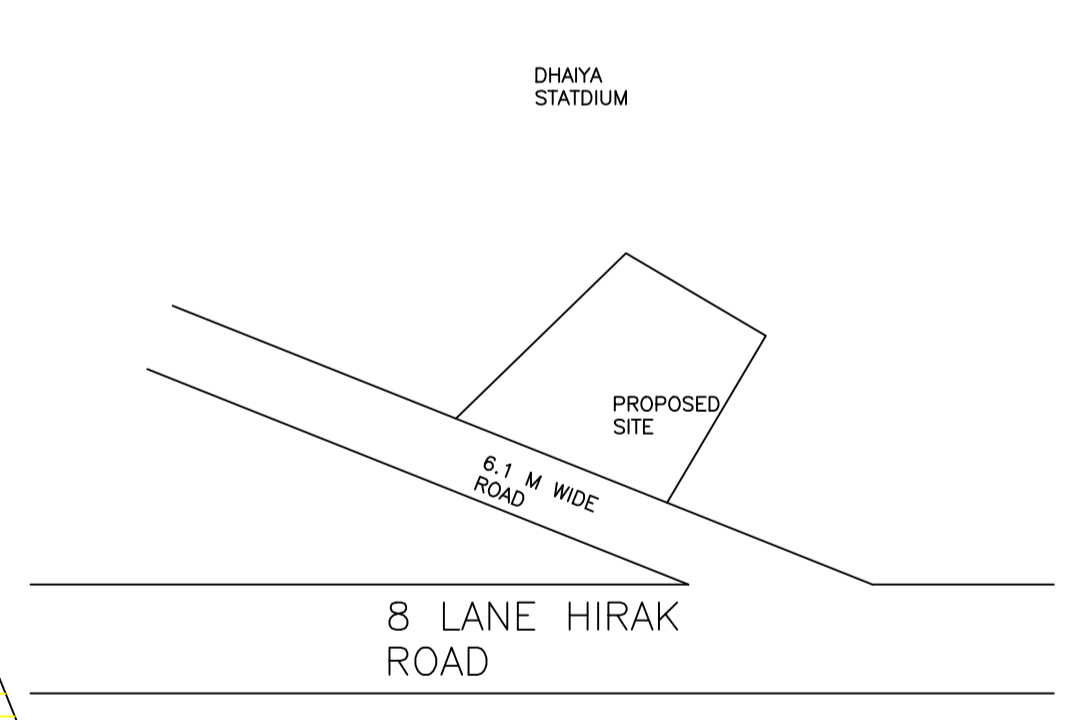
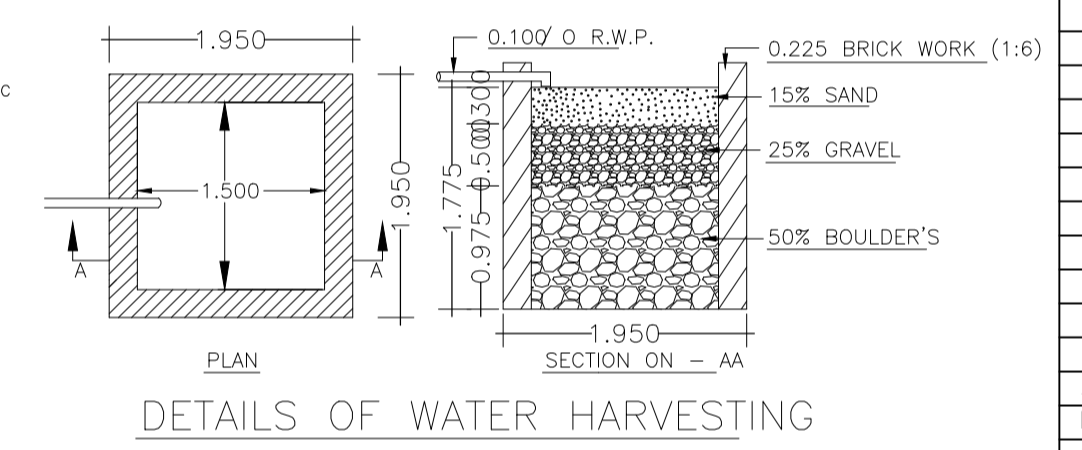
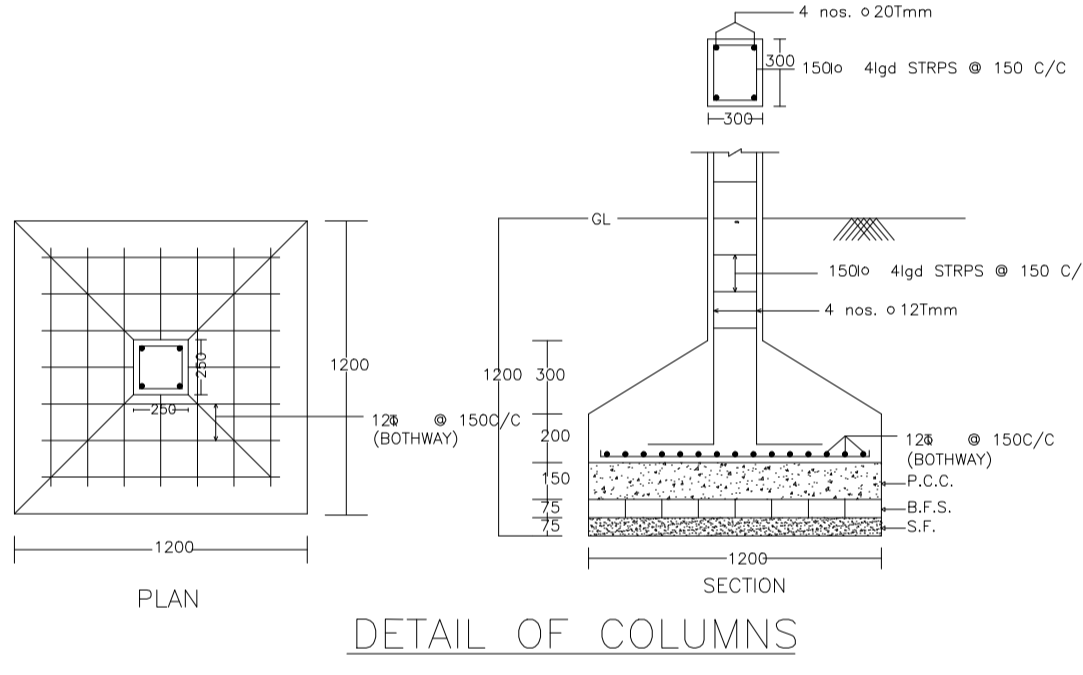
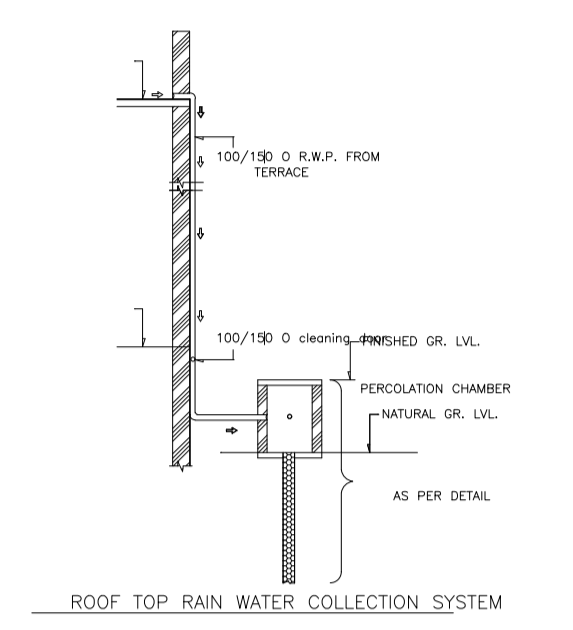
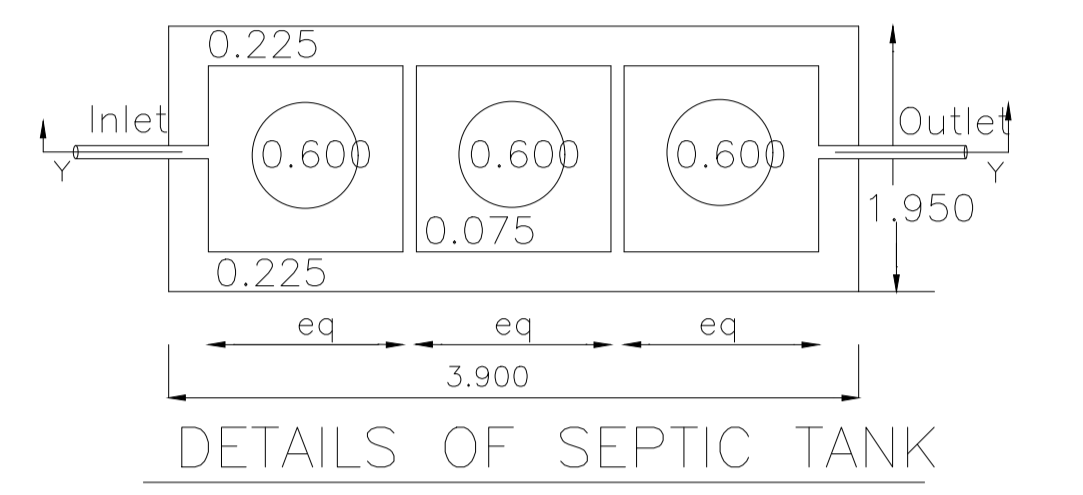
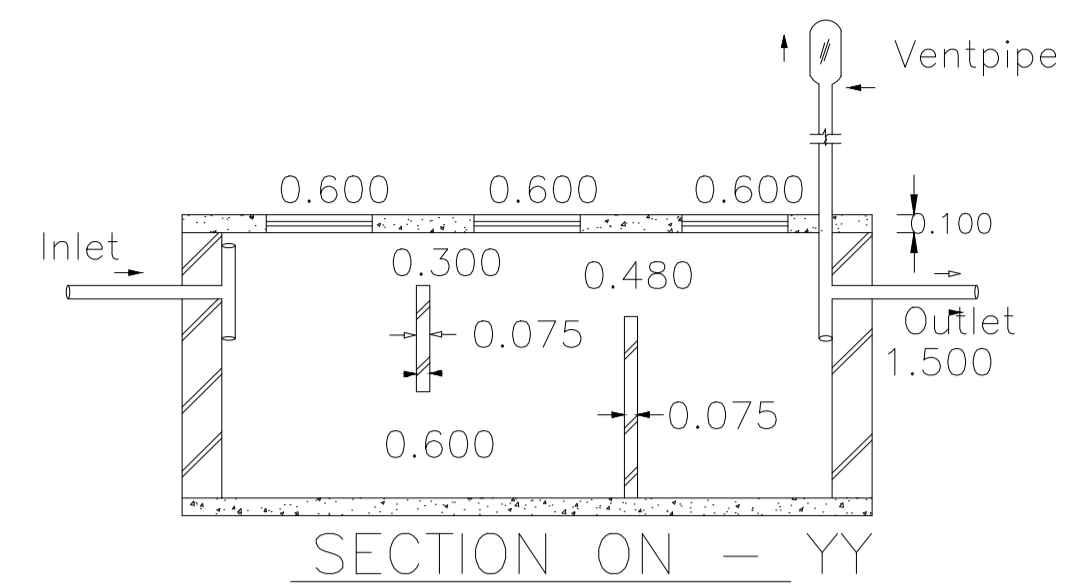
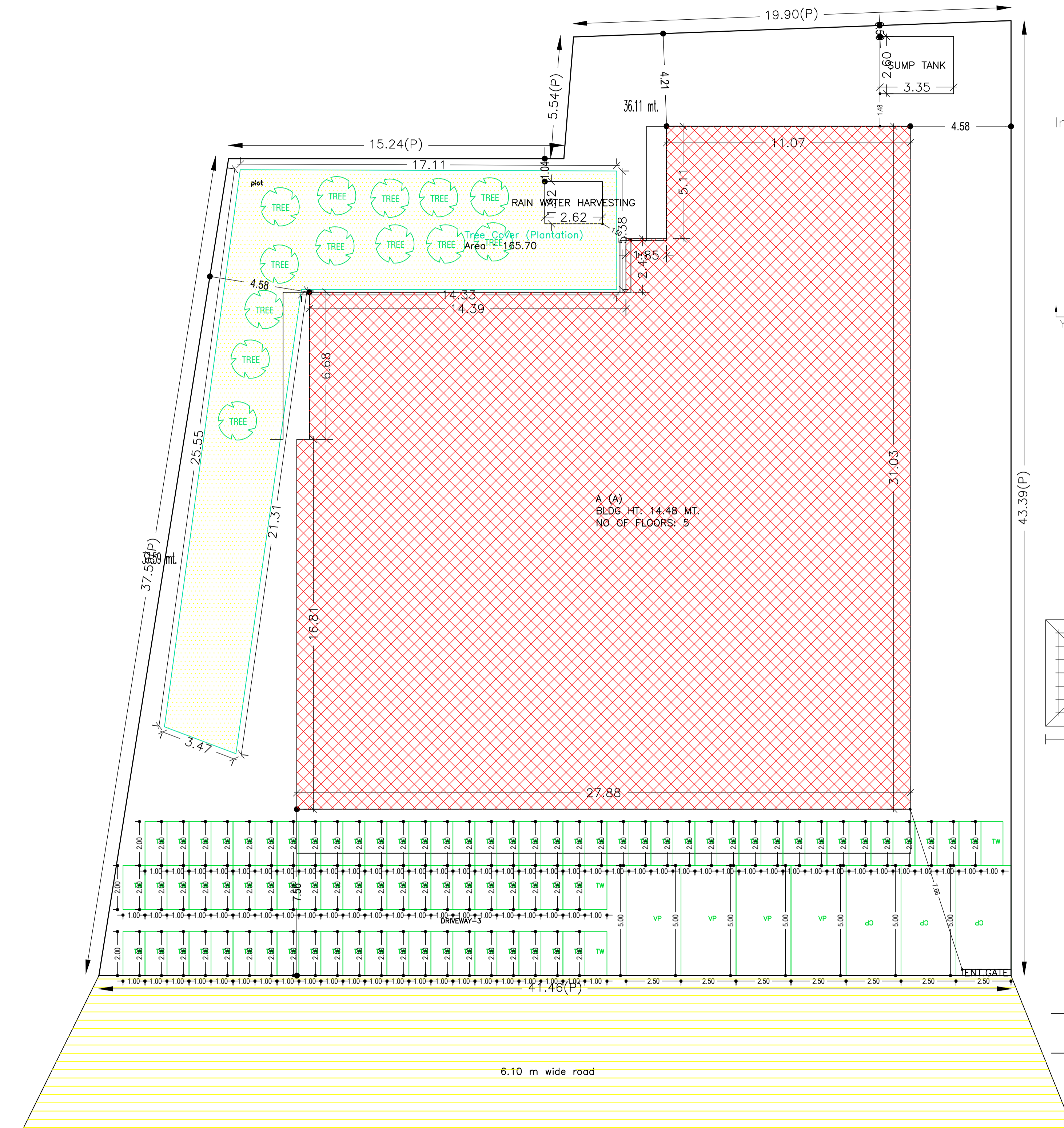
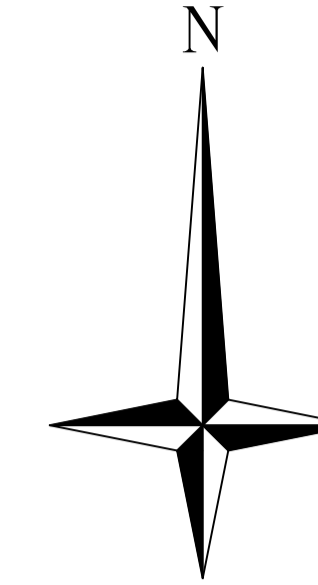


Proposal Basic Information	
Proposal File No.	DMC/BP/0341/W22/2023
Owner Name	GITA DEVI, KIRSHAN BIHARI KESHRI, MANOJ KUMAR KESHRI, UTTAM KUMAR KESHRI
Khata No	196
Plot No	504
Village Name	Dhaiya
Use	Mixed
SubUse	Resi+Comm



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	d	0.36	2.10	03
A (A)	d	0.90	2.10	256

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	w	0.52	1.20	03
A (A)	w	0.58	1.20	03
A (A)	w	0.80	1.20	03
A (A)	w	0.83	1.20	30
A (A)	w	1.05	1.20	03
A (A)	w	1.10	1.20	03
A (A)	w	1.13	1.20	03
A (A)	w	1.44	1.20	03
A (A)	w	1.47	1.20	03
A (A)	w	1.49	1.20	09
A (A)	w	1.59	1.20	03
A (A)	w	1.63	1.20	09
A (A)	w	1.64	1.20	12
A (A)	w	1.69	1.20	03
A (A)	w	1.78	1.20	06
A (A)	w	1.80	1.20	90
A (A)	w	2.27	1.20	03

AREA STATEMENT

DESCRIPTION	AREA (SQ.MT.)
AREA OF PLOT (Minimum)	1548.19
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	1548.19
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	165.70
Total	165.70
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	1382.49
PLOT AREA FOR COVERAGE (Net Plot Area)	1548.19
Plot Area for FAR (Net Plot Area + Road Widening Area)	1548.19
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	774.09
Proposed Coverage Area (47.74 %)	739.11
Total Prop. Coverage Area (47.74 %)	739.11
Balance coverage area (2.26 %)	34.98
FAR CHECK	
Perm. FAR Area (2.500)	3870.47
Total Perm. FAR area	3870.47
Residential FAR	2350.22
Commercial FAR	1467.09
Proposed FAR Area	3838.56
Total Proposed FAR Area	3838.56
Consumed FAR (Factor)	2.48
Balance FAR Area	31.91
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	4702.66
ARCHITECT (Regd)	AJAY KUMAR KESARI
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	GITA DEVI, KIRSHAN BIHARI KESHRI, MANOJ KUMAR KESHRI, UTTAM KUMAR KESHRI
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)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (A)		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	794.20	21.25	794.20	21.25
Ground Floor	739.11	0.00	739.11	739.11
First Floor	734.61	727.97	734.61	727.97
Second Floor	811.58	783.41	811.58	783.41
Third Floor	811.58	783.41	811.58	783.41
Fourth Floor	811.58	783.41	811.58	783.41
Terrace Floor	0.00	0.00	0.00	0.00
Total	4702.66	3838.56	4702.66	3838.56

Building :A (A)

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.)	Tmnt (No.)
		Lift	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	794.20	6.64	0.00	778.80	0.00	0.00	21.25	21.25	21.25	00
Ground Floor	739.11	0.00	0.00	0.00	0.00	739.11	0.00	739.11	739.11	01
First Floor	734.61	6.64	0.00	0.00	0.00	727.97	0.00	727.97	727.97	01
Second Floor	811.58	6.64	21.53	0.00	783.41	0.00	0.00	783.41	783.41	07
Third Floor	811.58	6.64	21.53	0.00	783.41	0.00	0.00	783.41	783.41	07
Fourth Floor	811.58	6.64	21.53	0.00	783.41	0.00	0.00	783.41	783.41	07
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	4702.66	33.20	64.59	778.80	2350.23	1467.09	21.25	3838.56	3838.56	23
Total Number of Same Buildings	1									

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (A)	Residential	ResiComm Bldg	Non-Highrise

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
			Lift	Accessory Use	Parking	Resi.	Commercial				
A (A)	1	4702.66	33.20	64.59	778.80	2350.23	1467.09	21.25	3838.56	3838.56	23
Grand Total	1	4702.66	33.20	64.59	778.80	2350.23	1467.09	21.25	3838.56	3838.56	23

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
			Lift	Accessory Use	Parking	Resi.	Commercial				
A (A)	1	4702.66	33.20	64.59	778.80	2350.23	1467.09	21.25	3838.56	3838.56	23
Grand Total	1	4702.66	33.20	64.59	778.80	2350.23	1467.09	21.25	3838.56	3838.56	23

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 (A)	Residential	ResiComm Bldg	0 - 140	1	21.00	1.00	21	-	-	-	-	
			> 140	1.5	-	1	-	-	-	-	-	
			> 0	1	21.00	-	-	-	-	-	1	21
			> 0	1	21.00	-	-	-	1	3	-	-
			> 0	50	1417.94	1	19	-	-	-	-	-
Total	-	-	-	-	40	40	-	3	4	-	81	83

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	40	500.00
Total Car	40	500.00	40	500.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	3	37.50	4	50.00
TwoWheeler	-	-	83	166.00
Total TwoWheeler	81	162.00	83	166.00
Other Parking	-	-	-	303.80
Total	699.50	-	-	1185.80

UNITBUA Table for Building :A (A)

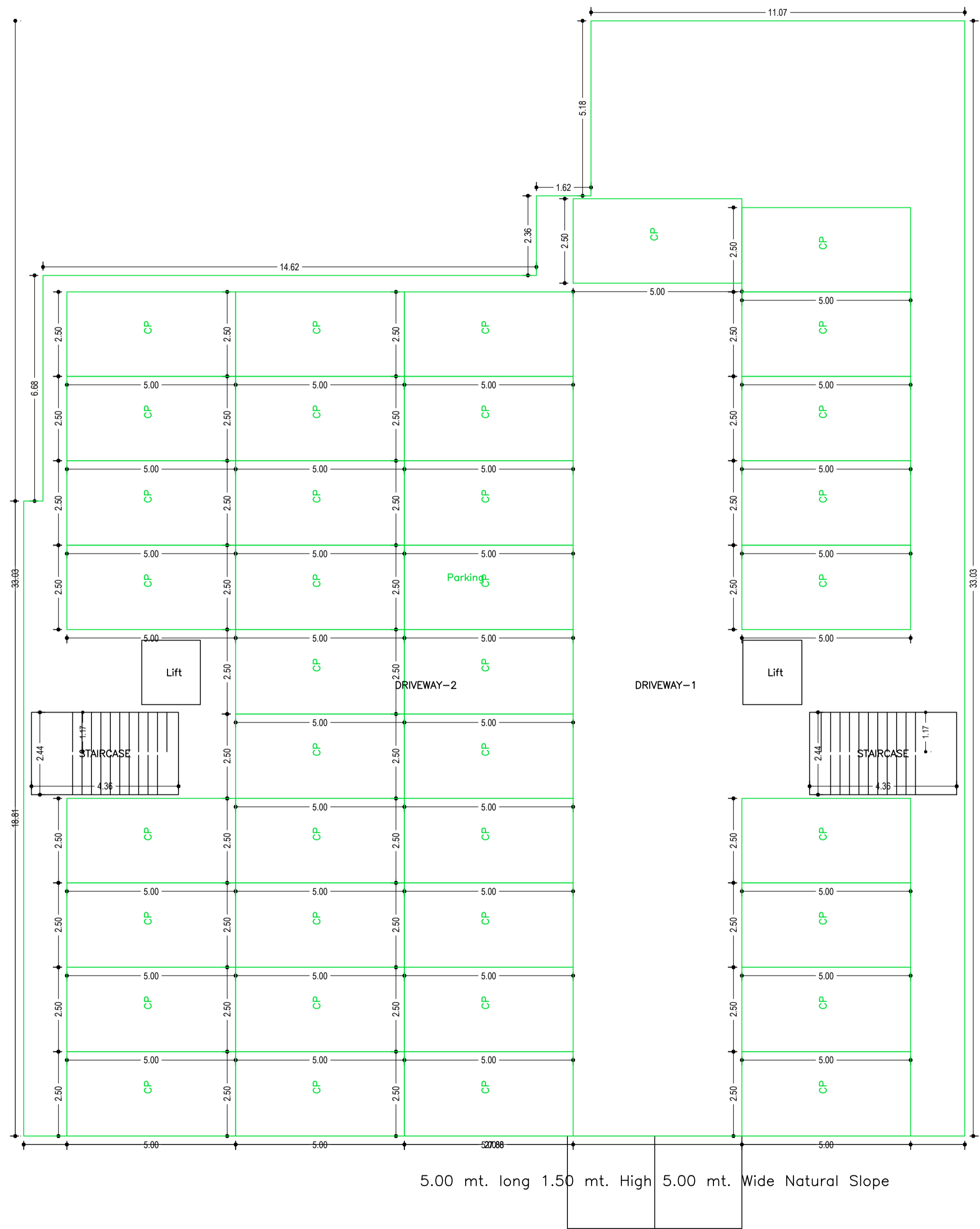
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3, 4 FLOOR PLAN	1	FLAT	113.88	113.82	11	21
	2	FLAT	107.76	107.72	12	
	3	FLAT	104.38	104.35	11	
	4	FLAT	104.16	104.12	11	
	5	FLAT	96.15	96.11	12	
	6	FLAT	91.52	91.51	11	
	7	FLAT	90.36	90.34	10	
FIRST FLOOR PLAN	SHOP	OTHER	727.97	727.93	2	1
GROUND FLOOR PLAN	SHOP	OTHER	732.47	732.43	32	1
Total	-	-	3585.07	3584.28	268	23

LTP NAME AND SIGNATURE

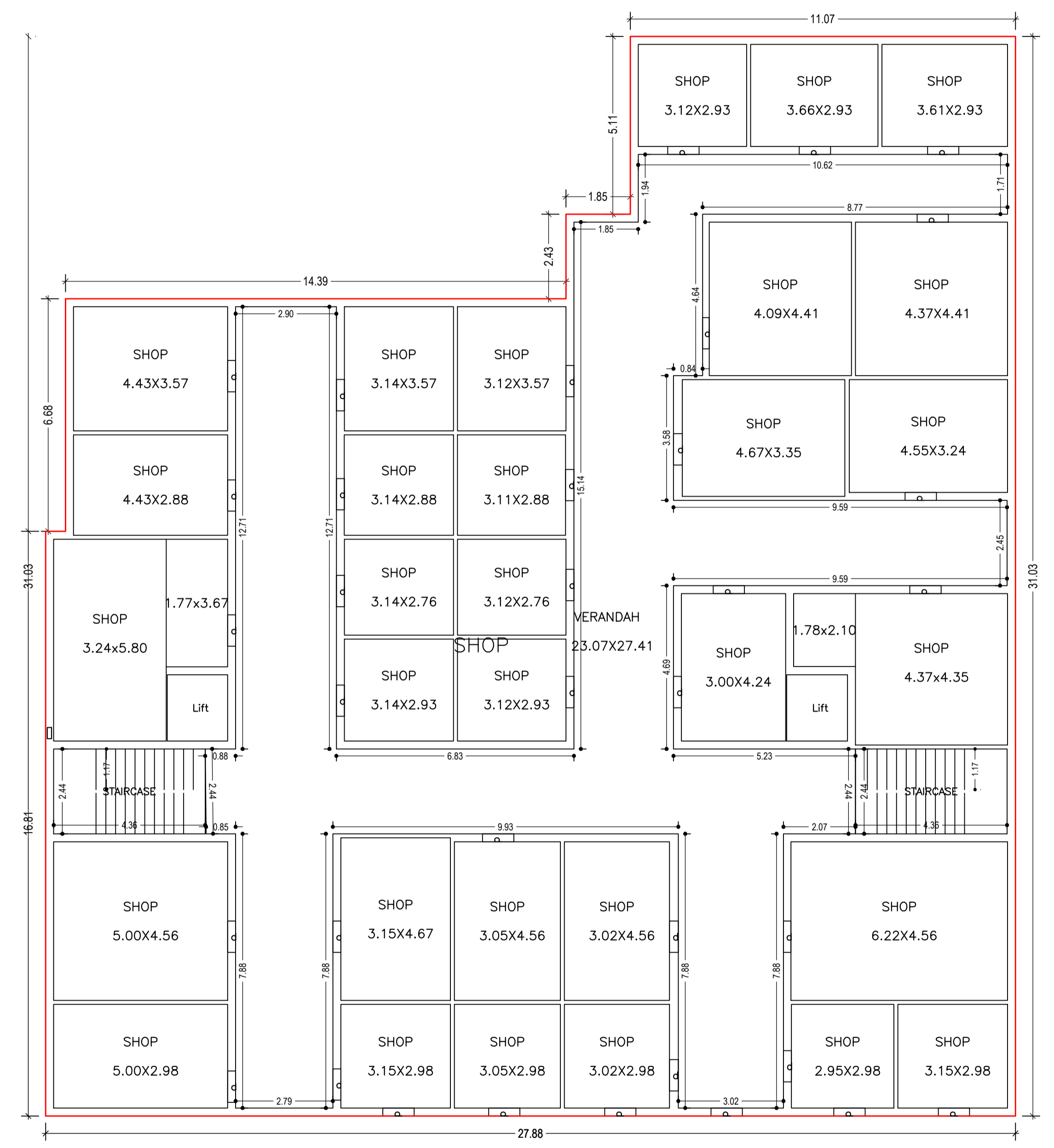
AJAY KUMAR KESARI	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DMC/ENG/0007/2021			

Proposal Basic Information

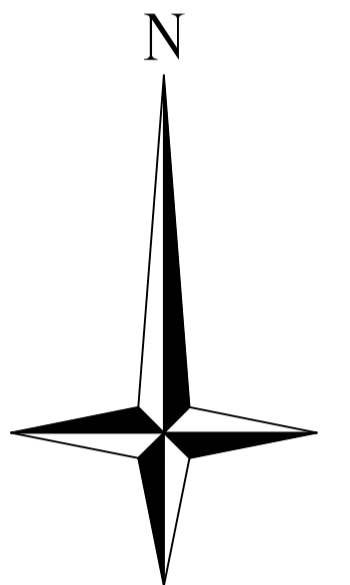
Proposal File No.	DMC/BP/0341/W22/2023
Owner Name	GITA DEVI, KIRSHAN BIHARI KESHRI, MANOJ KUMAR KESHRI, UTTAM KUMAR KESHRI
Khata No	196
Plot No	504
Village Name	Dhaiya
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN  
(SCALE 1:100)



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

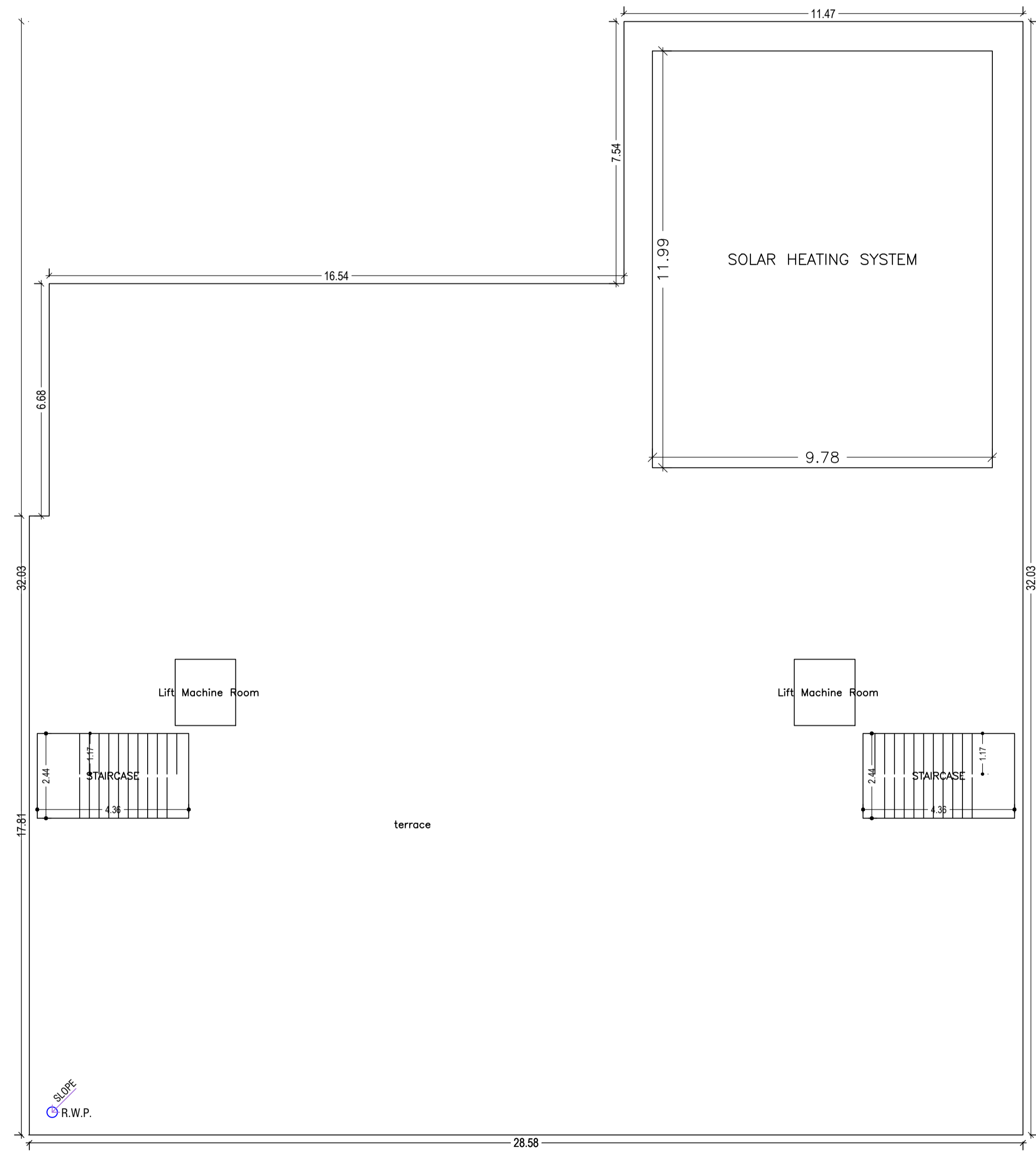


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AJAY KUMAR KESARI DMC/ENG/0007/2021			

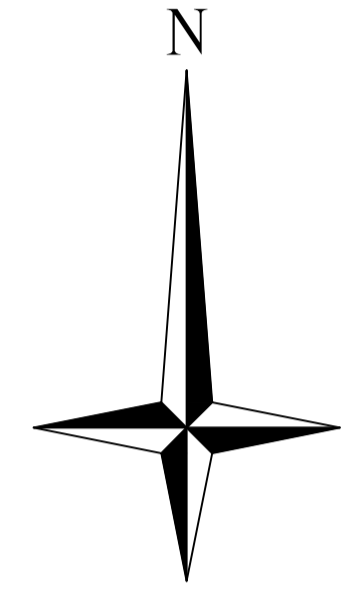
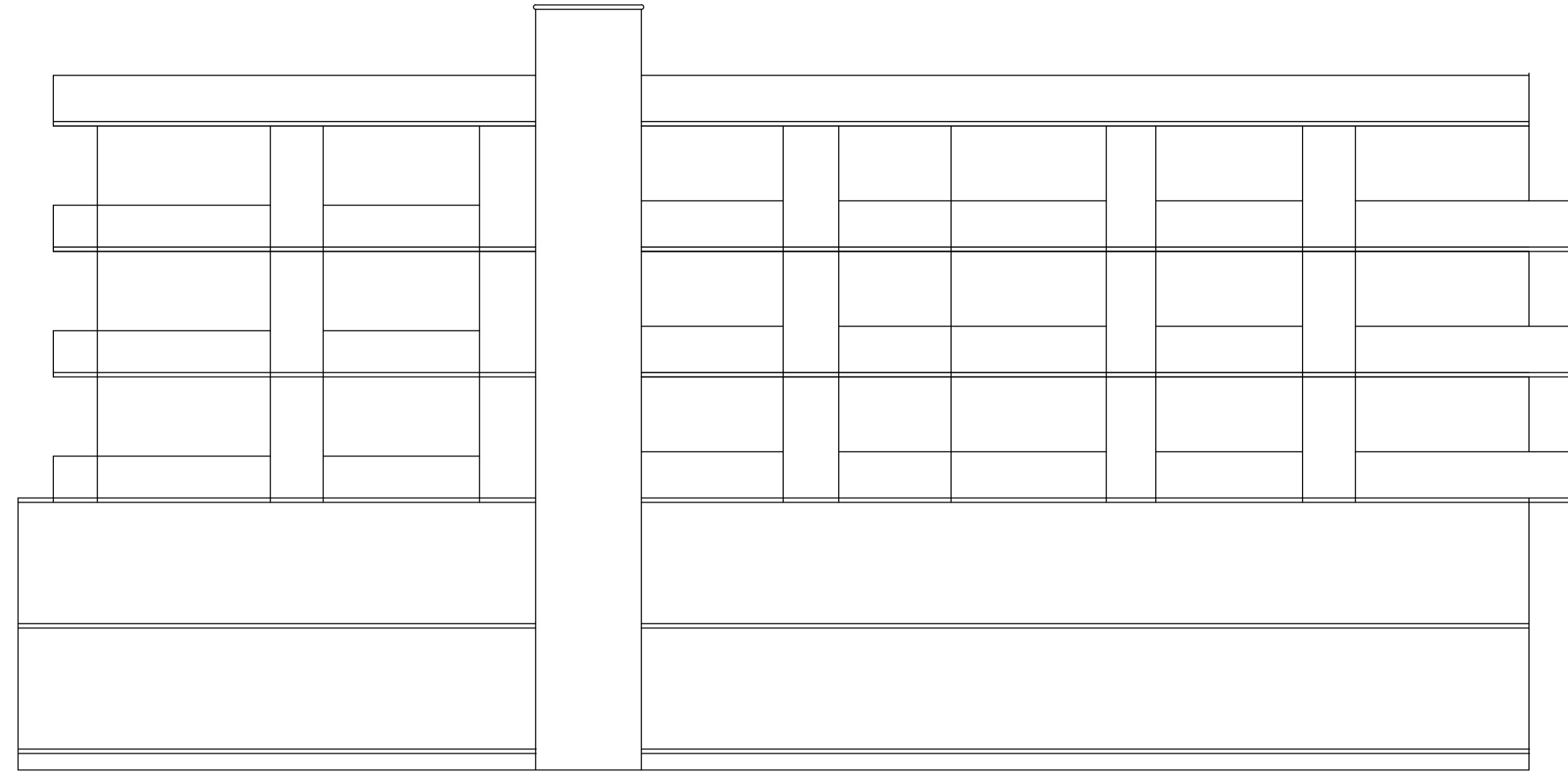


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SubUse	Resi+Comm



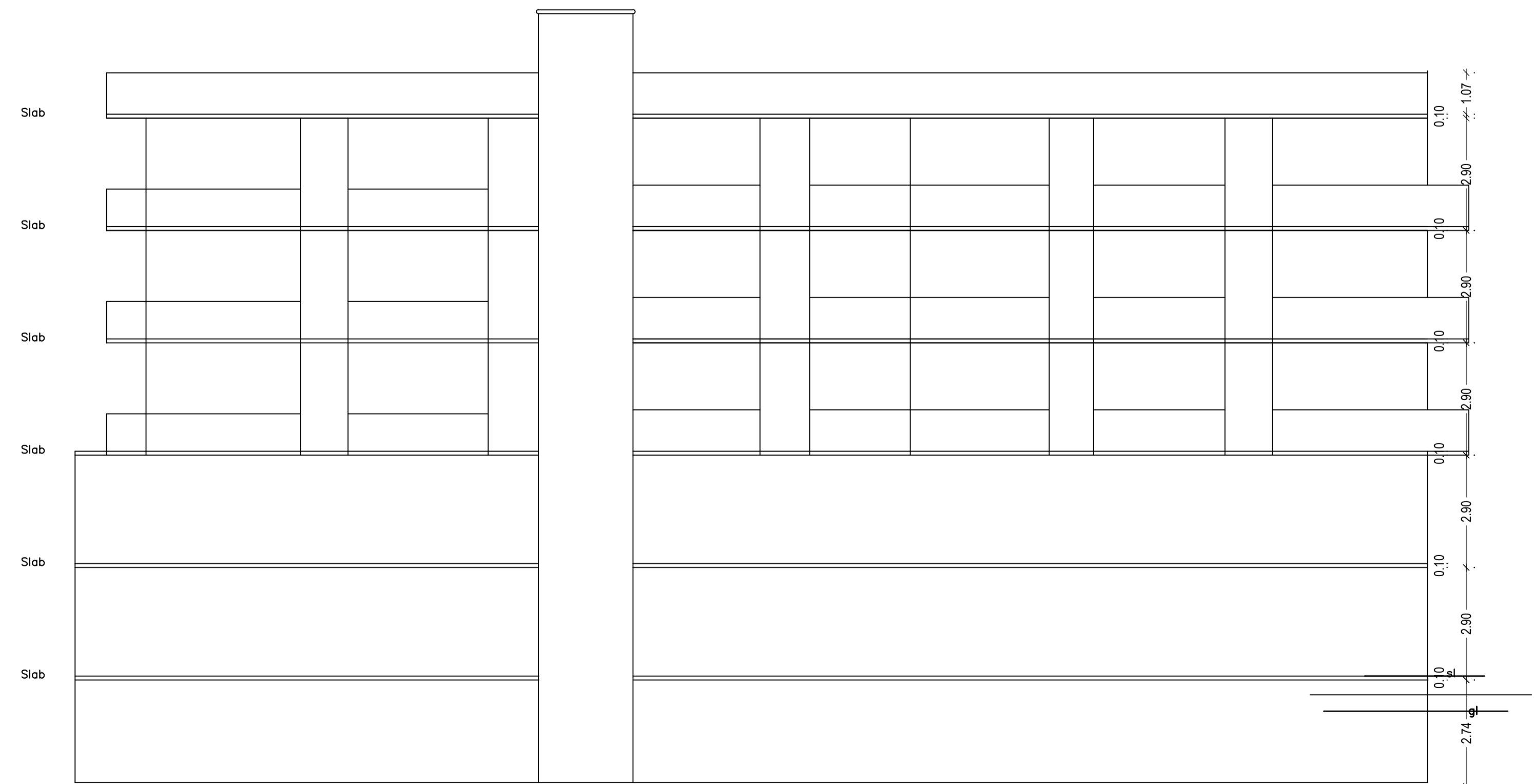
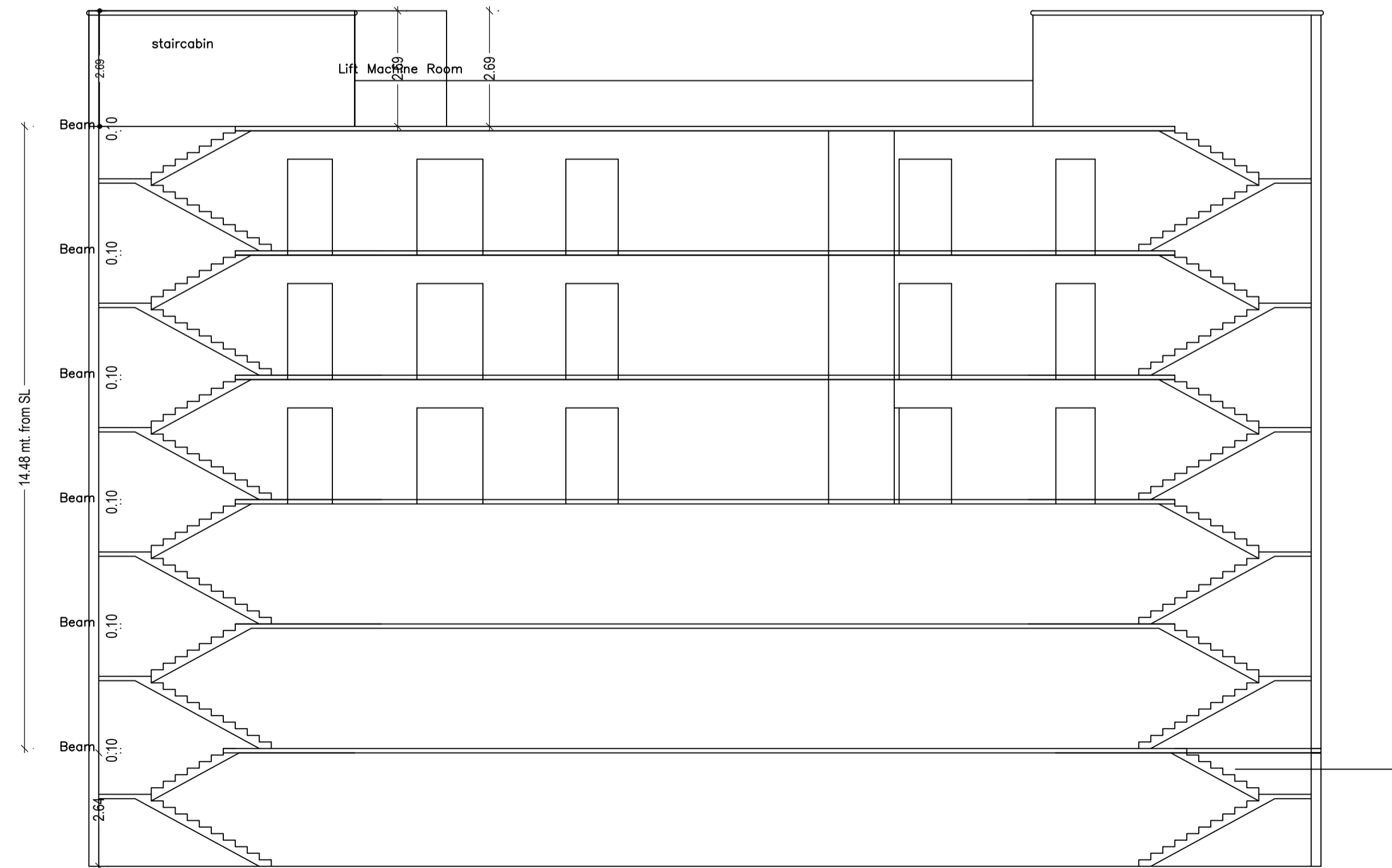
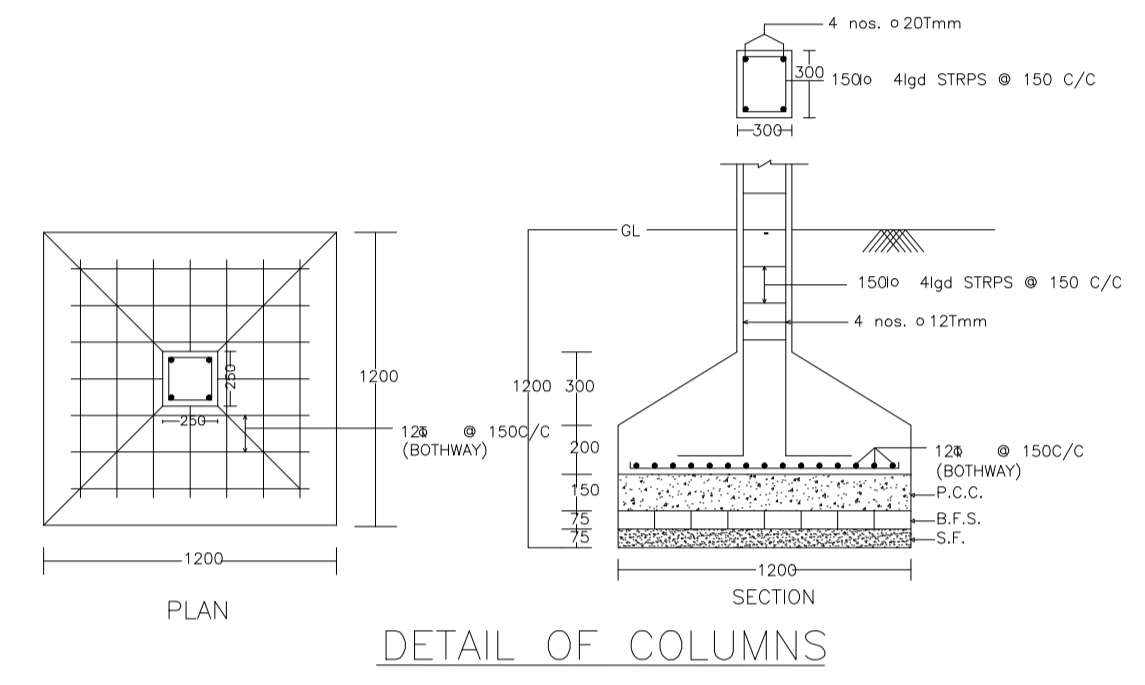
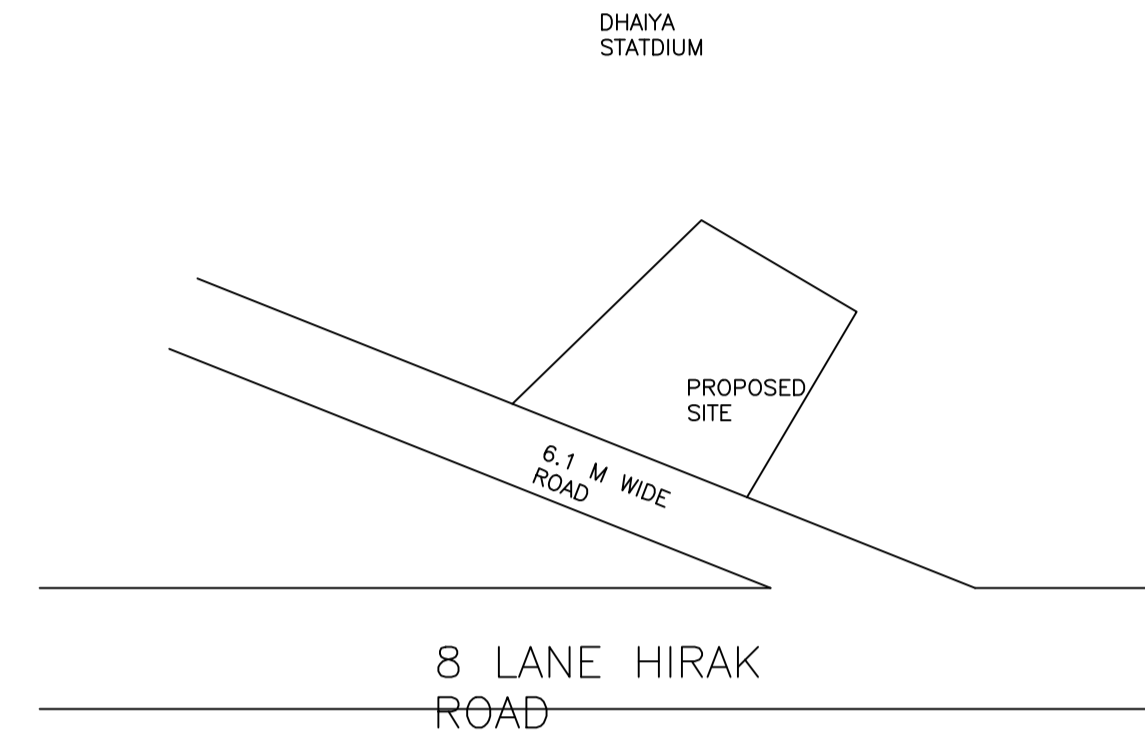
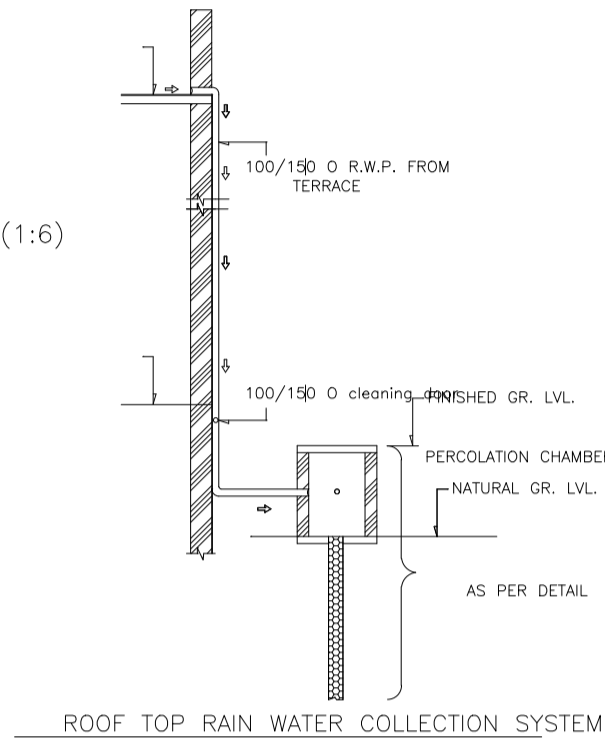
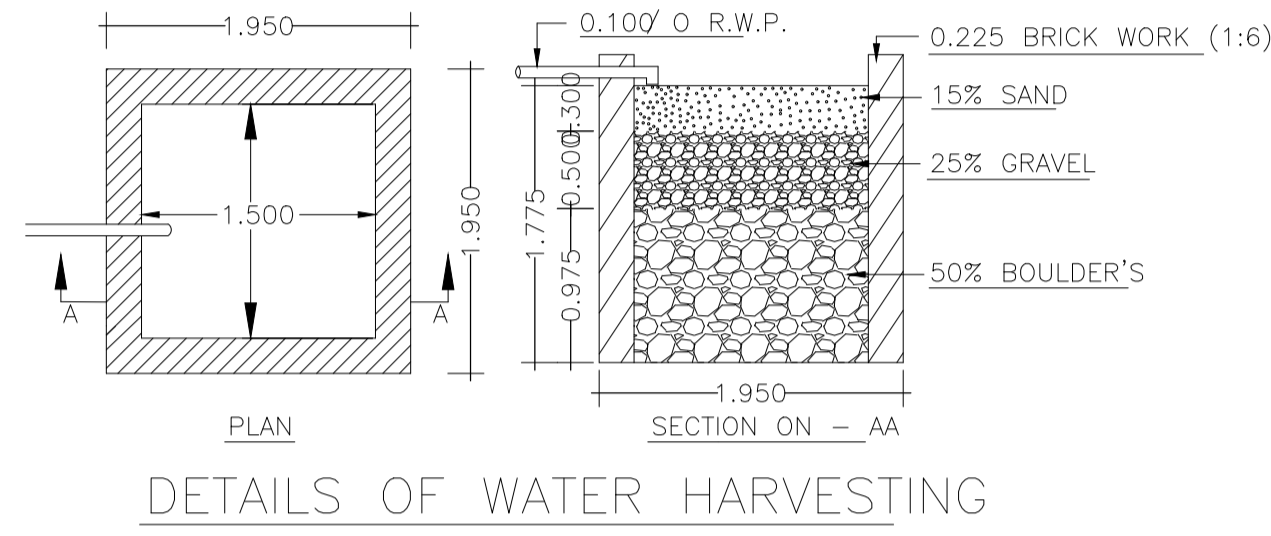
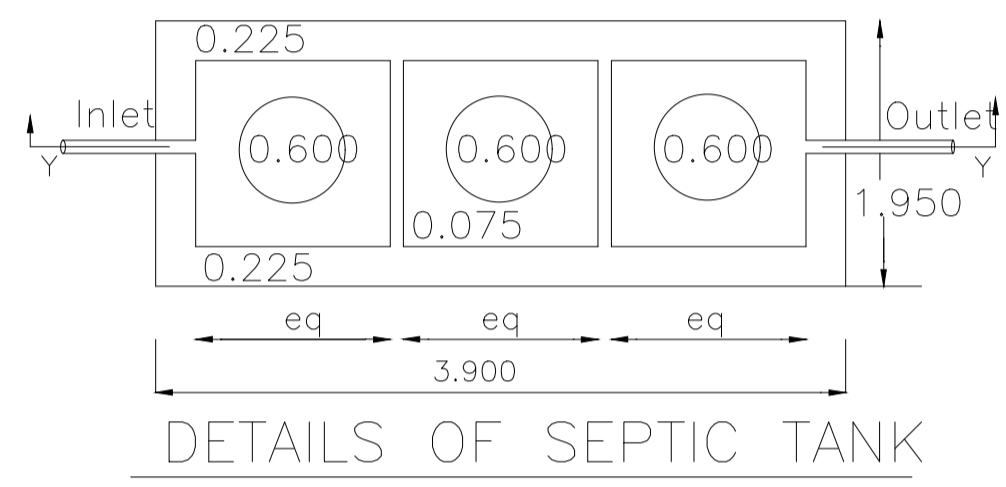
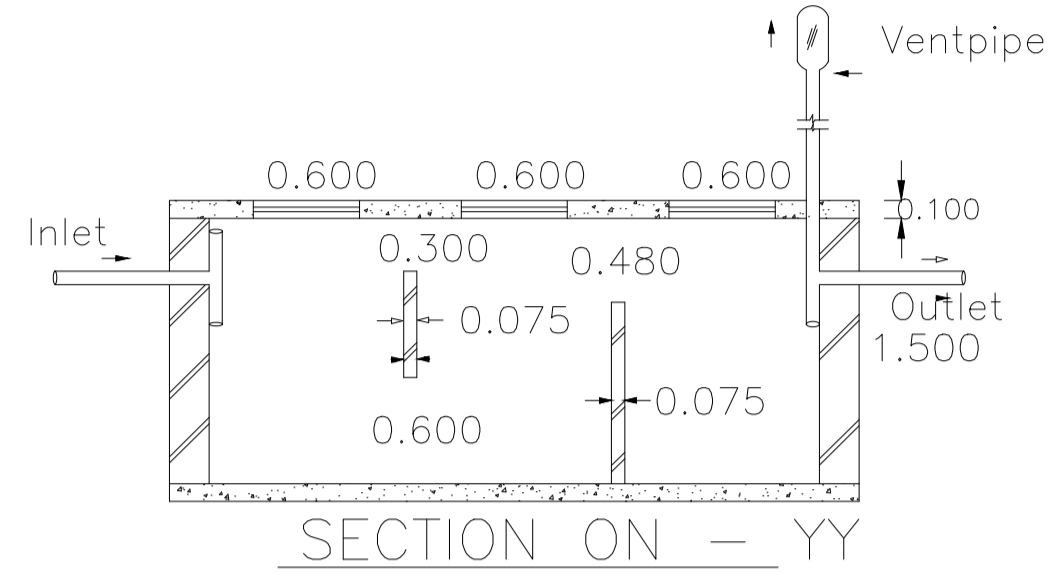
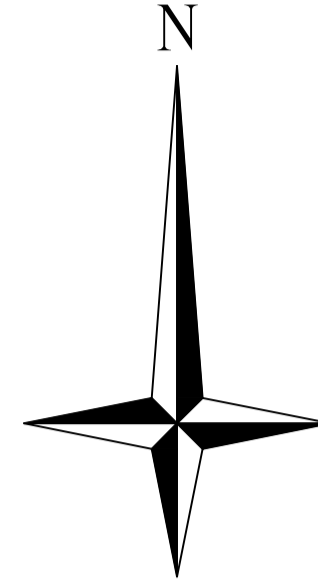
TERRACE FLOOR PLAN  
(SCALE 1:100)



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AJAY KUMAR KESARI DMC/ENG/0007/2021			

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