

SITE PLAN
SCALE: -1: 100
SITE PLAN

Proposal Basic Information

Proposal File No.	DMC/BP/0390/W22/2021
Owner Name	(1) SRI EQBAL SINGH (2) SMT AMARJEET KOUR(3) SMT SATPAL KOUR DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LTD.ITS DIRECTOR SRI RITESH KUMAR SHARMA & OTHERS
Khata No	136(OLD) 362,859,920,977(NEW)
Plot No	2090,2091,2092,2093,2095,2096,2097(OLD) 451,452,453,454,453/3228,1947,1948,1949,(NEW)
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (1)	Commercial	Shop	> 0	50	17171.83	1	229	-	-	-	-
			> 0	50	17171.83	-	-	-	1	716	-
Total :							229	233	-	716	495

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	198	2475.00
Two Stack Car	-	-	35	437.50
Total Car	229	2862.50	233	2912.50
TwoWheeler	-	-	495	990.00
Two Stack TwoWheeler	-	-	1	2.00
Three Stack TwoWheeler	-	-	230	460.00
Total TwoWheeler	716	1432.00	726	1452.00
Other Parking	-	-	-	5317.42
Total		4294.50		11133.92

Building :A (1)

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Stair/Case	Lift	Accessory Use	Parking	Commercial					
Basement	4733.77	0.00	4733.77	72.47	21.47	175.63	4397.28	0.00	36.93	66.91	66.91	00	
Basement First Floor	4737.33	0.00	4737.33	72.47	21.47	166.33	4385.07	0.00	62.01	91.99	91.99	00	
Lower Ground Floor	2872.98	0.00	2872.98	146.64	21.47	0.00	2704.87	0.00	2704.87	2704.87	02		
Ground Floor	3177.09	2.09	3175.00	146.64	0.00	0.00	3028.36	0.00	3028.36	3028.36	01		
First Floor	3367.50	483.44	2884.06	146.64	21.47	0.00	2715.95	0.00	2715.95	2715.95	01		
Second Floor	3471.47	360.02	3111.45	146.64	21.47	0.00	2943.34	0.00	2943.34	2943.34	01		
Third Floor	3471.47	2.83	3468.64	146.64	21.47	0.00	3300.53	0.00	3300.53	3300.53	01		
Fourth Floor	2377.91	158.57	2219.34	75.43	21.47	0.00	2122.44	0.00	2122.44	2122.44	01		
Fifth Floor	1200.67	191.85	1008.82	75.43	21.47	0.00	911.92	0.00	911.92	911.92	01		
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total :	29410.19	1198.80	28211.39	1029.00	171.76	341.96	8782.36	17727.40	98.94	17886.31	17886.31	08	

UnitBUA Table for Building :A (1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
THIRD FLOOR PLAN	MULTIPLX	OTHER	3366.98	3366.83	30	1
FOURTH FLOOR PLAN	MULTIPLX	OTHER	2159.53	2159.37	16	1
FIFTH FLOOR PLAN	THEATRE CONTROL AREA	OTHER	914.32	914.16	8	1
GROUND FLOOR PLAN	SHOP	SHOP	3068.92	3068.76	24	1
FIRST FLOOR PLAN	SHOP	SHOP	2771.35	2771.20	26	1
SECOND FLOOR PLAN	SHOP	SHOP	3001.64	3001.48	41	1
LOWER GROUND FLOOR PLAN	HYPER MARKET	OTHER	2614.14	2613.98	18	2
SECOND FLOOR PLAN	SHOP	SHOP	94.39	94.27	1	1
Total:			17991.27	17990.05	164	8

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (1)	Commercial	Shop	Multistoried

AREA STATEMENT	VERSION NO. : 1.0.62
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: DHANBAD	Plot SubUse: Commercial Bldg
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward_No: DMC/BP/0390/W22/2021	Plot/SubPlot No: 2090,2091,2092,2093,2095,2096,2097(OLD) 451,452,453,454,453/3228,1947,1948,1949,(NEW)
Application Type: General Proposal	North: Plot No. - PART OF PLOT NO-1613 & 1614
Project Type: Building Permission	South: Road Width - 30
Nature of Development: New	East: Plot No. - PART OF PLOT NO-1589,1589,1590 & 2103
Location of Development Area: Old Area	West: Plot No. - CHUNA GODOWN ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 7183.15
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 7183.15
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	824.14
Total	824.14
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 6359.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 7183.15
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 7183.15
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	3591.57
Proposed Coverage Area (42.16 %)	3028.36
Total Prop. Coverage Area (42.16 %)	3028.36
Balance coverage area (7.84 %)	563.21
FAR CHECK	
Perm. FAR Area (2.50)	17957.88
Total Perm. FAR area	17957.88
Commercial FAR	17727.40
Proposed FAR Area	17886.29
Total Proposed FAR Area	17886.29
Consumed FAR (Factor)	2.49
Balance FAR Area	71.59
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	28211.39
ARCHITECT (Regd)	NIKHIL KUMAR SUKLA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	(1) SRI EQBAL SINGH (2) SMT AMARJEET KOUR(3) SMT SATPAL KOUR DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LTD.ITS DIRECTOR SRI RITESH KUMAR SHARMA & OTHERS
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)	Orange
EXISTING (To be demolished)	Purple

Buildingwise Floor FAR Details

Floor Name	Building Name A (1)		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 First Floor	4733.77	66.91	4733.77	66.91
Basement Second Floor	4737.33	91.99	4737.33	91.99
Lower Ground Floor	2872.98	2704.87	2872.98	2704.87
Ground Floor	3175.00	3028.36	3175.00	3028.36
First Floor	2884.06	2715.95	2884.06	2715.95
Second Floor	3111.45	2943.34	3111.45	2943.34
Third Floor	3468.64	3300.53	3468.64	3300.53
Fourth Floor	2219.34	2122.44	2219.34	2122.44
Fifth Floor	1008.82	911.92	1008.82	911.92
Terrace Floor	0.00	0.00	0.00	0.00
Total :	28211.39	17886.31	28211.39	17886.31

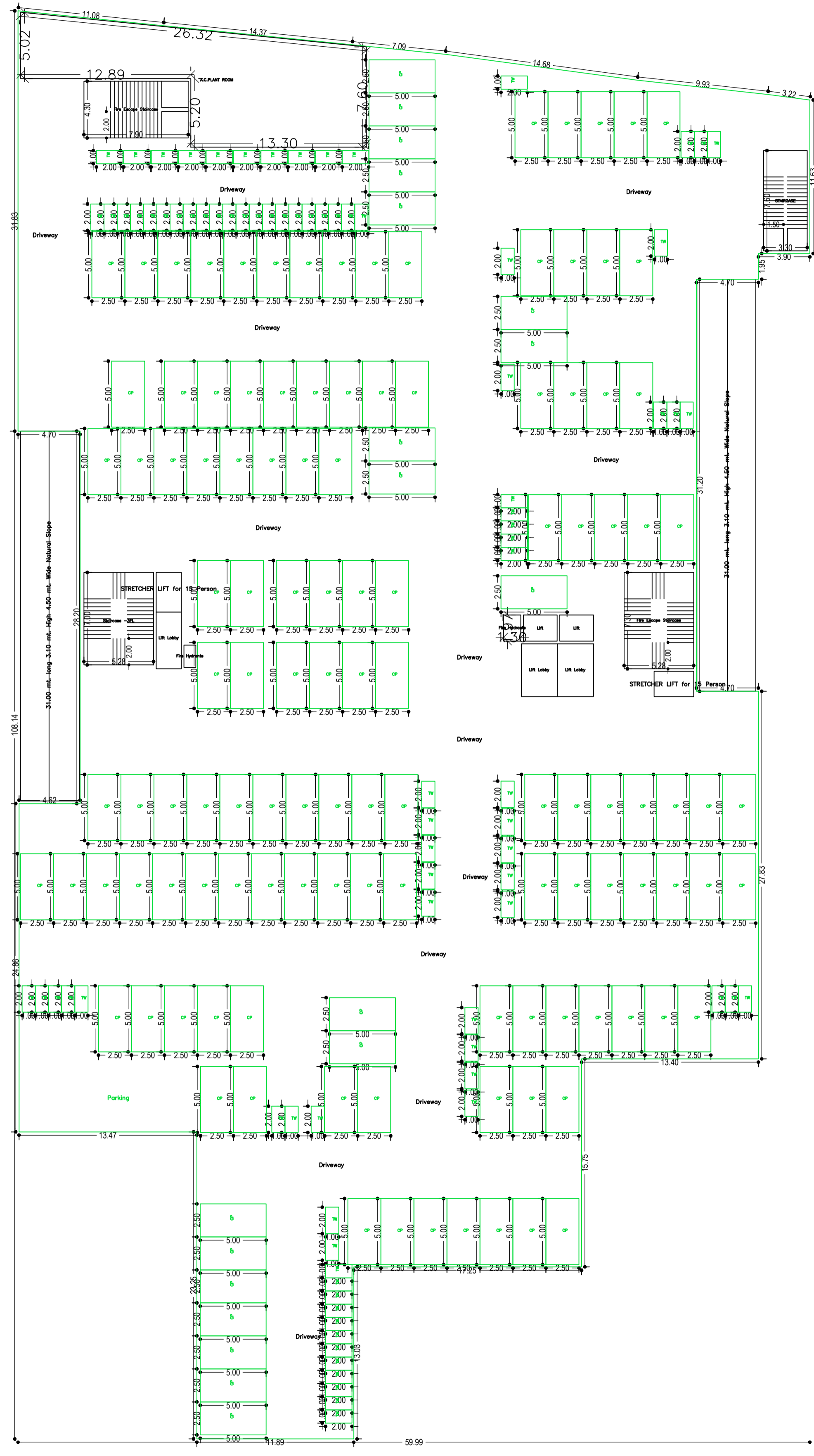
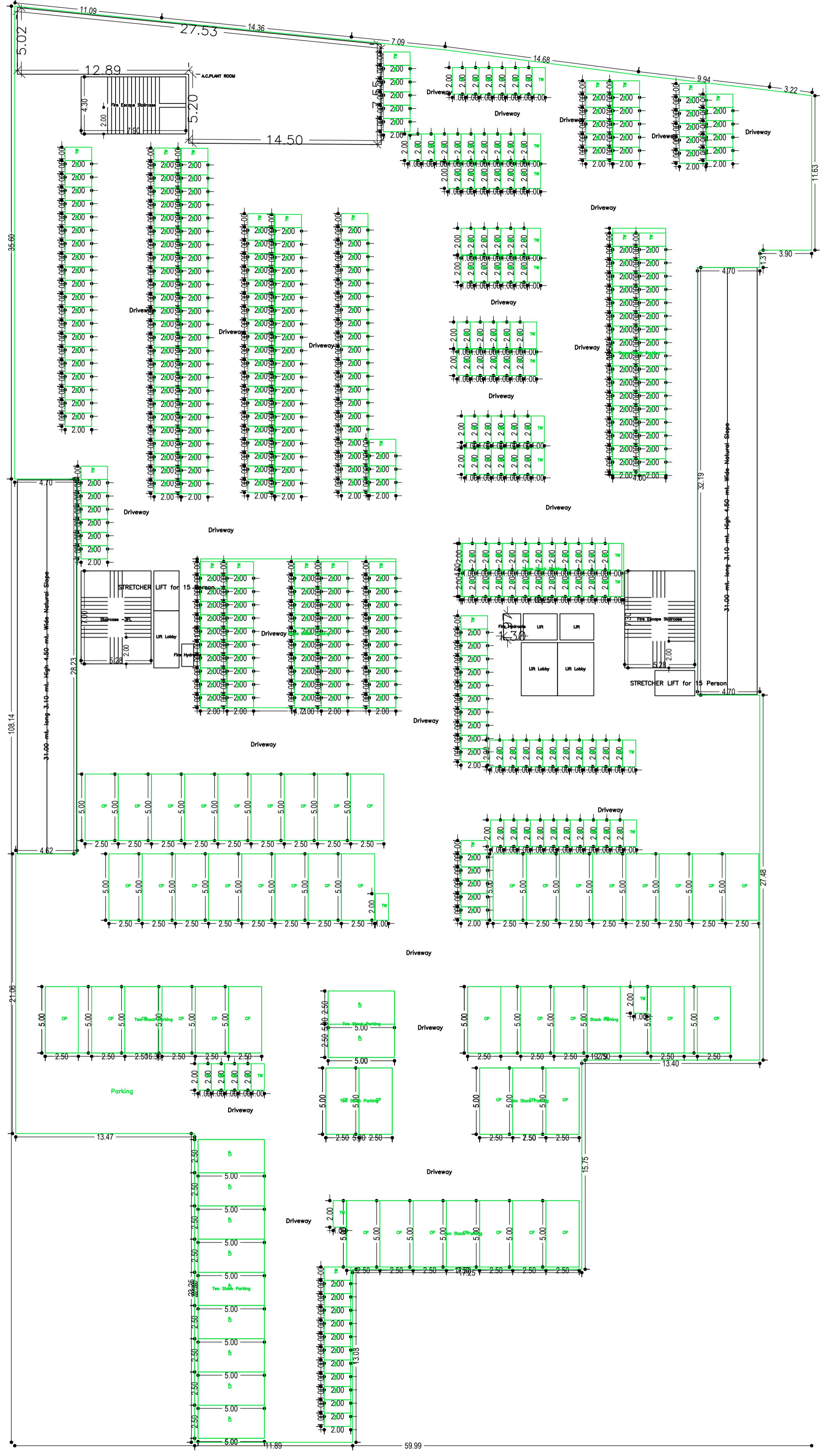
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (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.)	Trmt (No.)
					Stair/Case	Lift	Accessory Use	Parking					
A (1)	1	29410.19	1198.80	28211.39	1029.00	171.76	341.96	8782.36	17727.40	98.94	17886.31	17886.31	08
Grand Total	1	29410.19	1198.80	28211.39	1029.00	171.76	341.96	8782.36	17727.40	98.94	17886.31	17886.31	08

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL KUMAR SUKLA DMC/ARC/0021/2021			

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Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



SCHEDULE OF DOOR:

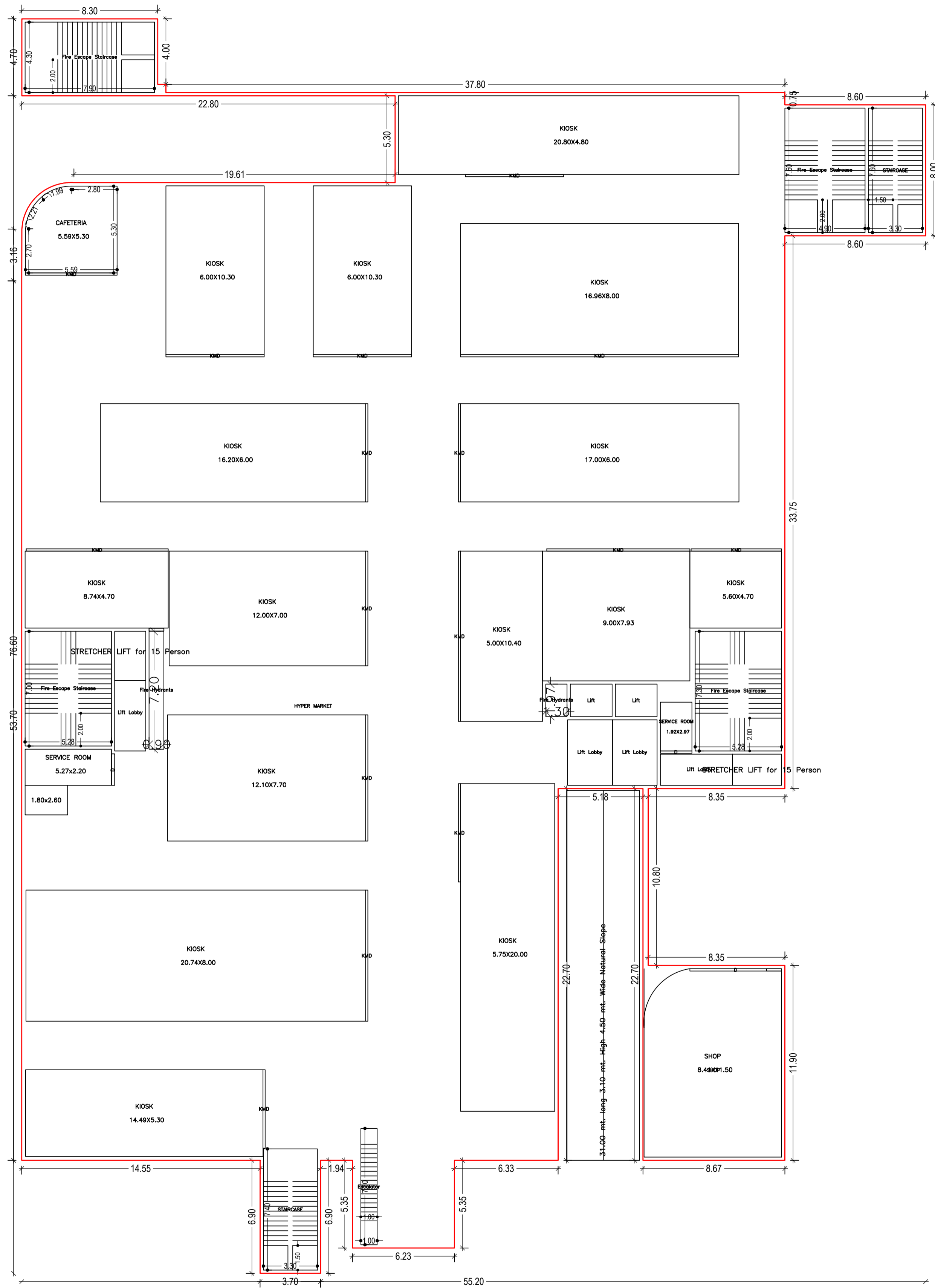
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D	0.67	2.10	04
A (1)	D	1.10	2.10	07
A (1)	FIRE ES DR	1.20	2.10	03
A (1)	D	1.22	2.10	04
A (1)	D	1.93	2.10	11
A (1)	O	10.03	2.10	01
A (1)	GLS DR	10.06	2.10	01
A (1)	D	10.19	2.10	01
A (1)	KMD	10.40	2.10	01
A (1)	GLS DR	10.44	2.10	01
A (1)	O	13.06	2.10	01
A (1)	GLS DR	13.68	2.10	01
A (1)	KMD	15.26	2.10	01
A (1)	KMD	16.96	2.10	01
A (1)	GLS DR	17.70	2.10	01
A (1)	GLS DR	19.30	2.10	01
A (1)	O	2.00	2.10	02
A (1)	GLS DR	2.00	2.10	02
A (1)	Th IN	2.00	2.10	04
A (1)	Th IN	2.00	2.10	02
A (1)	GLS DR	2.01	2.10	01
A (1)	D	2.03	2.10	02
A (1)	GLS DR	2.08	2.10	02
A (1)	D	2.08	2.10	01
A (1)	Th IN	2.10	2.10	02
A (1)	Th OUT	2.15	2.10	02
A (1)	O	2.42	2.10	03
A (1)	O	20.36	2.10	01
A (1)	GLS DR	20.43	2.10	01
A (1)	GLS DR	20.85	2.10	01
A (1)	GLS DR	20.95	2.10	02
A (1)	GLS DR	21.03	2.10	01
A (1)	D	21.19	2.10	01
A (1)	GLS DR	22.00	2.10	01
A (1)	GLS DR	26.65	2.10	01
A (1)	GLS DR	3.79	2.10	01
A (1)	GLS DR	3.81	2.10	01
A (1)	GLS DR	31.60	2.10	01
A (1)	D	4.69	2.10	01
A (1)	KMD	4.79	2.10	01
A (1)	D	5.00	2.10	01
A (1)	GLS DR	5.45	2.10	01
A (1)	KMD	5.53	2.10	01
A (1)	D	5.58	2.10	01
A (1)	KMD	5.59	2.10	01
A (1)	KMD	6.00	2.10	06
A (1)	D	6.11	2.10	01
A (1)	O	6.15	2.10	01
A (1)	GLS DR	6.40	2.10	01
A (1)	D	6.75	2.10	01
A (1)	GLS DR	6.76	2.10	01
A (1)	KMD	7.00	2.10	01
A (1)	KMD	7.70	2.10	01
A (1)	KMD	8.00	2.10	01
A (1)	D	8.07	2.10	01
A (1)	GLS DR	8.30	2.10	01
A (1)	KMD	8.67	2.10	01
A (1)	KMD	8.74	2.10	01
A (1)	GLS DR	8.83	2.10	01
A (1)	GLS DR	9.96	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

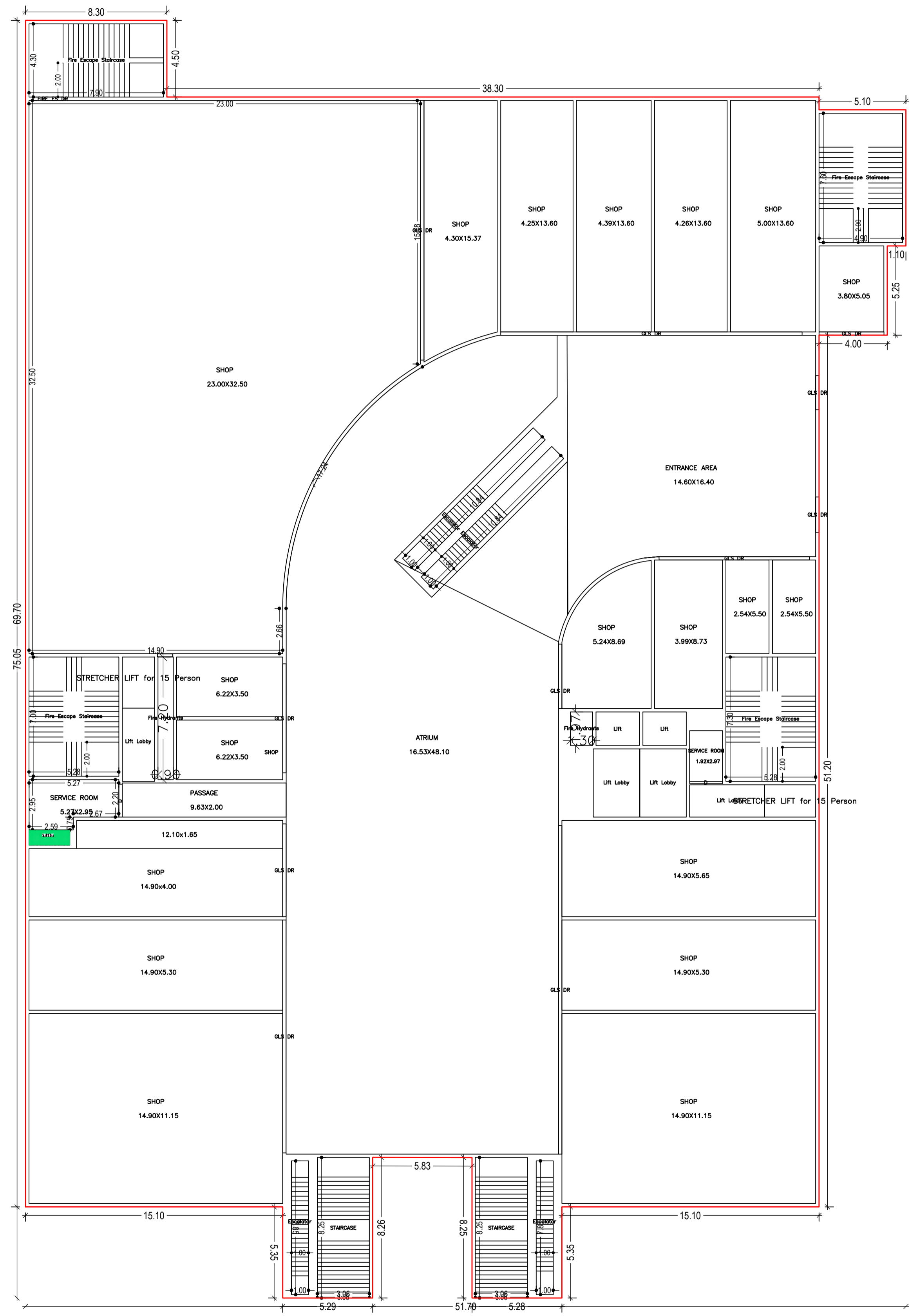
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	W	1.10	1.20	04
A (1)	W	2.39	1.20	04

LTP NAME AND SIGNATURE NIKHIL KUMAR SUKIA DMC/ARC/0021/2021	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



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

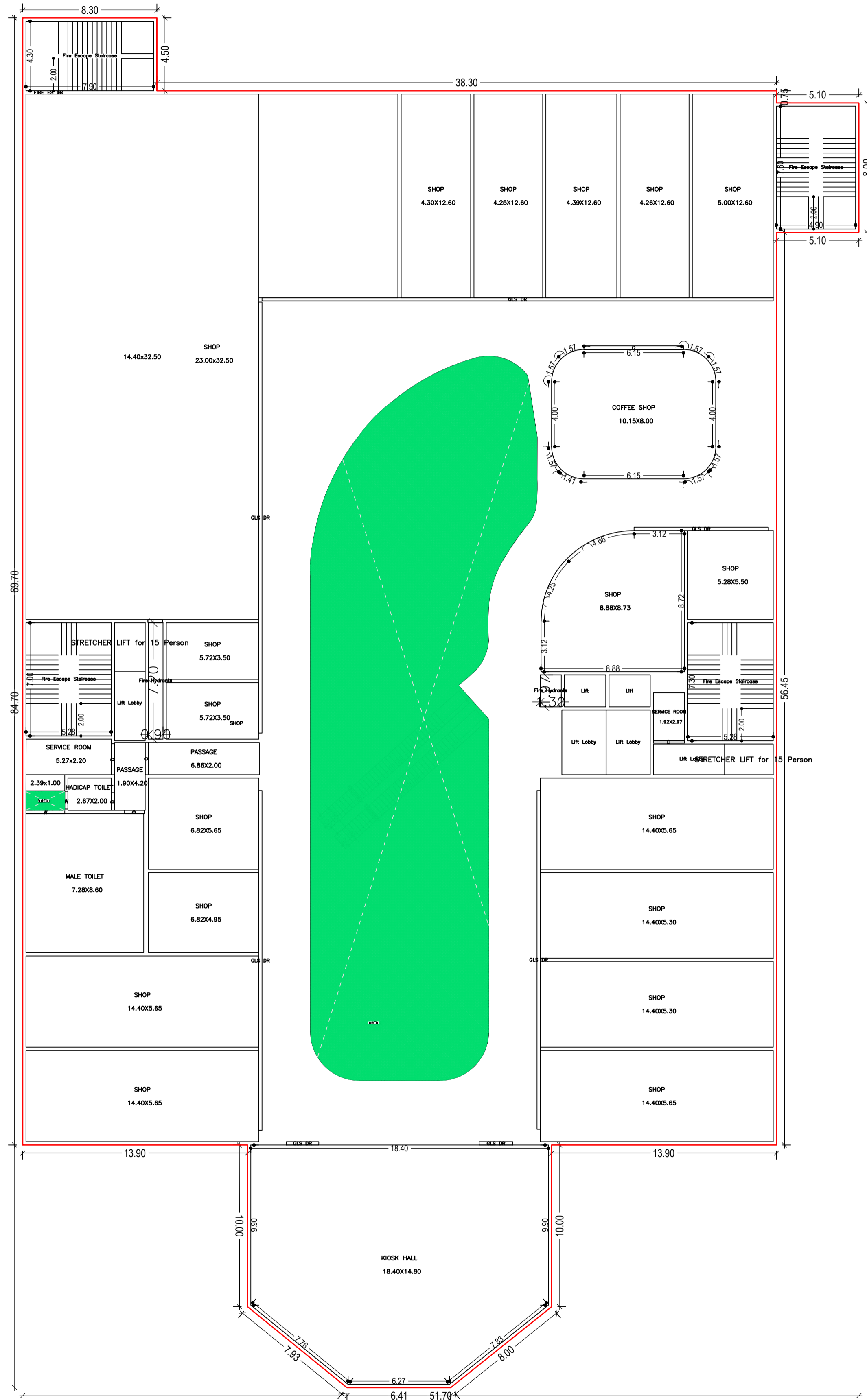


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

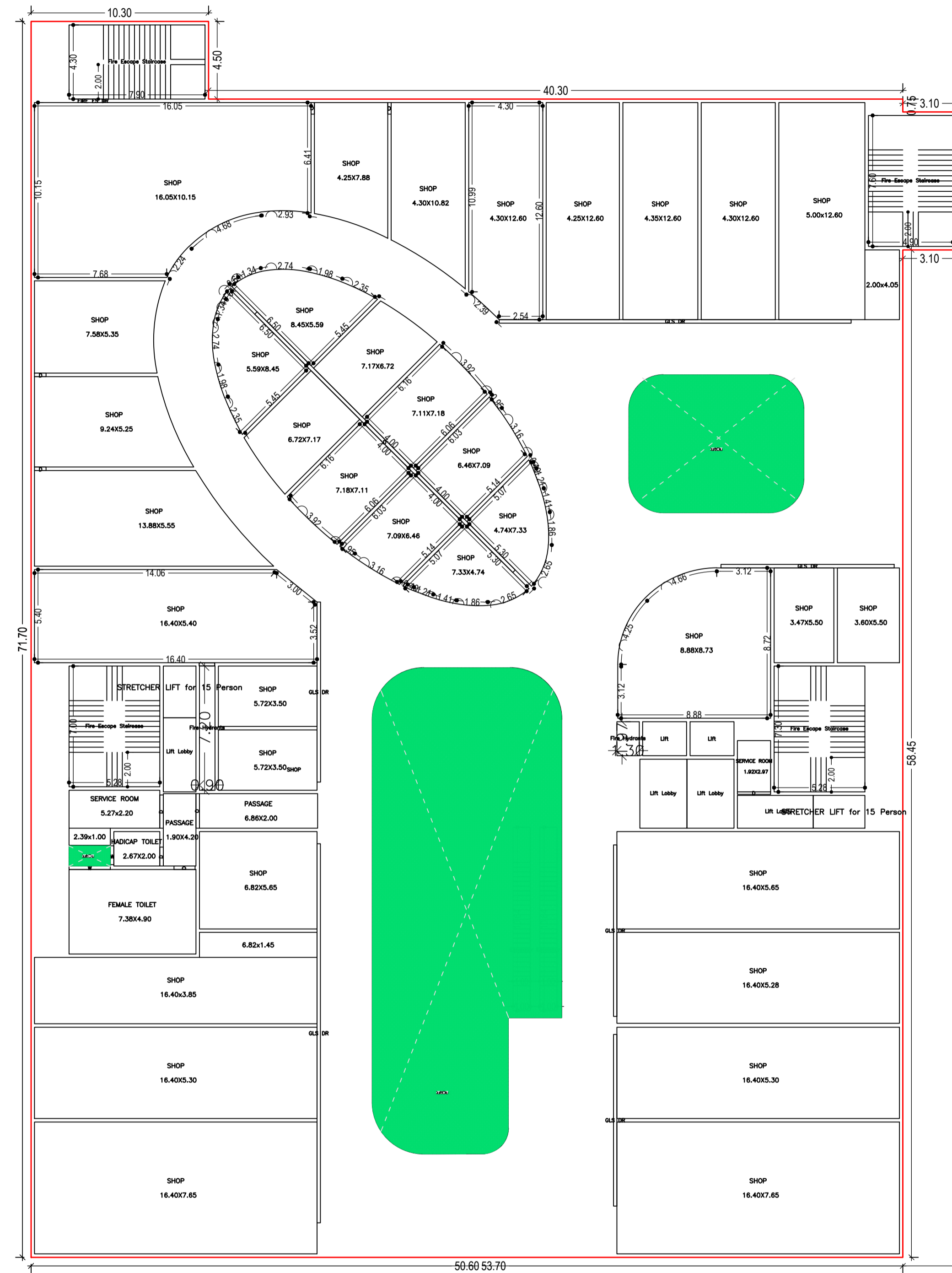
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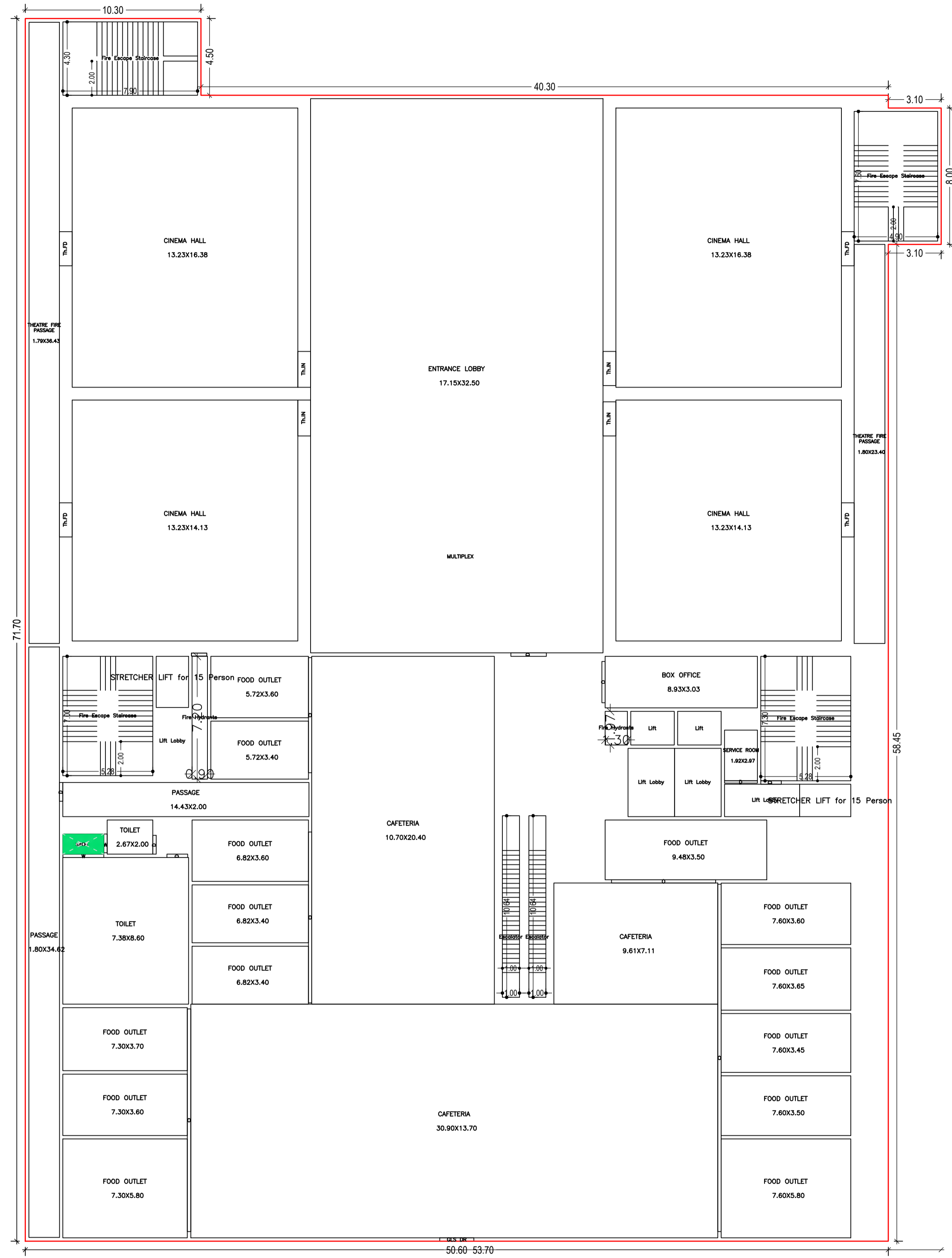
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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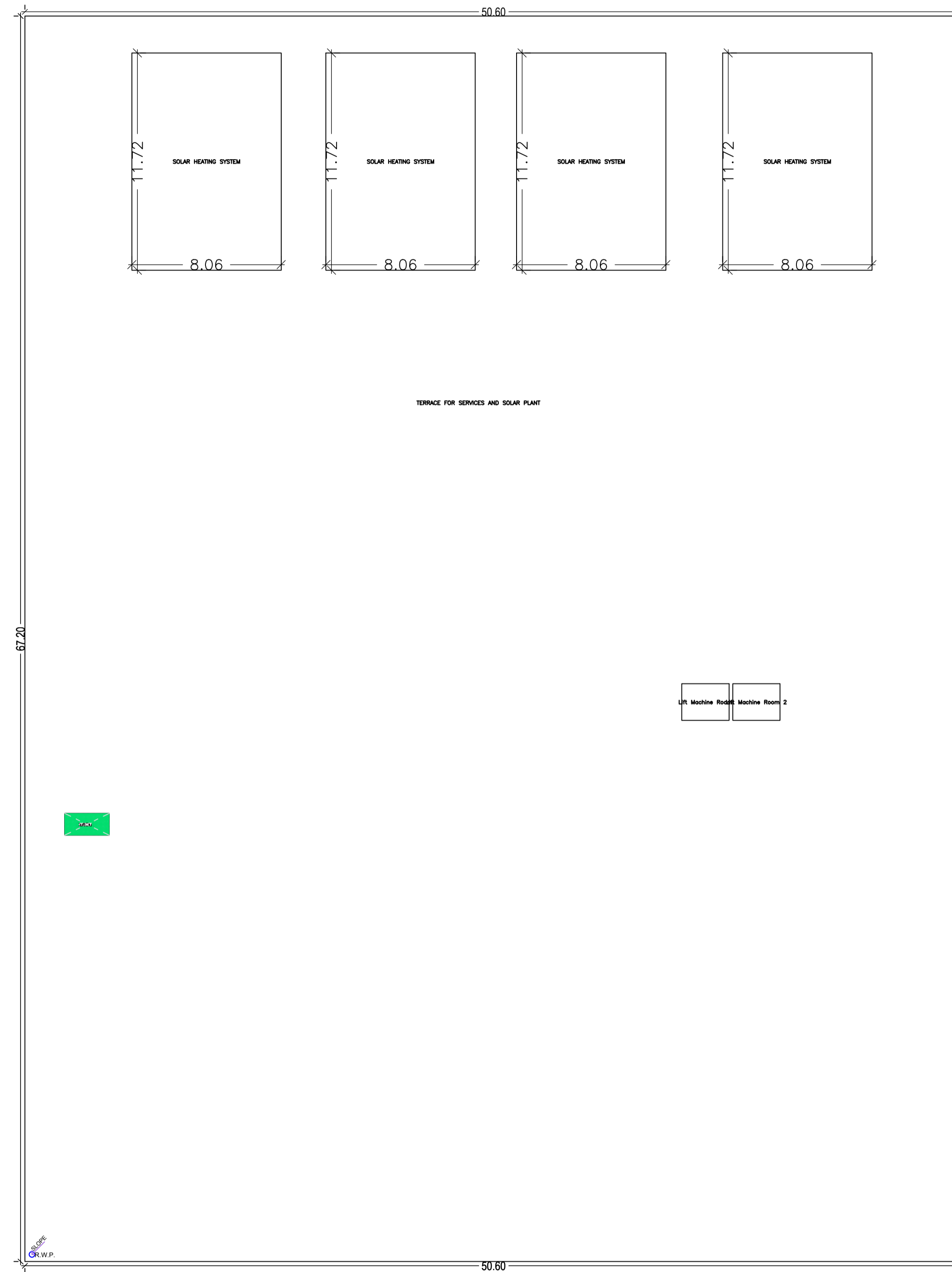
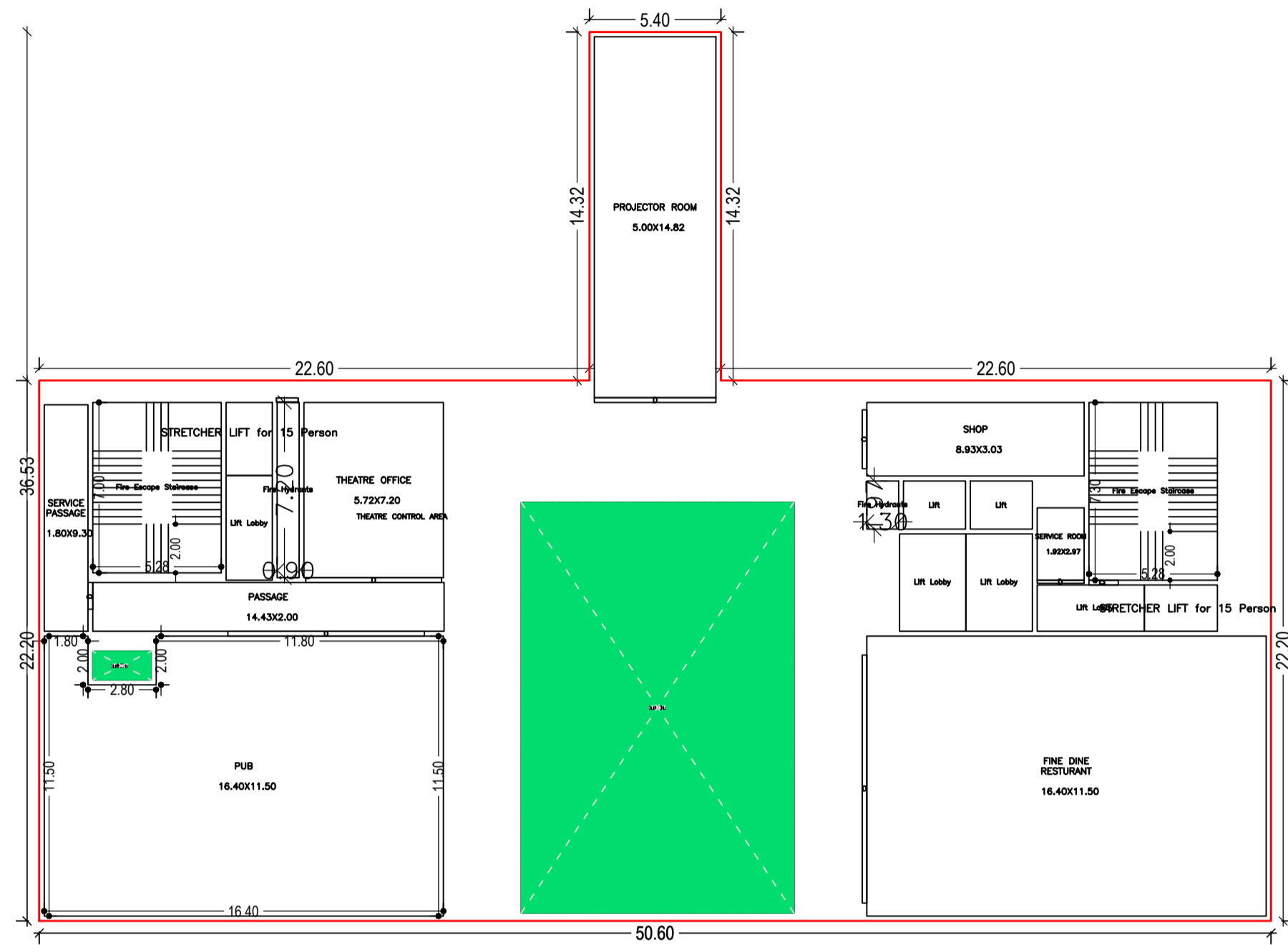
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

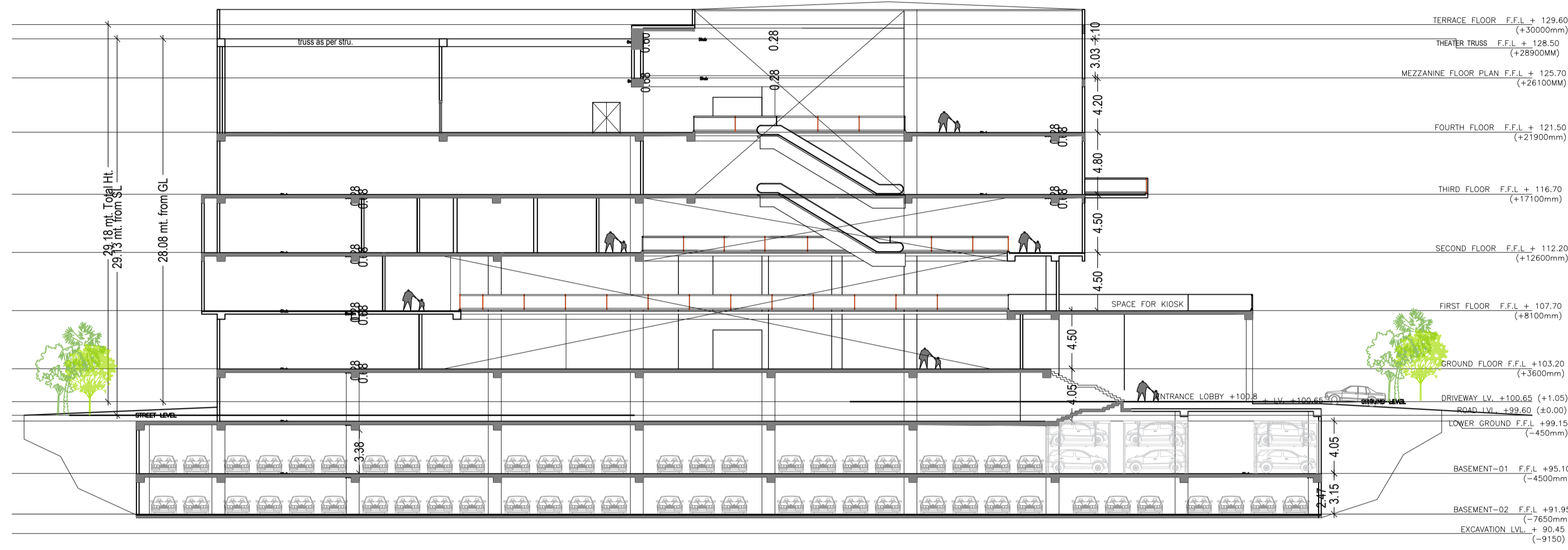
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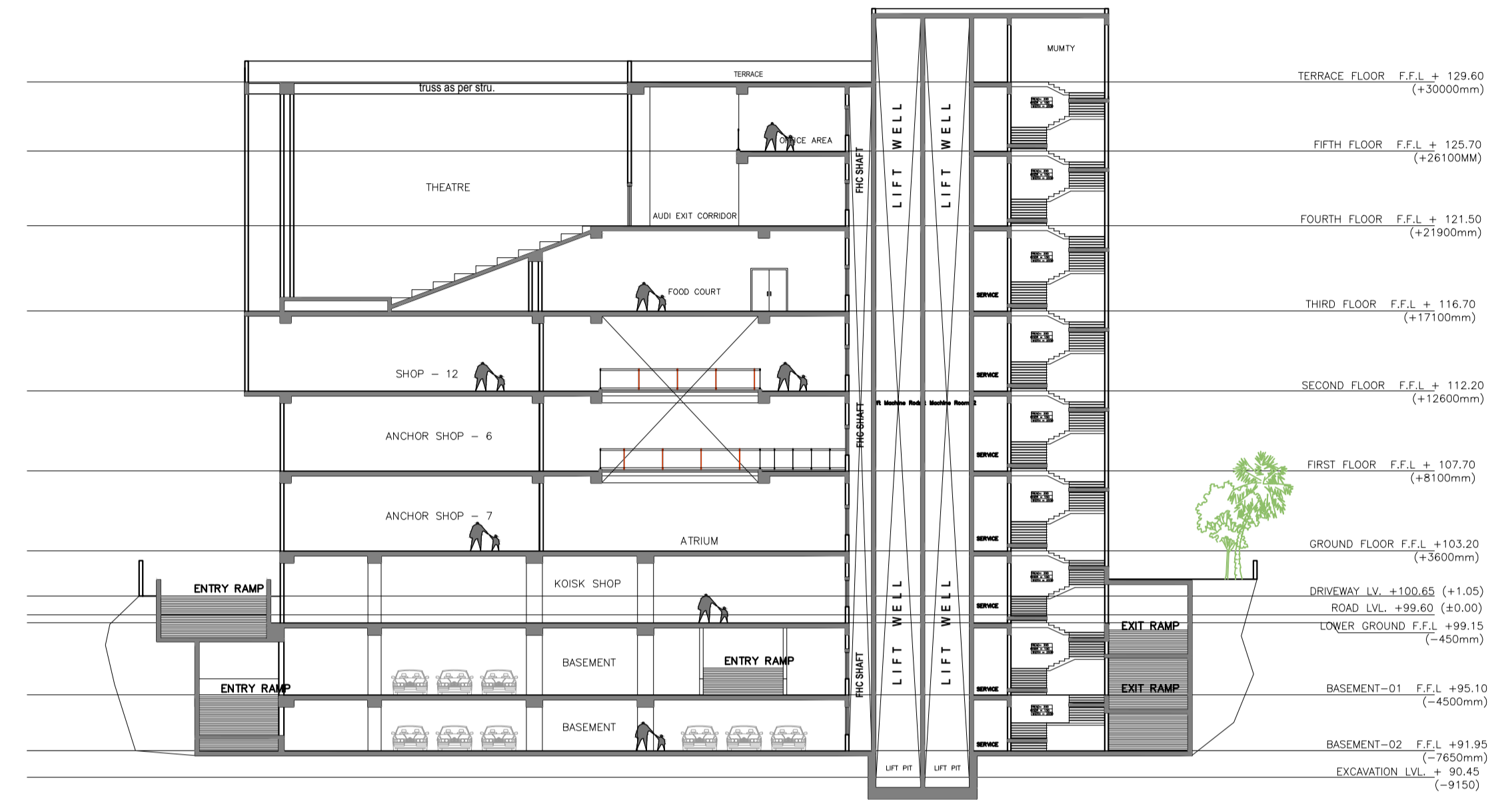


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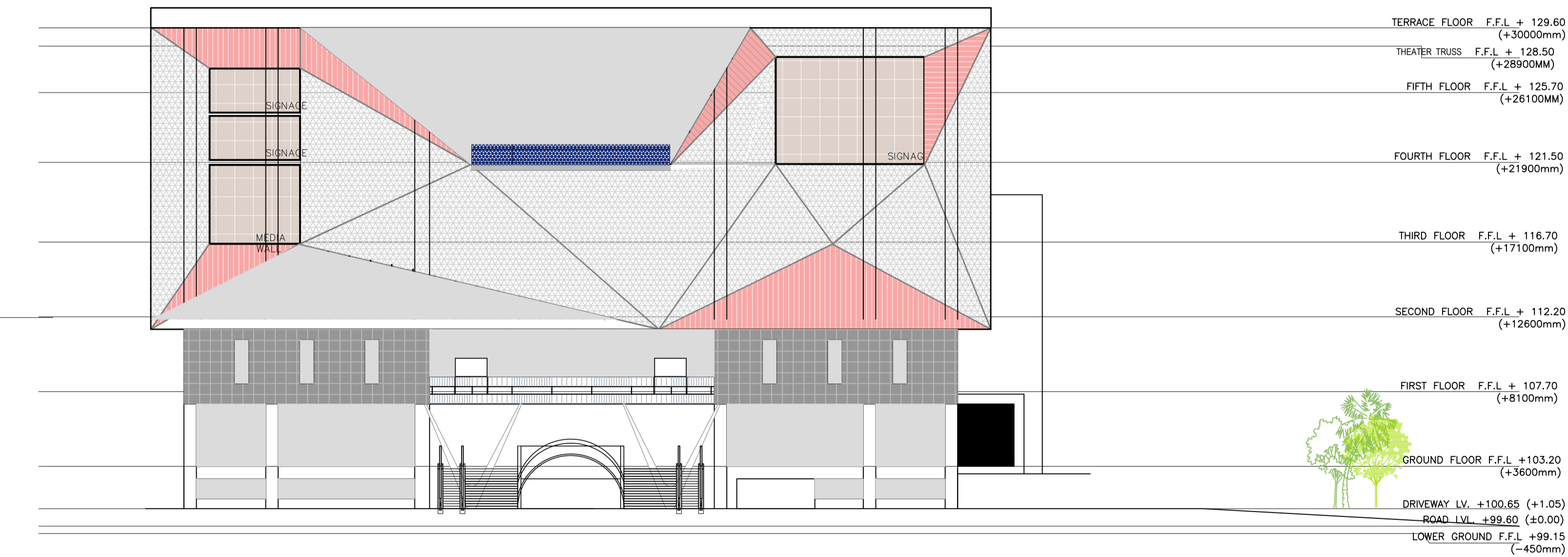
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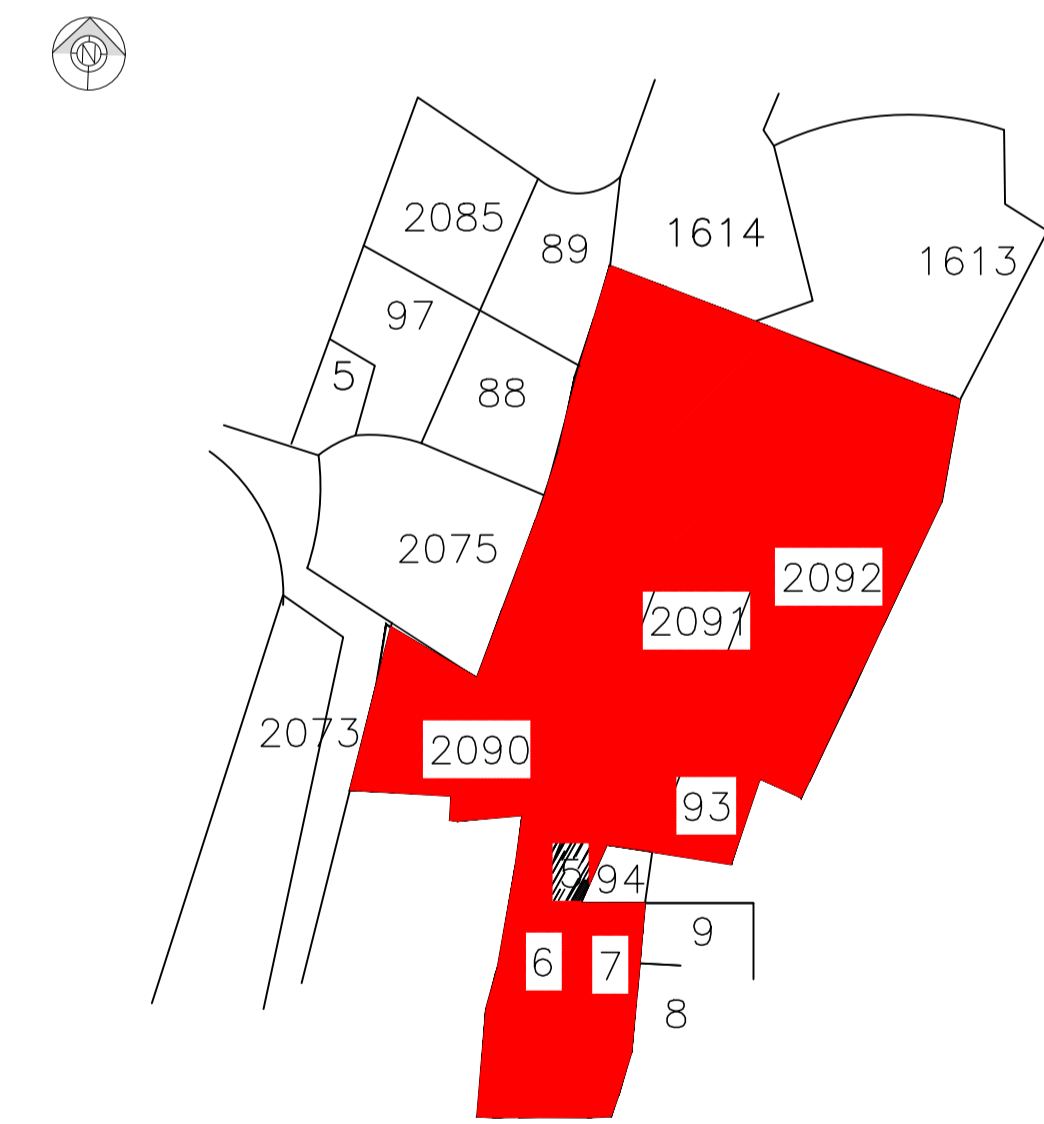
SECTION A-A'



SECTION B-B'



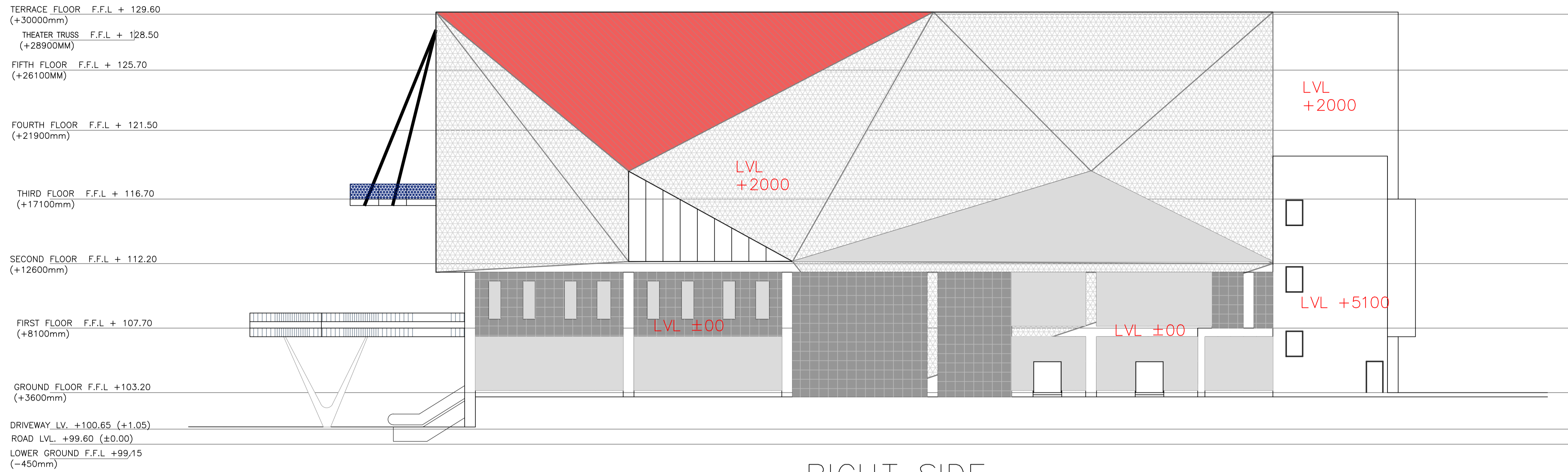
FRONT SIDE ELEVATION (SOUTH SIDE)



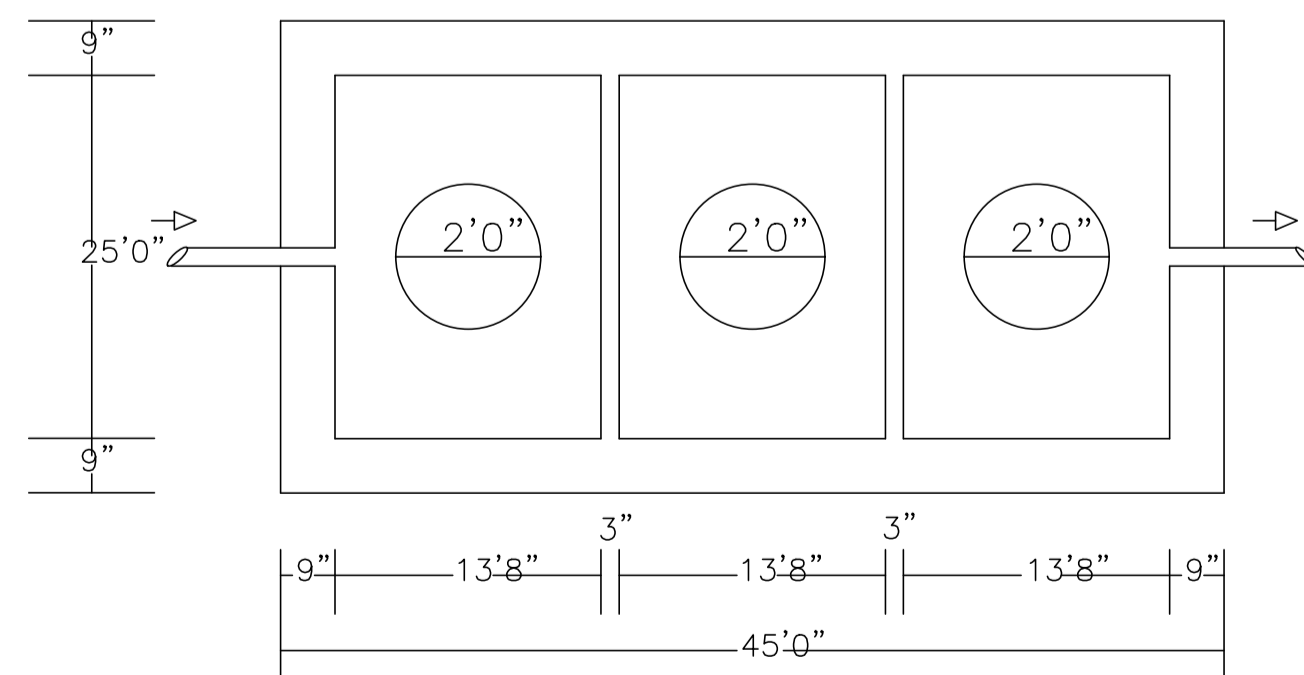
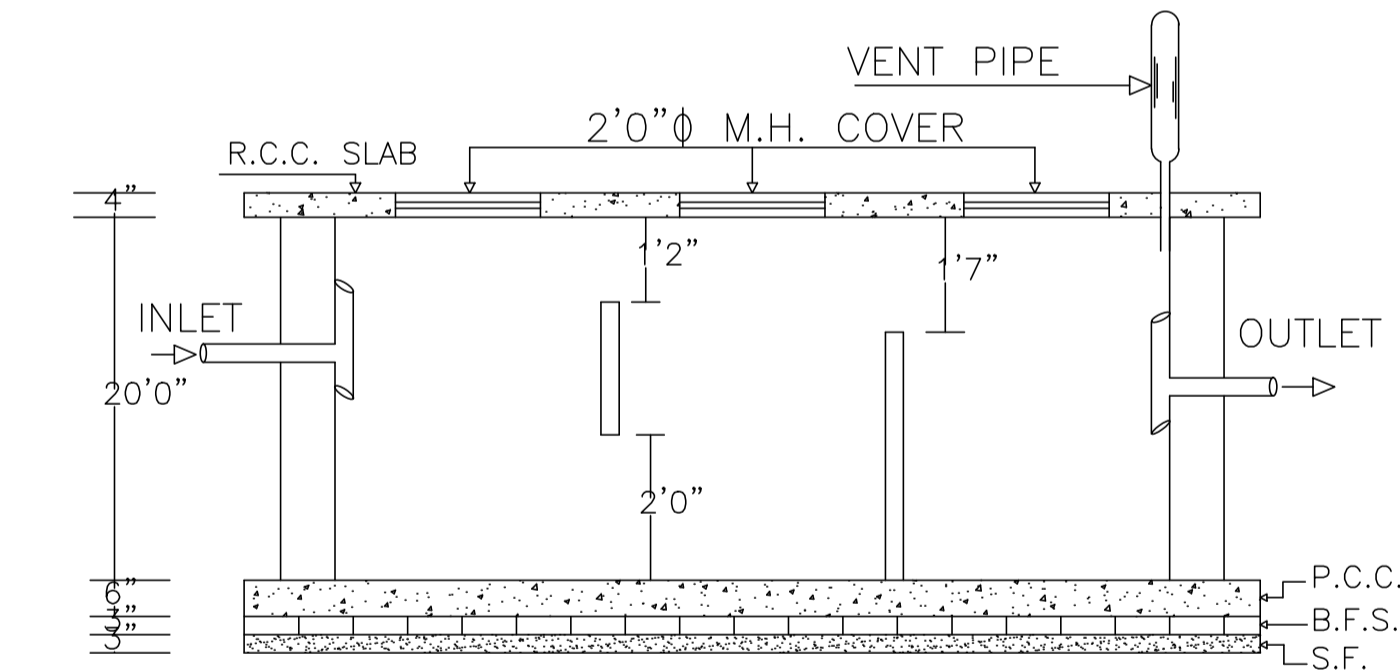
KEY-PLAN

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NIKHIL KUMAR SUKLA DMC/ARC/0021/2021			

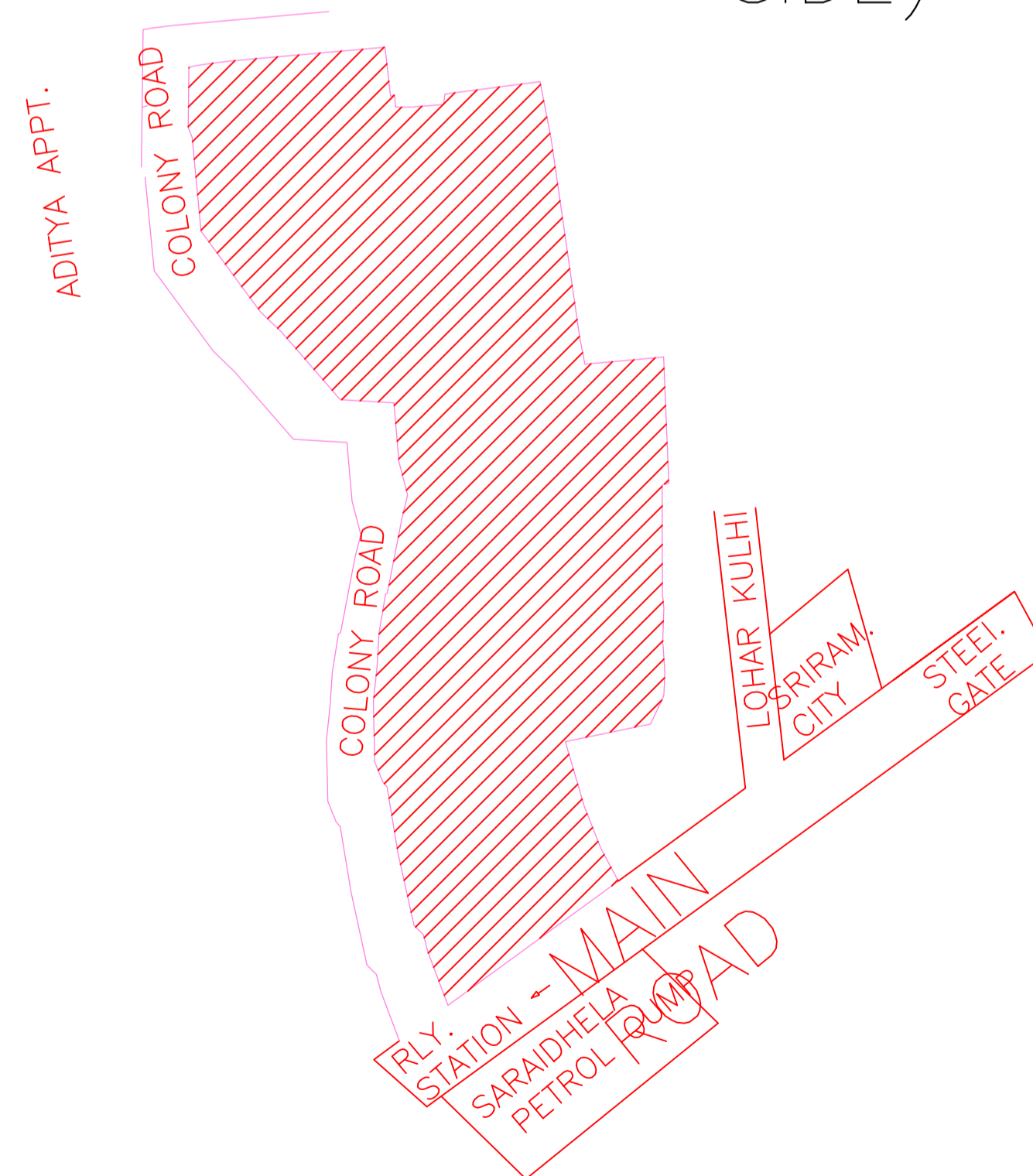
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RIGHT SIDE ELEVATION (EAST SIDE)



PLAN OF SEPTIC TANK

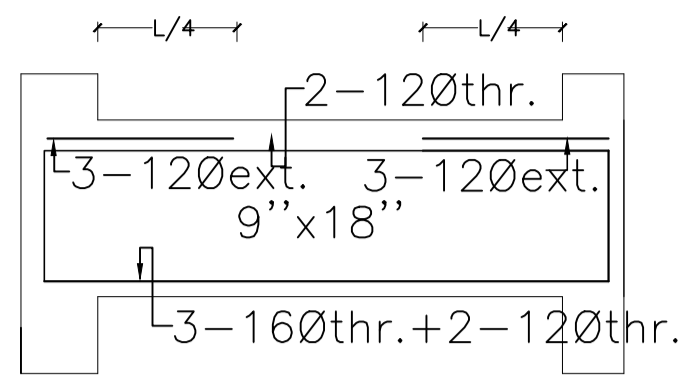


LOCATION PLAN

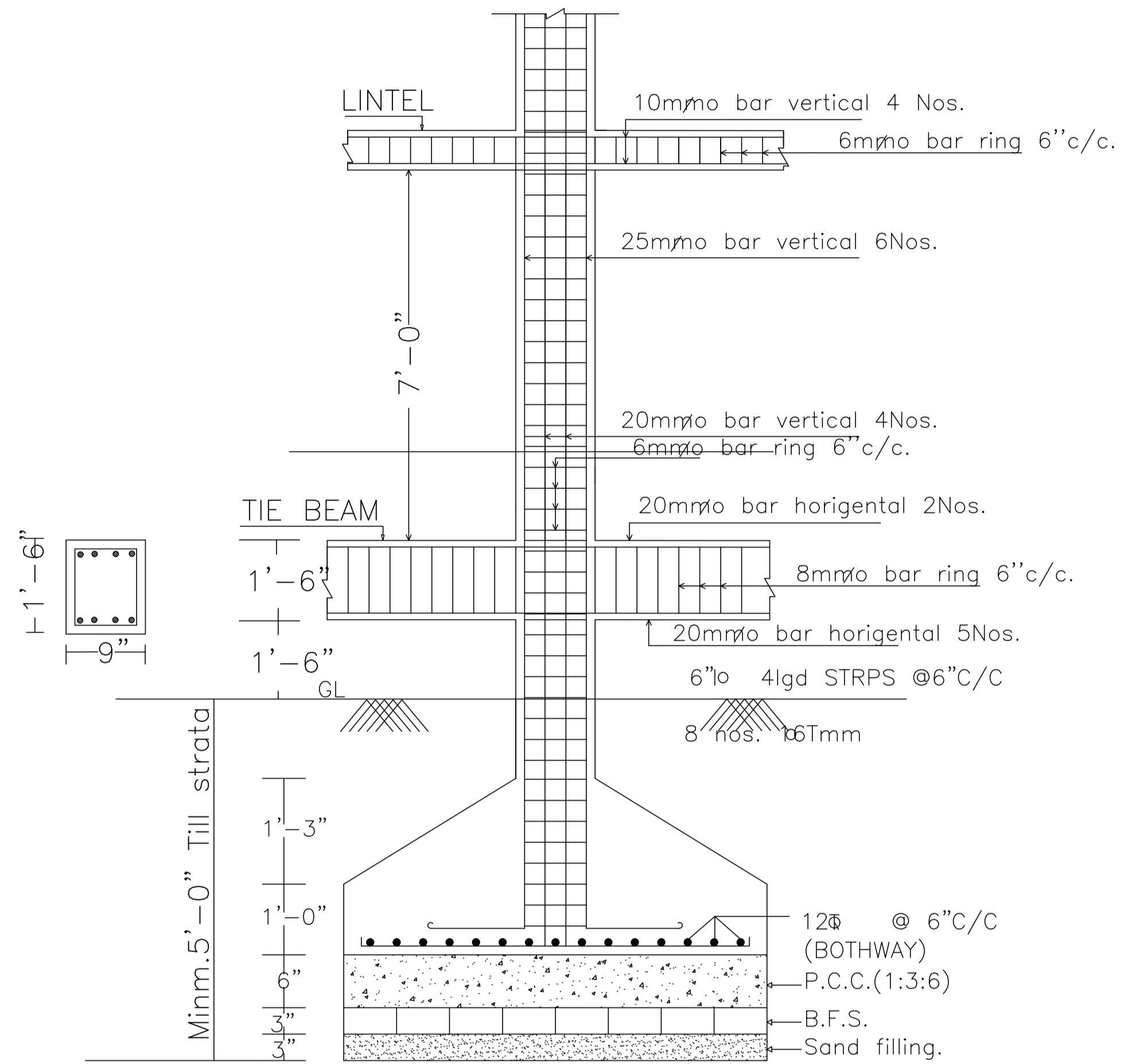
NOT TO SCALE SCALE

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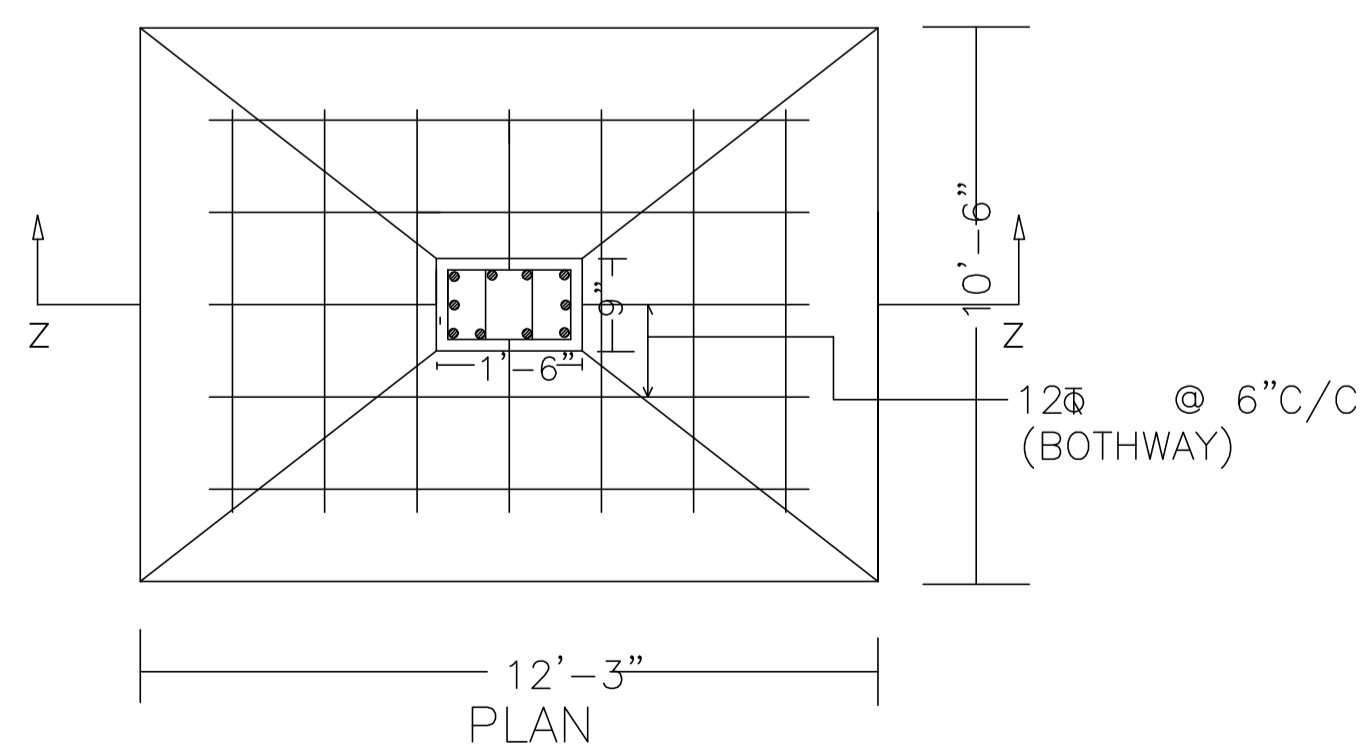
Proposal Basic Information	
Proposal File No.	DMC/BP/0390/W22/2021
Owner Name	(1) SRI EQBAL SINGH (2) SMT AMARJEET KOUR(3) SMT SATPAL KOUR DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LTD.ITS DIRECTOR SRI RITESH KUMAR SHARMA & OTHERS
Khata No	136(OLD) 362,859,920,977(NEW)
Plot No	2090,2091,2092,2093,2095,2096,2097(OLD) 451,452,453,454,453/3228,1947,1948,1949,(NEW)
Village Name	Saraidhela
Use	Commercial
SubUse	Commercial Bldg



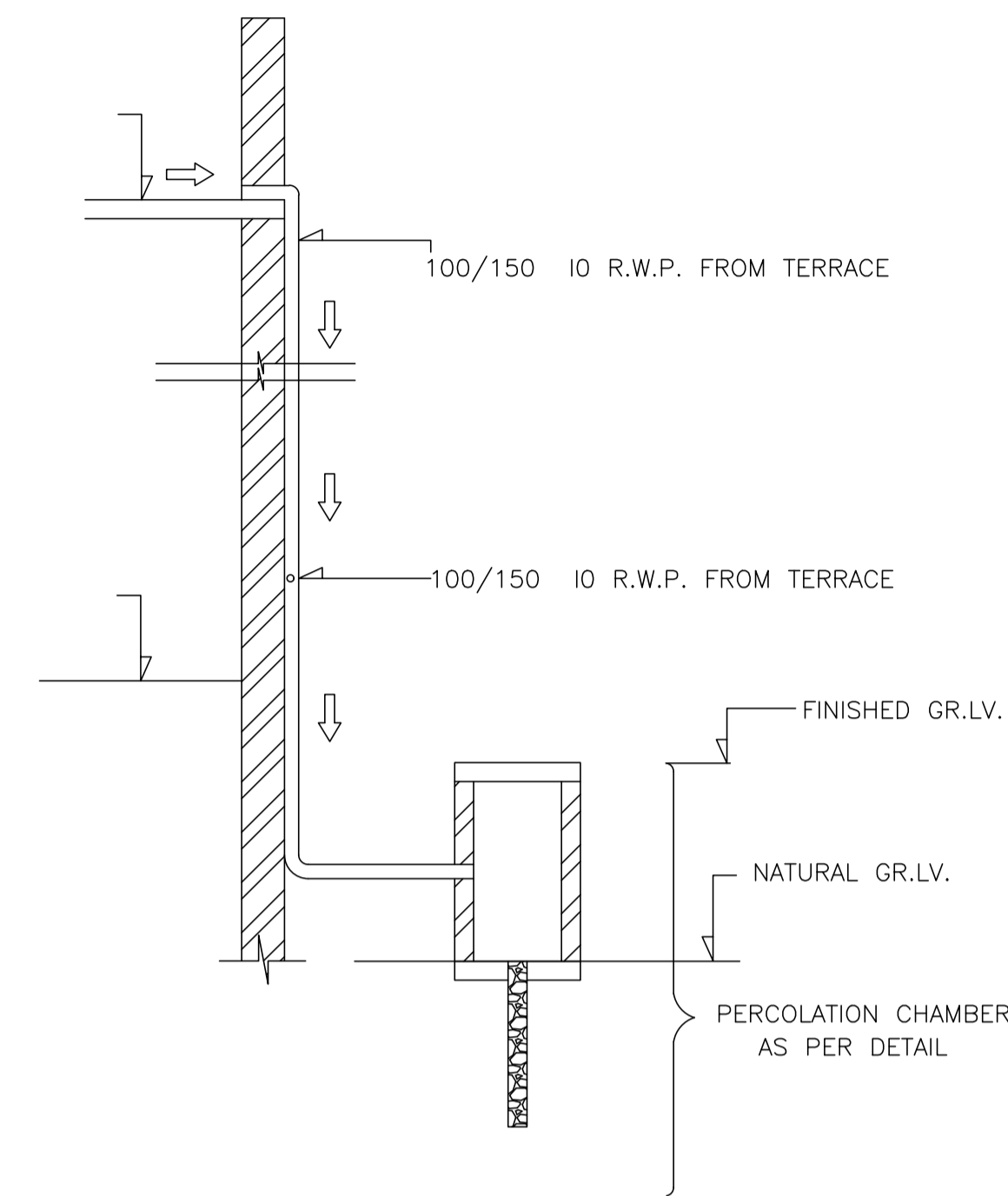
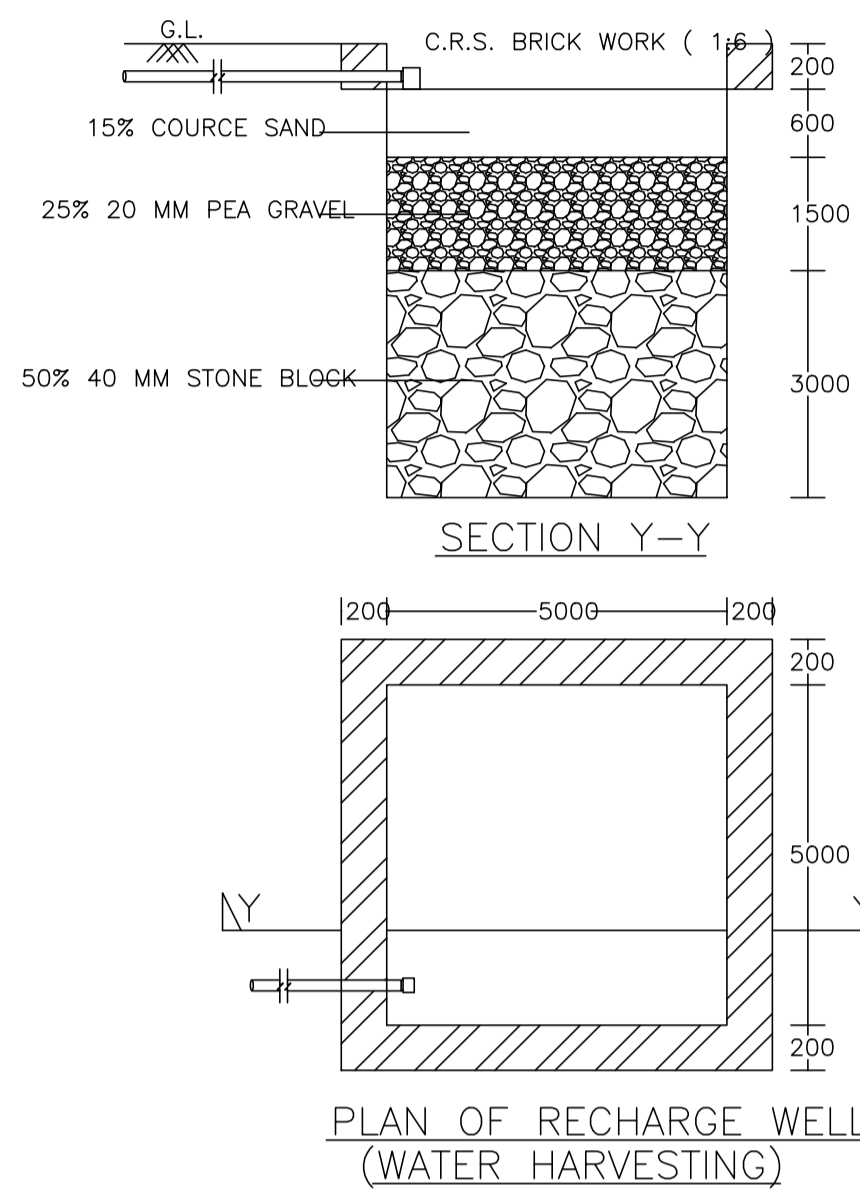
ROOF BEAM



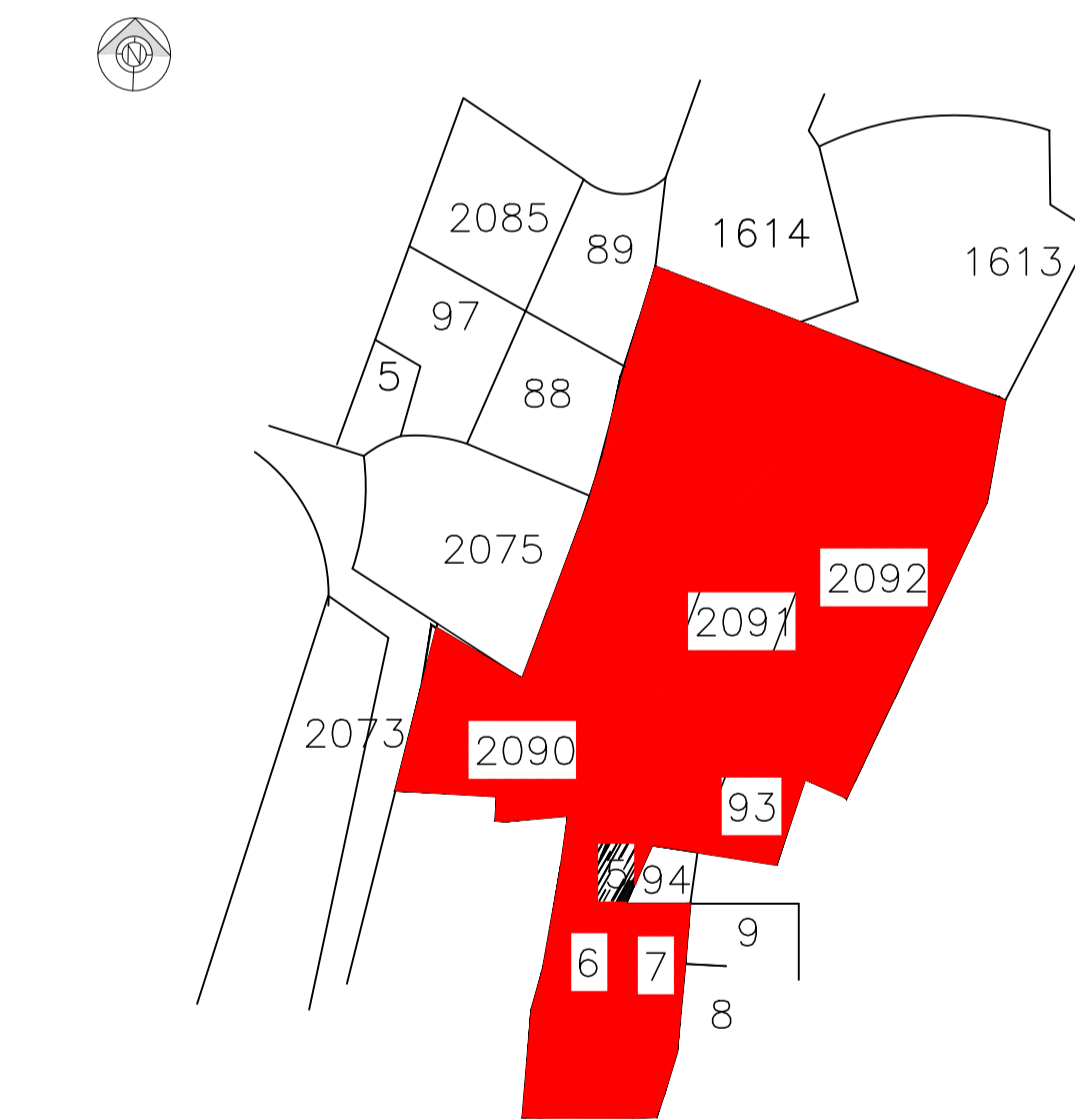
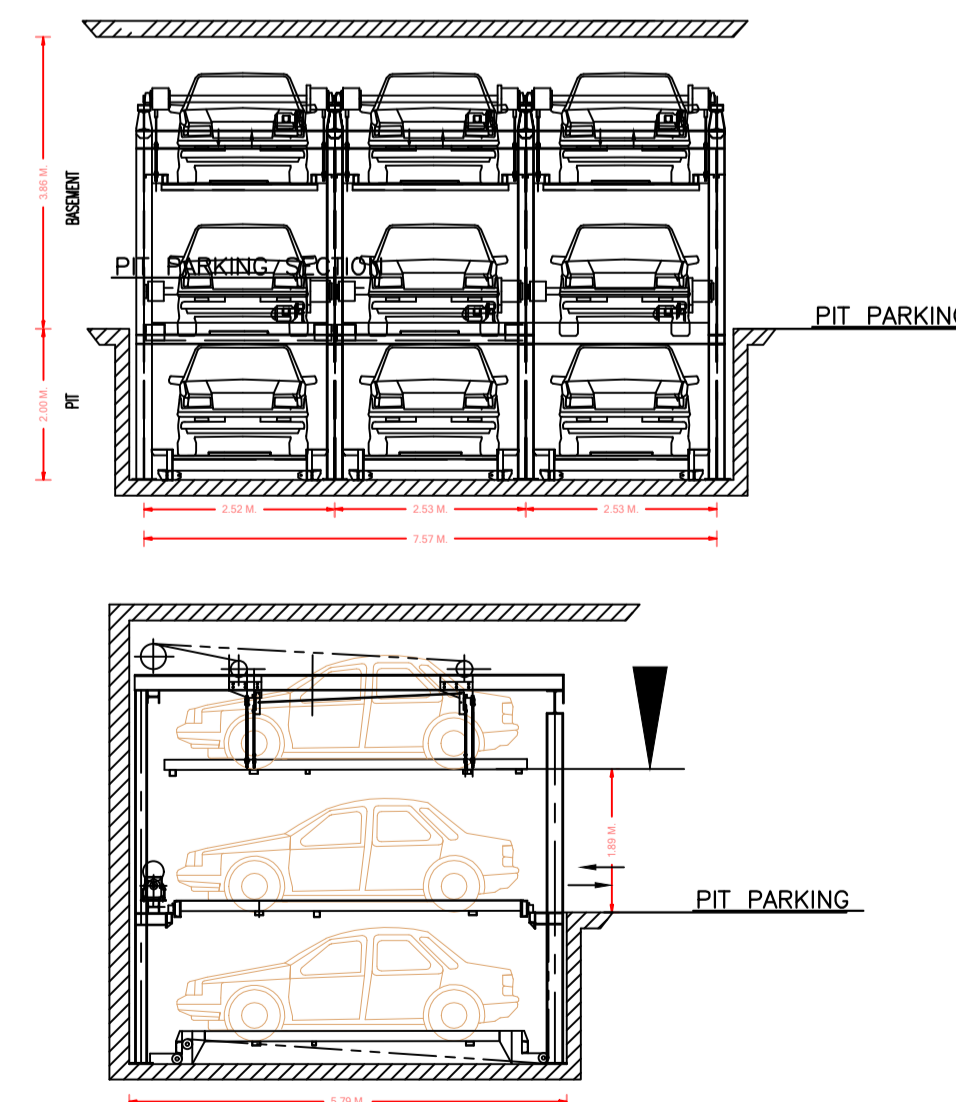
SECTION ON Z-Z



DETAIL OF COLUMNS



ROOF TOP RAIN WATER COLLECTION SYSTEM



KEY- PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL KUMAR SUKLA DMC/ARC/0021/2021			