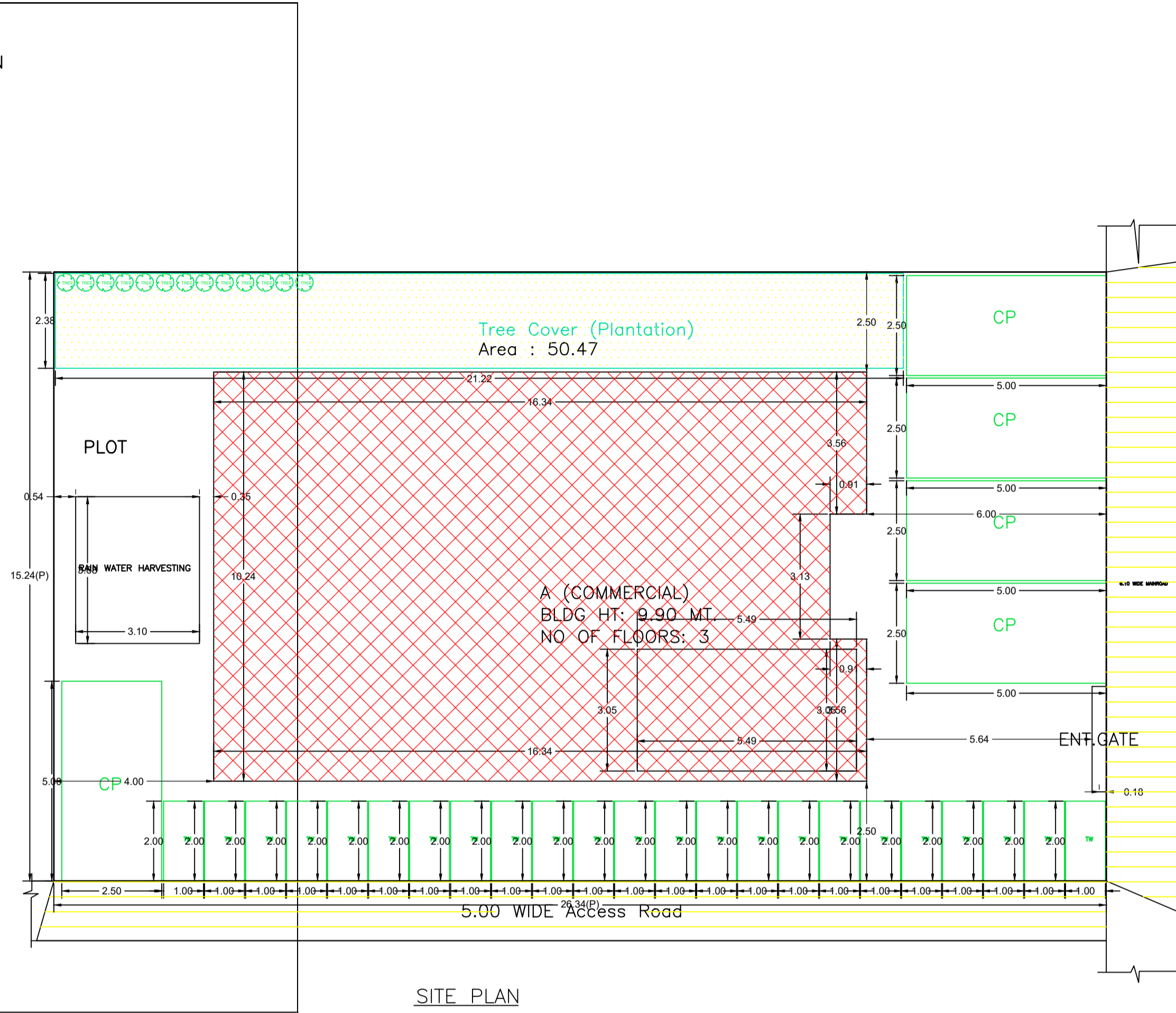


Proposal Basic Information	
Proposal File No.	PNPC/BP/0019/W02/2024
Owner Name	SMT MANJU UPADHAY AND PRANAB KUMAR UPADHAYAY
Khata No	58/7
Plot No	99
Village Name	Pakur
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO. : 1.0.71
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	PlotNearbyReligiousStructure: NA	
Inward No: PNP/0019/W02/2024	Plot/SubPlot No: 99	
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: Road Width - 3.6	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	401.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	401.42
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		50.47
Total		50.47
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	350.95
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	401.42
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	401.42
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		200.71
Proposed Coverage Area (36.80 %)		147.74
Total Prop. Coverage Area (36.8 %)		147.74
Balance coverage area (13.20 %)		52.97
FAR CHECK		
Perm. FAR Area (2.000)		802.84
Total Perm. FAR area		802.84
Commercial FAR		443.21
Proposed FAR Area		443.21
Total Proposed FAR Area		443.21
Consumed FAR (Factor)		1.10
Balance FAR Area		359.63
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		493.38
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT MANJU UPADHAYAY AND PRANAB KUMAR UPADHAYAY	
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)	Light Blue
EXISTING (To be demolished)	Orange

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	164.46	147.74	164.46	147.74
First Floor	164.46	147.74	164.46	147.74
Second Floor	164.46	147.74	164.46	147.74
Terrace Floor	0.00	0.00	0.00	0.00
Total :	493.38	443.22	493.38	443.22



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	Comm FAR	Commercial	Commercial Bldg
				FIRST FLOOR PLAN	Commercial	Commercial Bldg	COMM FAR	Commercial	Commercial Bldg
				SECOND 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 Bldg	Commercial Bldg	>0	200	393.04	1	2	-	-
			>0	200	393.04	-	-	1	5
Total :			-	-	-	-	2	5	5

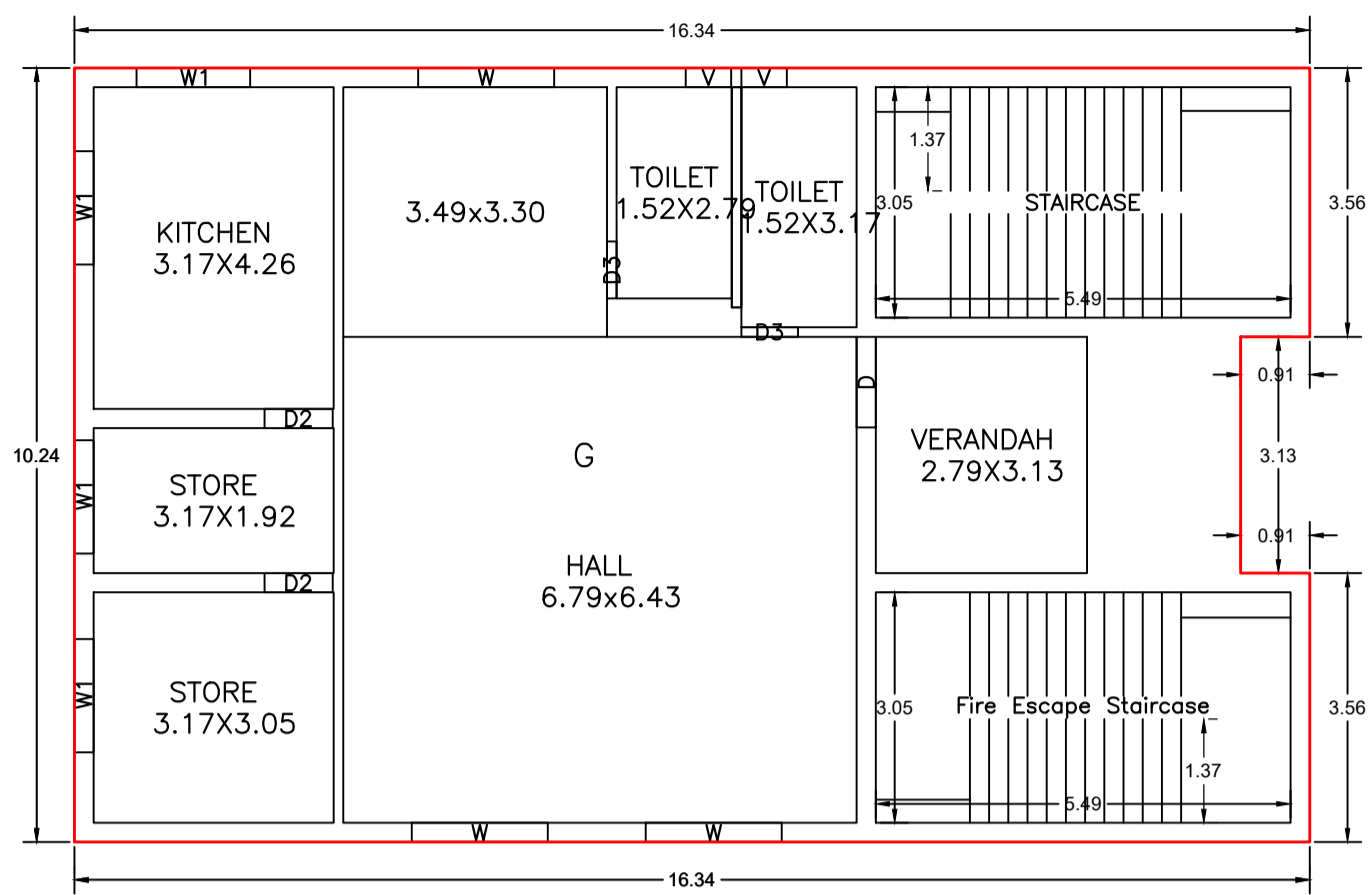
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Total Car	2	25.00	5	62.50
TwoWheeler	-	-	23	46.00
Total TwoWheeler	5	10.00	23	46.00
Total		35.00		154.50

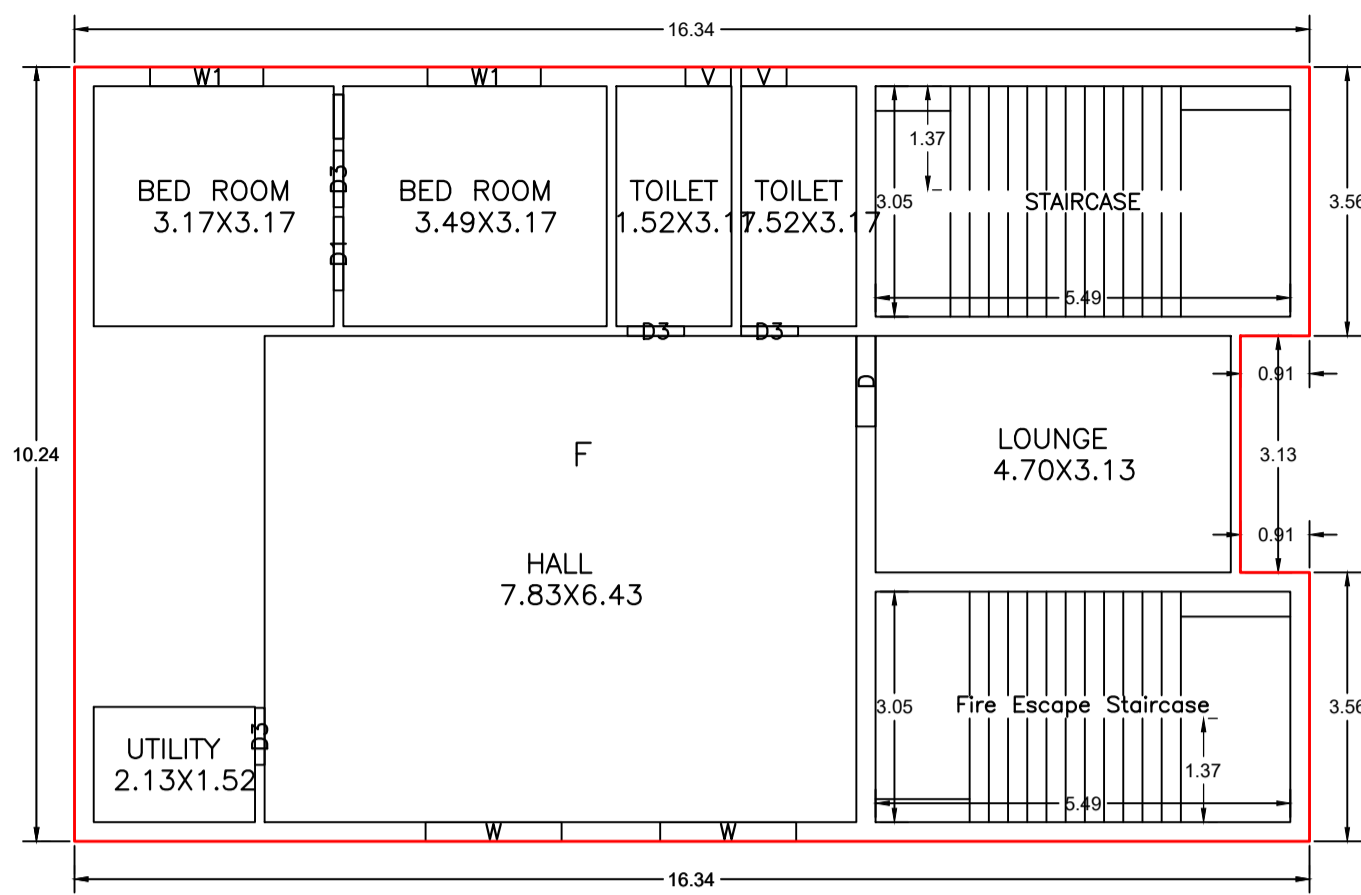
FAR & Tenement Details (Table 4c-1)

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.)
A (COMMERCIAL)	1	493.38	50.16	443.21	443.22	443.22	03
Grand Total :	1	493.38	50.16	443.21	443.22	443.22	03

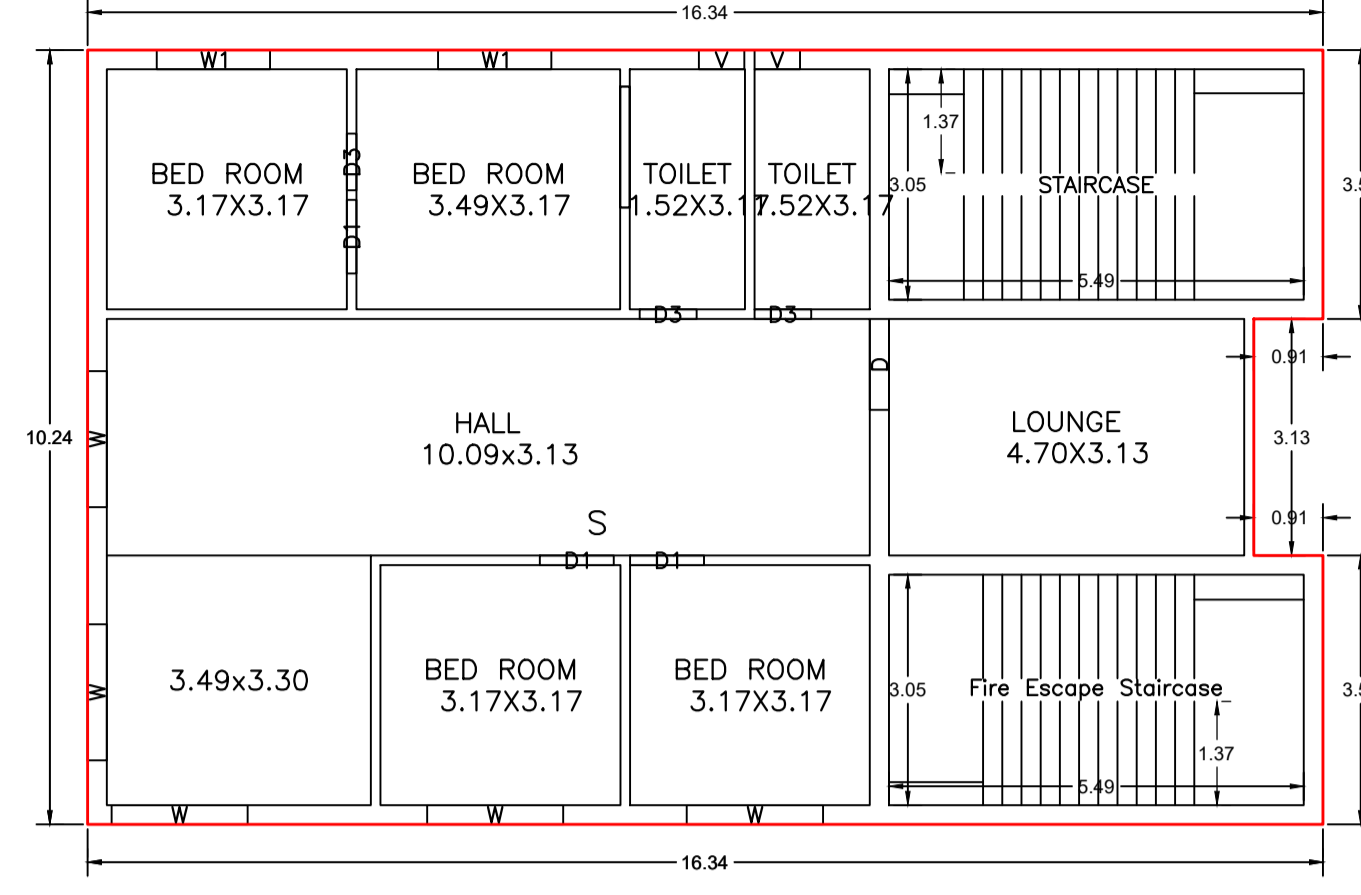
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Navin Kumar Mandal PNPC/ENG/0004/2019			



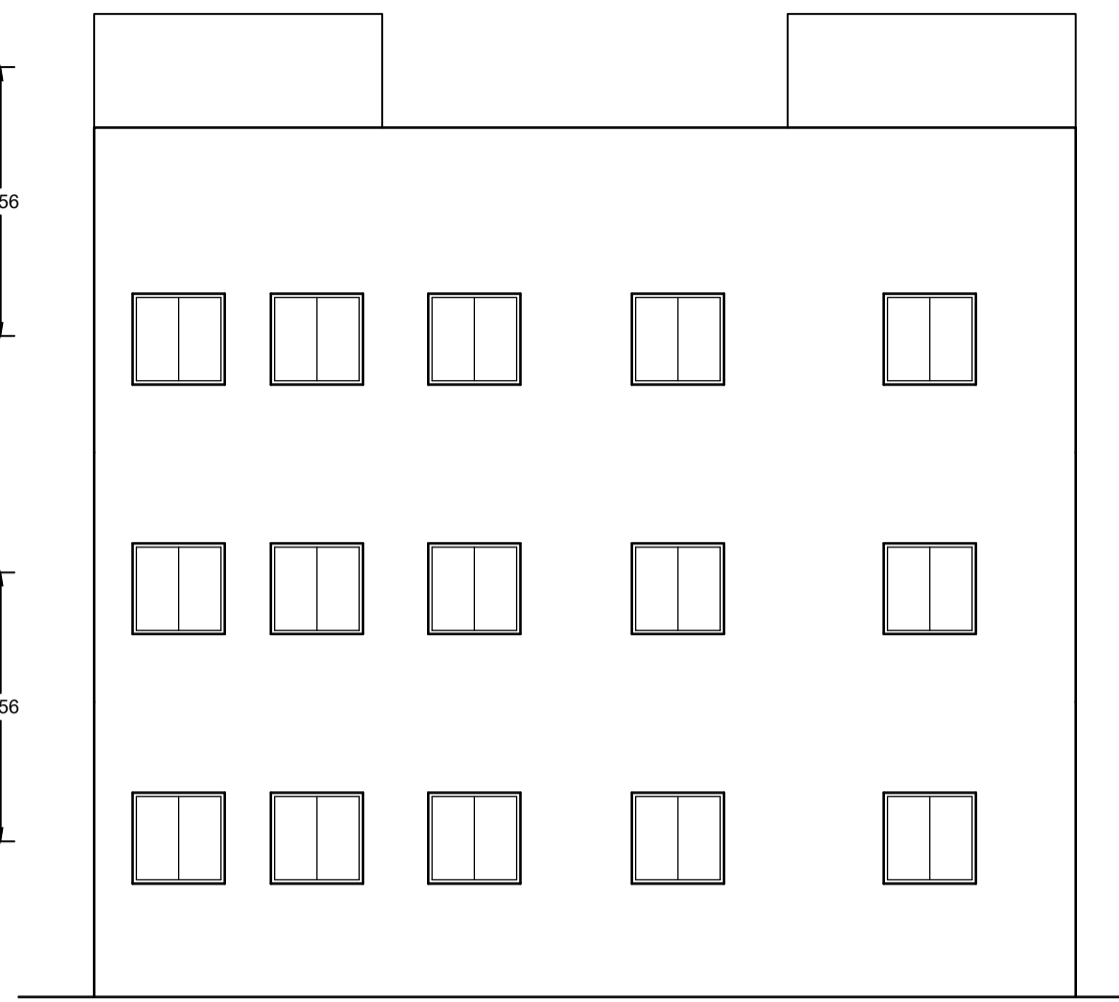
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



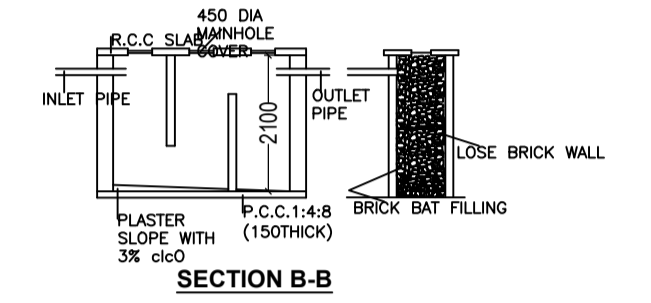
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



RIGHT SIDE ELEVATION

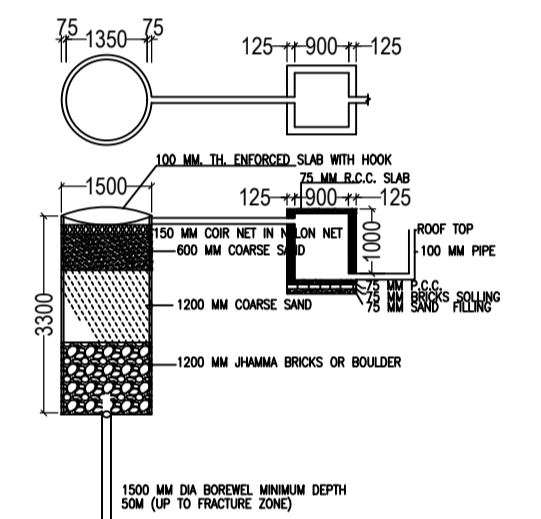
Proposal Basic Information

Proposal File No.	PNPC/BP/0019/W02/2024
Owner Name	SMT MANJU UPADHAY AND PRANAB KUMAR UPADHAY
Khata No.	58/7
Plot No.	99
Village Name	Pakur
Use	Commercial
SubUse	Commercial Bldg



SECTION B-B

DETAIL OF SEPTIC TANK & SOAKPIT (SCALE = 1:50)



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK (SCALE = N.T.S.)

Building :A (COMMERCIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		StairCase	Commercial			
Ground Floor	164.46	16.72	147.74	147.74	147.74	01
First Floor	164.46	16.72	147.74	147.74	147.74	01
Second Floor	164.46	16.72	147.74	147.74	147.74	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	493.38	50.16	443.21	443.22	443.22	03
Total Number of Same Buildings :	1					
Total :	493.38	50.16	443.21	443.22	443.22	03

SCHEDULE OF DOOR:

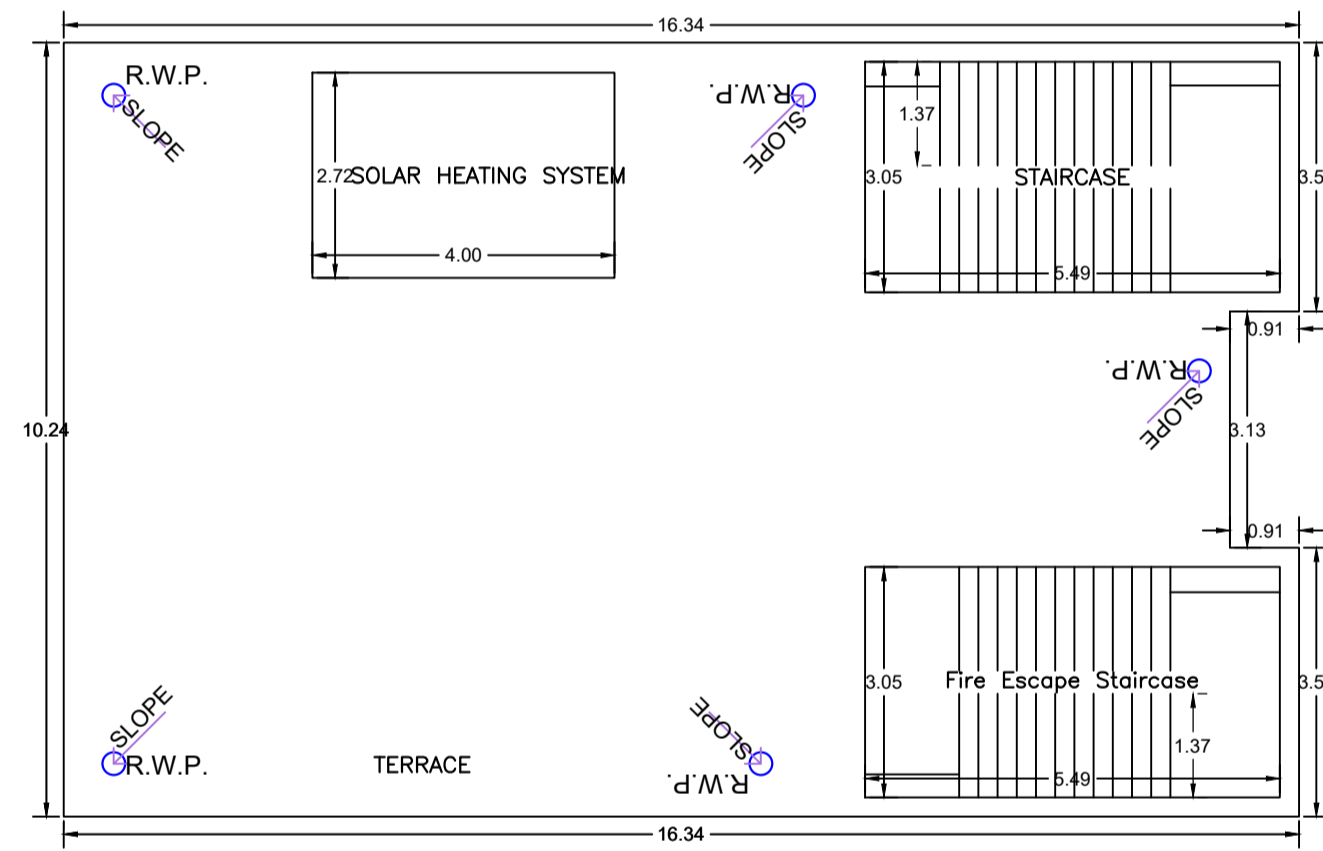
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	D3	0.75	2.10	09
A (COMMERCIAL)	D2	0.90	2.10	02
A (COMMERCIAL)	D1	0.98	2.10	04
A (COMMERCIAL)	D	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

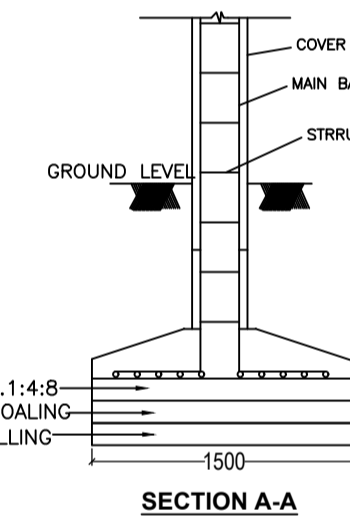
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	V	0.60	1.20	06
A (COMMERCIAL)	W1	1.50	1.20	08
A (COMMERCIAL)	W	1.80	1.20	10

UnitBUA Table for Building :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G	SHOP	164.46	164.09	7	1
FIRST FLOOR PLAN	F	SHOP	164.46	164.39	7	1
SECOND FLOOR PLAN	S	SHOP	164.46	164.26	8	1
Total:	-	-	493.38	492.74	22	3

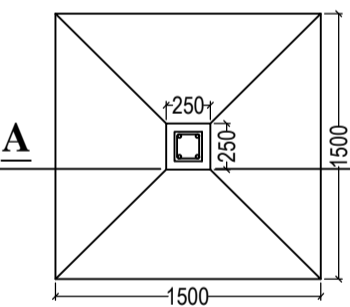


TERRACE FLOOR PLAN (SCALE 1:100)

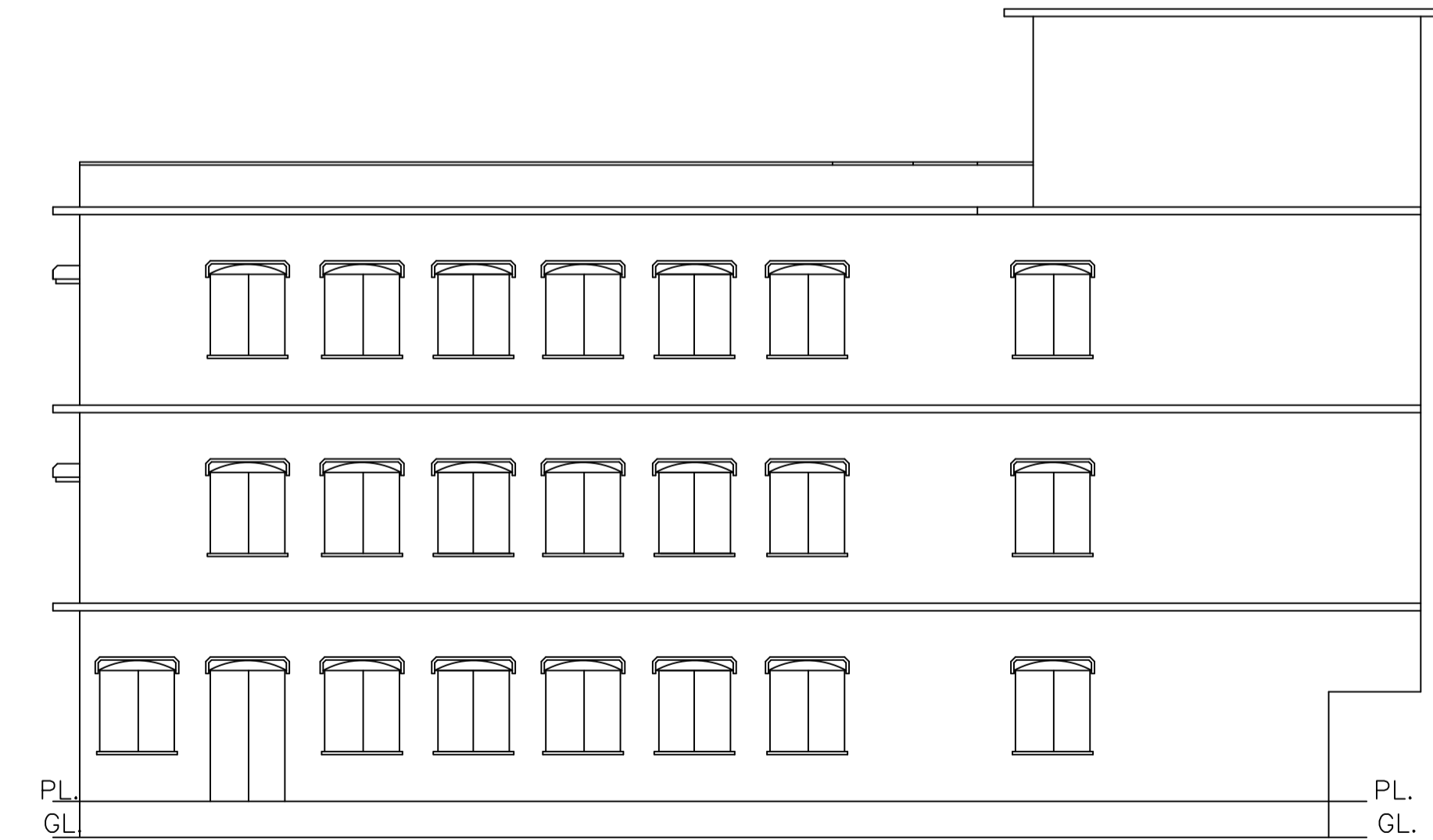


SECTION A-A

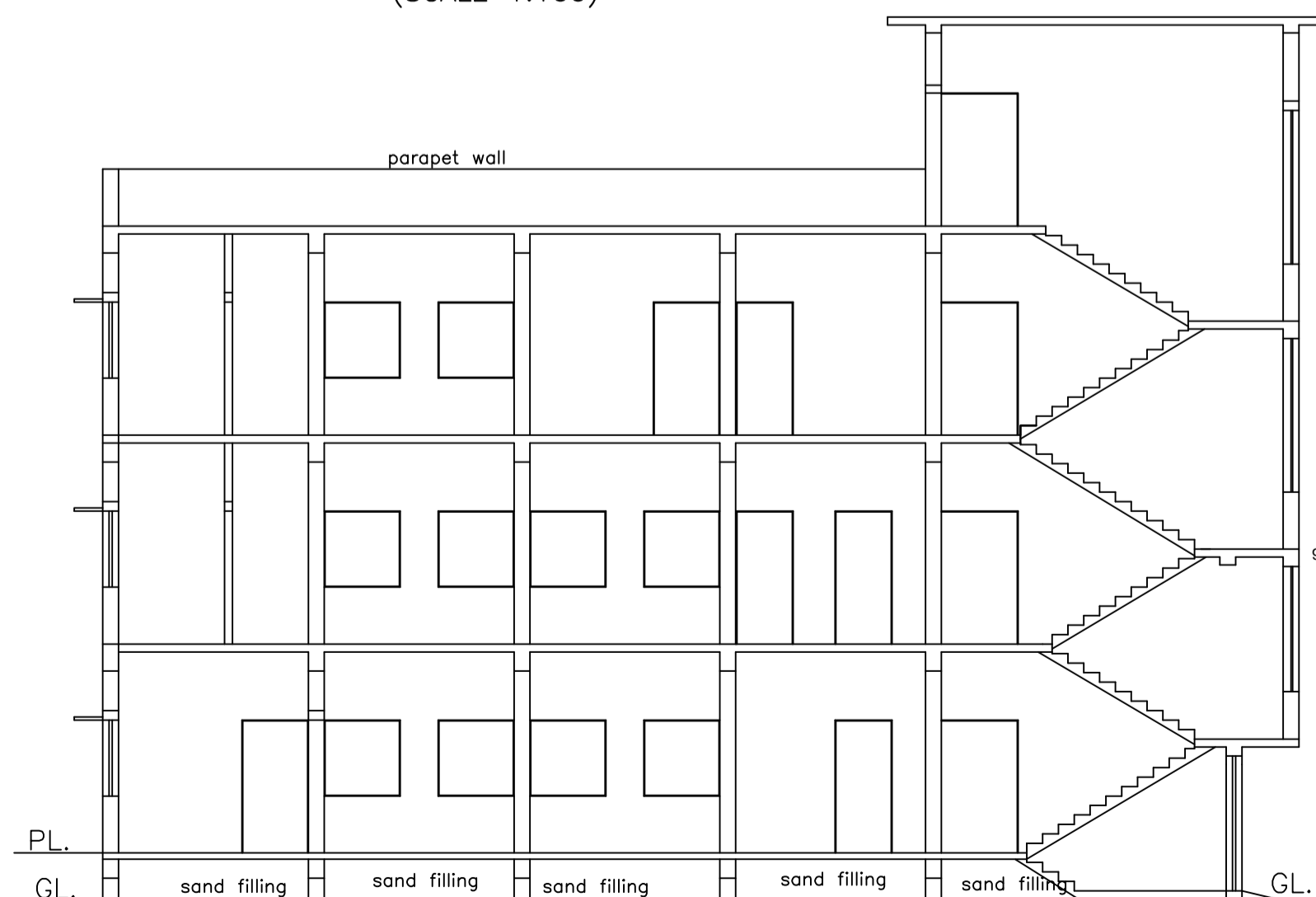
150 THK P.C.C.1:4:8
75 THK BRICK SOALING
75 THK SAND FILLING



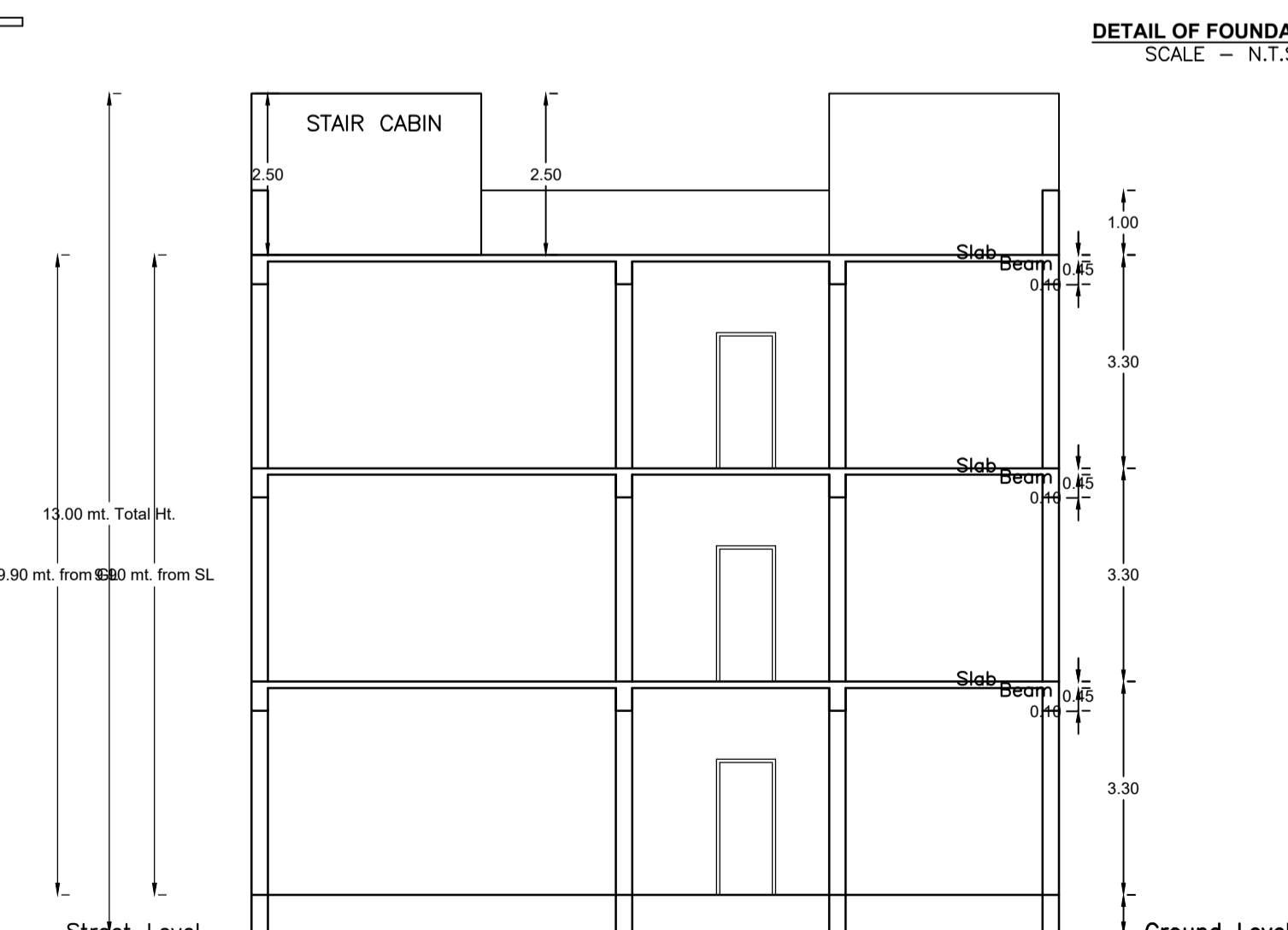
DETAIL OF FOUNDATION (SCALE = N.T.S.)



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			