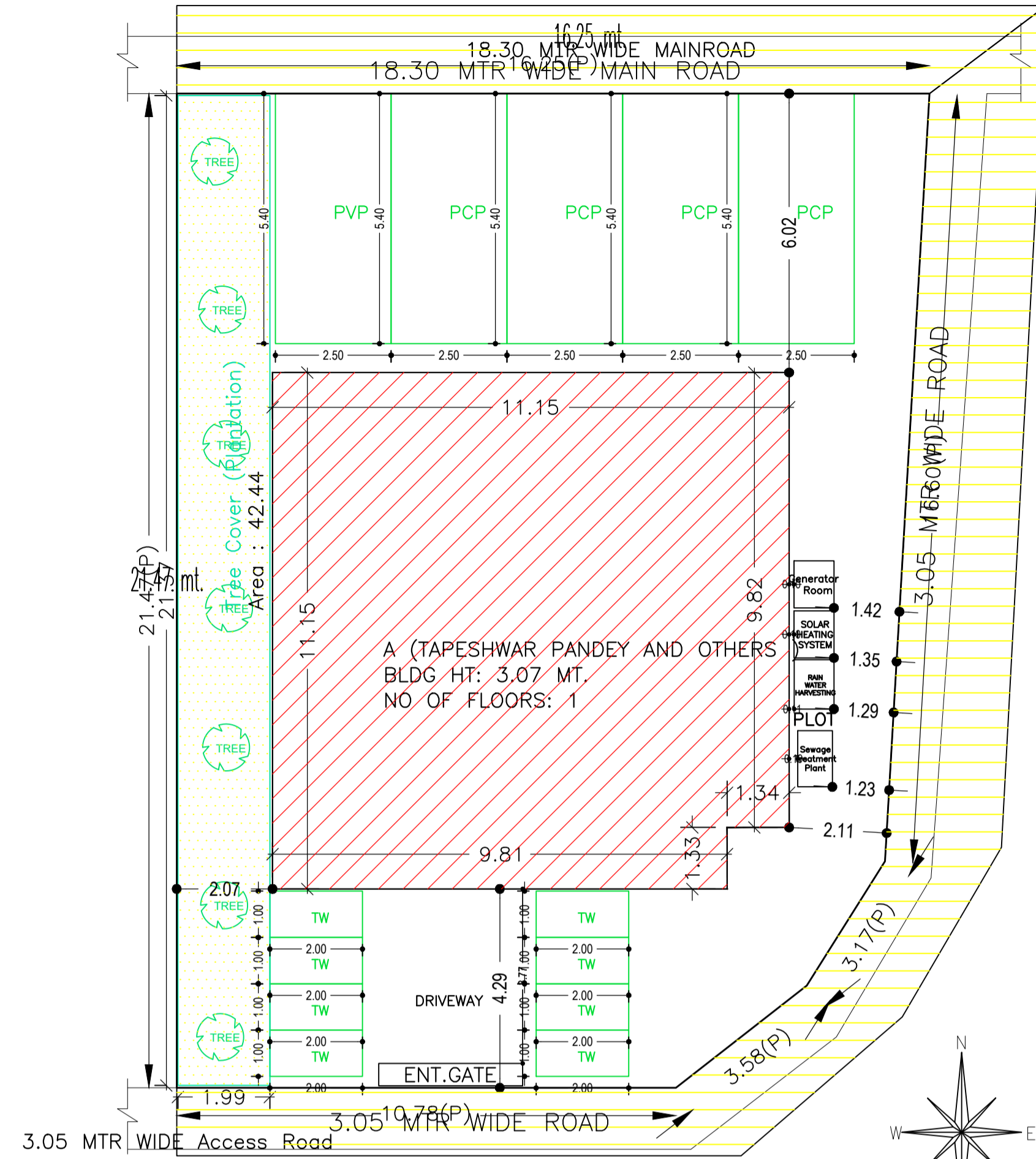


Proposal Basic Information	
Proposal File No.	KONPC/BP/0028/W15/2023
Owner Name	(1) TAPESHWAR PANDEY (2) SATYADEV PANDEY (3) BUJAYNANDAN PANDEY
Khata No	518
Plot No	1869
Village Name	Kodarma
Use	Commercial
SubUse	Shop



SITE PLAN  
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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (TAPESHWAR PANDEY AND OTHERS)	1	122.58	21.26	101.32	101.32	101.32	06
Grand Total :	1	122.58	21.26	101.32	101.32	101.32	06

Buildingwise Floor FAR Details

Floor Name	Building Name A (TAPESHWAR PANDEY AND OTHERS)		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	122.58	101.32	122.58	101.32
Terrace Floor	0.00	0.00	0.00	0.00
Total :	122.58	101.32	122.58	101.32

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (TAPESHWAR PANDEY AND OTHERS)	Commercial	Shop	Non-Highrise

AREA STATEMENT		VERSION NO. : 1.0.66
KODERMA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: KODERMA	Plot SubUse: Shop	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Inward No: KONPC/BP/0028/W15/2023	Plot/SubPlot No: 1869	
Application Type: General Proposal	North: Road Width - 18.30 MTR WIDE MAIN ROAD	
Project Type: Building Permission	South: Road Width - 3.05 MTR WIDE ROAD	
Nature of Development: New	East: Road Width - 3.05 MTR WIDE ROAD	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 323.74
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	323.74
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		42.44
Total		42.44
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	281.30
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	323.74
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	323.74
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		161.87
Proposed Coverage Area ( 37.86 % )		122.58
Total Prop. Coverage Area ( 37.86 % )		122.58
Balance coverage area ( 12.14 % )		39.29
FAR CHECK		
Perm. FAR Area ( 2.000 )		647.48
Total Perm. FAR area		647.48
Commercial FAR		101.32
Proposed FAR Area		101.32
Total Proposed FAR Area		101.32
Consumed FAR (Factor)		0.31
Balance FAR Area		546.16
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		122.58
ARCHITECT (Regd)	Anil Kumar Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1) TAPESHWAR PANDEY (2) SATYADEV PANDEY (3) BUJAYNANDAN PANDEY	
DEVELOPMENT AUTHORITY		LOCAL BODY

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 (TAPESHWAR PANDEY AND OTHERS)	Commercial	Shop	> 0	50	90.30	1	2	-	-	-	
				50	90.30	-	-	-	1	4	-
Total :				-	-	-	2	8	-	4	8

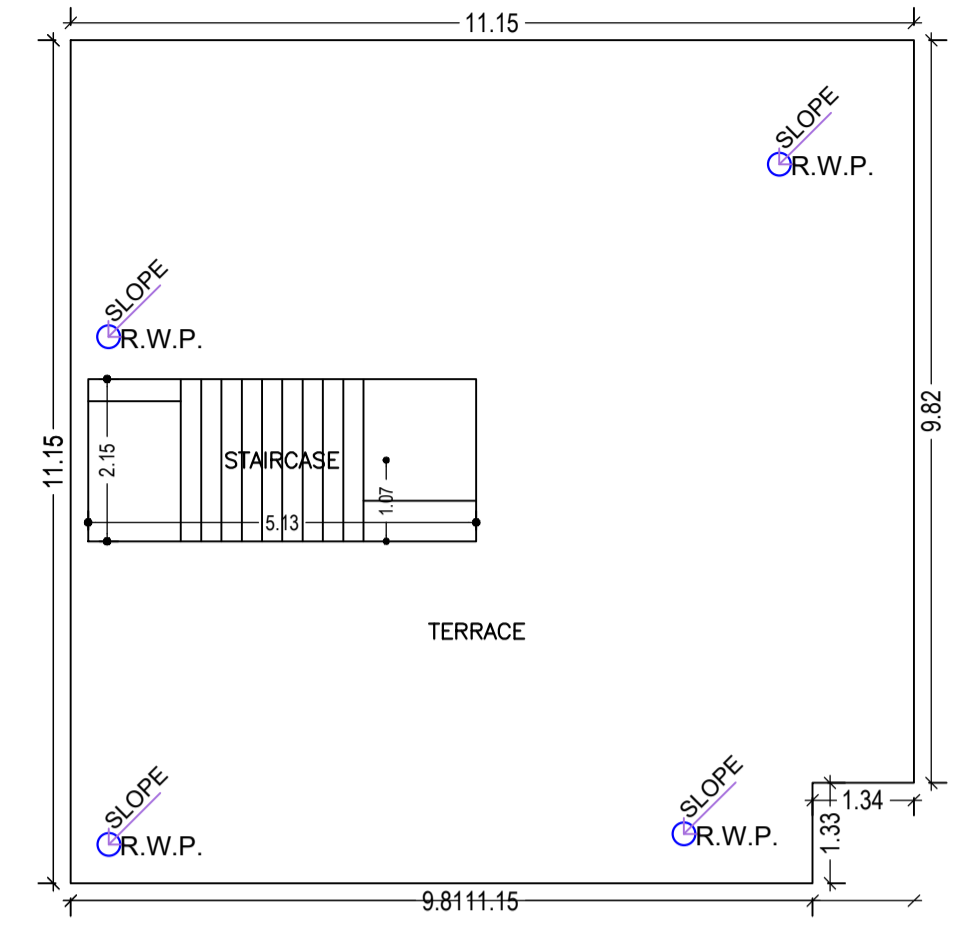
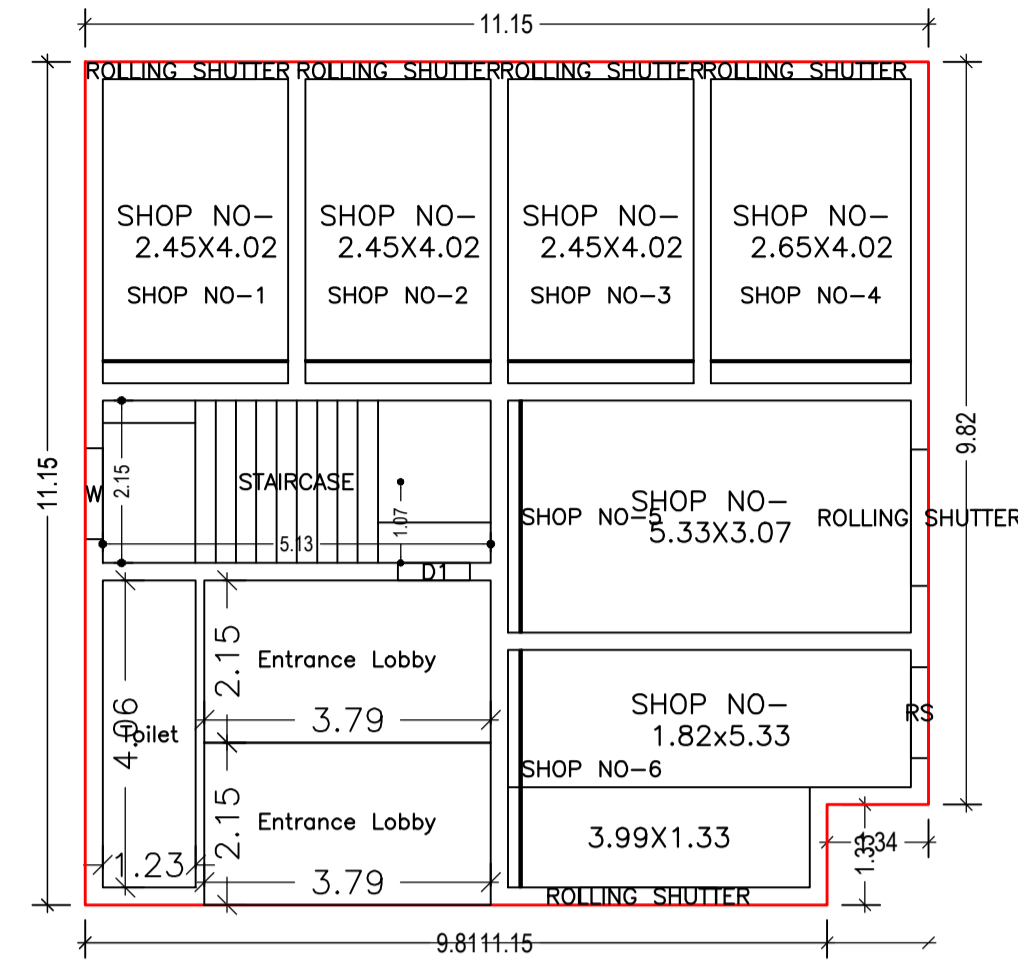
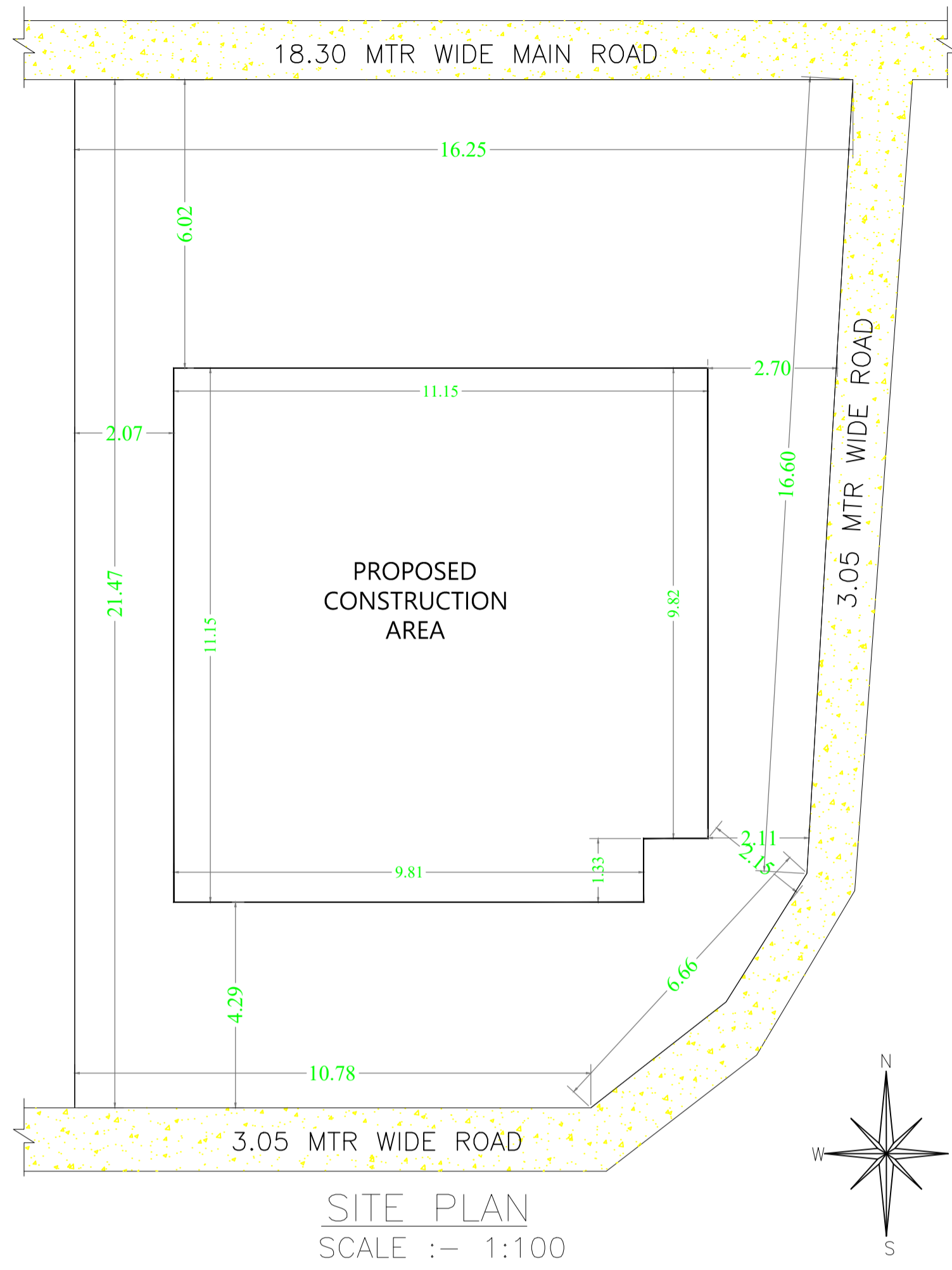
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	2	25.00	8	108.00
Parallel Car	-	-	8	108.00
Total Visitor Parking	-	-	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	4	8.00	8	16.00
ERiksha Stand Area	-	-	8	108.00
Total		33.00		261.50

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

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/0028/W15/2023
Owner Name	(1) TAPESHWAR PANDEY (2) SATYADEV PANDEY (3) BIJAYNANDAN PANDEY
Khata No	518
Plot No	1869
Village Name	Kodarma
Use	Commercial
SubUse	Shop



**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TAPESHWAR PANDEY AND OTHERS )	RS	1.20	2.13	01
A (TAPESHWAR PANDEY AND OTHERS )	ROLLING SHUTTER	1.80	2.13	06

**SCHEDULE OF WINDOW/VENTILATION:**

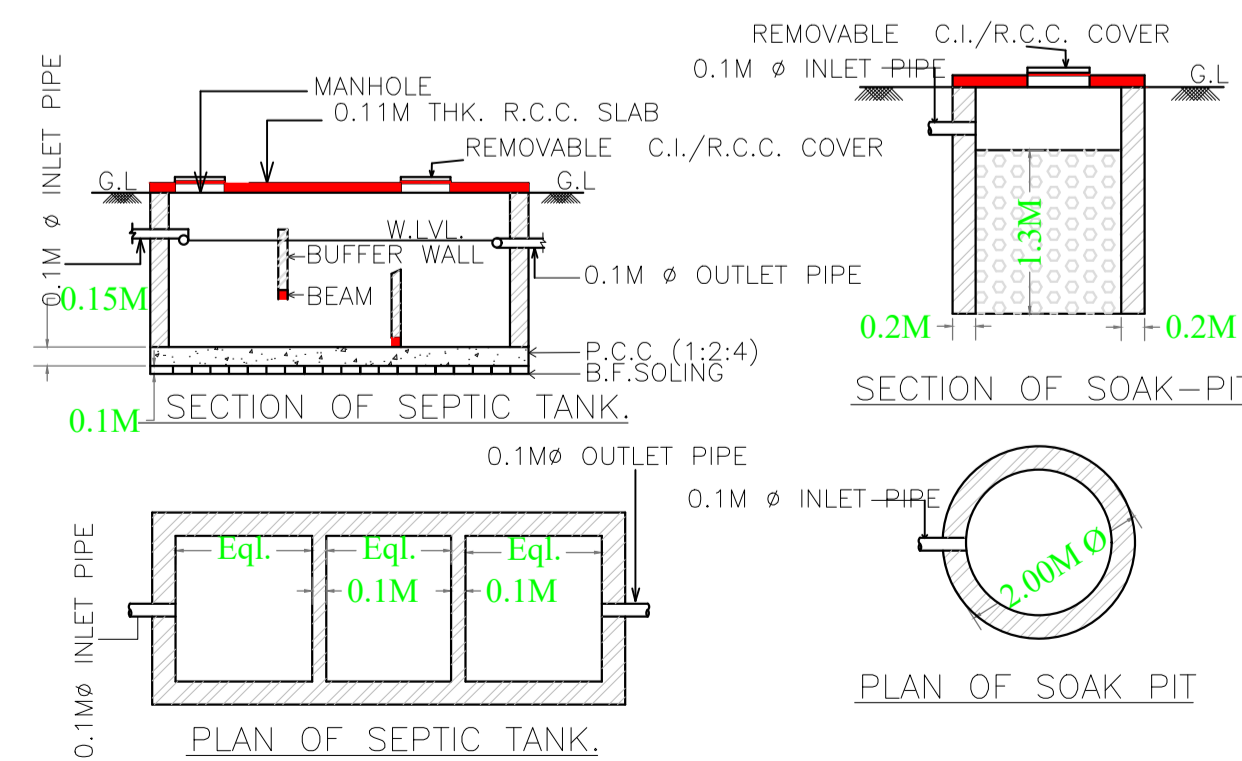
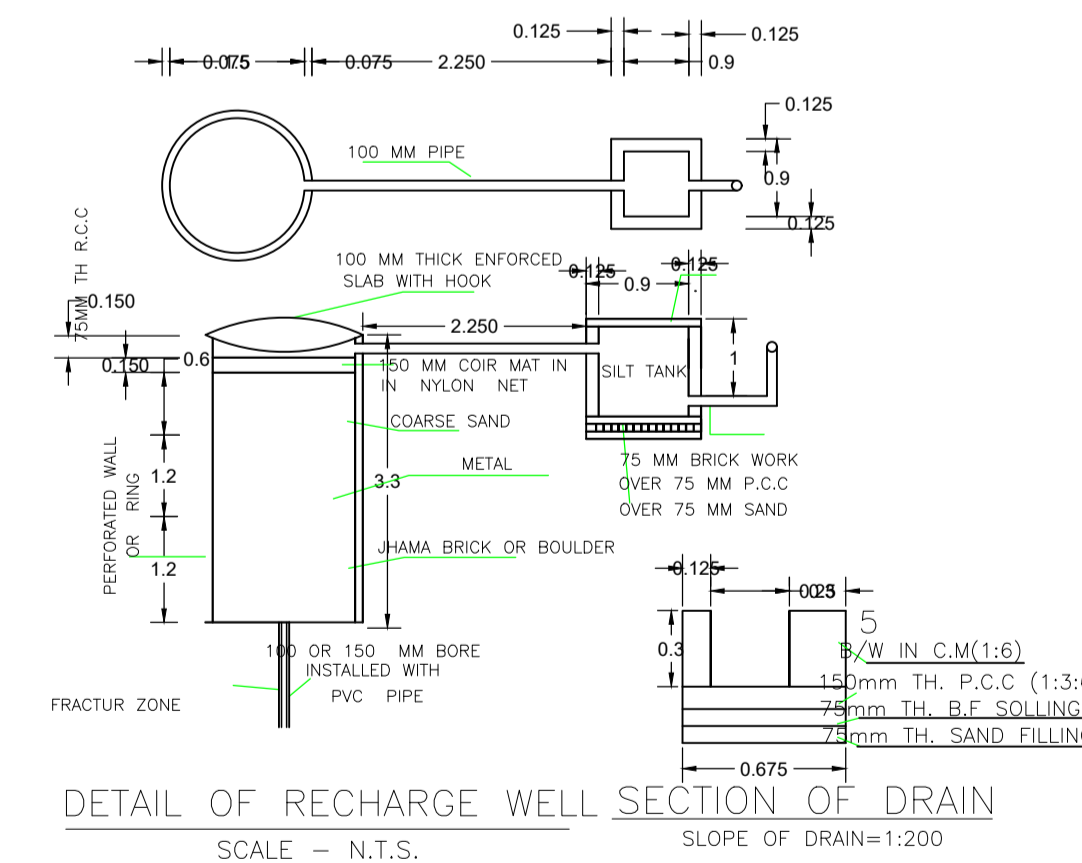
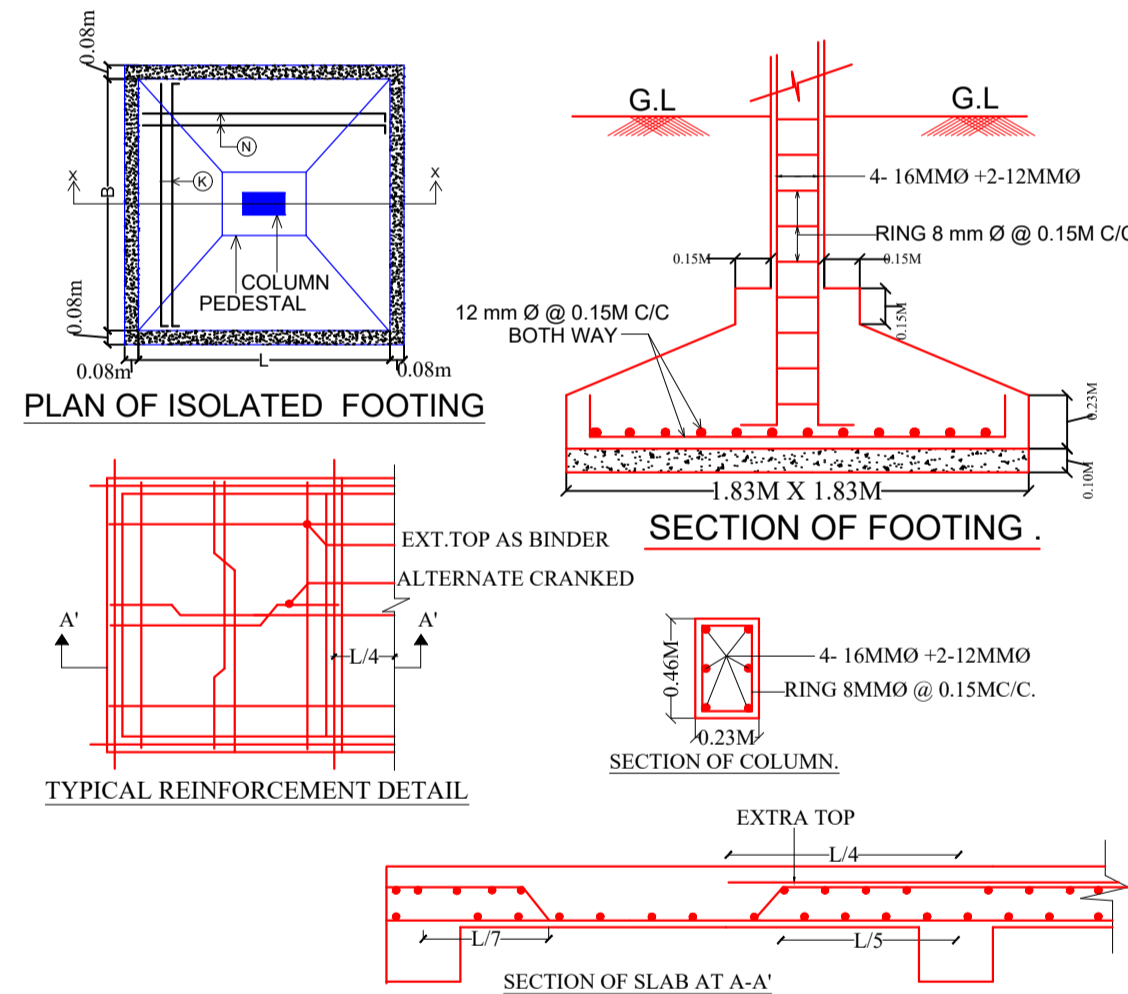
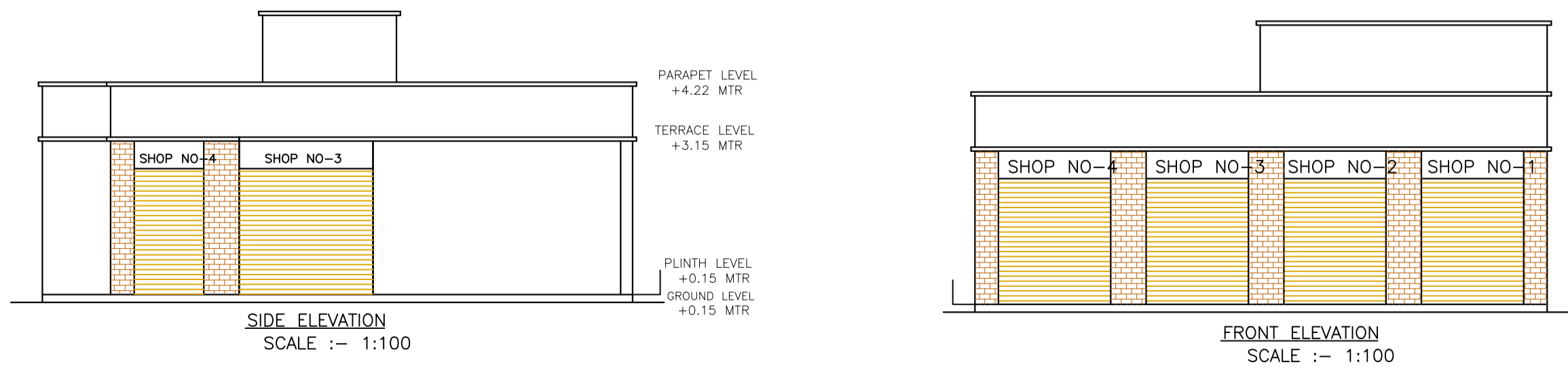
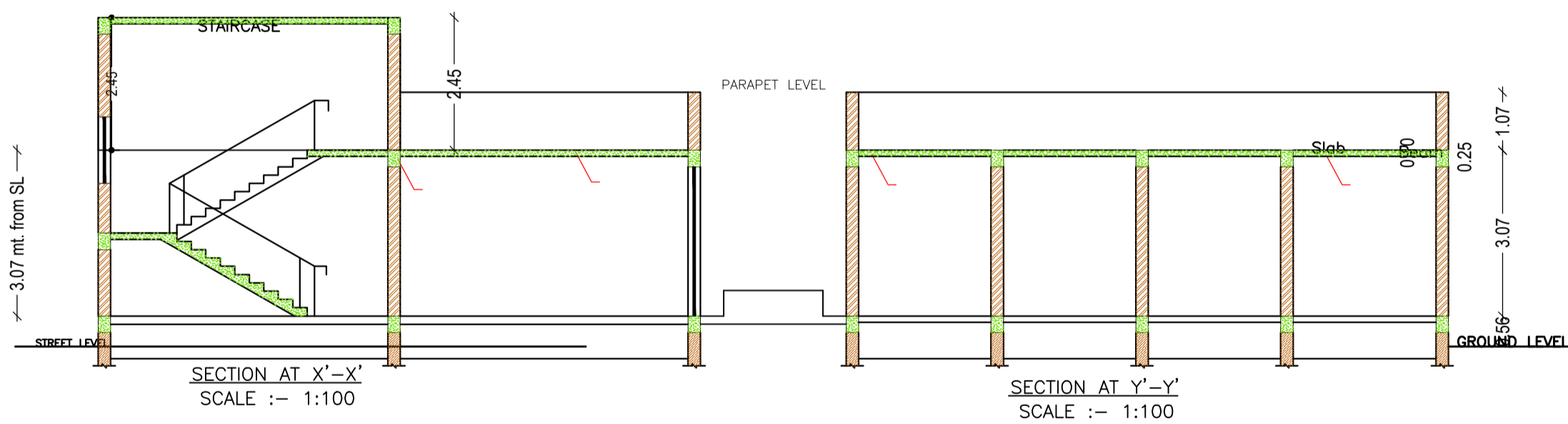
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TAPESHWAR PANDEY AND OTHERS )	W	1.20	2.70	01

**Building :A (TAPESHWAR PANDEY AND OTHERS )**

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	122.58	21.26	101.32	101.32	101.32	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>122.58</b>	<b>21.26</b>	<b>101.32</b>	<b>101.32</b>	<b>101.32</b>	<b>06</b>
Total Number of Same Buildings	1					
<b>Total :</b>	<b>122.58</b>	<b>21.26</b>	<b>101.32</b>	<b>101.32</b>	<b>101.32</b>	<b>06</b>

**UnitBUA Table for Building :A (TAPESHWAR PANDEY AND OTHERS )**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP NO-1	SHOP	9.86	9.79	1	6
	SHOP NO-2	SHOP	9.86	9.79	1	
	SHOP NO-3	SHOP	9.86	9.79	1	
	SHOP NO-4	SHOP	10.65	10.58	1	
	SHOP NO-5	SHOP	16.34	16.26	1	
	SHOP NO-6	SHOP	14.97	14.89	1	
<b>Total:</b>	-	-	<b>71.53</b>	<b>71.11</b>	<b>6</b>	<b>6</b>



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