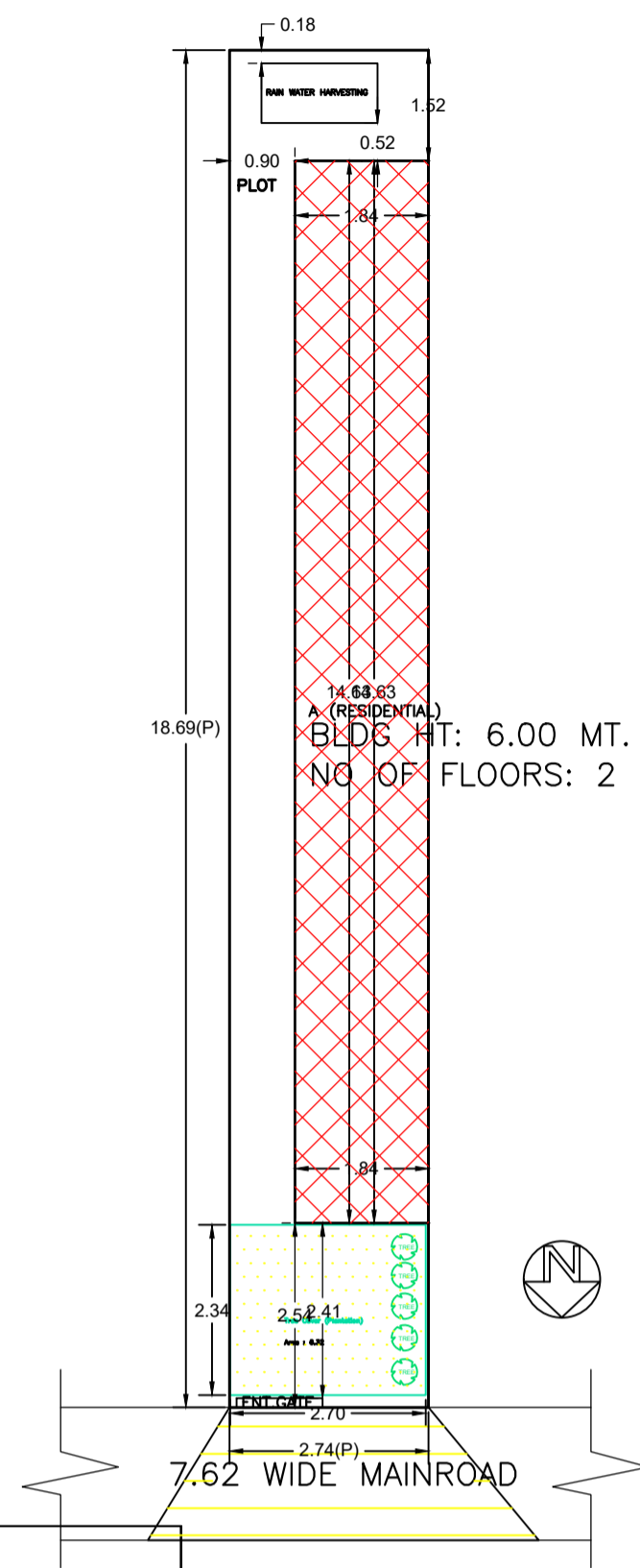


SITE PLAN



SITE PLAN

AREA STATEMENT PAKUR NAGAR PARISHAD		VERSION NO.: 1.0.70
		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	PlotNearbyReligiousStructure: NA	
Inward_No: PNPC/BP/0018/W12/2024	Plot/SubPlot No: 2611/2654,2611/2655	
Application Type: General Proposal	North: Road Width - 7.62	
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)	51.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	51.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		6.32
Total		6.32
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	44.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	51.28
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	51.28
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		35.90
Proposed Coverage Area (52.54 %)		26.94
Total Prop. Coverage Area (52.54 %)		26.94
Balance coverage area (17.47 %)		8.96
FAR CHECK		
Perm. FAR Area (2.000)		102.56
Total Perm. FAR area		102.56
Residential FAR		53.88
Proposed FAR Area		53.88
Total Proposed FAR Area		53.88
Consumed FAR (Factor)		1.05
Balance FAR Area		48.68
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		53.88
ARCHITECT (Regd)	Navin Kumar Mandal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	RAJENDRA BHAGAT	
DEVELOPMENT AUTHORITY		
	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION COMMON PLOT	Green
ROAD WIDENING AREA	Yellow
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Orange

Building USE/SUBUSE Details

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

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (RESIDENTIAL)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	26.94	26.94	26.94	26.94
First Floor	26.94	26.94	26.94	26.94
Terrace Floor	0.00	0.00	0.00	0.00
Total :	53.88	53.88	53.88	53.88

FAR & Tenement Details (Table 4c-1)

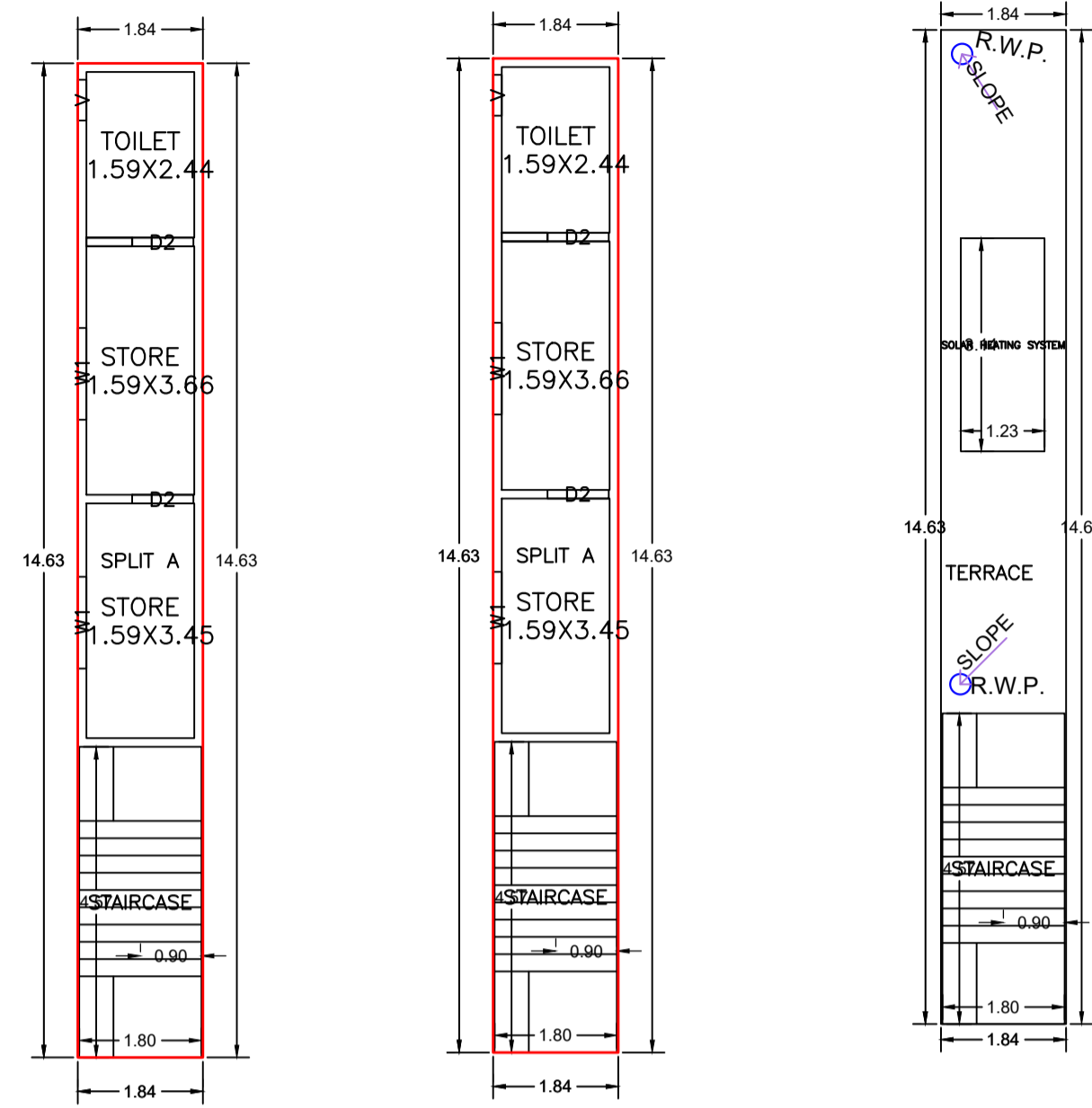
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	53.88	53.88	53.88	53.88	01
Grand Total :	1	53.88	53.88	53.88	53.88	01

Proposal Basic Information

Proposal File No.	PNPC/BP/0018/W12/2024
Owner Name	RAJENDRA BHAGAT
Khata No	175
Plot No	2611/2654,2611/2655
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			

Proposal Basic Information	
Proposal File No.	PNPC/P/0018/W/12/2024
Owner Name	RAJENDRA BHAGAT
Khata No	175
Plot No	2611/2654,2611/2655
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	26.94	26.94	26.94	26.94	01
First Floor	26.94	26.94	26.94	26.94	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	53.88	53.88	53.88	53.88	01
Total Number of Same Buildings :	1				
Total :	53.88	53.88	53.88	53.88	01

SCHEDULE OF DOOR:

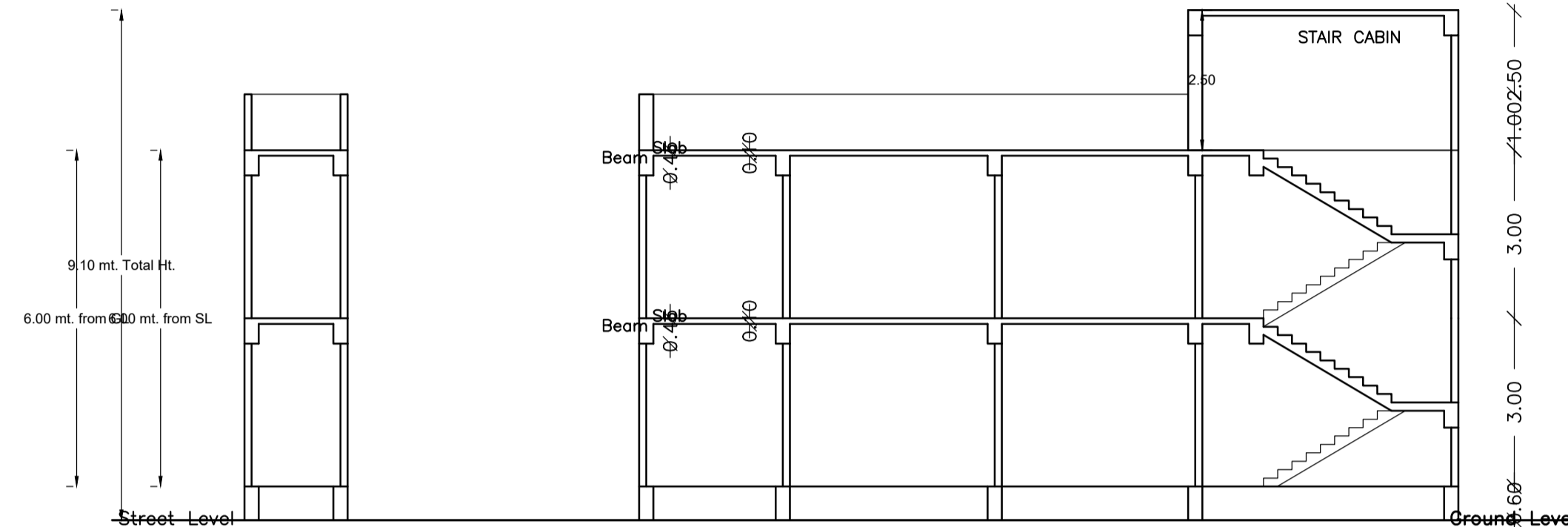
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.90	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

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

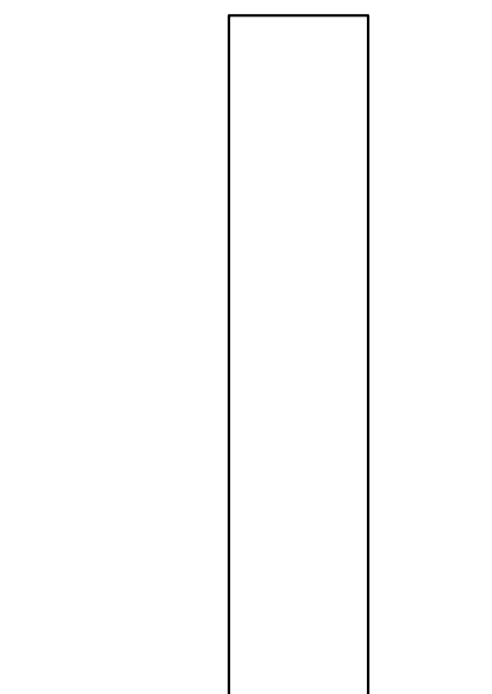
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	53.88	53.71	3	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	3	0
Total:	-	-	53.88	53.71	6	1

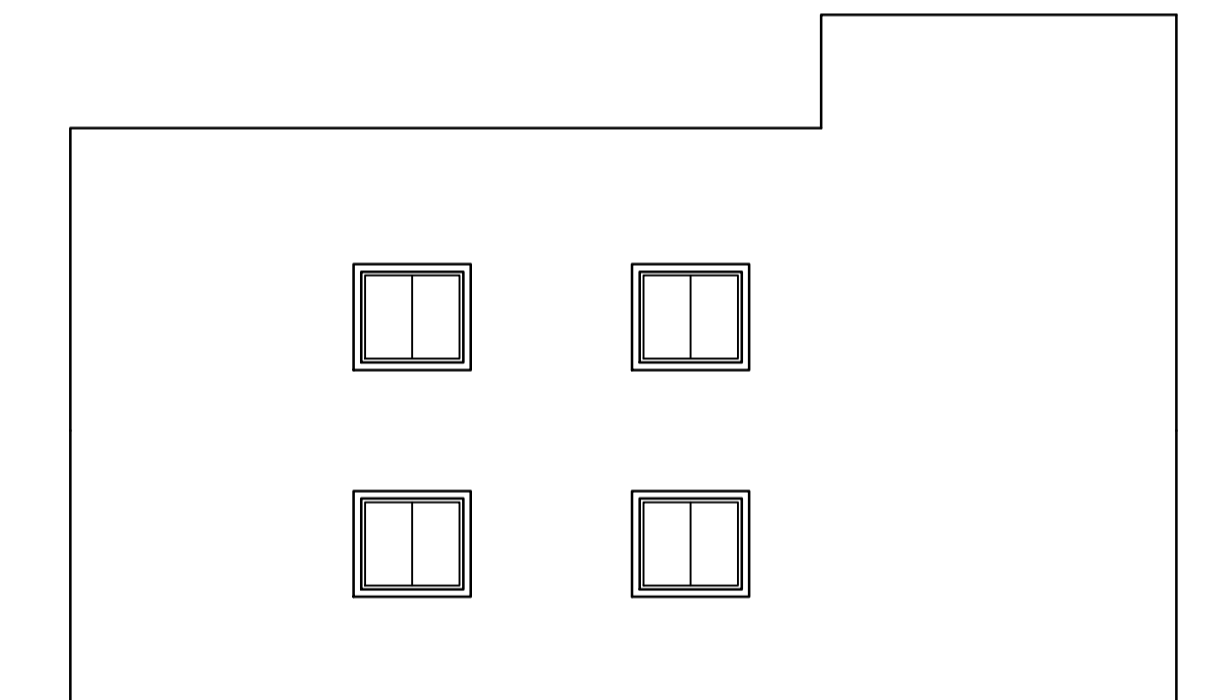


SECTION AT X-X

SECTION AT Y-Y



FRONT ELEVATION



LEFT 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			