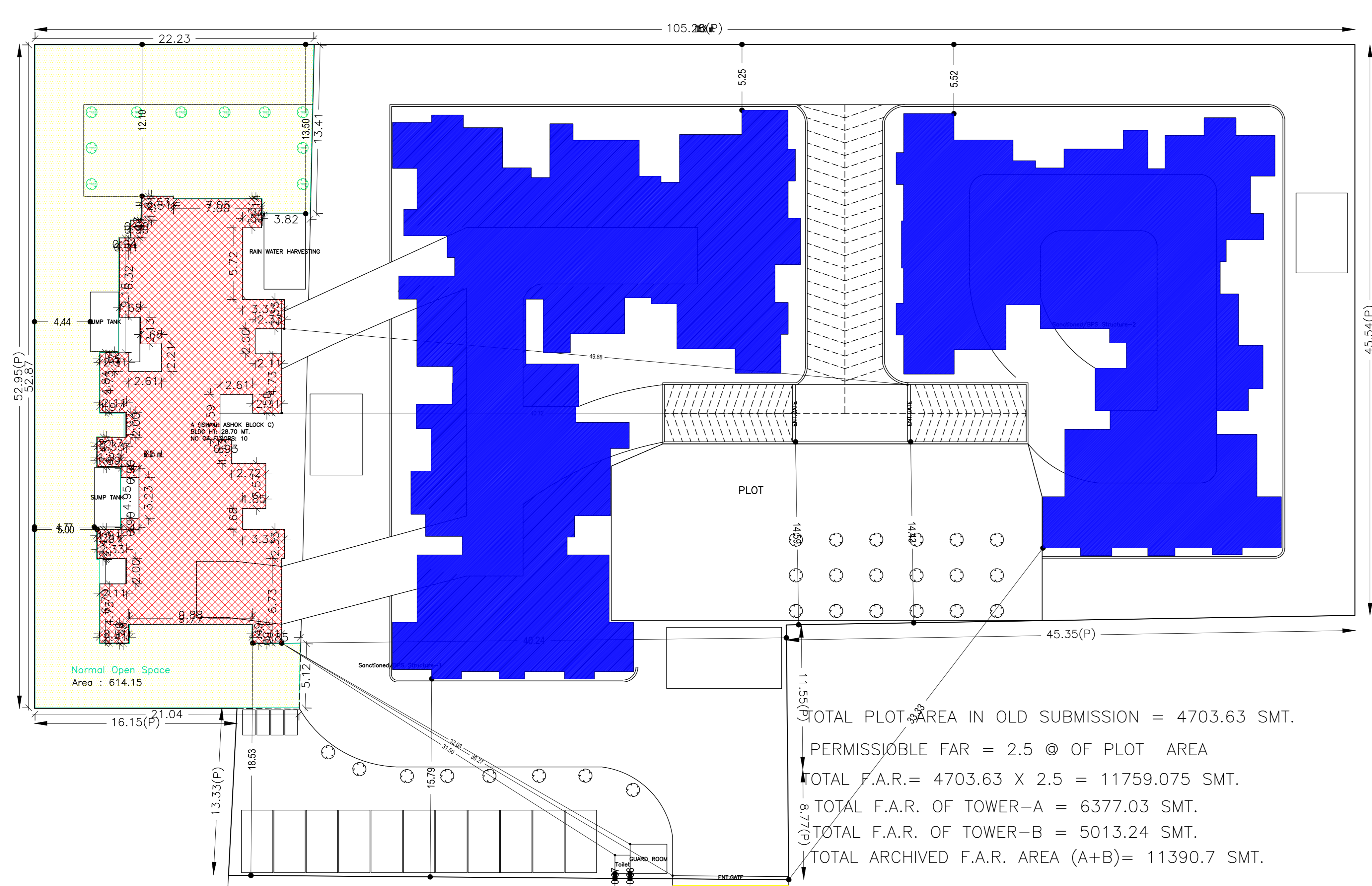
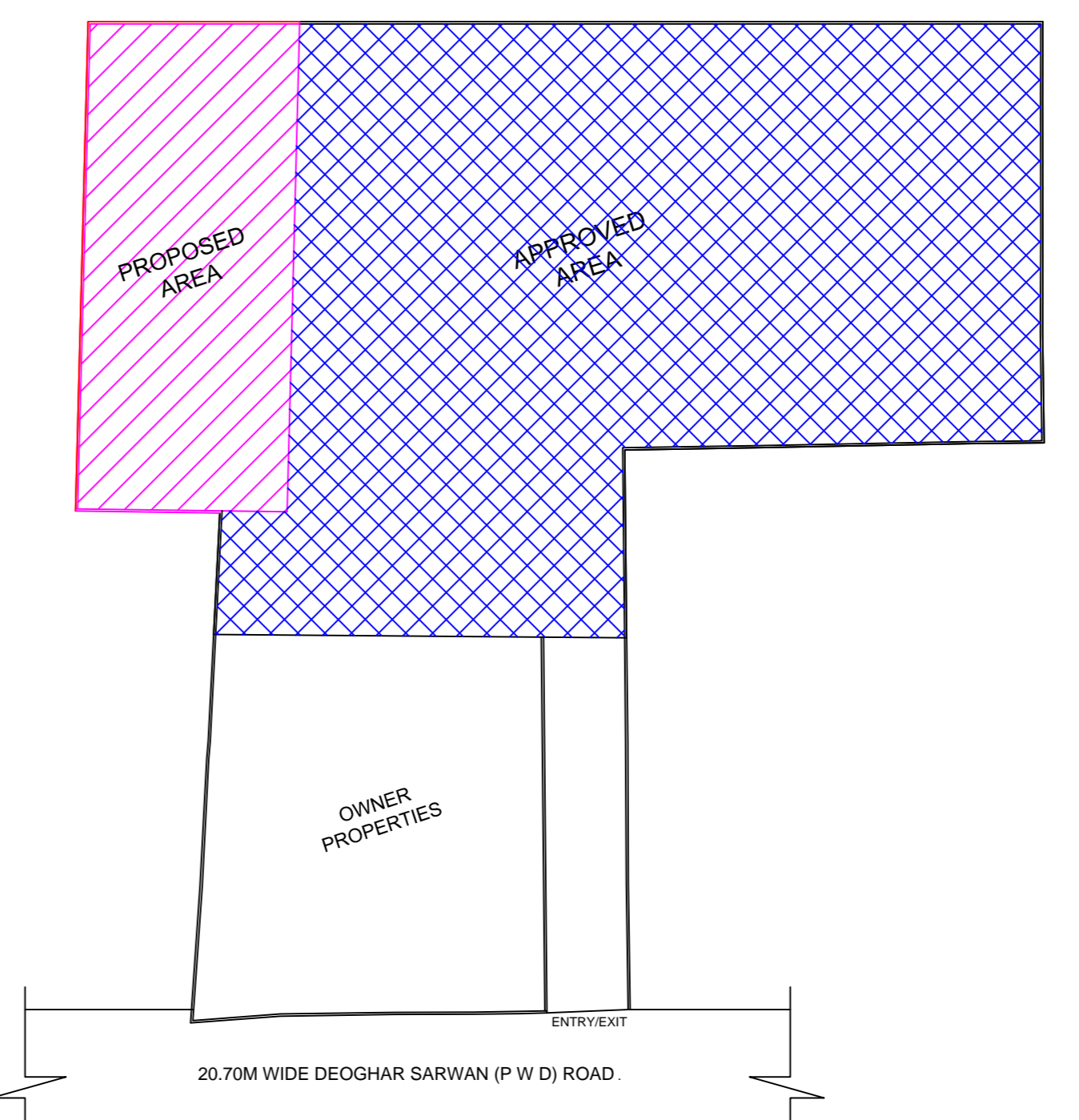
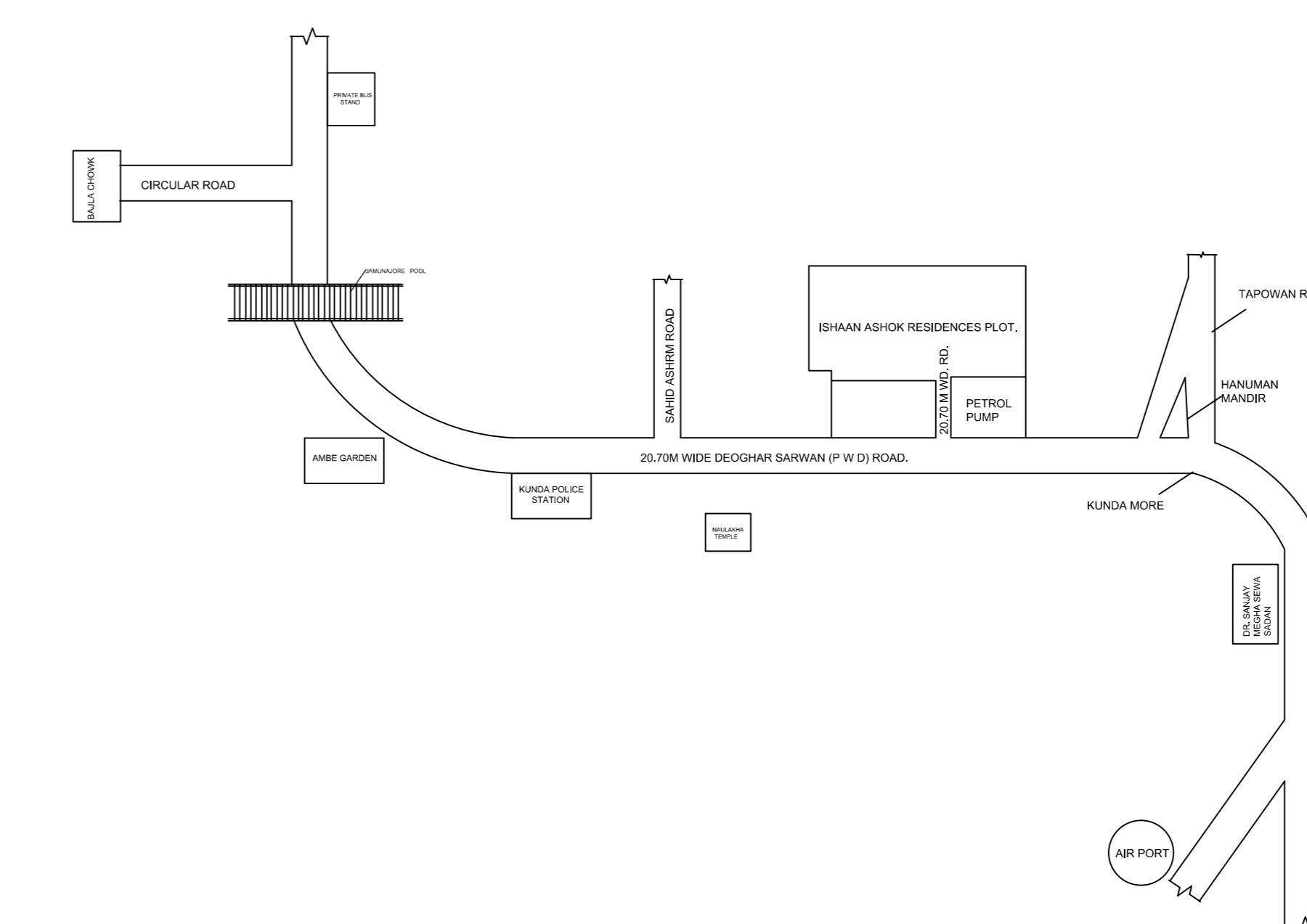


AREA STATEMENT	VERSION NO. 1.0.20
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 30/06/2018
LOCAL BODIES	
PROJECT DETAIL	
Region: JHARKHAND URBAN	Plot Use: Residential
District: DEOGHAR	Plot Sub-Use: Boarding
Authority: DEOGHAR MUNICIPAL CORPORATION	Plot/Religious Structure: NA
Insurat No: DMC/CP/0006/W2/2017	Plot/Rel No: 259, 260 & 252
Application Type: General Proposal	North: Plot No. - land of normal kumar chattraj
Project Type: Building Permission	South: Road Width - land of normal kumar chattraj
Nature of Development: Addition or Alteration	East: Plot No. - Brentra kumar Singh
Location of Development Area: Old Area	West: Plot No. - Ashtra Devi
AREA DETAILS	SQ.MT.
AREA OF PLOT (Minimum)	(A) 583.44
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 583.44
Deduction for Balance Plot Area/From Gross Plot Area	
Common Plot	614.15
Total	614.15
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity area)	(A-Deductions) 529.29
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 583.44
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions) 583.44
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	291.72
Proposed Coverage area (6.64 %)	388.91
Existing Building Coverage area (26.23 %)	1535.48
Total Prop. Coverage Area (32.88 %)	1924.39
Balance coverage area (17.12 %)	1002.33
FAR CHECK	
Perm. FAR Area (2.50)	1463.60
Total Perm. FAR area	1463.60
Residential FAR	3117.12
Proposed FAR Area	3178.73
Existing Building FAR Area	1139.27
Total Proposed FAR Area	4317.99
Consumer FAR (Factor)	2.49
Balance FAR Area	64.59
BUILT UP AREA CHECK	
Proposed Built Up Area	4406.70
Existing Building BUA Area	17789.26
Total Proposed Built Up Area	22195.96
ARCHITECT (Regd)	ASHOK KUMAR JHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ISHAAN INFRAESTATES INDIA PVT. LTD.
DEVELOPMENT AUTHORITY	LOCAL BODY



TOTAL PLOT AREA IN OLD SUBMISSION = 4703.63 SMT.
 PERMISSIBLE FAR = 2.5 @ OF PLOT AREA
 TOTAL F.A.R. = 4703.63 X 2.5 = 11759.075 SMT.
 TOTAL F.A.R. OF TOWER-A = 6377.03 SMT.
 TOTAL F.A.R. OF TOWER-B = 5013.24 SMT.
 TOTAL ARCHIVED F.A.R. AREA (A+B) = 11390.7 SMT.

NEW TOTAL PLOT AREA FOR SUBMISSION = 5932.93 SMT.
 PERMISSIBLE FAR = 2.5 @ OF PLOT AREA
 TOTAL F.A.R. = 5932.93 X 2.5 = 14832.325 SMT.
 BLANCE F.A.R. FOR TOWER-C = 14832.325 - 11390.7 = 3441.625



COLOR INDEX

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

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	388.16	20.71	388.16	20.71
0th Floor	388.91	40.90	388.91	40.90
First Floor	378.33	378.33	378.33	378.33
Second Floor	405.16	347.85	405.16	347.85
Third Floor	405.16	347.85	405.16	347.85
Fourth Floor	405.16	347.85	405.16	347.85
Fifth Floor	405.16	347.85	405.16	347.85
Sixth Floor	405.16	347.85	405.16	347.85
Seventh Floor	405.16	347.85	405.16	347.85
Eighth Floor	405.16	347.85	405.16	347.85
Ninth Floor	405.16	347.85	405.16	347.85
Roof Floor	0.00	0.00	0.00	0.00
Total	4406.70	3178.75	4406.70	3178.75

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub-Use	Building Structure
A (ISHAAN ASHOK BLOCK C)	Residential	Boarding	Multistorey

Required Parking (Table 7a)

Building Name	Type	Sub-Use	Area (Sq.mt)	Units	Car		Visitors Car		Two/Wheeler	
					Reqd./Unit	Reqd.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
A (ISHAAN ASHOK BLOCK C)	Residential	Boarding	> 0	4	-	1	1	-	-	-
Total			> 0	4	-	1	1	-	-	-

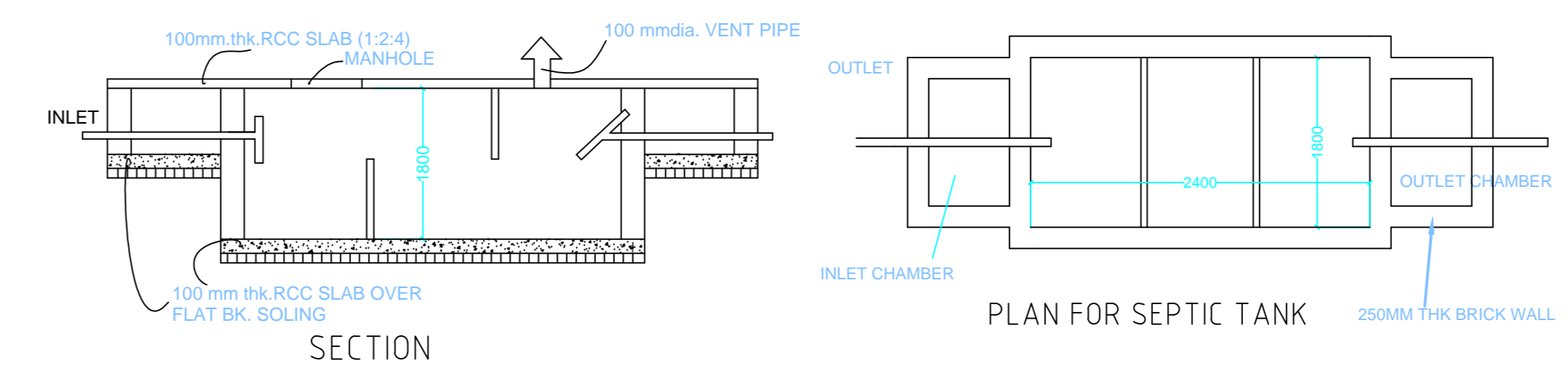
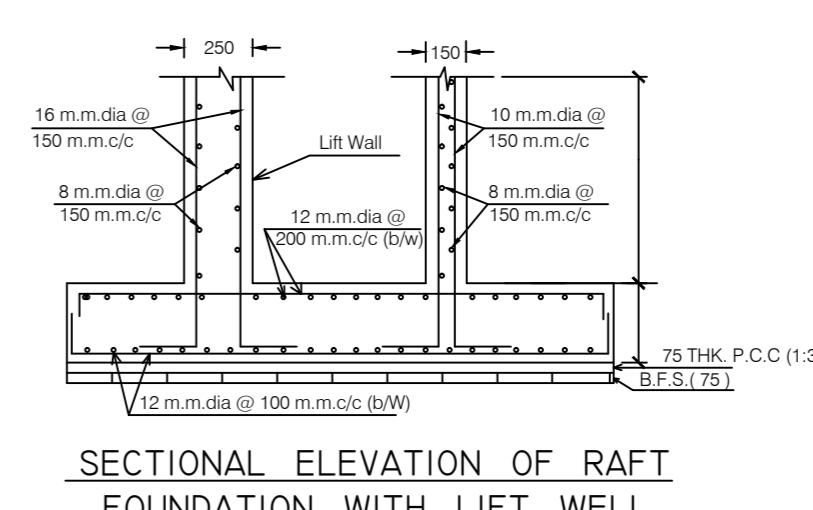
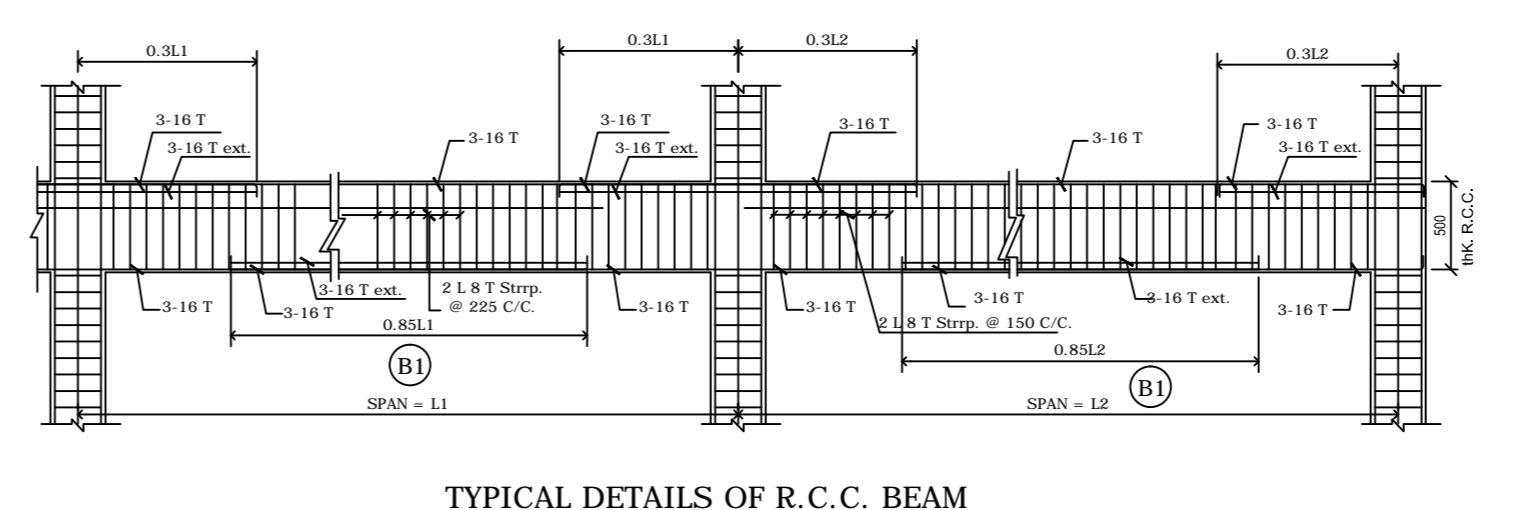
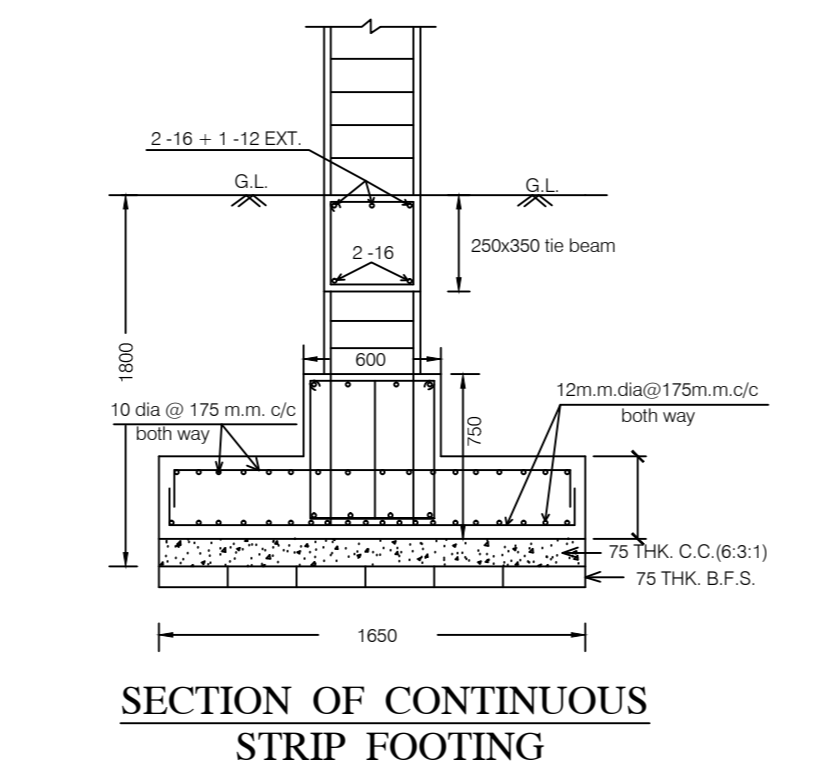
Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	1	12.50	10	125.00
Visitor's Car Parking	1	12.50	1	12.50
Two/Wheeler	-	-	13	26.00
Other Parking	-	-	-	53.71
Total		25.00		717.21

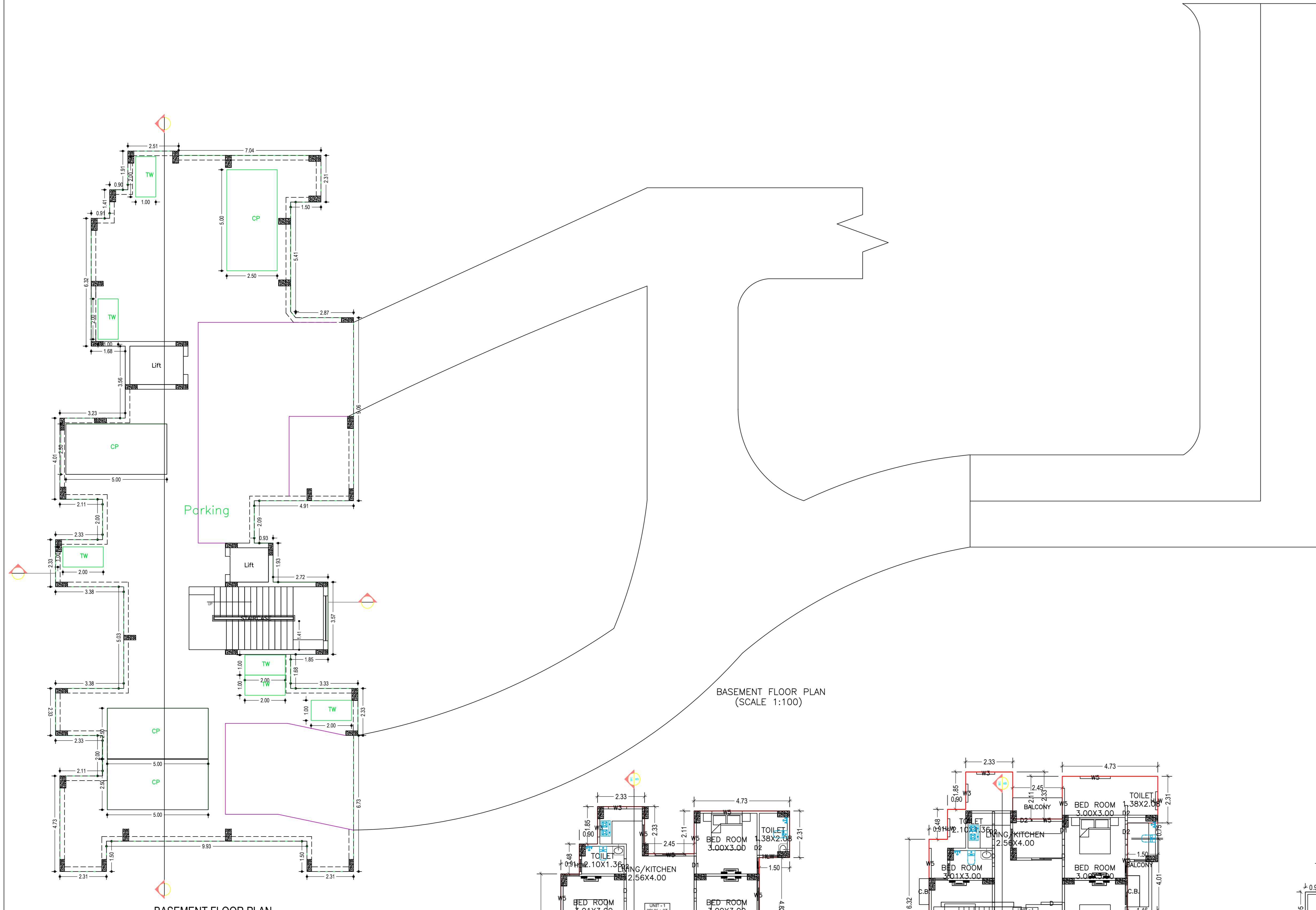
FAR & Tenement Details (Table 4c-1)

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 Conserved FAR Area (Sq.mt)	Tenement No.	
			Lift	Looby	Balcony	Void	Accessory Use						
A (ISHAAN ASHOK BLOCK C)	1	4406.70	82.80	133.38	106.56	48.51	139.68	717.21	3117.14	53.34	3178.75	3178.75	09
Grand Total	1	4406.70	82.80	133.38	106.56	48.51	139.68	717.21	3117.14	53.34	3178.75	3178.75	09

This is certify that the structure design is in accordance with the latest I-S code (I-S 875, I-S 456-2002, I-S 1893-2000) for design & loading conditions (Seismic/wind/dead/live) and other all parameters are taken in account for safety of the structure.



Proposal File No.	DCM/CP/0006/W27/2017
Owner Name	ISHAAN INFRAESTATES INDIA PVT. LTD.
Khata No	37
Plot No	259, 260 & 252
Village Name	Kambag
Use	Residential
SubUse	Boarding



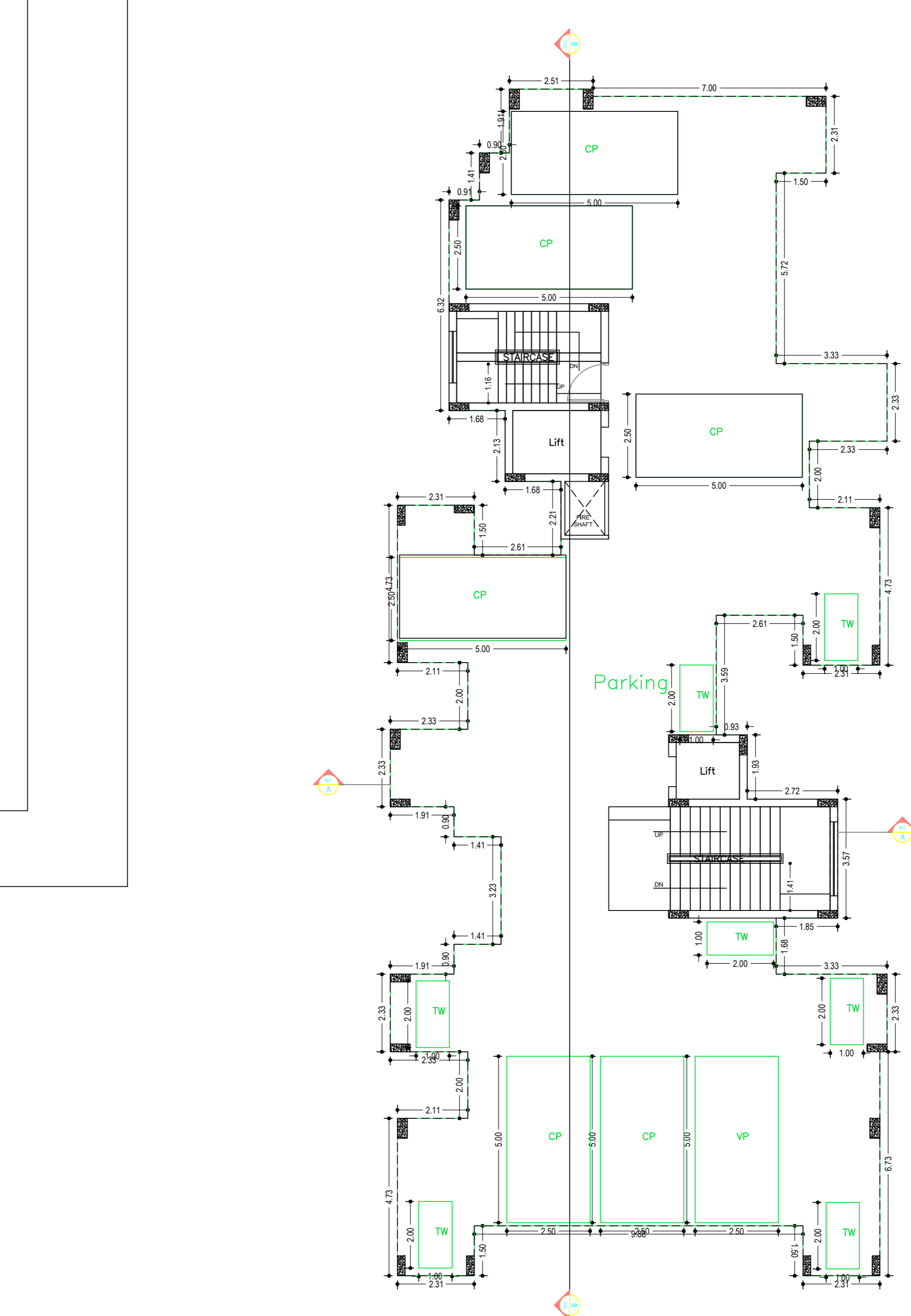
BASEMENT FLOOR PLAN (SCALE 1:100)

BASEMENT FLOOR PLAN



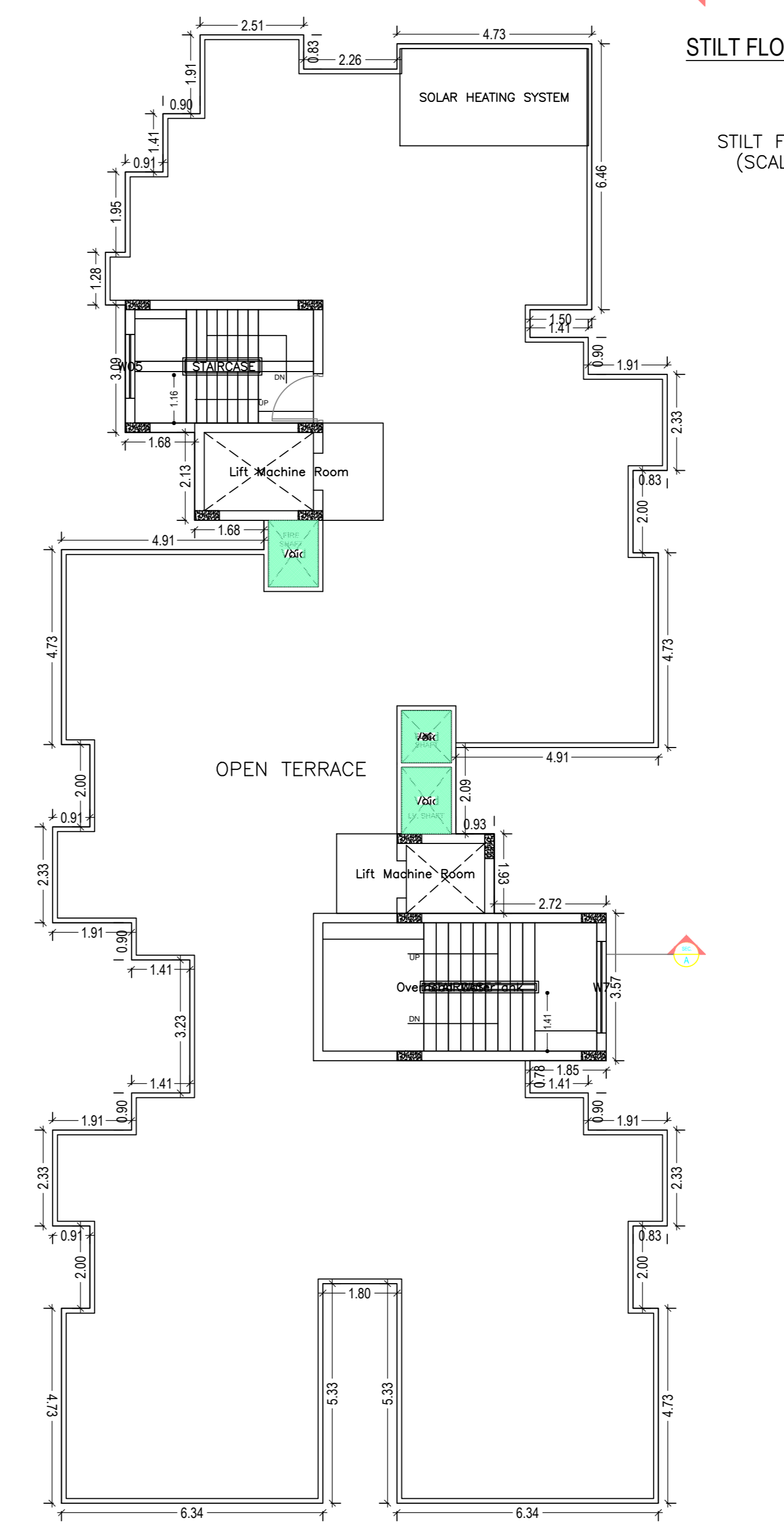
TYPICAL FLOOR PLAN (Proposed) (SCALE 1:100)

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



STILT FLOOR PLAN

STILT FLOOR PLAN (SCALE 1:100)



TYPICAL FLOOR PLAN TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (ISHAAN ASHOK BLOCK C)

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 FAR Area (Sq.mt.)	Tmt (No.)
		Lift Lobby	Balcony	Void	Accessory Use	Parking	Resi.	Stair					
Basement Floor	398.18	8.26	0.00	0.00	0.00	0.00	369.92	0.00	20.71	20.71	0.00	49.90	
Stilt Floor	398.91	0.00	0.00	0.00	0.00	0.00	348.01	0.00	32.63	49.90	49.90	0.00	
First Floor	379.33	8.26	14.82	0.00	5.39	15.52	0.00	334.34	0.00	334.34	334.34	0.00	
Second Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Third Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Fourth Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Fifth Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Sixth Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Seventh Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Eighth Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Ninth Floor	405.16	8.26	14.82	13.32	5.39	15.52	0.00	347.85	0.00	347.85	347.85	0.00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	4406.70	82.60	133.38	106.56	48.51	139.68	717.21	3117.14	53.34	3178.75	3178.75	0.00	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ISHAAN ASHOK BLOCK C)	D2	0.75	2.10	170
A (ISHAAN ASHOK BLOCK C)	D1	0.89	2.10	45
A (ISHAAN ASHOK BLOCK C)	D	1.05	2.10	144

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ISHAAN ASHOK BLOCK C)	W2	0.67	1.90	09
A (ISHAAN ASHOK BLOCK C)	W3	0.79	1.90	09
A (ISHAAN ASHOK BLOCK C)	HLW	0.90	0.60	90
A (ISHAAN ASHOK BLOCK C)	W3	0.90	1.20	90
A (ISHAAN ASHOK BLOCK C)	W4	1.20	1.35	41
A (ISHAAN ASHOK BLOCK C)	W5	1.50	1.35	221
A (ISHAAN ASHOK BLOCK C)	W05	1.55	1.80	10
A (ISHAAN ASHOK BLOCK C)	W7	2.23	1.80	10

Balcony Calculations Table

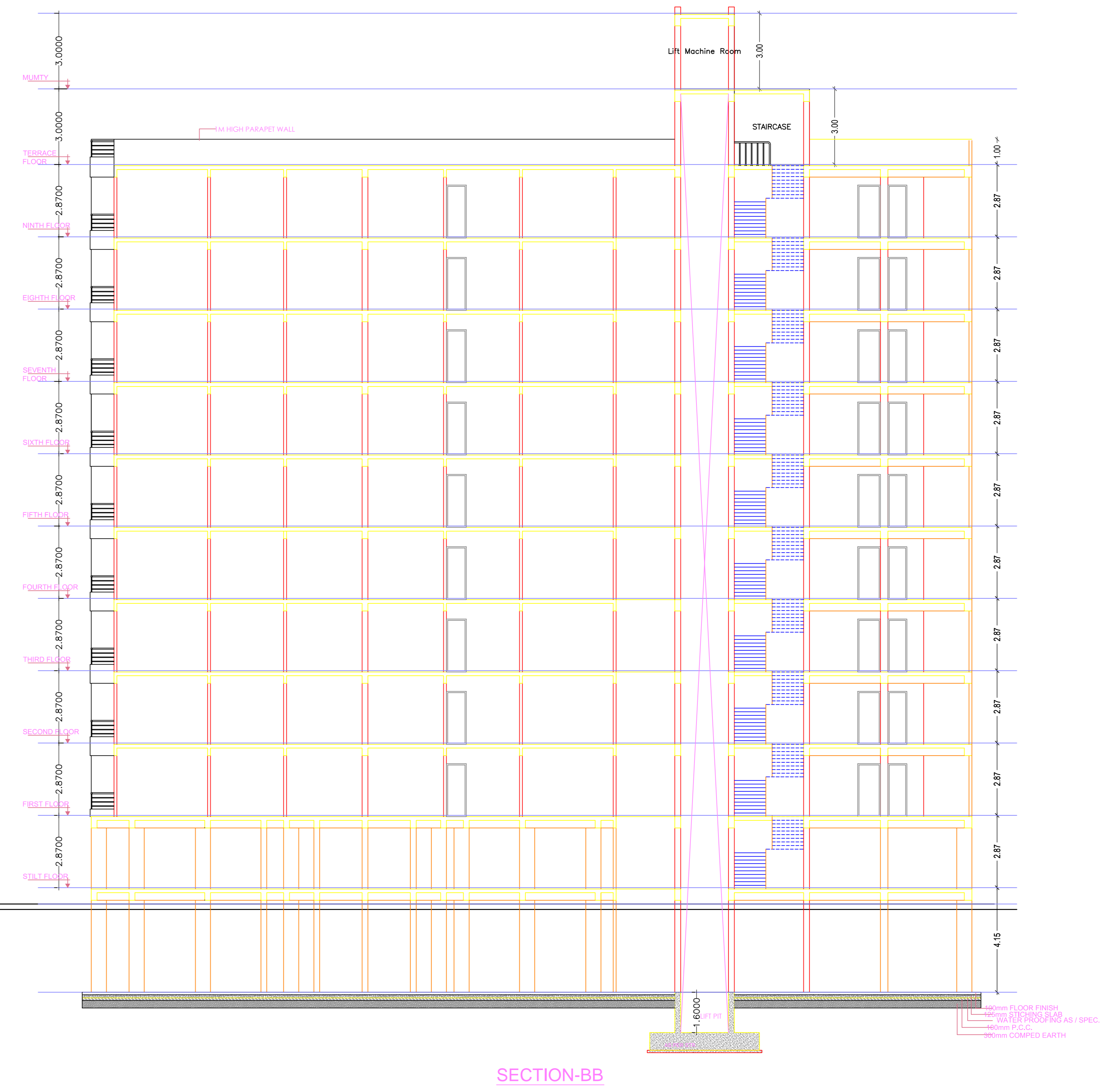
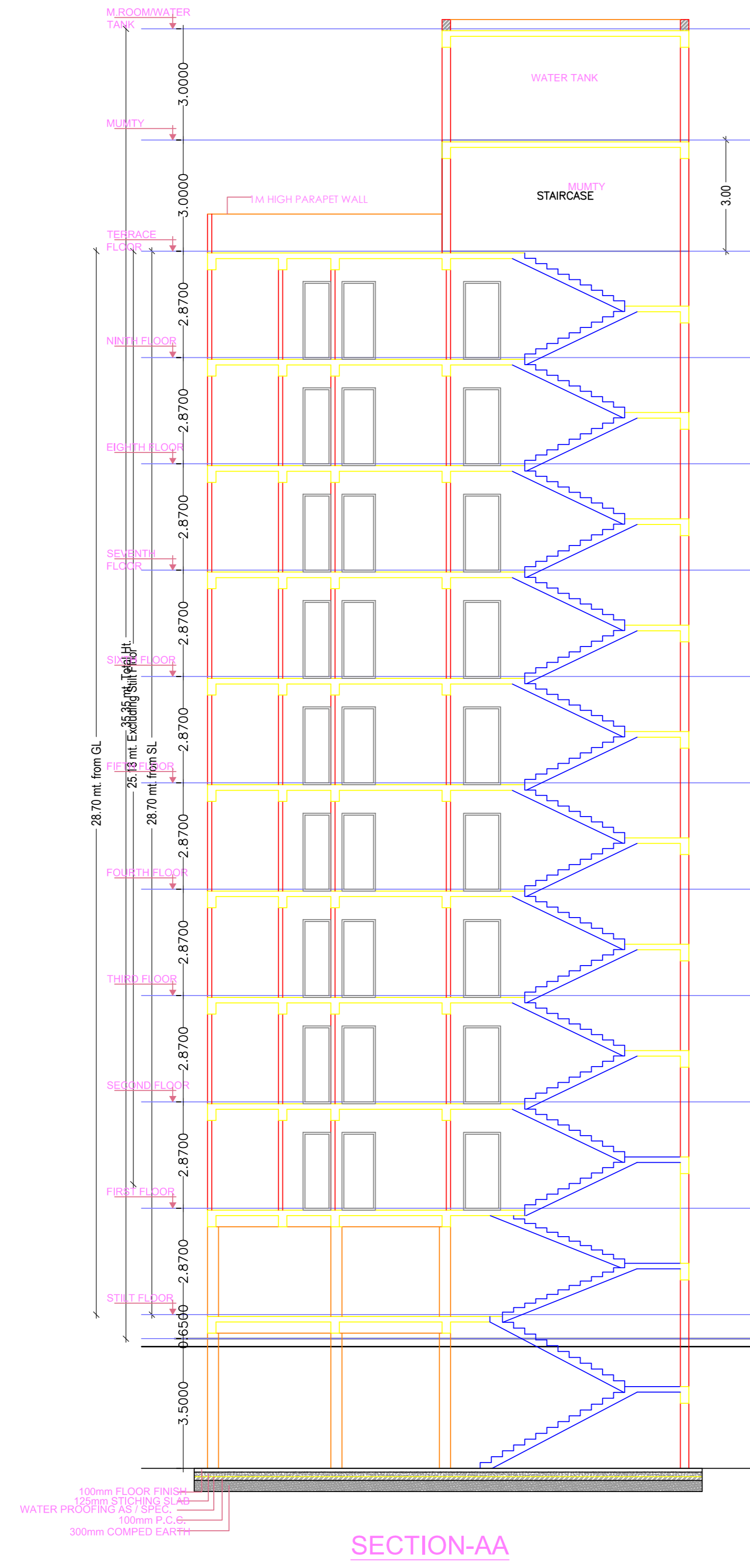
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3, 4, 5, 6, 7, 8 & 9 FLOOR PLAN	1.05 X 2.45 X 1 X 8	29.58	213.12
	1.05 X 2.20 X 4 X 8	67.20	
	1.05 X 4.15 X 2 X 8	64.08	
	1.05 X 4.15 X 1 X 8	27.44	
	1.05 X 2.61 X 2 X 8	43.84	
Total			213.12

UnitBUA Table for Building :A (ISHAAN ASHOK BLOCK C)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 3, 4, 5, 6, 7, 8 & 9 FLOOR PLAN	FLAT-B	FLAT	292.55	287.11	31	8
FIRST FLOOR PLAN	FLAT-A	FLAT	292.53	289.23	31	1
Total			292.91	2861.08	376	9

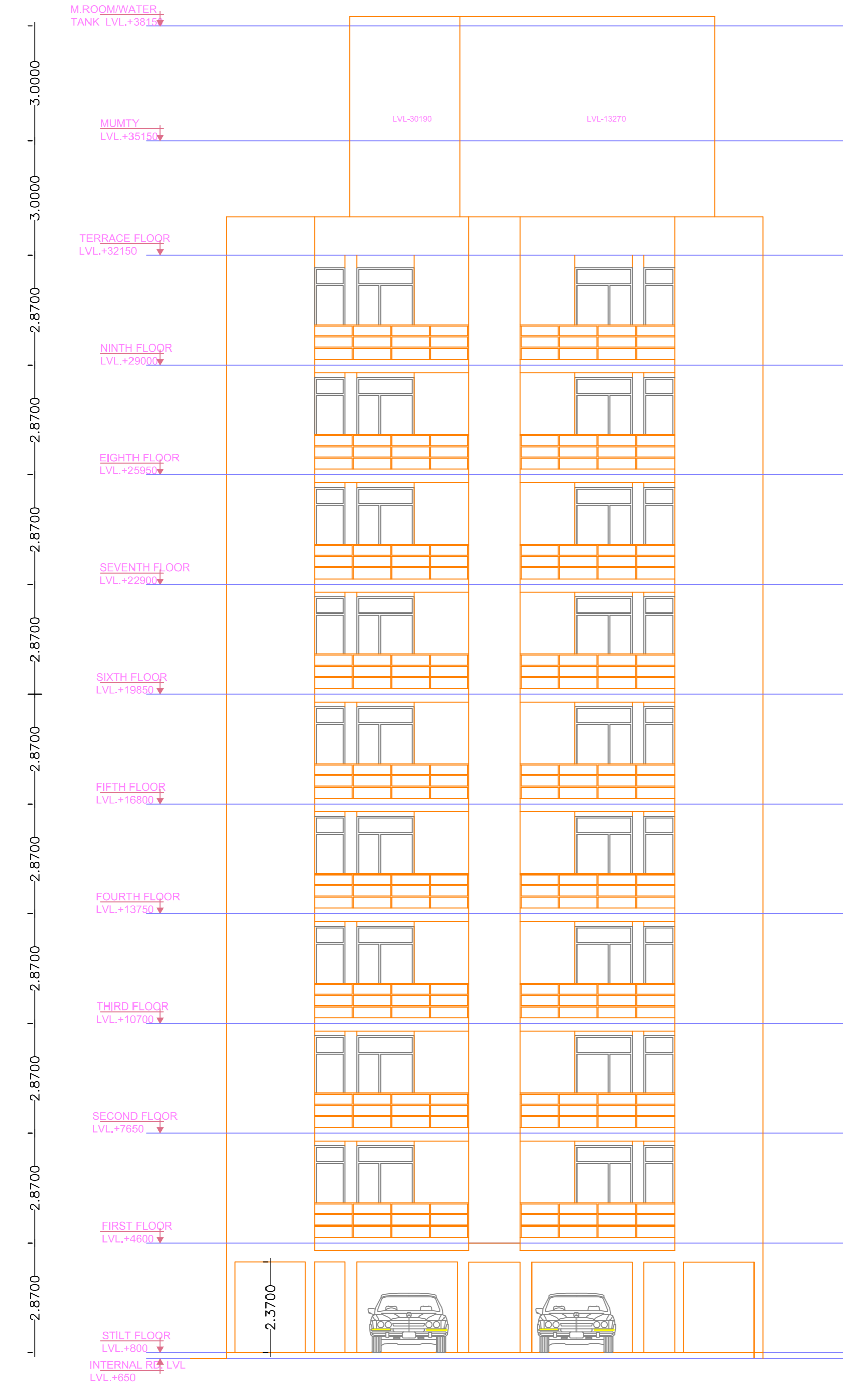
LTP NAME AND SIGNATURE: ASHOK KUMAR JHA, DCM/ENG/0002/2017
 STRUCTURAL ENG'S NAME AND SIGNATURE: _____
 BUILDER NAME AND SIGNATURE: _____

Proposal Basic Information	
Proposal File No.	DGMC/CP/0006/W2/2017
Owner Name	ISHAAN INFRAESTATES INDIA PVT. LTD.
Khata No.	37
Plot No.	259, 260 & 252
Village Name	Kambag
Use	Residential
SubUse	Boarding



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

Proposal Basic Information	
Proposal File No.	DGMCBP/0006/W2/2017
Owner Name	ISHAAN INFRAESTATES INDIA PVT. LTD.
Khata No	37
Plot No	259, 260 & 252
Village Name	Kambag
Use	Residential
SubUse	Boarding



ELEVATION-A



ELEVATION-B

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