

SITE PLAN

AREA STATEMENT PAKUR	VERSION NO. - 1.0.72
NAGAR PARISHAD	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/ReligiousStructure: NA
Inward_No: PNPC/BI/0024/W04/2024	Plot/SubPlot No: 1342
Application Type: General Proposal	North: Road Width - 4.5
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: Plot No. - PART OF PLOT
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
	133.76
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	17.90
Total	17.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)
	115.86
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)
	133.76
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)
	133.76
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	93.63
Proposed Coverage Area (66.58 %)	89.06
Total Prop. Coverage Area (66.58 %)	89.06
Balance coverage area (3.42 %)	4.57
FAR CHECK	
Perm. FAR Area (1.500)	200.64
Total Perm. FAR area	200.64
Residential FAR	267.17
Proposed FAR Area	267.17
Total Proposed FAR Area	267.17
Consumed FAR (Factor)	2.00
Balance FAR Area	-66.53
Total Paid Proposed FAR Area	66.53
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	267.18
ARCHITECT (Regd)	Navin Kumar Mandal
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	BIRBAL SAH
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 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	89.06	89.06	89.06	89.06
First Floor	89.06	89.06	89.06	89.06
Second Floor	89.06	89.06	89.06	89.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	267.18	267.18	267.18	267.18

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 (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	RESI FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TYPICAL - 1. 2 FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	RESI FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Resi.			
A (RESIDENTIAL)	1	267.18	267.18	267.18	267.18	01
Grand Total :	1	267.18	267.18	267.18	267.18	01

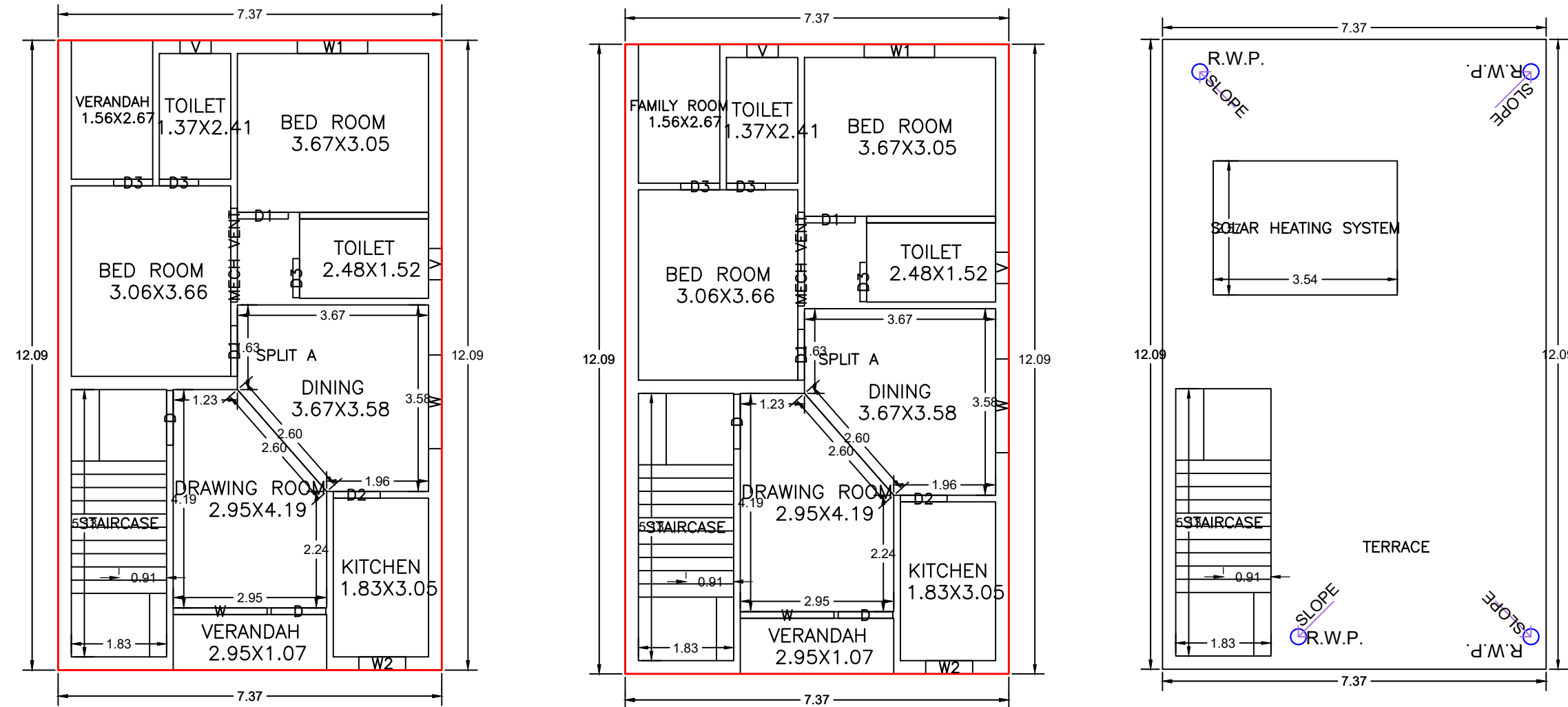
Proposal Basic Information

Proposal File No.	PNPC/BI/0024/W04/2024
Owner Name	BIRBAL SAH
Khata No	203
Plot No	1342
Village Name	Pakur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

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

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

TYPICAL - 1-2 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	89.06	89.06	89.06	89.06	01
First Floor	89.06	89.06	89.06	89.06	00
Second Floor	89.06	89.06	89.06	89.06	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	267.18	267.18	267.18	267.18	01
Total Number of Same Buildings :	1				
Total :	267.18	267.18	267.18	267.18	01

SCHEDULE OF DOOR:

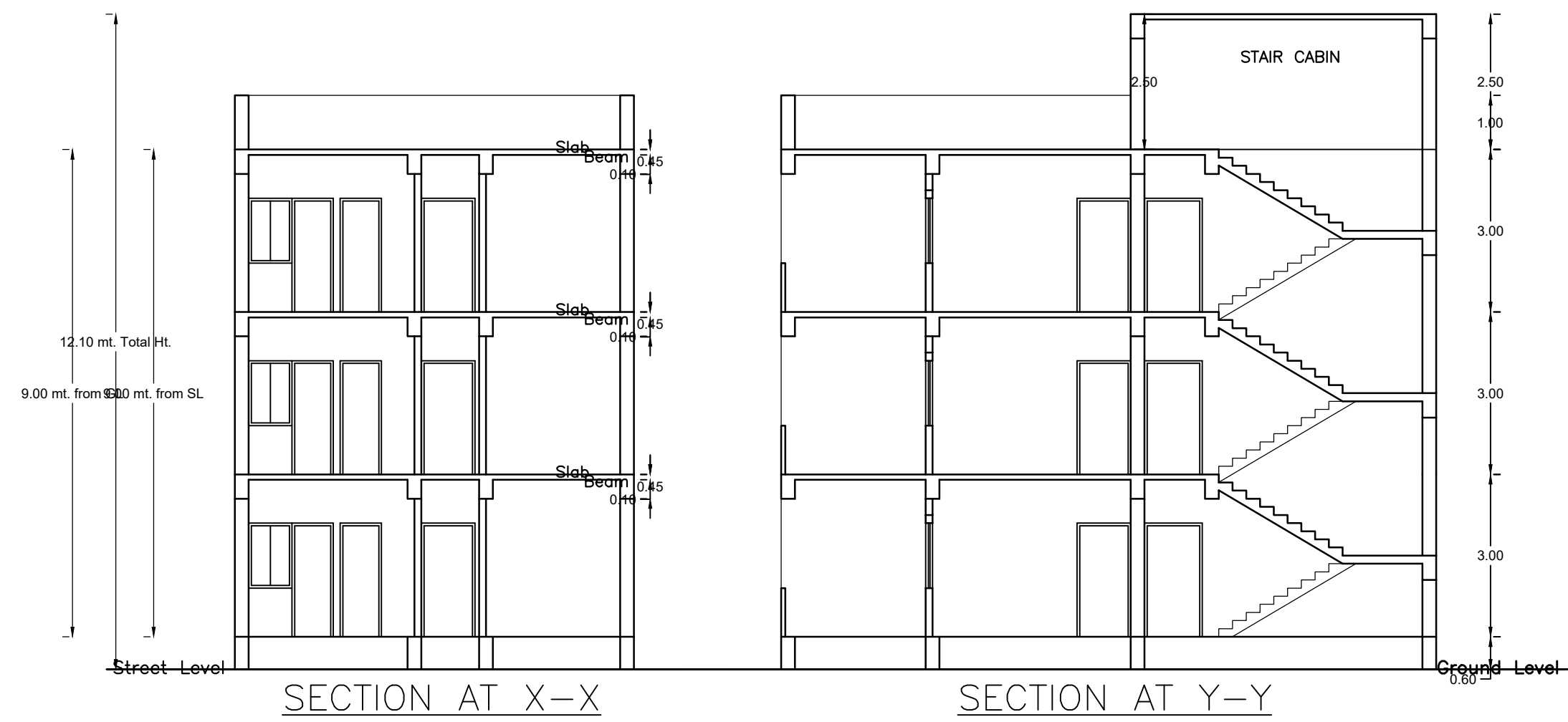
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	09
A (RESIDENTIAL)	D2	0.90	2.10	03
A (RESIDENTIAL)	D1	0.98	2.10	06
A (RESIDENTIAL)	D	1.05	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	06
A (RESIDENTIAL)	W2	0.90	1.20	03
A (RESIDENTIAL)	W1	1.35	1.20	03
A (RESIDENTIAL)	MECH VENT	1.80	1.20	03
A (RESIDENTIAL)	W	1.80	1.20	06

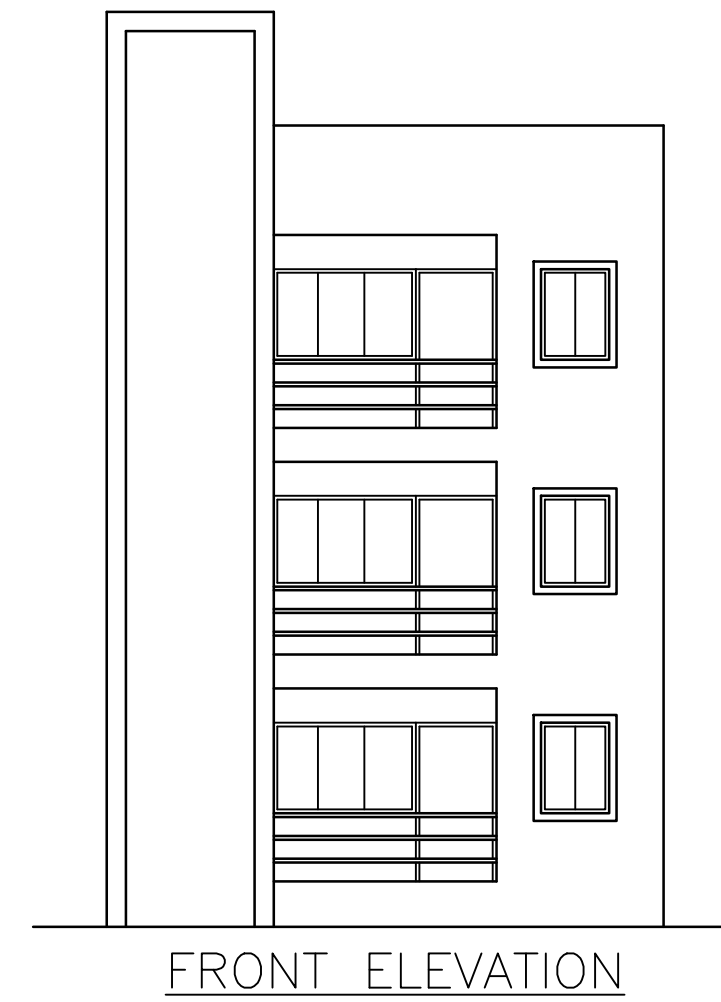
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	267.17	266.23	9	1
TYPICAL - 1-2 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	9	0
Total:	-	-	267.17	266.23	27	1

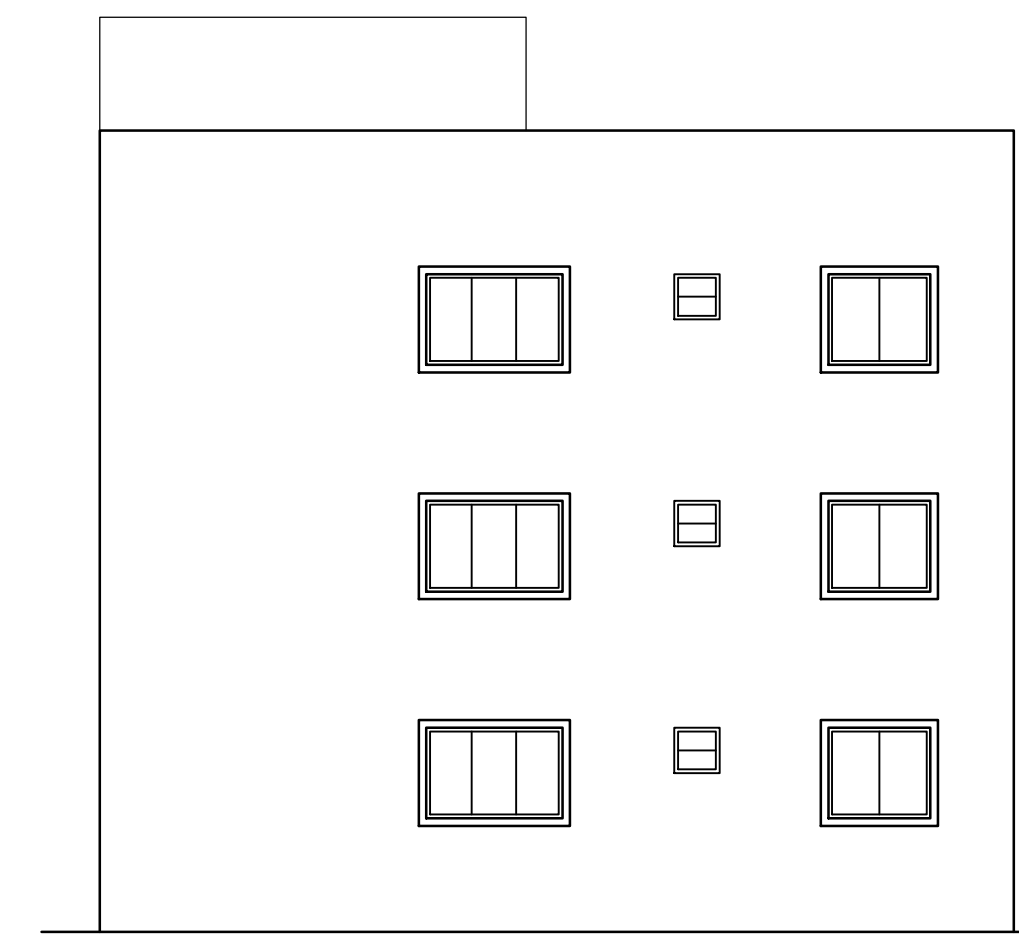


SECTION AT X-X

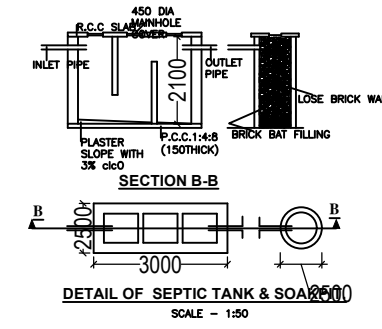
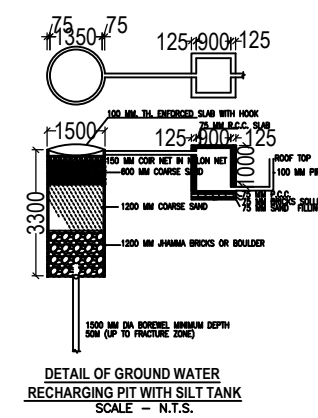
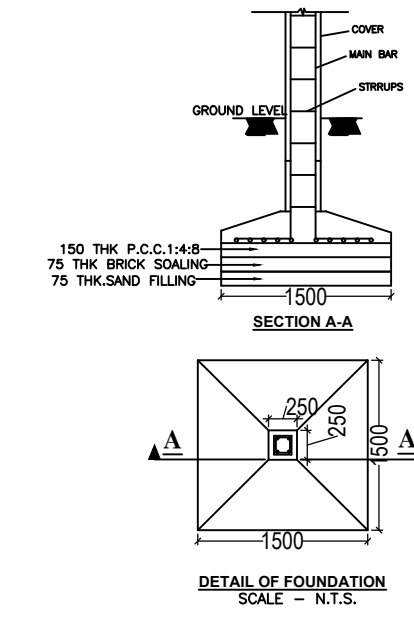
SECTION AT Y-Y



FRONT ELEVATION



RIGHT SIDE ELEVATION



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