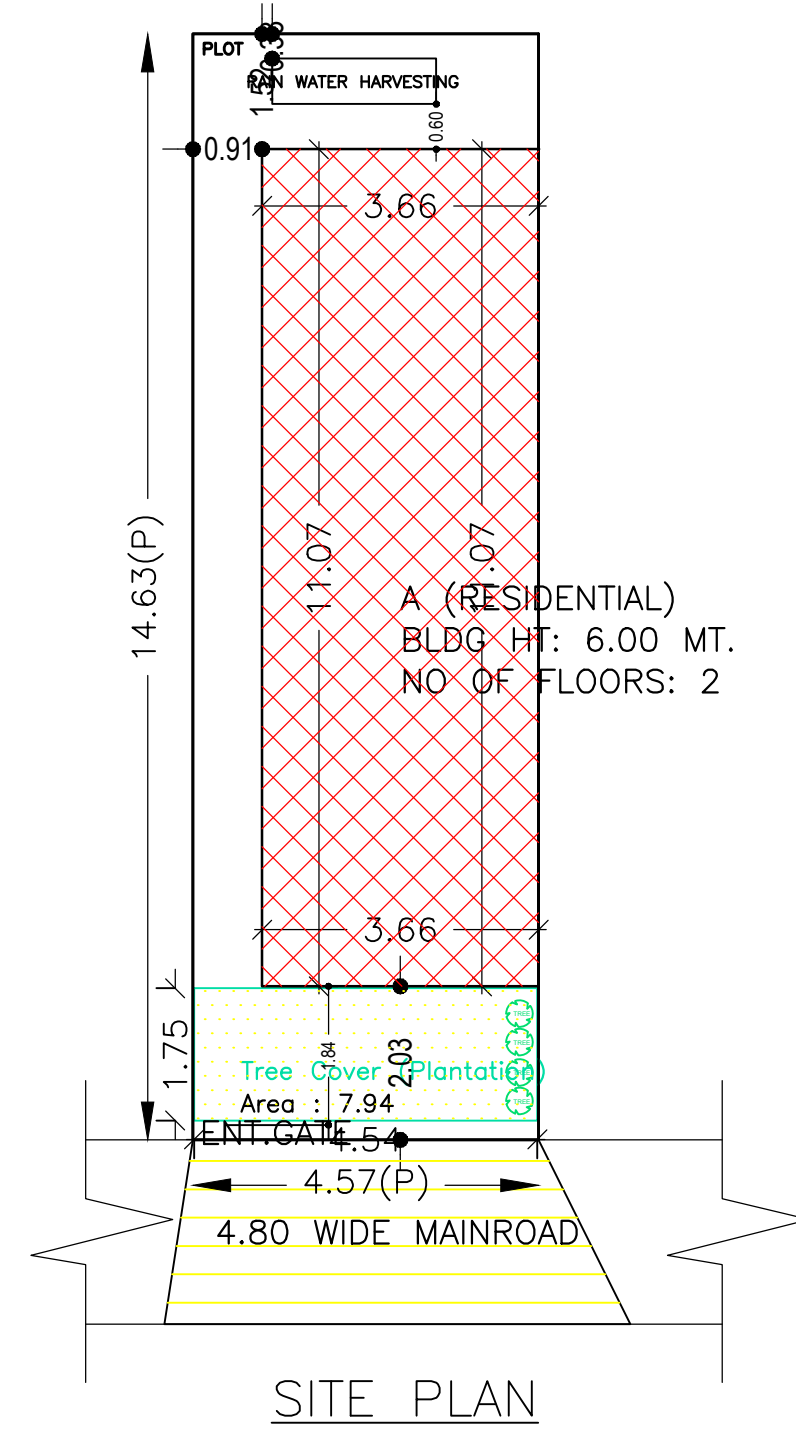


Proposal Basic Information	
Proposal File No.	PNPC/BP/0008/W04/2024
Owner Name	PAWAN KUMAR SAH
Khata No	588
Plot No	1321
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

SITE PLAN



AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO.: 1.0.68
		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
District: PAKUR	Plot Nearby/ReligiousStructure: NA	
Authority: PAKUR NAGAR PARISHAD	Plot/SubPlot No: 1321	
Inward No: PNP/0008/W04/2024	North: Plot No. - PART OF PLOT	
Application Type: General Proposal	South: Plot No. - PART OF PLOT	
Project Type: Building Permission	East: Road Width - 4.80	
Nature of Development Area: New	West: Plot No. - PART OF PLOT	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	66.89
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	66.89
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		7.94
Total		7.94
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	58.95
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	66.89
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	66.89
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		46.82
Proposed Coverage Area (60.56 %)		40.51
Total Prop. Coverage Area (60.56 %)		40.51
Balance coverage area (9.43 %)		6.31
FAR CHECK		
Perm. FAR Area (1.800)		120.40
Total Perm. FAR area		120.40
Residential FAR		81.01
Proposed FAR Area		81.01
Total Proposed FAR Area		81.01
Consumed FAR (Factor)		1.21
Balance FAR Area		39.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		81.02
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	PAWAN KUMAR 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 A (RESIDENTIAL)		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	40.51	40.51	40.51	40.51
First Floor	40.51	40.51	40.51	40.51
Terrace Floor	0.00	0.00	0.00	0.00
Total :	81.02	81.02	81.02	81.02

Building USE/SUBUSE Details

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

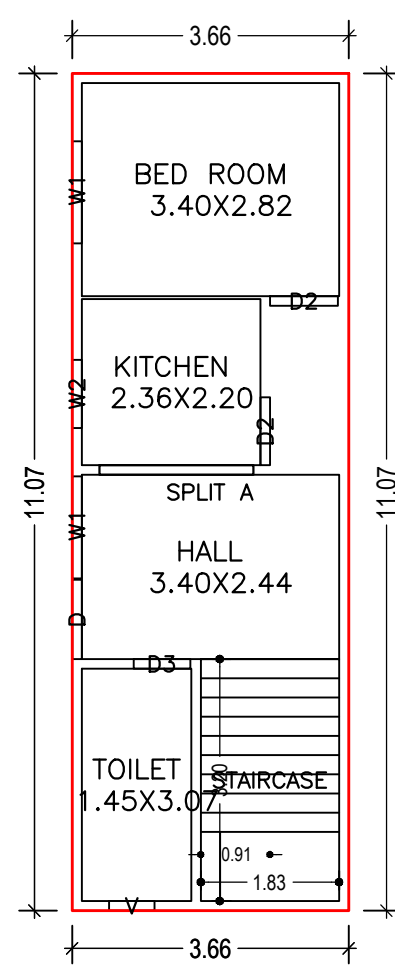
FAR & Tenement Details (Table 4c-1)

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 (RESIDENTIAL)	1	81.02	81.02	81.02	81.02	01
Grand Total :	1	81.02	81.02	81.02	81.02	01

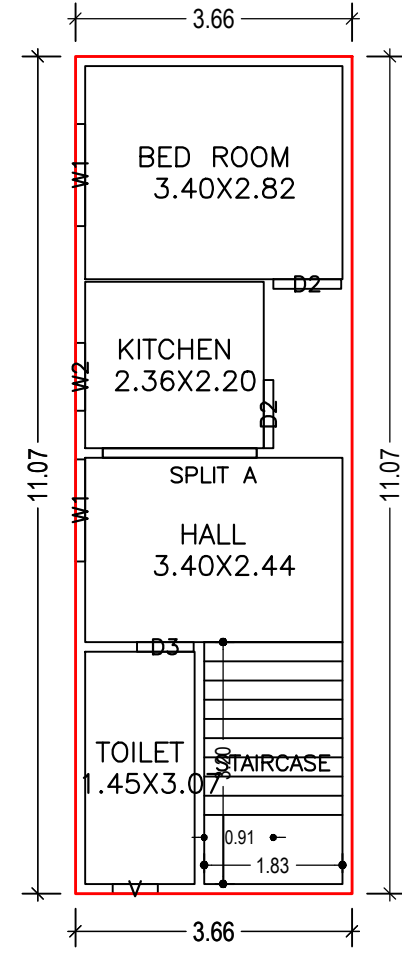
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			

Proposal Basic Information

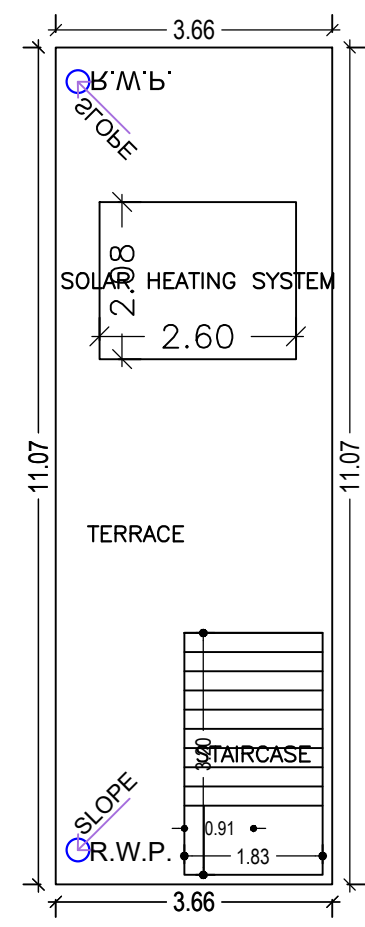
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Owner Name	PAWAN KUMAR SAH
Khata No	588
Plot No	1321
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (RESIDENTIAL)

Floor Name	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.)
Ground Floor	40.51	40.51	40.51	40.51	01
First Floor	40.51	40.51	40.51	40.51	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	81.02	81.02	81.02	81.02	01
Total Number of Same Buildings :	1				
Total :	81.02	81.02	81.02	81.02	01

UnitBUA Table for Building :A (RESIDENTIAL)

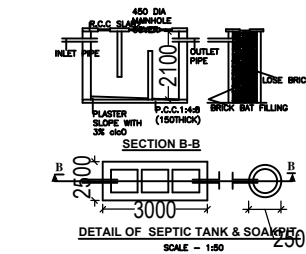
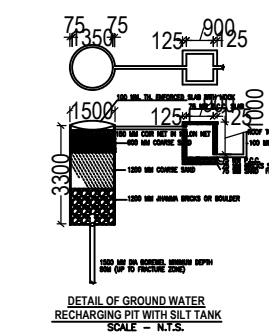
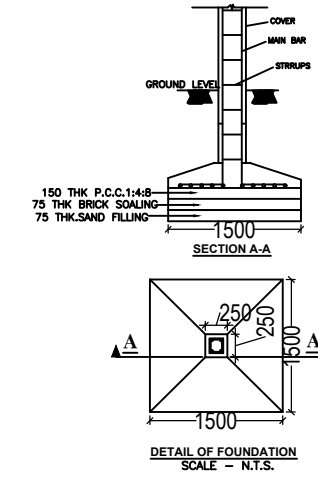
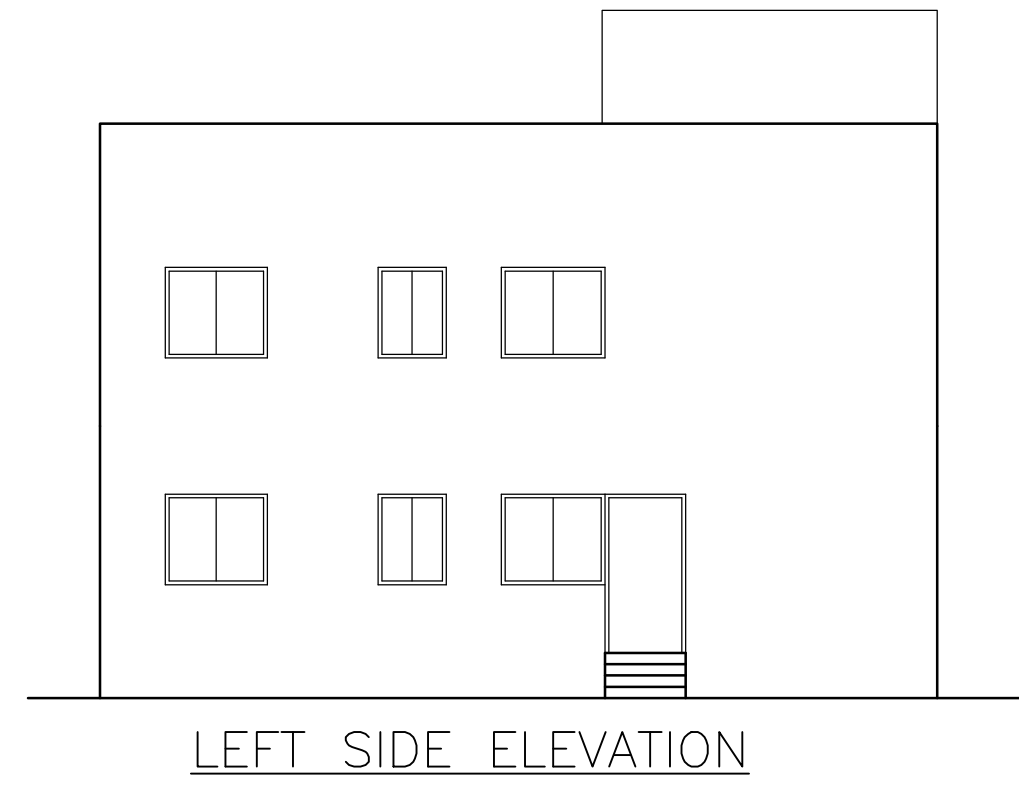
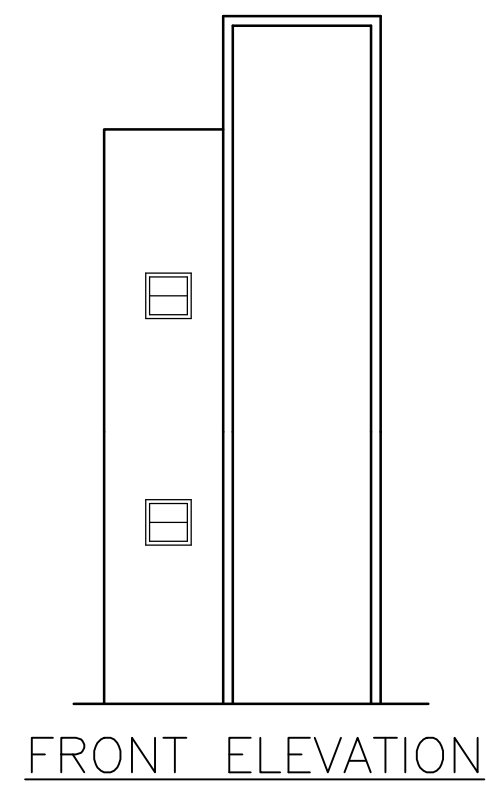
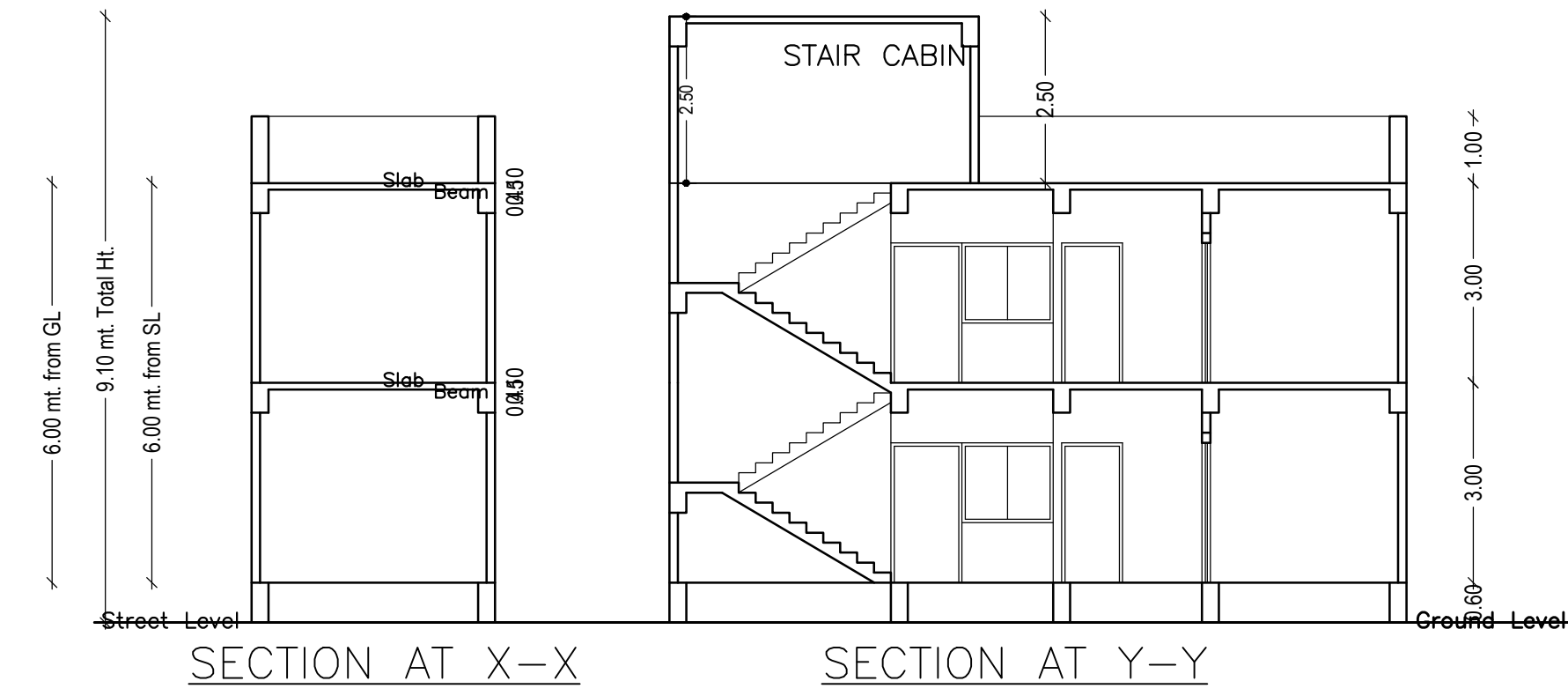
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	81.01	80.49	4	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	4	0
Total:	-	-	81.01	80.49	8	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	02
A (RESIDENTIAL)	D2	0.90	2.10	04
A (RESIDENTIAL)	D	1.05	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	02
A (RESIDENTIAL)	W2	0.90	1.20	02
A (RESIDENTIAL)	W1	1.35	1.20	04



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