

Proposal Basic Information	
Proposal File No.	DGMC/BP/0004/W16/2019
Owner Name	sanjay keshri ashok keshri and vinita sanjeev singh rajeev
Khata No	22/3342 CHA
Plot No	241
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT		VERSION NO. : 1.0.42
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region - JHARKHAND URBAN	Plot Use: Residential	
LOCAL BODIES		
District - DEOGHAR	Plot SubUse: Residential Bldg/Apartment	
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward_No: DGMC/BP/0004/W16/2019	Plot/SubPlot No: 241	
Application Type: General Proposal	North: Plot No. - HOUSE OF BALAJI GHOSH	
Project Type: Building Permission	South: Plot No. - LAND OF MANOJ KUMAR KESHRI	
Nature of Development: New	East: Plot No. - LAND OF SANJU KESHRI	
Location of Development Area: Old Area	West: Road Width - 12.2	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 974.69
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	974.69
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		131.48
Total		131.48
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	843.21
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	974.69
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	974.69
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		584.81
Proposed Coverage Area (58.24 %)		567.63
Total Prop. Coverage Area (58.24 %)		567.63
Balance coverage area (1.76 %)		17.18
FAR CHECK		
Perm. FAR Area (2.50)		2436.73
Total Perm. FAR area		2436.73
Residential FAR		2203.70
Proposed FAR Area		2219.10
Total Proposed FAR Area		2219.10
Consumed FAR (Factor)		2.28
Balance FAR Area		217.63
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2855.18
ARCHITECT (Regd)		ASHOK KUMAR JHA
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		sanjay keshri ashok keshri and vinita sanjeev singh rajeev singh
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)	White

Buildingwise Floor FAR Details

Floor Name	Building Name A1 (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	567.63	15.40	567.63	15.40
First Floor	551.12	537.81	551.12	537.81
Second Floor	578.81	555.30	578.81	555.30
Third Floor	578.81	555.30	578.81	555.30
Fourth Floor	578.81	555.30	578.81	555.30
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2855.18	2219.11	2855.18	2219.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking(Table 7a)

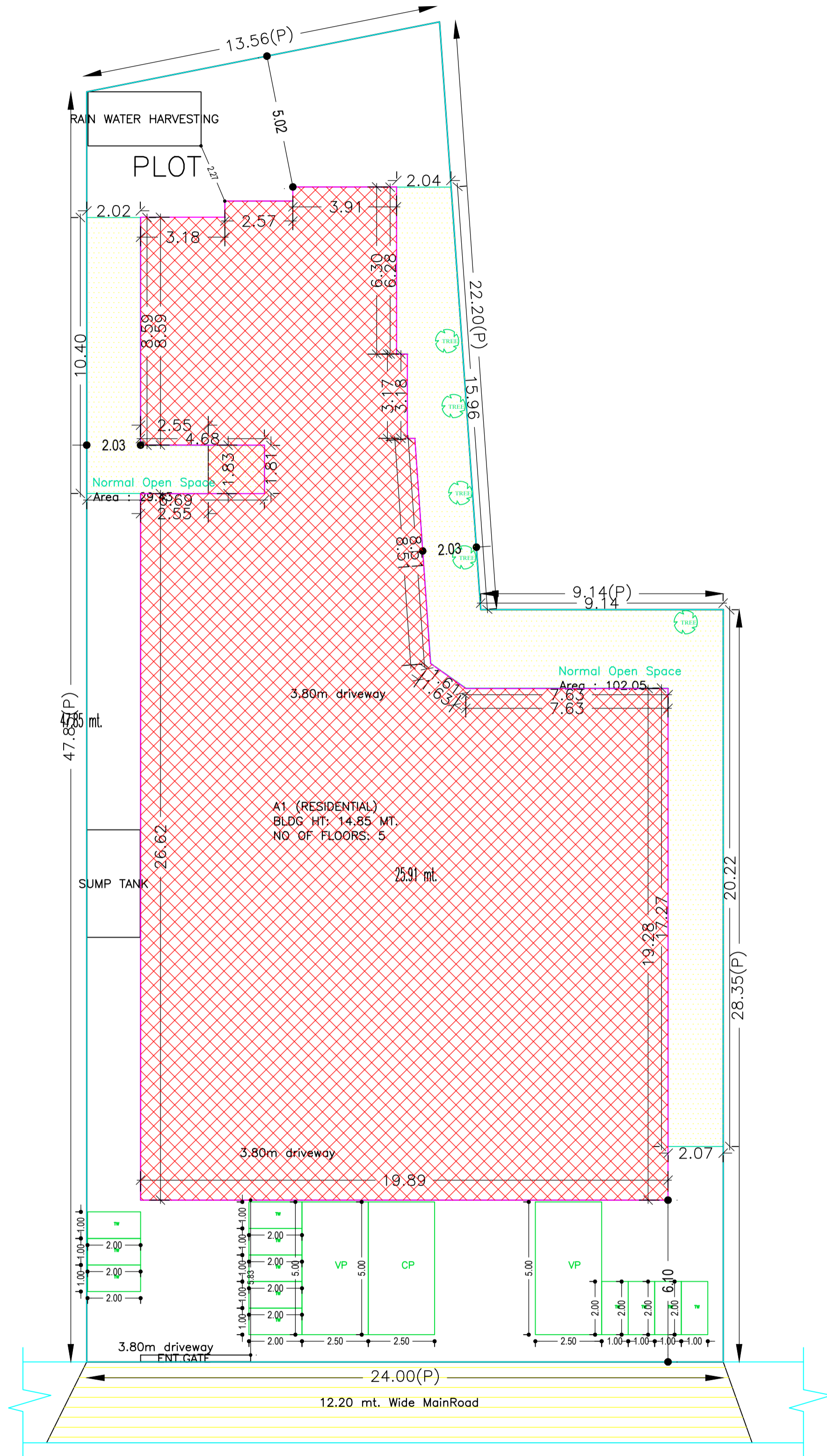
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	20.00	1.00	20	-	-	-	-	-	
			> 0	1	20.00	-	-	-	-	-	1	20	-
			> 0	1	20.00	-	-	1	2	-	-	-	-
Total :			-	-	-	20	20	-	2	2	-	20	20

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	20	250.00
Total Car	20	250.00	20	250.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	20	40.00
Total TwoWheeler	20	40.00	20	40.00
Other Parking	-	-	-	288.62
Total		315.00		668.62

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.)	Trmt (No.)
			StairCase	Lift	Balcony	Accessory Use	Parking					
A1 (RESIDENTIAL)	1	2855.18	33.38	26.68	30.60	3.29	542.12	2203.71	8.73	2219.11	2219.11	20
Grand Total	1	2855.18	33.38	26.68	30.60	3.29	542.12	2203.71	8.73	2219.11	2219.11	20

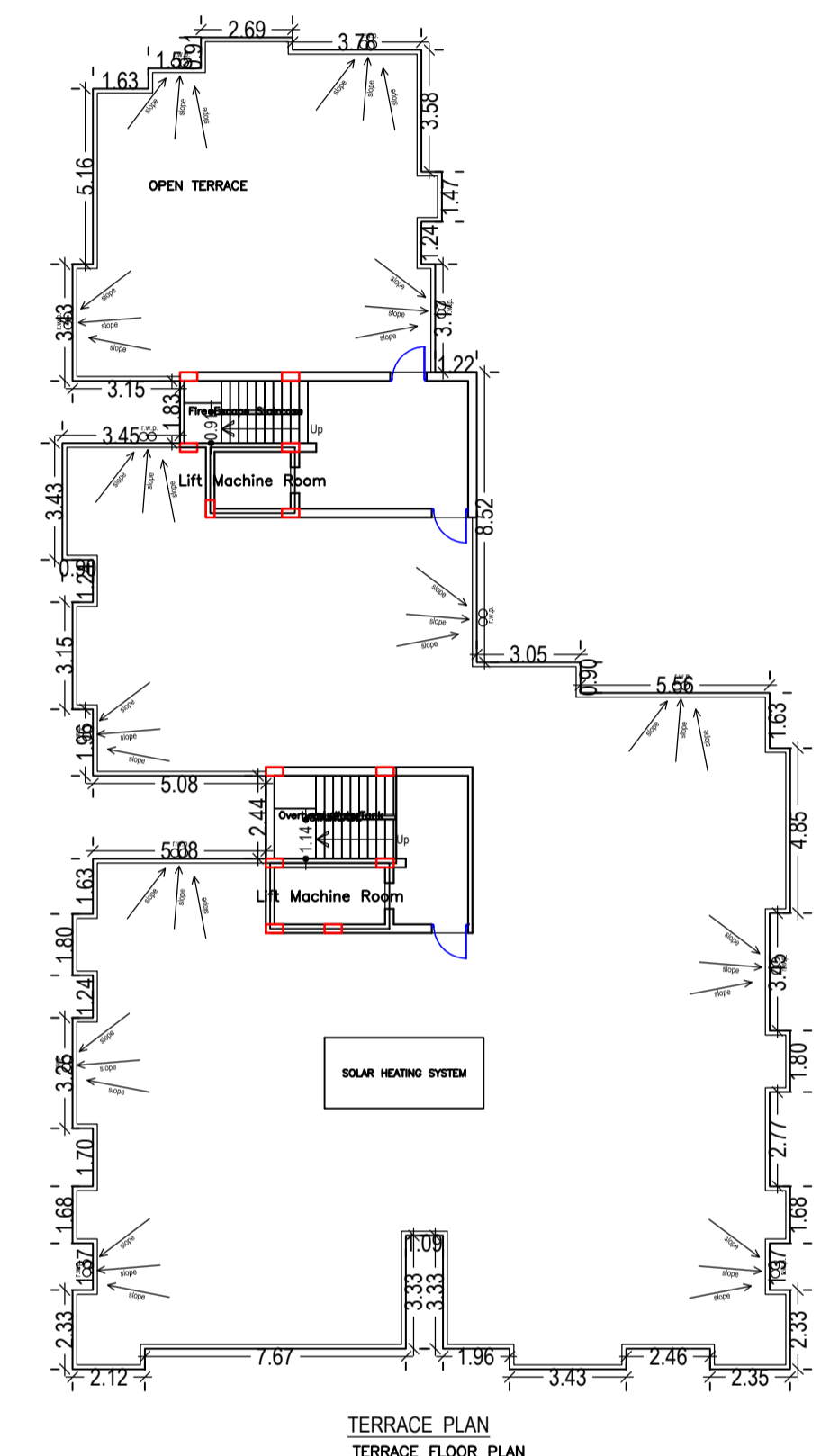
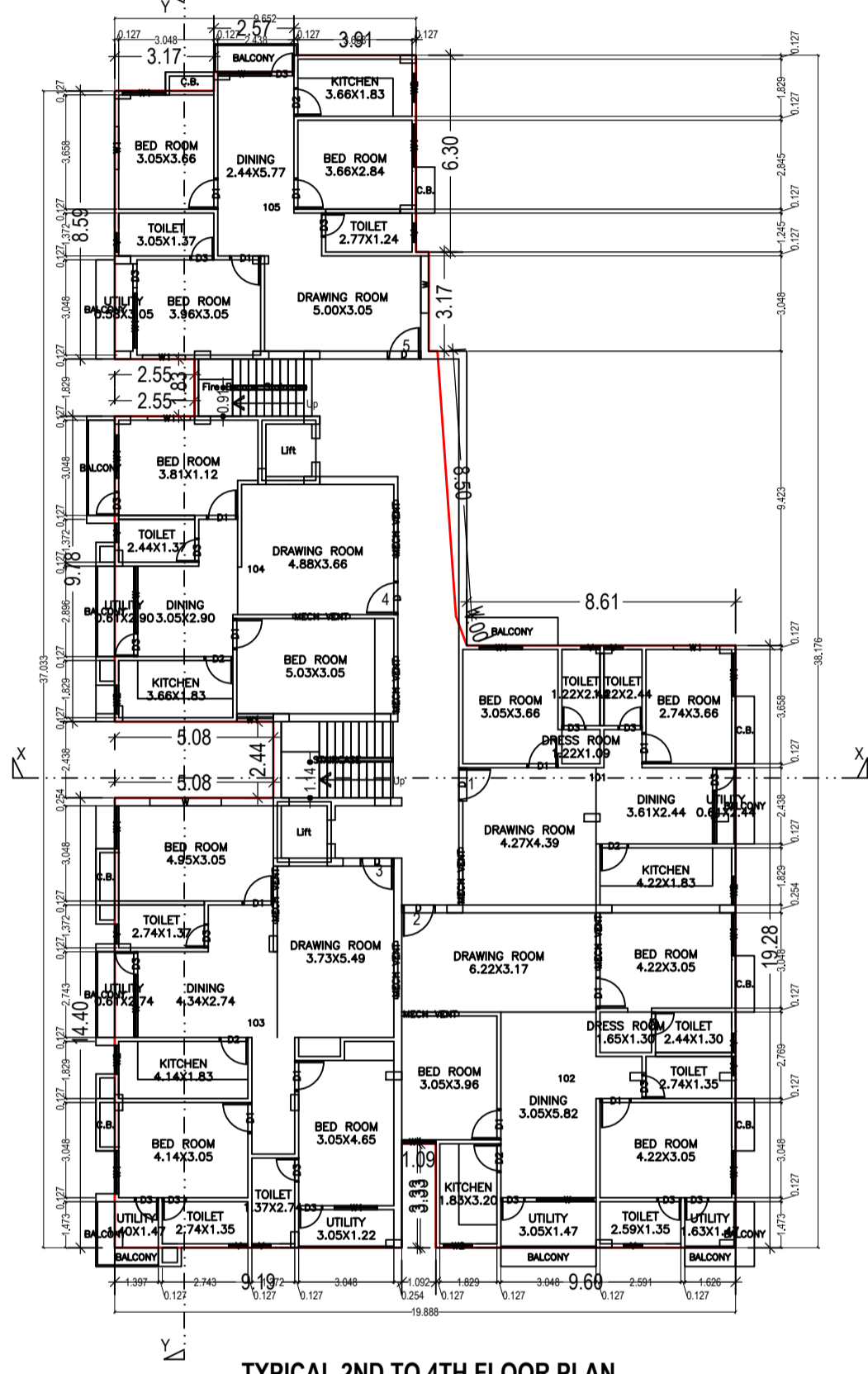
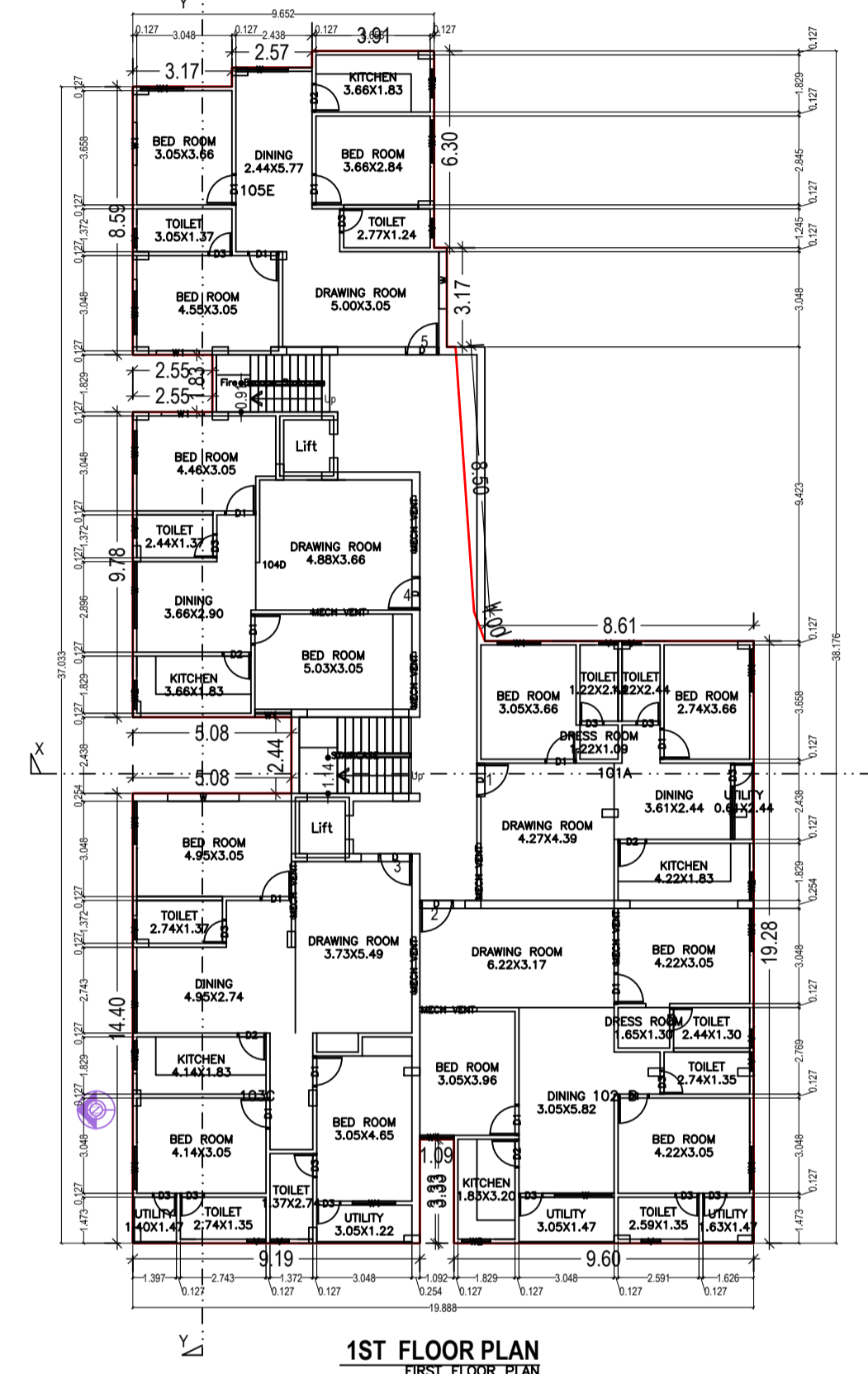
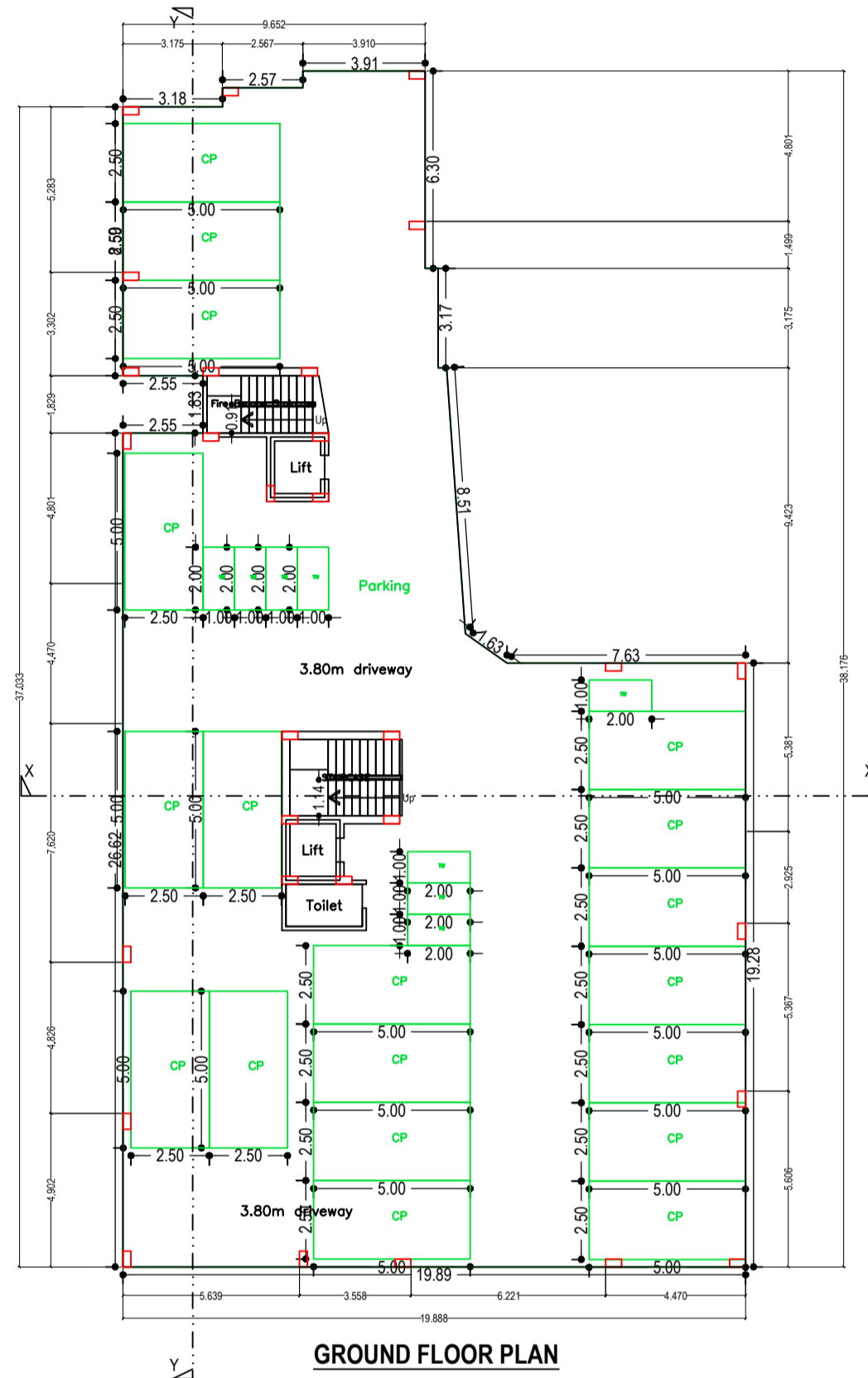


SITE PLAN

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

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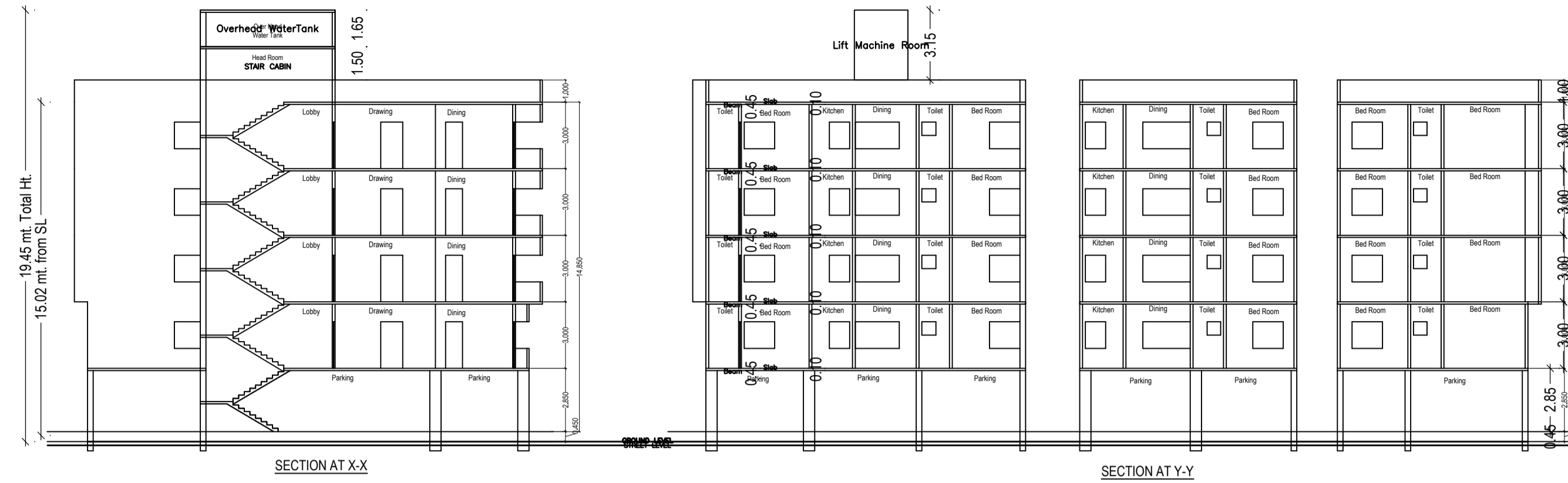
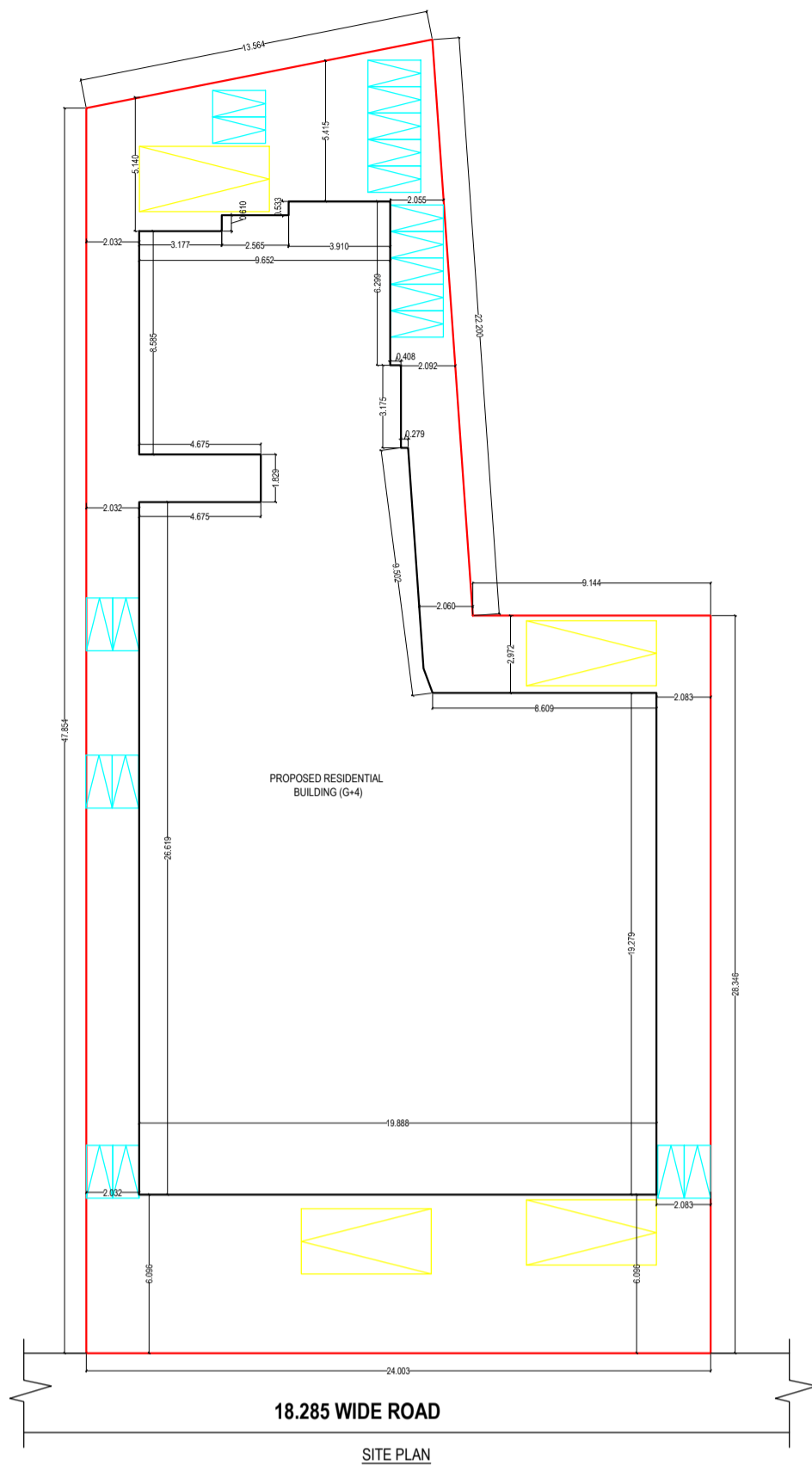


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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.57 X 0.00 X 4 X 3	22.80	69.30
	0.82 X 0.00 X 1 X 3	7.77	
	0.50 X 0.00 X 3 X 3	16.47	
	0.52 X 0.00 X 2 X 3	7.44	
	0.90 X 2.92 X 1 X 3	7.89	
	0.84 X 0.00 X 1 X 3	6.93	
Total			69.30



Building :A1 (RESIDENTIAL)

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	Balcony	Accessory Use	Parking					
Ground Floor	567.63	6.82	0.00	0.00	3.29	542.12	0.00	8.73	15.40	15.40	00
First Floor	551.12	6.64	6.67	0.00	0.00	537.81	0.00	537.81	537.81	05	
Second Floor	578.81	6.64	6.67	10.20	0.00	555.30	0.00	555.30	555.30	05	
Third Floor	578.81	6.64	6.67	10.20	0.00	555.30	0.00	555.30	555.30	05	
Fourth Floor	578.81	6.64	6.67	10.20	0.00	555.30	0.00	555.30	555.30	05	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	2855.18	33.38	26.68	30.60	3.29	542.12	2203.71	8.73	2219.11	2219.11	20
Total Number of Same Buildings	1										
Total :	2855.18	33.38	26.68	30.60	3.29	542.12	2203.71	8.73	2219.11	2219.11	20

SCHEDULE OF DOOR:

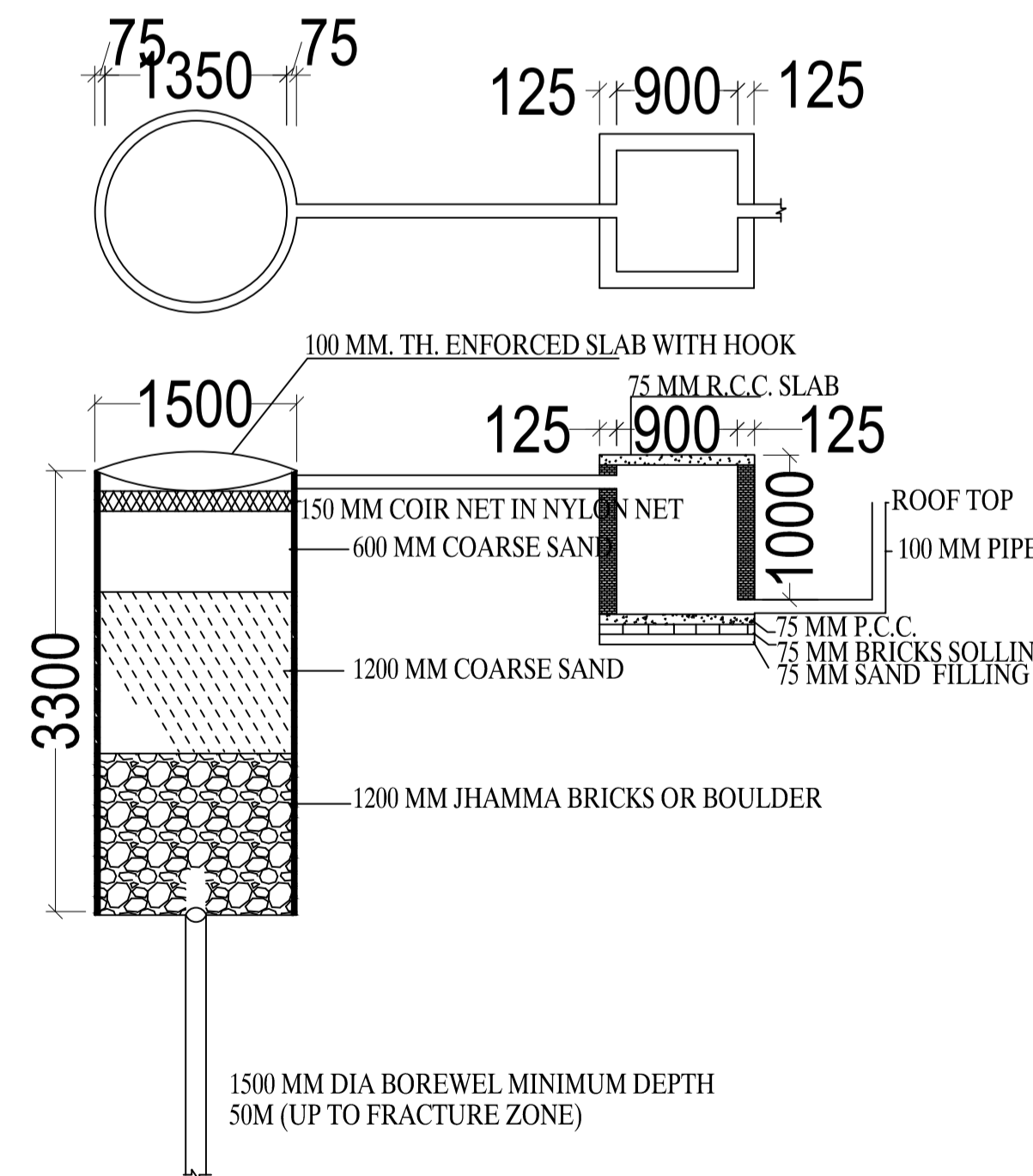
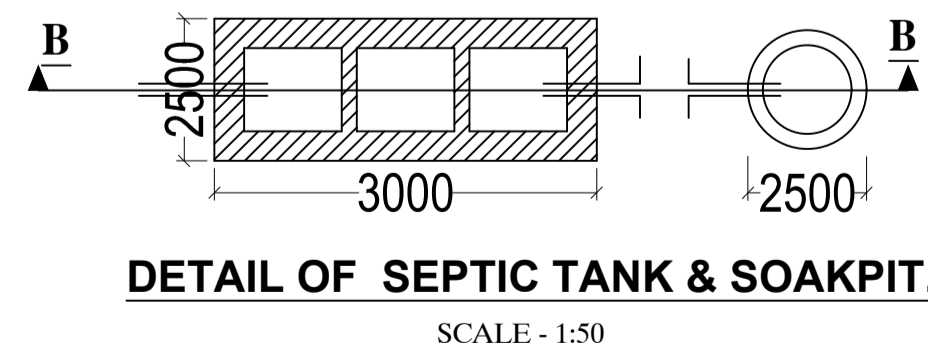
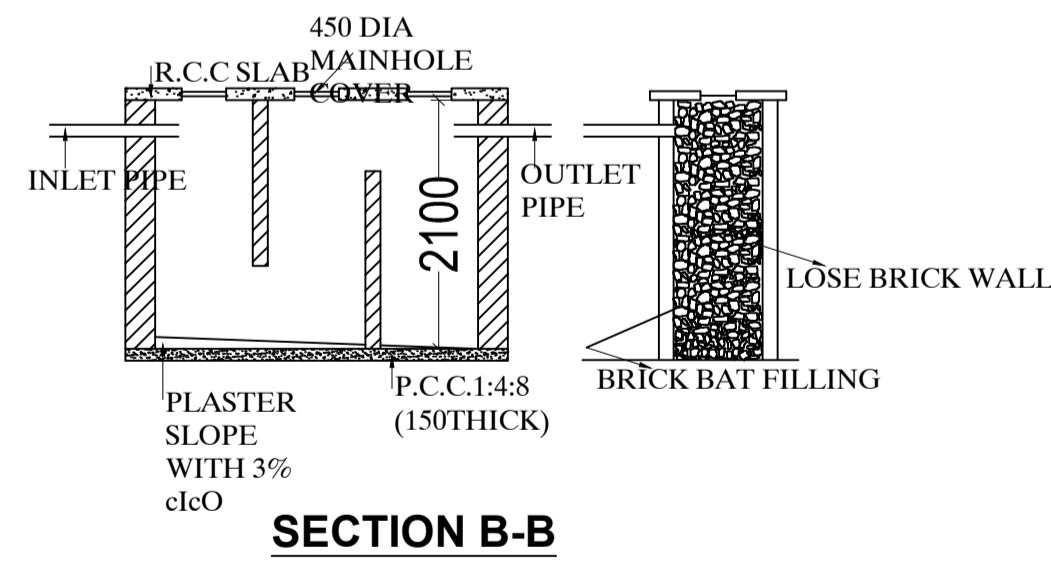
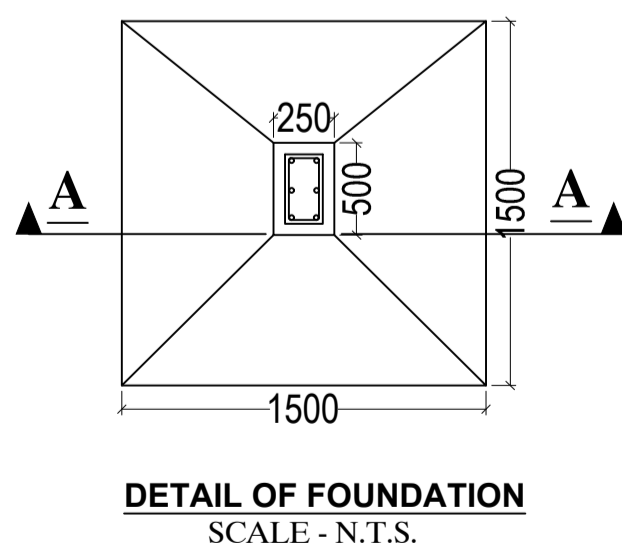
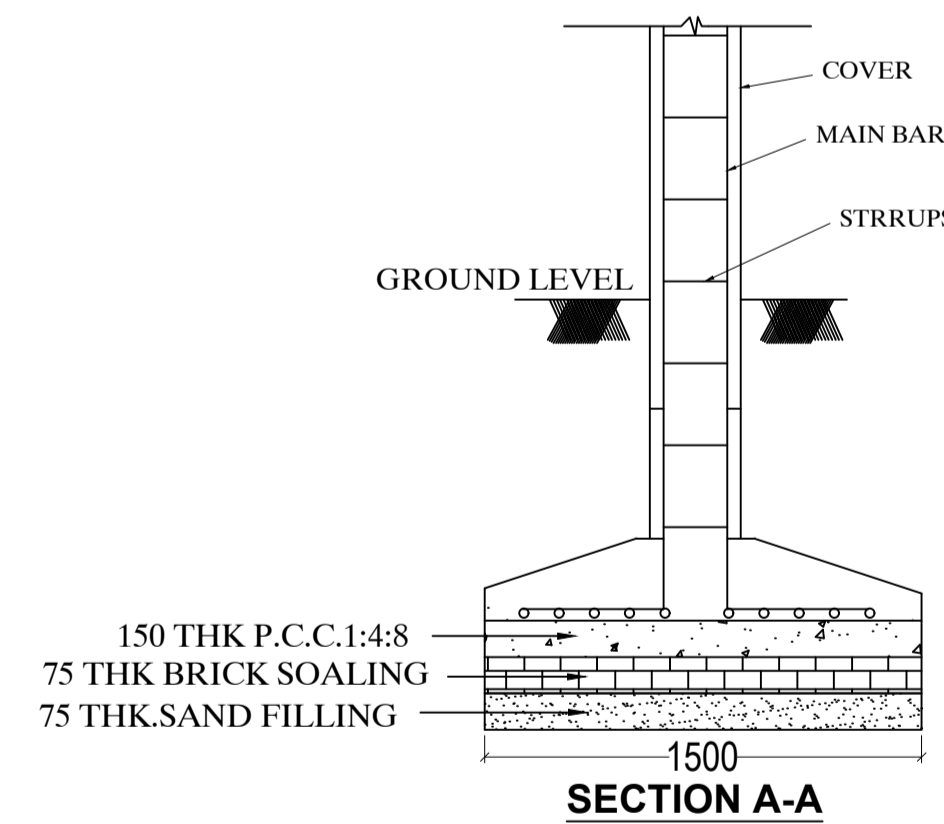
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.76	2.10	79
A1 (RESIDENTIAL)	D2	0.91	2.10	20
A1 (RESIDENTIAL)	D1	0.99	2.10	52
A1 (RESIDENTIAL)	D	1.07	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	44
A1 (RESIDENTIAL)	W2	0.91	1.20	20
A1 (RESIDENTIAL)	W1	1.09	1.20	04
A1 (RESIDENTIAL)	W1	1.17	1.20	04
A1 (RESIDENTIAL)	W1	1.37	1.20	55
A1 (RESIDENTIAL)	W	1.68	1.20	08
A1 (RESIDENTIAL)	W1	1.75	1.20	04
A1 (RESIDENTIAL)	W	1.83	1.20	04
A1 (RESIDENTIAL)	MECH VENT	1.83	1.20	32
A1 (RESIDENTIAL)	W	1.98	1.20	04
A1 (RESIDENTIAL)	W	2.13	1.20	04
A1 (RESIDENTIAL)	W	2.29	1.20	08

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	101A	FLAT	74.75	74.46	9	5
	102 B	FLAT	113.30	112.99	12	
	103C	FLAT	122.87	122.52	11	
	104D	FLAT	80.27	79.96	6	
	105E	FLAT	90.29	89.99	8	
TYPICAL - 2, 3 & 4 FLOOR PLAN	101	FLAT	78.85	78.55	9	15
	102	FLAT	117.34	117.03	12	
	103	FLAT	126.59	126.25	12	
	104	FLAT	84.59	84.28	7	
	105	FLAT	94.51	94.20	9	
Total:			1987.13	1980.88	193	20



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK SCALE - N.T.S.

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ASHOK KUMAR JHA DGMC/ENG/0002/2017			