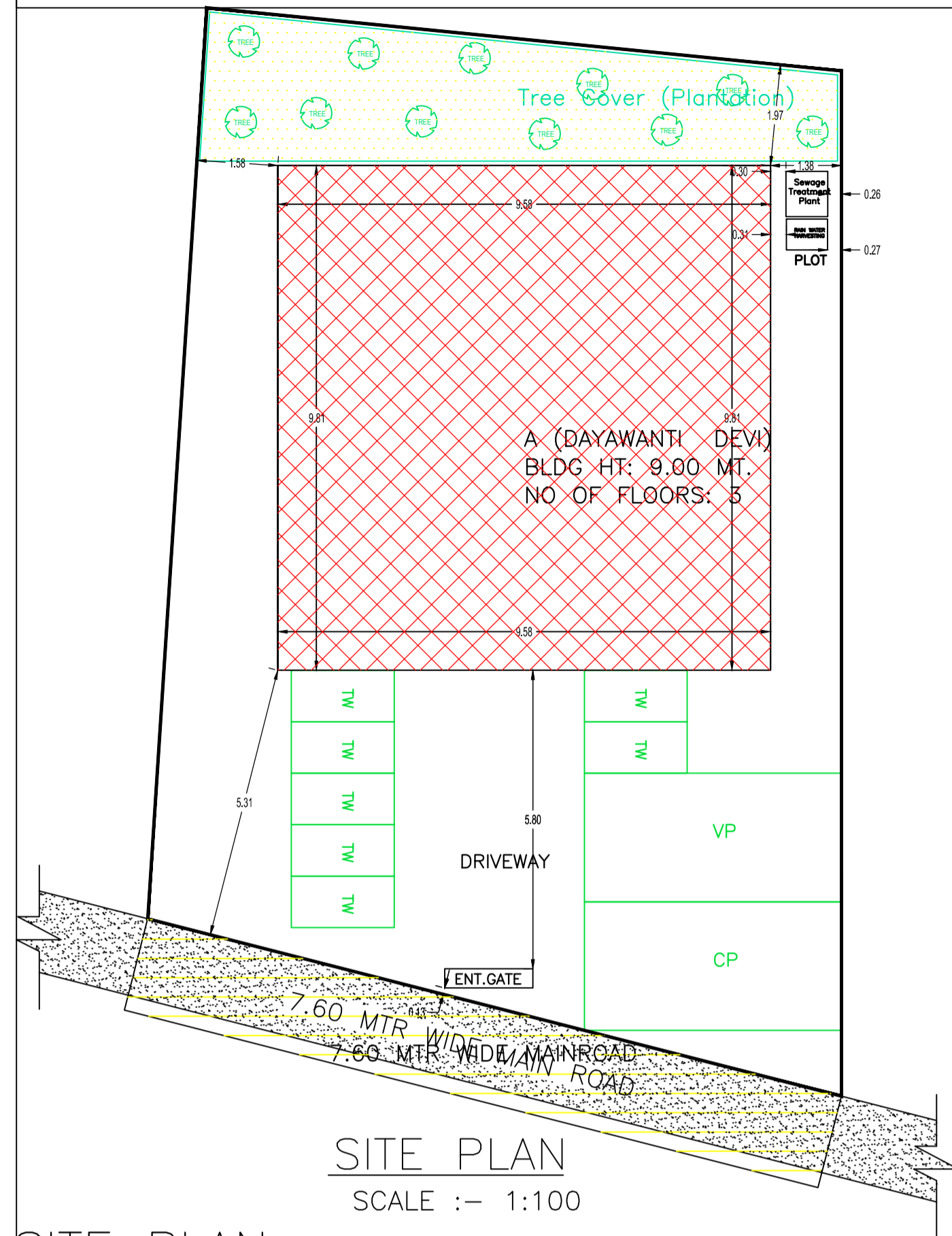


Proposal Basic Information	
Proposal File No.	KONPC/BP/0031/W13/2024
Owner Name	DAYAWANTI DEVI
Khata No	81
Plot No	3191
Village Name	Koderma
Use	Mixed
SubUse	Resi+Comm



SITE PLAN
SCALE :- 1:100

SITE PLAN

AREA STATEMENT		VERSION NO.:	1.0.70
KODERMA NAGAR PANCHAYAT		VERSION DATE: 16/10/2020	
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: KODERMA	Plot SubUse: Resi+Comm		
Authority: KODERMA NAGAR PANCHAYAT	Plot/Nearby/Religious/Structure: NA		
Inward No: KONPC/BP/0031/W13/2024	Plot/SubPlot No: 3191		
Application Type: General Proposal	North: Road Width - 7.60 MTR WIDE ROAD Access Road		
Project Type: Building Permission	South: Plot No. - PLOT OF BARHO HAZAM		
Nature of Development: New	East: Plot No. - PLOT OF BARHO HAZAM		
Location of Development Area: Old Area	West: Plot No. - REST LAND OF THIS PLOT		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	242.80	
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	242.80	
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot		28.24	
Total		28.24	
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	214.56	
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	242.80	
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	242.80	
COVERAGE CHECK			
Permissible Coverage area (60.00 %)		145.68	
Proposed Coverage Area (38.73 %)		94.04	
Total Prop. Coverage Area (38.73 %)		94.04	
Balance coverage area (21.27 %)		51.64	
FAR CHECK			
Perm. FAR Area (2.000)		485.60	
Total Perm. FAR area		485.60	
Residential FAR		188.09	
Commercial FAR		44.80	
Proposed FAR Area		232.89	
Total Proposed FAR Area		232.89	
Consumed FAR (Factor)		0.96	
Balance FAR Area		252.71	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		282.12	
ARCHITECT (Regd)	Anil Kumar Singh		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	DAYAWANTI DEVI		
DEVELOPMENT AUTHORITY		LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name A (DAYAWANTI 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	94.04	44.80	94.04	44.80
First Floor	94.04	94.04	94.04	94.04
Second Floor	94.04	94.04	94.04	94.04
Terrace Floor	0.00	0.00	0.00	0.00
Total :	282.12	232.88	282.12	232.88

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (DAYAWANTI DEVI)	Residential	ResiComm Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (DAYAWANTI DEVI)	Commercial	Shop	>0	50	37.05	1	1	-	-	-	-
			>0	50	37.05	-	-	-	-	1	2
	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	1.00	1	1	-	-	-	-
			>0	1	1.00	-	-	1	1	-	-
Total :	-	-	-	-	2	4	-	1	1	2	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	2	25.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	9	18.00
Total TwoWheeler	2	4.00	9	18.00
Other Parking	-	-	-	7.74
Total	-	41.50	-	106.24

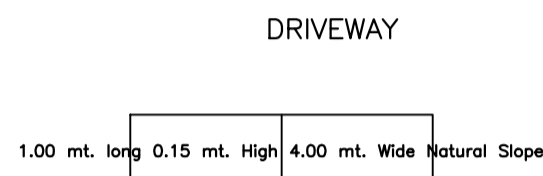
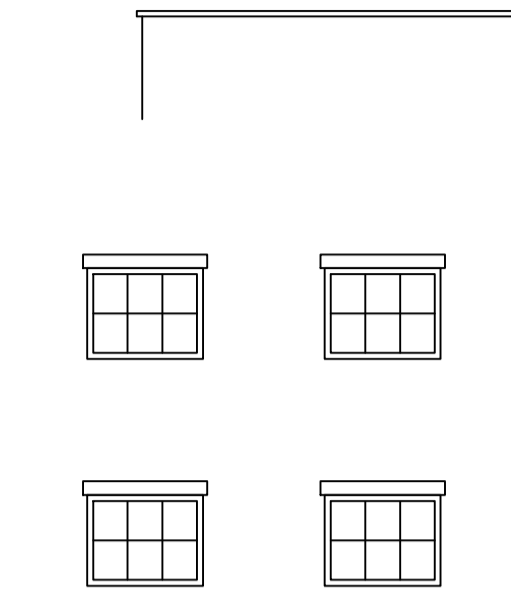
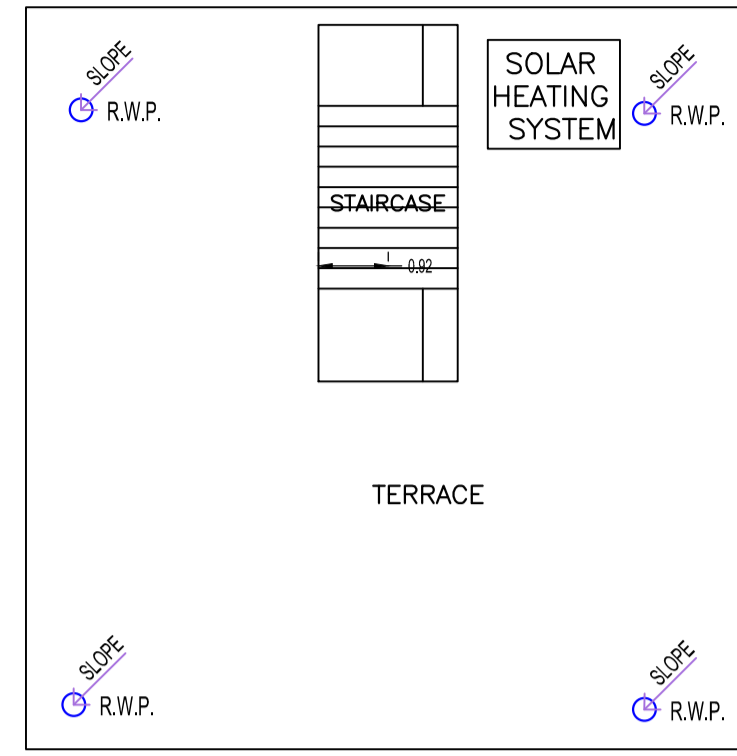
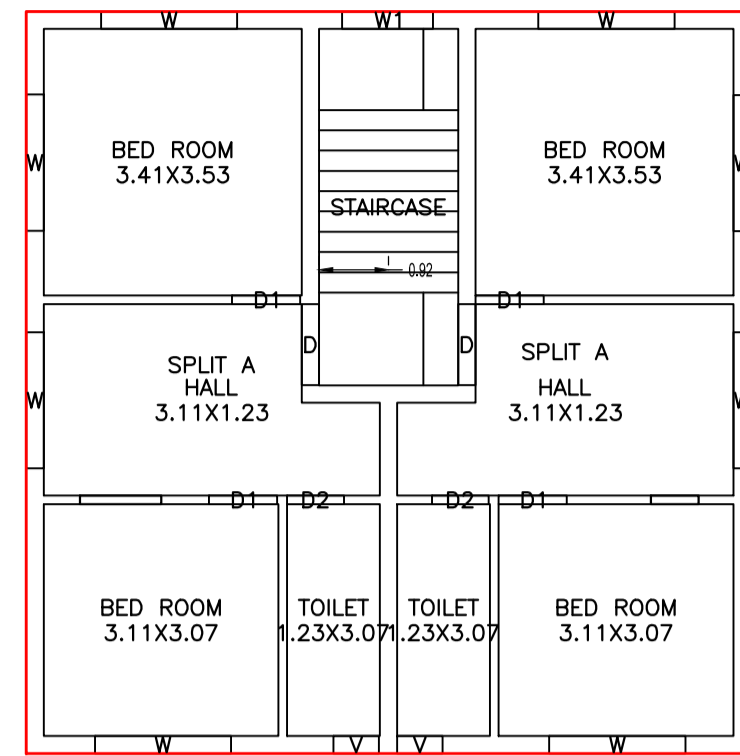
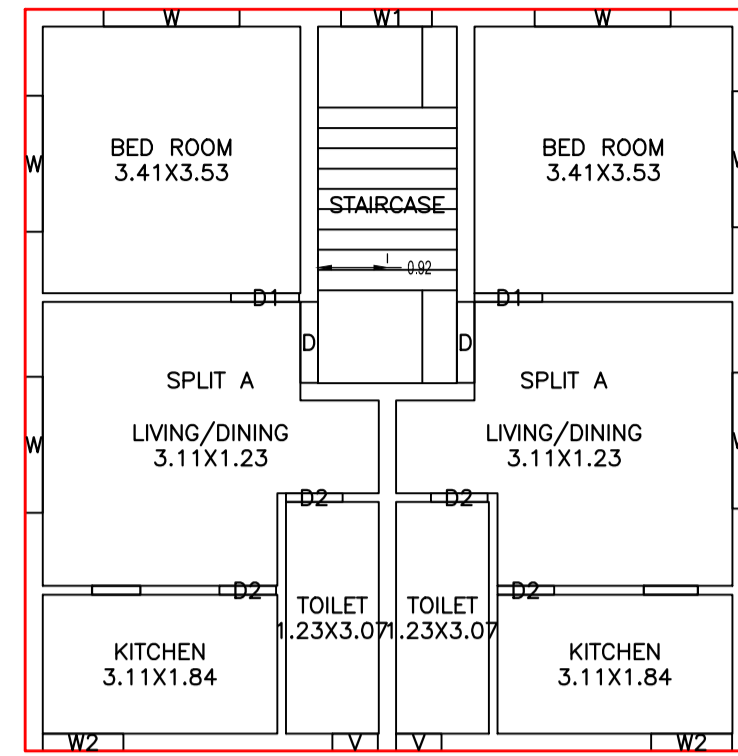
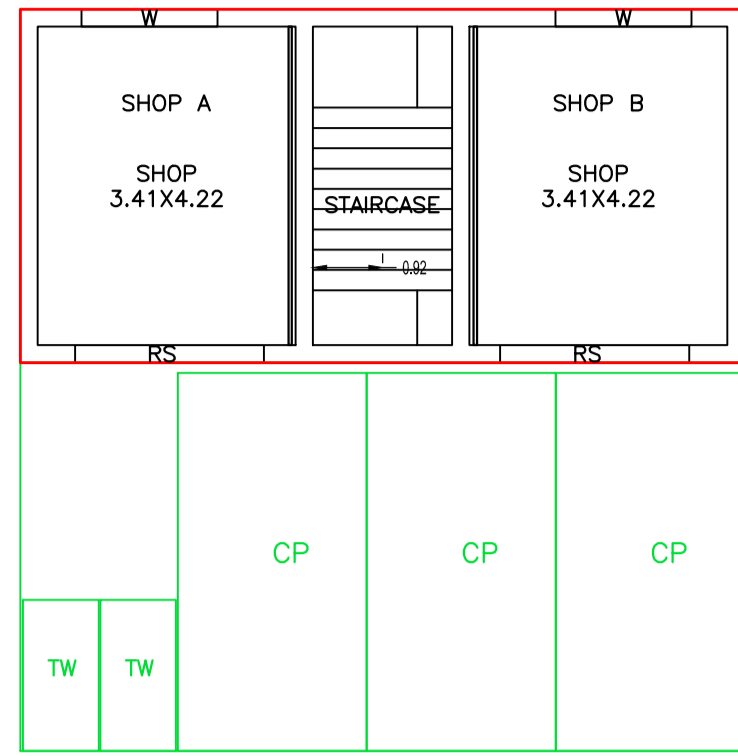
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Resi.	Commercial			
A (DAYAWANTI DEVI)	1	282.12	49.24	188.08	44.80	232.88	232.88	03
Grand Total :	1	282.12	49.24	188.08	44.80	232.88	232.88	03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/001/2017			

Proposal Basic Information

Proposal File No.	KONPC/0031/W13/2024
Owner Name	DAYAWANTI DEVI
Khata No	81
Plot No	3191
Village Name	Kodarma
Use	Mixed
SubUse	Resi+Comm



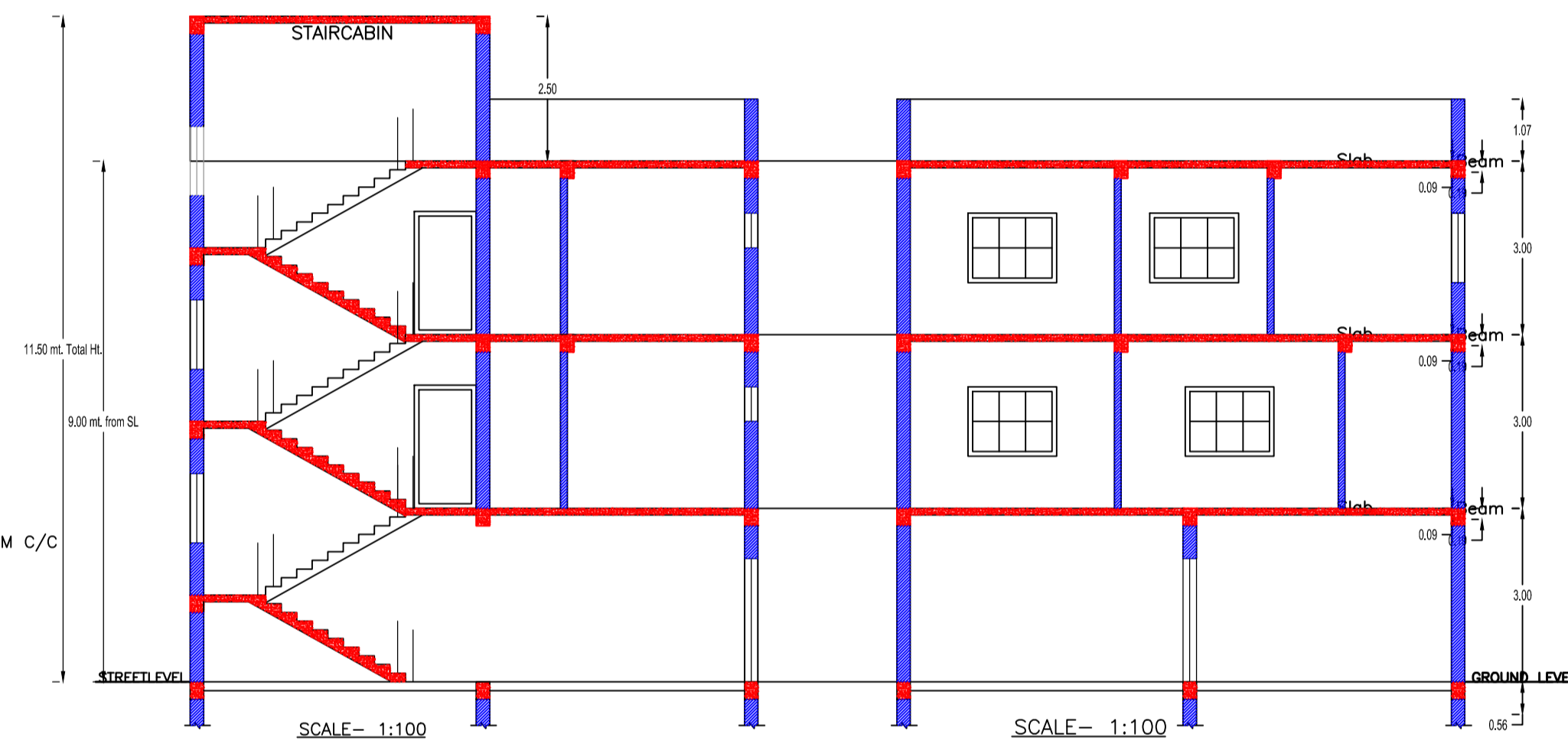
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

(SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

SIDE ELEVATION SCALE:- 1:100

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



SCALE:- 1:100

SCALE:- 1:100

Building :A (DAYAWANTI DEVI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	94.04	49.24	0.00	44.80	44.80	02
First Floor	94.04	0.00	94.04	0.00	94.04	01
Second Floor	94.04	0.00	94.04	0.00	94.04	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	282.12	49.24	188.08	44.80	232.88	03
Total Number of Same Buildings :	1					
Total :	282.12	49.24	188.08	44.80	232.88	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DAYAWANTI DEVI)	D2	0.75	2.13	06
A (DAYAWANTI DEVI)	D1	0.90	2.13	06
A (DAYAWANTI DEVI)	D	1.07	2.13	04
A (DAYAWANTI DEVI)	RS	2.50	2.13	02

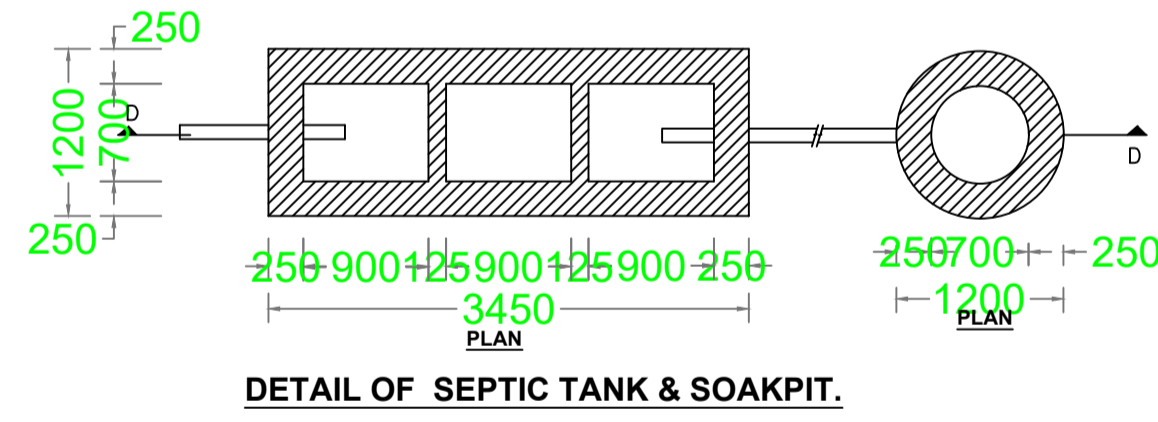
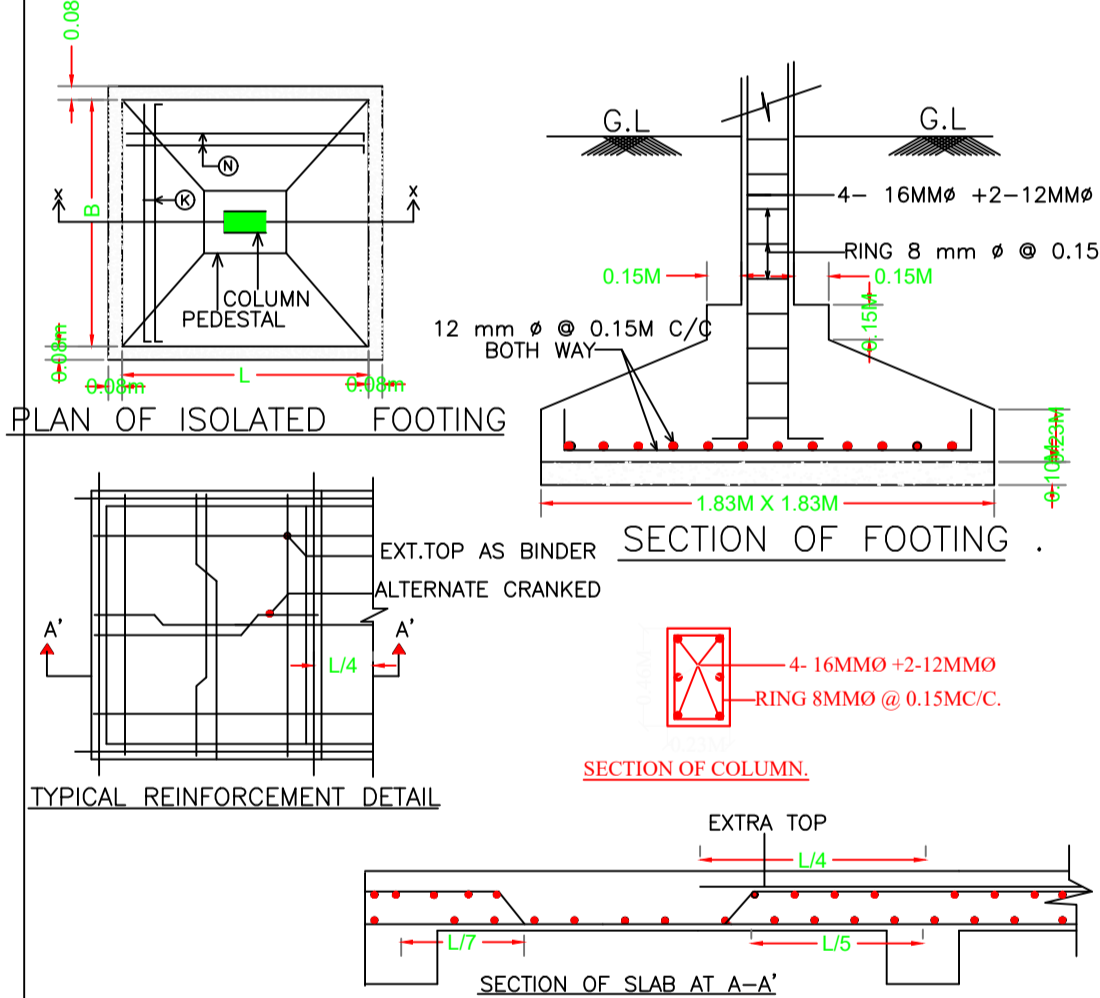
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (DAYAWANTI DEVI)	V	0.60	2.70	04
A (DAYAWANTI DEVI)	W2	1.07	2.70	02
A (DAYAWANTI DEVI)	W1	1.20	2.70	02
A (DAYAWANTI DEVI)	W	1.80	2.70	16

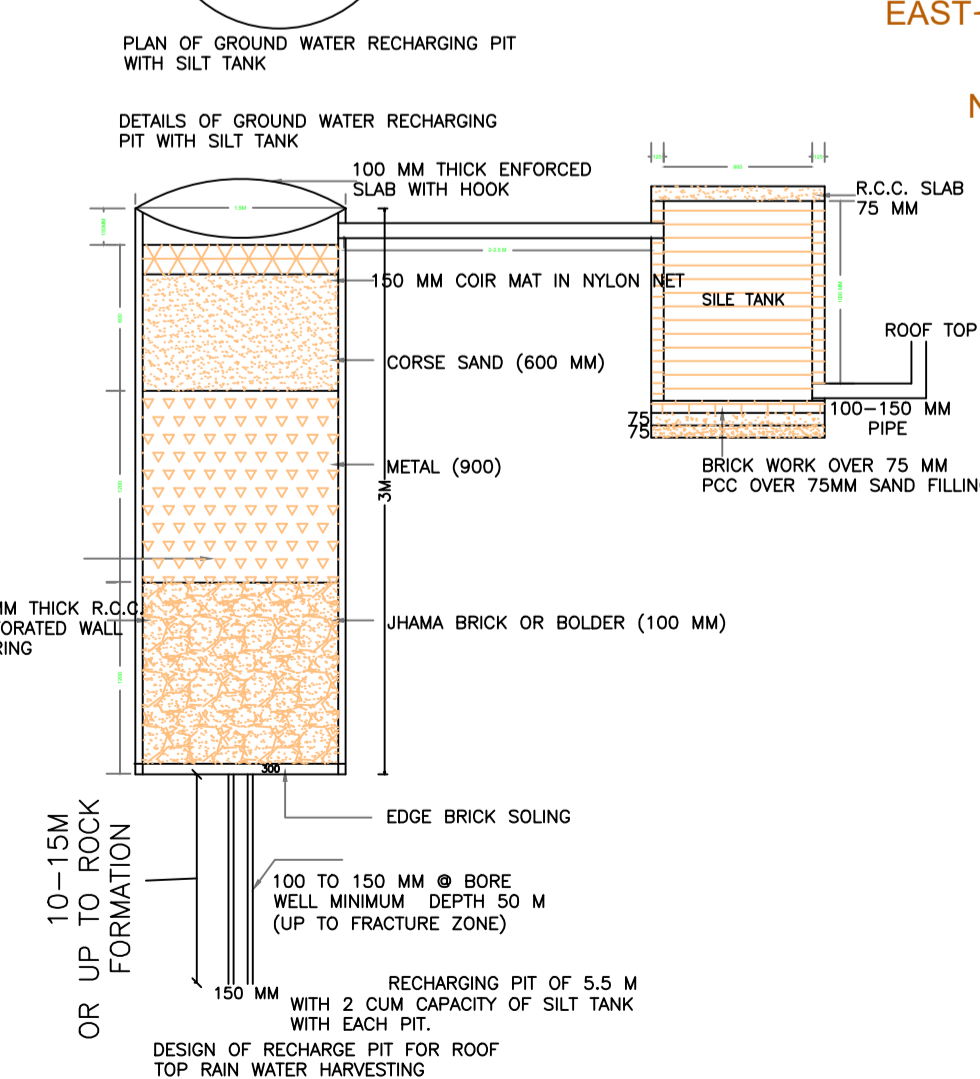
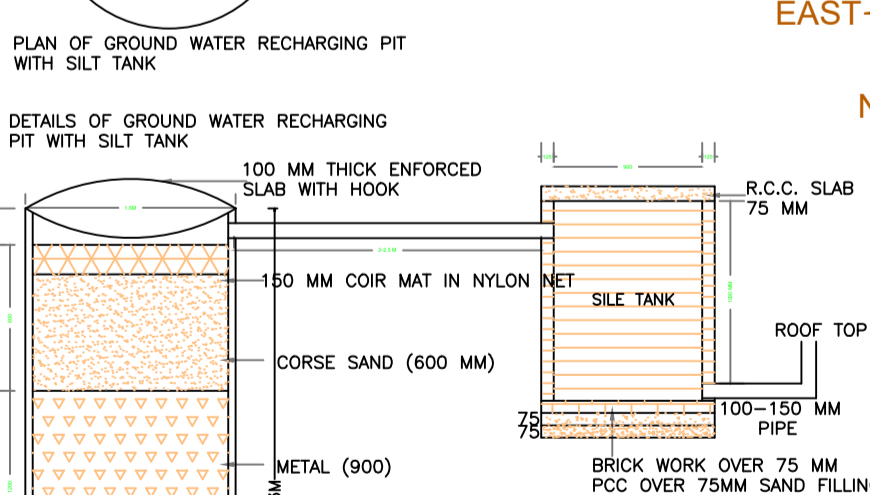
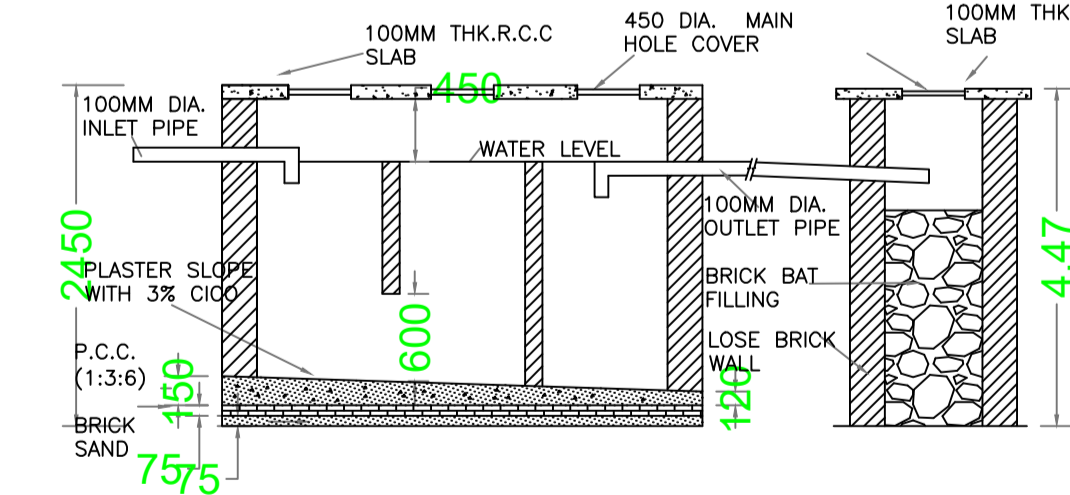
UnitBUA Table for Building :A (DAYAWANTI DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP A	SHOP	14.38	14.19	1	2
FLOOR PLAN	SHOP B	SHOP	14.38	14.19	1	
FIRST FLOOR PLAN	SPLIT A	FLAT	145.89	145.54	4	1
PLAN	SPLIT A	FLAT	0.00	0.00	4	
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	0
FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	
Total:	-	-	174.65	173.92	18	3

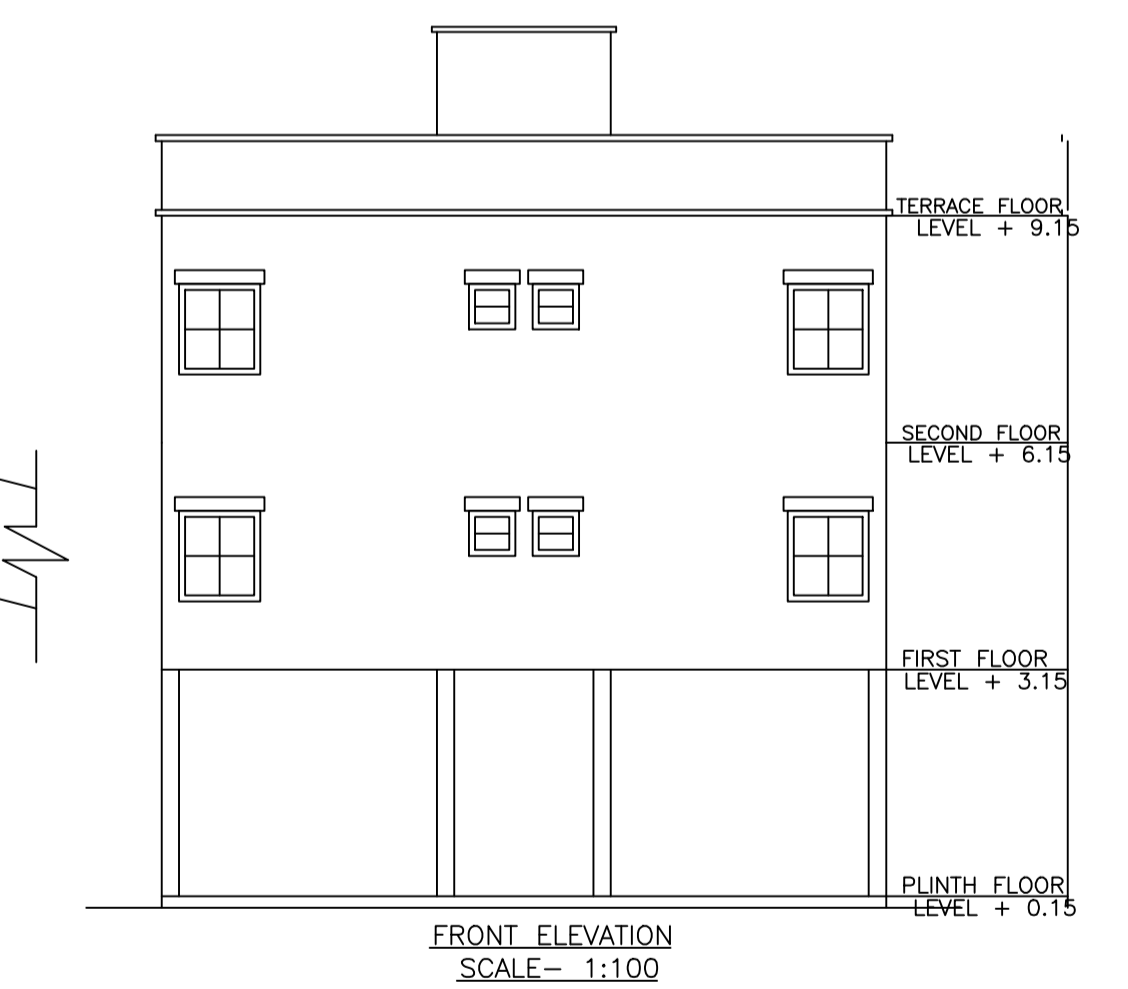
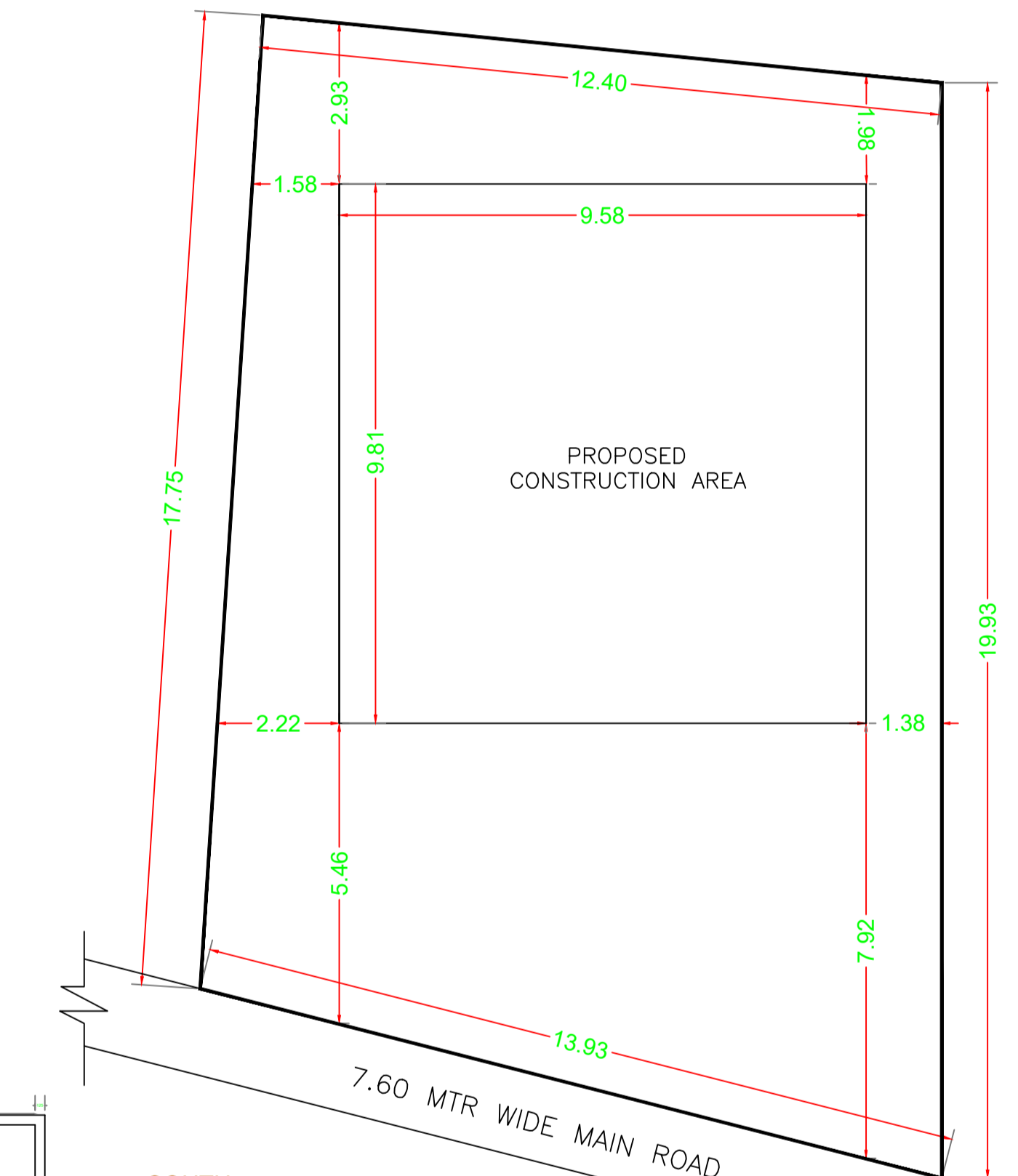
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



DETAIL OF SEPTIC TANK & SOAKPIT.



SITE PLAN SCALE :- 1:100



FRONT ELEVATION SCALE:- 1:100

MOUZA PLAN SCALE :- NTS

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Anil Kumar Singh KONPC/ENG/0001/2017			