

Proposal Basic Information	
Proposal File No.	DMZP/BP/0006/2023
Owner Name	MANOJ KUMAR AGRAWAL, MUKESH KUMAR AGRAWAL, MANJULA AGRAWAL, MRIDULA JAIN
Khata No.	41,42,415 & 4142,4154
Plot No.	825/826 PART & 825 PART
Village Name	Dudhani
Use	Mixed
SubUse	Resi-Comm

AREA STATEMENT DUMKA		VERSION NO. 1.0.08
ZILA PARISHAD		VERSION DATE: 16/12/2023
PROJECT DETAIL:		
Region - JHARRHAND URBAN	LOCAL BODIES	Plot Use: Mixed
District DUMKA		Plot SubUse: Resi-Comm
Authority: DUMKA ZILA PARISHAD		Profession/Religious/Structure: NA
Investment No. DMZP/BP/0006/2023		Post/Station No. 825/826 PART & 825 PART
Application Type: General Proposal		North Plot No. - DMZP PLOT
Project Type: Building Permission		South Plot No. - OTHER PLOT
Nature of Development: New		East Plot No. - OTHER PLOT
Location of Development Area: Old Area		West Plot No. - OTHER PLOT
AREA DETAILS:		SO.MT
NET AREA OF PLOT (Minimum)	(A)	1064.12
NET AREA OF PLOT (Gross Plot Area)	(A-Deductions)	1064.12
Deduction from Gross Plot Area		
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		237.11
Total		237.11
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	827.02
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1064.12
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	1064.12
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		532.06
Proposed Coverage Area (31.43 %)		334.46
Total Prop. Coverage Area (31.43 %)		334.46
Balance coverage area (18.57 %)		197.60
FAR CHECK		
Permi. FAR Area (2.000)		2108.24
Total Perm. FAR area		2126.24
Residential FAR		648.83
Commercial FAR		656.98
Proposed FAR Area		1341.29
Total Proposed FAR Area		1341.29
Consumed FAR (Factor)		1.26
Balance FAR Area		786.94
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1686.58
ARCHITECT (Regd)		
ARCHITECT (Regd)		LIDIT RAJ
ENGINEER (Regd)		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
OWNER (Regd)		MANOJ KUMAR AGRAWAL, MUKESH KUMAR AGRAWAL, MANJULA AGRAWAL, MRIDULA JAIN
DEVELOPMENT AUTHORITY		
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)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details				
Floor Name	A (BLOCK)		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	334.46	34.49	334.46	34.49
First Floor	341.61	338.49	341.61	338.49
Second Floor	341.61	338.49	341.61	338.49
Third Floor	334.46	334.91	334.46	334.91
Fourth Floor	334.46	334.91	334.46	334.91
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total</b>	<b>1686.58</b>	<b>1341.29</b>	<b>1686.58</b>	<b>1341.29</b>

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (BLOCK)	Commercial	Resi-Comm Bldg	Non-Highrise

Required Parking (Table 7a)

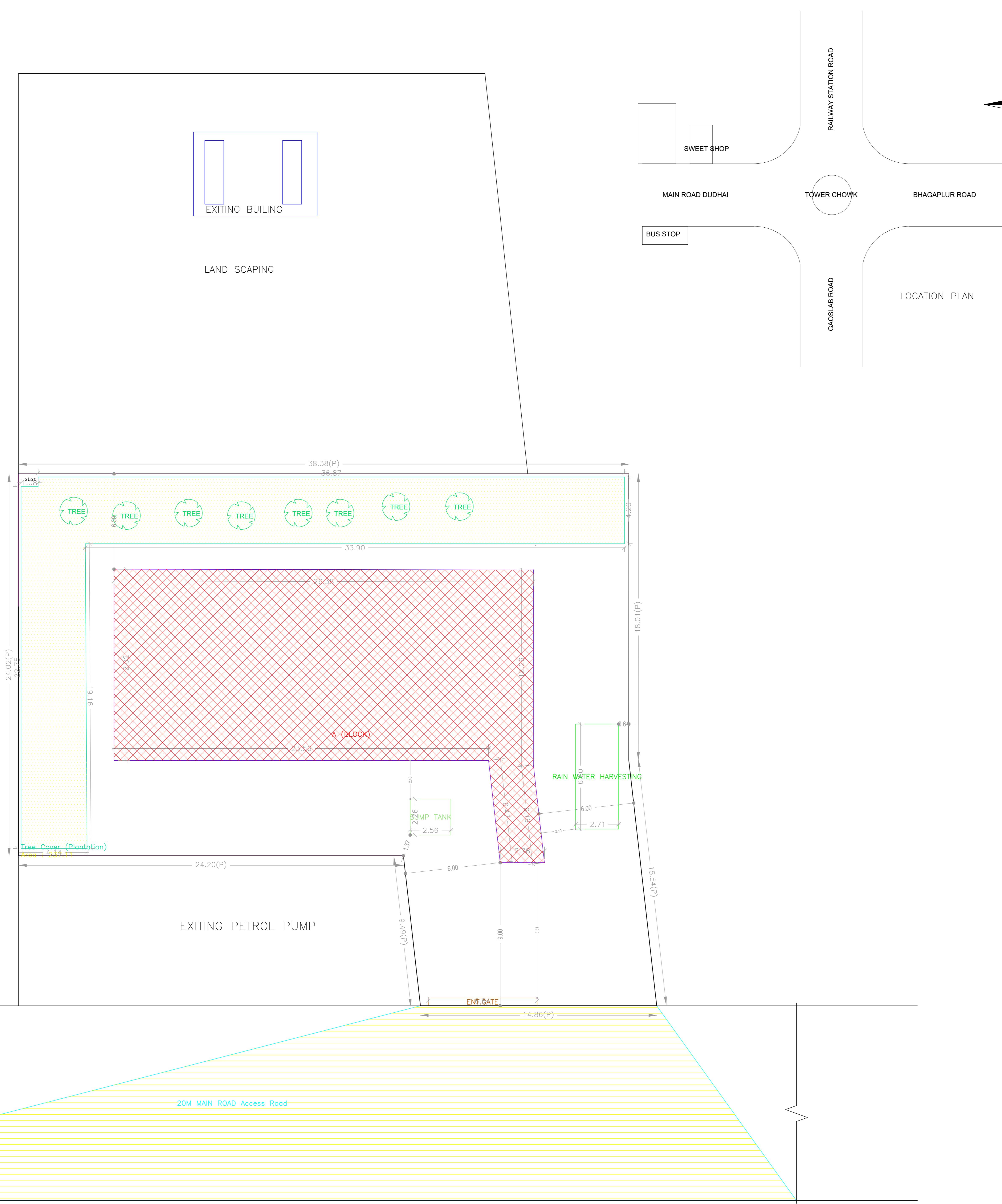
Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitor Car		TwoWheeler	
			Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.		
A (BLOCK)	Commercial	Resi-Comm Bldg	>= 200	601.69	1	5	-	-	-	-	-	-
			> 0	601.69	-	-	-	-	-	-	-	-
	Mixed	Resi-Comm	>= 0	1	1.00	1	1	-	-	-	-	-
			>= 1	1.00	-	-	-	-	-	-	-	-
<b>Total</b>					<b>4</b>	<b>5</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>8</b>	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.97
Total Car	4	50.00	5	62.97
Visitor's Car Parking	-	-	1	12.54
Total Visitor Parking	1	12.50	1	12.54
TwoWheeler	-	-	11	22.00
Total TwoWheeler	8	16.00	11	22.00
Other Parking	-	-	-	202.92
<b>Total</b>	<b>78</b>	<b>50</b>	<b>11</b>	<b>321.97</b>

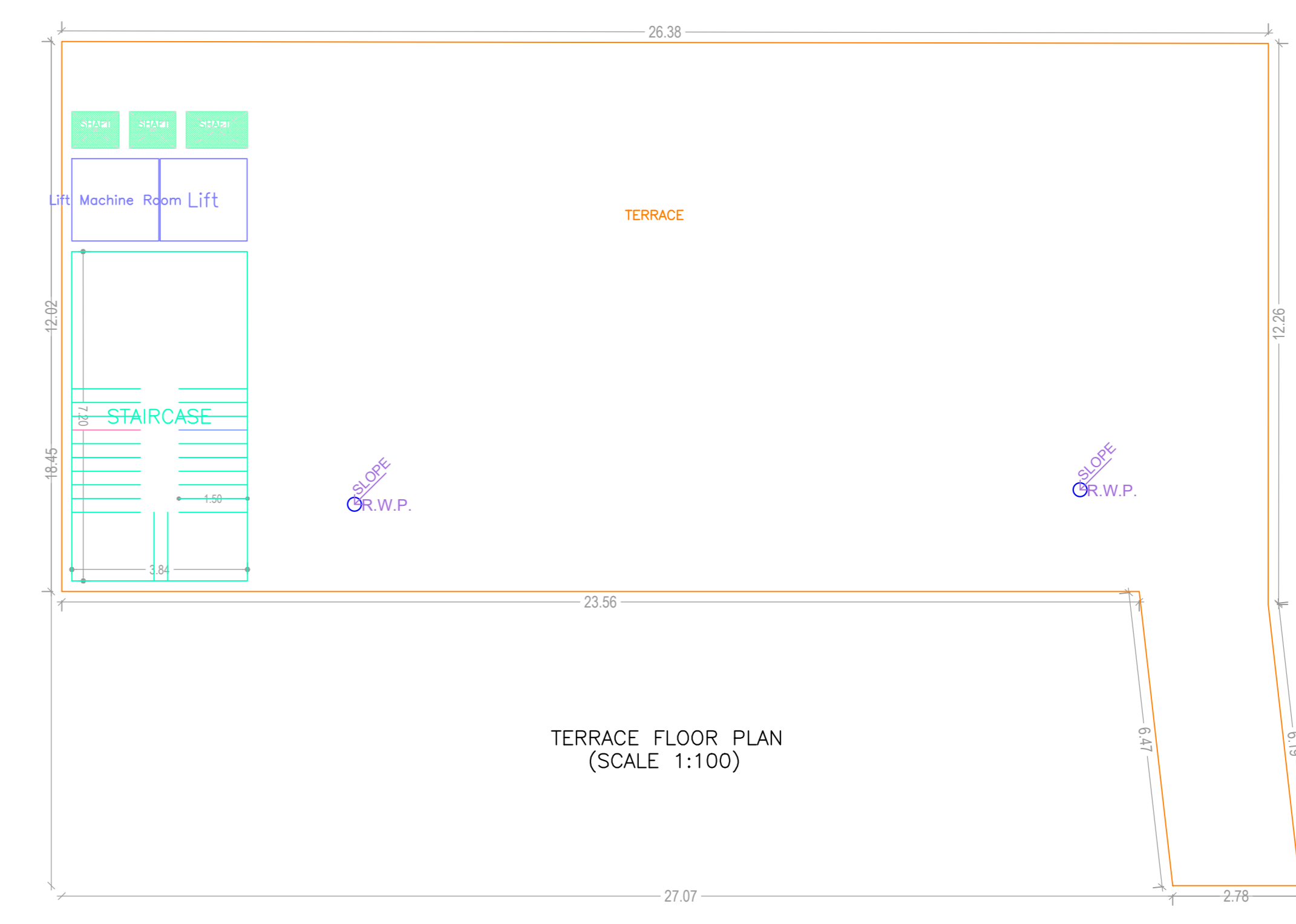
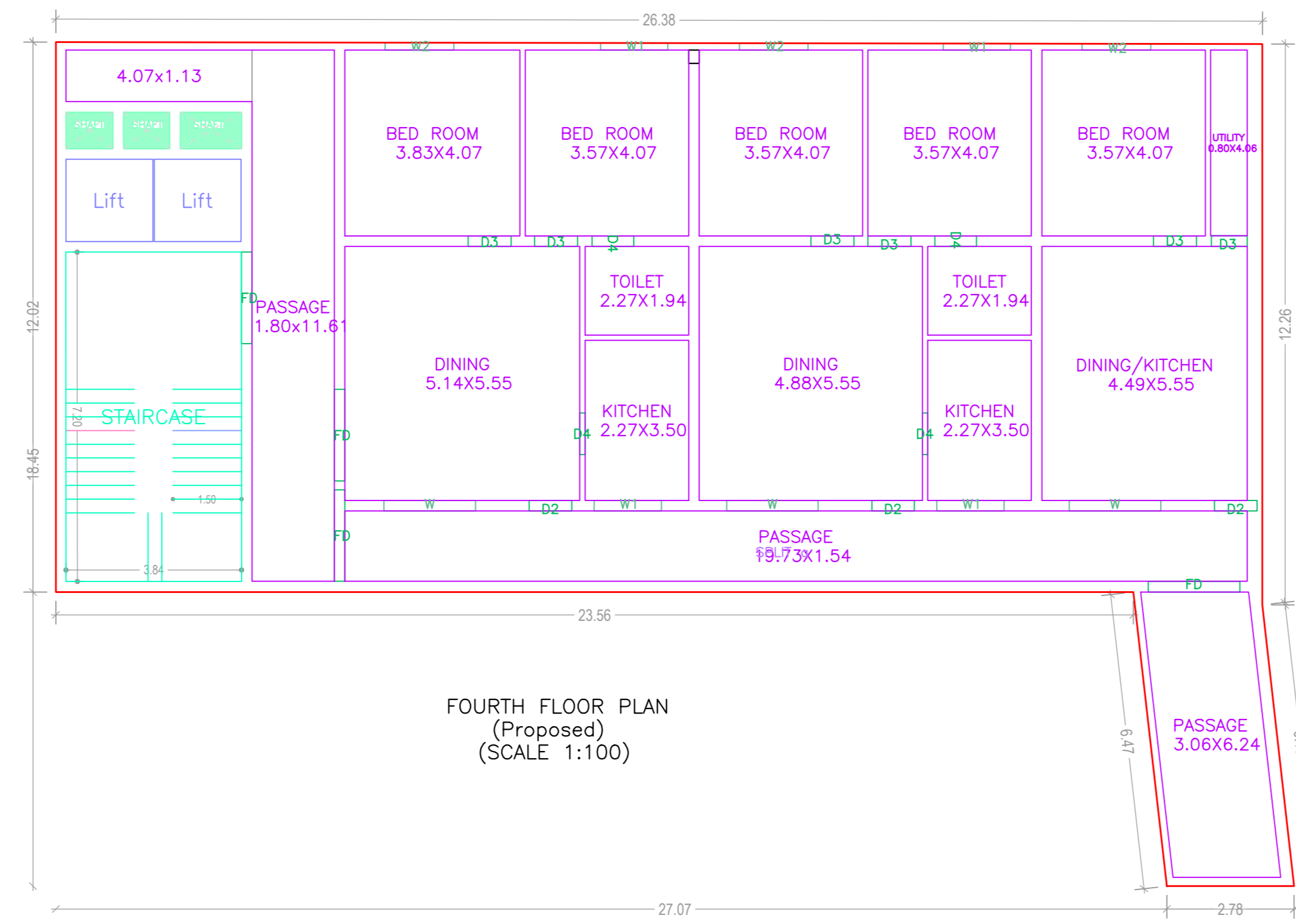
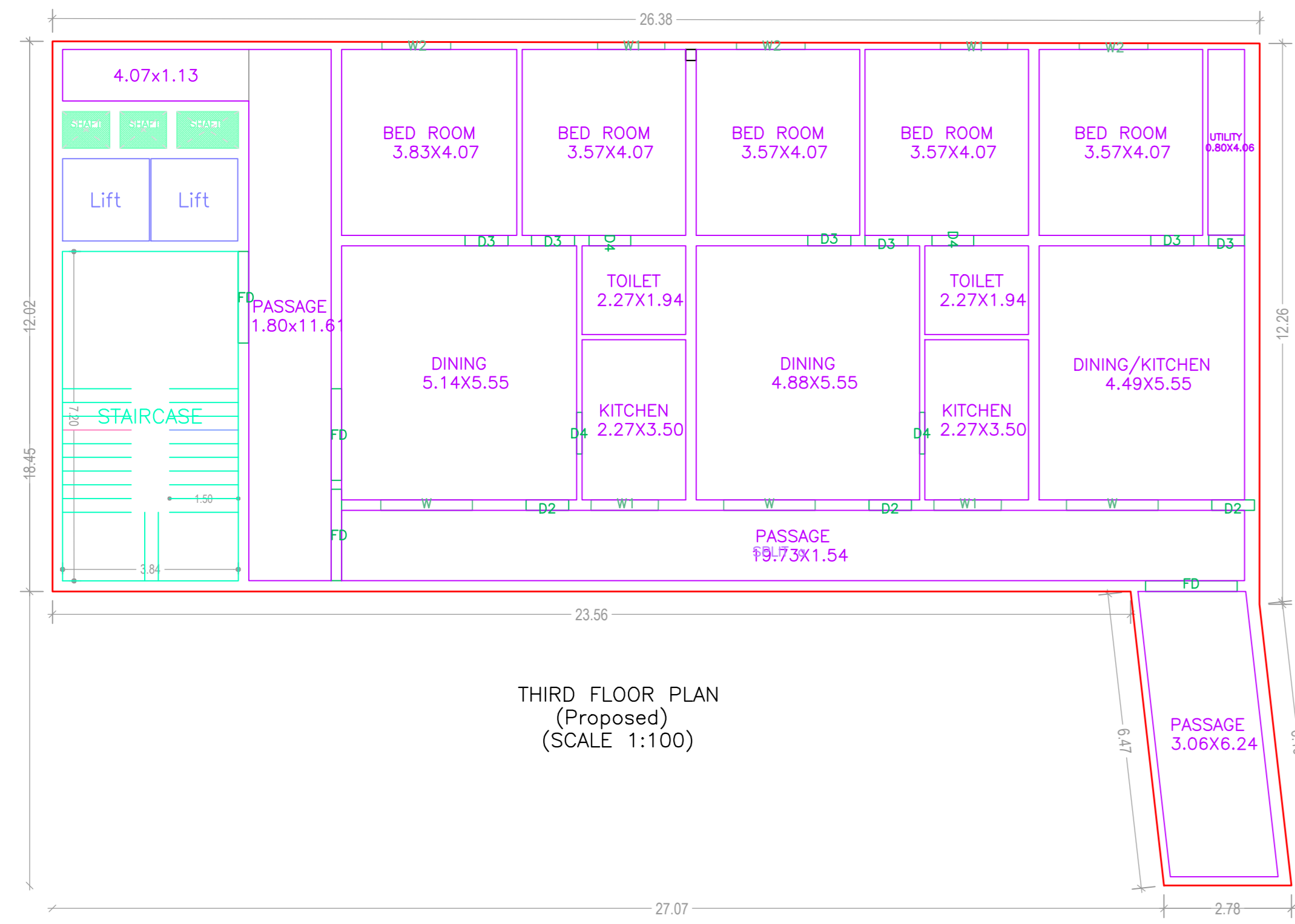
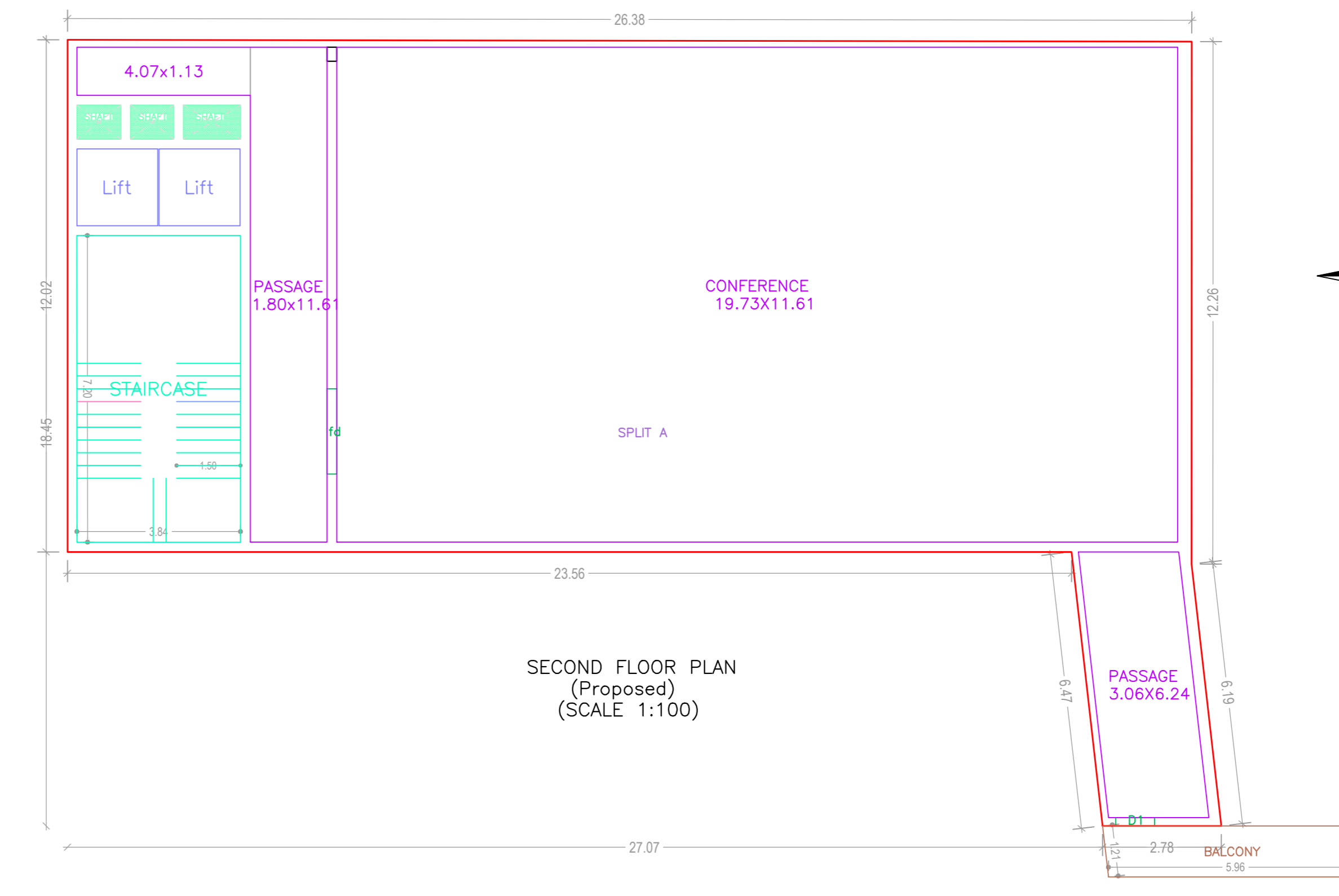
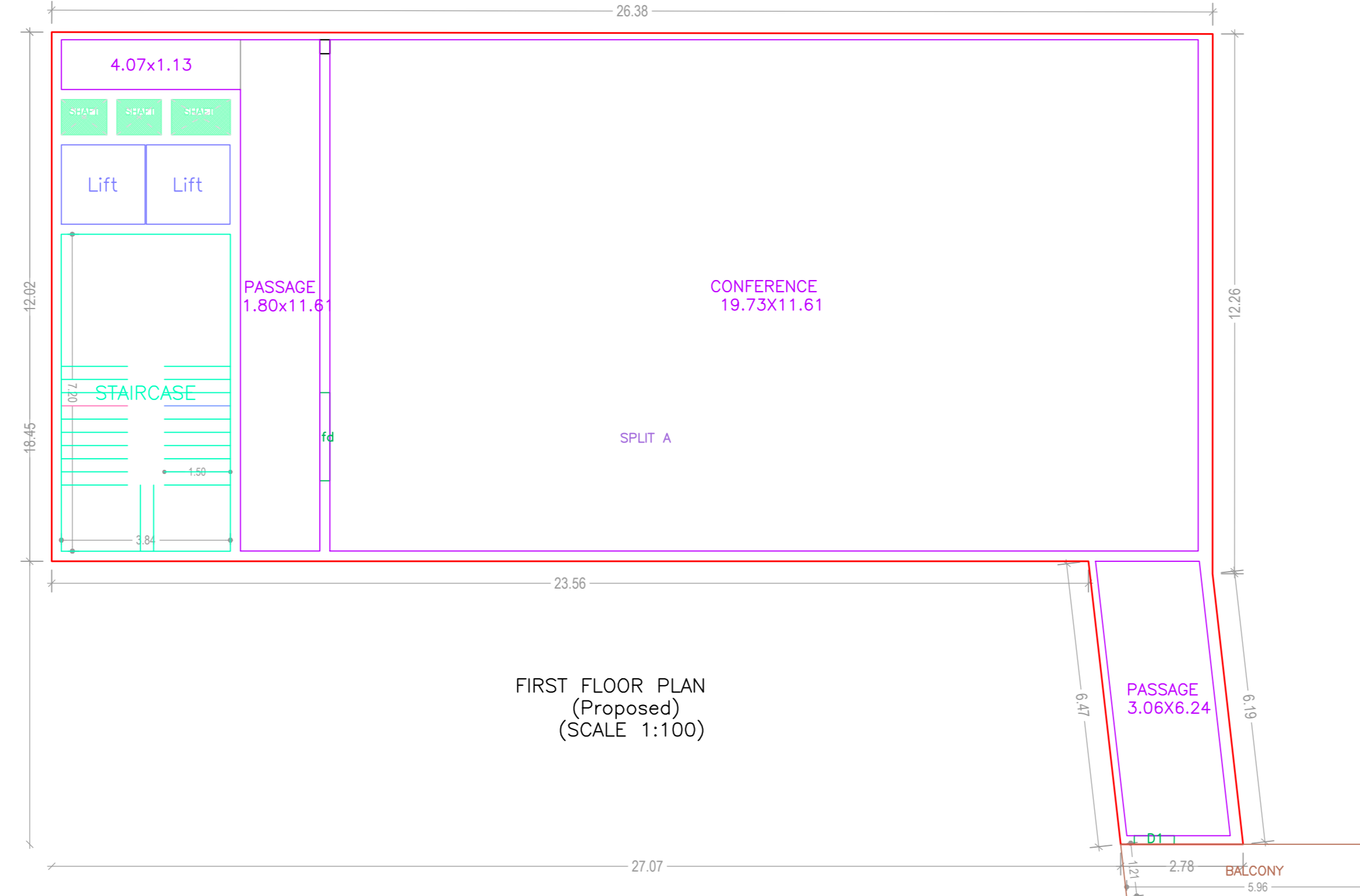
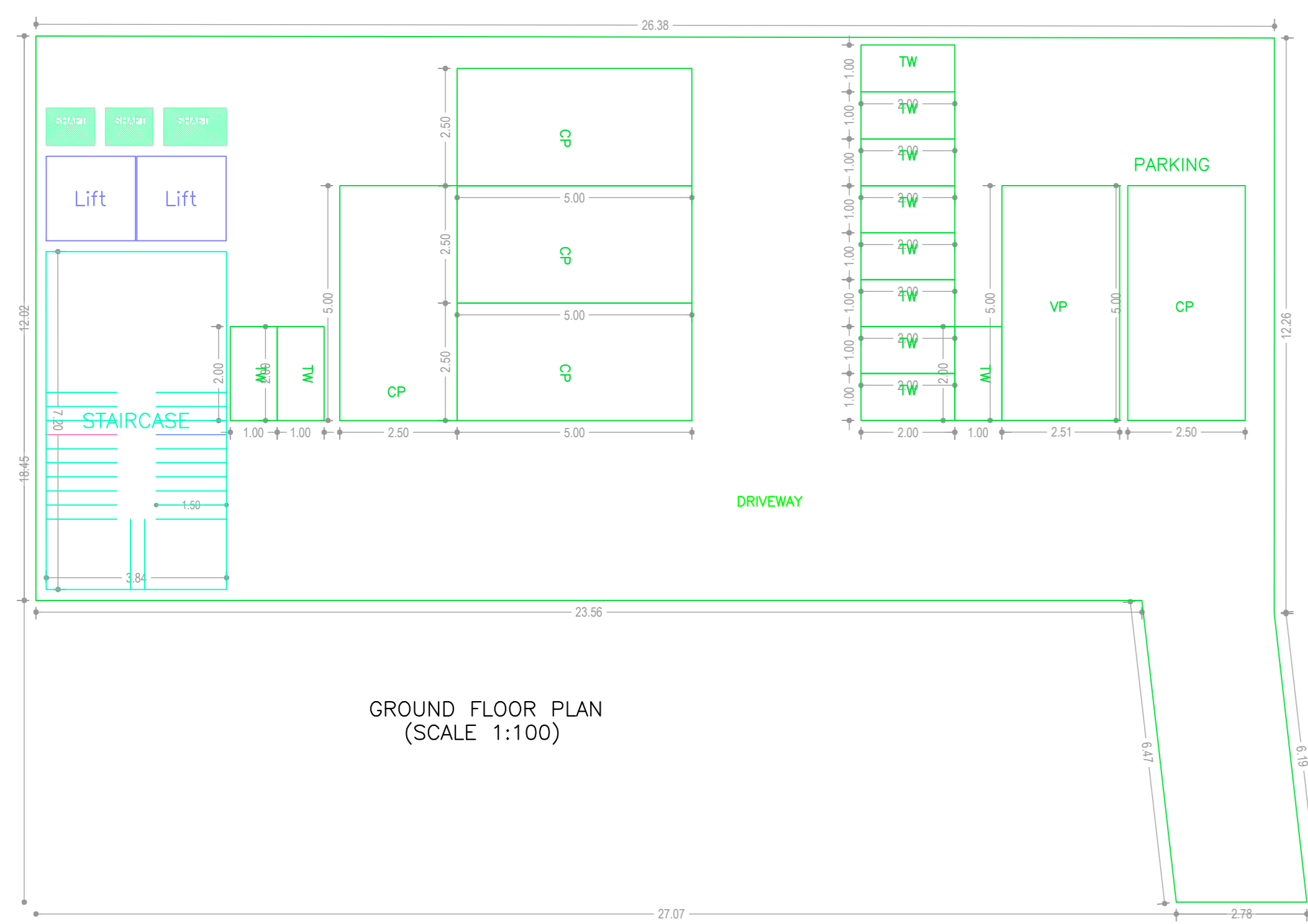
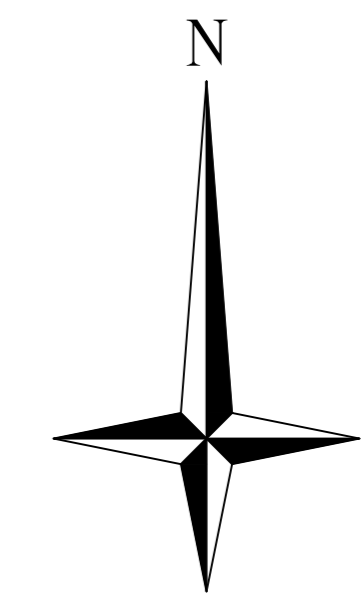
FAR & Tenement Details (Table 4c-1)

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.)	Tenement (No.)
			Lift	Balcony	Void	Parking					
A (BLOCK)	1	1686.58	27.36	7.16	13.50	297.27	649.82	656.98	27.65	1341.29	03
<b>Grand Total</b>	<b>1</b>	<b>1686.58</b>	<b>27.36</b>	<b>7.16</b>	<b>13.50</b>	<b>297.27</b>	<b>649.82</b>	<b>656.98</b>	<b>27.65</b>	<b>1341.29</b>	<b>03</b>



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LIDIT RAJ DMZP/HRC/0008/2021			

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Khata No.	41,42,415 & 4142,4154
Plot No.	825/826 PART & 825 PART
Village Name	Dudhani
Use	Mixed
SubUse	Res+Comm



Building :A (BLOCK)

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.)	Tmt (No.)
		Lift	Balcony	Void	Parking					
Ground Floor	334.46	0.00	0.00	2.70	297.27	0.00	27.65	34.49	00	
First Floor	341.61	6.84	3.58	2.70	0.00	338.49	0.00	338.49	01	
Second Floor	341.61	6.84	3.58	2.70	0.00	338.49	0.00	338.49	01	
Third Floor	334.45	6.84	0.00	2.70	0.00	324.91	0.00	324.91	01	
Fourth Floor	334.45	6.84	0.00	2.70	0.00	324.91	0.00	324.91	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1686.58	27.36	7.16	13.50	297.27	643.82	656.96	27.65	1341.29	03
Number of Same Buildings	1									
Total	1686.58	27.36	7.16	13.50	297.27	643.82	656.96	27.65	1341.29	03

SCHEDULE OF DOOR:

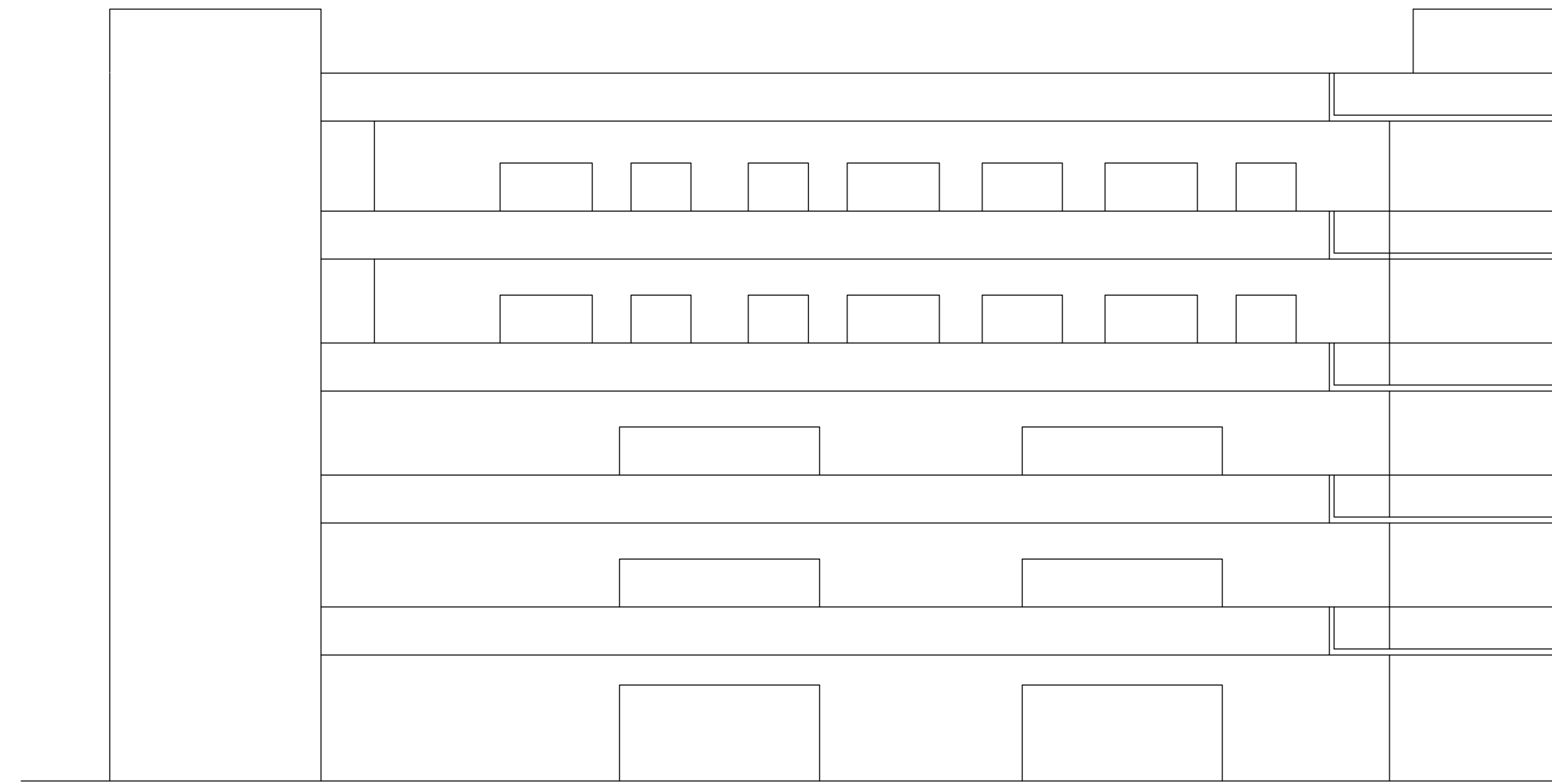
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	D3	0.79	2.10	02
A (BLOCK)	D1	0.91	2.10	02
A (BLOCK)	D4	0.91	2.10	08
A (BLOCK)	D2	0.93	2.10	06
A (BLOCK)	D3	0.94	2.10	10
A (BLOCK)	D	2.00	2.10	02
A (BLOCK)	FD	2.00	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

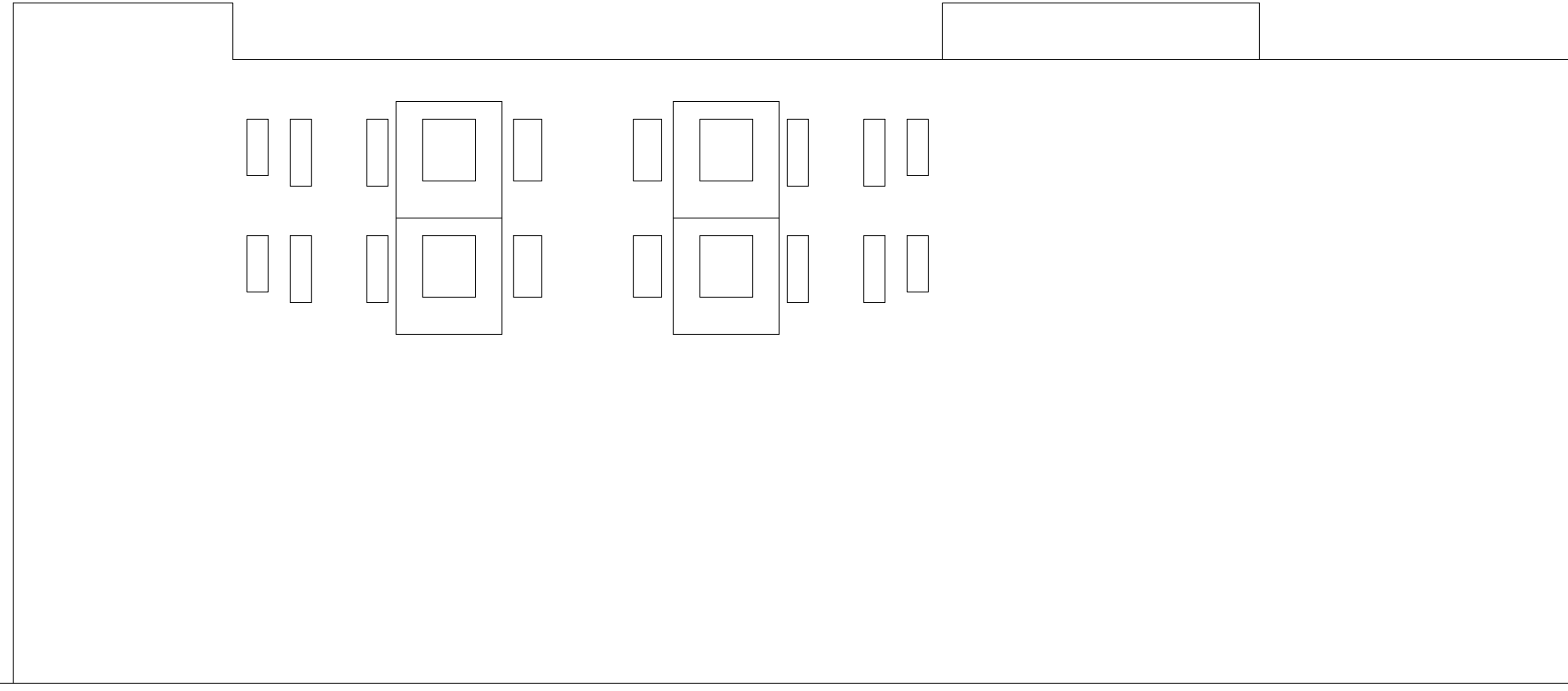
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BLOCK)	W1	1.47	1.20	08
A (BLOCK)	W2	1.50	1.20	06
A (BLOCK)	W	2.00	1.20	06

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UDIT RAJ DMZP/HRC/0009/2021			

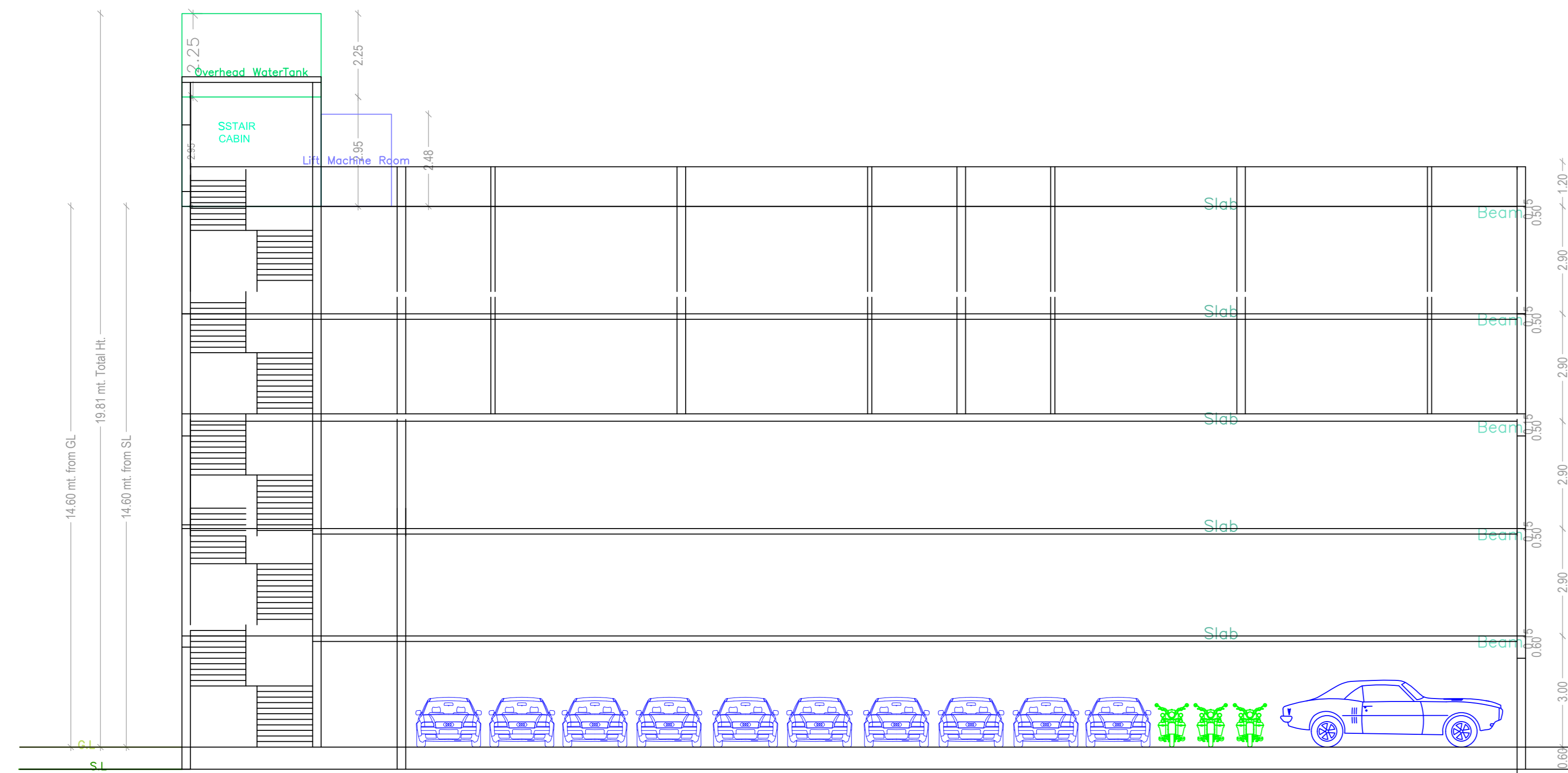
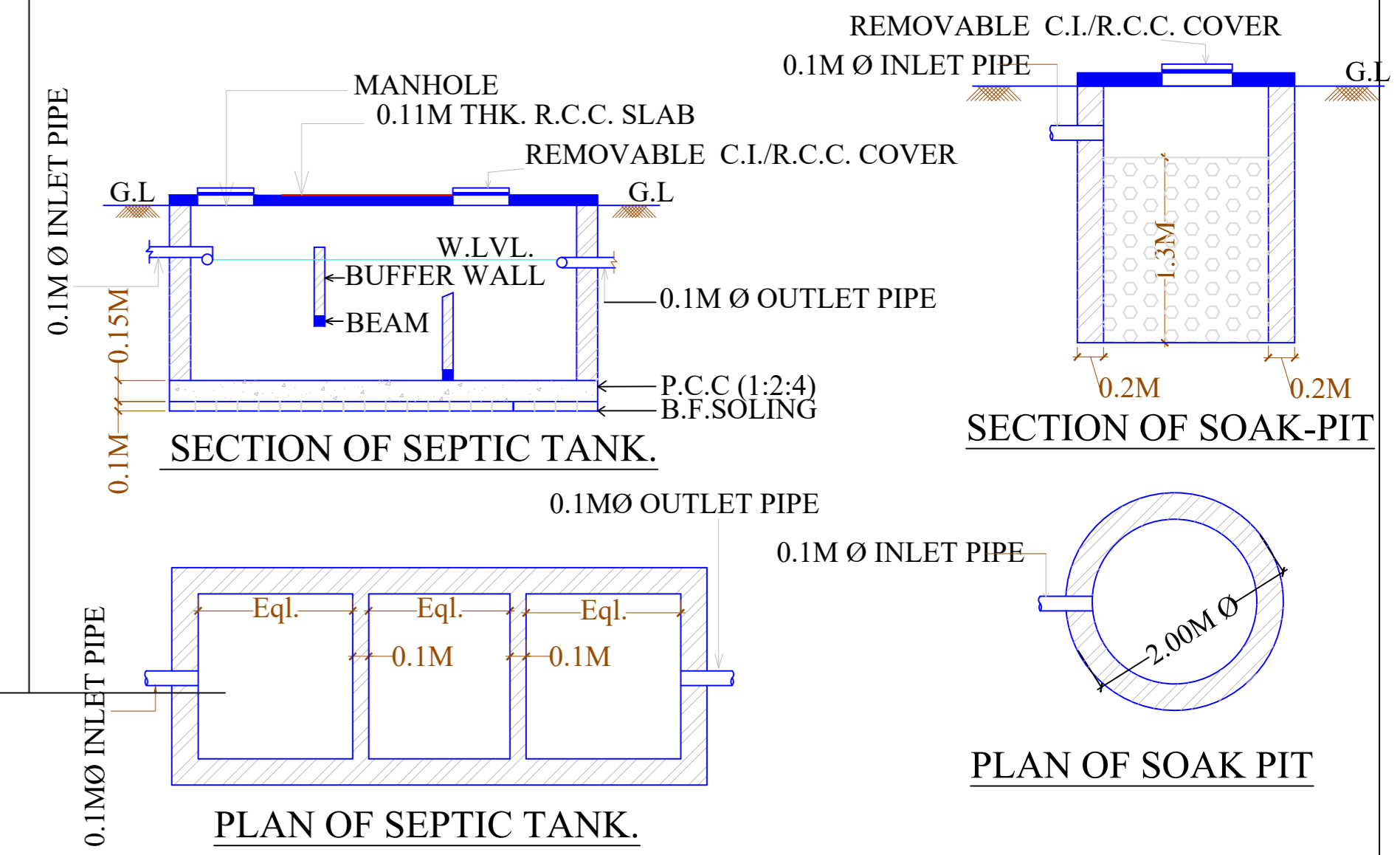
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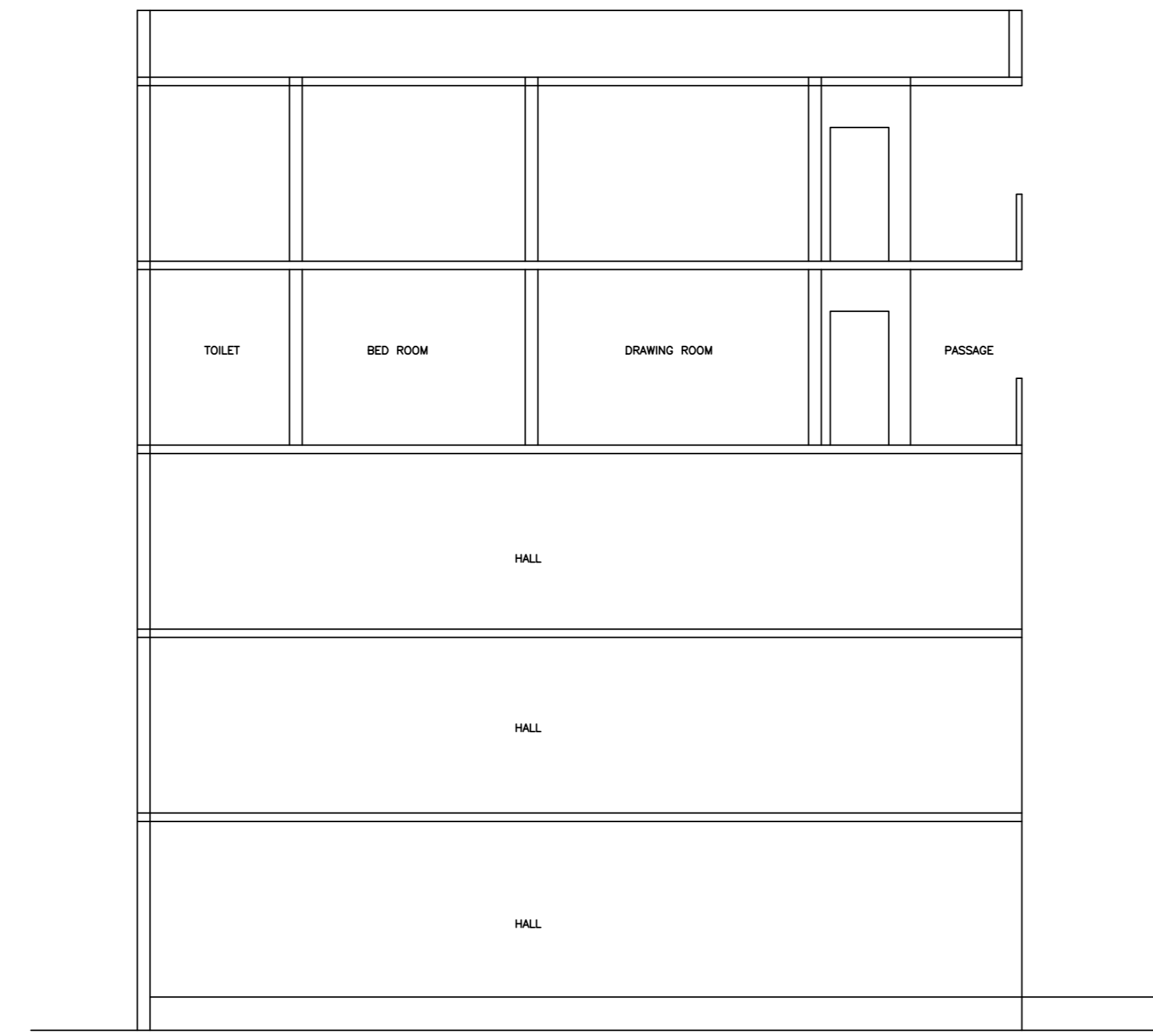
FRONT ELEVATION



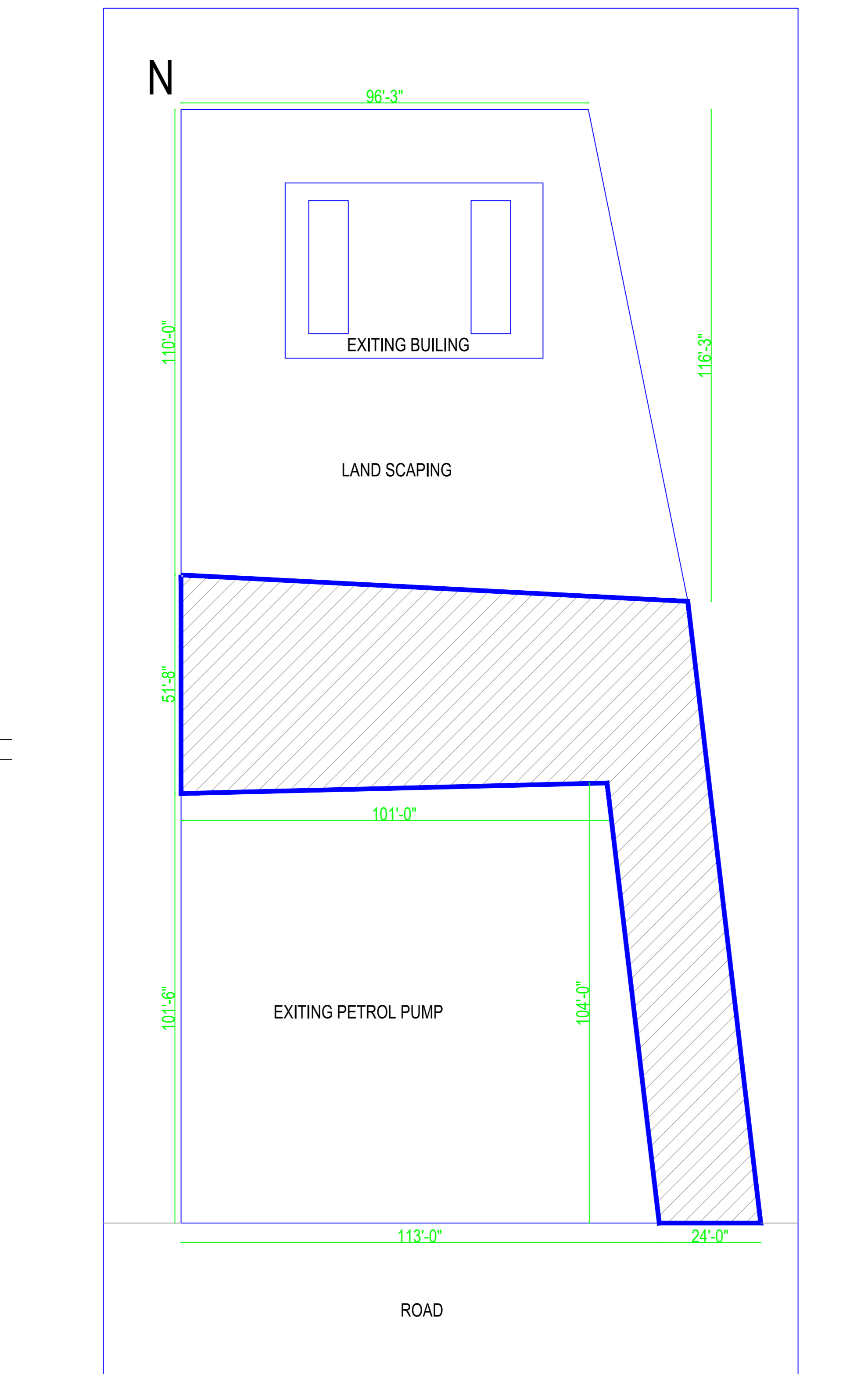
SIDE ELEVATION



SECTION XX



SECTION YY

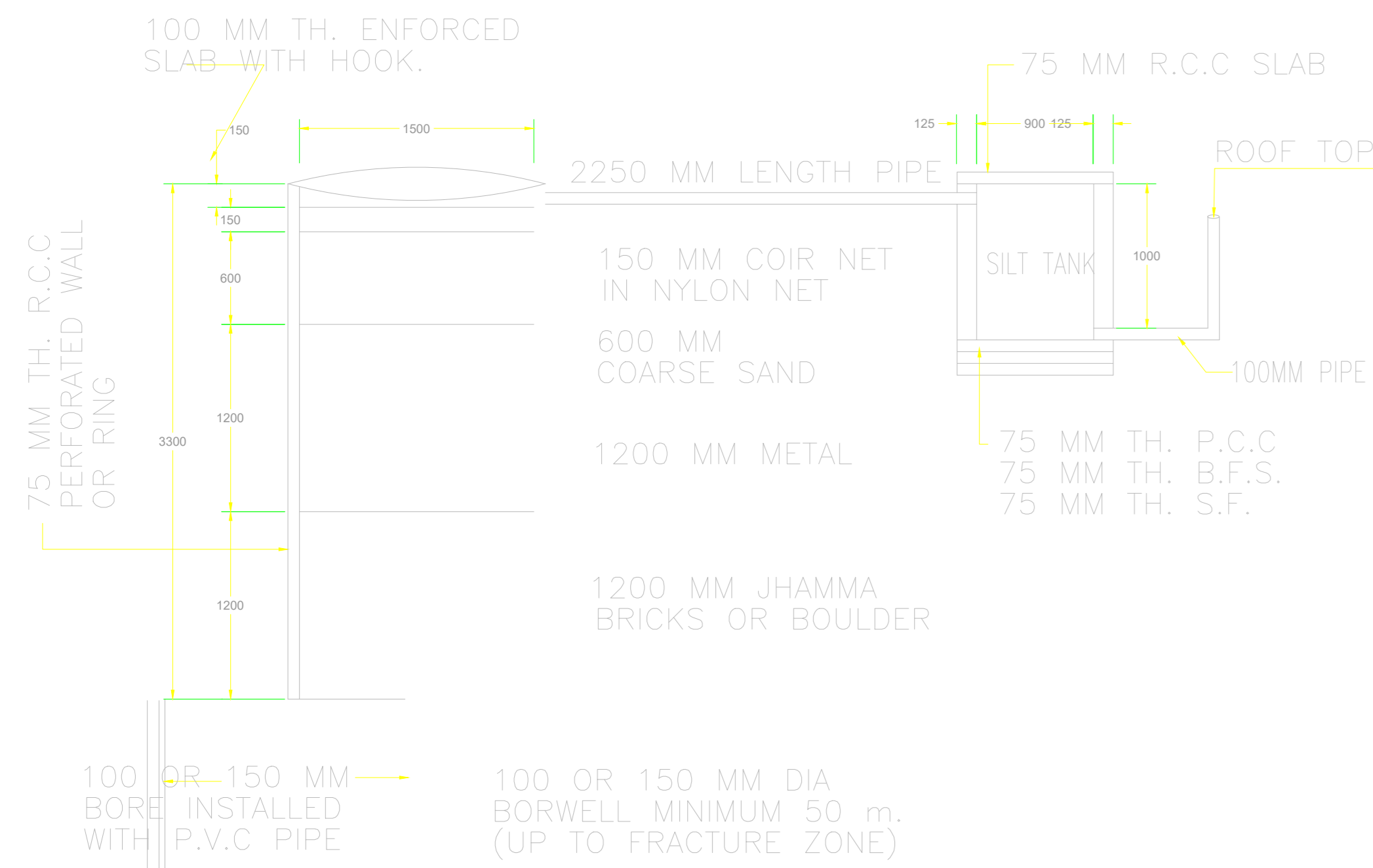


UnitBUA Table for Building :A (BLOCK)

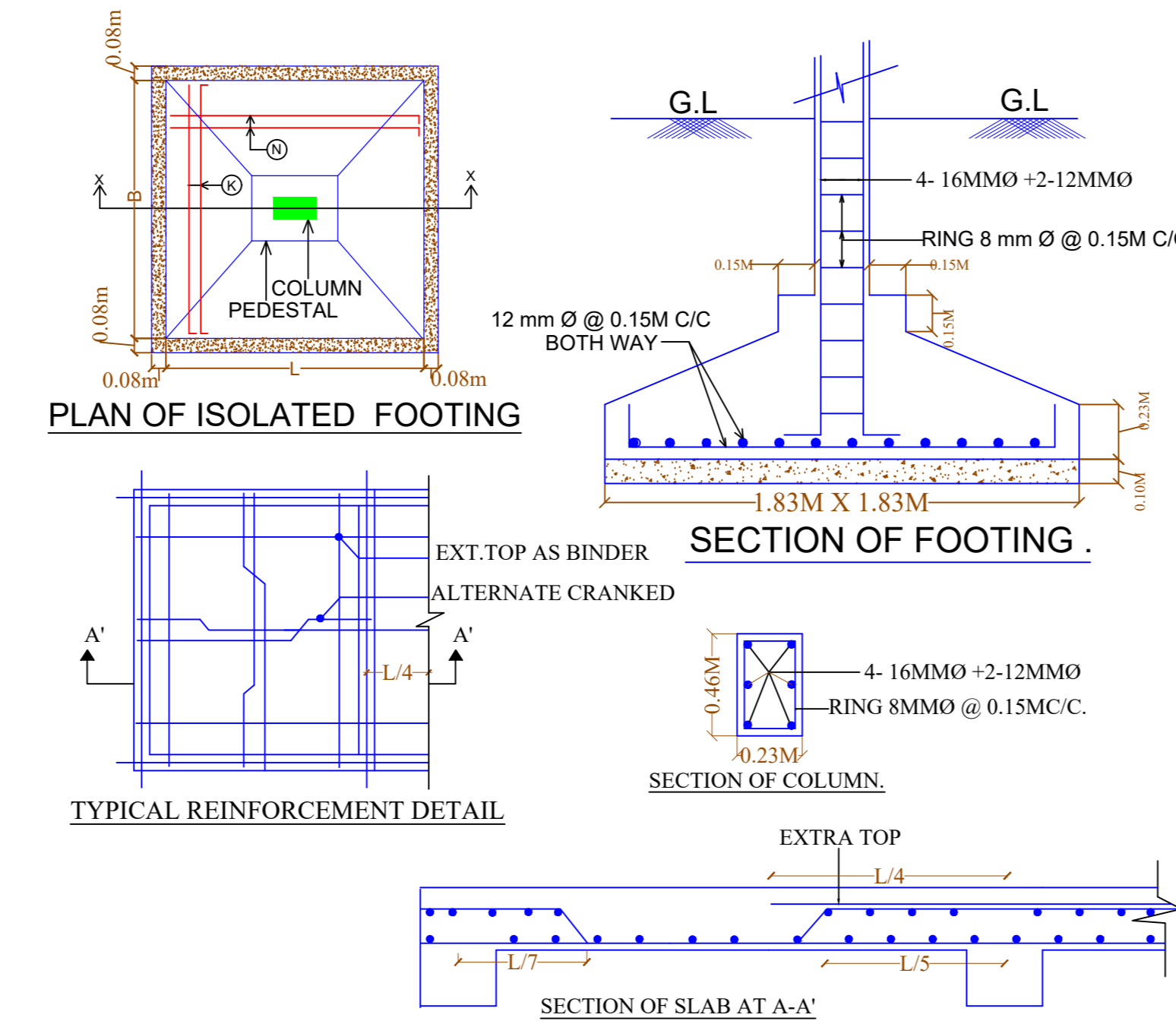
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	SHOP	272.54	272.47	3	1
SECOND FLOOR PLAN	SPLIT A	SHOP	272.54	272.46	3	1
THIRD FLOOR PLAN	SPLIT a	FLAT	545.08	544.95	16	1
FOURTH FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	16	0
Total	-	-	1090.16	1089.88	38	3

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 5.96 X 1 X 1	7.16	7.16
SECOND FLOOR PLAN	1.20 X 5.96 X 1 X 1	7.16	7.16
Total	-	-	14.32



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UDIT RAJ DMZP/HRC/0009/2021			