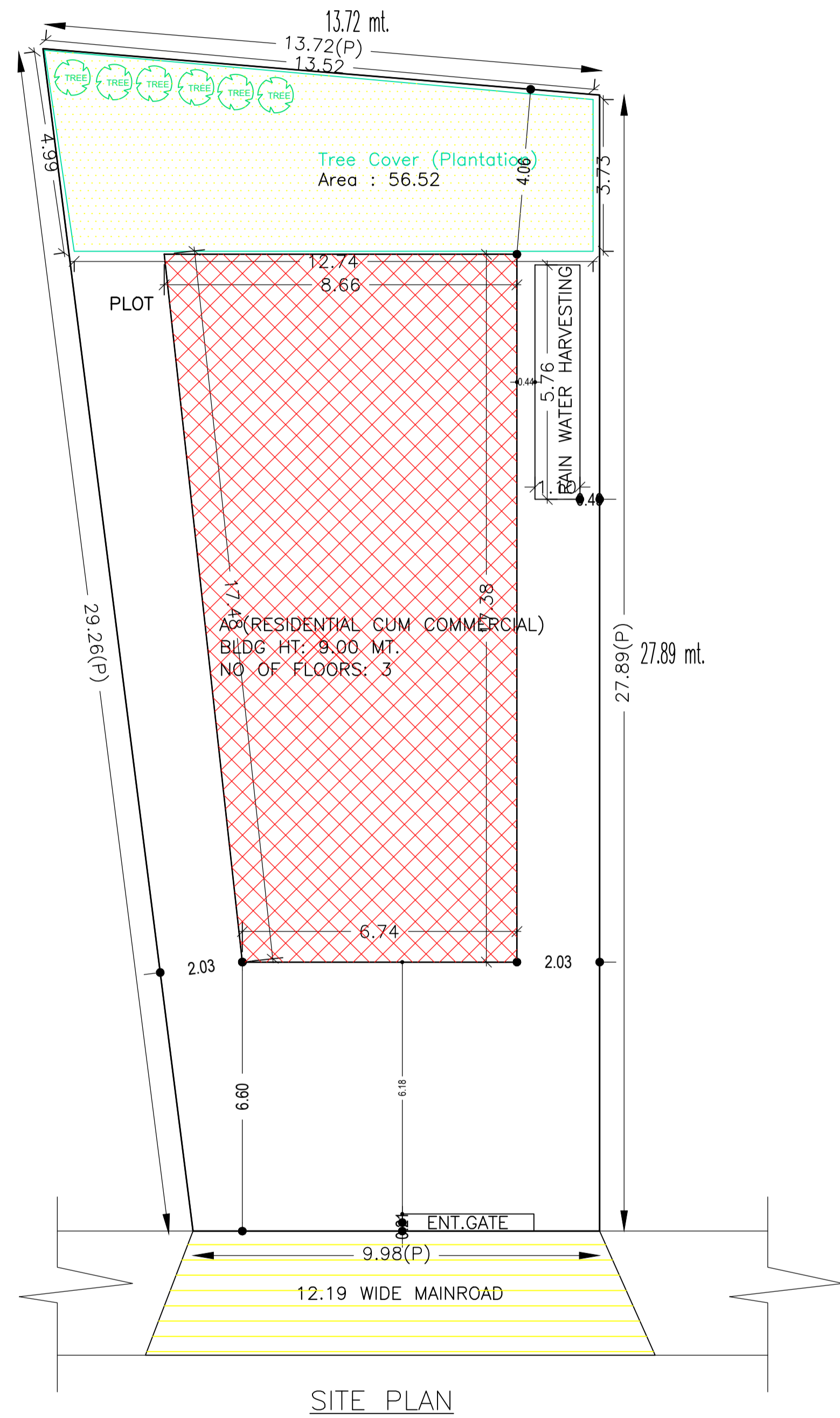


Proposal Basic Information	
Proposal File No.	PNPC/BP/0036/W05/2023
Owner Name	BANESHWAR SAH
Khata No	456
Plot No	2
Village Name	Pakur
Use	Residential
SubUse	ResiComm Bldg

SITE PLAN



SITE PLAN

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO.: 1.0.68
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: PAKUR	Plot SubUse: ResiComm Bldg	
Authority: PAKUR NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: PNP/0036/W05/2023	Plot/SubPlot No: 2	
Application Type: General Proposal	North: Plot No. - PART OF PLOT	
Project Type: Building Permission	South: Road Width - 12.19	
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)	335.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	335.48
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		56.52
Total		56.52
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	278.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	335.48
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	335.48
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		201.29
Proposed Coverage Area (39.88 %)		133.80
Total Prop. Coverage Area (39.88 %)		133.80
Balance coverage area (20.12 %)		67.49
FAR CHECK		
Perm. FAR Area (2.000)		670.96
Total Perm. FAR area		670.96
Residential FAR		140.79
Commercial FAR		133.80
Proposed FAR Area		284.26
Total Proposed FAR Area		284.26
Consumed FAR (Factor)		0.85
Balance FAR Area		386.70
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		421.83
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BANESHWAR SAH	
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (RESIDENTIAL CUM COMMERCIAL) 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	133.80	9.67	133.80	9.67
First Floor	133.80	133.80	133.80	133.80
Second Floor	154.23	140.79	154.23	140.79
Terrace Floor	0.00	0.00	0.00	0.00
Total :	421.83	284.26	421.83	284.26

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL CUM COMMERCIAL)	Residential	ResiComm Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (RESIDENTIAL CUM COMMERCIAL)	Commercial	Shop	> 0	50	120.90	1	2	-	-	-	-	-	
			> 0	50	120.90	-	-	-	-	-	-	-	
	Residential	ResiComm Bldg	> 0	1	1.00	1	1	-	-	-	-	-	
			> 0	1	1.00	-	-	-	-	-	1	1	
Total :			-	-	-	3	4	-	1	0	-	7	6

Parking Check (Table 7b)

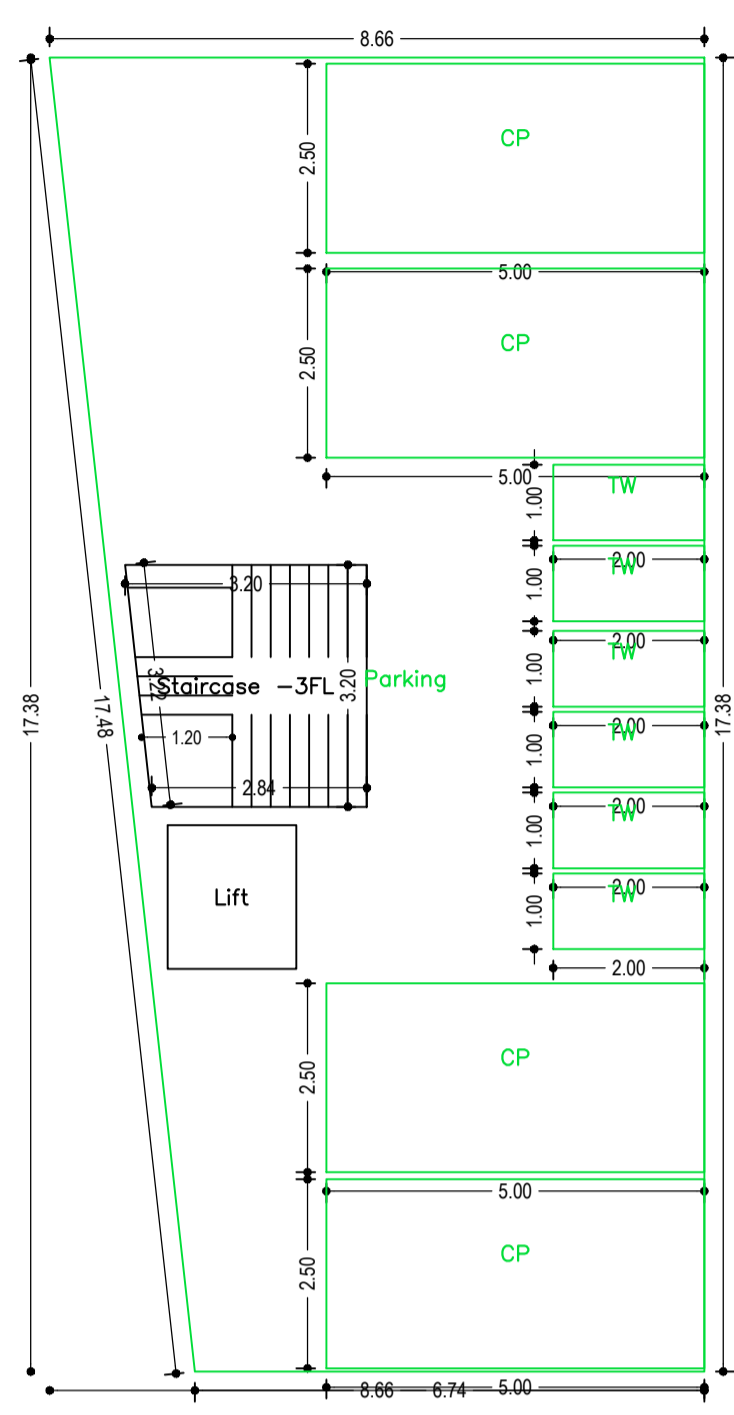
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
Total Visitor Parking	1	12.50	0	0.00
TwoWheeler	-	-	6	12.00
Total TwoWheeler	7	14.00	6	12.00
Other Parking	-	-	-	58.90
Total		64.00		132.90

FAR & Tenement Details (Table 4c-1)

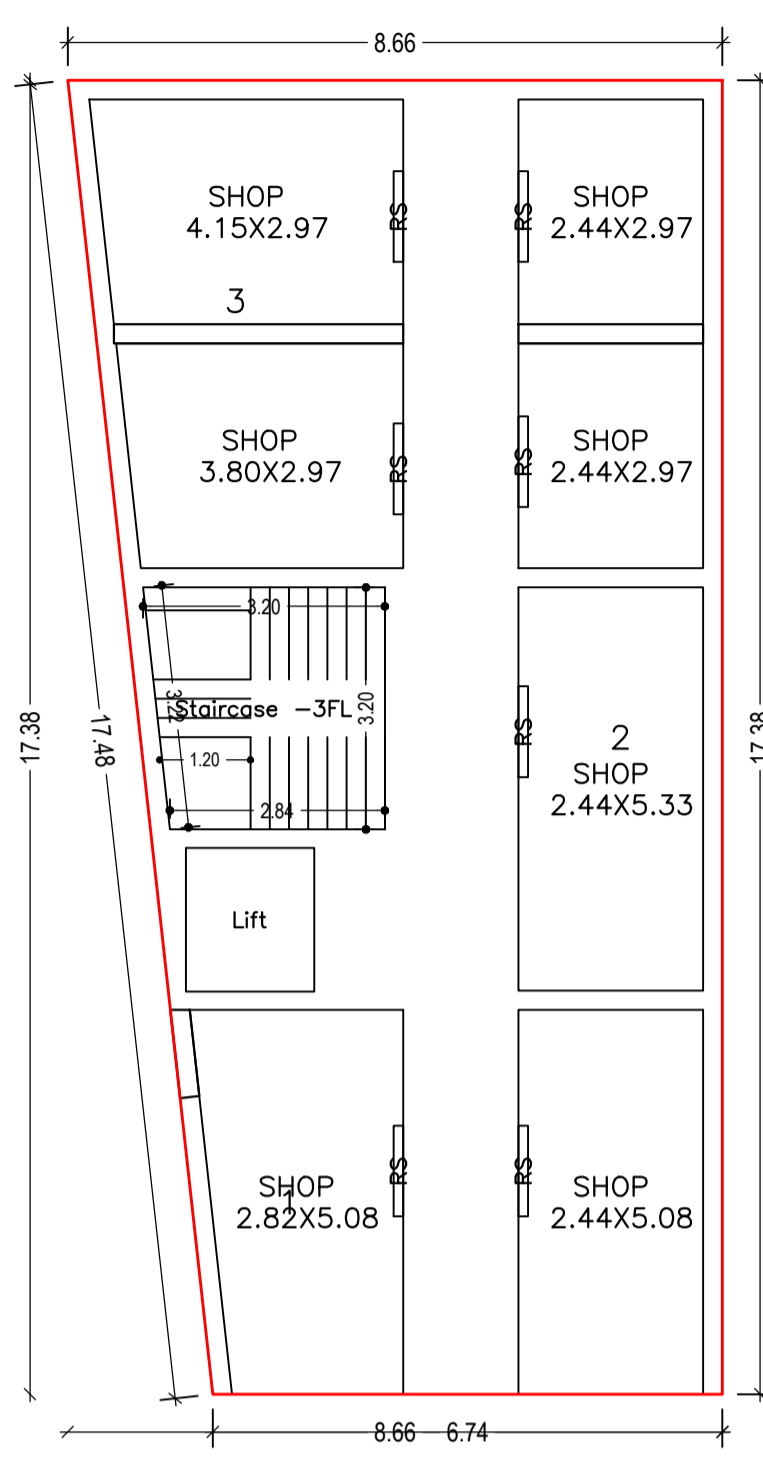
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Parking	Resi.	Commercial				
A (RESIDENTIAL CUM COMMERCIAL)	1	421.83	6.46	10.21	120.90	140.79	133.80	9.67	284.26	284.26	04
Grand Total	1	421.83	6.46	10.21	120.90	140.79	133.80	9.67	284.26	284.26	04

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

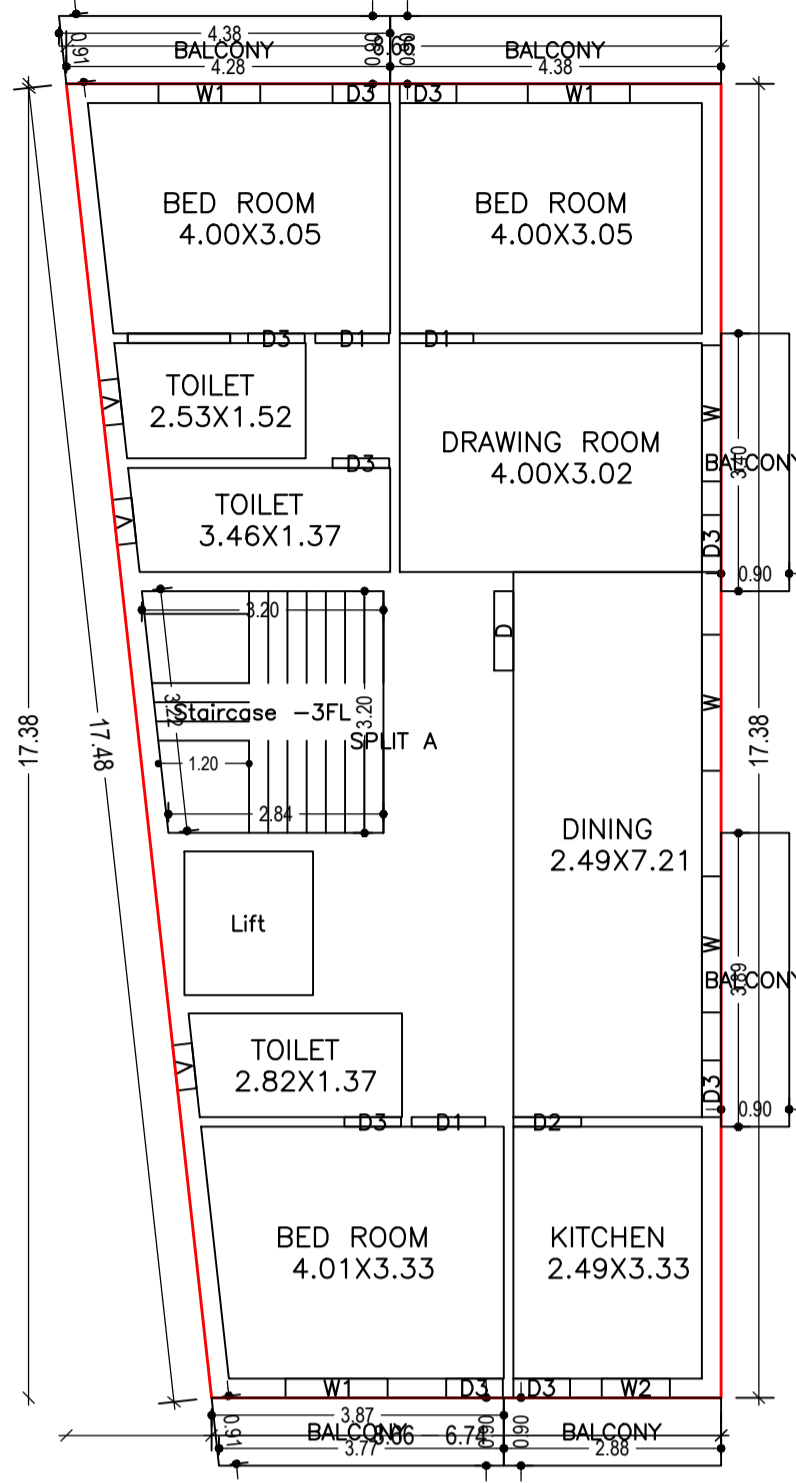
Proposal Basic Information	
Proposal File No.	PNPC/BP/0036/W05/2023
Owner Name	BANESHWAR SAH
Khata No	456
Plot No	2
Village Name	Pakur
Use	Residential
SubUse	ResiComm Bldg



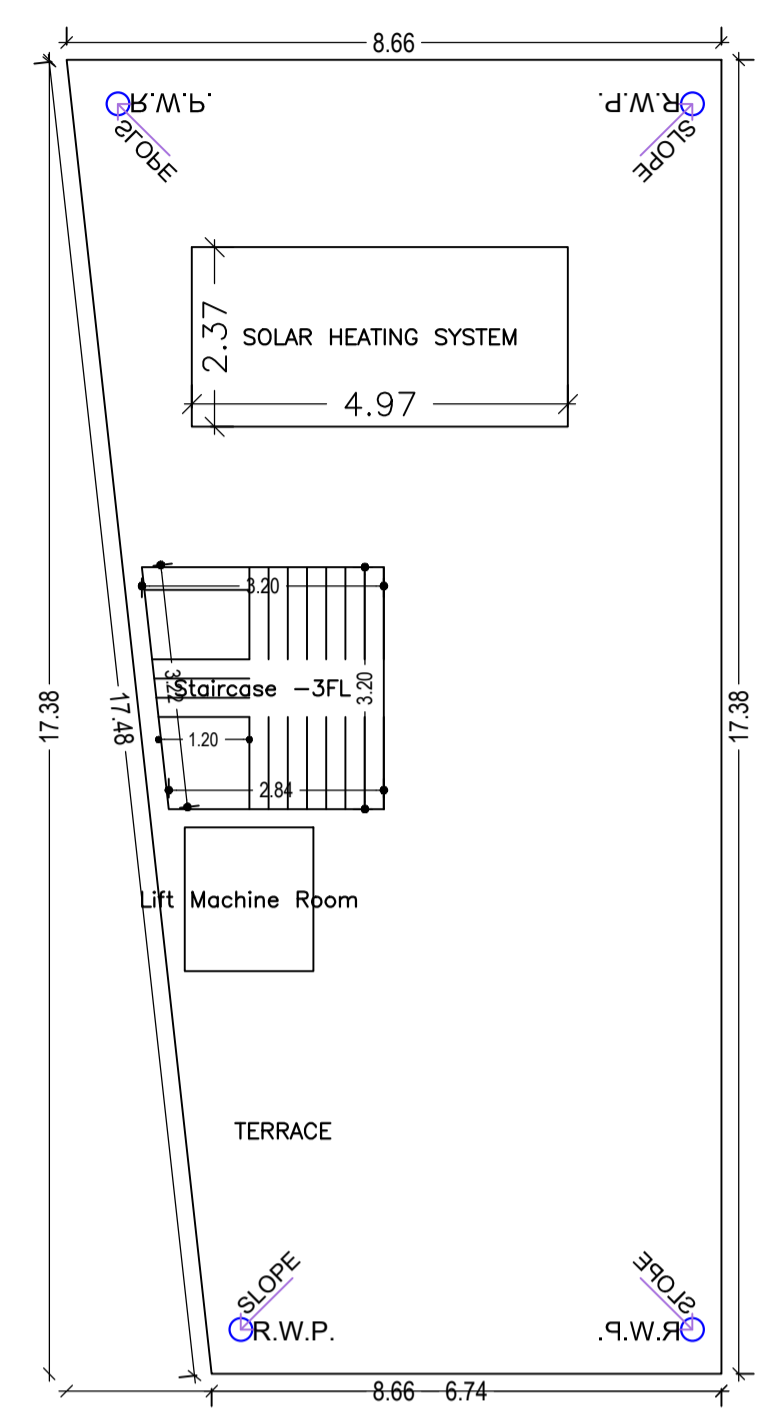
GROUND FLOOR PLAN (SCALE 1:100)



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



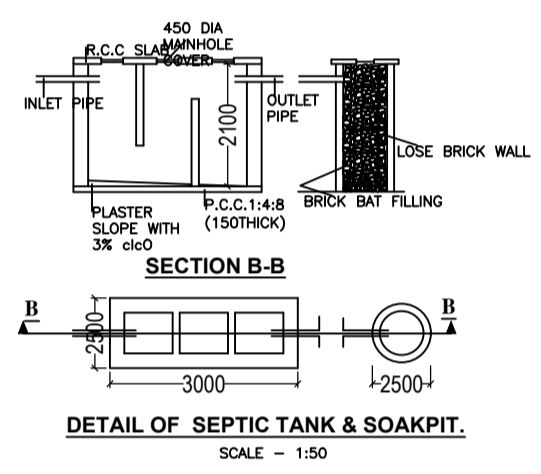
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (RESIDENTIAL CUM COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Balcony	Parking	Resi.	Commercial				
Ground Floor	133.80	3.23	0.00	120.90	0.00	0.00	9.67	9.67	0.00	00
First Floor	133.80	0.00	0.00	0.00	0.00	133.80	0.00	133.80	133.80	03
Second Floor	154.23	3.23	10.21	0.00	140.79	0.00	0.00	140.79	140.79	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	421.83	6.46	10.21	120.90	140.79	133.80	9.67	284.26	284.26	04
Total Number of Same Buildings	1									
Total :	421.83	6.46	10.21	120.90	140.79	133.80	9.67	284.26	284.26	04



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL CUM COMMERCIAL)	D3	0.75	2.10	09
A (RESIDENTIAL CUM COMMERCIAL)	D2	0.90	2.10	01
A (RESIDENTIAL CUM COMMERCIAL)	D1	0.98	2.10	03
A (RESIDENTIAL CUM COMMERCIAL)	D	1.05	2.10	01
A (RESIDENTIAL CUM COMMERCIAL)	RS	1.20	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

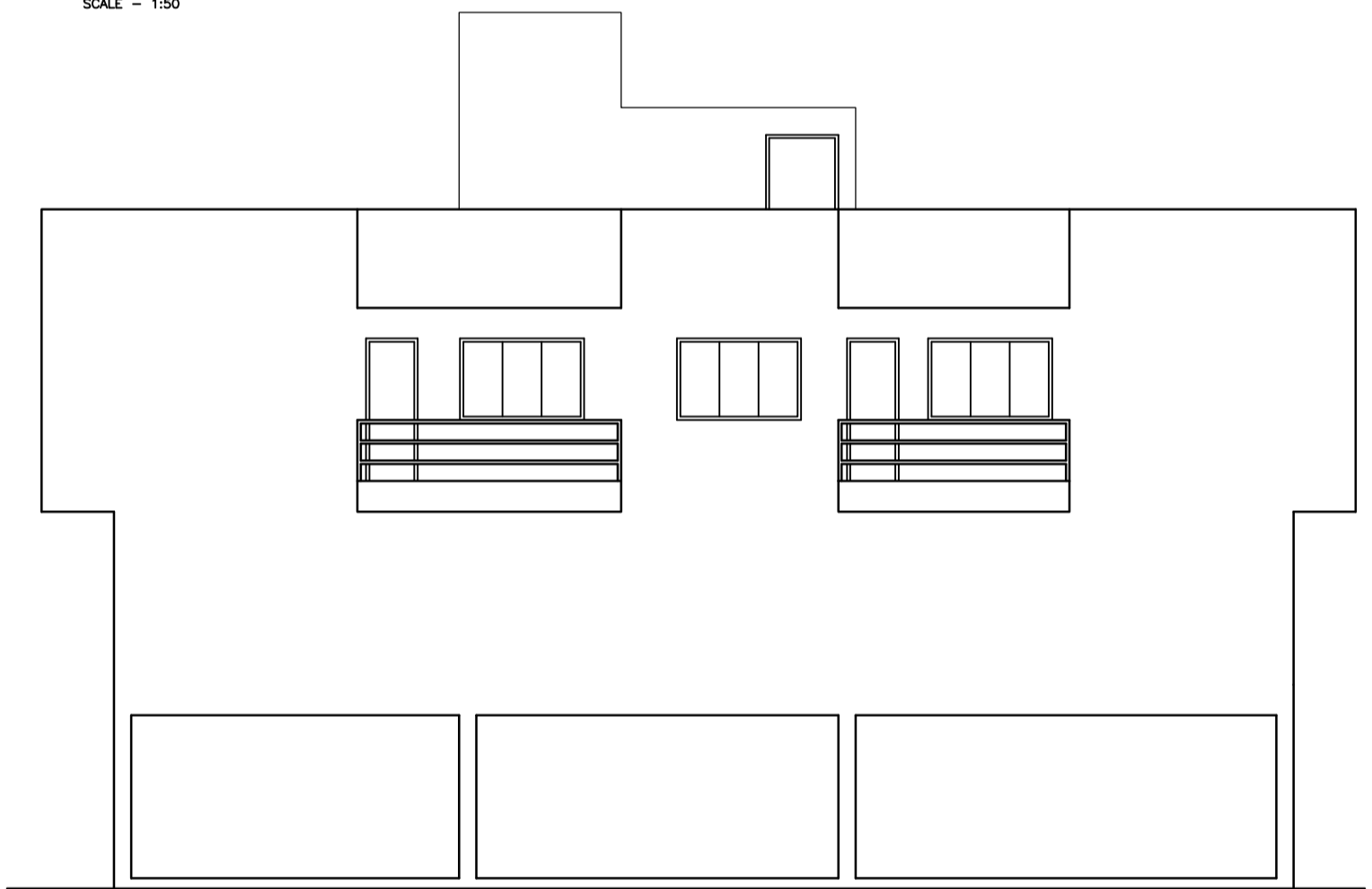
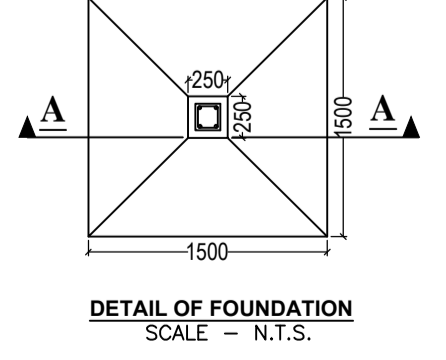
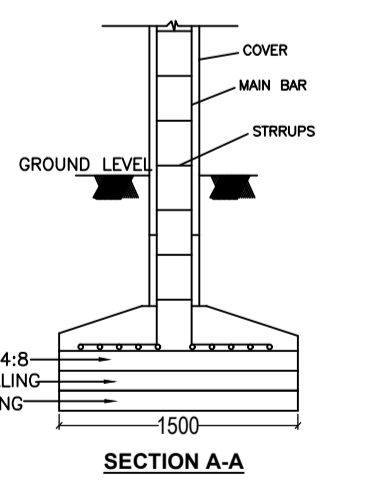
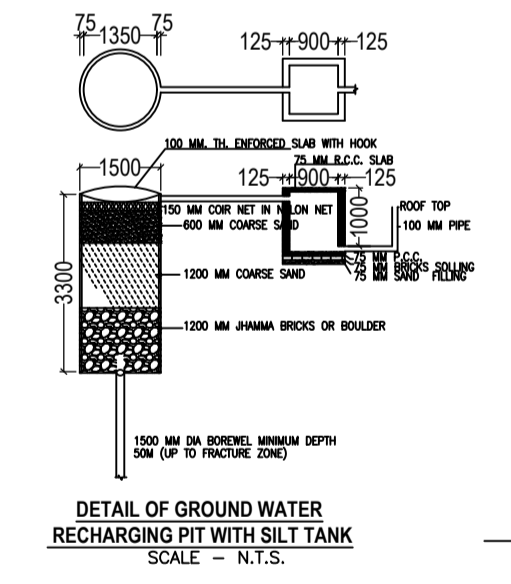
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL CUM COMMERCIAL)	V	0.60	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W2	0.90	1.20	01
A (RESIDENTIAL CUM COMMERCIAL)	W1	1.35	1.20	03
A (RESIDENTIAL CUM COMMERCIAL)	W	1.80	1.20	03

Balcony Calculations Table

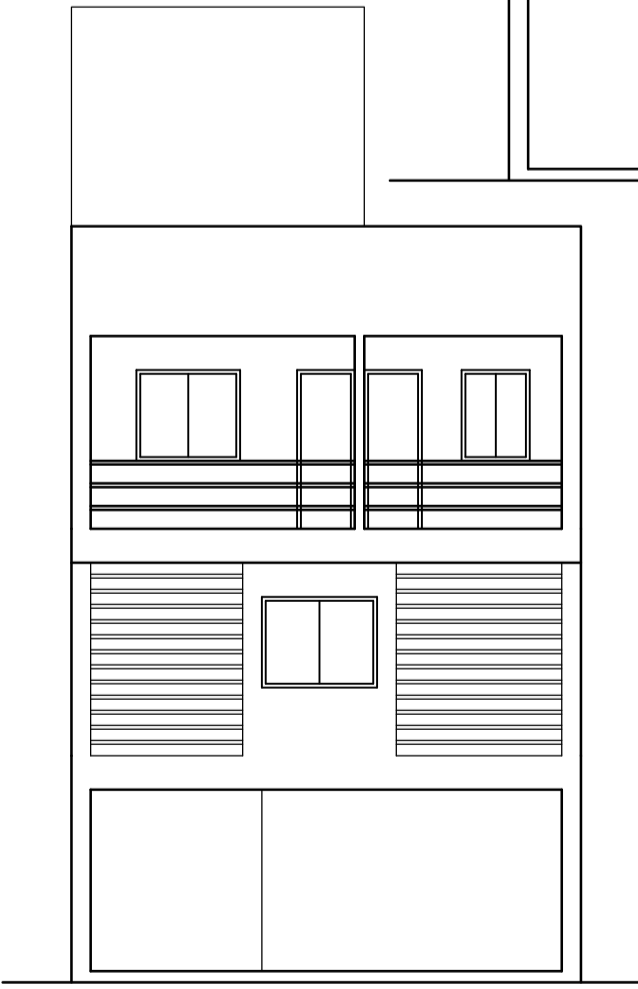
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	0.90 X 4.38 X 2 X 1	7.80	20.38
	0.90 X 3.41 X 1 X 1	3.06	
	0.90 X 3.89 X 1 X 1	3.50	
	0.90 X 3.87 X 1 X 1	3.43	
Total	0.90 X 2.88 X 1 X 1	2.59	20.38

UnitBUA Table for Building :A (RESIDENTIAL CUM COMMERCIAL)

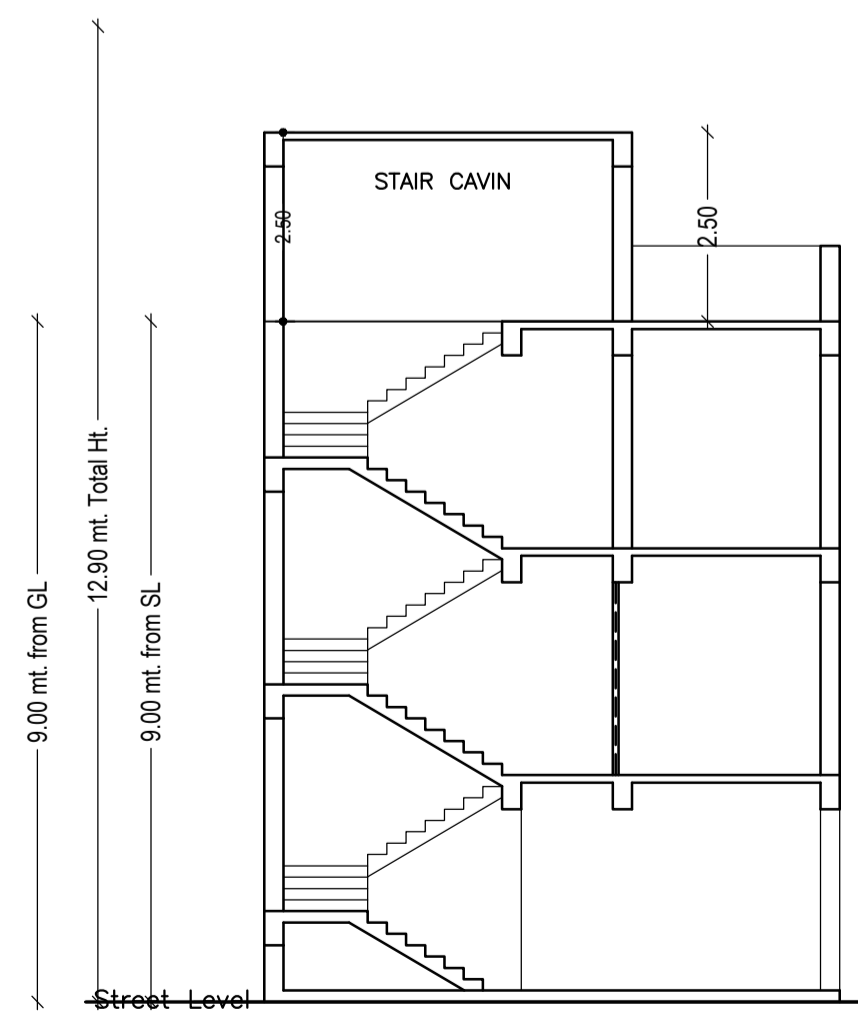
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	SHOP	14.23	13.93	1	
	2	SHOP	46.88	46.26	4	3
	3	SHOP	26.34	25.37	2	
SECOND FLOOR PLAN	SPLIT A	FLAT	151.00	130.40	9	1
Total:			238.44	215.96	16	4



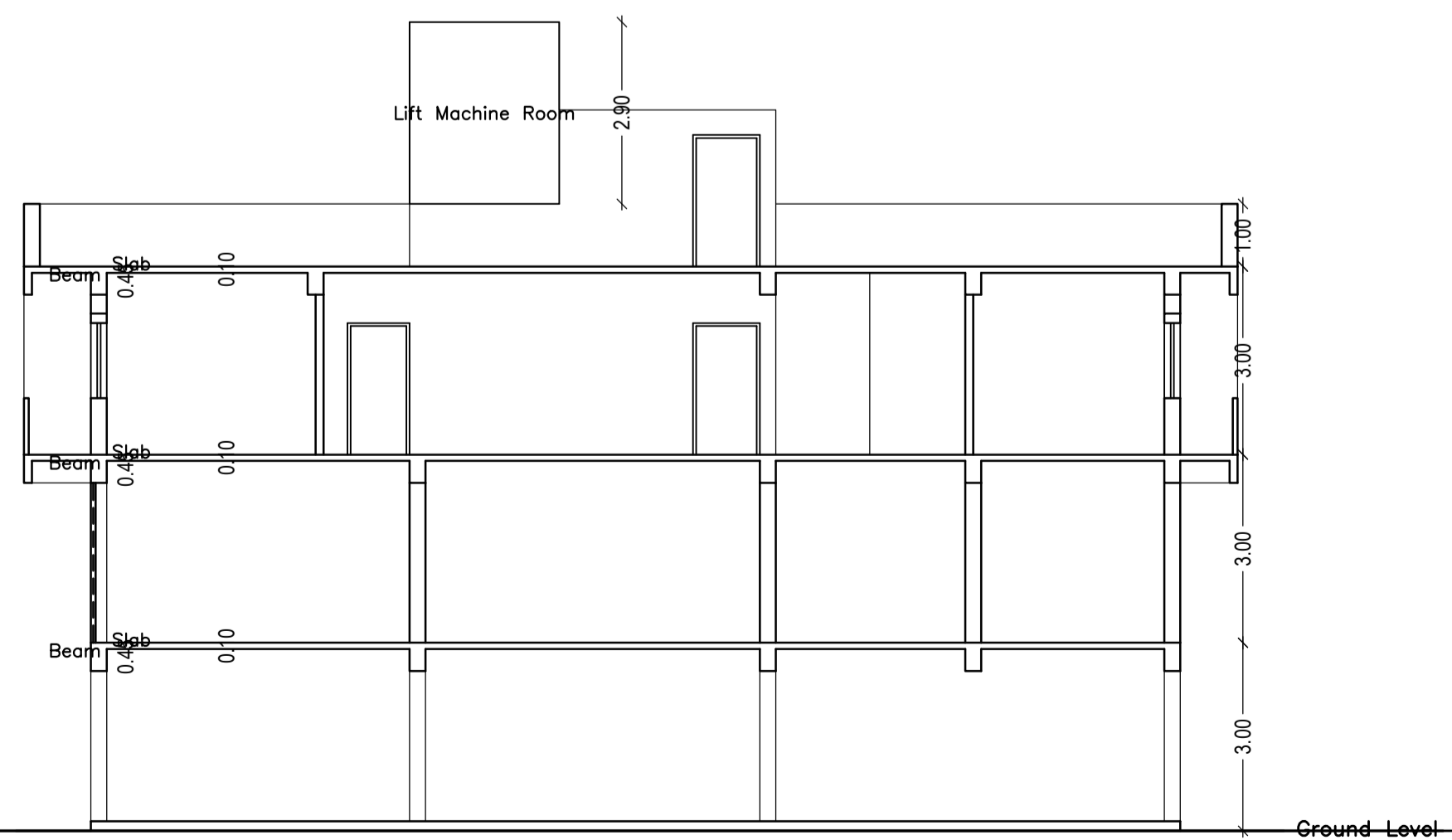
RIGHT SIDE ELEVATION



FRONT ELEVATION



SECTION AT X-X



SECTION AT Y-Y

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