

Proposal Basic Information	
Proposal File No.	PNPC/BP/0038/W09/2021
Owner Name	BIBHAS KARMAKAR AND PRIYASH KARMAKAR
Khata No	577
Plot No	527
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking(Table 7a)

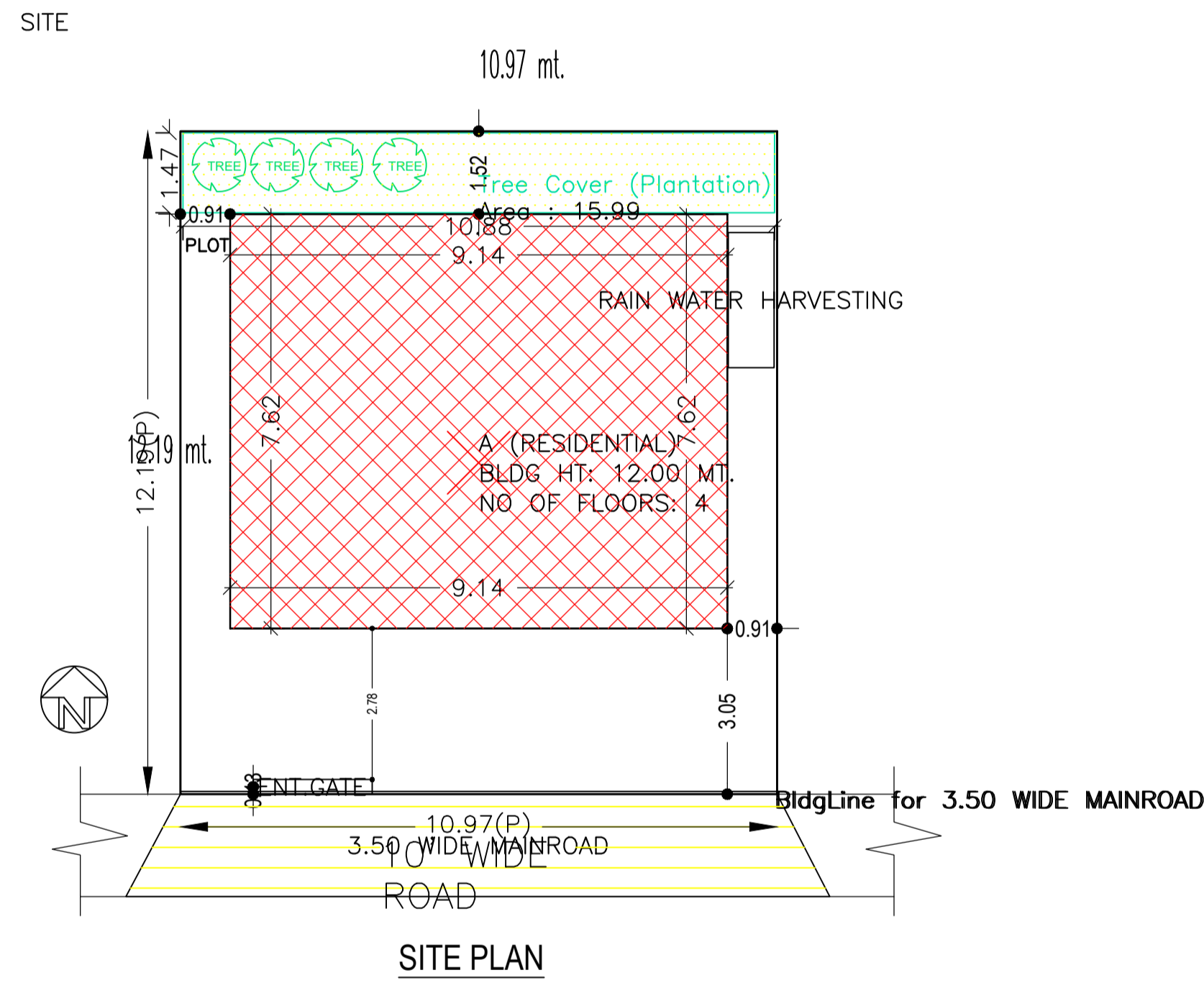
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	3.00	1	3	-	-	-
			>0	1	3.00	-	-	-	1	1
Total :			-	-	-	3	0	-	1	0

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	-	-	-	55.05
Total	-	50.00	-	55.05

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO.: 1.0.62
		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: PAKUR	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: PAKUR NAGAR PARISHAD	PlotNeary/ReligiousStructure: NA	
Inward_No: PNP/0038/W09/2021	Plot/SubPlot No: 527	
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. 133.78
NET AREA OF PLOT(Gross Plot Area)	(A-Deductions)	133.78
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		15.99
Total		15.99
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	117.79
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	133.78
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	133.78
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		80.27
Proposed Coverage Area (52.09 %)		69.68
Total Prop. Coverage Area (52.09 %)		69.68
Balance coverage area (7.92 %)		10.59
FAR CHECK		
Perm. FAR Area (1.20)		160.54
Total Perm. FAR area		160.54
Residential FAR		203.69
Proposed FAR Area		218.32
Total Proposed FAR Area		218.32
Consumed FAR (Factor)		1.63
Balance FAR Area		-57.78
Total Paid Proposed FAR Area		57.78
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		288.20
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BIBHAS KARMAKAR AND PRIYASH KARMAKAR	
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)	Light Blue
EXISTING (To be demolished)	Orange



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	288.20	10.08	4.74	55.05	203.70	11.27	218.33	218.33	03
Grand Total	1	288.20	10.08	4.74	55.05	203.70	11.27	218.33	218.33	03

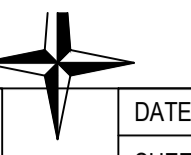
Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENTIAL)		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	69.68	14.63	69.68	14.63
First Floor	72.84	67.90	72.84	67.90
Second Floor	72.84	67.90	72.84	67.90
Third Floor	72.84	67.90	72.84	67.90
Terrace Floor	0.00	0.00	0.00	0.00
Total :	288.20	218.33	288.20	218.33

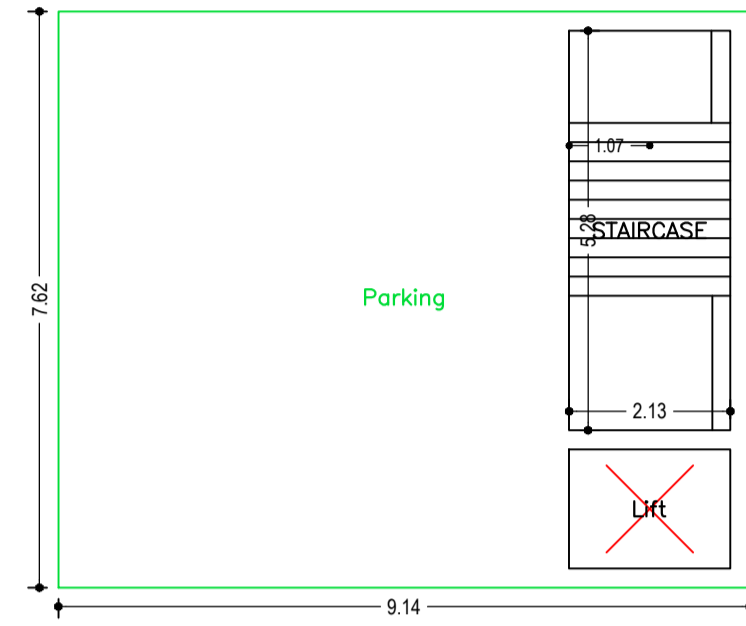
Building USE/SUBUSE Details

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

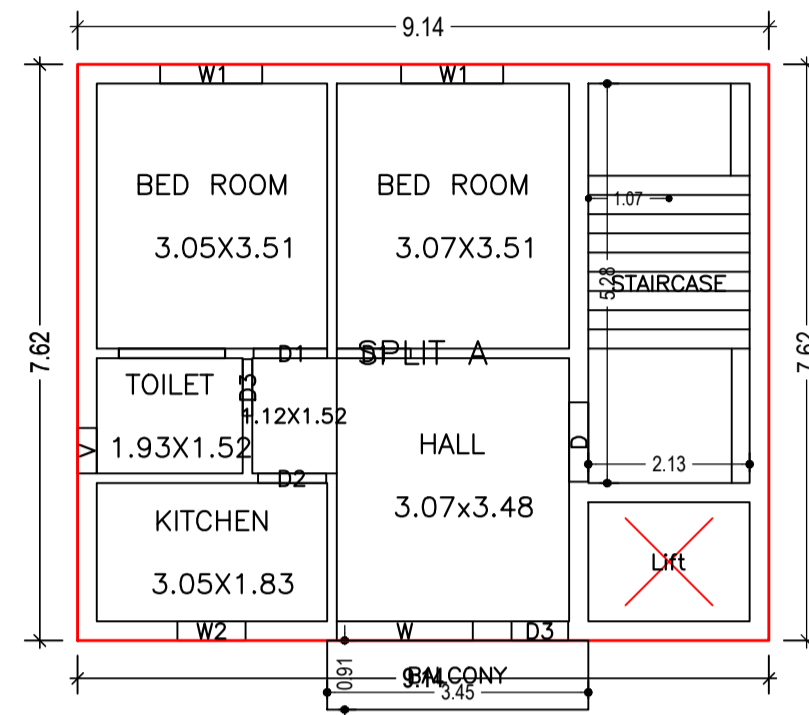
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			



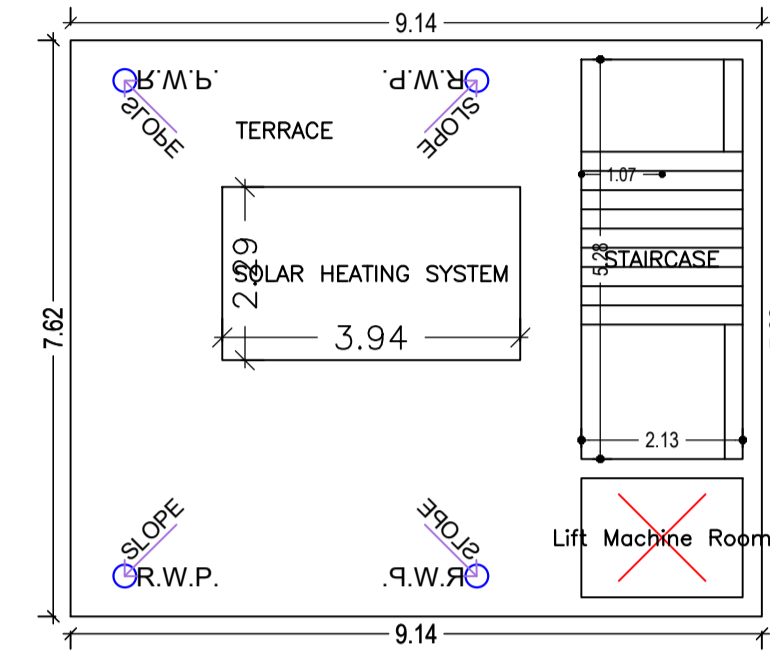
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GROUND FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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	69.68	0.00	0.00	55.05	0.00	11.27	14.63	14.63	00
First Floor	72.84	3.36	1.58	0.00	67.90	0.00	67.90	67.90	01
Second Floor	72.84	3.36	1.58	0.00	67.90	0.00	67.90	67.90	01
Third Floor	72.84	3.36	1.58	0.00	67.90	0.00	67.90	67.90	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	288.20	10.08	4.74	55.05	203.70	11.27	218.33	218.33	03
Total Number of Same Buildings :	1								
Total :	288.20	10.08	4.74	55.05	203.70	11.27	218.33	218.33	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	06
A (RESIDENTIAL)	D2	0.90	2.10	03
A (RESIDENTIAL)	D1	0.98	2.10	06
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	03
A (RESIDENTIAL)	W2	0.90	1.20	03
A (RESIDENTIAL)	W1	1.35	1.20	06
A (RESIDENTIAL)	W	1.80	1.20	03

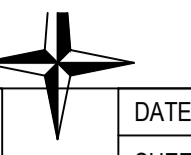
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1- 3 FLOOR PLAN	0.92 X 3.46 X 1 X 3	9.48	9.48
Total	-	-	9.48

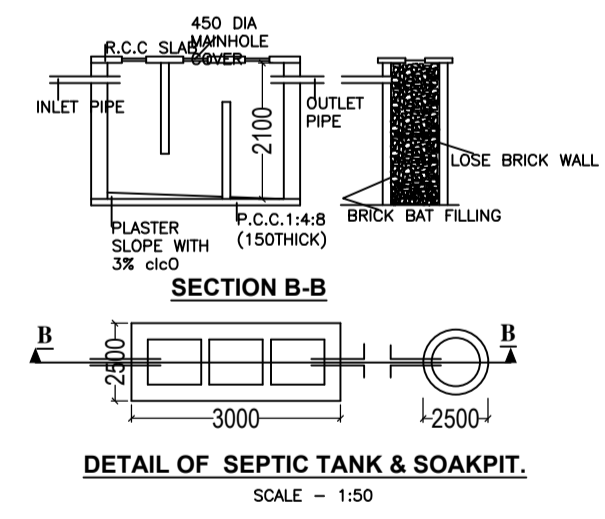
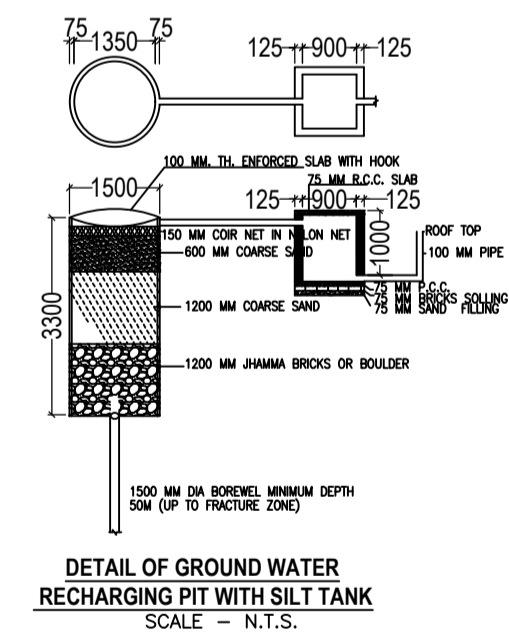
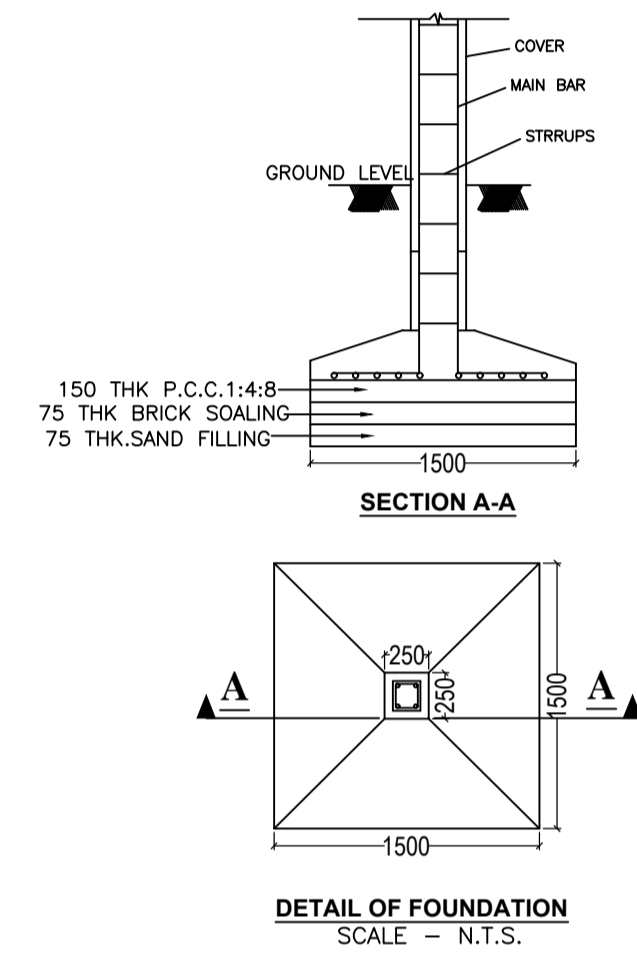
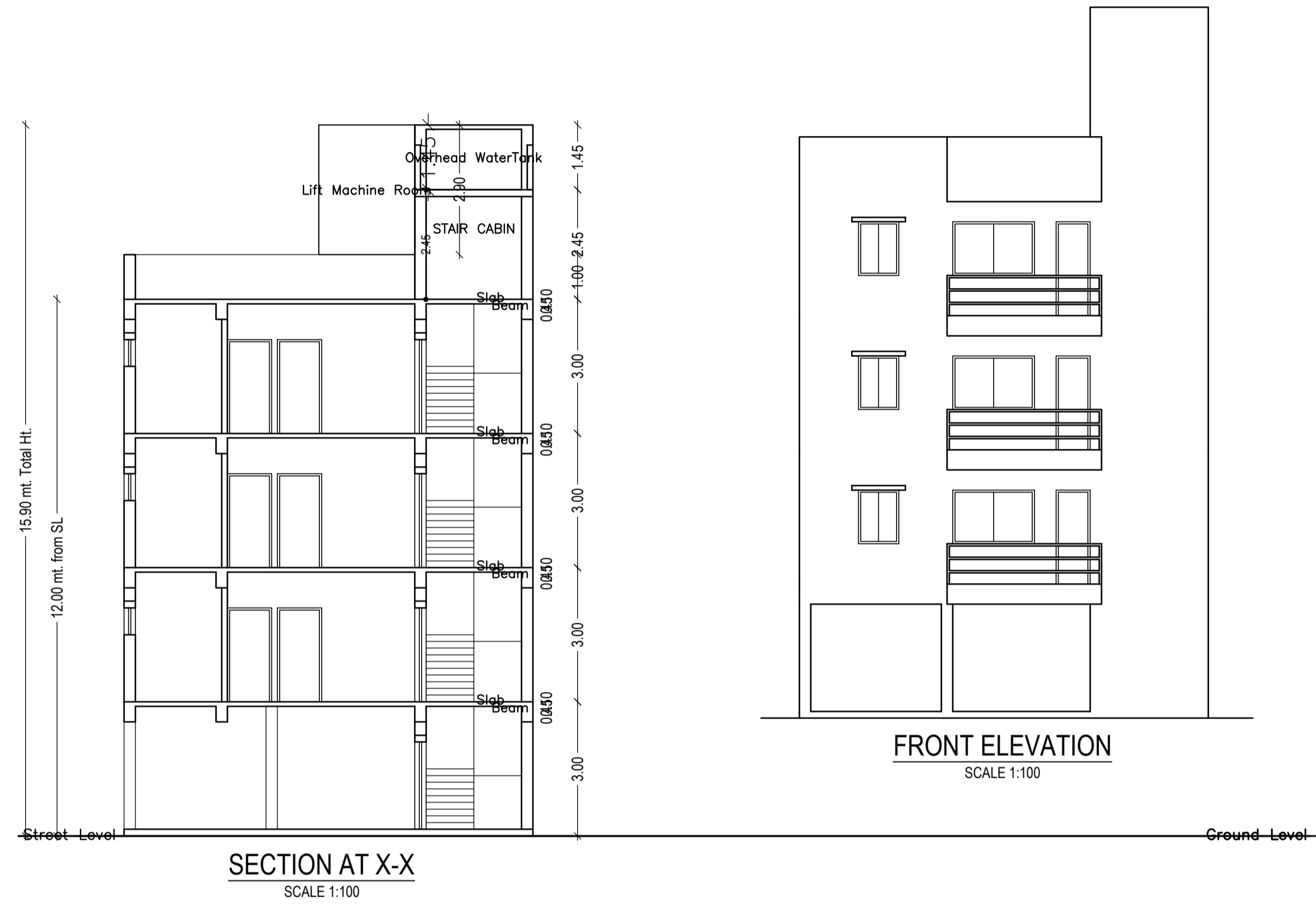
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 3 FLOOR PLAN	SPLIT A	FLAT	69.48	66.14	5	3
Total:	-	-	208.43	198.42	15	3

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



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