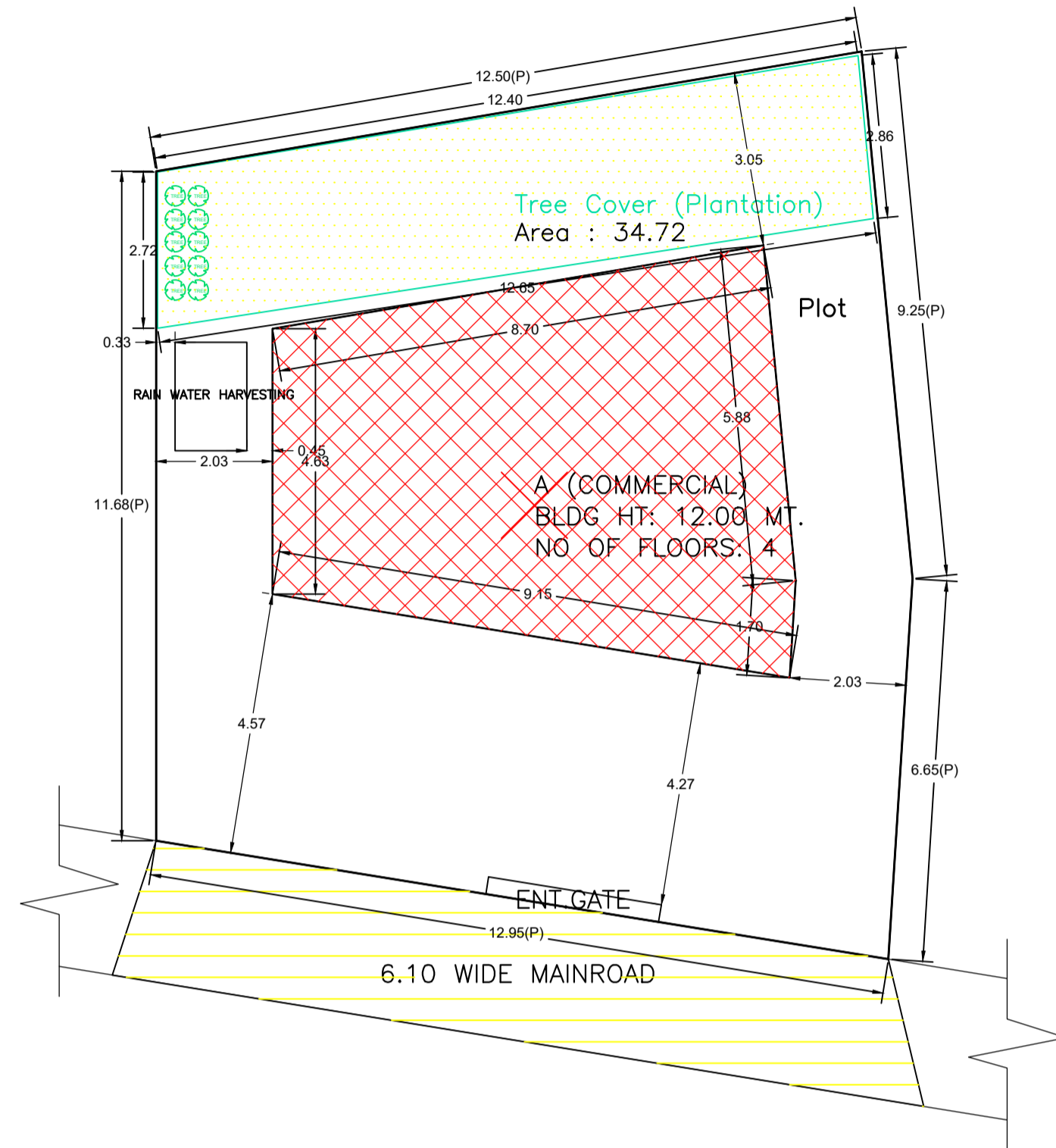


SITE PLAN



SITE PLAN

AREA STATEMENT PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.72
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: PAKUR	Plot SubUse: Commercial Bldg
Authority: PAKUR NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward_No: PNP/CP/0025/W04/2024	Plot/SubPlot No: 1250
Application Type: General Proposal	North: Plot No. - PART OF PLOT
Project Type: Building Permission	South: Plot No. - PART OF PLOT
Nature of Development: New	East: Plot No. - PART OF PLOT
Location of Development Area: Old Area	West: Road Width - 6.10
AREA DETAILS: SQ.MT.	
AREA OF PLOT (Minimum)	(A) 177.68
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 177.68
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	34.72
Total	34.72
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 142.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 177.68
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 177.68
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	88.84
Proposed Coverage Area (30.63 %)	54.42
Total Prop. Coverage Area (30.63 %)	54.42
Balance coverage area (19.37 %)	34.42
FAR CHECK	
Perm. FAR Area (2.000)	355.36
Total Perm. FAR area	355.36
Commercial FAR	153.57
Proposed FAR Area	164.34
Total Proposed FAR Area	164.34
Consumed FAR (Factor)	0.92
Balance FAR Area	191.02
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	217.68
ARCHITECT (Regd)	Navin Kumar Mandal
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MANOJ RAMJEE CHOWHAN
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

Proposal Basic Information	
Proposal File No.	PNPC/BP/0025/W04/2024
Owner Name	MANOJ RAMJEE CHOWHAN
Khata No	131
Plot No	1250
Village Name	Pakur
Use	Commercial
SubUse	Commercial Bldg

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	54.42	10.77	54.42	10.77
First Floor	54.42	51.19	54.42	51.19
Second Floor	54.42	51.19	54.42	51.19
Third Floor	54.42	51.19	54.42	51.19
Terrace Floor	0.00	0.00	0.00	0.00
Total :	217.68	164.34	217.68	164.34

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise	GROUND FLOOR PLAN	Commercial	Commercial Bldg	-	-	-
				TYPICAL - 1- 3 FLOOR PLAN	Commercial	Commercial Bldg	COMM FAR	Commercial	Commercial Bldg
				TERRACE FLOOR PLAN	Commercial	Commercial Bldg	-	-	-

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (COMMERCIAL)	Commercial	Commercial Bldg	> 0	200	130.96	1	-	-	-
			> 0	200	130.96	-	-	1	2
Total :			-	-	-	-	1	1	2

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	2	4.00	0	0.00
Other Parking	-	-	-	31.15
Total	-	16.50	-	43.65

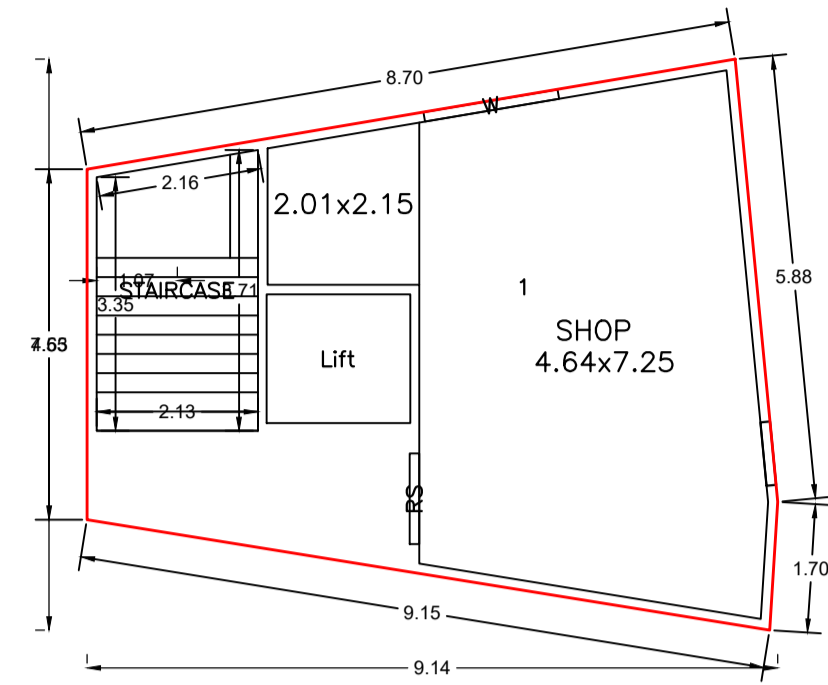
FAR & Tenement Details (Table 4c-1)

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.)	Tnmt (No.)
			Lift	Parking					
A (COMMERCIAL)	1	217.68	9.69	43.65	153.57	7.54	164.34	164.34	03
Grand Total	1	217.68	9.69	43.65	153.57	7.54	164.34	164.34	03

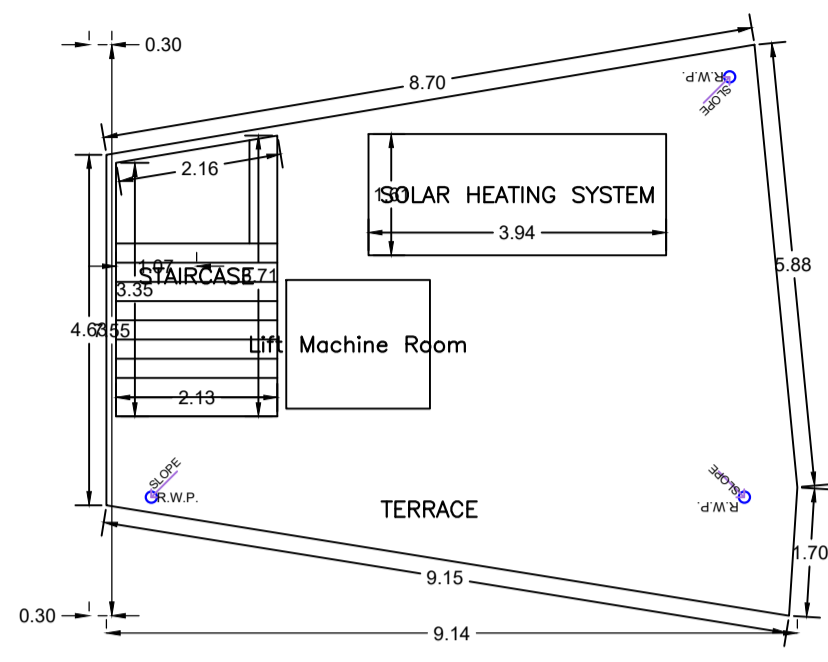
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			

Proposal Basic Information

Proposal File No.	PNPC/BP/0025/W04/2024
Owner Name	MANOJ RAMJEE CHOWHAN
Khata No	131
Plot No	1250
Village Name	Pakur
Use	Commercial
SubUse	Commercial Bldg



TYPICAL - 1- 3 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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Parking					
Ground Floor	54.42	0.00	43.65	0.00	7.54	10.77	10.77	00
First Floor	54.42	3.23	0.00	51.19	0.00	51.19	51.19	01
Second Floor	54.42	3.23	0.00	51.19	0.00	51.19	51.19	01
Third Floor	54.42	3.23	0.00	51.19	0.00	51.19	51.19	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	217.68	9.69	43.65	153.57	7.54	164.34	164.34	03
Total Number of Same Buildings :	1							
Total :	217.68	9.69	43.65	153.57	7.54	164.34	164.34	03

SCHEDULE OF DOOR:

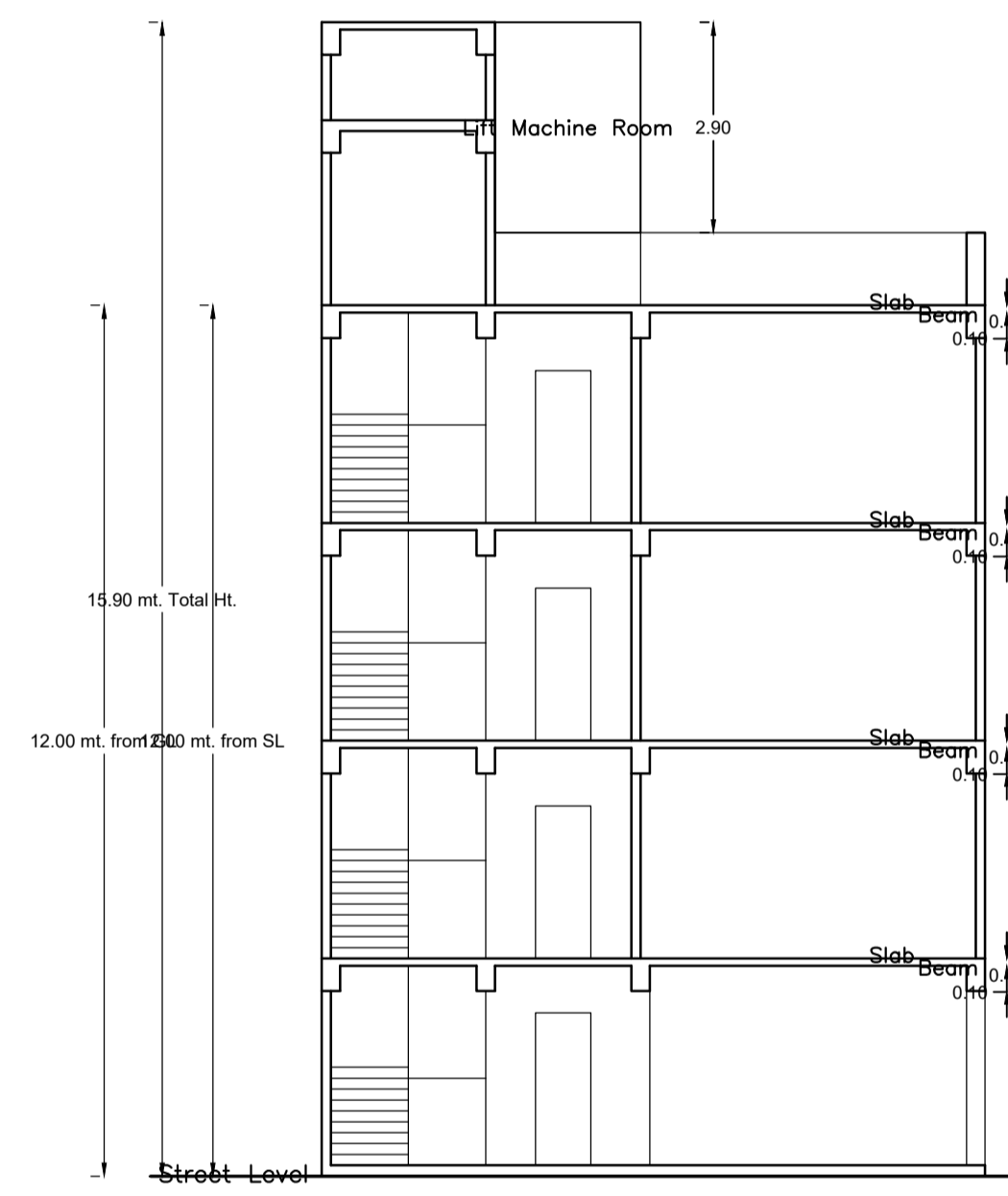
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	RS	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

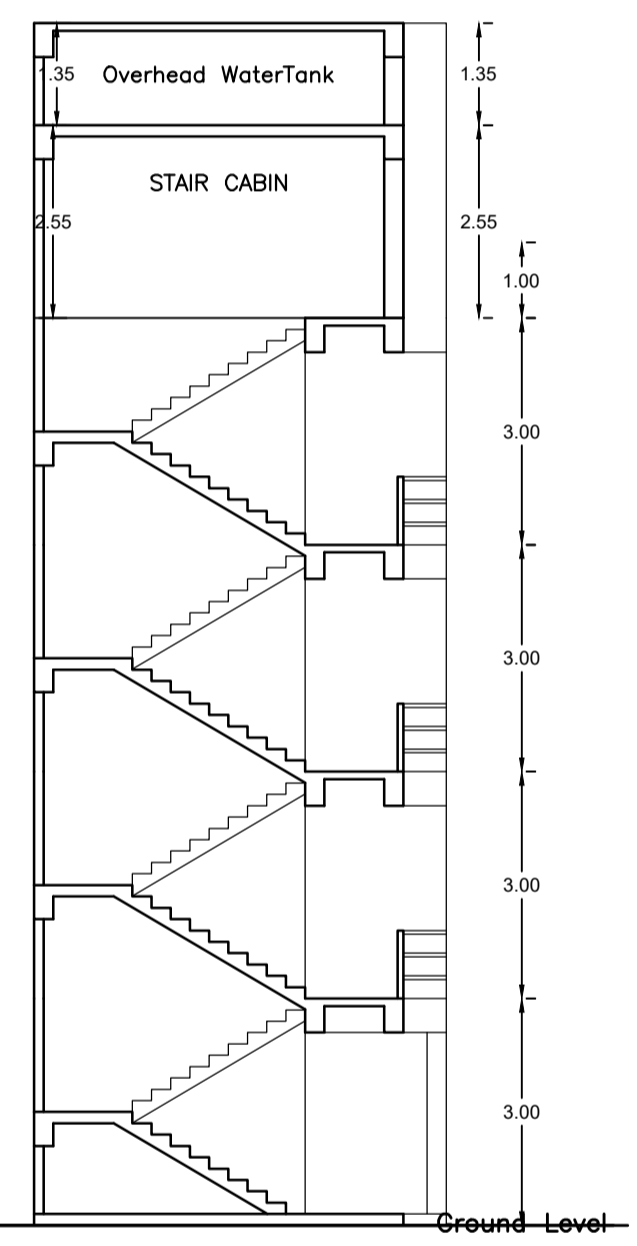
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W	1.80	1.20	03

UnitBUA Table for Building :A (COMMERCIAL)

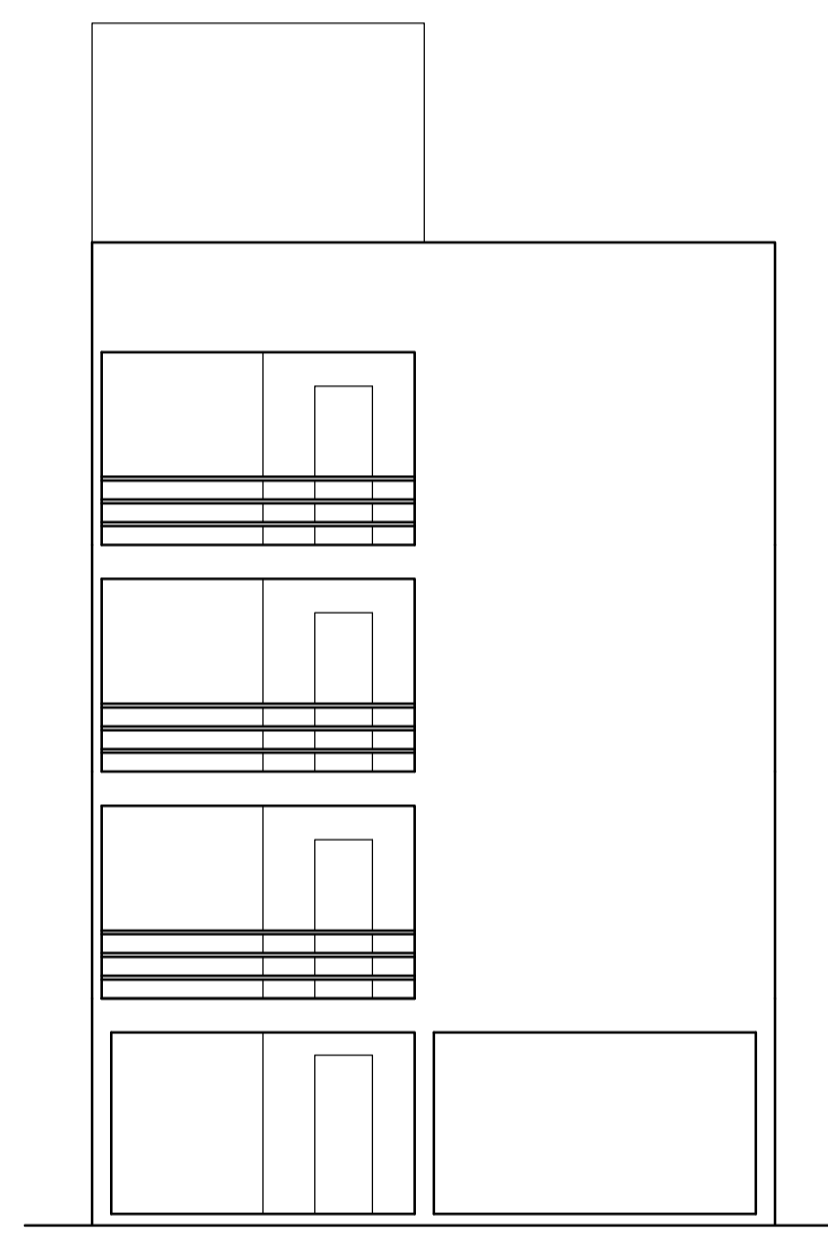
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1- 3 FLOOR PLAN	1	SHOP	35.08	34.97	1	3
Total:	-	-	105.23	104.91	3	3



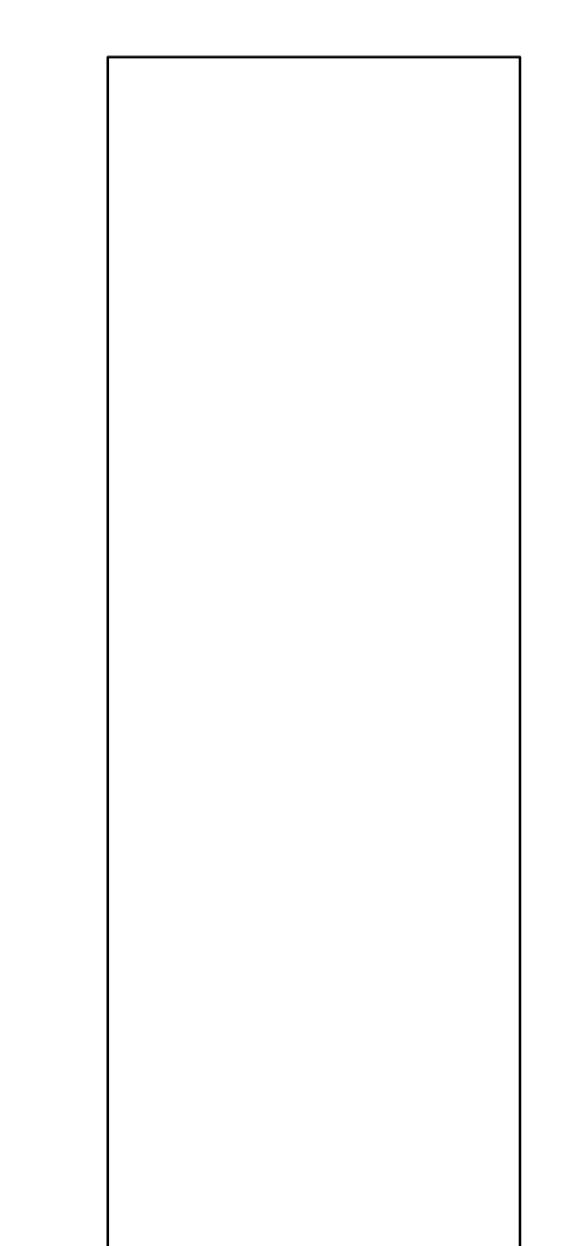
SECTION AT X-X



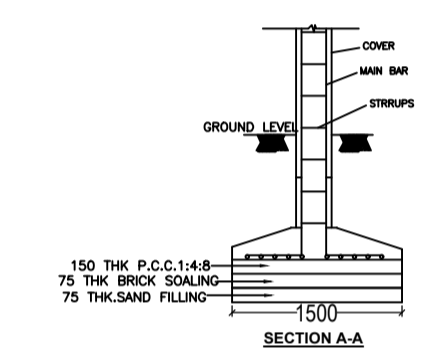
SECTION AT Y-Y



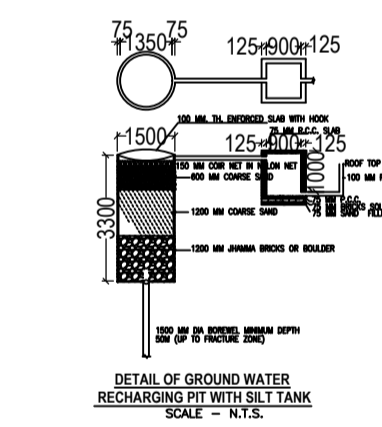
FRONT ELEVATION



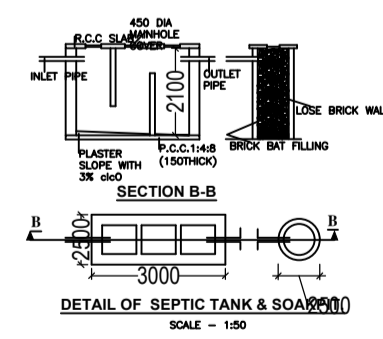
LEFT SIDE ELEVATION



DETAIL OF FOUNDATION SCALE - N.T.S.



DETAIL OF GROUND WATER RECHARGING SYSTEM WITH SEPTIC TANK SCALE - N.T.S.



DETAIL OF SEPTIC TANK & SOAK PIT SCALE - 1:50

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