

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)	Light Yellow

Proposal Basic Information

Proposal File No.	PNPC/BP/0022/W19/2023
Owner Name	SMT RITU OJHA
Khata No	159,278
Plot No	339,341,341/939
Village Name	Ballavpur
Use	Commercial
SubUse	Shop

Required Parking (Table 7a)

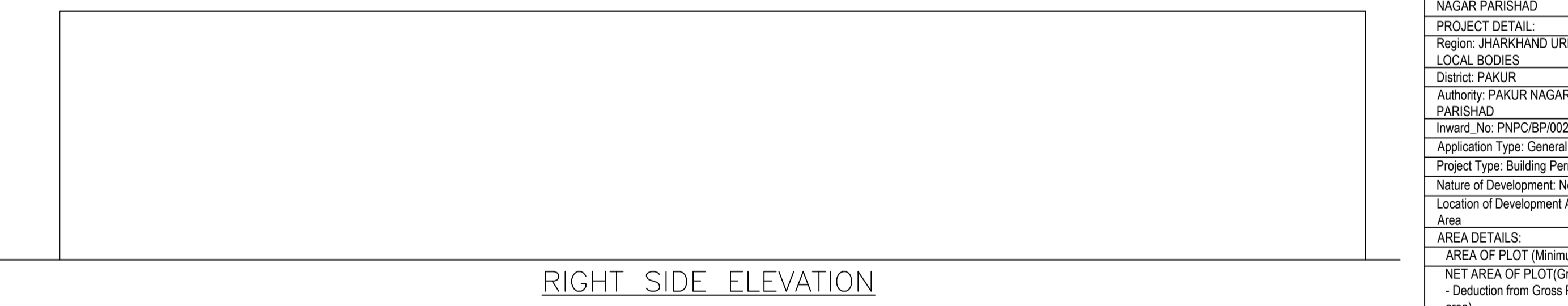
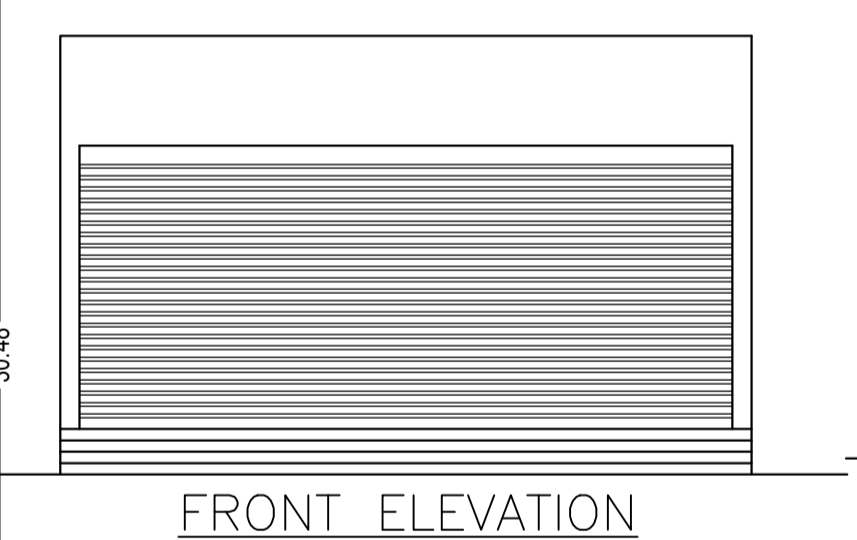
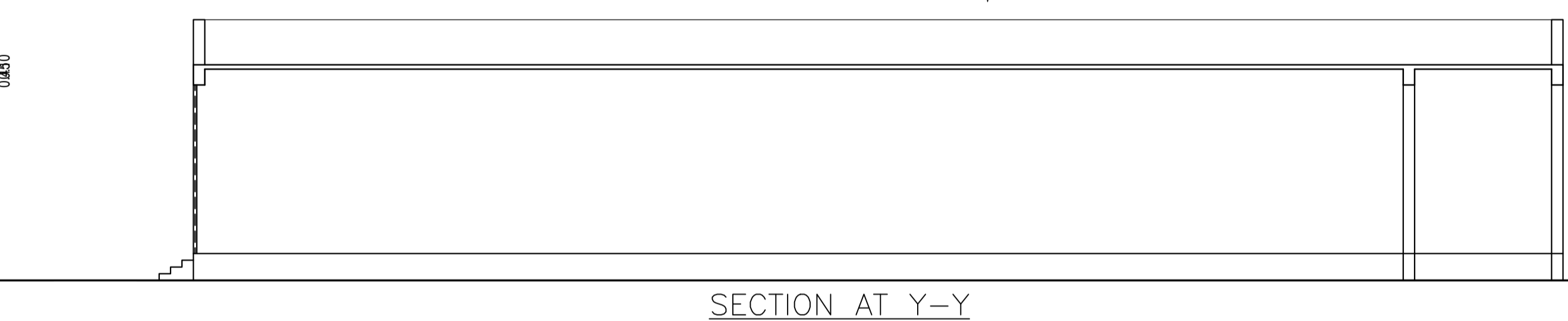
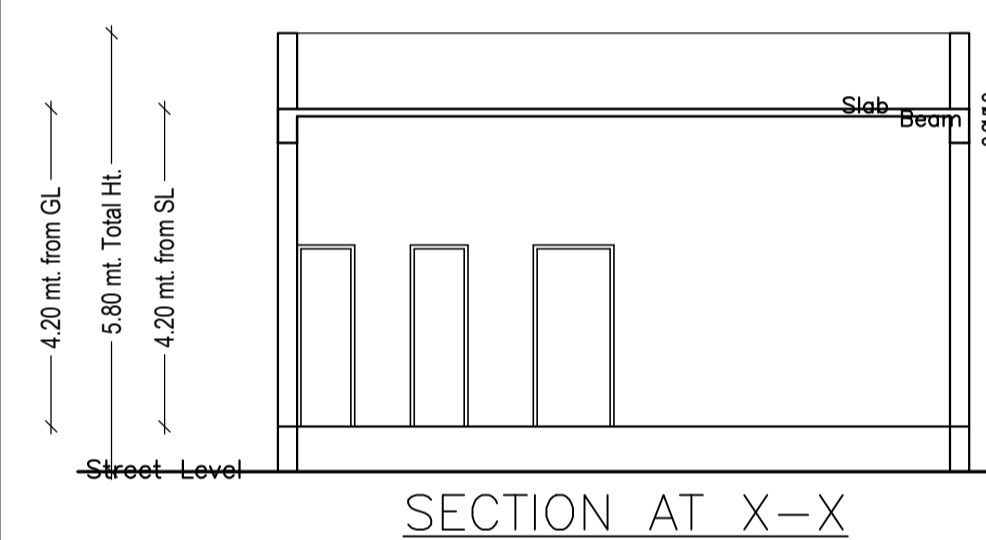
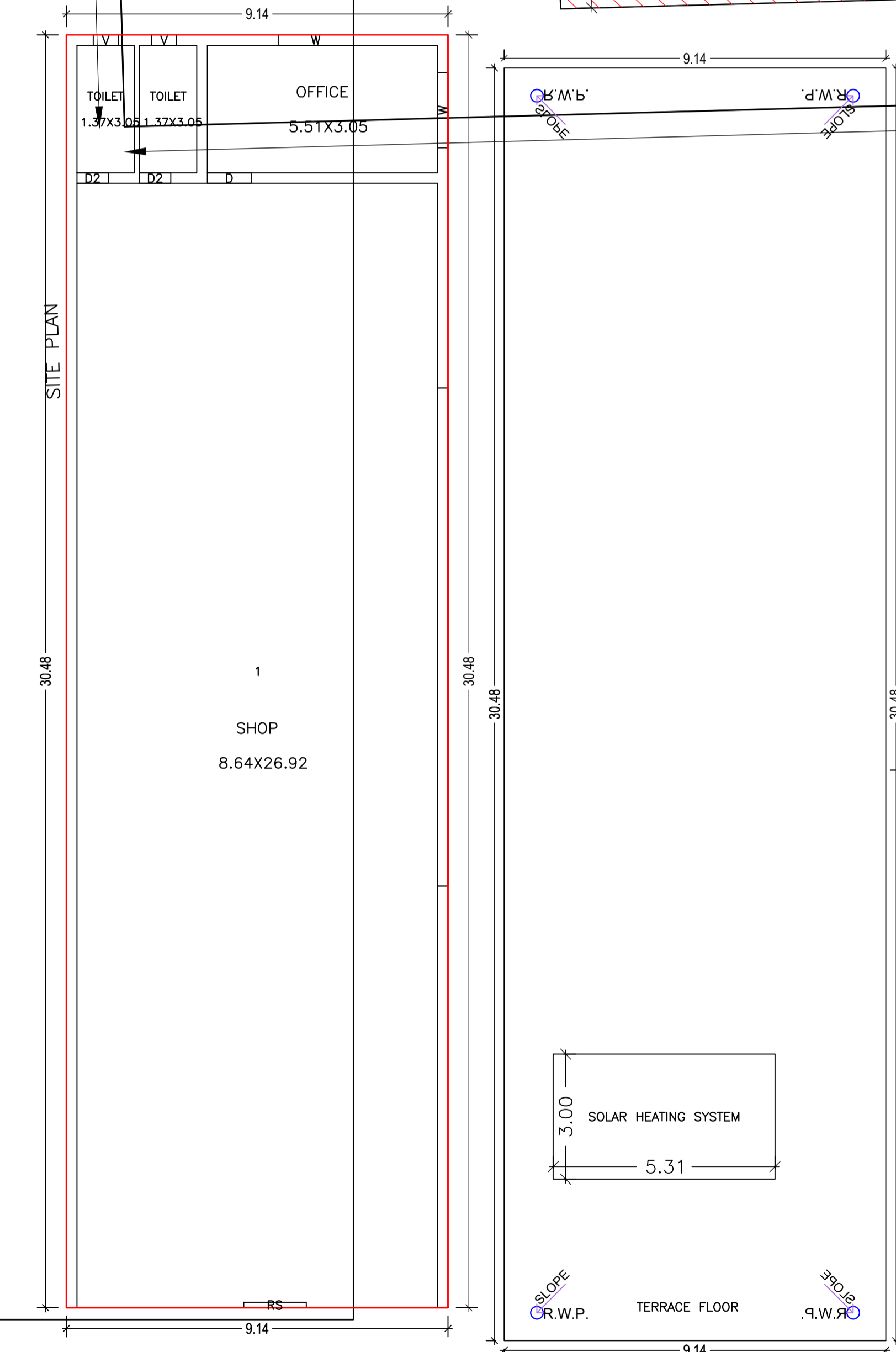
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.
A (COMMERCIAL)	Commercial	Commercial Bldg	> 0	200	278.71	1	1	-	-
			> 0	200	278.71	-	-	1	3
Total:							1	0	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Total Car	1	12.50	0	0.00
Total TwoWheeler	3	6.00	0	0.00
Total		18.50		0.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (COMMERCIAL)	1	278.71	278.71	278.71	278.71	01
Grand Total:	1	278.71	278.71	278.71	278.71	01



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	278.71	278.71	278.71	278.71
Terrace Floor	0.00	0.00	0.00	0.00
Total:	278.71	278.71	278.71	278.71

Building :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	278.71	278.71	278.71	278.71	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	278.71	278.71	278.71	278.71	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D2	0.75	2.10	02
A (COMMERCIAL)	D	1.05	2.10	01
A (COMMERCIAL)	RS	1.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.60	1.20	02
A (COMMERCIAL)	W	1.80	1.20	02

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	278.71	275.68	4	1
Total:	-	-	278.71	275.68	4	1

Building USE/SUBUSE Details

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

AREA STATEMENT PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.66
	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Commercial
LOCAL BODIES	Plot SubUse: Shop
District: PAKUR	Plot Nearby/Religious Structure: NA
Authority: PAKUR NAGAR PARISHAD	
Inward_No: PNP/0022/W19/2023	Plot/SubPlot No: 339,341,341/939
Application Type: General Proposal	North: Plot No. - 339,341,341/939 PART
Project Type: Building Permission	South: Road Width - 12.19
Nature of Development: New	East: Plot No. - 339,341,341/939 PART
Location of Development Area: Old Area	West: Plot No. - 339,341,341/939 PART
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 797.54 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 797.54
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 797.54
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 797.54
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 797.54
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	398.77
Proposed Coverage Area (34.95 %)	278.71
Total Prop. Coverage Area (34.95 %)	278.71
Balance coverage area (15.05 %)	120.06
FAR CHECK	
Perm. FAR Area (2.000)	1595.08
Total Perm. FAR area	1595.08
Commercial FAR	278.71
Proposed FAR Area	278.71
Total Proposed FAR Area	278.71
Consumed FAR (Factor)	0.35
Balance FAR Area	1316.37
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	278.71
ARCHITECT (Regd)	Navin Kumar Mandal
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT RITU OJHA
DEVELOPMENT AUTHORITY	
	LOCAL BODY

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