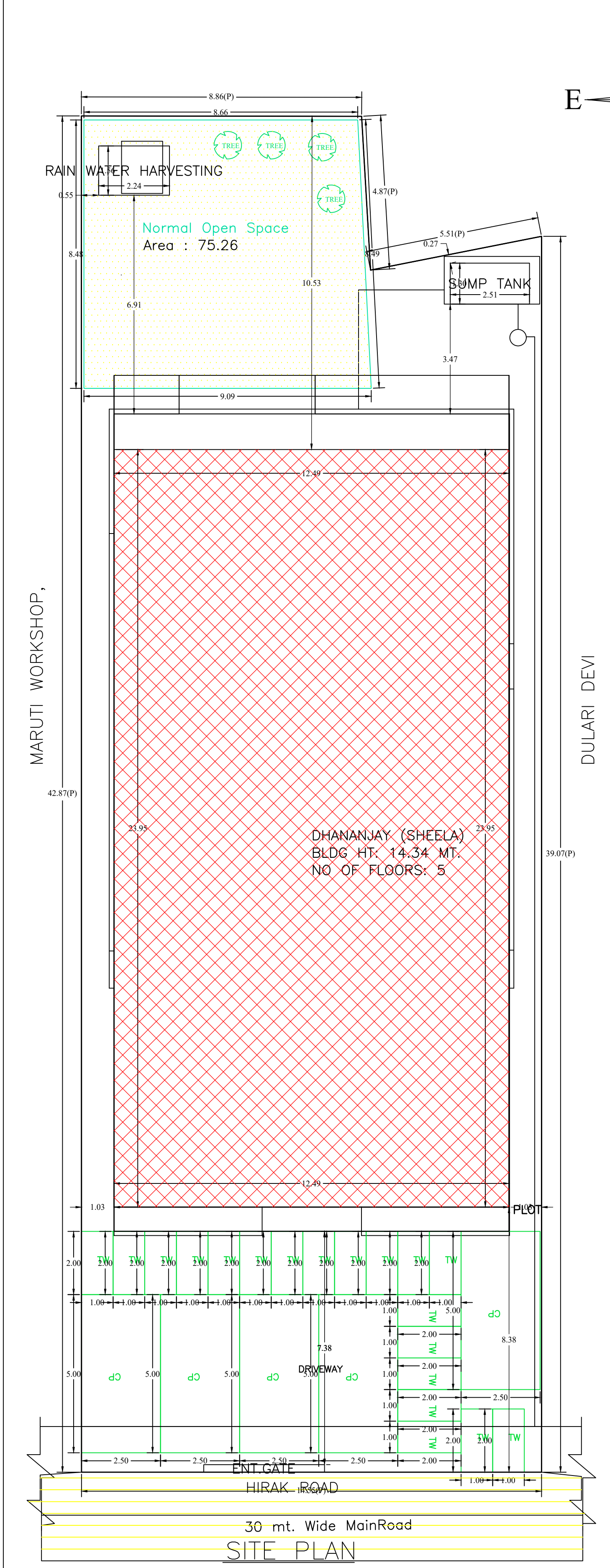
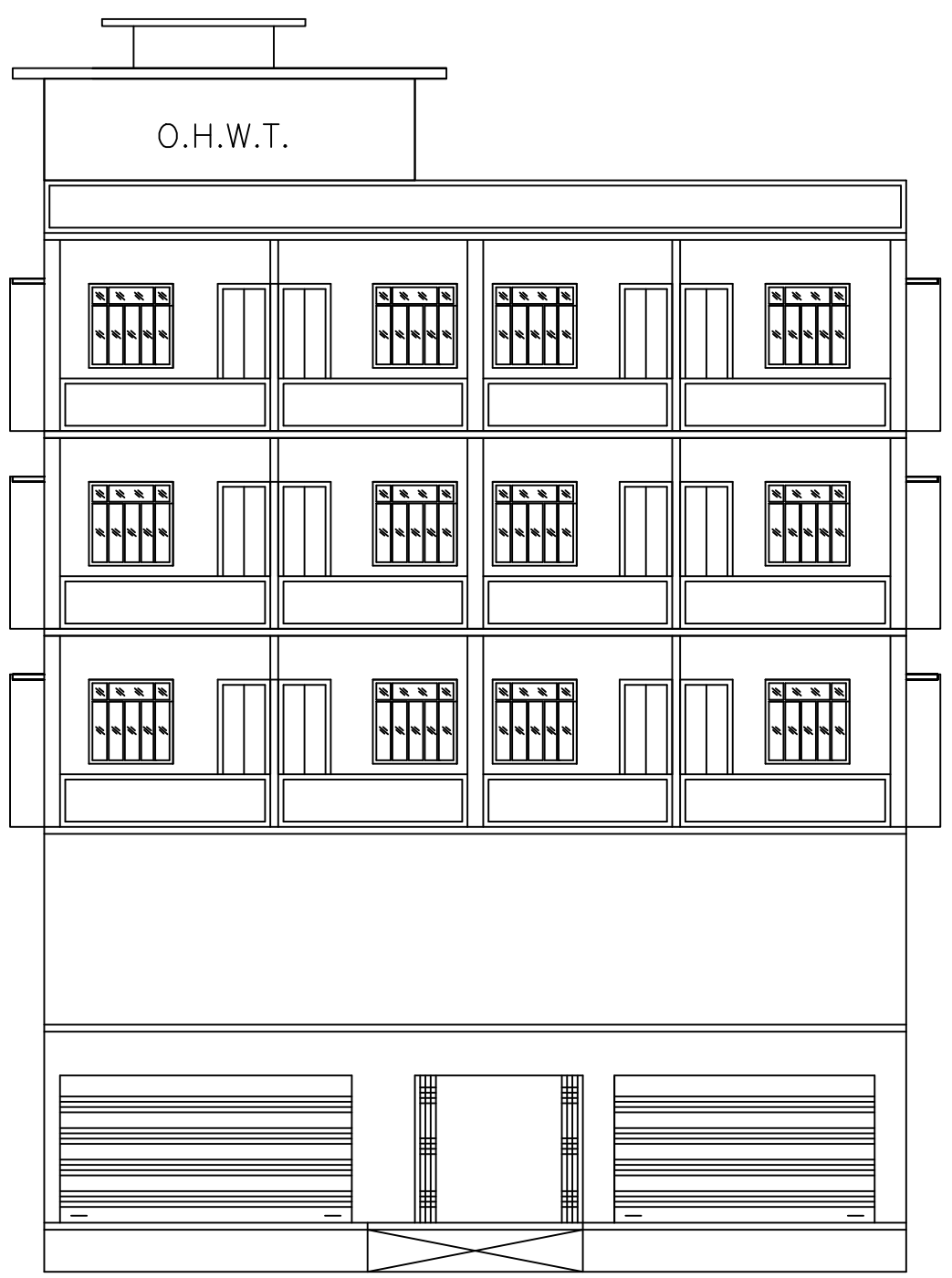


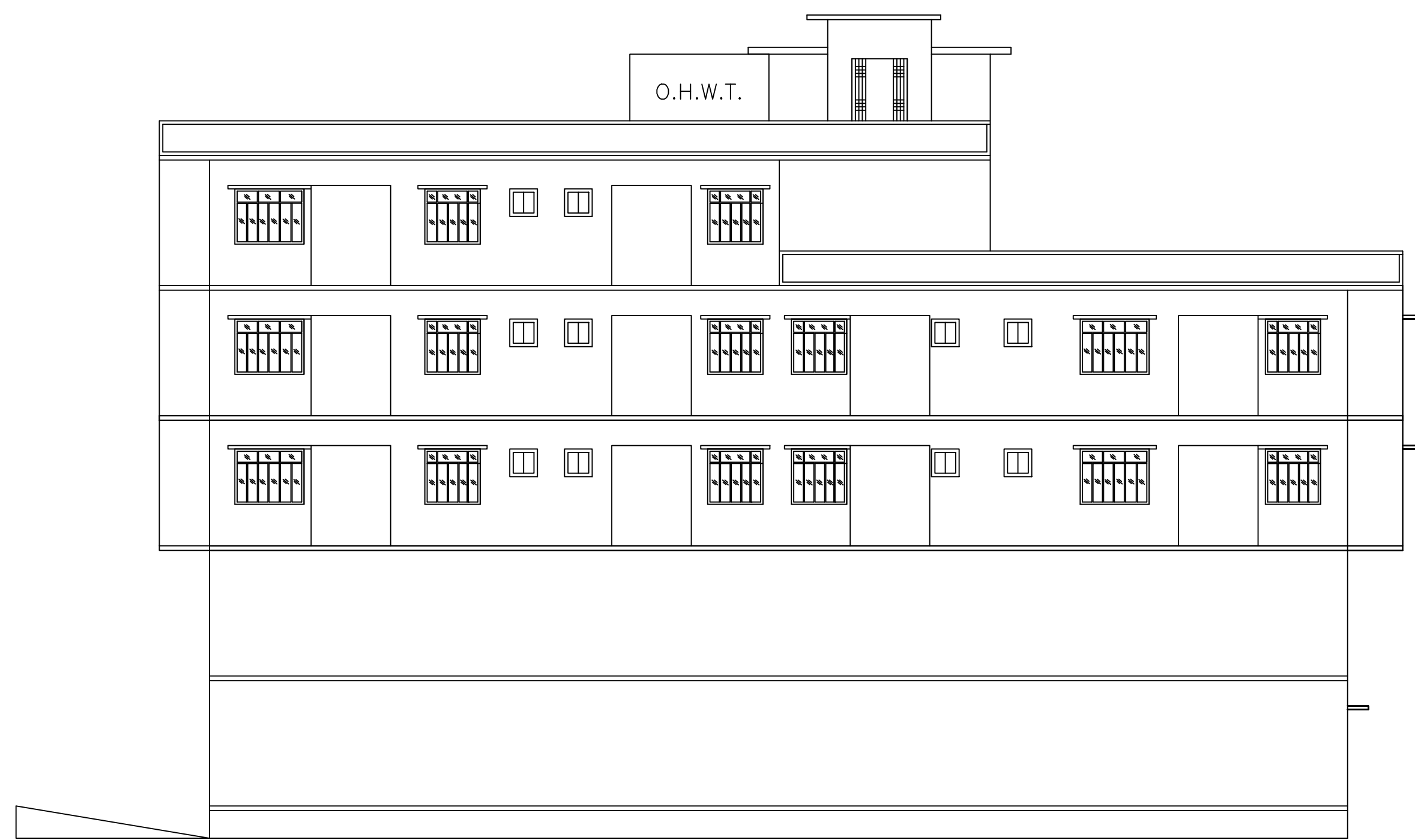
PLOT NO- 41, 32(P), & LAND OF RAMU RAI



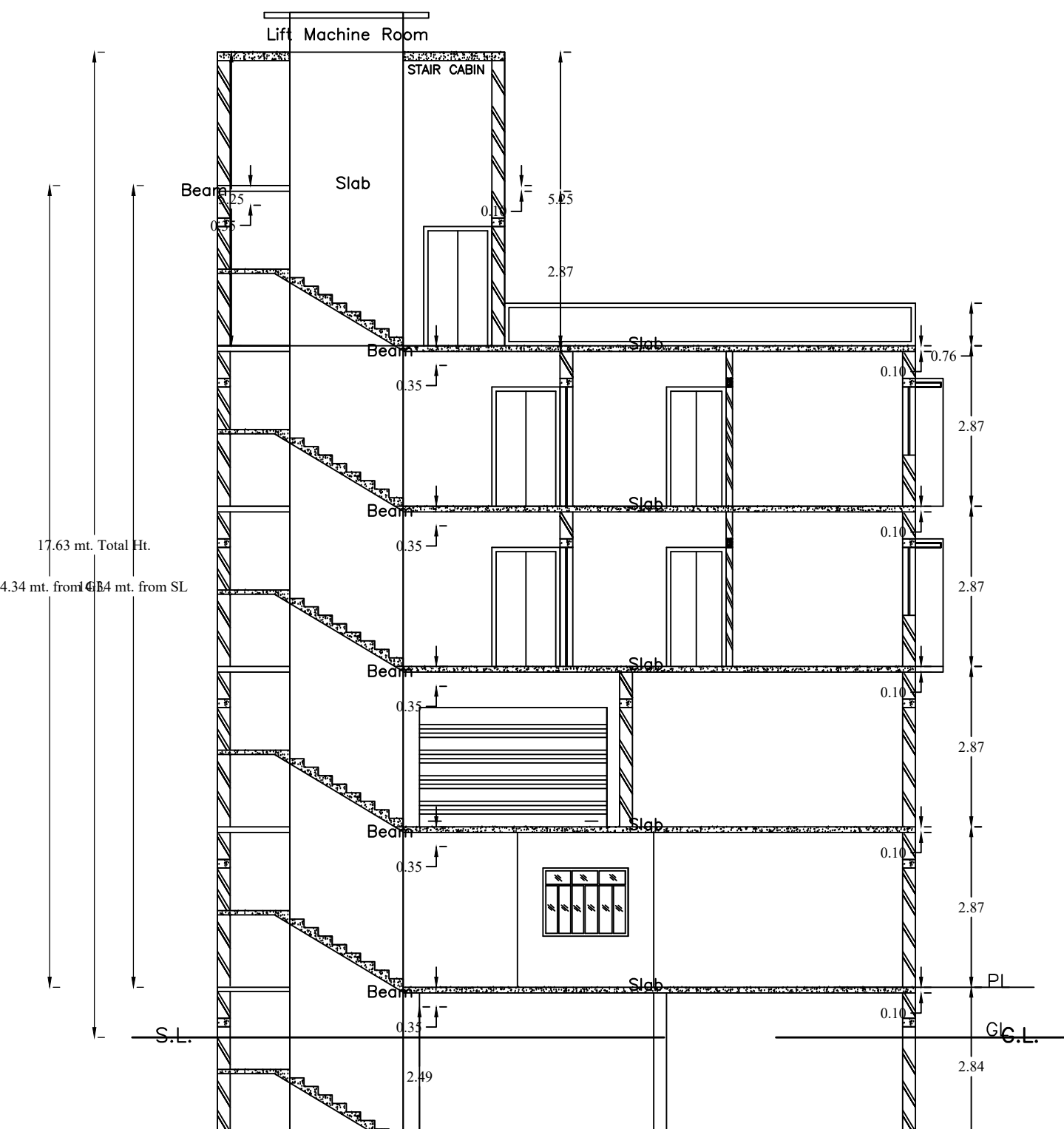
SITE PLAN



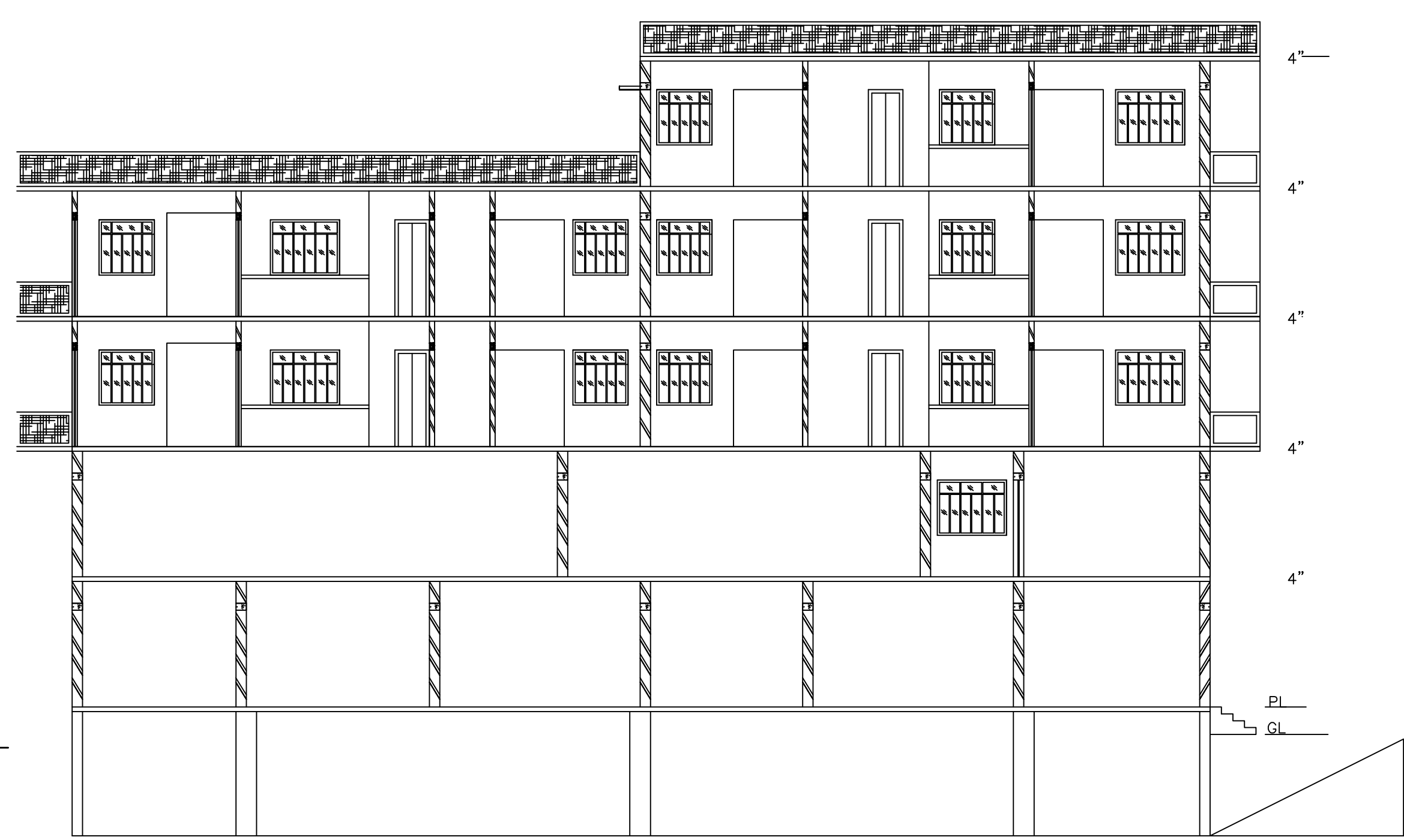
FRONT ELEVATION



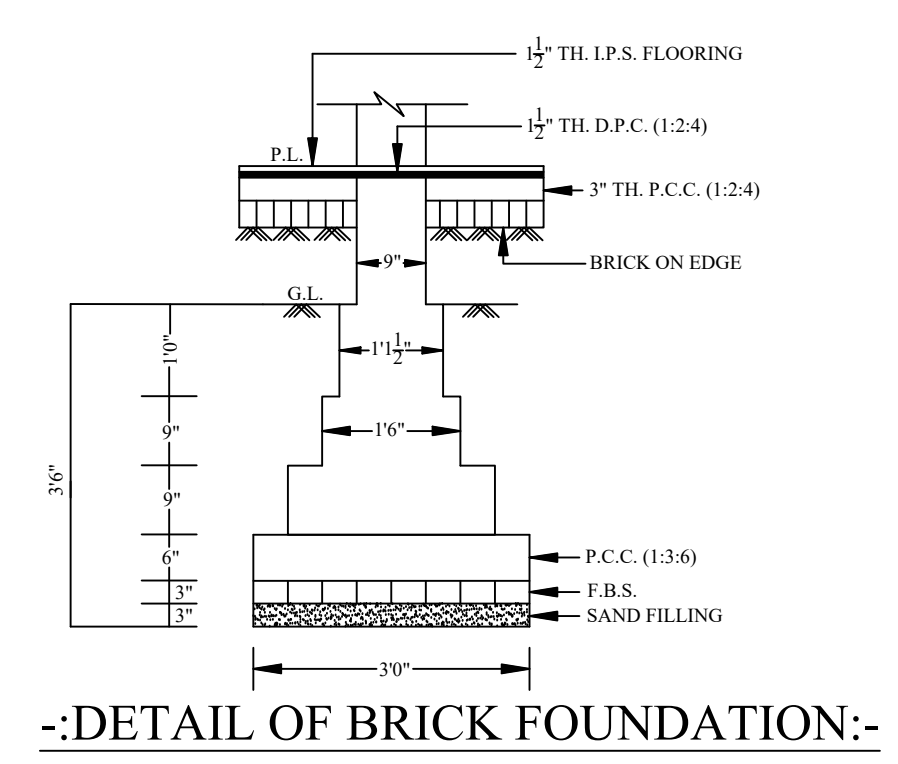
RIGHT SIDE ELEVATION



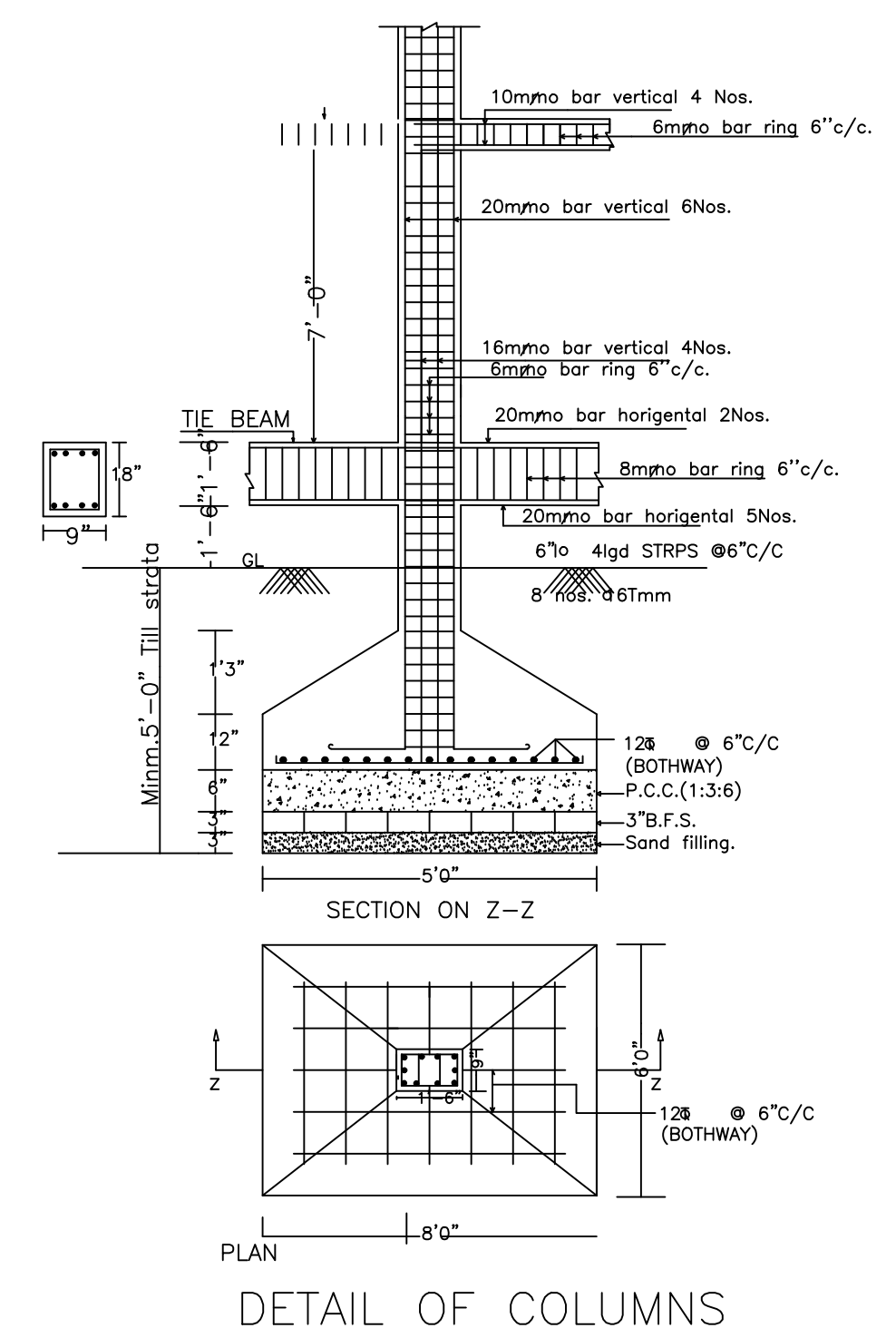
SECTION AT X-X



SECTION AT Y-Y



DETAIL OF BRICK FOUNDATION-



DETAIL OF COLUMNS

ROOF BEAM

PROPOSAL BASIC INFORMATION	
Proposal File No.	DMC/BP/195/W/1/2024
Owner Name	1) SRI DHANANJAY KUMAR NANDAN, 2) SMT SHEELA DEVI
Khata No.	91
Plot No.	32
Village Name	Katras
Use	Commercial
SubUse	ResComm Bldg
AREA STATEMENT	VERSION NO. 1.0.73
DHANANJAY KUMAR NANDAN CORPORATION	VERSION DATE: 18/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN	Plot Use: Commercial
LOCAL BODIES	Plot SubUse: ResComm Bldg
Dist: DHANBAD	PlotNearby/Religious/Structure: NA
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Inward No. DMC/BP/195/W/1/2024	Plot/SubPlot No. 32
Application Type: General Proposal	South Plot No. - PLOT NO- 41, 32(P), & LAND OF RAMU RAI
Project Type: Building Permission	East Plot No. - MARUTI WORKSHOP
Nature of Development: New	West Plot No. - DULARI DEVI
Location of Development Area: Old Area	
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 999.54
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 999.54
Deduction for Balance Plot Area/From Gross Plot Area)	
Common Plot	75.28
Total	75.28
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 924.29
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 999.54
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions) 999.54
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	299.77
Proposed Coverage Area (49.89 %)	299.14
Total Prop. Coverage Area (49.89 %)	299.14
Balance coverage area (0.11 %)	0.63
FAR CHECK	
Perm. FAR Area (2.50)	1498.85
Total Perm. FAR area	1498.85
Residential FAR	558.62
Commercial FAR	535.06
Proposed FAR Area	1402.72
Total Proposed FAR Area	1402.72
Conserved FAR (Factor)	2.34
Balance FAR Area	96.13
BUILT UP AREA CHECK	
Total Proposed Built-Up Area	1891.42
ARCHITECT (Regd)	RAJEEV RANJAN SINGH
ENGINEER (Regd)	
SUPERVISOR (Regd)	1) SRI DHANANJAY KUMAR NANDAN, 2) SMT SHEELA DEVI
OWNER (Regd)	
DEVELOPMENT AUTHORITY	LOCAL BODY

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

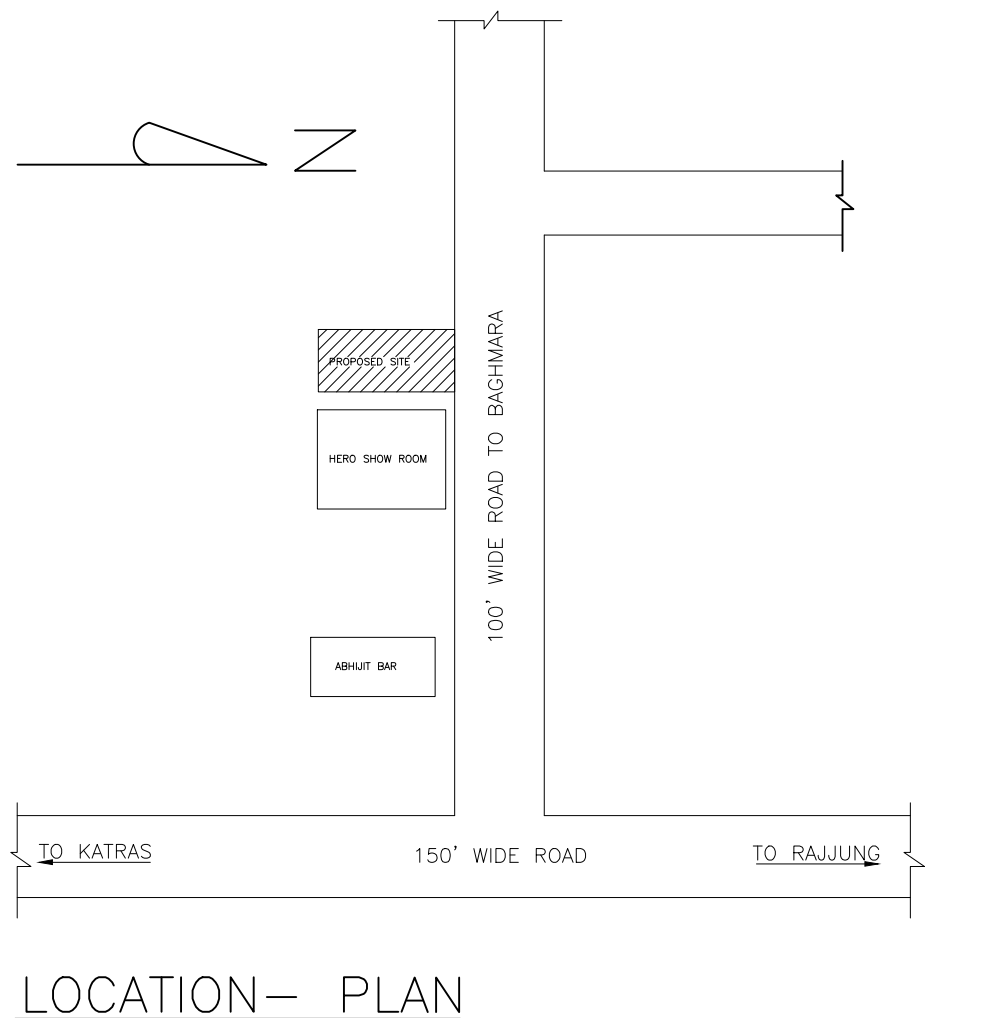
Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	320.03	46.77	320.03	46.77
Ground Floor	310.35	233.27	310.35	233.27
First Floor	313.20	264.05	313.20	264.05
Second Floor	344.28	313.99	344.28	313.99
Third Floor	344.28	313.99	344.28	313.99
Fourth Floor	257.28	230.64	257.28	230.64
Terrace Floor	0.00	0.00	0.00	0.00
Total	1891.42	1402.71	1891.42	1402.71

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
DHANANJAY (SHEELA)	Commercial	ResComm Bldg	Non-Highrise	BASEMENT FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				FIRST FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				TYPICAL 2 nd FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				3 rd FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				FOURTH FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Commercial	ResComm Bldg	-	-	-

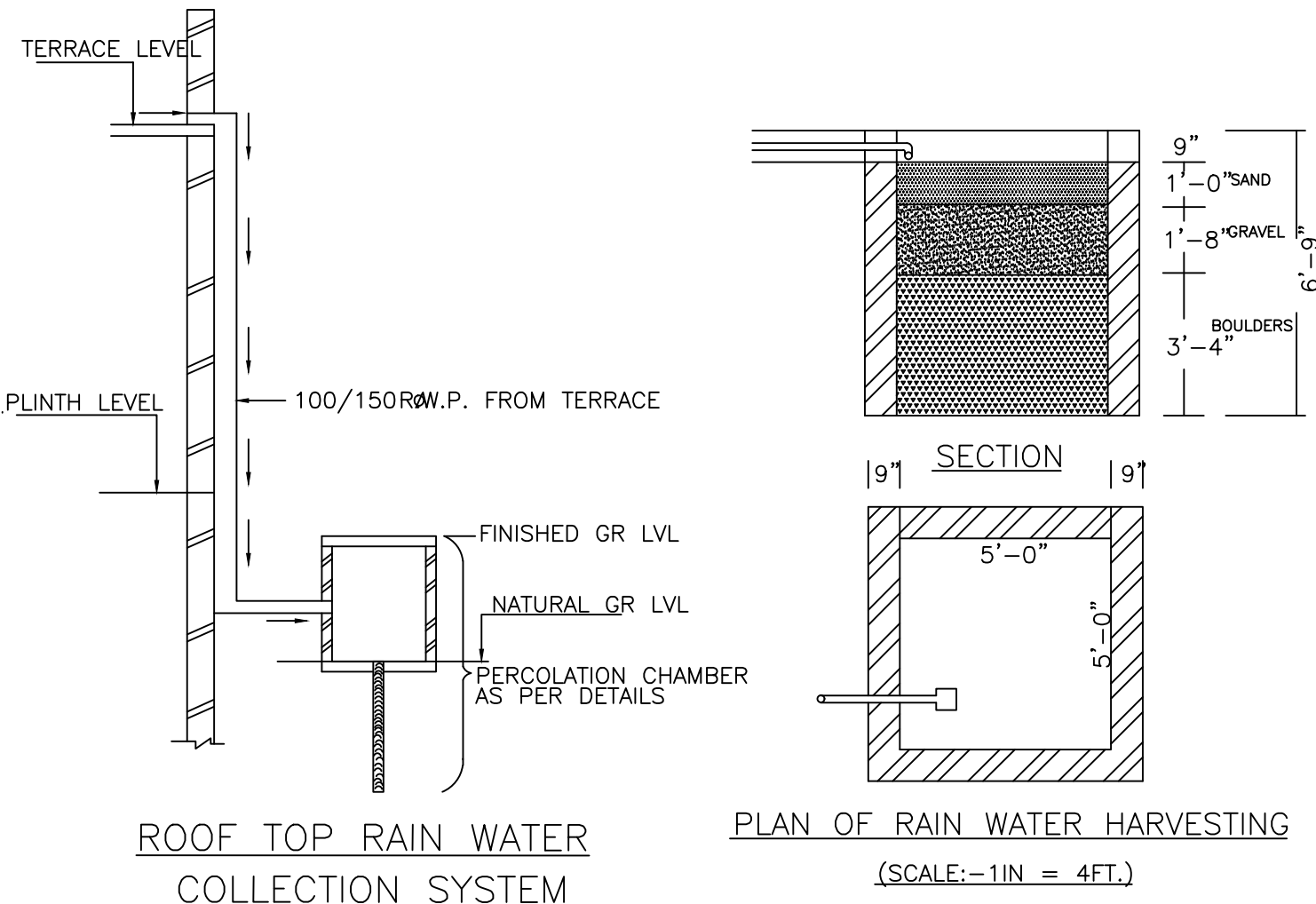
Required Parking (Table 7a)													
Building Name	Type	SubUse	Area (Sq.mt.)	Car			Visitor Car			Two Wheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
DHANANJAY (SHEELA)	Commercial	Shop	> 0	50	510.61	1	7	-	-	-	-	-	-
			> 0	90	510.61	-	-	-	-	-	1	22	-
			0-140	1	11.00	1.00	11	-	-	-	-	-	-
Residential	Residential Bldg/Apartment	> 140	1.5	-	-	-	-	-	-	-	-	-	
		> 0	1	11.00	-	-	-	-	-	1	11	-	
		> 0	1	11.00	-	-	-	-	-	2	2	-	
Total:			-	-	18	18	-	-	2	2	-	33	34

Parking Check (Table 7b)				
Vehicle Type	No.	Reqd.	Area	Prop.
Car	-	-	18	225.00
Total Car	18	225.00	18	225.00
Visitor Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
Two Wheeler	-	-	34	68.00
Total Two Wheeler	33	66.00	34	68.00
Other Parking	-	-	-	432.13
Total	-	316.00	-	432.13

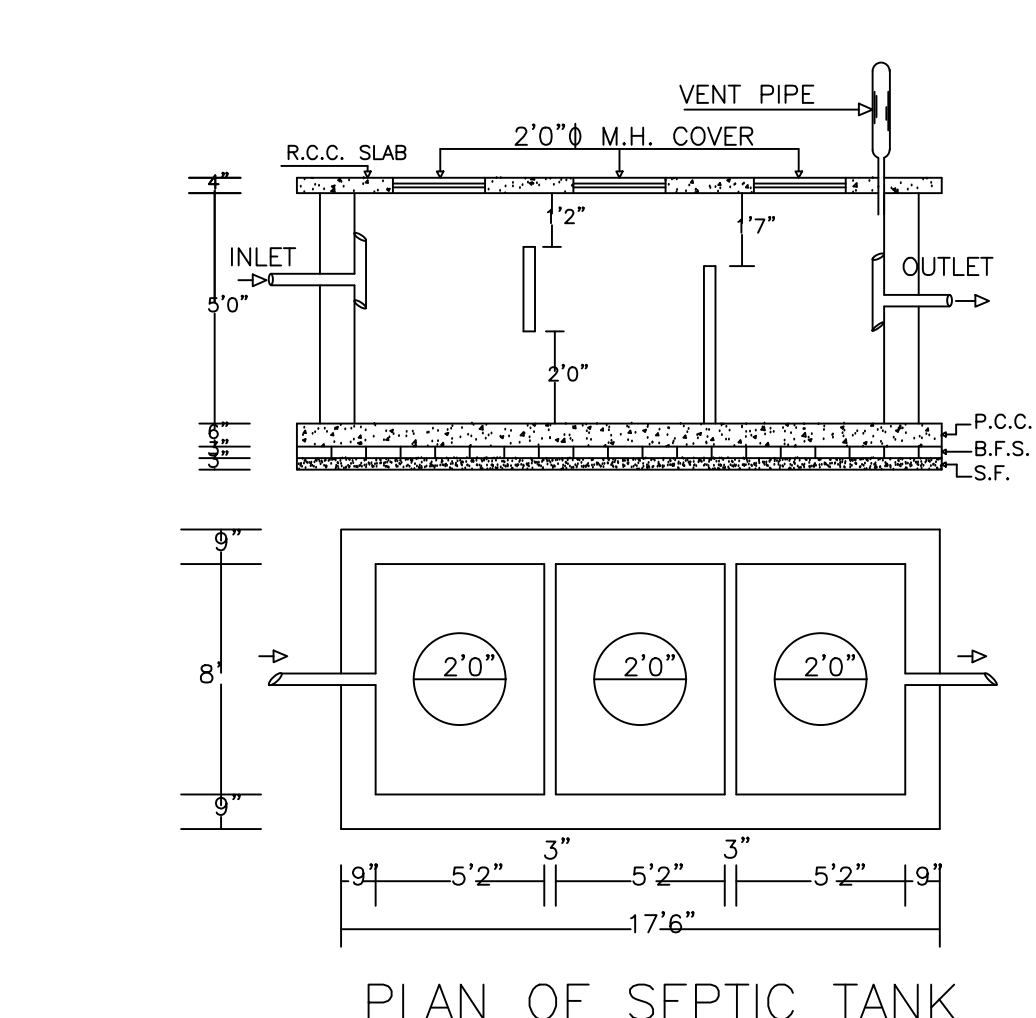
FAR & Tenement Details (Table 4c-1)											
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenr (No.)
			Lift	Balcony	Accessory Use	Parking	Resi.				
DHANANJAY (SHEELA)	1	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	15
Grand Total	1	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	15



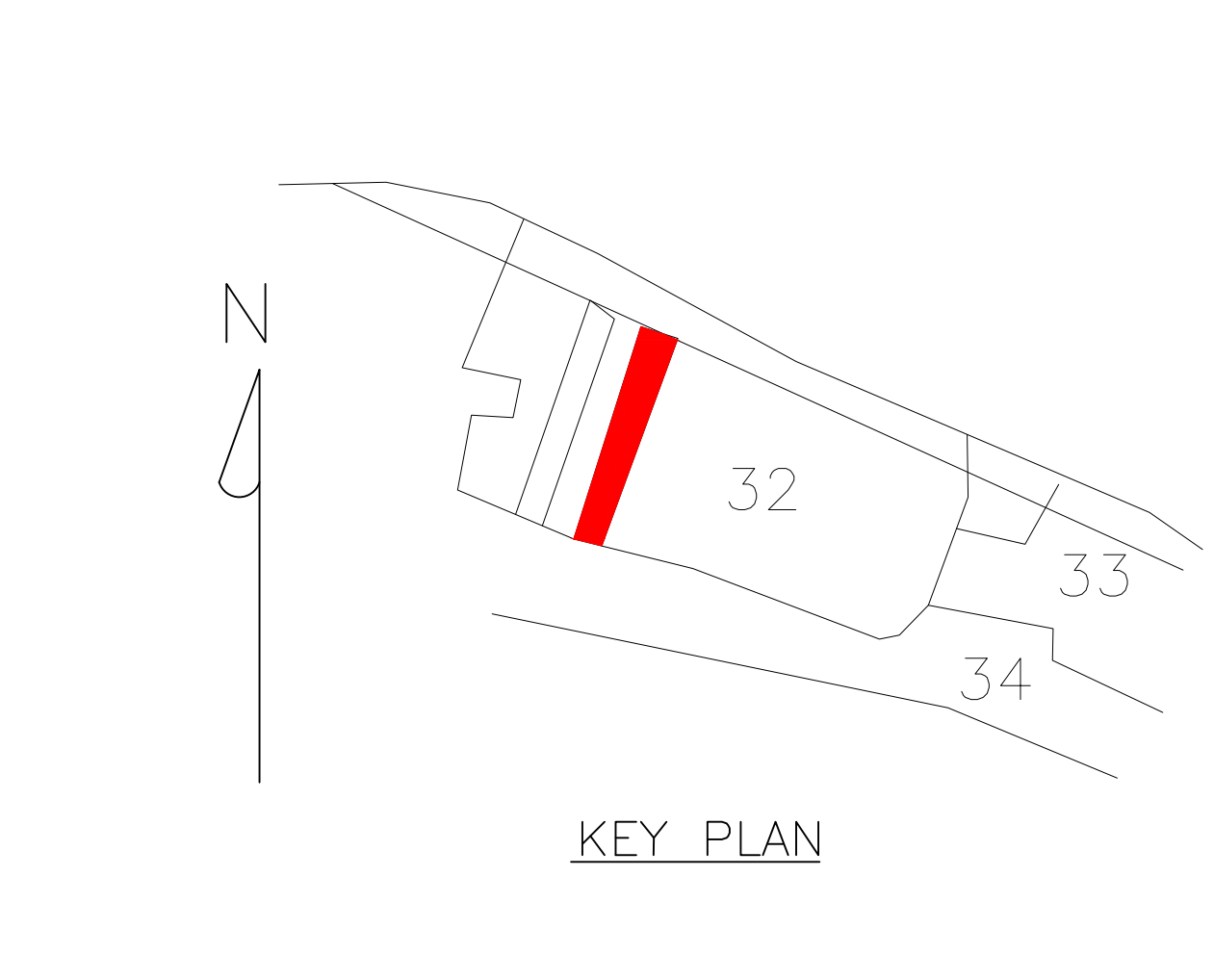
LOCATION- PLAN



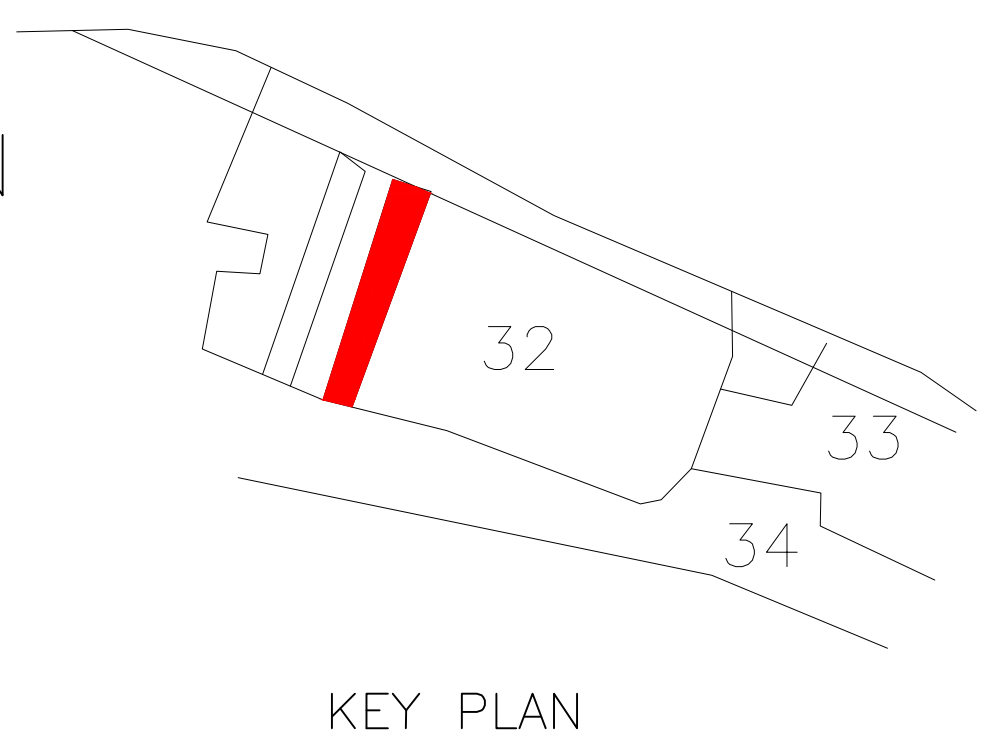
ROOF TOP RAIN WATER COLLECTION SYSTEM



PLAN OF RAIN WATER HARVESTING (SCALE:- 1IN = 4FT.)



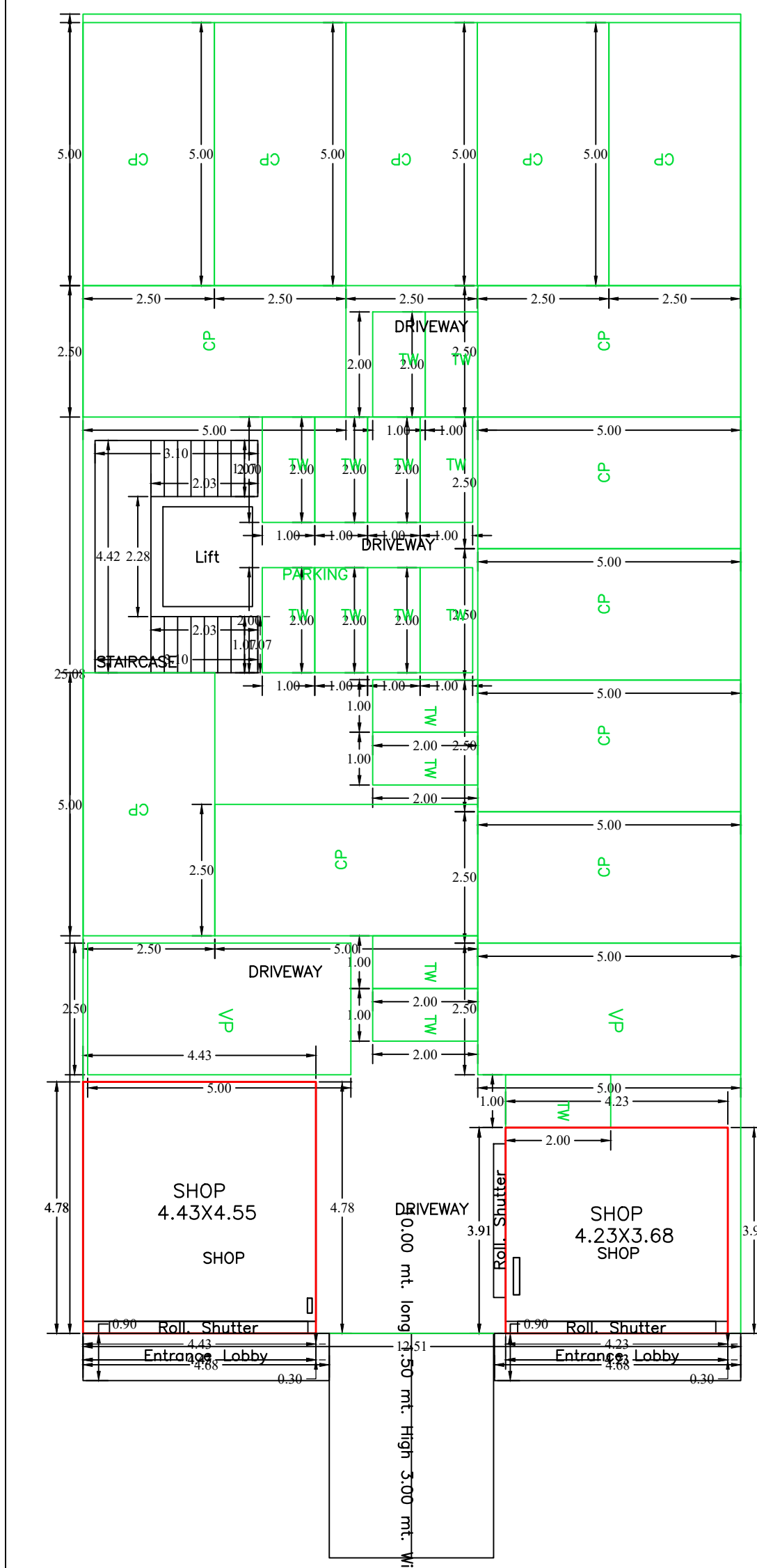
PLAN OF SEPTIC TANK (SCALE:- 1\"/>



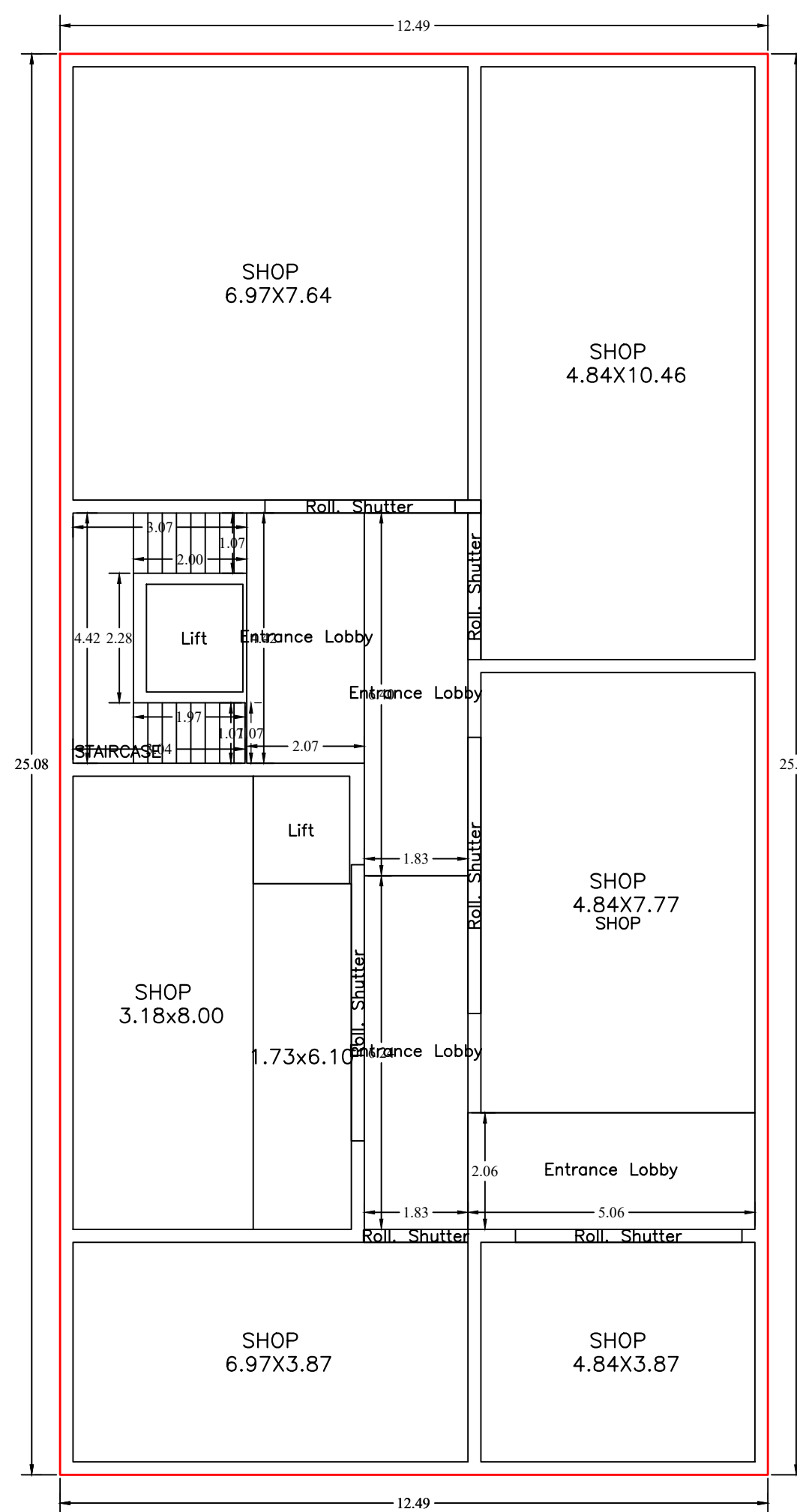
KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG003/2017			

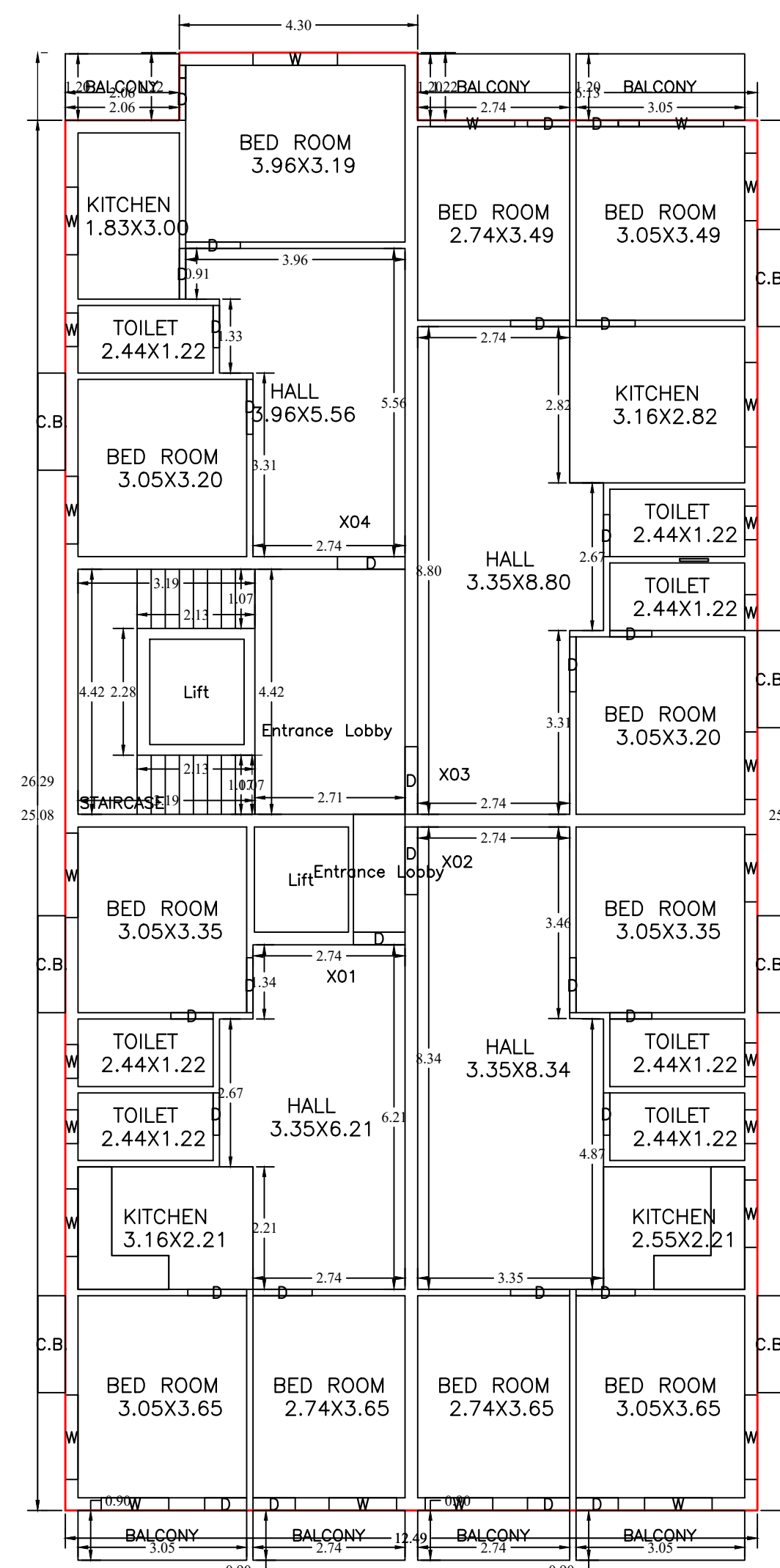
Proposal Basic Information	
Proposal File No.	DMC/SP/196/W/1/2024
Owner Name	1. SRI DHANANJAY KUMAR NANDAN, 2. SMT SHEELA DEVI
Khata No.	91
Plot No.	32
Village Name	Katras
Use	Commercial
Subtype	Res/Comm Bldg



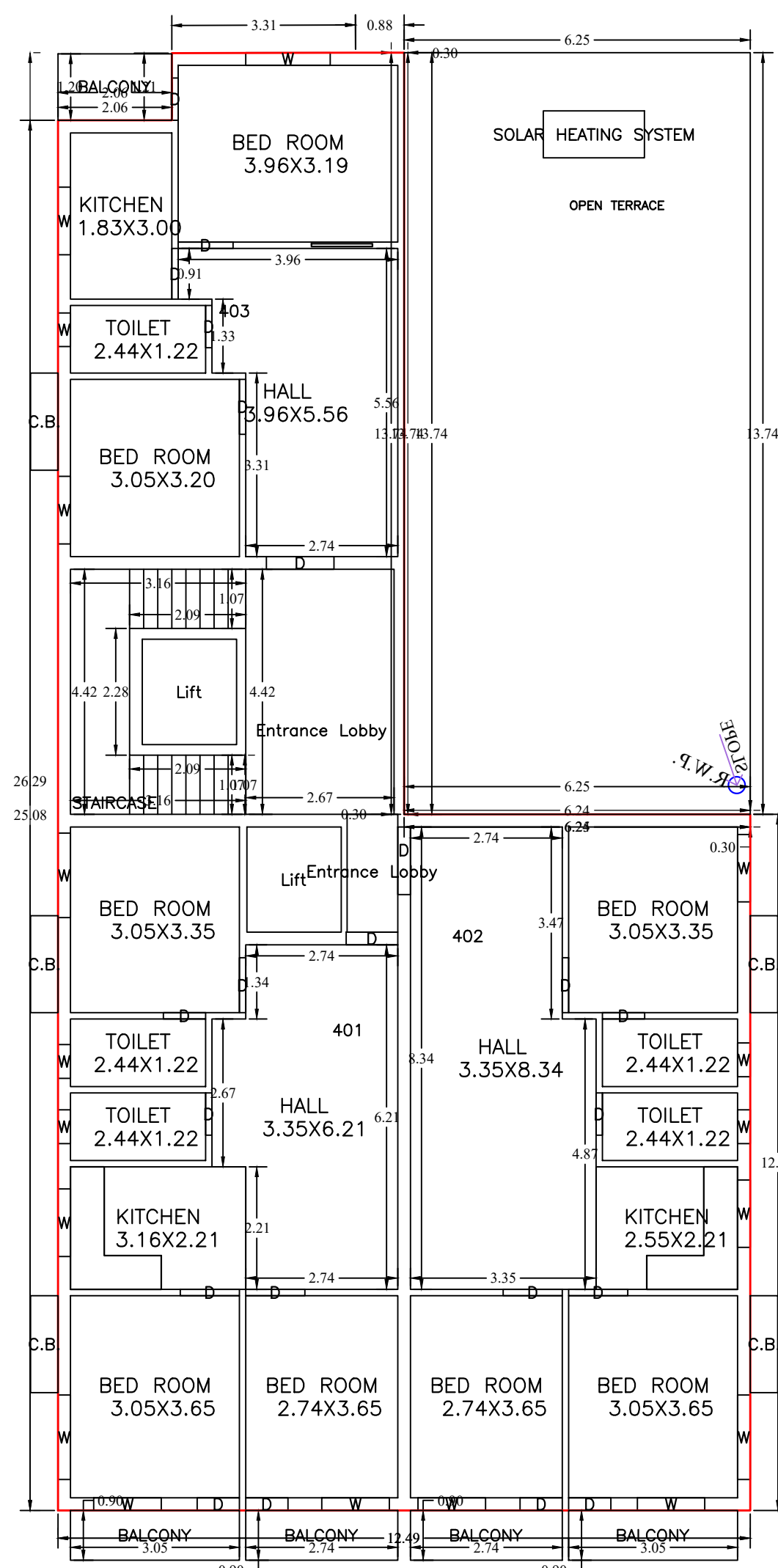
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



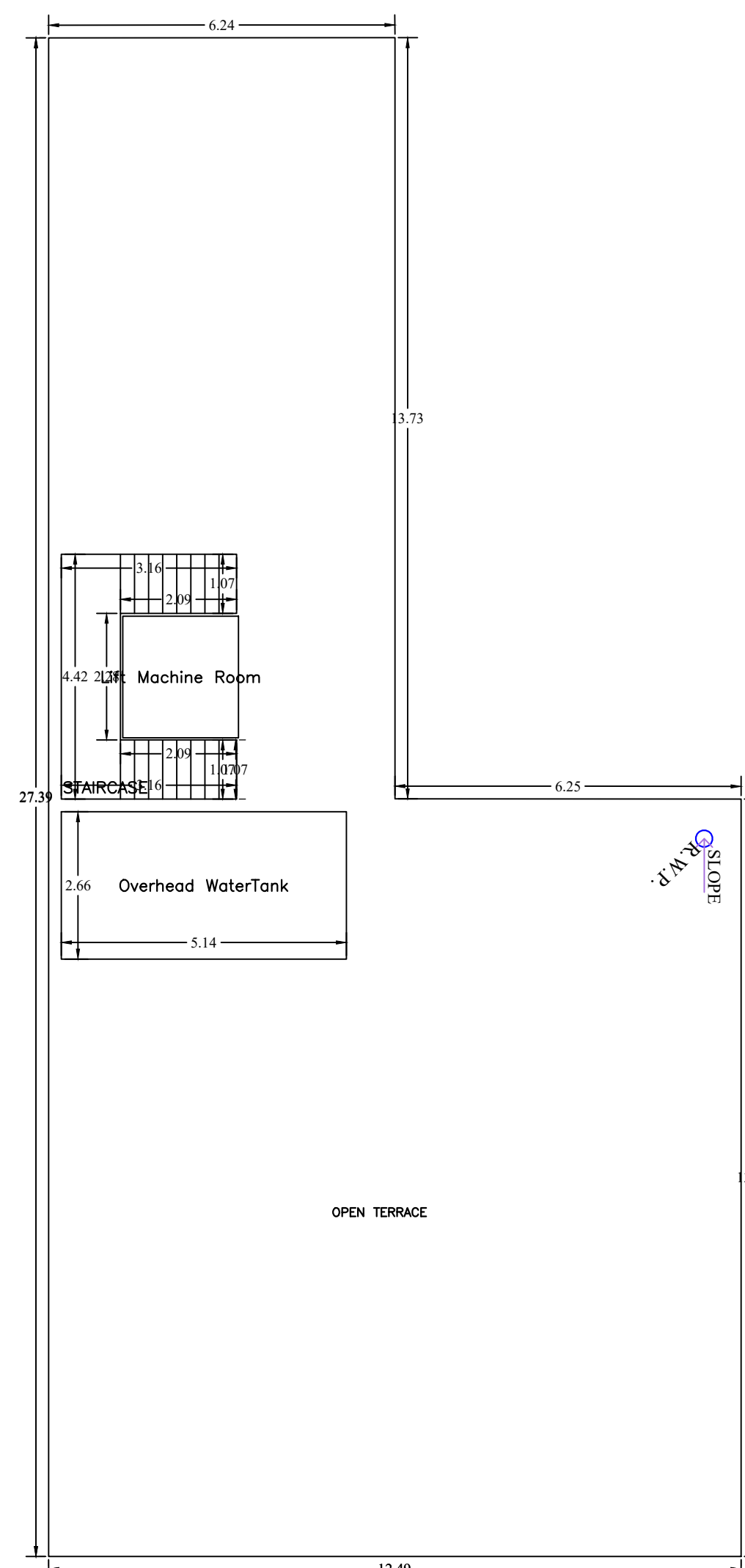
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



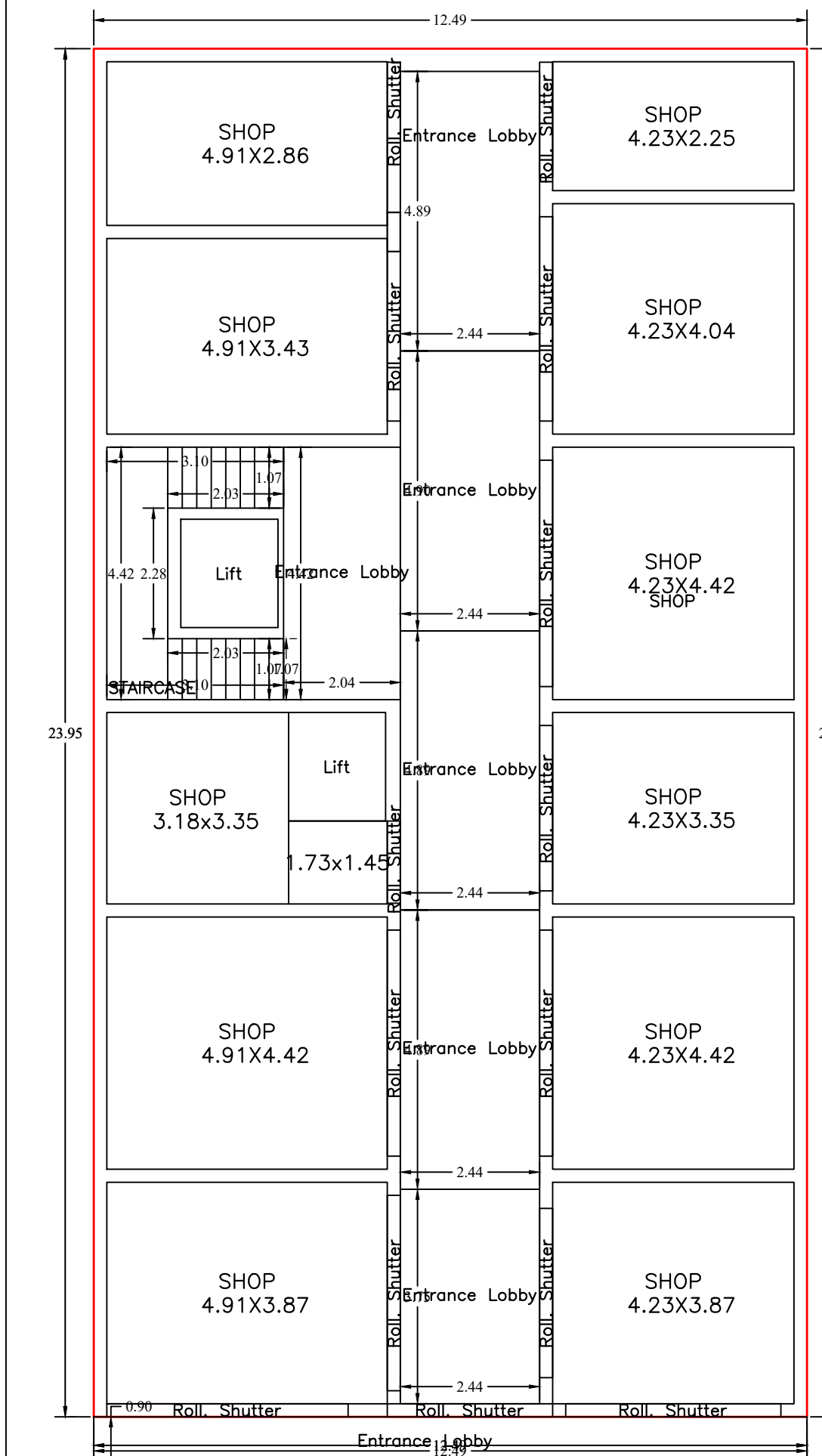
TYPICAL - 2 - 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DHANANJAY (SHEELA)	D	0.76	2.10	38
DHANANJAY (SHEELA)	D	0.91	2.10	03
DHANANJAY (SHEELA)	D	0.93	2.10	03
DHANANJAY (SHEELA)	D	0.99	2.10	14
DHANANJAY (SHEELA)	D	1.07	2.10	16
DHANANJAY (SHEELA)	D	1.22	2.10	08
DHANANJAY (SHEELA)	Roll Shutter	1.44	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	1.83	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.02	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.59	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.63	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.89	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.92	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.96	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	2.97	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	3.35	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	3.42	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	3.58	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	3.77	2.10	03
DHANANJAY (SHEELA)	Roll Shutter	3.96	2.10	03
DHANANJAY (SHEELA)	Roll Shutter	4.00	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	4.23	2.10	01
DHANANJAY (SHEELA)	Roll Shutter	4.87	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DHANANJAY (SHEELA)	W	0.61	1.20	17
DHANANJAY (SHEELA)	W	0.65	1.20	02
DHANANJAY (SHEELA)	W	1.22	1.20	31
DHANANJAY (SHEELA)	W	1.52	1.20	18

UnIRBUA Table for Building :DHANANJAY (SHEELA)

FLOOR	Name	UnIRBUA Type	UnIRBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT	SHOP	SHOP	20.18	20.15	1	2
FLOOR PLAN	SHOP	SHOP	15.58	15.49	1	1
FLOOR PLAN	SHOP	SHOP	292.68	292.53	11	1
FLOOR PLAN	SHOP	SHOP	306.74	306.63	6	1
TYPICAL - 2	X01	FLAT	71.88	64.72	7	7
TYPICAL - 2	X02	FLAT	71.95	70.79	7	7
TYPICAL - 2	X03	FLAT	73.22	73.19	7	7
TYPICAL - 2	X04	FLAT	52.24	50.05	5	5
FOURTH FLOOR PLAN	401	FLAT	72.53	68.37	7	7
FOURTH FLOOR PLAN	402	FLAT	77.95	70.79	7	3
FOURTH FLOOR PLAN	403	FLAT	49.94	49.89	5	5
Total	-	-	1386.77	1338.38	90	15

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 - 3 FLOOR PLAN	1.20 X 2.06 X 1 X 2	4.92	39.56
DHANANJAY (SHEELA)	0.90 X 3.05 X 2 X 2	10.92	
DHANANJAY (SHEELA)	0.90 X 2.74 X 2 X 2	9.84	
DHANANJAY (SHEELA)	1.20 X 3.05 X 1 X 2	7.30	
DHANANJAY (SHEELA)	1.20 X 2.74 X 1 X 2	6.58	
FOURTH FLOOR PLAN	0.90 X 3.05 X 2 X 1	5.46	12.84
FOURTH FLOOR PLAN	0.90 X 2.74 X 2 X 1	4.92	
FOURTH FLOOR PLAN	1.20 X 2.06 X 1 X 1	2.46	
Total	-	-	52.40

Building :DHANANJAY (SHEELA)

Floor Name	Total Built Up Area (Sq.mt)	Lift	Balcony	Accessories Use	Parking	Reel	Commercial	Star	Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Tent (No)
Basement Floor	322.00	3.23	0.00	8.40	263.63	0.00	37.73	9.04	46.77	46.77	46.77	46.77	02
Ground Floor	310.35	0.00	0.00	77.08	0.00	0.00	233.27	0.00	233.27	233.27	233.27	233.27	01
First Floor	313.20	6.46	0.00	42.69	0.00	0.00	264.05	0.00	264.05	264.05	264.05	264.05	01
Second Floor	344.28	6.46	9.89	13.94	0.00	313.99	0.00	0.00	313.99	313.99	313.99	313.99	04
Third Floor	344.28	6.46	9.89	13.94	0.00	313.99	0.00	0.00	313.99	313.99	313.99	313.99	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	297.28	6.46	6.42	13.76	0.00	230.64	0.00	0.00	230.64	230.64	230.64	230.64	03
Total	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	1402.71	1402.71	15
Total Number of Same Buildings	1												
Total	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	1402.71	1402.71	15

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