

SITE PLAN

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SCALE :- 1:100

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.)	Tnmt (No.)
A (PRIYANKA RAJHANS)	1	871.59	206.37	645.09	20.13	665.22	665.22	01
Grand Total :	1	871.59	206.37	645.09	20.13	665.22	665.22	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0039/W11/2023
Owner Name	PRIYANKA RAJHANS
Khata No	428
Plot No	2292
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.66
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	PlotNearbyReligiousStructure: NA
Inward No: KONPCBP/0039/W11/2023	Plot/SubPlot No: 2292
Application Type: General Proposal	North: -
Project Type: Building Permission	South: Road Width - 6.10 MTR WIDE MAIN ROAD Access Road
Nature of Development: New	East: -
Location of Development Area: Old Area	West: Road Width - 3.66 MTR WIDE ROAD Access Road
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 485.00
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 485.00
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	54.64
Total	54.64
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 430.36
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 485.00
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 485.00
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	291.00
Proposed Coverage Area (59.90 %)	290.53
Total Prop. Coverage Area (59.9 %)	290.53
Balance coverage area (0.10 %)	0.47
FAR CHECK	
Perm. FAR Area (2,000)	970.00
Total Perm. FAR area	970.00
Residential FAR	645.09
Proposed FAR Area	665.23
Total Proposed FAR Area	665.23
Consumed FAR (Factor)	1.37
Balance FAR Area	304.77
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	871.59
ARCHITECT (Regd)	Anil Kumar Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PRIYANKA RAJHANS
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

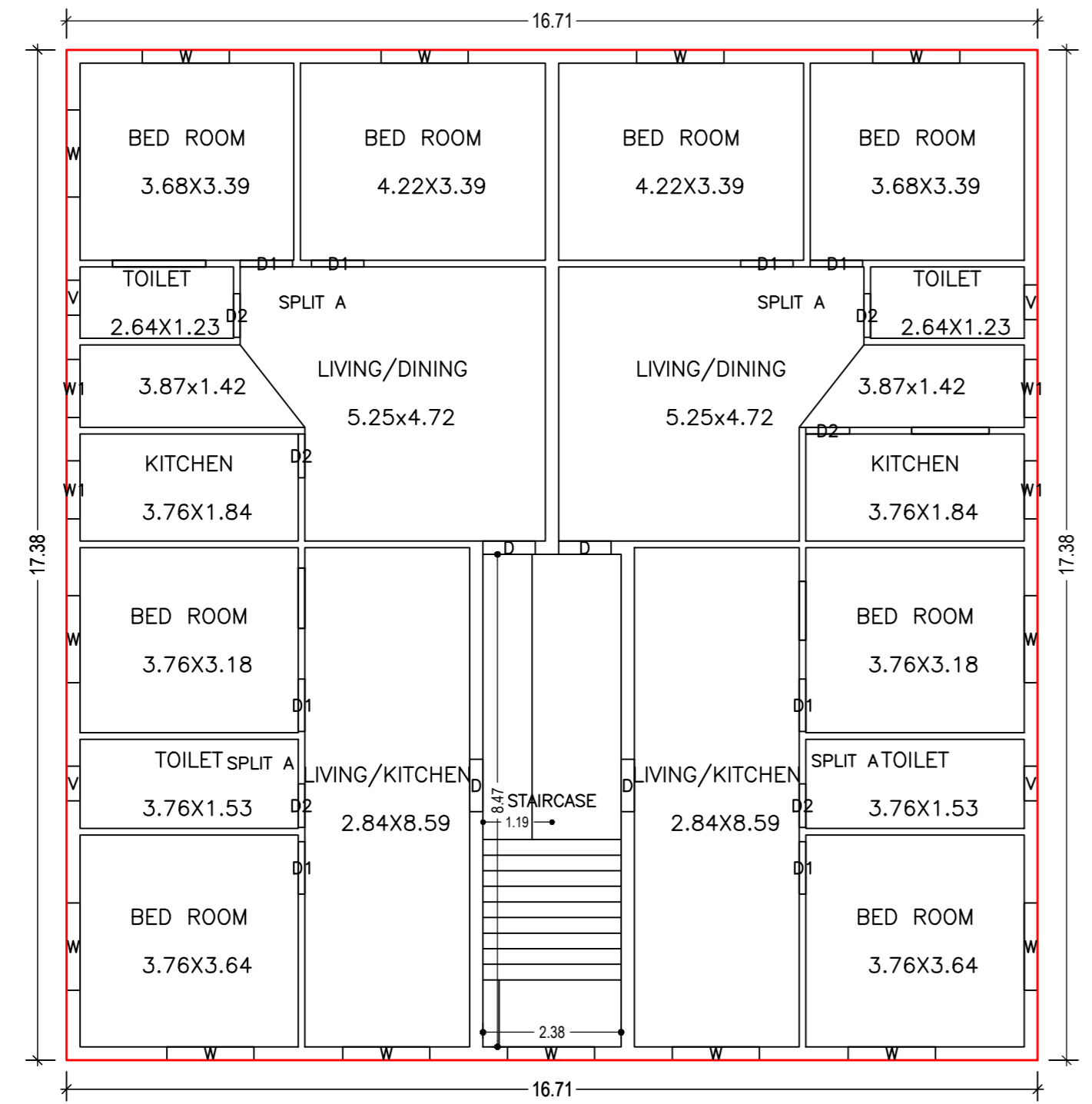
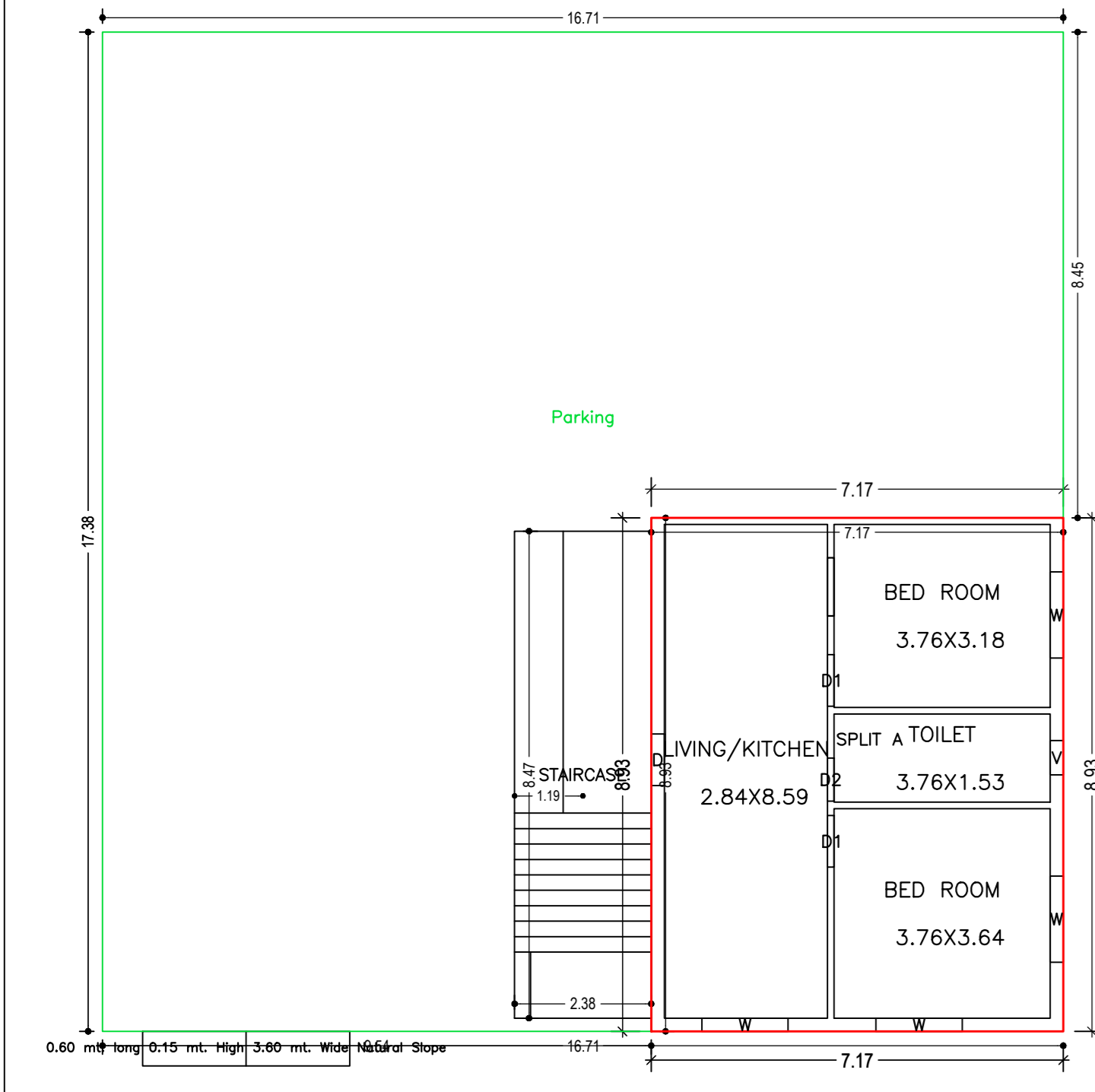
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	290.53	84.16	290.53	84.16
First Floor	290.53	290.53	290.53	290.53
Second Floor	290.53	290.53	290.53	290.53
Terrace Floor	0.00	0.00	0.00	0.00
Total :	871.59	665.22	871.59	665.22

Building USE/SUBUSE Details

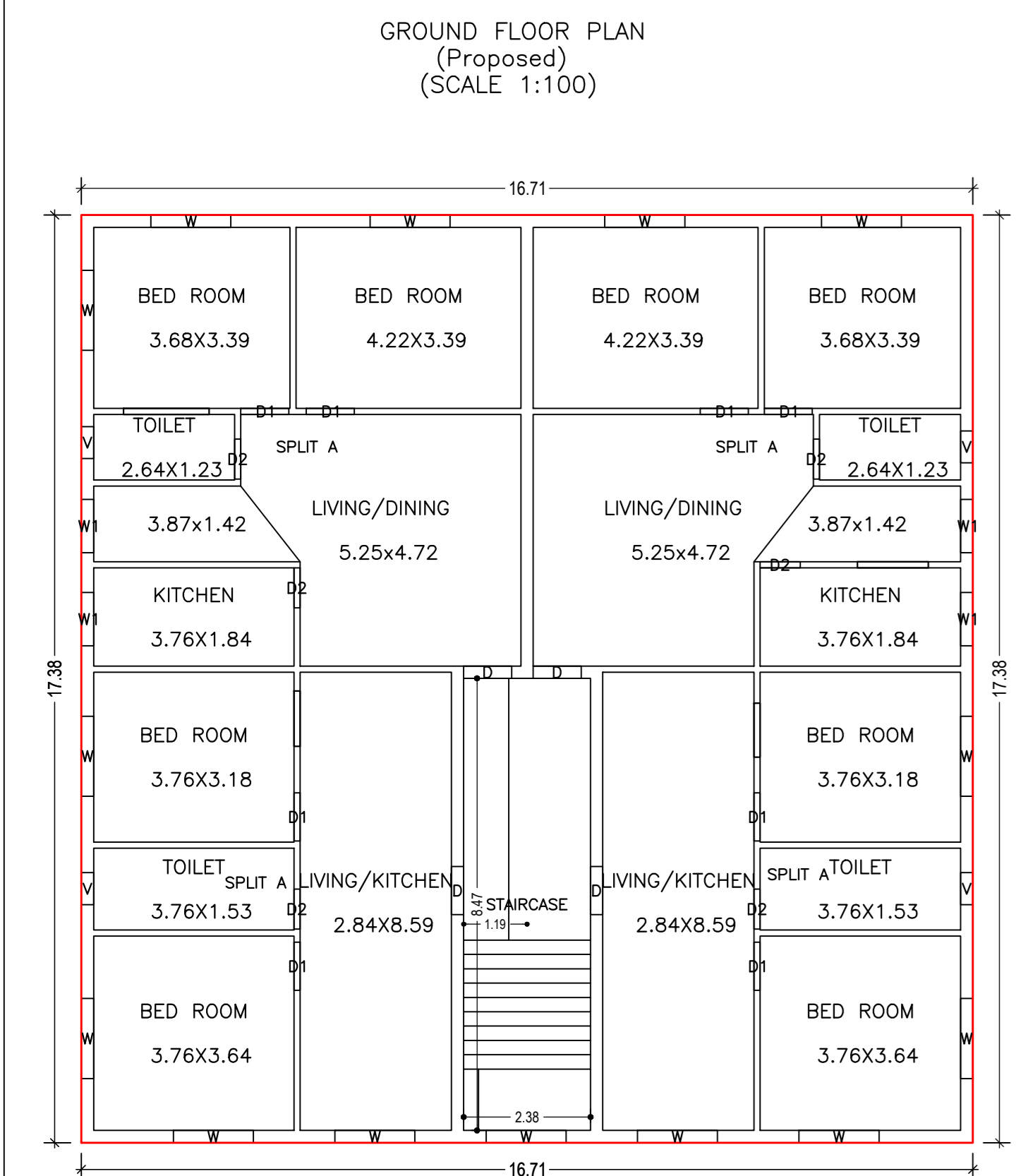
Building Name	Building Use	Building SubUse	Building Structure
A (PRIYANKA RAJHANS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

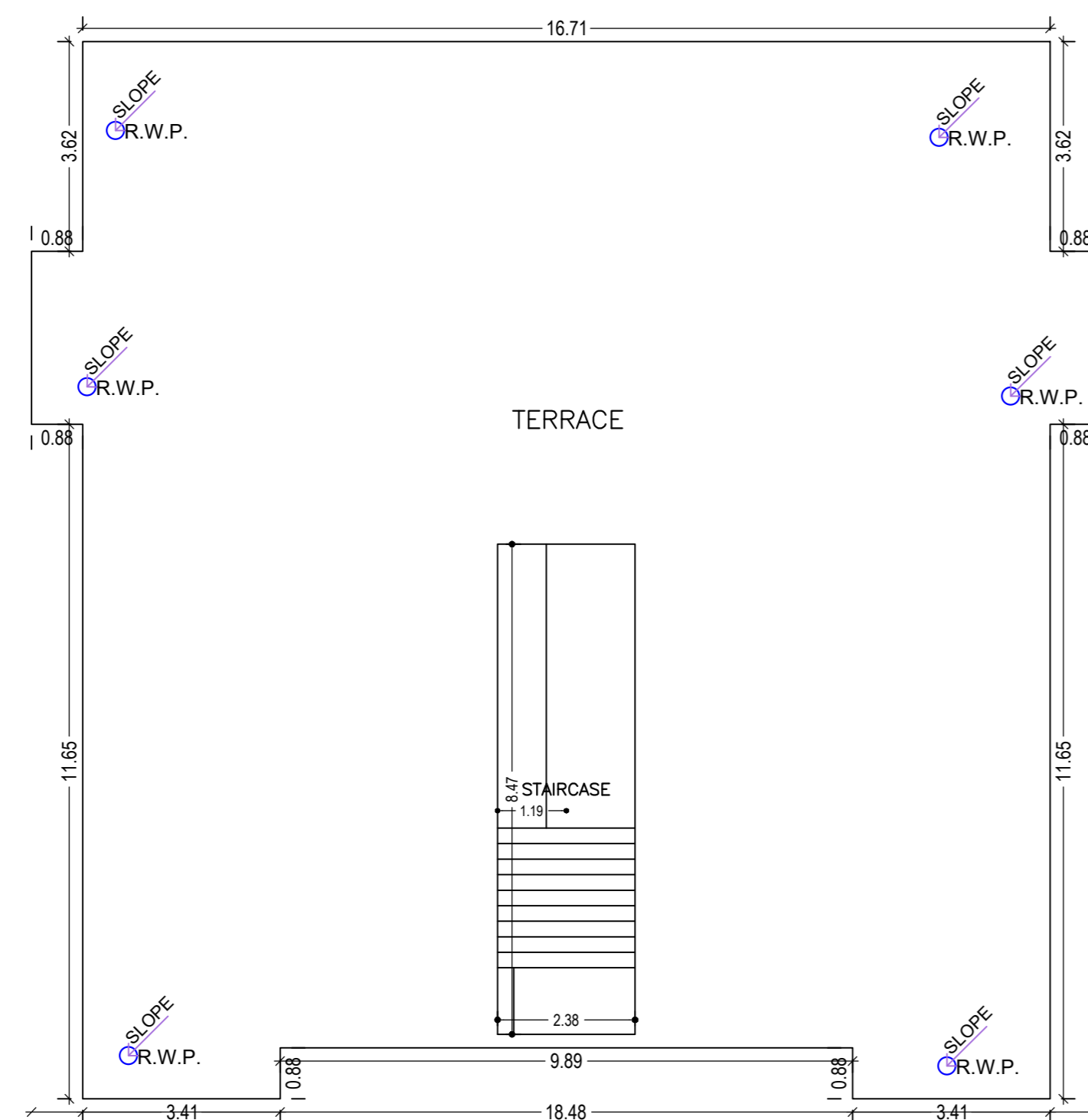
Proposal Basic Information	
Proposal File No.	KONPCBP0039W112023
Owner Name	PRIYANKA RAJHANS
Khata No.	428
Plot No.	2292
Village Name	Kodarma
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment



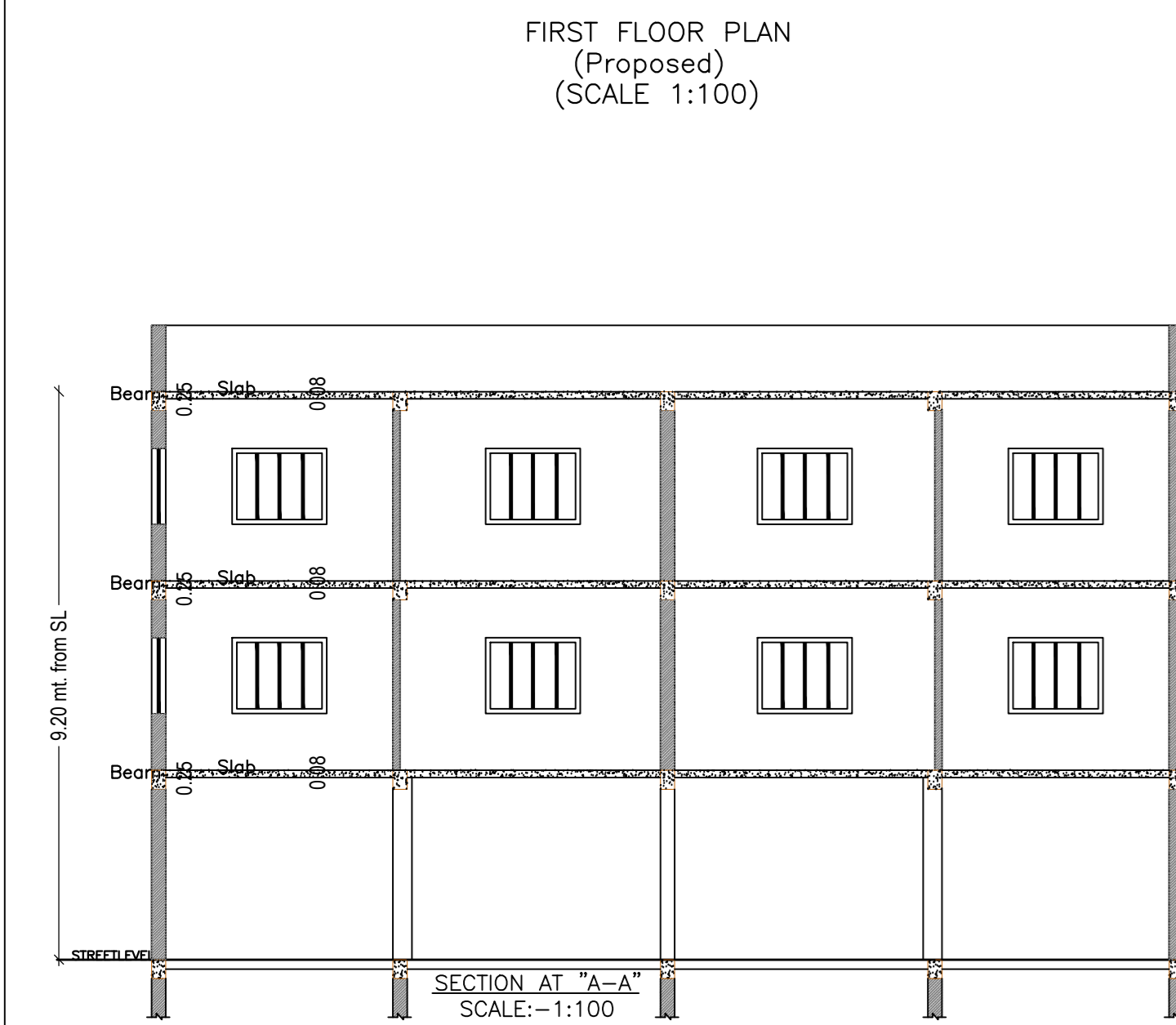
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



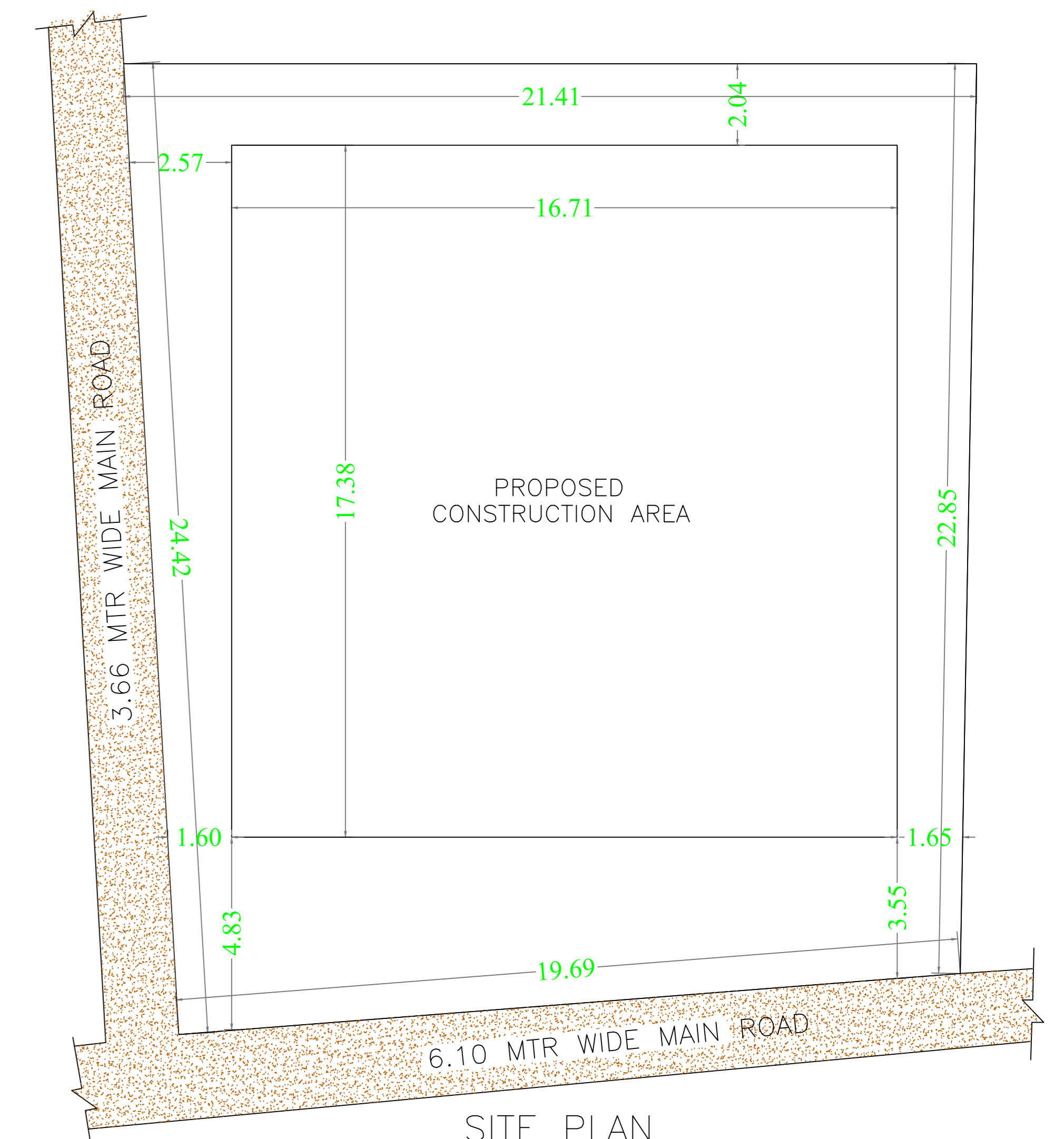
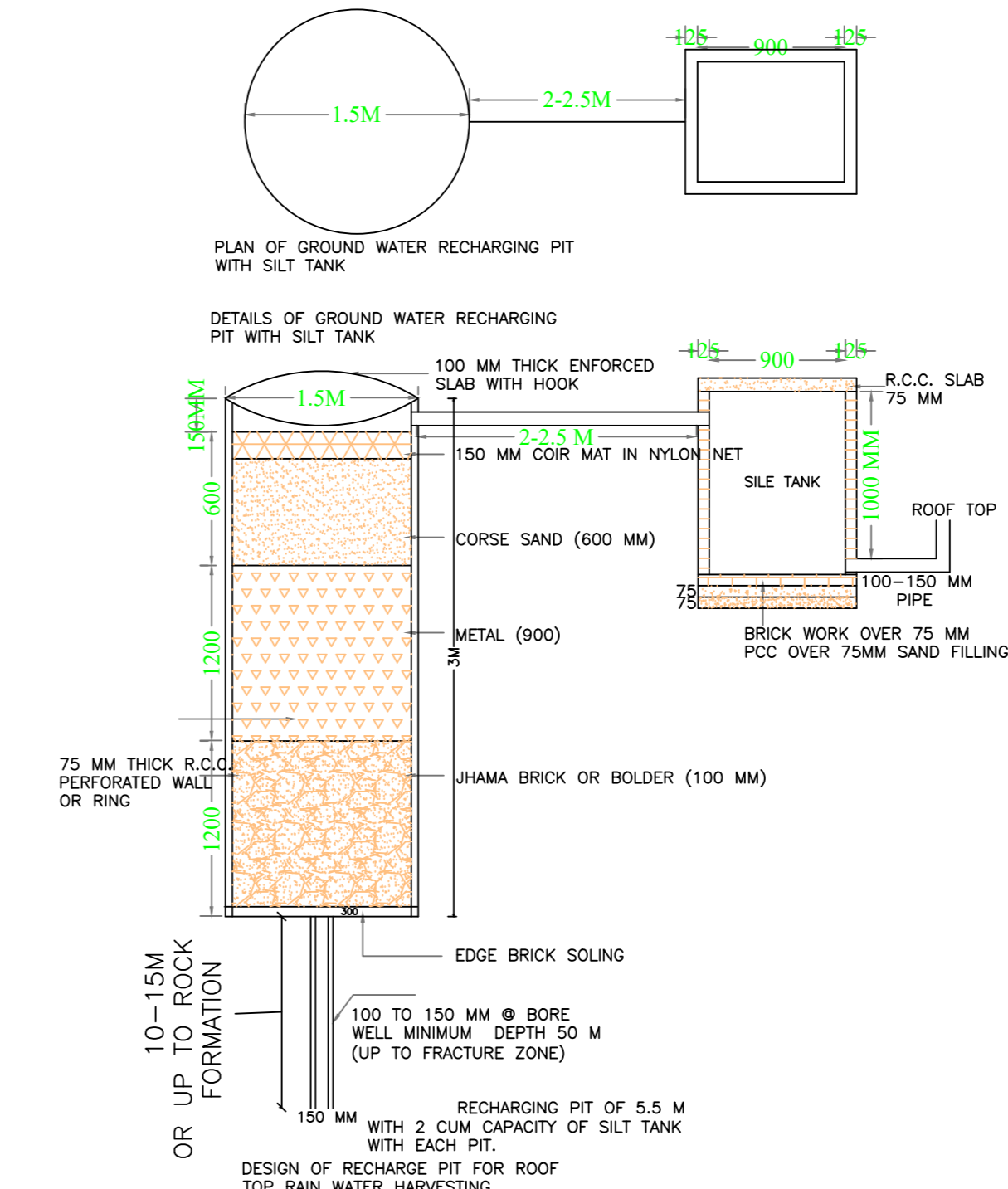
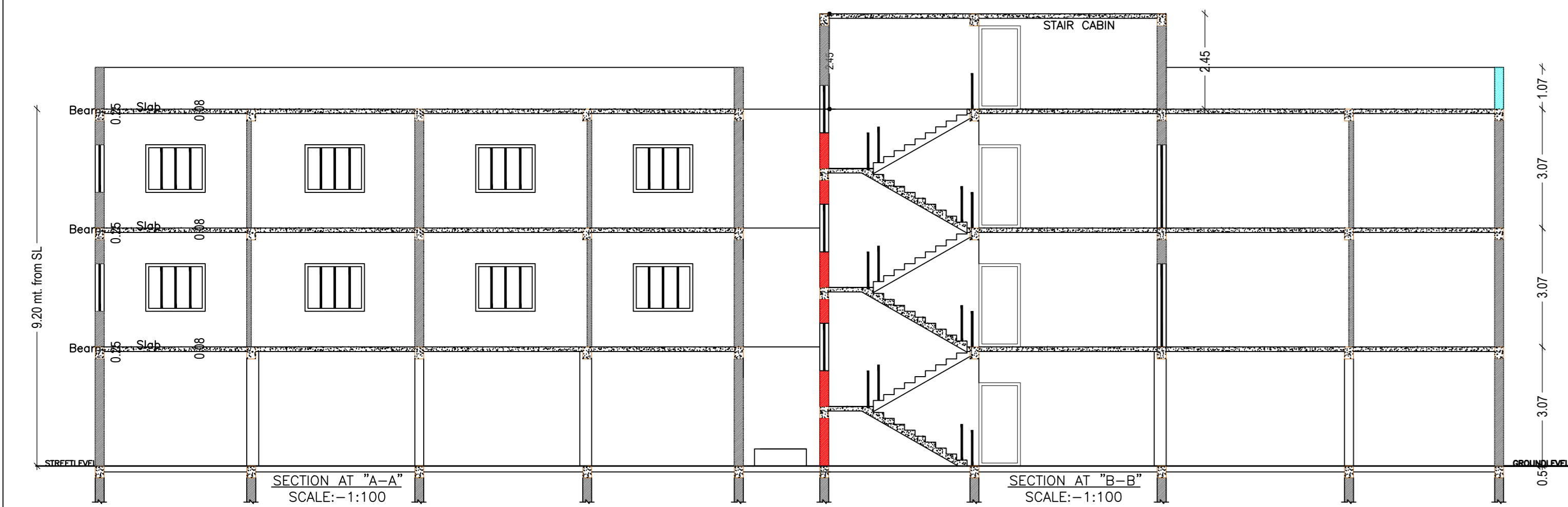
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



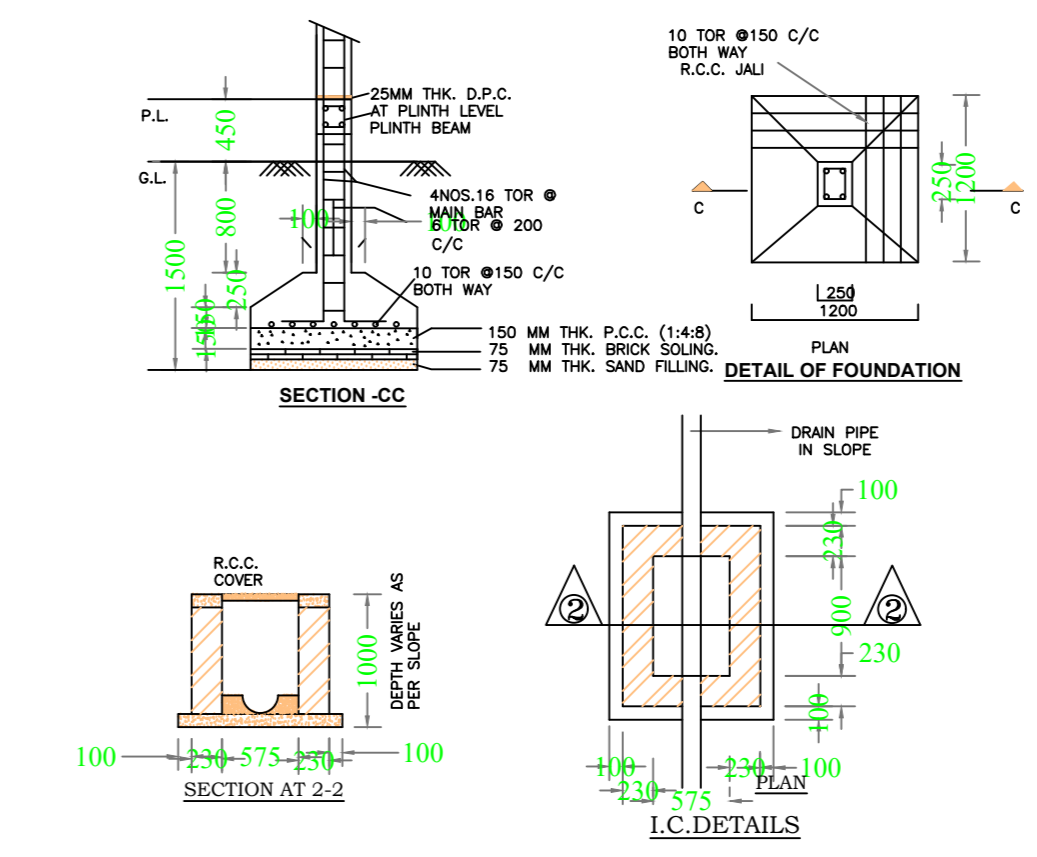
TERRACE FLOOR PLAN
(SCALE 1:100)



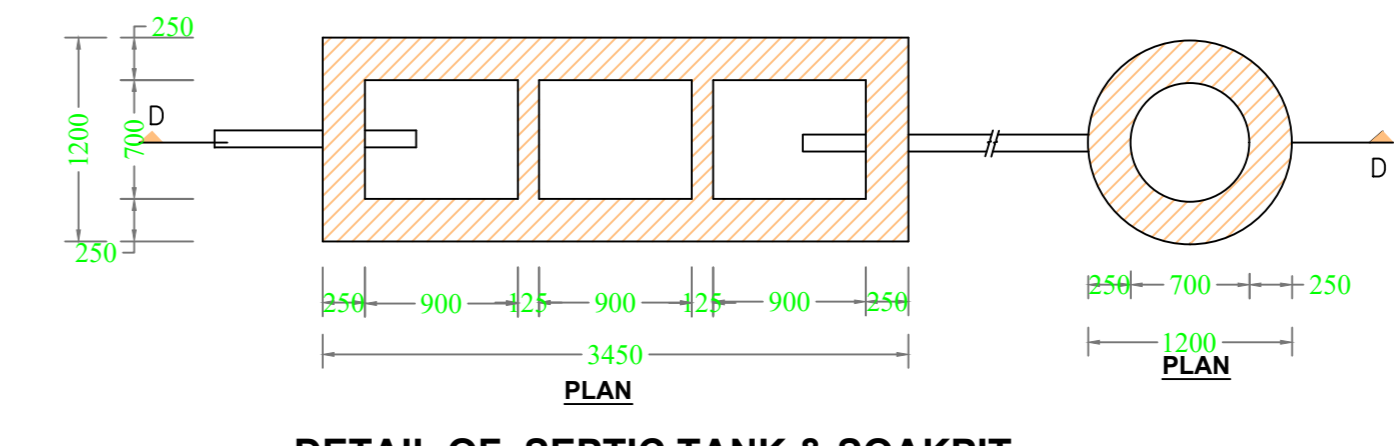
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



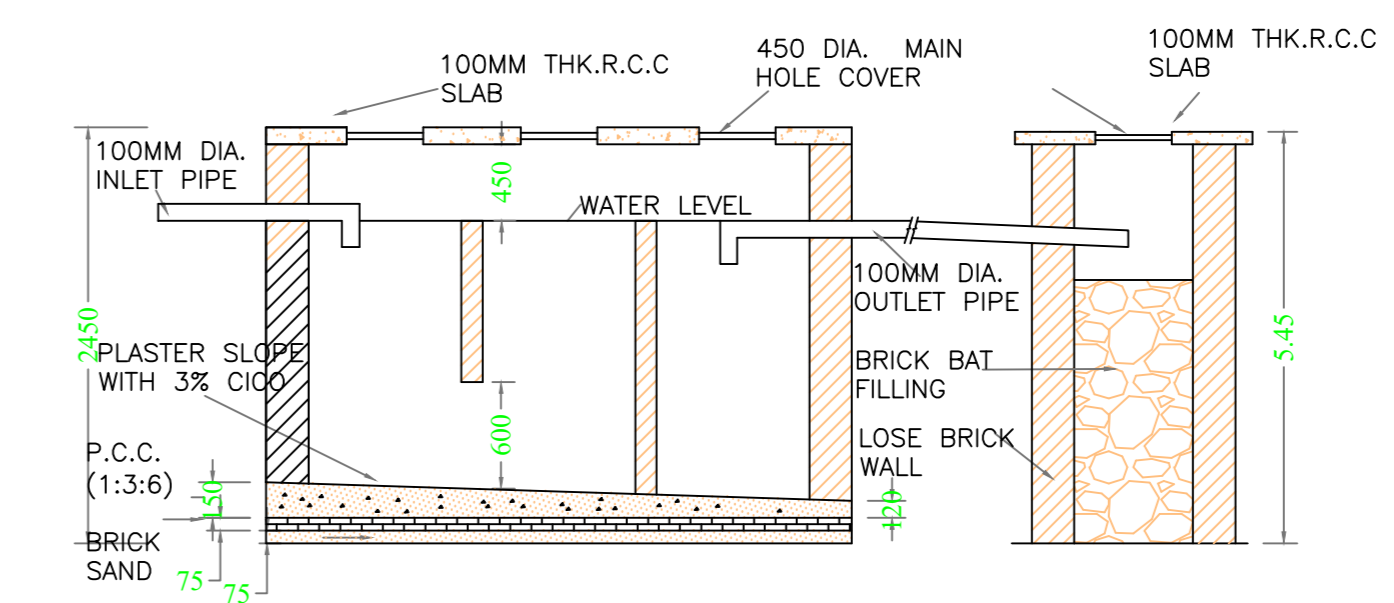
SITE PLAN
SCALE :- 1:100



SIDE ELEVATION
SCALE:- 1:100



DETAIL OF SEPTIC TANK & SOAKPIT.



FRONT ELEVATION
SCALE:- 1:100

Building :A (PRIYANKA RAJHANS)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Adm Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Terr (No.)
Ground Floor	290.53	290.37	84.53	20.13	84.16	84.16	01
First Floor	290.53	0.00	290.53	0.00	290.53	290.53	00
Second Floor	290.53	0.00	290.53	0.00	290.53	290.53	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	871.59	290.37	645.09	20.13	665.22	665.22	01
Total Number of Same Building	1						
Total	871.59	290.37	645.09	20.13	665.22	665.22	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRIYANKA RAJHANS)	D2	0.75	2.13	13
A (PRIYANKA RAJHANS)	D1	0.90	2.13	18
A (PRIYANKA RAJHANS)	D	0.90	2.13	09

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRIYANKA RAJHANS)	V	0.60	2.70	09
A (PRIYANKA RAJHANS)	W1	1.00	2.70	08
A (PRIYANKA RAJHANS)	W	1.50	2.70	32

UnitBUA Table for Building :A (PRIYANKA RAJHANS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Terrace
GROUND FLOOR PLAN	SPLIT A	FLAT	551.49	550.23	4	1
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	4	0
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	4	0
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	4	
	SPLIT A	FLAT	0.00	0.00	4	0
Total	-	-	551.49	550.23	40	1

LTP NAME AND SIGNATURE: Anil Kumar Singh
STRUCTURAL ENGS NAME AND SIGNATURE: KONPC/ENG/00012017
BUILDER NAME AND SIGNATURE:
DIGITAL SIGNATURE: