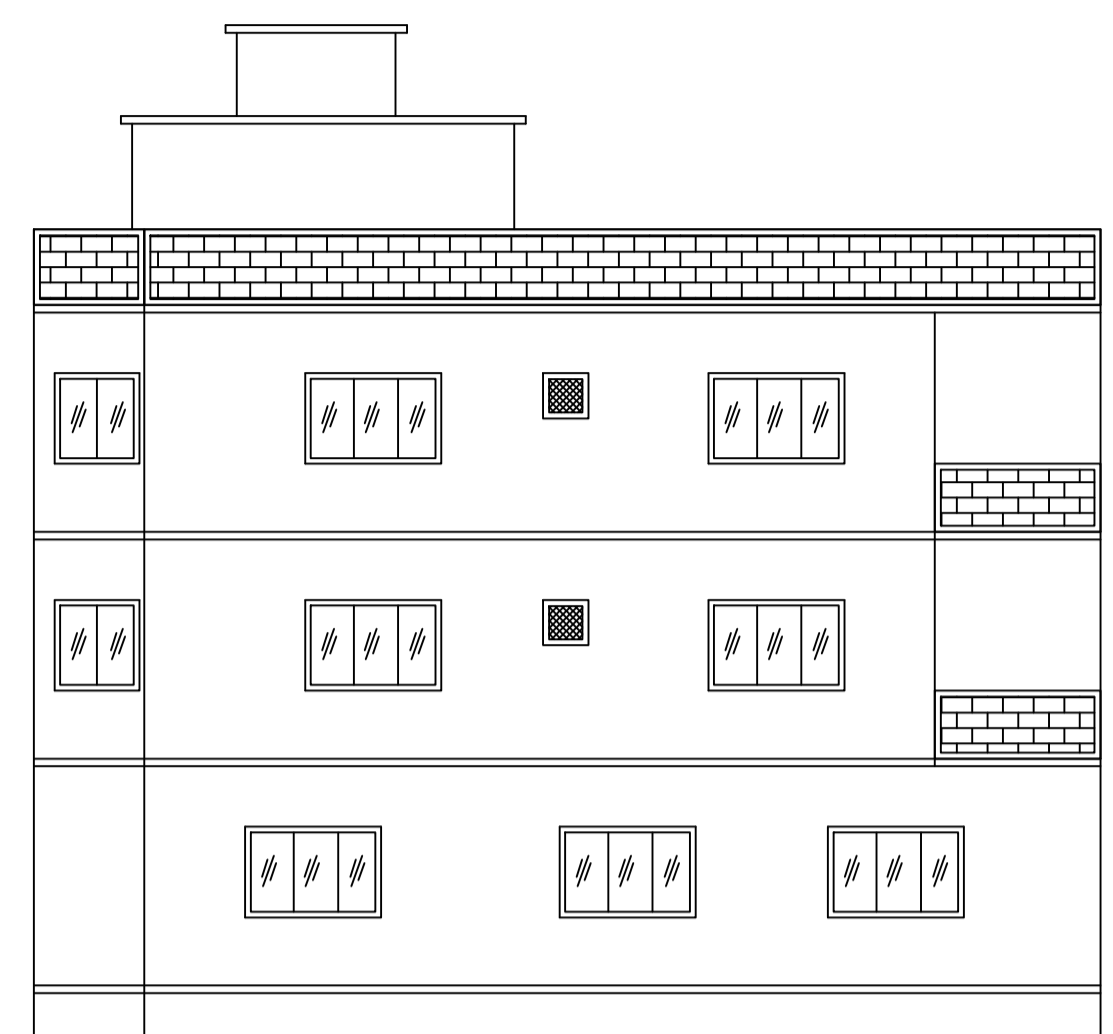
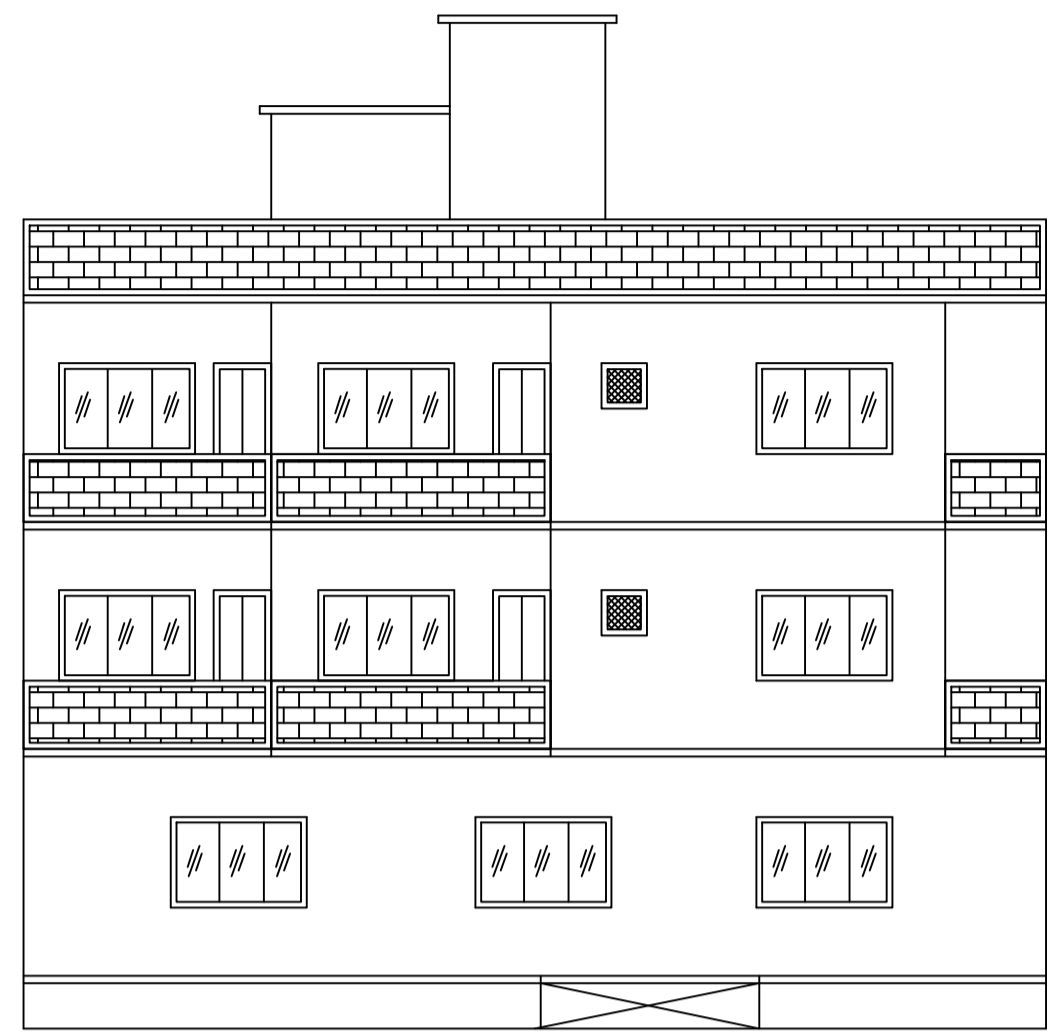
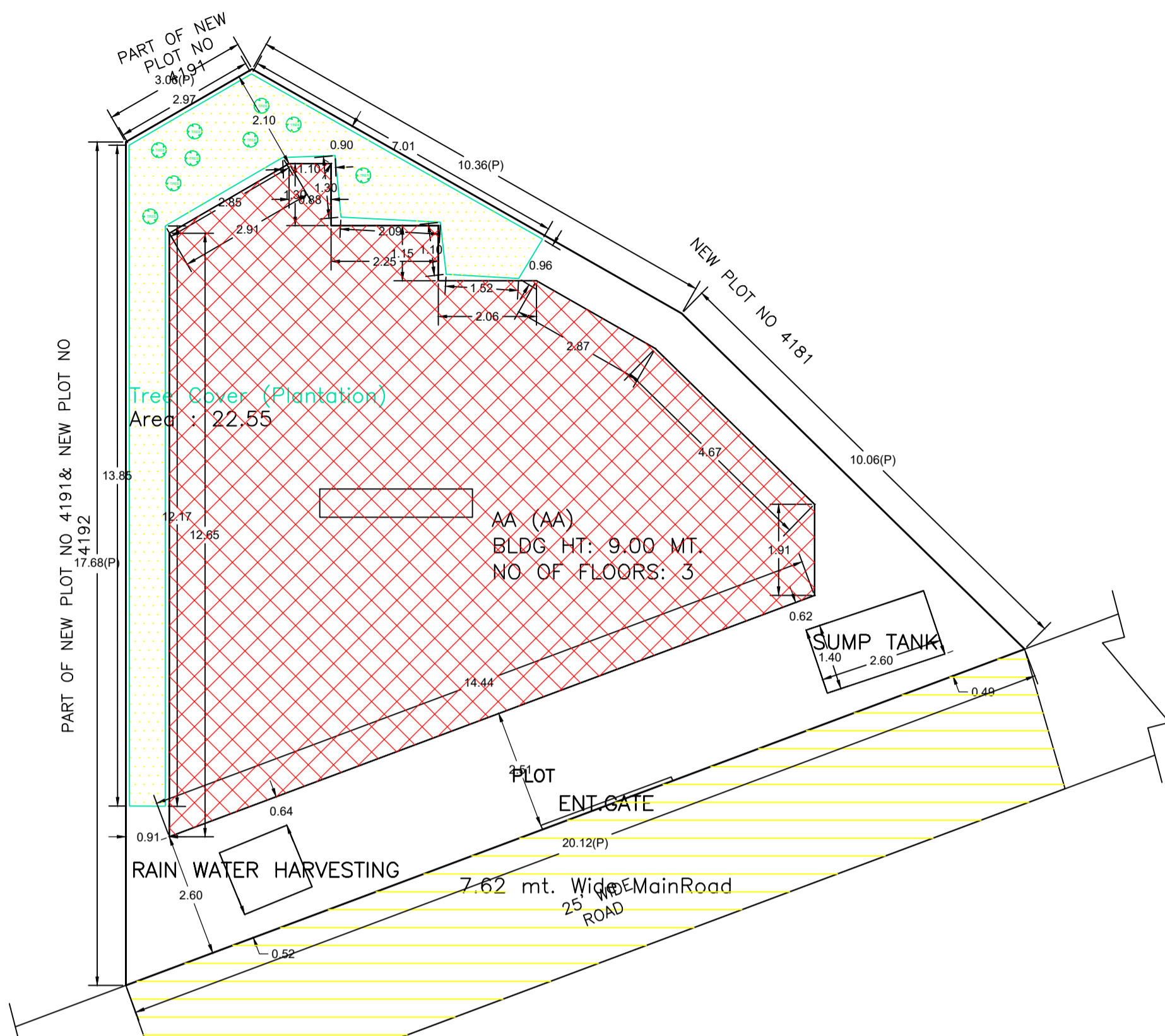
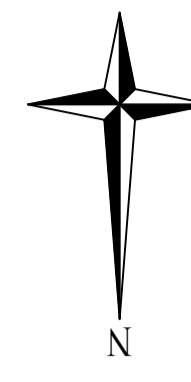


Proposal Basic Information

Proposal File No.	DMC/BP/0158/W23/2024
Owner Name	SAPTAMI MANDAL
Khata No	32,81 (OLD), 79, 293(NEW)
Plot No	993(OLD), 1035(NEW)
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



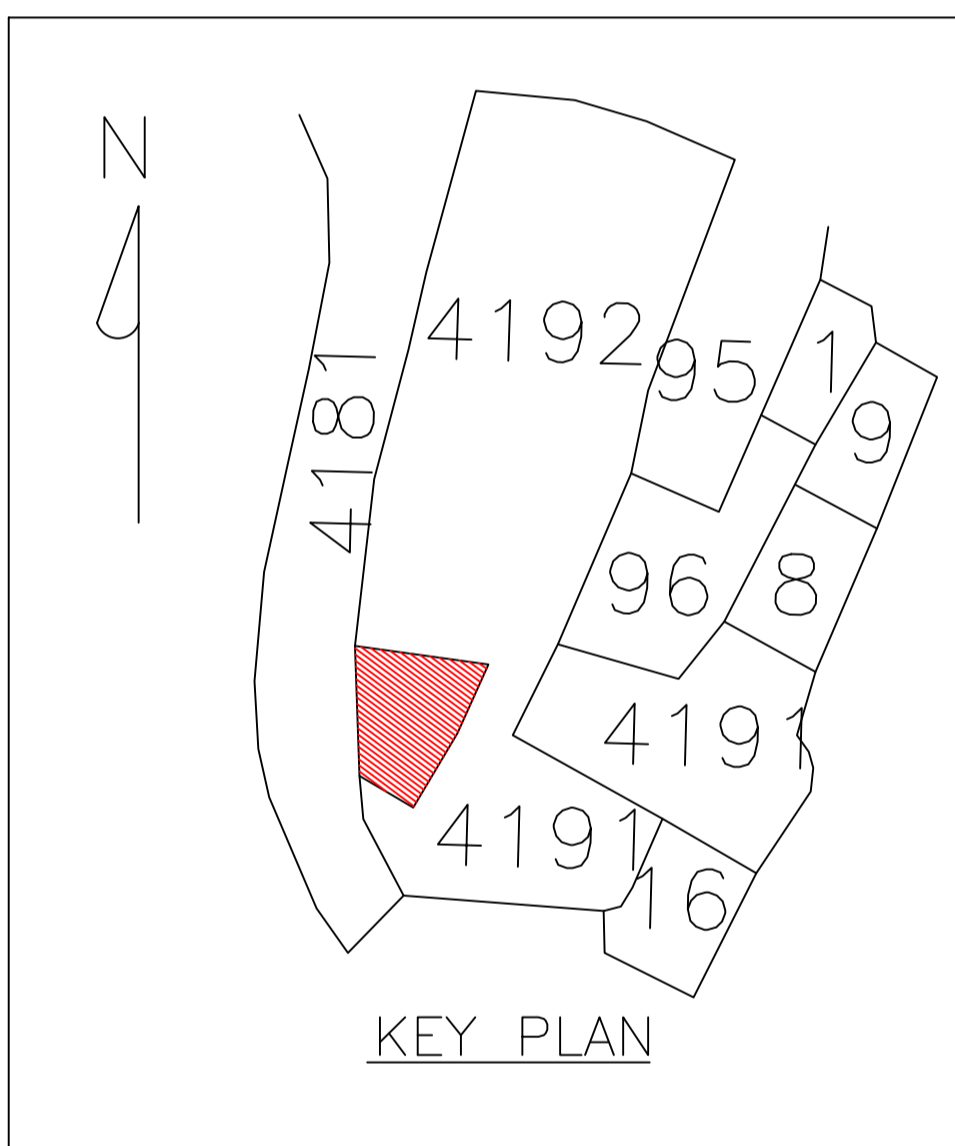
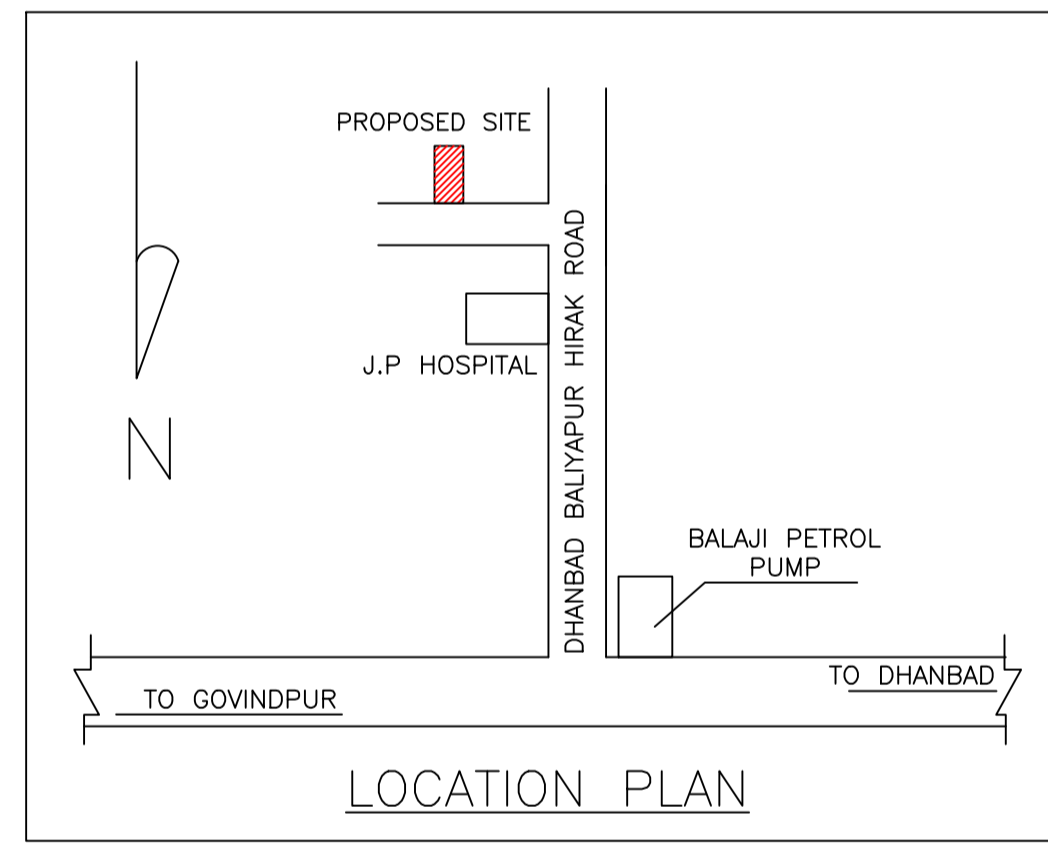
AREA STATEMENT
DHANBAD MUNICIPAL CORPORATION
VERSION NO.: 1.0/70
VERSION DATE: 16/10/2020

PROJECT DETAIL:
Region: JHARKHAND URBAN LOCAL BODIES
District: DHANBAD
Authority: DHANBAD MUNICIPAL CORPORATION
Inward No: DMC/BP/0158/W23/2024
Application Type: General Proposal
Project Type: Building Permission
Nature of Development: New
Location of Development Area: Old Area

Plot Use: Mixed
Plot SubUse: Resi+Comm
PlotNearby/ReligiousStructure: NA
Plot/SubPlot No: 993(OLD), 1035(NEW)
North: Road Width - 7.62
South: Plot No. - PART OF NEW PLOT NO 4191
East: Plot No. - PART OF NEW PLOT NO 4191& NEW PLOT NO 4192
West: Plot No. - NEW PLOT NO 4181

AREA OF PLOT (Minimum)	(A)	SQ. MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	208.25
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		22.55
Total		22.55
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	185.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	208.25
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	208.25
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		145.77
Proposed Coverage Area (57.89 %)		120.55
Total Prop. Coverage Area (57.89 %)		120.55
Balance coverage area (12.11 %)		25.22
FAR CHECK		
Perm. FAR Area (2.500)		520.63
Total Perm. FAR area		520.63
Residential FAR		233.83
Commercial FAR		120.55
Proposed FAR Area		362.07
Total Proposed FAR Area		362.07
Consumed FAR (Factor)		1.74
Balance FAR Area		158.56
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		482.18
ARCHITECT (Regd)	RAJEEV RANJAN SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SAPTAMI MANDAL	
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D3	0.76	2.10	08
AA (AA)	D3	0.86	2.10	02
AA (AA)	D3	0.90	2.10	01
AA (AA)	D2	0.91	2.10	04
AA (AA)	D1	1.07	2.10	08
AA (AA)	D	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	0.60	1.20	03
AA (AA)	W	0.61	1.20	02
AA (AA)	W	0.71	1.20	03
AA (AA)	W	1.80	1.20	14
AA (AA)	W	1.82	1.20	04
AA (AA)	W	1.84	1.20	02

Building :AA (AA)

Floor Name	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	Parking	Resi.	Commercial				
Basement Floor	120.55	3.63	109.22	0.00	0.00	7.70	7.70	7.70	00
Ground Floor	120.55	0.00	0.00	0.00	120.55	0.00	120.55	120.55	01
First Floor	120.54	3.63	0.00	116.91	0.00	0.00	116.91	116.91	01
Second Floor	120.54	3.63	0.00	116.91	0.00	0.00	116.91	116.91	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	482.18	10.89	109.22	233.82	120.55	7.70	362.07	362.07	03
Total Number of Same Buildings :	1								
Total :	482.18	10.89	109.22	233.82	120.55	7.70	362.07	362.07	03

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

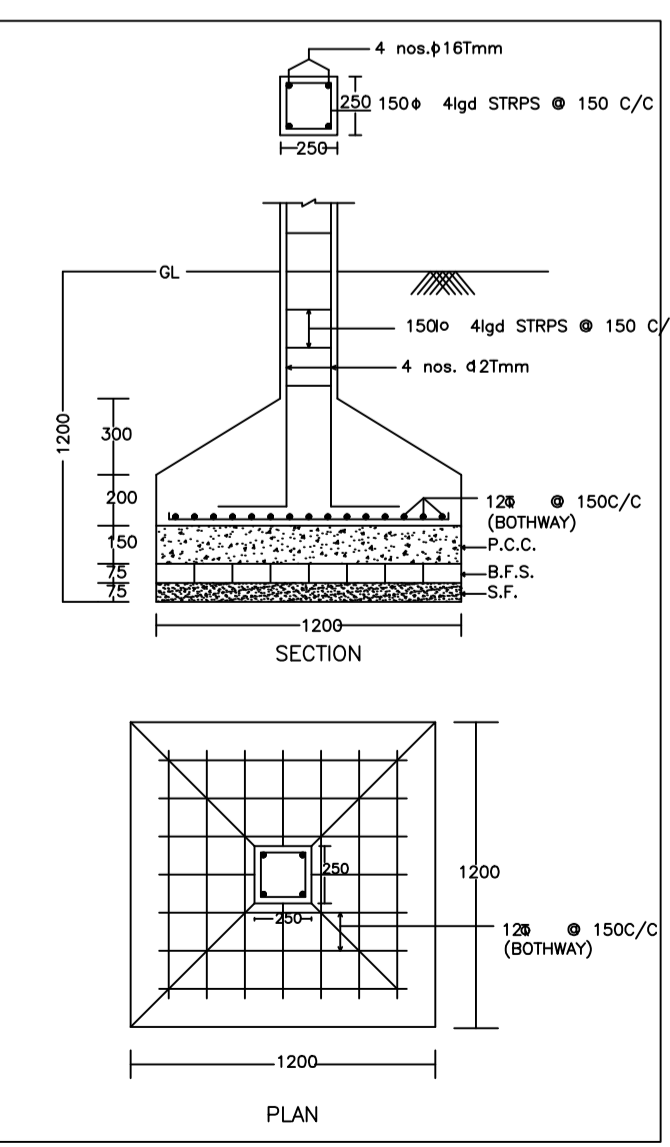
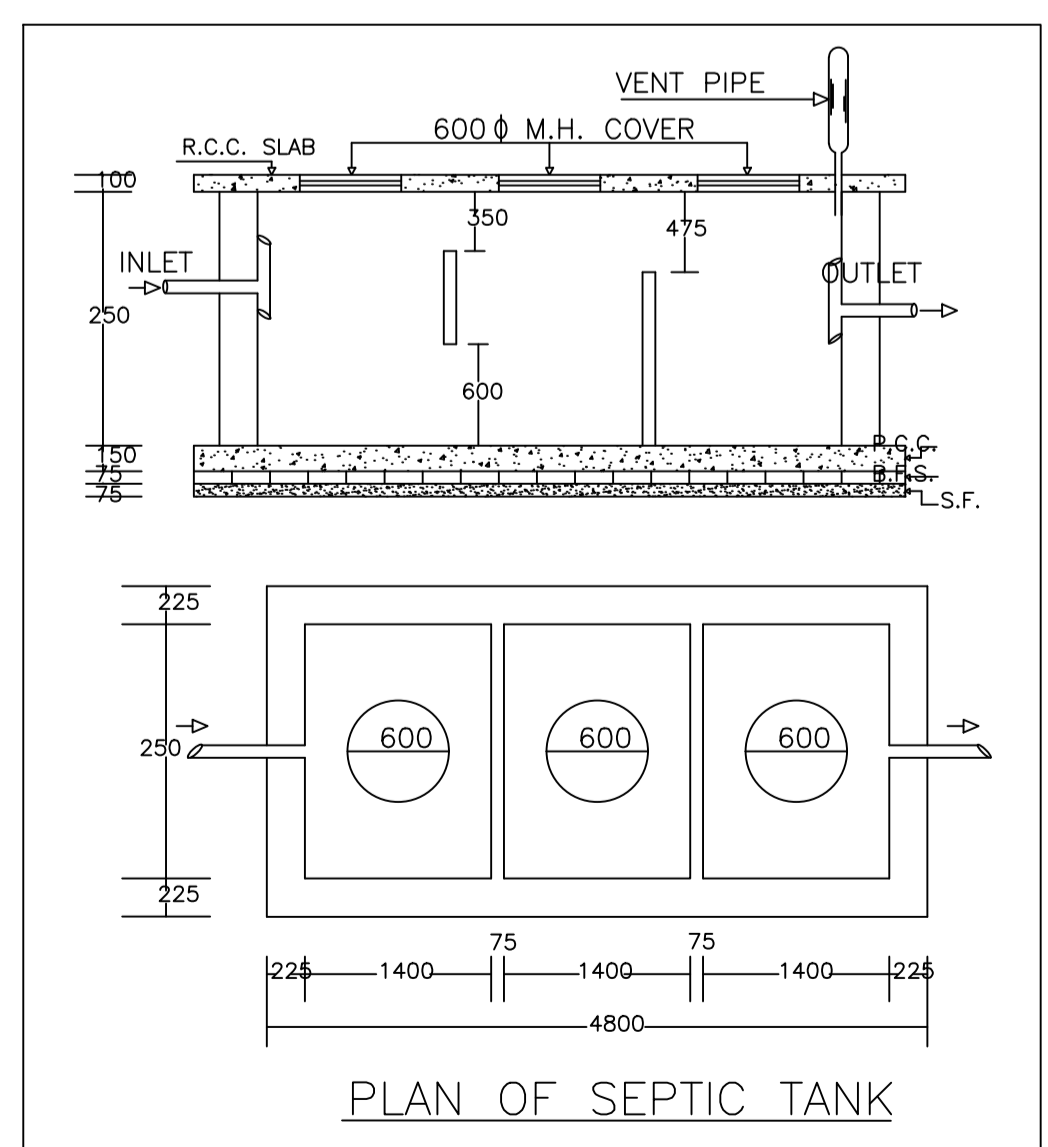
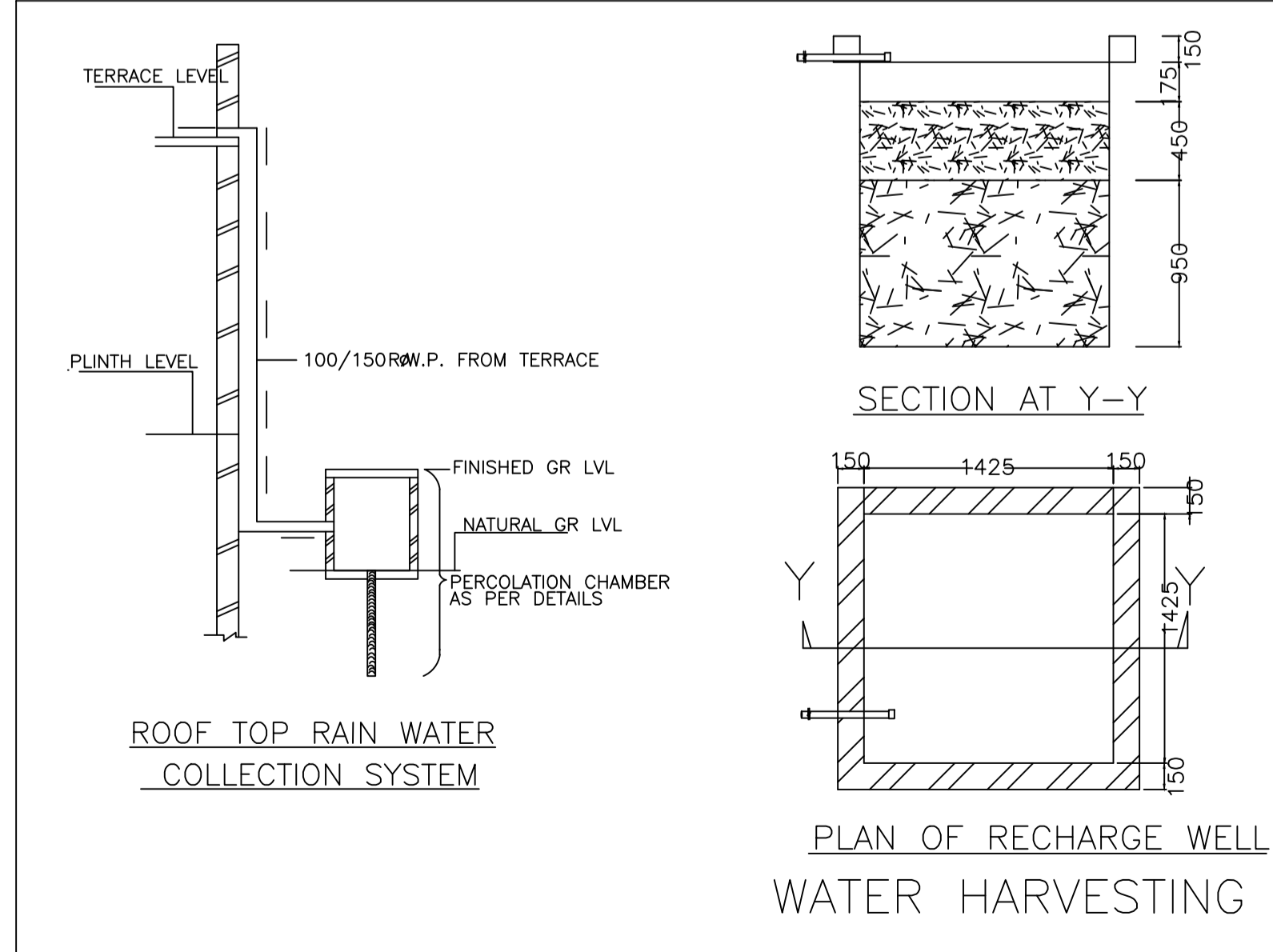
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	120.55	7.70	120.55	7.70
Ground Floor	120.55	120.55	120.55	120.55
First Floor	120.54	116.91	120.54	116.91
Second Floor	120.54	116.91	120.54	116.91
Terrace Floor	0.00	0.00	0.00	0.00
Total :	482.18	362.07	482.18	362.07

Building USE/SUBUSE Details

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

UnitBUA Table for Building :AA (AA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	OFFICE	116.91	116.77	2	1
	SPLIT AA	FLAT	116.91	116.77	11	2
Total:			350.74	350.31	24	3



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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking	Resi.	Commercial				
AA (AA)	1	482.18	10.89	109.22	233.82	120.55	7.70	362.07	362.07	03
Grand Total :	1	482.18	10.89	109.22	233.82	120.55	7.70	362.07	362.07	03

Required Parking (Table 7a)

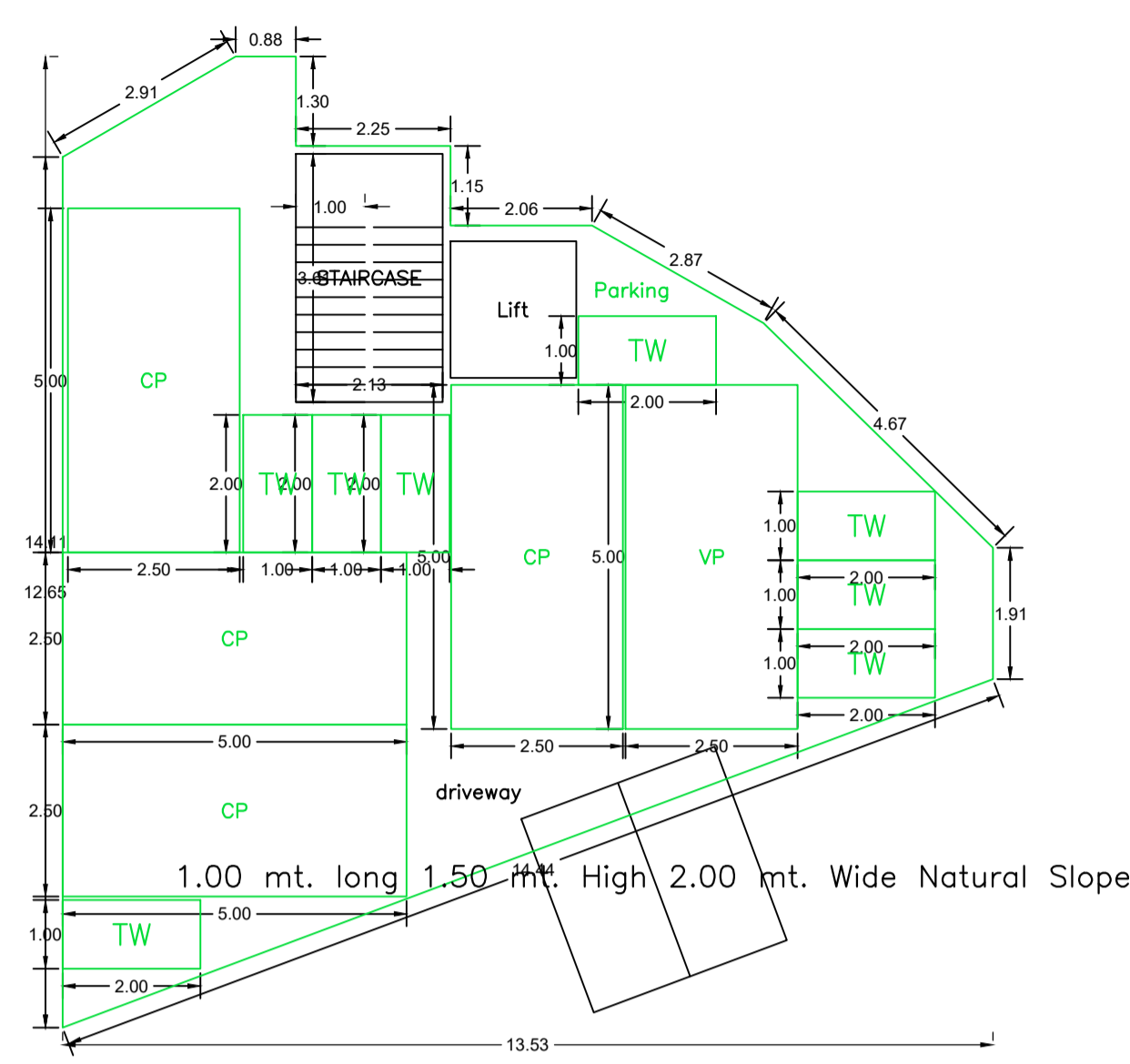
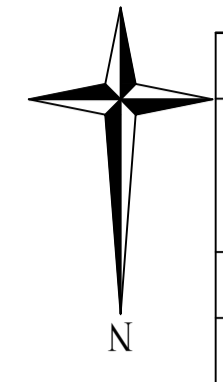
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
AA (AA)	Commercial	ResiComm Bldg	> 0	50	109.22	1	2	-	-	-	-
			> 0	50	109.22	-	-	-	-	1	5
			> 140	1.5	2.00	1.00	2	-	-	-	-
			> 0	1	2.00	-	-	-	-	1	2
Total :						4	4	1	1	7	8

Parking Check (Table 7b)

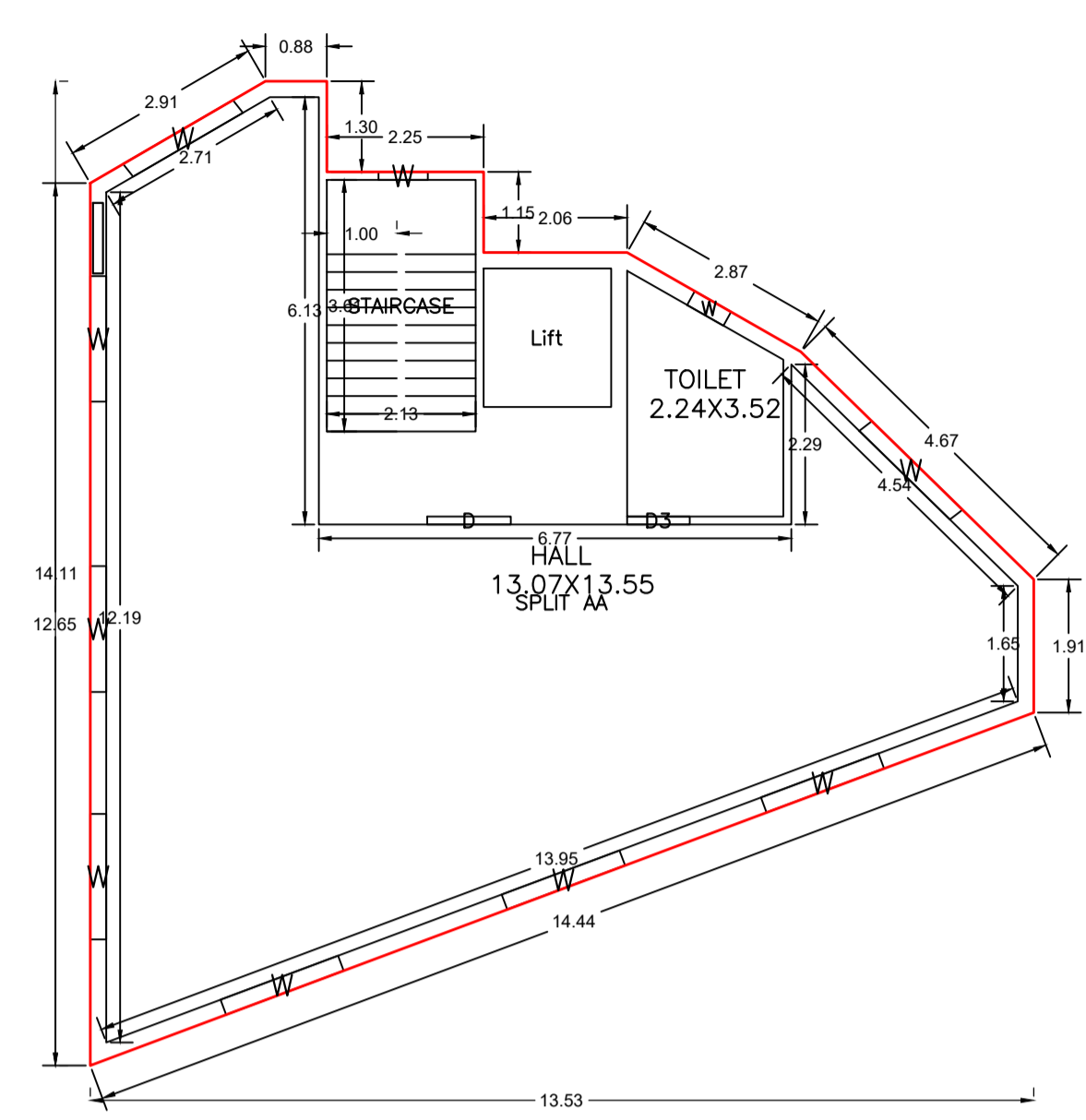
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	4	50.00	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	8	16.00
Total TwoWheeler	7	14.00	8	16.00
Other Parking	-	-	-	30.72
Total	76.50	-	125.22	-

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			

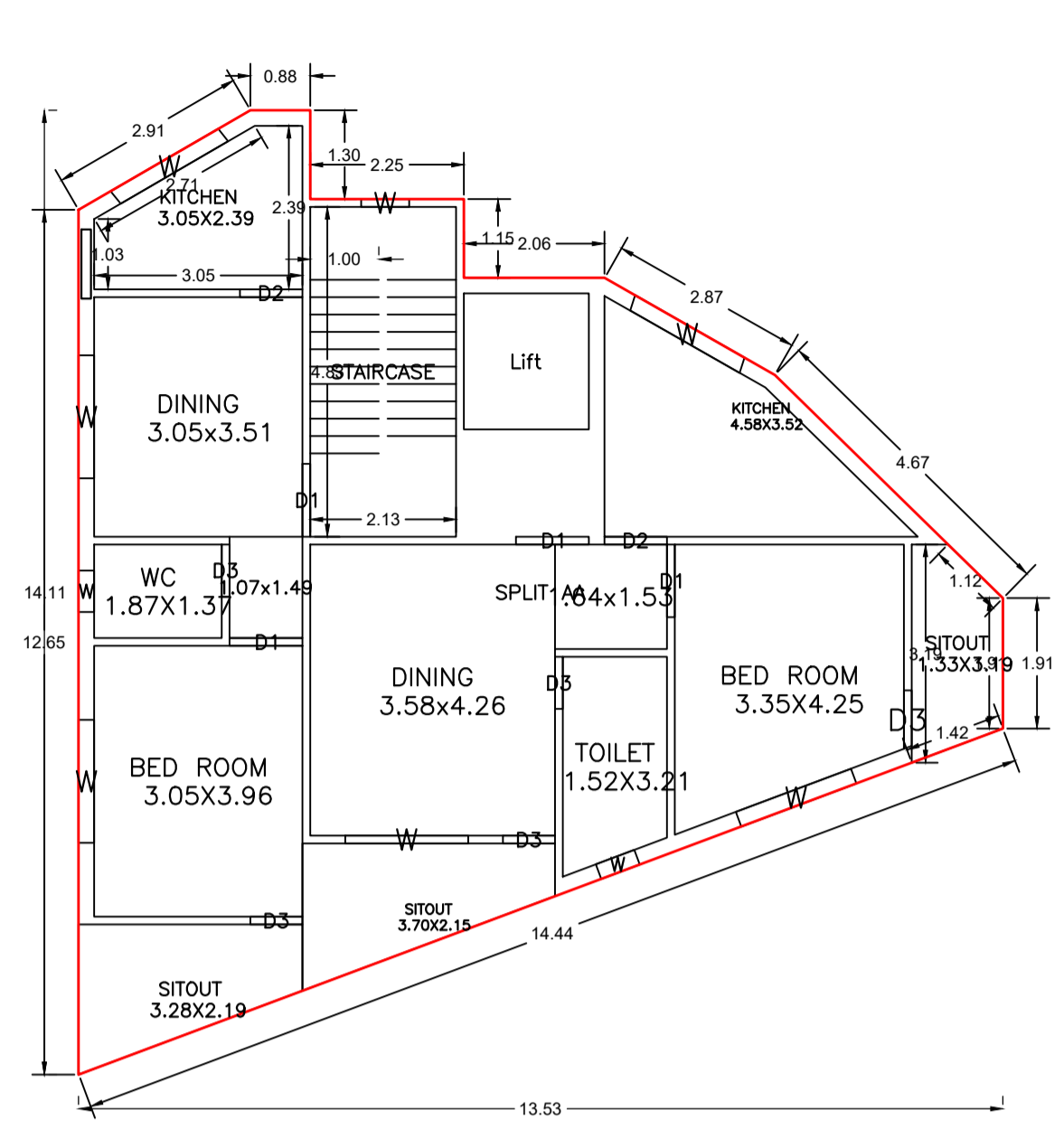
Proposal Basic Information	
Proposal File No.	DMC/BP/0158/W23/2024
Owner Name	SAPTAMI MANDAL
Khata No	32,81 (OLD), 79, 293(NEW)
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Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



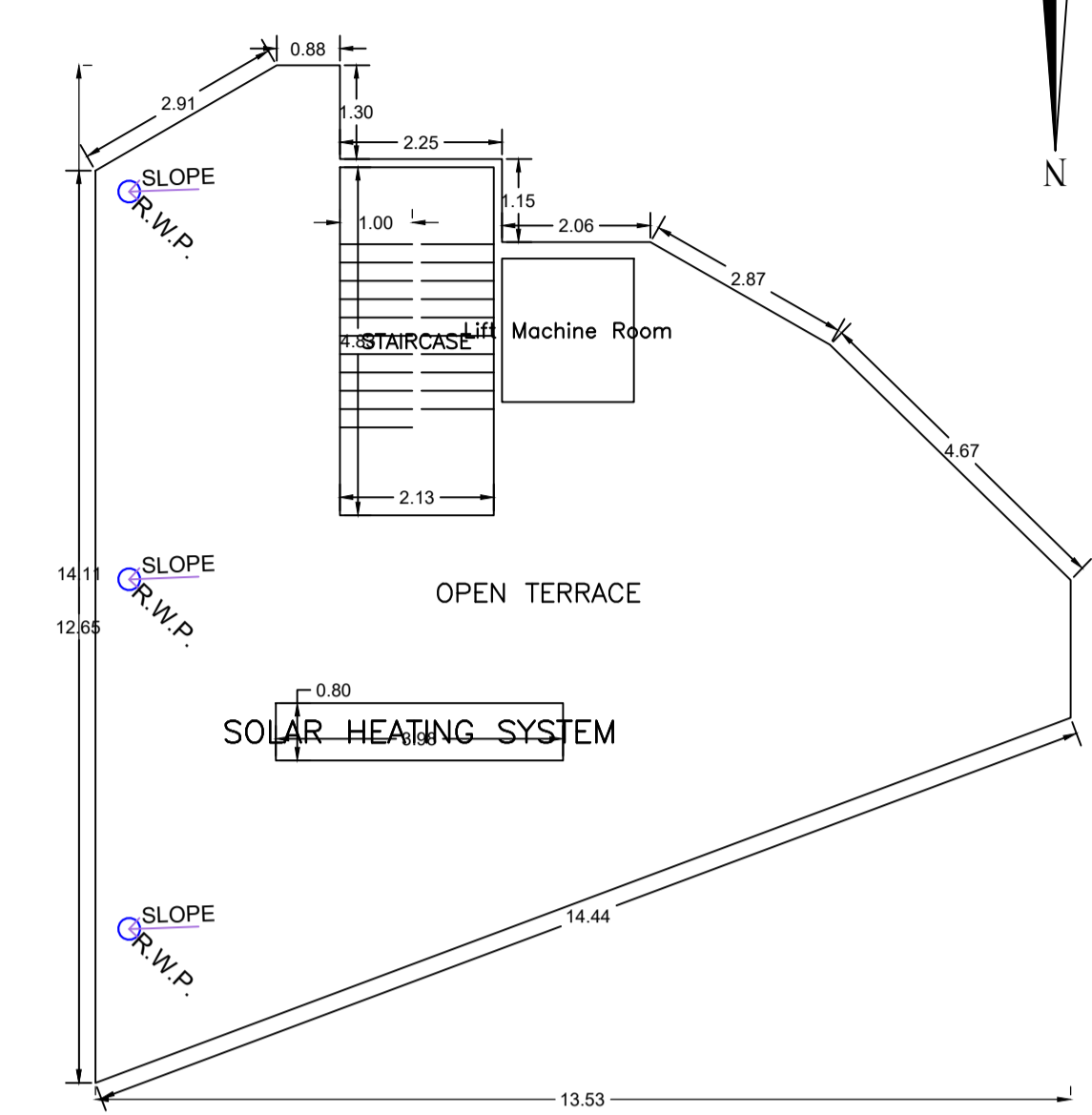
BASEMENT FLOOR PLAN
(SCALE 1:100)



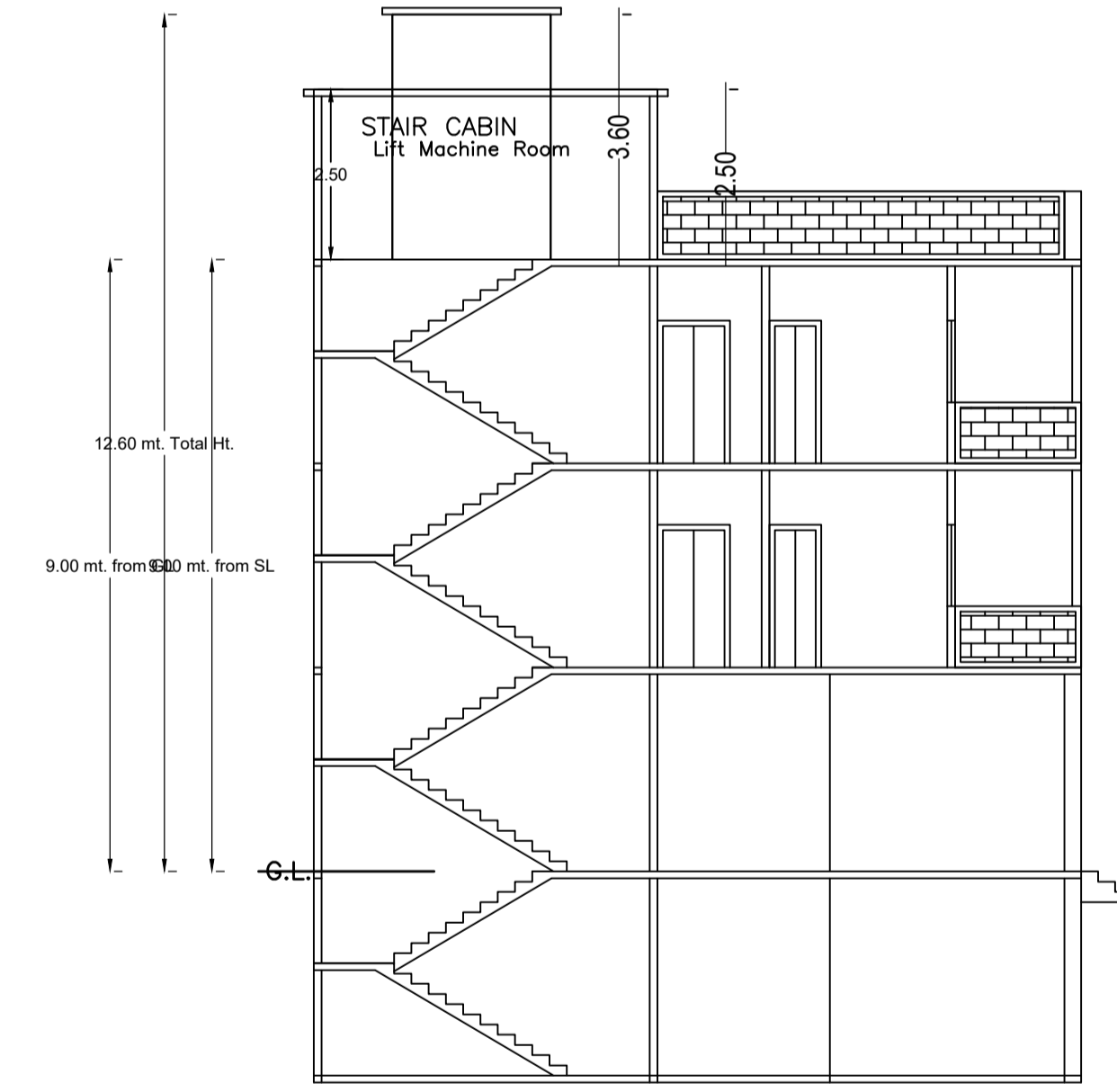
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



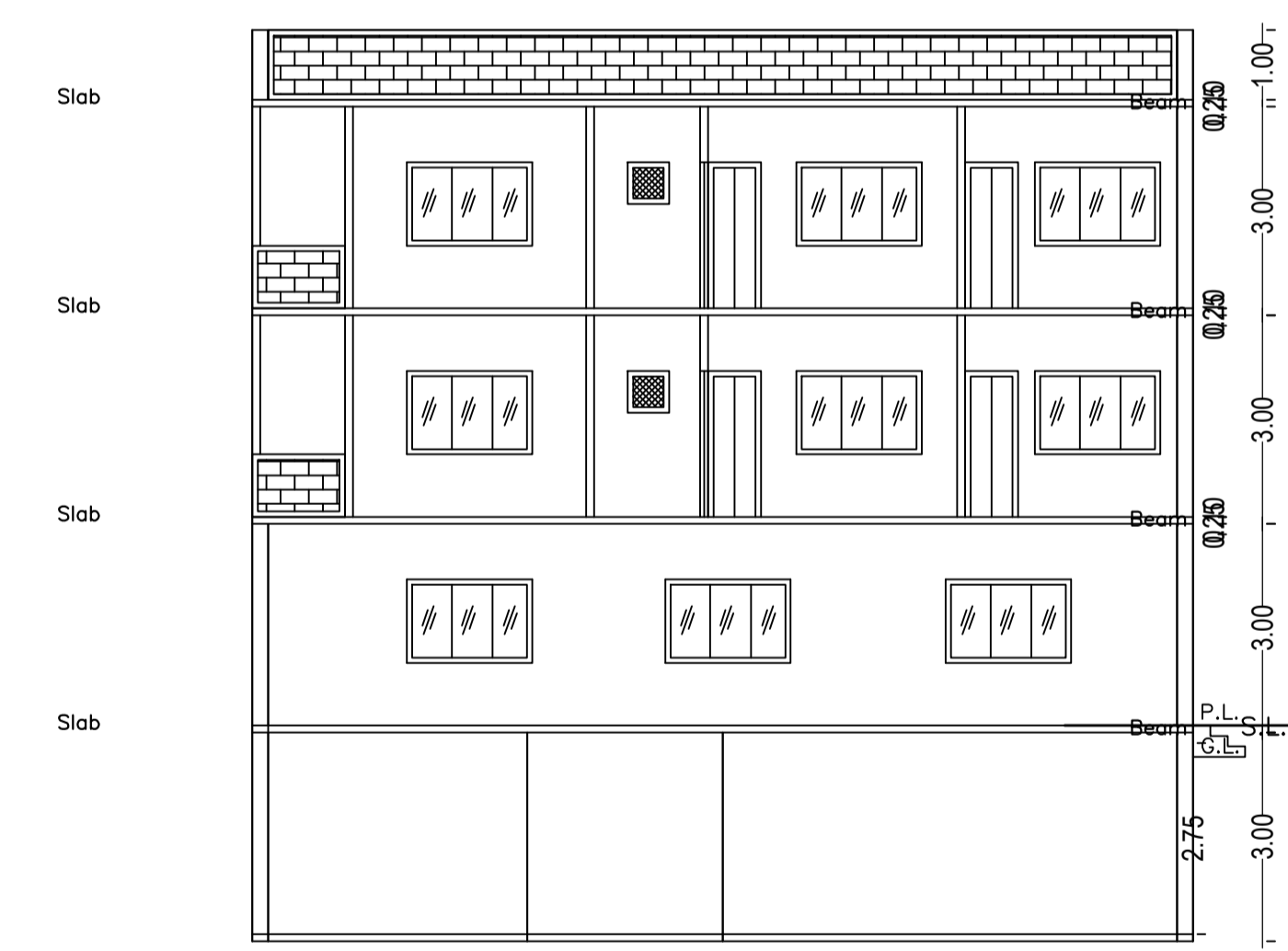
TYPICAL - 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



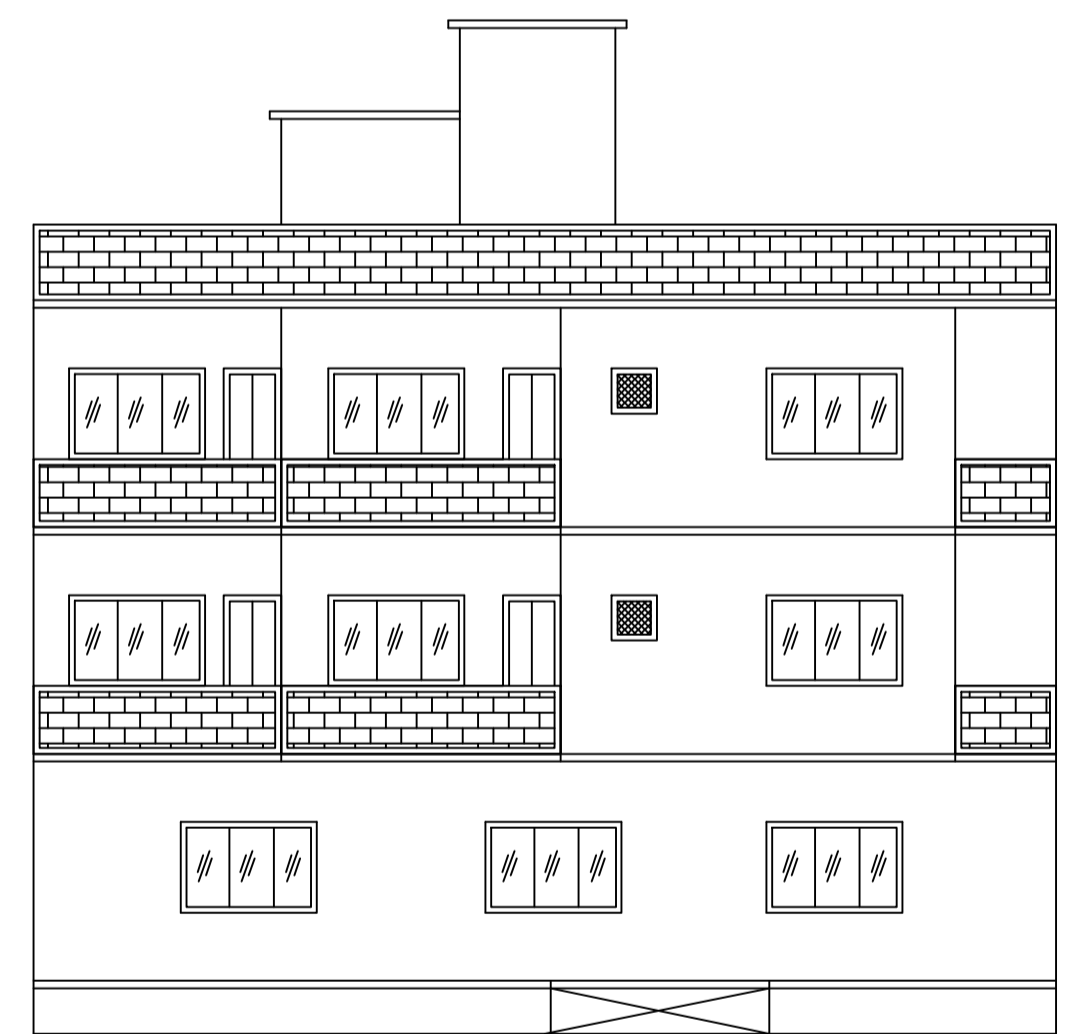
TERRACE FLOOR PLAN
(SCALE 1:100)



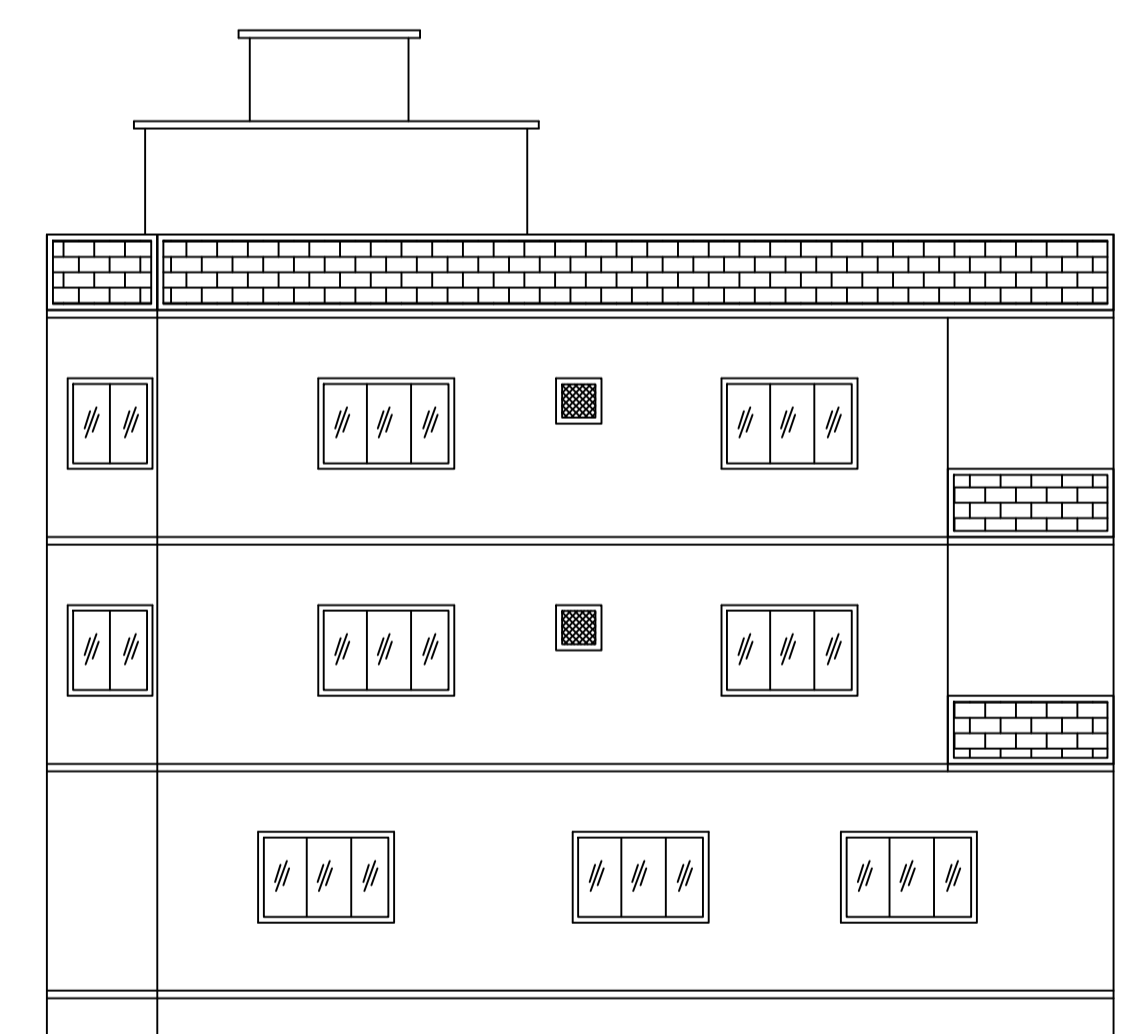
SECTION ON X-X



SECTION ON Y-Y



FRONT ELEVATION



LEFT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			