

Proposal Basic Information	
Proposal File No.	KONPCBP0033W152024
Owner Name	1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH
Khata No.	98
Plot No.	1541, 1542, 1543
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	Plot/Neerby/ReligiousStructure: NA	
Transect No: KONPCBP0033W152024	Plot/SubPlot No: 1541, 1542, 1543	
Application Type: General Proposal	North: Plot No. - DDU/ RAM	
Project Type: Building Permission	South: Road Width - 3.71M WIDE ROAD	
Nature of Development: New	East: Plot No. - KHRODHAR SINGH/KAPILDEO SINGH/JAGANNATH PANDEY	
Location of Development Area: Old Area	West: Plot No. - KHUBALAL SINGH, KASHNATH PANDEY, LAKHMAN SINGH	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	92.05
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1326.55
Deduction for Balance Plot Area(from Gross Plot Area)		72.46
Common Plot		72.46
BALANCE AREA OF PLOT (Net Plot Area - Recreational/amenity space)	(A-Deductions)	1253.59
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1326.05
Plot Area for FAR (Net Plot Area - Road/Watering Area)	(A-Deductions)	1326.05
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		663.03
Proposed Coverage Area (26.73 %)		354.41
Total Prop. Coverage Area (26.73 %)		354.41
Balance coverage area (23.27 %)		308.62
FAR CHECK		
Perm. FAR Area (1.500)		1989.08
Total Perm. FAR area		1989.08
Residential FAR		942.88
Proposed FAR Area		942.88
Total Proposed FAR Area		942.88
Consumed FAR (Factor)		0.71
Balance FAR Area		1046.20
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1098.12
ARCHITECT (Regd)		
ENGINEER (Regd)		MD SHOHAB ALAM
SUPERVISOR (Regd)		
OWNER (Regd)		
		1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH
DEVELOPMENT AUTHORITY		
		LOCAL BODY

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)			Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tenm (No.)
					Cutout	Lft	Balcony				
AA-1(1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	1	1139.73	41.61	1098.12	7.28	17.40	130.56	942.88	942.88	942.88	01
Grand Total	1	1139.73	41.61	1098.12	7.28	17.40	130.56	942.88	942.88	942.88	01

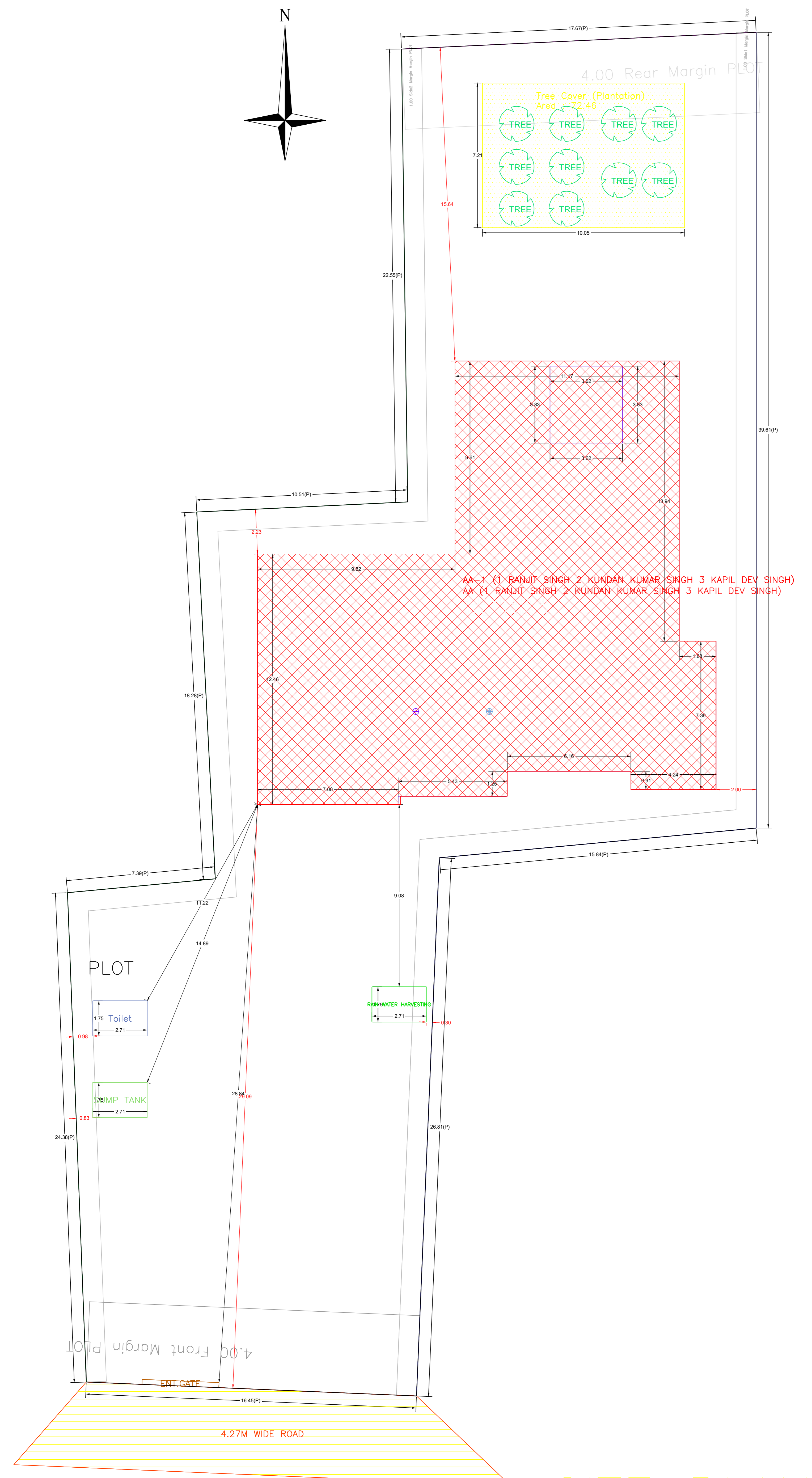
Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	AA-1(1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor	354.40	223.84	354.40	223.84
First Floor	371.86	359.52	371.86	359.52
Second Floor	371.86	359.52	371.86	359.52
Terrace Floor	0.00	0.00	0.00	0.00
Total	1098.12	942.88	1098.12	942.88

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Building USE/SUBUSE Details

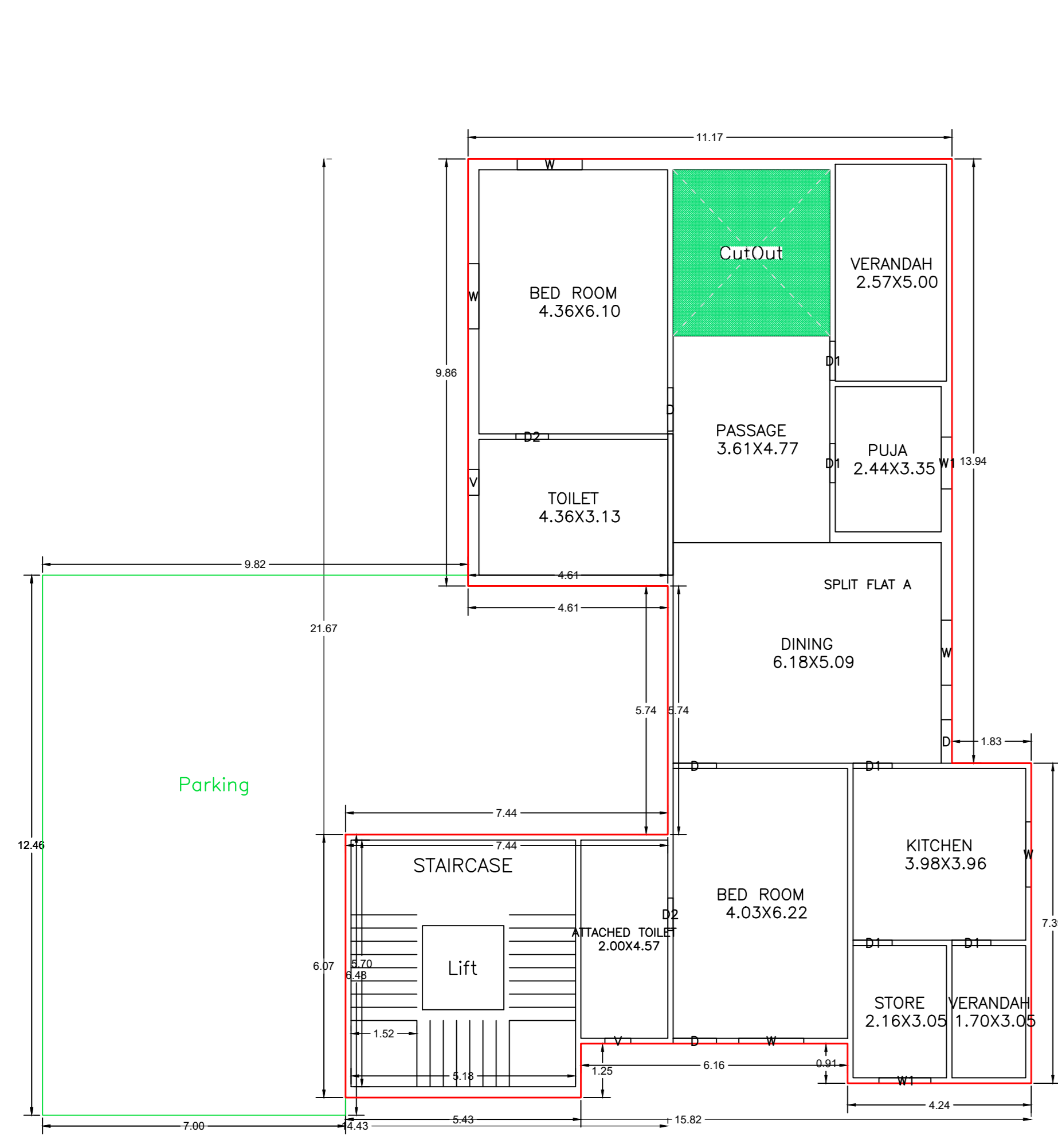
Building Name	Building Use	Building SubUse	Building Structure
AA-1(1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	Residential	Bungalow Dwelling / Non Apartment	Non-Highrise



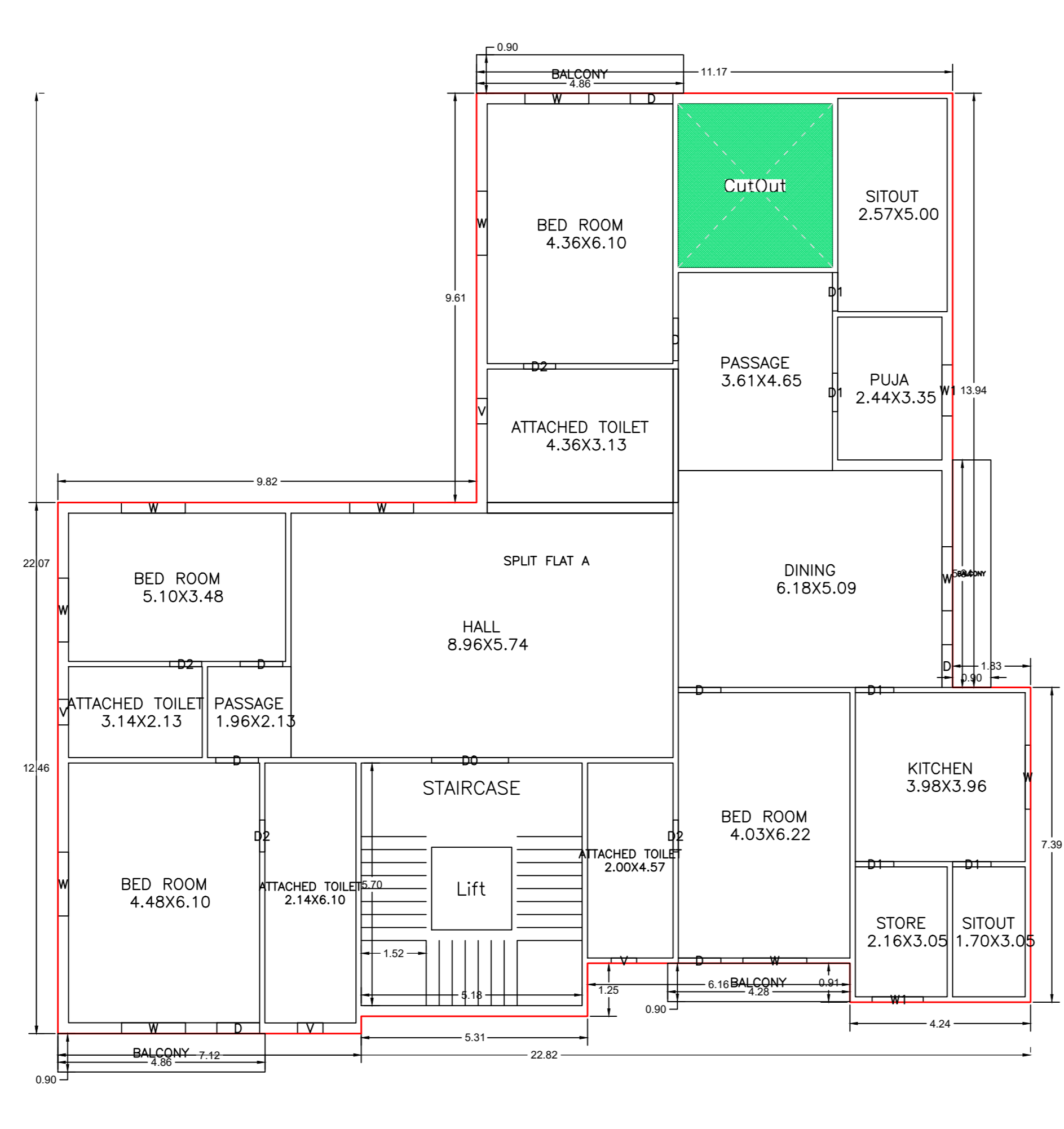
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOHAB ALAM KONPC/ENG/00042017			

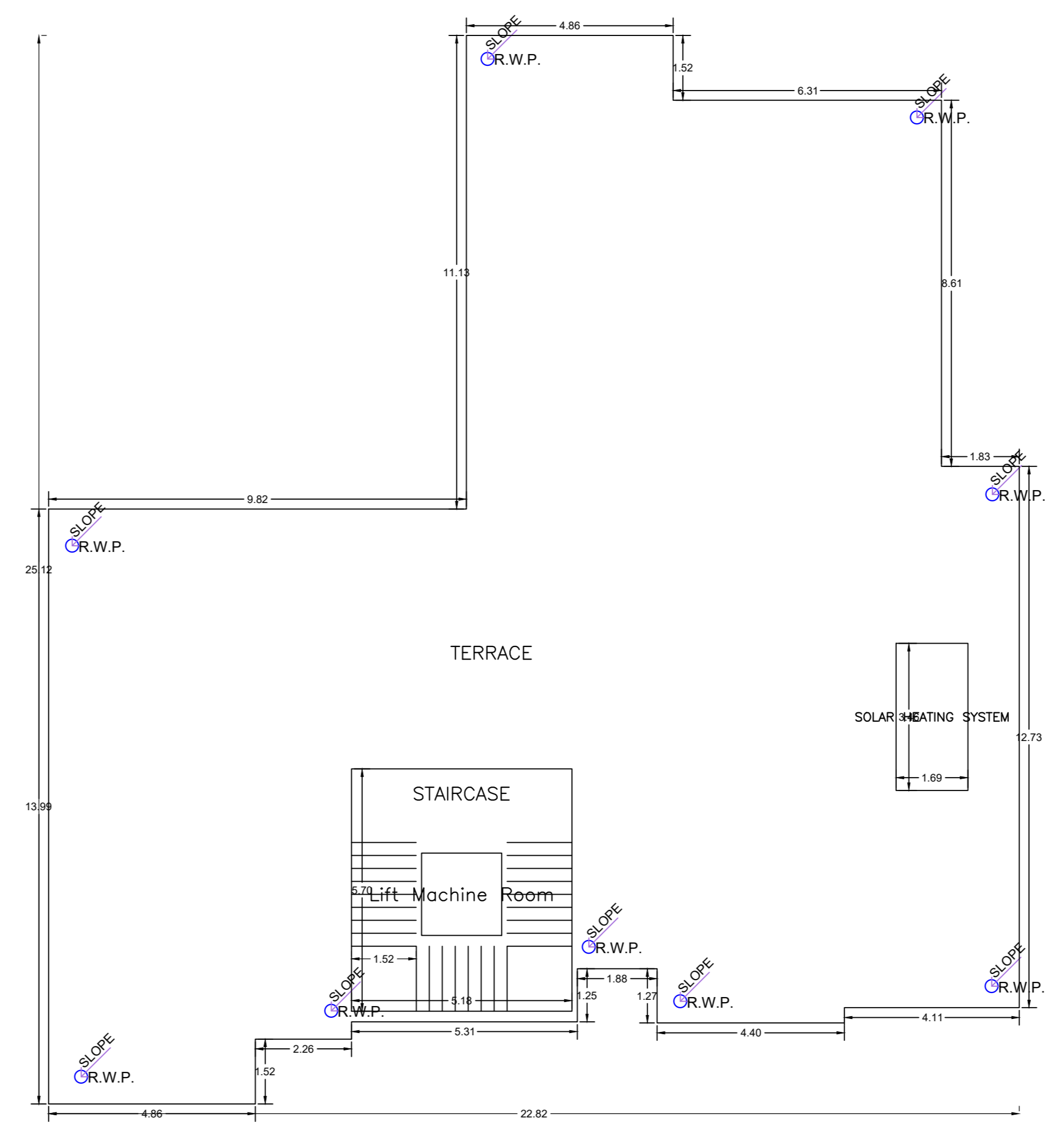
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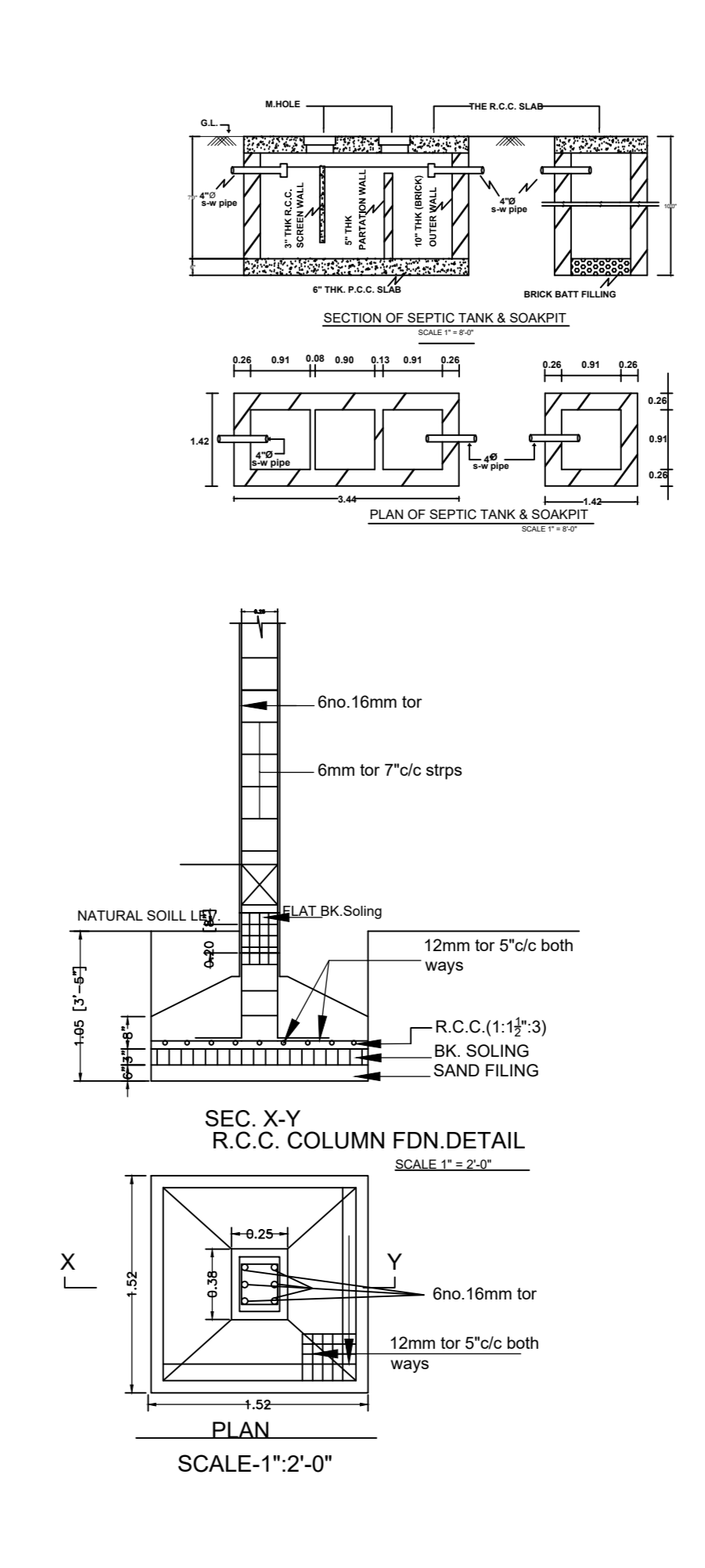
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



Building :AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)

Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross Built Up Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Consumed Additional FAR Area (Sq.mt)	Totd (No.)
Ground Floor	369.27	13.87	354.40	0.00	130.56	223.84	223.84	01
First Floor	385.73	13.87	371.86	3.64	8.70	380.52	380.52	02
Second Floor	385.73	13.87	371.86	3.64	8.70	380.52	380.52	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1139.73	41.61	1098.12	7.28	130.56	942.88	942.88	01

SCHEDULE OF DOOR:

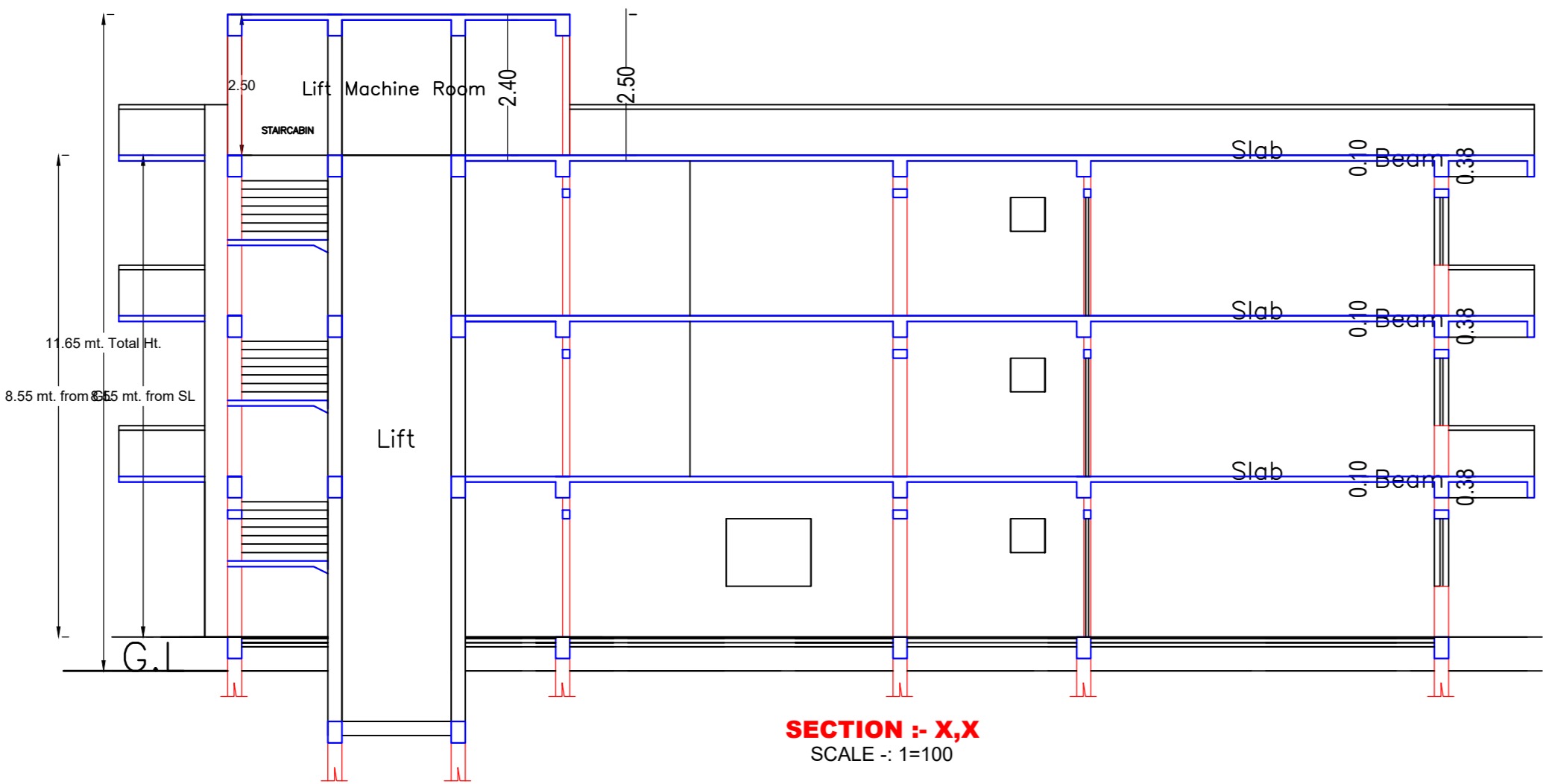
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	D2	0.75	2.10	10
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	D1	0.90	2.10	15
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	D	1.00	2.10	20
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	D0	1.80	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

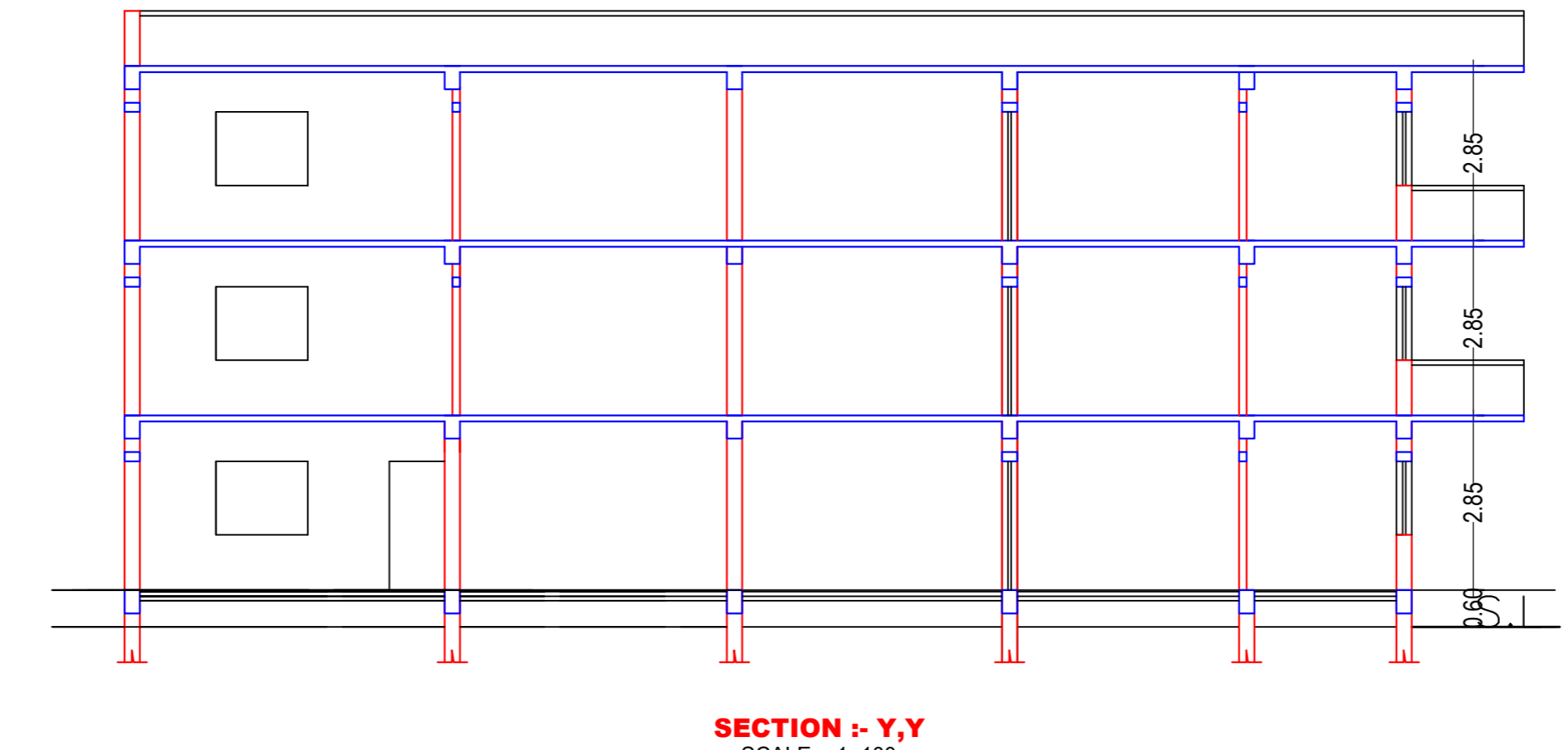
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	V	0.60	0.60	10
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	W1	1.20	1.20	06
AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)	W	1.50	1.20	25

Balcony Calculations Table

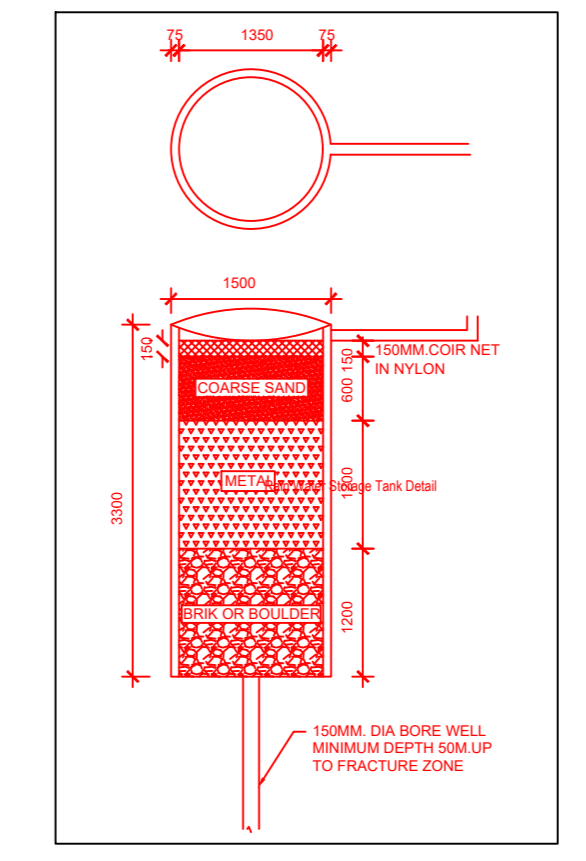
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1 & 2 FLOOR PLAN	0.90 X 4.86 X 2 X 2	17.48	34.78
	0.90 X 3.34 X 1 X 2	9.90	
	0.90 X 4.26 X 1 X 2	7.70	
Total			34.78



SECTION - X,X (SCALE - 1:100)



SECTION - Y,Y (SCALE - 1:100)



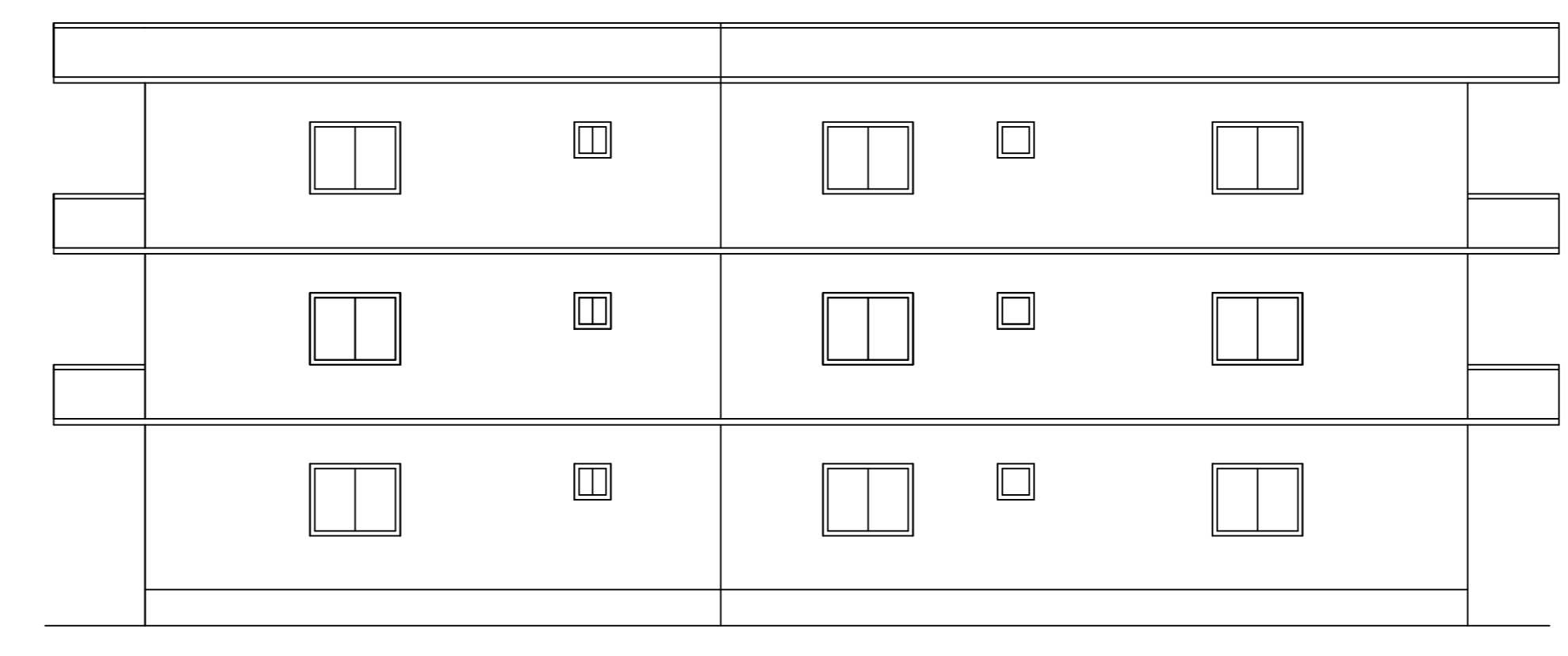
NOTE

UnitBUA Table for Building :AA (1 RANJIT SINGH 2 KUNDAN KUMAR SINGH 3 KAPIL DEV SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	786.49	783.12	11	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	17	0
Total			786.49	783.12	45	1



FRONT ELEVATION (SCALE - 1:100)



SIDE ELEVATION (SCALE - 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MD SHOAB ALAM KONPC/ENG/00042017			