

Proposal Basic Information	
Proposal File No.	DMC/BP/0244/W23/2018
Owner Name	DEVI SHARAN SINHA GYAN RANJAN SINHA NAYAN RANJAN SINHA DILIP KUMAR SINHA SHAILENDRA NATH SINHA ADITYA NARAYAN PRASAD KULDIP PRASAD SINGH UMA SHANKER PRASAD SUNAYNA GUPTA ARBIND KUMAR SATYARTHY ABHISHEK KUMAR
Khata No.	ABRND KUMAR SATYARTHY ABHISHEK KUMAR
Plot No.	247,252
Village Name	Dhanbad
Use	Residential
SubUse	Group Housing

AREA STATEMENT	VERSION NO. 1.0.33	52.0%
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 27/02/2019	3687.51
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Group Housing	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Board No: DMC/BP/0244/W23/2018	PlotNo/Plot No.: 247,252	12906.59
Application Type: General Proposal	North Plot No. - other plot	11464.27
Project Type: Affordable Housing	South Plot No. - other plot	11563.67
Nature of Development: New	East Plot No. - other plot	3.14
Location of Development Area: Old Area	West Plot No. - other plot	1342.68
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	52.0%
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	3687.51
Deduction for Balance Plot Area(from Gross Plot Area)		
Total		371.34
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3316.17
PLOT AREA FOR COVERAGE(Net Plot Area + Road/Watering Area)	(A-Deductions)	3687.51
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	3687.51
COVERAGE CHECK		
Permissible Coverage area (35.00 %)		1290.63
Proposed Coverage Area (34.85 %)		1285.29
Total Prop. Coverage Area (34.85 %)		1285.29
Balance coverage area (0.14 %)		-5.34
FAR CHECK		
Perm. FAR Area (3.50)		12906.59
Total Perm. FAR area		12906.59
Residential FAR		11464.27
Proposed FAR Area		11563.67
Total Proposed FAR Area		11563.67
Consumed FAR (Factor)		3.14
Balance FAR Area		1342.68
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		16039.75
ARCHITECT (Regd)	AVINASH KUMAR KESHRI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DEVI SHARAN SINHA GYAN RANJAN SINHA NAYAN RANJAN SINHA DILIP KUMAR SINHA SHAILENDRA NATH SINHA ADITYA NARAYAN PRASAD KULDIP PRASAD SINGH UMA SHANKER PRASAD SUNAYNA GUPTA ARBIND KUMAR SATYARTHY ABHISHEK KUMAR	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

Buildingwise Floor FAR Details						
Floor Name	A (BUILDING)		B (CLUB HOUSE)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	1940.99	33.72	0.00	0.00	1940.99	33.72
Ground Floor	1179.32	65.61	105.97	103.58	1285.29	169.19
First Floor	1240.20	114.86	105.97	105.97	1346.17	1229.83
Second Floor	1262.37	114.88	105.97	105.97	1368.34	1229.85
Third Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Fourth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Fifth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Sixth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Seventh Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Eighth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Ninth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Tenth Floor	1262.37	114.88	0.00	0.00	1262.37	114.88
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	15721.84	11248.11	317.91	315.52	16039.75	11963.63

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Group Housing	Multistored
B (CLUB HOUSE)	Residential	Group Housing	Non-Highrise

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.m)	Units	Car Prop.	Car Req'd	Car Req'd/Unit	Visitors Car Prop.	Visitors Car Req'd	TwoWheeler Prop.	TwoWheeler Req'd
A (BUILDING)	Group Housing	> 140	1.5	-	-	1	0.126	-	0	13	0
		> 100	1	120.00	-	-	-	1	12	-	-
		> 140	1.5	1.00	1.00	-	-	-	-	-	-
		> 100	1	6.00	-	-	-	1	1	-	-
Total:											

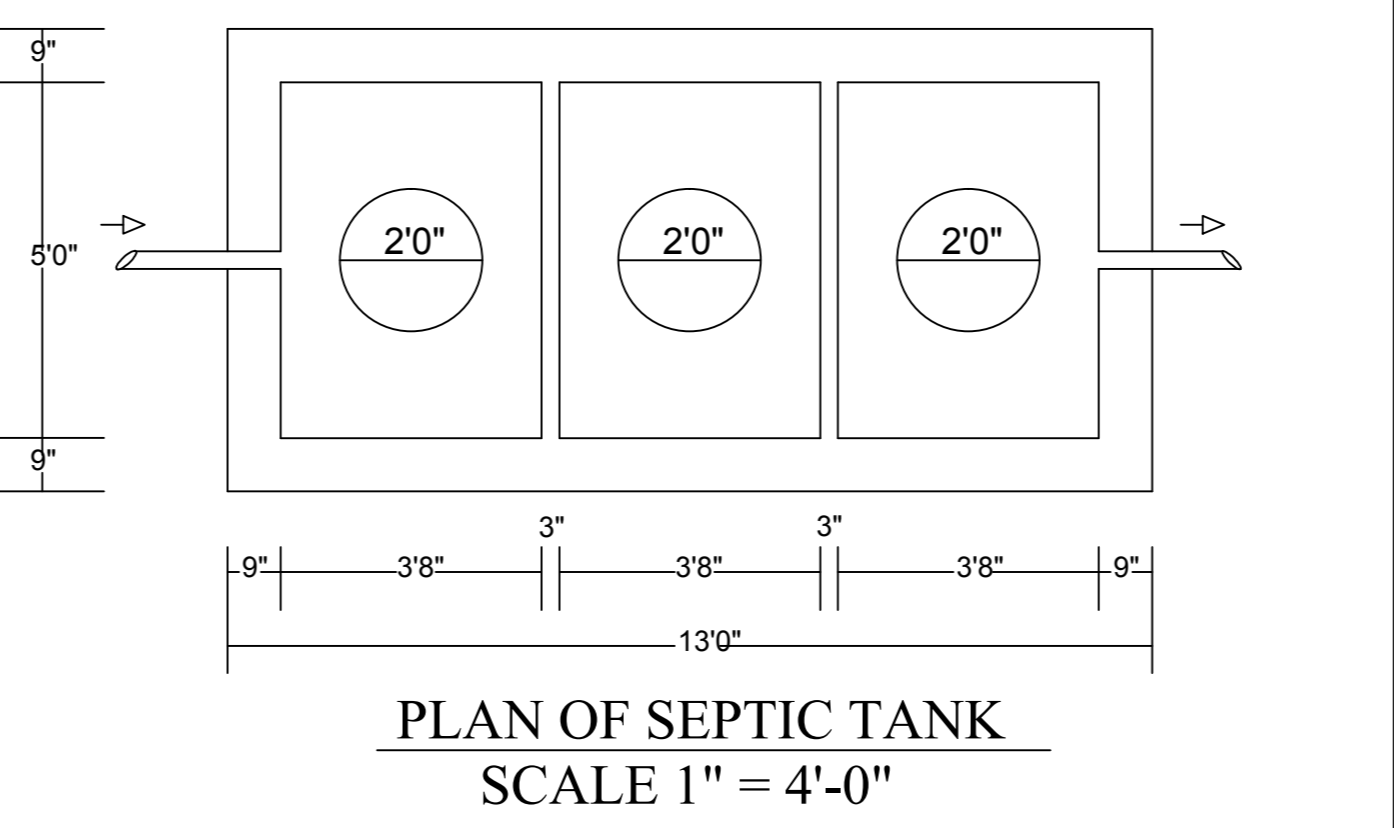
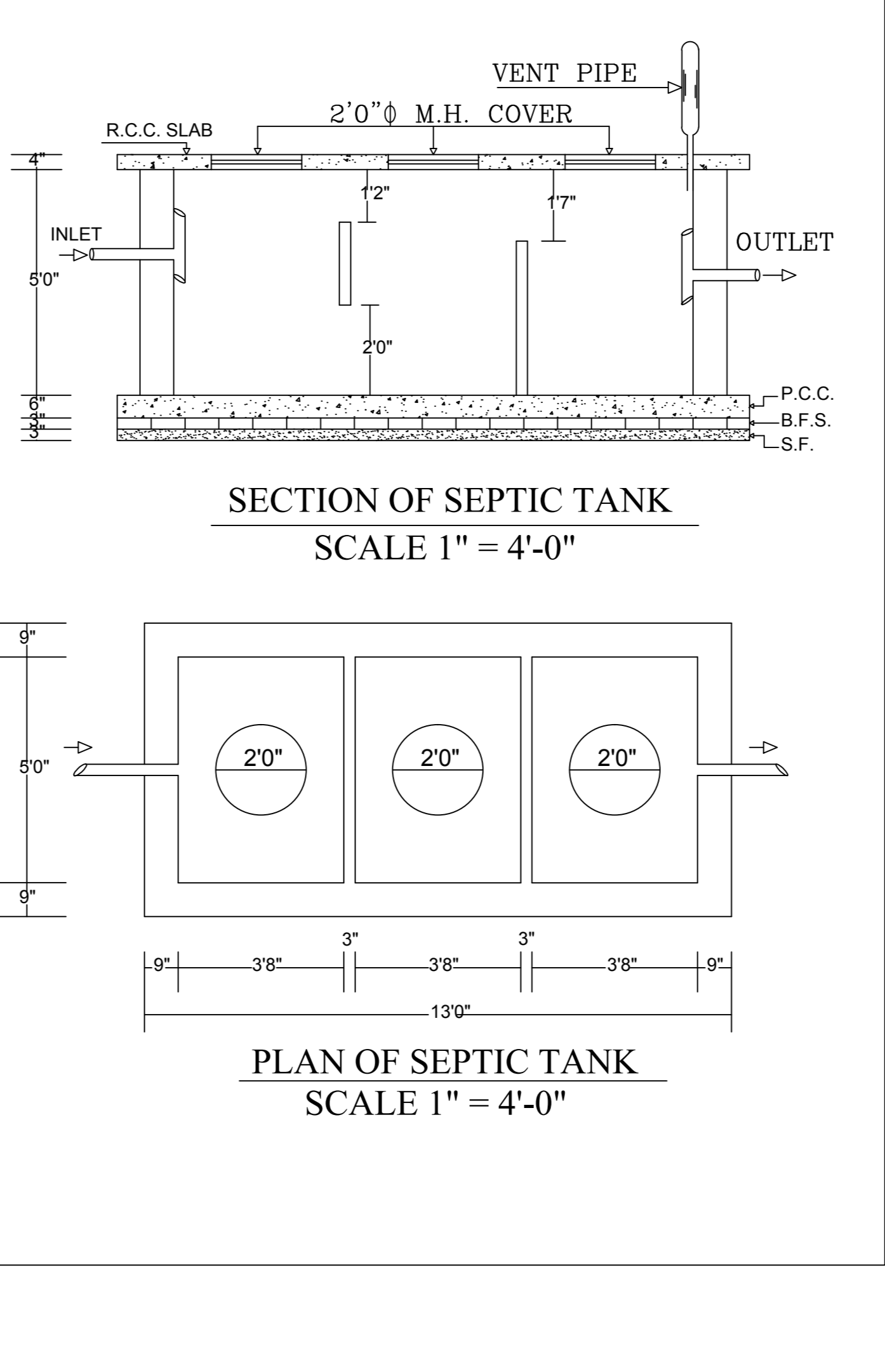
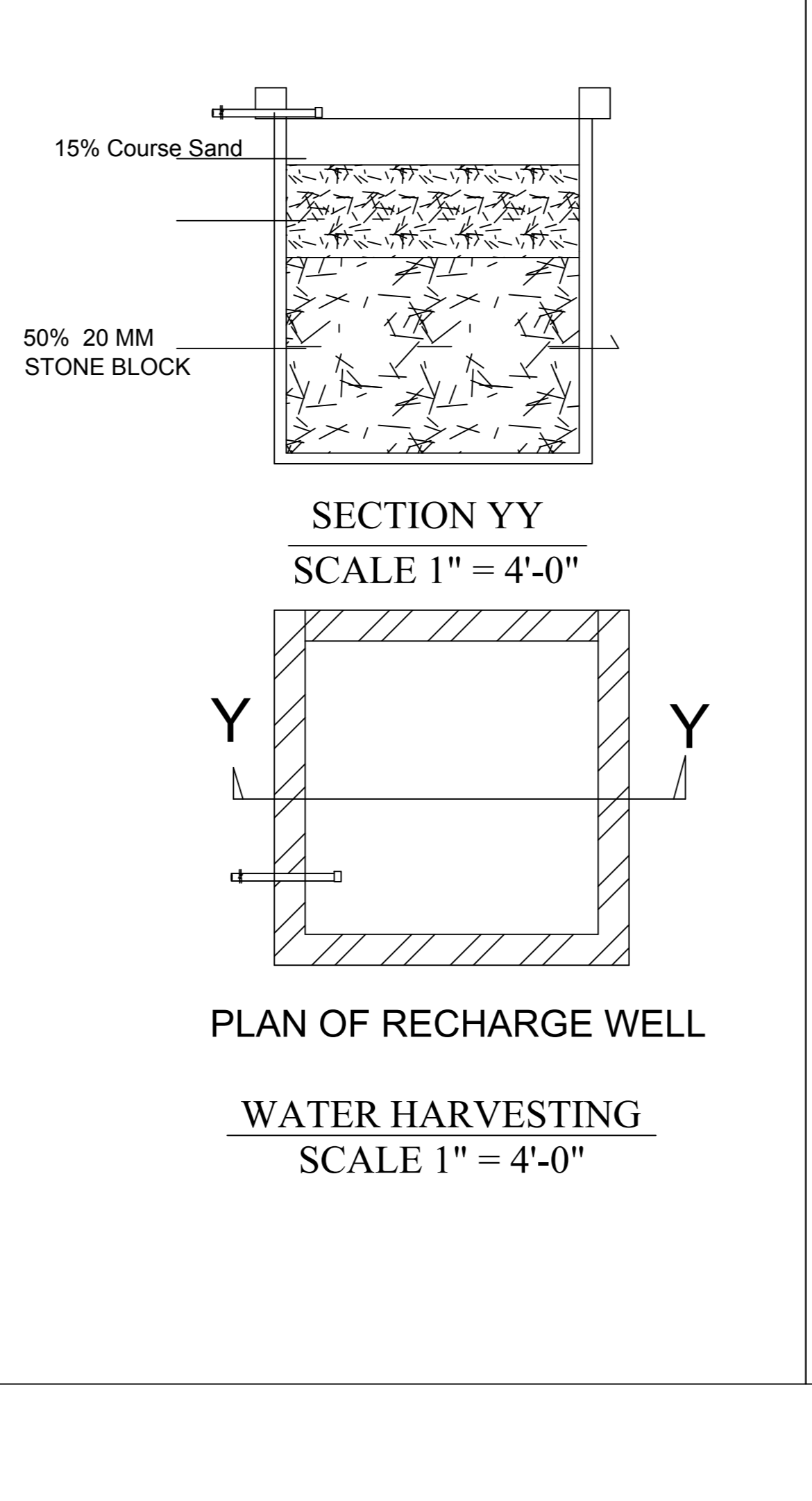
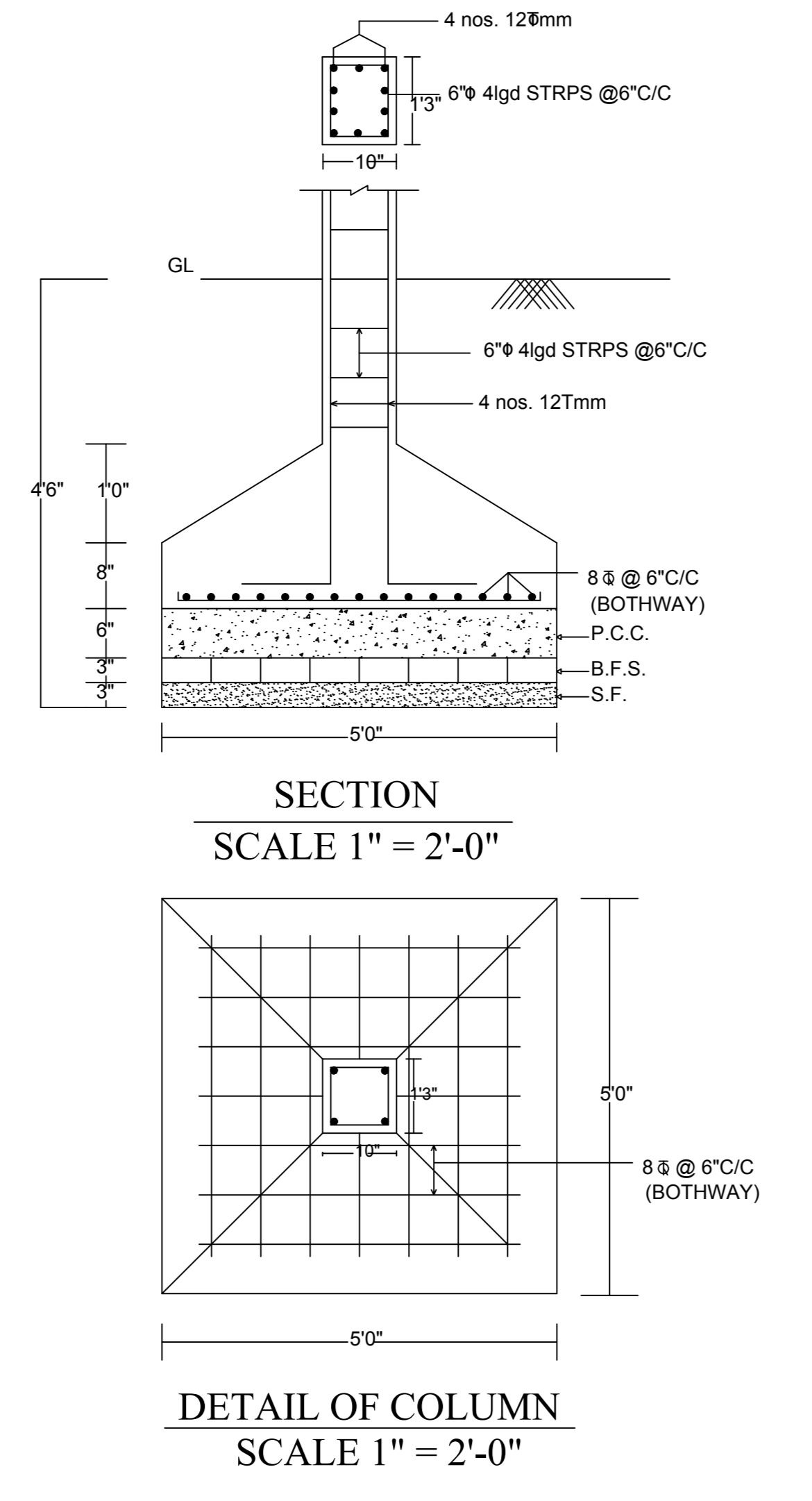
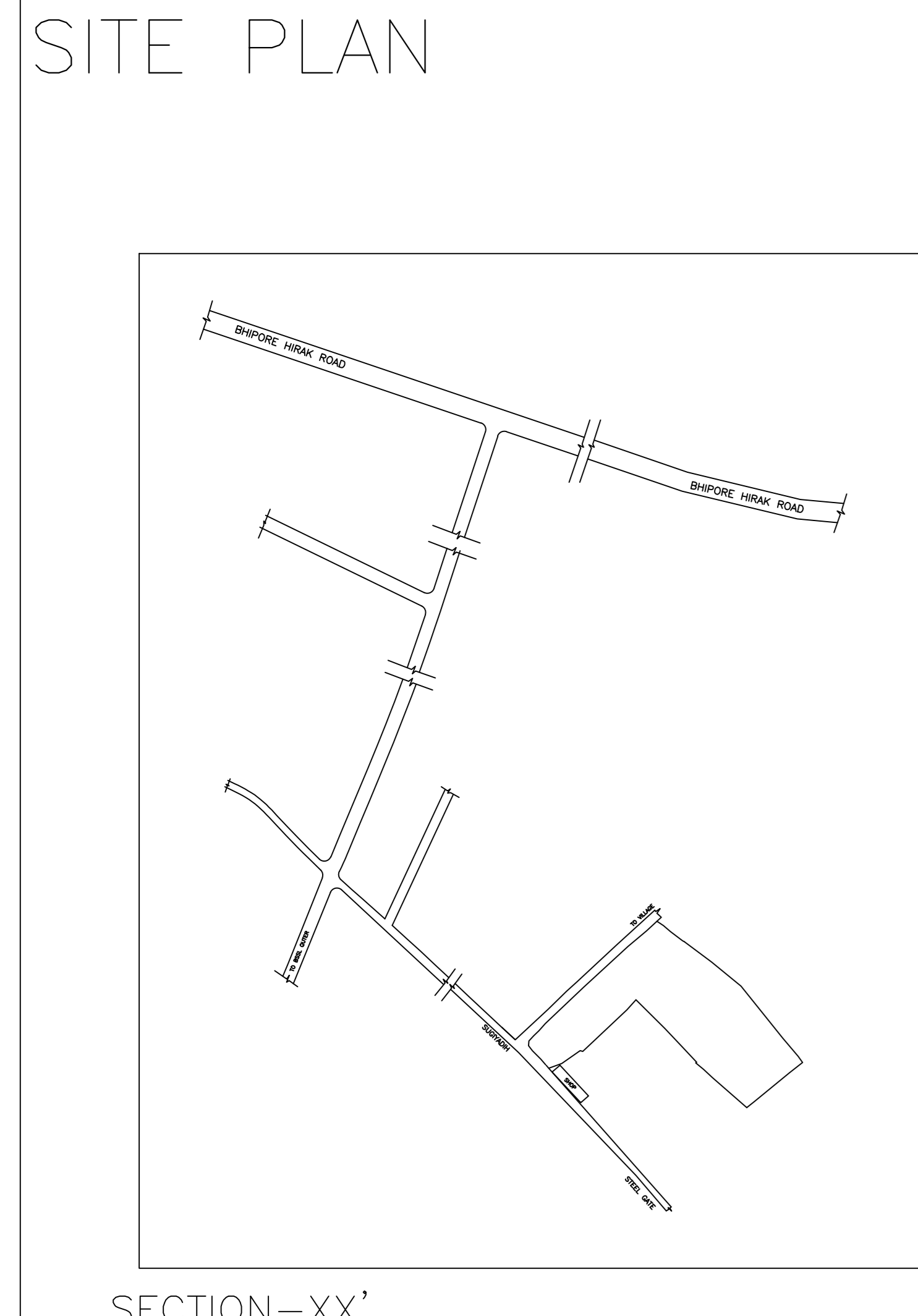
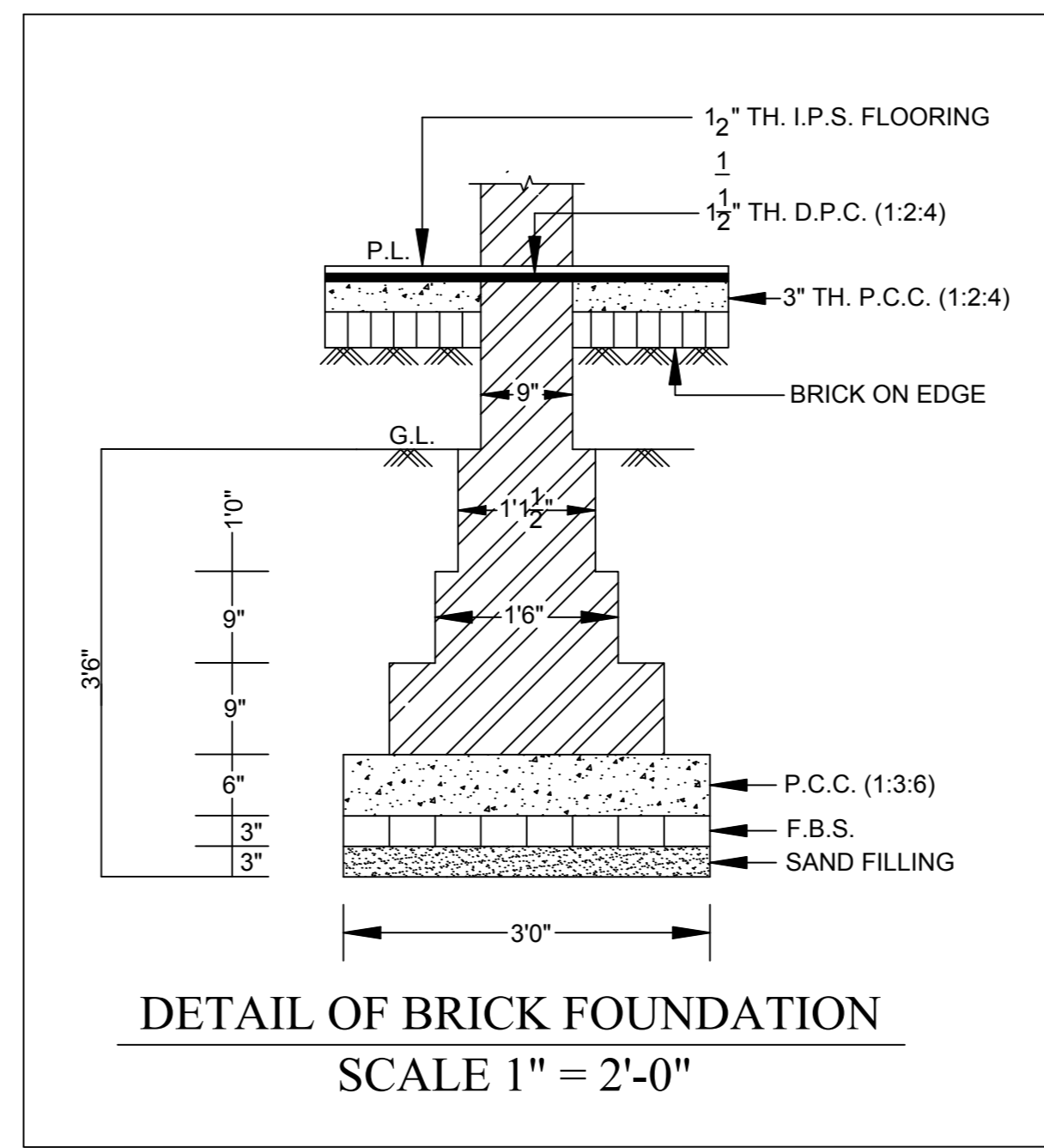
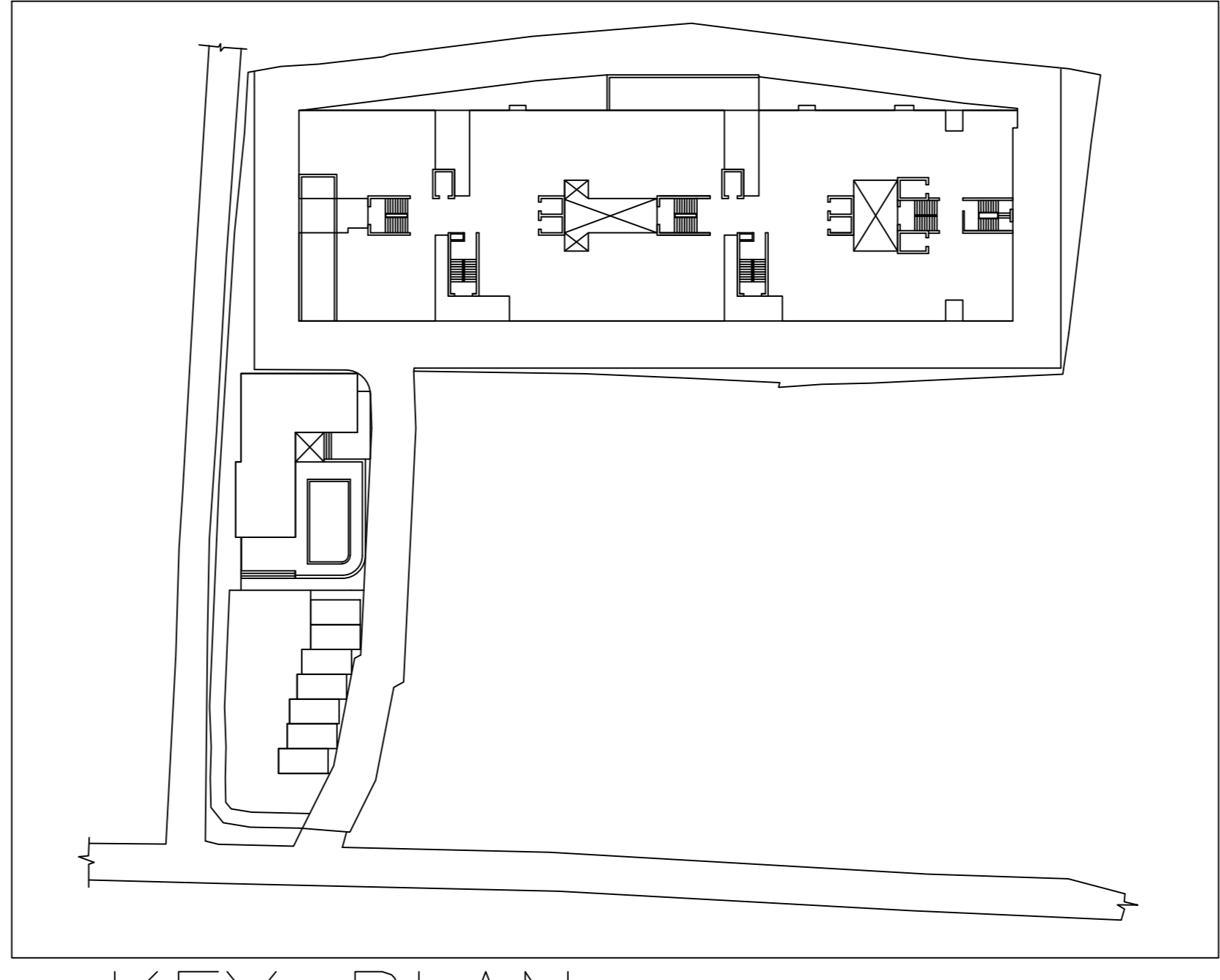
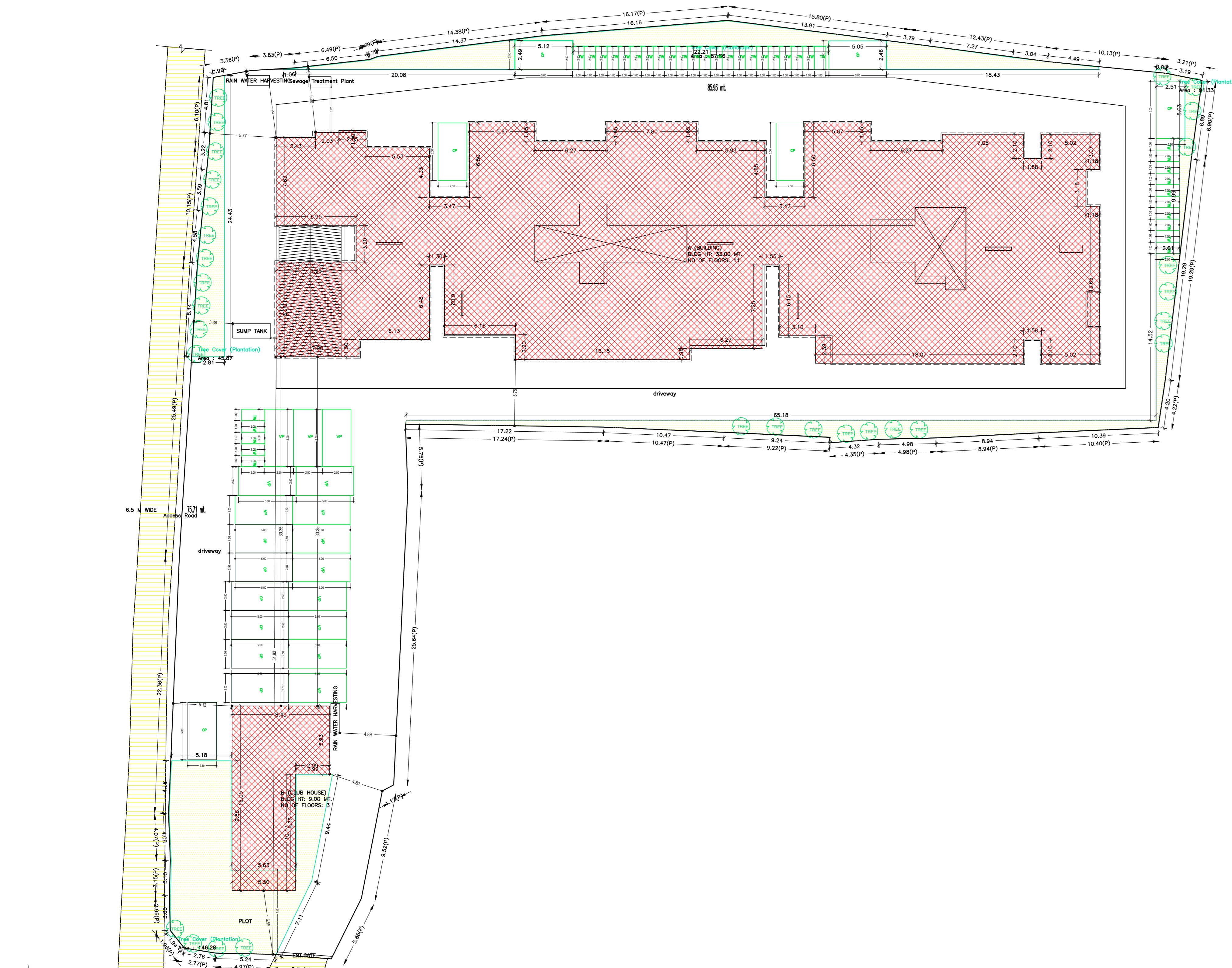
Parking Check (Table 7b)				
Vehicle Type	No.	Req'd	Area	Prop.
Car	-	-	126	1575.00
Visitor's Car Parking	-	-	13	162.50
Total Visitor Parking	-	-	13	162.50
TwoWheeler	-	-	47	94.00
Total TwoWheeler	-	-	47	94.00
Other Parking	-	-	-	1449.99
Total	0.00	-	126	3547.99

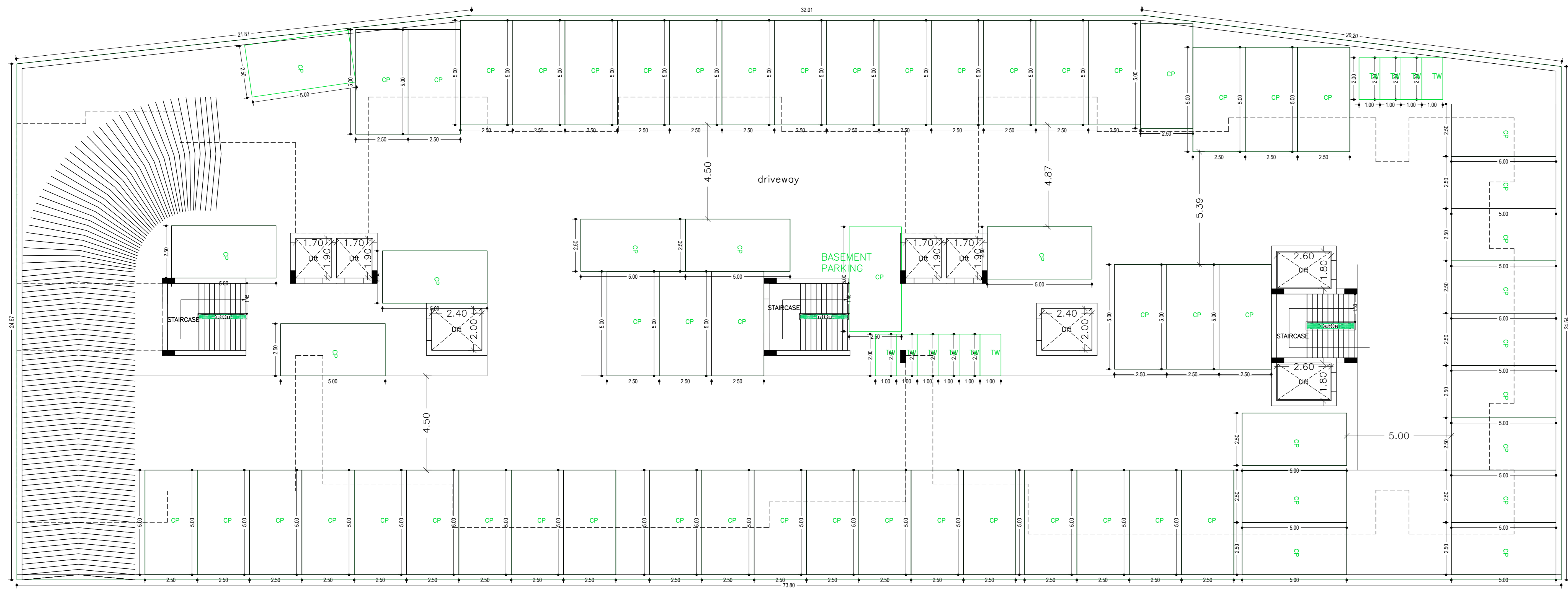
FAR & Tenement Details (Table 7c-1)															
Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA (Area in Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)					Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Trmt (No.)	
					StarCase	Lift	Lift Lobby	Balcony	Accessory Use						Parking
A (BUILDING)	1	16847.14	1125.30	15721.84	453.75	350.79	286.92	434.43	3.69	2811.14	11148.78	67.44	11248.11	11248.11	120
B (CLUB HOUSE)	1	317.91	0.00	317.91	0.00	0.00	0.00	0.00	2.39	0.00	315.52	0.00	315.52	315.52	06
Grand Total	2	17165.05	1125.30	16039.75	453.75	350.79	286.92	434.43	6.08	2811.14	11464.30	67.44	11563.63	11563.63	126

CERTIFICATE FOR STRUCTURE SAFETY

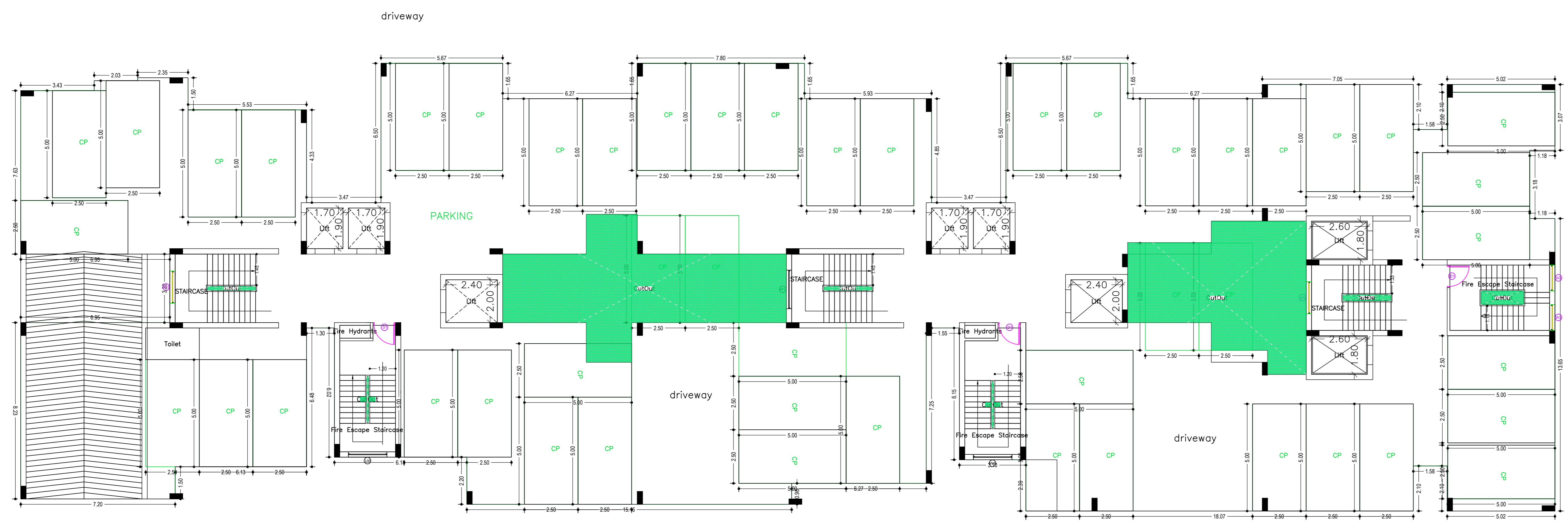
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THE BUILDING WILL BE AS PER I.S.-1983-1984 & I.S.4326-1993 TO MAKE SAME EARTH QUAKE RESISTANT.

LTP NAME AND SIGNATURE AVINASH KUMAR KESHRI DMC/HRC/0015/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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BASEMENT FLOOR PLAN (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)

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Khata No.	
Plot No.	247,252
Village Name	Dhanbad
Use	Residential
SubUse	Group Housing

Building :A (BUILDING)

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.)	Tent (No.)
				StairCase	Lift	Lift Lobby	Balcony	Accessory Use	Parking					
Basement Floor	1942.55	1.96	1940.99	0.00	31.89	0.00	0.00	0.00	0.00	1742.38	0.00	33.72	33.72	00
Ground Floor	1276.46	97.14	1179.32	41.25	0.00	0.00	0.00	3.69	1068.77	0.00	33.72	65.61	65.61	00
First Floor	1342.86	102.66	1240.20	41.25	31.89	28.71	23.49	0.00	1114.86	0.00	1114.86	1114.86	1114.86	12
Second Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Third Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Fourth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Fifth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Sixth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Seventh Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Eighth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Ninth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Tenth Floor	1365.03	102.66	1262.37	41.25	31.89	28.69	45.66	0.00	1114.88	0.00	1114.88	1114.88	1114.88	12
Roof Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	16847.14	1125.30	15721.84	483.75	350.79	286.92	434.43	3.69	2811.14	11148.78	67.44	11248.11	11248.11	120
Total Number of Same Buildings	1													
Total	16847.14	1125.30	15721.84	483.75	350.79	286.92	434.43	3.69	2811.14	11148.78	67.44	11248.11	11248.11	120

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D4	0.75	2.10	380
A (BUILDING)	D3	0.90	2.10	120
A (BUILDING)	D2	0.98	2.10	260
A (BUILDING)	D1	1.05	2.10	140
A (BUILDING)	SD	1.47	2.10	20
A (BUILDING)	SD	1.50	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	199
A (BUILDING)	D4	0.75	1.20	45
A (BUILDING)	W5	0.90	1.20	140
A (BUILDING)	W4	0.98	1.20	20
A (BUILDING)	W3	1.20	1.20	42
A (BUILDING)	W2	1.50	1.20	303
A (BUILDING)	W2'	1.50	2.10	20
A (BUILDING)	W1	1.80	1.20	33
A (BUILDING)	SW	1.80	2.10	50

Balcony Calculations Table

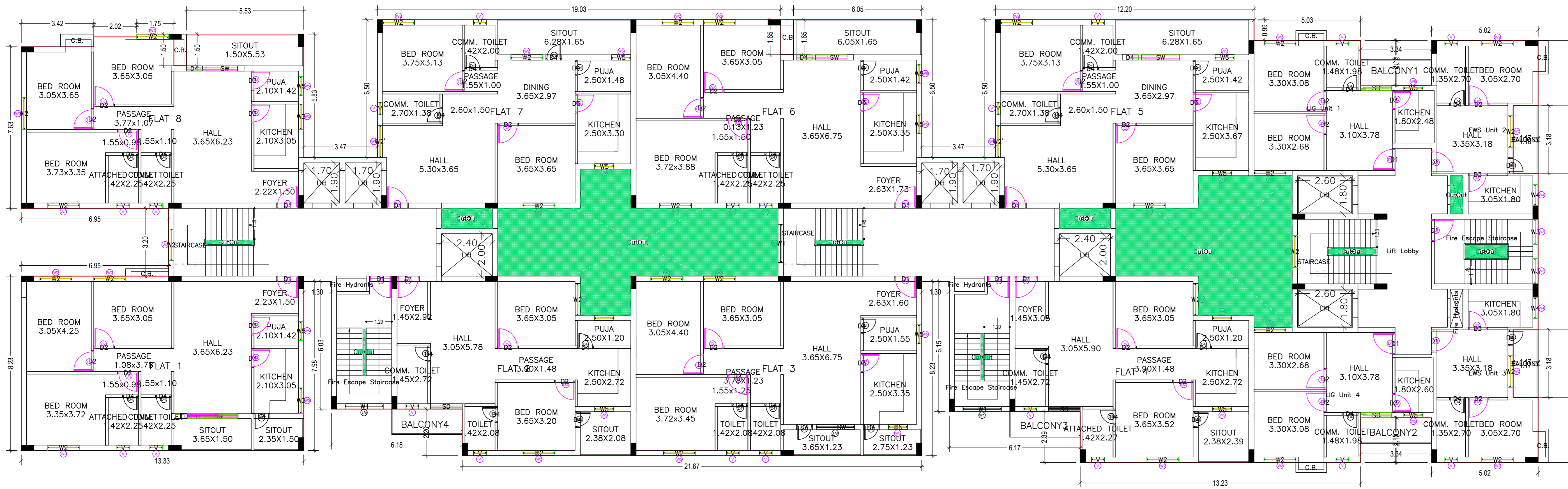
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.35 X 2 X 1	6.02	23.48
	1.20 X 3.33 X 2 X 1	7.98	
	1.18 X 3.18 X 2 X 1	7.49	
TYPICAL 2-10 FLOOR PLAN	1.18 X 3.18 X 2 X 9	67.32	410.85
	1.20 X 3.53 X 1 X 9	38.07	
	1.20 X 4.50 X 1 X 9	48.60	
	1.20 X 3.60 X 1 X 9	38.88	
	1.20 X 3.33 X 2 X 9	73.98	
	1.20 X 3.35 X 2 X 9	72.18	
	1.20 X 3.33 X 2 X 9	71.82	
Total			434.33

UnitBUA Table for Building :A (BUILDING)

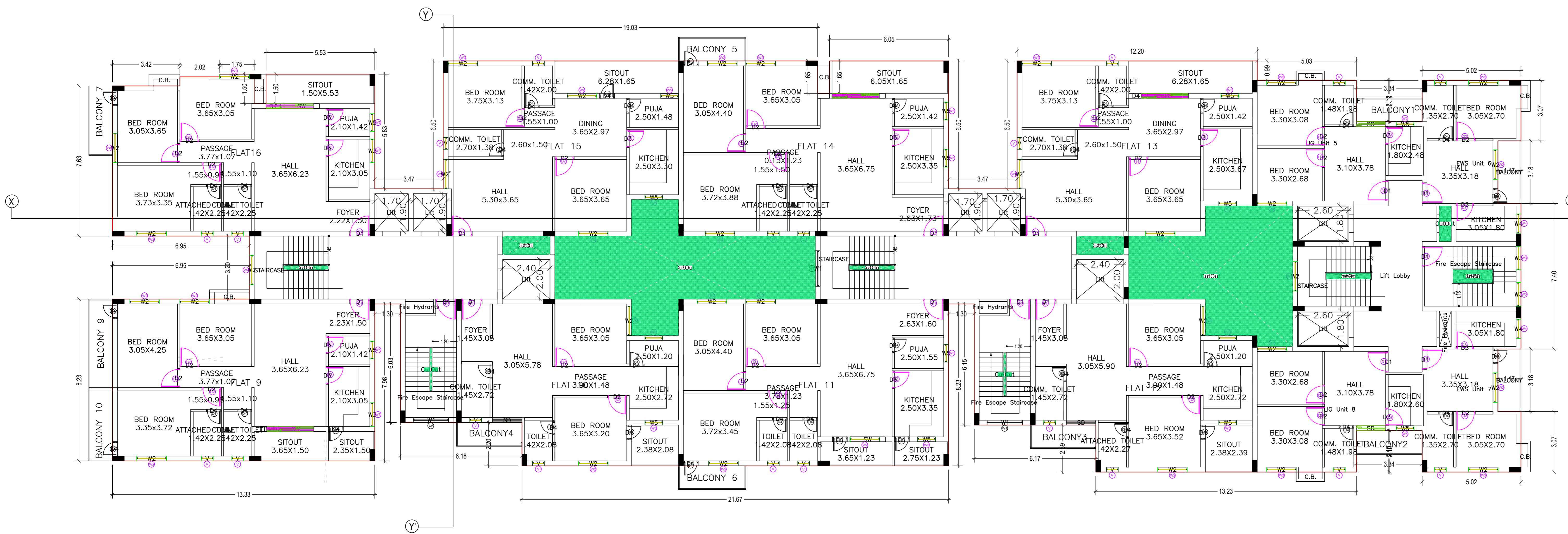
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	EWS Unit 2	EWS UNIT	28.99	28.33	4	12
	EWS Unit 3	EWS UNIT	28.99	28.33	4	
	FLAT 1	FLAT	102.94	97.23	12	
	FLAT 2	FLAT	76.62	73.84	10	
	FLAT 3	FLAT	107.37	103.43	12	
	FLAT 4	FLAT	79.48	76.67	10	
	FLAT 5	FLAT	96.44	92.36	10	
	FLAT 6	FLAT	111.96	107.96	11	
	FLAT 7	FLAT	94.61	91.57	10	
	FLAT 8	FLAT	97.80	94.16	11	
	LIG Unit 1	LIG UNIT	39.73	38.53	5	
	LIG Unit 4	LIG UNIT	39.97	38.76	5	
TYPICAL 2-10 FLOOR PLAN	EWS Unit 6	EWS UNIT	28.99	28.33	4	108
	FLAT 10	FLAT	76.62	73.84	10	
	FLAT 11	FLAT	102.37	103.43	12	
	FLAT 12	FLAT	79.48	76.67	10	
	FLAT 13	FLAT	95.69	92.60	10	
	FLAT 14	FLAT	111.96	107.96	11	
	FLAT 15	FLAT	94.61	91.57	10	
	FLAT 9	FLAT	100.94	97.23	12	
	FLAT 16	FLAT	97.80	94.16	11	
	LIG Unit 5	LIG UNIT	39.73	38.53	5	
	LIG Unit 8	LIG UNIT	39.97	38.76	5	
	Total			921.25	873.72	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AVINASH KUMAR KESHRI DMC/ARC/0015/2017			

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Khata No.	
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SubUse	Group Housing



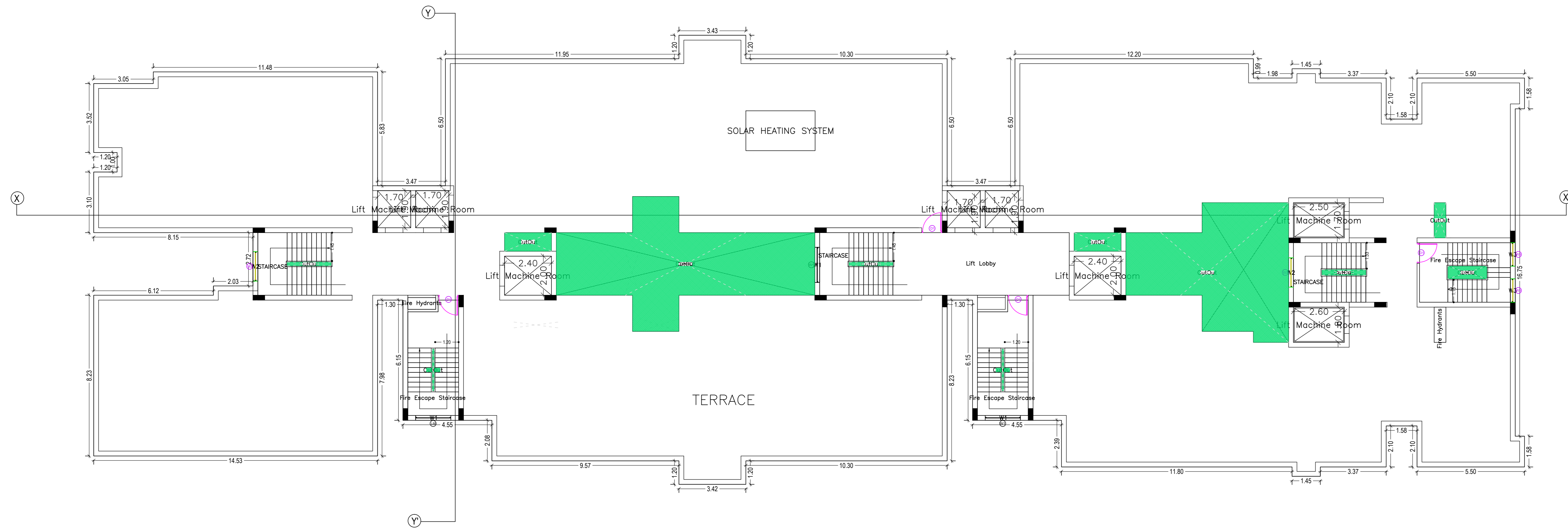
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



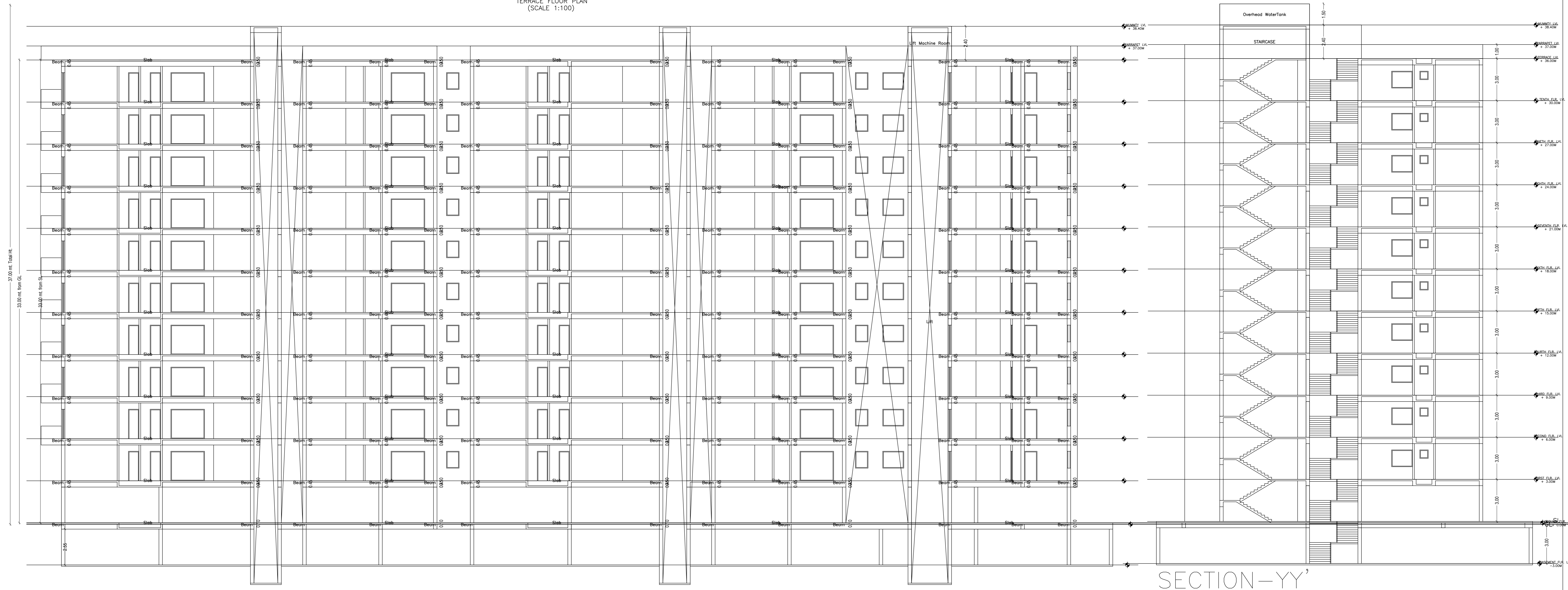
TYPICAL - 2-10 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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AVINASH KUMAR KESHRI DMC/ARC/0015/2017			

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Khata No	247,252
Plot No	247,252
Village Name	Dhanbad
Use	Residential
SubUse	Group Housing



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION-XX' SCALE 1:100

SECTION-YY' SCALE 1:100

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SubUse	Group Housing

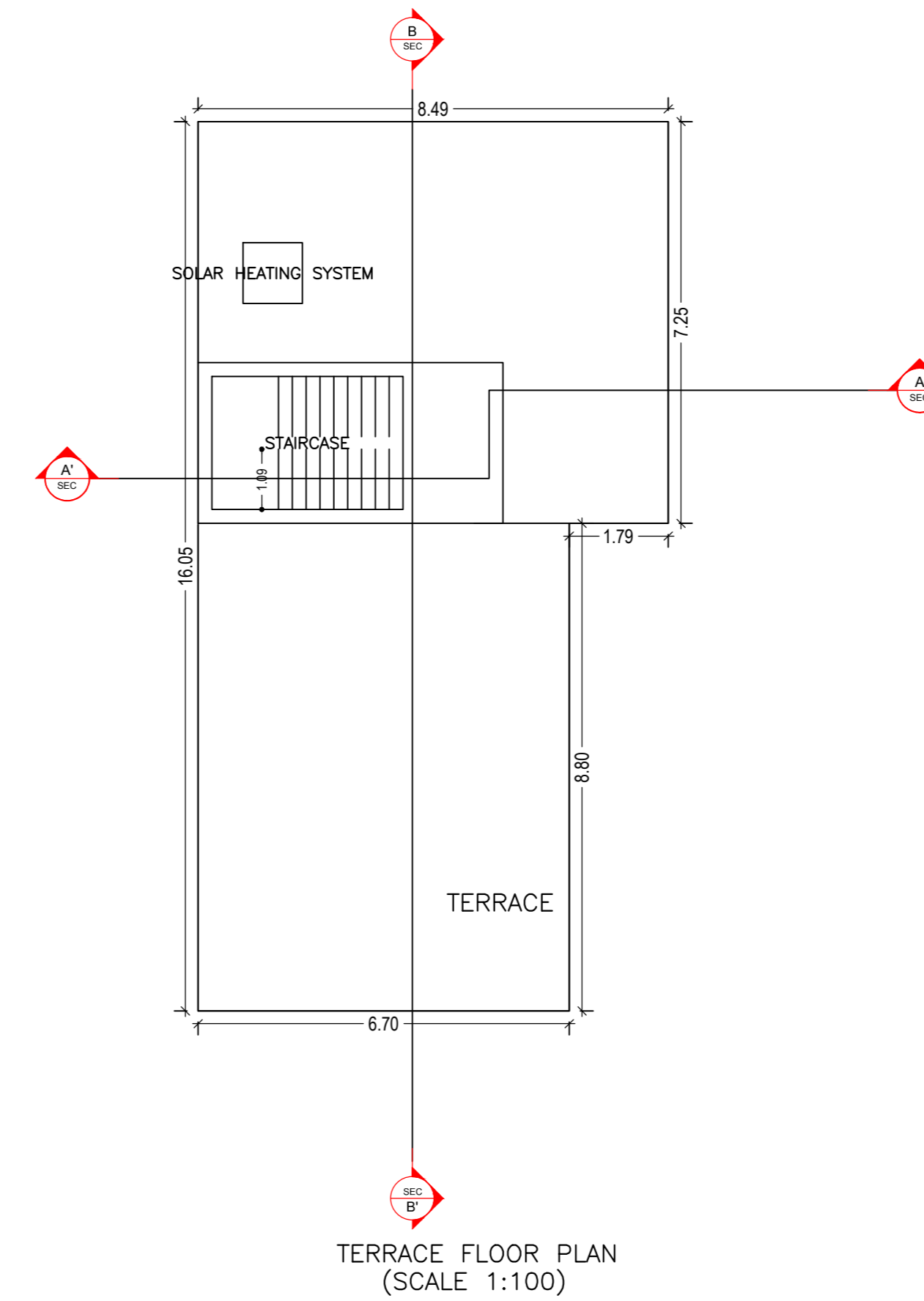
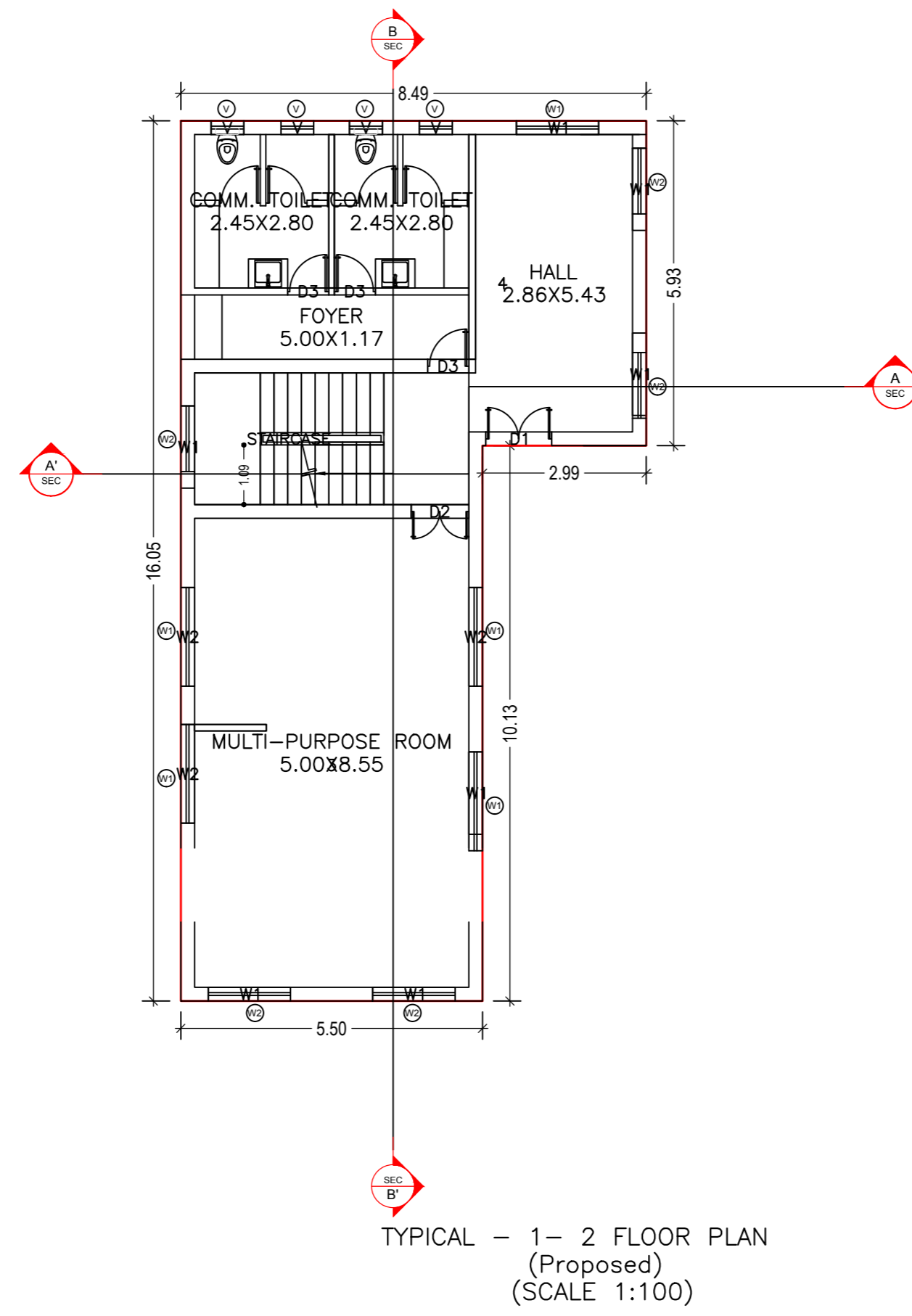
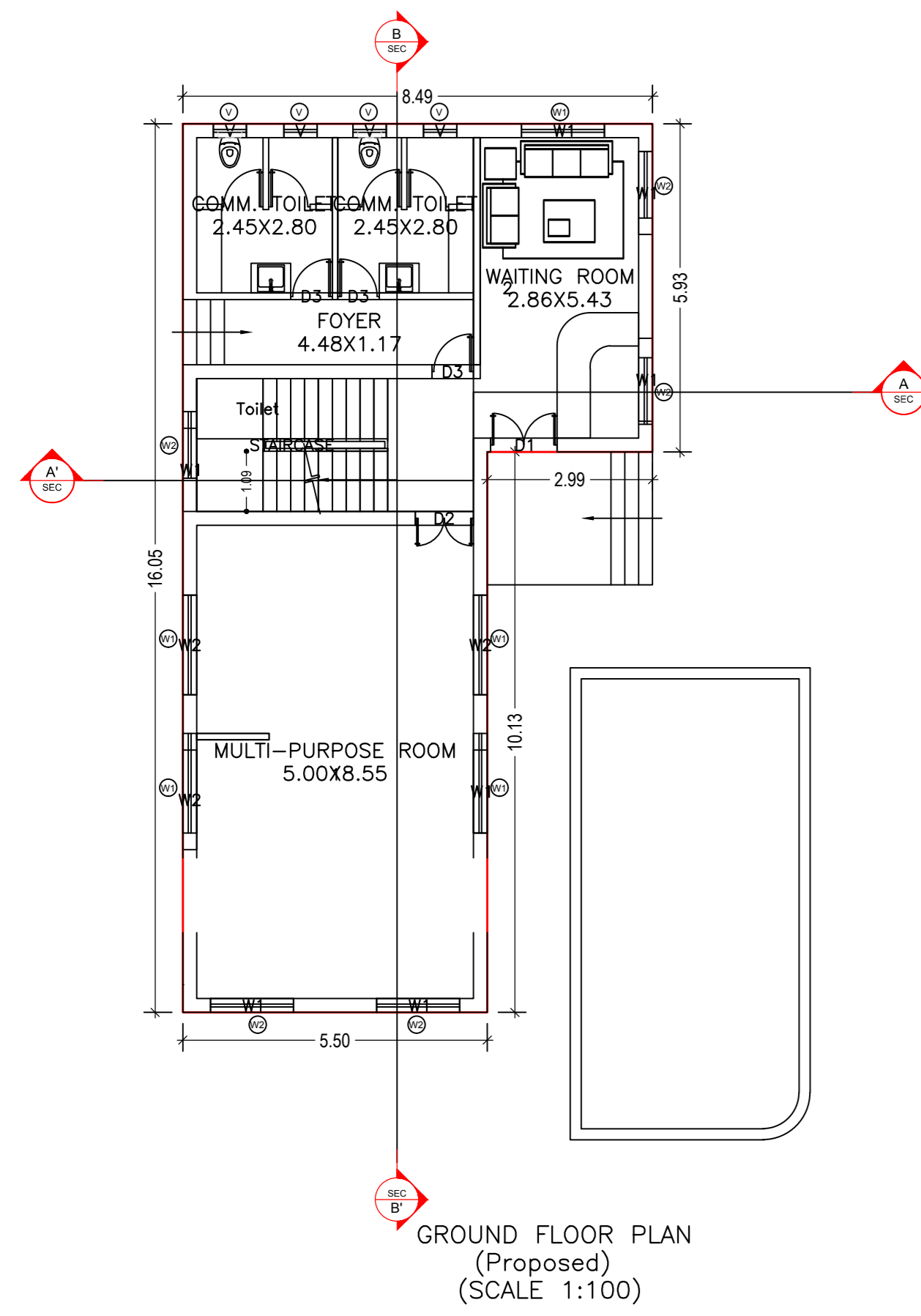


FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

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Khata No	247,252
Village Name	Dhanbad
Use	Residential
SubUse	Group Housing



Building :B (CLUB HOUSE)

Floor Name	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.)	Trent (No.)
Ground Floor	105.97	Accessory Use 2.39	103.58	103.58	103.58	02
First Floor	105.97	0.00	105.97	105.97	105.97	02
Second Floor	105.97	0.00	105.97	105.97	105.97	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	317.91	2.39	315.52	315.52	315.52	06
Total Number of Same Buildings	1					
Total:	317.91	2.39	315.52	315.52	315.52	06

SCHEDULE OF DOOR:

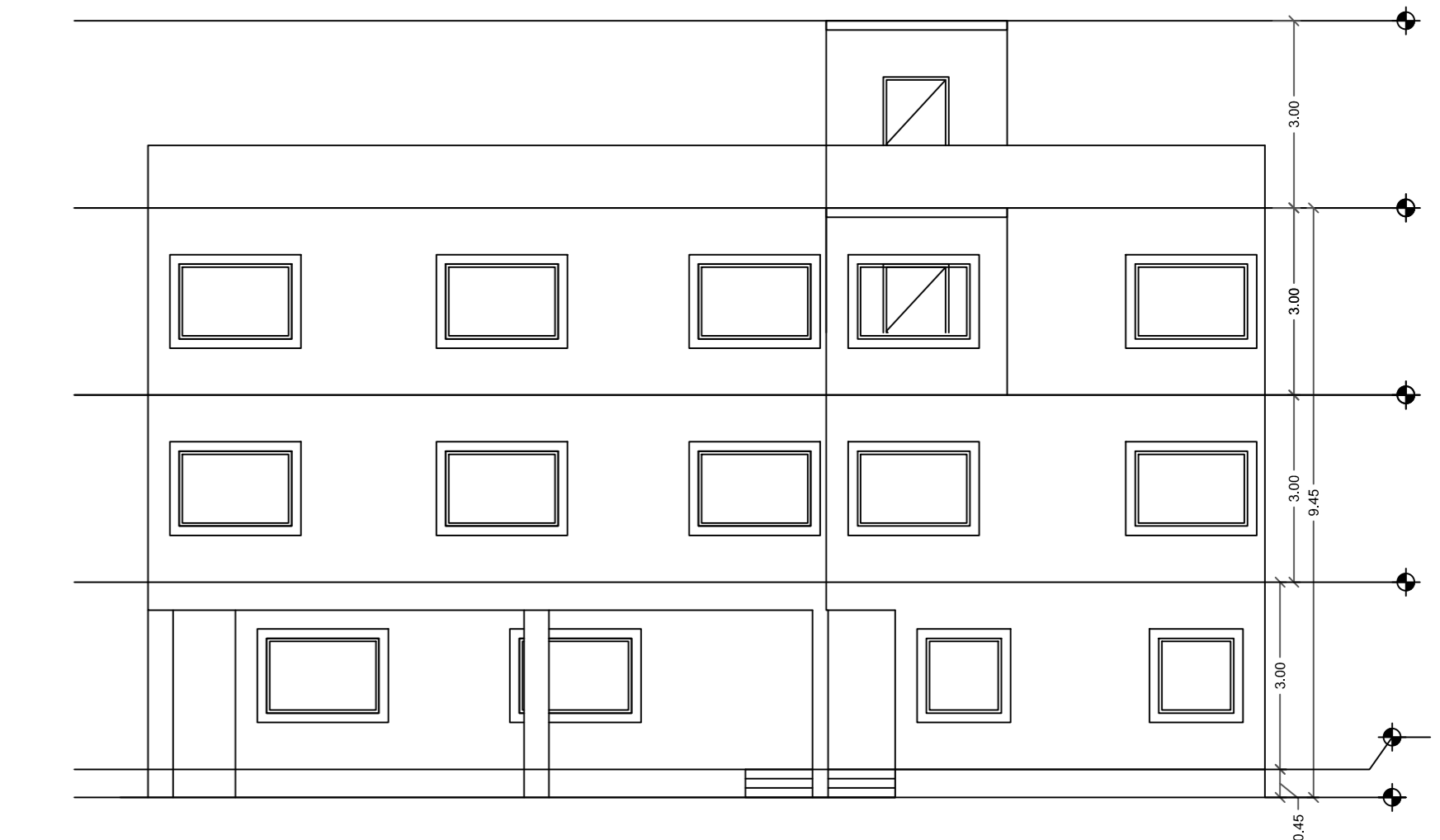
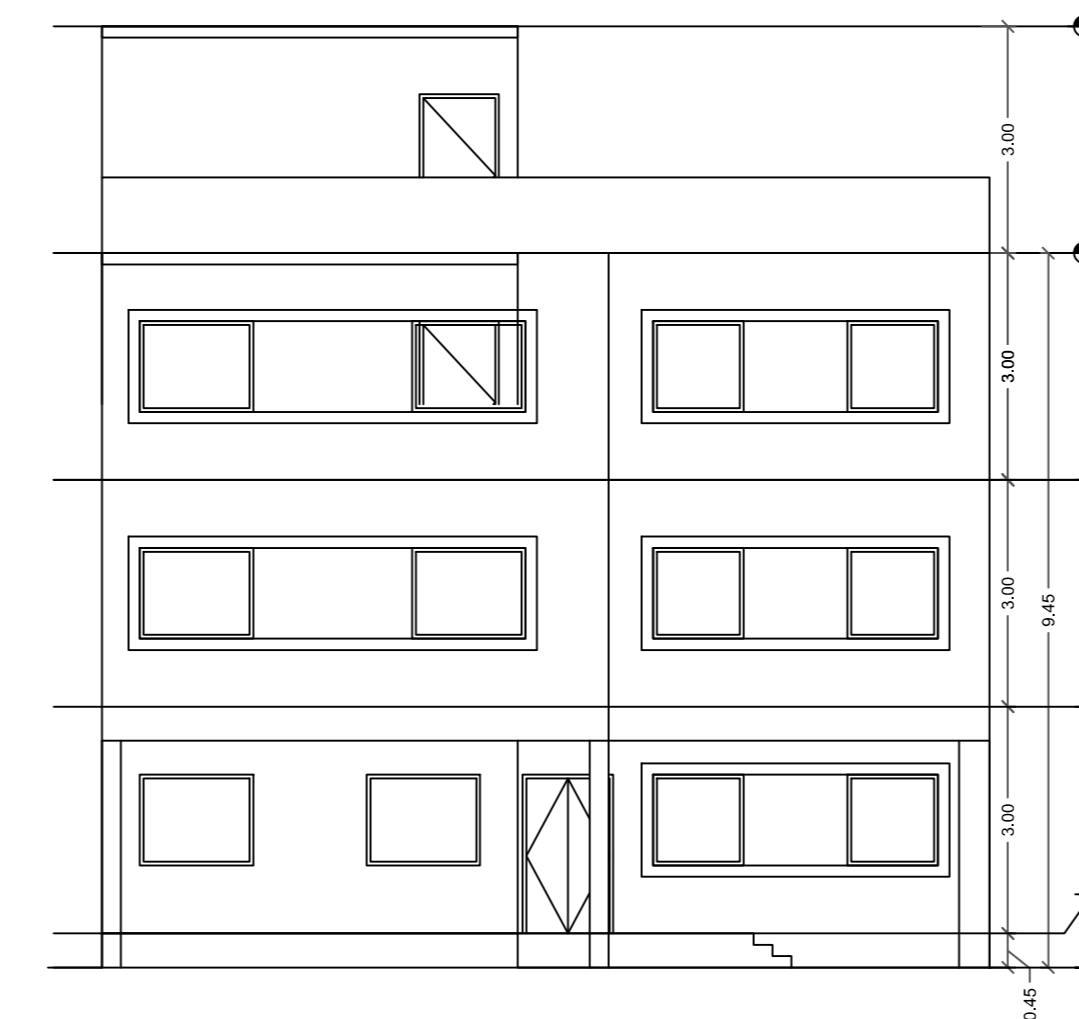
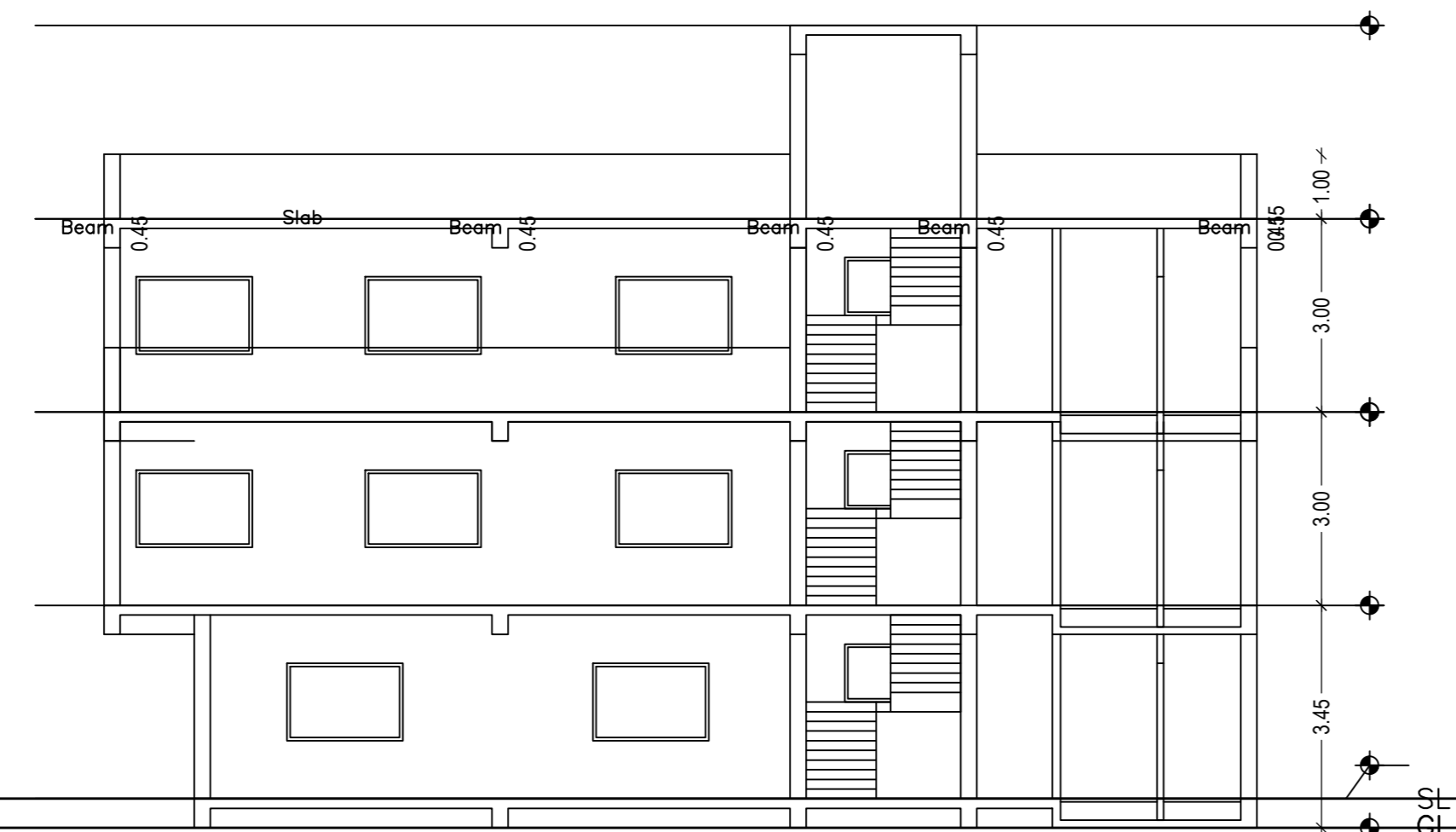
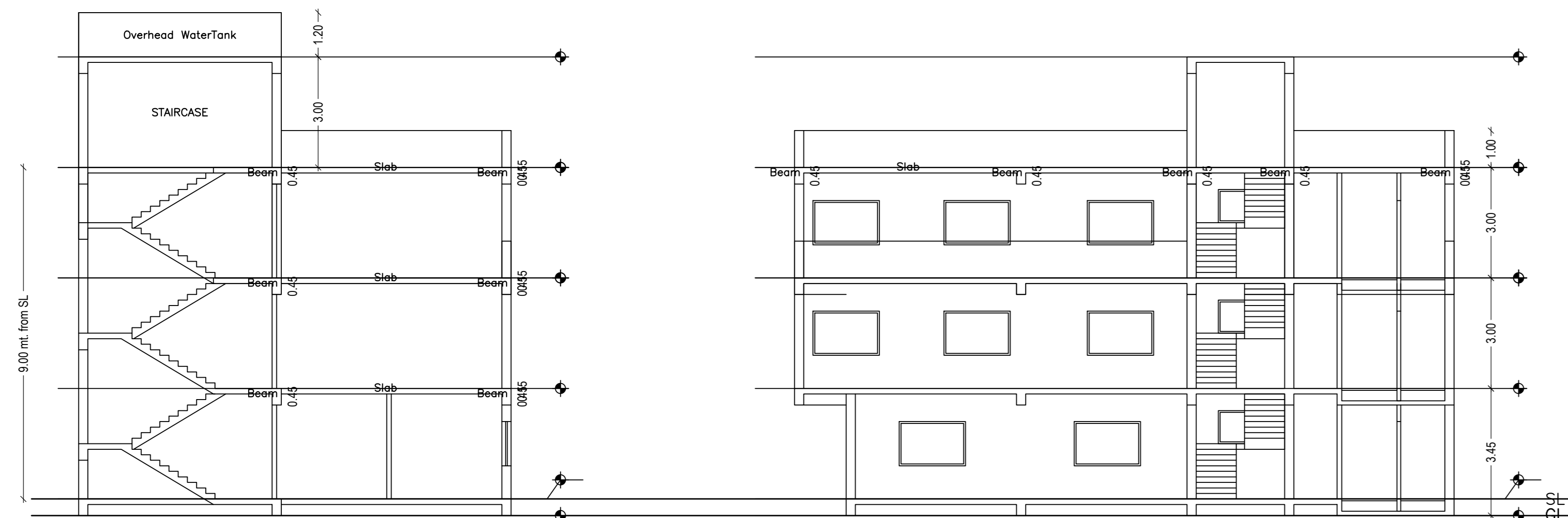
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUB HOUSE)	D1	0.15	2.10	09
B (CLUB HOUSE)	D2	1.05	2.10	03
B (CLUB HOUSE)	D3	1.20	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (CLUB HOUSE)	V	0.60	0.60	12
B (CLUB HOUSE)	W1	1.50	1.20	21
B (CLUB HOUSE)	W2	1.80	1.20	09

UnitBUA Table for Building :B (CLUB HOUSE)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	42.75	42.60	1	2
TYPICAL - 1 -	3	FLAT	42.75	42.60	1	4
2 FLOOR PLAN	4	FLAT	36.53	35.74	4	4
Total	-	-	237.86	235.02	15	6



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AWNASH KUMAR KESHRI DMC/ARC/0015/2017			