

Proposal Basic Information

Proposal File No.	DMC/BP/0033/W32/2022
Owner Name	Newtech Villa Developers Pvt Ltd
Khata No	0
Plot No	301, 302, 295, 296, 2904
Village Name	Dhanbad
Use	Commercial
SubUse	Shopping Mall

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.98	2.10	31
A (A)	D	1.00	2.10	08
A (A)	D	1.05	2.10	25
A (A)	D	1.20	2.10	18
A (A)	D	1.50	2.10	14
A (A)	D	1.80	2.10	24
A (A)	D	10.50	2.10	04
A (A)	D	10.91	2.10	01
A (A)	D	11.11	2.10	03
A (A)	D	11.43	2.10	01
A (A)	D	11.68	2.10	05
A (A)	D	11.94	2.10	01
A (A)	D	12.04	2.10	04
A (A)	D	13.64	2.10	03
A (A)	D	14.29	2.10	01
A (A)	D	17.96	2.10	02
A (A)	D	2.24	2.10	02
A (A)	D	2.46	2.10	01
A (A)	D	2.47	2.10	01
A (A)	D	2.48	2.10	08
A (A)	D	2.58	2.10	08
A (A)	D	2.62	2.10	01
A (A)	D	2.69	2.10	01
A (A)	D	2.80	2.10	01
A (A)	D	3.00	2.10	22
A (A)	D	3.07	2.10	02
A (A)	D	3.12	2.10	04
A (A)	D	3.13	2.10	01
A (A)	D	3.15	2.10	01
A (A)	D	3.17	2.10	01
A (A)	D	3.22	2.10	04
A (A)	D	3.45	2.10	05
A (A)	D	3.60	2.10	05
A (A)	D	3.70	2.10	01
A (A)	D	3.76	2.10	02
A (A)	D	3.85	2.10	06
A (A)	D	3.97	2.10	06
A (A)	D	4.00	2.10	08
A (A)	D	4.04	2.10	01
A (A)	D	4.15	2.10	01
A (A)	D	4.19	2.10	02
A (A)	D	4.29	2.10	04
A (A)	D	4.32	2.10	03
A (A)	D	4.33	2.10	01
A (A)	D	4.44	2.10	03
A (A)	D	4.56	2.10	01
A (A)	D	4.74	2.10	01
A (A)	D	4.76	2.10	10
A (A)	D	4.78	2.10	01
A (A)	D	4.90	2.10	02
A (A)	D	4.94	2.10	01
A (A)	D	5.08	2.10	03
A (A)	D	5.18	2.10	03
A (A)	D	5.60	2.10	01
A (A)	D	5.62	2.10	04
A (A)	D	5.78	2.10	03
A (A)	D	6.11	2.10	03
A (A)	D	6.14	2.10	01
A (A)	D	6.19	2.10	03
A (A)	D	6.42	2.10	04
A (A)	D	6.45	2.10	07
A (A)	D	6.58	2.10	01
A (A)	D	6.60	2.10	03
A (A)	D	6.66	2.10	01
A (A)	D	6.68	2.10	06
A (A)	D	6.84	2.10	01
A (A)	D	7.14	2.10	06
A (A)	D	7.15	2.10	06
A (A)	D	7.44	2.10	02
A (A)	D	8.08	2.10	03
A (A)	D	8.36	2.10	08
A (A)	D	9.68	2.10	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	Commercial Bldg	Multistoried

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		TwoWheeler		Loading/Unloading/Truck/Bus	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Commercial	Commercial Bldg	> 0	50	15127.10	1	202	-	-	-	-
Total	-	-	> 0	50	15127.10	-	202	354	1	631	711

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	221	2762.50
Two Stack Car	-	-	133	1662.50
Total Car	202	2525.00	354	4425.00
Loading/Unloading	-	-	3	78.75
TwoWheeler	-	-	711	1422.00
Total TwoWheeler	631	1262.00	711	1422.00
Other Parking	-	-	-	6637.73
Total		3787.00		13985.48

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	1.00	1.20	01

AREA STATEMENT
DHANBAD MUNICIPAL CORPORATION

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: DHANBAD
Authority: DHANBAD MUNICIPAL CORPORATION
Inward_No: DMC/BP/0033/W32/2022
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location of Development Area: Old Area

VERSION NO.: 1.0.62
VERSION DATE: 16/10/2020

Plot Use: Commercial
Plot SubUse: Shopping Mall
PlotNearby/ReligiousStructure: NA
North: Plot No. - Part of plot no. 295, 2904
South: Road Width - 30
East: Plot No. - Part of plot no. 295, 296
West: Road Width - 3.6

AREA OF PLOT (Minimum) (A) 6542.64 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) 6542.64
Deduction for Balance Plot Area(from Gross Plot Area)
Common Plot 661.04
Total 661.04

BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) (A-Deductions) 5881.60
PLOT AREA FOR COVERAGE(Net Plot Area) (A-Deductions) 6542.64
Plot Area for FAR (Net Plot Area + Road/Widening Area) (A-Deductions) 6542.64

COVERGE CHECK
Permissible Coverage area (50.00 %) 3271.32
Proposed Coverage Area (49.85 %) 3261.68
Total Prop. Coverage Area (49.85 %) 3261.68
Balance coverage area (0.15 %) 9.64

FAR CHECK
Perm. FAR Area (2.50) 16356.60
Total Perm. FAR area 16356.60
Commercial FAR 15653.27
Proposed FAR Area 15762.74
Total Proposed FAR Area 15762.74
Consumed FAR (Factor) 2.41
Balance FAR Area 593.86

BUILT UP AREA CHECK
Total Proposed BuiltUp Area 30552.59

ARCHITECT (Regd) ABHISHEK GAURAV
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) Newtech Villa Developers Pvt Ltd

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (A)		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 First Floor	3930.59	54.74	3930.59	54.74
Basement Floor	3941.12	0.00	3941.12	0.00
Lower Ground Floor	4006.47	103.98	4006.47	103.98
Ground Floor	3459.93	2781.99	3459.93	2781.99
First Floor	2425.13	2193.00	2425.13	2193.00
Second Floor	2227.17	2004.33	2227.17	2004.33
Third Floor	2194.88	1972.04	2194.88	1972.04
Fourth Floor	2193.36	1970.13	2193.36	1970.13
Fifth Floor	2544.06	2320.79	2544.06	2320.79
Sixth Floor	1892.66	1639.81	1892.66	1639.81
Seventh Floor	1737.22	721.93	1737.22	721.93
Terrace Floor	0.00	0.00	0.00	0.00
Total:	30552.59	15762.74	30552.59	15762.74

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)	Trmt (No.)
					StairCase	Lift	Void	Accessory Use	Parking					
A (A)	1	34571.62	4019.03	30552.59	719.33	254.70	1415.17	1057.10	11059.55	15653.27	109.48	15762.74	15762.74	13
Grand Total	1	34571.62	4019.03	30552.59	719.33	254.70	1415.17	1057.10	11059.55	15653.27	109.48	15762.74	15762.74	13

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	c	SHOP	7.22	7.14	0	5
	S	SHOP	27.95	27.91	0	
	SHOP	SHOP	26.66	26.57	0	
	SHOP	SHOP	3.73	3.69	0	
	SHOP	SHOP	38.43	38.31	0	
GROUND FLOOR PLAN	SHOP	SHOP	2843.77	2843.17	38	1
FIRST FLOOR PLAN	SHOP	SHOP	2285.47	2285.21	37	1
SECOND FLOOR PLAN	SHOP	SHOP	2063.55	2063.18	32	1
THIRD FLOOR PLAN	SHOP	SHOP	2064.40	2063.95	25	1
FOURTH FLOOR PLAN	SHOP	SHOP	2062.88	2062.37	39	1
FIFTH FLOOR PLAN	SHOP	SHOP	2413.58	2413.09	37	1
SIXTH FLOOR PLAN	SHOP	SHOP	1716.12	1715.60	28	1
SEVENTH FLOOR PLAN	SHOP	SHOP	743.32	742.98	7	1
Total:	-	-	16297.07	16293.17	243	13

Floor Name	Gross Builtup Area	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.)	Trmt (No.)
				StairCase	Lift	Void	Accessory Use	Parking					
Basement Floor	3941.12	0.00	3941.12	0.00	0.00	0.00	0.00	3755.29	0.00	0.00	0.00	0.00	00
Basement First Floor	3941.27	10.68	3930.59	22.23	21.33	0.00	148.67	3585.44	0.00	54.74	54.74	54.74	00
Lower Ground Floor	4020.96	14.49	4006.47	0.00	35.01	0.00	148.67	3718.81	103.98	0.00	103.98	103.98	05
Ground Floor	3478.22	18.29	3459.93	92.47	0.00	479.69	105.78	0.00	2781.99	0.00	2781.99	2781.99	01
First Floor	3210.59	785.46	2425.13	92.47	30.69	0.00	108.97	0.00	2193.00	0.00	2193.00	2193.00	01
Second Floor	2967.20	740.03	2227.17	92.36	30.69	0.00	99.79	0.00	1971.20	33.14	2004.33	2004.33	01
Third Floor	2926.80	731.92	2194.88	92.36	30.69	0.00	99.79	0.00	1972.04	0.00	1972.04	1972.04	01
Fourth Floor	2658.89	465.53	2193.36	92.75	30.69	0.00	99.79	0.00	1970.13	0.00	1970.13	1970.13	01
Fifth Floor	2858.42	314.36	2544.06	92.79	30.69	0.00	99.79	0.00	2320.79	0.00	2320.79	2320.79	01
Sixth Floor	2677.77	785.11	1892.66	76.31	30.69	0.00	145.85	0.00	1639.81	0.00	1639.81	1639.81	01
Seventh Floor	1890.38	153.16	1737.22	65.59	14.22	935.48	0.00	0.00	700.33	21.60	721.93	721.93	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	34571.62	4019.03	30552.59	719.33	254.70	1415.17	1057.10	11059.55	15653.27	109.48	15762.74	15762.74	13

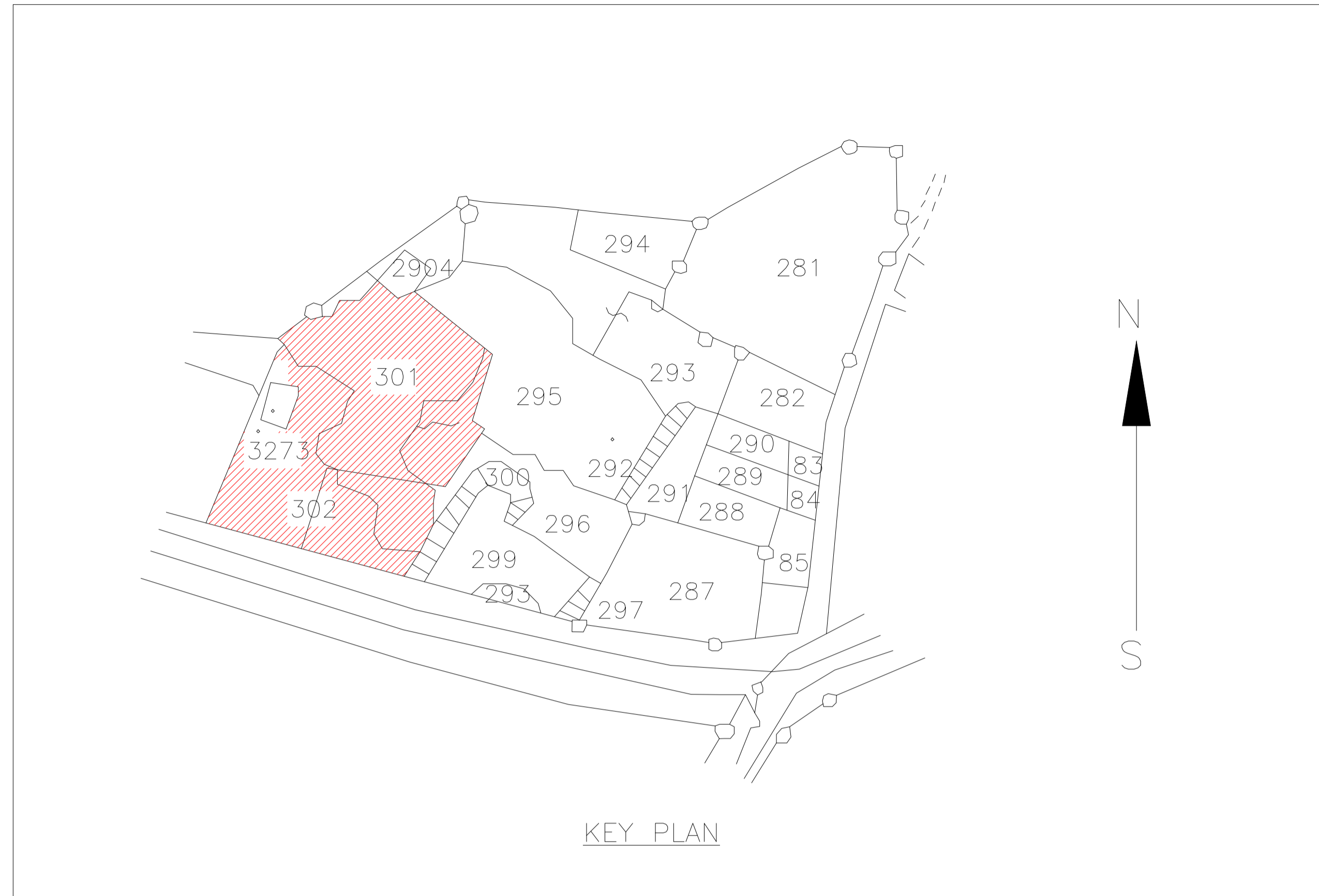
SITE PLAN

Proposal Basic Information

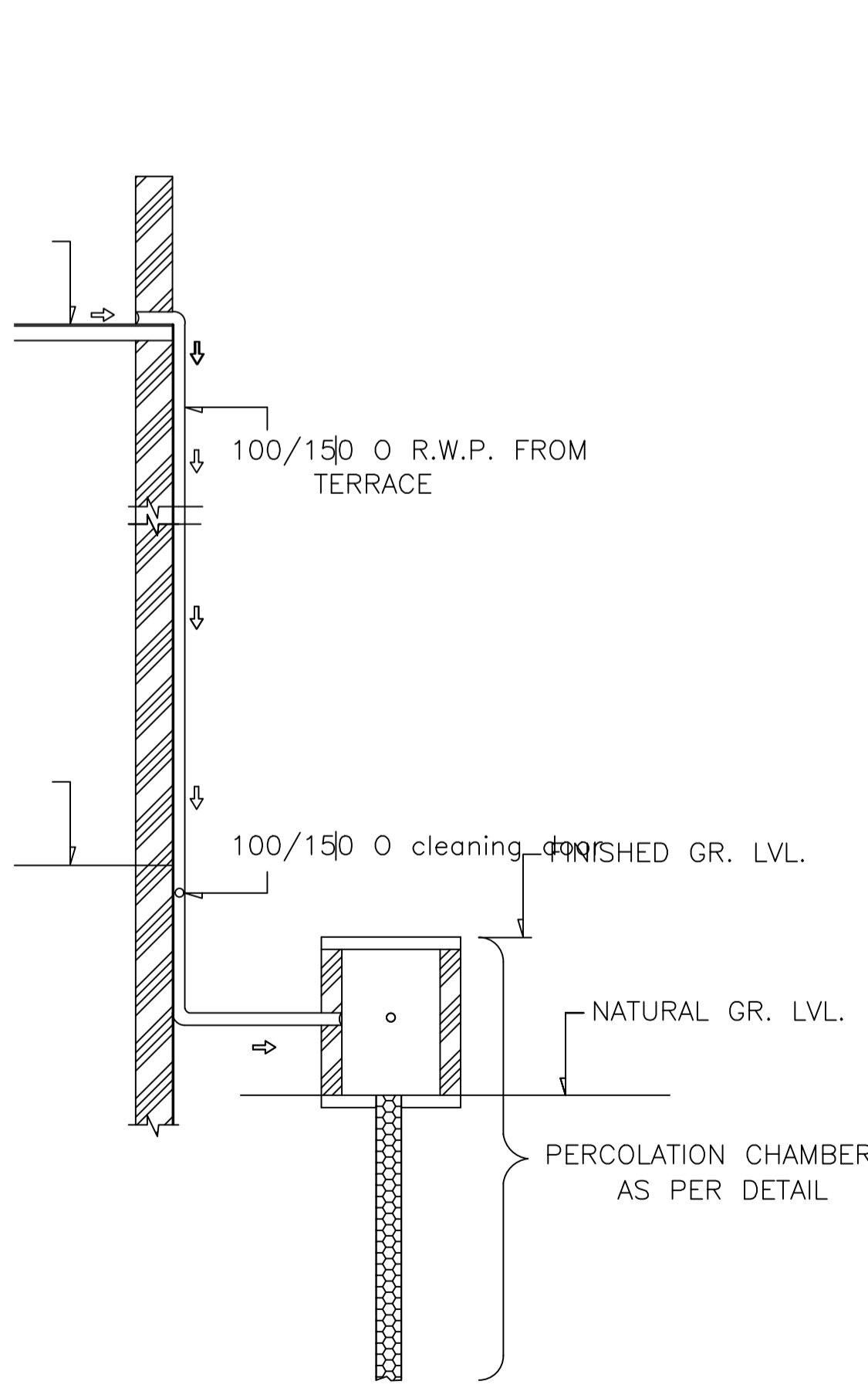
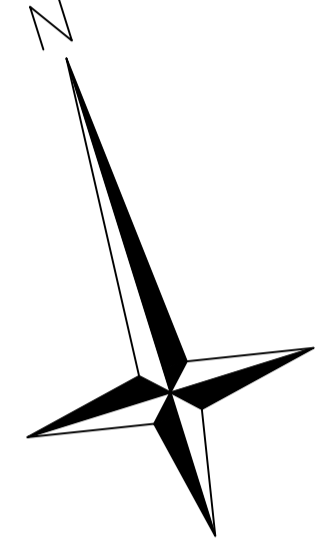
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SubUse	Shopping Mall



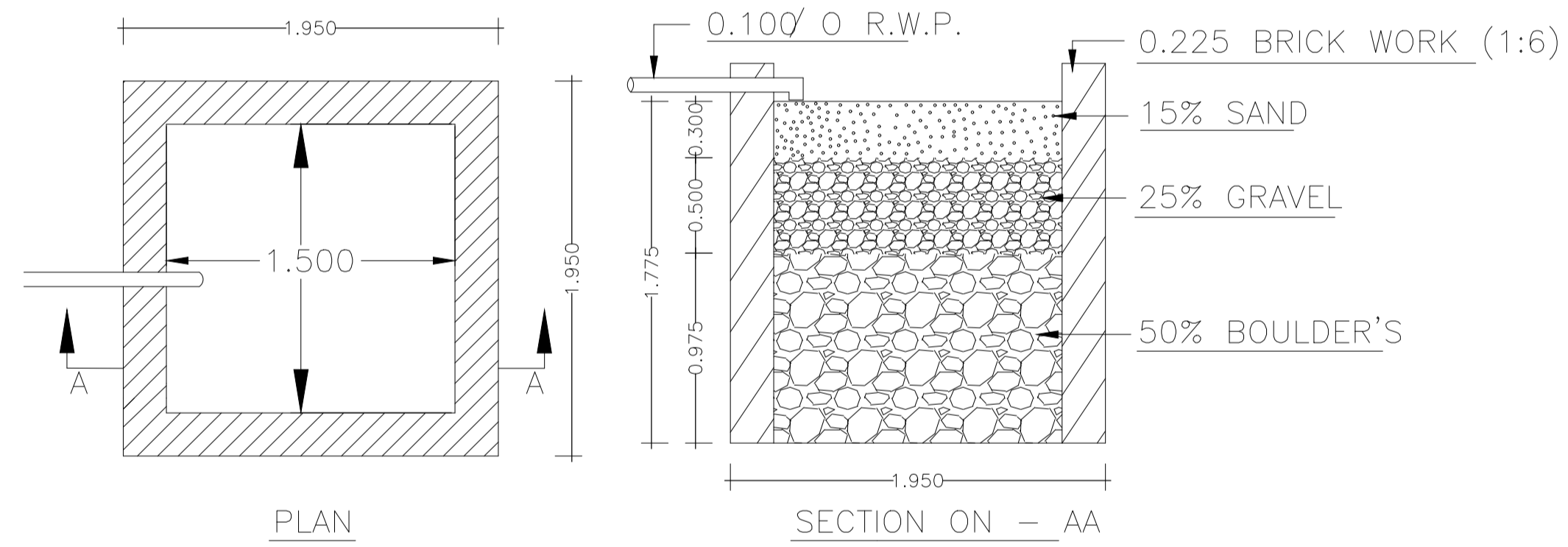
LOCATION PLAN



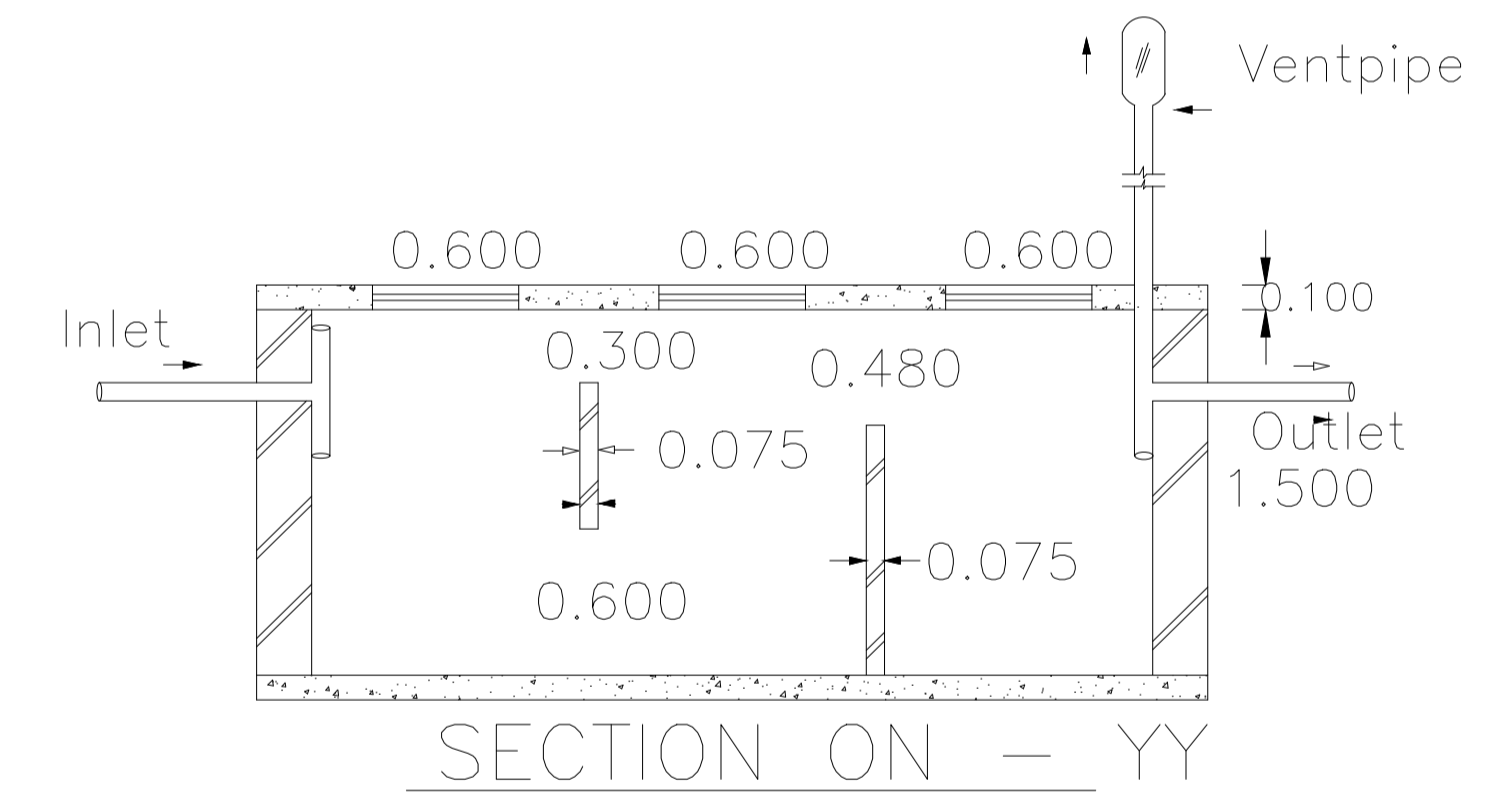
KEY PLAN



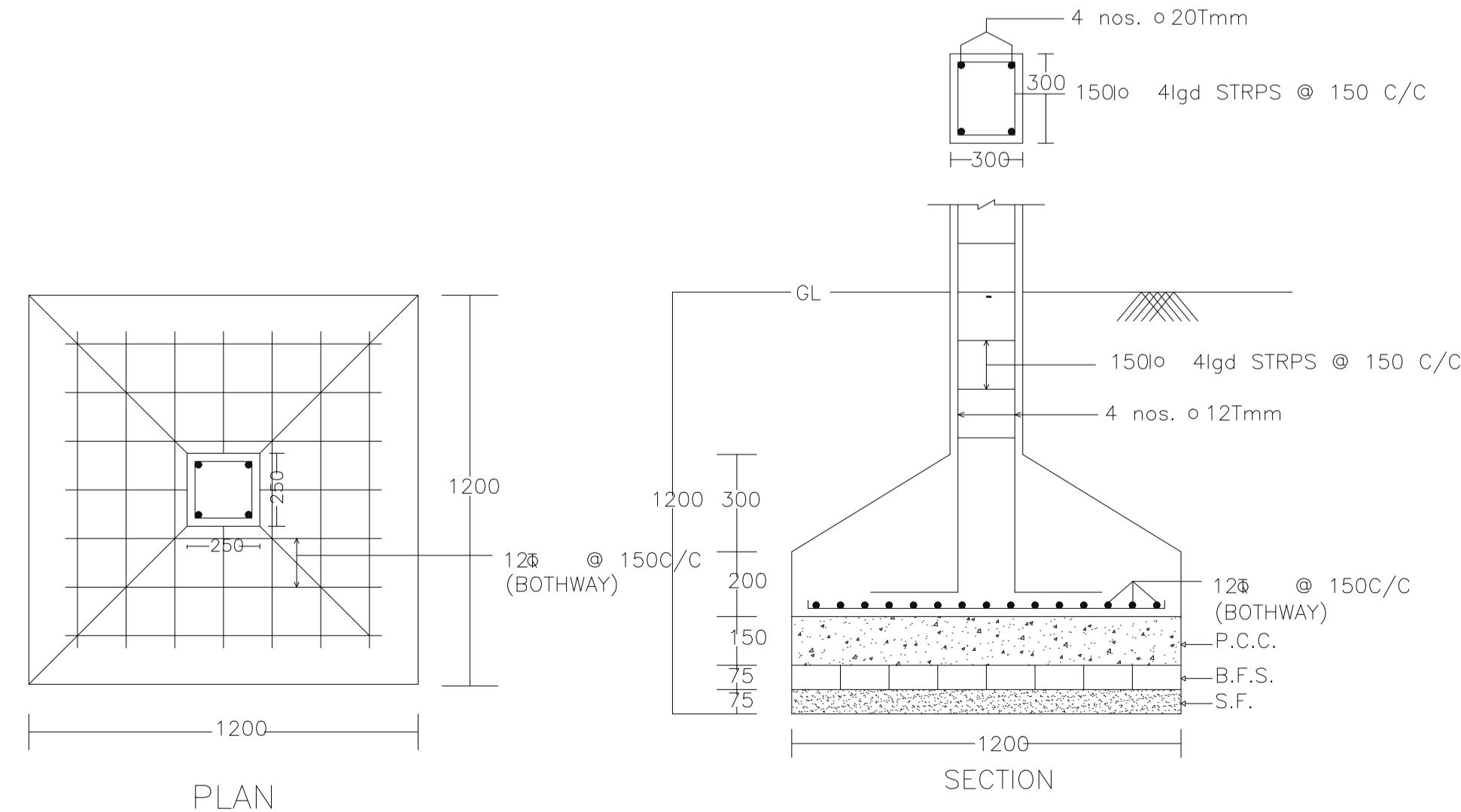
ROOF TOP RAIN WATER COLLECTION SYSTEM



DETAILS OF WATER HARVESTING



SECTION ON - YY



DETAIL OF COLUMNS

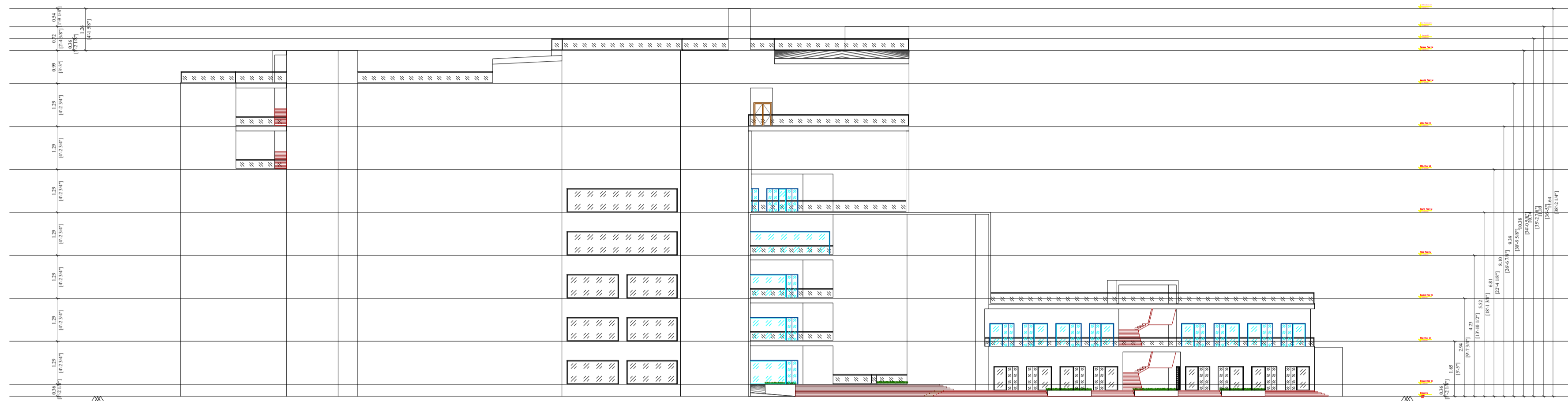
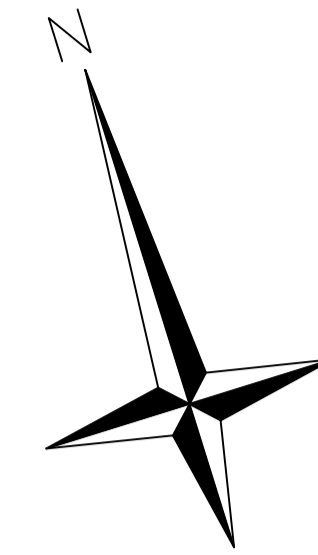


DETAILS OF SEPTIC TANK

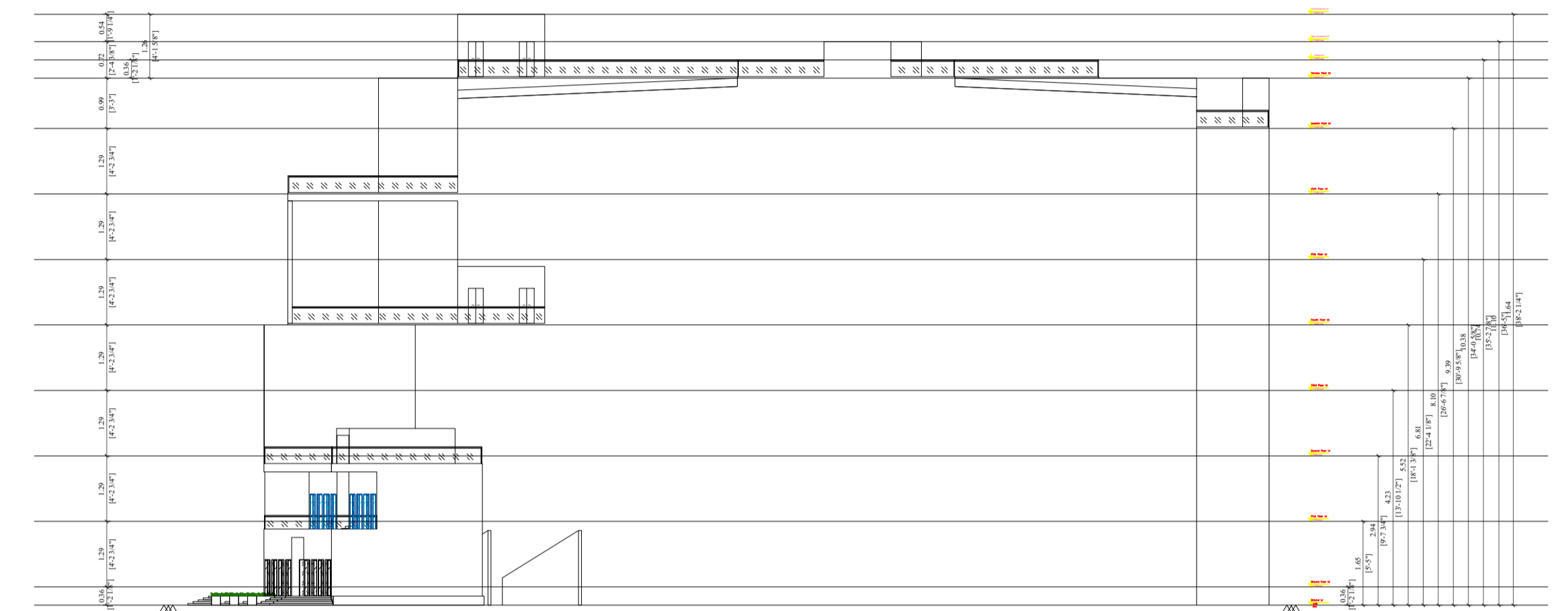
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK GAURAV DMC/ARC/0022/2017			

Proposal Basic Information

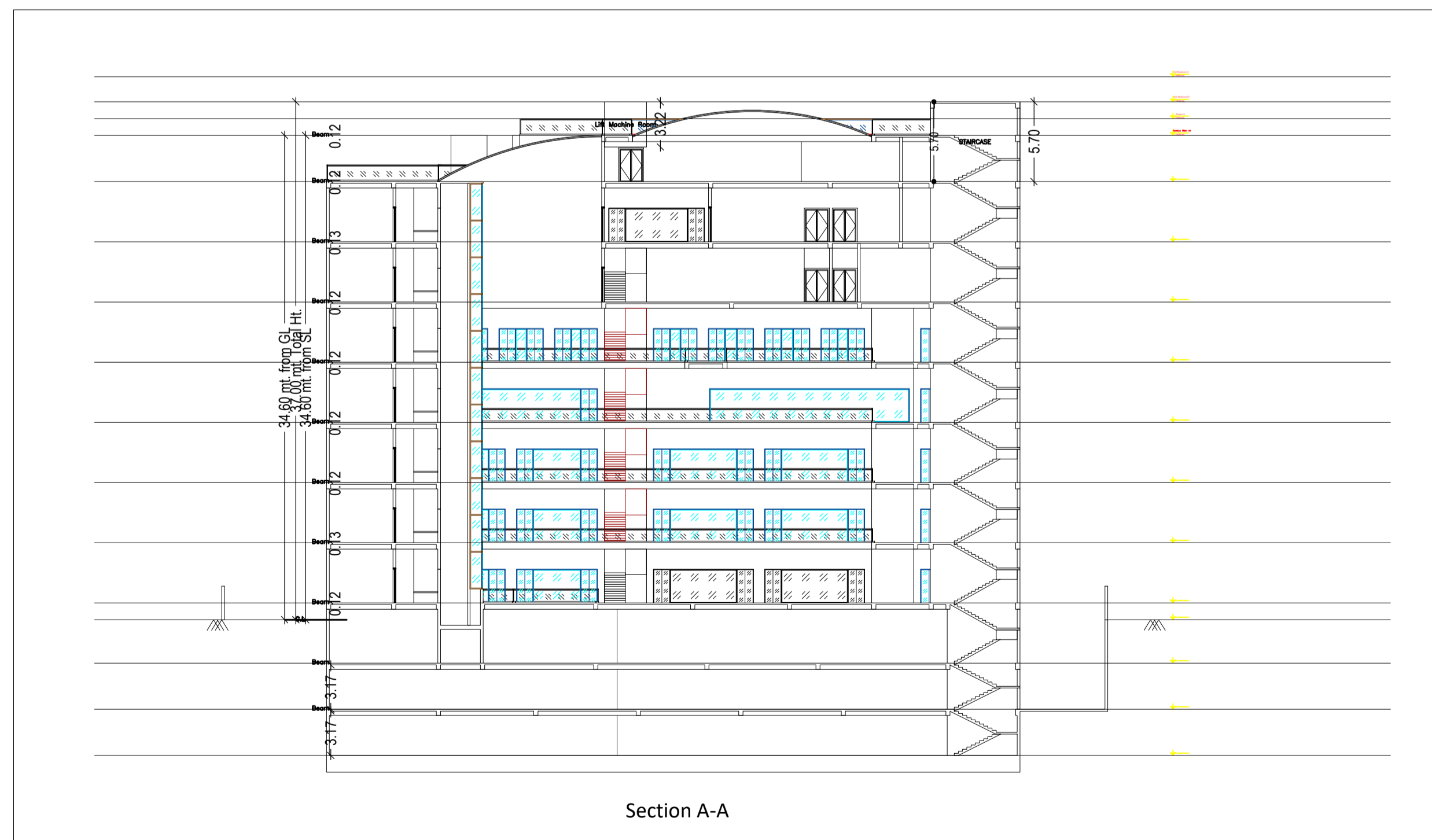
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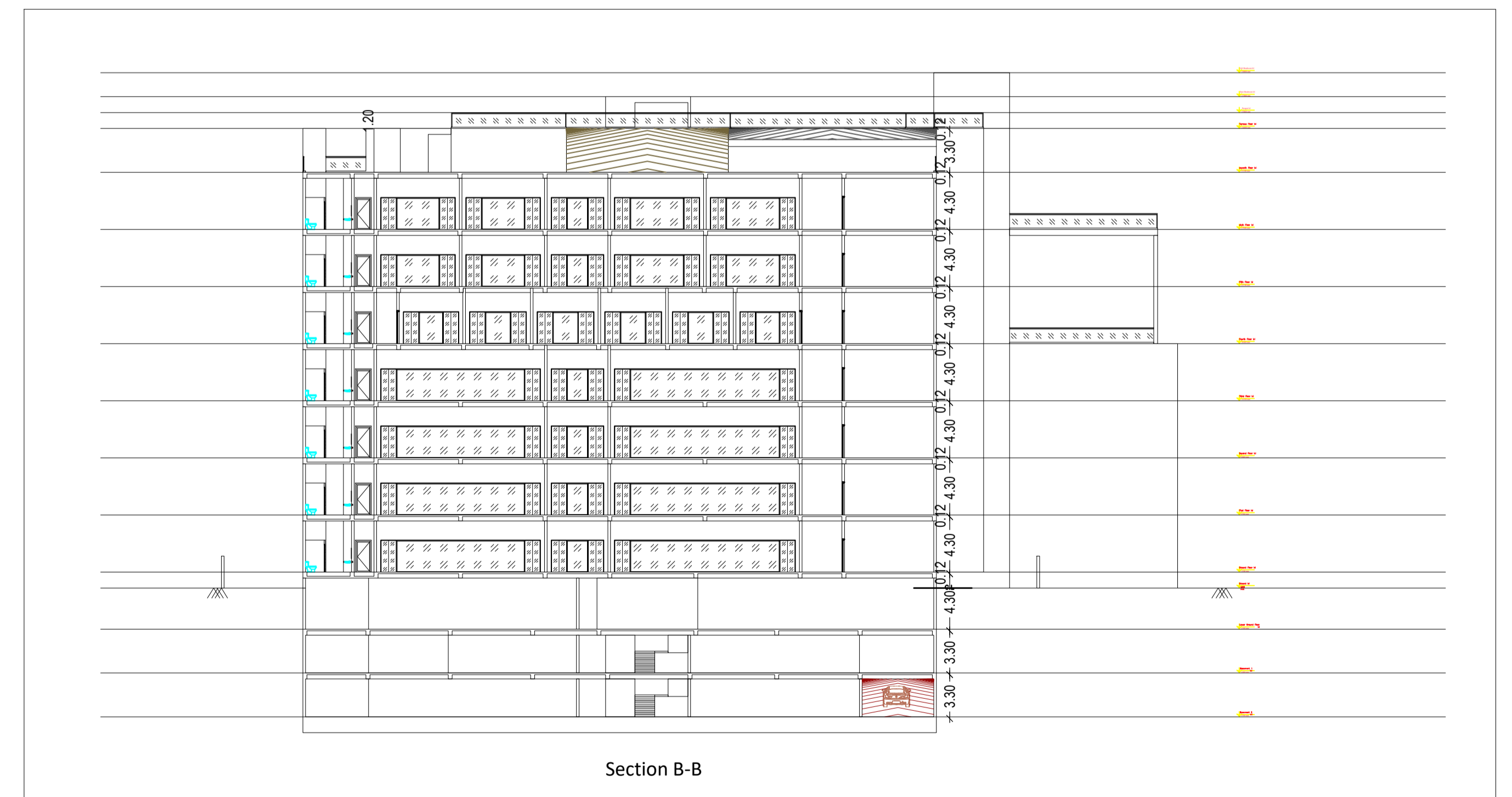
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Elevation Right Side



Section A-A

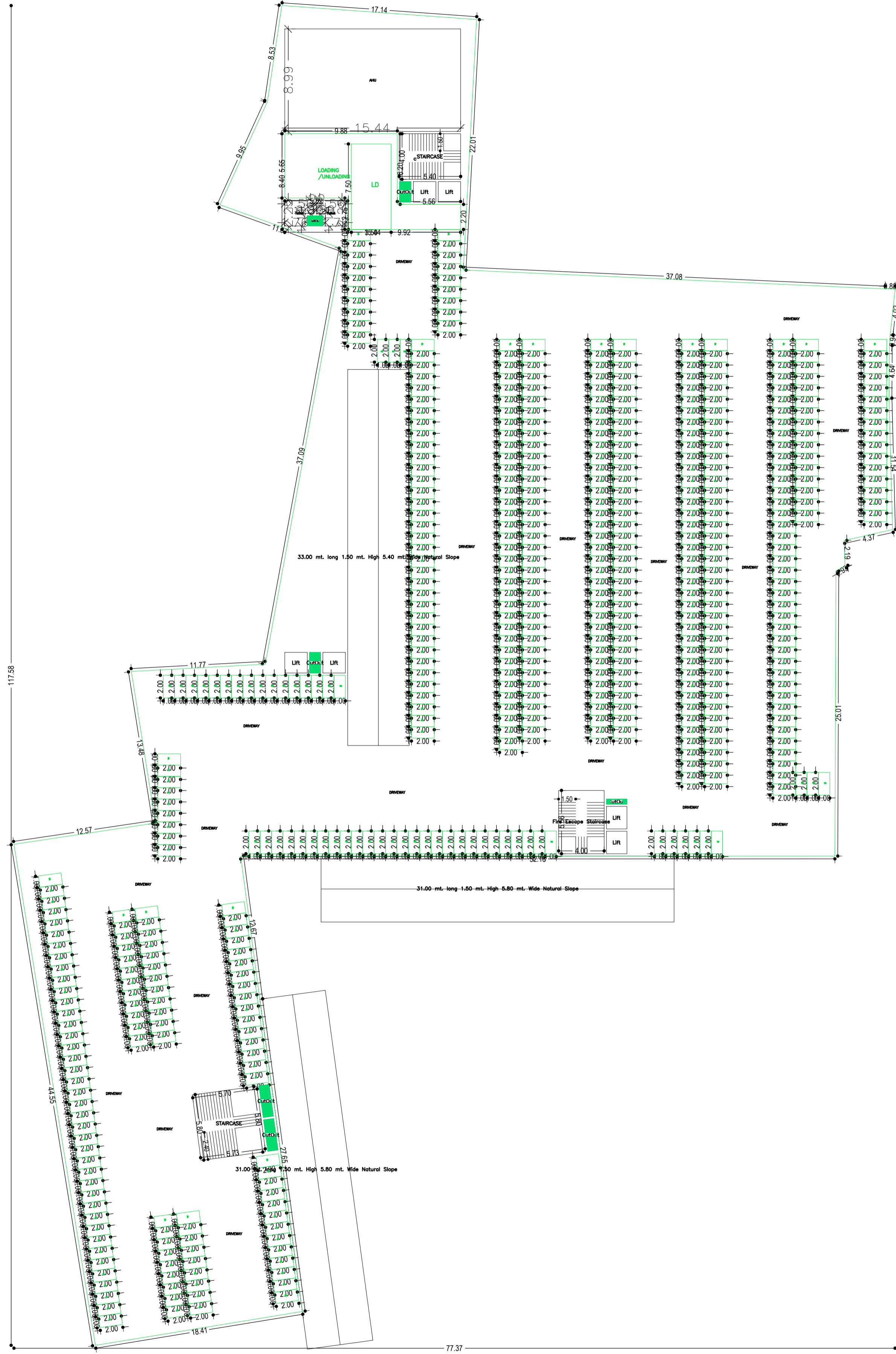


Section B-B

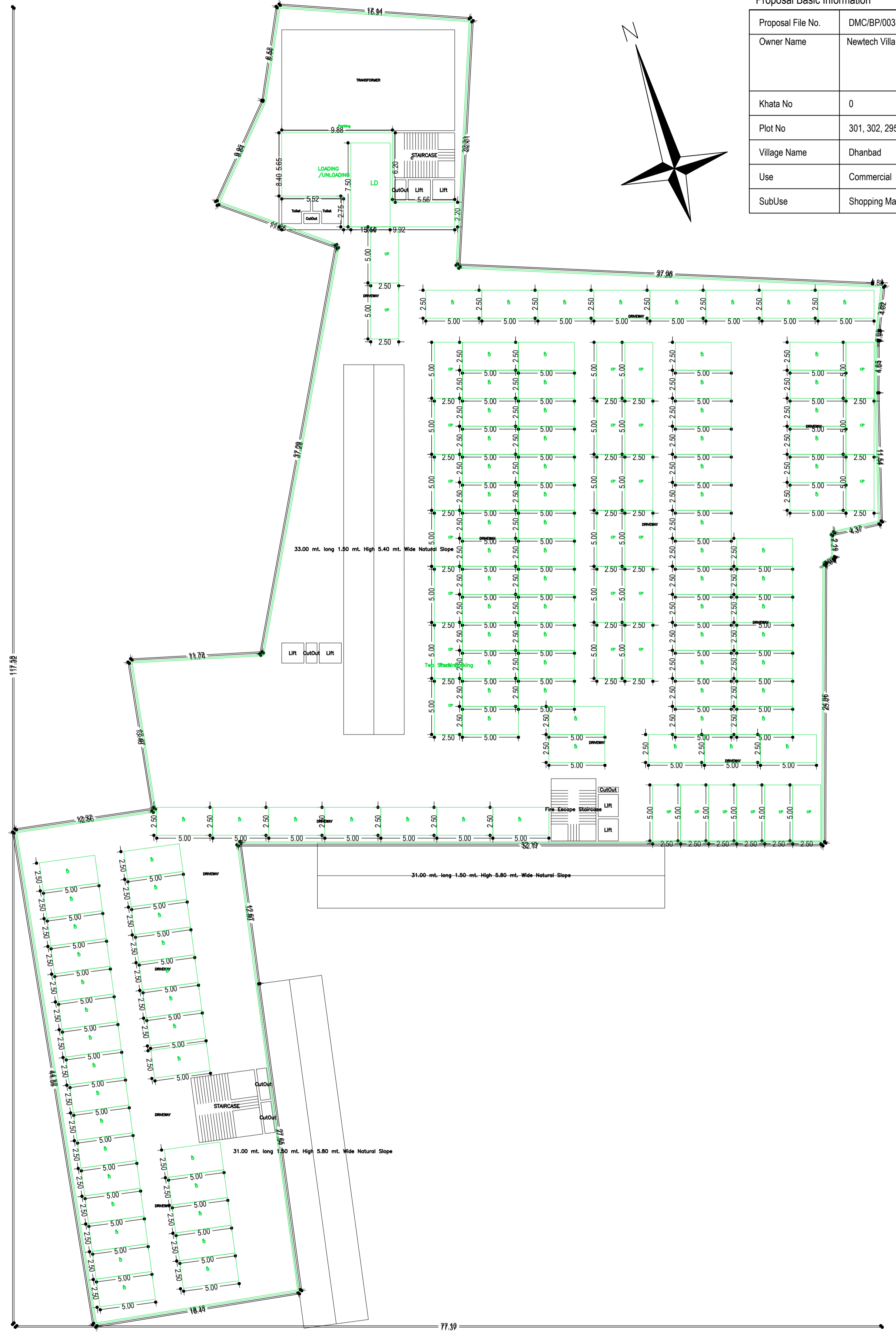
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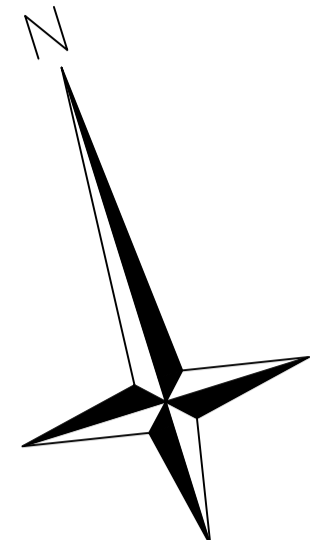
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BASEMENT FIRST FLOOR PLAN (SCALE: 1/100)

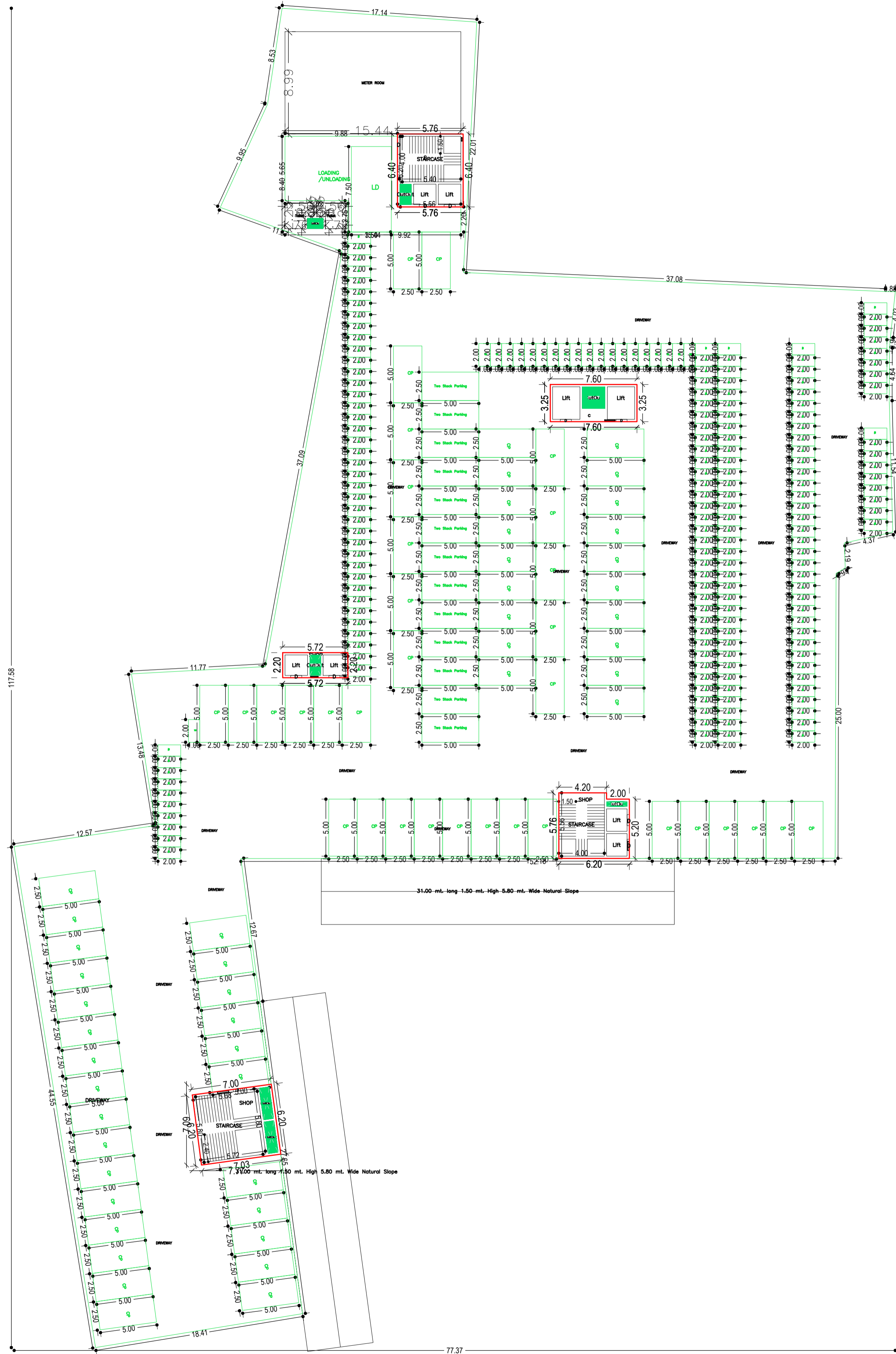
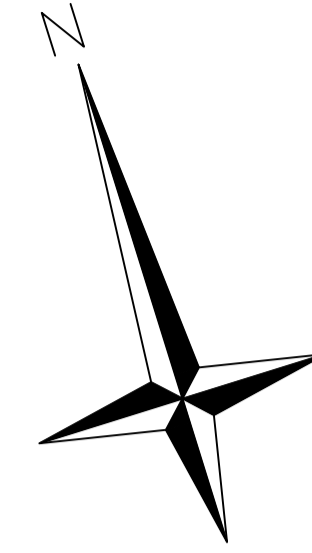


BASEMENT FIRST FLOOR PLAN (SCALE: 1/100)

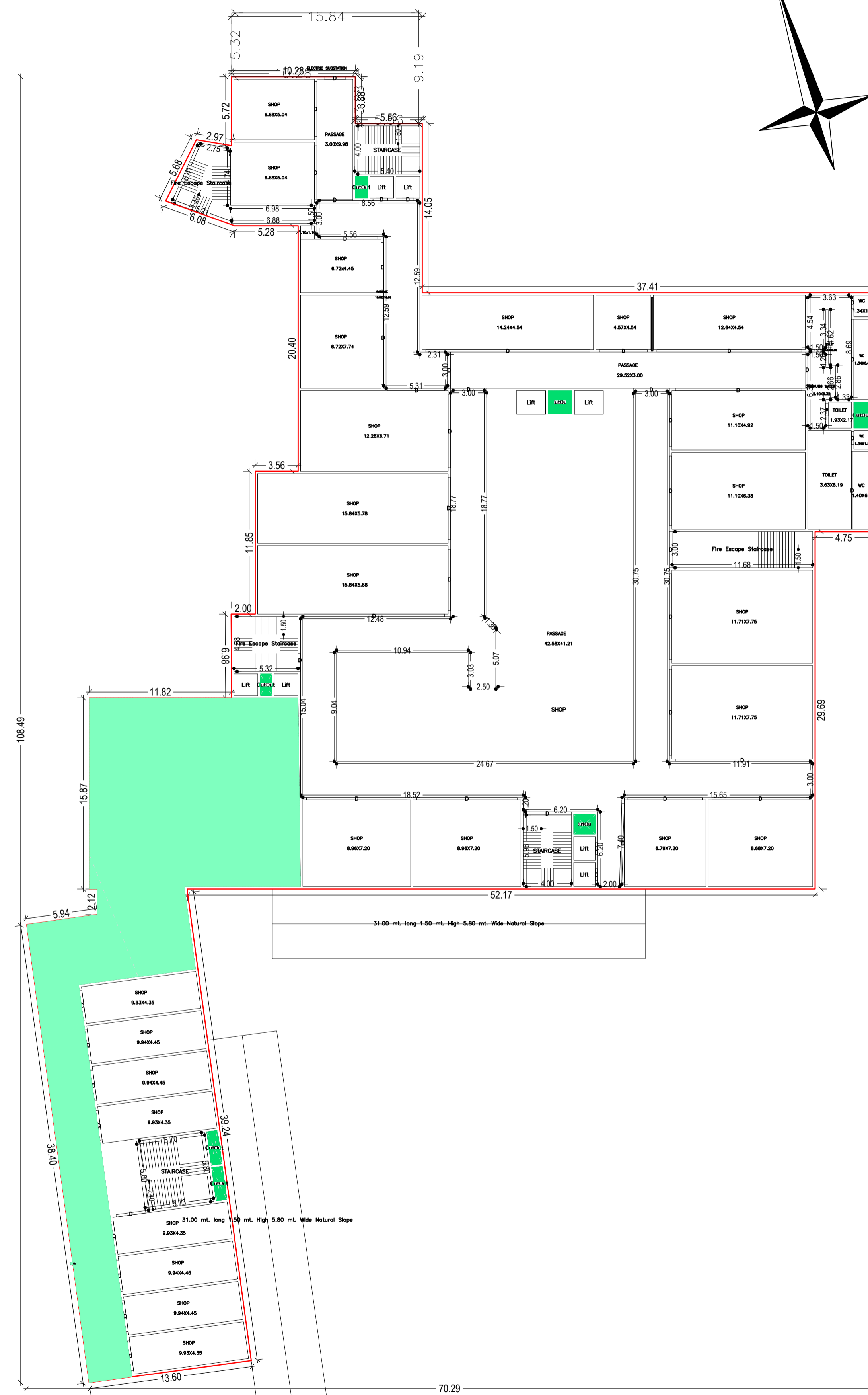


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LOWER GROUND FLOOR PLAN
(Proposed)
SCALE 1:100

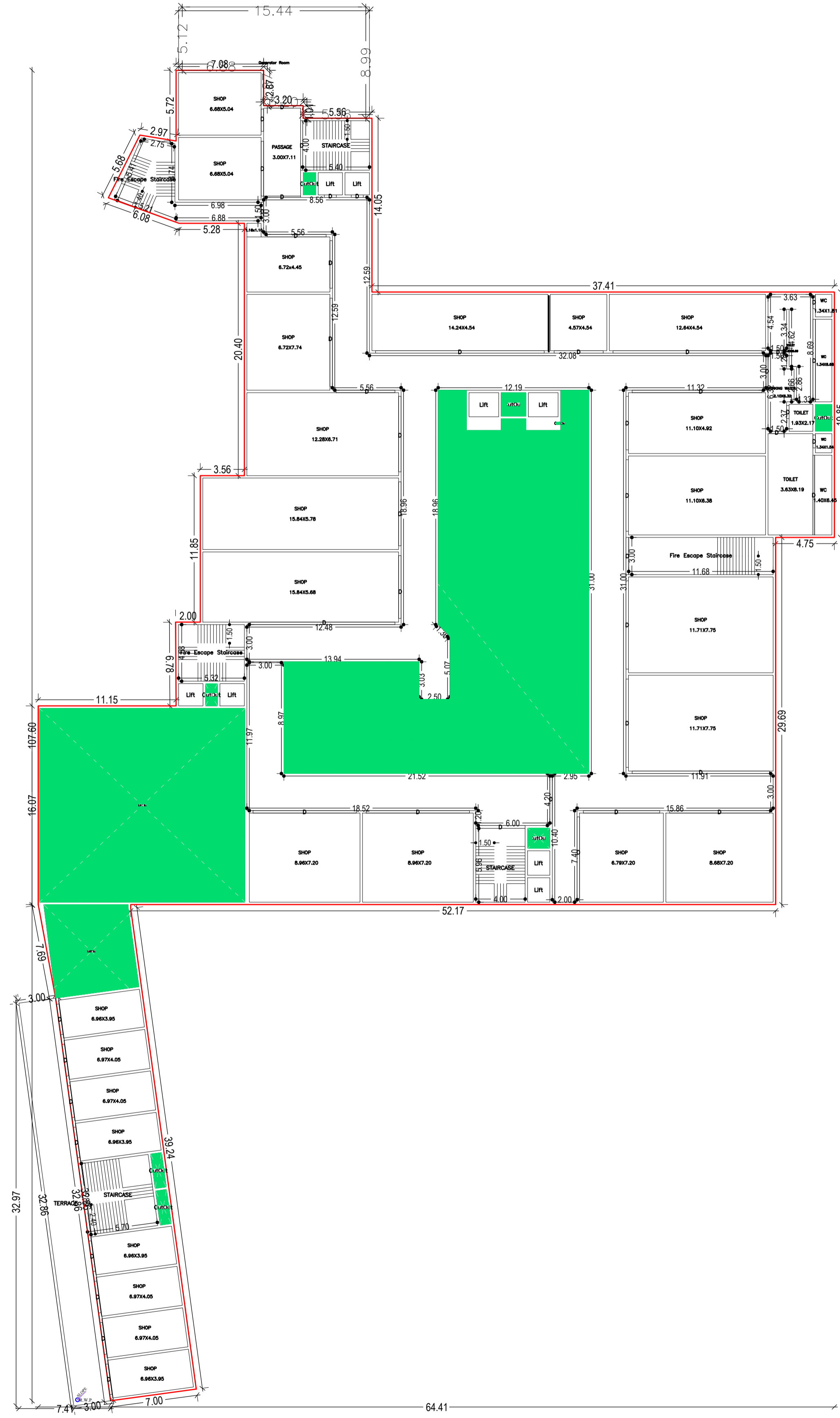
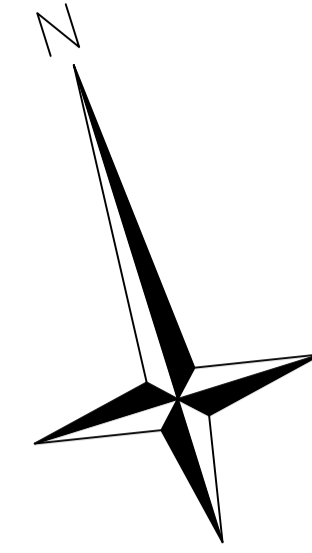


GROUND FLOOR PLAN
(Proposed)
SCALE 1:100

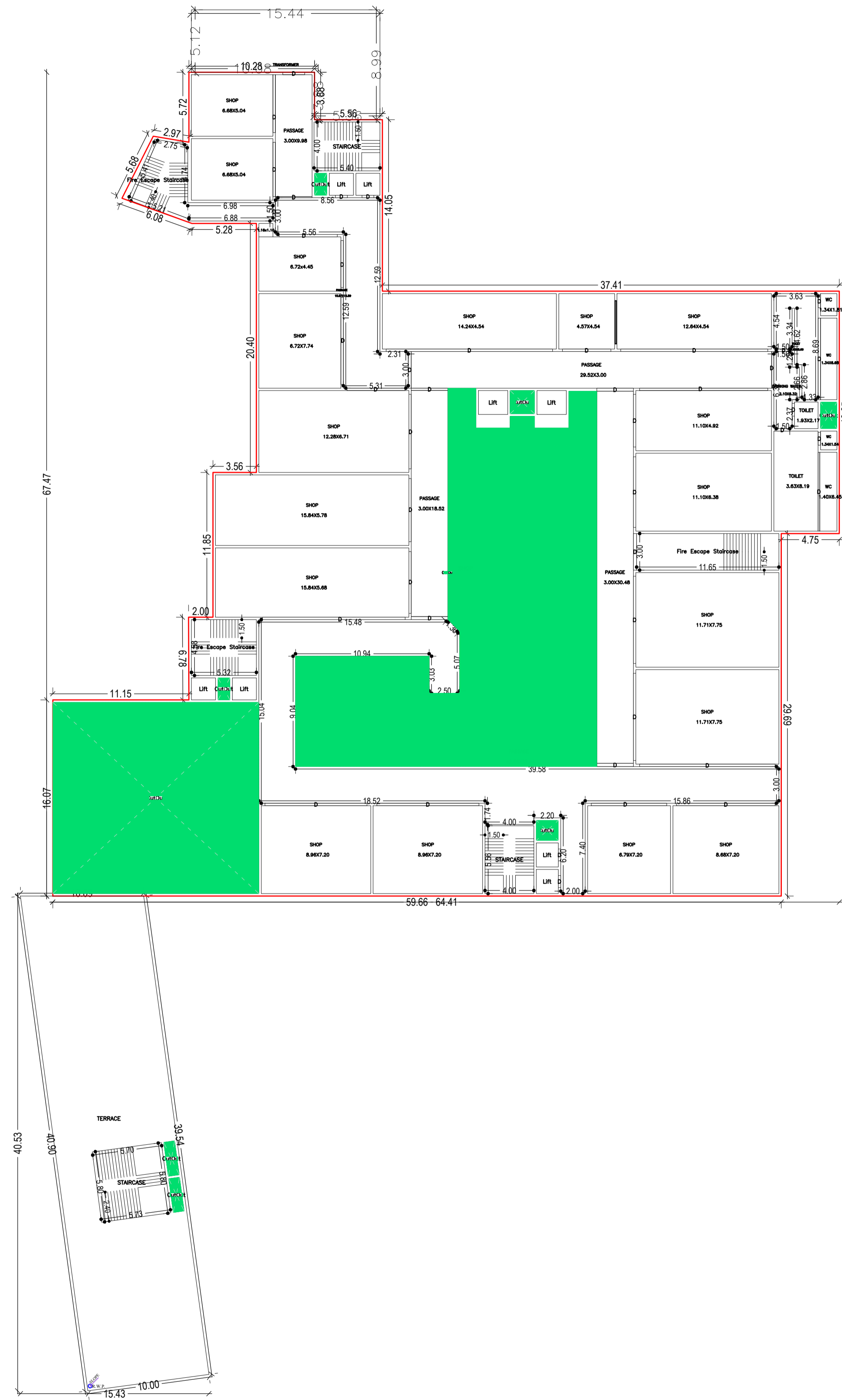
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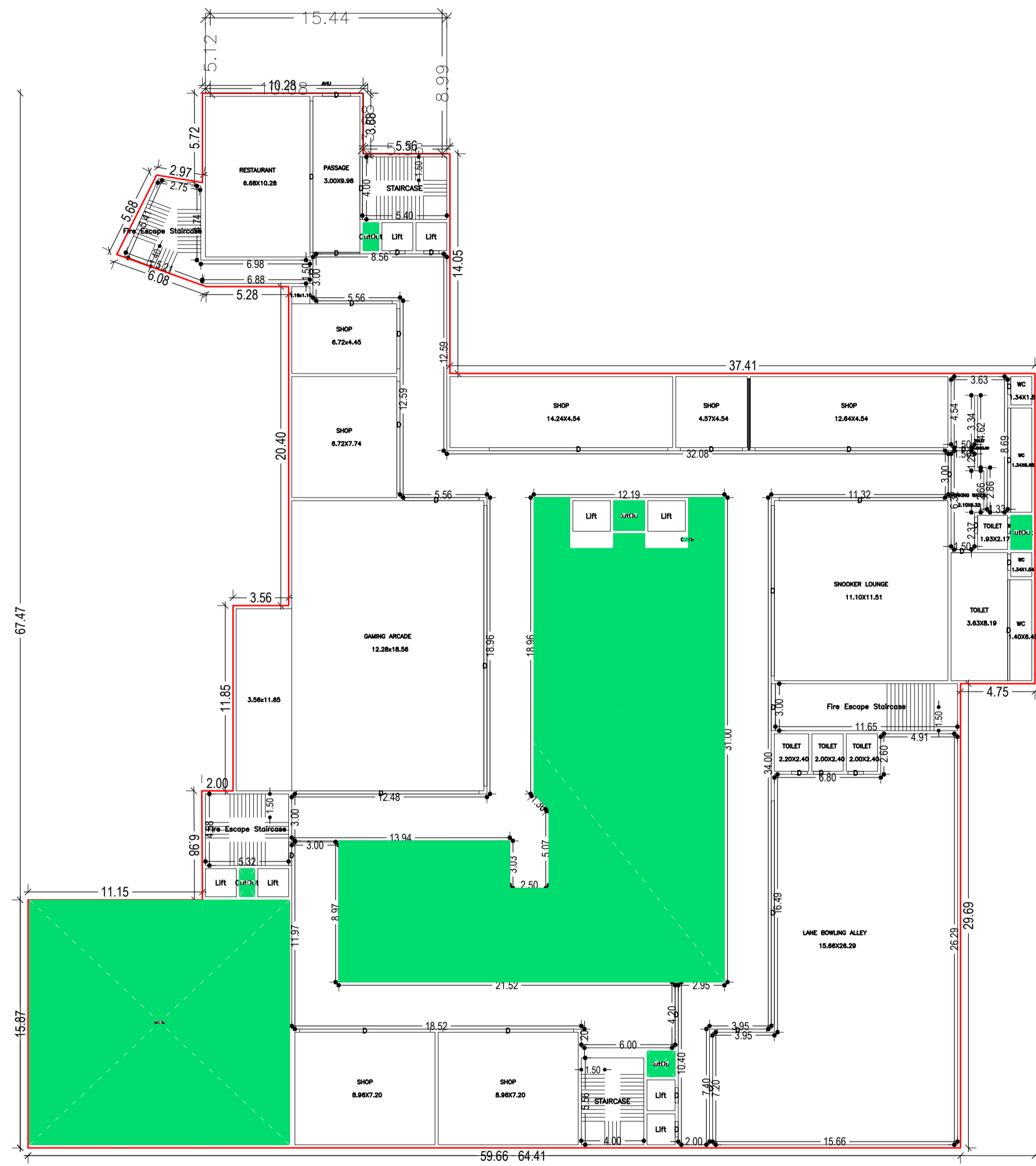
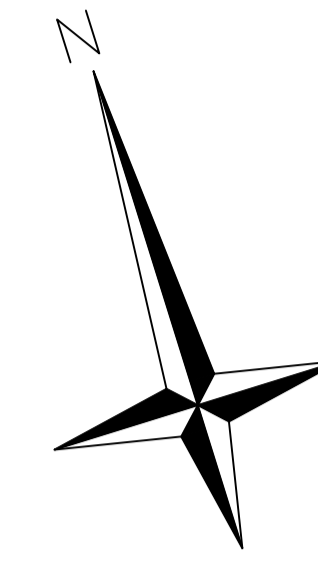
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



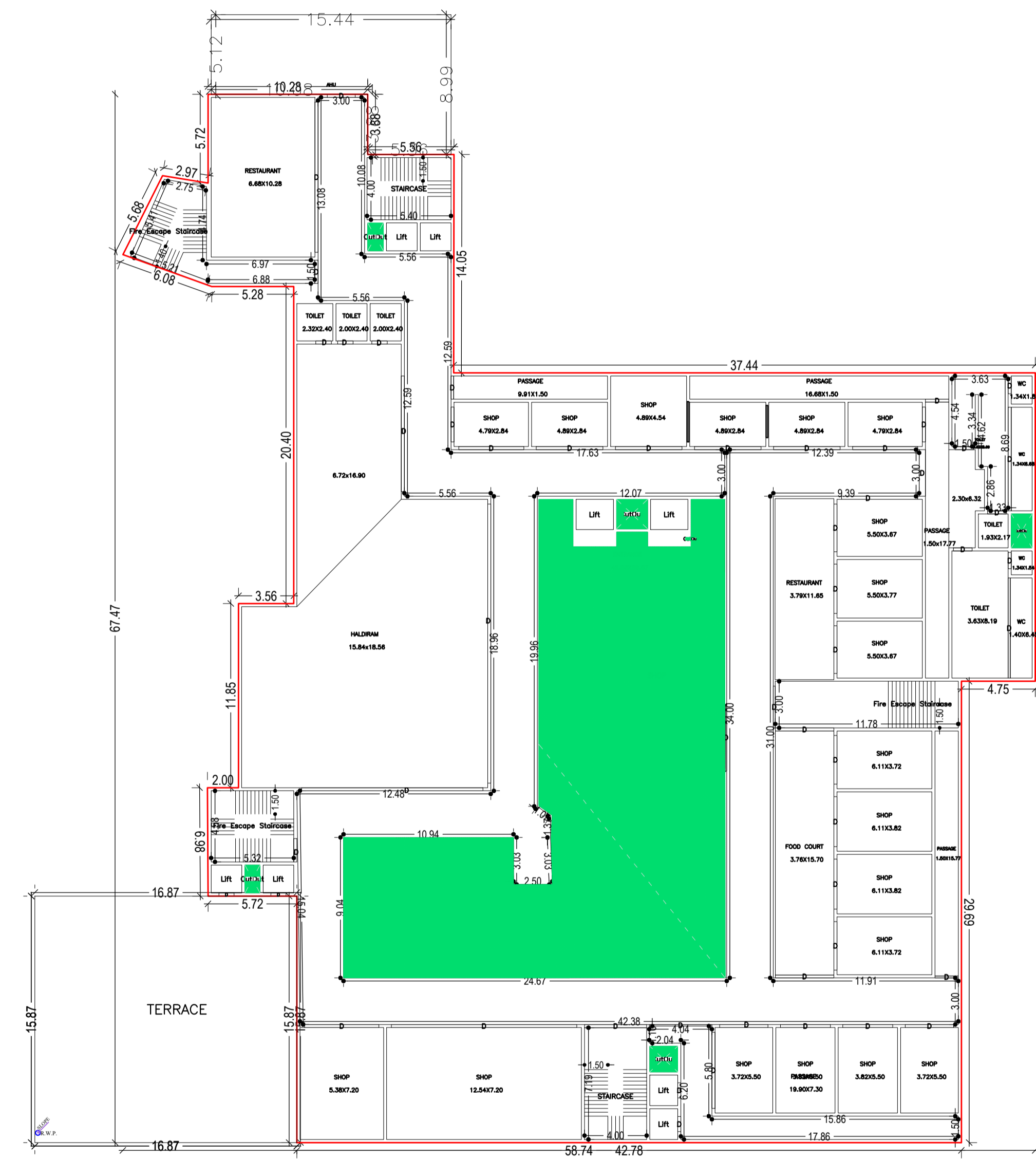
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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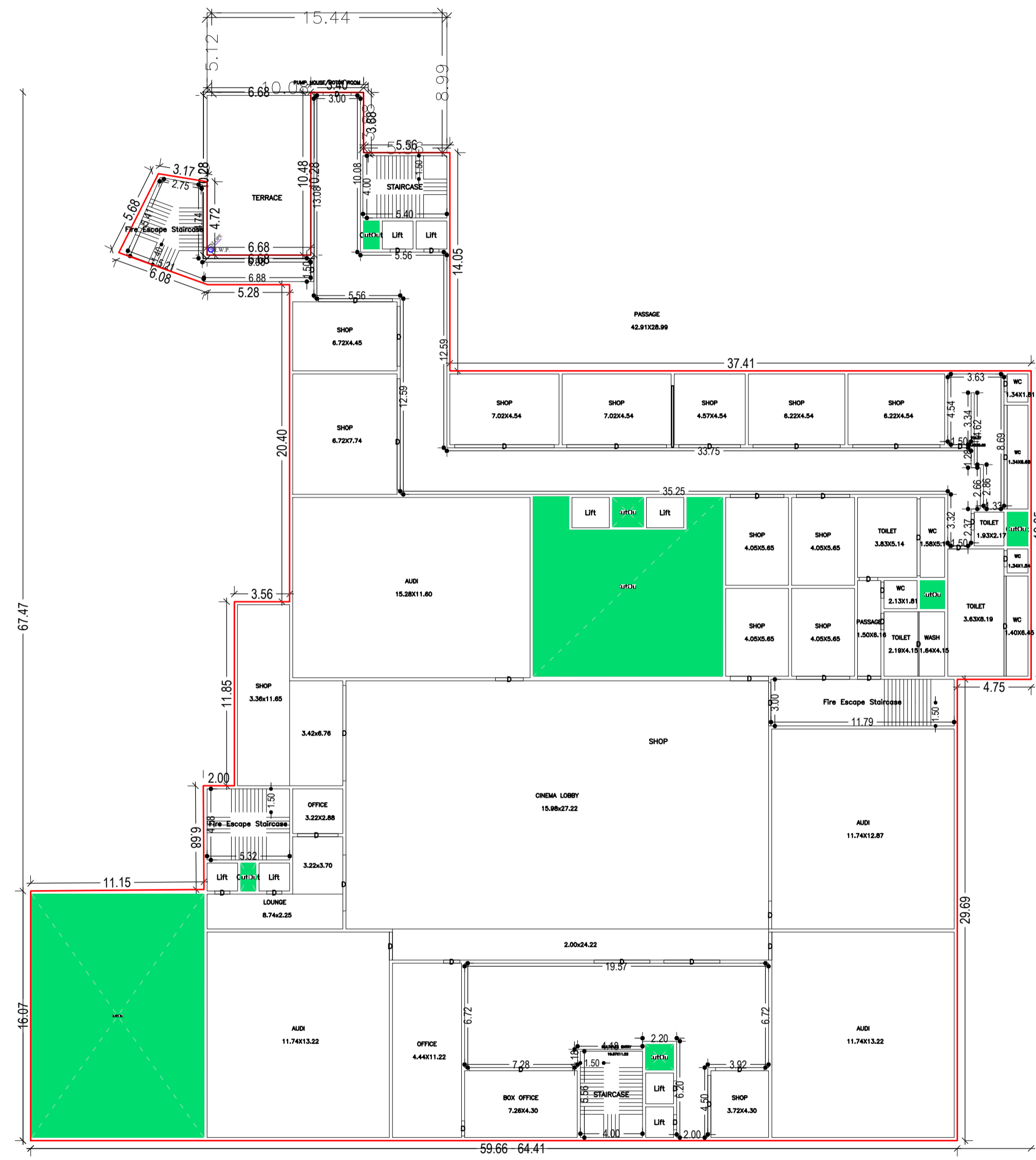
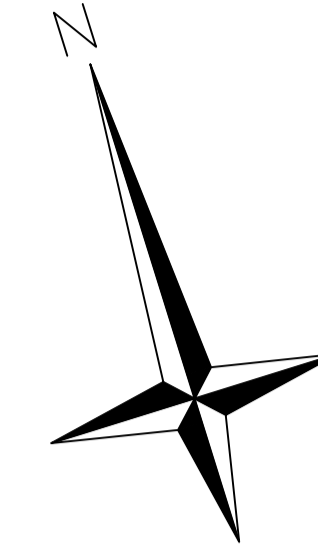
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



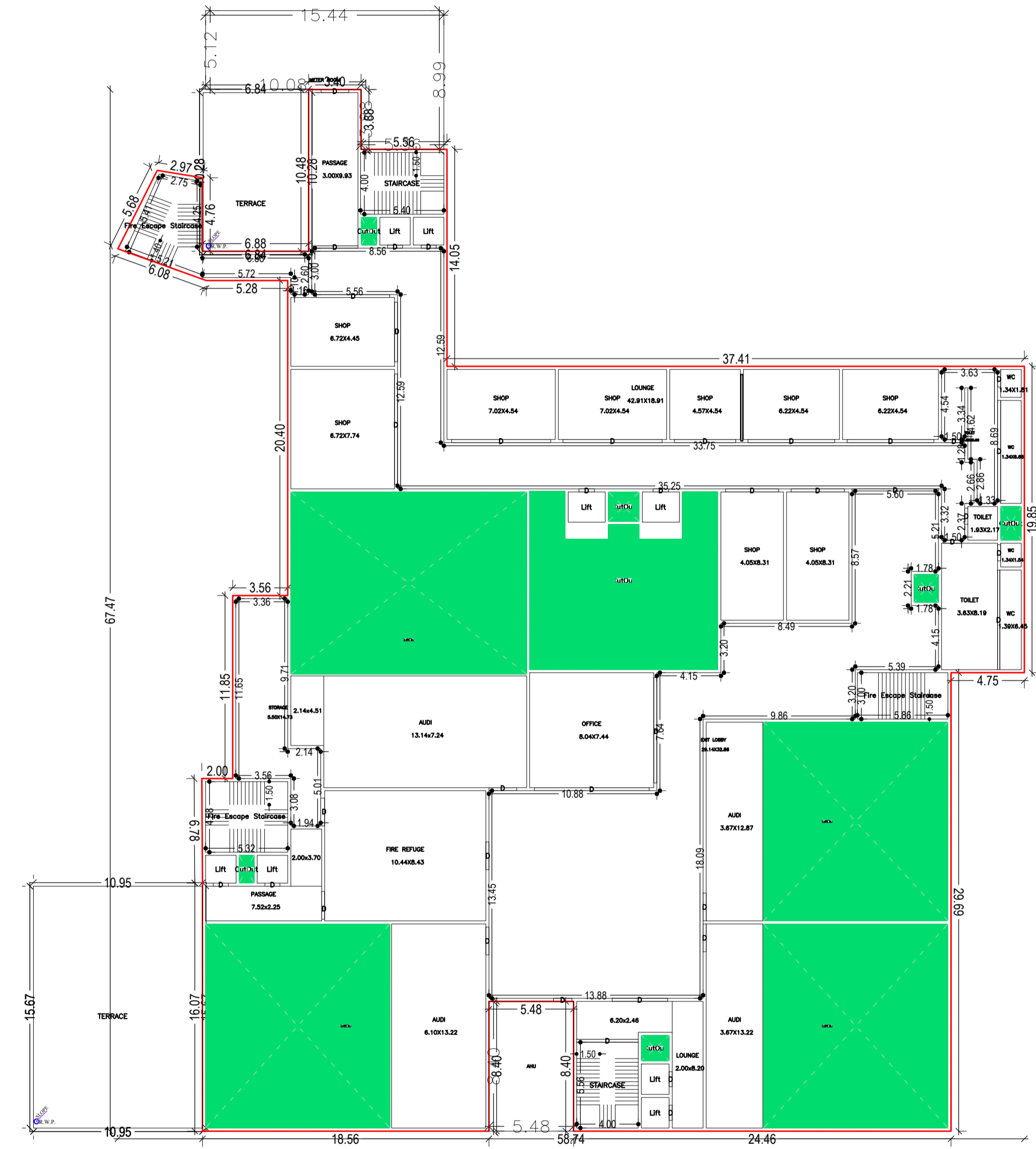
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

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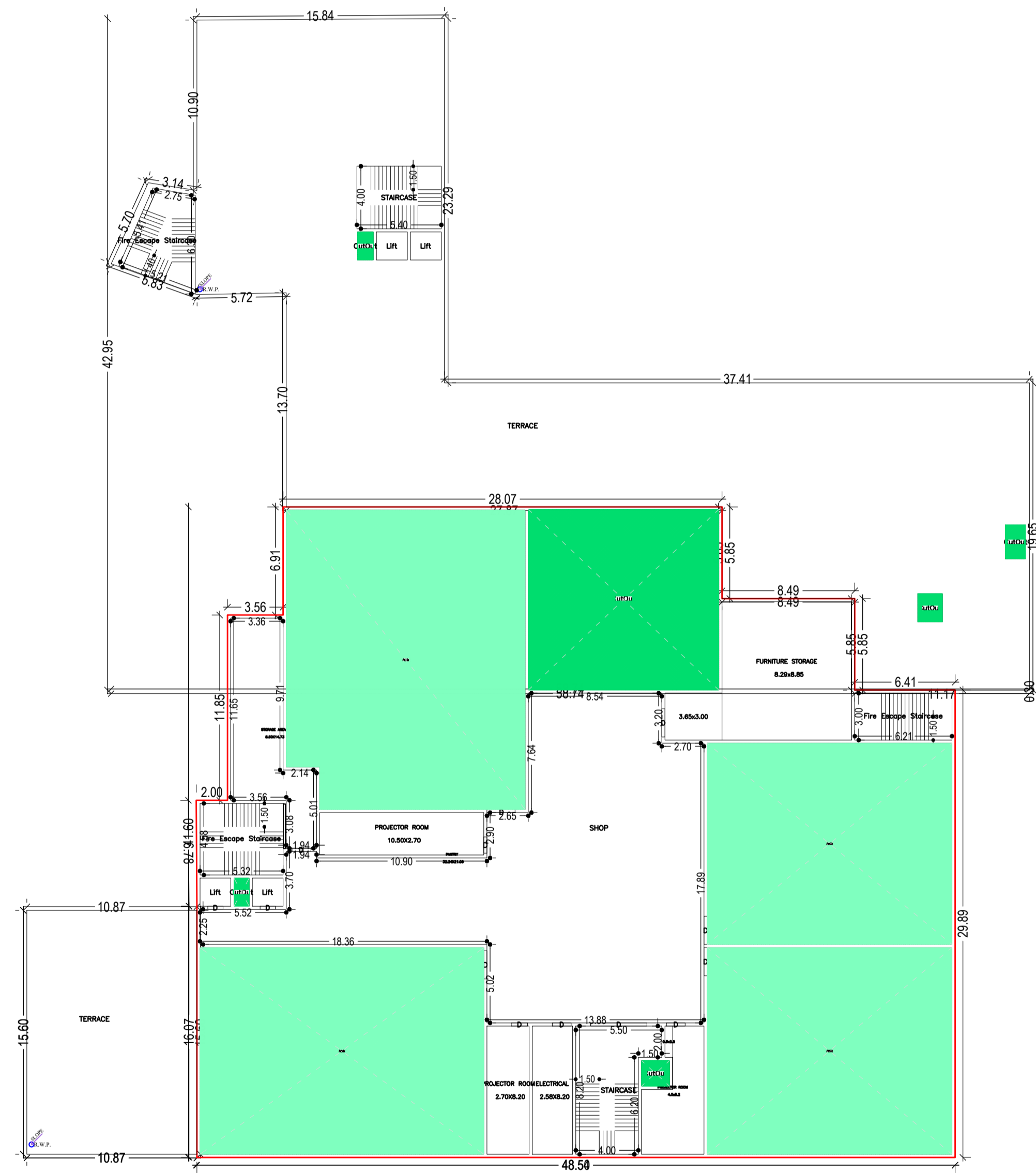
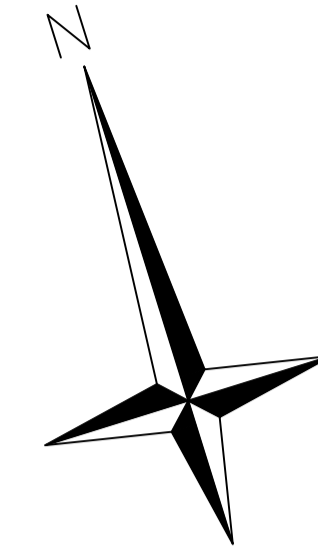
FIFTH FLOOR PLAN
(Proposed)
(SCALE: 1:100)



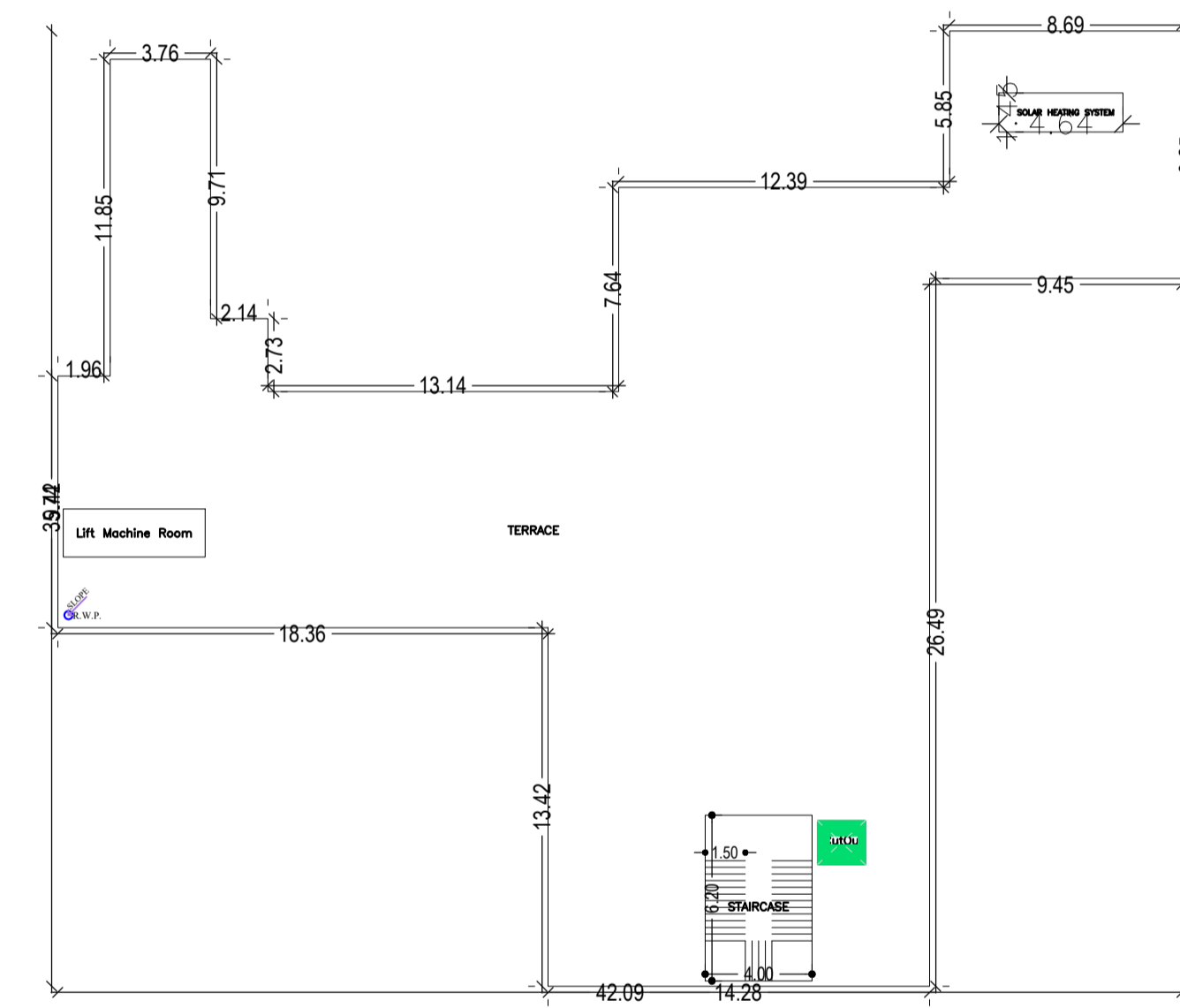
SIXTH FLOOR PLAN
(Proposed)
(SCALE: 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK GAURAV DMC/ARC/0022/2017			

Proposal Basic Information	
Proposal File No.	DMC/BP/0033/W32/2022
Owner Name	Newtech Villa Developers Pvt Ltd
Khata No	0
Plot No	301, 302, 295, 296, 2904
Village Name	Dhanbad
Use	Commercial
SubUse	Shopping Mall



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



TERRACE FLOOR PLAN
(SCALE: 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK GAURAV DMC/ARC/0022/2017			