

SITE PLAN

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (SMT BABY DEVI)	1	222.69	222.70	222.69	222.69	03
Grand Total :	1	222.69	222.70	222.69	222.69	03

Proposal Basic Information

Proposal File No.	KONPC/BP/0010/W13/2024
Owner Name	SMT BABY DEVI
Khata No	455 & 151
Plot No	2720 & 2721
Village Name	Koderma
Use	Commercial
SubUse	Commercial Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (SMT BABY DEVI)	Commercial	Commercial Bldg	> 0	200	189.98	1	1	-	-	-	-
Total :	-	-	> 0	200	189.98	-	-	1	3	2	4

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	1	12.50	3	37.50
Total Visitor Parking	-	-	1	13.50
Parallel Visitor's Car Parking	-	-	1	13.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	2	4.00	4	8.00
Other Parking	-	-	-	37.50
Total	-	16.50	-	104.50

AREA STATEMENT

KODERMA NAGAR PANCHAYAT	VERSION NO. : 1.0.69	
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: KODERMA	Plot SubUse: Commercial Bldg	
Authority: KODERMA NAGAR PANCHAYAT	PlotNearby/ReligiousStructure: NA	
Inward No: KONPC/BP/0010/W13/2024	Plot/SubPlot No: 2720 & 2721	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: Road Width - 12.20 MTR WIDE ROAD Access Road	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 209.33
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	209.33
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		21.81
Total		21.81
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	187.52
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	209.33
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	209.33
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		104.67
Proposed Coverage Area ( 35.46 % )		74.23
Total Prop. Coverage Area ( 35.46 % )		74.23
Balance coverage area ( 14.54 % )		30.44
FAR CHECK		
Perm. FAR Area ( 2.000 )		418.66
Total Perm. FAR area		418.66
Commercial FAR		222.70
Proposed FAR Area		222.70
Total Proposed FAR Area		222.70
Consumed FAR (Factor)		1.06
Balance FAR Area		195.96
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		222.69
ARCHITECT (Regd)	Anil Kumar Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT BABY DEVI	
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

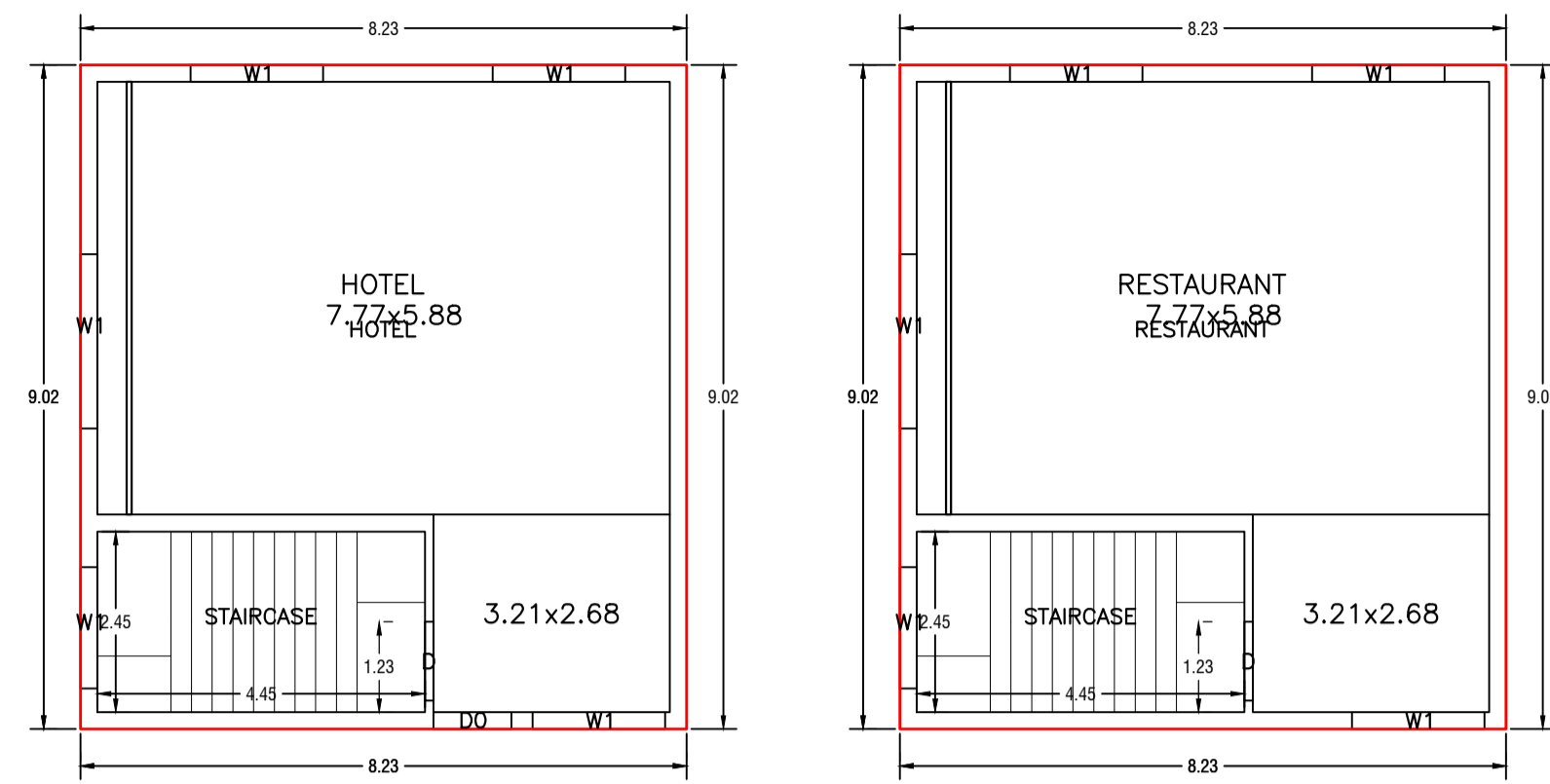
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	74.23	74.23	74.23	74.23
First Floor	74.23	74.23	74.23	74.23
Second Floor	74.23	74.23	74.23	74.23
Terrace Floor	0.00	0.00	0.00	0.00
Total :	222.69	222.69	222.69	222.69

Building USE/SUBUSE Details

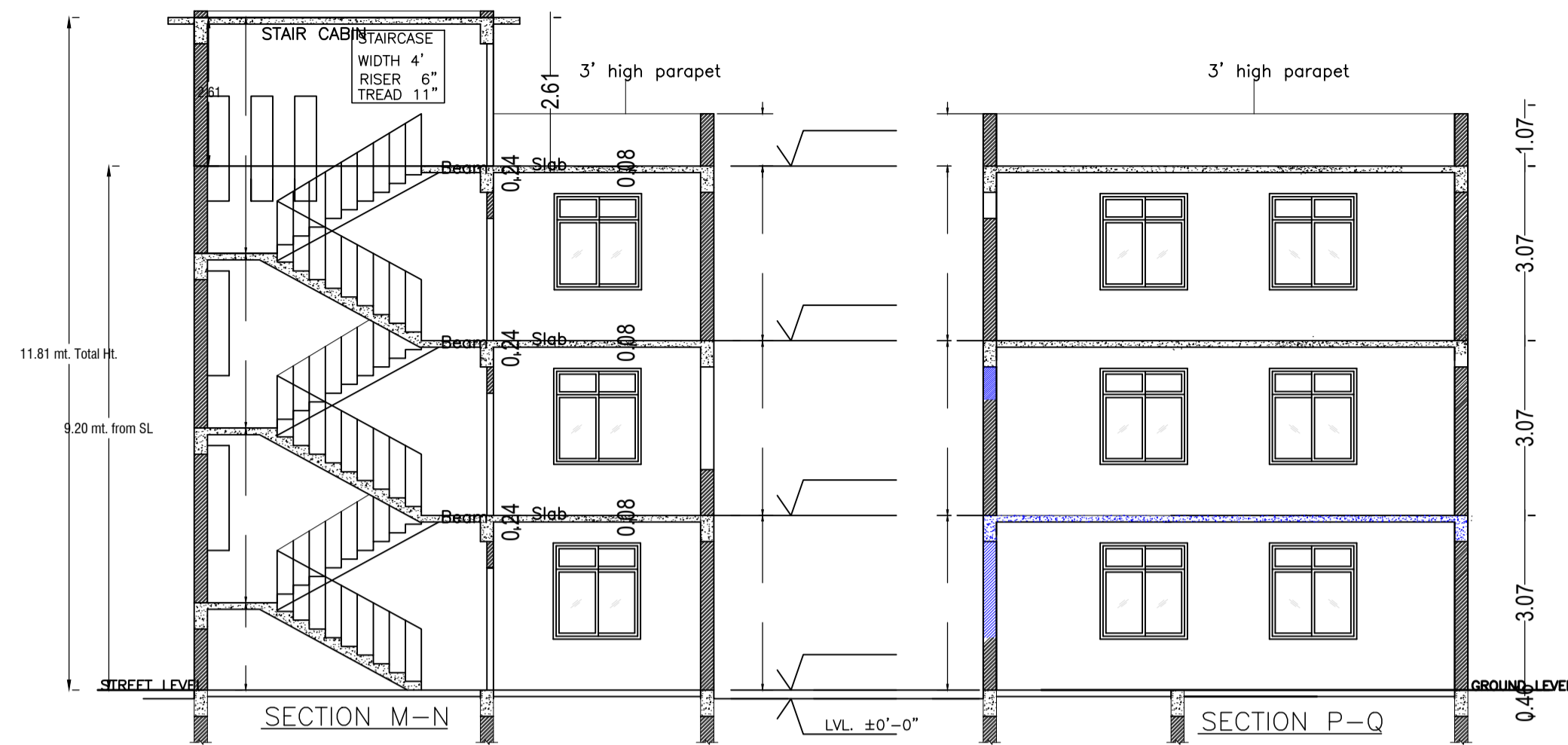
Building Name	Building Use	Building SubUse	Building Structure
A (SMT BABY DEVI)	Commercial	Commercial Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			

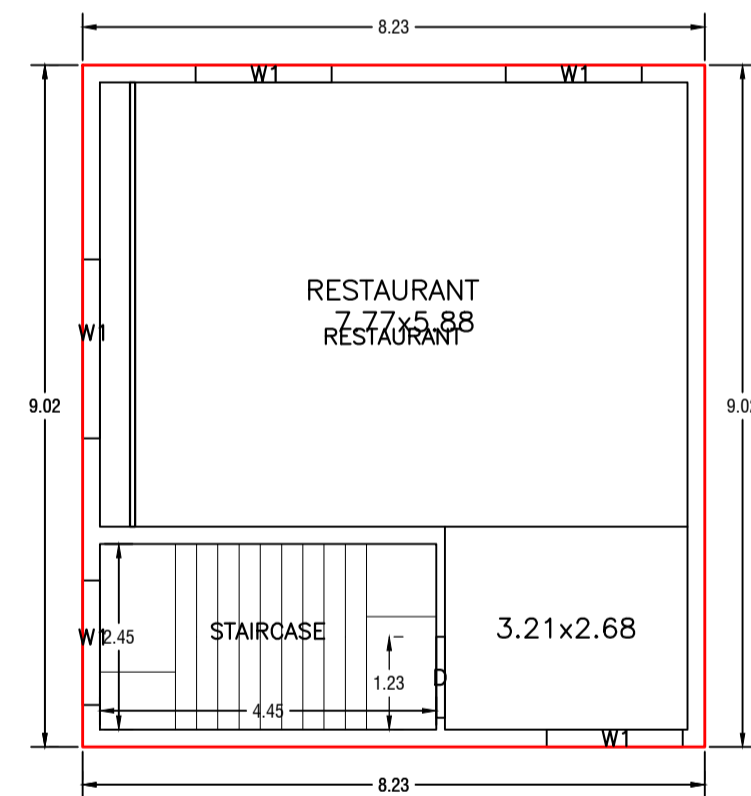
Proposal Basic Information	
Proposal File No.	KONPC/BI/0010/W13/2024
Owner Name	SMT BABY DEVI
Khata No	455 & 151
Plot No	2720 & 2721
Village Name	Kodarma
Use	Commercial
SubUse	Commercial Bldg



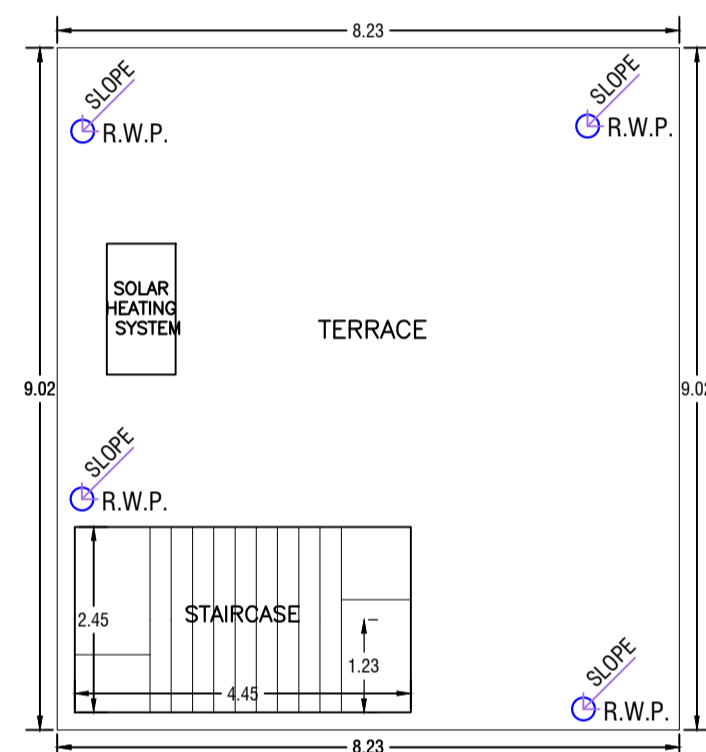
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



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



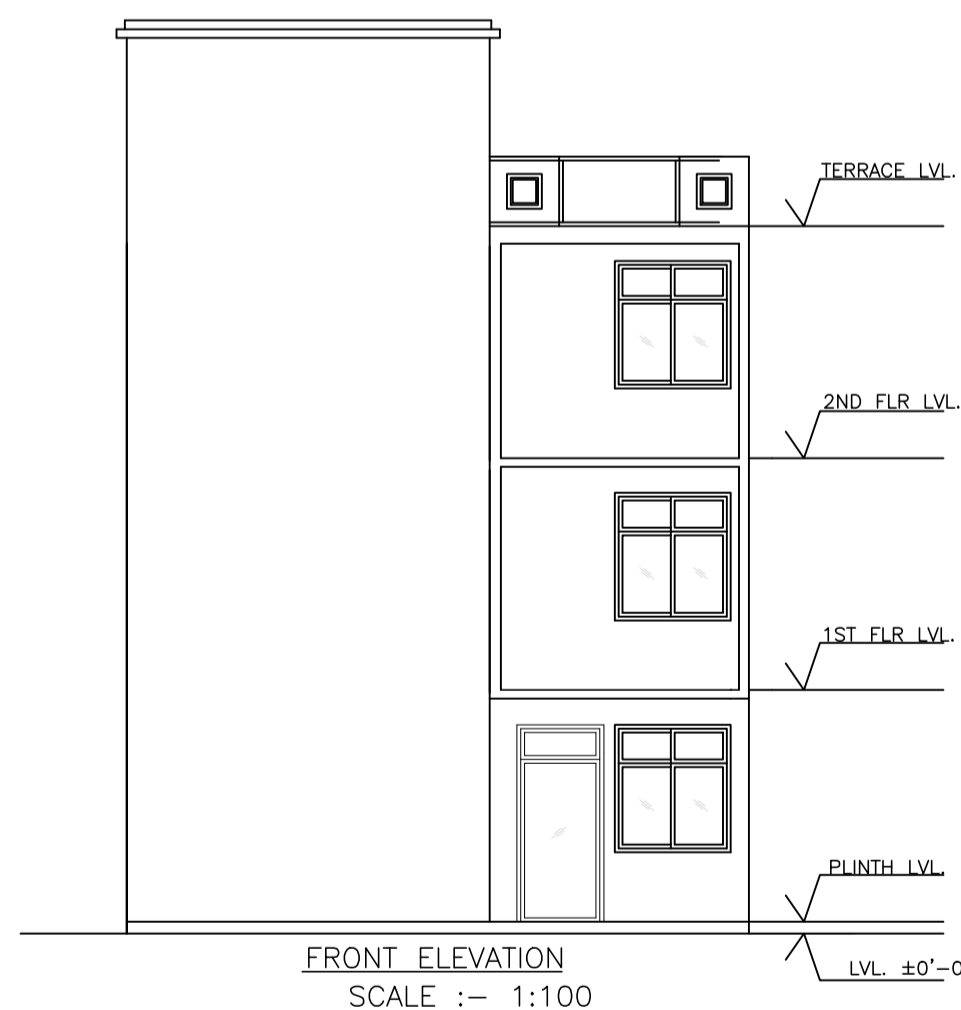
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



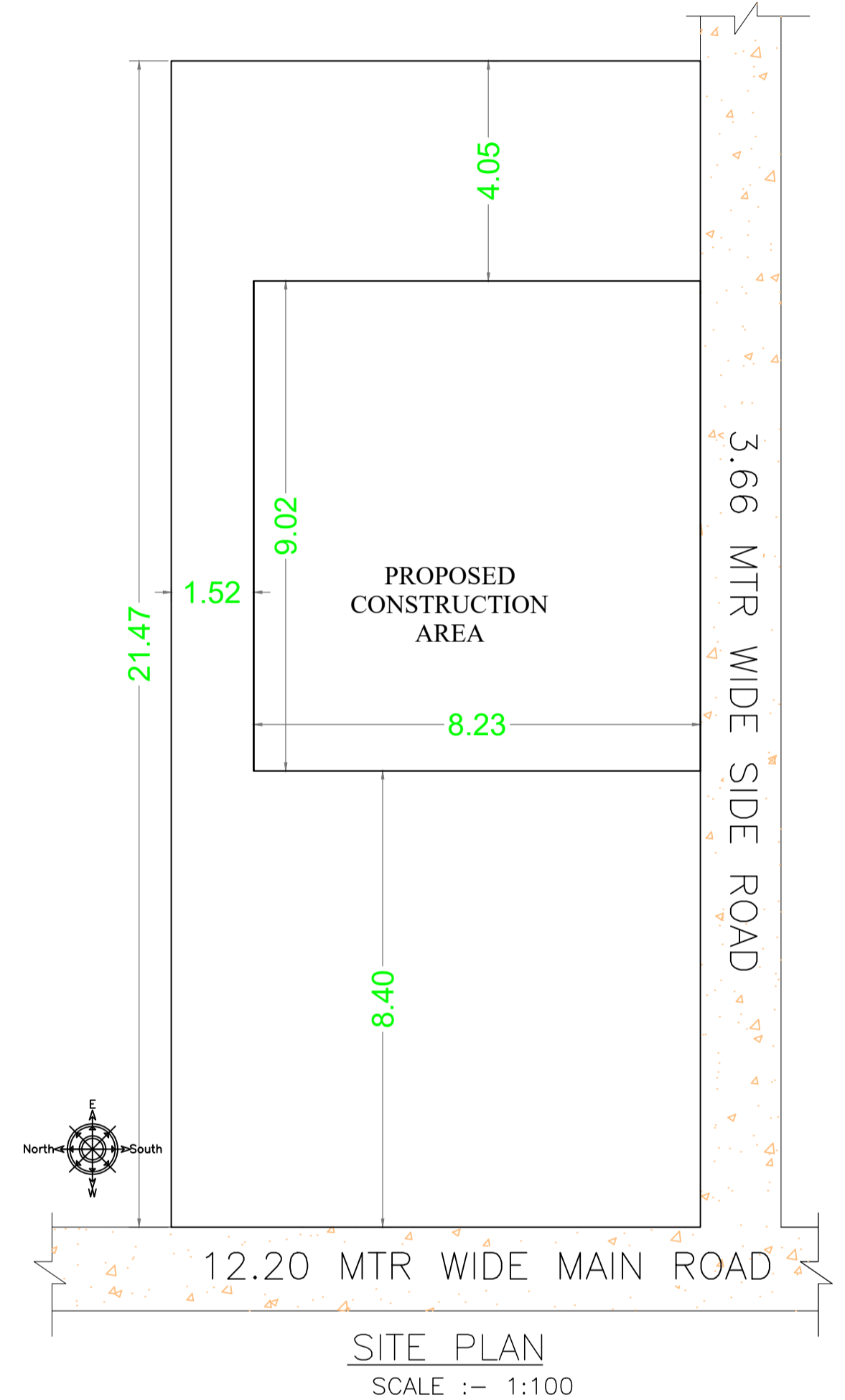
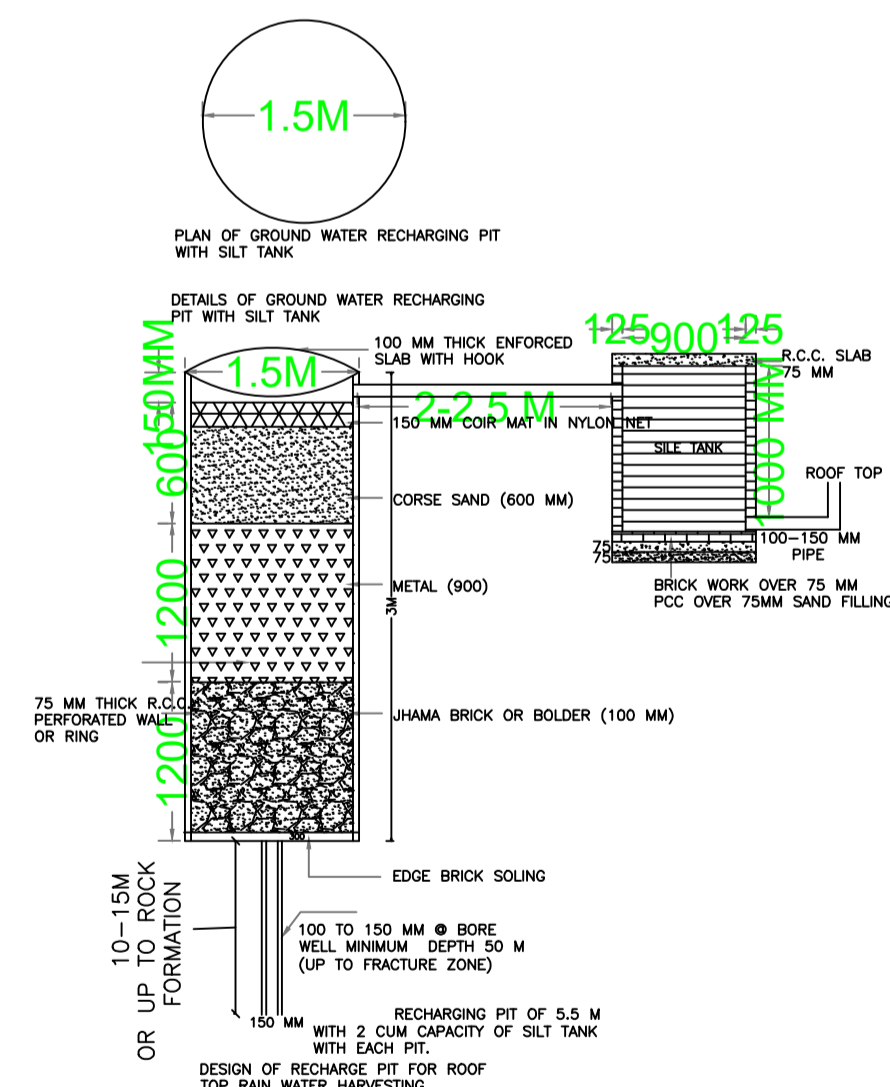
TERRACE FLOOR PLAN (SCALE 1:100)



SIDE ELEVATION SCALE :- 1:100



FRONT ELEVATION SCALE :- 1:100



SITE PLAN SCALE :- 1:100

Building :A (SMT BABY DEVI)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	74.23	74.23	74.23	74.23	01
First Floor	74.23	74.23	74.23	74.23	01
Second Floor	74.23	74.23	74.23	74.23	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	222.69	222.70	222.69	222.69	03
Total Number of Same Buildings	1				
Total:	222.69	222.70	222.69	222.69	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT BABY DEVI)	D0	1.06	2.13	01
A (SMT BABY DEVI)	D	1.07	2.13	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT BABY DEVI)	W1	1.65	2.70	03
A (SMT BABY DEVI)	W1	1.80	2.70	09
A (SMT BABY DEVI)	W1	2.36	2.70	03

UnitBUA Table for Building :A (SMT BABY DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HOTEL	SHOP	54.27	53.88	1	1
FIRST FLOOR PLAN	RESTAURANT	SHOP	54.27	53.88	1	1
SECOND FLOOR PLAN	RESTAURANT	SHOP	54.27	53.88	1	1
Total:	-	-	162.81	161.64	3	3

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			

