

SITE PLAN  
SCALE 1:100

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AAA (PRADEEP KUMAR PANDIT)	1	266.01	266.01	266.01	266.01	01
<b>Grand Total :</b>	<b>1</b>	<b>266.01</b>	<b>266.01</b>	<b>266.01</b>	<b>266.01</b>	<b>01</b>

Proposal Basic Information

Proposal File No.	KONPC/BI/0036/W15/2024
Owner Name	HARIHAR PANDIT PRADEEP KUMAR PANDIT
Khata No	34
Plot No	1635
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT KODERMA NAGAR PANCHAYAT	VERSION NO. : 1.0.70 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: KONPC/BI/0036/W15/2024	Plot/SubPlot No: 1635
Application Type: General Proposal	North: Plot No. - JAYNARAYAN PANDIT
Project Type: Building Permission	South: Road Width - 9M
Nature of Development: New	East: Plot No. - BHAVAN PRAKASH PANDEY
Location of Development Area: Old Area	West: Plot No. - LATE TAPESHWAR PANDEY
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 220.63
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 220.63
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	35.63
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 185.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 220.63
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 220.63
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	154.44
Proposed Coverage Area ( 40.19 % )	88.67
Total Prop. Coverage Area ( 40.19 % )	88.67
Balance coverage area ( 29.81 % )	65.77
FAR CHECK	
Perm. FAR Area ( 2.000 )	441.26
Total Perm. FAR area	441.26
Residential FAR	266.02
Proposed FAR Area	266.02
Total Proposed FAR Area	266.02
Consumed FAR (Factor)	1.21
Balance FAR Area	175.24
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	266.01
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	HARIHAR PANDIT PRADEEP KUMAR PANDIT
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)	White

Buildingwise Floor FAR Details

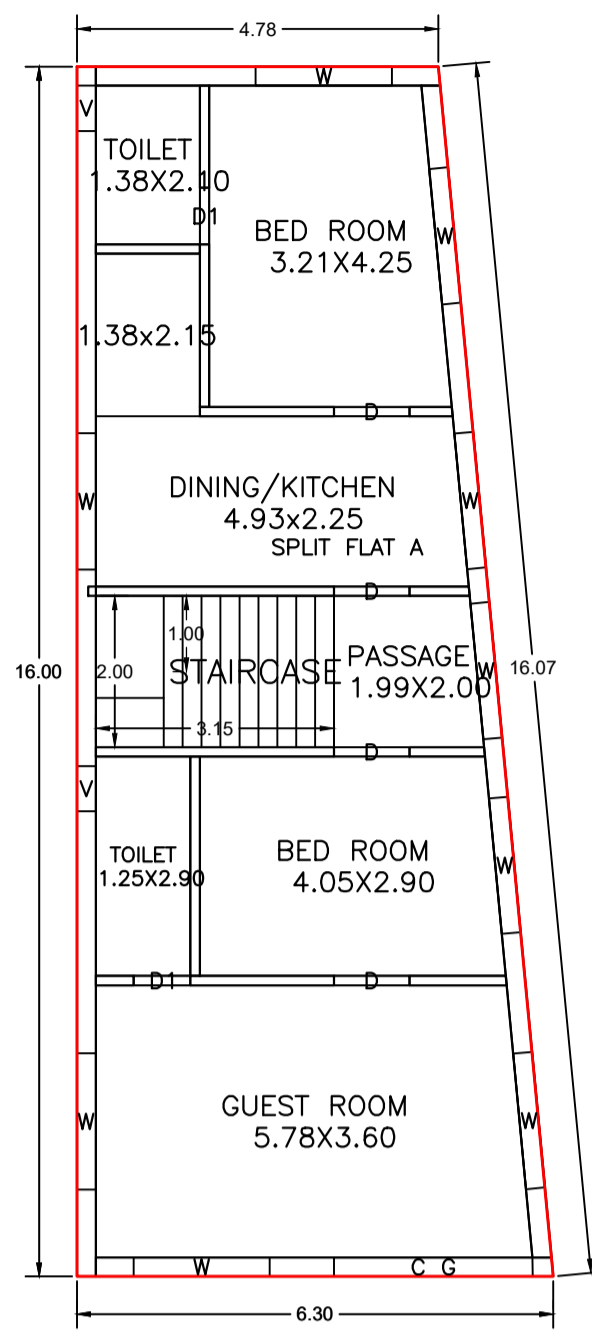
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	88.67	88.67	88.67	88.67
First Floor	88.67	88.67	88.67	88.67
Second Floor	88.67	88.67	88.67	88.67
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>266.01</b>	<b>266.01</b>	<b>266.01</b>	<b>266.01</b>

Building USE/SUBUSE Details

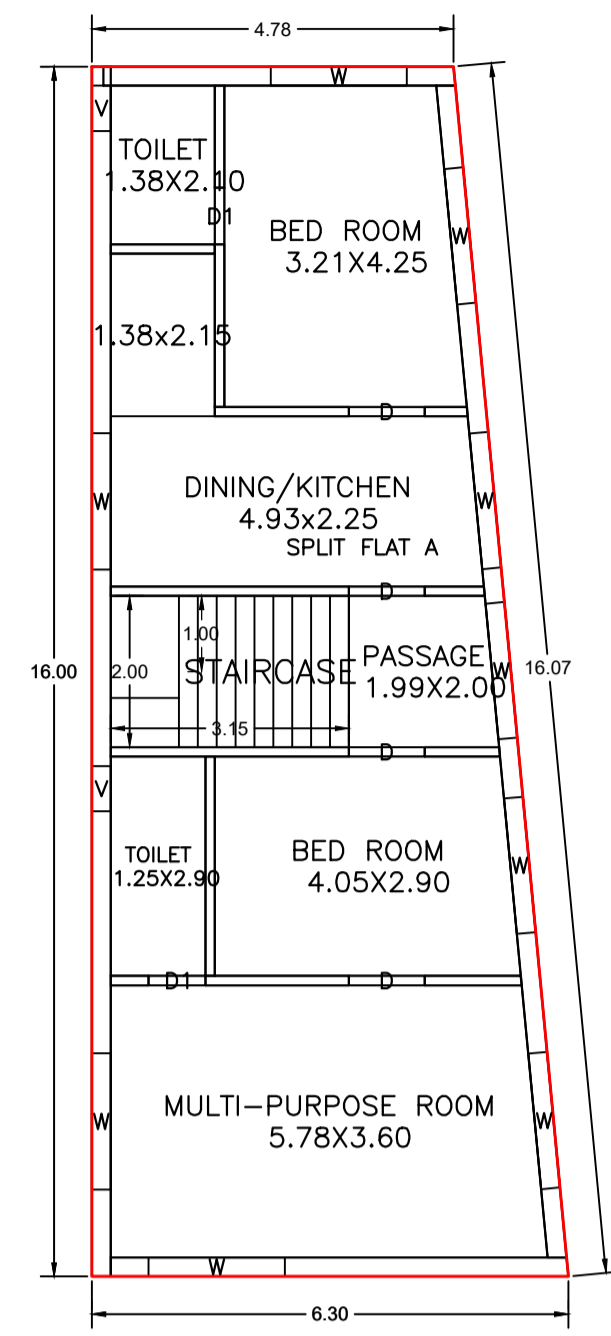
Building Name	Building Use	Building SubUse	Building Structure
AAA (PRADEEP KUMAR PANDIT)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

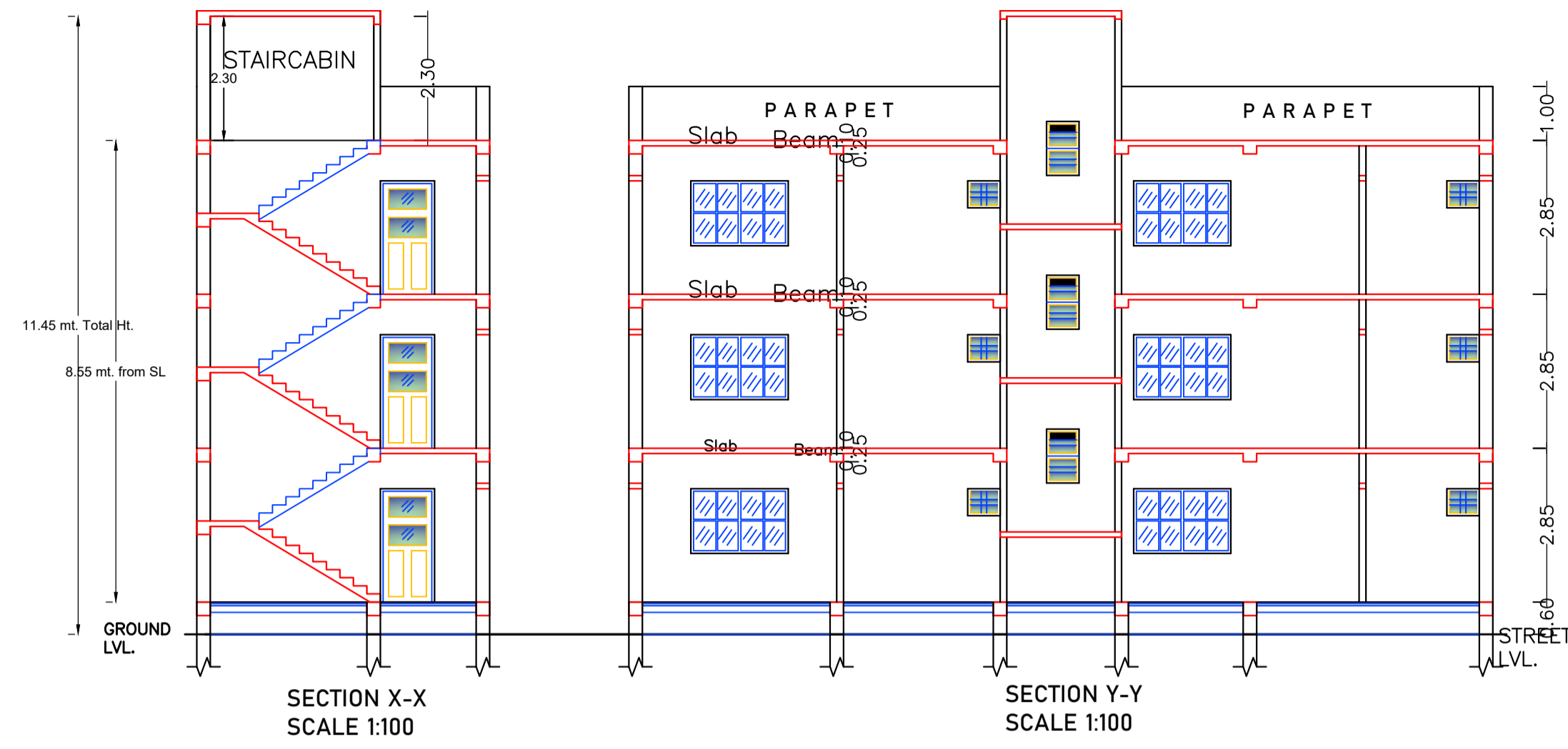
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GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

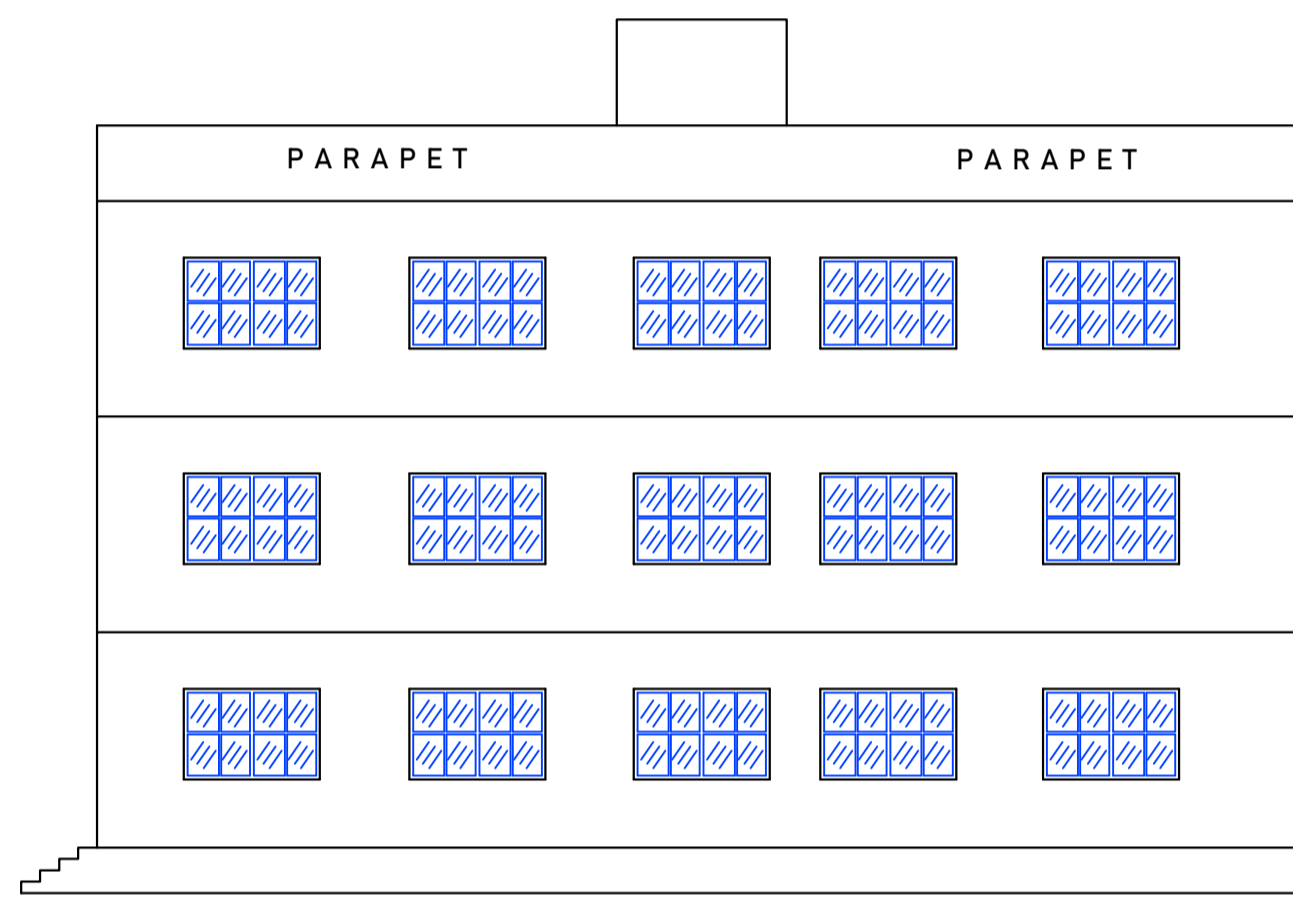


SECOND FLOOR PLAN (Proposed) (SCALE 1:100)

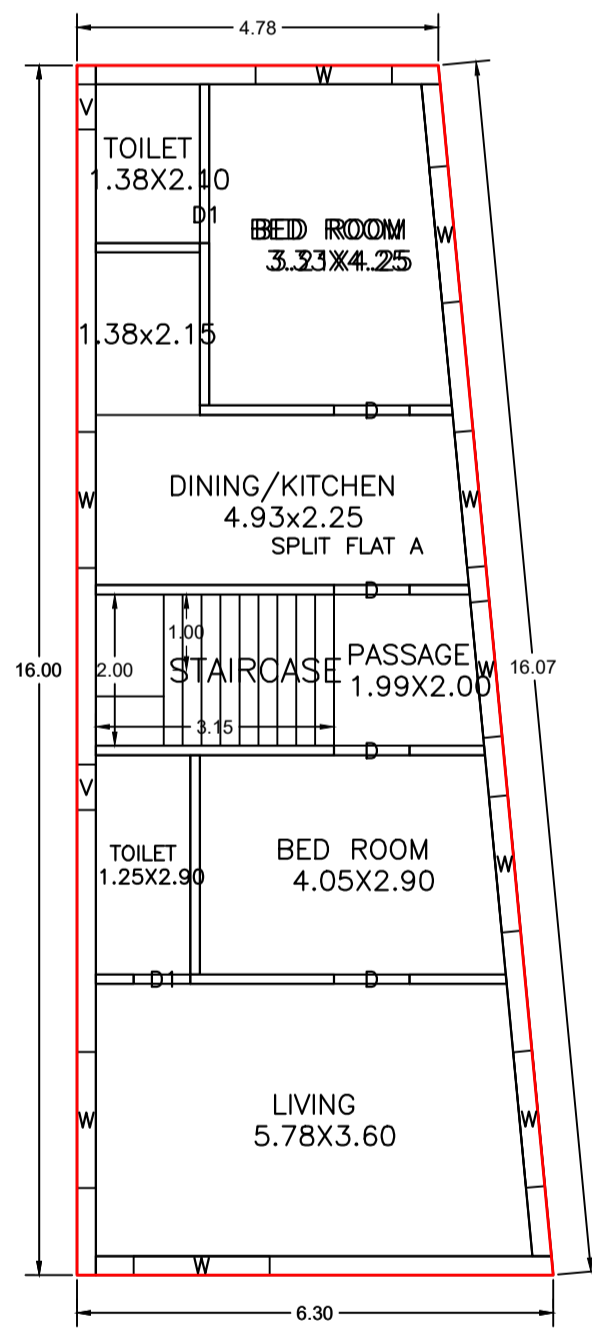


SECTION X-X SCALE 1:100

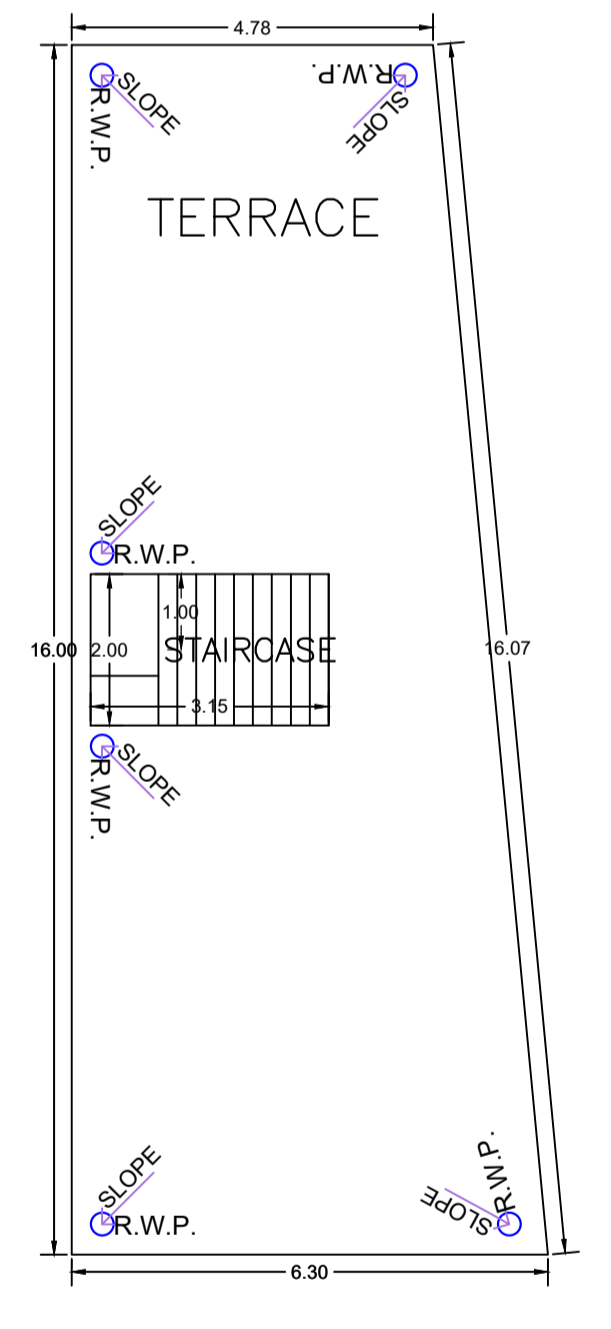
SECTION Y-Y SCALE 1:100



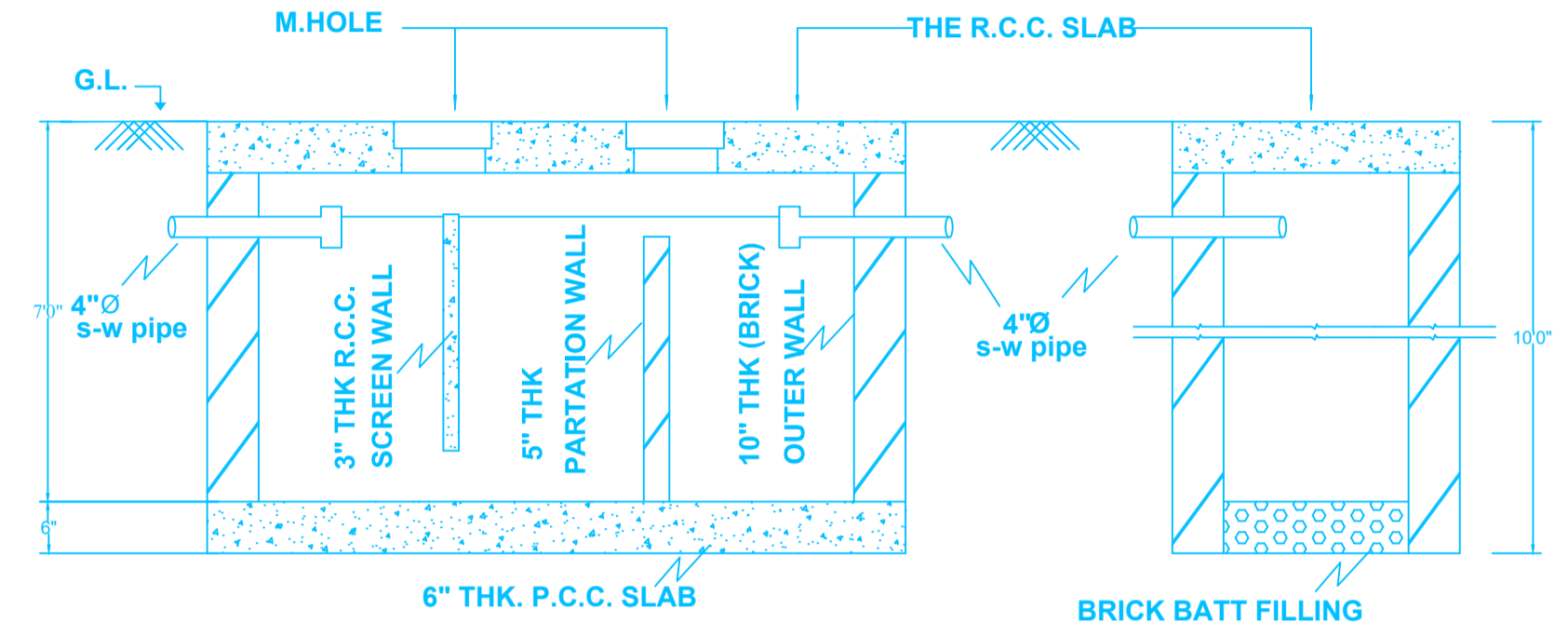
SIDE ELEVATION SCALE 1:100



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

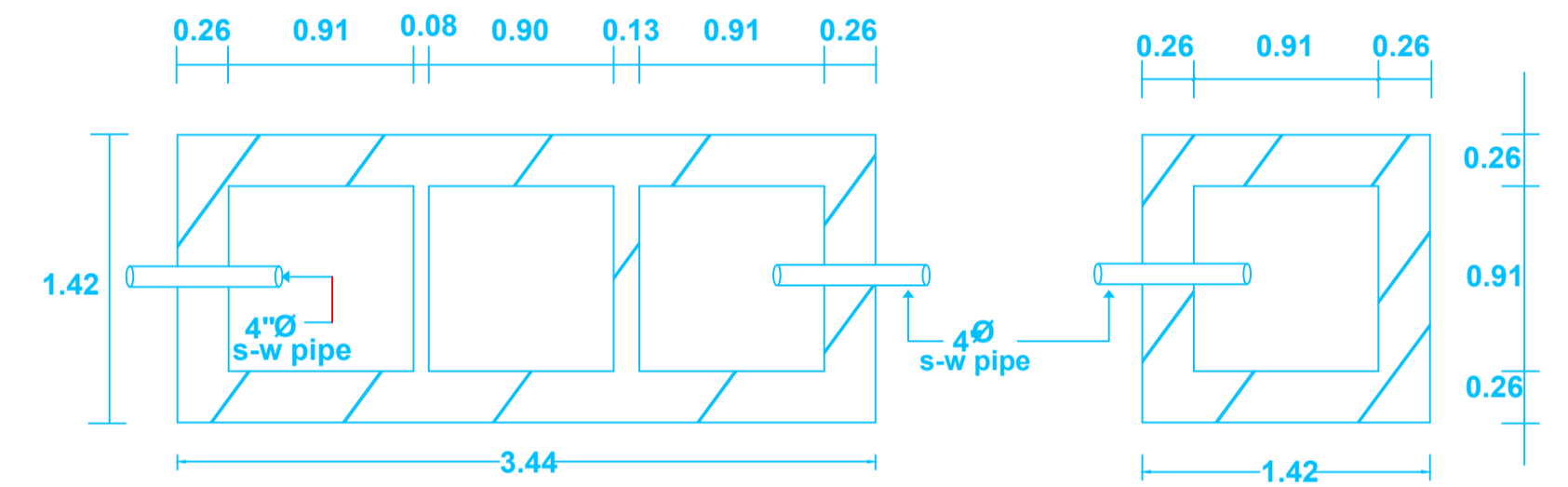


TERRACE FLOOR PLAN (SCALE 1:100)



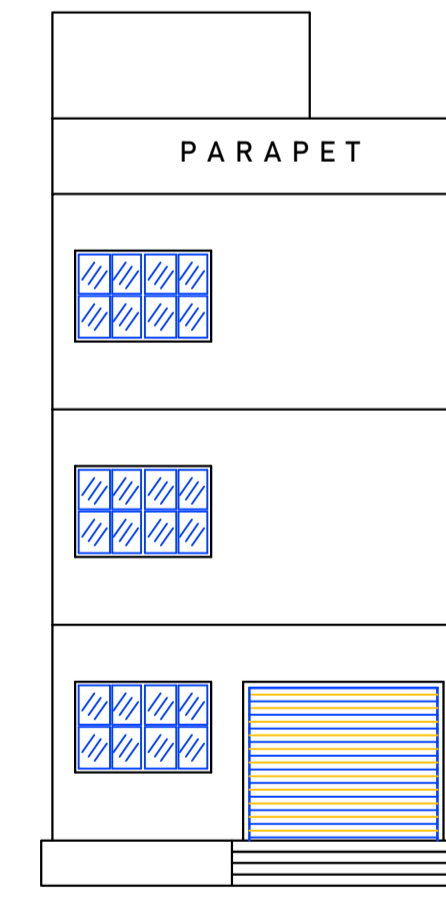
SECTION OF SEPTIC TANK & SOAKPIT

SCALE 1" = 8'-0"

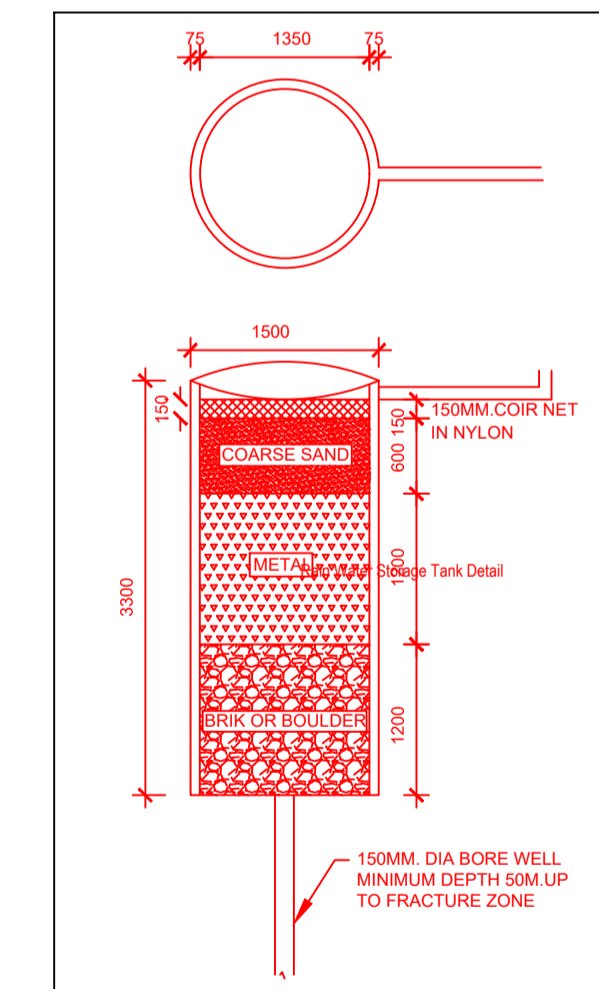


PLAN OF SEPTIC TANK & SOAKPIT

SCALE 1" = 8'-0"



FRONT ELEVATION SCALE 1:100



APPLICANT SITE

LOCATION PLAN NOT TO SCALE

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (PRADEEP KUMAR PANDIT)	D1	0.75	2.10	06
AAA (PRADEEP KUMAR PANDIT)	D	1.00	2.10	12
AAA (PRADEEP KUMAR PANDIT)	C G	2.63	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (PRADEEP KUMAR PANDIT)	V	0.60	0.50	06
AAA (PRADEEP KUMAR PANDIT)	W	1.80	1.20	27

UnitBUA Table for Building :AAA (PRADEEP KUMAR PANDIT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	213.15	207.31	7	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	8	0
SECOND FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	7	0
Total:	-	-	213.15	207.31	22	1

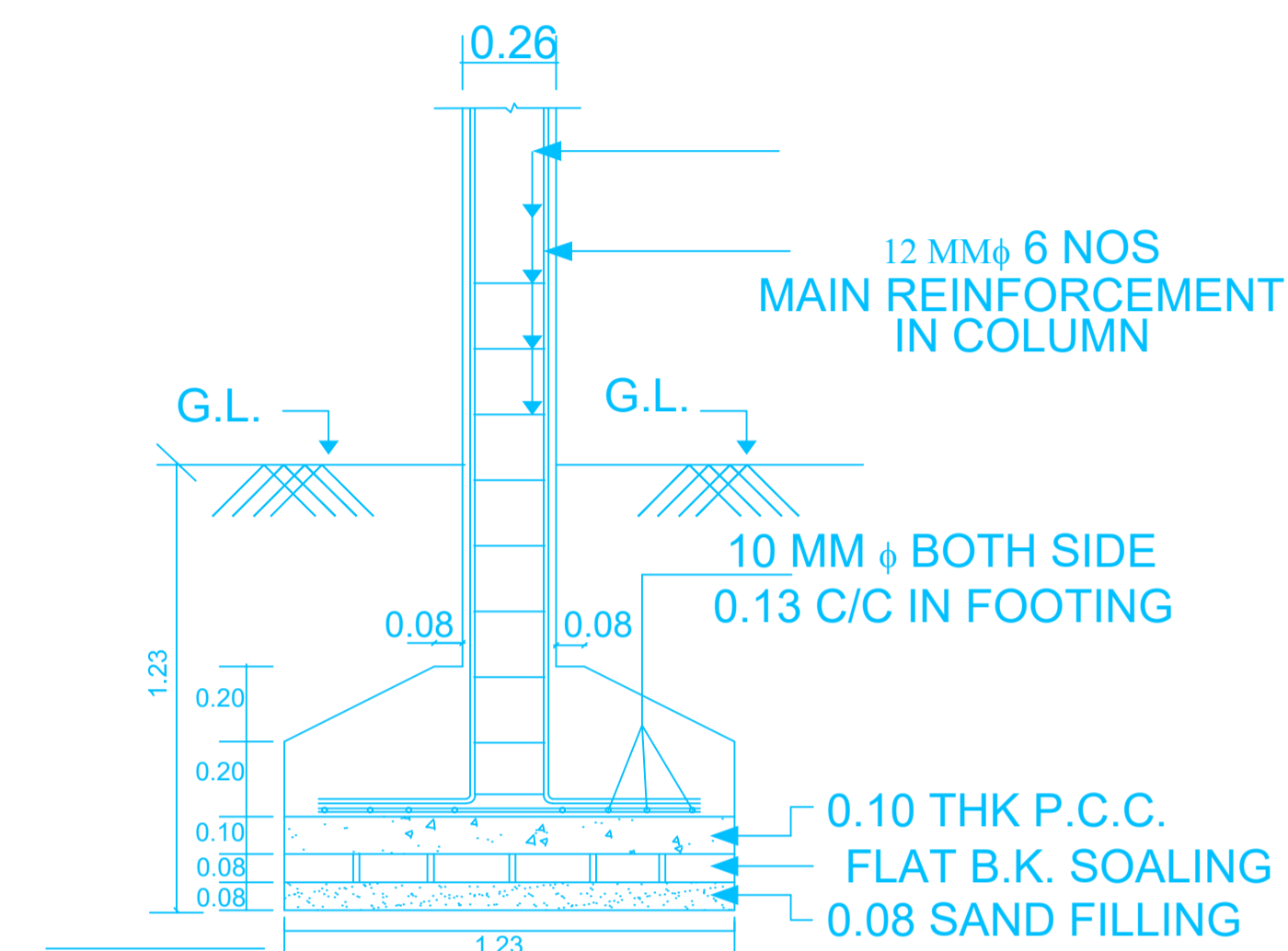
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Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	266.01	266.01	266.01	266.01	01
Total Number of Same Buildings	1				
Total:	266.01	266.01	266.01	266.01	01

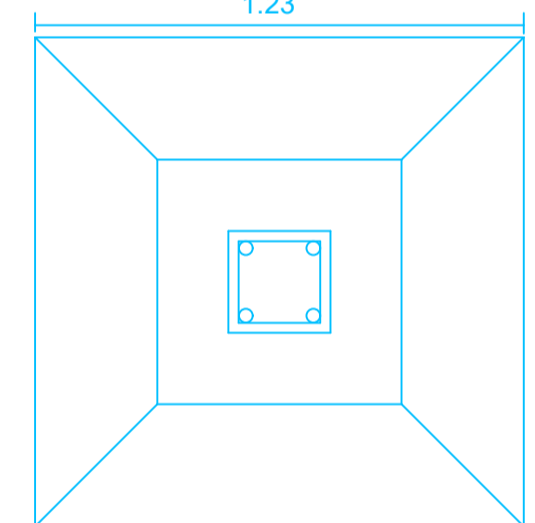
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R.C.C. COLUMN FDN. DETAIL  
SCALE 1" = 4'-0"



PLAN  
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