

Proposal Basic Information	
Proposal File No.	PNPC/BP/0004/W/16/2022
Owner Name	SEMINUL ISLAM
Khata No	259
Plot No	223
Village Name	Ballavpur
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.62 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: PAKUR	Plot SubUse: Commercial Bldg
Authority: PAKUR NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: PNP/0004/W/16/2022	Plot/SubPlot No: 223
Application Type: General Proposal	North: Plot No. -
Project Type: Building Permission	South: Road Width - 12.20
Nature of Development: New	East: Plot No. -
Location of Development Area: Old Area	West: Plot No. -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 2508.38
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 2508.38
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	385.12
Total	385.12
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 2123.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 2508.38
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 2508.38
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	1254.19
Proposed Coverage Area (14.50 %)	363.72
Total Prop. Coverage Area (14.50 %)	363.72
Balance coverage area (35.50 %)	890.47
FAR CHECK	
Perm. FAR Area (2.00)	5016.76
Total Perm. FAR area	5016.76
Commercial FAR	724.28
Proposed FAR Area	724.28
Total Proposed FAR Area	724.28
Consumed FAR (Factor)	0.29
Balance FAR Area	4292.48
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	727.43
ARCHITECT (Regd)	Navin Kumar Mandal
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SEMINUL ISLAM
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)	Blue
EXISTING (To be demolished)	Yellow

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	363.72	363.72	363.72	363.72
First Floor	363.71	360.56	363.71	360.56
Terrace Floor	0.00	0.00	0.00	0.00
Total :	727.43	724.28	727.43	724.28

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

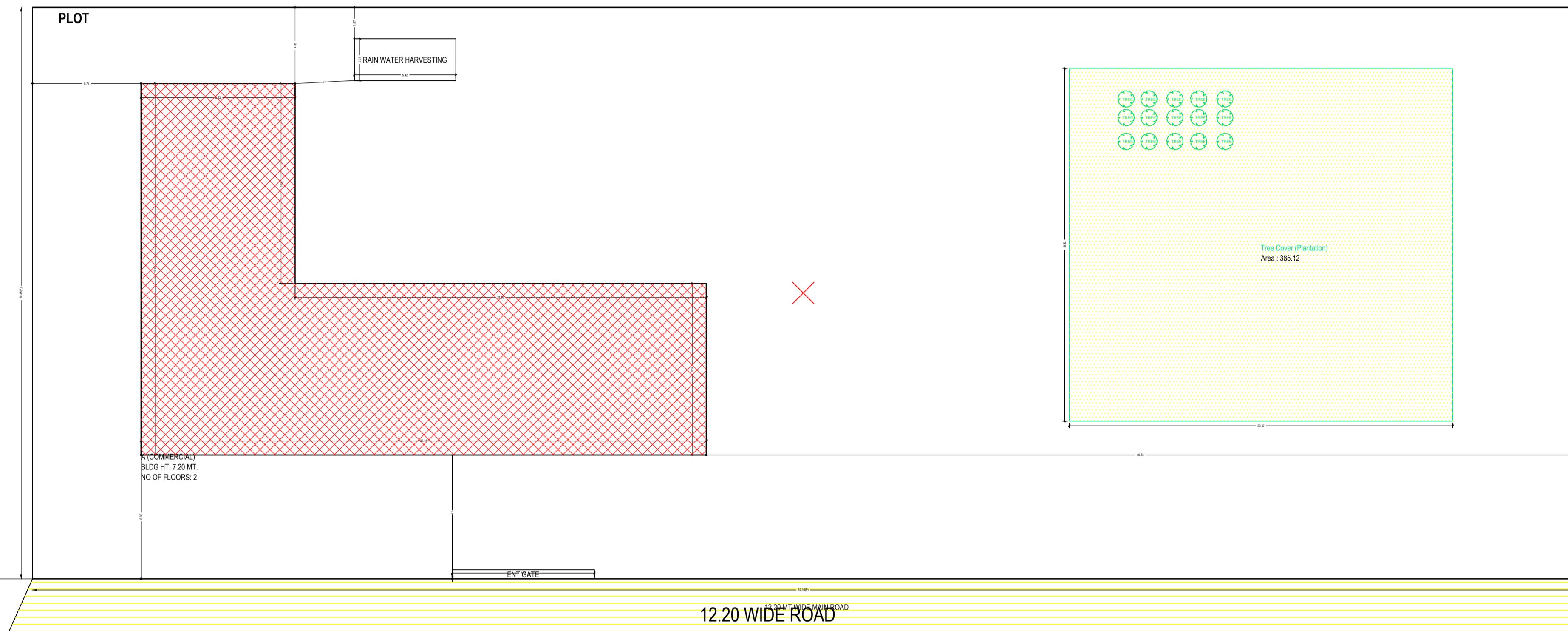
Building Name	Type	SubUse	Area (Sq.mt.)	Units			Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (COMMERCIAL)	Commercial	Commercial Bldg	> 0	200	704.03	1	3	-	-	-	-	
Total :			> 0	200	704.03	-	3	0	1	8	0	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	3	37.50	0	0.00
Total TwoWheeler	8	16.00	0	0.00
Total	53.50			0.00

FAR & Tenement Details (Table 4c-1)

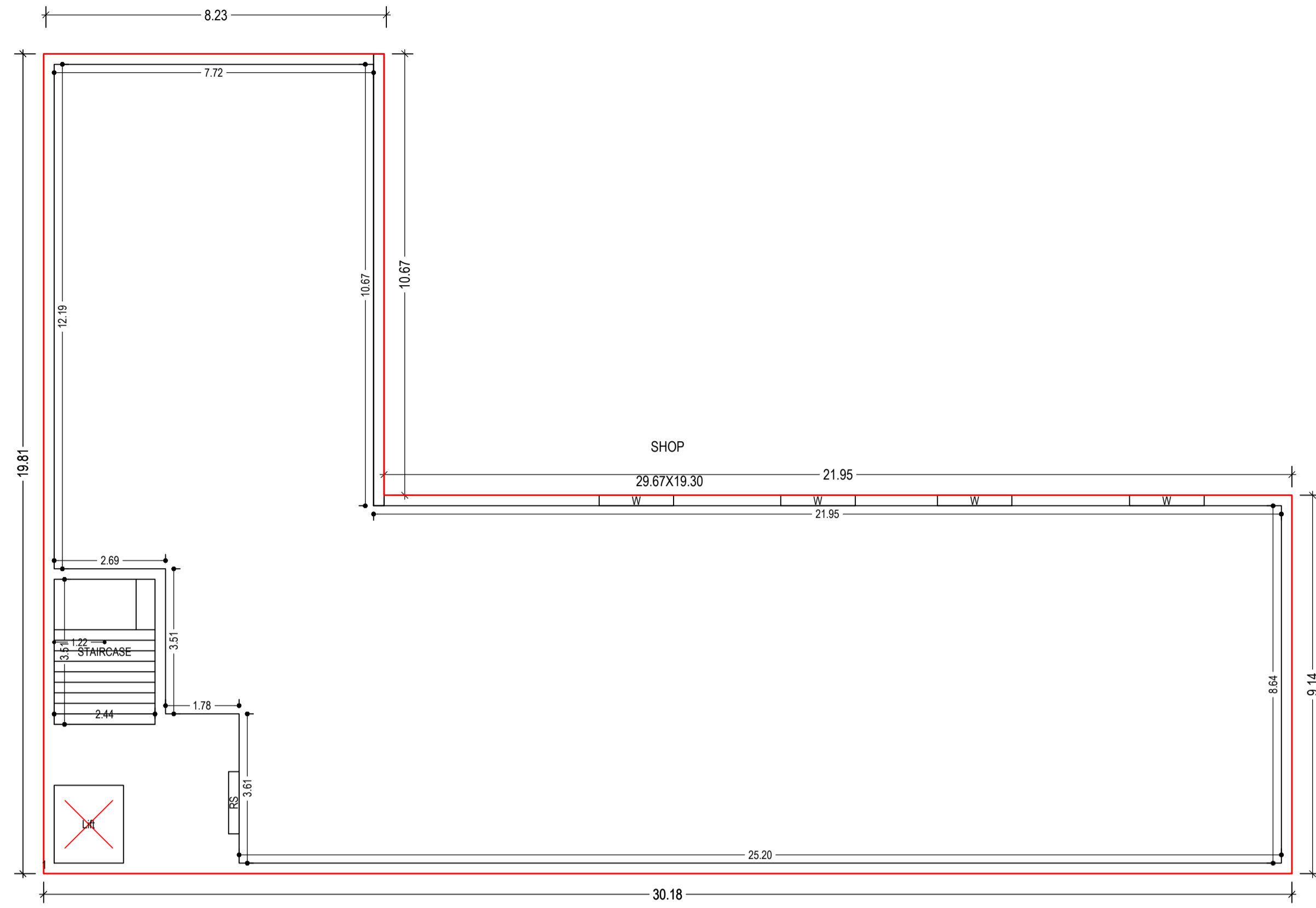
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift				
A (COMMERCIAL)	1	727.43	3.15	724.28	724.28	724.28	02
Grand Total :	1	727.43	3.15	724.28	724.28	724.28	02



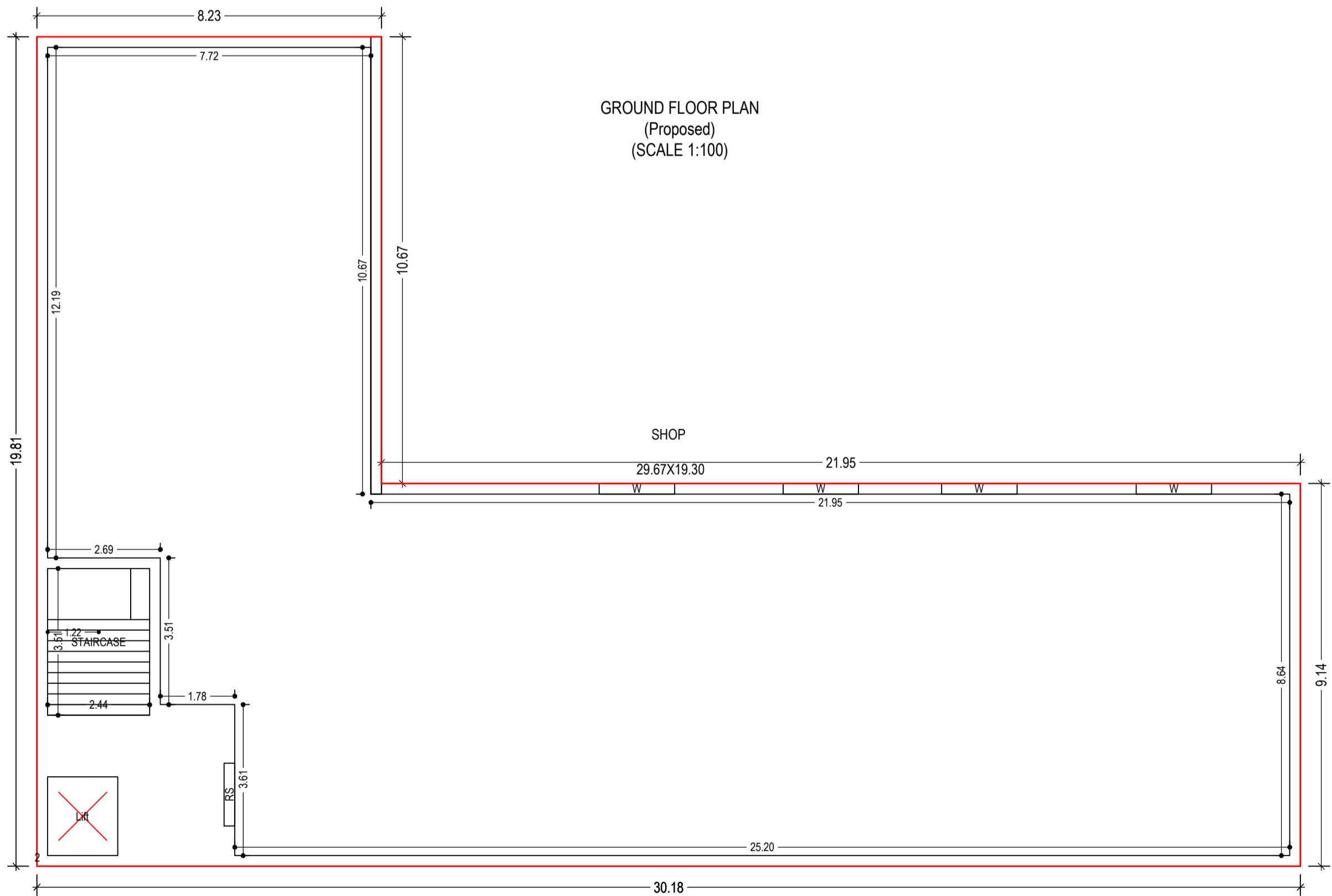
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			

Proposal Basic Information

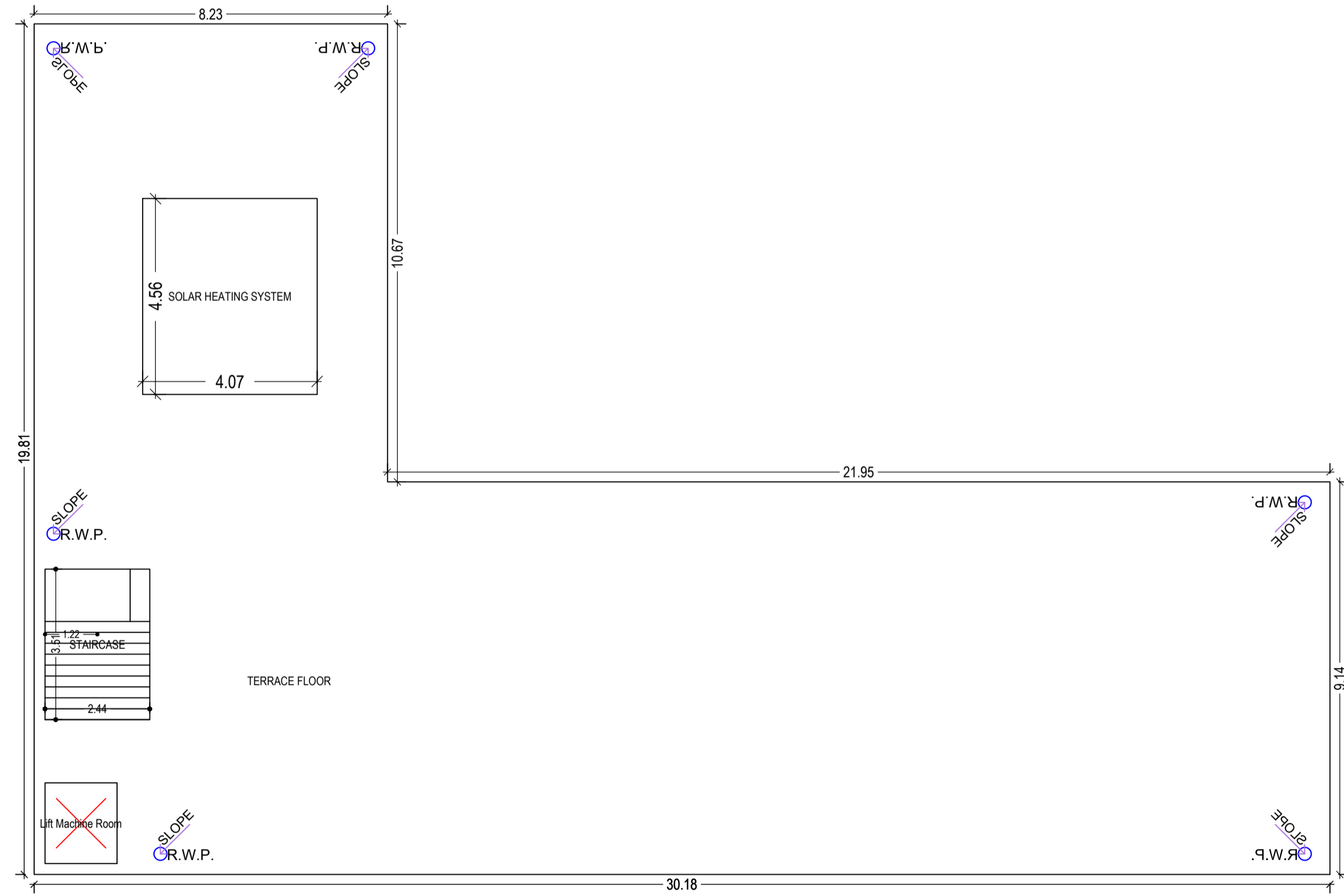
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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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
Navin Kumar Mandal PNPC/ENG/0004/2019			

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UnitBUA Table for Building -A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	SHOP	360.56	357.79	1	1
FIRST FLOOR PLAN	2	SHOP	360.56	357.79	1	1
Total:	-	-	721.12	715.58	2	2

Building :A (COMMERCIAL)

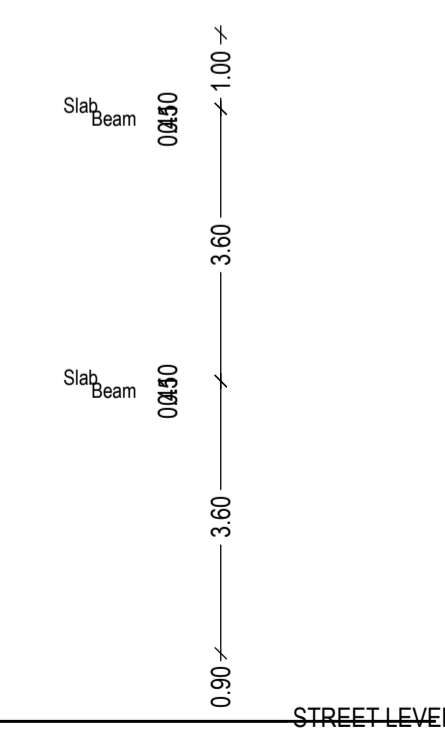
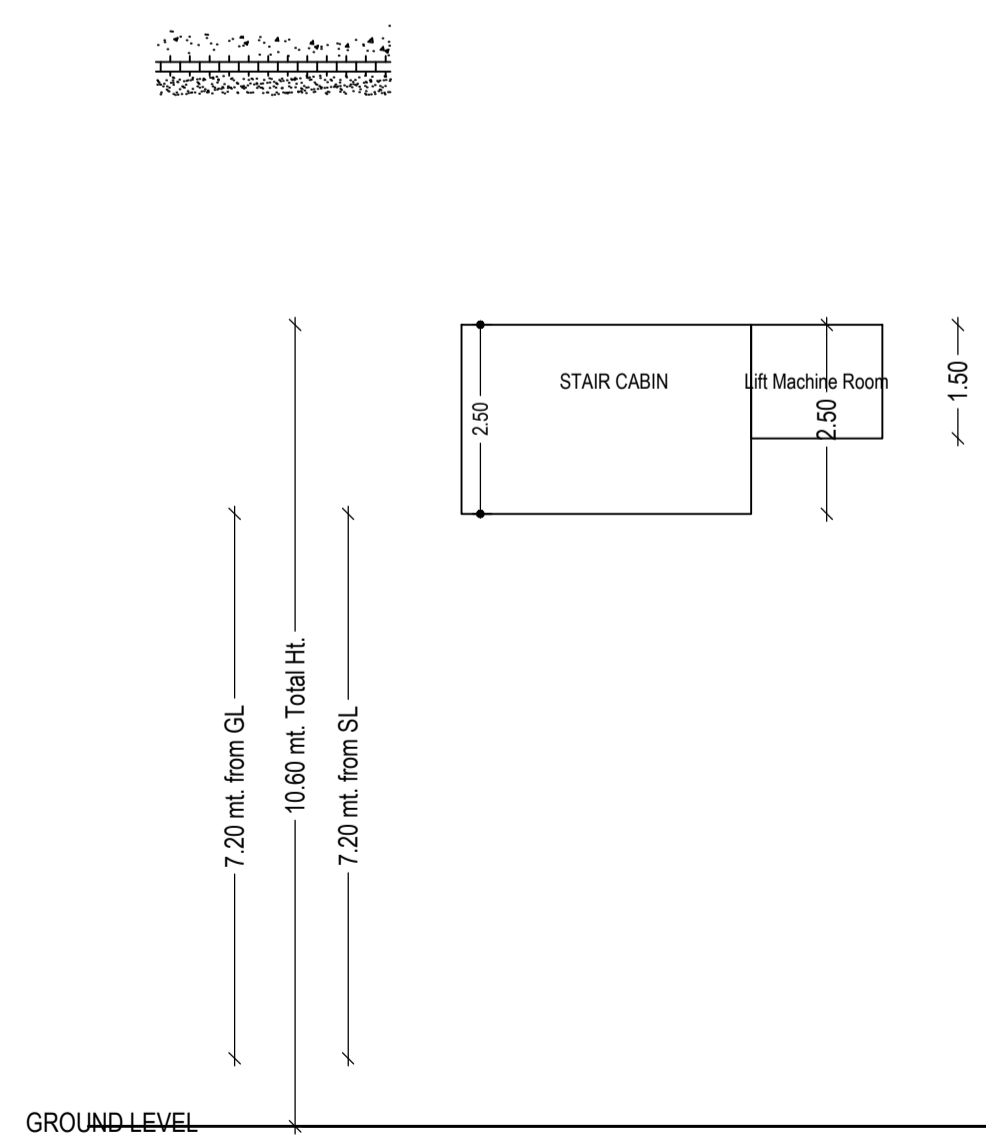
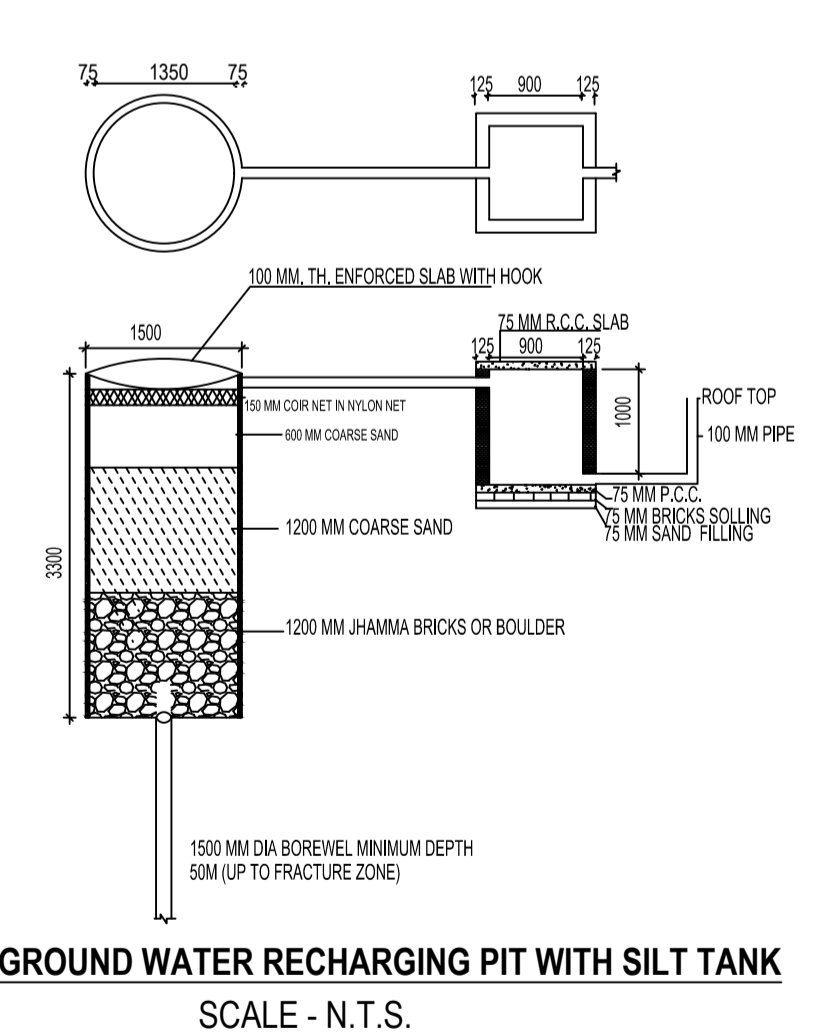
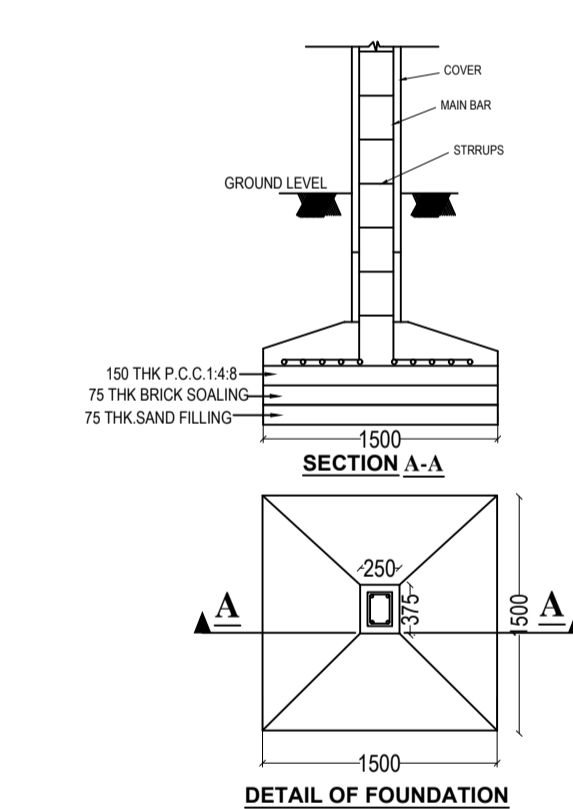
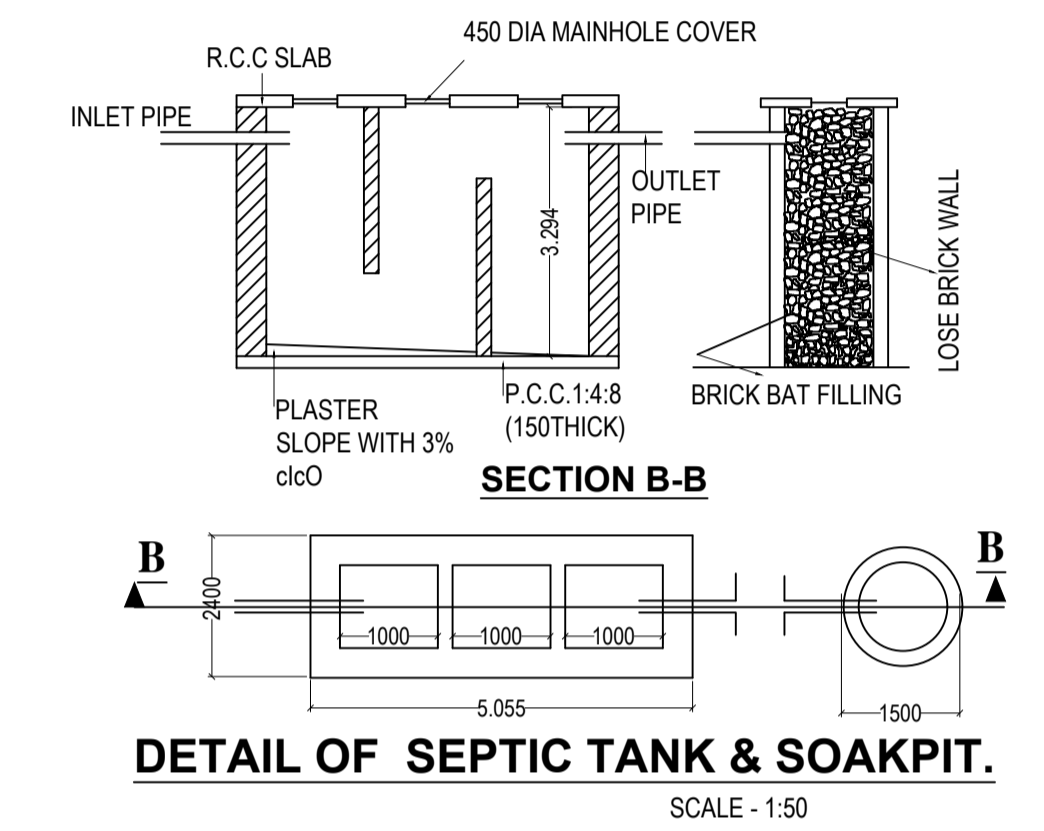
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmt (No.)
		Lift	Commercial				
Ground Floor	363.72	0.00		363.72	363.72	363.72	01
First Floor	363.71	3.15		360.56	360.56	360.56	01
Terrace Floor	0.00	0.00		0.00	0.00	0.00	00
Total	727.43	3.15		724.28	724.28	724.28	02
Total Number of Same Buildings	1						
Total	727.43	3.15		724.28	724.28	724.28	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	RS	1.50	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W	1.80	1.20	08



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