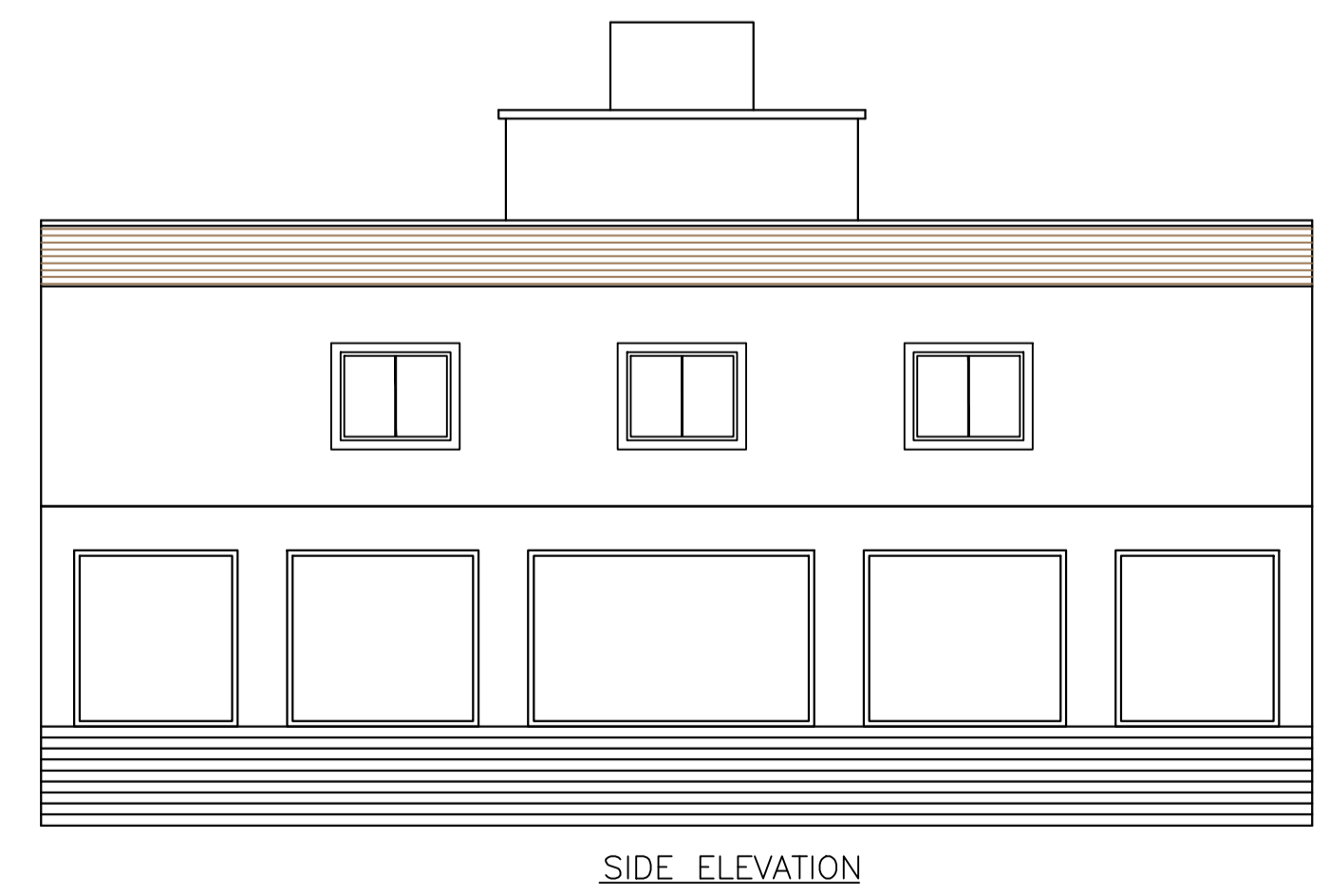
| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------------|------|--------|--------|-----|
| A (MR AWADH KISHOR) | D2 | 0.75 | 2.13 | 02 |
| A (MR AWADH KISHOR) | D1 | 0.91 | 2.13 | 10 |
| A (MR AWADH KISHOR) | D | 1.50 | 2.13 | 01 |
| A (MR AWADH KISHOR) | RS | 2.00 | 2.13 | 14 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------------|------|--------|--------|-----|
| A (MR AWADH KISHOR) | v | 0.60 | 2.70 | 02 |
| A (MR AWADH KISHOR) | W1 | 1.00 | 2.70 | 06 |
| A (MR AWADH KISHOR) | W | 2.10 | 2.70 | 09 |

UnitBUA Table for Building :A (MR AWADH KISHOR)

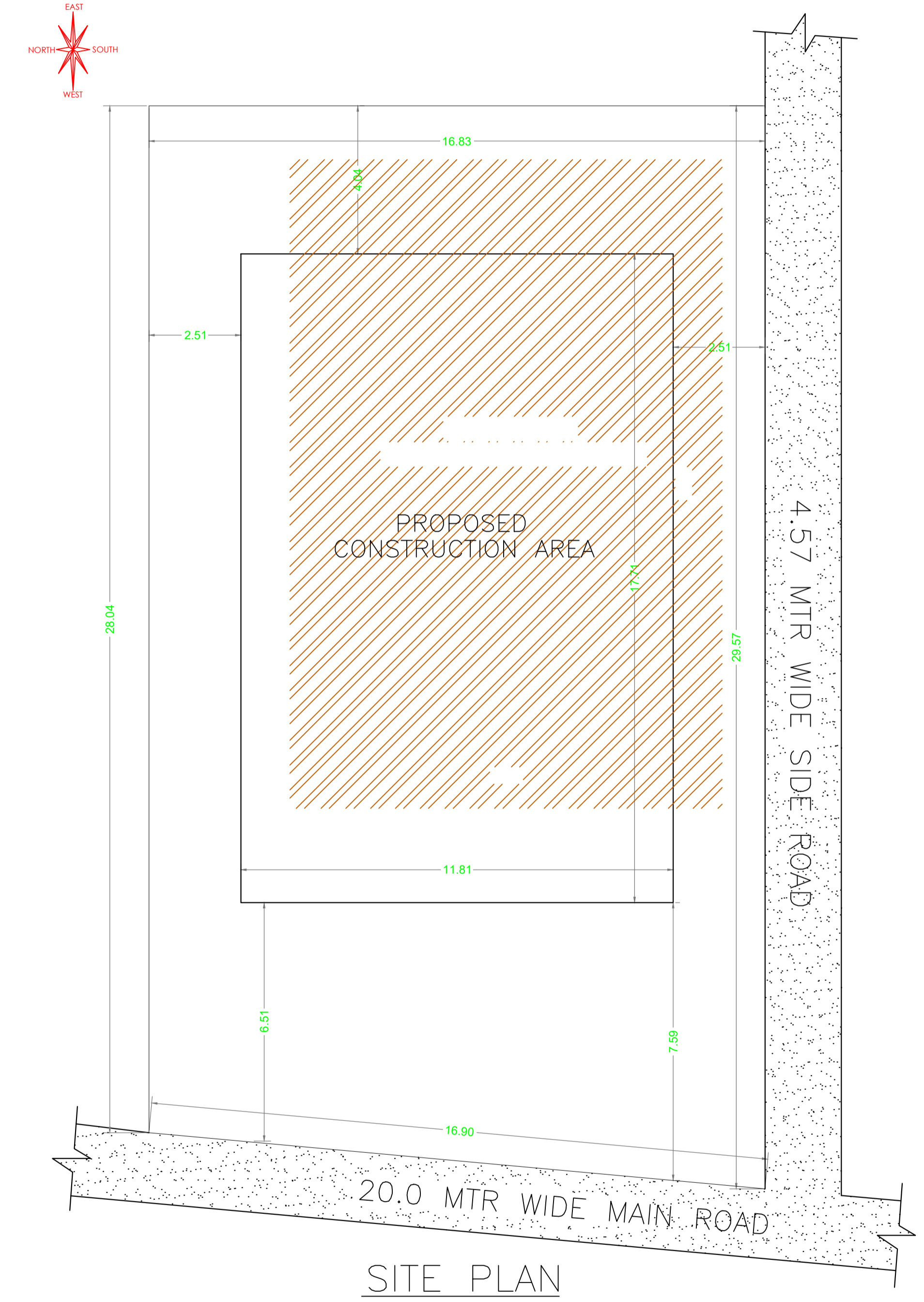
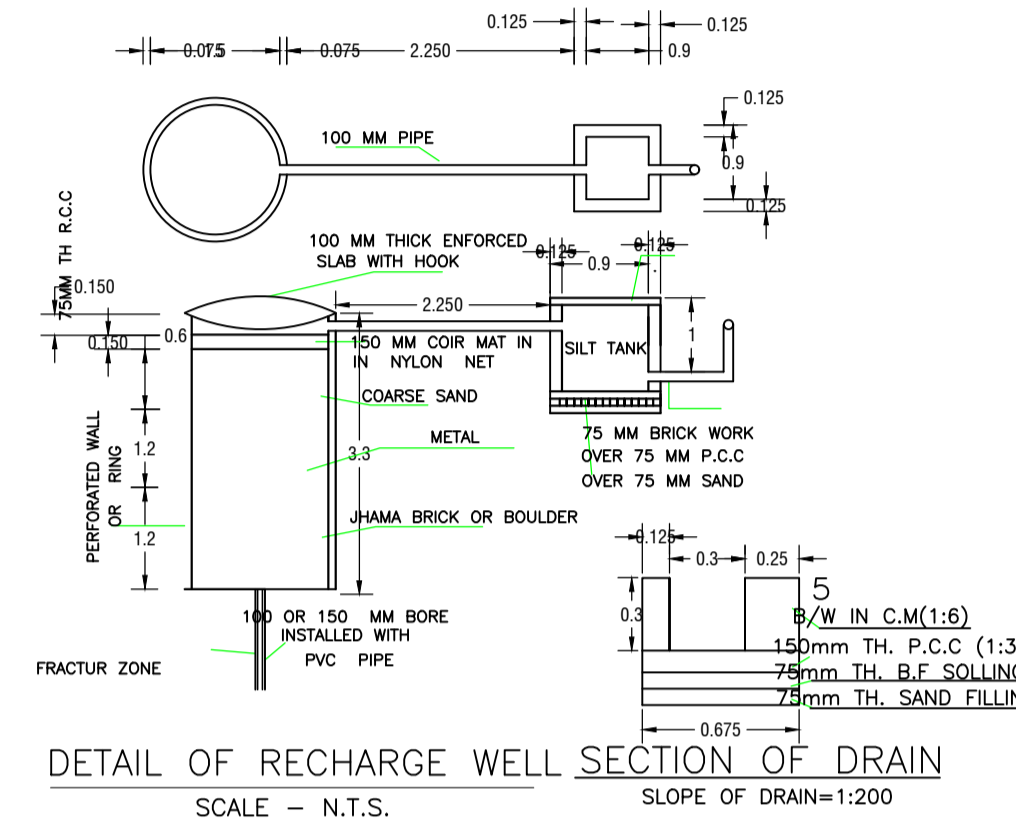
| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|---------------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | SHOP-1 | SHOP | 10.09 | 9.92 | 1 | 14 |
| | SHOP-10 | SHOP | 7.35 | 7.19 | 1 | |
| | SHOP-11 | SHOP | 8.39 | 8.20 | 1 | |
| | SHOP-12 | SHOP | 11.93 | 11.66 | 1 | |
| | SHOP-13 | SHOP | 8.79 | 8.60 | 1 | |
| | SHOP-14 | SHOP | 7.35 | 7.19 | 1 | |
| | SHOP-2 | SHOP | 11.51 | 11.32 | 1 | |
| | SHOP-3 | SHOP | 12.06 | 11.86 | 1 | |
| | SHOP-4 | SHOP | 10.09 | 9.92 | 1 | |
| | SHOP-5 | SHOP | 7.56 | 7.40 | 1 | |
| | SHOP-6 | SHOP | 9.05 | 8.85 | 1 | |
| | SHOP-7 | SHOP | 12.27 | 12.00 | 1 | |
| | SHOP-8 | SHOP | 8.63 | 8.44 | 1 | |
| | SHOP-9 | SHOP | 7.56 | 7.40 | 1 | |
| FIRST FLOOR PLAN | MARRIAGE HALL | SHOP | 167.93 | 167.36 | 13 | 1 |
| Total: | - | - | 300.58 | 297.31 | 27 | 15 |



SIDE ELEVATION

| 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/BI/0006/W05/2023 |
| Owner Name | MR AWADH KISHOR |
| Khata No | 602 |
| Plot No | 689 |
| Village Name | Kodarma |
| Use | Commercial |
| SubUse | Commercial Bldg |



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|---|-------------------------------------|----------------------------|-------------------|
| Anil Kumar Singh KONPC/ENG/0001/2017 | | | |