

Proposal Basic Information

Proposal File No.	DMC/BP/0062/W23/2022
Owner Name	MALTI DEVI, RITWICK ALOK, PEEUSH HARSH, ANAND AMIT
Khata No	OLD - 76, 123, NEW - 244,246
Plot No	OLD - 61, 74, NEW - 80,83
Village Name	Kolakusma
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT

DHANBAD MUNICIPAL CORPORATION	VERSION NO. : 1.0.66
	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	PlotNearby/ReligiousStructure: NA
Inward No: DMC/BP/0062/W23/2022	Plot/SubPlot No: OLD - 61, 74, NEW - 80,83
Application Type: General Proposal	North: Road Width - 4.5
Project Type: Building Permission	South: Plot No - BUILDING
Nature of Development: New	East: Road Width - 5.8
Location of Development Area: Old Area	West: Plot No. - VACCANT LAND

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	683.87
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		683.87
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			72.51
Total			72.51
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		611.36
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		683.87
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		683.87

COVERAGE CHECK

Permissible Coverage area (60.00 %)	410.32
Proposed Coverage Area (59.52 %)	407.07
Total Prop. Coverage Area (59.52 %)	407.07
Balance coverage area (0.48 %)	3.25

FAR CHECK

Perm. FAR Area (1800)	1230.97
Total Perm. FAR area	1230.97
Residential FAR	1170.97
Proposed FAR Area	1190.43
Total Proposed FAR Area	1190.43
Consumed FAR (Factor)	1.74
Balance FAR Area	40.54

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	1680.46
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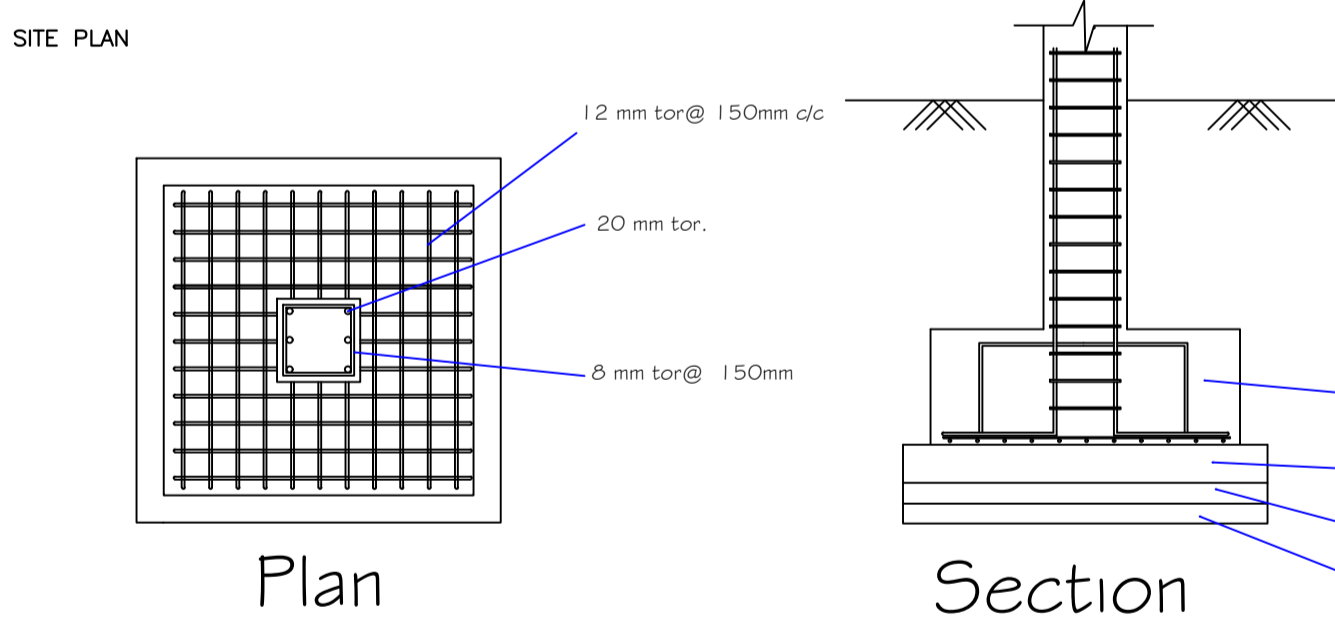
ARCHITECT (Regd) CHANDAN JHA

ENGINEER (Regd)

SUPERVISOR (Regd)

OWNER (Regd) MALTI DEVI, RITWICK ALOK, PEEUSH HARSH, ANAND AMIT

DEVELOPMENT AUTHORITY LOCAL BODY

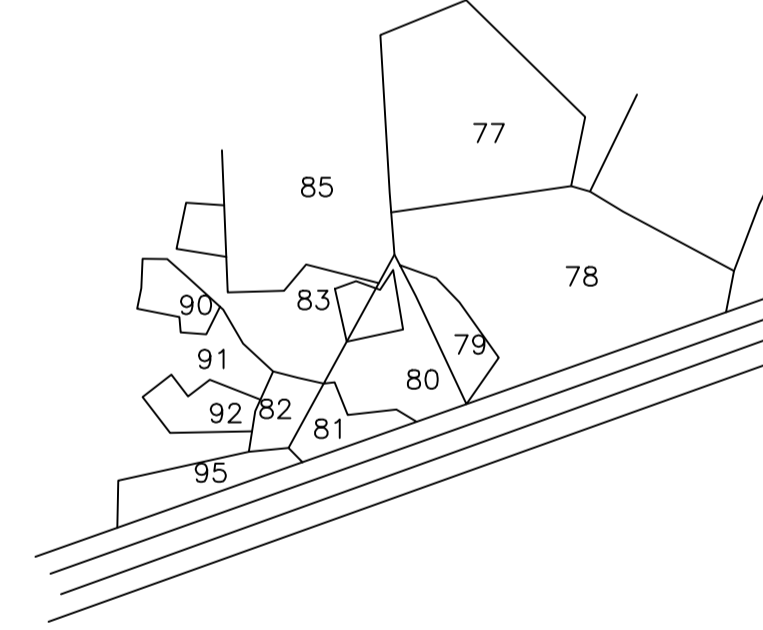
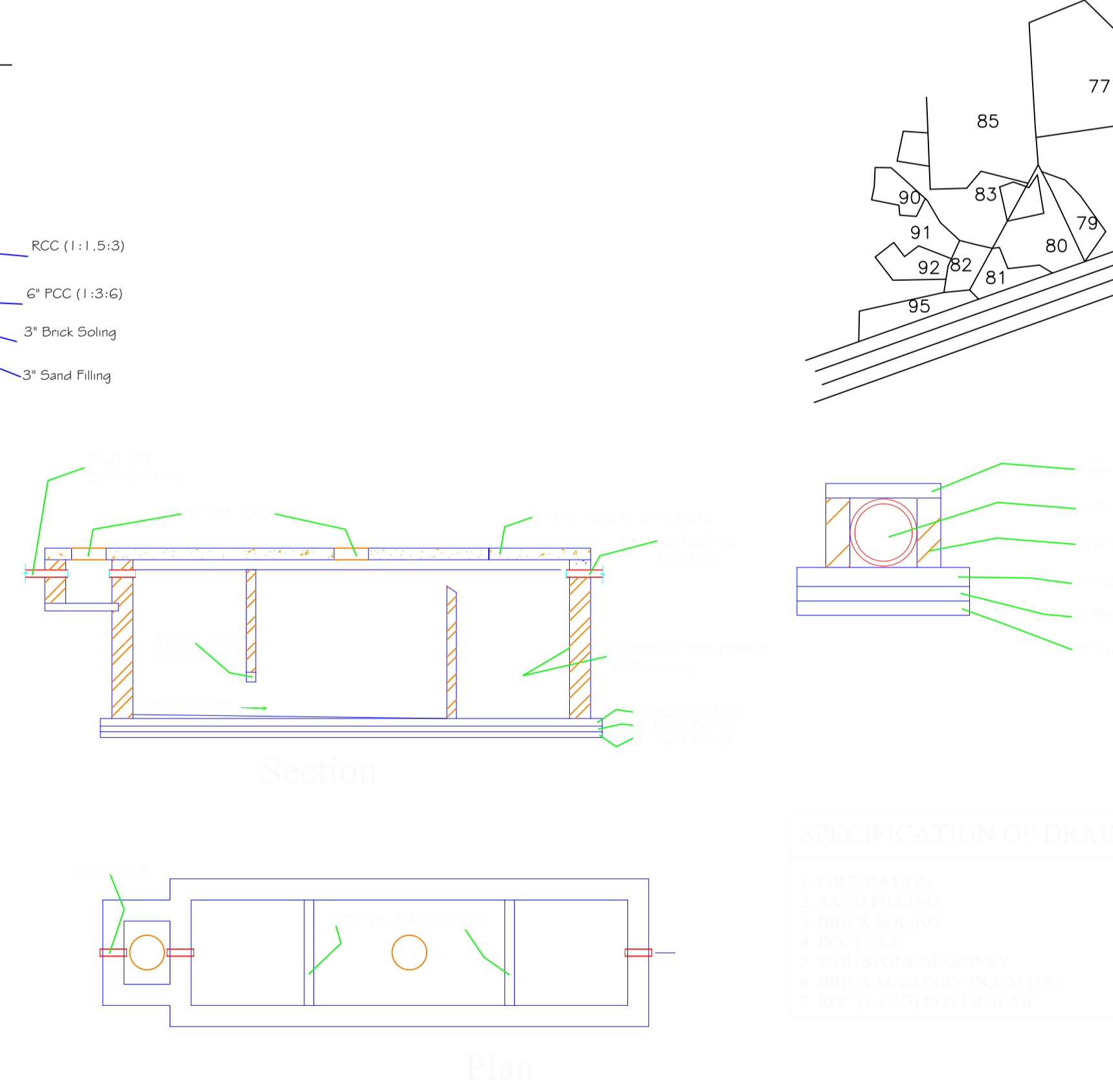


UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
1	FLAT		84.48	84.42	11	
2	FLAT		101.51	101.40	14	
3	FLAT		88.56	88.50	11	12
4	FLAT		90.60	90.56	12	
Total:	-	-	1095.45	1094.65	144	12

Building :A1 (A1)

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.)	Tnmt (No.)
		Lift	Accessory Use	Parking					
Basement Floor	459.25	3.62	0.00	436.16	0.00	19.46	19.46	00	
Ground Floor	407.07	0.00	16.75	0.00	390.32	0.00	390.32	04	
First Floor	407.07	0.00	16.75	0.00	390.32	0.00	390.32	04	
Second Floor	407.07	0.00	16.75	0.00	390.32	0.00	390.32	04	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1680.46	3.62	50.25	436.16	1170.96	19.46	1190.42	1190.42	12



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.55	2.10	03
A1 (A1)	D	0.57	2.10	03
A1 (A1)	D	0.62	2.10	03
A1 (A1)	D	0.66	2.10	03
A1 (A1)	D	0.70	2.10	06
A1 (A1)	D	0.71	2.10	15
A1 (A1)	D	0.73	2.10	03
A1 (A1)	D	0.76	2.10	09
A1 (A1)	D	0.77	2.10	03
A1 (A1)	D	0.78	2.10	06
A1 (A1)	D	0.79	2.10	03
A1 (A1)	D	0.81	2.10	03
A1 (A1)	D	0.83	2.10	06
A1 (A1)	D	0.85	2.10	18
A1 (A1)	D	0.91	2.10	18
A1 (A1)	D	0.95	2.10	09
A1 (A1)	D	0.98	2.10	03
A1 (A1)	D	1.07	2.10	09
A1 (A1)	D	1.18	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.61	1.20	21
A1 (A1)	W	0.71	1.20	06
A1 (A1)	W	0.73	1.20	03
A1 (A1)	W	0.76	1.20	03
A1 (A1)	W	0.83	1.20	03
A1 (A1)	W	0.88	1.20	03
A1 (A1)	W	0.95	1.20	03
A1 (A1)	W	1.63	1.20	03
A1 (A1)	W	1.81	1.20	03
A1 (A1)	W	1.87	1.20	03
A1 (A1)	W	1.90	1.20	03
A1 (A1)	W	1.91	1.20	03
A1 (A1)	W	1.92	1.20	03
A1 (A1)	W	2.04	1.20	06
A1 (A1)	W	2.08	1.20	03
A1 (A1)	W	2.23	1.20	03
A1 (A1)	W	2.26	1.20	03
A1 (A1)	W	2.32	1.20	03
A1 (A1)	W	2.46	1.20	06
A1 (A1)	W	2.47	1.20	03
A1 (A1)	W	2.55	1.20	03

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name		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	459.25	19.46	459.25	19.46
Ground Floor	407.07	390.32	407.07	390.32
First Floor	407.07	390.32	407.07	390.32
Second Floor	407.07	390.32	407.07	390.32
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1680.46	1190.42	1680.46	1190.42

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A1 (A1)	Residential	Residential Bldg/Apartment	0 - 140	12.00	1	12.00	1.00	12	-	-	-	-
			> 140	1.5	-	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	1	12
			> 0	1	12.00	-	-	-	1	2	-	-
Total :			-	-	-	-	12	13	-	2	3	12

Parking Check (Table 7b)

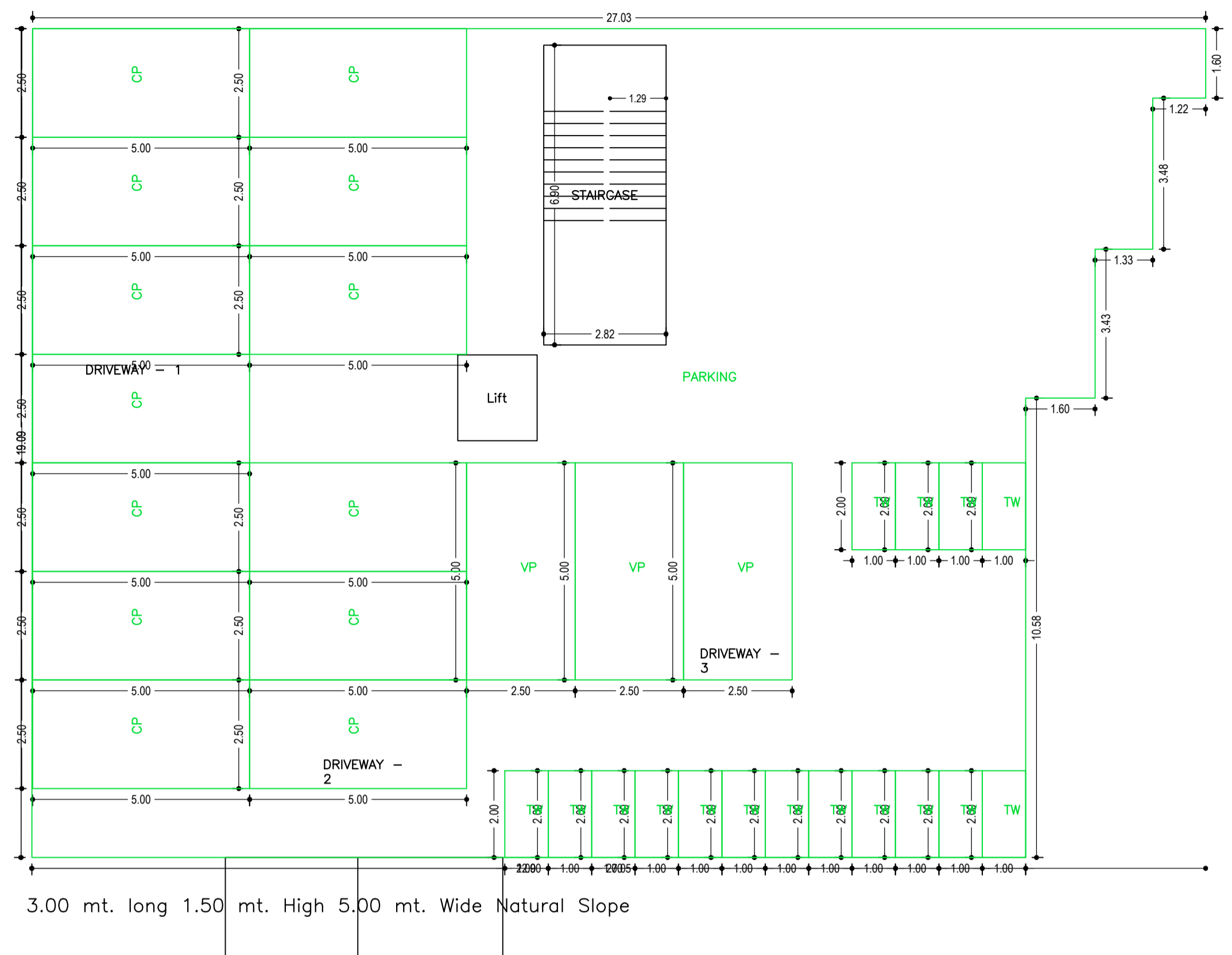
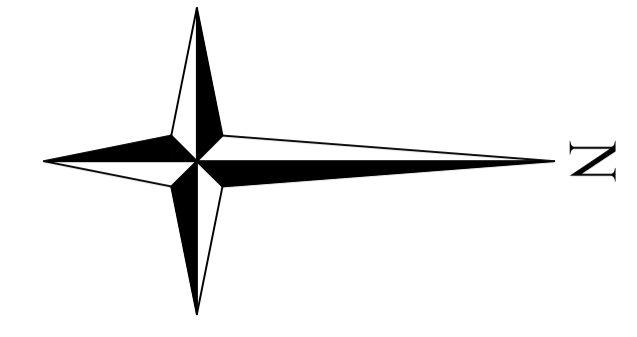
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	12	150.00	13	162.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	16	32.00
Total TwoWheeler	12	24.00	16	32.00
Other Parking	-	-	-	204.16
Total	-	199.00	-	468.16

FAR & Tenement Details (Table 4c-1)

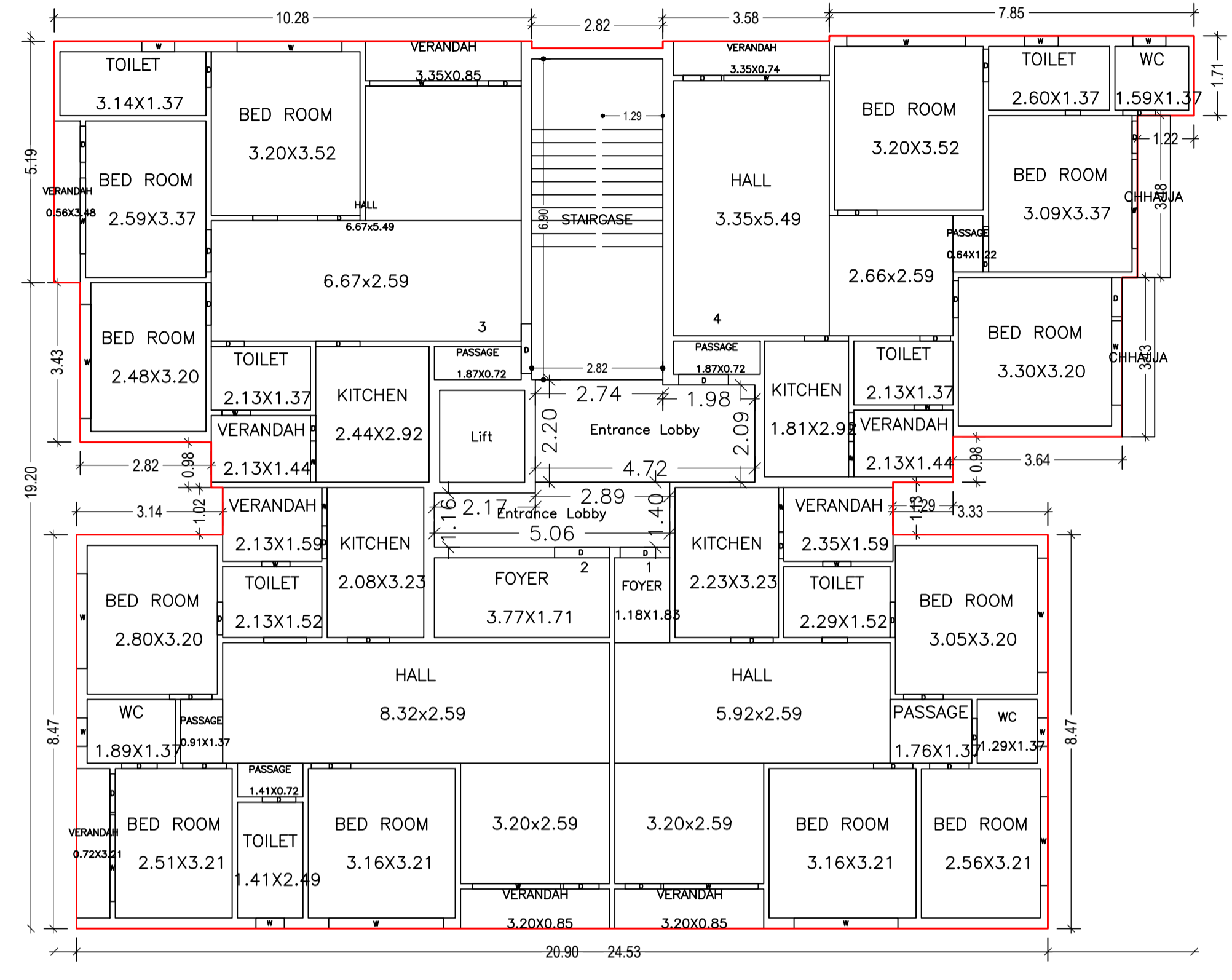
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Accessory Use	Parking					
			Resi.	Stair						
A1 (A1)	1	1680.46	3.62	50.25	436.16	1170.96	19.46	1190.42	1190.42	12
Grand Total	1	1680.46	3.62	50.25	436.16	1170.96	19.46	1190.42	1190.42	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

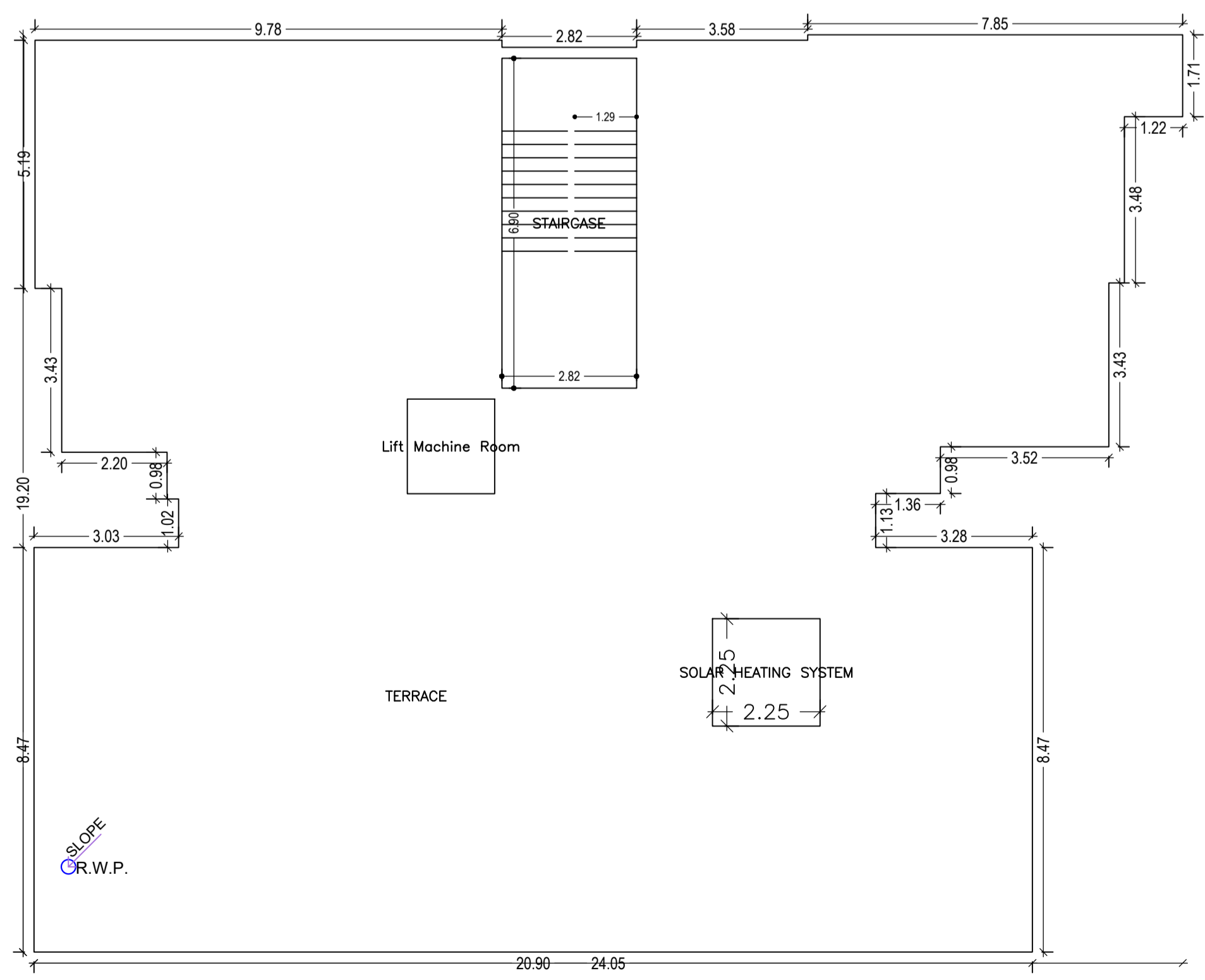
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BASEMENT FLOOR PLAN (SCALE 1:100)



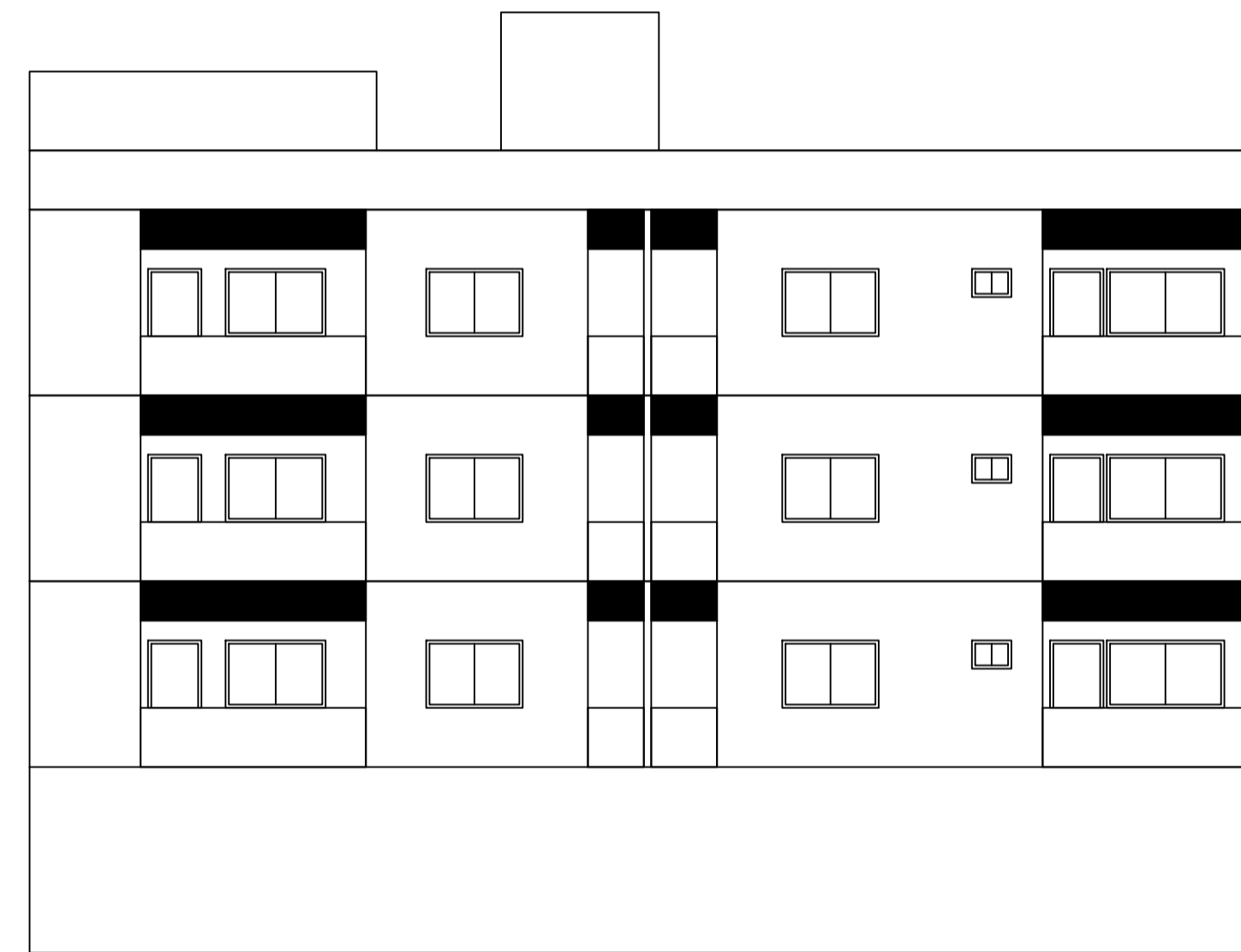
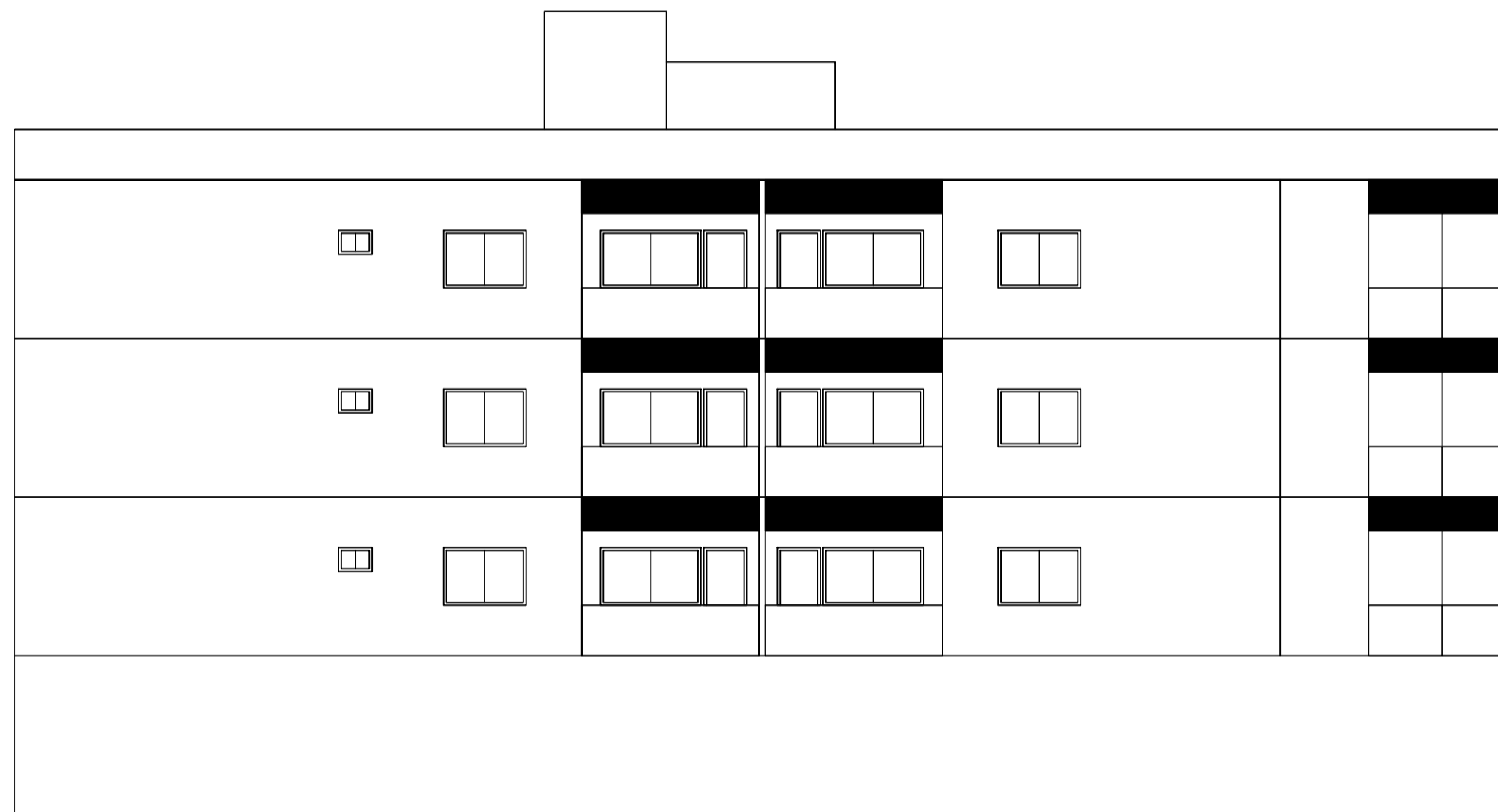
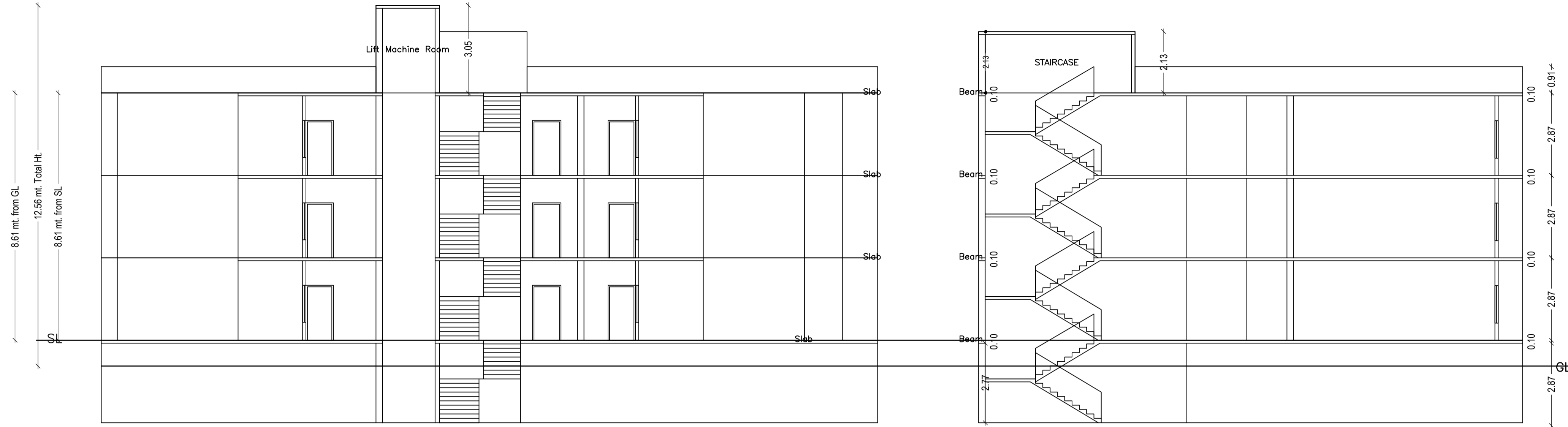
TYPICAL - GROUND, 1, 2 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

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CHANDAN JHA DMC/ENG/0024/2021			

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