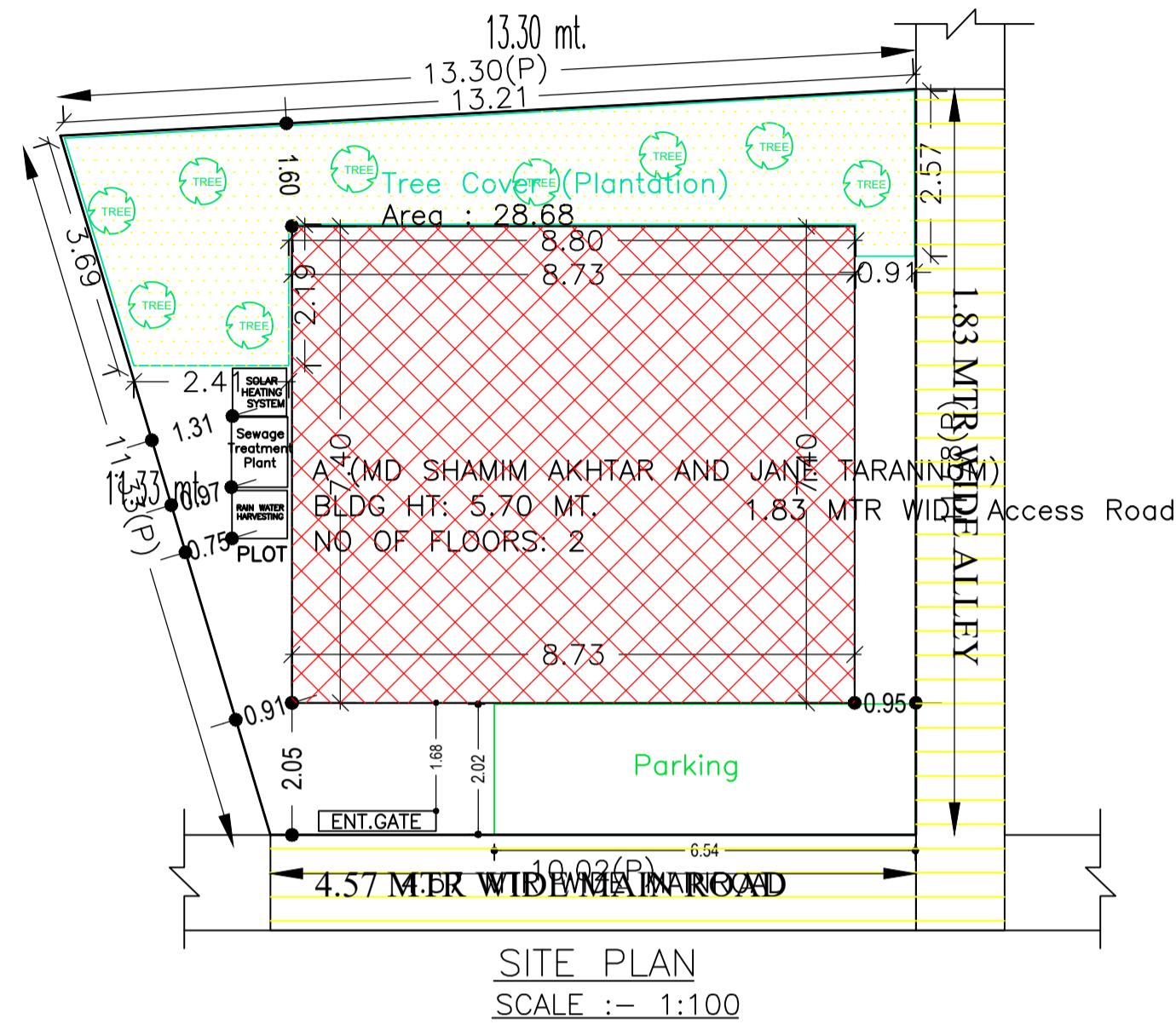


Proposal Basic Information	
Proposal File No.	PNPC/BP/0032/W10/2023
Owner Name	MD SHAMIM AKHTAR AND JANE TARANNAUM
Khata No	430
Plot No	486
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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/0032/W10/2023	Plot/SubPlot No: 486
Application Type: General Proposal	North: Road Width - 1.83 MTR WIDE ALLEY
Project Type: Building Permission	South: -
Nature of Development: New	East: Road Width - 4.57 MTR WIDE MAIN ROAD
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 131.27 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 131.27
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	28.68
Total	28.68
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 102.59
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 131.27
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 131.27
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	91.89
Proposed Coverage Area ( 49.24 % )	64.64
Total Prop. Coverage Area ( 49.24 % )	64.64
Balance coverage area ( 20.76 % )	27.25
FAR CHECK	
Perm. FAR Area ( 1.500 )	196.90
Total Perm. FAR area	196.90
Residential FAR	129.28
Proposed FAR Area	129.28
Total Proposed FAR Area	129.28
Consumed FAR (Factor)	0.98
Balance FAR Area	67.62
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	129.28
ARCHITECT (Regd)	Samsuddin Ansari
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD SHAMIM AKHTAR AND JANE TARANNAUM
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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	64.64	64.64	64.64	64.64
First Floor	64.64	64.64	64.64	64.64
Terrace Floor	0.00	0.00	0.00	0.00
Total	129.28	129.28	129.28	129.28

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
A (MD SHAMIM AKHTAR AND JANE TARANNAUM)	1	129.28	129.28	129.28	129.28	01
Grand Total	1	129.28	129.28	129.28	129.28	01

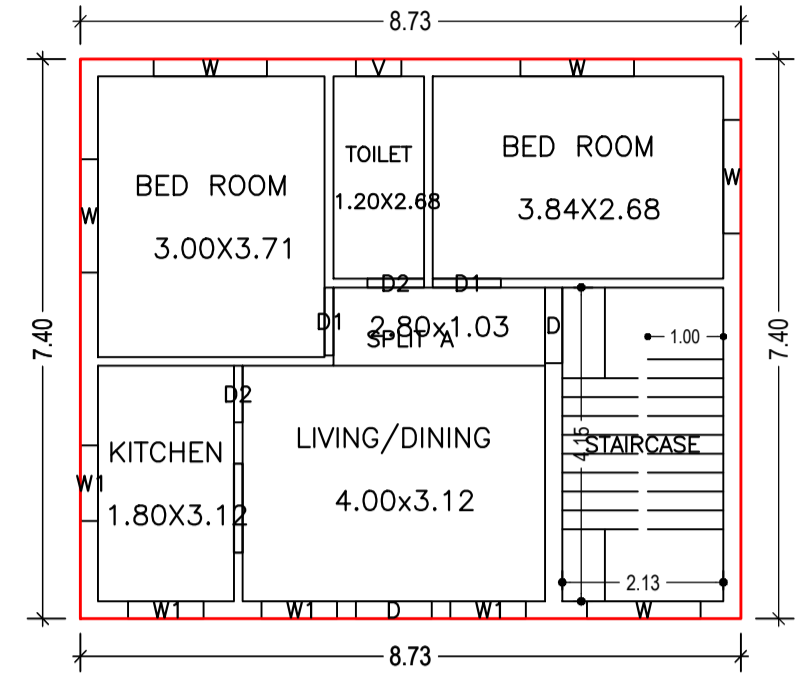
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MD SHAMIM AKHTAR AND JANE TARANNAUM)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

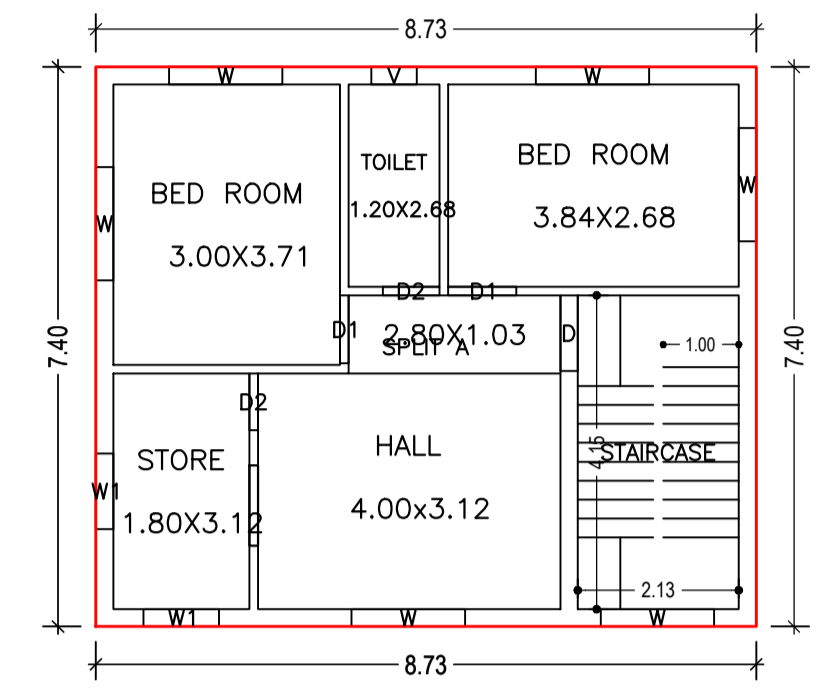
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Samsuddin Ansari PNPC/SUP/0003/2017			

Proposal Basic Information

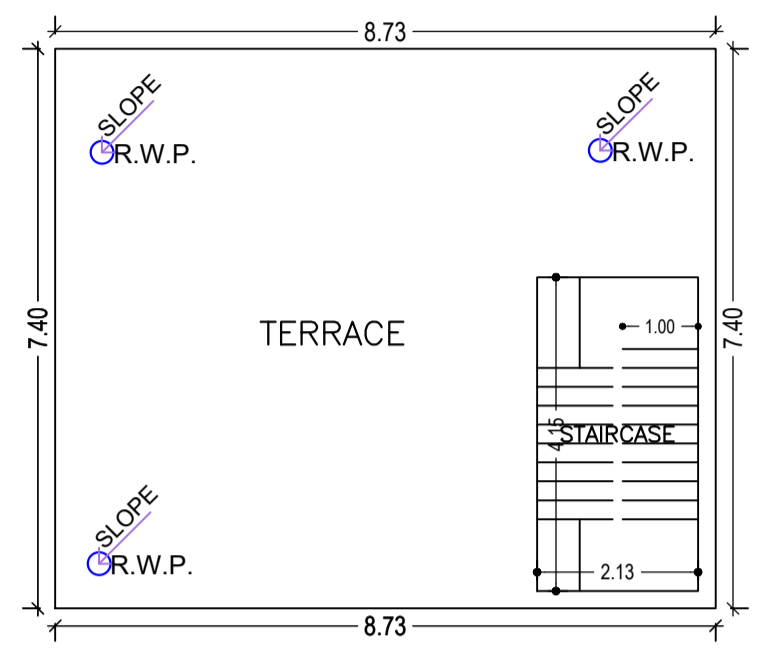
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Khata No	430
Plot No	486
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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



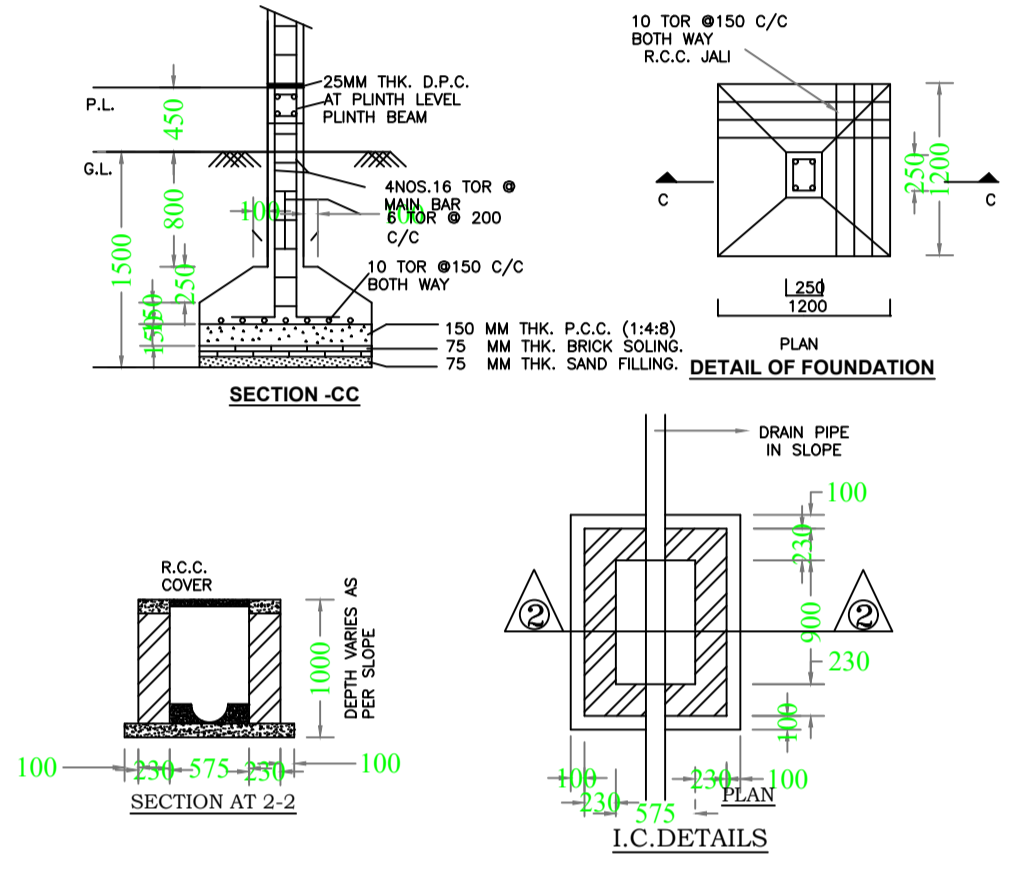
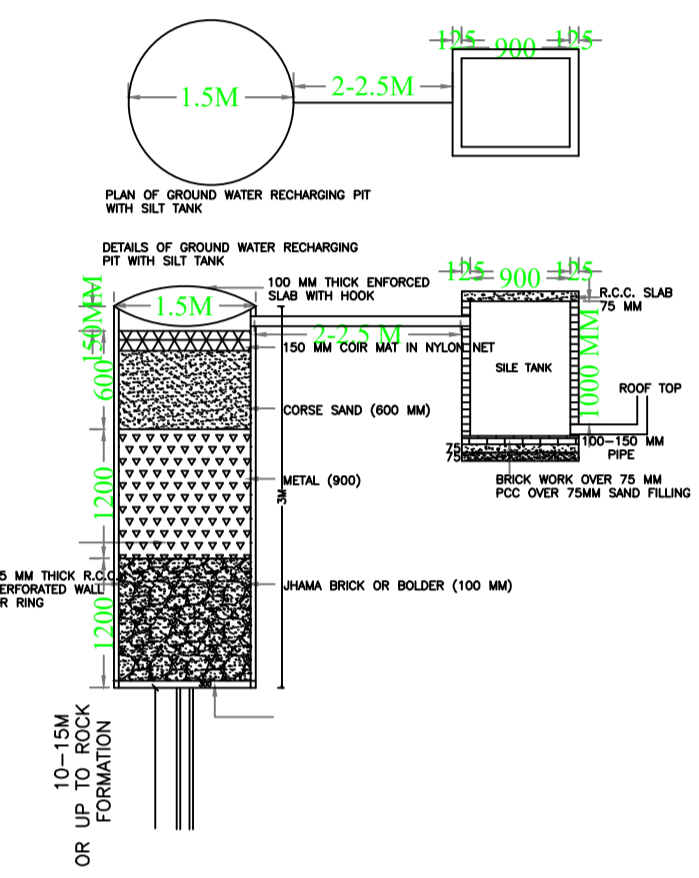
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (MD SHAMIM AKHTAR AND JANE TARANNUM)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Res.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	64.64	64.64	64.64	64.64	01
First Floor	64.64	64.64	64.64	64.64	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	129.28	129.28	129.28	129.28	01
Total Number of Same Buildings	1				
Total	129.28	129.28	129.28	129.28	01



SCHEDULE OF DOOR:

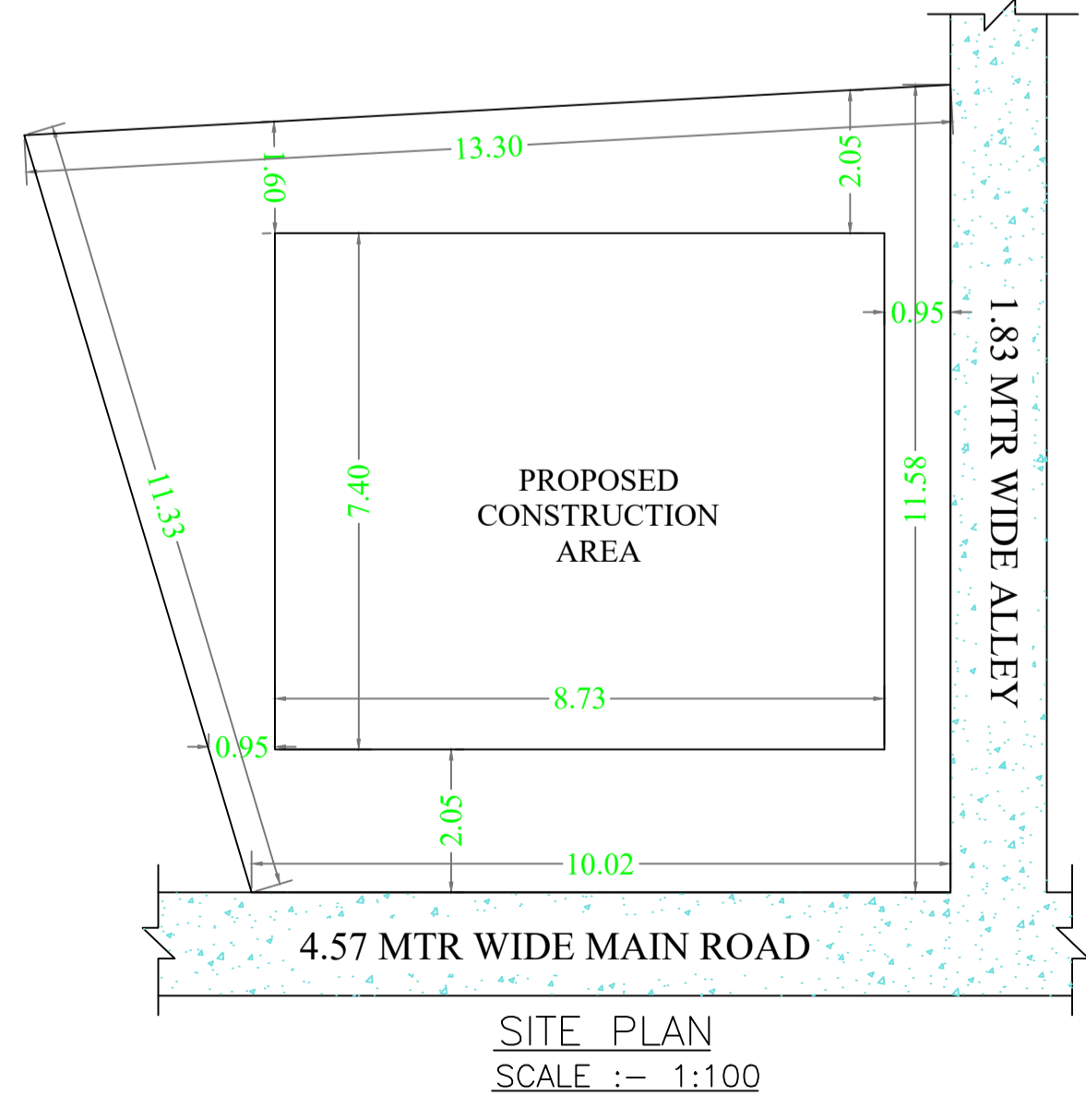
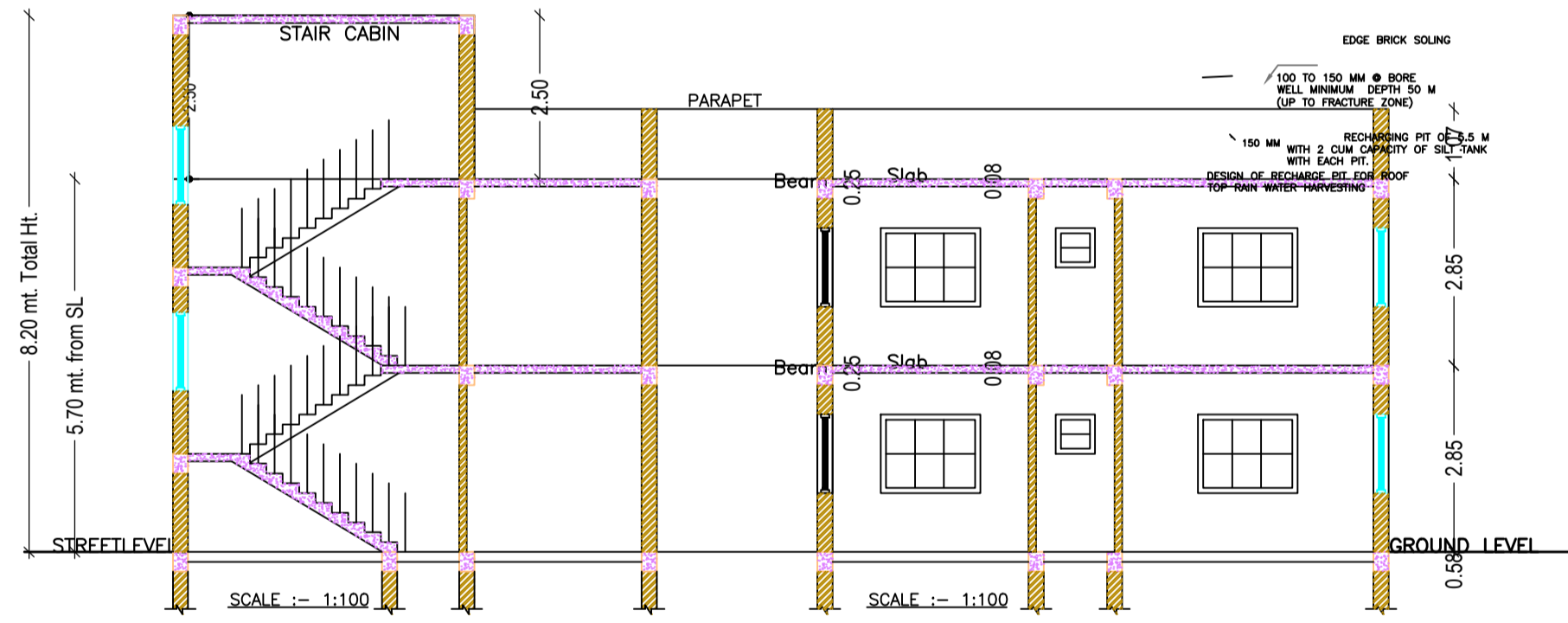
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	D2	0.75	2.13	04
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	D1	0.90	2.13	04
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	D	1.00	2.13	03

UnitBUA Table for Building :A (MD SHAMIM AKHTAR AND JANE TARANNUM)

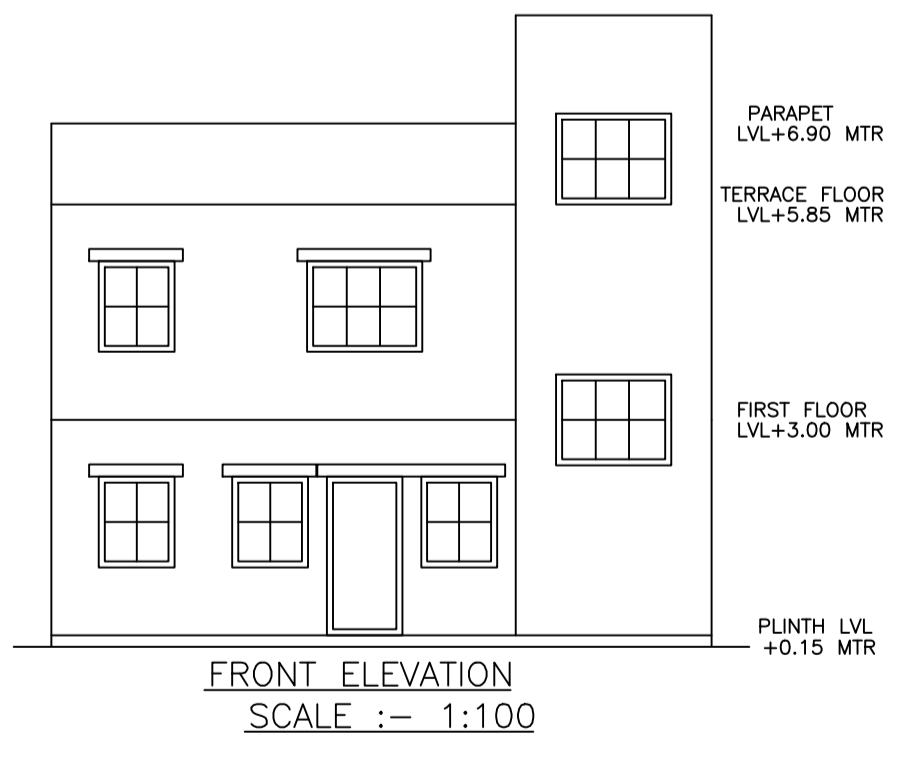
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	94.73	94.47	5	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	5	0
Total	-	-	94.73	94.47	10	1

SCHEDULE OF WINDOW/VENTILATION:

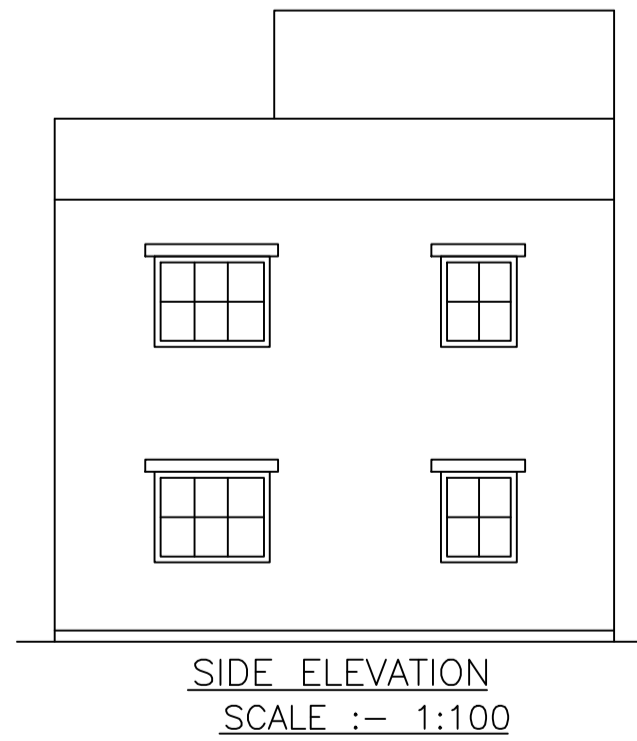
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	V	0.60	2.70	02
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	W1	1.00	2.70	06
A (MD SHAMIM AKHTAR AND JANE TARANNUM)	W	1.50	2.70	11



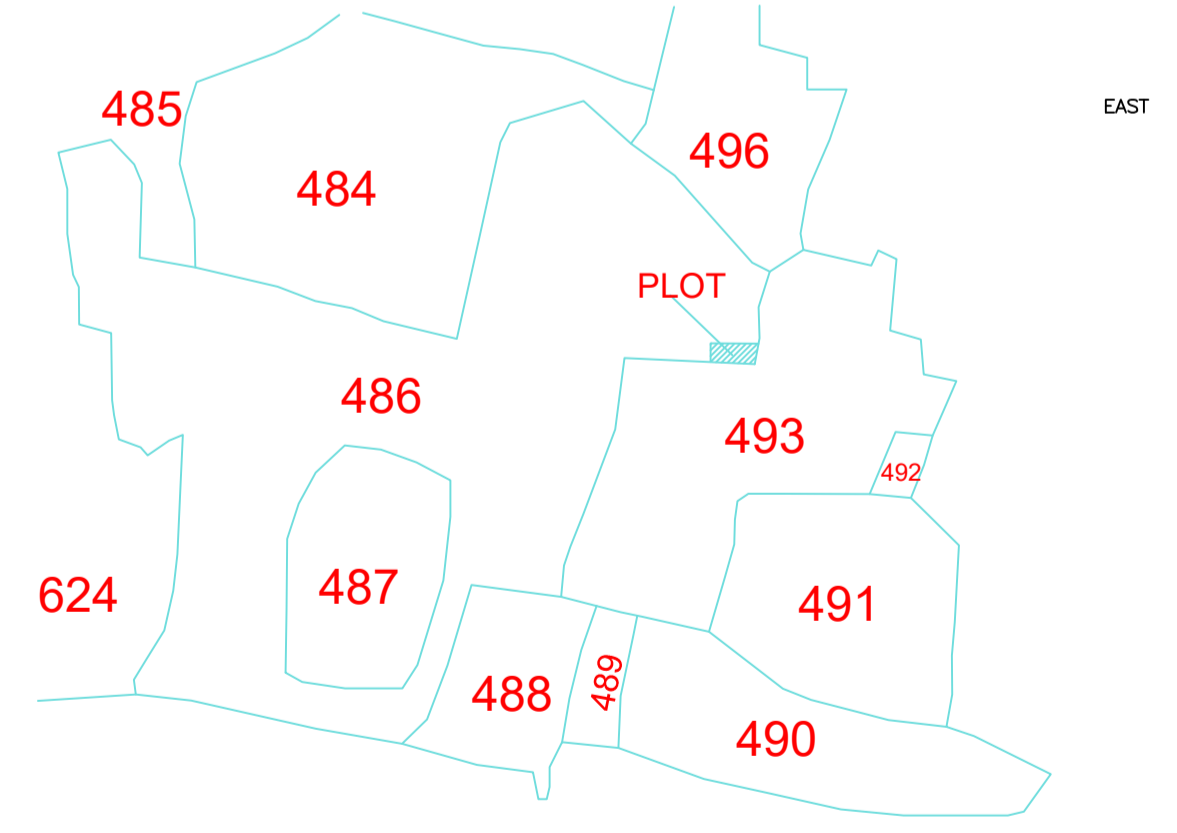
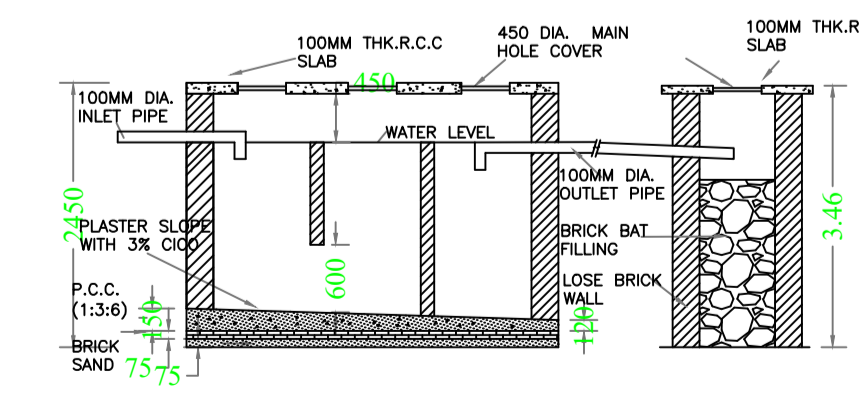
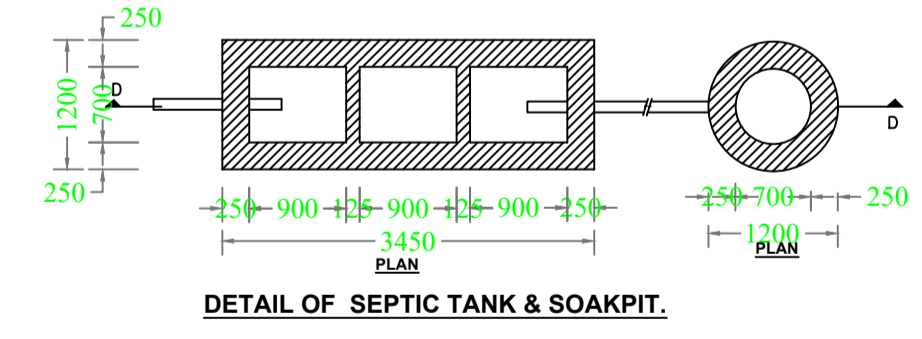
SITE PLAN (SCALE :- 1:100)



FRONT ELEVATION (SCALE :- 1:100)



SIDE ELEVATION (SCALE :- 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	OWNER/BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Samsuddin Ansari PNPC/SUP/0003/2017			