

(Scale - 1:200)

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 (GOPAL SAW)	1	182.90	182.90	182.90	182.90	01
Grand Total :	1	182.90	182.90	182.90	182.90	01

Proposal Basic Information

Proposal File No.	KONPC/BI/0024/W07/0024
Owner Name	GOPAL SAW
Khata No	39
Plot No	1414
Village Name	Koderma
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/0024/W07/0024	Plot/SubPlot No: 1414
Application Type: General Proposal	North: Plot No. - 3 wide rasta
Project Type: Building Permission	South: Plot No. - SHANKAR SAW
Nature of Development: New	East: Road Width - 3.05M
Location of Development Area: Old Area	West: Plot No. - CHOTU SAW
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 468.22
Deduction for NetPlot Area	
Road Widening Area	7.44
Total	7.44
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 460.78
Deduction for Balance Plot Area(from Gross Plot Area)	
Road Widening Area	7.44
Total	74.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 393.68
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 460.78
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 460.78
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	276.47
Proposed Coverage Area (19.85 %)	91.45
Total Prop. Coverage Area (19.85 %)	91.45
Balance coverage area (40.15 %)	185.02
FAR CHECK	
Perm. FAR Area (1.200)	552.94
Total Perm. FAR area	552.94
Residential FAR	182.90
Proposed FAR Area	182.90
Total Proposed FAR Area	182.90
Consumed FAR (Factor)	0.40
Balance FAR Area	370.04
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	182.90
ARCHITECT (Regd)	Amrendra Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	GOPAL SAW
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

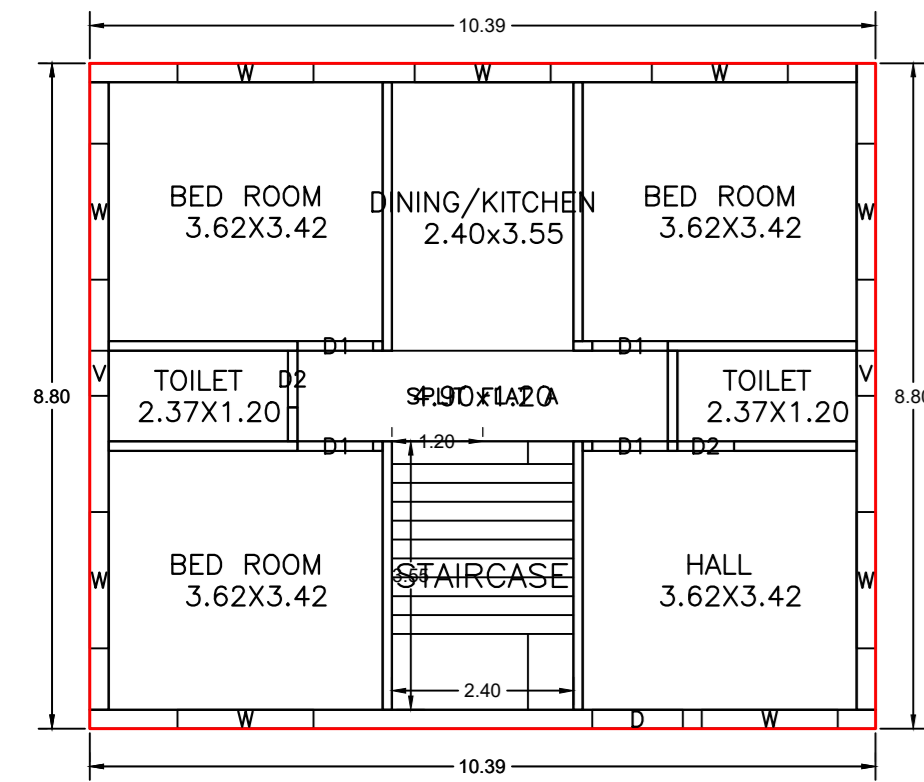
Buildingwise Floor FAR Details

Floor Name	Building Name AAA (GOPAL SAW)		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	91.45	91.45	91.45	91.45
First Floor	91.45	91.45	91.45	91.45
Terrace Floor	0.00	0.00	0.00	0.00
Total :	182.90	182.90	182.90	182.90

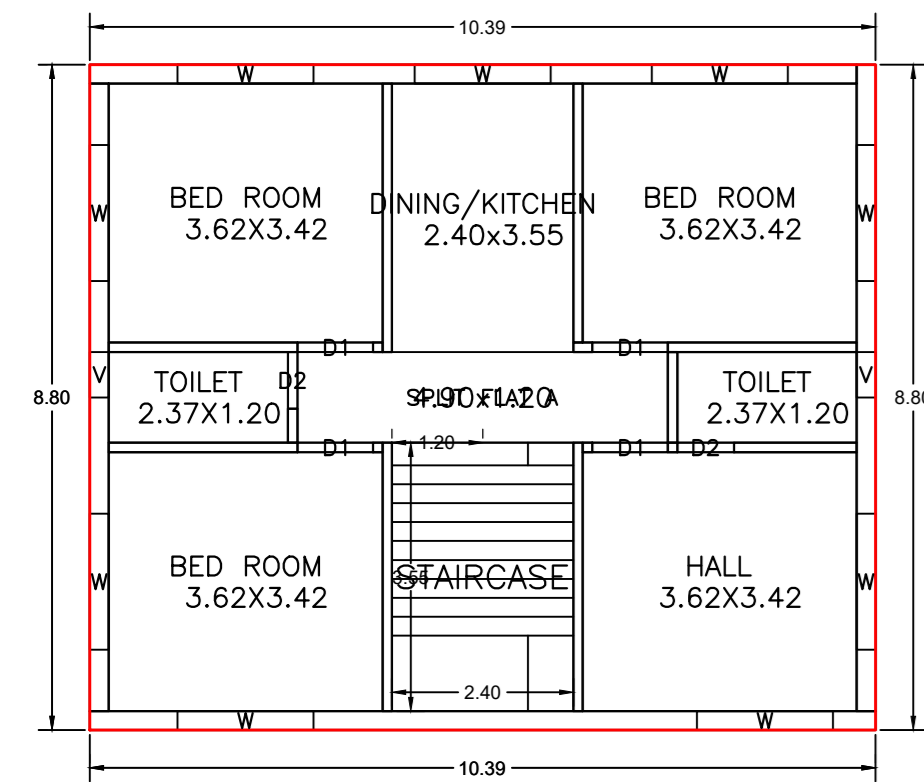
Building USE/SUBUSE Details

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

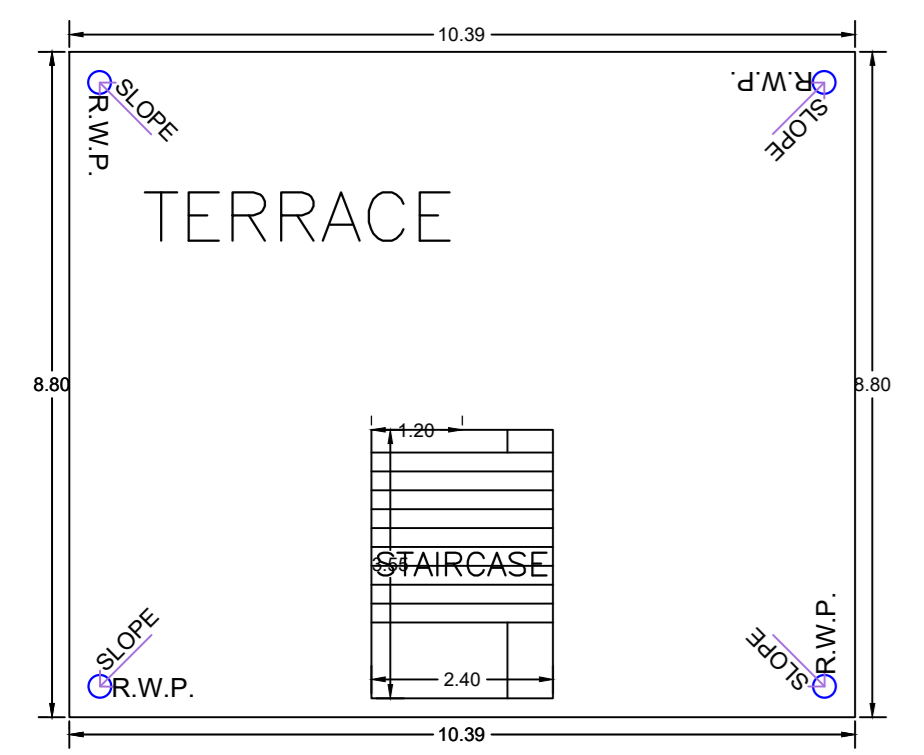
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amrendra Kumar KONPC/SUP/0002/2017			



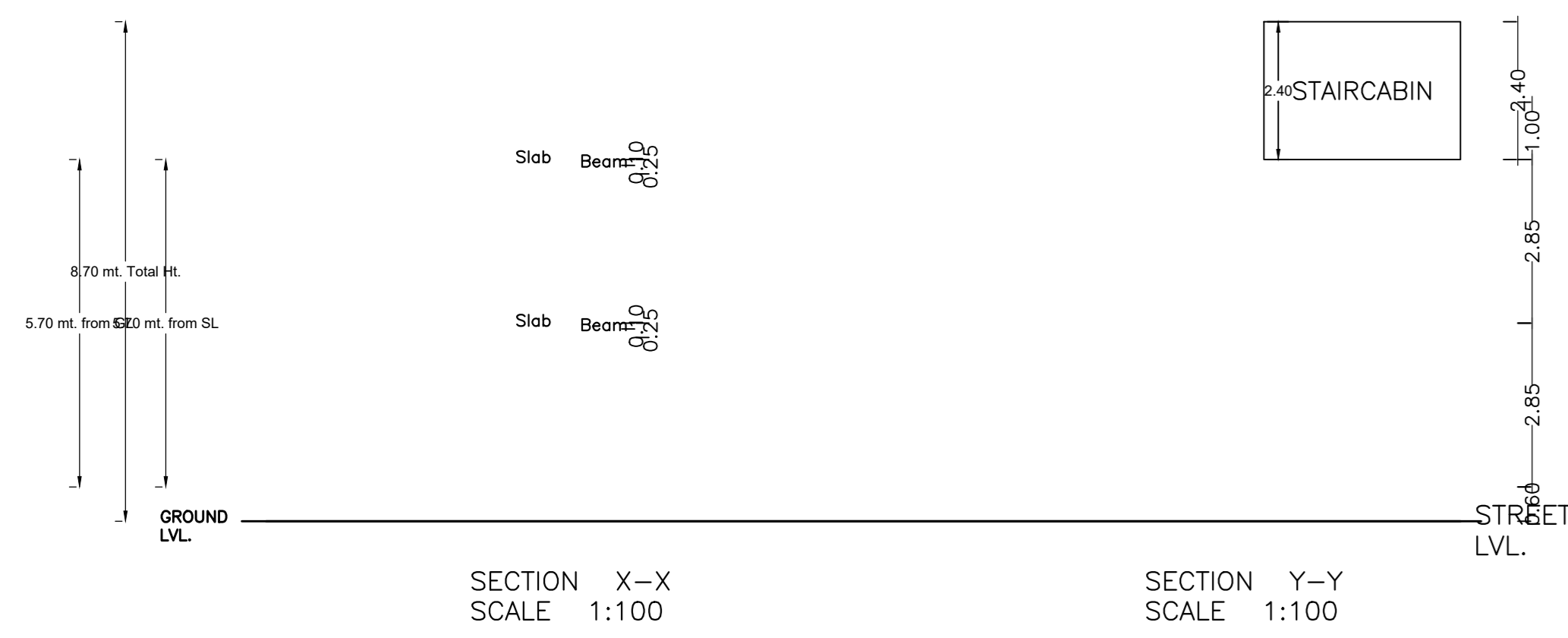
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



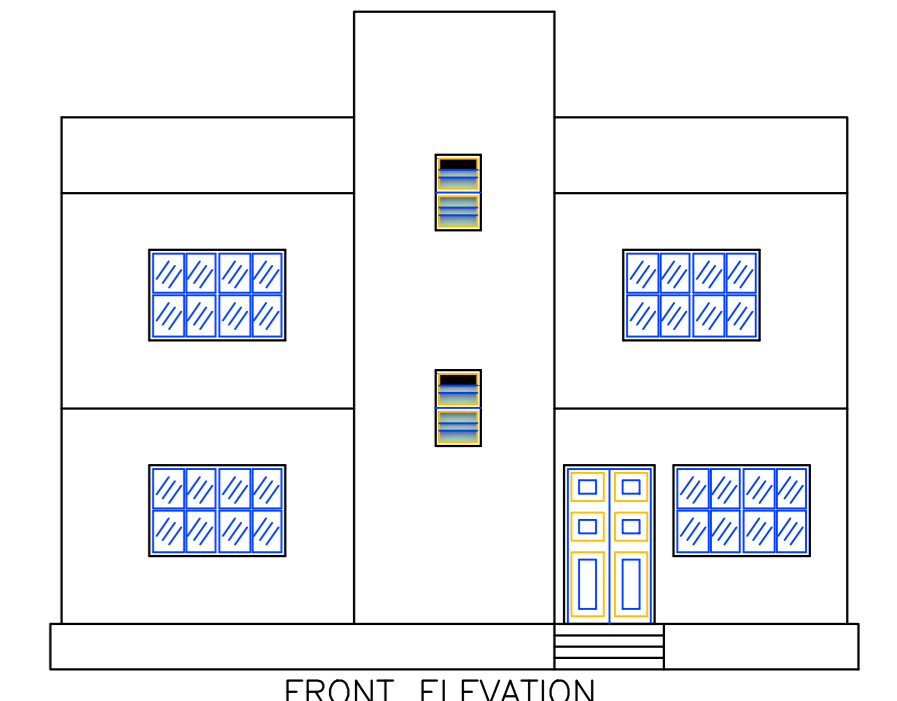
TERRACE FLOOR PLAN
(SCALE 1:100)



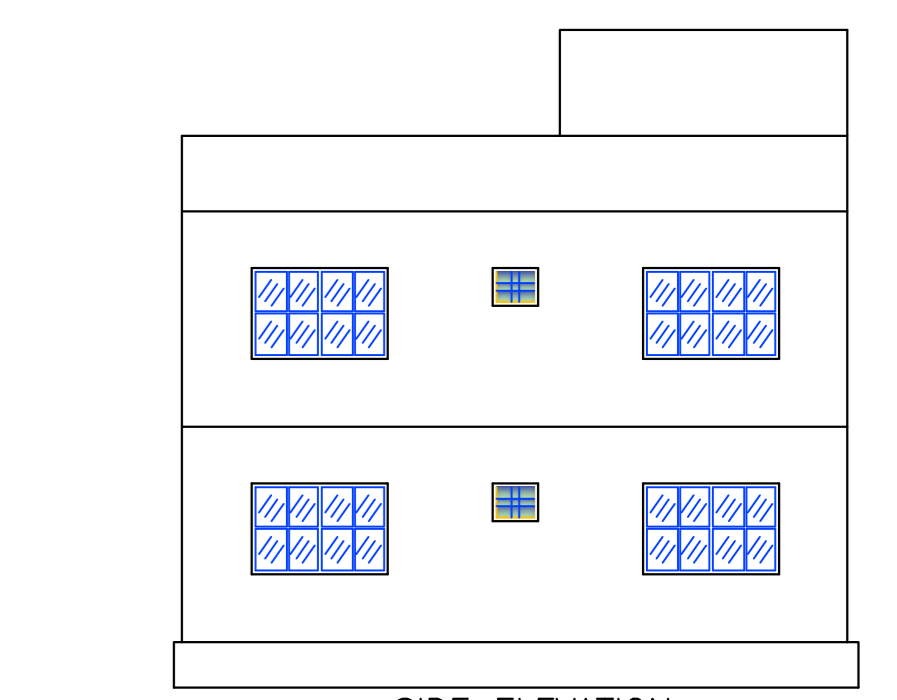
SECTION X-X
SCALE 1:100

SECTION Y-Y
SCALE 1:100

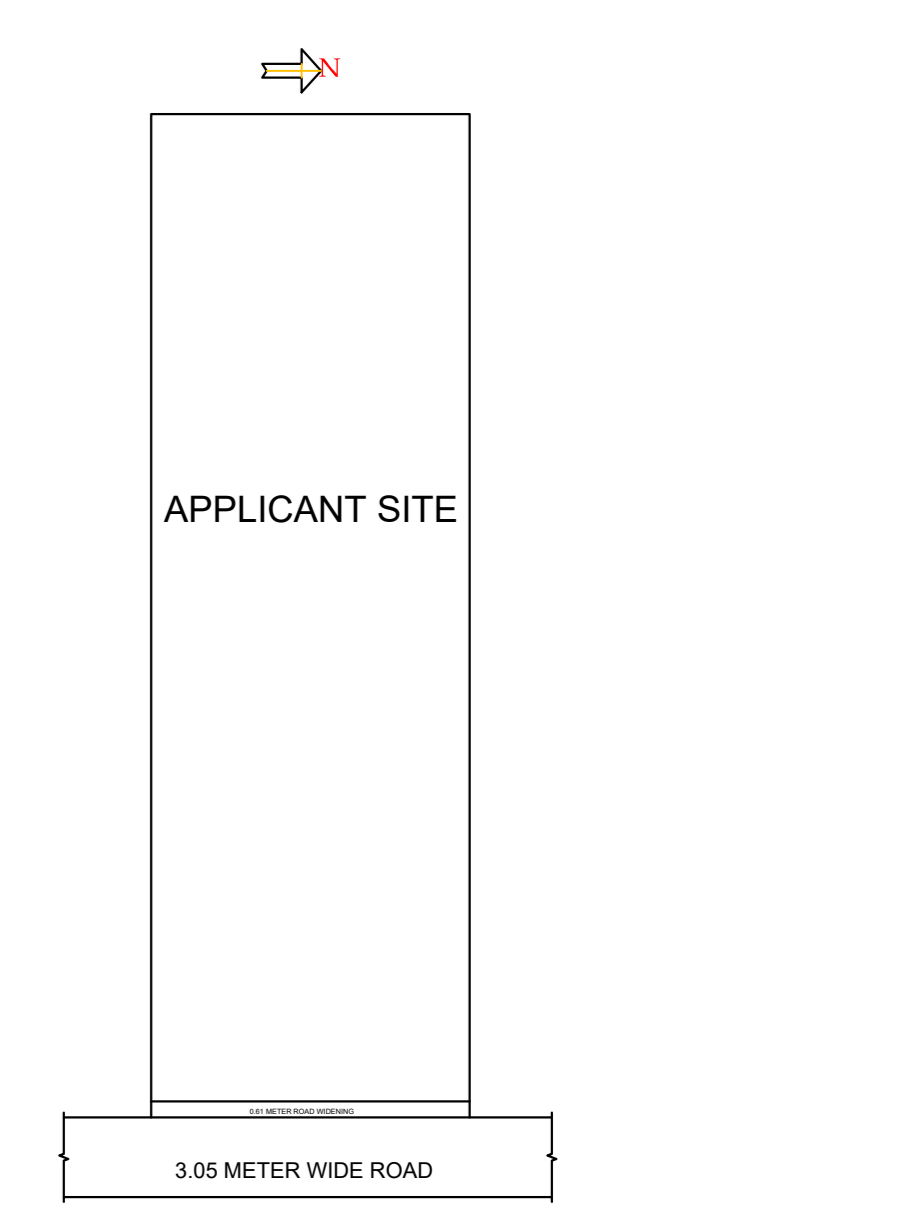
Proposal Basic Information	
Proposal File No.	KONPCBP024W07/2024
Owner Name	GOPAL SAW
Khata No.	39
Plot No.	1414
Village Name	Koderma
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment



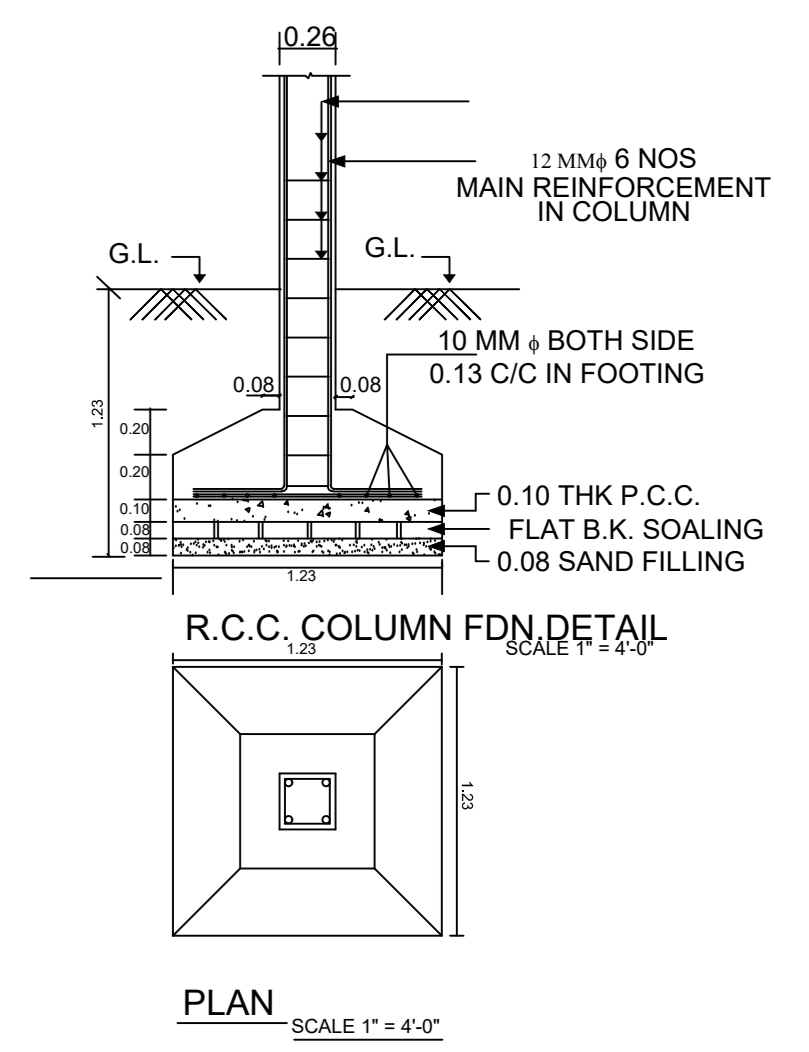
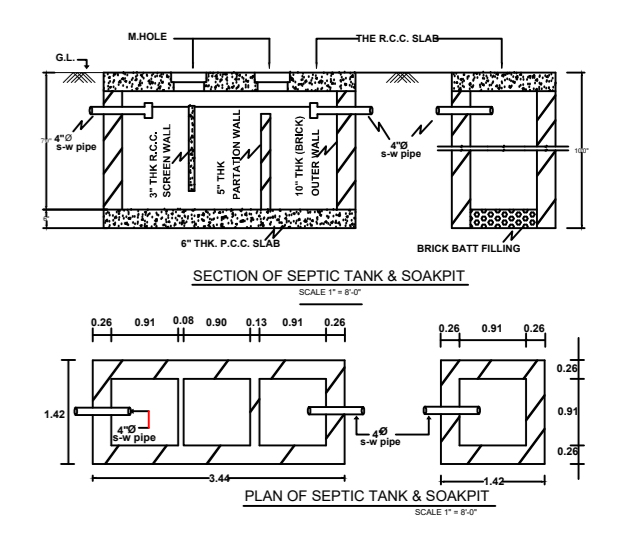
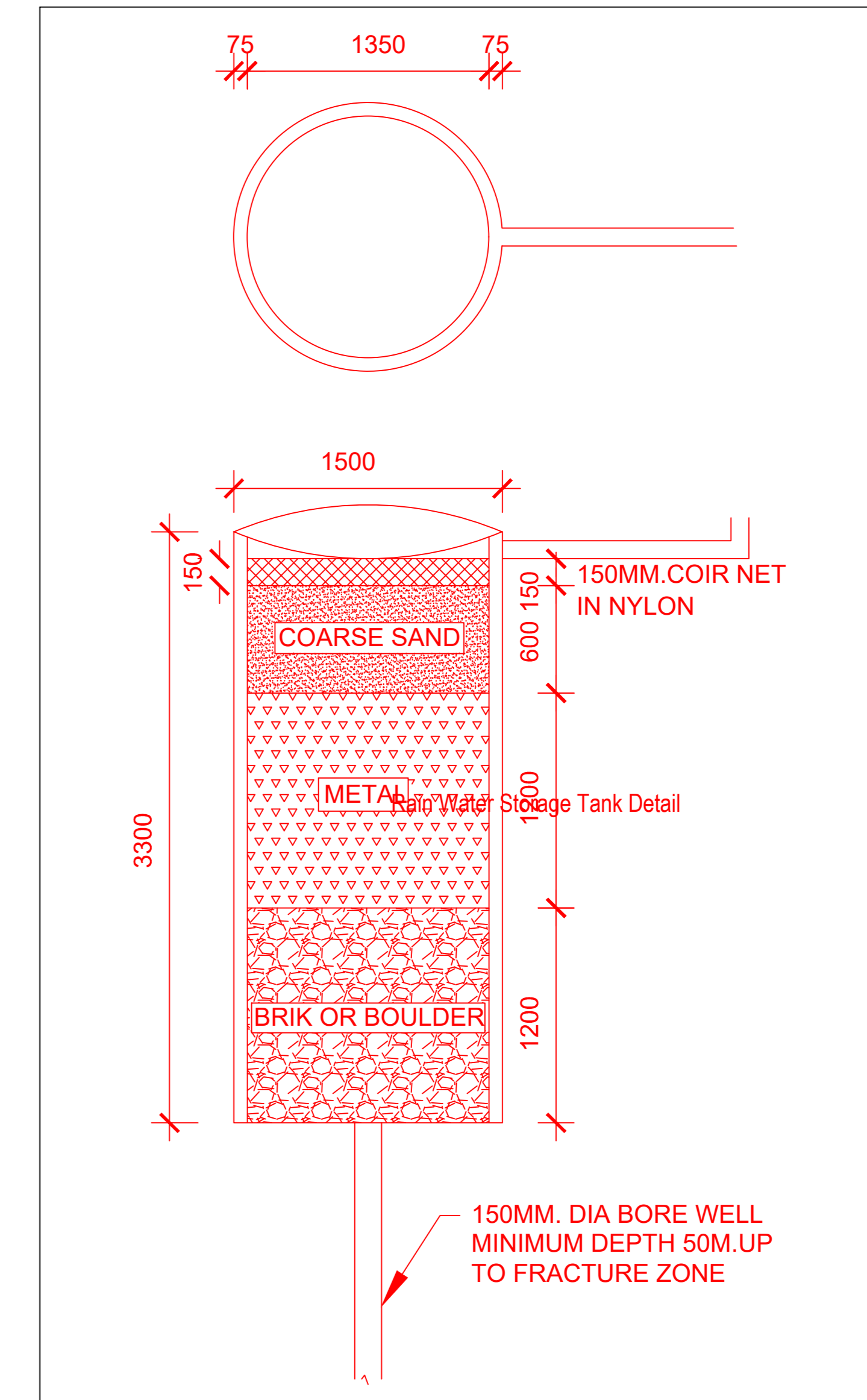
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



LOCATION PLAN
NOT TO SCALE



PLAN
SCALE: 1" = 4'-0"

Building :AAA (GOPAL SAW)

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)	Trmt (No.)
Ground Floor	91.45	91.45	91.45	91.45	01
First Floor	91.45	91.45	91.45	91.45	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	182.90	182.90	182.90	182.90	01
Total Number of Same Buildings	1				
Total	182.90	182.90	182.90	182.90	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (GOPAL SAW)	D2	0.75	2.10	04
AAA (GOPAL SAW)	D1	1.00	2.10	08
AAA (GOPAL SAW)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AAA (GOPAL SAW)	V	0.60	0.50	04
AAA (GOPAL SAW)	W	1.80	1.20	18

UnitBUA Table for Building :AAA (GOPAL SAW)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLATA	FLAT	146.28	140.77	7	1
FIRST FLOOR PLAN	SPLIT FLATA	FLAT	0.00	0.00	7	0
Total	-	-	146.28	140.77	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amrendra Kumar KONPC/SUP/0002/2017			