

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 Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (A)	1	134.77	21.65	113.12	113.12	113.12	01
Grand Total :	1	134.77	21.65	113.12	113.12	113.12	01

Proposal Basic Information

Proposal File No.	KONPC/BP/0035/W03/2024
Owner Name	MOHAMMED ZAINUL
Khata No	10
Plot No	74,75
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. : 1.0.70
KODERMA NAGAR	VERSION DATE: 16/10/2020
PANCHAYAT	
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: KODERMA	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: KODERMA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA
Inward No: KONPC/BP/0035/W03/2024	Plot/SubPlot No: 74,75
Application Type: General Proposal	North: Road Width - 3.65
Project Type: Building Permission	South: Plot No. - plot rest 75 ashma khatur
Nature of Development: New	East: Plot No. - MD HASEEB
Location of Development Area: Old Area	West: Plot No. - MD IRFAN
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 106.70
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 106.70
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	9.81
Total	9.81
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 96.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 106.70
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 106.70
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	74.69
Proposed Coverage Area ( 63.15 % )	67.38
Total Prop. Coverage Area ( 63.15 % )	67.38
Balance coverage area ( 6.85 % )	7.31
FAR CHECK	
Perm. FAR Area ( 1.500 )	160.05
Total Perm. FAR area	160.05
Residential FAR	113.12
Proposed FAR Area	113.12
Total Proposed FAR Area	113.12
Consumed FAR (Factor)	1.06
Balance FAR Area	46.93
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	134.77
ARCHITECT (Regd)	DEEPAK KUMAR SAW
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MOHAMMED ZAINUL
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)	Light Blue
EXISTING (To be demolished)	Orange

Buildingwise Floor FAR Details

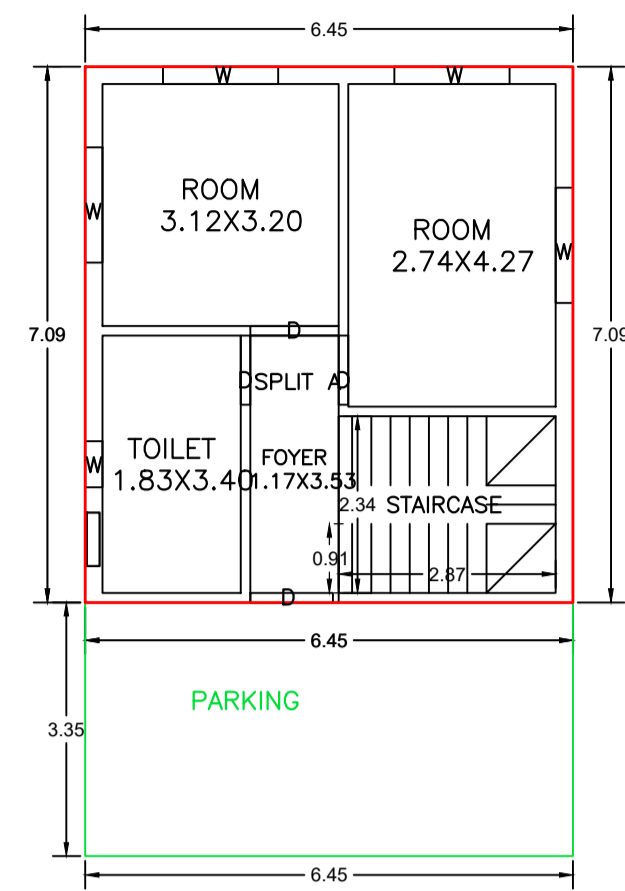
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	67.39	45.74	67.39	45.74
First Floor	67.38	67.38	67.38	67.38
Terrace Floor	0.00	0.00	0.00	0.00
Total :	134.77	113.12	134.77	113.12

Building USE/SUBUSE Details

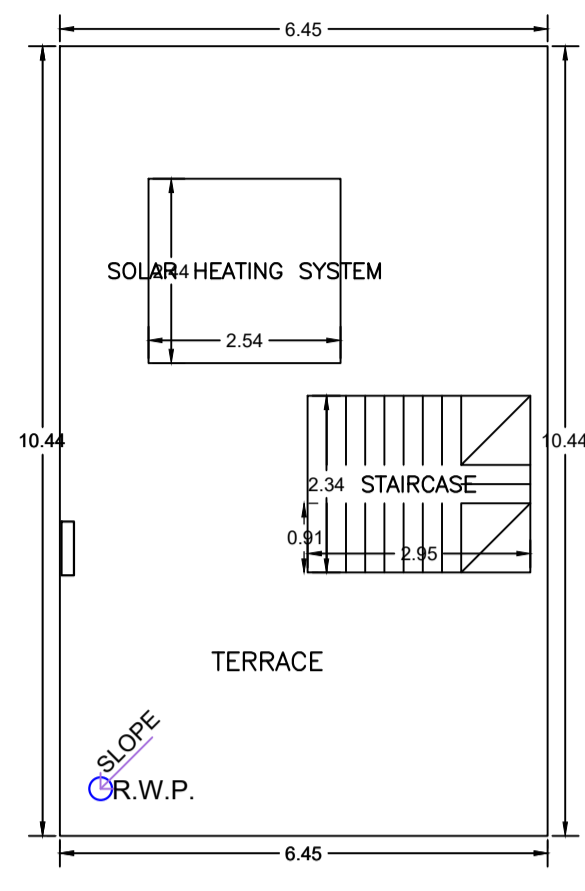
Building Name	Building Use	Building SubUse	Building Structure
A (A)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SAW KONPC/ENG/0002/2023			

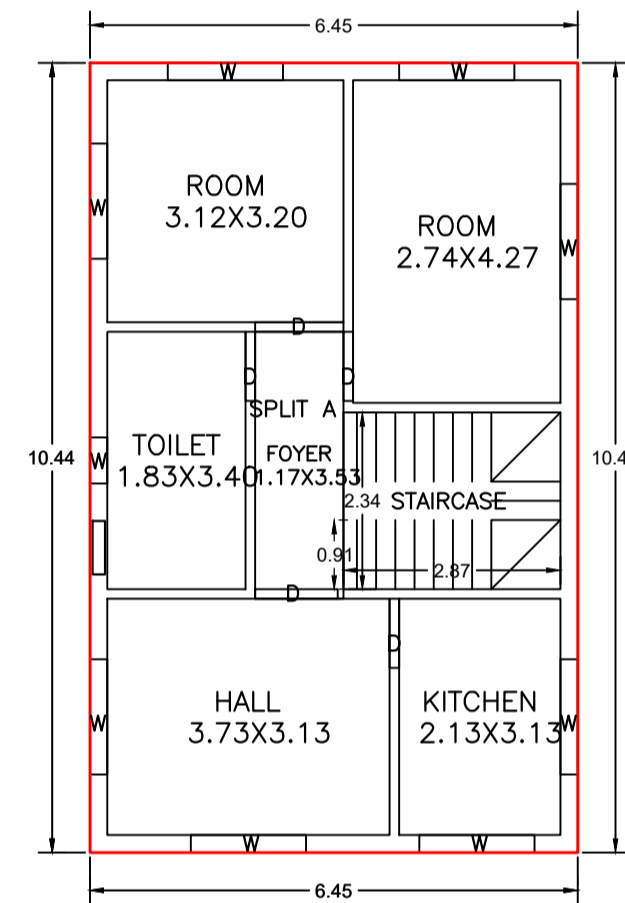
Proposal Basic Information	
Proposal File No.	KONPC/BP/0035/W03/2024
Owner Name	MOHAMMED ZAINUL
Khata No	10
Plot No	74,75
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



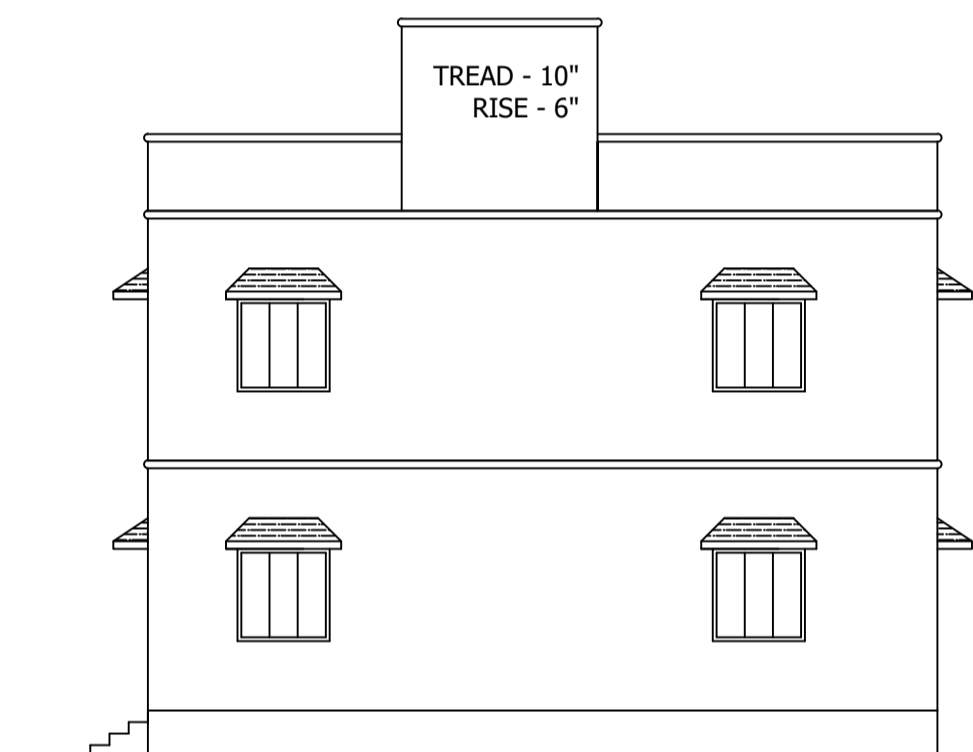
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



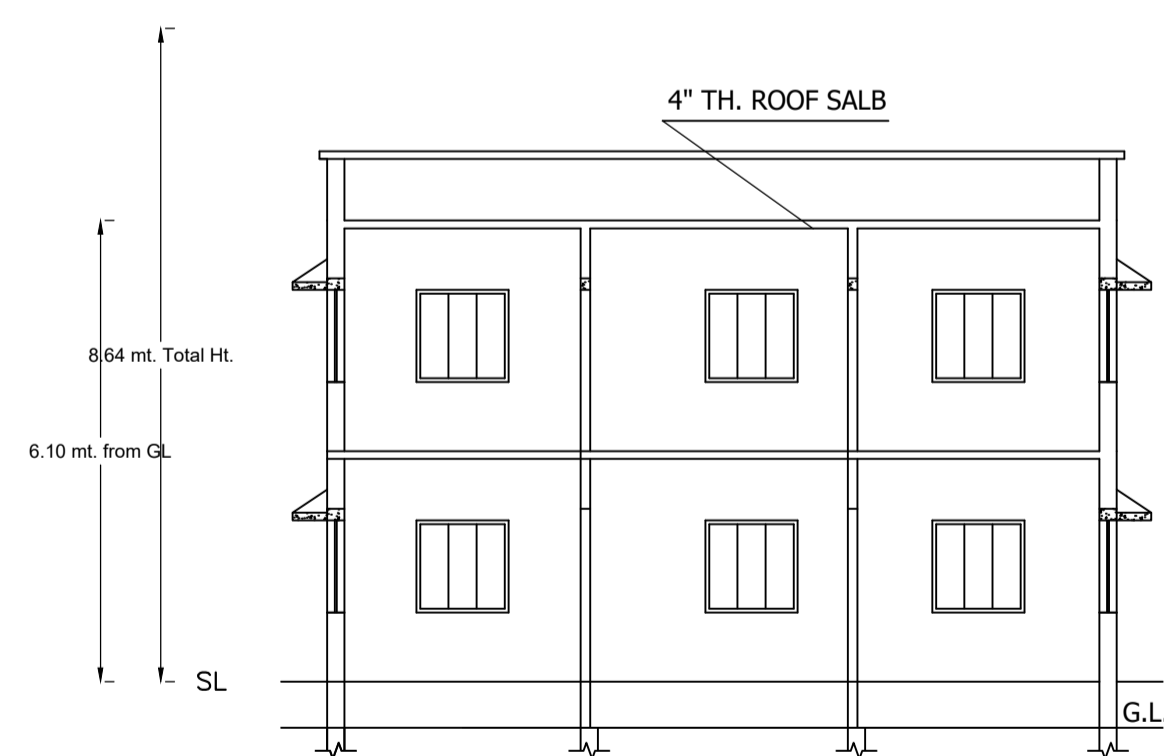
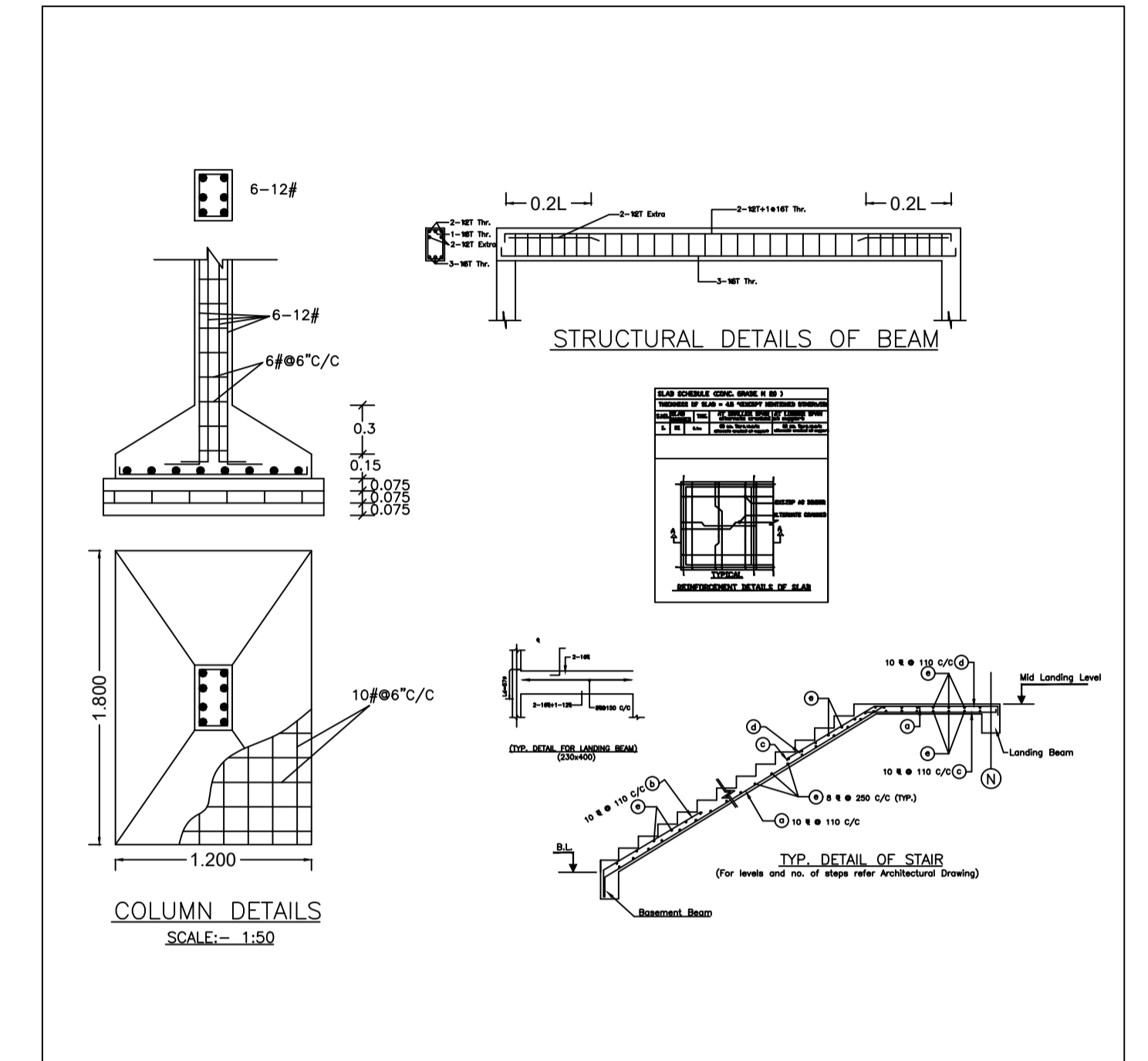
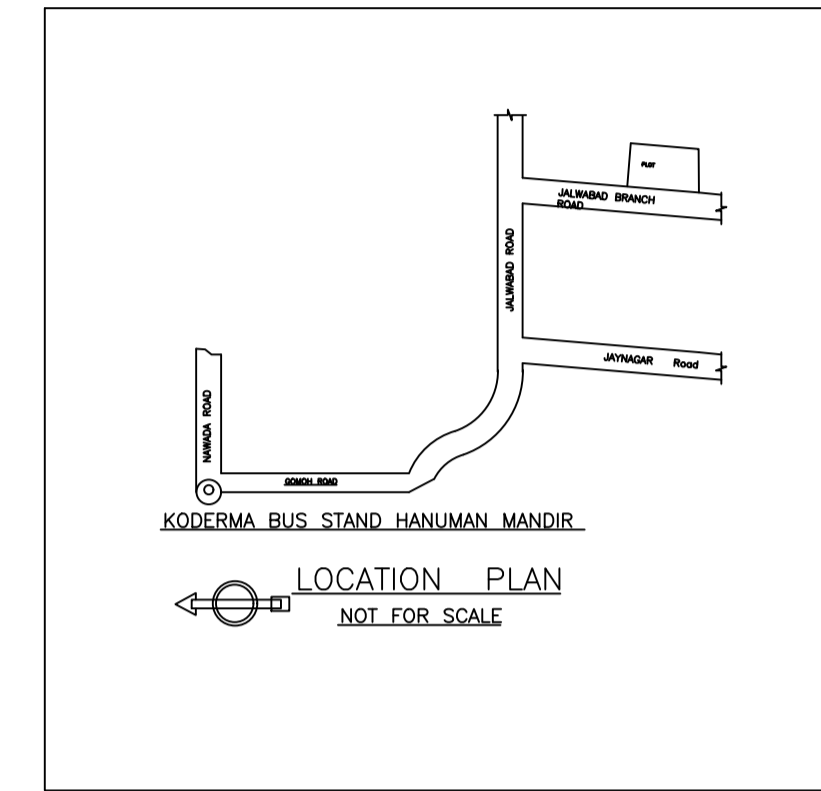
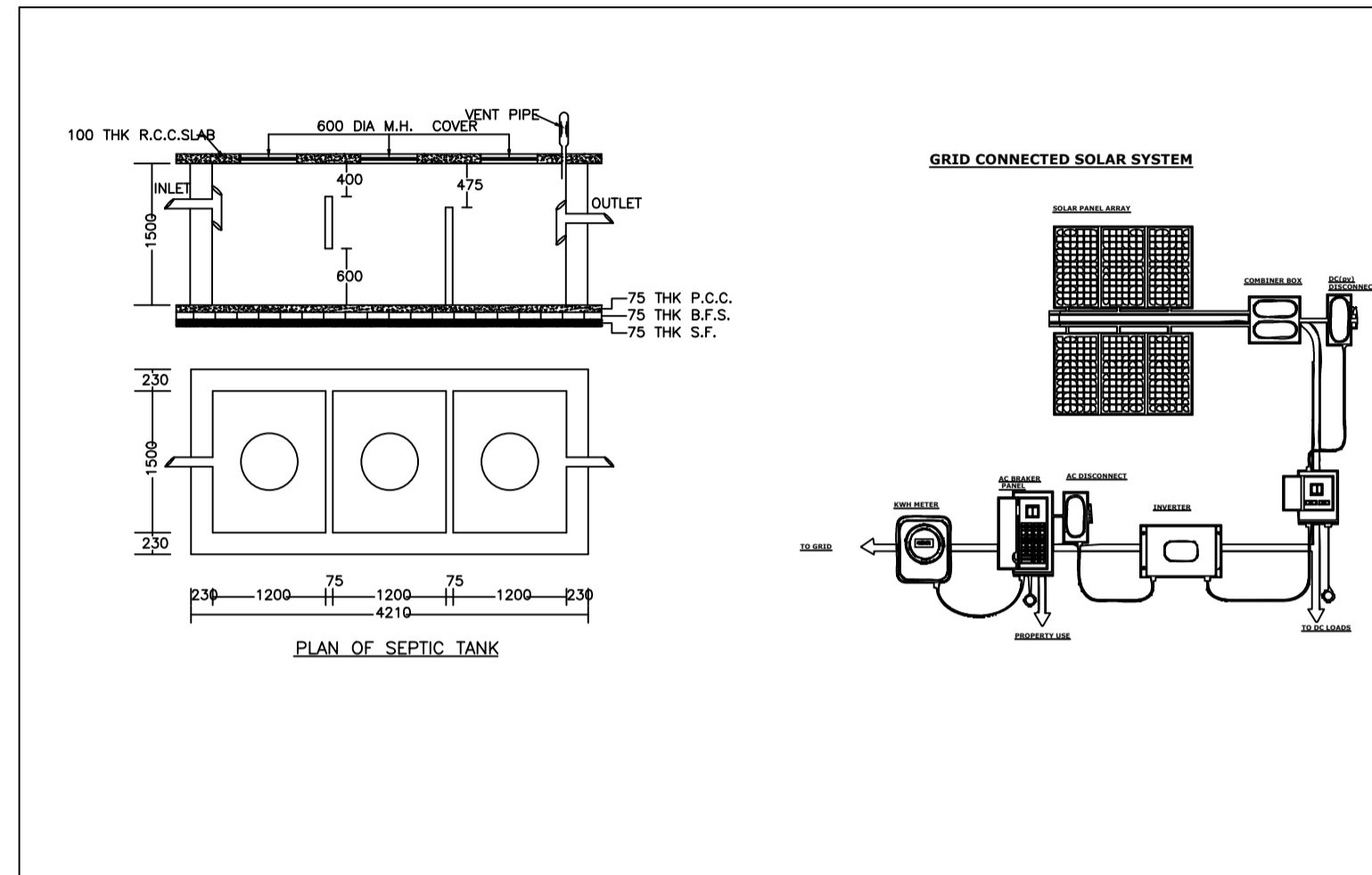
TERRACE FLOOR PLAN (SCALE 1:100)



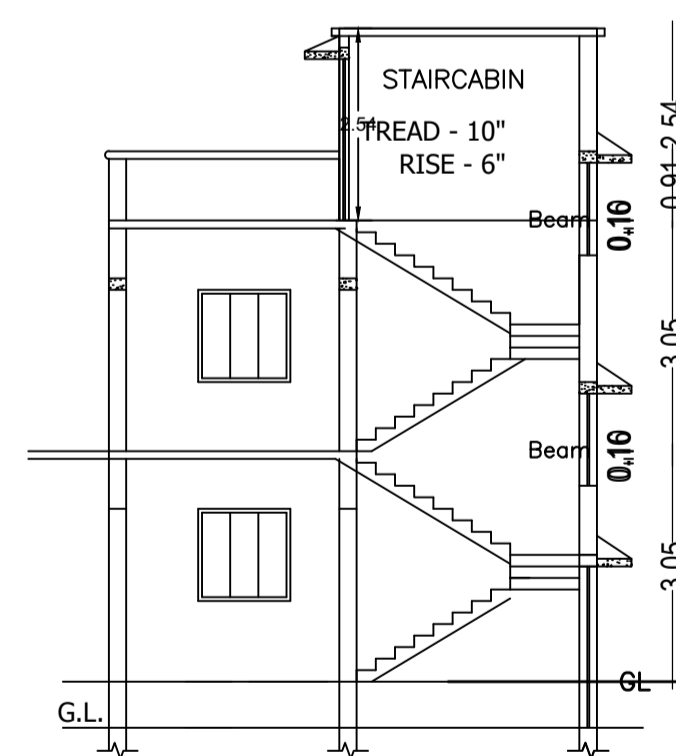
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



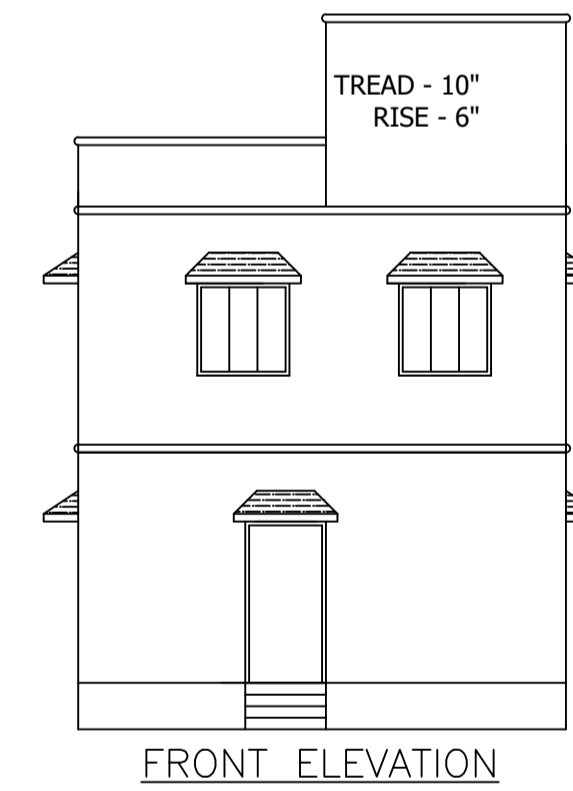
RIGHT SIDE ELEVATION



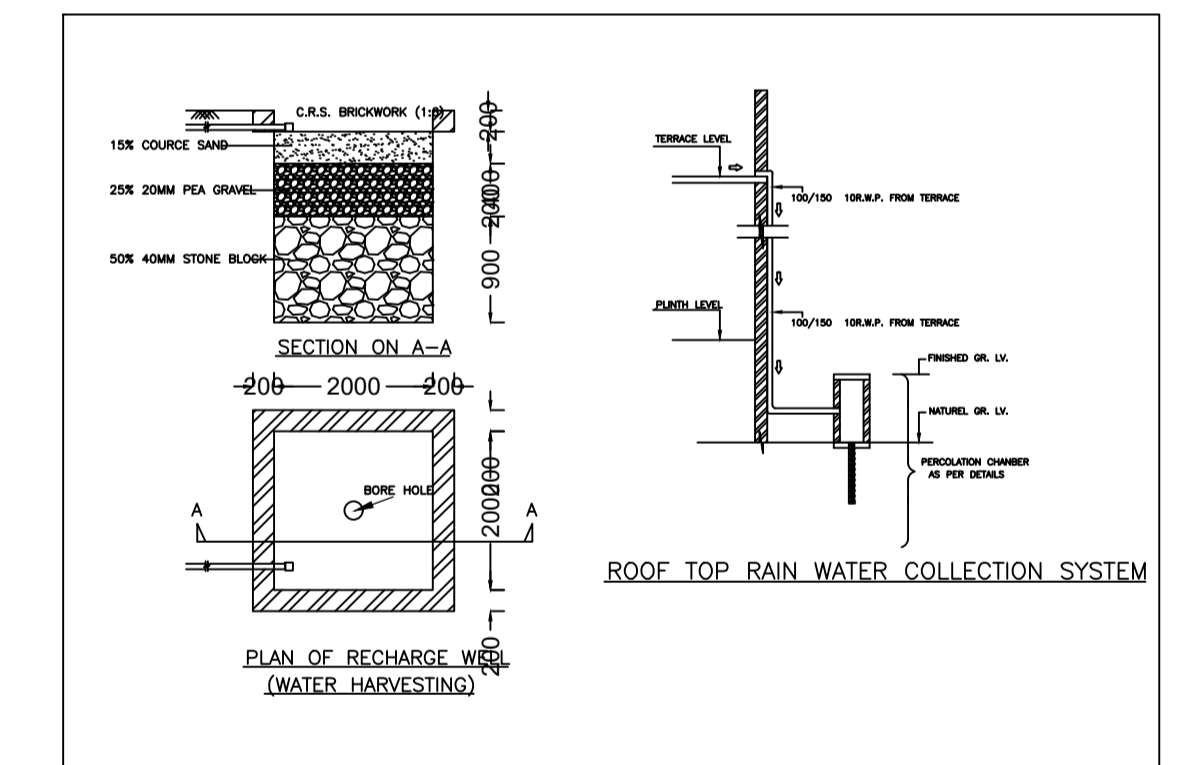
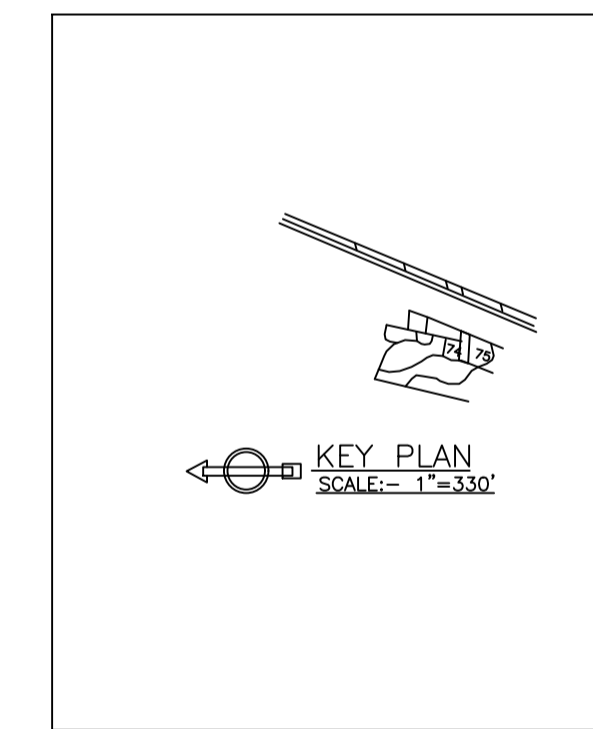
SECTION X - Y



SECTION A - B



FRONT ELEVATION



Building :A (A)

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.)	Trmt (No.)
		Parking	Resi.				
Ground Floor	67.39	21.65	45.74	45.74	45.74	45.74	01
First Floor	67.38	0.00	67.38	67.38	67.38	67.38	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	134.77	21.65	113.12	113.12	113.12	113.12	01
Total Number of Same Buildings	1						
Total :	134.77	21.65	113.12	113.12	113.12	113.12	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.91	2.10	05
A (A)	D	1.09	2.10	02
A (A)	D	1.17	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	02
A (A)	W	1.52	1.20	12

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	FLAT	113.12	112.88	4	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	113.12	112.88	10	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DEEPAK KUMAR SAW KONPC/ENG/0002/2023			