

Proposal Basic Information	
Proposal File No.	DMC/BI/0228/W23/2022
Owner Name	DR. NIRMAL DROLIA, POONAM DROLIA
Khata No	OLD - 81, NEW - 501
Plot No	OLD - 3491, NEW - 4281
Village Name	Kolakusma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO.:	1.0.62
DHANBAD MUNICIPAL CORPORATION		VERSION DATE:	16/10/2020
<b>PROJECT DETAIL:</b>			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: DHANBAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment		
Authority: DHANBAD MUNICIPAL CORPORATION	Plot/Nearby/Religious/Structure: NA		
Inward No: DMC/BI/0228/W23/2022	Plot/SubPlot No: OLD - 3491, NEW - 4281		
Application Type: General Proposal	North: Plot No. - DR. JAYANT CHAKRABORTY		
Project Type: Building Permission	South: Plot No. - DR. SATISH		
Nature of Development: New	East: Road Width - 6.7		
Location of Development Area: Old Area	West: Plot No. - PLOT NO. 3494		
<b>AREA DETAILS:</b>			
AREA OF PLOT (Minimum)	(A)		SQ.MT. 110.45
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		110.45
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			15.86
Total			15.86
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		94.59
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		110.45
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		110.45
<b>COVERAGE CHECK</b>			
Permissible Coverage area ( 70.00 % )			77.31
Proposed Coverage Area ( 63.98 % )			70.67
Total Prop. Coverage Area ( 63.98 % )			70.67
Balance coverage area ( 6.01 % )			6.64
<b>FAR CHECK</b>			
Perm. FAR Area ( 2.50 )			276.13
Total Perm. FAR area			276.13
Residential FAR			139.27
Proposed FAR Area			139.27
Total Proposed FAR Area			139.27
Consumed FAR (Factor)			1.26
Balance FAR Area			136.86
<b>BUILT UP AREA CHECK</b>			
Total Proposed BuiltUp Area			141.21
ARCHITECT (Regd)			AMIT KUMAR
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			DR. NIRMAL DROLIA, POONAM DROLIA
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)	Orange
EXISTING (To be demolished)	Light Blue

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.71	2.10	01
A1 (A1)	D	0.75	2.10	01
A1 (A1)	D	0.76	2.10	01
A1 (A1)	D	0.81	2.10	01
A1 (A1)	D	0.85	2.10	01
A1 (A1)	D	0.87	2.10	01
A1 (A1)	D	0.99	2.10	02
A1 (A1)	D	1.07	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	w	0.61	1.20	01
A1 (A1)	w	0.76	1.20	02
A1 (A1)	w	0.91	1.20	03
A1 (A1)	w	1.31	1.20	01
A1 (A1)	w	1.82	1.20	01
A1 (A1)	w	2.62	1.20	01
A1 (A1)	w	2.64	1.20	01
A1 (A1)	w	2.83	1.20	02

**Balcony Calculations Table**

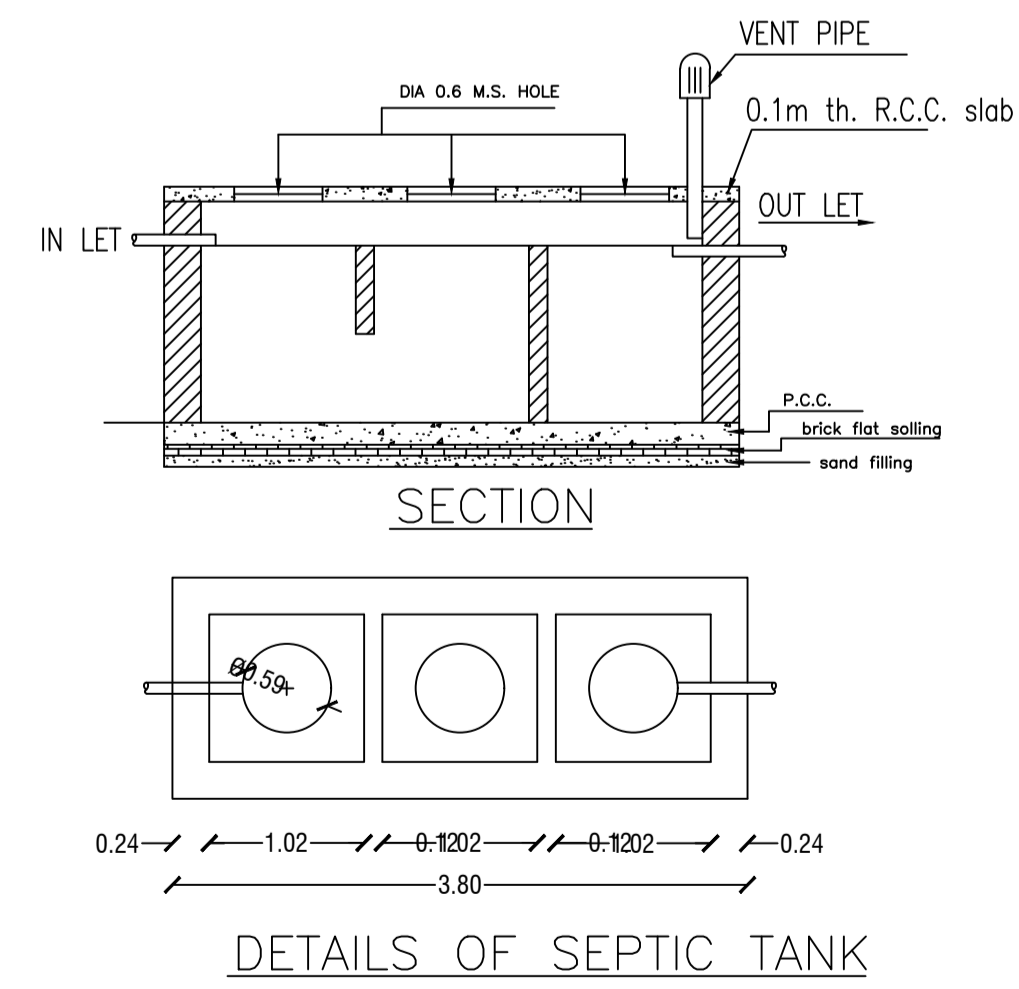
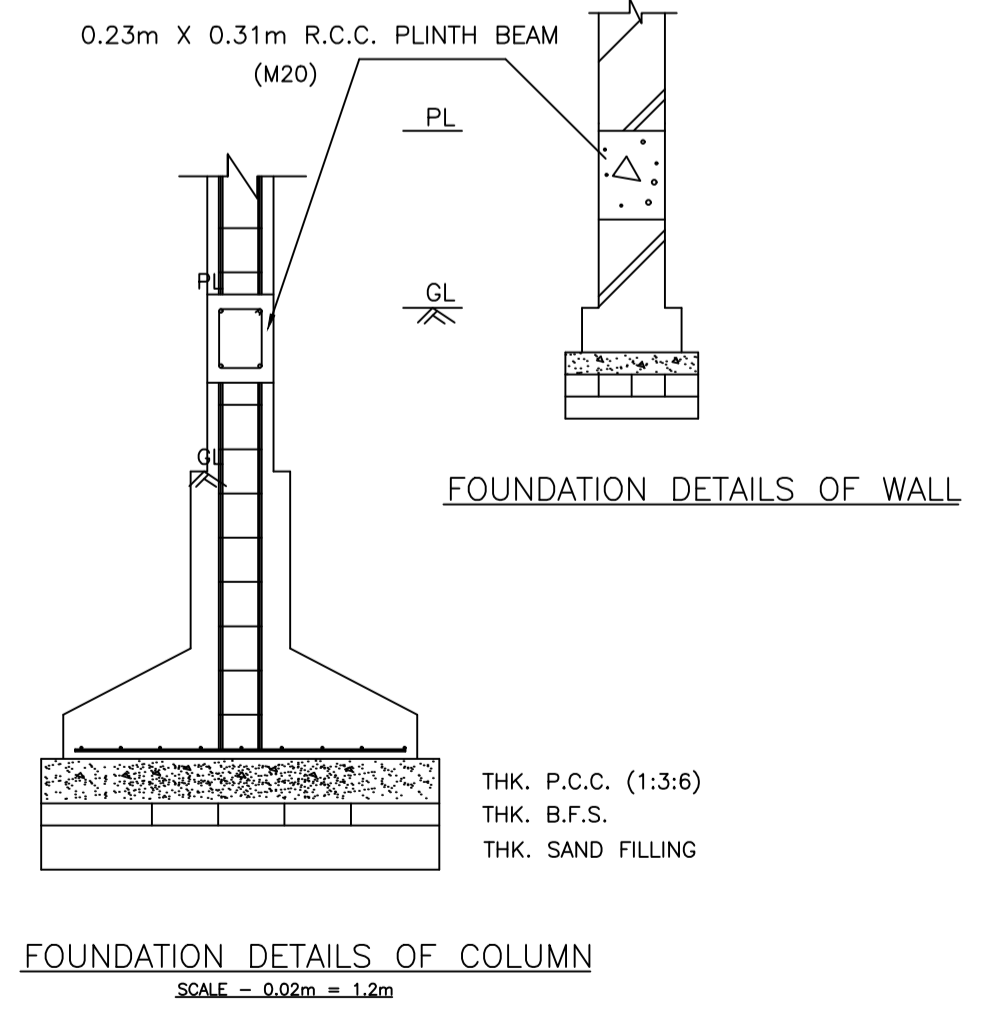
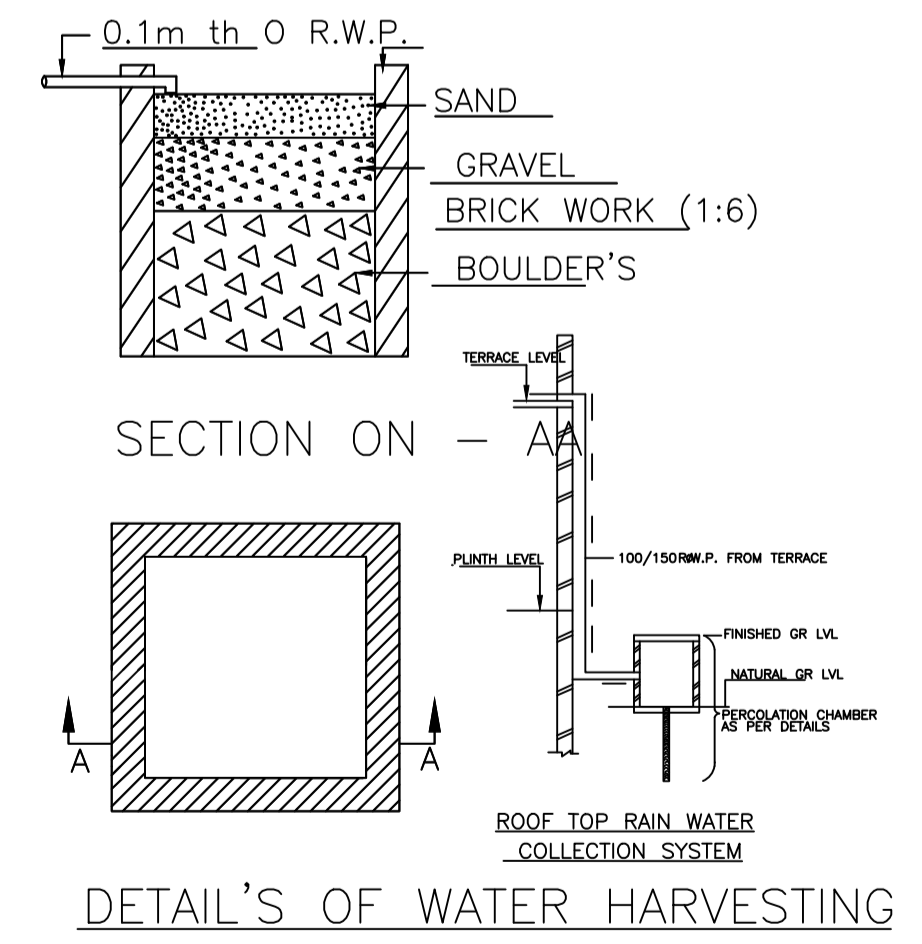
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.89 X 4.37 X 1 X 1	3.87	3.87
Total	-	-	3.87

**UnitBUA Table for Building :A1 (A1)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	141.20	136.90	6	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	6	0
Total:	-	-	141.20	136.90	12	1

**FAR & Tenement Details (Table 4c-1)**

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Balcony	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A1 (A1)	1	141.21	1.94	139.27	139.27	139.27	01
Grand Total:	1	141.21	1.94	139.27	139.27	139.27	01



**Buildingwise Floor FAR Details**

Floor Name	Building Name A1 (A1)		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	70.67	70.67	70.67	70.67
First Floor	70.54	68.60	70.54	68.60
Terrace Floor	0.00	0.00	0.00	0.00
Total:	141.21	139.27	141.21	139.27

**Building USE/SUBUSE Details**

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

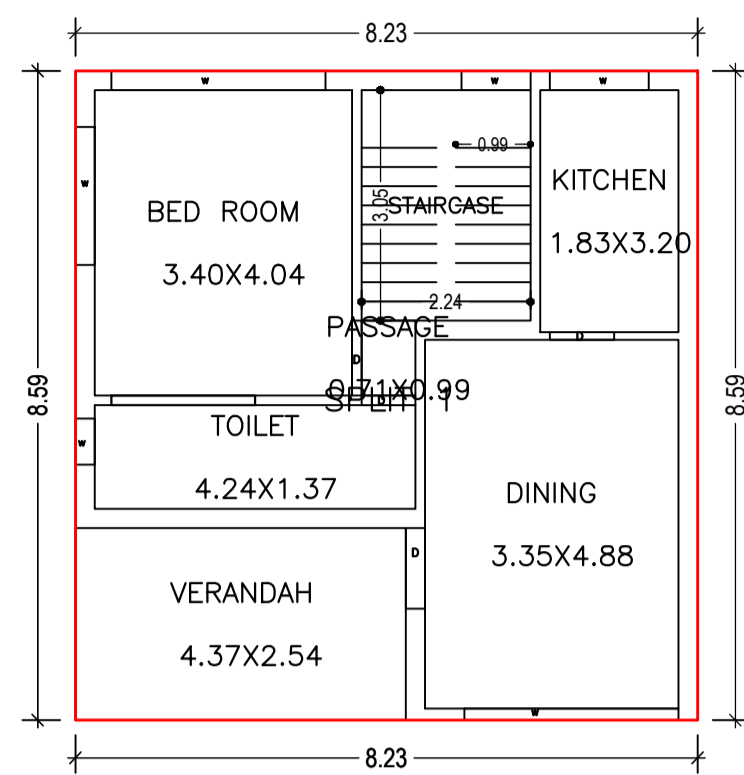
**Building :A1 (A1)**

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Balcony	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	70.67	0.00	70.67	70.67	70.67	01
First Floor	70.54	1.94	68.60	68.60	68.60	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	141.21	1.94	139.27	139.27	139.27	01
Total Number of Same Buildings :	1					
Total:	141.21	1.94	139.27	139.27	139.27	01

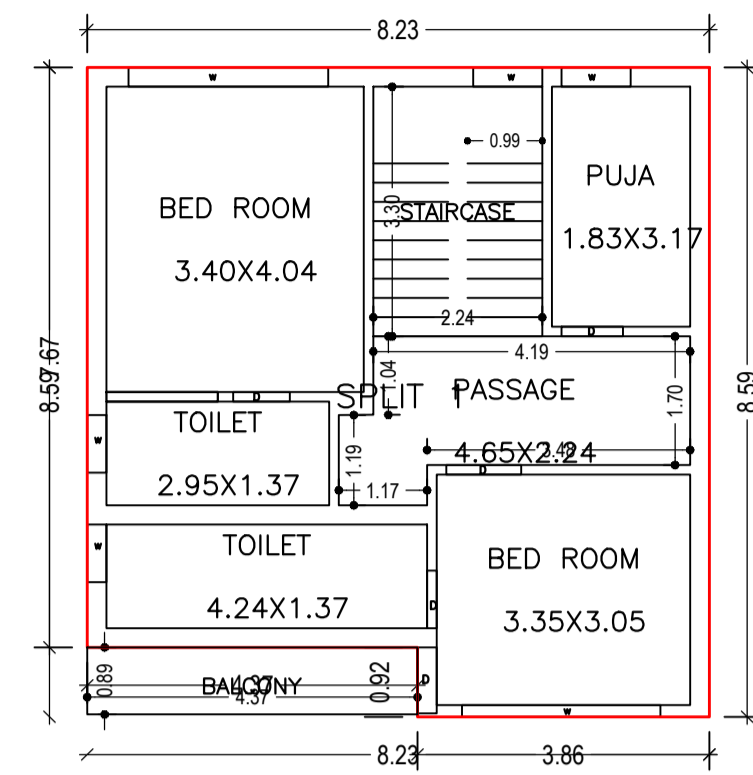
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR DMC/ENG/0012/2021			

Proposal Basic Information

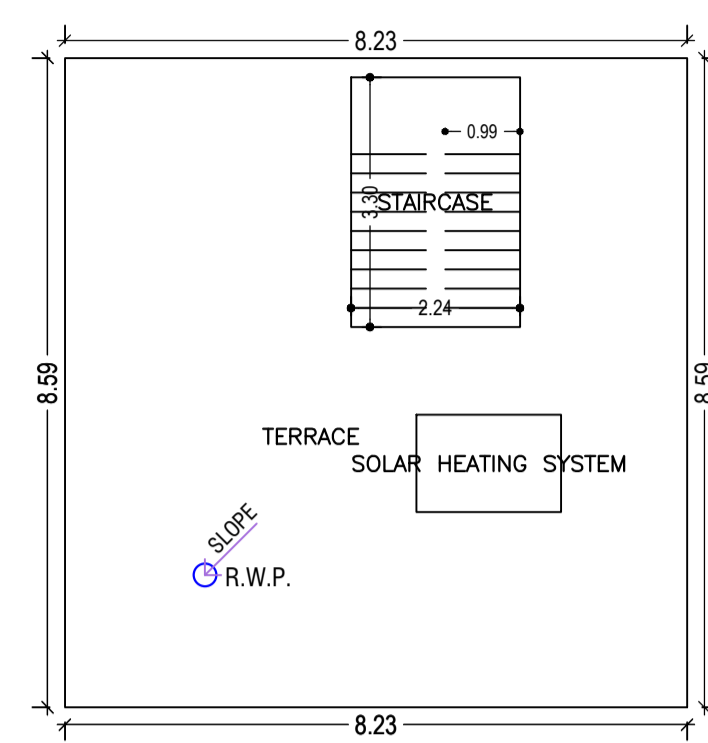
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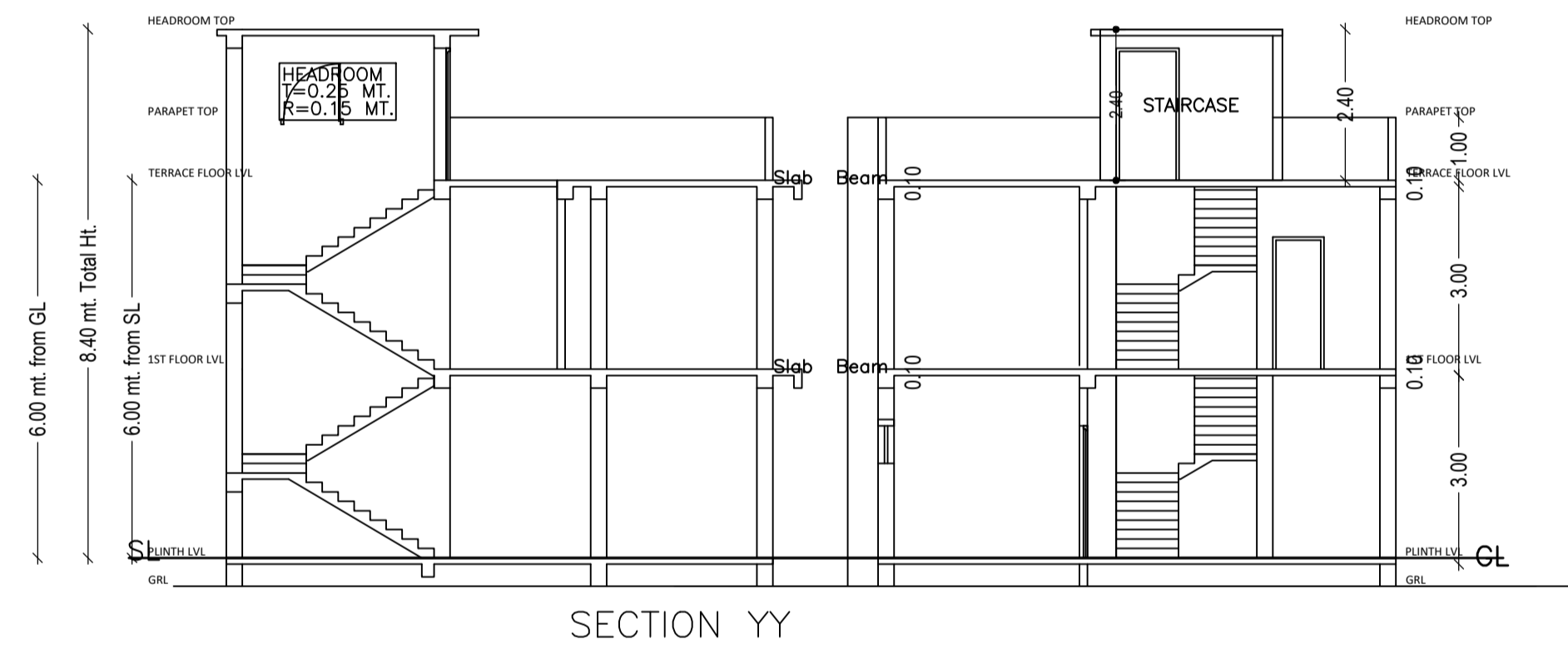
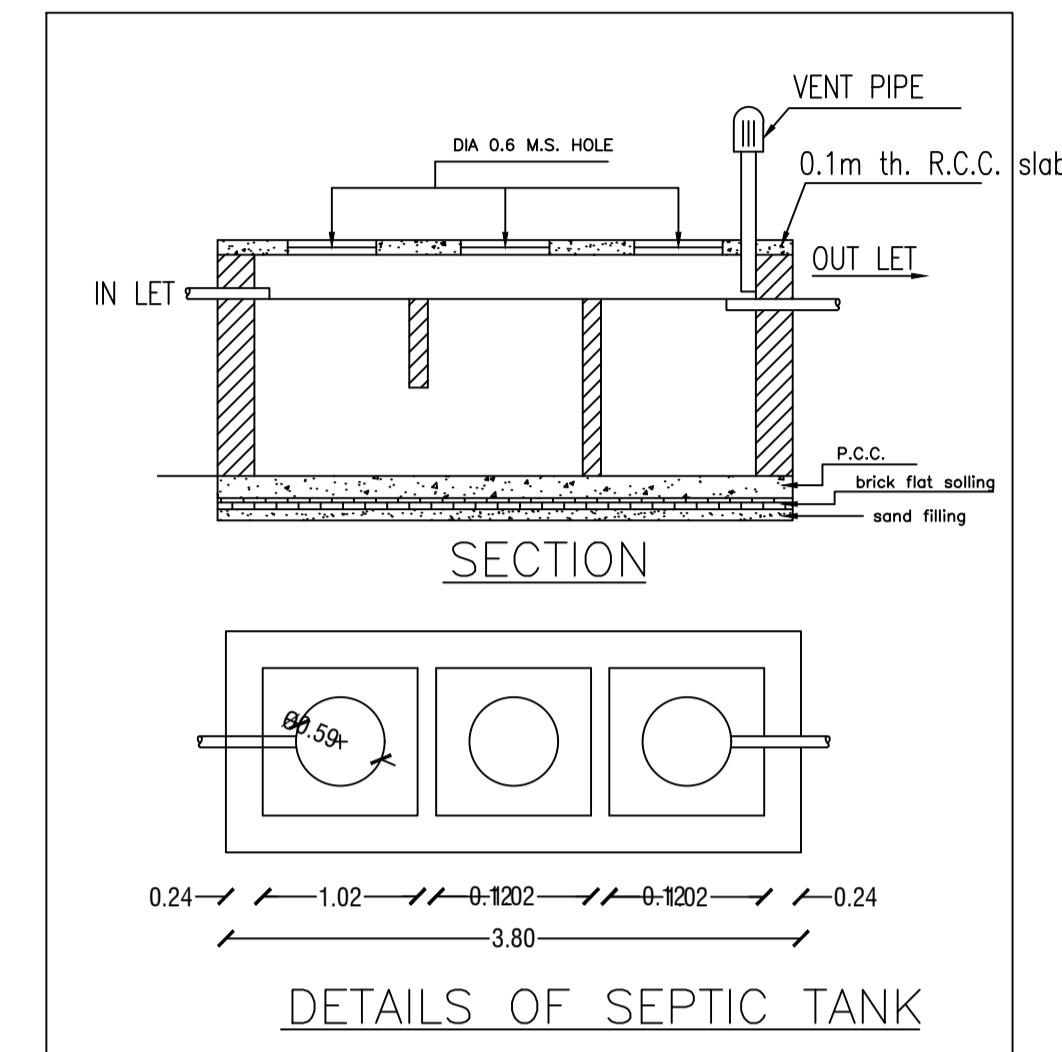
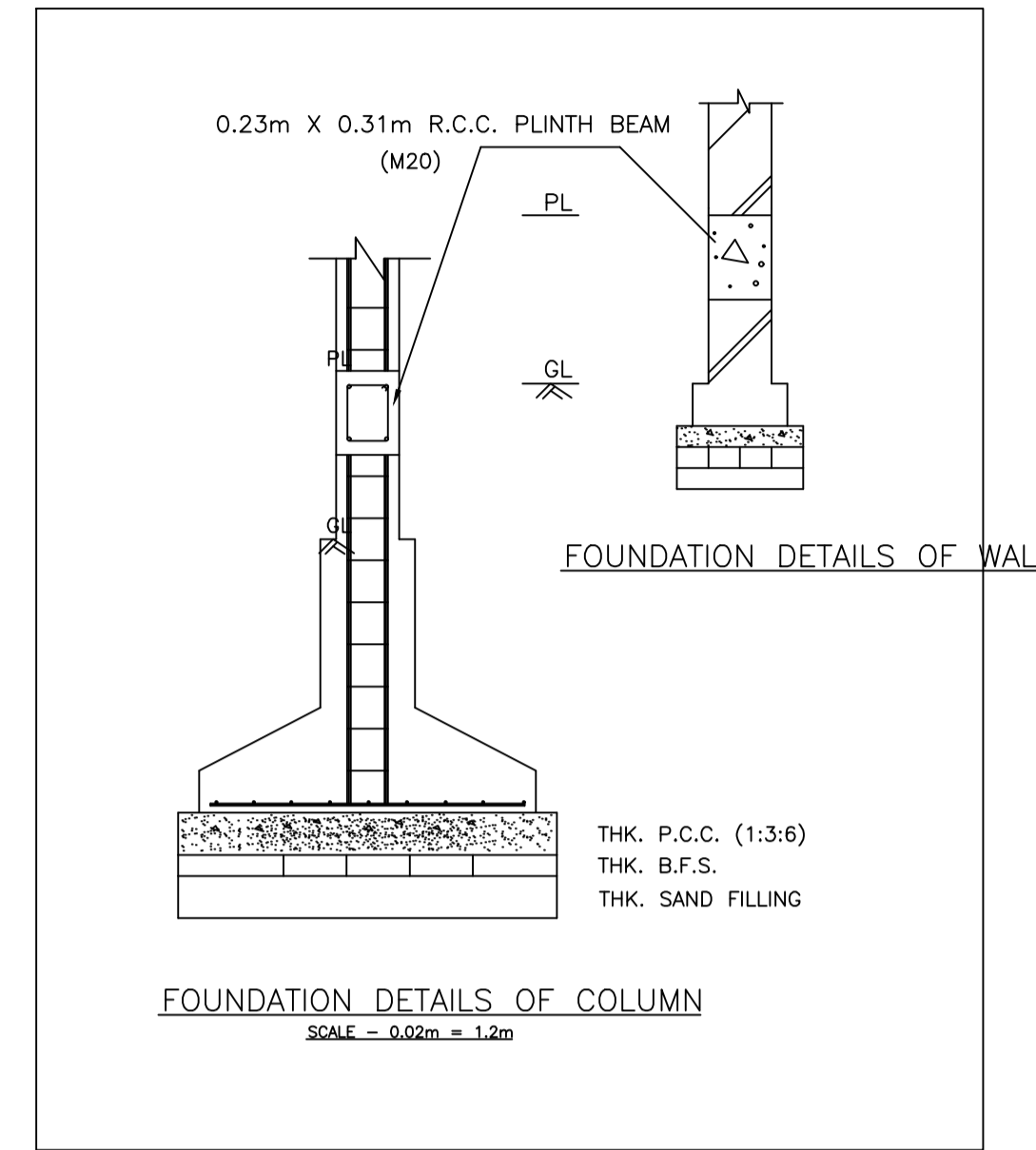
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



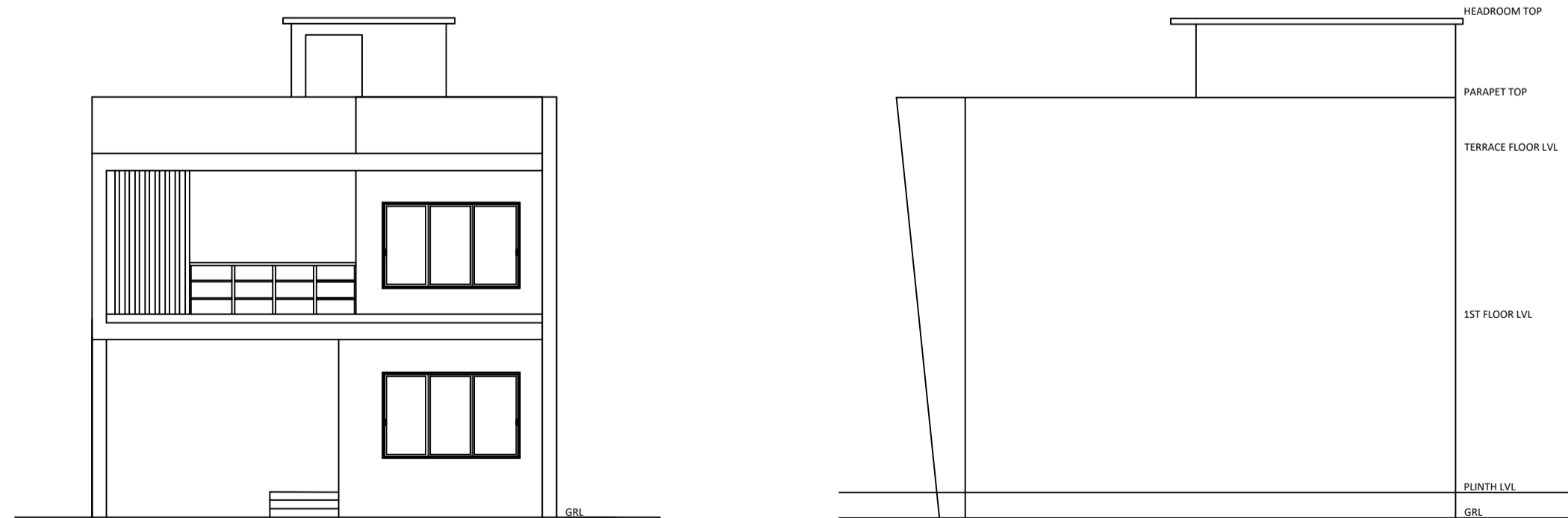
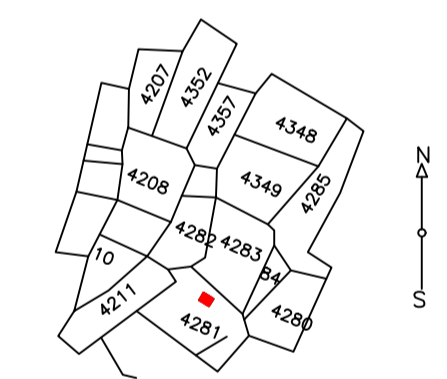
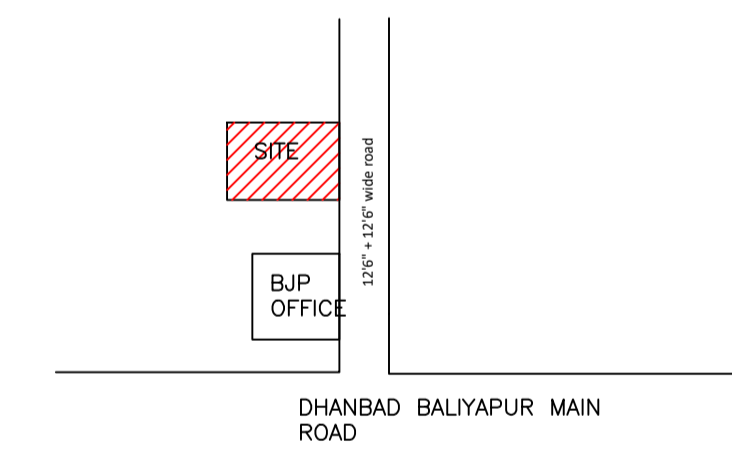
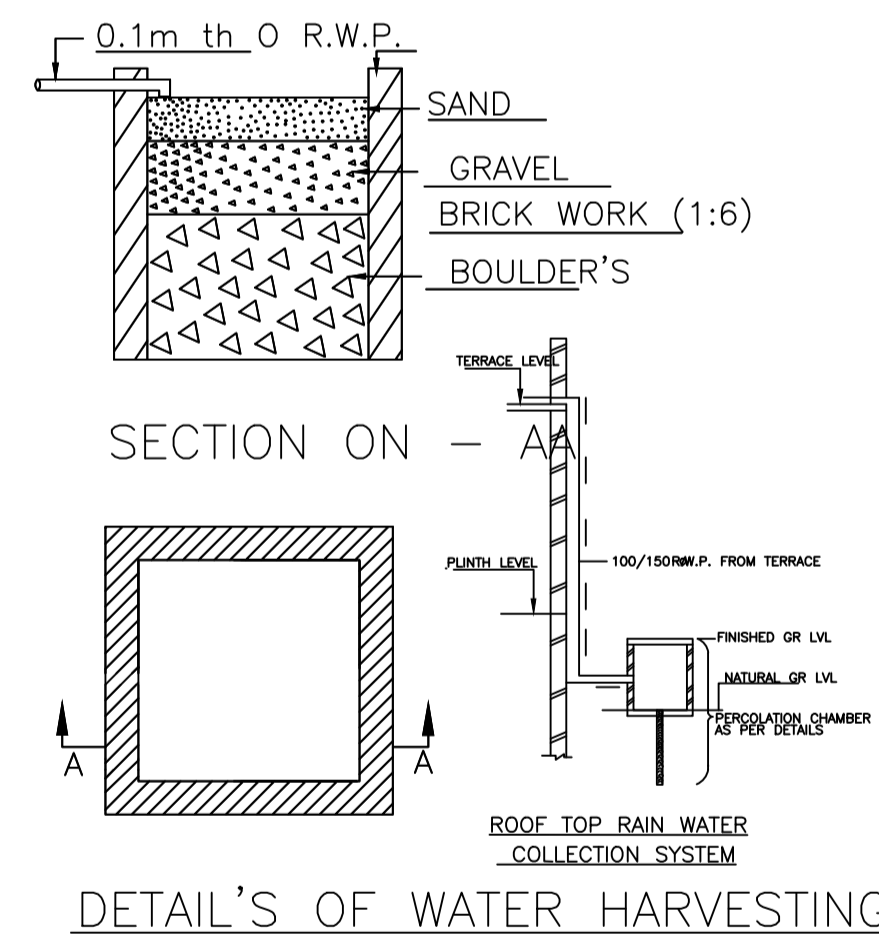
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



SECTION YY



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR DMC/ENG/0012/2021			