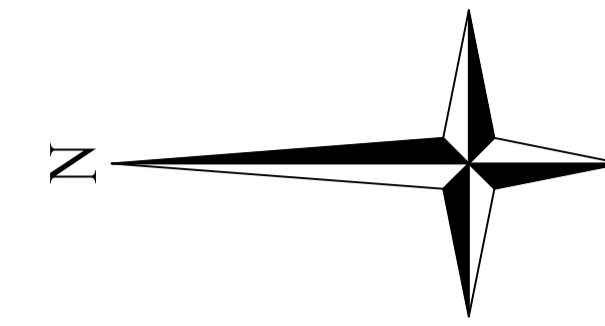


Proposal Basic Information	
Proposal File No.	DMC/BP/0368/W20/2023
Owner Name	(1)AJAY KUMAR SHARMA(2) VIJAY KUMAR SHARMA (3)RITESH ABHINAB
Khata No	34
Plot No	8
Village Name	Hirapur
Use	Residential
SubUse	Residential Bldg/Apartment



UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT A	FLAT	72.47	71.94	7	9
	FLAT B	FLAT	76.73	76.08	7	
	FLAT C	FLAT	72.46	71.94	8	
	FLAT D	FLAT	82.45	81.85	7	
	FLAT E	FLAT	81.77	81.56	7	
	FLAT F	FLAT	76.71	76.31	7	
	FLAT G	FLAT	66.97	66.56	6	
	FLAT H	FLAT	78.56	78.10	8	
	FLAT I	FLAT	82.28	81.40	7	
	FLAT J	FLAT	72.62	72.08	7	
	FLAT K	FLAT	75.96	75.29	7	
	FLAT L	FLAT	72.46	71.94	8	
	FLAT M	FLAT	82.45	81.85	7	
	FLAT N	FLAT	81.77	81.56	7	
	FLAT O	FLAT	76.71	76.31	7	
	FLAT P	FLAT	66.97	66.56	6	
FLAT Q	FLAT	78.56	78.10	8		
FLAT R	FLAT	82.28	81.40	7		
Total:	-	-	3449.46	3426.07	320	45

Building :A (BUILDING)

Floor Name	Gross Built Up Area	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.)
				Culturb	StairCase	Lift	Balcony	Parking					
Basement Floor	1106.60	0.00	1106.60	0.00	14.49	0.00	991.22	0.00	17.71	17.71	17.71	0.00	00
Ground Floor	881.67	1.25	880.42	23.01	0.00	0.00	857.41	0.00	857.41	857.41	857.41	0.00	09
First Floor	988.83	1.25	987.58	23.01	14.49	53.68	0.00	896.40	0.00	896.40	896.40	0.00	09
Second Floor	988.83	1.25	987.58	23.01	14.49	53.68	0.00	896.40	0.00	896.40	896.40	0.00	09
Third Floor	988.83	1.25	987.58	23.01	14.49	53.68	0.00	896.40	0.00	896.40	896.40	0.00	09
Fourth Floor	988.83	1.25	987.58	23.01	14.49	53.68	0.00	896.40	0.00	896.40	896.40	0.00	09
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 :	5943.59	6.25	5937.34	115.05	72.45	214.72	991.22	4443.01	17.71	4460.72	4460.72	0.00	45
Total Number of Same Buildings	1												
Total :	5943.59	6.25	5937.34	115.05	72.45	214.72	991.22	4443.01	17.71	4460.72	4460.72	0.00	45

SCHEDULE OF DOOR:

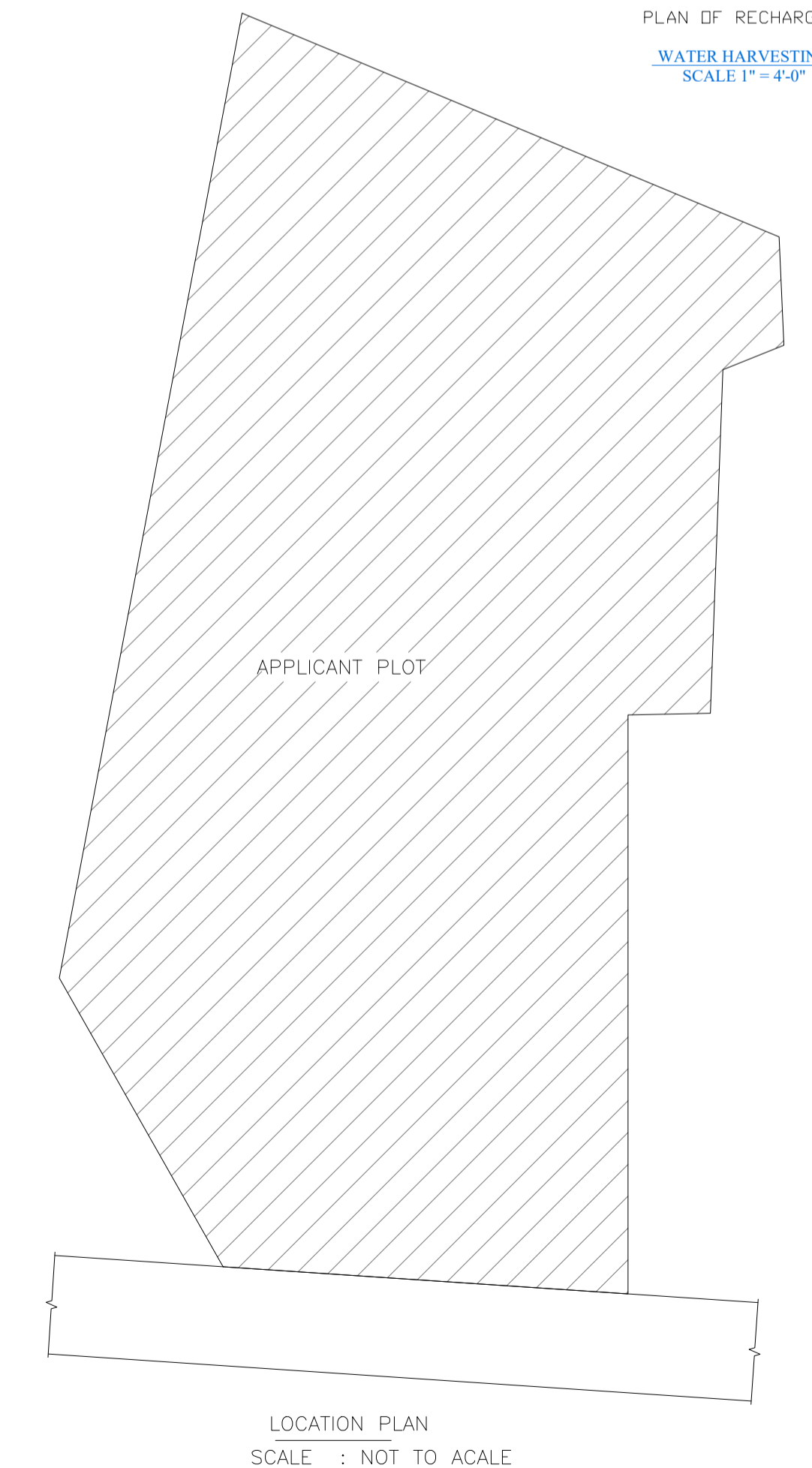
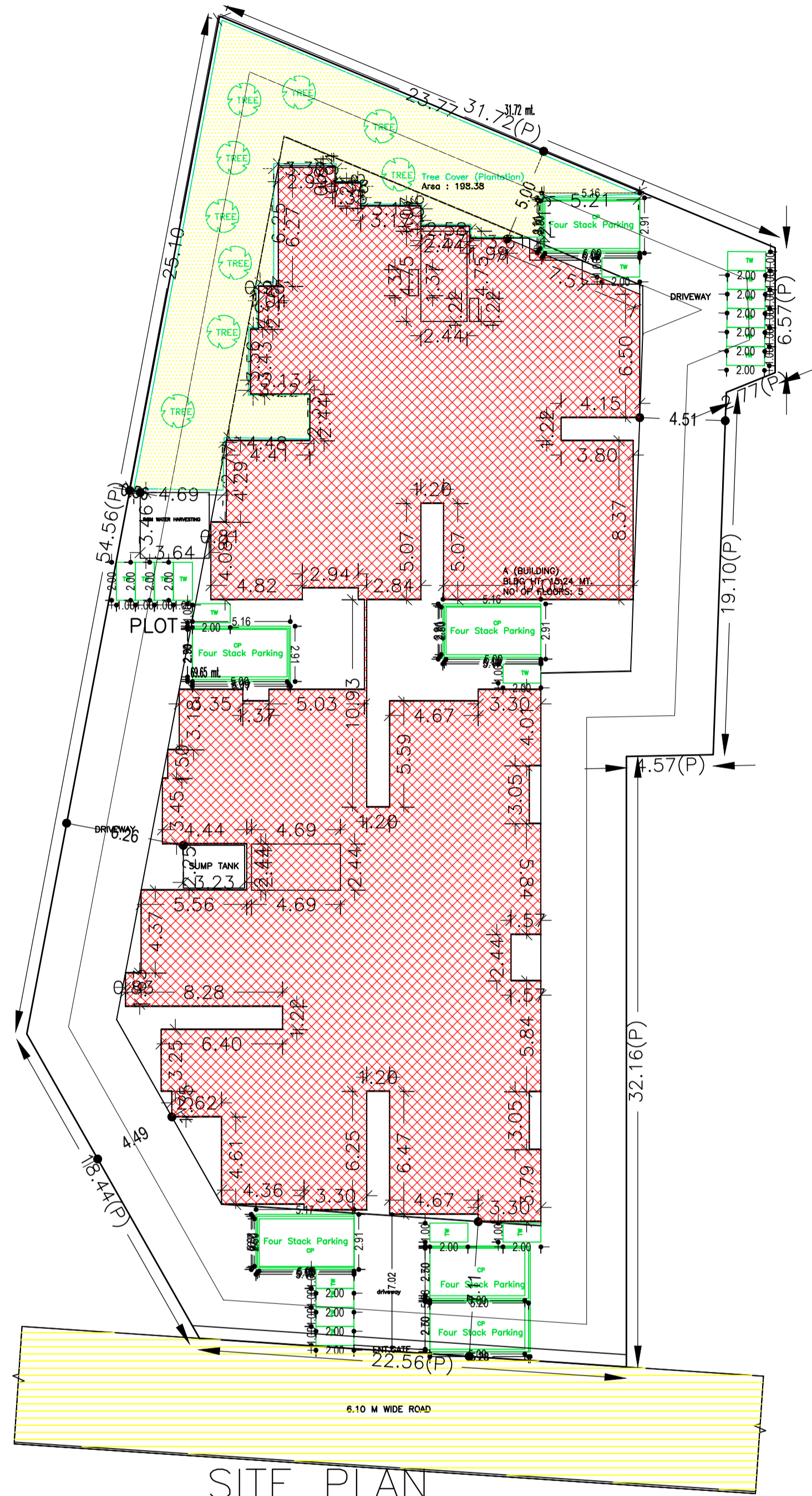
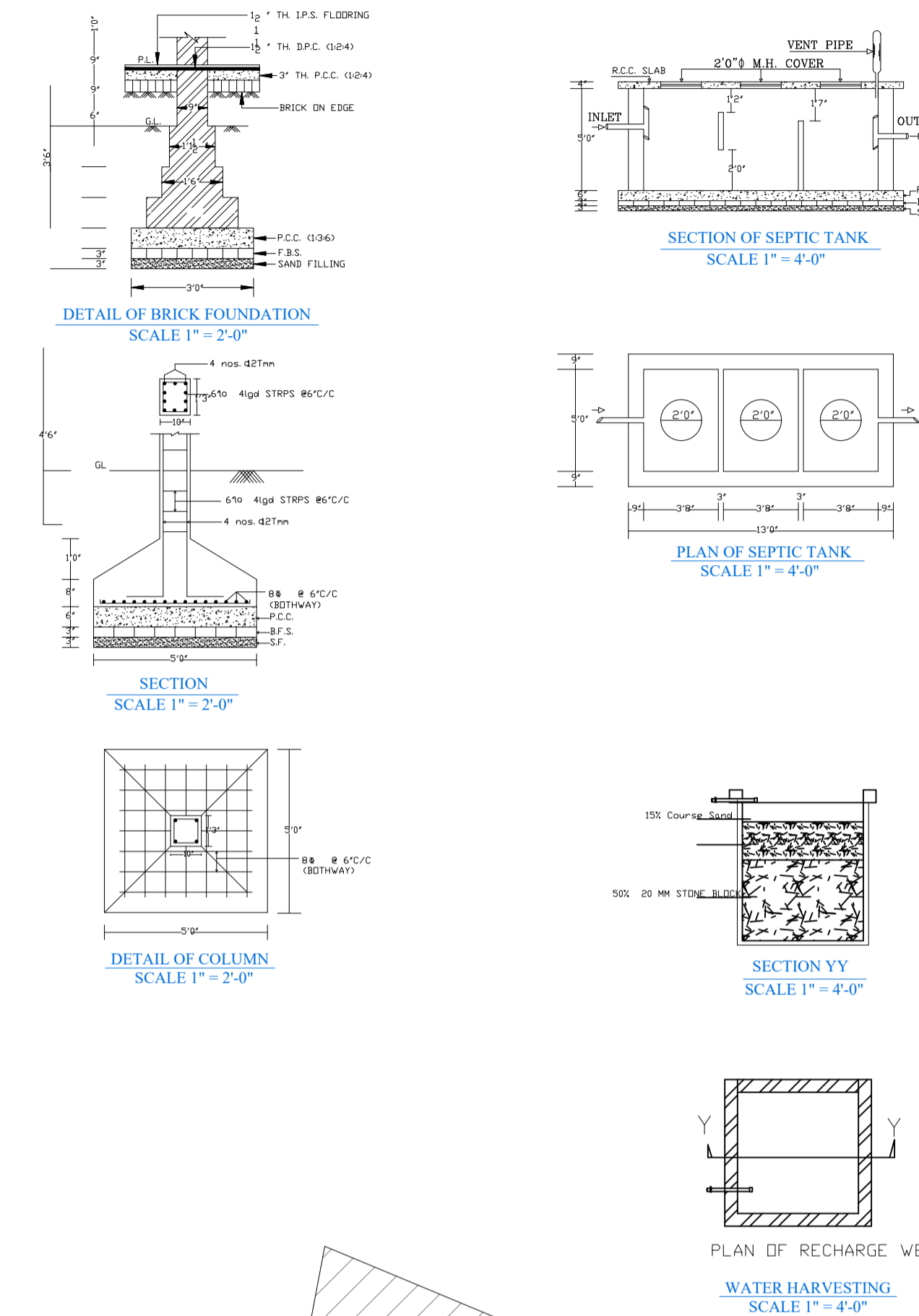
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D5	0.74	2.10	05
A (BUILDING)	D5	0.76	2.10	223
A (BUILDING)	D4	0.91	2.10	45
A (BUILDING)	D1	0.97	2.10	05
A (BUILDING)	D3	0.99	2.10	130
A (BUILDING)	D5	1.06	2.10	01
A (BUILDING)	D2	1.07	2.10	40

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.61	1.20	75
A (BUILDING)	v	0.61	1.20	15
A (BUILDING)	w	0.64	1.20	05
A (BUILDING)	w5	0.91	1.20	44
A (BUILDING)	w4	0.99	1.20	10
A (BUILDING)	w3	1.22	1.20	29
A (BUILDING)	w3	1.35	1.20	01
A (BUILDING)	w5	1.39	1.20	05
A (BUILDING)	w2	1.52	1.20	113
A (BUILDING)	w2	1.72	1.20	01
A (BUILDING)	w1	1.80	1.20	05
A (BUILDING)	w1	1.83	1.20	10
A (BUILDING)	w1	1.85	1.20	05
A (BUILDING)	w2	1.87	1.20	01
A (BUILDING)	w1	2.00	1.20	05
A (BUILDING)	w1	2.01	1.20	04
A (BUILDING)	w1	2.09	1.20	01
A (BUILDING)	w1	2.11	1.20	04
A (BUILDING)	w1	2.30	1.20	05
A (BUILDING)	w1	2.41	1.20	10
A (BUILDING)	w2	2.49	1.20	01
A (BUILDING)	w2	2.56	1.20	04
A (BUILDING)	w5	2.86	1.20	01
A (BUILDING)	w5	2.90	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 2.99 X 1 X 4	14.36	428.56
	1.20 X 3.17 X 1 X 4	15.20	
	1.20 X 3.30 X 7 X 4	108.64	
	1.20 X 2.77 X 1 X 4	13.28	
	1.20 X 2.23 X 1 X 4	10.68	
	1.20 X 3.18 X 3 X 4	45.72	
	1.20 X 3.71 X 1 X 4	17.48	
	1.20 X 2.81 X 2 X 4	26.96	
	1.20 X 2.85 X 2 X 4	27.28	
	1.20 X 3.32 X 1 X 4	15.64	
	1.20 X 2.94 X 1 X 4	14.12	
	1.20 X 3.35 X 1 X 4	16.08	
	1.20 X 2.90 X 1 X 4	13.92	
	1.20 X 3.45 X 1 X 4	16.56	
	1.20 X 2.91 X 1 X 4	13.96	
	1.20 X 4.61 X 1 X 4	22.12	
	1.20 X 3.25 X 1 X 4	15.60	
	1.20 X 4.37 X 1 X 4	20.96	
Total	-	-	428.56



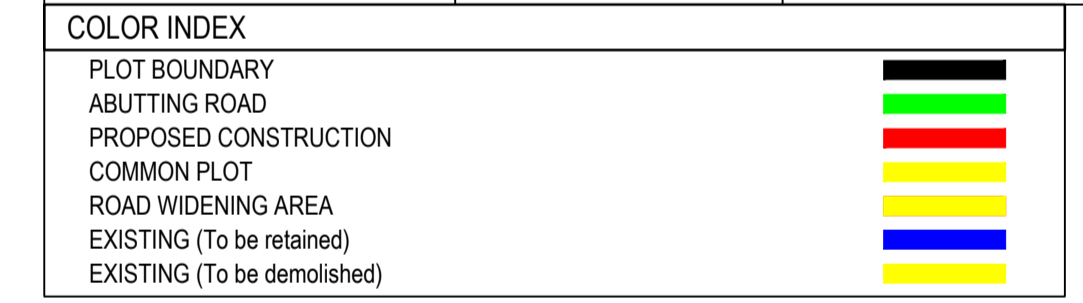
Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Residential Bldg/Apartment	0 - 140	1	45.00	1.00	45	-	-	-	-
			> 140	1	45.00	-	-	-	-	1	45
			> 0	1	45.00	-	-	-	-	1	5
Total :						45	46	5	5	45	50

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	28	350.00	-
Four Stack Car	-	-	18	225.00	-
Total Car	45	562.50	46	575.00	-
Visitor's Car Parking	-	-	5	62.50	-
Total Visitor Parking	5	62.50	5	62.50	-
TwoWheeler	-	-	50	100.00	-
Total TwoWheeler	45	90.00	50	100.00	-
Other Parking	-	-	-	606.22	-
Total		715.00		1443.72	

AREA STATEMENT		VERSION NO. : 1.0.68
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DMC/BP/0368/W20/2023	Plot/SubPlot No: 8	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	1942.20
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1942.20
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		198.38
Total		198.38
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1743.82
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1942.20
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1942.20
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		971.10
Proposed Coverage Area (44.15 %)		857.41
Total Prop. Coverage Area (44.15 %)		857.41
Balance coverage area (5.85 %)		113.69
FAR CHECK		
Perm. FAR Area (2.500)		4855.50
Total Perm. FAR area		4855.50
Residential FAR		4443.03
Proposed FAR Area		4460.74
Total Proposed FAR Area		4460.74
Consumed FAR (Factor)		2.30
Balance FAR Area		394.75
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		5937.34
ARCHITECT (Regd)	MANOJ KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1)AJAY KUMAR SHARMA(2) VIJAY KUMAR SHARMA (3)RITESH ABHINAB	
DEVELOPMENT AUTHORITY LOCAL BODY		



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.)
Basement Floor	1106.60	17.71	1106.60	17.71
Ground Floor	880.42	857.41	880.42	857.41
First Floor	987.58	896.40	987.58	896.40
Second Floor	987.58	896.40	987.58	896.40
Third Floor	987.58	896.40	987.58	896.40
Fourth Floor	987.58	896.40	987.58	896.40
Terrace Floor	0.00	0.00	0.00	0.00
Total :	5937.34	4460.72	5937.34	4460.72

Building USE/SUBUSE Details

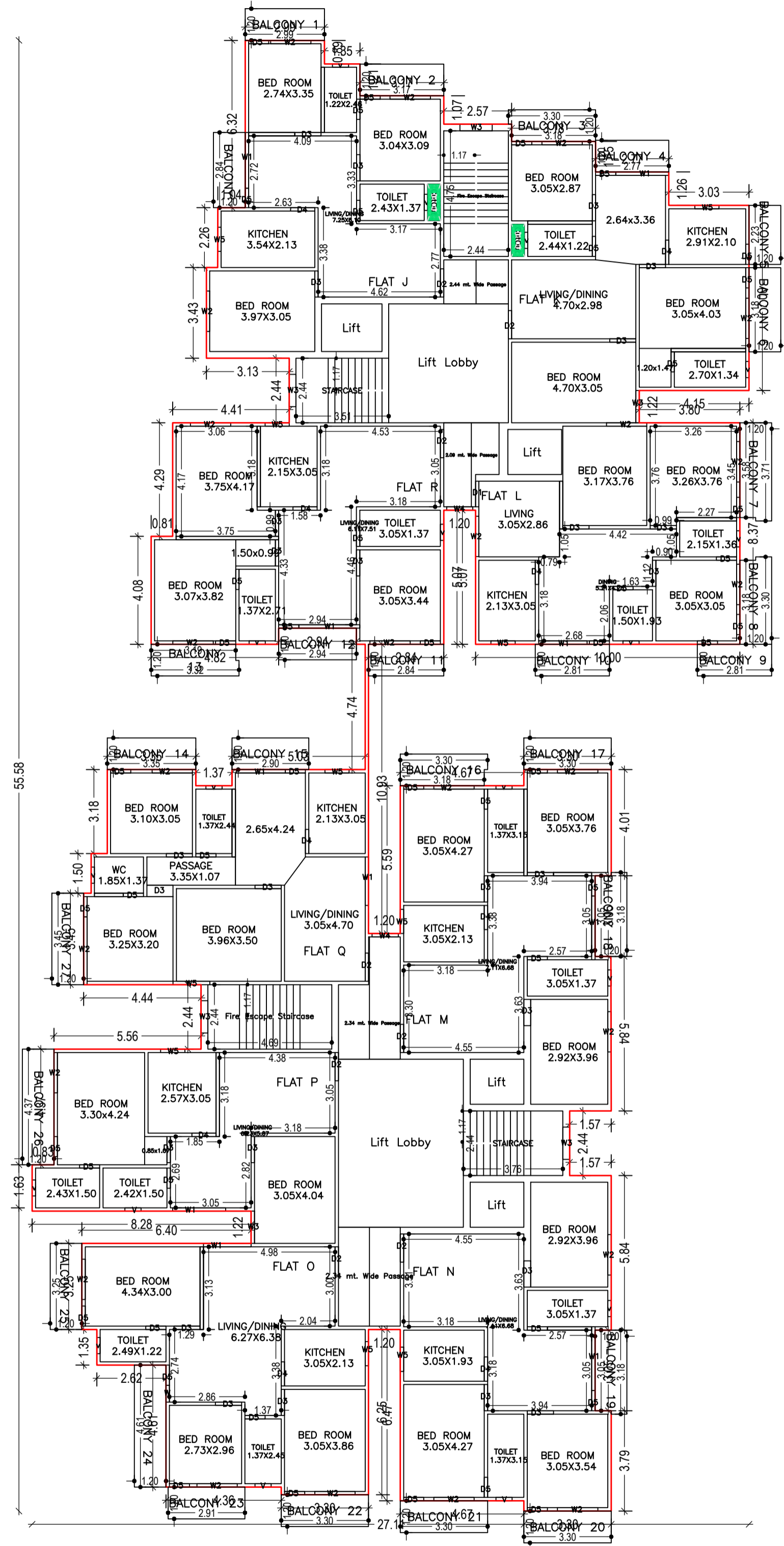
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

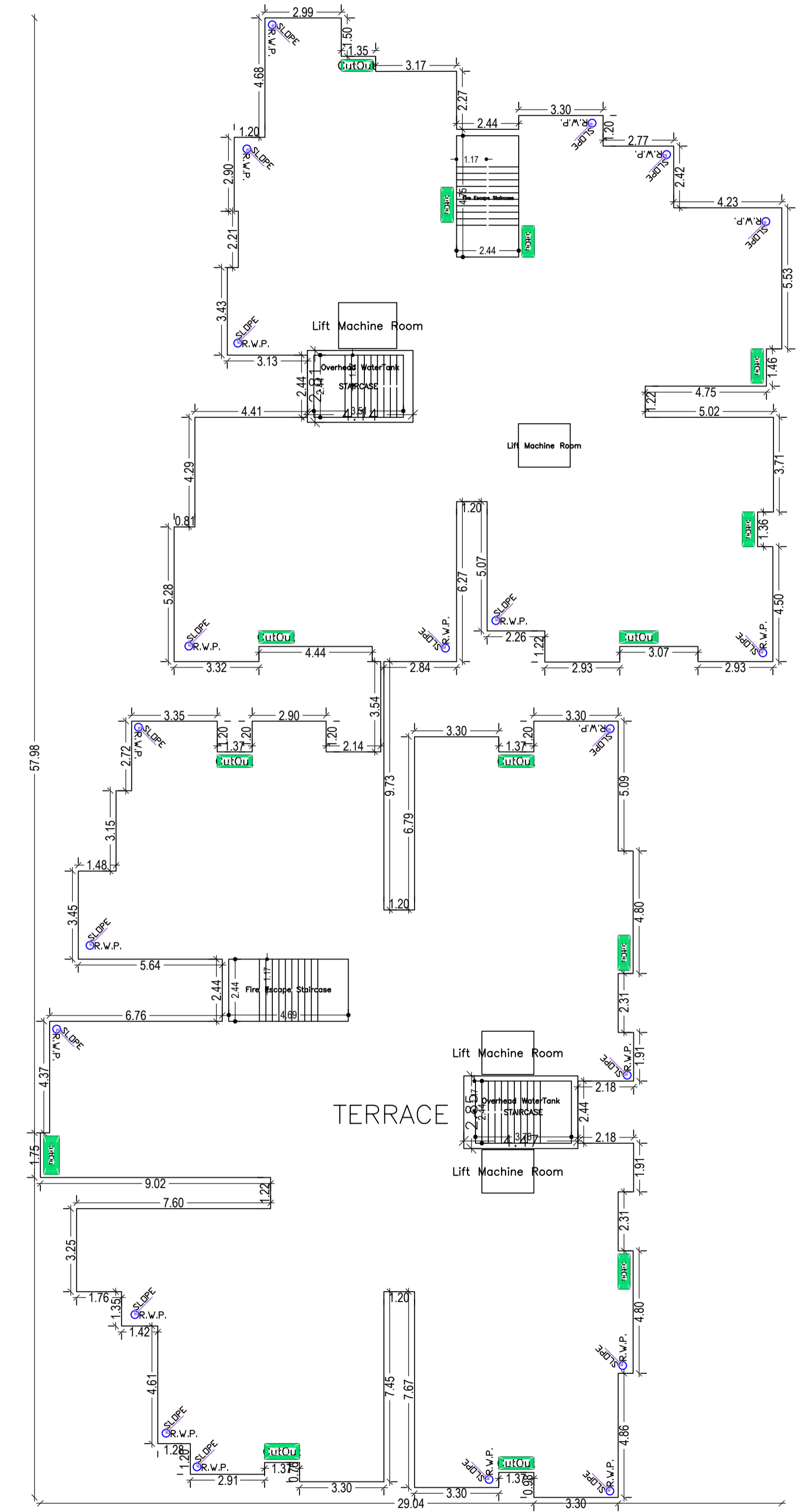
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Culturb	StairCase	Lift	Balcony	Parking					
A (BUILDING)	1	5943.59	6.25	5937.34	115.05	72.45	214.72	991.22	4443.01	17.71	4460.72	0.00	45	
Grand Total	1	5943.59	6.25	5937.34	115.05	72.45	214.72	991.22	4443.01	17.71	4460.72	0.00	45	

LTP NAME AND SIGNATURE: MANOJ KUMAR, DMC/ARC/0009/2017
 STRUCTURAL ENG'S NAME AND SIGNATURE: RAVI RAJ SHARMA, Organization: MANGALAM CONSTRUCTION, DHANBAD
 BUILDER NAME AND SIGNATURE: RAVI RAJ SHARMA, Organization: MANGALAM CONSTRUCTION, DHANBAD

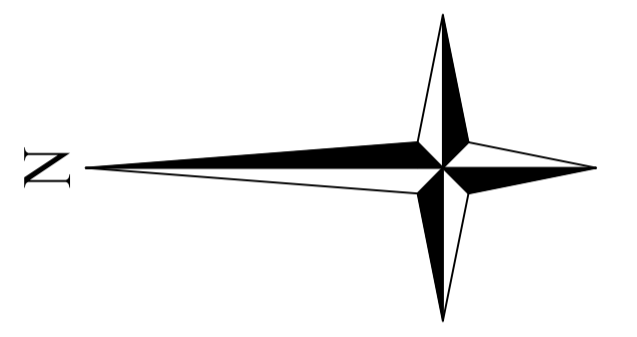
Proposal Basic Information	
Proposal File No.	DMC/BP/0368/W20/2023
Owner Name	(1)AJAY KUMAR SHARMA(2) VIJAY KUMAR SHARMA (3)RITESH ABHINAB
Khata No	34
Plot No	8
Village Name	Hirapur
Use	Residential
SubUse	Residential Bldg/Apartment



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



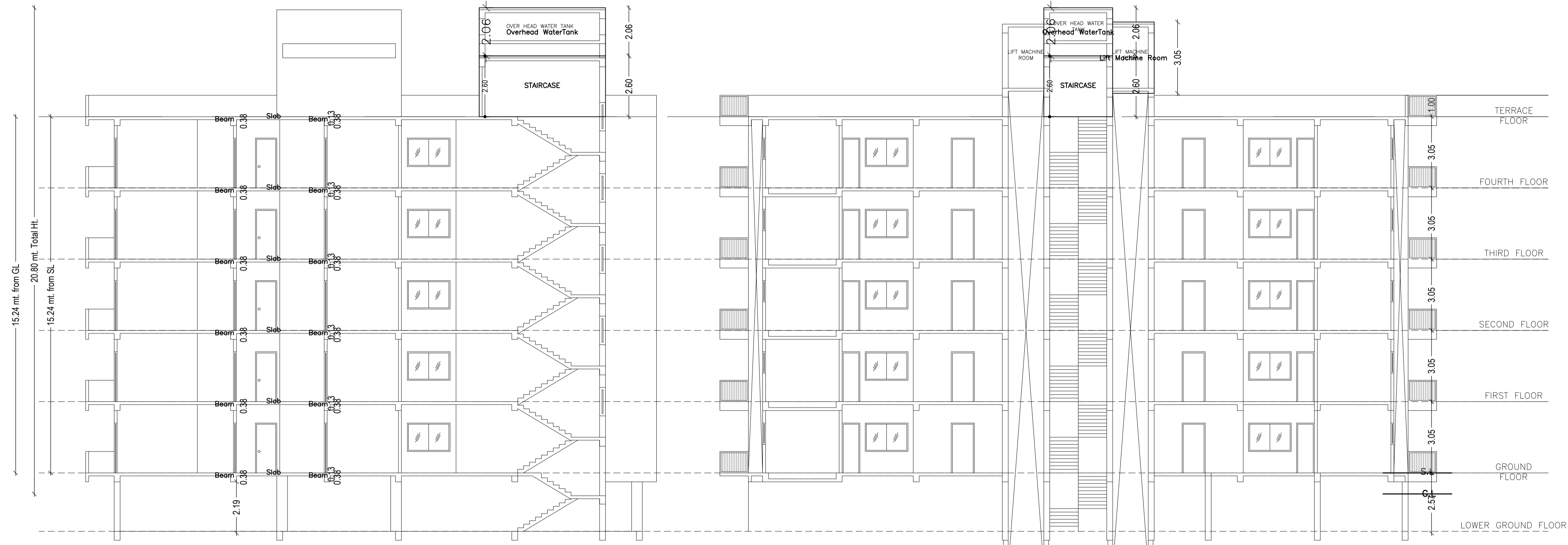
TERRACE FLOOR PLAN
(SCALE 1:100)



LTP NAME AND SIGNATURE MANOJ KUMAR DMC/ARC/0009/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE Name - RAVI RAJ SHARMA Designation - M. Hiranagar Commissioner Organization - DHANBAD NAGAR NIGAM DHANBAD
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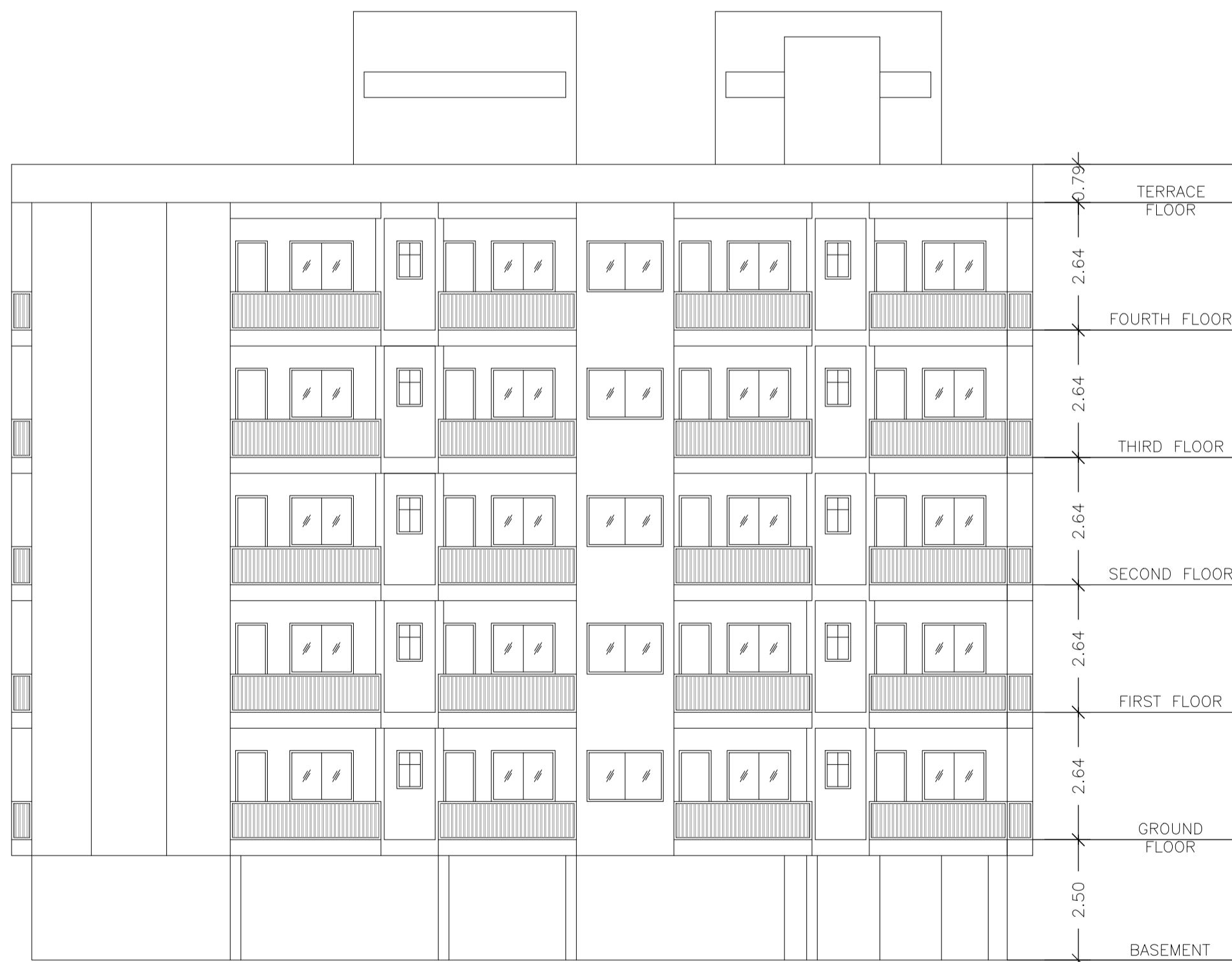
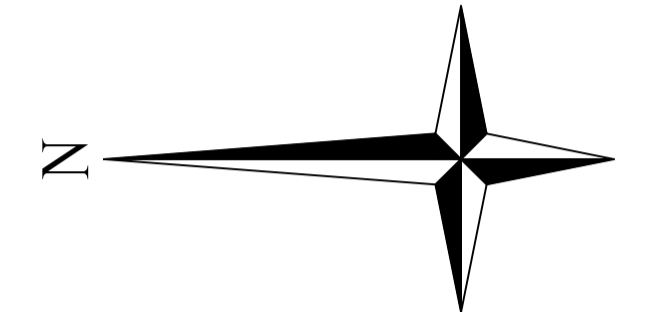
Proposal Basic Information

Proposal File No.	DMC/BP/0368/W20/2023
Owner Name	(1)AJAY KUMAR SHARMA(2) VIJAY KUMAR SHARMA (3)RITESH ABHINAB
Khata No	34
Plot No	8
Village Name	Hirapur
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION XX' (BLOCK A)
SCALE 1:100

SECTION YY' (BLOCK A)
SCALE 1:100



FRONT SIDE ELEVATION (BLOCK A)
SCALE 1:100



LEFT SIDE ELEVATION (BLOCK A)
SCALE 1:100

LTP NAME AND SIGNATURE MANOJ KUMAR DMC/ARC/0009/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE Name - RAVI RANJAN SHARMA Designation - M. Principal Commissioner Organization - DHANBAD NAGAR NIGAM DHANBAD
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AFFIDAVIT / शपथ पत्र

Series No. 23-24/RI 05472

मै मुक्ेश कुमारे सिन्हा पिता अखिलेश्वर प्रसाद सिन्हा निवास पता बी-88 हाउसिंग क्लोनी कंकडबाग पटना -800020 बिहार शपथ पूर्वक घोषणा करता हूँ जो सही एवं सत्य है।

- 1- यह है कि मै मंगलम कंस्ट्रक्सन का प्रोपराईटर हूँ।
- 2- यह कि मैं नगर निगम भवन प्लान सं० डी०एम०सी० / बीपी/०३६८/ डब्ल्यू २० /२०२३ है। जो मैं खता नं० ३४ , प्लॉट नं० ०८ रक्वा ४८ डीसमील है।
- 3- यह कि भवन प्लान मे ४ स्टेज पार्किंग के लिए नक्सा स्वीकृत है।
- 4- यह कि मेरा वाहन के लिए ५० {पचास} कार पार्किंग का स्पेश बेसमेंट मे ही हो जा रहा है। इसलिये अब मुझे ४ स्टेज पार्किंग की आवश्यकता नही पड़ेगी।
- 5- यह शपथ पत्र उपरोक्त तथ्यों की पुष्टि हेतु सम्पादित कर रहा हूँ जो सही एवं सत्य है।

यह शपथ पत्र आज दिनांक २० जनवरी २०२५ ई० स्थान राँची। MANGALAM CONSTRUCTION

शपथकर्ता जिनकी पहचान श्री Ma. Kishan अधिवक्ता, राँची ने की।

शपथकर्ता (Proprietor) पहचानकर्ता अधिवक्ता, राँची।

नॉटरी राँची।



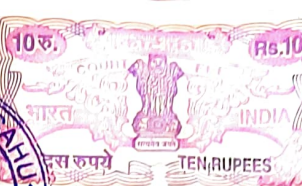
20/01/2025 NOTARY PUBLIC RANCHI

Signature/LTI/RTI attested on identification of Lawyer. 20/01/2025

Name of ADVOCATE : Enrolment No. : Ledger No. : Mob. : Email :

Authorized under Notaries Act, 1956 & Notaries Rules 1956 by Govt of Jharkhand Ranchi (India)

44 Date 20 JAN 2025



AFFIDAVIT / शपथ पत्र

Series No. 23-24/R1 05472

मै मुखेश कुमार सिन्हा पिता अखिलेश्वर प्रसाद सिन्हा निवास पता बी-88 हाउसिंग क्लोनी कंधबाग पटना -800020 बिहार शपथ पूर्वक घोषणा करता हूँ जो सही एवं सत्य है।

- 1- यह है कि मै मंगलम कंस्ट्रक्शन का प्रोपराईटर हूँ।
- 2- यह कि मैं नगर निगम भवन प्लान सं० डी०एम०सी० / बीपी/०३६८/ डब्ल्यू २० /२०२३ है। जो मैं खाता नं० ३४ , प्लॉट नं० ०८ रकबा ४८ डीसमील है।
- 3- यह कि भवन प्लान मे ४ स्टेज पार्किंग के लिए नक्सा स्वीकृत है।
- 4- यह कि मेरा वाहन के लिए ५० {पचास} कार पार्किंग का स्पेश बेसमेंट मे ही हो जा रहा है। इसीलिए अब मुझे ४ स्टेज पार्किंग की आवश्यकता नहीं पड़ेगी।
- 5- यह शपथ पत्र उपरोक्त तथ्यों की पृष्टि हेतु सम्पादित कर रहा हूँ जो सही एवं सत्य है।

यह शपथ पत्र आज दिनांक २० जनवरी २०२५ ई० स्थान राँची।
MANGALAM CONSTRUCTION

शपथकर्ता जिनकी पहचान श्री Ma. Kishan अधिवक्ता, राँची ने की।

शपथकर्ता (Proprietor)
पहचानकर्ता
अधिवक्ता, राँची।

नॉटरी राँची।



20/01/2025
NOTARY PUBLIC
RANCHI

Signature/LI/RTI/ attested on identification of Lawyer.

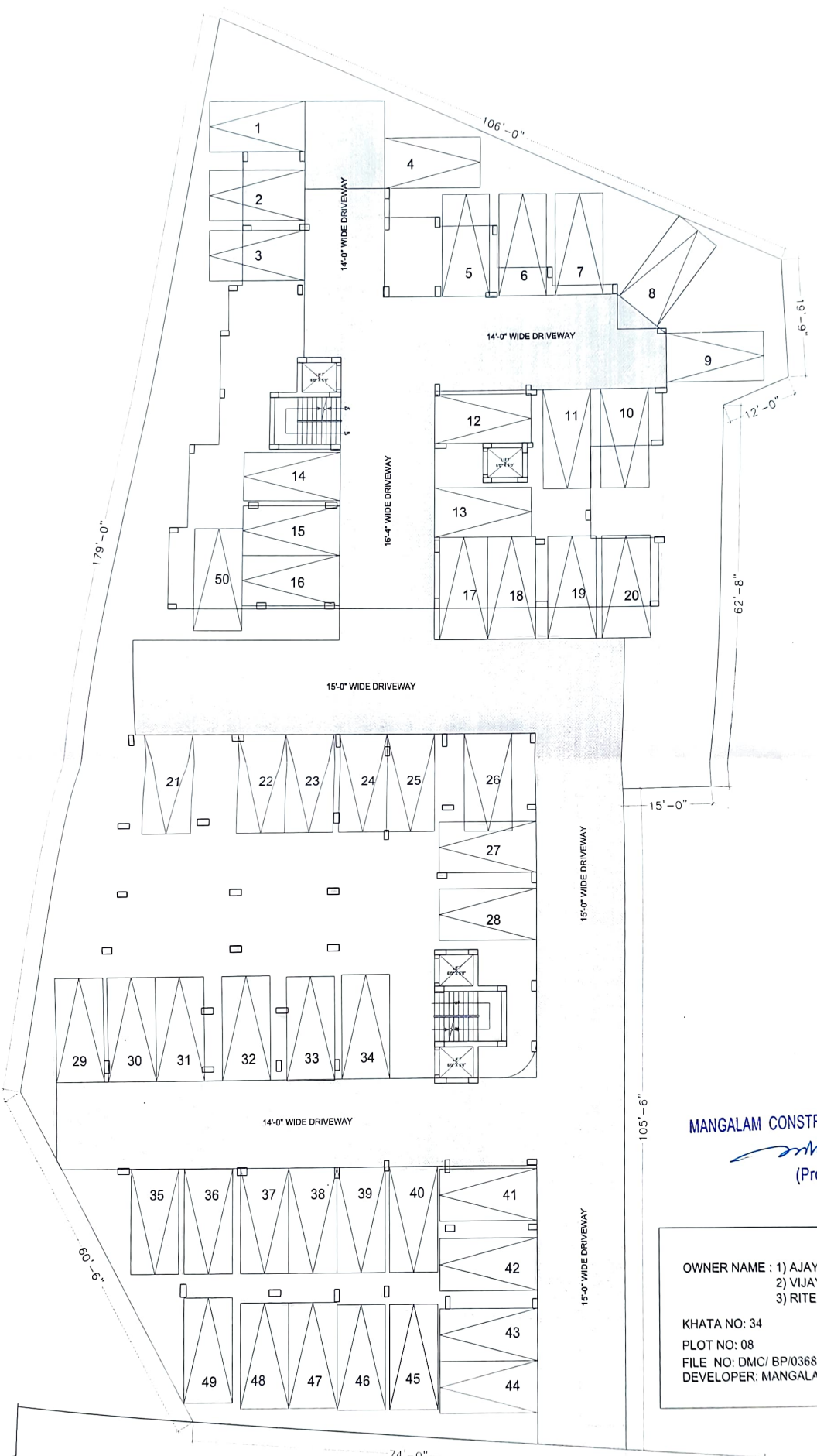
Name of ADVOCATE :

Enrolment No. : Ledger No. :

Mob. : Email :

Date: 20/01/2025

20 JAN 2025



MANGALAM CONSTRUCTION
M. K. Sharma
 (Proprietor)

OWNER NAME : 1) AJAY KUMAR SHARMA
 2) VIJAY KUMAR SHARMA
 3) RITESH ABHINAV
 KHATA NO: 34
 PLOT NO: 08
 FILE NO: DMC/ BP/0368/W20/2023
 DEVELOPER: MANGALAM CONSTRUCTION

PARKING PLAN