

Proposal Basic Information	
Proposal File No.	DNP/BP/0011/W09/2024
Owner Name	DR PRAMOD KUMAR BARNWAL AND RAKESH ROSHAN
Khata No	13/4,13/4/1
Plot No	578, 2196
Village Name	Dumka Town
Use	Residential
SubUse	ResiComm Bldg

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESICOMM)		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	315.62	102.72	315.62	102.72
First Floor	344.55	336.32	344.55	336.32
Second Floor	344.55	336.32	344.55	336.32
Terrace Floor	0.00	0.00	0.00	0.00
Total	1004.72	775.36	1004.72	775.36

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 (RESICOMM)	Residential	ResiComm Bldg	Non-Highrise	GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				TYPICAL - 1 & 2 FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-

AREA STATEMENT DUMKA NAGAR PARISHAD		VERSION NO. 1.0.73
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DUMKA	Plot SubUse: ResiComm Bldg	
Authority: DUMKA NAGAR PARISHAD	PlotNearbyReligiousStructure: NA	
Inward No: DNP/BP/0011/W09/2024	Plot/SubPlot No: 578, 2196	
Application Type: General Proposal	North: Plot No. - OTHER PLOT	
Project Type: Building Permission	South: Plot No. - OTHER PLOT	
Nature of Development: New	East: Road Width - 8.0	
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	633.13
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	633.13
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		67.90
Total		67.90
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	565.22
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	633.13
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	633.13
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		379.88
Proposed Coverage Area (49.85 %)		315.62
Total Prop. Coverage Area (49.85 %)		315.62
Balance coverage area (10.15 %)		64.26
FAR CHECK		
Perm. FAR Area (2.500)		1582.82
Total Perm. FAR area		1582.82
Residential FAR		672.64
Commercial FAR		81.08
Proposed FAR Area		775.36
Total Proposed FAR Area		775.36
Consumed FAR (Factor)		1.22
Balance FAR Area		807.46
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1004.72
ARCHITECT (Regd)	UDIT RAJ	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DR PRAMOD KUMAR BARNWAL AND RAKESH ROSHAN	
DEVELOPMENT AUTHORITY		LOCAL BODY

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (RESICOMM)	Commercial	Shop	> 0	50	81.08	-	-	-	-	-	-	-	-	-
			> 0	50	81.08	-	-	-	-	-	-	-	-	-
	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1	2	-	-	-	-	-	-	-
			> 0	1	2.00	-	-	-	1	1	-	-	-	-
Total :			-	-	-	4	4	-	1	1	-	4	8	

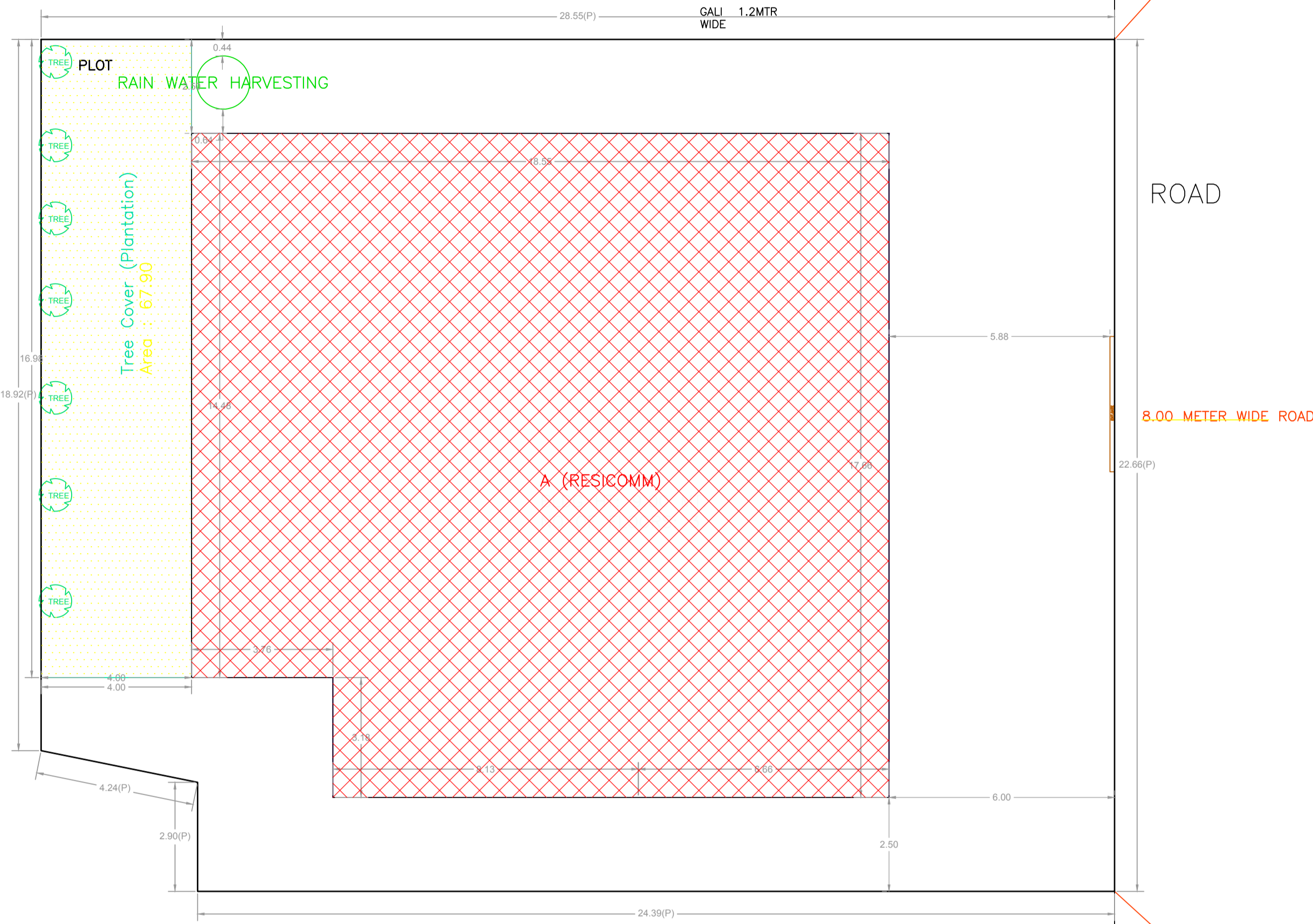
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	4	50.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	4	8.00	8	16.00
Other Parking	-	-	-	134.40
Total		70.50		228.90

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.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Void	Parking	Resi.	Commercial	Stair				
A (RESICOMM)	1	1004.72	11.16	5.30	212.90	672.64	81.08	16.07	775.36	775.36	04	
Grand Total	1	1004.72	11.16	5.30	212.90	672.64	81.08	16.07	775.36	775.36	04	

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



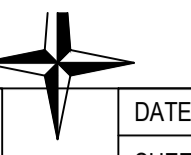
NORTH



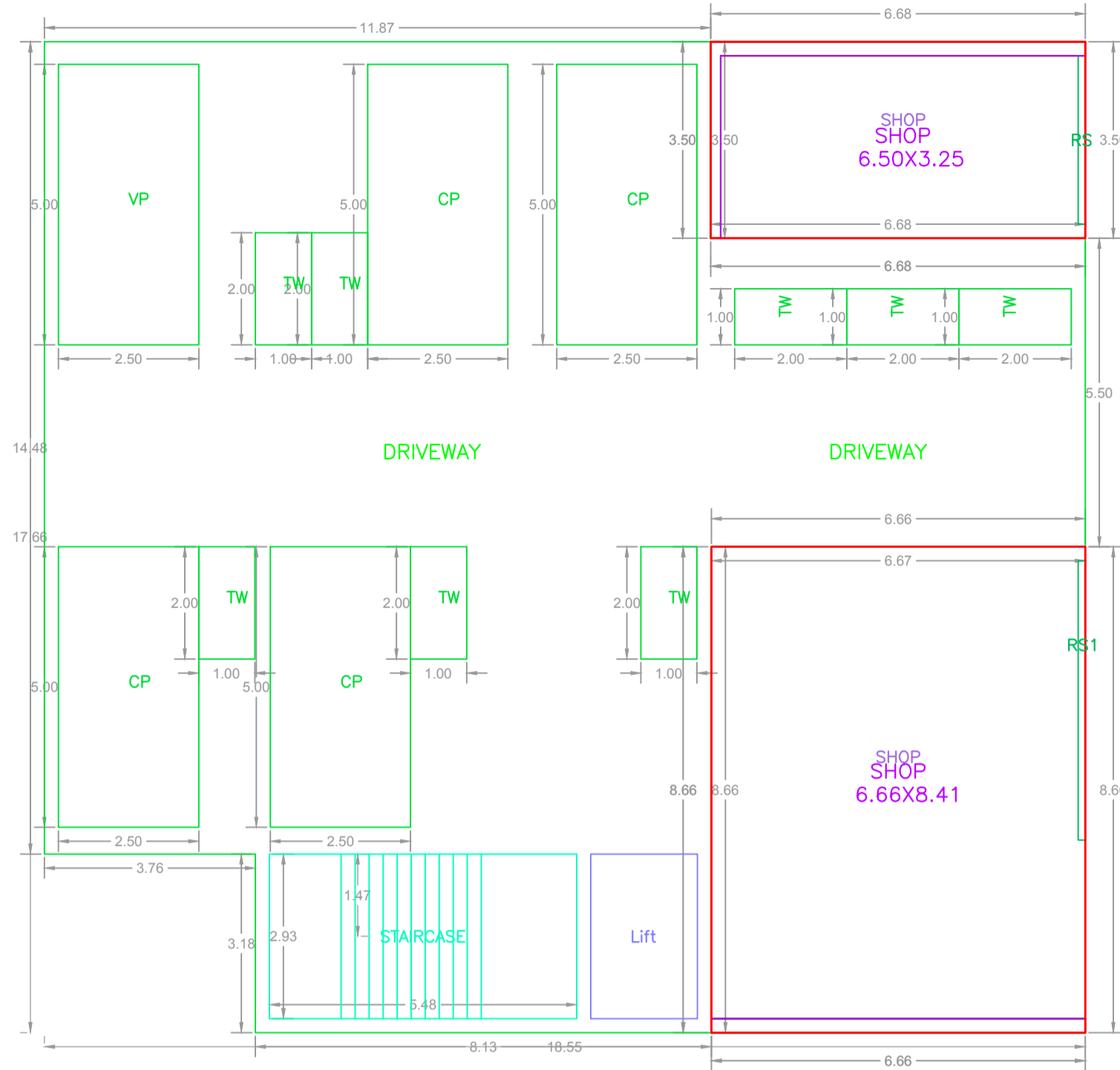
SITE PLAN

SITE PLAN

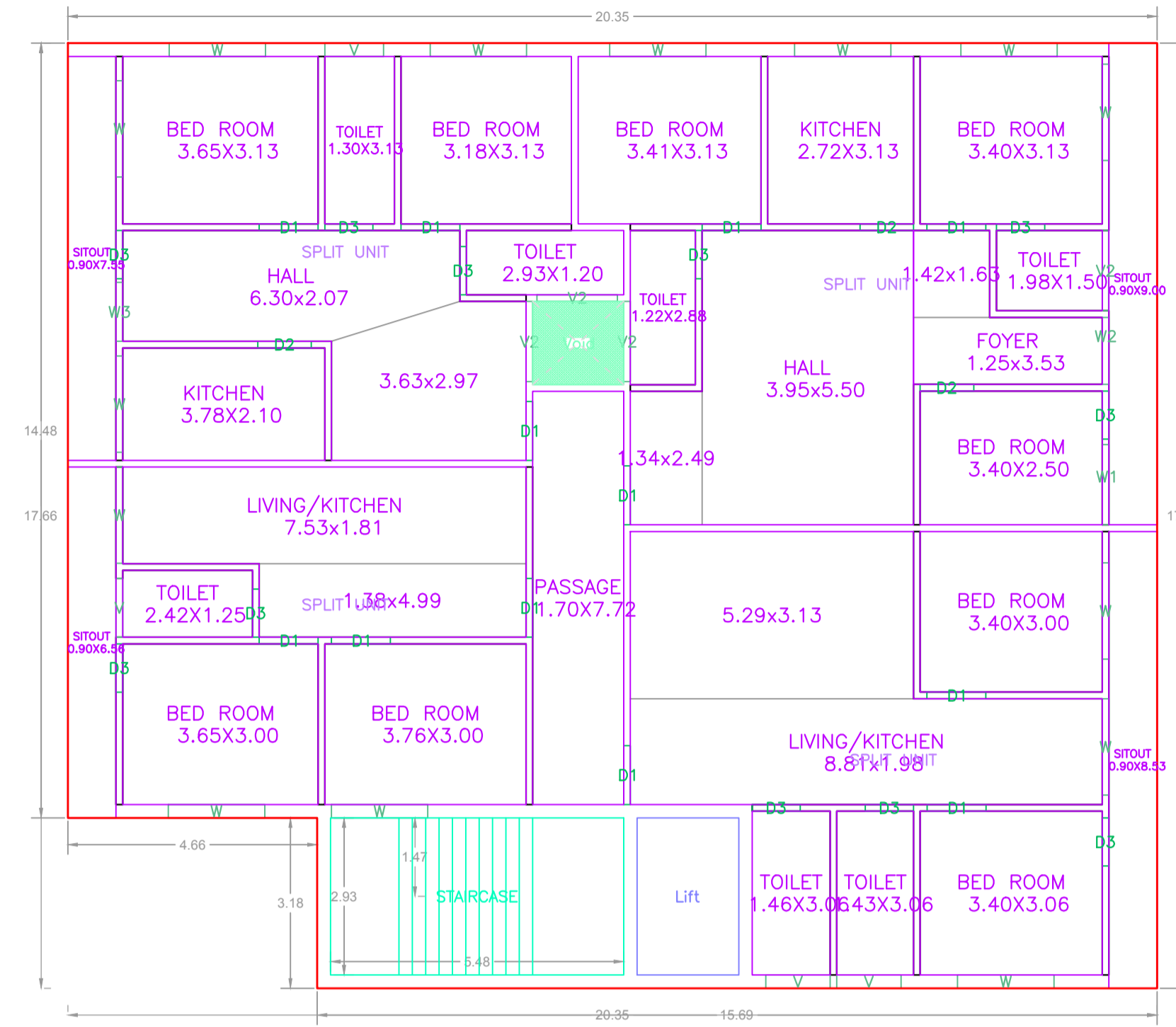
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UDIT RAJ DNP/ARC/0002/2021			



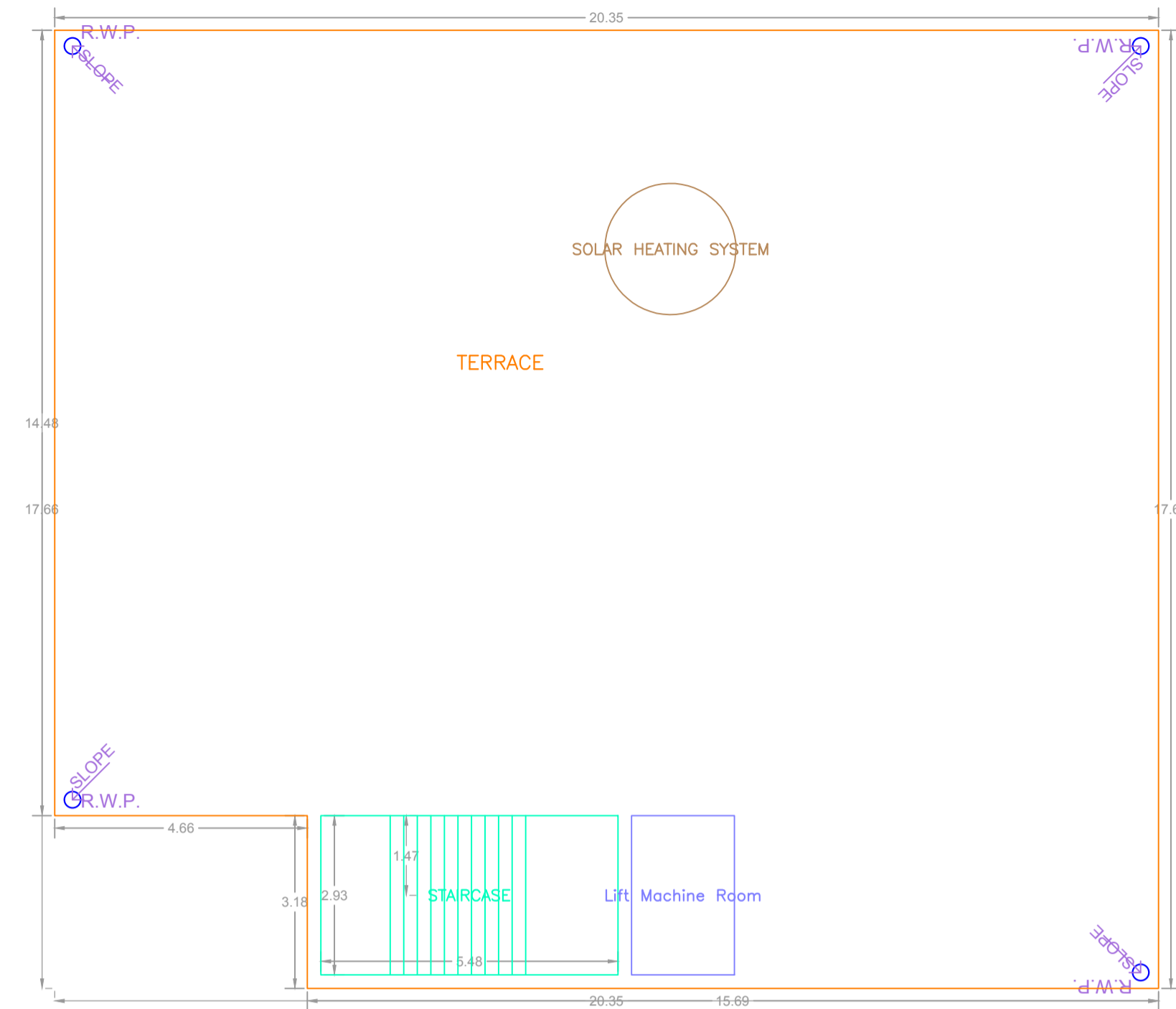
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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (RESICOMM)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Void	Parking	Resi.	Commercial				
Ground Floor	315.62	0.00	0.00	212.90	0.00	81.08	16.07	102.72	102.72	02
First Floor	344.55	5.58	2.65	0.00	336.32	0.00	0.00	336.32	336.32	01
Second Floor	344.55	5.58	2.65	0.00	336.32	0.00	0.00	336.32	336.32	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1004.72	11.16	5.30	212.90	672.64	81.08	16.07	775.36	775.36	04
Total Number of Same Buildings :	1									
Total:	1004.72	11.16	5.30	212.90	672.64	81.08	16.07	775.36	775.36	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM)	D3	0.90	2.10	22
A (RESICOMM)	D2	1.00	2.10	06
A (RESICOMM)	D1	1.10	2.10	24
A (RESICOMM)	RS	3.00	2.10	01
A (RESICOMM)	RS1	4.98	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESICOMM)	V	1.10	0.90	04
A (RESICOMM)	W3	1.10	1.20	02
A (RESICOMM)	V	1.20	0.90	04
A (RESICOMM)	W2	1.25	1.20	02
A (RESICOMM)	V2	1.50	0.90	08
A (RESICOMM)	W1	1.50	1.20	02
A (RESICOMM)	W	1.80	1.20	28

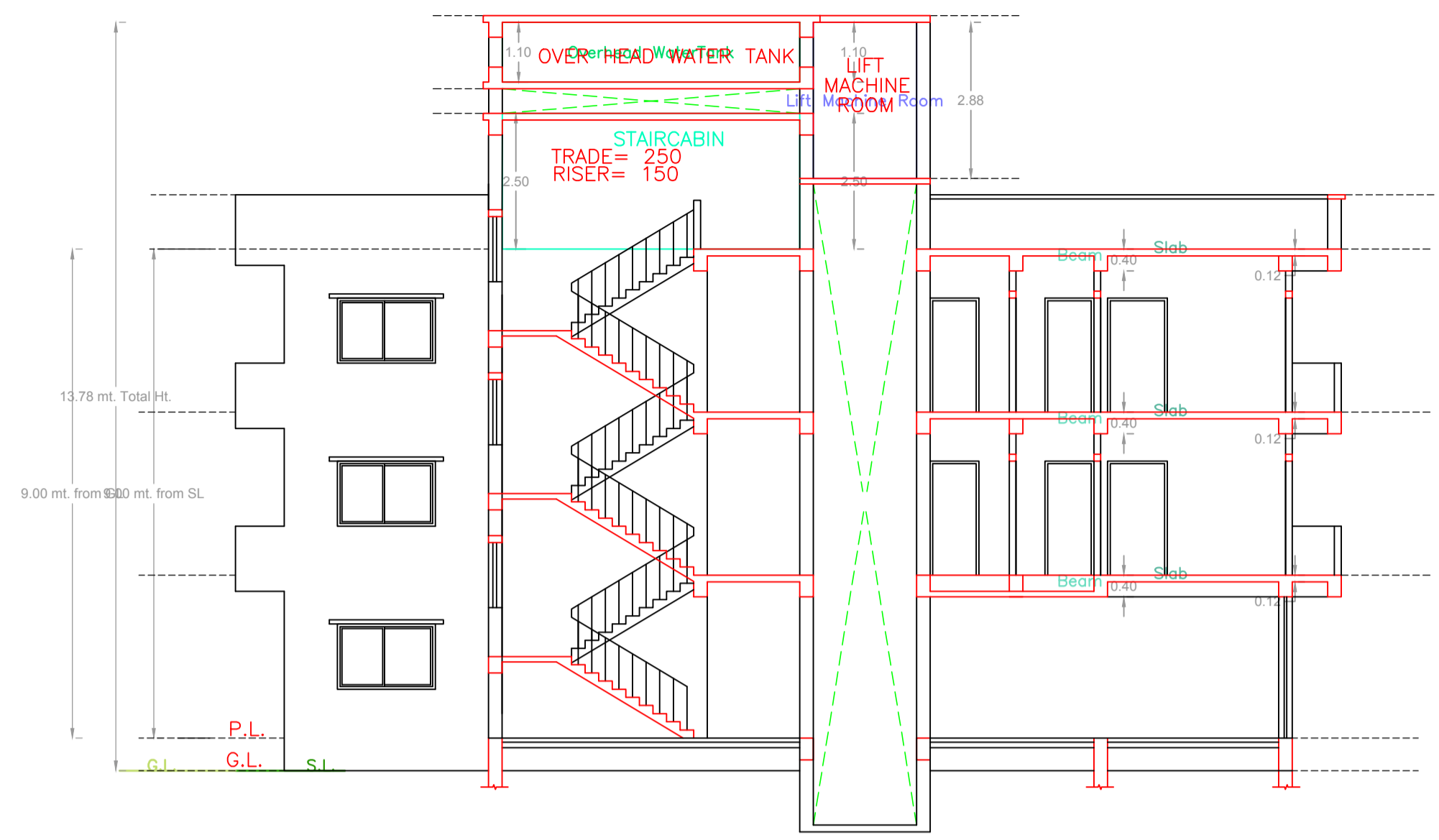
UnitBUA Table for Building :A (RESICOMM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	57.72	56.05	1	2
	SHOP	SHOP	23.36	21.13	1	
TYPICAL -1& 2 FLOOR PLAN	SPLIT UNIT	FLAT	533.74	507.53	7	2
	SPLIT UNIT	FLAT	0.00	0.00	6	
	SPLIT UNIT	FLAT	0.00	0.00	6	
	SPLIT UNIT	FLAT	0.00	0.00	9	
Total:	-	-	1148.56	1092.24	58	4

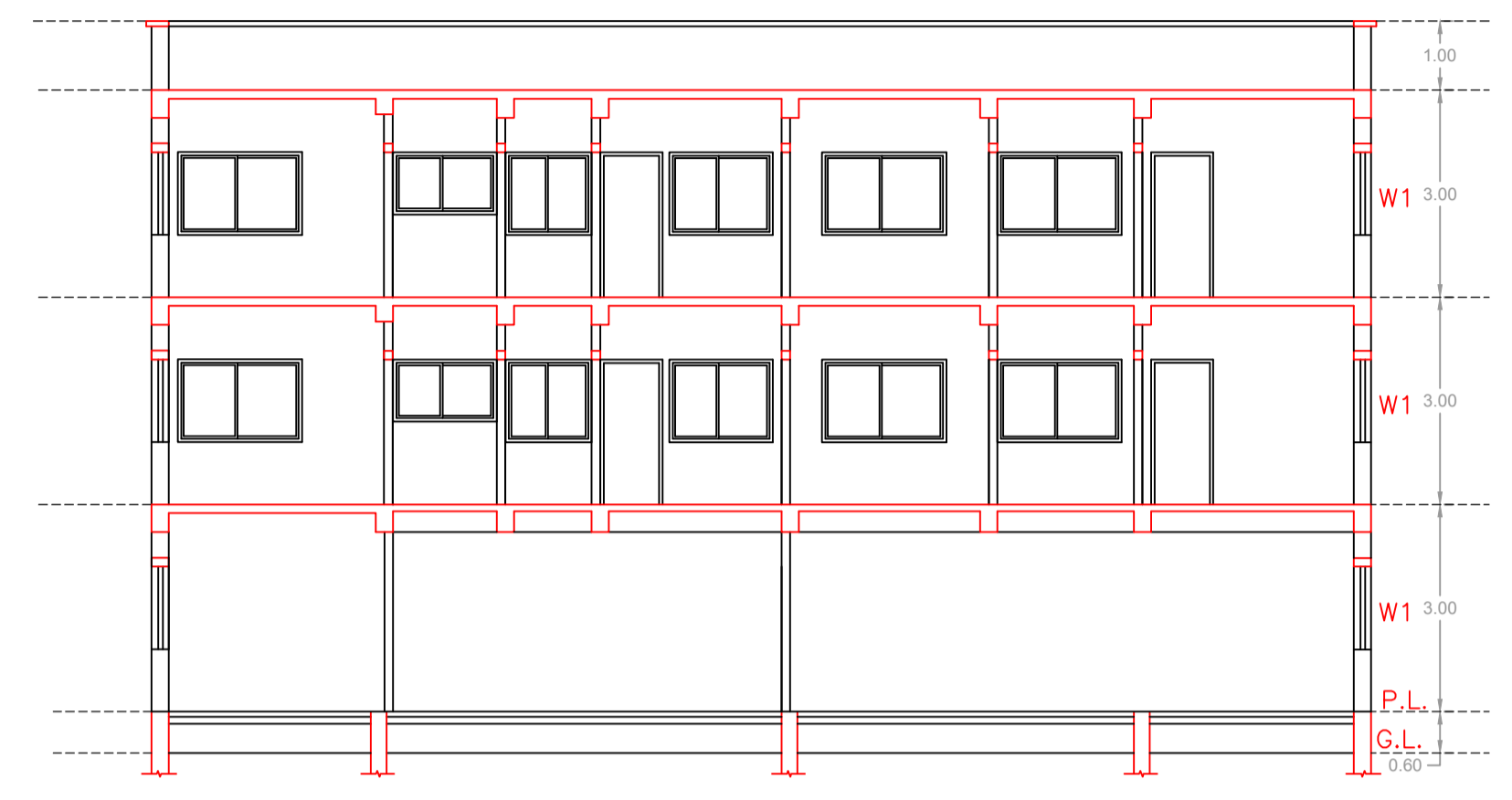
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Proposal Basic Information

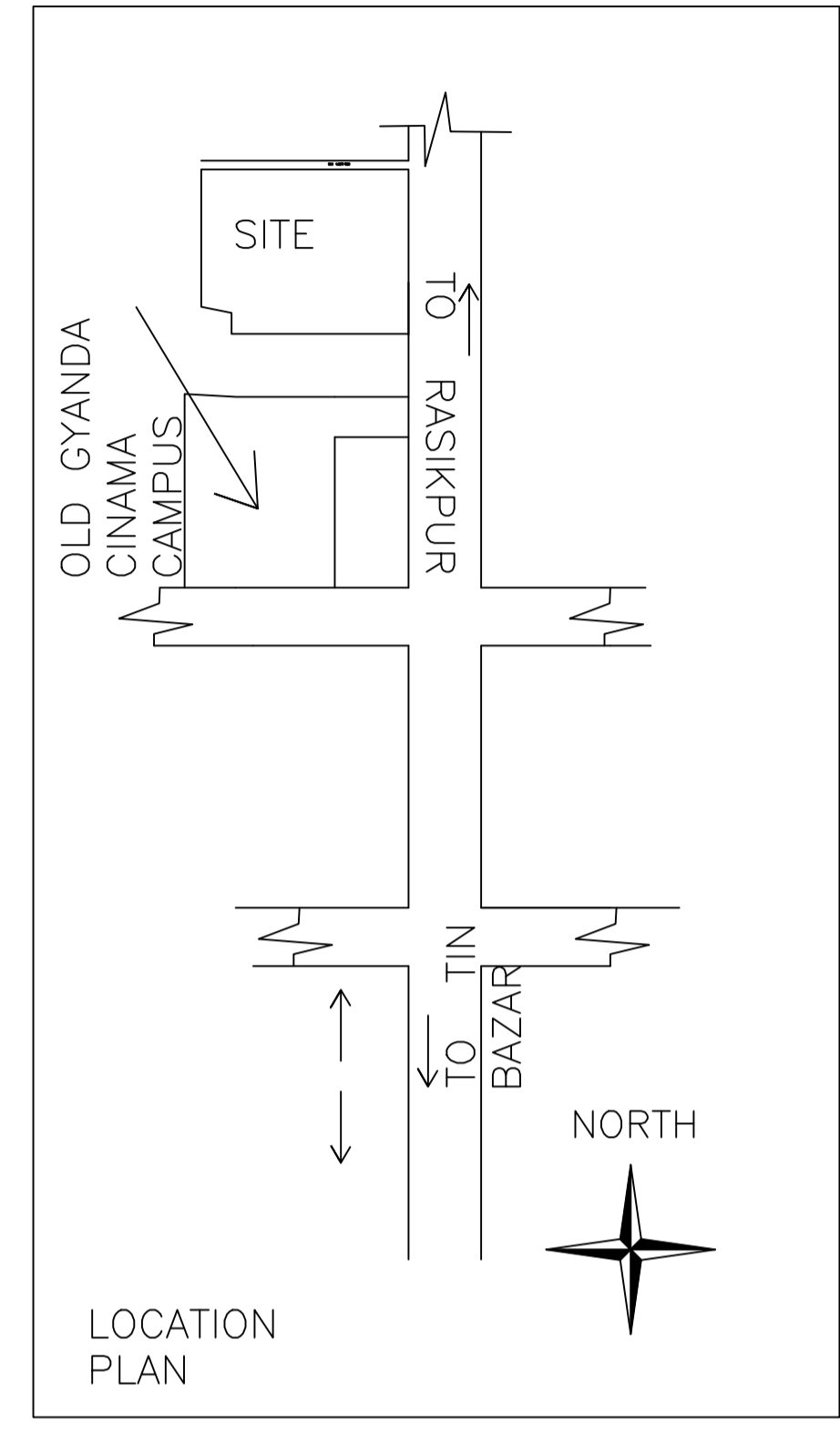
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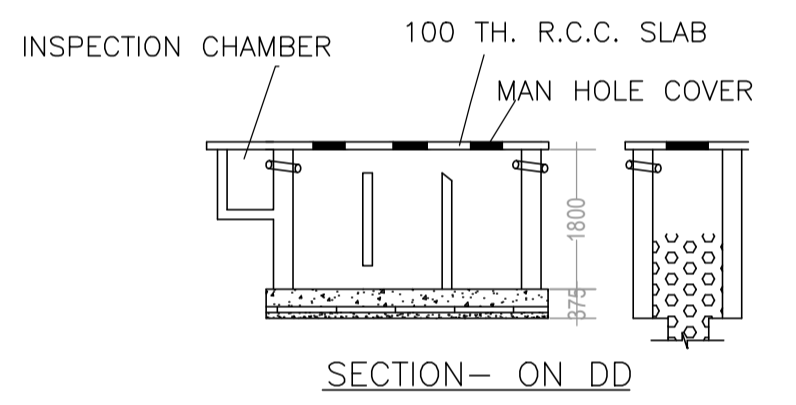
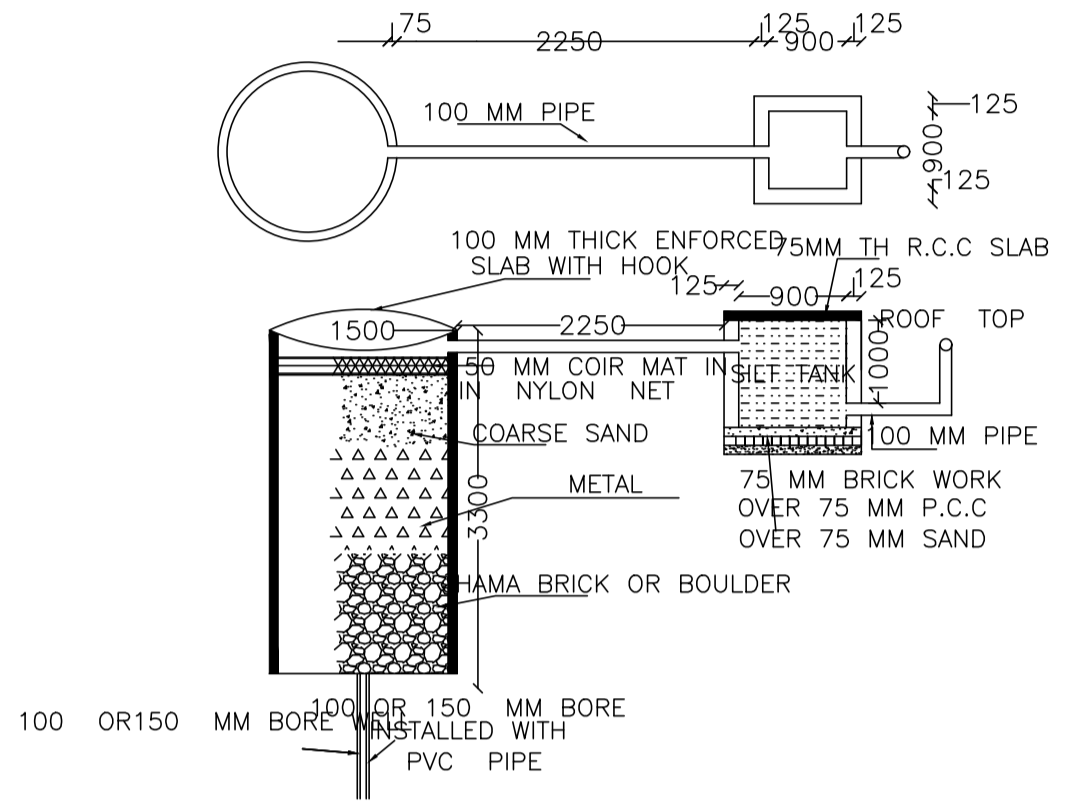
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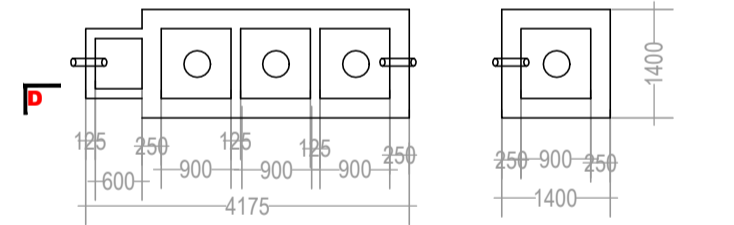
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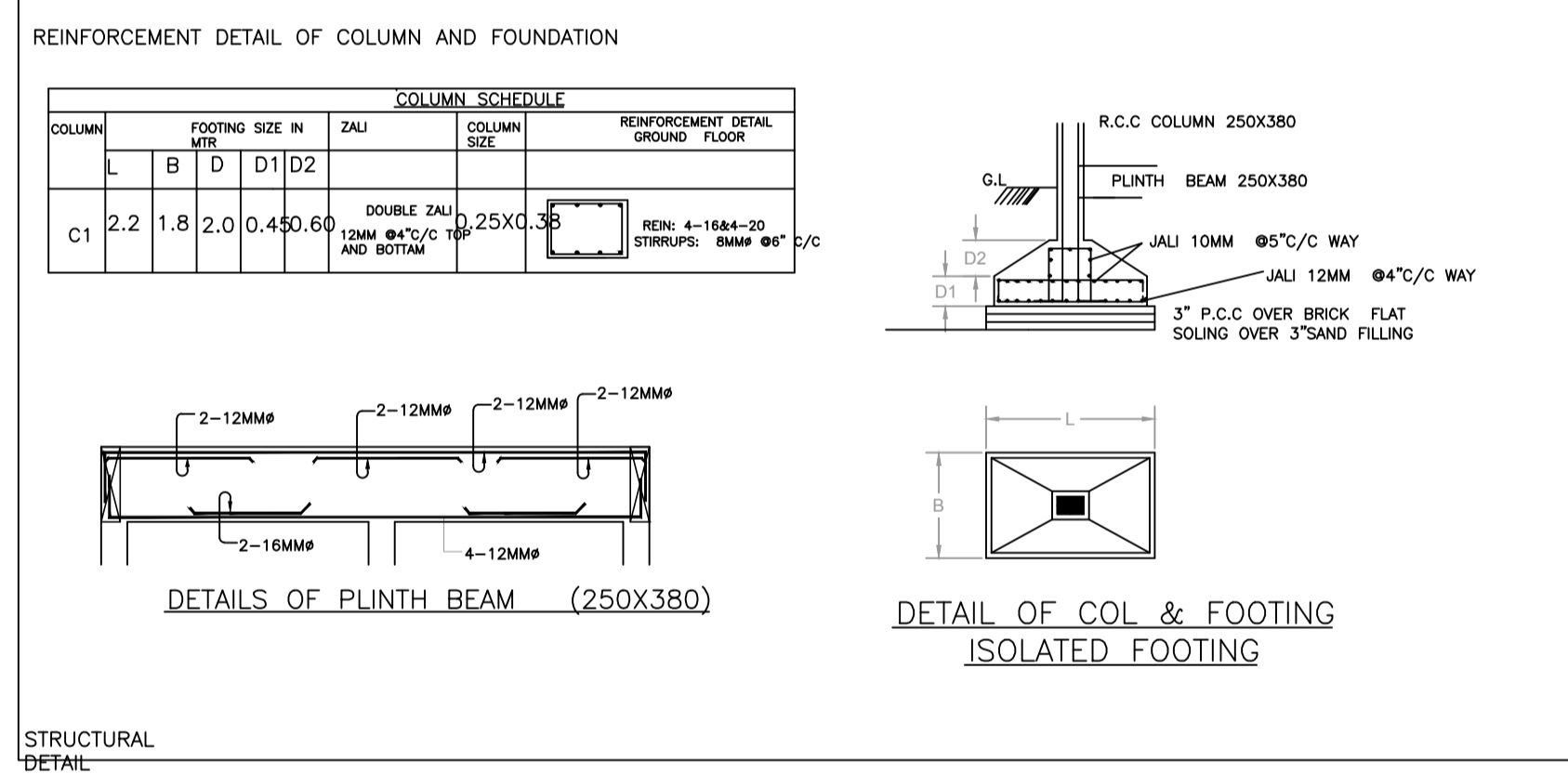
LOCATION PLAN



SECTION- ON DD



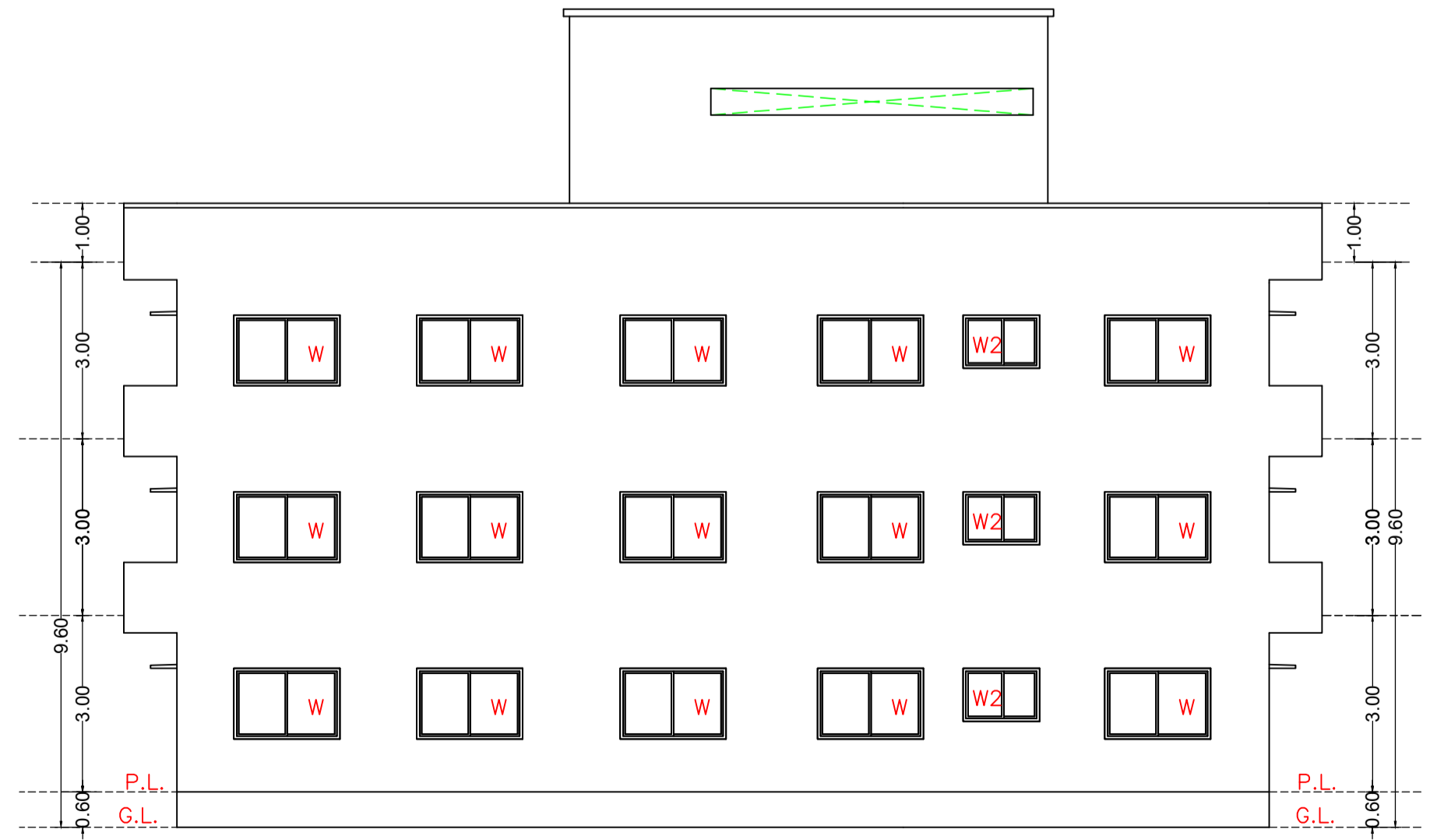
DETAIL OF S.TANK & S. PIT
SCALE= 1:100



STRUCTURAL DETAIL



FRONT ELEVATION
SCALE= 1:100



SIDE ELEVATION
SCALE= 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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