

Proposal Basic Information	
Proposal File No.	KONPC/BP/0020/W01/2024
Owner Name	DEEPAK KUMAR ROY
Khata No	15
Plot No	4045
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO.: 1.0.70
KODERMA NAGAR PANCHAYAT		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/BP/0020/W01/2024	Plot/SubPlot No: 4045	
Application Type: General Proposal	North: Plot No. - 4084	
Project Type: Building Permission	South: Plot No. - SMT SWATI KUMARI	
Nature of Development: New	East: Road Width - 4.87	
Location of Development Area: Old Area	West: Plot No. - AJAY PANDAY	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 231.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	231.44
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.77
Total		18.77
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	212.67
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	231.44
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	231.44
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		162.01
Proposed Coverage Area (41.12 %)		95.16
Total Prop. Coverage Area (41.12 %)		95.16
Balance coverage area (28.88 %)		66.85
FAR CHECK		
Perm. FAR Area (1.800)		416.59
Total Perm. FAR area		416.59
Residential FAR		285.47
Proposed FAR Area		285.47
Total Proposed FAR Area		285.47
Consumed FAR (Factor)		1.23
Balance FAR Area		131.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		285.48
ARCHITECT (Regd)		DEEPAK KUMAR SAW
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		DEEPAK KUMAR ROY
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)	Light Blue

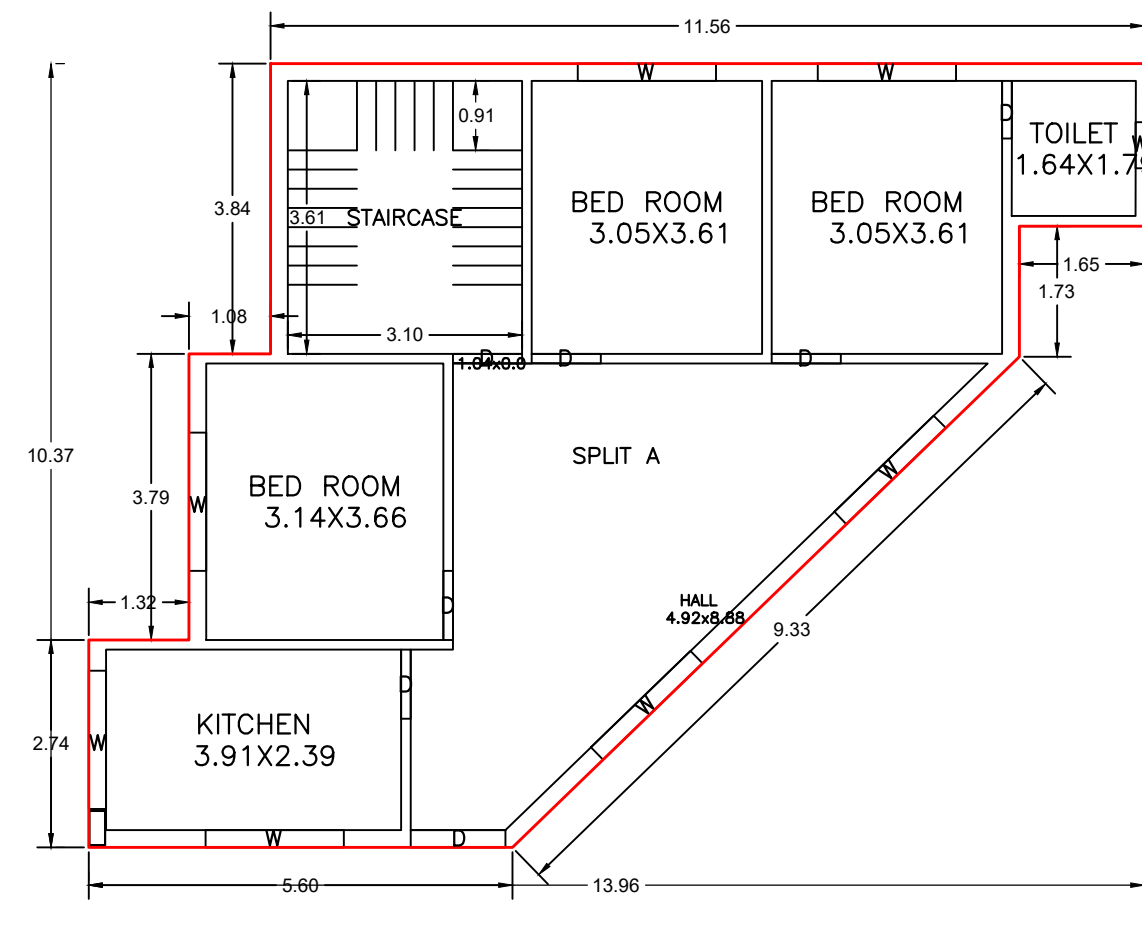
Floor Name	Building Name A (A)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	95.16	95.16	95.16	95.16
First Floor	95.16	95.16	95.16	95.16
Second Floor	95.16	95.16	95.16	95.16
Terrace Floor	0.00	0.00	0.00	0.00
Total :	285.48	285.48	285.48	285.48

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

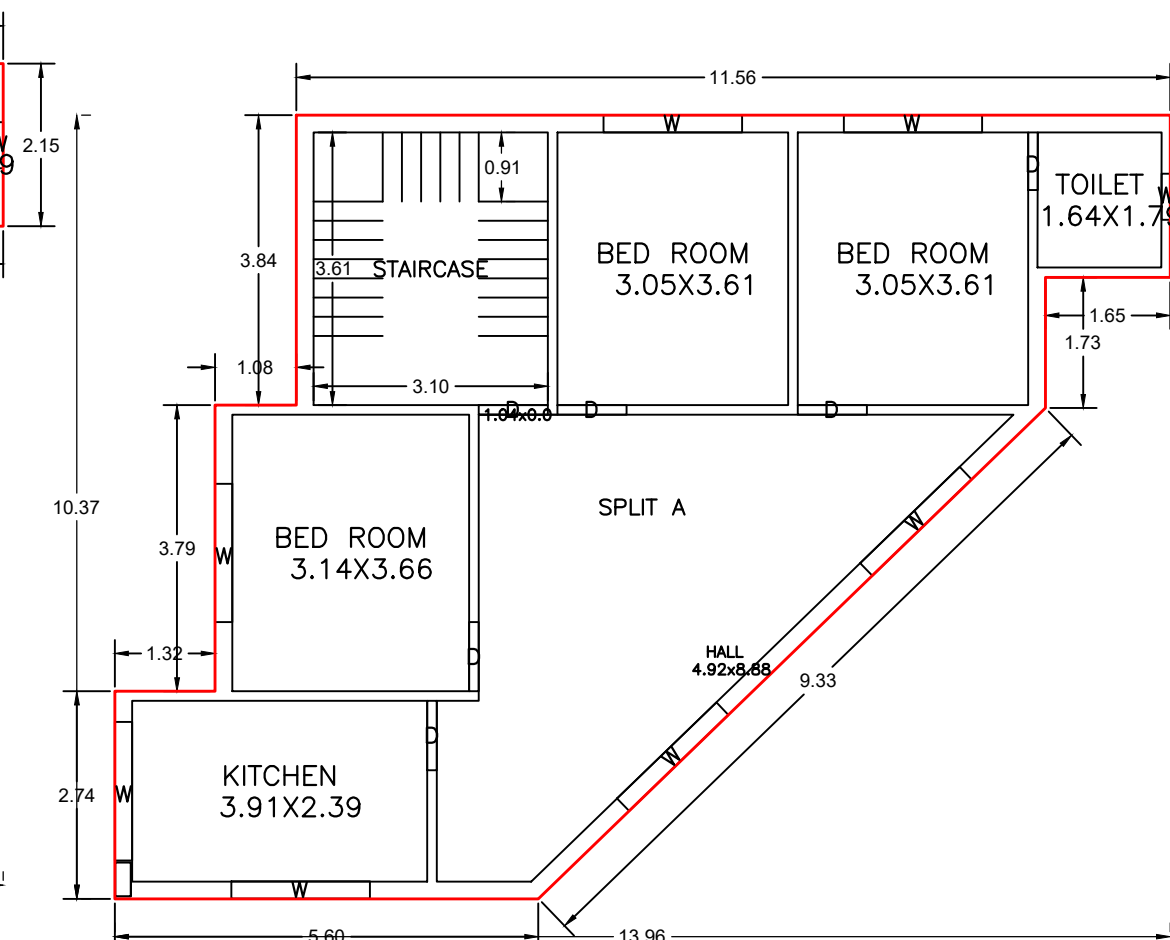
FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Res.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (A)	1	285.48	285.48	285.48	285.48	01
Grand Total :	1	285.48	285.48	285.48	285.48	01

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

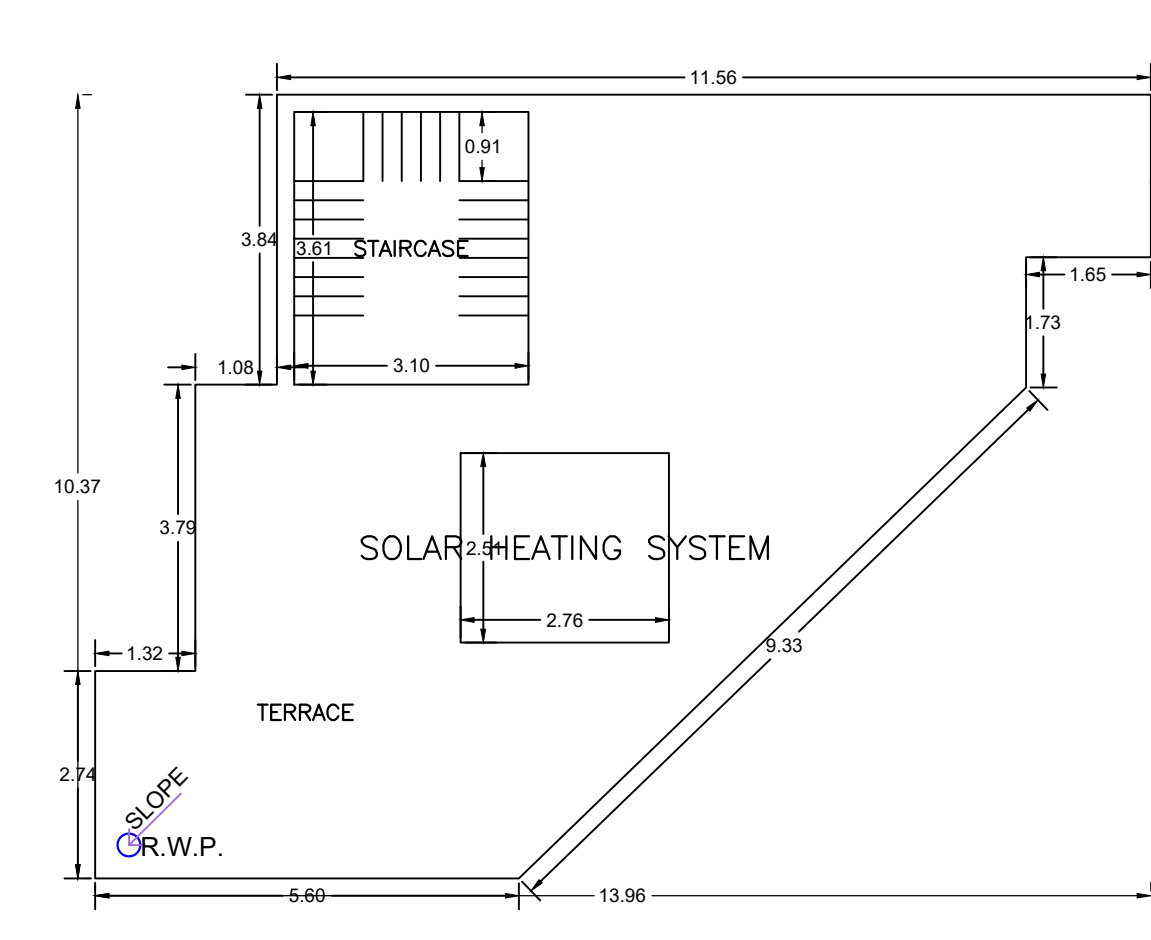
Proposal Basic Information	
Proposal File No.	KONPCBP02020W012024
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Khata No.	15
Plot No.	4045
Village Name	Kodarma
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment



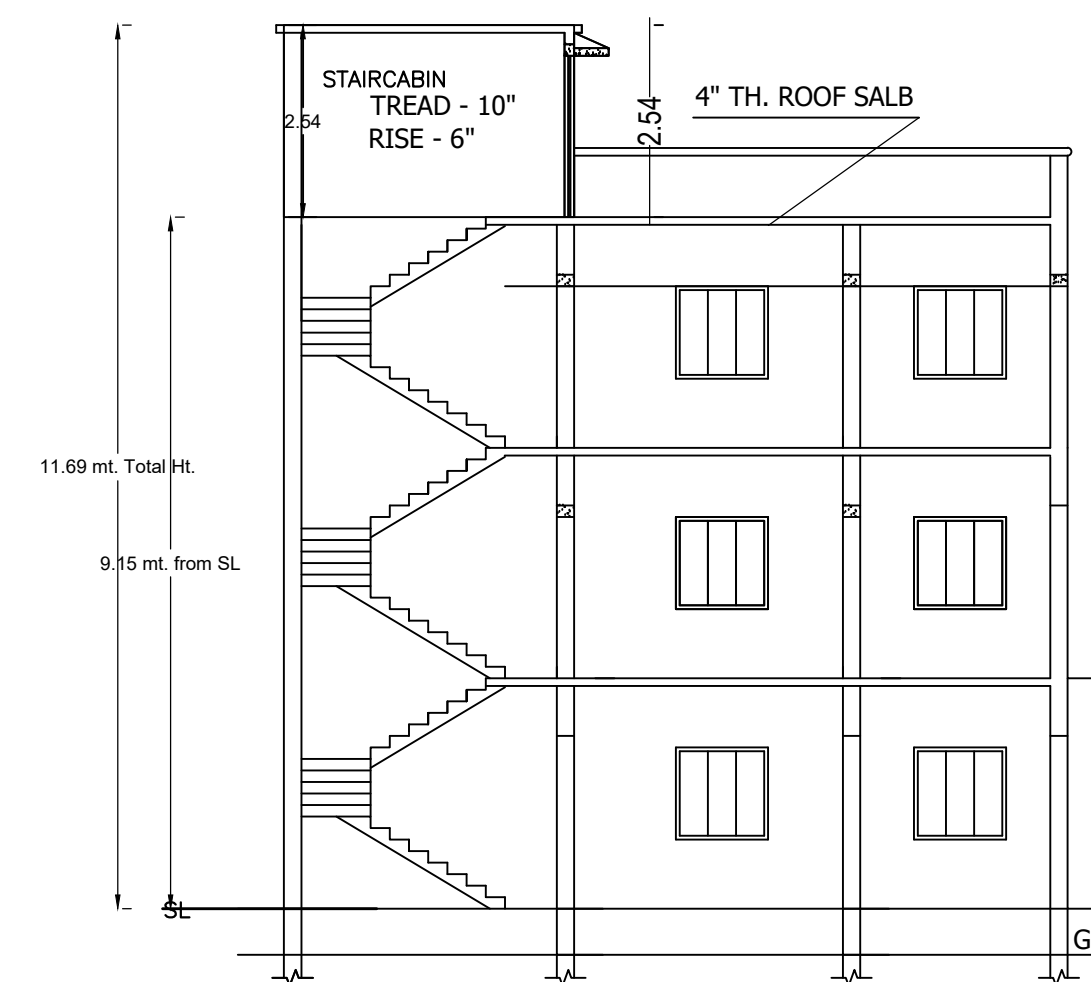
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



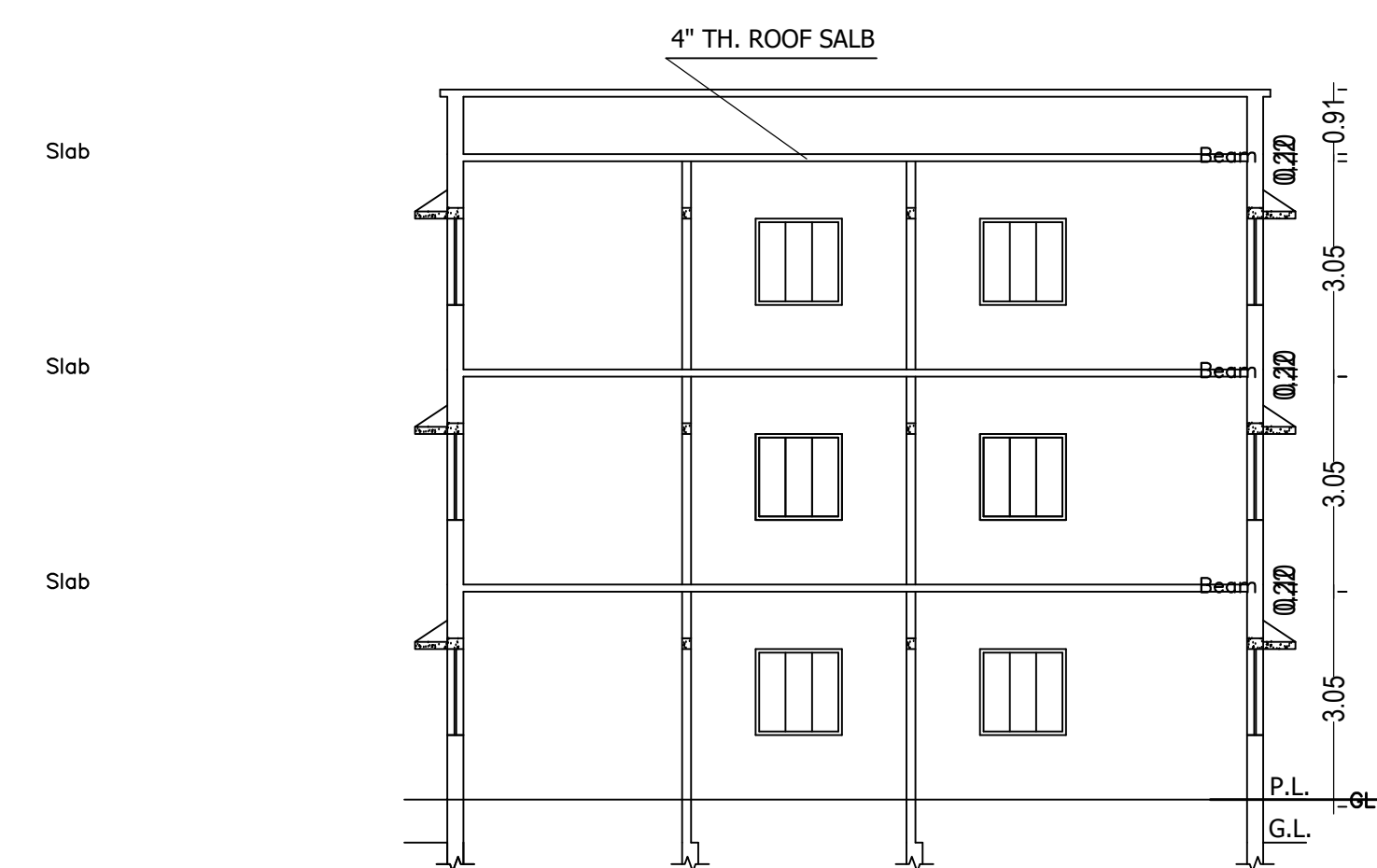
TYPICAL - 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



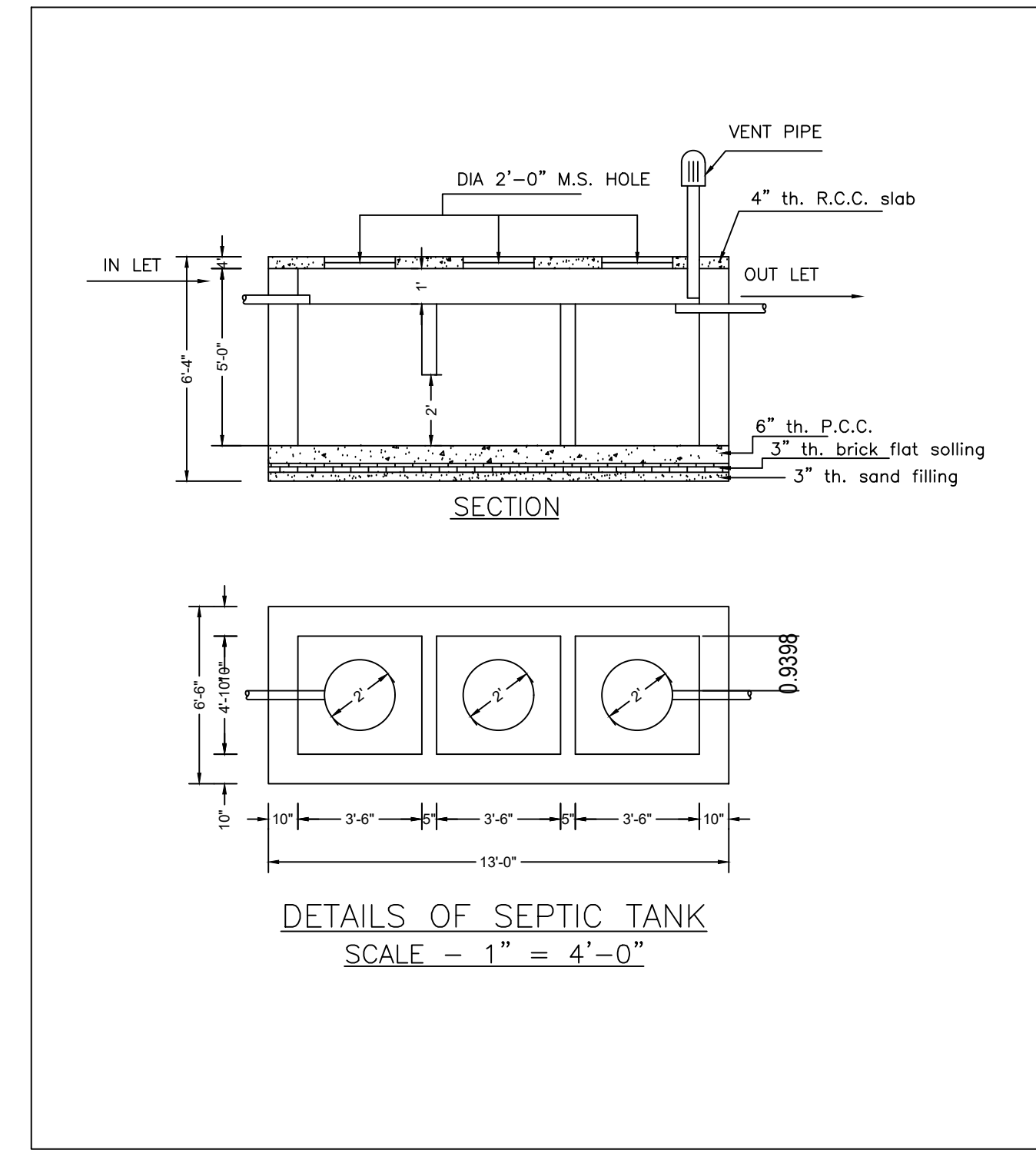
TERRACE FLOOR PLAN
(SCALE 1:100)



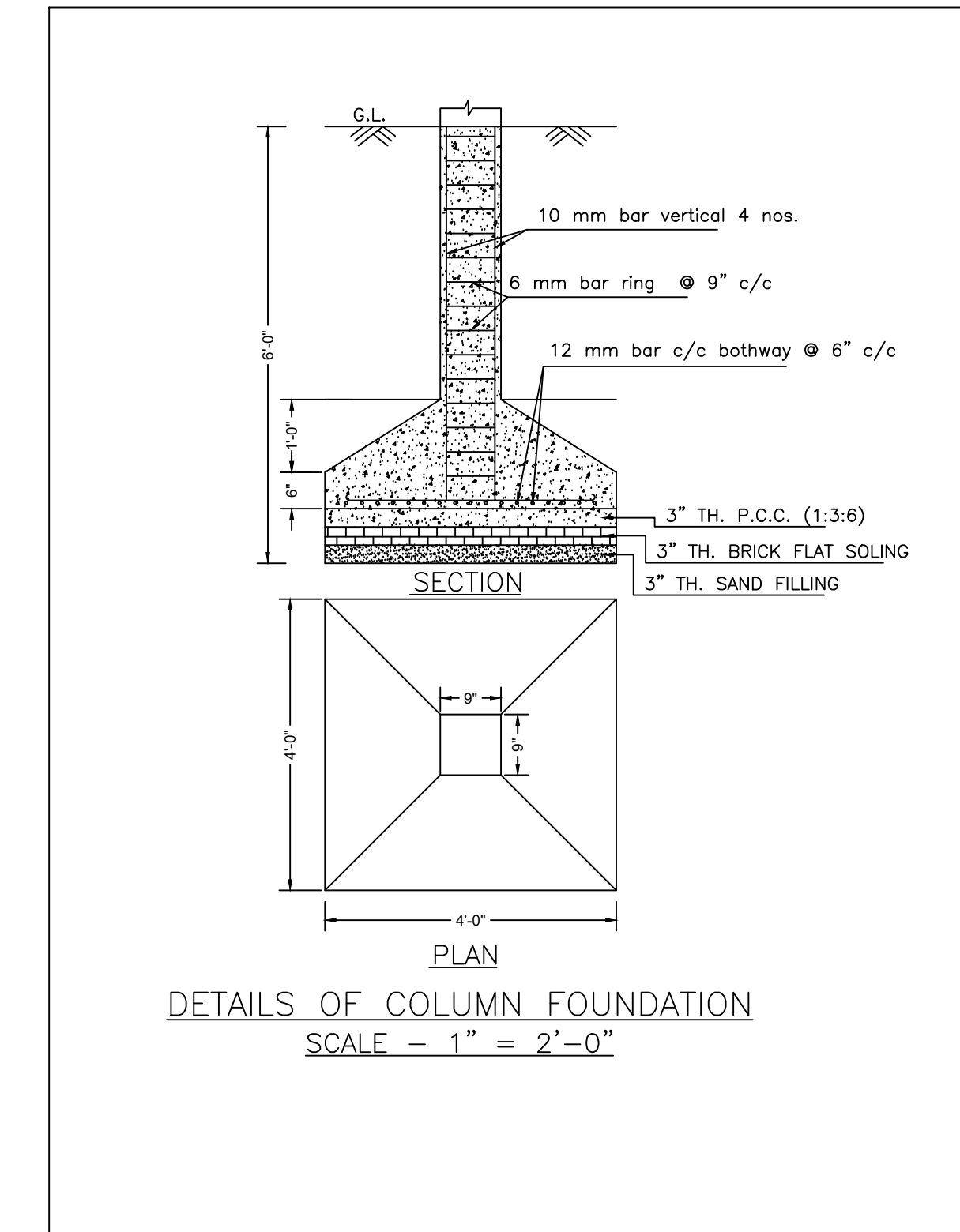
SECTION A - B



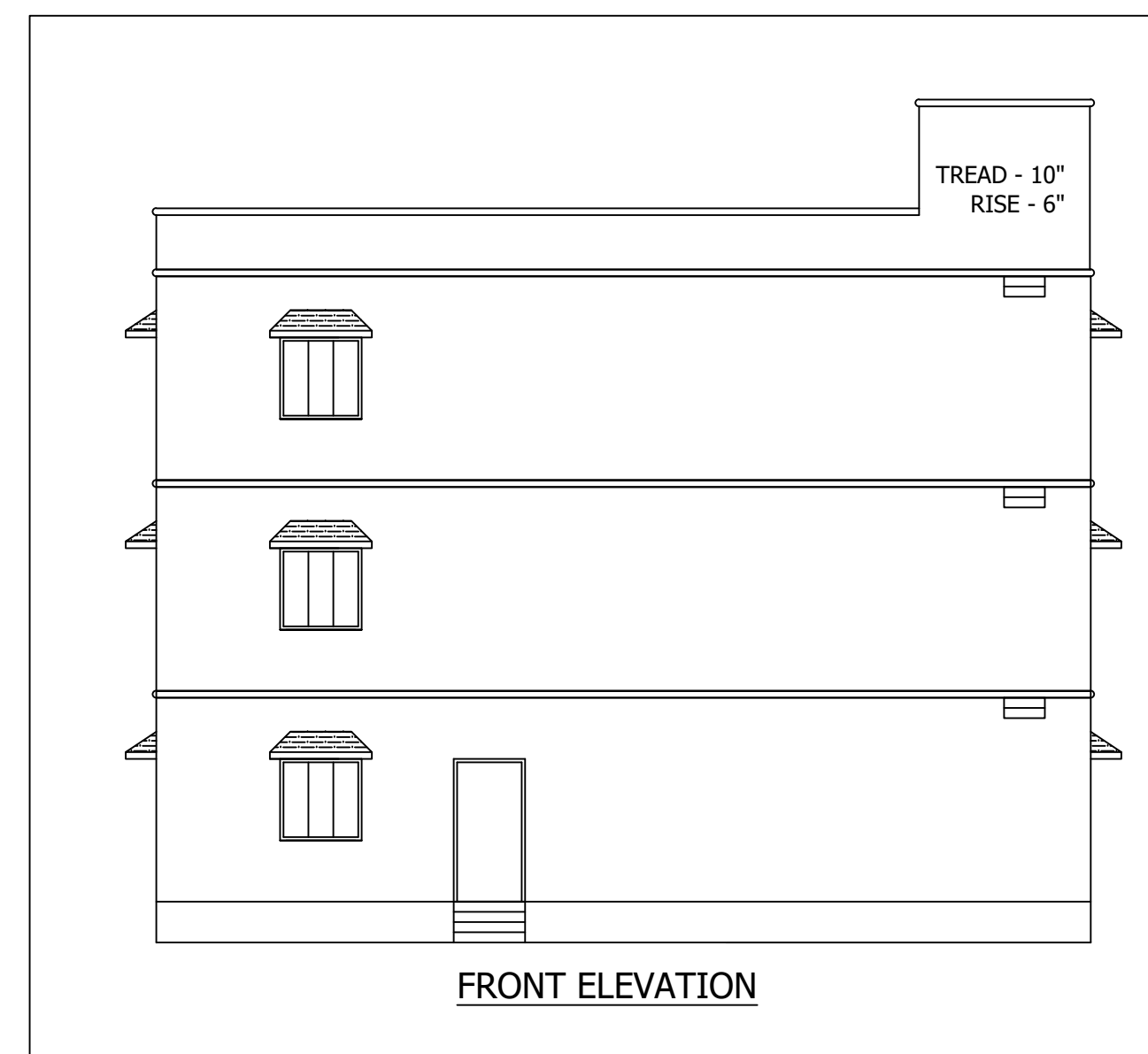
SECTION X - Y



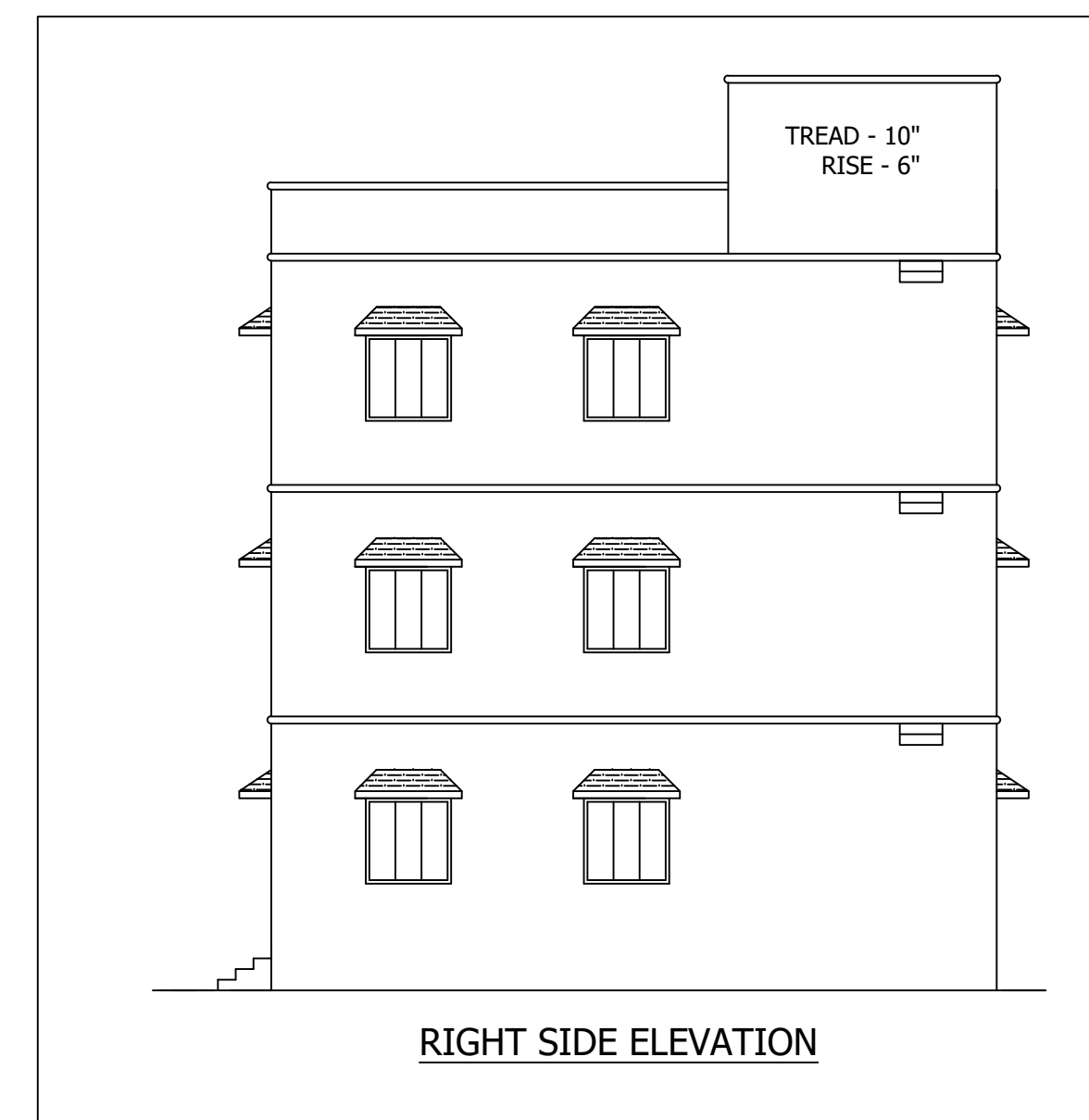
DETAILS OF SEPTIC TANK
SCALE - 1" = 4'-0"



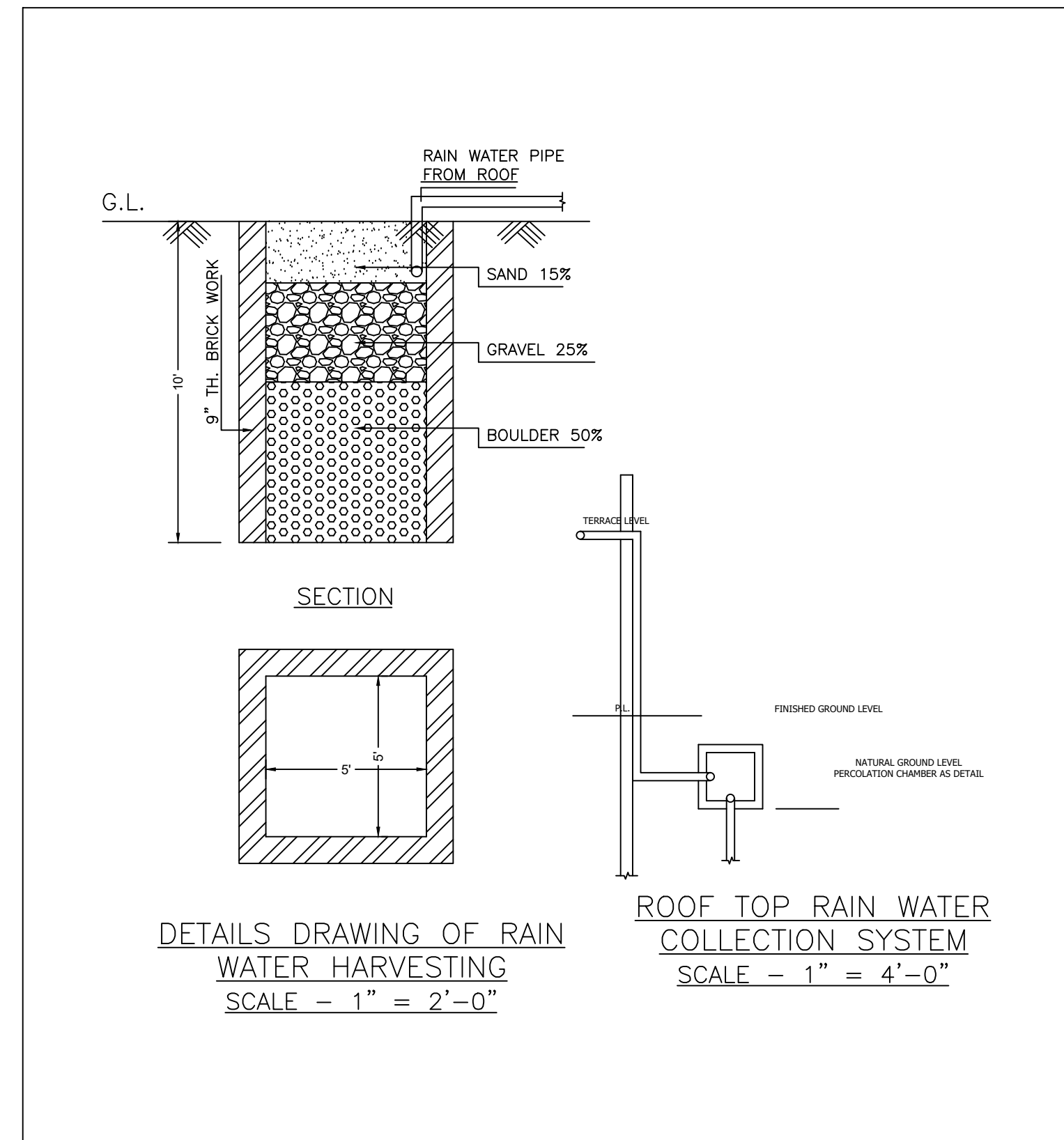
DETAILS OF COLUMN FOUNDATION
SCALE - 1" = 2'-0"



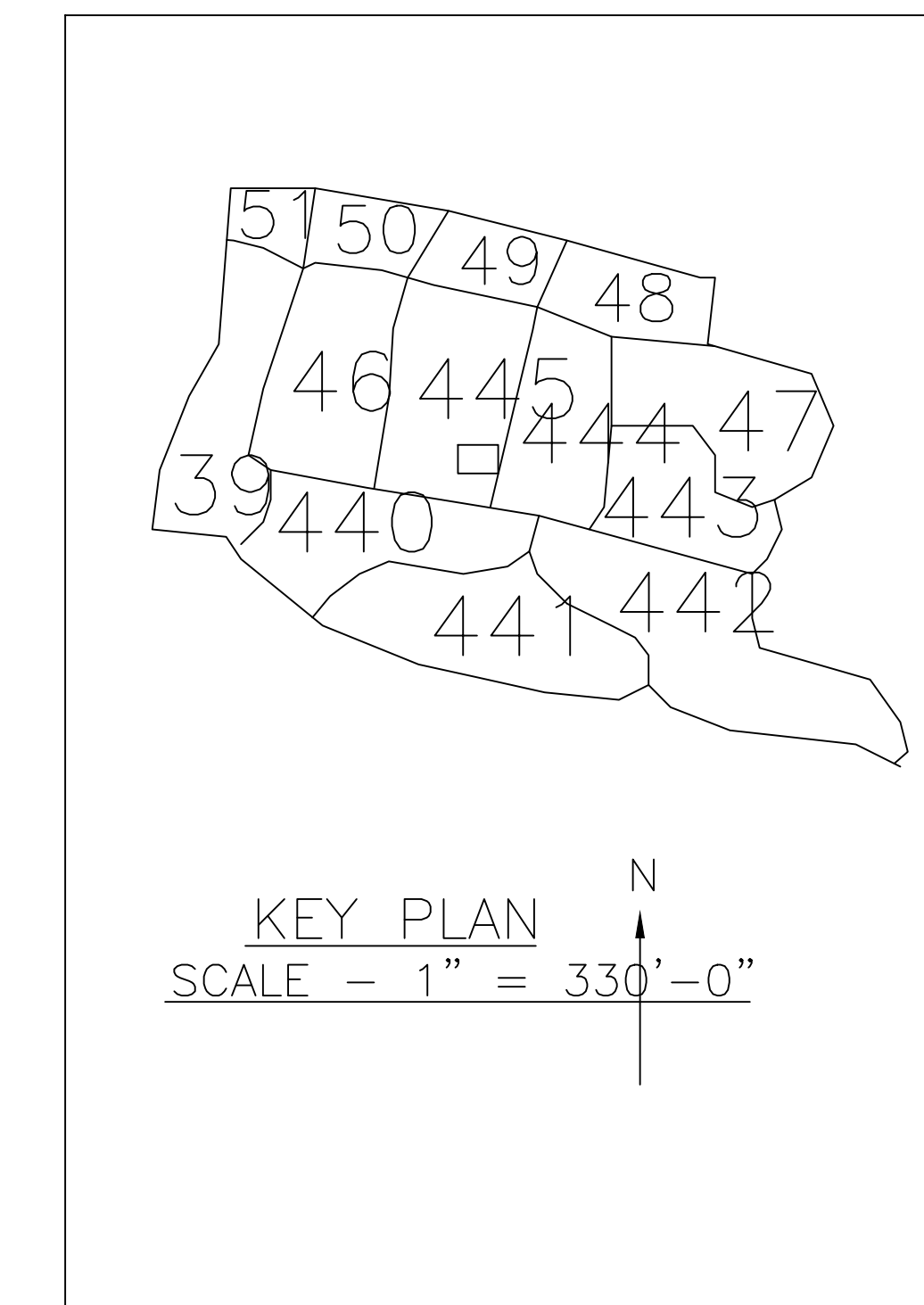
FRONT ELEVATION



RIGHT SIDE ELEVATION



DETAILS DRAWING OF RAIN WATER HARVESTING
SCALE - 1" = 2'-0"



KEY PLAN
SCALE - 1" = 330'-0"

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	285.47	285.19	6	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total	-	-	285.47	285.19	18	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.16	2.10	03
A (A)	D	0.91	2.10	15
A (A)	D	1.25	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	03
A (A)	W	1.83	1.20	21

Building -A (A)

Floor Name	Total Built Up Area (Sq.ft.)	Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	Total Consumed Additional FAR Area (Sq.ft.)	Trmt (No.)
Ground Floor	95.16	95.16	95.16	95.16	01
First Floor	95.16	95.16	95.16	95.16	00
Second Floor	95.16	95.16	95.16	95.16	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	285.48	285.48	285.48	285.48	01
Total Number of Same Buildings	1				
Total	285.48	285.48	285.48	285.48	01

LTP NAME AND SIGNATURE DEEPAK KUMAR SAH KONPC/ENG/00022023	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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