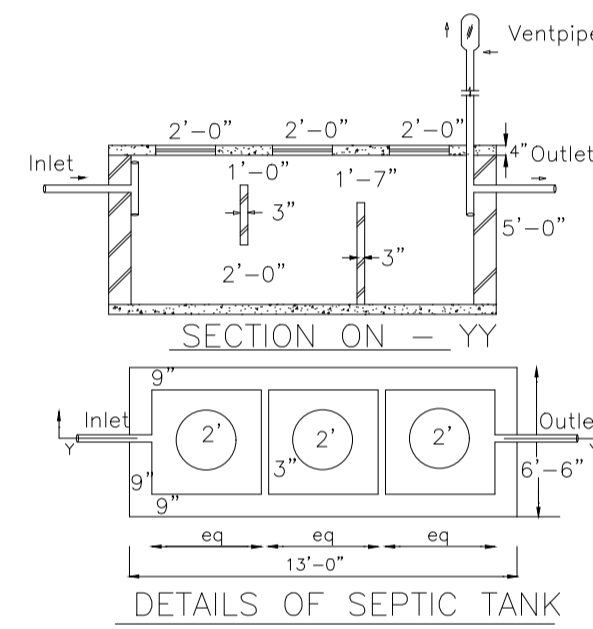
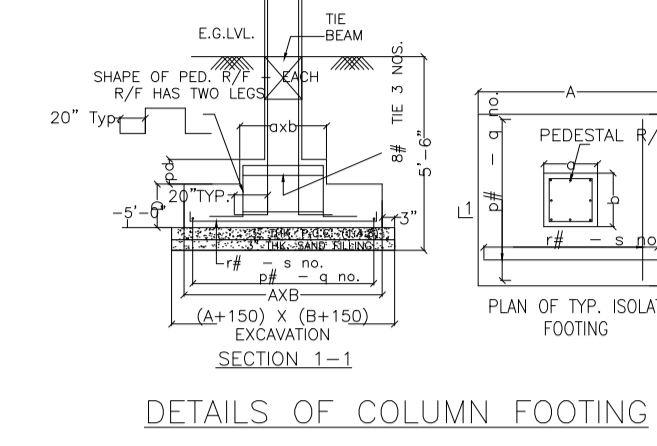
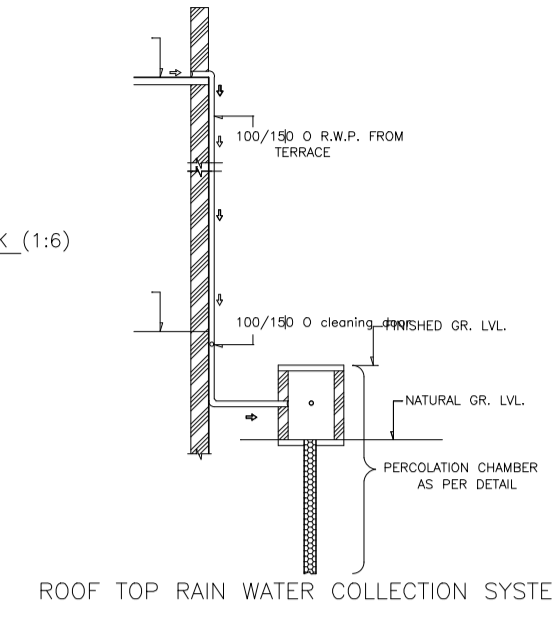
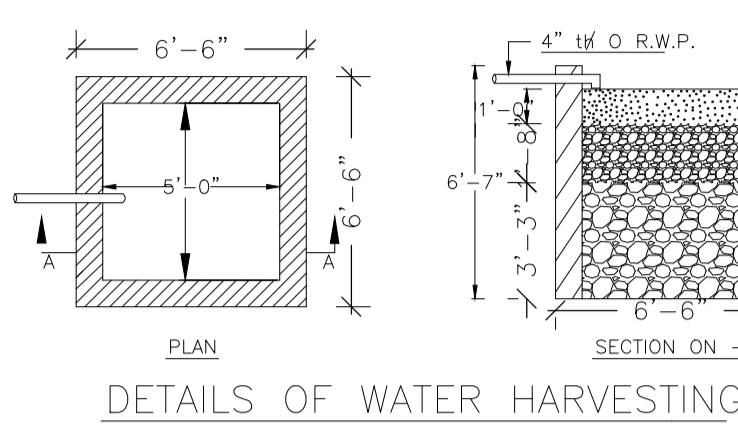
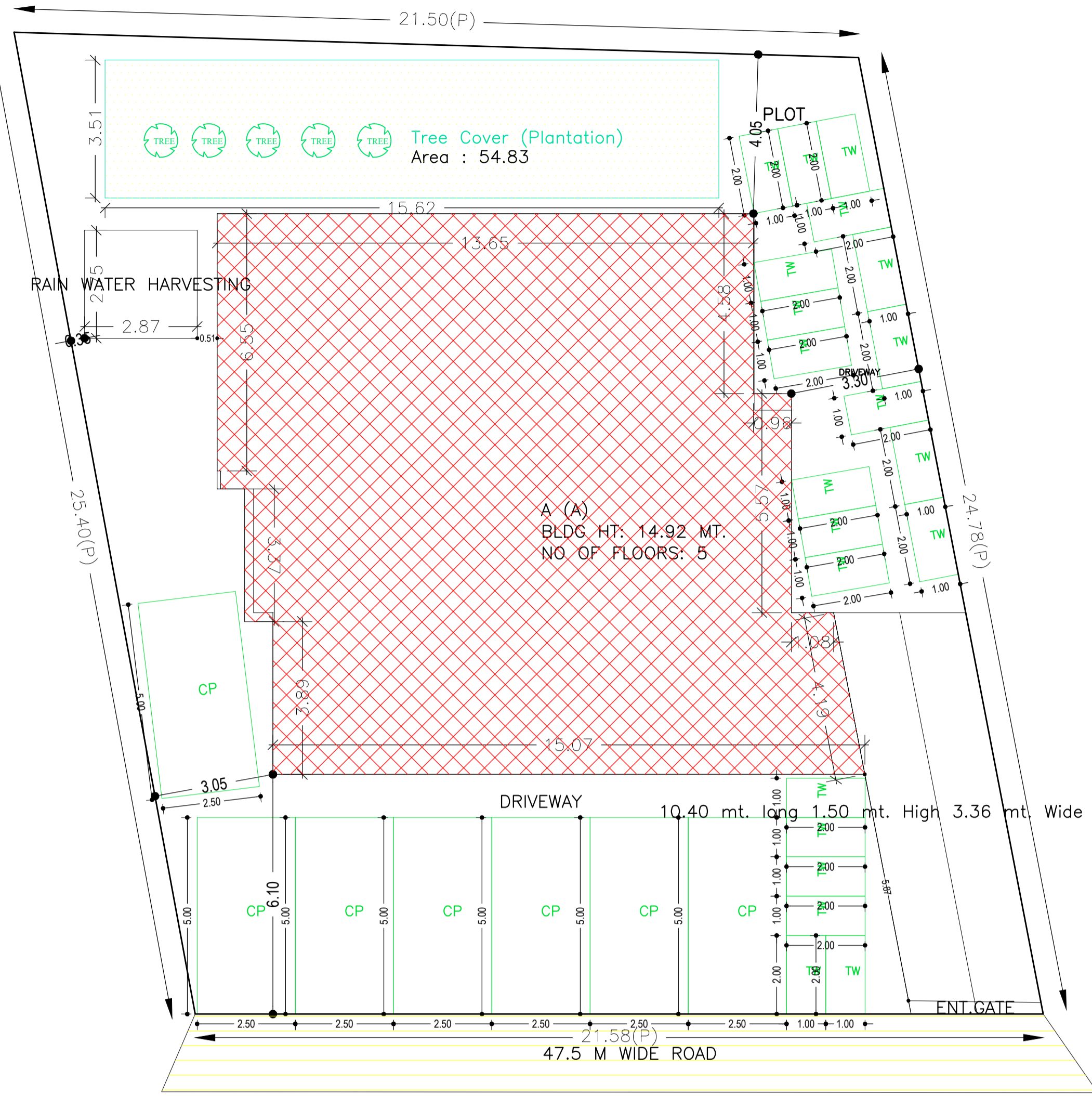
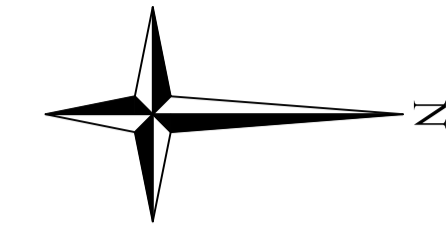


Proposal Basic Information

Proposal File No.	DMC/BP/0408/W22/2023
Owner Name	SRI GYAN CHAND ADWANI
Khata No	NEW -71, OLD -48
Plot No	NEW -856/990,863,932/989, OLD -866,867,868
Village Name	Sabalpur
Use	Mixed
SubUse	Resi+Comm



SITE PLAN

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2 FLOOR PLAN	1.20 X 15.06 X 1 X 2	36.12	56.98
TYPICAL - 3, 4 FLOOR PLAN	1.20 X 8.70 X 1 X 2	20.86	37.70
	1.20 X 6.06 X 1 X 2	14.56	
	1.19 X 5.57 X 1 X 2	13.30	
	1.20 X 5.25 X 1 X 2	9.84	
Total			94.68

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.76	2.10	10
A (A)	D	0.82	2.10	02
A (A)	D	0.83	2.10	02
A (A)	RS	0.91	2.10	06
A (A)	D	0.91	2.10	12
A (A)	RS	0.99	2.10	03
A (A)	D	0.99	2.10	10
A (A)	D	1.07	2.10	04
A (A)	D	1.11	2.10	04
A (A)	RS	1.81	2.10	02
A (A)	RS	1.83	2.10	03
A (A)	RS	1.91	2.10	01
A (A)	RS	1.99	2.10	02
A (A)	RS	2.25	2.10	01
A (A)	RS	2.30	2.10	02
A (A)	RS	2.31	2.10	02
A (A)	RS	2.49	2.10	01
A (A)	RS	2.53	2.10	02
A (A)	RS	2.56	2.10	01
A (A)	RS	2.65	2.10	01
A (A)	RS	2.67	2.10	01
A (A)	RS	2.73	2.10	02
A (A)	RS	2.85	2.10	01
A (A)	RS	3.09	2.10	01
A (A)	RS	3.24	2.10	01
A (A)	RS	3.97	2.10	02
A (A)	RS	3.99	2.10	02
A (A)	RS	4.45	2.10	04
A (A)	D	5.84	2.10	01
A (A)	D	7.18	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	08
A (A)	W	0.91	1.20	04
A (A)	W	1.52	1.20	06
A (A)	W	1.83	1.20	07
A (A)	W	1.88	1.20	02
A (A)	W1	2.45	2.13	02
A (A)	W	2.68	1.20	02

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (A)	Commercial	ResiComm Bldg	> 0	50	581.22	1	8	-	-	-	-		
			0 - 140	1	4.00	1.00	4	-	-	-	-		
	Residential	Residential Bldg/Apartment	> 140	1.5	-	1	-	-	-	-	-		
			> 0	1	4.00	-	-	-	-	1	4		
			> 0	1	4.00	-	-	-	1	1	-	-	
Total:			-	-	-	12	12	-	1	1	-	29	29

Parking Check (Table 7b)

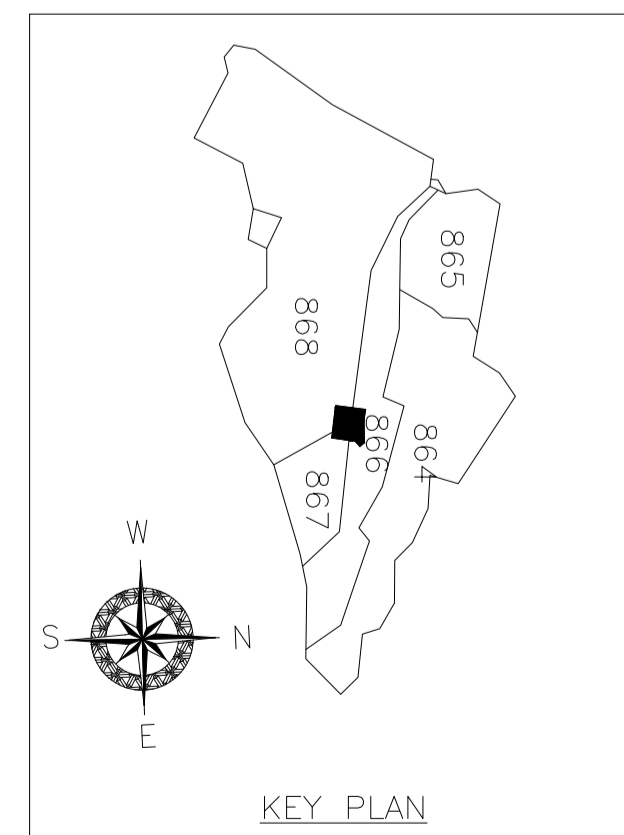
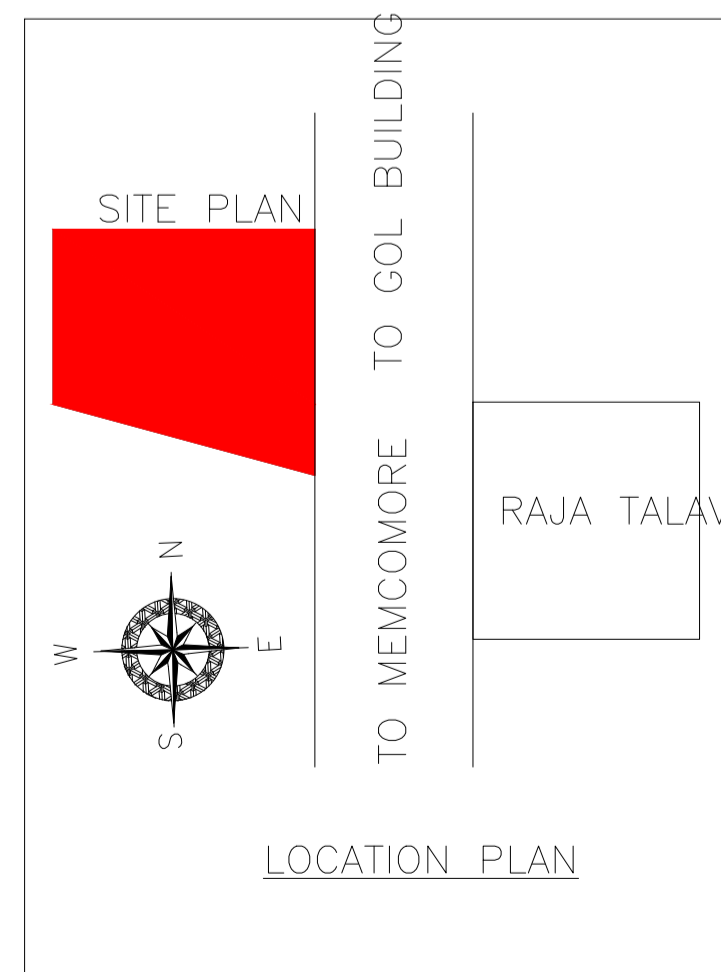
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	29	58.00
Total TwoWheeler	29	58.00	29	58.00
Other Parking	-	-	-	130.70
Total		220.50		409.20

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	L	OTHER	15.87	15.81	0	2
GROUND FLOOR PLAN	SHOP	OTHER	60.37	59.47	2	1
TYPICAL - 1, 2 FLOOR PLAN	SHOP	SHOP	169.85	169.63	10	8
TYPICAL - 3, 4 FLOOR PLAN	1	FLAT	109.49	109.36	9	4
Total:	-	-	1085.26	1026.05	62	9

Building :A (A)

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	Balcony	Void	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	201.09	6.65	0.00	0.00	0.00	130.70	0.00	76.24	76.24	76.24	02
Ground Floor	229.73	0.00	0.00	0.00	27.56	0.00	0.00	202.17	202.17	202.17	01
First Floor	238.26	6.65	14.25	0.00	0.00	0.00	0.00	217.36	217.36	217.36	01
Second Floor	238.26	6.65	14.25	0.00	0.00	0.00	0.00	217.36	217.36	217.36	01
Third Floor	273.64	6.65	9.42	2.04	0.00	0.00	0.00	255.53	255.53	255.53	02
Fourth Floor	273.64	6.65	9.42	2.04	0.00	0.00	0.00	255.53	255.53	255.53	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1454.62	33.25	47.34	4.08	27.56	130.70	511.06	713.12	1224.19	1224.19	09



AREA STATEMENT	VERSION NO. : 1.0.68	SQ.MT.
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020	529.50
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Resi+Comm	
Authority: DHANBAD MUNICIPAL CORPORATION	Plot/Nearby/Religious/Structure: NA	
Inward No: DMC/BP/0408/W22/2023	Plot/SubPlot No: NEW -856/990,863,932/989, OLD -866,867,868	
Application Type: General Proposal	North: Plot No. - PART OF THIS PLOT	
Project Type: Building Permission	South: Plot No. - PART OF THIS PLOT	
Nature of Development: New	East: Road Width - 90M WIDE ROAD	
Location of Development Area: Old Area	West: Plot No. - PART OF THIS PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	529.50
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	529.50
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		54.83
Total		54.83
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	474.67
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	529.50
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	529.50
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		317.70
Proposed Coverage Area (38.18 %)		202.17
Total Prop. Coverage Area (38.18 %)		202.17
Balance coverage area (21.82 %)		115.53
FAR CHECK		
Perm. FAR Area (2.500)		1323.75
Total Perm. FAR area		1323.75
Residential FAR		511.05
Commercial FAR		713.12
Proposed FAR Area		1224.17
Total Proposed FAR Area		1224.17
Consumed FAR (Factor)		2.31
Balance FAR Area		99.58
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1454.62
ARCHITECT (Regd)	Ashish kr singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI GYAN CHAND ADWANI	
DEVELOPMENT AUTHORITY	LOCAL BODY	

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
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	201.09	76.24	201.09	76.24
Ground Floor	229.73	202.17	229.73	202.17
First Floor	238.26	217.36	238.26	217.36
Second Floor	238.26	217.36	238.26	217.36
Third Floor	273.64	255.53	273.64	255.53
Fourth Floor	273.64	255.53	273.64	255.53
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1454.62	1224.19	1454.62	1224.19

Building USE/SUBUSE Details

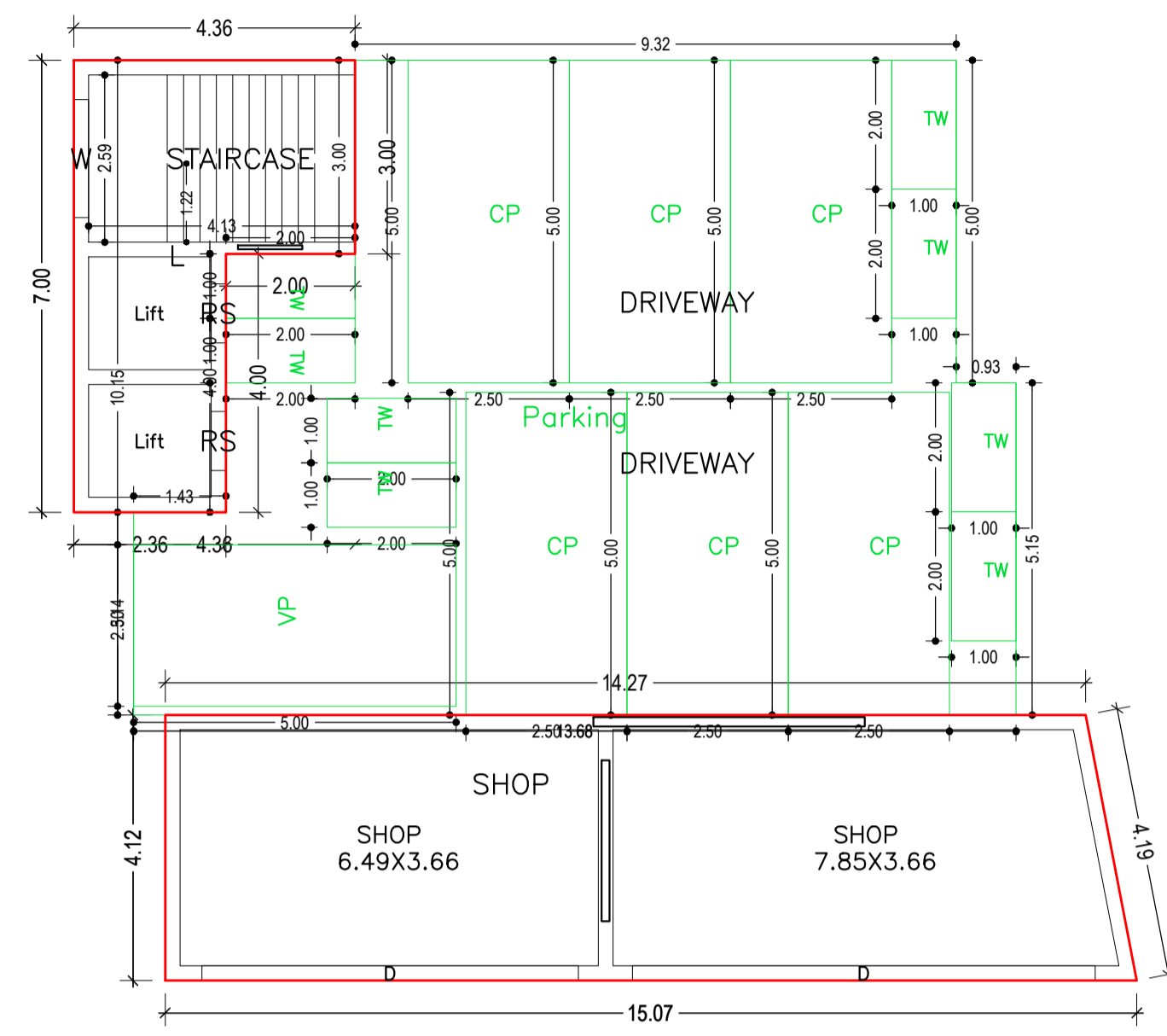
Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

FAR & Tenement Details (Table 4c-1)

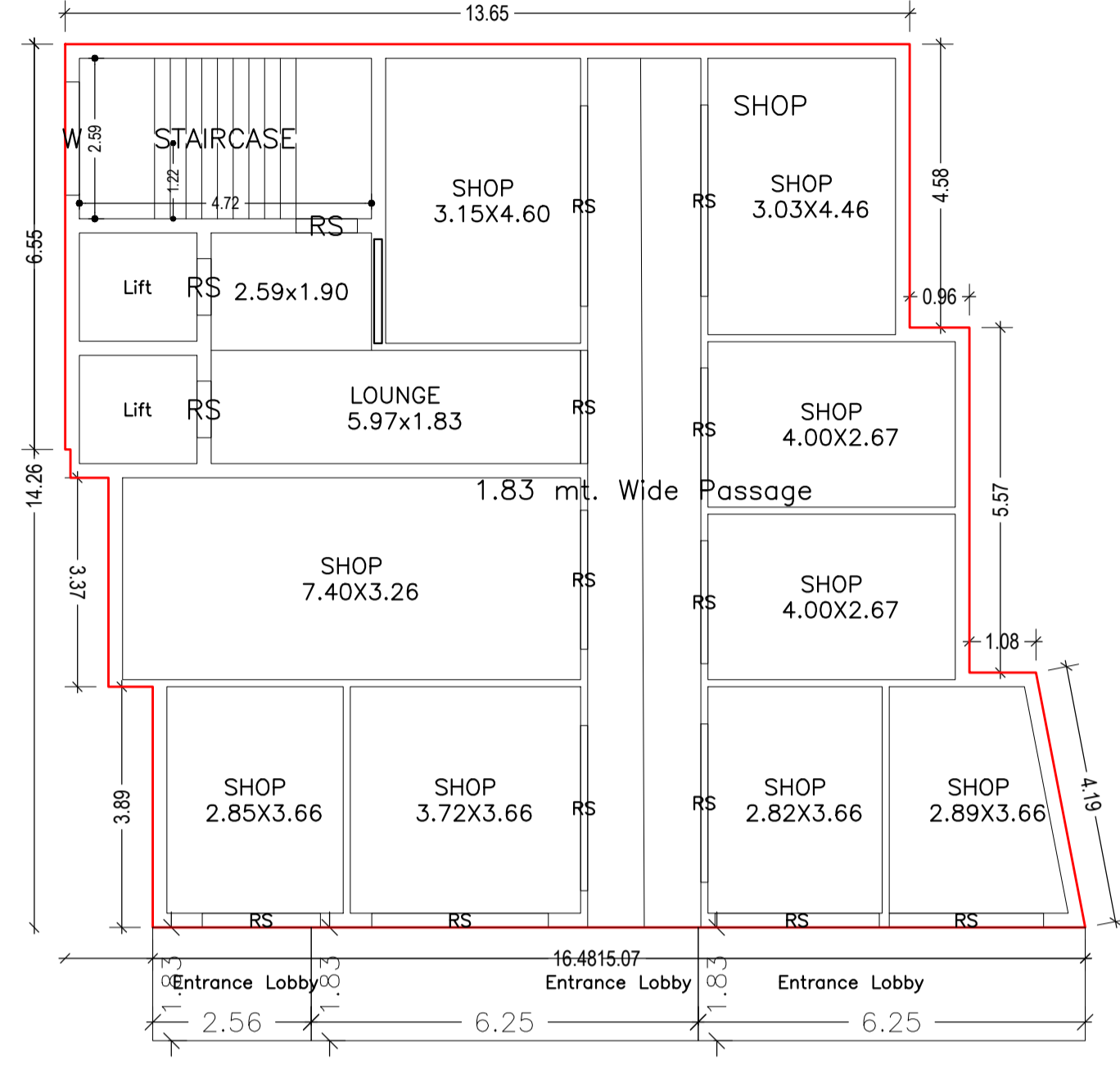
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial			
A (A)	1	1454.62	33.25	47.34	4.08	27.56	130.70	511.06	713.12	1224.19	1224.19	09
Grand Total	1	1454.62	33.25	47.34	4.08	27.56	130.70	511.06	713.12	1224.19	1224.19	09

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ashish Kr singh DMC/ARC/0016/2017			

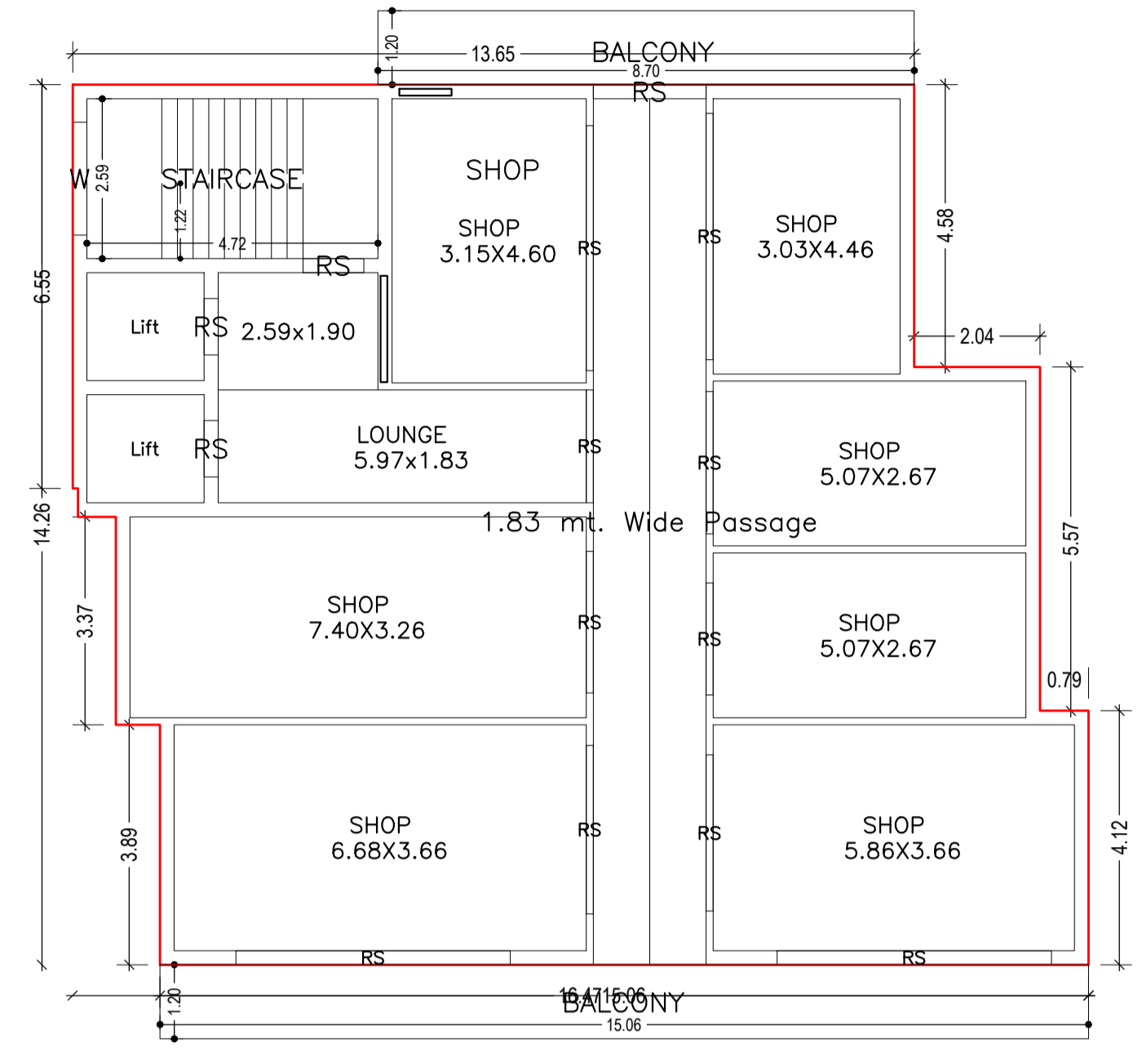
Proposal Basic Information	
Proposal File No.	DMC/BP/0408/W22/2023
Owner Name	SRI GYAN CHAND ADWANI
Khata No	NEW -71, OLD -48
Plot No	NEW -856/990,863,932/989, OLD -866,867,868
Village Name	Sabalpur
Use	Mixed
SubUse	Resi+Comm



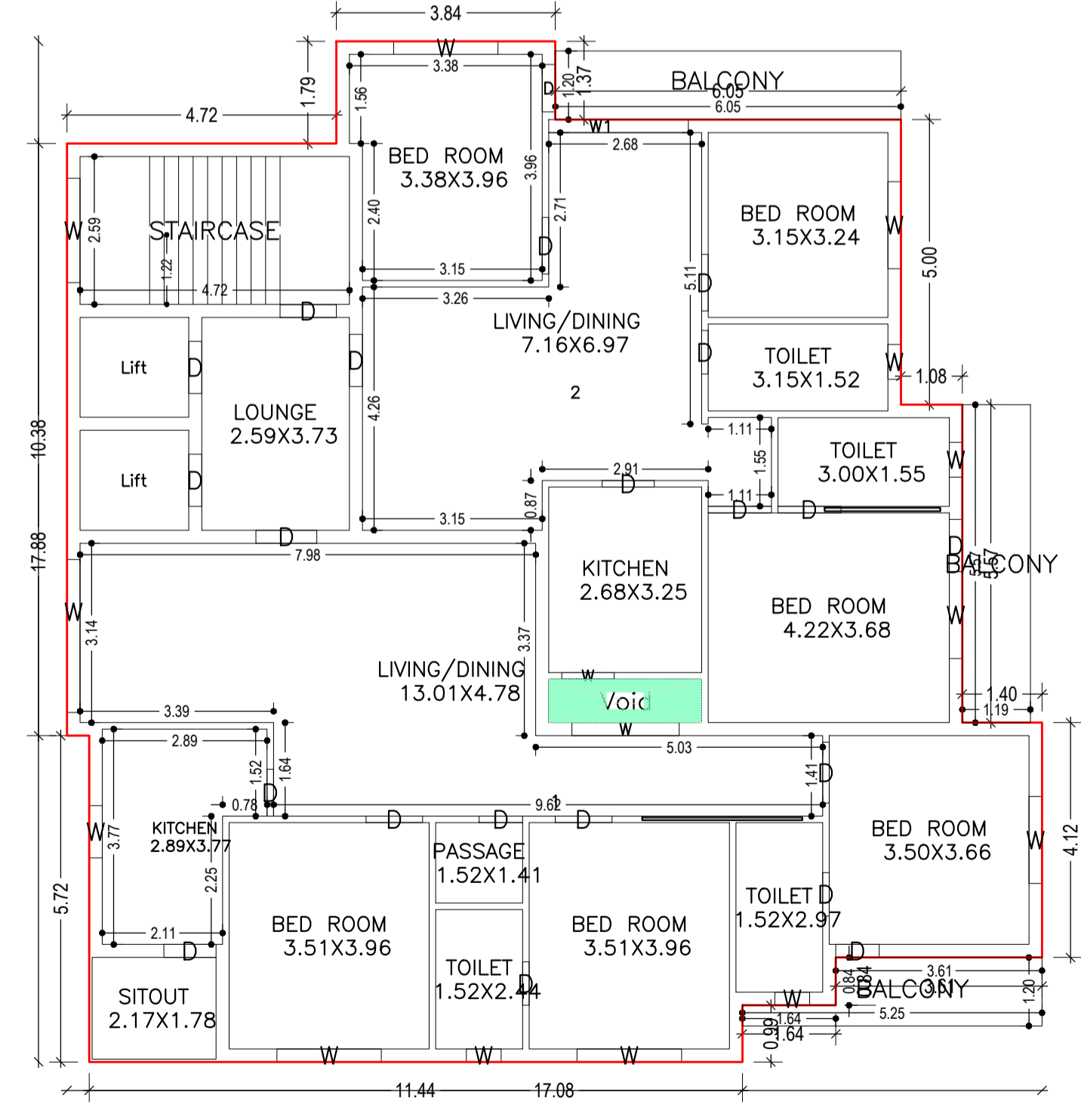
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



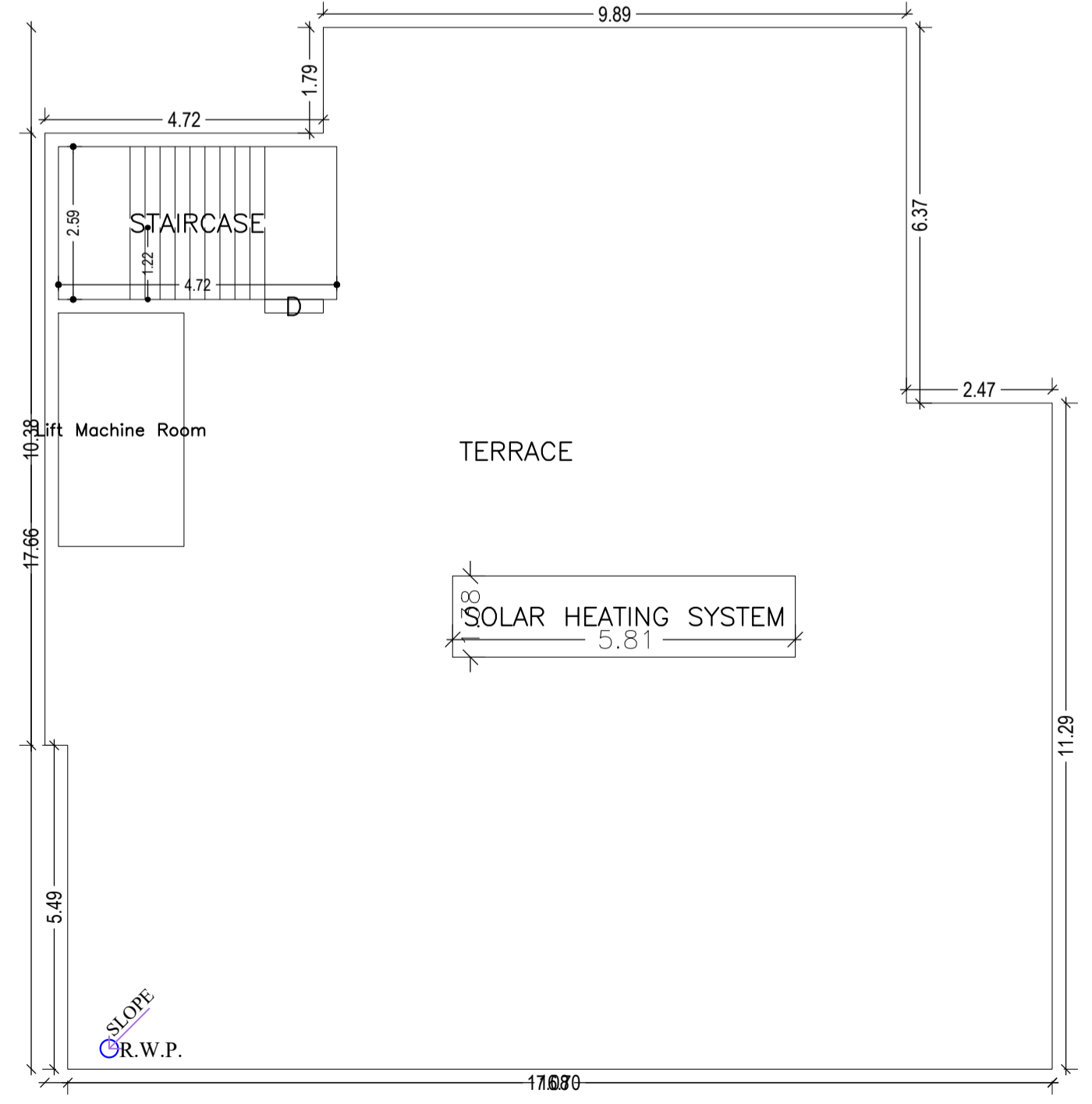
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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

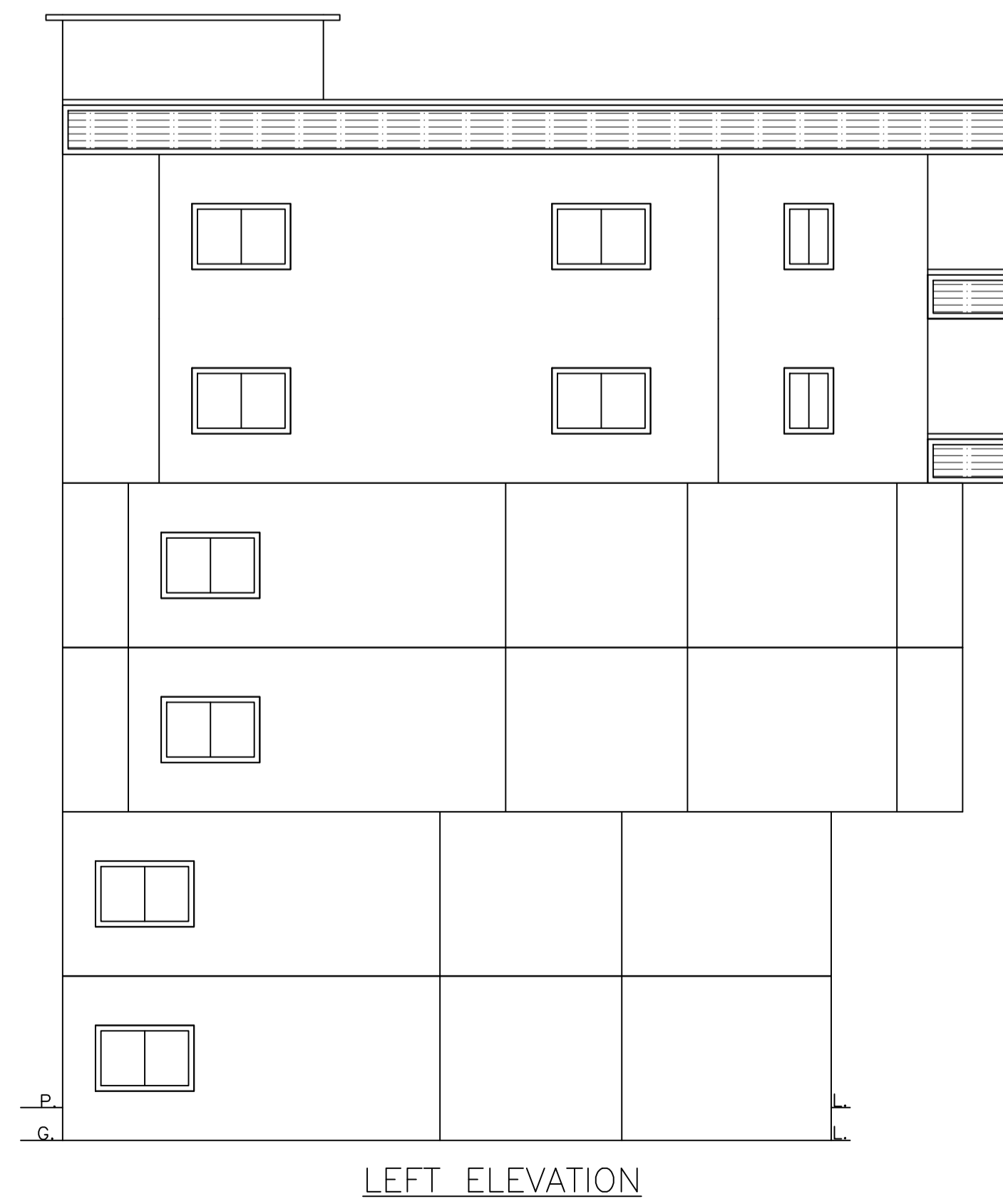
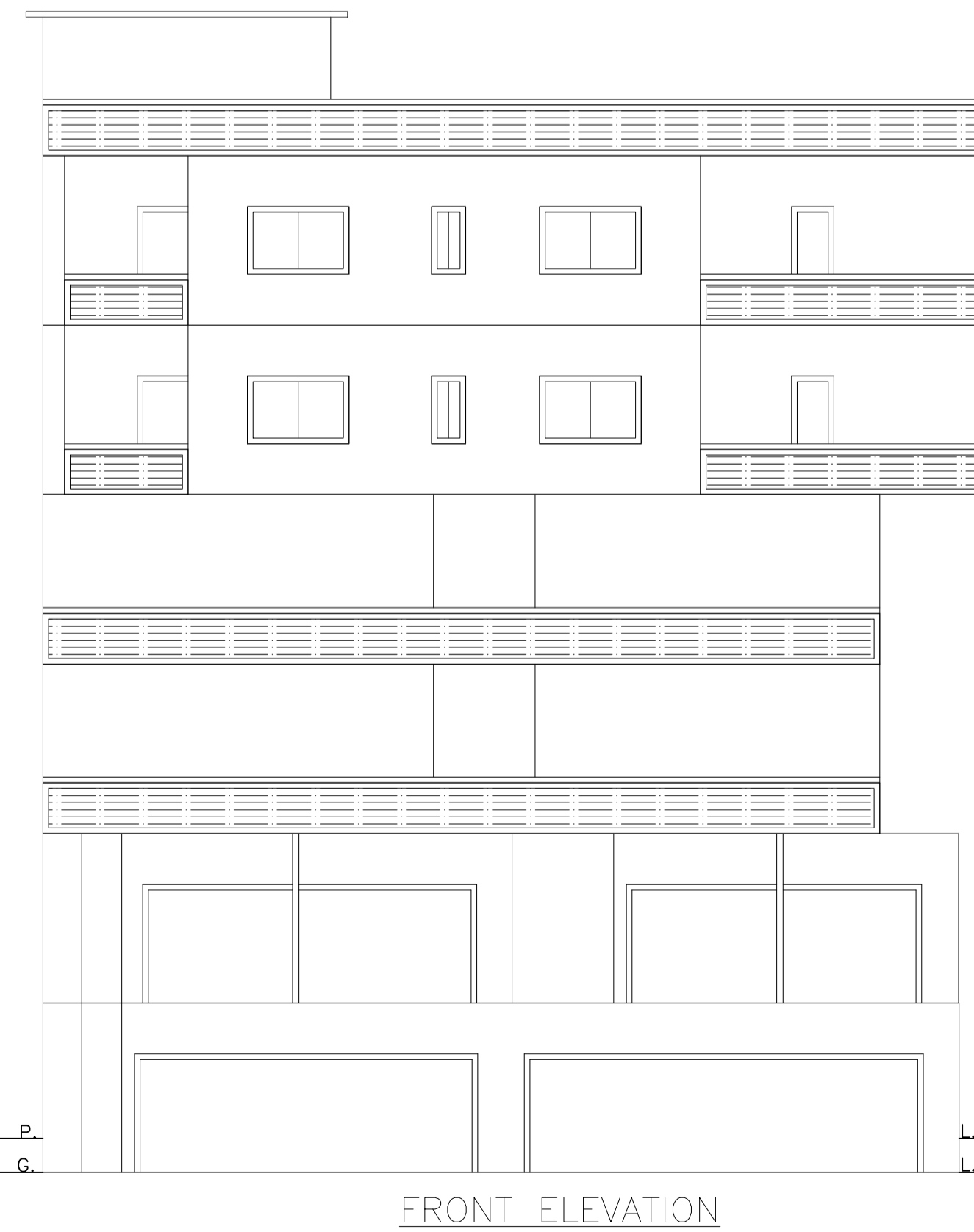
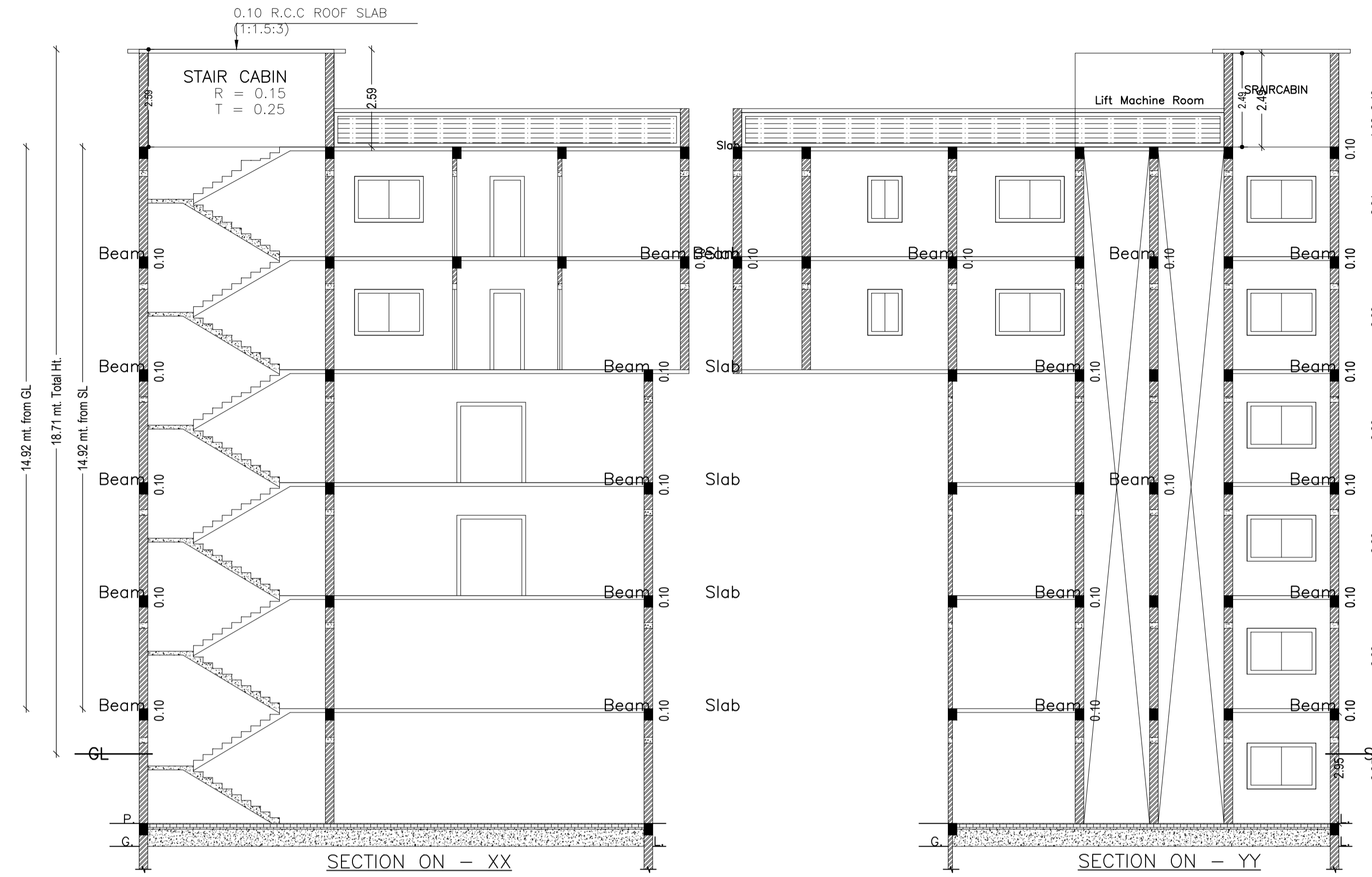
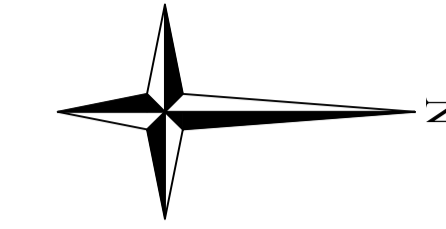


TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ashish kr singh DMC/ARC/0016/2017			

Proposal Basic Information

Proposal File No.	DMC/BP/0408/W22/2023
Owner Name	SRI GYAN CHAND ADWANI
Khata No	NEW -71, OLD -48
Plot No	NEW -856/990,863,932/989, OLD -866,867,868
Village Name	Sabalpur
Use	Mixed
SubUse	Resi+Comm



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ashish kr singh DMC/ARC/0018/2017			