

Proposal Basic Information	
Proposal File No.	DMC/BP/0314/W23/2022
Owner Name	(1) SMT CHHAYA MANDAL (2) SMT. INDU PRASAD (3) SMT SYAMOLI MANDAL DEVELOPED BY SKB. MULTICON PVT.LTD.ITS PARTNERS SRI BHUNESHWAR DAS BHARTI & OTHERS
Khata No	94 (OLD), 256 (NEW)
Plot No	3382/3706 (OLD), 4075 & 4077(NEW)
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT		VERSION NO. : 1.0.64
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Resi+Comm	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No. DMC/BP/0314/W23/2022	Plot/SubPlot No: 3382/3706 (OLD), 4075 & 4077(NEW)	
Application Type: General Proposal	North Plot No. - NEW PLOT NO- 4074, & 4078	
Project Type: Building Permission	South Plot No. - NEW PLOT NO-5018	
Nature of Development: New	East: Road Width - 30.47	
Location of Development Area: Old Area	West: Plot No. - NEW PLOT NO-4058	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 938.31
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	938.31
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		99.22
Total		99.22
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	839.09
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	938.31
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	938.31
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		562.99
Proposed Coverage Area (51.44 %)		482.70
Total Prop. Coverage Area (51.44 %)		482.70
Balance coverage area (8.56 %)		80.29
FAR CHECK		
Perm. FAR Area (2.500)		2345.77
Total Perm. FAR area		2345.77
Residential FAR		1277.44
Commercial FAR		965.23
Proposed FAR Area		2242.67
Total Proposed FAR Area		2242.67
Consumed FAR (Factor)		2.39
Balance FAR Area		103.10
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2812.04
ARCHITECT (Regd)		RAJEEV RANJAN SINGH
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		(1) SMT CHHAYA MANDAL (2) SMT. INDU PRASAD (3) SMT SYAMOLI MANDAL DEVELOPED BY SKB. MULTICON PVT.LTD.ITS PARTNERS SRI BHUNESHWAR DAS BHARTI & OTHERS
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)	Light Blue
EXISTING (To be demolished)	Dark 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	506.28	0.00	506.28	0.00
Ground Floor	482.70	482.70	482.70	482.70
First Floor	486.51	482.53	486.51	482.53
Second Floor	491.48	470.41	491.48	470.41
Third Floor	491.48	470.41	491.48	470.41
Fourth Floor	353.59	336.62	353.59	336.62
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2812.04	2242.67	2812.04	2242.67

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SKB)	Residential	Resi+Comm Bldg	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			

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - SECOND& THIRD FLOOR PLAN	1.18 X 3.12 X 1 X 2	7.34	68.34
	1.19 X 2.22 X 1 X 2	5.28	
	1.06 X 2.32 X 1 X 2	4.94	
	1.05 X 2.96 X 1 X 2	6.18	
	1.05 X 3.05 X 1 X 2	6.36	
	0.92 X 3.24 X 1 X 2	5.92	
	1.15 X 10.54 X 1 X 2	24.14	
	1.10 X 3.72 X 1 X 2	8.18	
FOURTH FLOOR PLAN	1.18 X 3.12 X 1 X 1	3.67	25.97
	1.05 X 3.05 X 1 X 1	3.18	
	0.92 X 3.24 X 1 X 1	2.96	
	1.15 X 10.54 X 1 X 1	12.07	
	1.10 X 3.72 X 1 X 1	4.09	
Total			94.31

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SKB)	D	0.69	2.10	01
A (SKB)	D	0.75	2.10	05
A (SKB)	D	0.76	2.10	44
A (SKB)	D	0.80	2.10	02
A (SKB)	D	0.83	2.10	02
A (SKB)	D	0.91	2.10	10
A (SKB)	D	0.95	2.10	03
A (SKB)	D	0.96	2.10	06
A (SKB)	D	1.06	2.10	03
A (SKB)	D	1.07	2.10	32
A (SKB)	D	1.10	2.10	03
A (SKB)	D	2.21	2.10	01
A (SKB)	D	2.36	2.10	01
A (SKB)	D	2.44	2.10	16
A (SKB)	D	2.59	2.10	01
A (SKB)	D	3.05	2.10	02
A (SKB)	D	3.90	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SKB)	W	0.61	1.20	33
A (SKB)	W	0.99	1.20	03
A (SKB)	W	1.22	1.20	91

Building :A (SKB)

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.)
		Lift	Balcony	Parking	Resi.	Commercial			
Basement Floor	506.28	0.00	0.00	494.22	0.00	0.00	0.00	0.00	00
Ground Floor	482.70	0.00	0.00	0.00	0.00	482.70	482.70	482.70	01
First Floor	486.51	3.98	0.00	0.00	0.00	482.53	482.53	482.53	01
Second Floor	491.48	3.98	17.09	0.00	470.41	0.00	470.41	470.41	05
Third Floor	491.48	3.98	17.09	0.00	470.41	0.00	470.41	470.41	05
Fourth Floor	353.59	3.98	12.99	0.00	336.62	0.00	336.62	336.62	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2812.04	15.92	47.17	494.22	1277.44	965.23	2242.67	2242.67	15
Total Number of Same Buildings :	1								
Total :	2812.04	15.92	47.17	494.22	1277.44	965.23	2242.67	2242.67	15

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (SKB)	Commercial	Shop	> 0	50	937.15	1	13	-	-	-	-	
			> 0	50	937.15	-	-	-	-	1	40	
	Residential	Residential Bldg/Apartment	0 - 140	1	13.00	1.00	13	-	-	-	-	
			> 140	1.5	-	1	-	-	-	-	-	
			> 0	1	13.00	-	-	-	-	-	1	13
			> 0	1	13.00	-	-	-	-	1	2	-
			-	-	-	-	-	26	26	-	2	1
			-	-	-	-	-	-	-	-	-	53
			-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
Total :												

Parking Check (Table 7b)

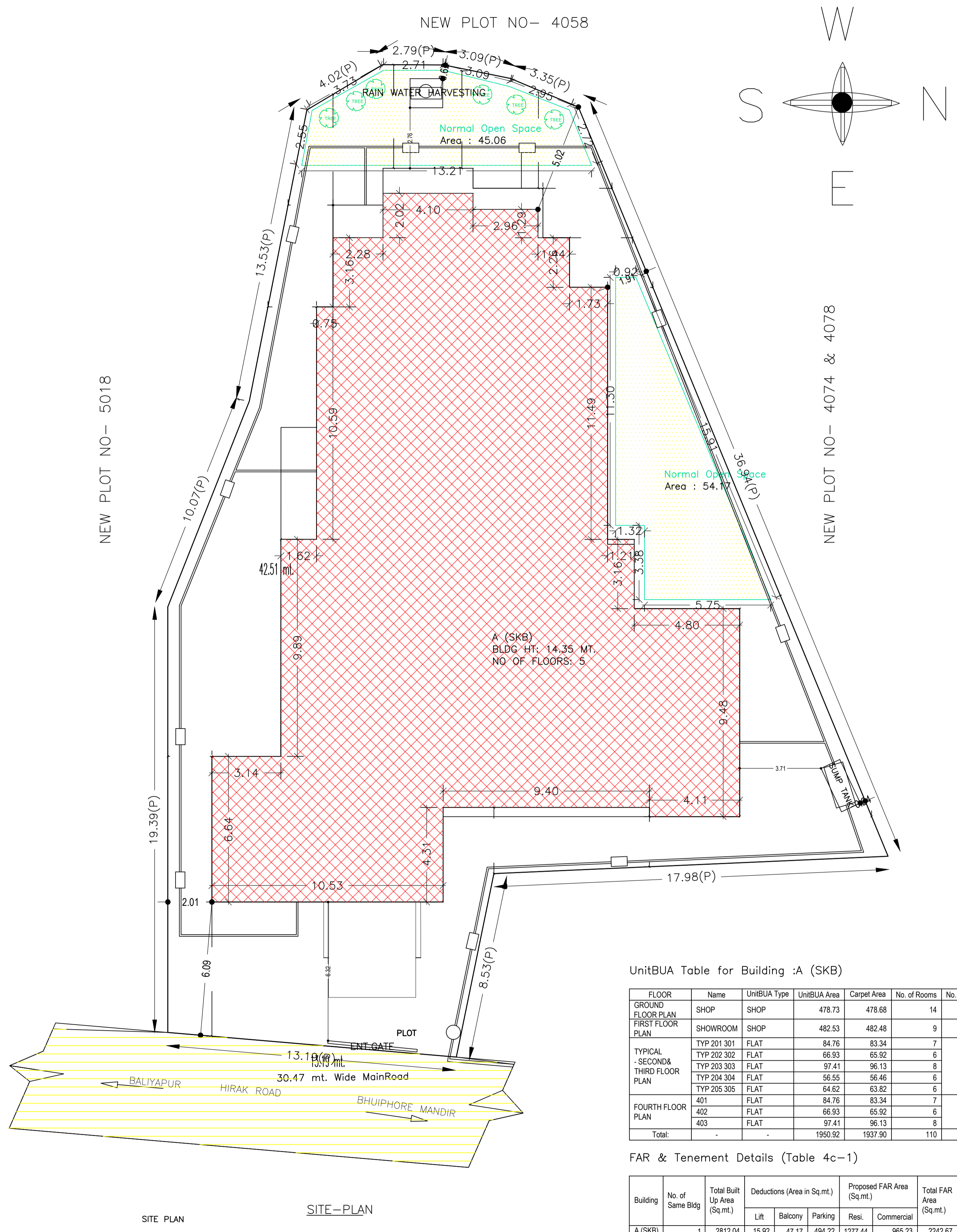
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Two Stack Car	-	-	13	162.50
Total Car	26	325.00	26	325.00
Visitor's Car Parking	-	-	1	12.50
Two Stack Visitor Parking	-	-	1	12.50
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	27	54.00
Two Stack TwoWheeler	-	-	27	54.00
Total TwoWheeler	53	106.00	54	108.00
Total		456.00		566.00

UnitBUA Table for Building :A (SKB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	478.73	478.68	14	1
FIRST FLOOR PLAN	SHOWROOM	SHOP	482.53	482.48	9	1
TYPICAL - SECOND& THIRD FLOOR PLAN	TYP 201 301	FLAT	84.76	83.34	7	10
	TYP 202 302	FLAT	66.93	65.92	6	
	TYP 203 303	FLAT	97.41	96.13	8	
	TYP 204 304	FLAT	56.55	56.46	6	
	TYP 205 305	FLAT	64.62	63.82	6	
FOURTH FLOOR PLAN	401	FLAT	84.76	83.34	7	3
	402	FLAT	66.93	65.92	6	
	403	FLAT	97.41	96.13	8	
Total:			1950.92	1937.90	110	15

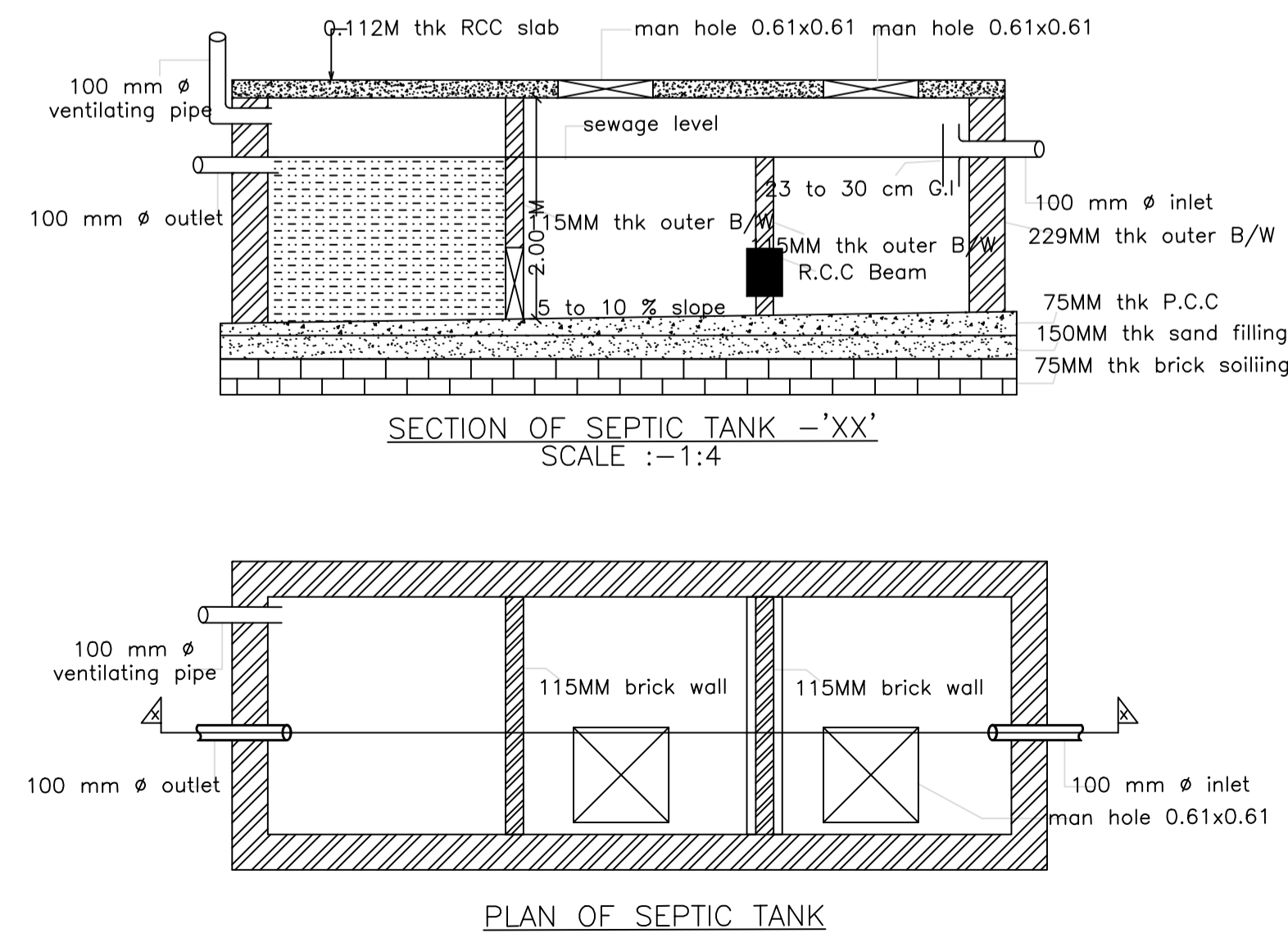
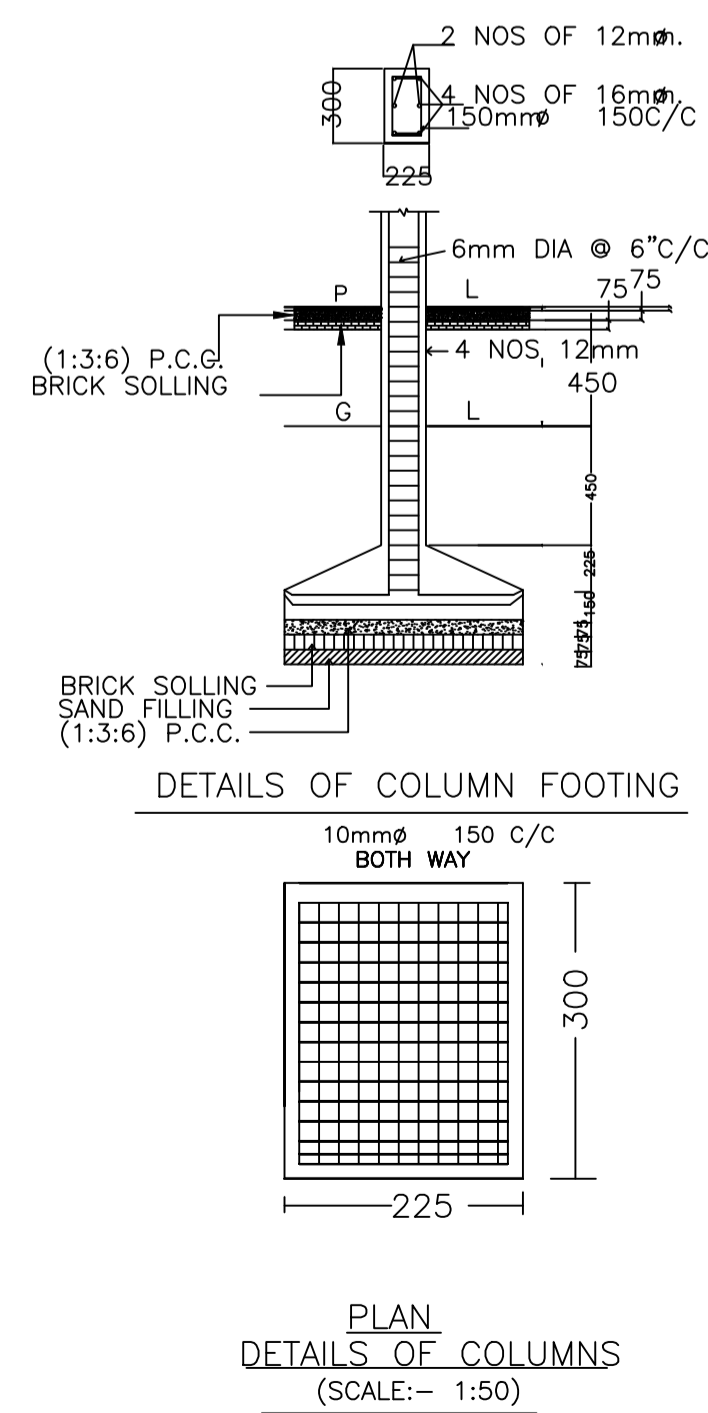
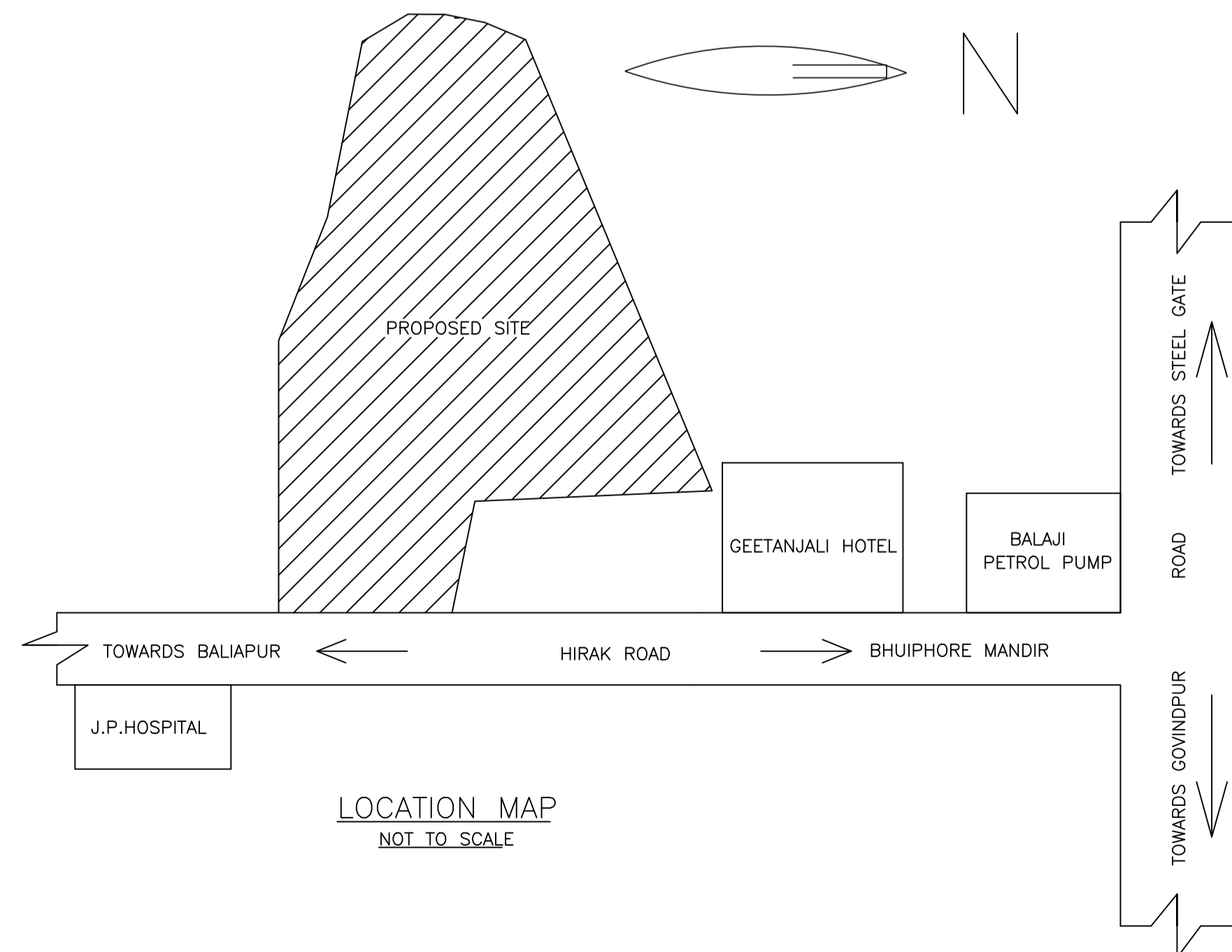
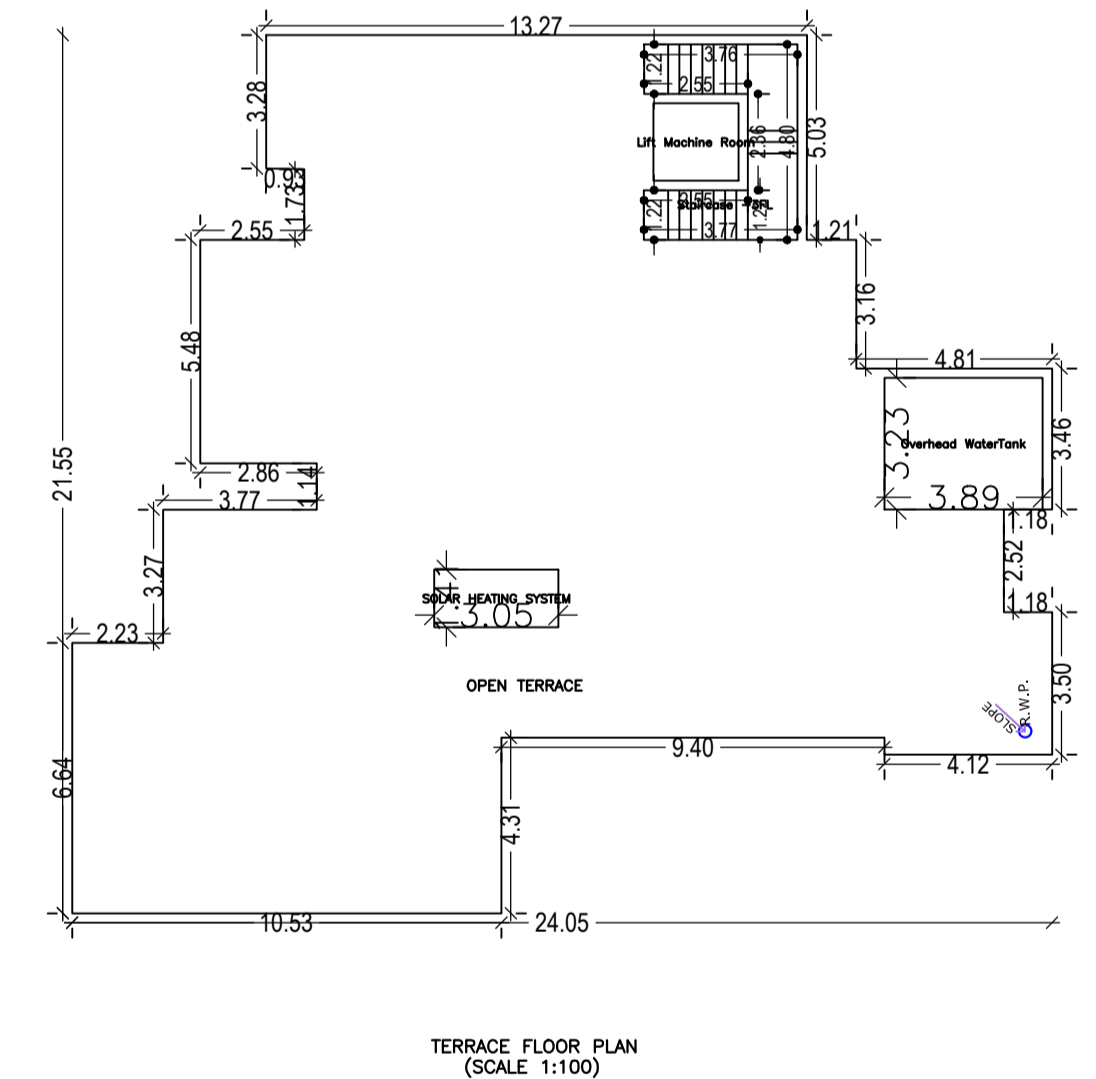
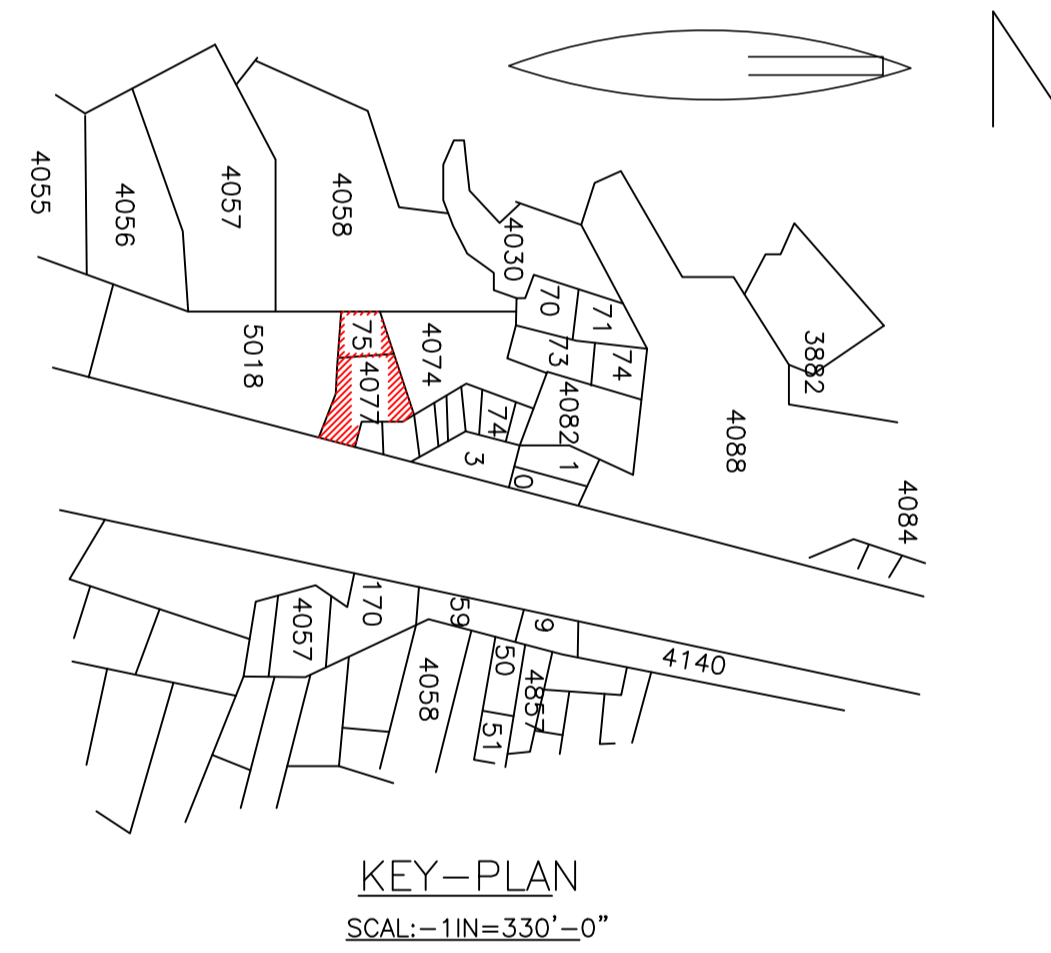
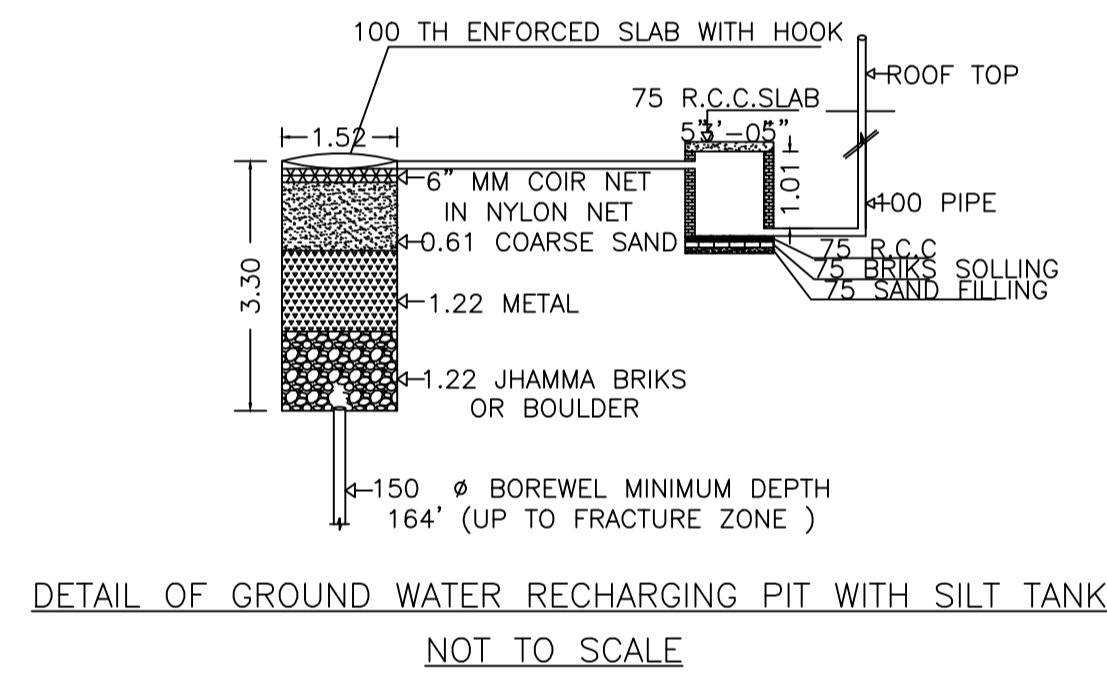
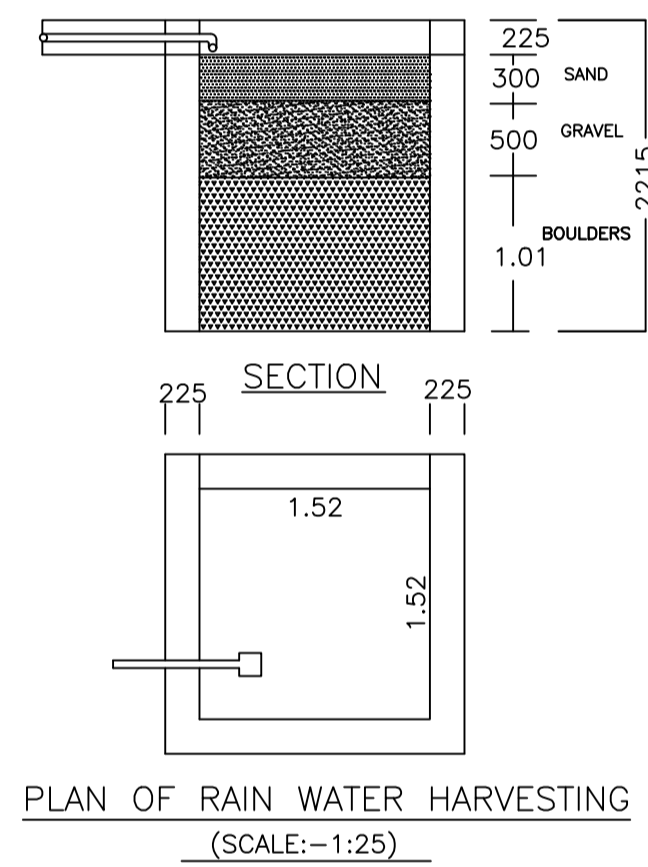
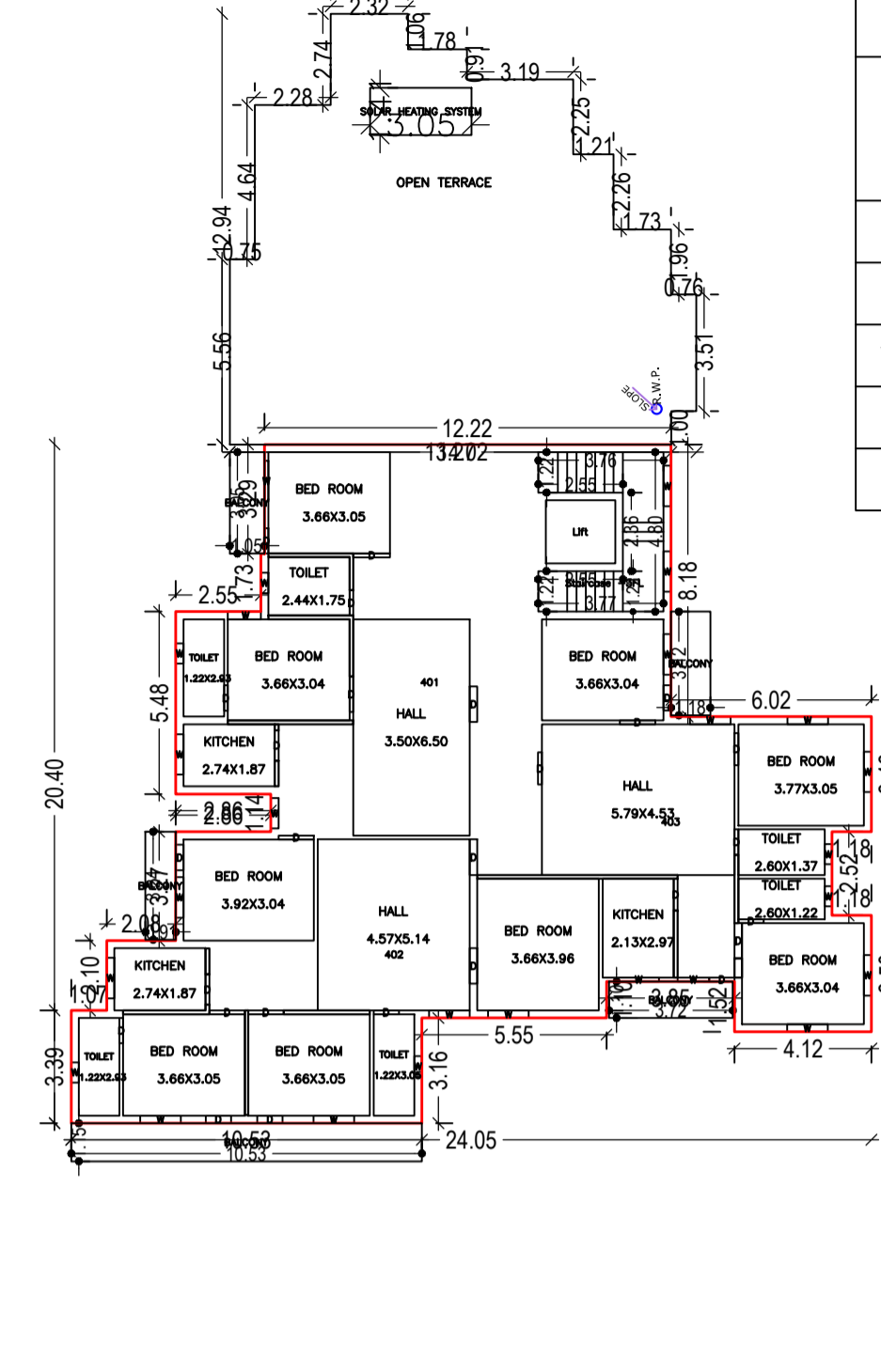
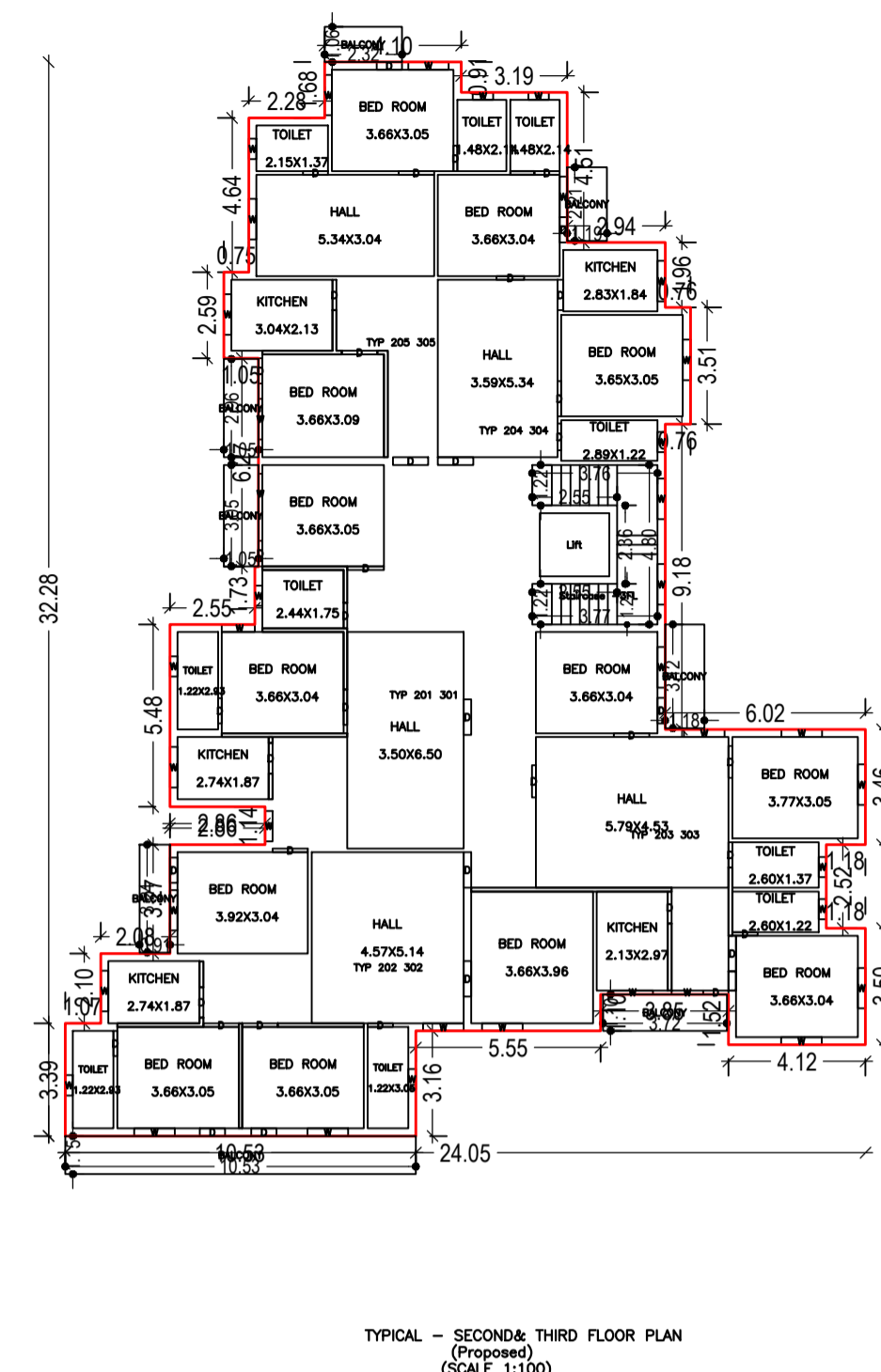
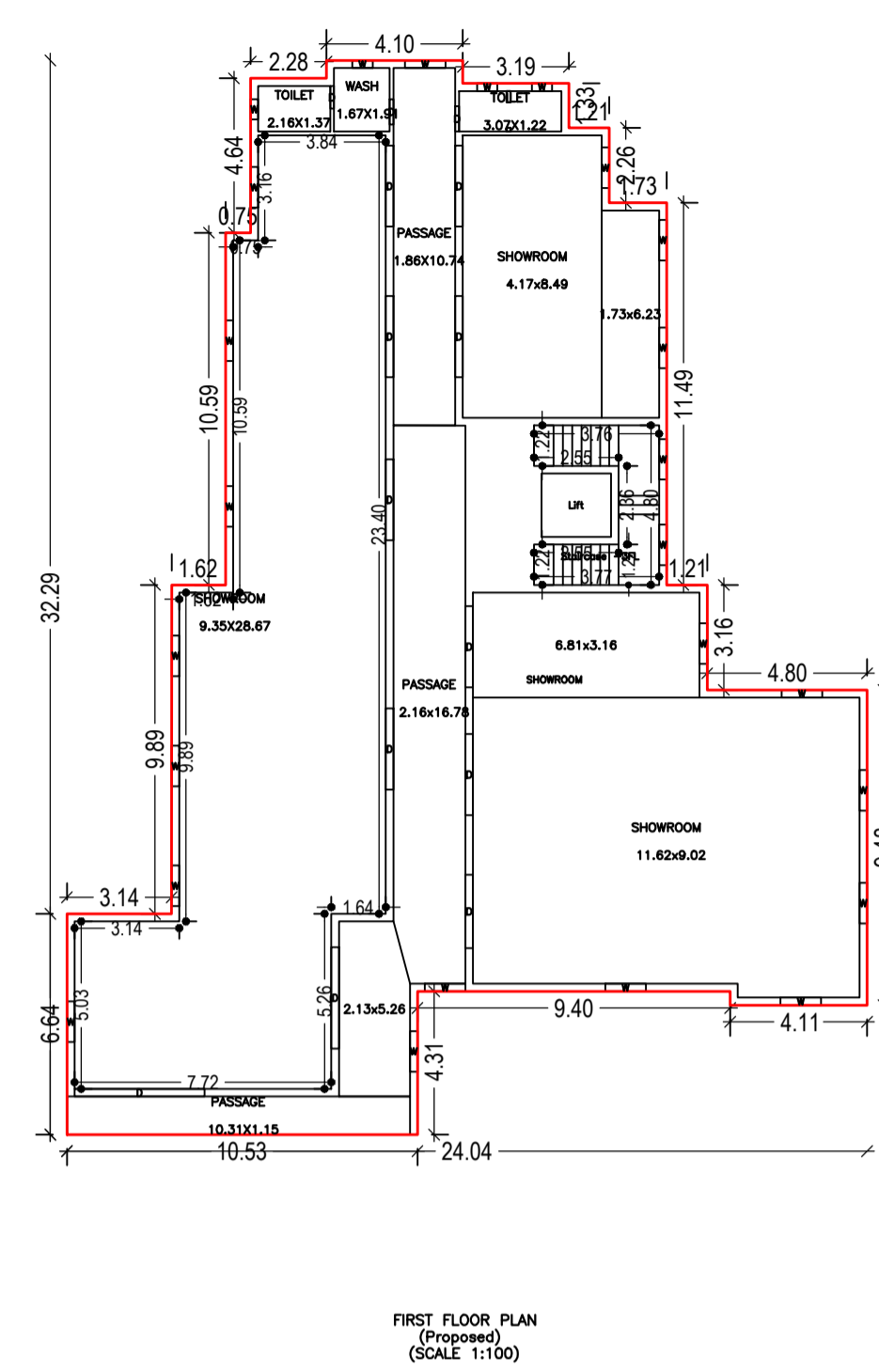
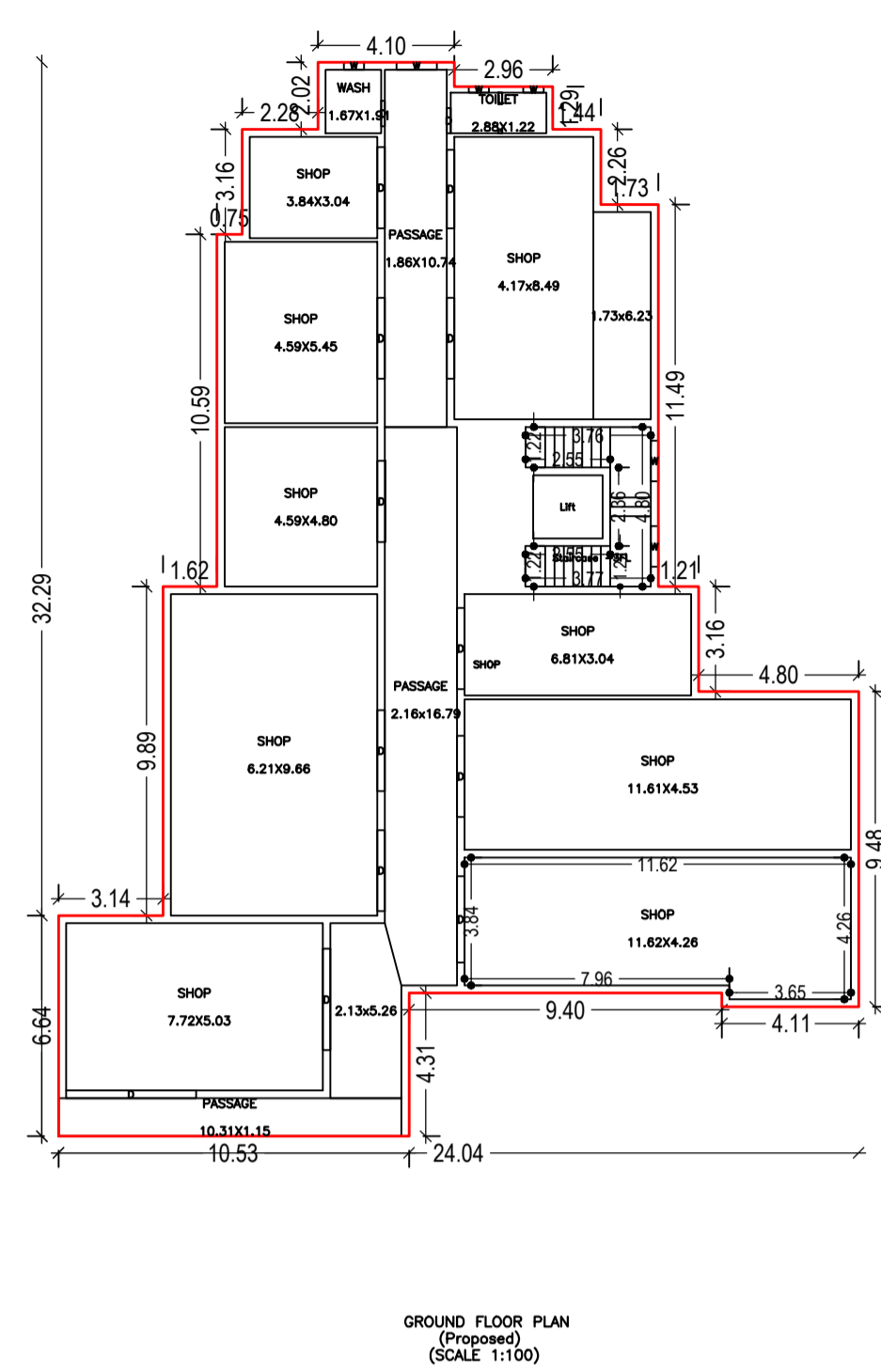
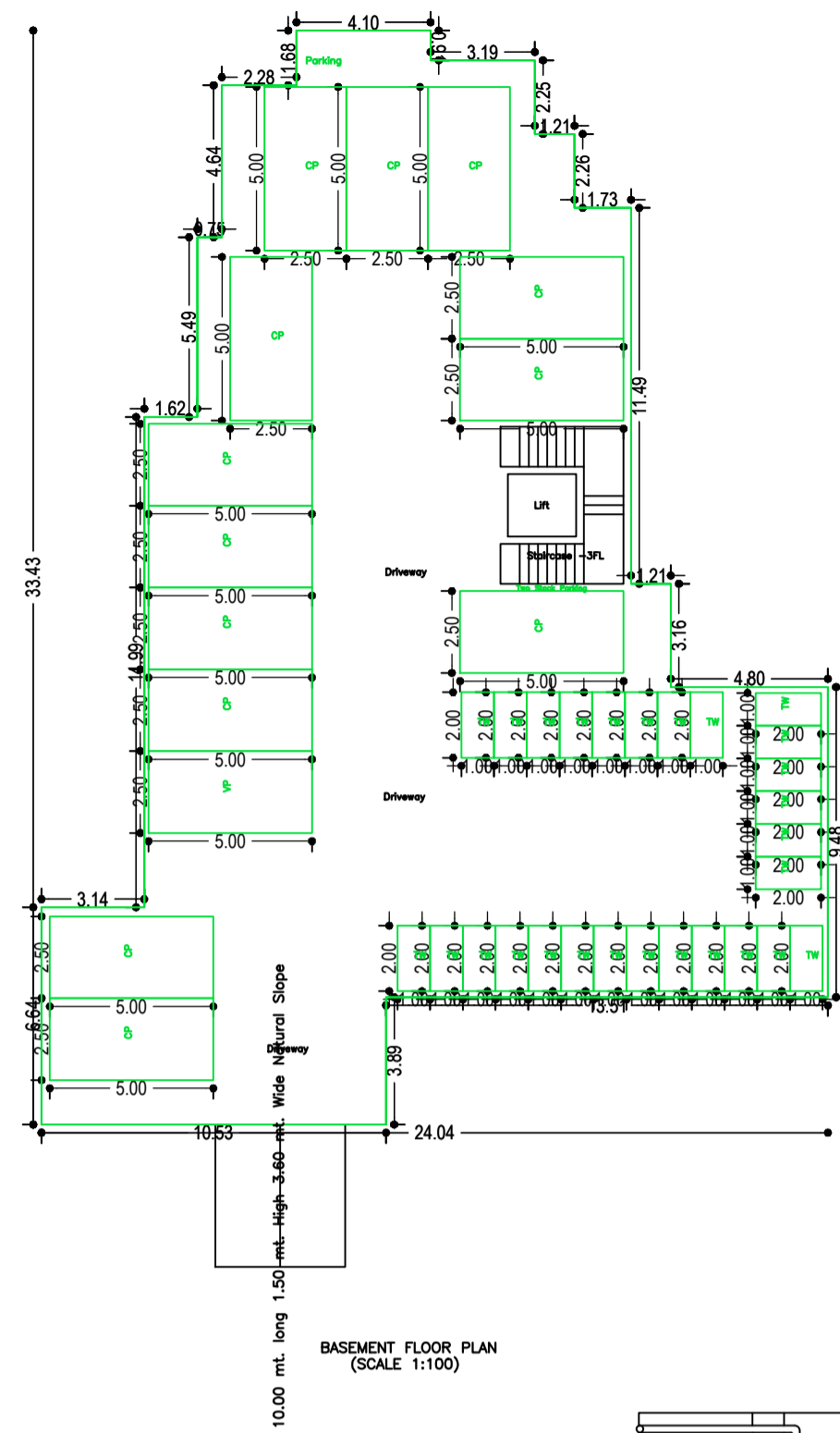
FAR & Tenement Details (Table 4c-1)

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.)	Tnmt (No.)
			Lift	Balcony	Parking	Resi.	Commercial			
A (SKB)	1	2812.04	15.92	47.17	494.22	1277.44	965.23	2242.67	2242.67	15
Grand Total	1	2812.04	15.92	47.17	494.22	1277.44	965.23	2242.67	2242.67	15



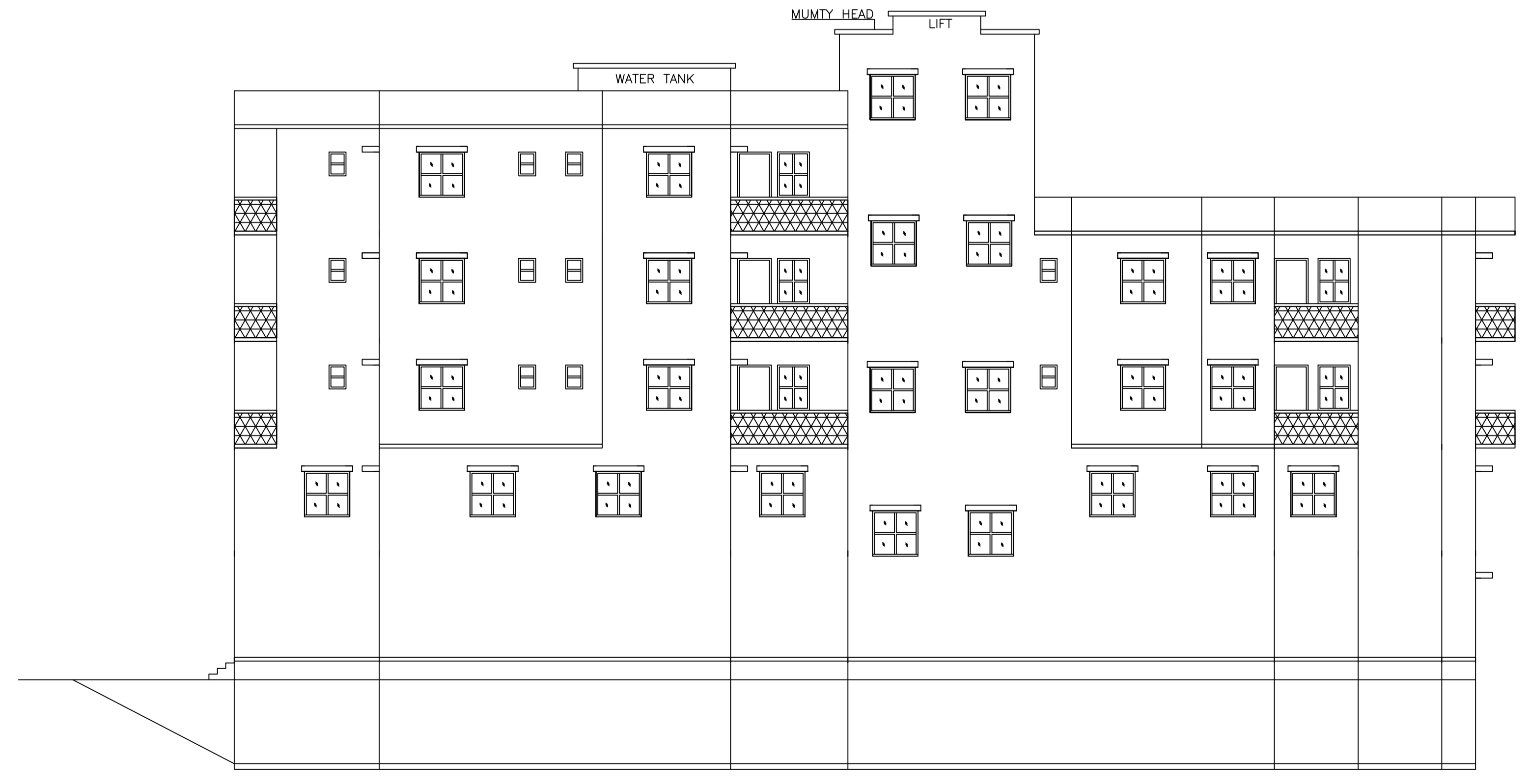
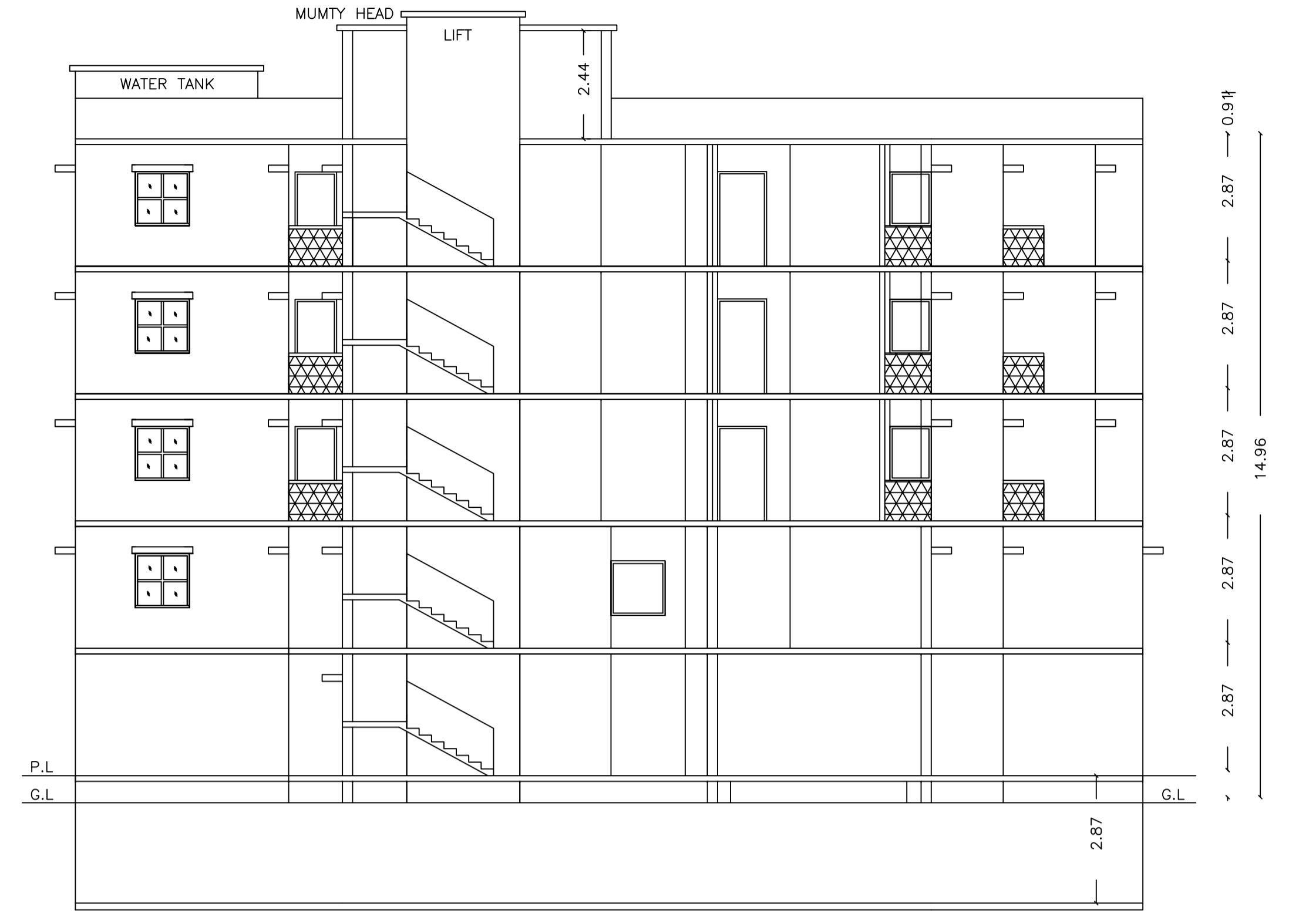
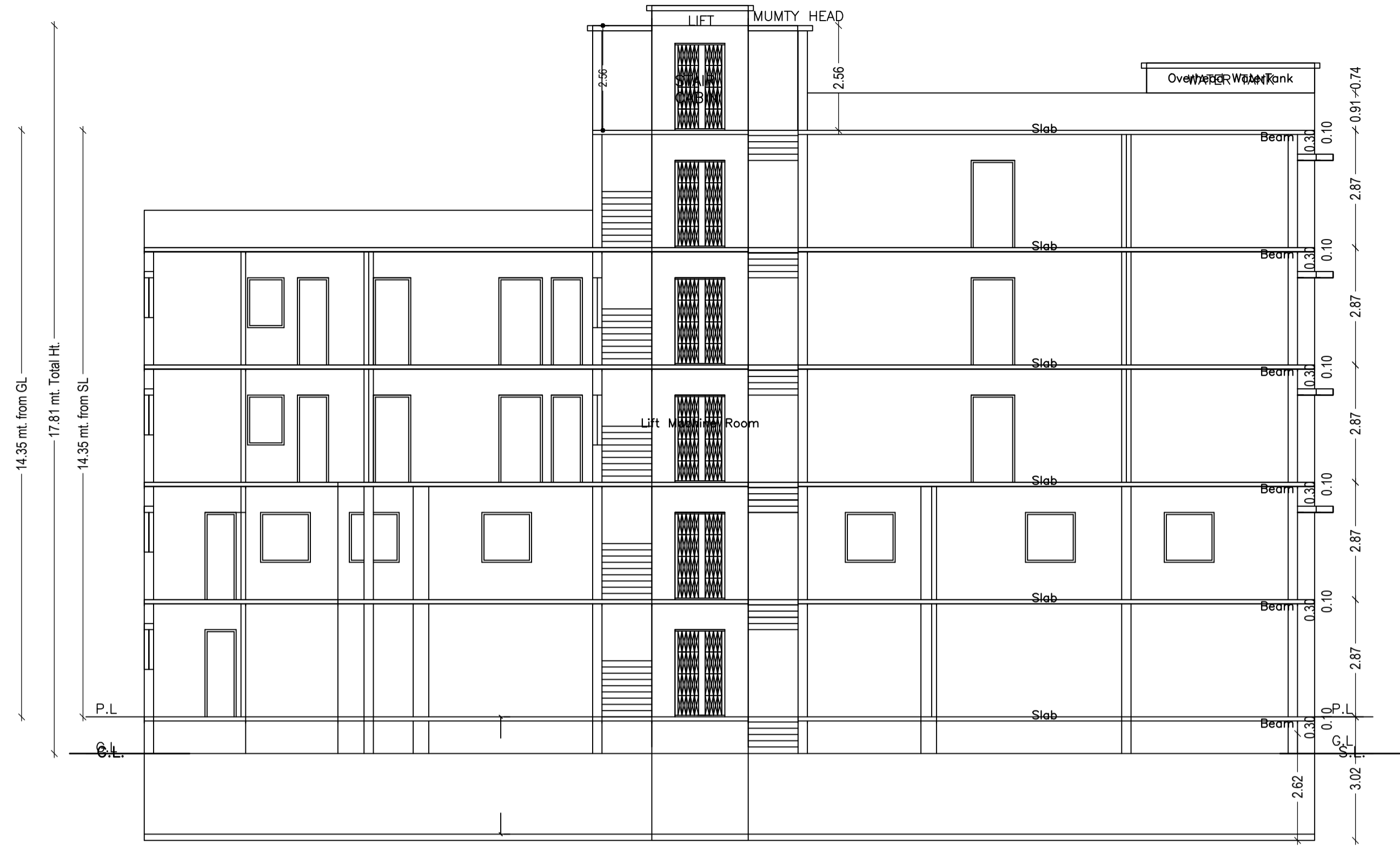
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Khata No	94 (OLD), 256 (NEW)
Plot No	3382/3706 (OLD), 4075 & 4077 (NEW)
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



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