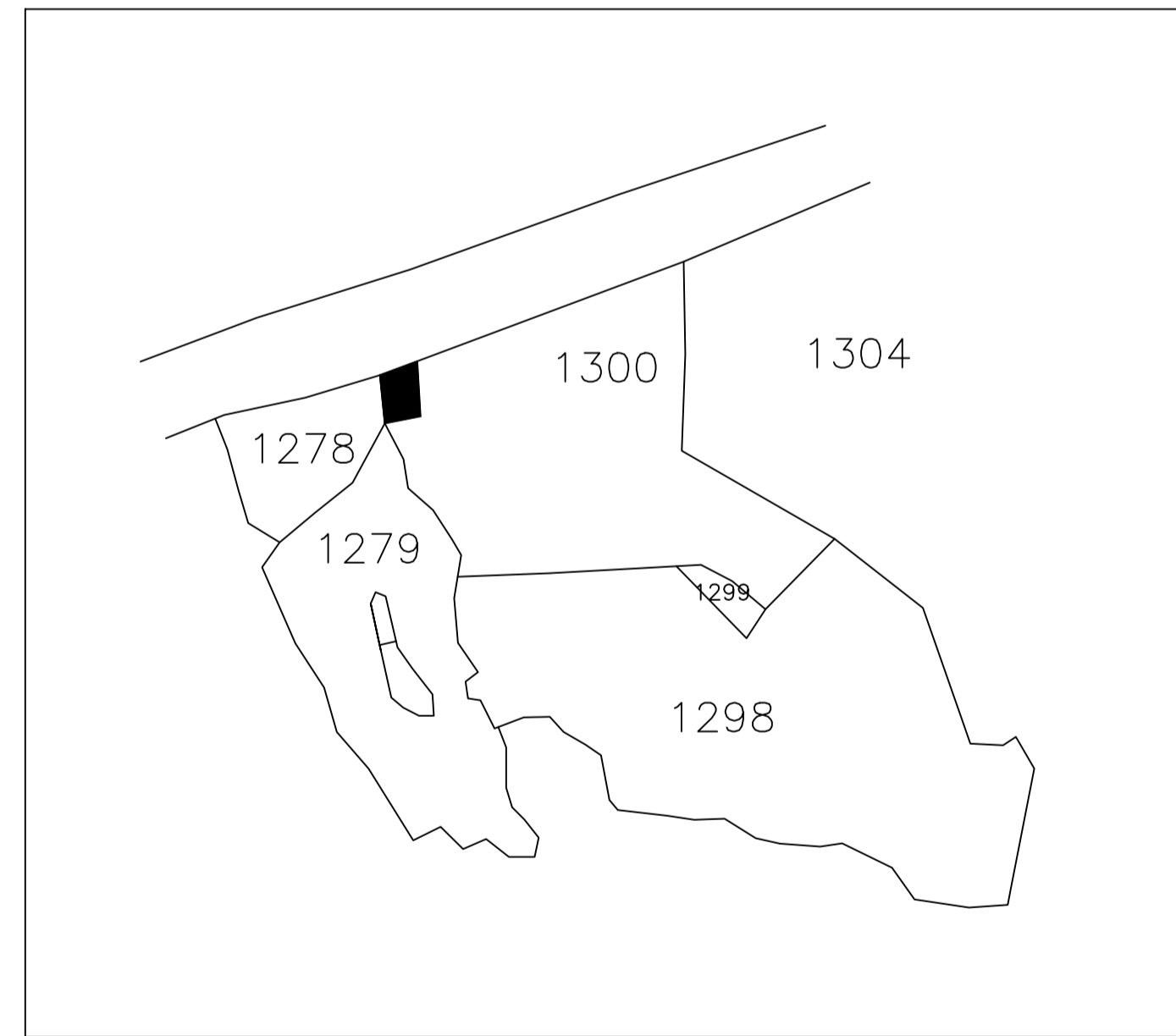
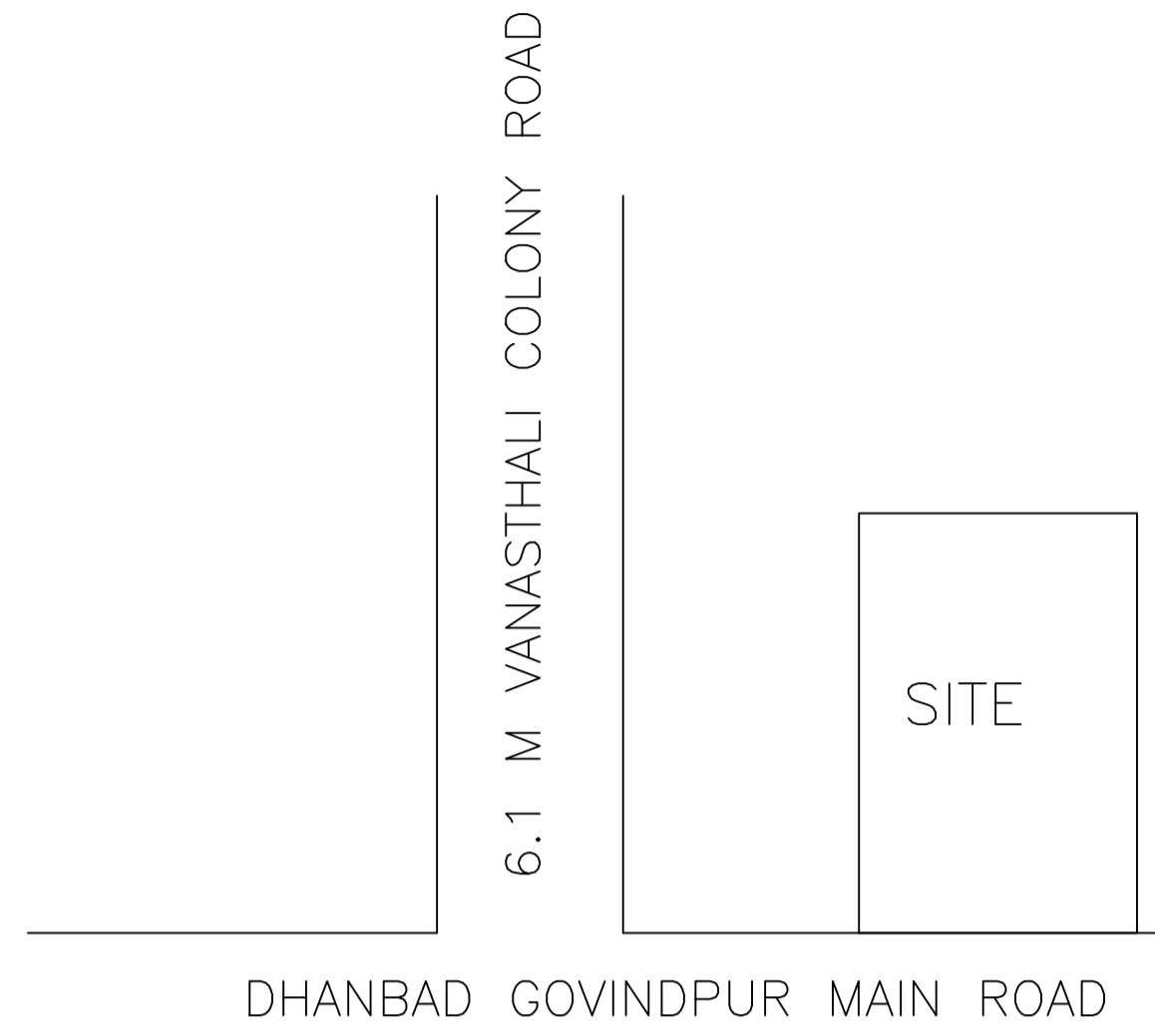


SITE PLAN



UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	OTHER	476.11	475.85	12	1
FIRST FLOOR PLAN	SHOP	OTHER	476.11	475.95	11	1
TYPICAL - 2, 3 FLOOR PLAN	SHOP	OTHER	468.41	468.21	47	2
FOURTH FLOOR PLAN	SHOP	OTHER	470.41	470.26	30	1
Total:	-	-	2359.46	2358.49	147	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.66	2.10	21
A1 (A1)	D	0.68	2.10	01
A1 (A1)	D	0.72	2.10	16
A1 (A1)	D	0.76	2.10	02
A1 (A1)	D	0.79	2.10	03
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	0.89	2.10	04
A1 (A1)	D	0.90	2.10	17
A1 (A1)	D	0.91	2.10	18
A1 (A1)	D	0.92	2.10	04
A1 (A1)	D	0.94	2.10	02
A1 (A1)	D	0.96	2.10	04
A1 (A1)	D	0.97	2.10	03
A1 (A1)	D	0.99	2.10	02
A1 (A1)	D	1.03	2.10	02
A1 (A1)	D	1.04	2.10	01
A1 (A1)	D	1.05	2.10	01
A1 (A1)	D	1.06	2.10	05
A1 (A1)	D	1.07	2.10	01
A1 (A1)	D	1.10	2.10	02
A1 (A1)	D	1.12	2.10	02
A1 (A1)	D	1.22	2.10	01
A1 (A1)	D	1.32	2.10	08
A1 (A1)	D	1.33	2.10	02
A1 (A1)	R.S.	1.57	2.10	01
A1 (A1)	R.S.	2.08	2.10	01
A1 (A1)	R.S.	2.13	2.10	01
A1 (A1)	D	2.44	2.10	01
A1 (A1)	R.S.	2.69	2.10	14
A1 (A1)	D	3.17	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.35	1.20	38
A1 (A1)	W	0.91	1.20	03
A1 (A1)	W	1.06	1.20	03
A1 (A1)	W	1.92	1.20	05
A1 (A1)	W	2.01	1.20	05
A1 (A1)	W	2.19	1.20	79

Building :A1 (A1)

Floor Name	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.)	Tnmt (No.)
		Lift	Void	Accessory Use	Parking					
Basement Floor	534.51	7.79	0.00	0.00	529.00	0.00	10.22	10.22	00	00
Ground Floor	483.90	0.00	0.00	71.05	0.00	412.85	0.00	412.85	412.85	01
First Floor	483.90	7.79	0.00	63.55	0.00	412.56	0.00	412.56	412.56	01
Second Floor	479.01	7.79	2.80	70.81	0.00	397.61	0.00	397.61	397.61	01
Third Floor	479.01	7.79	2.80	70.81	0.00	397.61	0.00	397.61	397.61	01
Fourth Floor	479.00	7.79	0.80	66.75	0.00	403.66	0.00	403.66	403.66	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2939.33	38.95	6.40	342.97	529.00	2024.28	10.22	2034.51	2034.51	05
Total Number of Same Buildings :	1									
Total :	2939.33	38.95	6.40	342.97	529.00	2024.28	10.22	2034.51	2034.51	05

FAR & Tenement Details (Table 4c-1)

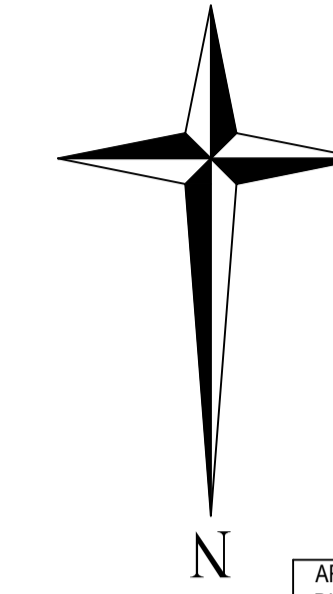
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Void	Accessory Use	Parking					
A1 (A1)	1	2939.33	38.95	6.40	342.97	529.00	2024.28	10.22	2034.51	2034.51	05
Total :	1	2939.33	38.95	6.40	342.97	529.00	2024.28	10.22	2034.51	2034.51	05

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	1965.40	1	27	-	-	
A1 (A1)	Commercial	Shop	> 0	50	1965.40	-	-	1	82	
Total :			-	-	-	-	27	30	82	103

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	30	375.00
TwoWheeler	-	-	103	206.00
Total TwoWheeler	82	164.00	103	206.00
Other Parking	-	-	-	109.00
Total	-	501.50	-	896.00



Proposal Basic Information

Proposal File No.	DMC/BP/0409/W23/2022
Owner Name	ANJU PODDAR, DIPAK KUMAR PODDAR, PRABHATTI DEVI PODDAR, RAJENDRA KUMAR PODDAR, SABITA PODDAR
Khata No	OLD - 142, NEW - 741
Plot No	OLD - 1300, NEW - 1100
Village Name	Kolakusma
Use	Commercial
SubUse	Shop

AREA STATEMENT	VERSION NO. : 1.0.65	
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/ReligiousStructure: NA	
Inward No: DMC/BP/0409/W23/2022	Plot/SubPlot No: OLD - 1300, NEW - 1100	
Application Type: General Proposal	North: Road Width - 45.7	
Project Type: Building Permission	South: Plot No. - PART OF SAME PLOT	
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)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	973.94
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		51.32
Total		51.32
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	922.62
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	973.94
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	973.94
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		486.97
Proposed Coverage Area ( 49.68 % )		483.90
Total Prop. Coverage Area ( 49.68 % )		483.90
Balance coverage area ( 0.32 % )		3.07
FAR CHECK		
Perm. FAR Area ( 2.500 )		2434.85
Total Perm. FAR area		2434.85
Commercial FAR		2024.28
Proposed FAR Area		2034.50
Total Proposed FAR Area		2034.50
Consumed FAR (Factor)		2.09
Balance FAR Area		400.35
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2939.33
ARCHITECT (Regd)		Lalan Prasad Singh
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		ANJU PODDAR, DIPAK KUMAR PODDAR, PRABHATTI DEVI PODDAR, RAJENDRA KUMAR PODDAR, SABITA PODDAR
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

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	534.51	10.22	534.51	10.22
Ground Floor	483.90	412.85	483.90	412.85
First Floor	483.90	412.56	483.90	412.56
Second Floor	479.01	397.61	479.01	397.61
Third Floor	479.01	397.61	479.01	397.61
Fourth Floor	479.00	403.66	479.00	403.66
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2939.33	2034.51	2939.33	2034.51

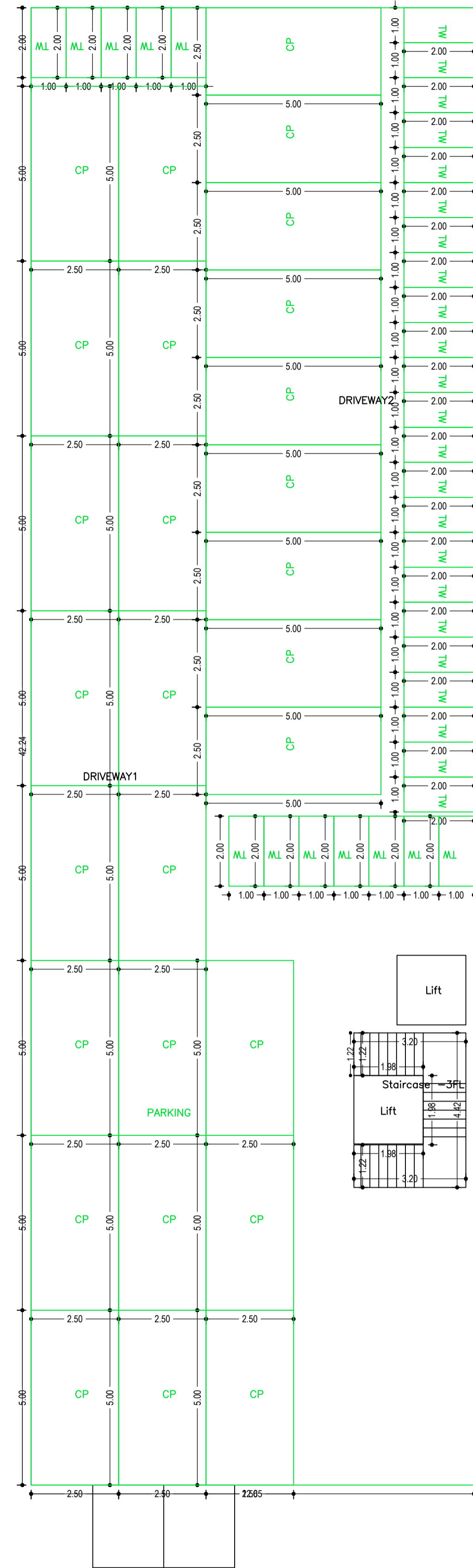
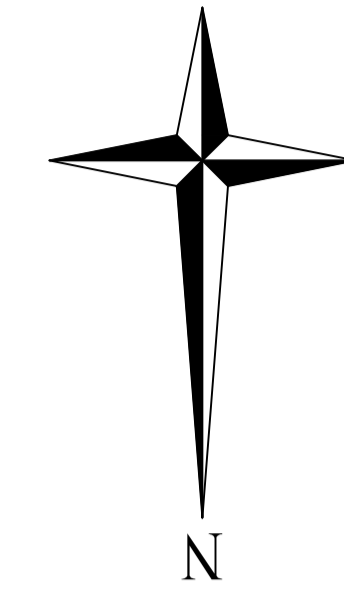
Building USE/SUBUSE Details

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

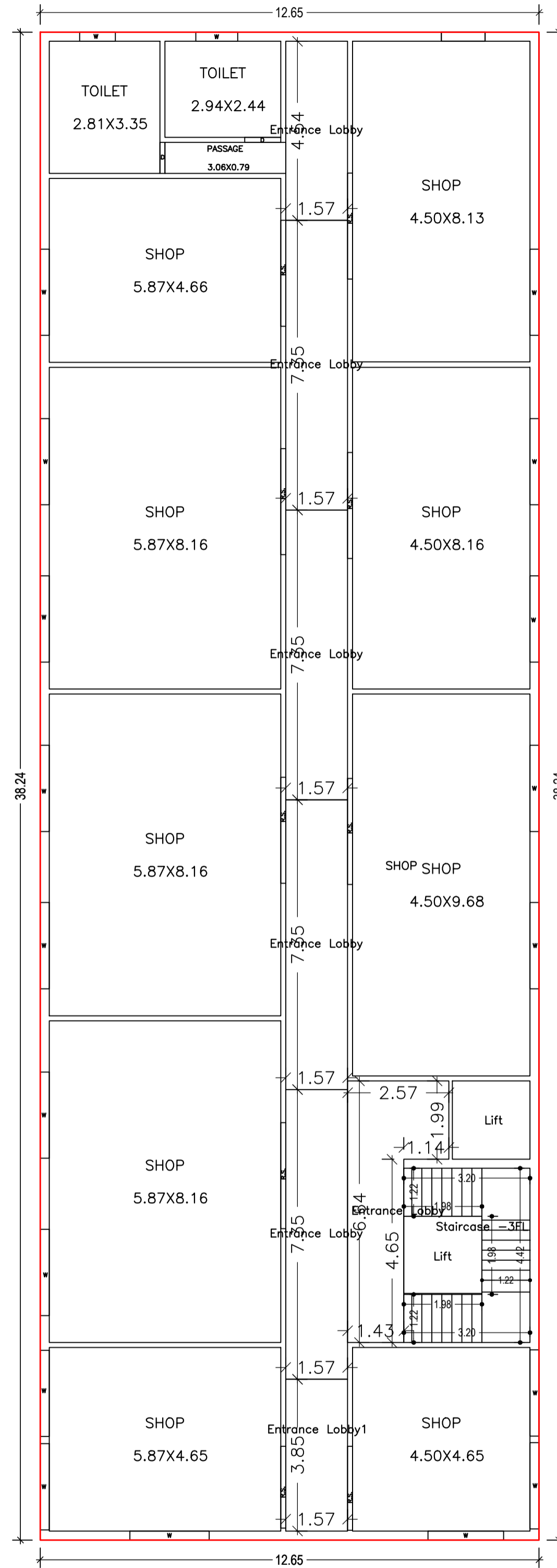
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Lalan Prasad Singh DMC/ENG/0012/2019			



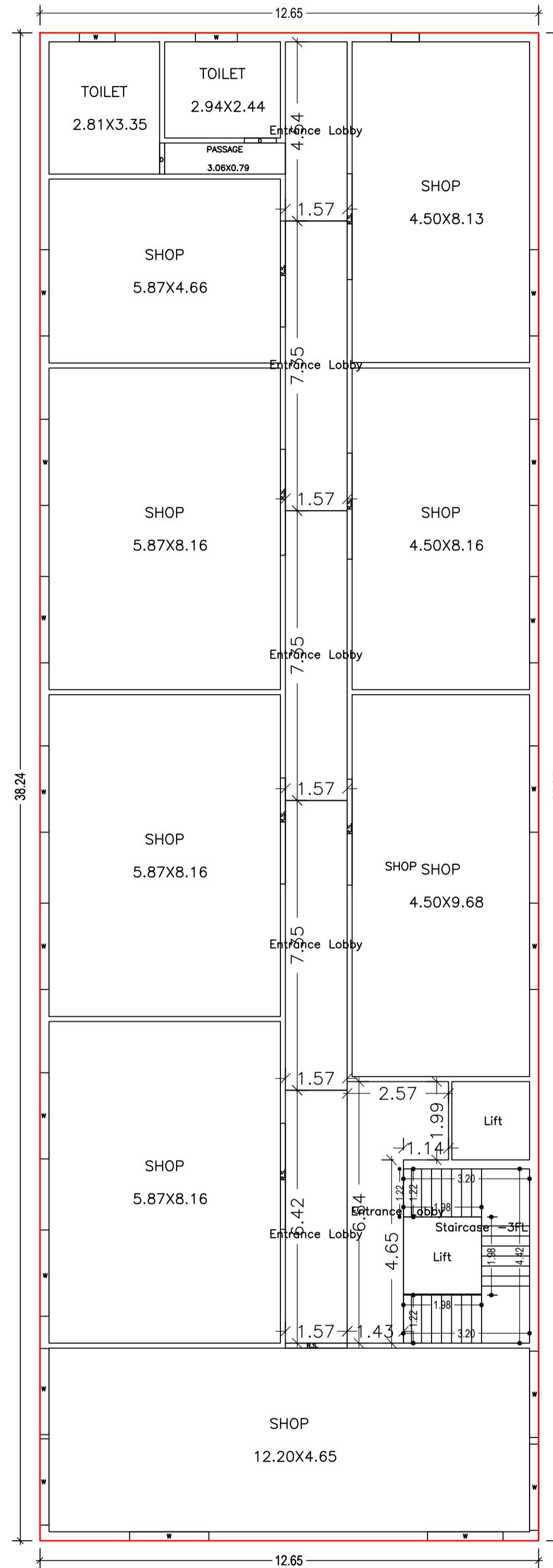
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Khata No	OLD - 142, NEW - 741
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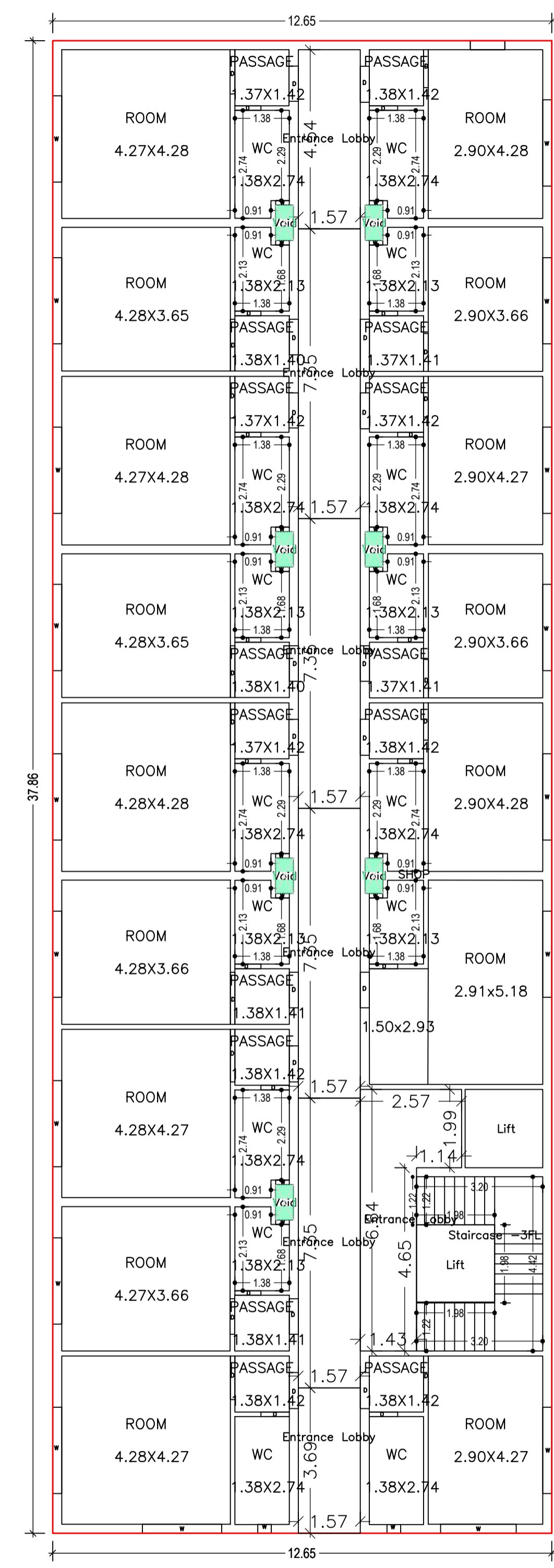
BASEMENT FLOOR PLAN  
(SCALE 1:100)



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



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

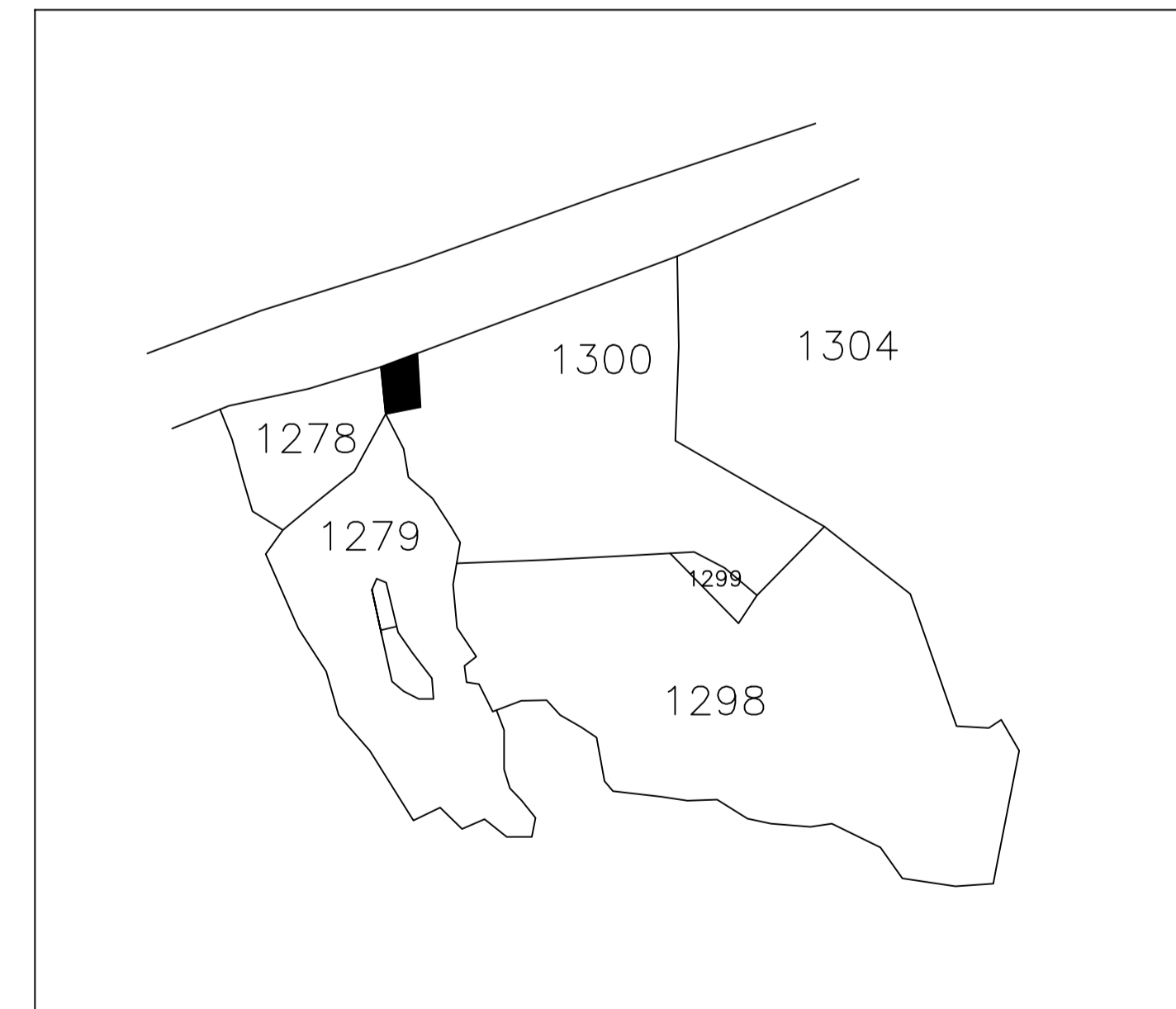
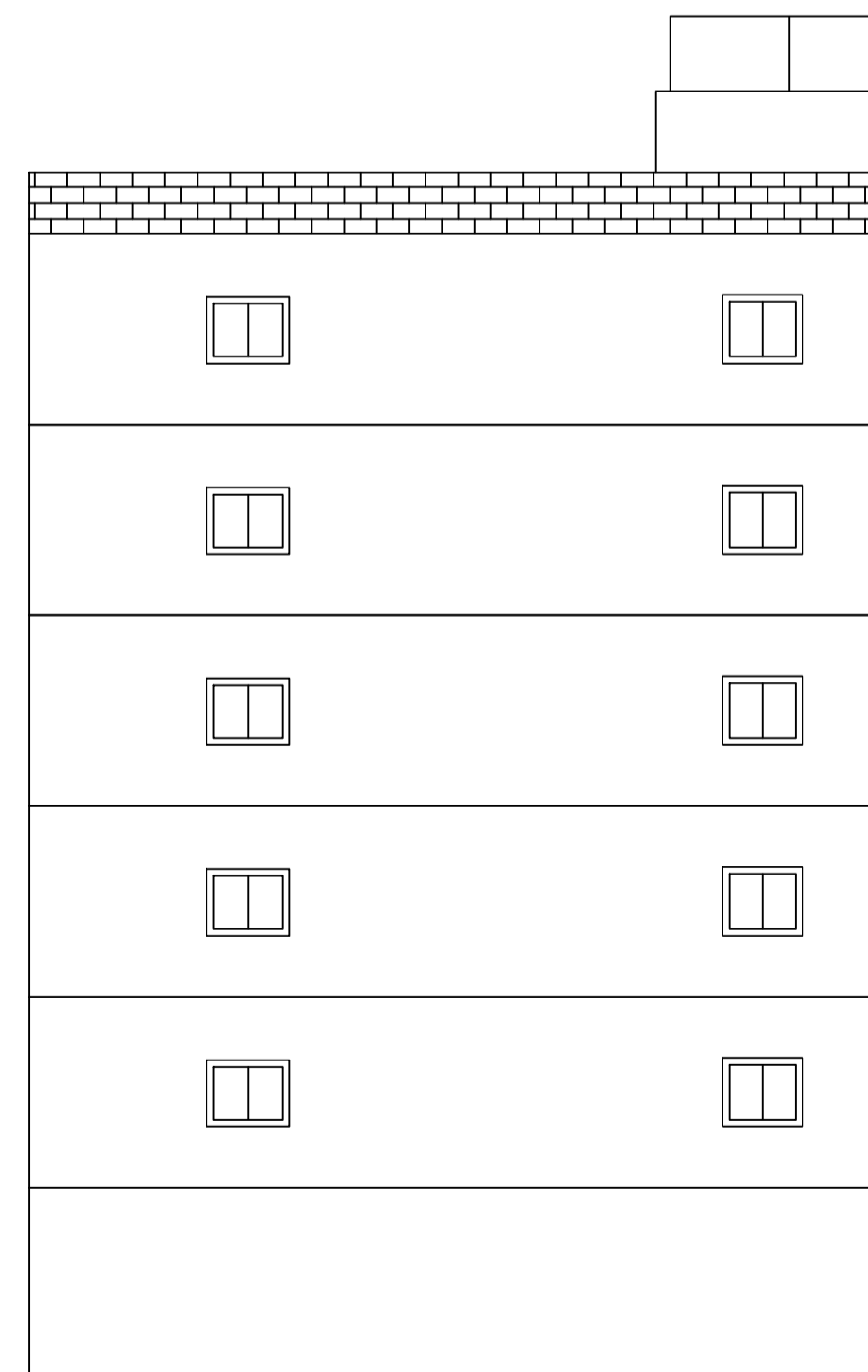
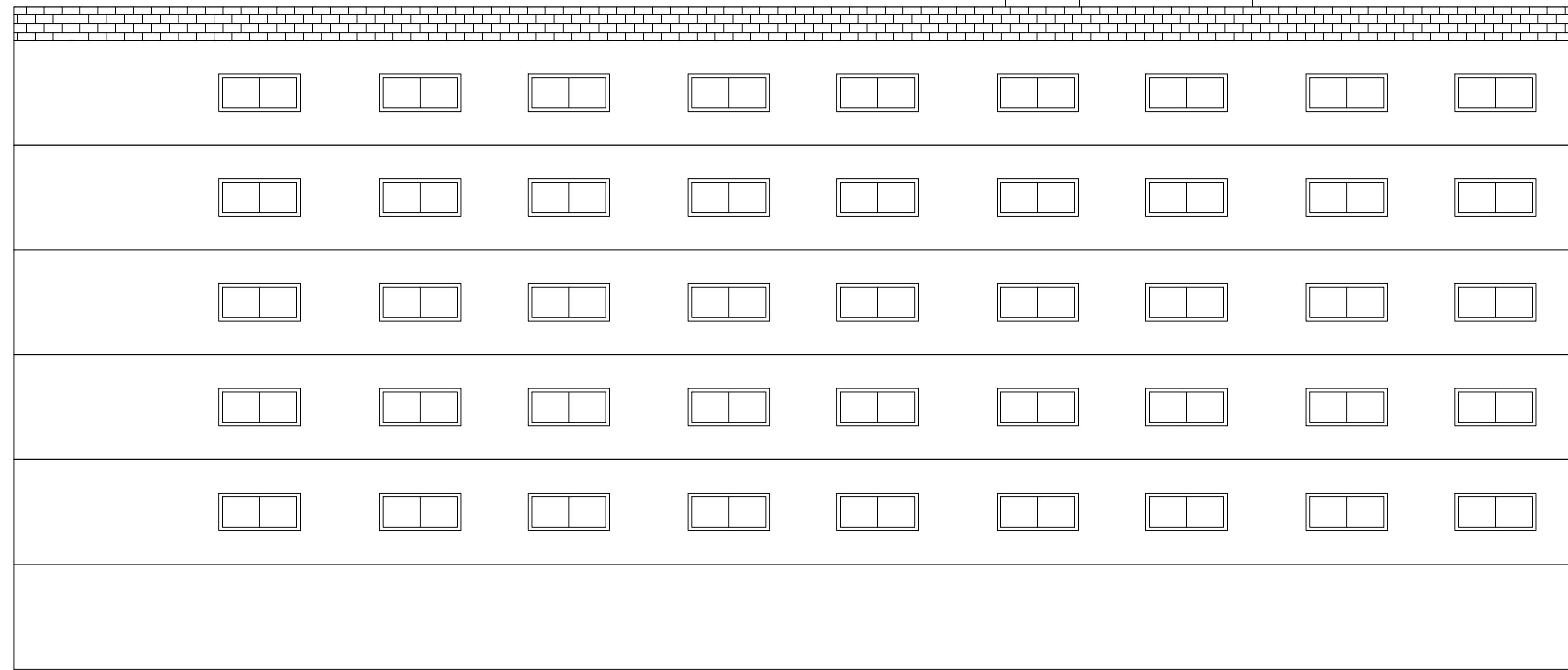
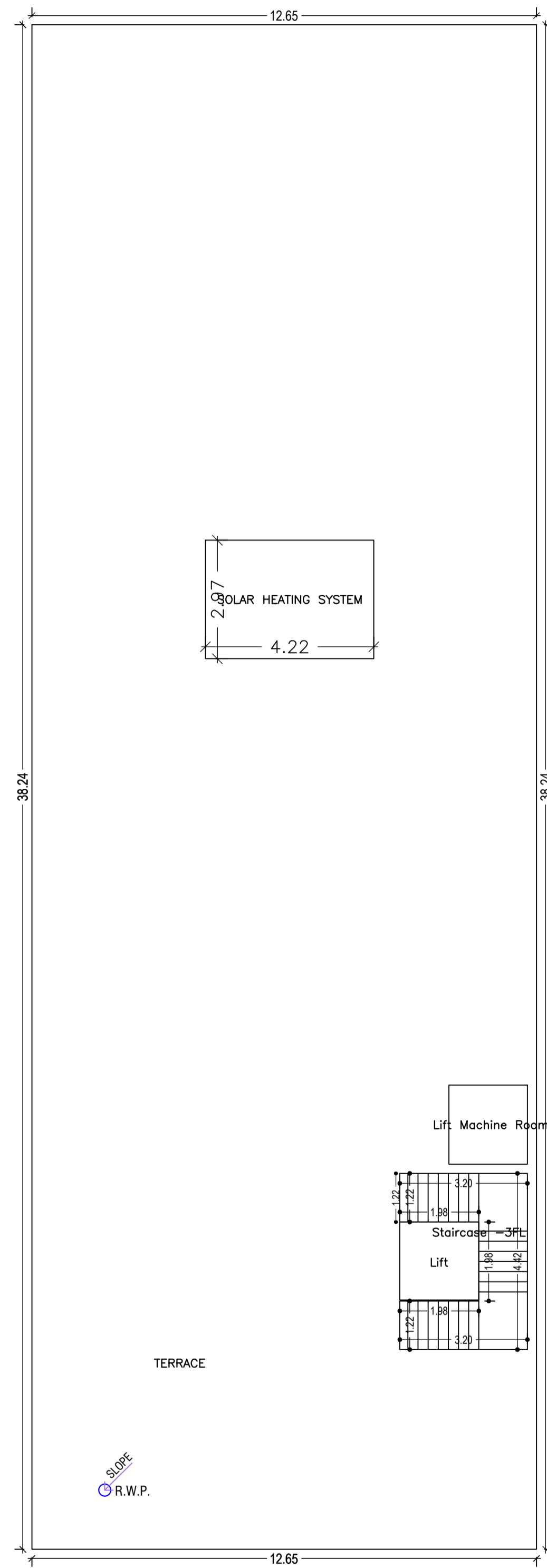
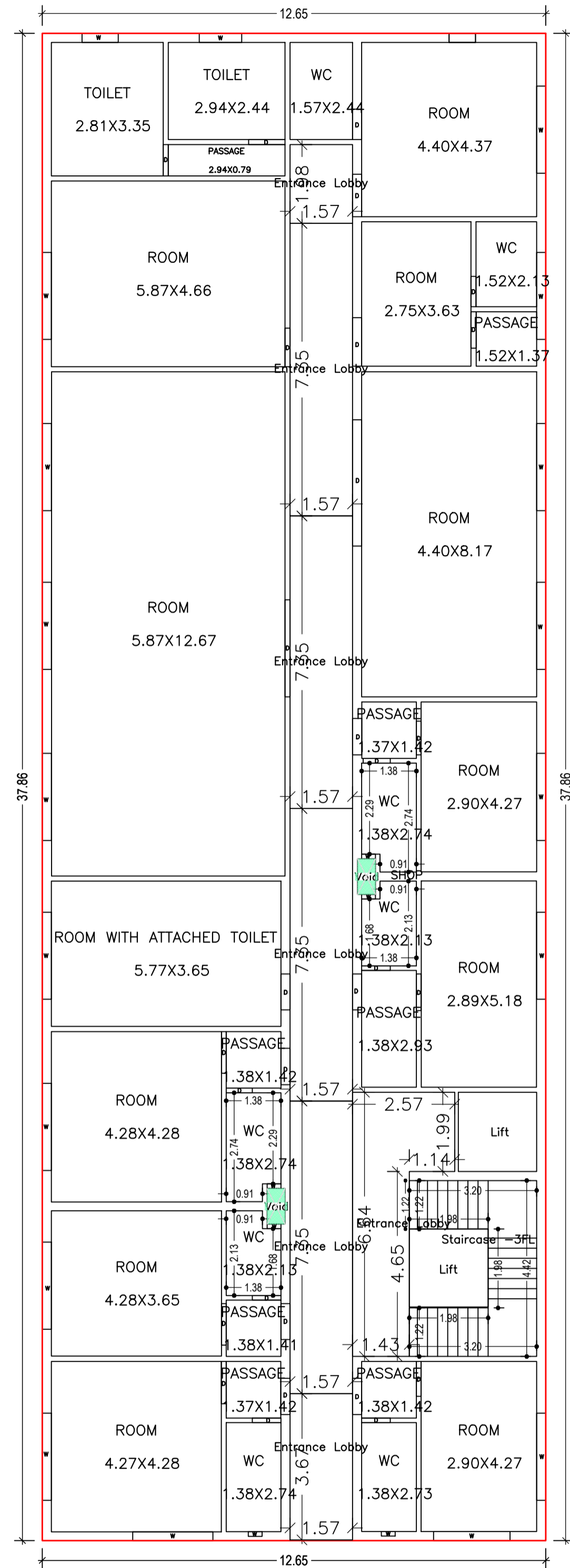
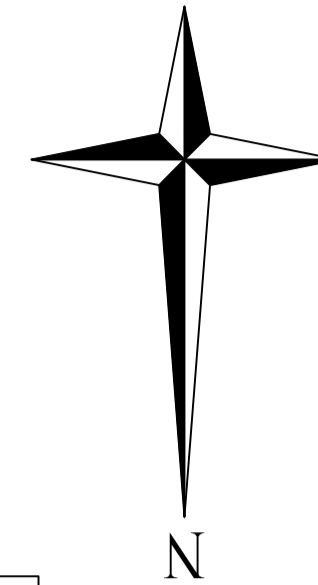


TYPICAL - 2, 3 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

5.00 mt. long 1.50 mt. High 5.00 mt. Wide Natural Slope

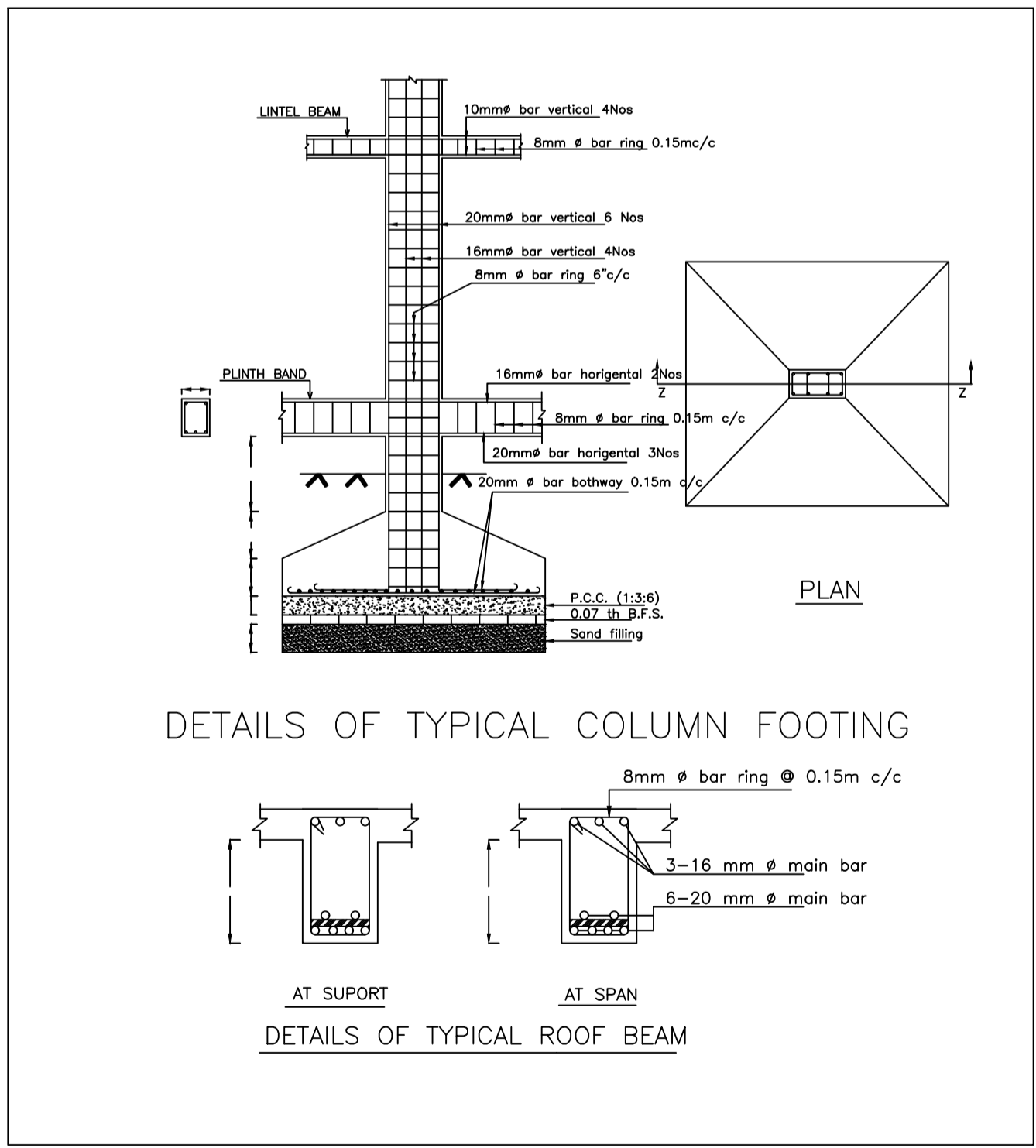
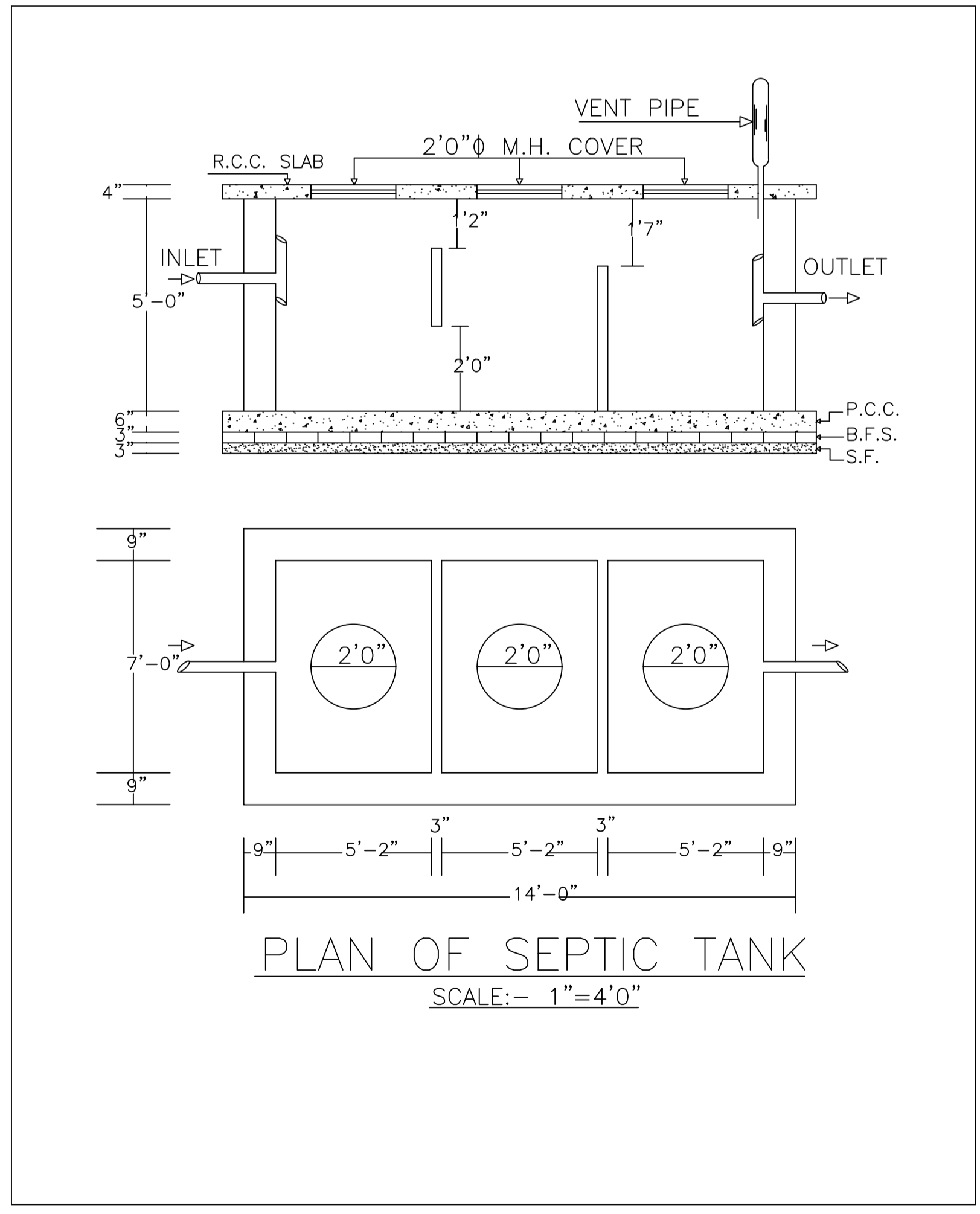
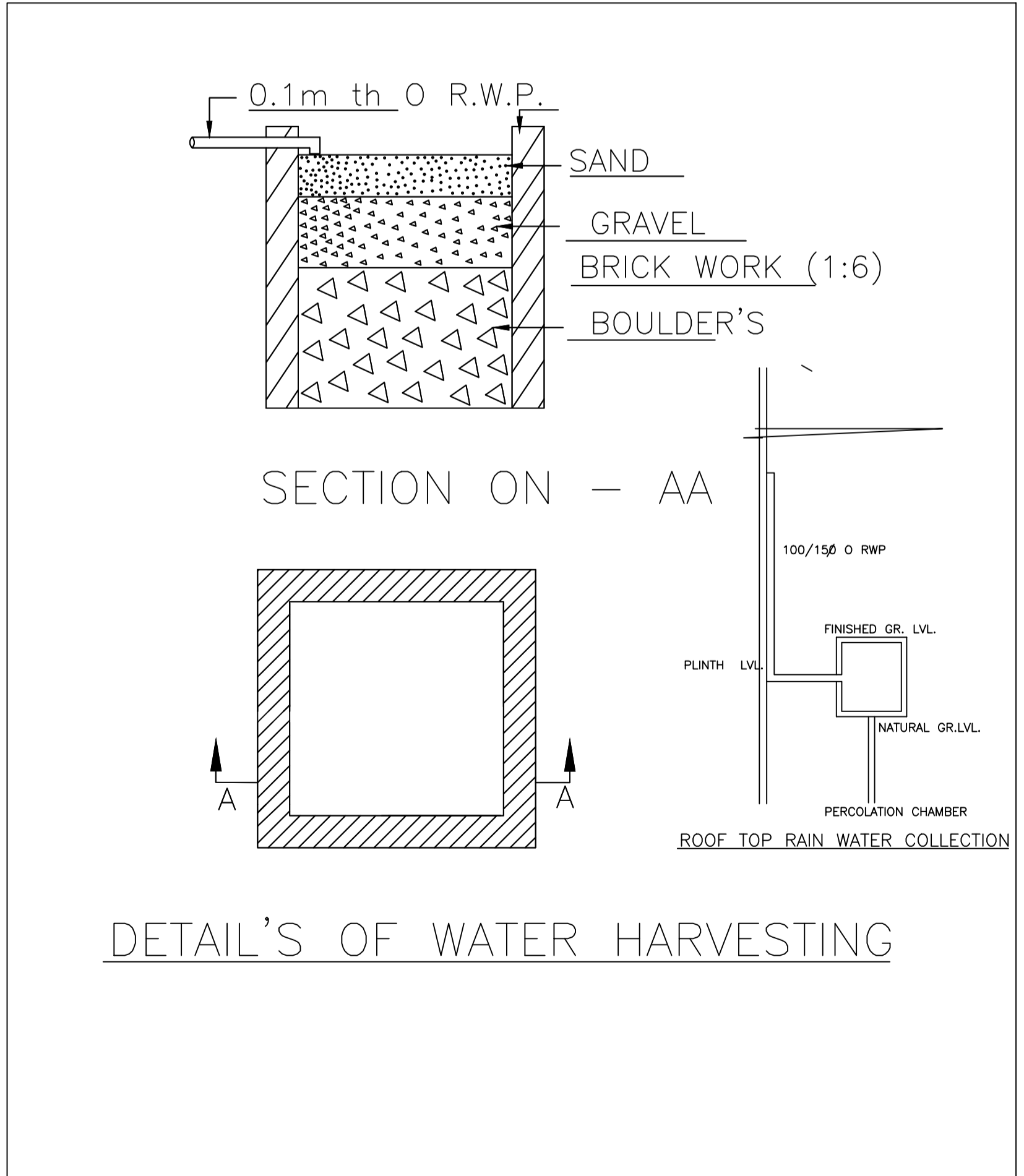
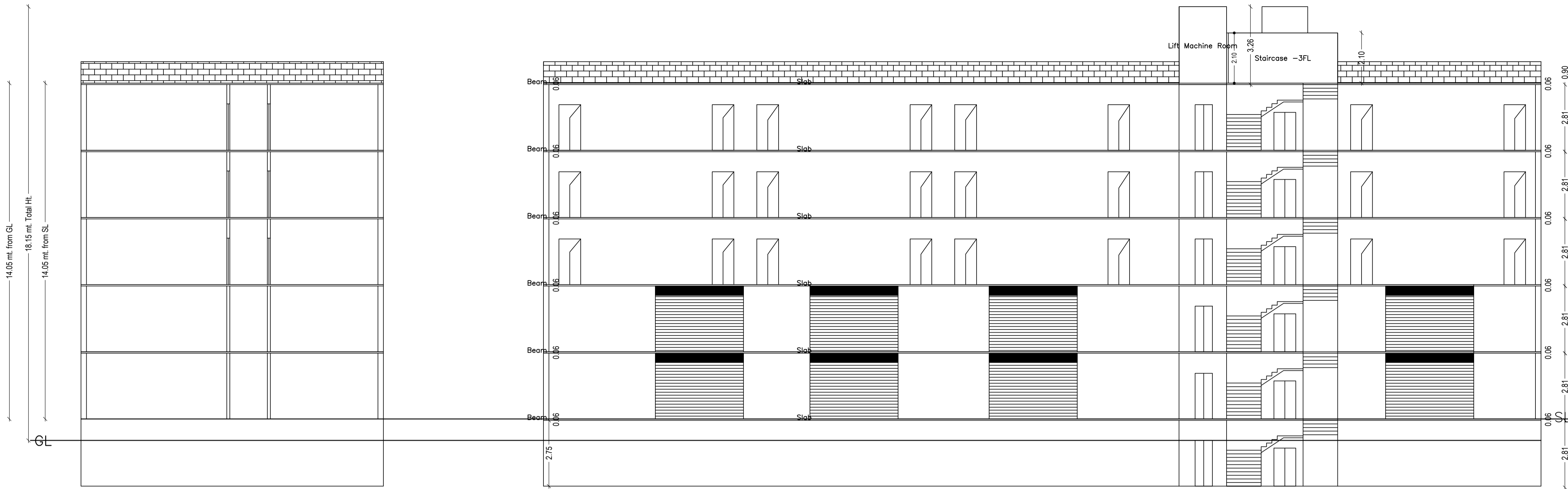
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Lalan Prasad Singh DMC/ENG/0012/2019			

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