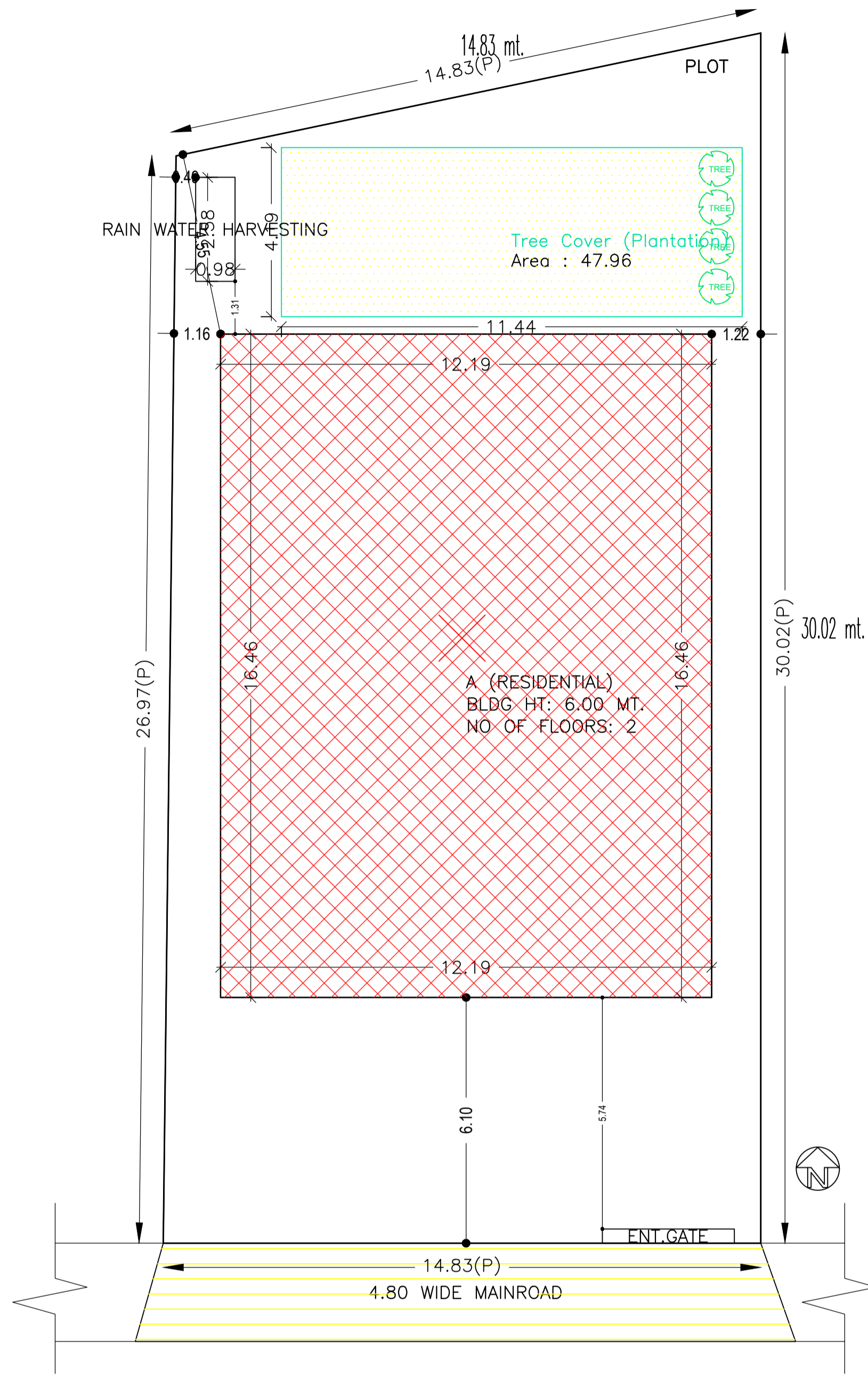
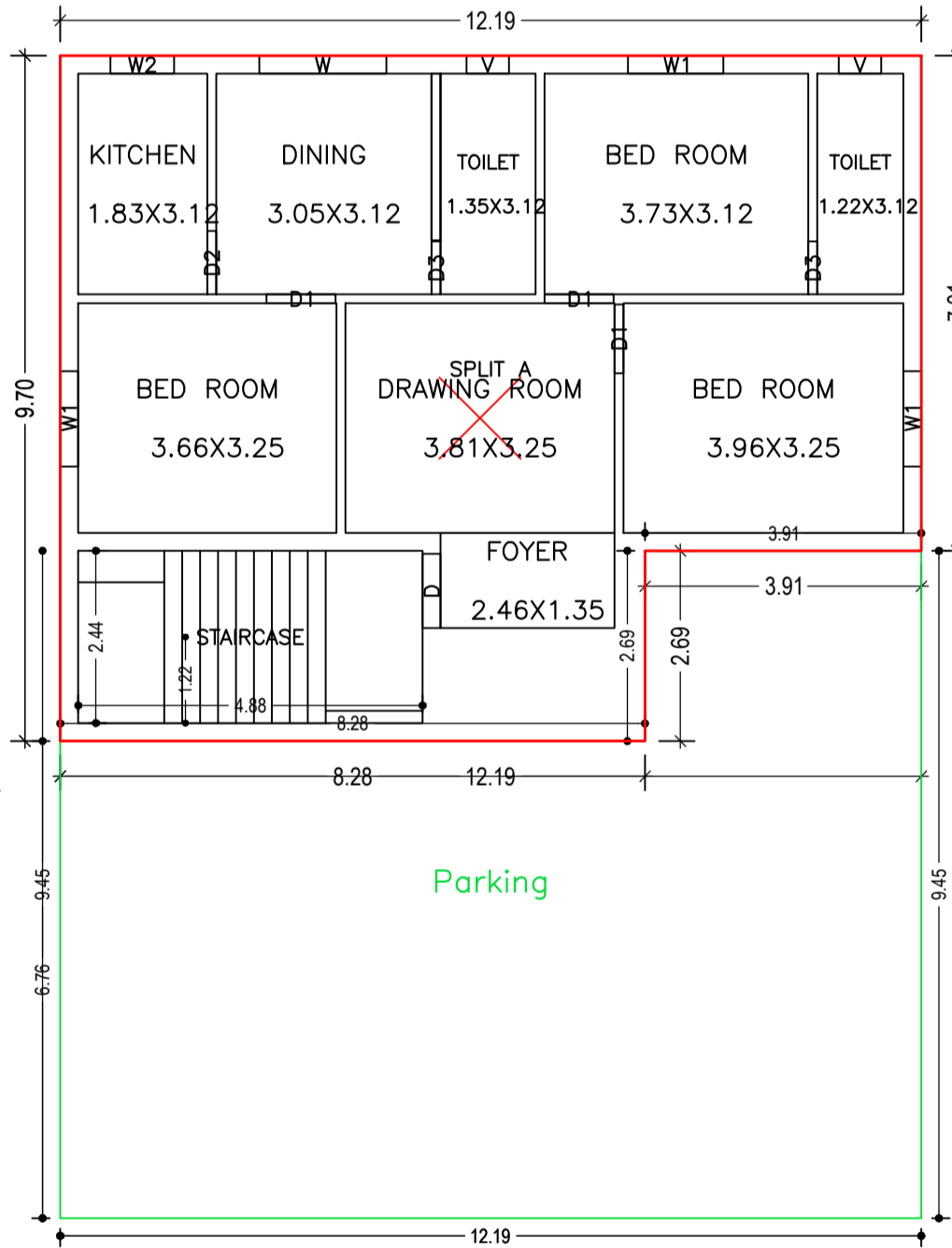


SITE PLAN

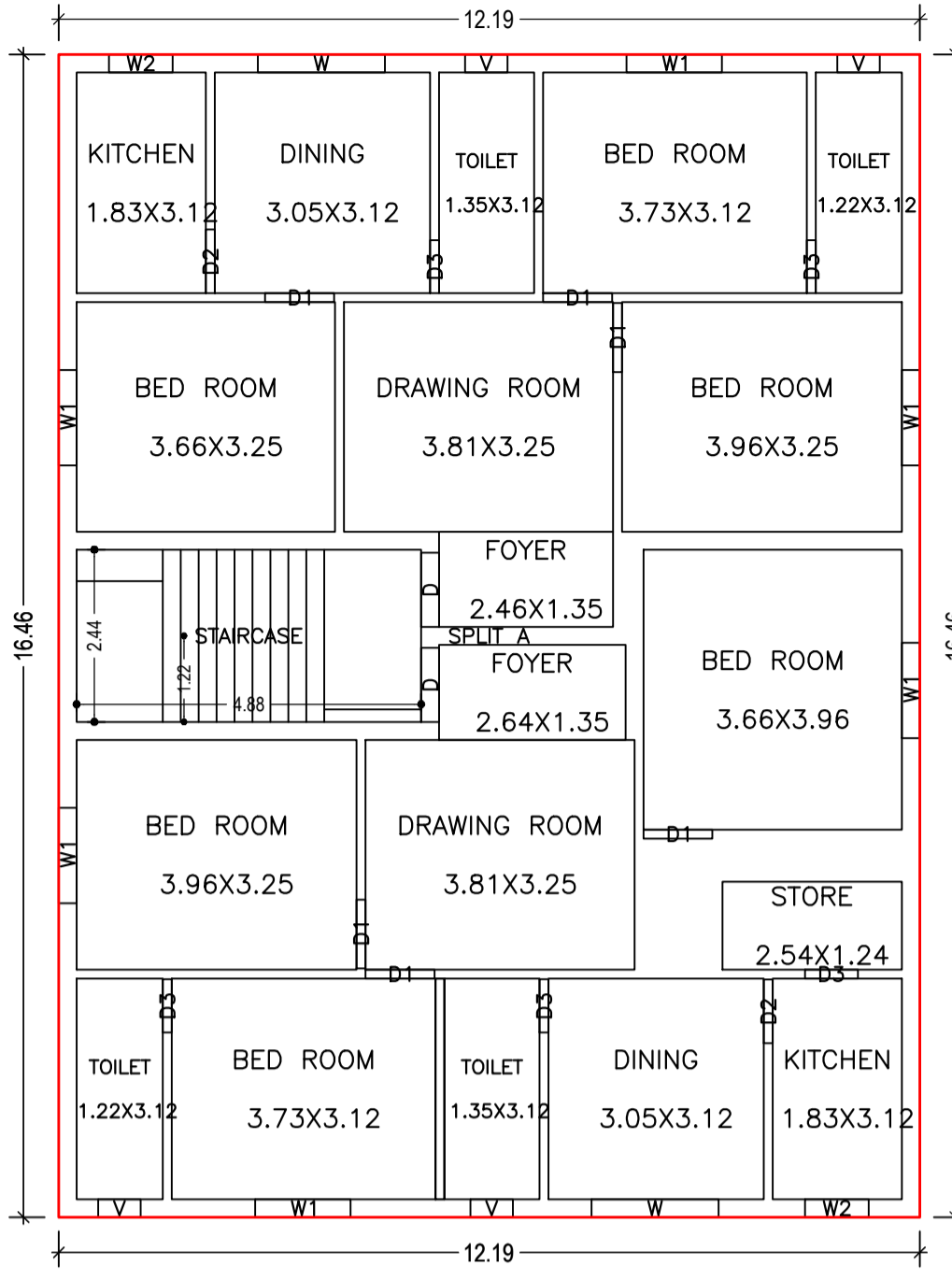


SITE PLAN

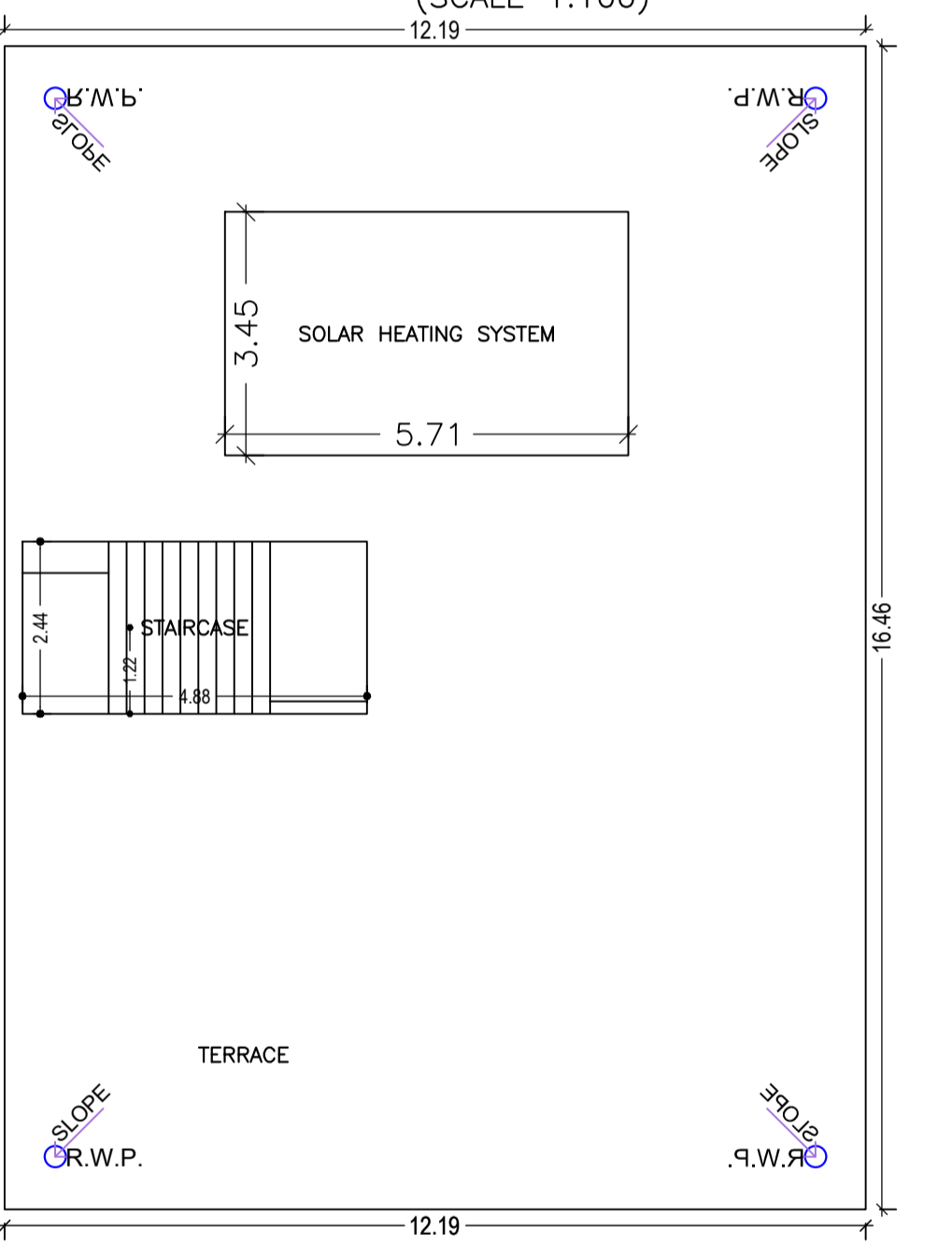
AREA STATEMENT PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: PAKUR	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: PAKUR NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: PNP/CP/0026/W04/2023	Plot/SubPlot No: 203	
Application Type: General Proposal	North: Plot No. - PART OF PLOT	
Project Type: Building Permission	South: Road Width - 4.8	
Nature of Development: New	East: Plot No. - PART OF PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 417.97
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	417.97
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		47.96
Total		47.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	370.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	417.97
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	417.97
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		250.78
Proposed Coverage Area (48.01 %)		200.67
Total Prop. Coverage Area (48.01 %)		200.67
Balance coverage area (11.99 %)		50.11
FAR CHECK		
Perm. FAR Area (1.800)		752.35
Total Perm. FAR area		752.35
Residential FAR		308.44
Proposed FAR Area		308.44
Total Proposed FAR Area		308.44
Consumed FAR (Factor)		0.74
Balance FAR Area		443.91
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		401.34
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SANTOSH KUMAR BHAGAT	
DEVELOPMENT AUTHORITY LOCAL BODY		



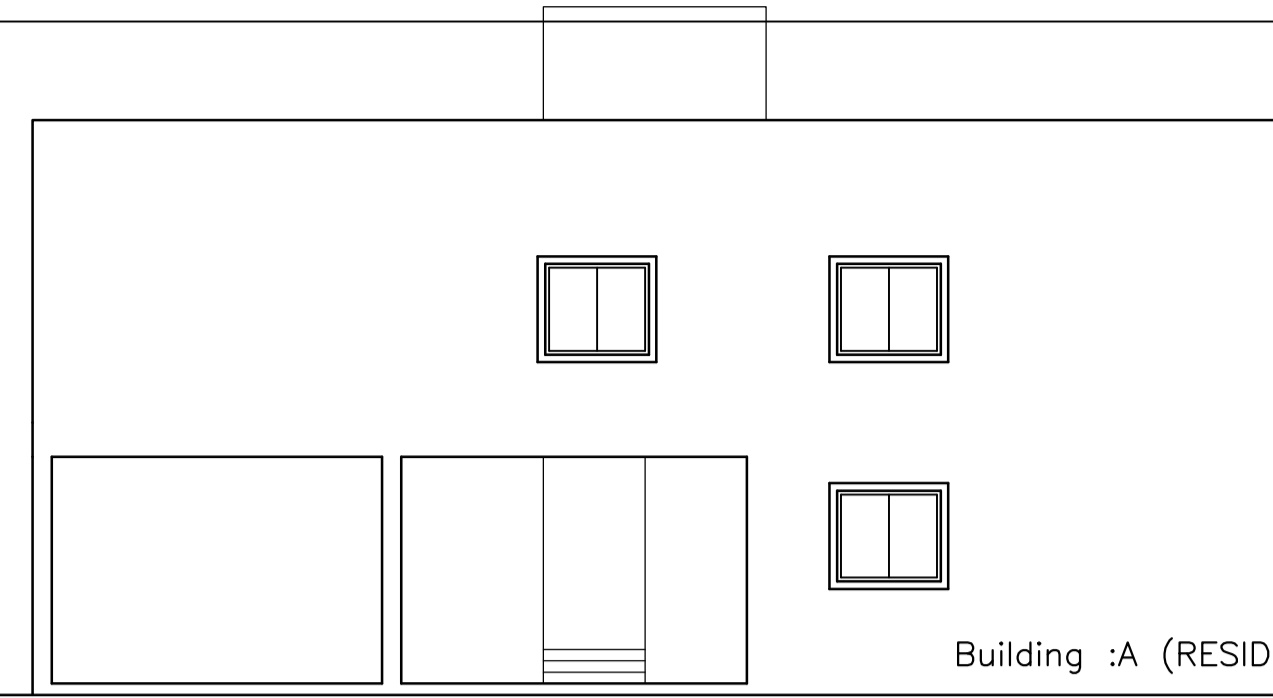
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



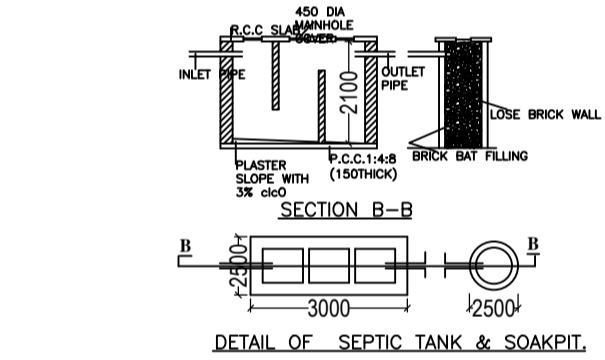
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



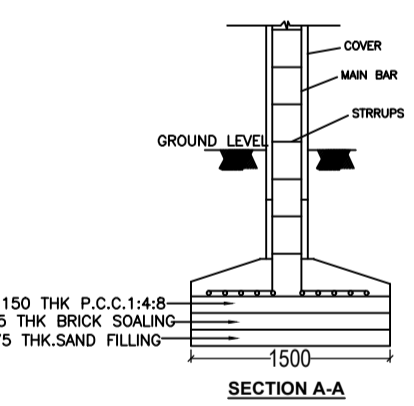
TERRACE FLOOR PLAN (SCALE 1:100)



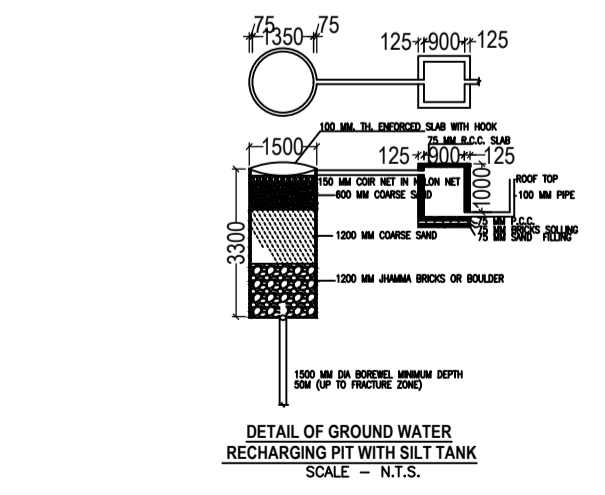
RIGHT SIDE ELEVATION



DETAIL OF SEPTIC TANK & SOAKPIT (SCALE = 1:50)



DETAIL OF FOUNDATION (SCALE = N.T.S.)



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK (SCALE = N.T.S.)

Proposal Basic Information

Proposal File No.	PNPC/IBP/0026/W04/2023
Owner Name	SANTOSH KUMAR BHAGAT
Khata No	203
Plot No	203
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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.)	Trmt (No.)
Ground Floor	200.67	92.91	107.76	107.76	107.76	01
First Floor	200.67	0.00	200.67	200.67	200.67	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	401.34	92.91	308.43	308.43	308.43	01
Total Number of Same Buildings :	1					
Total :	401.34	92.91	308.43	308.43	308.43	01

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	308.44	307.74	9	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	19	0
Total :			308.44	307.74	28	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	07
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	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	200.67	107.76	200.67	107.76
First Floor	200.67	200.67	200.67	200.67
Terrace Floor	0.00	0.00	0.00	0.00
Total :	401.34	308.43	401.34	308.43

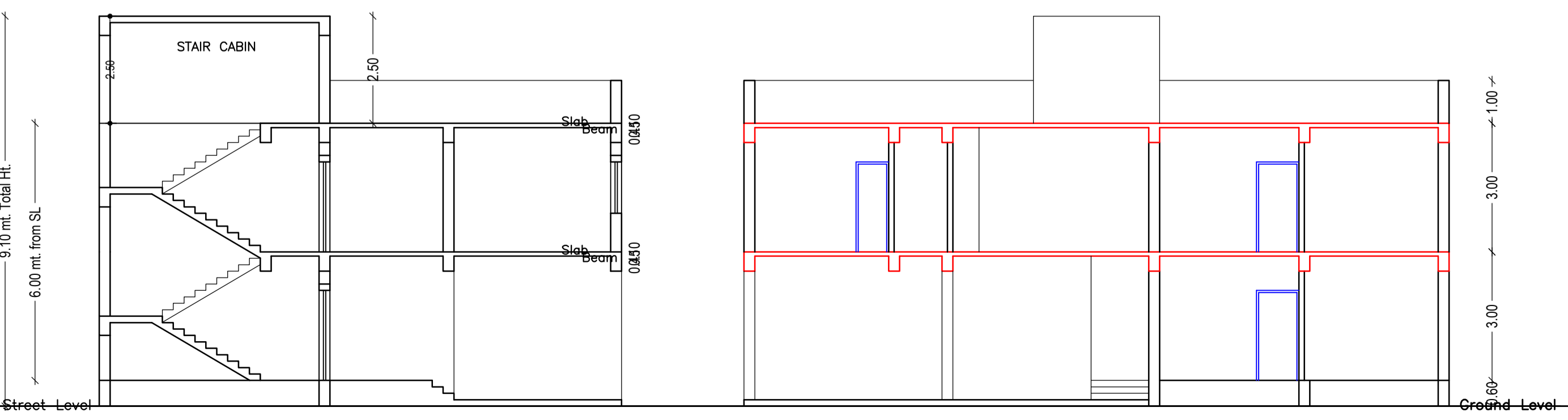
FAR & Tenement Details (Table 4c-1)

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.)	Trmt (No.)
			Parking	Rest.				
A (RESIDENTIAL)	1	401.34	92.91		308.43	308.43	308.43	01
Grand Total :	1	401.34	92.91		308.43	308.43	308.43	01

Building USE/SUBUSE Details

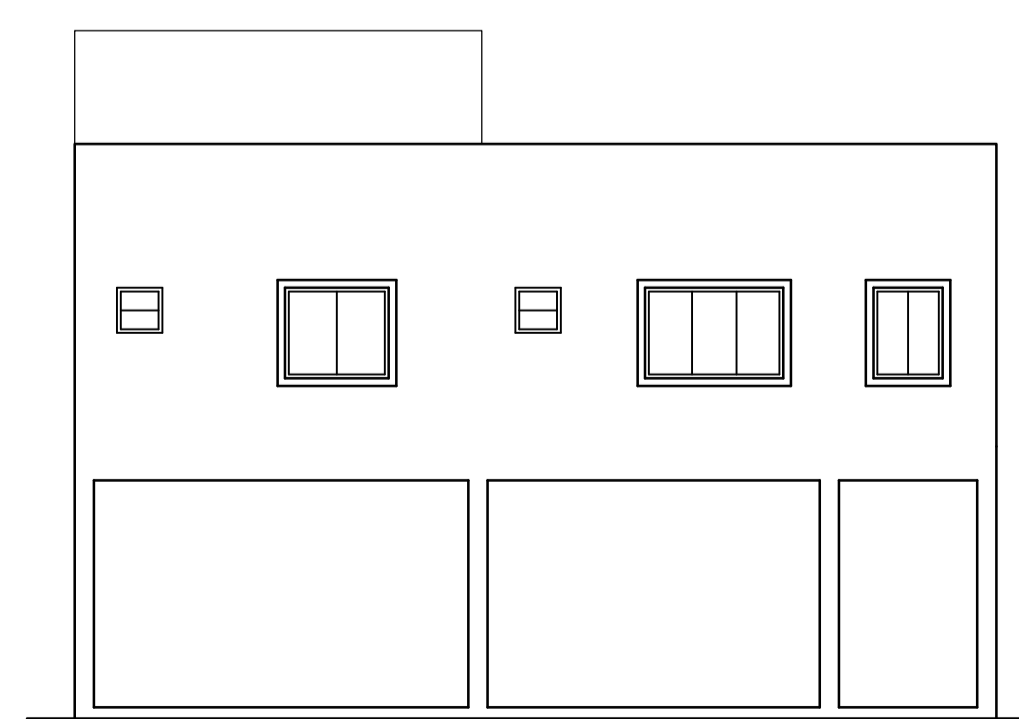
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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)	Dark Blue



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			