

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.)	Tmmt (No.)
AAA (GULABI DEVI)	1	157.32	157.32	157.32	157.32	01
Grand Total :	1	157.32	157.32	157.32	157.32	01

Proposal Basic Information

Proposal File No.	KONPC/0018/W15/2023
Owner Name	GULABI DEVI
Khata No	09
Plot No	1731
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/0018/W15/2023	PlotSubPlot No: 1731
Application Type: General Proposal	North: Road Width - 3.06 MT. WIDE ROAD
Project Type: Building Permission	South: Plot No. - PLOT 1732
Nature of Development: New	East: Plot No. - SABO DEVI
Location of Development Area: Old Area	West: Plot No. - PHULMATTI DEVI
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 205.54
Deduction for NetPlot Area	
Road Widening Area	5.71
Total	5.71
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 199.82
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	5.71
Common Plot	20.32
Total	26.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 179.50
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 199.82
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 199.82
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	139.87
Proposed Coverage Area (39.37 %)	78.66
Total Prop. Coverage Area (39.37 %)	78.66
Balance coverage area (30.63 %)	61.21
FAR CHECK	
Perm. FAR Area (1.200)	239.78
Total Perm. FAR area	239.78
Residential FAR	157.32
Proposed FAR Area	157.32
Total Proposed FAR Area	157.32
Consumed FAR (Factor)	0.79
Balance FAR Area	82.46
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	157.32
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	GULABI DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

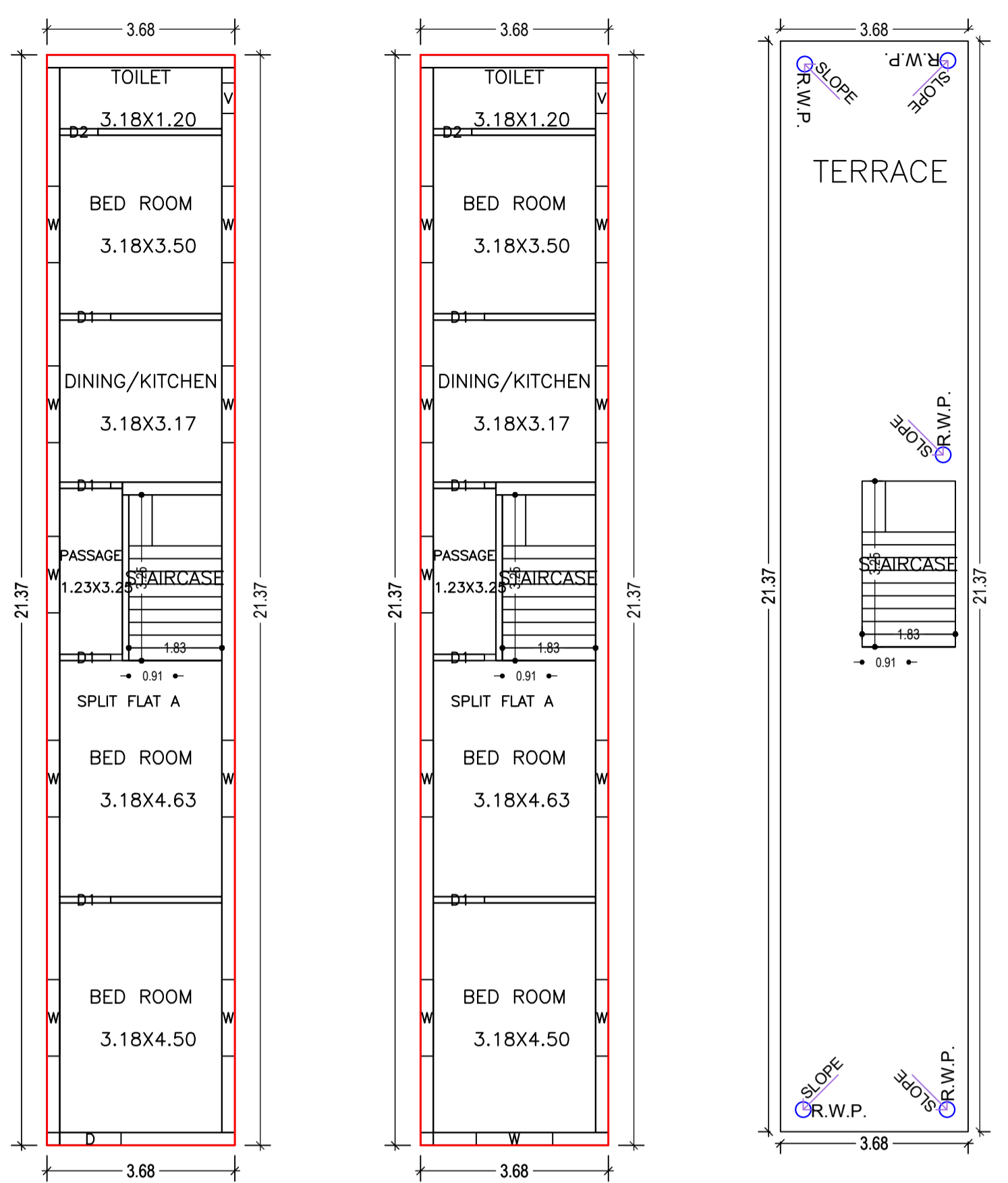
Floor Name	Building Name AAA (GULABI DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	78.66	78.66	78.66	78.66
First Floor	78.66	78.66	78.66	78.66
Terrace Floor	0.00	0.00	0.00	0.00
Total :	157.32	157.32	157.32	157.32

Building USE/SUBUSE Details

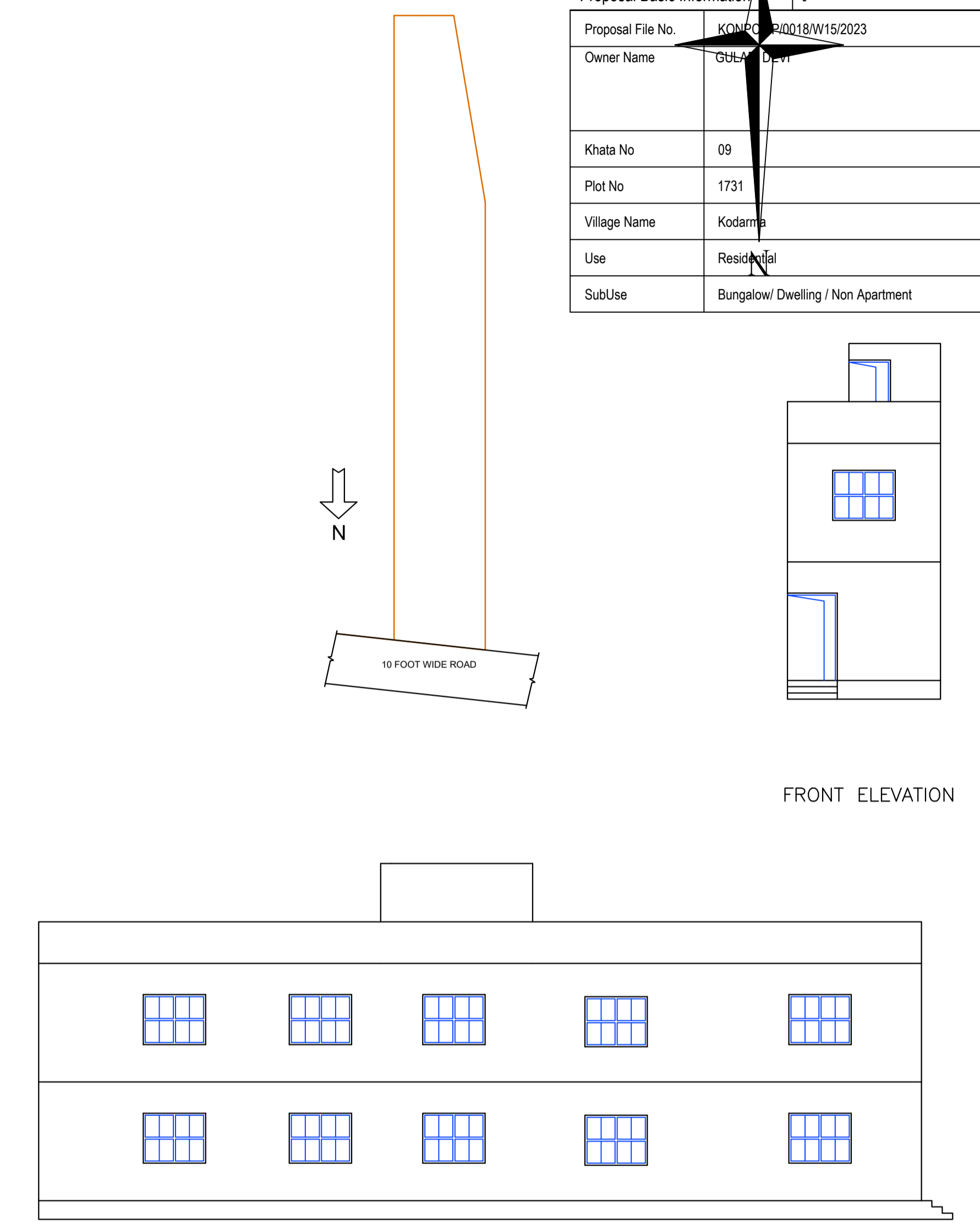
Building Name	Building Use	Building SubUse	Building Structure
AAA (GULABI DEVI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

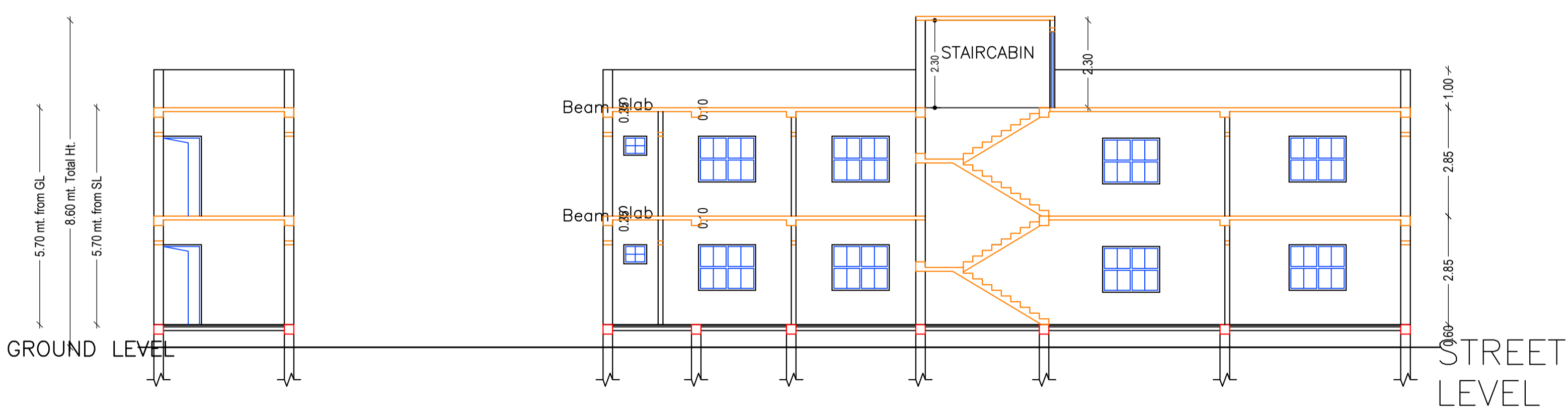
Proposal Basic Information	
Proposal File No.	KONPC/20018/W15/2023
Owner Name	GULABI DEVI
Khata No	09
Plot No	1731
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



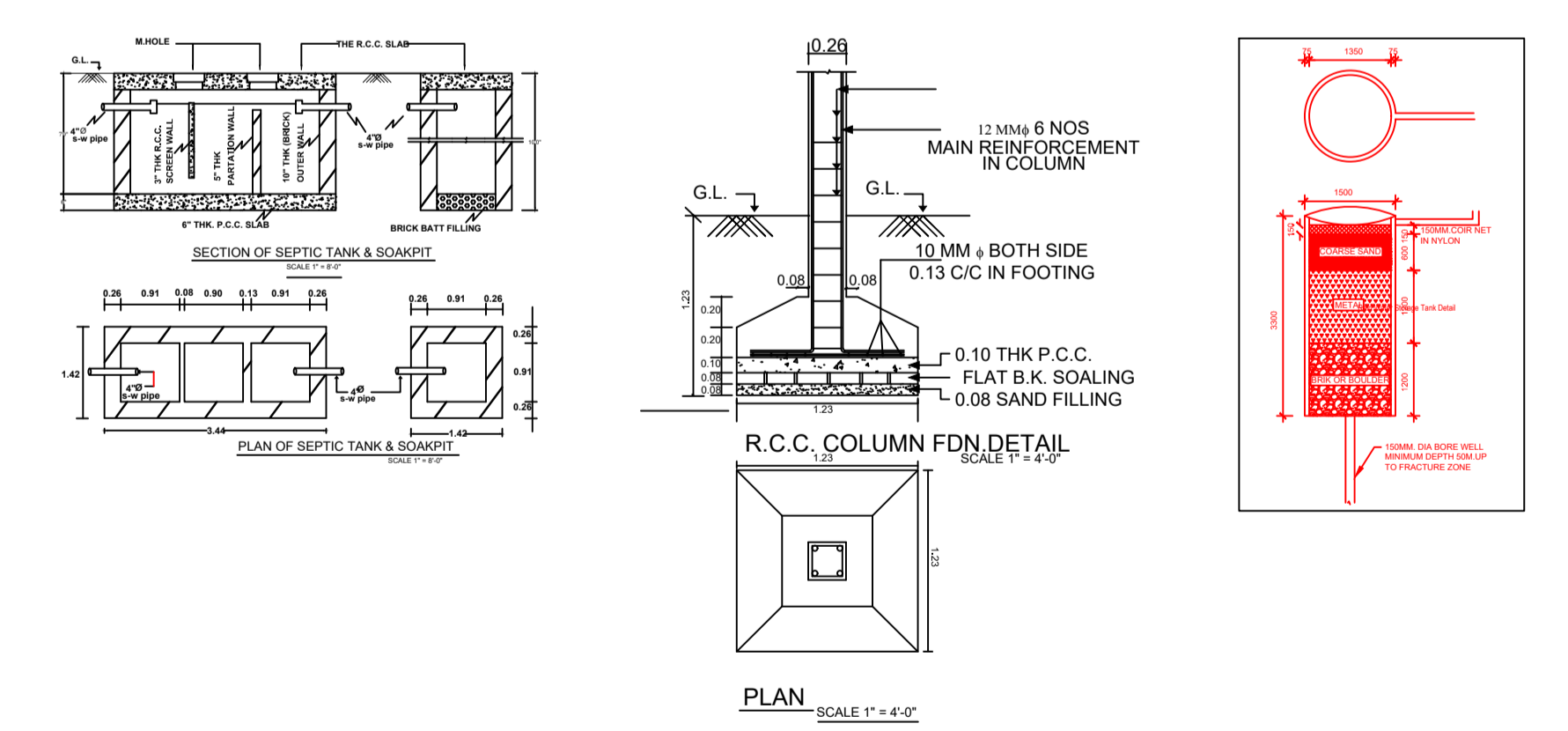
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)
 FIRST FLOOR PLAN (Proposed) (SCALE 1:100)
 TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION



SECTION X-X
 SECTION Y-Y



SECTION OF SEPTIC TANK & SOAKPIT
 R.C.C. COLUMN FDN DETAIL (SCALE 1" = 4'-0")

Building :AAA (GULABI DEVI)

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	78.66	78.66	78.66	78.66	01
First Floor	78.66	78.66	78.66	78.66	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	157.32	157.32	157.32	157.32	01
Total Number of Same Buildings	1				
Total :	157.32	157.32	157.32	157.32	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (GULABI DEVI)	D2	0.75	2.10	02
AAA (GULABI DEVI)	D1	1.00	2.10	08
AAA (GULABI DEVI)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (GULABI DEVI)	V	0.60	0.50	02
AAA (GULABI DEVI)	W	1.50	1.20	19

UnitBUA Table for Building :AAA (GULABI DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	119.96	117.40	6	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	6	0
Total:	-	-	119.96	117.40	12	1

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