

Proposal Basic Information	
Proposal File No.	DGMC/BP/0019/W26/2022
Owner Name	BINOD KUMAR JHA AND PRAMOD KUMAR JHA
Khata No	108
Plot No	1125
Village Name	Punsiya
Use	Mixed
SubUse	Resi+Comm

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 (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	Commercial	Shop	> 0	50	846.94	1	12	-	-	-	-	-
			> 0	50	846.94	-	-	-	-	-	1	36
Residential	Residential Bldg/Apartment	> 0	1	24.00	1.00	24	-	-	-	-	-	
		> 0	1	24.00	-	-	-	-	-	1	24	
Total :			-	-	-	36	40	-	3	3	60	62

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	40	500.00
Total Car	36	450.00	40	500.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	62	124.00
Total TwoWheeler	60	120.00	62	124.00
Other Parking	-	-	-	692.53
Total	607.50		1478.03	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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.)
Lower Basement Floor	508.88	0.00	508.88	0.00
Basement Floor	508.88	0.00	508.88	0.00
Ground Floor	486.66	161.53	486.66	161.53
First Floor	486.67	364.87	486.67	364.87
Second Floor	486.67	364.87	486.67	364.87
Third Floor	538.06	448.89	538.06	448.89
Fourth Floor	538.06	448.89	538.06	448.89
Fifth Floor	538.06	448.89	538.06	448.89
Sixth Floor	538.06	448.89	538.06	448.89
Terrace Floor	0.00	0.00	0.00	0.00
Total :	4630.00	2686.83	4630.00	2686.83

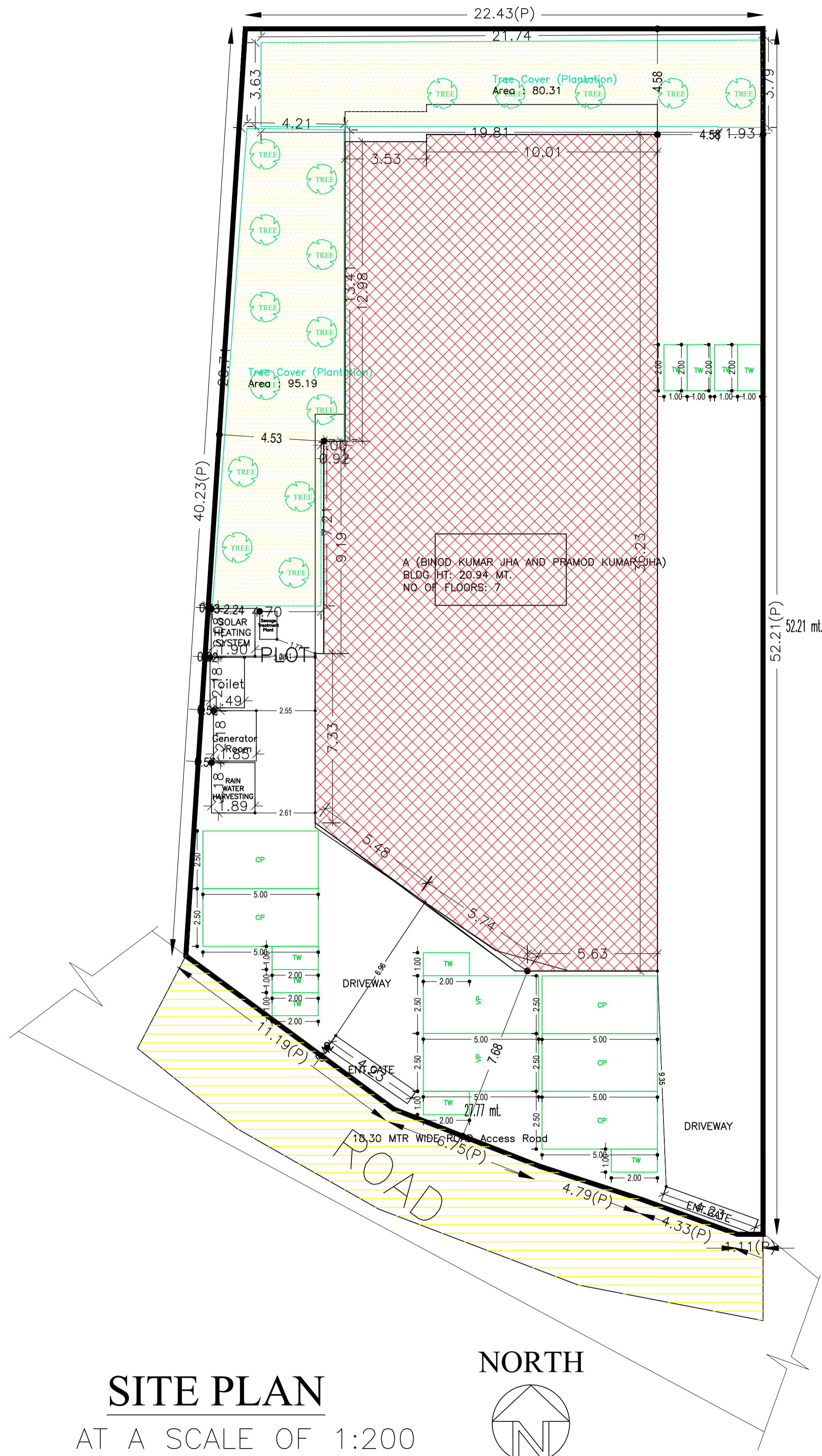
FAR & Tenement Details (Table 4c-1)

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	Balcony	Accessory Use	Parking	Resi.	Commercial				
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	1	4630.00	98.62	118.50	80.48	399.03	1246.53	1795.56	871.35	8.53	2686.83	2686.83	65
Grand Total :	1	4630.00	98.62	118.50	80.48	399.03	1246.53	1795.56	871.35	8.53	2686.83	2686.83	65

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	Residential	ResiComm Bldg	Multistoried

AREA STATEMENT		VERSION NO.:	1.0.64
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020	
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: DEOGHAR	Plot SubUse: Resi+Comm		
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward No: DGMC/BP/0019/W26/2022	Plot/SubPlot No: 1125		
Application Type: General Proposal	North: Road Width - 4.572		
Project Type: Building Permission	South: Road Width - 18.3		
Nature of Development: New	East: Plot No. - SRI SATYA CHARAN DWARY AND SRI BRAHMA CHARAN DWARY		
Location of Development Area: Old Area	West: Plot No. - SRI RAMCHANDRA SINGH		
AREA DETAILS:		SQ.MT.	
AREA OF PLOT (Minimum)	(A)	1135.90	
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1135.90	
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot		175.49	
Total		175.49	
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	960.41	
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1135.90	
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1135.90	
COVERAGE CHECK			
Permissible Coverage area (50.00 %)		567.95	
Proposed Coverage Area (42.84 %)		486.66	
Total Prop. Coverage Area (42.84 %)		486.66	
Balance coverage area (7.16 %)		81.29	
FAR CHECK			
Perm. FAR Area (2.500)		2839.75	
Total Perm. FAR area		2839.75	
Residential FAR		1795.55	
Commercial FAR		871.35	
Proposed FAR Area		2686.83	
Total Proposed FAR Area		2686.83	
Consumed FAR (Factor)		2.37	
Balance FAR Area		152.92	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		4630.00	
ARCHITECT (Regd)		RAMESH CHANDRA	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		BINOD KUMAR JHA AND PRAMOD KUMAR JHA	
DEVELOPMENT AUTHORITY		LOCAL BODY	



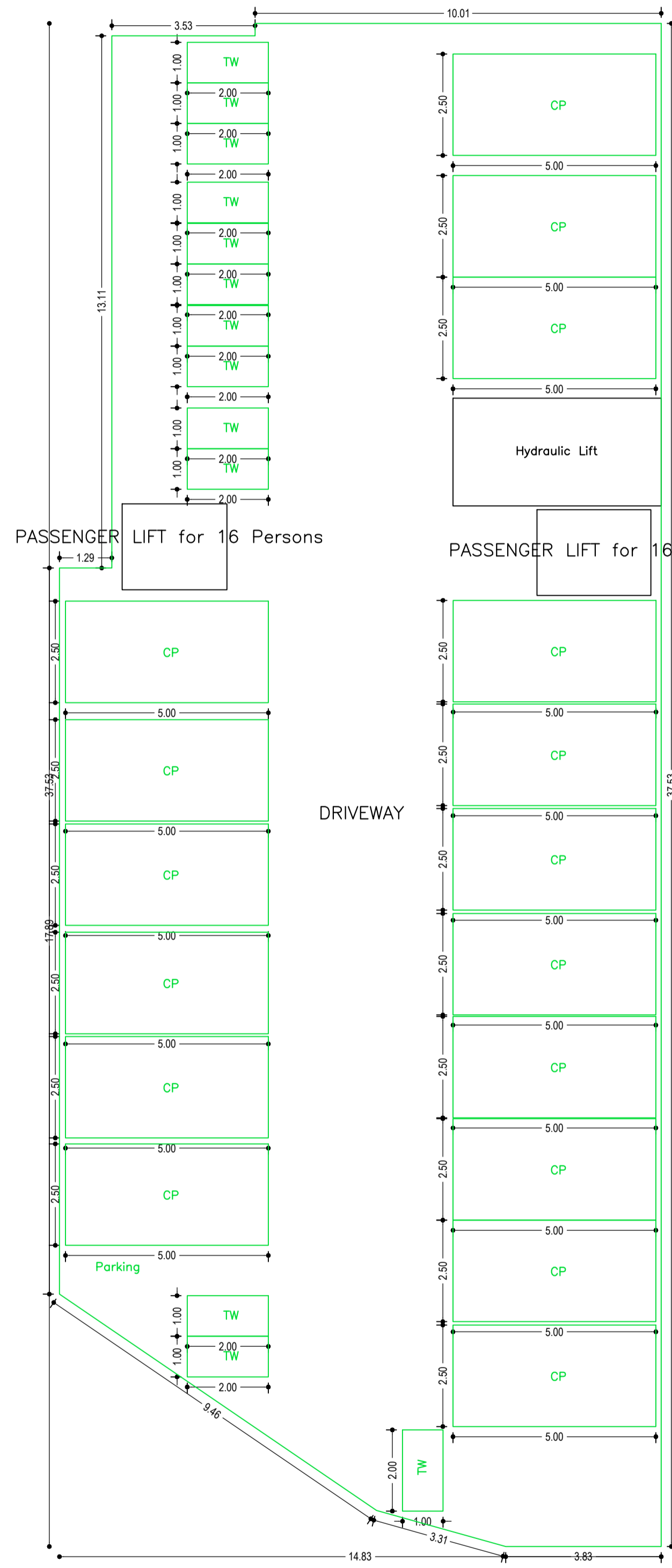
SITE PLAN

AT A SCALE OF 1:200

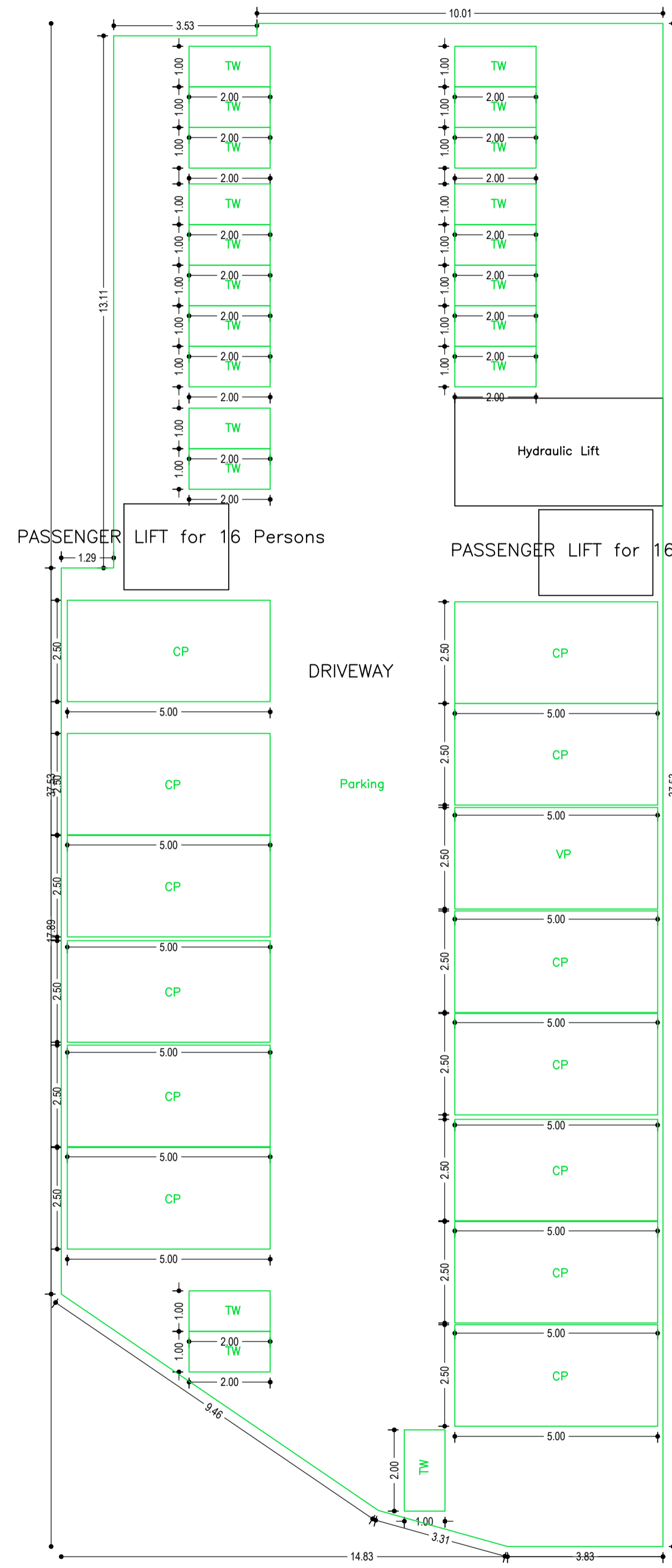
SITE PLAN

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

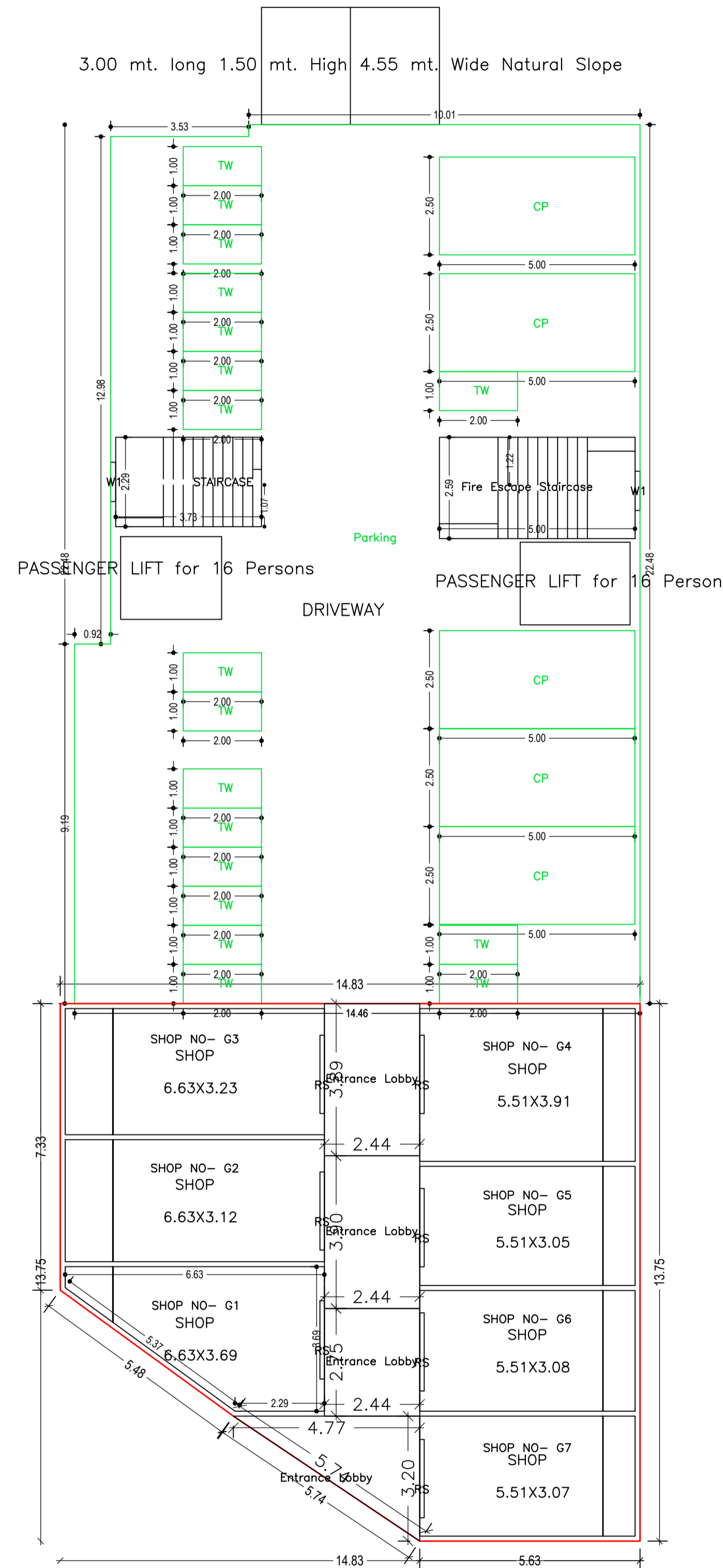
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BASEMENT FLOOR PLAN
(SCALE 1:100)



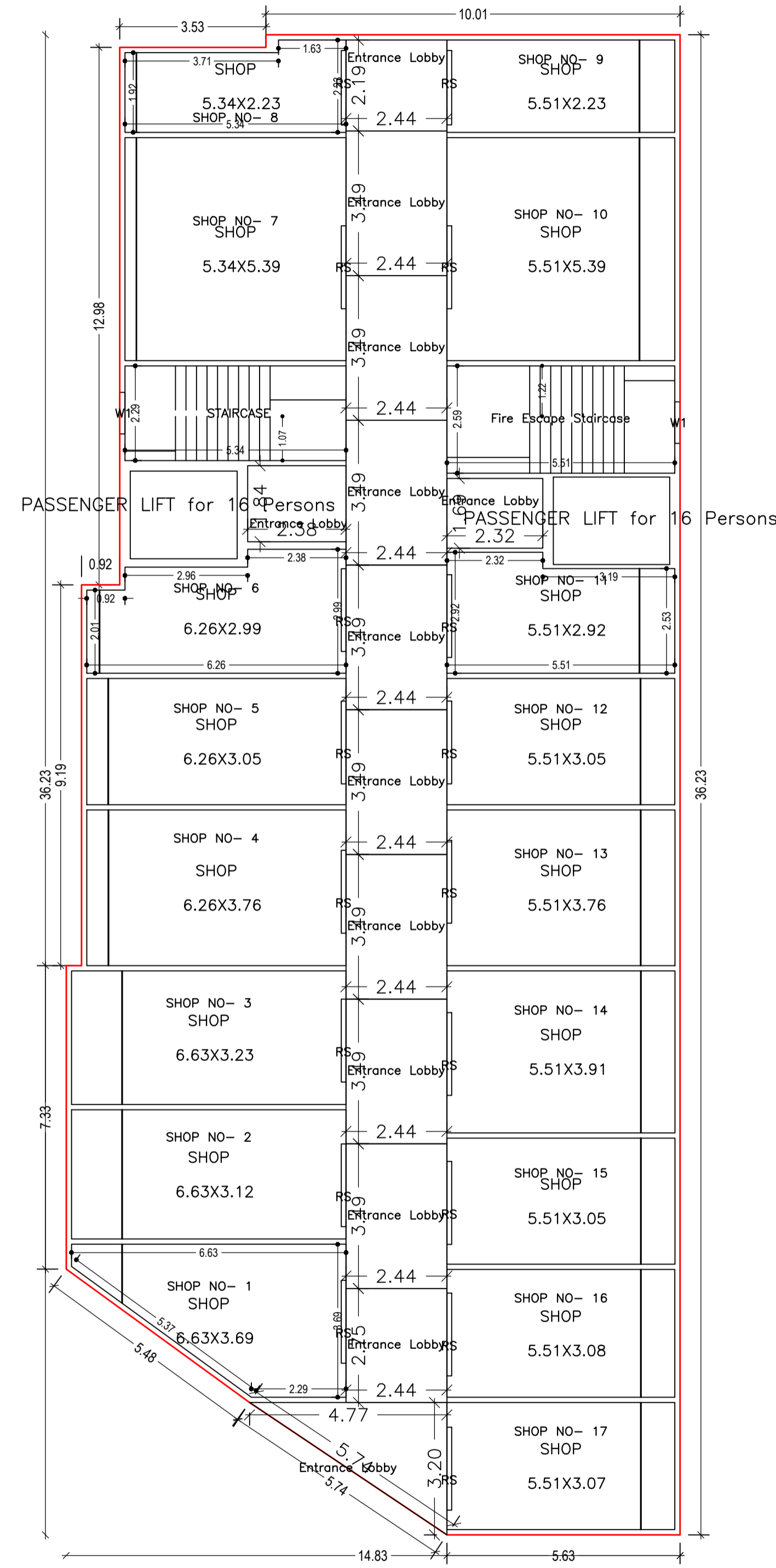
LOWER BASEMENT FLOOR PLAN
(SCALE 1:100)



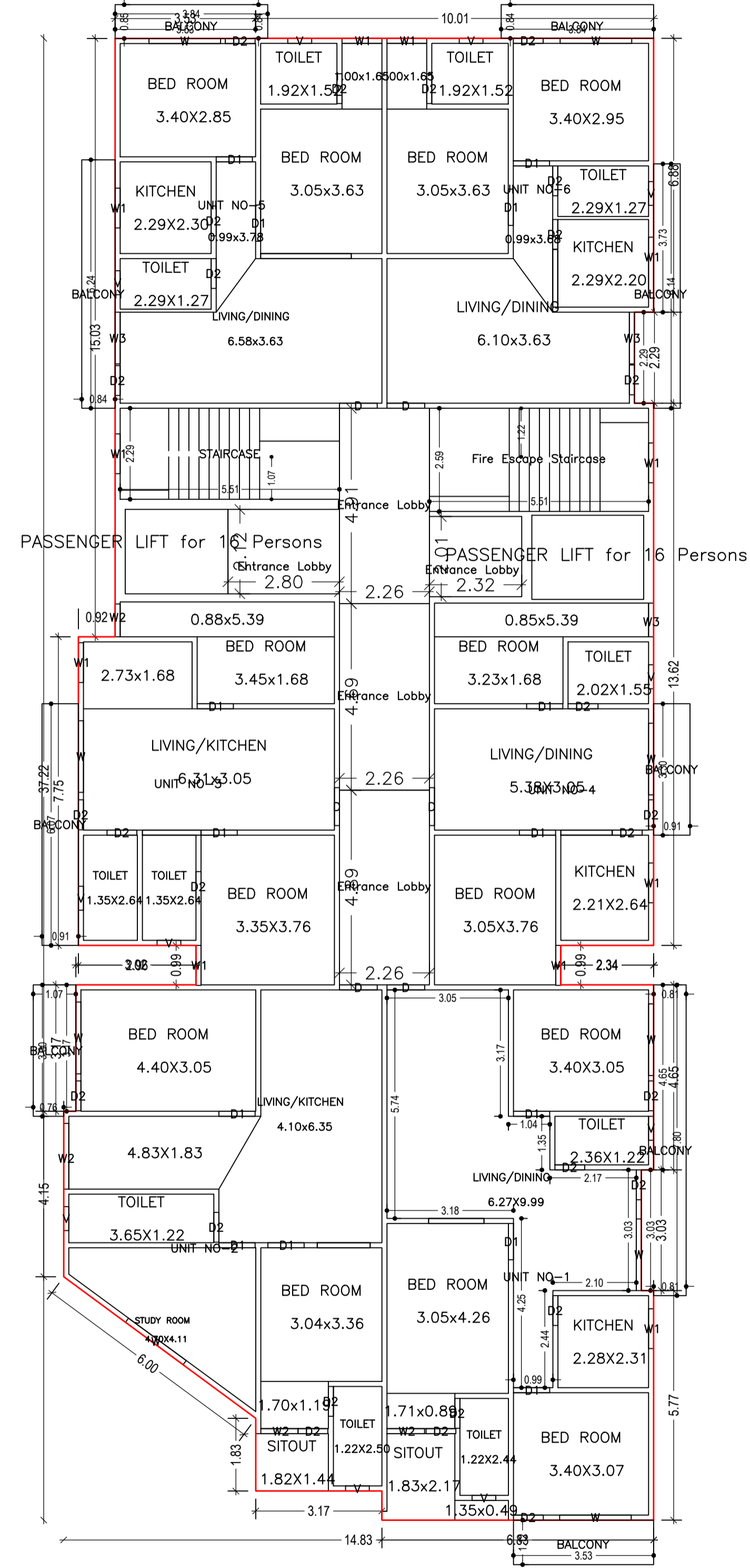
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

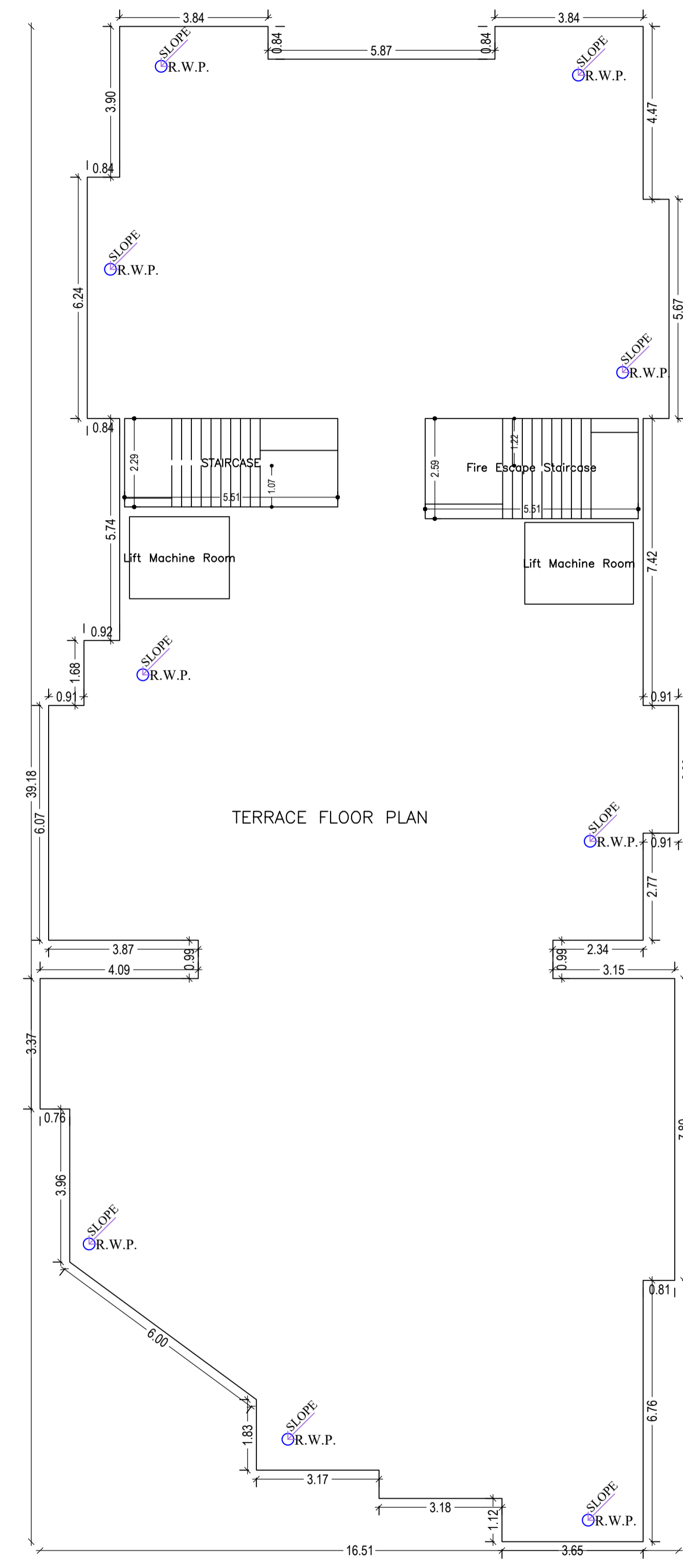
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TYPICAL - 1 & 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



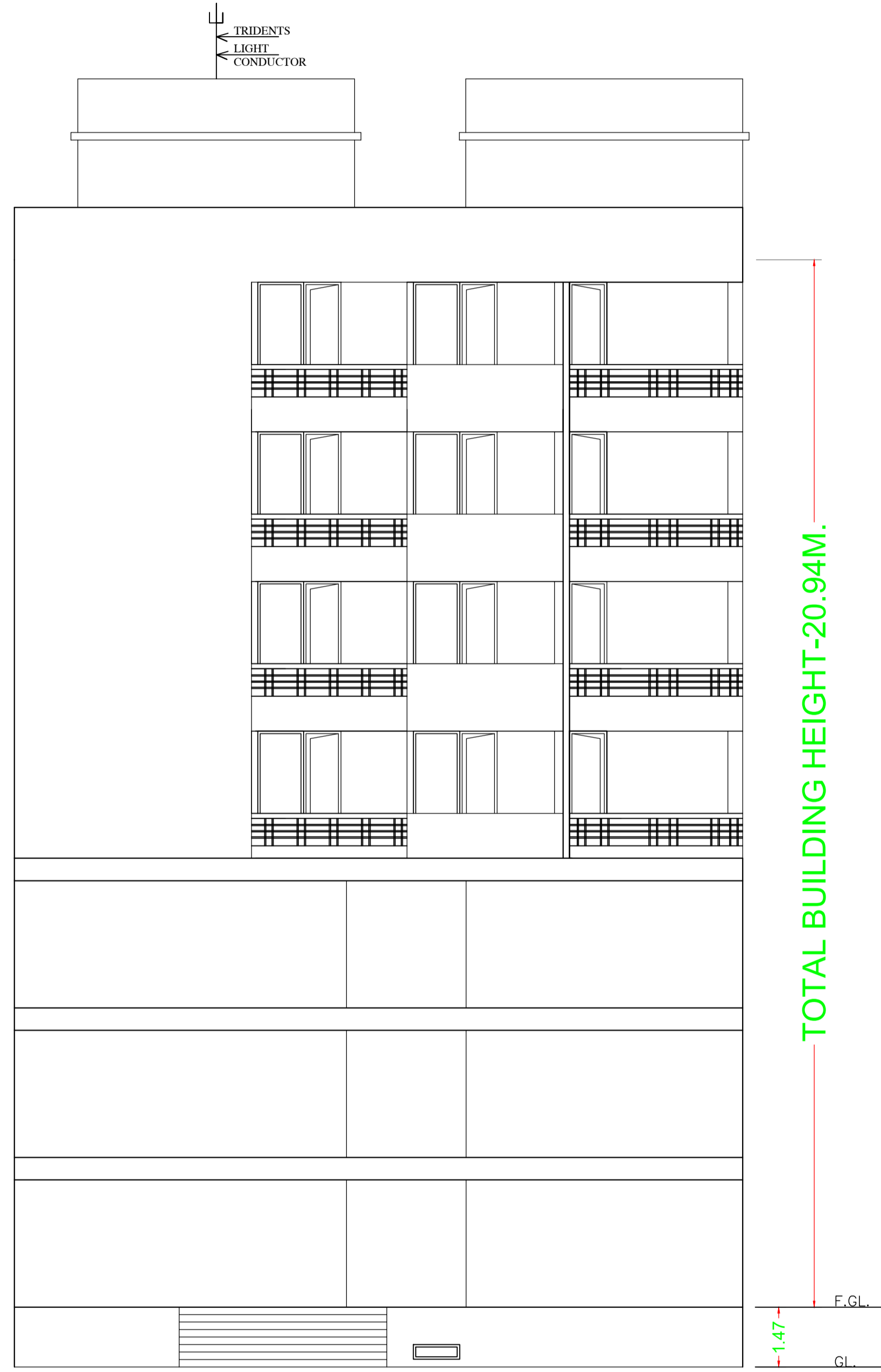
TYPICAL - 3, 4, 5 & 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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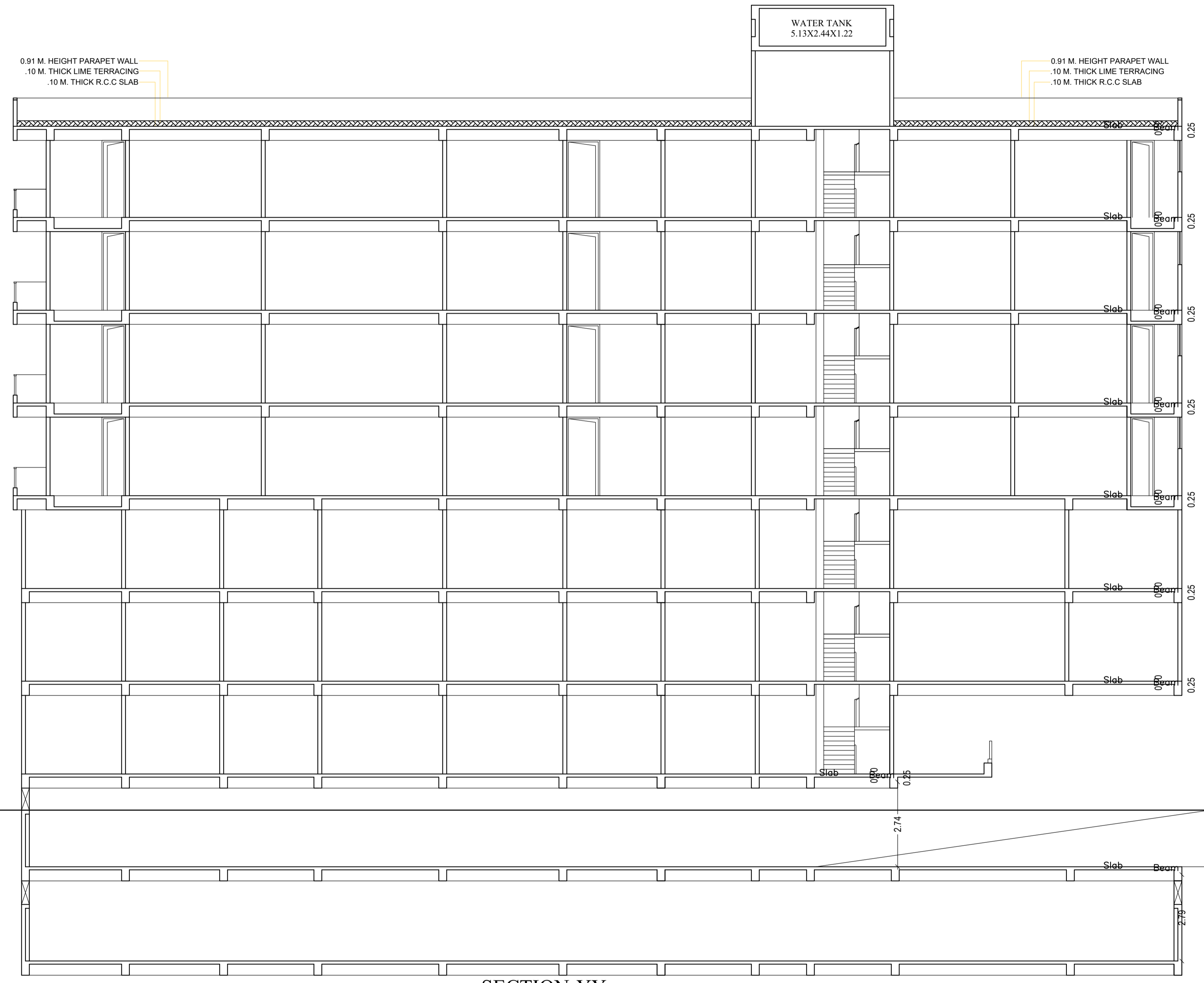
FRONT SIDE ELEVATION



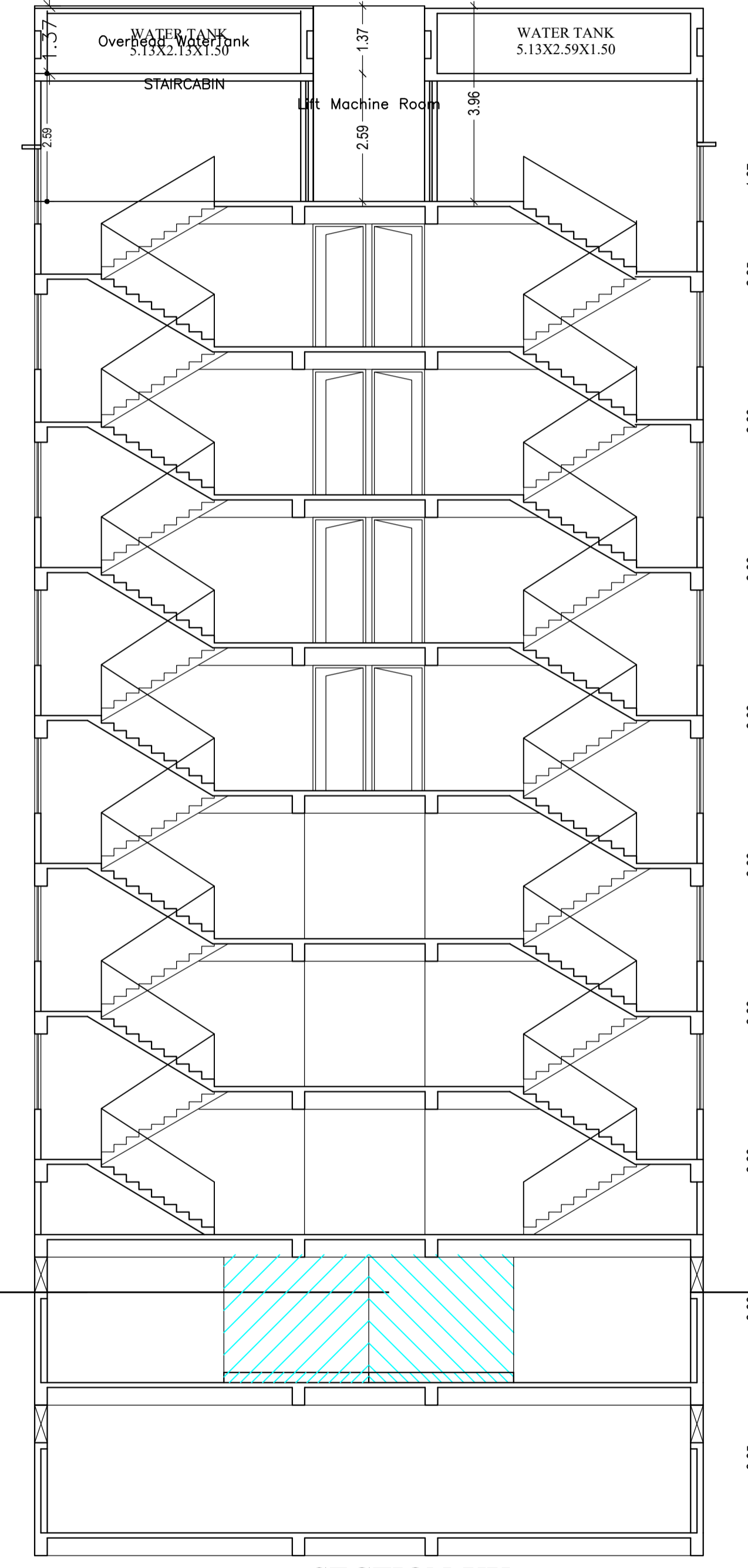
SIDE ELEVATION

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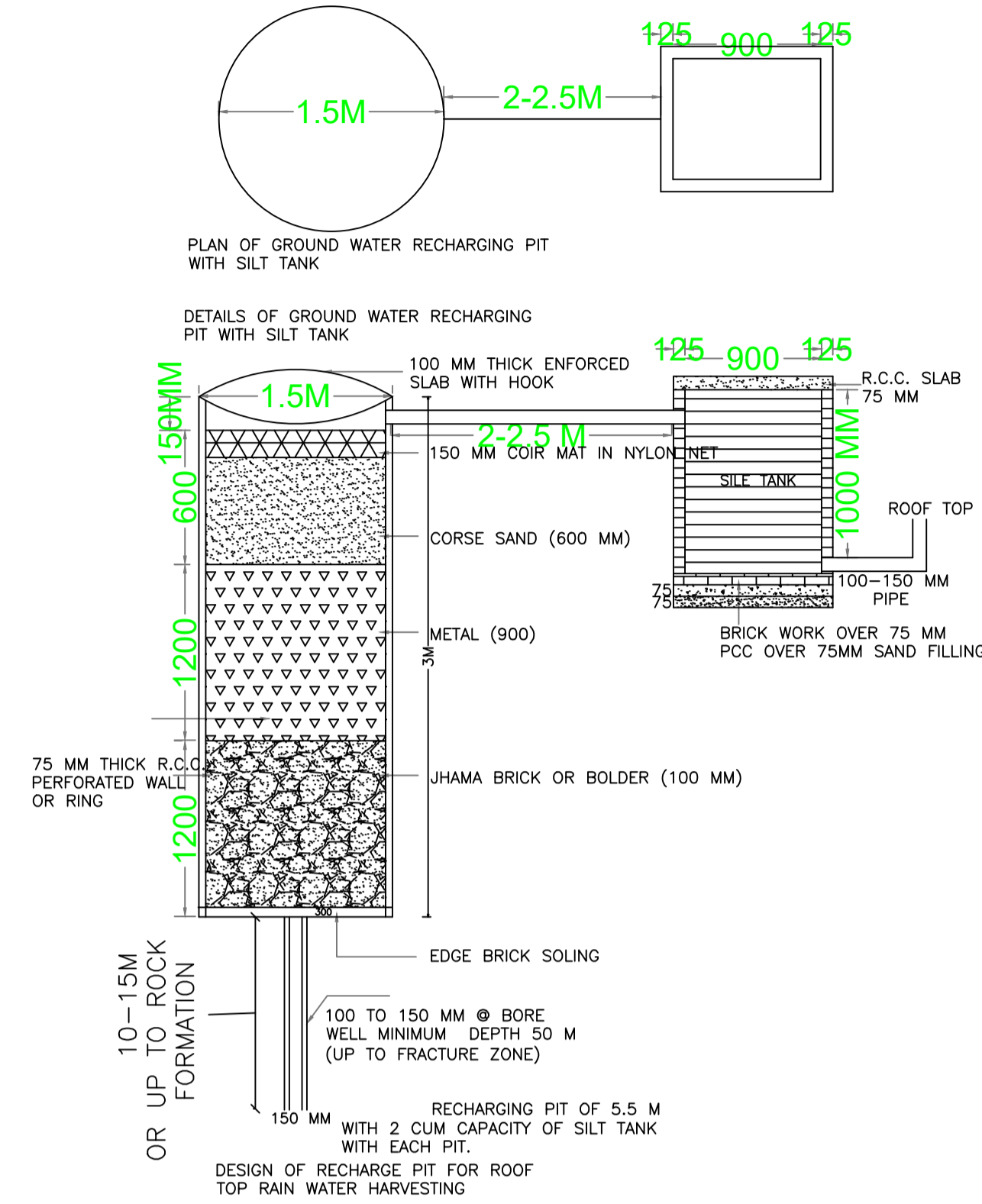
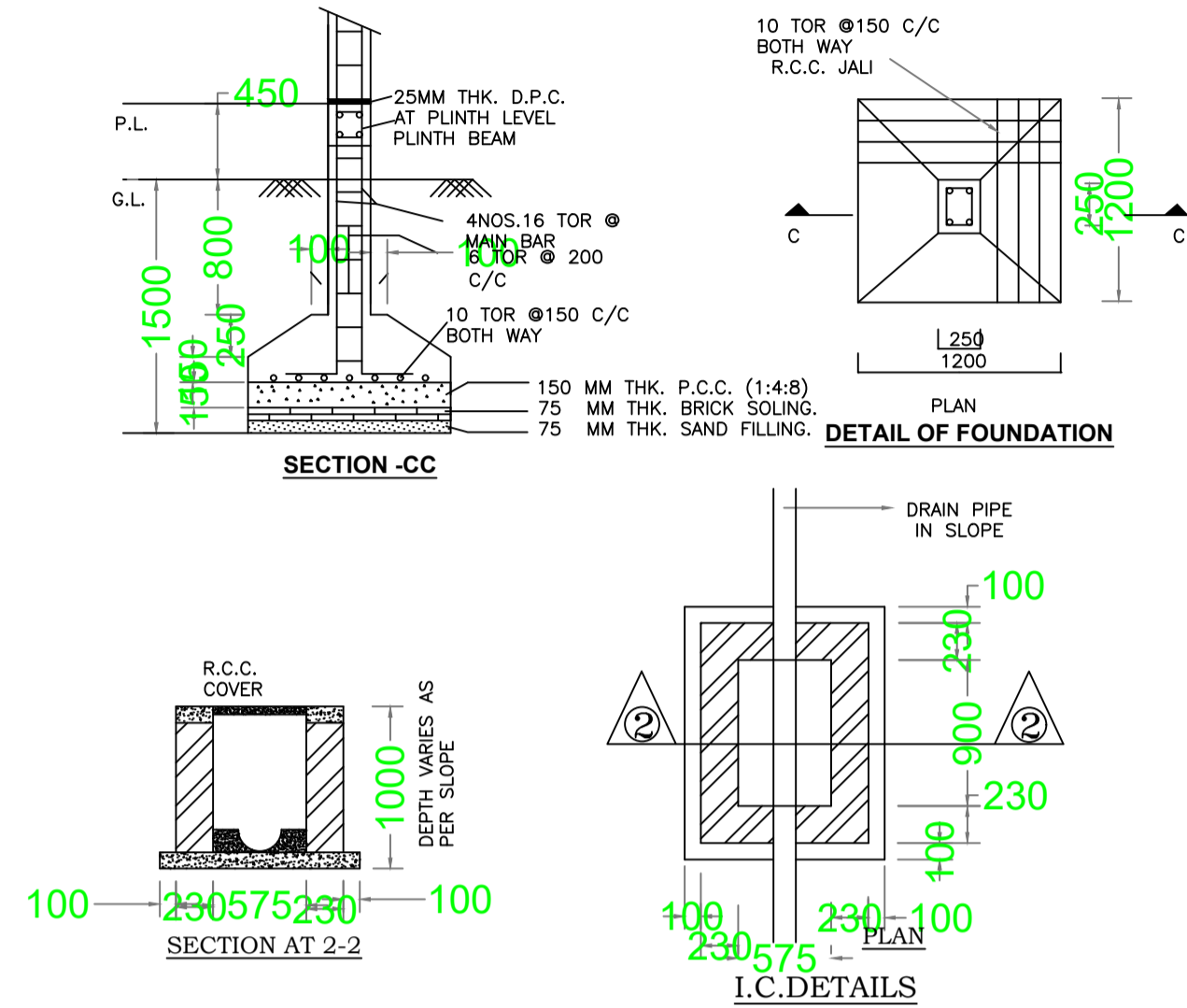
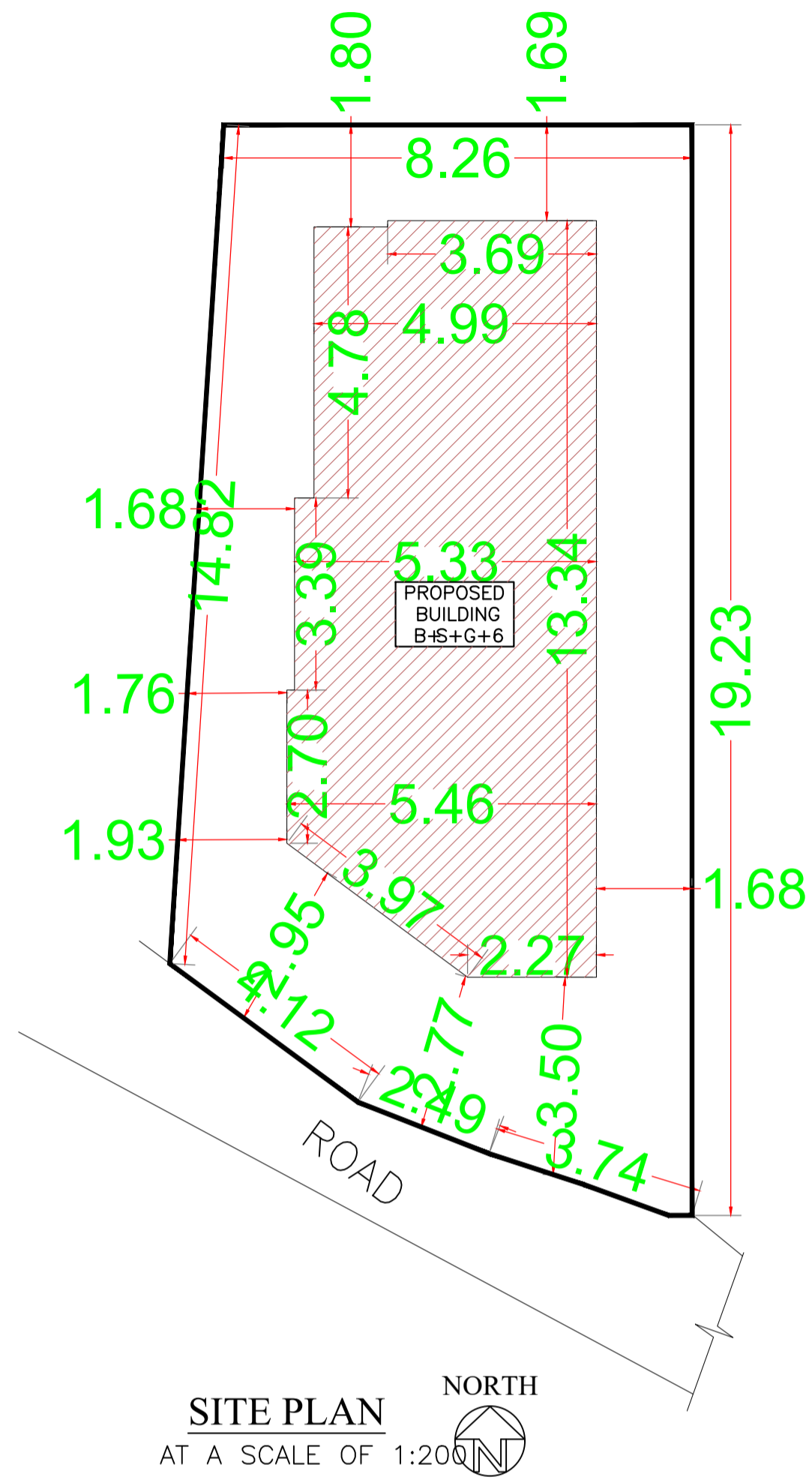
SECTION-YY



SECTION-XX

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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 3, 4, 5 & 6 FLOOR PLAN	0.84 X 6.24 X 1 X 4	20.92	161.04
	0.85 X 3.84 X 2 X 4	26.08	
	1.15 X 6.14 X 1 X 4	20.84	
	0.92 X 6.07 X 1 X 4	22.20	
	0.92 X 3.30 X 1 X 4	12.08	
	1.13 X 7.80 X 1 X 4	29.16	
	1.12 X 3.53 X 1 X 4	15.80	
	1.07 X 3.30 X 1 X 4	13.96	
Total			161.04

SITE PLAN AT A SCALE OF 1:200

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	D2	0.75	2.13	108
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	D1	0.91	2.13	56
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	D	0.95	2.13	24
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	RS	1.79	2.13	02
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	RS	1.80	2.13	02
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	RS	2.00	2.13	37

SCHEDULE OF WINDOW/VENTILATION:

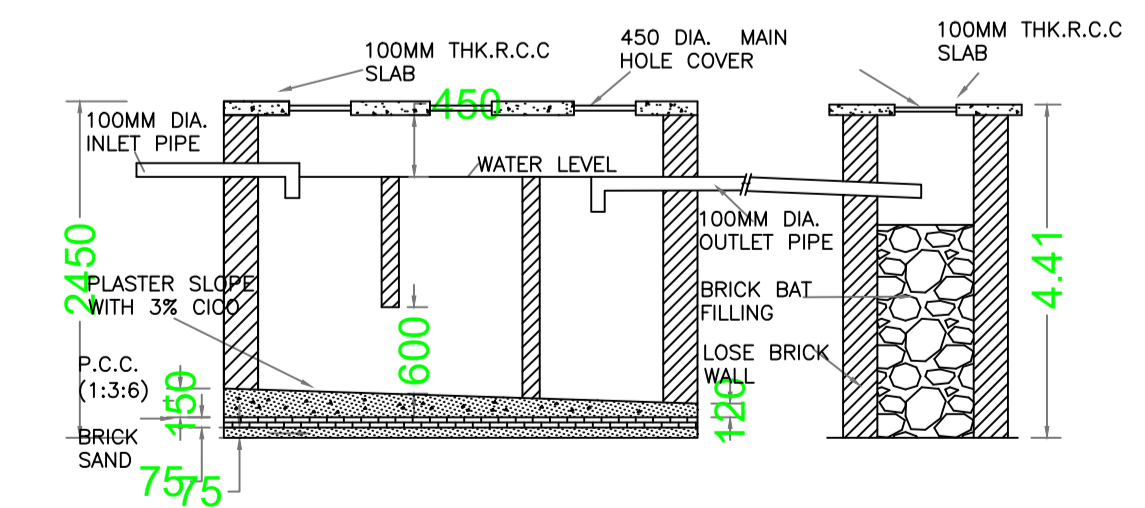
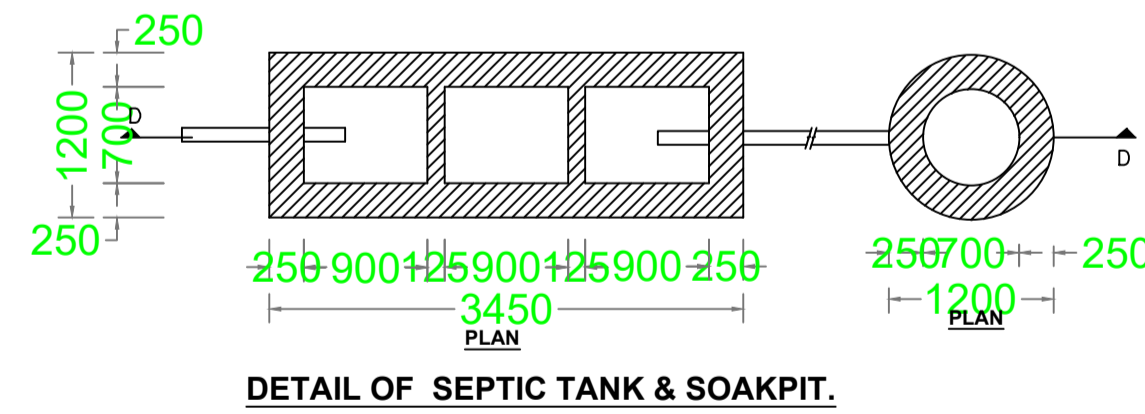
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	V	0.60	2.70	44
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W2	0.83	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W3	0.85	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W2	0.93	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W2	0.94	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W1	1.00	2.70	46
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W3	1.30	2.70	08
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W1	1.40	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W2	1.65	2.70	04
A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)	W	1.80	2.70	36

UnitBUA Table for Building :A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP-NO- G1	SHOP	17.63	17.61	1	7
	SHOP-NO- G2	SHOP	20.71	20.67	1	
	SHOP-NO- G3	SHOP	21.39	21.35	1	
	SHOP-NO- G4	SHOP	21.55	21.50	1	
	SHOP-NO- G5	SHOP	16.78	16.75	1	
	SHOP-NO- G6	SHOP	16.97	16.94	1	
	SHOP-NO- G7	SHOP	16.91	16.87	1	
	SHOP-NO- 1	SHOP	17.63	17.61	1	
	SHOP-NO- 10	SHOP	29.65	29.59	1	
TYPICAL - 1 & 2 FLOOR PLAN	SHOP-NO- 11	SHOP	14.63	14.60	1	34
	SHOP-NO- 12	SHOP	16.78	16.75	1	
	SHOP-NO- 13	SHOP	20.72	20.67	1	
	SHOP-NO- 14	SHOP	21.55	21.50	1	
	SHOP-NO- 15	SHOP	16.80	16.76	1	
	SHOP-NO- 16	SHOP	16.97	16.94	1	
	SHOP-NO- 17	SHOP	16.91	16.87	1	
	SHOP-NO- 2	SHOP	20.71	20.67	1	
	SHOP-NO- 3	SHOP	21.39	21.35	1	
	SHOP-NO- 4	SHOP	23.54	23.50	1	
TYPICAL - 3, 4, 5 & 6 FLOOR PLAN	SHOP-NO- 5	SHOP	19.09	19.05	1	24
	SHOP-NO- 6	SHOP	16.54	16.52	1	
	SHOP-NO- 7	SHOP	28.75	28.69	1	
	SHOP-NO- 8	SHOP	10.77	10.74	1	
	SHOP-NO- 9	SHOP	12.27	12.24	1	
	UNIT-NO-1	FLAT	94.01	86.54	8	
TYPICAL - 3, 4, 5 & 6 FLOOR PLAN	UNIT-NO-2	FLAT	80.60	80.43	7	24
	UNIT-NO-3	FLAT	56.46	56.27	5	
	UNIT-NO-4	FLAT	49.03	48.86	5	
	UNIT-NO-5	FLAT	64.98	59.46	6	
	UNIT-NO-6	FLAT	58.30	58.12	6	
Total:			2395.28	2338.95	189	65

Building :A (BINOD KUMAR JHA AND PRAMOD KUMAR JHA)

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	Resi.	Commercial				
Basement Floor	508.88	0.00	25.02	0.00	0.00	483.86	0.00	0.00	0.00	0.00	00	
Lower Basement Floor	508.88	0.00	25.02	0.00	0.00	483.86	0.00	0.00	0.00	0.00	00	
Ground Floor	486.66	12.96	0.00	0.00	33.35	278.82	0.00	141.60	8.53	161.53	07	
First Floor	486.67	14.27	11.41	0.00	96.12	0.00	0.00	364.87	0.00	364.87	17	
Second Floor	486.67	14.27	11.41	0.00	96.12	0.00	0.00	364.87	0.00	364.87	17	
Third Floor	538.06	14.28	11.41	20.12	43.36	0.00	0.00	448.89	0.00	448.89	06	
Fourth Floor	538.06	14.28	11.41	20.12	43.36	0.00	0.00	448.89	0.00	448.89	06	
Fifth Floor	538.06	14.28	11.41	20.12	43.36	0.00	0.00	448.89	0.00	448.89	06	
Sixth Floor	538.06	14.28	11.41	20.12	43.36	0.00	0.00	448.89	0.00	448.89	06	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	4630.00	98.62	118.50	80.48	399.03	1246.53	1795.56	871.35	8.53	2686.83	65	
Total Number of Same Buildings	1											
Total :	4630.00	98.62	118.50	80.48	399.03	1246.53	1795.56	871.35	8.53	2686.83	65	



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