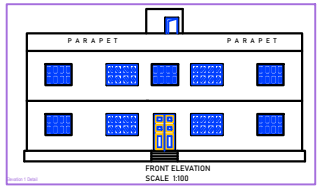
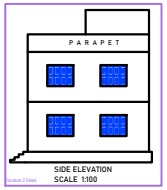
Project Title :PROPOSED BUILDING PLAN OF CHANDAN KUMAR RANA NIRANJAN KUMAR ANAND S/O SUBHASH KUMAR RAMESHWAR PRASAD RANA, THANA 333, WARD 07, KHATA 408, PLOT 1934, KODERMA.

# PROPOSED RESIDENTIAL BUILDING PLAN OF CHANDAN KUMAR RANA NIRANJAN KUMAR ANAND, S/O SUBHASH KUMAR RAMESHWAR PRASAD RANA, WARD - 07, THANA- 333, KHATA -408, PLOT -1934 , KODERMA

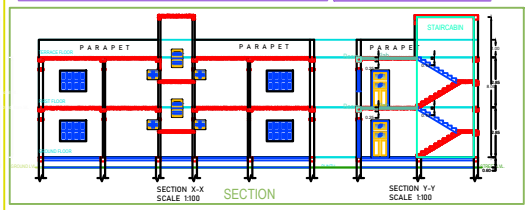



FRONT ELEVATION
SCALE 1:100




SIDE ELEVATION
SCALE 1:100

NORTH - GIRDHARI PANDEY
SOUTH - BANDHAN PANDEY
EAST - 3 FOOT RASTA
WEST - KHUBLAL SINGH

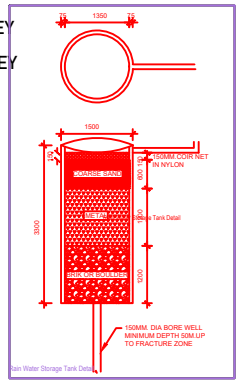


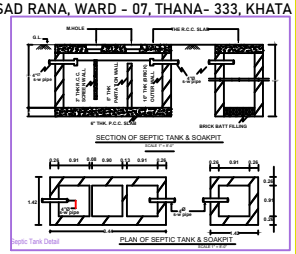

SECTION X-X
SCALE 1:100

SECTION

SECTION Y-Y
SCALE 1:100

LOCATION PLAN
NOT TO SCALE

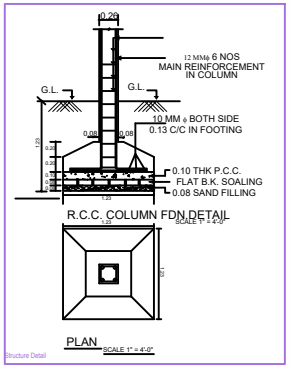



SECTION OF SEPTIC TANK & SOAKPIT

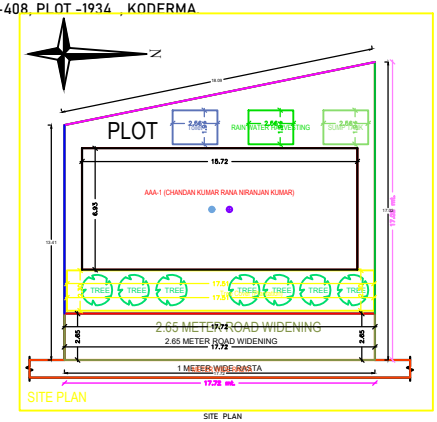


PLAN OF SEPTIC TANK & SOAKPIT



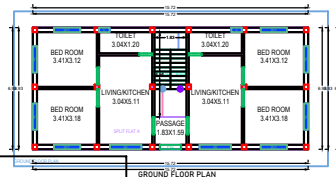

R.C.C. COLUMN FDN DETAIL
SCALE 1" = 4'-0"

PLAN
SCALE 1" = 4'-0"

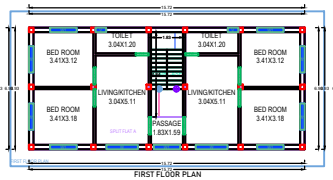



SITE PLAN

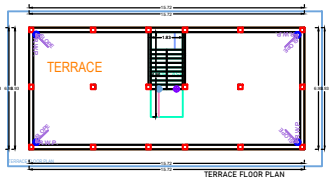
SITE PLAN
SCALE 1 : 100




GROUND FLOOR PLAN
SCALE 1: 100




FIRST FLOOR PLAN
SCALE 1: 100




TERRACE FLOOR PLAN
SCALE 1: 100

AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR)

| AREA STATEMENT: KODERMA NAGAR PANCHAYAT | VERSION NO.: 1.0.37 |
|---|---|
| | VERSION DATE: 18/10/2020 |
| PROJECT DETAIL: | |
| Award No.: | Plot Use : Residential |
| Region : JHARKHAND URBAN LOCAL BODIES | Plot SubUse : Bungalow Dwelling ( Non Apartment |
| District : KODERMA | Land Use Zone : NA |
| Application Type : General Proposal | Abutting Road Width : |
| Project Type : Building Permission | Plot No.: |
| Nature of Development : New | Revenue Survey No/Survey No. : |
| Location : Off Area | Thana No. : - |
| Sub Location : NA | Holding No. : - |
| Village/Mauza Name : - | Khata No. : - |
| Ward No.: | North : - |
| Road/Street : | South : - |
| | East : - |
| | West : - |

| AREA DETAILS : | | SQ.MT. |
|---|---|---|
| AREA OF PLOT (Minimum) | (A) | 369.62 |
| Deduction for NetPlot Area | | |
| Road Widening Area | | 46.97 |
| Total | | 46.97 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 222.66 |
| Deductions for Balance Plot Area (from Gross Plot Area) | | |
| Road Widening Area | | 46.97 |
| COP Area | | 40.19 |
| Total | | 87.16 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 182.46 |
| Plot Area for Coverage (Net Plot Area) | (A-Deductions) | 222.66 |
| Plot Area for FAR (Net Plot Area + Road/Widening Area) | (A-Deductions) | 222.66 |
| Accessory/Use Area | | 4.97 |
| COVERAGE CHECK | | |
| Proposed Coverage Area ( 43.98 % ) | | 109.02 |
| Total Coverage Area ( 49.38 % ) | | 109.02 |
| FAR CHECK | | |
| Proposed Area of FAR | | 218.04 |
| Total Area of FAR | | 218.04 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 218.04 |
| ARCH / Engg / SUPERVISOR (Regd) | OWNER | |
| | | |
| DEVELOPMENT AUTHORITY | LOCAL BODY | |
| | | |
| | | |

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

Color Index:

MARGIN DETAIL:

| Building / Wing | Road Name | Front Margin | Rear Margin | Side1 Margin | Side2 Margin |
|---|---|---|---|---|---|
| AAA-1 (CHANDAN KUMAR RANA NIRANJAN KUMAR) | 2.65 METER ROAD WIDENING | 2.50 | 1.50 | 1.00 | 1.00 |

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.) | Tnmt (No.) |
|---|---|---|---|---|---|
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | 1 | 218.04 | 218.04 | 218.04 | 01 |
| Grand Total: | 1 | 218.04 | 218.04 | 218.04 | 01 |

Building :AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR)

| Floor Name | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Resi. | Total FAR Area (Sq.mt.) | Tnmt (No.) |
|---|---|---|---|---|
| Ground Floor : | 109.02 | 109.02 | 109.02 | 01 |
| First Floor : | 109.02 | 109.02 | 109.02 | 00 |
| Terrace Floor : | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 218.04 | 218.04 | 218.04 | 01 |
| Total Number of Same Buildings : | 1 | | | |
| Total : | 218.04 | 218.04 | 218.04 | 01 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | D2 | 0.75 | 2.10 | 04 |
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | D | 1.00 | 2.10 | 12 |
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | CG | 1.20 | 2.10 | 01 |
| Total : | - | - | - | 17 |

SCHEDULE OF JOINERY:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | V | 0.60 | 1.00 | 04 |
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | W1 | 1.50 | 1.20 | 17 |
| AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR) | W | 1.80 | 1.20 | 04 |
| Total : | - | - | - | 25 |

UnitBUA Table for Building :AAA (CHANDAN KUMAR RANA NIRANJAN KUMAR)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| GROUND FLOOR PLAN | SPLIT FLAT A | FLAT | 175.75 | 169.69 | 9 | 1 |
| Total : | - | - | 175.75 | 169.69 | 18 | 1 |