

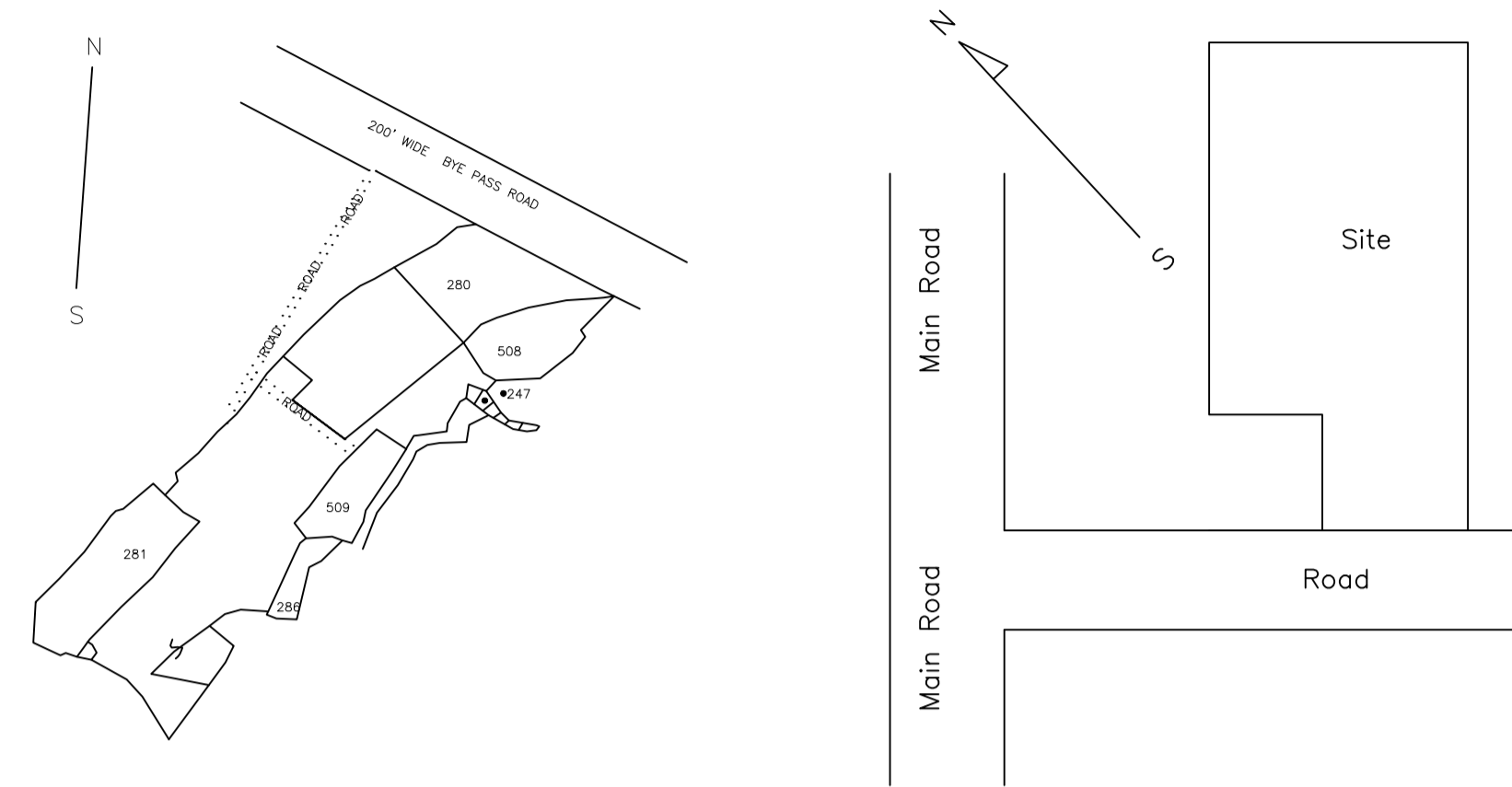
AREA STATEMENT DHANBAD MUNICIPAL CORPORATION	VERSION NO: 1.0.62 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Low income group and EWS Housing	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DMC/AH/0067/W20/2022	Plot/SubPlot No: 280	
Application Type: General Proposal	North: -	
Project Type: Affordable Housing	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	14253.91
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		846.65
Total		846.65
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	13407.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	14253.91
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	14253.91
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		7126.96
Proposed Coverage Area (25.72 %)		3665.42
Total Prop. Coverage Area (25.72 %)		3665.42
Balance coverage area (24.28 %)		3461.54
FAR CHECK		
Perm. FAR Area (3.50)		49888.69
Total Perm. FAR area		49888.69
Residential FAR		13834.65
Proposed FAR Area		13834.65
Total Proposed FAR Area		13834.65
Consumed FAR (Factor)		0.97
Balance FAR Area		36054.04
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		13834.64
ARCHITECT (Regd)	Kushjee Pandey	
ENGINEER (Regd)		
SUPERVISOR (Regd)	PMAY VERTICAL III	
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name						Total	
	B (1)	C (1)	B (2)	B (3)	Total Proposed Built Up Area (Sq.mt.)	Total Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	
Ground Floor	2033.82	2033.82	275.68	275.68	1016.94	1016.94	338.98	3665.42
First Floor	2033.82	2033.82	0.00	0.00	1016.94	1016.94	338.98	3389.74
Second Floor	2033.82	2033.82	0.00	0.00	1016.94	1016.94	338.98	3389.74
Third Floor	2033.82	2033.82	0.00	0.00	1016.94	1016.94	338.98	3389.74
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	8135.28	8135.28	275.68	275.68	4067.76	4067.76	1355.92	13834.64

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)	Carpet Area other than Tenement
B (1)	6	8135.28	8135.28	8135.28	8135.28	192	0.00
C (1)	1	275.68	275.68	275.68	275.68	02	0.00
B (2)	3	4067.76	4067.76	4067.76	4067.76	96	1527.24
B (3)	1	1355.92	1355.92	1355.92	1355.92	32	497.28
Grand Total :	11	13834.64	13834.64	13834.64	13834.64	322	2024.52

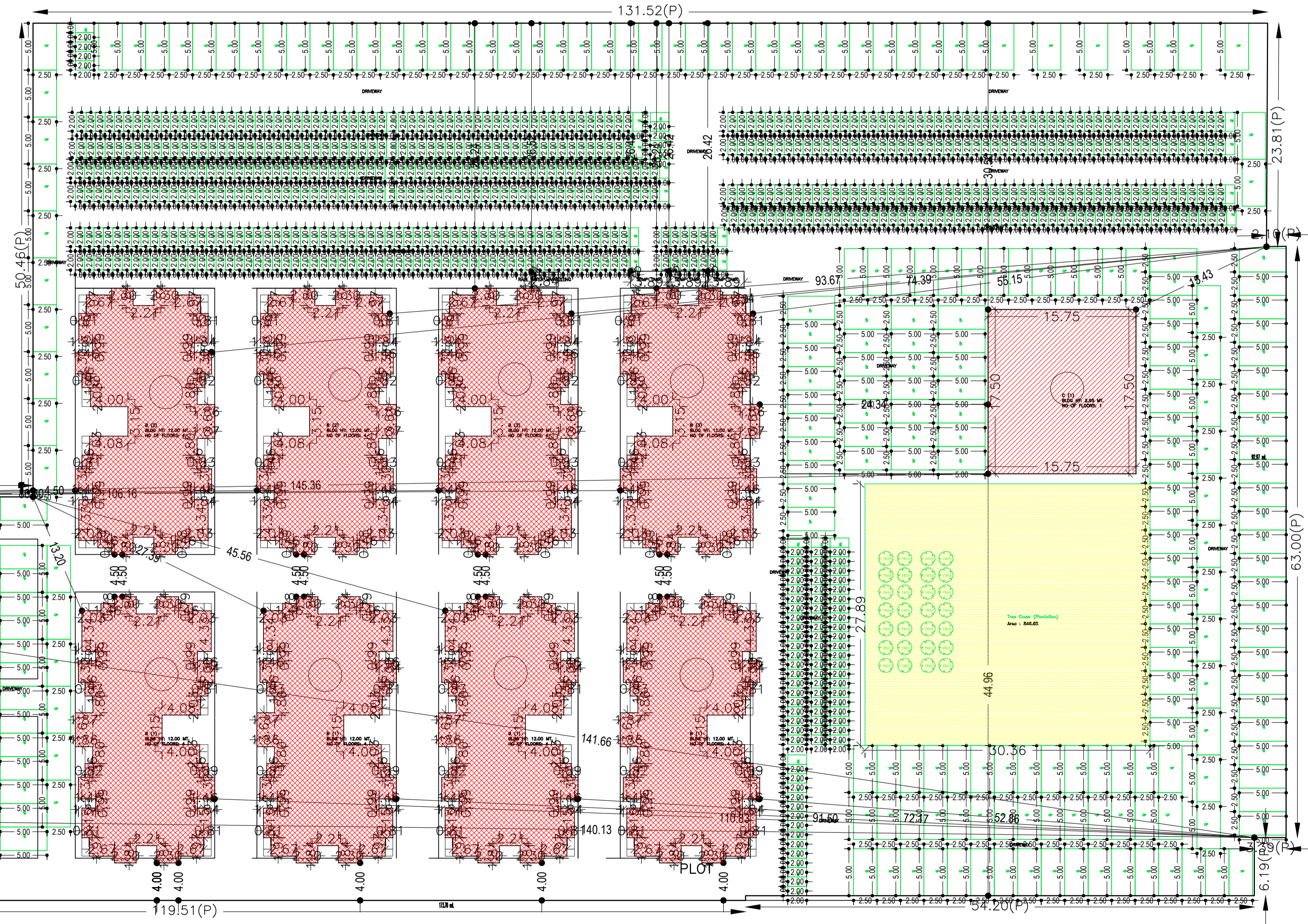
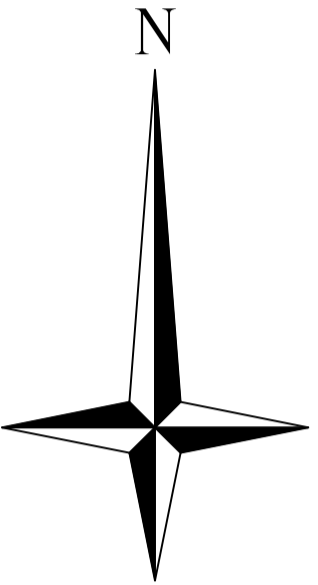


Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
B (1)	Residential	Low income group and EWS Housing	Non-Highrise
C (1)	Residential	Low income group and EWS Housing	Non-Highrise
B (2)	Residential	Low income group and EWS Housing	Non-Highrise
B (3)	Residential	Low income group and EWS Housing	Non-Highrise

COLOR INDEX

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



Required Parking(Table 7a)

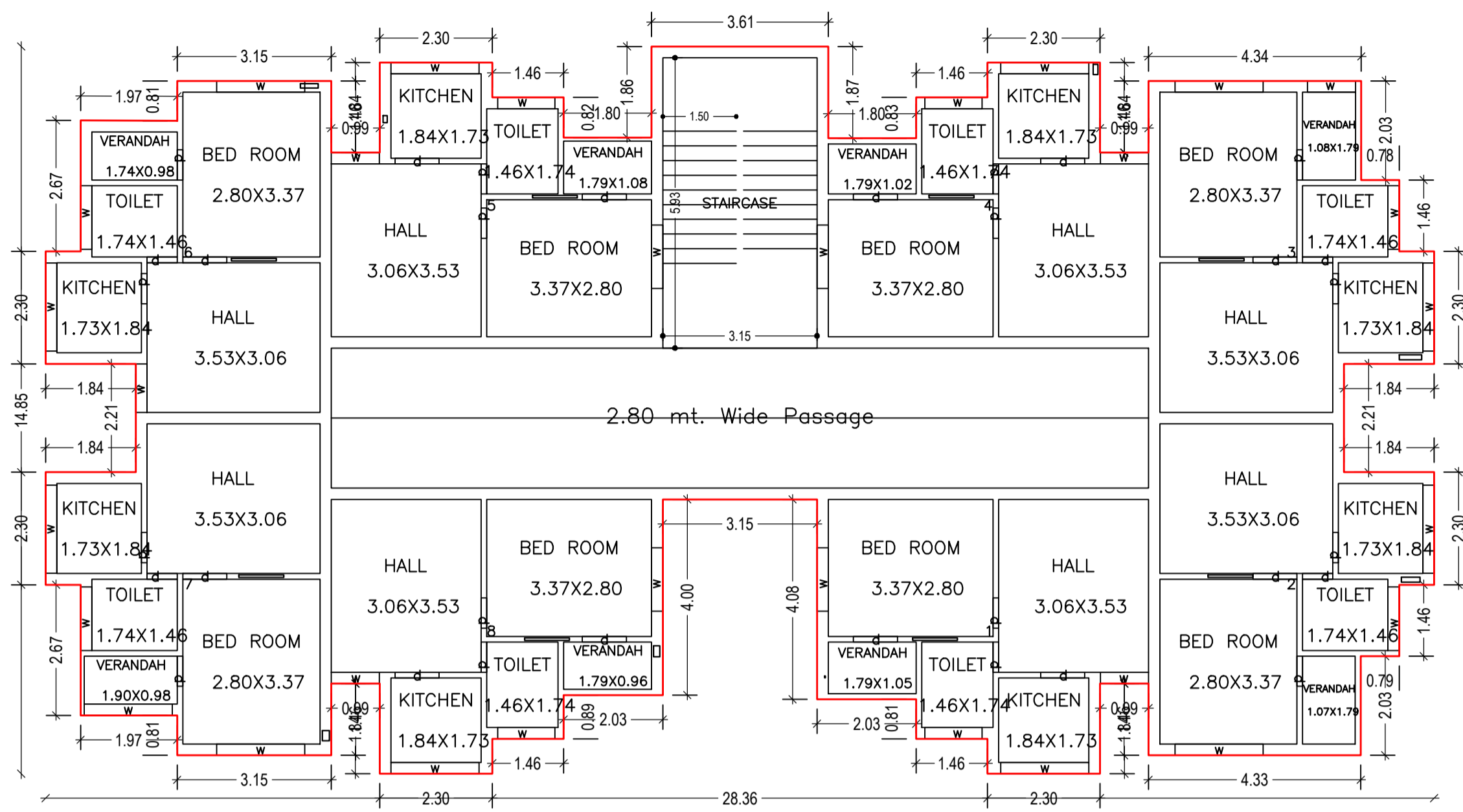
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
B (1)	Residential	Low income group and EWS Housing	0-140	1	-	1	-	-	-	-	-	-	
			>140.0	1	-	1	-	-	-	-	-	-	
			0-140	1	-	-	-	-	-	-	1	-	-
			>140.0	1	-	-	-	-	-	-	1	-	-
			0.0-30	1	192.00	0.20	39	-	-	-	-	-	-
			0.0-30	1	192.00	-	-	-	-	-	-	1	153
			30.01-60	1	-	1	-	-	-	-	-	-	-
			30.01-60	1	-	-	-	-	-	-	-	1	-
			0-140	1	-	-	-	1	-	-	-	-	-
			>140.0	1	-	-	-	-	-	-	-	-	-
C (1)	Residential	Low income group and EWS Housing	0-140	1	2.00	1.00	2	-	-	-	-	-	
			>140.0	1	-	-	-	-	-	-	-	-	
			0-140	1	2.00	-	-	-	-	-	1	2	
			>140.0	1	-	-	-	-	-	-	-	-	
			0.0-30	1	-	1	-	-	-	-	-	-	
			0.0-30	1	-	-	-	-	-	-	-	1	
			30.01-60	1	-	1	-	-	-	-	-	-	
			30.01-60	1	-	-	-	-	-	-	-	1	
			0-140	1	2.00	-	-	-	-	-	1	-	
			>140.0	1	-	-	-	-	-	-	-	-	
B (2)	Residential	Low income group and EWS Housing	0-140	1	-	1	-	-	-	-	-	-	
			>140.0	1	-	-	-	-	-	-	-	-	
			0-140	1	-	-	-	-	-	-	-	1	
			>140.0	1	-	-	-	-	-	-	-	-	
			0.0-30	1	-	1	-	-	-	-	-	-	
			0.0-30	1	-	-	-	-	-	-	-	1	
			30.01-60	1	96.00	0.50	48	-	-	-	-	-	
			30.01-60	1	96.00	-	-	-	-	-	-	1	
			0-140	1	-	-	-	-	-	-	-	-	
			>140.0	1	-	-	-	-	-	-	-	-	
B (3)	Residential	Low income group and EWS Housing	0-140	1	-	1	-	-	-	-	-	-	
			>140.0	1	-	-	-	-	-	-	-	-	
			0-140	1	-	-	-	-	-	-	-	1	
			>140.0	1	-	-	-	-	-	-	-	-	
			0.0-30	1	8.00	0.25	2	-	-	-	-	-	
			0.0-30	1	8.00	-	-	-	-	-	-	1	
			30.01-60	1	24.00	0.50	12	-	-	-	-	-	
			30.01-60	1	24.00	-	-	-	-	-	-	1	
			0-140	1	-	-	-	-	-	-	-	-	
			>140.0	1	-	-	-	-	-	-	-	-	
Total :						103	223	-	13	36	-		
											221		

Parking Check (Table 7b)

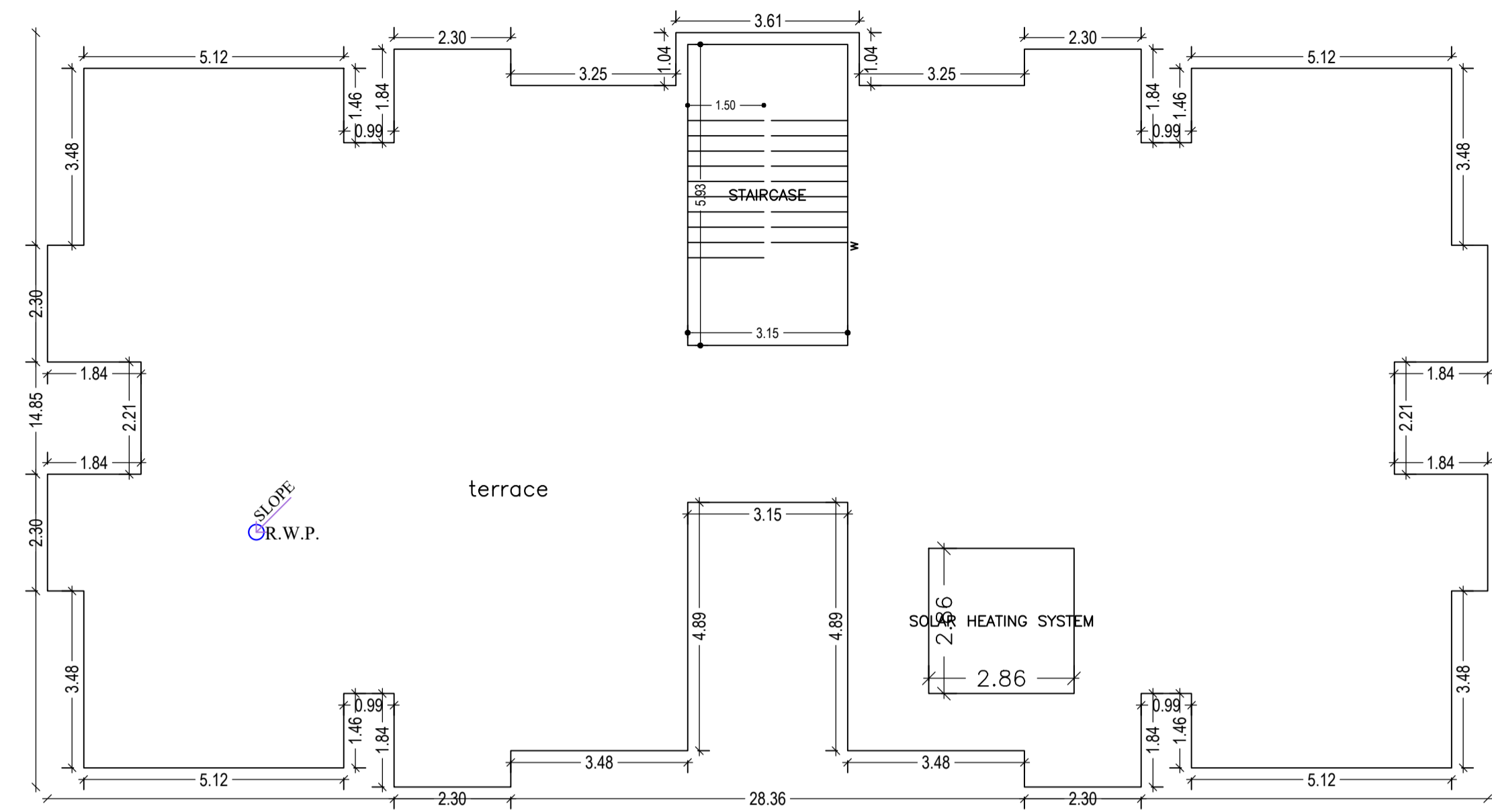
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	Prop.
Car	-	-	223	2787.50	-
Total Car	103	1287.50	223	2787.50	-
Visitor's Car Parking	-	-	36	450.00	-
Total Visitor Parking	-	162.50	36	450.00	-
TwoWheeler	-	-	687	1374.00	-
Total TwoWheeler	221	442.00	687	1374.00	-
Total	-	1892.00	687	5965.50	-

LTP NAME AND SIGNATURE Kushjee Pandey DMC/ARC/0027/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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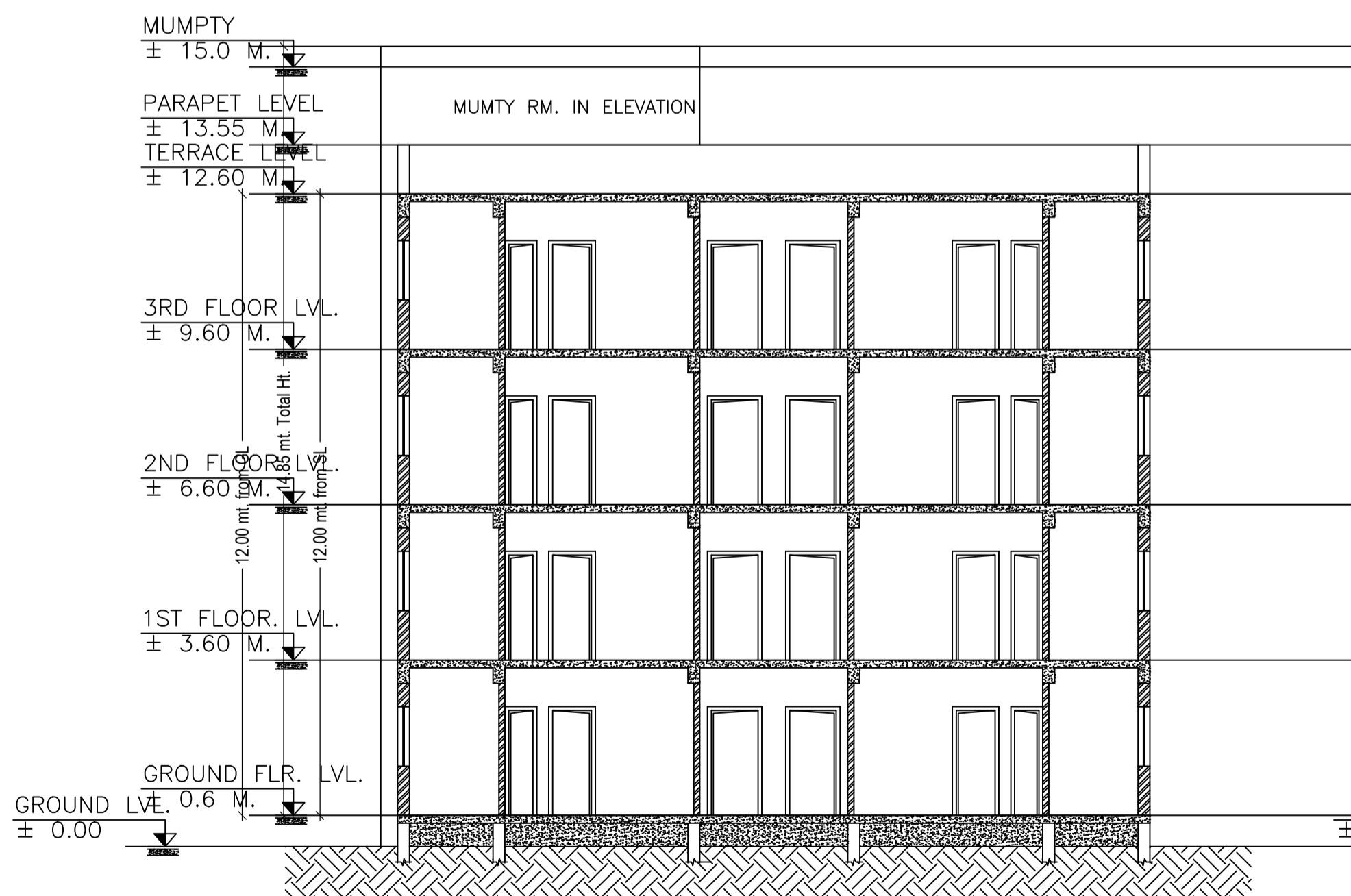
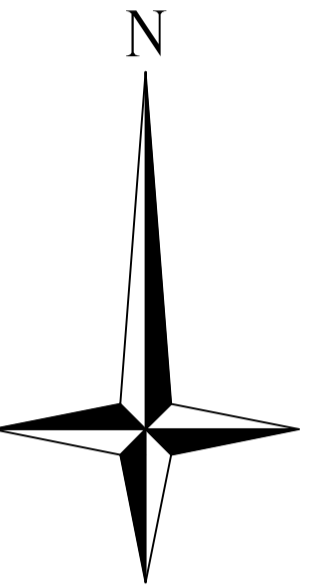
Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



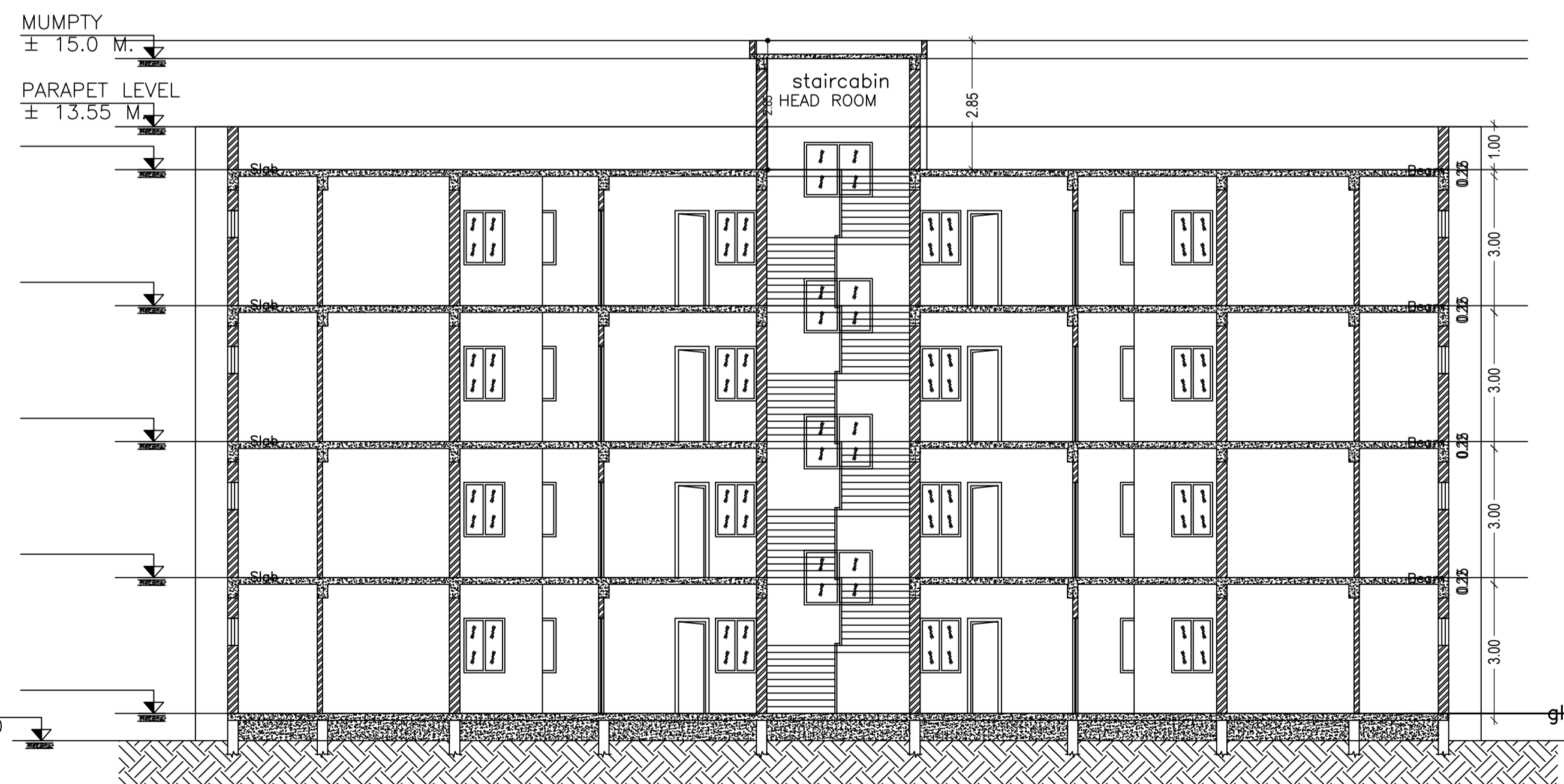
TYPICAL – GROUND, 1, 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION ALONG B-B'



SECTION ALONG A-A'

UnitBUA Table for Building :B (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL GROUND, 1, 2, 3 FLOOR PLAN	1	EWS UNIT	29.10	29.05	5	32
	2	EWS UNIT	29.14	29.09	5	
	3	EWS UNIT	29.16	29.11	5	
	4	EWS UNIT	29.05	29.00	5	
	5	EWS UNIT	29.15	29.11	5	
	6	EWS UNIT	28.91	28.86	5	
	7	EWS UNIT	29.06	29.01	5	
	8	EWS UNIT	28.94	28.89	5	
Total:	-	-	930.02	928.48	160	32

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (1)	d	0.62	2.10	80
B (1)	d	0.90	2.10	48

SCHEDULE OF WINDOW/VENTILATION:

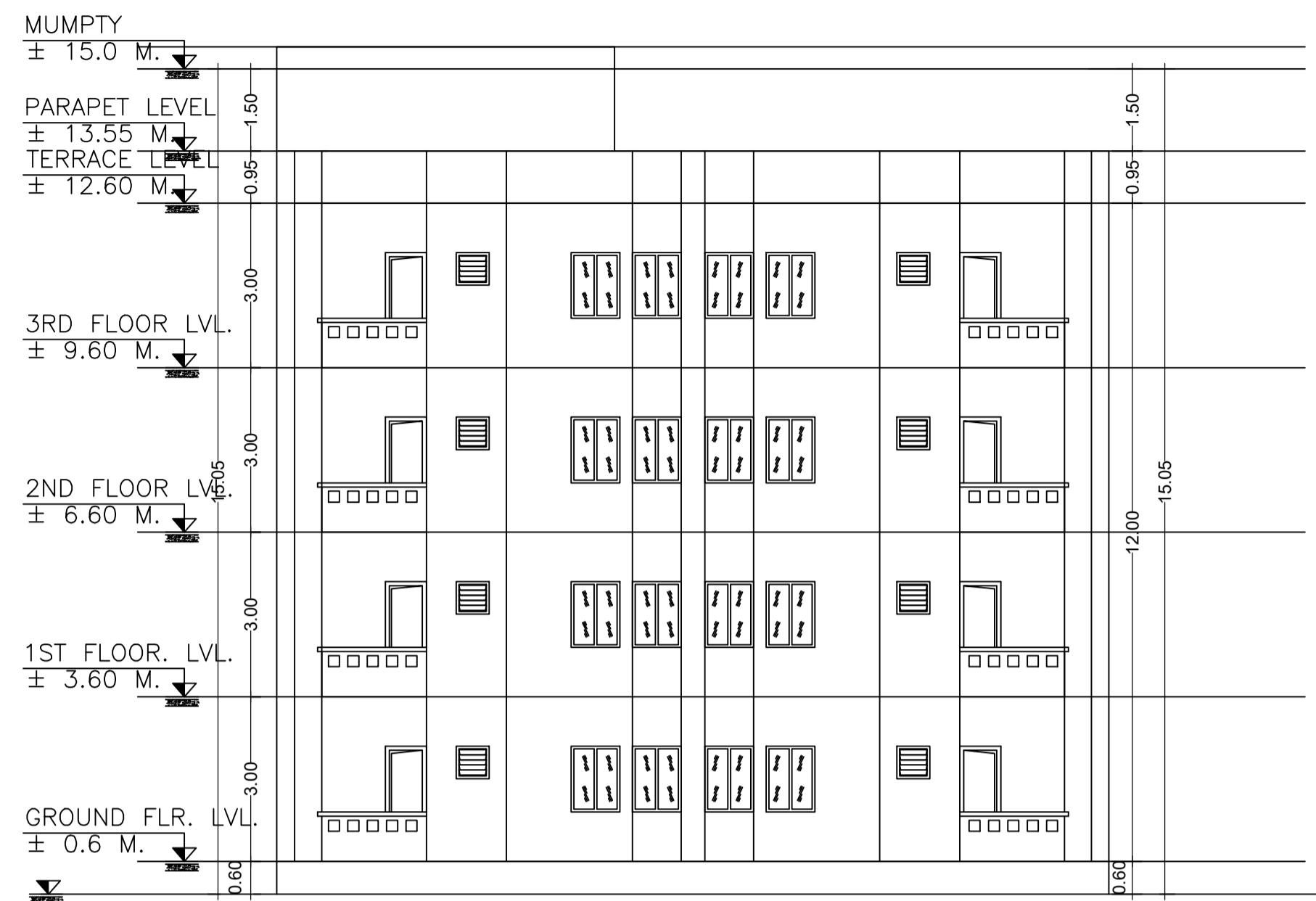
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (1)	w	0.98	1.20	20
B (1)	w	0.99	1.20	04
B (1)	w	1.17	1.20	16
B (1)	w	1.30	1.20	32
B (1)	w	1.80	1.20	52

Building :B (1)

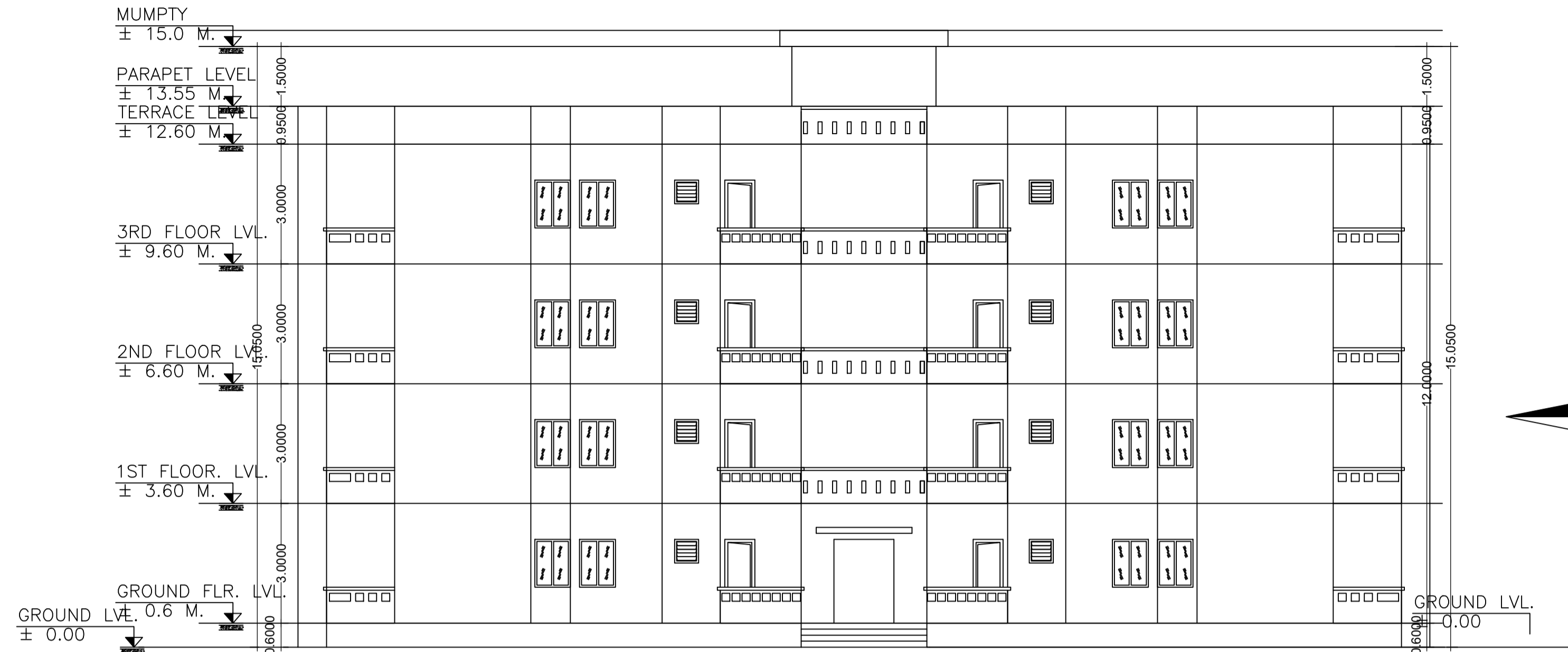
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Res.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	338.97	338.97	338.97	338.97	08
First Floor	338.97	338.97	338.97	338.97	08
Second Floor	338.97	338.97	338.97	338.97	08
Third Floor	338.97	338.97	338.97	338.97	08
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	1355.88	1355.88	1355.88	1355.88	32
Total Number of Same Buildings :	6				
Total :	8135.28	8135.28	8135.28	8135.28	192

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

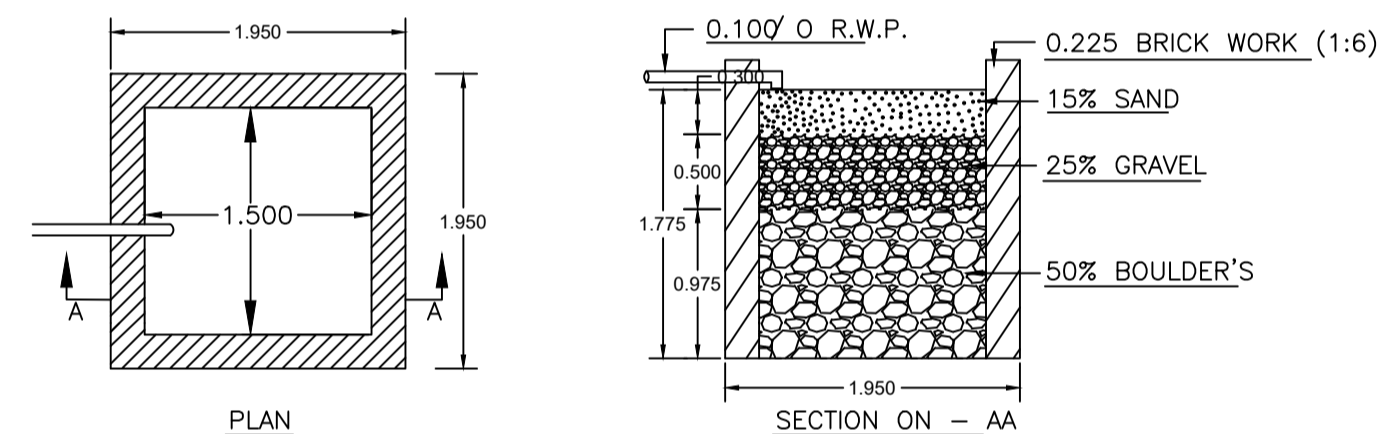
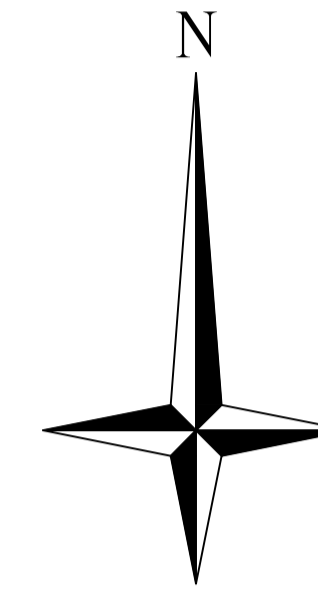
Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



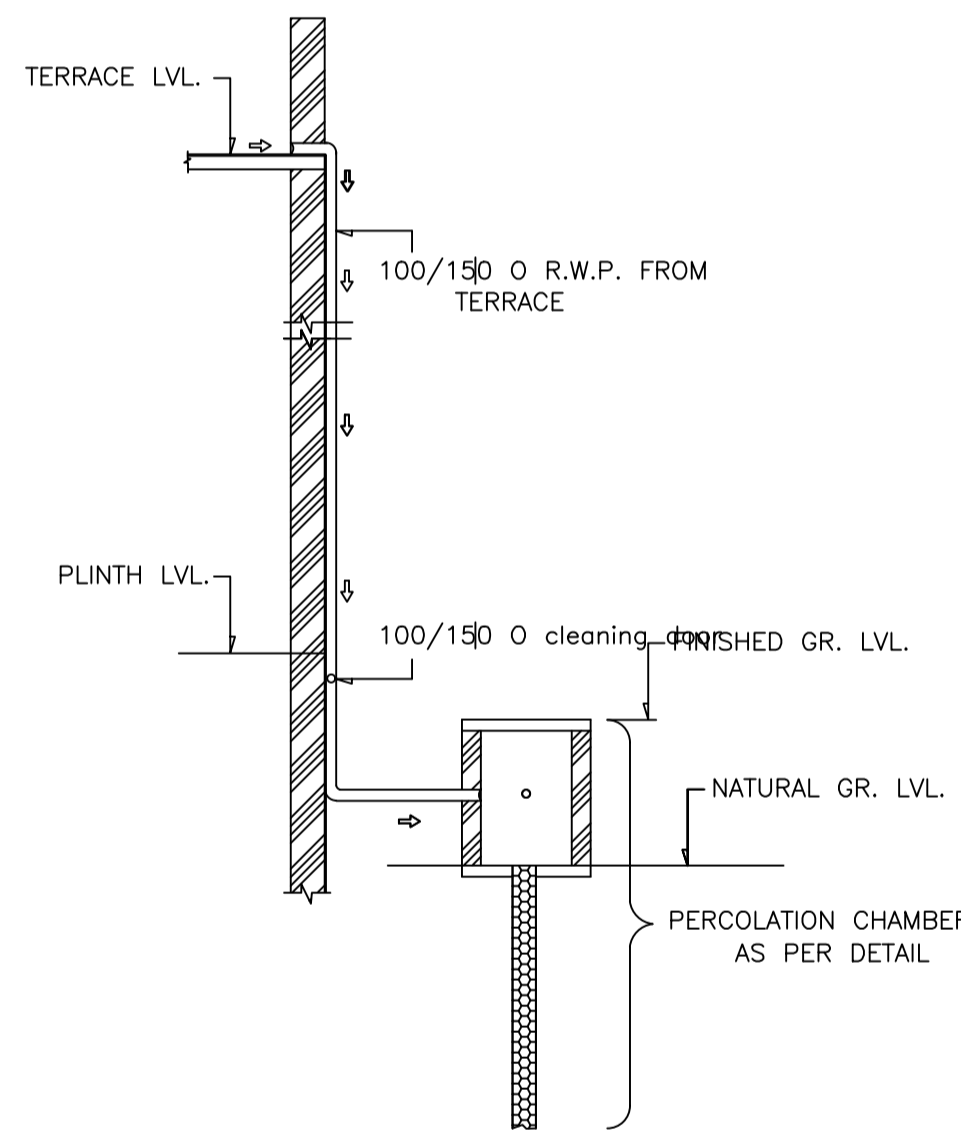
LEFT ELEVATION



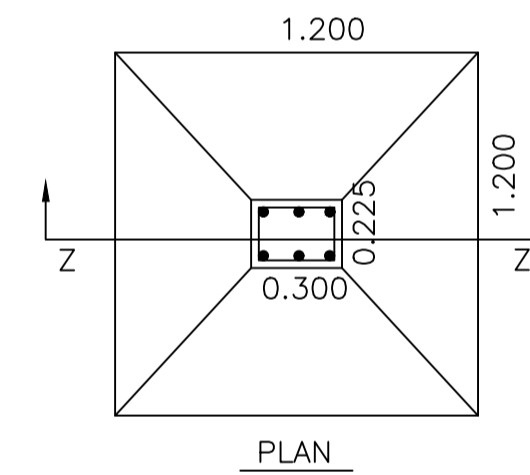
FRONT ELEVATION



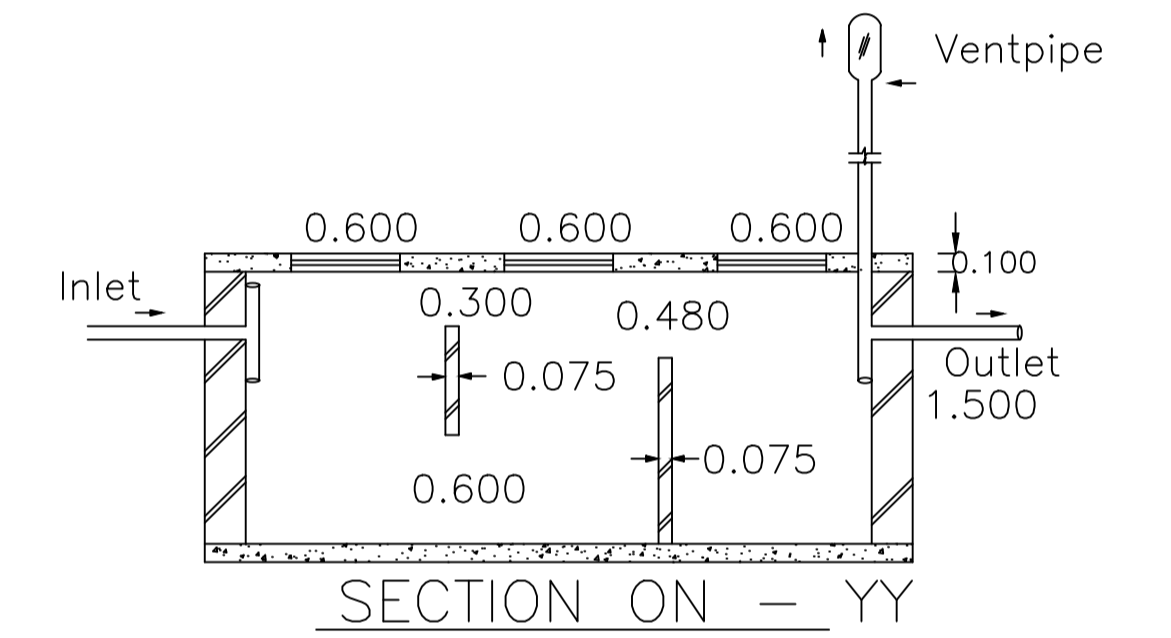
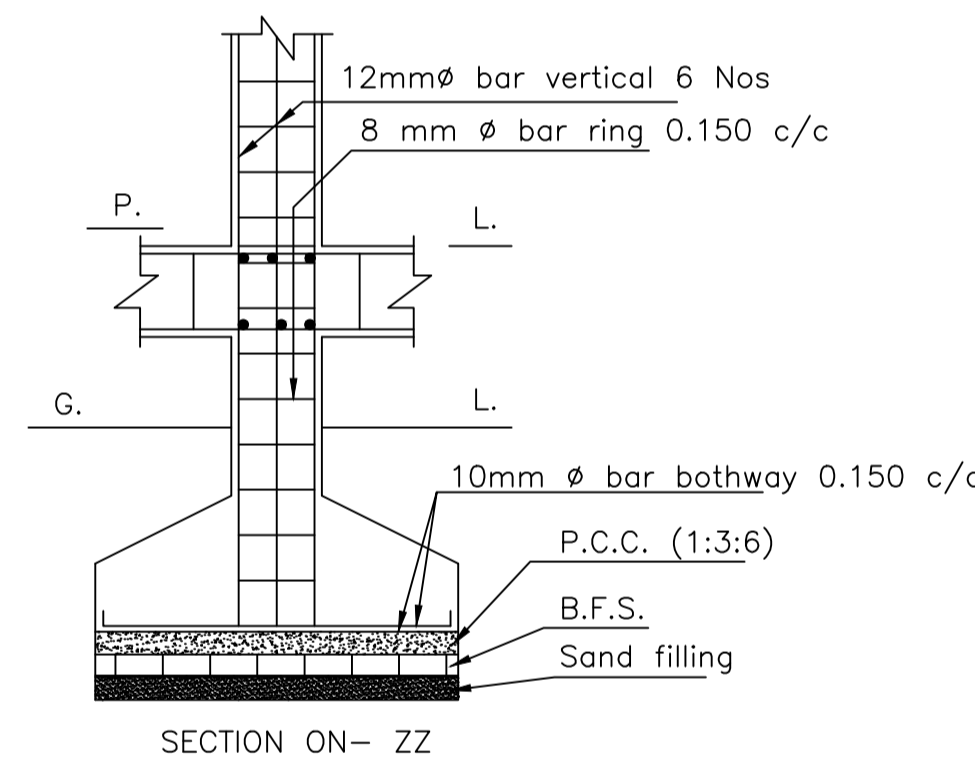
DETAILS OF WATER HARVESTING
SCALE = 1 : 2



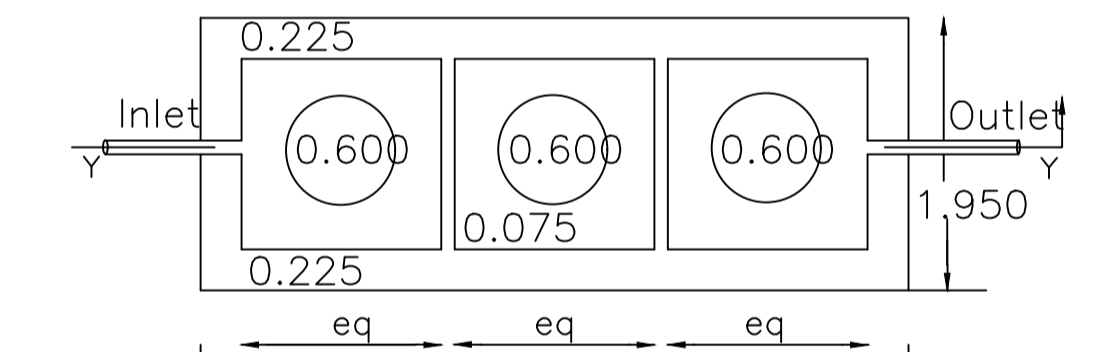
ROOF TOP RAIN WATER COLLECTION SYSTEM
SCALE = 1 : 2



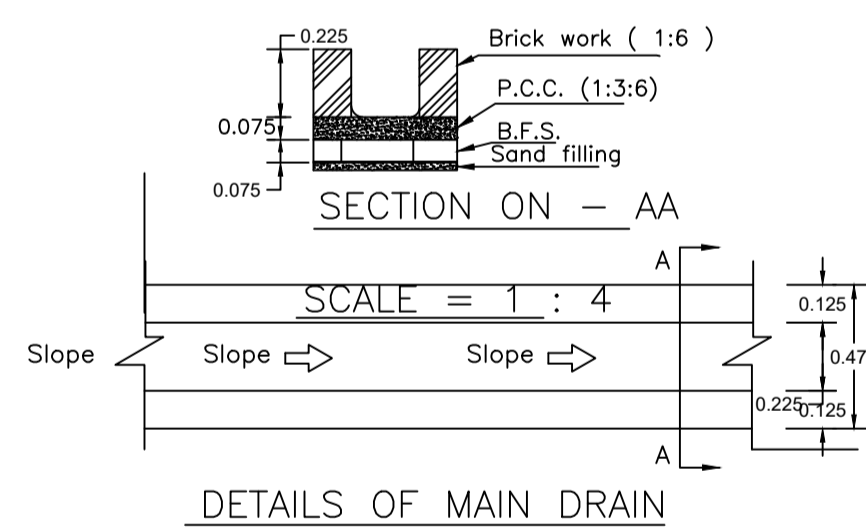
*DETAILS OF COLUMN FOOTING
SCALE = 1 : 4



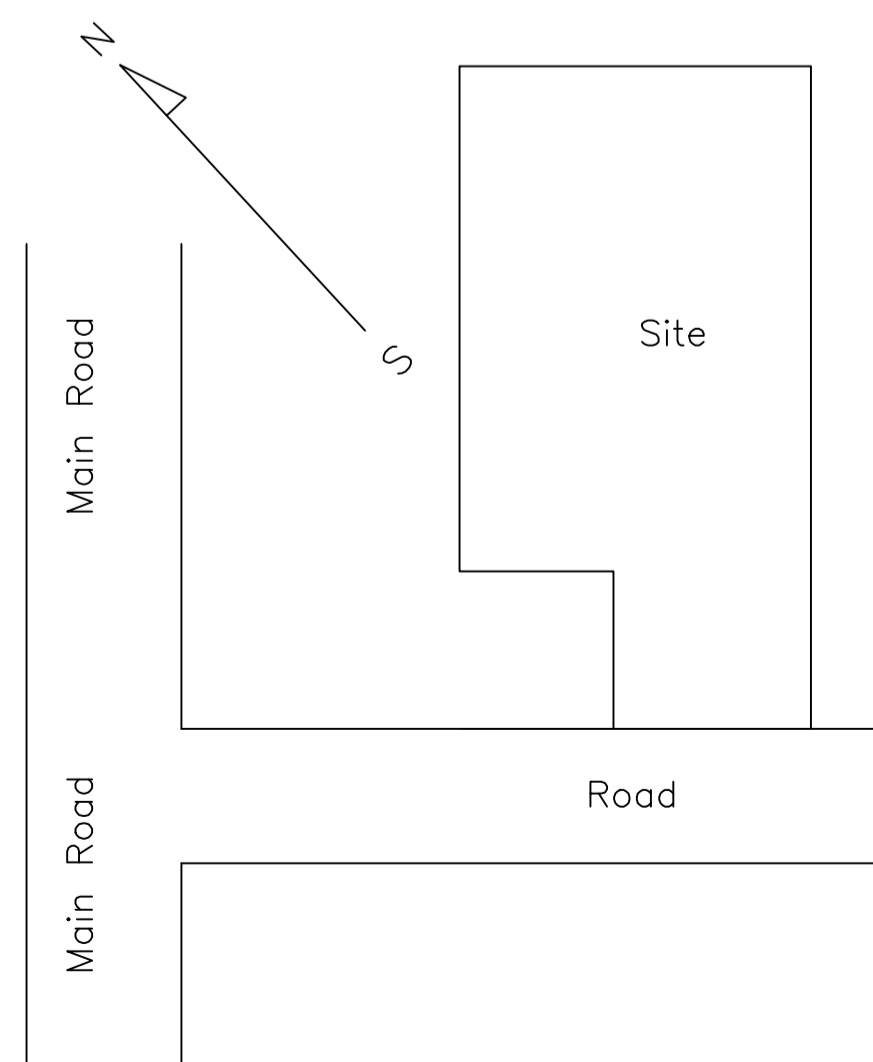
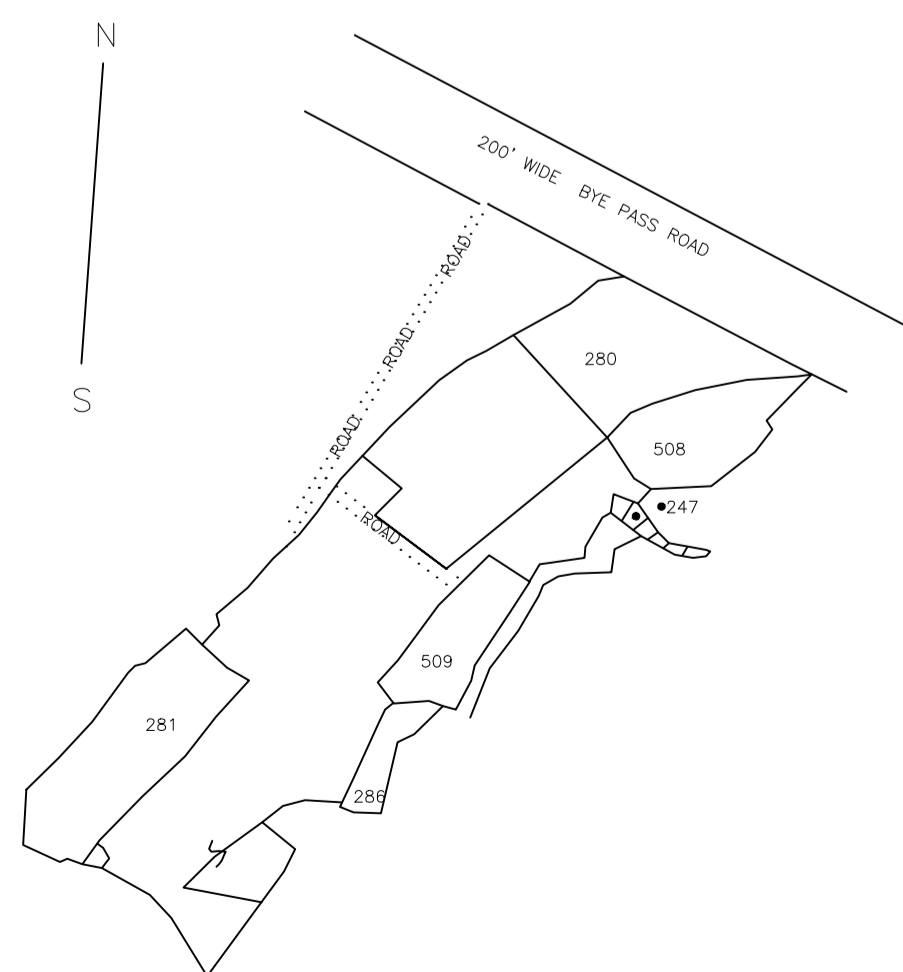
SECTION ON - YY



DETAILS OF SEPTIC TANK
SCALE = 1 : 2

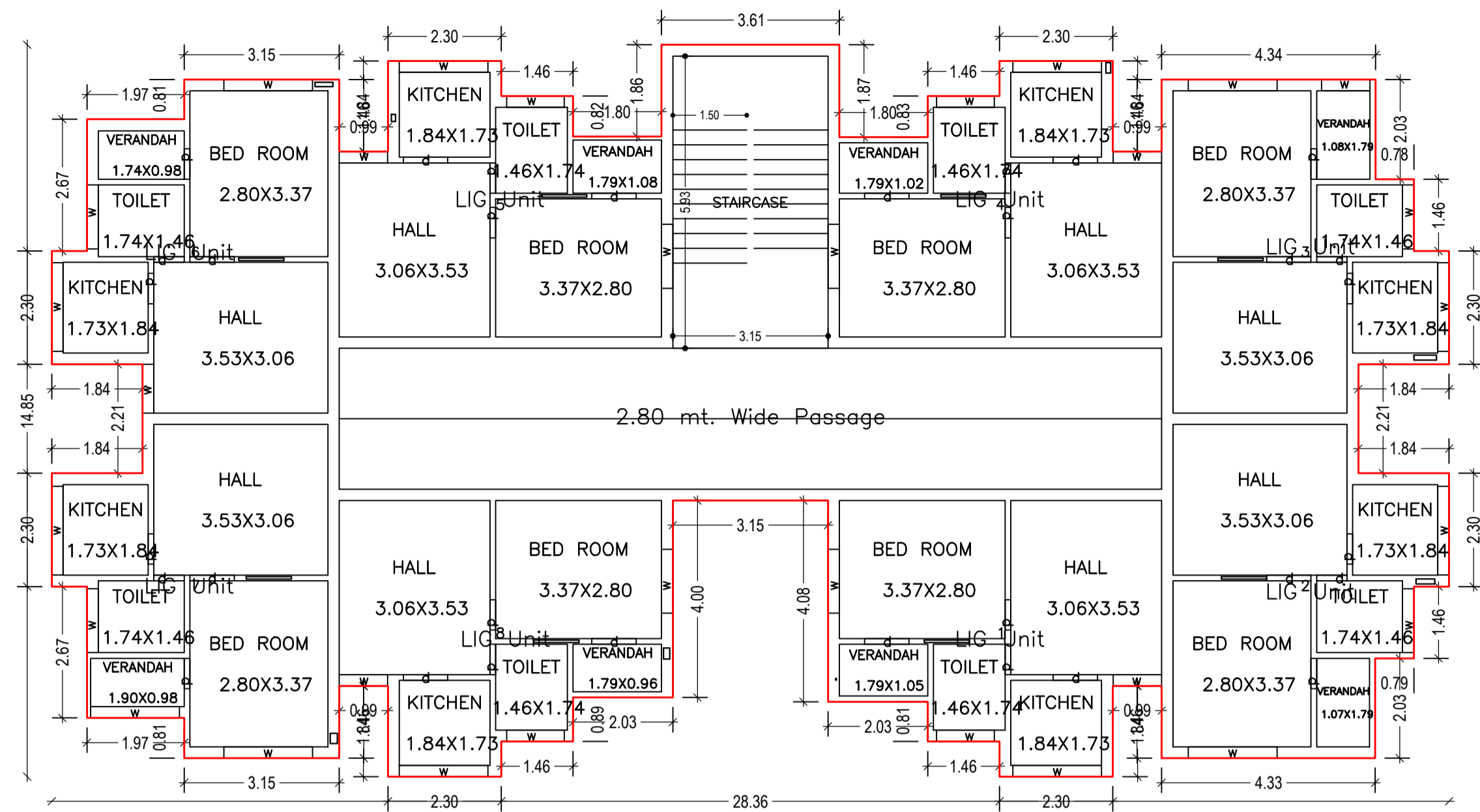


DETAILS OF MAIN DRAIN

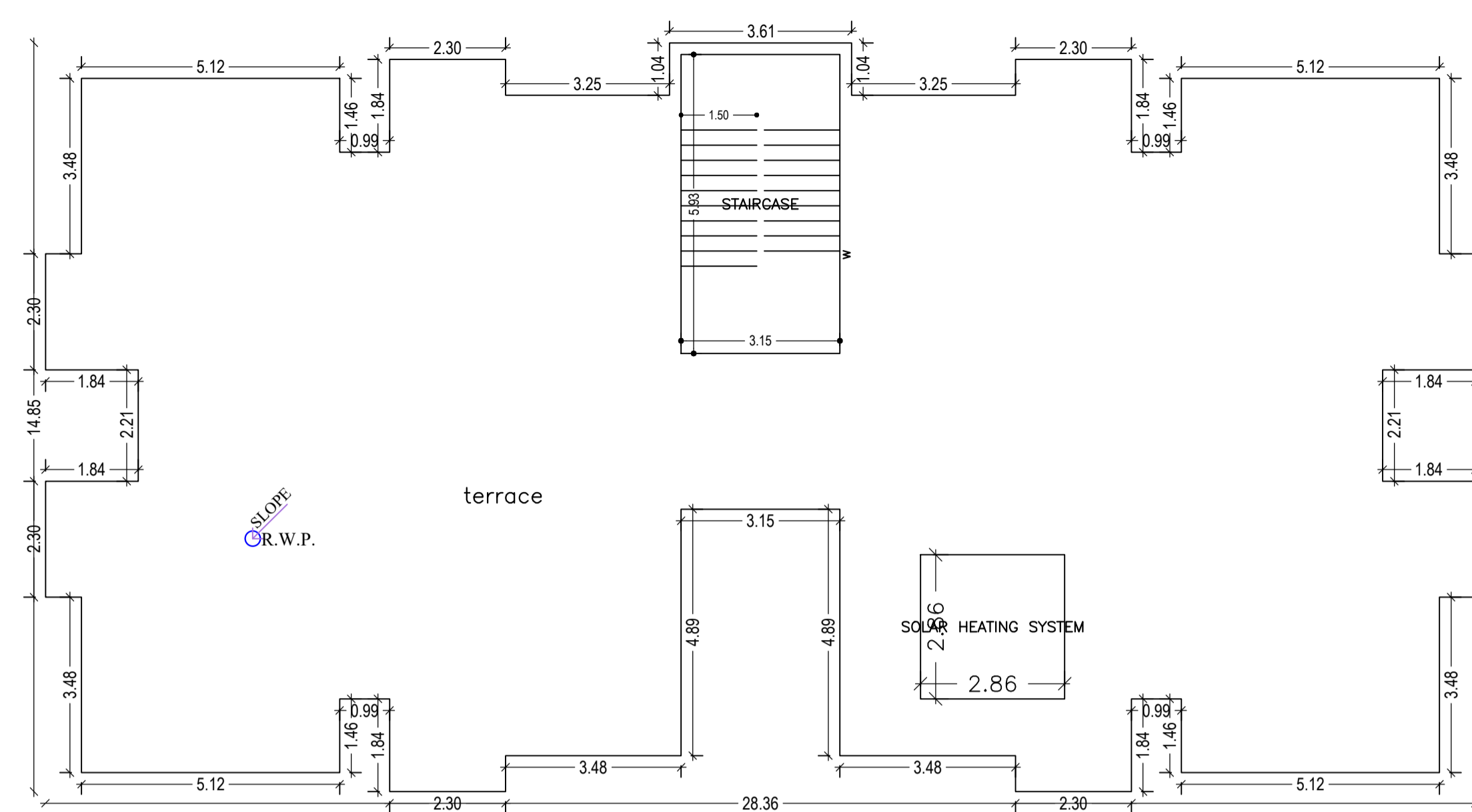


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

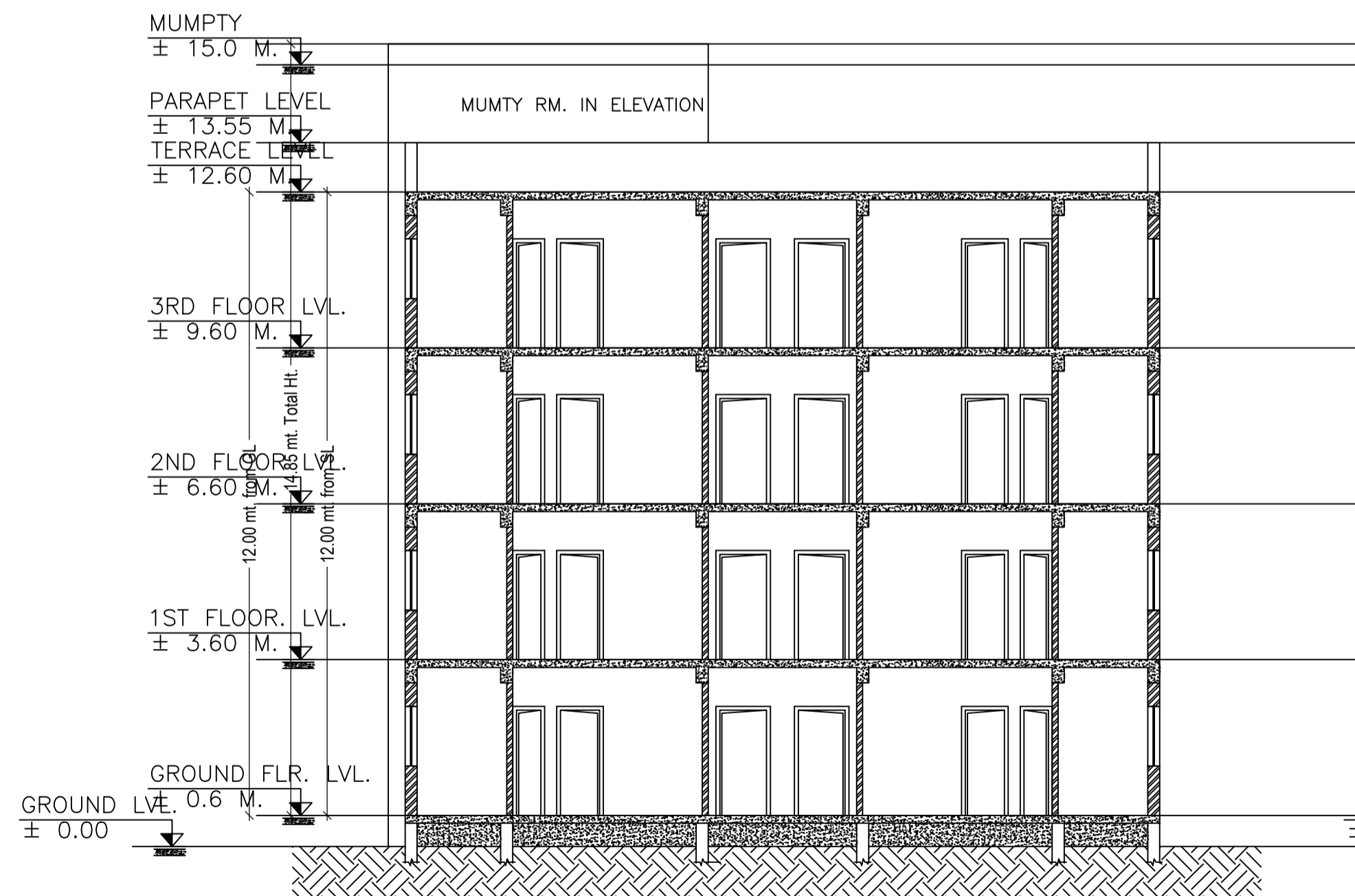
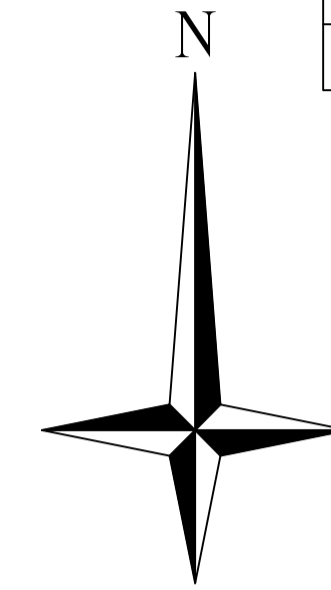
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Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



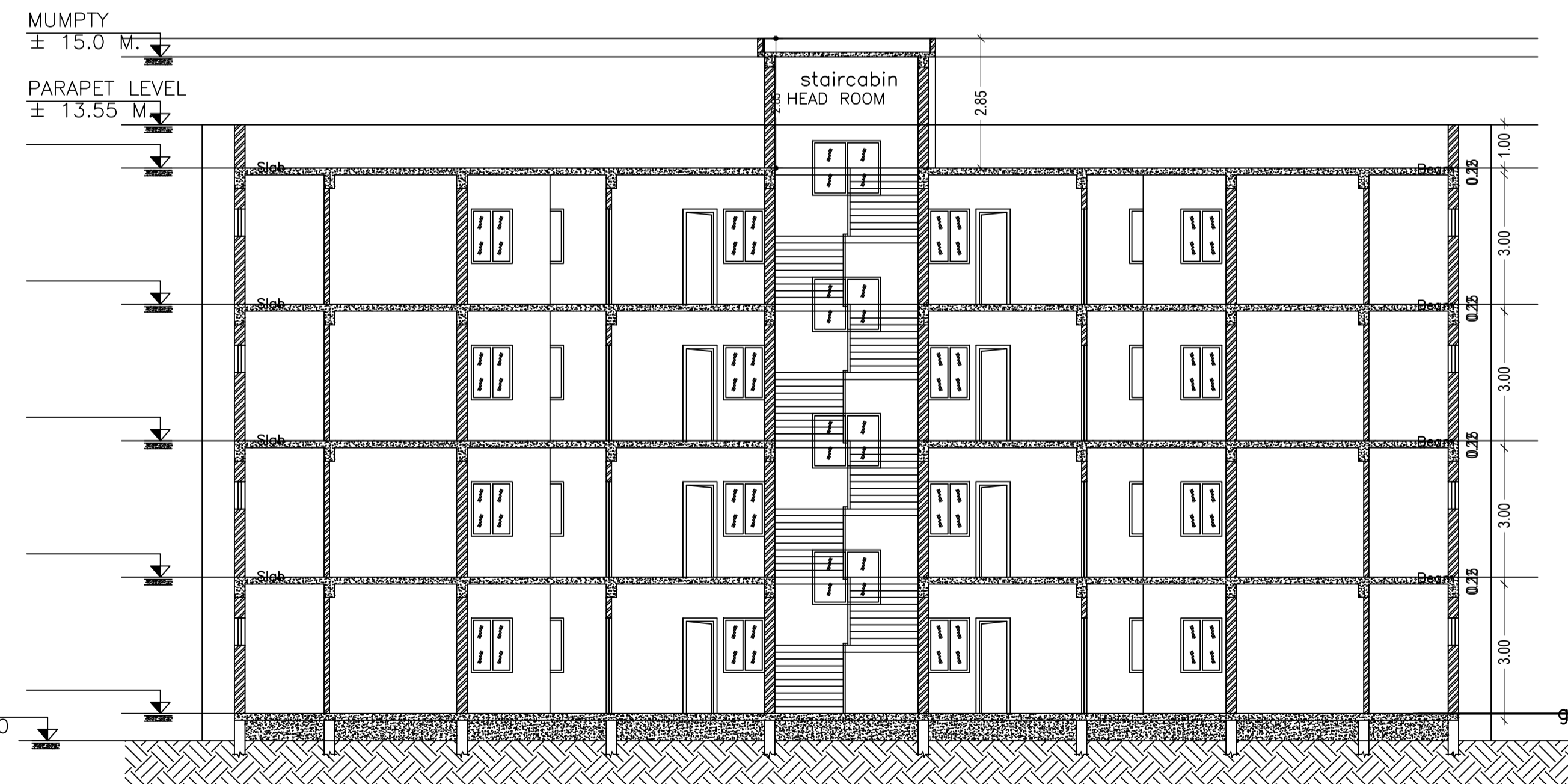
TYPICAL – GROUND, 1, 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION ALONG B-B'



SECTION ALONG A-A'

UnitBUA Table for Building :B (2)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, 1, 2, 3 FLOOR PLAN	1	LIG UNIT	31.04	31.00	5	32
	2	LIG UNIT	31.82	31.73	5	
	3	LIG UNIT	31.84	31.74	5	
	4	LIG UNIT	31.02	30.95	5	
	5	LIG UNIT	31.04	30.98	5	
	6	LIG UNIT	31.08	31.03	5	
	7	LIG UNIT	31.06	31.02	5	
	8	LIG UNIT	31.83	31.75	5	
Total:	-	-	1002.94	1000.82	160	32

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (2)	d	0.62	2.10	80
B (2)	d	0.90	2.10	48

SCHEDULE OF WINDOW/VENTILATION:

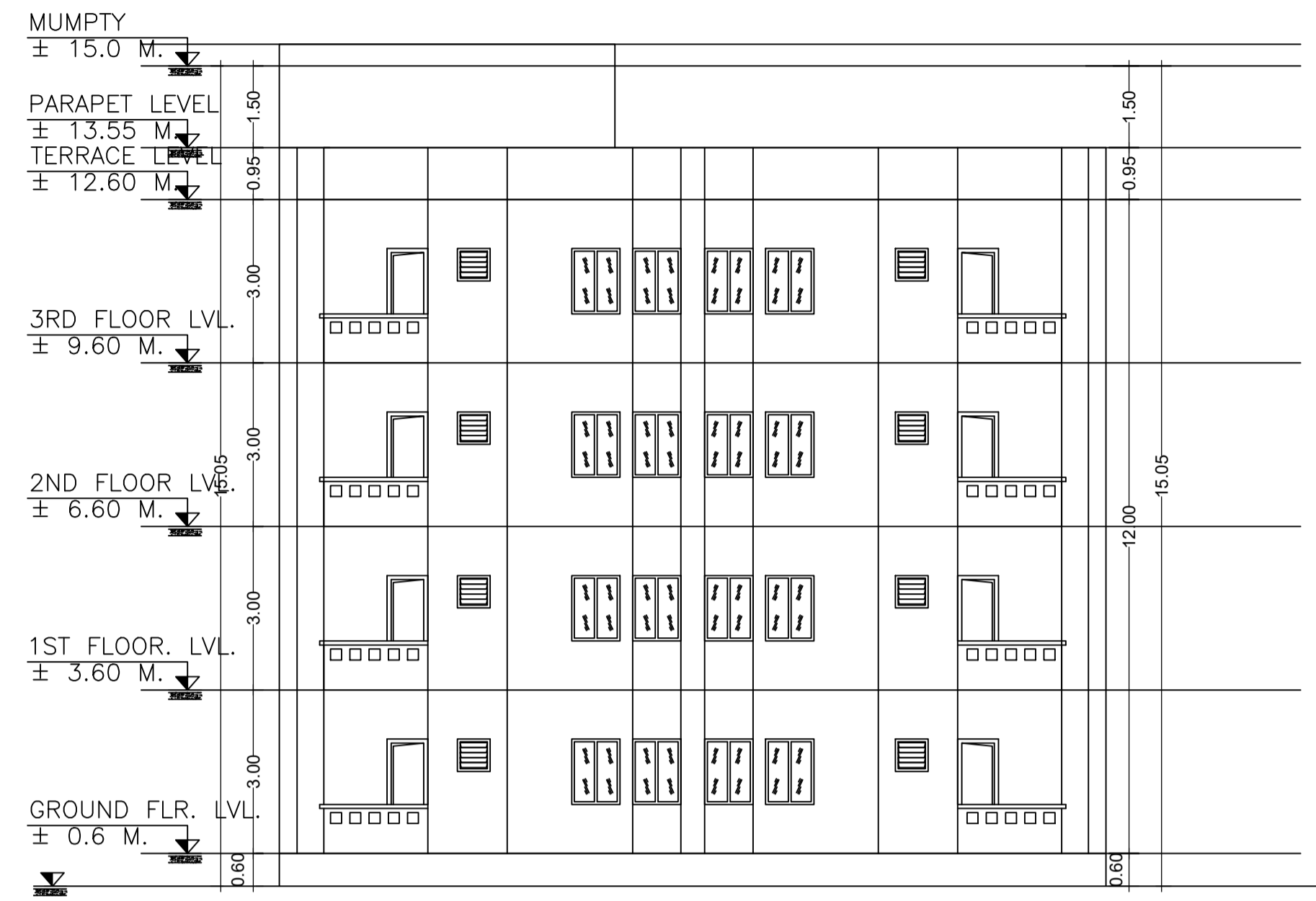
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (2)	w	0.98	1.20	20
B (2)	w	0.99	1.20	04
B (2)	w	1.17	1.20	16
B (2)	w	1.30	1.20	32
B (2)	w	1.80	1.20	52

Building :B (2)

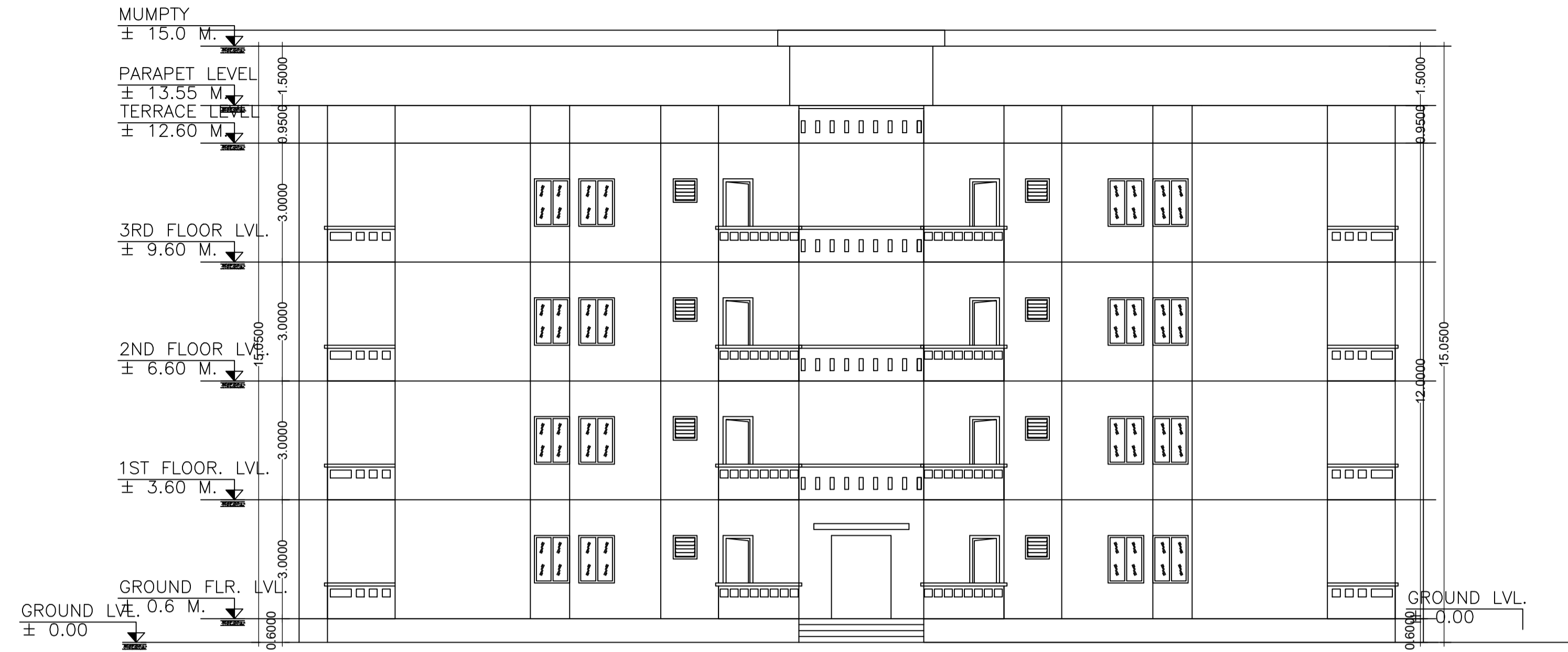
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmt (No.)	Carpet Area other than Tenement
Ground Floor	338.98	338.98	338.98	338.98	08	127.27
First Floor	338.98	338.98	338.98	338.98	08	127.27
Second Floor	338.98	338.98	338.98	338.98	08	127.27
Third Floor	338.98	338.98	338.98	338.98	08	127.27
Terrace Floor	0.00	0.00	0.00	0.00	00	0.00
Total :	1355.92	1355.92	1355.92	1355.92	32	509.08
Total Number of Same Buildings :	3					
Total :	4067.76	4067.76	4067.76	4067.76	96	1527

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

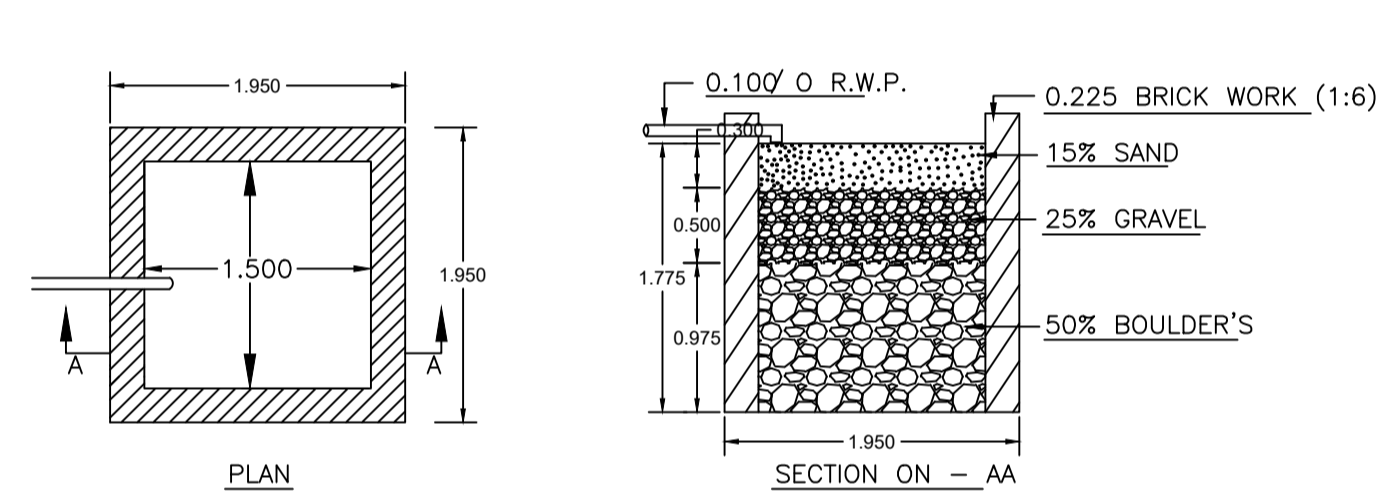
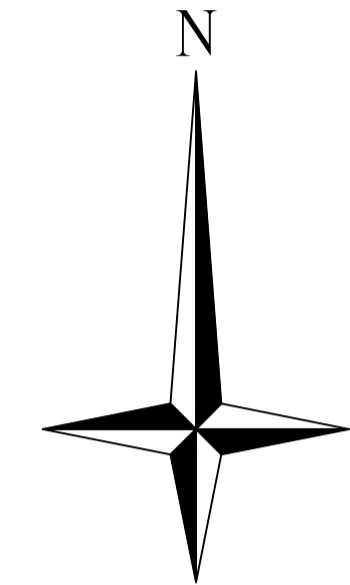
Proposal Basic Information	
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Owner Name	PMAY VERTICAL III
Khata No	42
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Village Name	Baramuri
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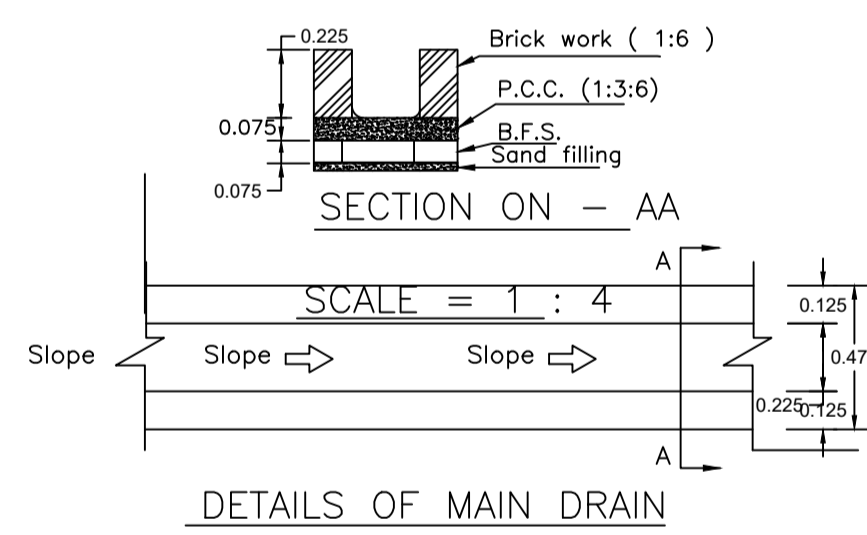
LEFT ELEVATION



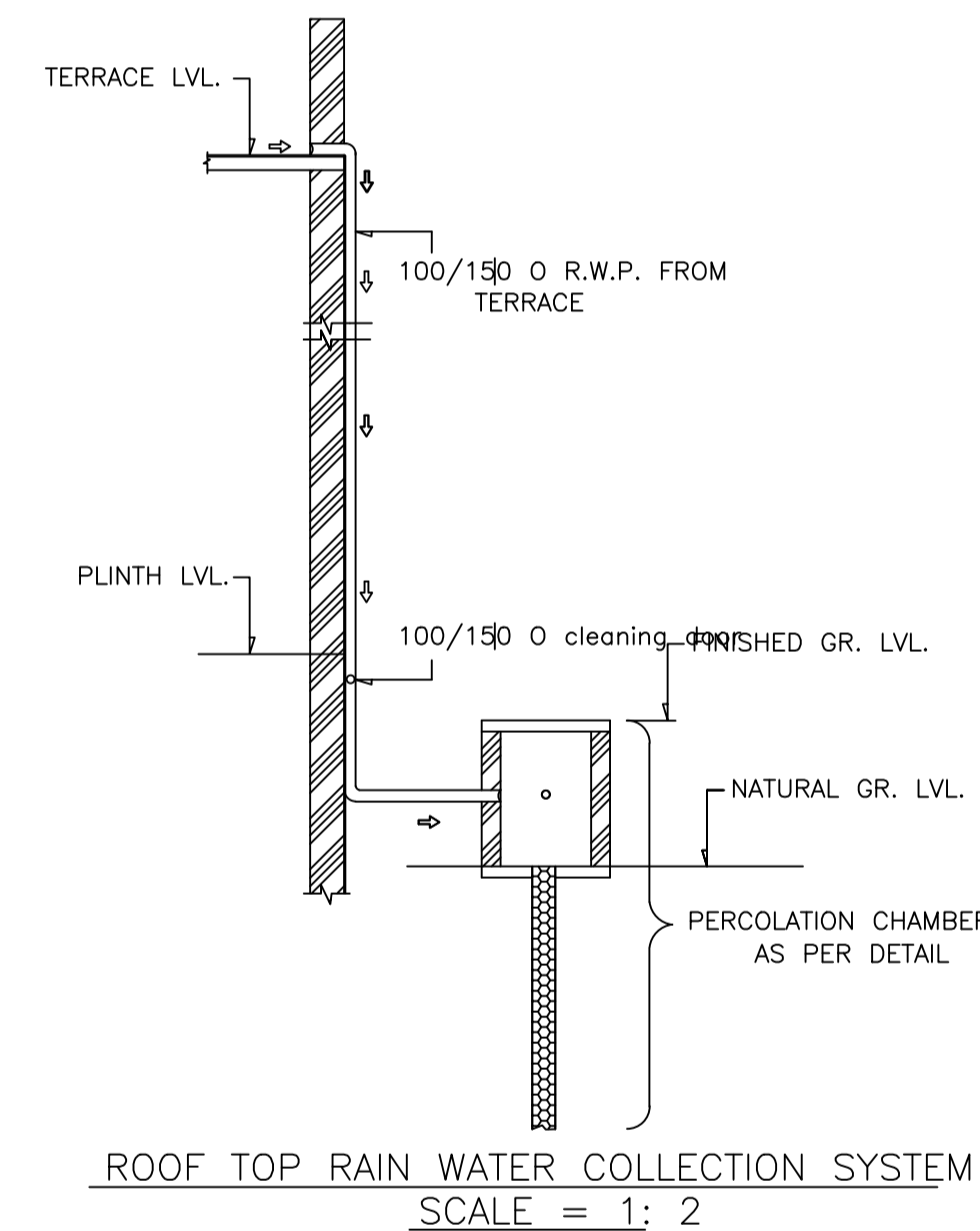
FRONT ELEVATION



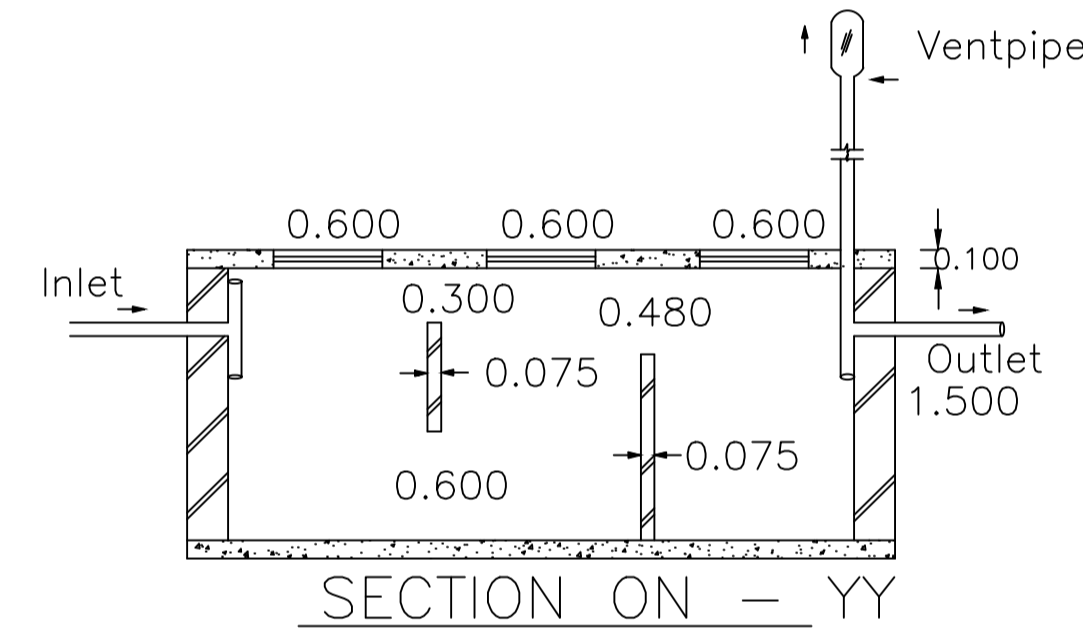
DETAILS OF WATER HARVESTING
SCALE = 1 : 2



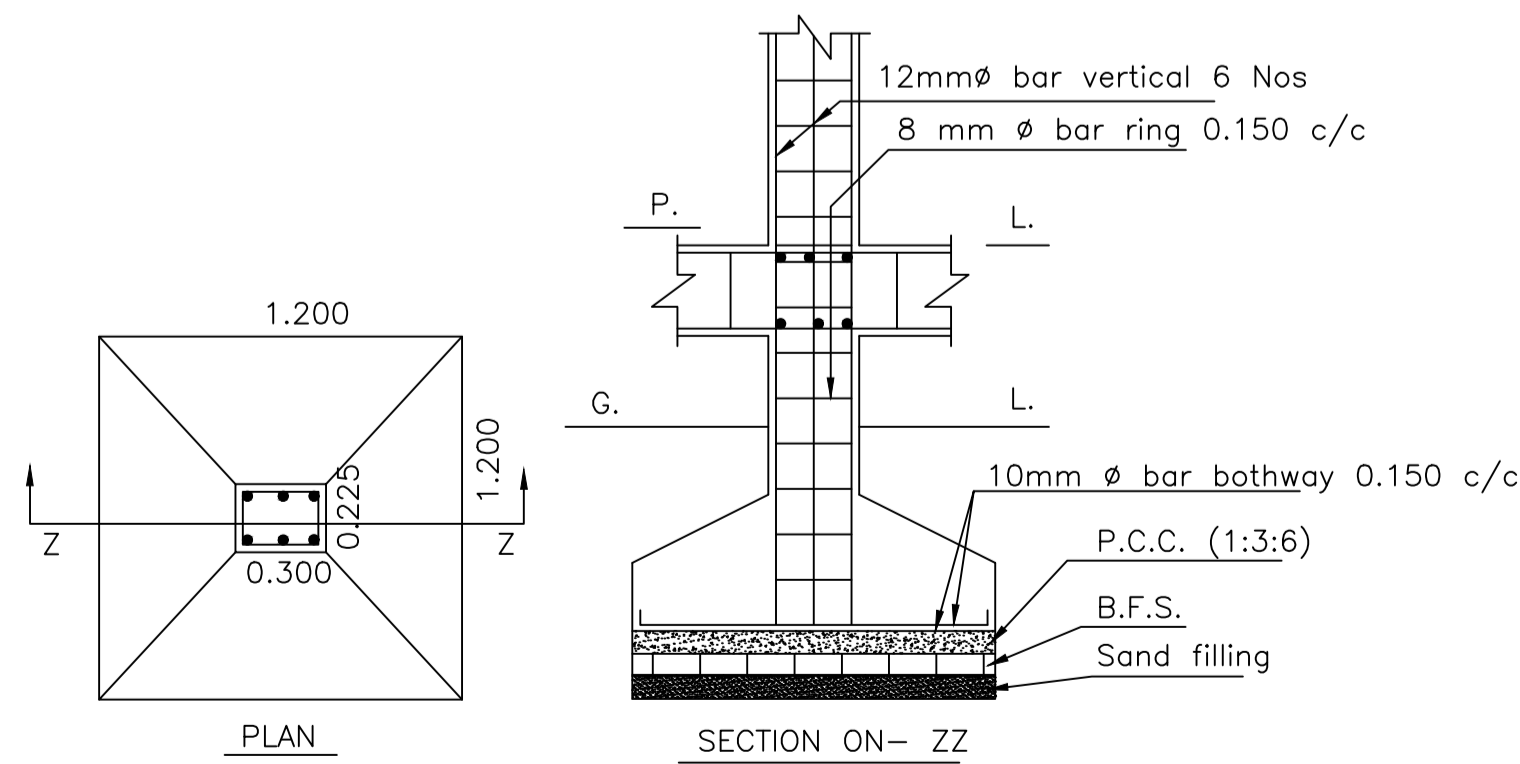
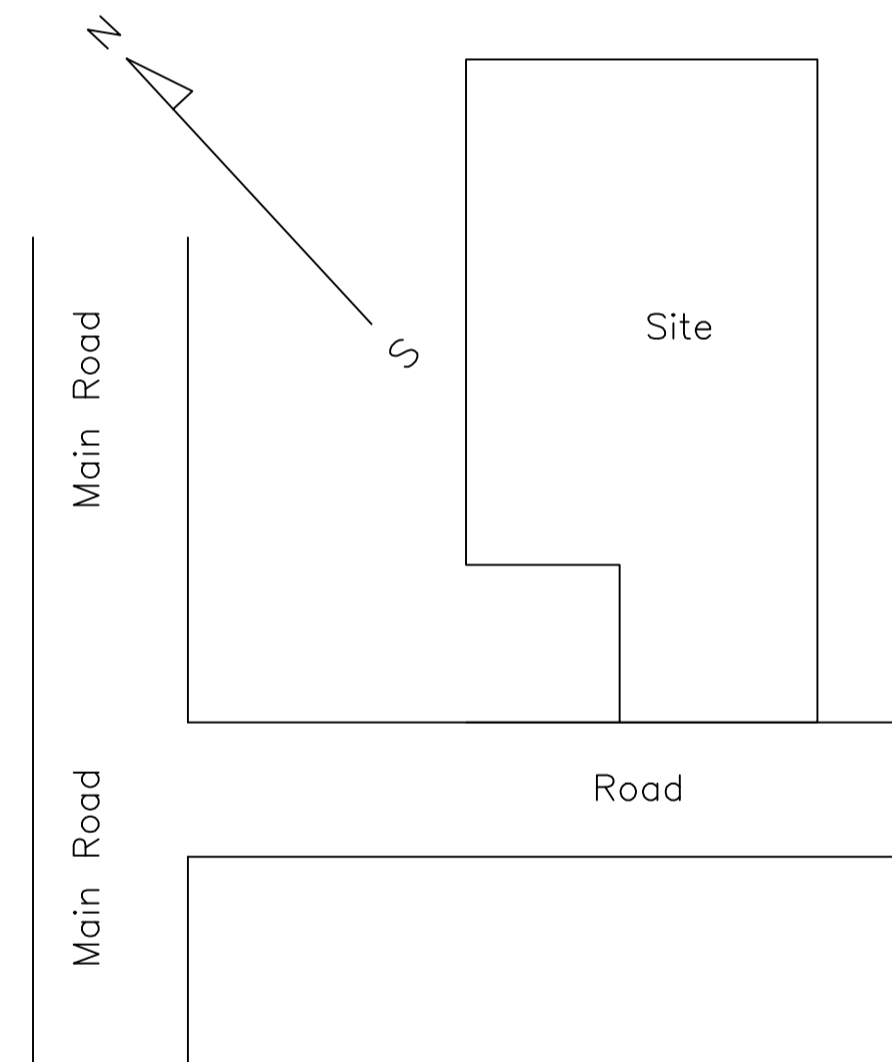
DETAILS OF MAIN DRAIN



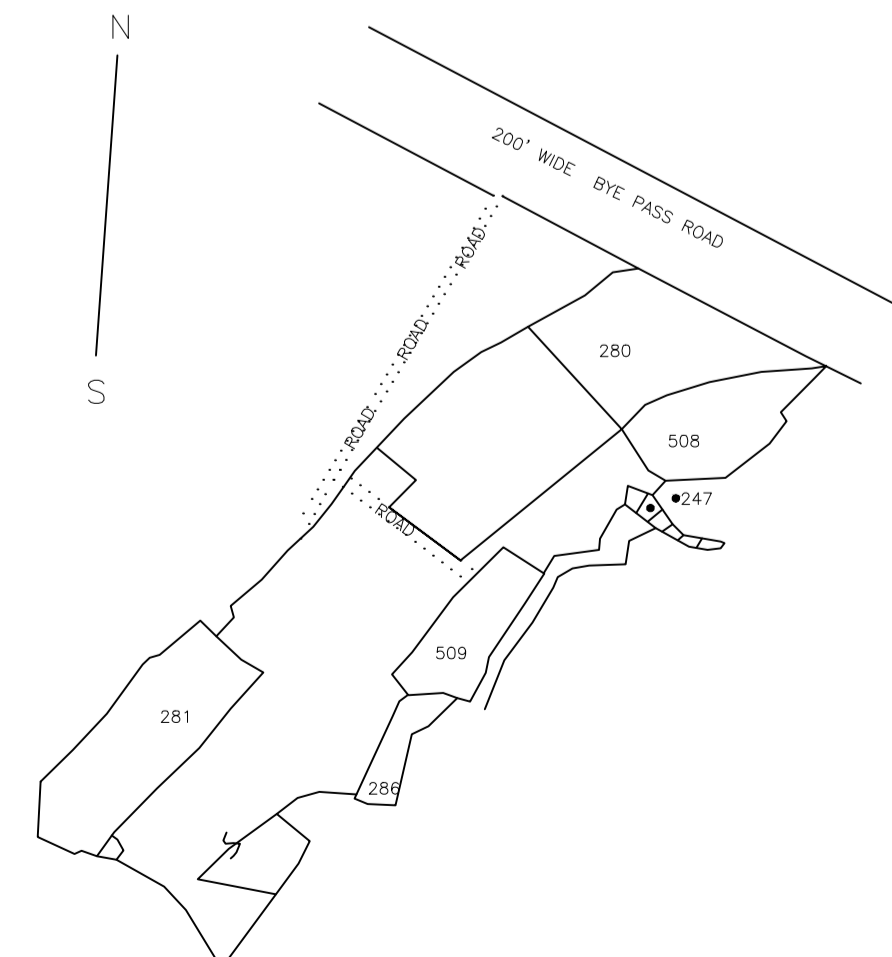
ROOF TOP RAIN WATER COLLECTION SYSTEM
SCALE = 1 : 2



DETAILS OF SEPTIC TANK
SCALE = 1 : 2

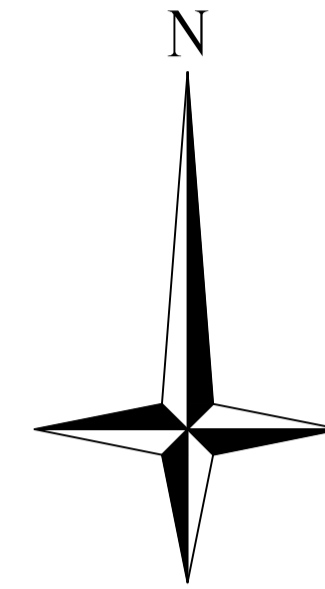
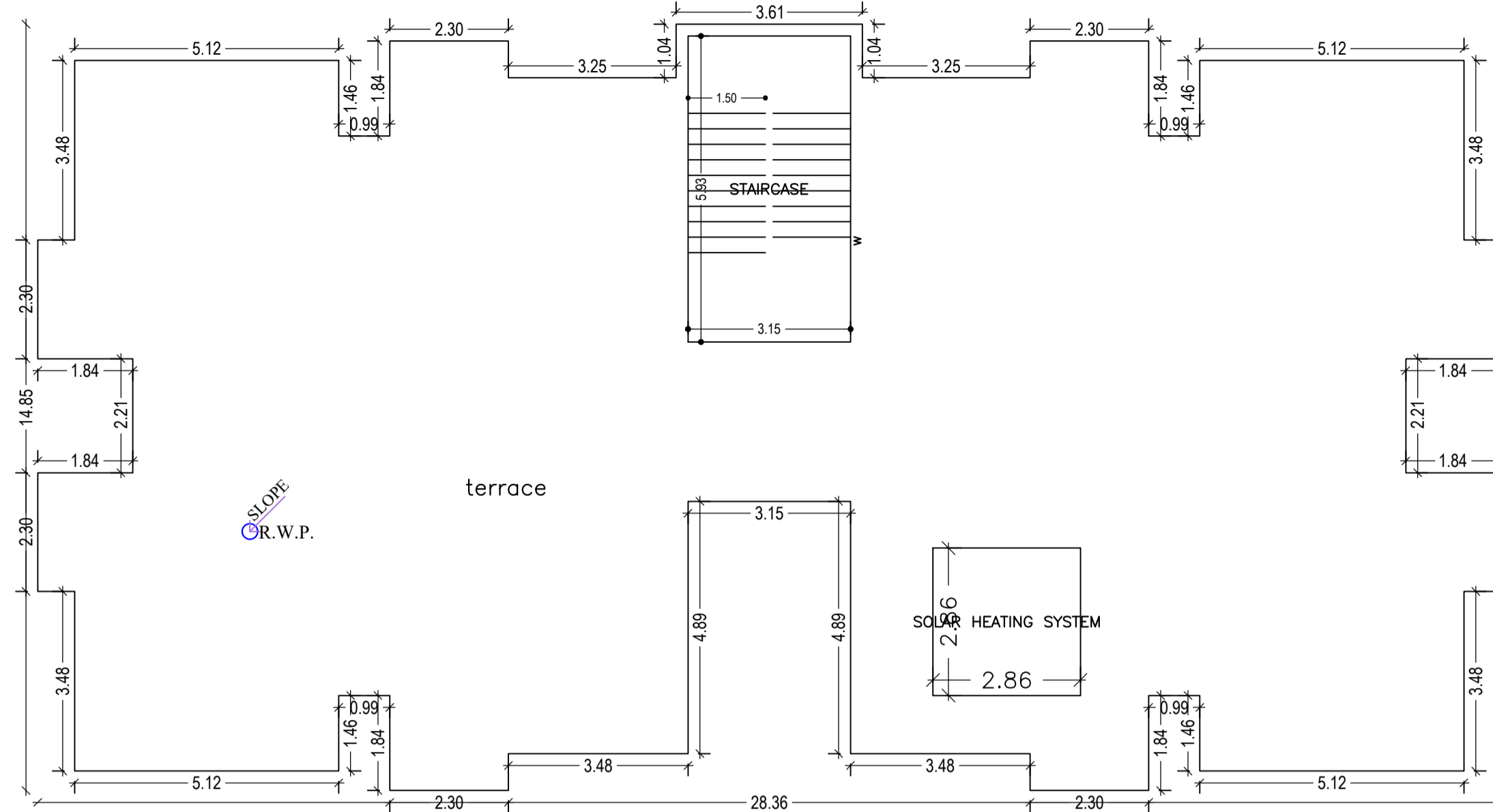
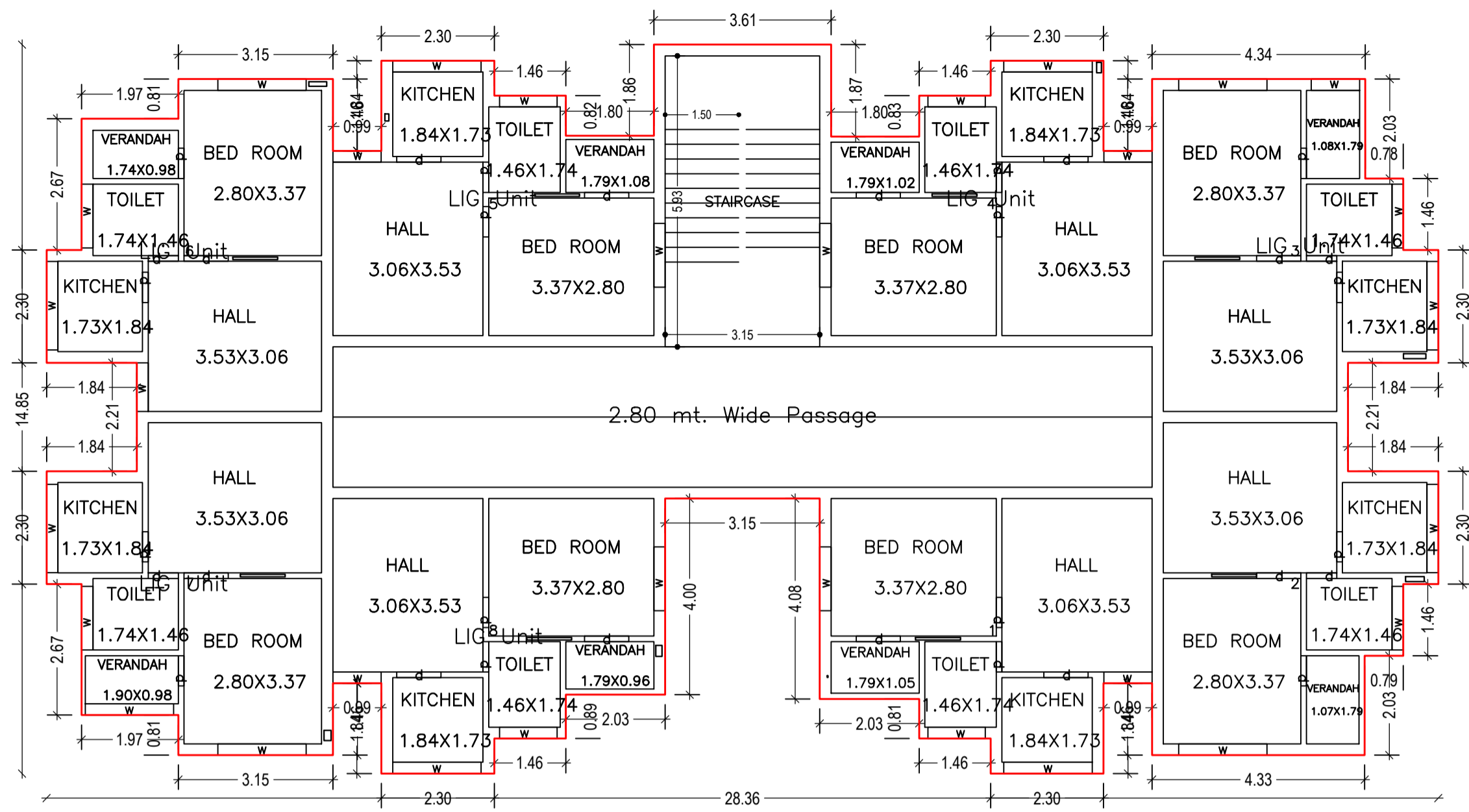


*DETAILS OF COLUMN FOOTING
SCALE = 1 : 4



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



TYPICAL - GROUND, 1, 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (3)	d	0.62	2.10	80
B (3)	d	0.90	2.10	48

SCHEDULE OF WINDOW/VENTILATION:

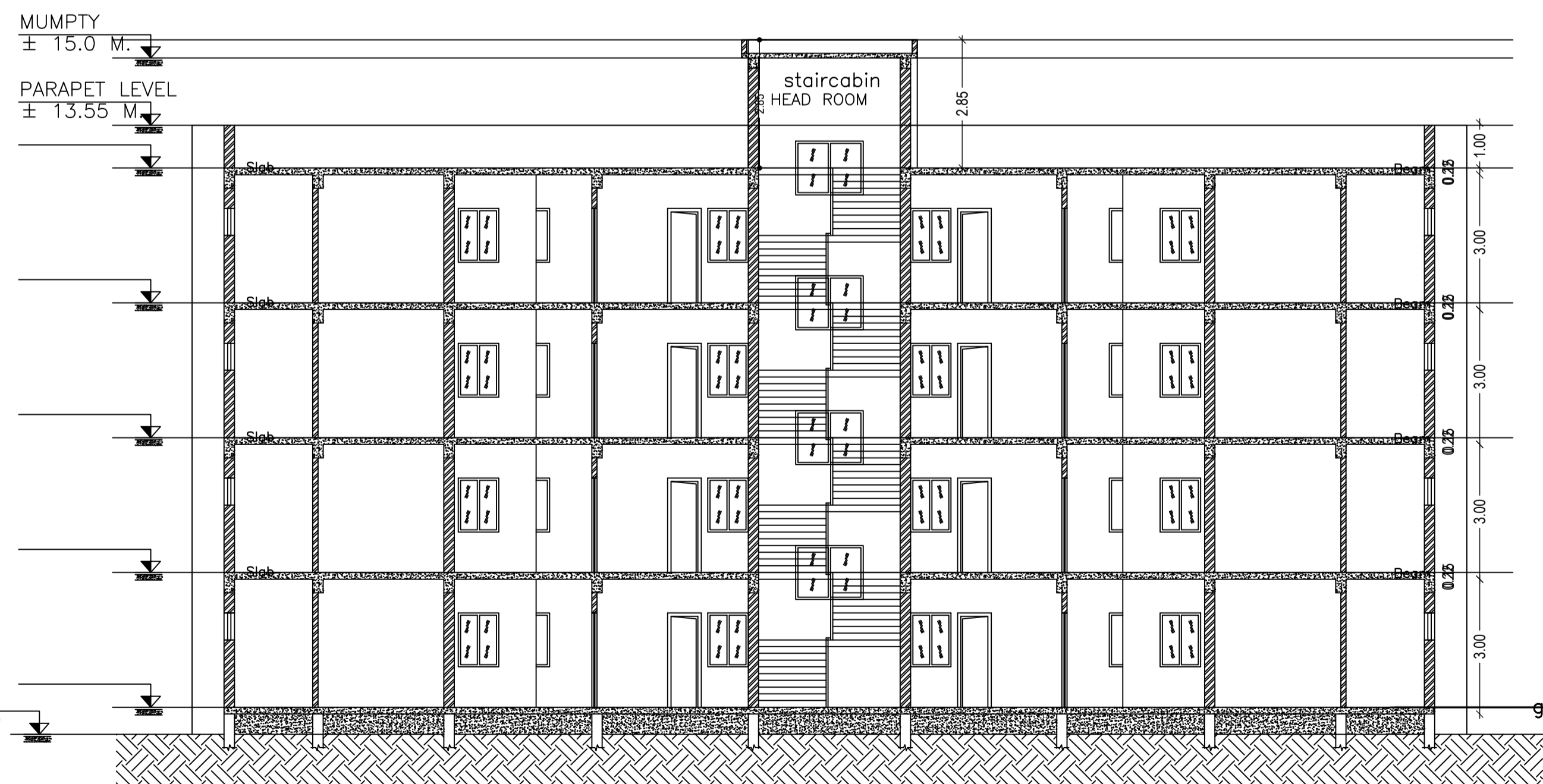
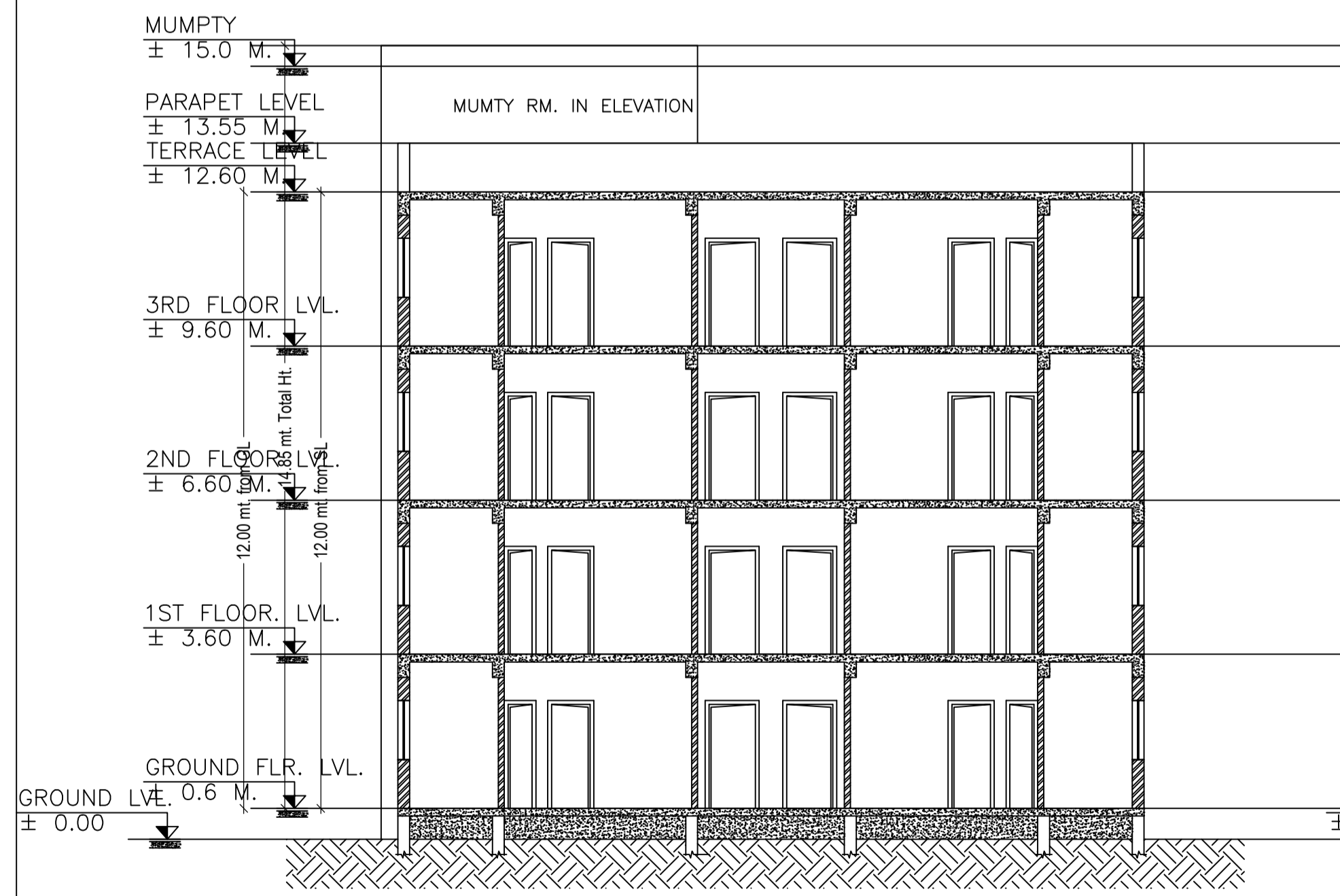
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (3)	w	0.98	1.20	20
B (3)	w	0.99	1.20	04
B (3)	w	1.17	1.20	16
B (3)	w	1.30	1.20	32
B (3)	w	1.80	1.20	52

UnitBUA Table for Building :B (3)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, 1, 2, 3 FLOOR PLAN	1	EWS UNIT	29.10	29.05	5	32
	2	EWS UNIT	29.14	29.09	5	
	3	LIG UNIT	31.84	31.74	5	
	4	LIG UNIT	31.02	30.95	5	
	5	LIG UNIT	31.04	30.98	5	
	6	LIG UNIT	31.08	31.03	5	
	7	LIG UNIT	31.06	31.02	5	
	8	LIG UNIT	31.83	31.75	5	
Total:	-	-	984.45	982.49	160	32

Building :B (3)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	Carpet Area other than Tenement
Ground Floor	338.98	338.98	338.98	338.98	08	124.32
First Floor	338.98	338.98	338.98	338.98	08	124.32
Second Floor	338.98	338.98	338.98	338.98	08	124.32
Third Floor	338.98	338.98	338.98	338.98	08	124.32
Terrace Floor	0.00	0.00	0.00	0.00	00	0.00
Total :	1355.92	1355.92	1355.92	1355.92	32	497.28
Total Number of Same Buildings	1					
Total :	1355.92	1355.92	1355.92	1355.92	32	497

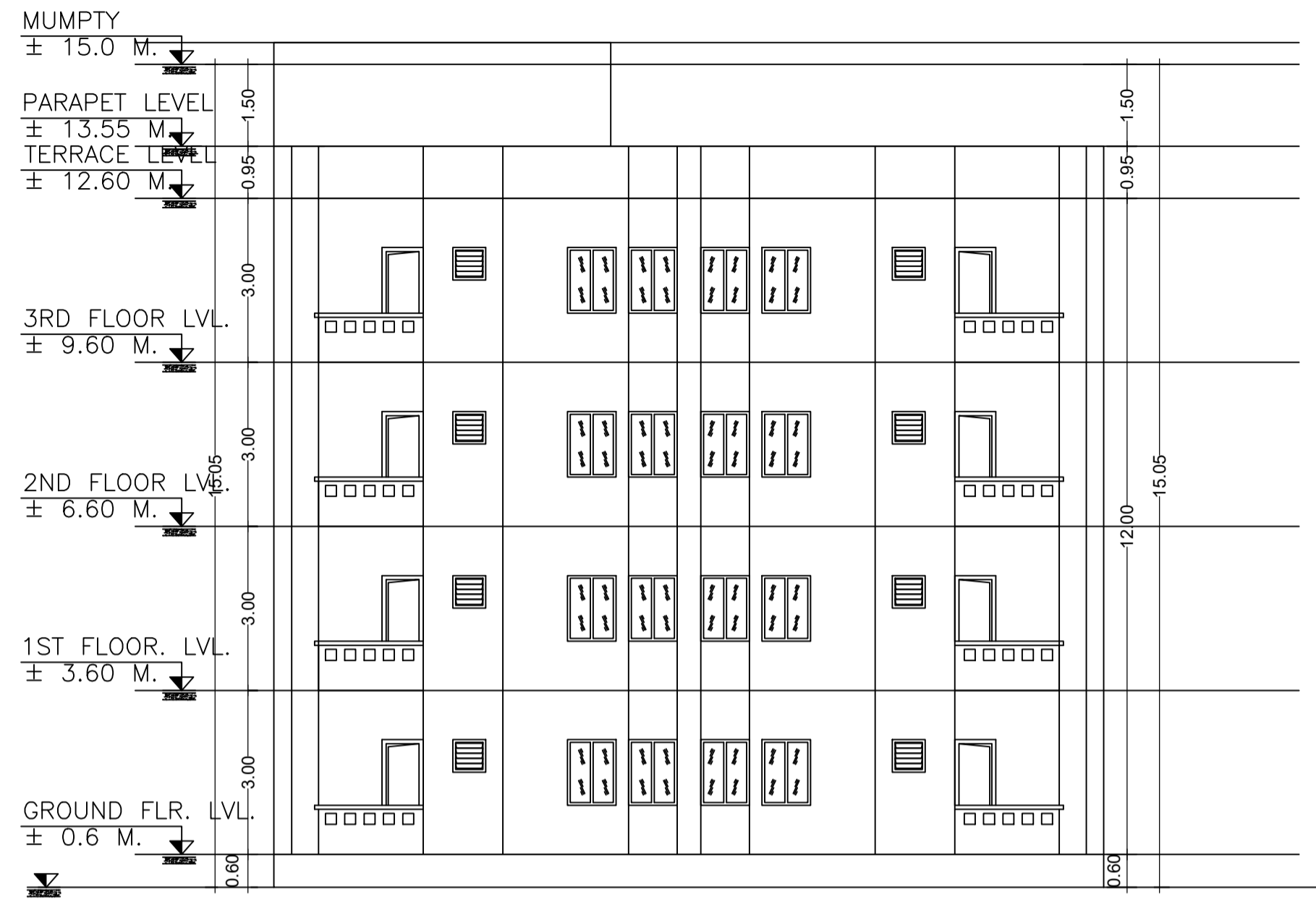


SECTION ALONG B-B'

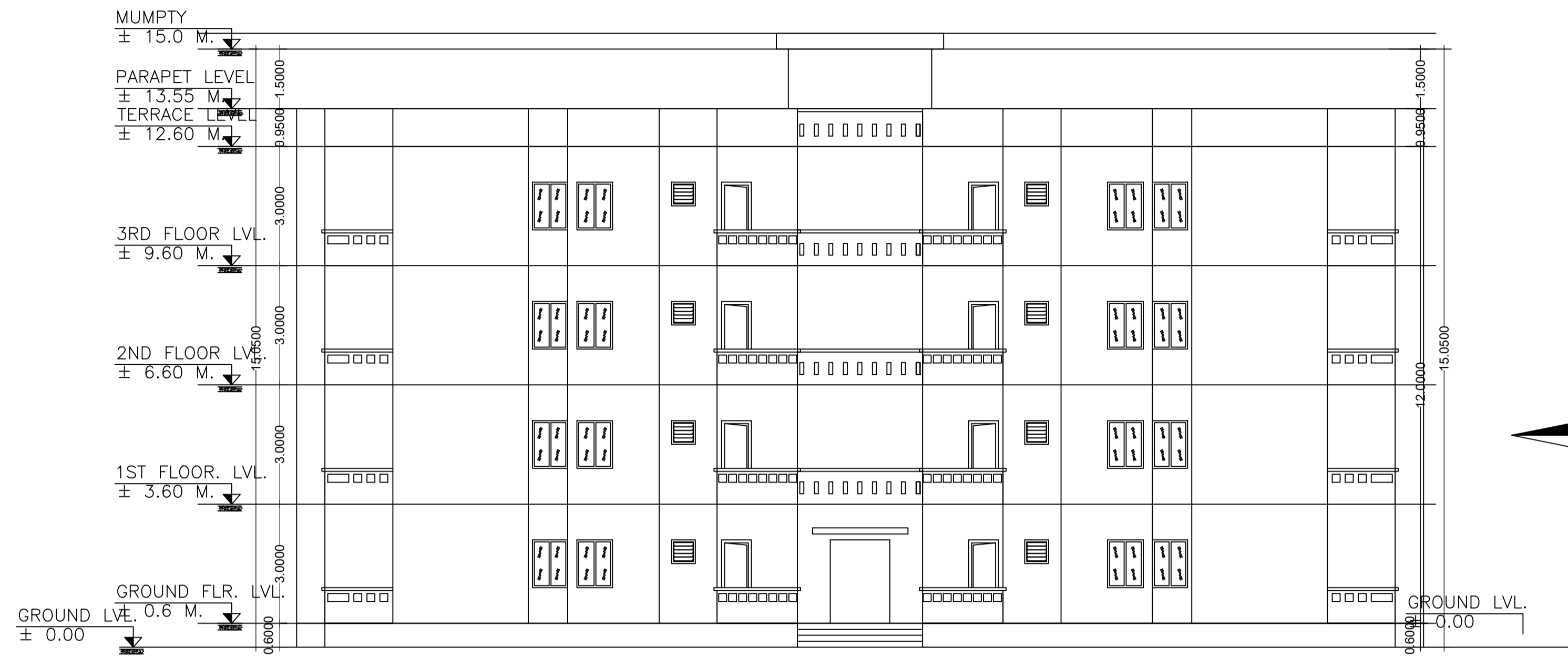
SECTION ALONG A-A'

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

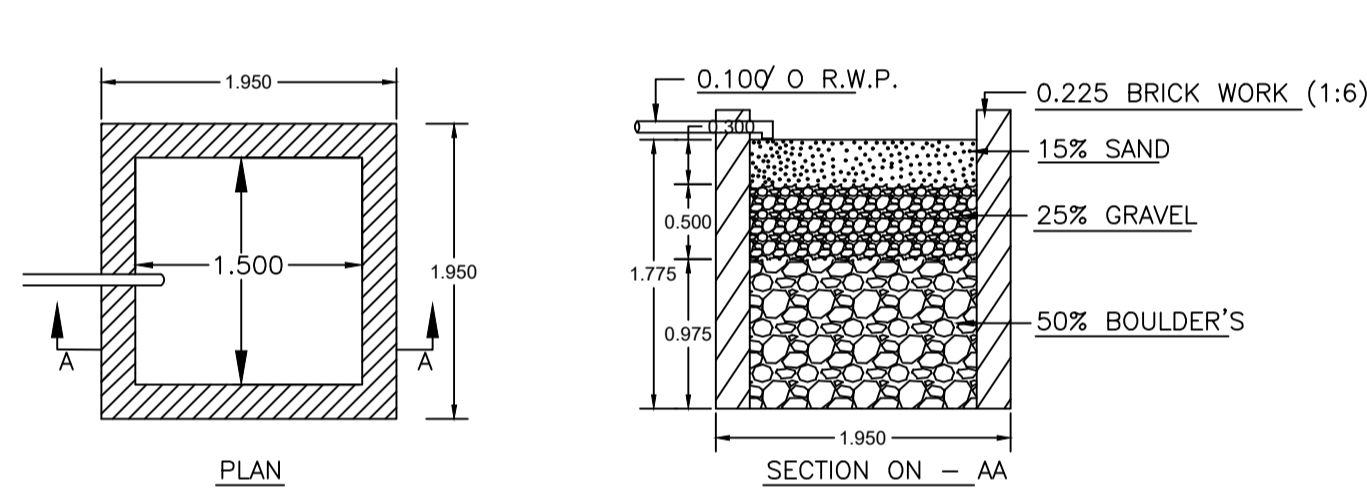
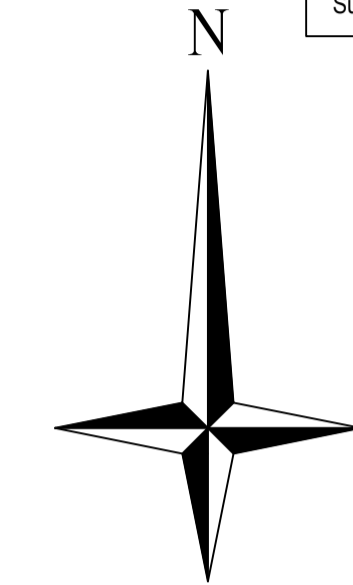
Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



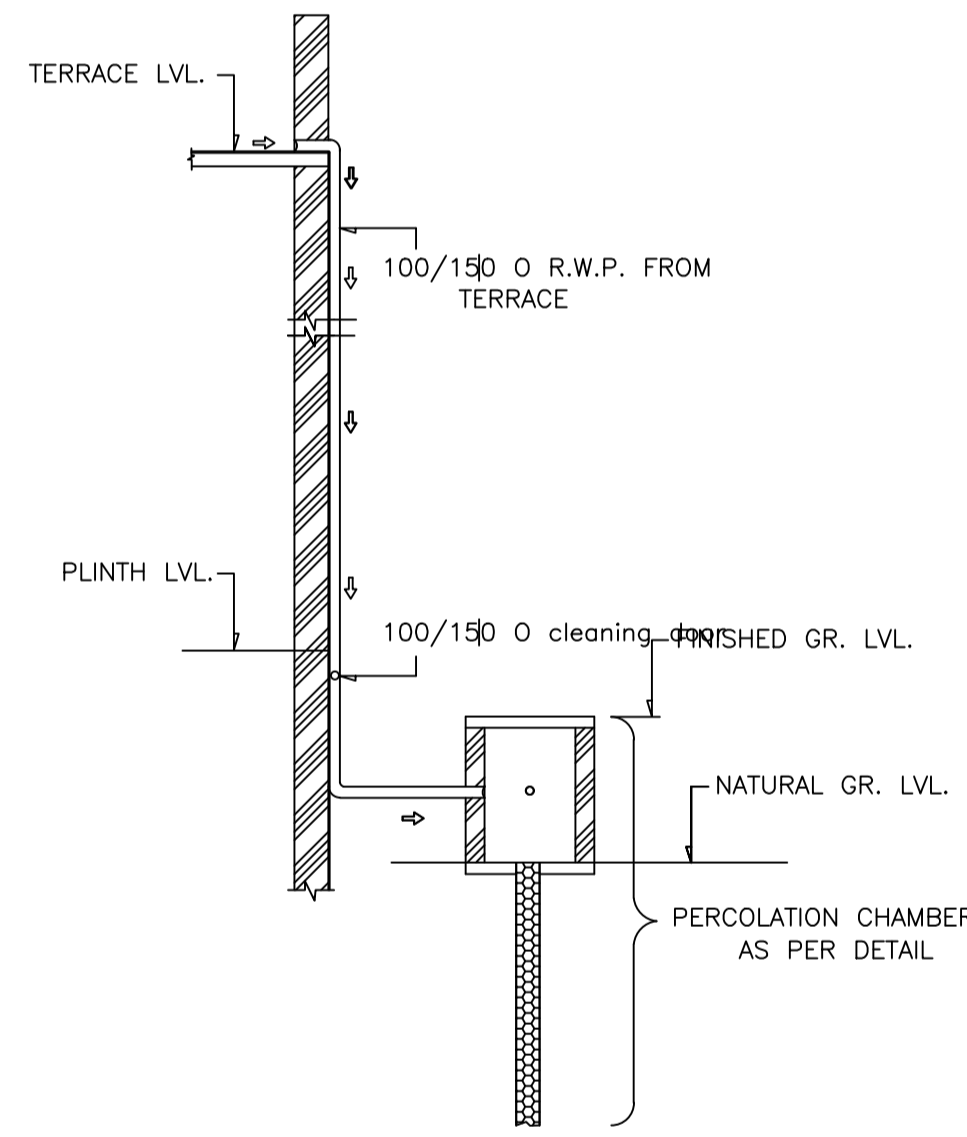
LEFT ELEVATION



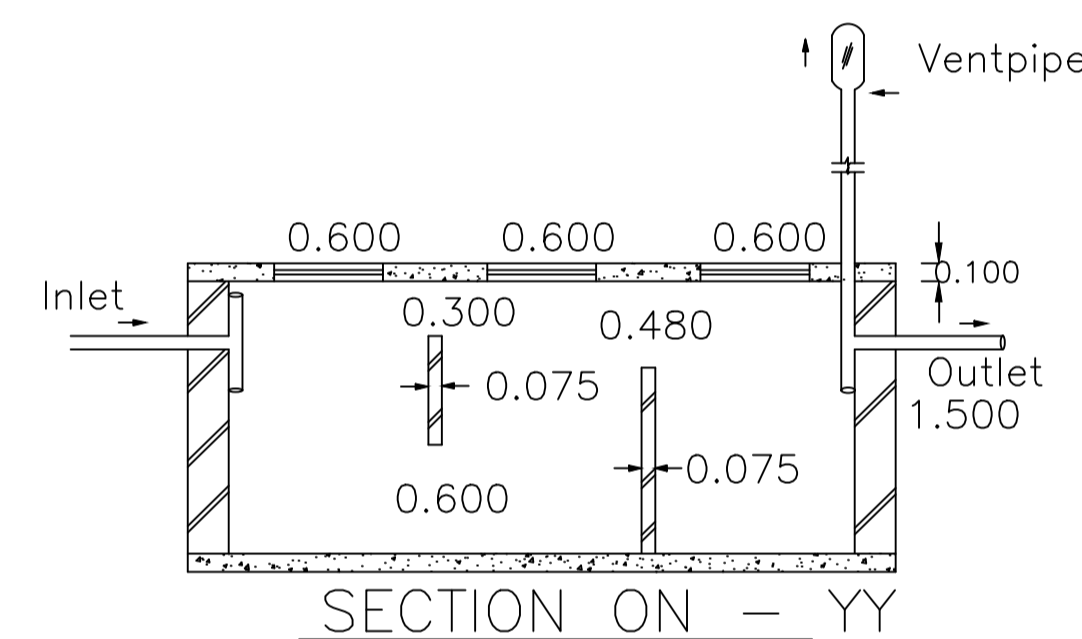
FRONT ELEVATION



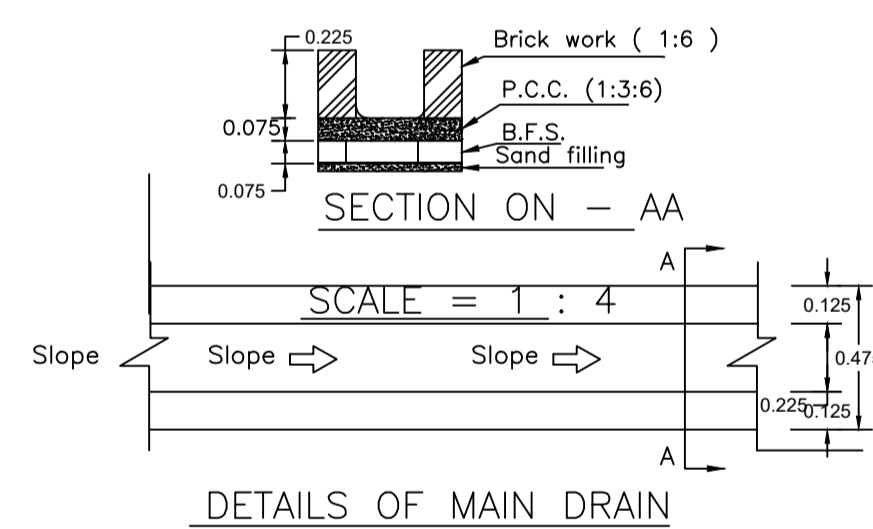
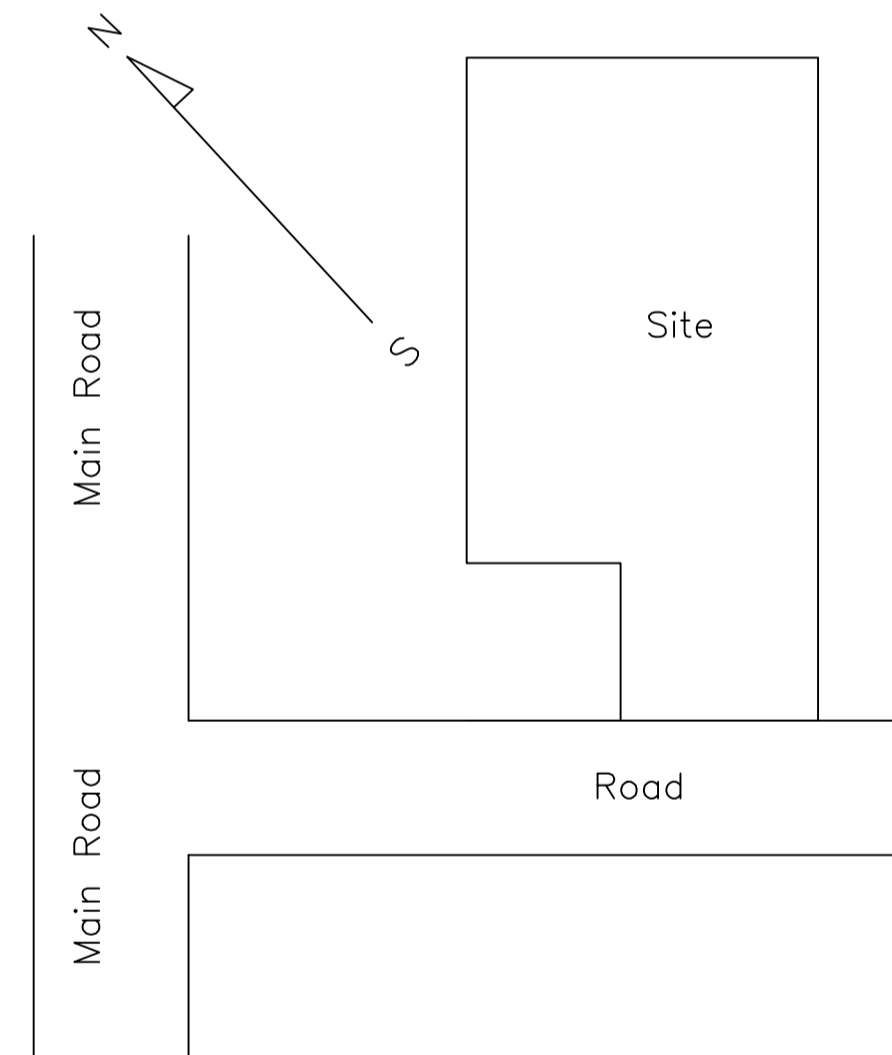
DETAILS OF WATER HARVESTING
SCALE = 1 : 2



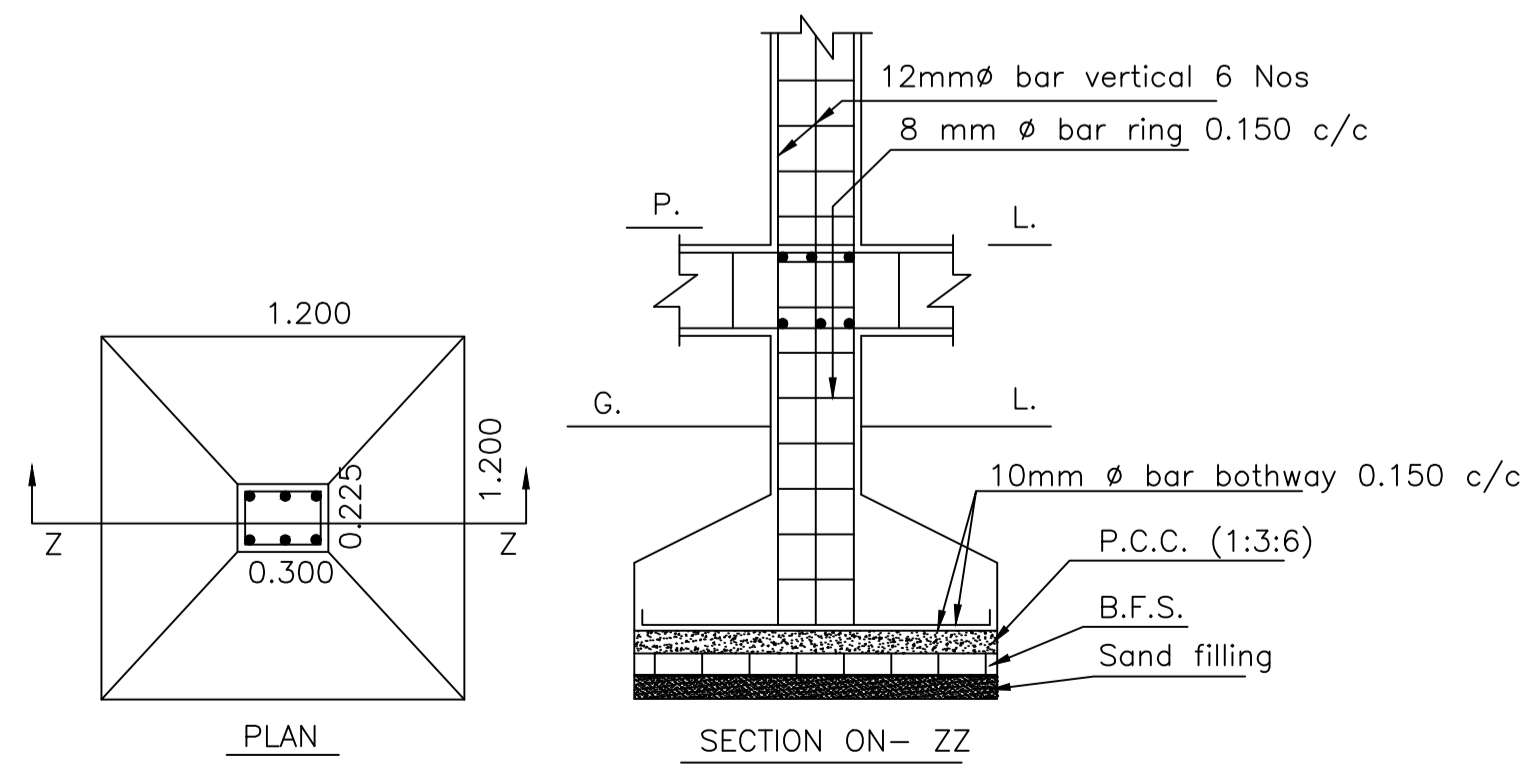
ROOF TOP RAIN WATER COLLECTION SYSTEM
SCALE = 1 : 2



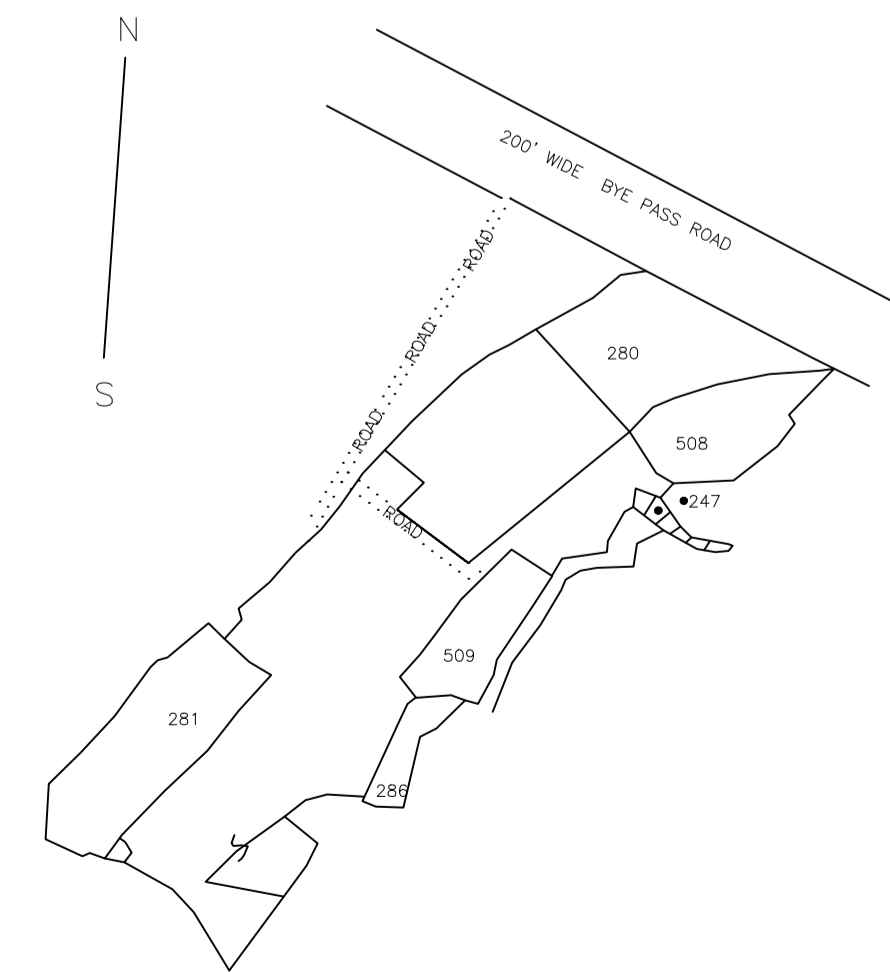
SECTION ON-YY
DETAILS OF SEPTIC TANK
SCALE = 1 : 2



DETAILS OF MAIN DRAIN

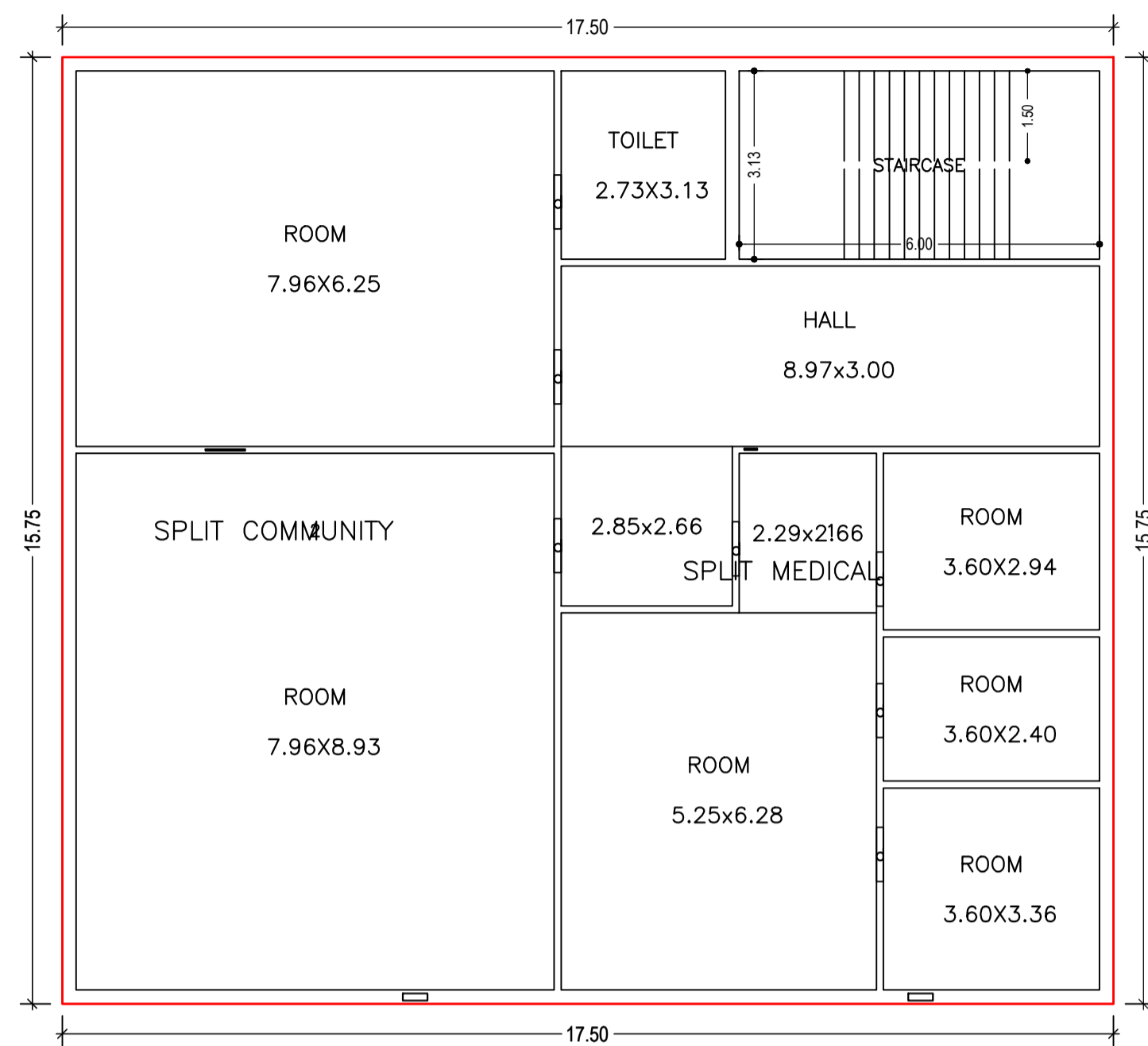


*DETAILS OF COLUMN FOOTING
SCALE = 1 : 4

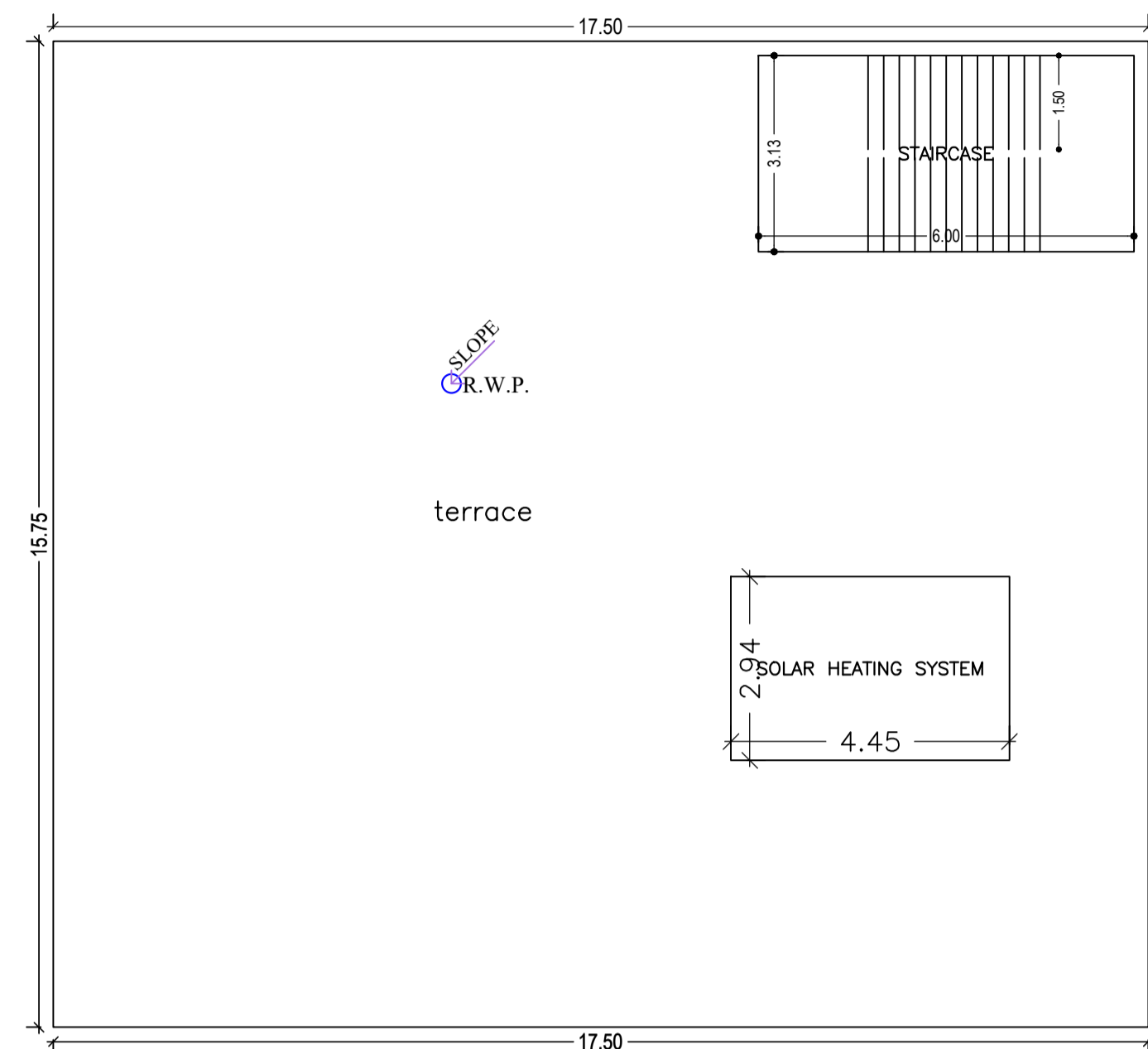


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			

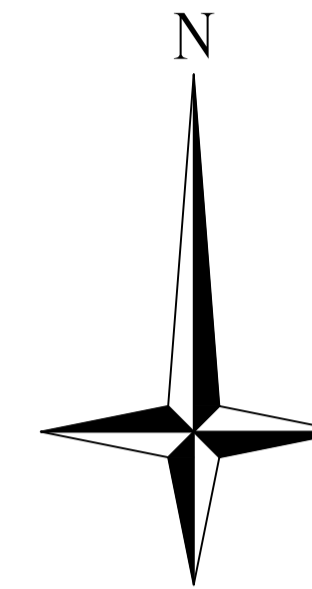
Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



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



TERRACE FLOOR PLAN
(SCALE 1:100)



UnitBUA Table for Building :C (1)

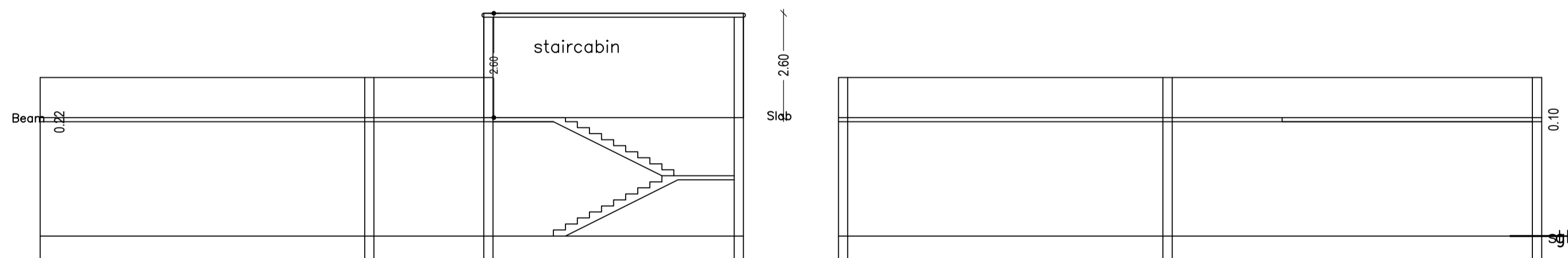
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT COMMUNITY	FLAT	121.73	121.72	2	2
	SPLIT MEDICAL	FLAT	137.10	137.10	6	
Total:	-	-	258.83	258.81	8	2

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (1)	d	0.90	2.10	07

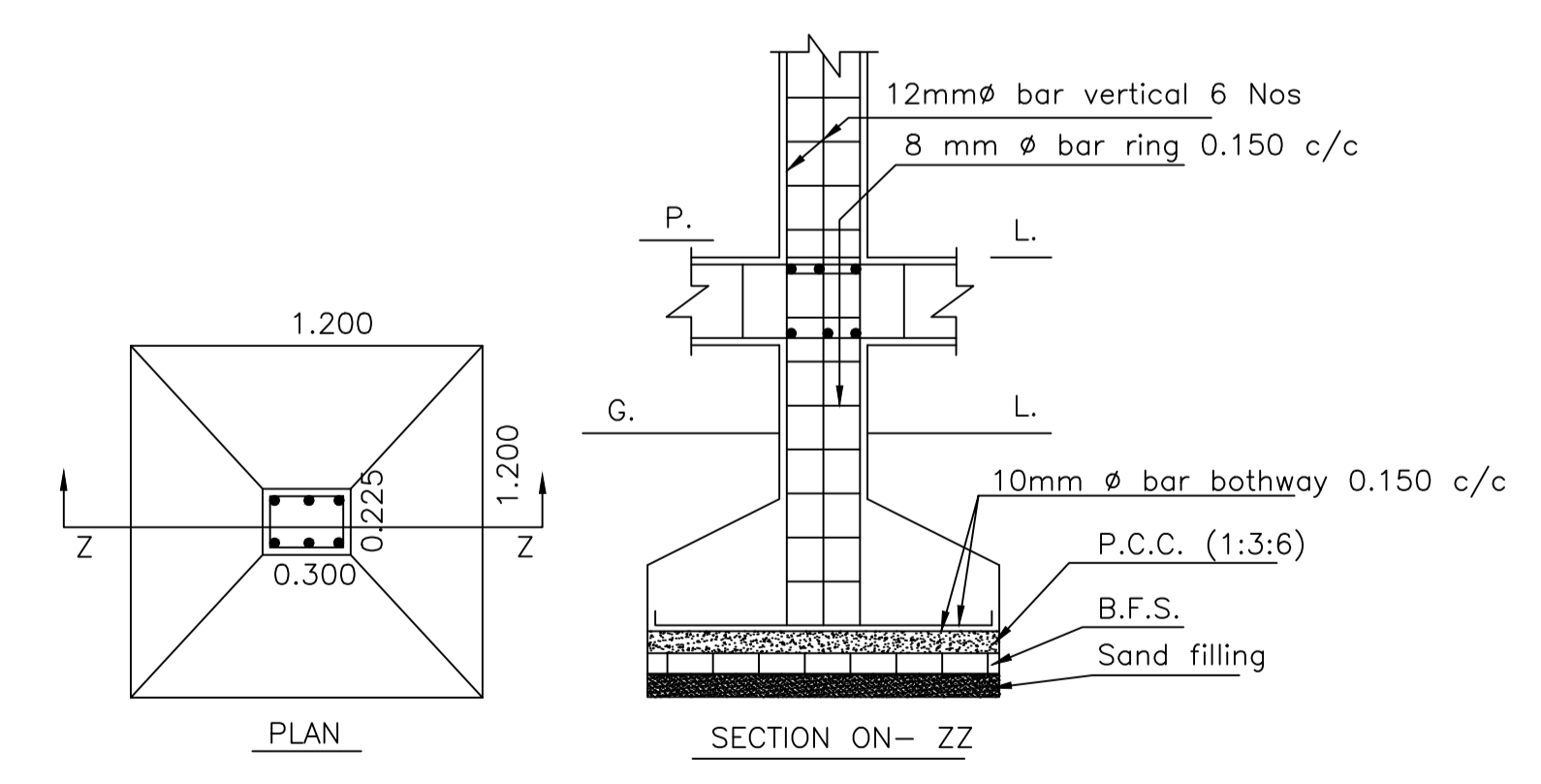
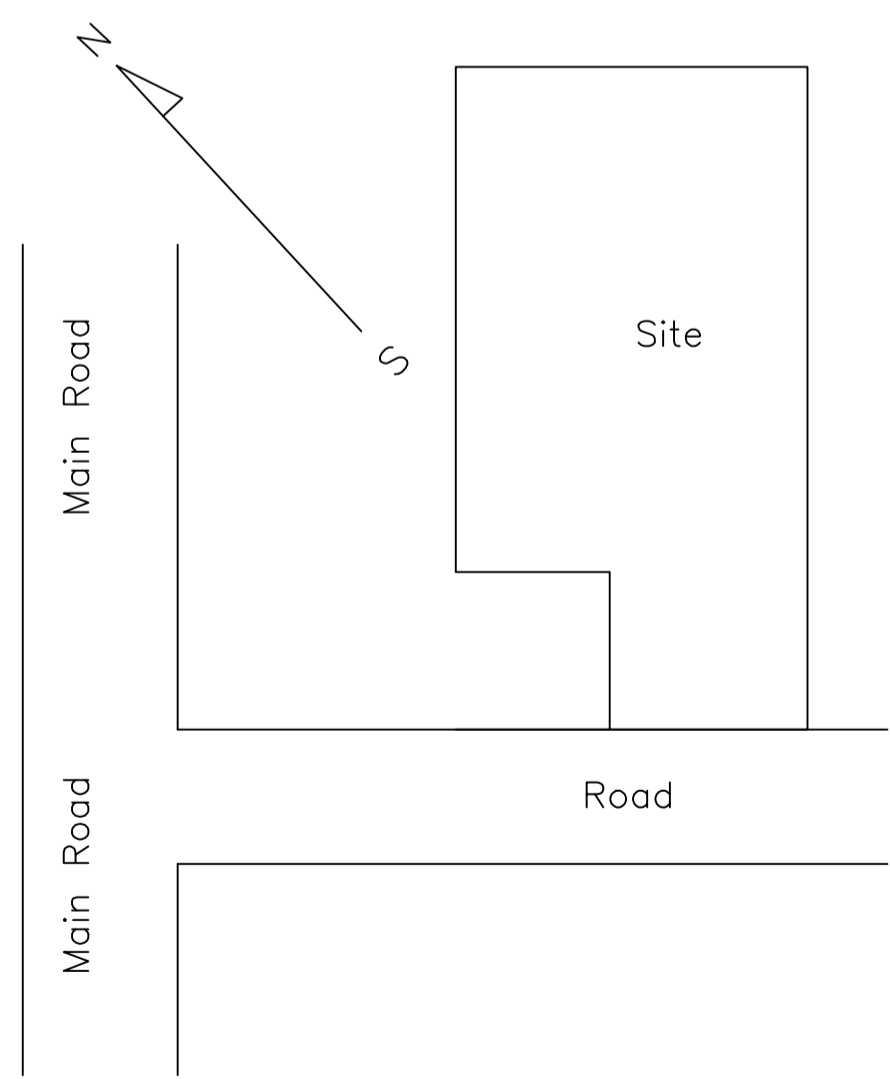
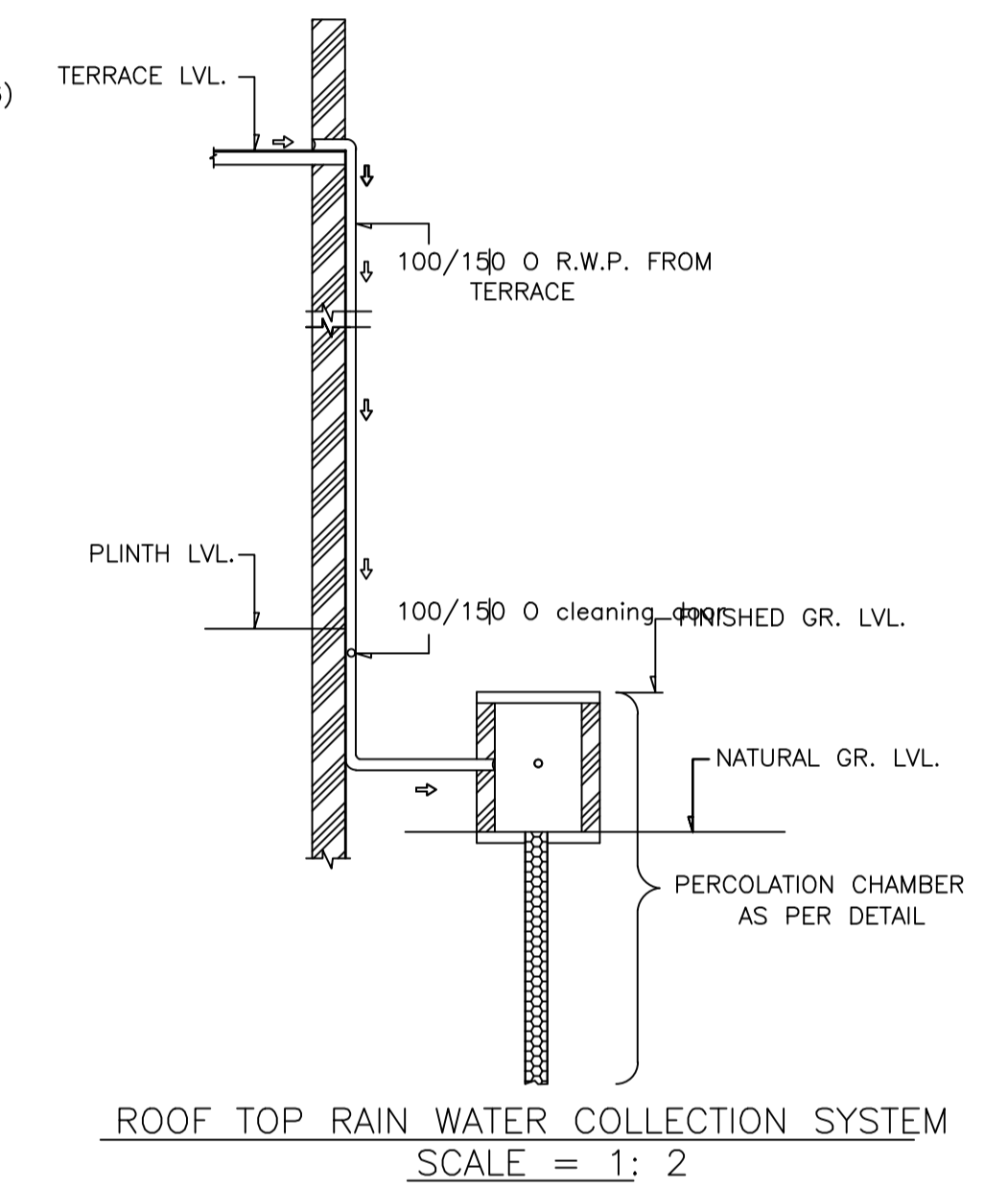
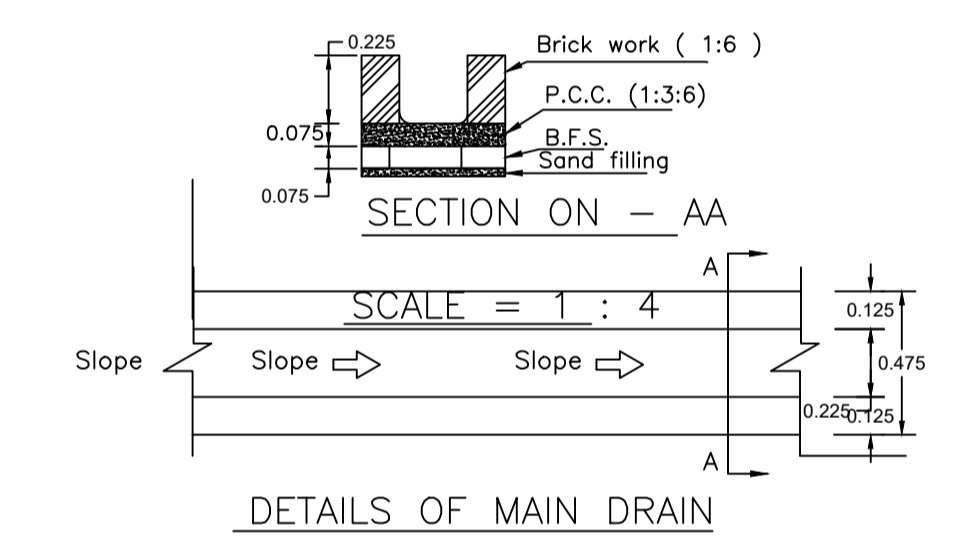
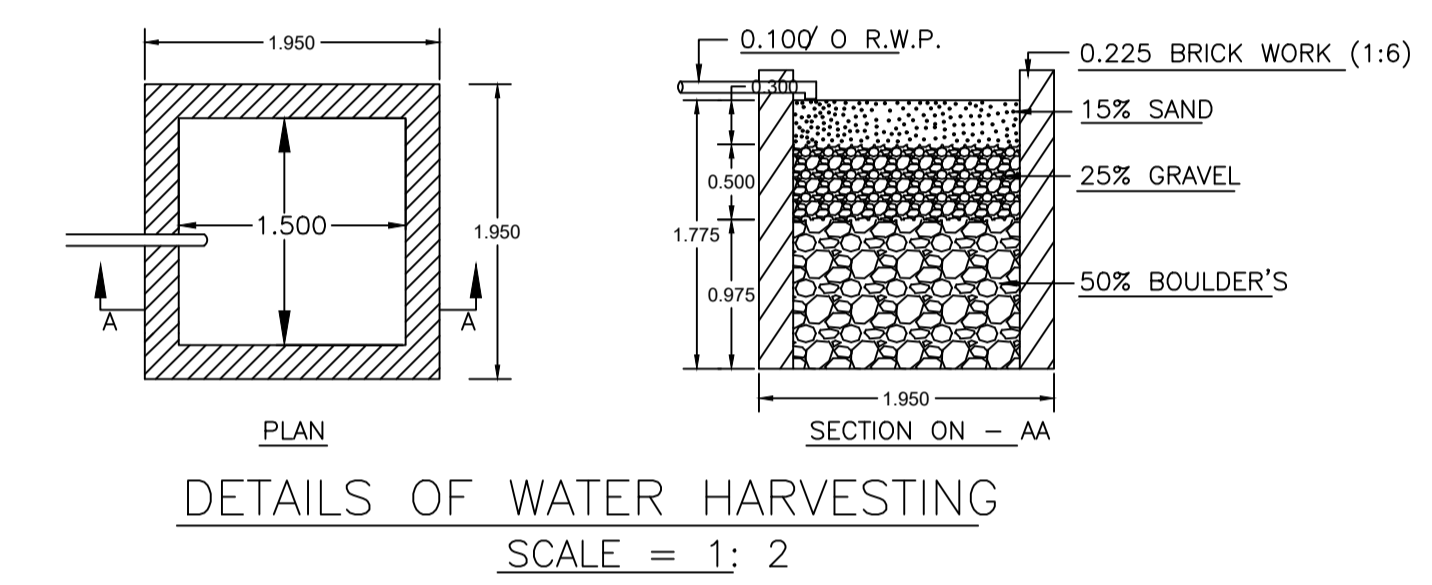
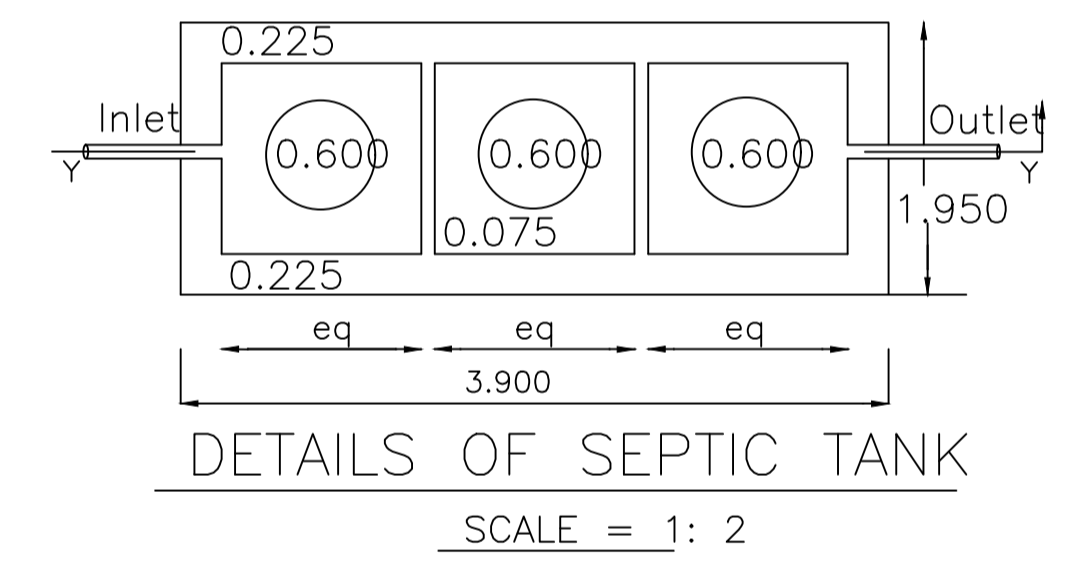
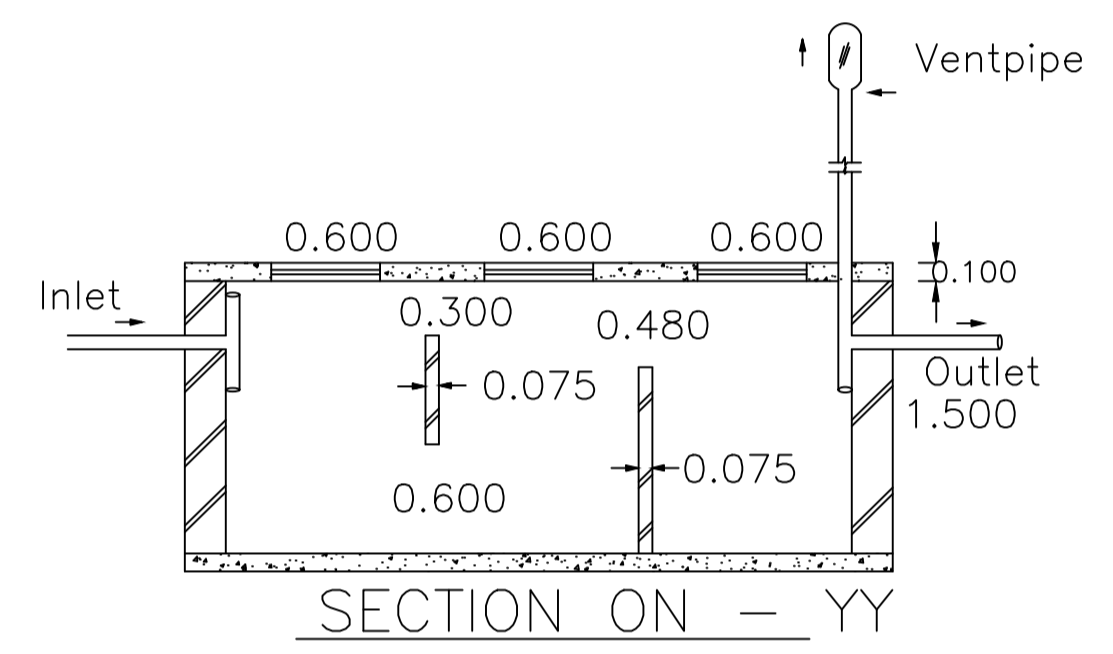
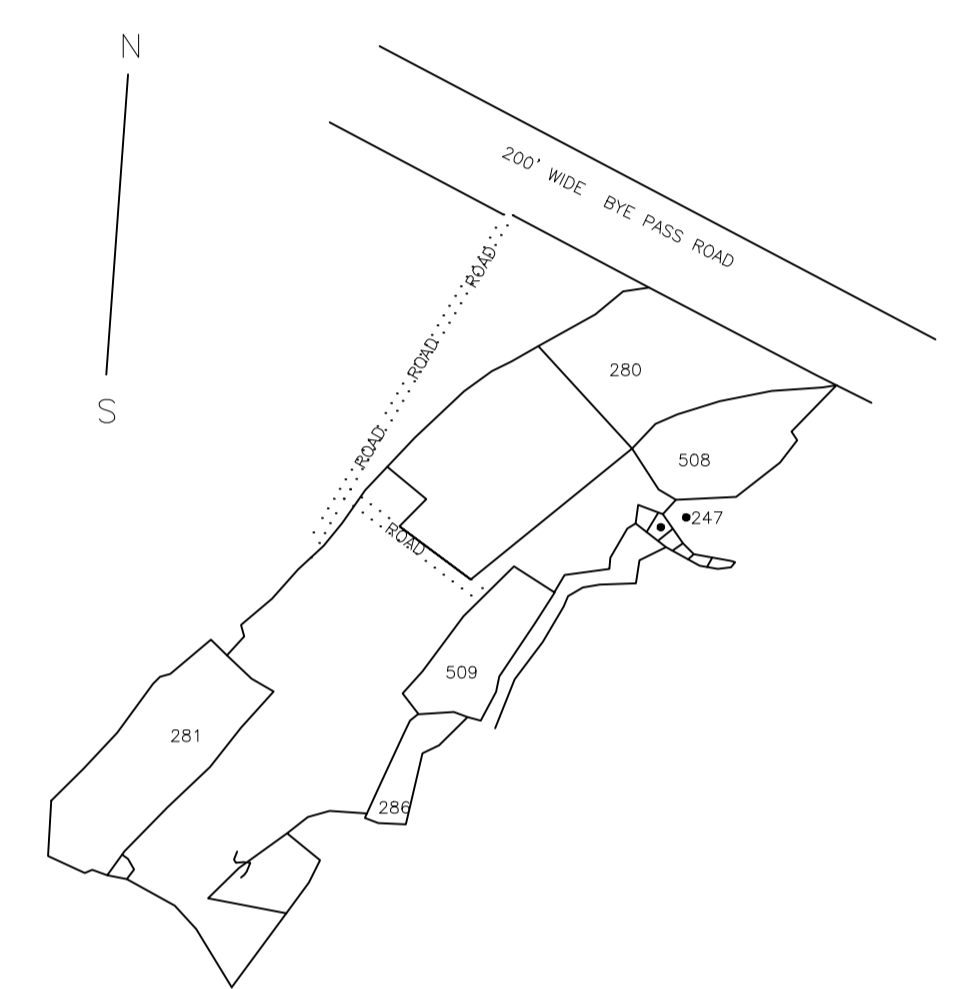
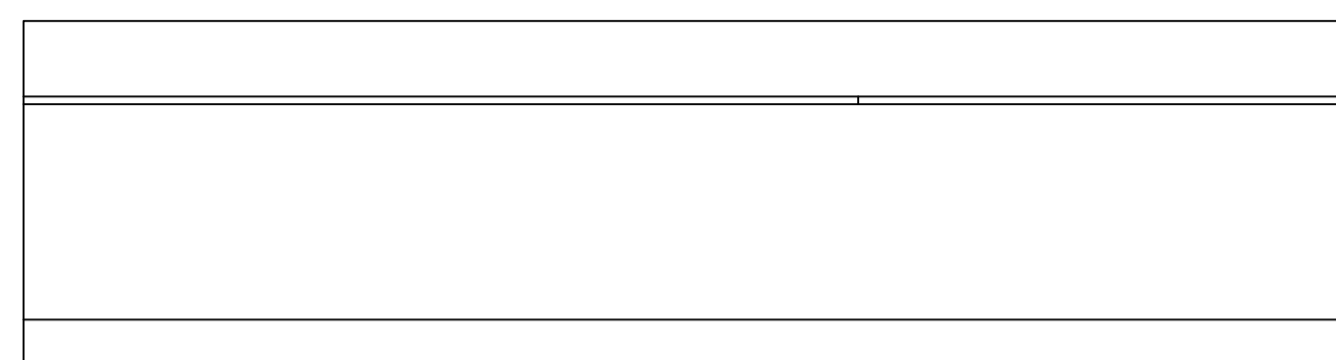
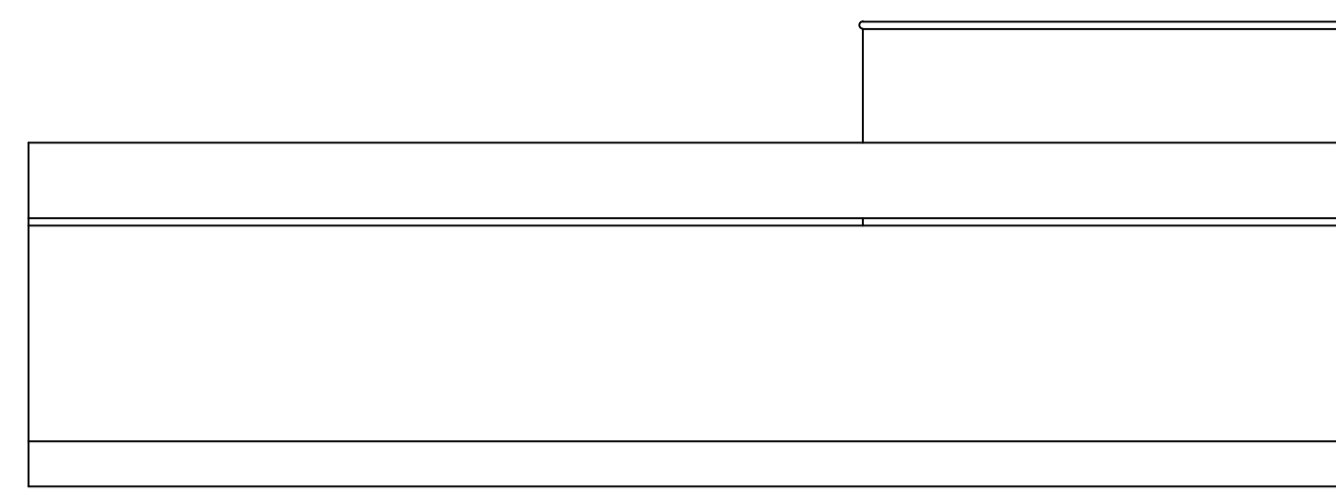
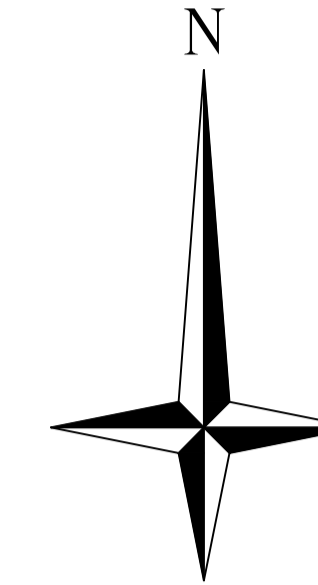
Building :C (1)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	275.68	275.68	275.68	275.68	02
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	275.68	275.68	275.68	275.68	02
Total Number of Same Buildings :	1				
Total :	275.68	275.68	275.68	275.68	02



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Proposal Basic Information	
Proposal File No.	DMC/AH/0067/W20/2022
Owner Name	PMAY VERTICAL III
Khata No	42
Plot No	280
Village Name	Baramuri
Use	Residential
SubUse	Low income group and EWS Housing



*DETAILS OF COLUMN FOOTING
SCALE = 1 : 4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			