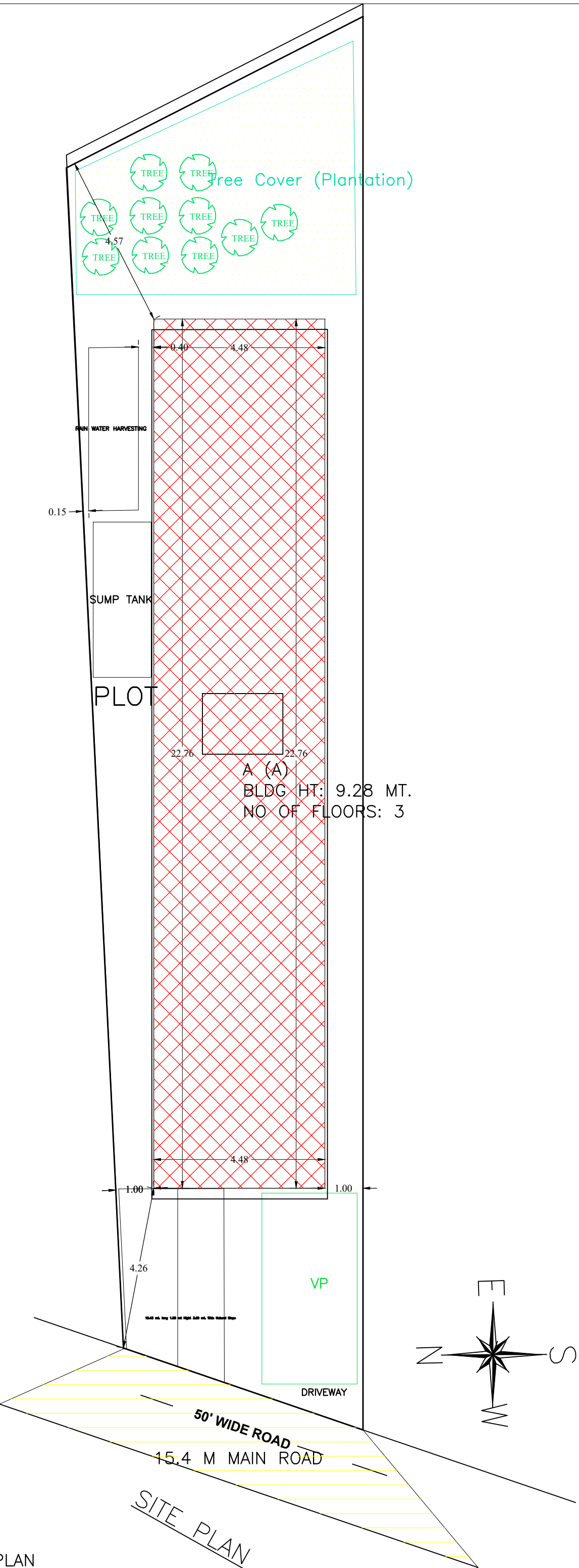


Proposal Basic Information	
Proposal File No.	KONPC/BI/0030/W13/2024
Owner Name	1.) SRI RAJESH KUMAR BARNWAL 2.) SRI RAKESH BARNWAL 3.) SMT SUNANDA BARNWAL
Khata No	455
Plot No	2720
Village Name	Kodarma
Use	Residential
SubUse	ResiComm Bldg



SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.70
KODERMA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: KODERMA	Plot SubUse: ResiComm Bldg	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA	
Inward No: KONPC/BI/0030/W13/2024	Plot/SubPlot No: 2720	
Application Type: General Proposal	North: Plot No. - GITA DEVI PLOT NO. 2720 PART	
Project Type: Building Permission	South: Plot No. - RAJU RAM PLOT NO. 2721	
Nature of Development: New	East: Plot No. - GITA DEVI AND NAWAB KISHOR PANDAY P.N. 2721	
Location of Development Area: Old Area	West: Plot No. - RANCHI PATNA ROAD	
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	239.31
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	239.31
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		36.20
Total		36.20
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	203.11
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	239.31
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	239.31
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		143.59
Proposed Coverage area ( 42.62 % )		102.00
Total Prop. Coverage Area ( 42.62 % )		102.00
Balance coverage area ( 17.38 % )		41.59
FAR CHECK		
Perm. FAR Area ( 2.00 )		478.62
Total Perm. FAR area		478.62
Residential FAR		204.05
Commercial FAR		102.00
Proposed FAR Area		315.12
Total Proposed FAR Area		315.12
Consumed FAR (Factor)		1.32
Balance FAR Area		163.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		408.04
ARCHITECT (Regd)	DEEPAK KUMAR SAW	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1.) SRI RAJESH KUMAR BARNWAL 2.) SRI RAKESH BARNWAL 3.) SMT SUNANDA BARNWAL	
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 A (A)		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	+102.00	9.08	102.00	9.08
Ground Floor	+102.00	102.00	102.00	102.00
First Floor	+102.02	102.02	102.02	102.02
Second Floor	+102.02	102.02	102.02	102.02
Terrace Floor	0.00	0.00	0.00	0.00
Total :	408.04	315.12	408.04	315.12

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			Two/wheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Commercial	ResiComm Bldg	>0	200	93.07	1	1	-	-	-	-	-	-	-
			>0	200	93.07	-	-	-	-	-	-	1	1	-
A (A)	Residential	Residential Bldg/Apartment	>0	1	2.00	1	2	-	-	-	-	-	1	2
			>0	1	2.00	-	-	-	-	-	1	1	-	-
Total :	-	-	-	-	-	3	3	-	1	1	-	3	7	

Parking Check (Table 7b)

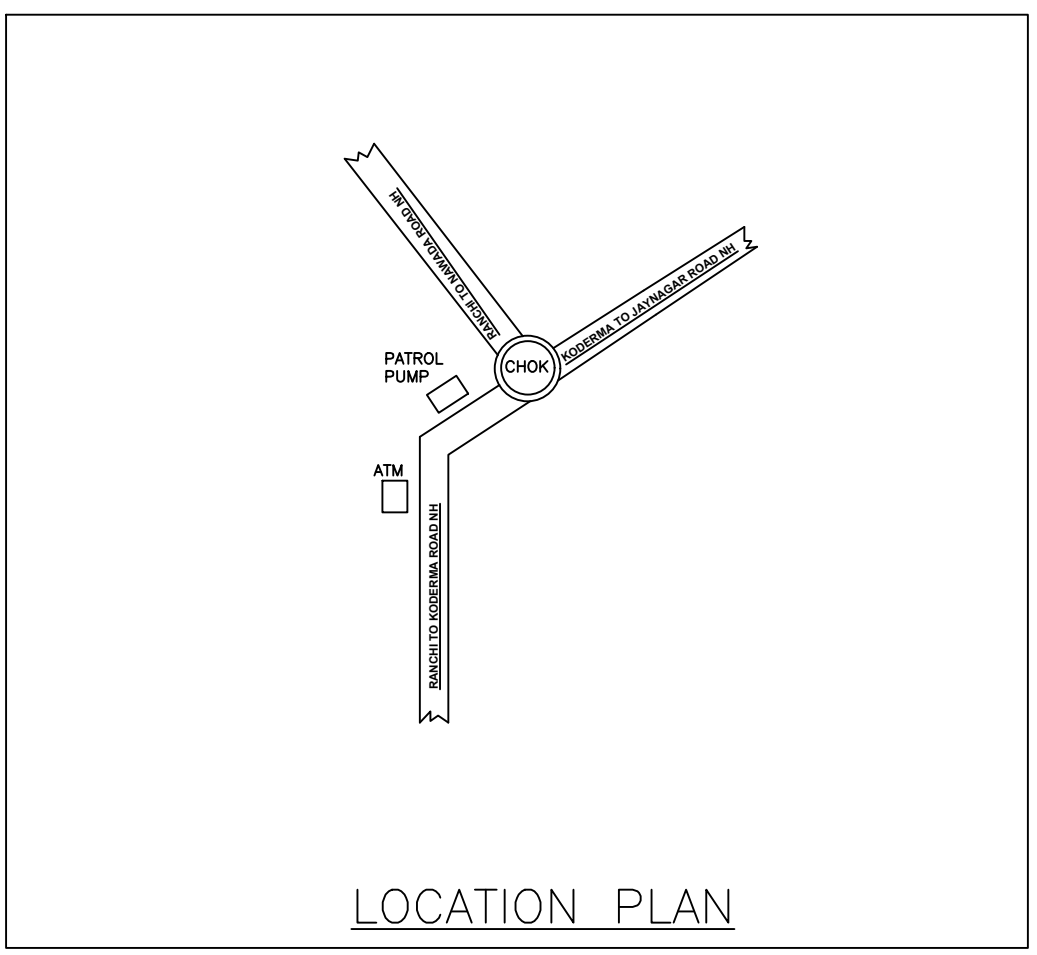
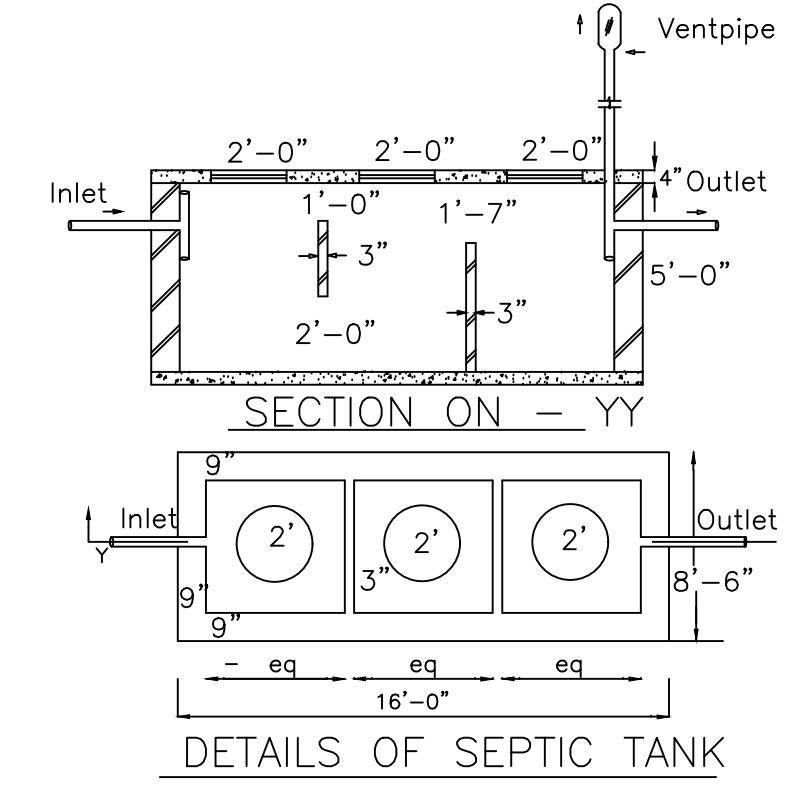
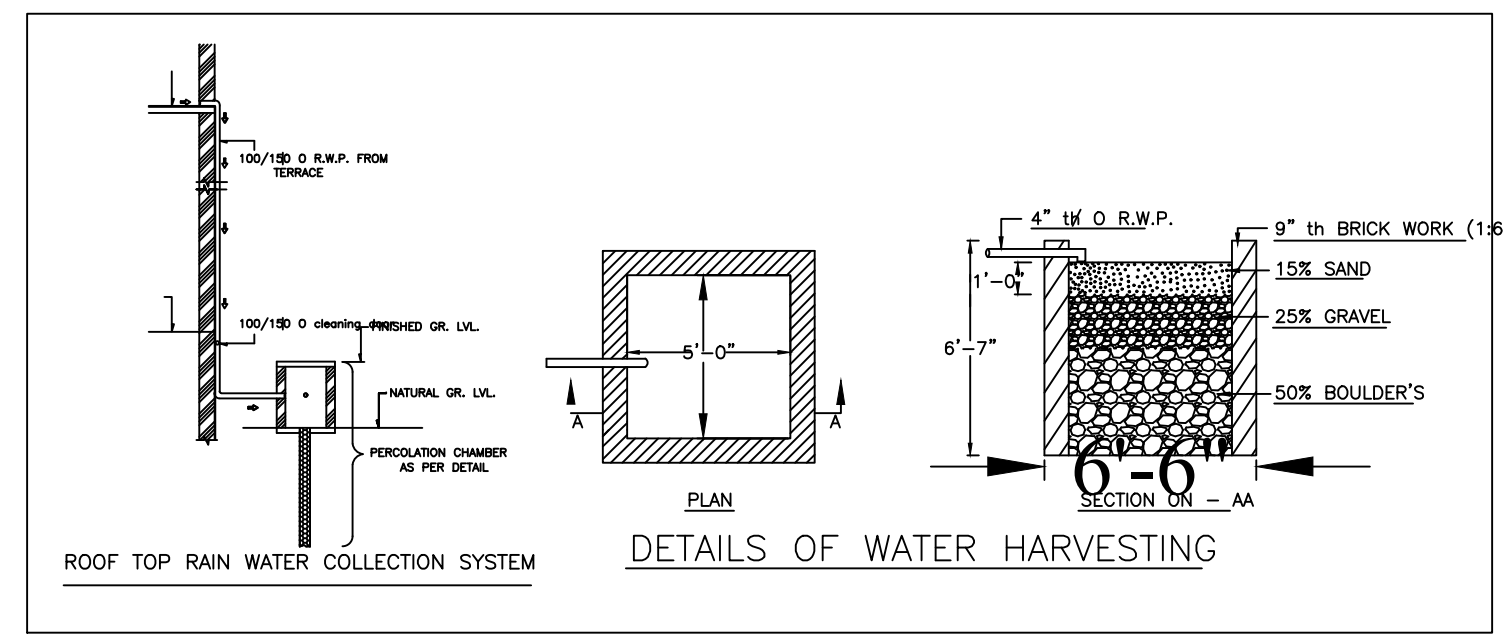
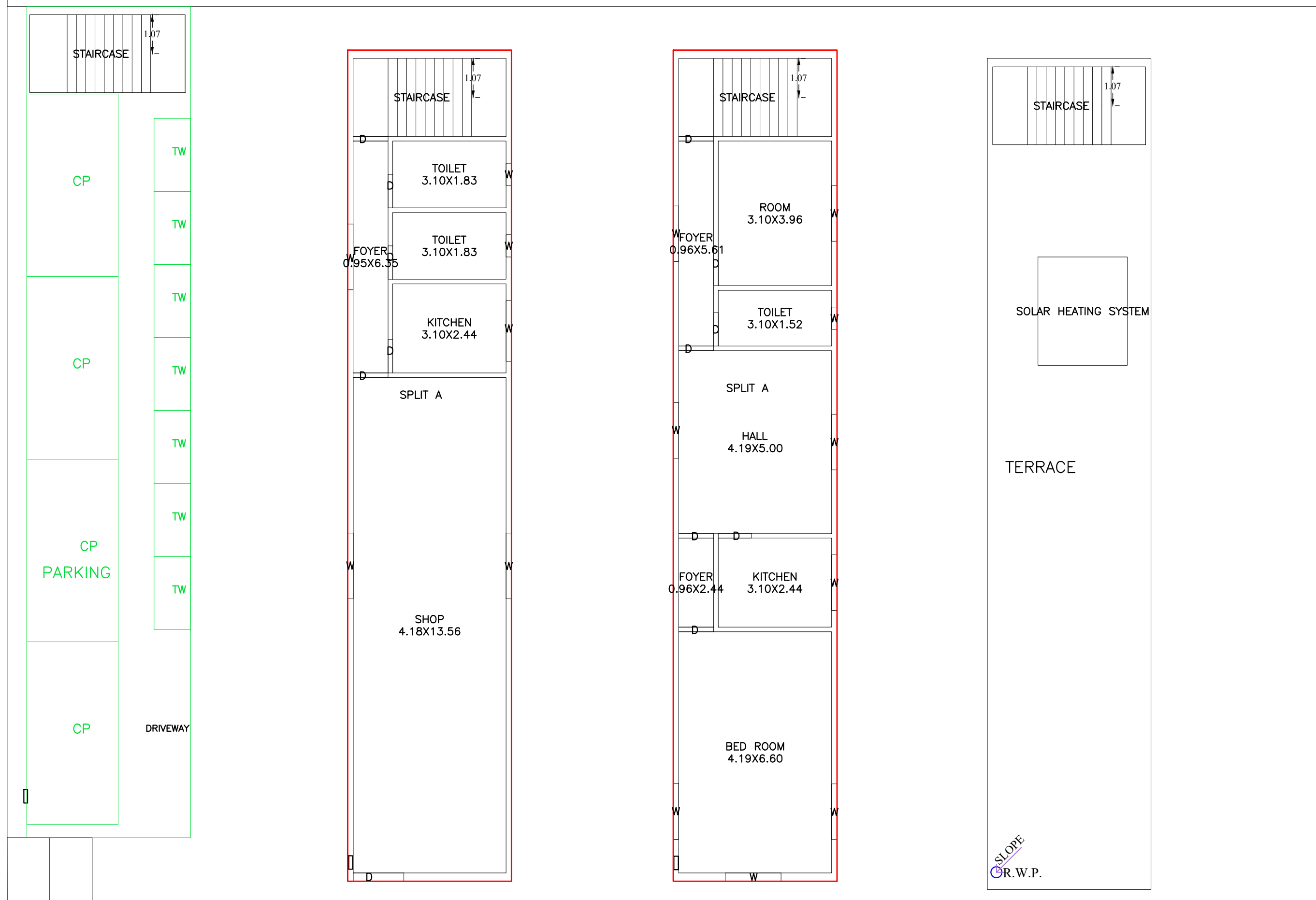
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	3	6.00	7	14.00
Other Parking	-	-	-	41.42
Total	-	56.00	-	119.42

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.)
			Parking	Resi.	Commercial	Stair				
A (A)	1	408.04	105.42	204.04	102.00	9.08	315.12	315.12	03	
Grand Total :	1	408.04	105.42	204.04	102.00	9.08	315.12	315.12	03	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SAW KONPC/ENG/002/2023			

Proposal Basic Information	
Proposal File No.	KONPCBP0030W132024
Owner Name	1.) SRI RAJESH KUMAR BARNWAL 2.) SRI RAKESH BARNWAL 3.) SMT SUNANDA BARNWAL
Khata No.	455
Plot No.	2720
Village Name	Kodarma
Use	Residential
SubUse	ResComm Bldg



BASEMENT FLOOR PLAN (SCALE 1:100)  
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)  
TYPICAL - 1, 2 FLOOR PLAN (Proposed) (SCALE 1:100)  
TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (A)

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.)
			Parking	Resi.	Commercial				
Basement Floor	102.00	105.42	0.00	0.00	9.08	9.08	9.08	00	
Ground Floor	102.00	0.00	0.00	102.00	0.00	102.00	102.00	01	
First Floor	102.02	0.00	102.02	0.00	0.00	102.02	102.02	01	
Second Floor	102.02	0.00	102.02	0.00	0.00	102.02	102.02	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	408.04	105.42	204.04	102.00	9.08	315.12	315.12	03	
Total Number of Same Buildings	1								
Total	408.04	105.42	204.04	102.00	9.08	315.12	315.12	03	

SCHEDULE OF DOOR:

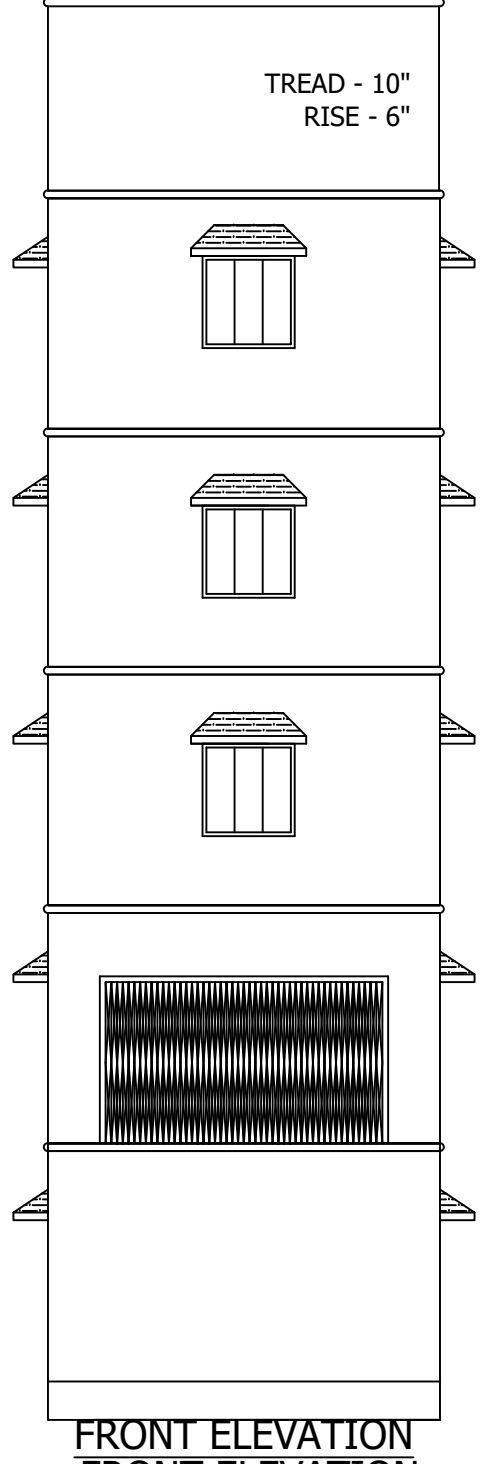
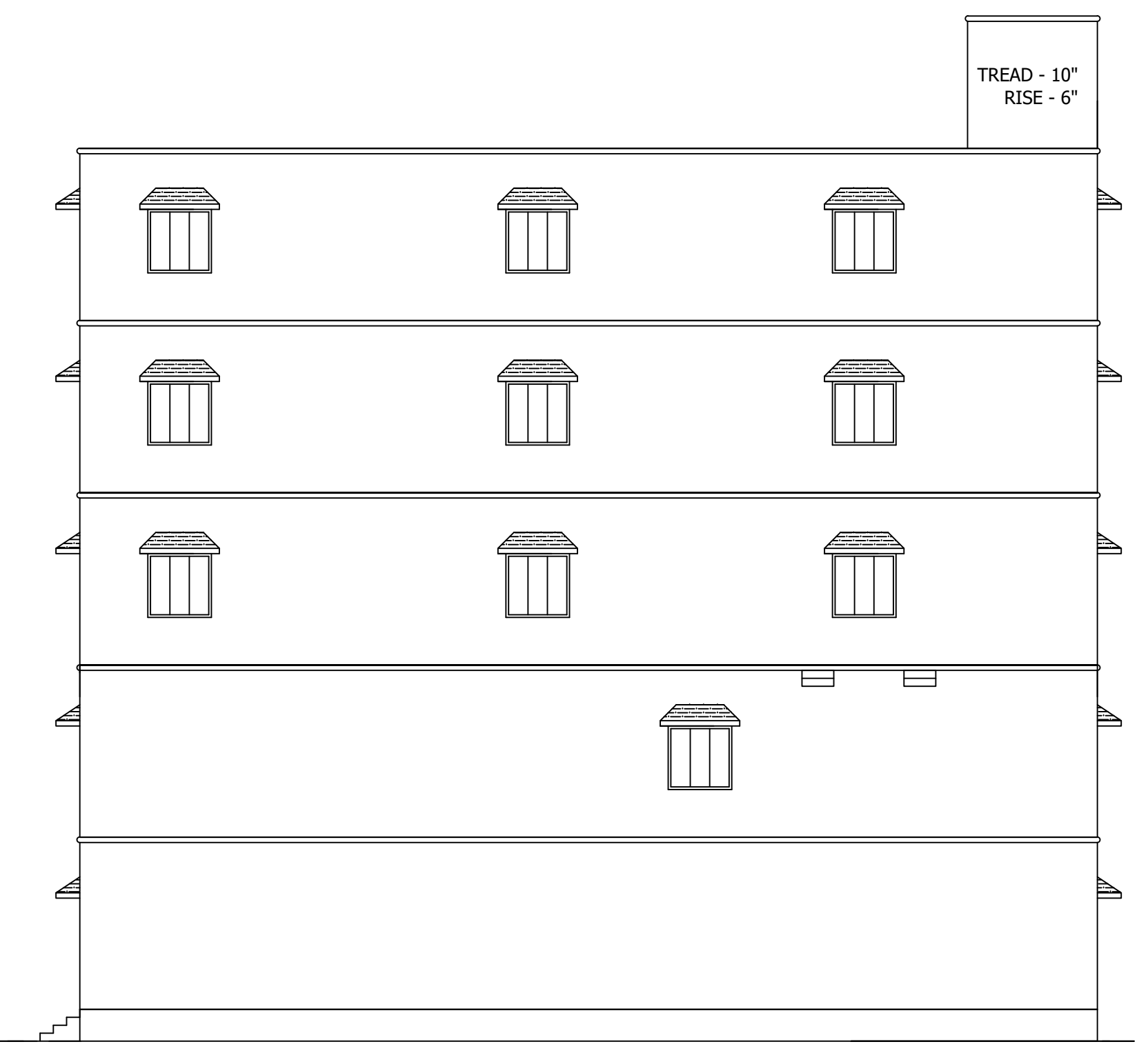
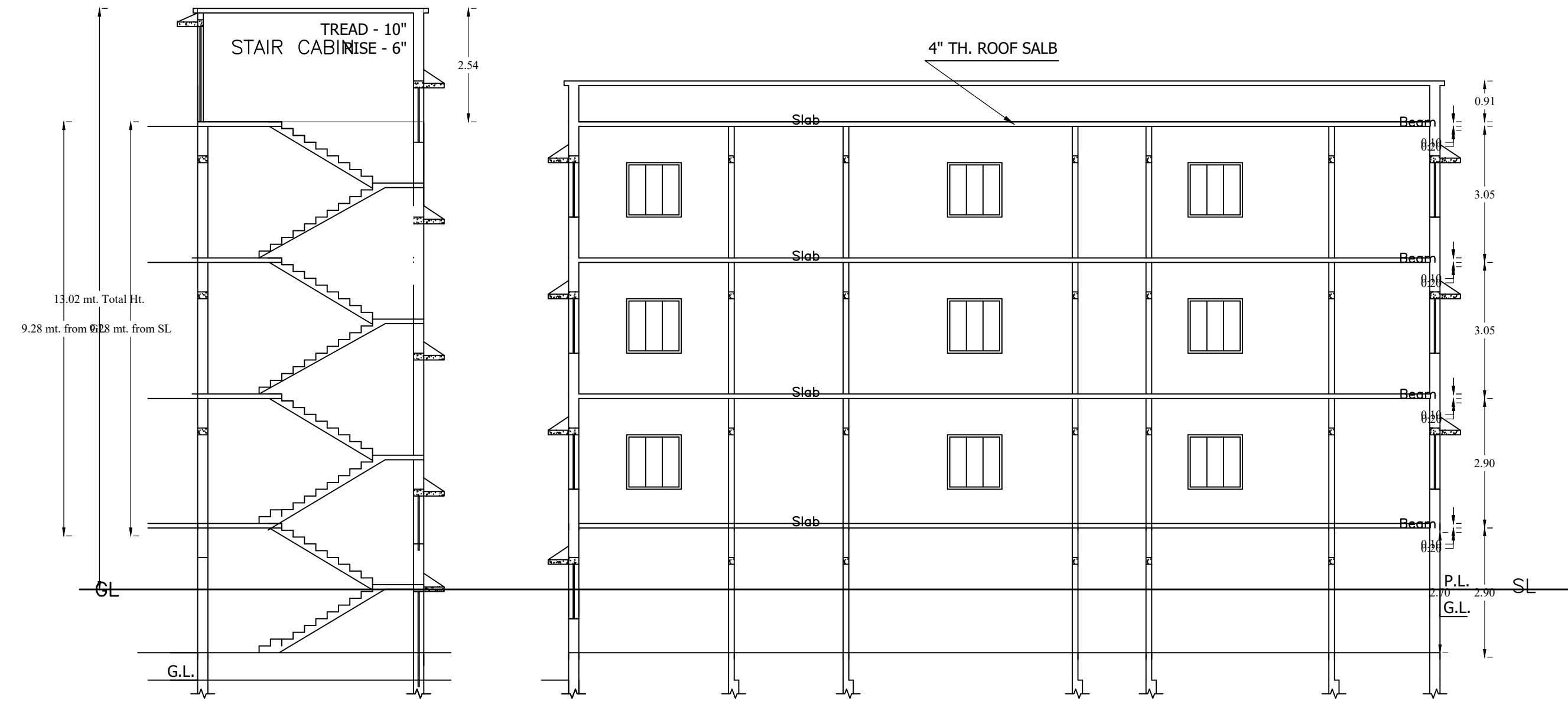
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	D	0.91	2.10	07
A(A)	D	0.95	2.10	02
A(A)	D	0.96	2.10	08
A(A)	D	1.07	2.10	02
A(A)	D	1.39	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	W	0.91	1.20	04
A(A)	W	1.52	1.20	15
A(A)	W	1.66	1.20	01
A(A)	W	1.80	1.20	03

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	SHOP	102.00	101.96	5	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT A	FLAT	102.02	101.98	7	2
Total	-	-	306.05	305.91	19	3



RIGHT SIDE ELEVATION

FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SAH KONPC/ENG/00022023			