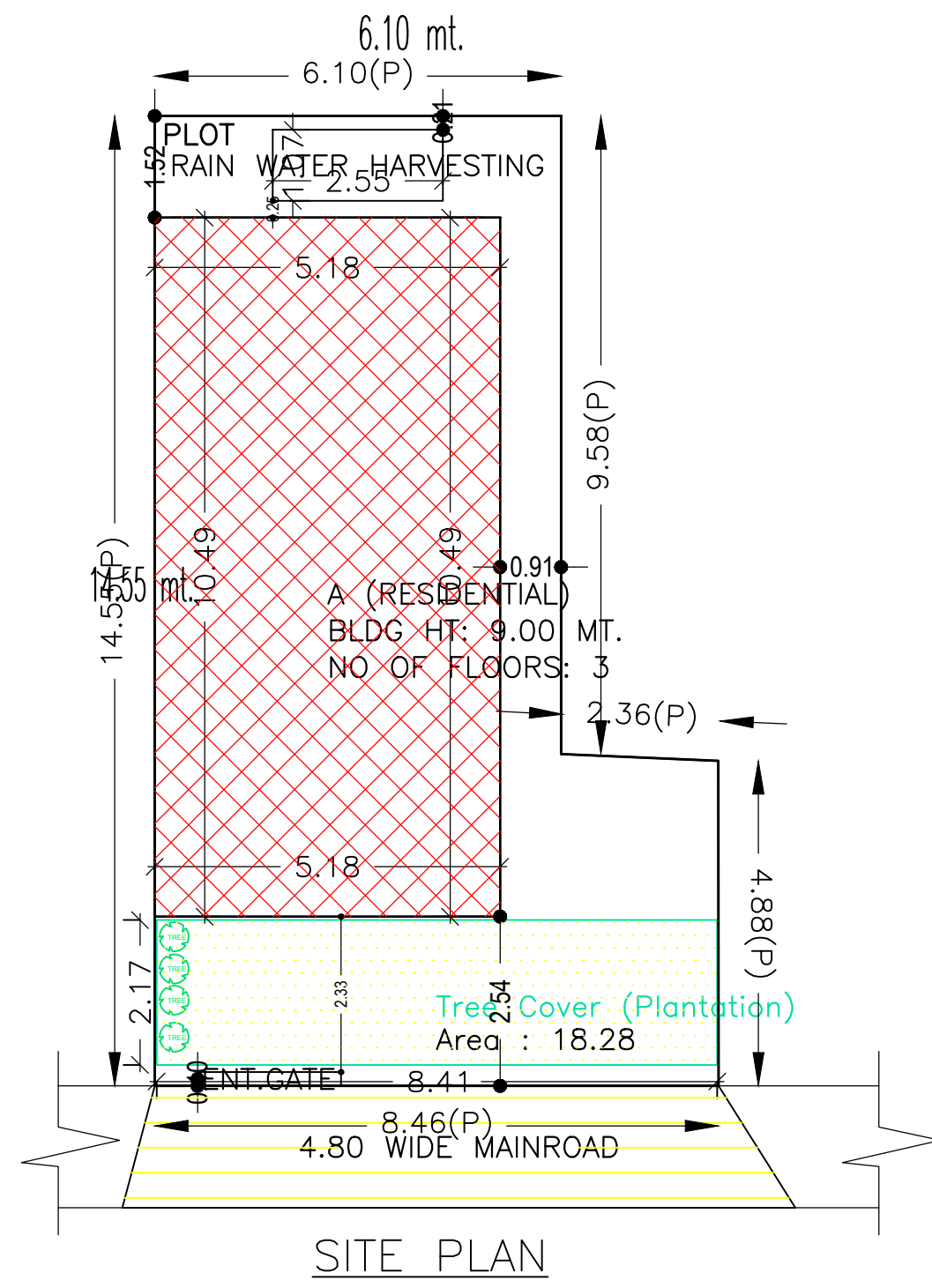


Proposal Basic Information	
Proposal File No.	PNPC/BP/0006/W10/2023
Owner Name	SRI ARBIND KUMAR BHAGAT AND SMT MADHURI DEVI
Khata No	564
Plot No	620
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

SITE PLAN



AREA STATEMENT PAKUR		VERSION NO.: 1.0.66
NAGAR PARISHAD		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	PlotNearby/ReligiousStructure: NA	
Inward No: PNP/0006/W10/2023	Plot/SubPlot No: 620	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: Road Width - 4.8	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 100.36
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	100.36
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		18.28
Total		18.28
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	82.07
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	100.36
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	100.36
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		70.25
Proposed Coverage Area ( 54.17 % )		54.36
Total Prop. Coverage Area ( 54.17 % )		54.36
Balance coverage area ( 15.83 % )		15.89
FAR CHECK		
Perm. FAR Area ( 1.800 )		180.65
Total Perm. FAR area		180.65
Residential FAR		163.07
Proposed FAR Area		163.07
Total Proposed FAR Area		163.07
Consumed FAR (Factor)		1.62
Balance FAR Area		17.58
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		163.08
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI ARBIND KUMAR BHAGAT AND SMT MADHURI DEVI	
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

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	54.36	54.36	54.36	54.36
First Floor	54.36	54.36	54.36	54.36
Second Floor	54.36	54.36	54.36	54.36
Terrace Floor	0.00	0.00	0.00	0.00
Total	163.08	163.08	163.08	163.08

Building USE/SUBUSE Details

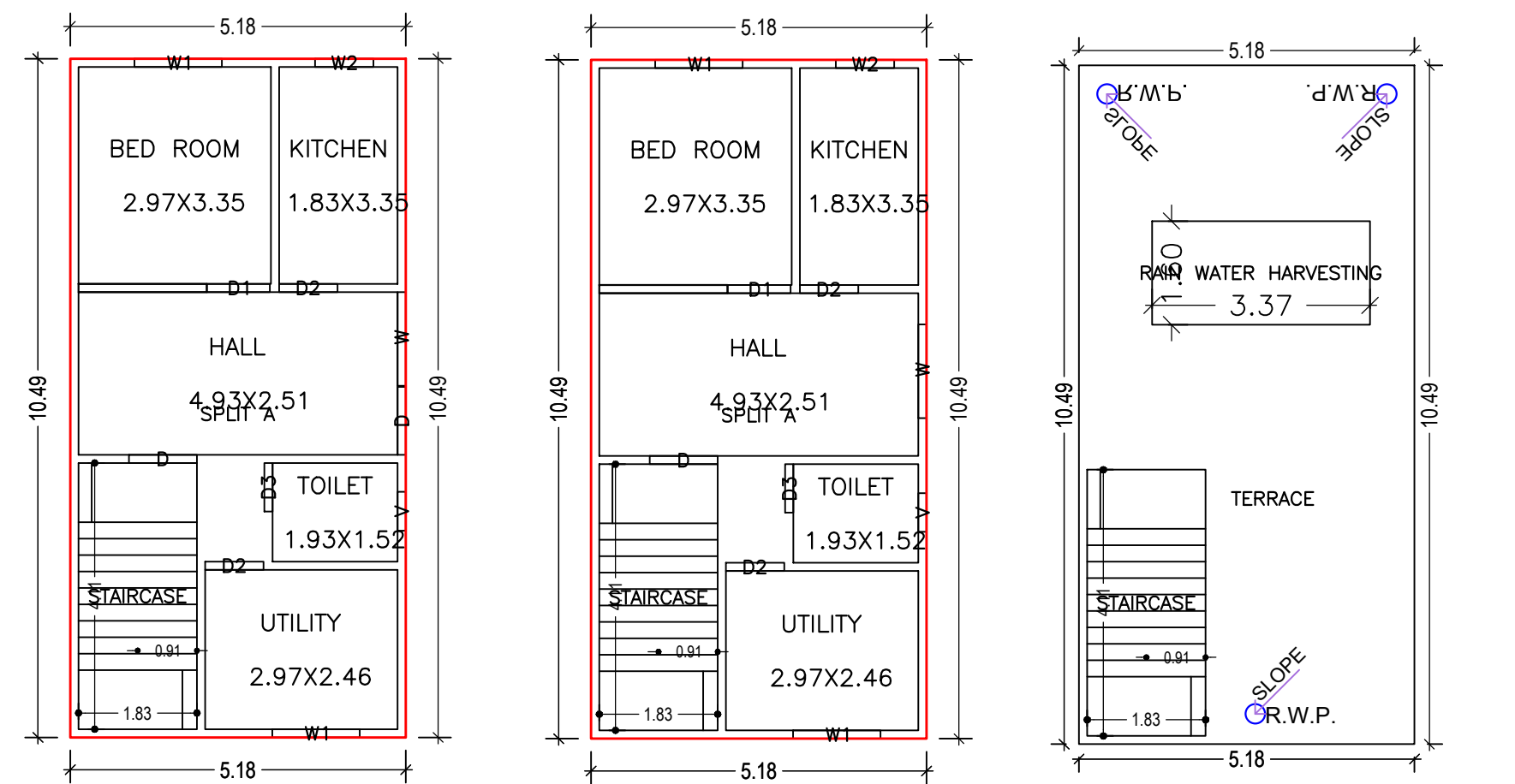
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Res.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmmt (No.)
A (RESIDENTIAL)	1	163.08	163.08	163.08	163.08	01
Grand Total:	1	163.08	163.08	163.08	163.08	01

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

DATE	23-05-2023
SHEET NO.	2
Proposal Basic Information	
Proposal File No.	PNPC/BP/0006/W10/2023
Owner Name	SRI ARBIND KUMAR BHAGAT AND SMT MADHURI DEV
Khata No	564
Plot No	620
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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

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

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

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	54.36	54.36	54.36	54.36	01
First Floor	54.36	54.36	54.36	54.36	00
Second Floor	54.36	54.36	54.36	54.36	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	163.08	163.08	163.08	163.08	01
Total Number of Same Buildings :	1				
Total :	163.08	163.08	163.08	163.08	01

SCHEDULE OF DOOR:

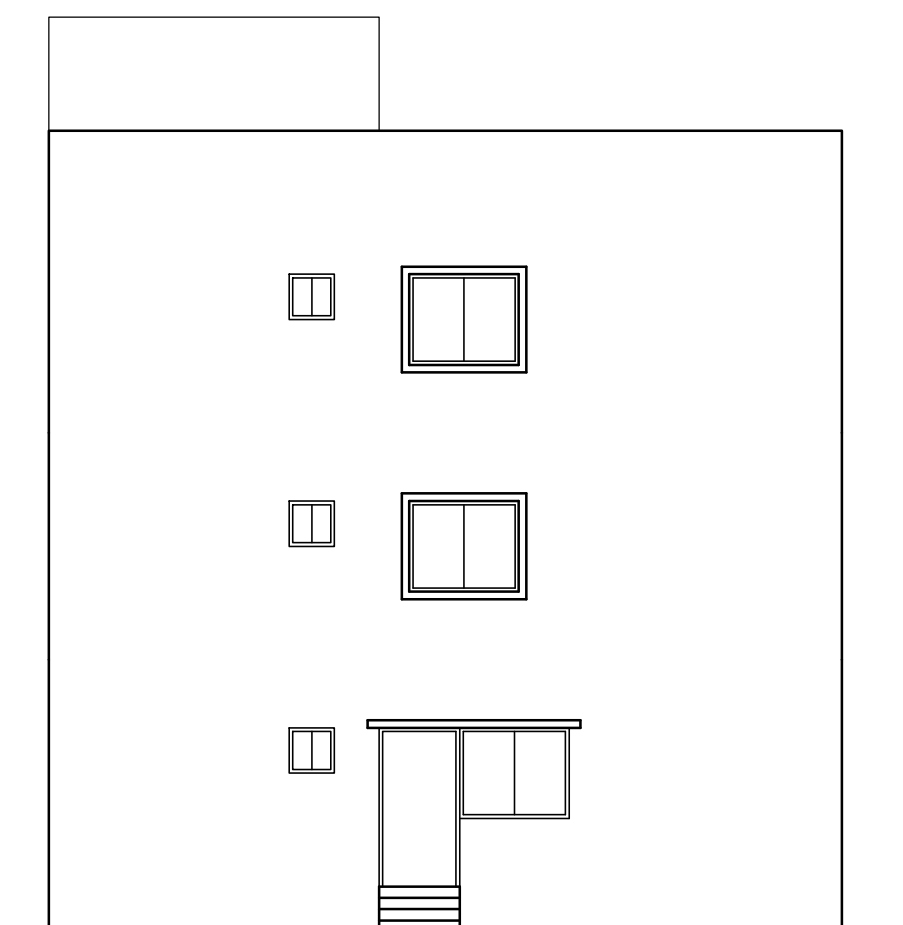
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	03
A (RESIDENTIAL)	D2	0.90	2.10	06
A (RESIDENTIAL)	D1	0.98	2.10	03
A (RESIDENTIAL)	D	1.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

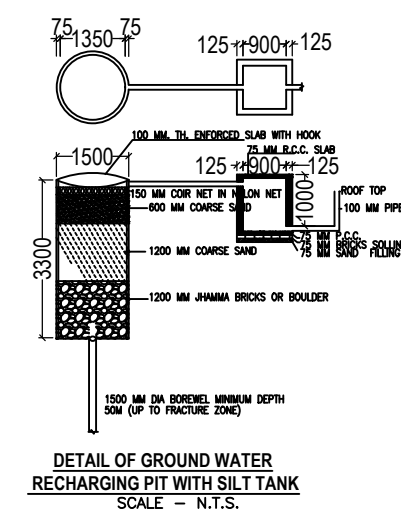
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	03
A (RESIDENTIAL)	W2	0.90	1.20	03
A (RESIDENTIAL)	W1	1.35	1.20	06
A (RESIDENTIAL)	W	1.45	1.20	03

UnitBUA Table for Building :A (RESIDENTIAL)

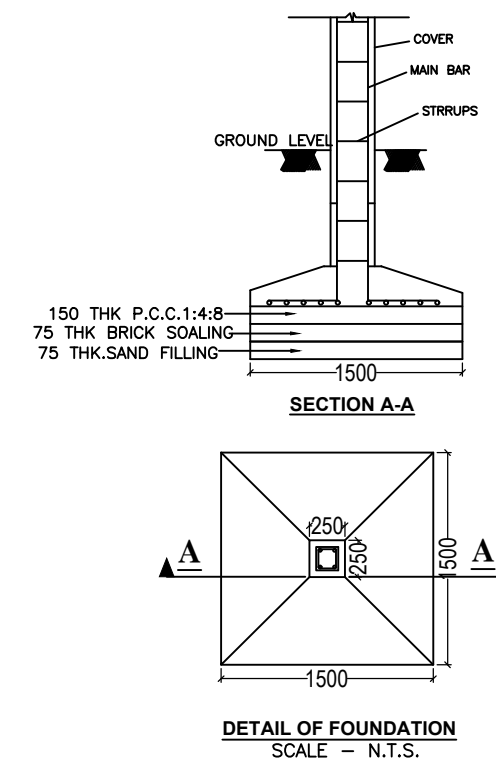
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	163.07	162.31	5	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	0
Total:	-	-	163.07	162.31	15	1



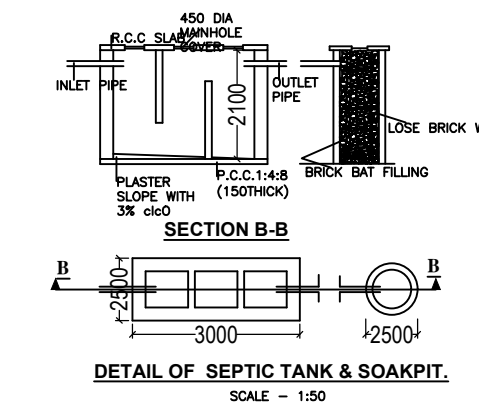
RIGHT SIDE ELEVATION



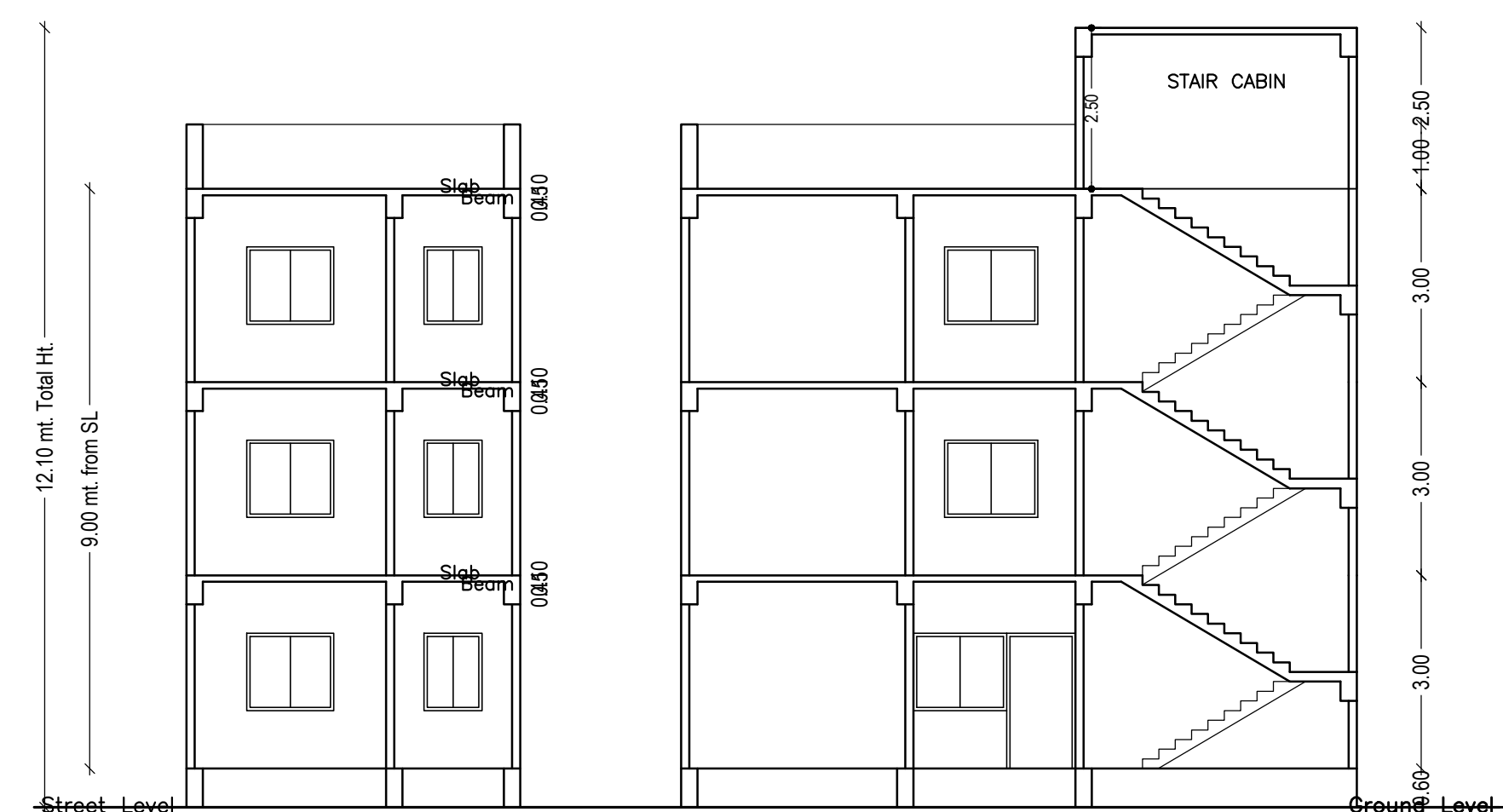
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK  
SCALE - N.T.S.



DETAIL OF FOUNDATION  
SCALE - N.T.S.

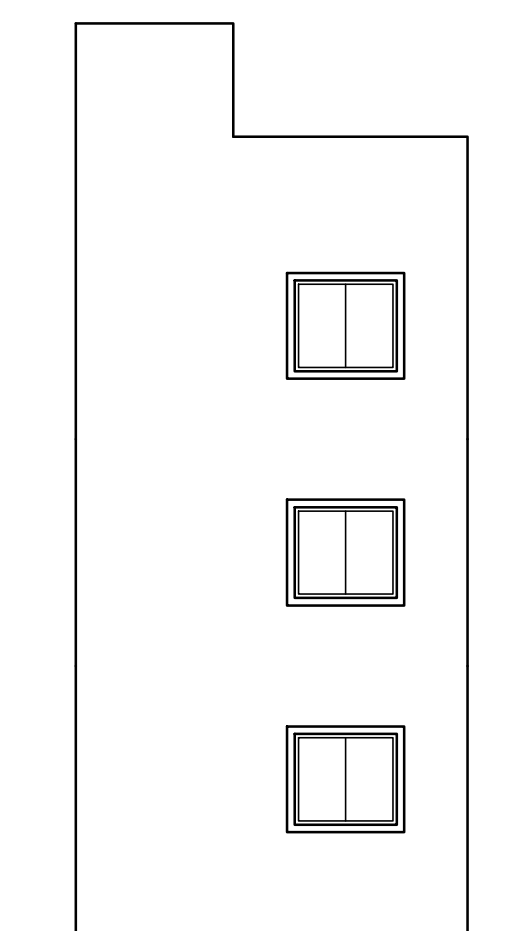


DETAIL OF SEPTIC TANK & SOAKPIT.  
SCALE - 1:50



SECTION AT X-X

SECTION AT Y-Y



FRONT ELEVATION

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