

Proposal File No.	DGMC/SP/0011/W33/2021
Owner Name	SRI PAWAN KUMAR SARRAF
Khata No	38/3493
Plot No	398
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO. : 1.0.55
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
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/SP/0011/W33/2021	Plot/SubPlot No: 398
Application Type: General Proposal	North Plot No. - 18.28 MUNICIPAL ROAD
Project Type: Building Permission	South Plot No. - PAWAN KUMAR SARRAF LANS & SMT. KALAWATI SARRAF
Nature of Development: New	East Plot No. - 3.65 COMMON ROAD
Location of Development Area: Old Area	West Plot No. - 12.19 MUNICIPAL ROAD
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 897.16
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 897.16
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	93.26
Total	93.26
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 803.90
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 897.16
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 897.16
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	538.30
Proposed Coverage Area (51.95 %)	466.11
Total Prop. Coverage Area (51.95 %)	466.11
Balance coverage area (8.05 %)	72.19
FAR CHECK	
Perm. FAR Area (2.50)	2242.90
Total Perm. FAR area	2242.90
Residential FAR	1786.50
Proposed FAR Area	1805.87
Total Proposed FAR Area	1805.87
Consumed FAR (Factor)	2.01
Balance FAR Area	437.03
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2420.73
ARCHITECT (Regd)	PINTU KUMAR SINGH
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI PAWAN KUMAR SARRAF
DEVELOPMENT AUTHORITY LOCAL BODY	

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (SRI PAWAN KUMAR SARRAF)		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	466.11	19.38	466.11	19.38
First Floor	475.71	430.25	475.71	430.25
Second Floor	492.97	452.08	492.97	452.08
Third Floor	492.97	452.08	492.97	452.08
Fourth Floor	492.97	452.08	492.97	452.08
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2420.73	1805.87	2420.73	1805.87

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.
A (SRI PAWAN KUMAR SARRAF)	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

Parking Check (Table 7b)

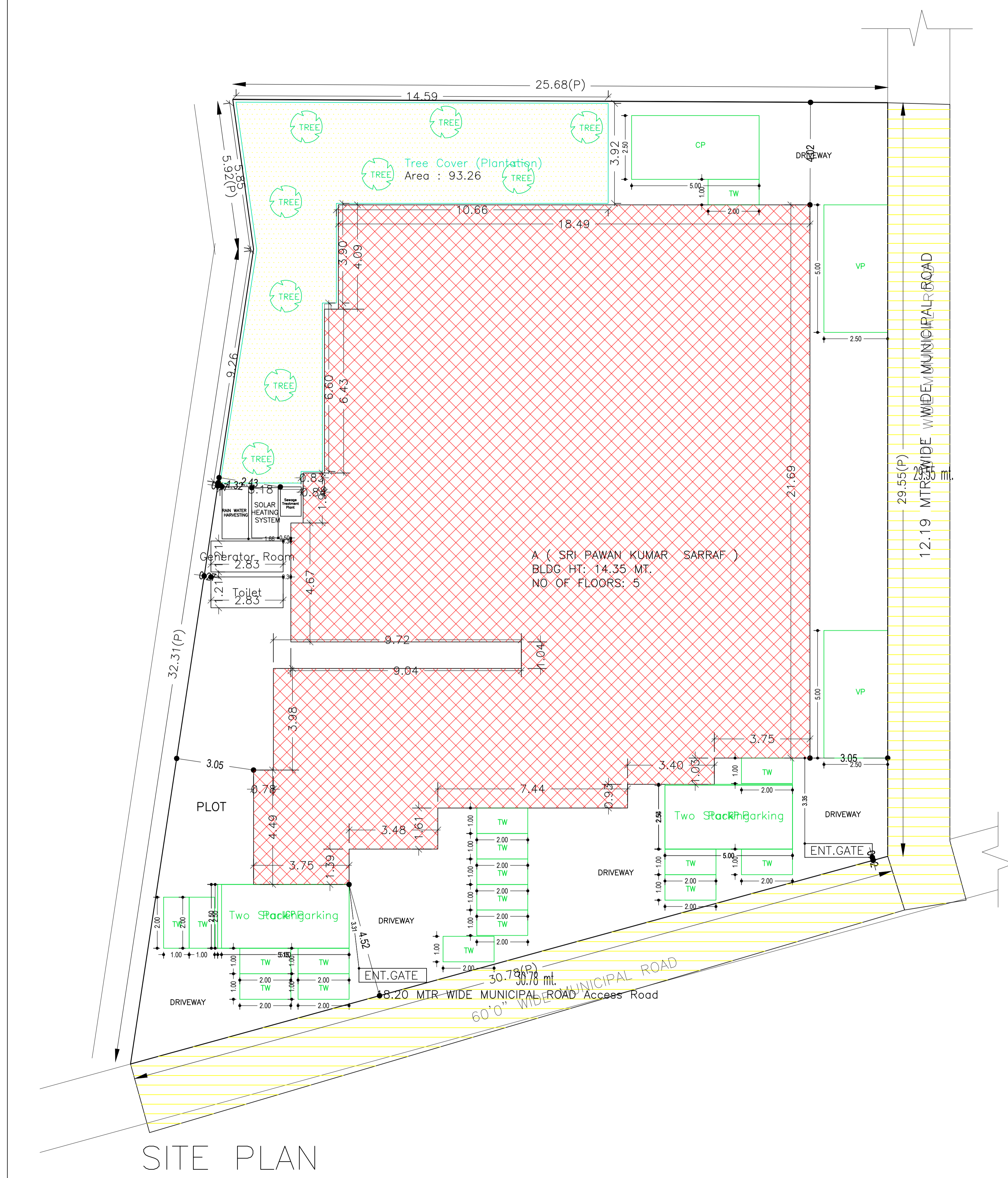
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	18	225.00
Two Stack Car	-	-	2	25.00
Total Car	20	250.00	20	250.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	21	42.00
Total TwoWheeler	20	40.00	21	42.00
Other Parking	-	-	-	247.13
Total		315.00		606.13

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
					Cutout	Lift	Void	Accessory Use					
A (SRI PAWAN KUMAR SARRAF)	1	2436.57	15.84	2420.73	26.32	18.25	127.66	442.63	1786.49	12.80	1805.87	1805.87	20
Grand Total :	1	2436.57	15.84	2420.73	26.32	18.25	127.66	442.63	1786.49	12.80	1805.87	1805.87	20

Building USE/SUBUSE Details

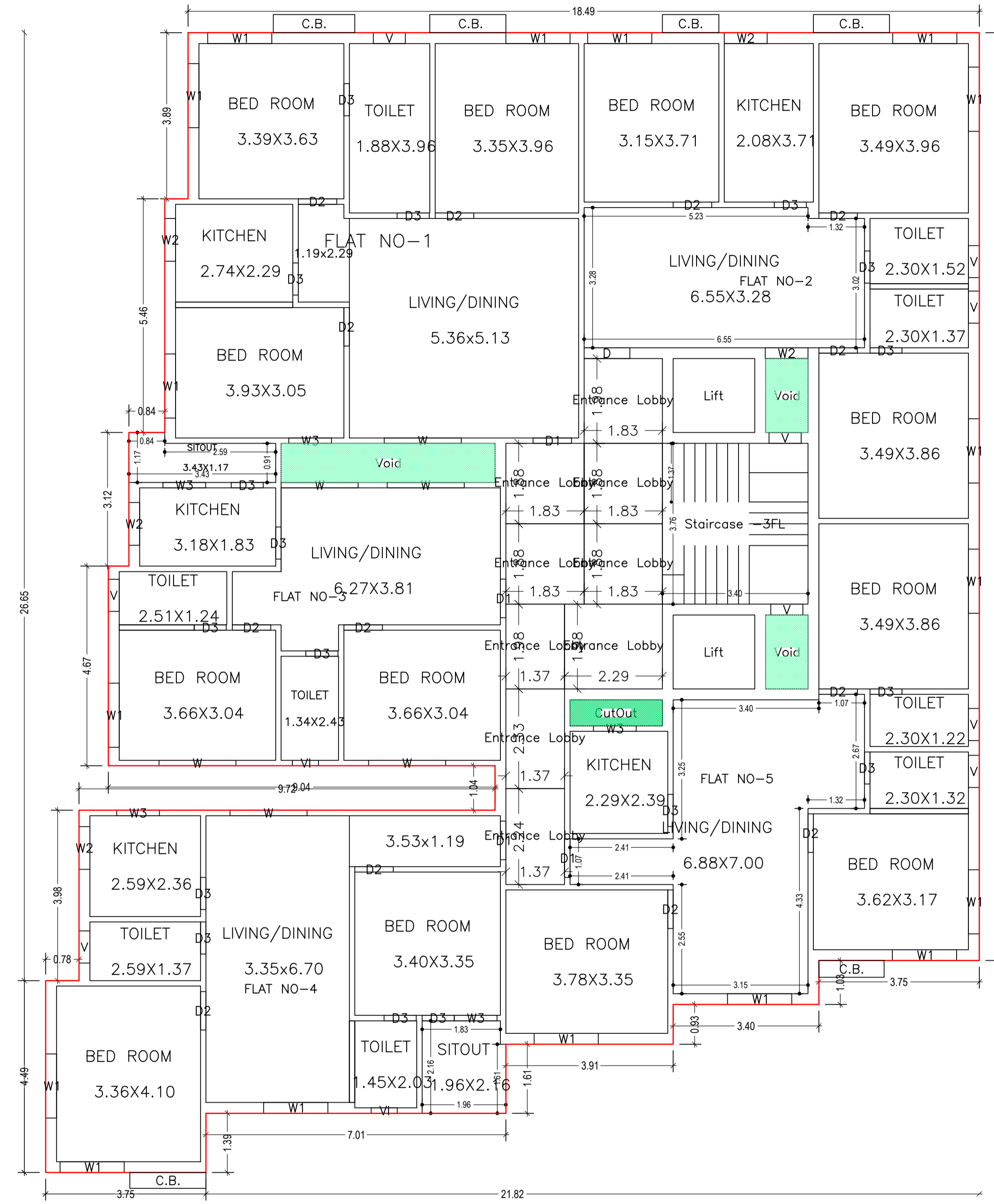
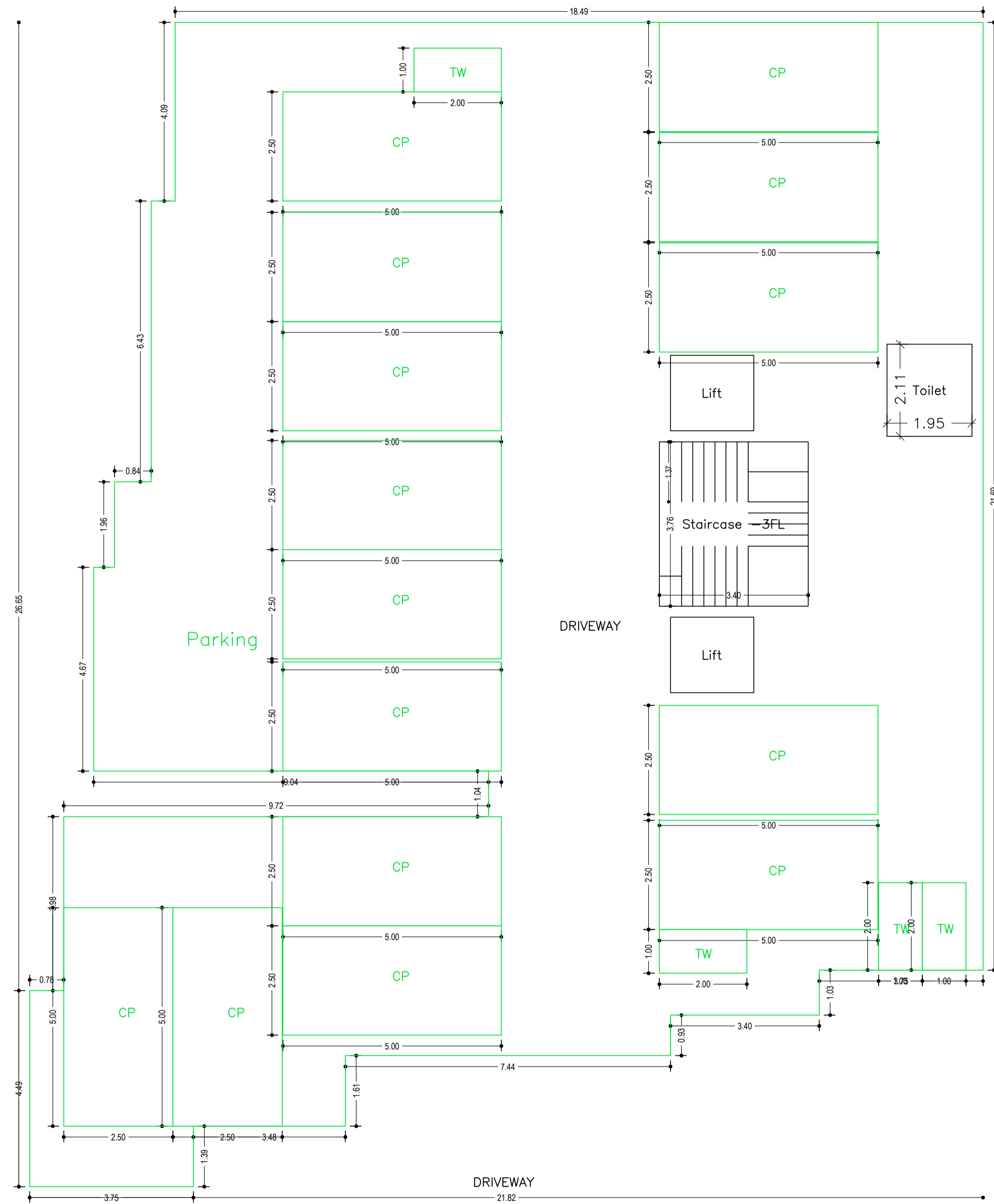
Building Name	Building Use	Building SubUse	Building Structure
A (SRI PAWAN KUMAR SARRAF)	Residential	Residential Bldg/Apartment	Non-Highrise



SITE PLAN

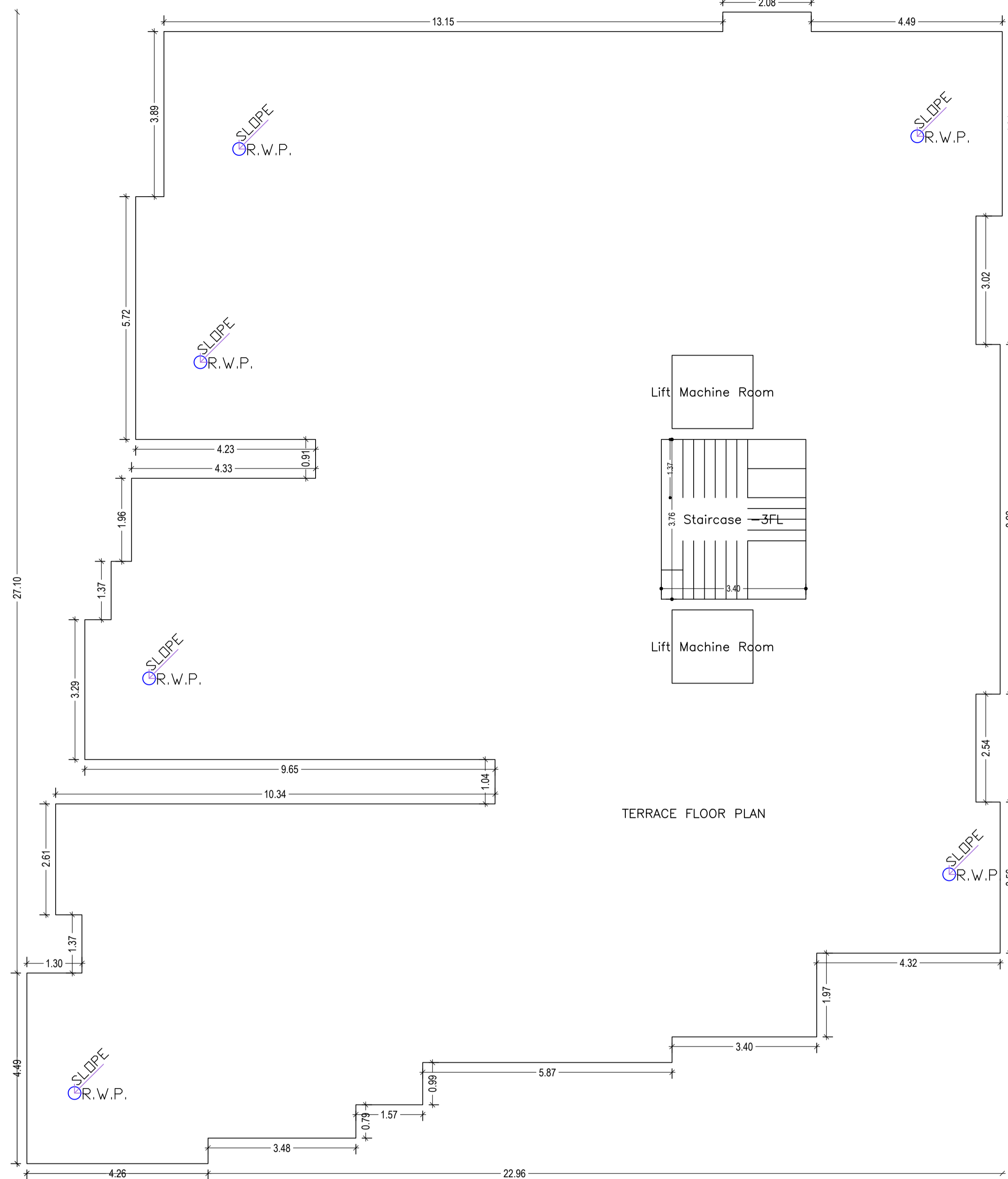
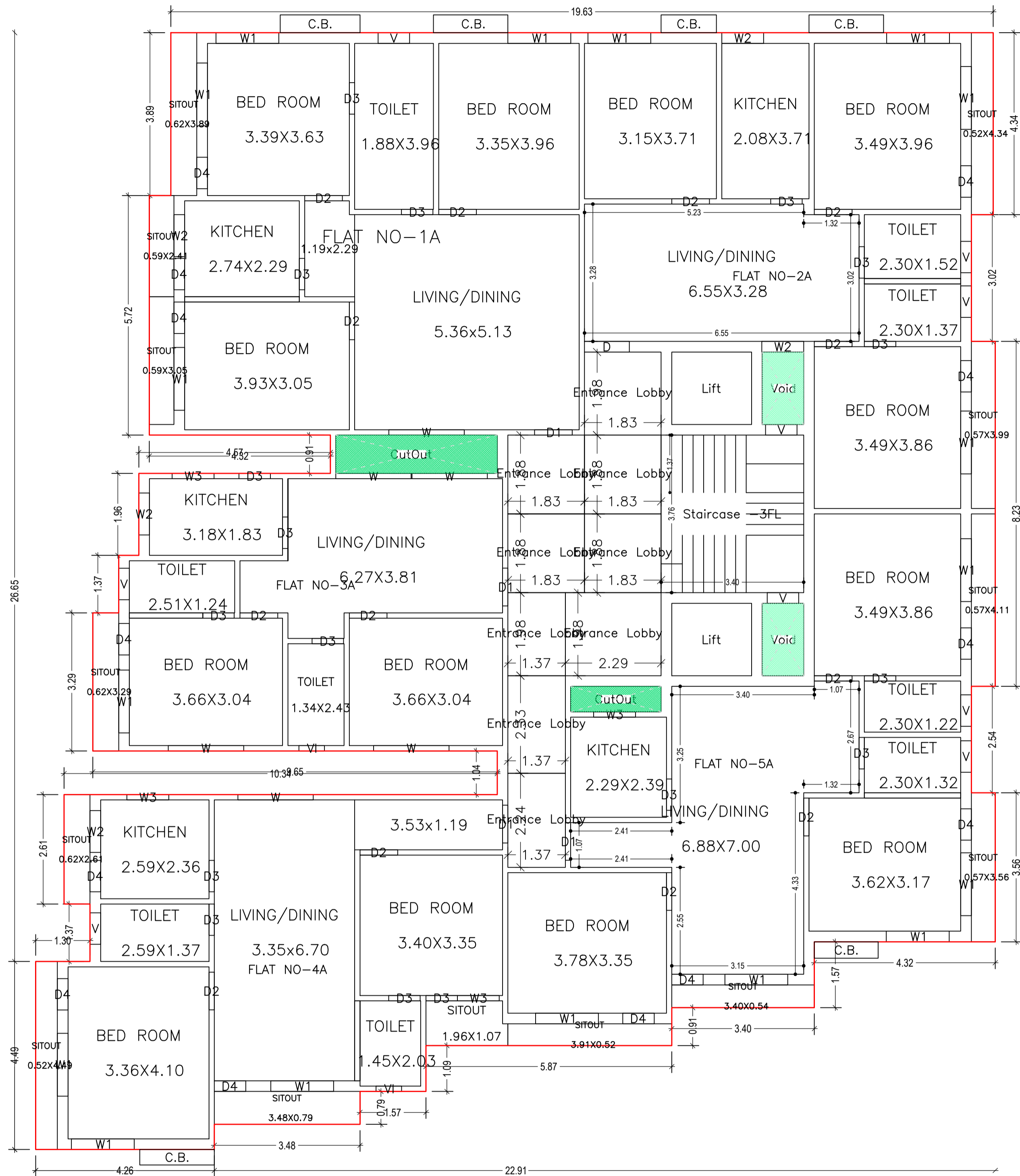
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
PINTU KUMAR SINGH DGMC/ENG/0014/2017			

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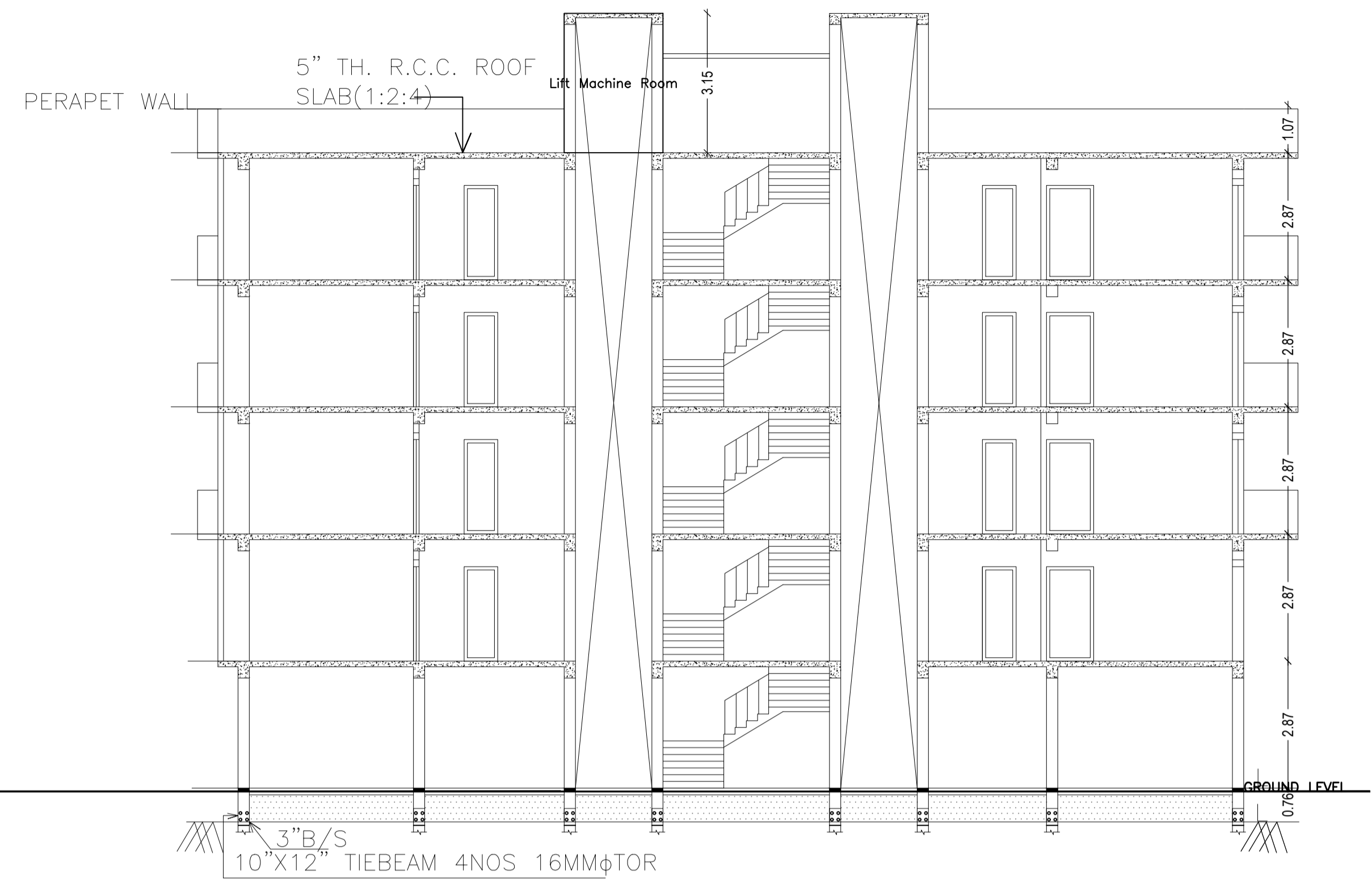
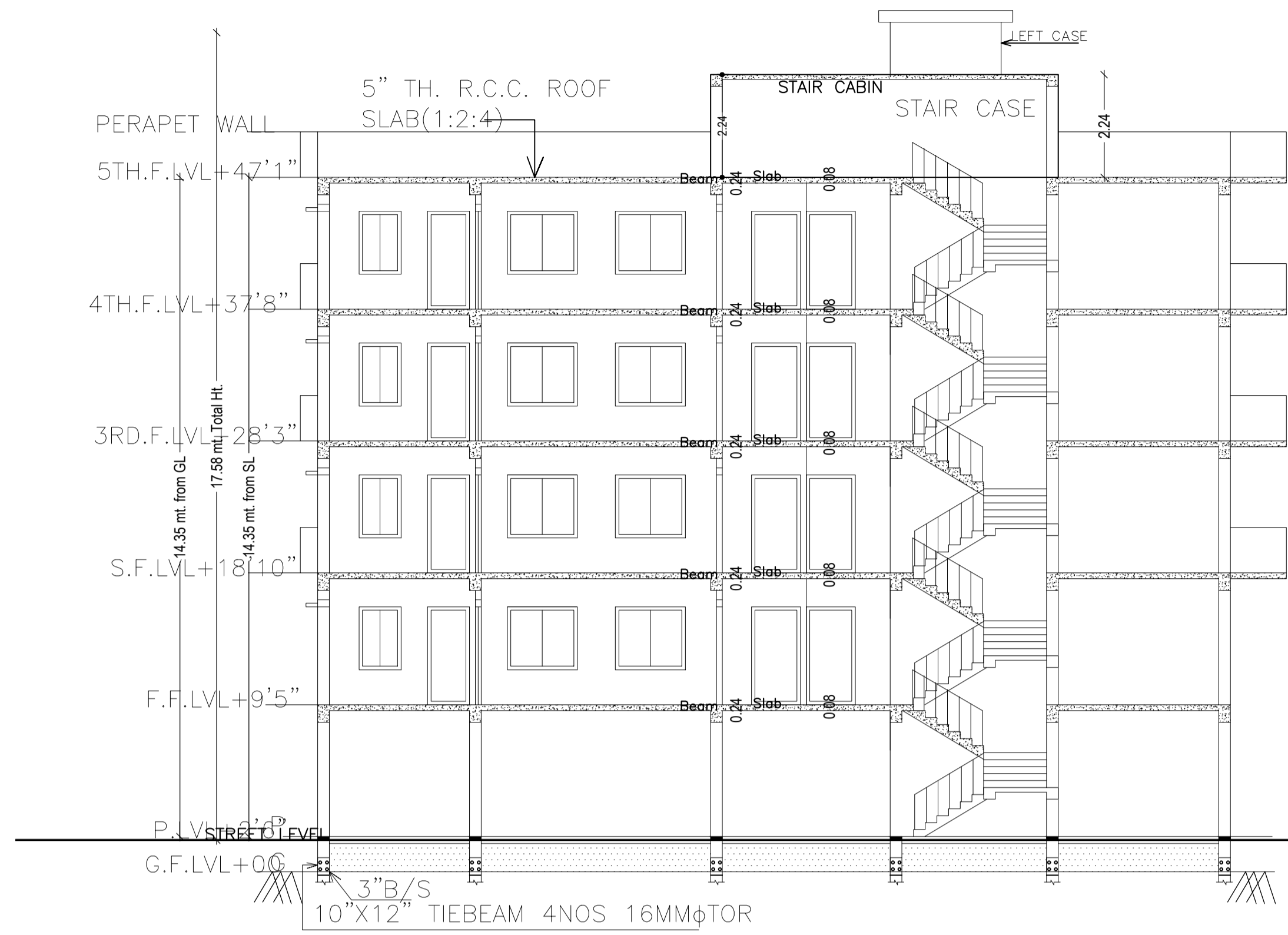


Typical - 2, 3 & 4 Floor Plan (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

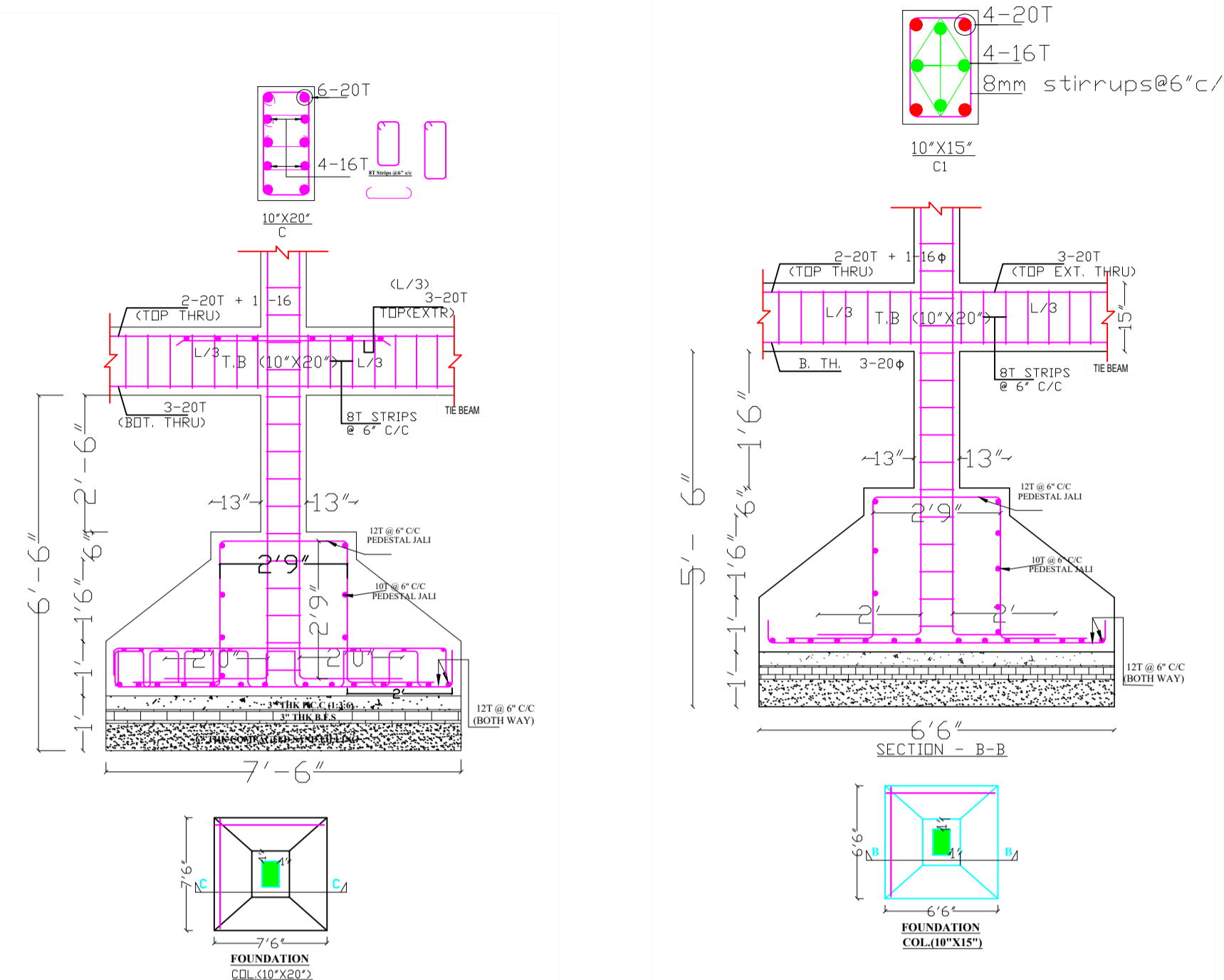
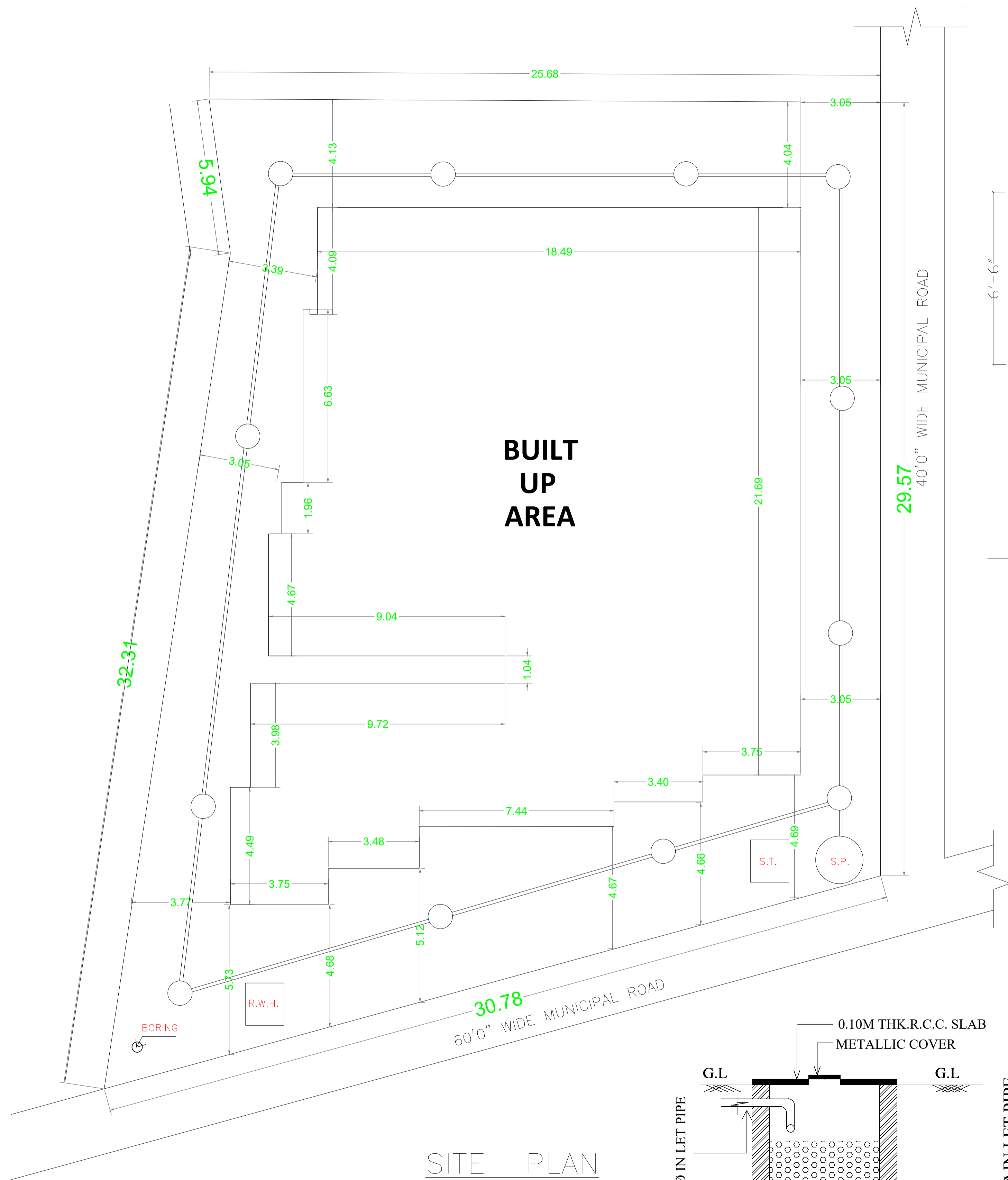
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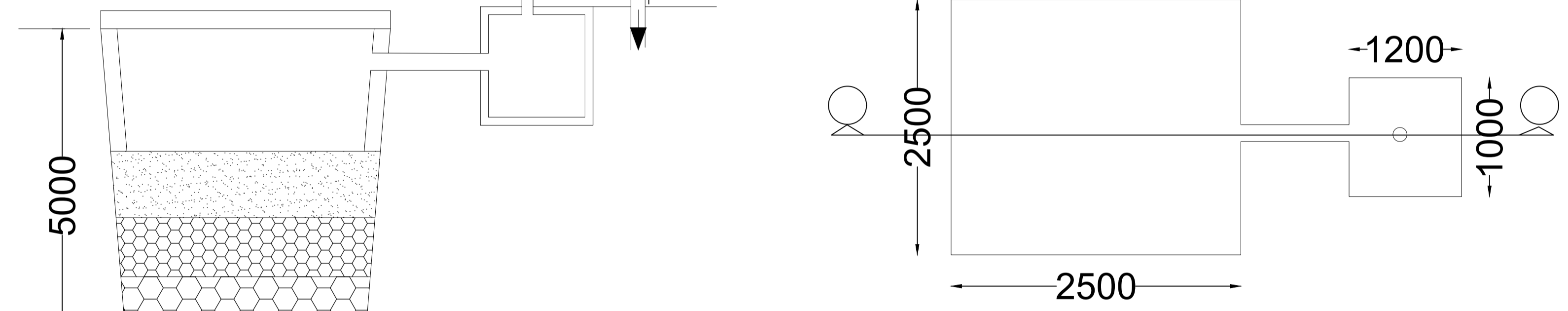
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Building :A (SRI PAWAN KUMAR SARRAF)

Floor Name	Gross Built Up 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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Lift	Void	Accessory Use	Parking					
Ground Floor	466.11	0.00	466.11	0.00	0.00	4.10	442.63	0.00	12.80	19.38	19.38	00
First Floor	477.03	1.32	475.71	6.58	7.99	30.89	0.00	430.25	0.00	430.25	430.25	05
Second Floor	497.81	4.84	492.97	6.58	3.42	30.89	0.00	452.08	0.00	452.08	452.08	05
Third Floor	497.81	4.84	492.97	6.58	3.42	30.89	0.00	452.08	0.00	452.08	452.08	05
Fourth Floor	497.81	4.84	492.97	6.58	3.42	30.89	0.00	452.08	0.00	452.08	452.08	05
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 :	2436.57	15.84	2420.73	26.32	18.25	127.66	442.63	1786.49	12.80	1805.87	1805.87	20
Total Number of Same Buildings	1											
Total :	2436.57	15.84	2420.73	26.32	18.25	127.66	442.63	1786.49	12.80	1805.87	1805.87	20



SCHEDULE OF DOOR:

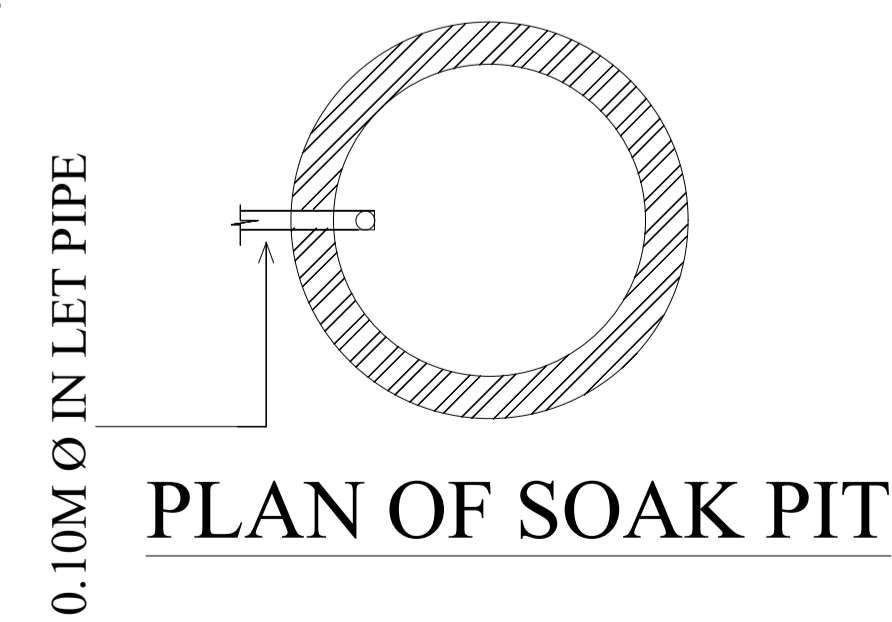
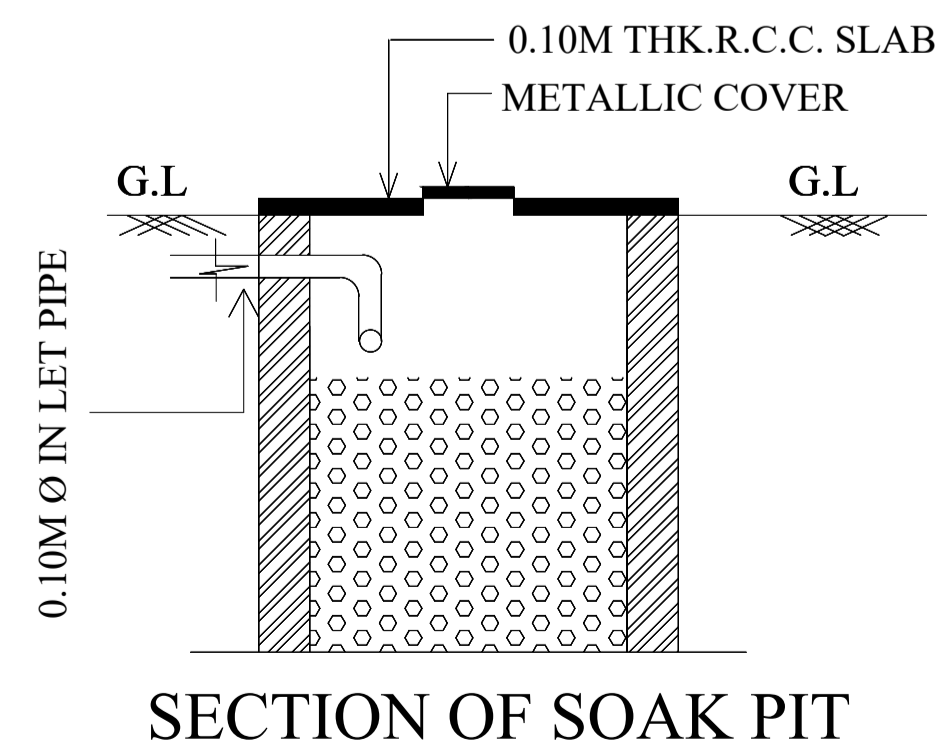
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI PAWAN KUMAR SARRAF)	D3	0.75	2.13	68
A (SRI PAWAN KUMAR SARRAF)	D4	0.75	2.13	39
A (SRI PAWAN KUMAR SARRAF)	D2	0.90	2.13	52
A (SRI PAWAN KUMAR SARRAF)	D1	0.90	2.13	16
A (SRI PAWAN KUMAR SARRAF)	D	1.07	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI PAWAN KUMAR SARRAF)	VI	0.61	2.70	08
A (SRI PAWAN KUMAR SARRAF)	V	0.75	2.70	36
A (SRI PAWAN KUMAR SARRAF)	W3	1.00	2.70	17
A (SRI PAWAN KUMAR SARRAF)	W2	1.00	2.70	20
A (SRI PAWAN KUMAR SARRAF)	W1	1.50	2.70	68
A (SRI PAWAN KUMAR SARRAF)	W	1.80	2.70	24

UnitBUA Table for Building :A (SRI PAWAN KUMAR SARRAF)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3 & 4 FLOOR PLAN	FLAT NO-1A	FLAT	92.82	92.47	9	15
	FLAT NO-2A	FLAT	84.38	84.09	9	
	FLAT NO-3A	FLAT	58.63	58.40	7	
	FLAT NO-4A	FLAT	79.35	79.11	10	
	FLAT NO-5A	FLAT	91.90	91.60	11	
FIRST FLOOR PLAN	FLAT NO-1	FLAT	84.79	84.44	6	5
	FLAT NO-2	FLAT	77.80	77.51	7	
	FLAT NO-3	FLAT	59.54	59.32	7	
	FLAT NO-4	FLAT	71.95	71.71	7	
	FLAT NO-5	FLAT	79.86	79.56	7	
Total:	-	-	1595.16	1589.56	172	20



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