

30 METER WIDE NATIONAL HIGHWAY

SITE PLAN
SCALE 1:100

Proposal Basic Information

Proposal File No.	KONPC/BP/0047/W10/2024
Owner Name	PRAVIN KUMAR PAWAN KUMAR ARYA
Khata No	90
Plot No	3713
Village Name	Koderma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT KODERMA NAGAR PANCHAYAT	VERSION NO.: 1.0.73 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	Plot/Nearby/Religious/Structure: NA
Inward No: KONPC/BP/0047/W10/2024	Plot/SubPlot No: 3713
Application Type: General Proposal	North: Plot No. - RK BASANT
Project Type: Building Permission	South: Plot No. - SUNIL RAWANI
Nature of Development: New	East: Road Width - 30
Location of Development Area: Old Area	West: Plot No. - GURUDAYAL YADAV
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 346.40
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 346.40
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	84.11
Total	84.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 262.29
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 346.40
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 346.40
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	207.84
Proposed Coverage Area (26.37 %)	91.35
Total Prop. Coverage Area (26.37 %)	91.35
Balance coverage area (33.63 %)	116.49
FAR CHECK	
Perm. FAR Area (2.000)	692.80
Total Perm. FAR area	692.80
Residential FAR	182.71
Proposed FAR Area	182.71
Total Proposed FAR Area	182.71
Consumed FAR (Factor)	0.53
Balance FAR Area	510.09
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	182.70
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PRAVIN KUMAR PAWAN KUMAR ARYA
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)		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	91.35	91.35	91.35	91.35
First Floor	91.35	91.35	91.35	91.35
Terrace Floor	0.00	0.00	0.00	0.00
Total :	182.70	182.70	182.70	182.70

Building USE/SUBUSE Details

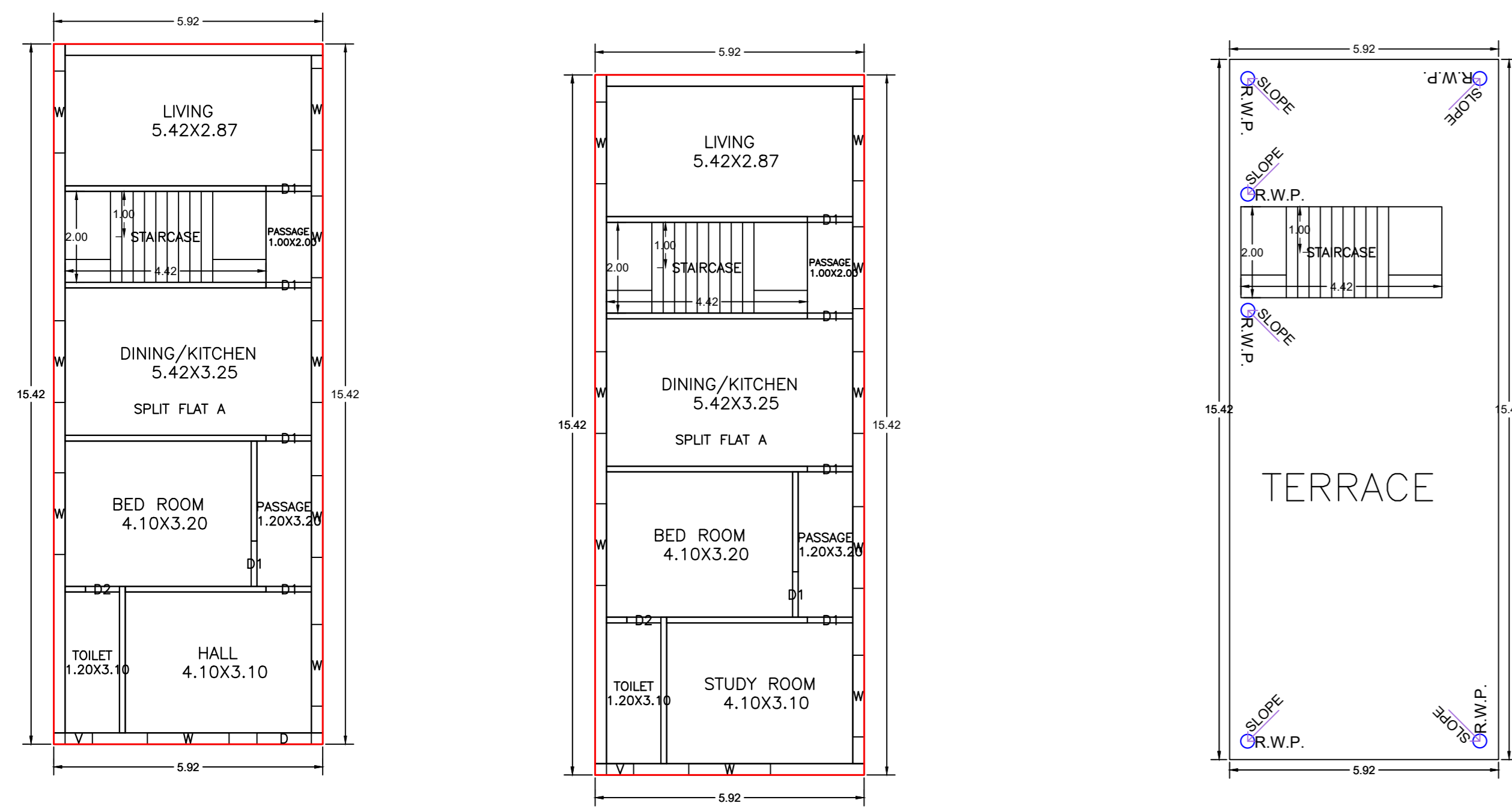
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				FIRST FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	1	182.70	182.70	182.70	182.70	01
Grand Total :	1	182.70	182.70	182.70	182.70	01

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

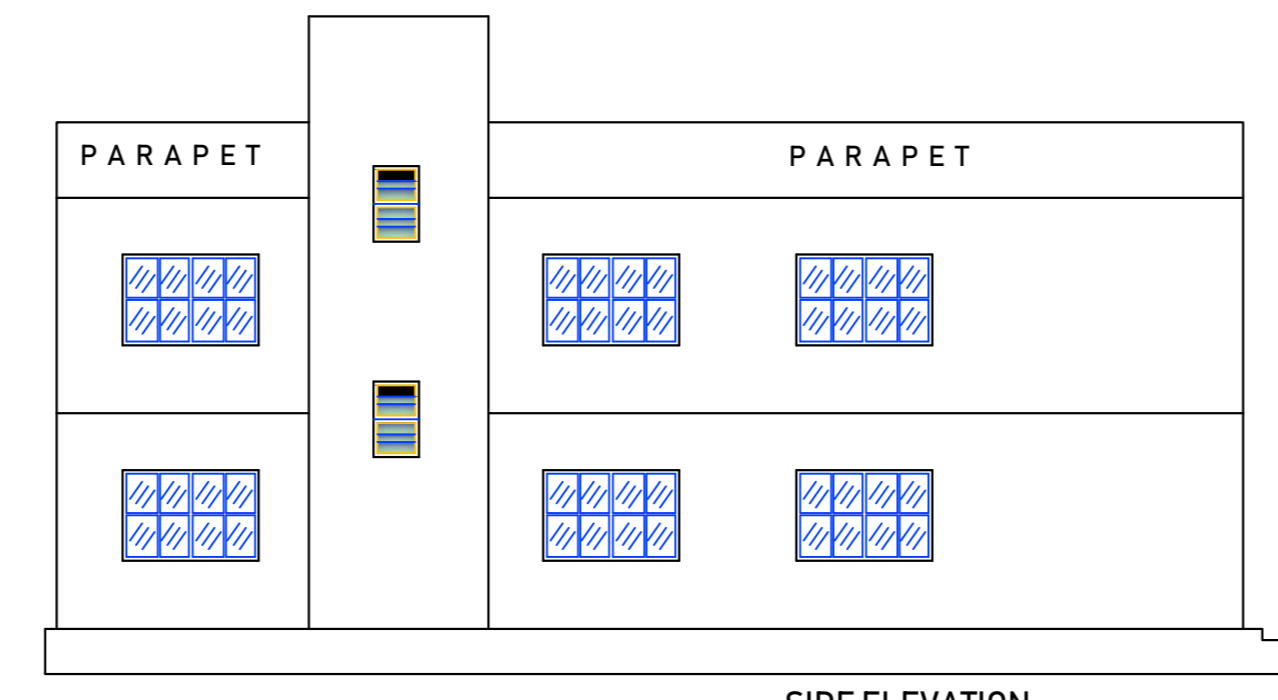
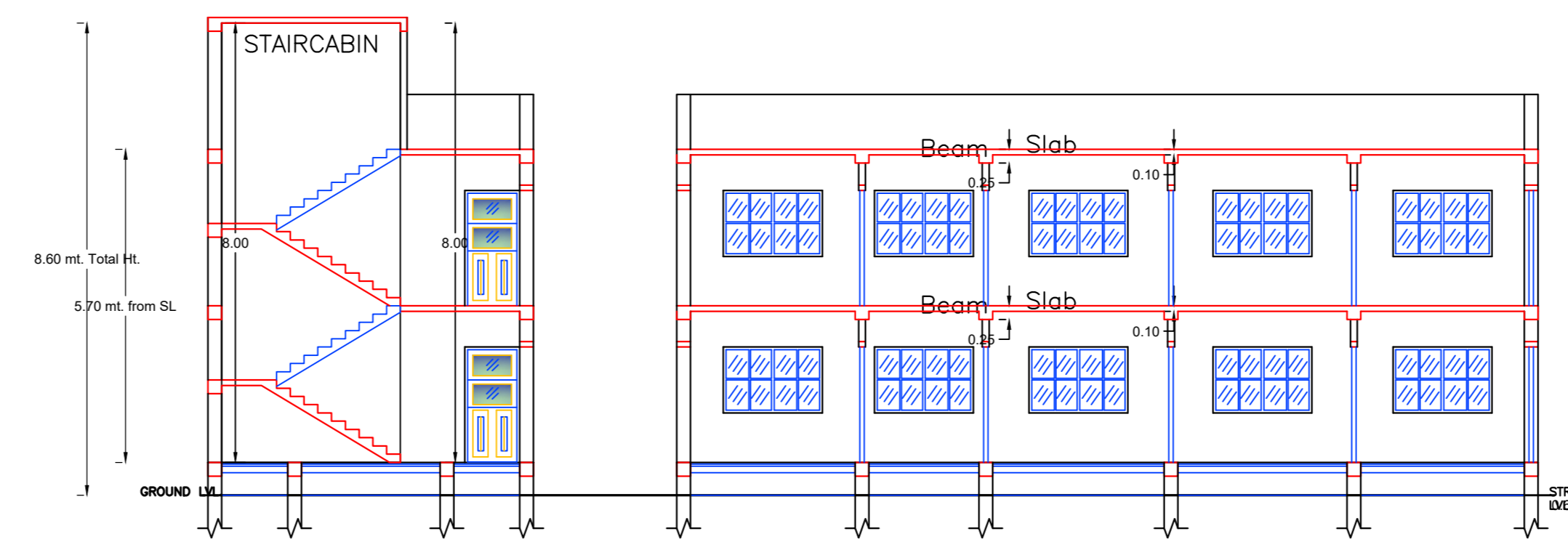
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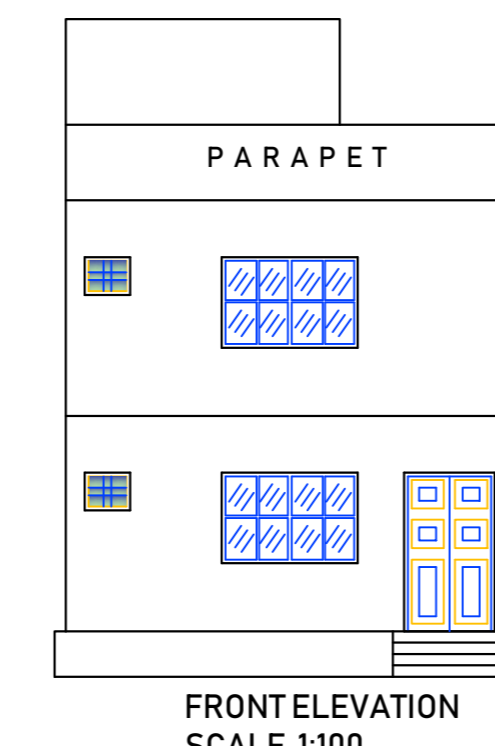
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

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

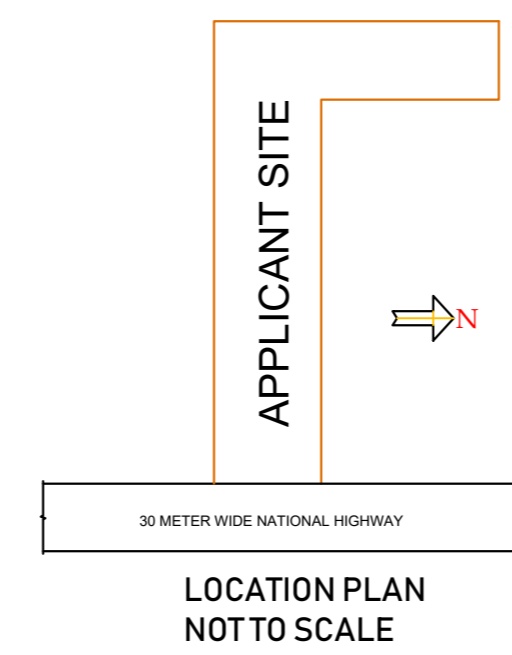
TERRACE FLOOR PLAN (SCALE 1:100)



SIDE ELEVATION SCALE 1:100



FRONT ELEVATION SCALE 1:100



LOCATION PLAN NOT TO SCALE

Building :AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)

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.)	Trent (No.)
Ground Floor	91.35	91.35	91.35	91.35	01
First Floor	91.35	91.35	91.35	91.35	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	182.70	182.70	182.70	182.70	01
Total Number of Same Building	1				
Total :	182.70	182.70	182.70	182.70	01

SCHEDULE OF DOOR:

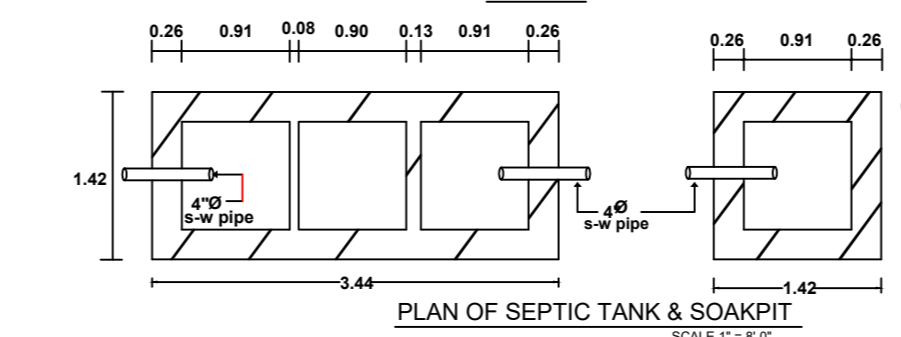
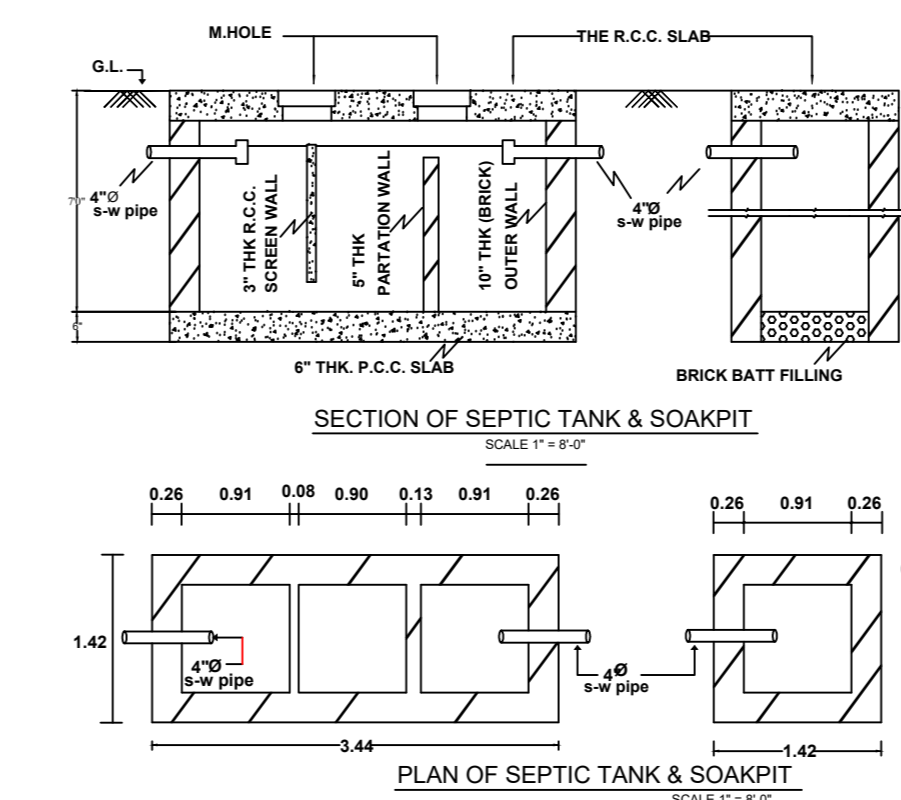
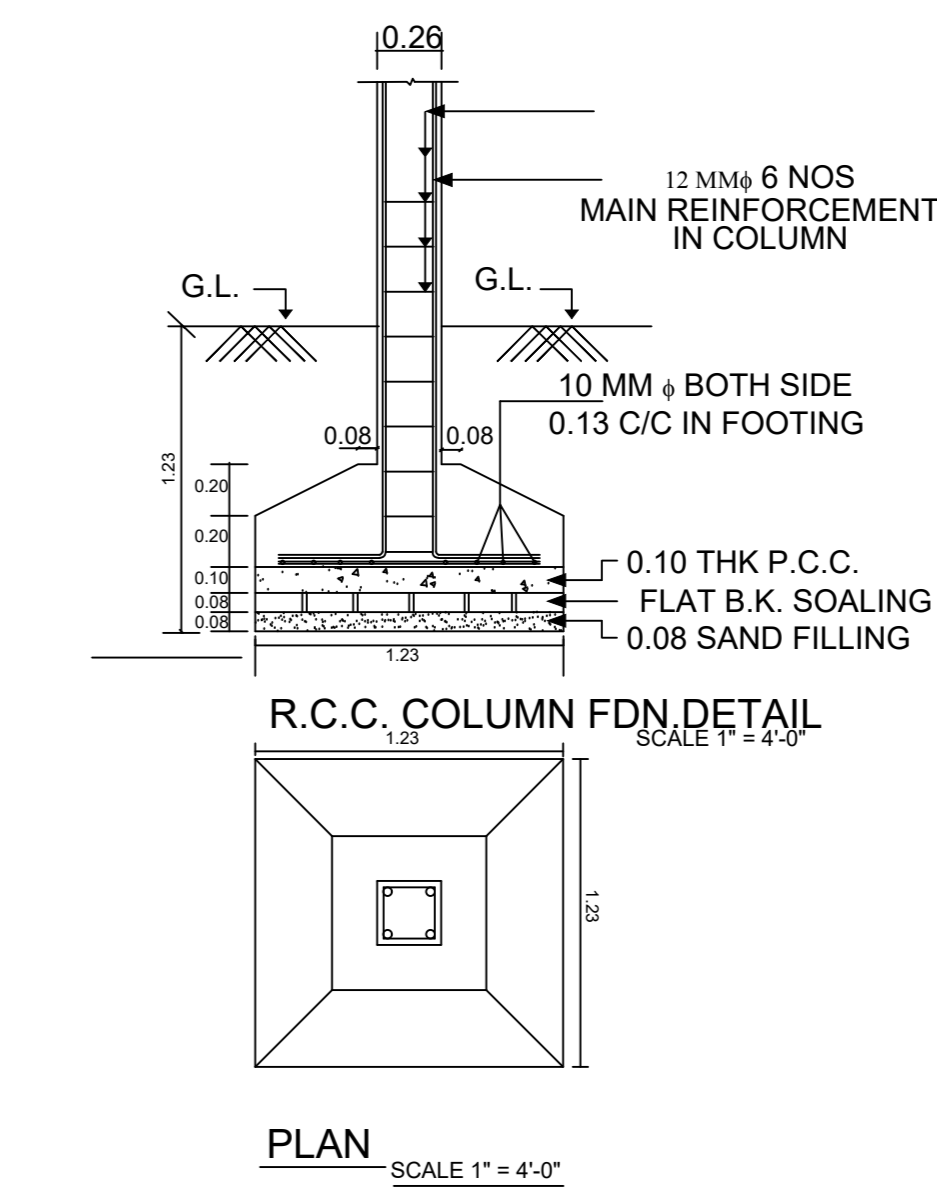
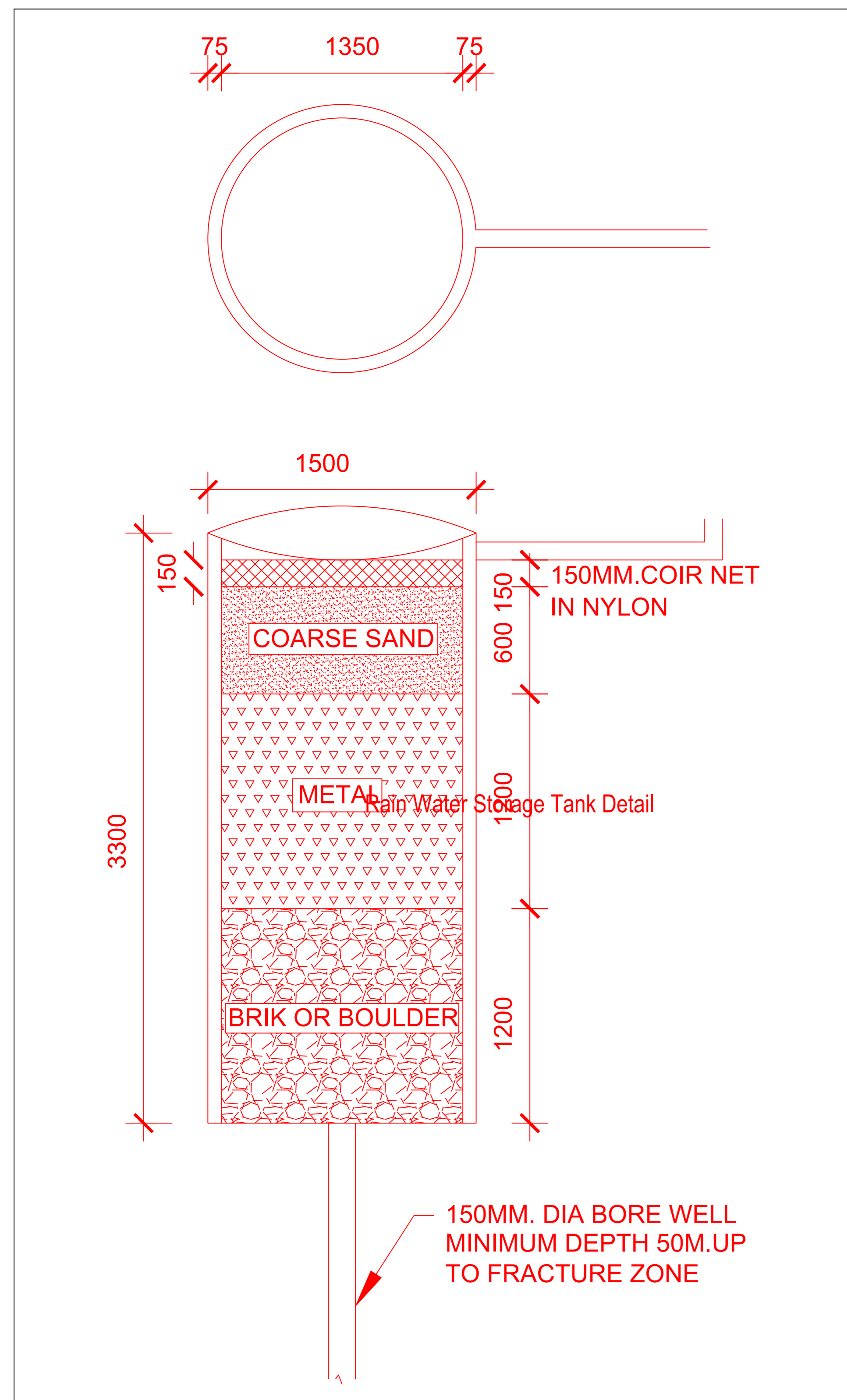
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	D2	0.75	2.10	02
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	D1	1.00	2.10	10
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	V	0.60	1.20	02
AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)	W	1.80	1.20	18

UnitBUA Table for Building :AAA (PRAVIN KUMAR PAWAN KUMAR ARYA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	143.06	138.61	7	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	7	0
Total	-	-	143.06	138.61	14	1



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