

Proposal Basic Information

Proposal File No.	DMC/BP/0403/W23/2023
Owner Name	SMT. BELA MODI
Khata No	OLD - 37 & 56 NEW - 01 & 13
Plot No	OLD - 569 & 567 NEW - 401 & 396
Village Name	Sabalpur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT	VERSION NO.: 1.0.68
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region : JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DHANBAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: DHANBAD MUNICIPAL CORPORATION	Plot/NearbyReligiousStructure: NA
Inward No: DMC/BP/0403/W23/2023	Plot/SubPlot No: OLD - 569 & 567 NEW - 401 & 396
Application Type: General Proposal	North: Plot No. - PART OF PLOT NO. 396
Project Type: Building Permission	South: Road Width - 6.09 M WIDE ROAD
Nature of Development: New	East: Plot No. - PLOT NO. 401 & 402
Location of Development Area: Old Area	West: Road Width - 6.09 M WIDE ROAD
AREA OF PLOT (Minimum)	(A) 267.07
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 267.07
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	13.49
Total	13.49
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 253.58
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 267.07
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 267.07
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	160.24
Proposed Coverage Area (59.94 %)	160.08
Total Prop. Coverage Area (59.94 %)	160.08
Balance coverage area (0.06 %)	0.16
FAR CHECK	
Perm. FAR Area (2.500)	667.68
Total Perm. FAR area	667.68
Residential FAR	304.71
Proposed FAR Area	304.71
Total Proposed FAR Area	304.71
Consumed FAR (Factor)	1.14
Balance FAR Area	362.97
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	332.18
ARCHITECT (Regd)	AMARENDRA KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT. BELA MODI
DEVELOPMENT AUTHORITY LOCAL BODY	

UnitBUA Table for Building :AA (BB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	310.73	298.40	11	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	15	0
Total:	-	-	310.73	298.40	26	1

SCHEDULE OF DOOR:

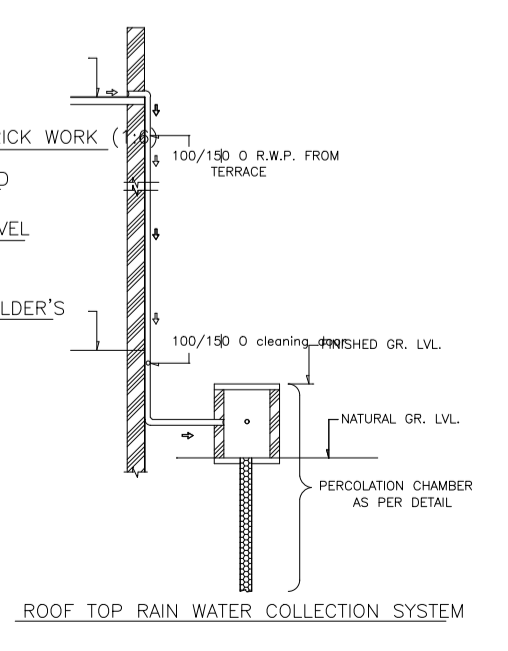
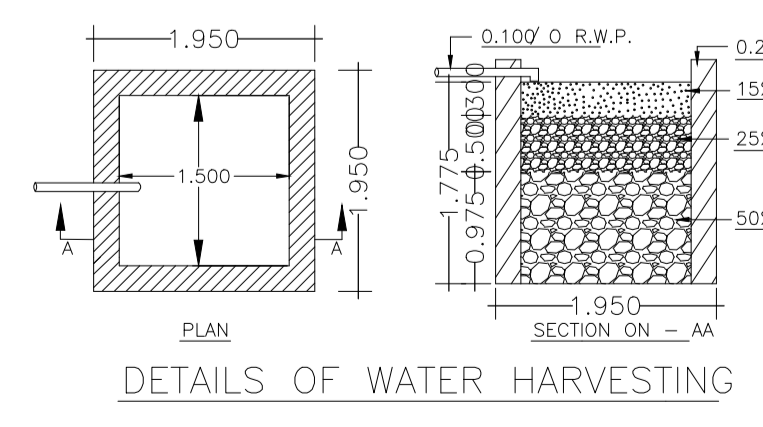
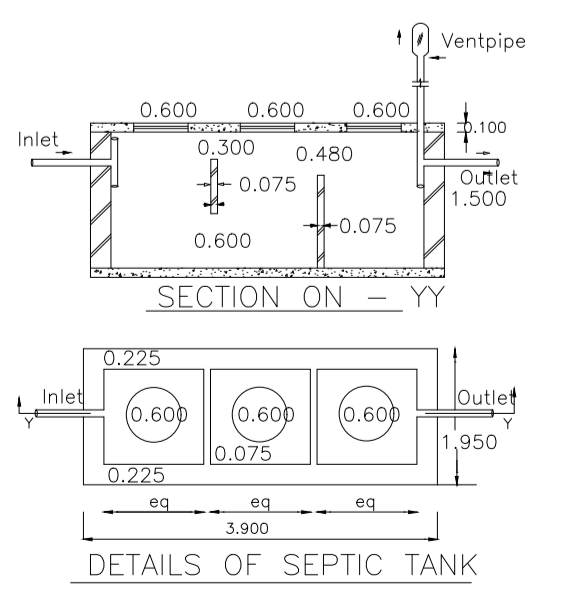
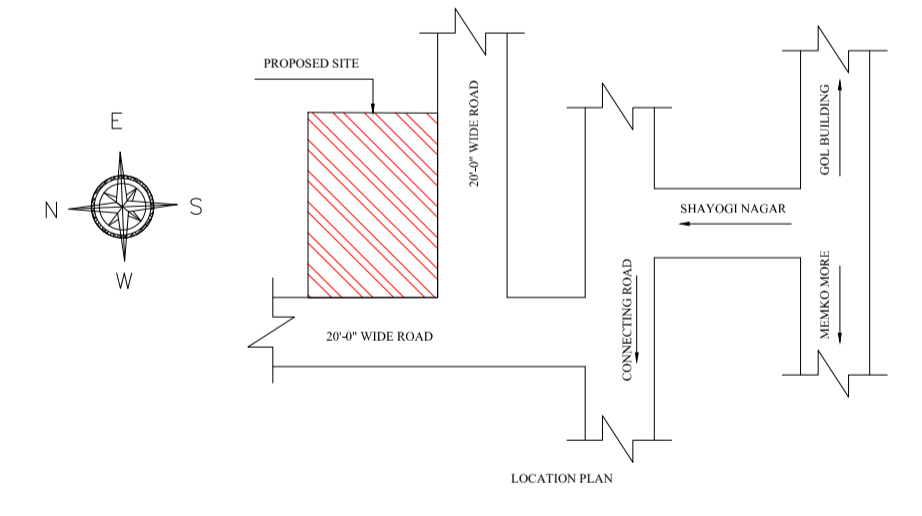
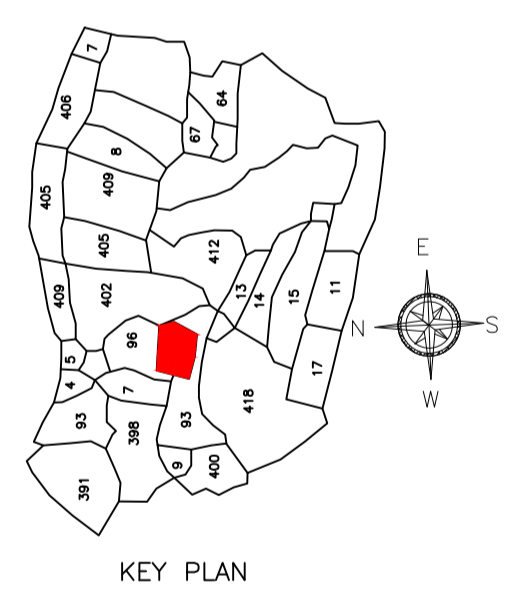
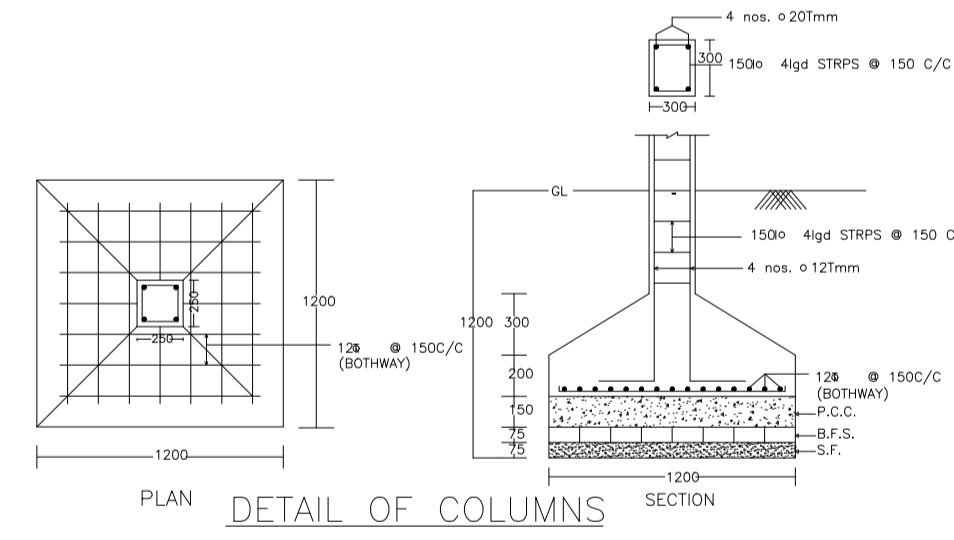
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	d	0.76	2.10	12
AA (BB)	d	0.79	2.10	03
AA (BB)	d	0.84	2.10	01
AA (BB)	d	0.91	2.10	02
AA (BB)	d	1.07	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	w	0.62	1.20	01
AA (BB)	w	0.83	1.20	01
AA (BB)	w	0.91	1.20	05
AA (BB)	w	0.93	1.20	04
AA (BB)	w	0.96	1.20	02
AA (BB)	w	1.16	1.20	01
AA (BB)	w	1.22	1.20	03
AA (BB)	w	1.52	1.20	07
AA (BB)	w	1.58	1.20	02
AA (BB)	w	1.67	1.20	01
AA (BB)	w	2.13	1.20	01
AA (BB)	w	2.24	1.20	01
AA (BB)	w	2.39	1.20	01
AA (BB)	w	2.76	1.20	01

Building :AA (BB)

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.)
		Balcony	Parking	Resi.				
Ground Floor	160.08	0.00	21.46	138.62	138.62	138.62	01	
First Floor	172.10	6.01	0.00	166.09	166.09	166.09	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	332.18	6.01	21.46	304.71	304.71	304.71	01	
Total Number of Same Buildings	1							
Total :	332.18	6.01	21.46	304.71	304.71	304.71	01	



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 AA (BB)		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	160.08	138.62	160.08	138.62
First Floor	172.10	166.09	172.10	166.09
Terrace Floor	0.00	0.00	0.00	0.00
Total :	332.18	304.71	332.18	304.71

Building USE/SUBUSE Details

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

FAR & Tenement Details (Table 4c-1)

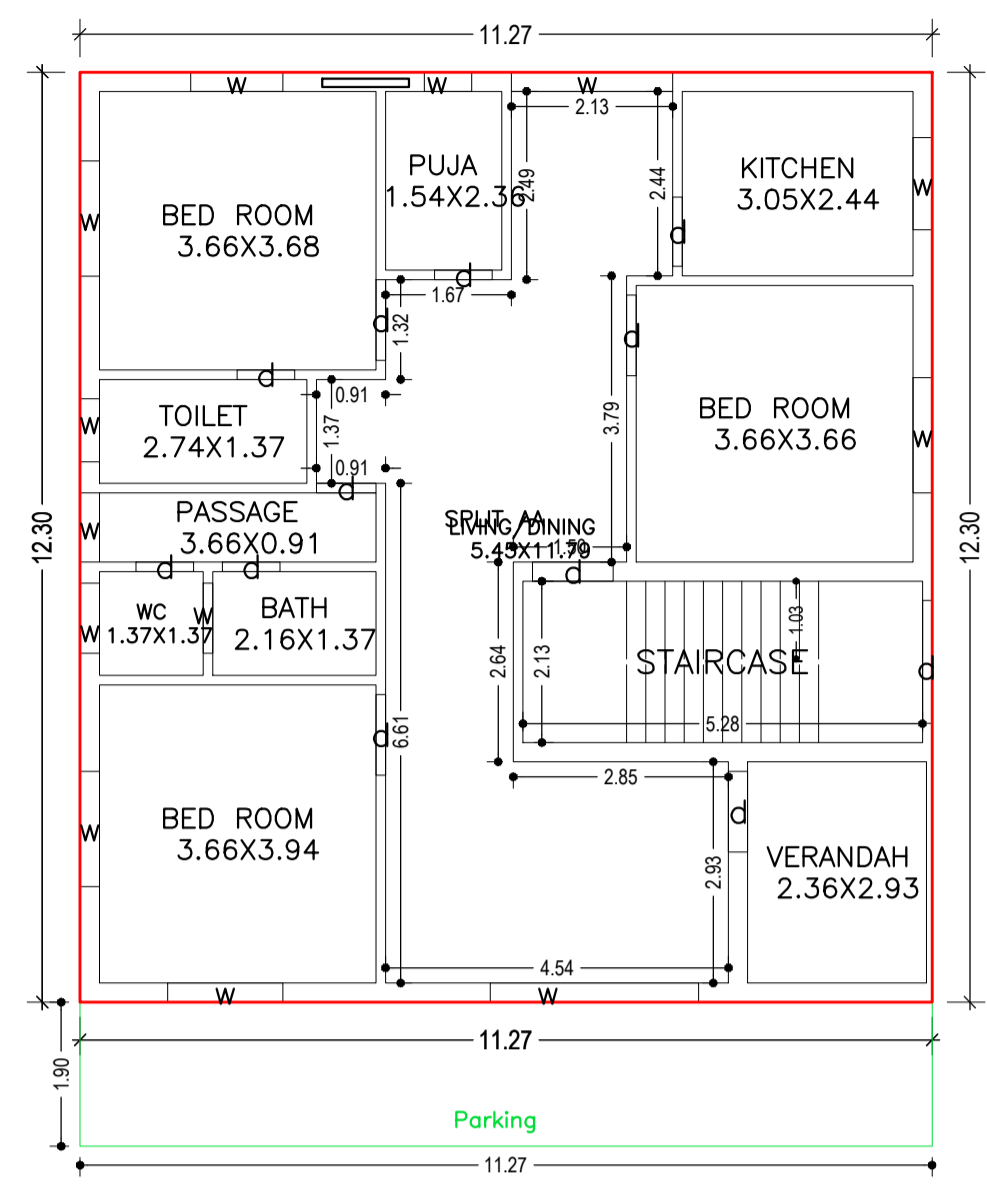
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Balcony	Parking				
AA (BB)	1	332.18	6.01	21.46	304.71	304.71	304.71	01
Grand Total :	1	332.18	6.01	21.46	304.71	304.71	304.71	01

Balcony Calculations Table

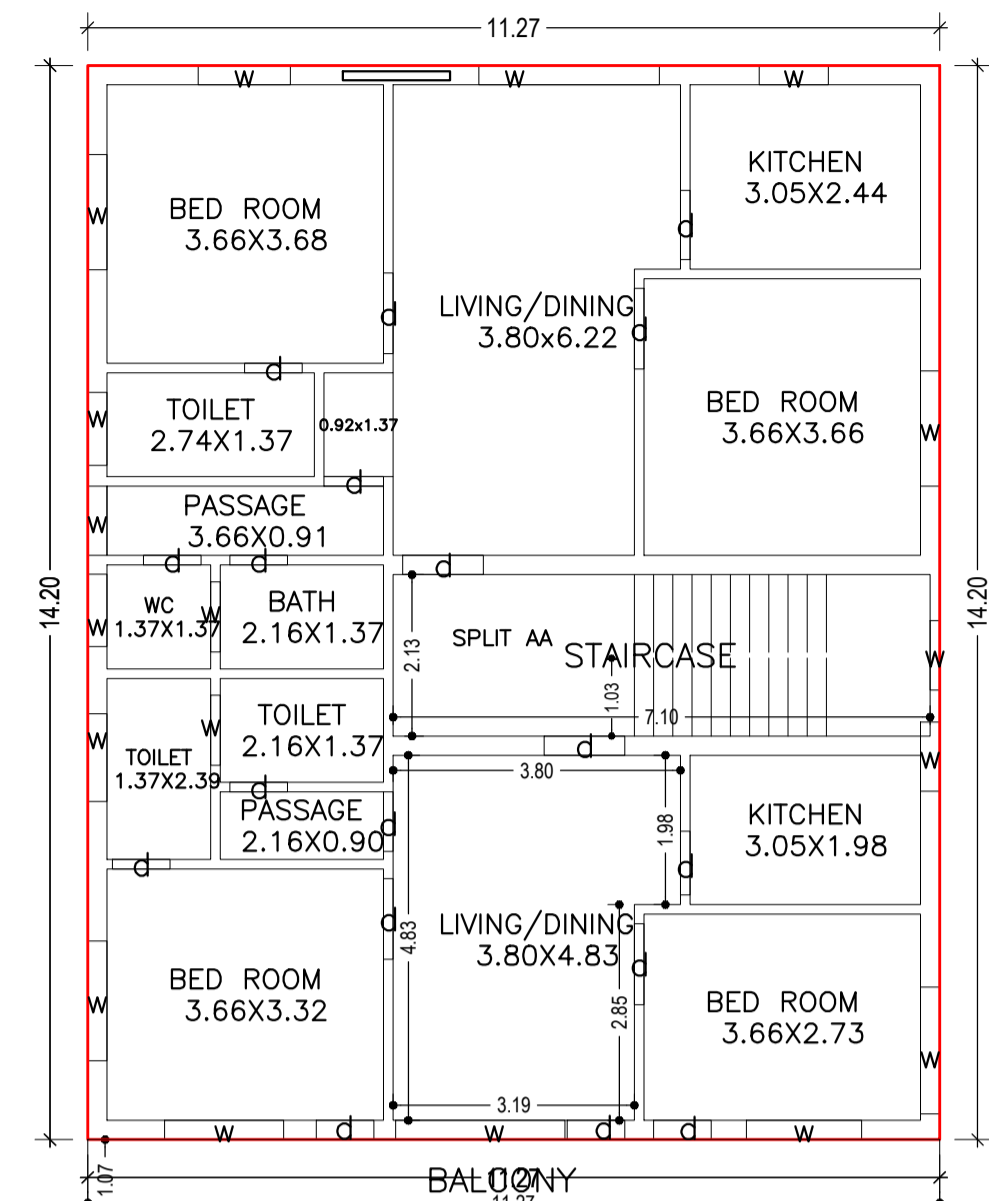
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.07 X 11.27 X 1 X 1	12.03	12.03
Total	-	-	12.03

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMARENDRA KUMAR DMC/ENG/0009/2016			

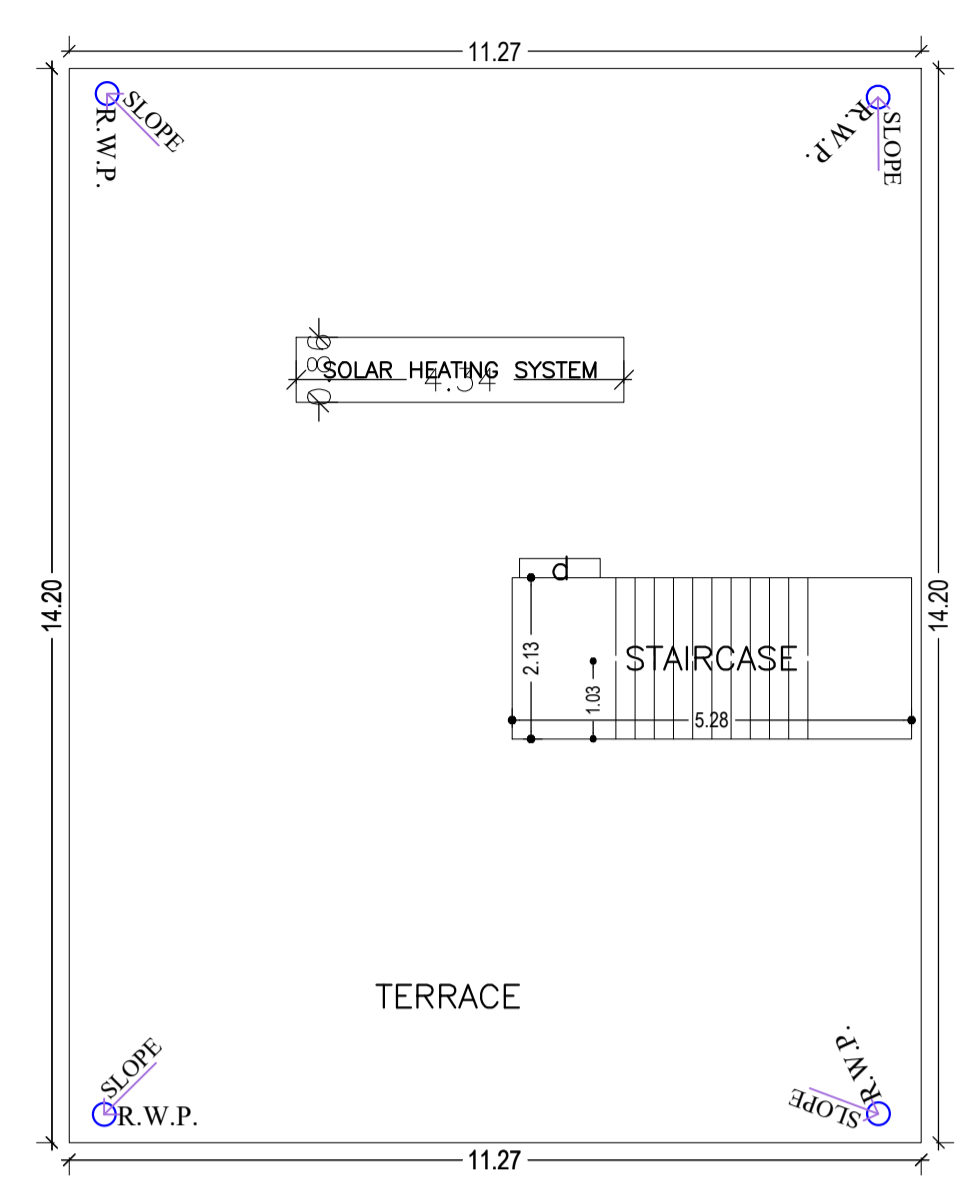
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Proposal Basic Information		SHEET NO.	2
Proposal File No.	DMC/BI/0403/W23/2023		
Owner Name	SMT. BELA MODI		
Khata No	OLD - 37 & 56 NEW - 01 & 13		
Plot No	OLD - 569 & 567 NEW - 401 & 396		
Village Name	Sabalpur		
Use	Residential		
SubUse	Bungalow/ Dwelling / Non Apartment		



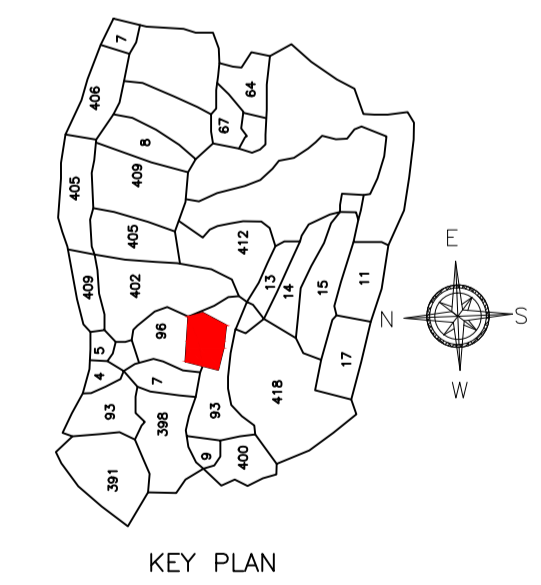
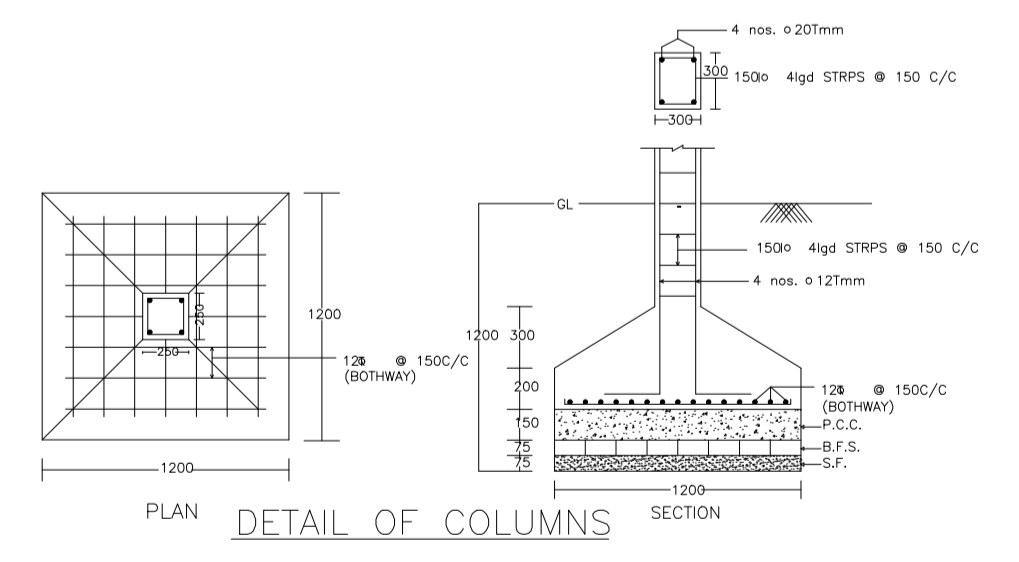
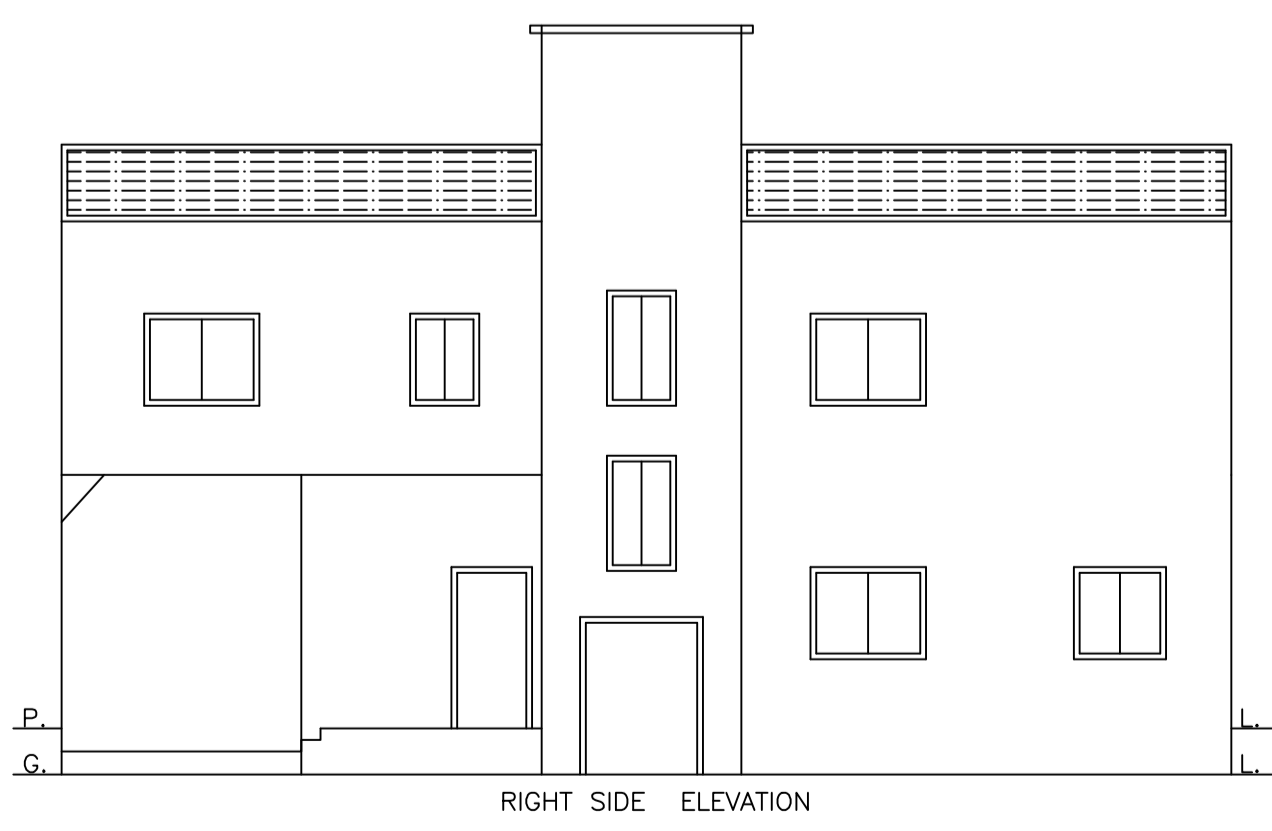
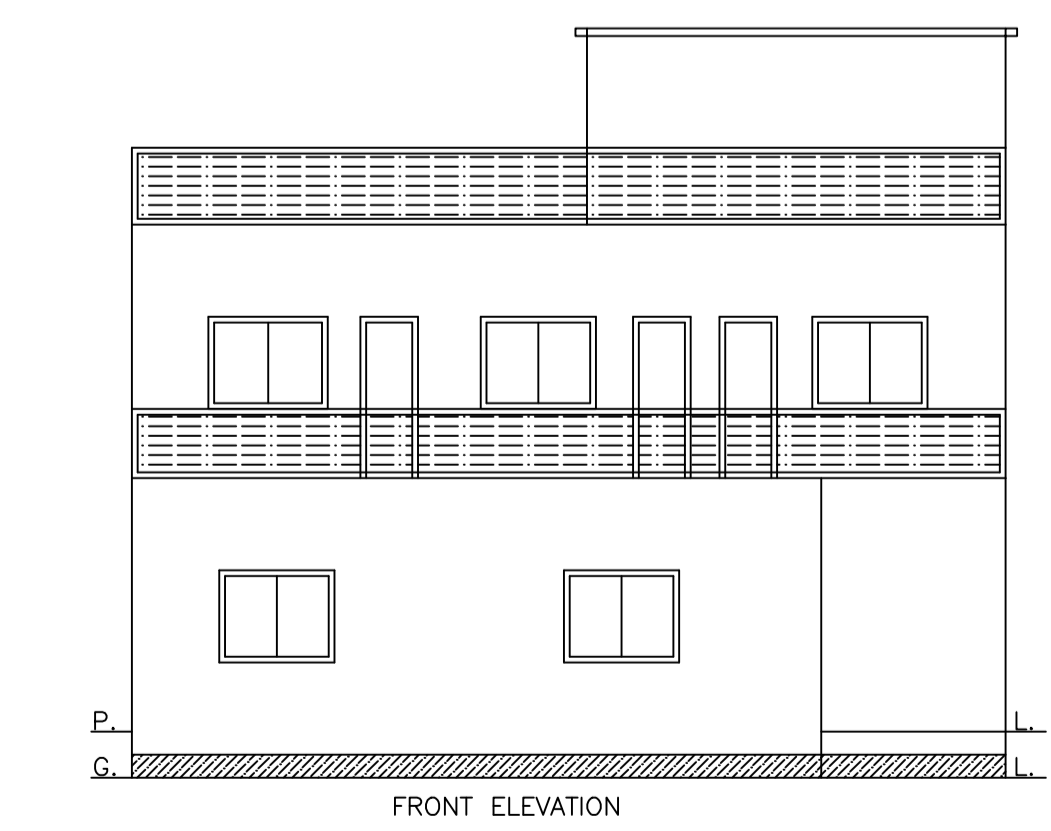
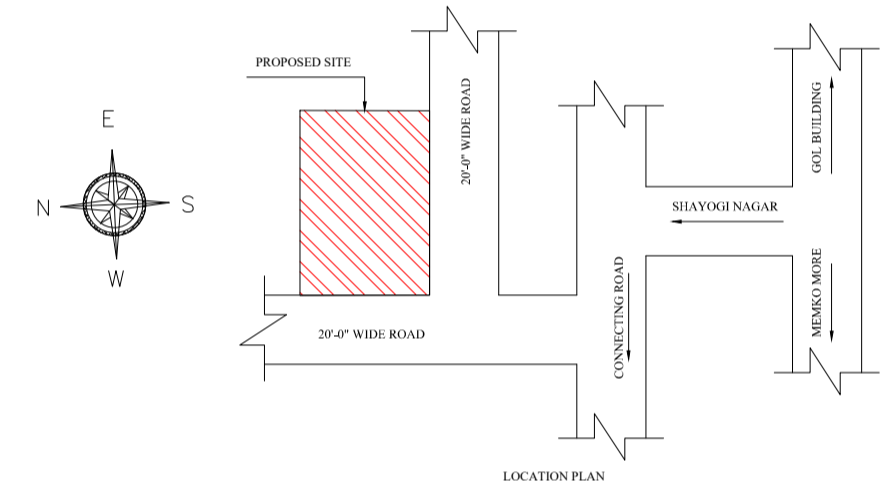
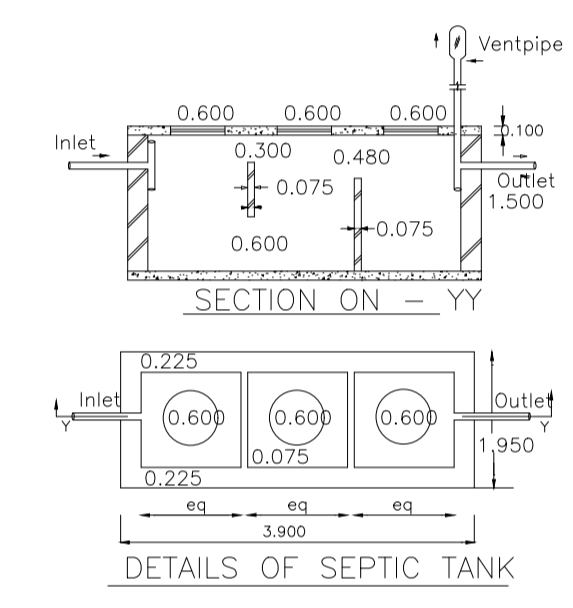
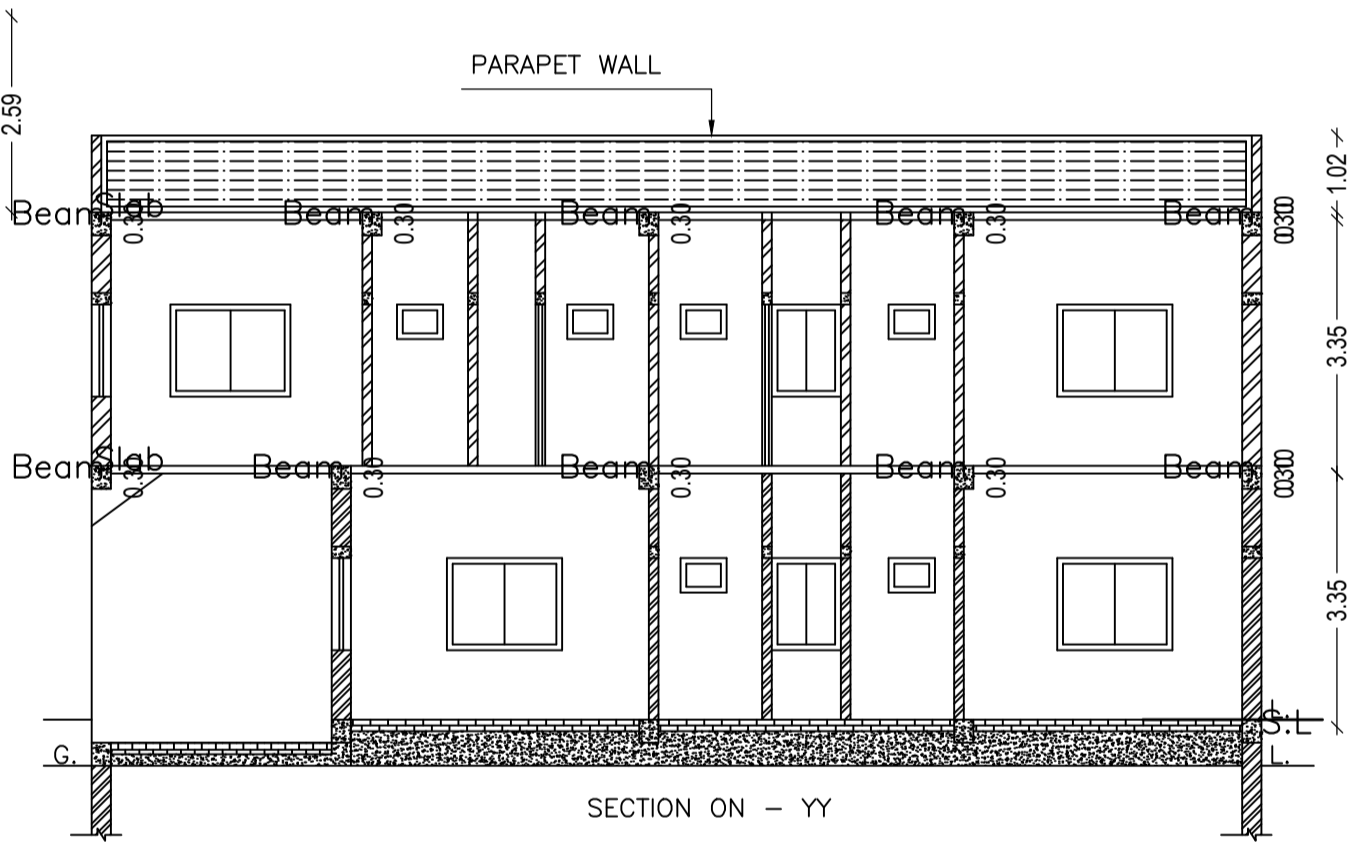
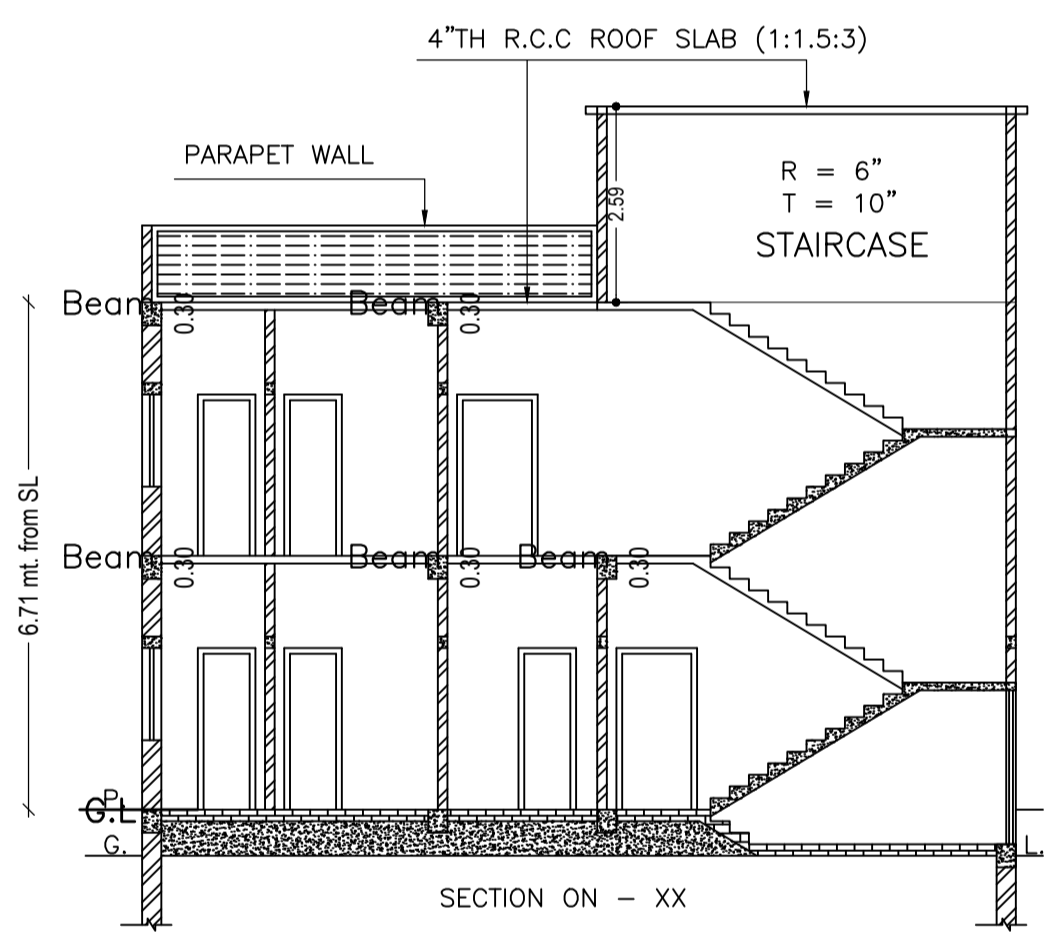
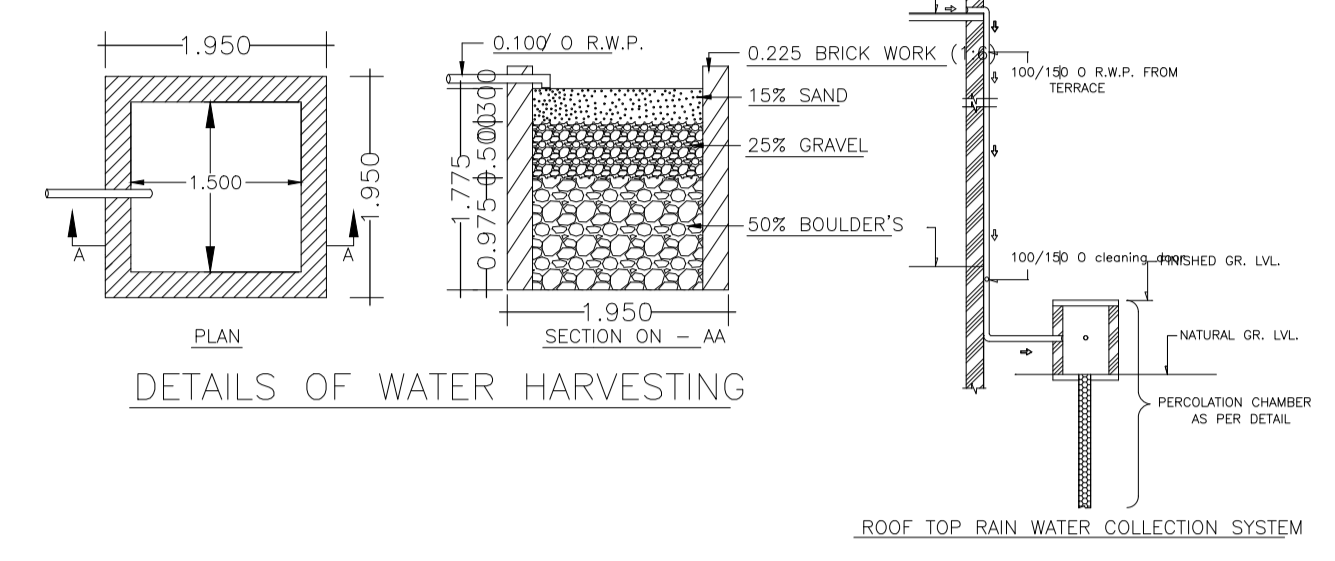
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



FIRST 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
AMARENDRA KUMAR DMC/ENG/0009/2016			