

SITE PLAN

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO.: 1.0.70
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Business	
District: PAKUR	Plot SubUse: Business Office	
Authority: PAKUR NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: PNPC/BP/0041/W08/2023	Plot/SubPlot No: 640,644	
Application Type: General Proposal	North: Plot No. - PART OF PLOT	
Project Type: Building Permission	South: Road Width - 9.14	
Nature of Development: New	East: Plot No. - PART OF PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	90.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	90.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		17.93
Total		17.93
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	72.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	90.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	90.39
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		45.19
Proposed Coverage Area ( 31.74 % )		28.69
Total Prop. Coverage Area ( 31.74 % )		28.69
Balance coverage area ( 18.25 % )		16.50
FAR CHECK		
Perm. FAR Area ( 2.00 )		180.78
Total Perm. FAR area		180.78
Commercial FAR		60.90
Proposed FAR Area		60.90
Total Proposed FAR Area		60.90
Consumed FAR (Factor)		0.67
Balance FAR Area		119.88
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		64.13
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANISH KUMAR PANDEY AND BINITA PANDEY	
DEVELOPMENT AUTHORITY		LOCAL BODY

Proposal Basic Information	
Proposal File No.	PNPC/BP/0041/W08/2023
Owner Name	MANISH KUMAR PANDEY AND BINITA PANDEY
Khata No	588
Plot No	640,644
Village Name	Pakur
Use	Business
SubUse	Business Office

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL)		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	28.69	28.69	28.69	28.69
First Floor	35.44	32.21	35.44	32.21
Terrace Floor	0.00	0.00	0.00	0.00
Total :	64.13	60.90	64.13	60.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Business	Business Office	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)	Orange

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)	Business Office	Business	>0	200	45.97	1	1	-	-	-	
		Office	>0	200	45.97	-	-	-	1	1	
Total :							1	1	-	1	0

Parking Check (Table 7b)

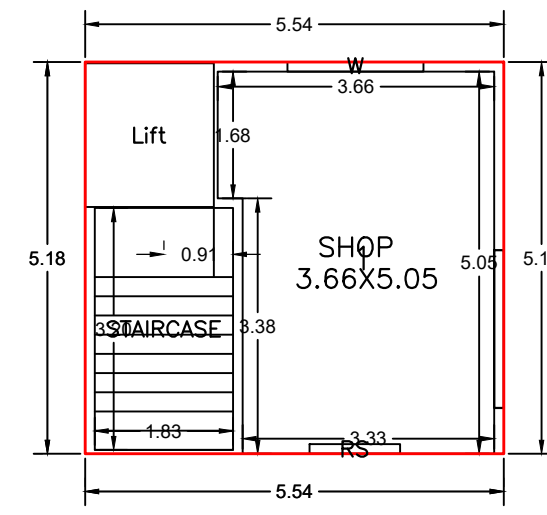
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	12.50
Total Car	1	12.50	1	12.50
Total TwoWheeler	1	2.00	0	0.00
Total		14.50		12.50

FAR & Tenement Details (Table 4c-1)

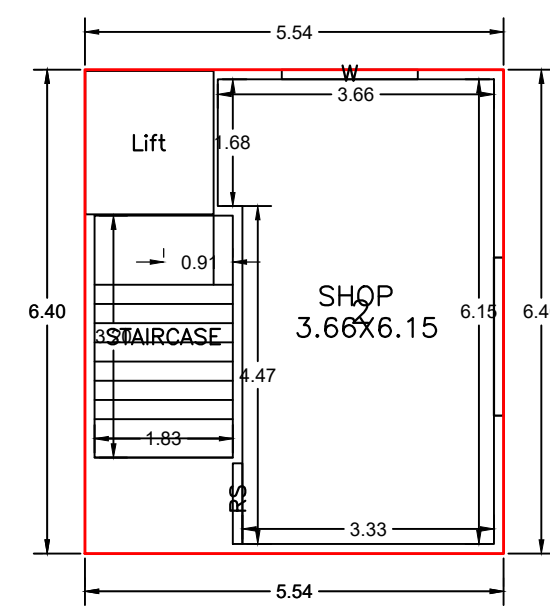
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Business				
A (COMMERCIAL)	1	64.13	3.23	60.90	60.90	60.90	02	
Grand Total :		1	64.13	3.23	60.90	60.90	02	

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

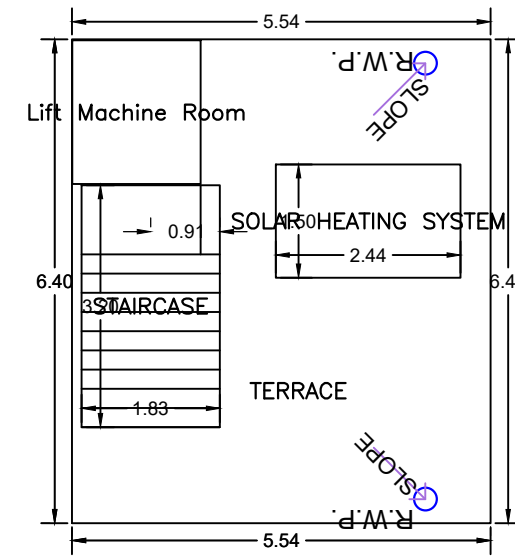
Proposal Basic Information	
Proposal File No.	PNPC/BP/0041/W08/2023
Owner Name	MANISH KUMAR PANDEY AND BINITA PANDEY
Khata No	588
Plot No	640,644
Village Name	Pakur
Use	Business
SubUse	Business Office



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

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.)	Tnmt (No.)
Ground Floor	28.69	0.00	28.69	28.69	28.69	01
First Floor	35.44	3.23	32.21	32.21	32.21	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	64.13	3.23	60.90	60.90	60.90	02
Total Number of Same Buildings :	1					
Total :	64.13	3.23	60.90	60.90	60.90	02

SCHEDULE OF DOOR:

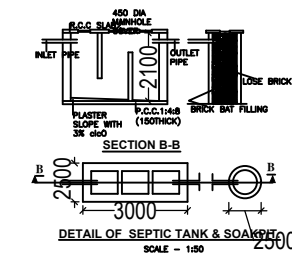
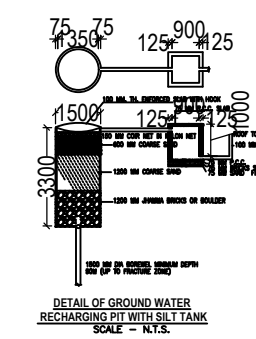
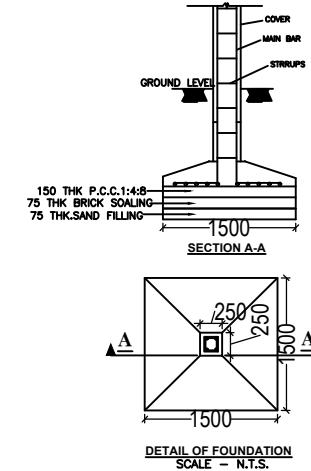
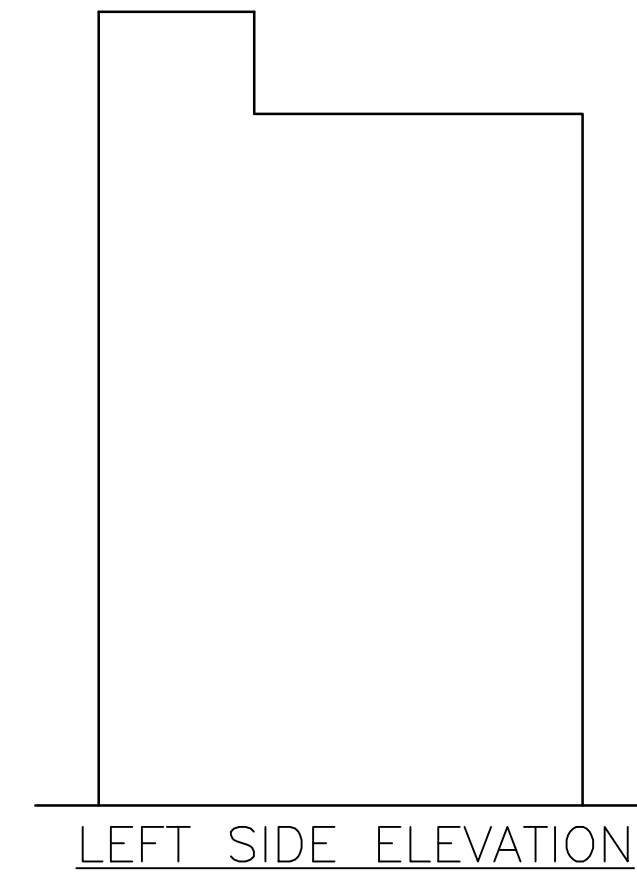
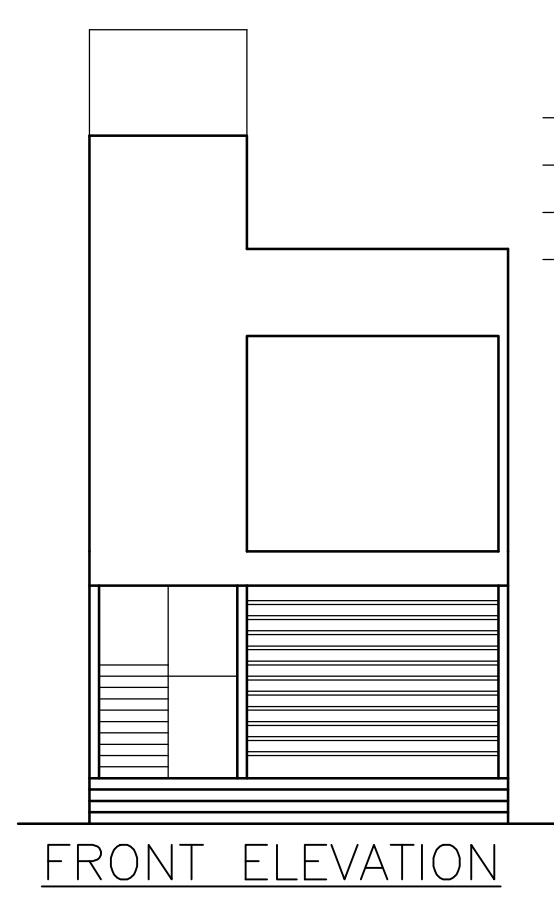
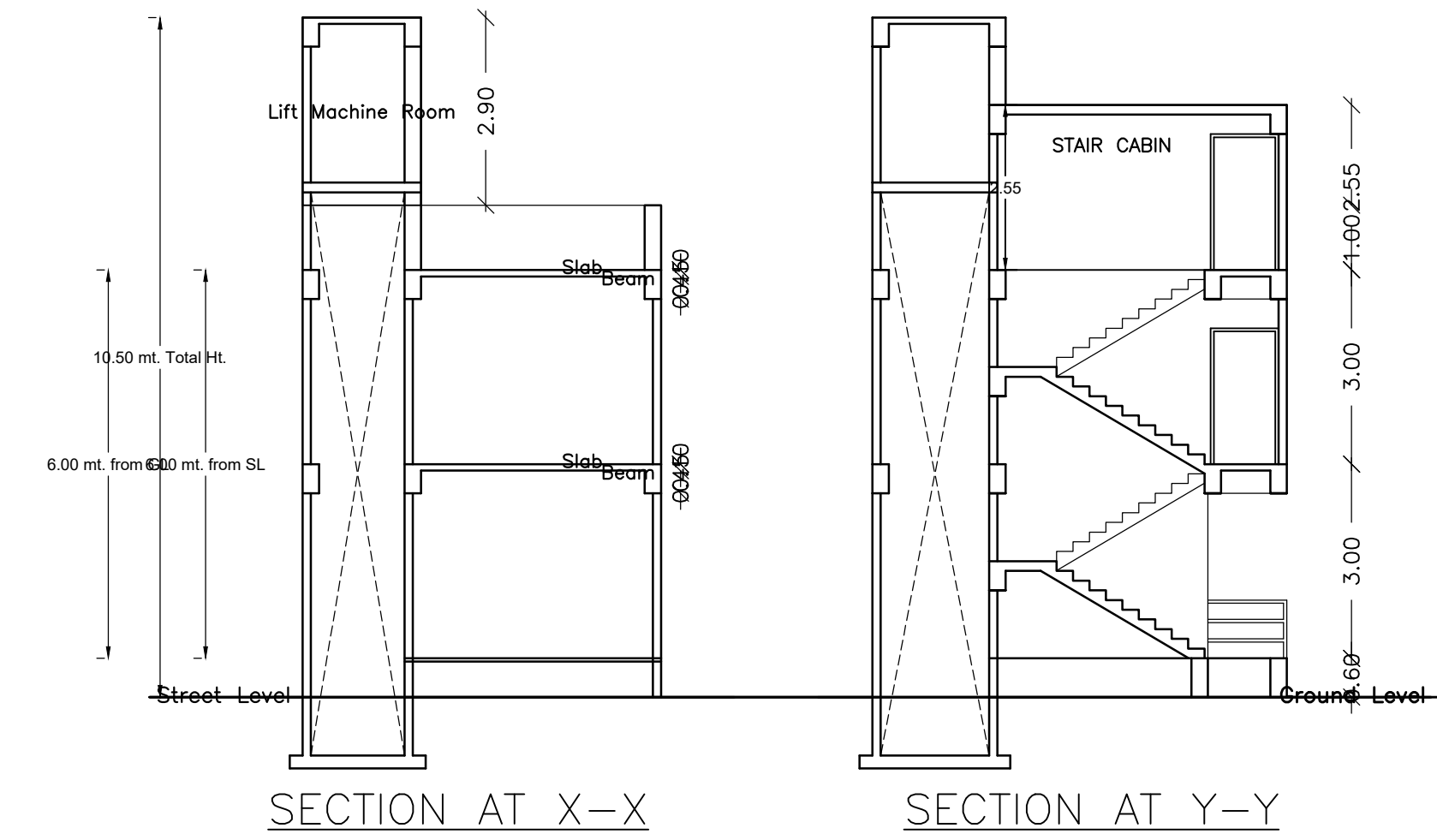
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	RS	1.07	2.10	01
A (COMMERCIAL)	RS	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
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	18.49	18.23	1	1
FIRST FLOOR PLAN	2	SHOP	22.70	22.44	1	1
Total:	-	-	41.19	40.67	2	2



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