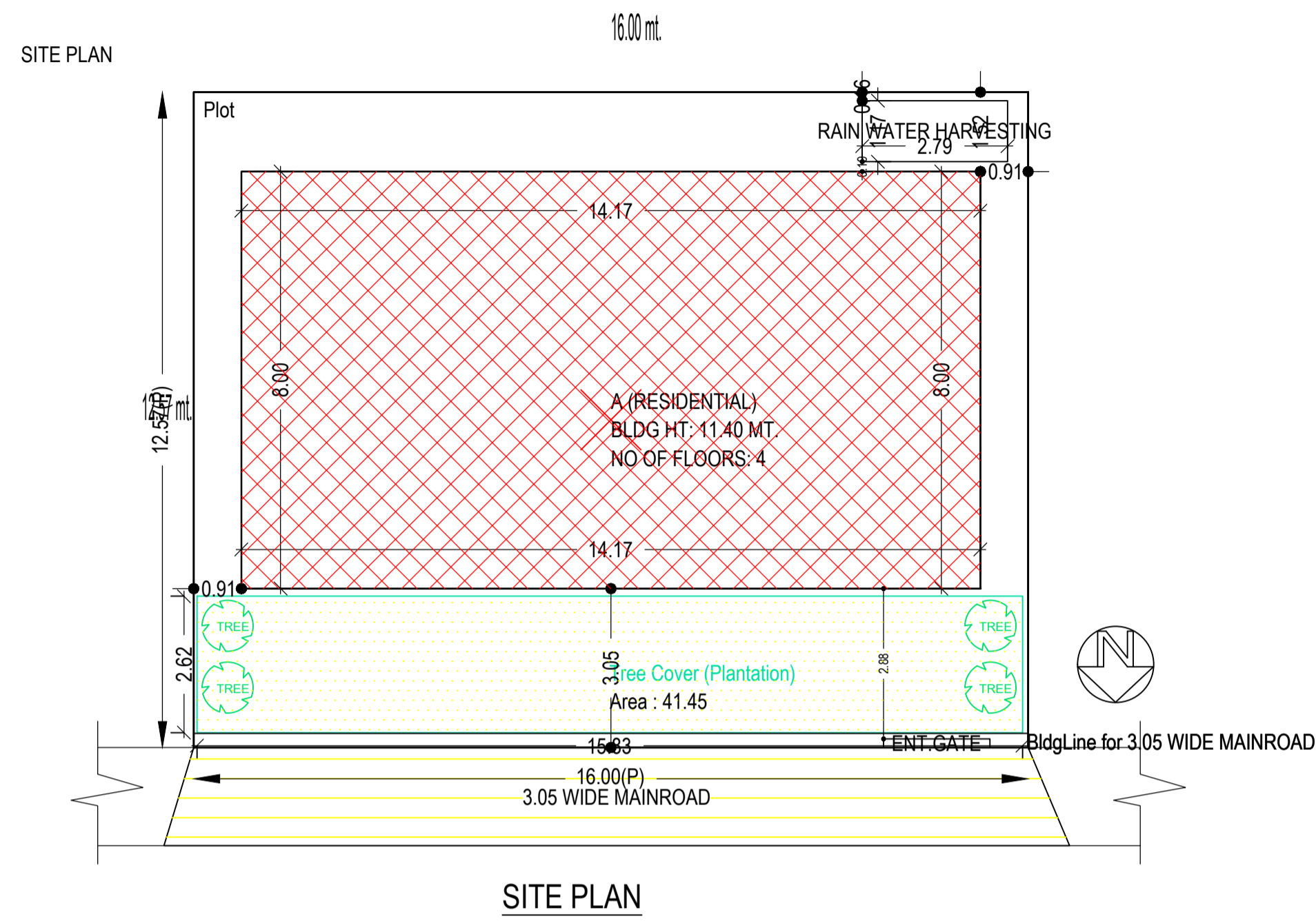


Proposal Basic Information	
Proposal File No.	PNPCBP/0035/W13/2021
Owner Name	NIRMALA BHAGAT
Khata No	177
Plot No	1476
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO. : 1.0.62
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: PAKUR	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: PAKUR NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA	
Inward No: PNPCBP/0035/W13/2021	Plot/SubPlot No: 1476	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 201.19
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	201.19
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		41.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	159.74
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	201.19
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	201.19
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		120.71
Proposed Coverage Area (56.36 %)		113.40
Total Prop. Coverage Area (56.36 %)		113.40
Balance coverage area (3.63 %)		7.31
FAR CHECK		
Perm. FAR Area (1.20)		241.43
Total Perm. FAR area		241.43
Residential FAR		341.20
Proposed FAR Area		356.64
Total Proposed FAR Area		356.64
Consumed FAR (Factor)		1.77
Balance FAR Area		-115.21
Total Paid Proposed FAR Area		115.21
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		475.74
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	NIRMALA BHAGAT	
DEVELOPMENT AUTHORITY		LOCAL BODY

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

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	113.40	15.45	113.40	15.45
First Floor	120.78	113.73	120.78	113.73
Second Floor	120.78	113.73	120.78	113.73
Third Floor	120.78	113.73	120.78	113.73
Terrace Floor	0.00	0.00	0.00	0.00
Total :	475.74	356.64	475.74	356.64

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	3.00	1	3	-	-		
				1	3.00	-	-	1	-		
Total :				-	-	-	3	0	-	1	0

Parking Check (Table 7b)

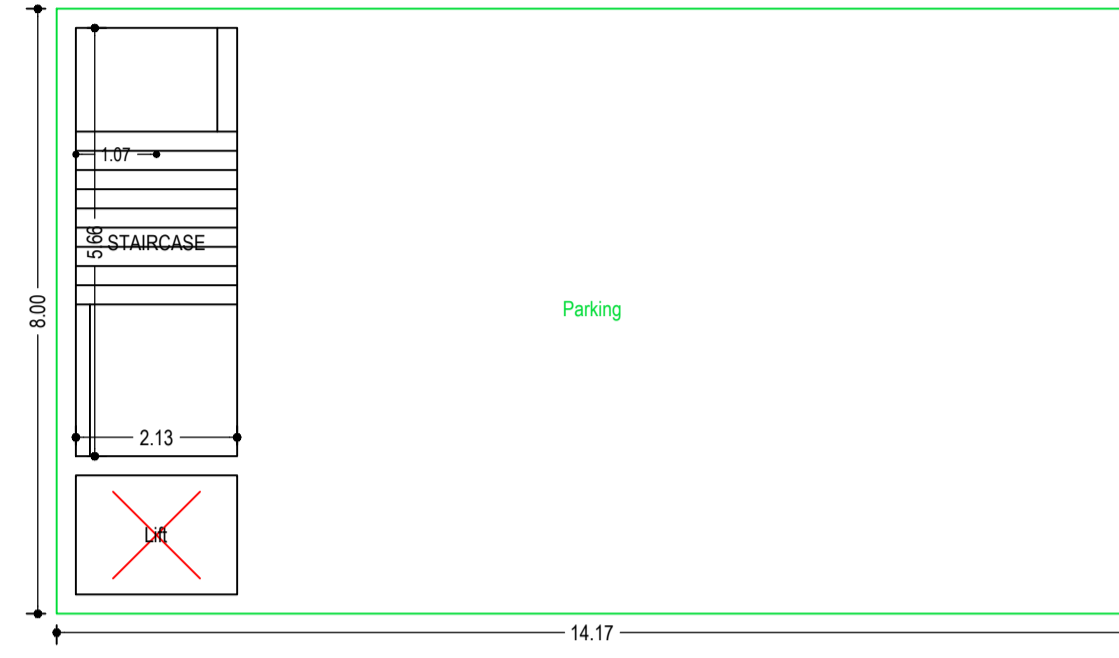
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	3	37.50	0	0.00
Total Visitor Parking	1	12.50	0	0.00
Other Parking	-	-	-	97.95
Total		50.00		97.95

FAR & Tenement Details (Table 4c-1)

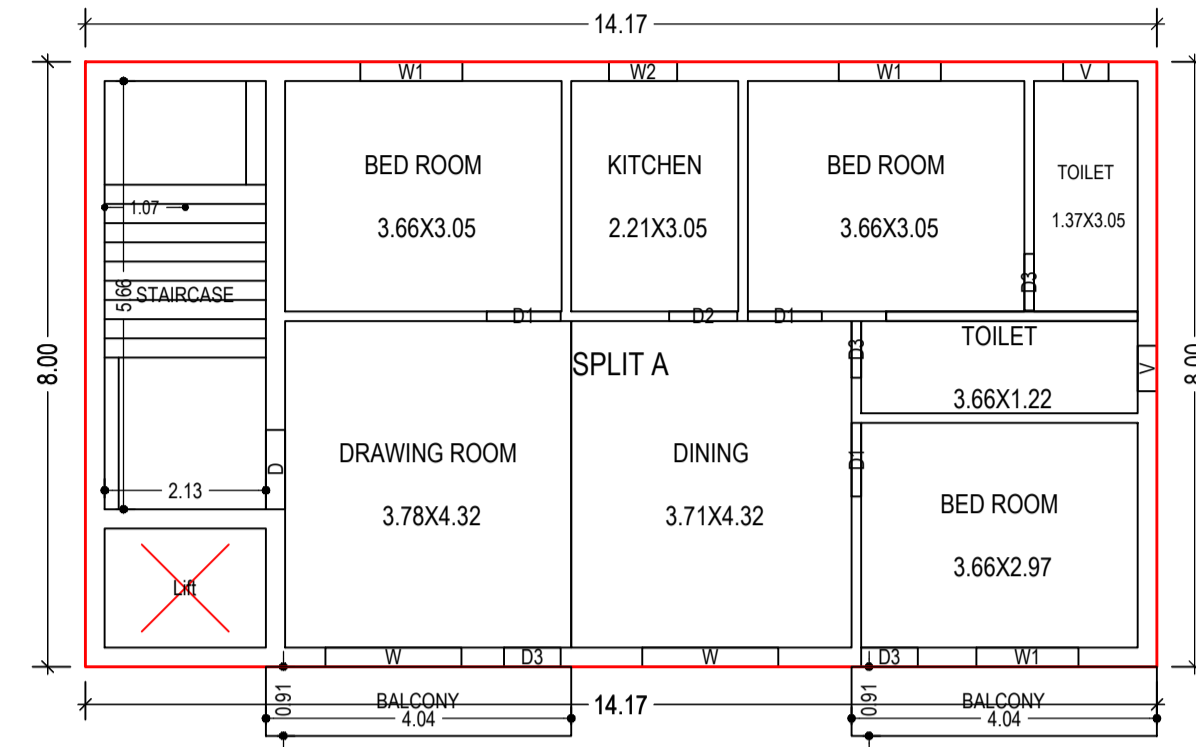
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Parking					
A (RESIDENTIAL)	1	475.74	10.08	11.07	97.95	341.19	12.09	356.64	356.64	03
Grand Total :	1	475.74	10.08	11.07	97.95	341.19	12.09	356.64	356.64	03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			

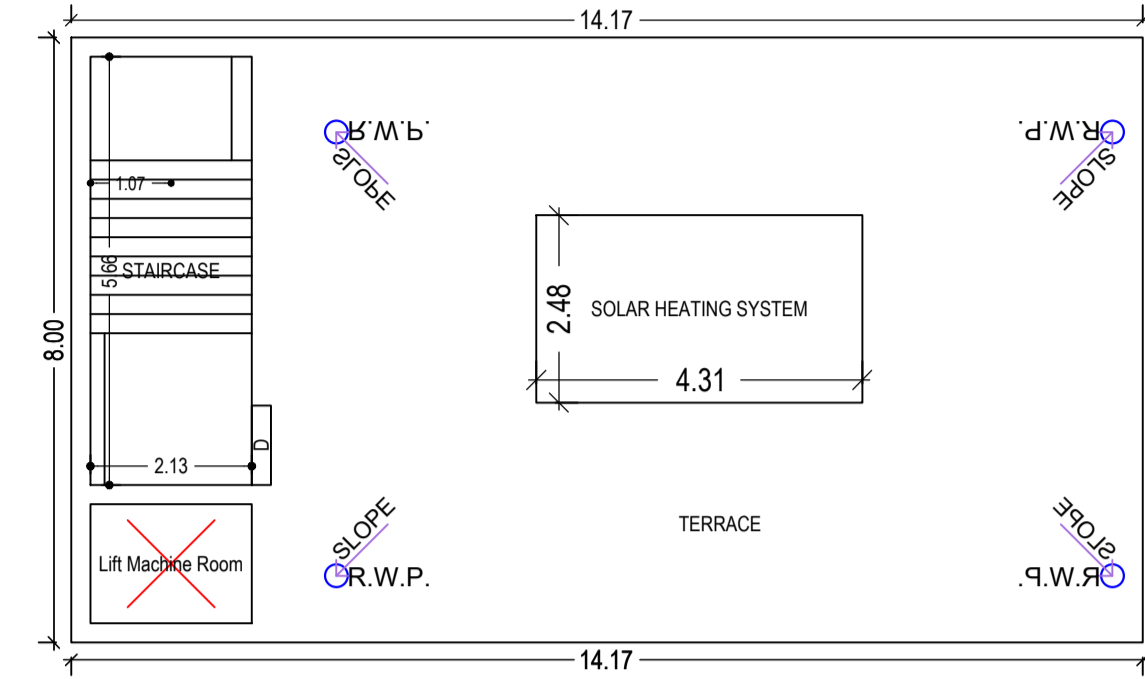
Proposal Basic Information	
Proposal File No.	PNPC/EP/0035/W13/2021
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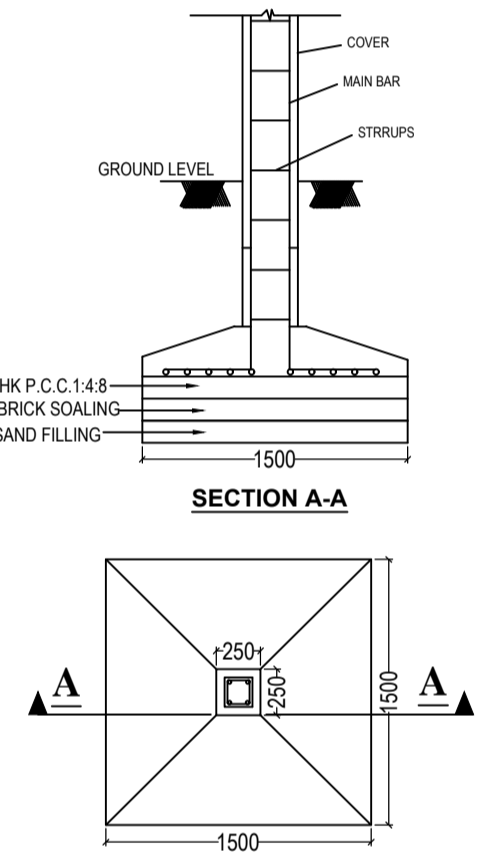
GROUND FLOOR PLAN
(SCALE 1:100)



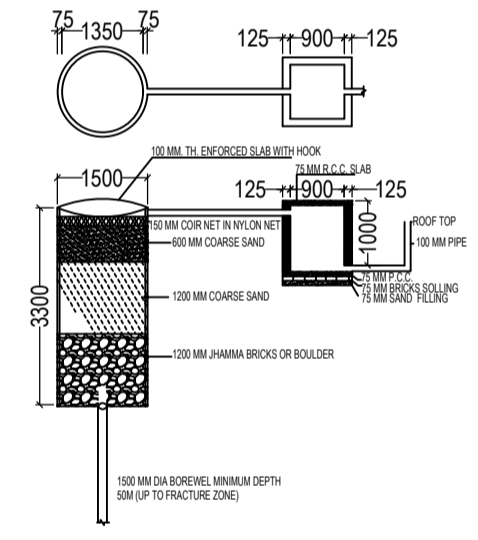
TYPICAL - 1-3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



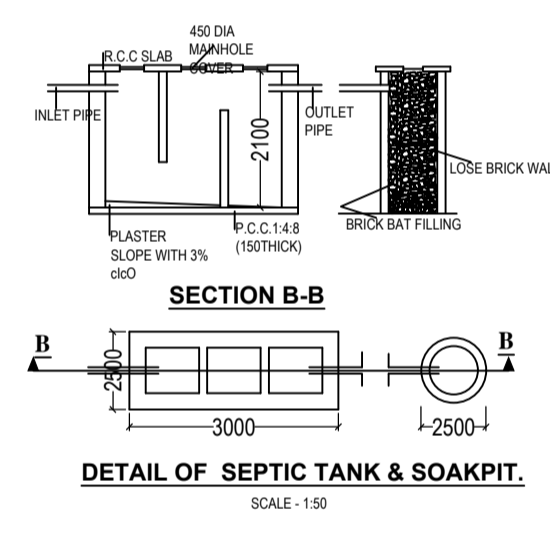
TERRACE FLOOR PLAN
(SCALE 1:100)



DETAIL OF FOUNDATION
SCALE - N.T.S.



DETAIL OF GROUND WATER
RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



DETAIL OF SEPTIC TANK & SOAKPIT.
SCALE - 1:50

Building :A (RESIDENTIAL)

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	Balcony	Parking					
Ground Floor	113.40	0.00	0.00	97.95	0.00	12.09	15.45	15.45	00
First Floor	120.78	3.36	3.69	0.00	113.73	0.00	113.73	113.73	01
Second Floor	120.78	3.36	3.69	0.00	113.73	0.00	113.73	113.73	01
Third Floor	120.78	3.36	3.69	0.00	113.73	0.00	113.73	113.73	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	475.74	10.08	11.07	97.95	341.19	12.09	356.64	356.64	03
Total Number of Same Buildings	1								
Total	475.74	10.08	11.07	97.95	341.19	12.09	356.64	356.64	03

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-3 FLOOR PLAN	SPLIT A	FLAT	117.43	109.62	8	3
Total:	-	-	352.28	328.85	24	3

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-3 FLOOR PLAN	0.92 X 4.04 X 2 X 3	22.14	22.14
Total	-	-	22.14

SCHEDULE OF DOOR:

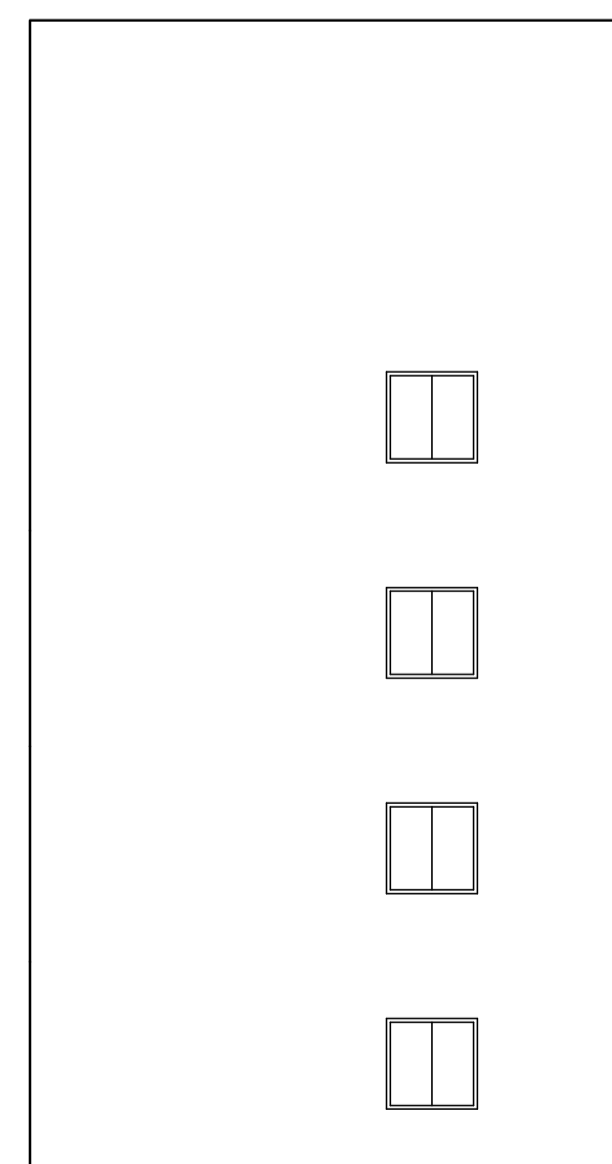
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	12
A (RESIDENTIAL)	D2	0.90	2.10	03
A (RESIDENTIAL)	D1	0.98	2.10	09
A (RESIDENTIAL)	D	1.05	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

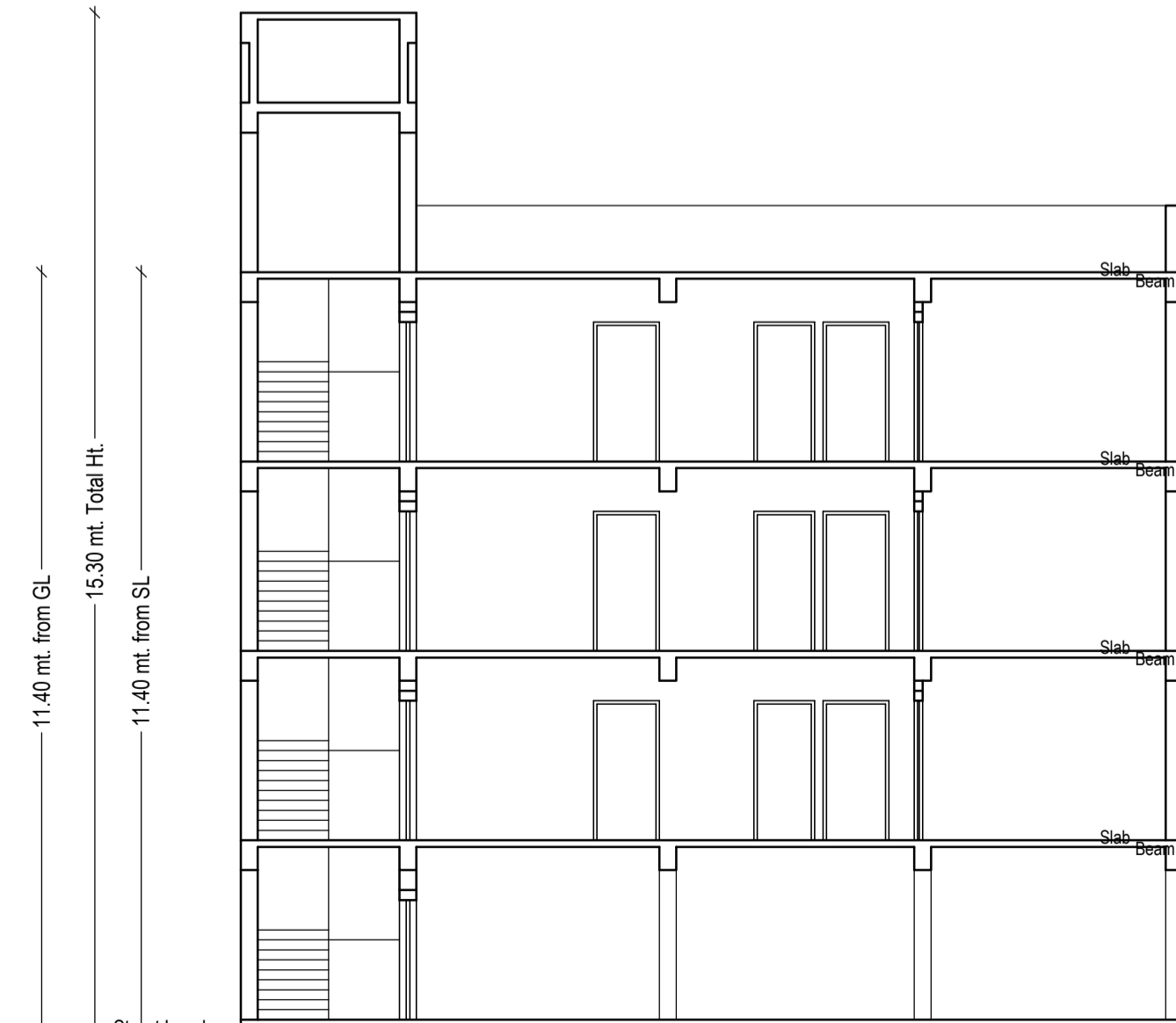
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	06
A (RESIDENTIAL)	W2	0.90	1.20	03
A (RESIDENTIAL)	W1	1.35	1.20	09
A (RESIDENTIAL)	W	1.80	1.20	06



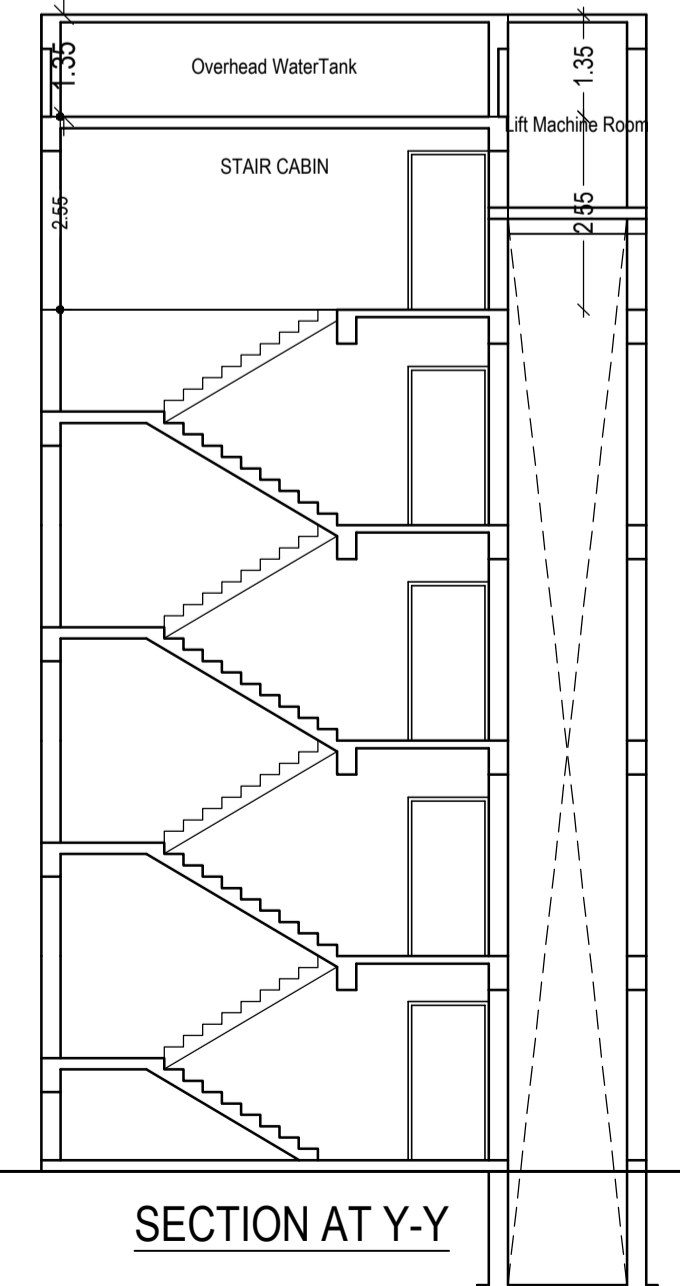
FRONT ELEVATION



LEFT SIDE ELEVATION



SECTION AT X-X



SECTION AT Y-Y

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			