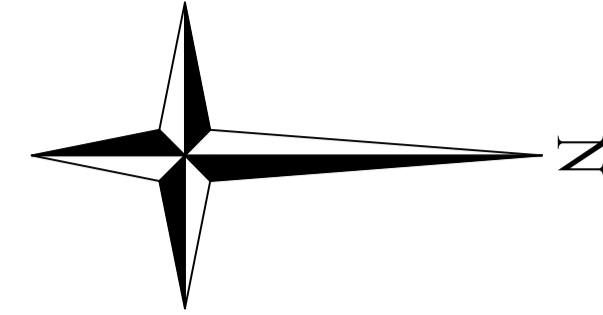
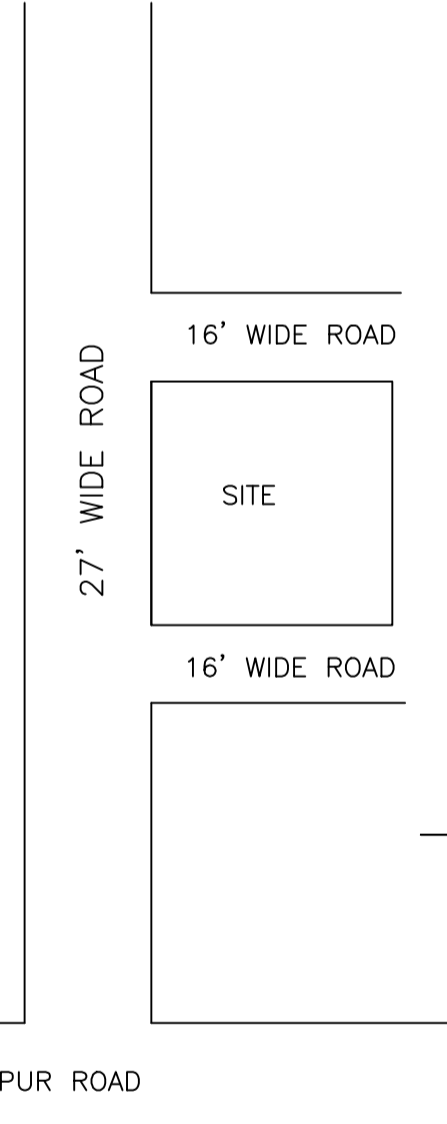


36.10 mt.



Proposal Basic Information	
Proposal File No.	DMC/BP/0020/W19/2023
Owner Name	DINESH KUMAR SINGH, ASHISH KUMAR SINGH
Khata No	OLD - 63, NEW - 169
Plot No	OLD - 232, NEW - 285
Village Name	Panderpala
Use	Residential
SubUse	Residential Bldg/Apartment

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.64	2.10	01
A1 (A1)	D	0.65	2.10	18
A1 (A1)	D	0.76	2.10	36
A1 (A1)	D	0.79	2.10	36
A1 (A1)	D	0.91	2.10	35
A1 (A1)	D	0.93	2.10	17
A1 (A1)	D	1.07	2.10	32
A1 (A1)	D	1.13	2.10	01
A1 (A1)	D	1.19	2.10	01
A1 (A1)	D	2.45	2.10	01
A1 (A1)	D	2.57	2.10	01
A1 (A1)	D	2.95	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.50	1.20	18
A1 (A1)	W	0.51	1.20	18
A1 (A1)	W	0.85	1.20	01
A1 (A1)	W	1.50	1.20	02
A1 (A1)	W	1.55	1.20	18
A1 (A1)	W	1.63	1.20	18
A1 (A1)	W	1.64	1.20	18
A1 (A1)	W	2.12	1.20	16
A1 (A1)	W	2.38	1.20	01

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1.17 X 4.21 X 2 X 4	39.36	89.72
	0.87 X 3.78 X 1 X 4	13.12	
	0.87 X 3.26 X 2 X 4	22.64	
	0.87 X 4.21 X 1 X 4	14.60	
Total			89.72

Building :A1 (A1)

Floor Name	Gross Builtup 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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Lift	Balcony	Accessory Use	Parking				
Basement Floor	335.08	0.00	335.08	0.00	0.00	0.00	308.31	17.32	17.32	17.32	01
Ground Floor	311.97	2.23	309.74	0.00	0.00	9.75	0.00	299.99	299.99	299.99	02
First Floor	363.21	2.23	360.98	4.65	11.22	49.81	0.00	295.30	295.30	295.30	04
Second Floor	363.21	2.23	360.98	4.65	11.22	49.81	0.00	295.30	295.30	295.30	04
Third Floor	363.21	2.23	360.98	4.65	11.22	49.81	0.00	295.30	295.30	295.30	04
Fourth Floor	363.21	2.23	360.98	4.65	11.22	49.81	0.00	295.30	295.30	295.30	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2099.89	11.15	2088.74	18.60	44.88	208.99	308.31	1498.51	1498.51	1498.51	19
Total Number of Same Buildings :	1										
Total :	2099.89	11.15	2088.74	18.60	44.88	208.99	308.31	1498.51	1498.51	1498.51	19

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					Lift	Balcony	Accessory Use	Parking				
A1 (A1)	1	2099.89	11.15	2088.74	18.60	44.88	208.99	308.31	1498.51	1498.51	1498.51	19
Grand Total	1	2099.89	11.15	2088.74	18.60	44.88	208.99	308.31	1498.51	1498.51	1498.51	19

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd. Prop.	Reqd./Unit	Reqd. Prop.	Reqd./Unit	Reqd. Prop.
A1 (A1)	Residential	Residential Bldg/Apartment	> 140	1.5	18.00	1.00	18	-	-	-	-
			> 0	1	19.00	-	-	-	-	-	-
			> 0	1	19.00	-	-	1	2	-	-
Total :			-	-	-	-	20	22	-	2	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Two Stack Car	-	-	11	137.50
Total Car	20	250.00	22	275.00
Visitor's Car Parking	-	-	2	25.00
Two Stack Visitor Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	11	22.00
Two Stack TwoWheeler	-	-	11	22.00
Total TwoWheeler	19	38.00	22	44.00
Other Parking	-	-	-	123.81
Total		313.00		536.81

AREA STATEMENT		VERSION NO. : 1.0.66
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	Plot/Nearby/Religious Structure: NA	
Inward No: DMC/BP/0020/W19/2023	Plot/SubPlot No: OLD - 232, NEW - 285	
Application Type: General Proposal	North: Plot No. - PART OF THIS PLOT	
Project Type: Building Permission	South: Road Width - 7.62	
Nature of Development: New	East: Plot No. - PART OF THIS PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF THIS PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 632.38
Deduction for NetPlot Area		
Surrender Free of Cost		23.48
Total		23.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	608.91
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		23.48
Common Plot		78.52
Total		102.00
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	530.38
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	608.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	632.38
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		365.35
Proposed Coverage Area ( 50.87 % )		309.75
Total Prop. Coverage Area ( 50.87 % )		309.75
Balance coverage area ( 9.13 % )		55.60
FAR CHECK		
Perm. FAR Area ( 2,500 )		1580.95
Total Perm. FAR area		1580.95
Residential FAR		1498.51
Proposed FAR Area		1498.51
Total Proposed FAR Area		1498.51
Consumed FAR (Factor)		2.37
Balance FAR Area		82.44
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2088.74
ARCHITECT (Regd)	Lalan Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DINESH KUMAR SINGH, ASHISH KUMAR SINGH	
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)	Orange

Buildingwise Floor FAR Details

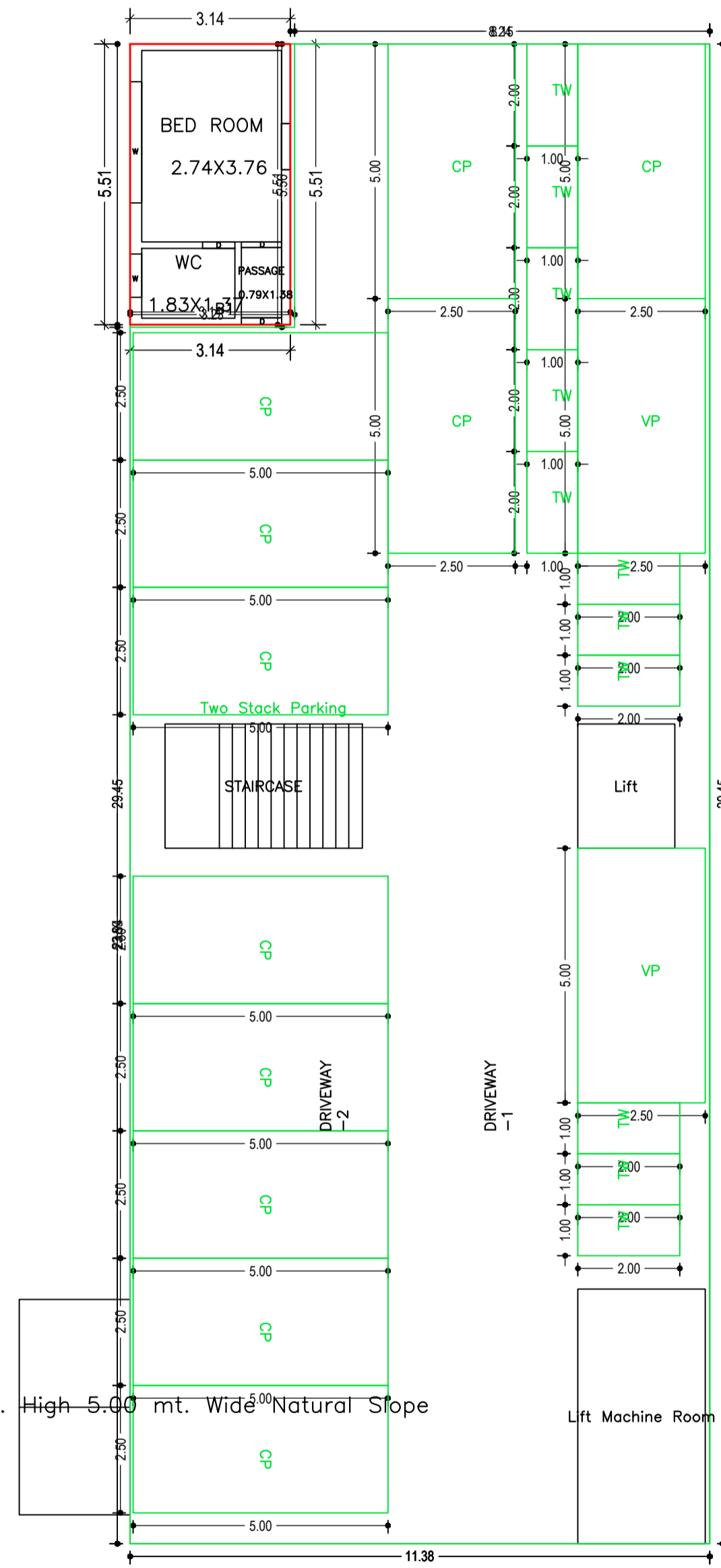
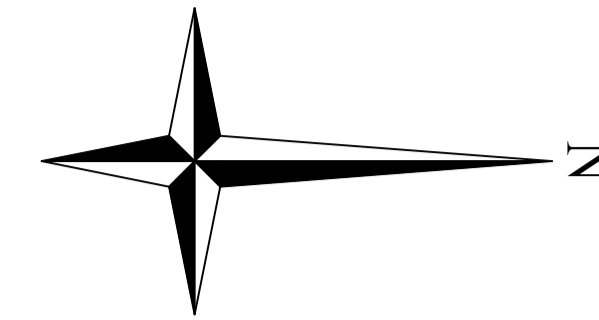
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	335.08	17.32	335.08	17.32
Ground Floor	309.74	299.99	309.74	299.99
First Floor	360.98	295.30	360.98	295.30
Second Floor	360.98	295.30	360.98	295.30
Third Floor	360.98	295.30	360.98	295.30
Fourth Floor	360.98	295.30	360.98	295.30
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2088.74	1498.51	2088.74	1498.51

UnitBUA Table for Building :A1 (A1)

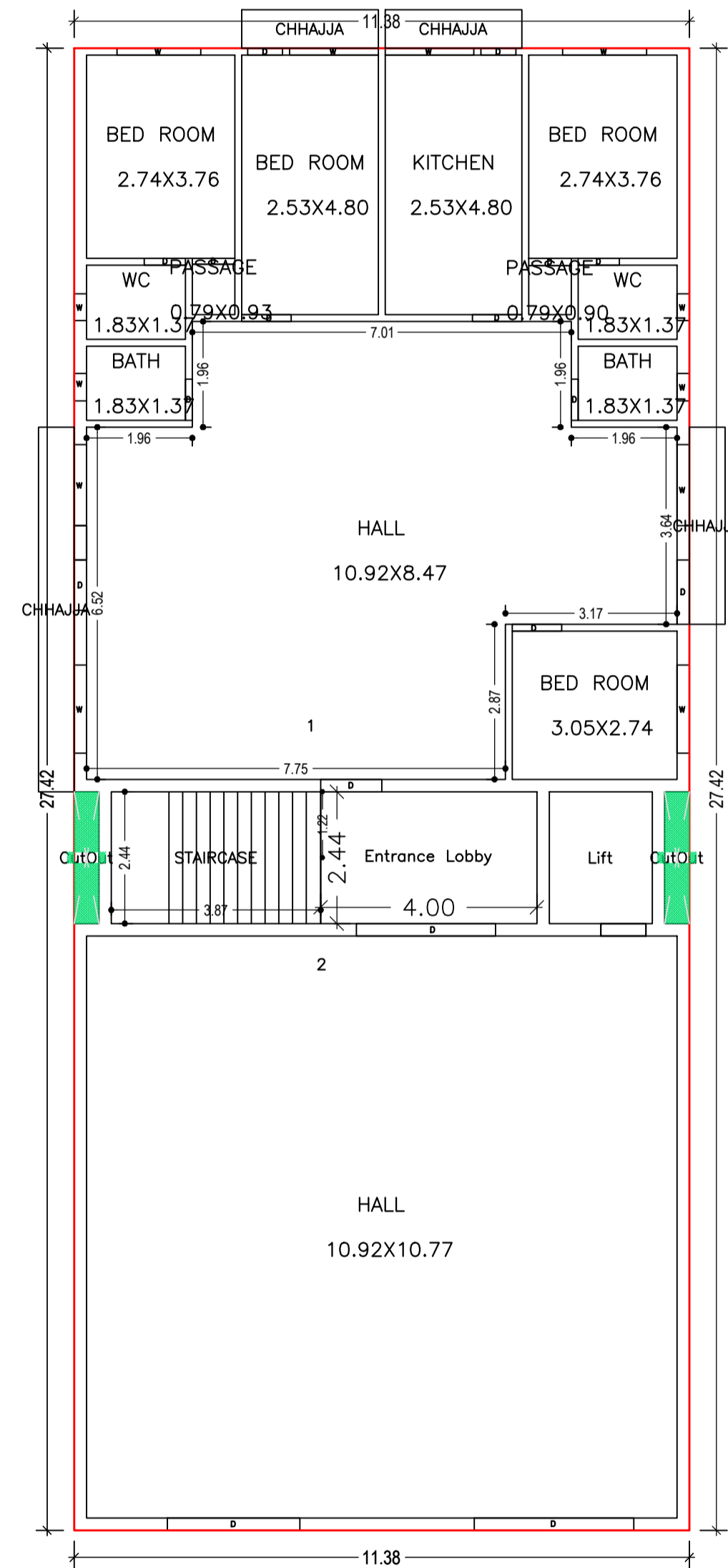
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	B1	FLAT	17.32	17.16	3	1
GROUND FLOOR PLAN	1	FLAT	156.51	156.37	12	2
FLOOR PLAN	2	FLAT	127.72	127.53	1	
	3	FLAT	83.17	78.15	7	
TYPICAL - 1, 2	4	FLAT	86.01	78.17	7	
3, 4 FLOOR PLAN	5	FLAT	84.74	78.17	7	
	6	FLAT	81.54	78.17	7	
Total:			1643.38	1551.71	128	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	WARRANTY PERSON'S NAME AND SIGNATURE
Lalan Prasad Singh DMC/ENG/0012/2019			KUMAR Designation : Municipal Commissioner Organization : PERSONAL

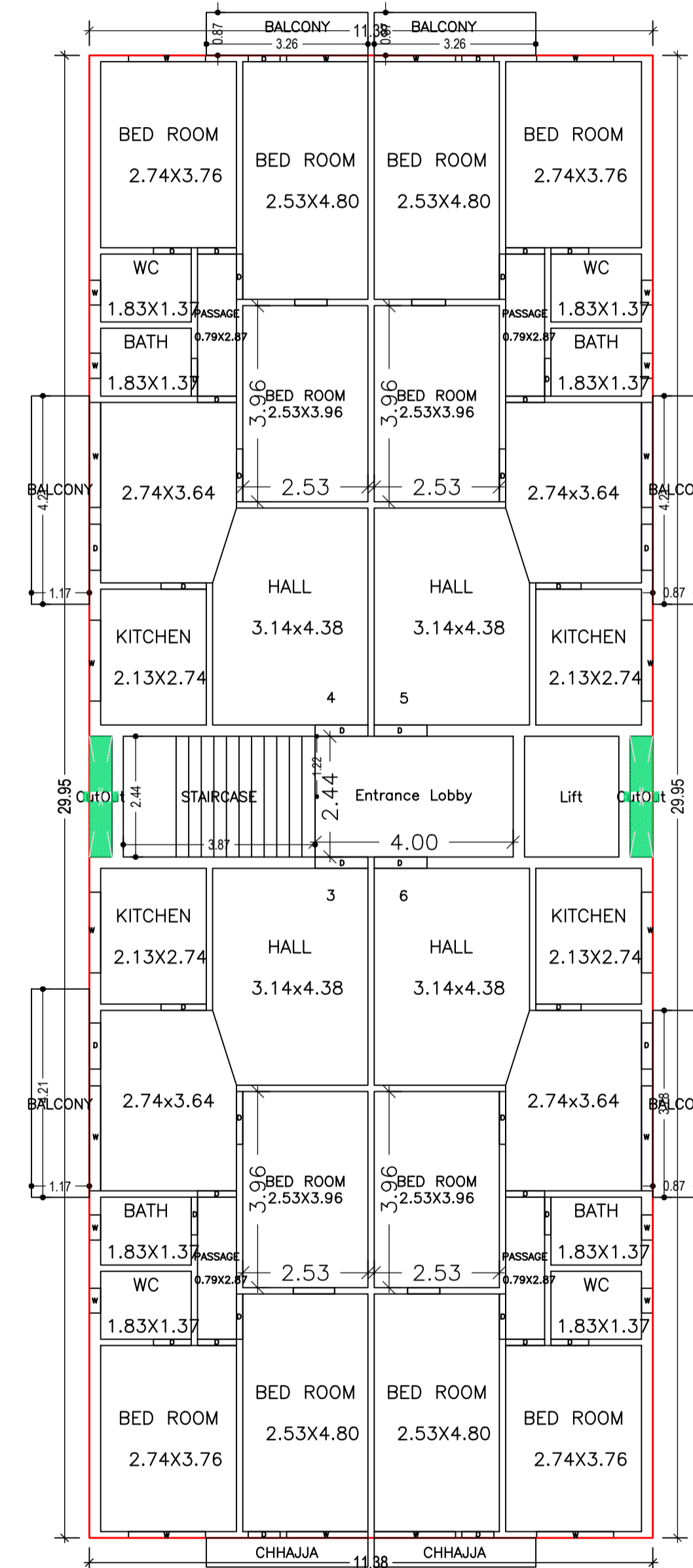
Proposal Basic Information	
Proposal File No.	DMC/BP/0020/W19/2023
Owner Name	DINESH KUMAR SINGH, ASHISH KUMAR SINGH
Khata No	OLD - 63, NEW - 169
Plot No	OLD - 232, NEW - 285
Village Name	Panderpala
Use	Residential
SubUse	Residential Bldg/Apartment



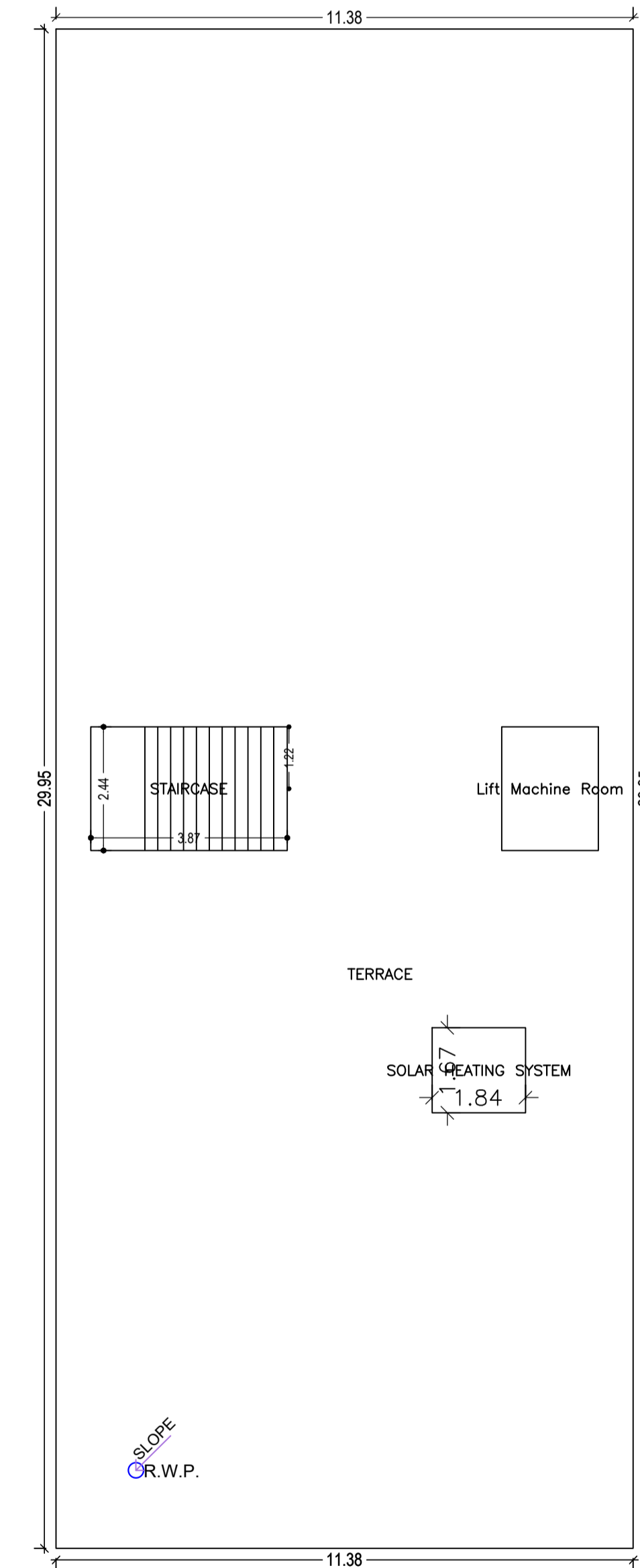
BASEMENT FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

3.00 mt. long 1.50 mt. High 5.00 mt. Wide Natural Slope

SLOPE  
OR.W.P.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	CHAIRMAN'S NAME AND SIGNATURE
Lalan Prasad Singh DMC/ENG/0012/2019			KUMAR Designation: Municipal Commissioner Organization: PERSONAL

Proposal Basic Information

Proposal File No.	DMC/BP/0020/W19/2019
Owner Name	DINESH KUMAR SINGH, ASHISH KUMAR SINGH
Khata No	OLD - 63, NEW - 169
Plot No	OLD - 232, NEW - 285
Village Name	Panderpala
Use	Residential
SubUse	Residential Bldg/Apartment

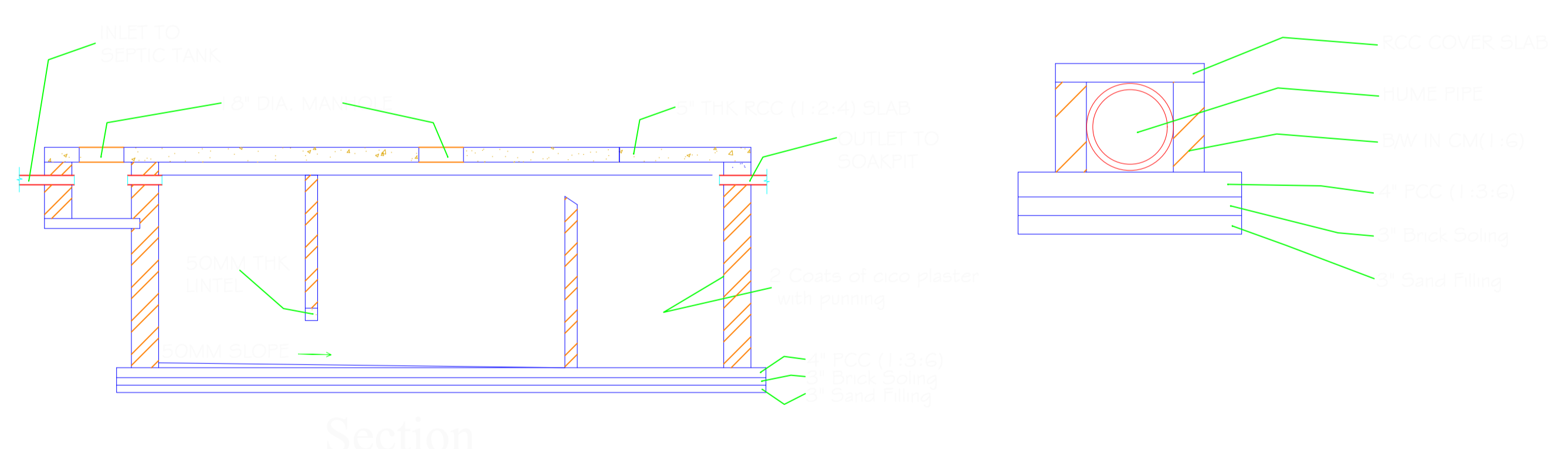
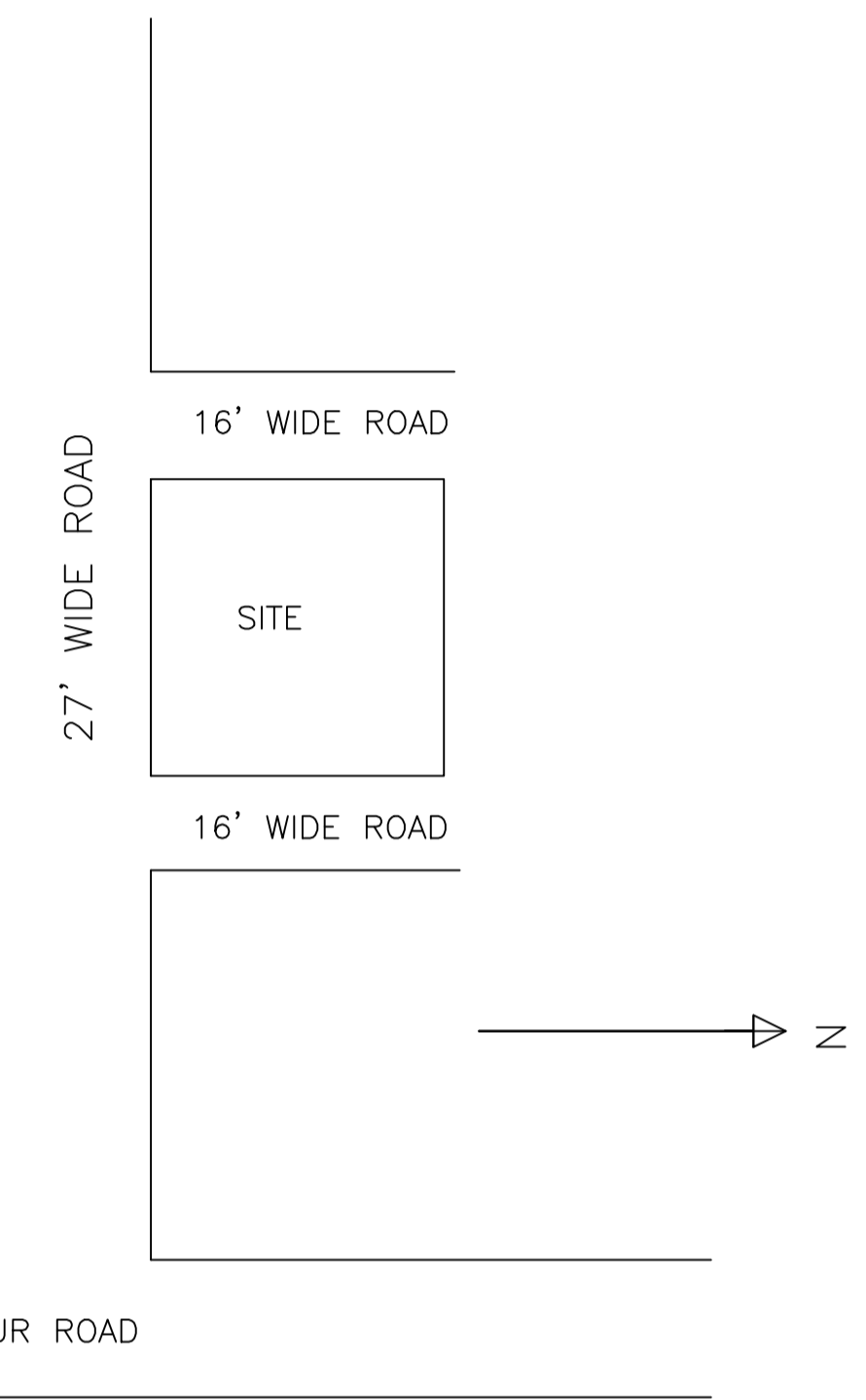
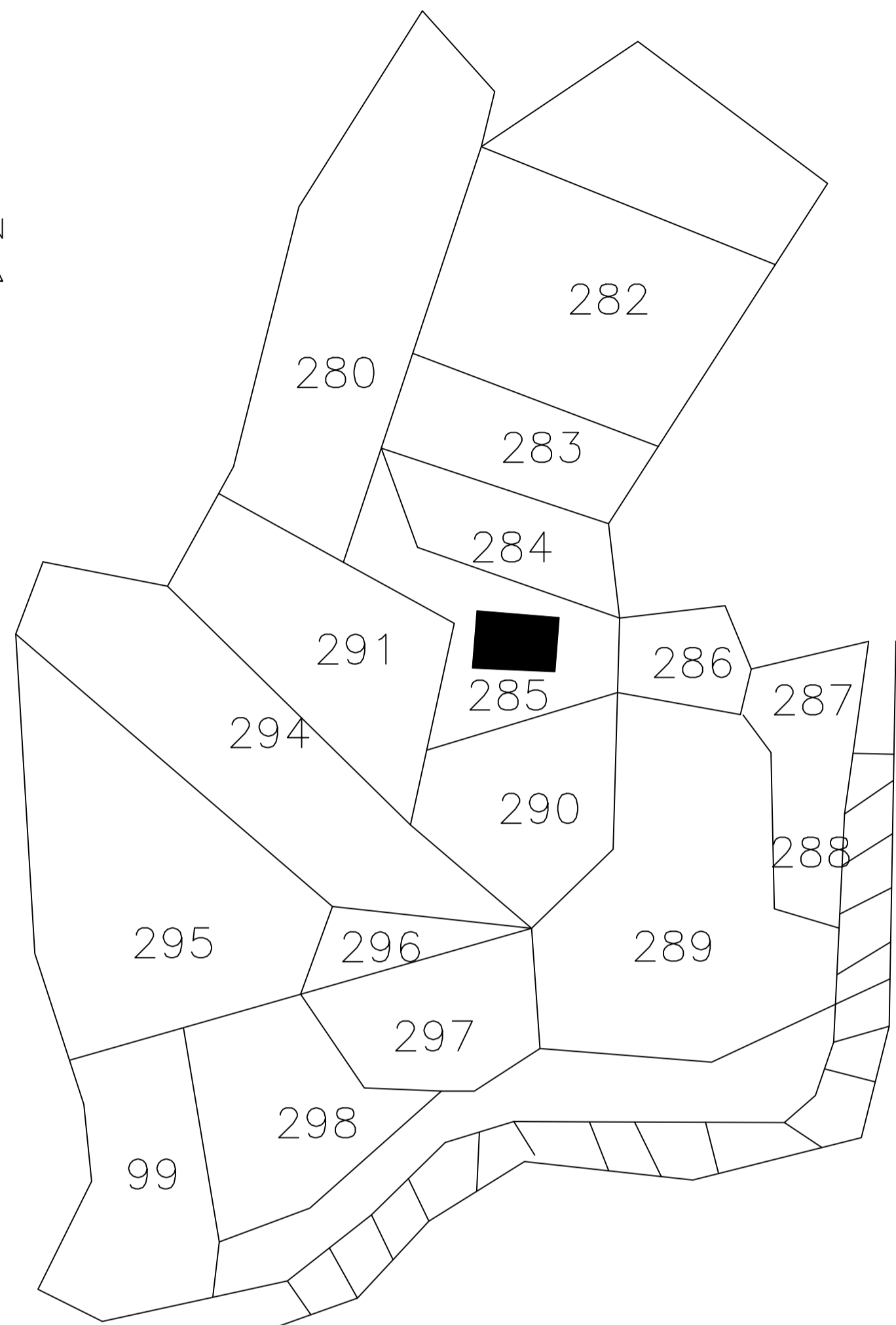
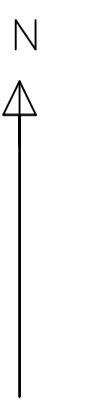
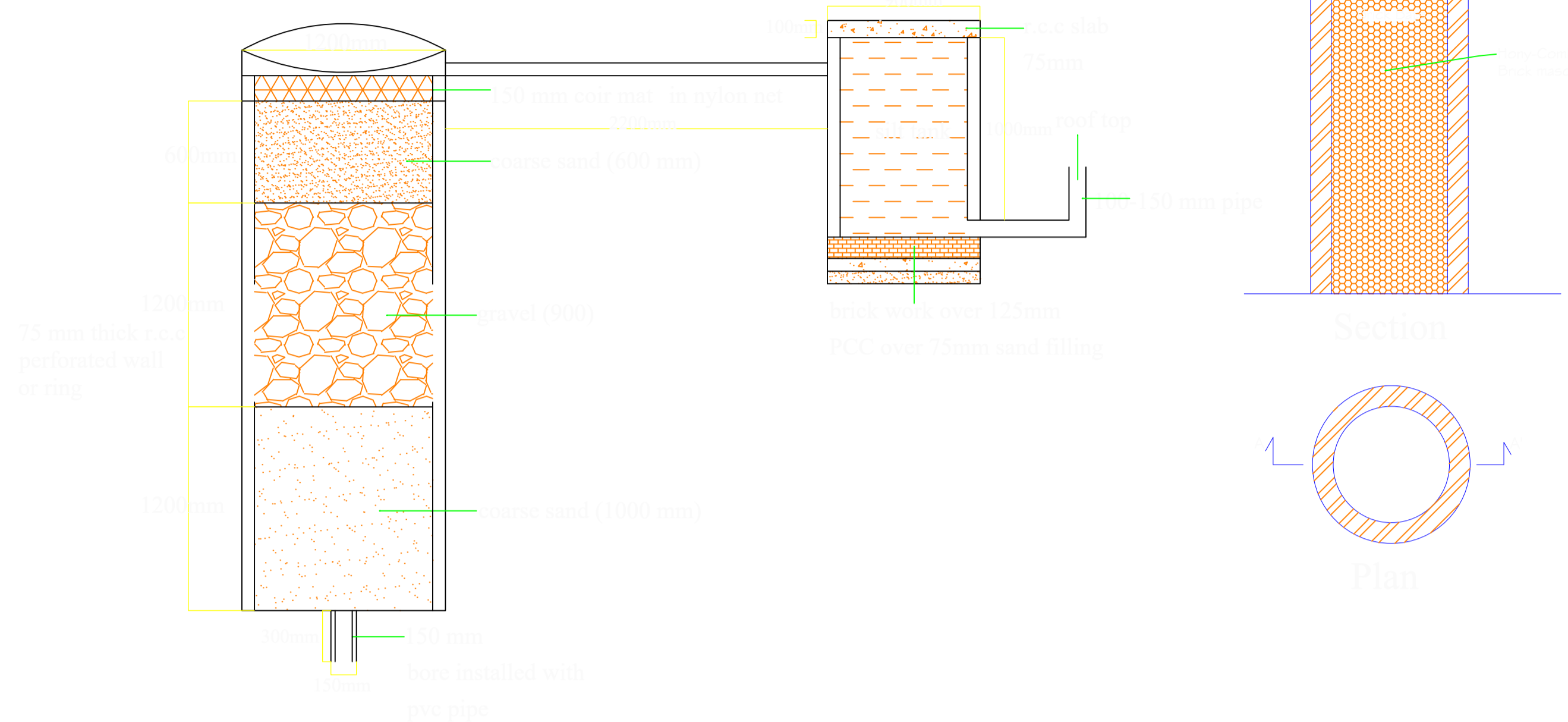


LTP NAME AND SIGNATURE Lalan Prasad Singh DMC/ENG/0012/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE ASHISH KUMAR SINGH	DESIGNATION AND ORGANIZATION Municipal Commissioner PERSONAL
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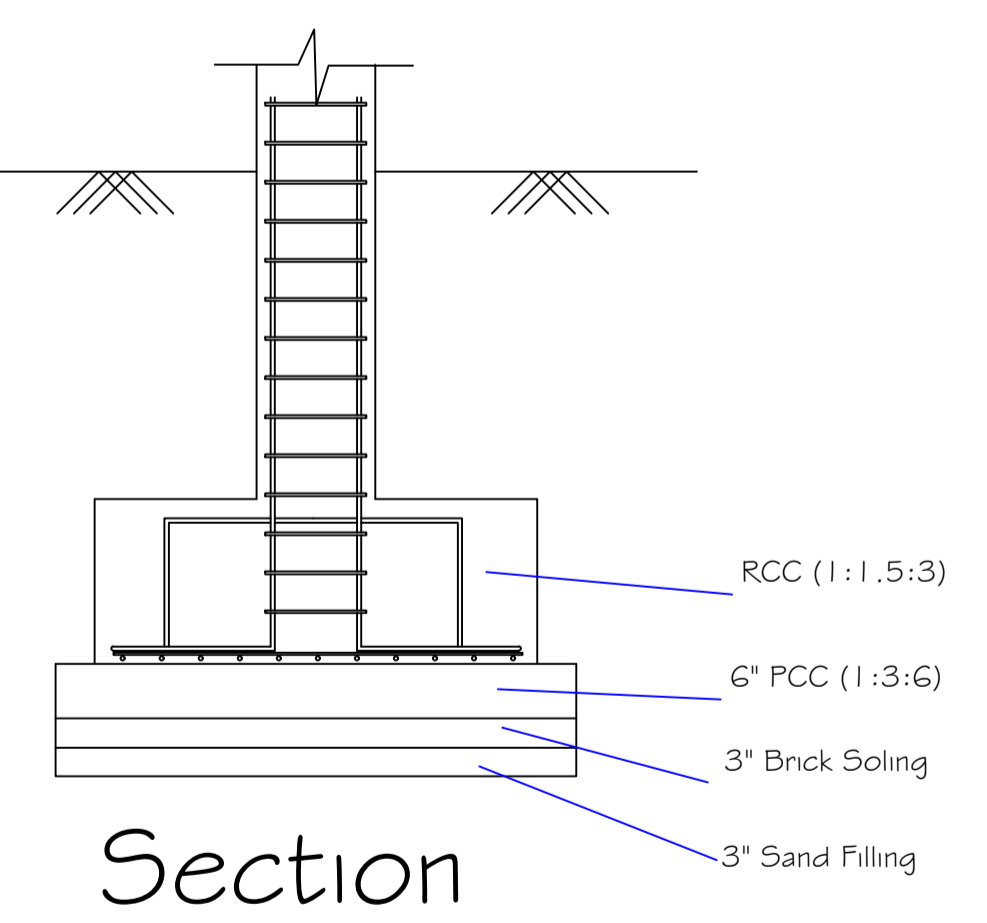
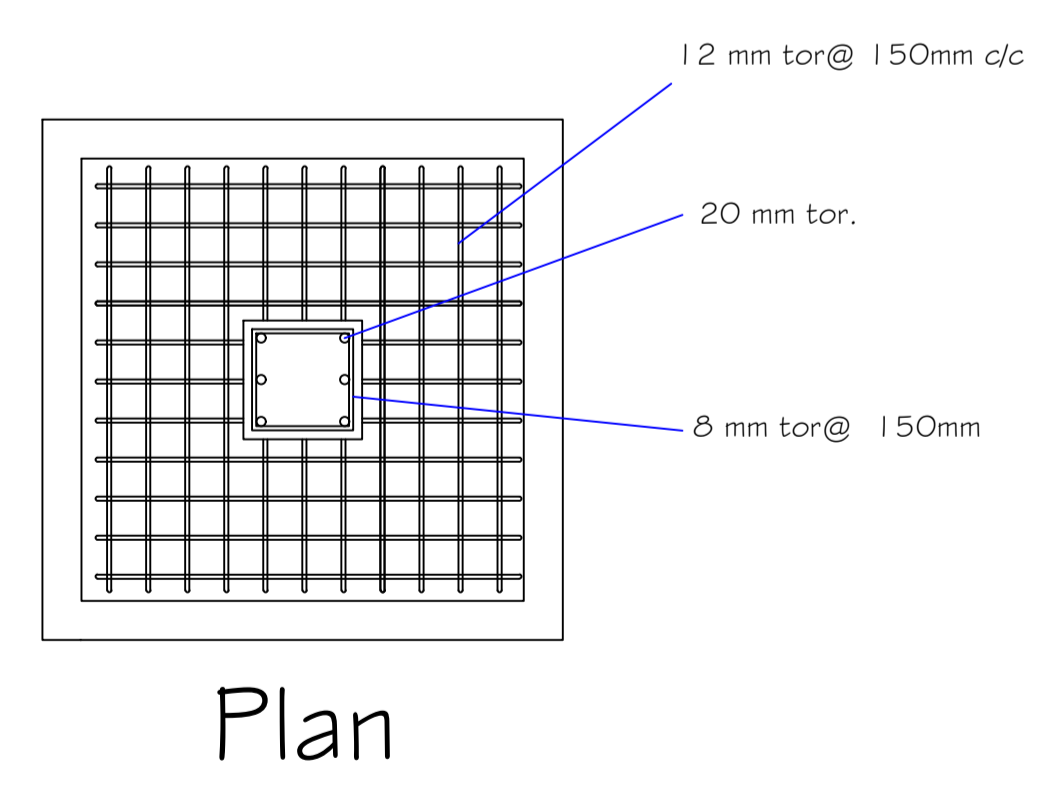
Proposal Basic Information

Proposal File No.	DMC/BP/0020/W19/2019
Owner Name	DINESH KUMAR SINGH, ASHISH KUMAR SINGH
Khata No	OLD - 63, NEW - 169
Plot No	OLD - 232, NEW - 285
Village Name	Panderpala
Use	Residential
SubUse	Residential Bldg/Apartment

DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



- SPECIFICATION OF DRAIN**
- FOUNDATION
  - SAND FILLING
  - BRICK SOLING
  - PCC (1:4:8)
  - SIDE STONE MASONRY
  - BRICK MASONRY IN C/M (1:6)
  - RCC (1:1.5:3) COVER SLAB



LTP NAME AND SIGNATURE Lalan Prasad Singh DMC/ENG/0012/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE KUNJAR	DESIGNATION AND ORGANIZATION Municipal Commissioner PERSONAL
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NOTARY  
DHANBAD

Before, The Notary Public : Dhanbad

Affidavit

I, ASHISH KUMAR SINGH S/O DINESH KUMAR SINGH D.O.B. 05-07-1973 BY FAITH Hindu, by occupation – Business, resident of H.NO. – 28, JAI PRAKASH NAGAR, GALI NO. 6, DENOBILI SCHOOL, Dhanbad, Aadhar no. – 352885284795, Pan no. – ALDPS8956K do hereby solemnly affirm on oath and declare as under :-

1. That, I will Provide 11 no. of car parking in ground floor .
2. That, the above statements made above area true and correct and no part of the statement is wrong any fact in this matter.
3. That, I am swearing this affidavit to submit before the authority concerned for needful.

19 FEB 2025

Sl. No. 11 Date 19 FEB 2025

Verification

Solemnly affirmed before me

By the deponent who is duly

Identified by sri. S.K. Shamo

Advocate, Dhanbad

The statements made above are true

and correct to the best of my

knowledge and belief on date. 19.02.25



NOTARY  
DHANBAD

Authorised  
U/S 207 (1) (C) of the Cr. PC 1973  
Act. No. 11 of 1974 S. 8 (1)  
Act. No. 53 of 1962

19/02/25

Deponent

अशिश कुमार सिंह

By  
Shamo Adv  
19/02/25



॥५॥ ॐ ॥५॥

## A.D. INFRA BUSINESSES

Head Office : Lane No. 6, Jay Prakash Nagar, Dhanbad - 826001

Email : pawar5january@gmail.com, aashalaxmi5@gmail.com

Mob. No : 9431189637, 8210670493



GSTIN : 20ALDPS8956K22M

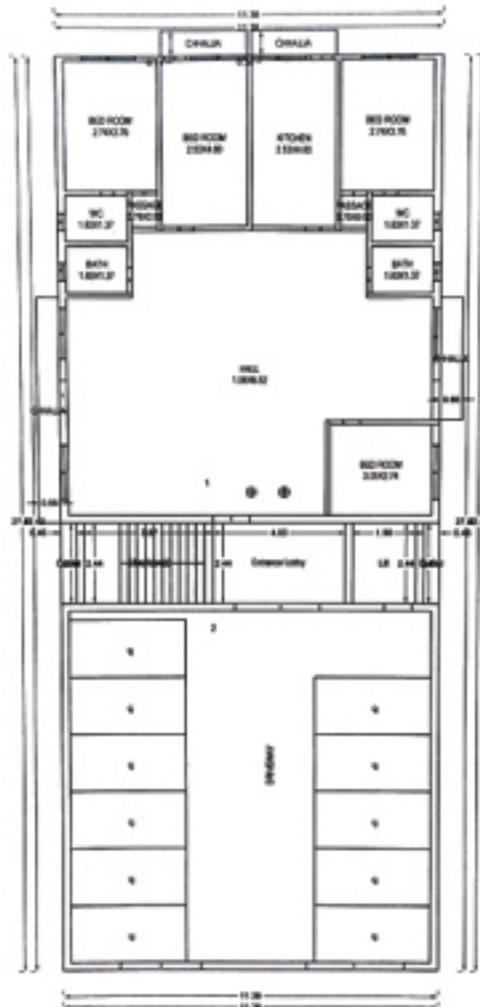
To,

**JHARKHAND REAL ESTATE REGULATORY AUTHORITY**

**7<sup>th</sup> Floor, Ranchi Municipal Corporation Building**

**Near Kutchary Chowk Ranchi Jharkhand**

Sub:- For parking in gourd floor.



Ground floor plan

AD INFRA BUSINESSES  
ASHISH KUMAR SINGH  
Proprietor  
Ashish Kumar Singh