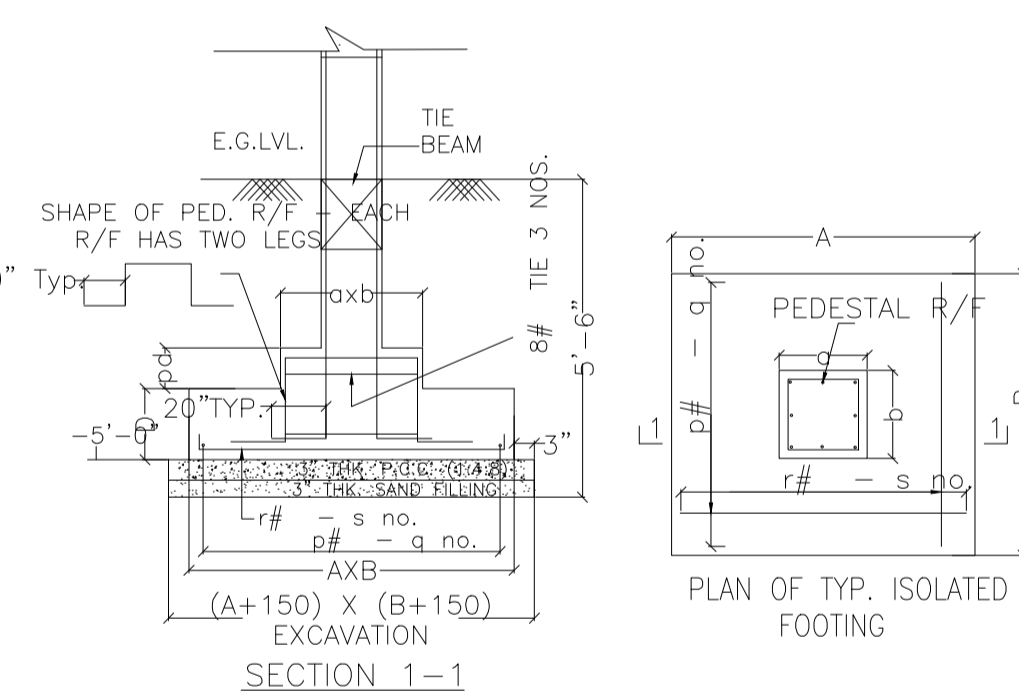
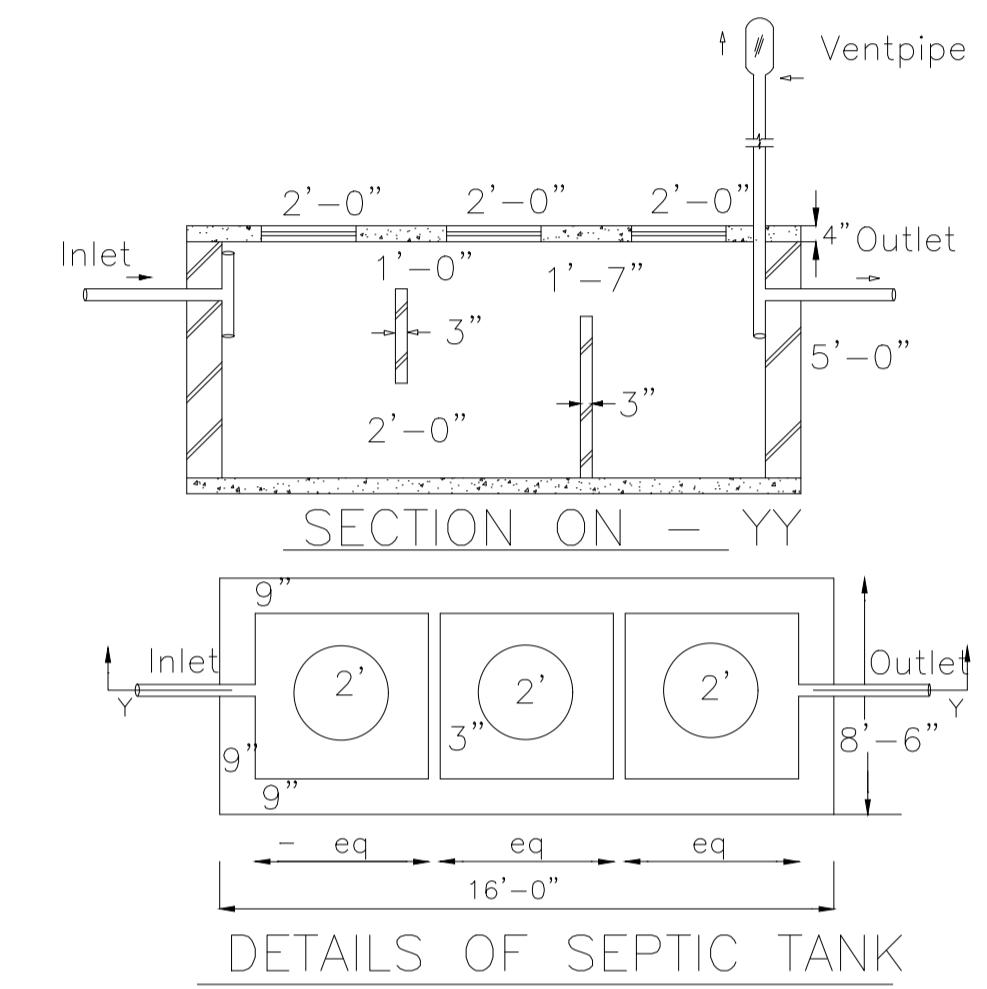
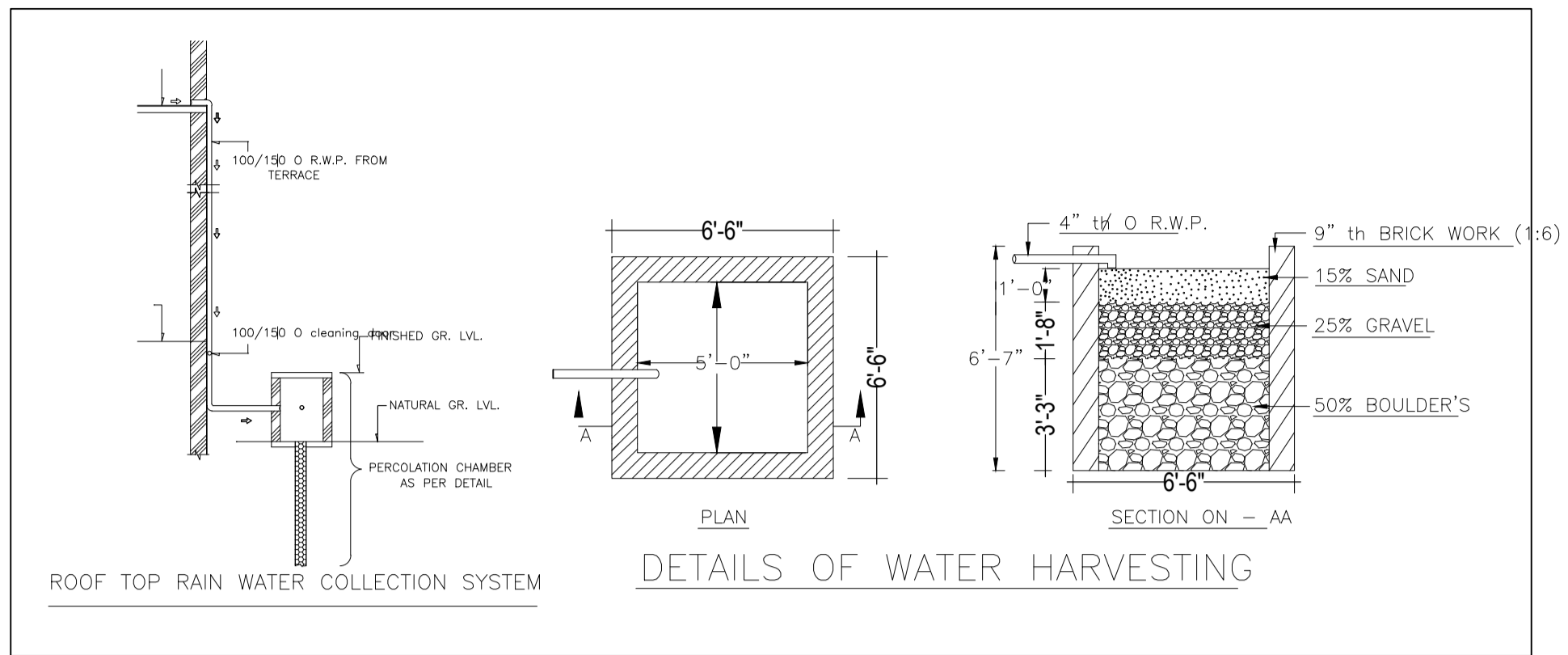


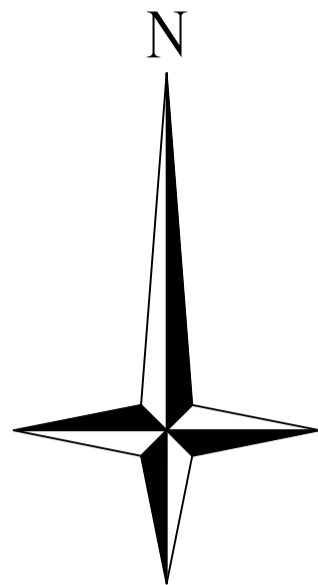
LOCATION PLAN



DETAILS OF COLUMN FOOTING



KEY PLAN



Proposal Basic Information

Proposal File No.	DMC/BP/104/W23/2024
Owner Name	NewTech Villa Developers Pvt Ltd
Khata No	New - 1217, Old - 175
Plot No	New - 1780, Old - 2328
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT

DHANBAD MUNICIPAL CORPORATION	VERSION NO.: 1.0.69	DATE: 15-04-2024
LOCAL BODIES	VERSION DATE: 16/10/2020	SHEET NO.: 1
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DHANBAD CORPORATION	Plot SubUse: Commercial Bldg	
Authority: DHANBAD MUNICIPAL CORPORATION	Plot/Nearby/Religious/Structure: NA	
Inward No: DMC/BP/104/W23/2024	Plot/SubPlot No: New - 1780, Old - 2328	
Application Type: General Proposal	North: Plot No. - Land of Dhulia Devi	
Project Type: Building Permission	South: Plot No. - Land Misra Jee	
Nature of Development: New	East: Road Width - 4.5m village road	
Location of Development Area: Old Area	West: Road Width - 24m main road	
AREA OF PLOT (Minimum)	(A)	SQ.MT. 660.32
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	660.32
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		65.80
Total		65.80
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	594.52
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	660.32
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	660.32
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		330.16
Proposed Coverage Area (43.10 %)		284.63
Total Prop. Coverage Area (43.1 %)		284.63
Balance coverage area (6.90 %)		45.53
FAR CHECK		
Perm. FAR Area (2.500)		1650.80
Total Perm. FAR area		1650.80
Commercial FAR		1416.32
Proposed FAR Area		1416.32
Total Proposed FAR Area		1416.32
Consumed FAR (Factor)		2.14
Balance FAR Area		234.48
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2006.03
ARCHITECT (Regd)		ABHISHEK GAURAV
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		NewTech Villa Developers Pvt Ltd
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)	Light Blue
EXISTING (To be demolished)	Light Yellow

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.)
Upper Basement Floor	287.16	16.89	287.16	16.89
Lower Ground Floor	299.76	16.28	299.76	16.28
Ground Floor	284.63	284.63	284.63	284.63
First Floor	283.62	274.63	283.62	274.63
Second Floor	283.62	274.63	283.62	274.63
Third Floor	283.62	274.63	283.62	274.63
Fourth Floor	283.62	274.63	283.62	274.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2006.03	1416.32	2006.03	1416.32

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AB (EG)	Commercial	Commercial Bldg	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.)	Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Parking				
AB (EG)	1	2006.03	88.22	513.99	1416.32	1416.32	1416.32	07
Grand Total :	1	2006.03	88.22	513.99	1416.32	1416.32	1416.32	07

Building :AB (EG)

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.)
		Lift	Parking				
Lower Ground Floor	299.76	26.13	257.35	16.28	16.28	16.28	01
Upper Basement Floor	287.16	26.13	256.64	16.89	16.89	16.89	01
Ground Floor	284.63	0.00	0.00	284.63	284.63	284.63	01
First Floor	283.62	8.99	0.00	274.63	274.63	274.63	01
Second Floor	283.62	8.99	0.00	274.63	274.63	274.63	01
Third Floor	283.62	8.99	0.00	274.63	274.63	274.63	01
Fourth Floor	283.62	8.99	0.00	274.63	274.63	274.63	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2006.03	88.22	513.99	1416.32	1416.32	1416.32	07
Total Number of Same Buildings	1						
Total :	2006.03	88.22	513.99	1416.32	1416.32	1416.32	07

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	D	0.93	2.10	10
AB (EG)	D	2.79	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	W	1.13	1.20	04
AB (EG)	W	1.14	1.20	01
AB (EG)	W	1.53	1.20	45
AB (EG)	W	1.54	1.20	15

UnitBUA Table for Building :AB (EG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	COMM	SHOP	274.63	274.41	2	4
LOWER GROUND FLOOR PLAN	COMM	SHOP	16.28	16.19	0	1
UPPER BASEMENT FLOOR PLAN	COMM	SHOP	16.89	16.80	0	1
GROUND FLOOR PLAN	COMM	SHOP	275.65	275.42	2	1
Total :	-	-	1407.34	1406.04	10	7

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
AB (EG)	Commercial	Commercial Bldg	> 0	50	1249.34	1	17	-	-
			> 0	50	1249.34	-	-	1	53
Total :			-	-	-	-	17	20	53 75

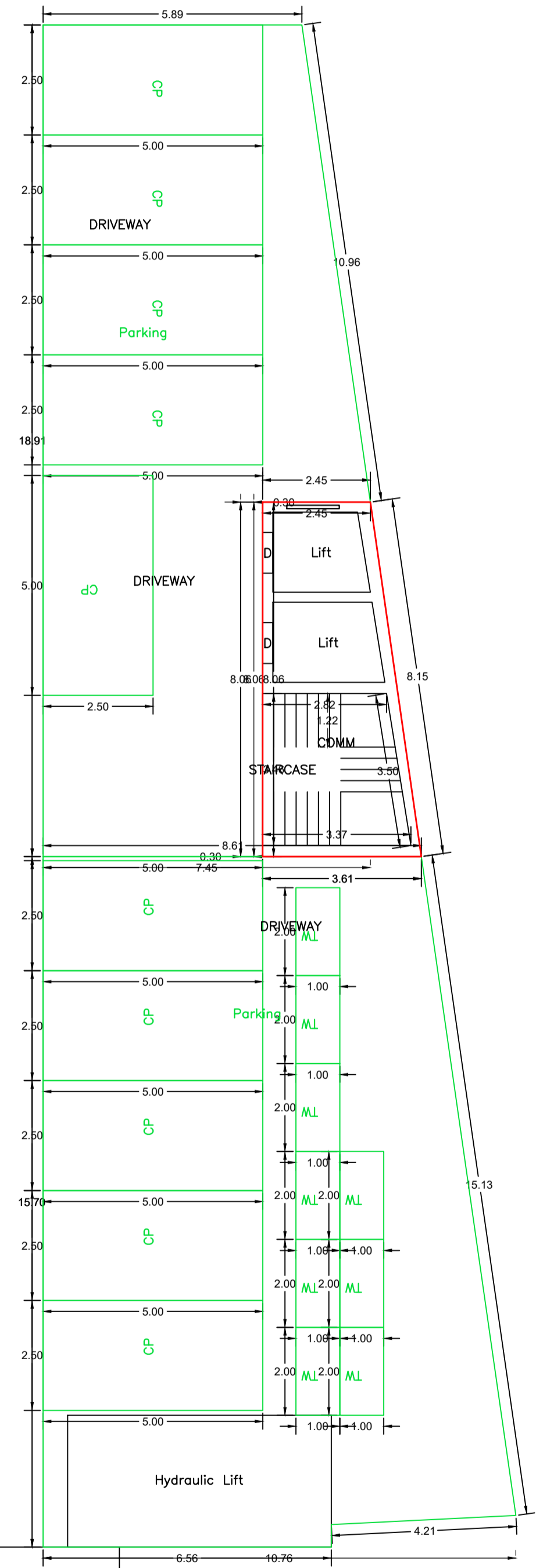
Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		No.	Prop.	
		Area	Area		Area	Area
Car	-	-	-	20	250.00	-
Total Car	17	-	-	20	250.00	-
TwoWheeler	-	-	-	75	150.00	-
Total TwoWheeler	53	-	-	75	150.00	-
Other Parking	-	-	-	-	216.49	-
Total	-	318.50	-	-	766.49	-

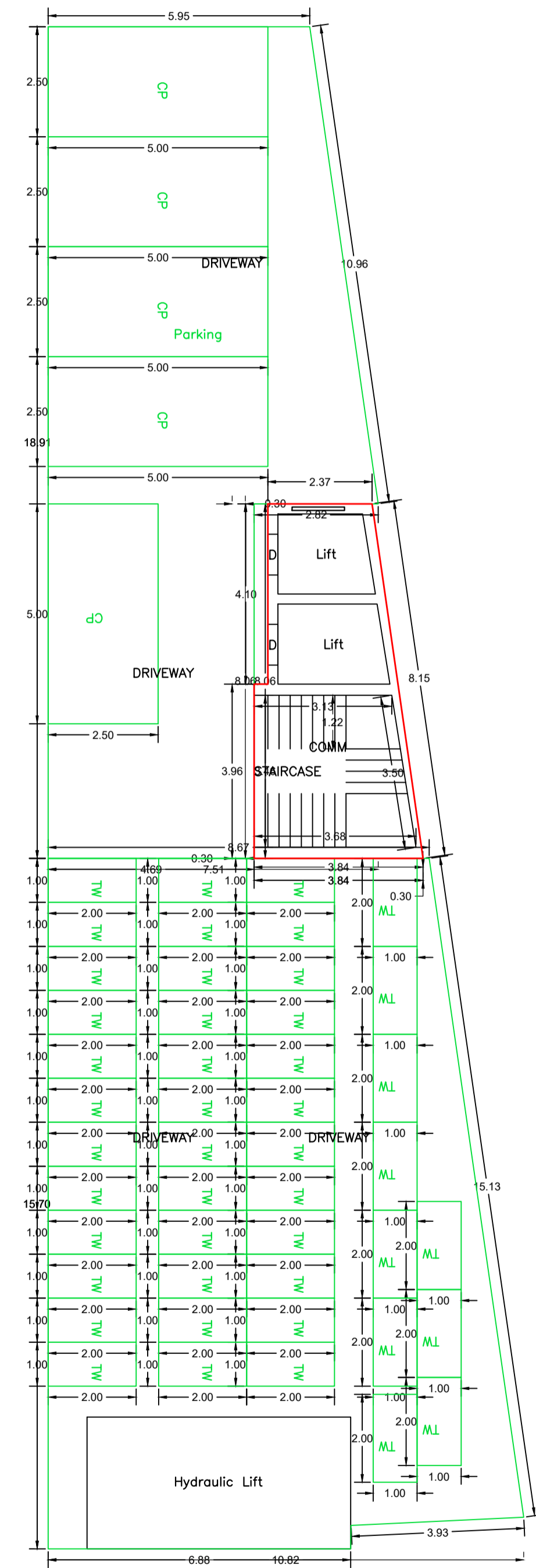
LTP NAME AND SIGNATURE

ABHISHEK GAURAV DMC/ARC/0022/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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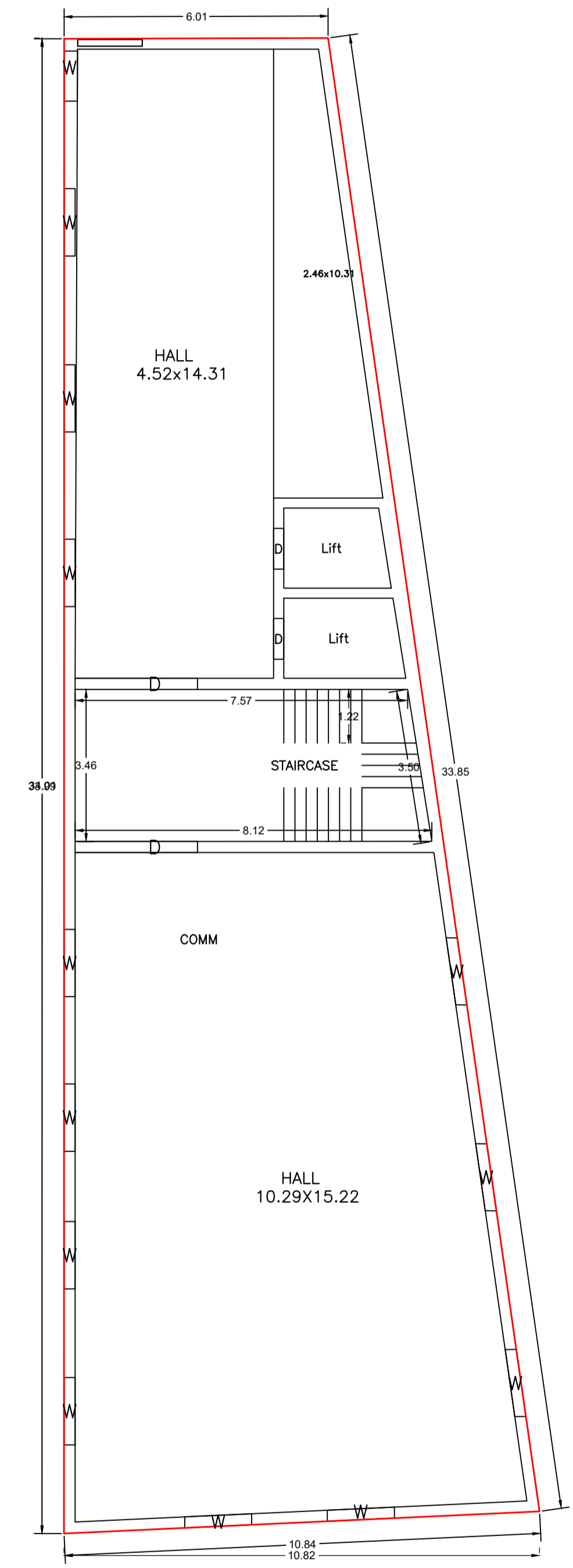
Proposal Basic Information	
Proposal File No.	DMC/BP/104/W23/2024
Owner Name	NewTech Villa Developers Pvt Ltd
Khata No	New - 1217, Old - 175
Plot No	New - 1780, Old - 2328
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



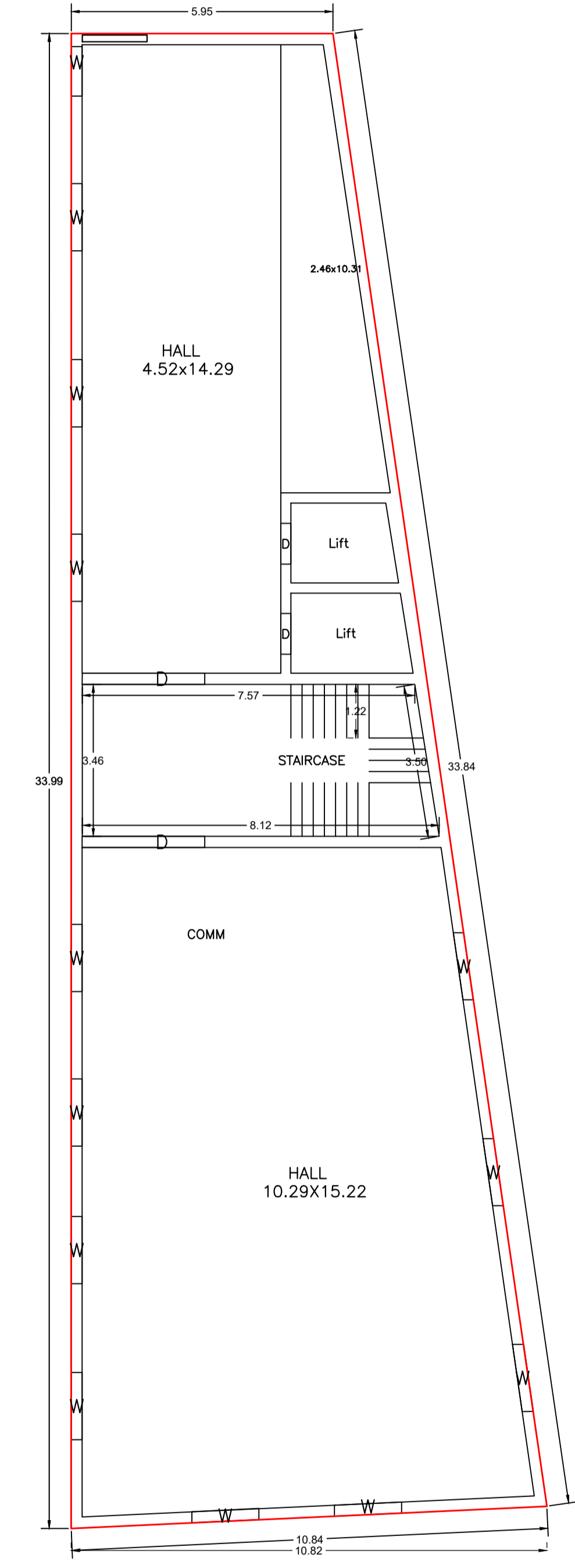
LOWER GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



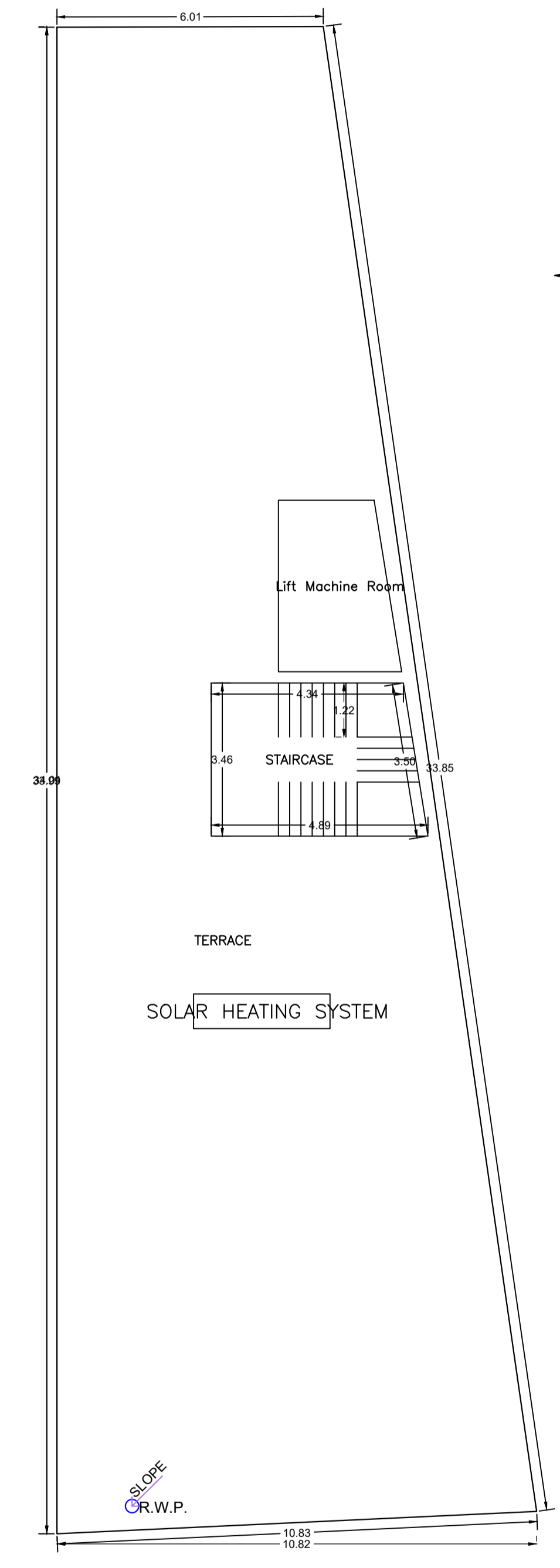
UPPER BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)



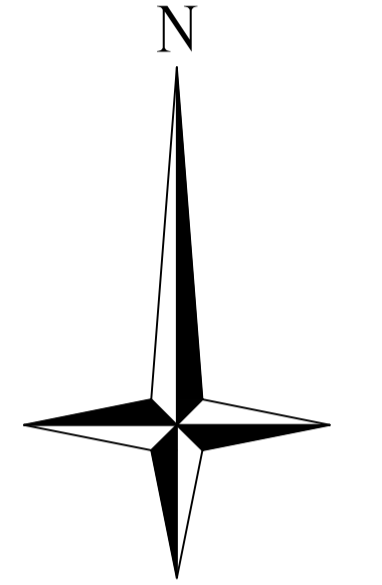
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 1, 2, 3, 4 FLOOR PLAN (Proposed) (SCALE 1:100)



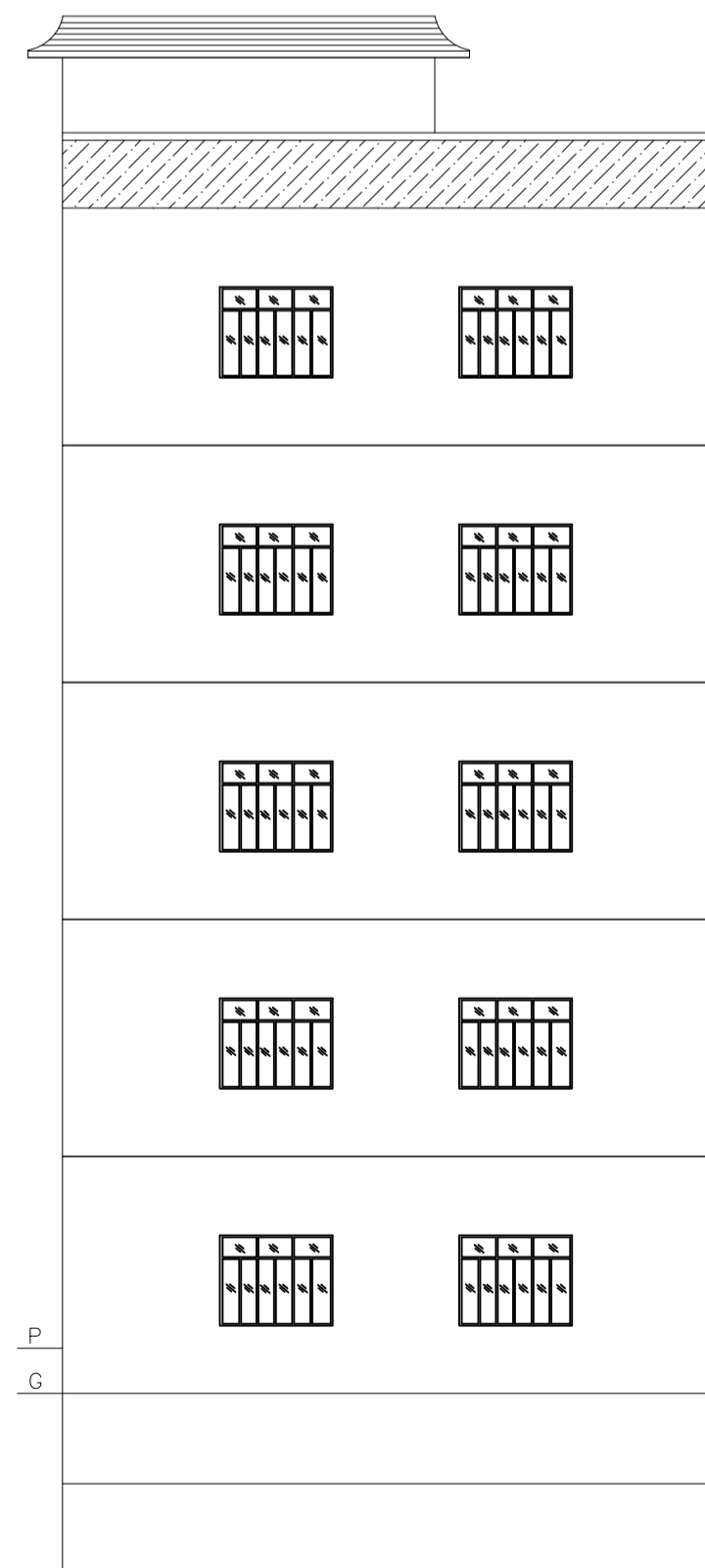
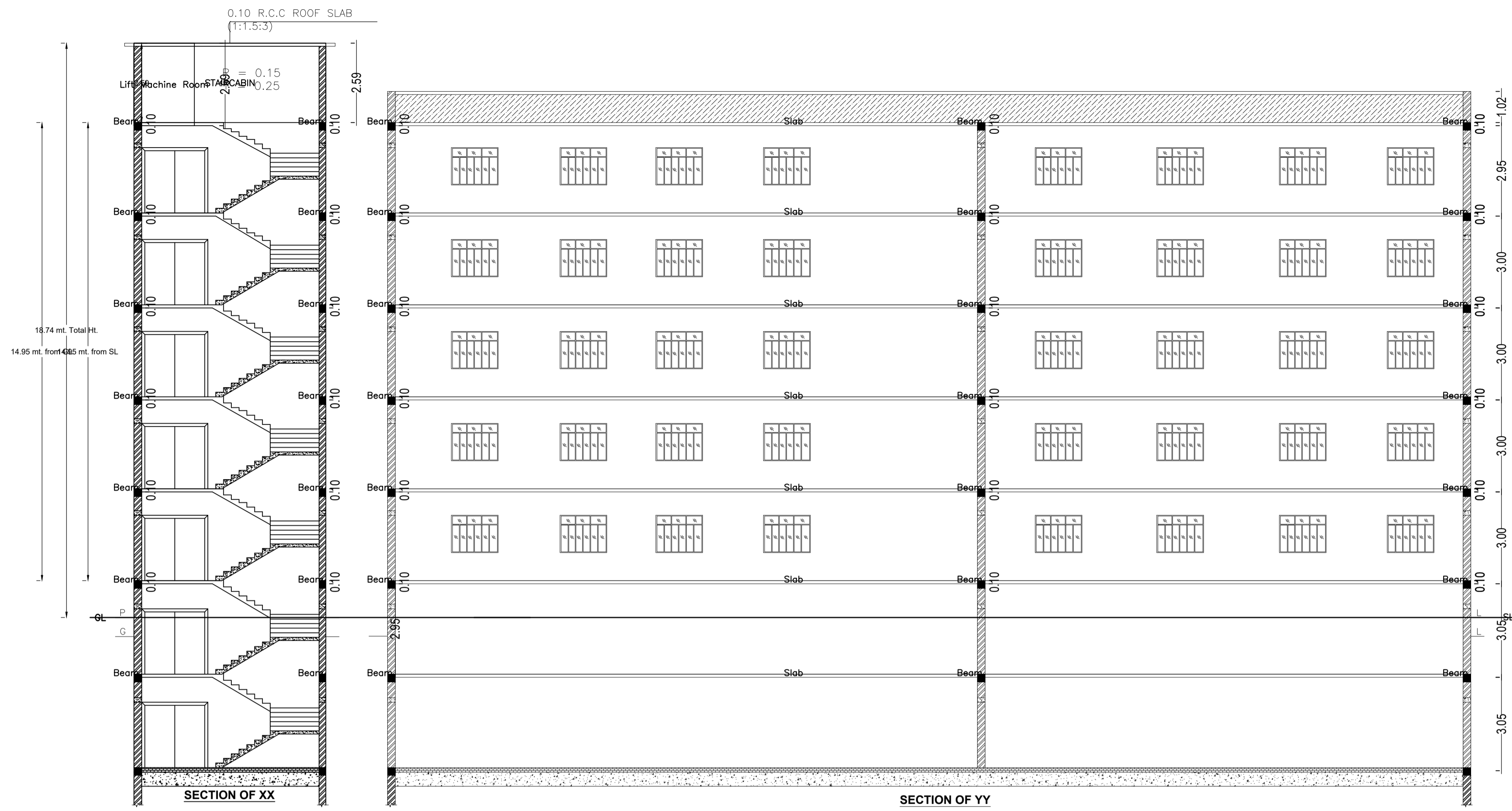
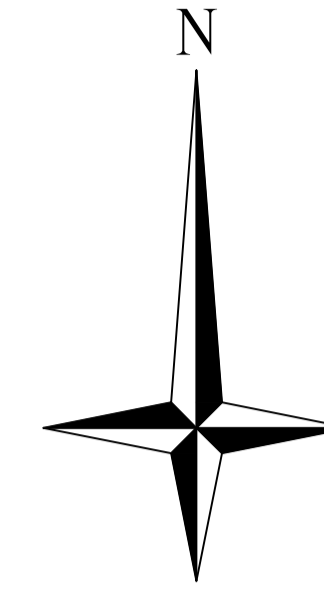
TERRACE FLOOR PLAN (SCALE 1:100)



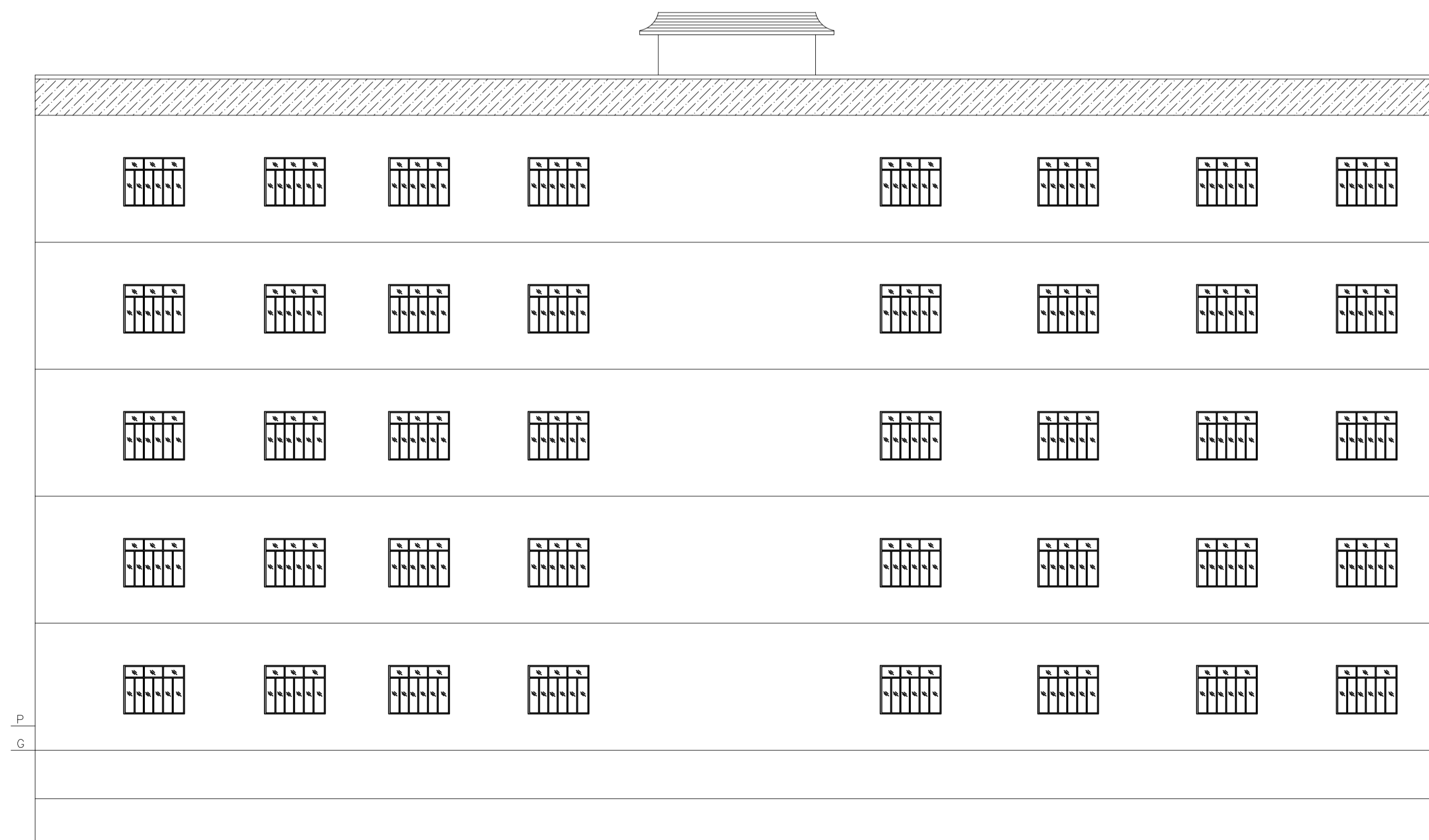
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK GAURAV DMC/ARC/0022/2017			

Proposal Basic Information

Proposal File No.	DMC/BP/104/W23/2024
Owner Name	NewTech Villa Developers Pvt Ltd
Khata No	New - 1217, Old - 175
Plot No	New - 1780, Old - 2328
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



FRONT ELEVATION



LEFT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK GAURAV DMC/ARC/0022/2017			