

SITE PLAN

UnitBUA Table for Building :A (TUHIN KUMAR TRIVEDI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	ATM	SHOP	19.31	19.23	1	1
FIRST FLOOR PLAN	SHOP	SHOP	266.51	266.30	2	1
Total:	-	-	285.82	285.53	3	2

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO. : 1.0.42
PROJECT DETAIL:		VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: PAKUR	Plot SubUse: Commercial Bldg	
Authority: PAKUR NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward_No: PNP/0024/W10/2019	Plot/SubPlot No: 611	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: Road Width - 20	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 716.12
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	716.12
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		93.83
Total		93.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	622.29
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	716.12
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	716.12
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		358.06
Proposed Coverage Area ( 44.93 % )		321.74
Total Prop. Coverage Area ( 44.93 % )		321.74
Balance coverage area ( 5.07 % )		36.32
FAR CHECK		
Perm. FAR Area ( 2.00 )		1432.24
Total Perm. FAR area		1432.24
Commercial FAR		336.59
Proposed FAR Area		363.77
Total Proposed FAR Area		363.77
Consumed FAR (Factor)		0.51
Balance FAR Area		1068.47
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		643.48
ARCHITECT (Regd)	SHYAM DUTT SHUKLA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	TUHIN KUMAR TRIVEDI	
DEVELOPMENT AUTHORITY LOCAL BODY		

Proposal Basic Information	
Proposal File No.	PNPC/BP/0024/W10/2019
Owner Name	TUHIN KUMAR TRIVEDI
Khata No	588
Plot No	611
Village Name	Pakur
Use	Commercial
SubUse	Commercial Bldg

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (TUHIN KUMAR TRIVEDI)	Commercial	Commercial Bldg	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name		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	321.74	50.80	321.74	50.80
First Floor	321.74	312.98	321.74	312.98
Terrace Floor	0.00	0.00	0.00	0.00
Total :	643.48	363.78	643.48	363.78

Building :A (TUHIN KUMAR TRIVEDI)

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.)	Tnmt (No.)
		Lift	Parking					
Ground Floor	321.74	0.00	270.94	23.61	18.42	50.80	50.80	01
First Floor	321.74	8.76	0.00	312.98	0.00	312.98	312.98	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	643.48	8.76	270.94	336.59	18.42	363.78	363.78	02
Total Number of Same Buildings :	1							
Total :	643.48	8.76	270.94	336.59	18.42	363.78	363.78	02

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 (TUHIN KUMAR TRIVEDI)	Commercial	Commercial Bldg	> 0	200	318.16	1	2	-	-	-	-
			> 0	200	318.16	-	-	-	-	1	4
Total :			-	-	-	2	8	-	0	2	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	8	100.00
Total Car	2	25.00	8	100.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	-	-	2	25.00
TwoWheeler	-	-	9	18.00
Total TwoWheeler	4	8.00	9	18.00
Other Parking	-	-	-	170.94
Total		33.00		356.94

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	Parking					
A (TUHIN KUMAR TRIVEDI)	1	643.48	8.76	270.94	336.59	18.42	363.78	363.78	02
Grand Total	1	643.48	8.76	270.94	336.59	18.42	363.78	363.78	02

COLOR INDEX

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

SCHEDULE OF DOOR:

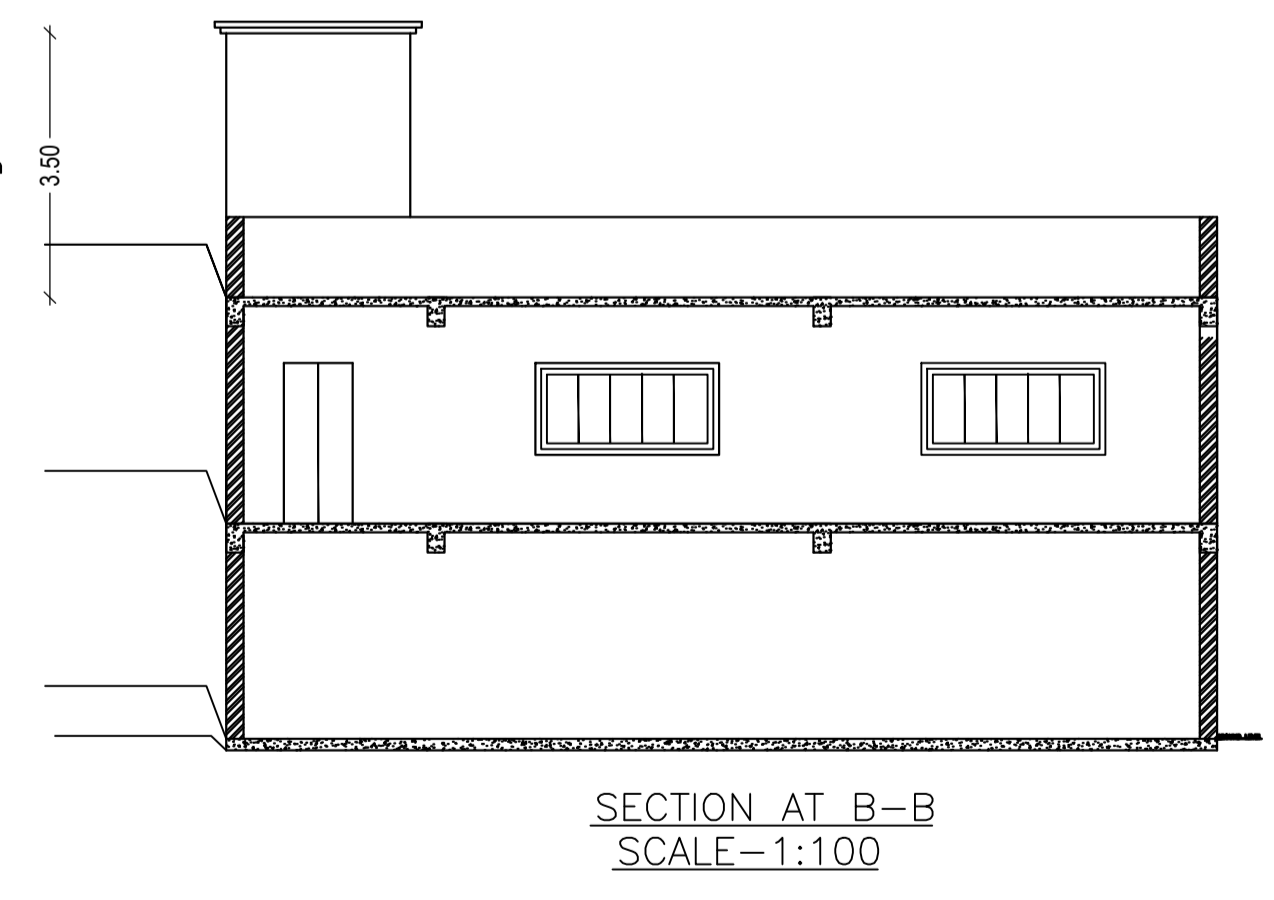
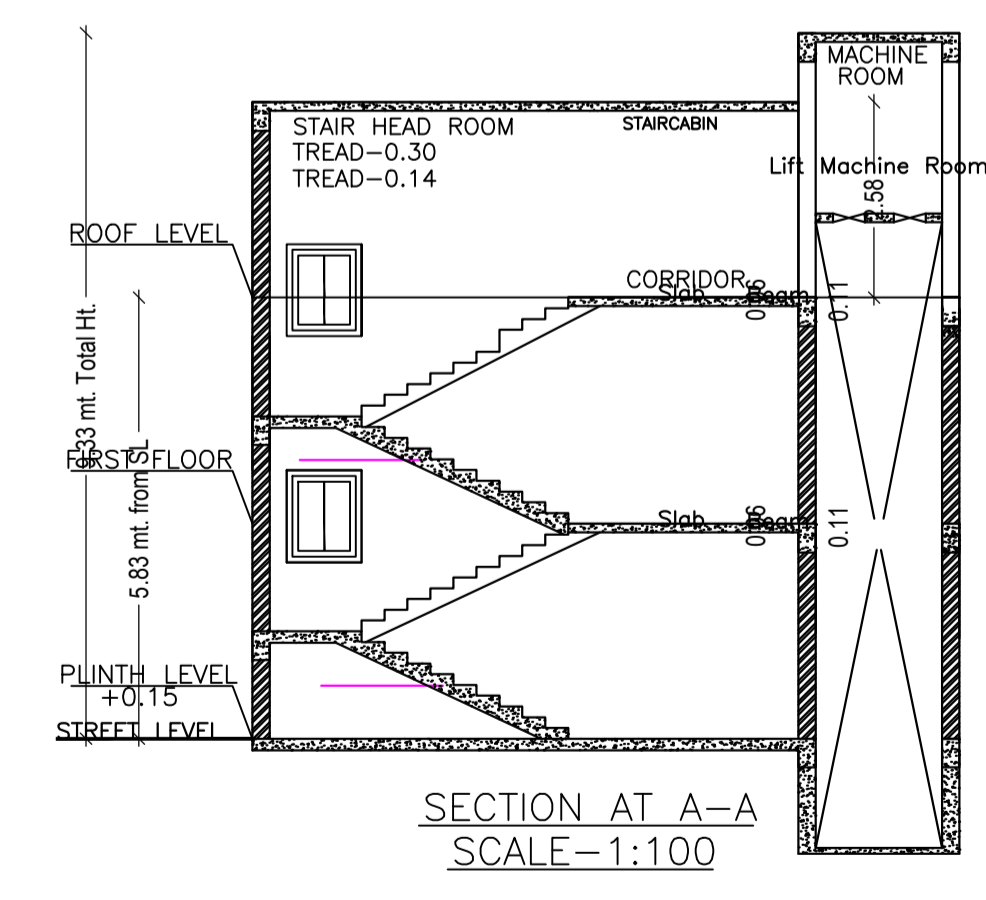
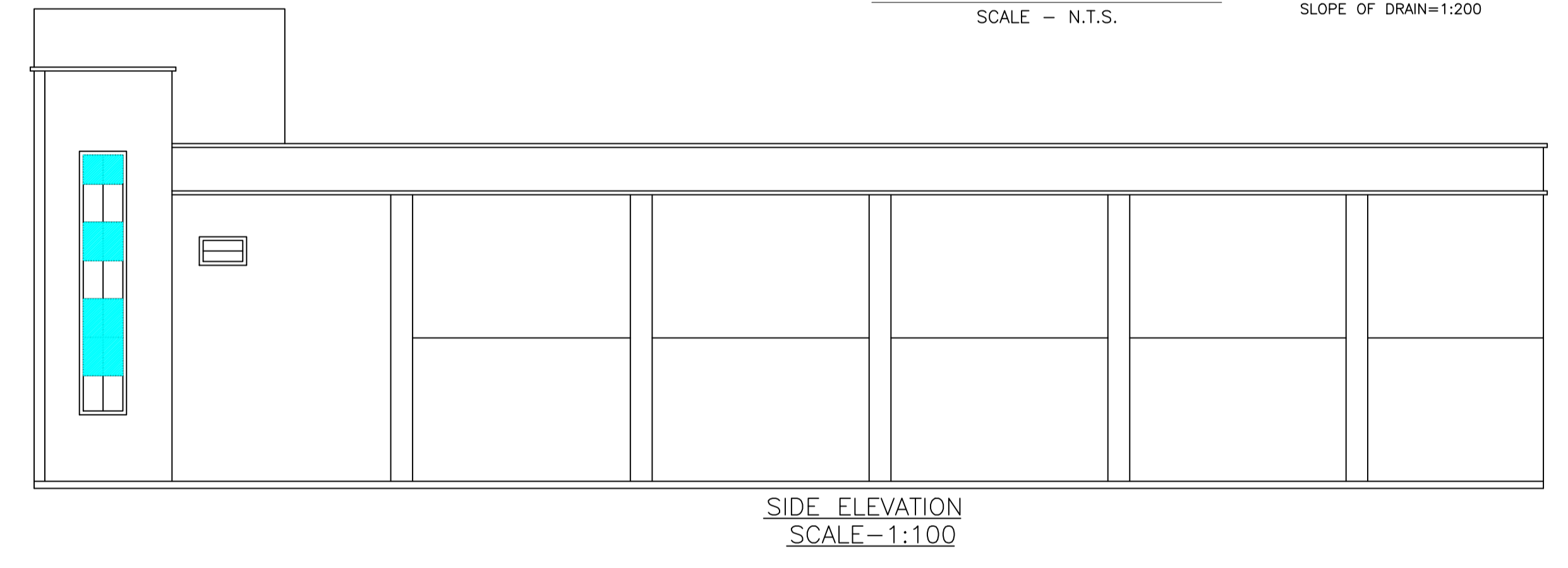
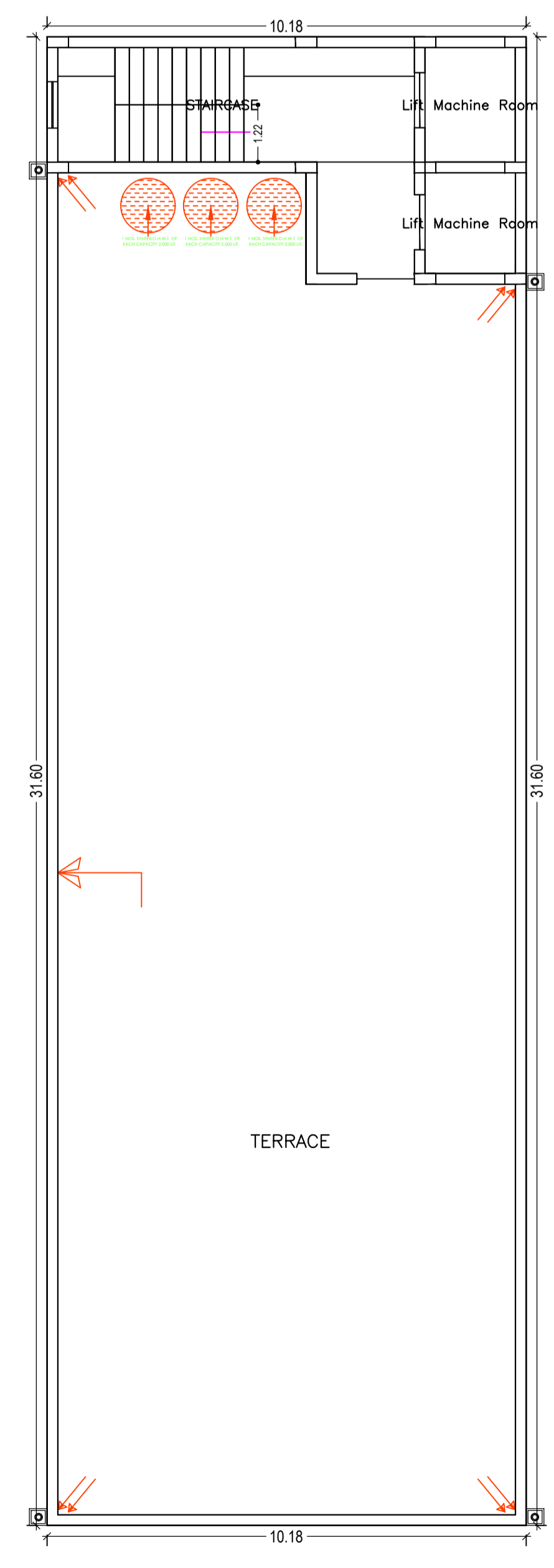
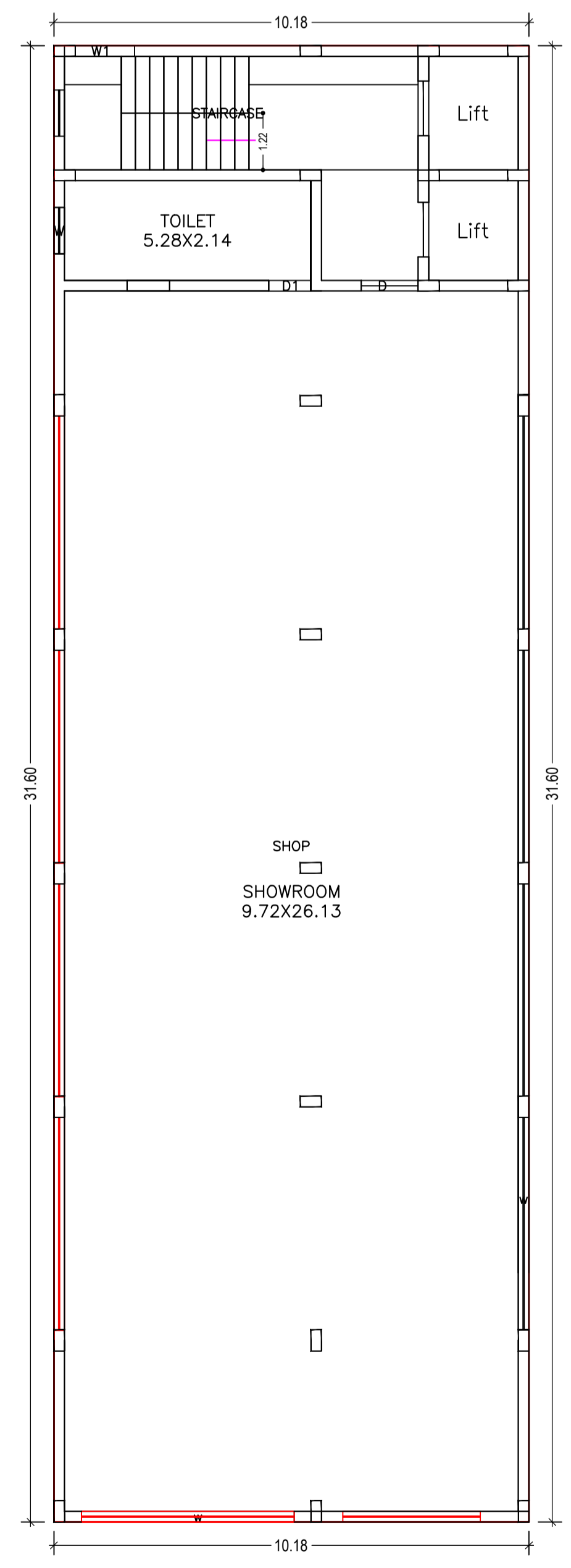
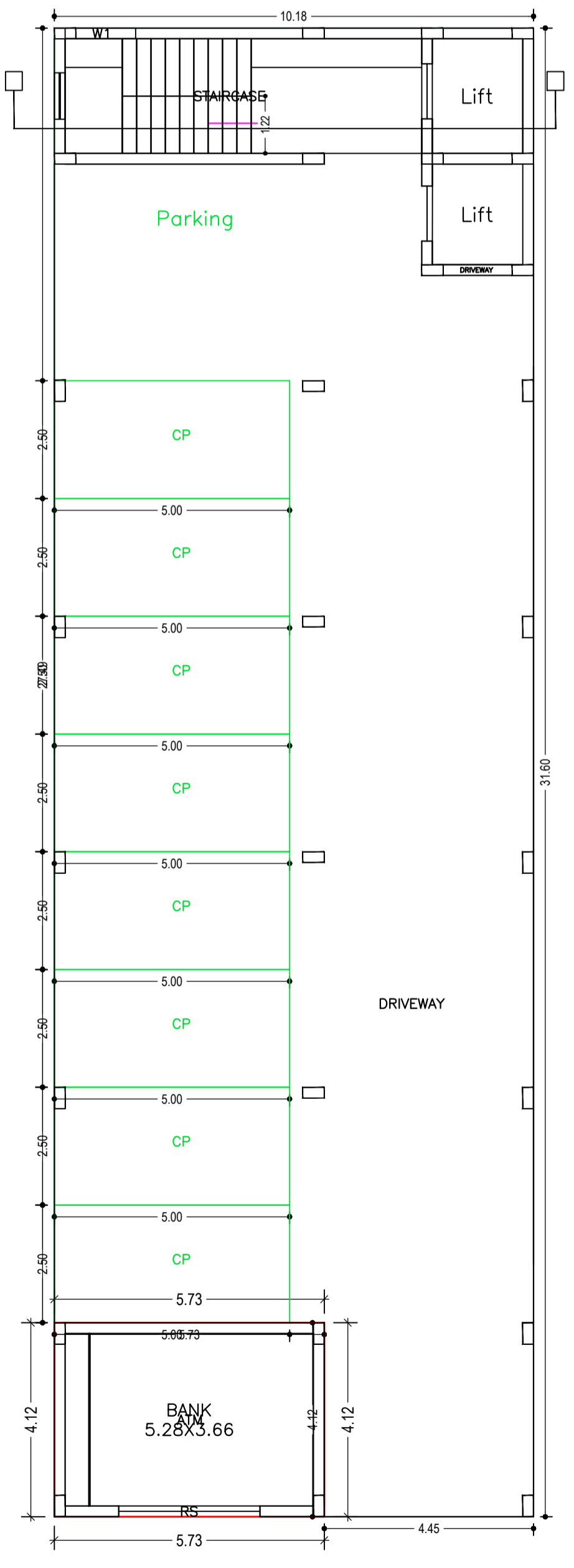
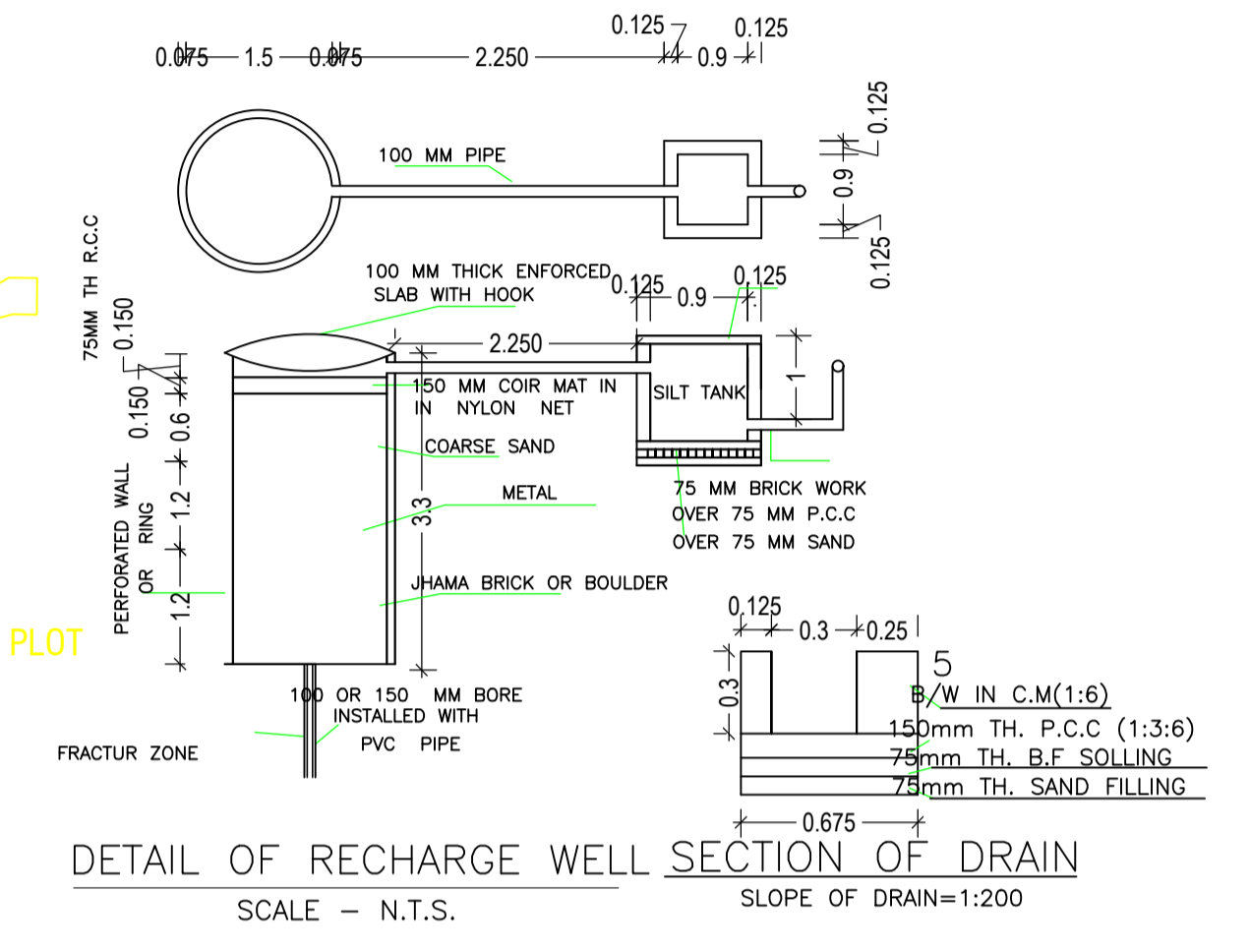
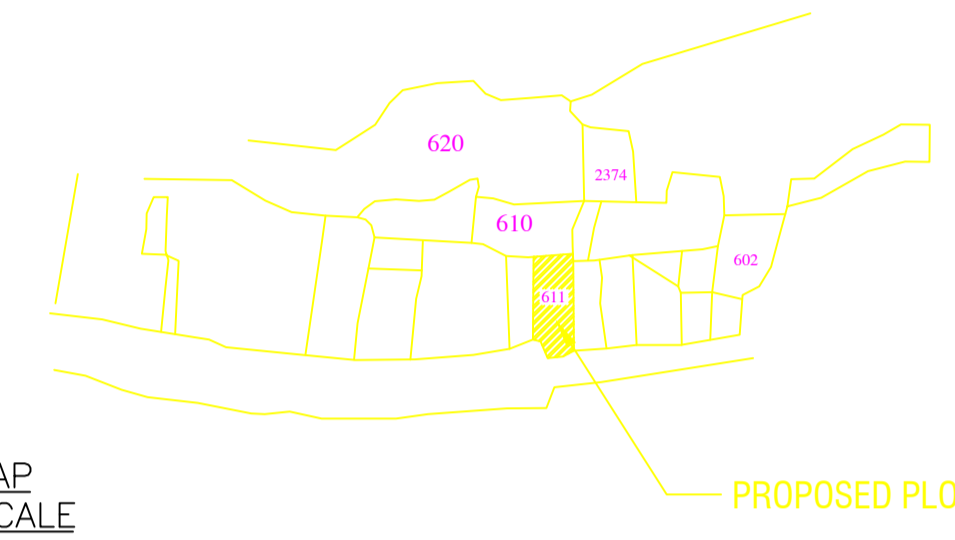
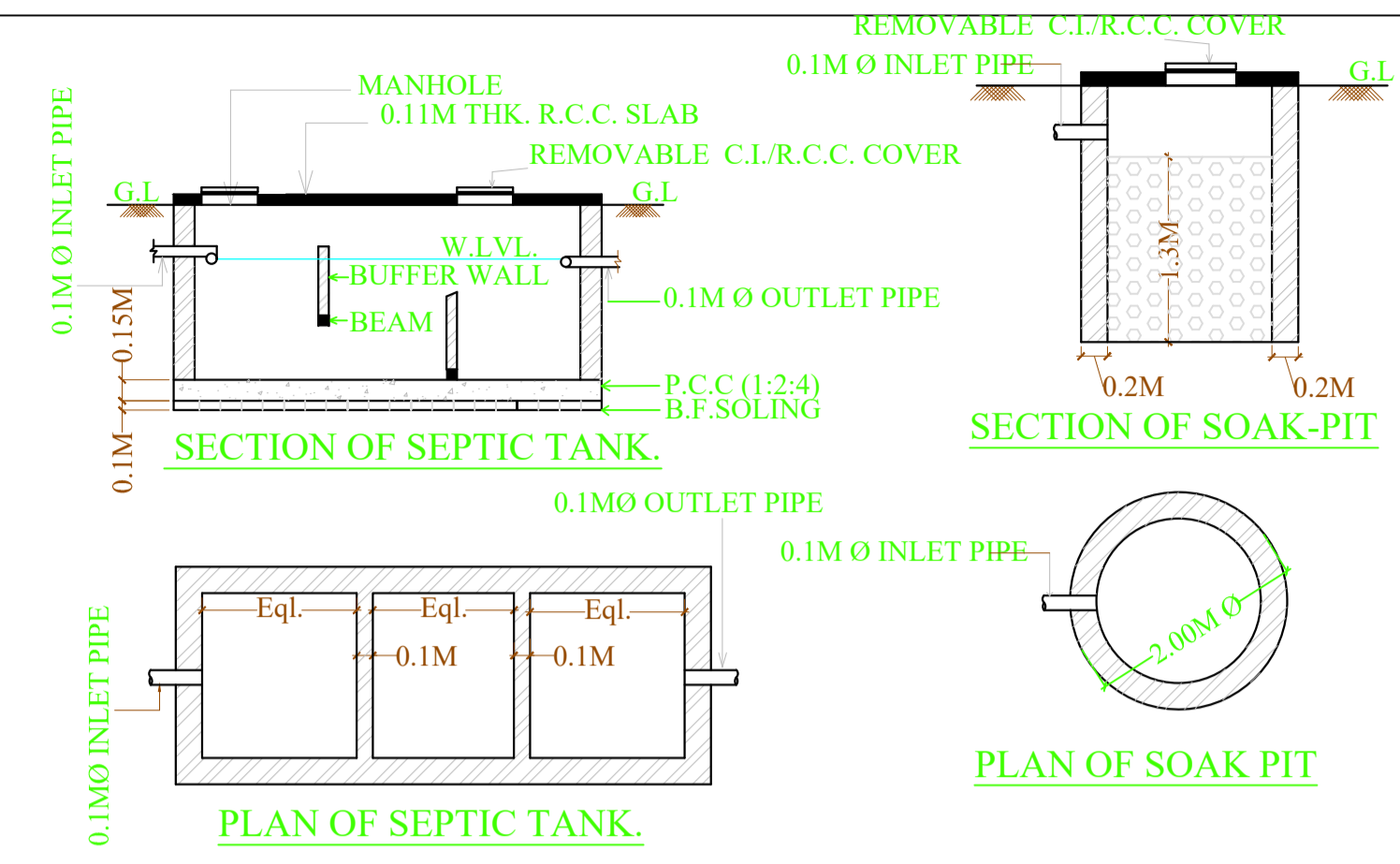
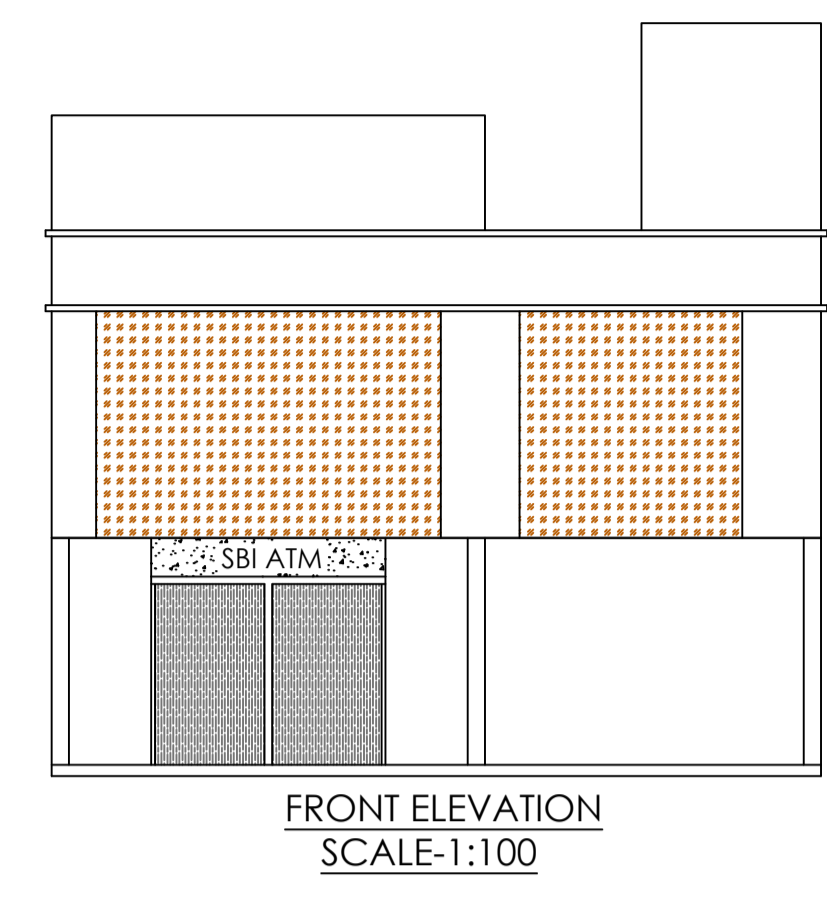
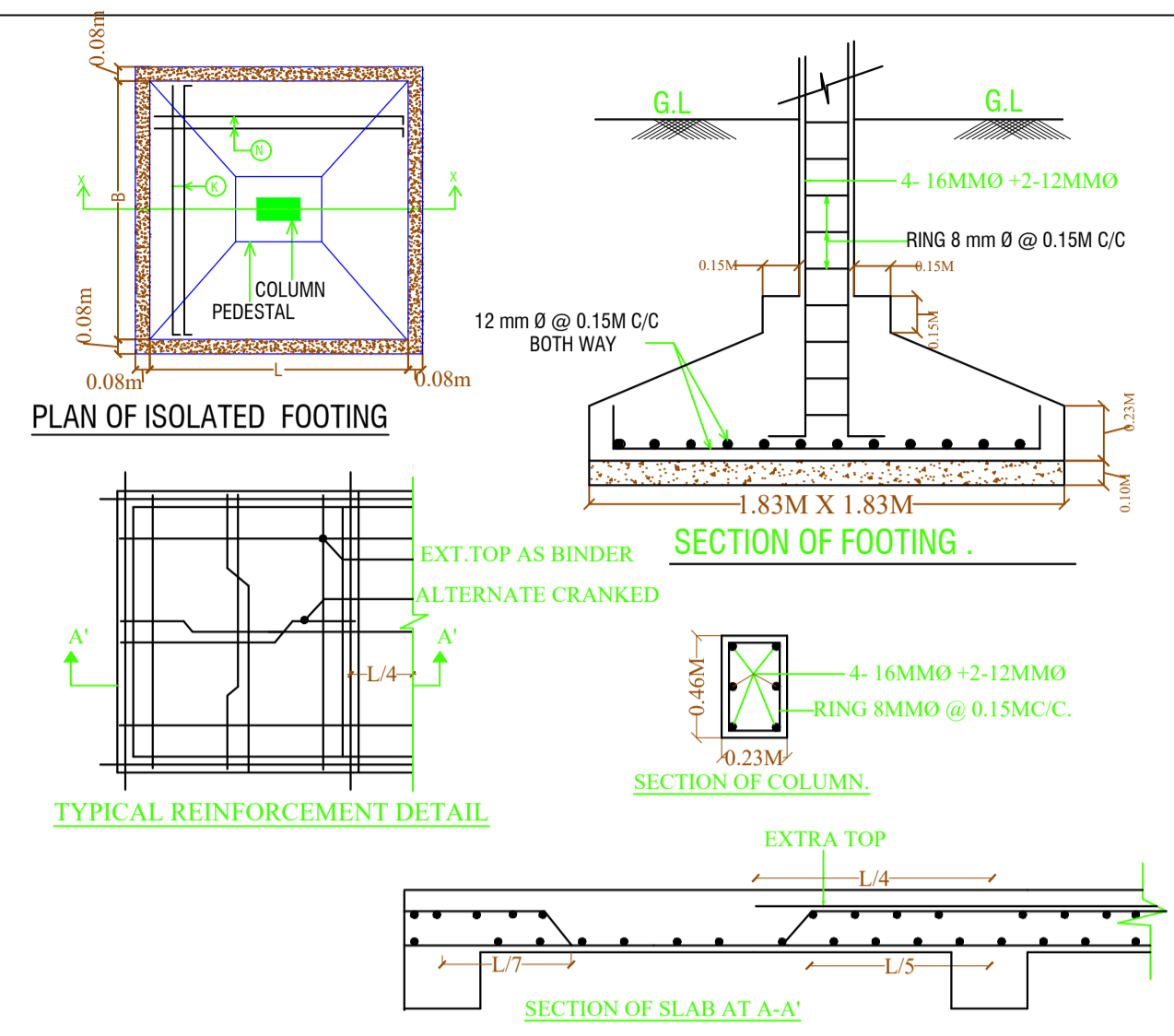
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TUHIN KUMAR TRIVEDI)	D1	0.90	2.13	01
A (TUHIN KUMAR TRIVEDI)	D	1.22	2.13	01
A (TUHIN KUMAR TRIVEDI)	RS	3.00	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TUHIN KUMAR TRIVEDI)	W	1.00	2.70	01
A (TUHIN KUMAR TRIVEDI)	W1	1.50	2.50	02
A (TUHIN KUMAR TRIVEDI)	w	20.00	2.50	01
A (TUHIN KUMAR TRIVEDI)	w	4.56	2.50	01

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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Khata No	588
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Village Name	Pakur
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GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

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

TERRACE FLOOR PLAN (SCALE 1:100)

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