

SITE PLAN

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 (BASANT PANDEY)	Residential	ResiComm Bldg	Non-Highrise	GROUND FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				FIRST FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-

Proposal Basic Information

Proposal File No.	KONPC/BP/0041/W07/2024
Owner Name	BASANT PANDEY
Khata No	98
Plot No	1938
Village Name	Kodarma
Use	Residential
SubUse	ResiComm Bldg

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.		
A (BASANT PANDEY)	Residential	ResiComm Bldg	>0	1	1.00	1	1	-	-	-	-		
			>0	1	1.00	-	-	-	-	-	-		
	Commercial	Shop	>0	1	1.00	-	-	1	1	-	-		
			>0	50	39.95	1	1	-	-	-	-		
Total :			-	-	-	2	2	-	1	0	-	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
Total Visitor Parking	1	12.50	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	3	6.00	3	6.00
Total		43.50		50.50

AREA STATEMENT KODERMA NAGAR PANCHAYAT	VERSION NO.: 1.0.72 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	PlotNearbyReligiousStructure: NA	
Inward No: KONPC/BP/0041/W07/2024	Plot/SubPlot No: 1938	
Application Type: General Proposal	North: Plot No. - PLOT OF LAKHAN SAW	
Project Type: Building Permission	South: Road Width - 18.30 MTR WIDE MAIN ROAD	
Nature of Development: New	East: Plot No. - PLOT OF BHUNESHWAR SINGH	
Location of Development Area: Old Area	West: Plot No. - PLOT OF JAGRANATH PANDEY	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	283.01
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	283.01
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		32.67
Total		32.67
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	250.35
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	283.01
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	283.01
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		169.81
Proposed Coverage Area ( 49.64 % )		140.49
Total Prop. Coverage Area ( 49.64 % )		140.49
Balance coverage area ( 10.36 % )		29.32
FAR CHECK		
Perm. FAR Area ( 2.000 )		566.02
Total Perm. FAR area		566.02
Residential FAR		217.87
Commercial FAR		39.95
Proposed FAR Area		257.82
Total Proposed FAR Area		257.82
Consumed FAR (Factor)		0.91
Balance FAR Area		308.20
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		280.98
ARCHITECT (Regd)		Anil Kumar Singh
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		BASANT PANDEY
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

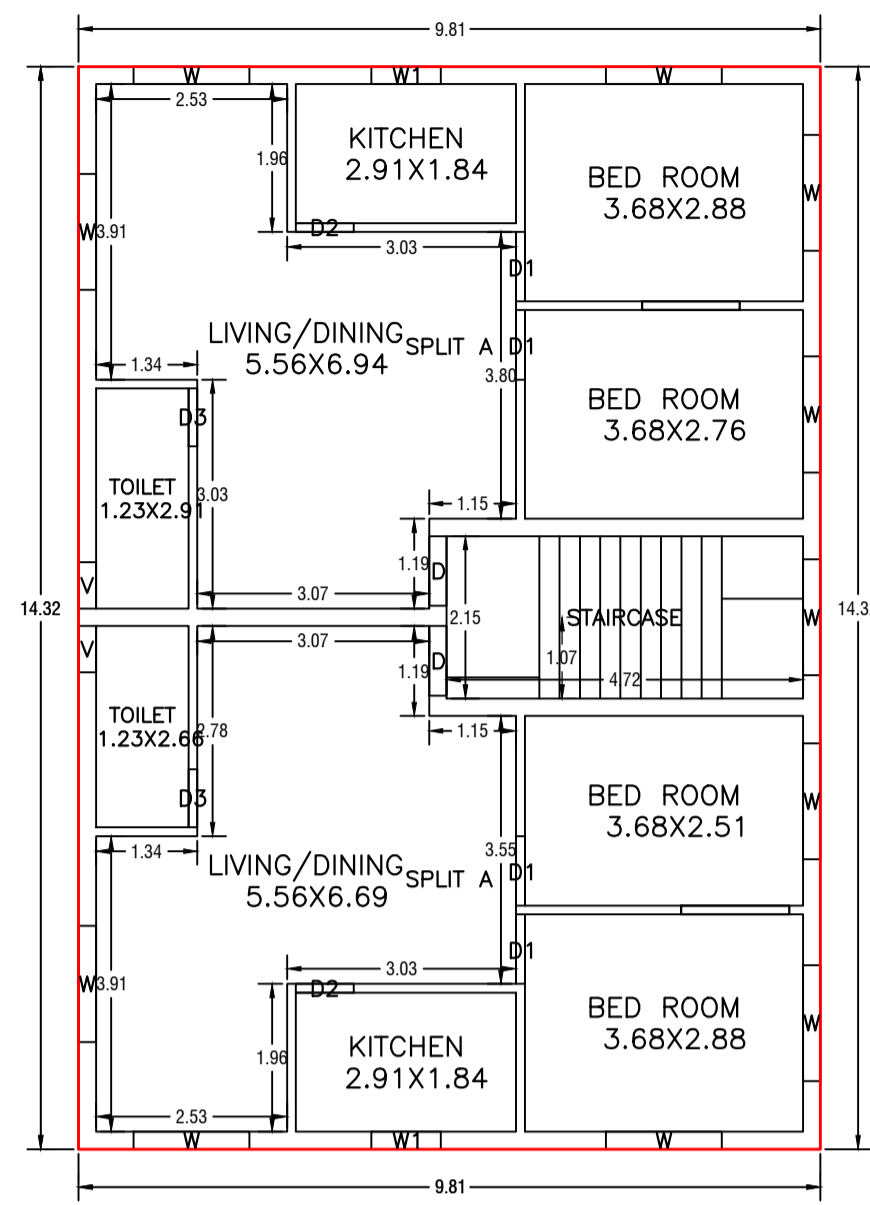
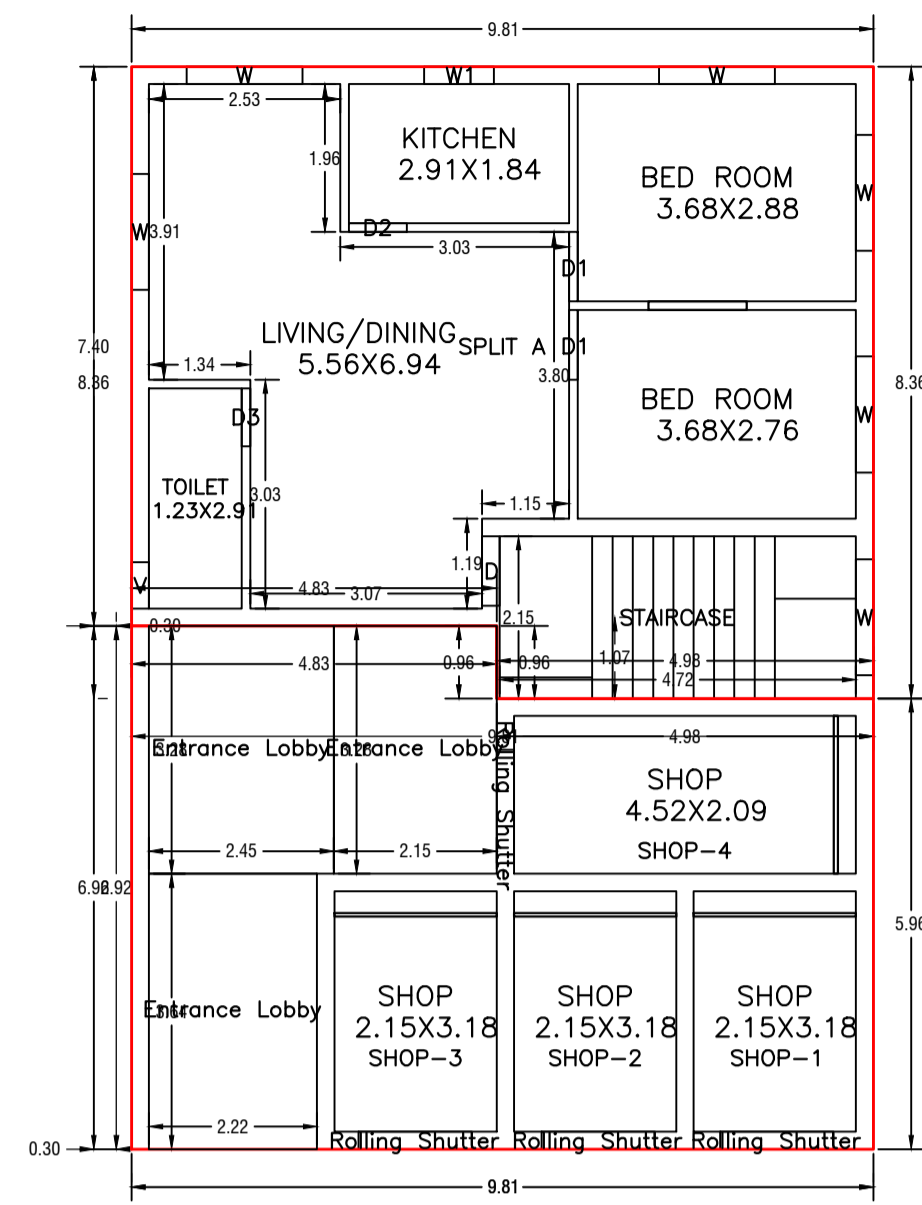
Floor Name	Building Name A (BASANT PANDEY)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	140.49	117.32	140.49	117.32
First Floor	140.49	140.49	140.49	140.49
Terrace Floor	0.00	0.00	0.00	0.00
Total :	280.98	257.81	280.98	257.81

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Accessory Use	Proposed FAR Area (Sq.mt.) Resi. Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BASANT PANDEY)	1	280.98	23.17	217.87	39.95	257.81	05
Grand Total :	1	280.98	23.17	217.87	39.95	257.81	05

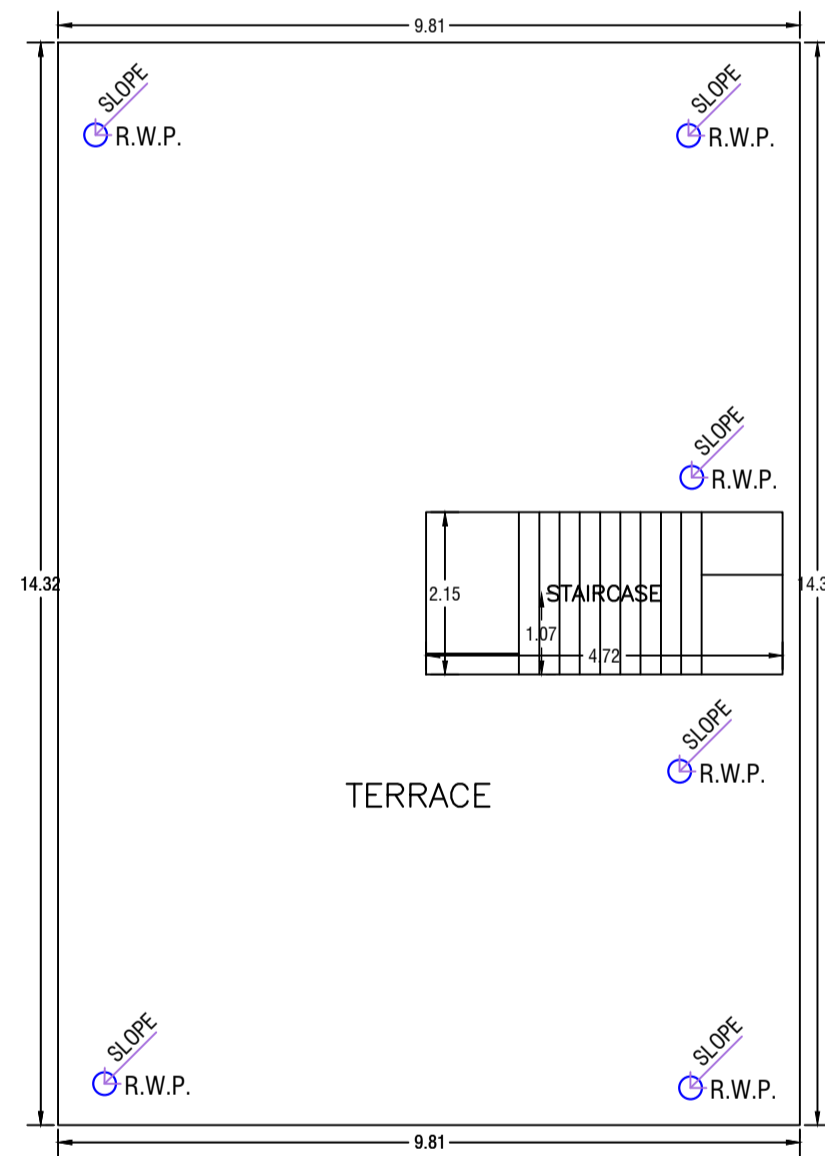
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/0001/2017			

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SubUse	ResiComm Bldg

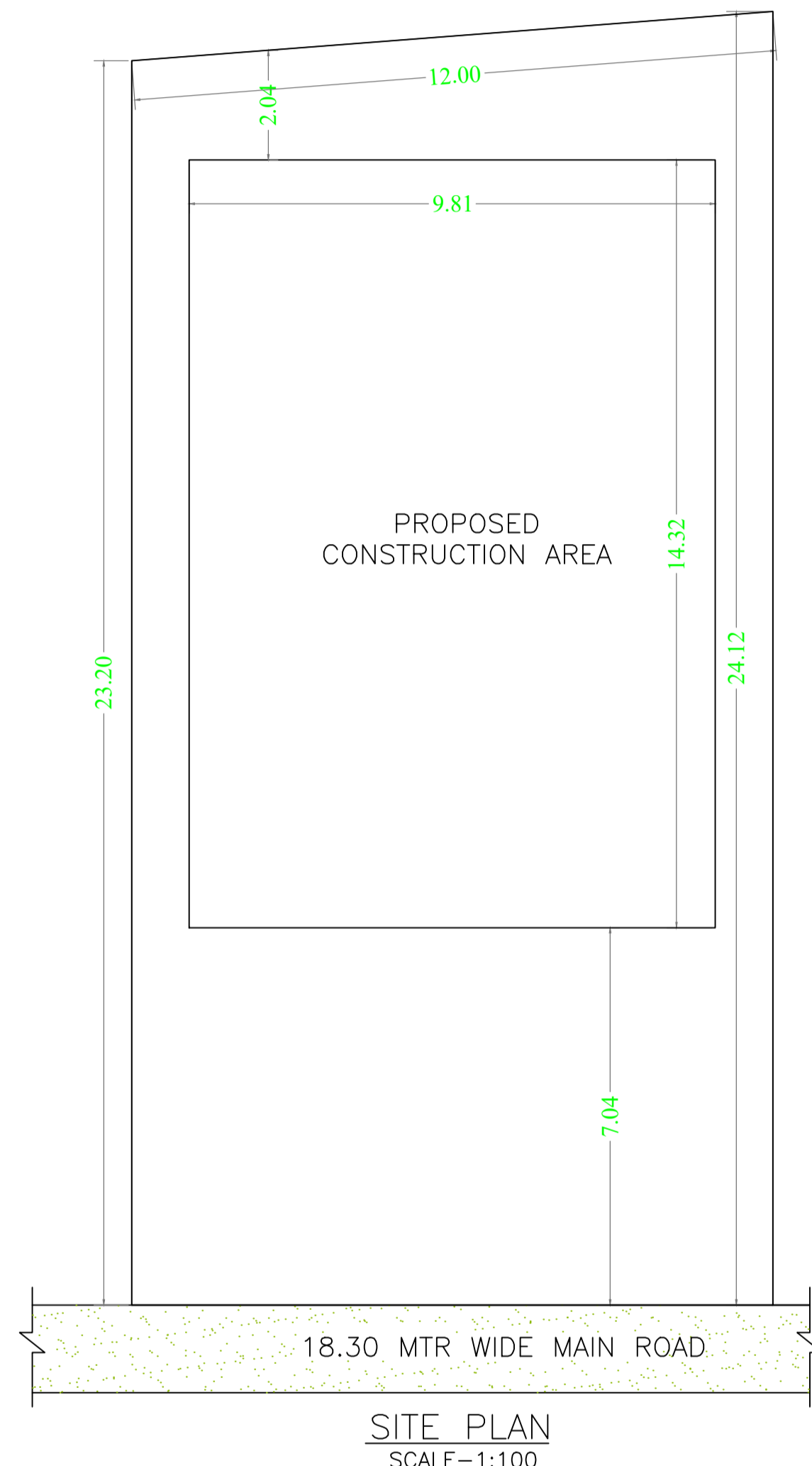
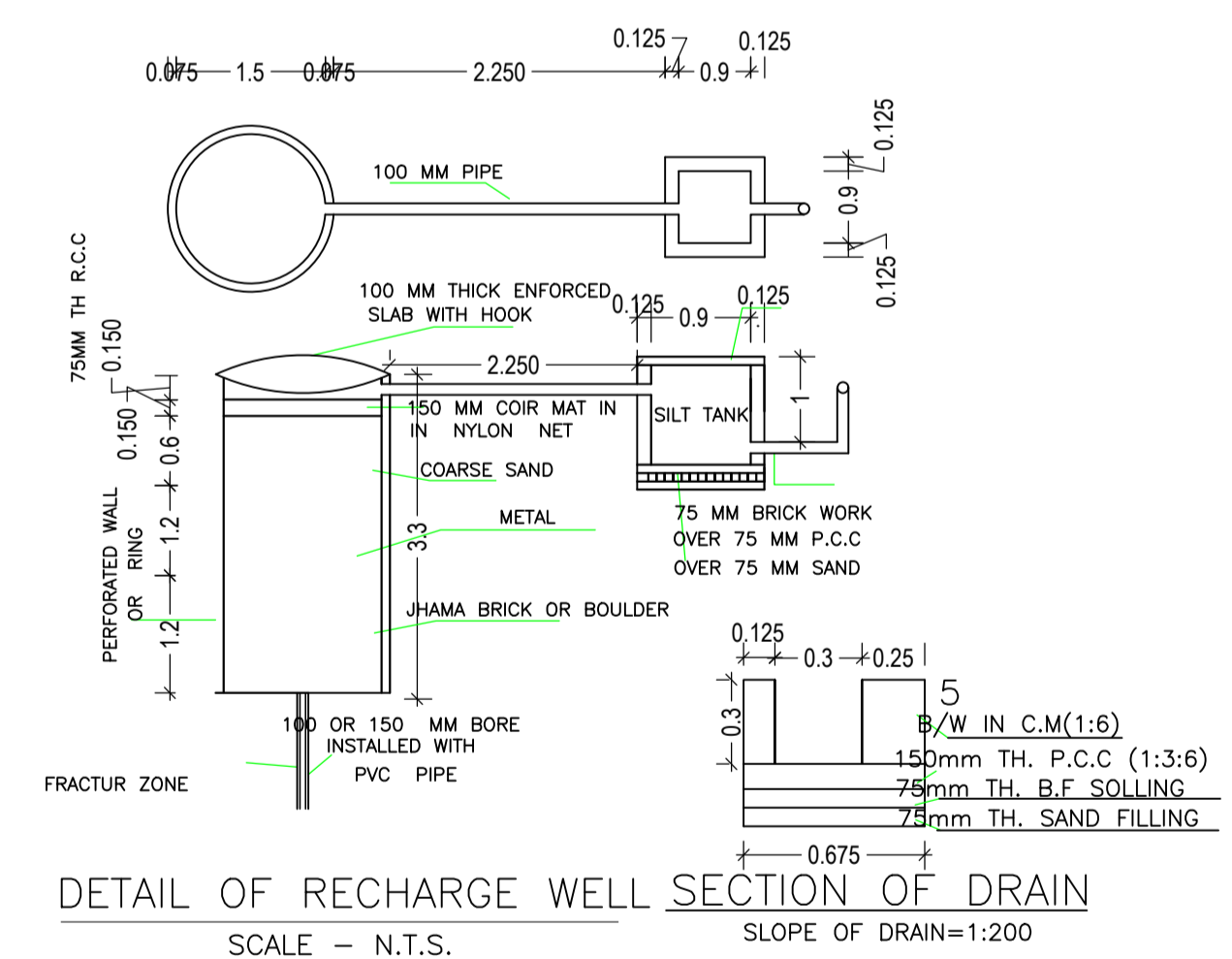
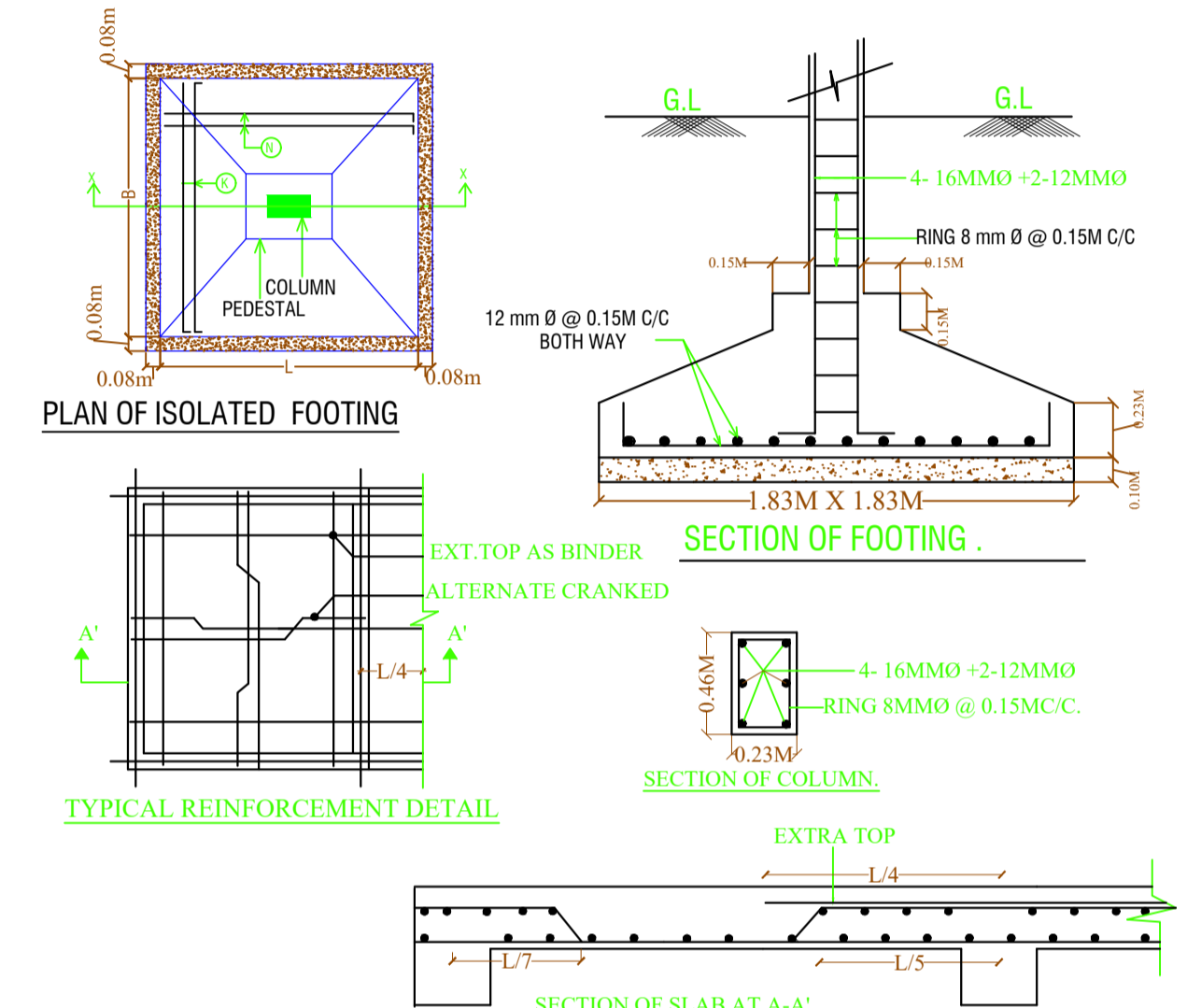
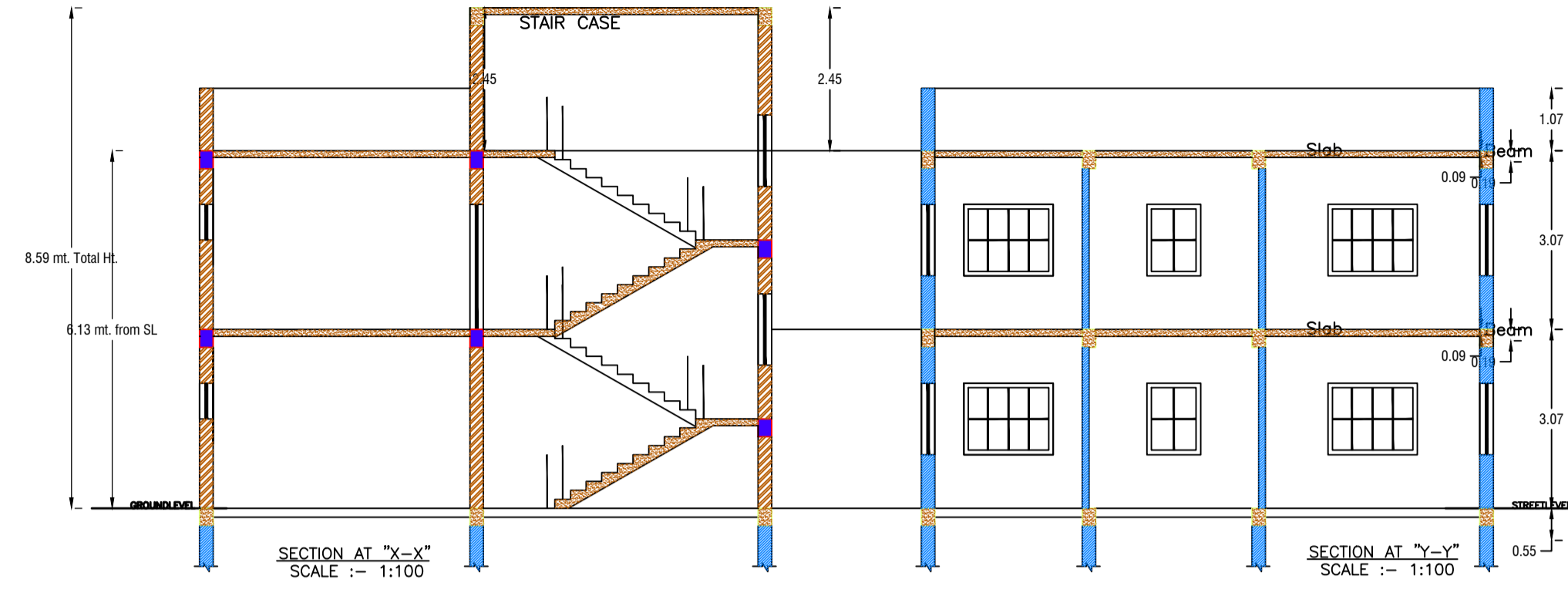


FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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



TERRACE FLOOR PLAN  
(SCALE 1:100)



SITE PLAN  
SCALE-1:100

Building :A (BASANT PANDEY)

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.)	Tnmt (No.)
		Accessory Use	Resi.	Commercial	Resi.			
Ground Floor	140.49	23.17	77.38	39.95	117.32	117.32	05	
First Floor	140.49	0.00	140.49	0.00	140.49	140.49	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	280.98	23.17	217.87	39.95	257.81	257.81	05	
Total Number of Same Buildings	1							
Total :	280.98	23.17	217.87	39.95	257.81	257.81	05	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANT PANDEY)	D2	0.77	2.13	03
A (BASANT PANDEY)	D3	0.77	2.13	03
A (BASANT PANDEY)	D1	0.92	2.13	06
A (BASANT PANDEY)	D	0.92	2.13	03
A (BASANT PANDEY)	Rolling Shutter	1.50	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

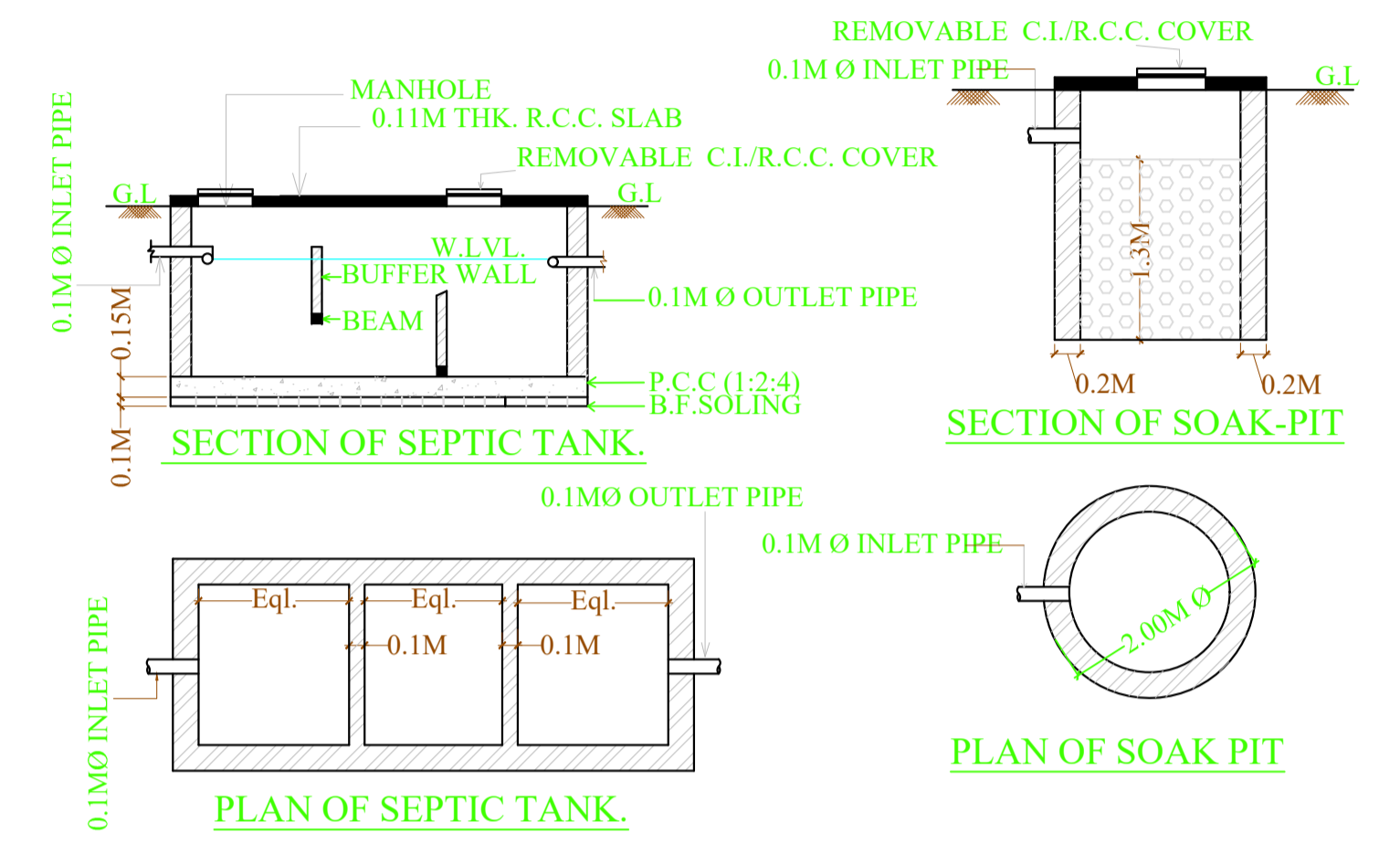
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BASANT PANDEY)	V	0.61	2.70	03
A (BASANT PANDEY)	W1	0.92	2.70	03
A (BASANT PANDEY)	W	1.53	2.70	17

UnitBUA Table for Building :A (BASANT PANDEY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-1	SHOP	6.83	6.73	1	5
	SHOP-2	SHOP	6.83	6.73	1	
	SHOP-3	SHOP	6.83	6.73	1	
	SHOP-4	SHOP	9.45	9.34	1	
FIRST FLOOR PLAN	SPLIT A	FLAT	174.72	174.26	5	0
	SPLIT A	FLAT	0.00	0.00	5	
	SPLIT A	FLAT	0.00	0.00	5	
Total:	-	-	204.66	203.78	19	5

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Anil Kumar Singh KONPC/ENG/001/2017			

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