

SITE PLAN

Building :A1 (A1)

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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Outout	Lift	Accessory Use	Parking	Resi.					
Basement Floor	220.04	0.00	220.04	3.93	0.00	218.43	0.00	10.18	10.18	10.18	00	
Ground Floor	210.33	15.73	194.60	0.00	41.86	0.00	152.74	0.00	152.74	152.74	03	
First Floor	210.33	15.73	194.60	0.00	41.86	0.00	152.74	0.00	152.74	152.74	03	
Second Floor	210.33	15.73	194.60	0.00	41.86	0.00	152.74	0.00	152.74	152.74	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	851.03	47.19	803.84	3.93	125.58	218.43	458.22	10.18	468.40	468.40	09	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.46	2.10	03
A1 (A1)	D	0.70	2.10	03
A1 (A1)	D	0.76	2.10	06
A1 (A1)	D	0.90	2.10	06
A1 (A1)	D	0.91	2.10	09
A1 (A1)	D	0.95	2.10	03
A1 (A1)	D	0.98	2.10	03
A1 (A1)	D	0.99	2.10	12
A1 (A1)	D	1.06	2.10	03
A1 (A1)	D	1.07	2.10	03
A1 (A1)	D	1.12	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.56	1.20	03
A1 (A1)	W	0.68	1.20	03
A1 (A1)	W	0.80	1.20	03
A1 (A1)	W	0.86	1.20	03
A1 (A1)	W	0.95	1.20	03
A1 (A1)	W	1.19	1.20	03
A1 (A1)	W	1.32	1.20	03
A1 (A1)	W	1.43	1.20	03
A1 (A1)	W	1.48	1.20	03
A1 (A1)	W	1.57	1.20	03
A1 (A1)	W	1.59	1.20	03
A1 (A1)	W	1.76	1.20	03
A1 (A1)	W	2.17	1.20	03

Required Parking (Table 7a)

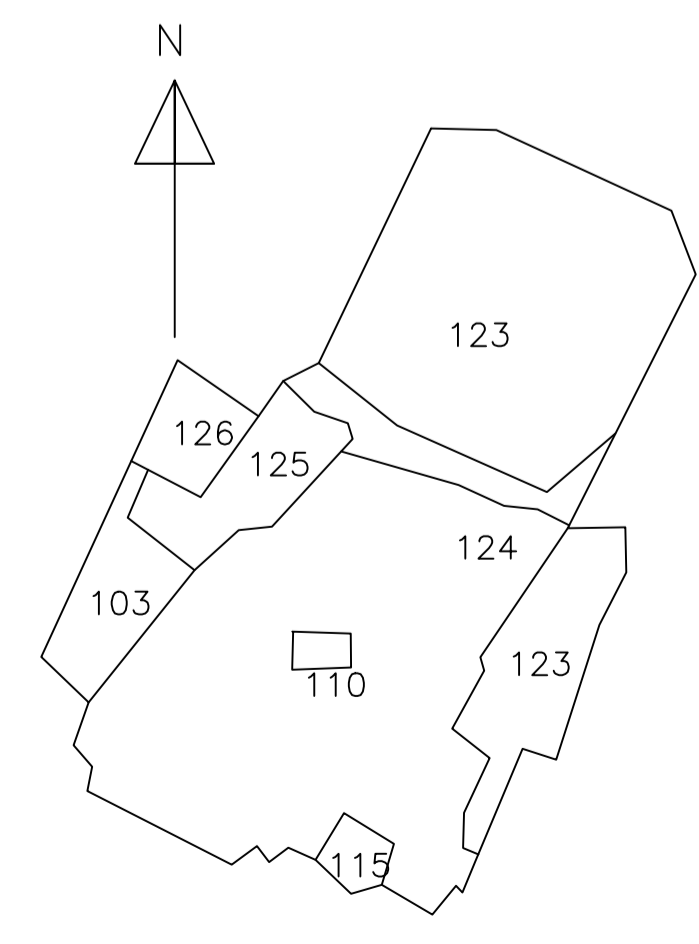
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A1 (A1)	Residential	Residential Bldg/Apartment	0 - 140	1	9.00	1.00	9	-	-	-	-	-	
			> 140	1.5	-	-	-	-	-	-	-	-	
			> 0	1	9.00	-	-	-	-	-	1	9	-
			> 0	1	9.00	-	-	-	-	1	1	-	-
Total :						9	9	-	1	1	9		

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	9	112.50	9	112.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	9	18.00	11	22.00
Other Parking	-	-	-	58.93
Total		143.00		227.93

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.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Accessory Use	Parking					
A1 (A1)	1	851.03	47.19	803.84	3.93	125.58	218.43	458.22	10.18	468.40	468.40	09
Grand Total	1	851.03	47.19	803.84	3.93	125.58	218.43	458.22	10.18	468.40	468.40	09



Proposal Basic Information

Proposal File No.	DMC/BP/0017/W21/2023
Owner Name	PANKAJ KUMAR
Khata No	OLD - 29, NEW - 220
Plot No	OLD - 91, 92, 99, NEW - 110
Village Name	Baramuri
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: DMC/BP/0017/W21/2023	PlotSubPlot No: OLD - 91, 92, 99, NEW - 110
Application Type: General Proposal	North: Plot No. - PART OF SAME PLOT
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: Road Width - 4.87

VERSION NO.: 1.0.65
VERSION DATE: 16/10/2020

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
Area of Plot	330.18	330.18
Deduction for NetPlot Area		
Surrender Free of Cost		5.25
Total		5.25
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	324.93
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		5.25
Common Plot		33.57
Total		38.82
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	291.36
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	324.93
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	330.18

COVERAGE CHECK

Permissible Coverage area (60.00 %)	194.96
Proposed Coverage Area (59.89 %)	194.60
Total Prop. Coverage Area (59.89 %)	194.60
Balance coverage area (0.11 %)	0.36

FAR CHECK

Perm. FAR Area (1.500)	495.27
Total Perm. FAR area	495.27
Residential FAR	458.21
Proposed FAR Area	468.40
Total Proposed FAR Area	468.40
Consumed FAR (Factor)	1.42
Balance FAR Area	26.87

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	803.84
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ARCHITECT (Regd) AMIT KUMAR
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) PANKAJ KUMAR

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)	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	220.04	10.18	220.04	10.18
Ground Floor	194.60	152.74	194.60	152.74
First Floor	194.60	152.74	194.60	152.74
Second Floor	194.60	152.74	194.60	152.74
Terrace Floor	0.00	0.00	0.00	0.00
Total :	803.84	468.40	803.84	468.40

Building USE/SUBUSE Details

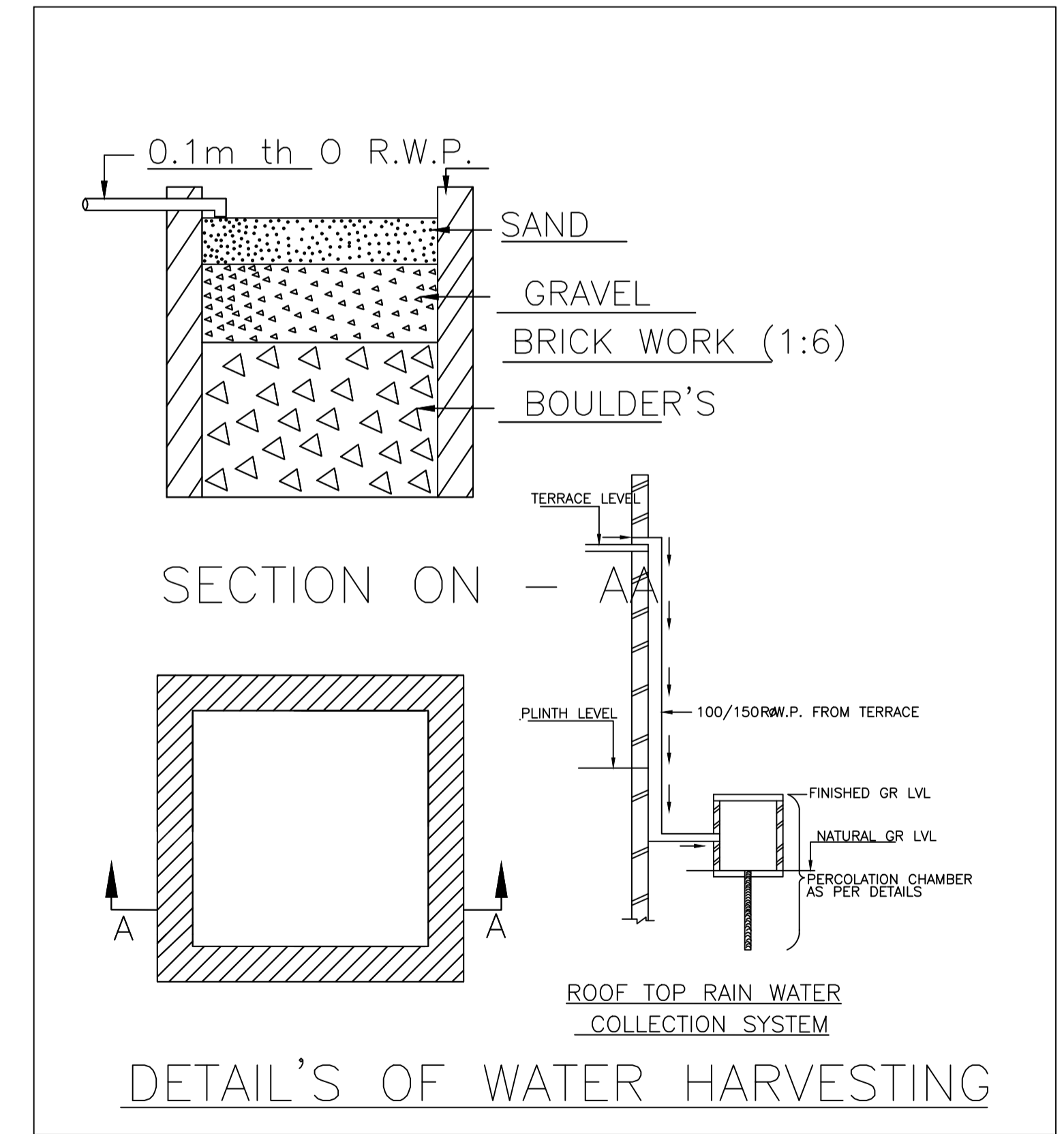
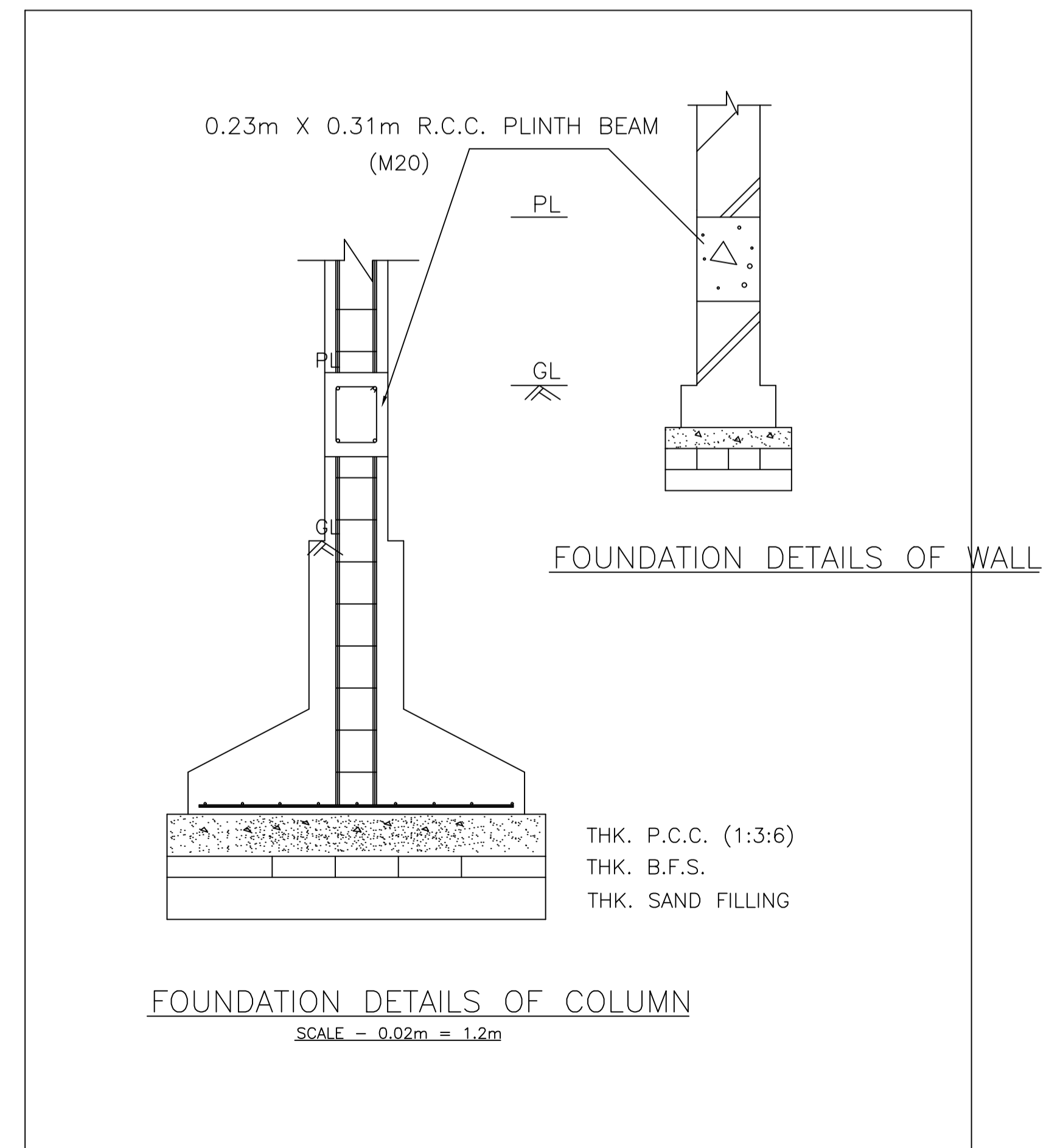
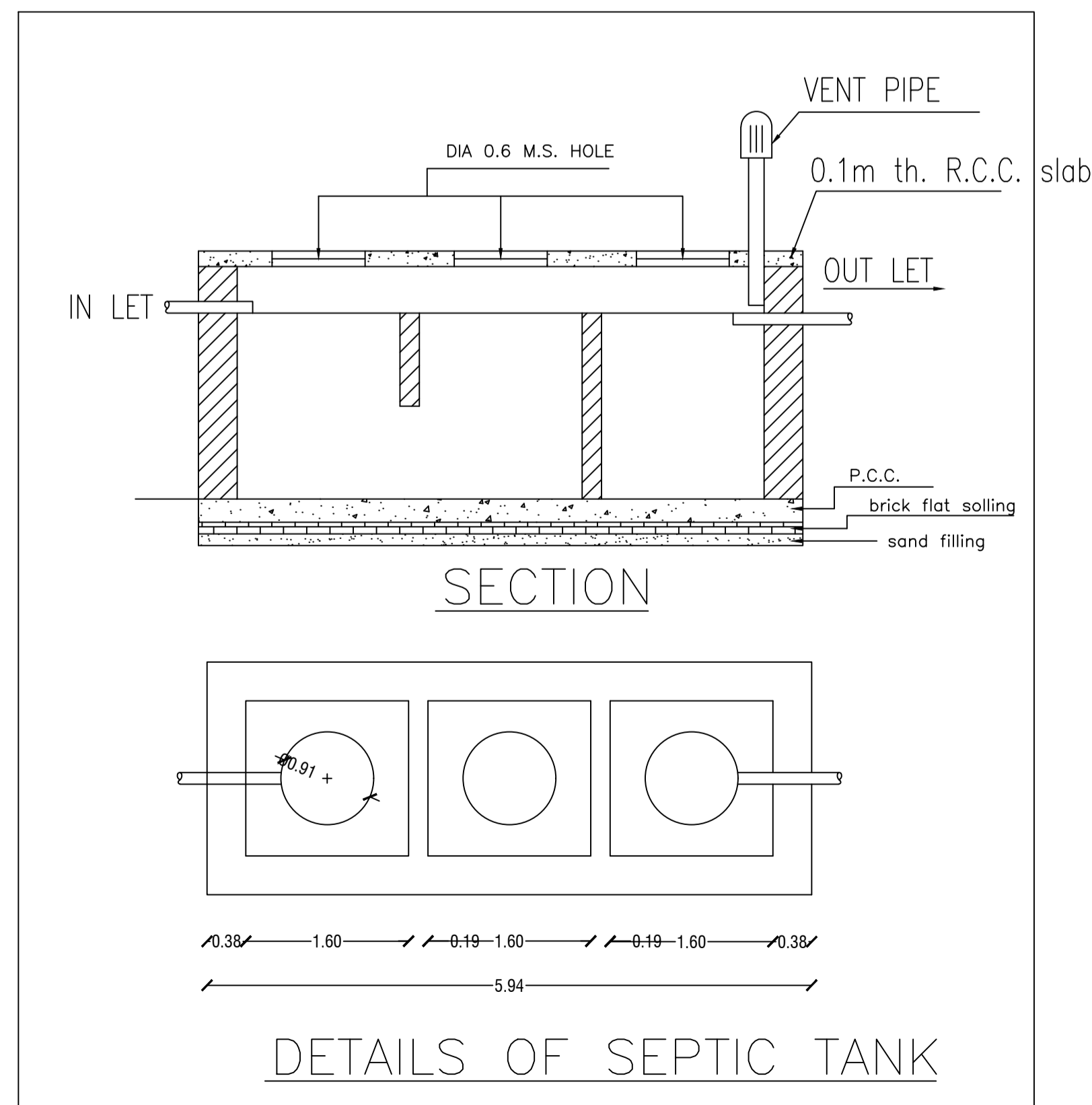
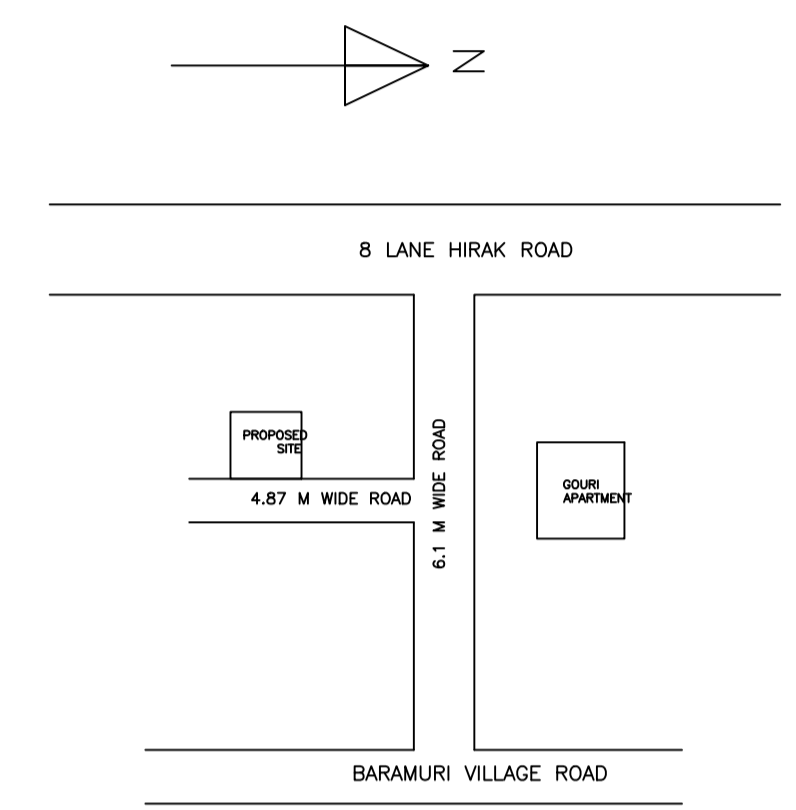
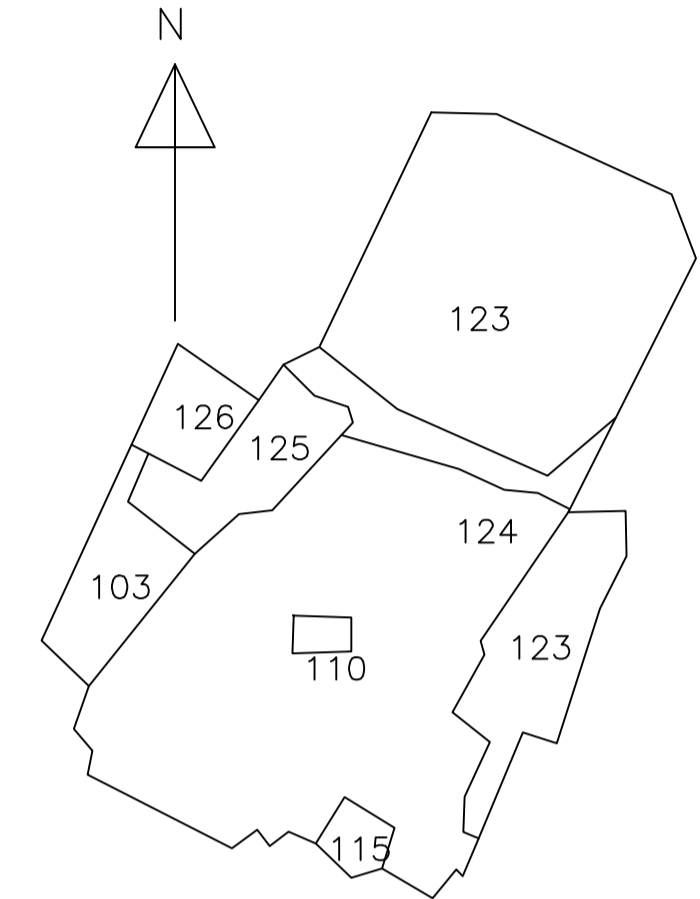
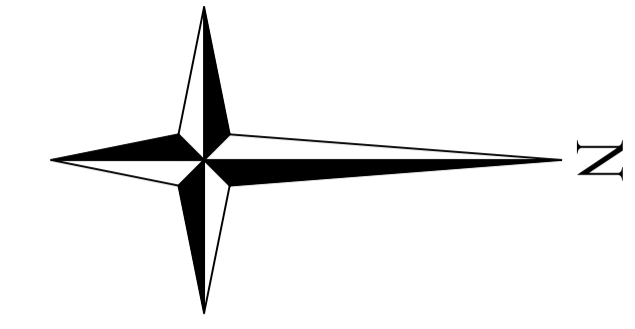
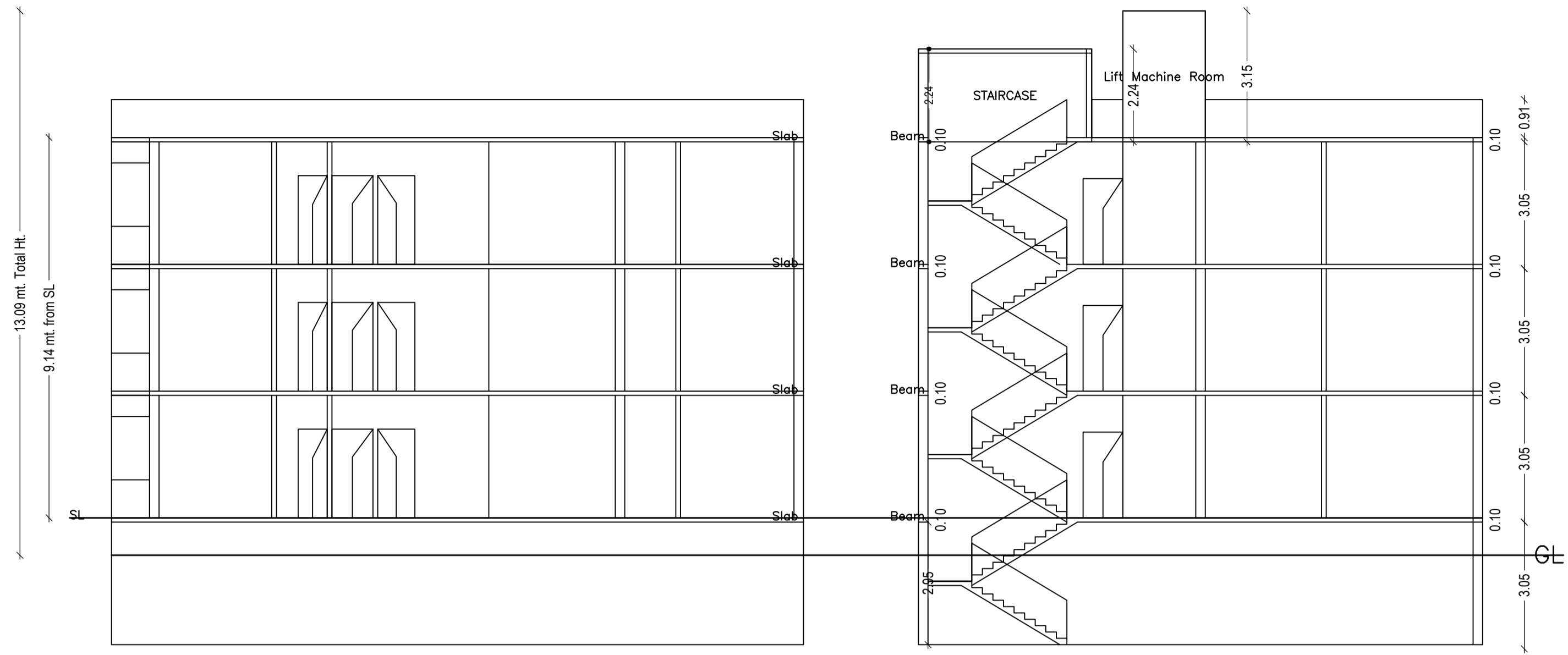
Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL	1	FLAT	69.68	69.66	7	
- GROUND, 1	2	FLAT	60.36	60.31	2	9
2 FLOOR PLAN	3	FLAT	36.49	36.44		
Total:			499.61	499.22	33	9

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR DMC/ENG/0012/2021			

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