

Proposal Basic Information	
Proposal File No.	DMC/BP/0389/W20/2021
Owner Name	(1) SRI YOGENDRA PRADHAN (2) SMT SAVITRI PRADHAN (3) M/S PRAMILA VYAPAR PVT.LTD. ITS DIRECTOR-SRI SANJAY KUMAR SINGH DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LIMITED ITS DIRECTOR-SRI RITESH KUMAR SHARMA AND OTHERS
Khata No	4,12 (OLD) 99,117,157 (NEW)
Plot No	72,80,81(OLD) 103,104,105(NEW)
Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
B (RESI)	Mixed	Mixed	0 - 140	1	45.00	1	45	-	-	
			> 140	1.5	-	1	1.5	-	-	
			> 0	1	46.00	-	-	1	5	
A (COMM)	Commercial	Shop	> 0	50	906.60	1	13	-	-	
			> 0	50	906.60	-	-	-	1	
Total :				-	-	-	60	60	5	38

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	55	687.50
Two Stack Car	-	-	5	62.50
Total Car	60	750.00	60	750.00
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	5	62.50	5	62.50
TwoWheeler	-	-	88	176.00
Total TwoWheeler	38	76.00	88	176.00
Other Parking	-	-	-	803.57
Total		888.50	1968.07	

Building : A (COMM)

Floor Name	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.)
		StairCase	Lift	Parking					
Basement Floor	1257.26	13.56	15.33	1196.69	0.00	31.67	31.67	31.67	00
Lower Ground Floor	341.25	36.23	5.80	0.00	299.22	0.00	299.22	299.22	01
Ground Floor	352.13	48.77	0.00	0.00	303.36	0.00	303.36	303.36	01
First Floor	333.72	18.11	5.80	0.00	309.81	0.00	309.81	309.81	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :		2284.36	116.67	26.93	1196.69	31.67	944.06	944.06	03

UnitBUA Table for Building : A (COMM)

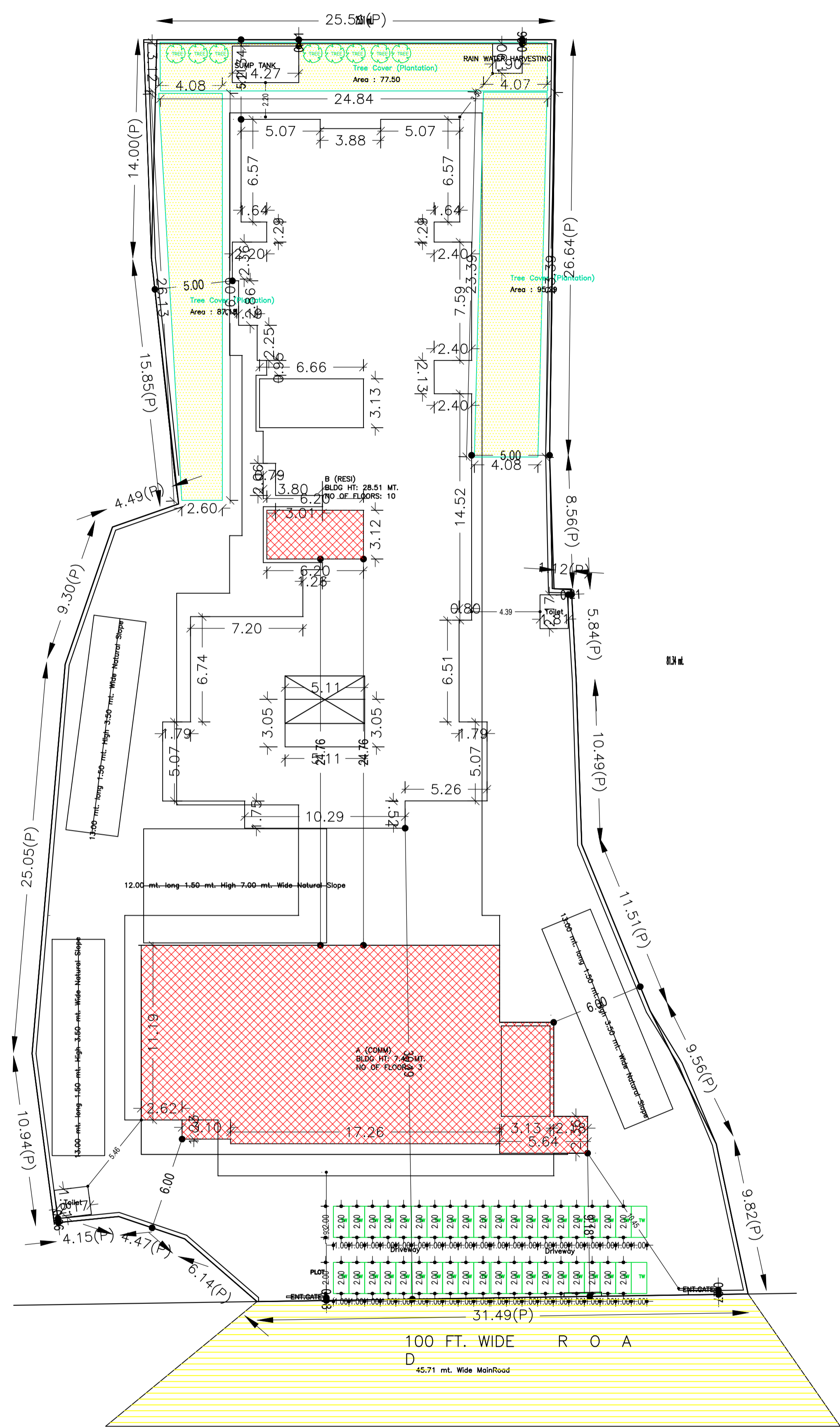
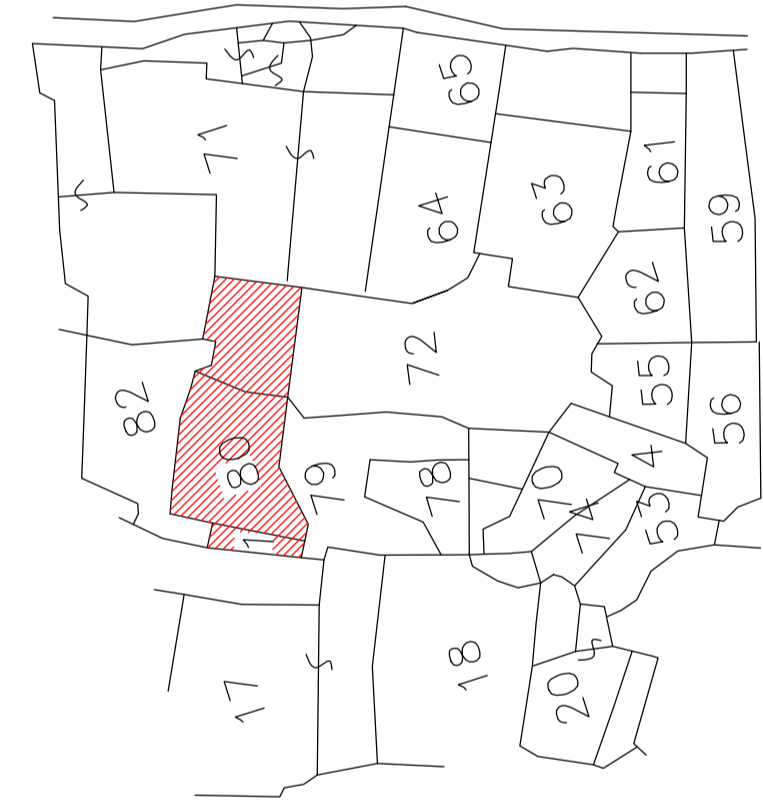
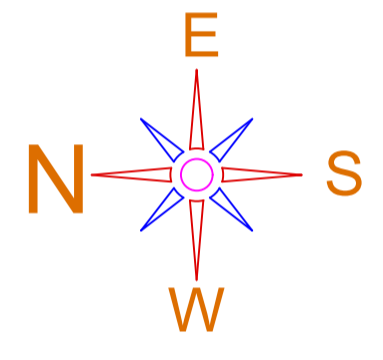
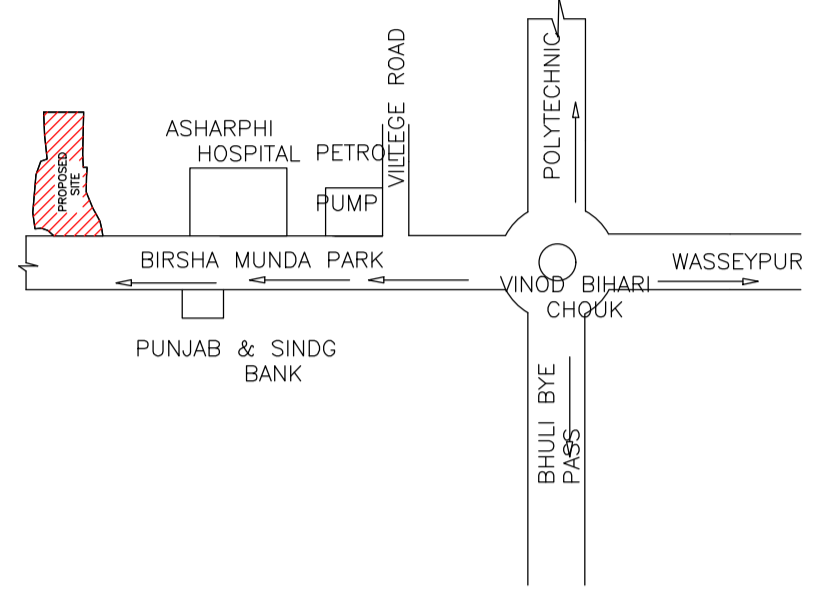
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	SHOP	SHOP	303.78	303.54	5	1
GROUND FLOOR PLAN	SHOP	SHOP	298.29	298.05	5	1
FIRST FLOOR PLAN	SHOP	SHOP	309.08	308.84	5	1
Total:		-	911.15	910.43	15	3

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMM)	SHUTTER GATE	2.49	2.10	03
A (COMM)	SHUTTER GATE	4.68	2.10	06
A (COMM)	SHUTTER GATE	4.69	2.10	03

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
B (RESI)	Mixed	Mixed	Multistored
A (COMM)	Commercial	Shop	Multistored



SITE PLAN

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	StairCase	Lift	Balcony						Parking
B (RESI)	1	6581.07	140.31	6440.76	394.39	85.77	46.48	452.86	5461.26	0.00	0.00	5461.26	5461.26	46
A (COMM)	1	2284.36	0.00	2284.36	116.67	26.93	0.00	1196.69	0.00	912.39	31.67	944.06	944.06	03
Grand Total		8865.43	140.31	8725.12	511.06	112.70	46.48	1649.55	5461.26	912.39	31.67	6405.32	6405.32	49

AREA STATEMENT		VERSION NO. : 1.0.62
DHANBAD MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Resi+Comm	
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DMC/BP/0389/W20/2021	Plot/SubPlot No: 72,80,81(OLD) 103,104,105(NEW)	
Application Type: General Proposal	North: Survey No. - PART OF PLO NO-82 & 97	
Project Type: Building Permission	South: Plot No. - PART OF PLOT NO-72 & 97	
Nature of Development: New	East: Survey No. - PART OF PLOT NO-71	
Location of Development Area: Old Area	West: Road Width - 45	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2568.74
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		259.97
Total		259.97
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	2308.77
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	2568.74
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	2568.74
COVERAGE CHECK		
Permissible Coverage Area (50.00 %)		1284.37
Proposed Coverage Area (35.22 %)		904.80
Total Prop. Coverage Area (35.22 %)		904.80
Balance coverage area (14.78 %)		379.57
FAR CHECK		
Perm. FAR Area (2.50)		6421.85
Total Perm. FAR area		6421.85
Residential FAR		5461.26
Commercial FAR		912.39
Proposed FAR Area		6405.33
Total Proposed FAR Area		6405.33
Consumed FAR (Factor)		2.49
Balance FAR Area		16.52
BUILT UP AREA CHECK		
Total Proposed Built Up Area		8725.12
ARCHITECT (Regd)		
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
(1) SRI YOGENDRA PRADHAN (2) SMT SAVITRI PRADHAN (3) M/S PRAMILA VYAPAR PVT.LTD. ITS DIRECTOR-SRI SANJAY KUMAR SINGH DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LIMITED ITS DIRECTOR-SRI RITESH KUMAR SHARMA AND OTHERS		
DEVELOPMENT AUTHORITY		LOCAL BODY

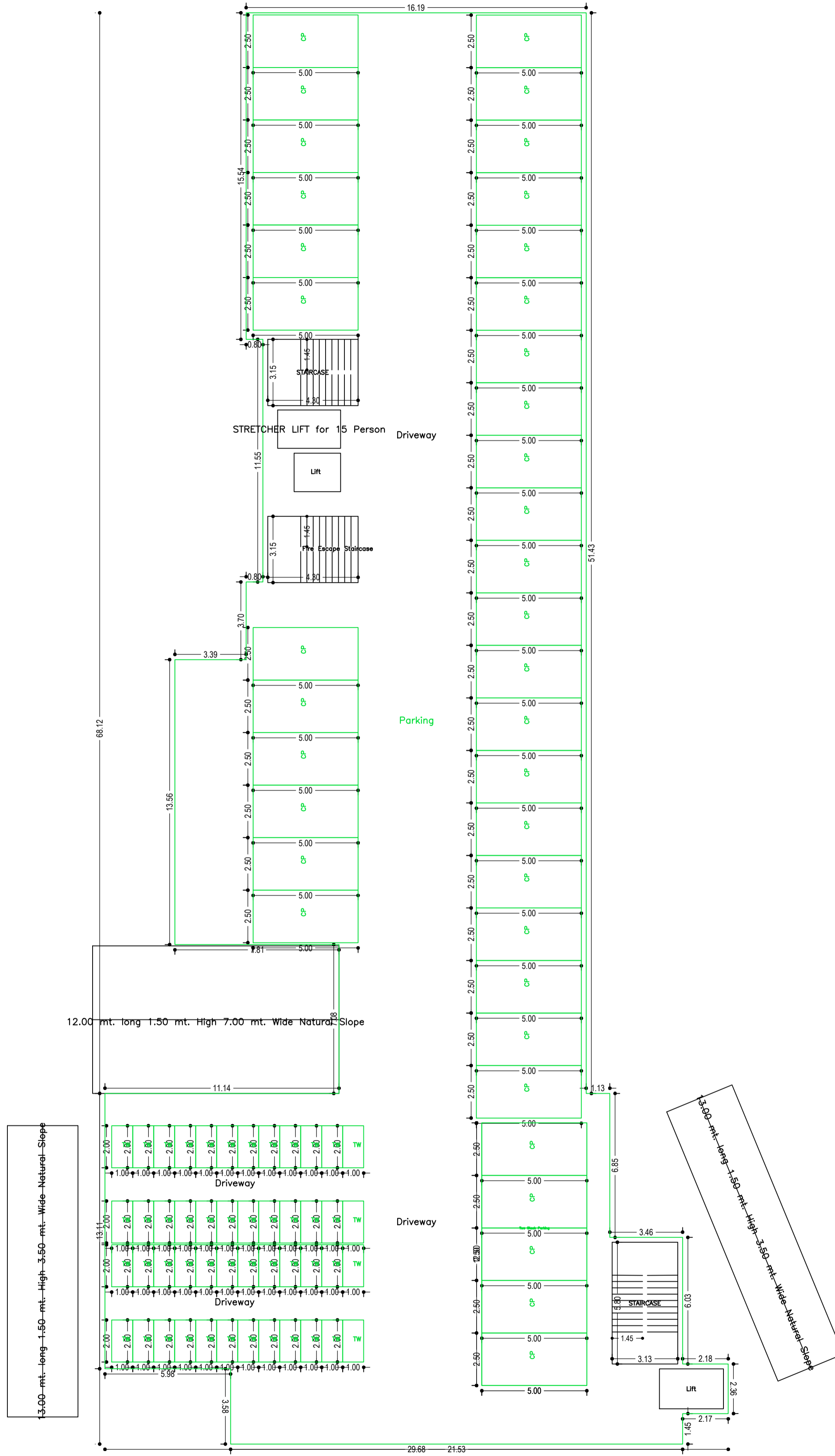
COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Area]
COMMON PLOT	[Blue Area]
ROAD WIDENING AREA	[Orange Area]
EXISTING (To be retained)	[Grey Area]
EXISTING (To be demolished)	[White Area]

Buildingwise Floor FAR Details

Floor Name	Building Name				Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	B (RESI)		A (COMM)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	0.00	0.00	1257.26	31.67	1257.26	31.67
Lower Ground Floor	675.53	180.46	341.25	299.22	1016.78	479.68
Ground Floor	641.63	601.44	352.13	303.36	993.76	904.80
First Floor	640.45	584.92	333.72	309.81	974.17	894.73
Second Floor	640.45	584.92	0.00	0.00	640.45	584.92
Third Floor	640.45	584.92	0.00	0.00	640.45	584.92
Fourth Floor	640.45	584.92	0.00	0.00	640.45	584.92
Fifth Floor	640.45	584.92	0.00	0.00	640.45	584.92
Sixth Floor	640.45	584.92	0.00	0.00	640.45	584.92
Seventh Floor	640.45	584.92	0.00	0.00	640.45	584.92
Eighth Floor	640.45	584.92	0.00	0.00	640.45	584.92
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	6440.76	5461.26	2284.36	944.06	8725.12	6405.32

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

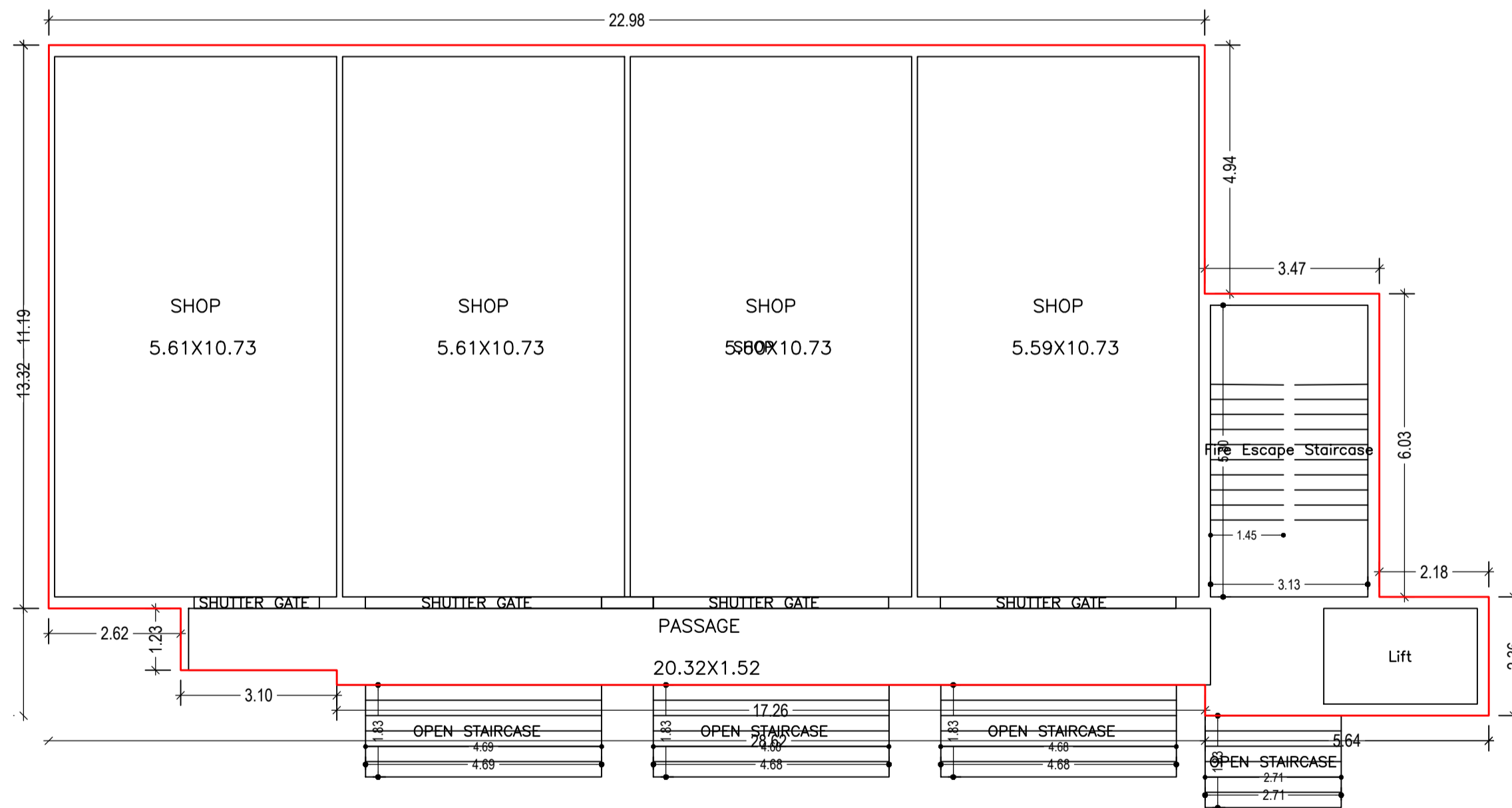
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Khata No	KUMAR SHARMA AND OTHERS 04.12 (OLD) 99.117,157 (NEW)
Plot No	72,80,81(OLD) 103,104,105(NEW)
Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN (SCALE 1:100)



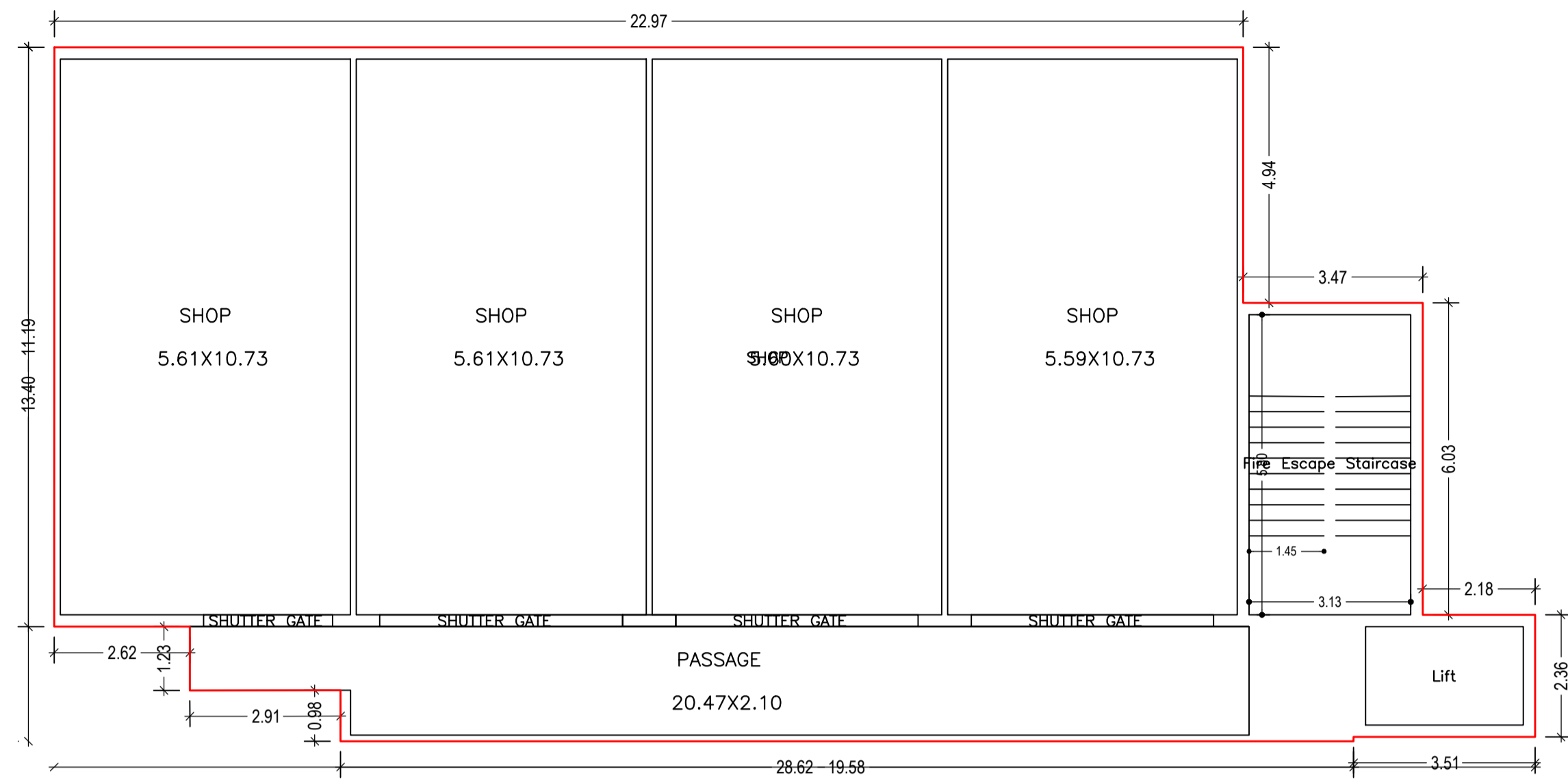
LOWER GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



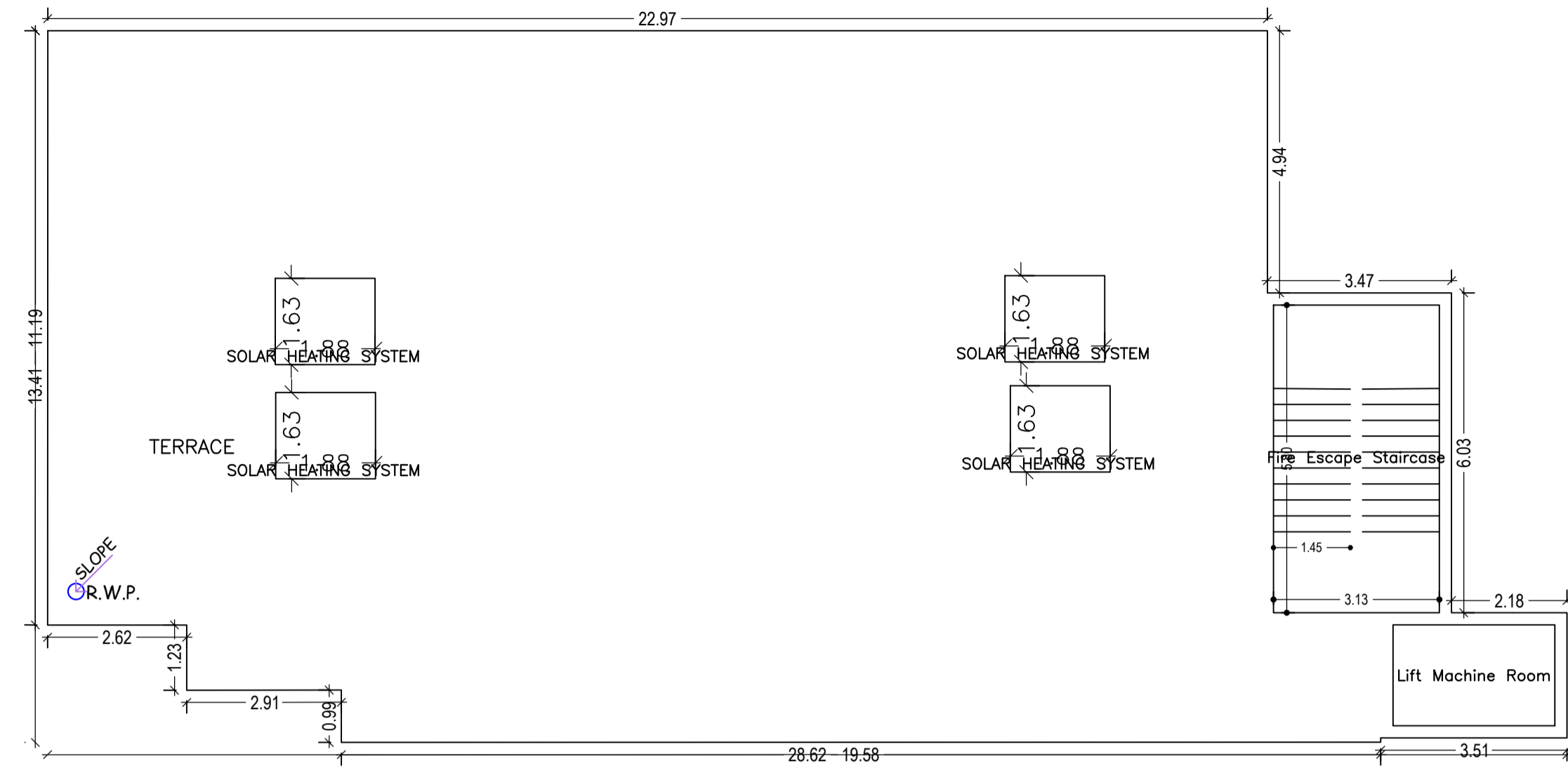
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

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NIKHIL KUMAR SUKLA DMC/ARC/0021/2021			

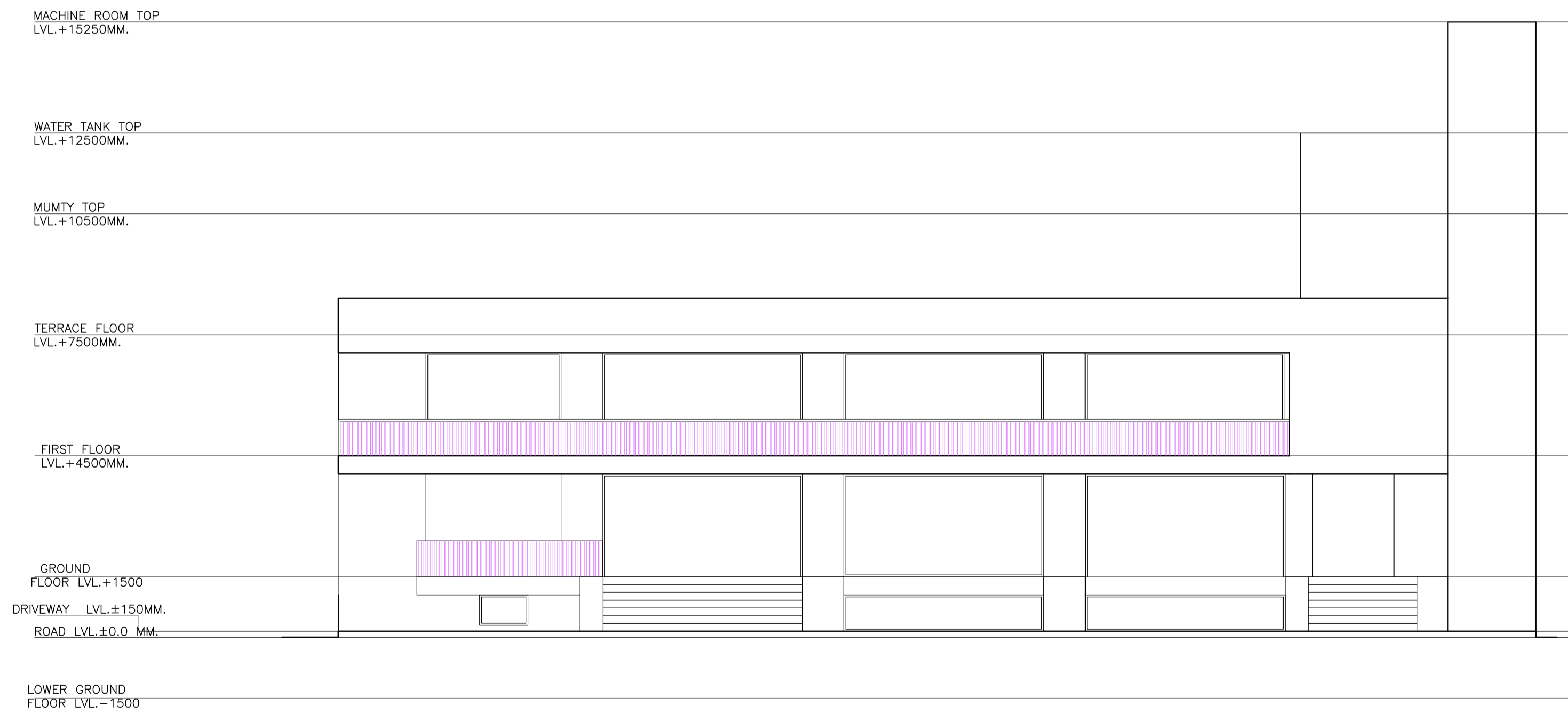
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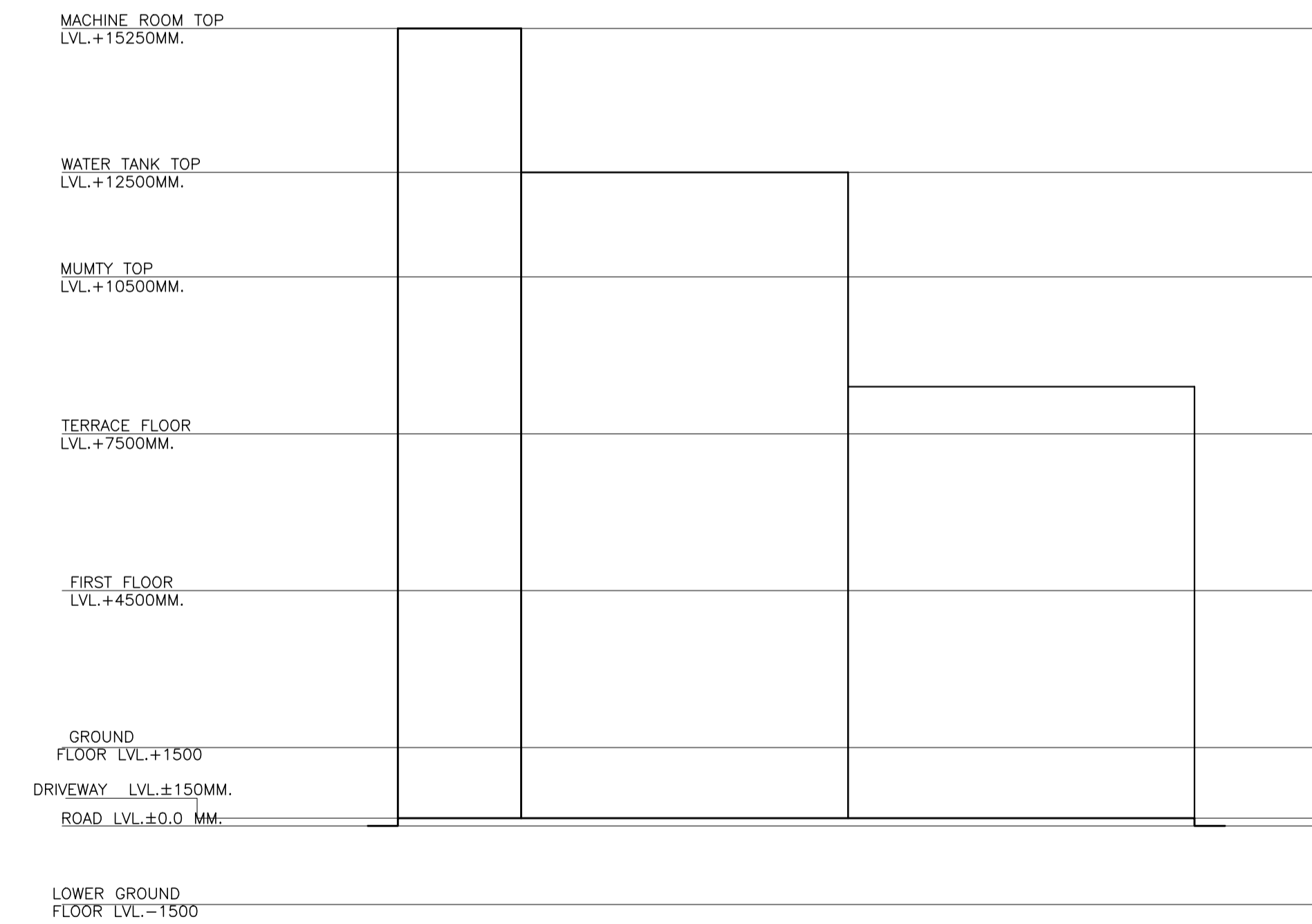
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



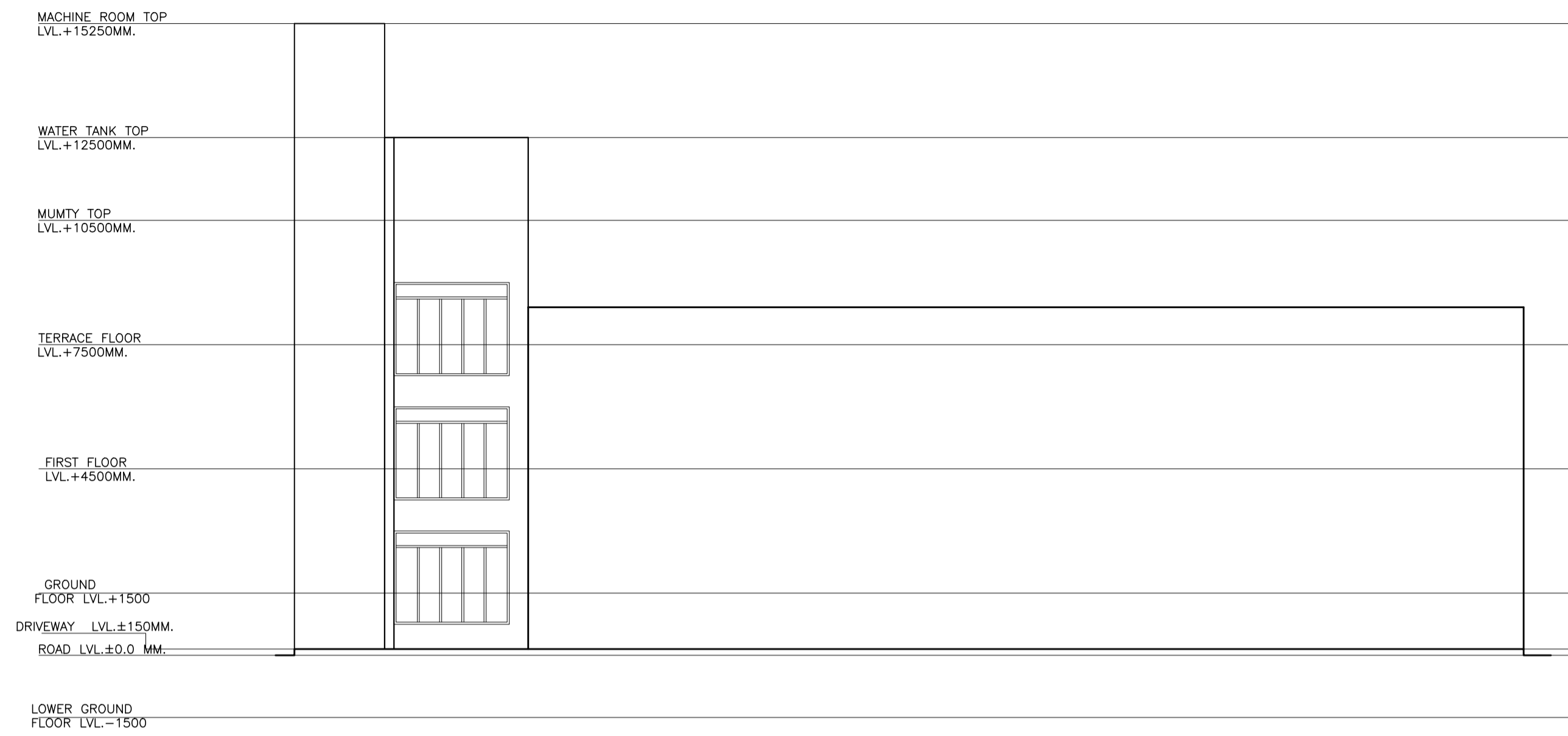
FRONT ELEVATION



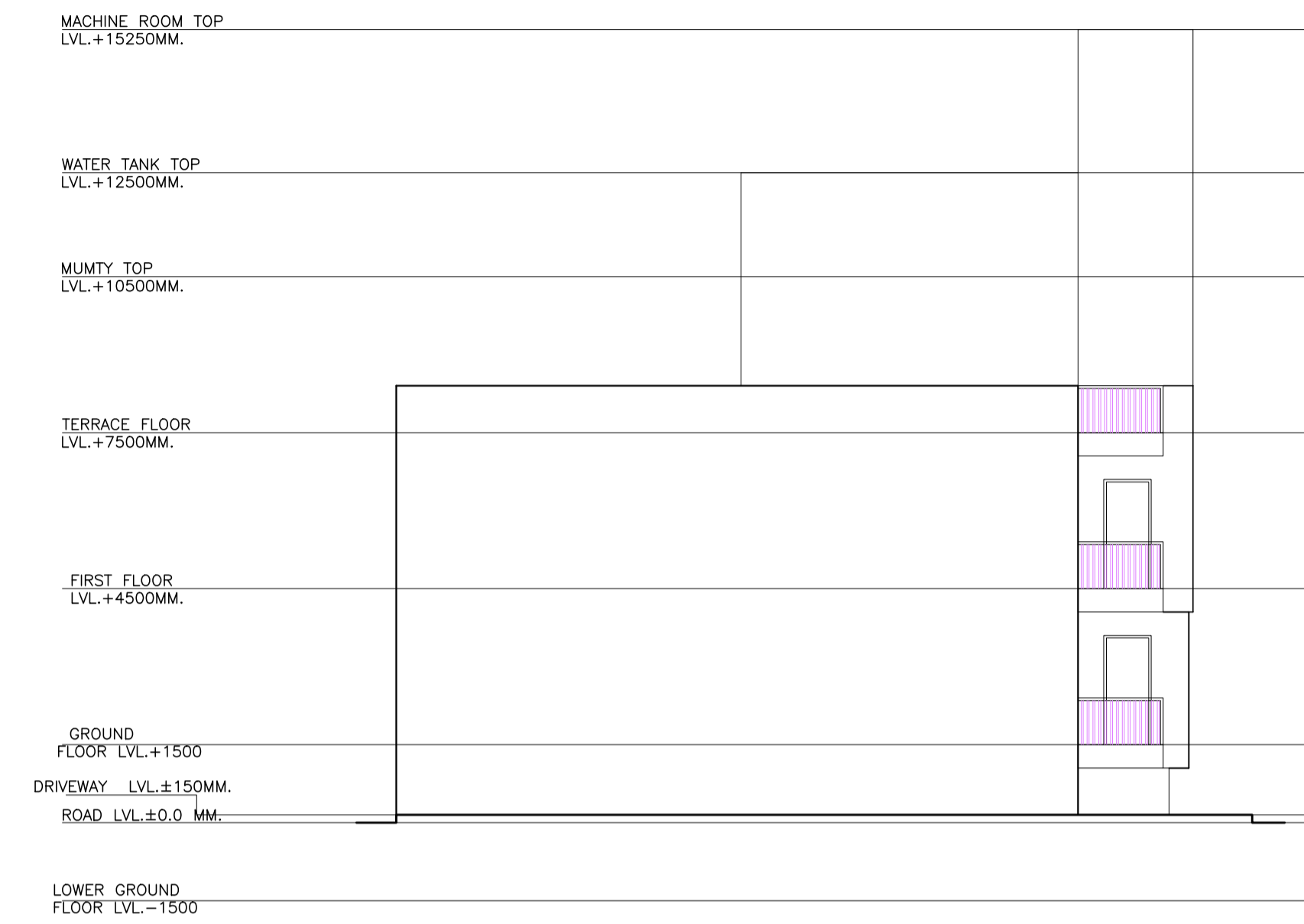
RIGHT SIDE ELEVATION

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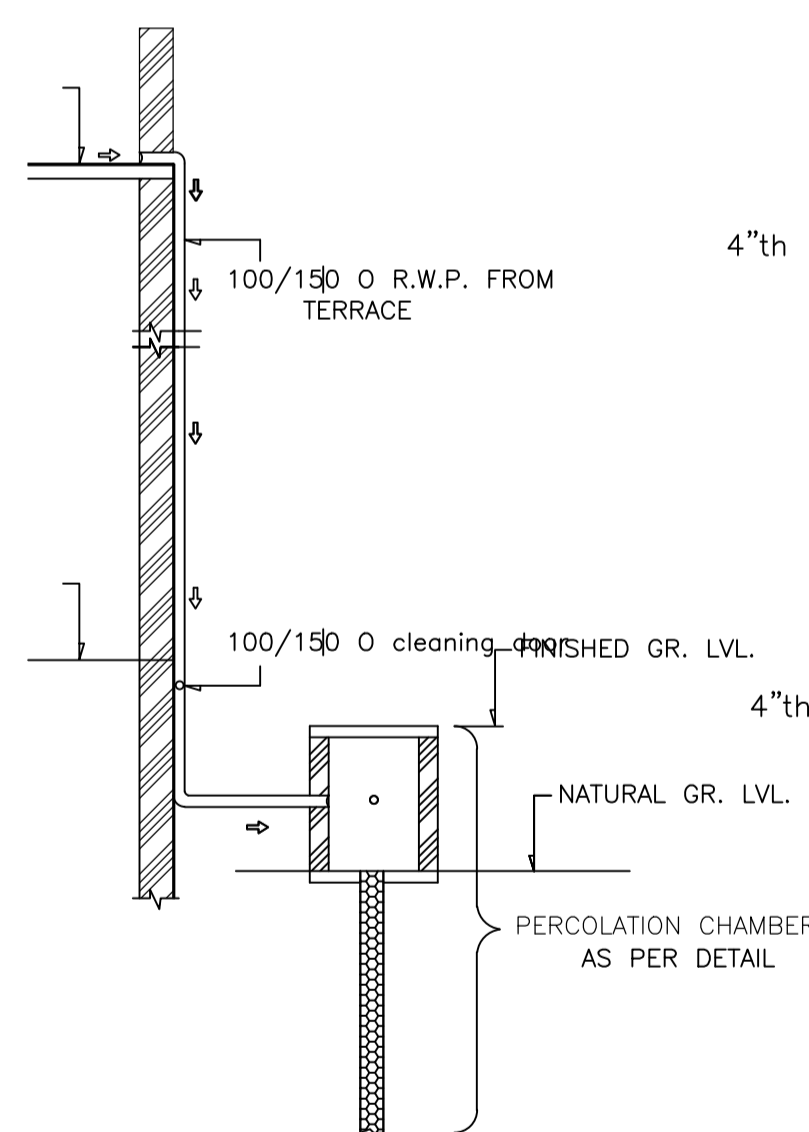
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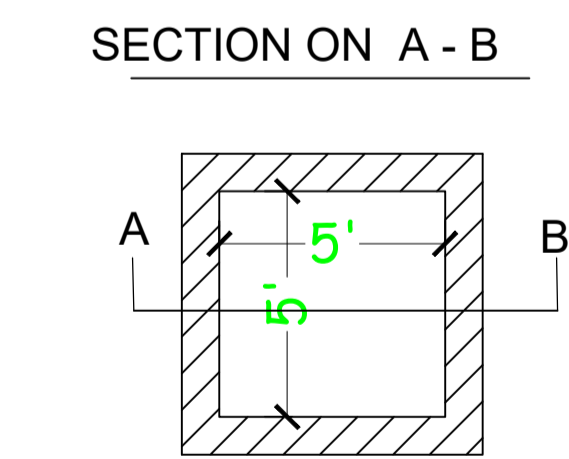
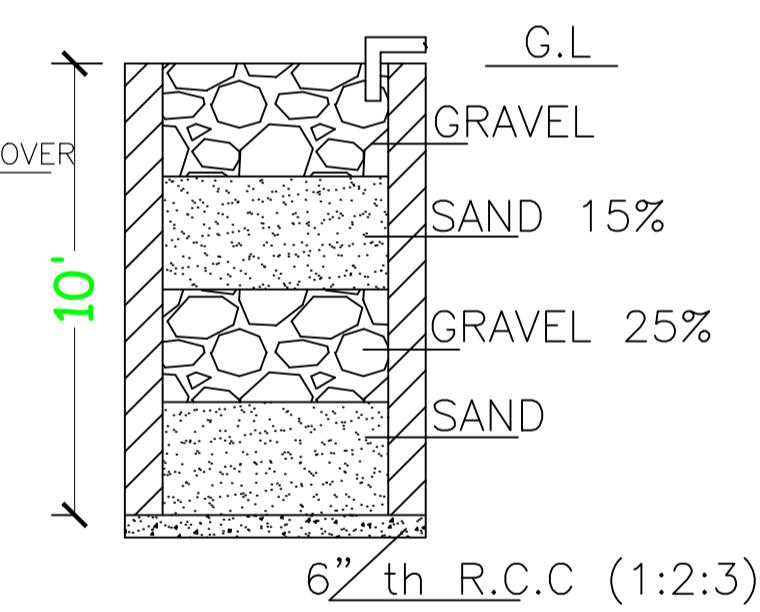
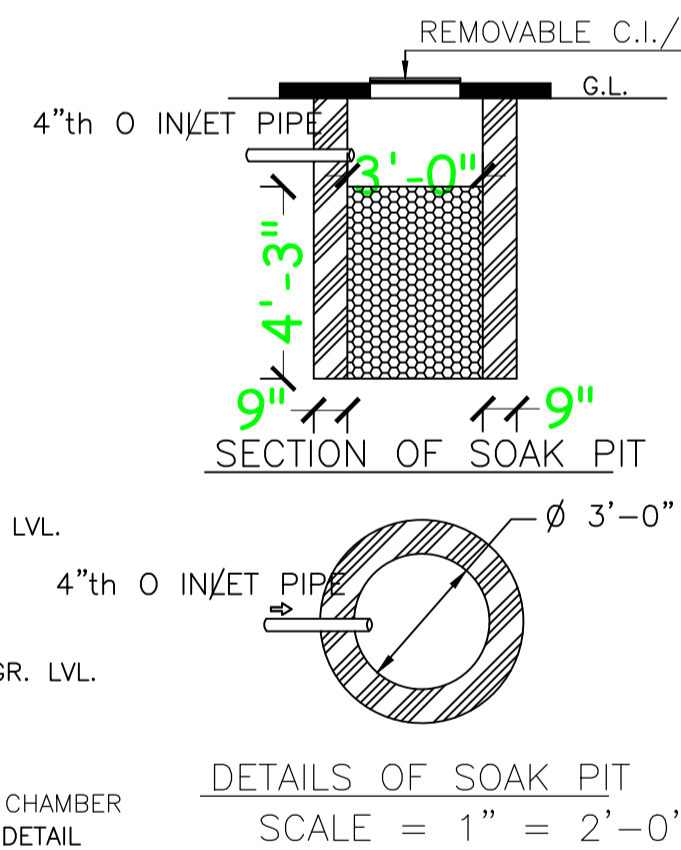
REAR SIDE ELEVATION



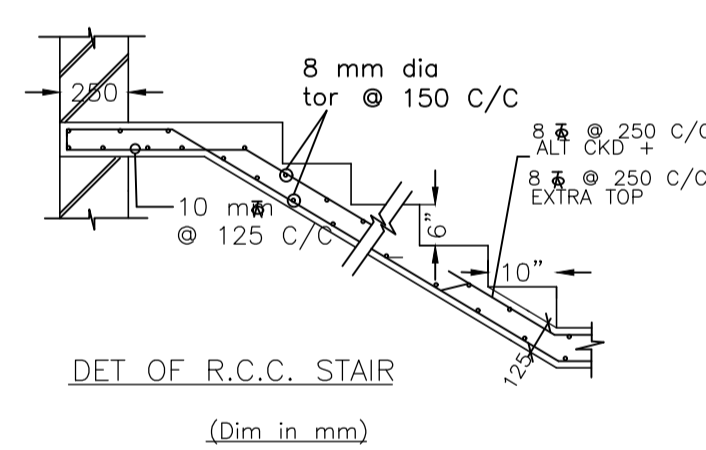
LEFT SIDE ELEVATION



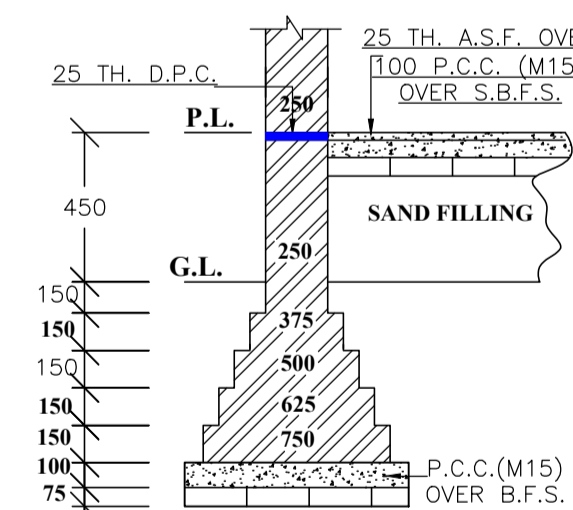
ROOF TOP RAIN WATER COLLECTION SYSTEM  
SCALE = 1" = 4'-0"



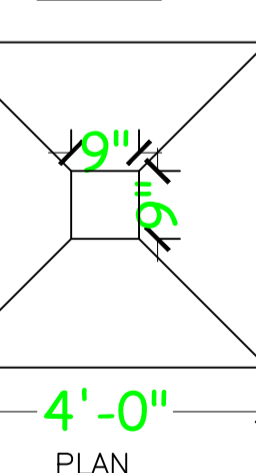
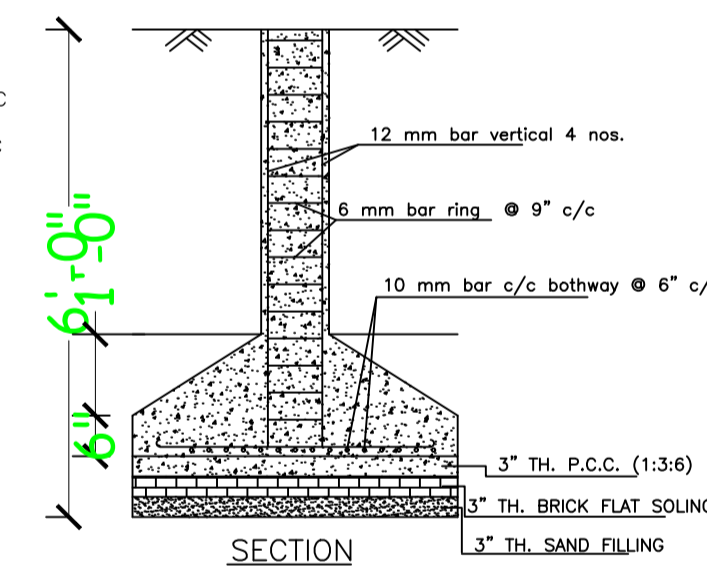
DETAILS DRAWING OF RAIN WATER HARVESTING  
SCALE:- 1"=2'-0"



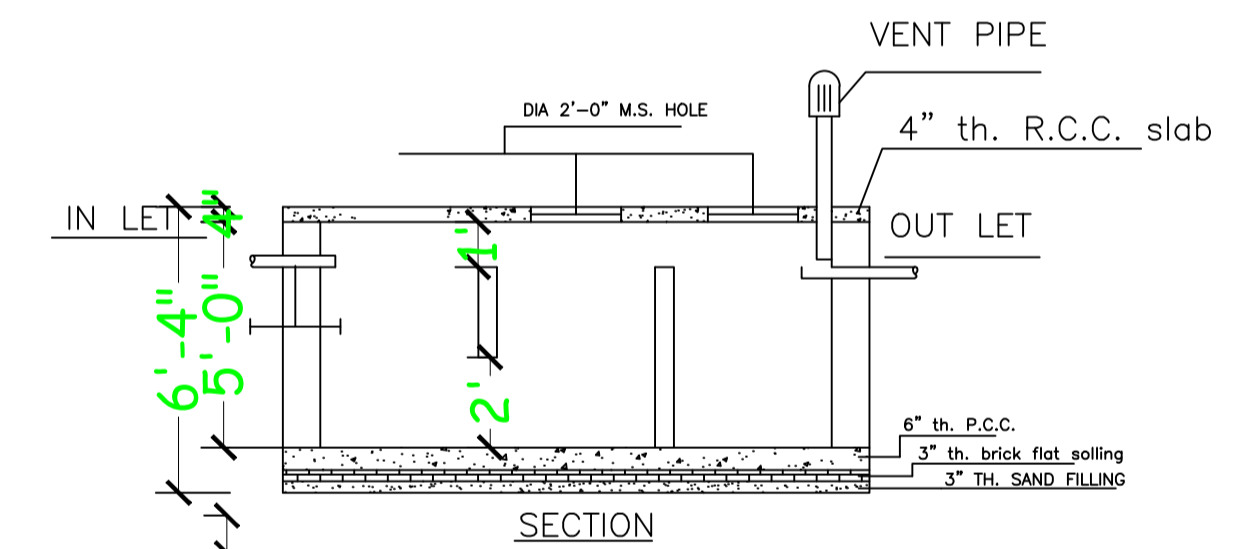
DET OF R.C.C. STAIR  
(Dim in mm)



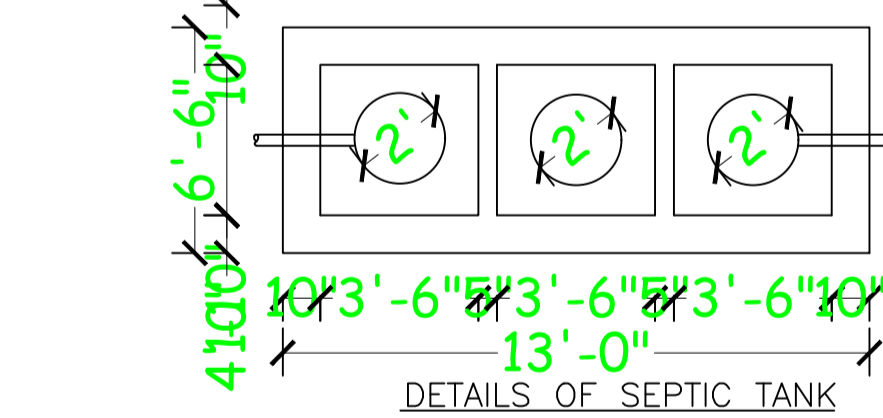
EXIS. DET OF MAIN WALL FOUNDATION  
SCALE=1:5 (Dim in mm)



DETAILS OF COLUMN FOUNDATION  
SCALE - 1" = 2'-0"



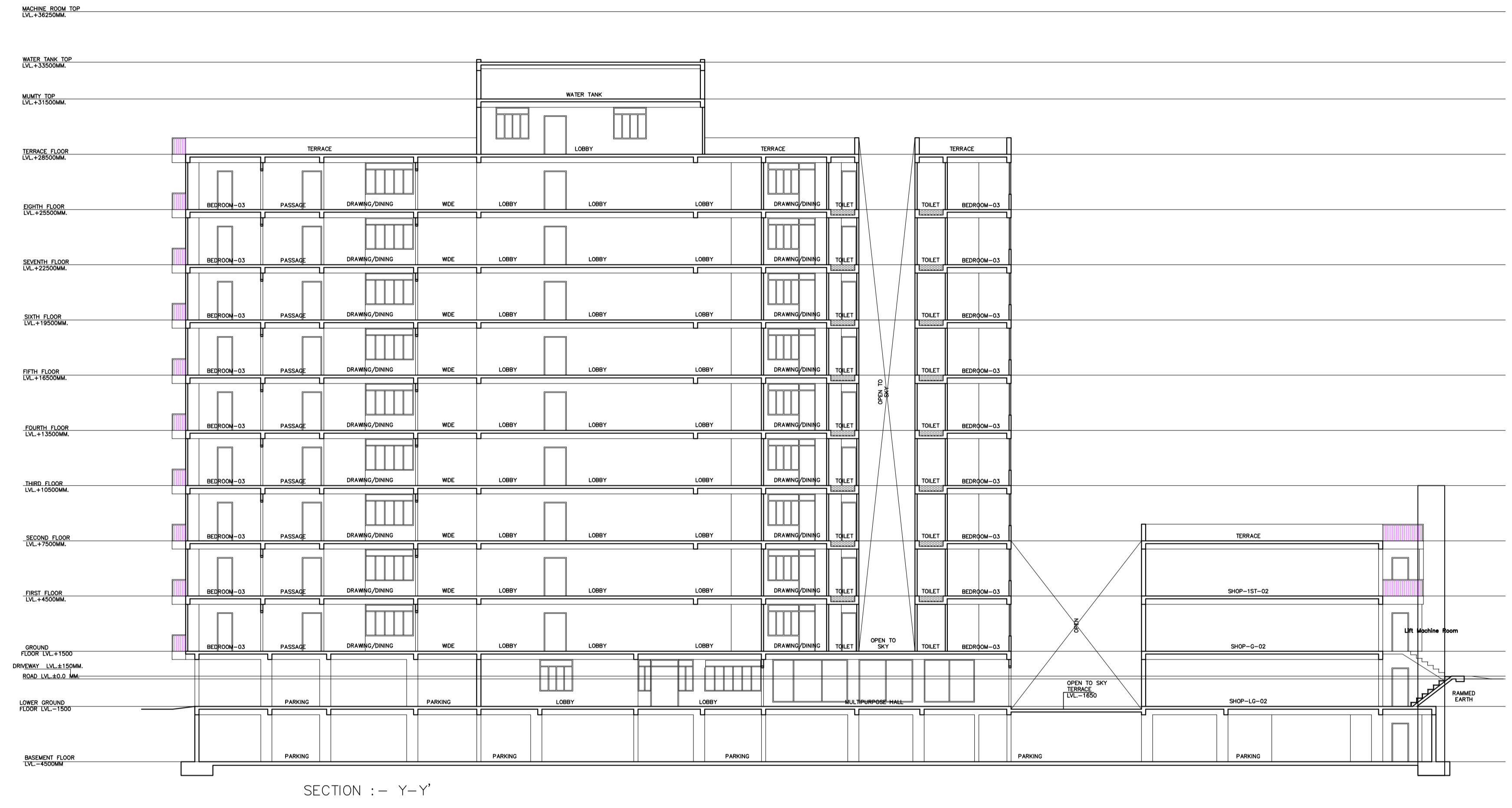
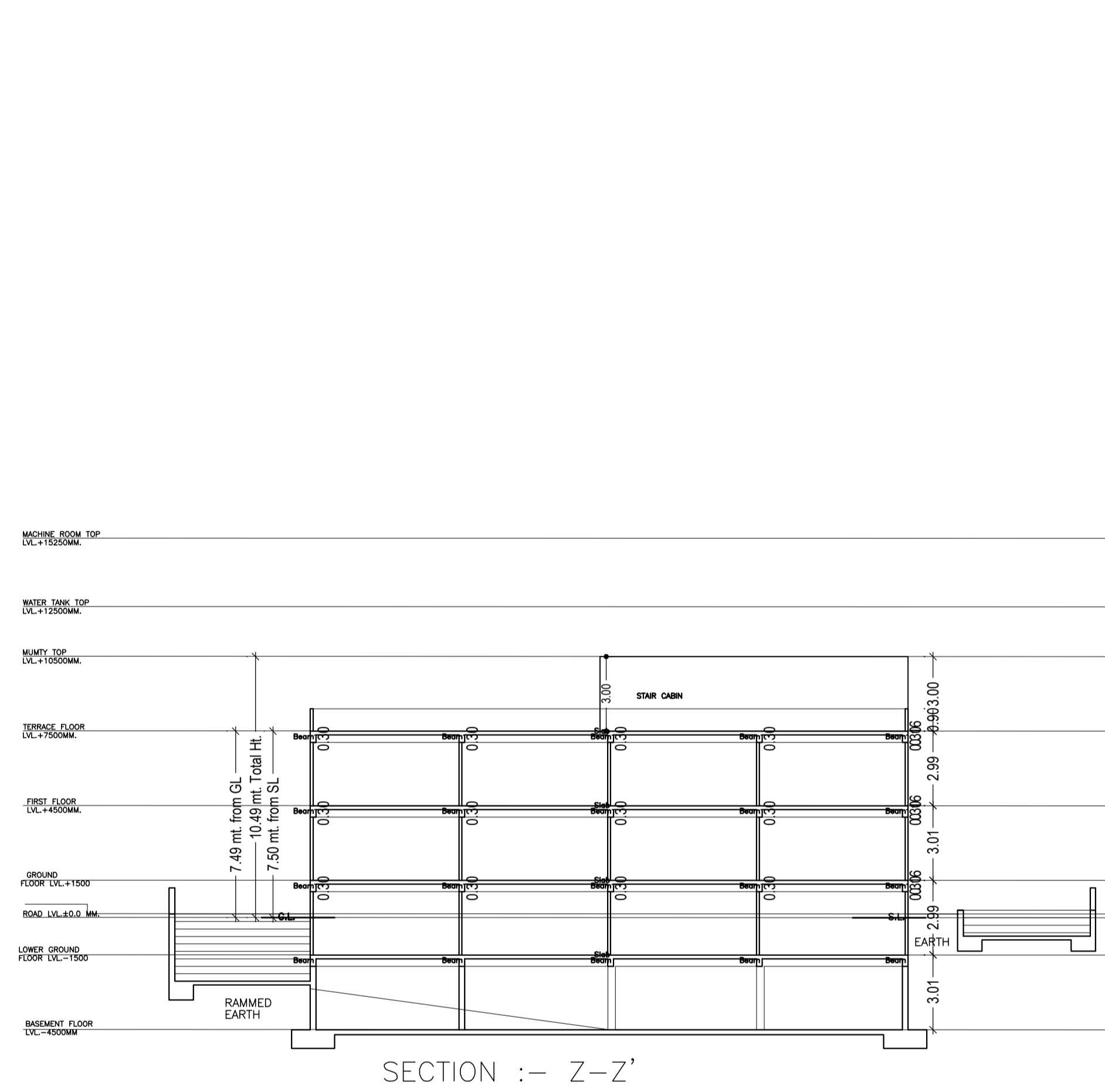
SECTION



DETAILS OF SEPTIC TANK  
SCALE - 1" = 4'-0"

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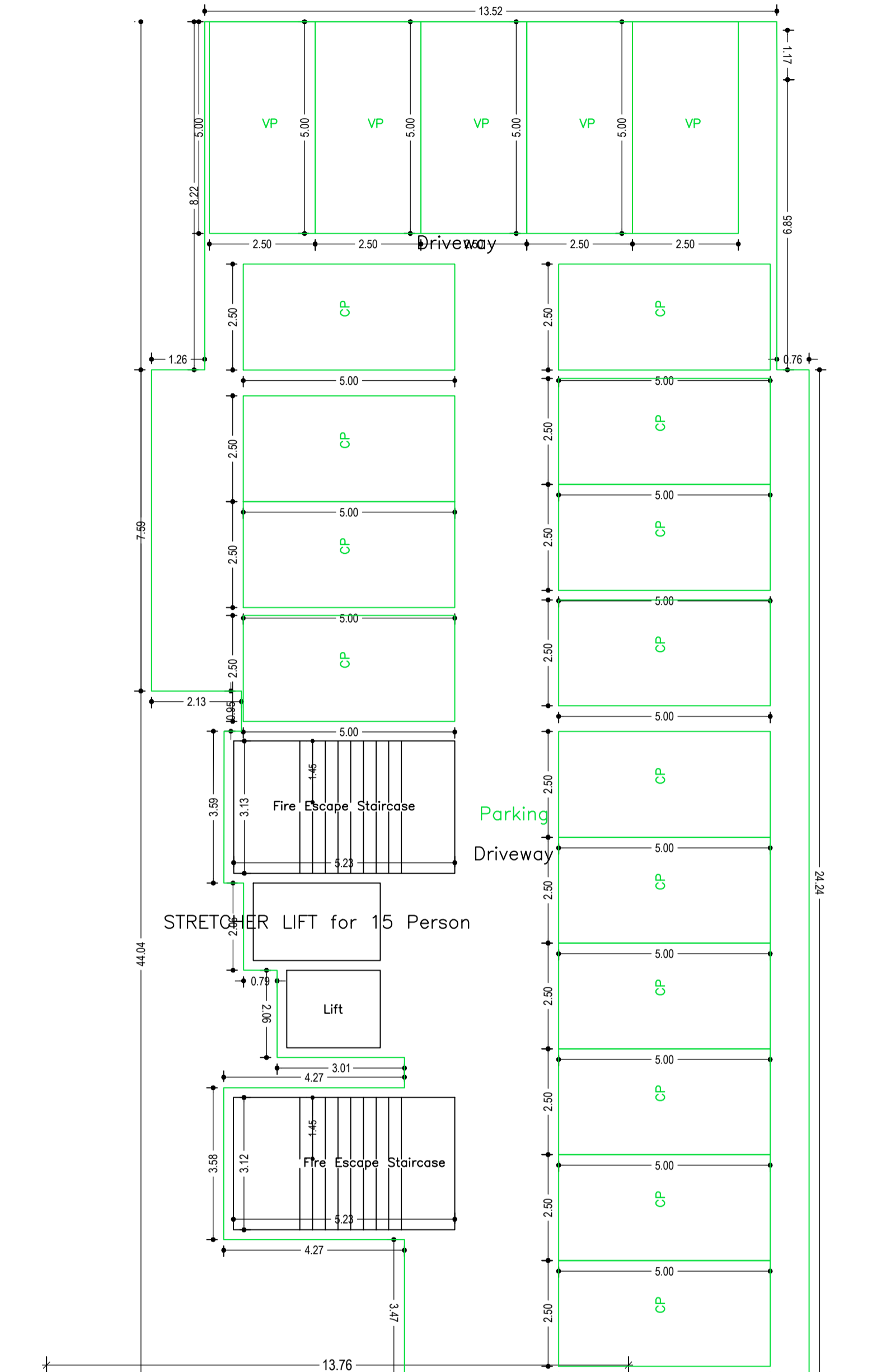
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SCHEDULE OF DOOR:

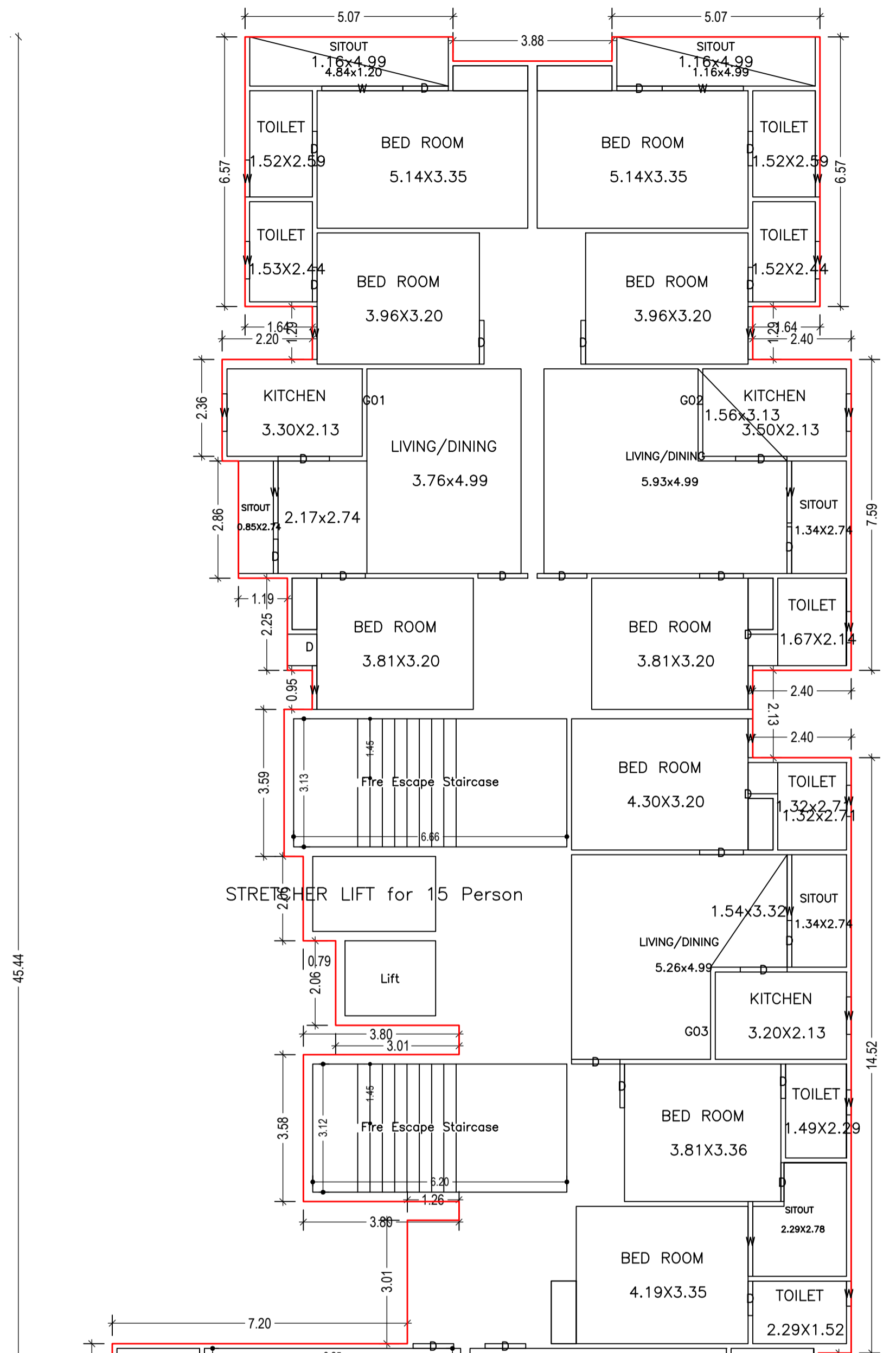
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESI)	D	0.77	2.10	27
B (RESI)	D	0.83	2.10	18
B (RESI)	D	0.84	2.10	101
B (RESI)	D	0.91	2.10	56
B (RESI)	D	0.95	2.10	09
B (RESI)	D	0.99	2.10	36
B (RESI)	D	1.06	2.10	18
B (RESI)	D	1.07	2.10	90
B (RESI)	D	1.11	2.10	18
B (RESI)	D	1.14	2.10	27
B (RESI)	D	1.18	2.10	09
B (RESI)	D	1.22	2.10	18
B (RESI)	D	1.25	2.10	18
B (RESI)	D	1.52	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (RESI)	W	0.61	1.20	74
B (RESI)	W	0.76	1.20	18
B (RESI)	W	0.90	1.20	18
B (RESI)	W	0.91	1.20	27
B (RESI)	W	0.92	1.20	18
B (RESI)	W	0.95	1.20	09
B (RESI)	W	1.06	1.20	18
B (RESI)	W	1.10	1.20	18
B (RESI)	W	1.26	1.20	18
B (RESI)	W	1.29	1.20	18
B (RESI)	W	1.33	1.20	18
B (RESI)	W	1.45	1.20	01
B (RESI)	W	1.51	1.20	18
B (RESI)	W	1.61	1.20	09
B (RESI)	W	1.68	1.20	18
B (RESI)	W	1.69	1.20	01
B (RESI)	W	1.83	1.20	27
B (RESI)	W	1.98	1.20	18



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



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

Building :B (RESI)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Tmt (No.)
		StairCase		StairCase	Lift	Balcony	Parking	Resi.			
Lower Ground Floor	675.53	0.00	675.53	32.68	9.53	0.00	452.86	180.46	180.46	180.46	01
Ground Floor	657.22	15.59	641.63	40.19	0.00	0.00	0.00	601.44	601.44	601.44	05
First Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Second Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Third Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Fourth Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Fifth Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Sixth Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Seventh Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Eighth Floor	656.04	15.59	640.45	40.19	9.53	5.81	0.00	584.92	584.92	584.92	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	6581.07	140.31	6440.76	394.39	85.77	46.48	452.86	5461.26	5461.26	5461.26	46
Total Number of Same Buildings	1										

UnitBUA Table for Building :B (RESI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	SPLIT MULTI USE AREA	FLAT	180.46	180.07	5	1
GROUND FLOOR PLAN	G01	FLAT	100.79	100.03	9	5
	G02	FLAT	105.51	104.75	10	
	G03	FLAT	100.86	99.16	10	
	G04	FLAT	105.94	103.09	12	
	G05	FLAT	105.94	102.09	12	
FIRST FLOOR PLAN	101	FLAT	94.12	93.36	8	5
	102	FLAT	99.15	98.38	9	
	103	FLAT	100.86	99.16	10	
	104	FLAT	105.94	103.09	12	
	105	FLAT	105.94	102.09	12	
TYPICAL - SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR PLAN	201	FLAT	94.12	93.36	8	35
	202	FLAT	99.15	98.38	9	
	203	FLAT	100.86	99.16	10	
	204	FLAT	105.94	103.09	12	
	205	FLAT	105.94	102.09	12	
Total:			4747.51	4657.89	466	46

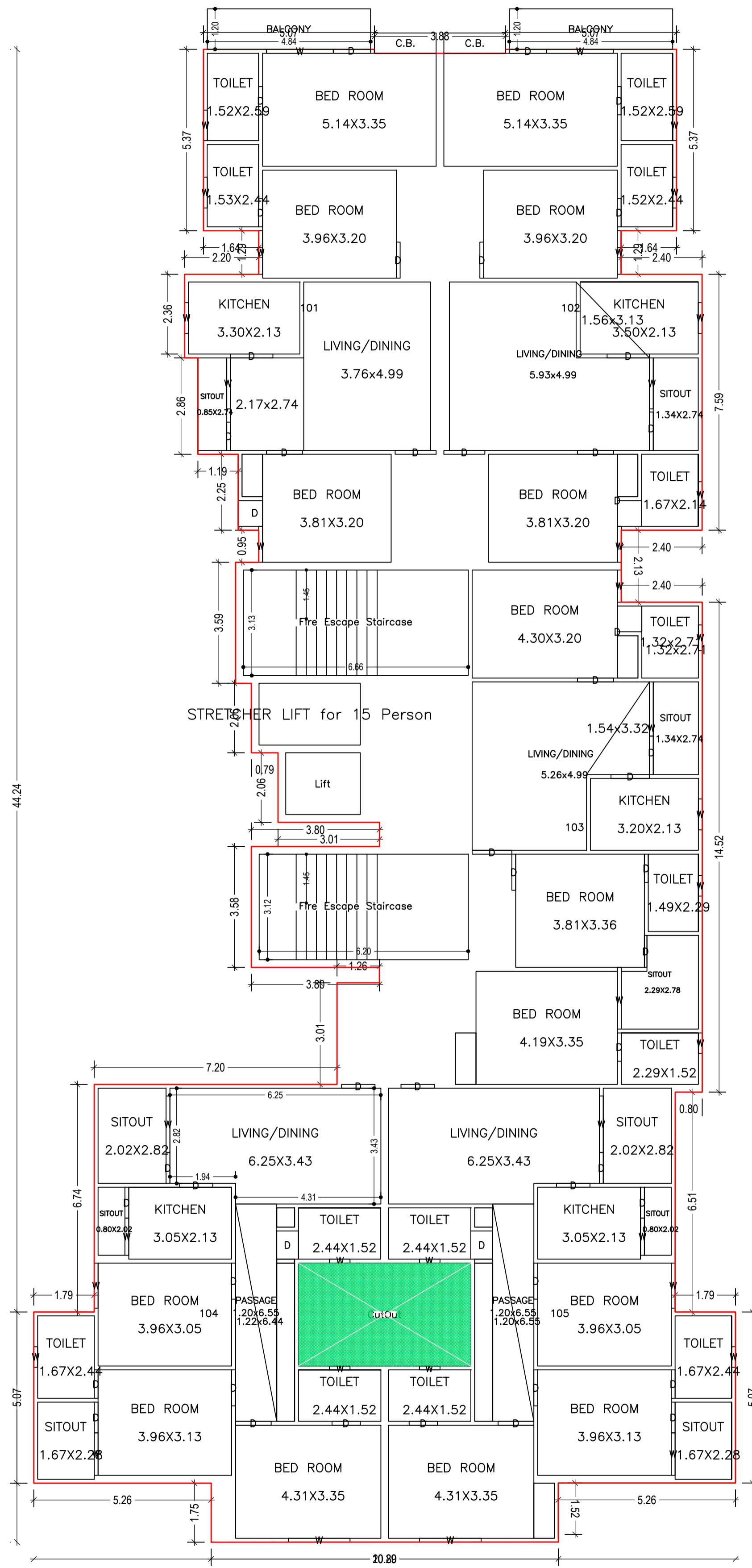
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 4.84 X 2 X 1	11.62	11.62
TYPICAL - SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR PLAN	1.20 X 4.84 X 2 X 7	81.34	81.34
Total			92.96

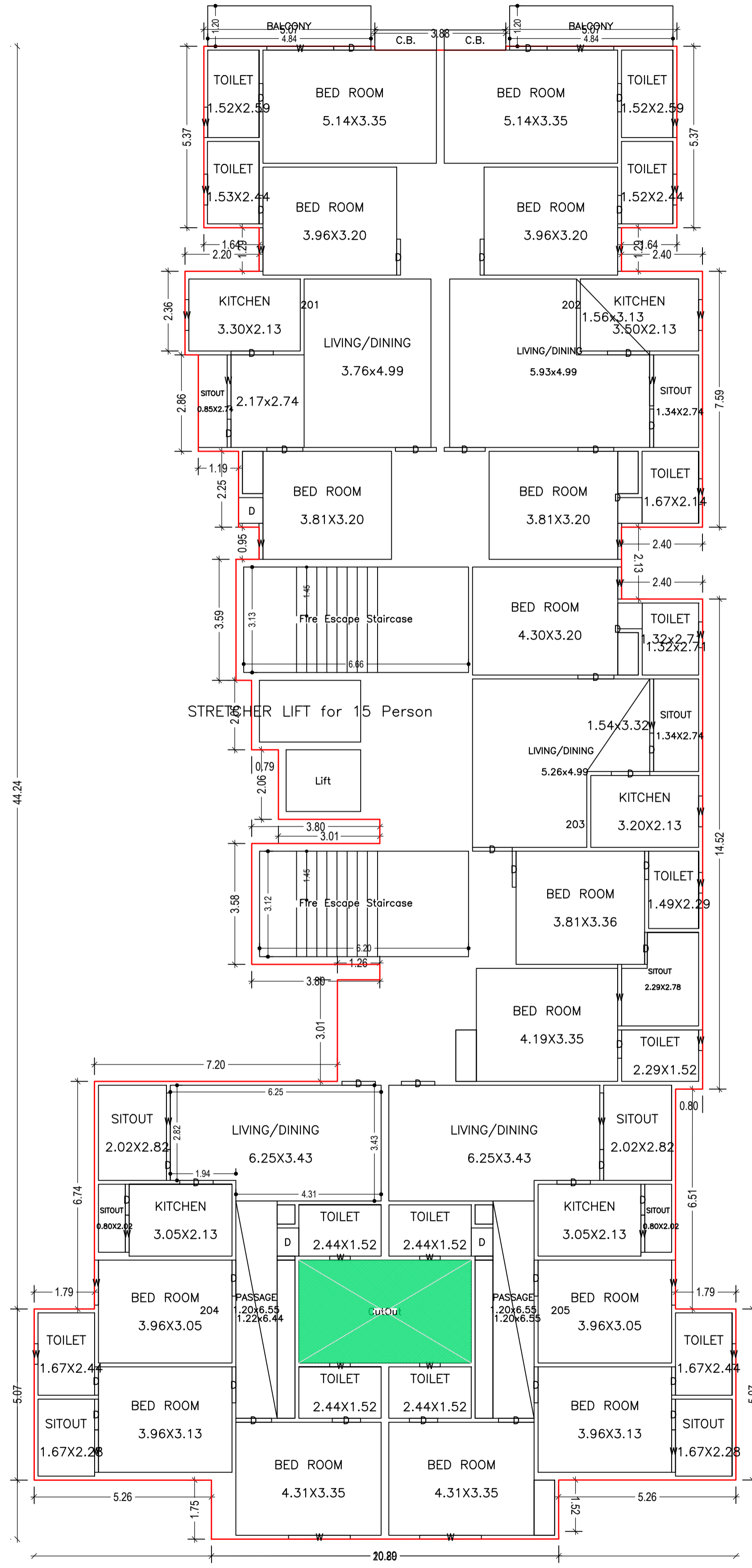
3.50 mt. long 1.50 mt. High 3.50 mt. Wide Natural Slope

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

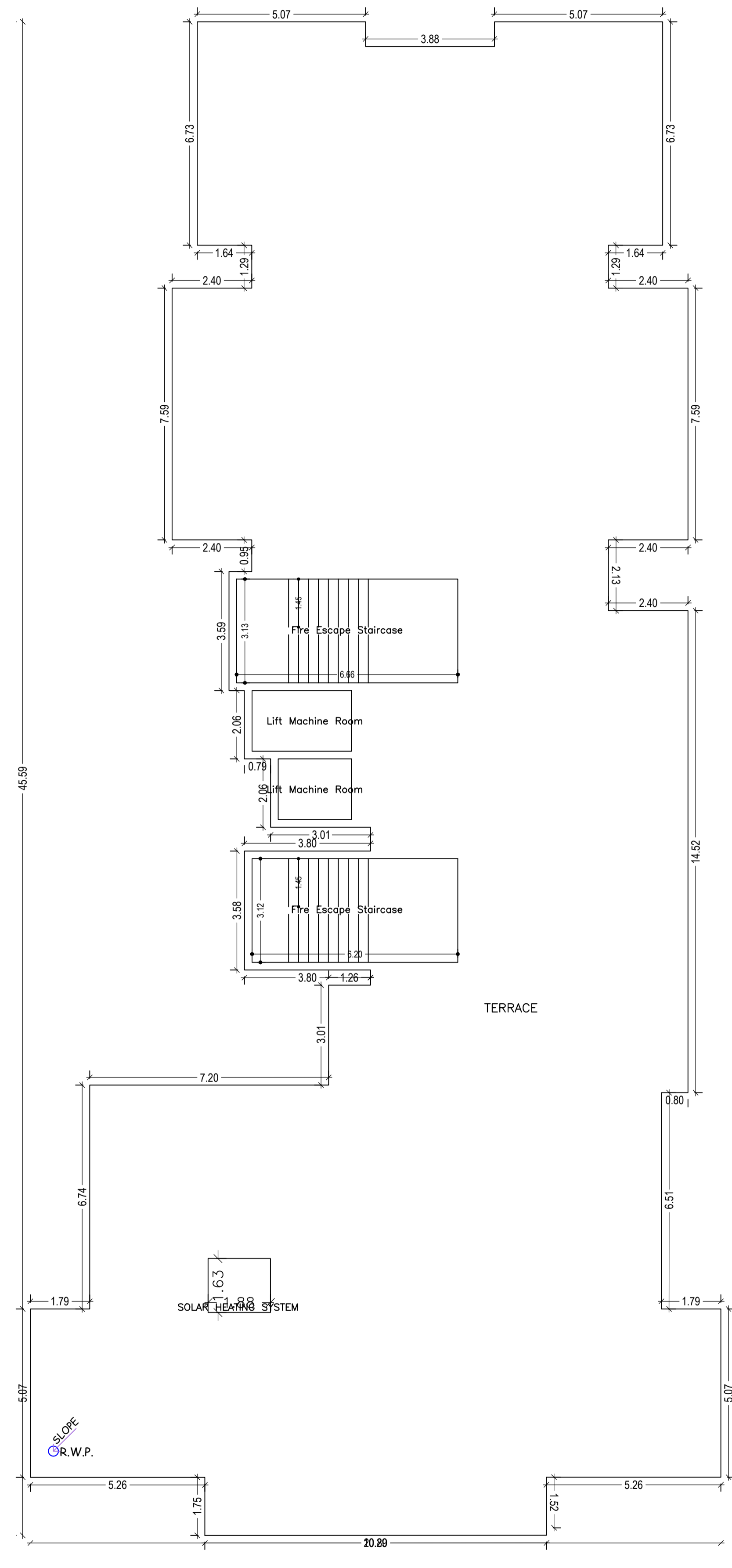
Proposal Basic Information	
Proposal File No.	DMC/BI/0389/W20/2021
Owner Name	(1) SRI YOGENDRA PRADHAN (2) SMT SAVITRI PRADHAN (3) M/S PRAMILA VYAPAR PVT.LTD. ITS DIRECTOR-SRI SANJAY KUMAR SINGH DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LIMITED ITS DIRECTOR-SRI RITESH KUMAR SHARMA AND OTHERS
Khata No	04,12 (OLD) 99,117,157 (NEW)
Plot No	72,80,81(OLD) 103,104,105(NEW)
Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm



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



TYPICAL - SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH & EIGHTH FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

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

Proposal Basic Information	
Proposal File No.	DMC/BP/0389/W20/2021
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RIGHT SIDE ELEVATION



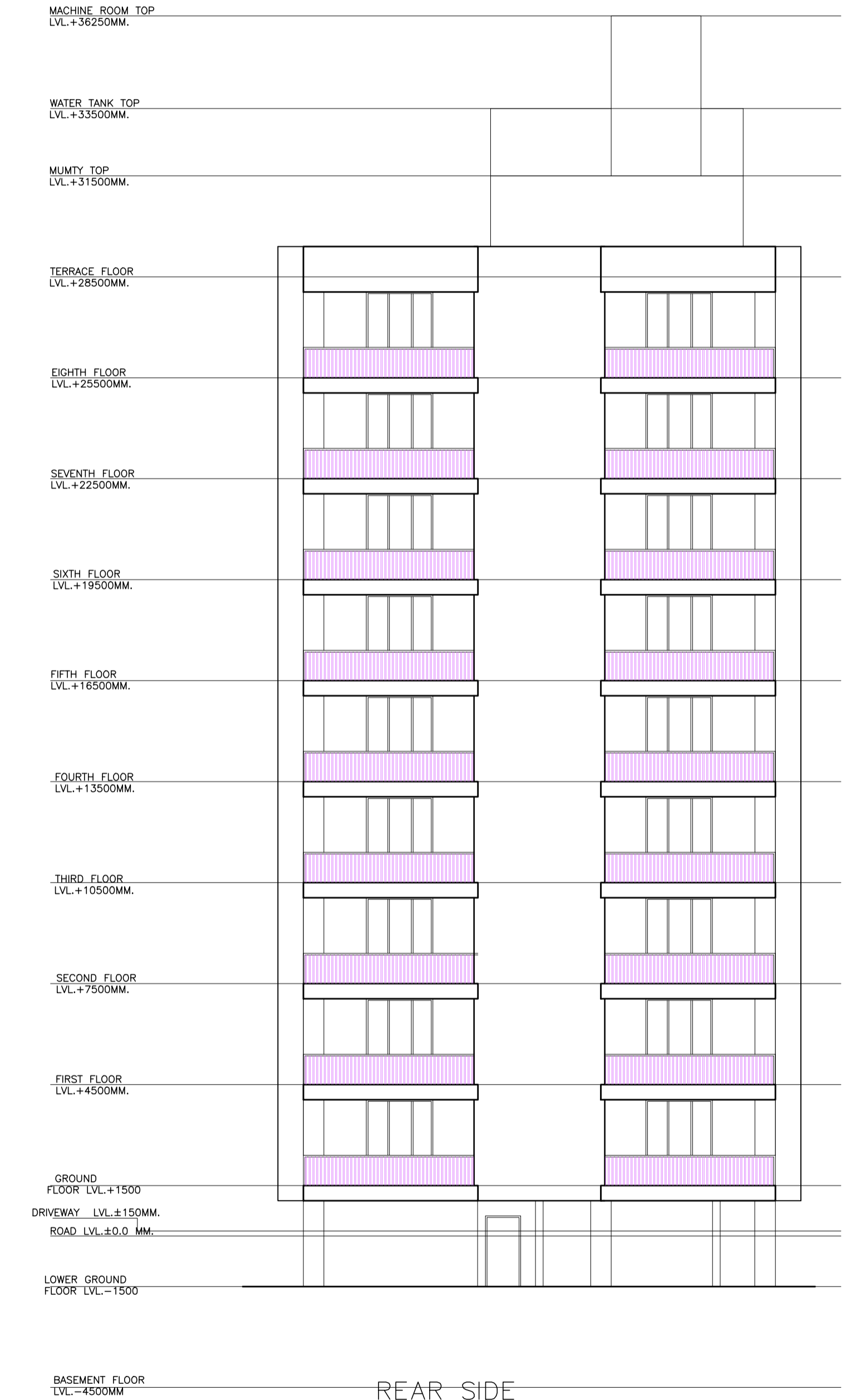
FRONT ELEVATION

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

Proposal Basic Information	
Proposal File No.	DMC/BI/0389/W20/2021
Owner Name	(1) SRI YOGENDRA PRADHAN (2) SMT SAVITRI PRADHAN (3) M/S PRAMILA VYAPAR PVT.LTD. ITS DIRECTOR-SRI SANJAY KUMAR SINGH DEVELOPED BY ALOKIK INFRA NAVNIRMAN PRIVATE LIMITED ITS DIRECTOR-SRI RITESH KUMAR SHARMA AND OTHERS
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Village Name	Baramuri
Use	Mixed
SubUse	Resi+Comm



LEFT SIDE ELEVATION



REAR SIDE ELEVATION

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

