

Proposal Basic Information	
Proposal File No.	KONPC/BP/0043/W03/2024
Owner Name	MD IMAM UDDIN.
Khata No	18
Plot No	08
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO.: 1.0.73
KODERMA NAGAR PANCHAYAT		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	PlotNearbyReligiousStructure: NA	
Inward No: KONPCBP/0043/W03/2024	Plot/SubPlot No: 08	
Application Type: General Proposal	North: Road Width - SHANKAA SINGH	
Project Type: Building Permission	South: Road Width - NU VENDER	
Nature of Development: New	East: Plot No. - KALI SINGH	
Location of Development Area: Old Area	West: Plot No. - SHAMIYARA BAM	
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	357.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	357.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		43.28
Total		43.28
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	314.65
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	357.94
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	357.94
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		214.76
Proposed Coverage Area ( 38.37 % )		137.33
Total Prop. Coverage Area ( 38.37 % )		137.33
Balance coverage area ( 21.63 % )		77.43
FAR CHECK		
Perm. FAR Area ( 1.500 )		536.91
Total Perm. FAR area		536.91
Residential FAR		274.67
Proposed FAR Area		274.67
Total Proposed FAR Area		274.67
Consumed FAR (Factor)		0.77
Balance FAR Area		262.24
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		274.66
ARCHITECT (Regd)		DEEPAK KUMAR SAW
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MD IMAM UDDIN.
DEVELOPMENT AUTHORITY		LOCAL BODY

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.)
Ground Floor	137.33	137.33	137.33	137.33
First Floor	137.33	137.33	137.33	137.33
Terrace Floor	0.00	0.00	0.00	0.00
Total :	274.66	274.66	274.66	274.66

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 (A)	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)

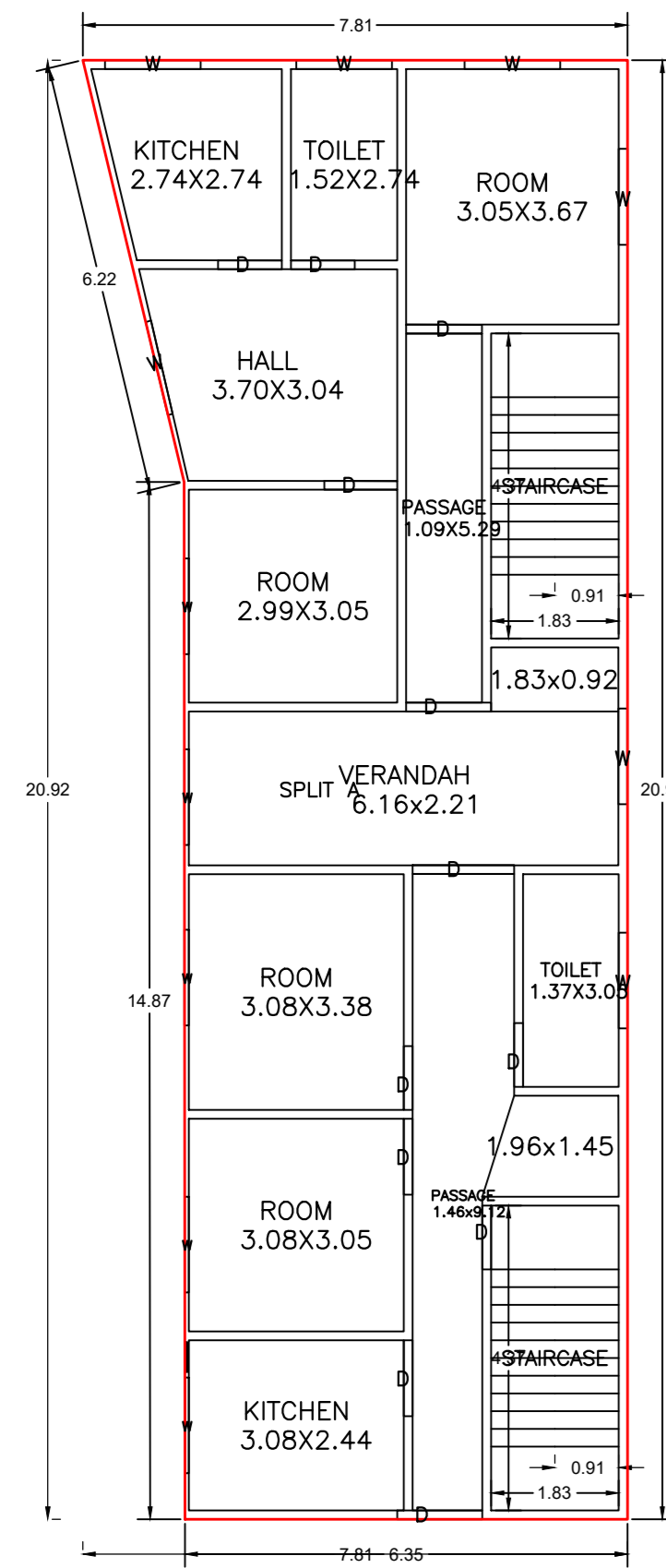
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (A)	1	274.66	274.66	274.66	274.66	01
Grand Total :	1	274.66	274.66	274.66	274.66	01

SITE PLAN

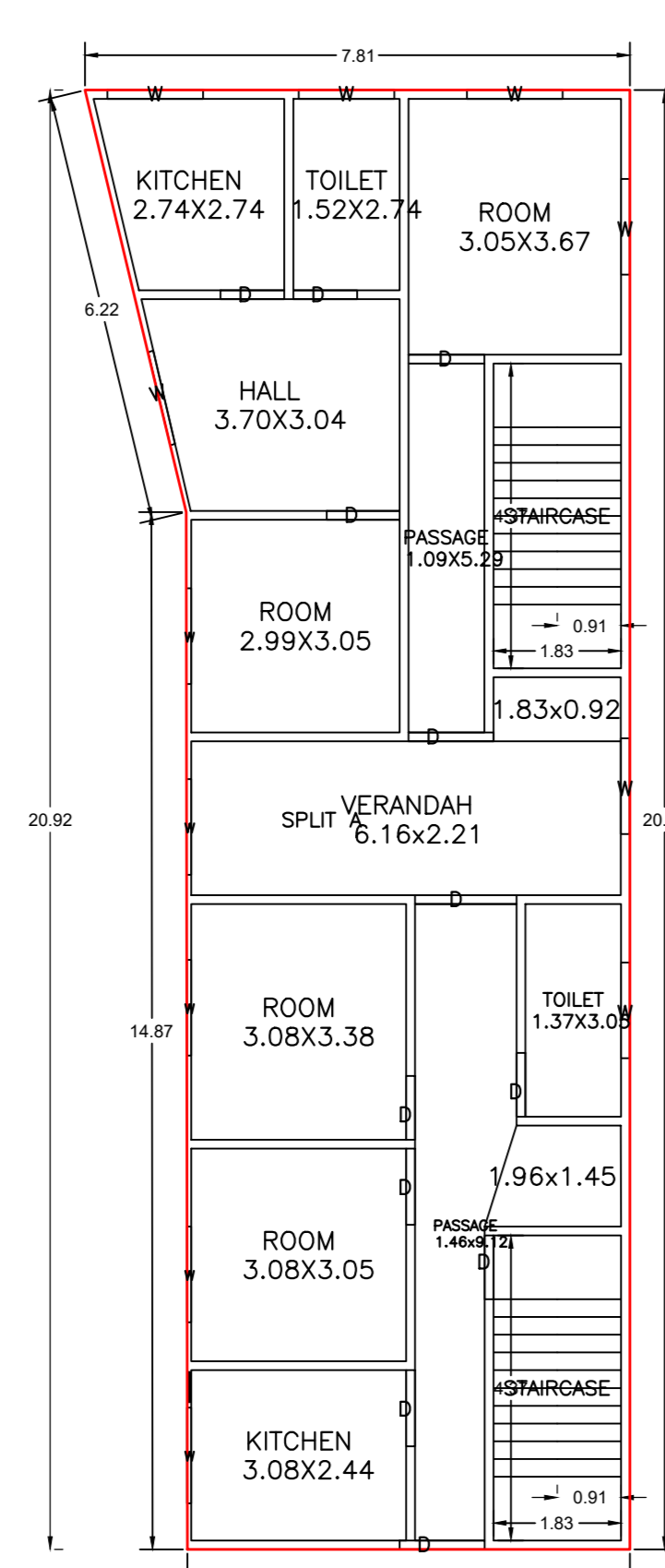
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

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

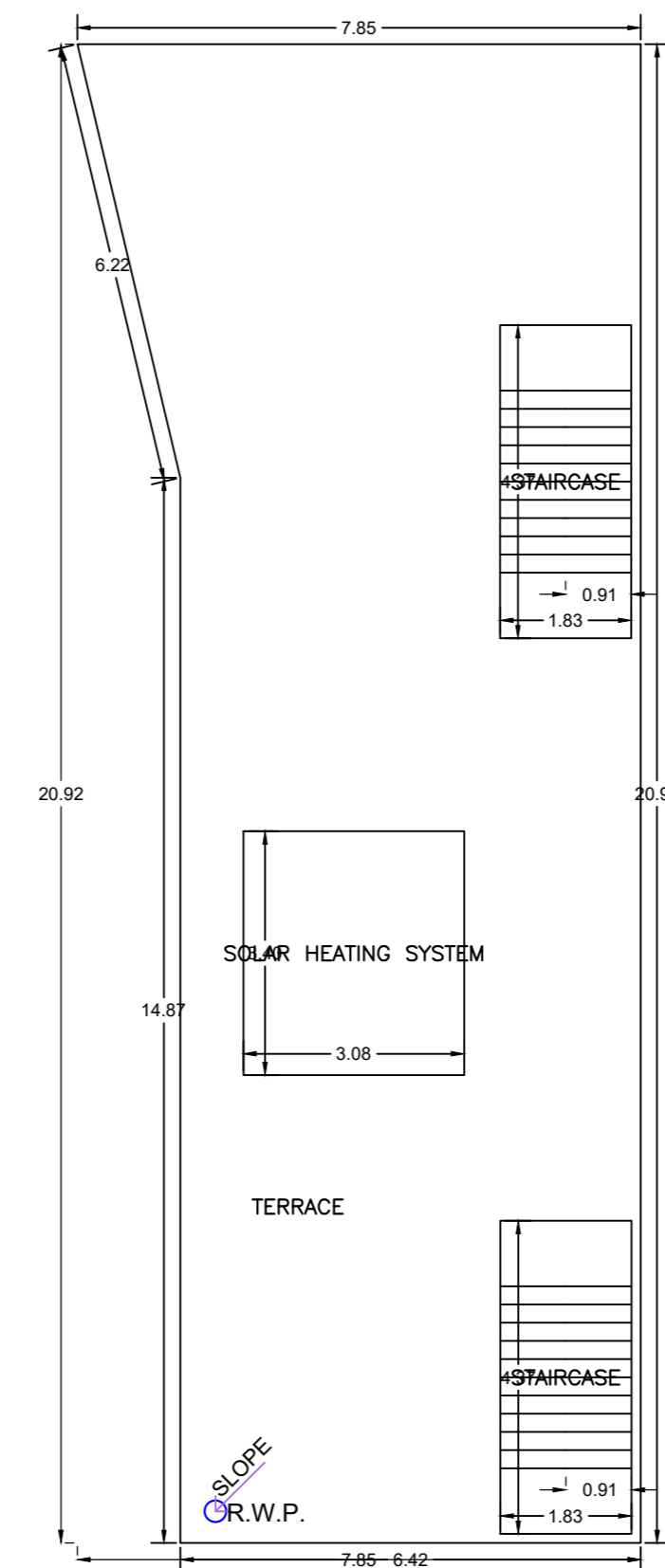
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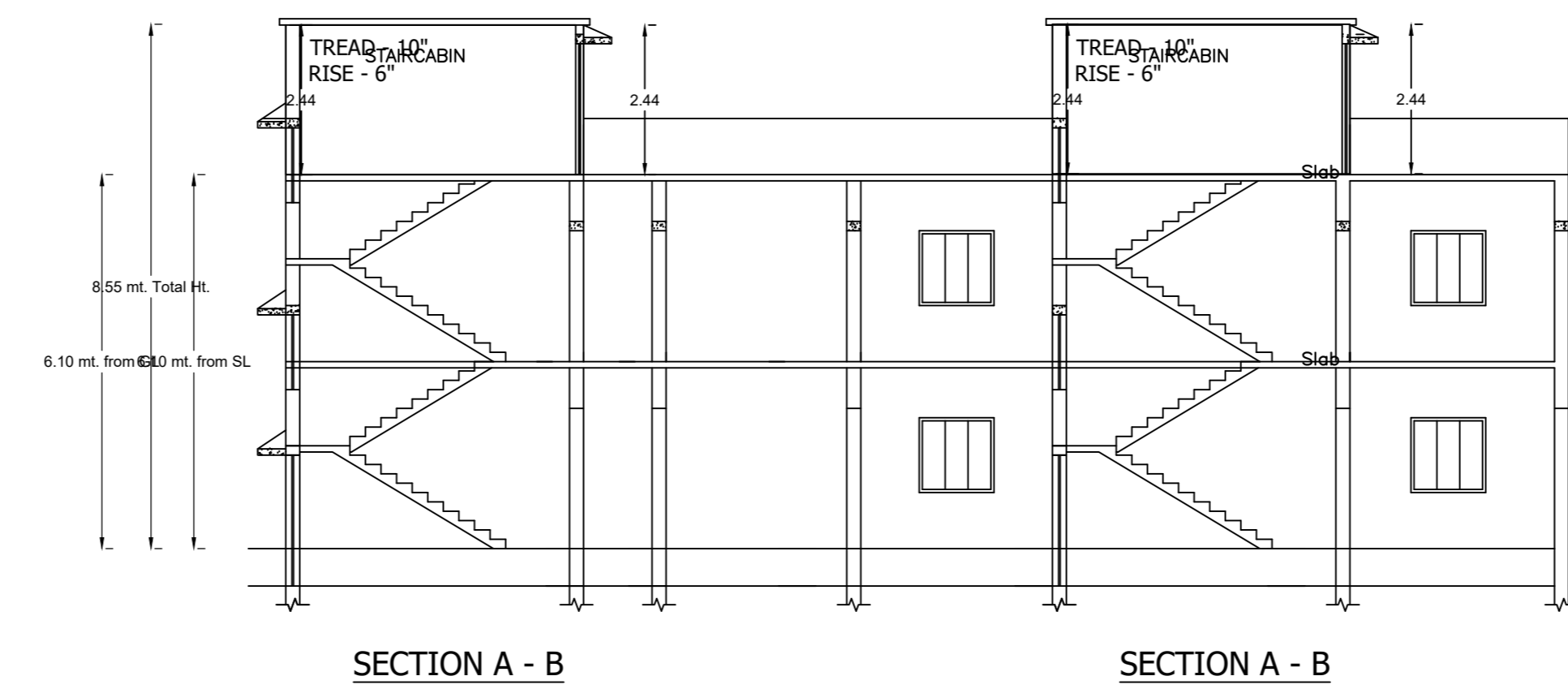
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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

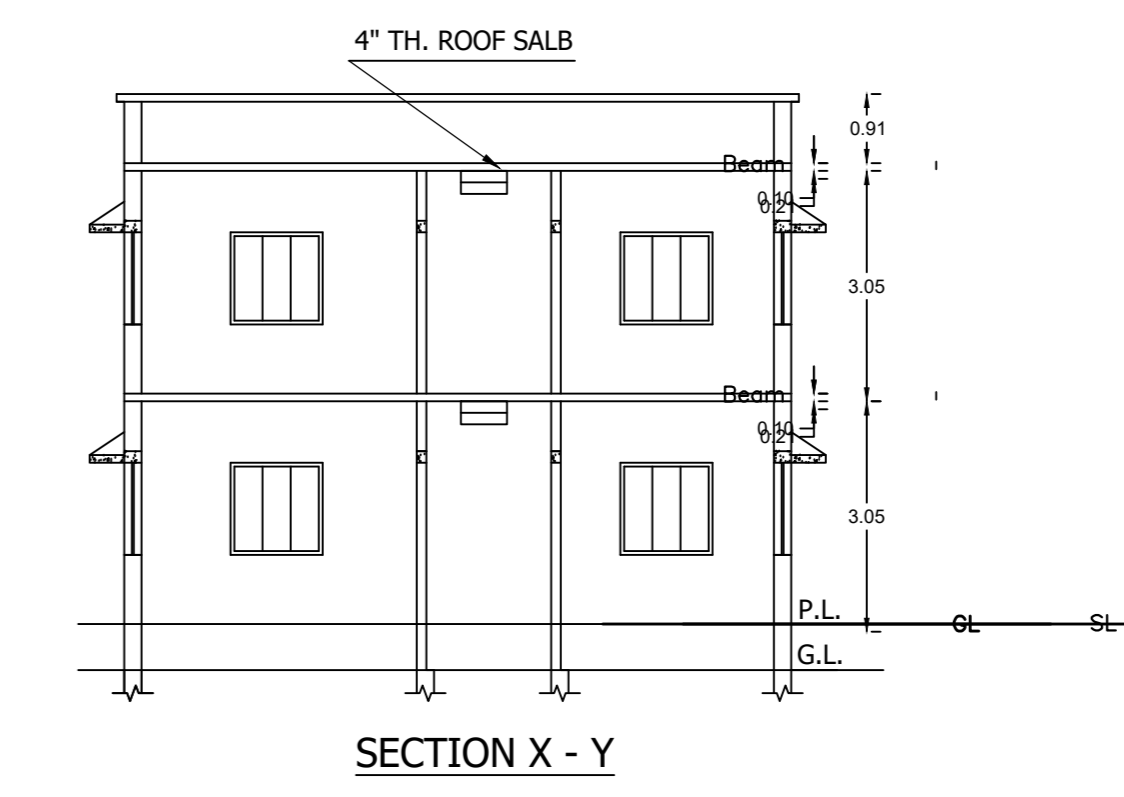


TERRACE FLOOR PLAN  
(SCALE 1:100)



SECTION A - B

SECTION A - B



SECTION X - Y

Building :A (A)

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	137.33	137.33	137.33	137.33	01
First Floor	137.33	137.33	137.33	137.33	00
Terrace Floor	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>274.66</b>	<b>274.66</b>	<b>274.66</b>	<b>274.66</b>	<b>01</b>
Total Number of Same Building	1				
<b>Total :</b>	<b>274.66</b>	<b>274.66</b>	<b>274.66</b>	<b>274.66</b>	<b>01</b>

SCHEDULE OF DOOR:

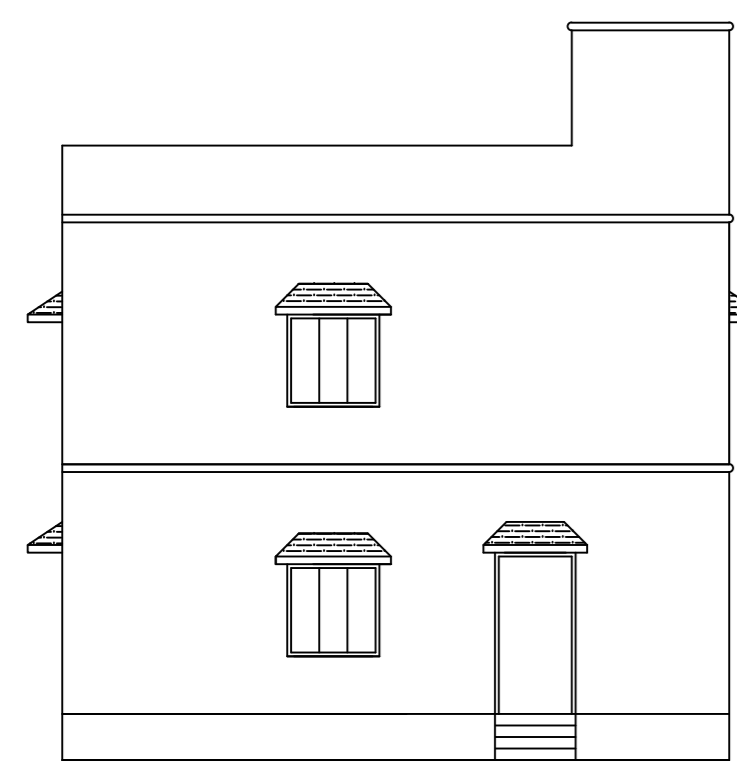
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	D	0.91	2.10	10
A(A)	D	1.04	2.10	02
A(A)	D	1.09	2.10	06
A(A)	D	1.22	2.10	04
A(A)	D	1.46	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

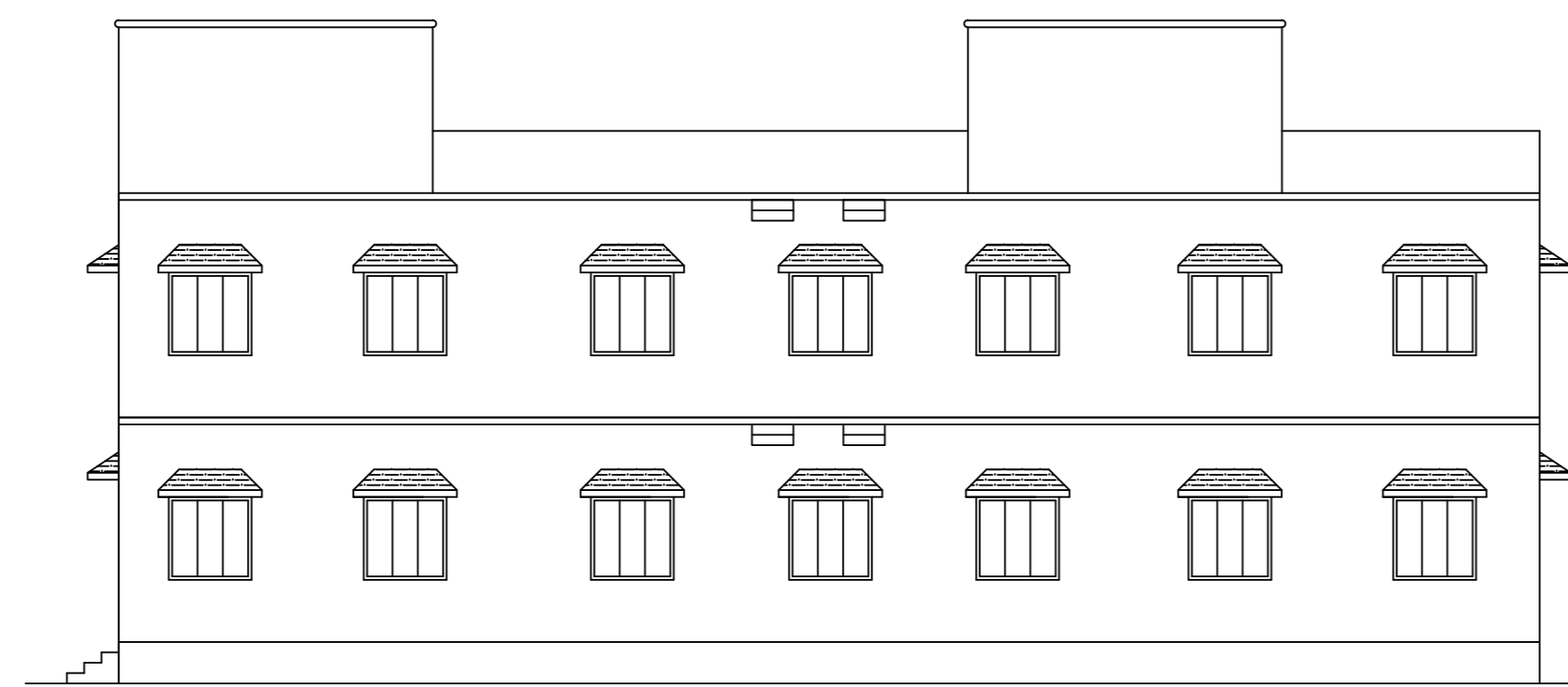
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	W	1.37	1.20	24

UnitBUA Table for Building :A (A)

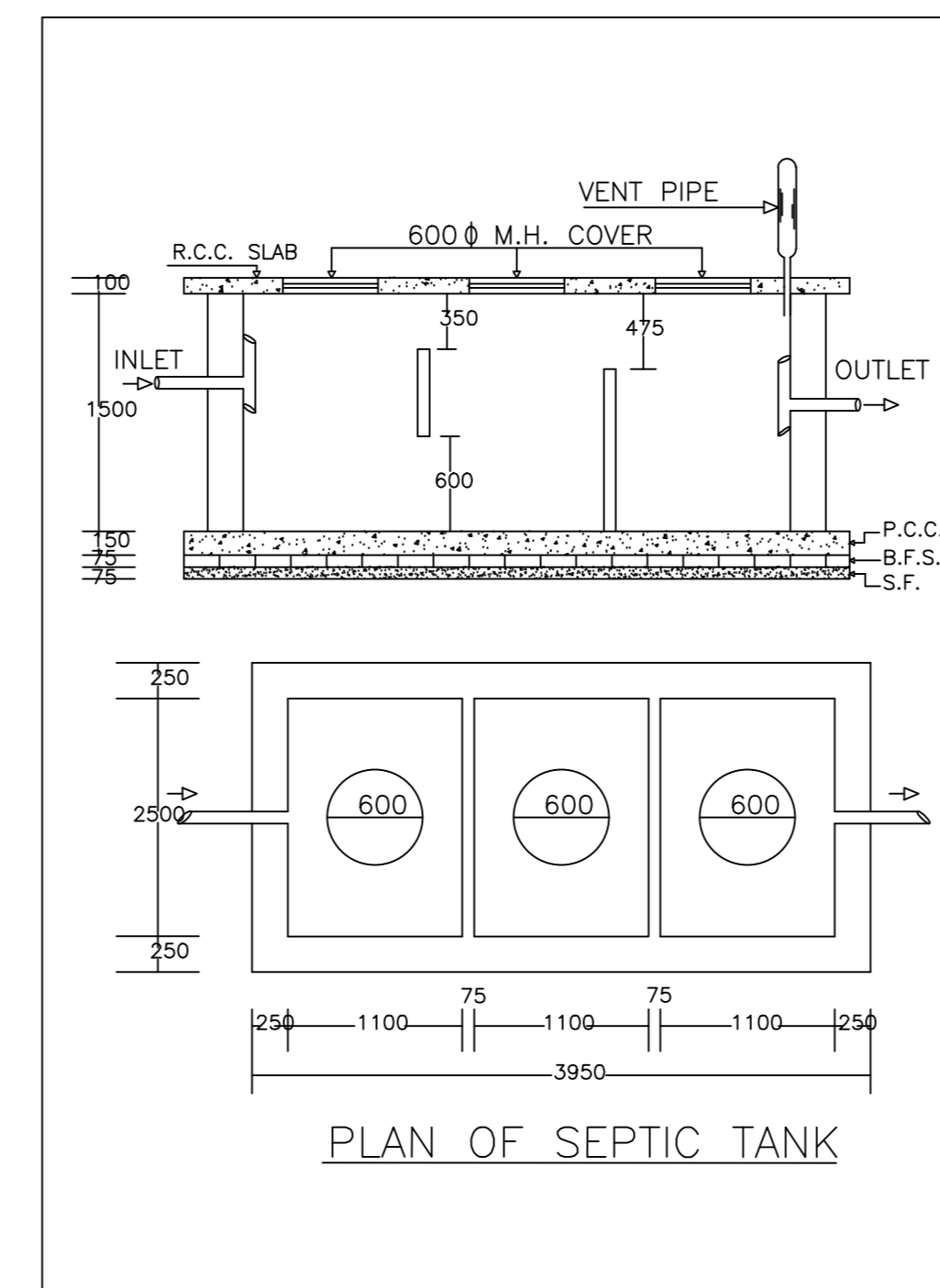
FLOOR	Name	UNIBUA Type	UNIBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	274.67	274.64	12	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	12	0
<b>Total :</b>	-	-	<b>274.67</b>	<b>274.64</b>	<b>24</b>	<b>1</b>



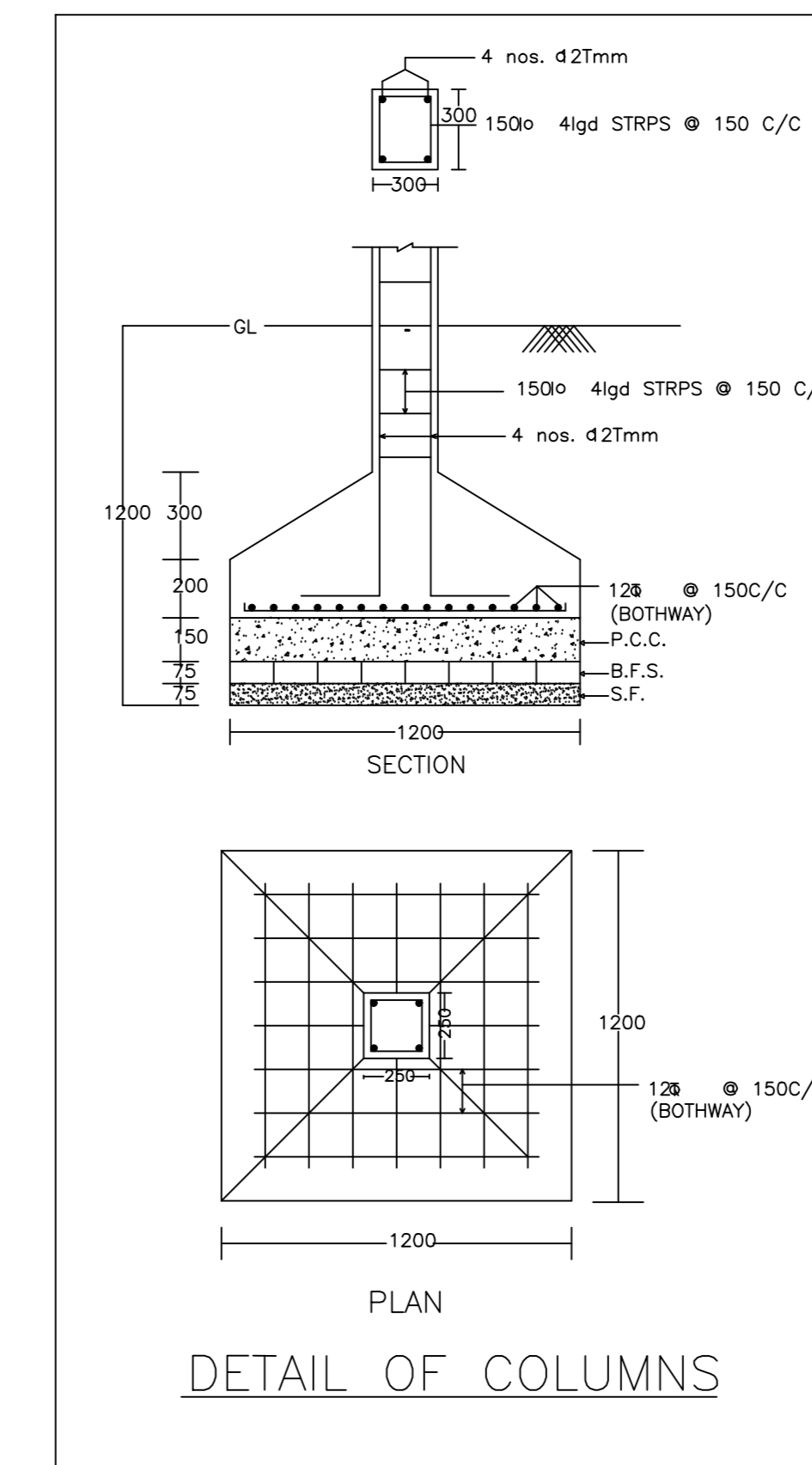
FRONT ELEVATION



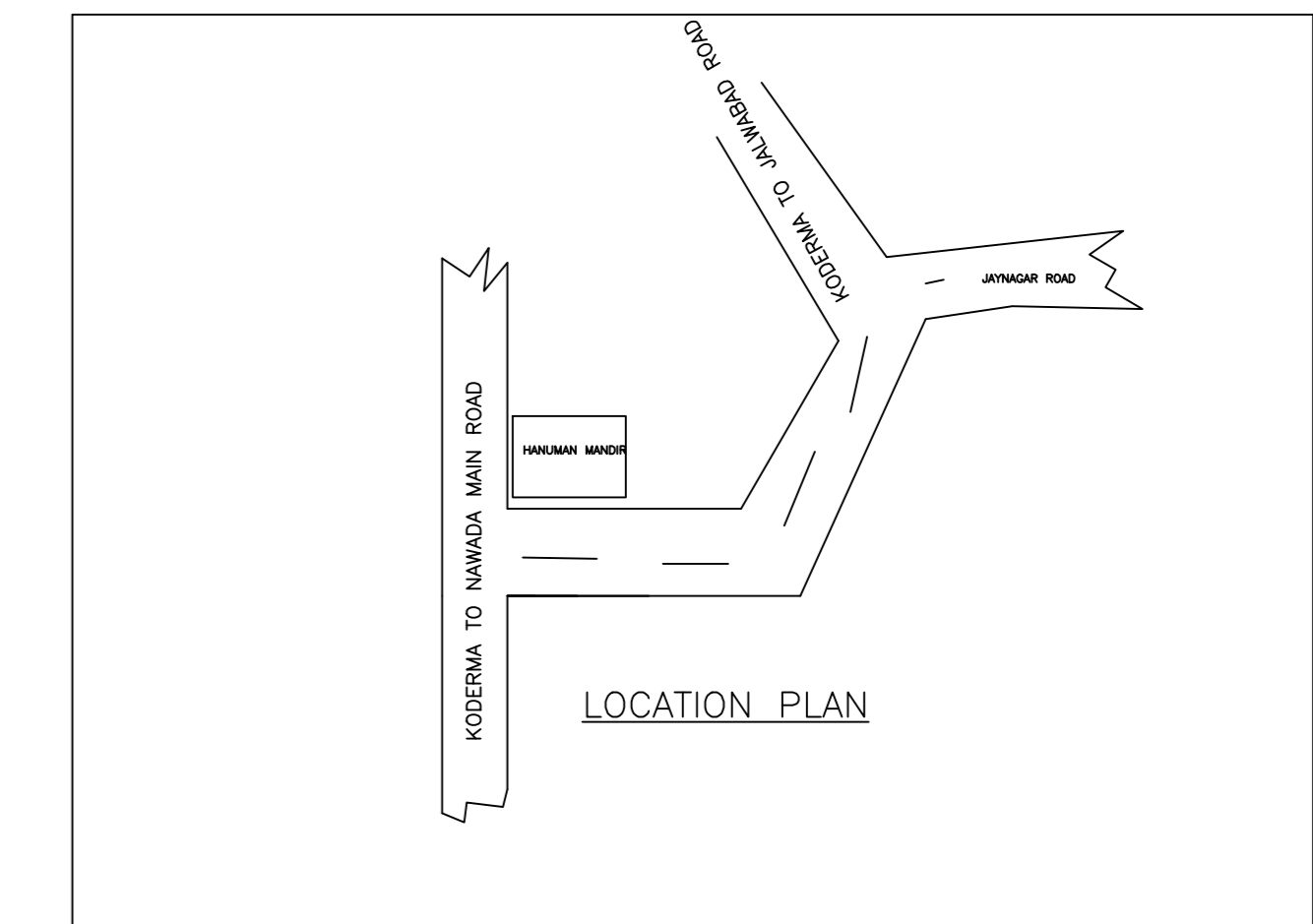
RIGHT SIDE ELEVATION



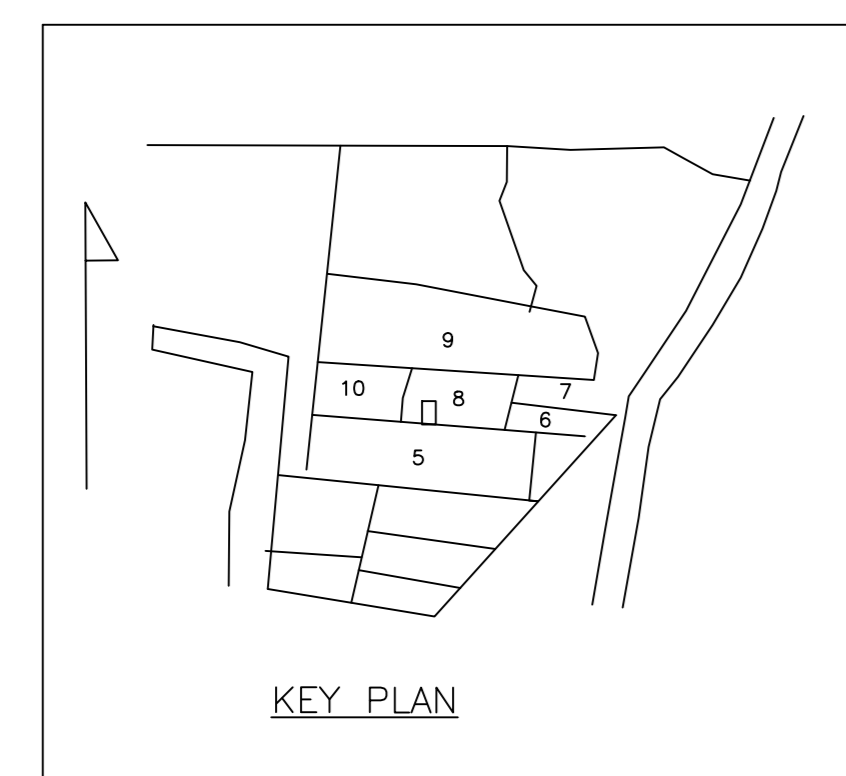
PLAN OF SEPTIC TANK



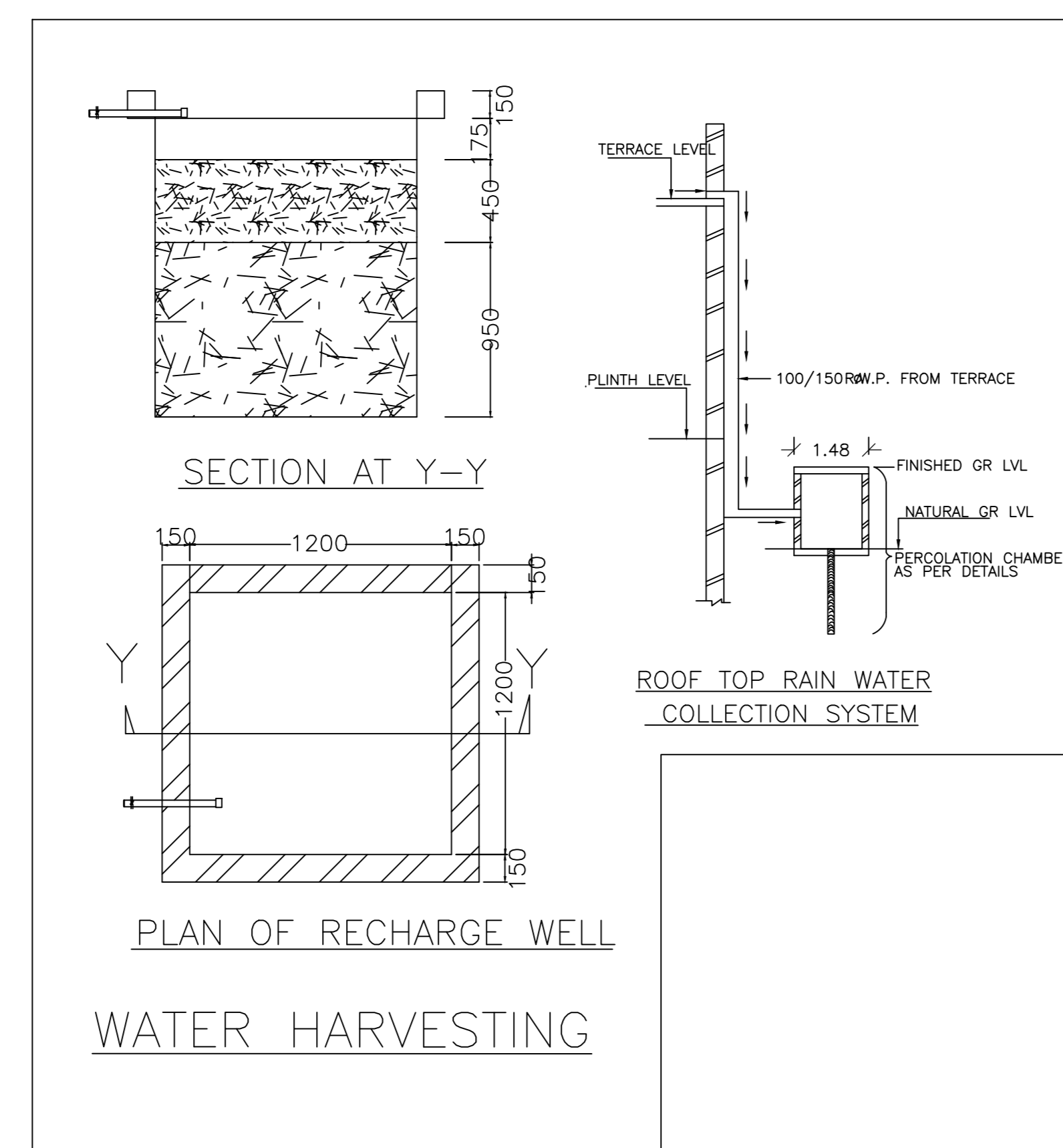
DETAIL OF COLUMNS



LOCATION PLAN



KEY PLAN



PLAN OF RECHARGE WELL  
WATER HARVESTING

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