

Proposal Basic Information	
Proposal File No.	DMC/BP/0329/W23/2022
Owner Name	SMT SUNITA DWIVEDI
Khata No	OLD-72, NEW- 611,520
Plot No	OLD-1891, NEW -2506/4984, 2507/4986,2508/4984
Village Name	Kolakusma
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO. : 1.0.64
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
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/0329/W23/2022	Plot/SubPlot No: OLD-1891, NEW -2506/4984, 2507/4986,2508/4984	
Application Type: General Proposal	North: Road Width - 7.62	
Project Type: Building Permission	South: Plot No. - PART OF THIS PLOT	
Nature of Development: New	East: Plot No. - GAYATRI KUNJ APARTMENT	
Location of Development Area: Old Area	West: Road Width - 7.62	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	496.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	496.80
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		71.84
Total		71.84
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	424.96
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	496.80
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	496.80
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		298.08
Proposed Coverage Area (49.02 %)		243.55
Total Prop. Coverage Area (49.02 %)		243.55
Balance coverage area (10.98 %)		54.53
FAR CHECK		
Perm. FAR Area (2.500)		1242.00
Total Perm. FAR area		1242.00
Residential FAR		1217.73
Proposed FAR Area		1217.73
Total Proposed FAR Area		1217.73
Consumed FAR (Factor)		2.45
Balance FAR Area		24.27
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1567.64
ARCHITECT (Regd)	RAJEEV RANJAN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT SUNITA DWIVEDI	
DEVELOPMENT AUTHORITY		LOCAL BODY

Building :A (SRI RAM RESIDENCY)

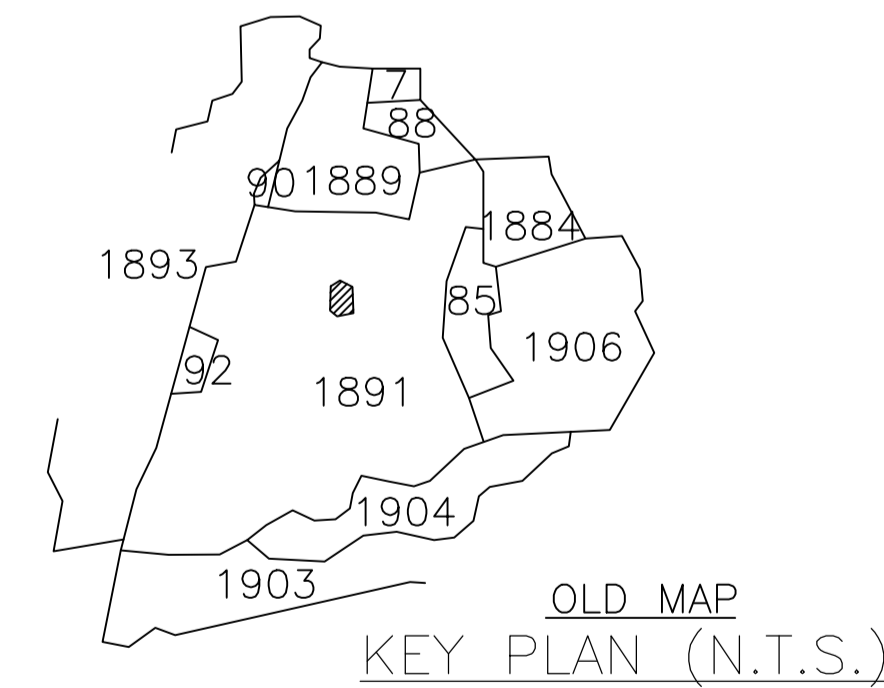
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
		StairCase	Lift	Parking				
Basement Floor	313.24	7.33	3.50	314.92	0.00	0.00	00	
Ground Floor	250.88	7.33	0.00	243.55	243.55	243.55	03	
First Floor	250.88	7.33	0.00	243.55	243.55	243.55	03	
Second Floor	250.88	7.33	0.00	243.55	243.55	243.55	03	
Third Floor	250.88	7.33	0.00	243.55	243.55	243.55	03	
Fourth Floor	250.88	7.33	0.00	243.55	243.55	243.55	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	1567.64	43.98	3.50	314.92	1217.75	1217.75	15	

UnitBUA Table for Building :A (SRI RAM RESIDENCY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL	1	FLAT	79.00	78.79	9	
- GROUND, 1, 2, 3, 4 FLOOR	2	FLAT	59.90	59.75	8	15
PLAN	3	FLAT	71.95	71.81	10	
Total:			1054.26	1051.73	135	15

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.)	Tmnt (No.)
			StairCase	Lift	Parking				
A (SRI RAM RESIDENCY)	1	1567.64	43.98	3.50	314.92	1217.75	1217.75	1217.75	15
Grand Total	1	1567.64	43.98	3.50	314.92	1217.75	1217.75	1217.75	15



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.
A (SRI RAM RESIDENCY)	Residential	Residential Bldg/Apartment	0 - 140	1.5	15.00	1.00	15	-	-	-	-	-
			> 140	1.5	-	-	-	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	-	1	15
			> 0	1	15.00	-	-	-	1	2	-	-
Total:			-	-	-	-	15	15	-	2	2	15

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	15	187.50
Total Car	15	187.50	15	187.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	15	30.00
Total TwoWheeler	15	30.00	15	30.00
Other Parking	-	-	-	84.92
Total		242.50		357.42

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

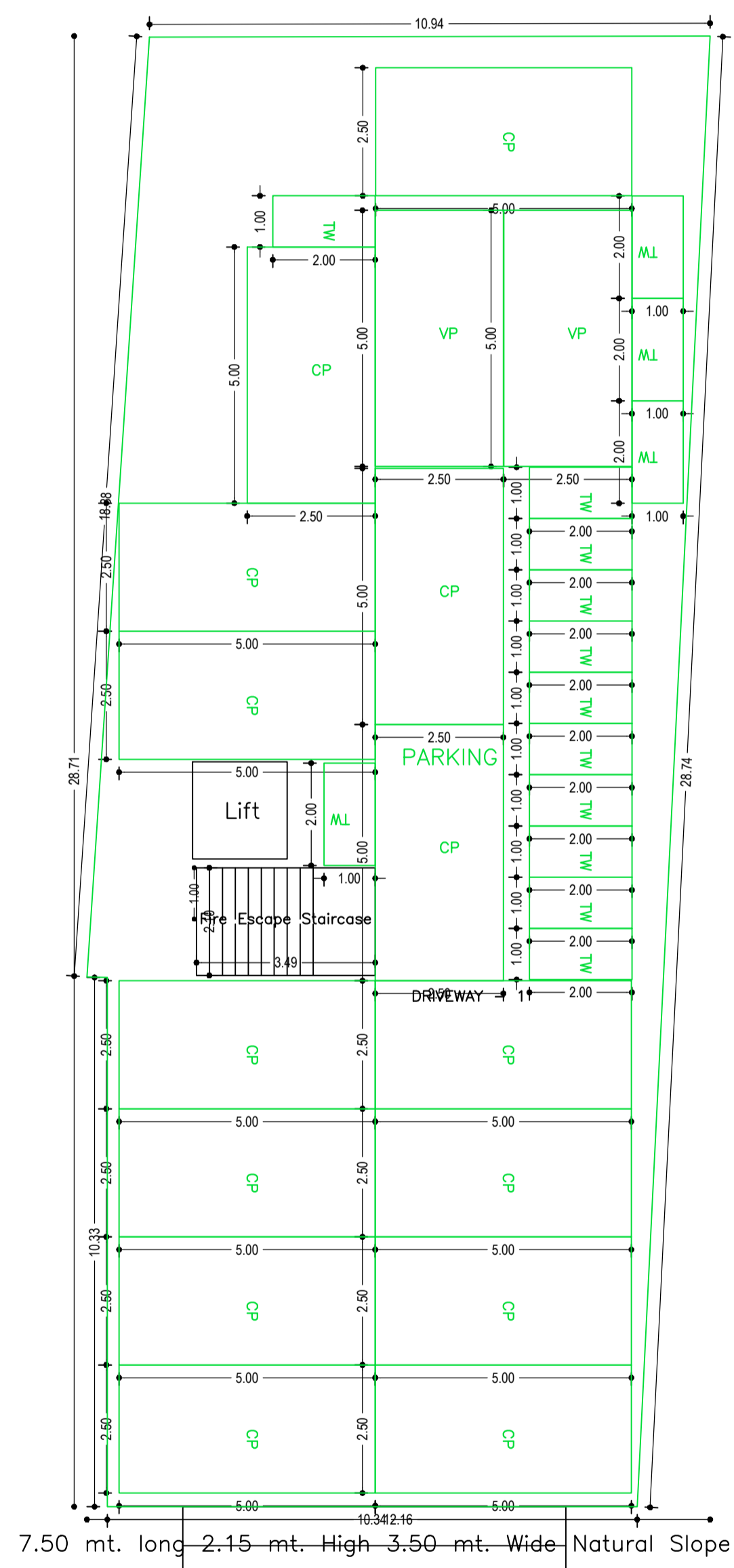
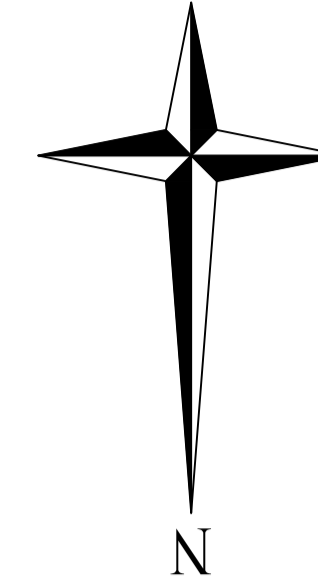
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	313.24	0.00	313.24	0.00
Ground Floor	250.88	243.55	250.88	243.55
First Floor	250.88	243.55	250.88	243.55
Second Floor	250.88	243.55	250.88	243.55
Third Floor	250.88	243.55	250.88	243.55
Fourth Floor	250.88	243.55	250.88	243.55
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1567.64	1217.75	1567.64	1217.75

Building USE/SUBUSE Details

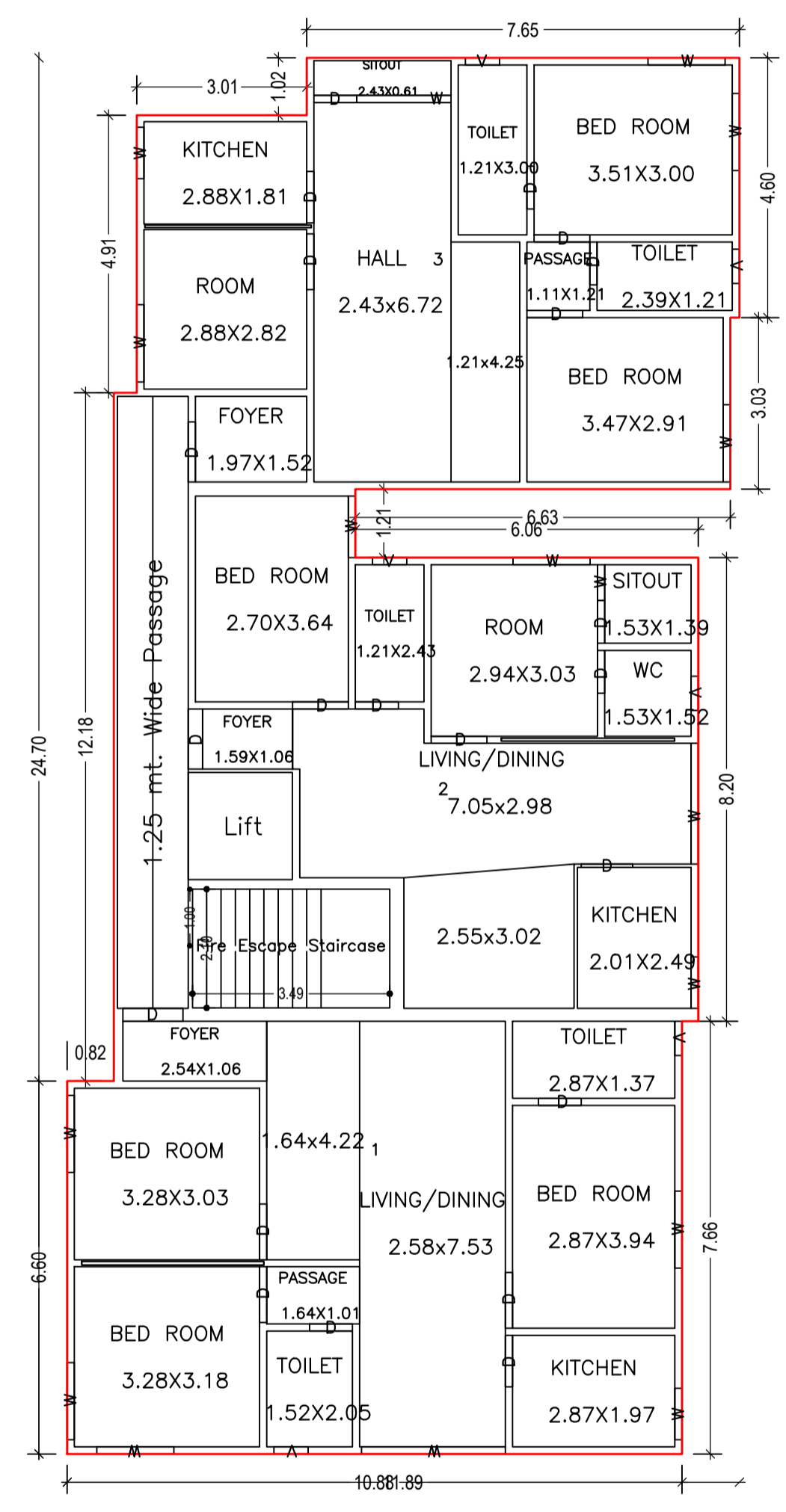
Building Name	Building Use	Building SubUse	Building Structure
A (SRI RAM RESIDENCY)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

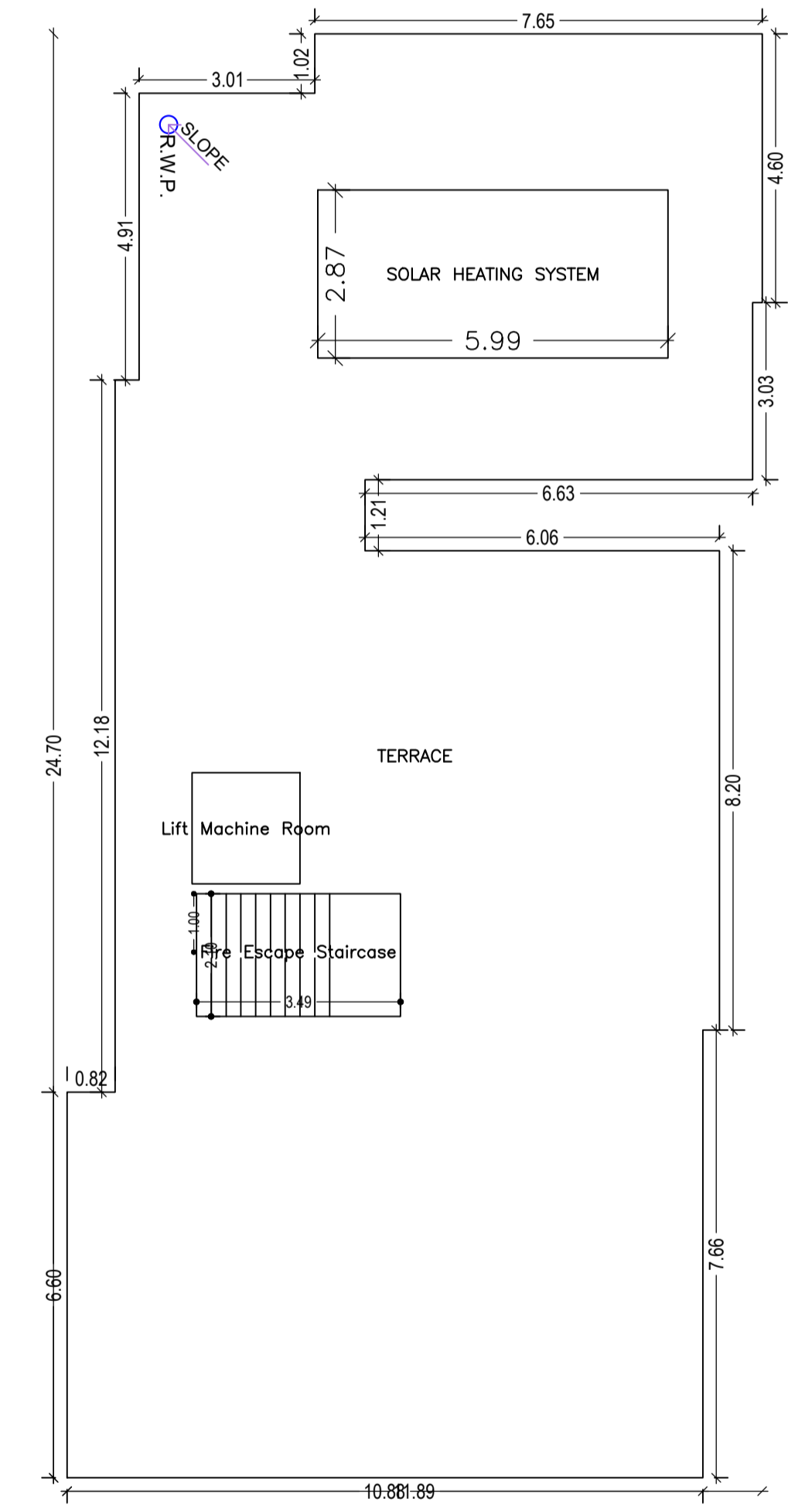
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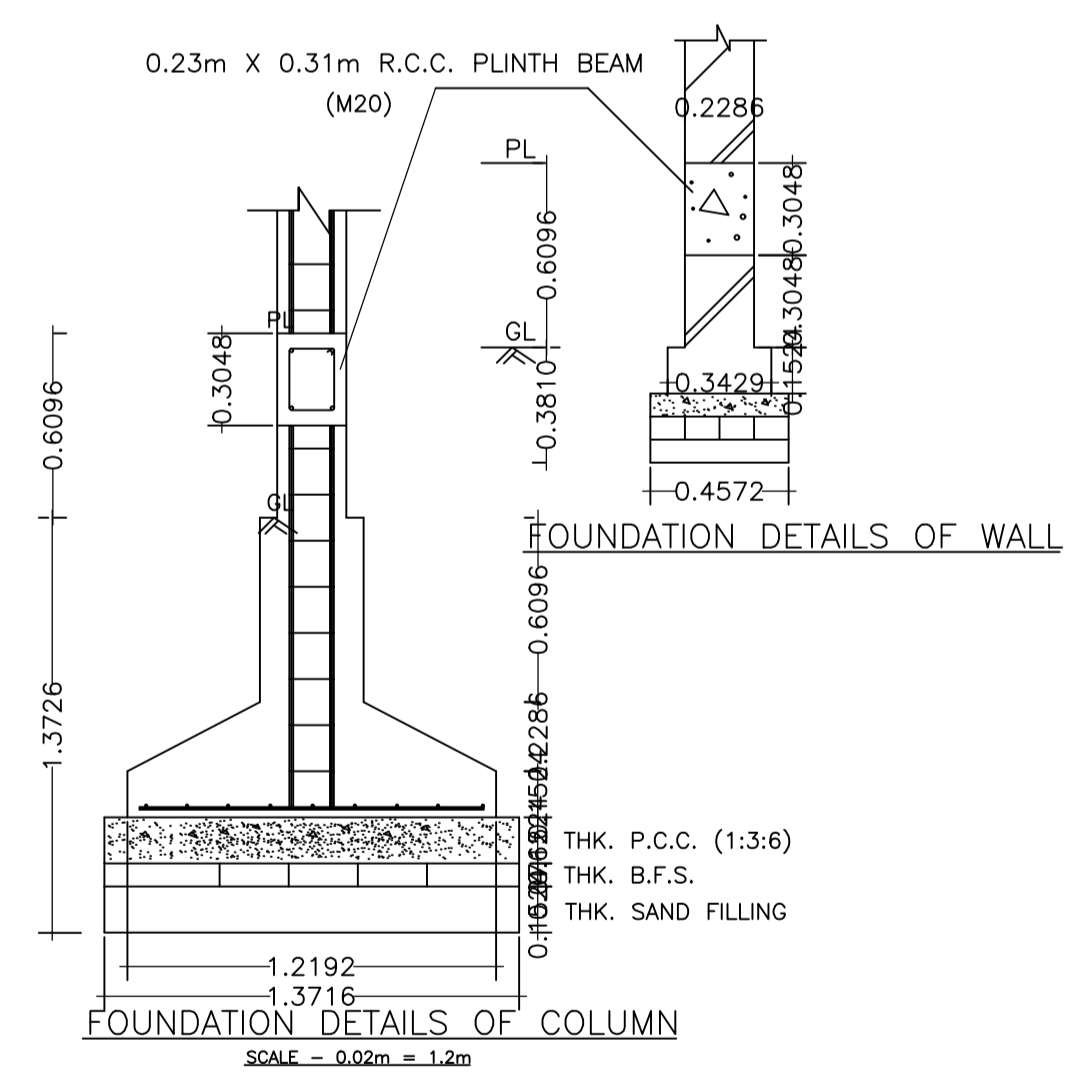
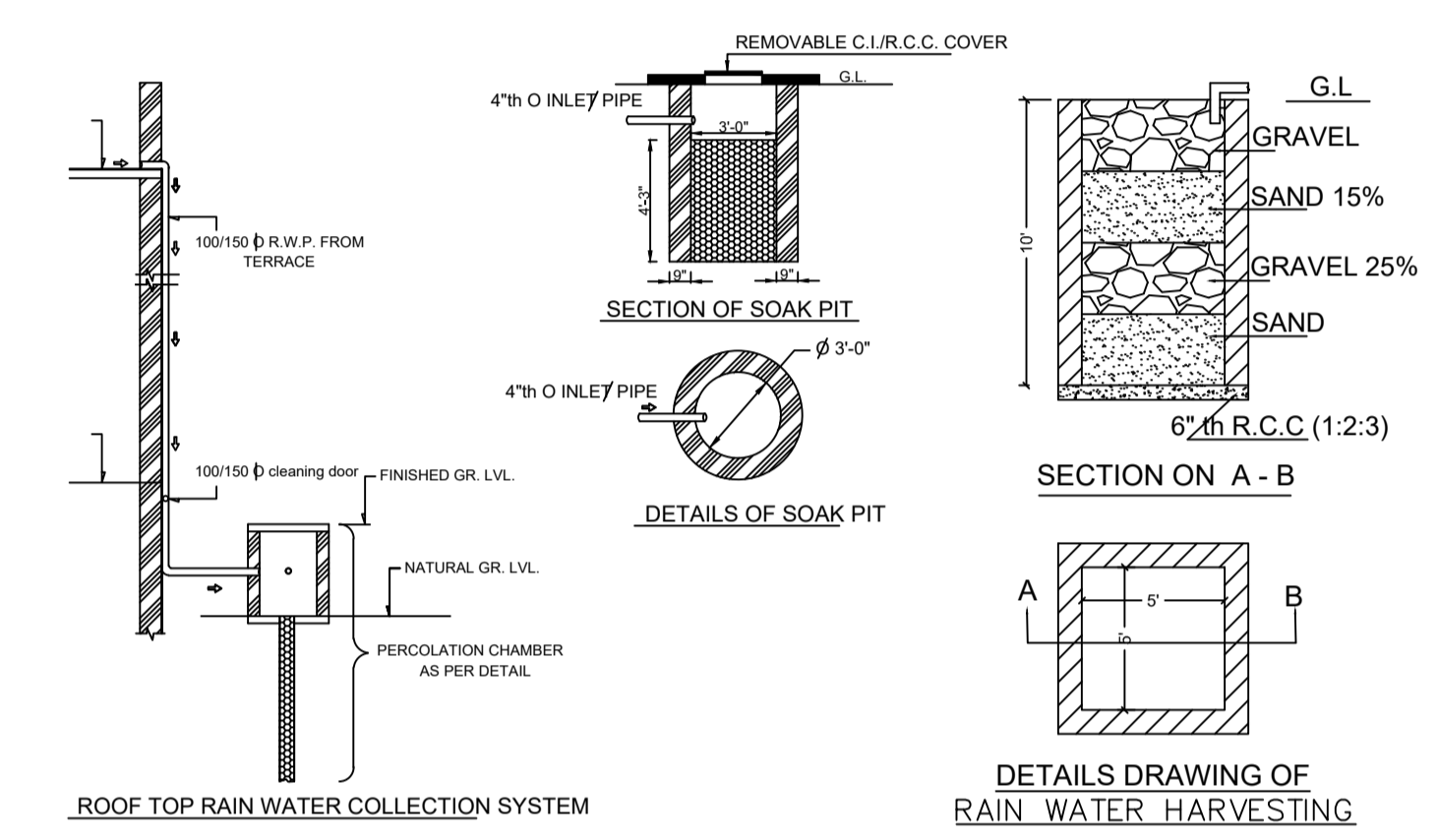
BASEMENT FLOOR PLAN (SCALE 1:100)



TYPICAL - GROUND, 1, 2, 3, 4 FLOOR PLAN (Proposed) (SCALE 1:100)



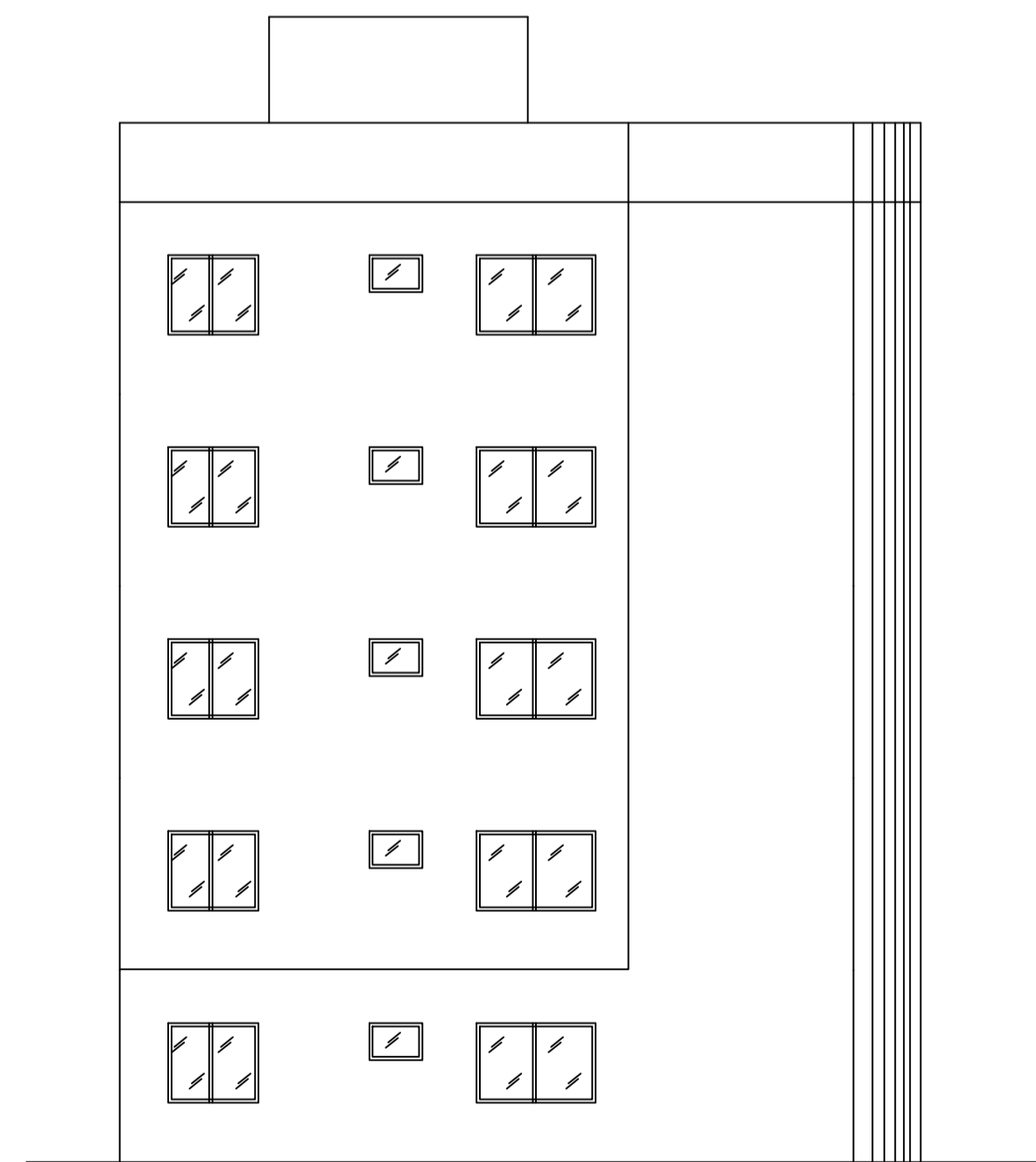
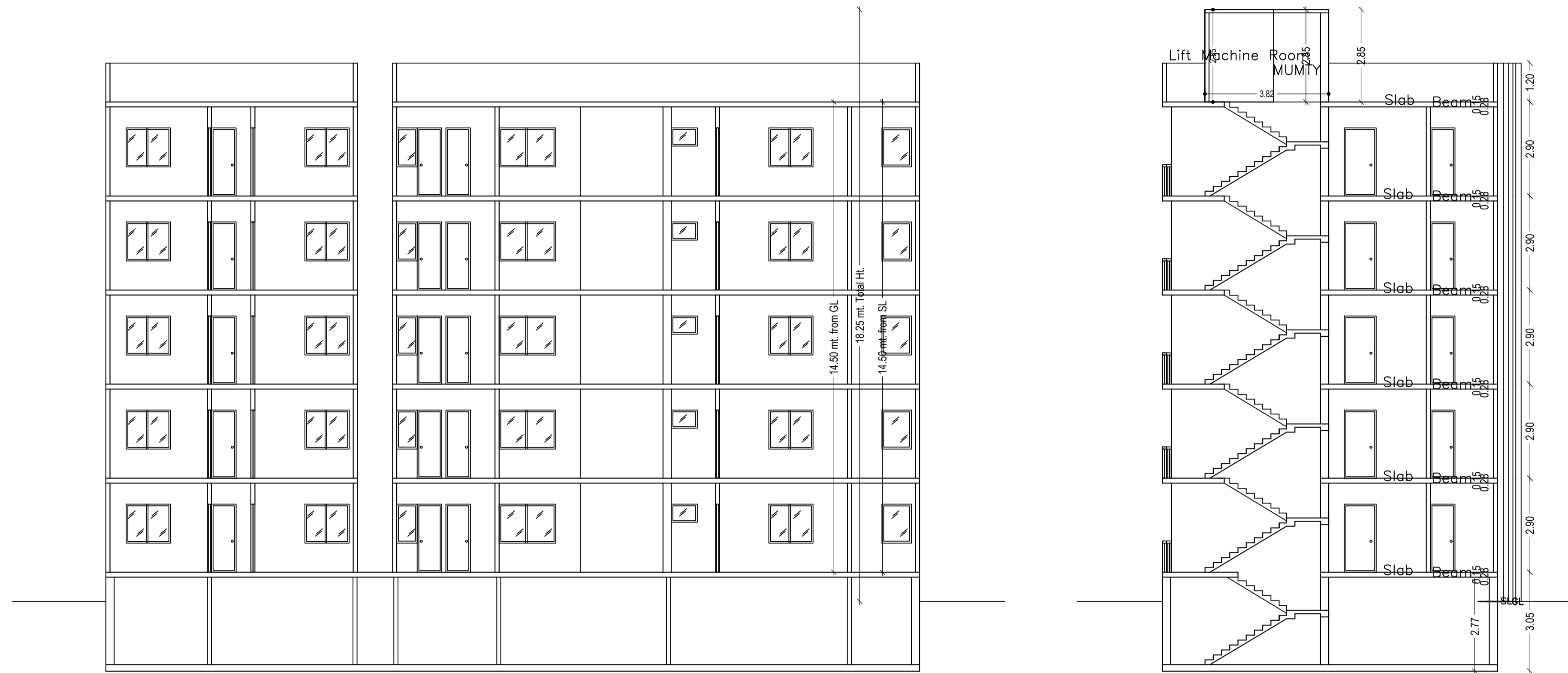
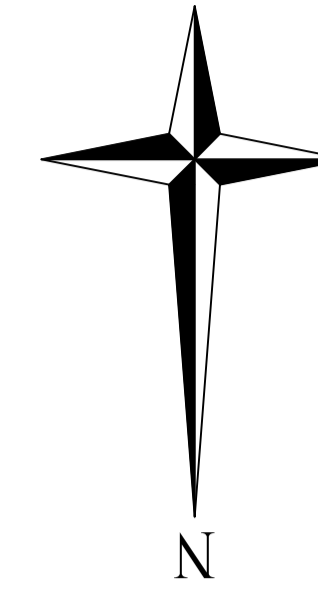
TERRACE FLOOR PLAN (SCALE 1:100)



FOUNDATION DETAILS OF COLUMN (SCALE - 0.02m = 1.2m)

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RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

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FRONT ELEVATION



SIDE ELEVATION

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RAJEEV RANJAN SINGH DMC/ENG/0032/2017			