

Proposal Basic Information	
Proposal File No.	DMC/BP/0345/W23/2023
Owner Name	SUJATA AGARWAL, AJAY KUMAR AGARWAL
Khata No	OLD - 94, NEW - 256
Plot No	OLD - 3464, NEW - 4220
Village Name	Kolakusma
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT		VERSION NO. : 1.0.67
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/Nearby/Religious/Structure: NA	
Inward No: DMC/BP/0345/W23/2023	Plot/SubPlot No: OLD - 3464, NEW - 4220	
Application Type: General Proposal	North: Road Width - 6.7	
Project Type: Building Permission	South: Plot No. - BOUNDARY	
Nature of Development: New	East: Plot No. - NEHA SHARMA	
Location of Development Area: Old Area	West: Plot No. - PART OF THIS PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 134.87
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	134.87
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot Total		11.28
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	123.60
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	134.87
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	134.87
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		94.41
Proposed Coverage Area (61.84 %)		83.40
Total Prop. Coverage Area (61.84 %)		83.40
Balance coverage area (8.16 %)		11.01
FAR CHECK		
Perm. FAR Area (2.500)		337.17
Total Perm. FAR area		337.17
Residential FAR		169.99
Proposed FAR Area		169.99
Total Proposed FAR Area		169.99
Consumed FAR (Factor)		1.26
Balance FAR Area		167.18
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		173.18
ARCHITECT (Regd)		AMIT KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SUJATA AGARWAL, AJAY KUMAR AGARWAL
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	173.18	166.66	8	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	9	0
Total:	-	-	173.18	166.66	17	1

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.84 X 7.61 X 1 X 1	6.39	6.39
Total	-	-	6.39

SCHEDULE OF DOOR:

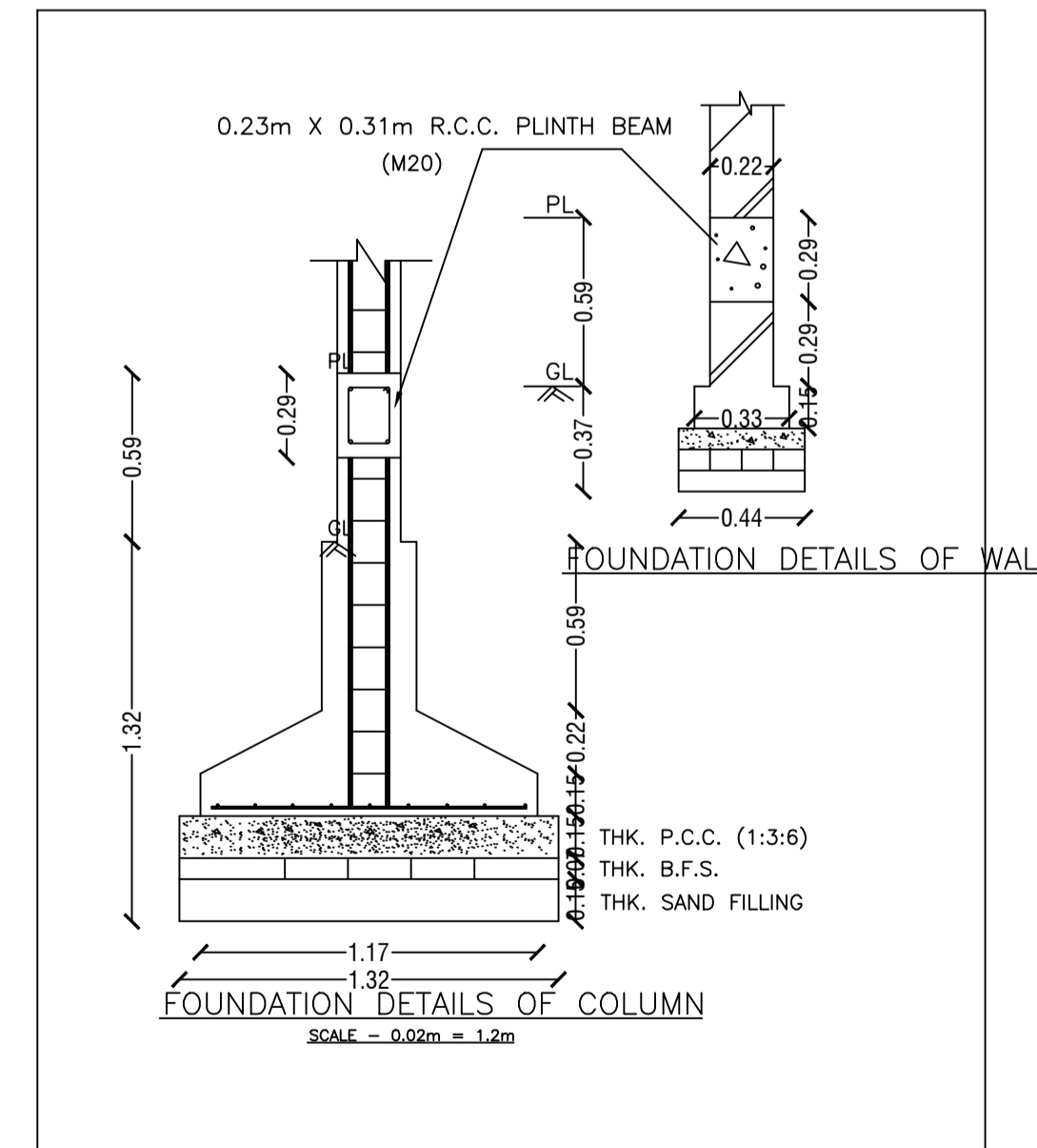
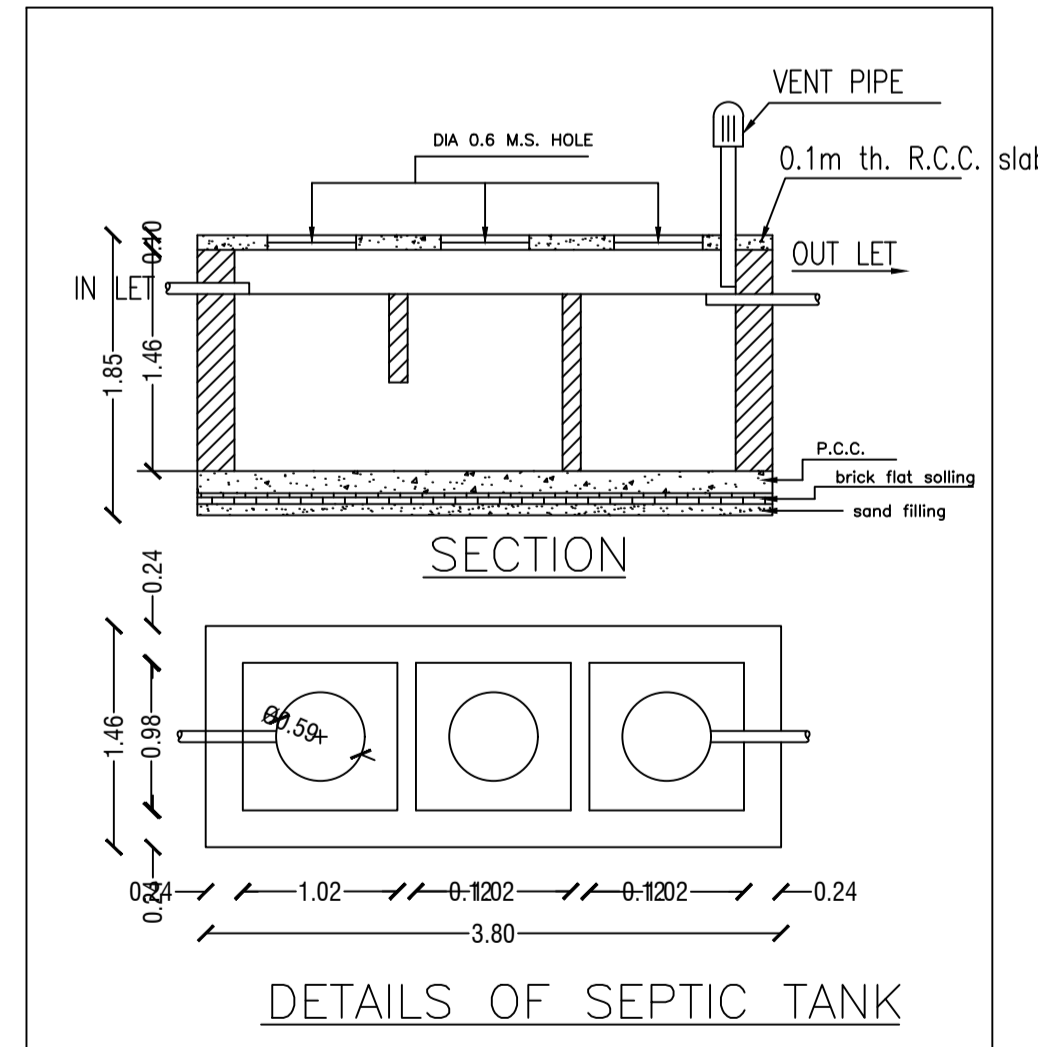
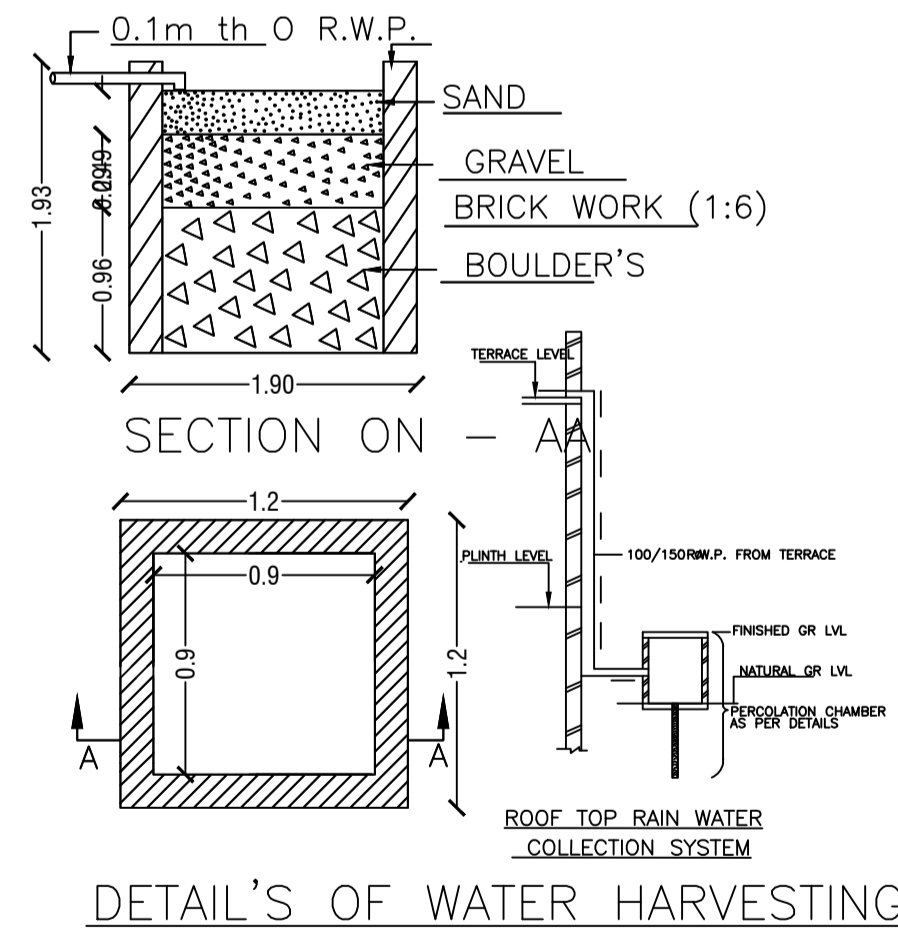
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.70	2.10	01
A1 (A1)	D	0.73	2.10	02
A1 (A1)	D	0.79	2.10	01
A1 (A1)	D	0.81	2.10	01
A1 (A1)	D	0.88	2.10	01
A1 (A1)	D	0.90	2.10	01
A1 (A1)	D	0.91	2.10	02
A1 (A1)	D	0.94	2.10	02
A1 (A1)	D	0.95	2.10	01
A1 (A1)	D	1.02	2.10	01
A1 (A1)	D	1.37	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.61	1.20	01
A1 (A1)	W	0.65	1.20	01
A1 (A1)	W	0.76	1.20	02
A1 (A1)	W	0.82	1.20	01
A1 (A1)	W	1.22	1.20	01
A1 (A1)	W	1.68	1.20	01
A1 (A1)	W	1.74	1.20	01
A1 (A1)	W	1.83	1.20	01
A1 (A1)	W	2.01	1.20	02
A1 (A1)	W	2.10	1.20	01
A1 (A1)	W	2.14	1.20	01

Building :A1 (A1)

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.)
Ground Floor	83.40	0.00	83.40	83.40	83.40	01
First Floor	89.78	3.19	86.59	86.59	86.59	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	173.18	3.19	169.99	169.99	169.99	01
Total Number of Same Buildings	1					
Total:	173.18	3.19	169.99	169.99	169.99	01



COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
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.)
Ground Floor	83.40	83.40	83.40	83.40
First Floor	89.78	86.59	89.78	86.59
Terrace Floor	0.00	0.00	0.00	0.00
Total:	173.18	169.99	173.18	169.99

Building USE/SUBUSE Details

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

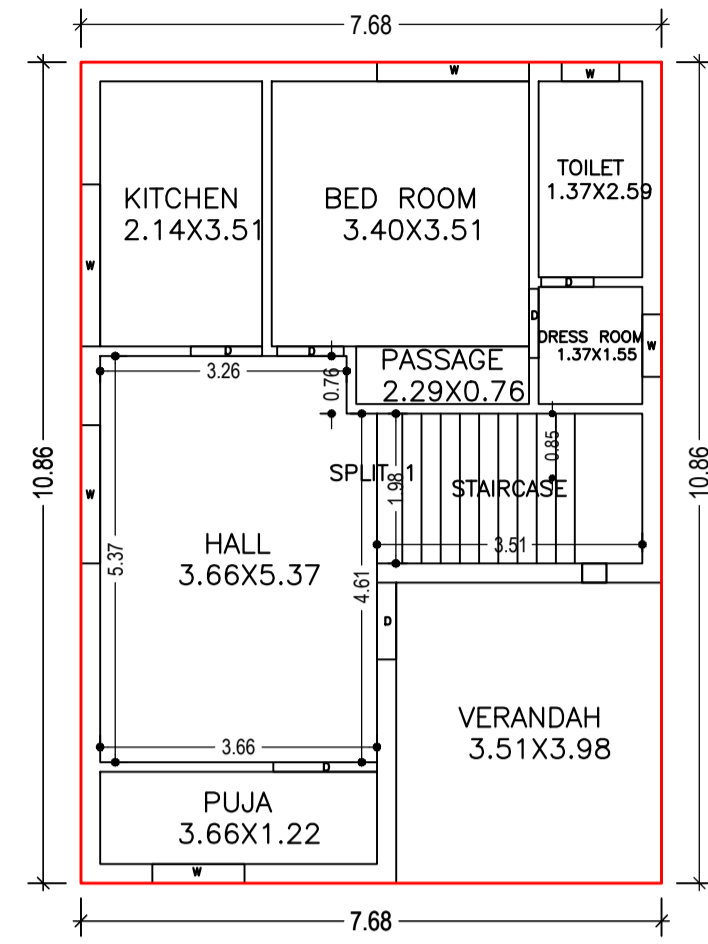
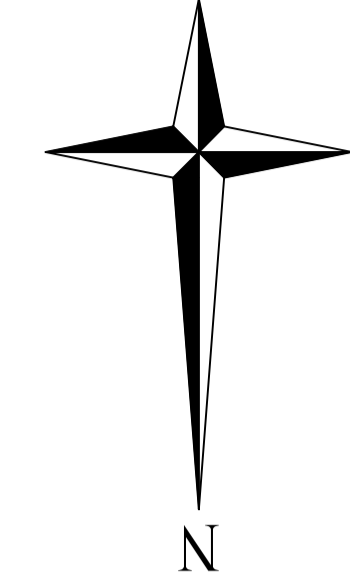
FAR & Tenement Details (Table 4c-1)

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.)
A1 (A1)	1	173.18	3.19	169.99	169.99	169.99	01
Grand Total:	1	173.18	3.19	169.99	169.99	169.99	01

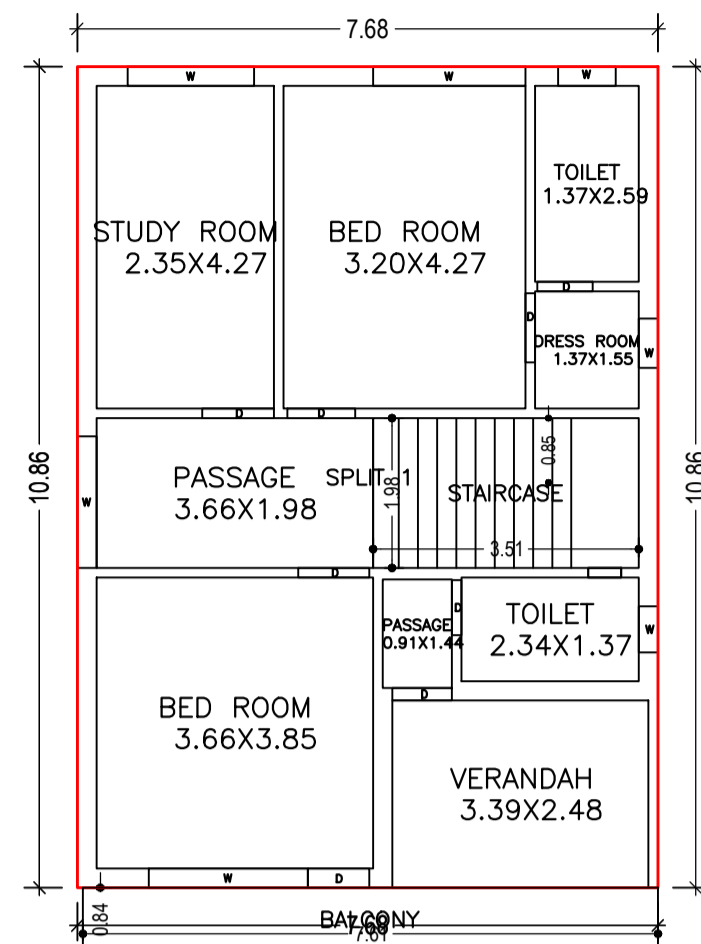
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMIT KUMAR DMC/ENG/0012/2021			

Proposal Basic Information

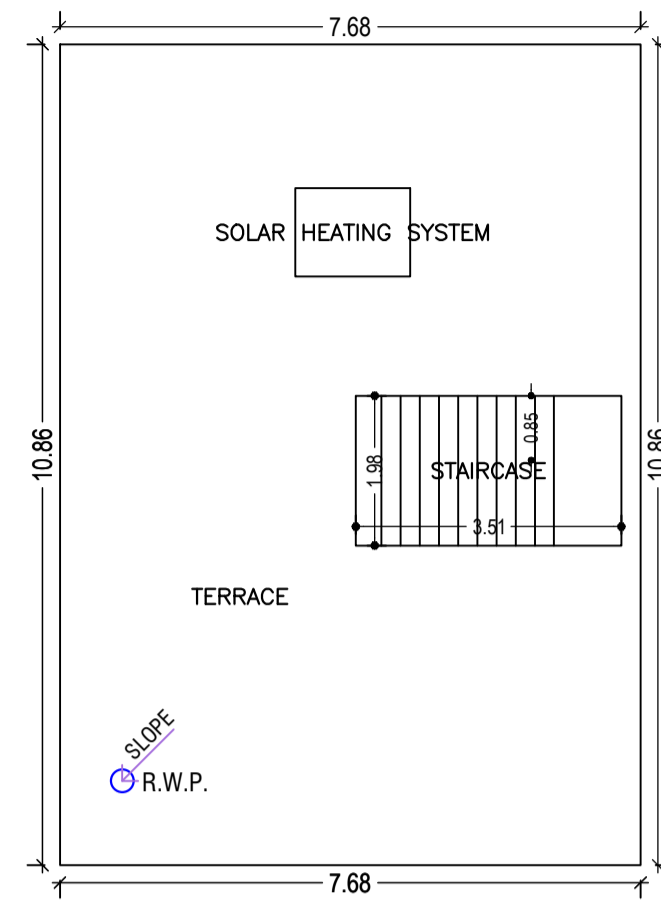
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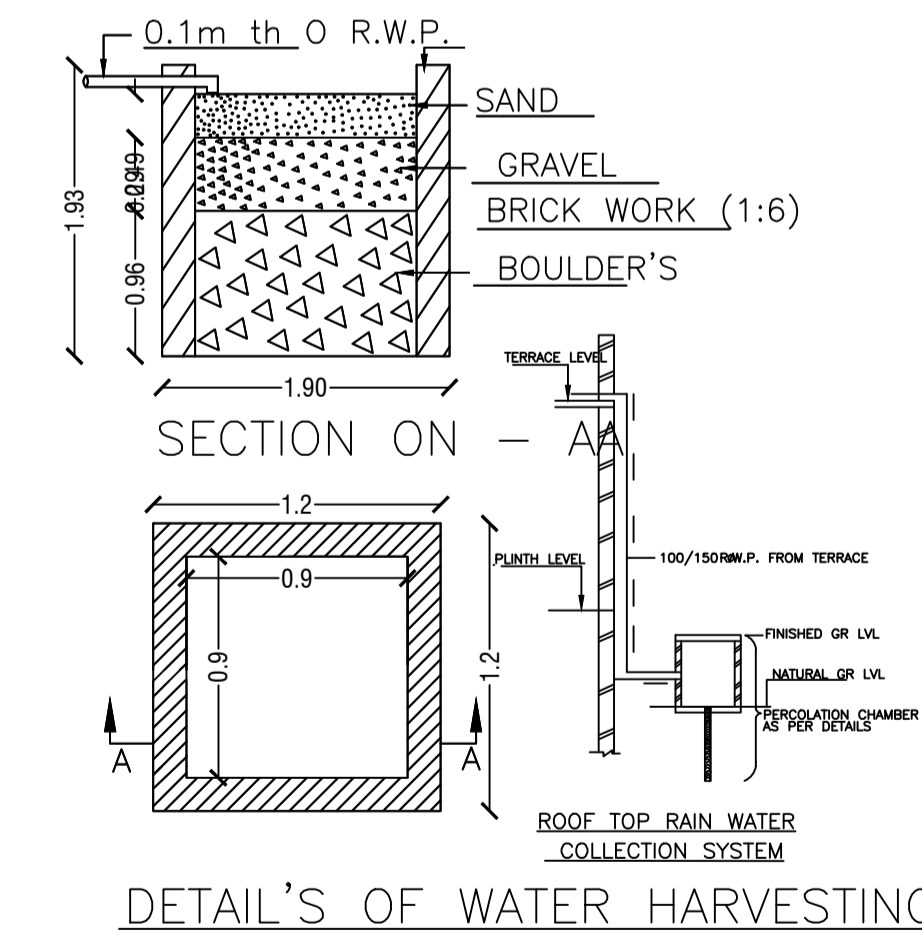
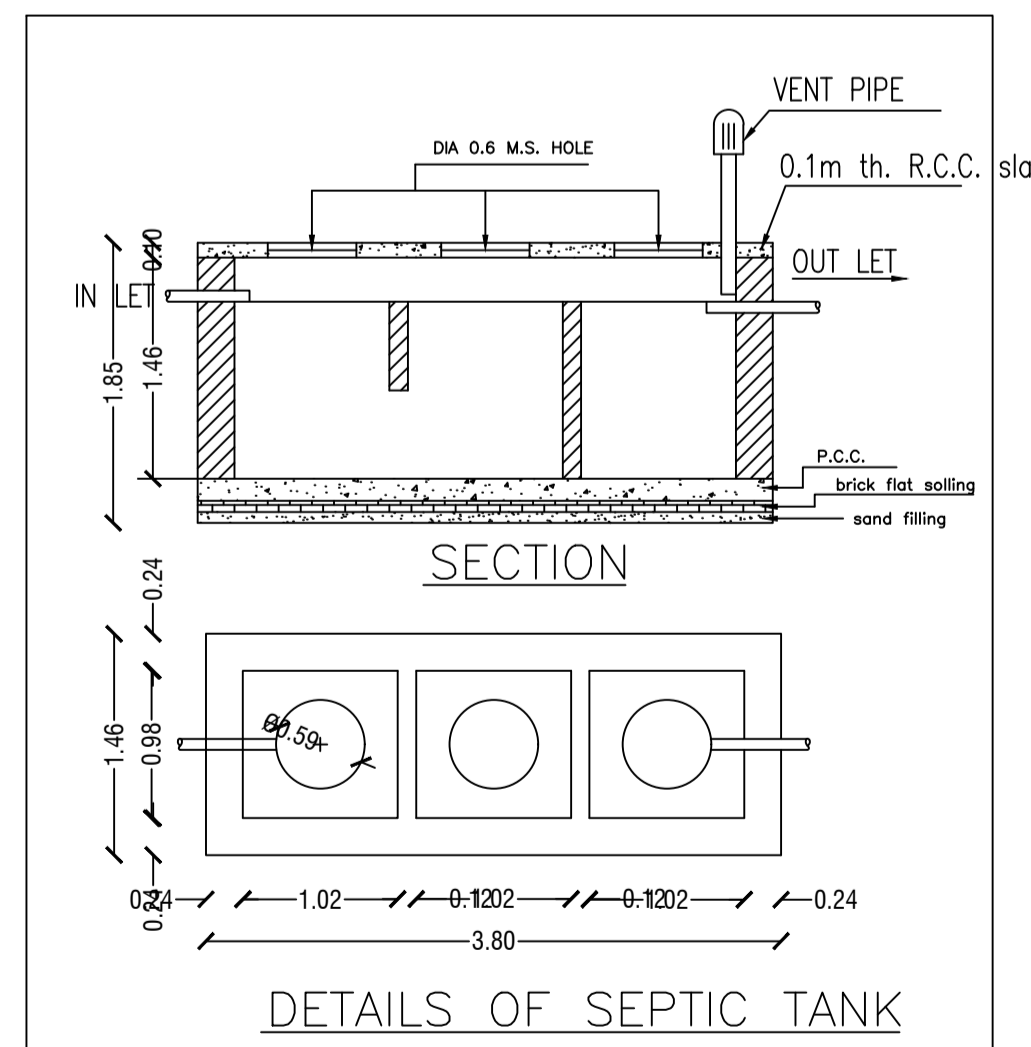
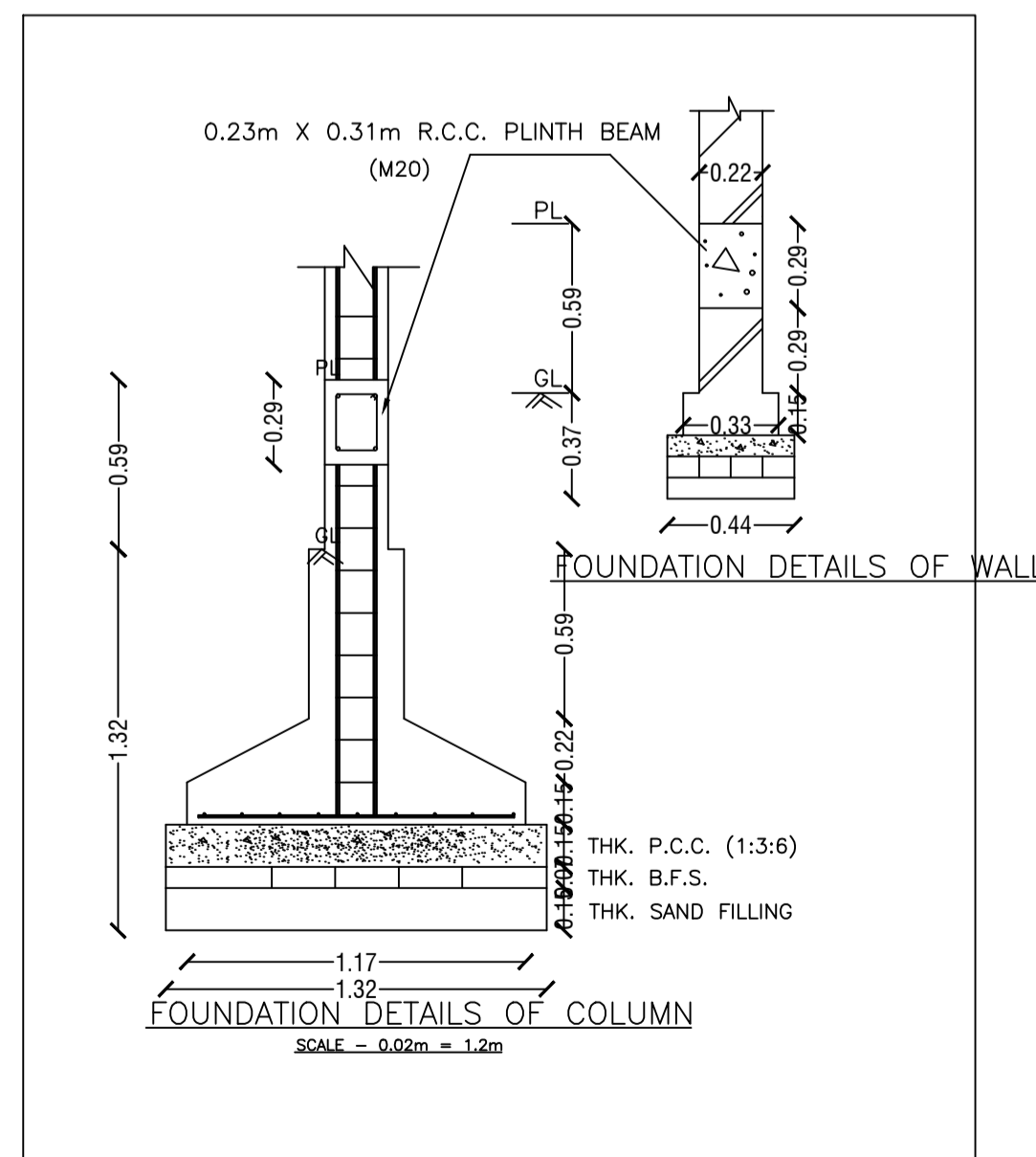
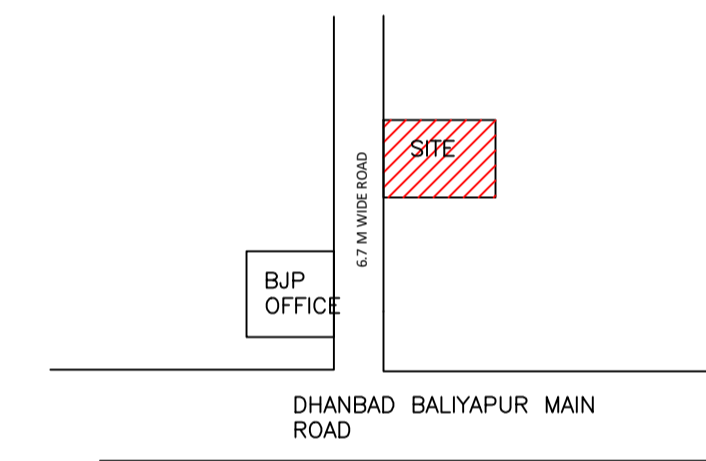
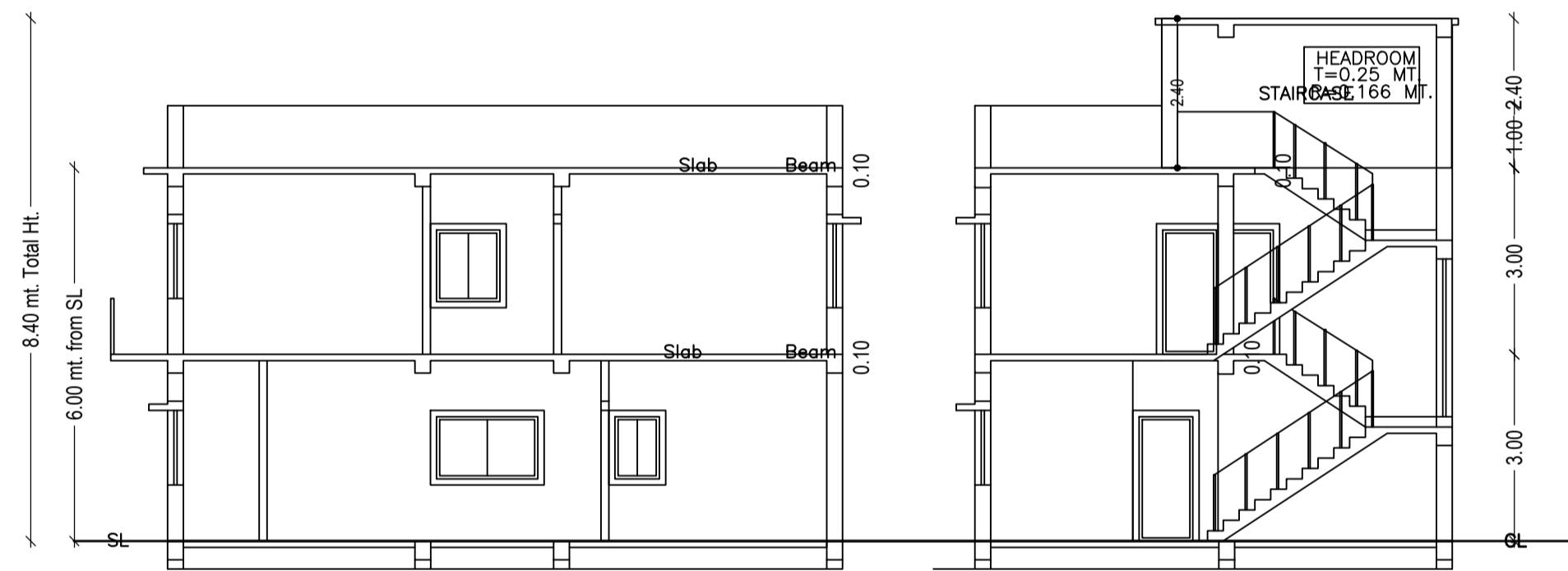
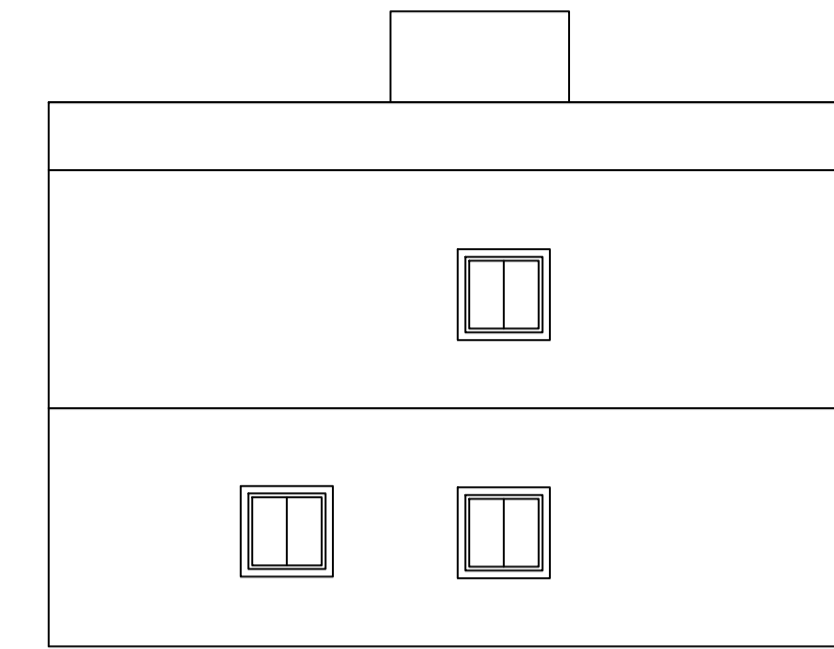
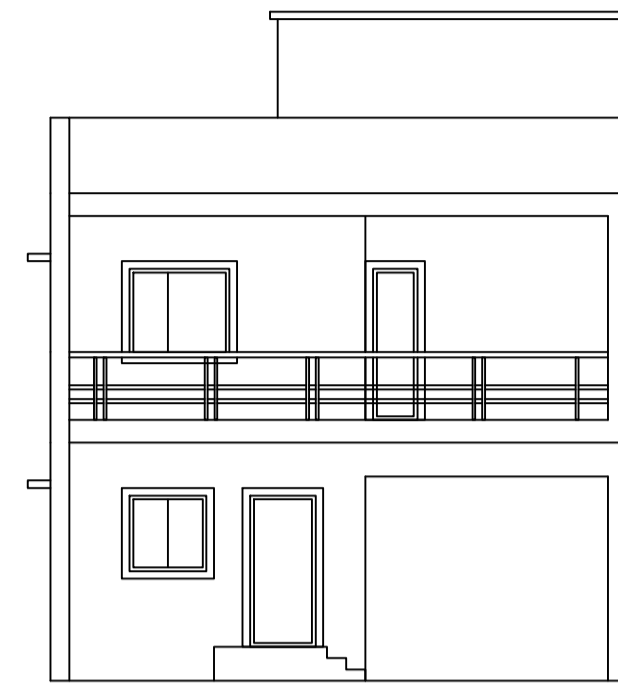
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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
AMIT KUMAR DMC/ENG/0012/2021			