

Proposal Basic Information

Proposal File No.	DMC/BP/0281/W23/2019
Owner Name	RAM KUMAR AGARWALLA HUF MUKESH KUMAR AGARWAL LALIT KUMAR AGARWALLA
Khata No	OLD - 1,30 & NEW - 731
Plot No	OLD NO - 183,190,191,192,193,194,195,196,197,198,199 & 200 NEW NO - 200,201,202,203,205,278 & 280
Village Name	Kolakusma
Use	Commercial
SubUse	Commercial Bldg

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.)
			StairCase	Lift	Parking					
A (COMMERCIAL)	1	5261.97	44.34	29.49	941.11	4236.02	11.01	4247.03	4247.03	04
Grand Total	1	5261.97	44.34	29.49	941.11	4236.02	11.01	4247.03	4247.03	04

Building :A (COMMERCIAL)

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.)	Trmt (No.)
		StairCase	Lift	Parking					
Lower Ground Floor	1290.62	0.00	9.63	941.11	328.67	11.01	339.68	339.68	01
Upper Ground Floor	1255.67	14.78	0.00	0.00	1240.89	0.00	1240.89	1240.89	01
First Floor	1357.84	14.78	9.83	0.00	1333.23	0.00	1333.23	1333.23	01
Second Floor	1357.84	14.78	9.83	0.00	1333.23	0.00	1333.23	1333.23	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	5261.97	44.34	29.49	941.11	4236.02	11.01	4247.03	4247.03	04

UnitBUA Table for Building :A (COMMERCIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	LG	SHOP	328.67	328.22	5	1
UPPER GROUND FLOOR PLAN	UG	SHOP	1245.85	1245.25	9	1
TYPICAL -1& 2 FLOOR PLAN	FIRST	SHOP	1348.01	1347.63	9	2
Total	-	-	4270.54	4268.74	32	4

AREA STATEMENT
DHANBAD MUNICIPAL CORPORATION

REGION: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
DISTRICT: DHANBAD	Plot SubUse: Commercial Bldg
AUTHORITY: DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
INWARD No: DMC/BP/0281/W23/2019	Plot/SubPlot No: OLD NO - 183,190,191,192,193,194,195,196,197,198,199 & 200 NEW NO - 200,201,202,203,205,278 & 280
APPLICATION Type: General Proposal	North: Road Width - 27.43
PROJECT Type: Building Permission	South: Survey No. - Land of New Jharia Co-operative
Nature of Development: New	East: Survey No. - Land of Sharma jee
Location of Development Area: Old Area	West: Survey No. - Land of New Jharia Co-operative
AREA DETAILS:	VERSION NO.: 1.0.42
AREA OF PLOT (Minimum)	VERSION DATE: 29/04/2019
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	4970.33
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	334.47
Total	334.47
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	4635.87
PLOT AREA FOR COVERAGE(Net Plot Area)	4970.33
Plot Area for FAR (Net Plot Area + RoadWidening Area)	4970.33
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2485.17
Proposed Coverage Area (24.97 %)	1240.89
Total Prop. Coverage Area (24.97 %)	1240.89
Balance coverage area (25.03 %)	1244.28
FAR CHECK	
Perm. FAR Area (2.50)	12425.83
Total Perm. FAR area	12425.83
Commercial FAR	4236.02
Proposed FAR Area	4247.03
Total Proposed FAR Area	4247.03
Consumed FAR (Factor)	0.85
Balance FAR Area	8178.80
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	5261.97
ARCHITECT (Regd)	Prem Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	RAM KUMAR AGARWALLA HUF MUKESH KUMAR AGARWAL LALIT KUMAR AGARWALLA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Ground Floor	1290.62	339.68	1290.62	339.68
Upper Ground Floor	1255.67	1240.89	1255.67	1240.89
First Floor	1357.84	1333.23	1357.84	1333.23
Second Floor	1357.84	1333.23	1357.84	1333.23
Terrace Floor	0.00	0.00	0.00	0.00
Total	5261.97	4247.03	5261.97	4247.03

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL)	Commercial	Commercial Bldg	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	RS	1.50	2.10	29
A (COMMERCIAL)	rs	1.50	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL)	W	1.80	1.20	02

Required Parking(Table 7a)

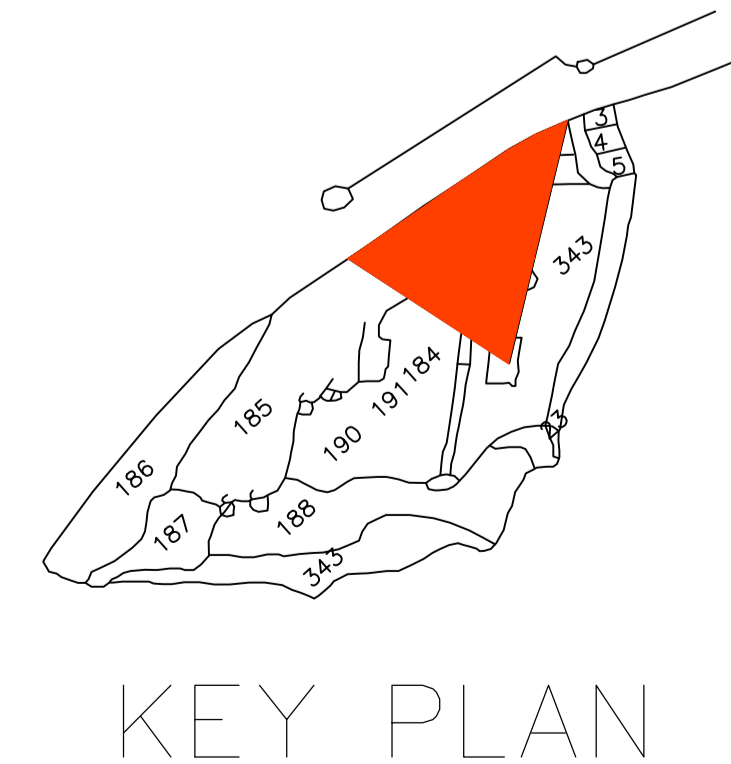
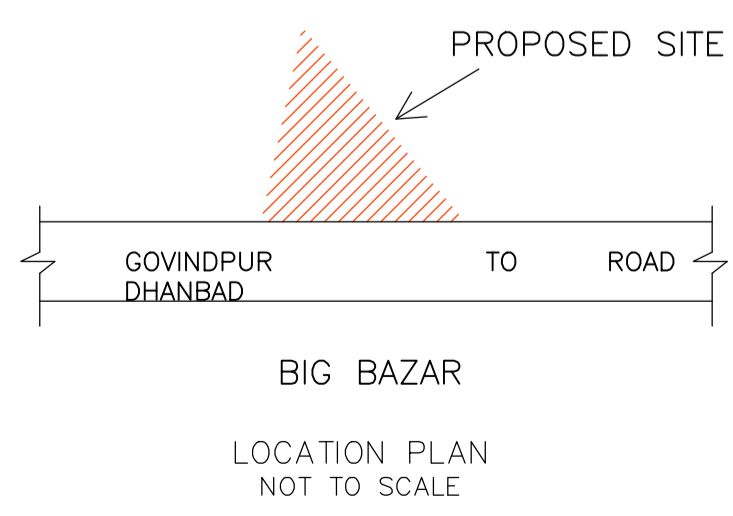
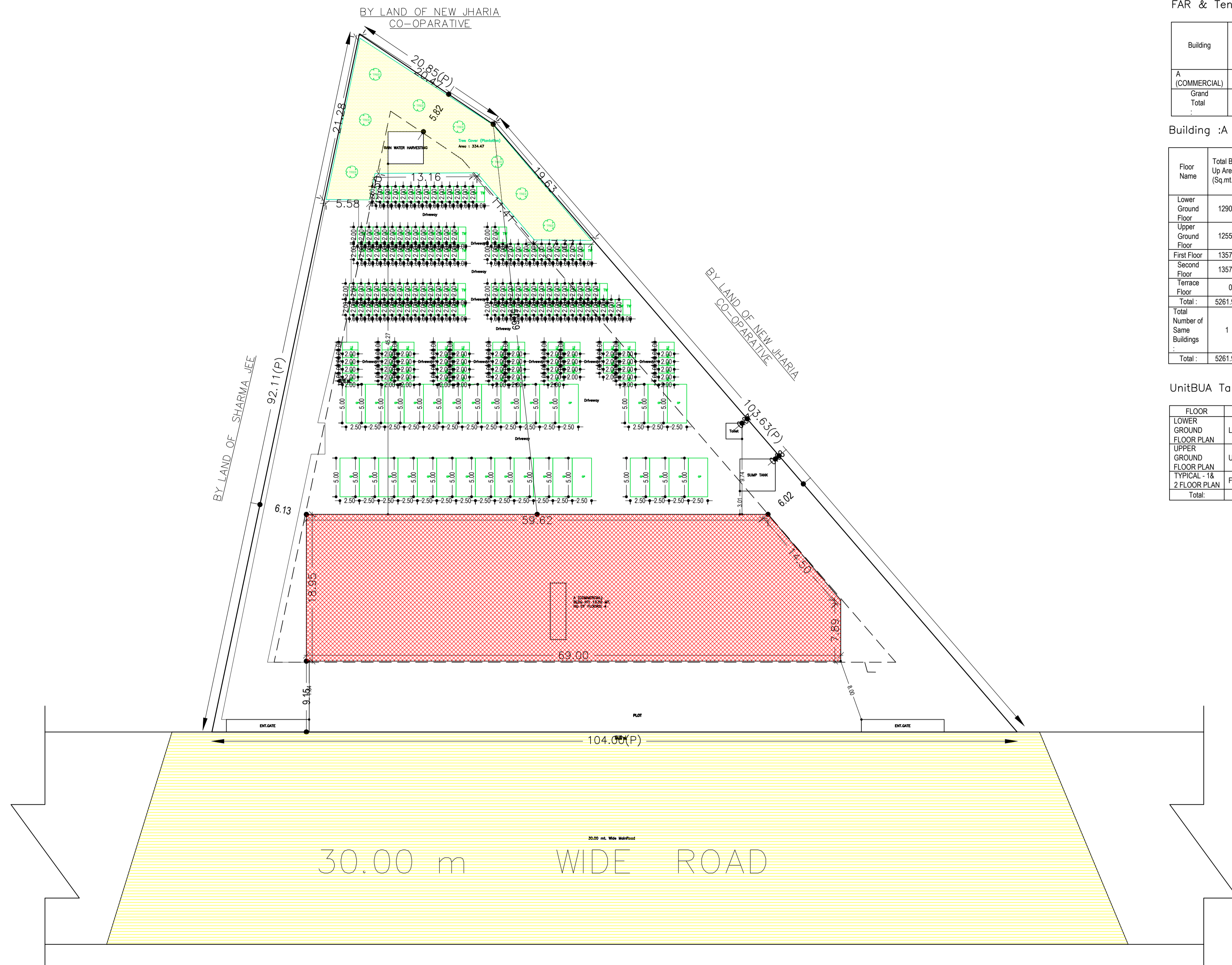
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial Bldg	Commercial	> 0	50	4195.62	1	56	-	-	-	-
			> 0	50	4195.62	-	-	1	175	-	-
Total			-	-	-	-	56	62	-	175	178

Parking Check (Table 7b)

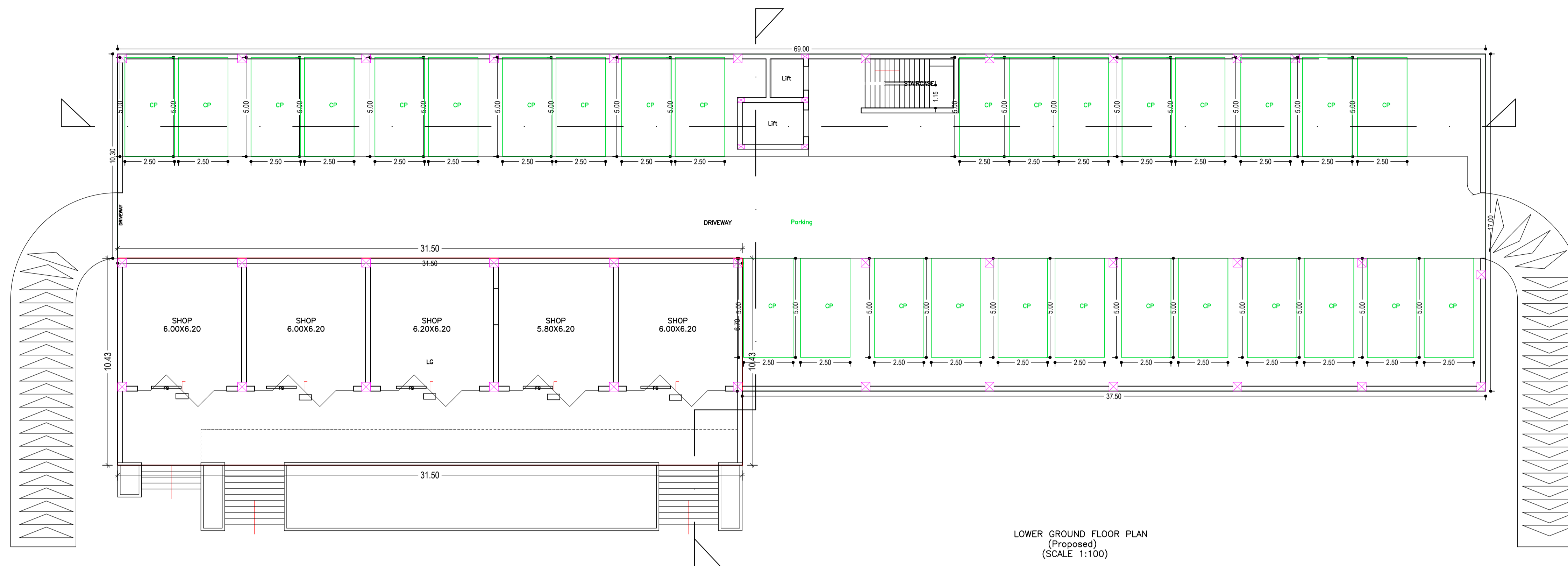
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	62	775.00
Total Car	56	700.00	62	775.00
TwoWheeler	-	-	178	356.00
Total TwoWheeler	175	350.00	178	356.00
Other Parking	-	-	-	566.11
Total	-	1050.00	-	2053.11

LTP NAME AND SIGNATURE
Prem Singh
DMC/ENG/0016/2018

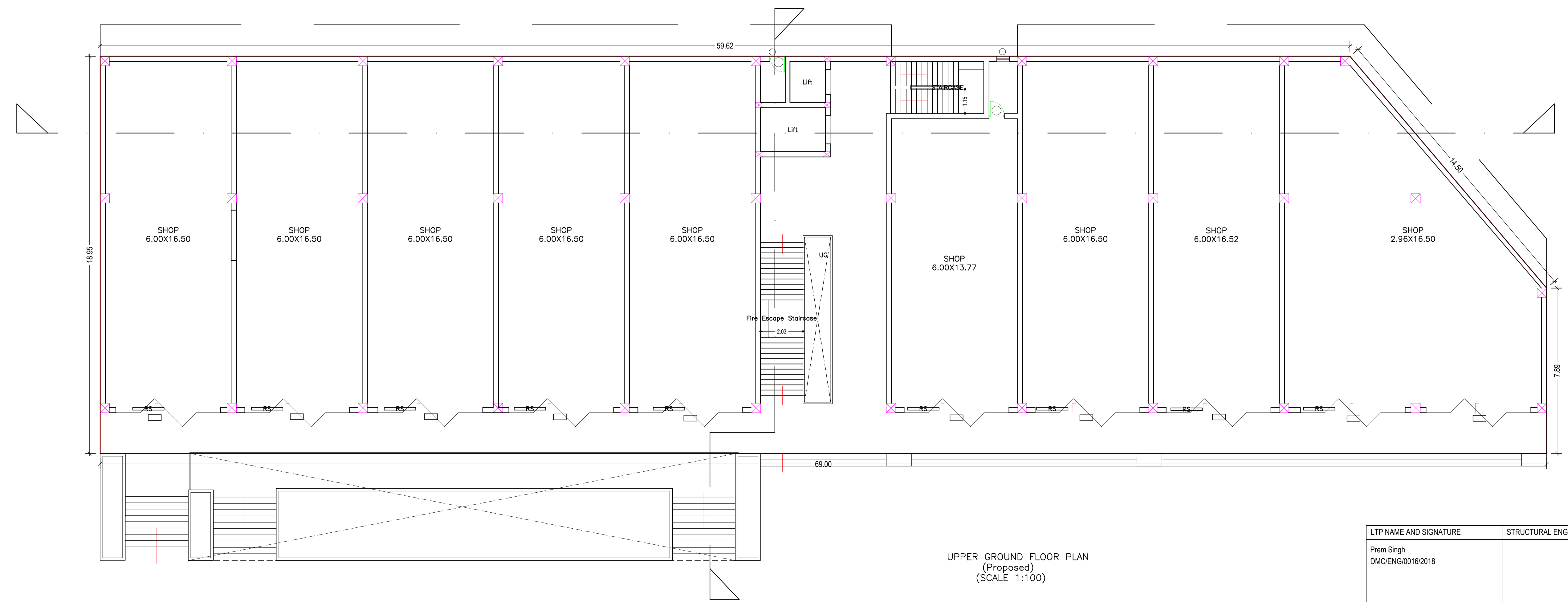
STRUCTURAL ENG'S NAME AND SIGNATURE
BUILDER NAME AND SIGNATURE
DIGITAL SIGNATURE



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Village Name	Kolakusma
Use	Commercial
SubUse	Commercial Bldg



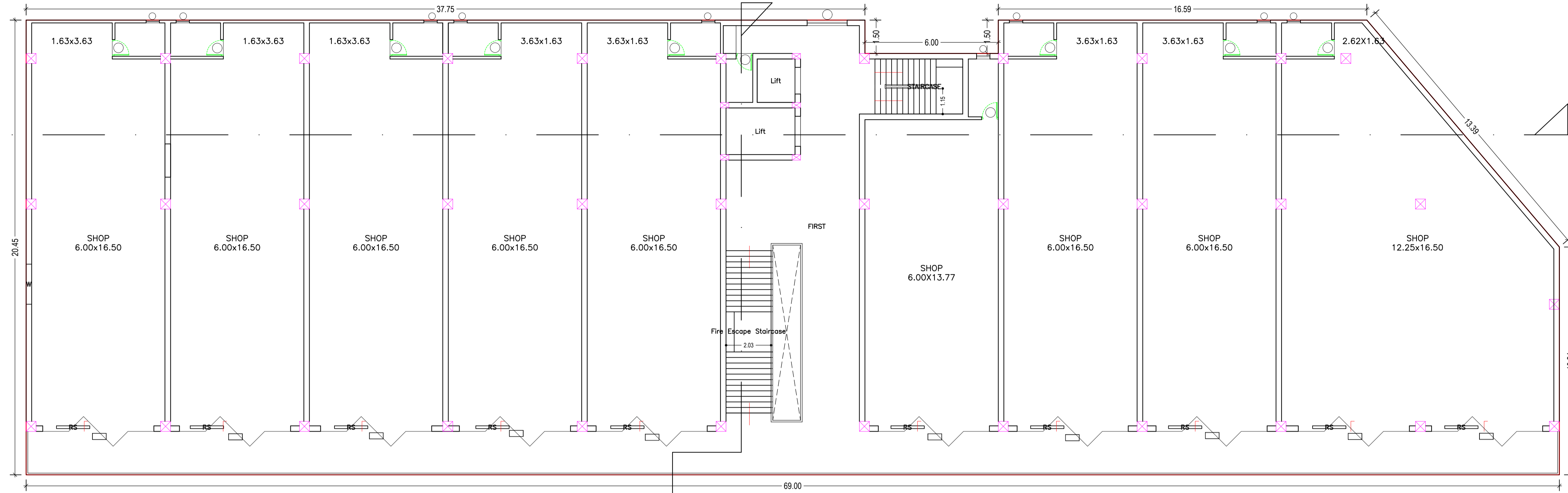
LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



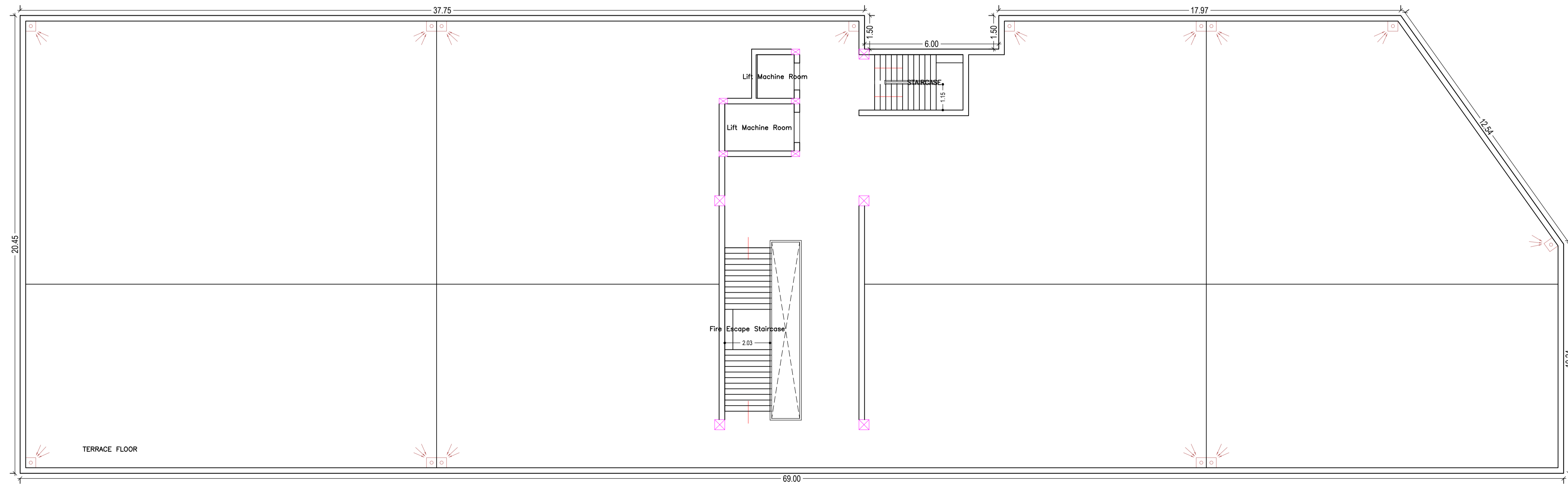
UPPER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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Prem Singh DMC/ENG/0016/2018			

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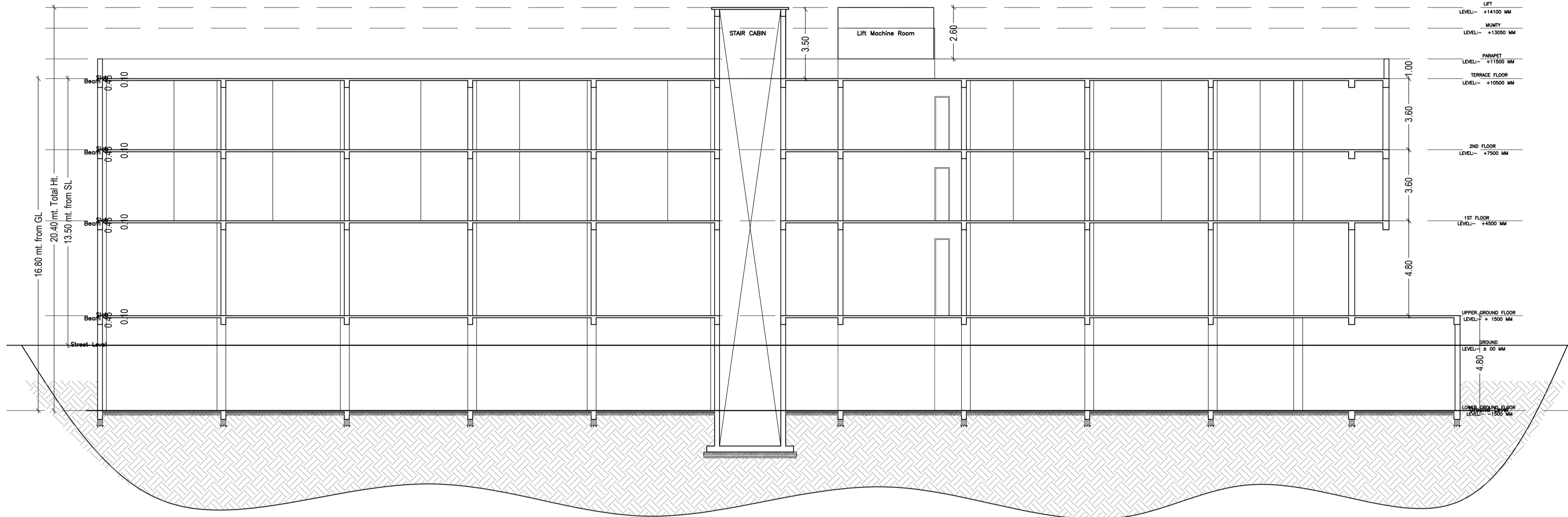
TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



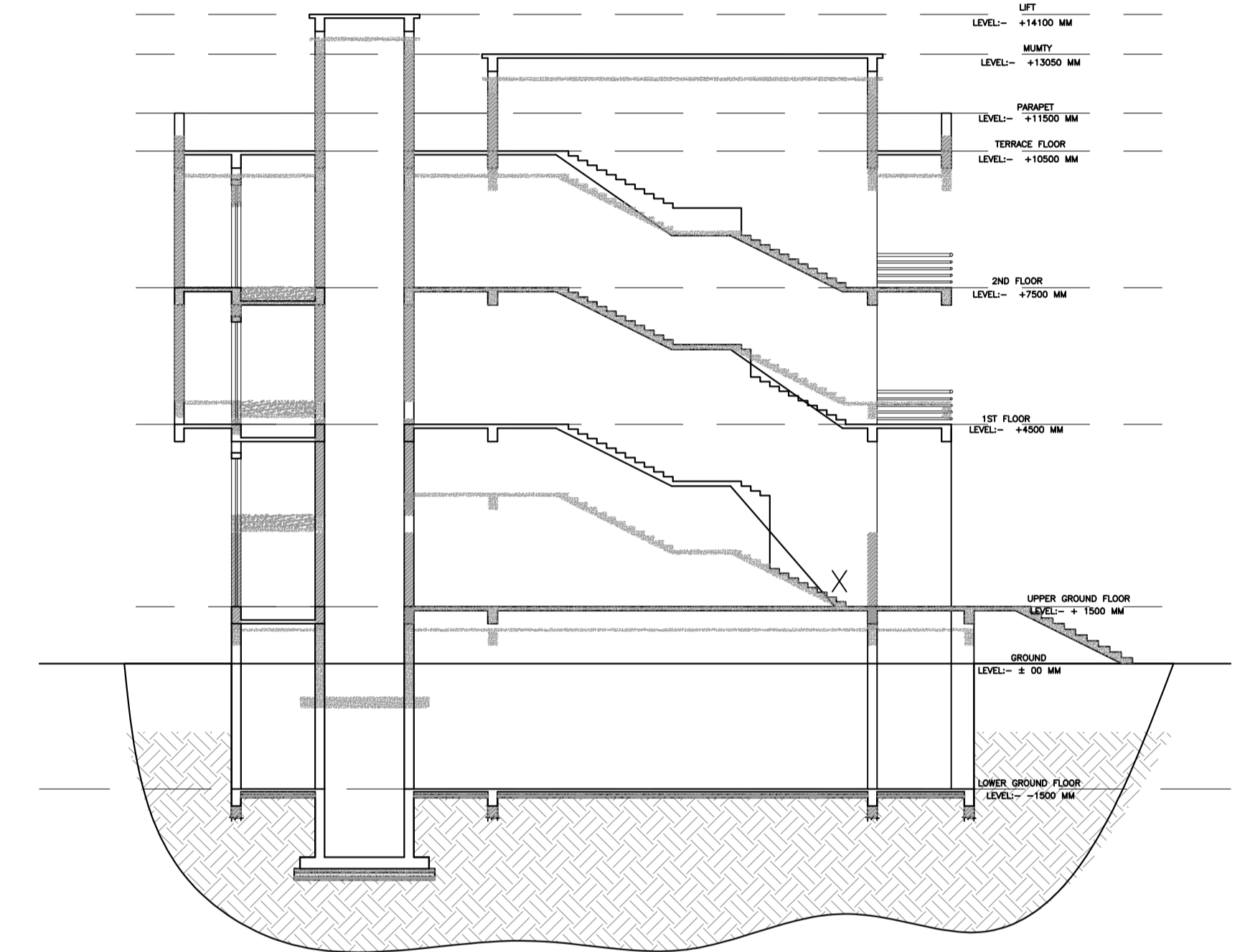
TERRACE FLOOR PLAN
(SCALE 1:100)

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Prem Singh DMC/ENG/0016/2018			

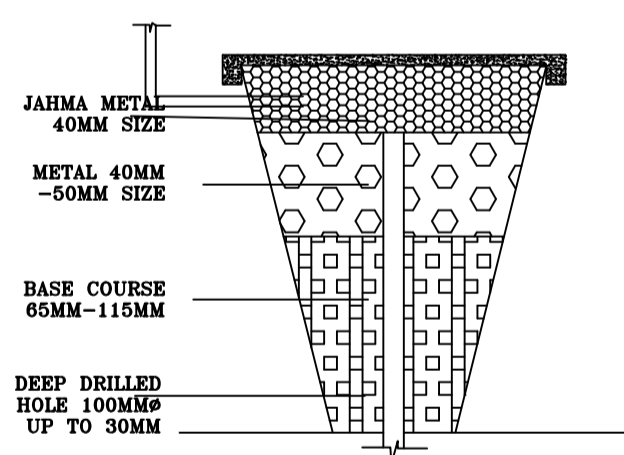
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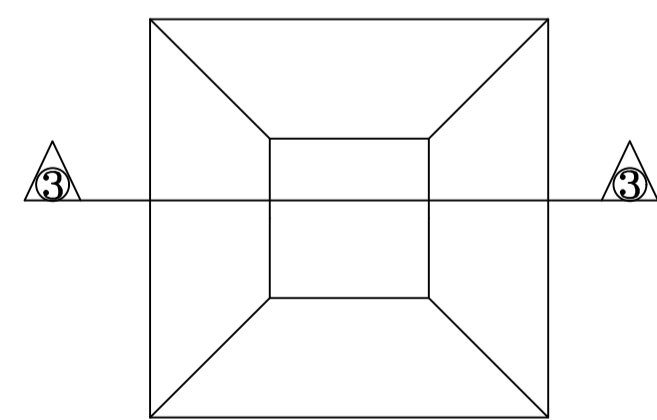
SECTION XX



SECTION YY

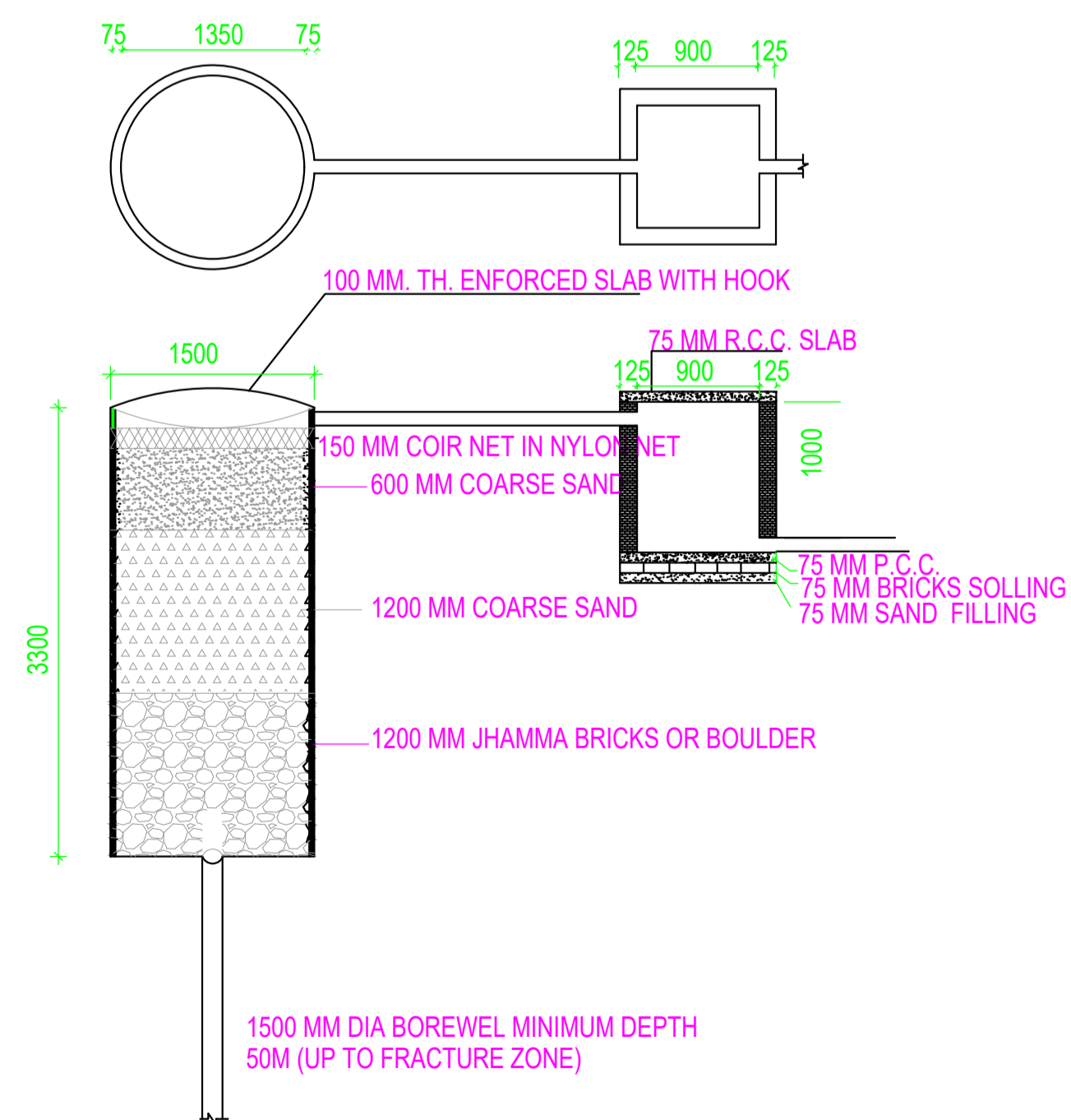


SECTION AT 3-3

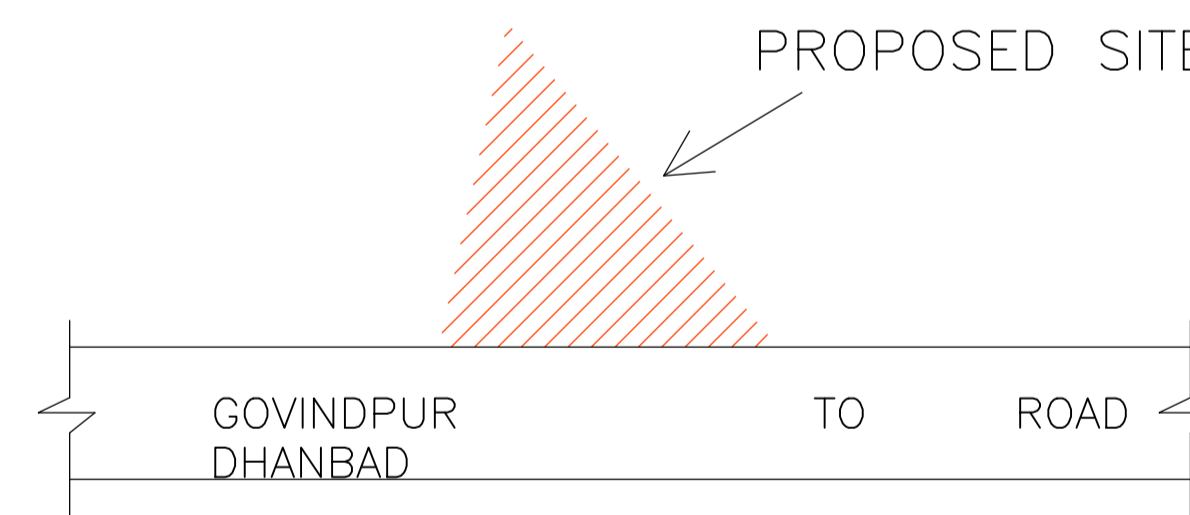


PLAN

TYPICAL DETAILS OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.

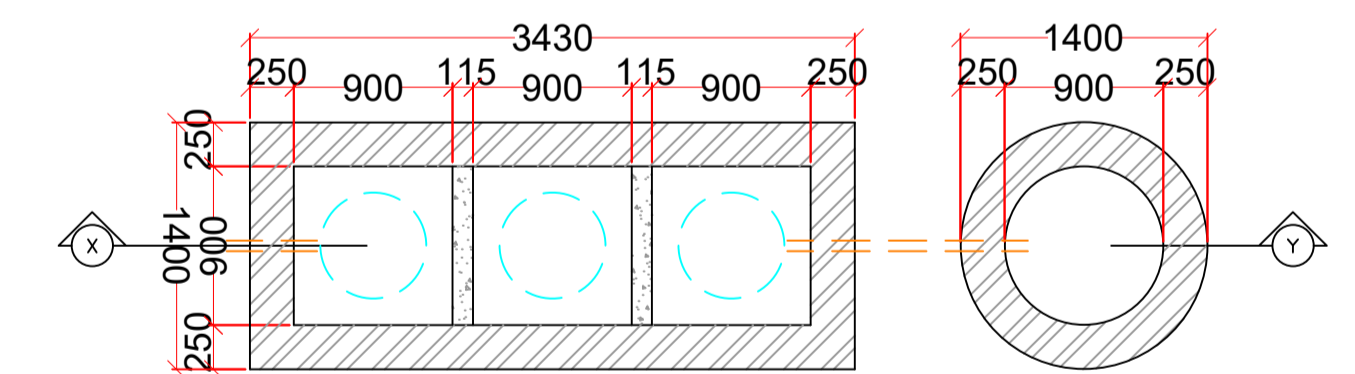


BIG BAZAR

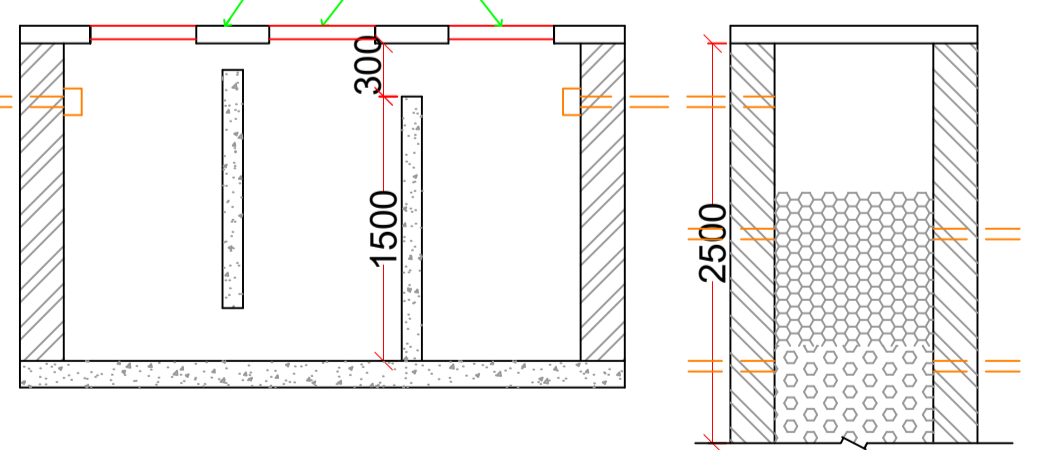
LOCATION PLAN
NOT TO SCALE



KEY PLAN



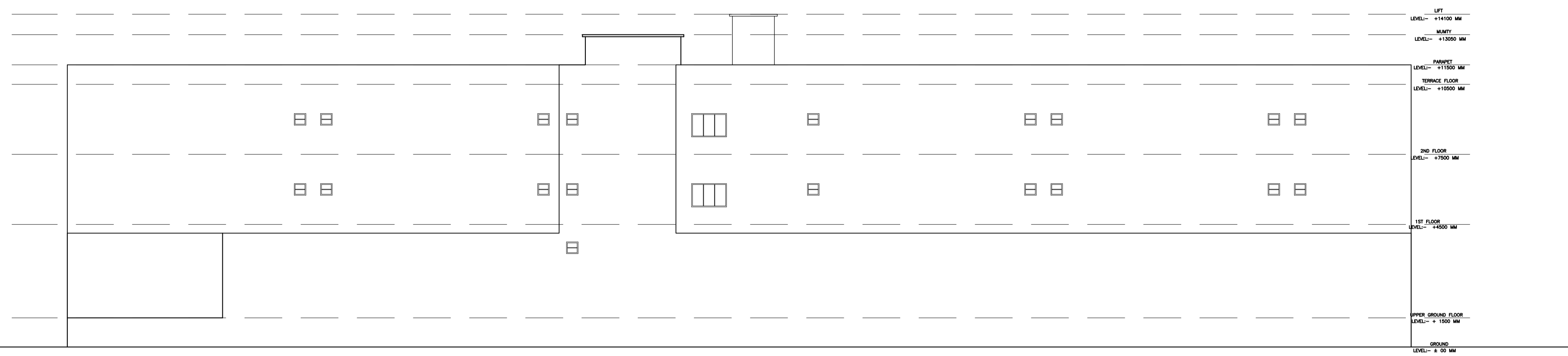
PLAN



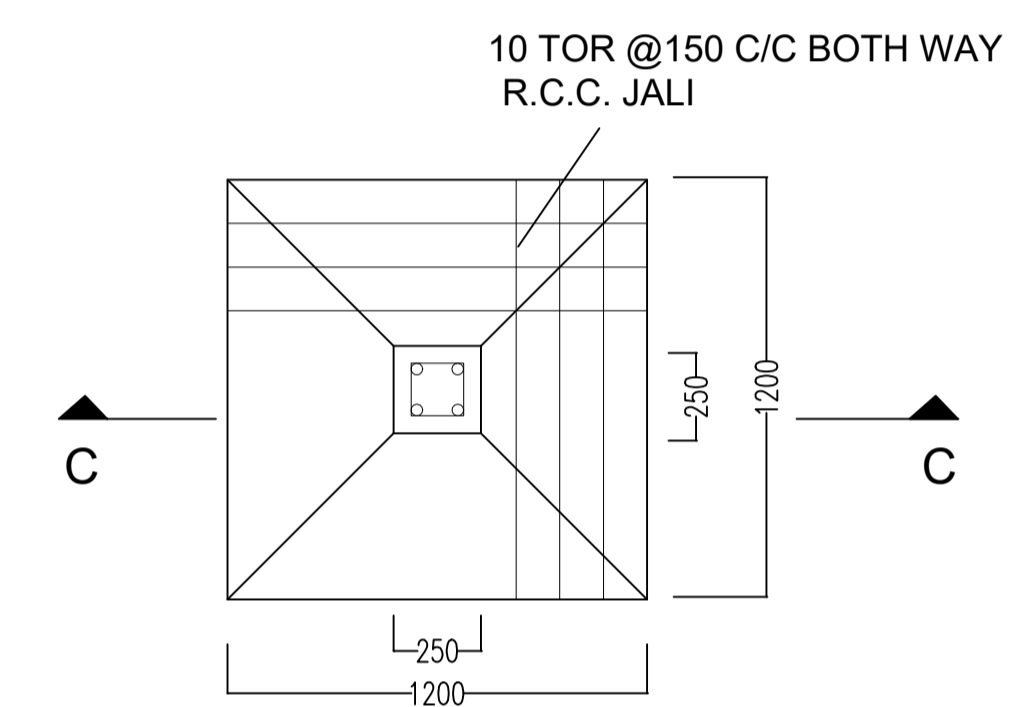
SECTION X-Y

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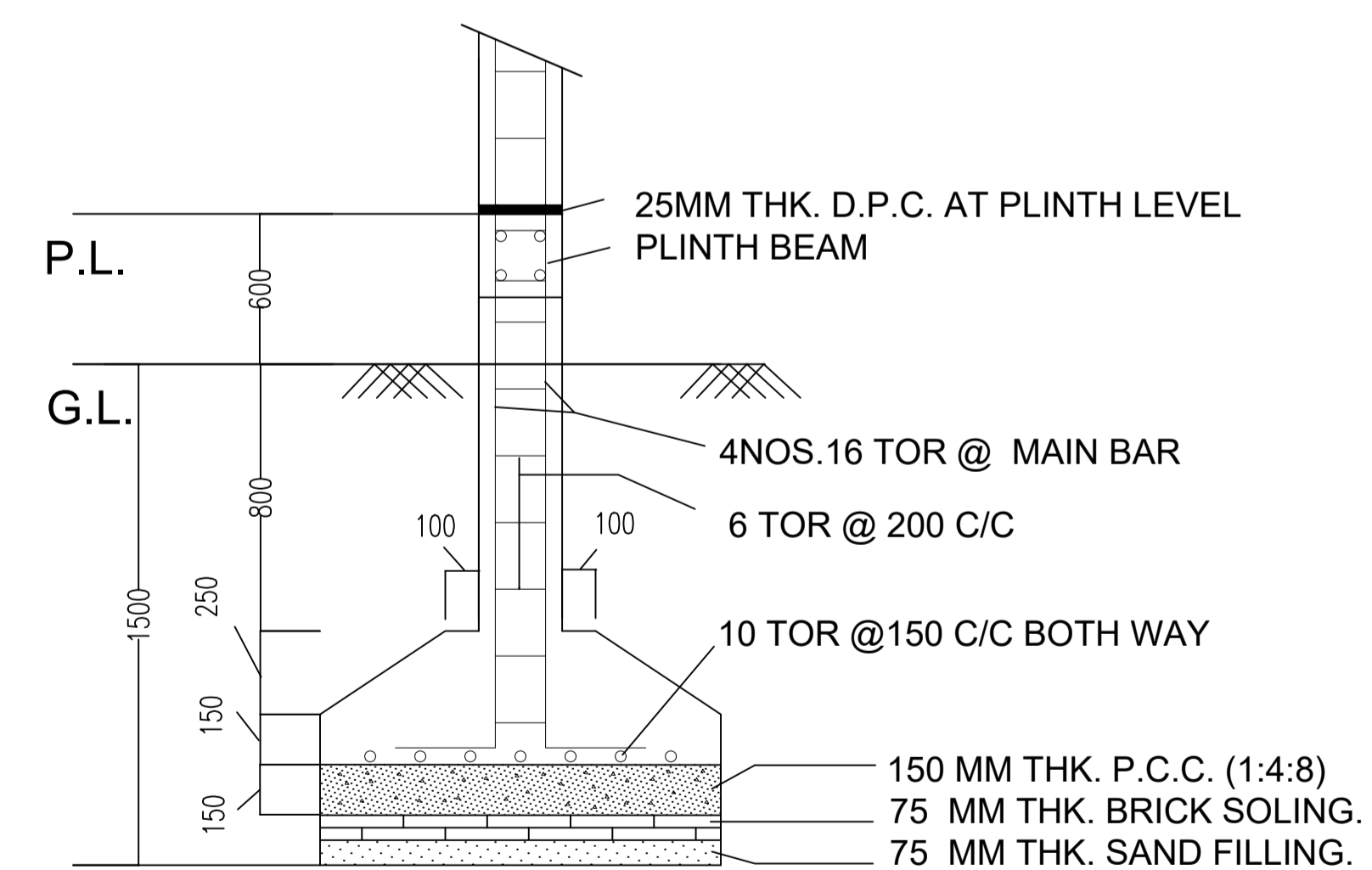
BACK SIDE ELEVATION



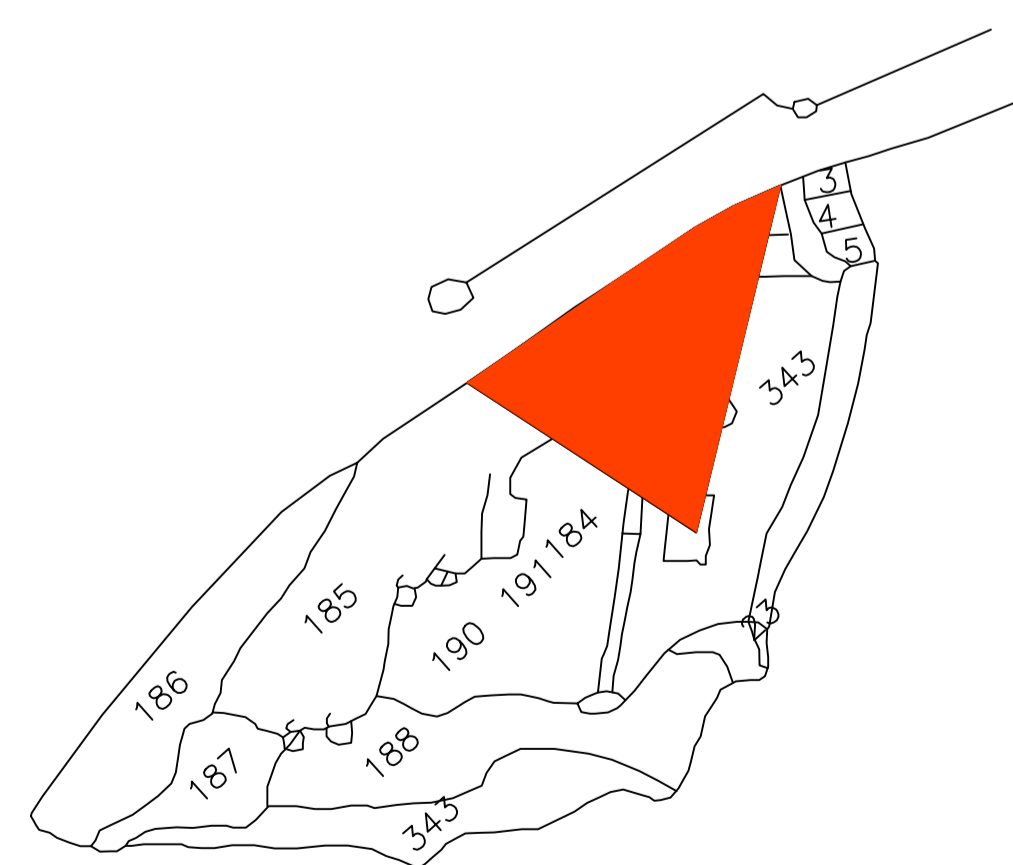
PLAN
DETAIL OF FOUNDATION



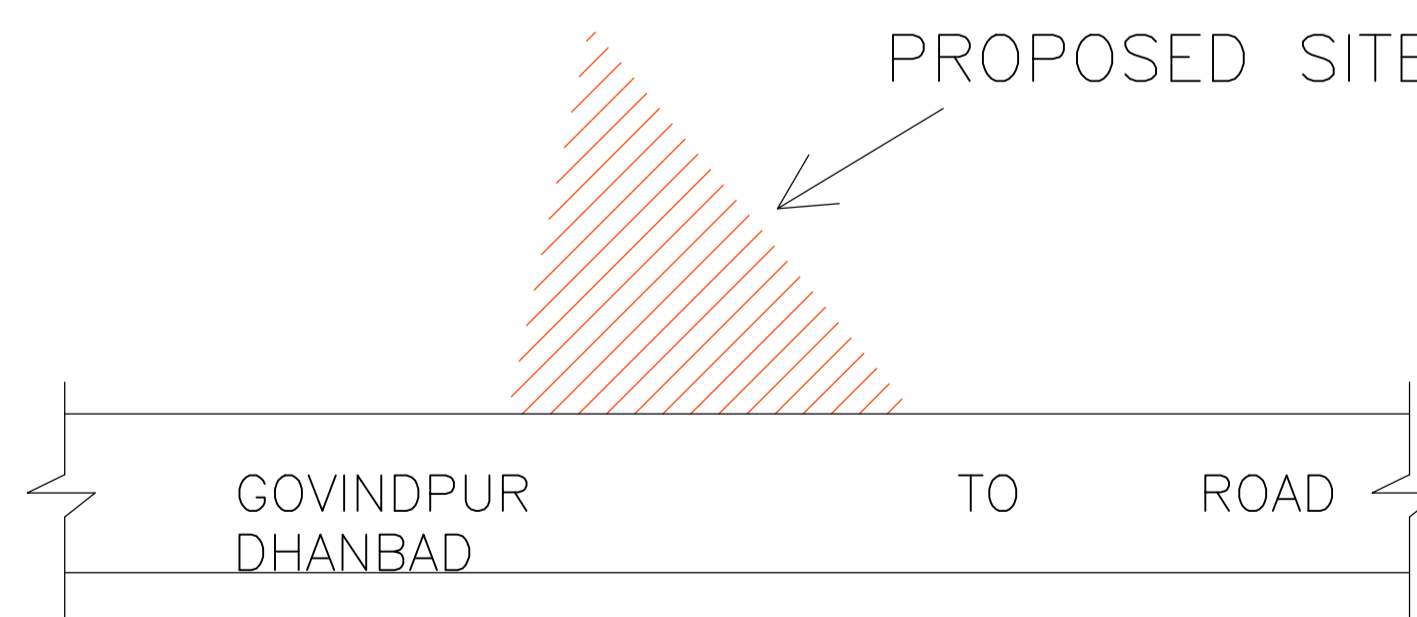
FRONT ELEVATION



SECTION -CC



KEY PLAN



BIG BAZAR

LOCATION PLAN
NOT TO SCALE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Prem Singh DMC/ENG/0016/2018			