

Proposal Basic Information	
Proposal File No.	DMC/BP/0123/W32/2022
Owner Name	(1) SAHNAWAJ AKHTAR NOORI (2) TABASSUM ANWAR (3) GUL MOHAMMAD NOORI (4) IFFAT NOORI
Khata No	132
Plot No	309
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT		VERSION NO. : 1.0.62
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Resi+Comm	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA	
Inward No: DMC/BP/0123/W32/2022	Plot/SubPlot No: 309	
Application Type: General Proposal	North: Plot No. - LANE	
Project Type: Building Permission	South: Road Width - 30	
Nature of Development: New	East: Plot No. - LANE	
Location of Development Area: Old Area	West: Plot No. - 0.90 WIDE LANE	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 601.56
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	601.56
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		75.80
Total		75.80
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	525.76
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	601.56
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	601.56
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		360.94
Proposed Coverage Area ( 52.46 % )		315.58
Total Prop. Coverage Area ( 52.46 % )		315.58
Balance coverage area ( 7.54 % )		45.36
FAR CHECK		
Perm. FAR Area ( 2.50 )		1503.90
Total Perm. FAR area		1503.90
Residential FAR		562.25
Commercial FAR		600.34
Proposed FAR Area		1176.39
Total Proposed FAR Area		1176.39
Consumed FAR (Factor)		1.96
Balance FAR Area		327.51
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1539.81
ARCHITECT (Regd)	RAJEEV RANJAN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1) SAHNAWAJ AKHTAR NOORI (2) TABASSUM ANWAR (3) GUL MOHAMMAD NOORI (4) IFFAT NOORI	
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)	Grey
EXISTING (To be demolished)	White

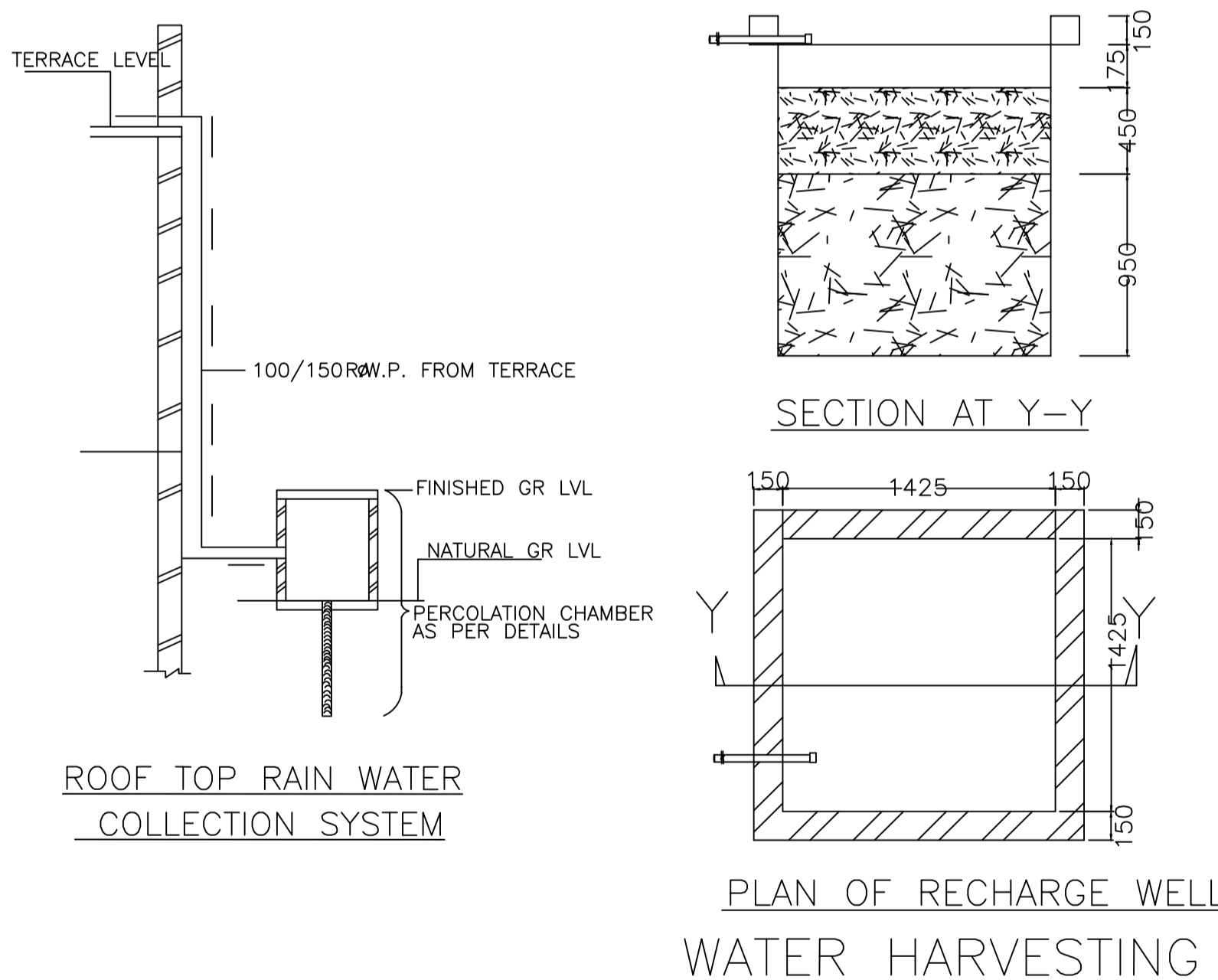
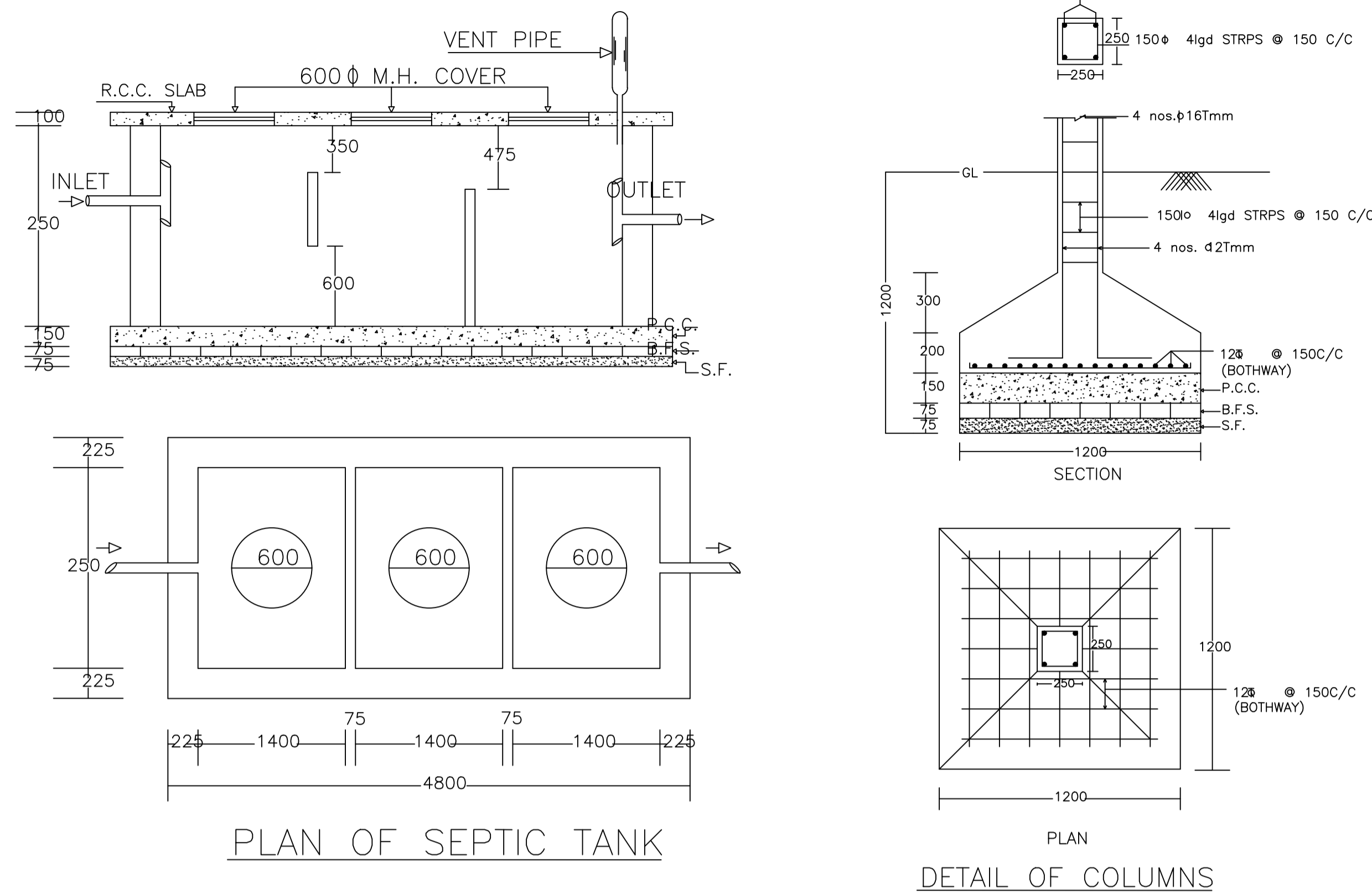
Buildingwise Floor FAR Details				
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	315.58	13.80	315.58	13.80
First Floor	315.58	300.17	315.58	300.17
Second Floor	315.58	300.17	315.58	300.17
Third Floor	315.58	300.17	315.58	300.17
Fourth Floor	277.49	262.08	277.49	262.08
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1539.81	1176.39	1539.81	1176.39

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

UnitBUA Table for Building :A (RESIDENTIAL)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	shop	SHOP	311.84	311.75	2	1
SECOND FLOOR PLAN	office	SHOP	311.84	311.75	6	1
THIRD FLOOR PLAN	FLAT - 30A	FLAT	142.14	141.81	10	10
	FLAT - 30B	FLAT	143.89	143.69	11	2
FOURTH FLOOR PLAN	FLAT - 40B	FLAT	124.63	124.43	10	10
	FLAT - 40A	FLAT	123.31	122.98	9	2
Total:	-	-	1157.65	1156.41	48	6

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			



**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D	0.78	2.10	16
A (RESIDENTIAL)	D	0.91	2.10	08
A (RESIDENTIAL)	D	1.07	2.10	16
A (RESIDENTIAL)	D	1.20	2.10	04
A (RESIDENTIAL)	D	1.22	2.10	01
A (RESIDENTIAL)	D	1.49	2.10	01
A (RESIDENTIAL)	D	1.95	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	0.60	1.20	12
A (RESIDENTIAL)	W	0.90	1.20	04
A (RESIDENTIAL)	W	1.50	1.20	04
A (RESIDENTIAL)	W	3.70	1.20	02

**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.)	Tnmt (No.)
			Lit	Accessory Use	Parking	Resi.	Commercial				
A (RESIDENTIAL)	1	1539.81	14.96	46.68	301.78	562.25	600.34	10.06	1176.39	1176.39	06
Grand Total	1	1539.81	14.96	46.68	301.78	562.25	600.34	10.06	1176.39	1176.39	06

**Required Parking (Table 7a)**

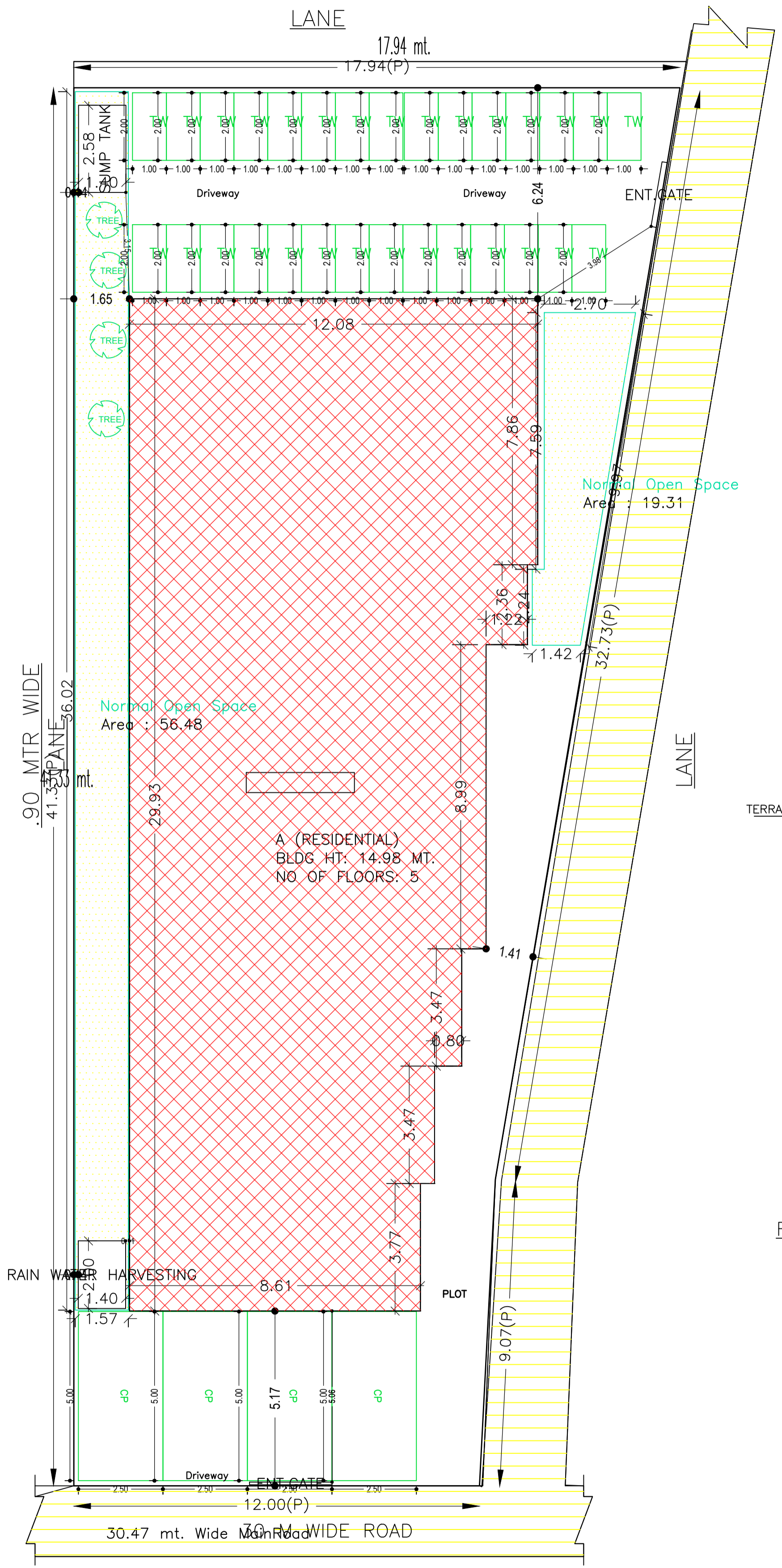
Building Name	Type	SubUse	Units		Car		Visitors Car		TwoWheeler		
			Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Commercial	Shop	> 0	50	580.22	1	8	-	-	-	-
			> 0	50	580.22	-	-	-	-	1	25
			0 - 140	1	2.00	1.00	2	-	-	-	-
			> 140	1.5	-	1	3	-	-	-	-
			> 0	1	4.00	-	-	-	-	1	4
Total:	-	-	-	-	13	13	-	1	1	29	29

**Parking Check (Table 7b)**

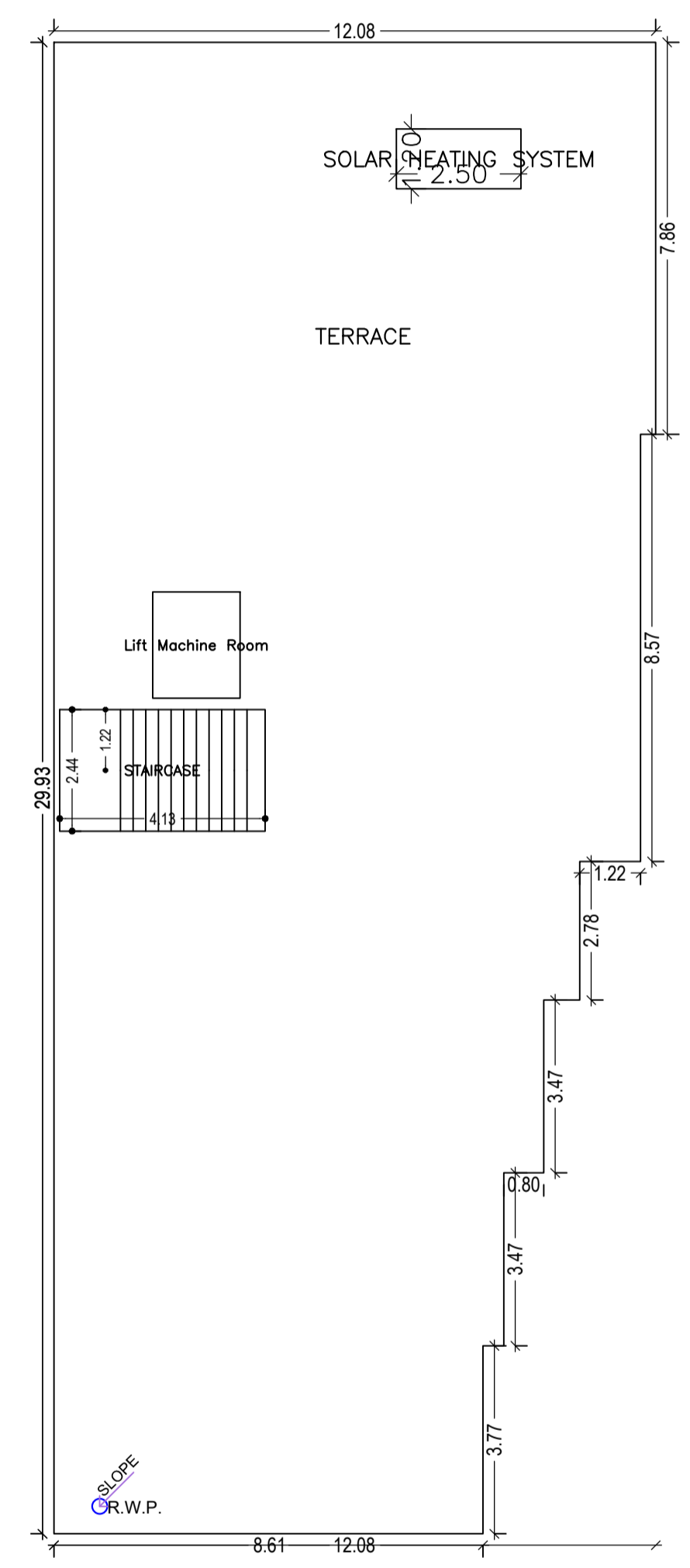
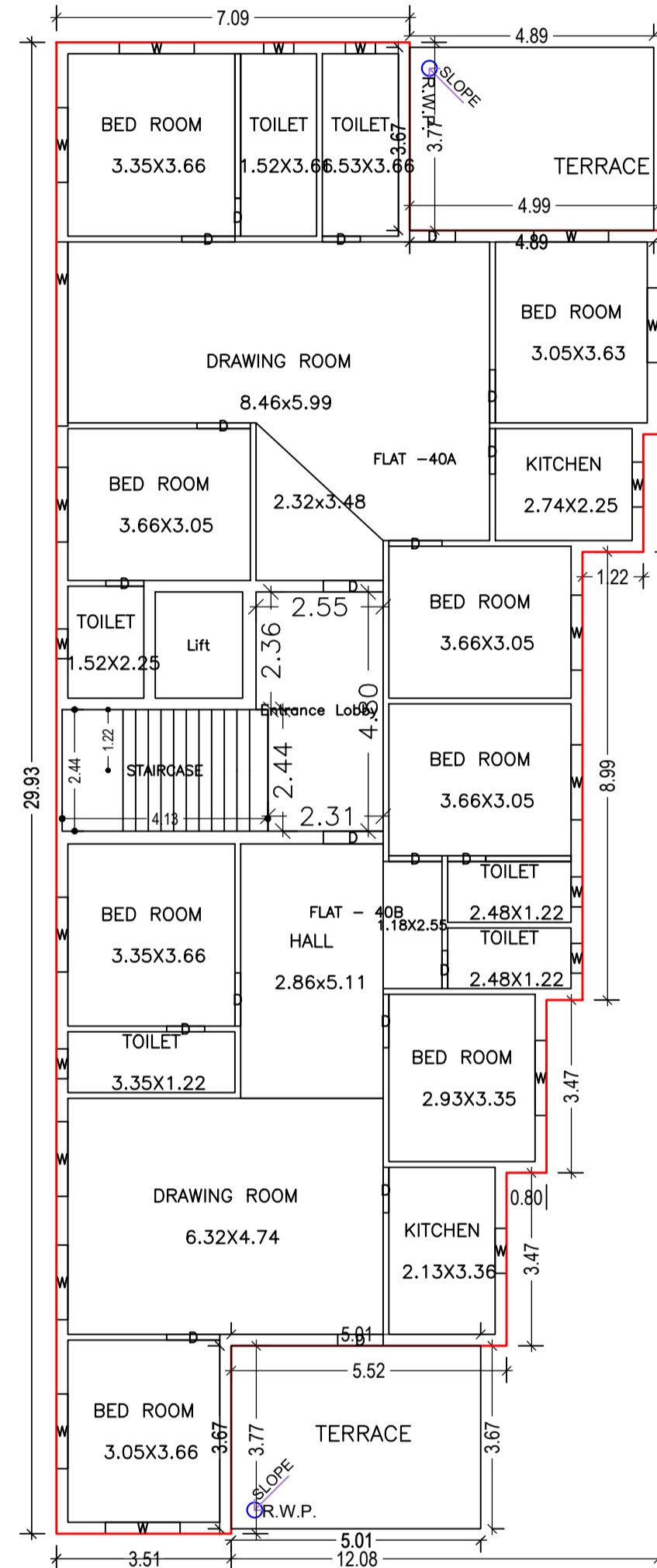
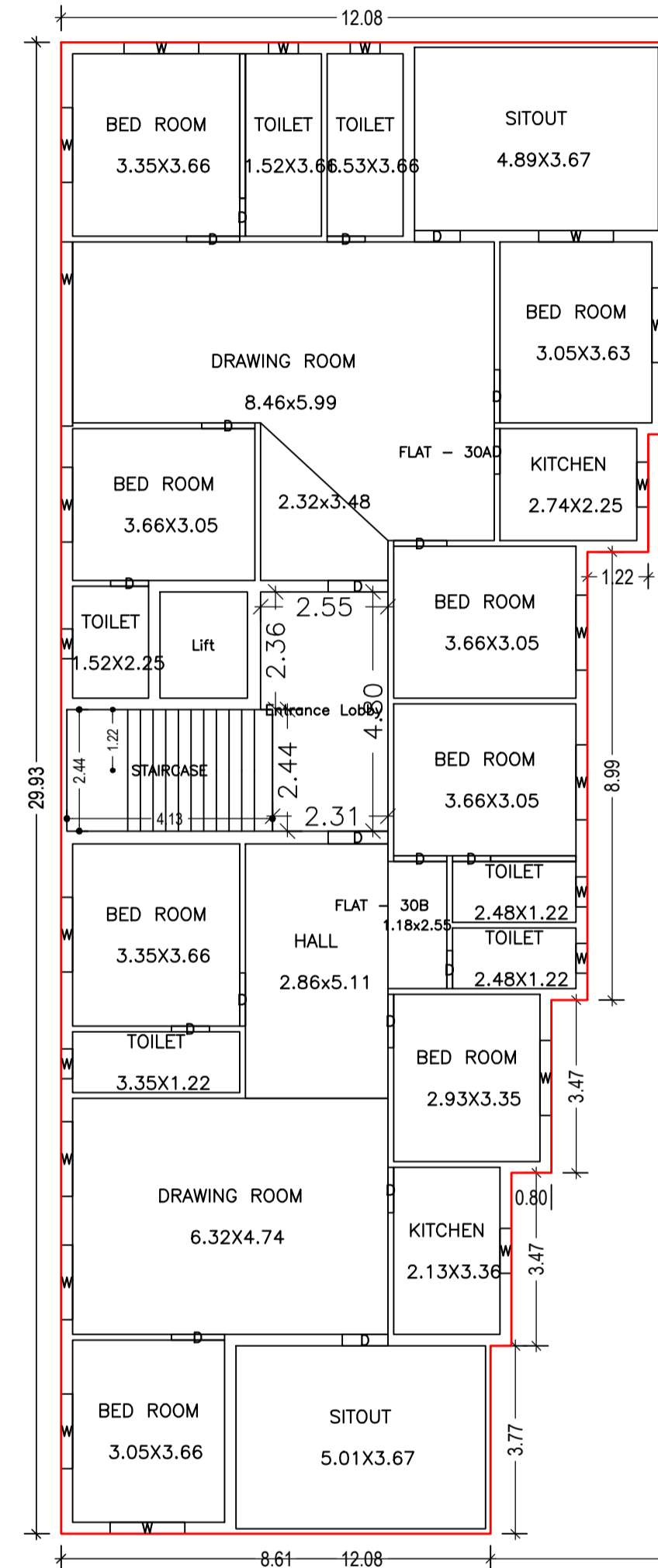
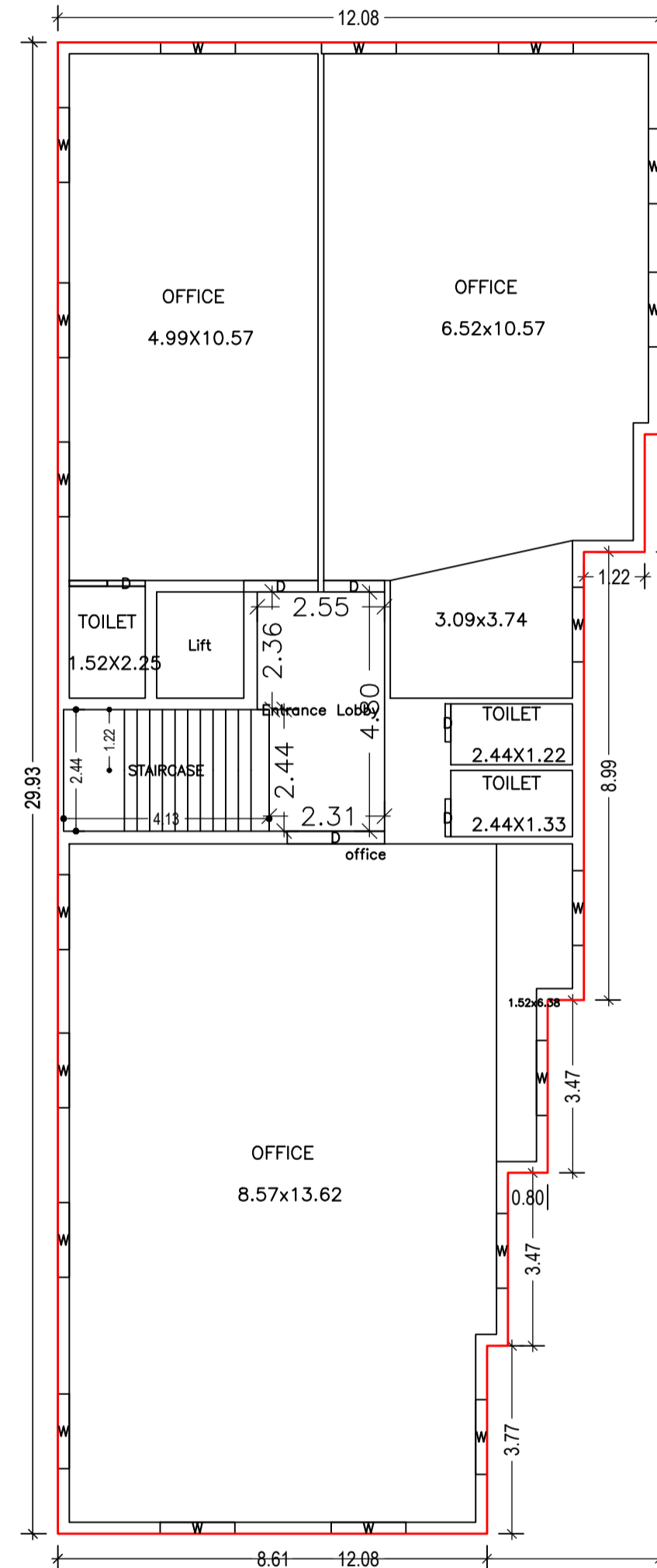
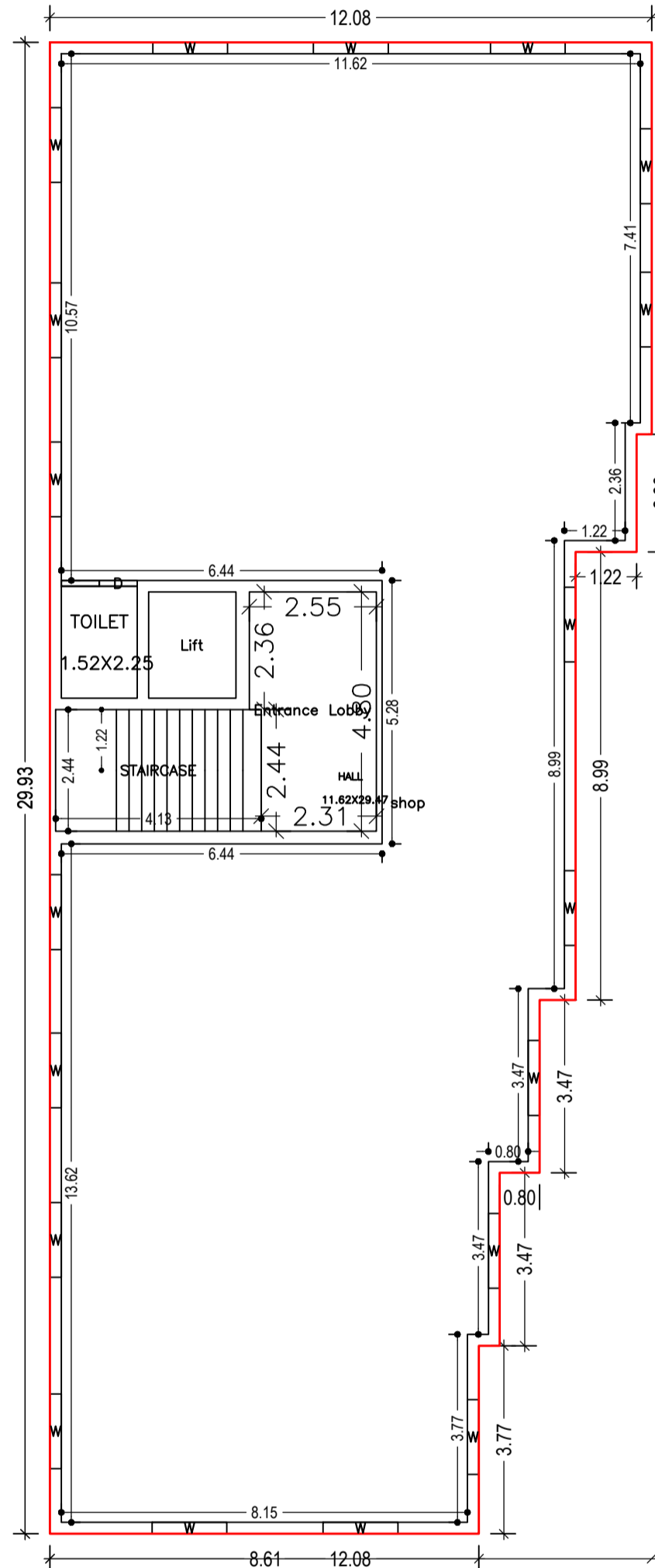
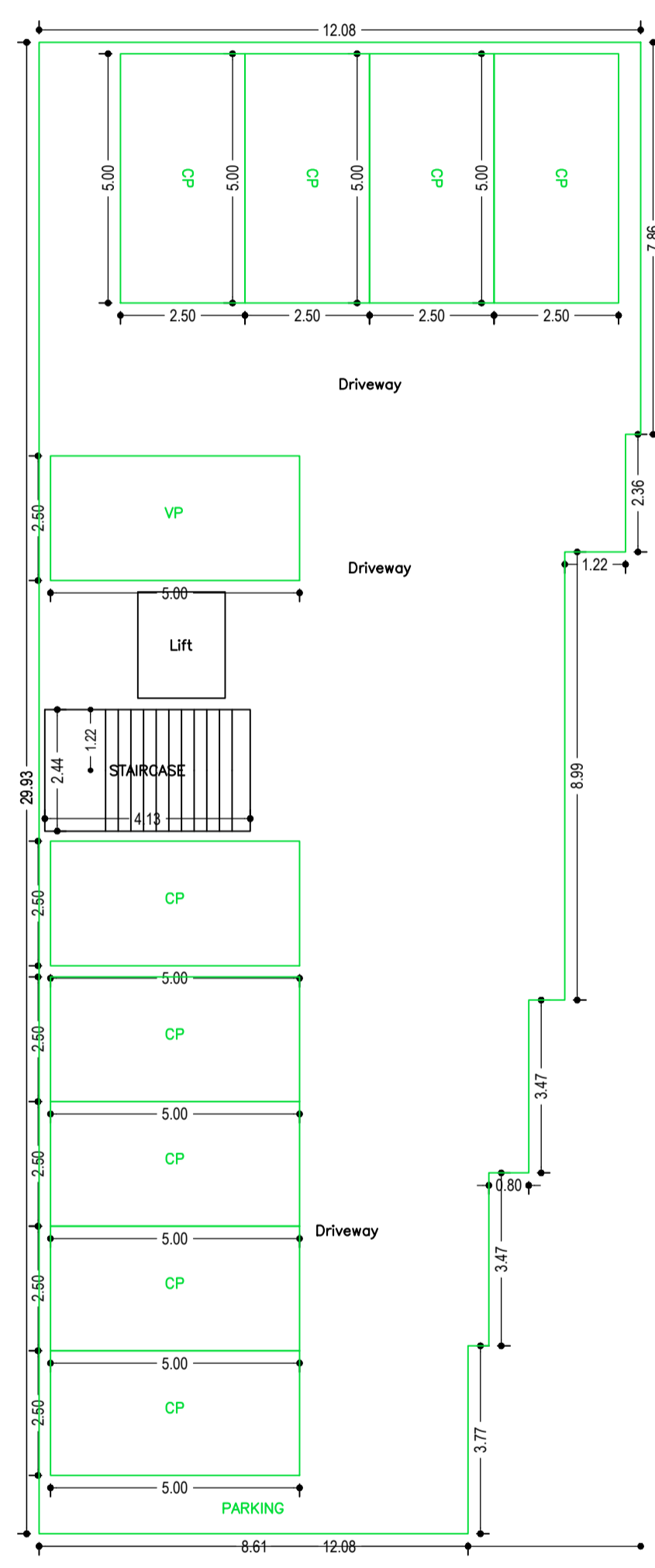
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	13	162.50	13	162.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	29	58.00
Total TwoWheeler	29	58.00	29	58.00
Other Parking	-	-	-	176.78
Total	-	233.00	-	467.78

**Building :A (RESIDENTIAL)**

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.)	Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lit	Accessory Use	Parking	Resi.	Commercial				
Ground Floor	315.58	0.00	0.00	301.78	0.00	0.00	10.06	13.80	13.80	00
First Floor	315.58	3.74	11.67	0.00	0.00	300.17	0.00	300.17	300.17	01
Second Floor	315.58	3.74	11.67	0.00	0.00	300.17	0.00	300.17	300.17	01
Third Floor	315.58	3.74	11.67	0.00	300.17	0.00	0.00	300.17	300.17	02
Fourth Floor	277.49	3.74	11.67	0.00	262.08	0.00	0.00	262.08	262.08	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1539.81	14.96	46.68	301.78	562.25	600.34	10.06	1176.39	1176.39	06
Total Number of Same Buildings	1									

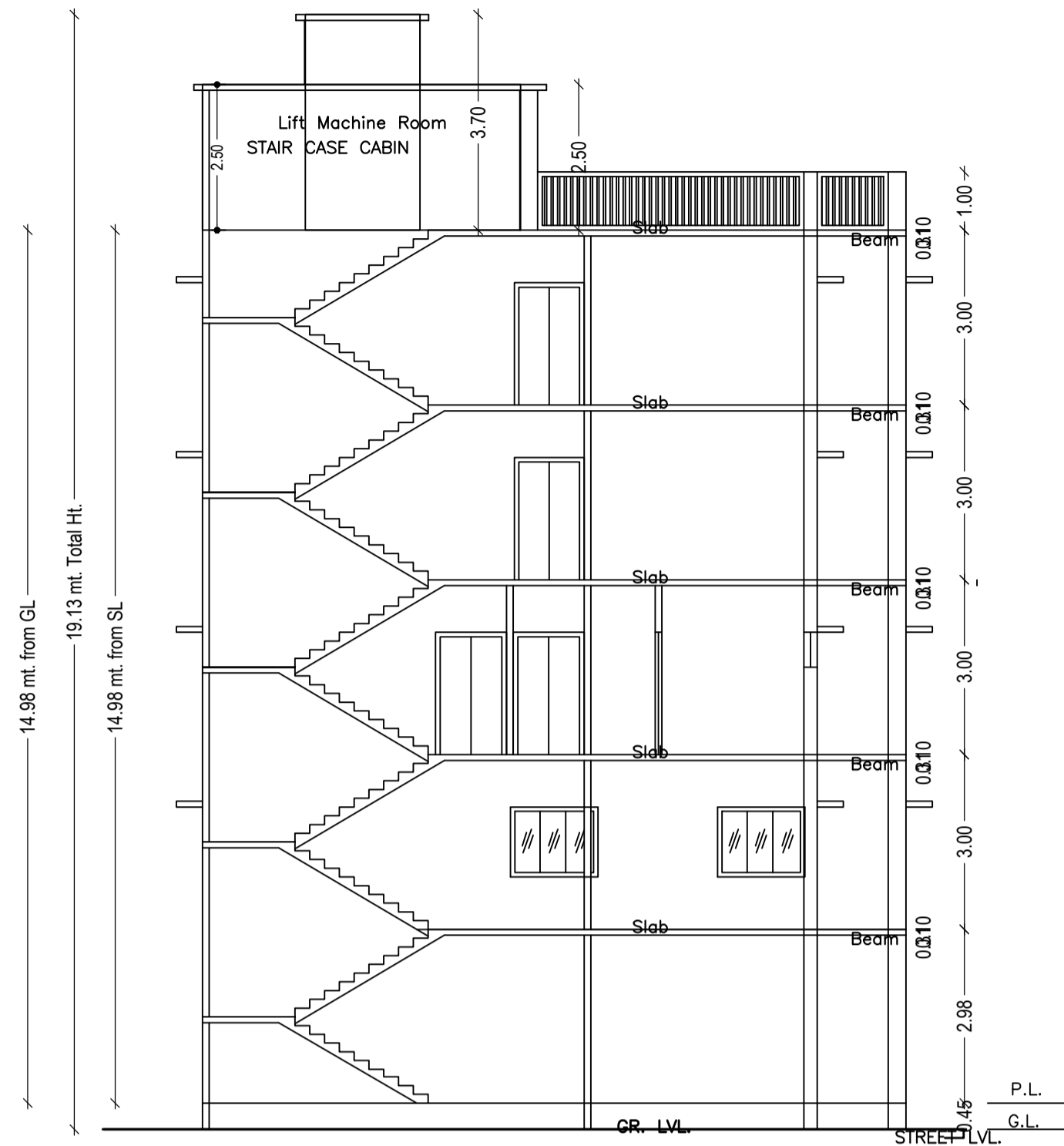


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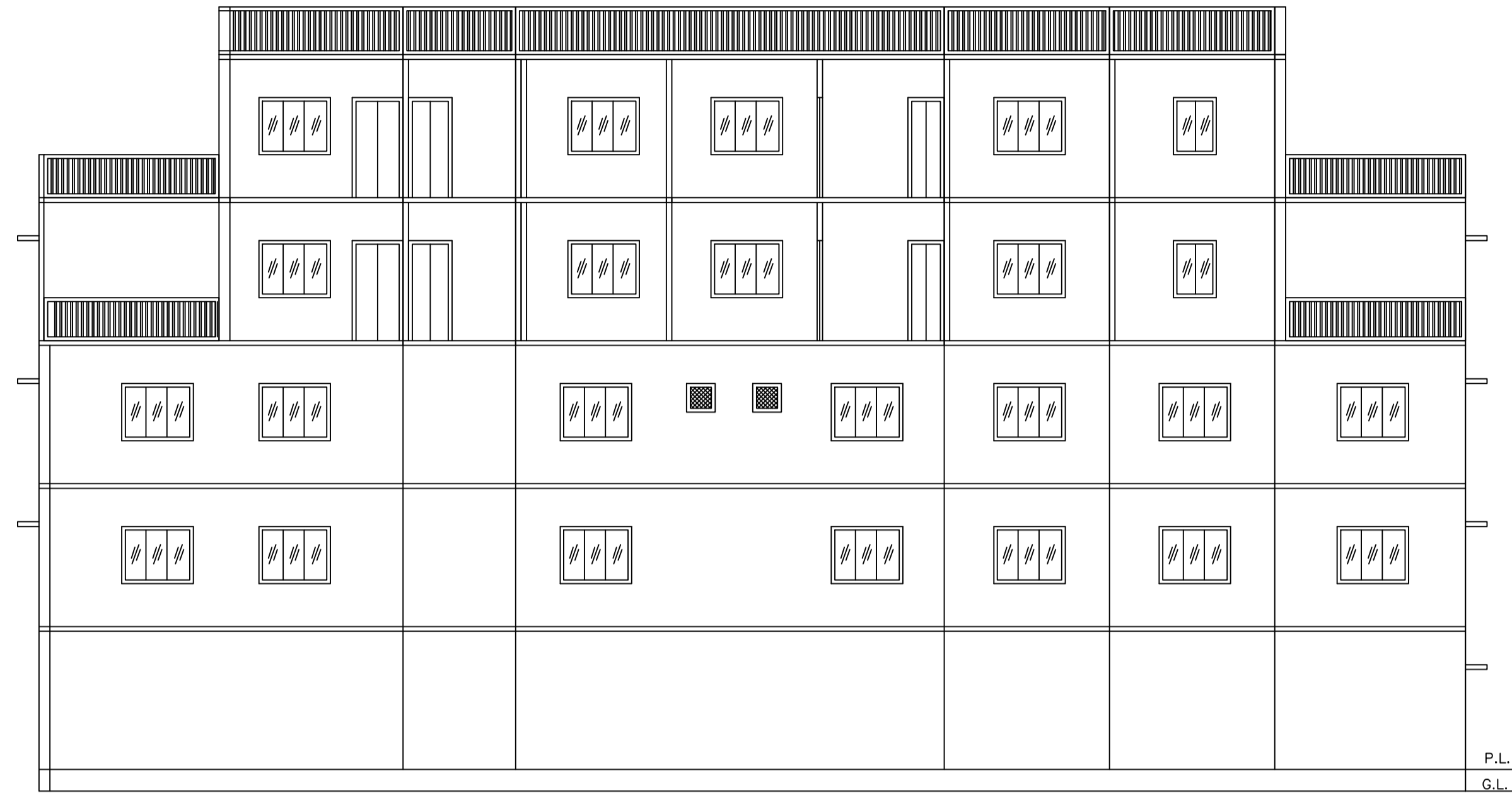


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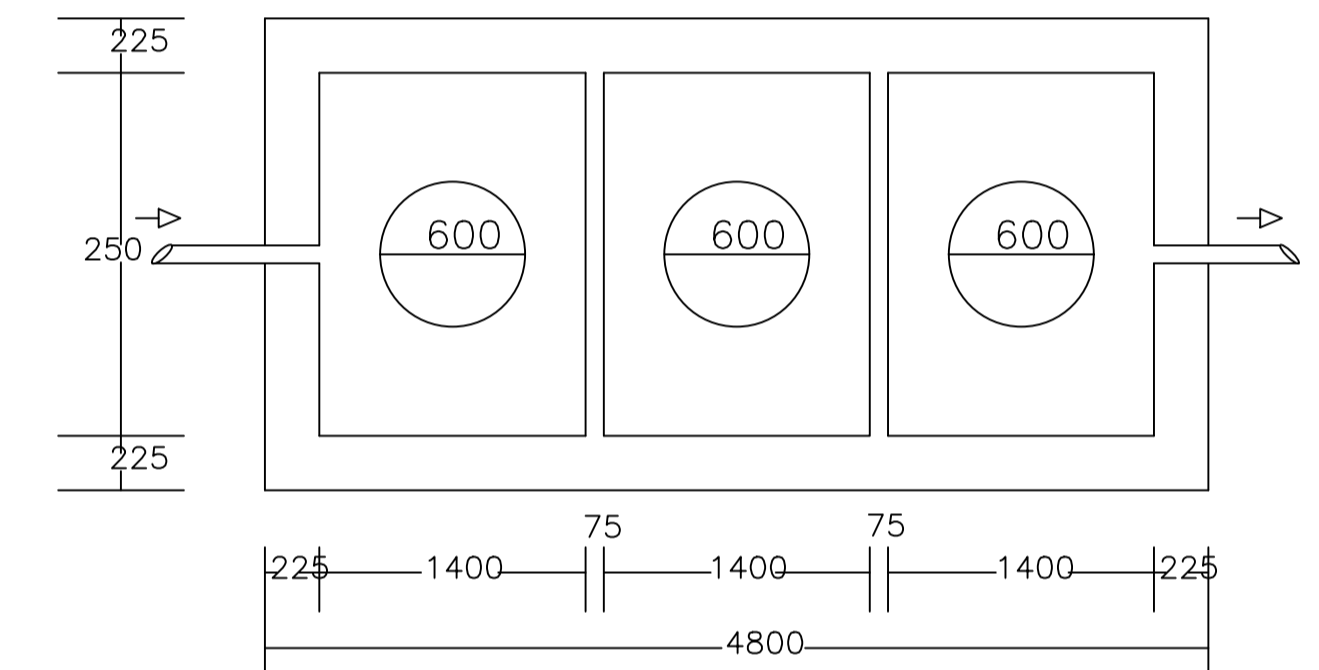
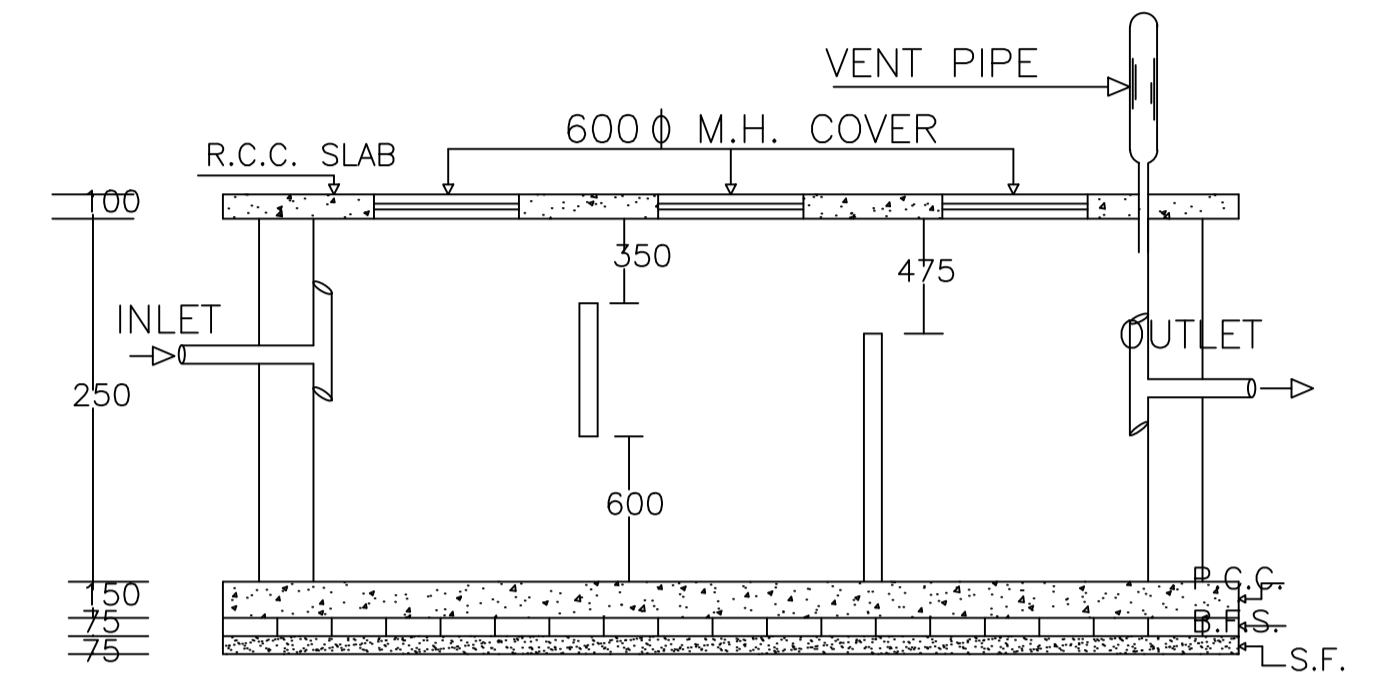
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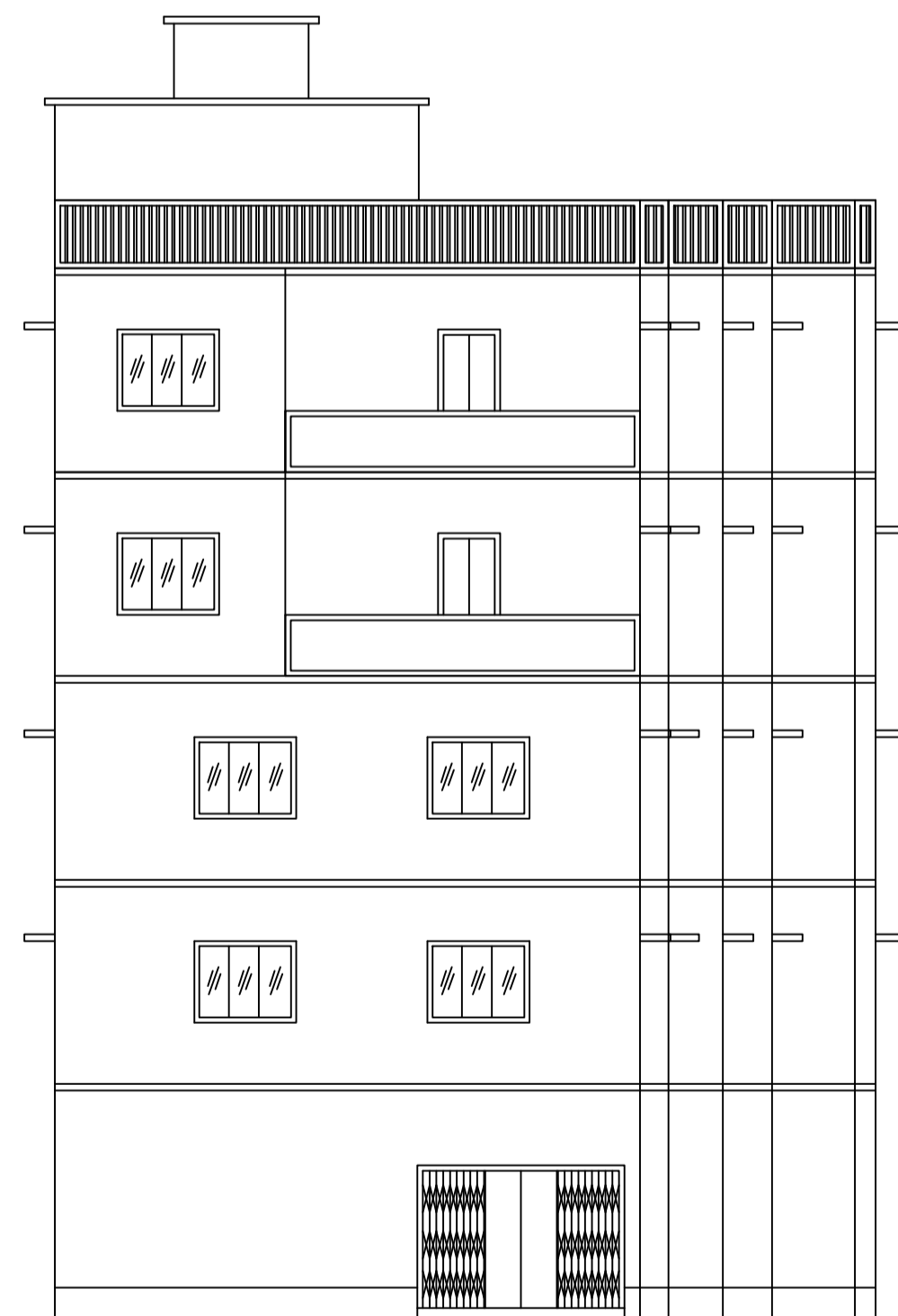
SECTION ON X-X



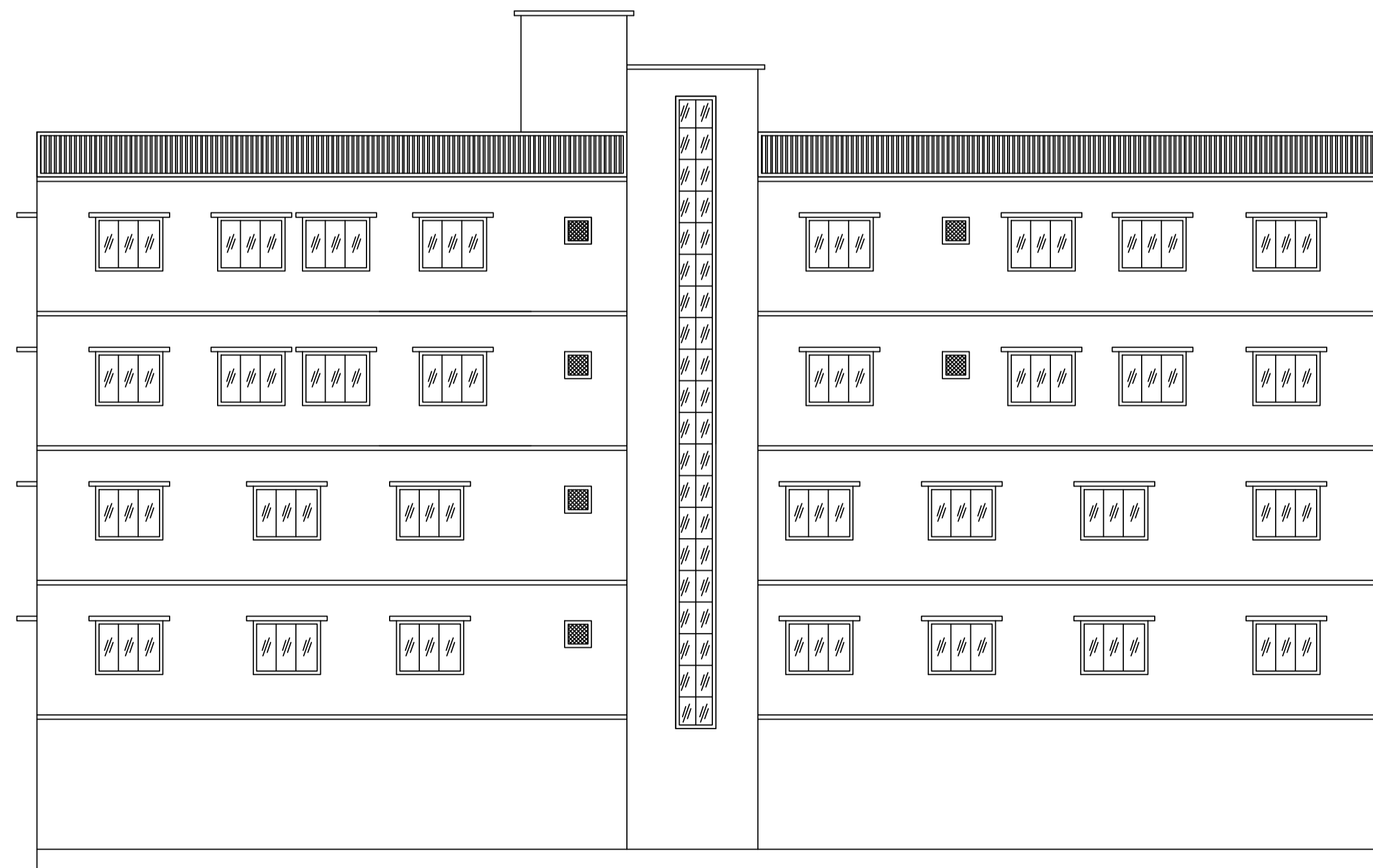
SECTION ON Y-Y



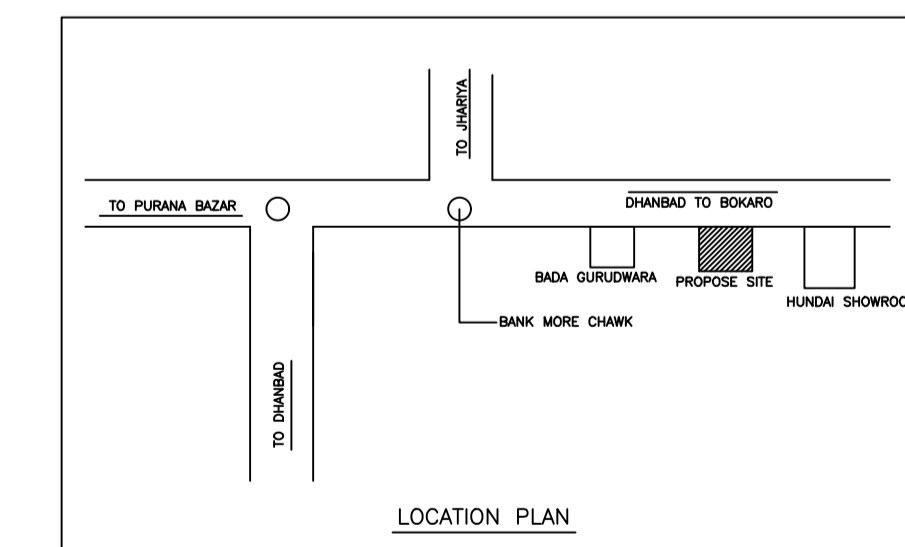
PLAN OF SEPTIC TANK



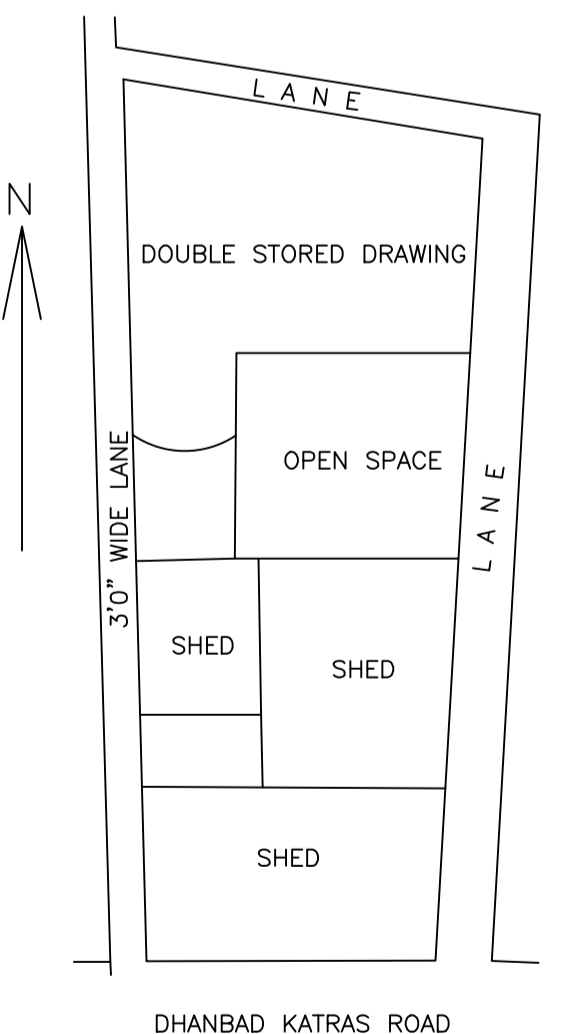
FRONT ELEVATION



LEFT SIDE ELEVATION



LOCATION PLAN



DHANBAD KATRAS ROAD

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