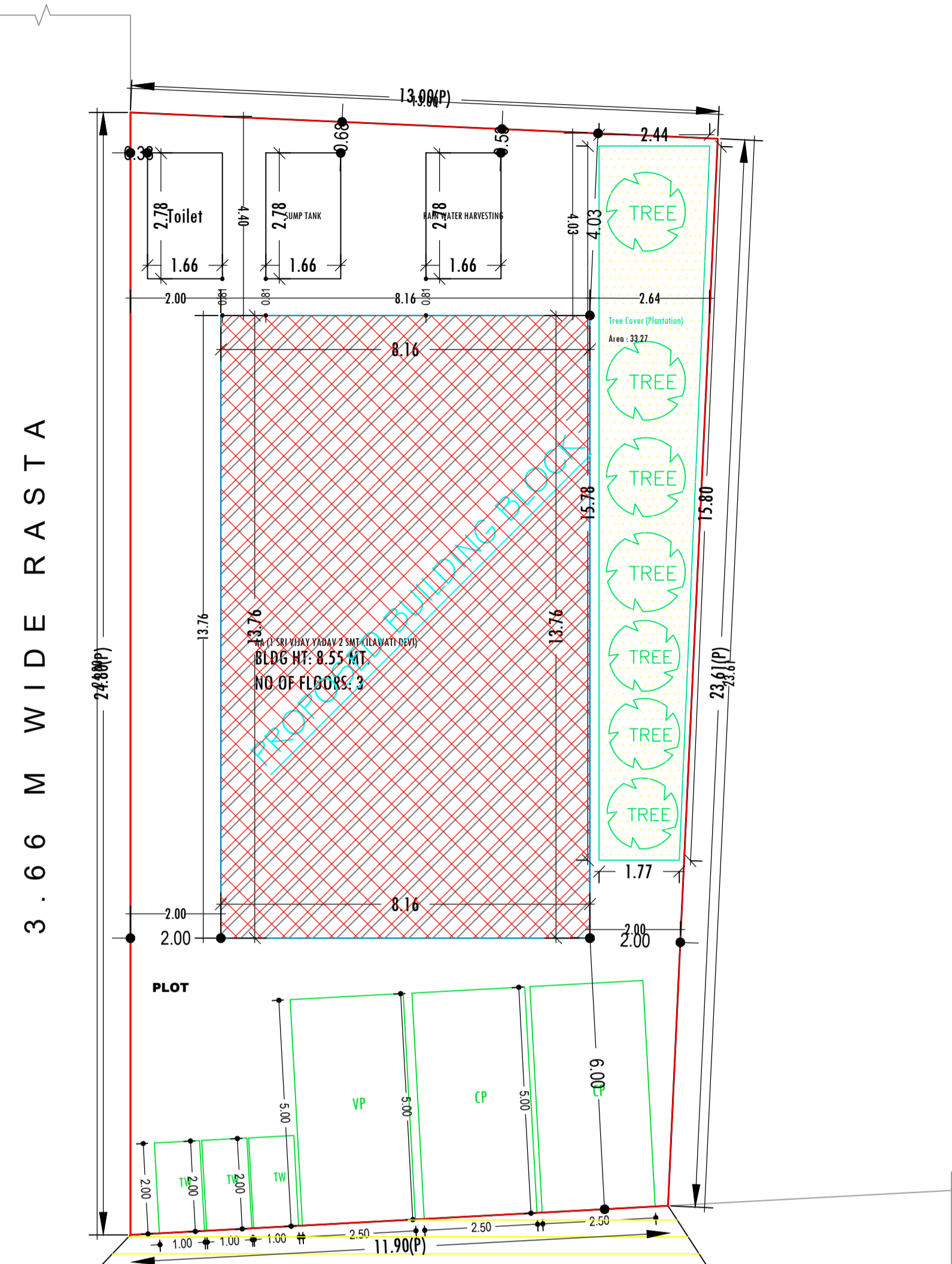


Proposal Basic Information	
Proposal File No.	KONPC/BP/0046/W14/2023
Owner Name	1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI
Khata No	80,611
Plot No	3237,3231
Village Name	Kodarma
Use	Mixed
SubUse	Resi+Comm



30.45M WIDE RANCHI PATNA ROAD

SITE PLAN
SCALE :- 1=100

SITE PLAN

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	112.26	112.26	112.26	112.26
First Floor	112.26	109.03	112.26	109.03
Second Floor	112.26	109.03	112.26	109.03
Terrace Floor	0.00	0.00	0.00	0.00
Total :	336.78	330.32	336.78	330.32

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.)	Trmt (No.)
			Lift	Resi.	Commercial				
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	1	336.78	6.46	109.03	221.30	330.32	330.32	03	
Grand Total :	1	336.78	6.46	109.03	221.30	330.32	330.32	03	

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

AREA STATEMENT		VERSION NO. : 1.0.68
KODERMA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region - JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: KODERMA	Plot SubUse: Resi+Comm	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearbyReligiousStructure: NA	
Inward_No: KONPC/BP/0046/W14/2023	Plot/SubPlot No: 3237,3231	
Application Type: General Proposal	North: Road Width - 3.66M WIDE ROAD	
Project Type: Building Permission	South: Plot No. - PART OF P.NO-3237,3230	
Nature of Development: New	East: Plot No. - NIZ VENDOR	
Location of Development Area: Old Area	West: Road Width - 30.45M WIDE RANCHI PATNA ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 300.81
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	300.81
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		33.27
Total		33.27
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	267.54
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	300.81
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	300.81
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		180.49
Proposed Coverage Area (37.32 %)		112.26
Total Prop. Coverage Area (37.32 %)		112.26
Balance coverage area (22.68 %)		68.23
FAR CHECK		
Perm. FAR Area (2.000)		601.62
Total Perm. FAR area		601.62
Residential FAR		109.03
Commercial FAR		221.30
Proposed FAR Area		330.33
Total Proposed FAR Area		330.33
Consumed FAR (Factor)		1.10
Balance FAR Area		271.29
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		336.78
ARCHITECT (Regd)	MD SHOAB ALAM	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI	
DEVELOPMENT AUTHORITY		LOCAL BODY

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	Commercial	ResiComm Bldg	> 0	200	194.89	1	1	-	-	-	-	-	
			> 0	200	194.89	-	-	-	-	-	1	3	
	Mixed	Mixed	> 0	1	1.00	1	1	-	-	-	-		
			> 0	1	1.00	-	-	-	1	1	-	-	
Total :			-	-	-	-	2	2	-	1	1	3	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	3	6.00	3	6.00
Total		43.50		49.50

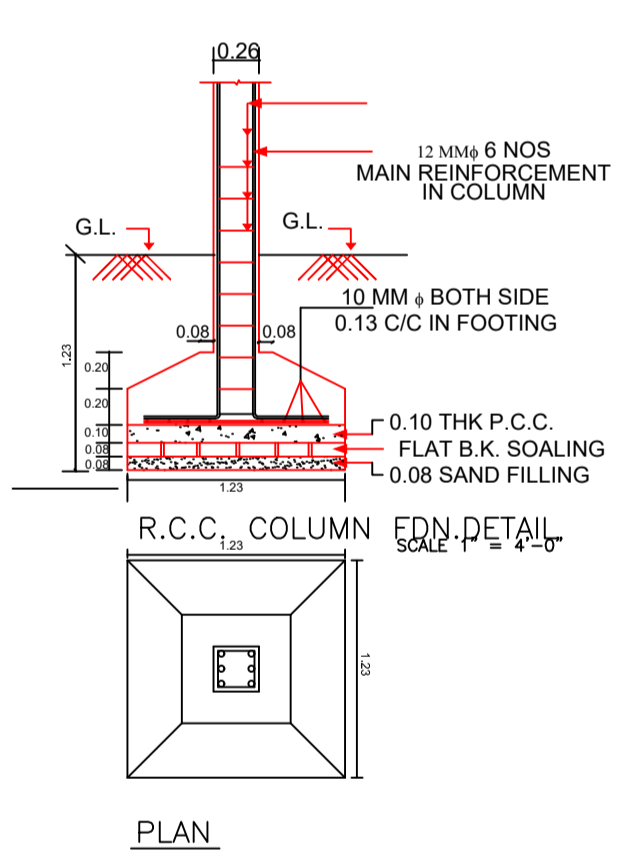
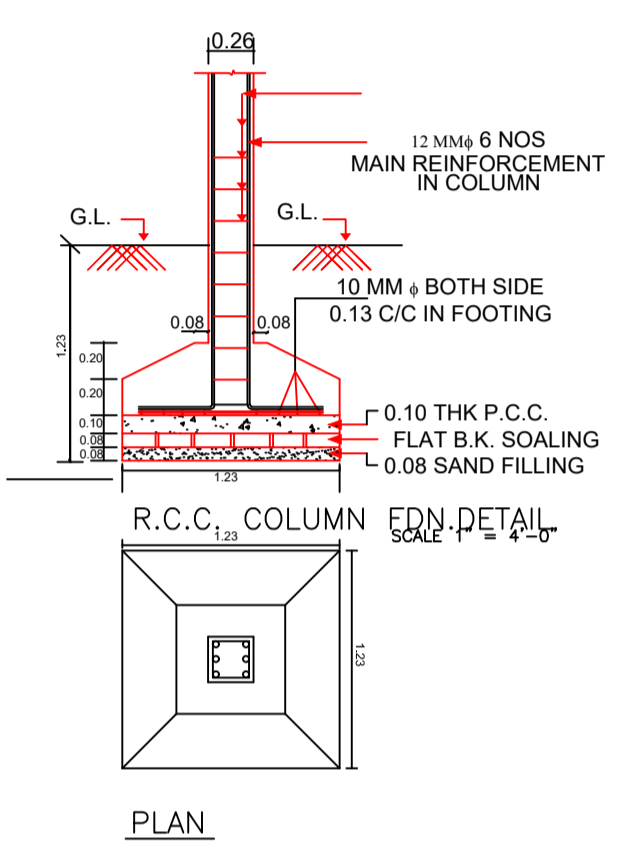
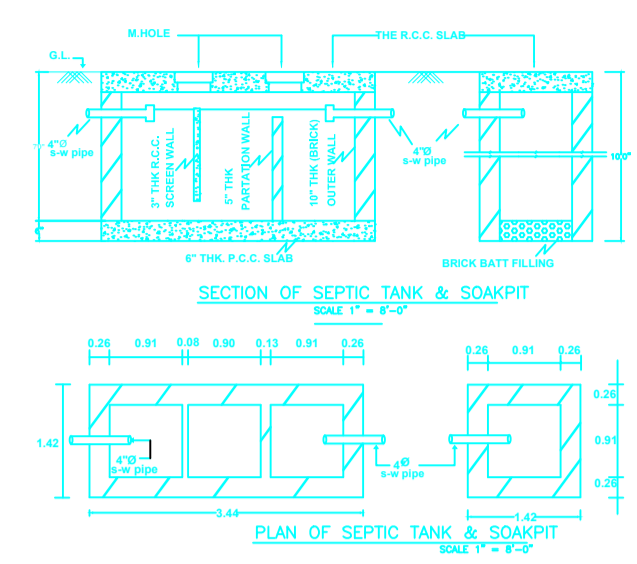
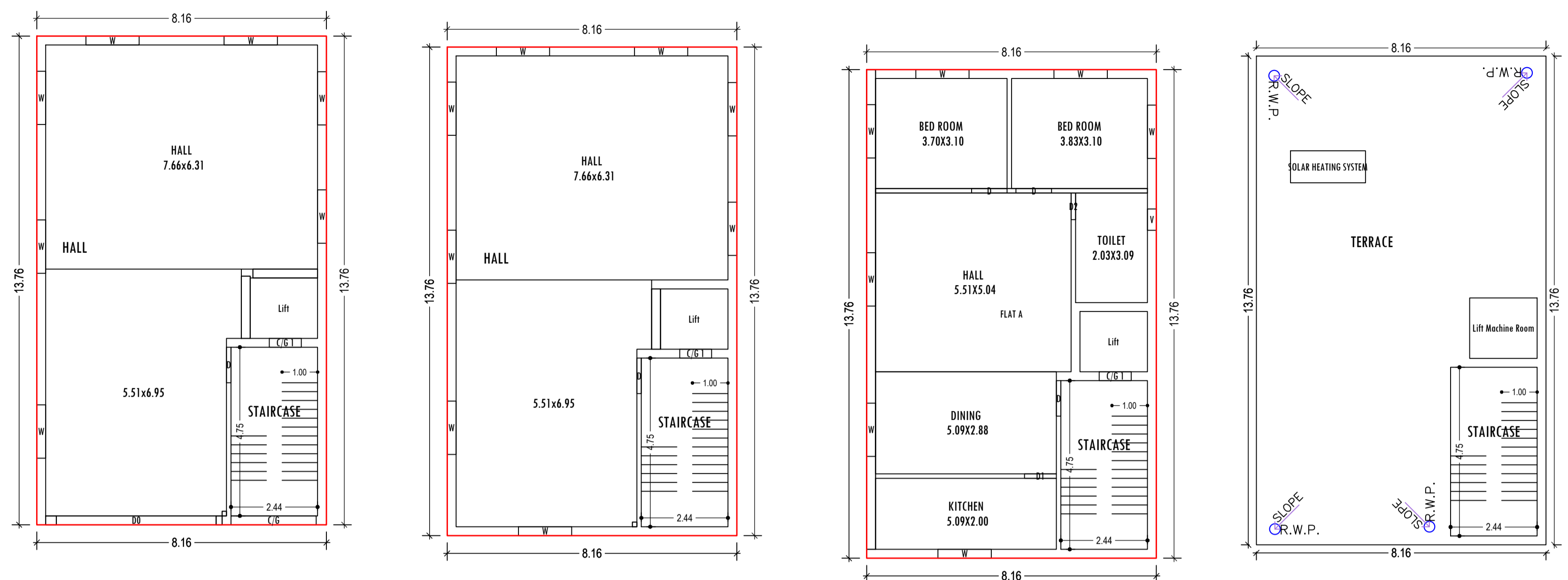
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/0004/2017			

Proposal Basic Information

Proposal File No.	KONPC/BI/0046/W14/2023
Owner Name	1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI
Khata No	80,611
Plot No	3237,3231
Village Name	Kodarma
Use	Mixed
SubUse	Resi+Comm



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	D2	0.75	2.10	01
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	D1	0.90	2.10	01
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	D	1.00	2.10	05
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	D0	4.50	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

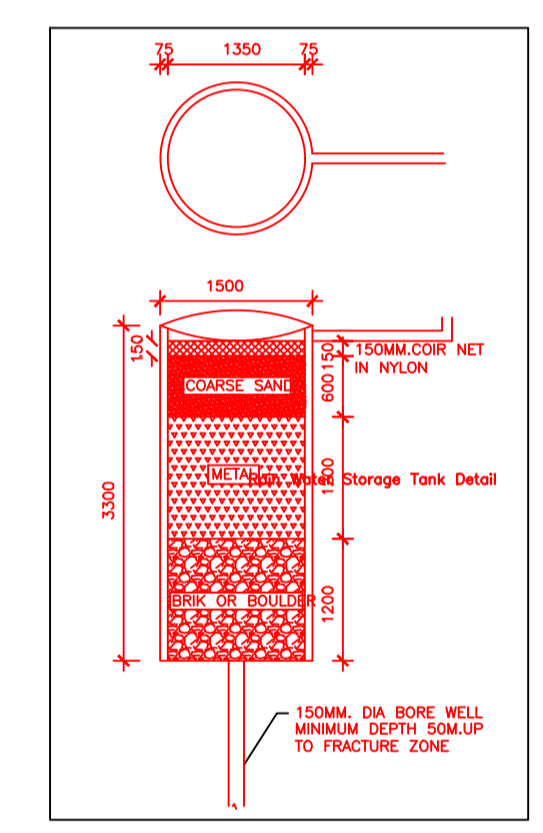
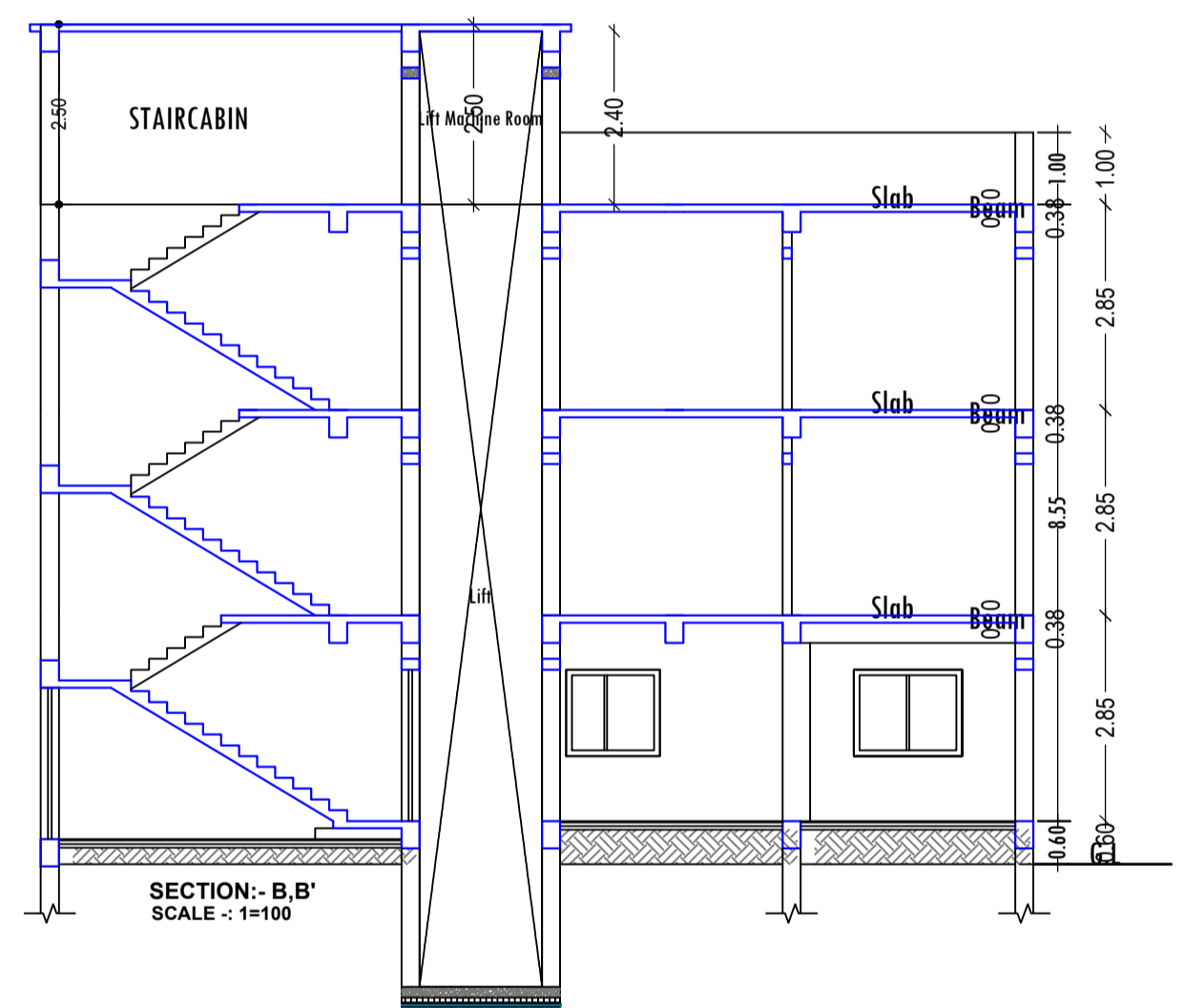
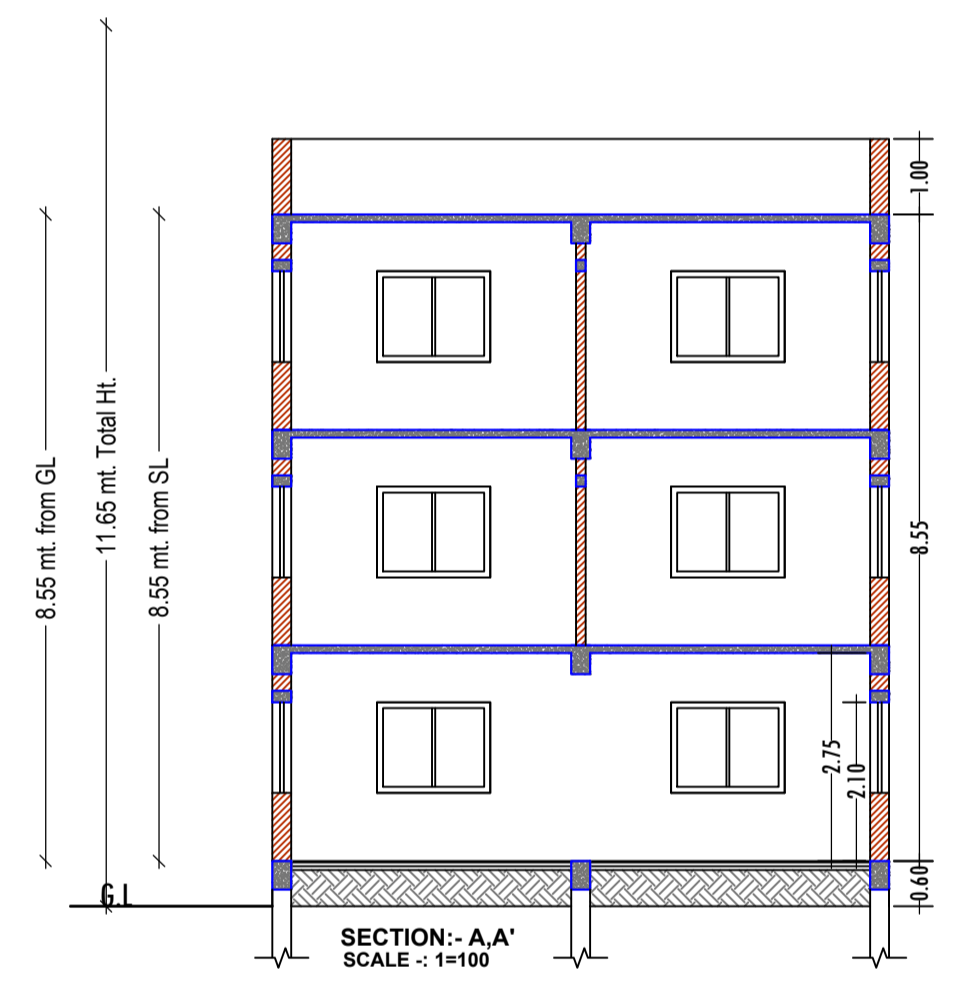
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	V	0.60	0.60	01
AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)	W	1.50	1.20	22

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

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

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

TERRACE FLOOR PLAN (SCALE 1:100)

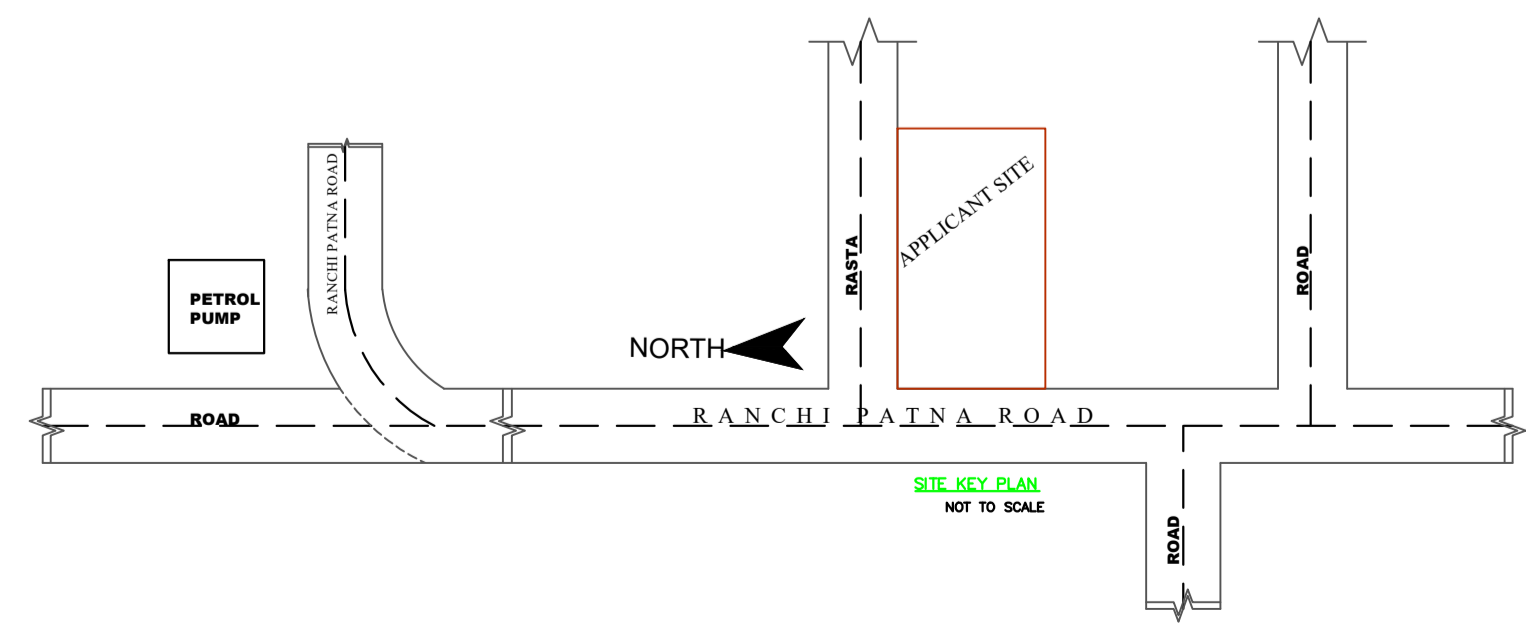
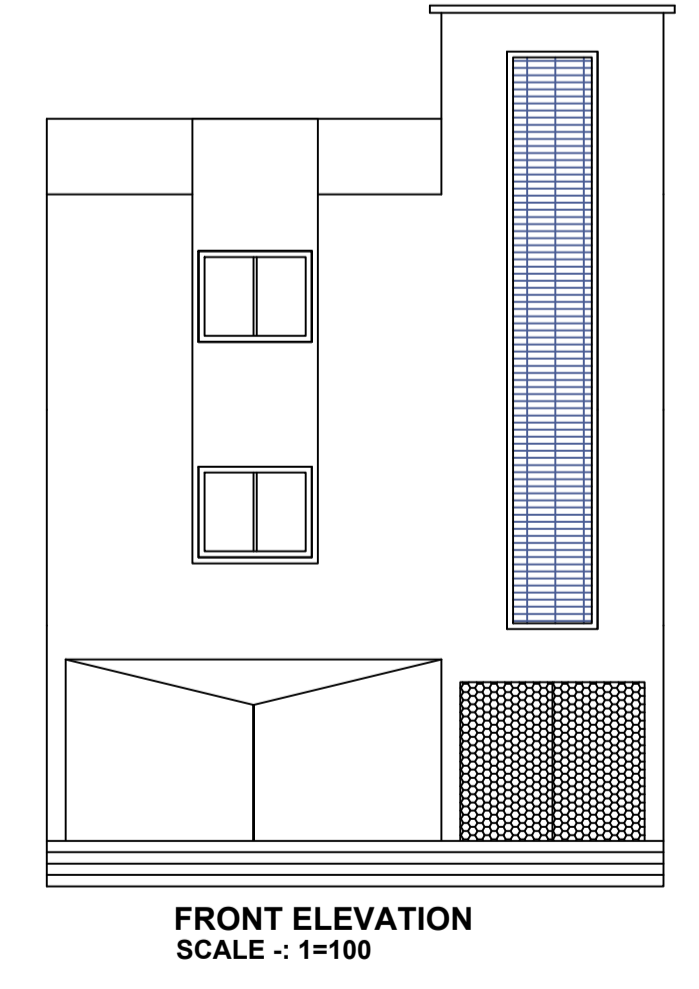


Building :-AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)

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.)	Trmt (No.)
		Lift	Resi.	Commercial	Resi.	Commercial			
Ground Floor	112.26	0.00	0.00	112.26	112.26	112.26	112.26	01	
First Floor	112.26	3.23	0.00	109.03	109.03	109.03	109.03	01	
Second Floor	112.26	3.23	109.03	0.00	109.03	109.03	109.03	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	336.78	6.46	109.03	221.30	330.32	330.32	330.32	03	
Total Number of Same Buildings :	1								
Total :	336.78	6.46	109.03	221.30	330.32	330.32	330.32	03	

UnitBUA Table for Building :-AA (1 SRI VIJAY YADAV 2 SMT LILAWATI DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	84.54	84.52	1	1
FIRST FLOOR PLAN	HALL	OTHER	84.54	84.52	1	1
SECOND FLOOR PLAN	FLATA	FLAT	84.54	83.58	6	1
Total:	-	-	253.62	252.62	8	3



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/0004/2017			