

SITE PLAN
SCALE 1:100

SITE
PLAN

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 (ANITA RAVANI)	1	406.32	406.32	406.32	406.32	01
Grand Total :	1	406.32	406.32	406.32	406.32	01

Proposal Basic Information

Proposal File No.	KONPC/SUP/0016/W13/2024
Owner Name	ANITA RAVANI
Khata No	485
Plot No	3141
Village Name	Koderma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT KODERMA NAGAR PANCHAYAT	VERSION NO. : 1.0.69 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	PlotNearby/ReligiousStructure: NA
Inward No: KONPC/BP/0016/W13/2024	Plot/SubPlot No: 3141
Application Type: General Proposal	North: Road Width - ROAD
Project Type: Building Permission	South: Plot No. - PLOT 3140,3125
Nature of Development: New	East: Plot No. - PART KADIM
Location of Development Area: Old Area	West: Plot No. - PART OF 3141
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 405.40
Deduction for NetPlot Area	
Road Widening Area	1.55
Total	1.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 403.85
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	1.55
Total	59.37
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 344.47
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 403.85
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 403.85
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	242.31
Proposed Coverage Area (50.31 %)	203.16
Total Prop. Coverage Area (50.31 %)	203.16
Balance coverage area (9.69 %)	39.15
FAR CHECK	
Perm. FAR Area (1.800)	726.93
Total Perm. FAR area	726.93
Residential FAR	406.32
Proposed FAR Area	406.32
Total Proposed FAR Area	406.32
Consumed FAR (Factor)	1.01
Balance FAR Area	320.61
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	406.32
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ANITA RAVANI
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

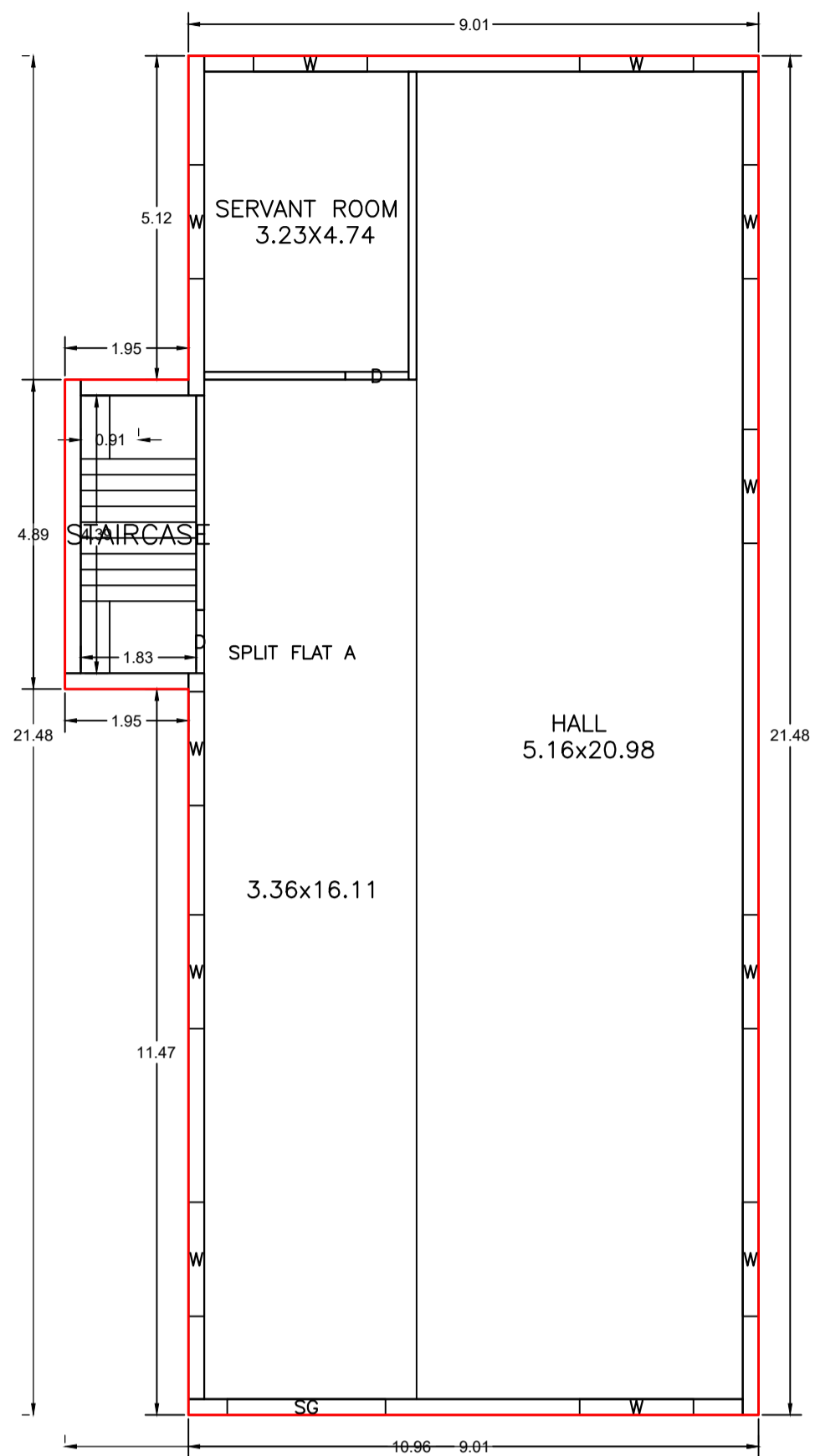
Floor Name	Building Name AAA (ANITA RAVANI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	203.16	203.16	203.16	203.16
First Floor	203.16	203.16	203.16	203.16
Terrace Floor	0.00	0.00	0.00	0.00
Total :	406.32	406.32	406.32	406.32

Building USE/SUBUSE Details

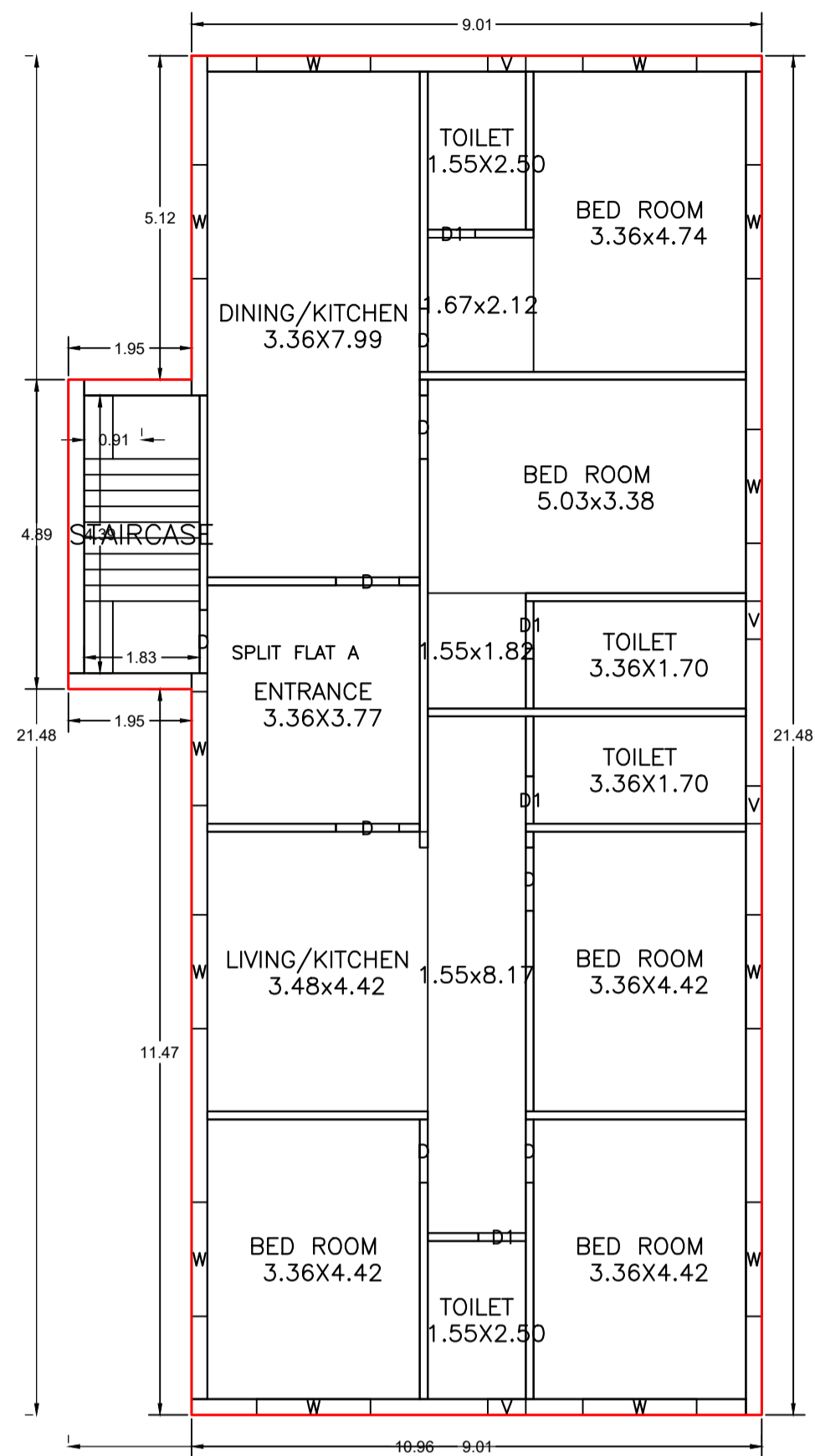
Building Name	Building Use	Building SubUse	Building Structure
AAA (ANITA RAVANI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

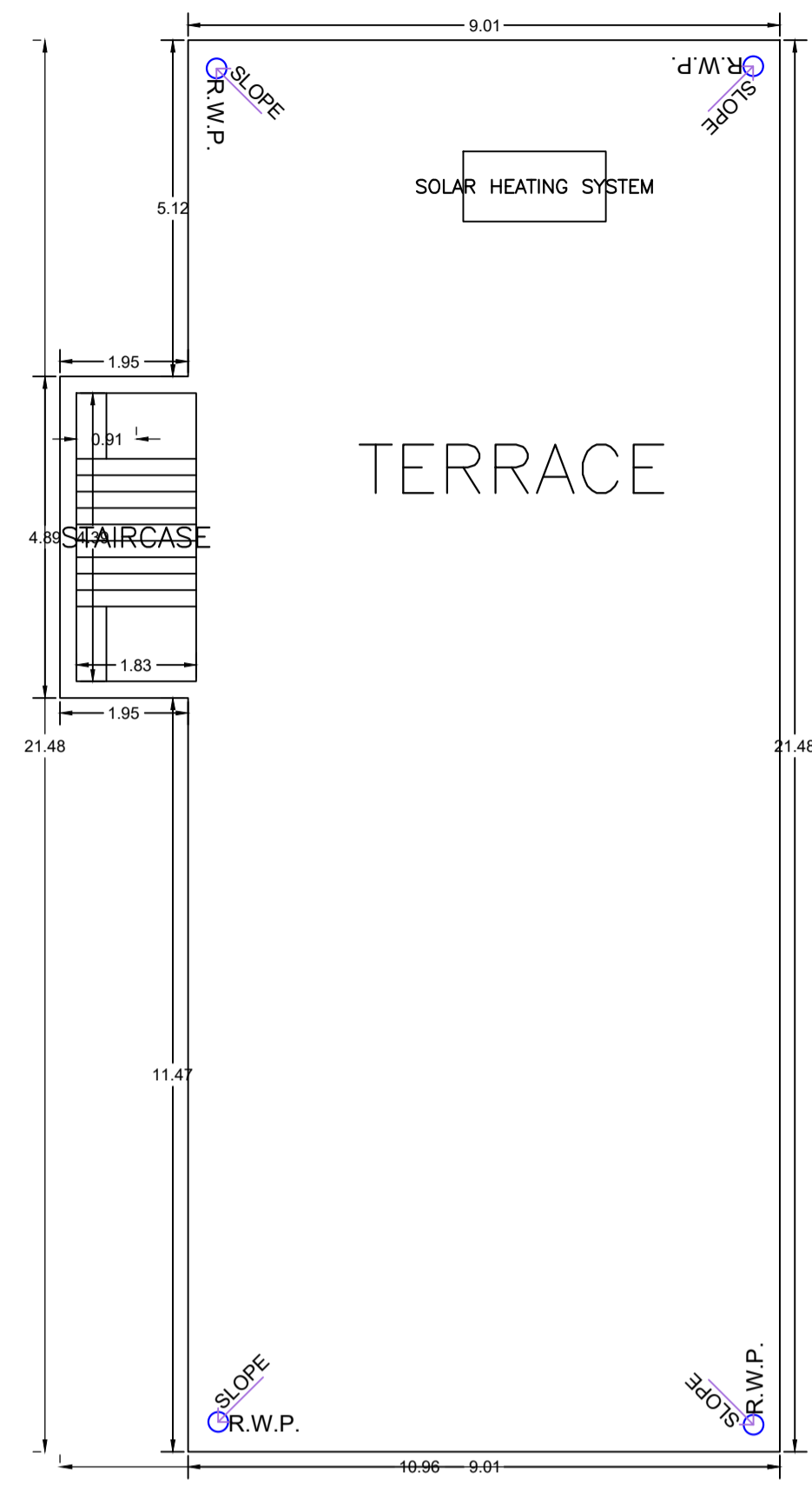
Proposal Basic Information	
Proposal File No.	KONPC/SUP/0016/W13/2024
Owner Name	ANITA RAVANI
Khata No	485
Plot No	3141
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



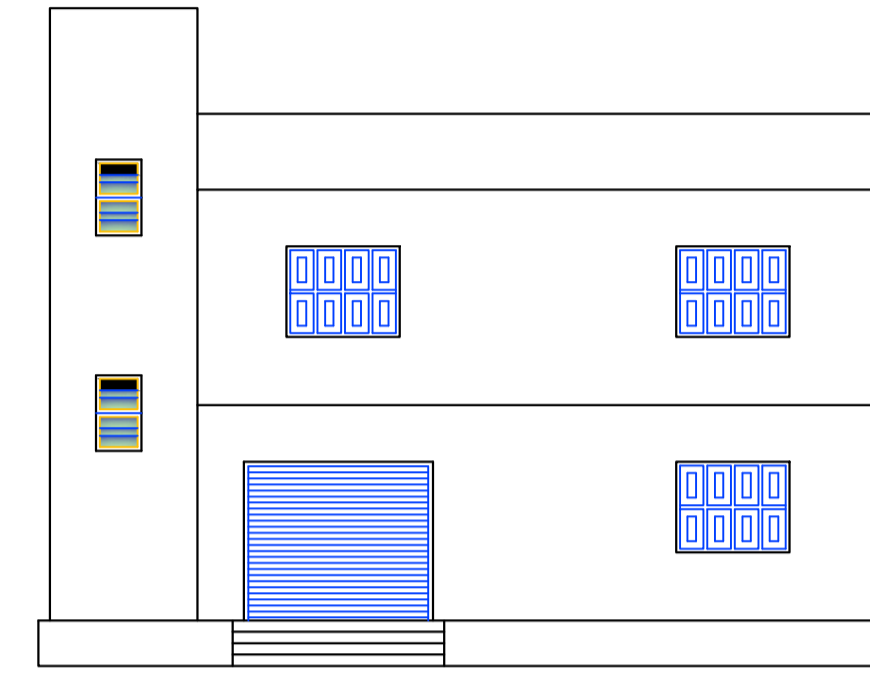
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



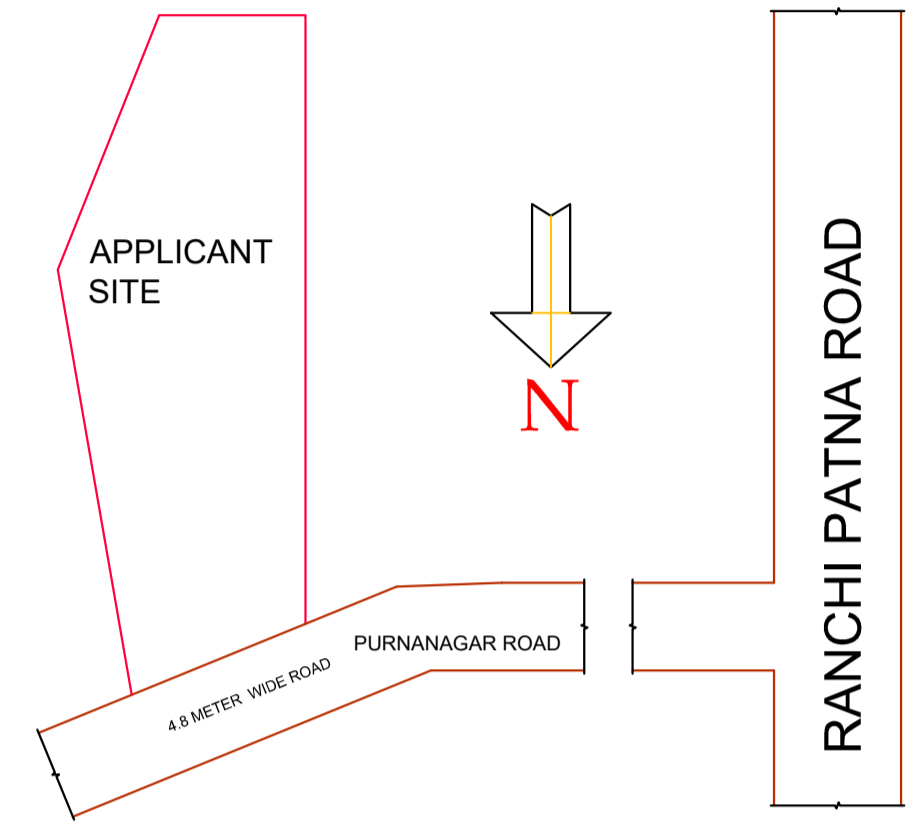
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



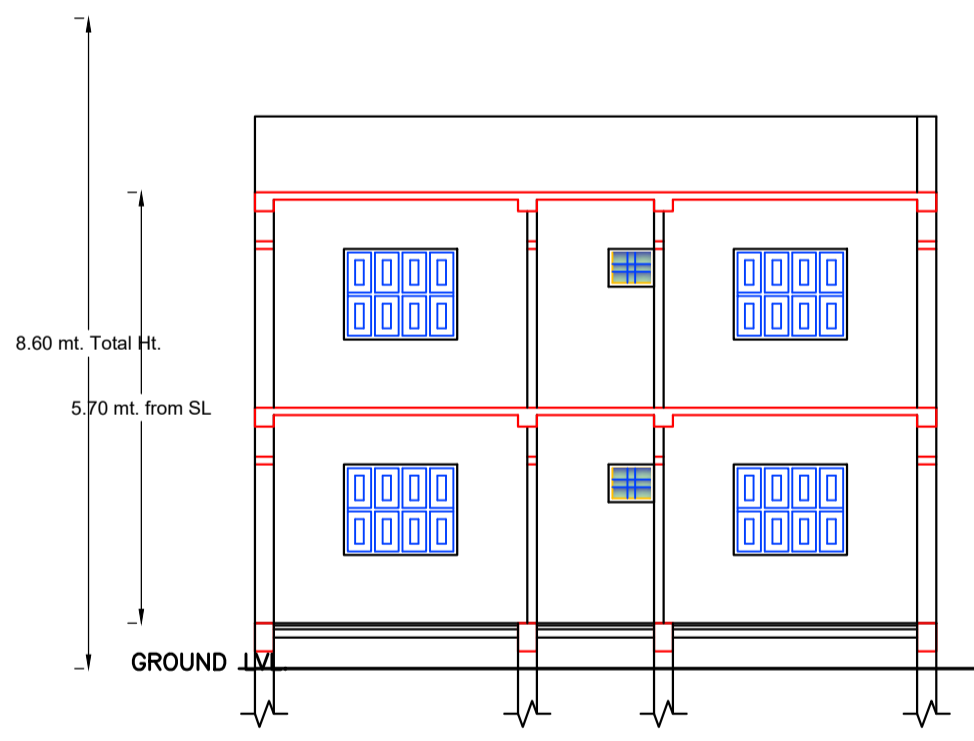
TERRACE FLOOR PLAN (SCALE 1:100)



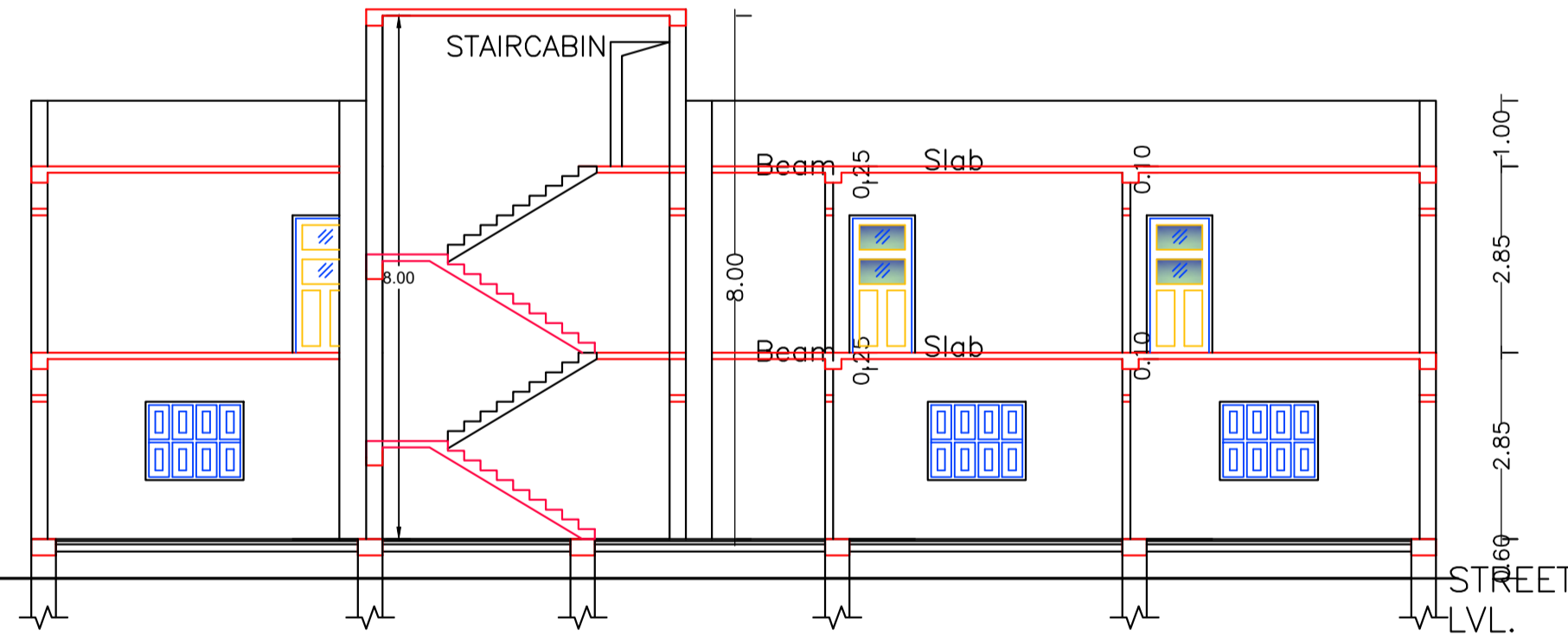
FRONT ELEVATION SCALE 1:100



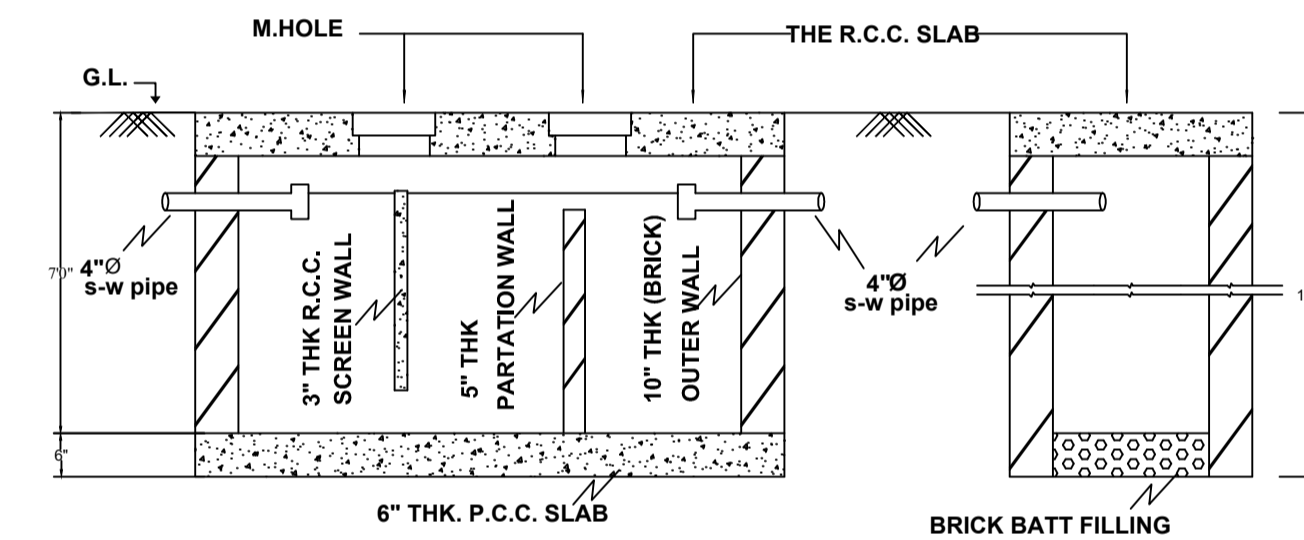
LOCATION PLAN NOT TO SCALE



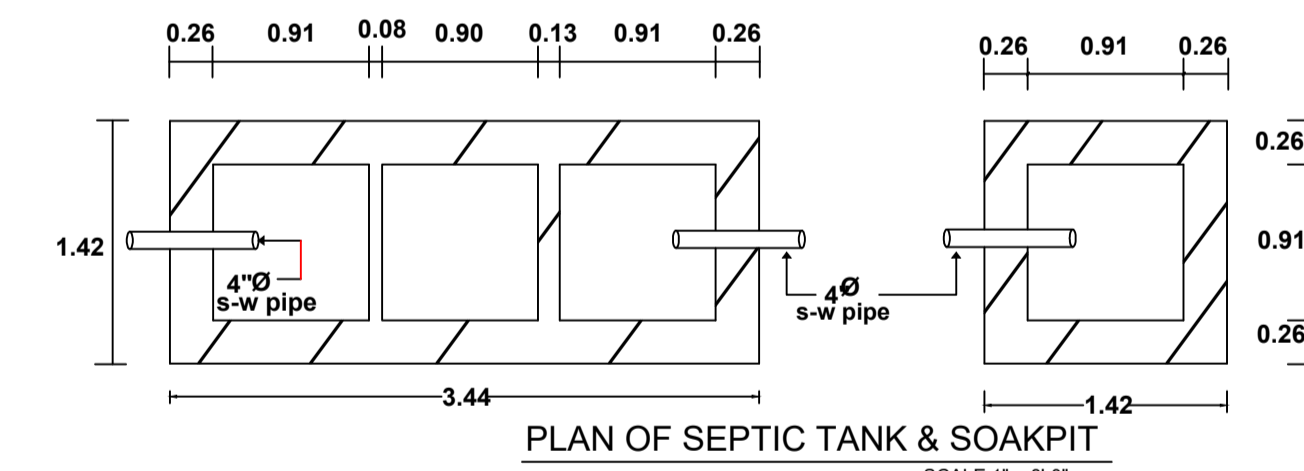
SECTION X-X SCALE 1:100



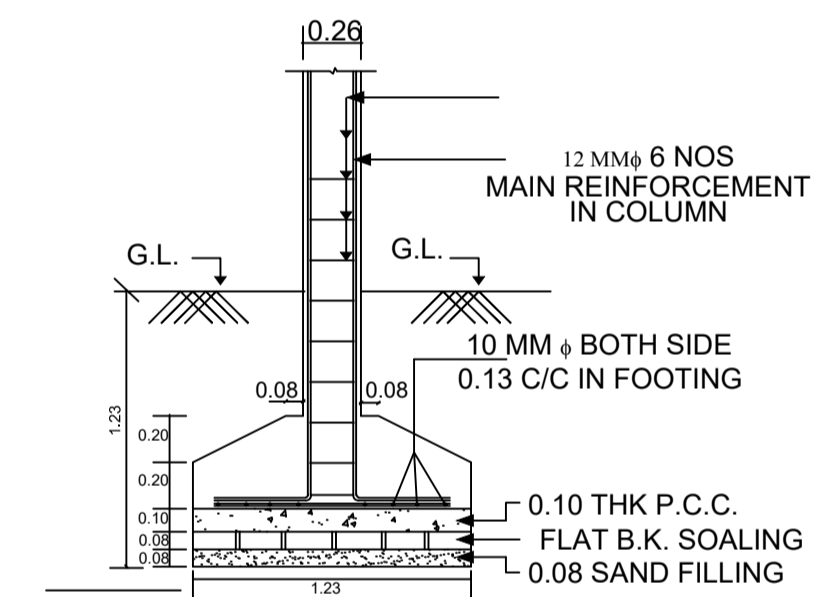
SECTION Y-Y SCALE 1:100



SECTION OF SEPTIC TANK & SOAKPIT SCALE 1" = 8'-0"



PLAN OF SEPTIC TANK & SOAKPIT SCALE 1" = 8'-0"



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

PLAN SCALE 1" = 4'-0"

Building :AAA (ANITA RAVANI)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	203.16	203.16	203.16	203.16	01
First Floor	203.16	203.16	203.16	203.16	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	406.32	406.32	406.32	406.32	01
Total Number of Same Buildings	1				
Total :	406.32	406.32	406.32	406.32	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (ANITA RAVANI)	D1	0.75	2.10	04
AAA (ANITA RAVANI)	D	1.00	2.10	10
AAA (ANITA RAVANI)	SG	2.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

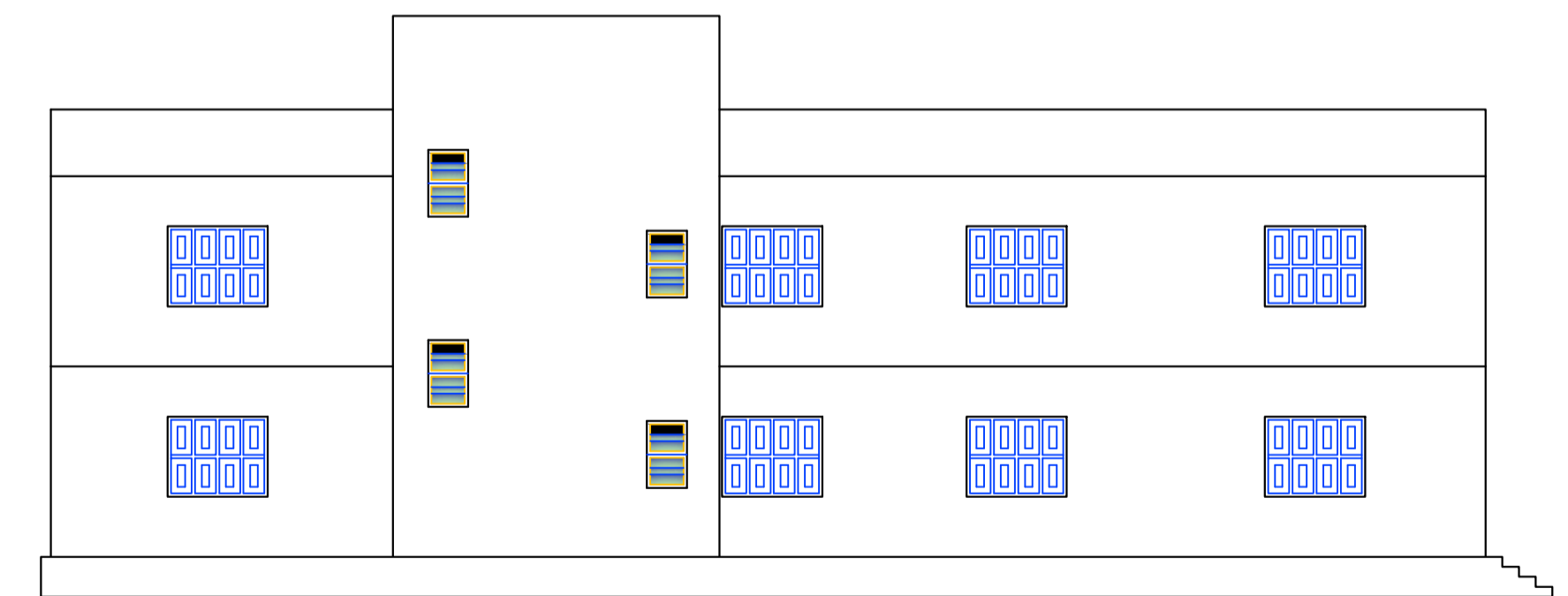
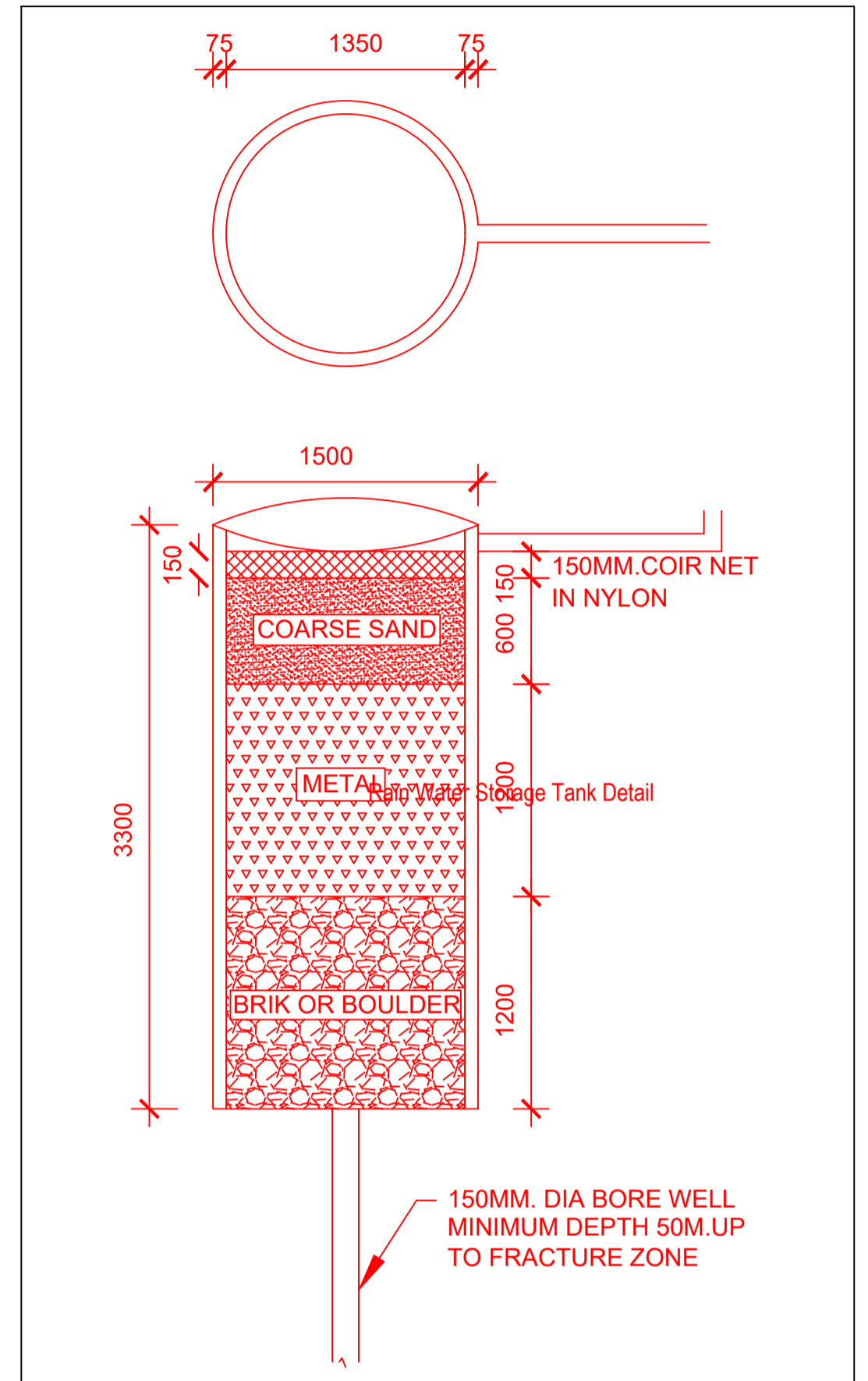
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (ANITA RAVANI)	V	0.60	0.50	04
AAA (ANITA RAVANI)	W	1.80	1.20	23

UnitBUA Table for Building :AAA (ANITA RAVANI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	357.25	349.44	2	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	12	0
Total:	-	-	357.25	349.44	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amrendra Kumar KONPC/SUP/002/2017			

Proposal Basic Information	
Proposal File No.	KONPC/SUP/0016/W13/2024
Owner Name	ANITA RAVANI
Khata No	485
Plot No	3141
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



SIDE ELEVATION
SCALE 1:100

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