

Proposal Basic Information

Proposal File No.	DMC/BP/0396/W25/2019
Owner Name	Shubhra Bakshi and Aruna Bakshi Through its Attorney Sri Kajal Bakshi
Khata No	109 & 62
Plot No	2195(P) & 2203(P)
Village Name	Hirapur
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO. : 1.0.53	SO.MT.
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DMC/BP/0396/W25/2019	Plot/SubPlot No: 2195(P) & 2203(P)	
Application Type: General Proposal	North: Road Width - 3.9	
Project Type: Building Permission	South: Plot No. - 2204(P)	
Nature of Development: New	East: Plot No. - House of Mr Hansda	
Location of Development Area: Old Area	West: Plot No. - House of R.P. Sinha & S.K. Dutta	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	667.04
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	667.04
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		69.38
Total		69.38
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	597.67
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	667.04
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	667.04
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		400.22
Proposed Coverage Area ( 51.04 % )		340.44
Total Prop. Coverage Area ( 51.04 % )		340.44
Balance coverage area ( 8.96 % )		59.78
FAR CHECK		
Perm. FAR Area ( 1.50 )		1000.56
Total Perm. FAR area		1000.56
Residential FAR		998.12
Proposed FAR Area		998.12
Total Proposed FAR Area		998.12
Consumed FAR (Factor)		1.50
Balance FAR Area		2.44
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1527.85
ARCHITECT (Regd)	Ajit Kumar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	Shubhra Bakshi and Aruna Bakshi Through its Attorney Sri Kajal Bakshi	
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)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (1)		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	435.16	0.00	435.16	0.00
Ground Floor	364.23	340.44	364.23	340.44
First Floor	364.23	328.84	364.23	328.84
Second Floor	364.23	328.84	364.23	328.84
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1527.85	998.12	1527.85	998.12

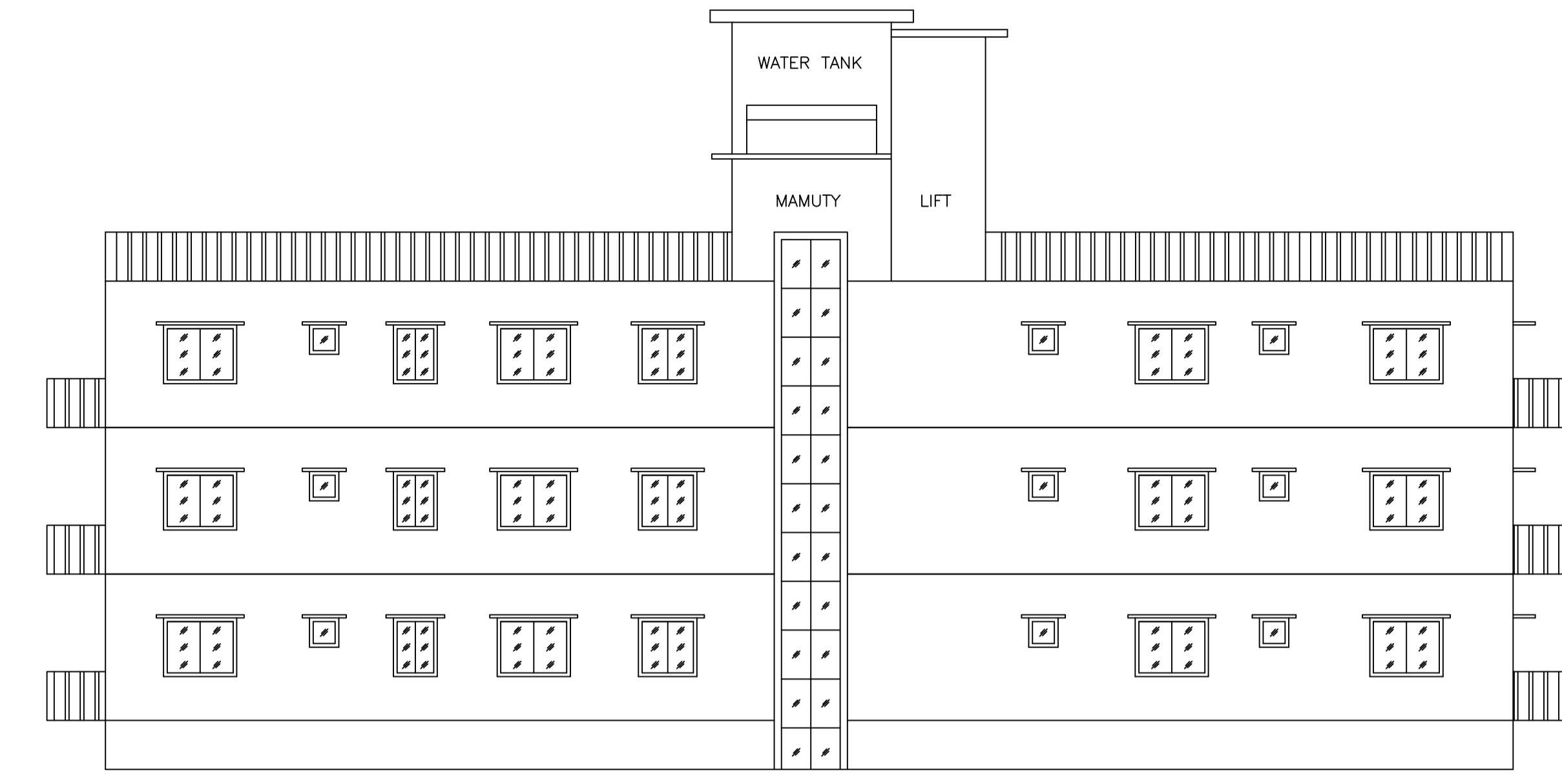
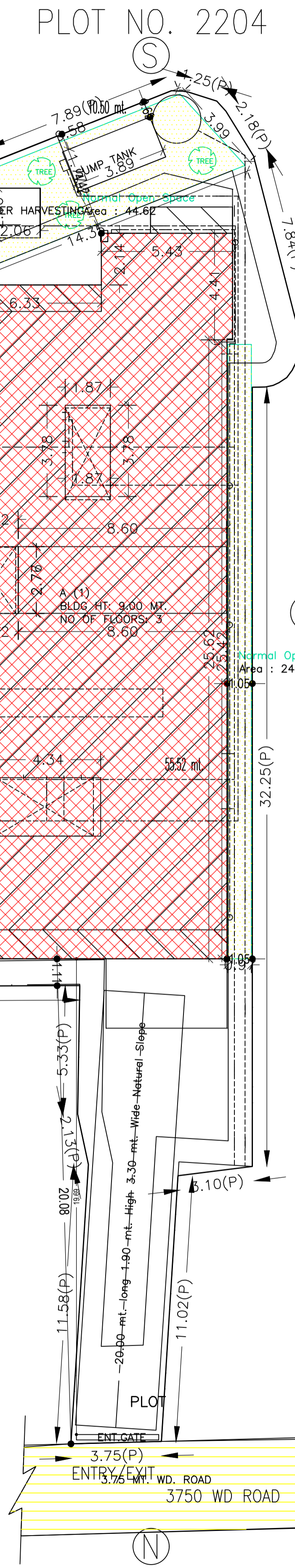
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (1)	Residential	Residential Bldg/Apartment	Non-Highrise

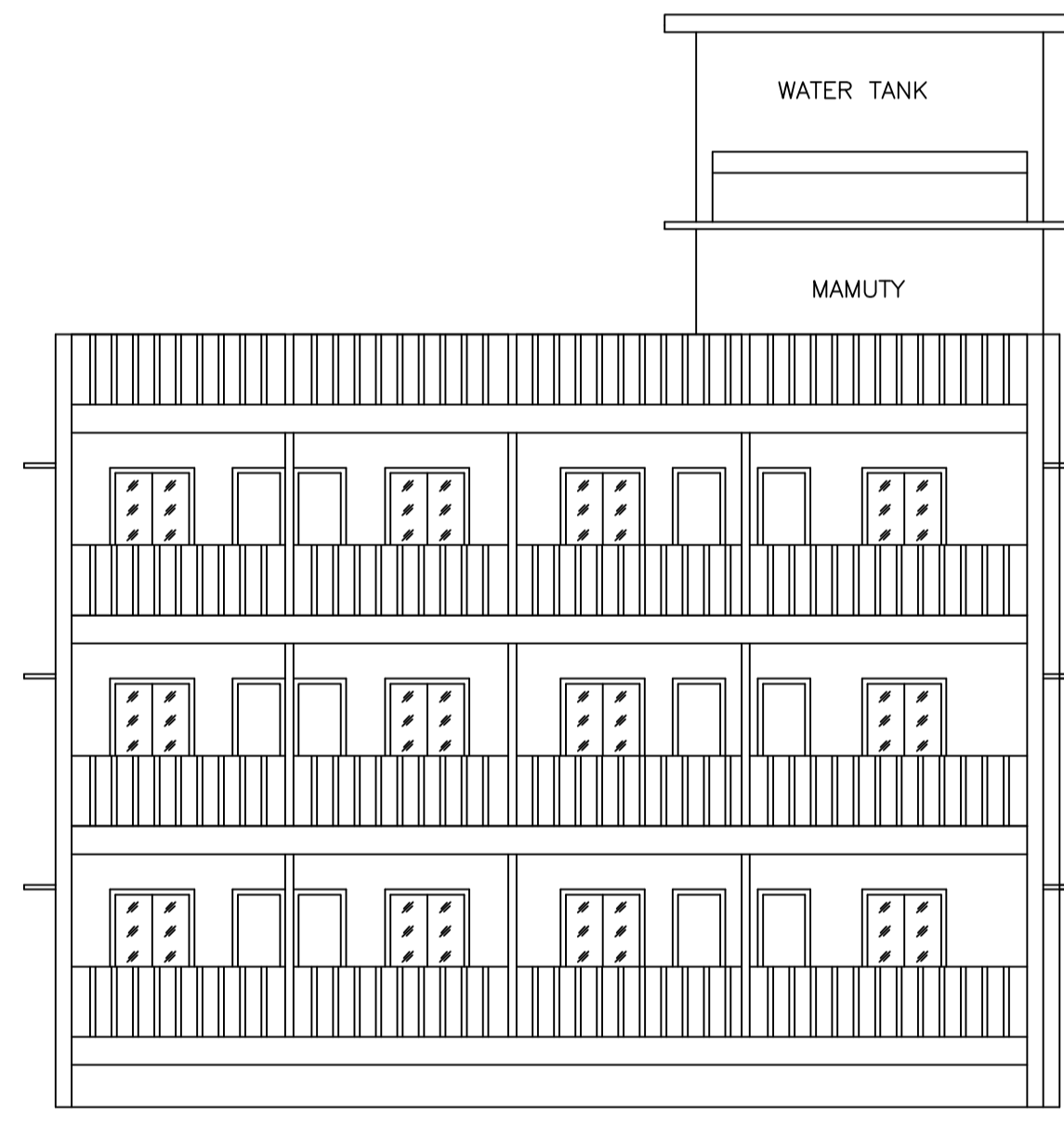
UnitBUA Table for Building :A (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	59.73	59.31	7	4
	2	FLAT	93.80	93.39	10	
	3	FLAT	85.38	84.50	10	
	4	FLAT	66.02	65.41	7	
TYPICAL - FIRST & SECOND FLOOR PLAN	5	FLAT	59.73	59.31	7	8
	6	FLAT	93.80	93.39	10	
	7	FLAT	85.38	84.50	10	
	8	FLAT	66.02	65.41	7	
Total:	-	-	914.79	907.83	102	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			



LEFT SIDE ELEVATION



FRONT ELEVATION

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D	0.75	2.10	51
A (1)	D	0.80	2.10	03
A (1)	D	0.94	2.10	03
A (1)	D	1.00	2.10	24
A (1)	D	1.05	2.10	12
A (1)	D	1.13	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	W	0.60	1.20	24
A (1)	W	0.90	1.20	15
A (1)	W	1.04	1.20	03
A (1)	W	1.20	1.20	27
A (1)	W	1.50	1.20	27

Building :A (1)

Floor Name	Gross Built Up 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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Stair/Case	Lift	Lift Lobby	Parking	Resi.				
Basement Floor	435.16	0.00	435.16	13.75	3.23	0.00	418.17	0.00	0.00	0.00	0.00	00
Ground Floor	387.35	23.12	364.23	23.79	0.00	0.00	0.00	340.44	340.44	340.44	04	
First Floor	387.35	23.12	364.23	23.79	3.23	8.37	0.00	328.84	328.84	328.84	04	
Second Floor	387.35	23.12	364.23	23.79	3.23	8.37	0.00	328.84	328.84	328.84	04	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	1597.21	69.36	1527.85	85.12	9.69	16.74	418.17	998.12	998.12	998.12	12	
Total Number of Same Buildings	1											
Total:	1597.21	69.36	1527.85	85.12	9.69	16.74	418.17	998.12	998.12	998.12	12	

FAR & Tenement Details (Table 4c-1)

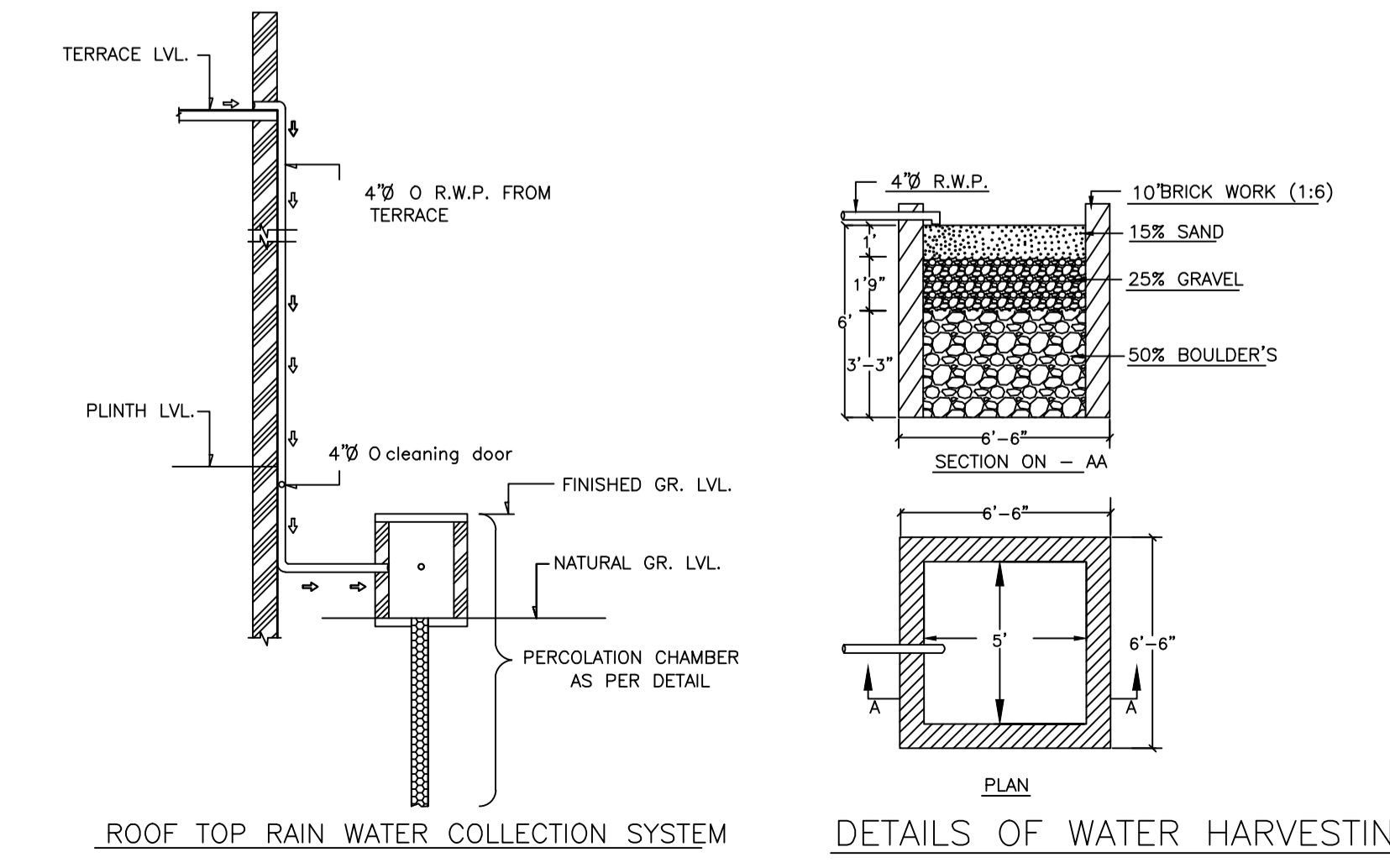
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					Stair/Case	Lift	Lift Lobby	Parking	Resi.				
A (1)	1	1597.21	69.36	1527.85	85.12	9.69	16.74	418.17	998.12	998.12	998.12	12	
Grand Total:	1	1597.21	69.36	1527.85	85.12	9.69	16.74	418.17	998.12	998.12	998.12	12	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd./Unit	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (1)	Residential	Residential Bldg/Apartment	0 - 140	1	12.00	1.00	12	-	-	-	-
			> 140	1.5	-	1	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	1	12
			> 0	1	12.00	-	-	1	2	-	-
Total:			-	-	-	-	12	12	2	2	12

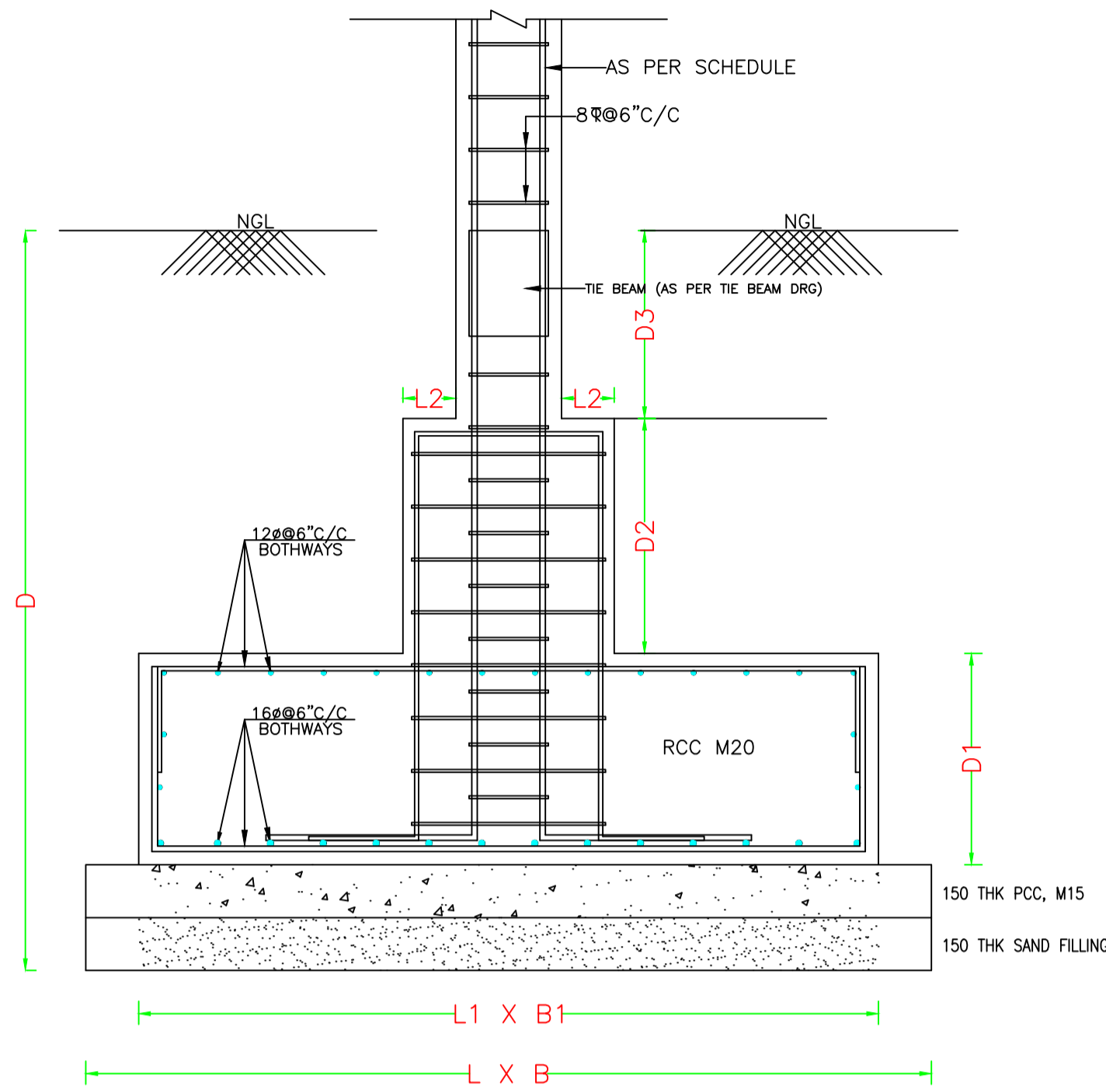
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	12	24.00	12	24.00
Other Parking	-	-	-	219.17
Total	-	199.00	-	442.17

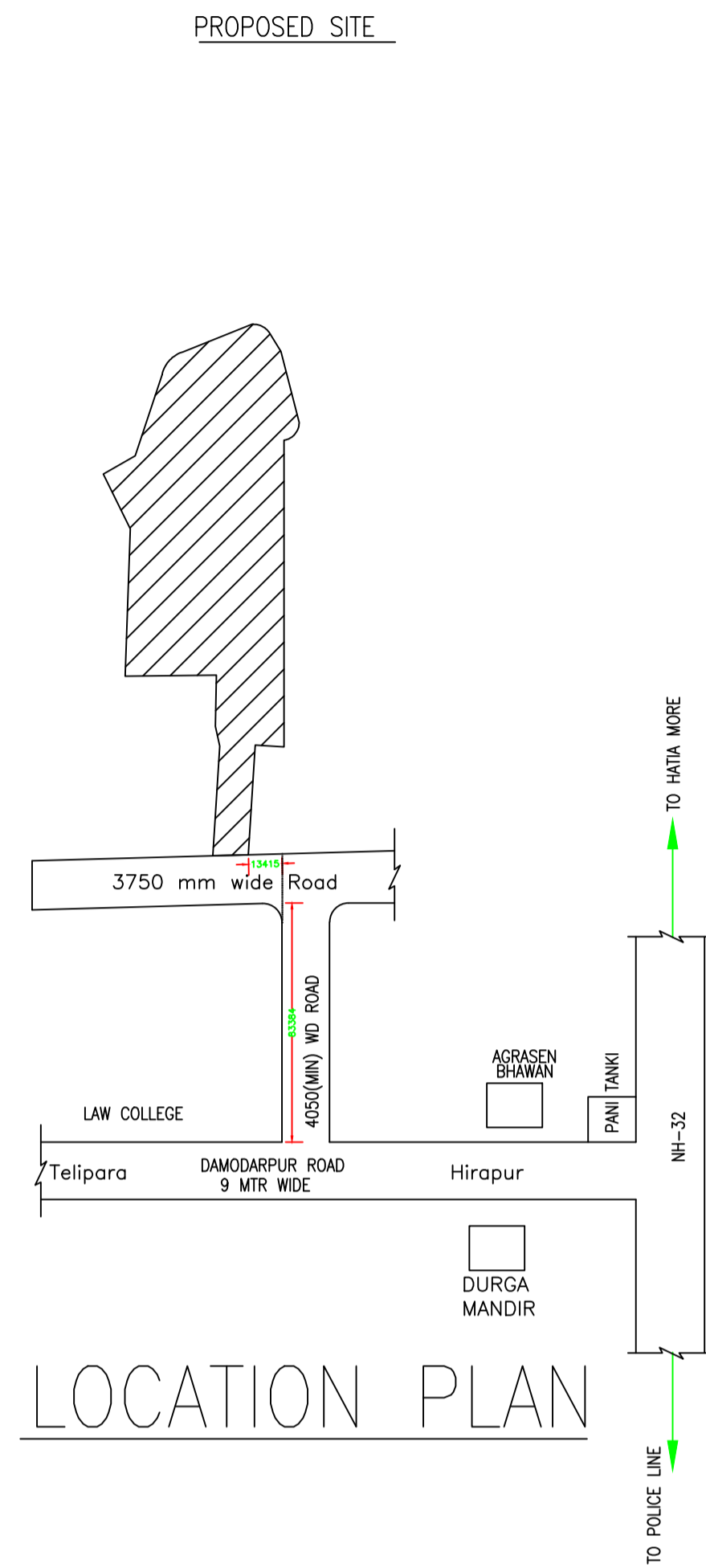




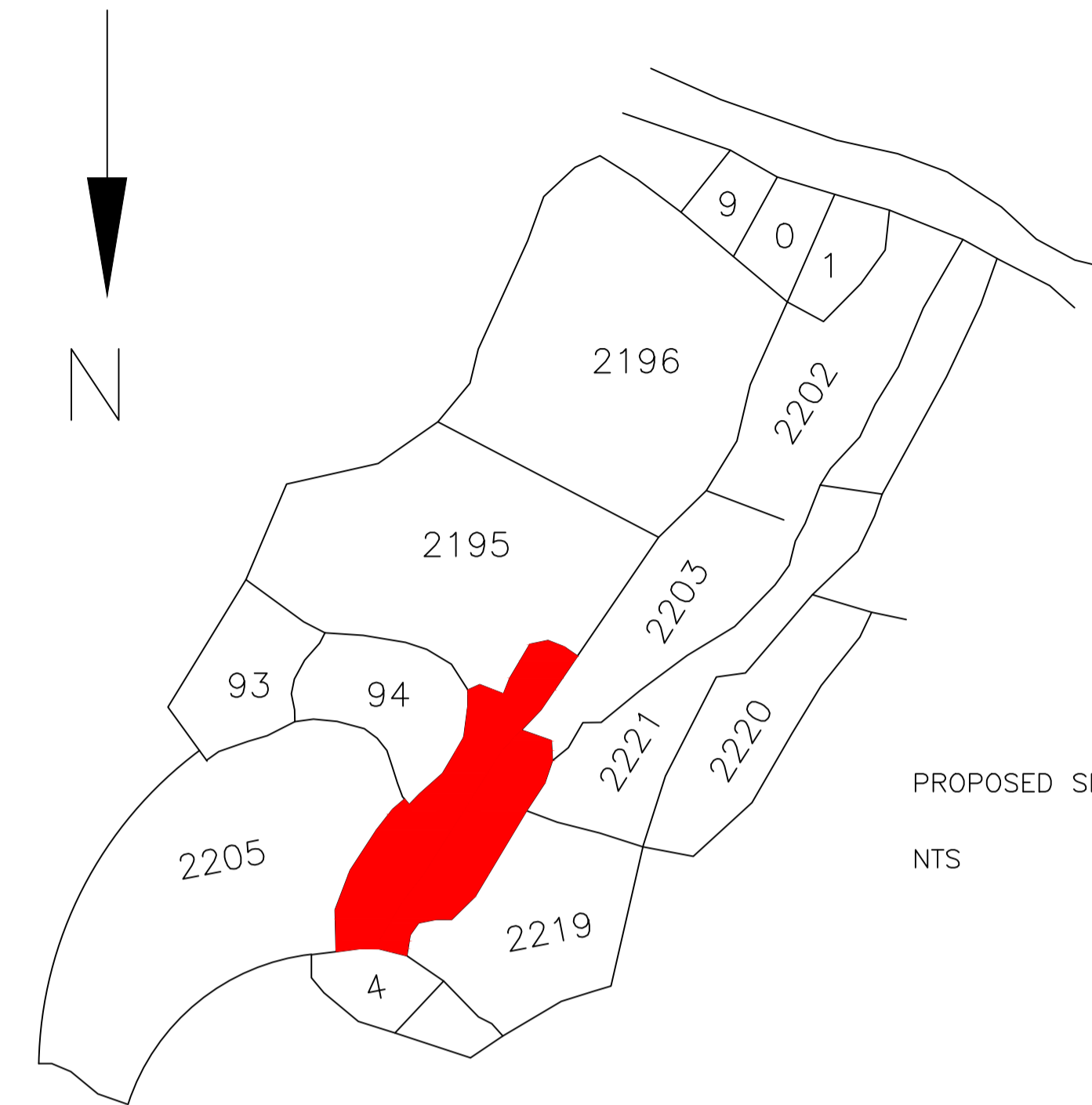
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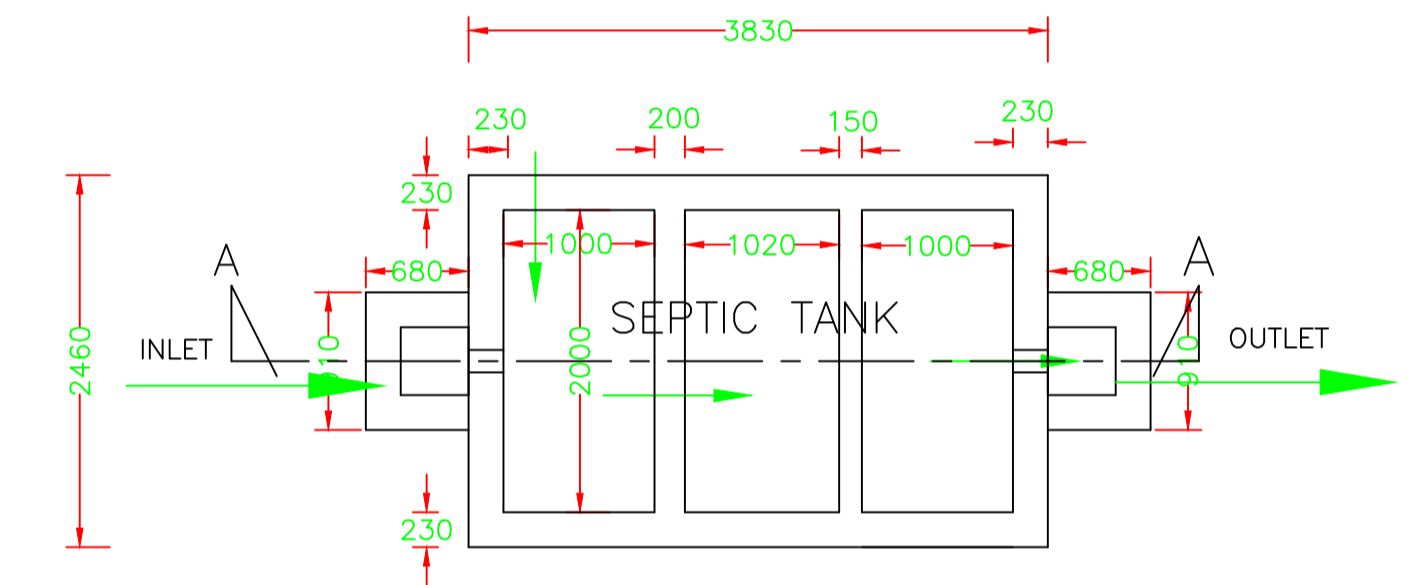
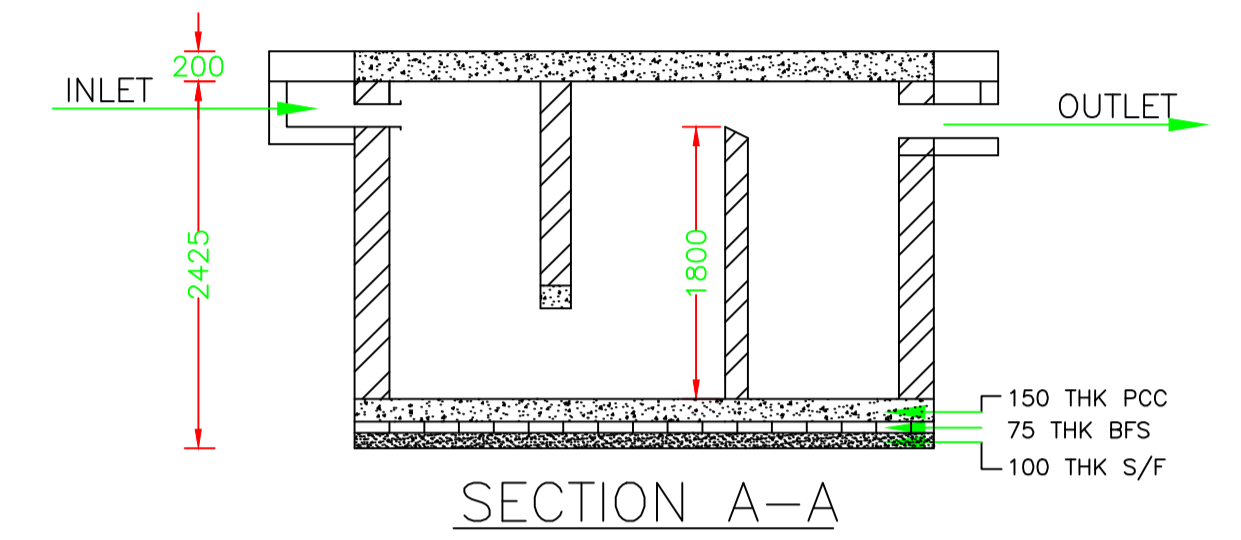
TYPICAL SECTION OF FOUNDATION



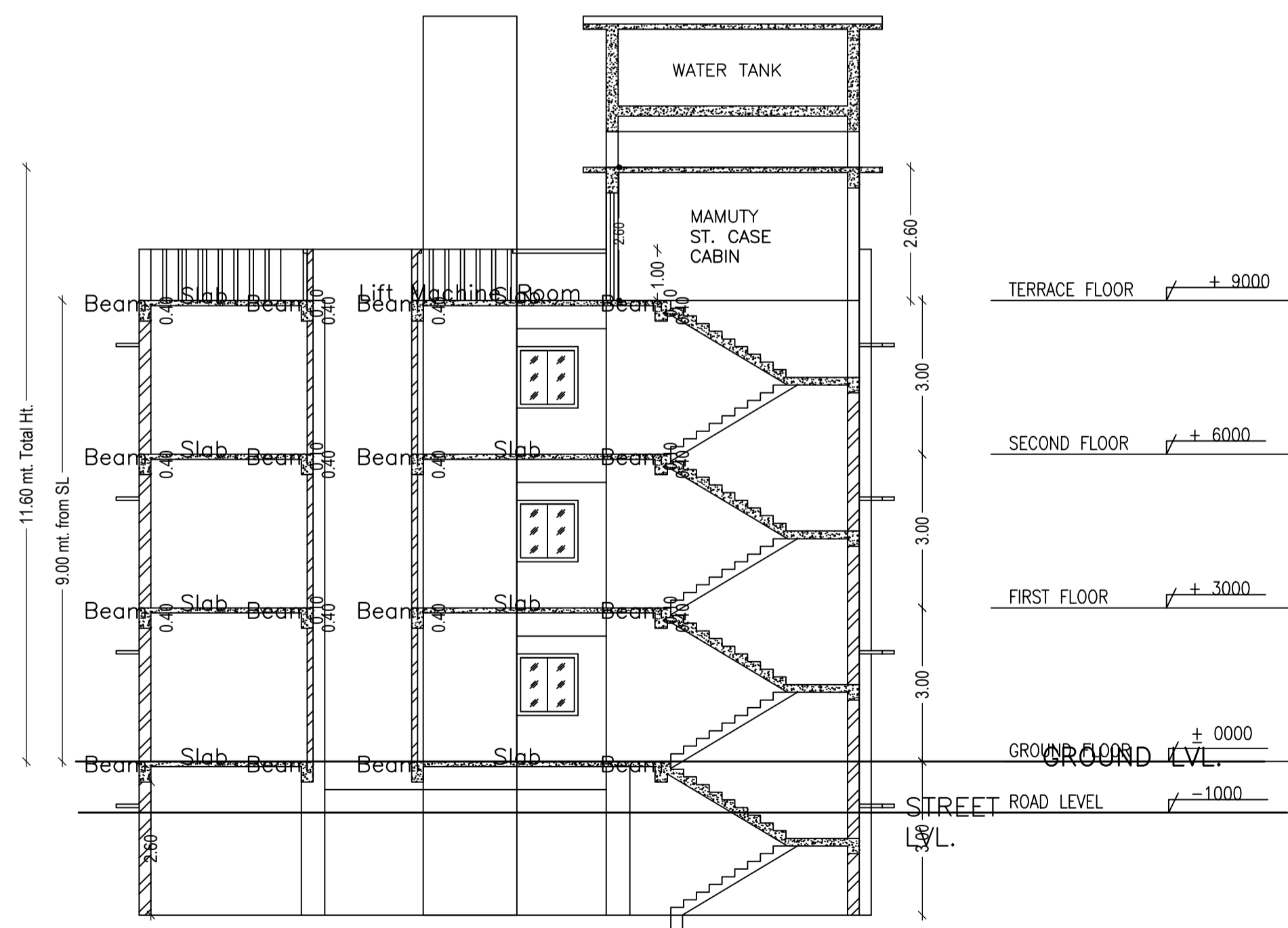
LOCATION PLAN



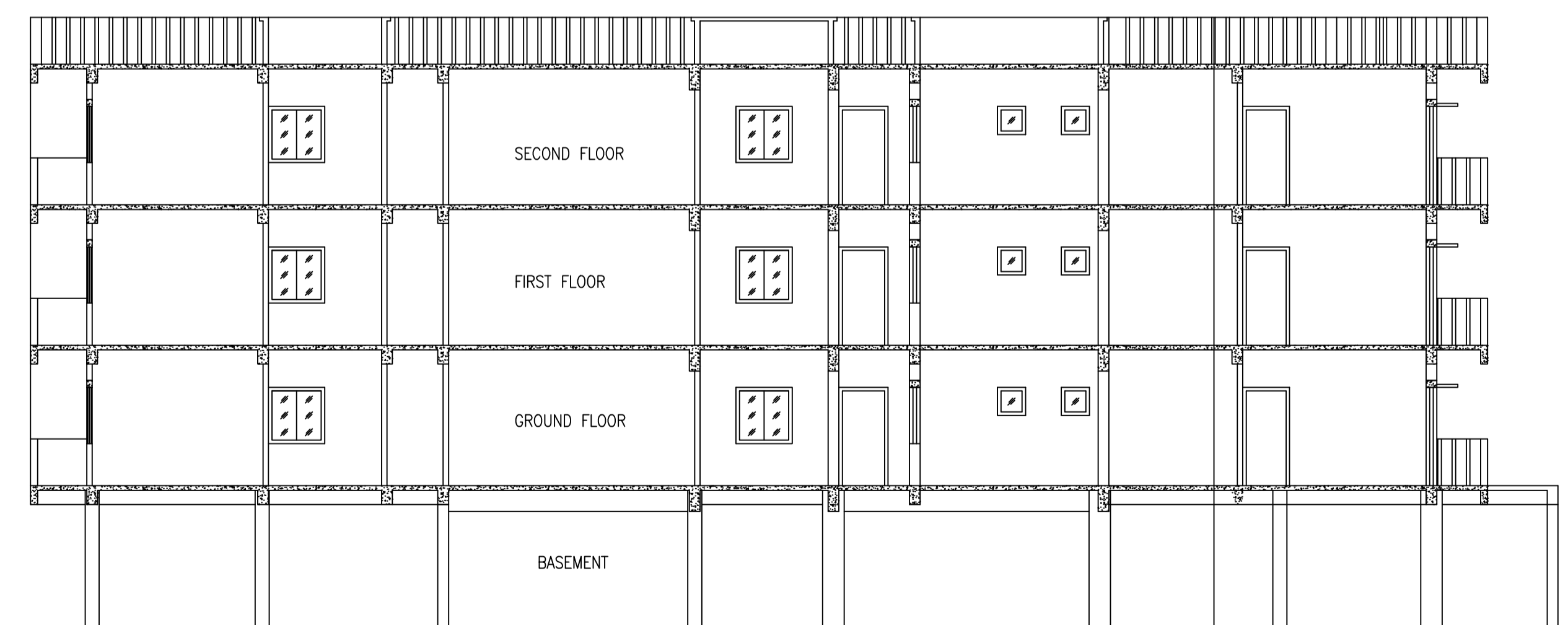
KEY PLAN



PLAN OF SEPTIC TANK



SECTION X-X



SECTION Y-Y

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			