

Proposal Basic Information

Proposal File No.	DGM/CP/0089/W3/12018
Owner Name	SRI MOHAN LAL AGARWAL
Khata No.	41885.3247/1,41885.3247/2
Plot No.	830 & 831 (PART)
Village Name	Deoghar
Use	Commercial
SubUse	ResComm Bldg

AREA STATEMENT DEOGHAR MUNICIPAL CORPORATION

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: DEOGHAR	Plot SubUse: ResComm Bldg
Authority: DEOGHAR MUNICIPAL CORPORATION	Plot/Nearty/Religious/Structure: NA
Sheet No. DGM/CP/0089/W3/12018	Plot/SubPlot No: 830 & 831 (PART)
Application Type: General Proposal	North: Plot No. - LAND OF PRAHLAD ROY SHRIOFF
Project Type: Building Permission	South: Plot No. - 4.57 WIDE PRIVATE ROAD
Nature of Development: New	East: Road Width - 18.28 S.S.M. JALAN ROAD
Location of Development Area: Old Area	West: Plot No. - PROPERTY OF SHYAM SUNDER DHANUK

AREA DETAILS

AREA OF PLOT (Minimum)	(A)	988.21
NET AREA OF PLOT (Gross Plot Area)	(A-Deductions)	988.21
Deduction from Gross Plot Area		
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		140.33
Total		140.33
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity)	(A-Deductions)	857.88
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	988.21
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	988.21

COVERAGE CHECK

Permissible Coverage area (50.00%)	499.11
Proposed Coverage area (37.84%)	377.68
Total Prop. Coverage area (37.84%)	377.68
Balance coverage area (12.16%)	121.43

FAR CHECK

Perm. FAR Area (2.000)	2455.53
Total Perm. FAR area	2455.53
Residential FAR	446.40
Commercial FAR	1697.98
Proposed FAR Area	2161.82
Total Proposed FAR Area	2161.82
Consumed FAR (Factor)	2.17
Balance FAR Area	333.71

BUILD UP AREA CHECK

Total Proposed Built Up Area	2568.92
ARCHITECT (Regd)	ASHOK KUMAR JHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI MOHAN LAL AGARWAL

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

PLOT BOUNDARY	Green
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Yellow
COMMON PLOT	Blue
ROAD WIDENING AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (HOTEL)		Total	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Basement Floor	395.70	17.44	395.70	17.44
Ground Floor	377.68	377.68	377.68	377.68
First Floor	447.31	447.31	447.31	446.10
Second Floor	447.31	447.31	447.31	446.10
Third Floor	447.31	447.31	447.31	446.10
Fourth Floor	453.61	446.40	453.61	446.40
Terrace Floor	0.00	0.00	0.00	0.00
Total	2568.92	2161.82	2568.92	2161.82

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (HOTEL)	Commercial	ResComm Bldg	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m)	Units			Car			Visitors Car			TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (HOTEL)	Commercial	ResComm Bldg	> 0	100	1621.03	-	-	-	-	-	-	-	-	-	-
			> 0	1	3.00	1.00	3	-	-	-	-	-	-	-	-
	Residential	Residential Bldg/Apartment	> 0	1	3.00	-	-	-	-	-	-	-	-	-	-
			> 0	1	3.00	-	-	-	-	-	-	-	-	-	-
Total						14	14	-	1	1	-	-	37	40	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	14	175.00
Total Car	14	175.00	14	175.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	40	80.00
Total TwoWheeler	37	74.00	40	80.00
Other Parking	-	-	-	175.18
Total	31	251.50	52	522.68

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)			Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No.)
					Li	Parking	Res.	Commercial	Stair					
A (HOTEL)	1	2568.94	18.02	2568.92	36.05	325.18	446.40	1697.98	17.44	2161.82	2161.82	07		
Grand Total	1	2568.94	18.02	2568.92	36.05	325.18	446.40	1697.98	17.44	2161.82	2161.82	07		

Building :A (HOTEL)

Floor Name	Gross Built Up Area (Sq.m)	Deductions From Gross BUA Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)			Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No.)
				Li	Parking	Res.	Commercial	Stair					
Basement Floor	395.70	0.00	395.70	7.21	325.18	0.00	0.00	17.44	17.44	17.44	00		
Ground Floor	377.68	18.02	377.68	0.00	0.00	0.00	377.68	0.00	377.68	377.68	01		
First Floor	447.31	0.00	447.31	7.21	0.00	0.00	440.10	0.00	440.10	440.10	01		
Second Floor	447.31	0.00	447.31	7.21	0.00	0.00	440.10	0.00	440.10	440.10	01		
Third Floor	447.31	0.00	447.31	7.21	0.00	0.00	440.10	0.00	440.10	440.10	01		
Fourth Floor	453.61	0.00	453.61	7.21	0.00	446.40	0.00	0.00	446.40	446.40	03		
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total	2568.94	18.02	2568.92	36.05	325.18	446.40	1697.98	17.44	2161.82	2161.82	07		
Total Number of Same Buildings	1												
Total	2568.94	18.02	2568.92	36.05	325.18	446.40	1697.98	17.44	2161.82	2161.82	07		

SCHEDULE OF DOOR:

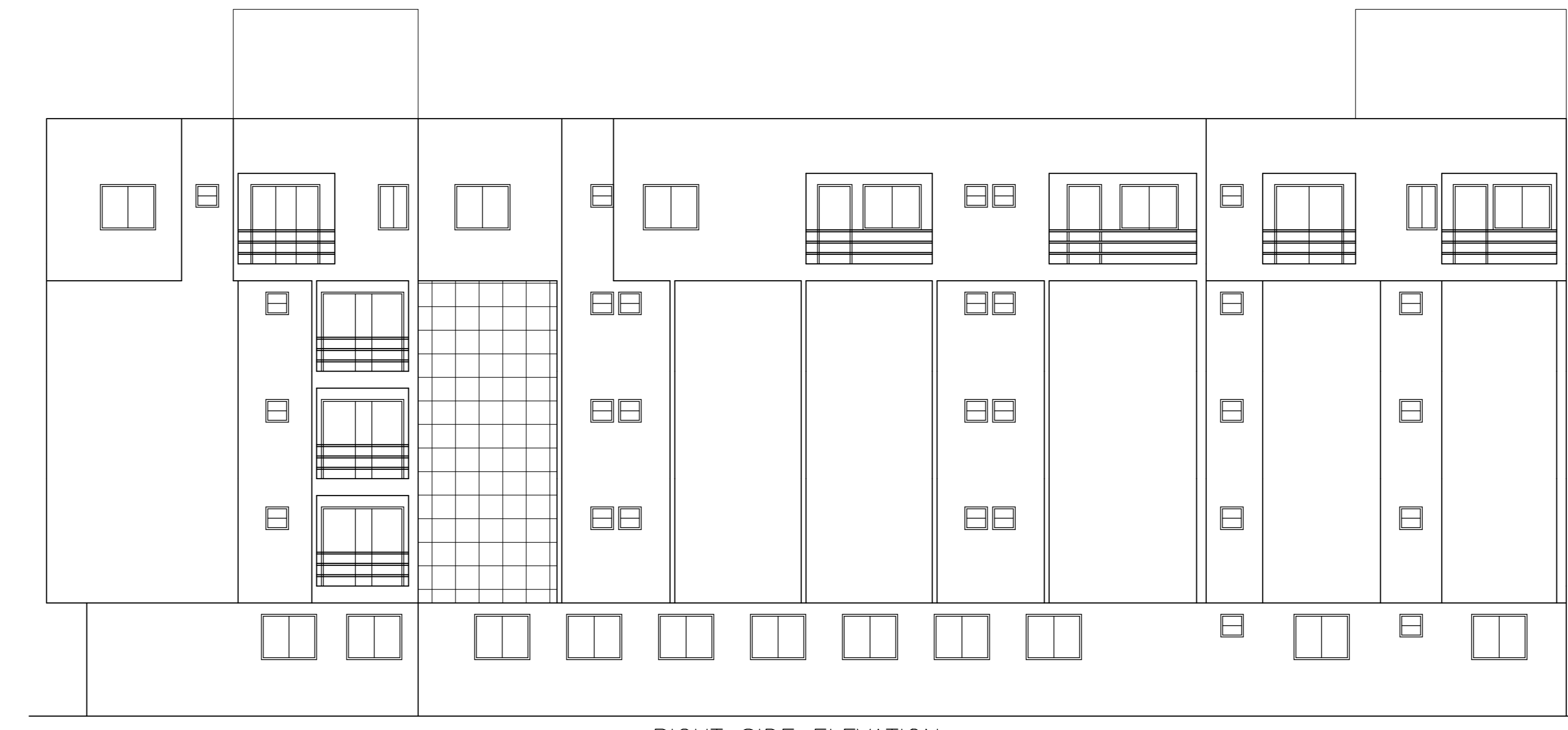
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOTEL)	D3	0.75	2.10	68
A (HOTEL)	D2	0.90	2.10	02
A (HOTEL)	D1	0.98	2.10	47
A (HOTEL)	D	1.05	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

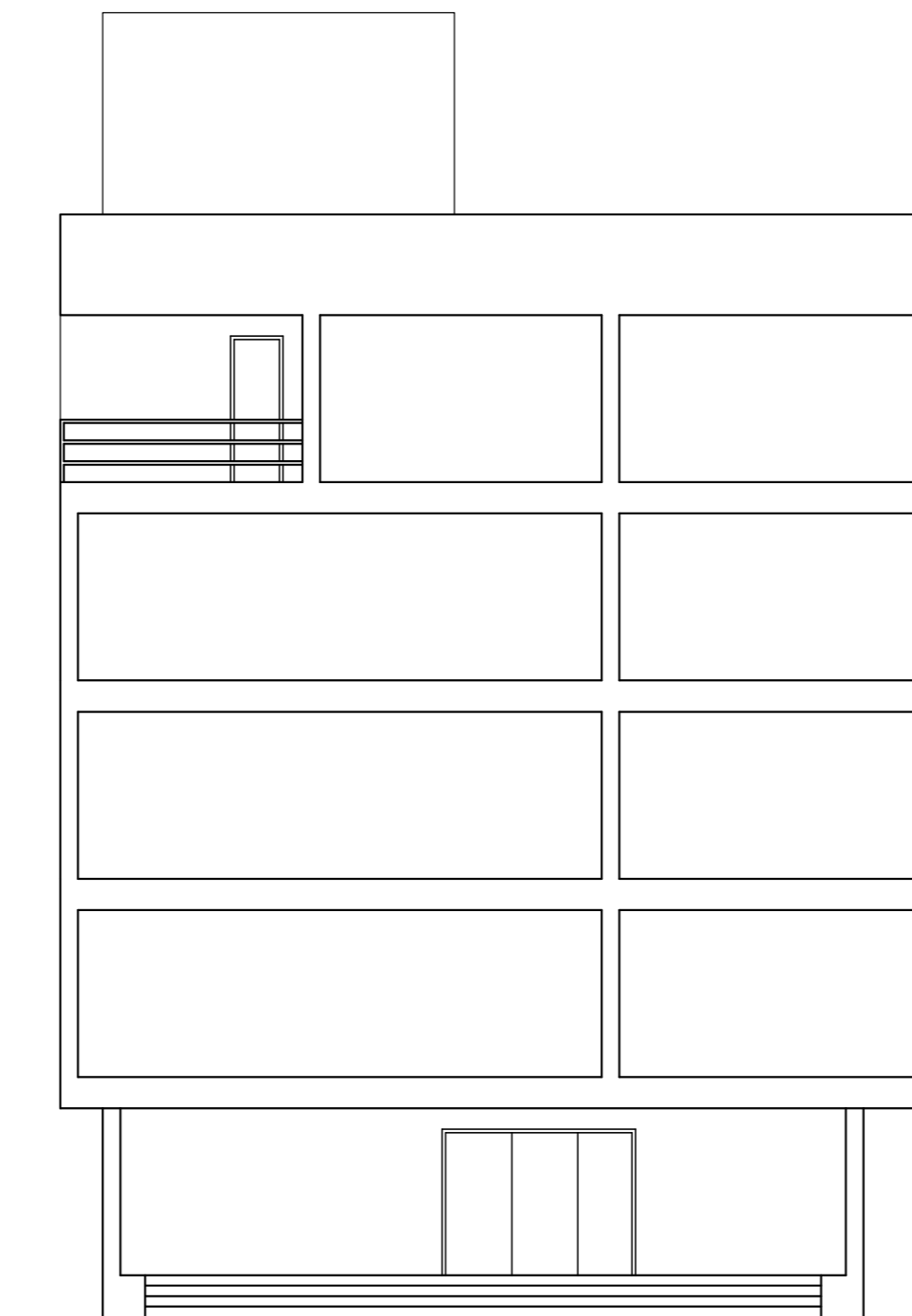
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HOTEL)	V	0.60	1.20	49
A (HOTEL)	W2	0.90	1.20	02
A (HOTEL)	W1	1.35	1.20	39
A (HOTEL)	W	1.80	1.20	08
A (HOTEL)	MECH VENT	1.80	1.20	03

UnitBUA Table for Building :A (HOTEL)

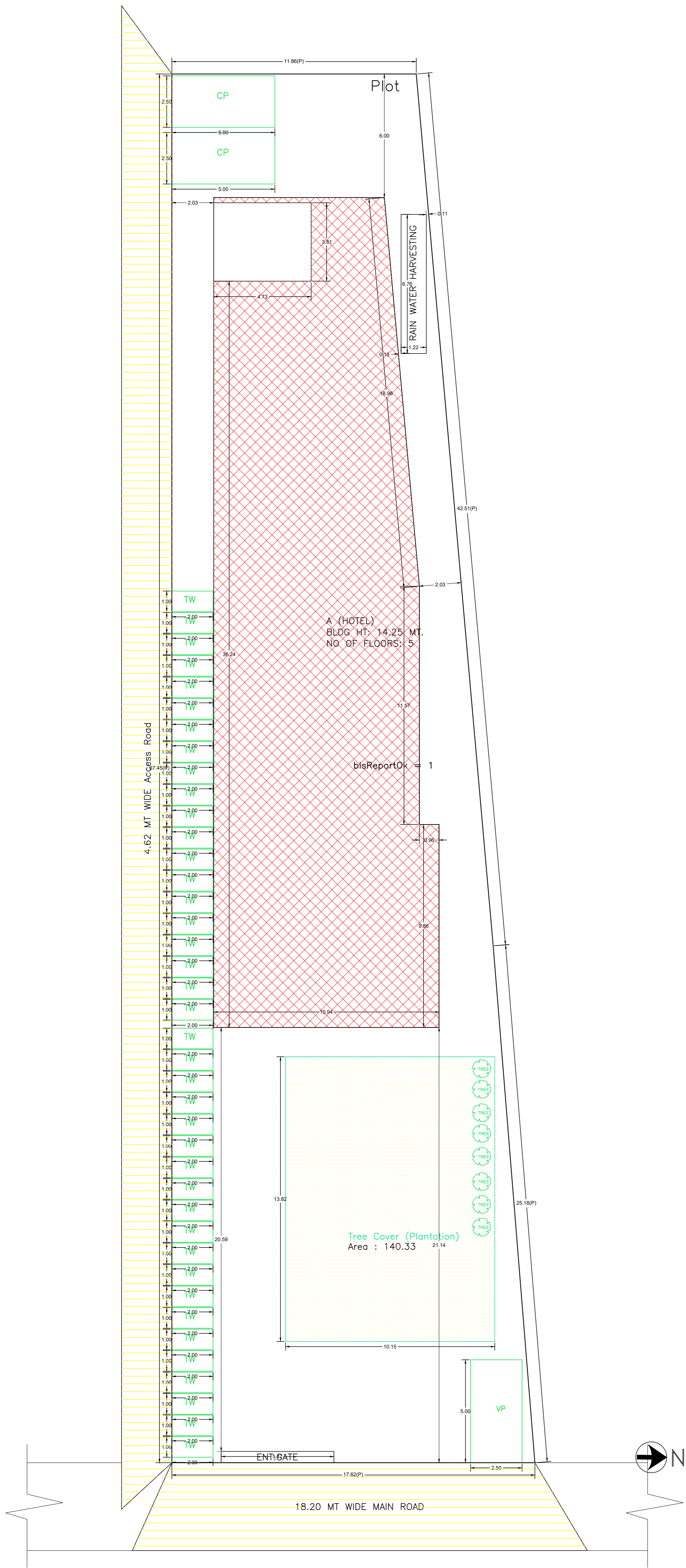
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G	OTHER	370.47	370.32	11	1
TYPICAL - 1 - 3 FLOOR PLAN	1	OTHER	440.10	439.74	36	3
FOURTH FLOOR PLAN	FLAT - 01	FLAT	107.04	106.96	10	
	FLAT - 02	FLAT	156.10	155.88	16	3
	FLAT - 03	FLAT	135.27	135.08	14	
Total			2068.18	2067.45	159	7



RIGHT SIDE ELEVATION



FRONT ELEVATION



SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR JHA DGM/ENG/0002/2017			

