

| Proposal Basic Information | |
|----------------------------|--|
| Proposal File No. | DMC/BP/0022/W23/2023 |
| Owner Name | FARKHANDA MIDHAT, MD. SAIFULLA KHAN, MD. SHAIKAT KHAN, MD. SHAZAD KHAN, MD. SHAMSAD KHAN, MD. MANZAR |
| Khata No | OLD - 142, NEW - 315, 649 |
| Plot No | OLD - 156, 157, NEW - 165, 167 |
| Village Name | Kolakusma |
| Use | Commercial |
| SubUse | Commercial Bldg |

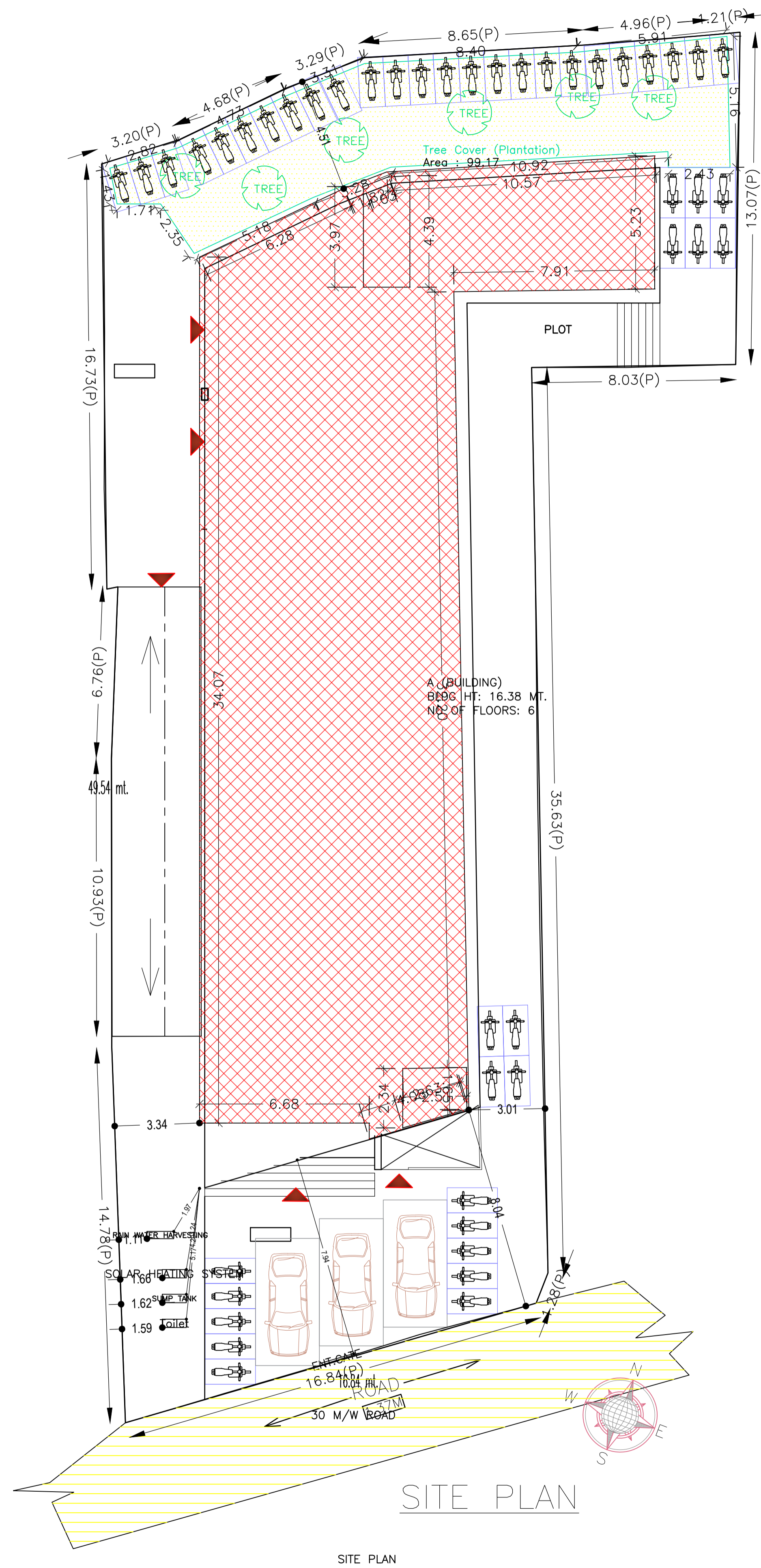
| AREA STATEMENT | | VERSION NO. : 1.0.65 |
|--|--|--------------------------|
| DHANBAD MUNICIPAL CORPORATION | | VERSION DATE: 16/10/2020 |
| PROJECT DETAIL: | | |
| Region: JHARKHAND URBAN LOCAL BODIES | Plot Use: Commercial | |
| District: DHANBAD | Plot SubUse: Commercial Bldg | |
| Authority: DHANBAD MUNICIPAL CORPORATION | PlotNearby/ReligiousStructure: NA | |
| Inward No: DMC/BP/0022/W23/2023 | Plot/SubPlot No: OLD - 156, 157, NEW - 165, 167 | |
| Application Type: General Proposal | North: Plot No. - PLOT NO. 159 | |
| Project Type: Building Permission | South: Road Width - 45.7 | |
| Nature of Development: New | East: Plot No. - PART OF THIS PLOT | |
| Location of Development Area: Old Area | West: Plot No. - PART OF THIS PLOT | |
| AREA DETAILS: | | |
| AREA OF PLOT (Minimum) | (A) | SQ.MT. 947.18 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 947.18 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Common Plot | | 99.17 |
| Total | | 99.17 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 848.01 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 947.18 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A-Deductions) | 947.18 |
| COVERAGE CHECK | | |
| Permissible Coverage area (50.00 %) | | 473.59 |
| Proposed Coverage Area (42.25 %) | | 400.21 |
| Total Prop. Coverage Area (42.25 %) | | 400.21 |
| Balance coverage area (7.75 %) | | 73.38 |
| FAR CHECK | | |
| Perm. FAR Area (2.500) | | 2367.95 |
| Total Perm. FAR area | | 2367.95 |
| Residential FAR | | 1054.50 |
| Commercial FAR | | 1164.13 |
| Proposed FAR Area | | 2218.63 |
| Total Proposed FAR Area | | 2218.63 |
| Consumed FAR (Factor) | | 2.34 |
| Balance FAR Area | | 149.32 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 2679.96 |
| ARCHITECT (Regd) | Lalan Prasad Singh | |
| ENGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | FARKHANDA MIDHAT, MD. SAIFULLA KHAN, MD. SHAIKAT KHAN, MD. SHAZAD KHAN, MD. SHAMSAD KHAN, MD. MANZAR | |
| 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 A (BUILDING) | | Total | |
| | Proposed Built Up Area (Sq. mt.) | Proposed FAR Area (Sq. mt.) | Total Proposed Built Up Area (Sq. mt.) | Total FAR Area (Sq. mt.) |
| Lower Ground Floor | 480.06 | 83.47 | 480.06 | 83.47 |
| Ground Floor | 407.99 | 400.21 | 407.99 | 400.21 |
| First Floor | 463.01 | 448.77 | 463.01 | 448.77 |
| Second Floor | 483.98 | 469.74 | 483.98 | 469.74 |
| Third Floor | 422.46 | 408.22 | 422.46 | 408.22 |
| Fourth Floor | 422.46 | 408.22 | 422.46 | 408.22 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total: | 2679.96 | 2218.63 | 2679.96 | 2218.63 |

| FAR & Tenement Details (Table 4c-1) | | | | | | | | | | | | |
|-------------------------------------|------------------|-------------------------------|---|-------------------------------|------------------------------|------------|--------|-----------------------------|---------|--------------------------|--|------------|
| Building | No. of Same Bldg | Gross Built Up Area (Sq. mt.) | Deductions From Gross BUA/Area in (Sq. mt.) | 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.) |
| | | | | | Outcut | Stair/Case | Lift | Parking | Resi. | | | |
| A (BUILDING) | 1 | 2701.24 | 21.28 | 2679.96 | 38.90 | 25.84 | 396.59 | 1054.50 | 1164.13 | 2218.63 | 2218.63 | 12 |
| Grand Total | 1 | 2701.24 | 21.28 | 2679.96 | 38.90 | 25.84 | 396.59 | 1054.50 | 1164.13 | 2218.63 | 2218.63 | 12 |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|---|-------------------------------------|----------------------------|-------------------|
| Lalan Prasad Singh DMC/ENG/0012/2019 | | | |



SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | FD | 0.90 | 2.10 | 46 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | V | 0.60 | 0.60 | 09 |
| A (BUILDING) | W | 1.80 | 1.20 | 06 |

UnitBUA Table for Building :A (BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---------------------------|-------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | A | OTHER | 245.20 | 245.06 | 1 | 3 |
| | store | FLAT | 40.88 | 40.73 | 3 | |
| FIRST FLOOR PLAN | b | FLAT | 345.71 | 345.53 | 3 | 2 |
| | f | FLAT | 43.80 | 43.72 | 1 | |
| SECOND FLOOR PLAN | c | FLAT | 367.32 | 367.21 | 3 | 2 |
| | g | FLAT | 43.80 | 43.70 | 1 | |
| TYPICAL - 3& 4 FLOOR PLAN | D | OTHER | 271.24 | 271.03 | 13 | 4 |
| LOWER GROUND FLOOR PLAN | H | OTHER | 42.62 | 42.51 | 3 | |
| Total: | - | - | 1831.51 | 1829.07 | 47 | 12 |

Building :A (BUILDING)

| Floor Name | Gross Builtup Area | Deductions From Gross BUA/Area in (Sq. mt.) | 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.) |
|--------------------------------|--------------------|---|-------------------------------|------------------------------|-------|---------|-----------------------------|------------|--------------------------|--|------------|
| | | | | Stair/Case | Lift | Parking | Resi. | Commercial | | | |
| Lower Ground Floor | 496.33 | 16.27 | 480.06 | 0.00 | 0.00 | 396.59 | 0.00 | 83.47 | 83.47 | 83.47 | 01 |
| Ground Floor | 413.00 | 5.01 | 407.99 | 7.78 | 0.00 | 0.00 | 135.99 | 264.22 | 400.21 | 400.21 | 03 |
| First Floor | 463.01 | 0.00 | 463.01 | 7.78 | 6.46 | 0.00 | 448.77 | 0.00 | 448.77 | 448.77 | 02 |
| Second Floor | 483.98 | 0.00 | 483.98 | 7.78 | 6.46 | 0.00 | 469.74 | 0.00 | 469.74 | 469.74 | 02 |
| Third Floor | 422.46 | 0.00 | 422.46 | 7.78 | 6.46 | 0.00 | 408.22 | 0.00 | 408.22 | 408.22 | 02 |
| Fourth Floor | 422.46 | 0.00 | 422.46 | 7.78 | 6.46 | 0.00 | 408.22 | 0.00 | 408.22 | 408.22 | 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: | 2701.24 | 21.28 | 2679.96 | 38.90 | 25.84 | 396.59 | 1054.50 | 1164.13 | 2218.63 | 2218.63 | 12 |
| Total Number of Same Buildings | 1 | | | | | | | | | | |
| Total: | 2701.24 | 21.28 | 2679.96 | 38.90 | 25.84 | 396.59 | 1054.50 | 1164.13 | 2218.63 | 2218.63 | 12 |

Building USE/SUBUSE Details

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

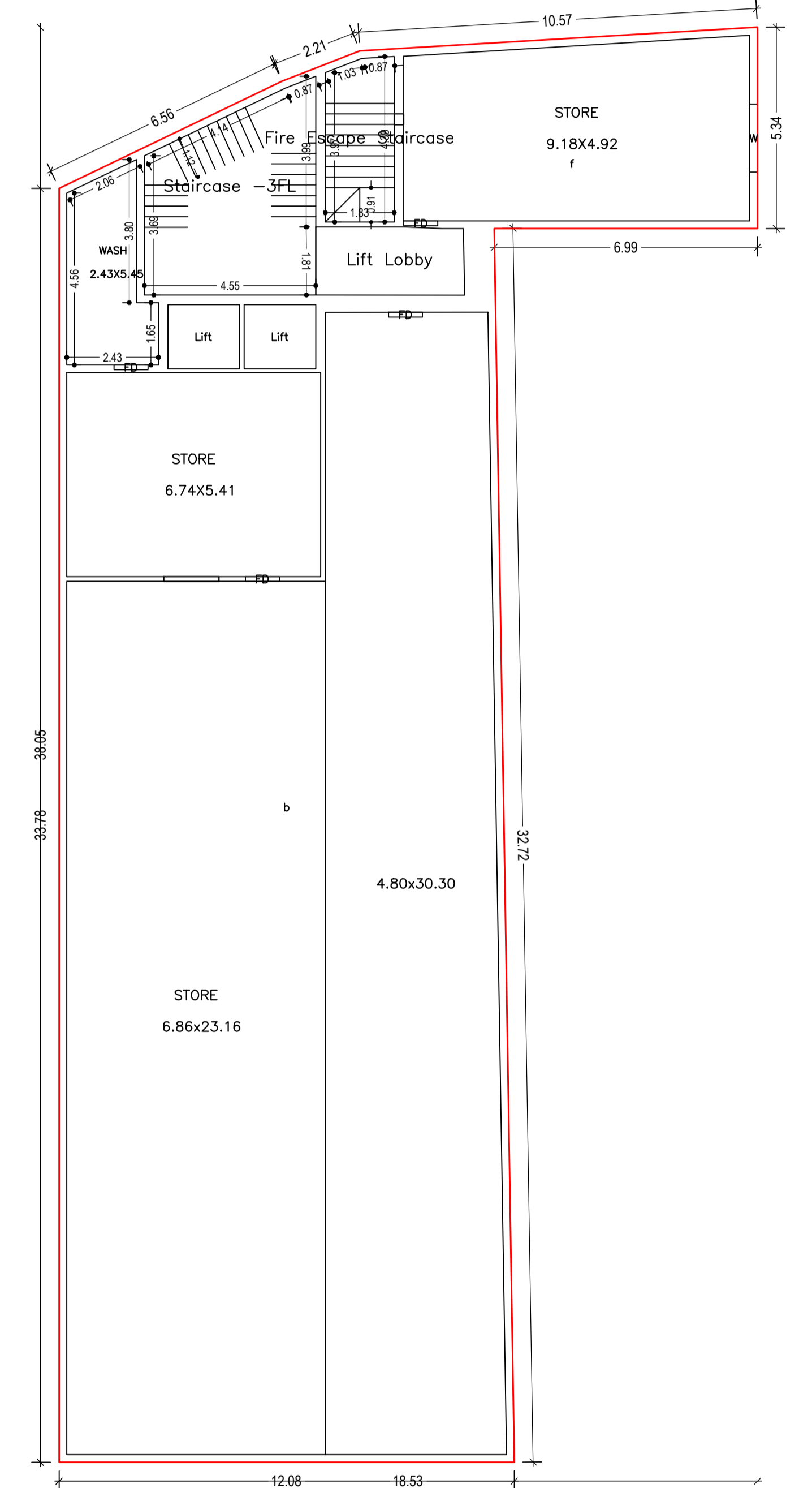
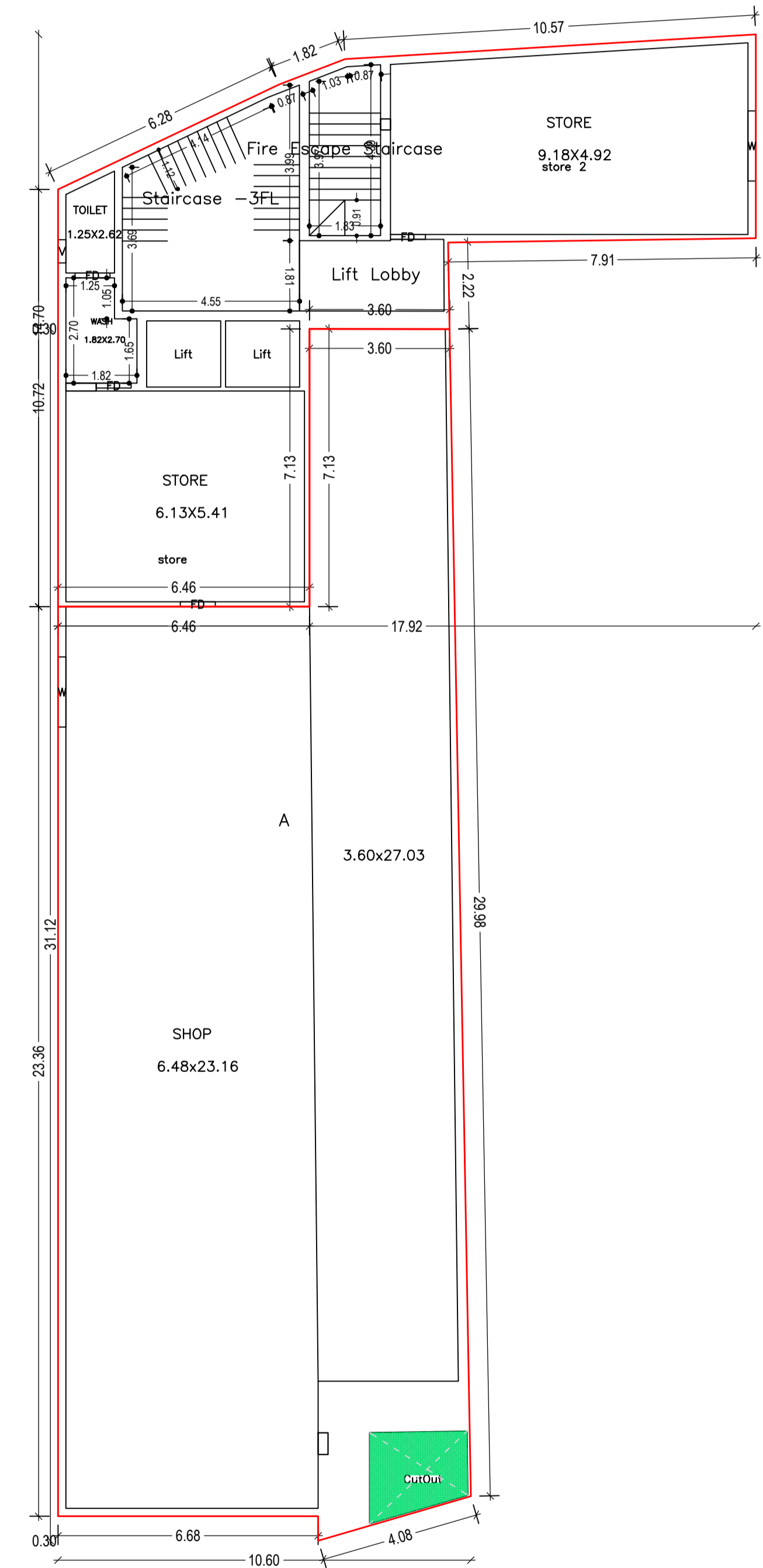
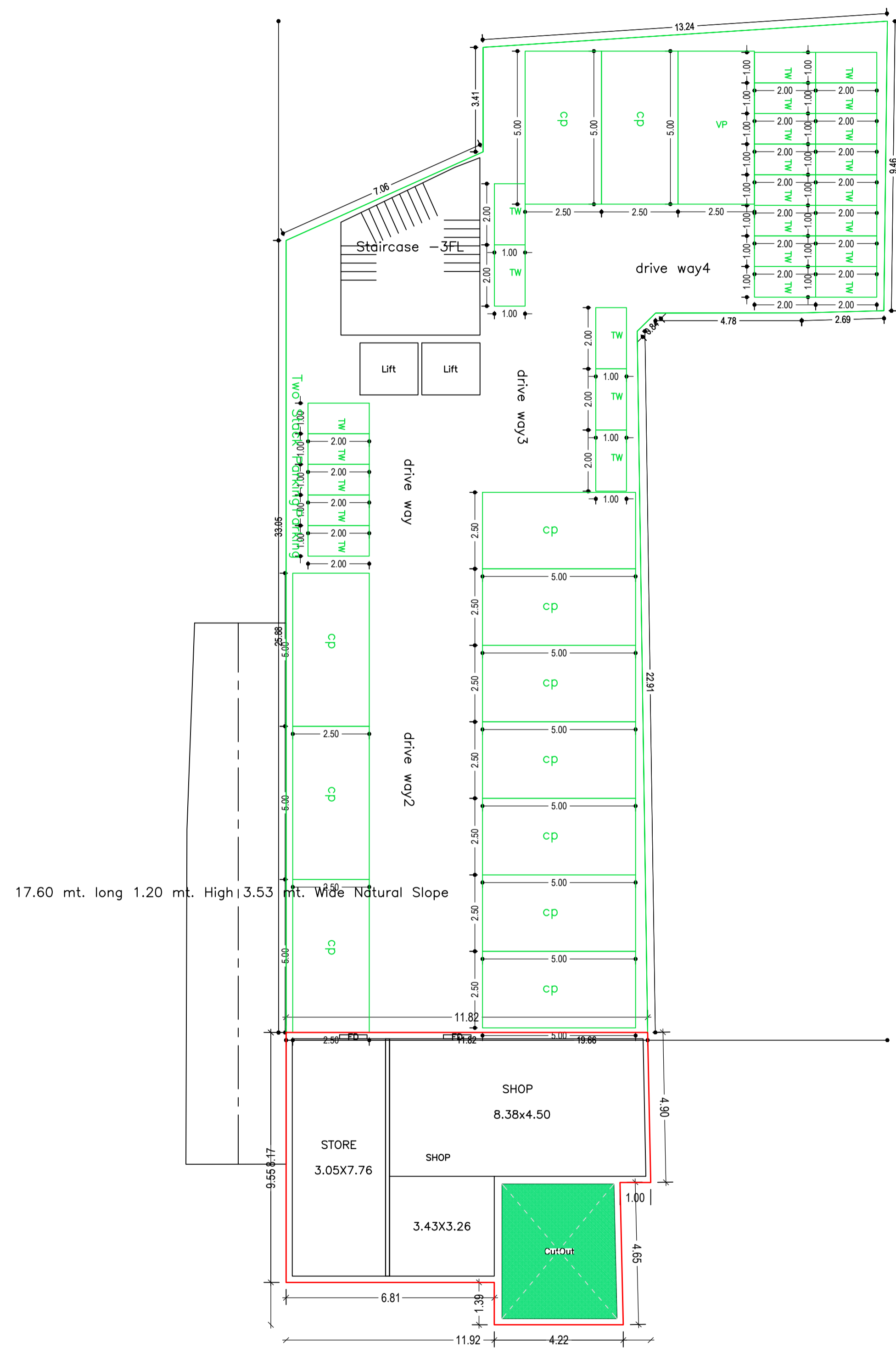
Required Parking(Table 7a)

| Building Name | Type | SubUse | Area (Sq. mt.) | Units | | Car | | Visitors Car | | TwoWheeler | | | |
|---------------|-------------|----------------------------|----------------|-------|--------|------------|-------|--------------|------------|------------|-------|----|----|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | | |
| A (BUILDING) | Residential | Residential Bldg/Apartment | 0 - 140 | 1 | 4.00 | 1.00 | 4 | - | - | - | - | | |
| | | | > 0 | 1 | 6.00 | - | - | - | - | - | - | | |
| | | | > 0 | 1 | 6.00 | - | - | 1 | 1 | - | - | | |
| | Commercial | Shop | > 0 | 50 | 264.22 | 1 | 4 | - | - | - | - | | |
| | | | > 0 | 50 | 264.22 | 1 | 11 | - | - | 1 | 11 | | |
| | | | > 0 | 50 | 773.54 | - | - | - | - | - | 1 | 33 | |
| Total: | | | - | - | - | 23 | 24 | - | 1 | 1 | - | 50 | 26 |

Parking Check (Table 7b)

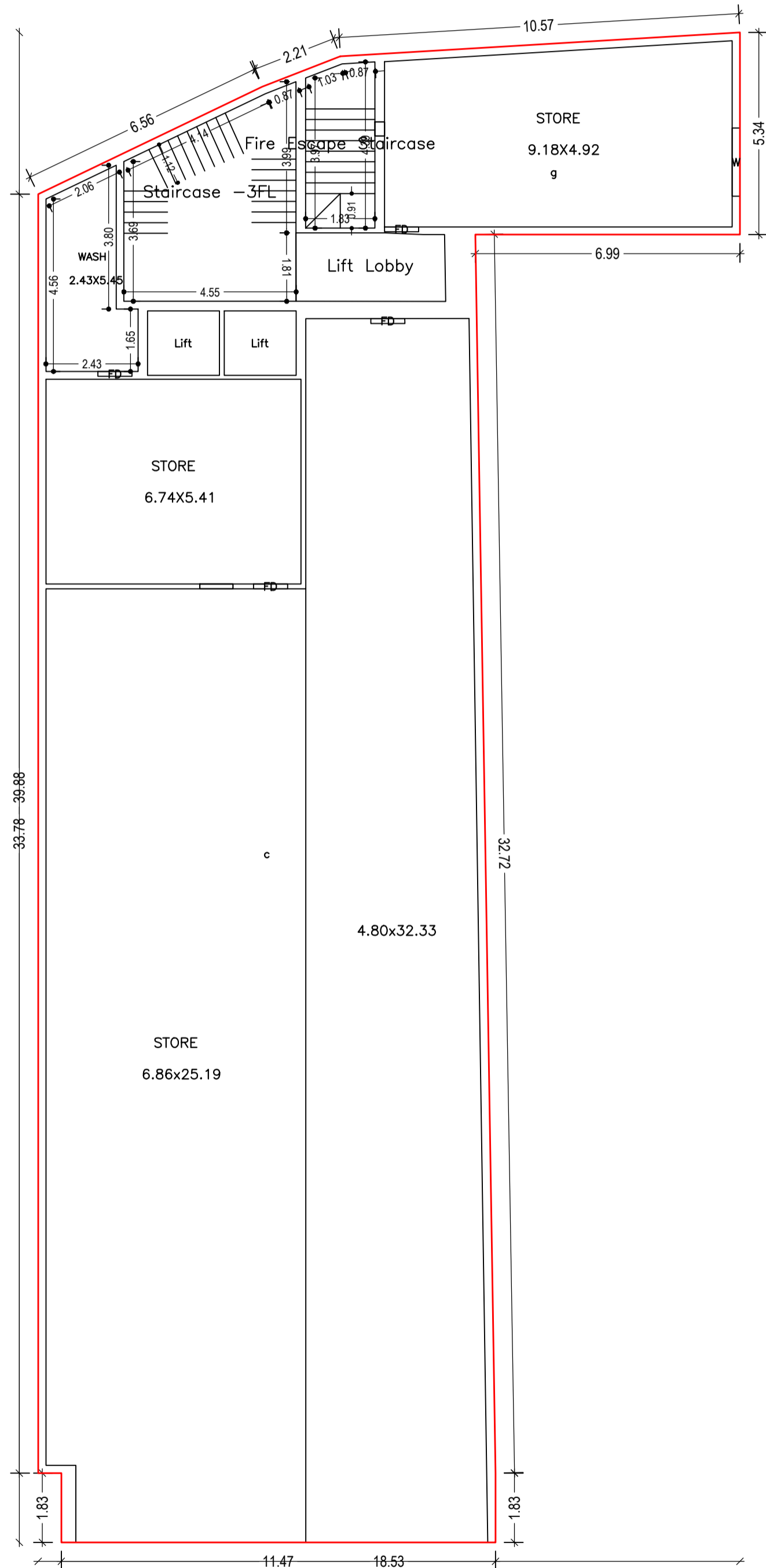
| Vehicle Type | Reqd. | | Prop. | |
|---------------------------|-------|--------|-------|--------|
| | No. | Area | No. | Area |
| Car | - | - | 12 | 150.11 |
| Two Stack Car | - | - | 12 | 150.11 |
| Total Car | 23 | 287.50 | 24 | 300.22 |
| Visitor's Car Parking | - | - | 1 | 12.50 |
| Two Stack Visitor Parking | - | - | 1 | 12.50 |
| Total Visitor Parking | 1 | 12.50 | 2 | 25.00 |
| TwoWheeler | - | - | 26 | 52.00 |
| Two Stack TwoWheeler | - | - | 26 | 52.00 |
| Total TwoWheeler | 50 | 100.00 | 52 | 104.00 |
| Total | | 400.00 | | 533.22 |

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| Khata No | OLD - 142, NEW - 315, 649 |
| Plot No | OLD - 156, 157, NEW - 165, 167 |
| Village Name | Kolakusma |
| Use | Commercial |
| SubUse | Commercial Bldg |

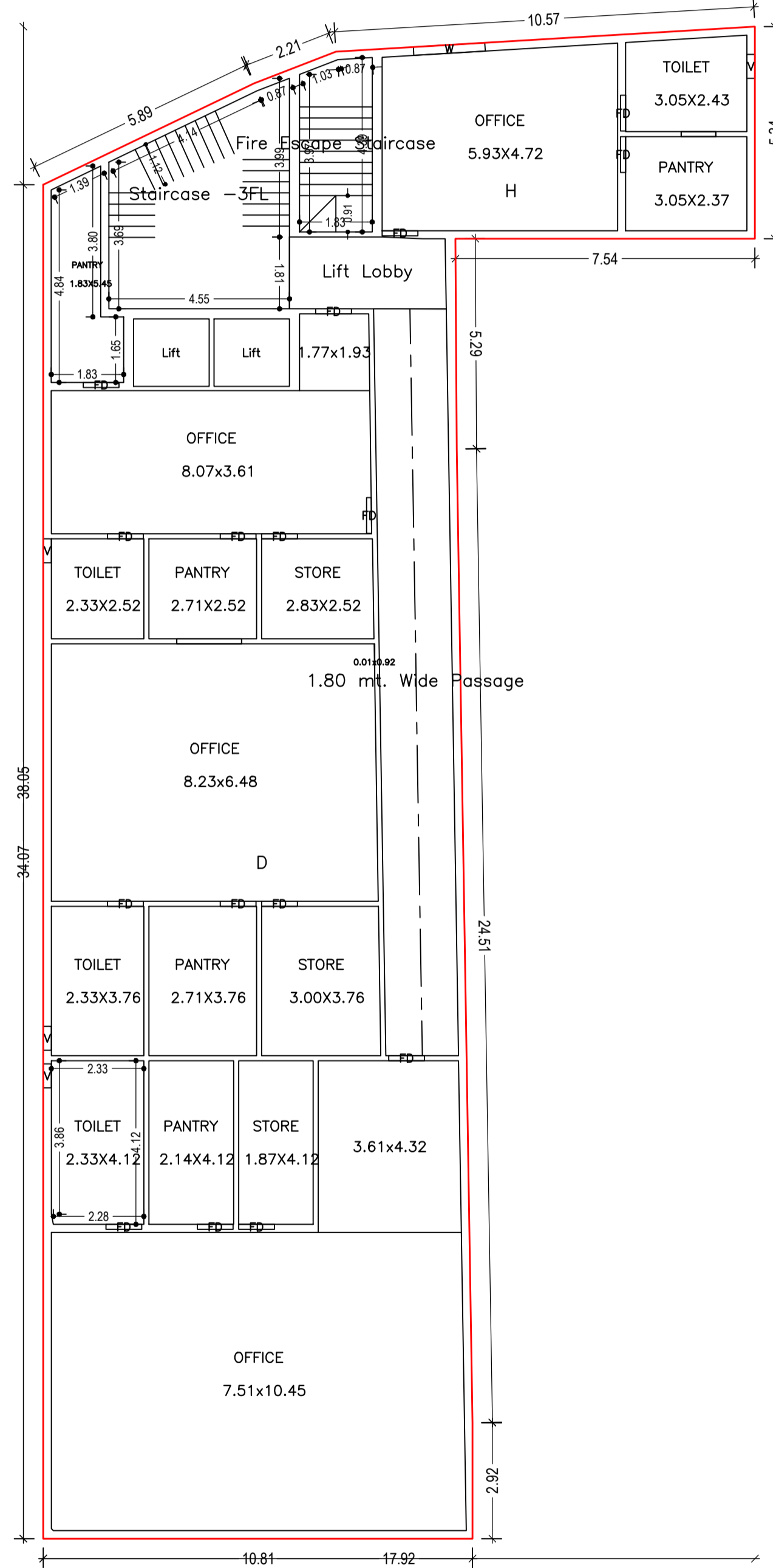


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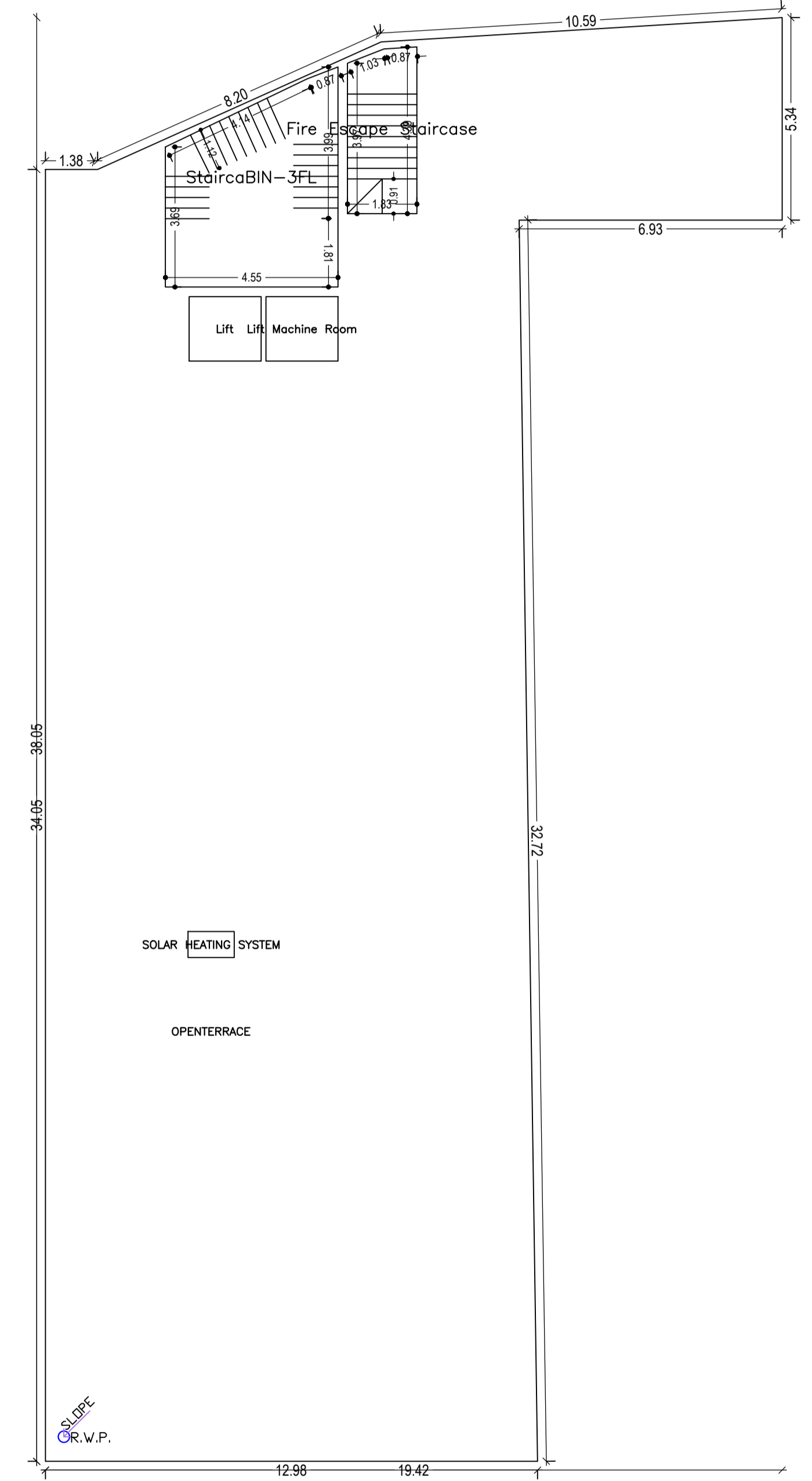
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SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



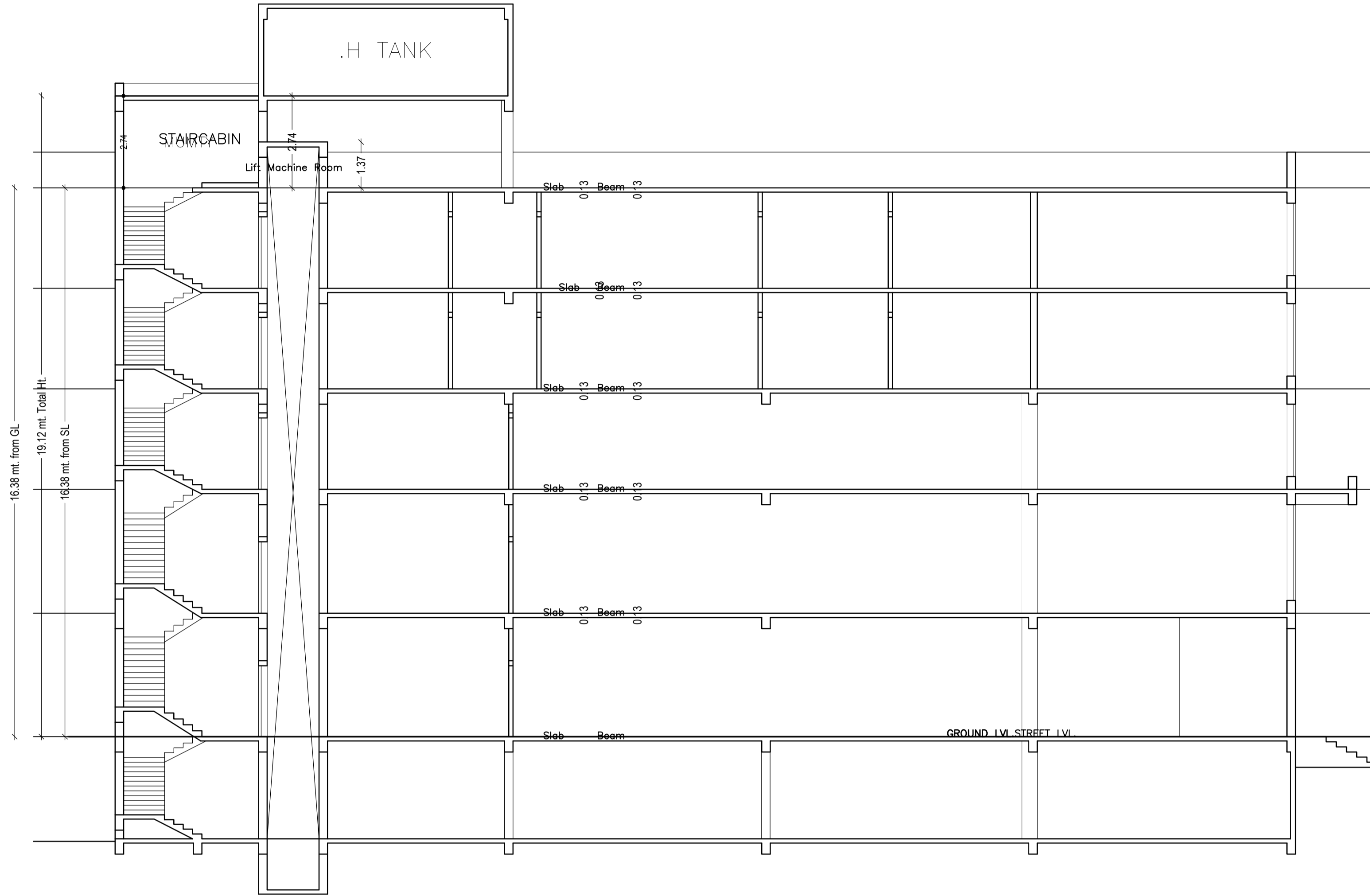
TYPICAL - 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



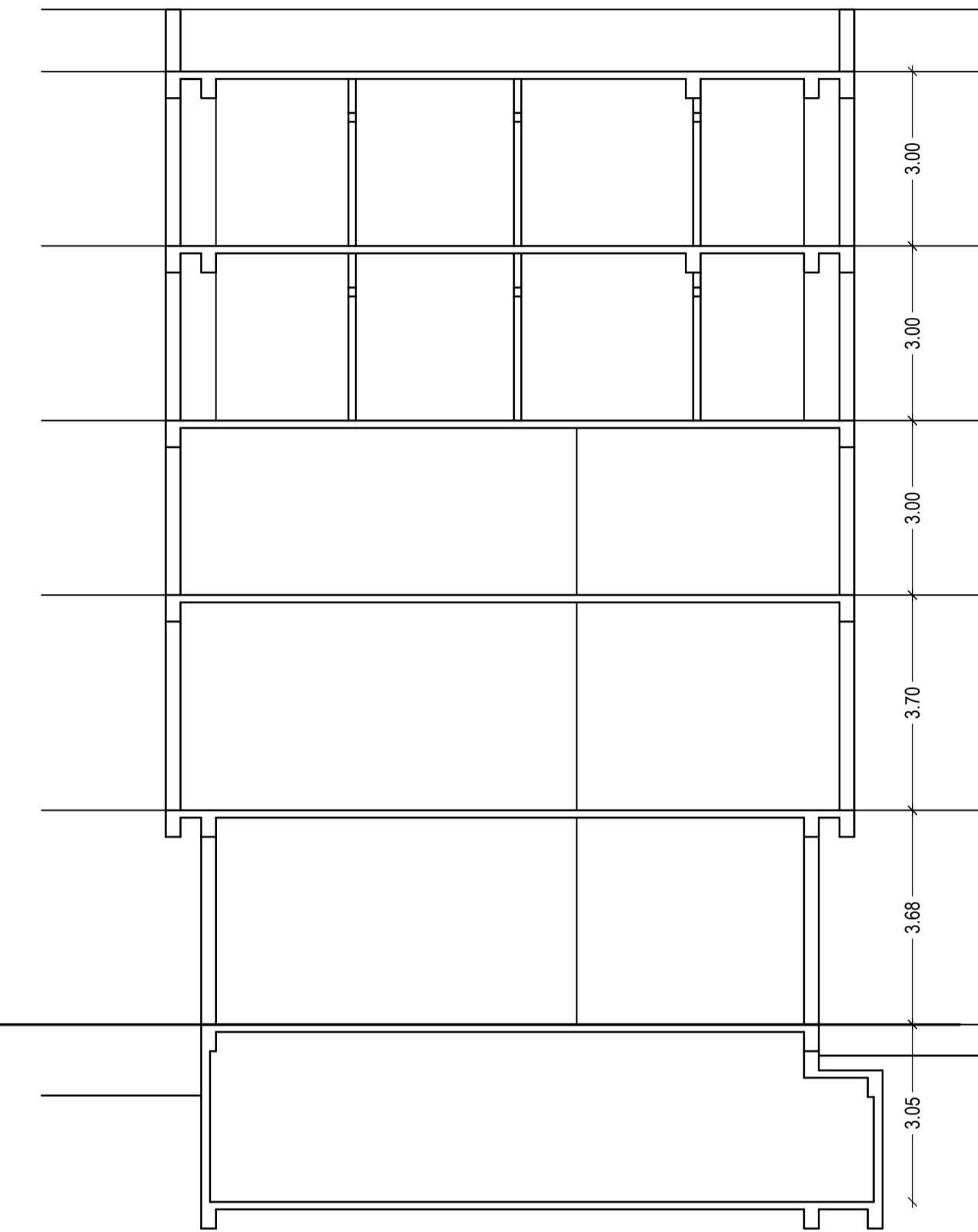
TERRACE FLOOR PLAN
(SCALE 1:100)

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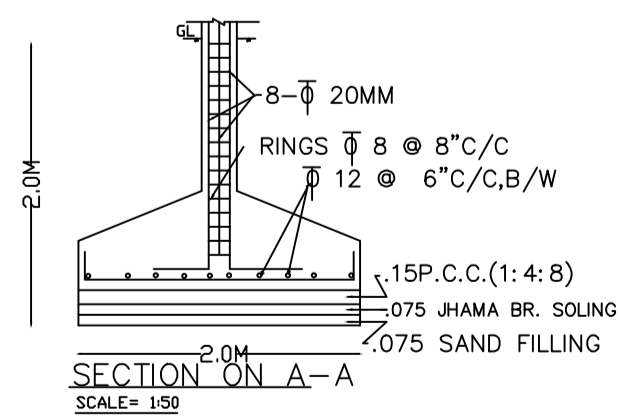
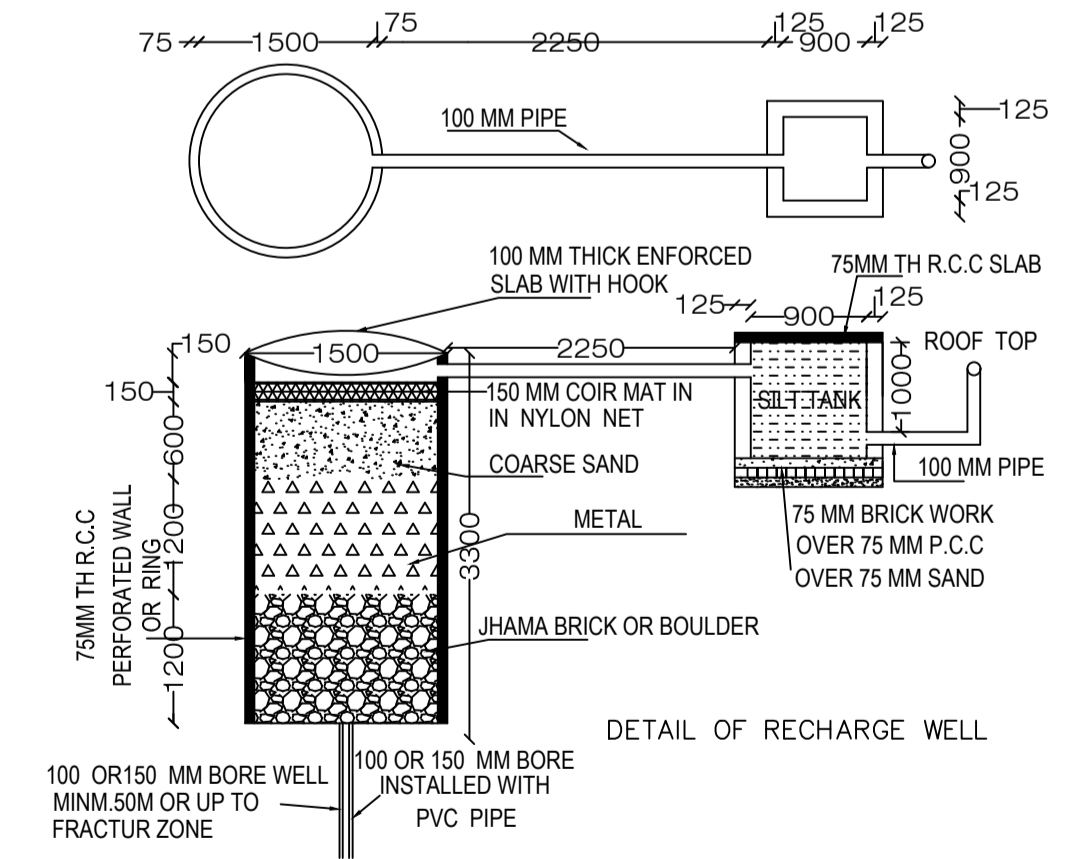
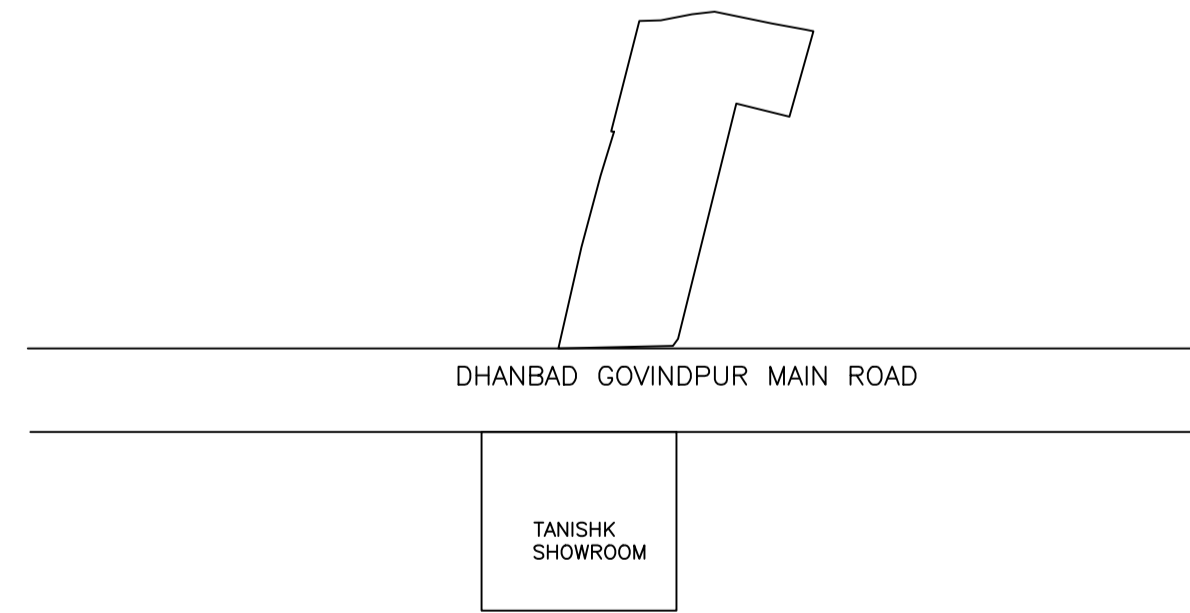
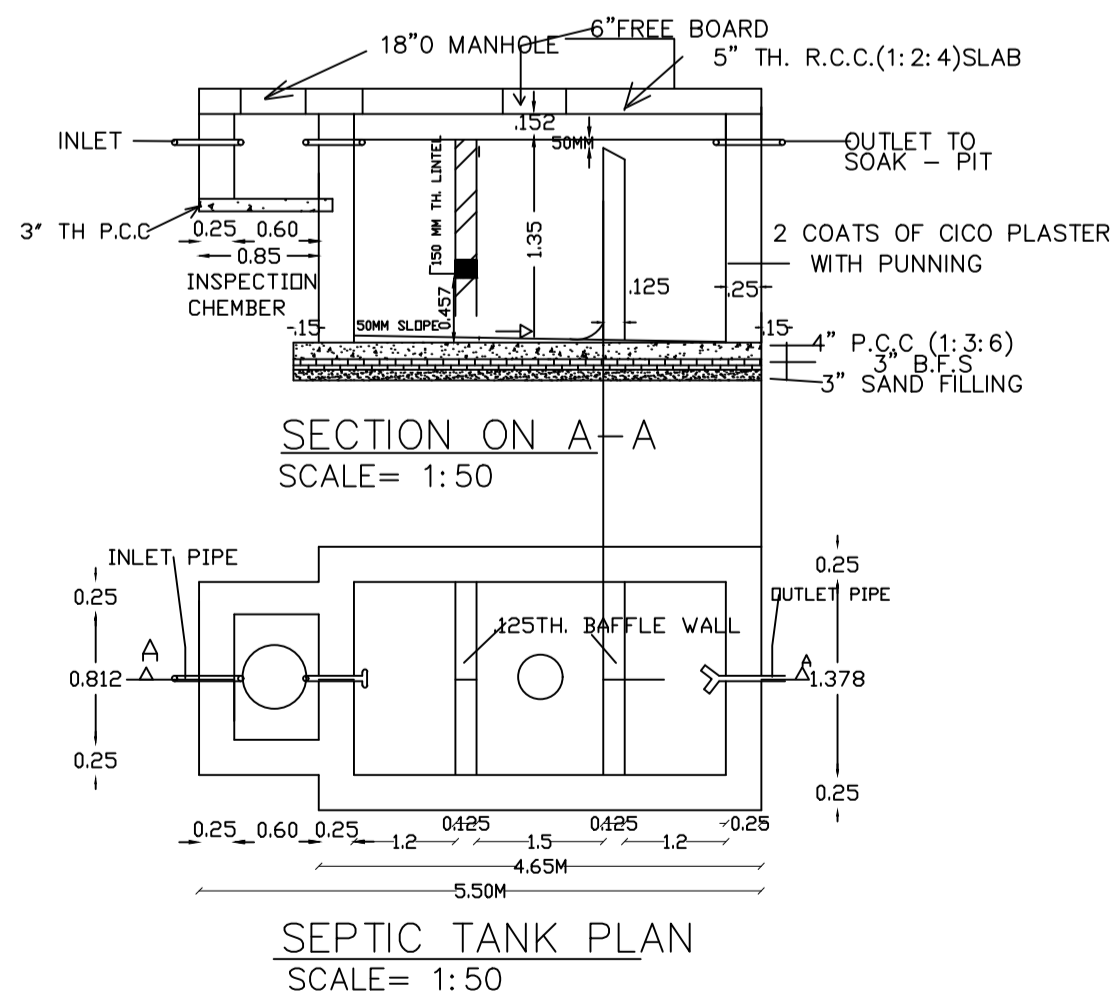
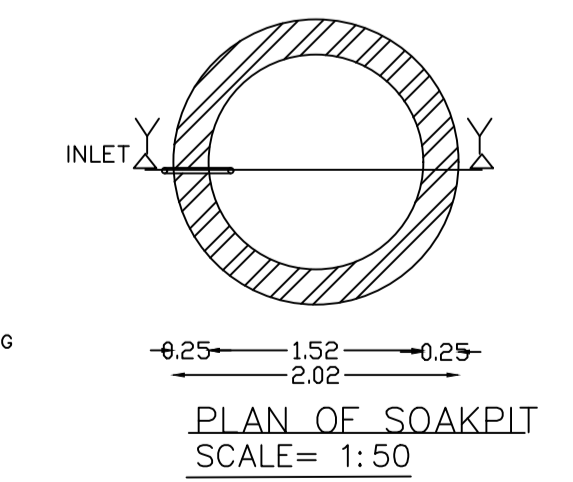
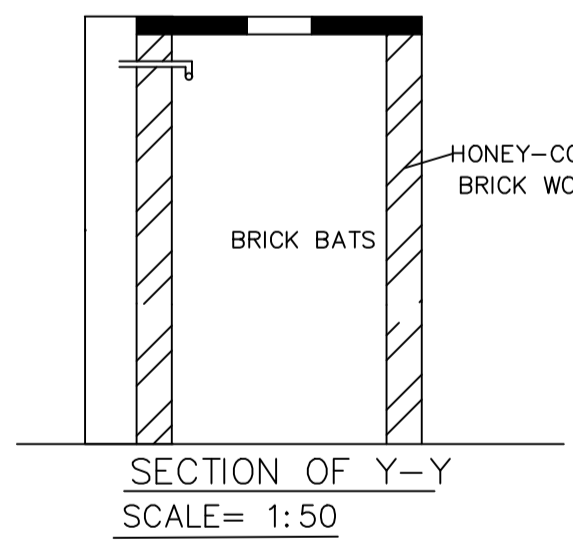
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SECTION=B-B

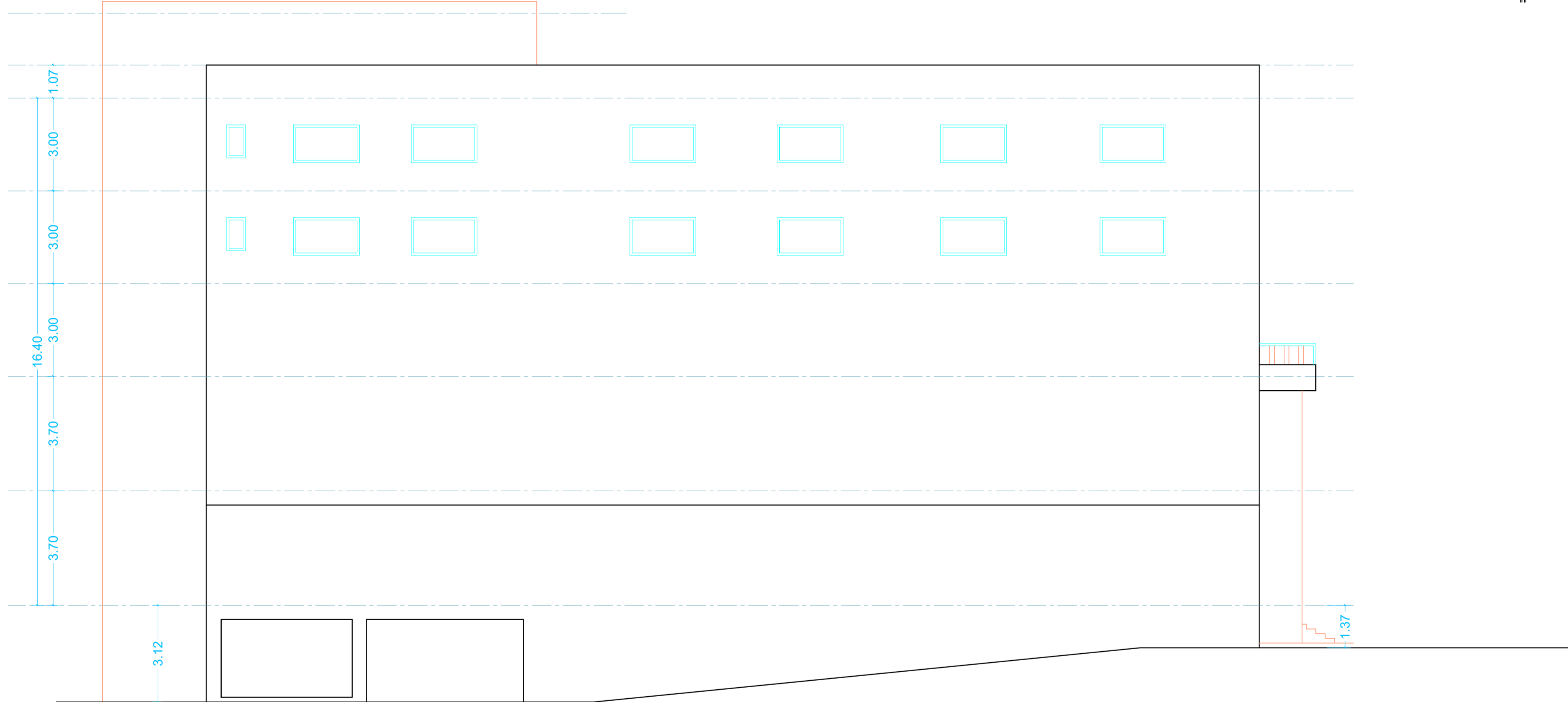
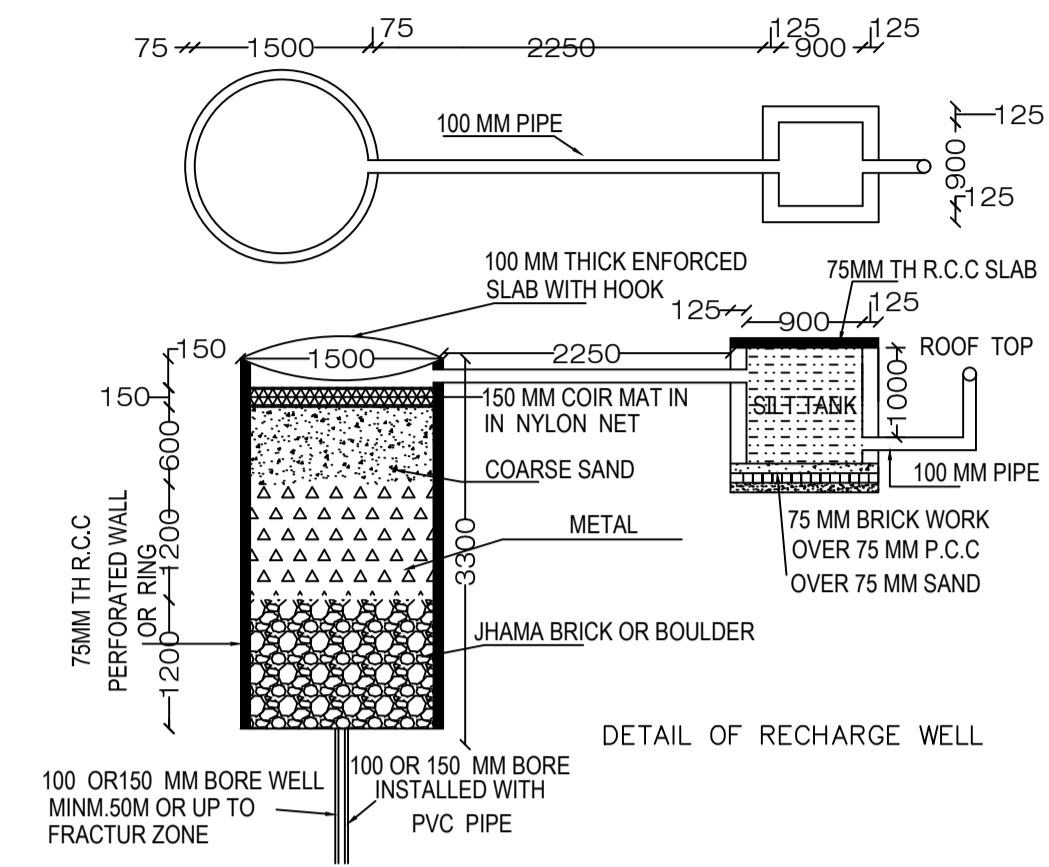


SECTION=A-A

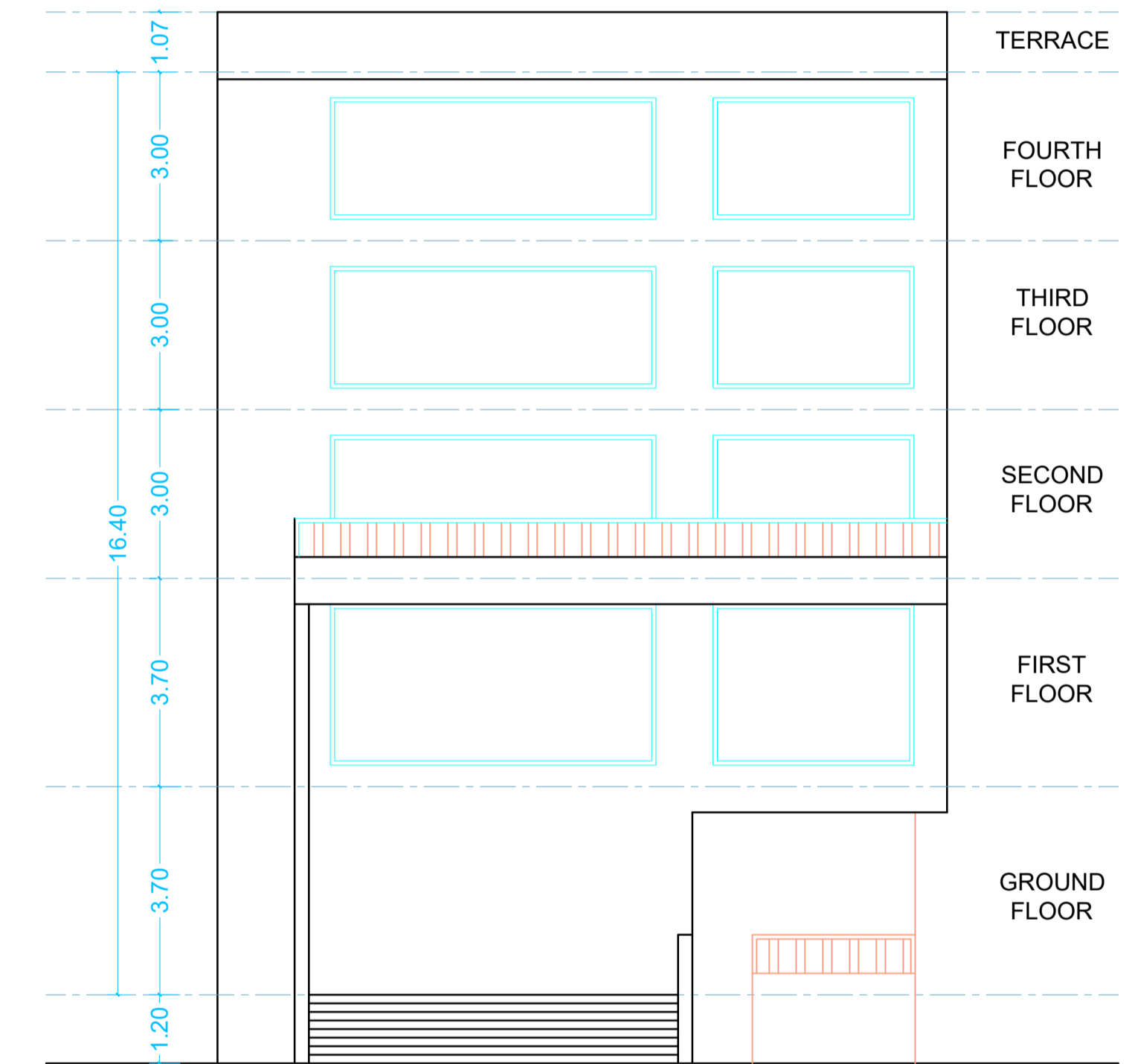


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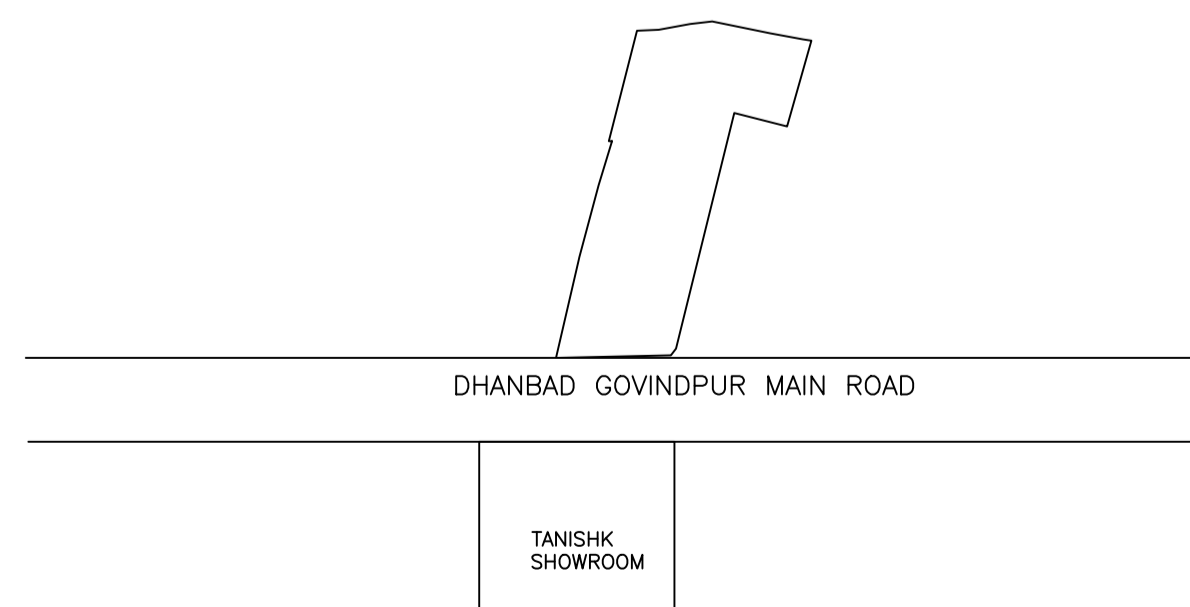
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LEFT SIDE ELEVATION



FRONT ELEVATION



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