

Proposal Basic Information

Proposal File No.	DMC/BP/0163/W20/2022
Owner Name	SRI OMKAR SINGH
Khata No	OLD 16, NEW 120
Plot No	OLD 14, NEW 13
Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT  
DHANBAD MUNICIPAL CORPORATION

VERSION NO: 1.0.68  
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN	Plot Use: Mixed
LOCAL BODIES	Plot SubUse: Resi+Comm
District: DHANBAD	PlotNearbyReligiousStructure: NA
Authority: DHANBAD MUNICIPAL CORPORATION	Plot/SubPlot No: OLD 14, NEW 13
Inward_No: DMC/BP/0163/W20/2022	North: Plot No. - SRI ROHIT KUMAR WAHI
Application Type: General Proposal	South: Plot No. - HUKUM CHANDRA AGARWALLA
Project Type: Building Permission	East: Road Width - BAYPASS ROAD (30)
Nature of Development: New	West: Plot No. - SIMANA MAUZA NAWADIH
Location of Development Area: Old Area	

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	166.71
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	166.71
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.35
Total		18.35
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	148.37
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	166.71
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	166.71

COVERAGE CHECK

Permissible Coverage area ( 60.00 % )	100.03
Proposed Coverage Area ( 39.74 % )	66.26
Total Prop. Coverage Area ( 39.74 % )	66.26
Balance coverage area ( 20.26 % )	33.77

FAR CHECK

Perm. FAR Area ( 2,500 )	416.78
Total Perm. FAR area	416.78
Residential FAR	60.75
Commercial FAR	121.50
Proposed FAR Area	200.84
Total Proposed FAR Area	200.84
Consumed FAR (Factor)	1.20
Balance FAR Area	215.94

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	265.04
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ARCHITECT (Regd) ASHOK KUMAR  
ENGINEER (Regd)  
SUPERVISOR (Regd) SRI OMKAR SINGH  
OWNER (Regd)

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

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

UnitBUA Table for Building :A (OMKAR SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1& 2 FLOOR PLAN	shop	SHOP	60.75	60.73	1	2
THIRD FLOOR PLAN	SPLIT 1	FLAT	60.75	60.73	5	1
Total:	-	-	182.25	182.19	7	3

SCHEDULE OF DOOR:

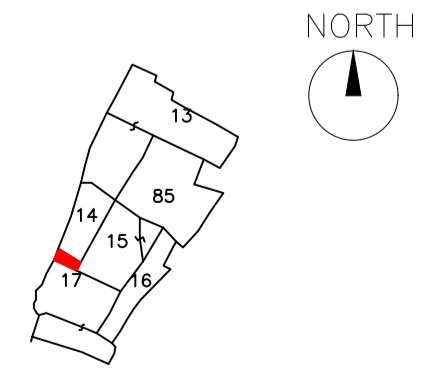
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OMKAR SINGH)	D	1.00	2.10	03
A (OMKAR SINGH)	D1	1.35	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OMKAR SINGH)	V	0.80	1.20	01
A (OMKAR SINGH)	W	1.50	1.20	14

Building :A (OMKAR SINGH)

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.)
		Lift	Parking	Resi.	Commercial	Stair				
Stilt Floor	66.26	0.00	47.67	0.00	0.00	13.08	18.59	18.59	00	
First Floor	66.26	5.51	0.00	0.00	60.75	0.00	60.75	60.75	01	
Second Floor	66.26	5.51	0.00	0.00	60.75	0.00	60.75	60.75	01	
Third Floor	66.26	5.51	0.00	60.75	0.00	0.00	60.75	60.75	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	265.04	16.53	47.67	60.75	121.50	13.08	200.84	200.84	03	
Total Number of Same Buildings :	1									
Total :	265.04	16.53	47.67	60.75	121.50	13.08	200.84	200.84	03	



Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (OMKAR SINGH)	Commercial	Shop	> 0	50	95.33	1	2	-	-	-	-	
			> 0	50	95.33	-	-	-	-	1	4	
	Residential	ResComm Bldg	0 - 140	1	1.00	1	1	-	-	-	-	
			> 140	1.5	-	1	-	-	-	-	-	
			> 0	1	1.00	-	-	-	-	1	1	
Total :						3	3	-	1	1	5	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	7	14.00
Total TwoWheeler	5	10.00	7	14.00
Other Parking	-	-	-	10.67
Total		60.00		86.67

Buildingwise Floor FAR Details

Floor Name	Building Name A (OMKAR SINGH)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	66.26	18.59	66.26	18.59
First Floor	66.26	60.75	66.26	60.75
Second Floor	66.26	60.75	66.26	60.75
Third Floor	66.26	60.75	66.26	60.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	265.04	200.84	265.04	200.84

Building USE/SUBUSE Details

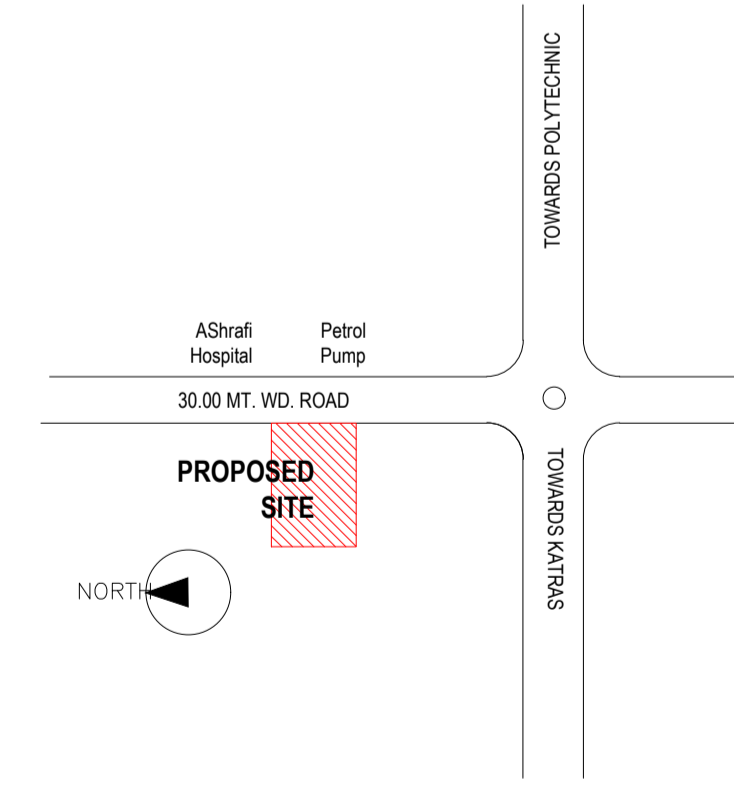
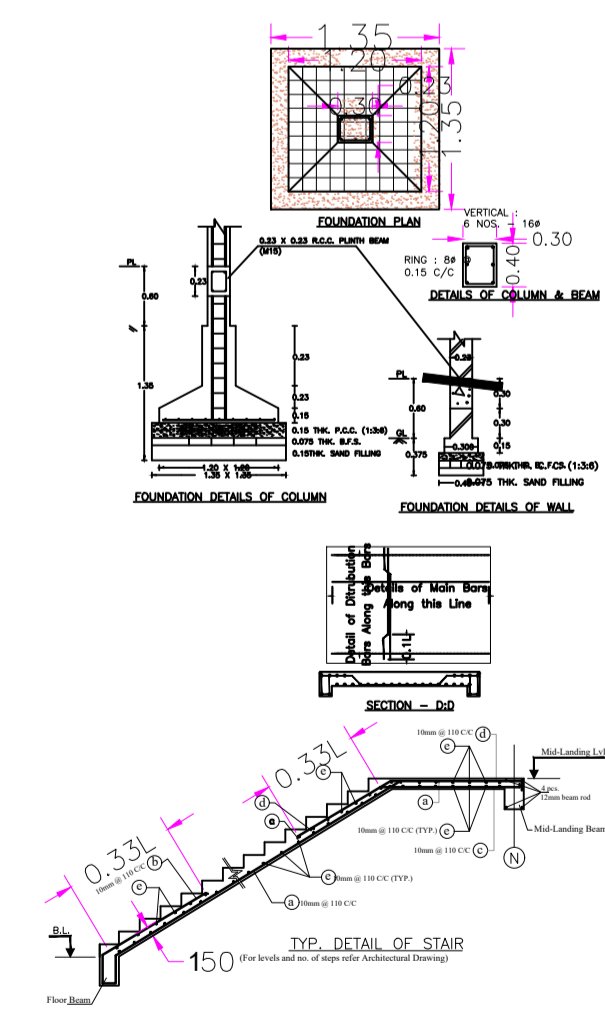
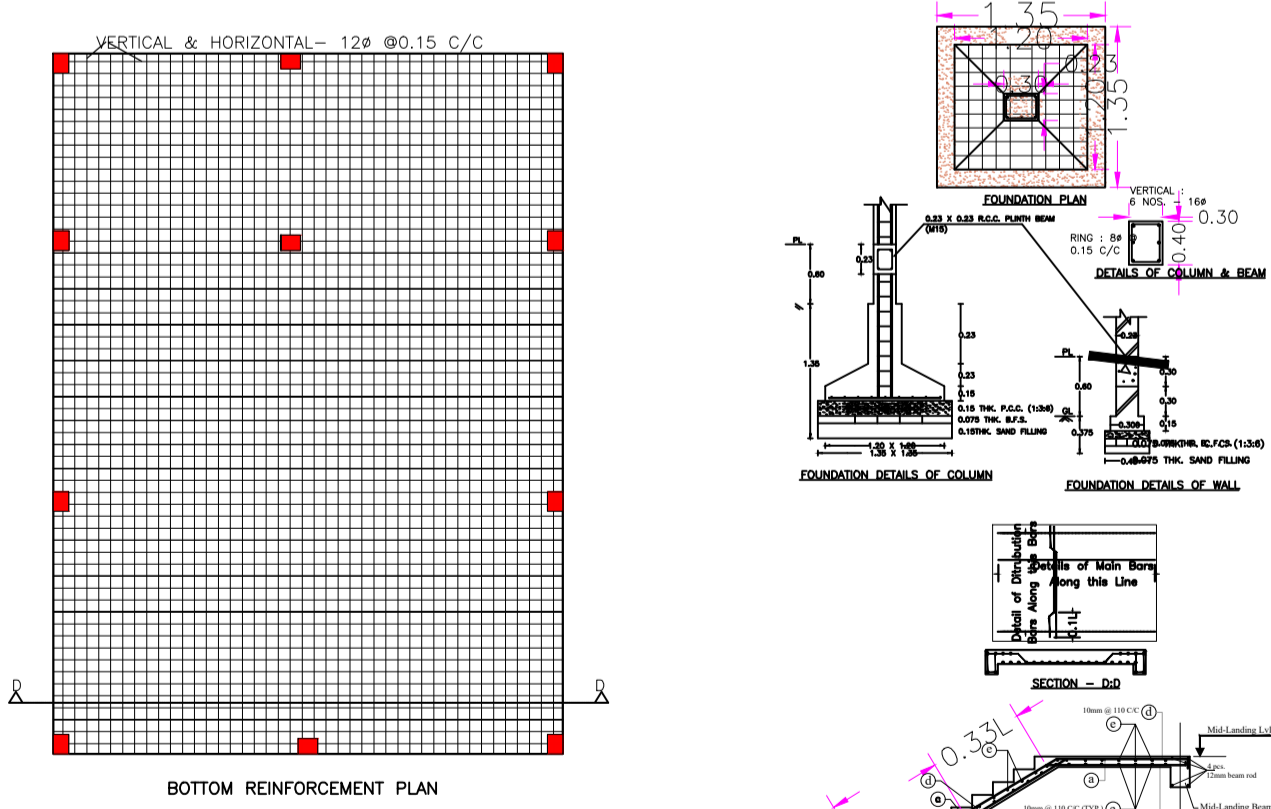
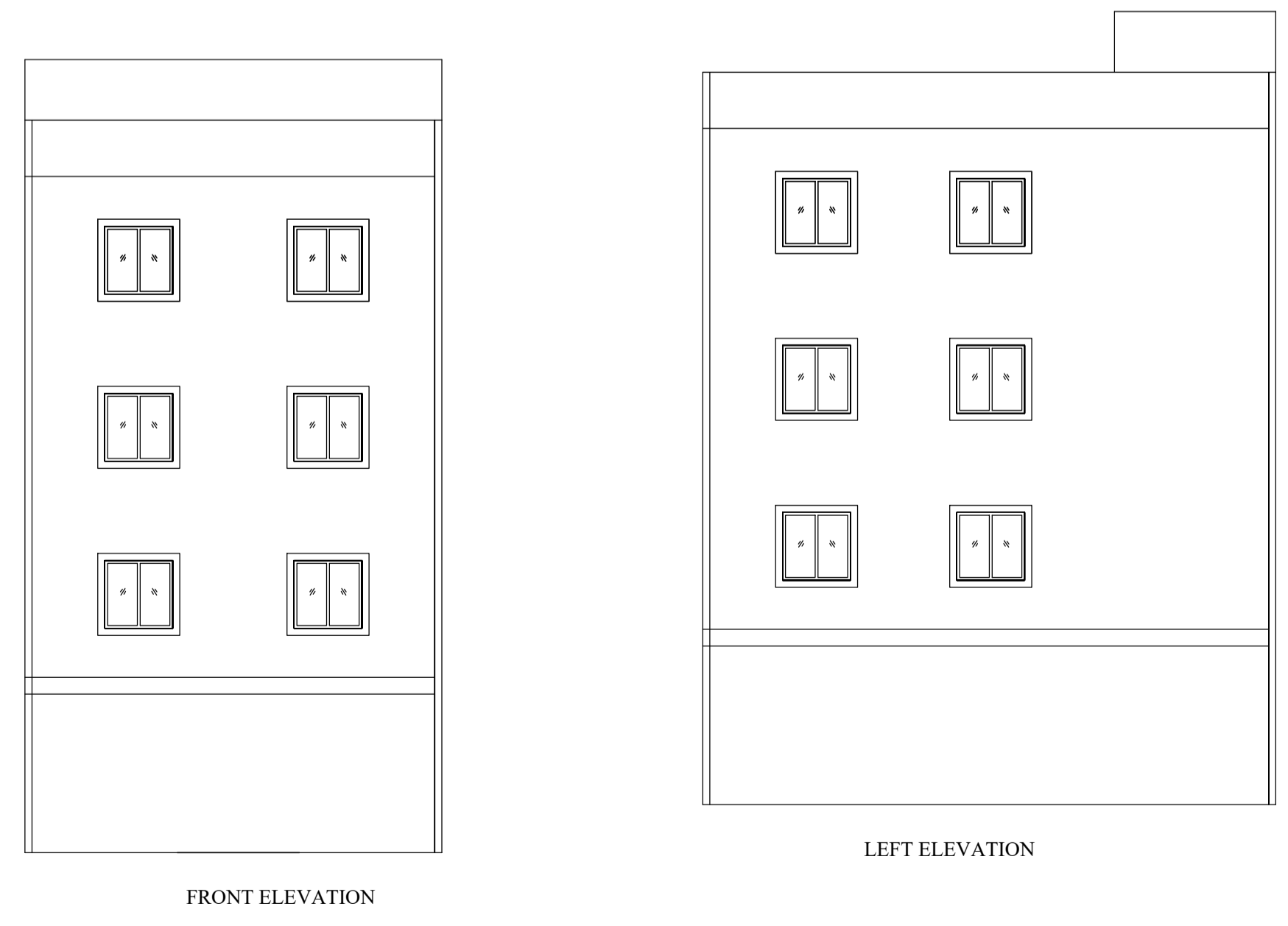
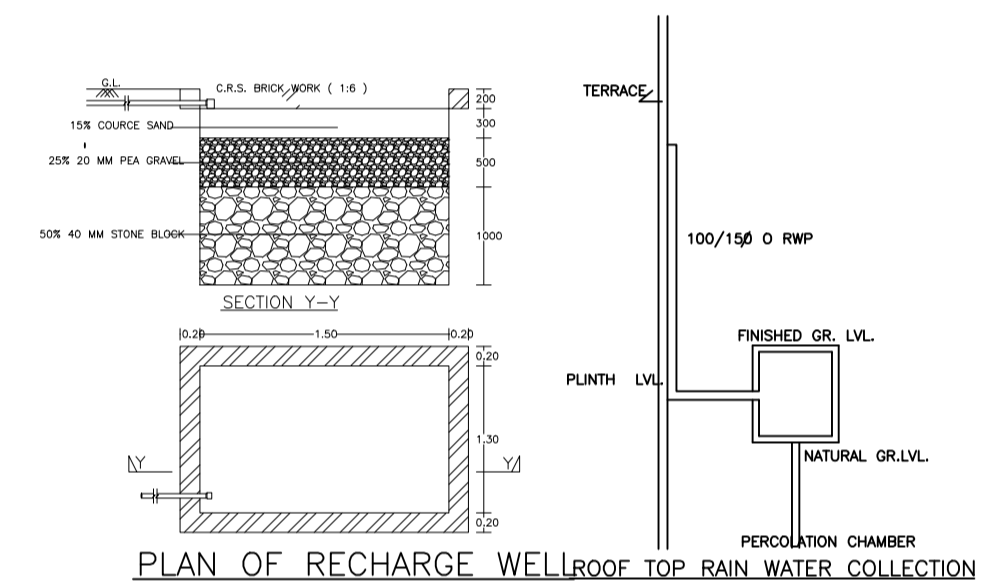
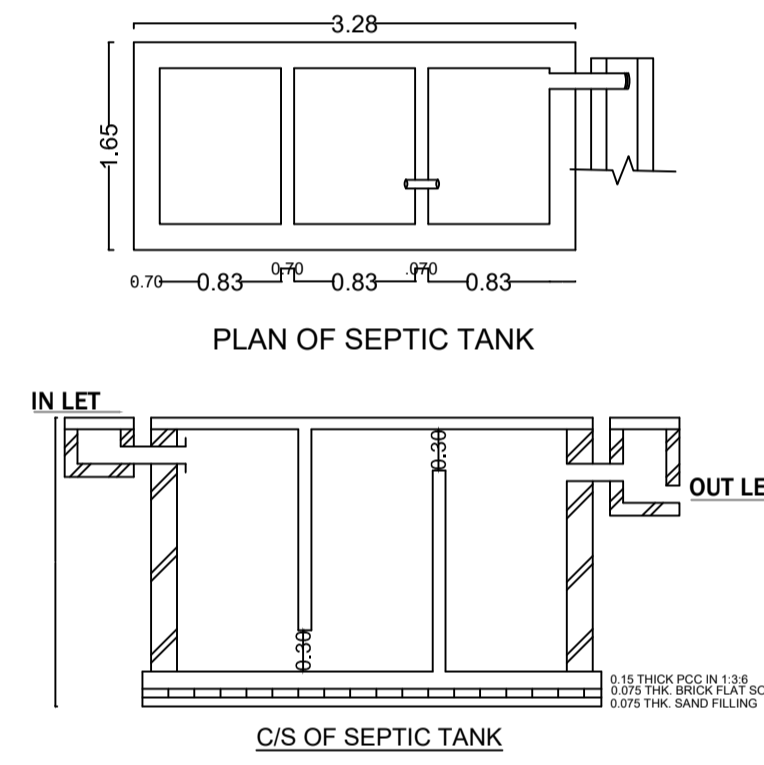
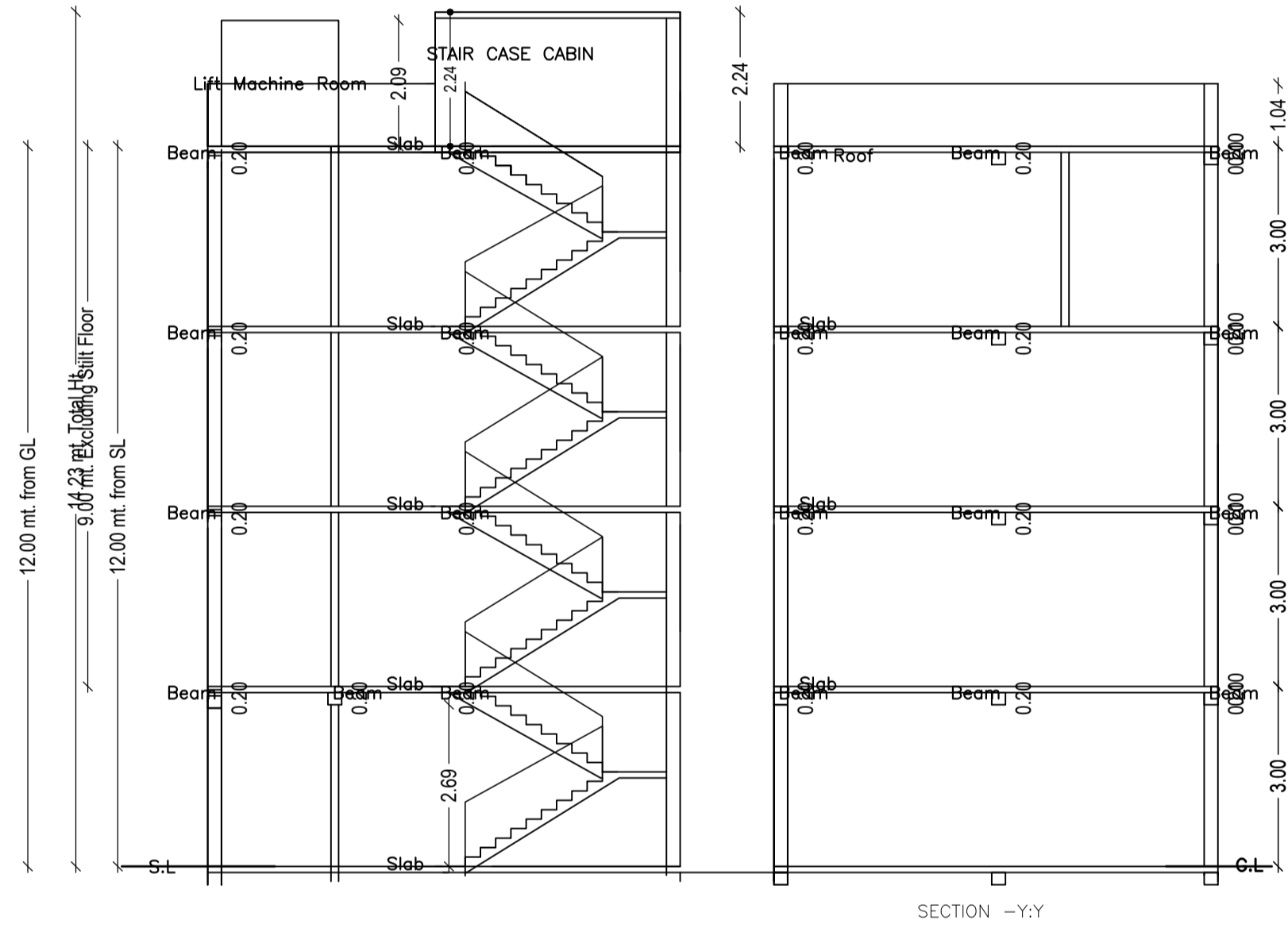
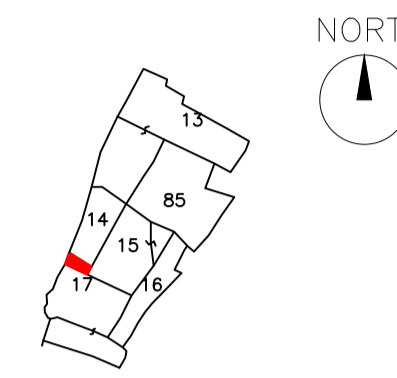
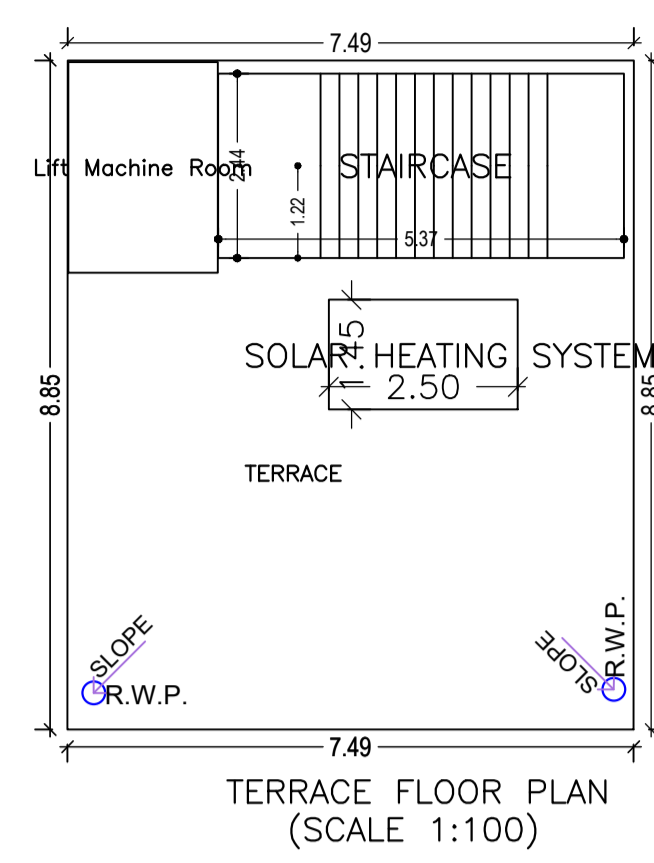
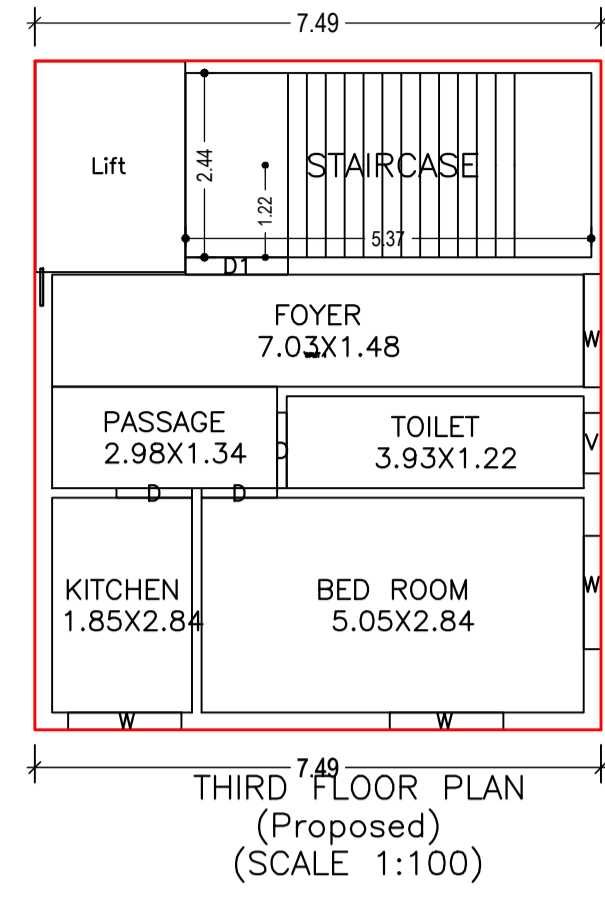
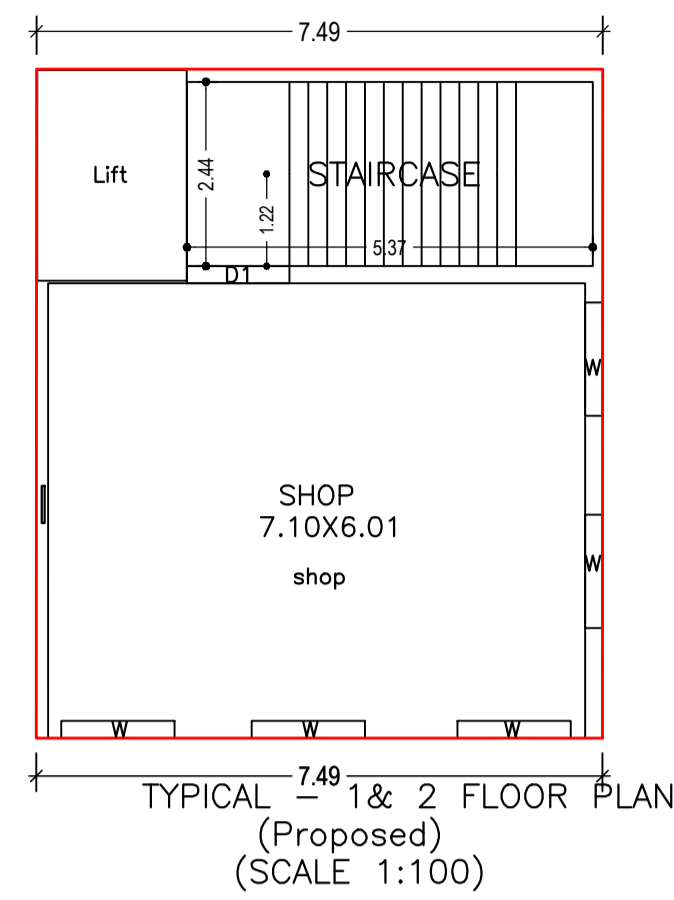
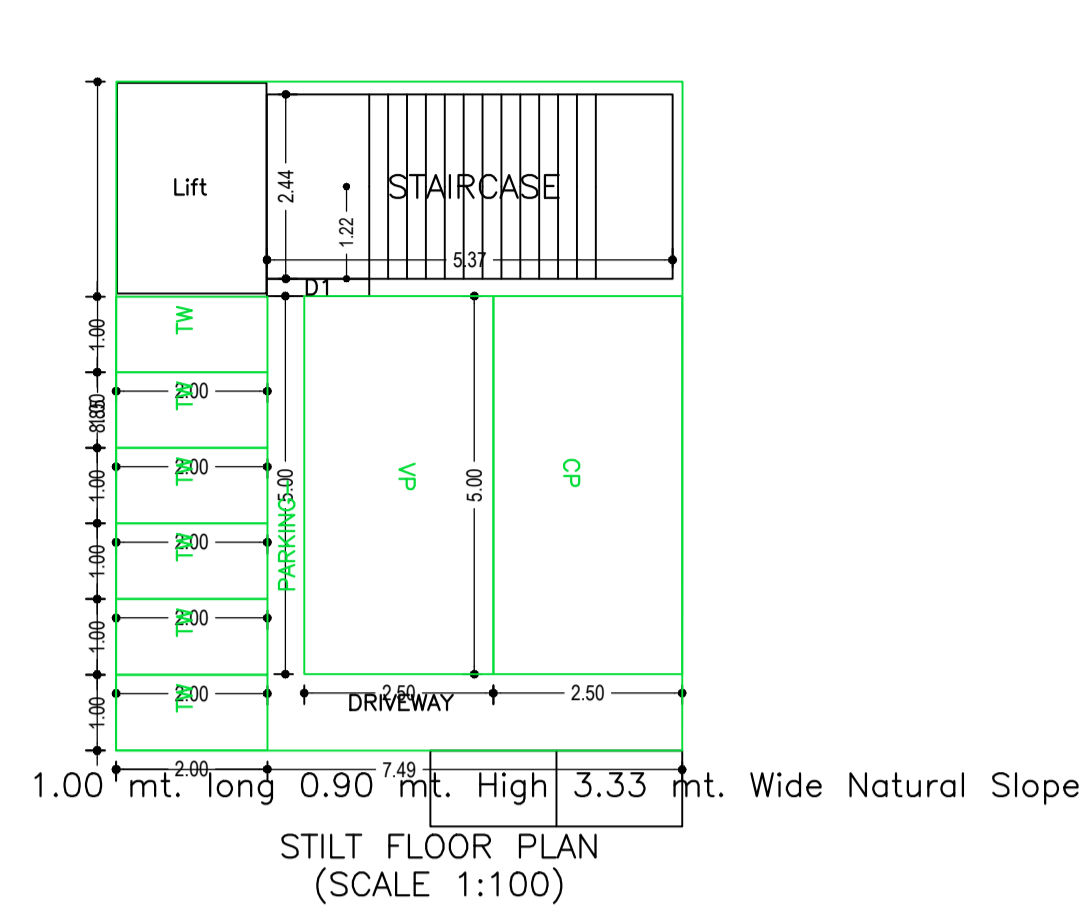
Building Name	Building Use	Building SubUse	Building Structure
A (OMKAR SINGH)	Residential	Resi+Comm Bldg	Non-Highrise

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.)
			Lift	Parking	Resi.	Commercial				
A (OMKAR SINGH)	1	265.04	16.53	47.67	60.75	121.50	13.08	200.84	200.84	03
Grand Total :	1	265.04	16.53	47.67	60.75	121.50	13.08	200.84	200.84	03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR DMC/ENG/0011/2017			

Proposal Basic Information	
Proposal File No.	DMC/BP/0163/W20/2022
Owner Name	SRI OMKAR SINGH
Khata No	OLD 16,NEW 120
Plot No	OLD 14, NEW 13
Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm



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