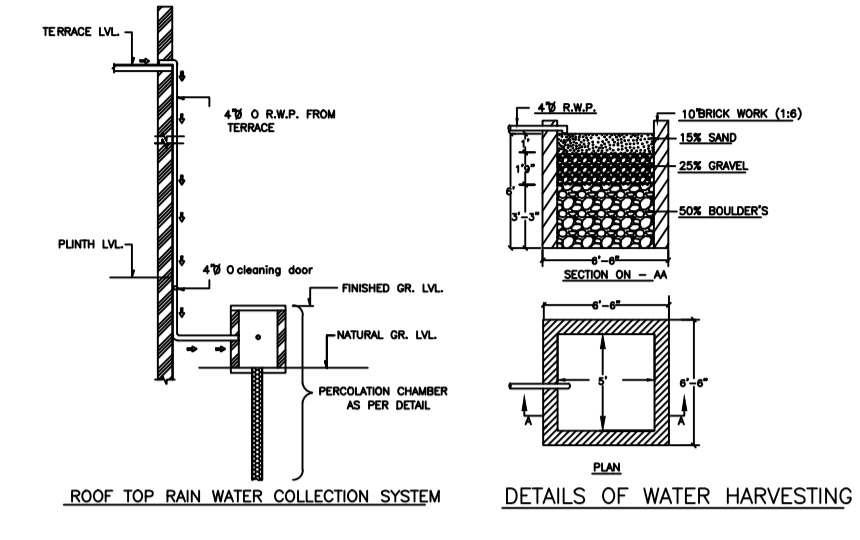
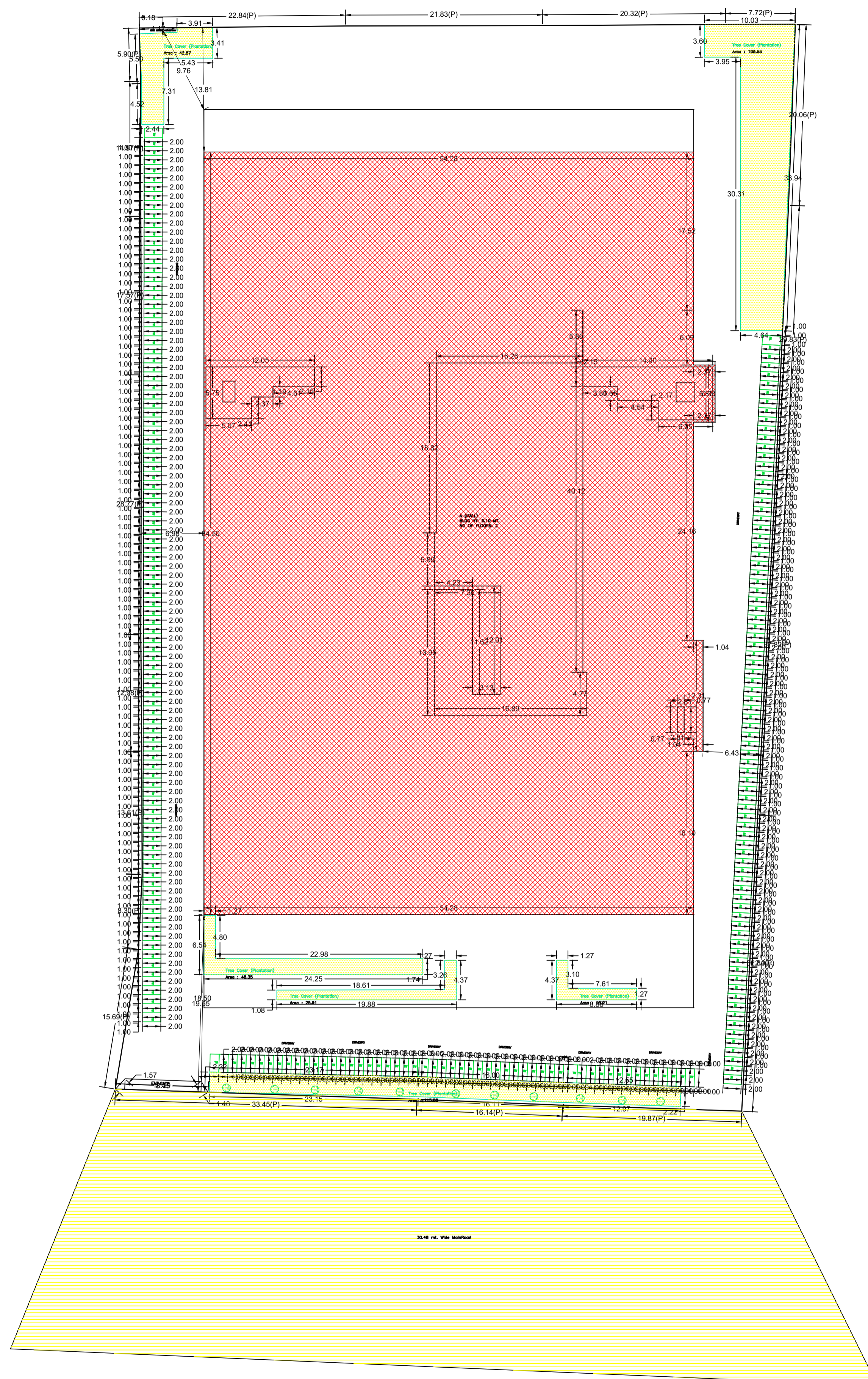
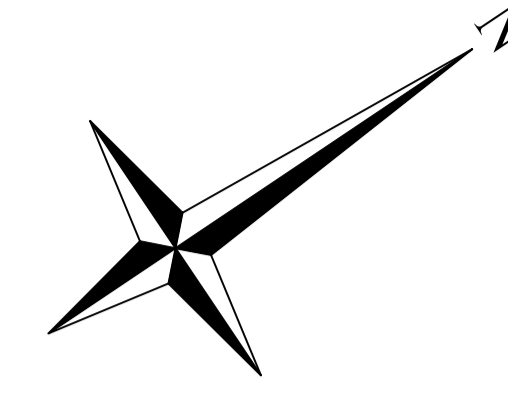
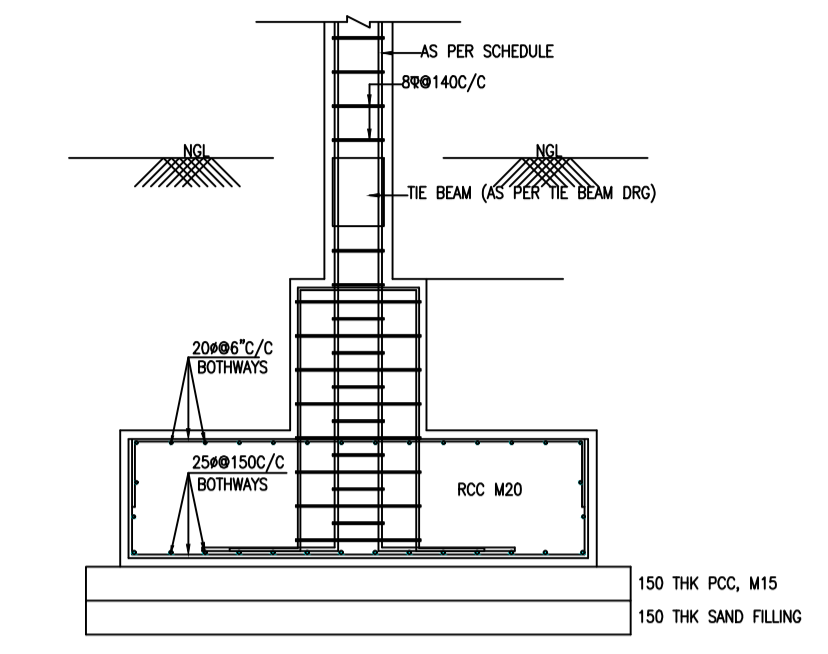


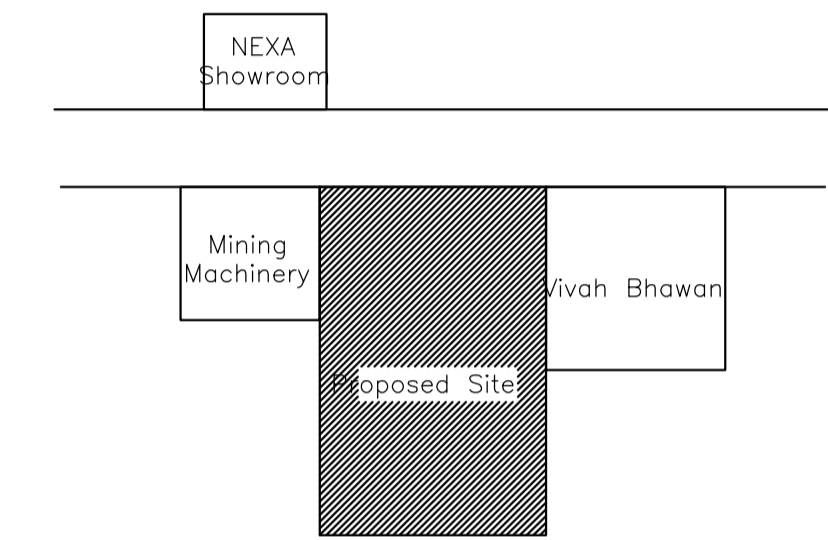
Proposal Basic Information	
Proposal File No.	DMC/BP/0124/W22/2024
Owner Name	Nand Lal Agarwal (Partner of Shri Ram Sales) Land Owner - 1. Rajendra Kumar Agarwal 2. Mahendra Kumar Agarwal & 3. Yogendra Kumar Agarwal
Khata No	870 (Old-5.7 & 30)
Plot No	1716 (Old- 792, 795, 796, 797, 798 & 799)
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



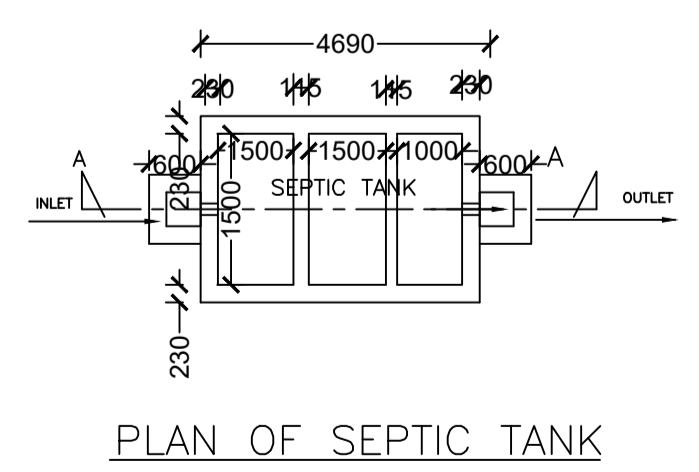
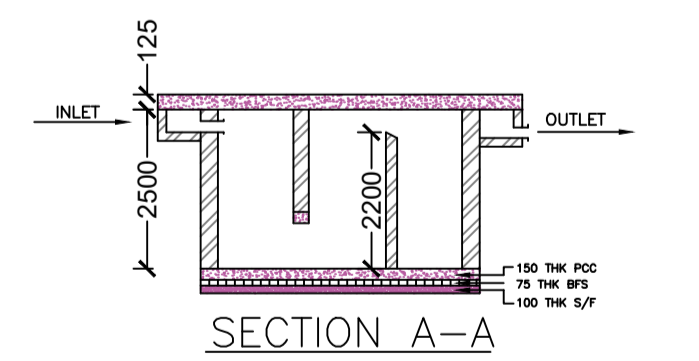
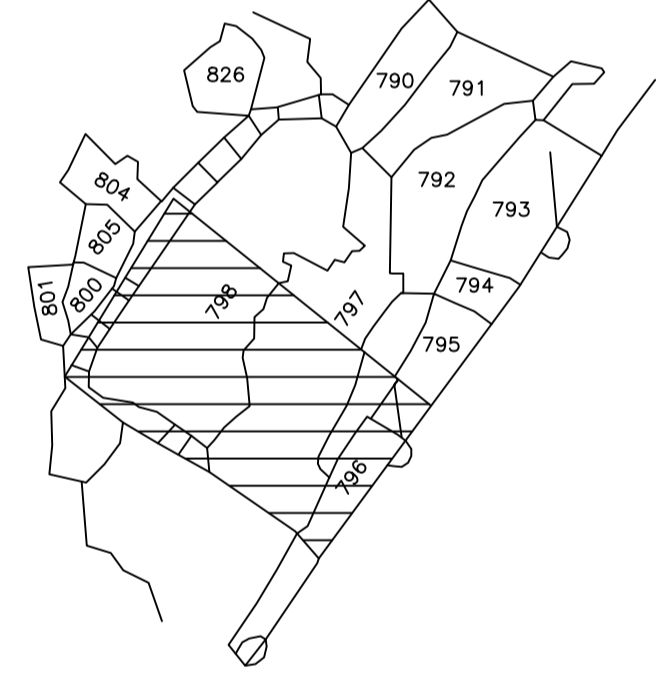
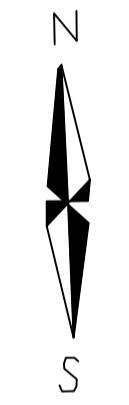
DETAILS OF RAIN WATER HARVESTING



TYPICAL SECTION OF FOUNDATION



Location Plan (NTS)



PLAN OF SEPTIC TANK

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MALL)	FD	1.52	2.10	01
A (MALL)	FD	2.41	2.10	01
A (MALL)	FD	2.49	2.10	01
A (MALL)	FD	2.63	2.10	01
A (MALL)	FD	2.67	2.10	01
A (MALL)	FD	3.87	2.10	01
A (MALL)	FD	4.23	2.10	01
A (MALL)	FD	4.29	2.10	02
A (MALL)	FD	4.57	2.10	01
A (MALL)	FD	4.66	2.10	01
A (MALL)	FD	4.70	2.10	01
A (MALL)	FD	4.86	2.10	02
A (MALL)	FD	4.88	2.10	01
A (MALL)	FD	5.07	2.10	01
A (MALL)	FD	5.12	2.10	08
A (MALL)	FD	5.21	2.10	01
A (MALL)	FD	5.49	2.10	04
A (MALL)	FD	5.49	2.40	01
A (MALL)	FD	5.51	2.10	01
A (MALL)	FD	7.46	2.10	02
A (MALL)	FD	8.12	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MALL)	w	1.80	1.20	01

Building :A (MALL)

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.)	Trmt (No.)
				StairCase	Lift	Accessory Use	Parking	Commercial					
Basement Second Floor	5430.06	9.63	5420.43	0.00	28.69	0.00	5025.08	0.00	57.48	57.48	57.48	00	
Basement First Floor	5430.06	9.63	5420.43	0.00	28.69	0.00	5025.08	0.00	57.48	57.48	57.48	00	
Lower Ground Floor	5119.80	9.63	5110.17	0.00	28.69	186.02	3137.00	1700.98	57.48	1758.46	1758.46	01	
Ground Floor	4012.36	9.63	4002.73	99.96	0.00	3.77	0.00	3899.00	0.00	3899.00	3899.00	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	19992.28	38.52	19953.76	99.96	86.07	189.79	13187.16	5599.98	172.44	5772.42	5772.42	04	
Total Number of Same Buildings	1												
Total :	19992.28	38.52	19953.76	99.96	86.07	189.79	13187.16	5599.98	172.44	5772.42	5772.42	04	

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.)	Trmt (No.)
					StairCase	Lift	Accessory Use	Parking	Commercial					
A (MALL)	1	19992.28	38.52	19953.76	99.96	86.07	189.79	13187.16	5599.98	172.44	5772.42	5772.42	04	
Grand Total	1	19992.28	38.52	19953.76	99.96	86.07	189.79	13187.16	5599.98	172.44	5772.42	5772.42	04	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (MALL)	Commercial	Commercial Bldg	> 0	50	4520.14	1	61	-	-
			> 0	50	4520.14	-	-	1	189
Total :				-	-	-	61	365	189

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	365	4562.50
Total Car	61	762.50	365	4562.50
TwoWheeler	-	-	267	534.00
Total TwoWheeler	189	378.00	267	534.00
Other Parking	-	-	-	8560.71
Total		1140.50		14191.21

AREA STATEMENT		VERSION NO. : 1.0.70
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	PlotNearbyReligiousStructure: NA	
Inward No: DMC/BP/0124/W22/2024	Plot/SubPlot No: 1716 (Old- 792, 795, 796, 797, 798 & 799)	
Application Type: General Proposal	North: Plot No. - Land Owner's Own Land	
Project Type: Building Permission	South: Plot No. - Krishna Bhawan Vivah Sihal	
Nature of Development: New	East: Road Width - 30.48	
Location of Development Area: Old Area	West: Plot No. - Part of Plot No. 799	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	8330.37
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	8330.37
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		443.87
Total		443.87
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	7886.50
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	8330.37
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	8330.37
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4165.19
Proposed Coverage Area (46.85 %)		3902.77
Total Prop. Coverage Area (46.85 %)		3902.77
Balance coverage area (3.15 %)		262.42
FAR CHECK		
Perm. FAR Area (2.500)		20825.93
Total Perm. FAR area		20825.93
Commercial FAR		5599.98
Proposed FAR Area		5772.43
Total Proposed FAR Area		5772.43
Consumed FAR (Factor)		0.69
Balance FAR Area		15053.50
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		19953.76
ARCHITECT (Regd)		Ajit Kumar
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Nand Lal Agarwal (Partner of Shri Ram Sales) Land Owner - 1. Rajendra Kumar Agarwal 2. Mahendra Kumar Agarwal & 3. Yogendra Kumar Agarwal
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)	White
EXISTING (To be demolished)	Orange

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 First Floor	5420.43	57.48	5420.43	57.48
Basement Second Floor	5420.43	57.48	5420.43	57.48
Lower Ground Floor	5110.17	1758.46	5110.17	1758.46
Ground Floor	4002.73	3899.00	4002.73	3899.00
Terrace Floor	0.00	0.00	0.00	0.00
Total :	19953.76	5772.42	19953.76	5772.42

Building USE/SUBUSE Details

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

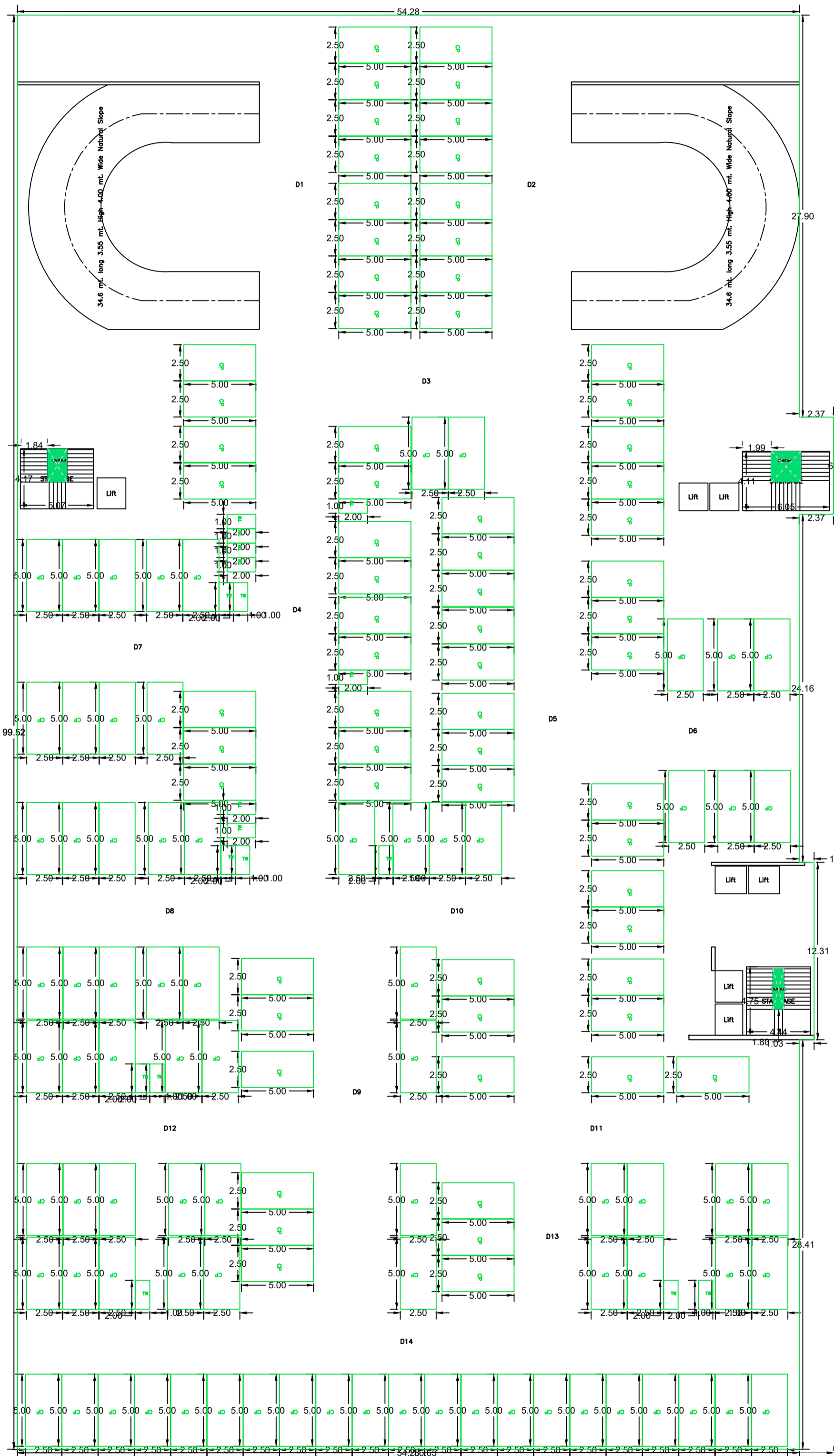
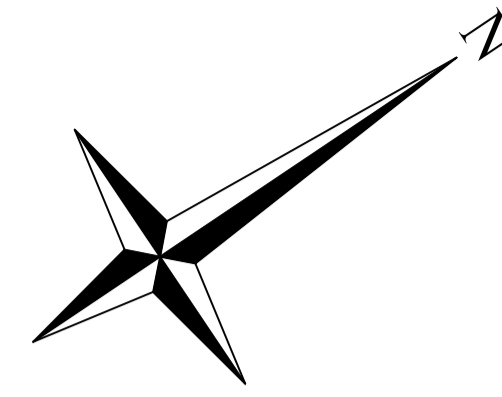
UnitBUA Table for Building :A (MALL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF1	SHOP	177.18	176.50	1	
	GF2	SHOP	2025.12	2023.52	10	3
	GF3	SHOP	781.82	780.29	7	
LOWER GROUND FLOOR PLAN		HYPERMART	1583.37	1583.21	1	1
	Total:		4567.49	4563.51	19	4

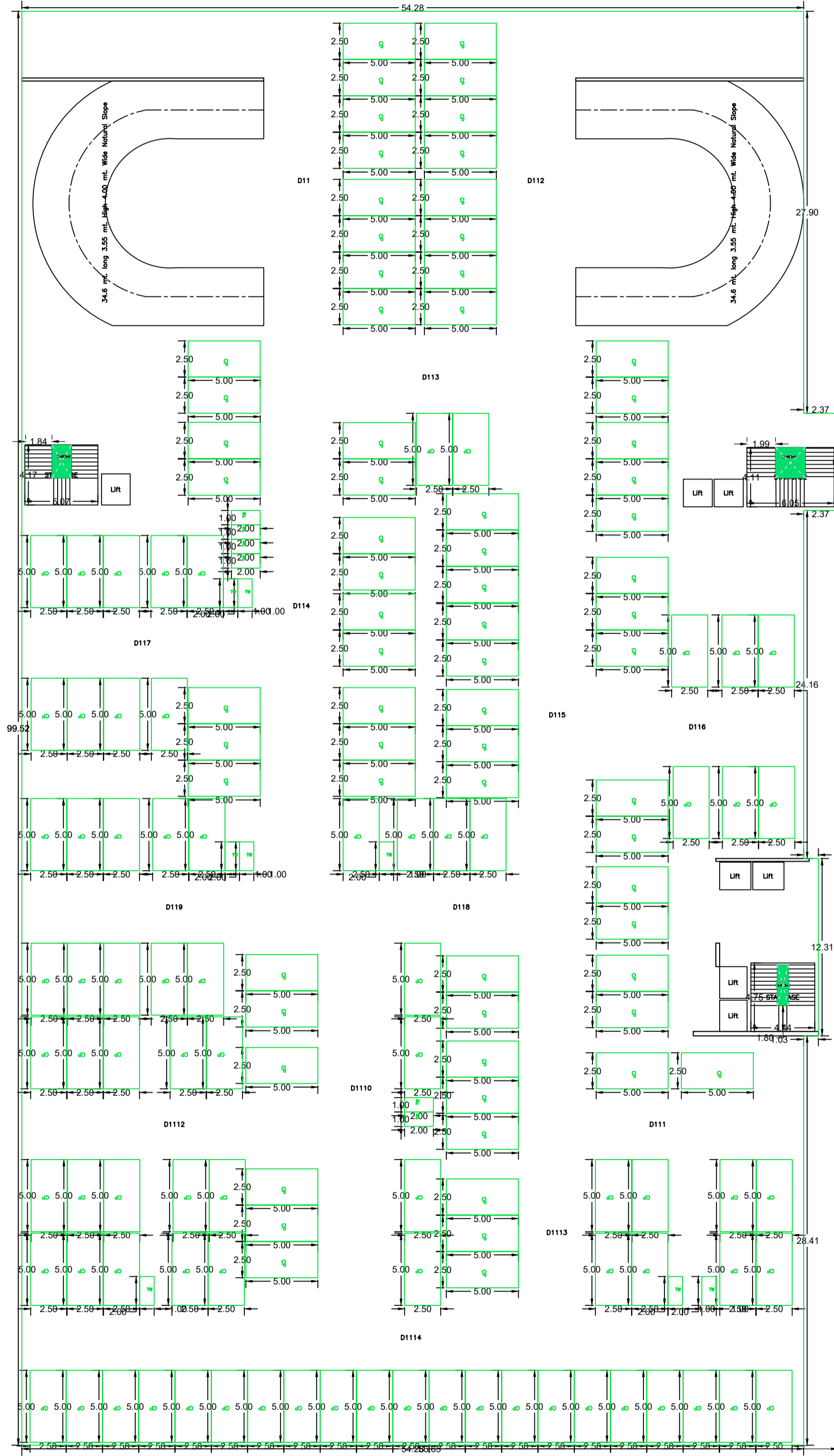
Vehicle Type	Reqd.	Prop.	LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Car	-	365	Ajit Kumar			
Total Car	61	762.50	DMC/ENG/0014/2016			
TwoWheeler	-	267				
Total TwoWheeler	189	378.00				
Other Parking	-	-				
Total		1140.50				

Proposal Basic Information

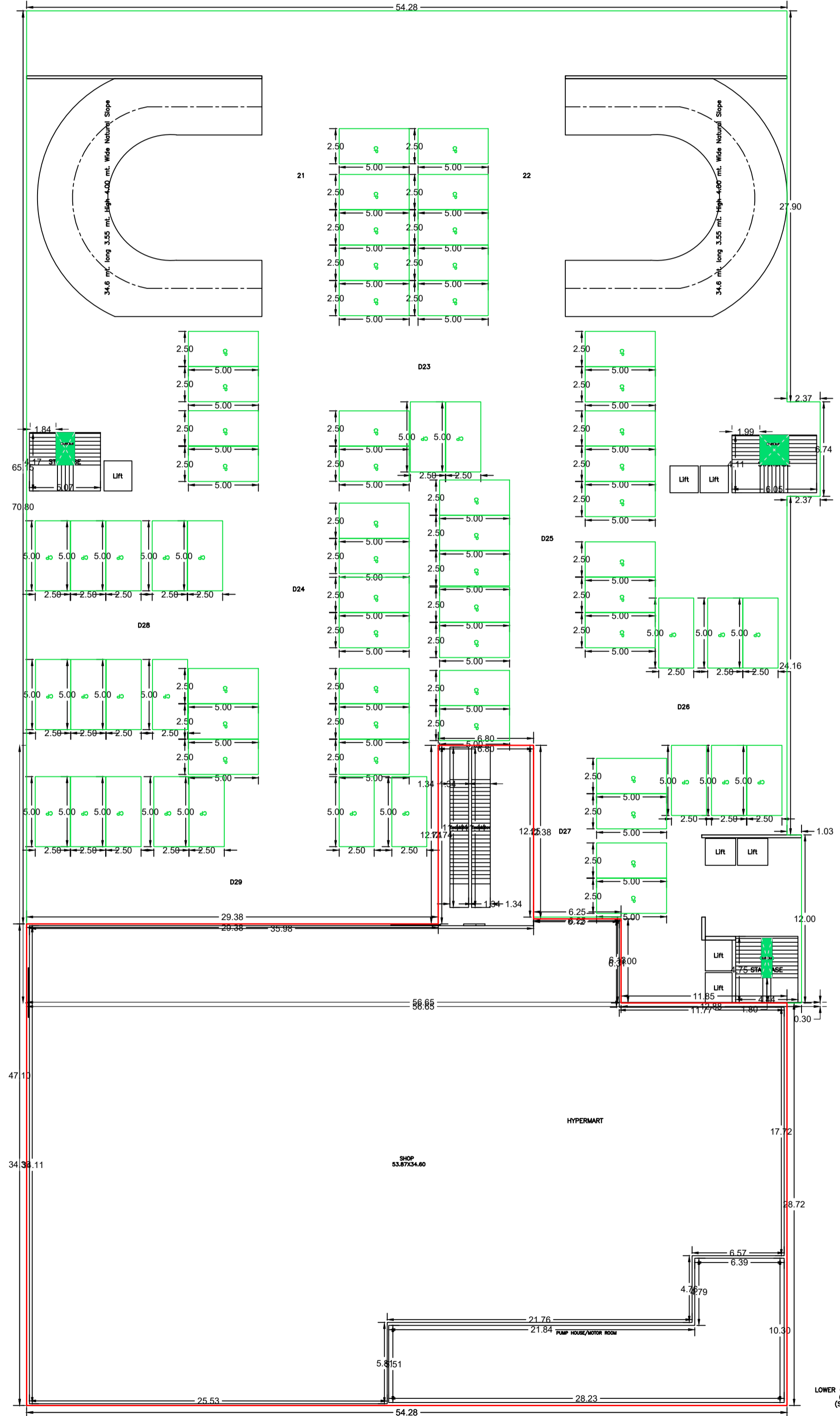
Proposal File No.	DMC/BP/0124/W22/2024
Owner Name	Nand Lal Agarwal (Partner of Shri Ram Sales) Land Owner Rajendra Kumar Agarwal 2.Mahendra Kumar Agarwal & 3. Kumar Agarwal
Khata No	870 (Old-5.7 & 30)
Plot No	1716 (Old- 792, 795, 796, 797, 798 & 799)
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



BASEMENT SECOND FLOOR PLAN (SCALE 1:100)



BASEMENT FIRST FLOOR PLAN (SCALE 1:100)

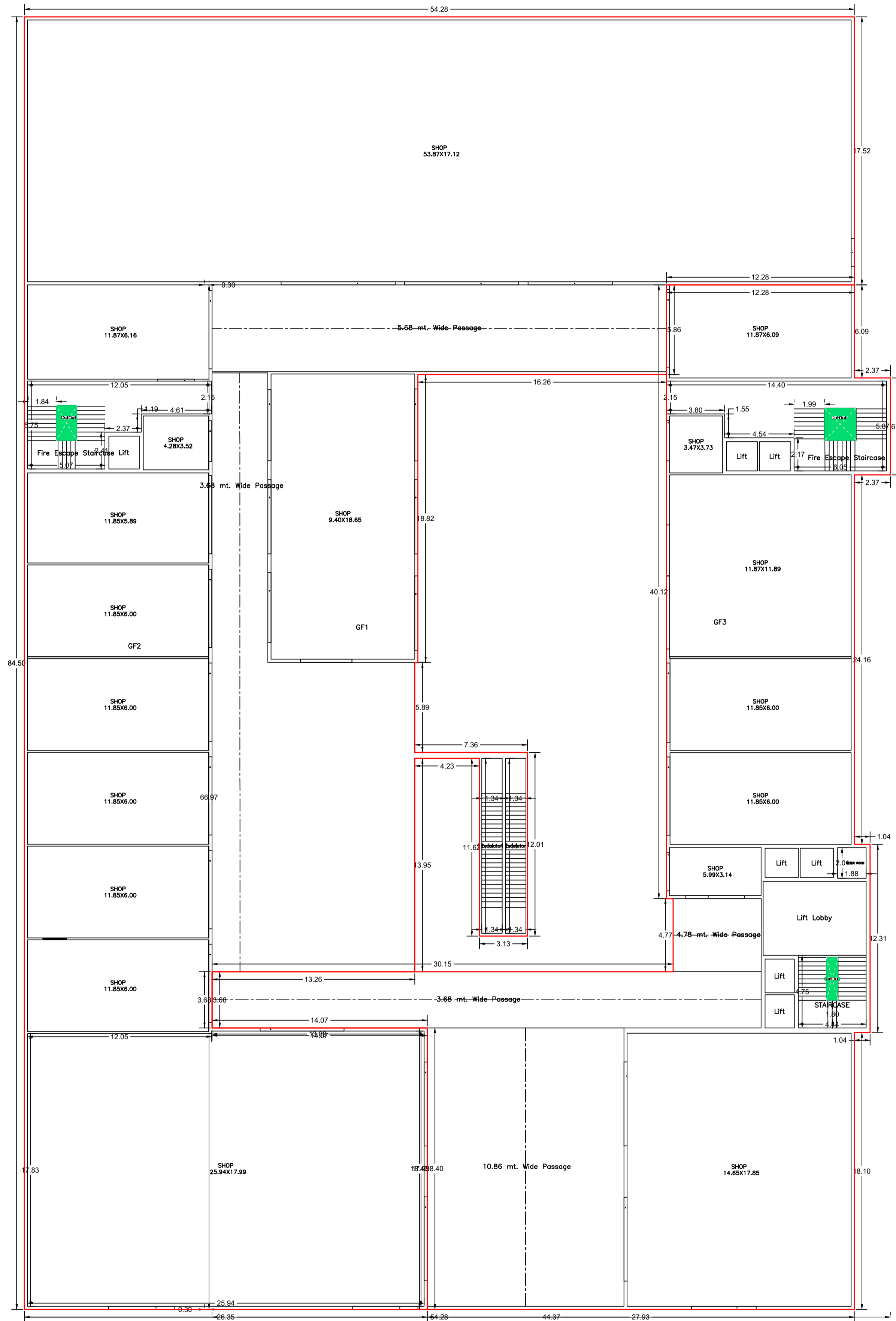
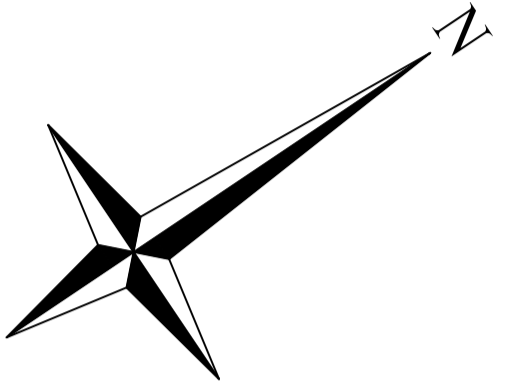


LOWER GROUND FLOOR PLAN (SCALE 1:100)

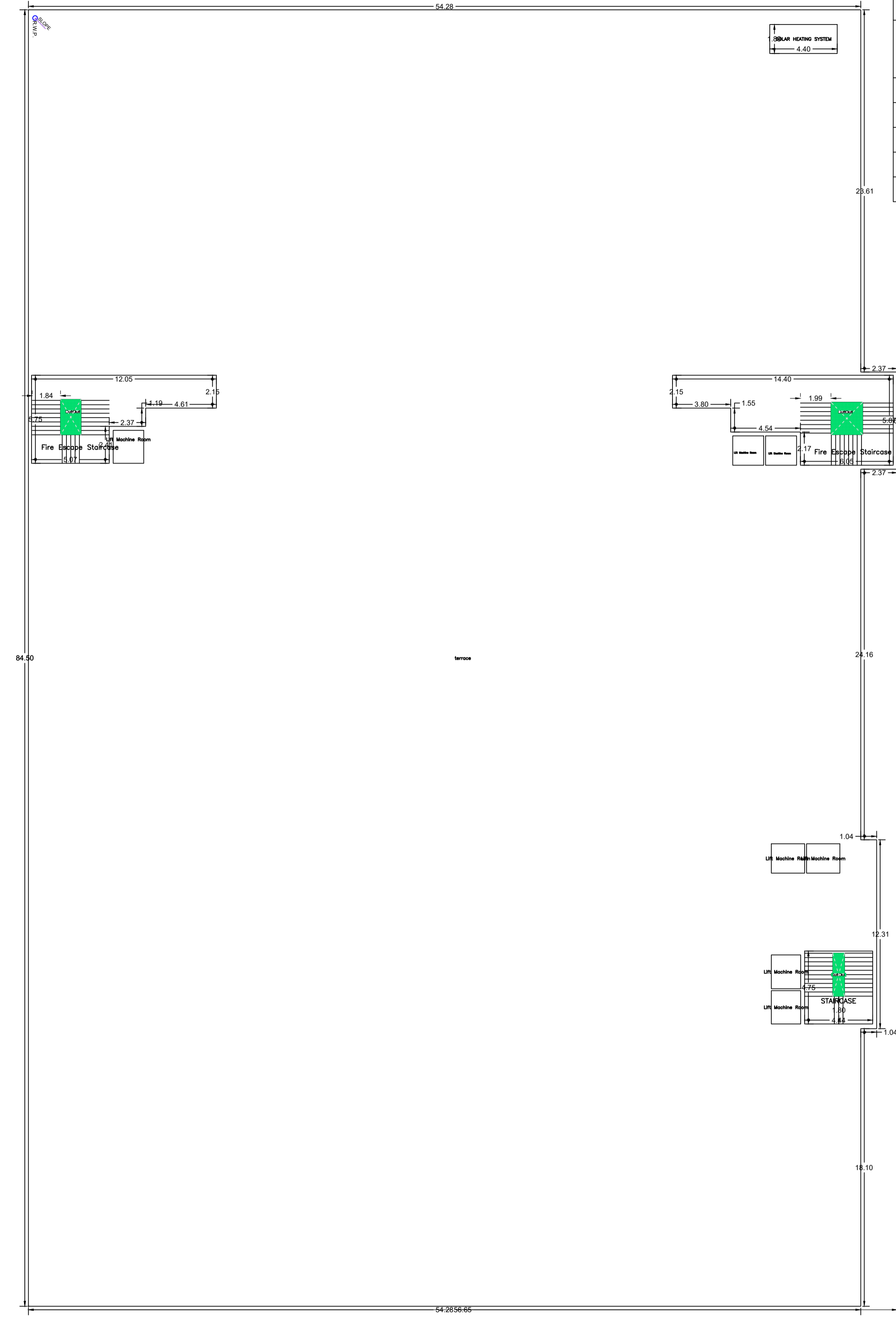
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			

Proposal Basic Information

Proposal File No.	DMC/BP/0124/W22/2024
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Khata No	870 (Old-5.7 & 30)
Plot No	1716 (Old- 792, 795, 796, 797, 798 & 799)
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



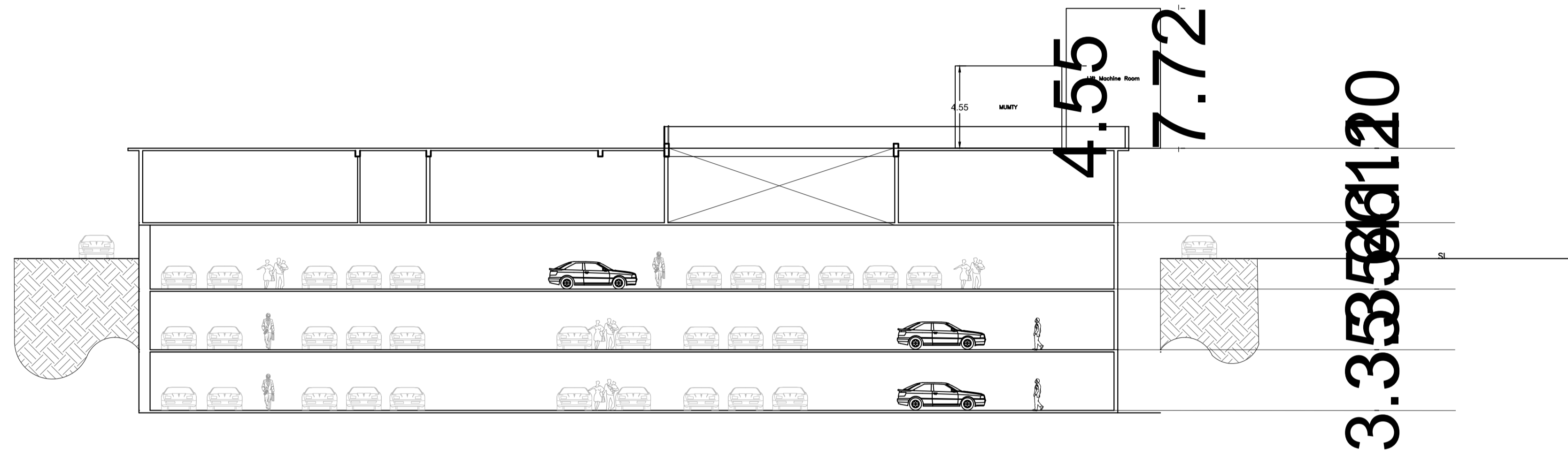
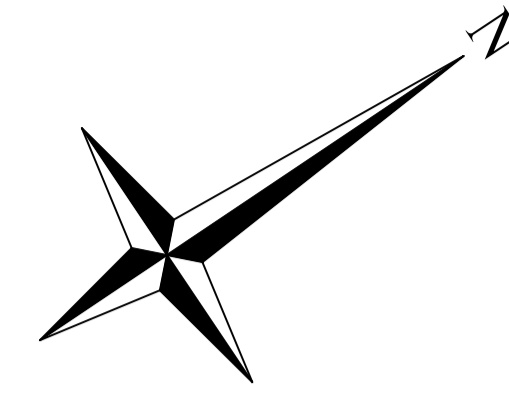
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



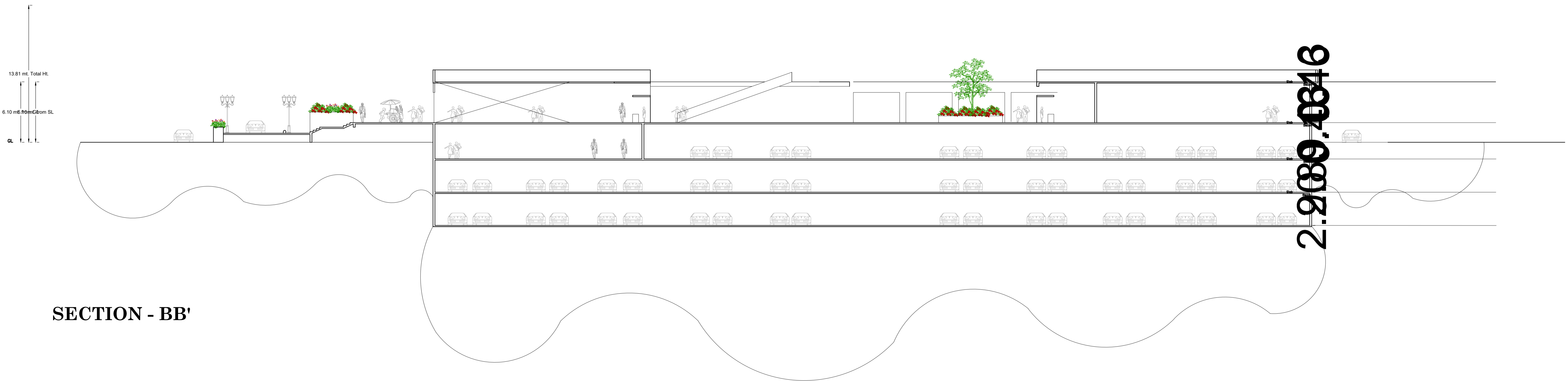
TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			

Proposal Basic Information	
Proposal File No.	DMC/BP/0124/W22/2024
Owner Name	Nand Lal Agarwal (Partner of Shri Ram Sales) Land Owner - 1. Rajendra Kumar Agarwal 2.Mahendra Kumar Agarwal & 3. Yogendra Kumar Agarwal
Khata No	870 (Old-5.7 & 30)
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Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



SECTION - AA'

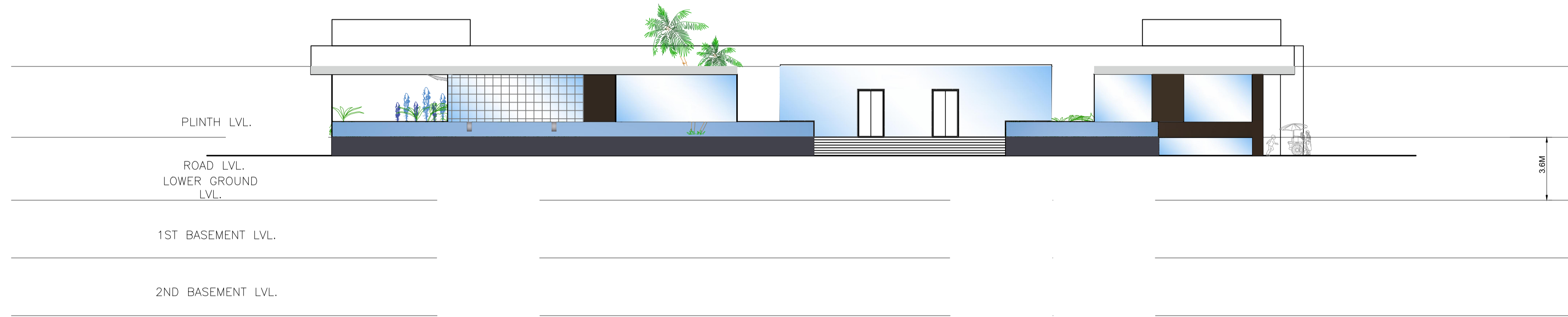
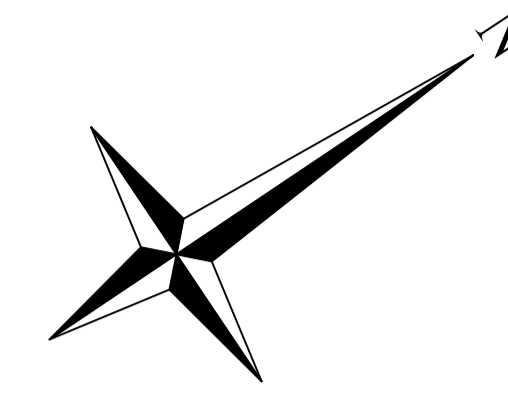


SECTION - BB'

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			

Proposal Basic Information

Proposal File No.	DMC/BP/0124/W22/2024
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Khata No	870 (Old-5.7 & 30)
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Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



FRONT ELEVATION



RIGHT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar DMC/ENG/0014/2016			