

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
AA (SMT SARITA DEVI)	1	242.52	16.55	225.97	225.97	225.97	01
Grand Total :	1	242.52	16.55	225.97	225.97	225.97	01

Proposal Basic Information

Proposal File No.	KONPC/BI/0028/W11/2024
Owner Name	SMT SARITA DEVI
Khata No	33
Plot No	2659
Village Name	Kodarma
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/0028/W11/2024	Plot/SubPlot No: 2659
Application Type: General Proposal	North: Plot No. - MRS. TARA DEVI
Project Type: Building Permission	South: Plot No. - MAHABIR YADAV PLOT NO.2652
Nature of Development: New	East: Plot No. - SMT SHOBHA DEVI & OTHERS
Location of Development Area: Old Area	West: Road Width - 3.66M WIDE ROAD & PART OF PLOT NO.2659
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 153.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 153.84
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	15.49
Total	15.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 138.35
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 153.84
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 153.84
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	107.69
Proposed Coverage Area (52.55 %)	80.84
Total Prop. Coverage Area (52.55 %)	80.84
Balance coverage area (17.45 %)	26.85
FAR CHECK	
Perm. FAR Area (1.500)	230.76
Total Perm. FAR area	230.76
Residential FAR	225.97
Proposed FAR Area	225.97
Total Proposed FAR Area	225.97
Consumed FAR (Factor)	1.47
Balance FAR Area	4.79
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	242.52
ARCHITECT (Regd)	MD SHOAB ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT SARITA 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

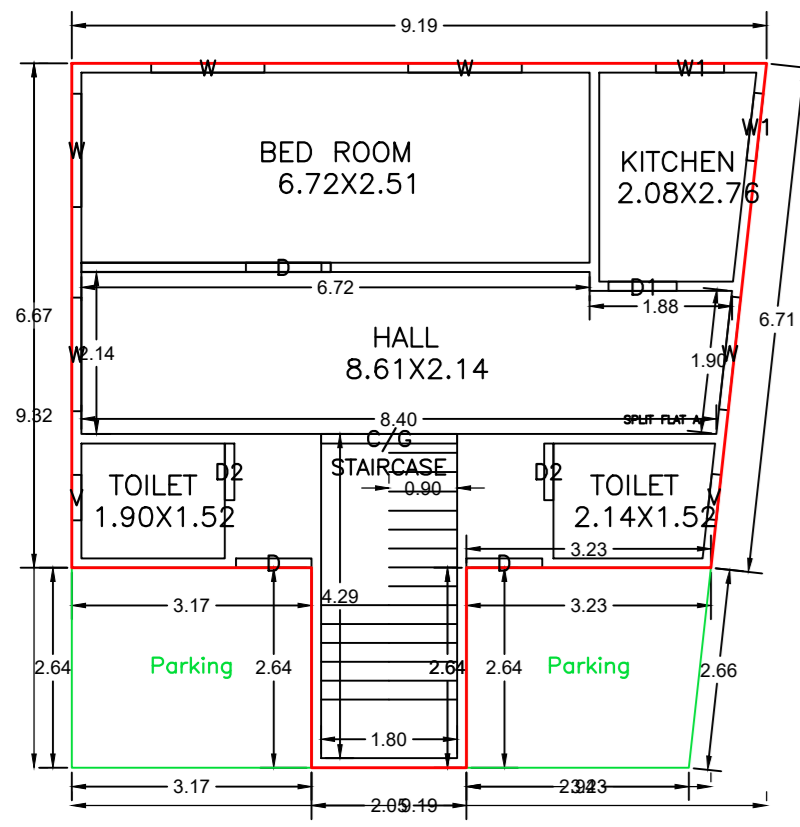
Floor Name	Building Name AA (SMT SARITA DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	80.84	64.29	80.84	64.29
First Floor	80.84	80.84	80.84	80.84
Second Floor	80.84	80.84	80.84	80.84
Terrace Floor	0.00	0.00	0.00	0.00
Total :	242.52	225.97	242.52	225.97

Building USE/SUBUSE Details

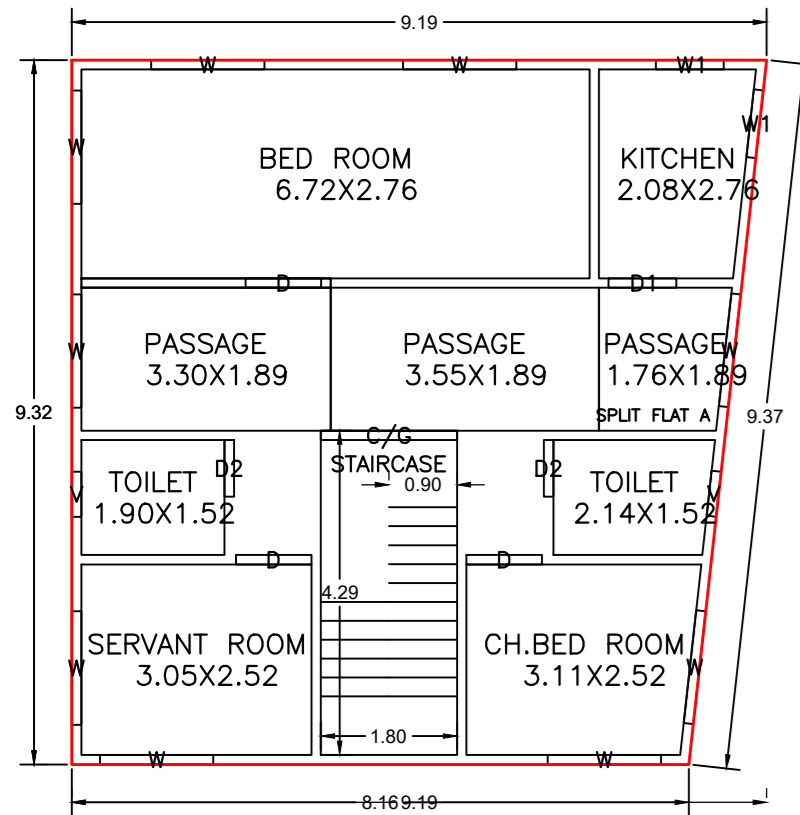
Building Name	Building Use	Building SubUse	Building Structure
AA (SMT SARITA DEVI)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/0004/2017			

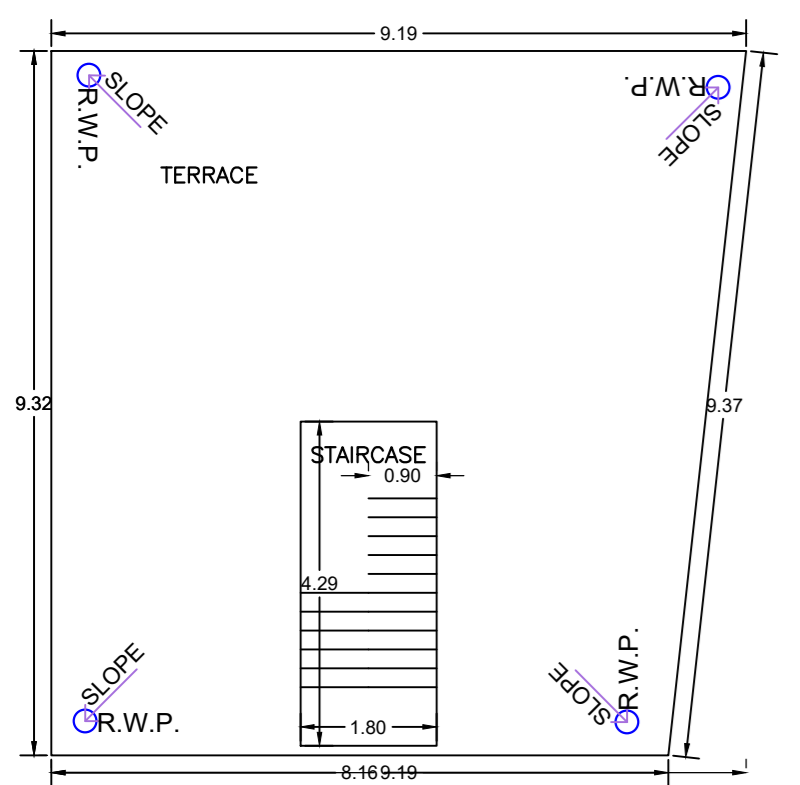
Proposal Basic Information	
Proposal File No.	KONPCBP028/W11/2024
Owner Name	SMT SARITA DEVI
Khata No	33
Plot No	2659
Village Name	Kodarma
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment



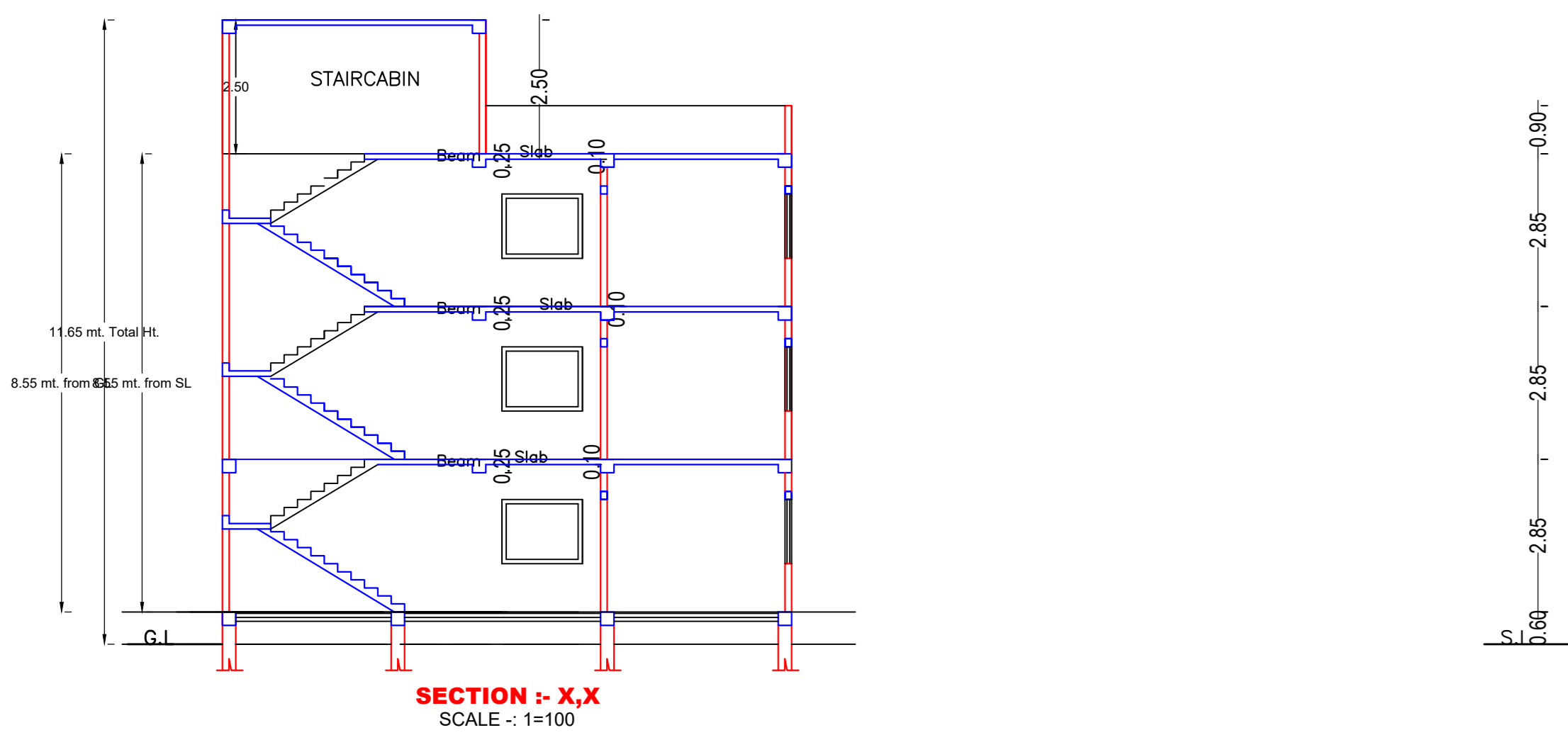
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



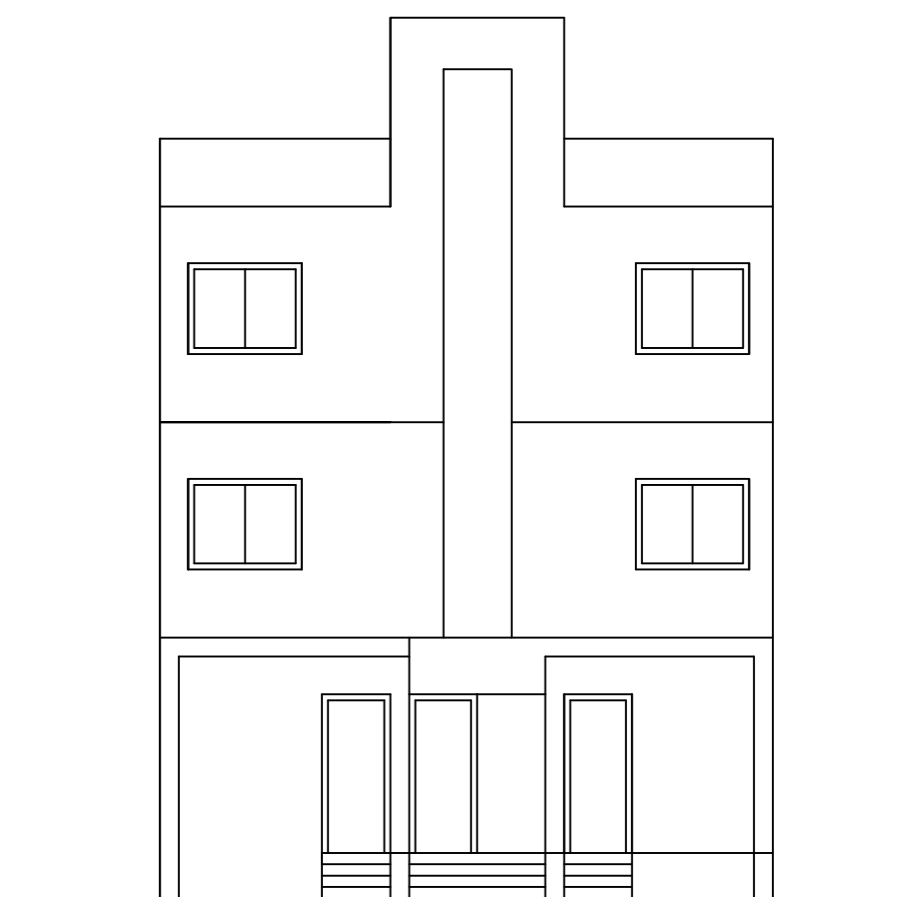
TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



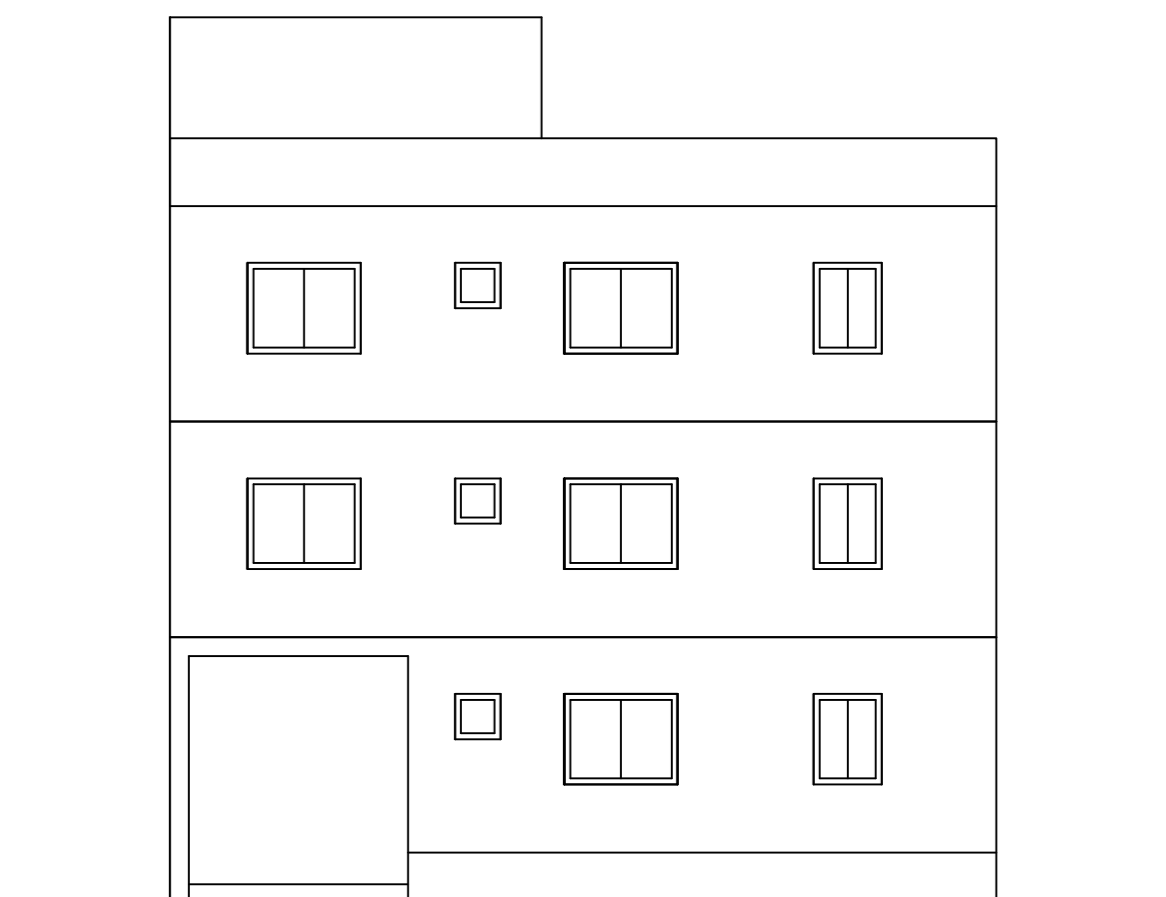
TERRACE FLOOR PLAN
(SCALE 1:100)



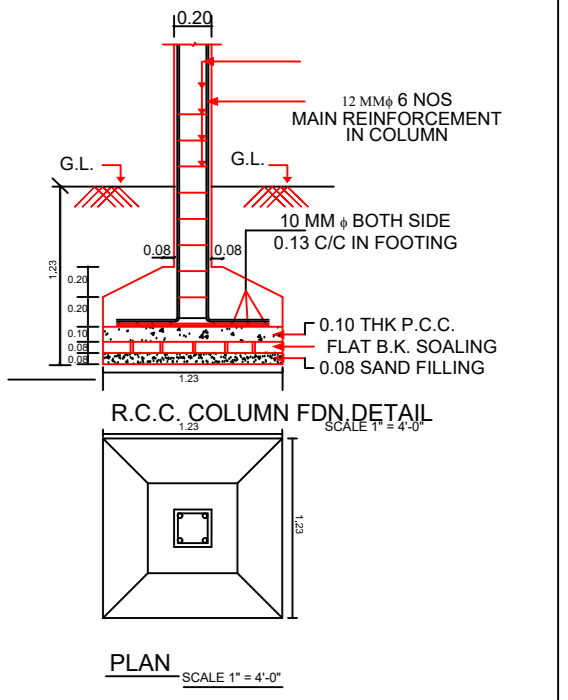
SECTION - X,X
SCALE :- 1=100



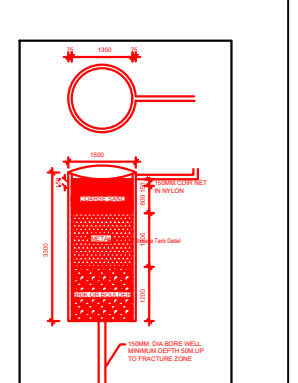
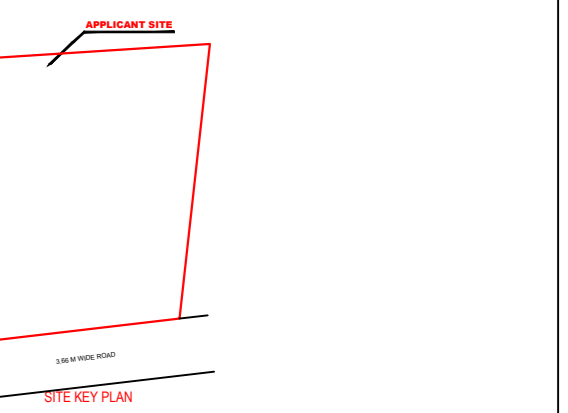
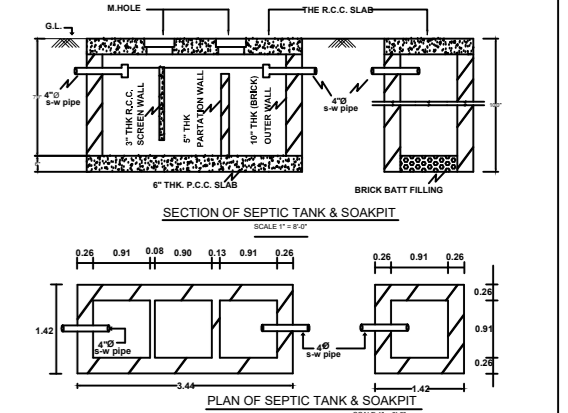
FRONT ELEVATION
SCALE :- 1=100



SIDE ELEVATION
SCALE :- 1=100



R.C.C. COLUMN FOOTING DETAIL
PLAN
SCALE :- 1=P.C.



Floor Name	Total Built Up Area (Sq. mt.)	Deductions (Area in Sq. mt.)	Proposed FAR Area (Sq. mt.)		Total Consumed Additional FAR Area (Sq. mt.)	Tmt (No.)
			Area	Rate		
Ground Floor	80.84	16.55	64.29	64.29	64.29	01
First Floor	80.84	0.00	80.84	80.84	80.84	00
Second Floor	80.84	0.00	80.84	80.84	80.84	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	242.52	16.55	225.97	225.97	225.97	01
Total Number of Same Buildings	1					
Total	242.52	16.55	225.97	225.97	225.97	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT SARITA DEVI)	D2	0.75	2.10	06
AA (SMT SARITA DEVI)	D1	0.90	2.10	03
AA (SMT SARITA DEVI)	D	1.00	2.10	07
AA (SMT SARITA DEVI)	CIG	1.80	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SMT SARITA DEVI)	V	0.60	0.60	06
AA (SMT SARITA DEVI)	W1	0.90	1.20	06
AA (SMT SARITA DEVI)	W	1.50	1.20	23

UnitBUA Table for Building :AA (SMT SARITA DEVI)

FLOOR	Name	UNB/UA Type	UNB/UA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	TYPICAL - 1 & 2 FLOOR PLAN	SPLIT FLAT A	FLAT	186.89	185.65	5
		SPLIT FLAT A	FLAT	0.00	0.00	9
Total	-	-	186.89	185.65	23	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/0004/2017			