

Proposal Basic Information

Proposal File No.	DMC/BP/0248/W31/2020
Owner Name	(1) J G CONSTRUCTION (2) SRI BAJRANG LAL RITOLIA
Khata No	MUNICIPAL
Plot No	4136,4137,4138,4139,4140,4141,4142,4143,4144,4145,4146
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (1)	Residential	Residential Bldg/Apartment	Non-Highrise

Balcony Calculations Table

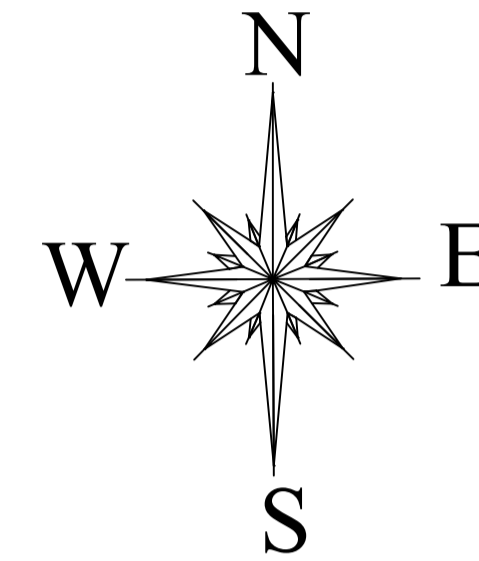
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	0.92 X 11.93 X 1 X 1	10.91	10.91
Total	-	-	10.91

SCHEDULE OF DOOR:

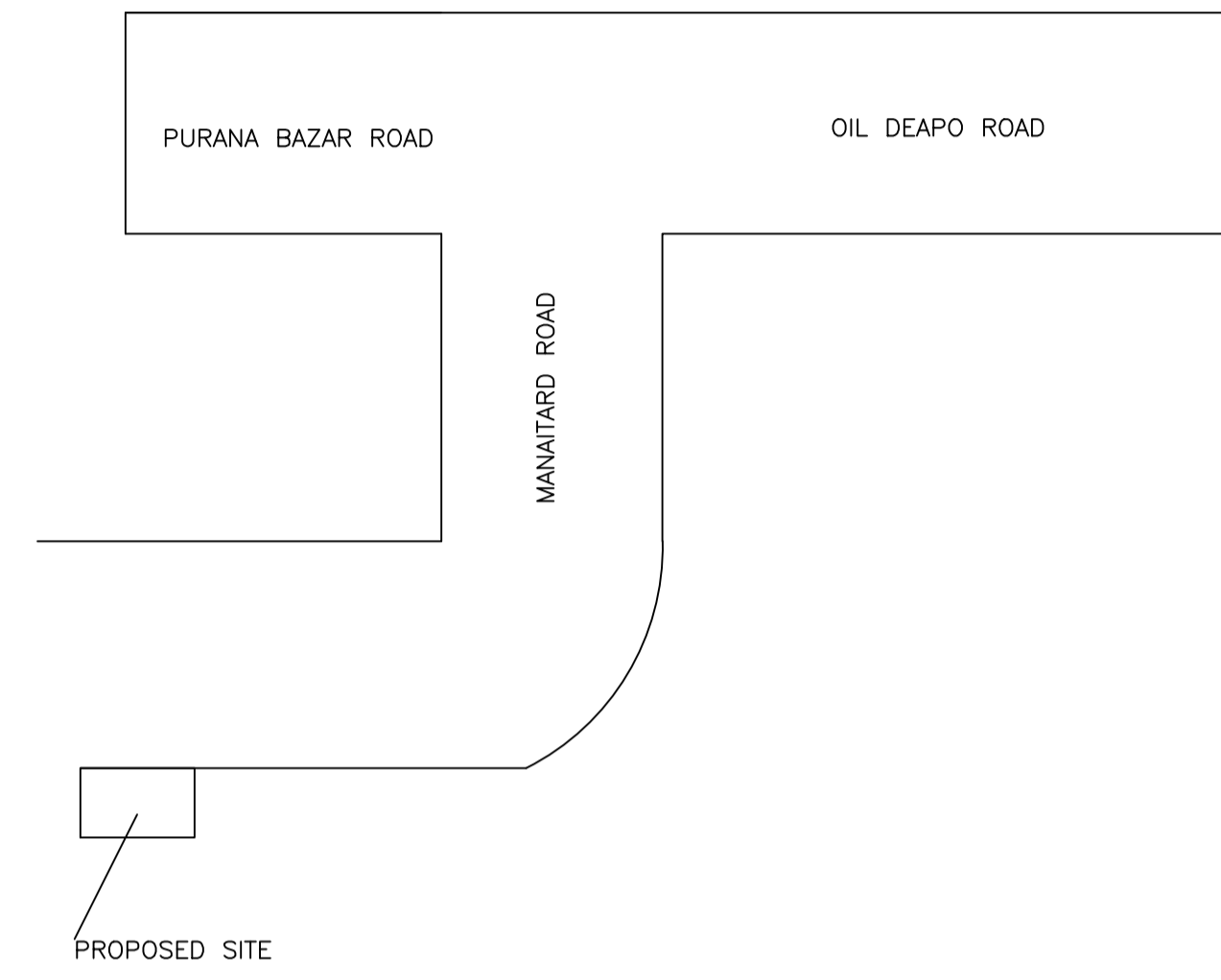
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	d	0.76	2.10	47
A (1)	d	0.89	2.10	03
A (1)	d	0.91	2.10	03
A (1)	d	1.07	2.10	33
A (1)	d	1.09	2.10	03
A (1)	d	1.11	2.10	06
A (1)	d	1.22	2.10	03
A (1)	CG	1.52	2.10	02
A (1)	RS	1.68	2.10	18
A (1)	RS	1.85	2.10	02
A (1)	RS	1.86	2.10	02
A (1)	RS	1.94	2.10	02
A (1)	RS	1.98	2.10	33
A (1)	RS	2.06	2.10	03
A (1)	RS	2.59	2.10	02
A (1)	RS	4.28	2.10	01
A (1)	RS	4.29	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	W	0.61	1.20	24
A (1)	W	1.21	1.20	06
A (1)	W	1.22	1.20	21
A (1)	MECH VENT	1.30	1.20	03
A (1)	MECH VENT	1.33	1.20	03
A (1)	W	1.35	1.20	03
A (1)	W	1.52	1.20	42



LOCATION PLAN



Building :A (1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)			Proposed FAR Area (Sq.m.)			Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Tnmt (No.)
				Lift	Balcony	Parking	Resi.	Commercial	Stair				
Basement Floor	374.38	0.00	374.38	6.49	0.00	358.05	0.00	0.00	9.84	9.84	9.84	00	
Ground Floor	374.38	0.00	374.38	0.00	0.00	0.00	0.00	374.38	0.00	374.38	374.38	01	
First Floor	374.34	0.00	374.34	6.49	5.45	0.00	0.00	362.40	0.00	362.40	362.40	01	
Second Floor	374.38	7.84	366.54	6.49	0.00	0.00	360.05	0.00	0.00	360.05	360.05	04	
Third Floor	374.38	7.84	366.54	6.49	0.00	0.00	360.05	0.00	0.00	360.05	360.05	04	
Fourth Floor	374.38	7.84	366.54	6.49	0.00	0.00	360.05	0.00	0.00	360.05	360.05	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	00	
Total :	2246.24	23.52	2222.72	32.45	5.45	358.05	1080.15	736.77	9.84	1826.77	1826.77	14	

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)			Proposed FAR Area (Sq.m.)			Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Tnmt (No.)
					Lift	Balcony	Parking	Resi.	Commercial	Stair				
A (1)	1	2246.24	23.52	2222.72	32.45	5.45	358.05	1080.15	736.77	9.84	1826.77	1826.77	14	
Grand Total	1	2246.24	23.52	2222.72	32.45	5.45	358.05	1080.15	736.77	9.84	1826.77	1826.77	14	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (1)	Commercial	Shop	> 0	50	710.61	1	10	-	-	-	-	-
			> 0	50	710.61	-	-	-	-	-	-	-
			0 - 140	1	12.00	1.00	12	-	-	-	-	-
			> 140	1	12.00	-	-	-	-	-	-	-
A (1)	Residential	Residential Bldg/Apartment	> 0	1	12.00	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	-	-
			-	-	-	-	-	22	22	-	-	2
Total :												

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Two Stack Car	-	-	6	75.00
Total Car	22	275.00	22	275.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	25	50.00
Two Stack	-	-	17	34.00
TwoWheeler	42	84.00	42	84.00
Other Parking	-	-	-	170.55
Total		384.00		638.55

AREA STATEMENT		VERSION NO.:	1.0.59
DHANBAD MUNICIPAL CORPORATION		VERSION DATE:	16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: DHANBAD	Plot SubUse: Resi+Comm		
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA		
Inward_No: DMC/BP/0248/W31/2020	Plot/SubPlot No: 4136,4137,4138,4139,4140,4141,4142,4143,4144,4145,4146,4147,4148,4149,4150		
Application Type: General Proposal	North: Road Width - 7.6		
Project Type: Building Permission	South: Plot No. - CAMPUS OF BAJRANG RITOLIA		
Nature of Development: New	East: Road Width - 4.8		
Location of Development Area: Old Area	West: Road Width - 4.8		
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		741.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		741.39
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			116.71
Total			116.71
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		624.68
PLOT AREA FOR COVERAGE(Net Plot Area)		(A-Deductions)	741.39
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		741.39
COVERAGE CHECK			
Permissible Coverage area ( 60.00 % )			444.83
Proposed Coverage Area ( 50.50 % )			374.38
Total Prop. Coverage Area ( 50.5 % )			374.38
Balance coverage area ( 9.50 % )			70.45
FAR CHECK			
Perm. FAR Area ( 2.50 )			1853.48
Total Perm. FAR area			1853.48
Residential FAR			1080.16
Commercial FAR			736.77
Proposed FAR Area			1826.78
Total Proposed FAR Area			1826.78
Consumed FAR (Factor)			2.46
Balance FAR Area			26.70
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2222.72
ARCHITECT (Regd)		RAJEEV RANJAN SINGH	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		(1) J G CONSTRUCTION (2) SRI BAJRANG LAL RITOLIA	
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)	Dark Blue

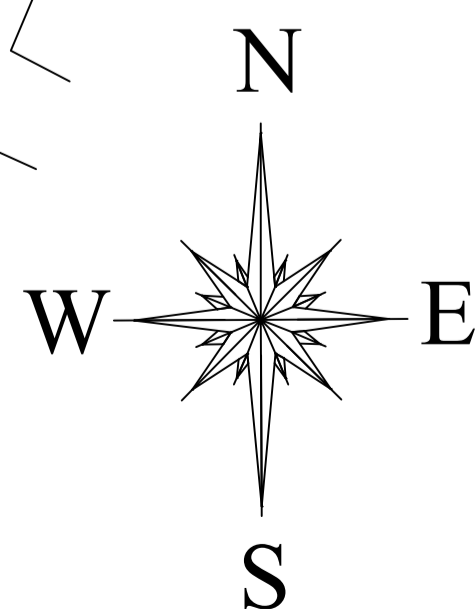
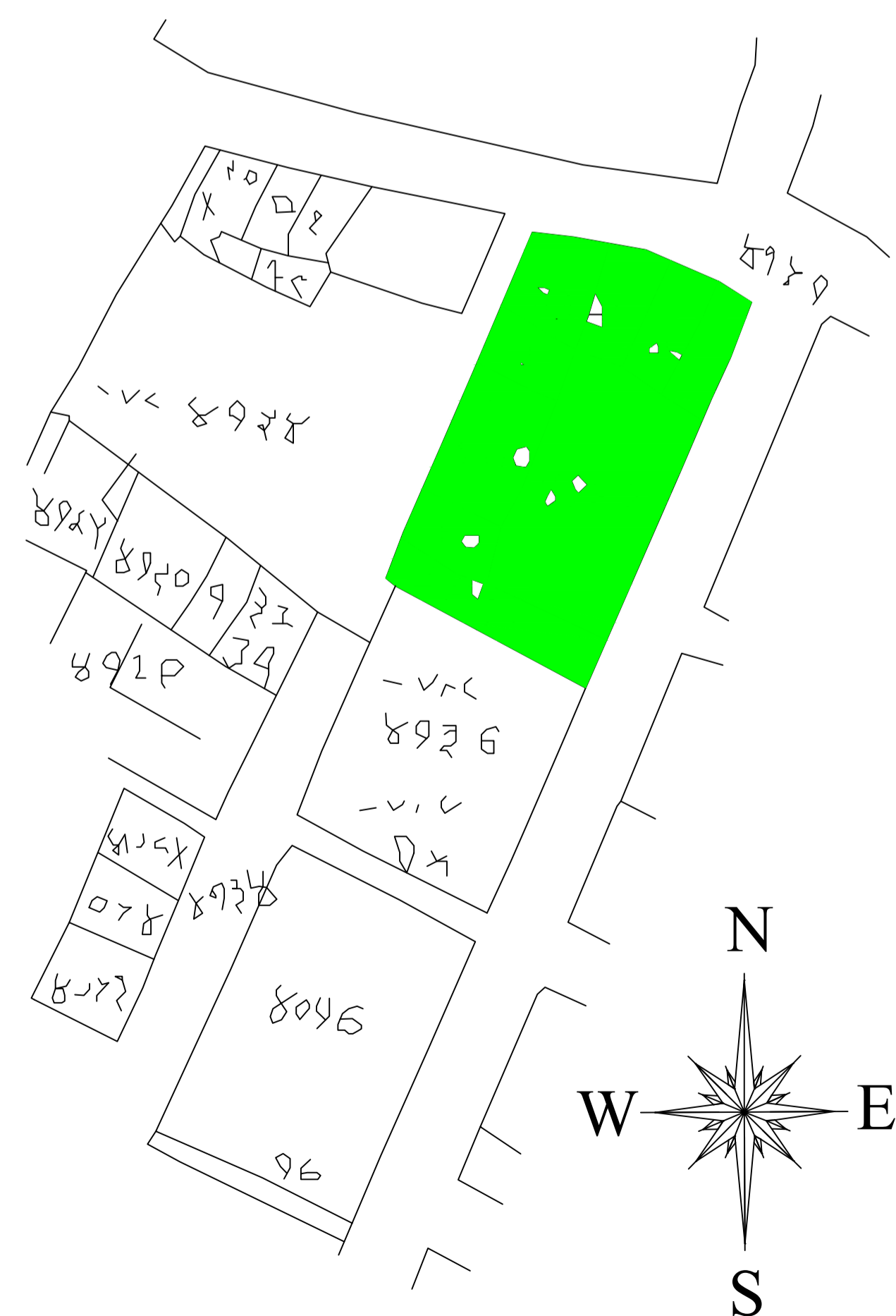
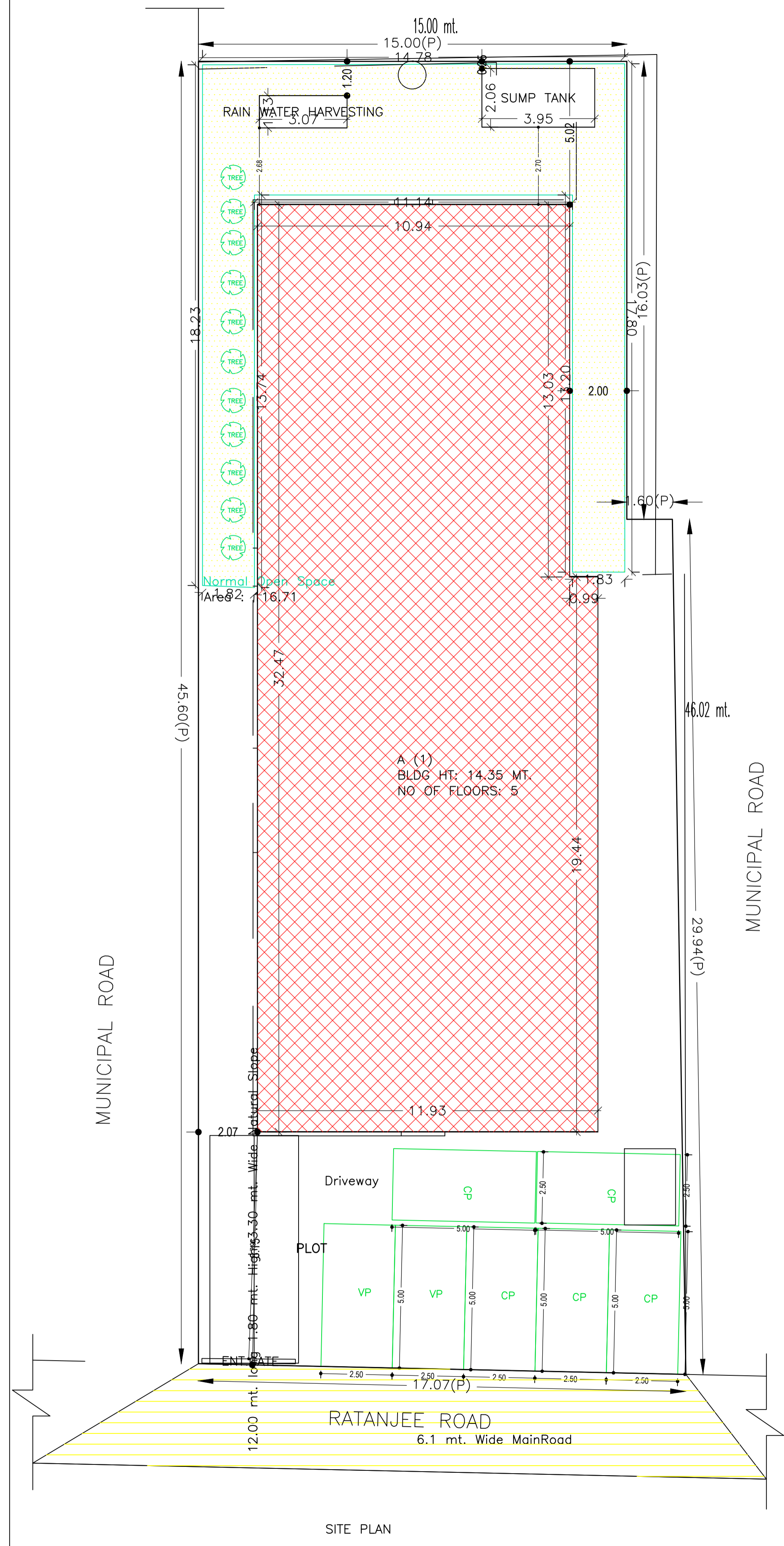
Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total Proposed Built Up Area (Sq.m.)	Total FAR Area (Sq.m.)
Basement Floor	374.38	9.84	374.38	9.84
Ground Floor	374.38	374.38	374.38	374.38
First Floor	374.34	362.40	374.34	362.40
Second Floor	366.54	360.05	366.54	360.05
Third Floor	366.54	360.05	366.54	360.05
Fourth Floor	366.54	360.05	366.54	360.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2222.72	1826.77	2222.72	1826.77

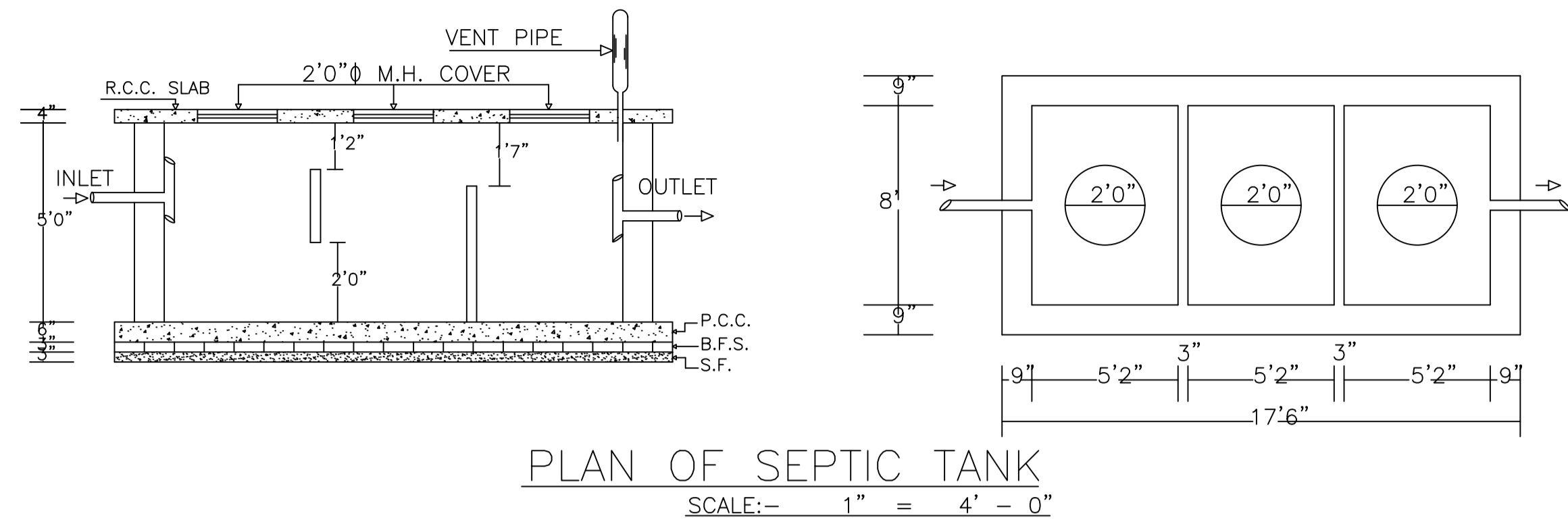
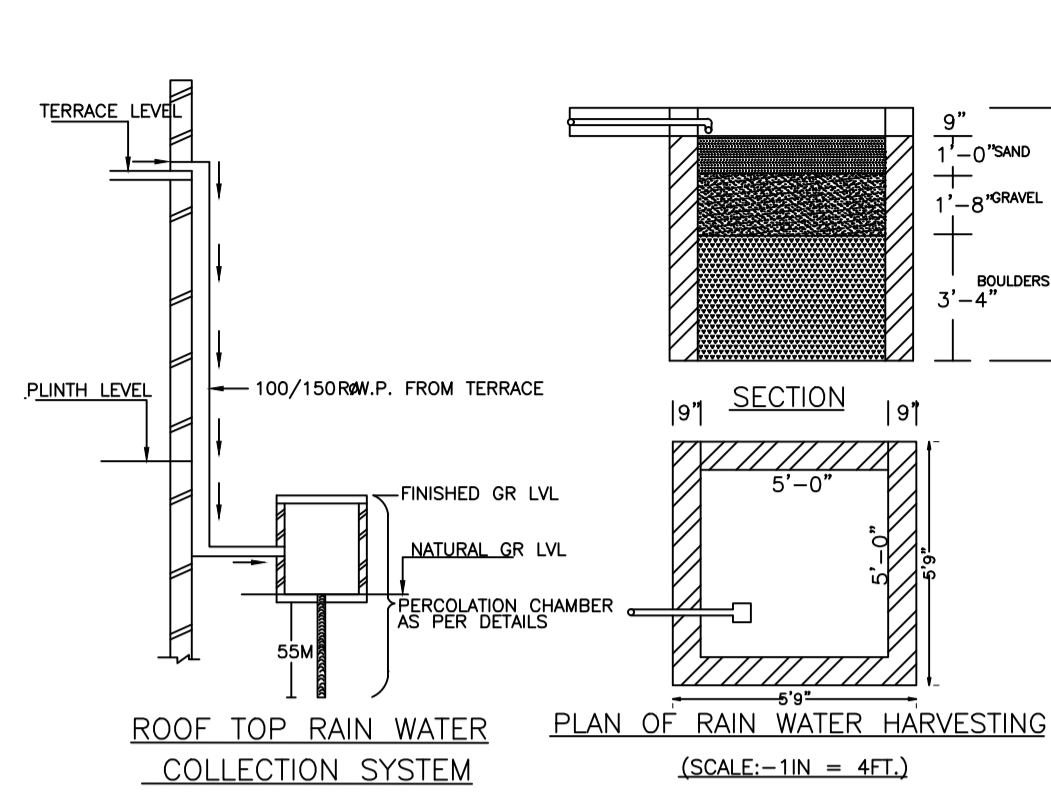
UnitBUA Table for Building :A (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	367.89	366.76	43	1
FIRST FLOOR PLAN	SHOP	SHOP	367.85	354.75	24	1
TYPICAL	201,301,401	FLAT	100.70	100.60	11	12
SECOND	202,302,402	FLAT	58.16	58.00	7	
THIRD, FOURTH FLOOR PLAN	203,303,403	FLAT	64.16	63.63	7	
Total :			1684.91	1668.65	17	

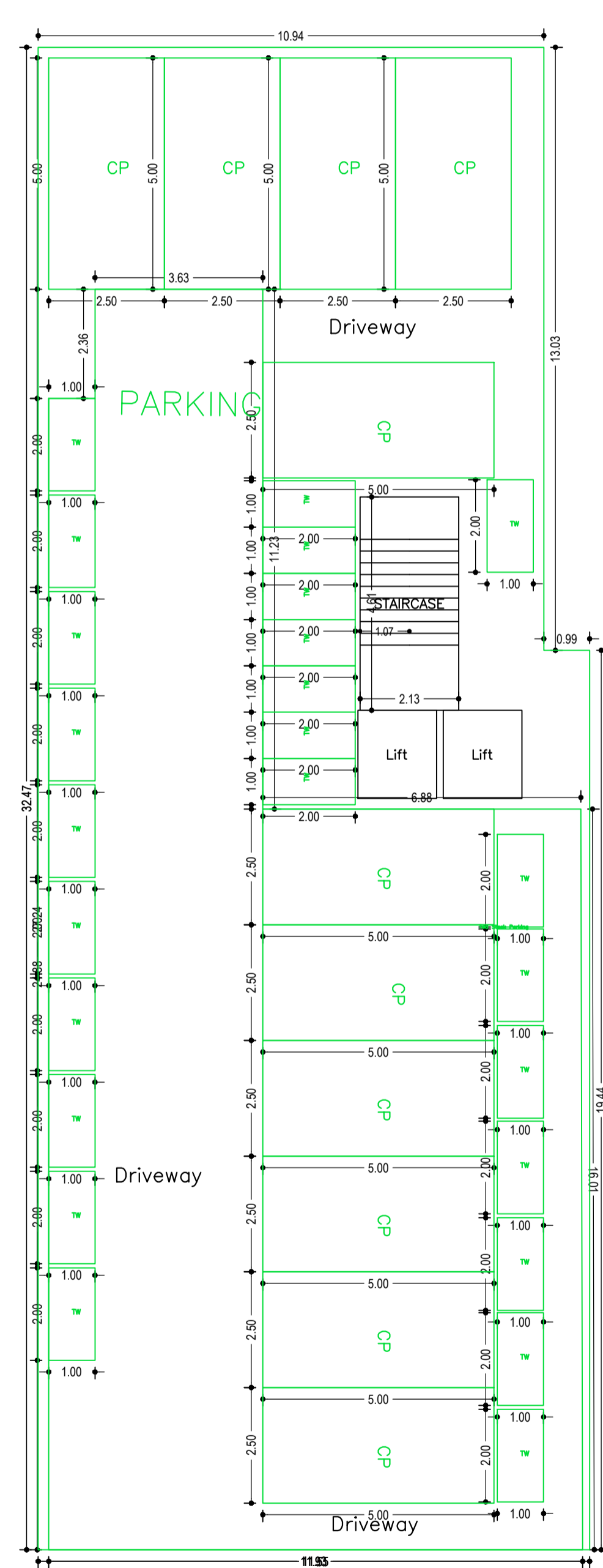
LTP NAME AND SIGNATURE: RAJEEV RANJAN SINGH, DMC/ENG/0032/2017  
 STRUCTURAL ENG'S NAME AND SIGNATURE: RAJEEV RANJAN SINGH  
 BUILDER NAME AND SIGNATURE: RAJEEV RANJAN SINGH  
 DESIGNATION: Municipal Commissioner  
 ORGANIZATION: GOVERNMENT OF JHARKHAND



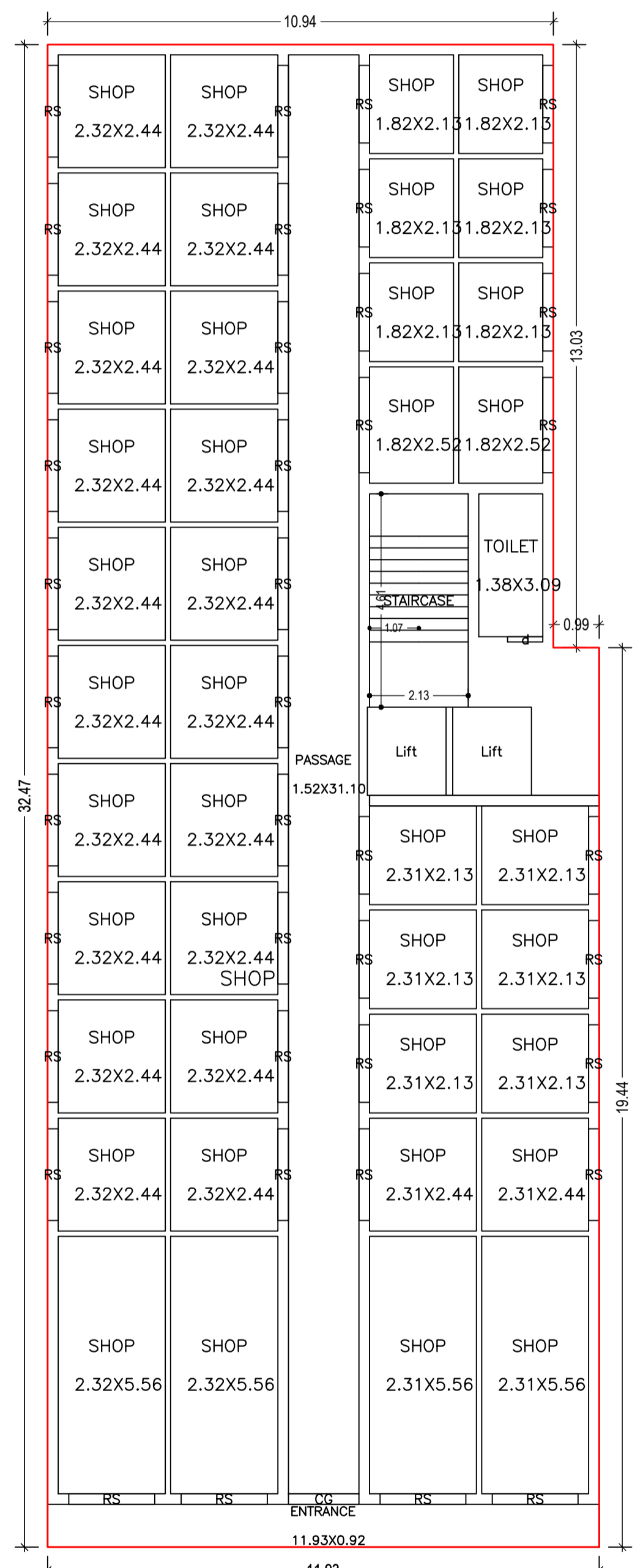
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Plot No	4136,4137,4138,4139,4140,4141,4142,4143,4144,4145,4
Village Name	Dhanbad
Use	Mixed
SubUse	Resi+Comm



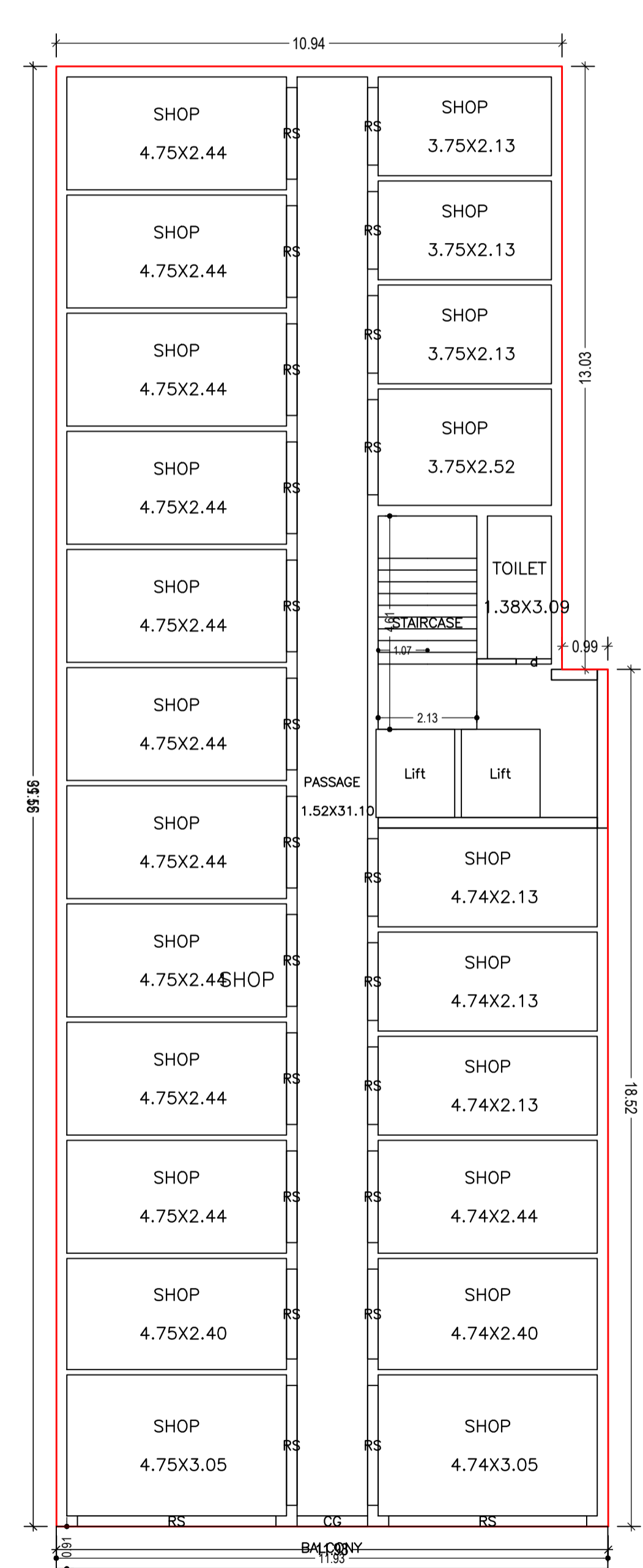
PLAN OF SEPTIC TANK  
SCALE:- 1" = 4' - 0"



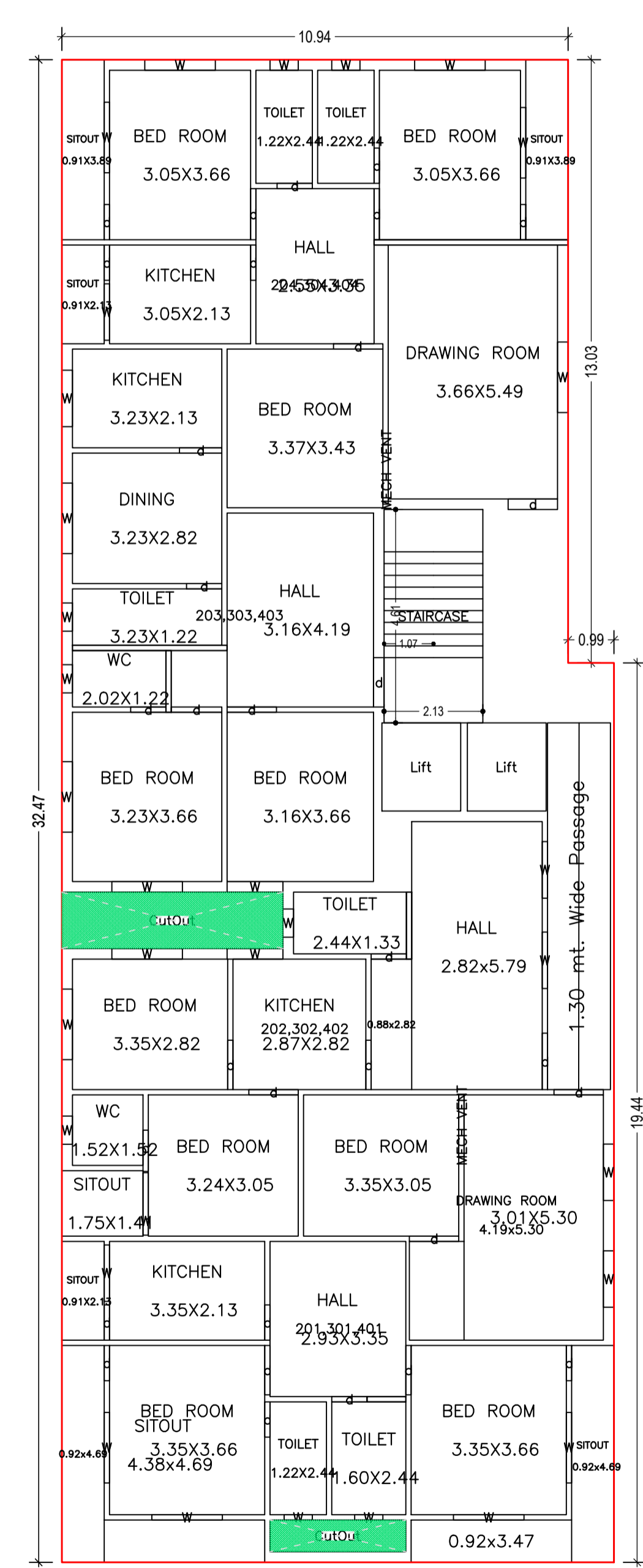
BASEMENT FLOOR PLAN  
(SCALE 1:100)



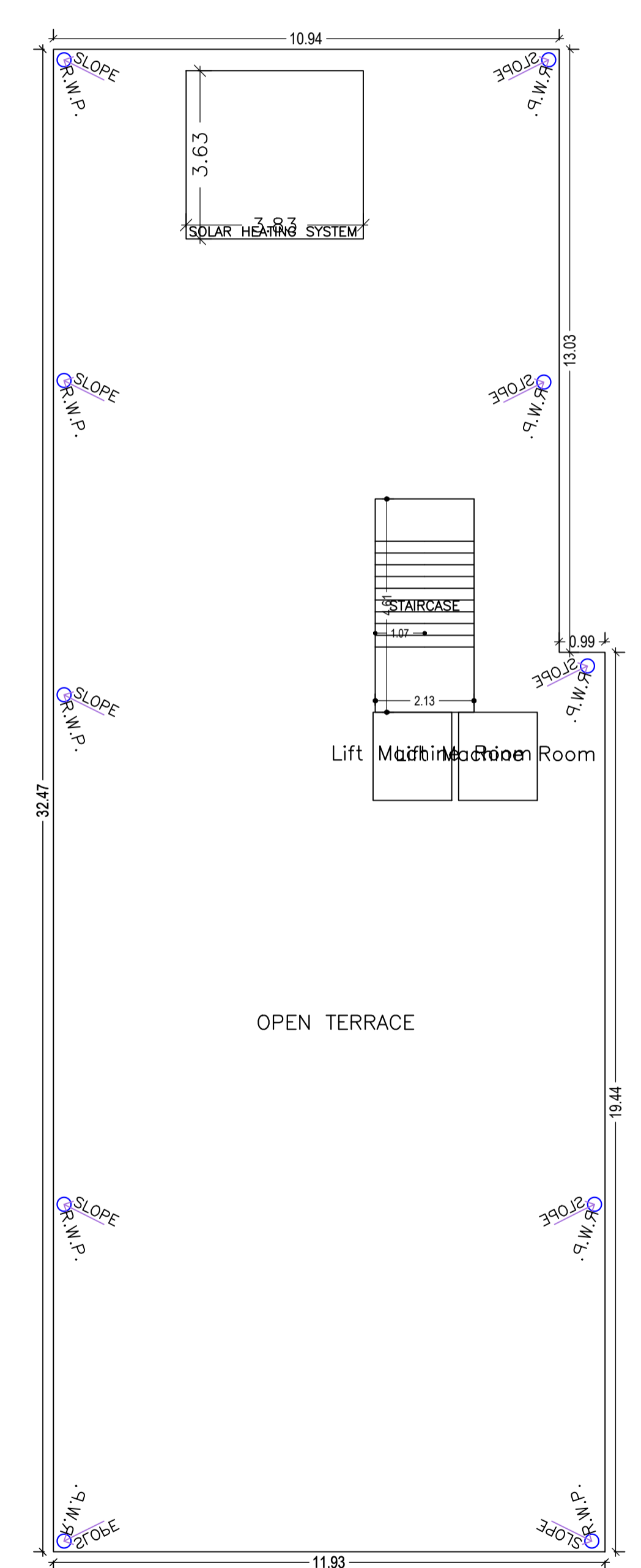
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



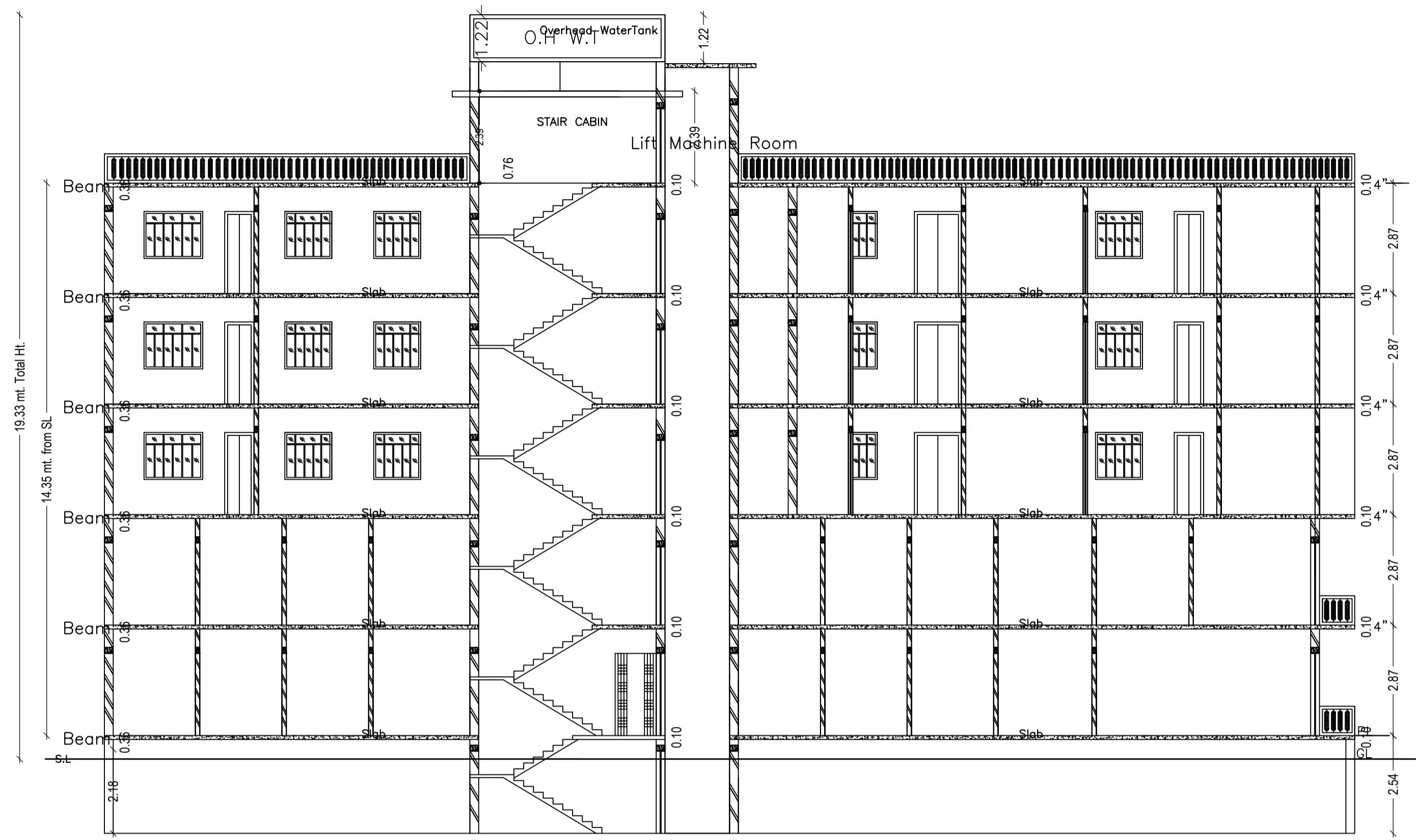
TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



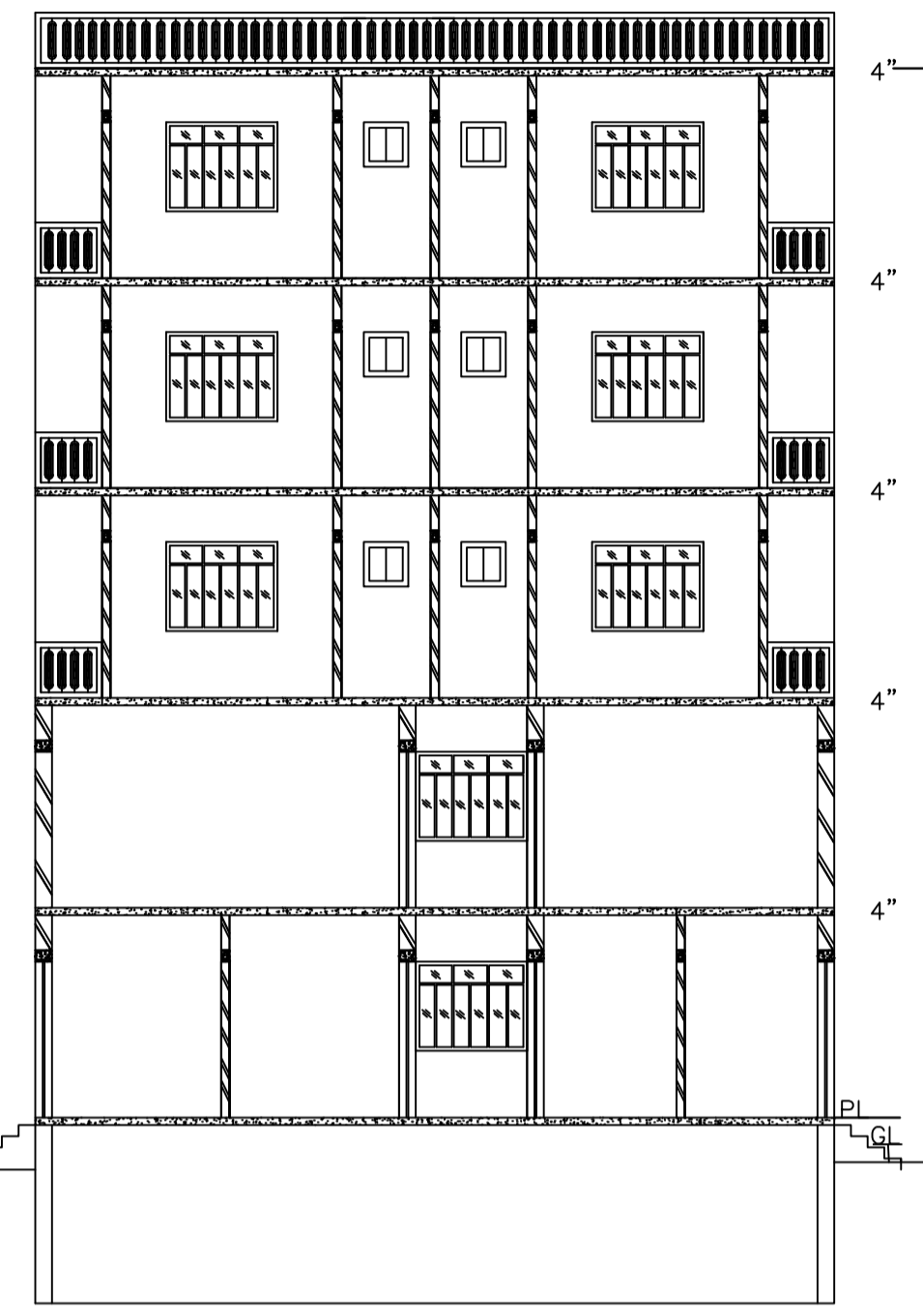
TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	MUNICIPAL COMMISSIONER'S SIGNATURE
RAJEEV RANJAN SINGH DMC/ENG/0032/2017			KUMAR Designation: Municipal Commissioner Organization: GOVERNMENT OF

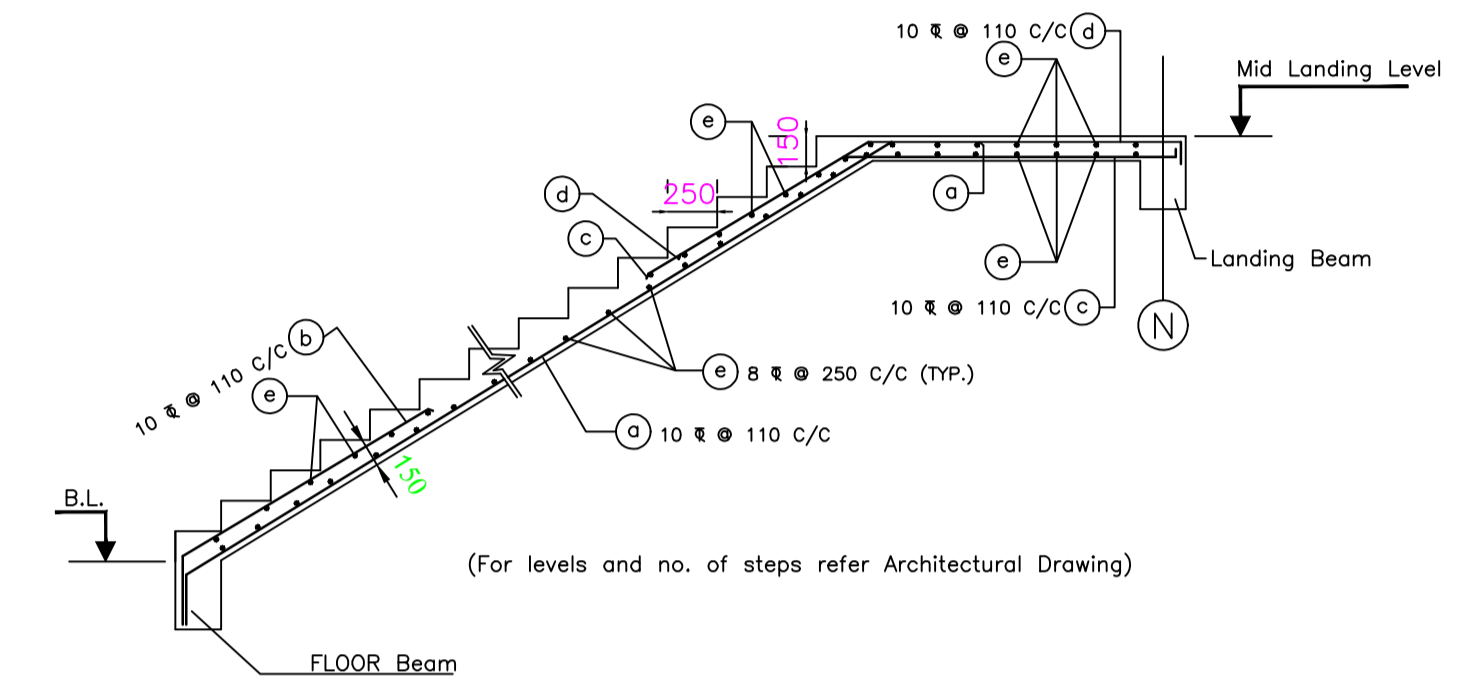
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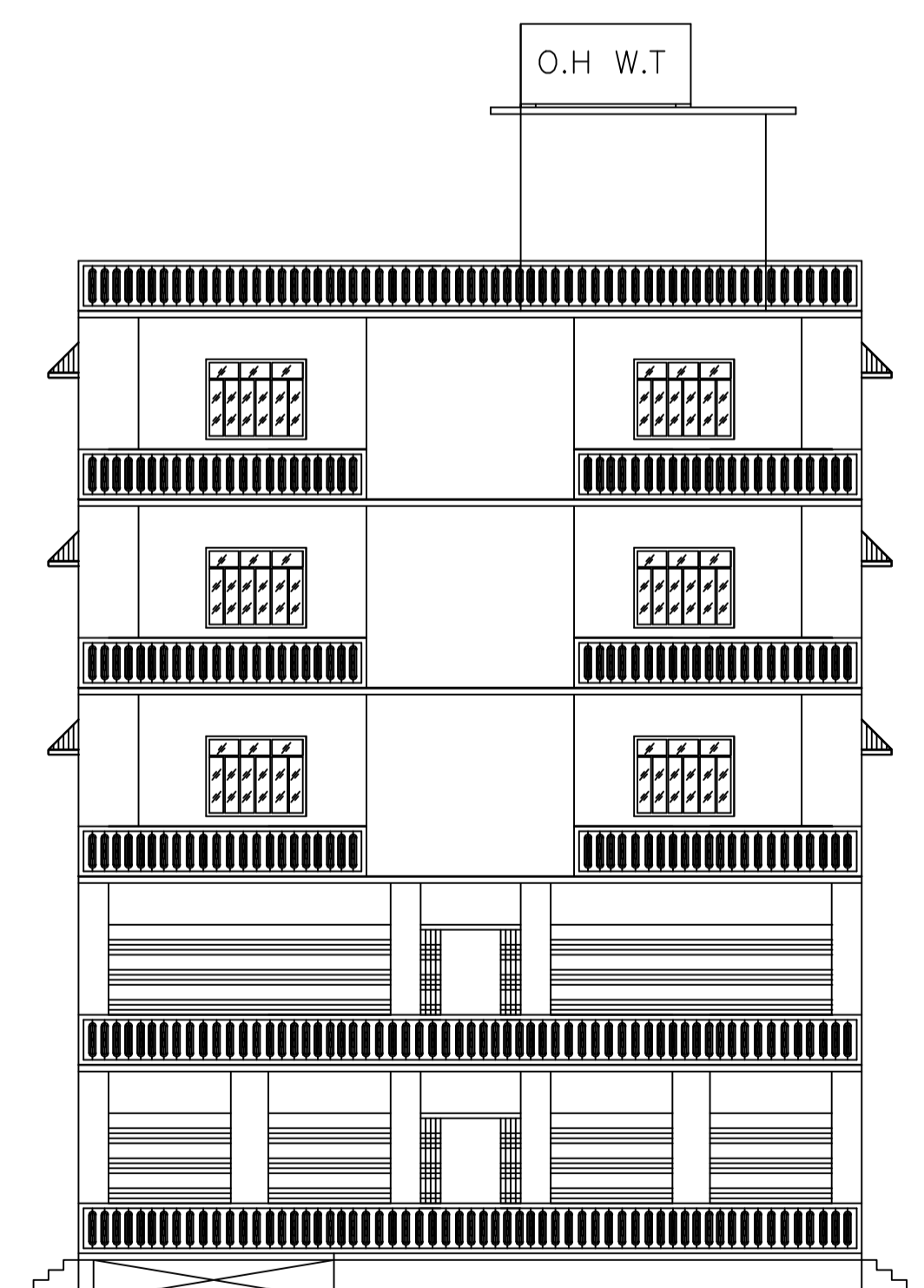
SECTION AT X-X



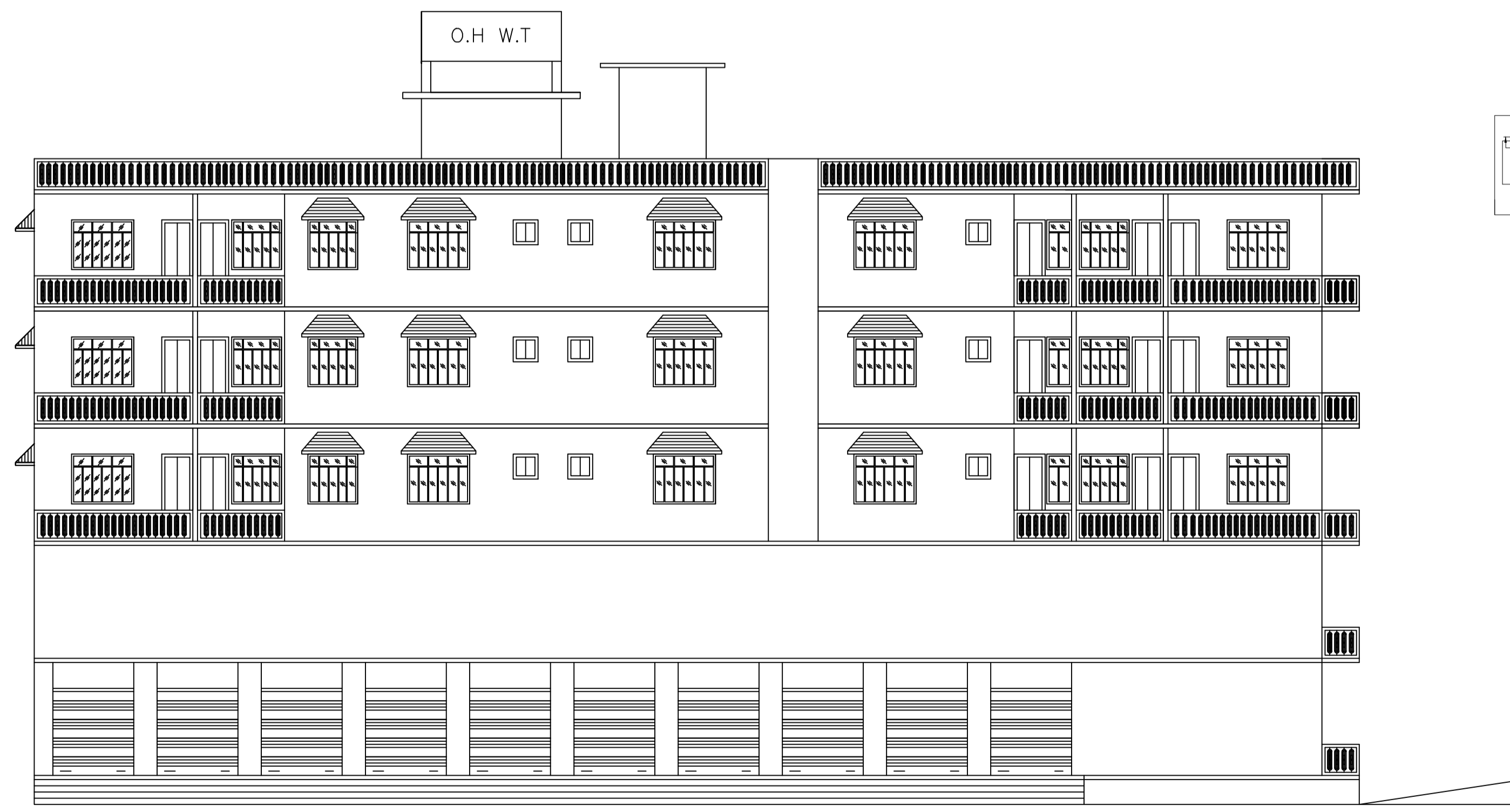
SECTION AT Y-Y



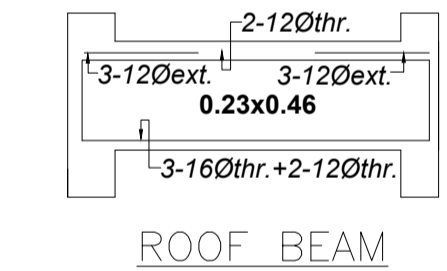
TYP. DETAIL OF STAIR



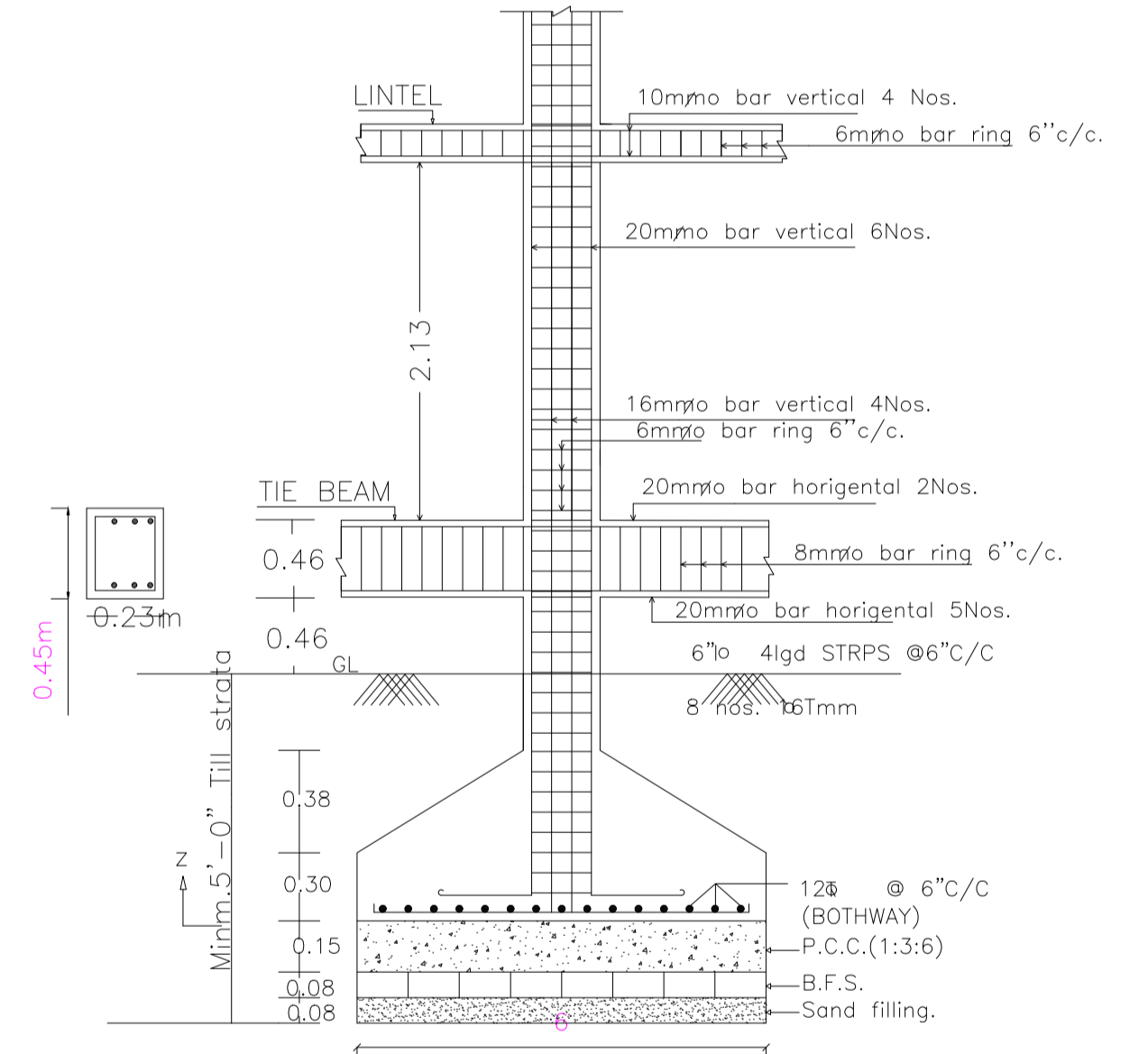
FRONT ELEVATION



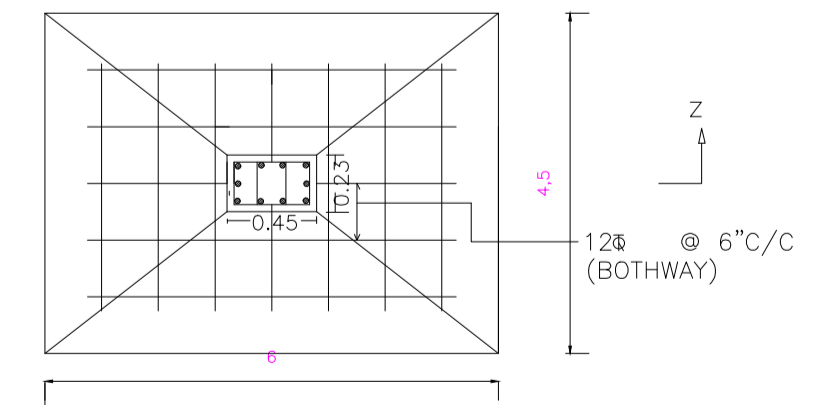
LEFT SIDE ELEVATION



ROOF BEAM



SECTION ON Z-Z

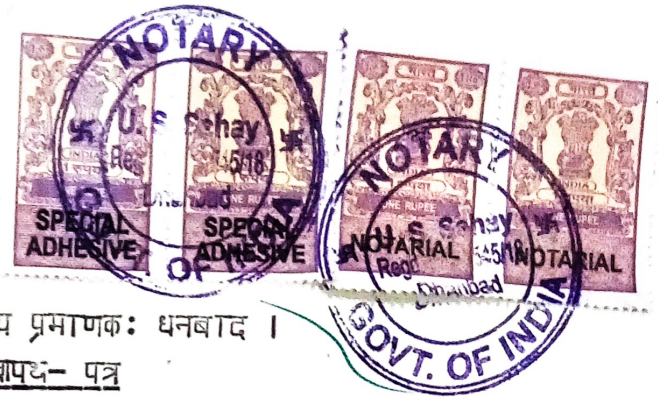


PLAN  
DETAIL OF COLUMNS

SCALE: - 1" = 2' - 0"

LTP NAME AND SIGNATURE RAJEEV RANJAN SINGH DMC/ENG/0032/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE J G CONSTRUCTION	DESIGNATION AND SIGNATURE KUMAR Designation: Municipal Commissioner Organization: GOVERNMENT OF
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NOTARY  
DHANBAD



समक्ष: लेख्य प्रमाणक: धनबाद ।

शपथ- पत्र

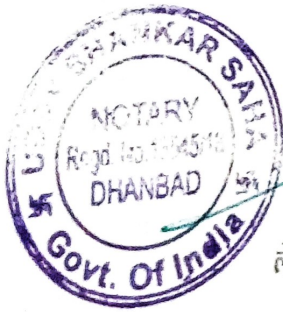
मैं , अमित कुमार वर्णवाल, पिता होलीशरण प्रसाद, पता- 134 बरतन पदवी गोलघर झरिया, पो० एवं थाना- झरिया, जिला- धनबाद , आधार सं०- 3723 2240 5321 स्तद द्वारा शपथ पूर्वक घोषणा करता हूँ जोकि मेरे जानकारी मसत्य एवं सही है:-

- 1- यहकि, मैं भारतीय नागरिक हूँ एवं उपरोक्त पते का निवासी हूँ ।
- 2- यहकि, प्रोमोटर जे. जे. कन्स्ट्रक्शन - हनुमान मेन्शन पुराना बाजार धनबाद , जिला- धनबाद स्थित इस प्रोजेक्ट का मेरे द्वारा निर्माण किया जा रहा है। जिसमें नक्शा में पार्किंग टू-ट्रैक किया गया है उसको वन ट्रैक करने के लिए मैंने नगर निगम , धनबाद को लिखित आवेदन दिया है। जैसे ही मुझे वन ट्रैक का आदेश पारित हो जाता है वैसे ही मैं संबंधित कार्यालय/विभाग में जमा कर दूंगा ।
- 3- यह कि, अतः महोदय से अनुरोध है कि मेरे द्वारा दिये गये आवेदन को स्वीकार करते हुए मुझे रजिस्ट्रेशन नम्बर प्रदान करने की कृपा की जाय ।
- 4- यहकि, मैं यह शपथ- पत्र उपरोक्त तथ्यों के आलोक में सक्षम पदाधिकारी के समक्ष प्रस्तुत करने हेतु बना रहा हूँ ।

- सत्यापन-

शपथकर्ता ने मेरे समक्ष हस्ताक्षर किया जो श्री अमित कुमार वर्णवाल अधिवक्ता, धनबाद द्वारा पहचान किया गया ।

उपरोक्त लिखित सभी कथन मेरी जानकारी में व विश्वास में सत्य एवं सही है। इस पर मैंने अपना हस्ताक्षर आज दिनांक- 2.04.2024 को धनबाद में बनाया ।



NOTARY  
DHANBAD

Authorized  
U/S 207 (1) (C) of the Cr. P.C 1973  
Act. No. 11 of 1974 & 46 (5) (1)  
Act. No. 53 of 1962  
लेख्य प्रमाणक: धनबाद ।

शपथकर्ता,

अधिवक्ता,