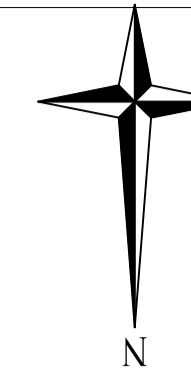
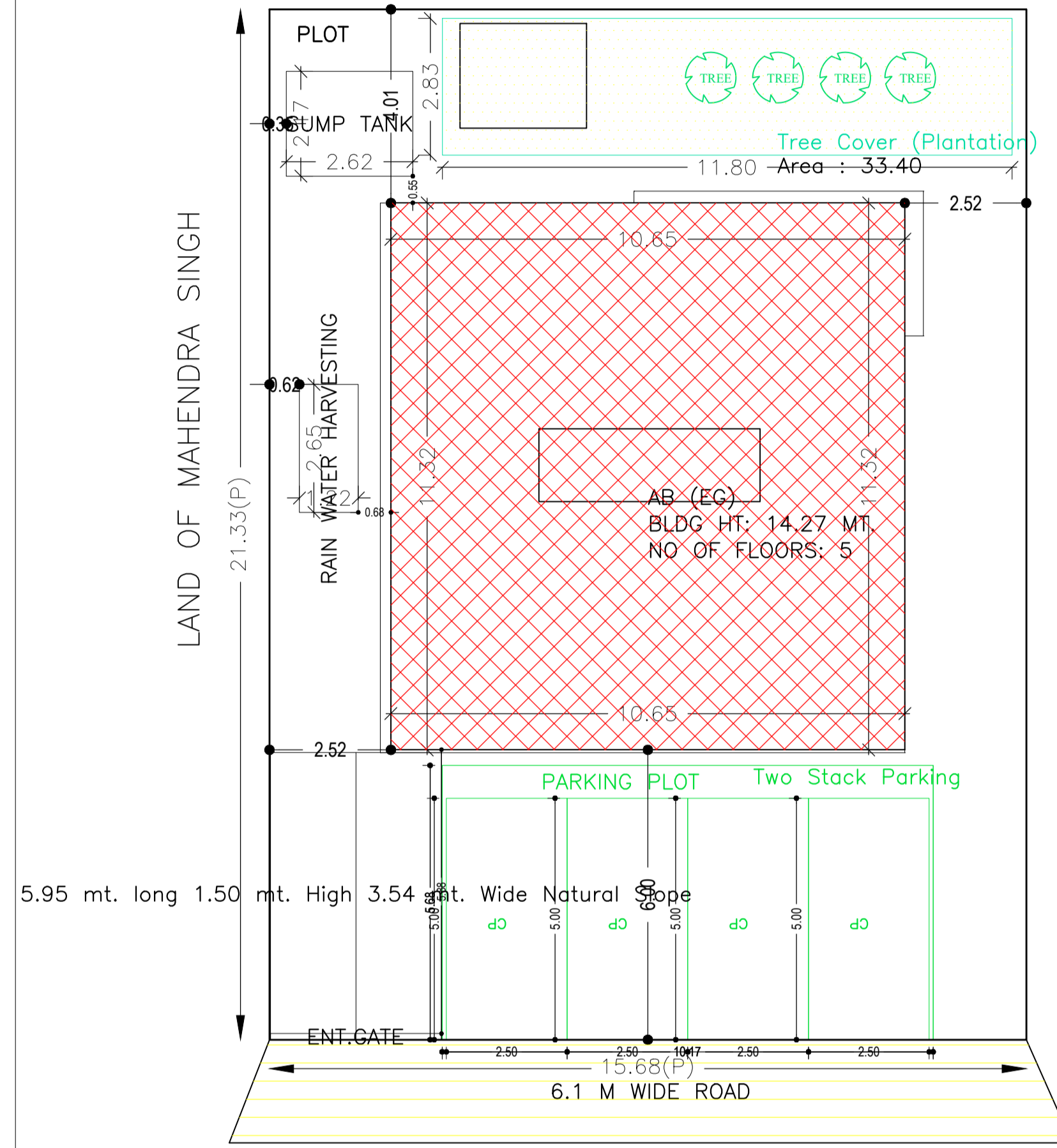


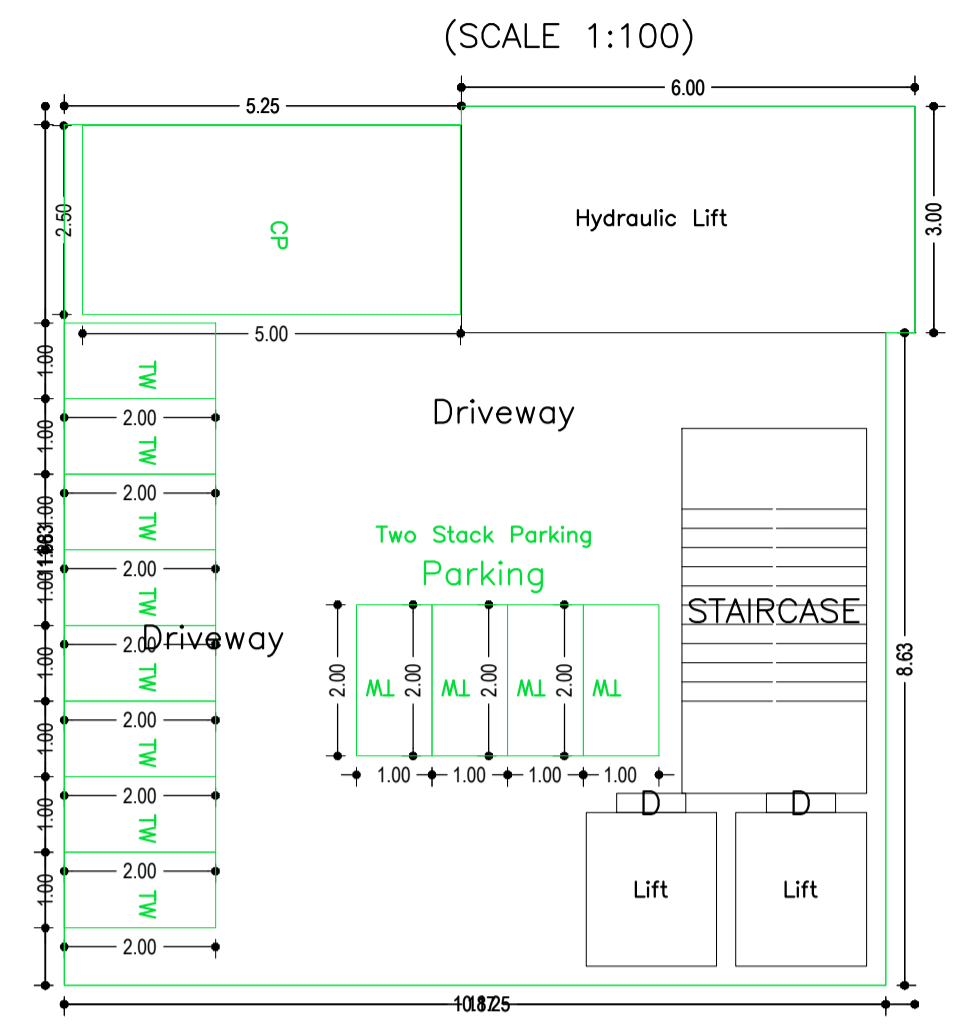
Proposal Basic Information	
Proposal File No.	DMC/BP/0200/W32/2023
Owner Name	NewTech Villa Developers Pvt Ltd
Khata No	0
Plot No	295
Village Name	Dhanbad
Use	Commercial
SubUse	Commercial Bldg



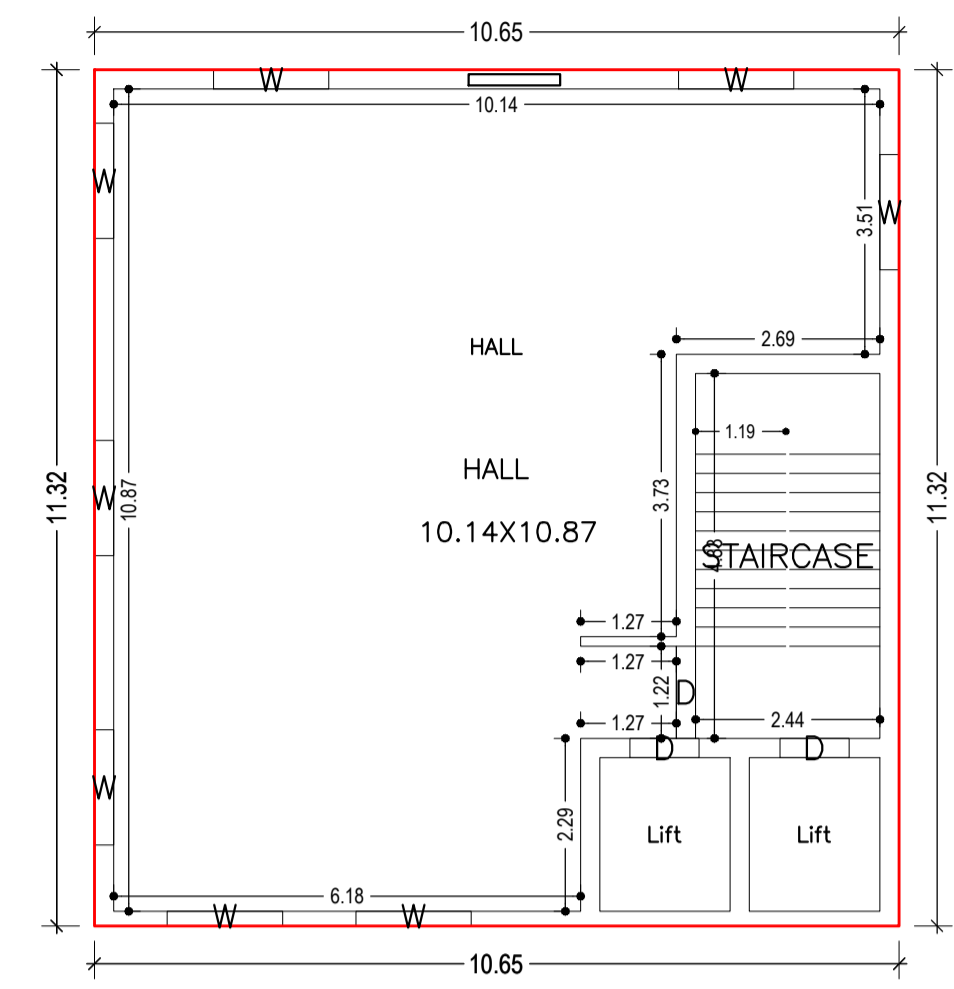
LAND OF M/S SHUBH ESTATE PVT.LTD
15.68 mt.



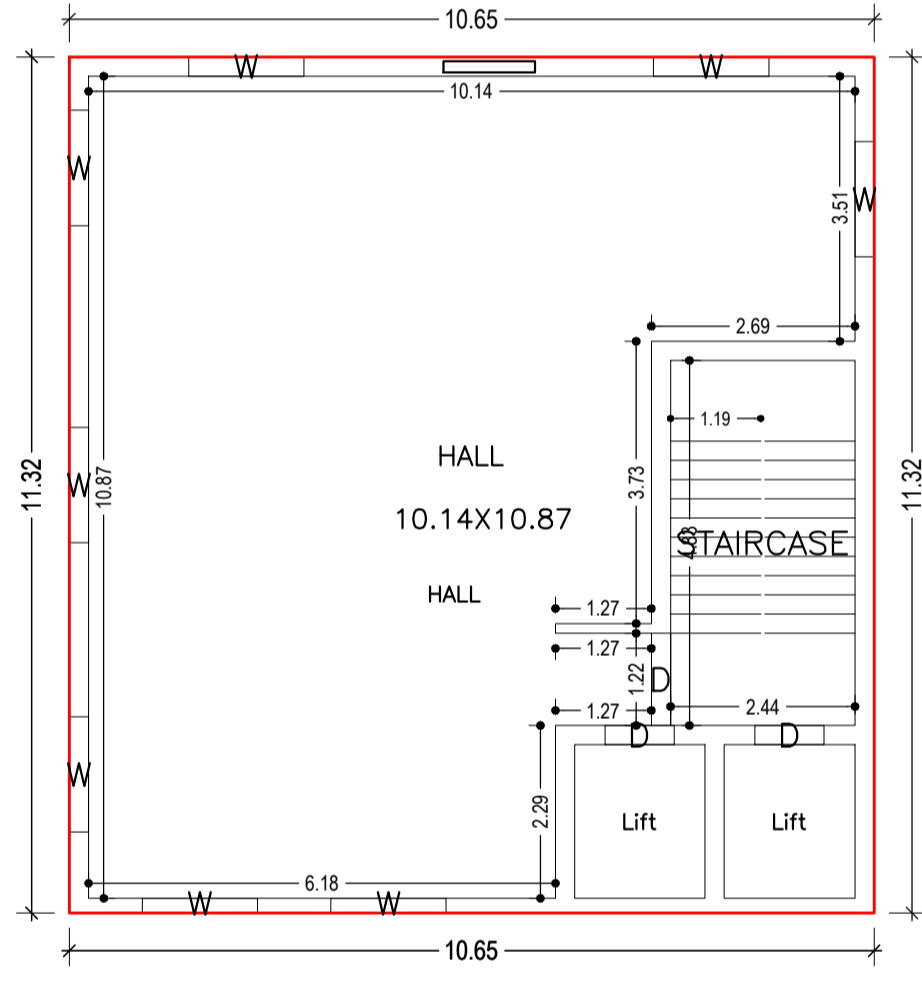
SITE PLAN



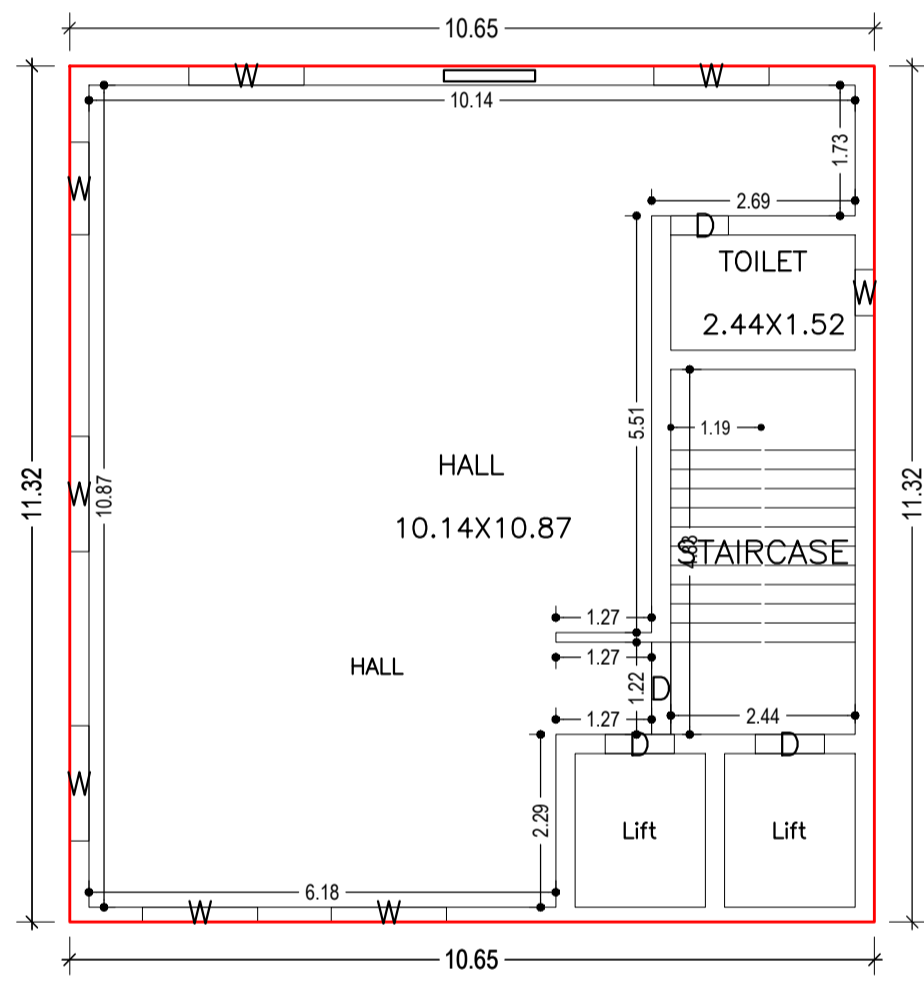
BASEMENT FLOOR PLAN (SCALE 1:100)



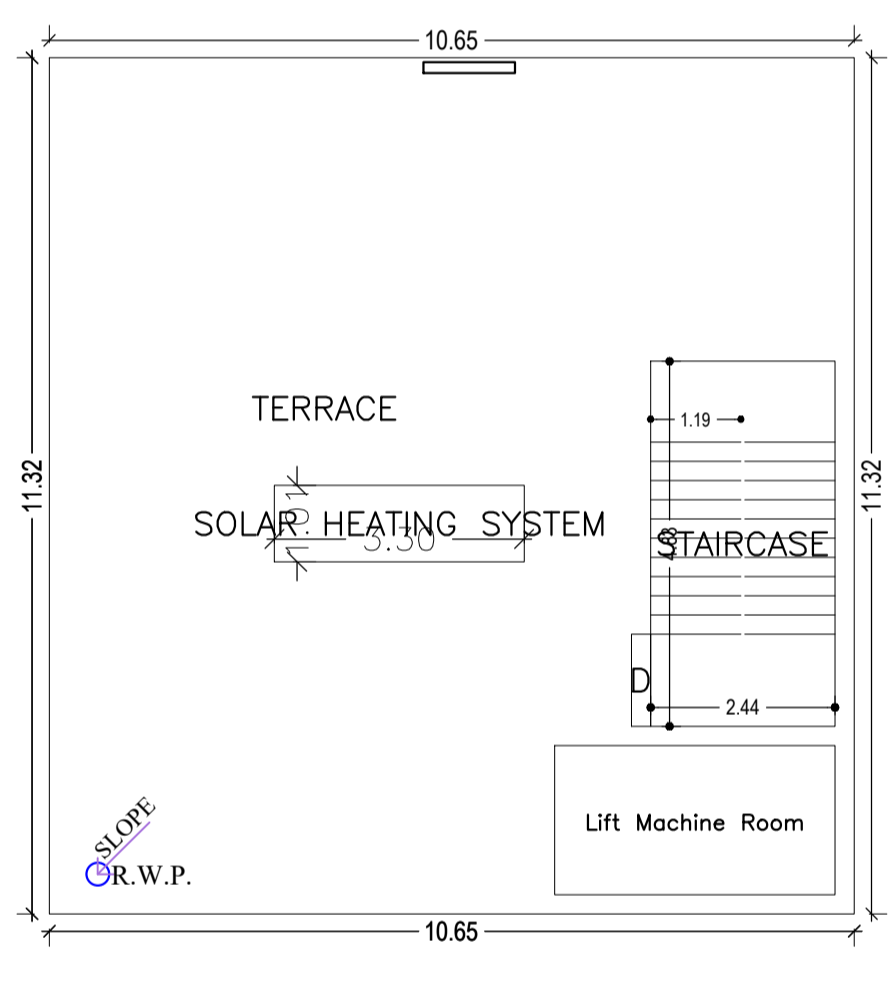
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

AREA STATEMENT		VERSION NO. : 1.0.66
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Commercial	
LOCAL BODIES	Plot SubUse: Commercial Bldg	
District: DHANBAD	PlotNearbyReligiousStructure: NA	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotSubPlot No: 295	
Inward No: DMC/BP/0200/W32/2023	North: Road Width - 6.4	
Application Type: General Proposal	South: Plot No. - Part of plot 295	
Project Type: Building Permission	East: Plot No. - Part of plot 295	
Nature of Development: New	West: Plot No. - Part of plot 295, 301	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	334.37
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		33.40
Total		33.40
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	300.97
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	334.37
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	334.37
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		167.18
Proposed Coverage Area (36.04 %)		120.52
Total Prop. Coverage Area (36.04 %)		120.52
Balance coverage area (13.95 %)		46.85
FAR CHECK		
Perm. FAR Area (2.500)		835.92
Total Perm. FAR area		835.92
Commercial FAR		574.54
Proposed FAR Area		574.54
Total Proposed FAR Area		574.54
Consumed FAR (Factor)		1.72
Balance FAR Area		261.38
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		728.79
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	Orange
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Light Blue

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 Floor	126.19	0.00	126.19	0.00
Ground Floor	120.52	120.52	120.52	120.52
First Floor	120.52	113.50	120.52	113.50
Second Floor	120.52	113.50	120.52	113.50
Third Floor	120.52	113.50	120.52	113.50
Fourth Floor	120.52	113.50	120.52	113.50
Terrace Floor	0.00	0.00	0.00	0.00
Total :	728.79	574.52	728.79	574.52

Building Name	Building Use	Building SubUse	Building Structure
AB (EG)	Commercial	Commercial Bldg	Non-Highrise

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	D	0.76	2.10	03
AB (EG)	D	0.91	2.10	05
AB (EG)	D	1.22	2.10	05

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AB (EG)	W	0.61	1.20	03
AB (EG)	W	1.22	1.20	03
AB (EG)	W	1.53	1.20	34

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.)	Tnmt (No.)
		Lift	Parking				
Basement Floor	126.19	0.00	114.42	0.00	0.00	0.00	00
Ground Floor	120.52	0.00	0.00	120.52	120.52	120.52	01
First Floor	120.52	7.02	0.00	113.50	113.50	113.50	01
Second Floor	120.52	7.02	0.00	113.50	113.50	113.50	01
Third Floor	120.52	7.02	0.00	113.50	113.50	113.50	01
Fourth Floor	120.52	7.02	0.00	113.50	113.50	113.50	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	728.79	28.08	114.42	574.54	574.52	574.52	05
Total Number of Same Buildings :	1						
Total :	728.79	28.08	114.42	574.54	574.52	574.52	05

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.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking				
AB (EG)	1	728.79	28.08	114.42	574.54	574.52	574.52	05
Grand Total :	1	728.79	28.08	114.42	574.54	574.52	574.52	05

UnitBUA Table for Building :AB (EG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	SHOP	113.50	113.33	1	1
TYPICAL - 2, 3, 4 FLOOR PLAN	HALL	SHOP	113.50	113.33	2	3
FIRST FLOOR PLAN	HALL	SHOP	113.50	113.33	1	1
Total:	-	-	567.51	566.64	8	5

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	508.66	1	7	-	-
			> 0	50	508.66	-	-	1	22
Total :			-	-	-	-	7	10	22

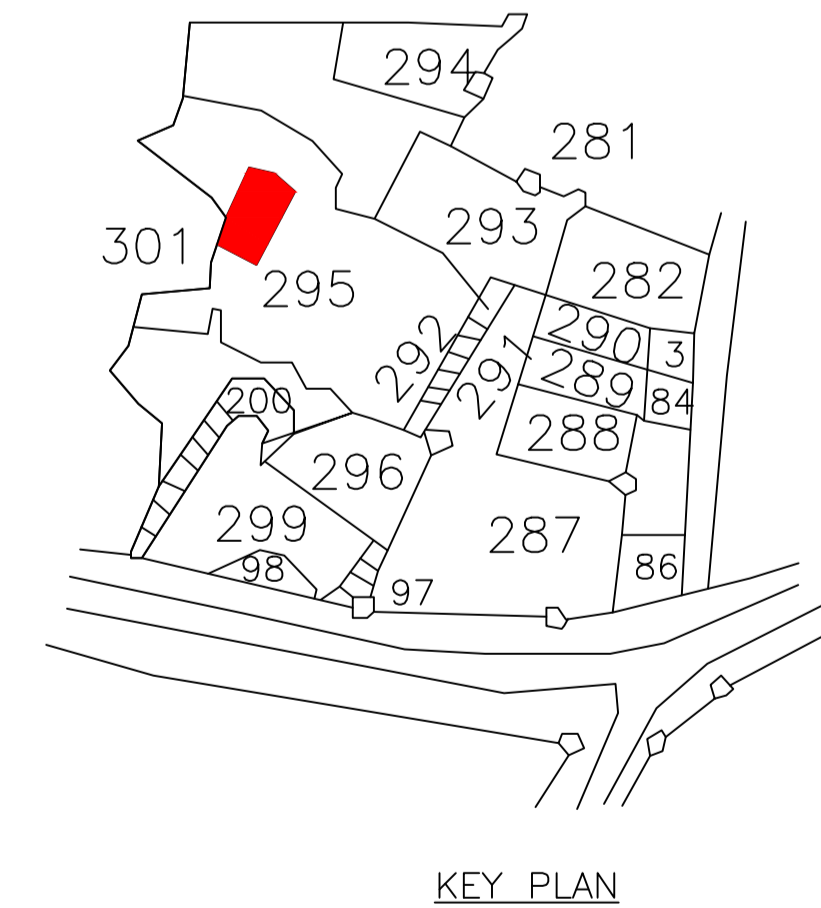
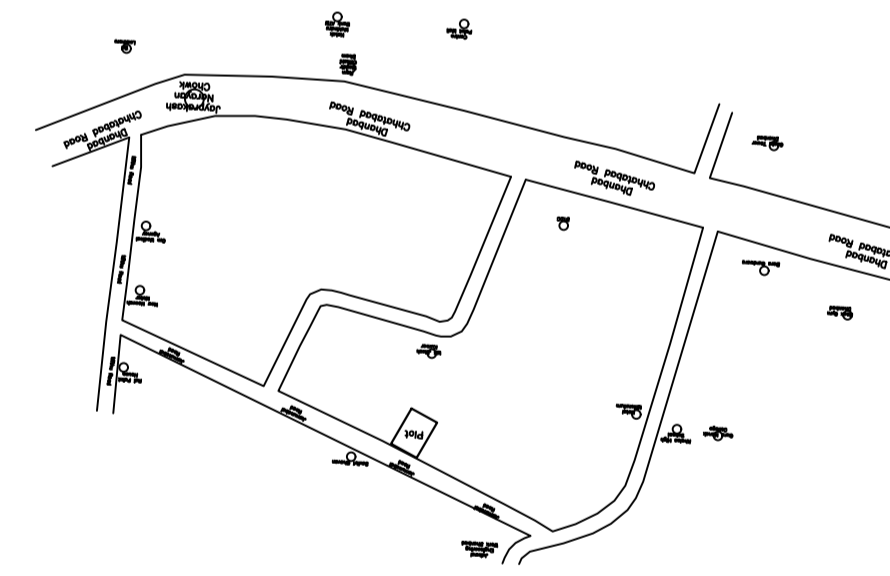
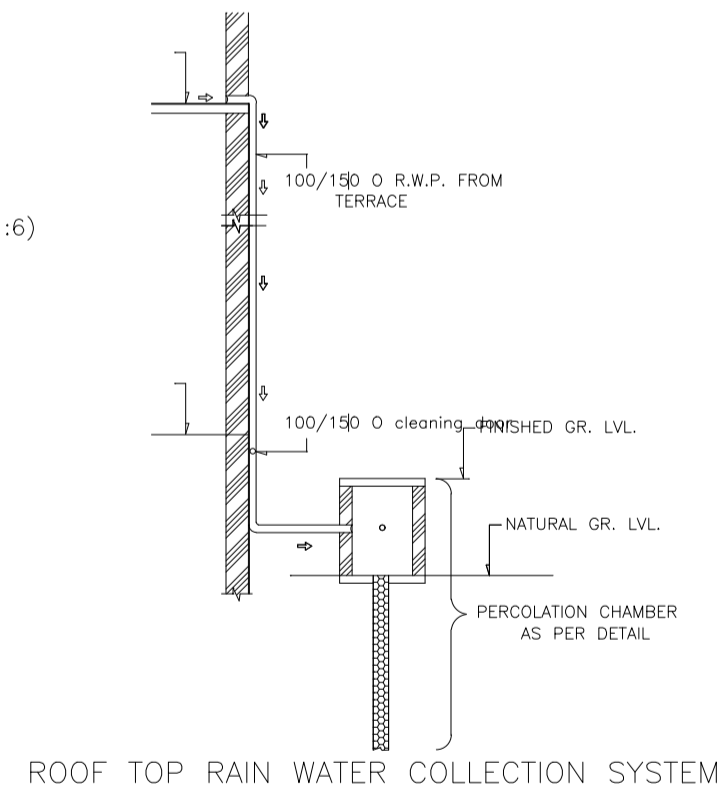
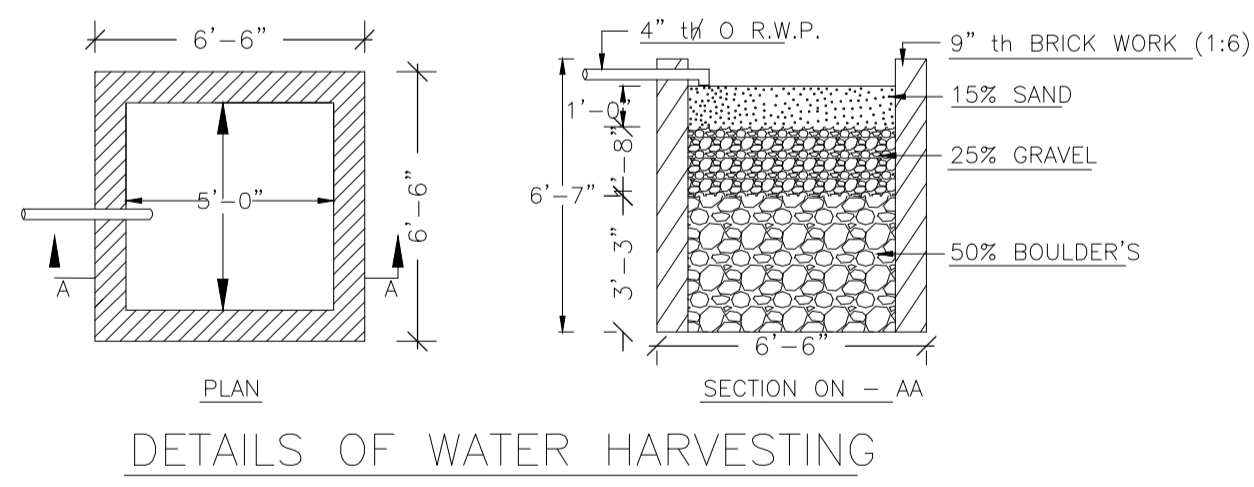
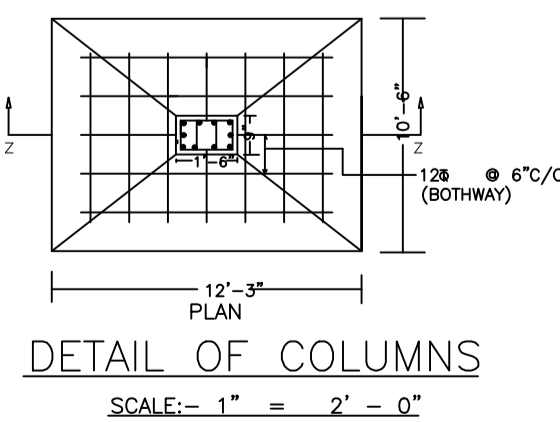
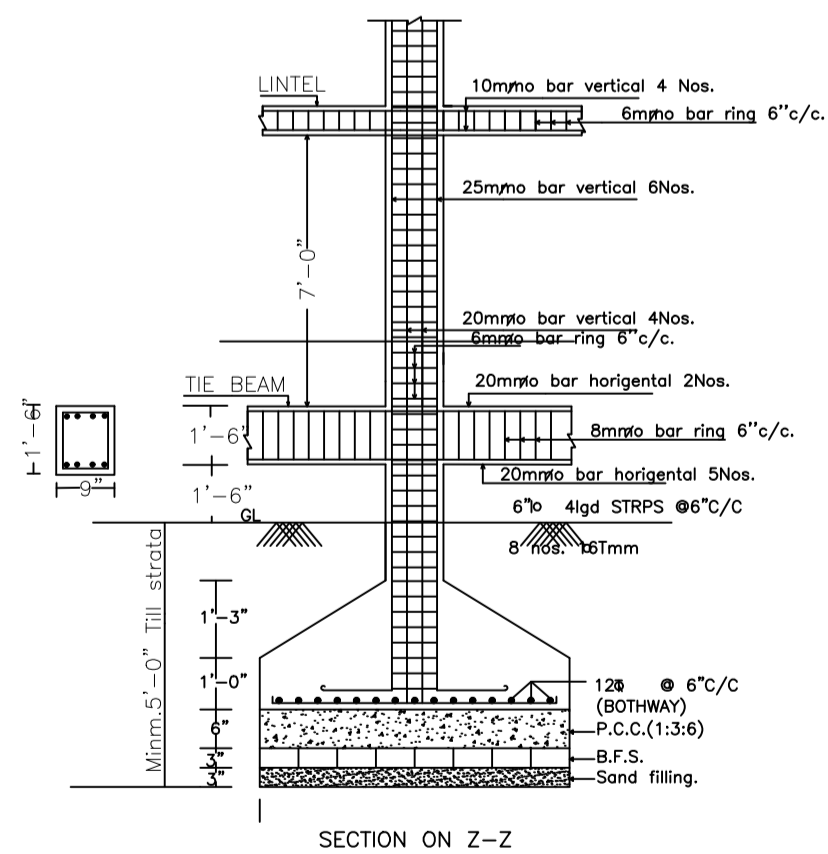
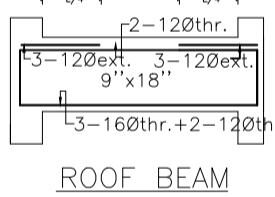
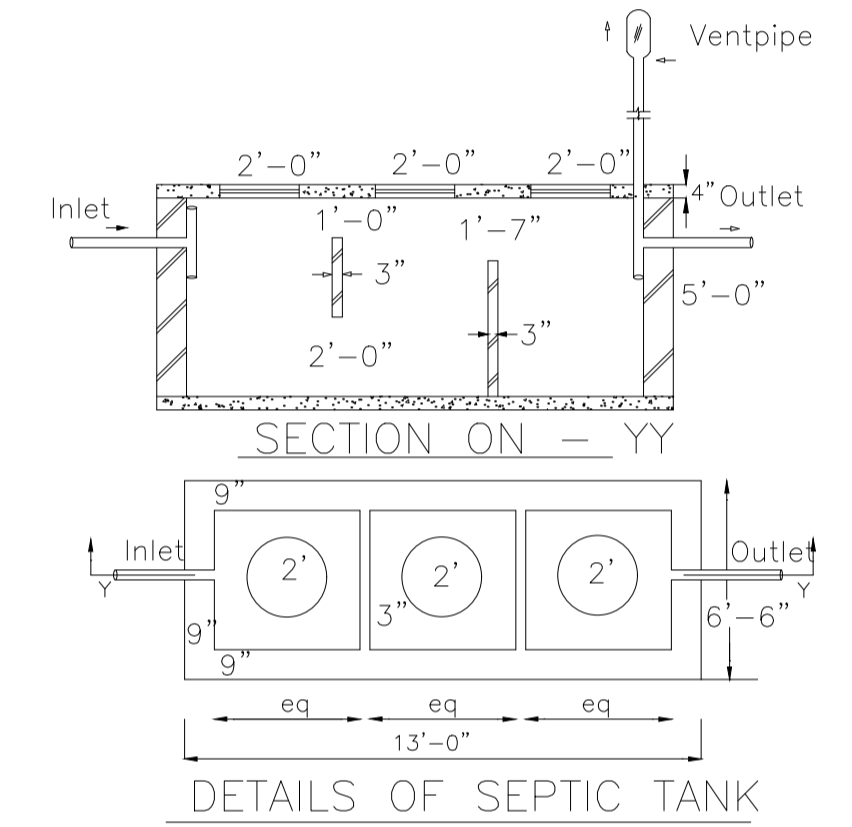
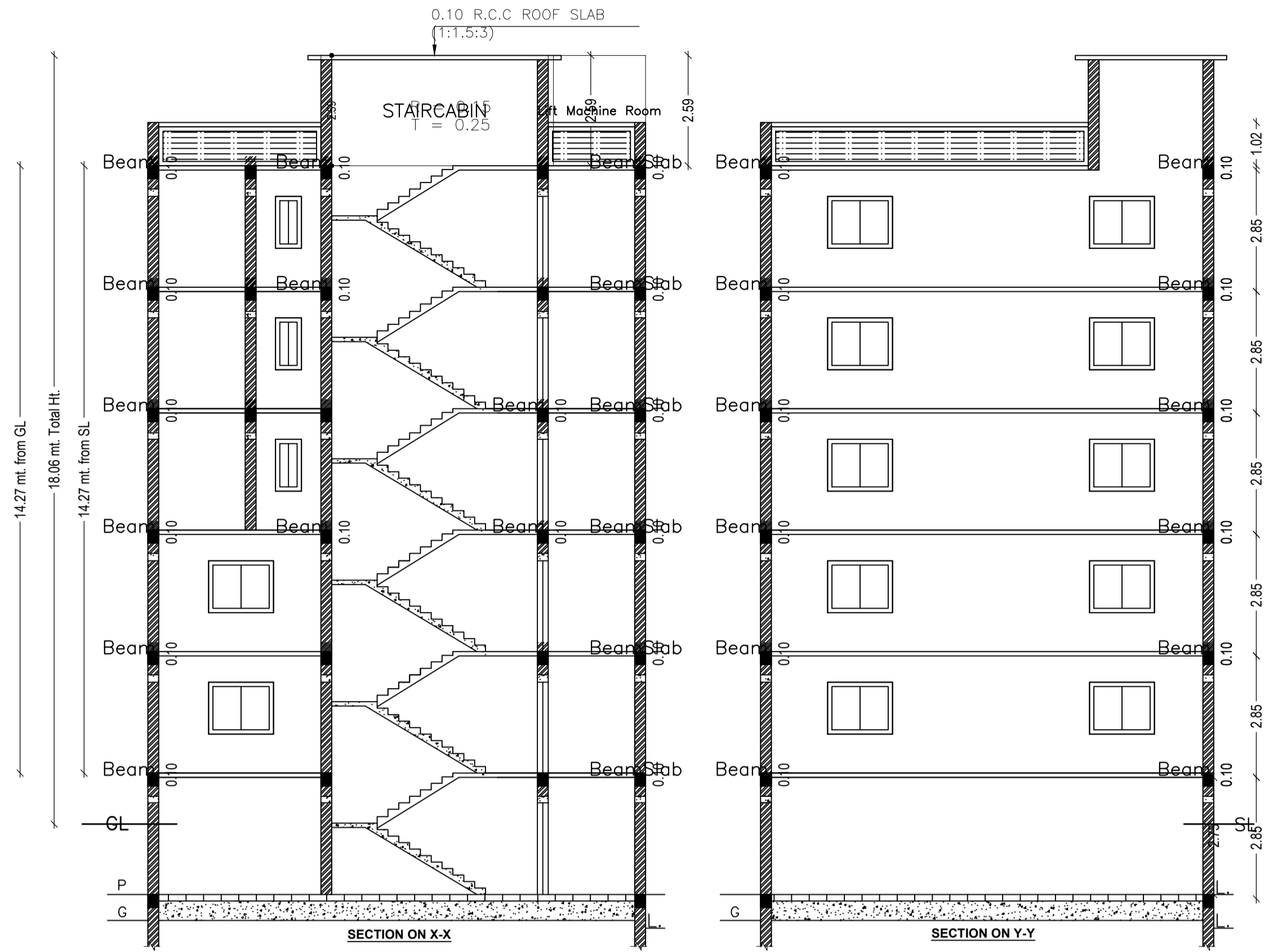
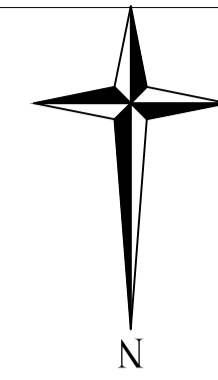
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	5	62.50
Two Stack Car	-	-	5	62.50
Total Car	7	87.50	10	125.00
TwoWheeler	-	-	12	24.00
TwoWheeler	-	-	12	24.00
Total TwoWheeler	22	44.00	24	48.00
Total		131.50		221.00

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGIT
ABHISHEK GAURAV DMC/ARC/022/2017			

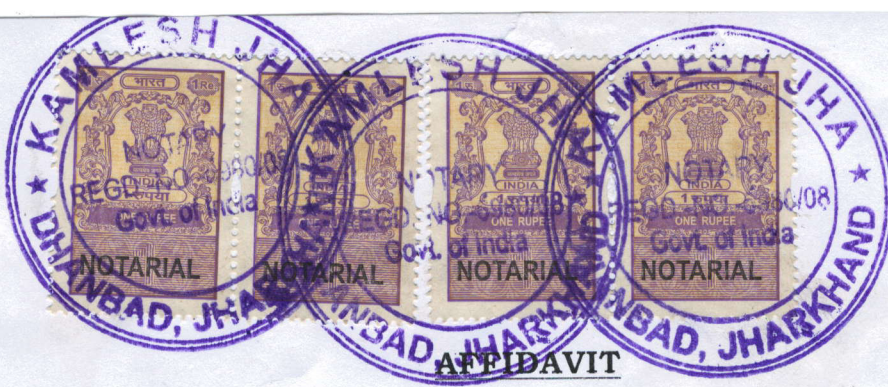
Name : SATYEN KUMAR
Designation : Municipal Corporation
Organization : P.H.S.N.L

Proposal Basic Information	
Proposal File No.	DMC/BP/0200/W32/2023
Owner Name	NewTech Villa Developers Pvt Ltd
Khata No	0
Plot No	295
Village Name	Dhanbad
Use	Commercial
SubUse	Commercial Bldg



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





NOTARY
DHANBAD

I, **Deepa Bhagat**, D/o Sri Om Prakash Bhagat, by faith Hindu, resident of S-210, Second Floor, Panchsheel Park, New Delhi one of the Director of M/s NEWTECH VILLA DEVELOPERS PVT LTD, do hereby solemnly affirm and declare that:

1. That we have applied for the RERA registration of our project namely **PRABHU KUNJ** being constructed at Bank more, Near Bara Gurudwara, Dhanbad.
2. That, the plan for construction of B + G + 4 Floor building has been approved by Dhanbad Municipal Corporation, Dhanbad vide Memo No. DMC/BP/0253/W32/2023. Dt. 24.08.2023.
3. That, in the approved building plan it has been mentioned that 7 Car Parking Space is required but 9 Car Parking Spaces has been proposed, 8 car parking space are placed outside the building and 1 car parking space placed inside the basement in the building.
4. That, we will make ample and suitable space for parking of Cars in the premises of the project.
5. This declaration is hereby executed and submitted to the concerned authorities for needful purpose.

I hereby state that whatever is stated hereinabove is true to the best of my knowledge

Sworn and signed this affidavit on this the 12th Day of August, 2024.

Authorized Signatory

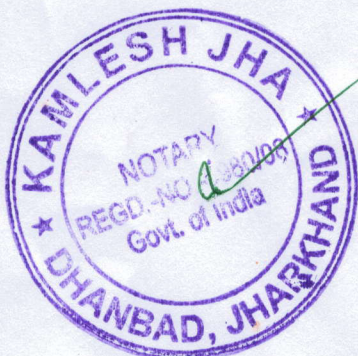
Newtech Villa Developers Pvt. Ltd.

Deepa Bhagat

Director

(Deepa Bhagat)

Deponent



Deepa Bhagat
NOTARY
DHANBAD
12.8.24

Authorised
J/s 297 (i) (c) of the Cr PC 1973
Act No 11 of 1974 & u/s (1)
of the Notaries Act, 1952
Act No 53 of 1952

Deepa Bhagat
12/8/24
S.K. Misra

Sl. No. 95 Date: 12 AUG 2024