

Proposal Basic Information	
Proposal File No.	DMC/BP/0113/W28/2017
Owner Name	PRADEEP KUMAR AGARWAL . MANISH AGARWAL . ANITA AGARWAL MOHIT MITTAL
Khata No	59 , 38
Plot No	1175 , 1176 , 1178 , 1259
Village Name	Bhelaland
Use	Commercial
SubUse	Shop

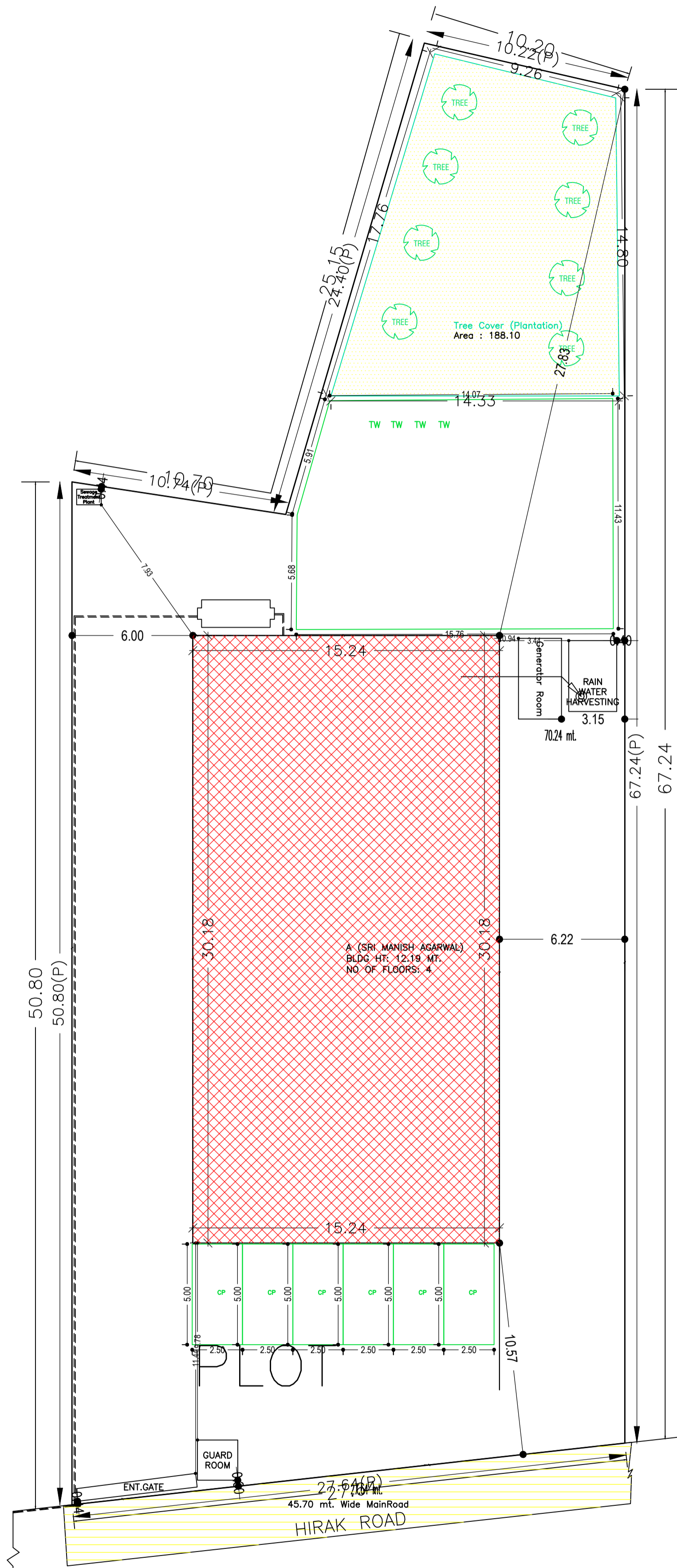
AREA STATEMENT		VERSION NO. : 1.0.31
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 30/06/2018
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DHANBAD	Plot SubUse: Shop	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA	
Inward No: DMC/BP/0113/W28/2017	Plot/SubPlot No: 1175 , 1176 , 1178 , 1259	
Application Type: General Proposal	North: Plot No. - VACANT LAND	
Project Type: Building Permission	South: Road Width - 45.7	
Nature of Development: New	East: Plot No. - VACANT LAND	
Location of Development Area: Old Area	West: Plot No. - VACANT LAND	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1619.88
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1619.88
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		188.10
Total		188.10
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1431.78
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1619.88
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1619.88
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		809.94
Proposed Coverage Area ( 28.39 % )		459.87
Total Prop. Coverage Area ( 28.39 % )		459.87
Balance coverage area ( 21.61 % )		350.07
FAR CHECK		
Perm. FAR Area ( 2.50 )		4049.70
Total Perm. FAR area		4049.70
Commercial FAR		1696.81
Proposed FAR Area		1713.20
Total Proposed FAR Area		1713.20
Consumed FAR (Factor)		1.06
Balance FAR Area		2336.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2176.06
ARCHITECT (Regd)		ANIL KUMAR CHOUDHARY
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		PRADEEP KUMAR AGARWAL . MANISH AGARWAL . ANITA AGARWAL MOHIT MITTAL
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)	Grey

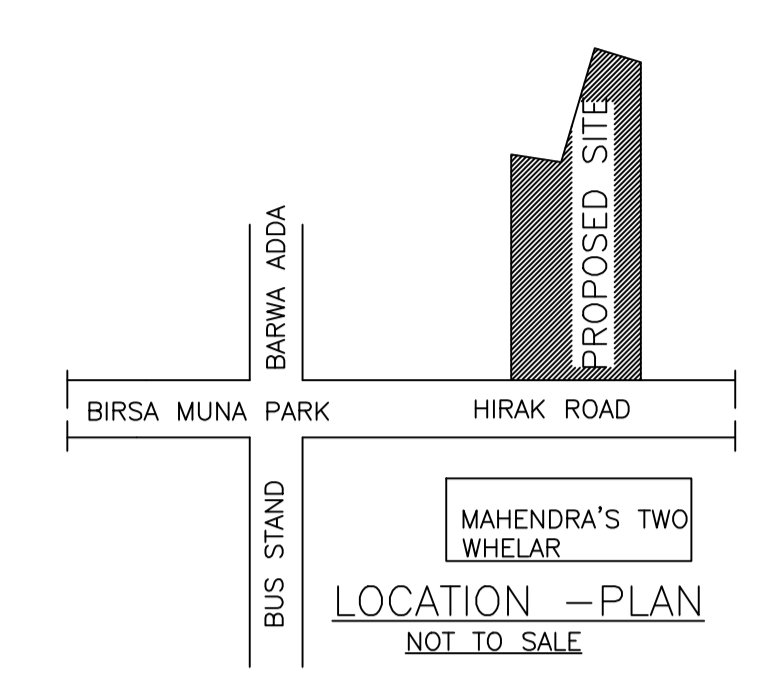
Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	459.87	16.39	459.87	16.39
Ground Floor	459.87	459.87	459.87	459.87
First Floor	459.87	330.12	330.12	330.12
Second Floor	459.87	453.41	453.41	453.41
Third Floor	459.87	453.41	453.41	453.41
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2176.06	1713.20	2176.06	1713.20

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SRI MANISH AGARWAL)	Commercial	Shop	Non-Highrise

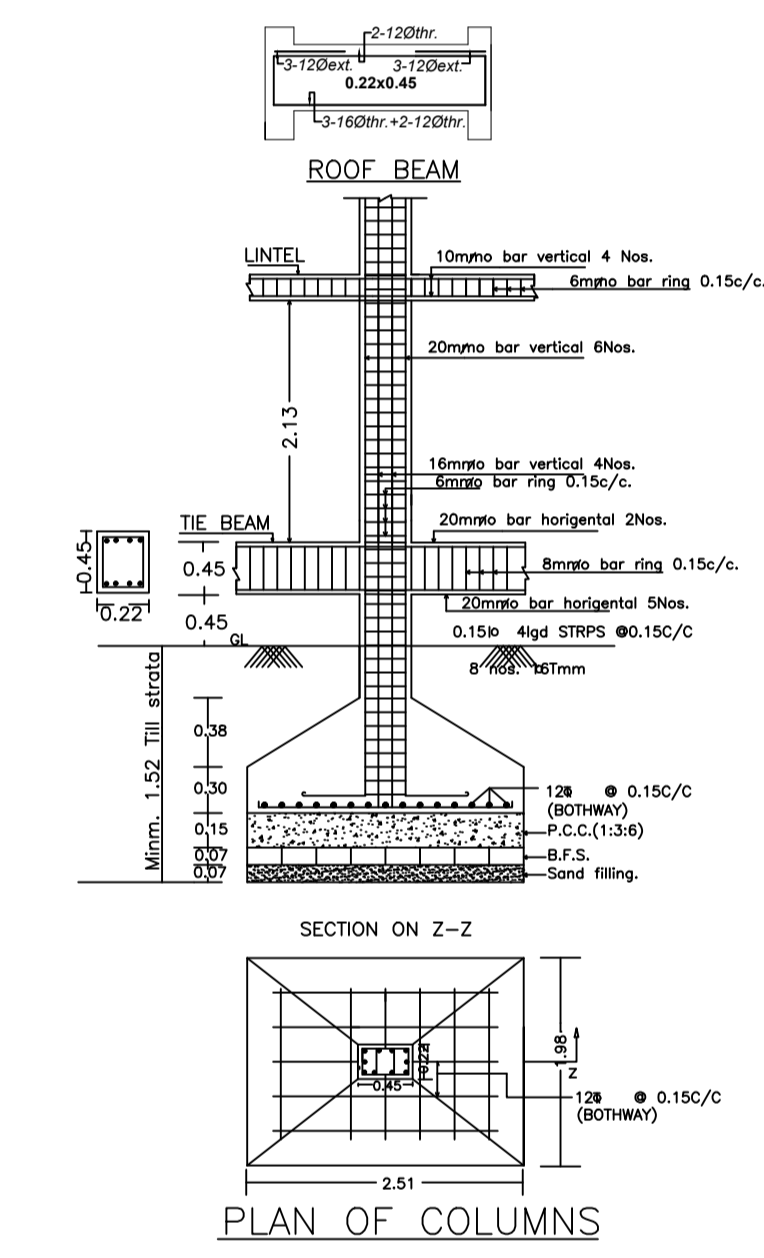
UnitBUA Table for Building :A (SRI MANISH AGARWAL)						
FLOOR	FAR-23	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	CFAR-23	OTHER	289.75	283.40	8	1
TYPICAL - 2, 3 FLOOR PLAN	CFAR-65	OTHER	412.86	412.23	1	2
GROUND FLOOR PLAN	CFAR-101	OTHER	453.41	429.02	8	1
Total:	-	-	1568.88	1536.87	18	4



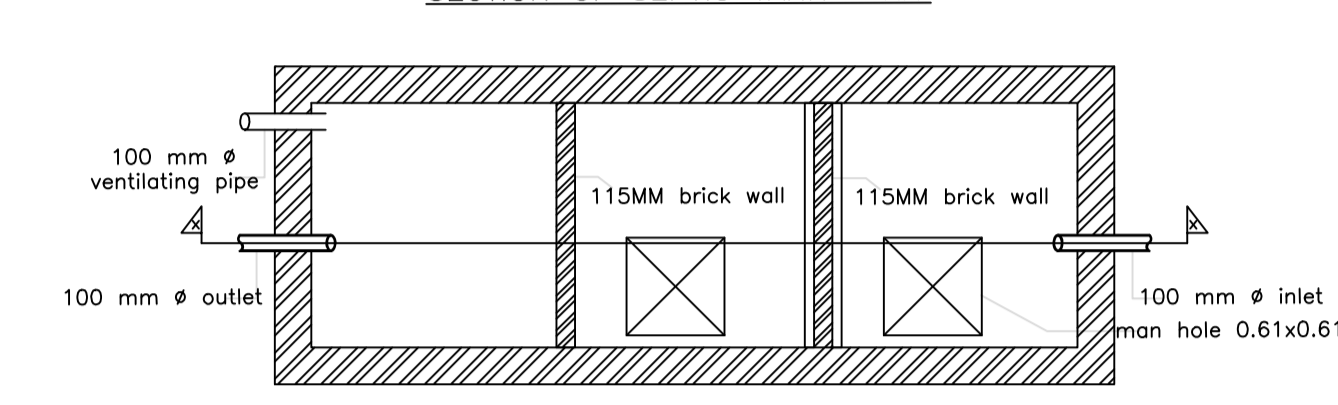
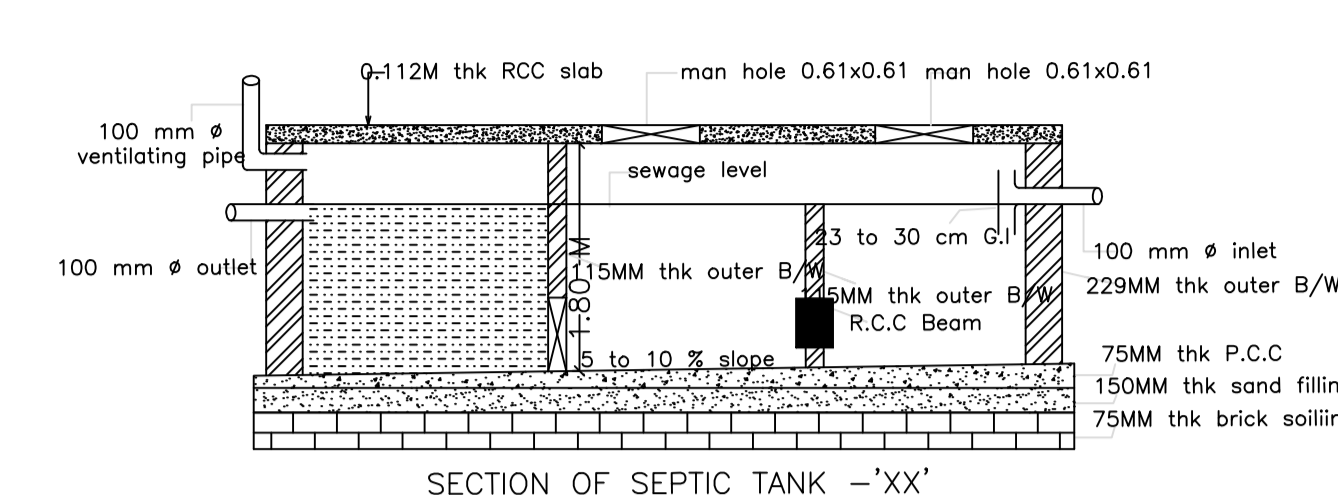
SITE PLAN SCALE :- 1 IN = 16 FT



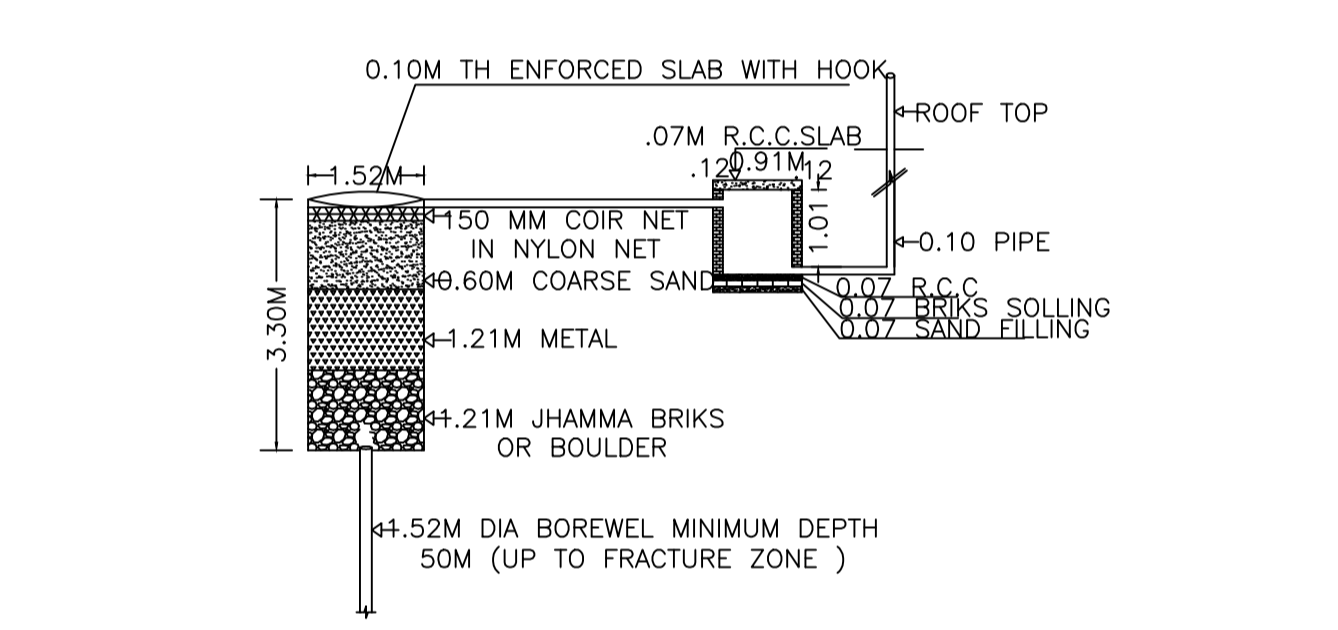
LOCATION - PLAN NOT TO SCALE



SECTION ON Z-Z PLAN OF COLUMNS



SECTION OF SEPTIC TANK - 'XX' PLAN OF SEPTIC TANK SCALE :- 1:4



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK NOT TO SCALE

SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (SRI MANISH AGARWAL)	D3	0.76	2.13	06	
A (SRI MANISH AGARWAL)	D2	0.95	2.13	06	
A (SRI MANISH AGARWAL)	D1	1.10	2.13	02	
A (SRI MANISH AGARWAL)	D	1.22	2.13	04	

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (SRI MANISH AGARWAL)	V	0.76	0.76	02	
A (SRI MANISH AGARWAL)	W3	0.90	2.50	02	
A (SRI MANISH AGARWAL)	W4	1.50	2.50	02	
A (SRI MANISH AGARWAL)	W2	2.00	2.50	09	
A (SRI MANISH AGARWAL)	W	8.00	2.50	17	

FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	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.)
A (SRI MANISH AGARWAL)	1	2299.35	123.29	2176.06	25.84	437.02	1696.81	16.39	1713.20
Grand Total	1	2299.35	123.29	2176.06	25.84	437.02	1696.81	16.39	1713.20

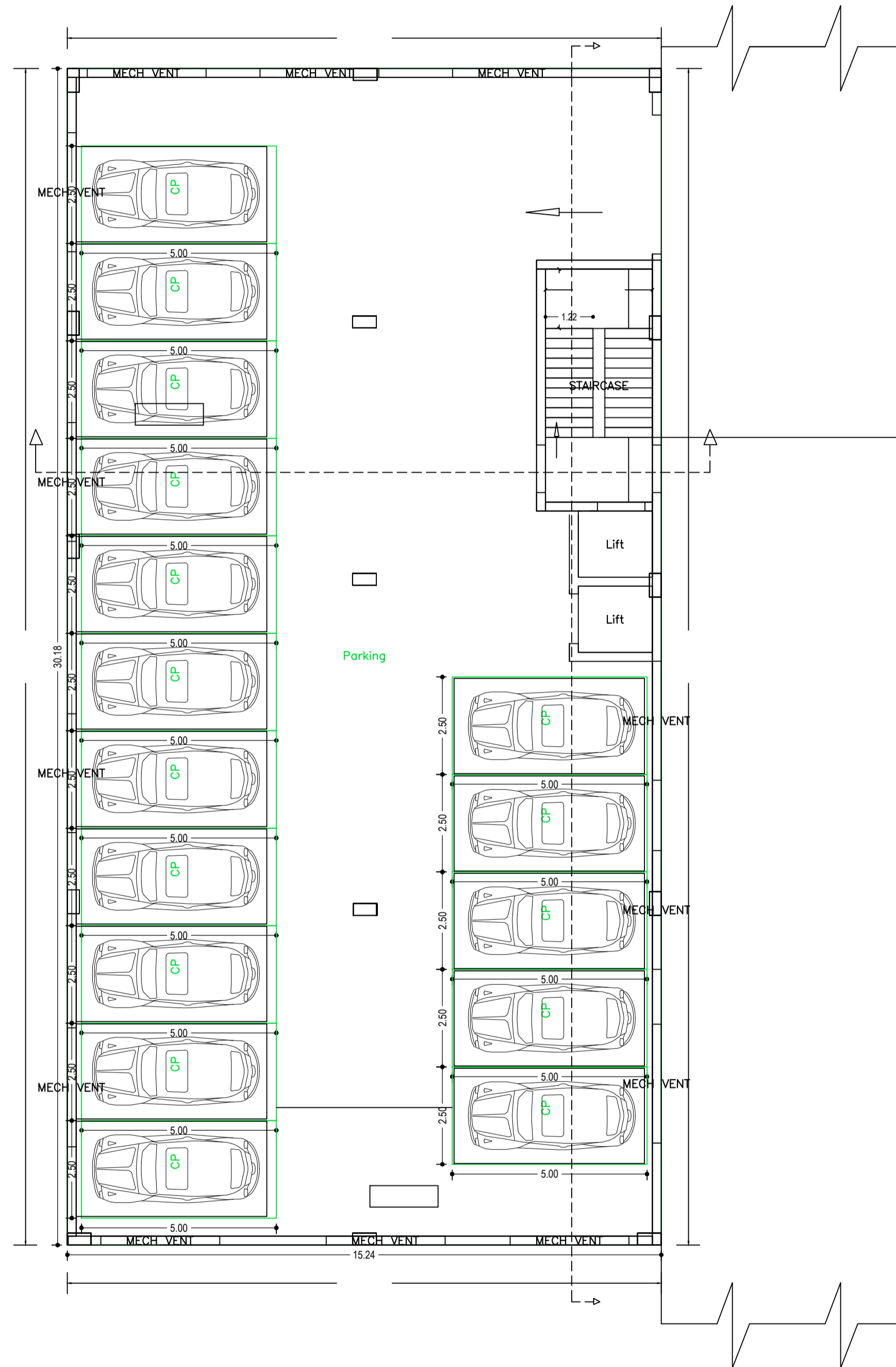
Building :A (SRI MANISH AGARWAL)										
Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
		Cutout	Lint		Parking	Commercial				
Basement Floor	459.87	0.00	459.87	6.46	437.02	0.00	16.39	16.39	16.39	16.39
Ground Floor	459.87	0.00	459.87	0.00	0.00	459.87	0.00	459.87	459.87	459.87
First Floor	459.87	123.29	336.58	6.46	0.00	330.12	0.00	330.12	330.12	330.12
Second Floor	459.87	0.00	459.87	6.46	0.00	453.41	0.00	453.41	453.41	453.41
Third Floor	459.87	0.00	459.87	6.46	0.00	453.41	0.00	453.41	453.41	453.41
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	2299.35	123.29	2176.06	25.84	437.02	1696.81	16.39	1713.20	1713.20	
Total Number of Same Buildings	1									
Total :	2299.35	123.29	2176.06	25.84	437.02	1696.81	16.39	1713.20	1713.20	

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd.	Prop.	Reqd./Unit	Prop.
A (SRI MANISH AGARWAL)	Commercial	Shop	>0	50	1616.93	1	22	-	-
Total :	-	-	-	50	1616.93	-	22	-	68

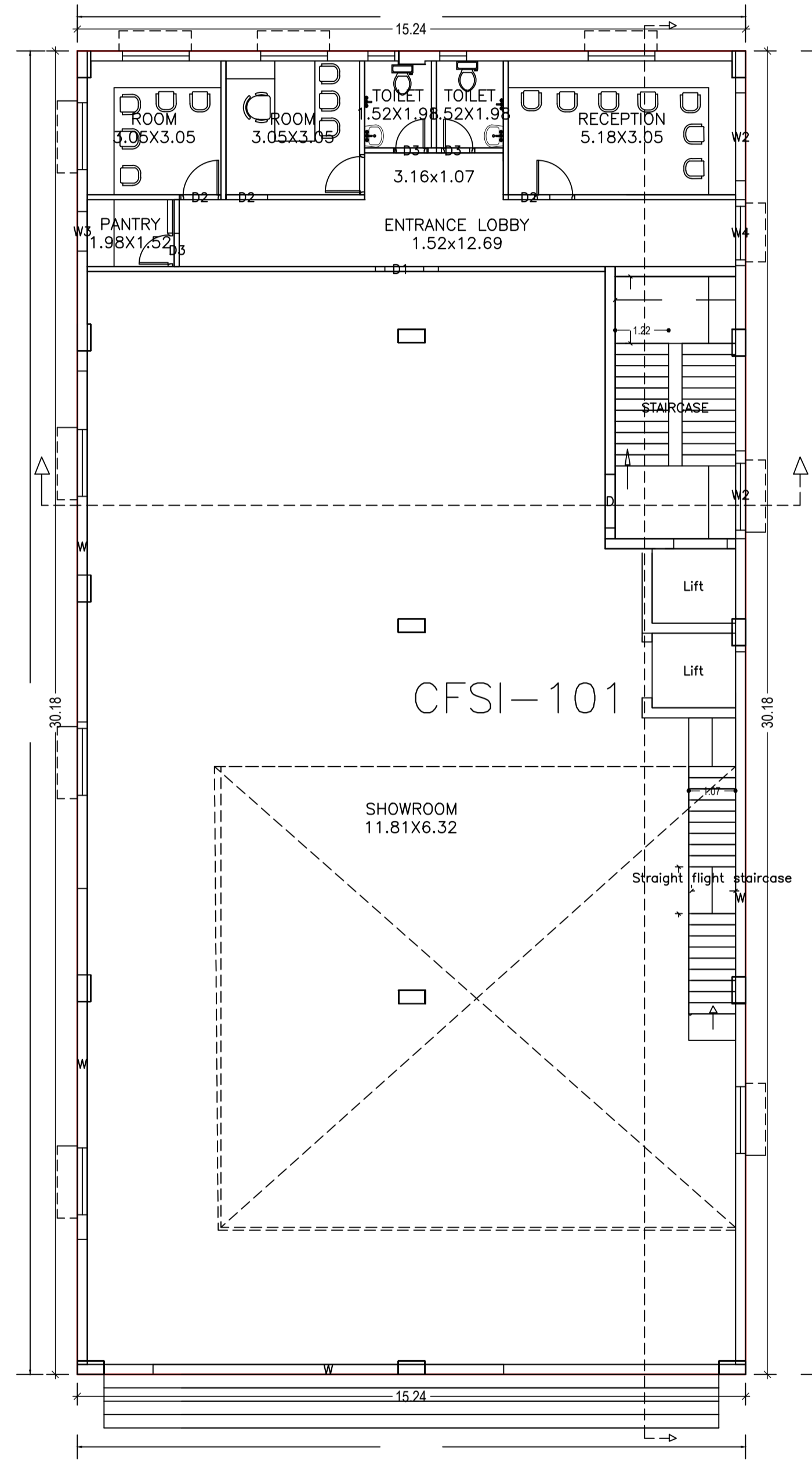
Parking Check (Table 7b)						
Vehicle Type	No.	Reqd.		No.	Prop.	
		Area	Area		Area	Area
Car	-	-	-	22	-	275.00
Total Car	22	275.00	-	22	-	275.00
TwoWheeler	68	136.00	-	1	-	174.40
Other Parking	-	-	-	-	-	237.02
Total	-	411.00	-	-	-	686.42

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ANIL KUMAR CHOUDHARY DMC/ENG/0012/2016			

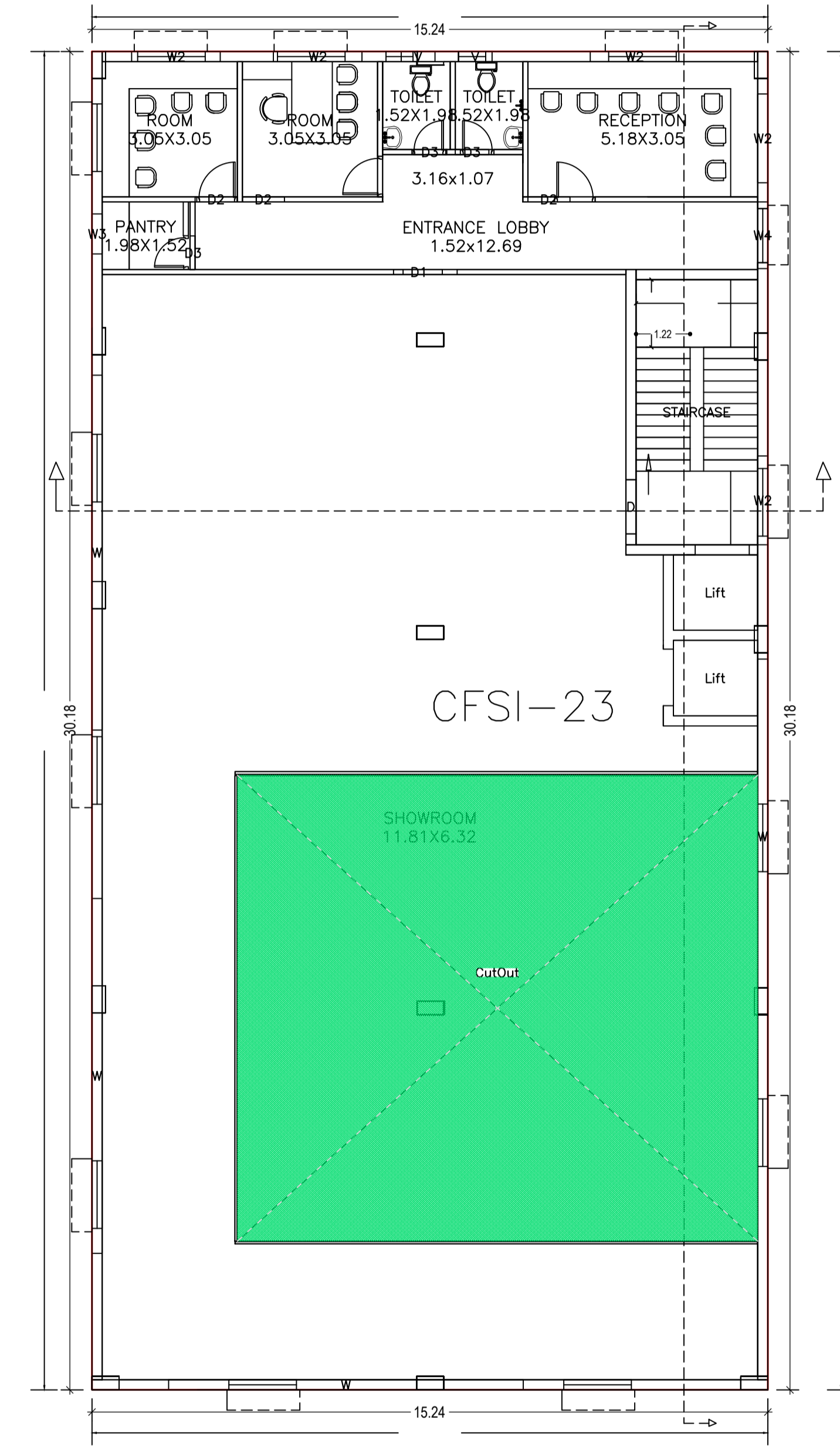
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SubUse	Shop



BASEMENT FLOOR PLAN  
(SCALE 1:100)



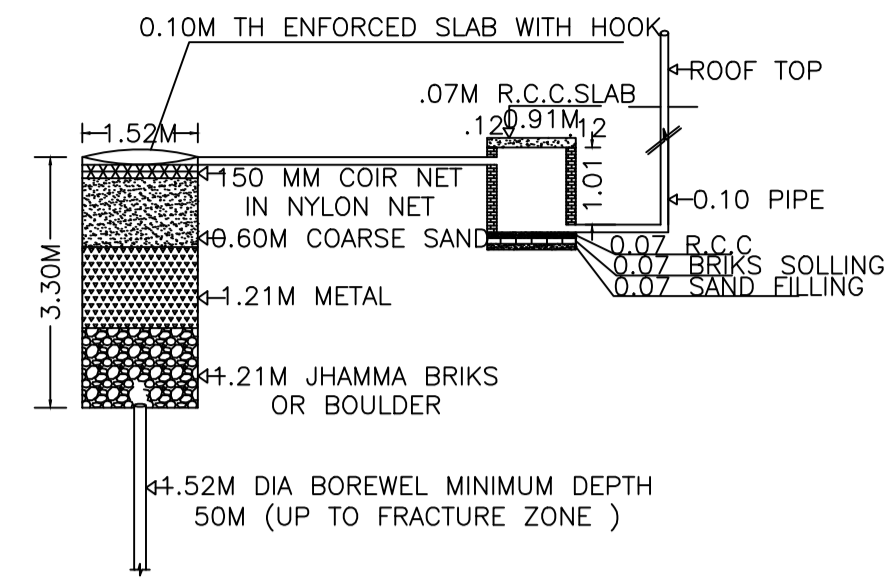
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



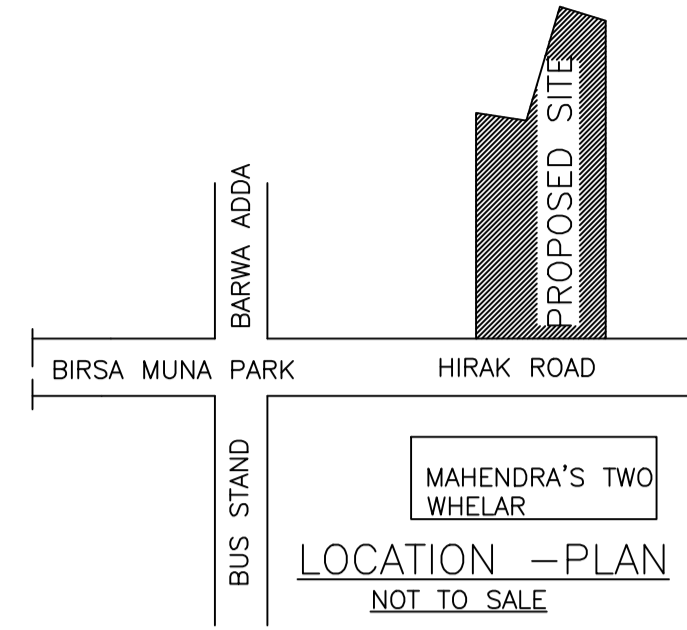
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

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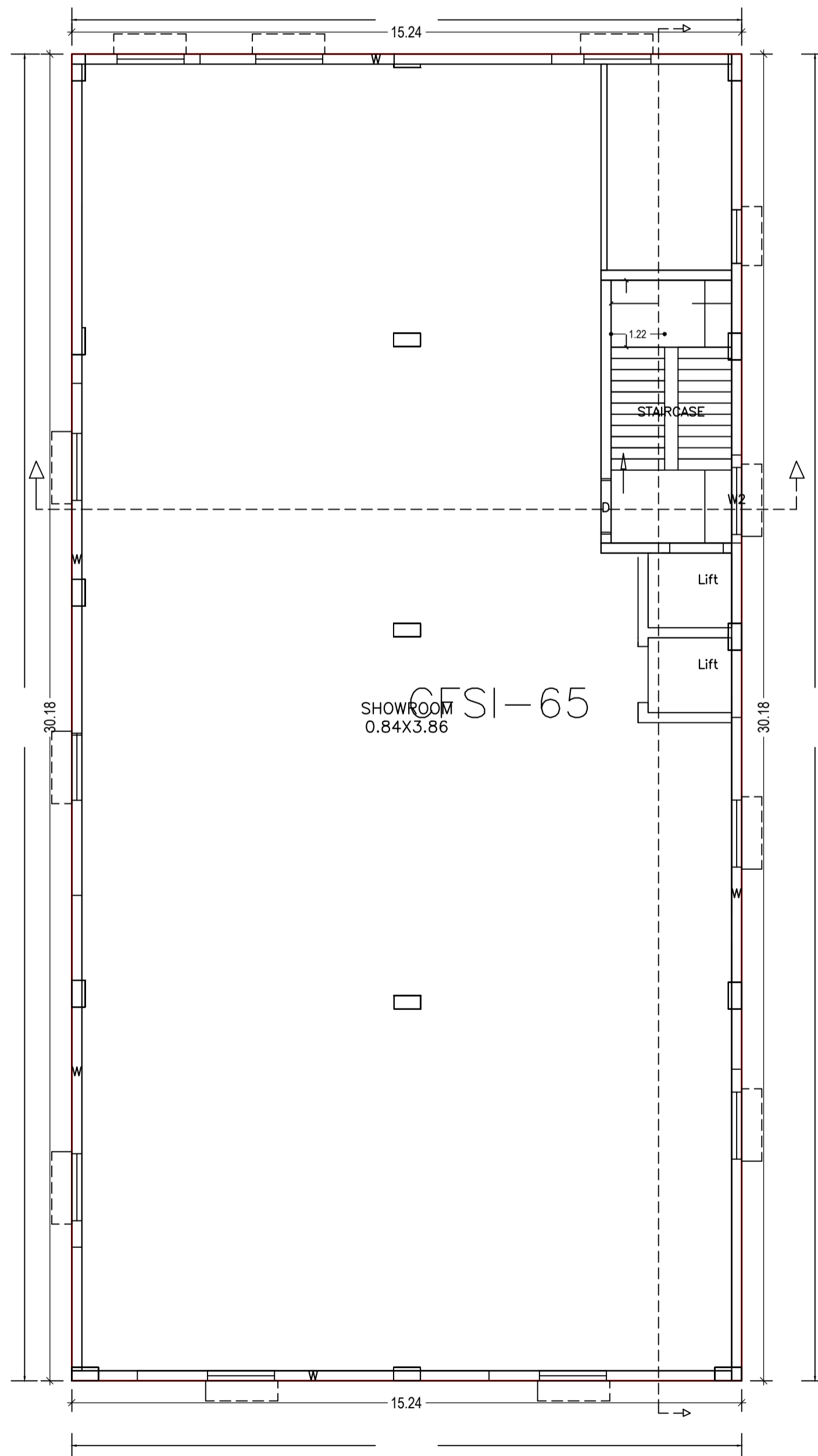
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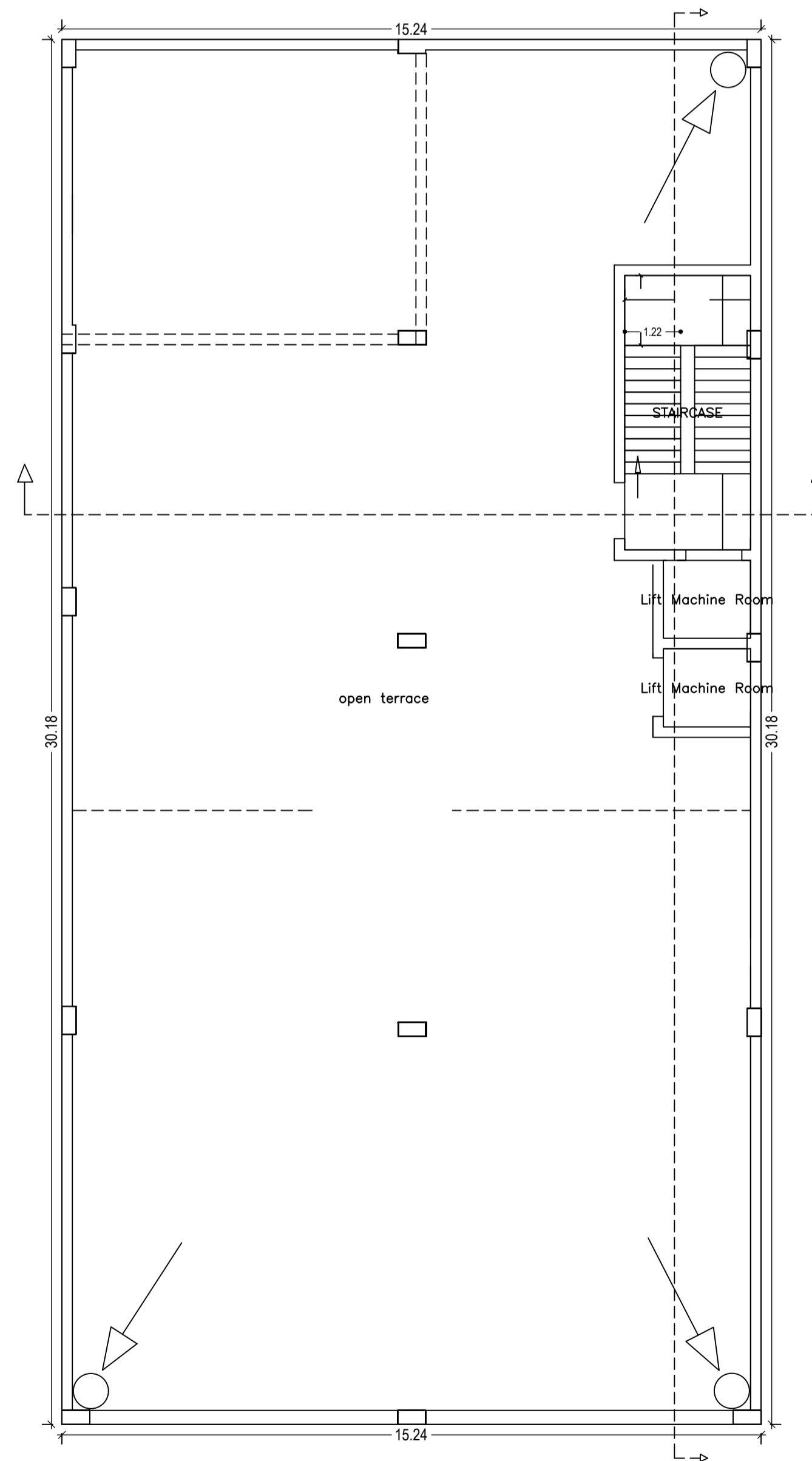
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK  
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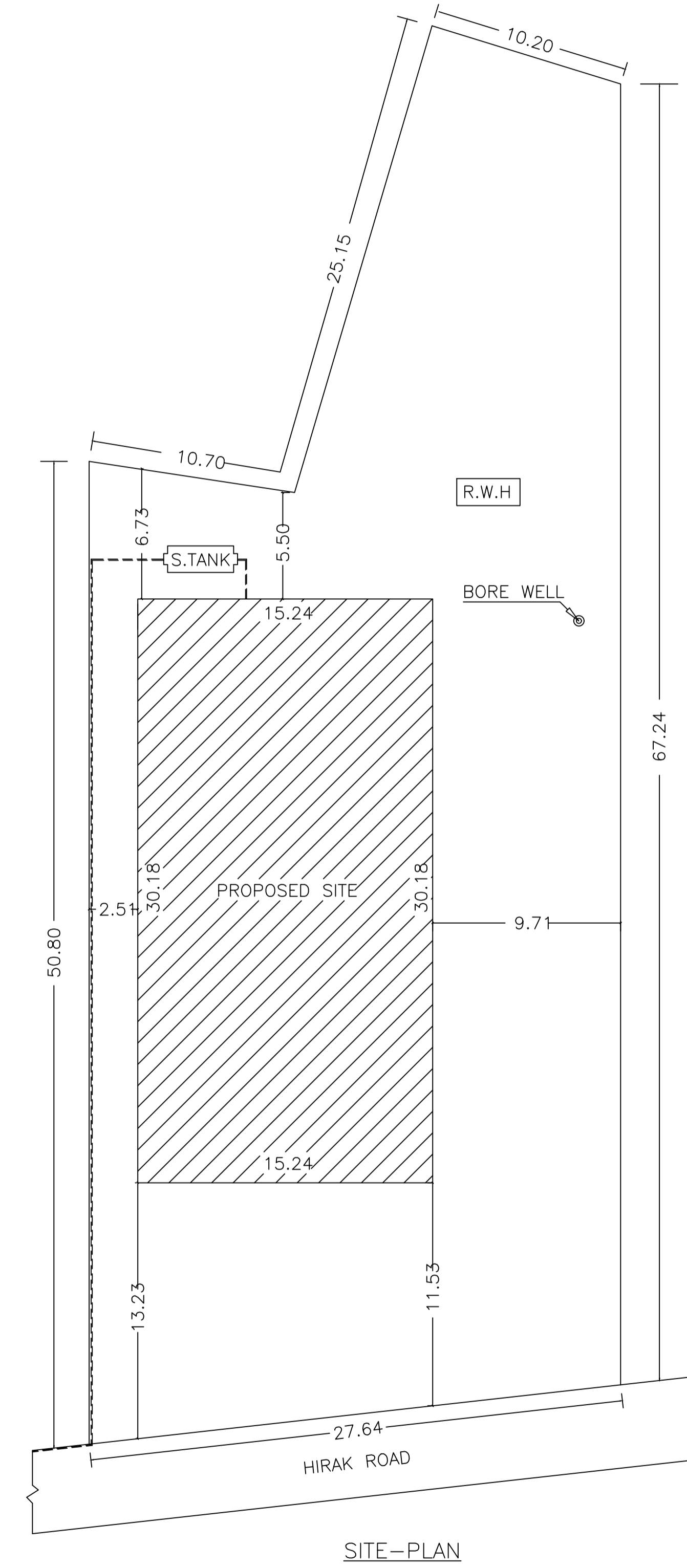
LOCATION - PLAN  
NOT TO SALE



TYPICAL - 2, 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



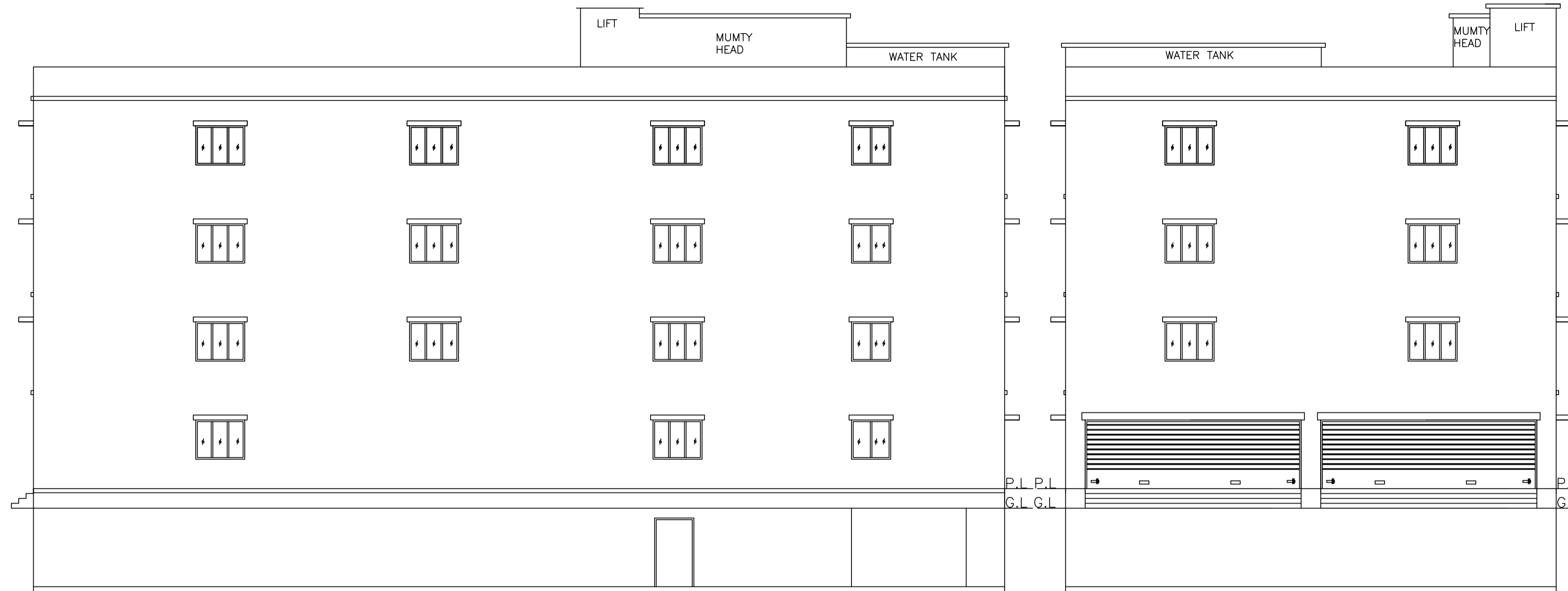
TERRACE FLOOR PLAN  
(SCALE 1:100)



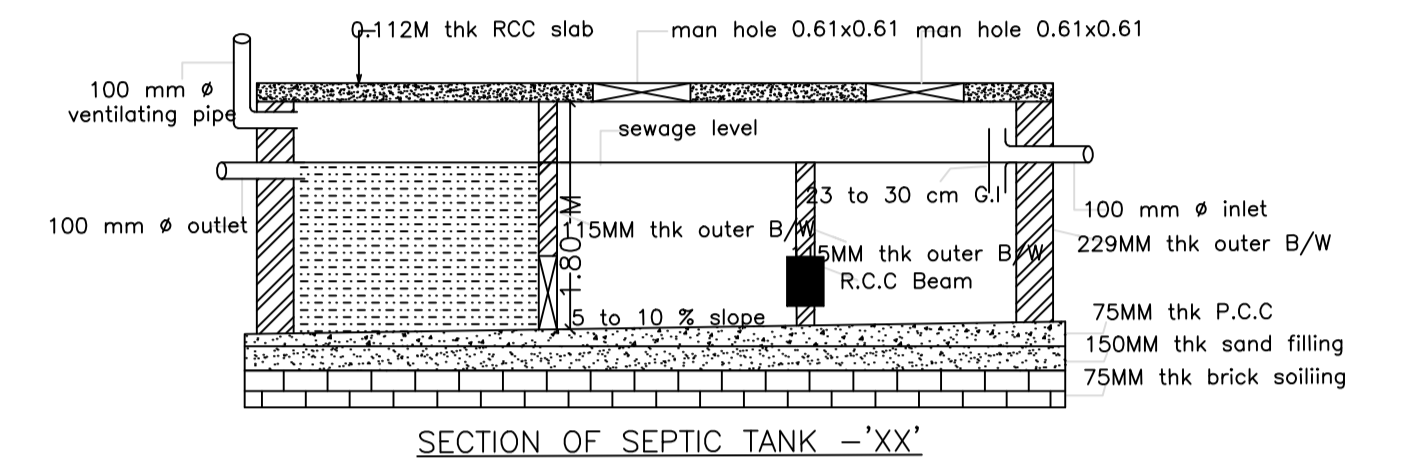
SITE-PLAN

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ANIL KUMAR CHOUDHARY DMC/ENG/0012/2016			

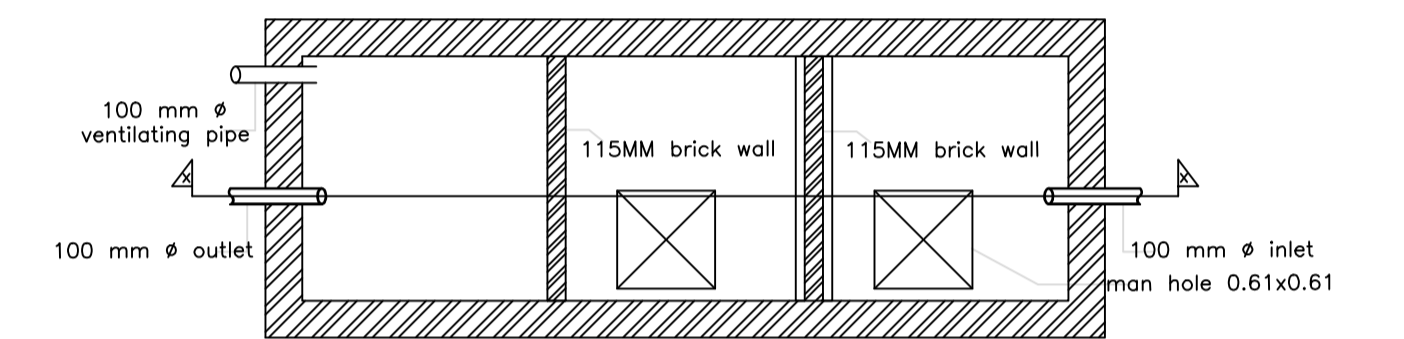
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FRONT ELEVATION

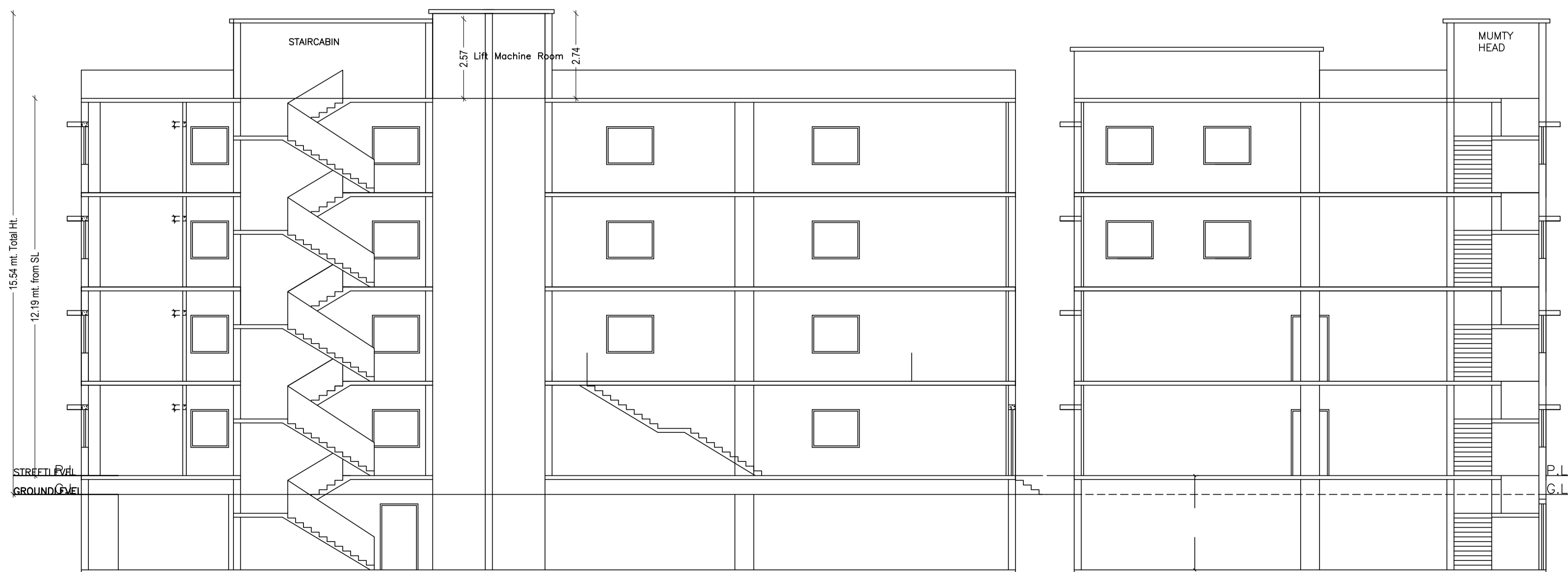


SECTION OF SEPTIC TANK - 'XX'



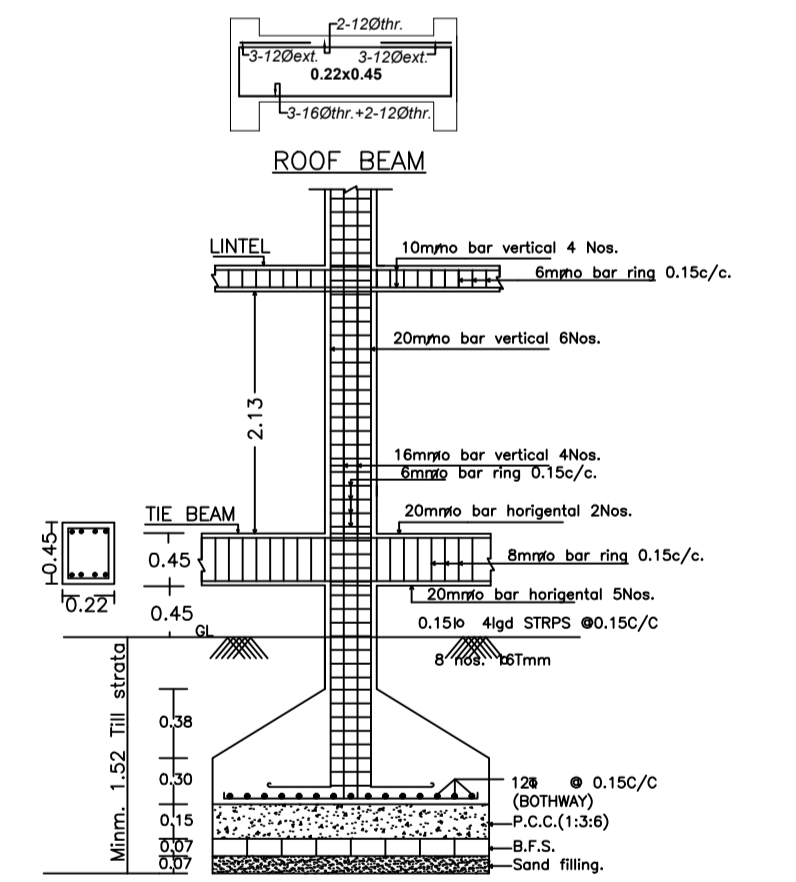
PLAN OF SEPTIC TANK

SCALE :- 1:4

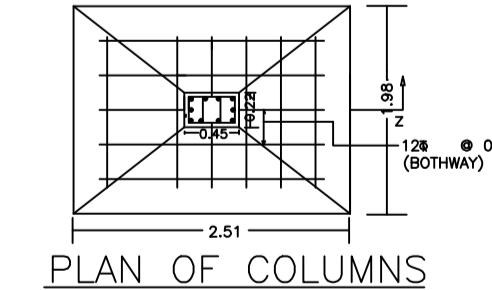


SECTION AT Y-Y

SECTION AT X-X



SECTION ON Z-Z



PLAN OF COLUMNS

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ANIL KUMAR CHOUDHARY DMC/ENG/0012/2016			