

Proposal Basic Information	
Proposal File No.	PNPC/BP/0003/W04/2024
Owner Name	MD TABREZ
Khata No	493/10K
Plot No	1402
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT PAKUR NAGAR PARISHAD	VERSION NO.: 1.0.68
	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	Plot/Nearby/Religious/Structure: NA
Inward No: PNP/0003/W04/2024	Plot/SubPlot No: 1402
Application Type: General Proposal	North: Road Width - 4.20 MTR WIDE MAIN ROAD
Project Type: Building Permission	South: -
Nature of Development: New	East: Road Width - 3.66 MTR WIDE MAIN ROAD
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 160.29
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 160.29
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	25.08
Total	25.08
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 135.22
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 160.29
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 160.29
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	112.20
Proposed Coverage Area (54.94 %)	88.06
Total Prop. Coverage Area (54.94 %)	88.06
Balance coverage area (15.06 %)	24.14
FAR CHECK	
Perm. FAR Area (1.500)	240.43
Total Perm. FAR area	240.43
Residential FAR	162.99
Proposed FAR Area	162.99
Total Proposed FAR Area	162.99
Consumed FAR (Factor)	1.02
Balance FAR Area	77.44
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	176.11
ARCHITECT (Regd)	KHUSHBU ANSARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MD TABREZ
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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	88.05	74.93	88.05	74.93
First Floor	88.06	88.06	88.06	88.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	176.11	162.99	176.11	162.99

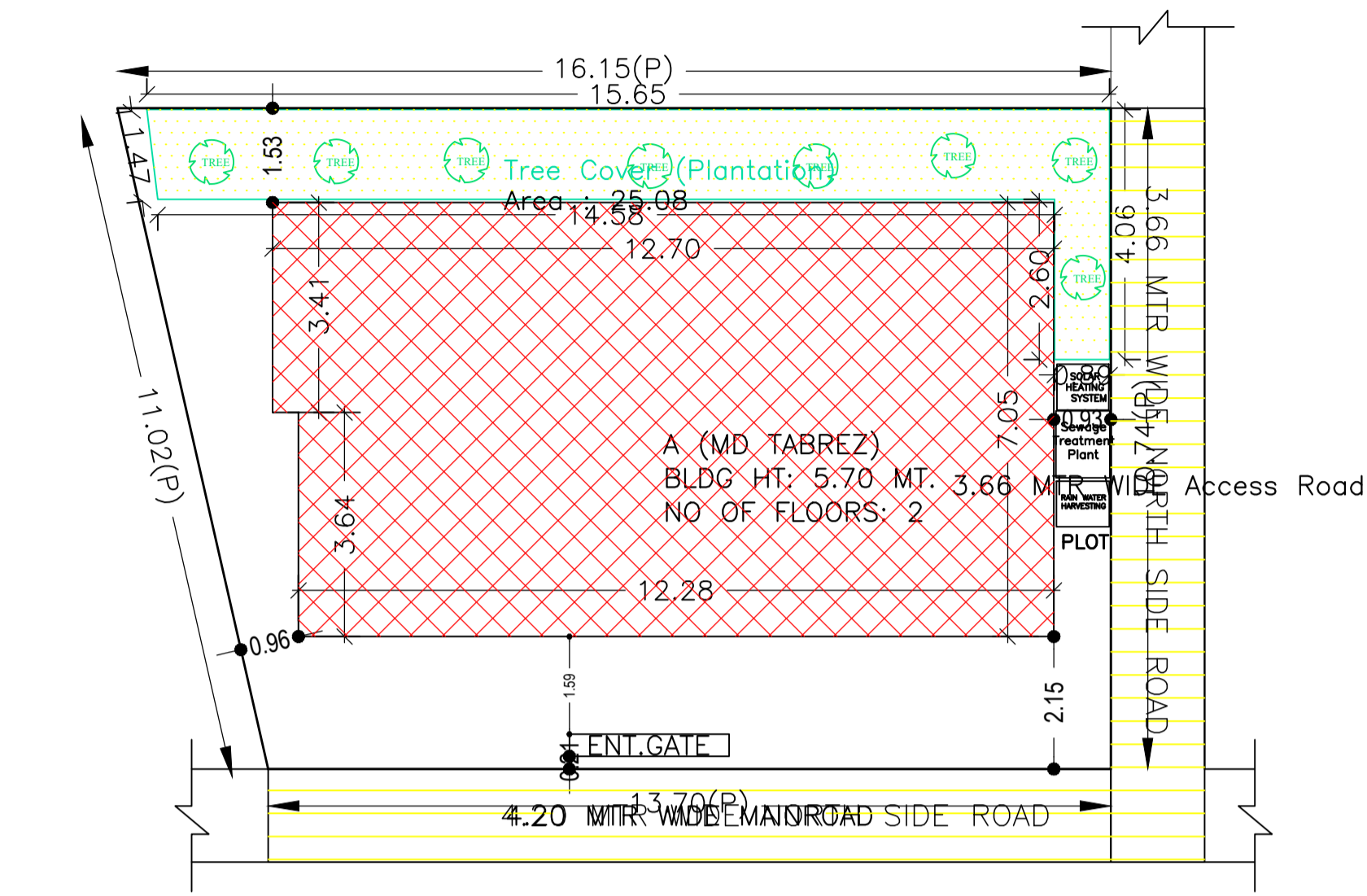
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MD TABREZ)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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.)
			Parking				
A (MD TABREZ)	1	176.11	13.12	162.99	162.99	162.99	01
Grand Total :	1	176.11	13.12	162.99	162.99	162.99	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KHUSHBU ANSARI PNPC/ENG/0001/2024			

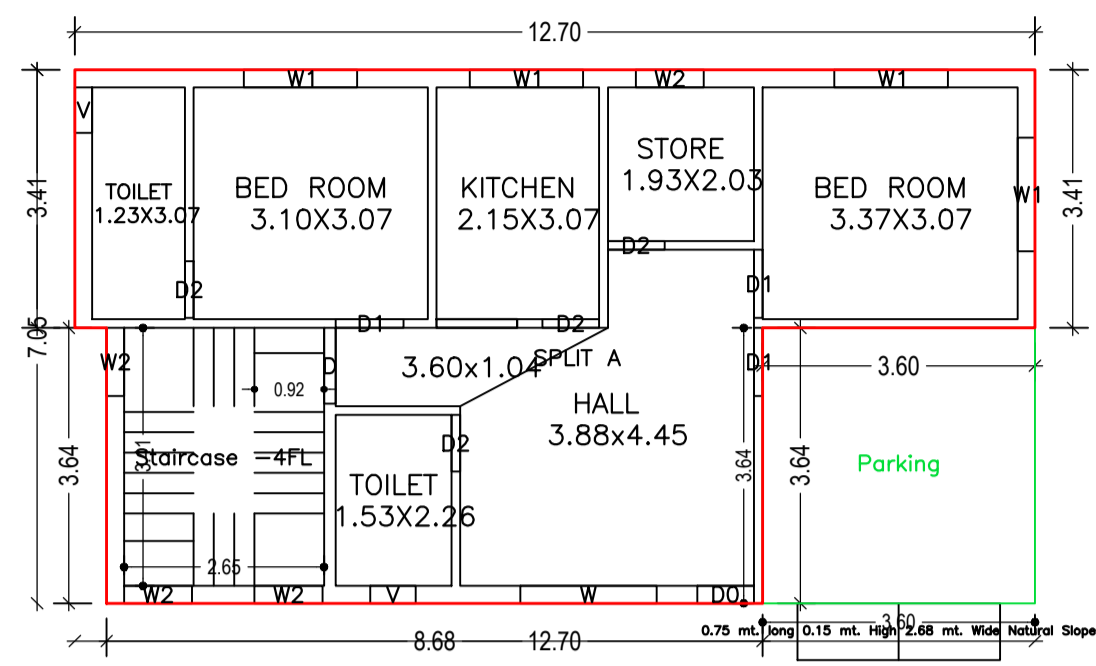


SITE PLAN

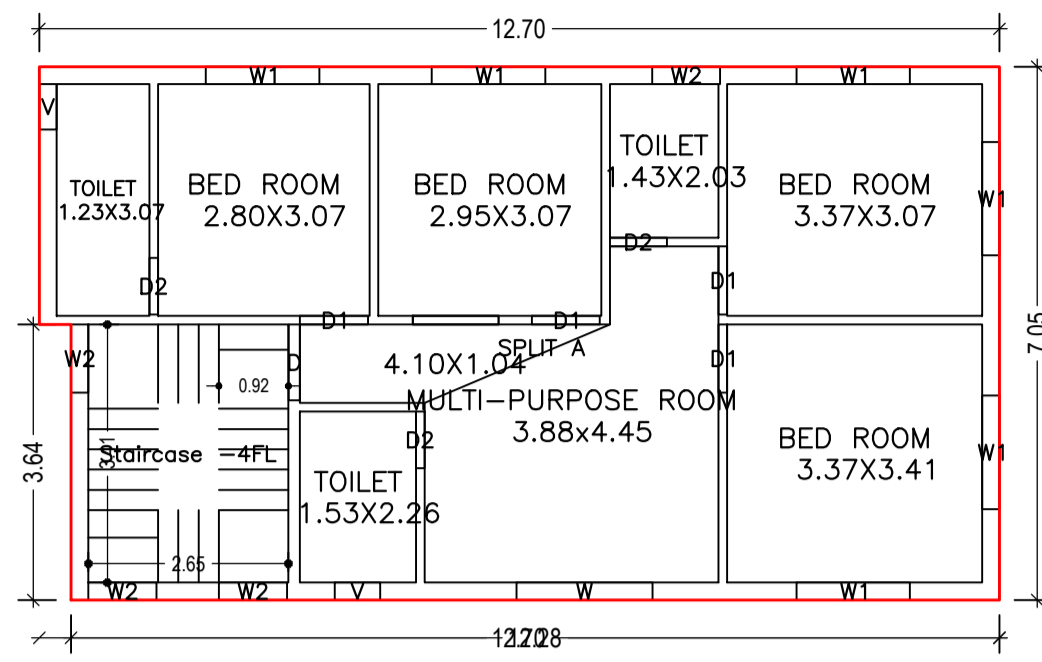
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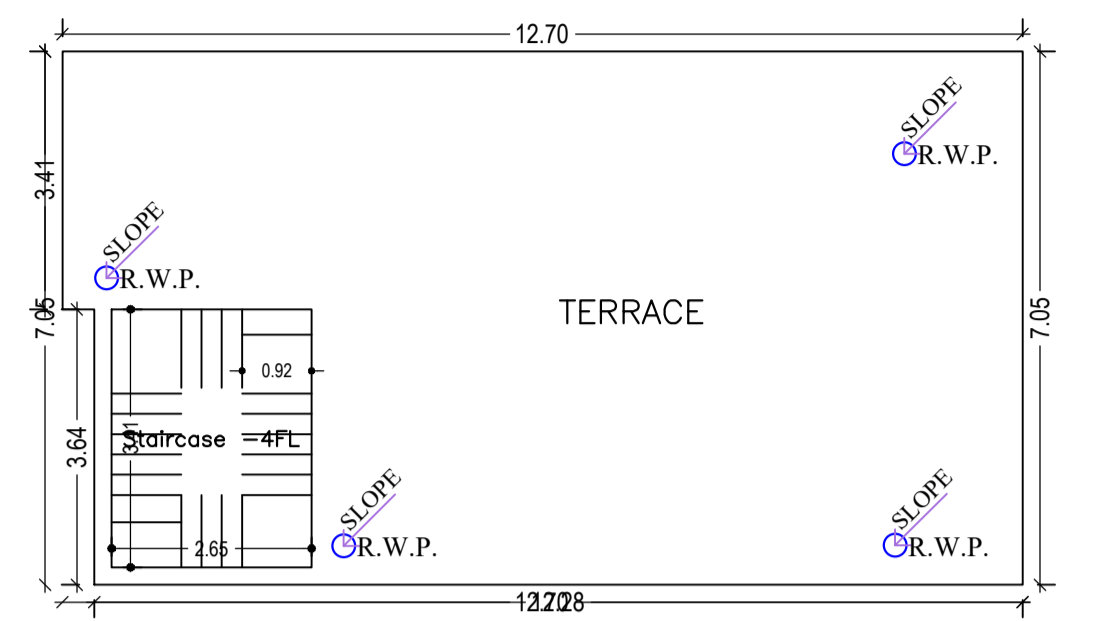
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (MD TABREZ)

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.)	Trmt (No.)
Ground Floor	88.05	13.12	74.93	74.93	74.93	01
First Floor	88.06	0.00	88.06	88.06	88.06	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	176.11	13.12	162.99	162.99	162.99	01
Total Number of Same Buildings :	1					
Total :	176.11	13.12	162.99	162.99	162.99	01

SCHEDULE OF DOOR:

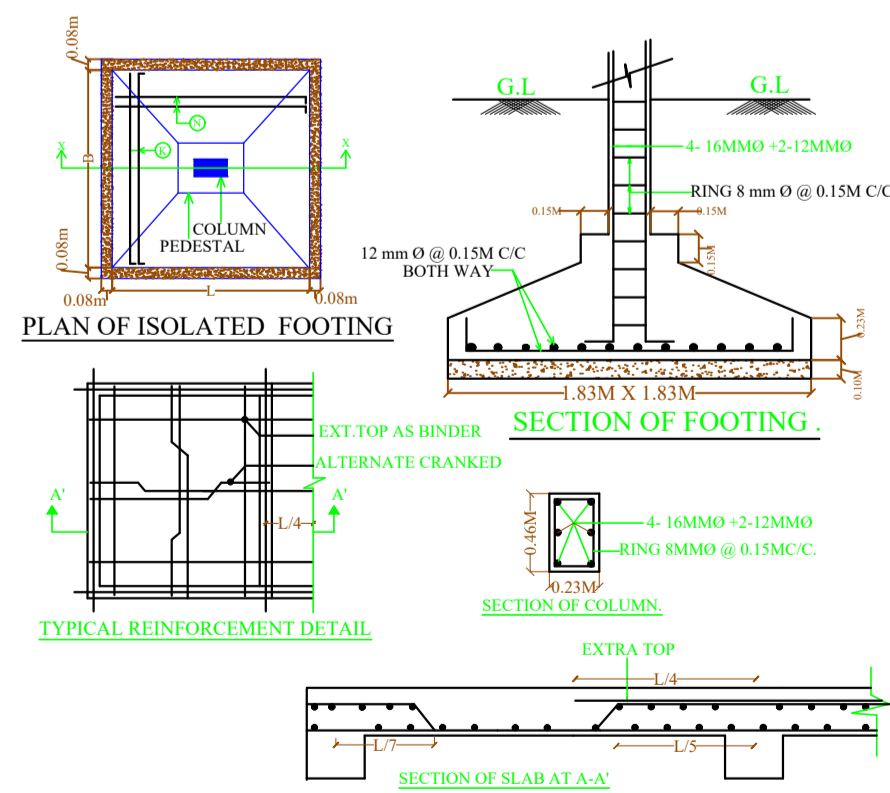
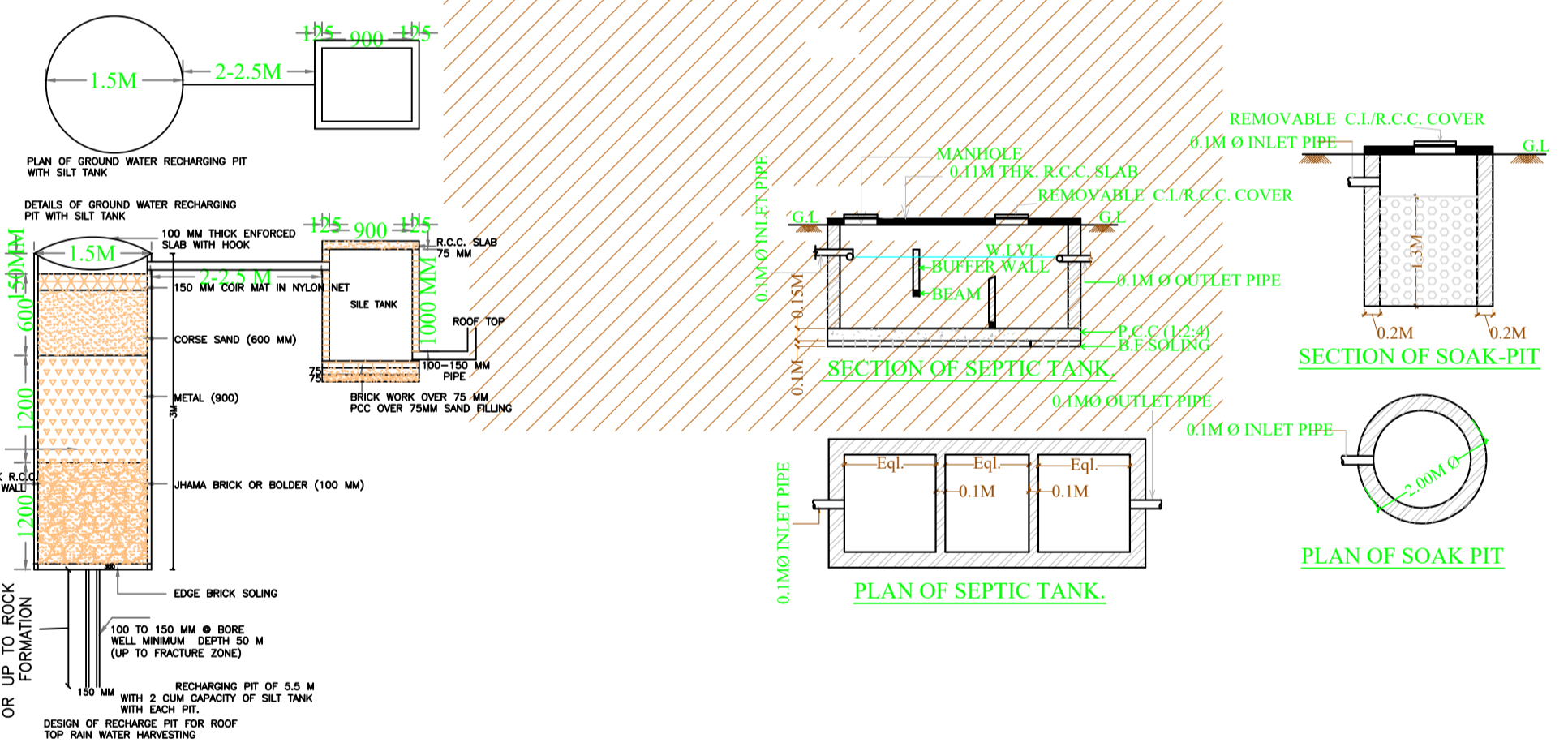
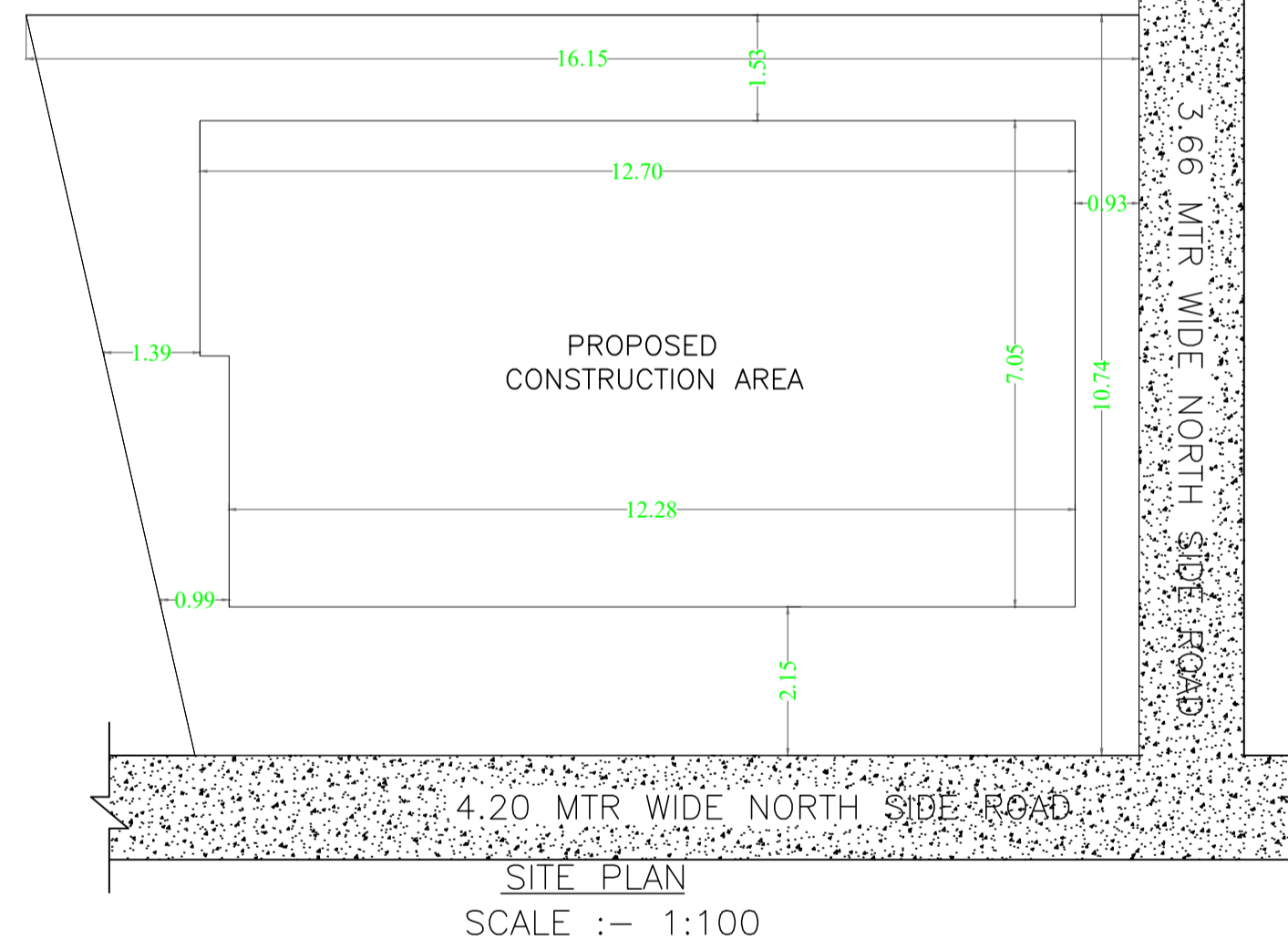
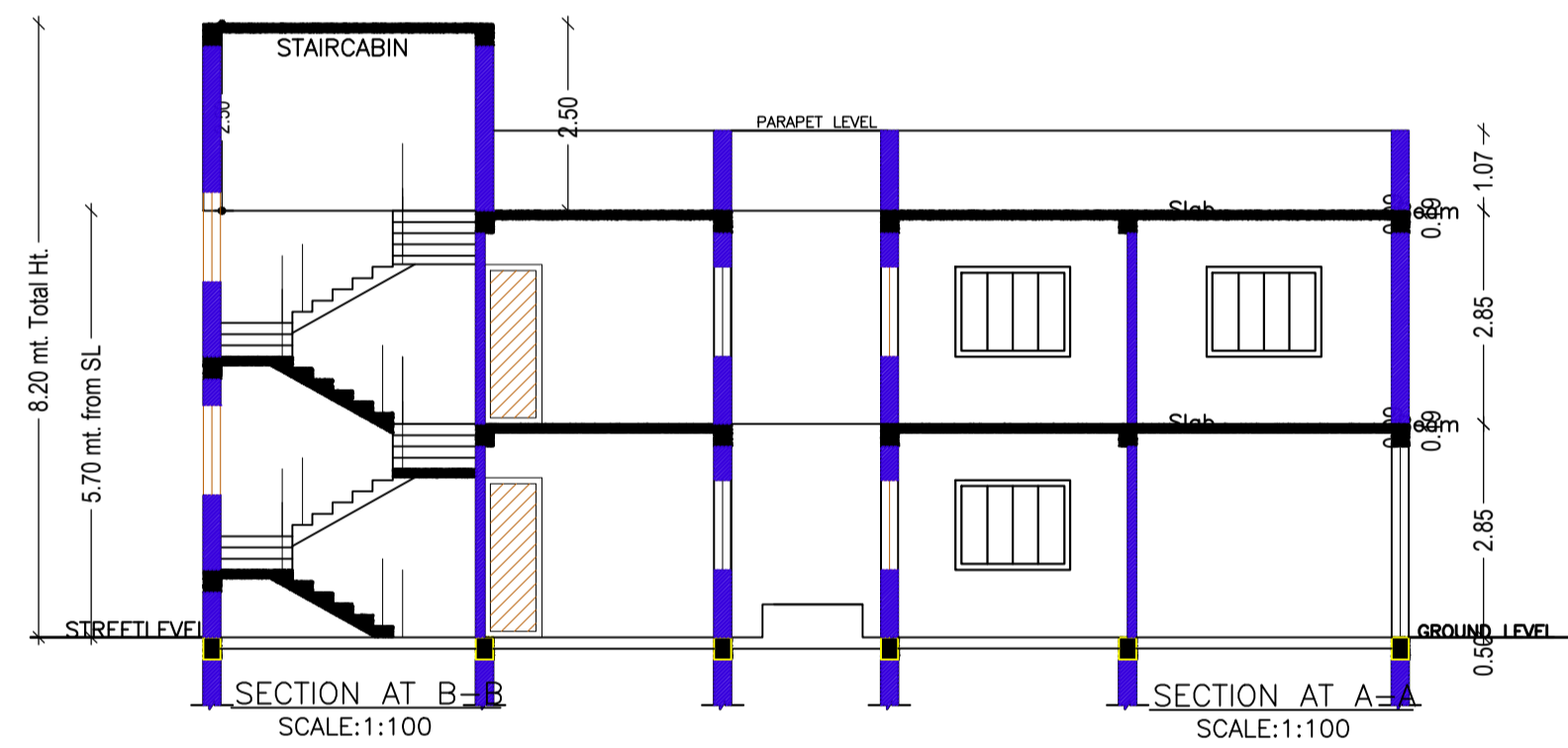
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD TABREZ)	D2	0.75	2.13	07
A (MD TABREZ)	D0	0.75	2.13	01
A (MD TABREZ)	D1	0.90	2.13	07
A (MD TABREZ)	D	1.00	2.13	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MD TABREZ)	V	0.60	2.70	04
A (MD TABREZ)	W2	0.90	2.70	08
A (MD TABREZ)	W1	1.50	2.70	10
A (MD TABREZ)	W	1.80	2.70	02

UnitBUA Table for Building :A (MD TABREZ)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	126.42	126.17	7	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	126.42	126.17	15	1



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KHUSHBU ANSARI PNPC/ENG/0001/2024			