

Proposal Basic Information	
Proposal File No.	DGMC/0003/2019
Owner Name	SMT. YOGMAYA SINHA
Khata No	351A/3294A
Plot No	04
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT		VERSION NO.: 1.0.42
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 29/04/2019
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DEOGHAR	Plot SubUse: Commercial Bldg	
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward_No: DGMC/0003/2019	Plot/SubPlot No: 04	
Application Type: General Proposal	North: Road Width - 18.28 M WIDE ROAD	
Project Type: Building Permission	South: Plot No. - SUB PLOT NO. 536/15	
Nature of Development: New	East: Plot No. - SUB PLOT NO.-536/1	
Location of Development Area: Old Area	West: Plot No. - SUB PLOT NO.536/3	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 433.13
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	433.13
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		59.44
Total		59.44
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	373.69
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	433.13
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	433.13
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		216.57
Proposed Coverage Area ( 36.47 % )		157.96
Total Prop. Coverage Area ( 36.47 % )		157.96
Balance coverage area ( 13.53 % )		58.61
FAR CHECK		
Perm. FAR Area ( 2.50 )		1082.82
Total Perm. FAR area		1082.82
Commercial FAR		828.94
Proposed FAR Area		828.94
Total Proposed FAR Area		828.94
Consumed FAR (Factor)		1.91
Balance FAR Area		253.88
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1058.26
ARCHITECT (Regd)	RAMESH CHANDRA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT. YOGMAYA SINHA	
DEVELOPMENT AUTHORITY LOCAL BODY		

FAR & Tenement Details (Table 4c-1)

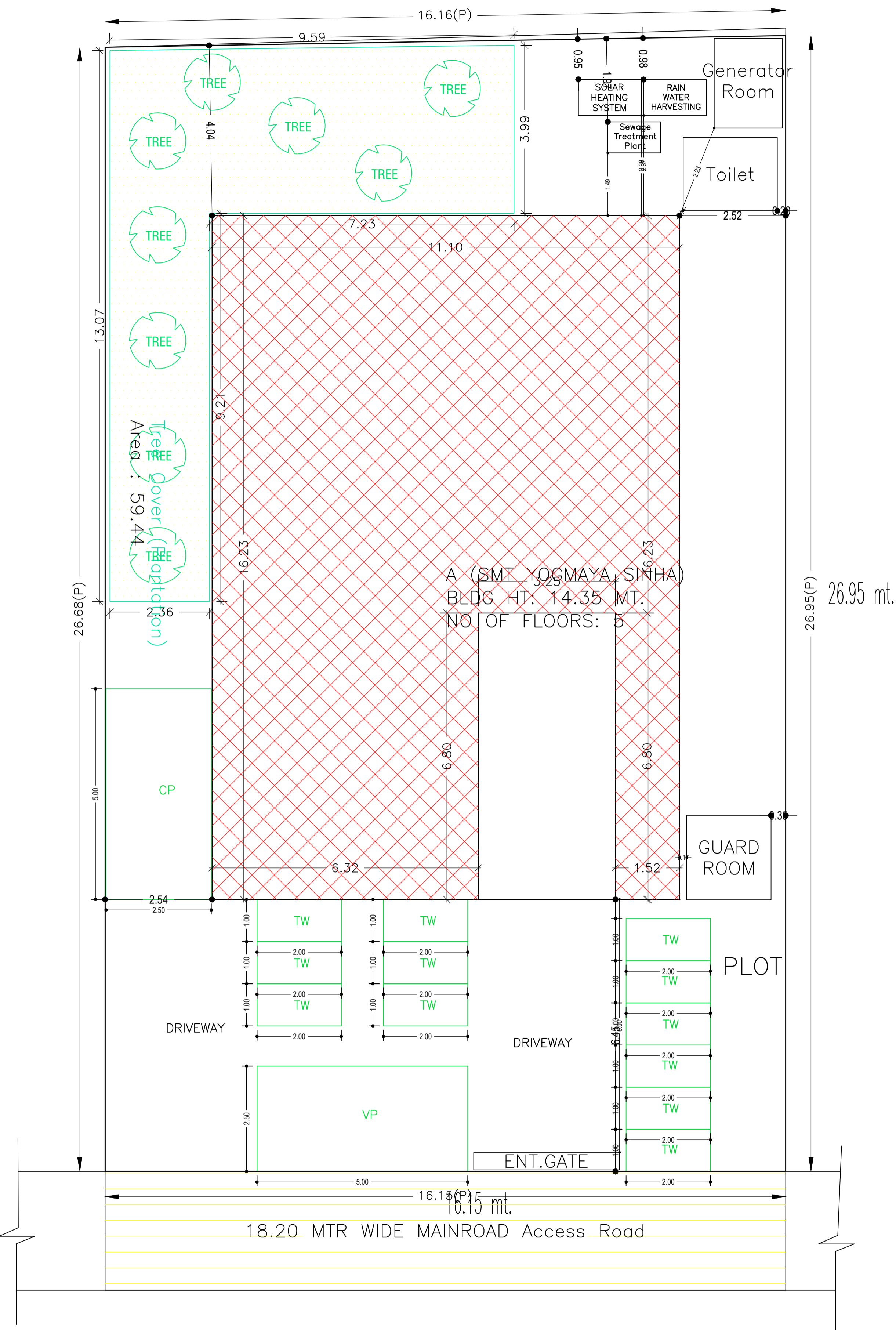
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt. (No.)
					Lift	Accessory Use	Parking				
A (SMT YOGMAYA SINHA)	1	1080.36	22.10	1058.26	33.43	19.46	176.43	828.94	828.94	828.94	11
Grand Total	1	1080.36	22.10	1058.26	33.43	19.46	176.43	828.94	828.94	828.94	11

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.	Prop.
A (SMT YOGMAYA SINHA)	Commercial	Commercial Bldg	> 0	100	753.44	1	6	-	-	-	-	-	-	-
			> 0	100	753.44	-	-	-	-	-	-	1	16	-
Total			-	-	-	6	6	-	0	1	-	16	17	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	-	-	1	12.50
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	103.93
Total		107.00		271.93



Buildingwise Floor FAR Details

Floor Name	Building Name A (SMT YOGMAYA SINHA)		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	180.06	0.00	180.06	0.00
Ground Floor	157.96	157.96	157.96	157.96
First Floor	180.06	172.61	180.06	172.61
Second Floor	180.06	153.15	180.06	153.15
Third Floor	180.06	172.61	180.06	172.61
Fourth Floor	180.06	172.61	180.06	172.61
Terrace Floor	0.00	0.00	0.00	0.00
Total	1058.26	828.94	1058.26	828.94

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)	Light Yellow

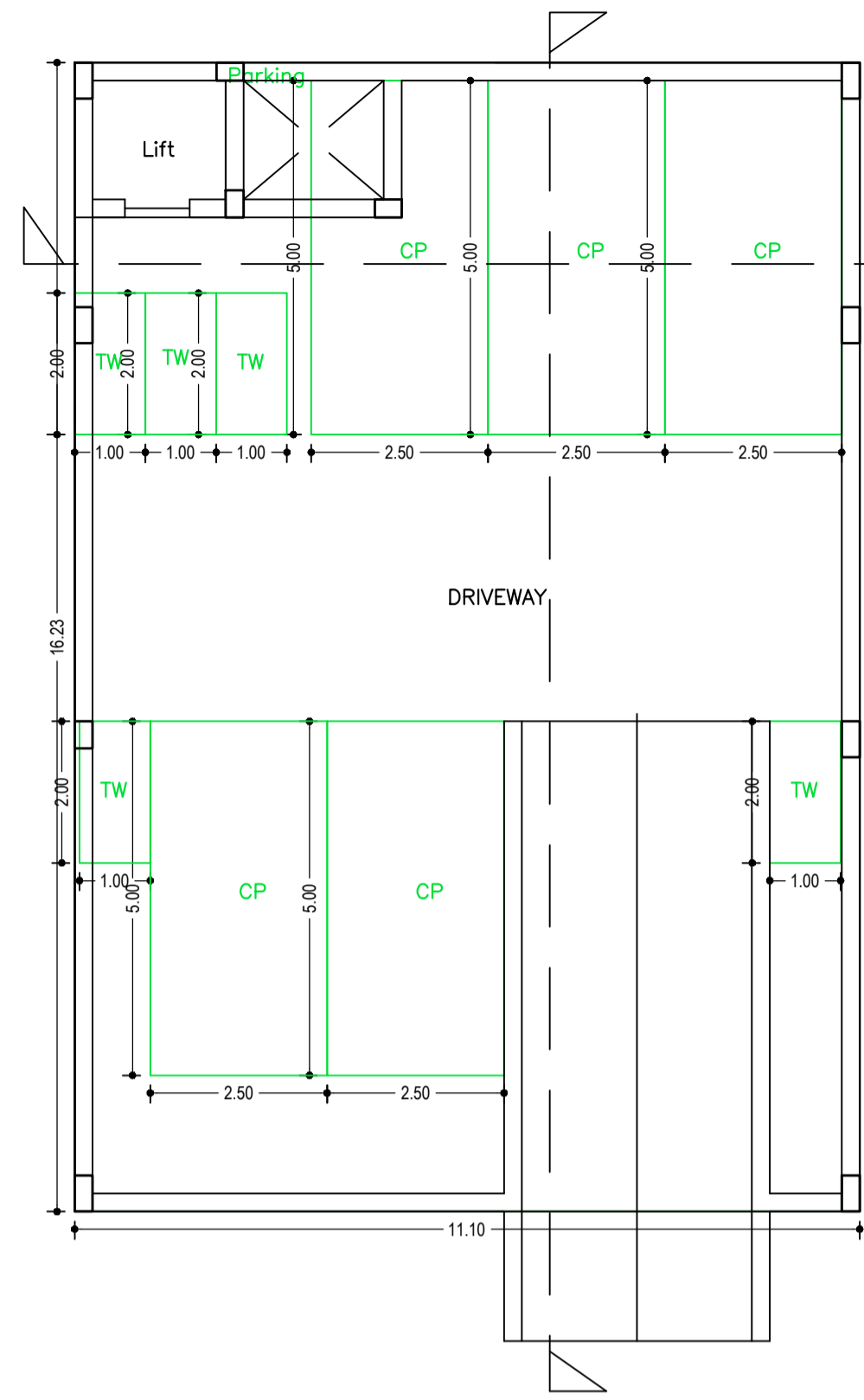
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SMT YOGMAYA SINHA)	Commercial	Commercial Bldg	Non-Highrise

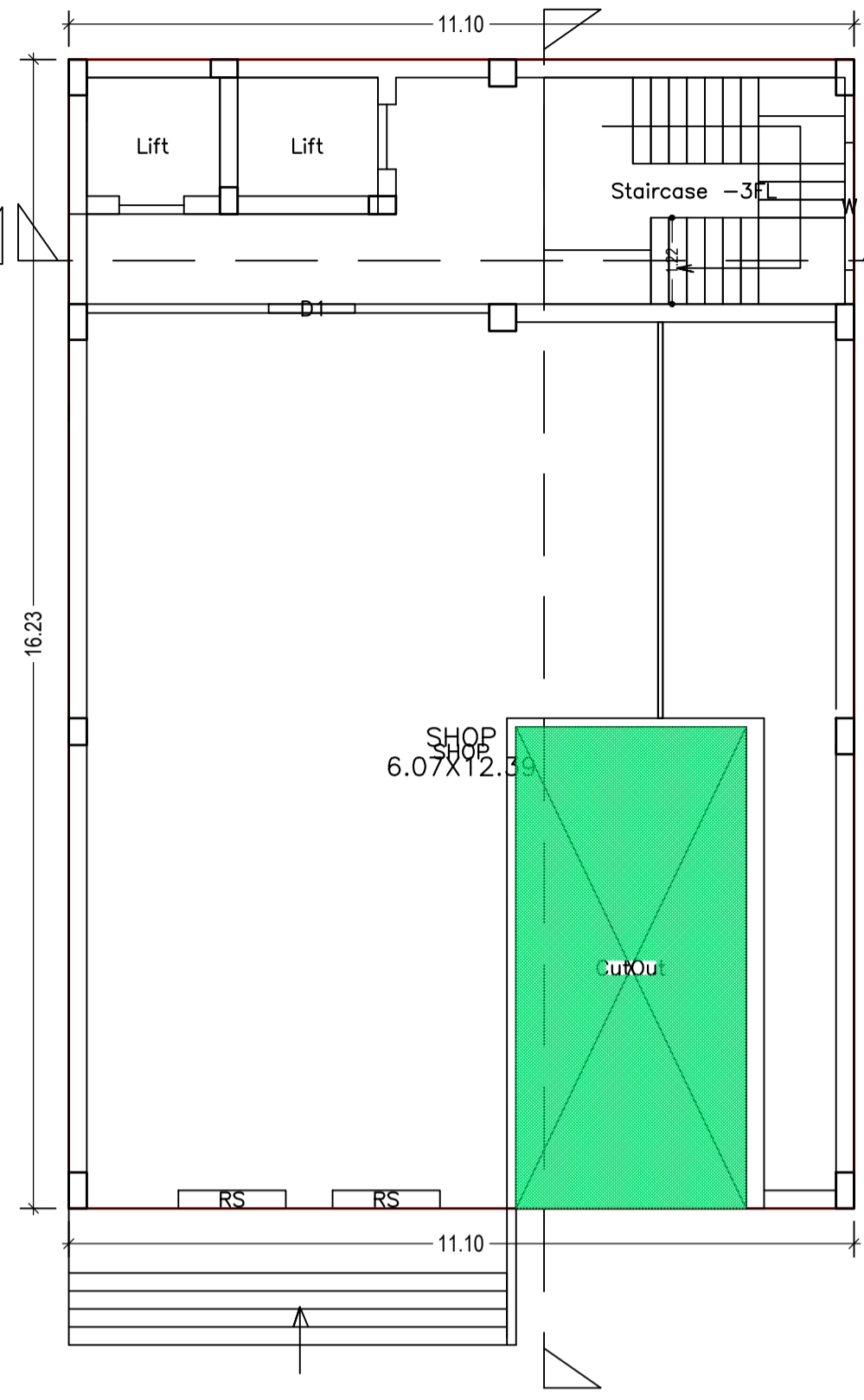
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAMESH CHANDRA DGMC/ENG/0021/2017			

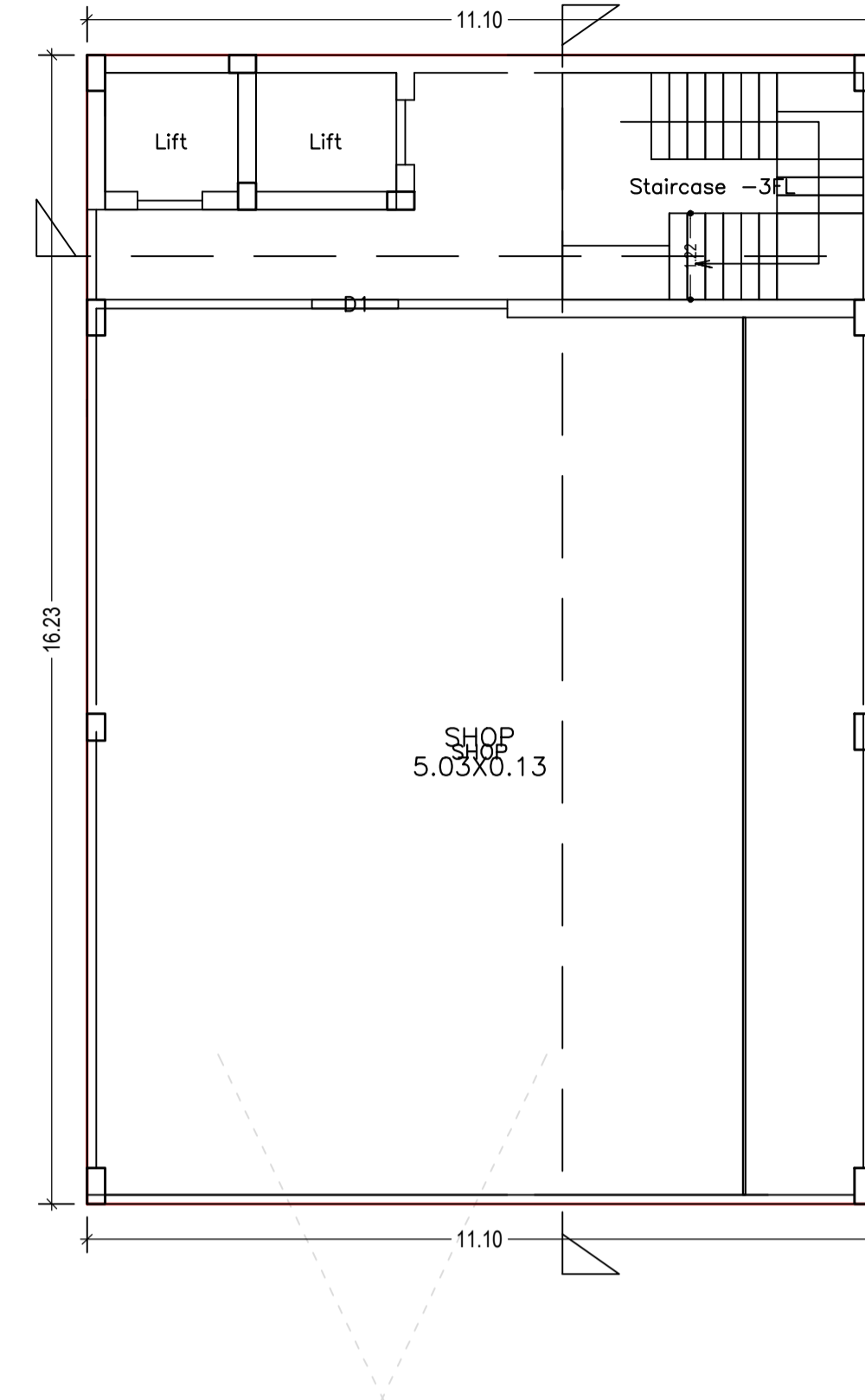
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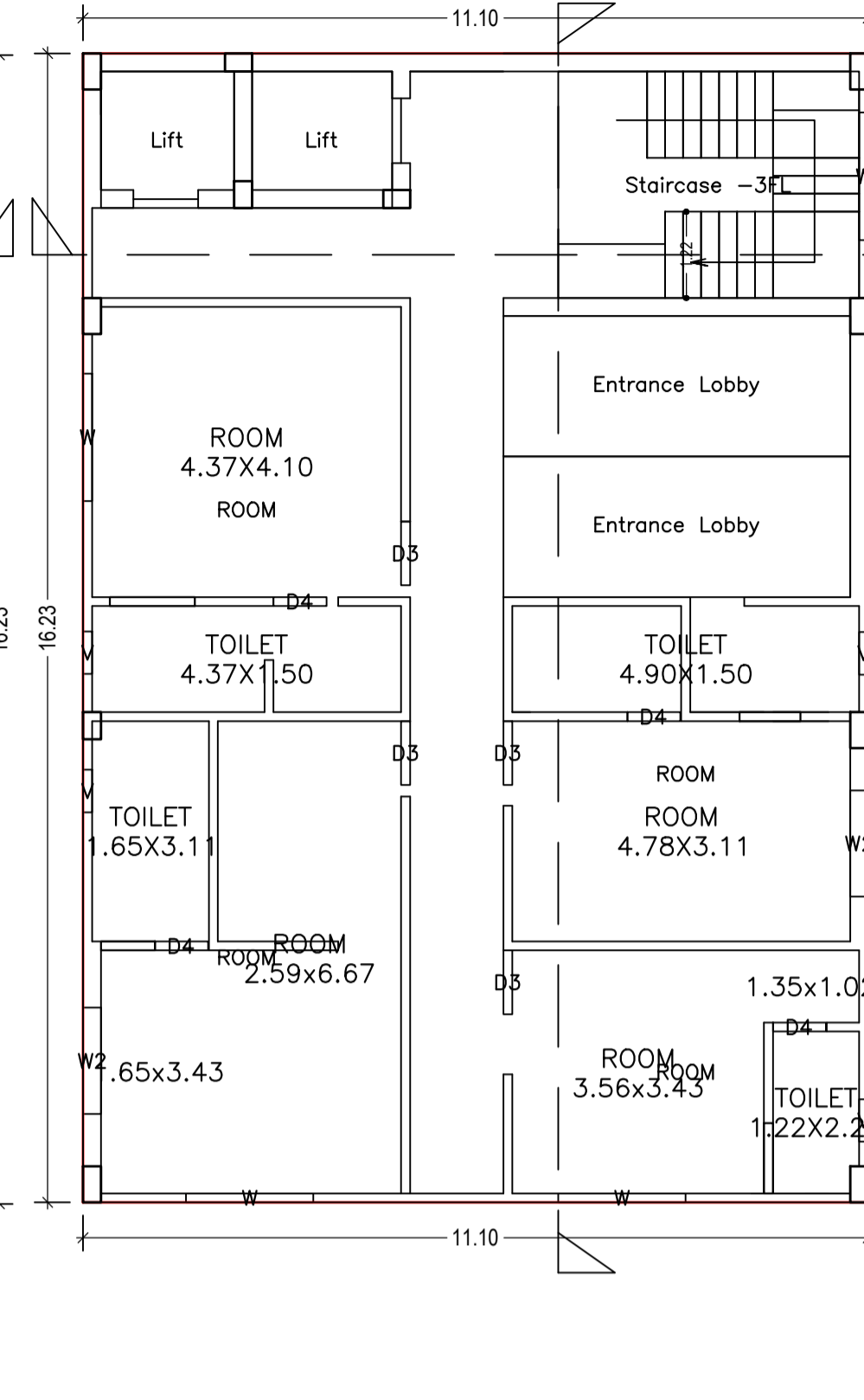
BASEMENT FLOOR PLAN  
(SCALE 1:100)



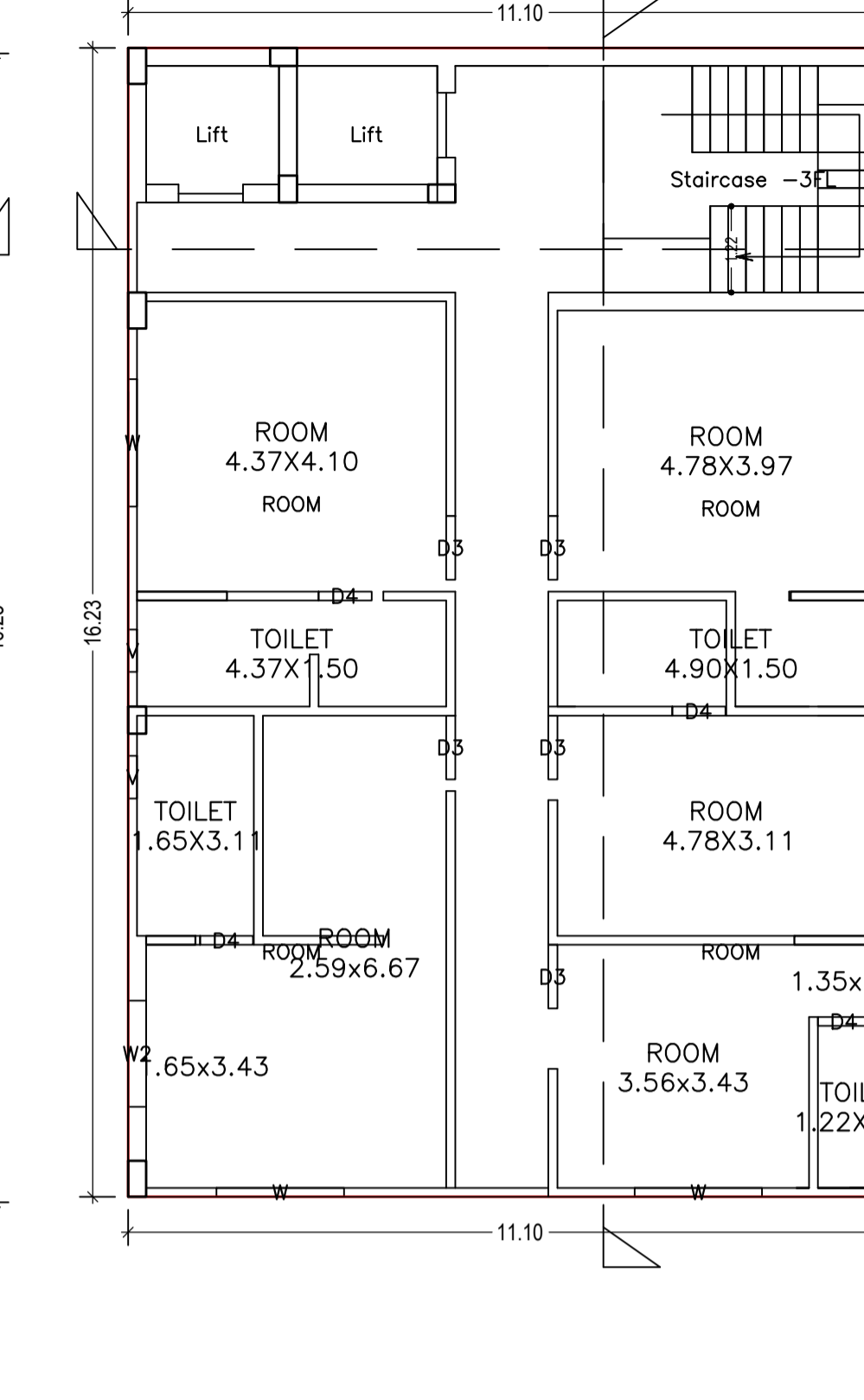
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



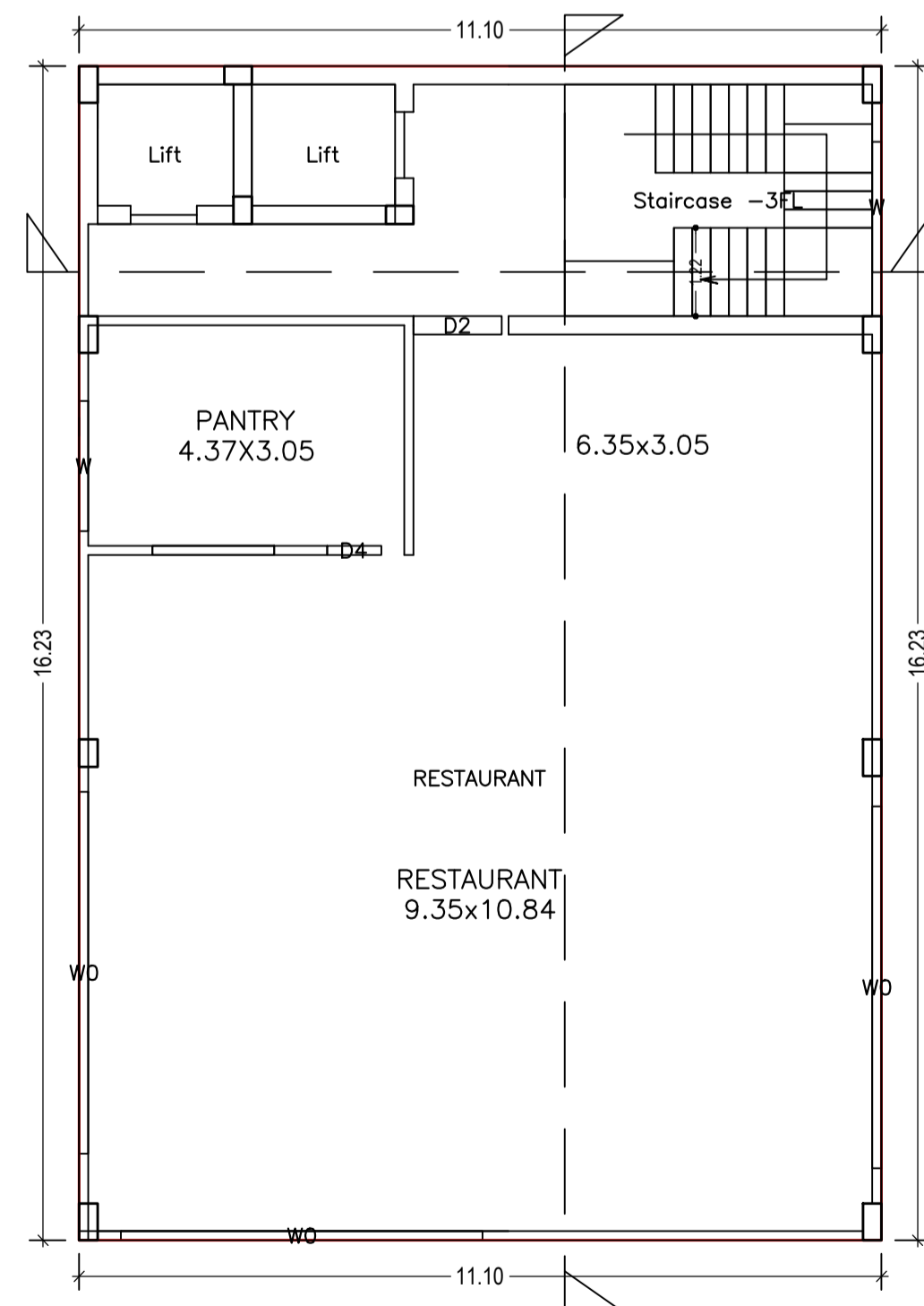
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



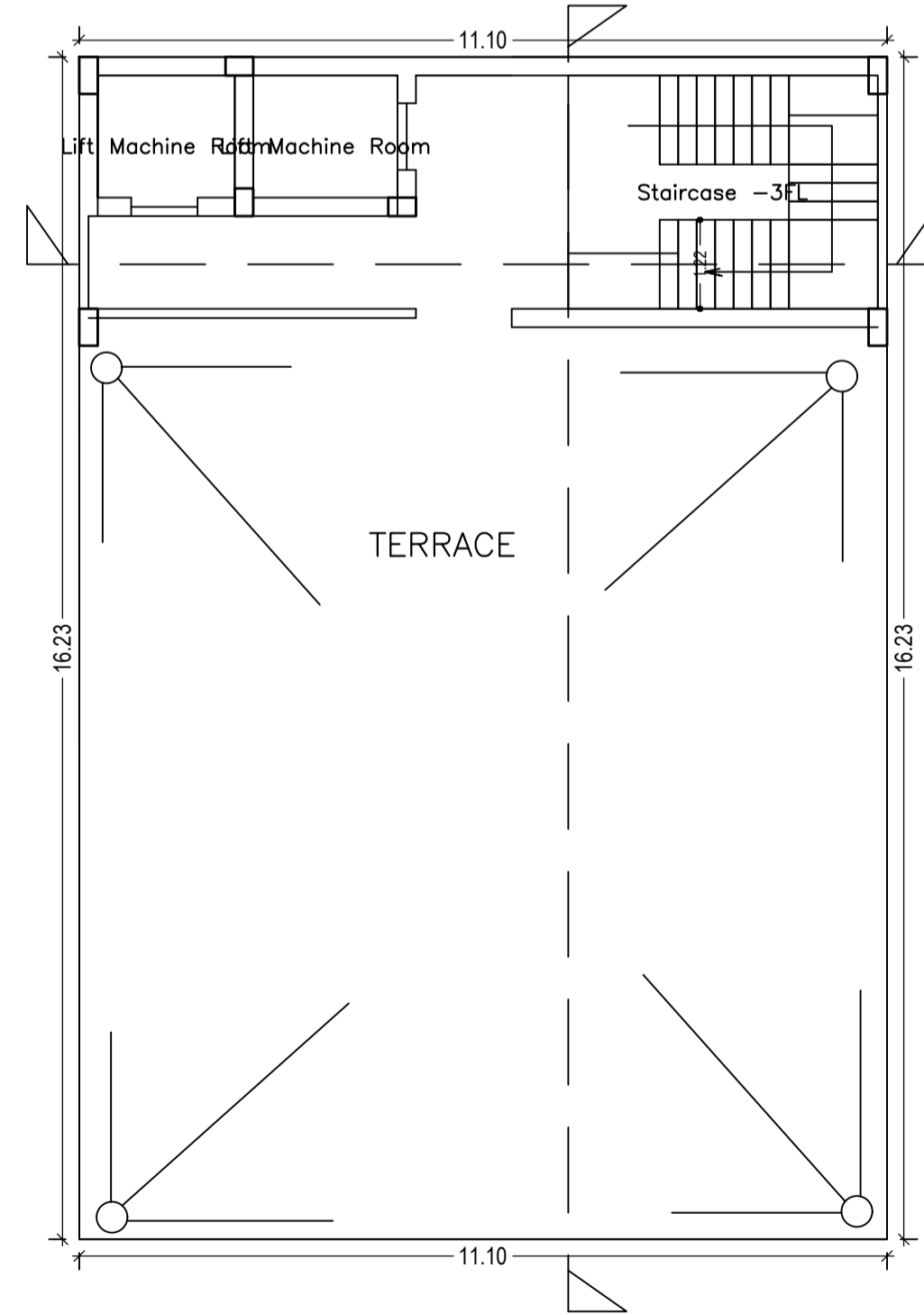
SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN  
(SCALE 1:100)

Building :A (SMT YOGMAYA SINHA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Accessory Use	Parking				
Basement Floor	180.06	0.00	180.06	3.63	0.00	176.43	0.00	0.00	00	
Ground Floor	180.06	22.10	157.96	0.00	0.00	157.96	157.96	157.96	01	
First Floor	180.06	0.00	180.06	7.45	0.00	172.61	172.61	172.61	01	
Second Floor	180.06	0.00	180.06	7.45	19.46	153.15	153.15	153.15	04	
Third Floor	180.06	0.00	180.06	7.45	0.00	172.61	172.61	172.61	04	
Fourth Floor	180.06	0.00	180.06	7.45	0.00	172.61	172.61	172.61	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1080.36	22.10	1058.26	33.43	19.46	176.43	828.94	828.94	11	
Total Number of Same Buildings	1									
Total	1080.36	22.10	1058.26	33.43	19.46	176.43	828.94	828.94	11	

UnitBUA Table for Building :A (SMT YOGMAYA SINHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	OTHER	106.41	106.04	1	1
FIRST FLOOR PLAN	SHOP	OTHER	135.10	134.70	1	1
SECOND FLOOR PLAN	ROOM	OTHER	25.00	24.85	2	4
	ROOM	OTHER	22.81	22.70	2	
	ROOM	OTHER	16.82	16.70	2	
	ROOM	OTHER	28.69	28.59	2	
THIRD FLOOR PLAN	ROOM	OTHER	28.91	28.72	2	4
	ROOM	OTHER	32.29	32.11	3	
	ROOM	OTHER	28.69	28.60	2	
FOURTH FLOOR PLAN	RESTAURANT	OTHER	134.91	134.70	2	1
Total			582.62	580.54	21	11

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT YOGMAYA SINHA)	D4	0.75	2.13	09
A (SMT YOGMAYA SINHA)	D3	0.90	2.13	09
A (SMT YOGMAYA SINHA)	D1	1.22	2.13	02
A (SMT YOGMAYA SINHA)	D2	1.22	2.13	01
A (SMT YOGMAYA SINHA)	RS	1.52	2.13	02

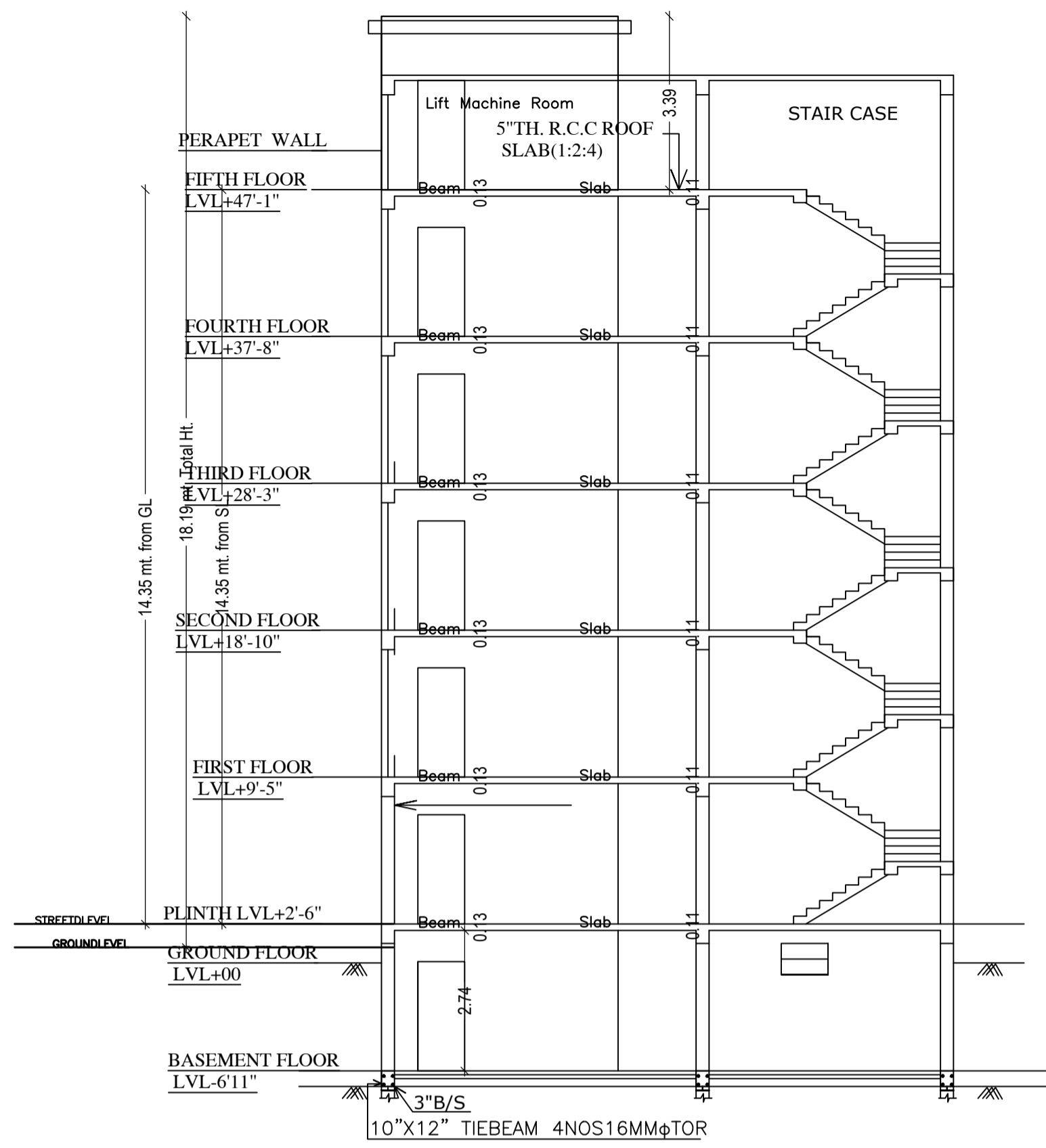
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SMT YOGMAYA SINHA)	V	0.60	2.70	08
A (SMT YOGMAYA SINHA)	W2	1.50	2.70	05
A (SMT YOGMAYA SINHA)	W	1.80	2.70	11
A (SMT YOGMAYA SINHA)	W0	5.00	2.70	03

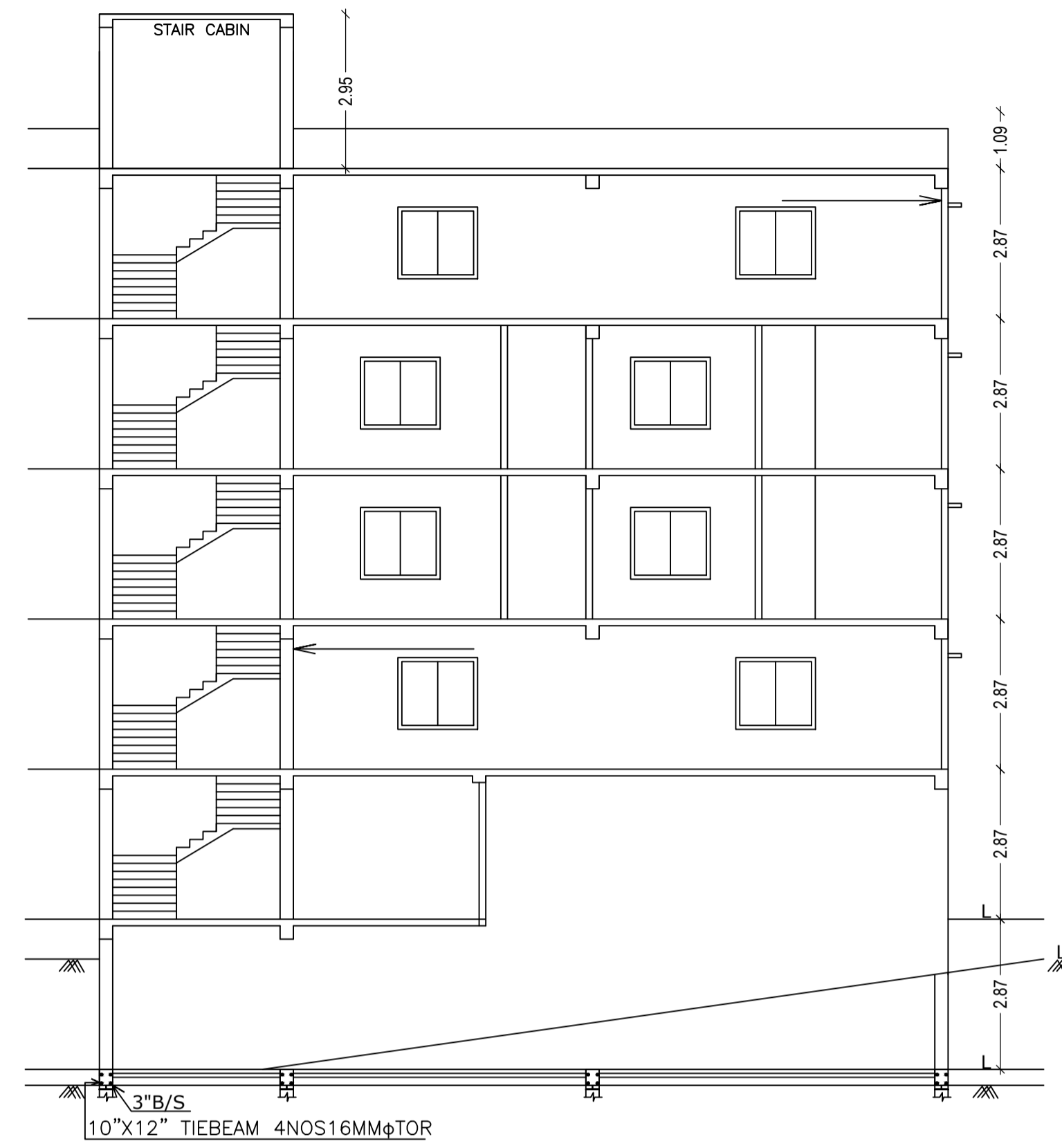
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RAMESH CHANDRA DGMC/ENG/0021/2017			



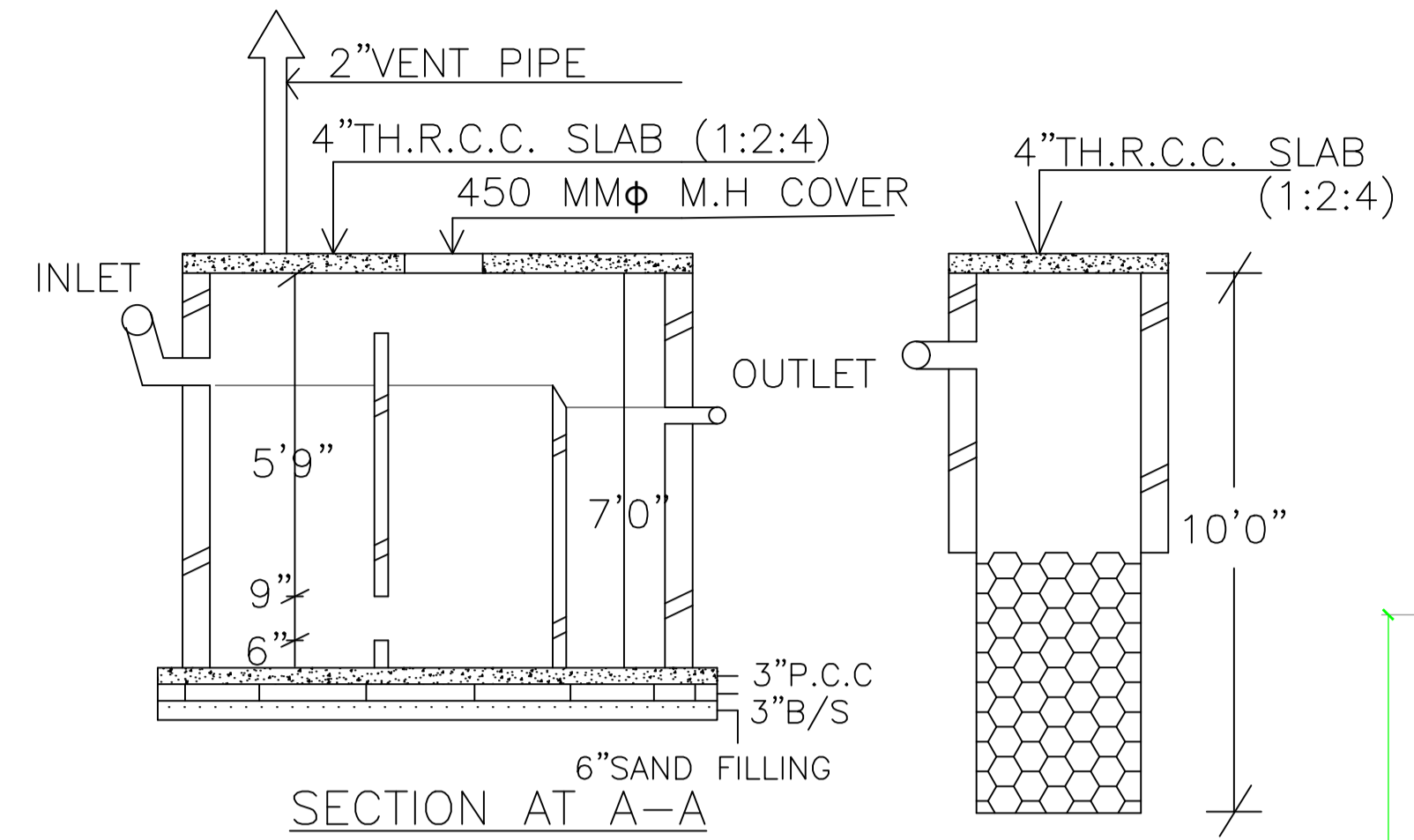
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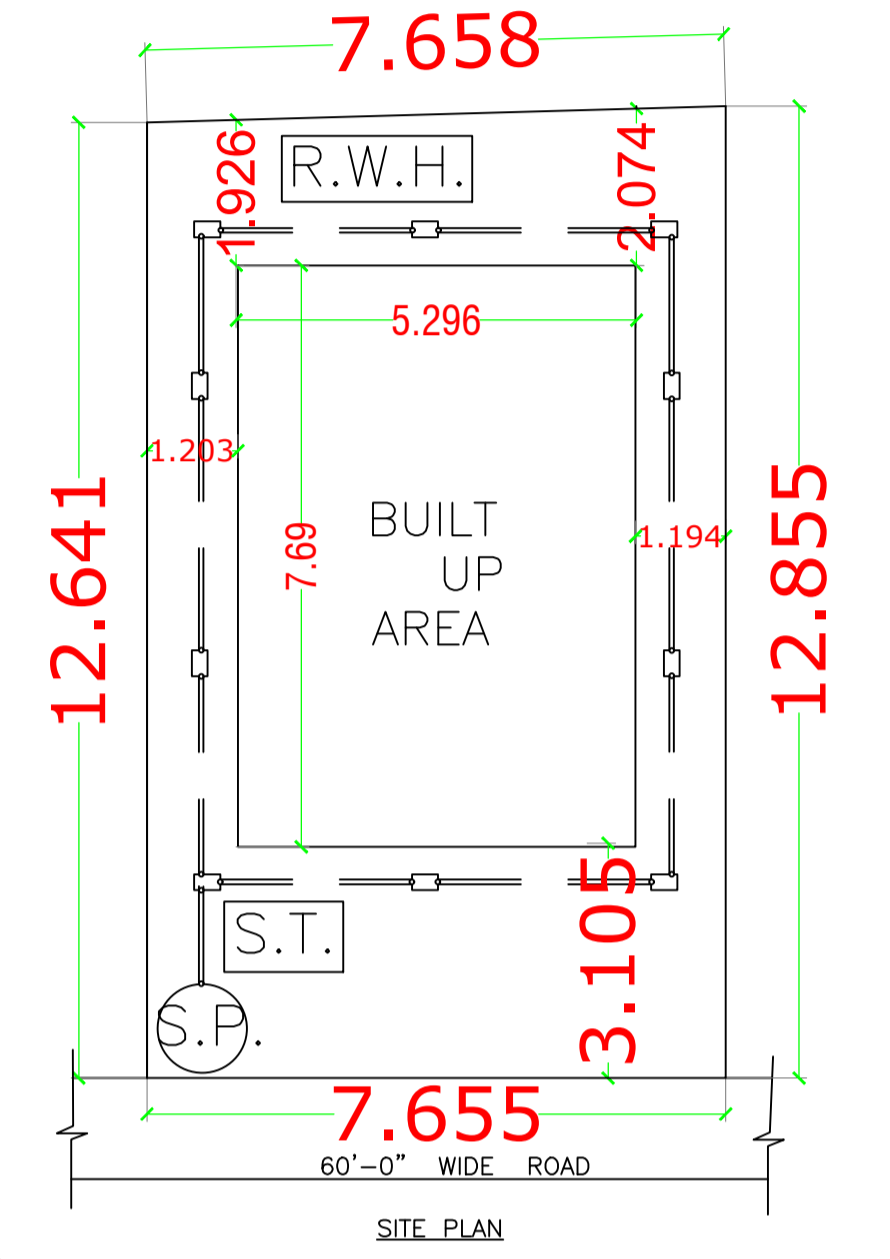
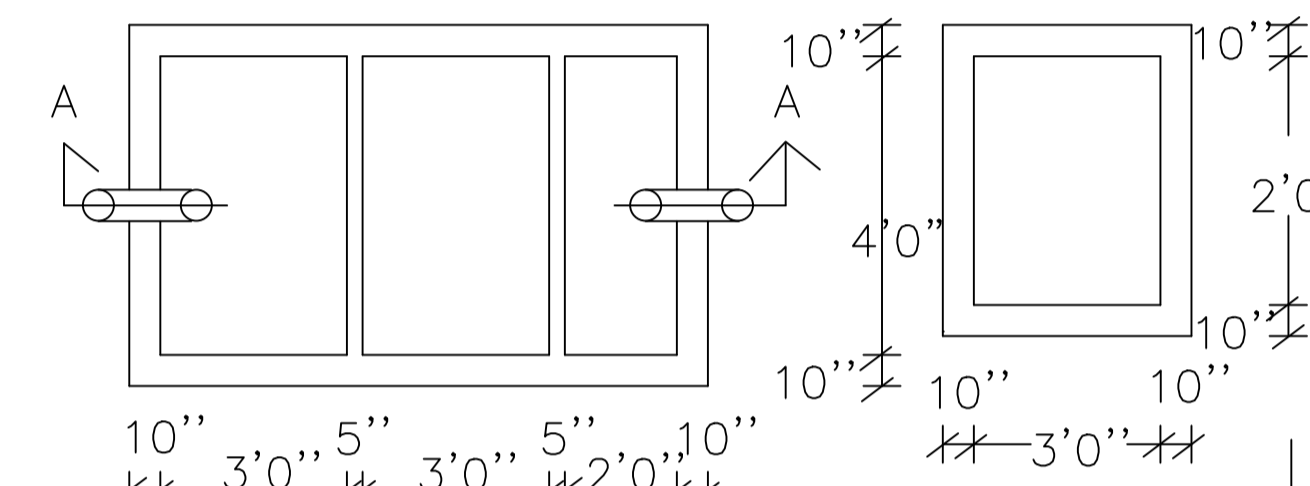
SECTION AT X-X



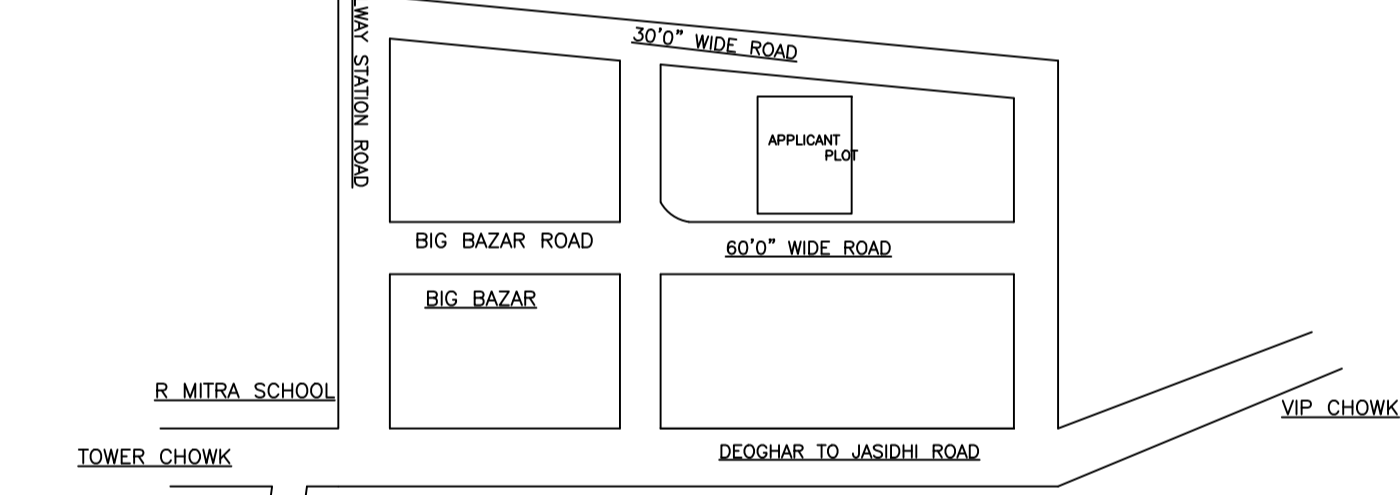
SECTION AT Y-Y



SECTION AT A-A  
SEPTIC TANK AND SOAK - PIT

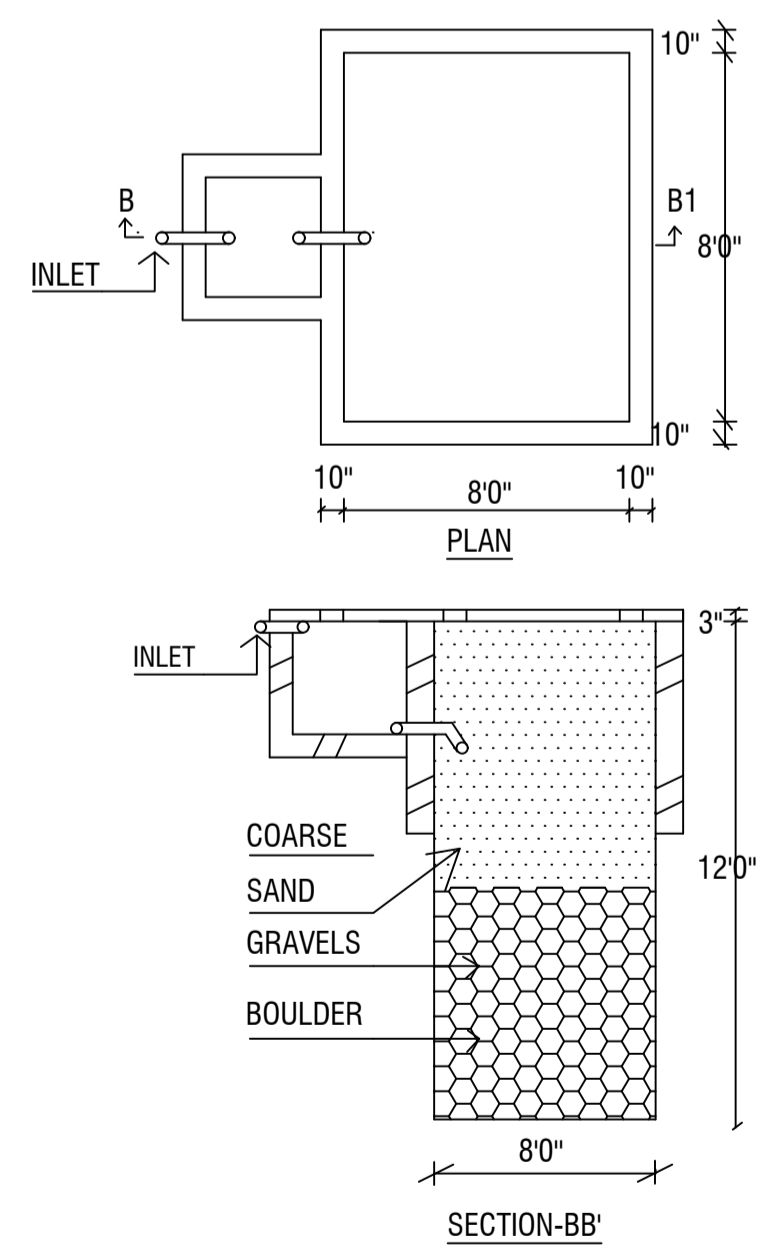


LOCATION MAP  
C1(15"X15")

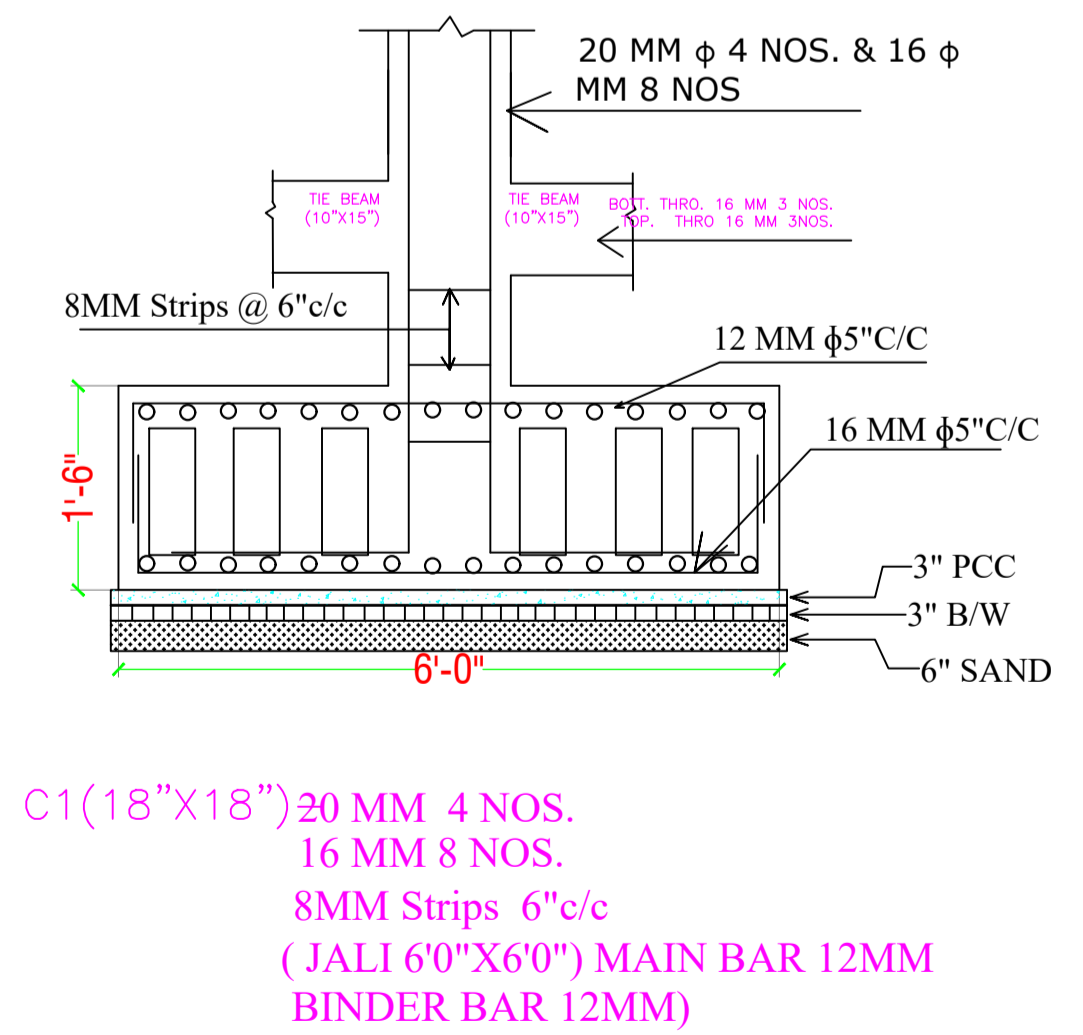
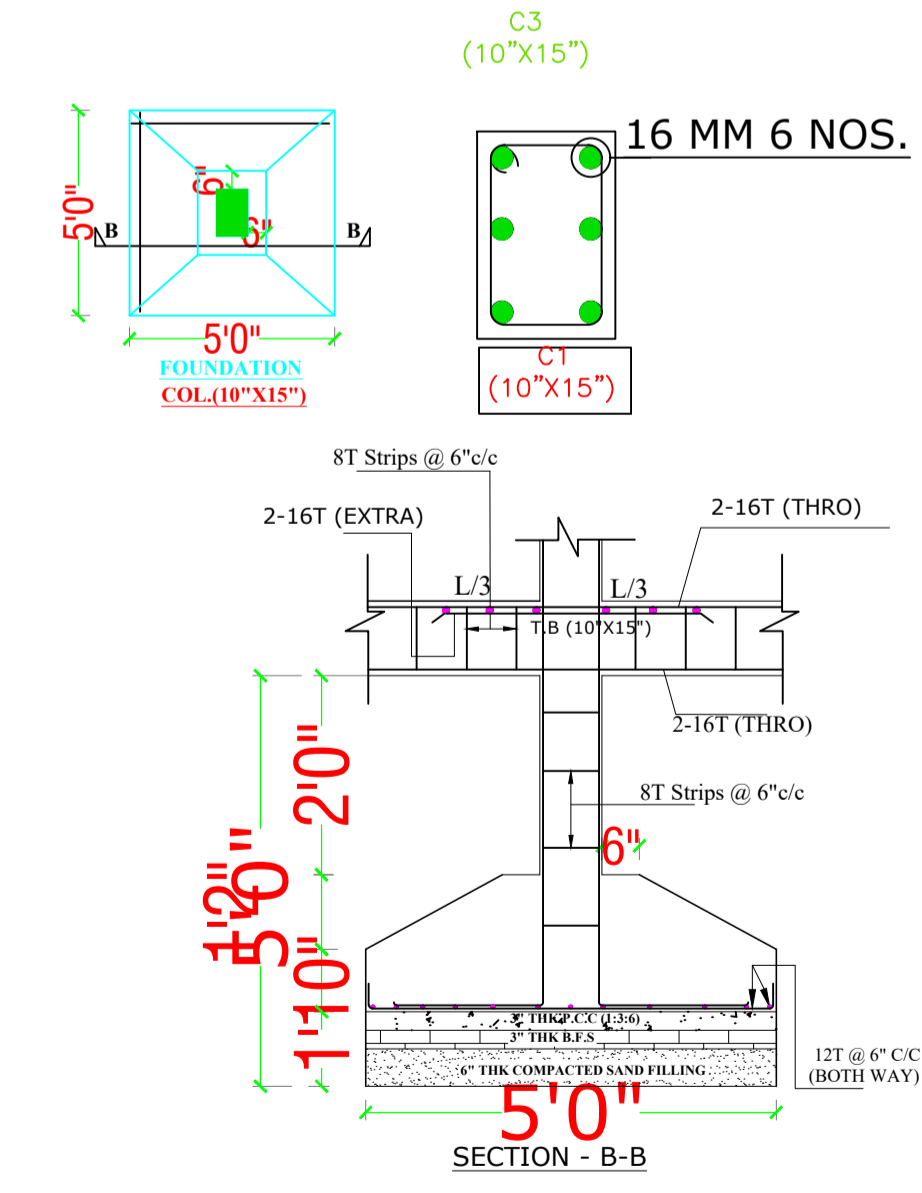


FRONT ELEVATION

EAST SIDE ELEVATION



RAIN WATER HARVESTING SCHEME



C1(18"X18") 20 MM 4 NOS.  
16 MM 8 NOS.  
8MM Strips 6"/c  
(JALI 6'0"X6'0") MAIN BAR 12MM  
BINDER BAR 12MM

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAMESH CHANDRA DGMC/ENG/0021/2017			