

Proposal Basic Information	
Proposal File No.	DMC/BP/0320/W21/2020
Owner Name	(1) SMT SANCHETA AGARWAL (2) SRI VIJAY KUMAR AGARWAL
Khata No	28 (OLD) 38,108,214 (NEW)
Plot No	13 (OLD) 7,8,9 (NEW)
Village Name	Baramuri
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT		VERSION NO.:	1.0.62
DHANBAD MUNICIPAL CORPORATION		VERSION DATE:	16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: DHANBAD	Plot SubUse: Commercial Bldg		
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward No: DMC/BP/0320/W21/2020	Plot/SubPlot No: 13 (OLD) 7,8,9 (NEW)		
Application Type: General Proposal	North: Survey No. - SHREE COMPLEX		
Project Type: Building Permission	South: Survey No. - VISHAL AGARWAL & AVINASH AGARWAL		
Nature of Development: New	East: Road Width - 45.7 M WIDE ROAD		
Location of Development Area: Old Area	West: Survey No. - BOUNDARY OF NAWADIH MOUZA		
AREA OF PLOT (Minimum)		(A)	816.89
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)		(A-Deductions)	816.89
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			46.92
Total			46.92
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		(A-Deductions)	769.97
PLOT AREA FOR COVERAGE (Net Plot Area)		(A-Deductions)	816.89
Plot Area for FAR (Net Plot Area + Road Widening Area)		(A-Deductions)	816.89
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			408.45
Proposed Coverage Area (35.53 %)			290.21
Total Prop. Coverage Area (35.53 %)			290.21
Balance coverage area (14.47 %)			118.24
FAR CHECK			
Perm. FAR Area (2.50)			2042.23
Total Perm. FAR area			2042.23
Commercial FAR			1613.87
Proposed FAR Area			1625.14
Total Proposed FAR Area			1625.14
Consumed FAR (Factor)			1.99
Balance FAR Area			417.09
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2119.75
ARCHITECT (Regd)		KUMARI RINKU RANI	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		(1) SMT SANCHETA AGARWAL (2) SRI VIJAY KUMAR AGARWAL	
DEVELOPMENT AUTHORITY		LOCAL BODY	

SITE PLAN

SCHEDULE OF DOOR:

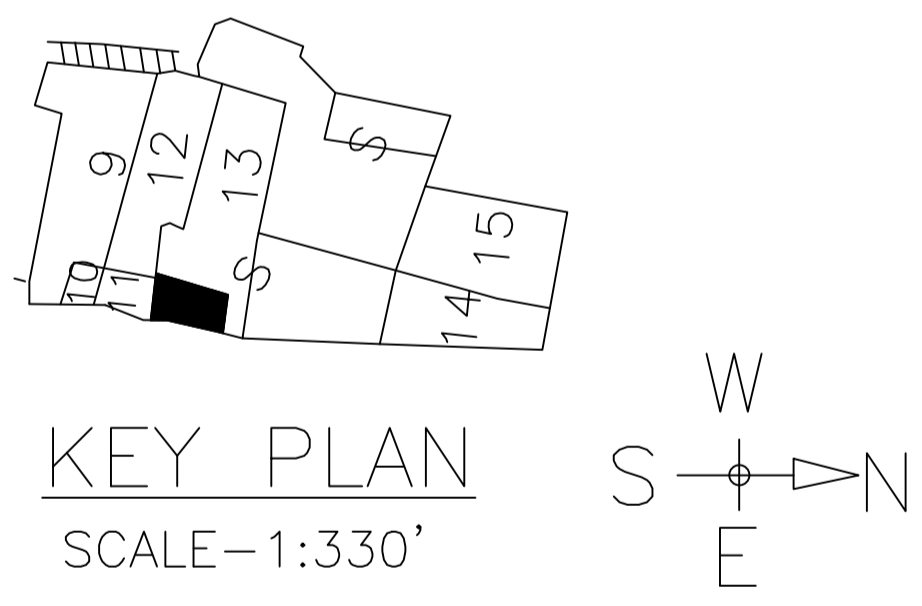
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMM BLDG)	D	0.76	2.10	26
A (COMM BLDG)	D	0.90	2.10	04
A (COMM BLDG)	D	0.91	2.10	05
A (COMM BLDG)	D	1.06	2.10	04
A (COMM BLDG)	D	1.07	2.10	22
A (COMM BLDG)	D	1.20	2.10	03
A (COMM BLDG)	D	1.98	2.10	05
A (COMM BLDG)	D	2.44	2.10	01
A (COMM BLDG)	D	3.05	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMM BLDG)	W	0.50	1.20	02
A (COMM BLDG)	W	0.61	1.20	20
A (COMM BLDG)	W	0.70	1.20	04
A (COMM BLDG)	W	0.76	1.20	04
A (COMM BLDG)	W	0.91	1.20	04
A (COMM BLDG)	W	1.22	1.20	03
A (COMM BLDG)	W	1.83	1.20	37
A (COMM BLDG)	W	1.96	1.20	04
A (COMM BLDG)	W	2.44	1.20	01
A (COMM BLDG)	W	2.46	1.20	02
A (COMM BLDG)	W	4.39	1.20	02

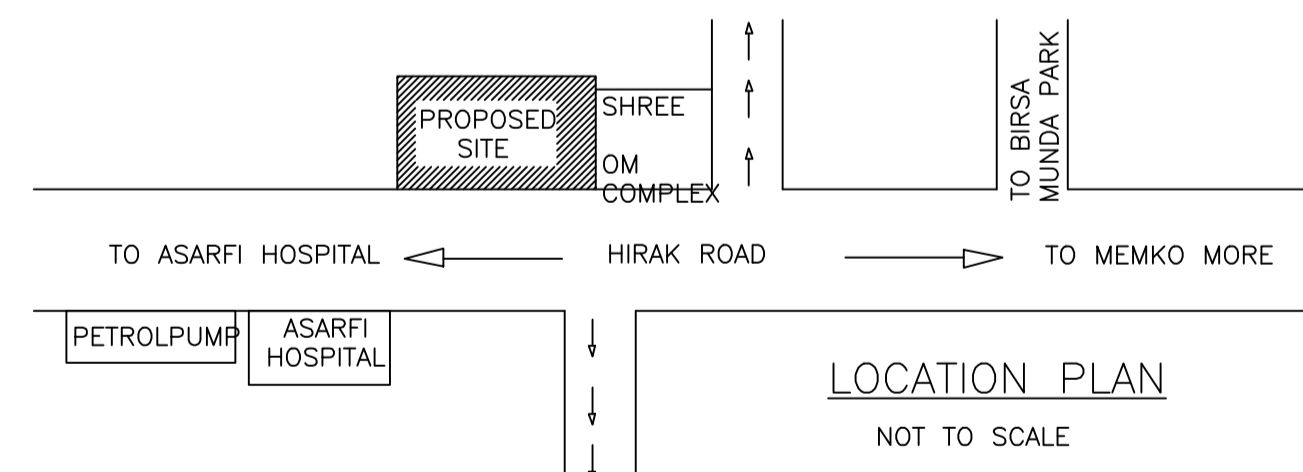
FAR & Tenement Details (Table 4c-1)

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.)			Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Parking	Commercial	Stair				
A (COMM BLDG)	1	2130.94	11.19	2119.75	98.42	35.25	360.96	1613.87	11.27	1625.13	1625.13	05
Grand Total	1	2130.94	11.19	2119.75	98.42	35.25	360.96	1613.87	11.27	1625.13	1625.13	05



Building :A (COMM BLDG)

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.)	Trmt (No.)
				StairCase	Lift	Parking					
Basement Floor	395.85	0.00	395.85	16.58	7.05	360.96	0.00	11.27	11.27	00	
Ground Floor	307.51	1.25	306.26	16.05	0.00	0.00	290.21	0.00	290.21	01	
First Floor	307.51	1.25	306.26	16.05	7.05	0.00	283.16	0.00	283.16	01	
Second Floor	380.13	1.25	378.88	16.58	7.05	0.00	355.25	0.00	355.25	01	
Third Floor	369.97	3.72	366.25	16.58	7.05	0.00	342.62	0.00	342.62	01	
Fourth Floor	369.97	3.72	366.25	16.58	7.05	0.00	342.62	0.00	342.62	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	2130.94	11.19	2119.75	98.42	35.25	360.96	1613.87	11.27	1625.13	05	
Total Number of Same Buildings	1										
Total:	2130.94	11.19	2119.75	98.42	35.25	360.96	1613.87	11.27	1625.13	05	



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (COMM BLDG)	Commercial	Commercial Bldg	>0	50	1545.52	1	21	-	-
			>0	50	1545.52	-	-	1	65
Total:			-	-	-	-	21	21	65 65

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	21	262.50
Total Car	21	262.50	21	262.50
TwoWheeler	-	-	65	130.00
Total TwoWheeler	65	130.00	65	130.00
Other Parking	-	-	-	186.96
Total		392.50		709.46

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

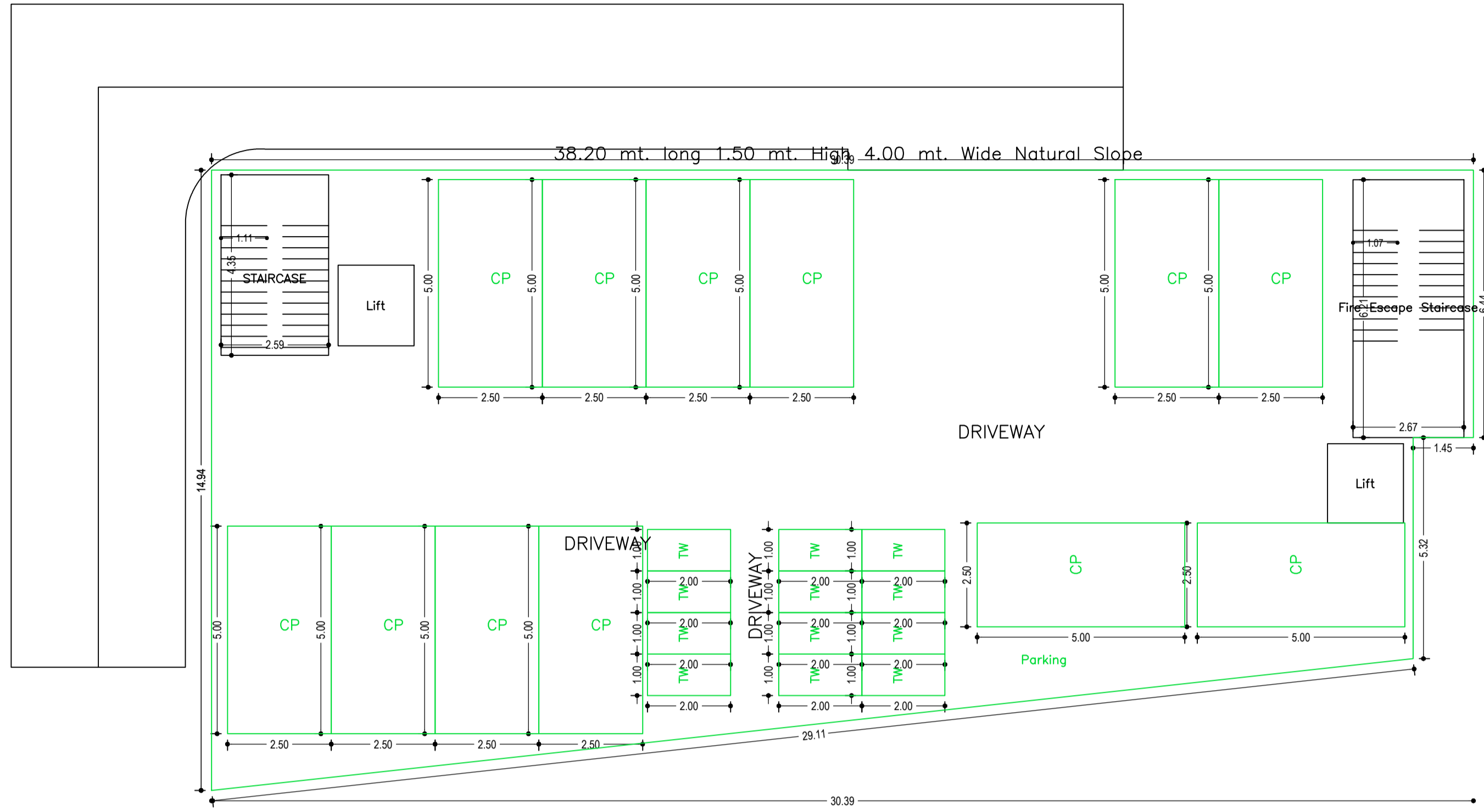
Floor Name	Building Name A (COMM BLDG)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	395.85	11.27	395.85	11.27
Ground Floor	306.26	290.21	306.26	290.21
First Floor	306.26	283.16	306.26	283.16
Second Floor	378.88	355.25	378.88	355.25
Third Floor	366.25	342.62	366.25	342.62
Fourth Floor	366.25	342.62	366.25	342.62
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2119.75	1625.13	2119.75	1625.13

UnitBUA Table for Building :A (COMM BLDG)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	299.21	296.49	5	1
FIRST FLOOR PLAN	SHOP	SHOP	299.21	280.69	4	1
SECOND FLOOR PLAN	RESTAURANT AREA-1	OTHER	371.83	353.30	7	1
TYPICAL - THIRD & FOURTH FLOOR PLAN	HOTEL	OTHER	359.21	301.50	27	2
Total:	-	-	1688.66	1533.48	70	5

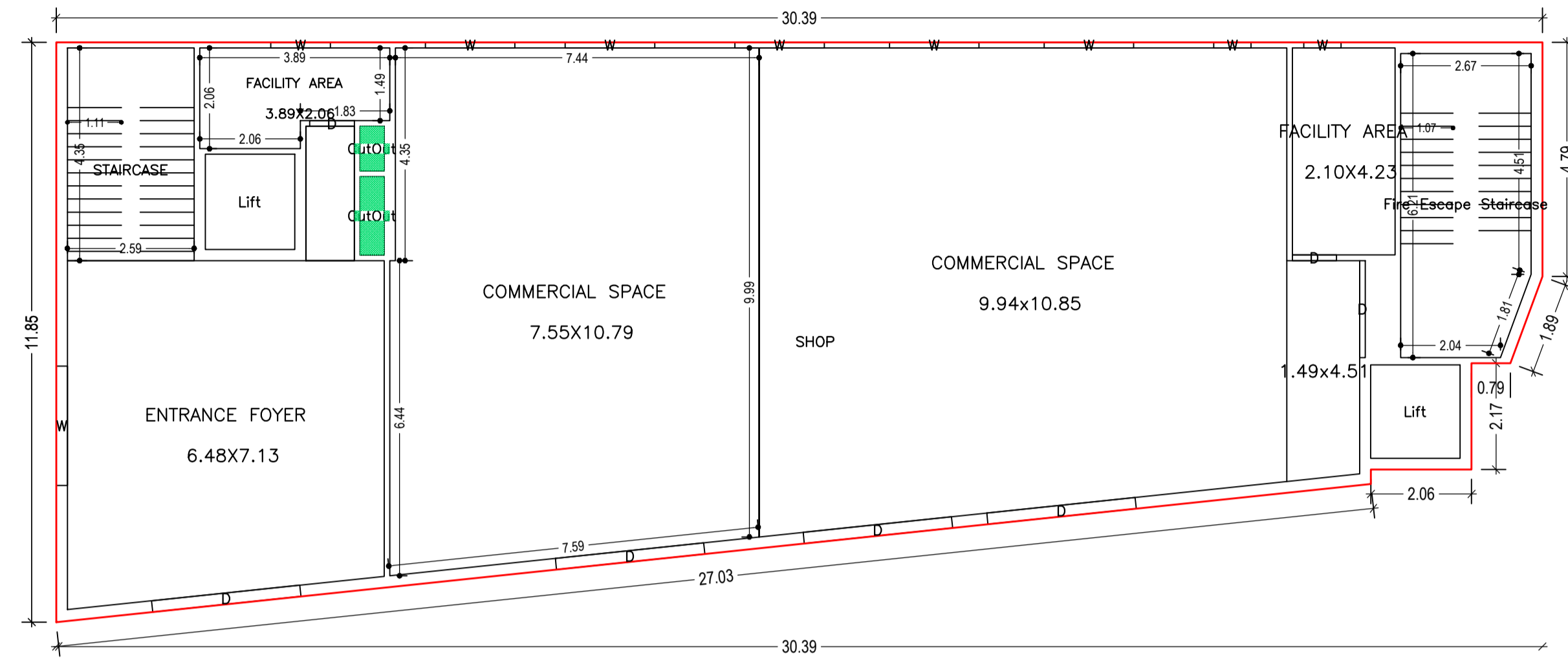
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (COMM BLDG)	Commercial	Commercial Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUMARI RINKU RANI DMC/ENG/0016/2016			

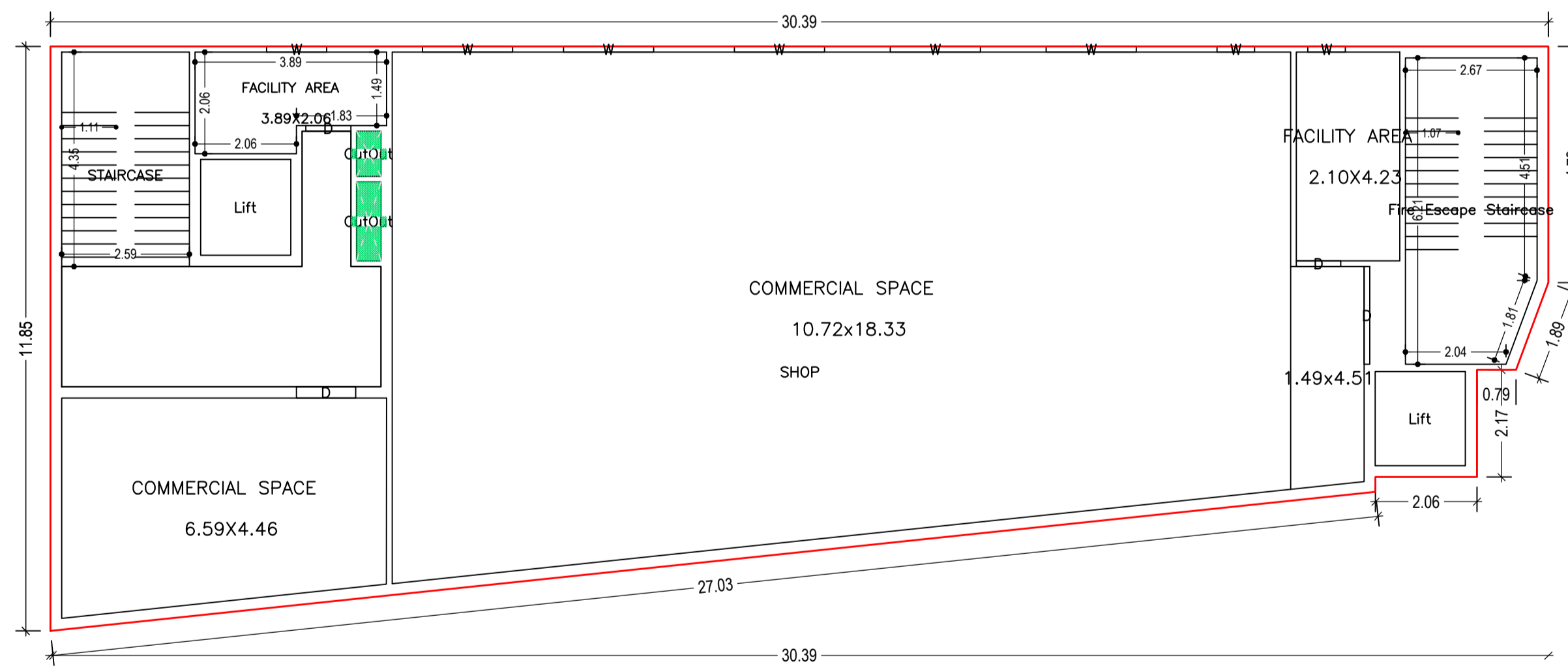
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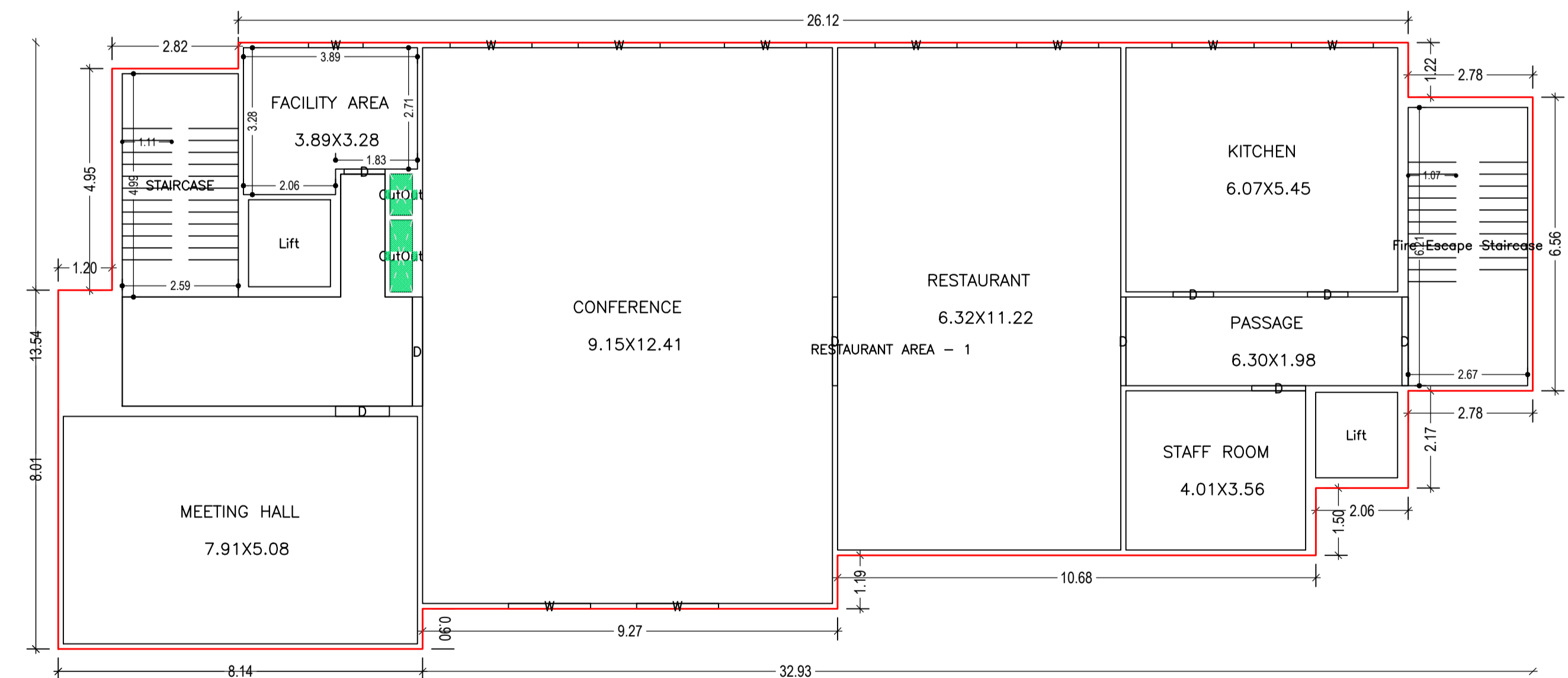
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



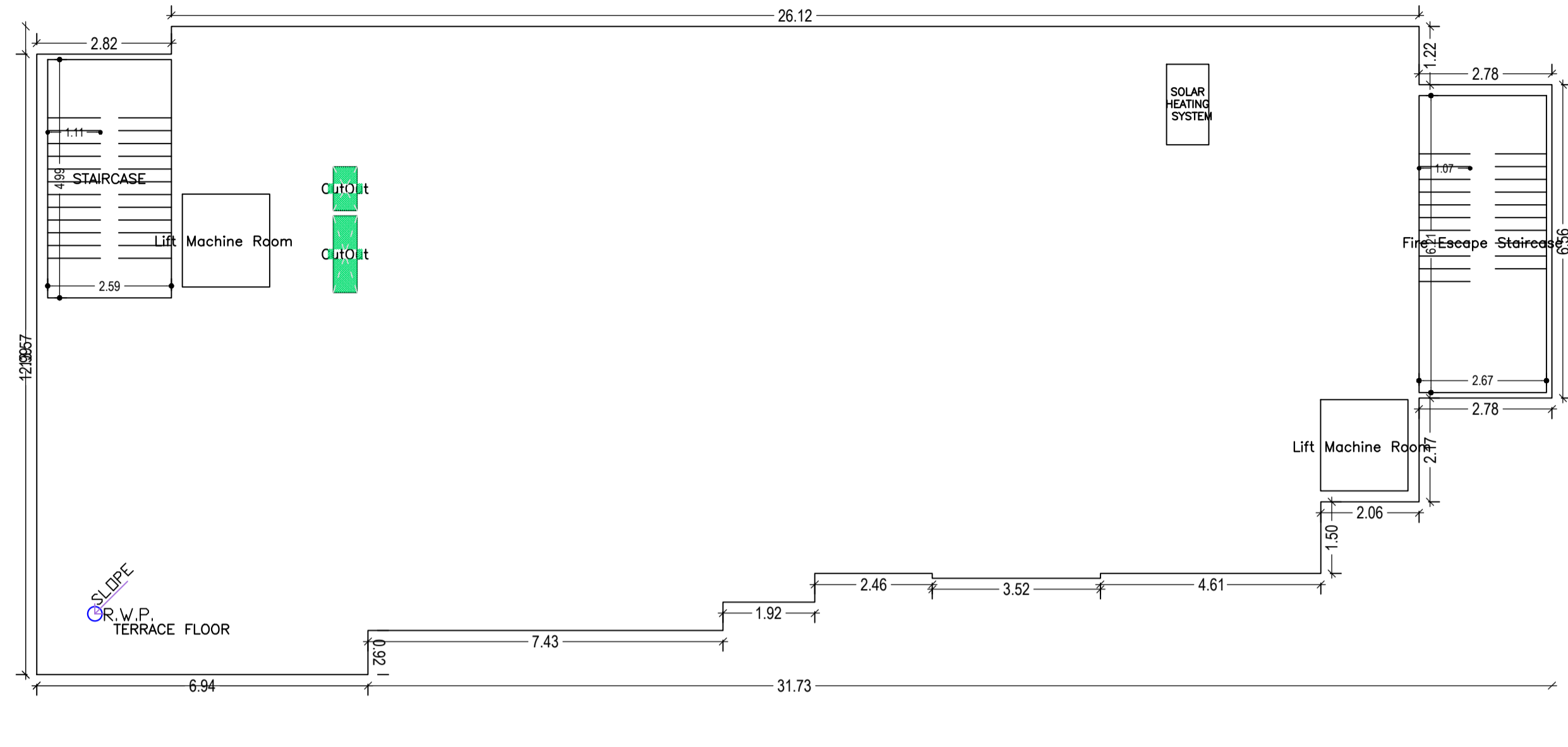
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



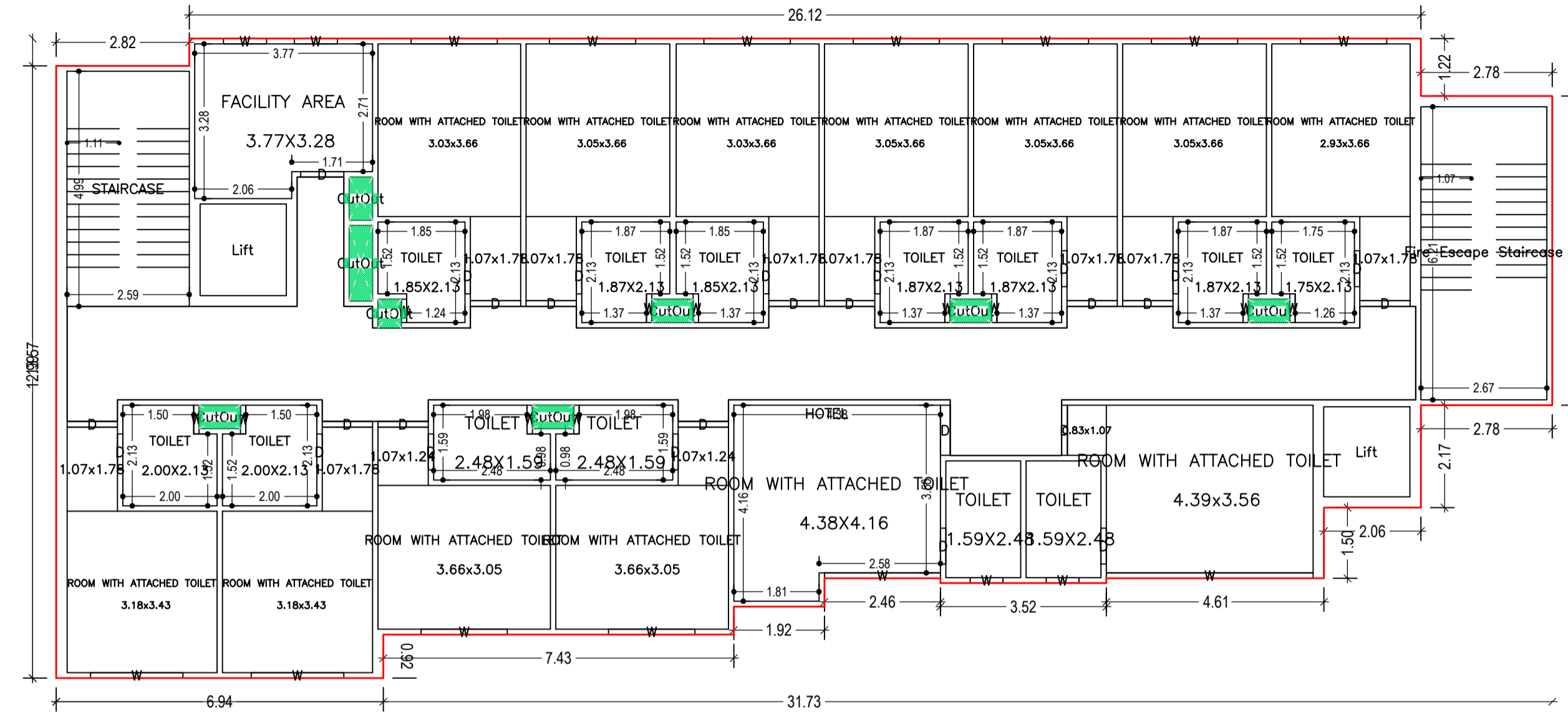
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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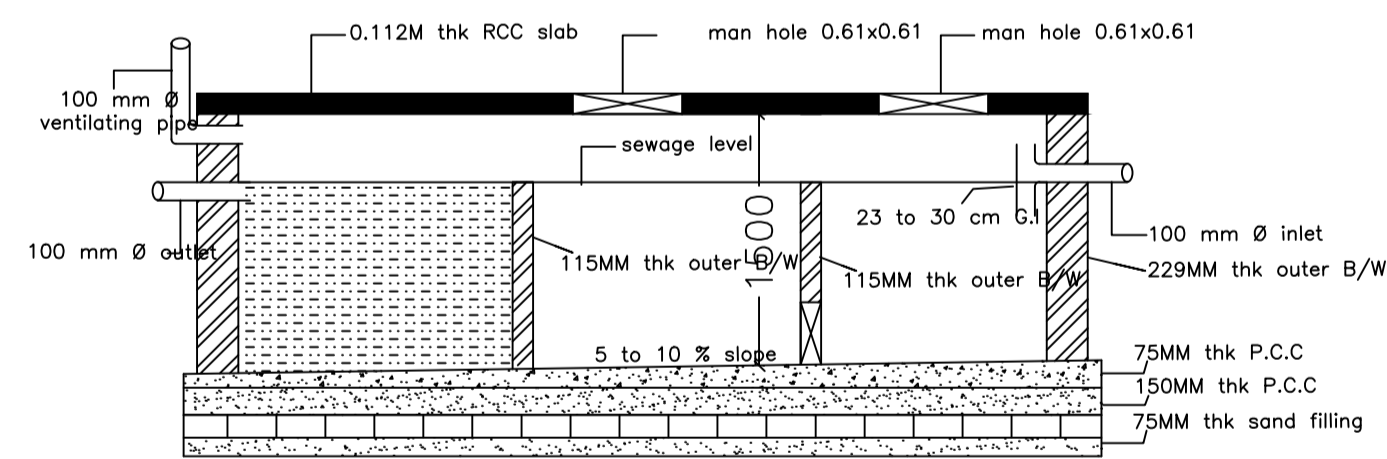
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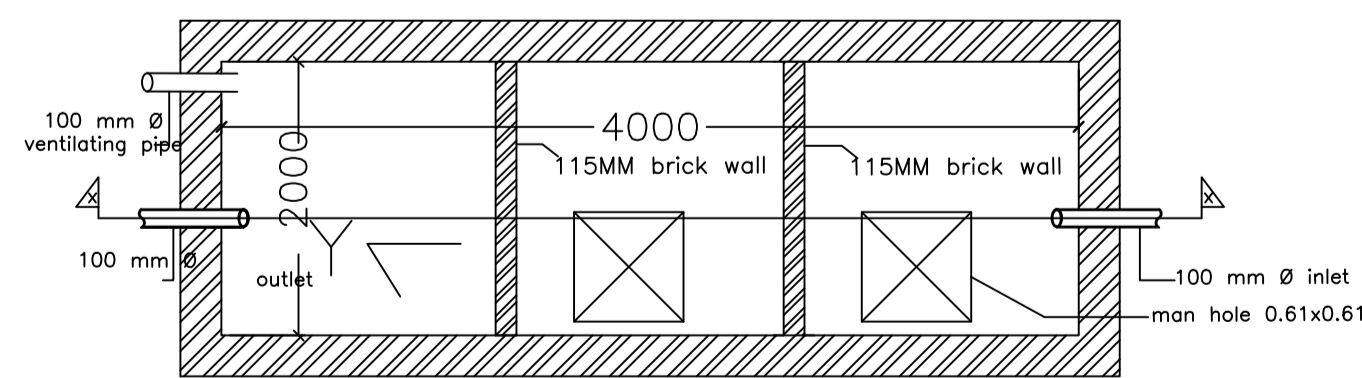
TERRACE FLOOR PLAN (SCALE 1:100)



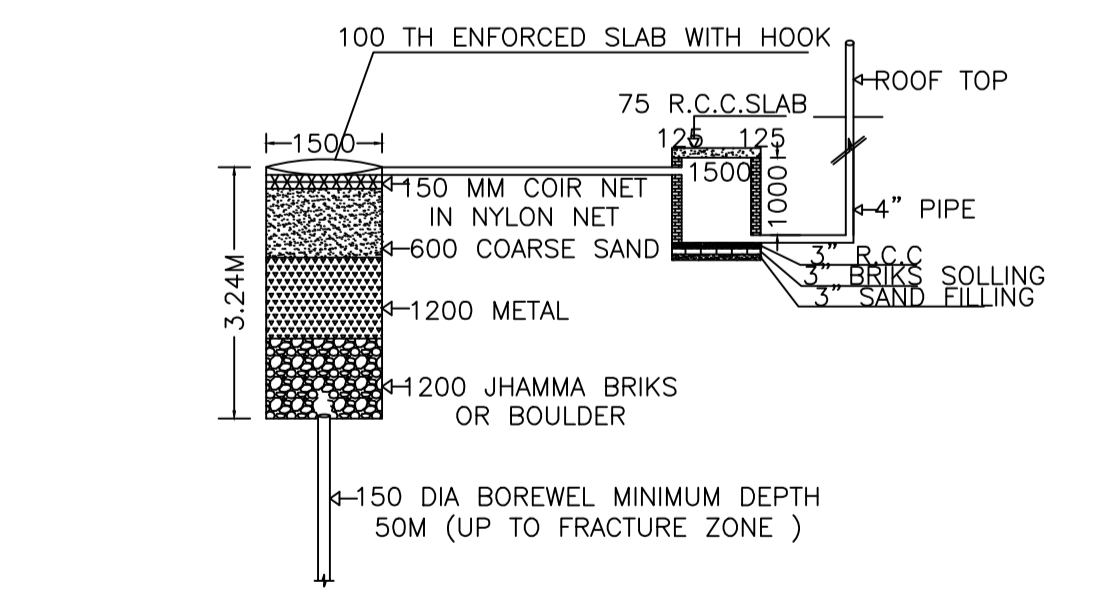
TYPICAL - THIRD & FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



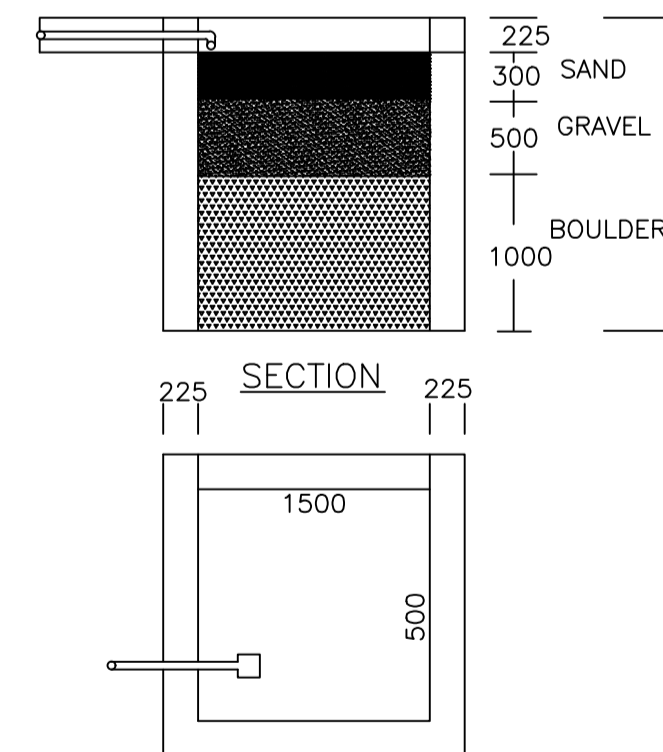
SECTION OF SEPTIC TANK - 'XX'



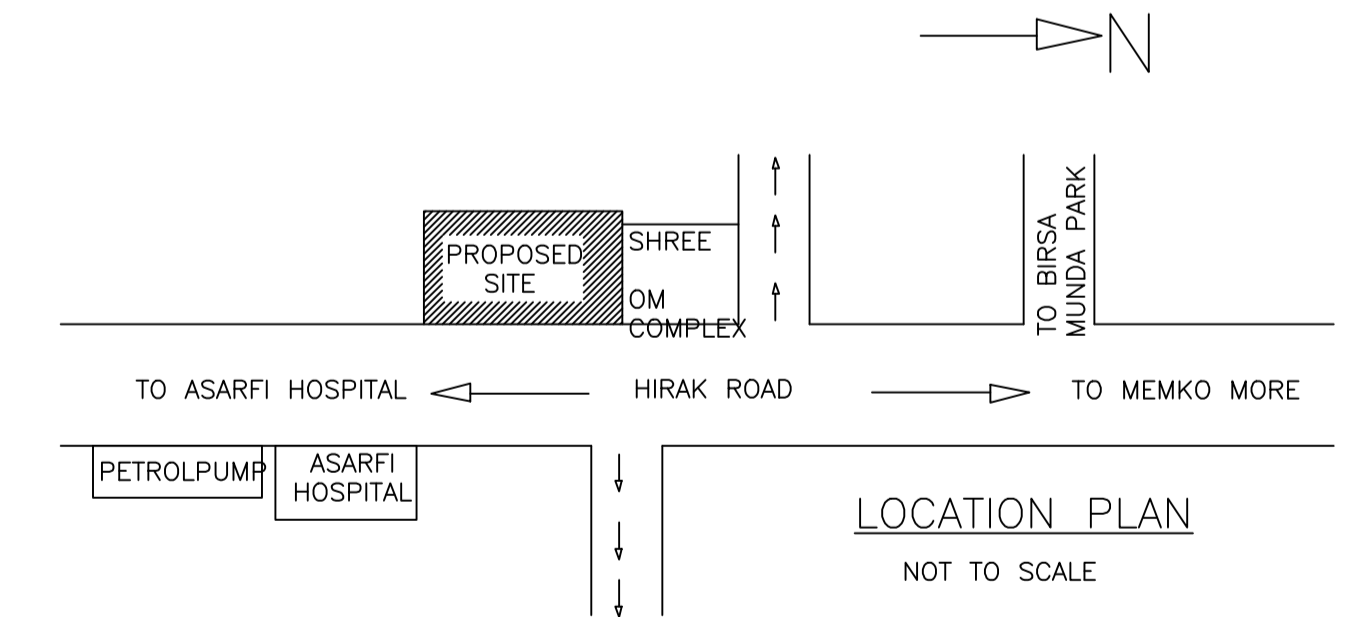
PLAN OF SEPTIC TANK (SCALE 1:25)



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK



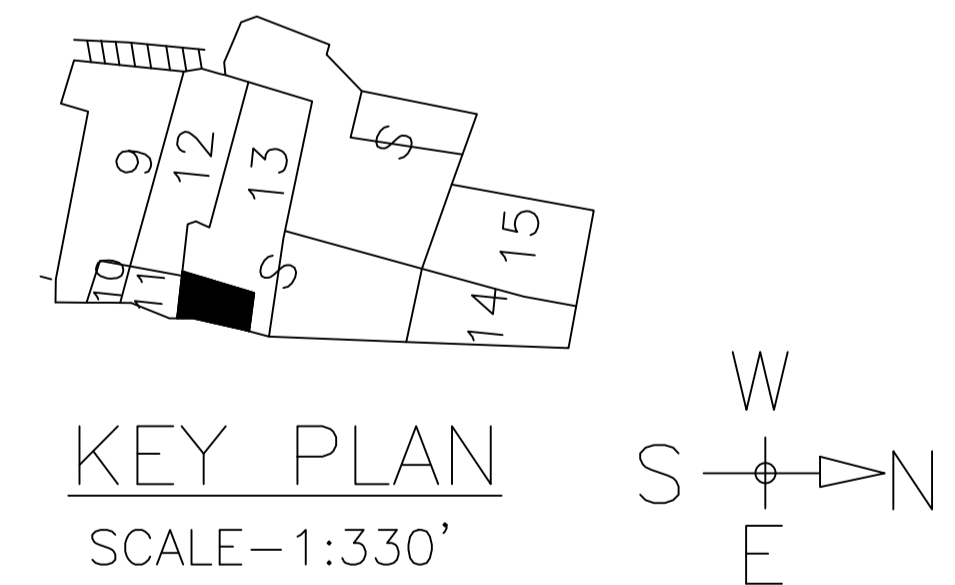
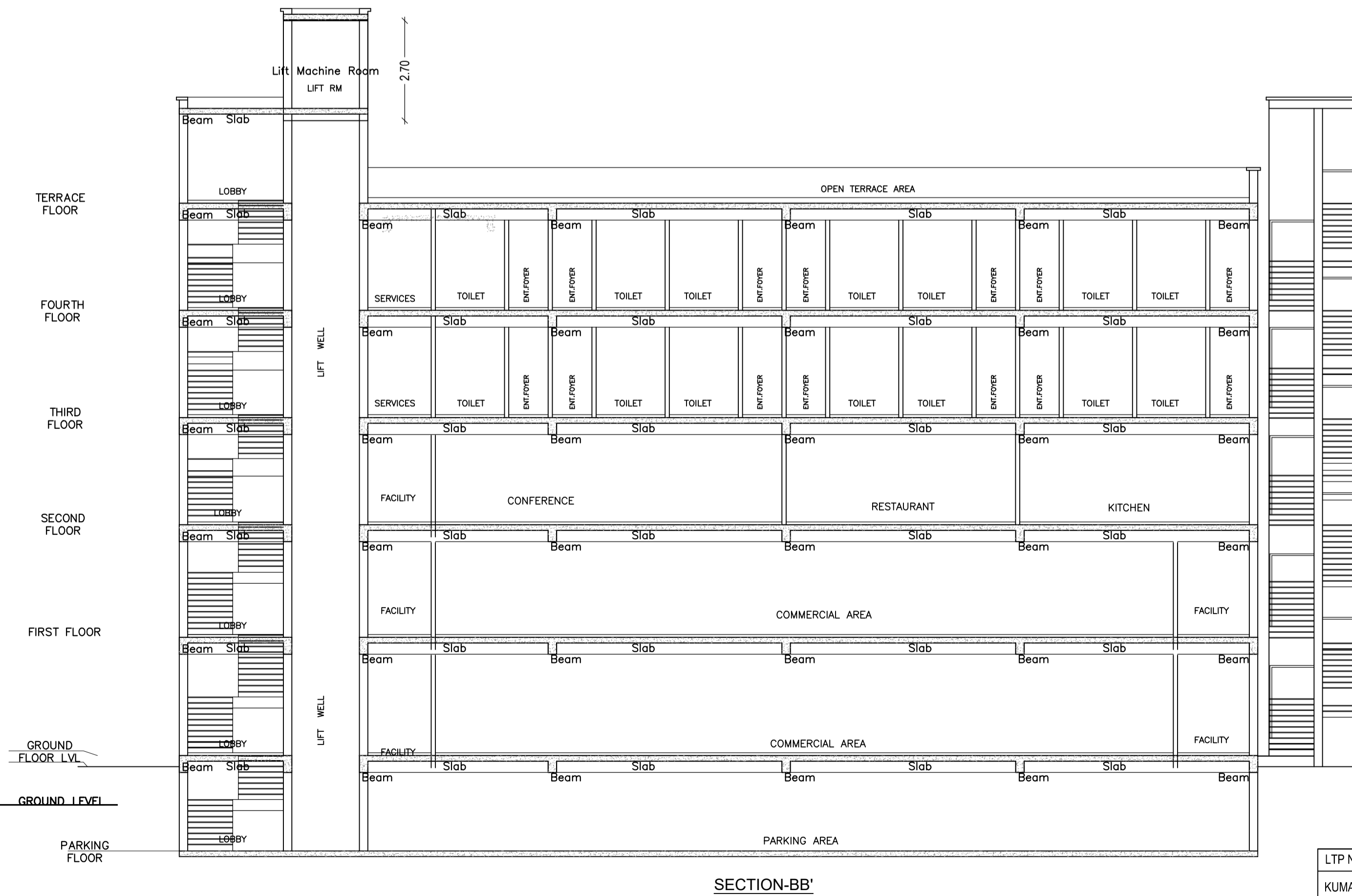
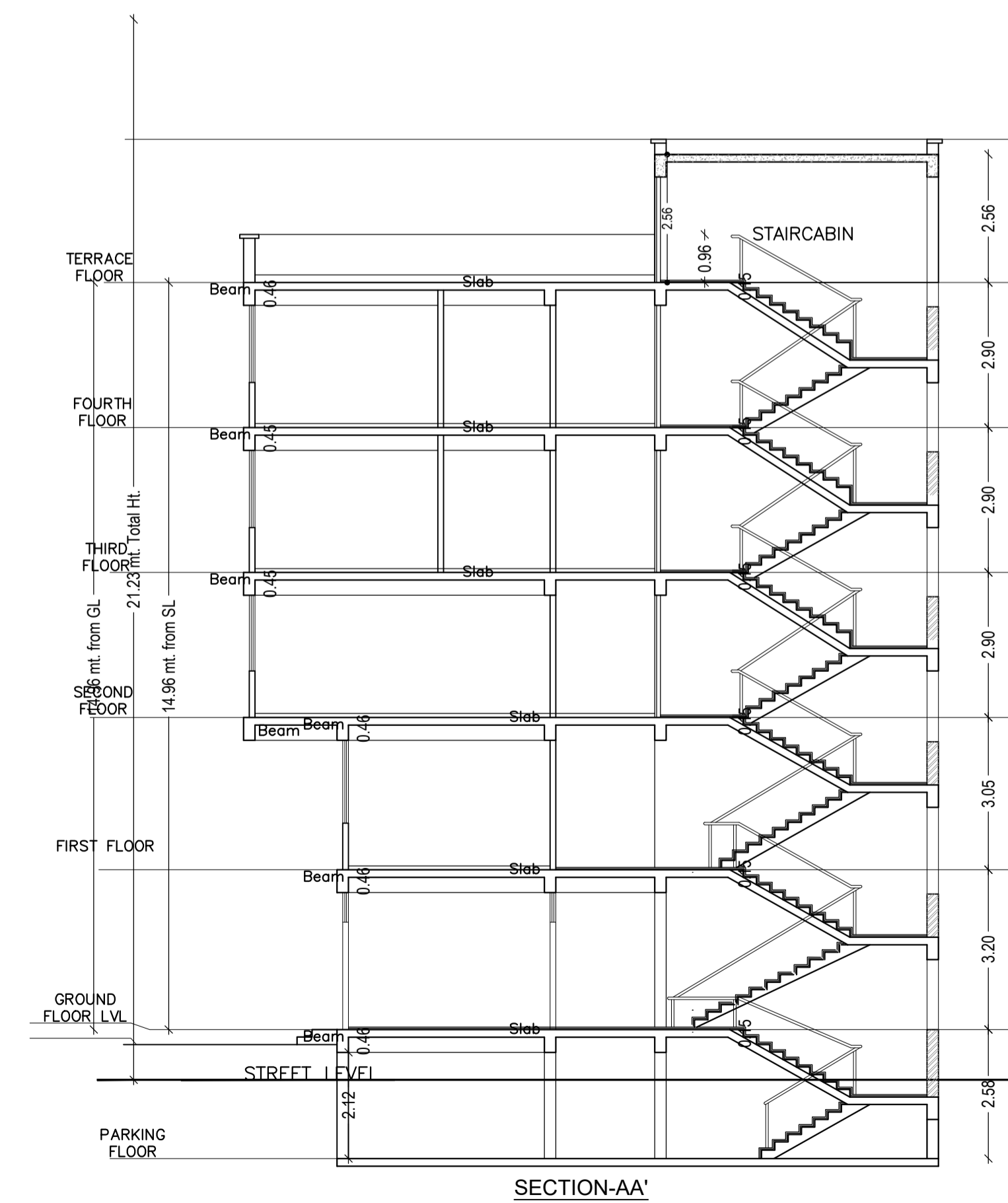
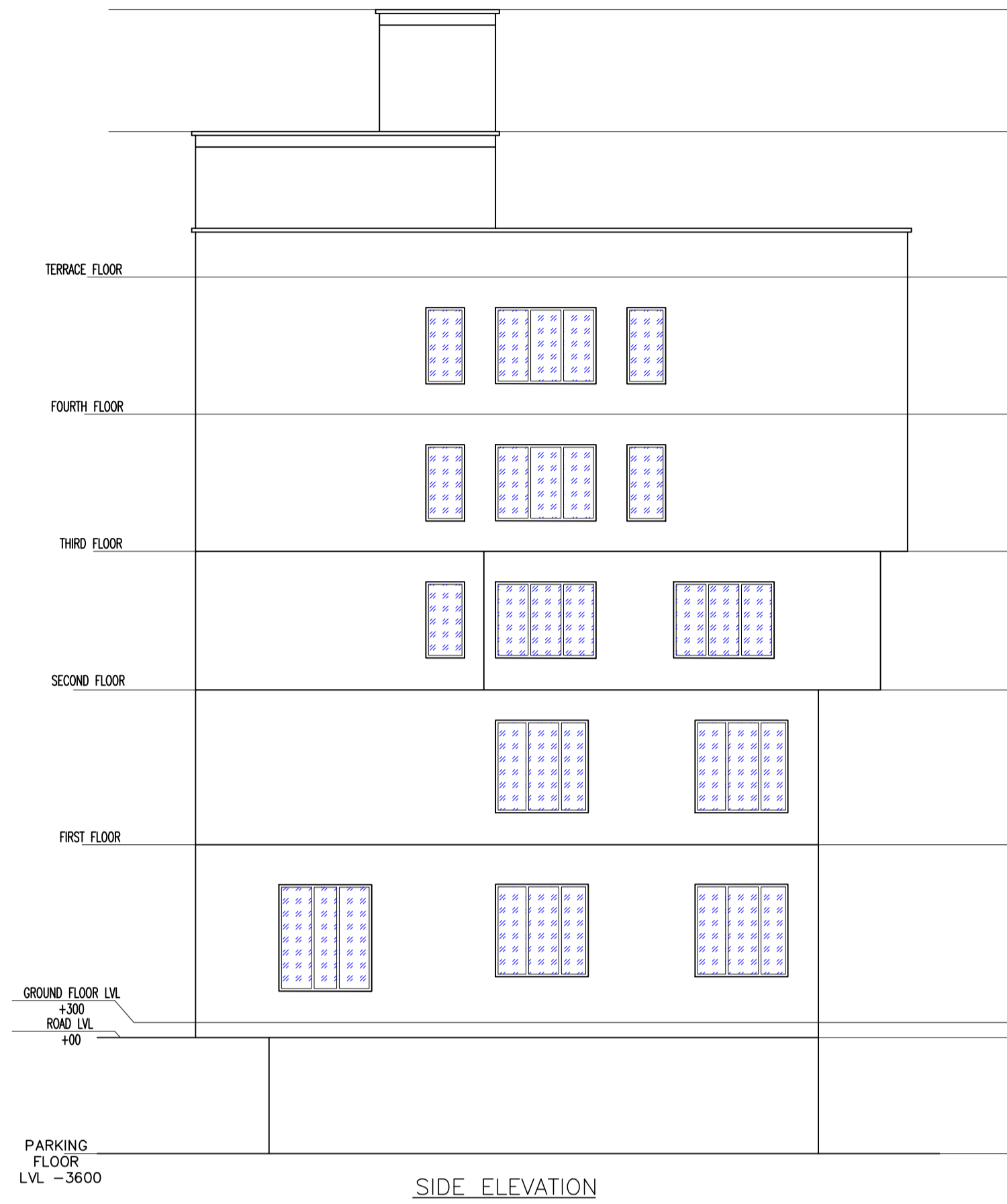
PLAN OF RAIN WATER HARVESTING



LOCATION PLAN (NOT TO SCALE)

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