

AREA STATEMENT DEOGHAR MUNICIPAL CORPORATION	VERSION NO.: 1.0.42 VERSION DATE: 29/04/2019
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DEOGHAR	Plot SubUse: Residential Bldg/Apartment
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: DGMC/BP/0082/W28/2018	Plot/SubPlot No: 642
Application Type: General Proposal	North: Plot No. - sub plot
Project Type: Building Permission	South: Plot No. - part of 64
Nature of Development: New	East: Road Width - proposed road
Location of Development Area: Old Area	West: Road Width - 9.14
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 685.59
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 685.59
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	105.05
Total	105.05
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 580.54
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 685.59
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 685.59
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	411.35
Proposed Coverage Area (48.93 %)	335.47
Total Prop. Coverage Area (48.93 %)	335.47
Balance coverage area (11.07 %)	75.88
FAR CHECK	
Perm. FAR Area (2.50)	1713.98
Total Perm. FAR area	1713.98
Residential FAR	1254.85
Proposed FAR Area	1269.83
Total Proposed FAR Area	1269.83
Consumed FAR (Factor)	1.85
Balance FAR Area	444.15
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1766.98
ARCHITECT (Regd)	ASHOK KUMAR JHA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	LAXMIKANT MISHRA AND HARIKANT MISHRA
DEVELOPMENT AUTHORITY	LOCAL BODY

Proposal File No.	DGMC/BP/0082/W28/2018
Owner Name	LAXMIKANT MISHRA AND HARIKANT MISHRA
Khata No	892/225
Plot No	642
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

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

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	Residential	Residential Bldg/Apartment	>0	1	12.00	1.00	12	-	-	-	-
			>0	1	12.00	-	-	-	-	1	12
			>0	1	12.00	-	-	1	2	-	-
Total:			-	-	-	-	12	12	-	2	13

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	13	26.00
Total TwoWheeler	12	24.00	13	26.00
Other Parking	-	-	-	191.81
Total		199.00		443.81

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	335.48	14.99	335.48	14.99
First Floor	333.32	301.85	333.32	301.85
Second Floor	366.06	317.67	366.06	317.67
Third Floor	366.06	317.67	366.06	317.67
Fourth Floor	366.06	317.67	366.06	317.67
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1766.98	1269.85	1766.98	1269.85

Building USE/SUBUSE Details

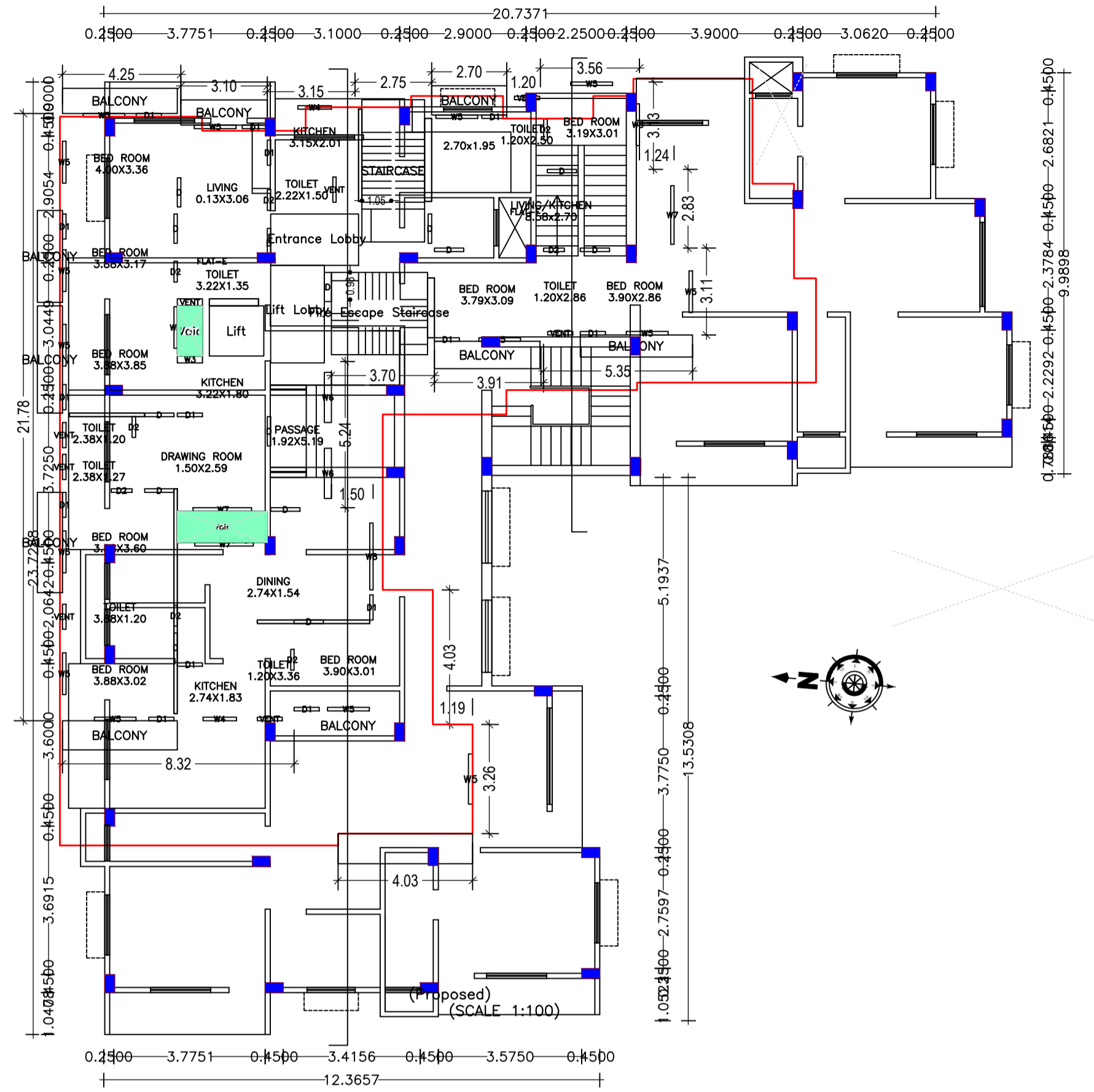
Building Name	Building Use	Building SubUse	Building Structure
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	Residential	Residential Bldg/Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

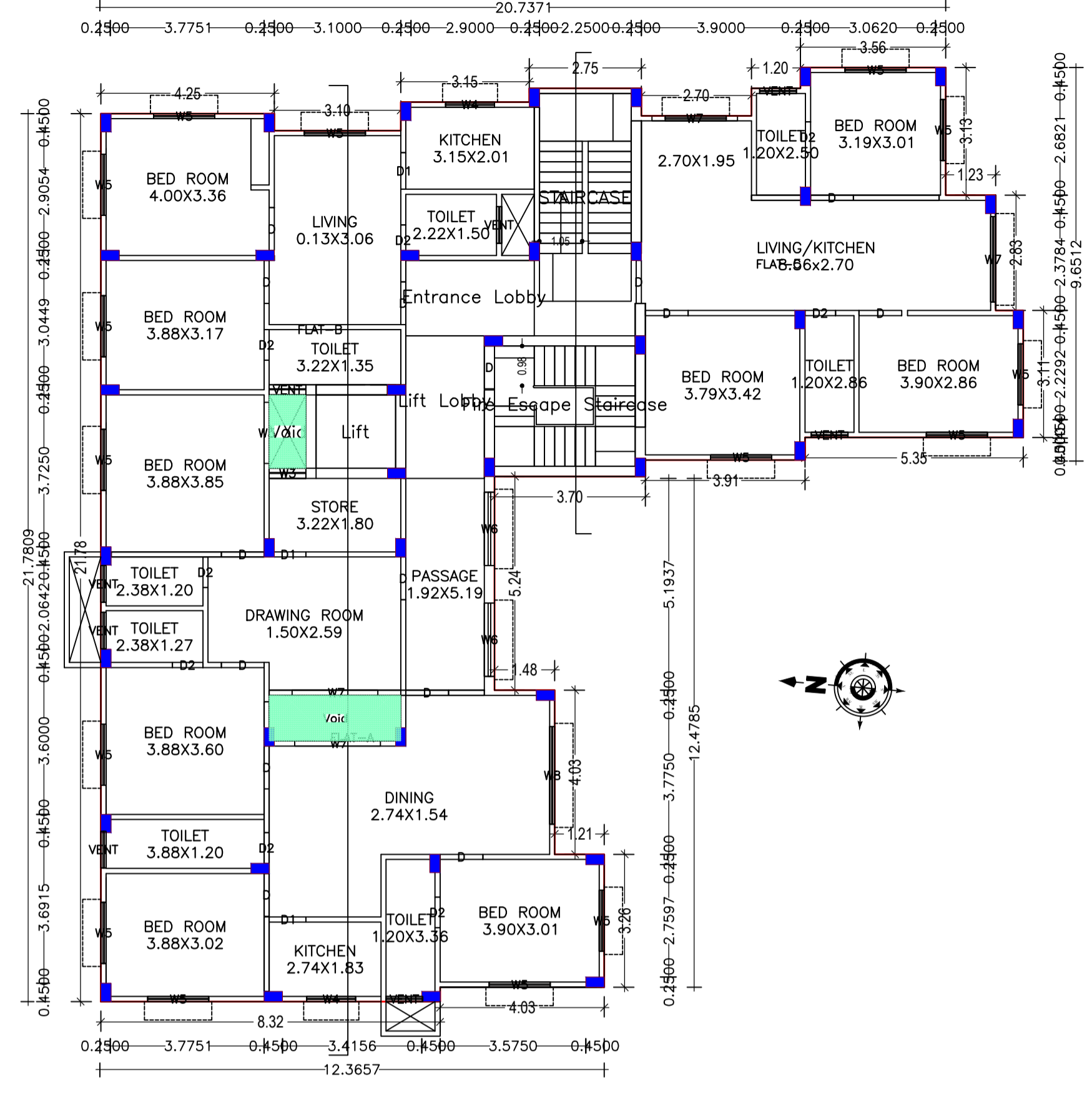
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Lift Lobby	Balcony	Void	Accessory Use	Parking					
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	1	1766.98	50.90	14.04	26.93	50.79	20.92	23.24	310.31	1254.86	11.48	1269.85	1269.85	12
Grand Total	1	1766.98	50.90	14.04	26.93	50.79	20.92	23.24	310.31	1254.86	11.48	1269.85	1269.85	12

LTP NAME AND SIGNATURE ASHOK KUMAR JHA DGMC/ENG/0002/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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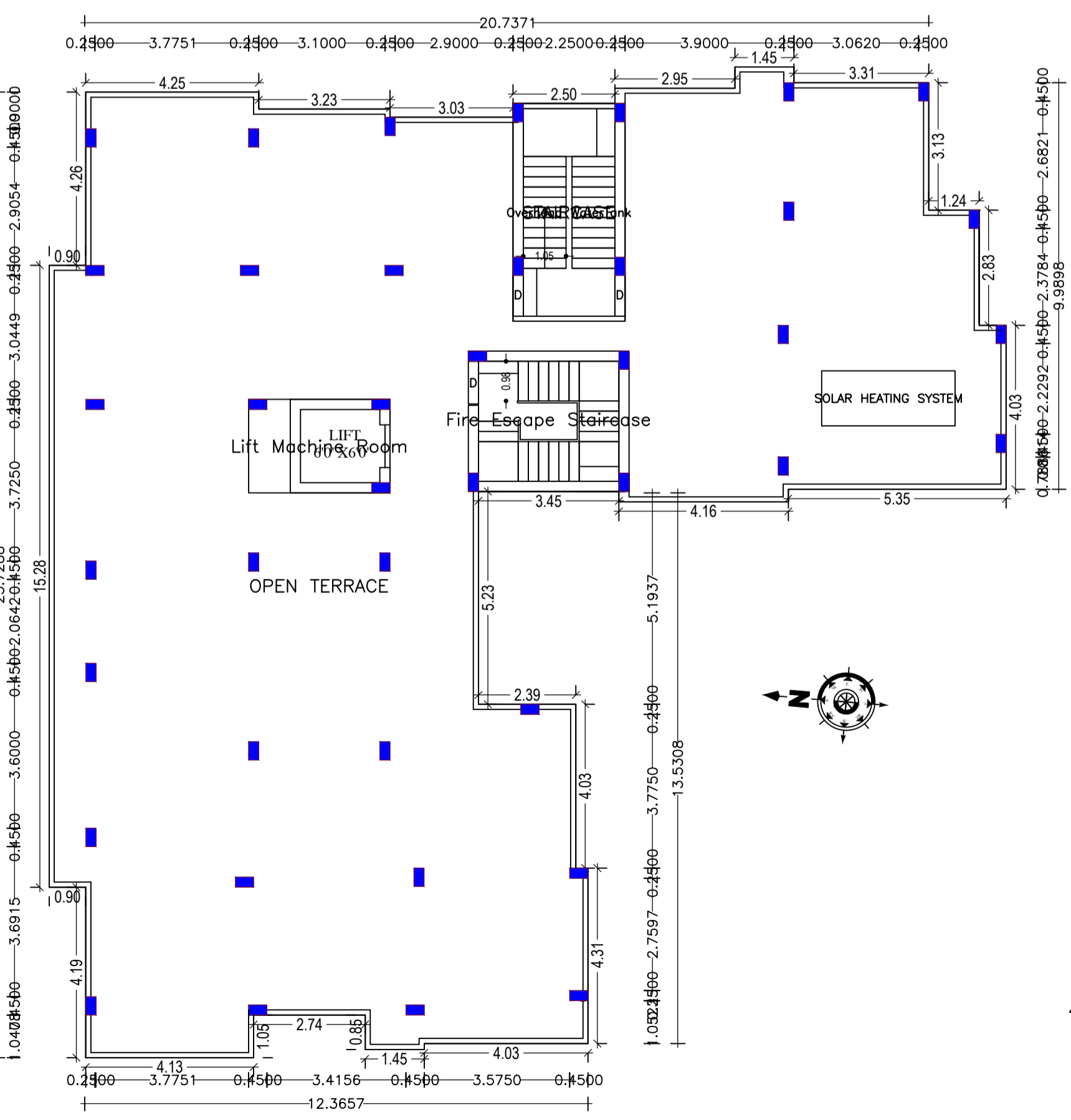
Proposal Basic Information	
Proposal File No.	DGMC/EP/0082/W28/2018
Owner Name	LAXMIKANT MISHRA AND HARIKANT MISHRA
Khata No	892/225
Plot No	642
Village Name	Deoghar
Use	Residential
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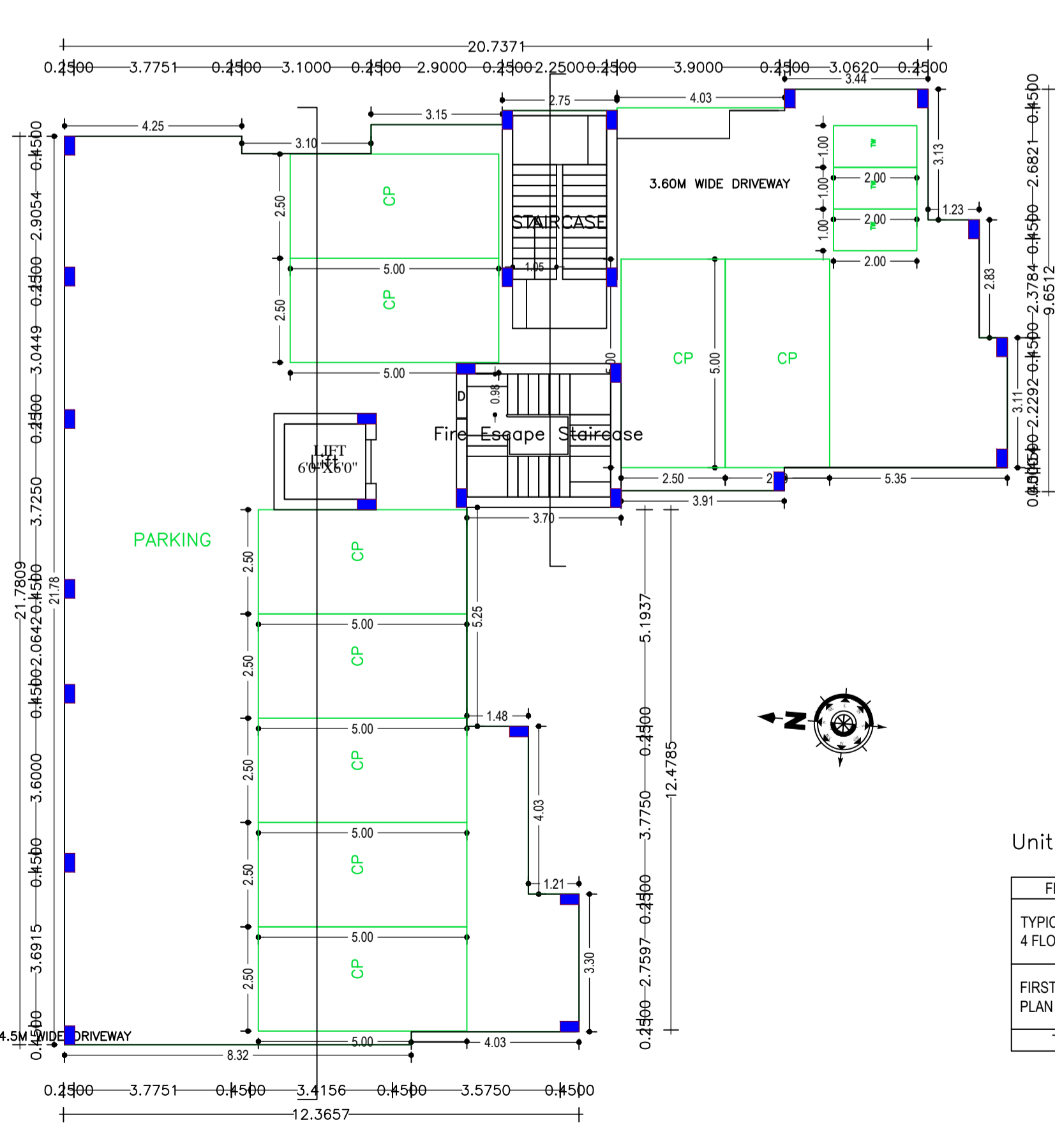
TYPICAL - 2, 3& 4 FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



GROUND FLOOR PLAN (SCALE 1:100)

Building :A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)

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.)	Trmt (No.)	
		StairCase	Lift	Lift Lobby	Balcony	Void	Accessory Use						Parking
Ground Floor	335.48	10.18	0.00	0.00	0.00	0.00	0.00	310.31	0.00	11.48	14.99	00	
First Floor	333.32	10.18	3.51	6.74	0.00	5.23	5.81	0.00	301.85	0.00	301.85	03	
Second Floor	366.06	10.18	3.51	6.73	16.93	5.23	5.81	0.00	317.67	0.00	317.67	03	
Third Floor	366.06	10.18	3.51	6.73	16.93	5.23	5.81	0.00	317.67	0.00	317.67	03	
Fourth Floor	366.06	10.18	3.51	6.73	16.93	5.23	5.81	0.00	317.67	0.00	317.67	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1766.98	50.90	14.04	26.93	50.79	20.92	23.24	310.31	1254.86	11.48	1269.85	1269.85	12
Total Number of Same Buildings	1												
Total	1766.98	50.90	14.04	26.93	50.79	20.92	23.24	310.31	1254.86	11.48	1269.85	1269.85	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	D2	0.75	2.10	32
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	D1	0.90	2.10	45
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	D	1.05	2.10	53

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	VENT	0.90	0.60	32
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W3	0.90	1.20	04
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W4	1.20	1.20	08
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W5	1.50	1.35	67
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W6	1.80	1.35	08
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W7	2.10	1.35	13
A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)	W8	2.40	1.35	04

Balcony Calculations Table

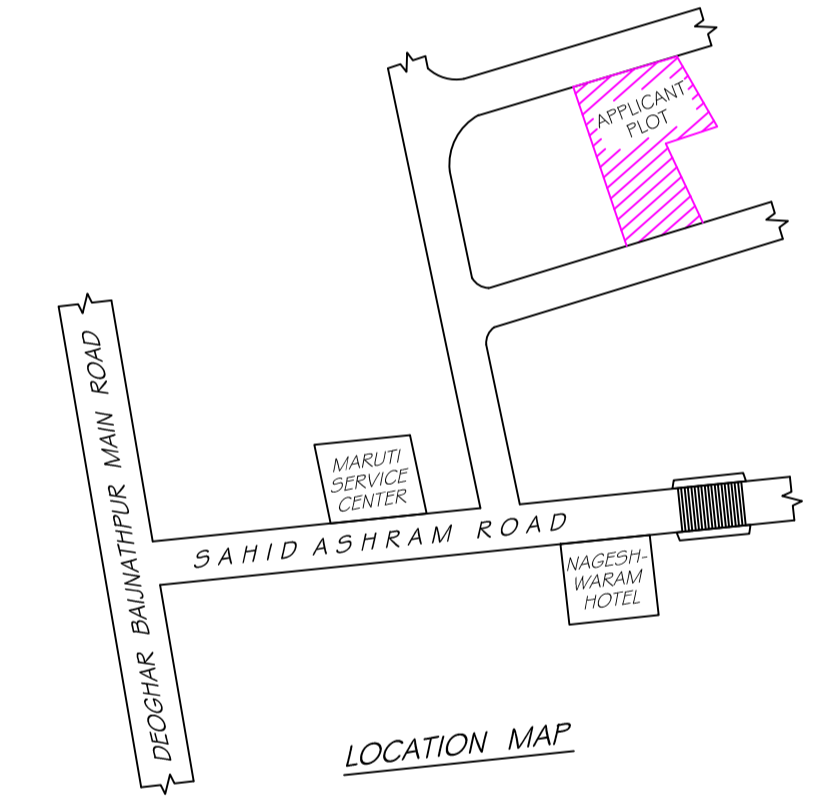
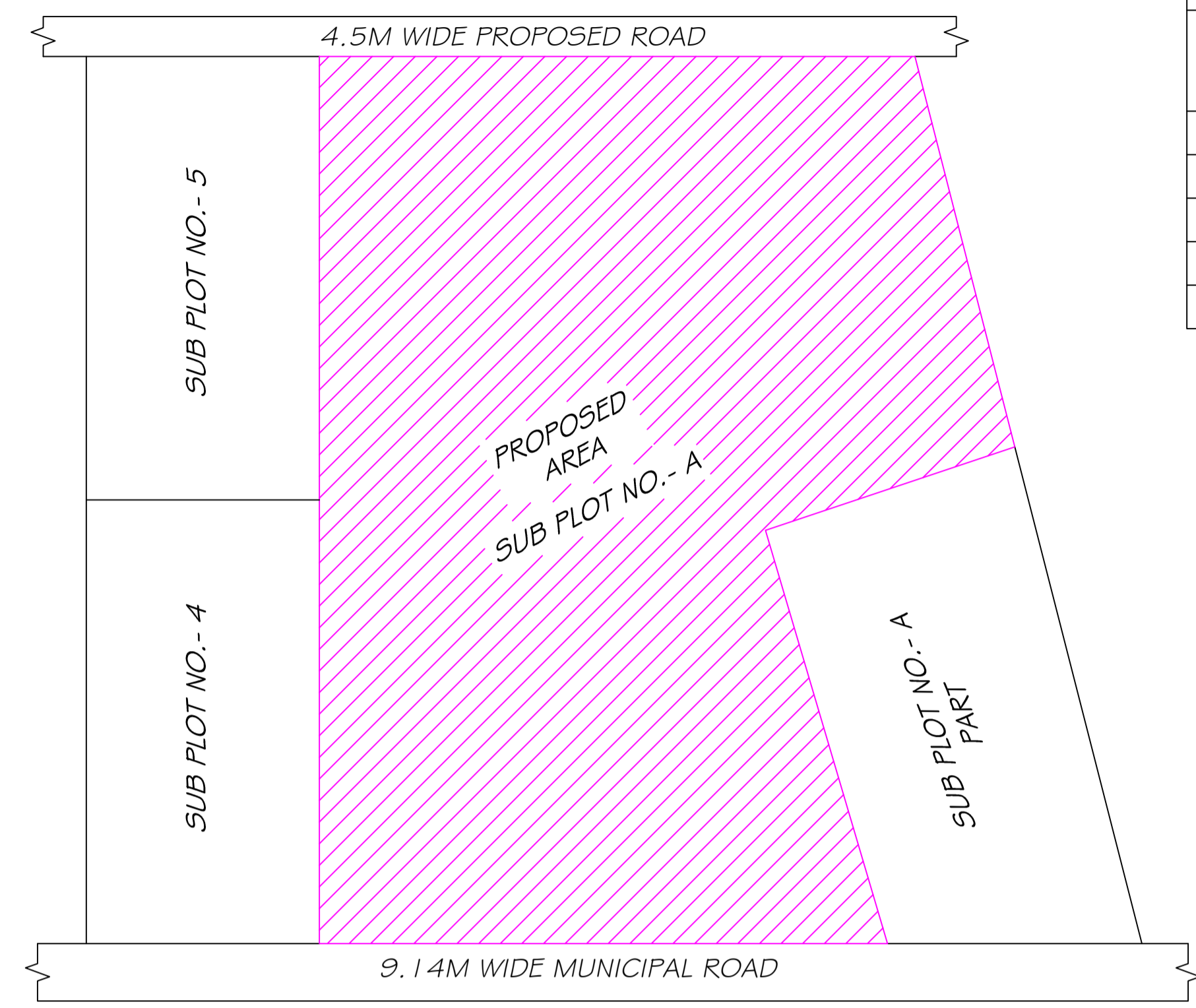
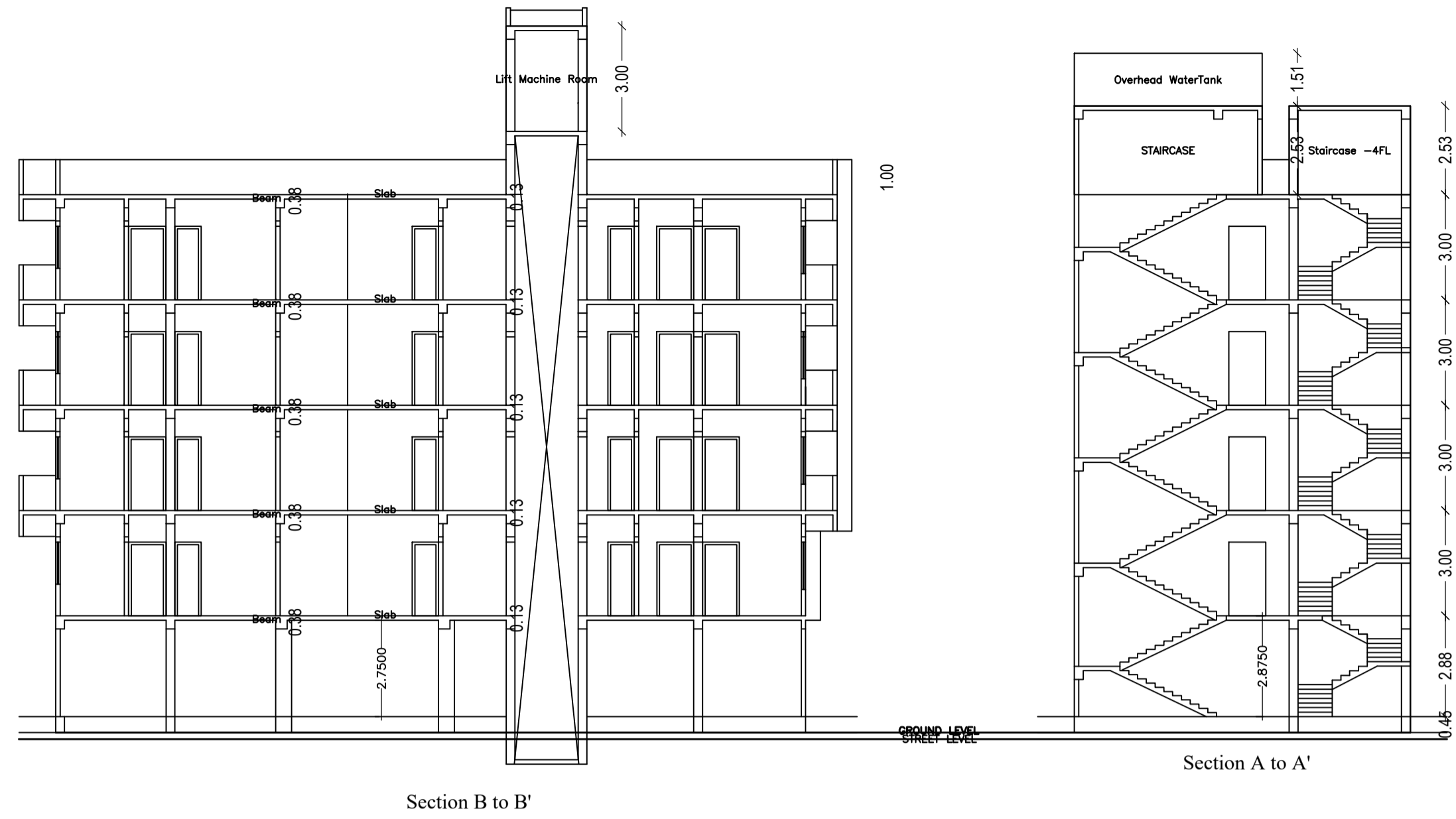
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.77 X 0.00 X 1 X 3	9.54	101.76
	0.63 X 0.00 X 1 X 3	11.19	
	0.01 X 0.00 X 1 X 3	8.52	
	0.10 X 0.00 X 1 X 3	8.37	
	0.80 X 0.00 X 1 X 3	11.13	
	0.70 X 0.00 X 1 X 3	10.89	
	0.21 X 0.00 X 1 X 3	12.96	
	0.90 X 0.00 X 3 X 3	29.16	
Total	-	-	101.76

UnitBUA Table for Building :A1 (HARISH CHANDRA RAL ESTATE PVT LTD AND SRI NAVIN CHANDER MITRA)

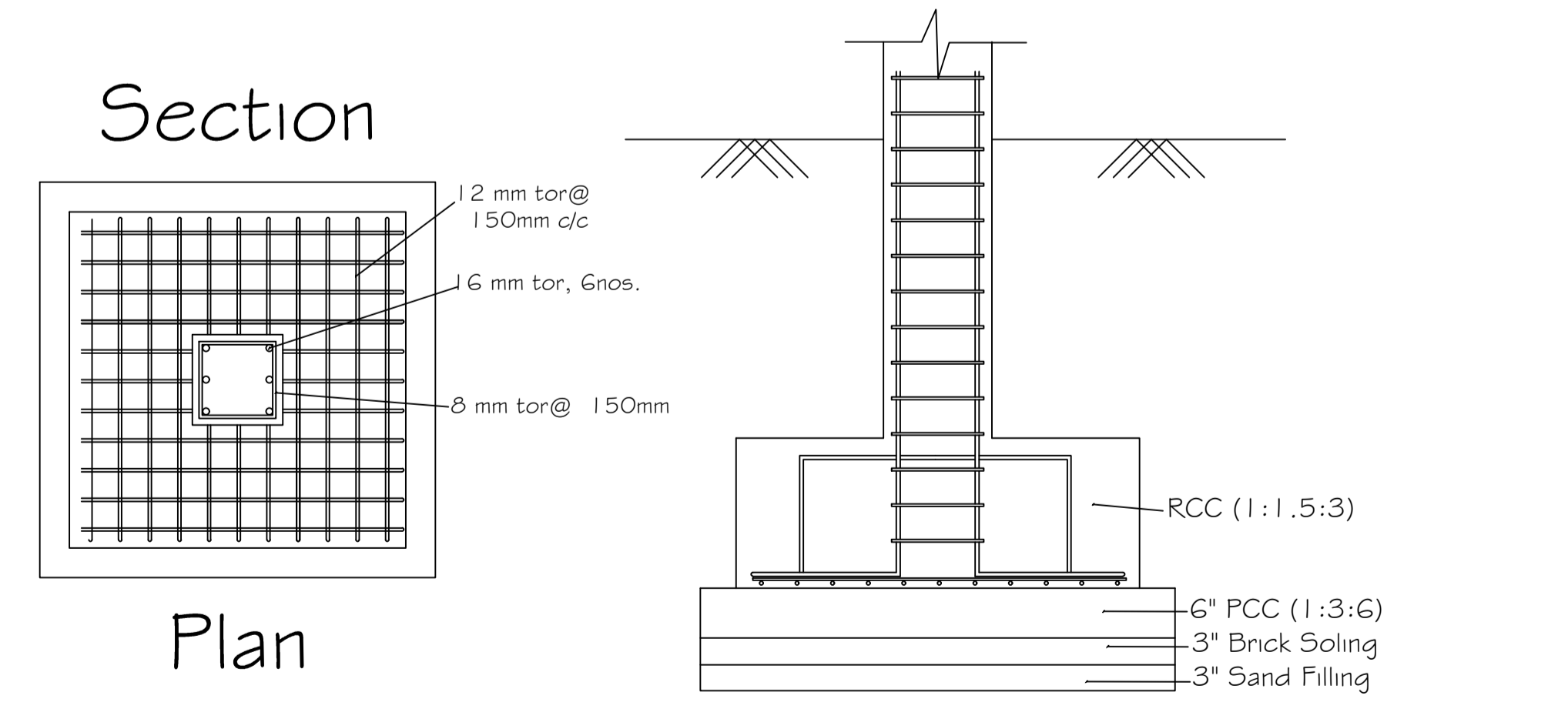
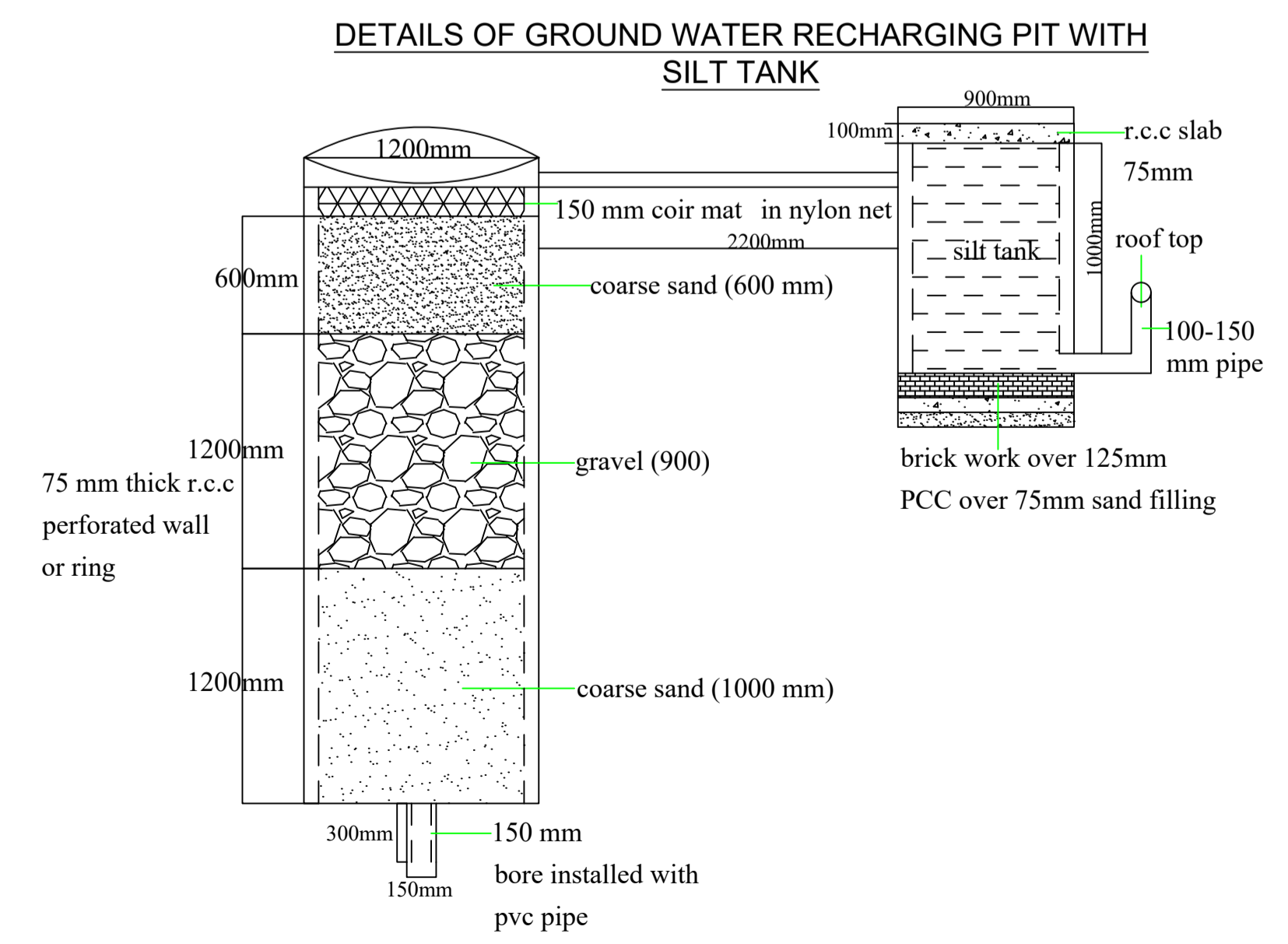
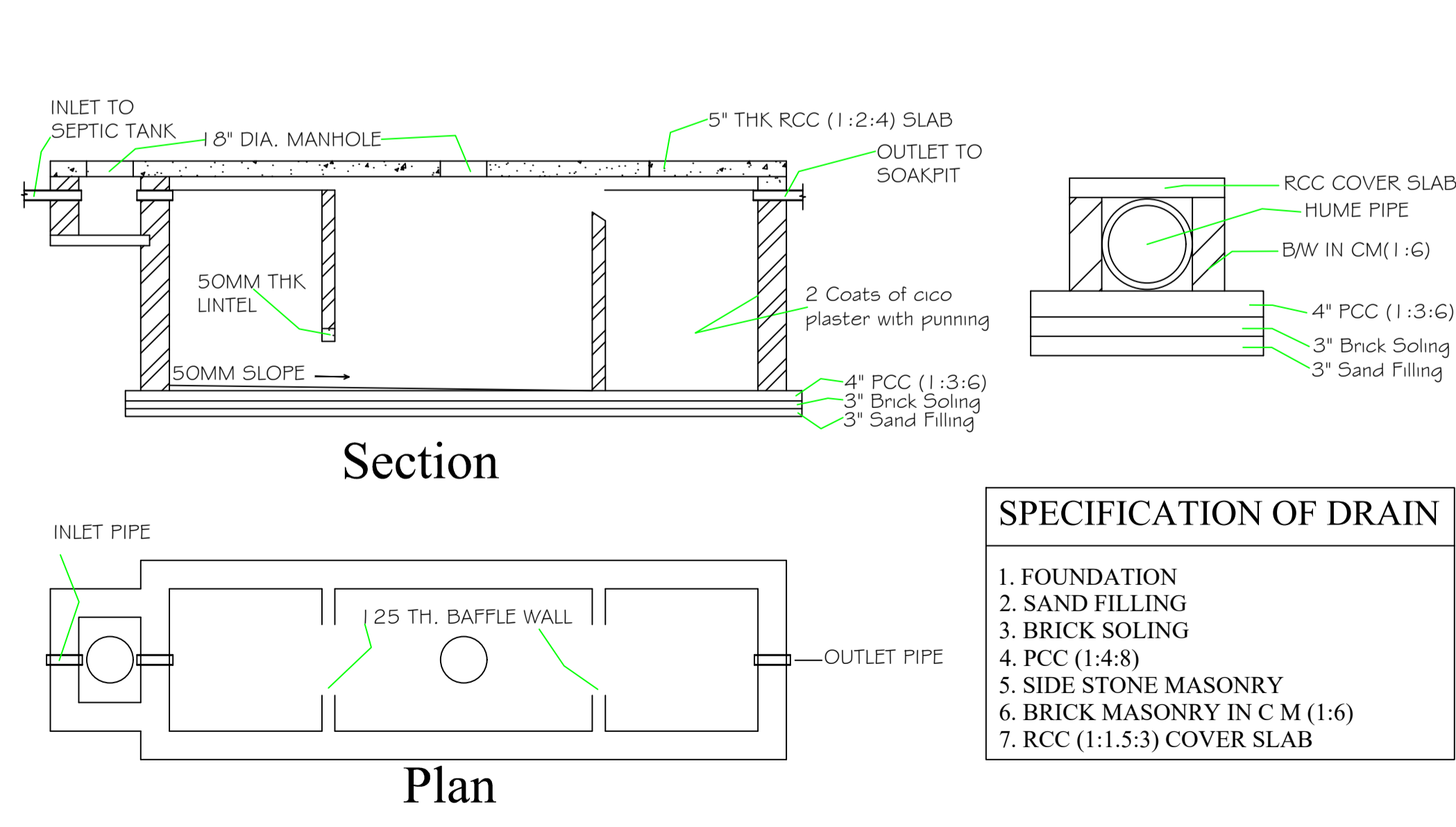
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-D	FLAT	121.13	119.62	12	
	FLAT-E	FLAT	83.19	82.75	7	9
	FLAT-F	FLAT	74.75	73.47	6	
FIRST FLOOR PLAN	FLAT-A	FLAT	121.03	119.48	12	
	FLAT-B	FLAT	83.20	82.76	7	3
	FLAT-C	FLAT	76.02	73.95	6	
Total	-	-	1117.47	1103.71	100	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR JHA DGMC/ENG/0002/2017			

Proposal Basic Information	
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Khata No	892/225
Plot No	642
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



This is certify that the structure design is in accordance with the latest I-S code(I-S 875, I-S456-2002, 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.



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ASHOK KUMAR JHA DGMC/ENG/0002/2017			