

Proposal Basic Information	
Proposal File No.	PNPC/BP/0021/W/15/2018
Owner Name	SANTONA YADAV
Khata No	109
Plot No	2570, 2571
Village Name	Pakur
Use	Residential
SubUse	Residential Bldg/Apartment

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (MRS SANATANA YADAV MR SHRI RAM YADAV)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	572.70	351.27	572.70	351.27
First Floor	572.71	565.99	572.71	565.99
Second Floor	605.67	582.47	605.67	582.47
Third Floor	605.67	582.47	605.67	582.47
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2356.75	2082.20	2356.75	2082.20

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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Parking					
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	1	2356.75	20.16	32.96	221.43	2068.64	13.56	2082.20	2082.20	18
Grand Total :	1	2356.75	20.16	32.96	221.43	2068.64	13.56	2082.20	2082.20	18

Building USE/SUBUSE Details

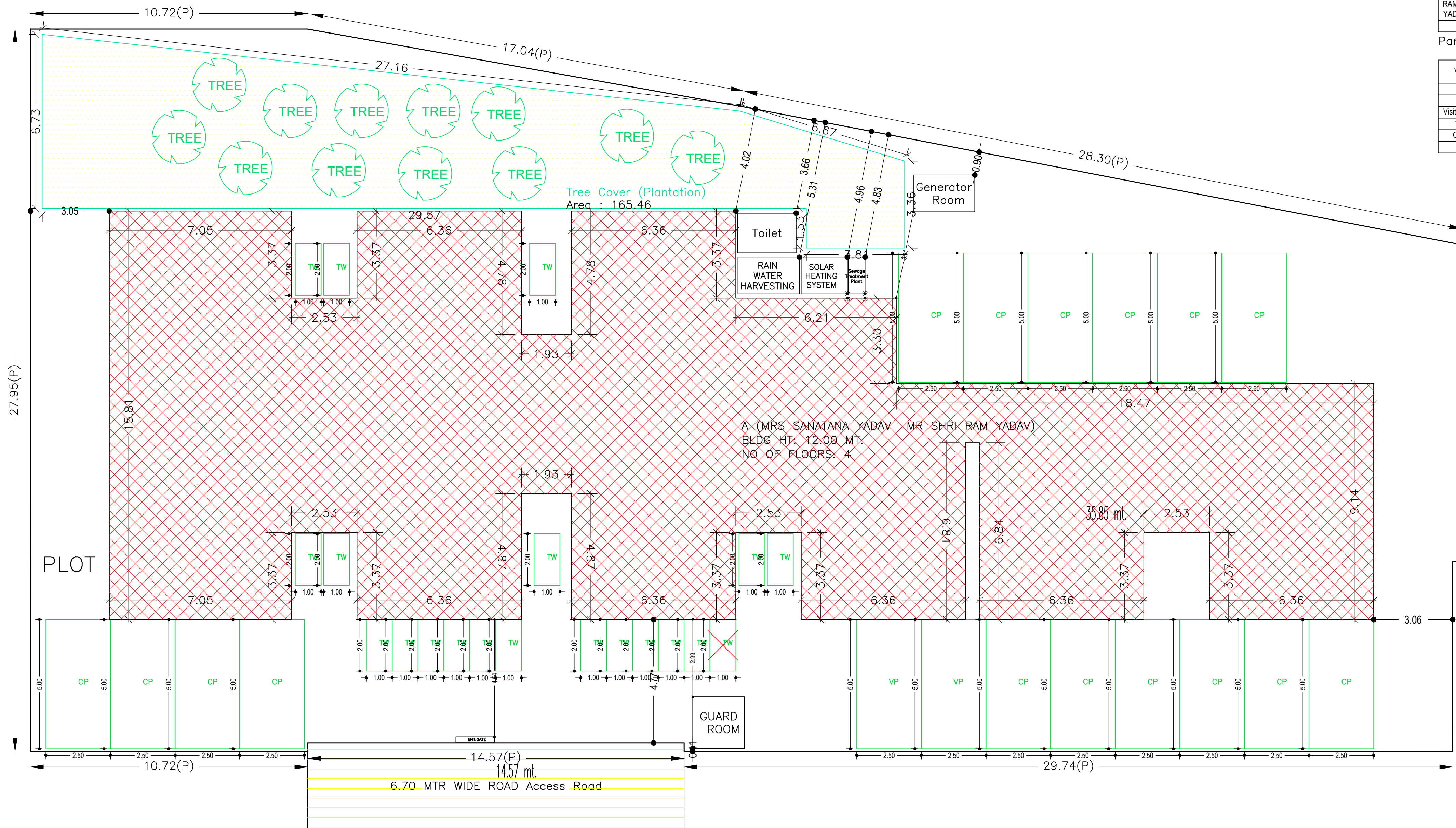
Building Name	Building Use	Building SubUse	Building Structure
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	Residential	Residential Bldg/Apartment	Non-Highrise

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 (MRS SANATANA YADAV MR SHRI RAM YADAV)	Residential	Residential Bldg/Apartment	> 0	1	18.00	1	18	-	-	-	-	-
			> 0	1	18.00	-	-	-	-	-	1	18
			> 0	1	18.00	-	-	1	2	-	-	-
Total :			-	-	-	18	24	-	2	2	18	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	24	300.00
Total Car	18	225.00	24	300.00
Visitor's Car Parking	2	25.00	2	25.00
TwoWheeler	18	36.00	20	40.00
Other Parking	-	-	-	121.43
Total		286.00		486.43

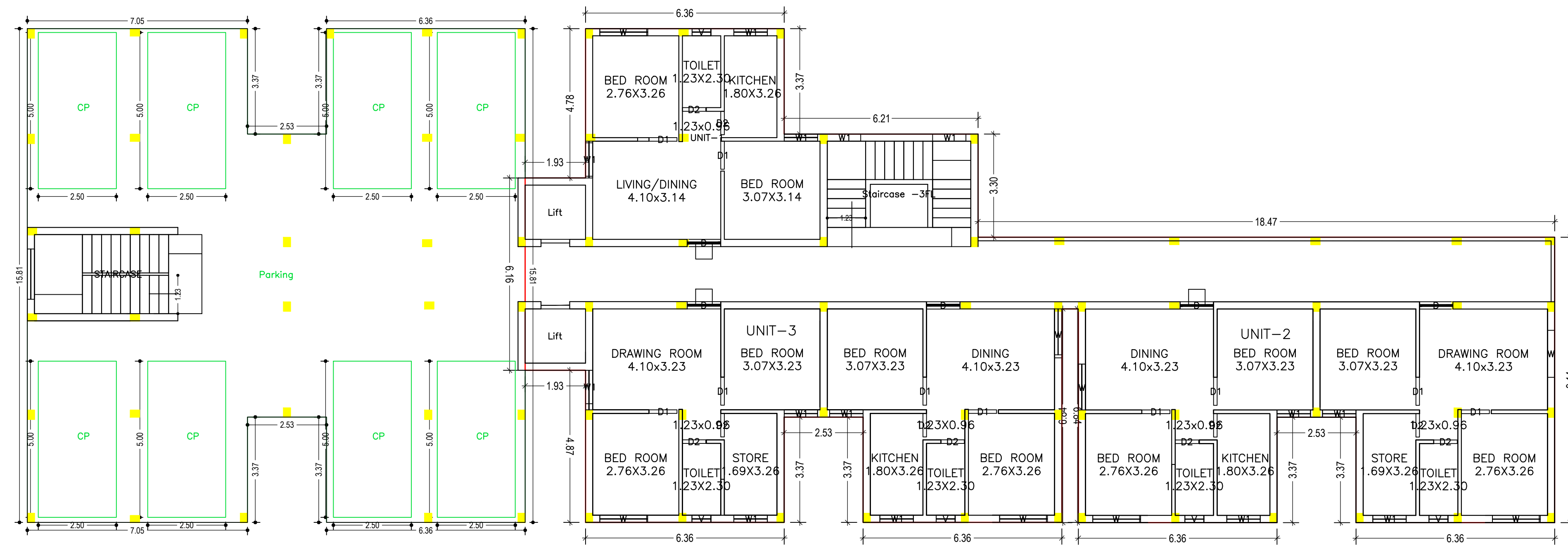


AREA STATEMENT PAKUR		VERSION NO.: 1.0.30
NAGAR PARISHAD		VERSION DATE: 30/06/2018
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Residential Bldg/Apartment	
District: PAKUR	PlotNearby/ReligiousStructure: NA	
Authority: PAKUR NAGAR PARISHAD	North: Road Width -	
Inward_No: PNP/0021/W/15/2018	South: -	
Application Type: General Proposal	East: -	
Project Type: Building Permission	West: -	
Nature of Development: New		
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	1356.46
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1356.46
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		165.46
Total		165.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1191.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1356.46
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1356.46
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		678.23
Proposed Coverage Area ( 42.22 % )		572.70
Total Prop. Coverage Area ( 42.22 % )		572.70
Balance coverage area ( 7.78 % )		105.53
FAR CHECK		
Perm. FAR Area ( 2.00 )		2712.92
Total Perm. FAR area		2712.92
Residential FAR		2068.63
Proposed FAR Area		2082.20
Total Proposed FAR Area		2082.20
Consumed FAR (Factor)		1.54
Balance FAR Area		630.72
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2356.75
ARCHITECT (Regd)		
ENGINEER (Regd)		SHYAM DUTT SHUKLA
SUPERVISOR (Regd)		
OWNER (Regd)		SANTONA YADAV
DEVELOPMENT AUTHORITY		
		LOCAL BODY

SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHYAM DUTT SHUKLA PNPC/ENG/0004/2017			

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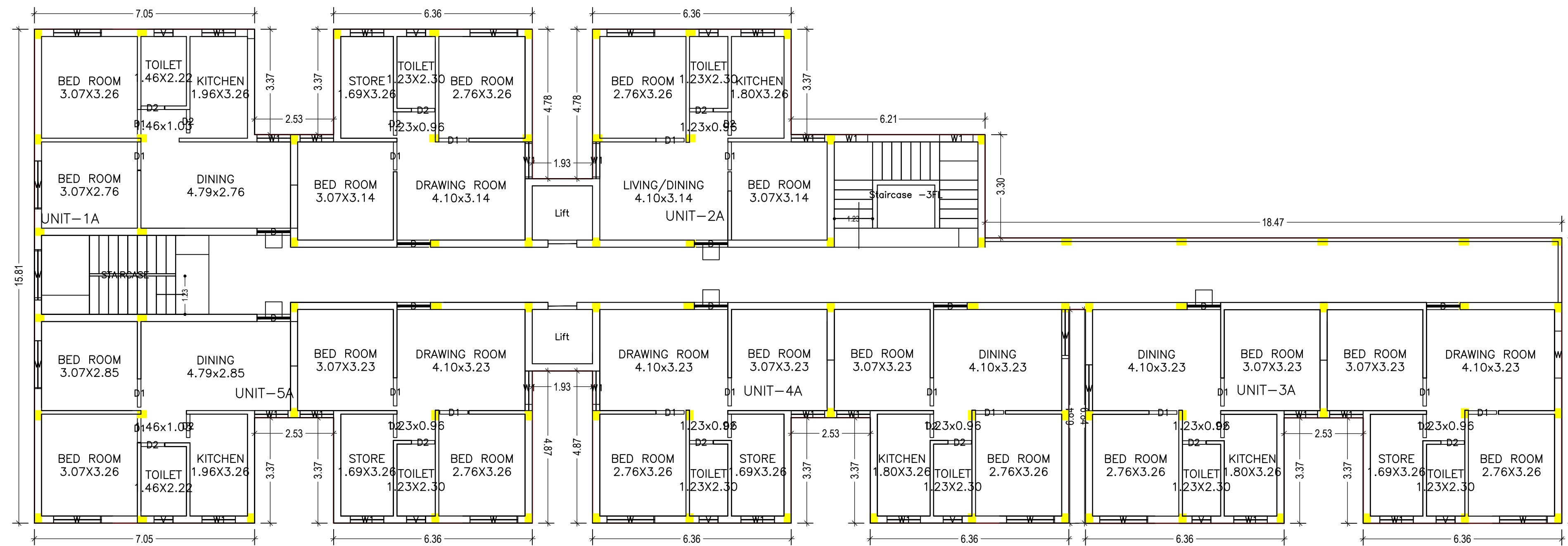


GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

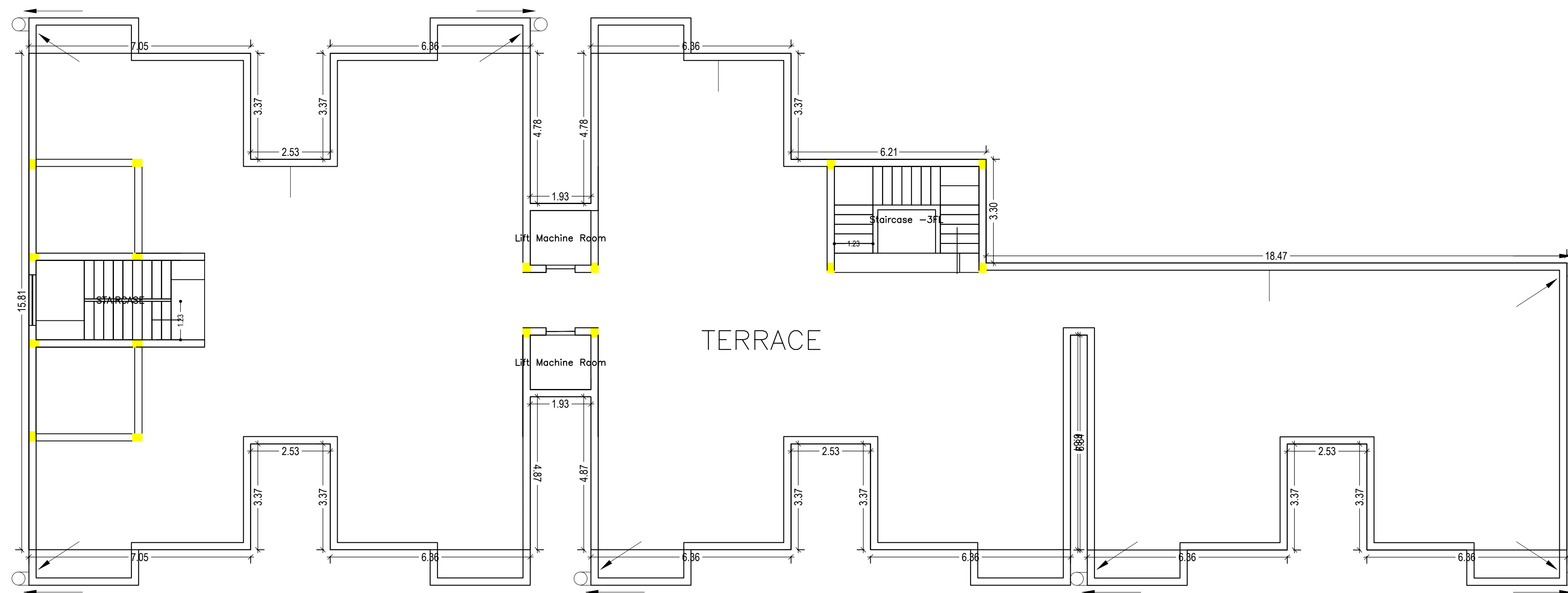
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FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

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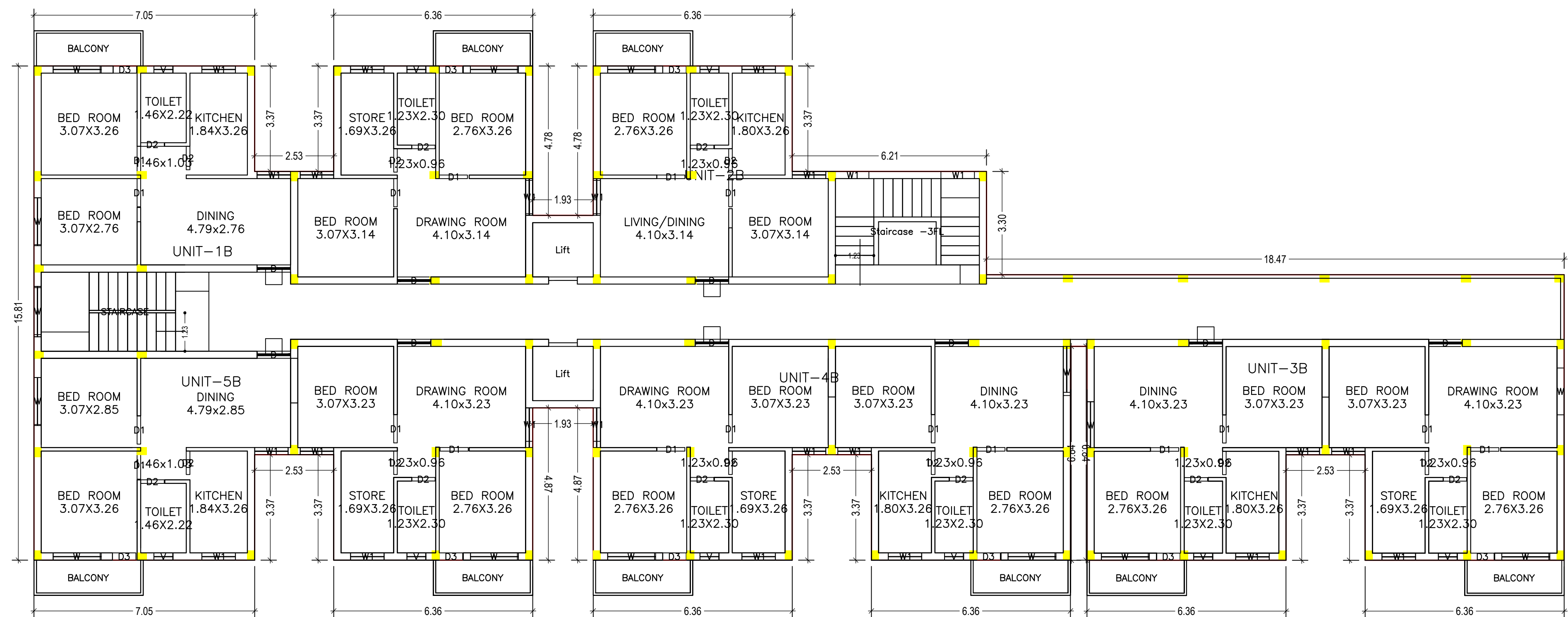
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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 & 3 FLOOR PLAN	1.13 X 3.49 X 1 X 2	7.86	65.84
	1.13 X 3.18 X 4 X 2	28.64	
	0.53 X 0.00 X 1 X 2	7.16	
	0.85 X 0.00 X 2 X 2	14.32	
	0.29 X 0.00 X 1 X 2	7.86	
Total	-	-	65.84

Building :A (MRS SANATANA YADAV MR SHRI RAM YADAV)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Balcony	Parking					
Ground Floor	572.70	0.00	0.00	221.43	337.71	13.56	351.27	351.27	03
First Floor	572.71	6.72	0.00	0.00	565.99	0.00	565.99	565.99	05
Second Floor	605.67	6.72	16.48	0.00	582.47	0.00	582.47	582.47	05
Third Floor	605.67	6.72	16.48	0.00	582.47	0.00	582.47	582.47	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2356.75	20.16	32.96	221.43	2068.64	13.56	2082.20	2082.20	18
Total Number of Same Buildings :	1								
Total :	2356.75	20.16	32.96	221.43	2068.64	13.56	2082.20	2082.20	18



TYPICAL - 2 & 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

SCHEDULE OF DOOR:

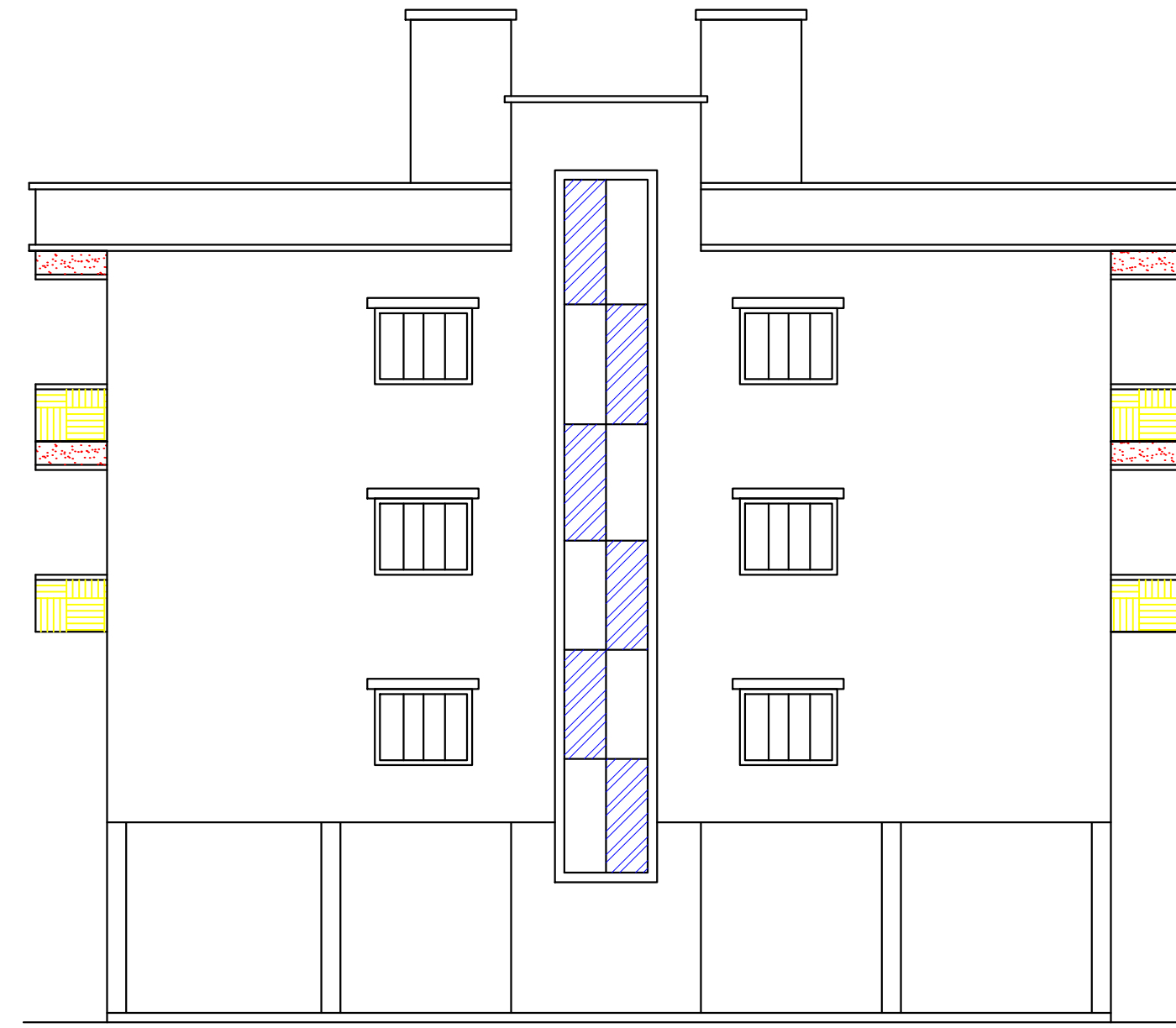
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	D2	0.75	2.13	64
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	D3	0.75	2.13	18
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	D1	0.90	2.13	64
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	D	1.07	2.13	32

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	V	0.60	1.20	32
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	W1	1.07	2.70	86
A (MRS SANATANA YADAV MR SHRI RAM YADAV)	W	1.50	2.70	53

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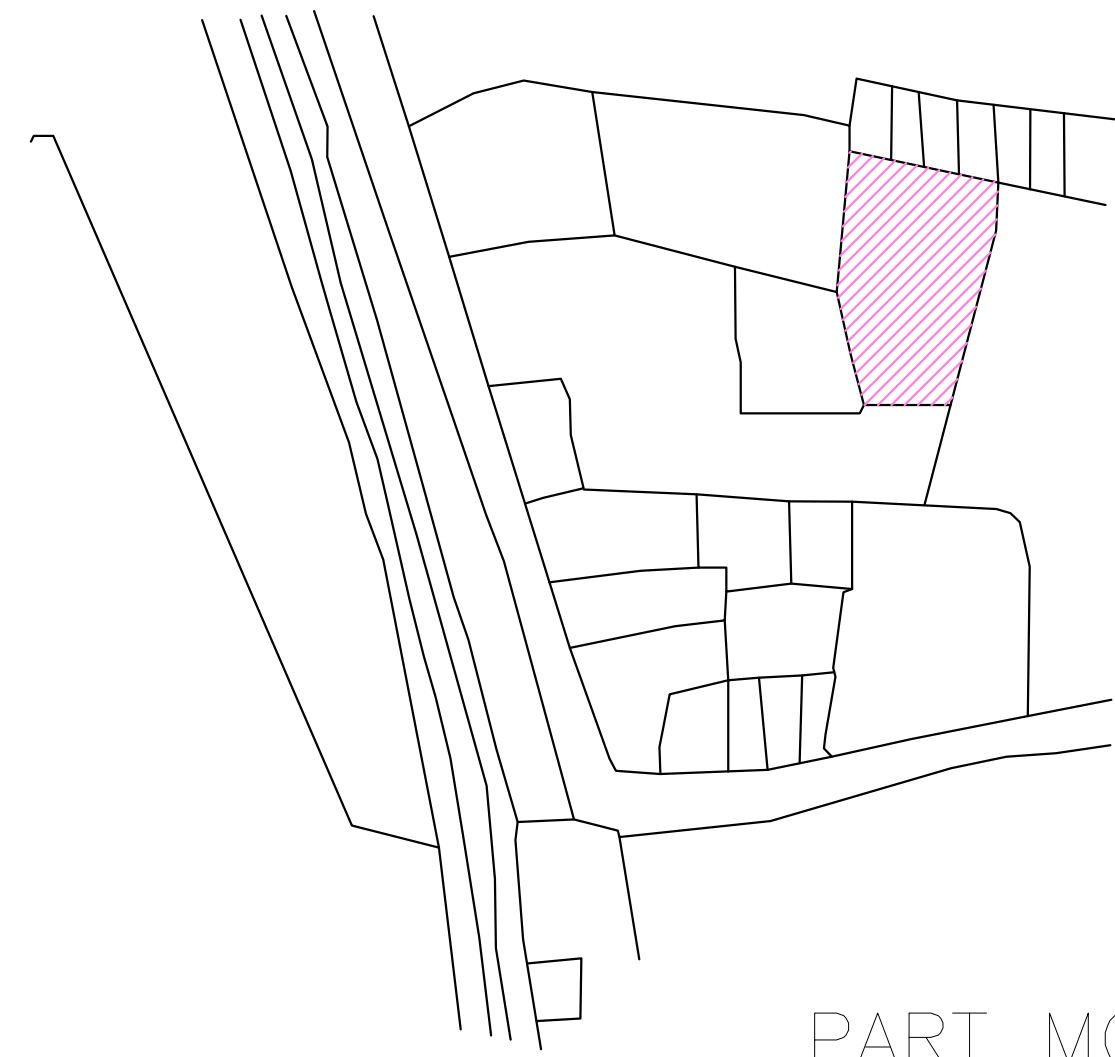
SIDE ELEVATION  
SCALE: 1:100



FRONT ELEVATION  
SCALE: 1:100

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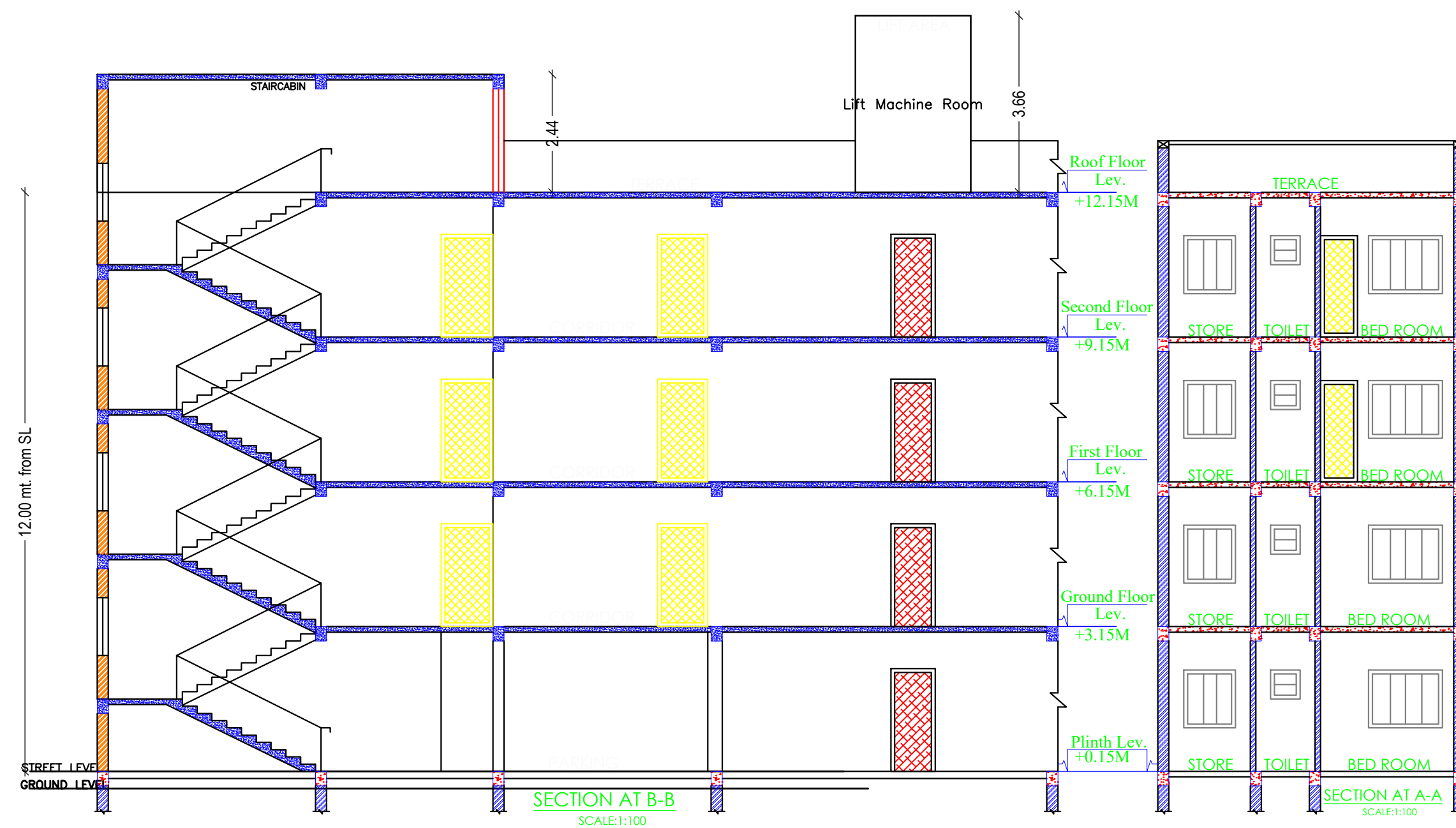
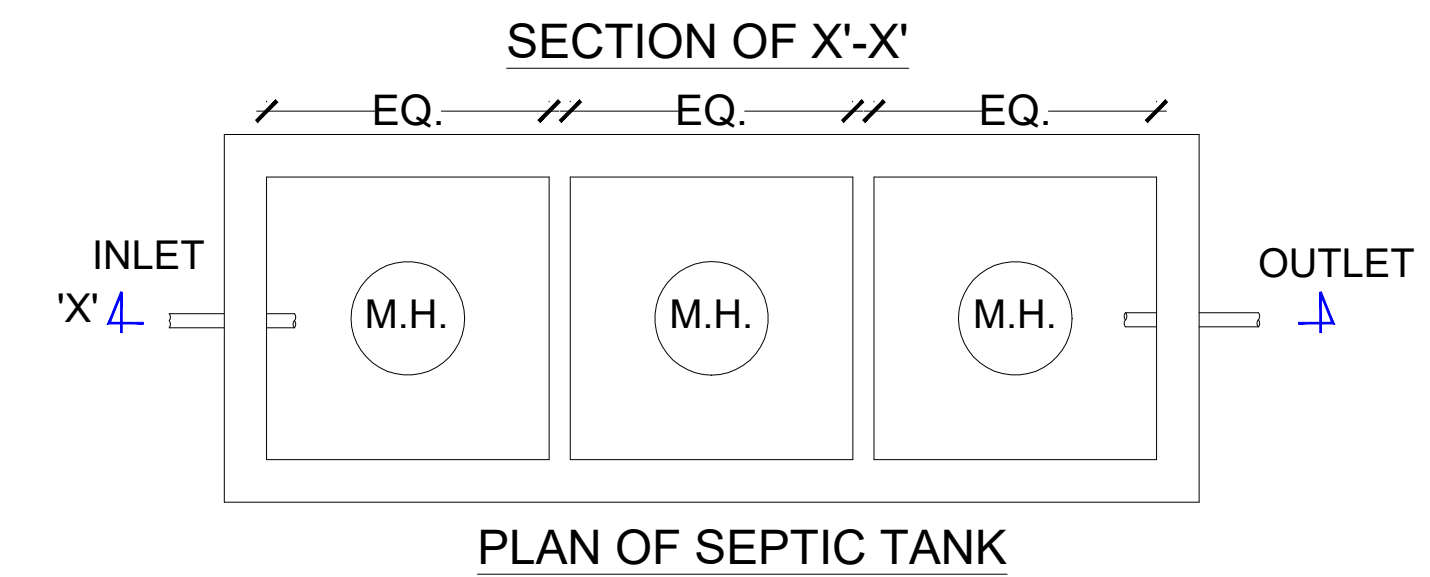
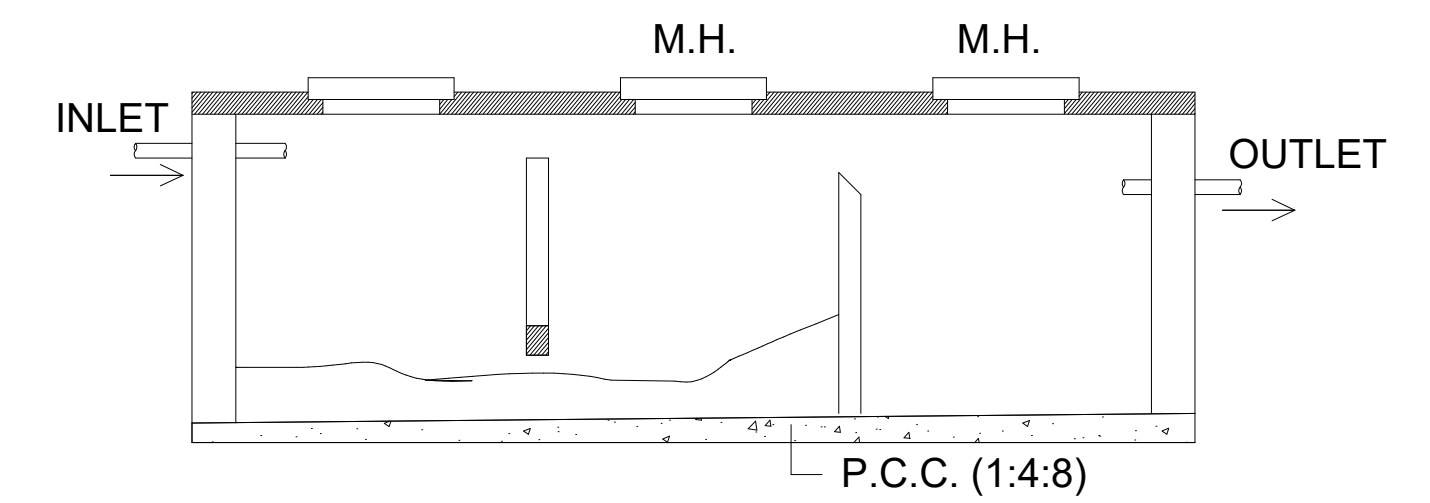
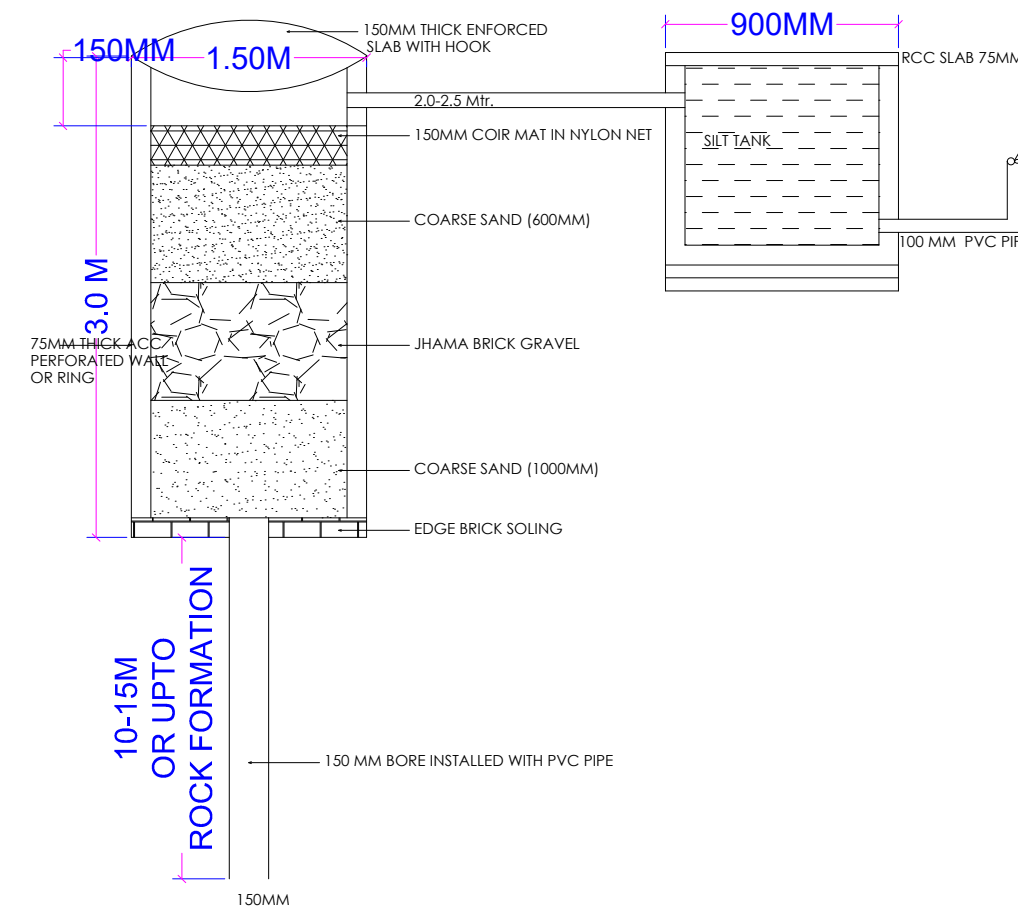
PART MOUZA PLAN  
SCALE: NTS

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DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



UnitBUA Table for Building :A (MRS SANATANA YADAV MR SHRI RAM YADAV)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT-1A	FLAT	88.08	87.76	10	5
	UNIT-2A	FLAT	43.20	43.01	5	
	UNIT-3A	FLAT	88.05	87.68	10	
	UNIT-4A	FLAT	88.03	87.66	10	
	UNIT-5A	FLAT	89.47	89.14	10	
TYPICAL - 2 & 3 FLOOR PLAN	UNIT-1B	FLAT	87.69	87.53	10	10
	UNIT-2B	FLAT	43.20	43.02	5	
	UNIT-3B	FLAT	88.05	87.68	10	
	UNIT-4B	FLAT	88.03	87.66	10	
	UNIT-5B	FLAT	89.08	88.75	10	
GROUND FLOOR PLAN	UNIT-1	FLAT	43.20	43.03	5	3
	UNIT-2	FLAT	88.05	87.87	10	
	UNIT-3	FLAT	88.03	87.90	10	
Total:	-	-	1408.22	1403.35	160	18

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