

Proposal File No.	KONPUBP045W12/2024
Owner Name	SMT UMA DEVI
Khata No.	177
Plot No.	2775, 2776 & 2777
Village Name	Kodarma
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	VERSION NO. 1.0.73
KODERMA NAGAR PANCHAYAT	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: KODERMA	Plot SubUse: Commercial Bldg
Authority: KODERMA NAGAR PANCHAYAT	Plot/ReligiousStructure: NA
Inward No: KONPUBP045W12/2024	Plot/SubPlot: NA
Application Type: General Proposal	North: Road Width - 20.0 MTR WIDE ROAD Access Road
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT
AREA OF PLOT (Minimum)	(A) 541.81
NET AREA OF PLOT (Gross Plot Area)	541.81
- Deduction from Gross Plot Area	(A-Deductions) 541.81
Deduction for Balance Plot Area/From Gross Plot Area	65.08
Common Plot	65.08
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 476.74
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 541.81
Plot Area for FAR (Net Plot Area + Road/Amenity Area)	(A-Deductions) 541.81
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	270.90
Proposed Coverage Area (39.01 %)	211.38
Total Prop. Coverage Area (39.01 %)	211.38
Balance coverage area (10.99 %)	59.52
FAR CHECK	
Perm. FAR Area (2.00)	1083.62
Total Perm. FAR area	1083.62
Commercial FAR	586.94
Proposed FAR Area	586.94
Total Proposed FAR Area	586.94
Consumed FAR (Factor)	1.08
Balance FAR Area	496.65
BUILT UP AREA CHECK	
Total Proposed Builtup Area	634.14
ARCHITECT (Regd)	Anil Kumar Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT UMA DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details				
Floor Name	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	211.38	208.01	211.38	208.01
First Floor	211.38	211.38	211.38	211.38
Second Floor	211.38	167.55	211.38	167.55
Terrace Floor	0.00	0.00	0.00	0.00
Total	634.14	586.94	634.14	586.94

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (UMA DEVI)	Commercial	Commercial Bldg	Non-Hights	GROUND FLOOR PLAN	Commercial	Commercial Bldg	Commercial FAR	Commercial	Commercial Bldg
				FIRST FLOOR PLAN	Commercial	Commercial Bldg	Commercial FAR	Commercial	Commercial Bldg
				SECOND FLOOR PLAN	Commercial	Commercial Bldg	Commercial FAR	Commercial	Commercial Bldg
				TERRACE FLOOR PLAN	Commercial	Commercial Bldg	Commercial FAR	Commercial	Commercial Bldg

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt)	Reqd. Units	Prop. Units	Car	TwoWheeler	Reqd. Prop.	Reqd. Prop.
A (UMA DEVI)	Commercial	Commercial Bldg	> 200	200	593.95	1	2	-	-
Total:	-	-	-	-	-	2	7	-	6

Parking Check (Table 7b)									
Vehicle Type	No.	Reqd.	Area	No.	Prop.	Area			
Car	-	-	-	3	-	37.50			
Parallel Car	2	-	25.00	7	-	91.50			
Perpendicular Car	-	-	-	4	-	54.00			
Total Visitor Parking	-	-	-	1	-	13.50			
Parallel Visitor's Car Parking	-	-	-	1	-	13.50			
TwoWheeler	-	-	-	6	-	16.00			
Total TwoWheeler	6	-	12.00	6	-	16.00			
Extra Area Stand Area	-	-	-	6	-	54.00			
Total	-	-	-	37.00	-	191.00			

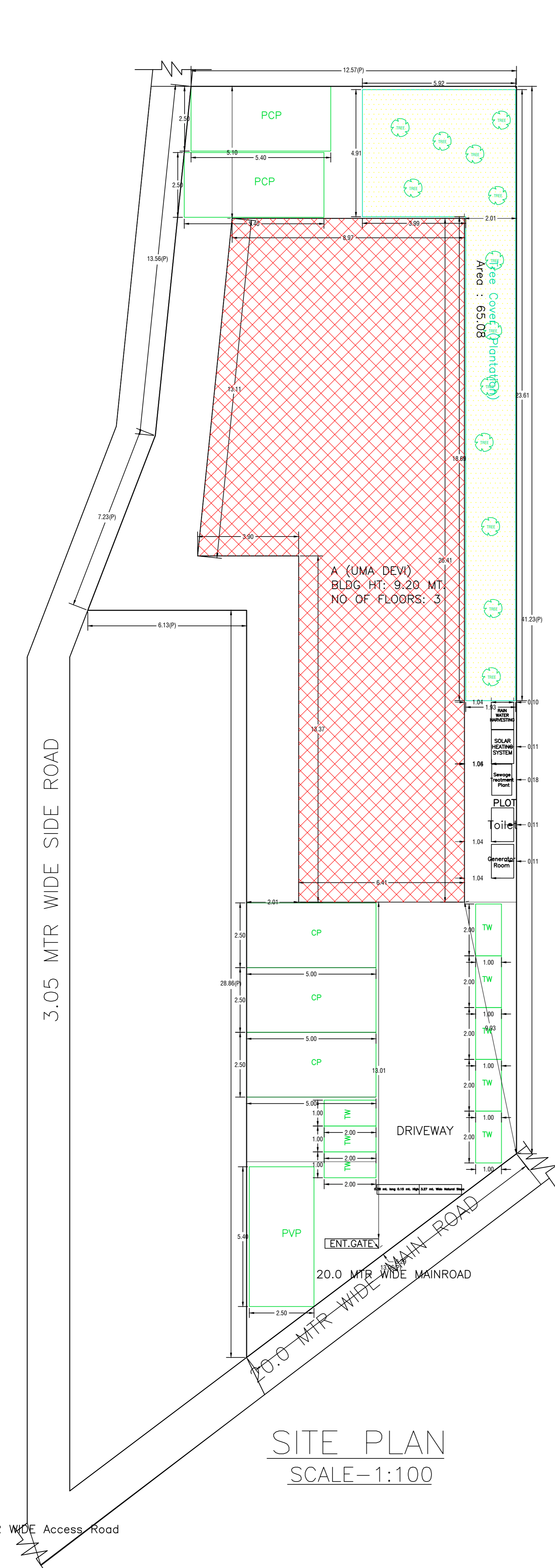
FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tenent (No.)		
A (UMA DEVI)	1	634.14	6.74	40.46	586.94	586.94	03		
Grand Total:	1	634.14	6.74	40.46	586.94	586.94	03		

Building -A (UMA 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)	Tenent (No.)			
Ground Floor	211.38	3.37	0.00	208.01	208.01	01			
First Floor	211.38	0.00	0.00	211.38	211.38	01			
Second Floor	211.38	3.37	40.46	167.55	167.55	01			
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00			
Total	634.14	6.74	40.46	586.94	586.94	03			
Total Number of Same Buildings	1	-	-	-	-	-			
Total	634.14	6.74	40.46	586.94	586.94	03			

UnitBUA Table for Building -A (UMA DEVI)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	RESTAURANT	SHOP	156.59	156.27	1	1
FIRST FLOOR PLAN	RESTAURANT	SHOP	156.59	156.27	1	1
SECOND FLOOR PLAN	HOTEL ROOM	W2	131.42	131.23	13	1
Total	-	-	444.60	443.77	15	3

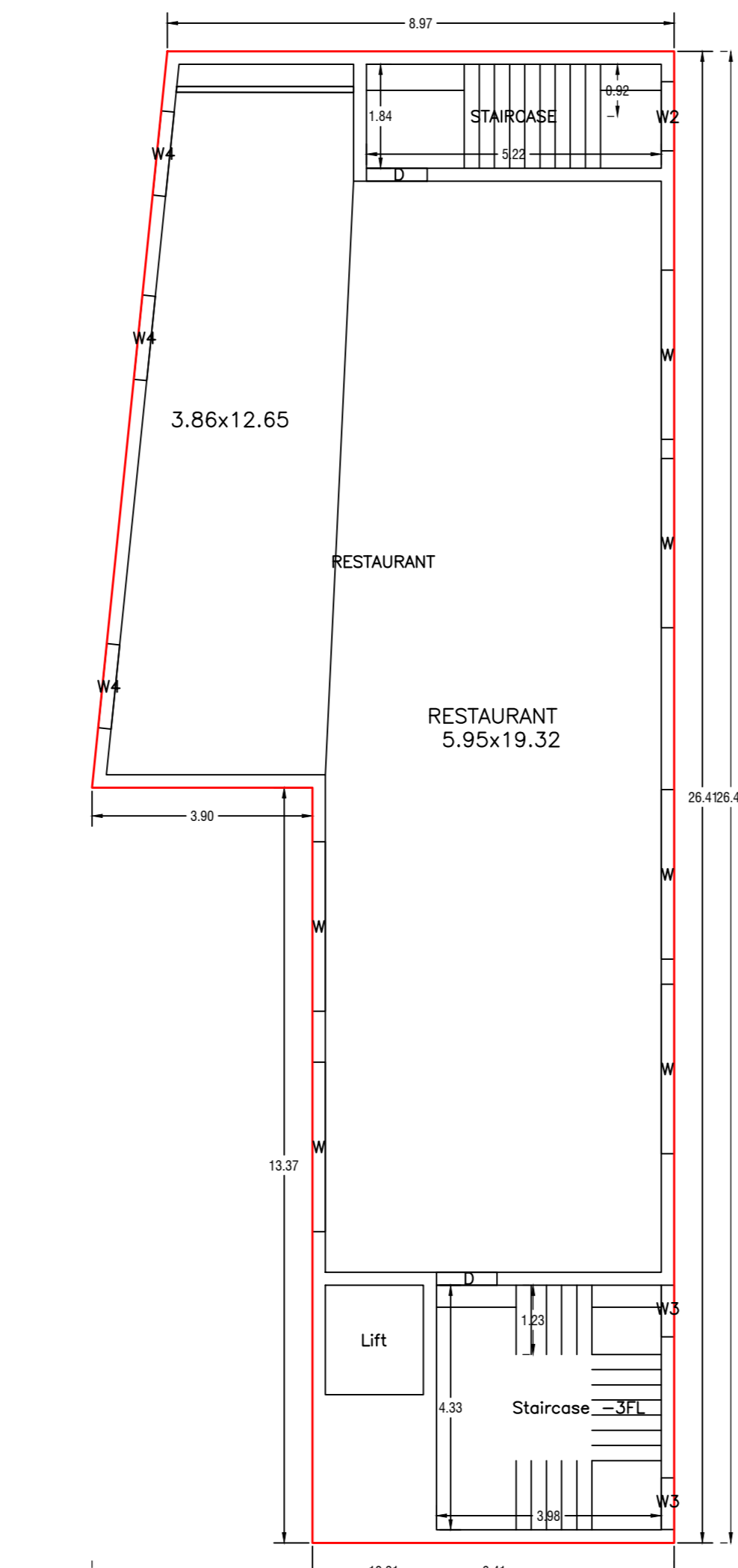
SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (UMA DEVI)	D2	0.77	2.13	06	
A (UMA DEVI)	D1	0.90	2.13	07	
A (UMA DEVI)	D	1.07	2.13	04	

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (UMA DEVI)	V	0.60	2.70	04	
A (UMA DEVI)	V1	0.60	2.70	02	
A (UMA DEVI)	W3	0.91	2.70	06	
A (UMA DEVI)	W2	1.23	2.70	03	
A (UMA DEVI)	W4	1.50	2.70	09	
A (UMA DEVI)	W1	1.80	2.70	04	
A (UMA DEVI)	W	1.80	2.70	01	
A (UMA DEVI)	W	3.00	2.70	12	

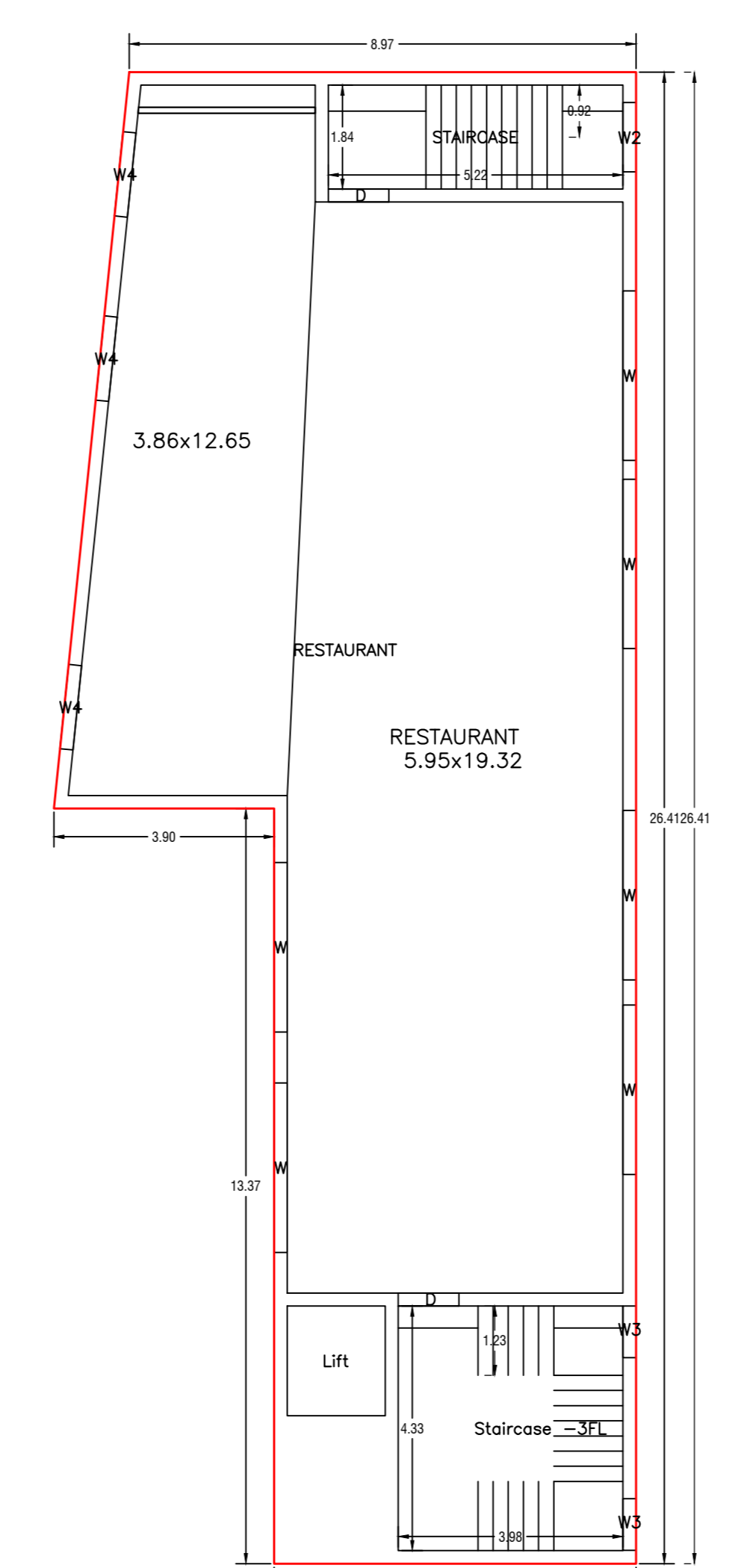


SITE PLAN
SCALE-1:100

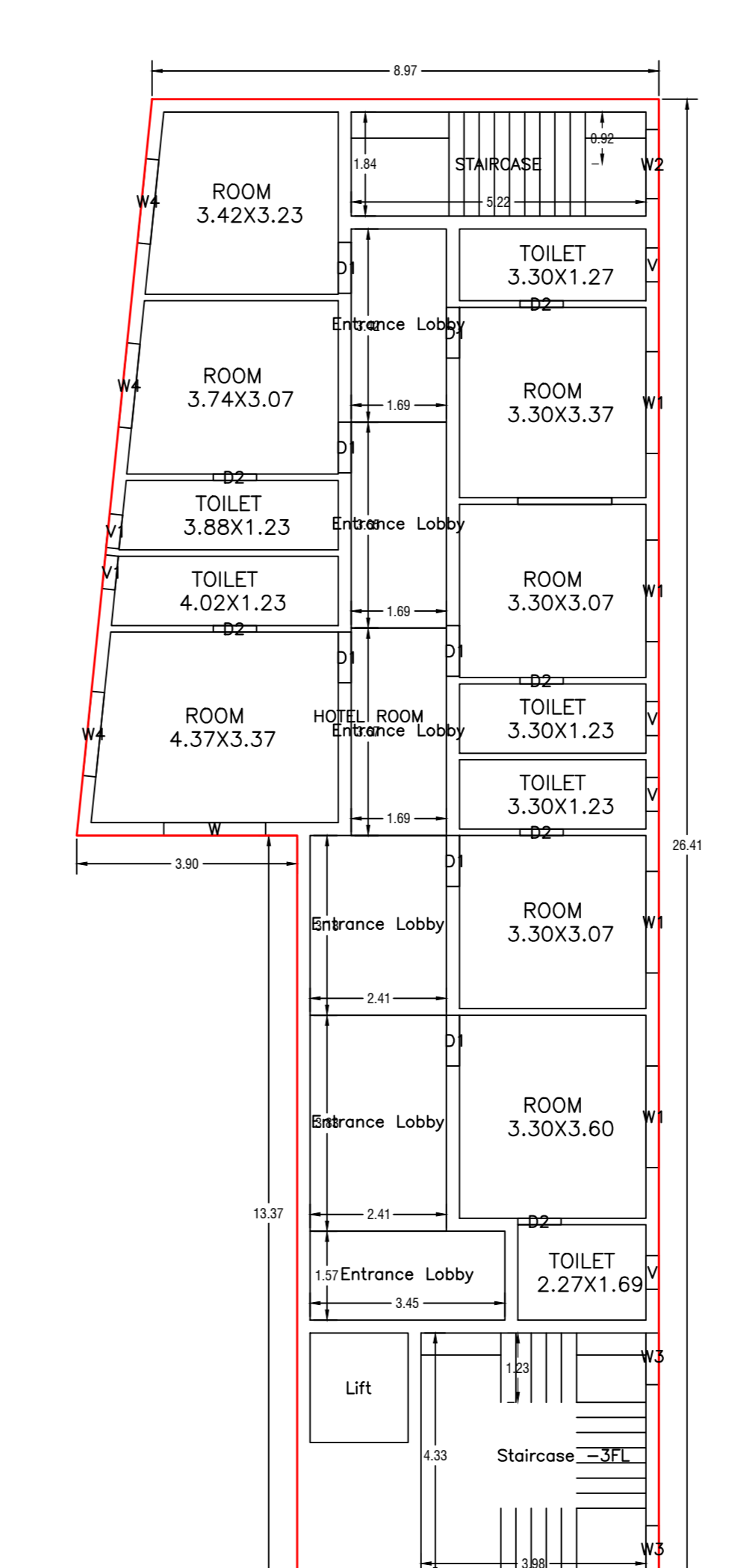
SITE PLAN



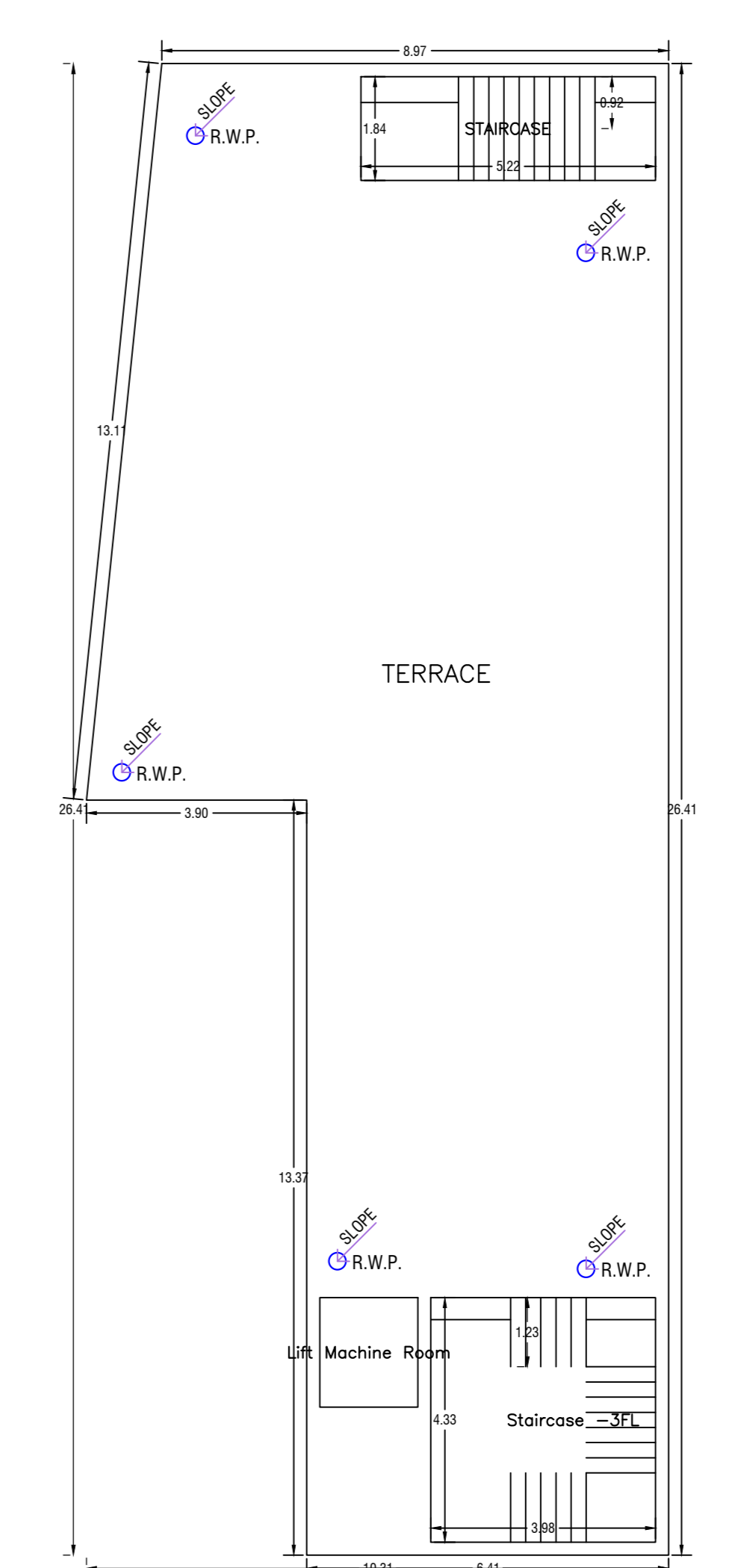
GROUND FLOOR PLAN (Proposed)
SCALE 1:100



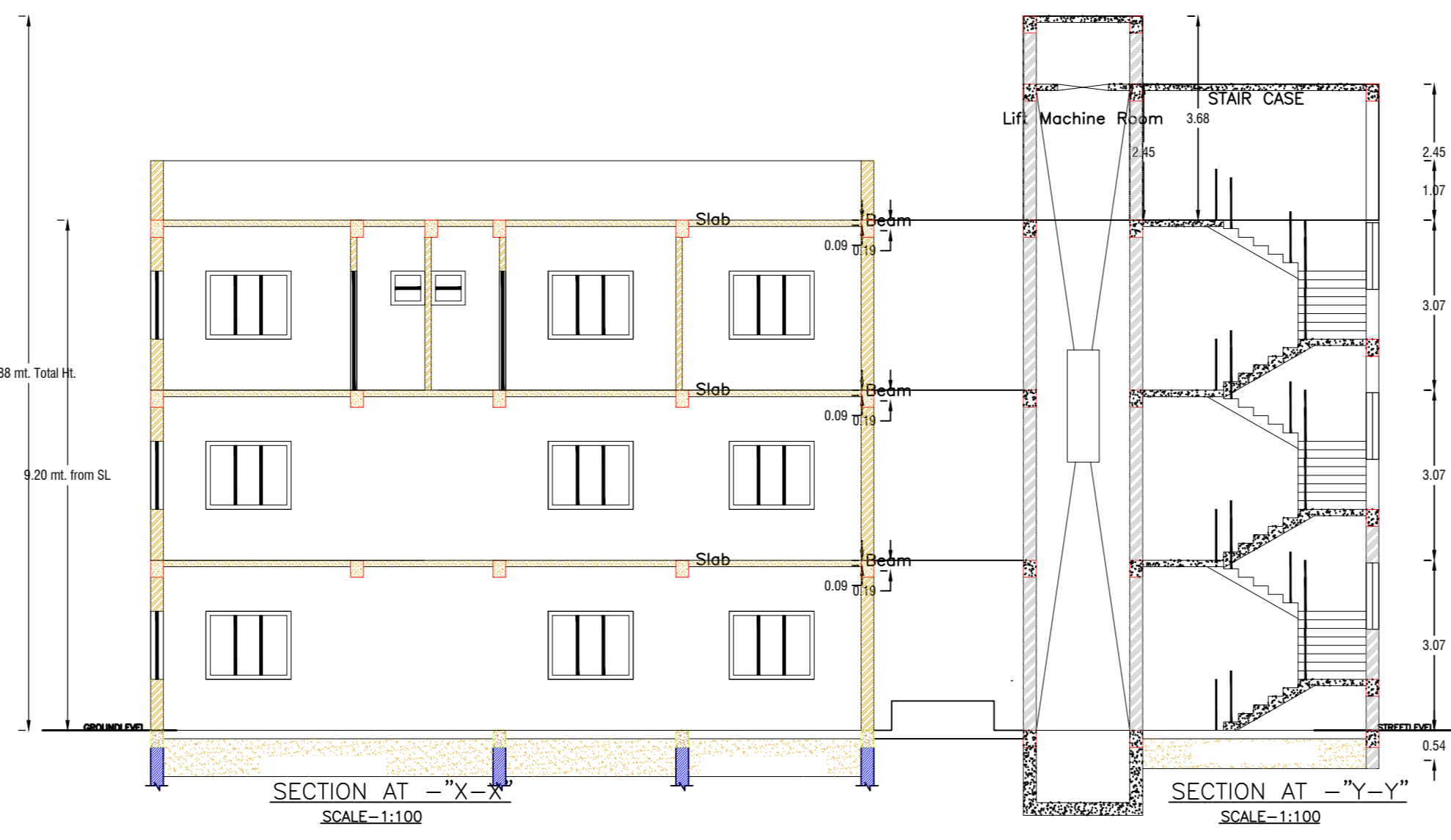
FIRST FLOOR PLAN (Proposed)
SCALE 1:100



SECOND FLOOR PLAN (Proposed)
SCALE 1:100

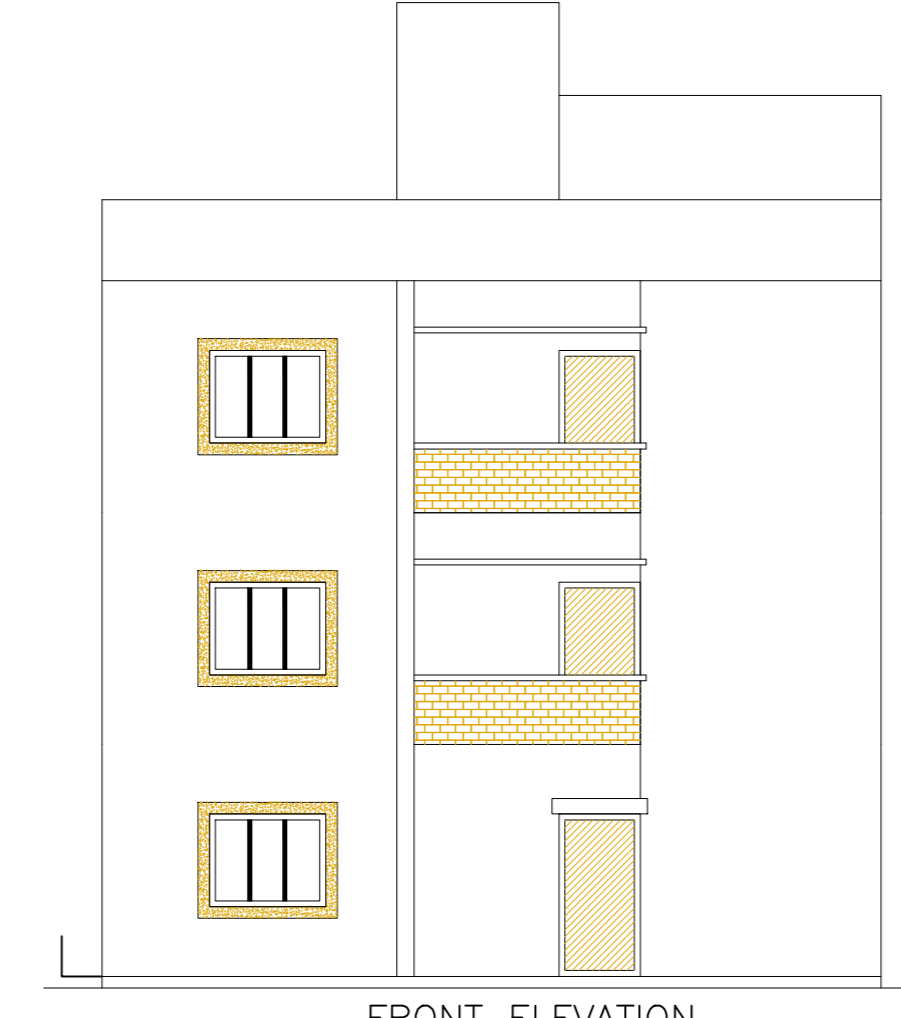


TERRACE FLOOR PLAN (SCALE 1:100)

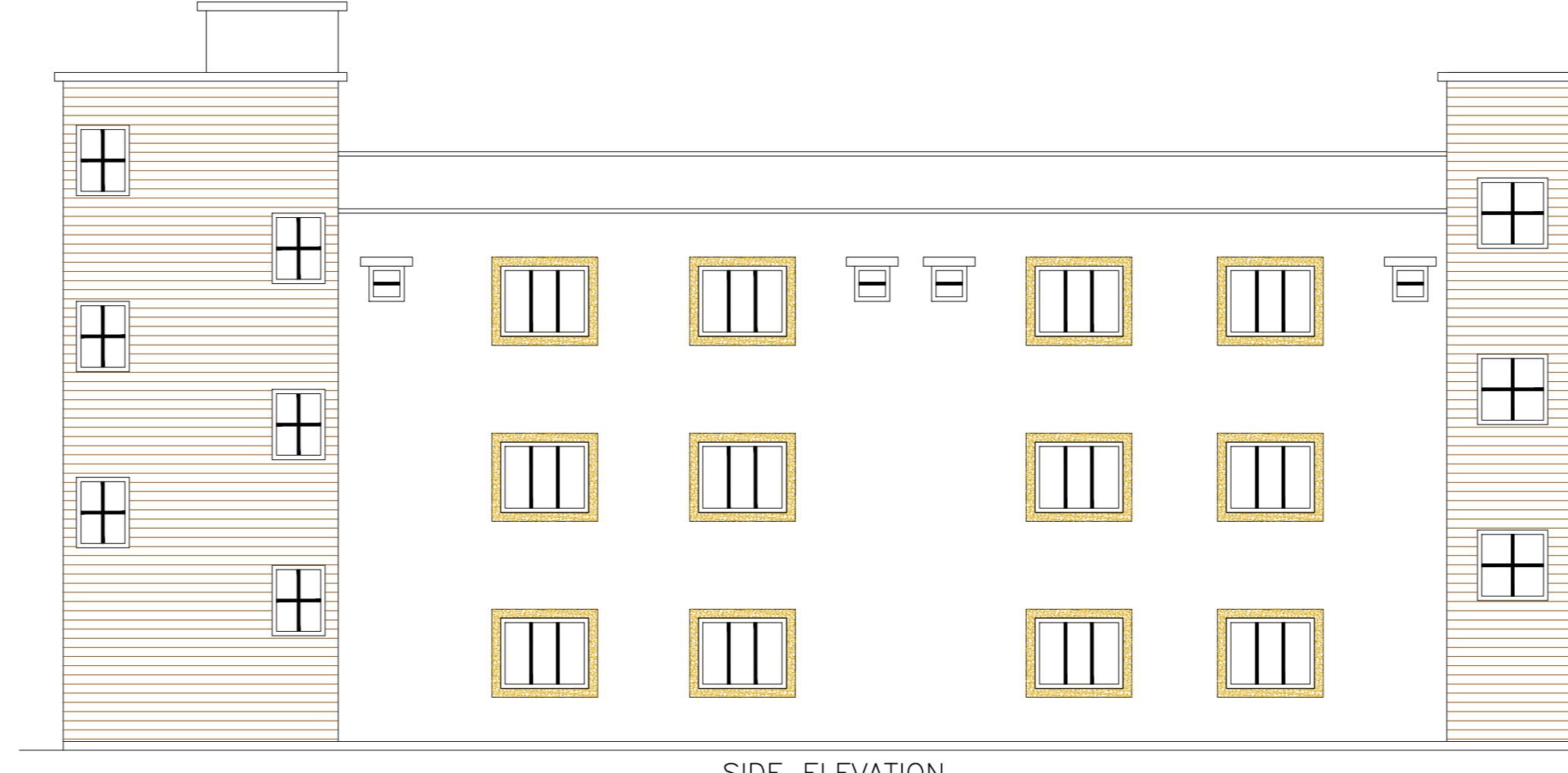


SECTION AT -X-X
SCALE-1:100

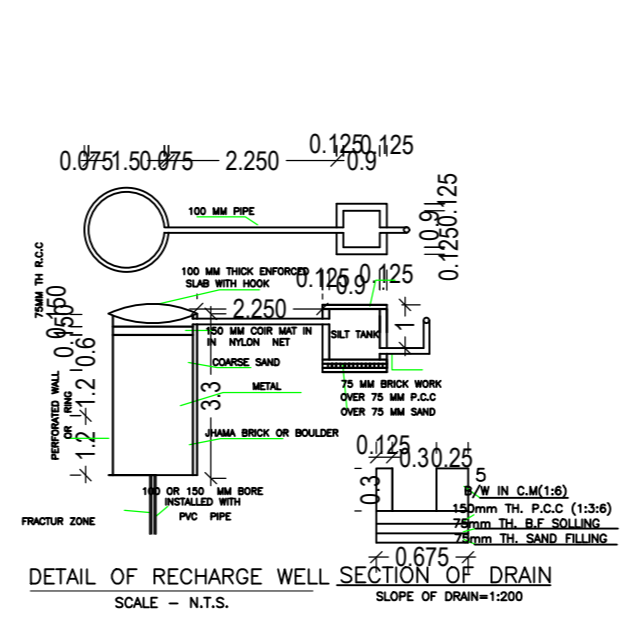
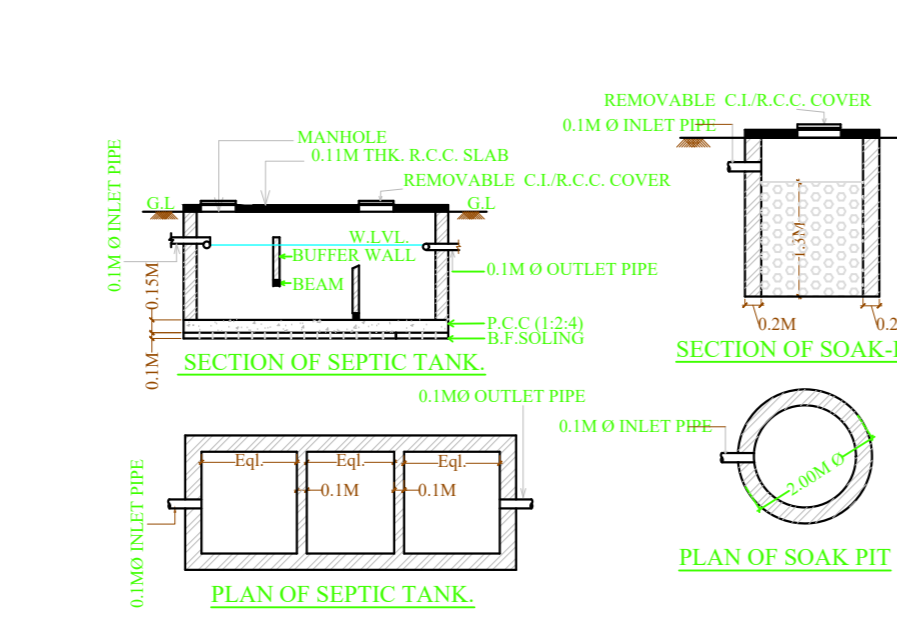
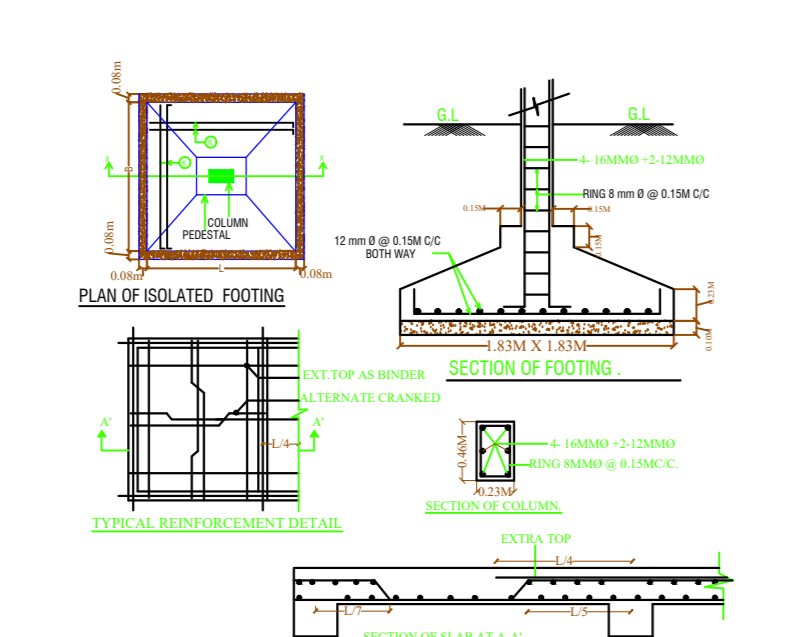
SECTION AT -Y-Y
SCALE-1:100



FRONT ELEVATION
SCALE-1:100



SIDE ELEVATION
SCALE-1:100



DETAIL OF RECHARGE WELL SECTION
SCALE = 1:10

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONP/ENG/0001/2017			