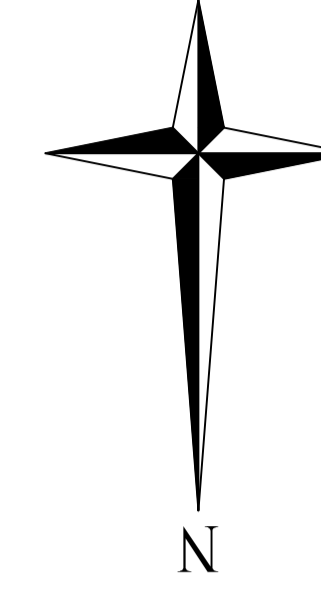
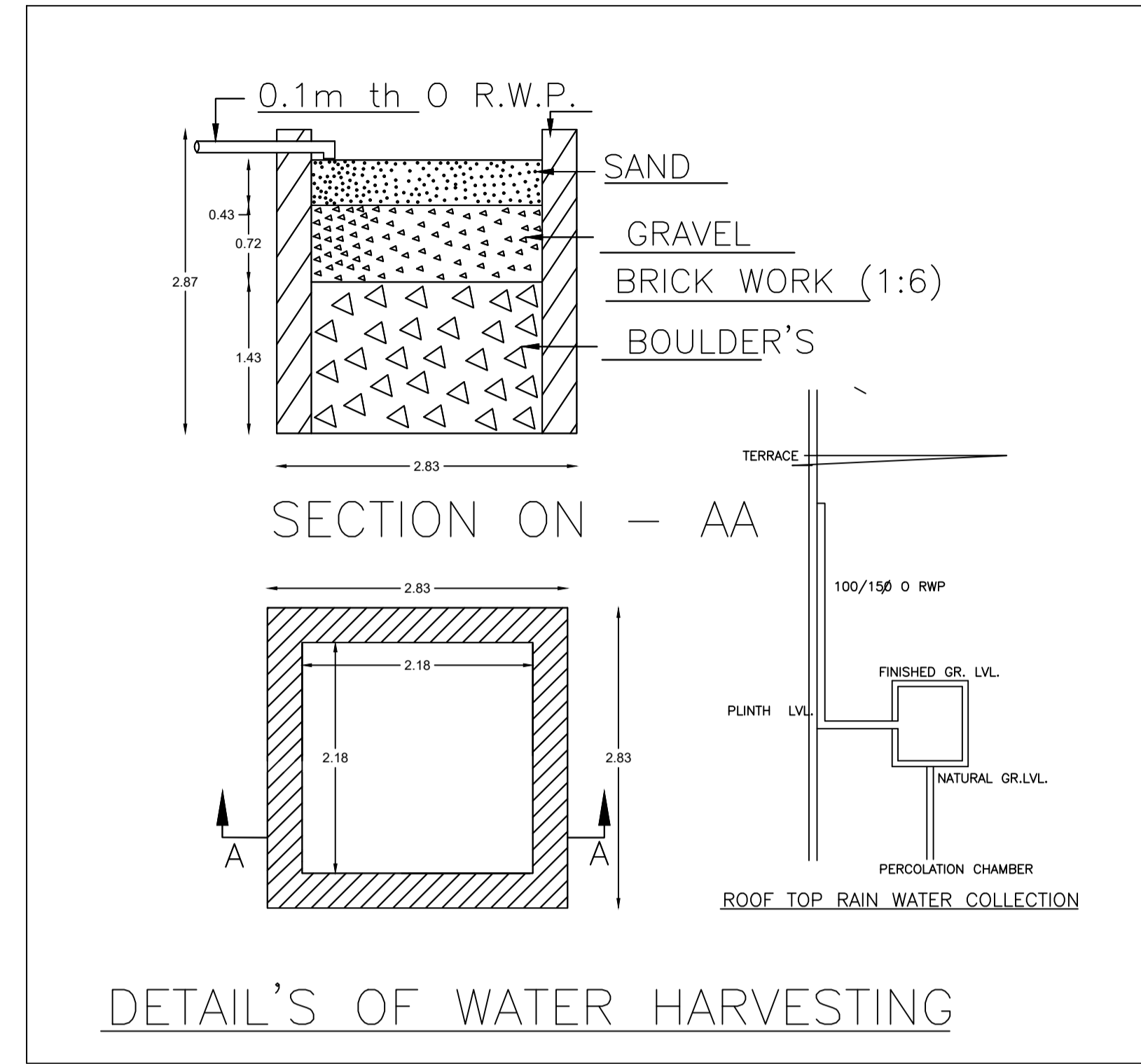
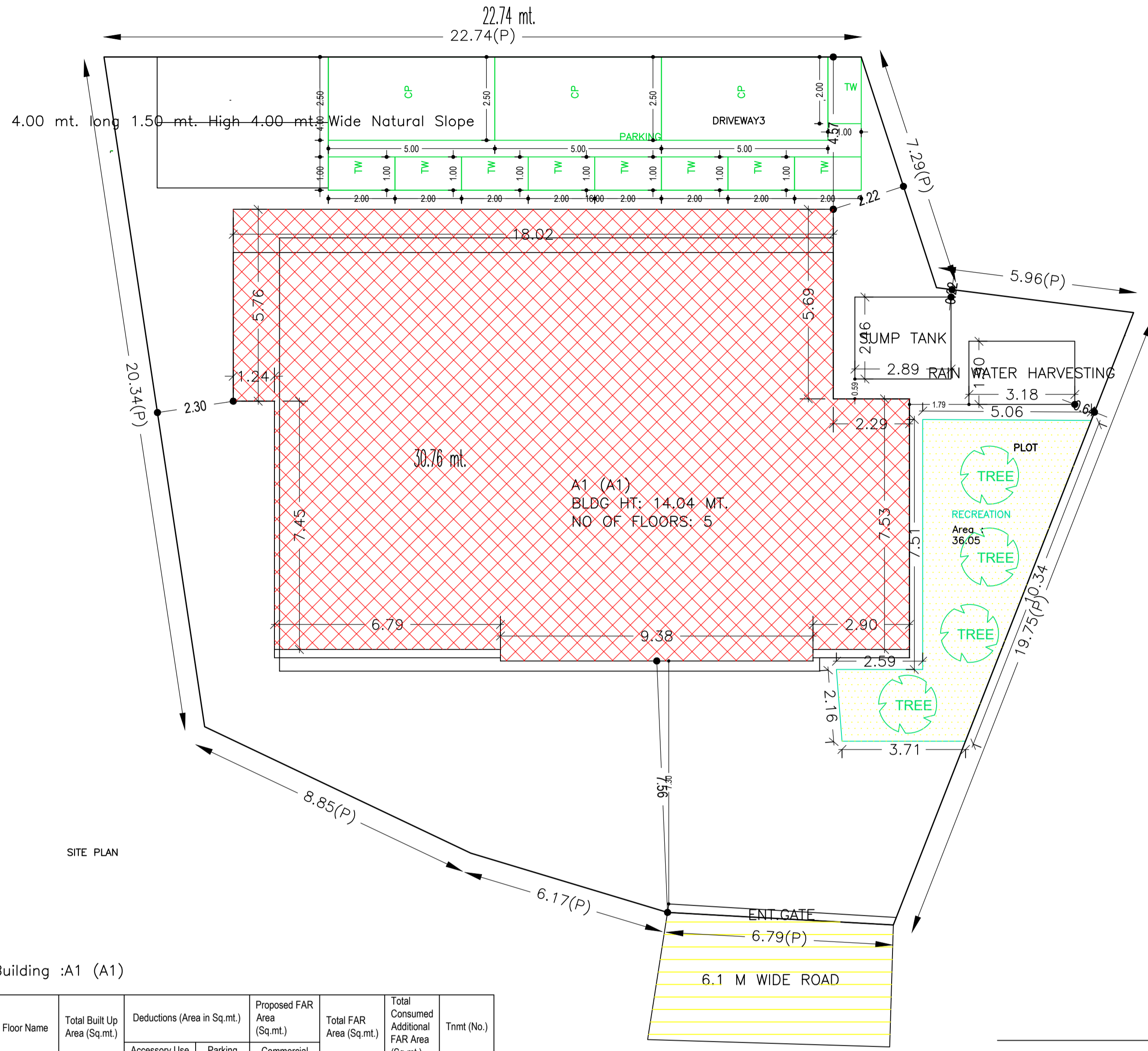


Proposal Basic Information

Proposal File No.	DMC/BI/0258/W23/2022
Owner Name	NITYANAND MANDAL
Khata No	OLD - 94, NEW - 256
Plot No	OLD - 3382, NEW - 4183
Village Name	Kolakusma
Use	Commercial
SubUse	Shop



AREA STATEMENT	VERSION NO. : 1.0.64	
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region - JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DHANBAD	Plot SubUse: Shop	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA	
Inward No: DMC/BI/0258/W23/2022	Plot/SubPlot No: OLD - 3382, NEW - 4183	
Application Type: General Proposal	North: Road Width - 9.14	
Project Type: Building Permission	South: Plot No. - NEW PLOT NO. - 4184	
Nature of Development: New	East: Plot No. - NEW PLOT NO. - 4181	
Location of Development Area: Old Area	West: Plot No. - PART OF SAME PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	598.85
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	598.85
Deduction from Plot Area(from Gross Plot Area)		
Common Plot		36.05
Total		36.05
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	562.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	598.85
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	598.85
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		299.42
Proposed Coverage Area ( 41.64 % )		249.39
Total Prop. Coverage Area ( 41.64 % )		249.39
Balance coverage area ( 8.35 % )		50.03
FAR CHECK		
Perm. FAR Area ( 2.500 )		1497.13
Total Perm. FAR area		1497.13
Commercial FAR		1157.63
Proposed FAR Area		1157.63
Total Proposed FAR Area		1157.63
Consumed FAR (Factor)		1.93
Balance FAR Area		339.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1480.91
ARCHITECT (Regd)		CHANDAN JHA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		NITYANAND MANDAL
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Building :A1 (A1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Accessory Use	Parking				
Basement Floor	233.91	0.00	223.20	0.00	0.00	0.00	00
Ground Floor	249.40	17.87	0.00	231.53	231.53	231.53	01
First Floor	249.40	17.87	0.00	231.53	231.53	231.53	01
Second Floor	249.40	17.87	0.00	231.53	231.53	231.53	01
Third Floor	249.40	17.87	0.00	231.53	231.53	231.53	01
Fourth Floor	249.40	17.87	0.00	231.53	231.53	231.53	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1480.91	89.35	223.20	1157.63	1157.65	1157.65	05
Total Number of Same Buildings	1						
Total :	1480.91	89.35	223.20	1157.63	1157.65	1157.65	05

SCHEDULE OF DOOR:

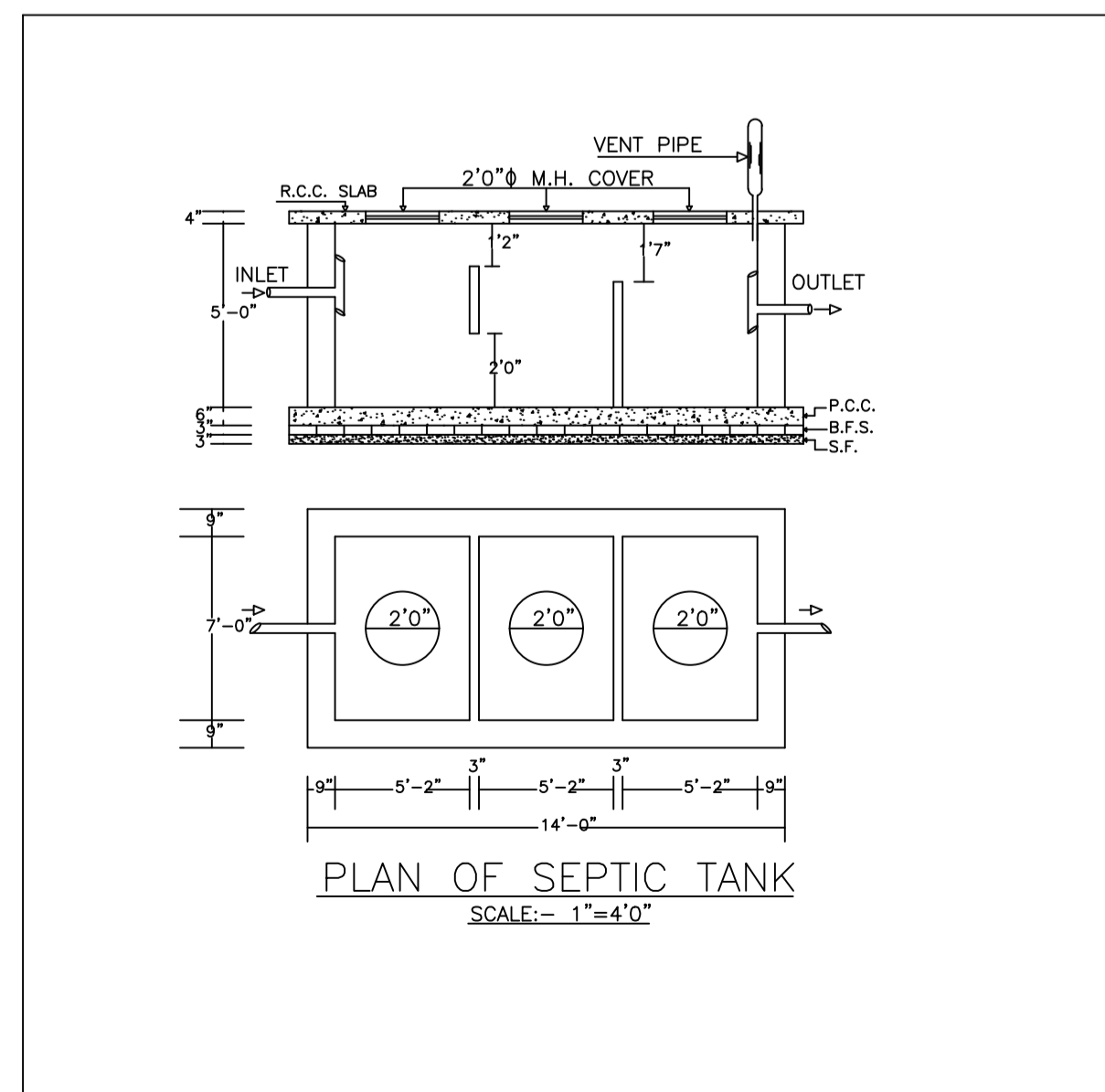
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	1.05	2.10	05
A1 (A1)	D	1.63	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.86	1.20	05
A1 (A1)	W	0.87	1.20	06
A1 (A1)	W	1.35	1.20	05
A1 (A1)	W	1.61	1.20	05
A1 (A1)	W	1.79	1.20	05
A1 (A1)	W	1.82	1.20	05
A1 (A1)	W	2.02	1.20	05
A1 (A1)	W	2.07	1.20	05

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, 1, 2, 3, 4 FLOOR PLAN	SHOP	SHOP	240.88	239.97	2	5
Total:	-	-	1204.38	1199.84	10	5



Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A1 (A1)	Commercial	Shop	> 0	50	1045.64	1	14	-	-
Total :	-	-	-	-	-	-	14	22	44 28

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Two Stack Car	-	-	10	125.00
Total Car	14	175.00	22	275.00
TwoWheeler	-	-	28	56.00
Two Stack TwoWheeler	-	-	19	38.00
Total TwoWheeler	44	88.00	47	94.00
Other Parking	-	-	-	21.00
Total	-	263.00	-	484.00

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	233.91	0.00	233.91	0.00
Ground Floor	249.40	231.53	249.40	231.53
First Floor	249.40	231.53	249.40	231.53
Second Floor	249.40	231.53	249.40	231.53
Third Floor	249.40	231.53	249.40	231.53
Fourth Floor	249.40	231.53	249.40	231.53
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1480.91	1157.65	1480.91	1157.65

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Commercial	Shop	Non-Highrise

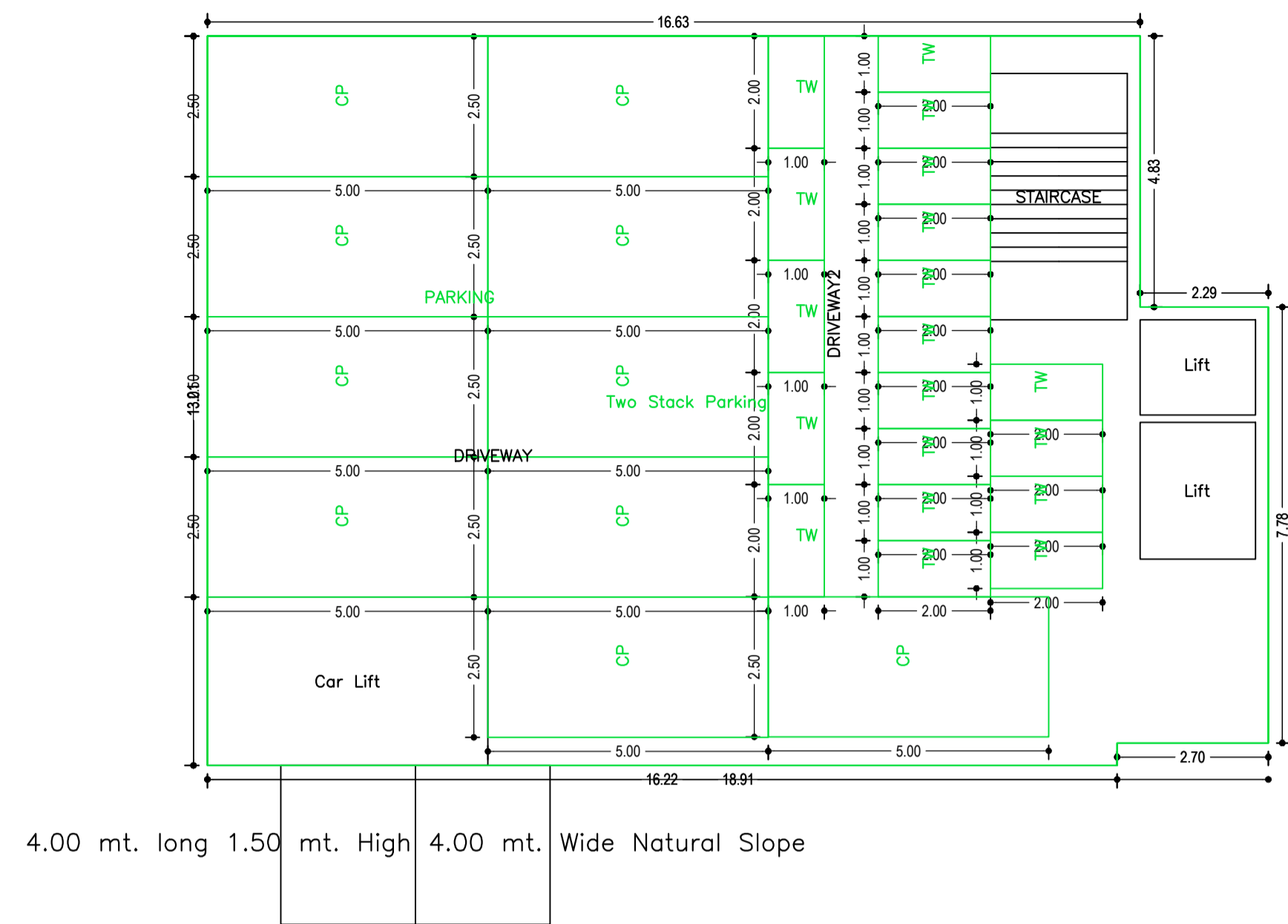
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Accessory Use	Parking				
A1 (A1)	1	1480.91	89.35	223.20	1157.63	1157.65	1157.65	05
Grand Total :	1	1480.91	89.35	223.20	1157.63	1157.65	1157.65	05

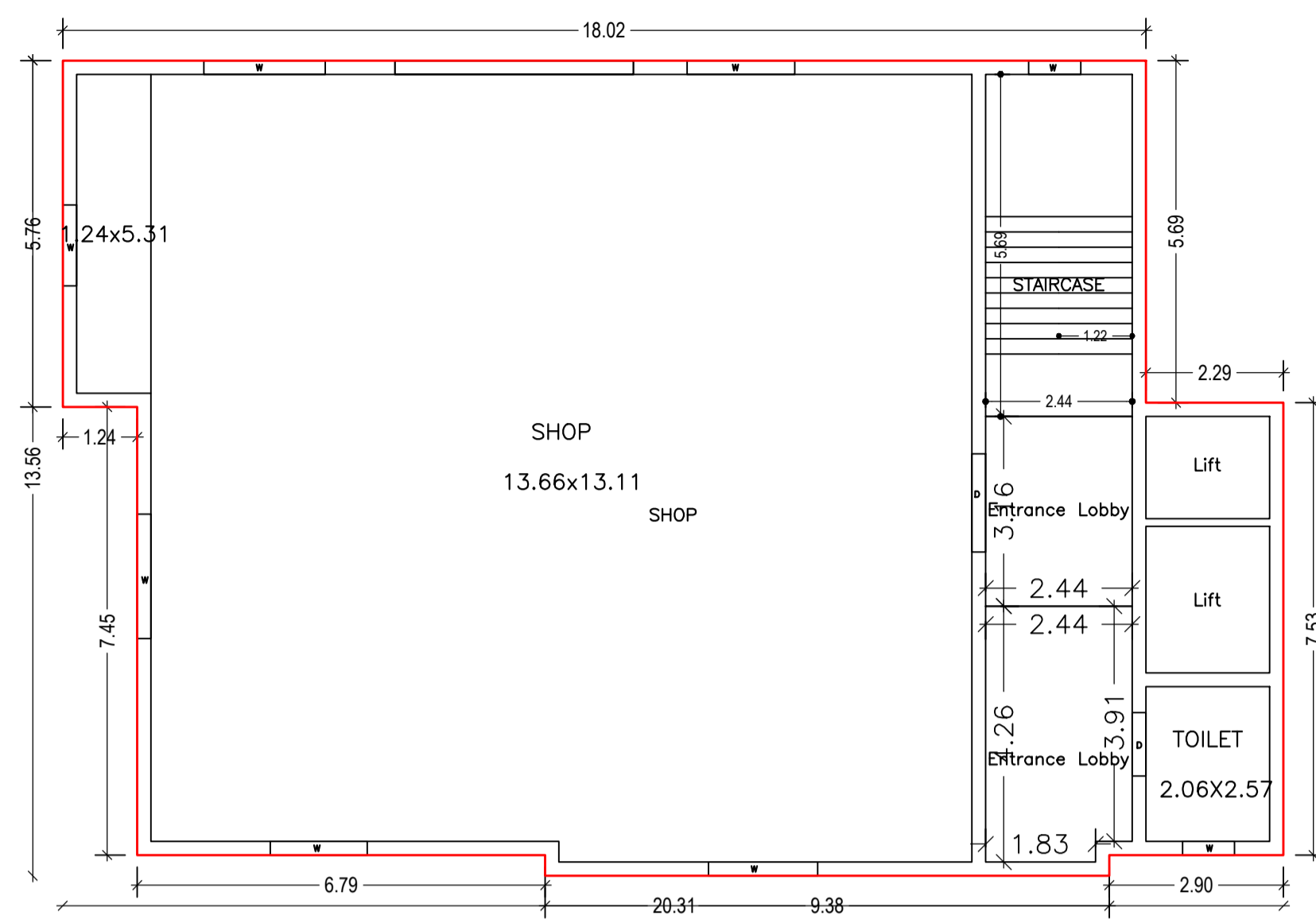
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

Proposal Basic Information

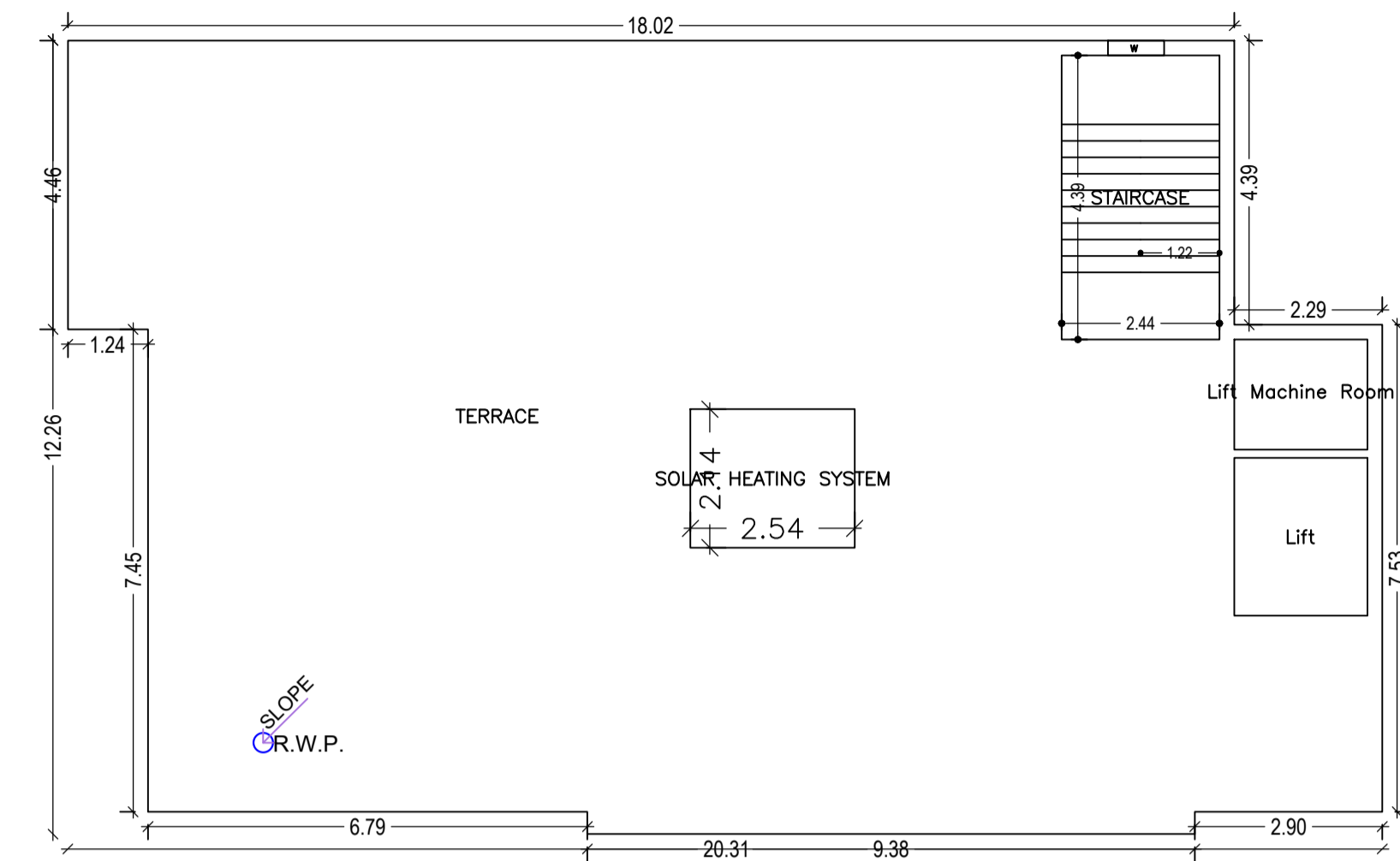
Proposal File No.	DMC/BP/0258/W23/2022
Owner Name	NITYANAND MANDAL
Khata No	OLD - 94, NEW - 256
Plot No	OLD - 3382, NEW - 4183
Village Name	Kolakusma
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SubUse	Shop



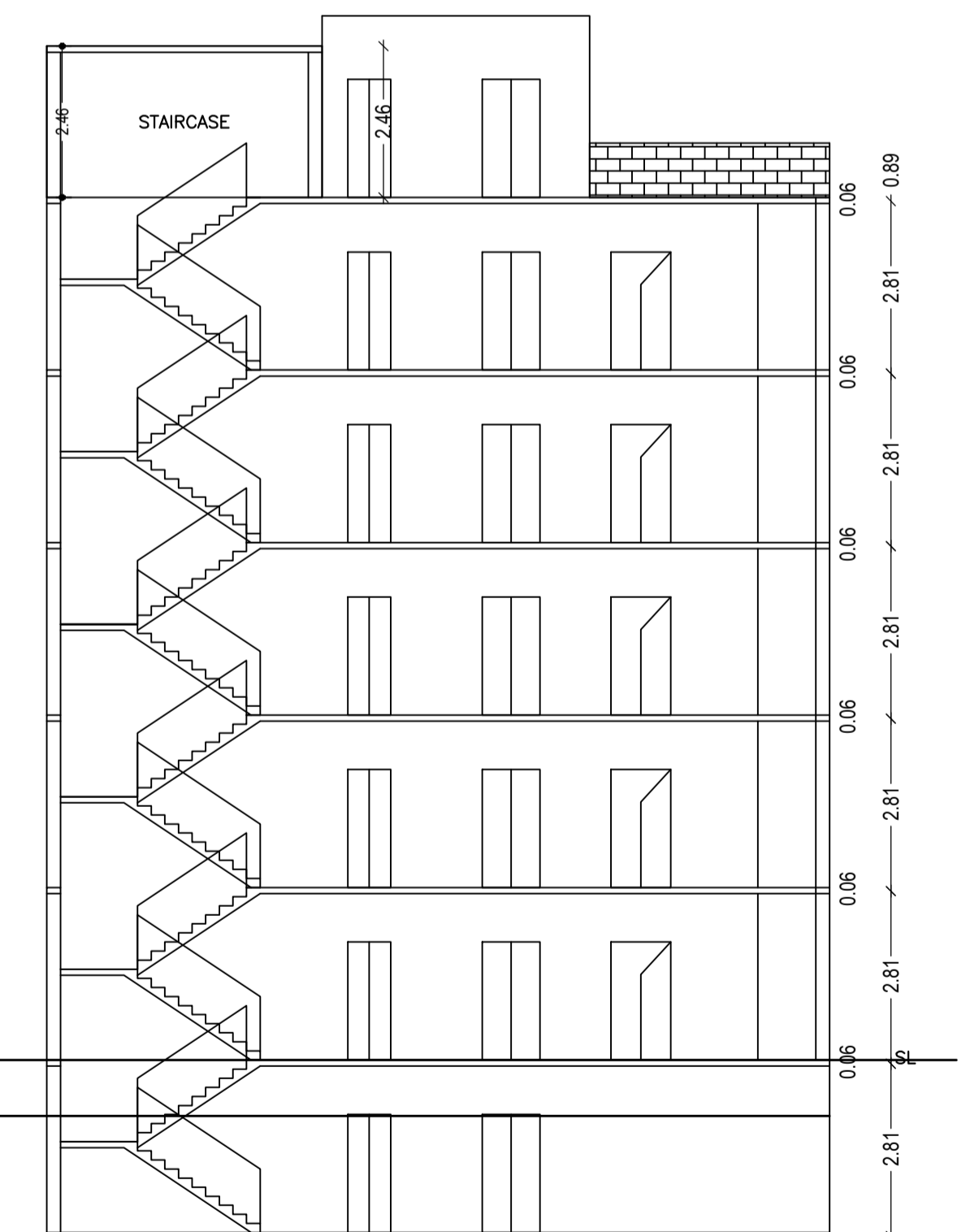
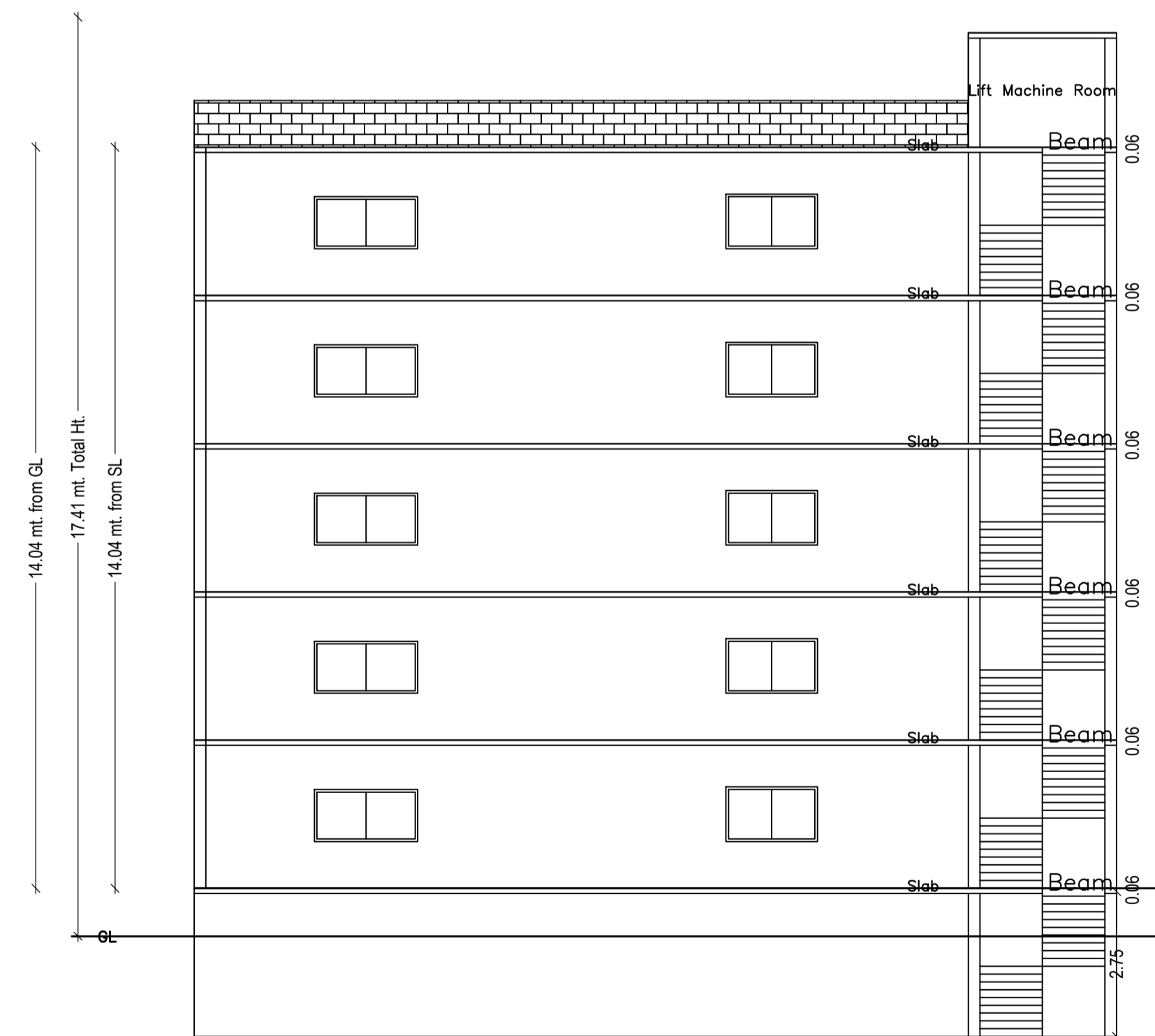
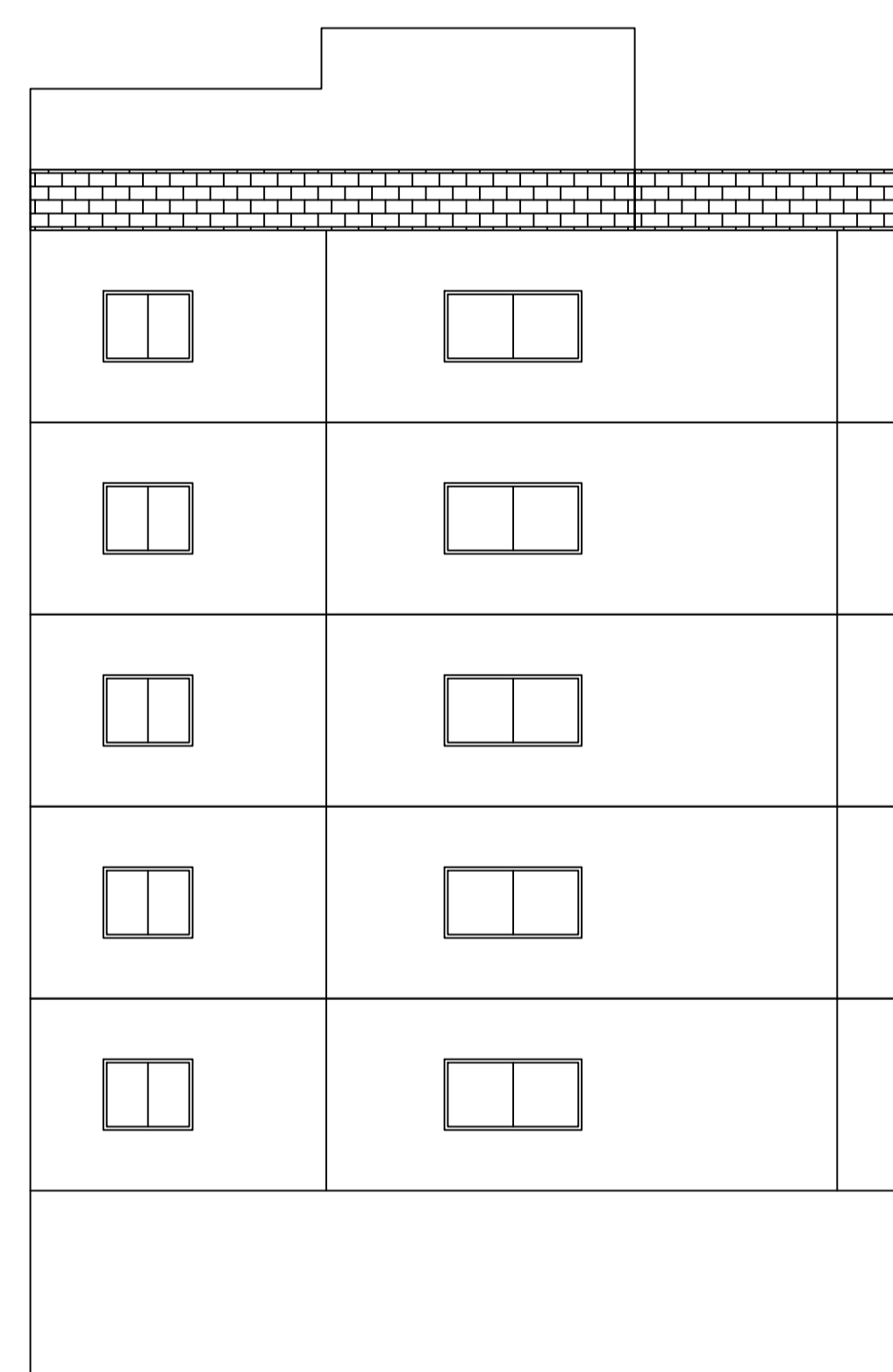
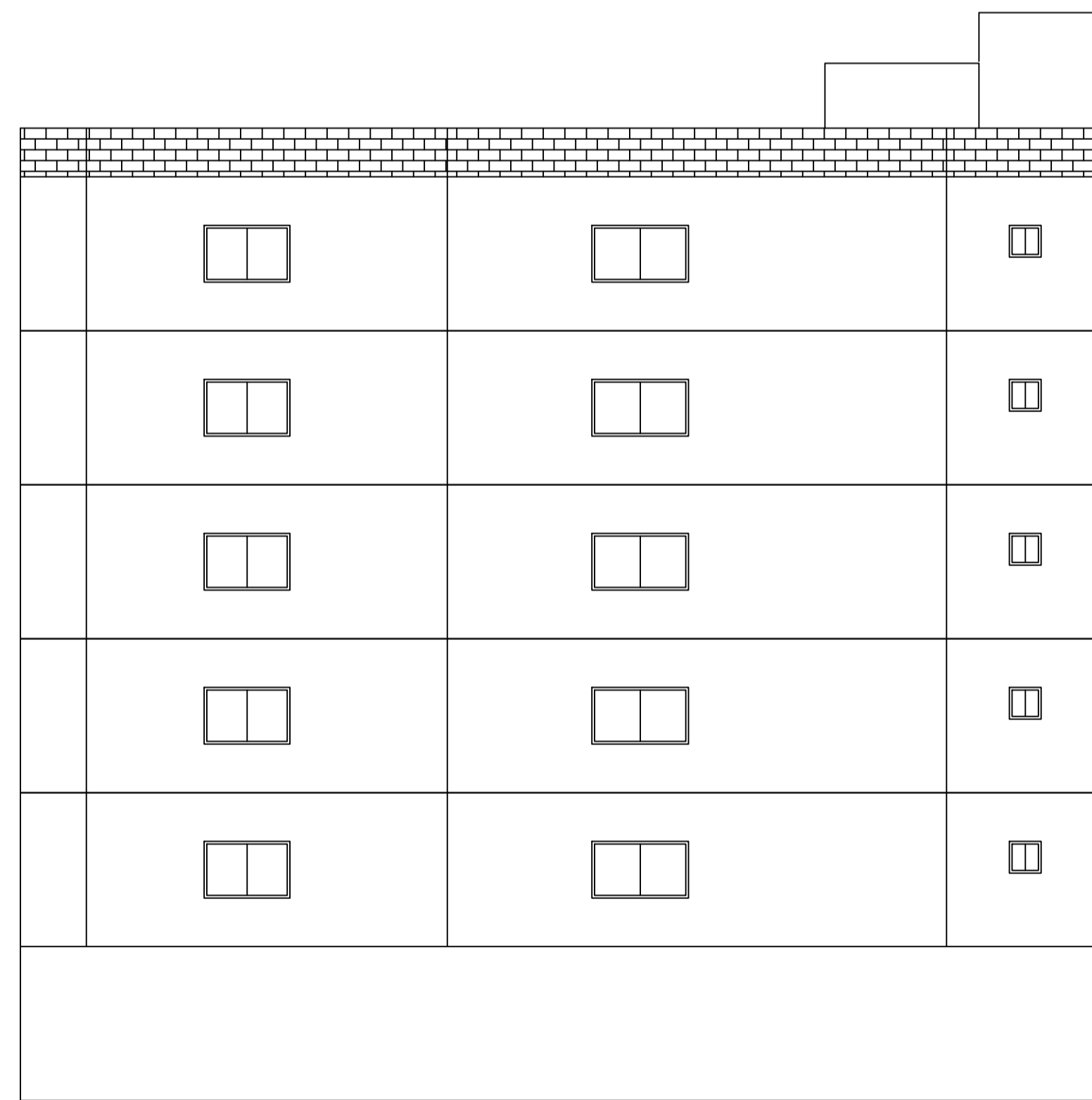
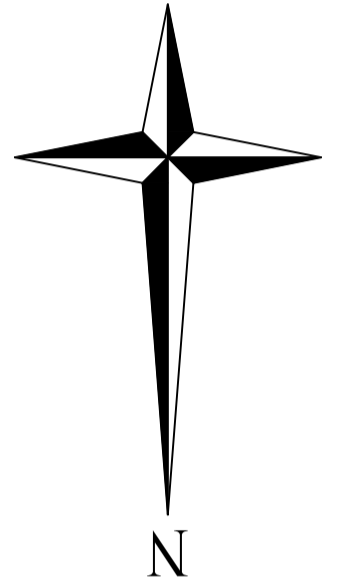
BASEMENT FLOOR PLAN  
(SCALE 1:100)



TYPICAL - GROUND, 1, 2, 3, 4 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
CHANDAN JHA DMC/ENG/0024/2021			