

HIRAK ROAD TO BALIYAPUR

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.68	2.10	07
A1 (A1)	D	0.74	2.10	06
A1 (A1)	D	0.75	2.10	07
A1 (A1)	D	0.76	2.10	103
A1 (A1)	D	0.81	2.10	01
A1 (A1)	D	0.83	2.10	07
A1 (A1)	D	0.85	2.10	07
A1 (A1)	D	0.87	2.10	07
A1 (A1)	D	0.89	2.10	13
A1 (A1)	D	0.90	2.10	19
A1 (A1)	D	0.91	2.10	13
A1 (A1)	D	0.95	2.10	06
A1 (A1)	D	0.97	2.10	07
A1 (A1)	D	0.98	2.10	110
A1 (A1)	D	1.07	2.10	07
A1 (A1)	D	1.14	2.10	07
A1 (A1)	D	1.33	2.10	06
A1 (A1)	D	1.39	2.10	01
A1 (A1)	D	1.82	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.34	1.20	07
A1 (A1)	W	0.41	1.20	07
A1 (A1)	W	0.43	1.20	07
A1 (A1)	W	0.45	1.20	07
A1 (A1)	W	0.46	1.20	07
A1 (A1)	W	0.48	1.20	21
A1 (A1)	W	0.49	1.20	07
A1 (A1)	W	0.50	1.20	07
A1 (A1)	W	0.58	1.20	07
A1 (A1)	W	0.72	1.20	01
A1 (A1)	W	1.00	1.20	07
A1 (A1)	W	2.18	1.20	118
A1 (A1)	W	2.19	1.20	07
A1 (A1)	W	2.41	1.20	07

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.)
		Lift	Void	Accessory Use				
Ground Floor	886.39	0.00	2.49	4.72	679.18	679.18	679.18	04
First Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Second Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Third Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Fourth Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Fifth Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Sixth Floor	886.40	7.64	2.49	4.72	671.55	671.55	671.55	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	4804.79	45.84	17.43	33.04	4708.46	4708.48	4708.48	28
Total Number of Same Buildings	1							
Total	4804.79	45.84	17.43	33.04	4708.46	4708.48	4708.48	28

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.)
			Lift	Void	Accessory Use				
A1 (A1)	1	4804.79	45.84	17.43	33.04	4708.46	4708.48	4708.48	28
B1 (B1)	1	420.65	0.00	0.00	4.90	415.75	415.75	415.75	01
C1 (C1)	1	527.85	0.00	8.93	14.40	504.51	504.52	504.52	03
Grand Total	3	5753.29	45.84	26.36	52.34	5628.72	5628.75	5628.75	32

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HOTEL	OTHER	148.08	147.74	5	4
	HOTEL	OTHER	147.74	147.62	13	
	HOTEL	OTHER	124.80	124.67	11	
	HOTEL	OTHER	129.61	129.17	12	
TYPICAL - 1, 2, 3, 4, 5, 6 FLOOR PLAN	HOTEL	OTHER	129.61	129.17	12	24
	HOTEL	OTHER	148.08	147.74	13	
	HOTEL	OTHER	147.74	147.62	13	
	HOTEL	OTHER	124.80	124.67	11	
Total:	-	-	3851.61	3844.45	335	28

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	Hotel	> 0	50	3764.73	1	51	-	157	-
			> 0	50	3764.73	-	-	-	1	-
B1 (B1)	Commercial	Hotel	> 0	50	415.75	1	6	-	-	-
			> 0	50	415.75	-	-	-	1	-
C1 (C1)	Commercial	Hotel	> 0	50	459.97	1	7	-	-	-
			> 0	50	459.97	-	-	-	1	-
Total	-	-	-	-	-	64	69	-	195	198

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	69	862.50
Total Car	64	800.00	69	862.50
TwoWheeler	-	-	198	396.00
Total TwoWheeler	195	390.00	198	396.00
Total	-	-	-	-
Total	1190.00	-	1654.50	-

LTP NAME AND SIGNATURE
CHANDAN JHA
DMC/ENG/0024/2021

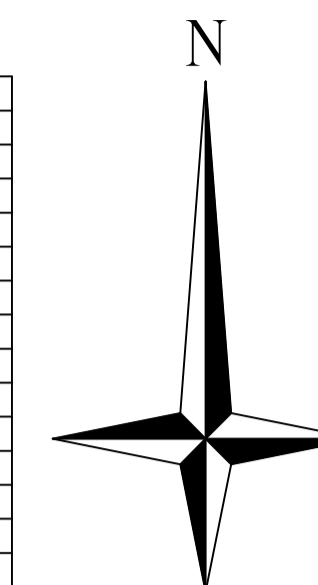
STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE

Proposal Basic Information

Proposal File No.	DMC/BP/0369/W23/2022
Owner Name	ANJU DEVI AGARWAL, GOPAL KUMAR AGARWAL, LALIT KUMAR AGARWAL, SUMAN AGARWAL
Khata No	OLD - 70, NEW - 205
Plot No	OLD - 2919, 2860, NEW - 3782, 3801
Village Name	Kolakusma
Use	Commercial
SubUse	Hotel



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: Hotel
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward_No: DMC/BP/0369/W23/2022	Plot/SubPlot No: OLD - 2919, 2860, NEW - 3782, 3801
Application Type: General Proposal	North: Plot No. - PART OF SAME PLOT
Project Type: Building Permission	South: Plot No. - 45.7
Nature of Development: New	East: Plot No. - PART OF SAME PLOT
Location of Development Area: Old Area	West: Plot No. - PART OF SAME PLOT
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 4801.18
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 4801.18
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	670.30
Total	670.30
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 4130.89
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 4801.18
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 4801.18
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	2400.59
Proposed Coverage Area (26.72 %)	1282.99
Total Prop. Coverage Area (26.72 %)	1282.99
Balance coverage area (23.28 %)	1117.60
FAR CHECK	
Perm. FAR Area (2,500)	12002.95
Total Perm. FAR area	12002.95
Commercial FAR	5628.72
Proposed FAR Area	5628.72
Total Proposed FAR Area	5628.72
Consumed FAR (Factor)	1.17
Balance FAR Area	6374.23
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	5753.29
ARCHITECT (Regd)	CHANDAN JHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ANJU DEVI AGARWAL, GOPAL KUMAR AGARWAL, LALIT KUMAR AGARWAL, SUMAN AGARWAL
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)	Purple

Buildingwise Floor FAR Details

Floor Name	Building Name					Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	A1 (A1)	B1 (B1)	C1 (C1)	Total Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	686.39	679.18	420.65	415.75	175.95	168.06	1282.99
First Floor	686.40	671.55	0.00	0.00	175.95	168.23	862.35
Second Floor	686.40	671.55	0.00	0.00	175.95	168.23	862.35
Third Floor	686.40	671.55	0.00	0.00	0.00	0.00	686.40
Fourth Floor	686.40	671.55	0.00	0.00	0.00	0.00	686.40
Fifth Floor	686.40	671.55	0.00	0.00	0.00	0.00	686.40
Sixth Floor	686.40	671.55	0.00	0.00	0.00	0.00	686.40
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	4804.79	4708.48	420.65	415.75	527.85	504.52	5753.29

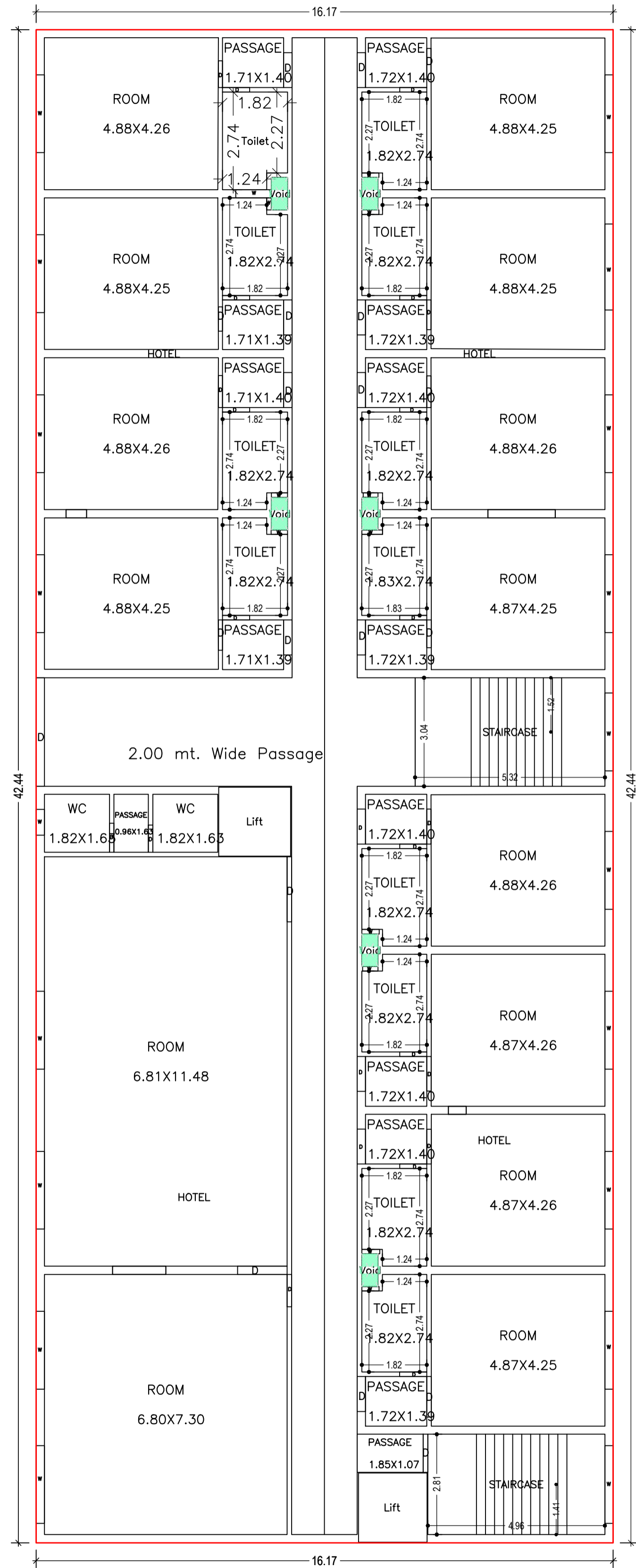
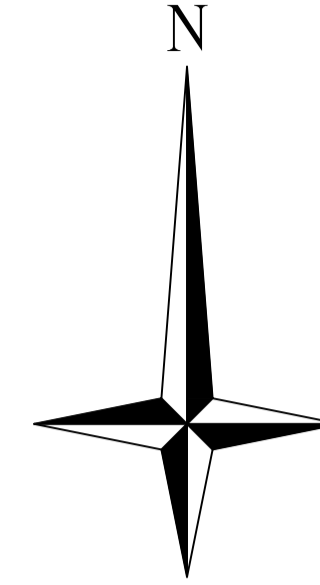
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Commercial	Hotel	Multistoried
B1 (B1)	Commercial	Hotel	Multistoried
C1 (C1)	Commercial	Hotel	Multistoried

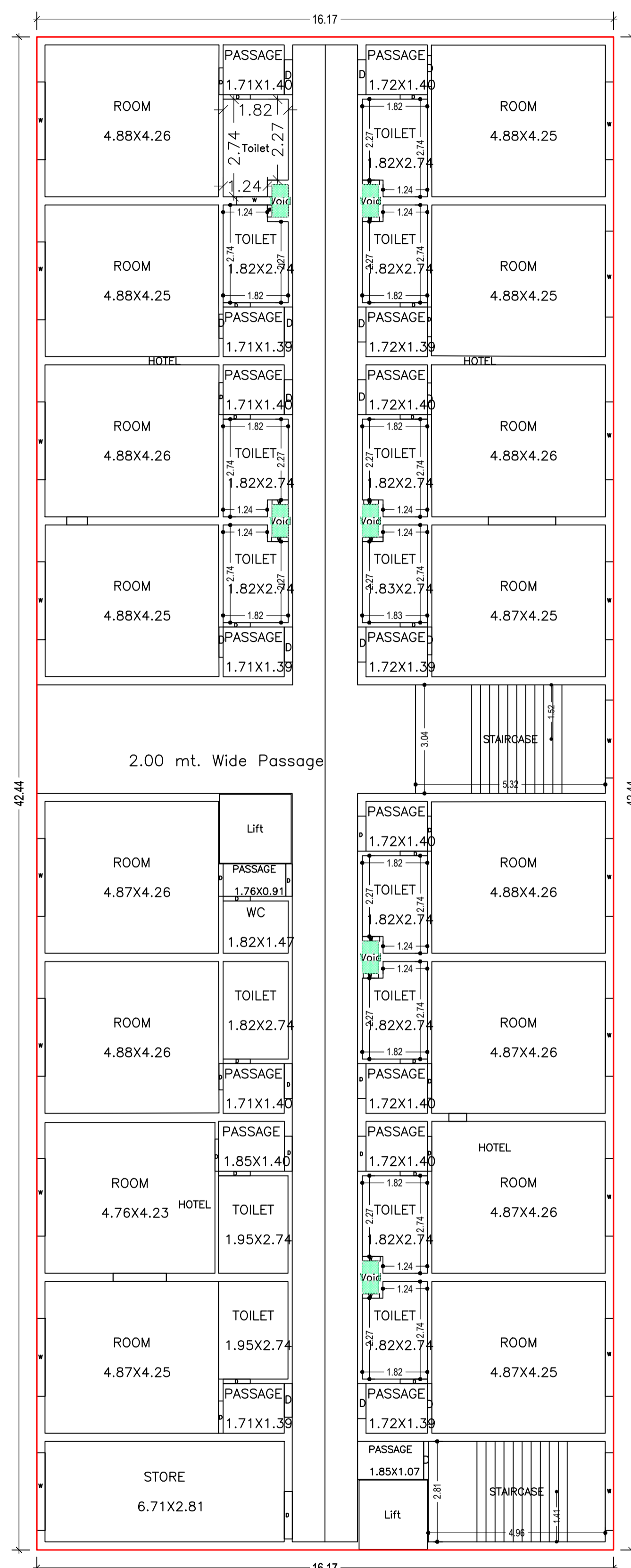
SITE PLAN

Proposal Basic Information

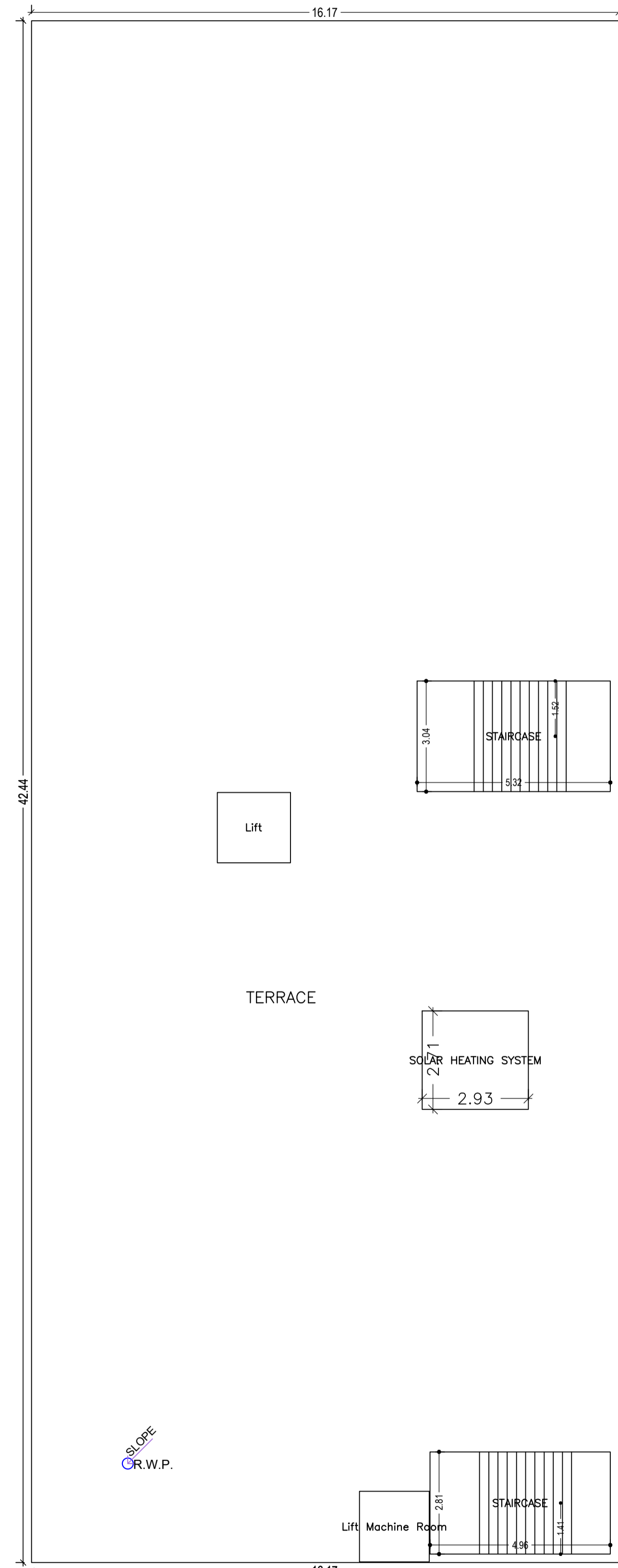
Proposal File No.	DMC/BPI/0369/W23/2022
Owner Name	ANJU DEVI AGARWAL, GOPAL KUMAR AGARWAL, LALIT KUMAR AGARWAL, SUMAN AGARWAL
Khata No	OLD - 70, NEW - 205
Plot No	OLD - 2919, 2860, NEW - 3782, 3801
Village Name	Kolakusma
Use	Commercial
SubUse	Hotel



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



TYPICAL - 1, 2, 3, 4, 5, 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)

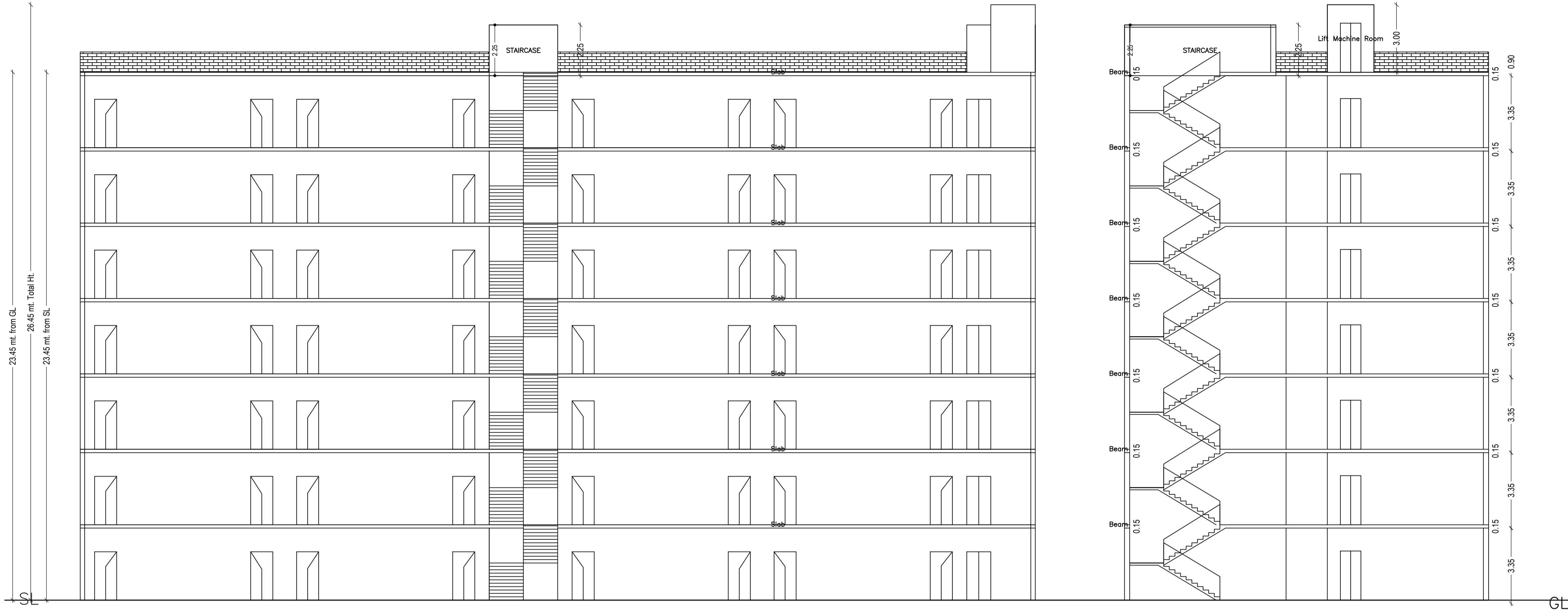
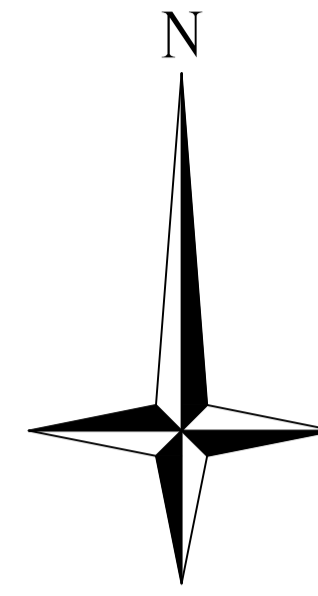


TERRACE FLOOR PLAN
(SCALE 1:100)

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

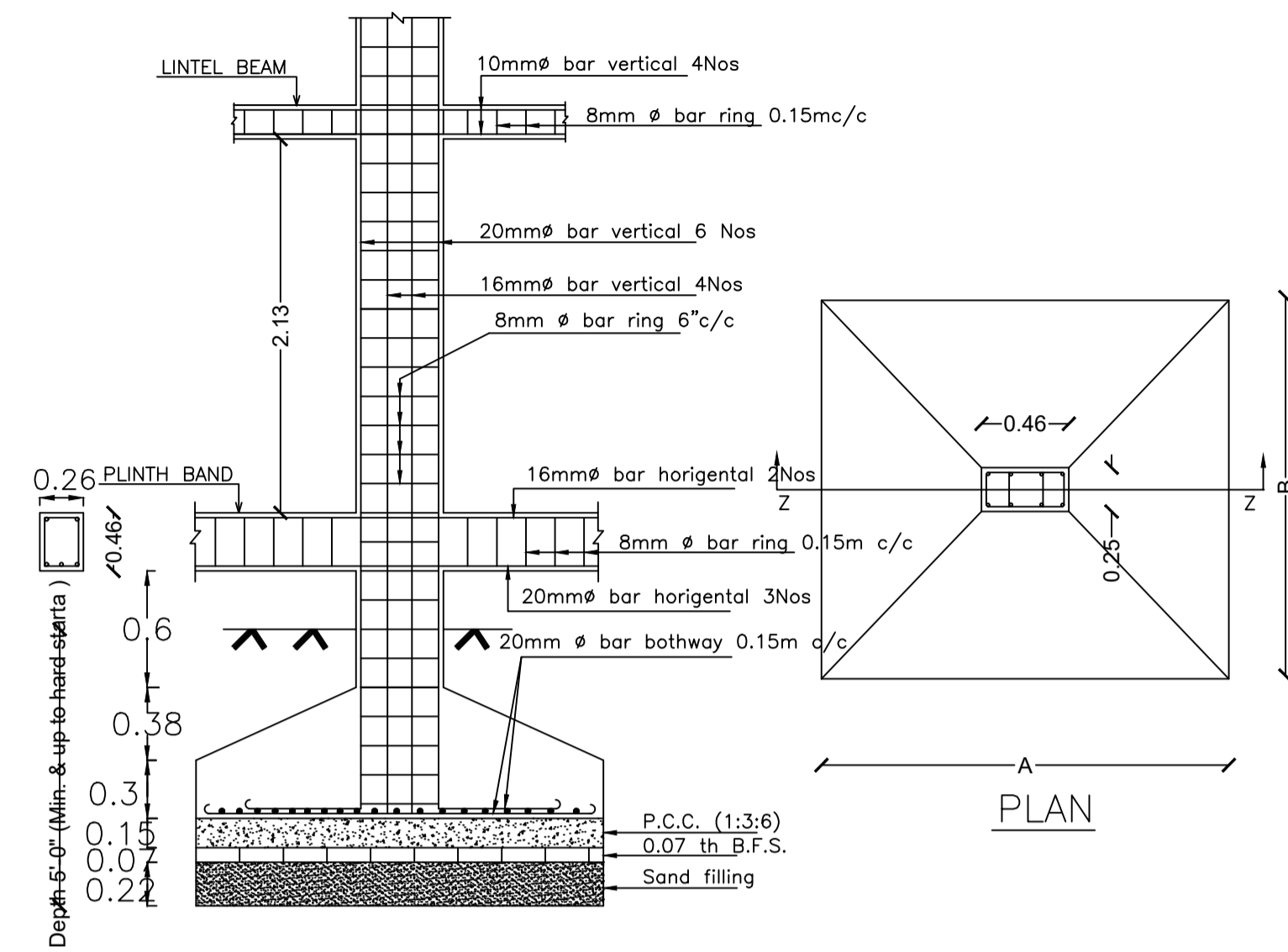
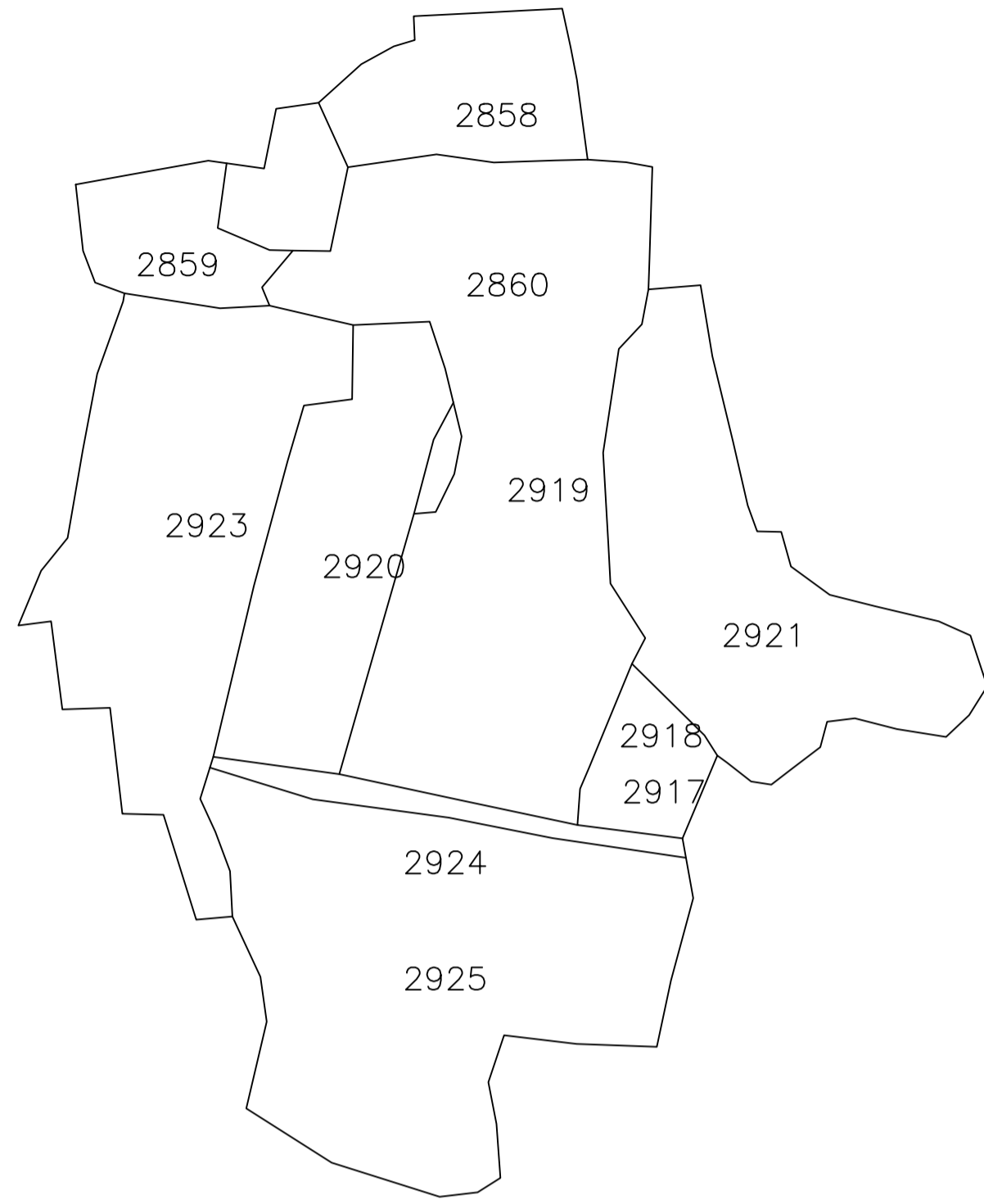
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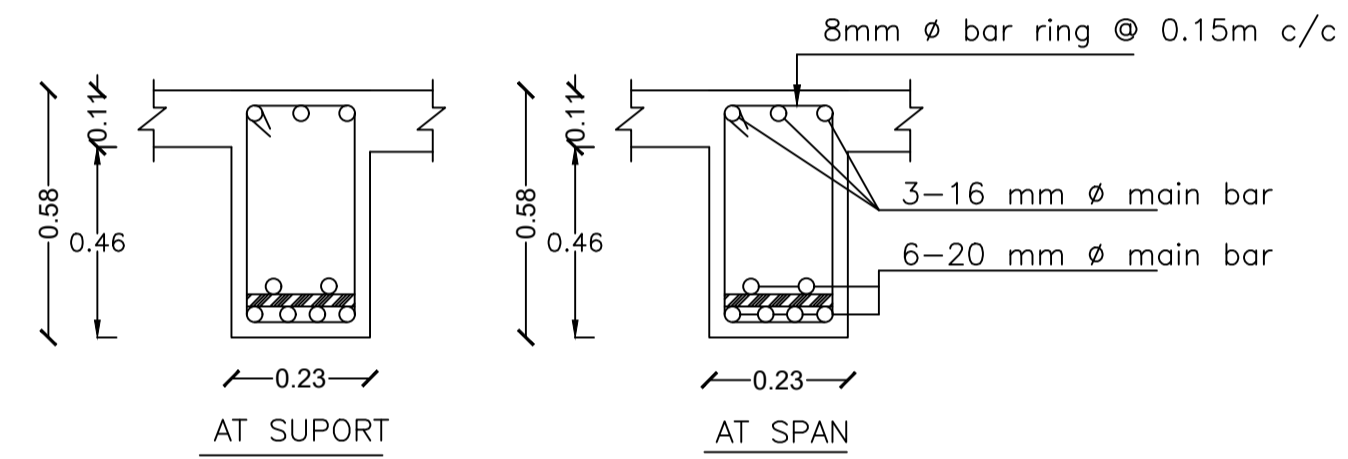


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CHANDAN JHA DMC/ENG/0024/2021			

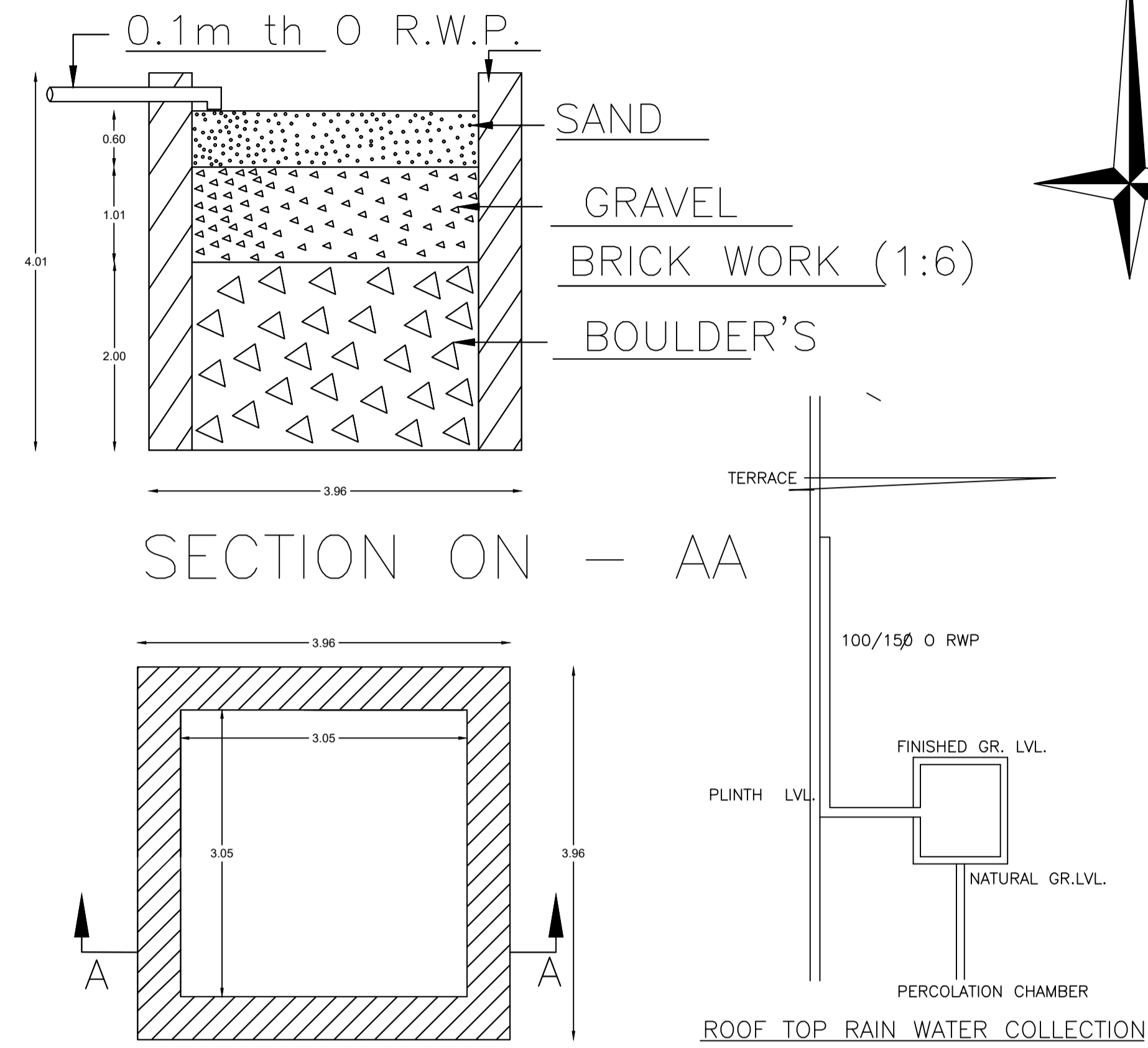
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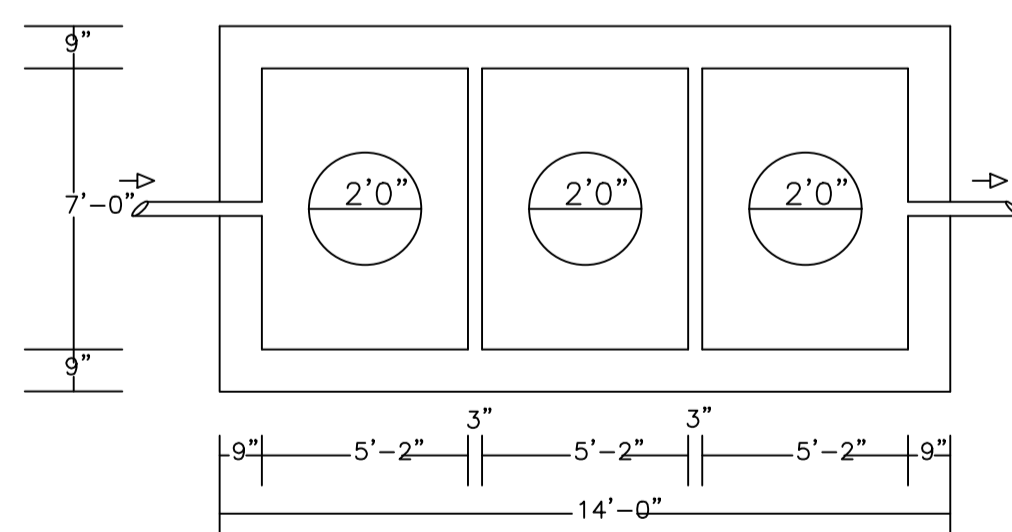
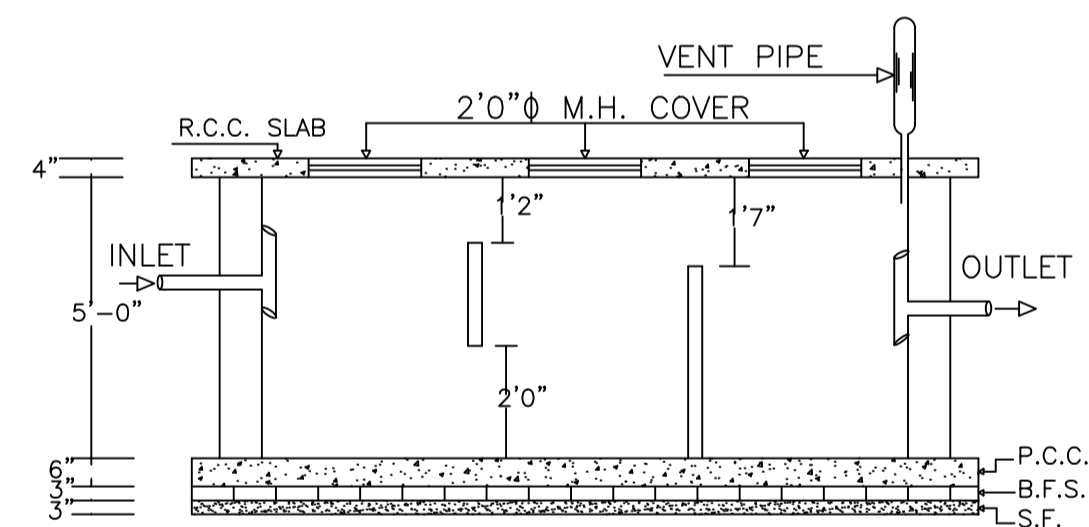
DETAILS OF TYPICAL COLUMN FOOTING



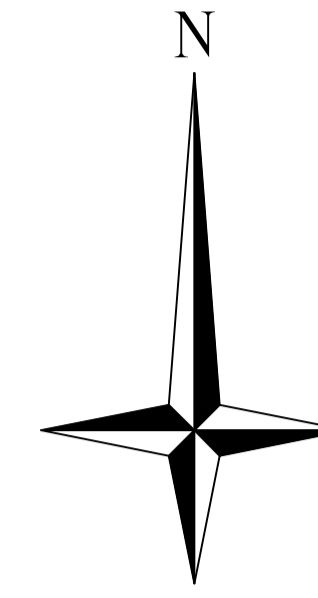
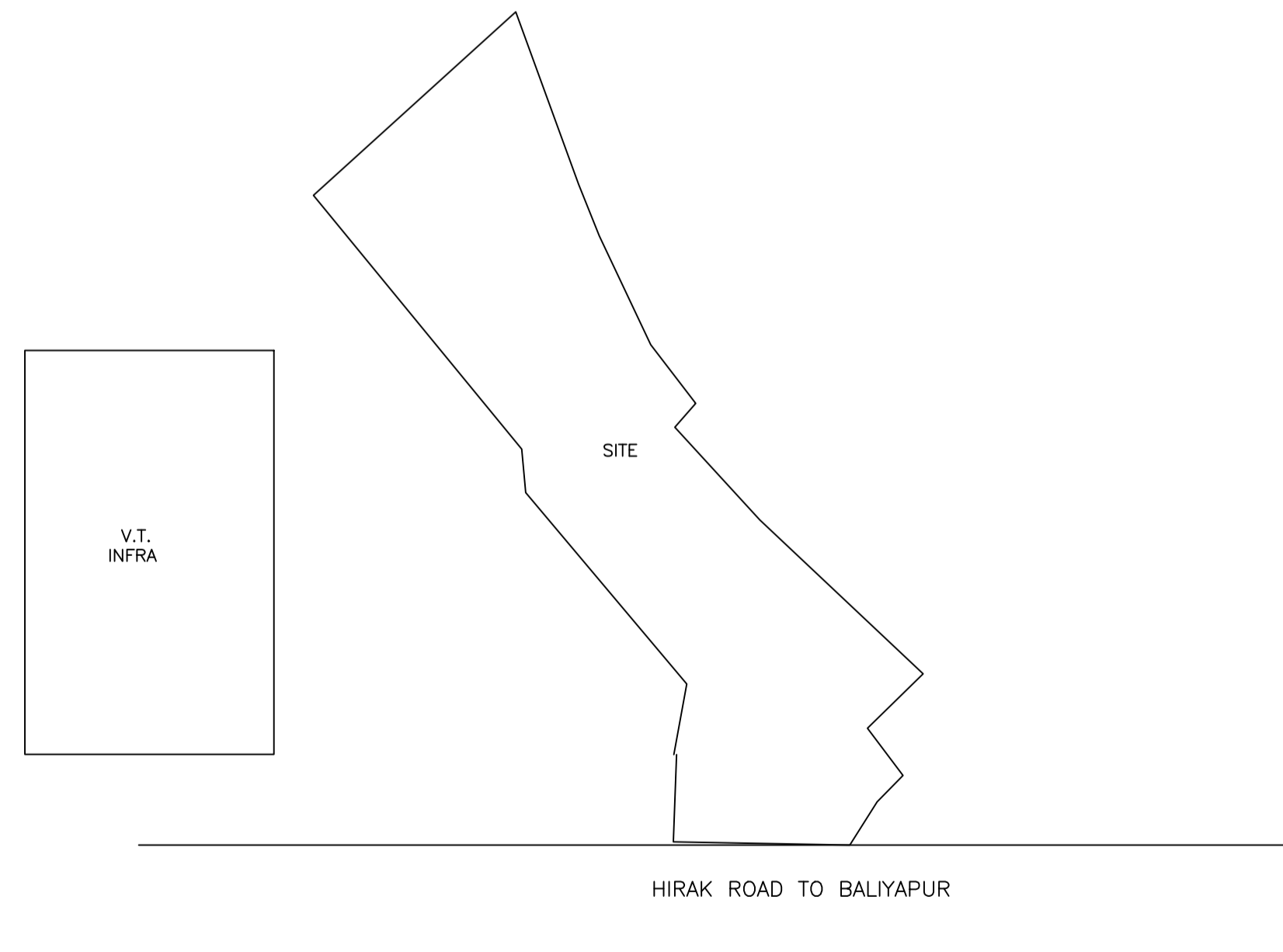
DETAILS OF TYPICAL ROOF BEAM



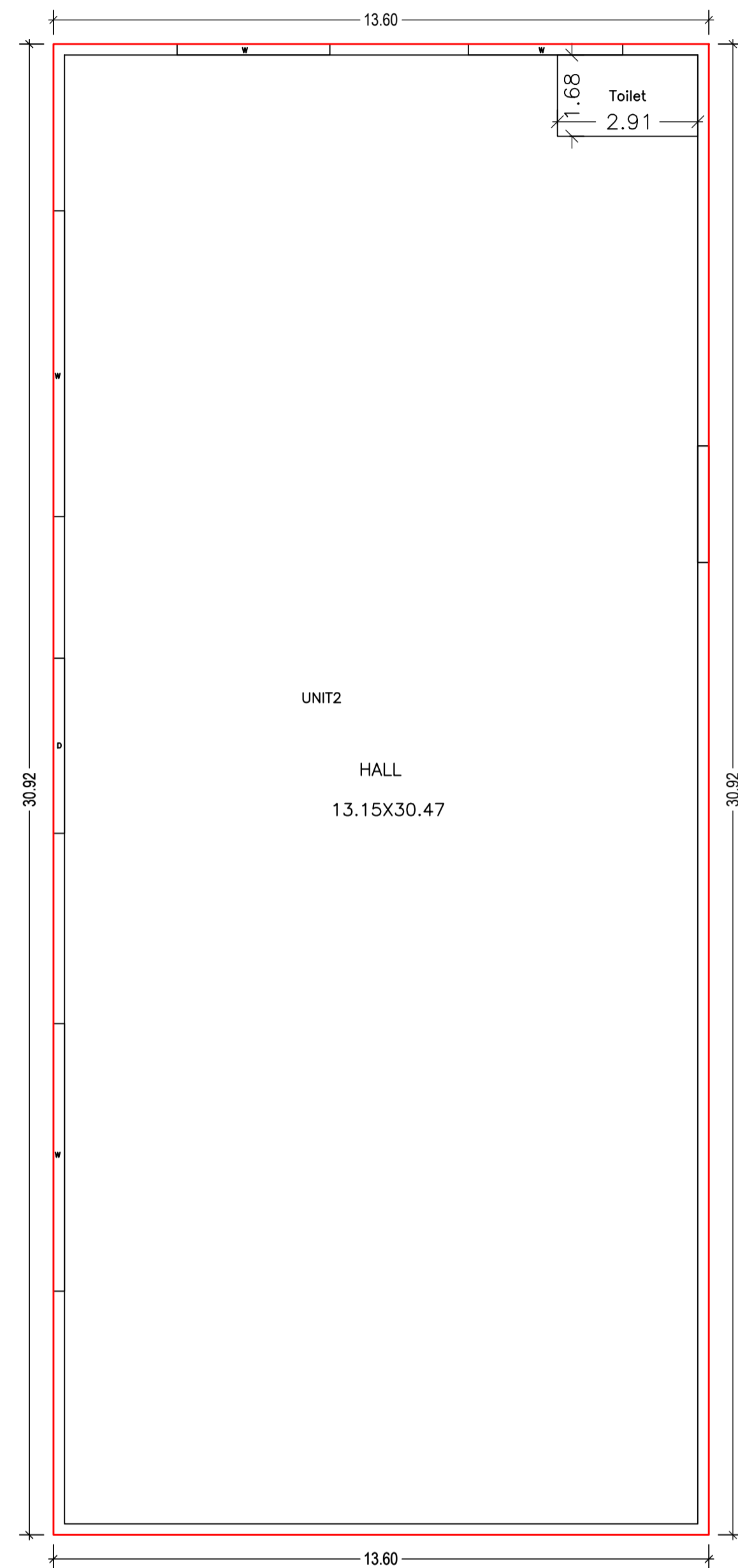
DETAIL'S OF WATER HARVESTING



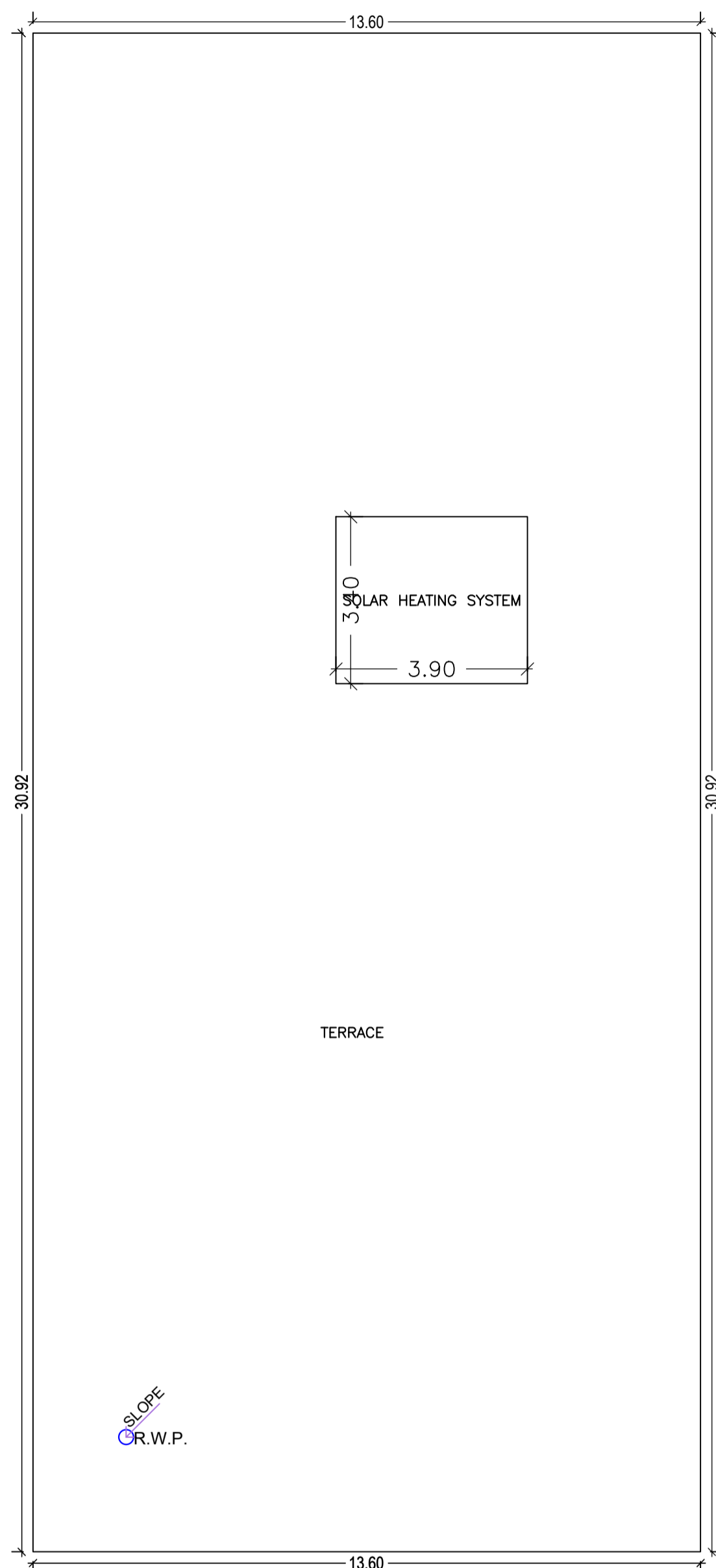
PLAN OF SEPTIC TANK
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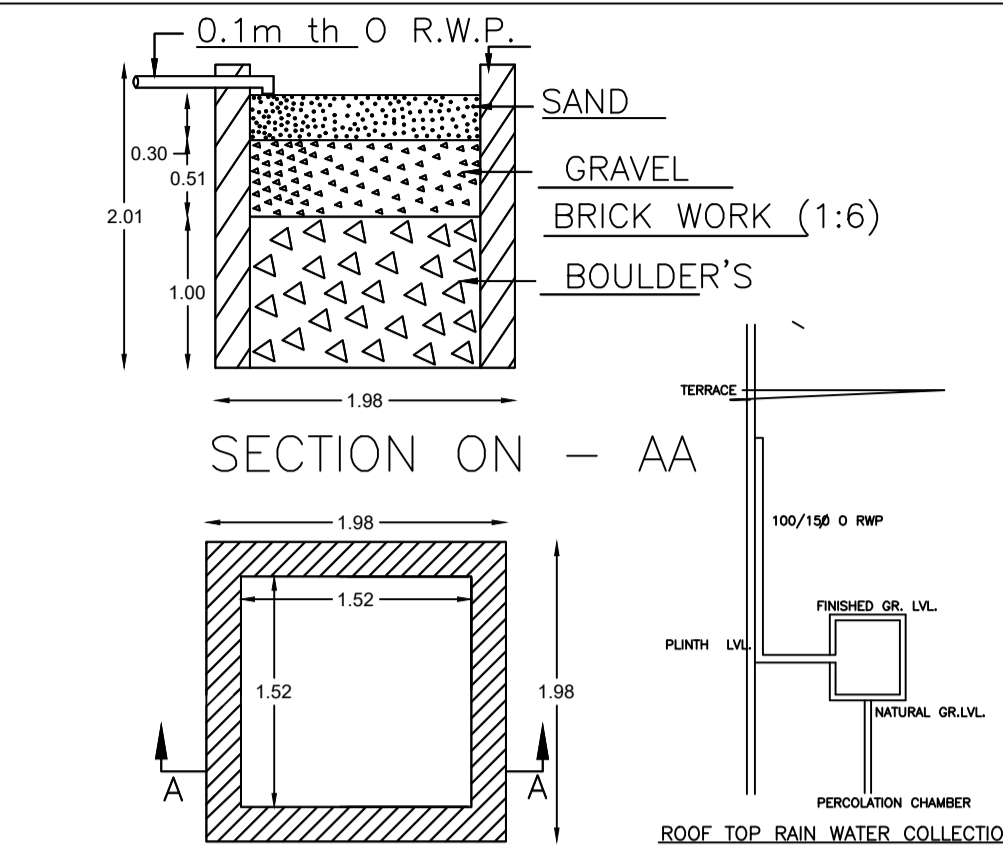
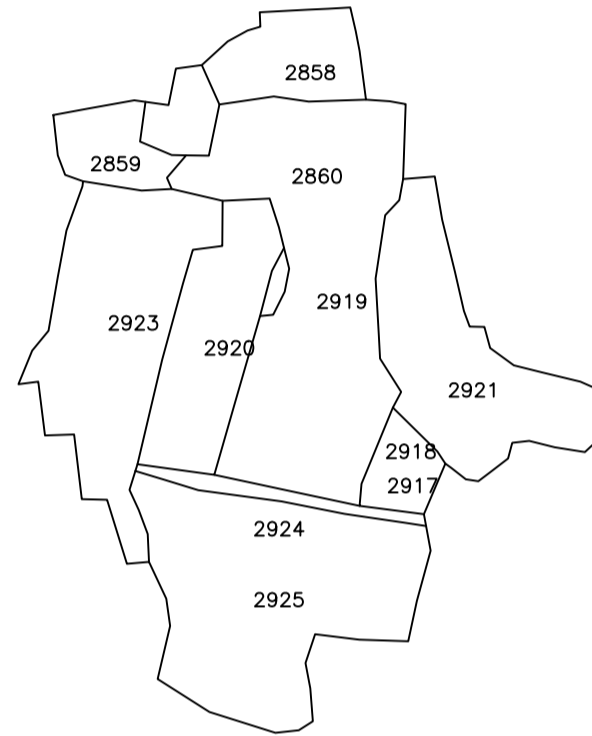
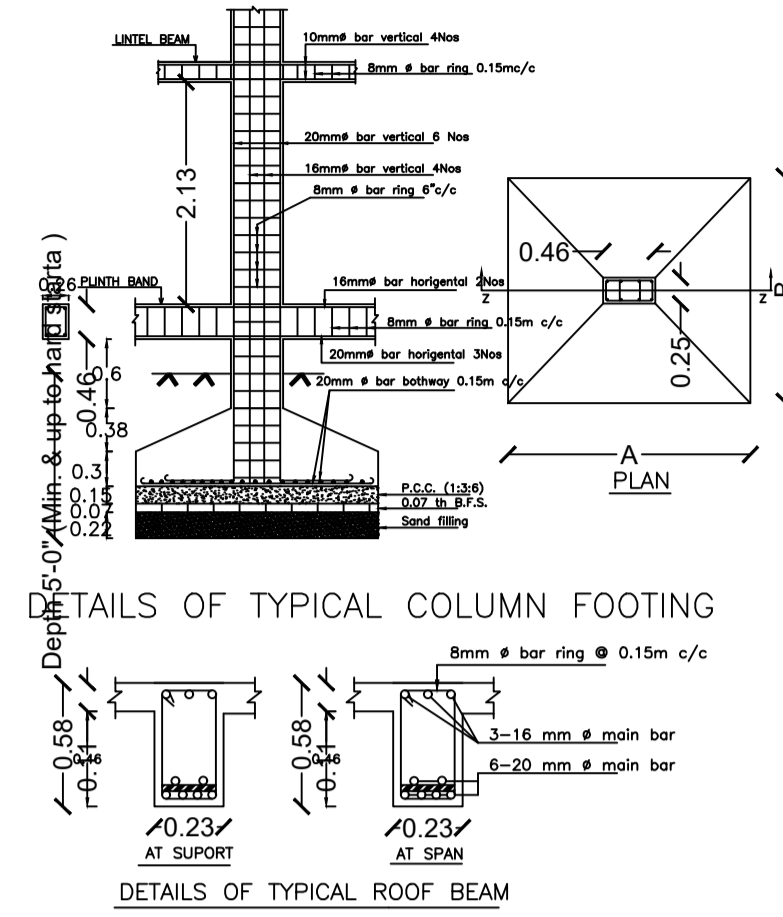
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CHANDAN JHA DMC/ENG/0024/2021			



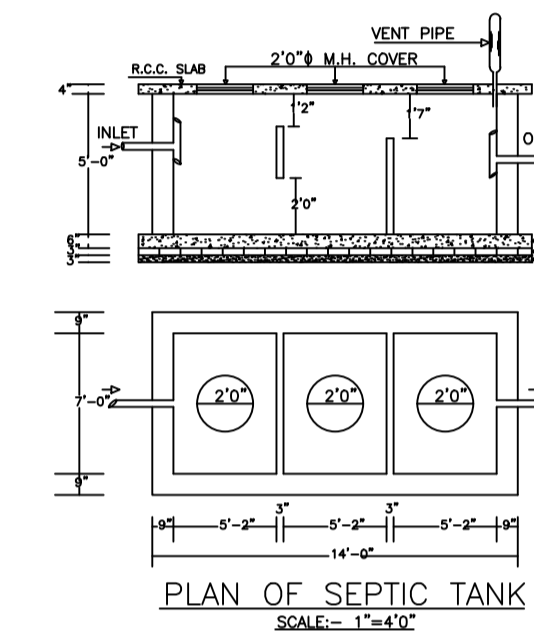
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



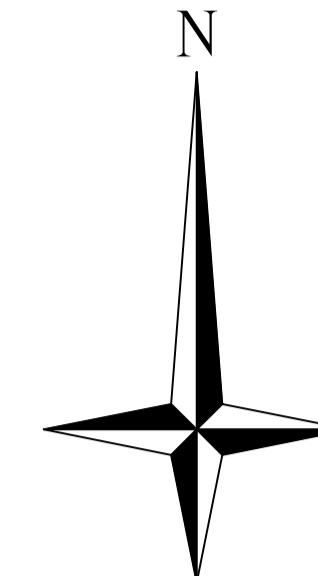
TERRACE FLOOR PLAN
(SCALE 1:100)



DETAIL'S OF WATER HARVESTING



PLAN OF SEPTIC TANK
SCALE= 1"=4'0"



Building :B1 (B1)

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Village Name	Kolakusma
Use	Commercial
SubUse	Hotel

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.)	Trent (No.)
Ground Floor	420.65	4.90	415.75	415.75	415.75	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	420.65	4.90	415.75	415.75	415.75	01
Total Number of Same Buildings :	1					
Total :	420.65	4.90	415.75	415.75	415.75	01

SCHEDULE OF DOOR:

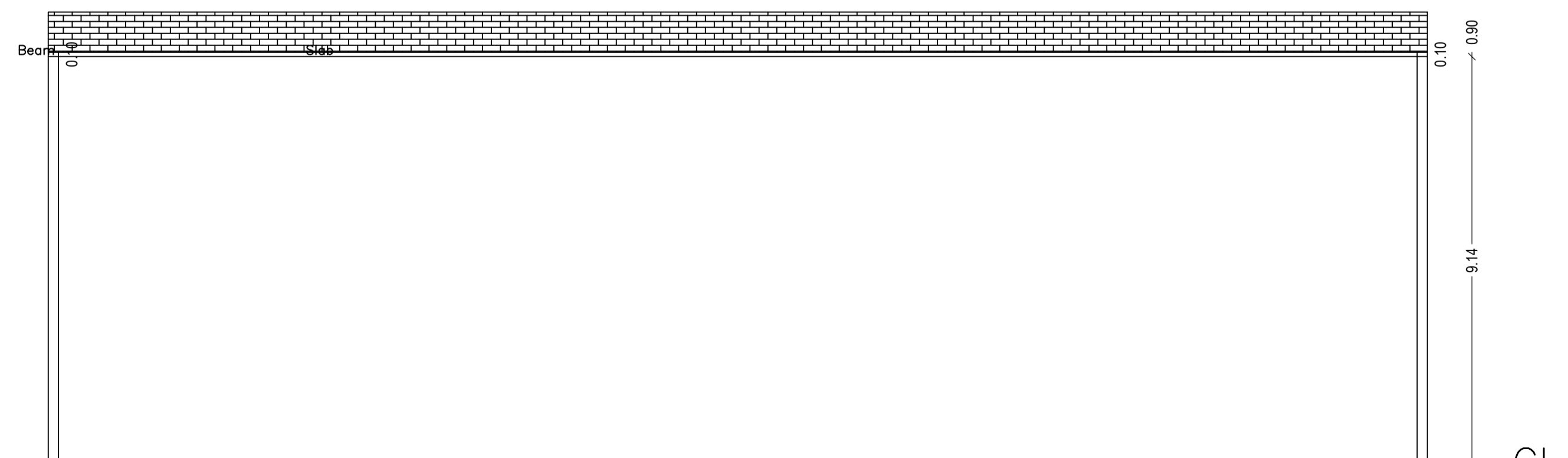
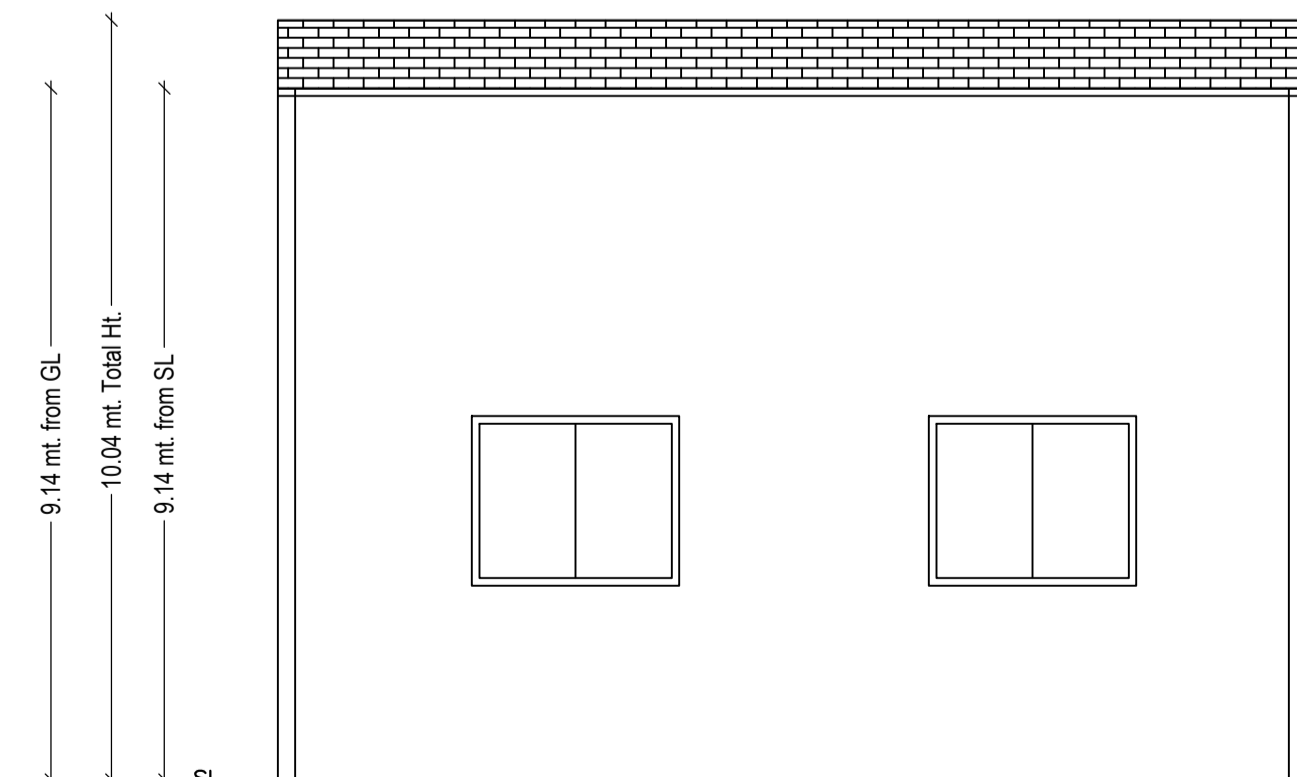
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B1 (B1)	D	3.63	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

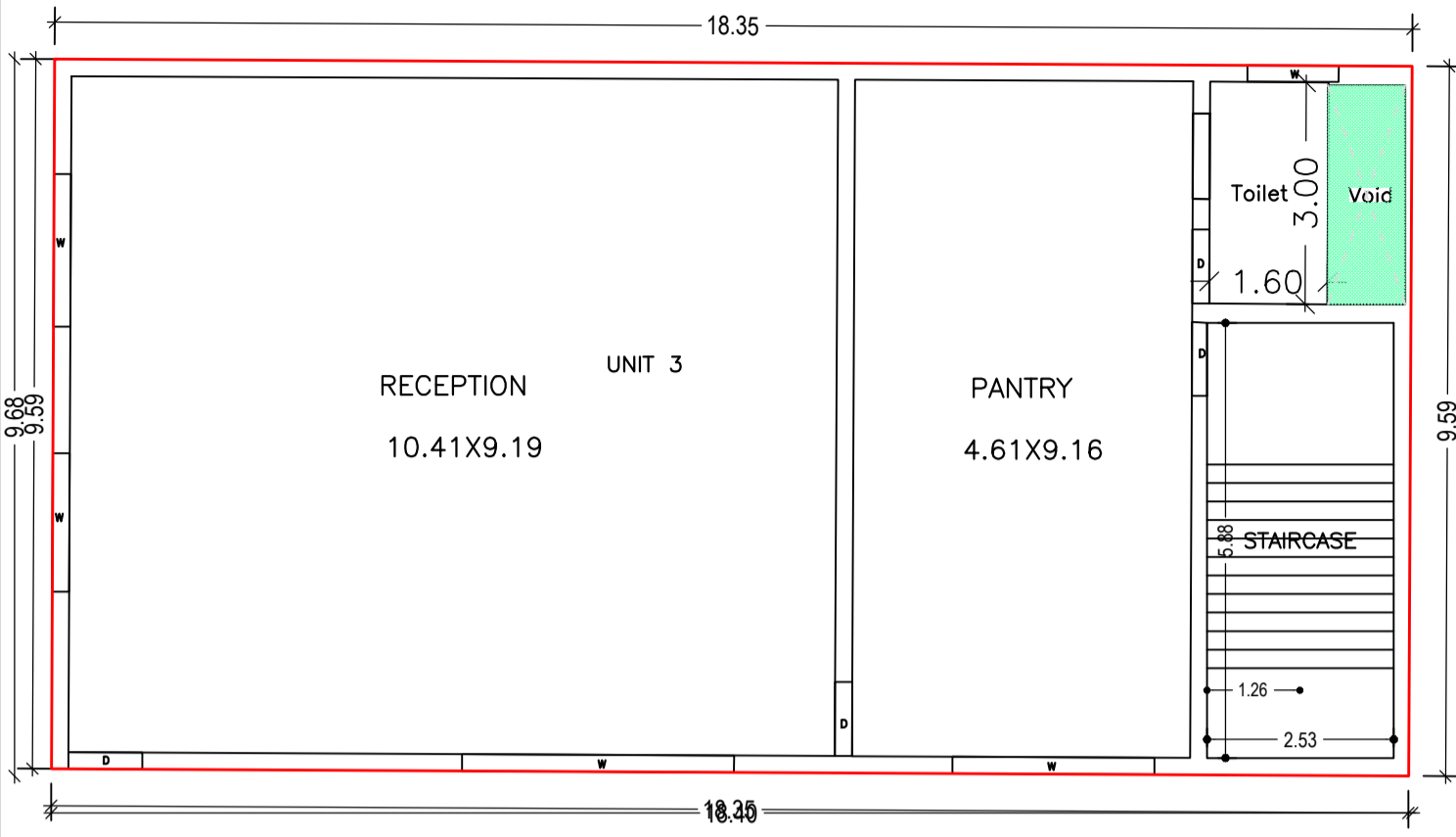
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B1 (B1)	W	3.17	1.20	01
B1 (B1)	W	3.20	1.20	01
B1 (B1)	W	5.55	1.20	01
B1 (B1)	W	6.34	1.20	01

UnitBUA Table for Building :B1 (B1)

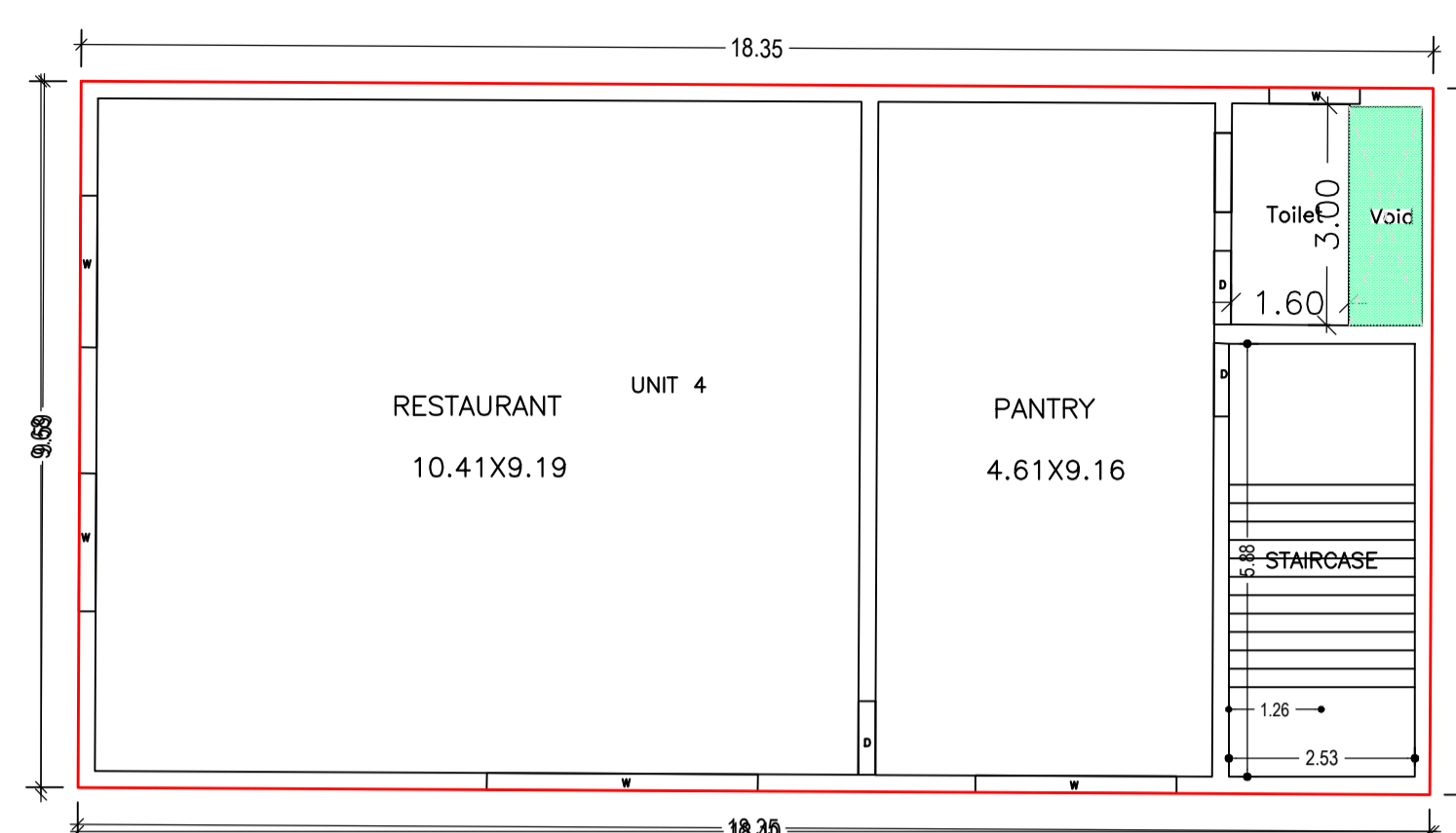
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT2	OTHER	415.75	415.20	1	1
Total:	-	-	415.75	415.20	1	1



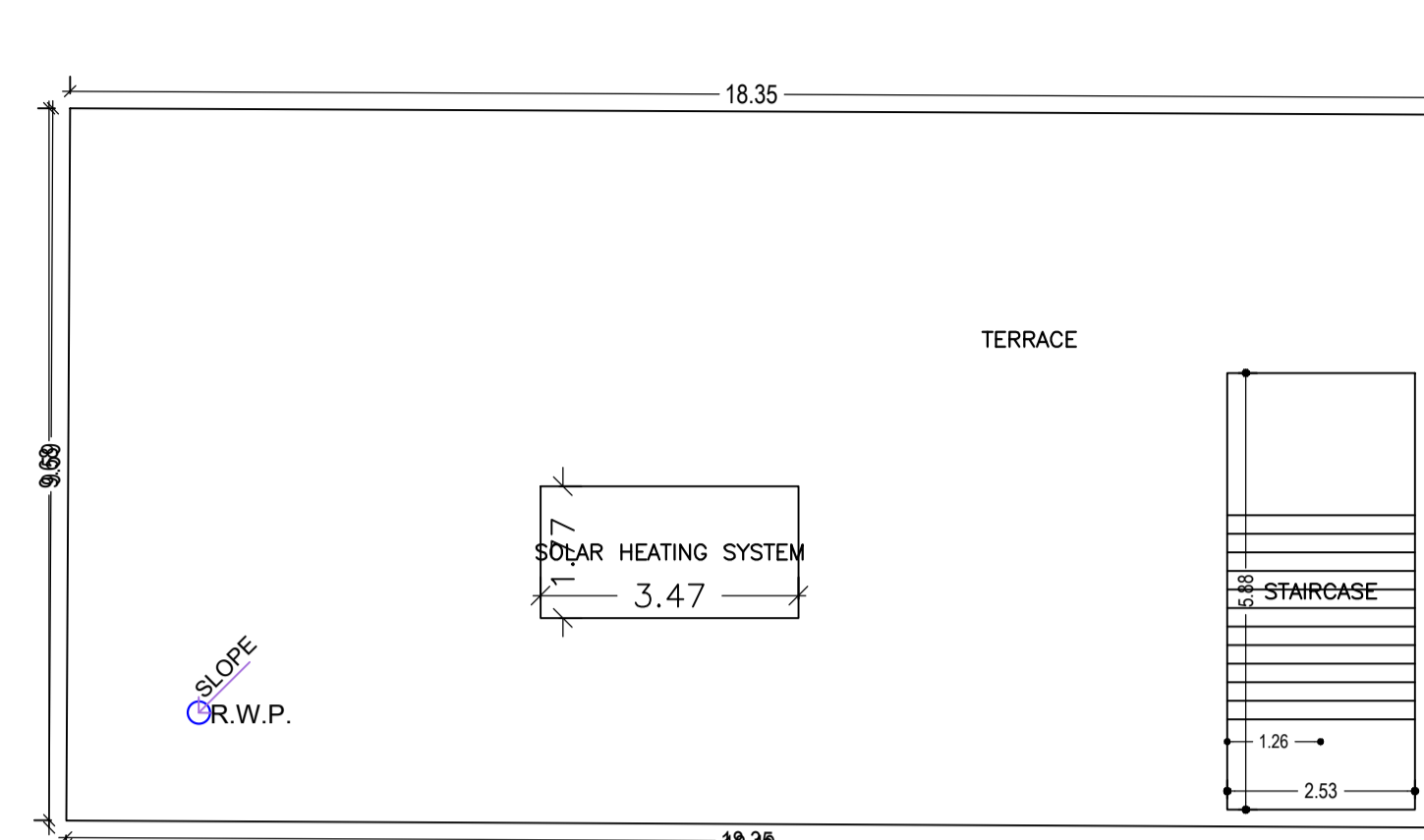
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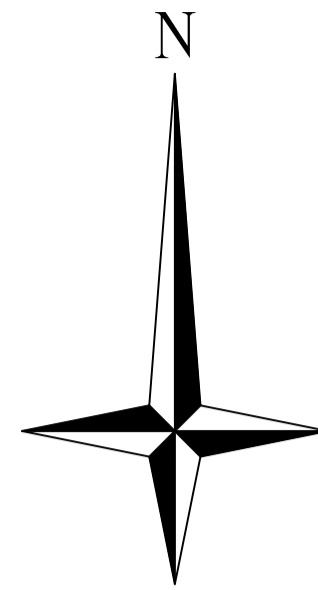
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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

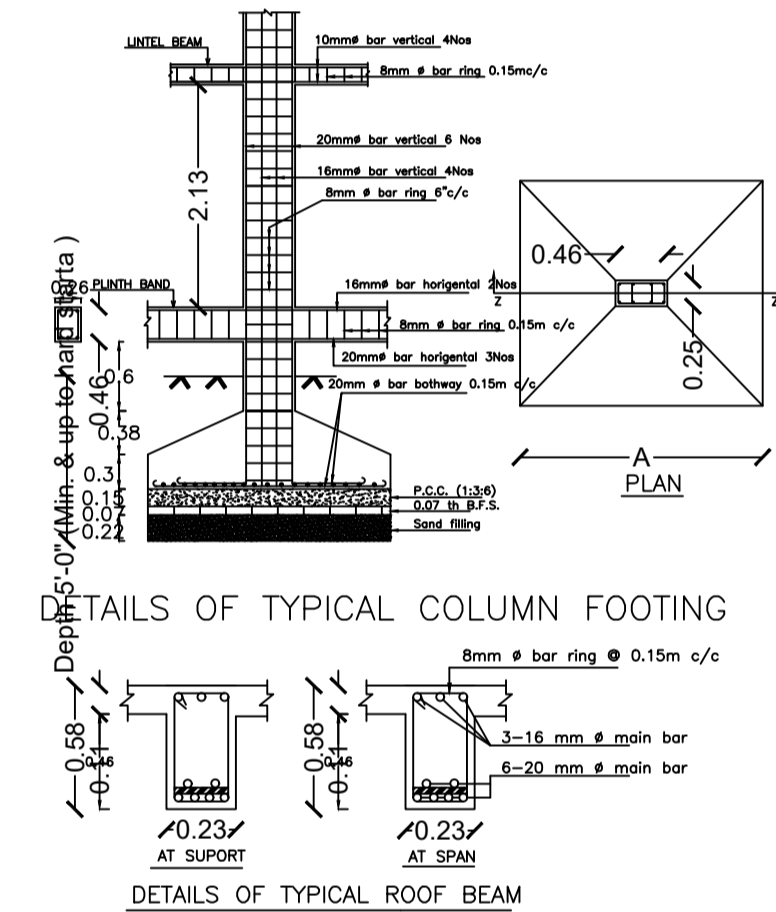
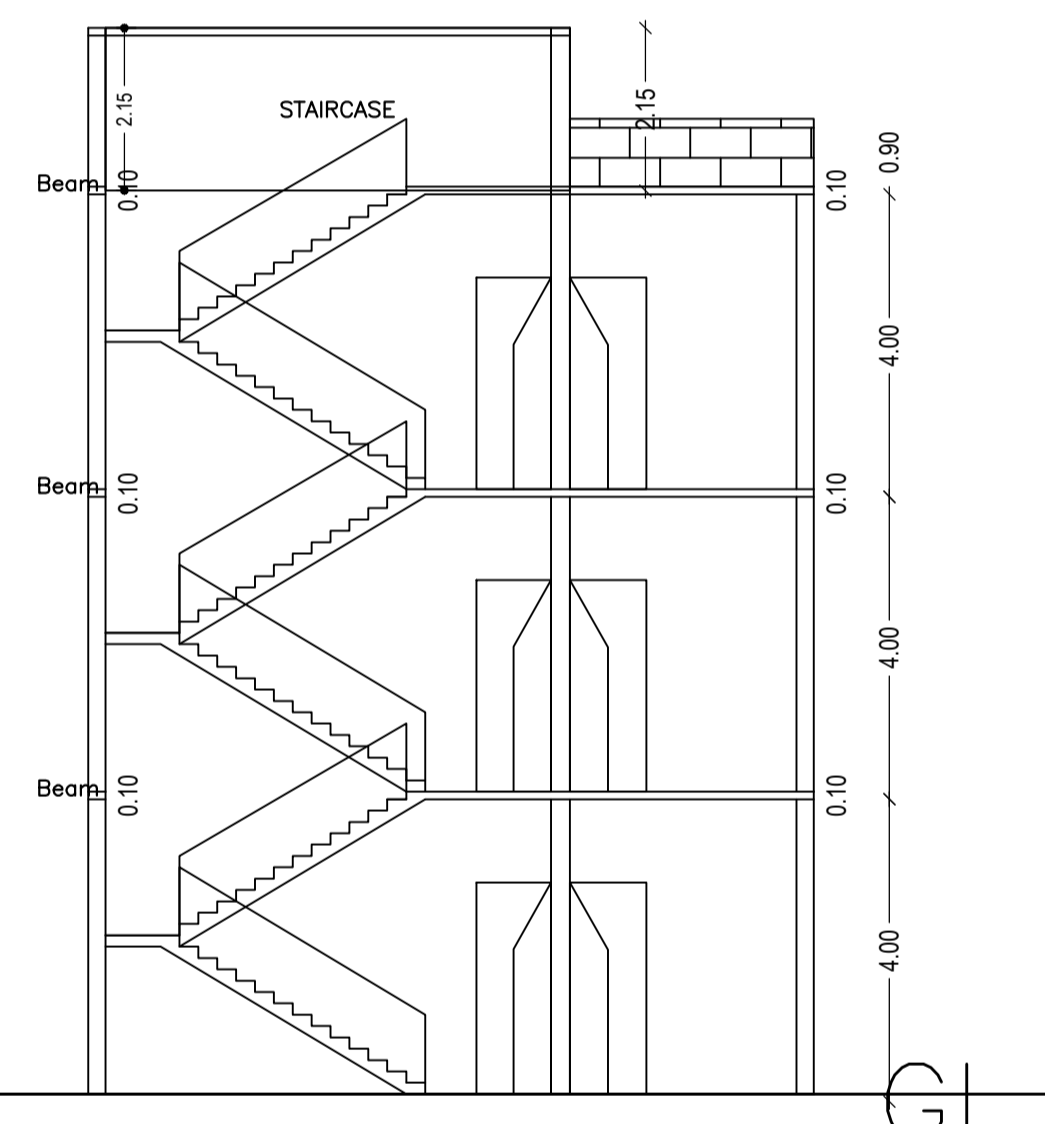
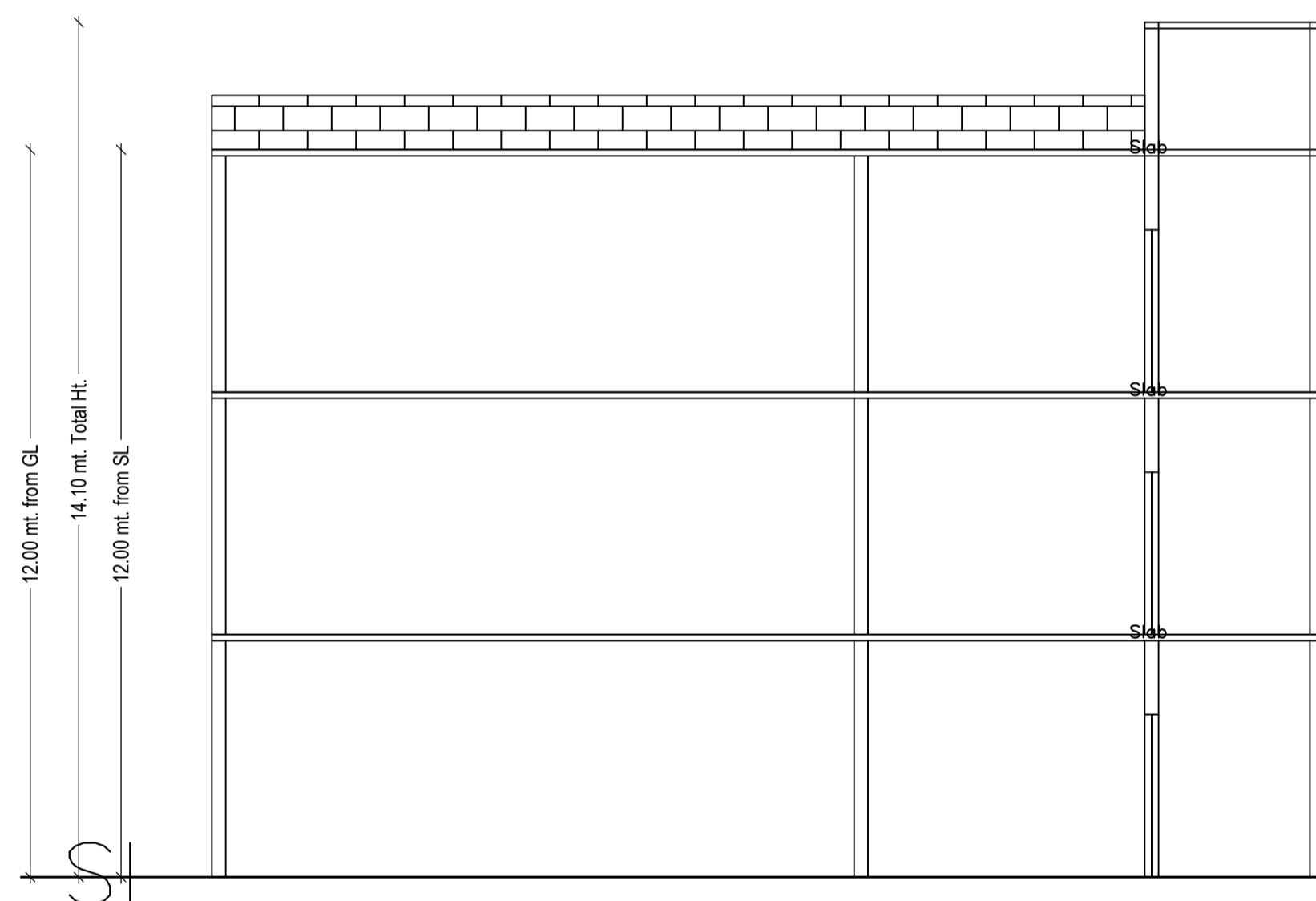
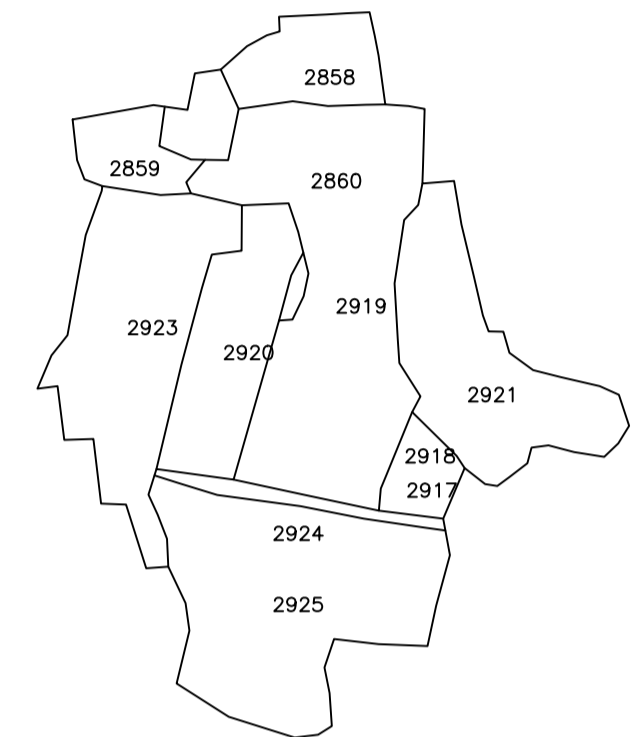


TERRACE FLOOR PLAN (SCALE 1:100)



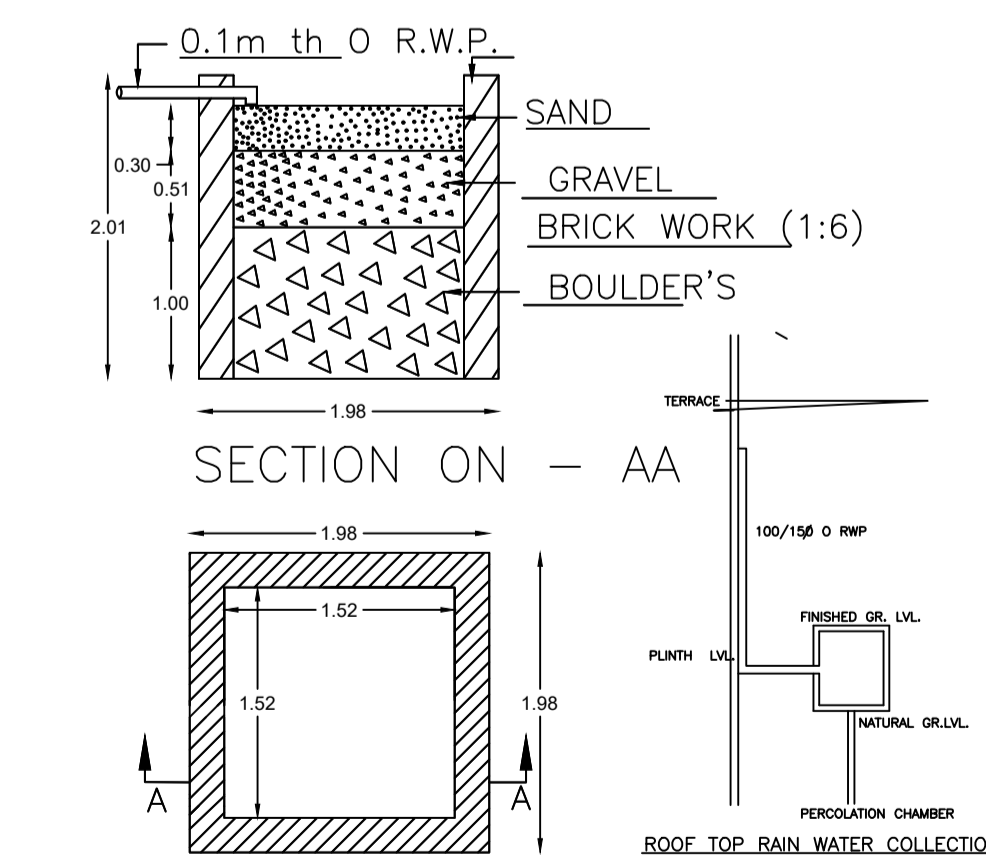
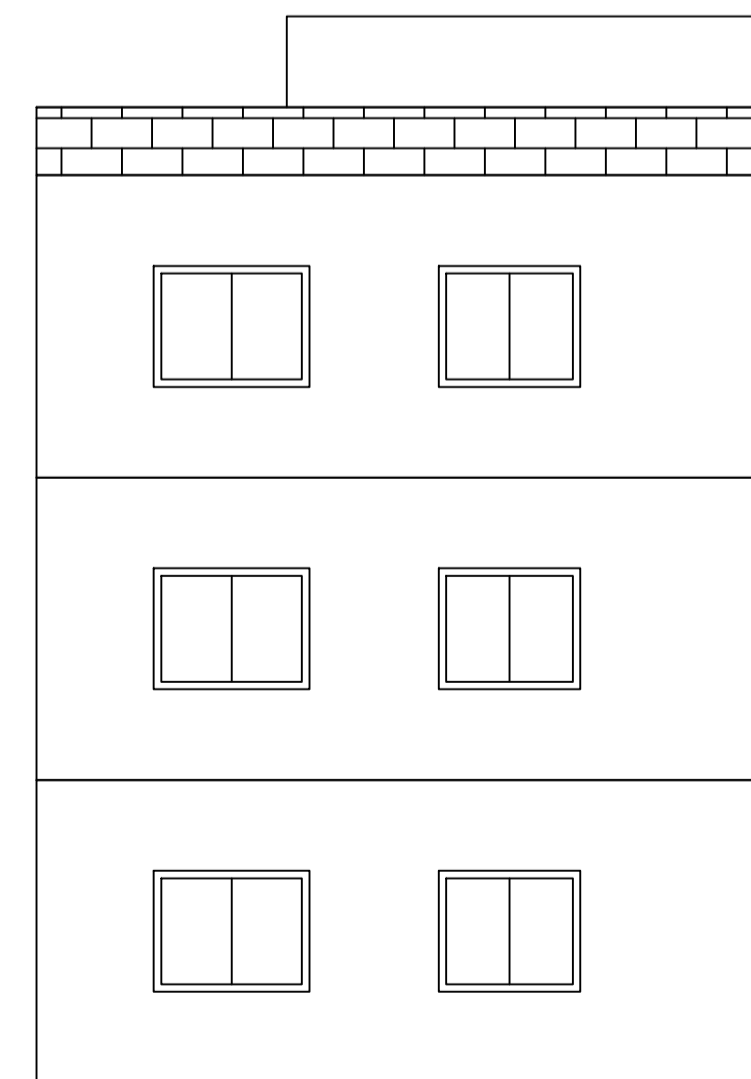
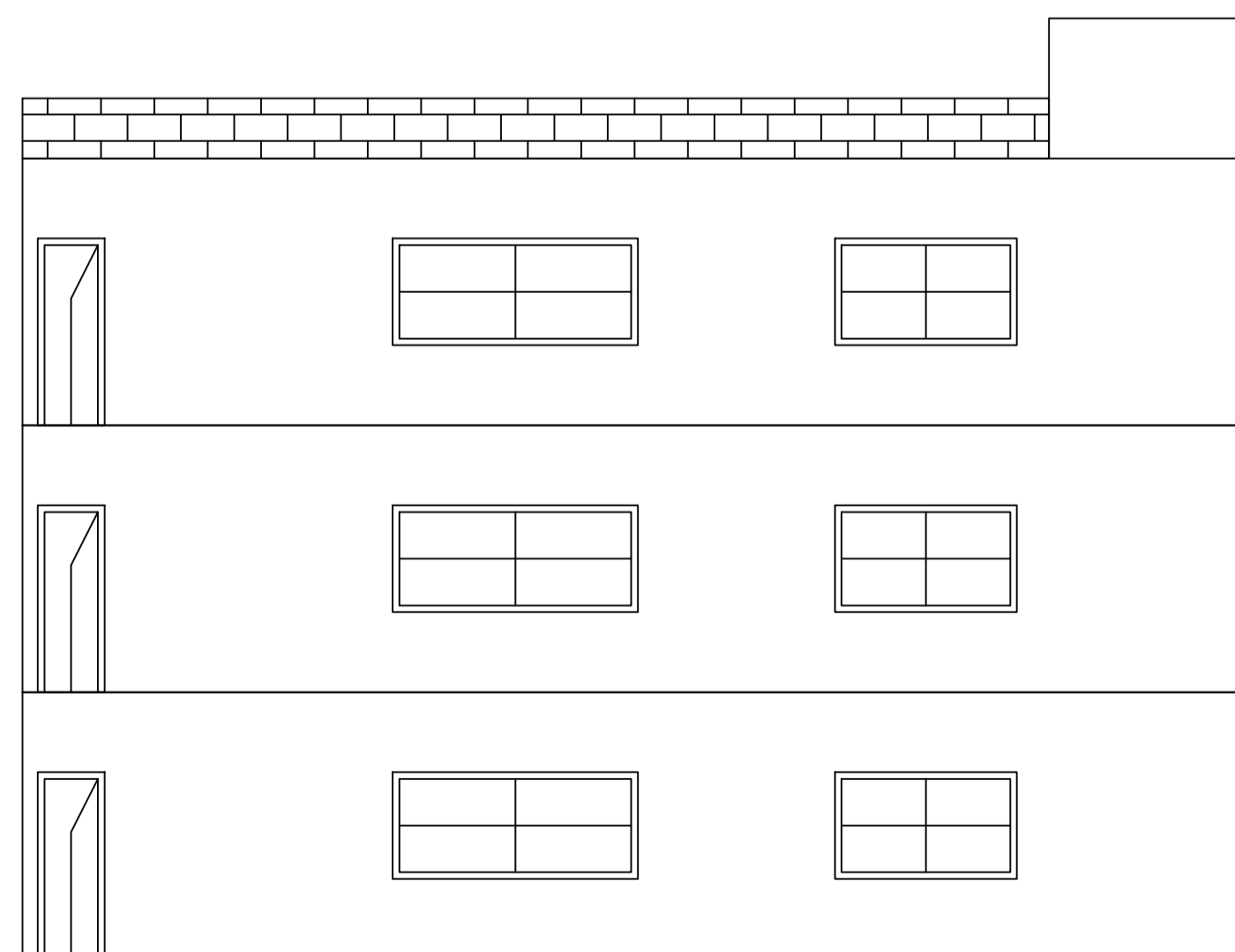
Proposal Basic Information

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Owner Name	ANJU DEVI AGARWAL, GOPAL KUMAR AGARWAL, LALIT KUMAR AGARWAL, SUMAN AGARWAL
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Plot No	OLD - 2919, 2860, NEW - 3782, 3801
Village Name	Kolakusma
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SubUse	Hotel

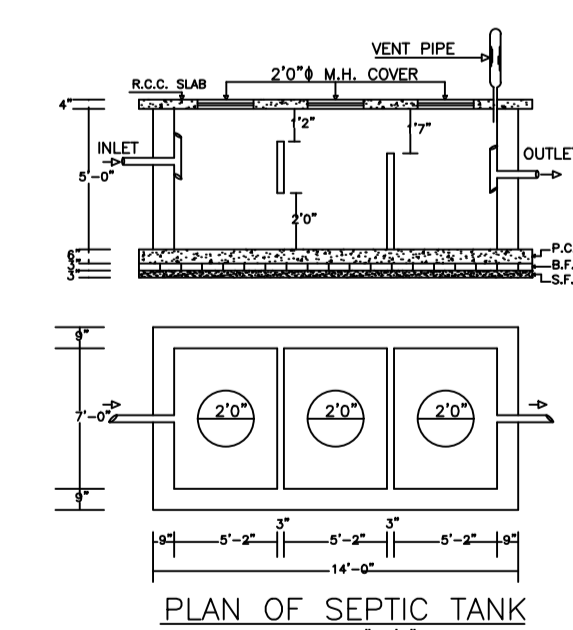


Building :C1 (C1)

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)	Tnmt (No.)
		Void	Accessory Use				
Ground Floor	175.95	3.09	4.80	168.06	168.06	168.06	01
First Floor	175.95	2.92	4.80	168.23	168.23	168.23	01
Second Floor	175.95	2.92	4.80	168.23	168.23	168.23	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	527.85	8.93	14.40	504.51	504.52	504.52	03
Total Number of Same Buildings :	1						
Total :	527.85	8.93	14.40	504.51	504.52	504.52	03



DETAIL'S OF WATER HARVESTING



PLAN OF SEPTIC TANK (SCALE - 1"=4')

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C1 (C1)	D	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C1 (C1)	W	1.87	1.20	03
C1 (C1)	W	2.06	1.20	03
C1 (C1)	W	2.73	1.20	03
C1 (C1)	W	3.68	1.20	03

UnitBUA Table for Building :C1 (C1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT 3	OTHER	168.06	167.79	2	1
TYPICAL - 1, 2 FLOOR PLAN	UNIT 4	OTHER	168.23	167.98	2	2
Total:	-	-	504.51	503.75	6	3

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