

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 4, 5, 6, 7 FLOOR PLAN	1.19 X 5.17 X 1 X 4	24.64	224.28
	1.19 X 3.44 X 2 X 4	32.72	
	1.19 X 6.23 X 1 X 4	29.64	
	1.14 X 5.17 X 1 X 4	23.60	
	1.14 X 3.44 X 1 X 4	15.68	
	1.14 X 6.23 X 1 X 4	28.40	
	1.19 X 6.34 X 1 X 4	30.16	
	1.19 X 8.29 X 1 X 4	39.44	
Total			224.28

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.55	2.10	04
A1 (A1)	D	0.61	2.10	08
A1 (A1)	D	0.65	2.10	04
A1 (A1)	D	0.66	2.10	04
A1 (A1)	D	0.68	2.10	04
A1 (A1)	D	0.69	2.10	12
A1 (A1)	D	0.70	2.10	04
A1 (A1)	D	0.71	2.10	04
A1 (A1)	D	0.74	2.10	02
A1 (A1)	D	0.75	2.10	08
A1 (A1)	D	0.76	2.10	16
A1 (A1)	D	0.77	2.10	04
A1 (A1)	D	0.78	2.10	04
A1 (A1)	D	0.82	2.10	04
A1 (A1)	D	0.83	2.10	04
A1 (A1)	D	0.84	2.10	16
A1 (A1)	D	0.86	2.10	08
A1 (A1)	D	0.87	2.10	14
A1 (A1)	D	0.94	2.10	28
A1 (A1)	D	1.04	2.10	08
A1 (A1)	D	1.07	2.10	24
A1 (A1)	D	1.10	2.10	04
A1 (A1)	D	1.11	2.10	04
A1 (A1)	DOOR	2.74	2.10	02
A1 (A1)	DOOR	4.27	2.10	12
A1 (A1)	R.S.	7.78	2.10	01

Building :A1 (A1)

Floor Name	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.)	Tnmt (No.)
				Cutout	Lift	Balcony	Accessory Use	Parking	Resi.				
Basement Floor	1014.84	1.76	1013.08	15.35	0.00	0.00	959.78	0.00	0.00	37.95	37.95	37.95	00
Lower Ground Floor	999.31	1.76	997.55	27.85	0.00	0.00	798.96	0.00	132.80	37.95	170.74	170.74	01
Ground Floor	999.31	85.25	914.06	0.00	0.00	28.80	0.00	0.00	885.26	0.00	885.26	885.26	01
First Floor	999.31	85.25	914.06	15.35	0.00	28.80	0.00	0.00	869.91	0.00	869.91	869.91	01
Second Floor	962.05	1.76	960.29	15.35	0.00	43.97	0.00	0.00	900.97	0.00	900.97	900.97	03
Third Floor	962.05	1.76	960.29	15.35	0.00	43.97	0.00	0.00	900.97	0.00	900.97	900.97	03
Fourth Floor	756.75	80.35	676.40	10.77	28.04	150.84	0.00	486.75	0.00	486.75	486.75	04	
Fifth Floor	756.75	80.35	676.40	10.77	28.04	150.84	0.00	486.75	0.00	486.75	486.75	04	
Sixth Floor	756.75	80.35	676.40	10.77	28.04	150.84	0.00	486.75	0.00	486.75	486.75	04	
Seventh Floor	756.75	80.35	676.40	10.77	28.04	150.84	0.00	486.75	0.00	486.75	486.75	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
Total	8963.87	498.94	8464.93	132.33	112.16	748.90	1758.74	1947.00	3689.92	75.90	5712.80	5712.80	25
Total Number of Same Buildings	1												
Total	8963.87	498.94	8464.93	132.33	112.16	748.90	1758.74	1947.00	3689.92	75.90	5712.80	5712.80	25

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.)	Tnmt (No.)
					Cutout	Lift	Balcony	Accessory Use	Parking	Resi.				
A1 (A1)	1	8963.87	498.94	8464.93	132.33	112.16	748.90	1758.74	1947.00	3689.92	75.90	5712.80	5712.80	25
Grand Total	1	8963.87	498.94	8464.93	132.33	112.16	748.90	1758.74	1947.00	3689.92	75.90	5712.80	5712.80	25

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A1 (A1)	Commercial	Retail Shop	> 0	50	3237.76	1	44	-	-	-	-	
			> 0	50	3237.76	-	-	-	-	1	135	
			0 - 140	1	12.00	1.00	12	-	-	-	-	-
			> 140	1.5	-	1	6	-	-	-	-	-
			> 0	1	16.00	-	-	-	-	-	1	16
Total			-	-	-	62	72	-	2	2	151	156

Parking Check (Table 7b)

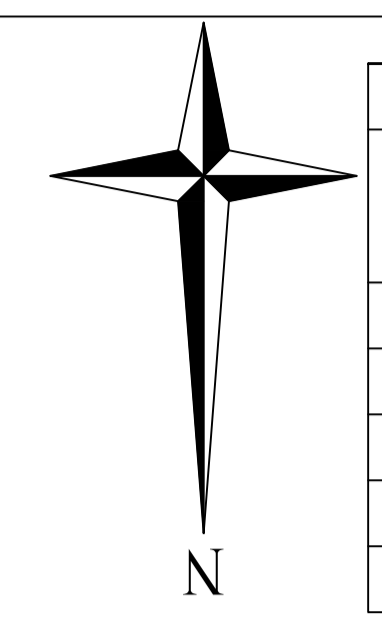
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	36	450.00
Two Stack Car	-	-	36	450.00
Total Car	62	775.00	72	900.00
Visitor's Car Parking	-	-	2	25.00
Two Stack Visitor Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	156	312.00
Total TwoWheeler	151	302.00	156	312.00
Other Parking	-	-	-	975.26
Total		1102.00		2549.26

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	SHOP	SHOP	132.80	132.50	1	1
GROUND FLOOR PLAN	SHOP	SHOP	898.71	898.62	1	1
FIRST FLOOR PLAN	SHOP	SHOP	898.71	898.60	1	1
TYPICAL - 4, 5, 6, 7 FLOOR PLAN	1	FLAT	124.06	106.38	7	16
	2	FLAT	123.33	106.36	6	
	3	FLAT	150.09	128.52	9	
	4	FLAT	106.41	106.36	8	
TYPICAL - 2, 3 FLOOR PLAN	SHOP	SHOP	253.62	253.45	2	6
	SHOP	SHOP	369.67	369.25	2	
	SHOP	SHOP	94.29	94.13	1	
Total	-	-	5380.94	5153.83	133	25

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.70	1.20	20
A1 (A1)	W	0.75	1.20	28
A1 (A1)	W	0.95	1.20	04
A1 (A1)	W	1.56	1.20	04
A1 (A1)	W	1.88	1.20	04
A1 (A1)	W	1.73	1.20	04
A1 (A1)	W	2.03	1.20	04
A1 (A1)	W	2.06	1.20	04
A1 (A1)	W	2.07	1.20	04
A1 (A1)	W	2.10	1.20	04
A1 (A1)	W	2.14	1.20	08
A1 (A1)	W	2.19	1.20	08
A1 (A1)	W	2.32	1.20	04
A1 (A1)	W	2.33	1.20	04
A1 (A1)	W	2.36	1.20	04



Proposal Basic Information

Proposal File No.	DMC/BP/0146/W23/2023
Owner Name	SHANKAR SINGH, BHARAT PRASAD SINGH, RAJKUMAR SINGH, SULOCHANA DEVI, RAM CHANDRA AGARWAL
Khata No	OLD - 80, 124, 142, NEW - 1091, 766
Plot No	OLD - 2329, 2333, 2335, NEW - 1732, 1733, 1734
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT

DHANBAD MUNICIPAL CORPORATION

Region: BHARUKHAND URBAN LOCAL BODIES

District: DHANBAD

Authority: DHANBAD MUNICIPAL CORPORATION

Inward_No: DMC/BP/0146/W23/2023

Application Type: General Proposal

Project Type: Building Permission

Nature of Development: New

Location of Development Area: Old Area

AREA DETAILS:

AREA OF PLOT (Minimum) (A)

Deduction for NetPlot Area

NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)

Deduction for Balance Plot Area (from Gross Plot Area)

BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)

PLOT AREA FOR COVERAGE (Net Plot Area)

Plot Area for FAR (Net Plot Area + Road/Widening Area)

COVERAGE CHECK

Permissible Coverage area (50.00%)

Proposed Coverage Area (39.87%)

Total Prop. Coverage Area (39.87%)

Balance coverage area (10.13%)

FAR CHECK

Perm. FAR Area (2.500)

Total Perm. FAR area

Residential FAR

Commercial FAR

Proposed FAR Area

Total Proposed FAR Area

Consumed FAR Factor

Balance FAR Area

BUILT UP AREA CHECK

Total Proposed BuiltUp Area

ARCHITECT (Regd)

ENGINEER (Regd)

SUPERVISOR (Regd)

OWNER (Regd)

DEVELOPMENT AUTHORITY

LOCAL BODY

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED CONSTRUCTION

COMMON PLOT

ROAD WIDENING AREA

EXISTING (To be retained)

EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A1 (A1)		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	1013.08	37.95	1013.08	37.95
Lower Ground Floor	997.55	170.74	997.55	170.74
Ground Floor	914.06	885.26	914.06	885.26
First Floor	914.06	869.91	914.06	869.91
Second Floor	960.29	900.97	960.29	900.97
Third Floor	960.29	900.97	960.29	900.97
Fourth Floor	676.40	486.75	676.40	486.75
Fifth Floor	676.40	486.75	676.40	486.75
Sixth Floor	676.40	486.75	676.40	486.75
Seventh Floor	676.40	486.75	676.40	486.75
Terrace Floor	0.00	0.00	0.00	0.00
Total	8464.93	5712.80	8464.93	5712.80

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	ResiComm Bldg	Multistoried

LTP NAME AND SIGNATURE

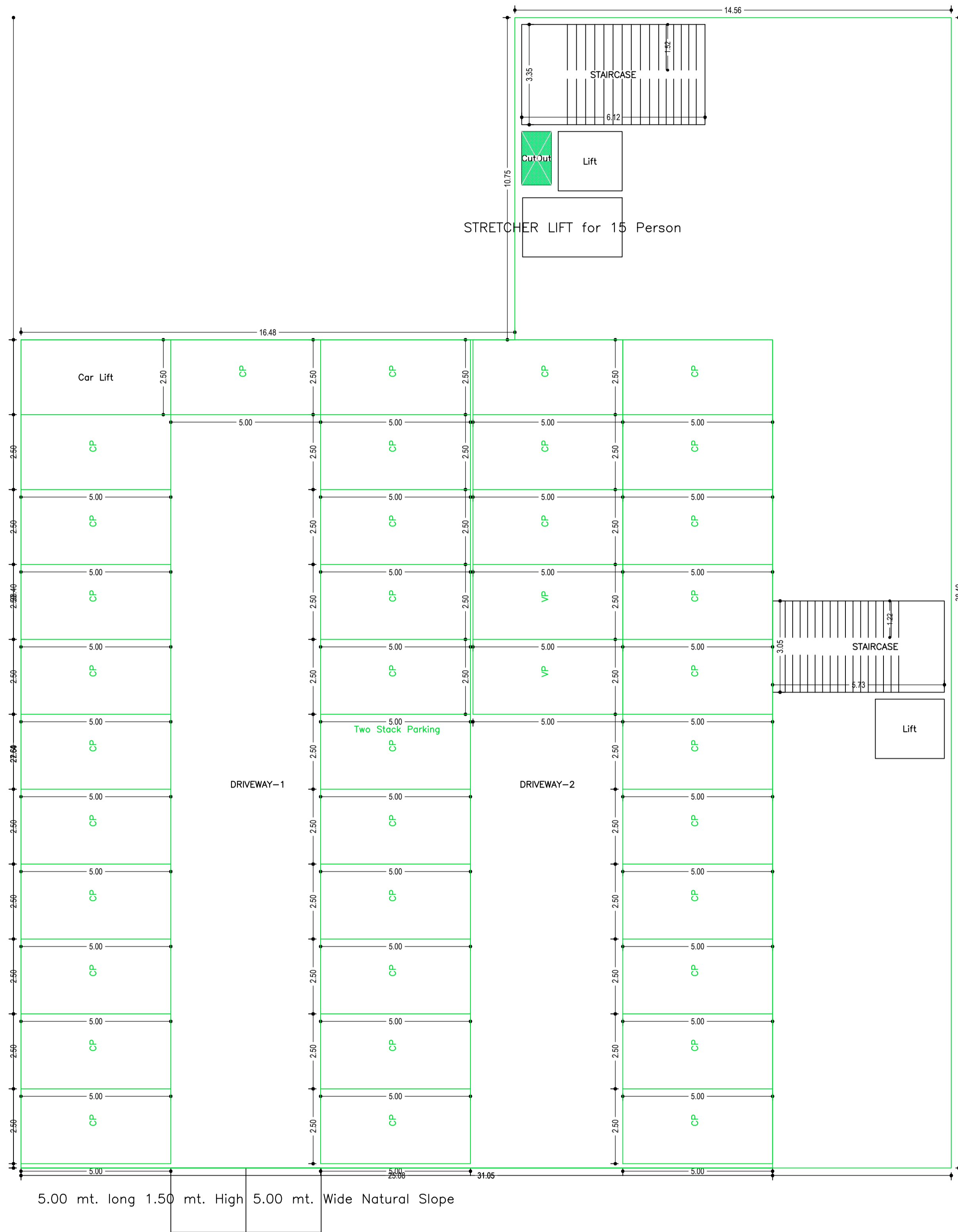
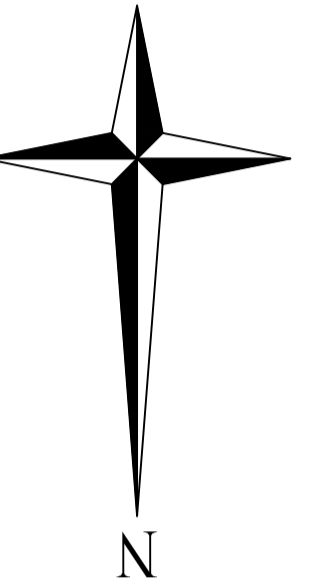
CHANDAN JHA
DMC/ENG/0024/2021

STRUCTURAL ENG'S NAME AND SIGNATURE

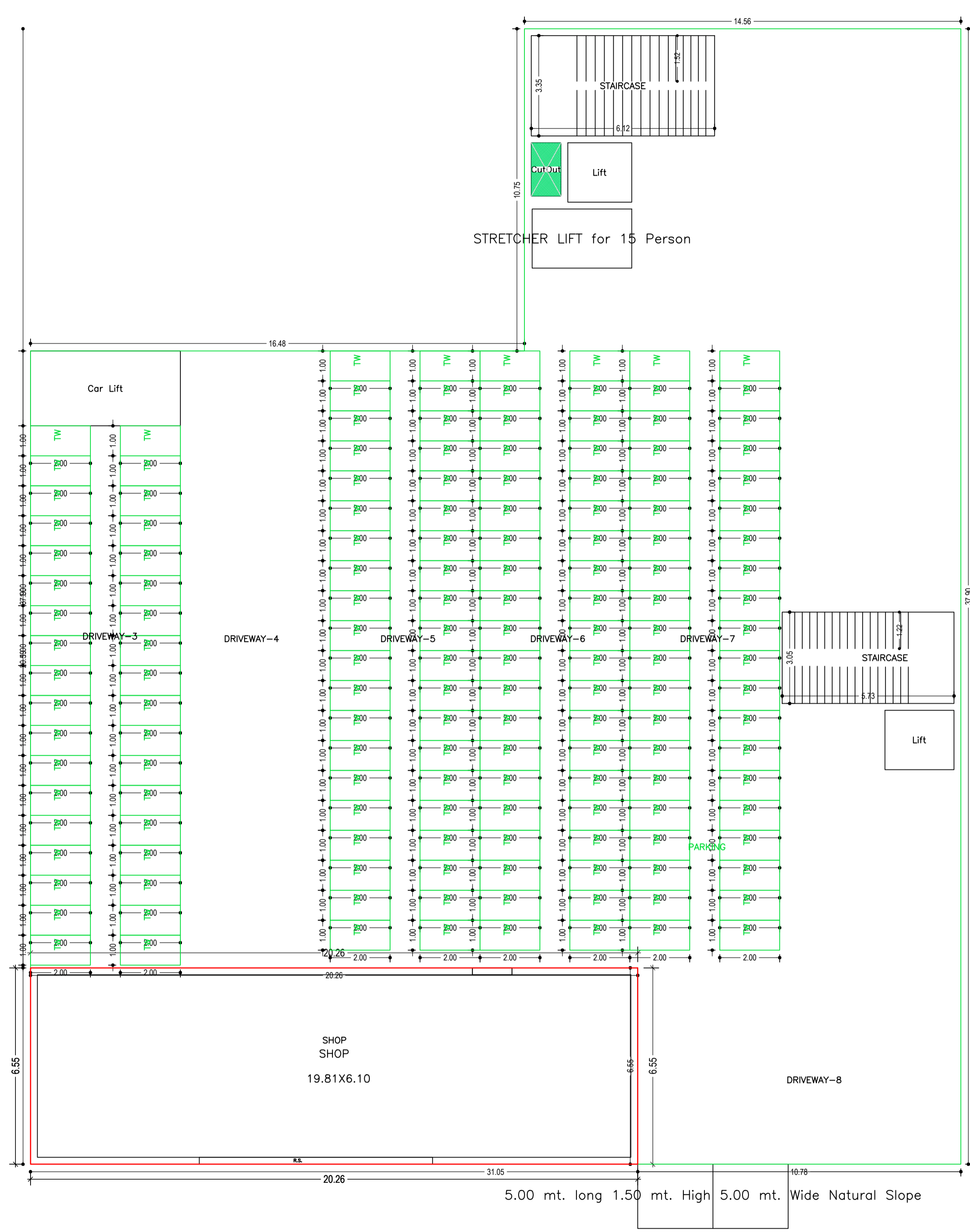
BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE

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Proposal File No.	DMC/BP/0146/W23/2023
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Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



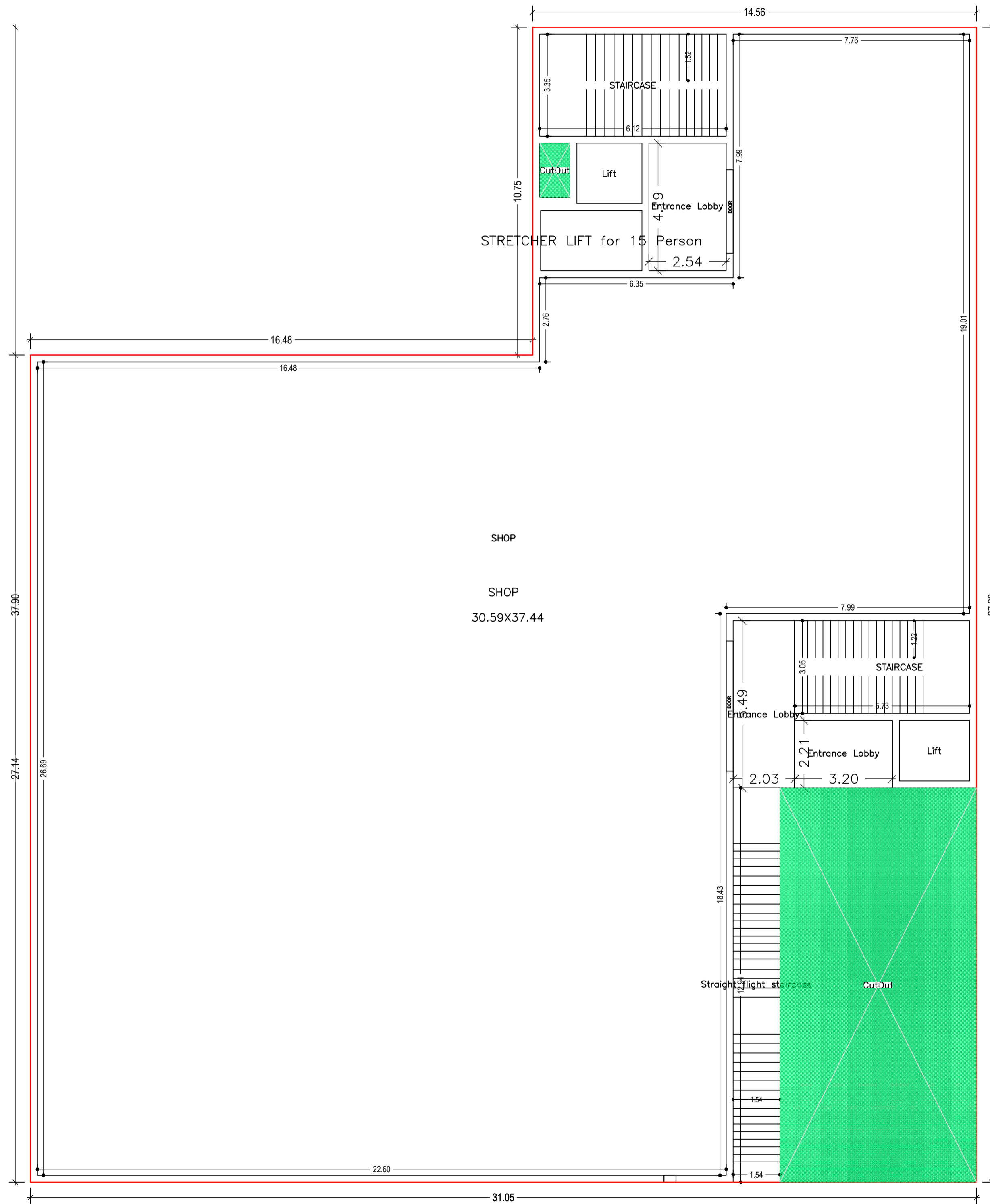
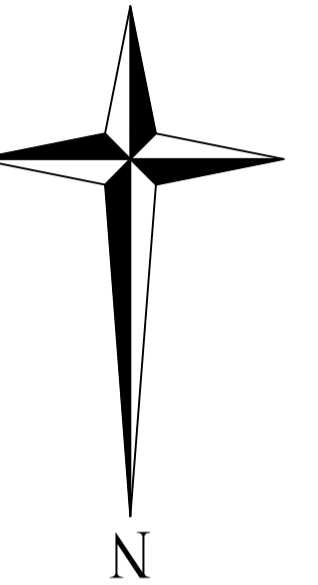
BASEMENT FLOOR PLAN
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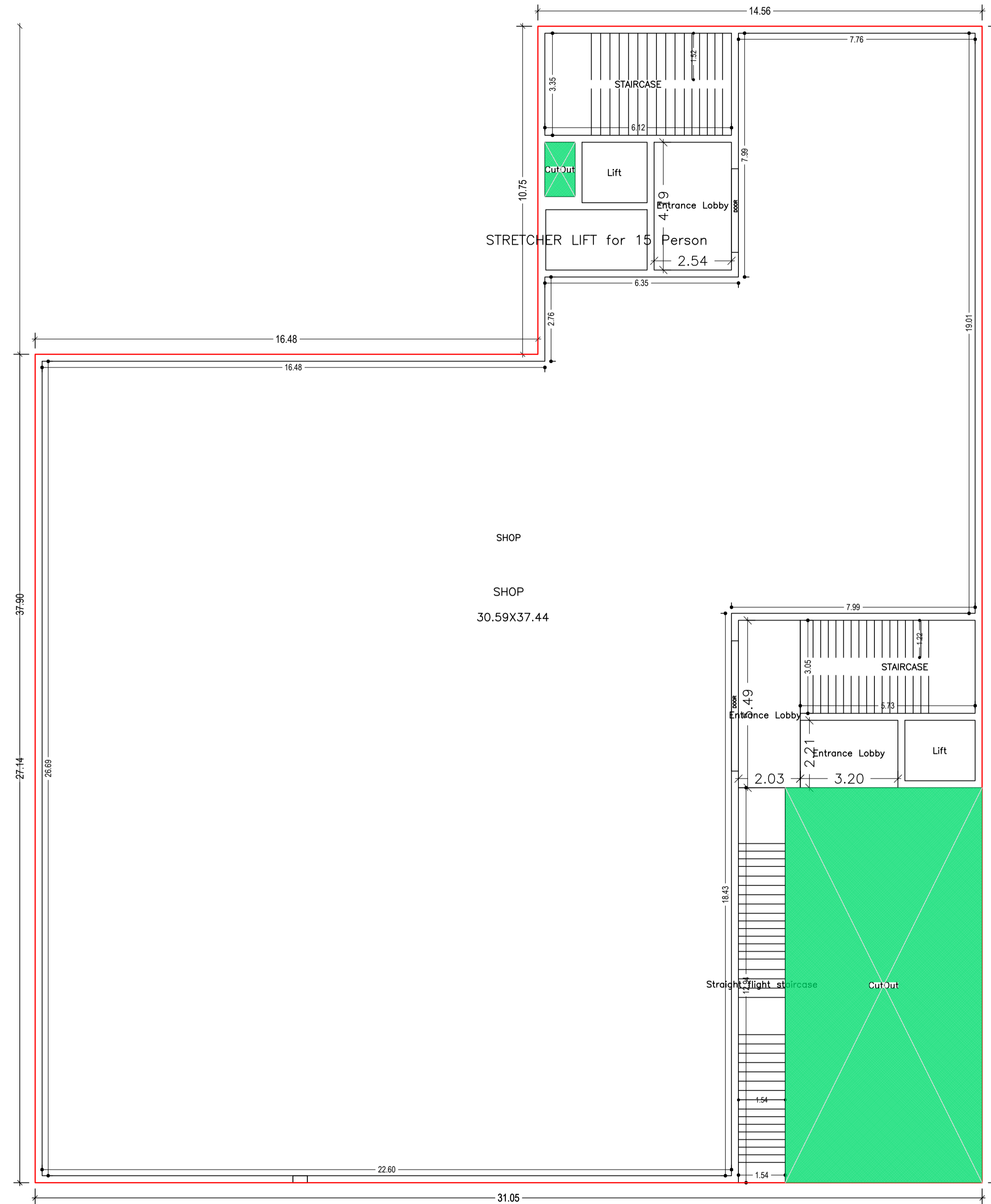
LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

Proposal Basic Information	
Proposal File No.	DMC/BP/0146/W23/2023
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Plot No	OLD - 2329, 2333, 2335, NEW - 1732, 1733, 1734
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



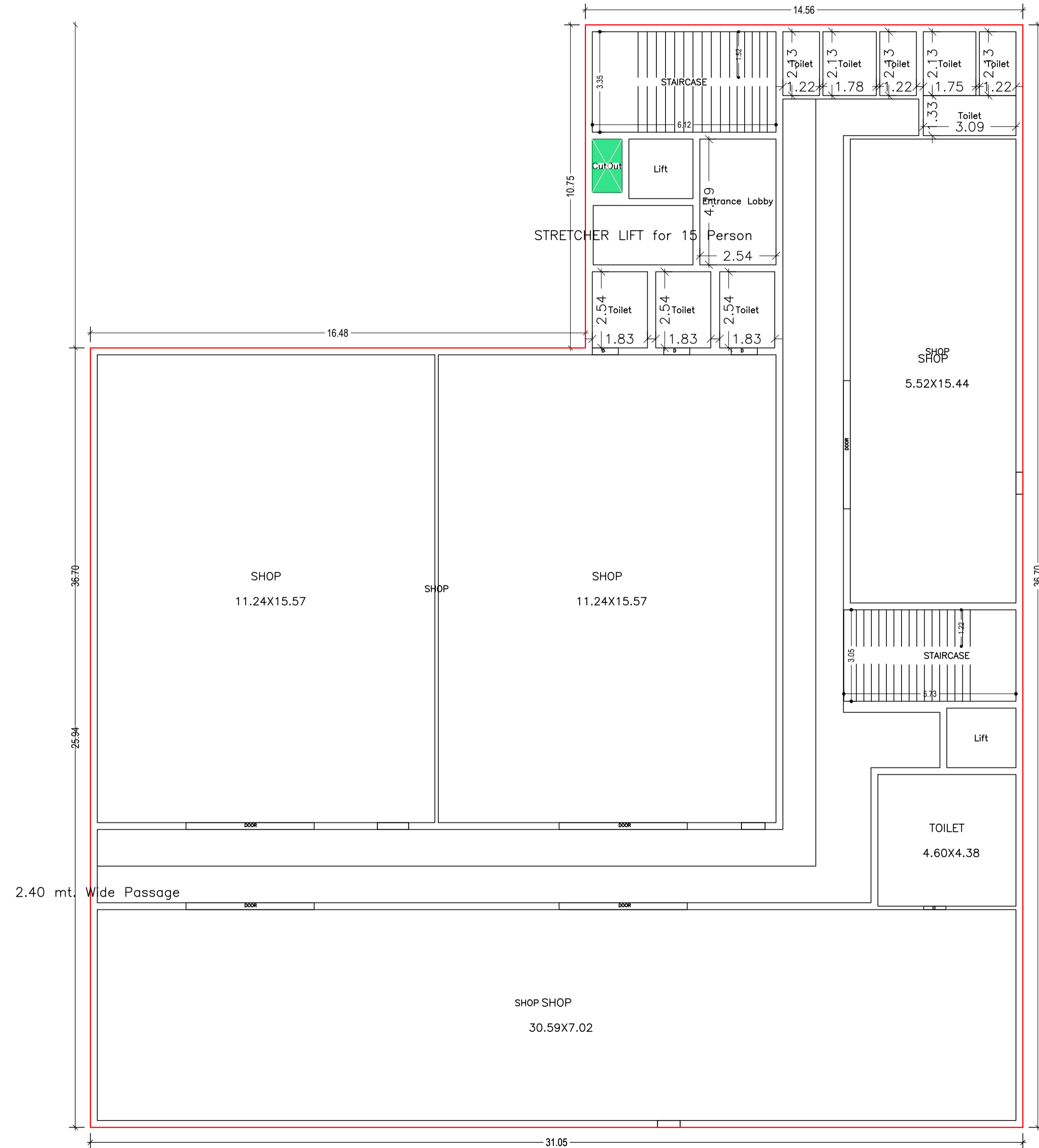
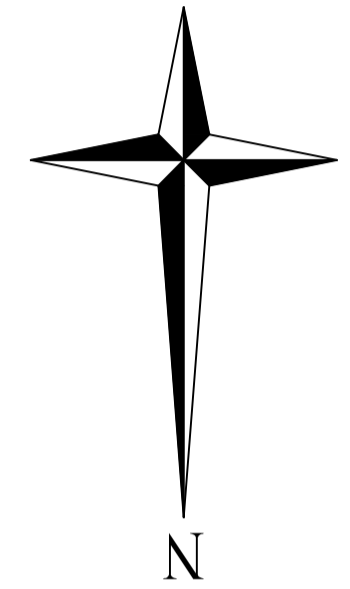
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



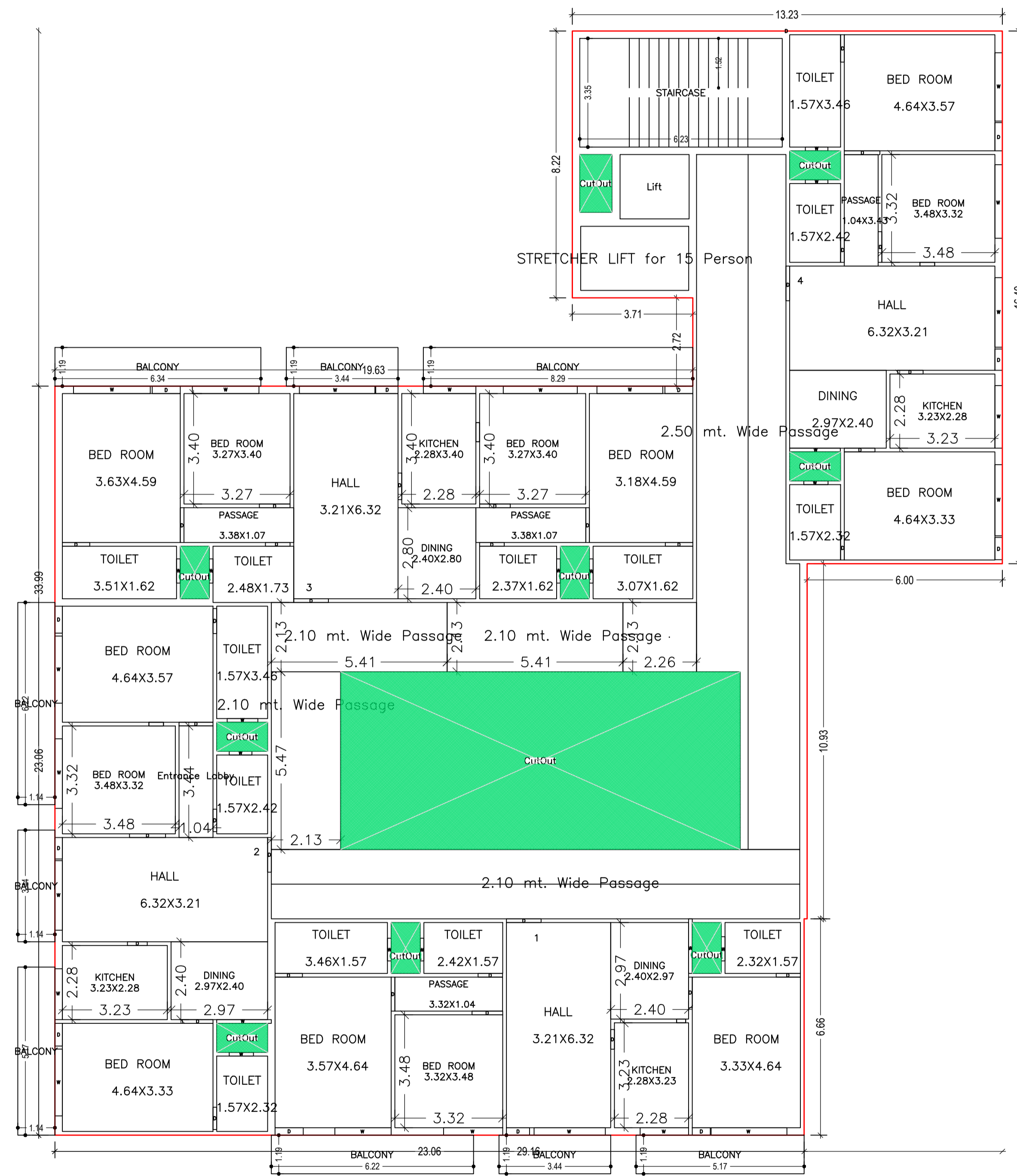
FIRST FLOOR PLAN
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(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

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Plot No	OLD - 2329, 2333, 2335, NEW - 1732, 1733, 1734
Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



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

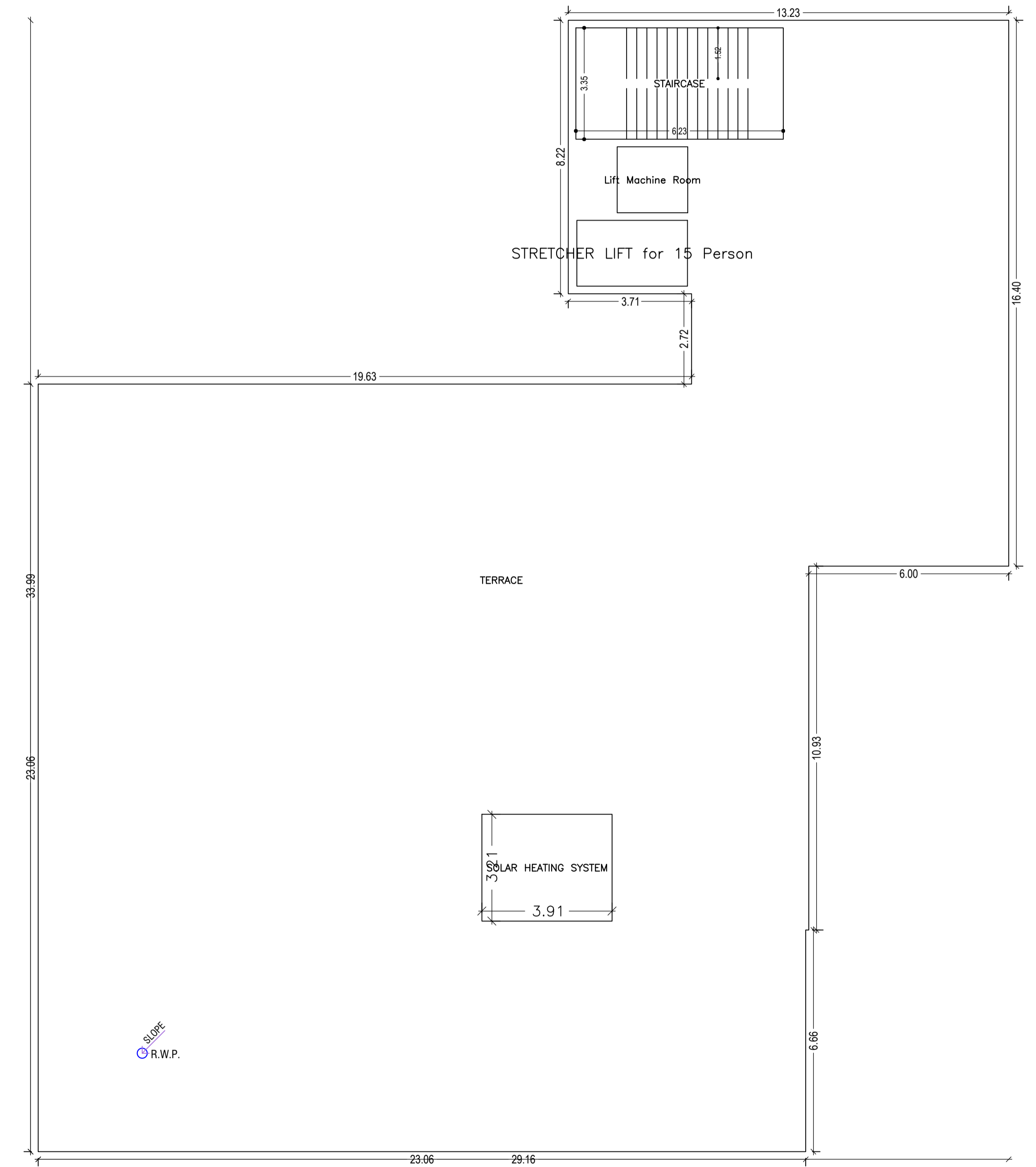
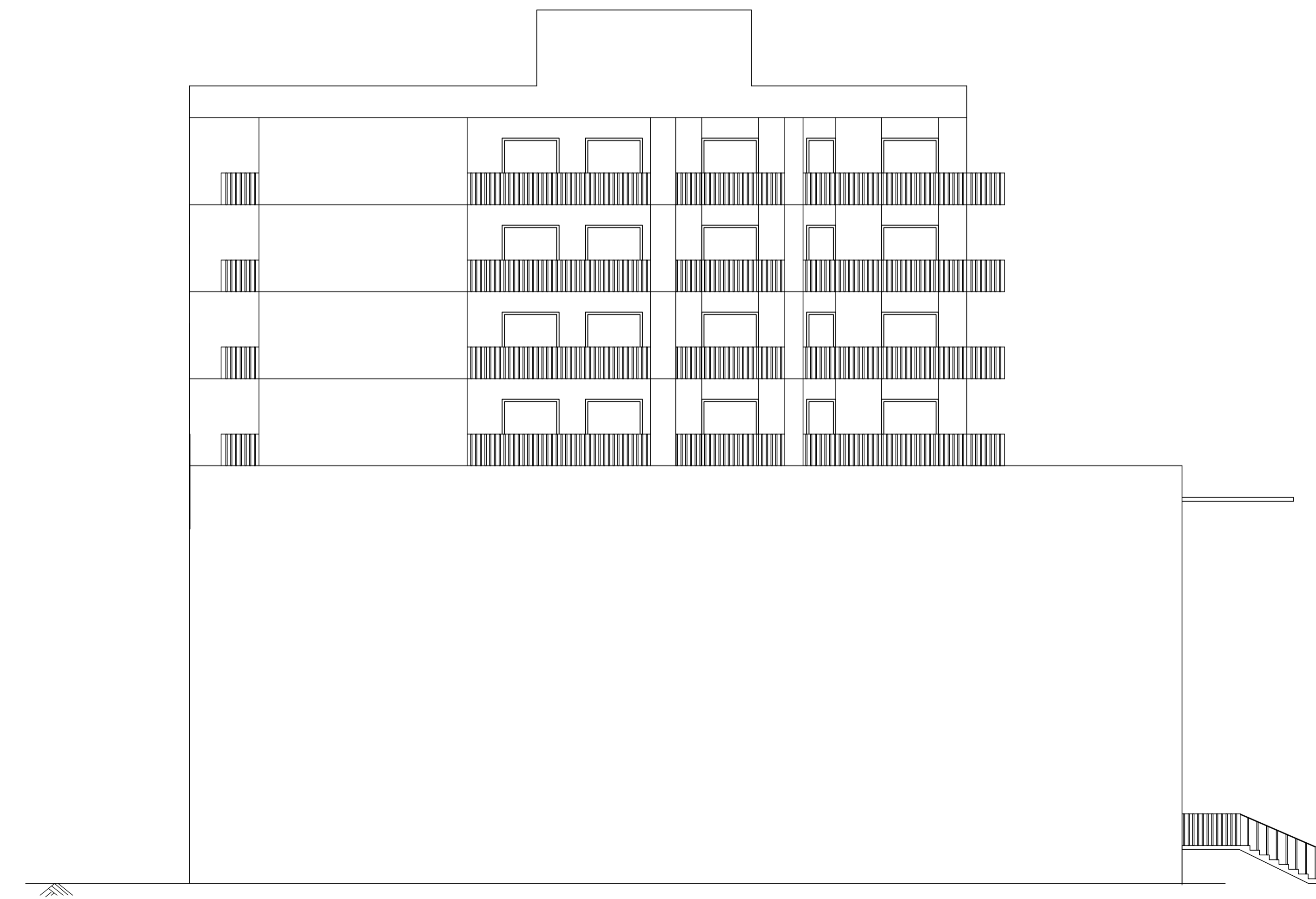
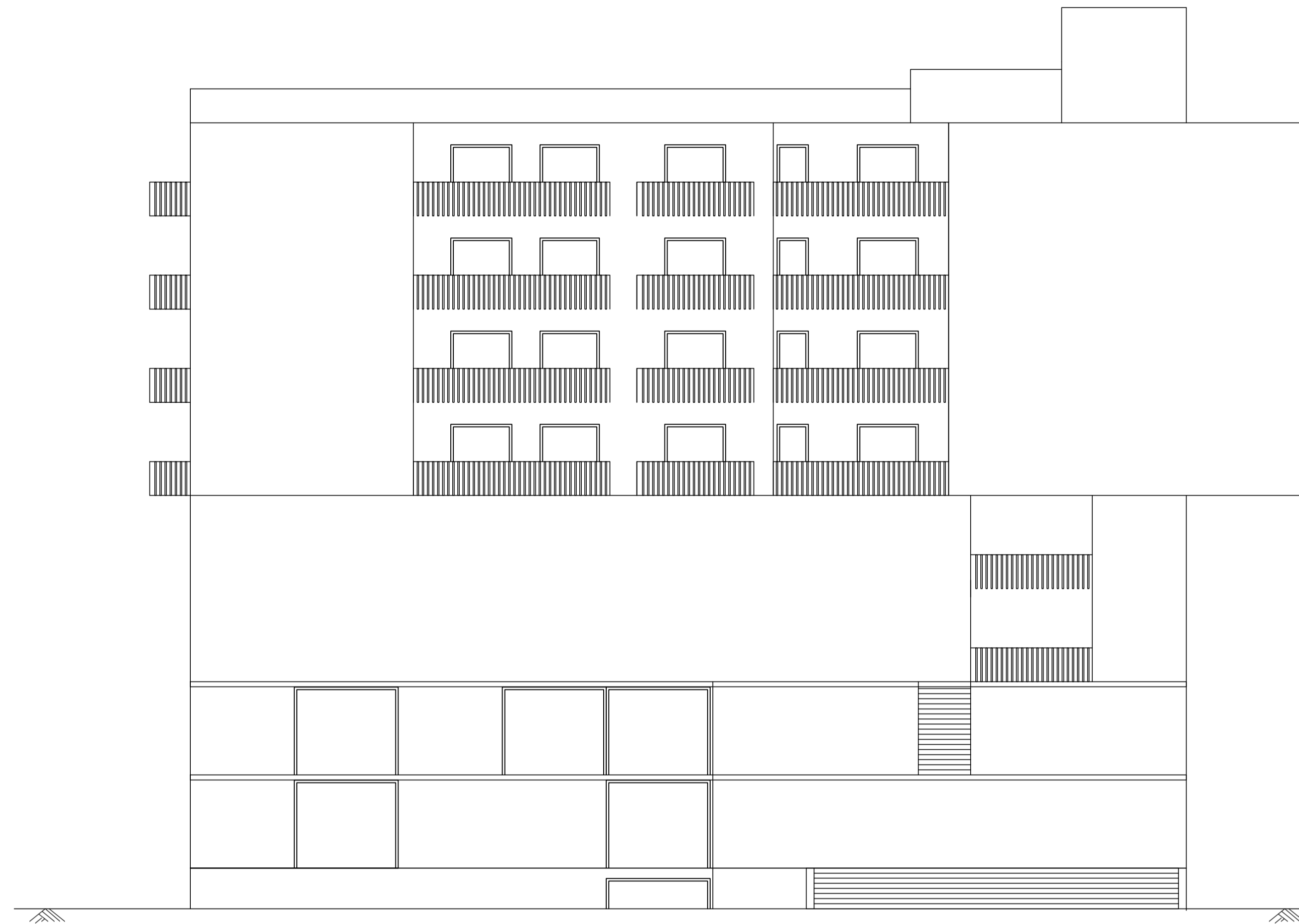
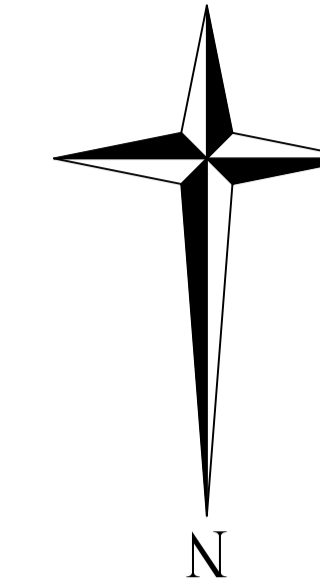


TYPICAL - 4, 5, 6, 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

Proposal Basic Information

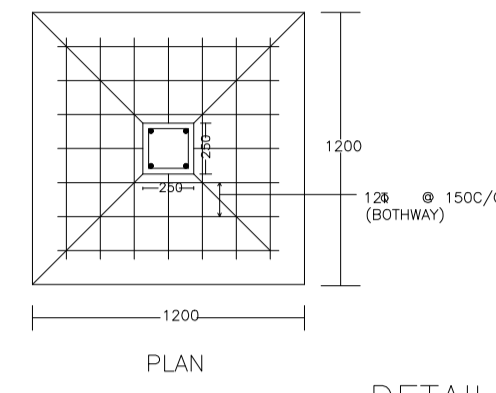
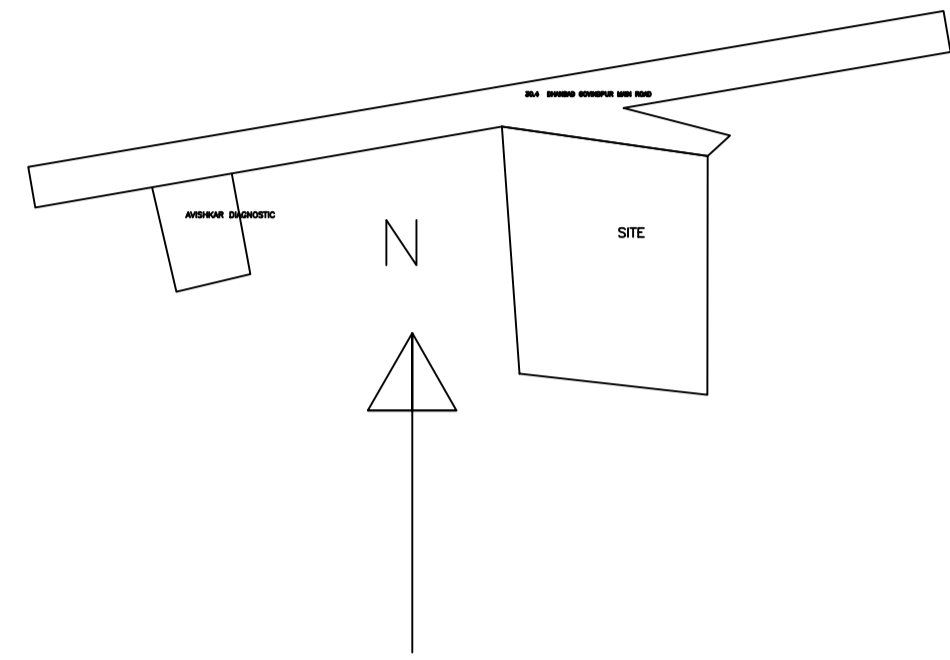
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Village Name	Kolakusma
Use	Mixed
SubUse	Resi+Comm



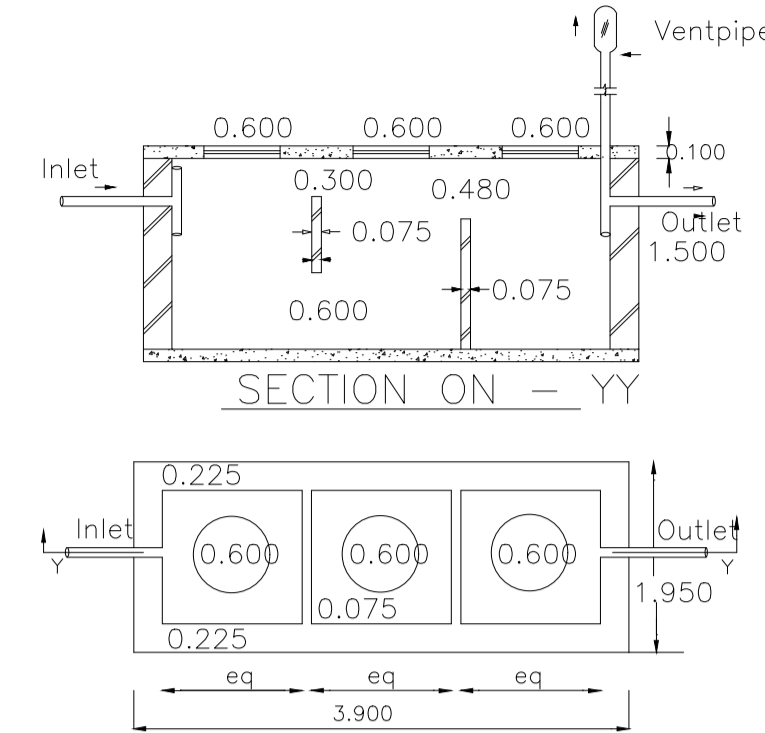
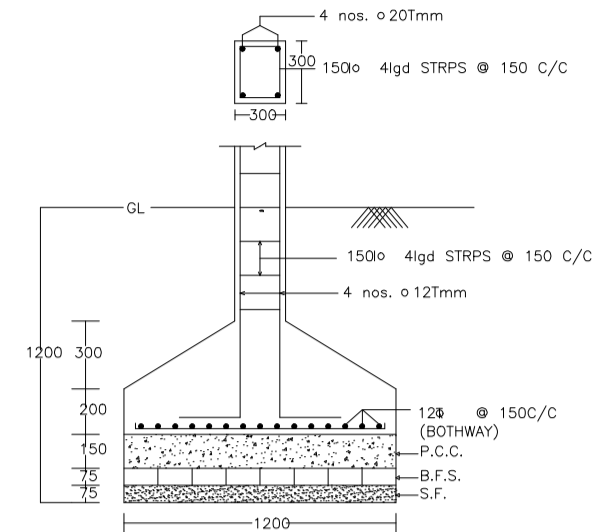
TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			

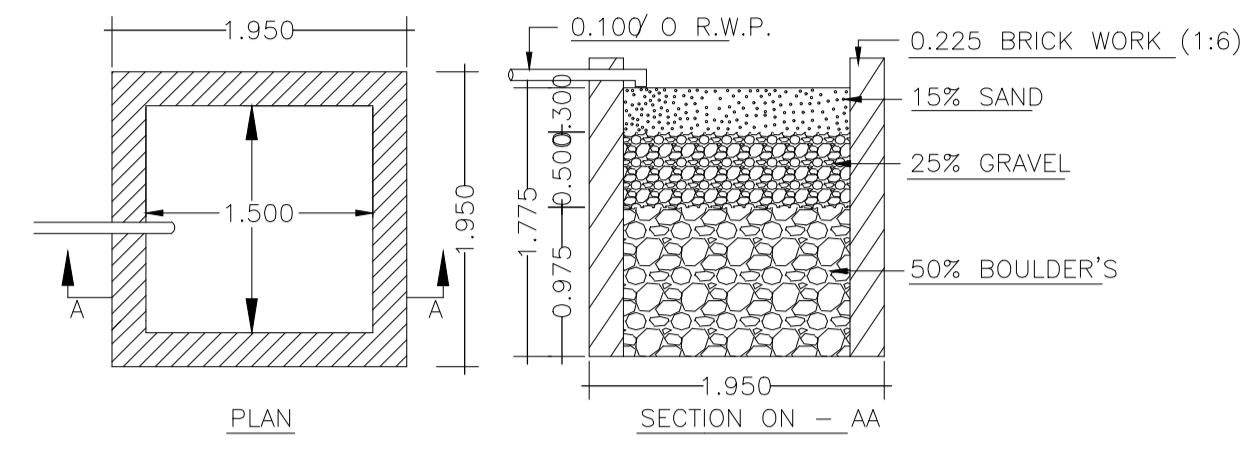
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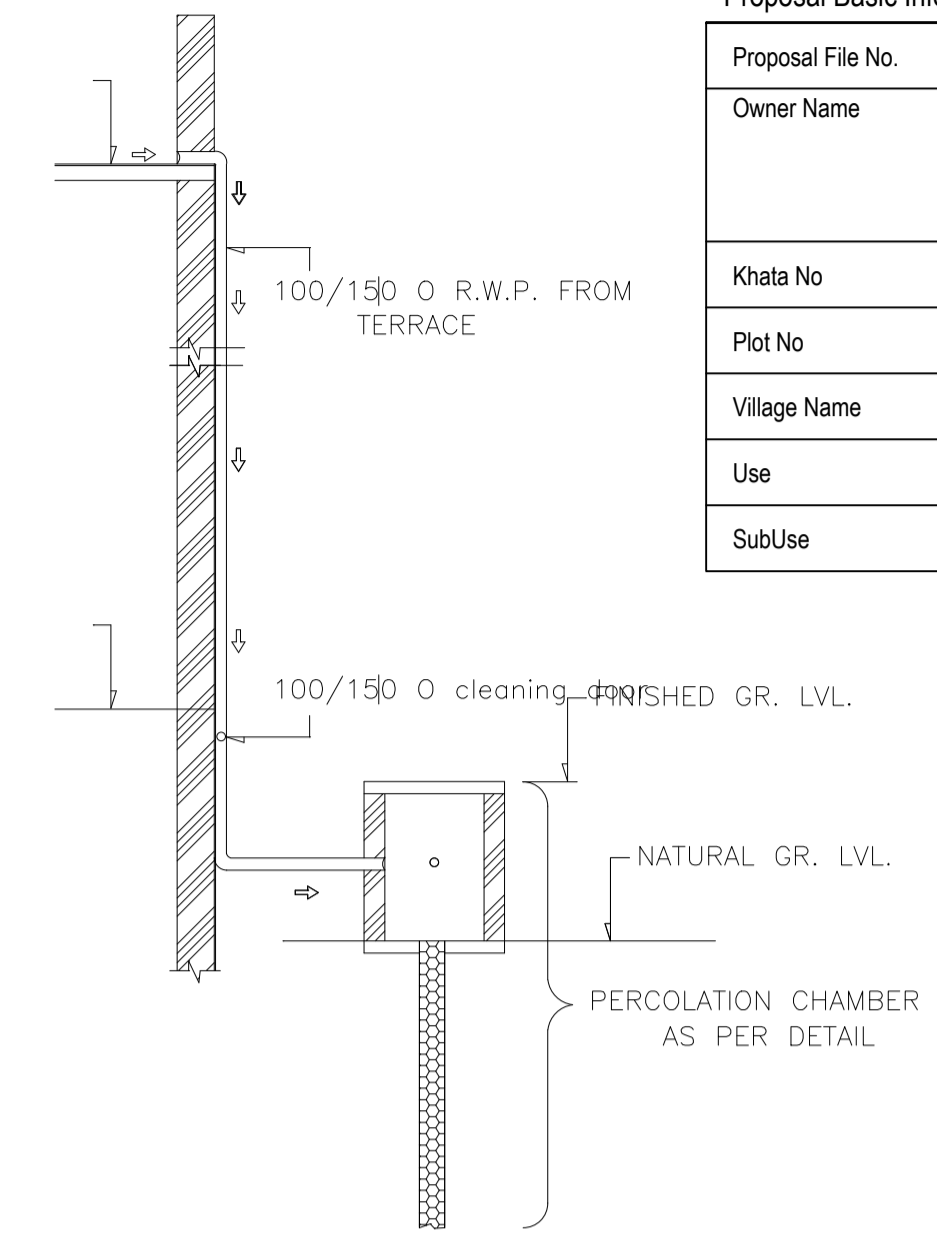
DETAIL OF COLUMNS



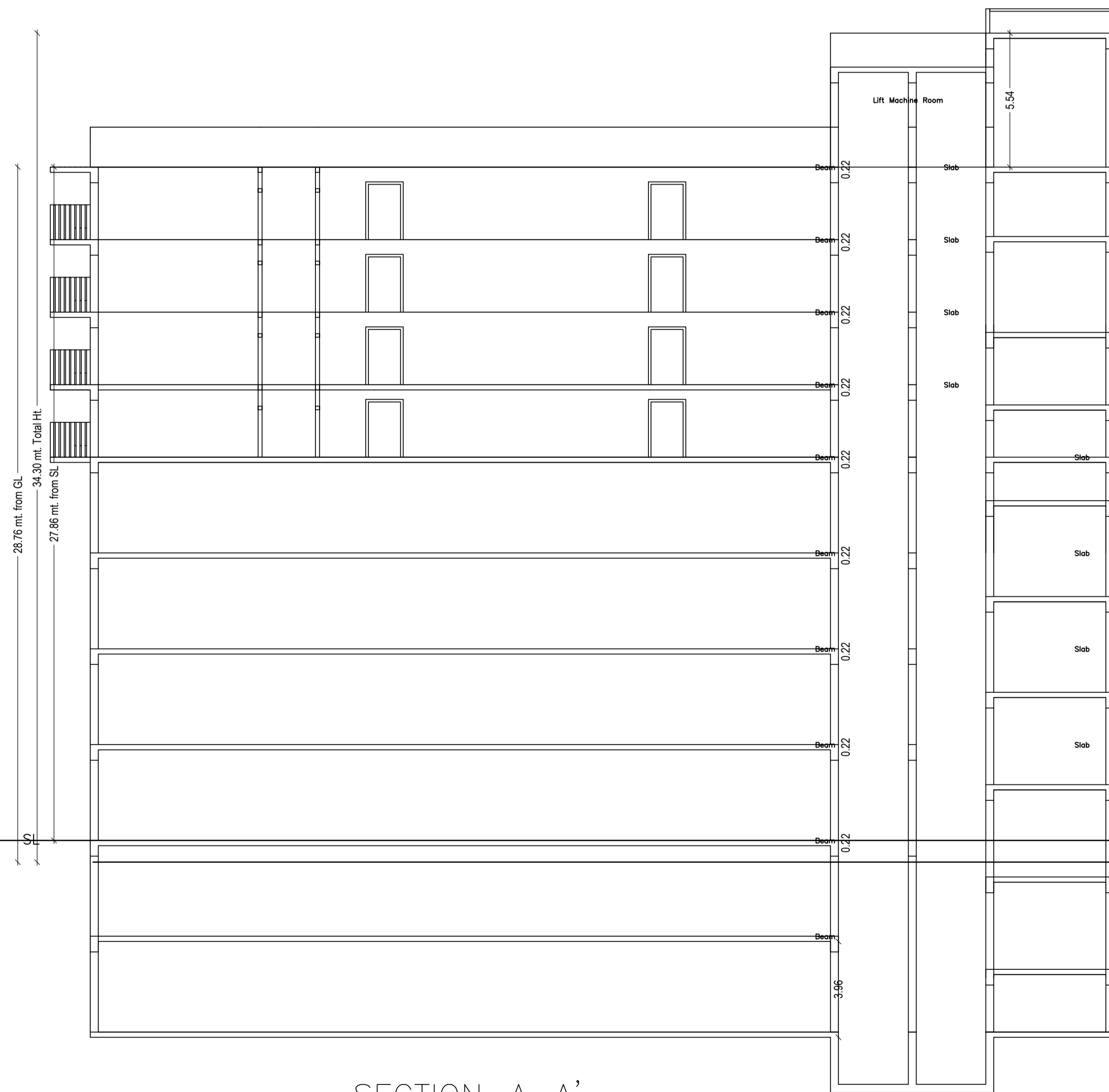
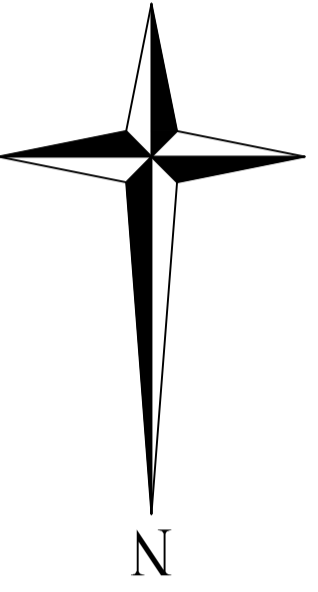
DETAILS OF SEPTIC TANK



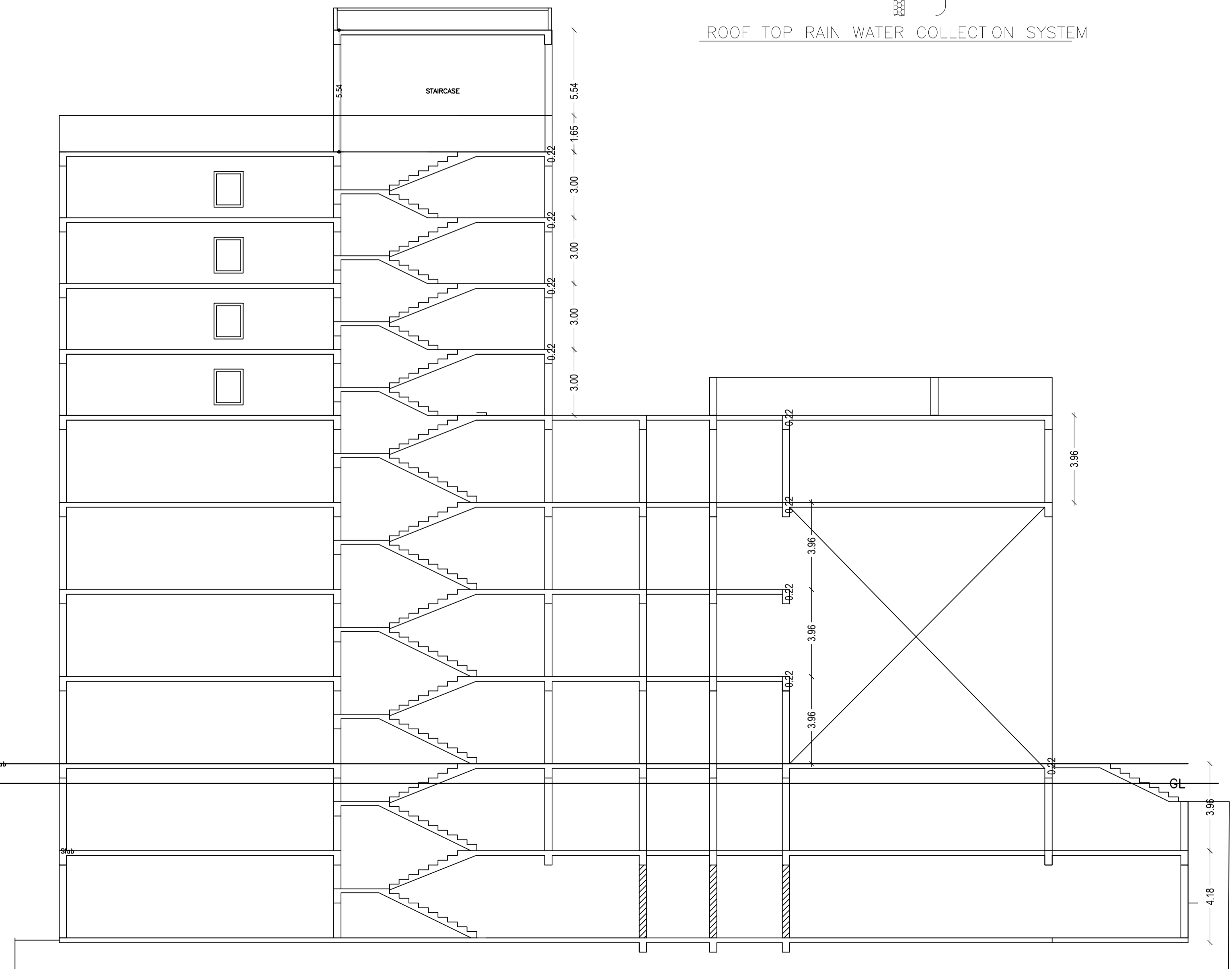
DETAILS OF WATER HARVESTING



ROOF TOP RAIN WATER COLLECTION SYSTEM



SECTION-A-A'



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA DMC/ENG/0024/2021			