

Proposal Basic Information	
Proposal File No.	DMC/BP/0273/W25/2021
Owner Name	MD. RASHID
Khata No	08
Plot No	1692, 1693, 1694, 1695
Village Name	Hirapur
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO. : 1.0.61
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	Plot/Nearby/Religious/Structure: NA	
Inward No: DMC/BP/0273/W25/2021	Plot/SubPlot No: 1692, 1693, 1694, 1695	
Application Type: General Proposal	North: Road Width - 6.1	
Project Type: Building Permission	South: Plot No. - PART OF THIS PLOT	
Nature of Development: New	East: Plot No. - PART OF THIS PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF THIS PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 3876.97
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	3876.97
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		439.14
Total		439.14
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3437.83
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	3876.97
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	3876.97
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1938.48
Proposed Coverage Area (44.16 %)		1712.12
Total Prop. Coverage Area (44.16 %)		1712.12
Balance coverage area (5.84 %)		226.36
FAR CHECK		
Perm. FAR Area (2.50)		9692.42
Total Perm. FAR area		9692.42
Residential FAR		9547.32
Proposed FAR Area		9572.10
Total Proposed FAR Area		9572.10
Consumed FAR (Factor)		2.47
Balance FAR Area		120.32
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		13284.12
ARCHITECT (Regd)	Lalan Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MD. RASHID	
DEVELOPMENT AUTHORITY		LOCAL BODY

Building :A (SURYA REALCON)												
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in 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.)	
			Stair/Case	Lift	Accessory Use	Parking						Resi.
Lower Basement Floor	2448.73	0.00	2448.73	24.78	23.00	0.00	2378.18	0.00	24.78	24.78	00	
Upper Basement Floor	2151.45	0.00	2151.45	59.46	23.00	18.77	1020.53	1079.27	0.00	1079.27	01	
Ground Floor	1740.88	3.98	1736.90	24.78	0.00	0.00	1712.12	0.00	1712.12	1712.12	18	
First Floor	1740.74	3.98	1736.76	24.78	23.00	0.00	0.00	1688.98	0.00	1688.98	18	
Second Floor	1740.74	3.98	1736.76	24.78	23.00	0.00	0.00	1688.98	0.00	1688.98	18	
Third Floor	1740.74	3.98	1736.76	24.78	23.00	0.00	0.00	1688.98	0.00	1688.98	18	
Fourth Floor	1740.74	3.98	1736.76	24.78	23.00	0.00	0.00	1688.98	0.00	1688.98	18	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	13304.02	19.90	13284.12	208.14	138.00	18.77	3396.71	9547.31	24.78	9572.09	9572.09	91
Total Number of Same Buildings	1											
Total	13304.02	19.90	13284.12	208.14	138.00	18.77	3396.71	9547.31	24.78	9572.09	9572.09	91

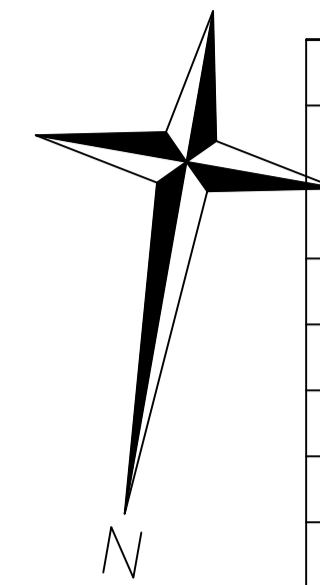
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SURYA REALCON)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Lalan Prasad Singh DMC/ENG/0012/2019			

SITE PLAN

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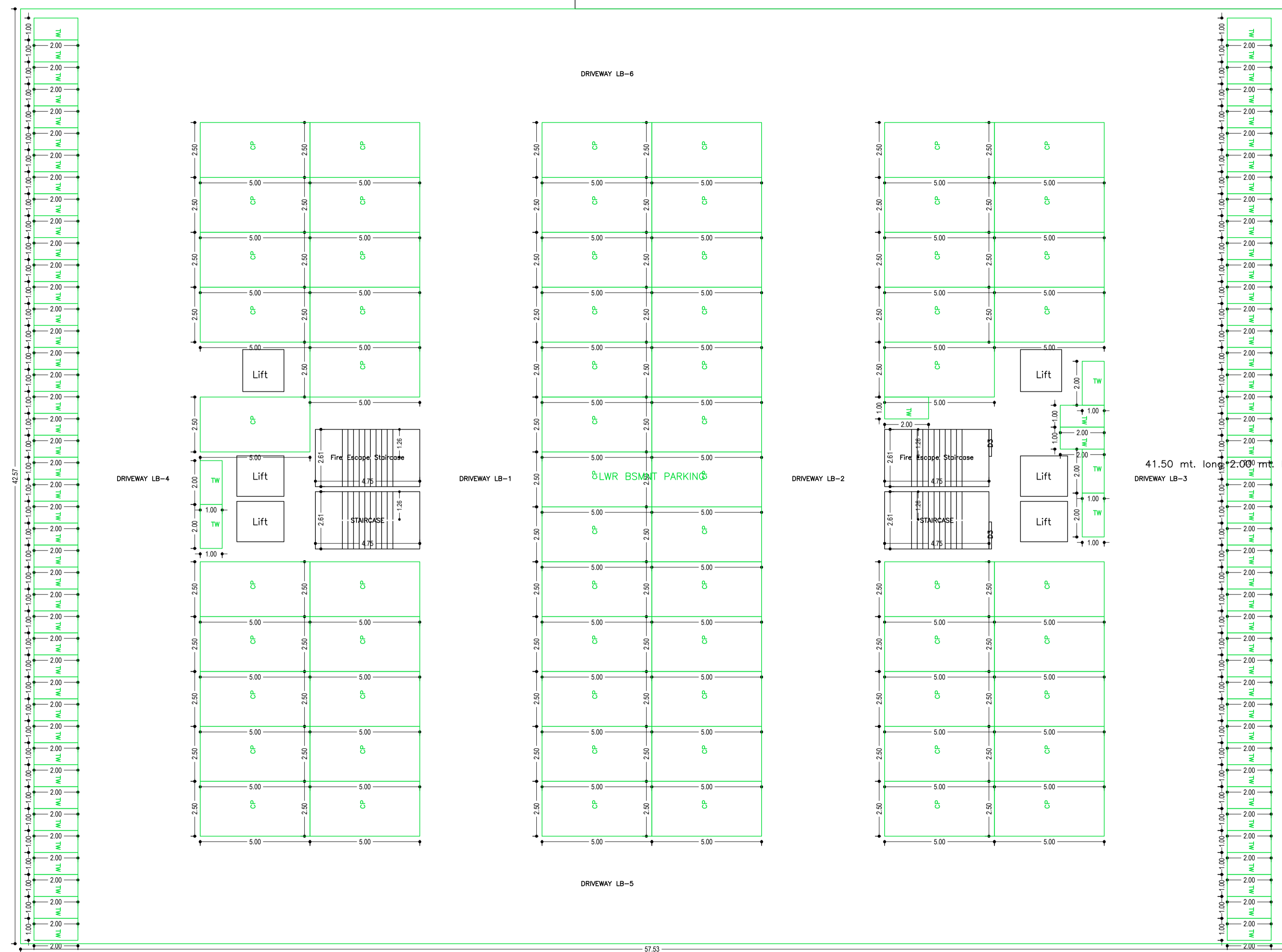
UnitBUA Table for Building :A (SURYA REALCON)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT A1	FLAT	83.12	83.09	11	18
	FLAT A2	FLAT	83.12	83.09	11	
	FLAT B1	FLAT	88.97	88.90	12	
	FLAT B2	FLAT	88.97	88.90	12	
	FLAT C1	FLAT	74.30	74.25	10	
	FLAT C2	FLAT	74.30	74.25	10	
	FLAT D1	FLAT	93.90	93.87	14	
	FLAT D2	FLAT	93.90	93.87	14	
	FLAT E1	FLAT	104.35	104.32	13	
	FLAT E2	FLAT	104.35	104.32	13	
	FLAT F1	FLAT	93.91	93.86	14	
	FLAT F2	FLAT	93.91	93.86	14	
FLAT G1	FLAT	75.91	75.87	10		
FLAT G2	FLAT	75.91	75.87	10		
FLAT H1	FLAT	82.23	82.21	11		
FLAT H2	FLAT	82.23	82.21	11		
FLAT I1	FLAT	88.97	88.92	12		
FLAT I2	FLAT	88.97	88.92	12		
TYPICAL - 1, 3 FLOOR PLAN	FLAT A11 (PENT HOUSE)	FLAT	83.12	83.09	11	36
	FLAT A22 (PENT HOUSE)	FLAT	83.12	83.09	11	
	FLAT B11	FLAT	88.97	88.90	12	
	FLAT B22	FLAT	88.97	88.90	12	
	FLAT C11	FLAT	74.30	74.25	10	
	FLAT C22	FLAT	74.30	74.25	10	
	FLAT D11	FLAT	93.90	93.87	14	
	FLAT D22	FLAT	93.90	93.87	14	
	FLAT E11	FLAT	104.35	104.32	13	
	FLAT E22	FLAT	104.35	104.32	13	
	FLAT F11	FLAT	93.91	93.86	14	
	FLAT F22	FLAT	93.91	93.86	14	
FLAT G11	FLAT	75.91	75.87	10		
FLAT G22	FLAT	75.91	75.87	10		
FLAT H11 (PENT HOUSE)	FLAT	82.23	82.21	11		
FLAT H22 (PENT HOUSE)	FLAT	82.23	82.21	11		
FLAT I11	FLAT	88.97	88.92	12		
FLAT I22	FLAT	88.97	88.92	12		
TYPICAL - 2, 4 FLOOR PLAN	FLAT A11' (PENT HOUSE)	FLAT	83.12	83.09	10	36
	FLAT A22' (PENT HOUSE)	FLAT	83.12	83.09	10	
	FLAT B11'	FLAT	88.97	88.90	12	
	FLAT B22'	FLAT	88.97	88.90	12	
	FLAT C11'	FLAT	74.30	74.25	10	
	FLAT C22'	FLAT	74.30	74.25	10	
	FLAT D11'	FLAT	93.90	93.87	14	
	FLAT D22'	FLAT	93.90	93.87	14	
	FLAT E11'	FLAT	104.35	104.32	13	
	FLAT E22'	FLAT	104.35	104.32	13	
	FLAT F11'	FLAT	93.91	93.86	14	
	FLAT F22'	FLAT	93.91	93.86	14	
FLAT G11'	FLAT	75.91	75.87	10		
FLAT G22'	FLAT	75.91	75.87	10		
FLAT H11' (PENT HOUSE)	FLAT	82.23	82.21	10		
FLAT H22' (PENT HOUSE)	FLAT	82.23	82.21	10		
FLAT I11'	FLAT	88.97	88.92	12		
FLAT I22'	FLAT	88.97	88.92	12		
UPPER BASEMENT FLOOR PLAN	COMMUNITY PLACE	FLAT	1128.83	1117.46	9	1
Total:	-	-	8985.48	8970.39	1071	91

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

37.70 mt. long 1.50 mt. High 4.90 mt. Wide Natural Slope

41.50 mt. long 2.00 mt. High 5.40 mt. Wide Natural Slope



LOWER BASEMENT FLOOR PLAN (SCALE 1:100)

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.)	Tnmt (No.)
					StairCase	Lift	Accessory Use	Parking					
A (SURYA REALCON)	1	13304.02	19.90	13284.12	208.14	138.00	18.77	3396.71	9547.31	24.78	9572.09	9572.09	91
Grand Total	1	13304.02	19.90	13284.12	208.14	138.00	18.77	3396.71	9547.31	24.78	9572.09	9572.09	91

Buildingwise Floor FAR Details

Floor Name	A (SURYA REALCON)		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 Basement Floor	2448.73	24.78	2448.73	24.78
Upper Basement Floor	2151.45	1079.27	2151.45	1079.27
Ground Floor	1736.90	1712.12	1736.90	1712.12
First Floor	1736.76	1688.98	1736.76	1688.98
Second Floor	1736.76	1688.98	1736.76	1688.98
Third Floor	1736.76	1688.98	1736.76	1688.98
Fourth Floor	1736.76	1688.98	1736.76	1688.98
Terrace Floor	0.00	0.00	0.00	0.00
Total :	13284.12	9572.09	13284.12	9572.09

Required Parking (Table 7a)

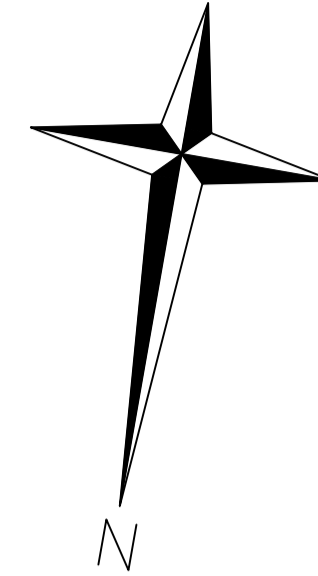
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (SURYA REALCON)	Residential	Residential Bldg/Apartment	0 - 140	1	90.00	1.00	90	-	-	-	-
			> 140	1.5	-	1	5	-	-	-	-
			> 0	1	91.00	-	-	-	-	1	91
			> 0	1	91.00	-	-	1	10	-	-
Total :			-	-	-	-	95	96	-	10	91

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	96	1200.00
Total Car	95	1187.50	96	1200.00
Visitor's Car Parking	-	-	10	125.00
Total Visitor Parking	10	125.00	10	125.00
TwoWheeler	-	-	92	184.00
Total TwoWheeler	91	182.00	92	184.00
Other Parking	-	-	-	1887.71
Total	1494.50	-	3580.71	-

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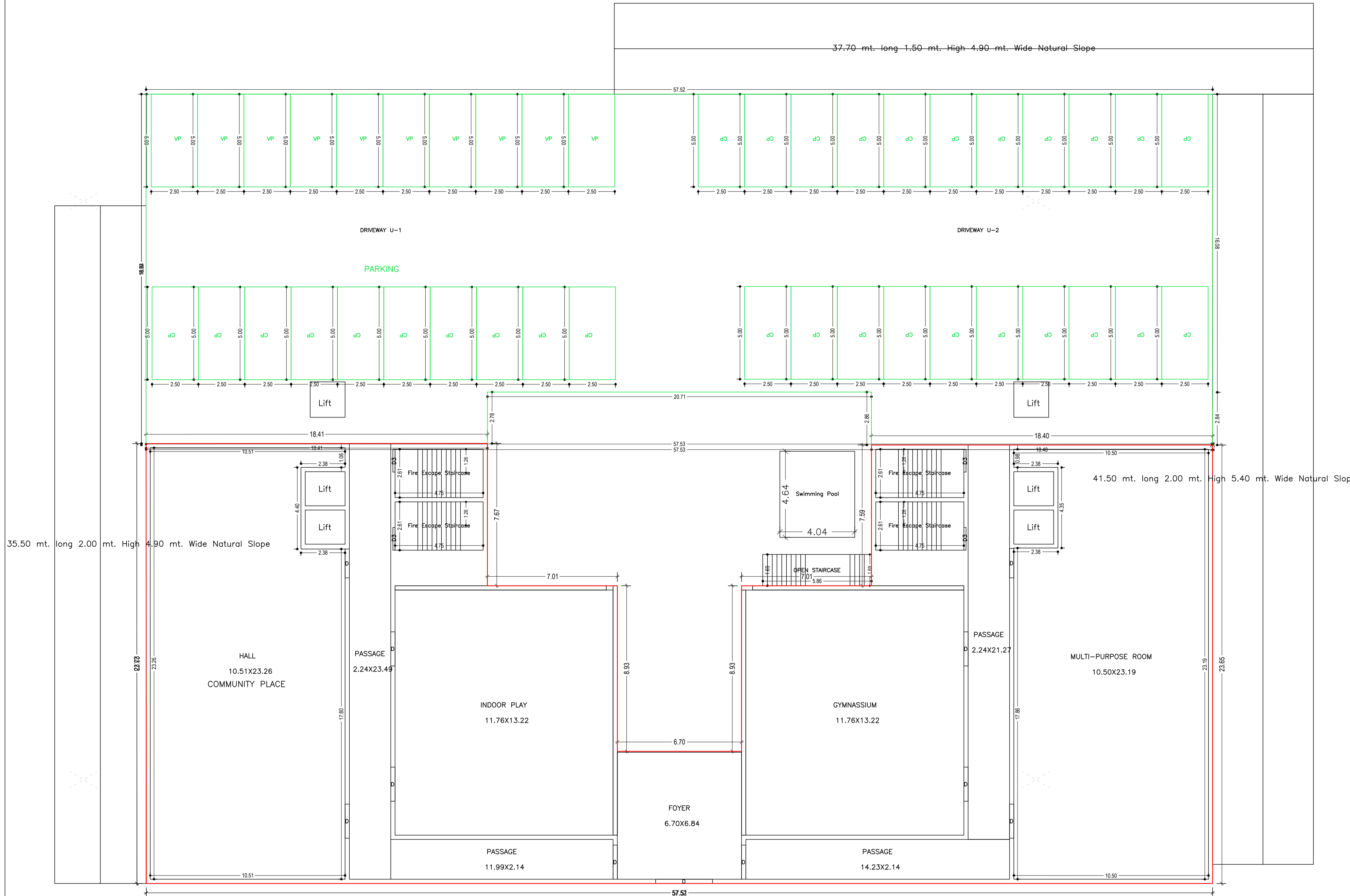


SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SURYA REALCON)	D	0.90	2.10	880
A (SURYA REALCON)	D	1.05	2.10	90
A (SURYA REALCON)	D3	1.23	2.10	20
A (SURYA REALCON)	D	1.55	2.10	01
A (SURYA REALCON)	D	1.59	2.10	01
A (SURYA REALCON)	D	1.84	2.10	08
A (SURYA REALCON)	D	3.07	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

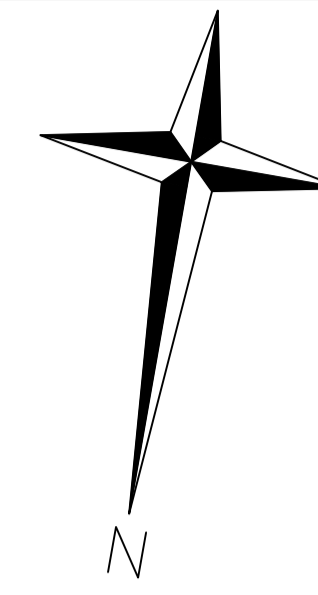
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SURYA REALCON)	V	0.70	1.20	190
A (SURYA REALCON)	V1	0.70	1.20	40
A (SURYA REALCON)	W1	1.05	1.20	10
A (SURYA REALCON)	W1	1.08	1.20	40
A (SURYA REALCON)	W	1.09	1.20	10
A (SURYA REALCON)	W1	1.19	1.20	70
A (SURYA REALCON)	W1	1.20	1.20	50
A (SURYA REALCON)	W1	1.24	1.20	20
A (SURYA REALCON)	W	1.41	1.20	10
A (SURYA REALCON)	W1	1.50	1.20	20
A (SURYA REALCON)	W	1.80	1.20	220
A (SURYA REALCON)	W1	1.80	1.20	20
A (SURYA REALCON)	W1	1.81	1.20	10
A (SURYA REALCON)	W1	1.90	1.20	10
A (SURYA REALCON)	W1	1.91	1.20	10
A (SURYA REALCON)	W1	2.30	1.20	10



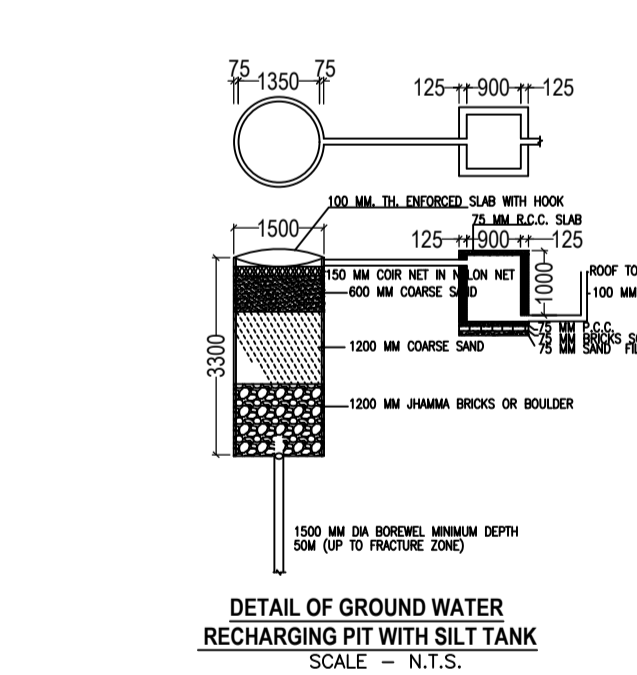
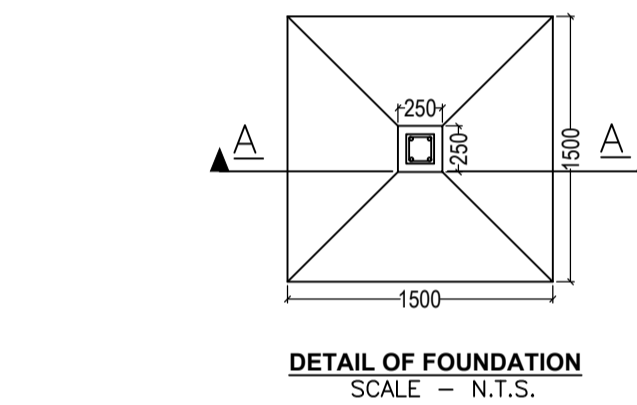
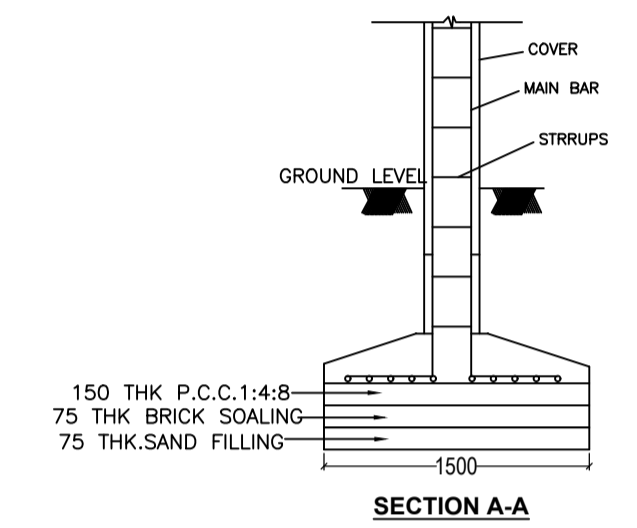
UPPER BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)

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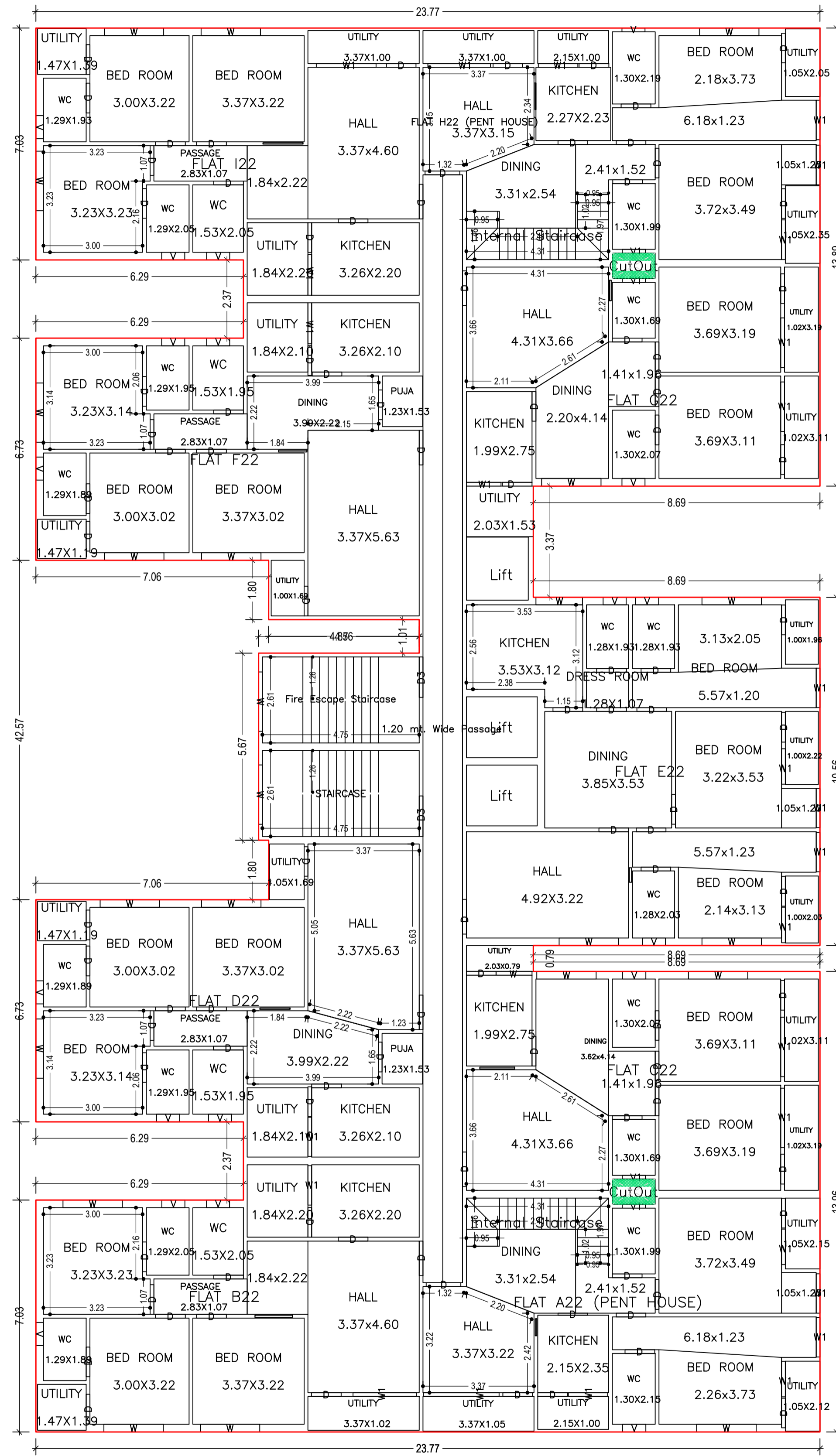
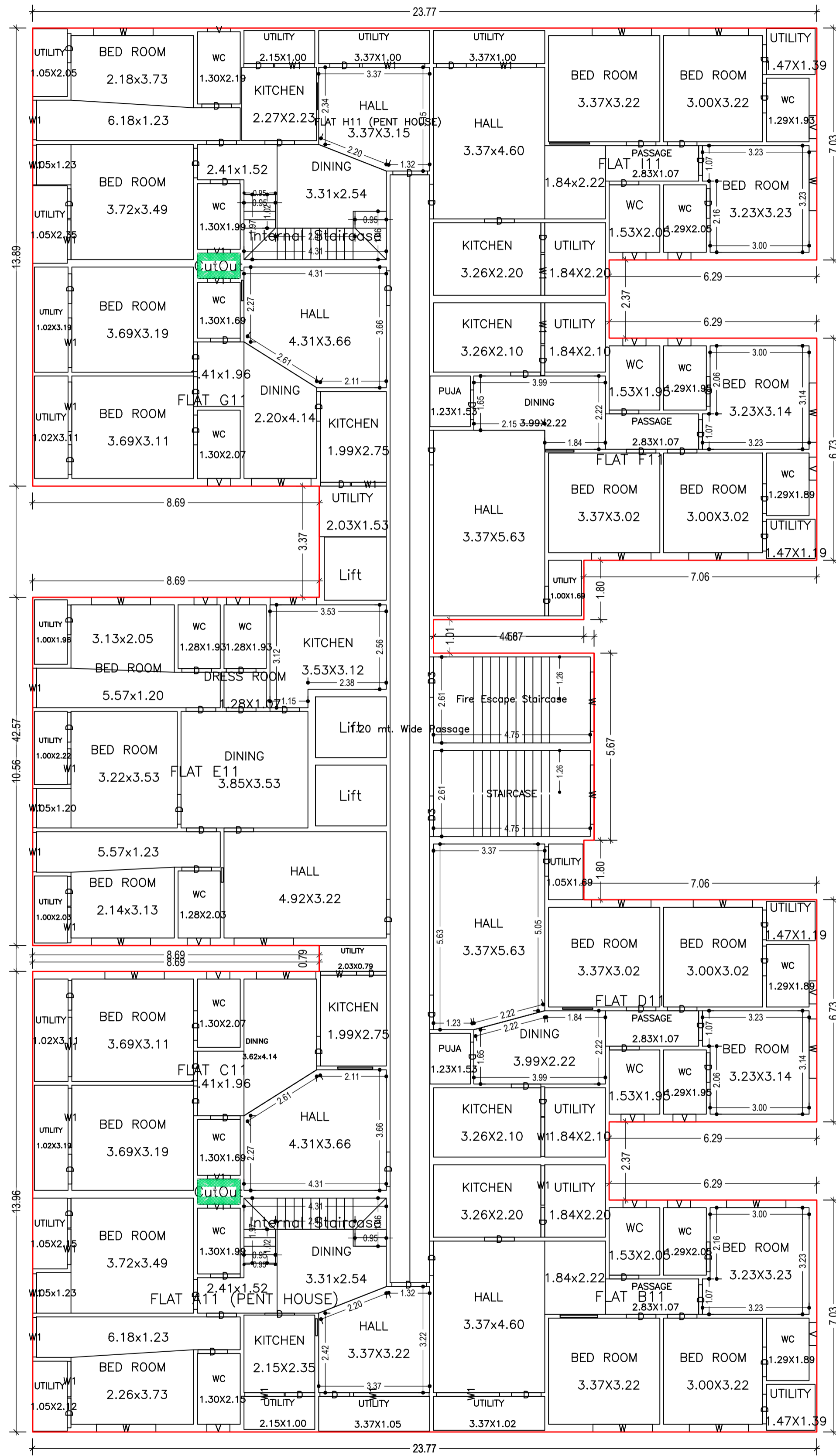
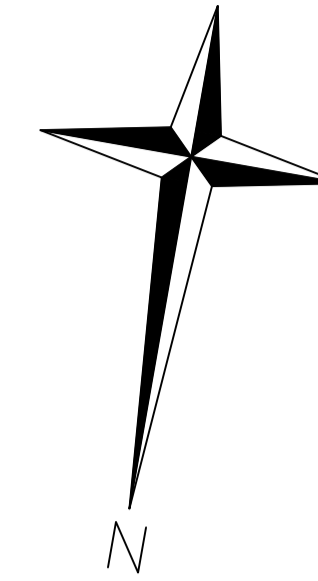


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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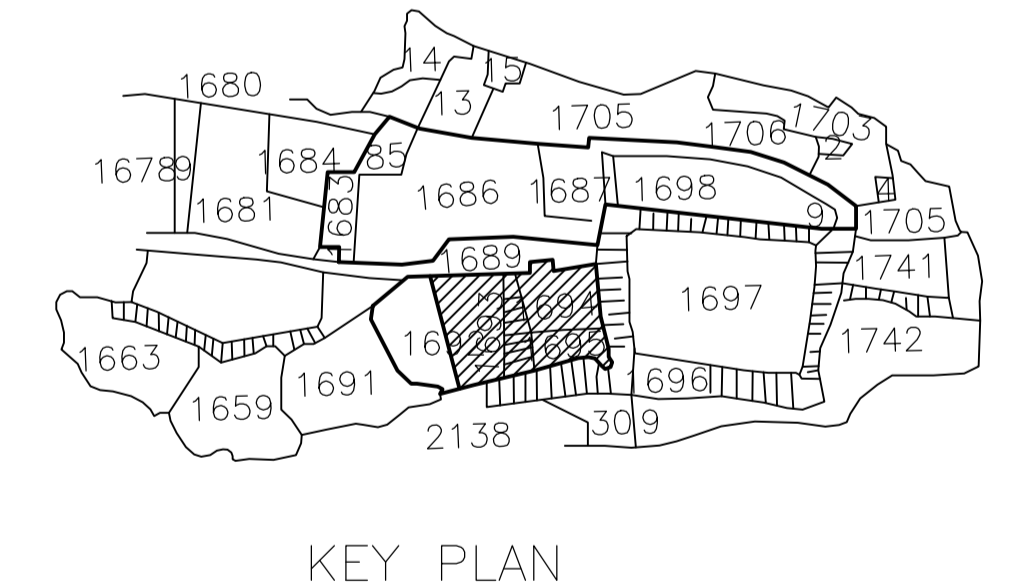
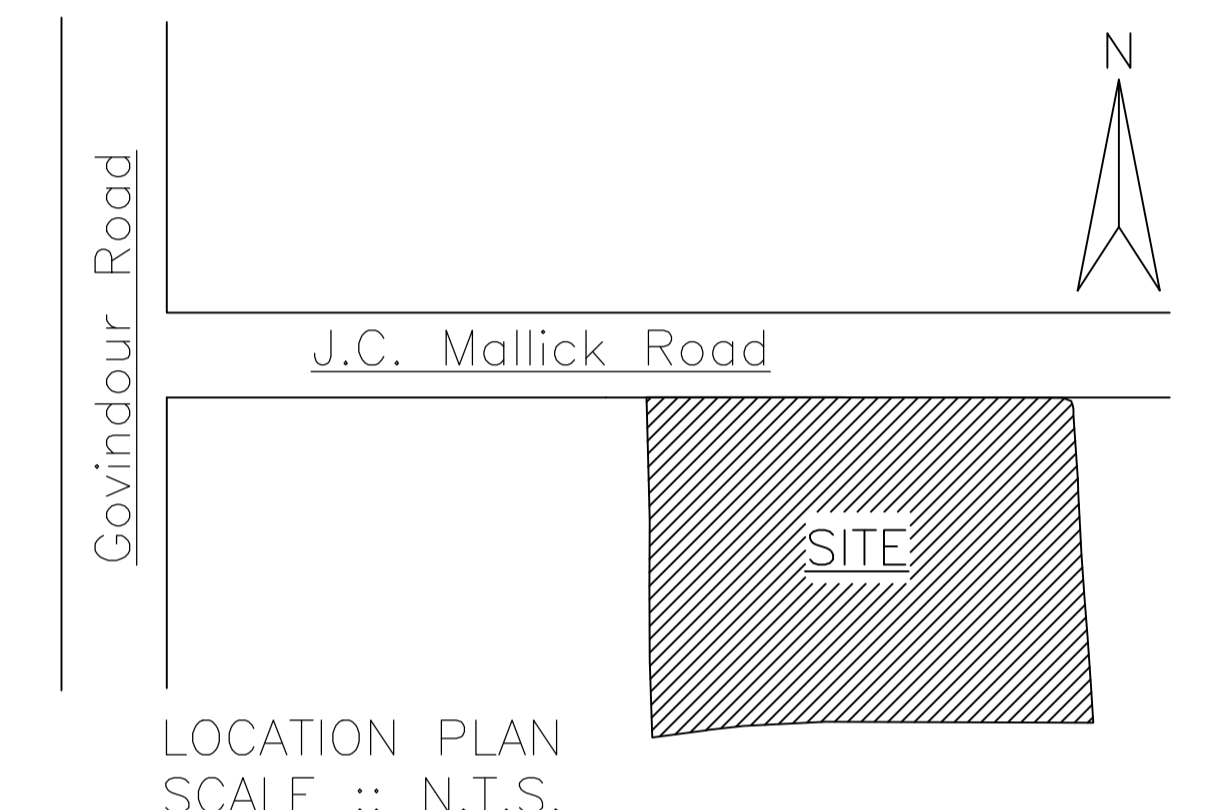
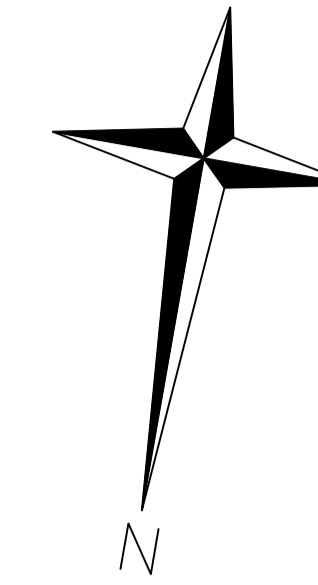
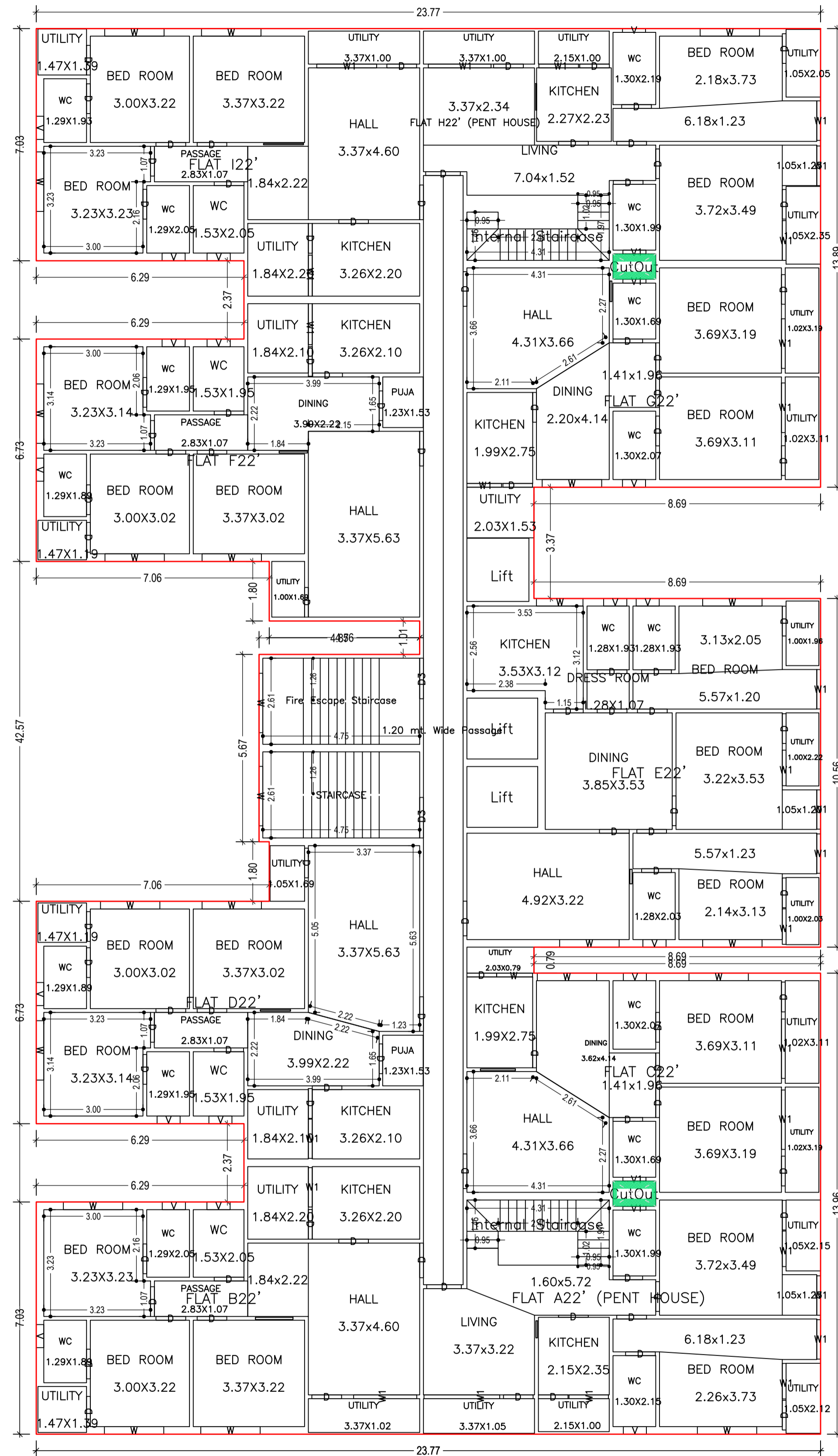
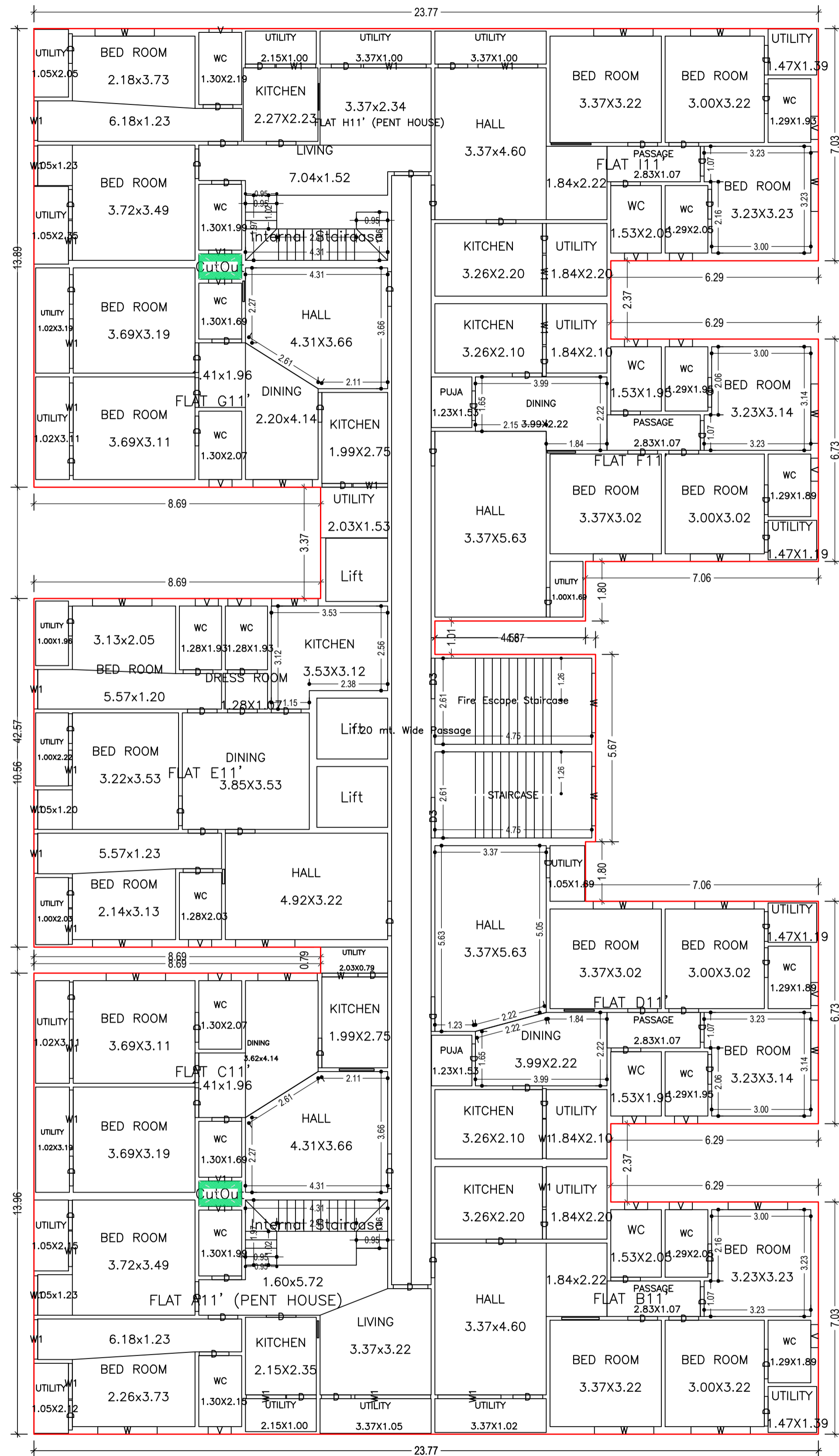
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SubUse	Residential Bldg/Apartment



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

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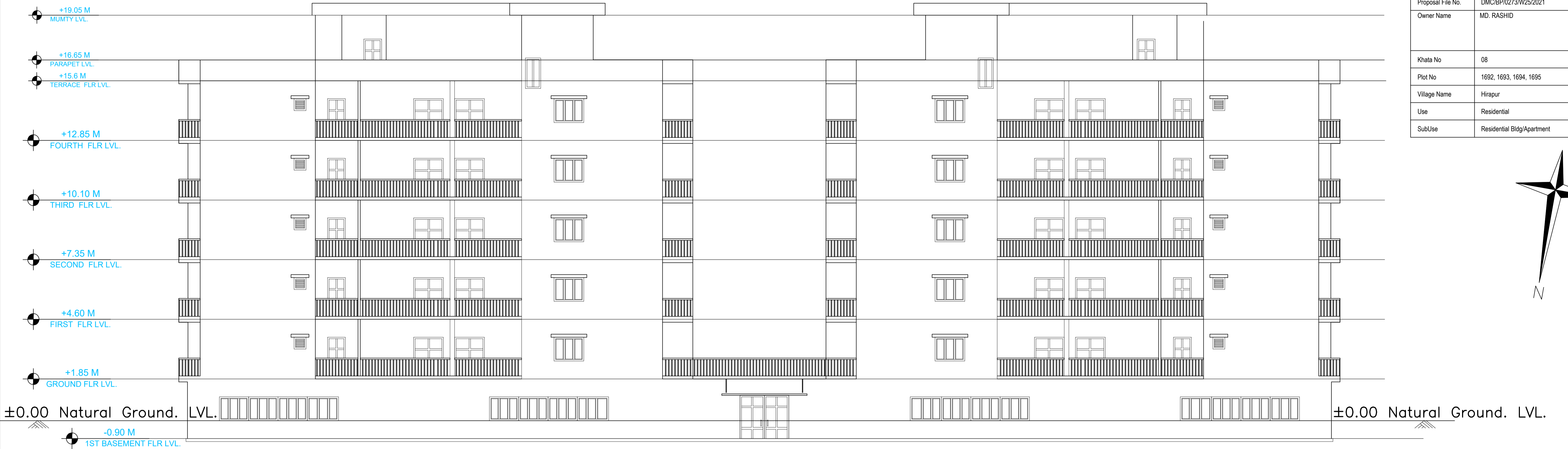
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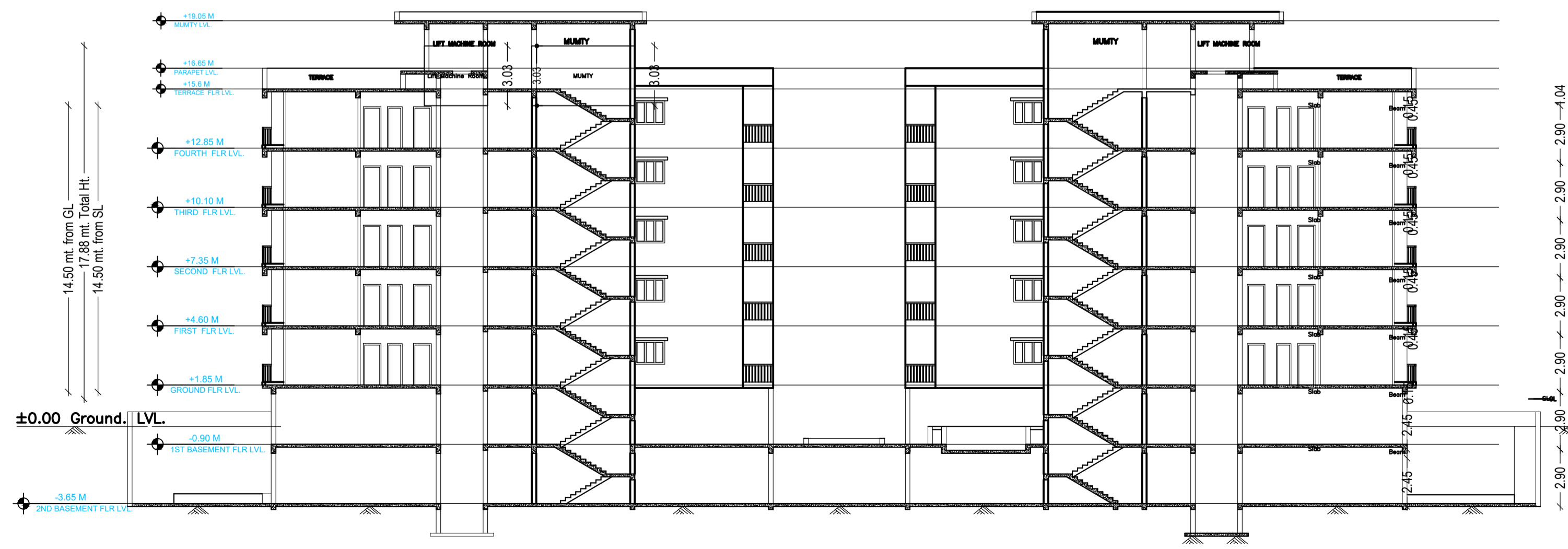
TYPICAL - 2, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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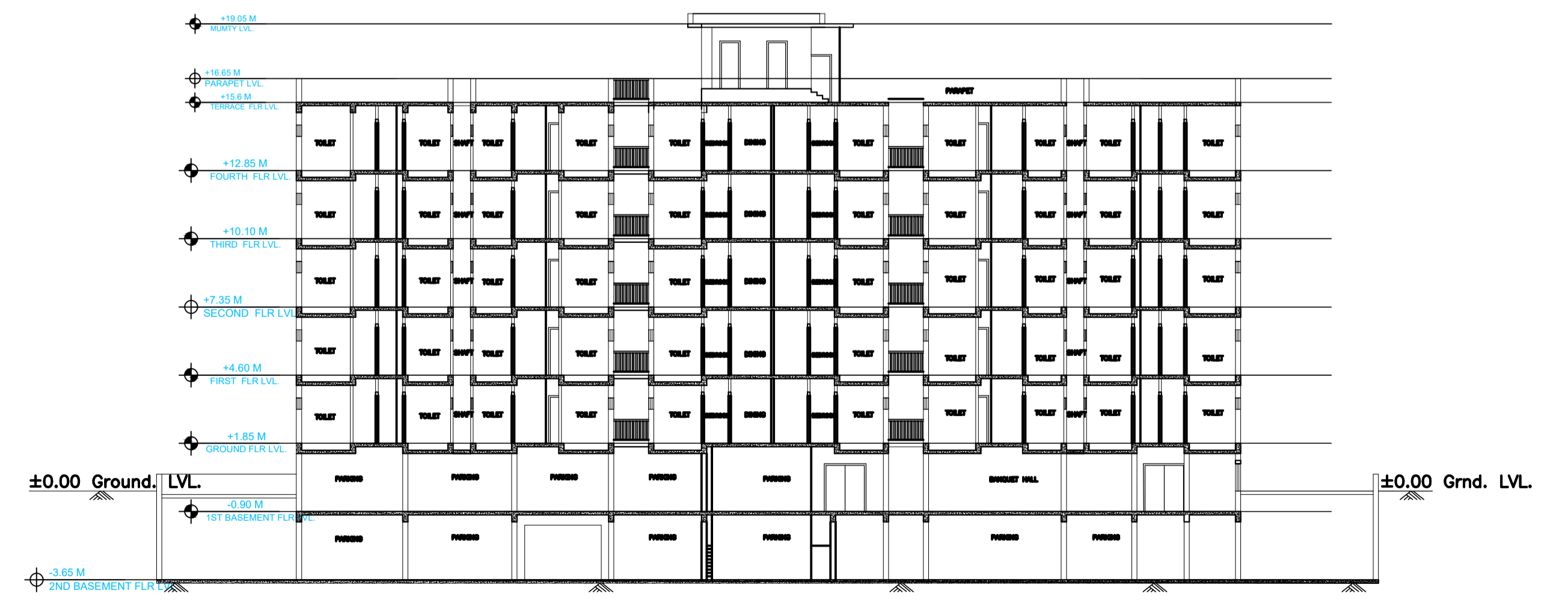
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FRONT ELEVATION



SECTION X-X'

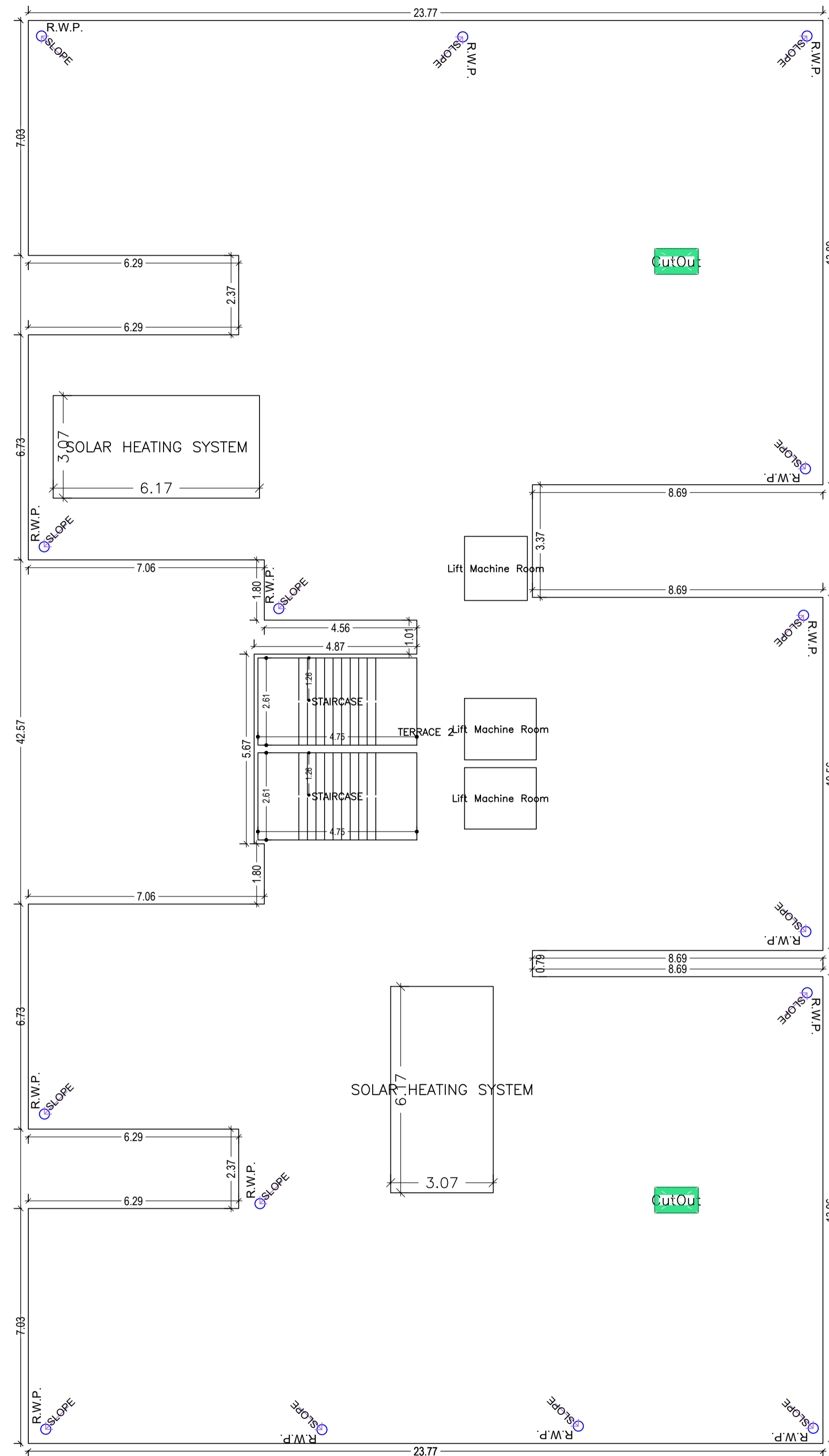
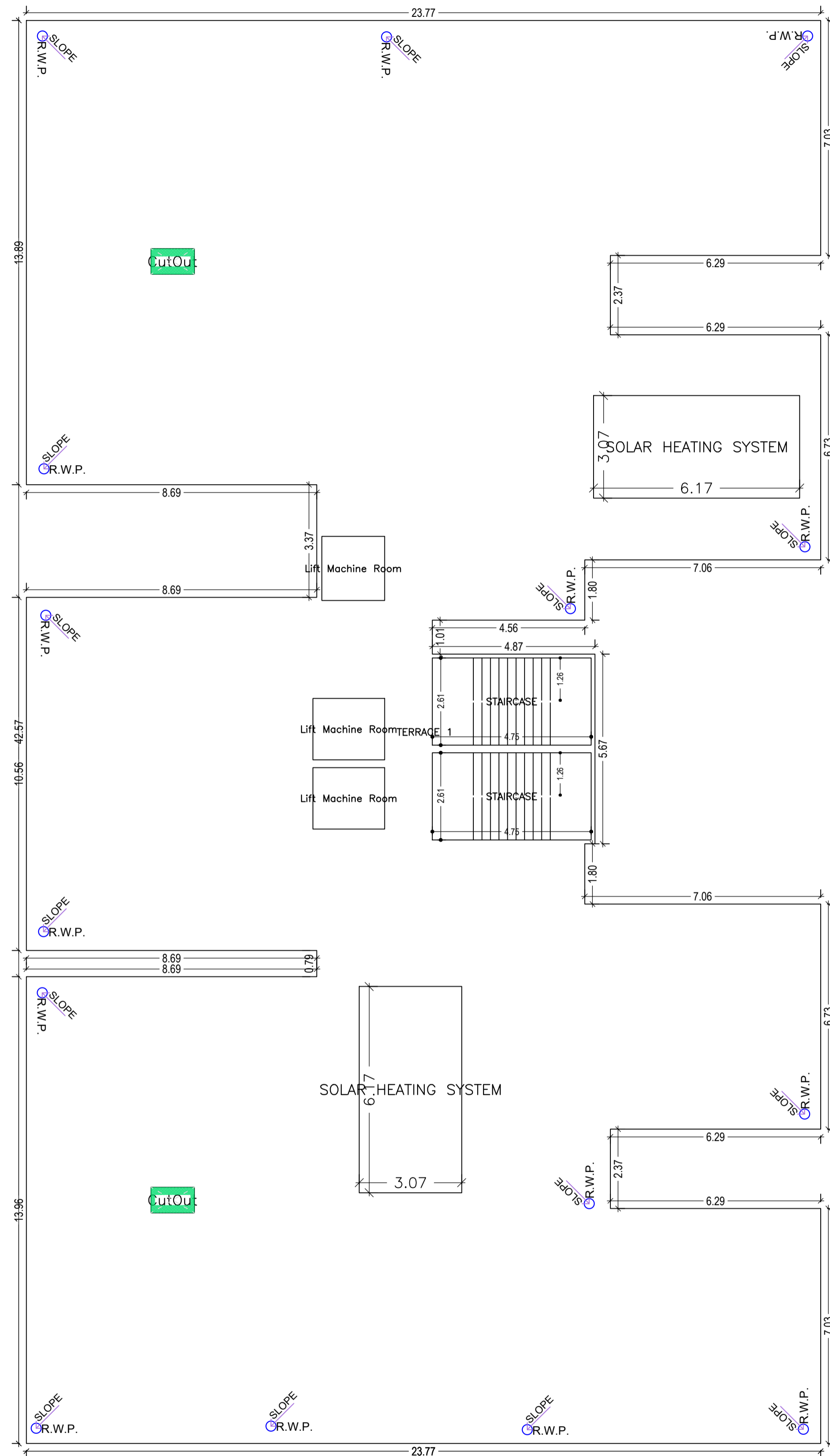


SECTION Y-Y'

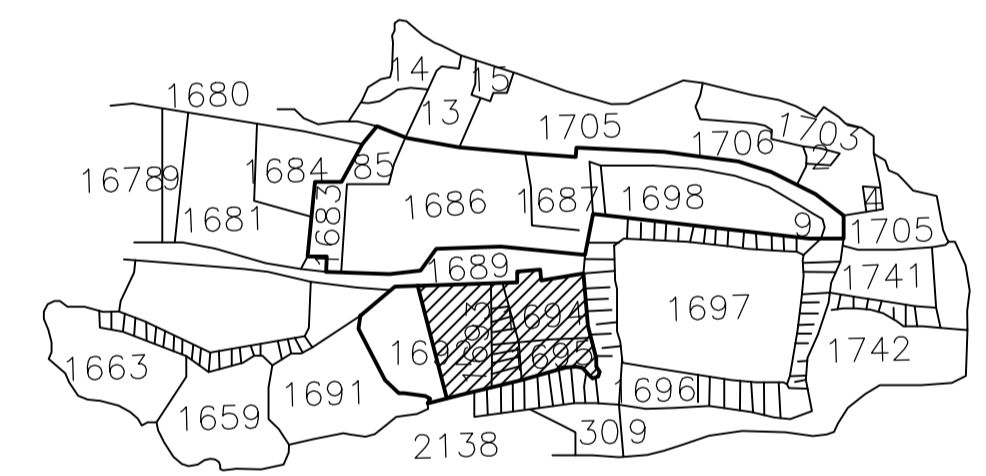
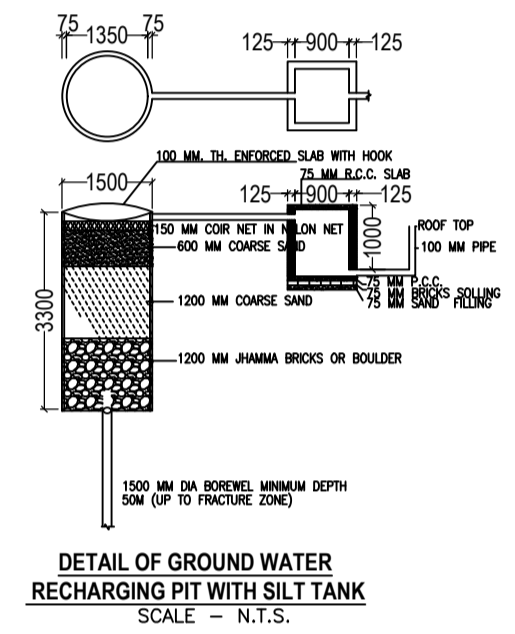
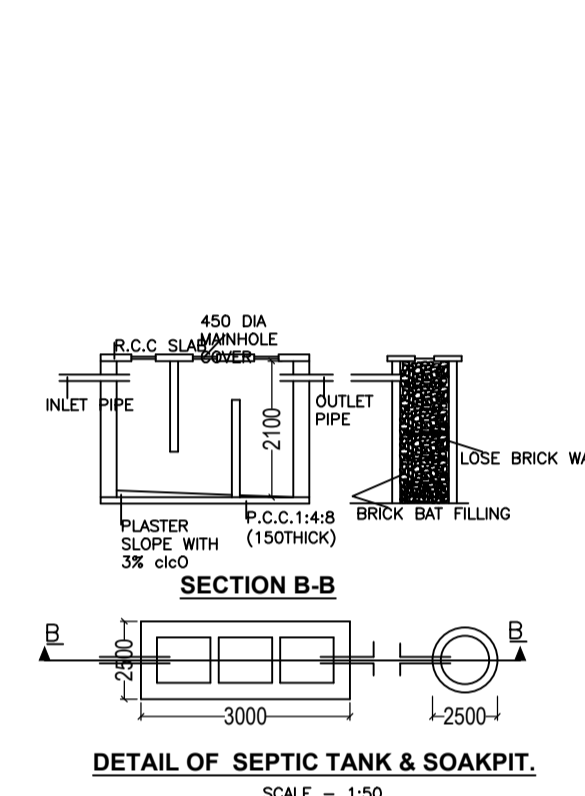
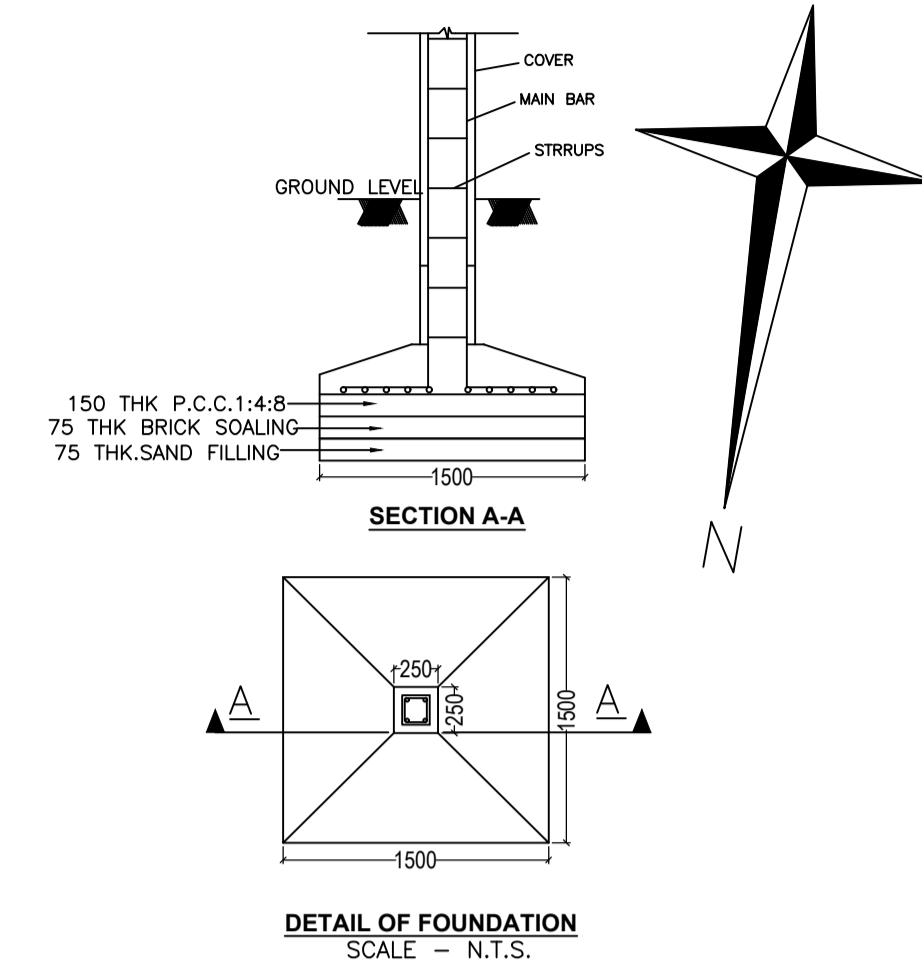
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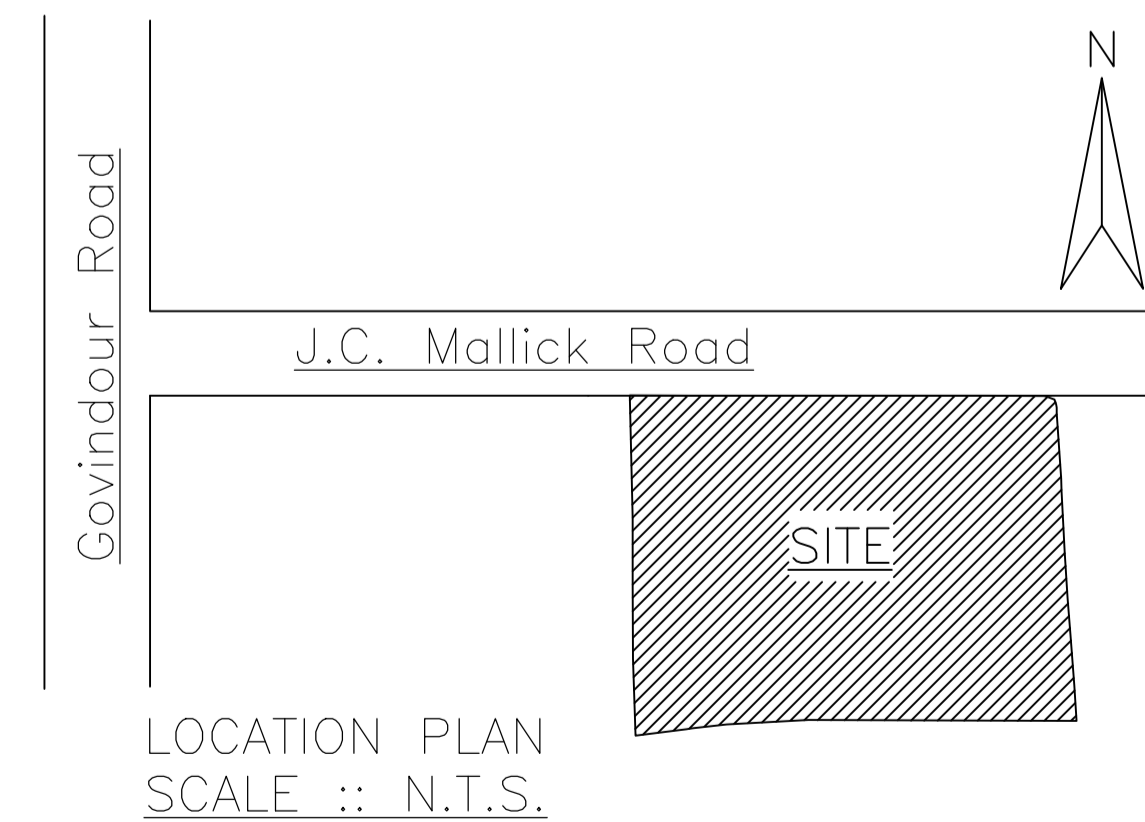
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TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN



LOCATION PLAN
SCALE :: N.T.S.

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