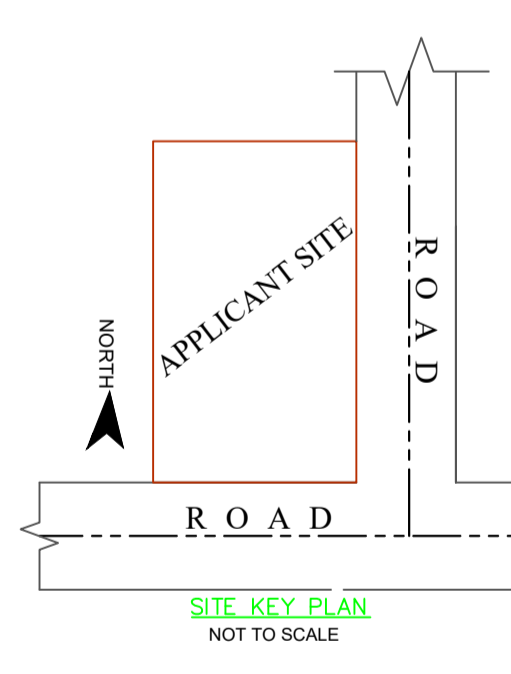
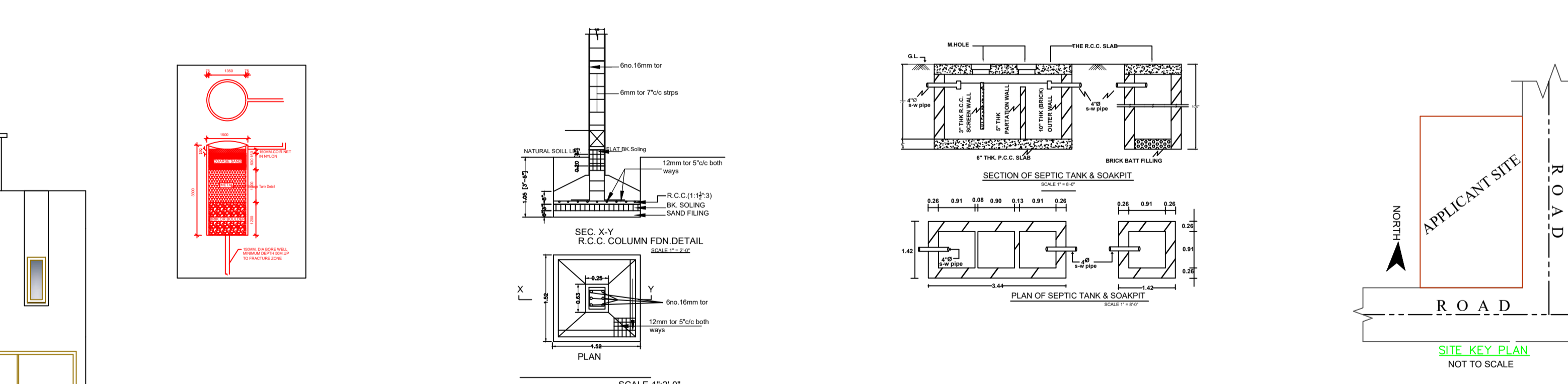
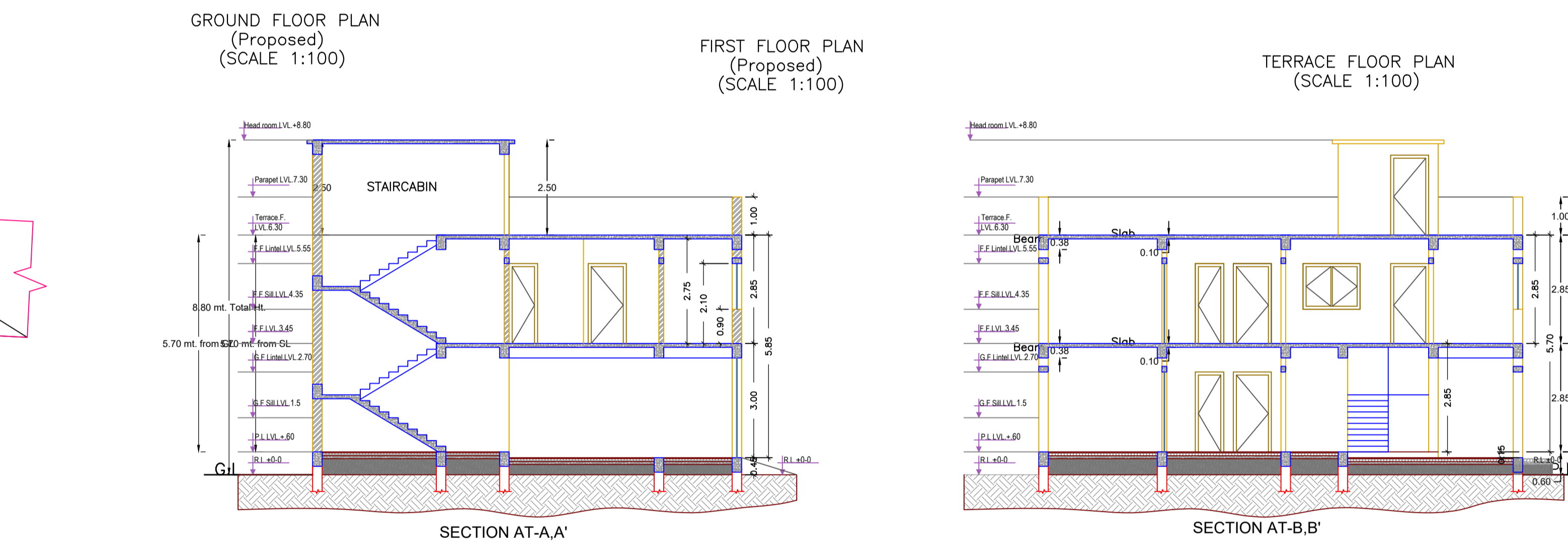
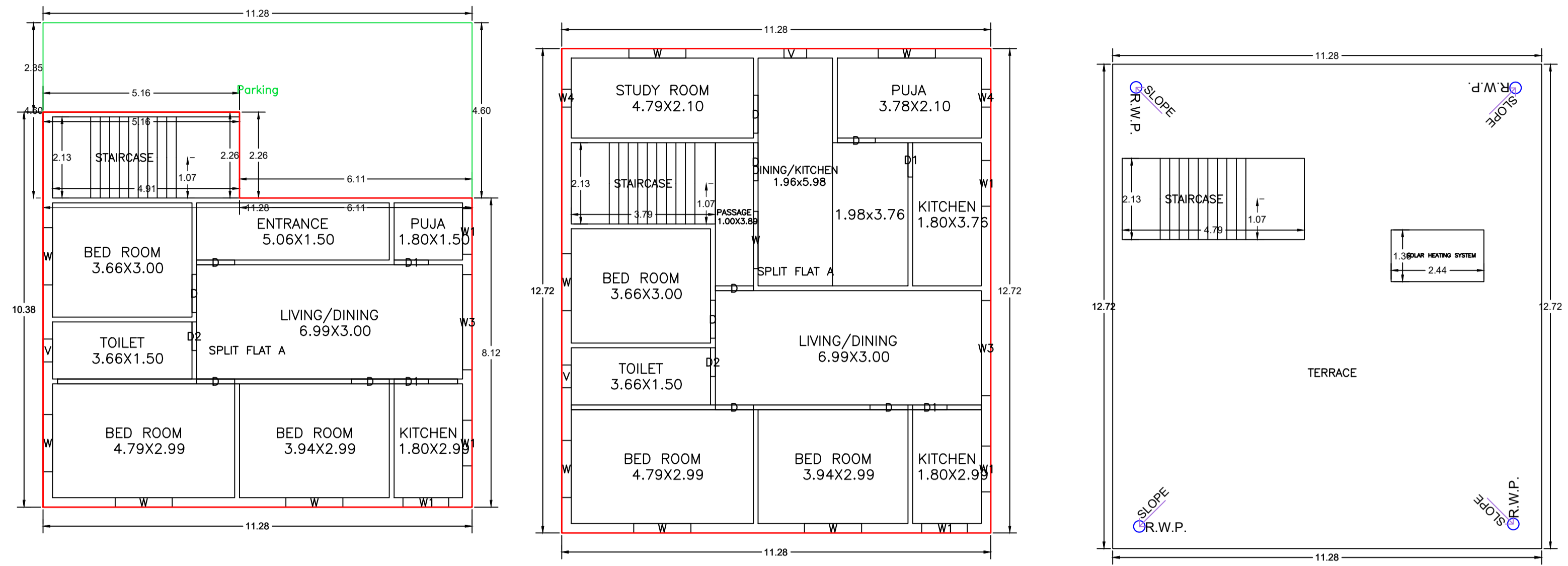
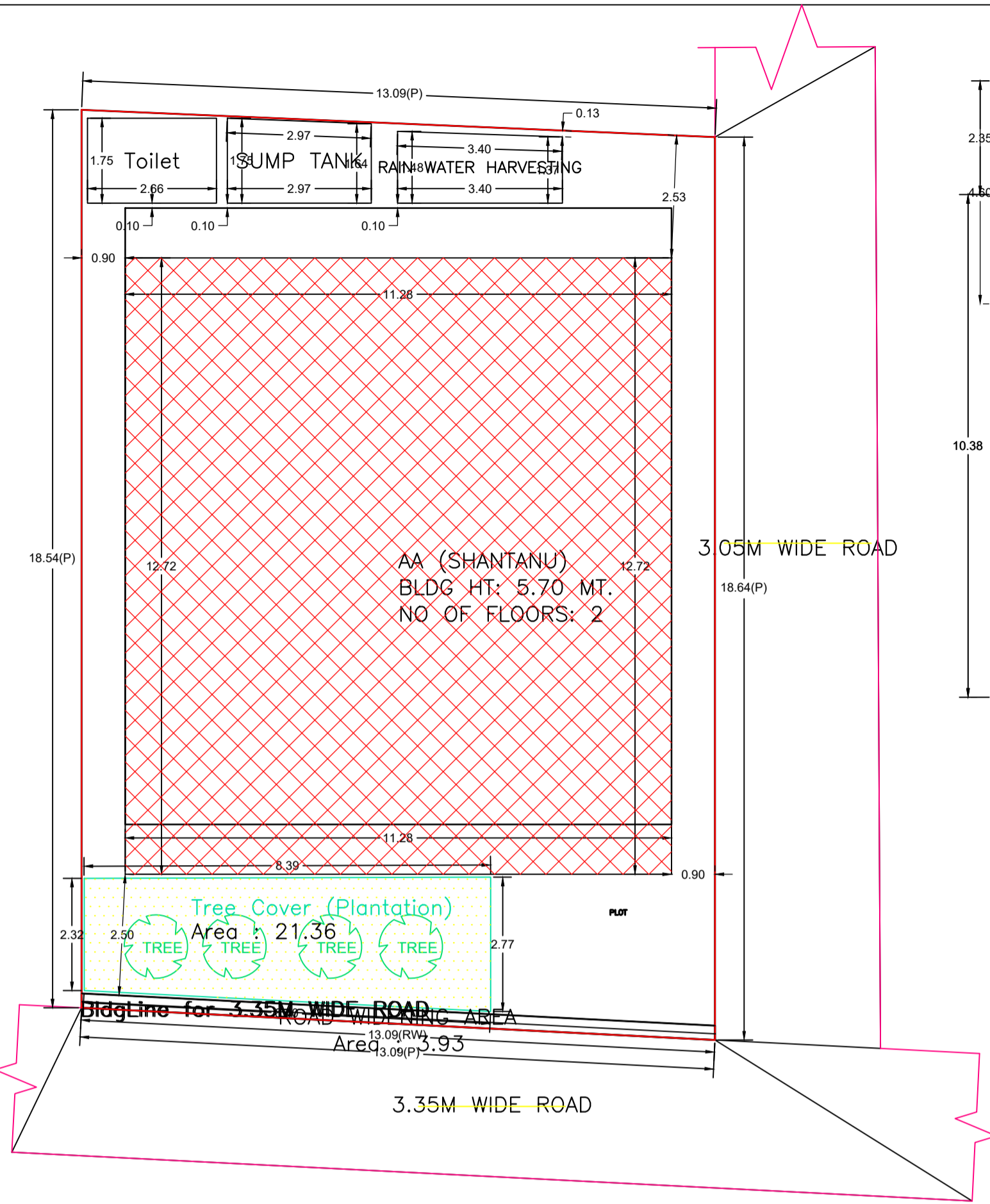


Proposal Basic Information	
Proposal File No.	KONPC/BI/0051/W02/2024
Owner Name	SHANTANU
Khata No	475
Plot No	650
Village Name	Kodarma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT		VERSION NO. : 1.0.73
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/BI/0051/W02/2024	Plot/SubPlot No: 650	
Application Type: General Proposal	North Plot No. - NIZ VENDER	
Project Type: Building Permission	South: Road Width - 3.35M WIDE ROAD	
Nature of Development: New	East: Road Width - 3.05M WIDE ROAD	
Location of Development Area: Old Area	West: Plot No. - NIZ VENDORS	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 243.05
Deduction for NetPlot Area		
Road Widening Area		3.93
Total		3.93
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	239.12
Deduction for Balance Plot Area(from Gross Plot Area)		
Road Widening Area		3.93
Common Plot		21.36
Total		25.29
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	217.76
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	239.12
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	239.12
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		143.47
Proposed Coverage Area ( 59.99 % )		143.46
Total Prop. Coverage Area ( 59.99 % )		143.46
Balance coverage area ( - % )		0.01
FAR CHECK		
Perm. FAR Area ( 1.200 )		286.94
Total Perm. FAR area		286.94
Residential FAR		246.65
Proposed FAR Area		246.65
Total Proposed FAR Area		246.65
Consumed FAR (Factor)		1.03
Balance FAR Area		40.29
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		286.92
ARCHITECT (Regd)		MD SHOAIB ALAM
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHANTANU
DEVELOPMENT AUTHORITY		LOCAL BODY

Floor Name	Building Name AA (SHANTANU)		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	143.46	103.19	143.46	103.19
First Floor	143.46	143.46	143.46	143.46
Terrace Floor	0.00	0.00	0.00	0.00
Total :	286.92	246.65	286.92	246.65

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
AA (SHANTANU)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				FIRST FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

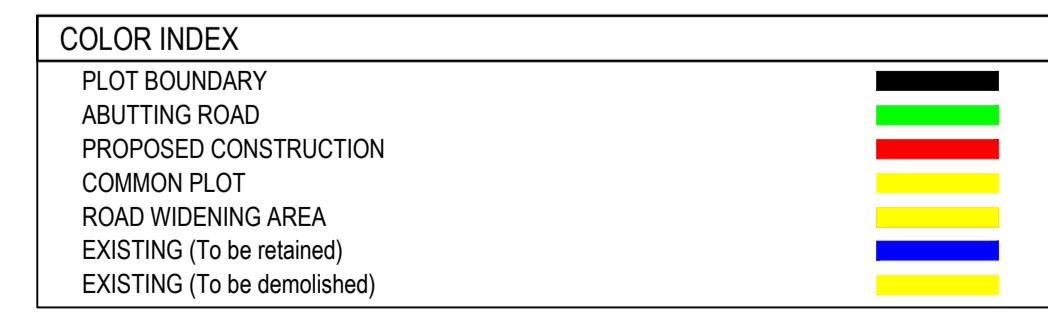
FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
AA (SHANTANU)	1	286.92	40.27	246.65	246.65	246.65
Grand Total :	1	286.92	40.27	246.65	246.65	246.65

Building : AA (SHANTANU)						
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.)	Tnmt (No.)
Ground Floor	143.46	40.27	103.19	103.19	103.19	01
First Floor	143.46	0.00	143.46	143.46	143.46	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	286.92	40.27	246.65	246.65	246.65	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SHANTANU)	D2	0.75	2.10	02
AA (SHANTANU)	D1	0.90	2.10	04
AA (SHANTANU)	D	1.00	2.10	11

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SHANTANU)	W4	0.47	1.20	02
AA (SHANTANU)	V	0.60	0.60	03
AA (SHANTANU)	W1	1.20	1.20	06
AA (SHANTANU)	W	1.50	1.20	11
AA (SHANTANU)	W3	2.50	1.20	02

UnitBUA Table for Building : AA (SHANTANU)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT A	FLAT	206.12	203.46	8	1
FIRST FLOOR PLAN	SPLIT FLAT A	FLAT	0.00	0.00	11	0
Total:	-	-	206.12	203.46	19	1



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