

Proposal Basic Information	
Proposal File No.	DGMC/BP/0042/W32/2022
Owner Name	SANJEEV KUMAR AGRAWAL
Khata No	73/3236
Plot No	728
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg

Buildingwise Floor FAR Details

Floor Name	Building Name A (SANJEEV KUMAR AGRAWAL)		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	131.88	11.51	131.88	11.51
Ground Floor	96.59	96.59	96.59	96.59
First Floor	141.47	115.86	141.47	115.86
Second Floor	141.47	115.86	141.47	115.86
Third Floor	141.47	115.86	141.47	115.86
Fourth Floor	141.47	115.86	141.47	115.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	794.35	571.54	794.35	571.54

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.)
			Lift	Balcony	Parking					
A (SANJEEV KUMAR AGRAWAL)	1	794.35	24.15	83.12	115.55	560.04	11.51	571.54	571.54	05
Grand Total :	1	794.35	24.15	83.12	115.55	560.04	11.51	571.54	571.54	05

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (SANJEEV KUMAR AGRAWAL)	Commercial	Commercial Bldg	> 0	100	497.68	1	4	-	-	-
			> 0	100	497.68	-	-	-	1	11
Total :							4	8		11

Parking Check (Table 7b)

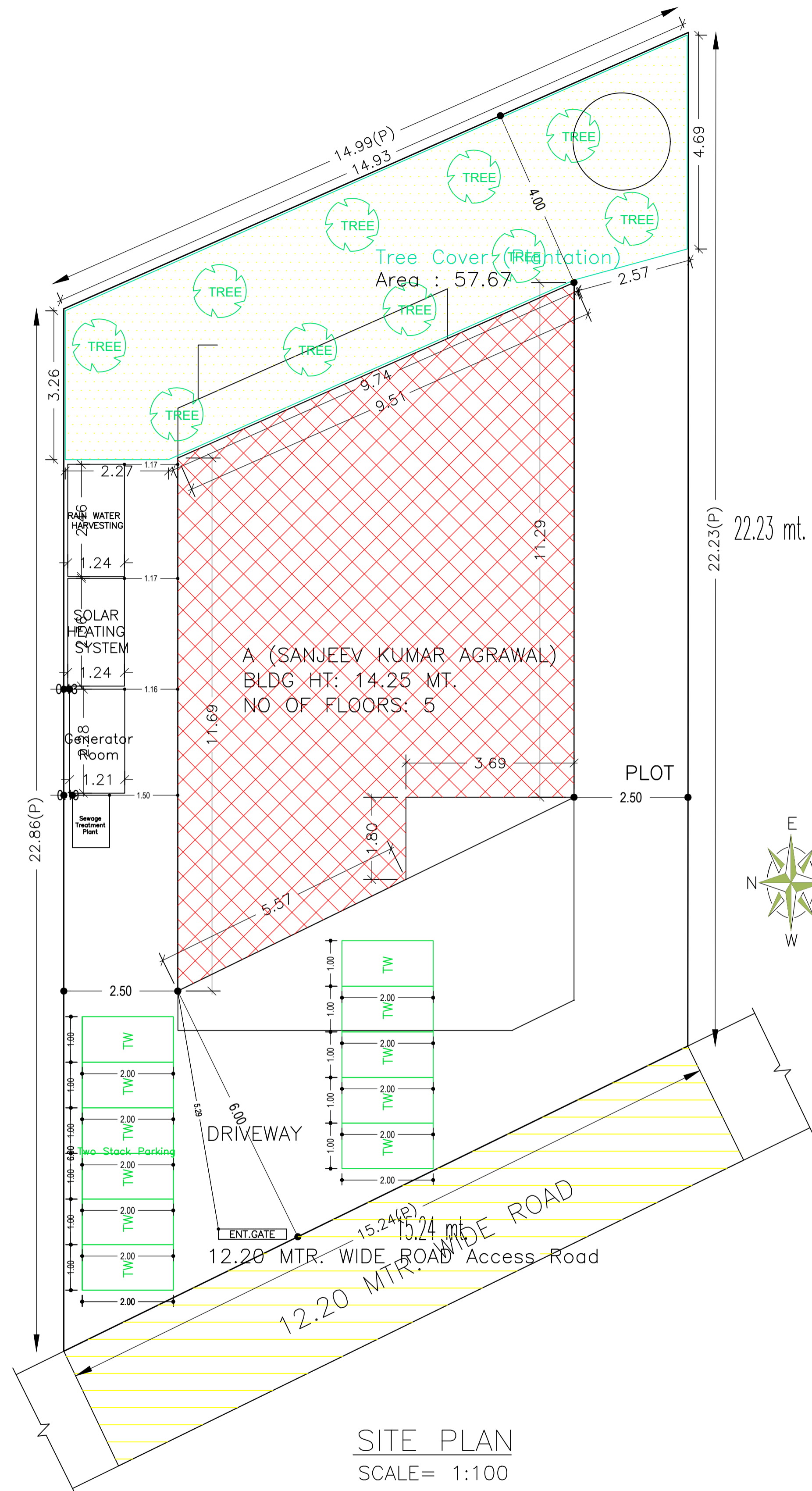
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	4	50.00
Total Car	4	50.00	8	100.00
TwoWheeler	-	-	11	22.00
Two Stack TwoWheeler	-	-	6	12.00
Total TwoWheeler	11	22.00	17	34.00
Other Parking	-	-	-	65.55
Total		72.00		233.55

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SANJEEV KUMAR AGRAWAL)	Commercial	Commercial Bldg	Non-Highrise

COLOR INDEX

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



SITE PLAN
SCALE= 1:100

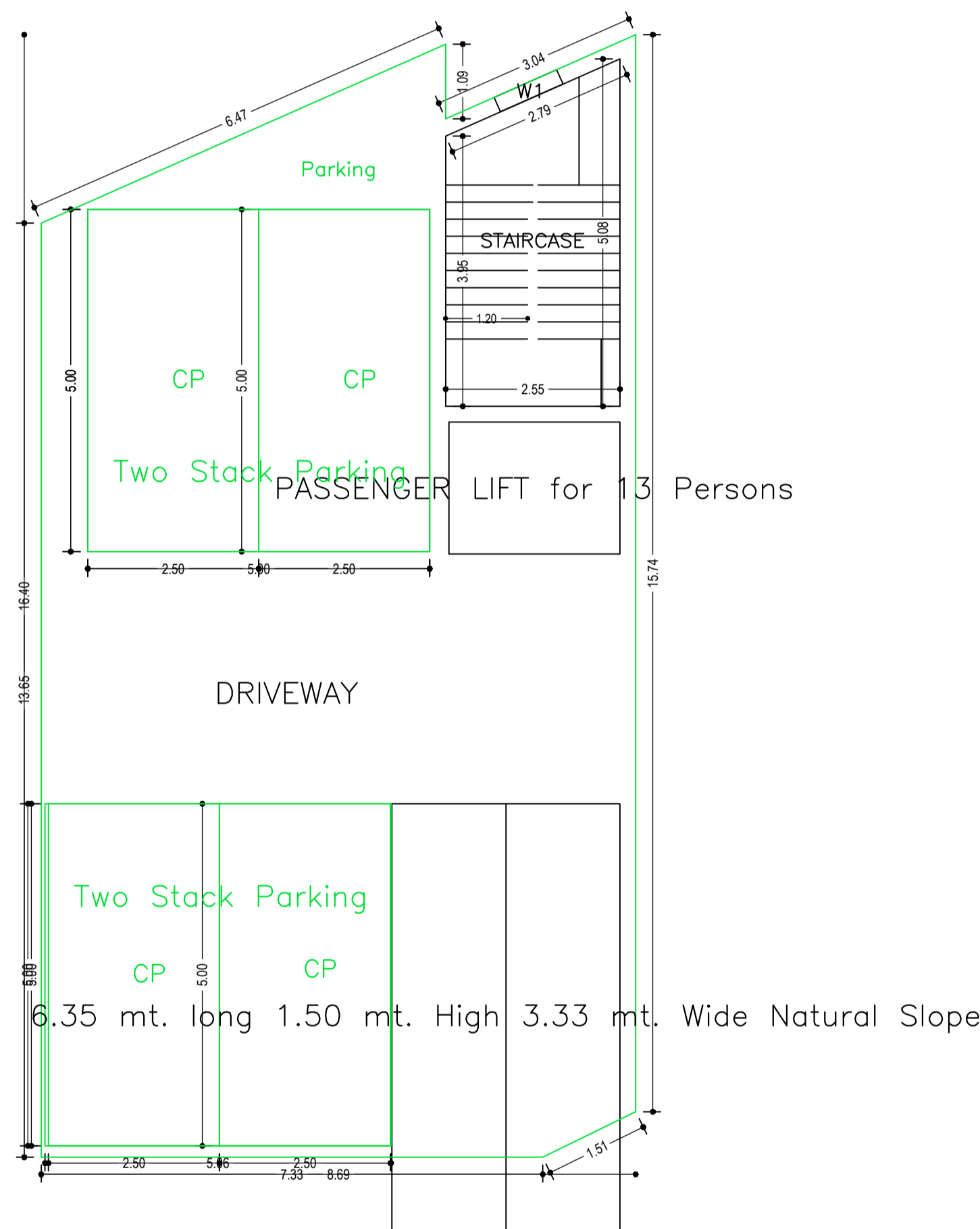
SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.62
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DEOGHAR	Plot SubUse: Commercial Bldg	
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward No: DGMC/BP/0042/W32/2022	Plot/SubPlot No: 728	
Application Type: General Proposal	North: Plot No. - NA	
Project Type: Building Permission	South: Plot No. - NA	
Nature of Development: New	East: Plot No. - NA	
Location of Development Area: Old Area	West: Road Width - 12.2 WIDE ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 308.82
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	308.82
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		57.67
Total		57.67
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	251.15
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	308.82
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	308.82
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		154.41
Proposed Coverage Area (31.28 %)		96.59
Total Prop. Coverage Area (31.28 %)		96.59
Balance coverage area (18.72 %)		57.82
FAR CHECK		
Perm. FAR Area (2.50)		772.05
Total Perm. FAR area		772.05
Commercial FAR		560.04
Proposed FAR Area		571.54
Total Proposed FAR Area		571.54
Consumed FAR (Factor)		1.85
Balance FAR Area		200.51
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		794.35
ARCHITECT (Regd)	AASHUTOSH KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SANJEEV KUMAR AGRAWAL	
DEVELOPMENT AUTHORITY LOCAL BODY		

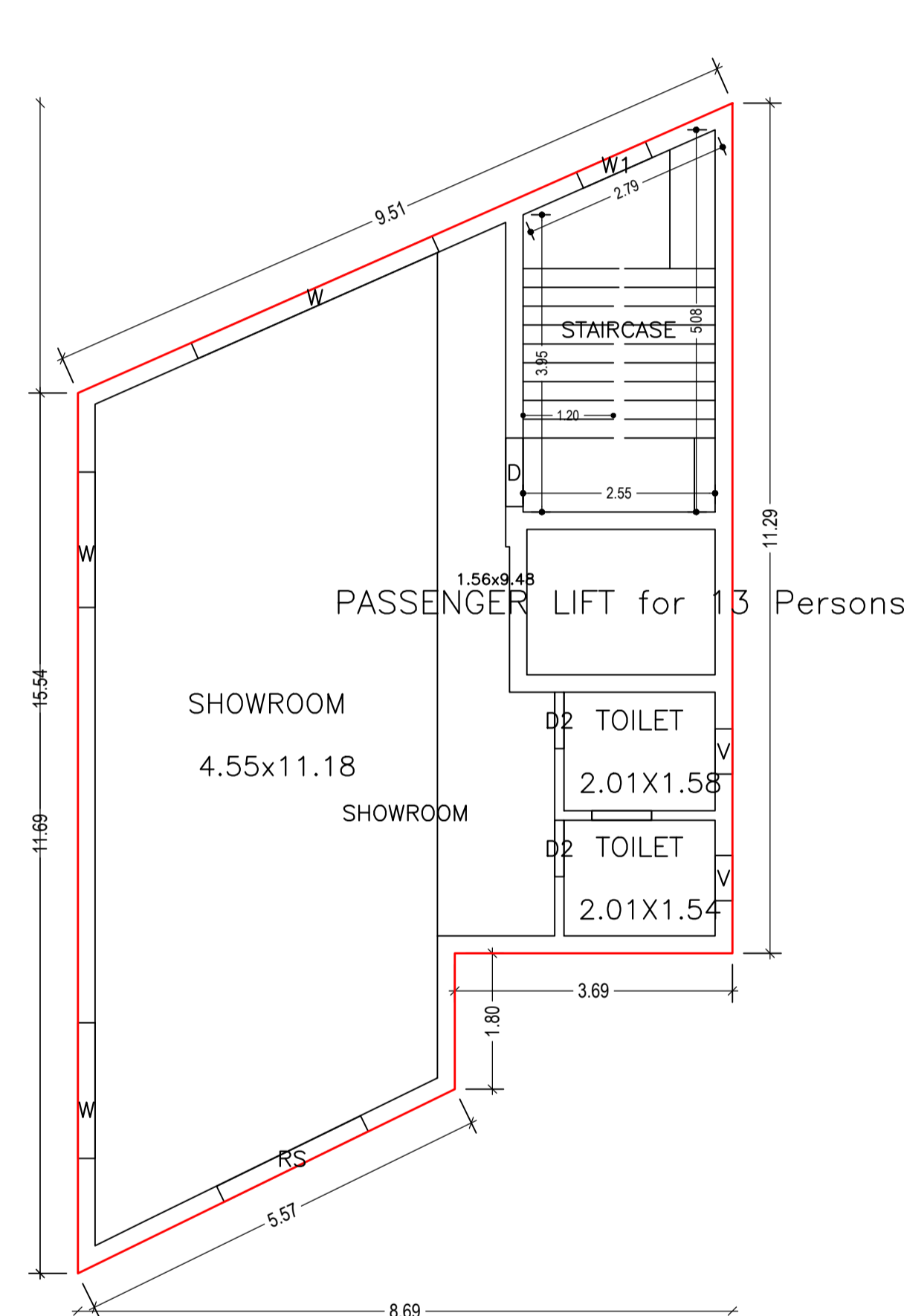
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AASHUTOSH KUMAR DGMC/ENG/0018/2017			

Proposal Basic Information

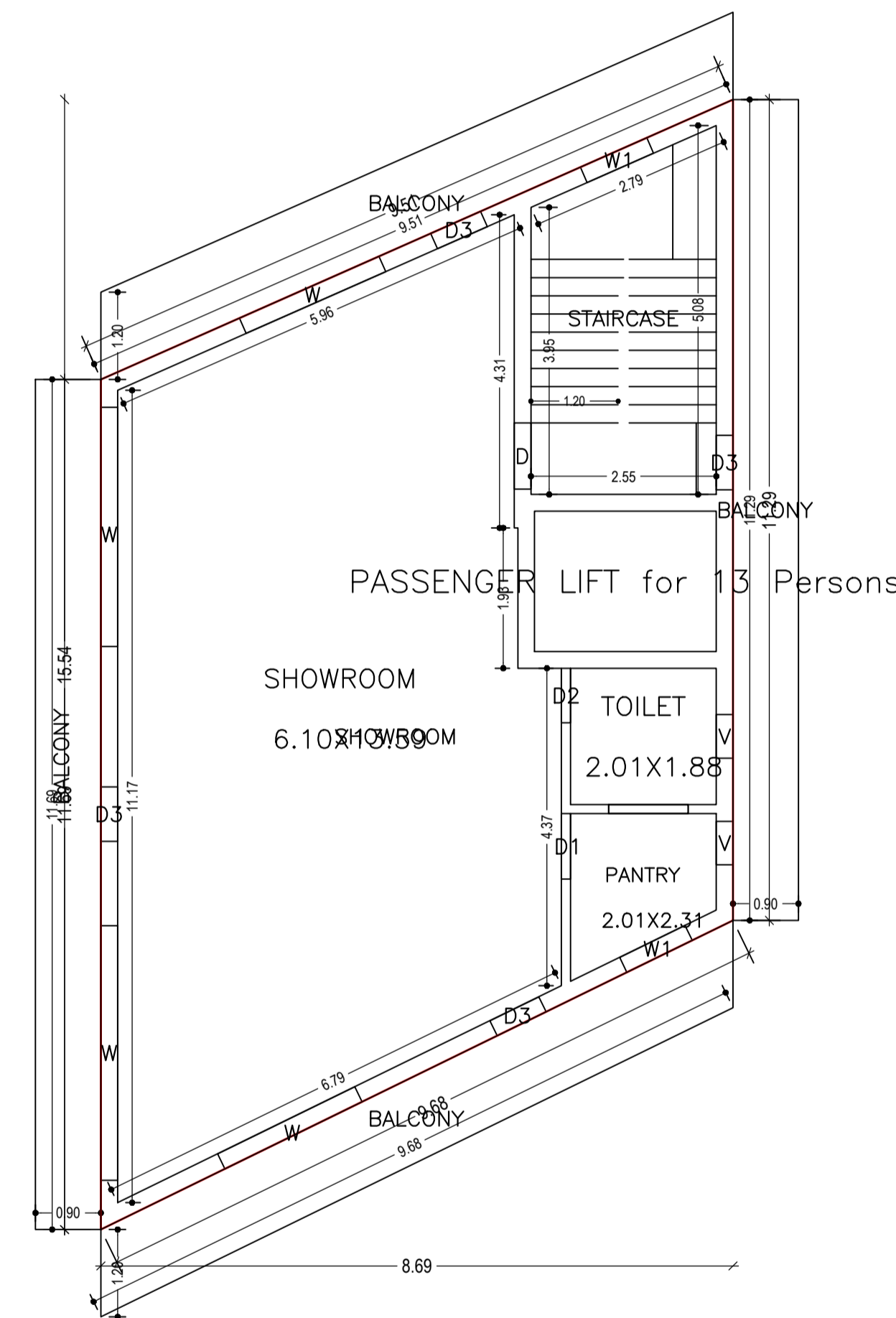
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SubUse	Commercial Bldg



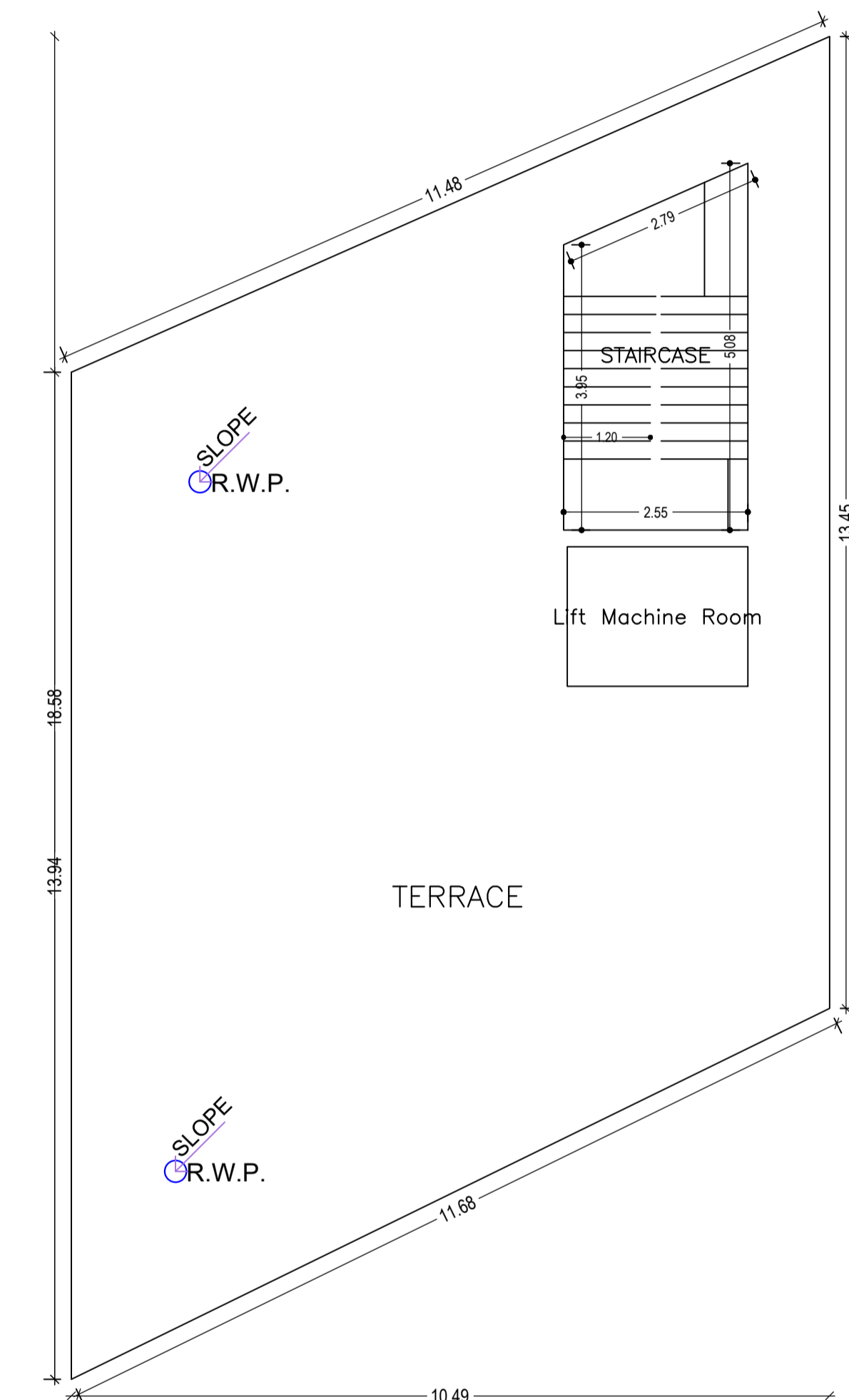
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



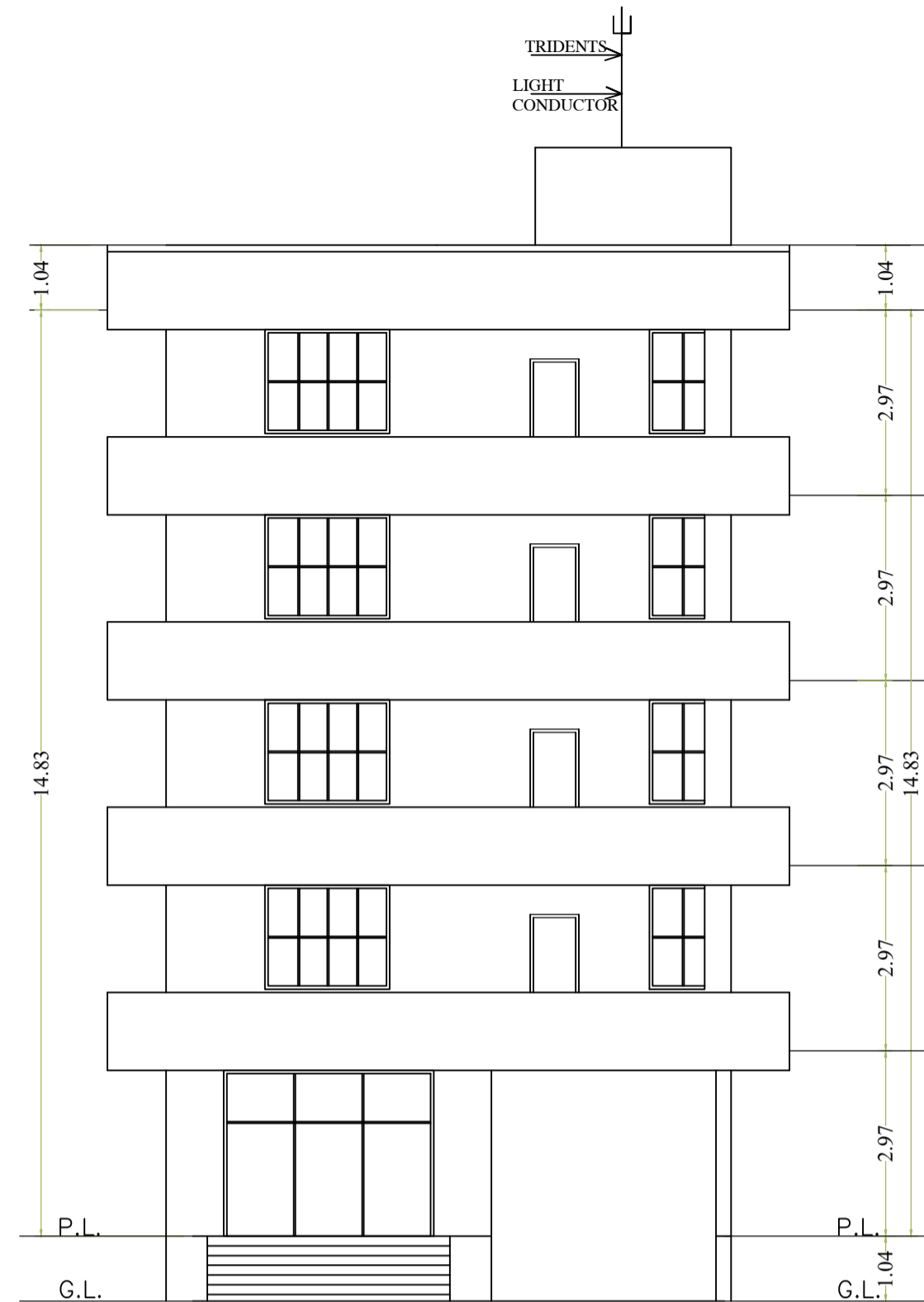
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



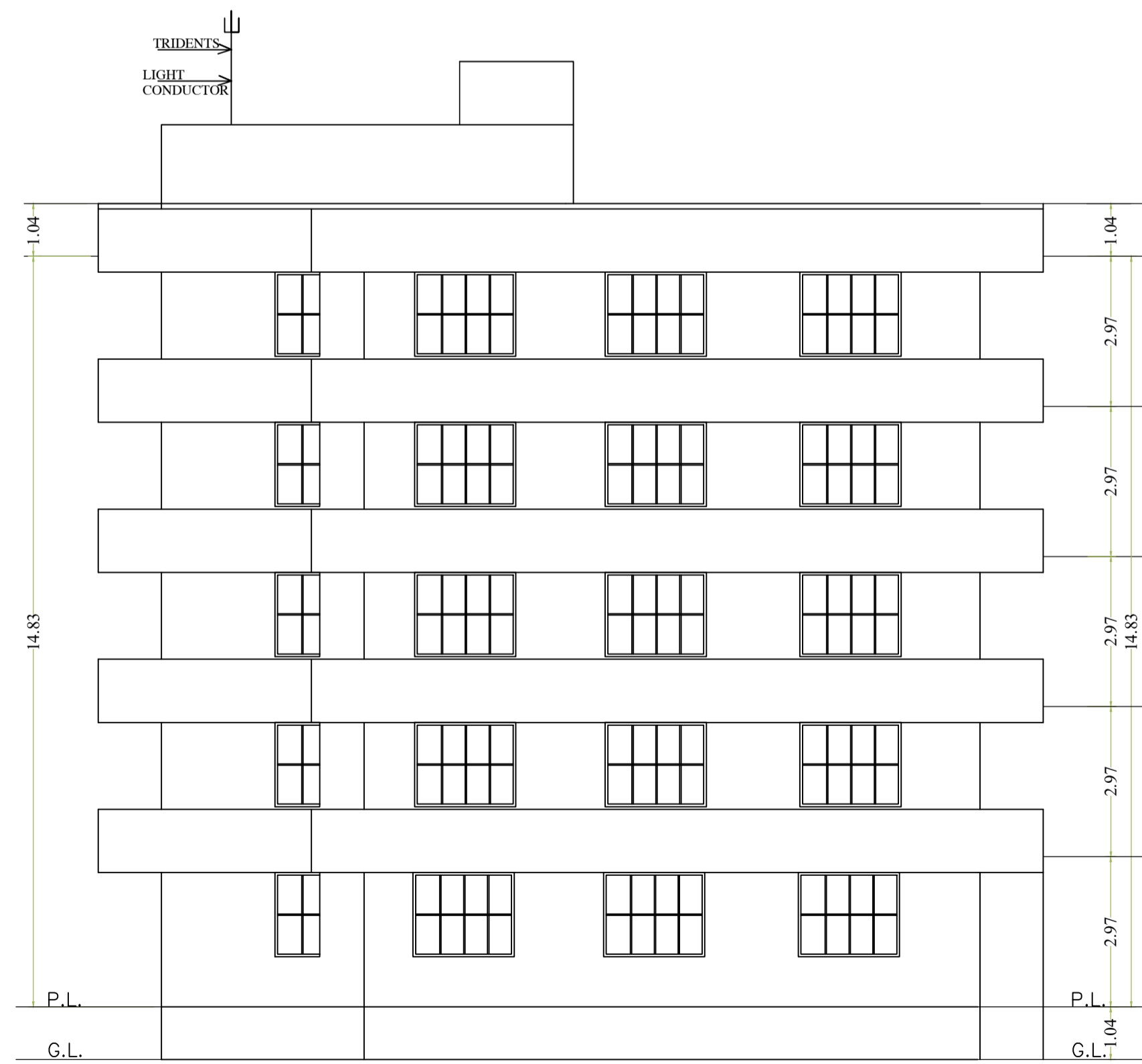
TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AASHUTOSH KUMAR DGMC/ENG/0018/2017			

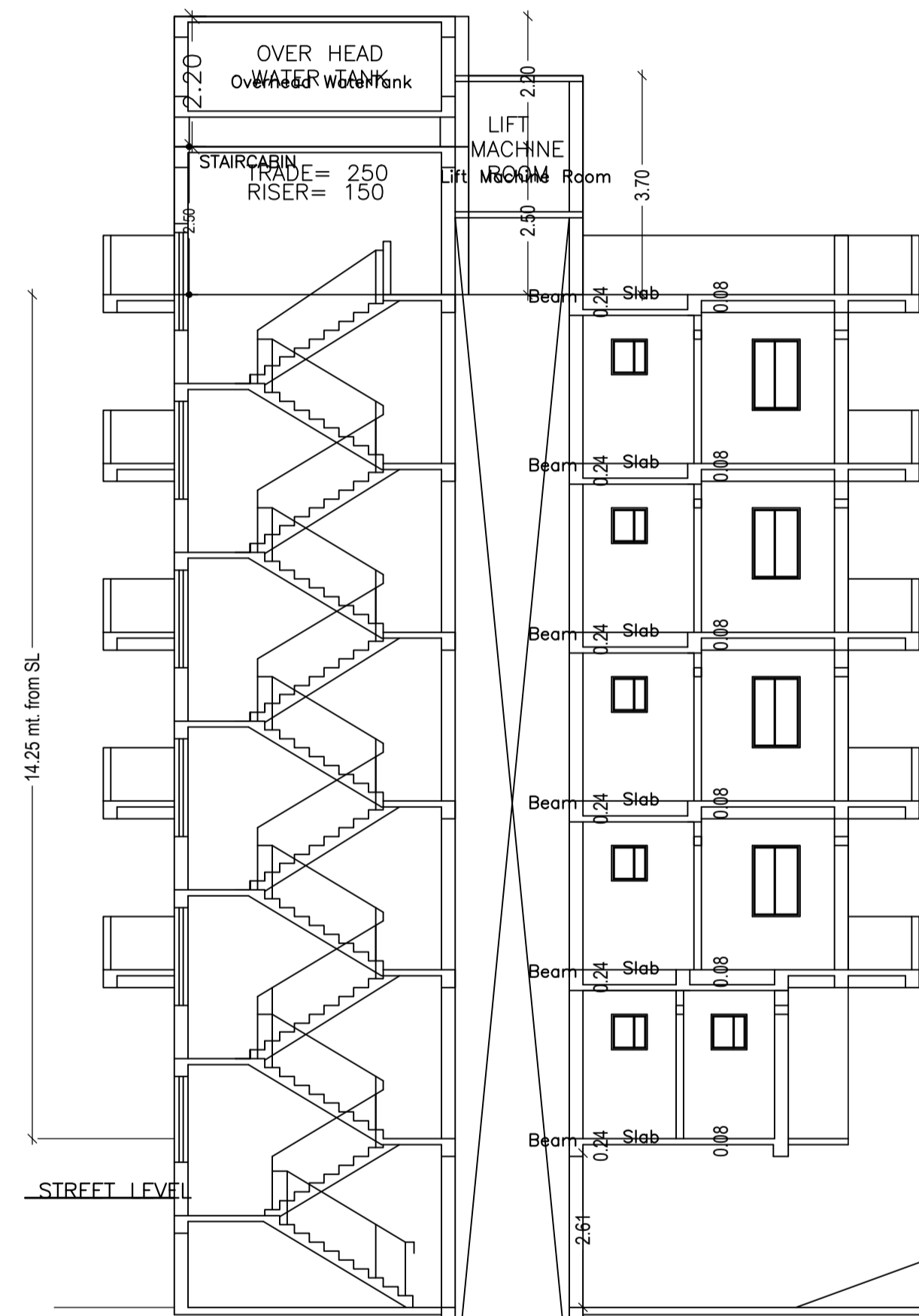
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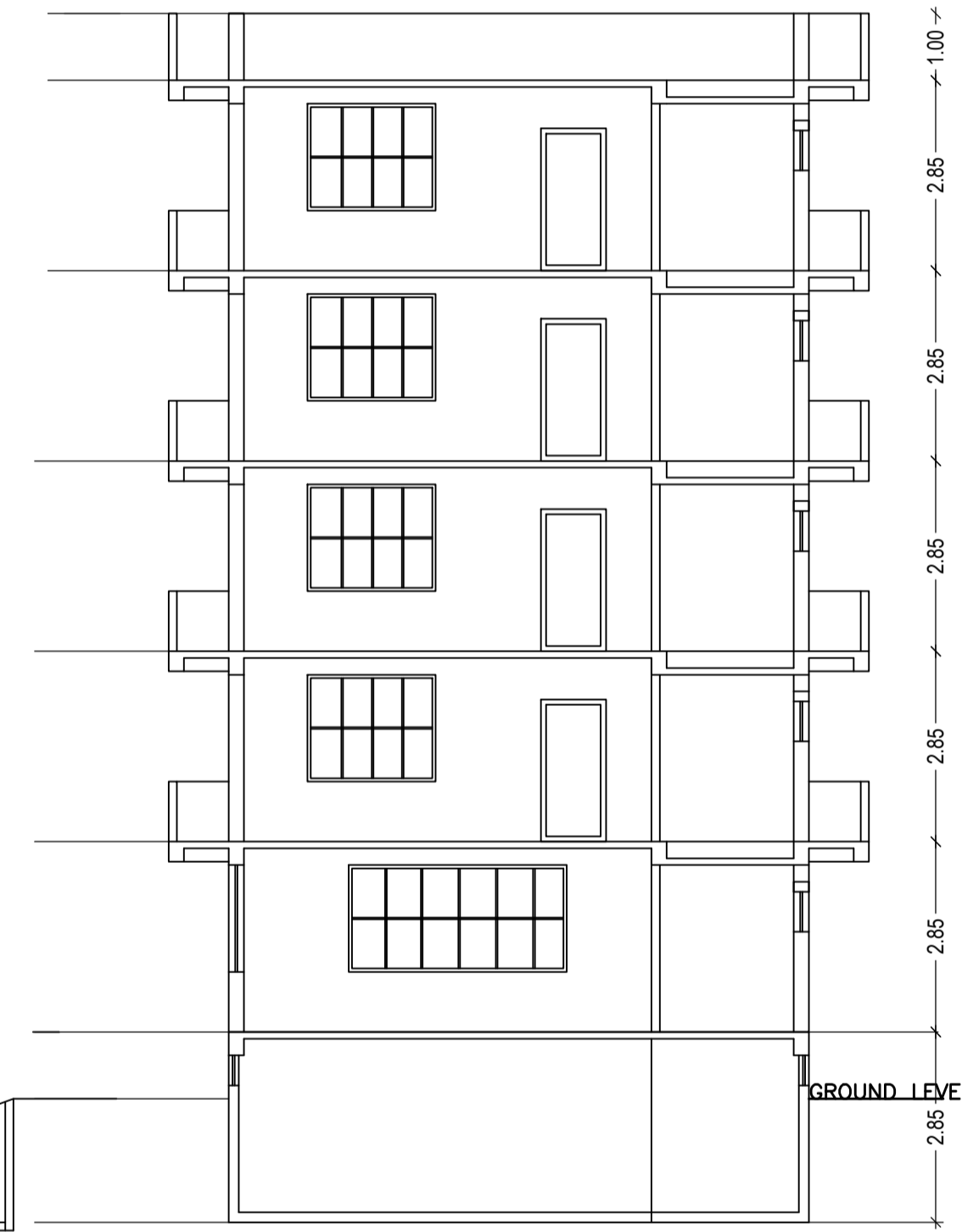
FRONT ELEVATION
SCALE= 1:100



SIDE ELEVATION
SCALE= 1:100



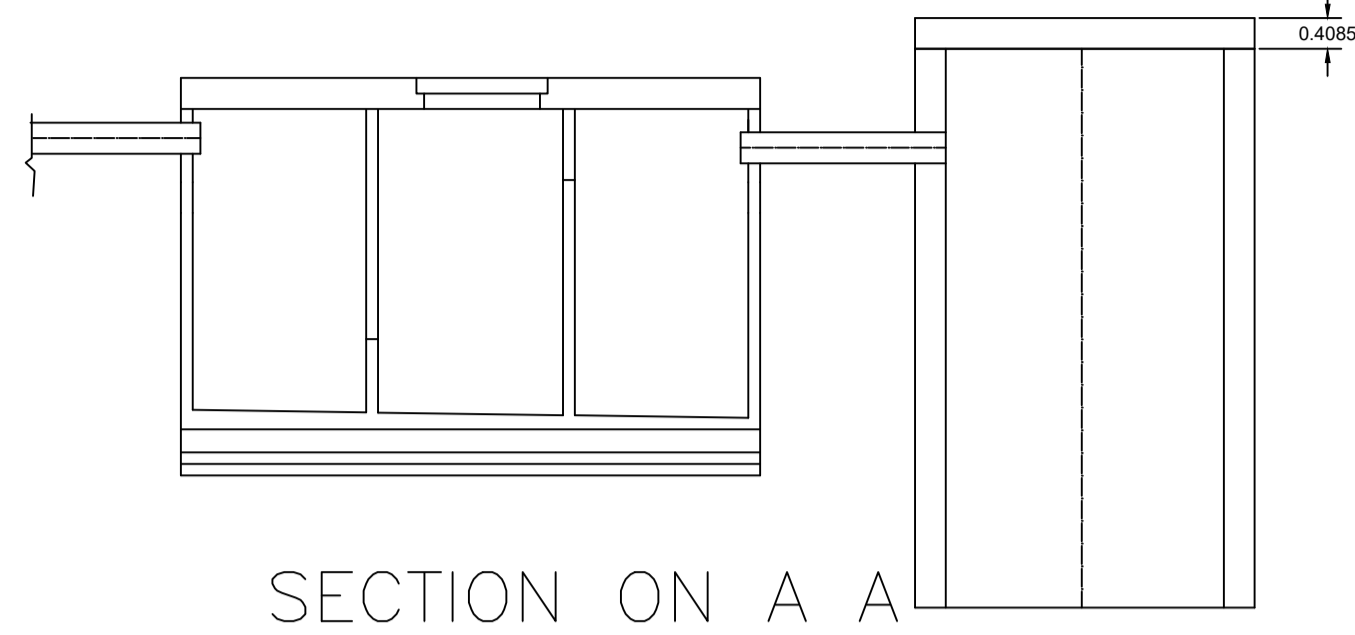
SECTION Y-Y
SCALE= 1:100



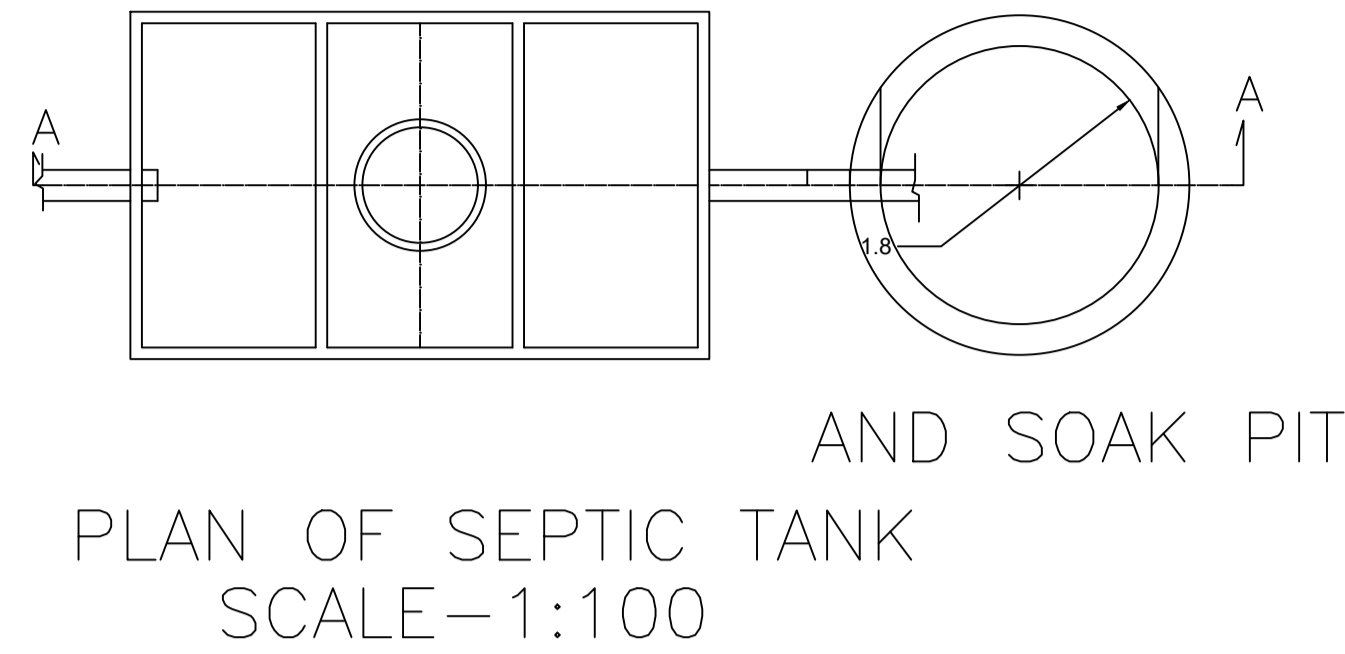
SECTION X-X
SCALE= 1:100

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AASHUTOSH KUMAR DGMC/ENG/0018/2017			

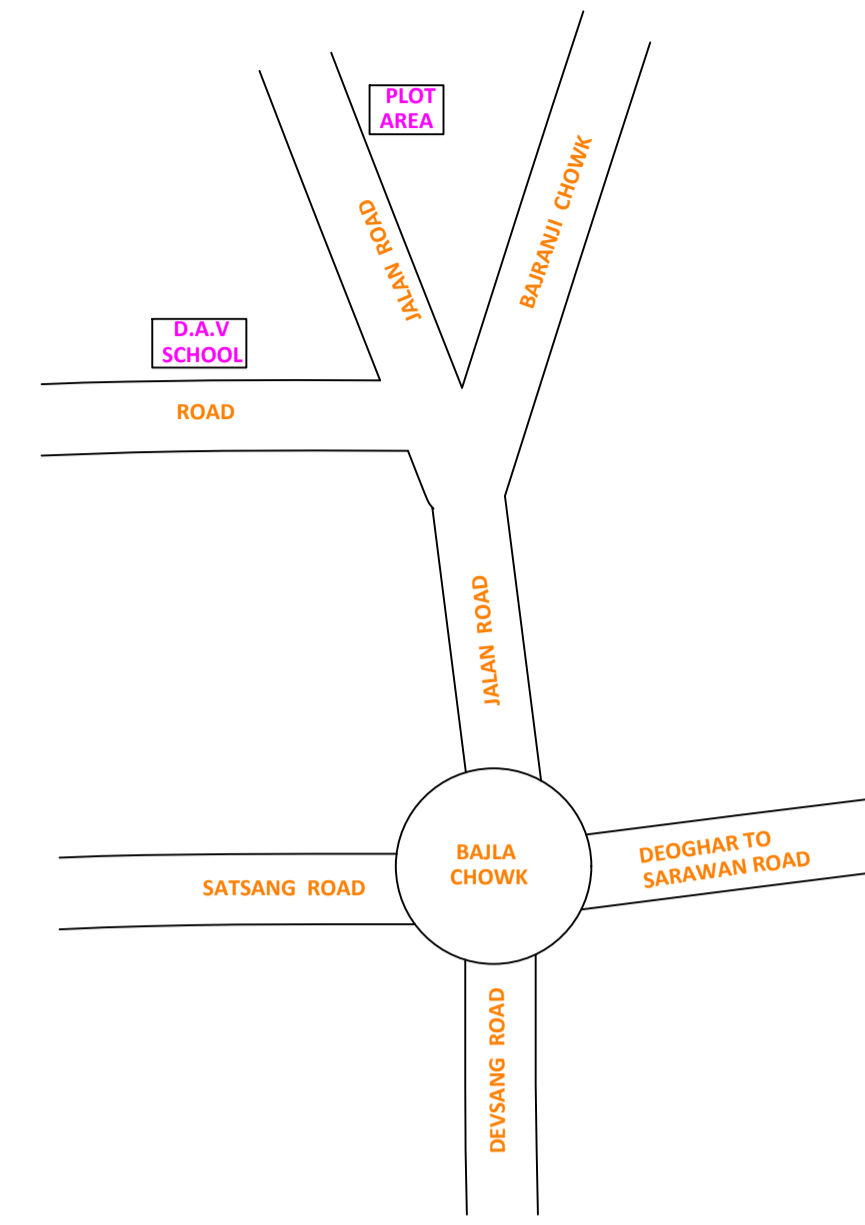
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SECTION ON A A
Septic Tank Detail



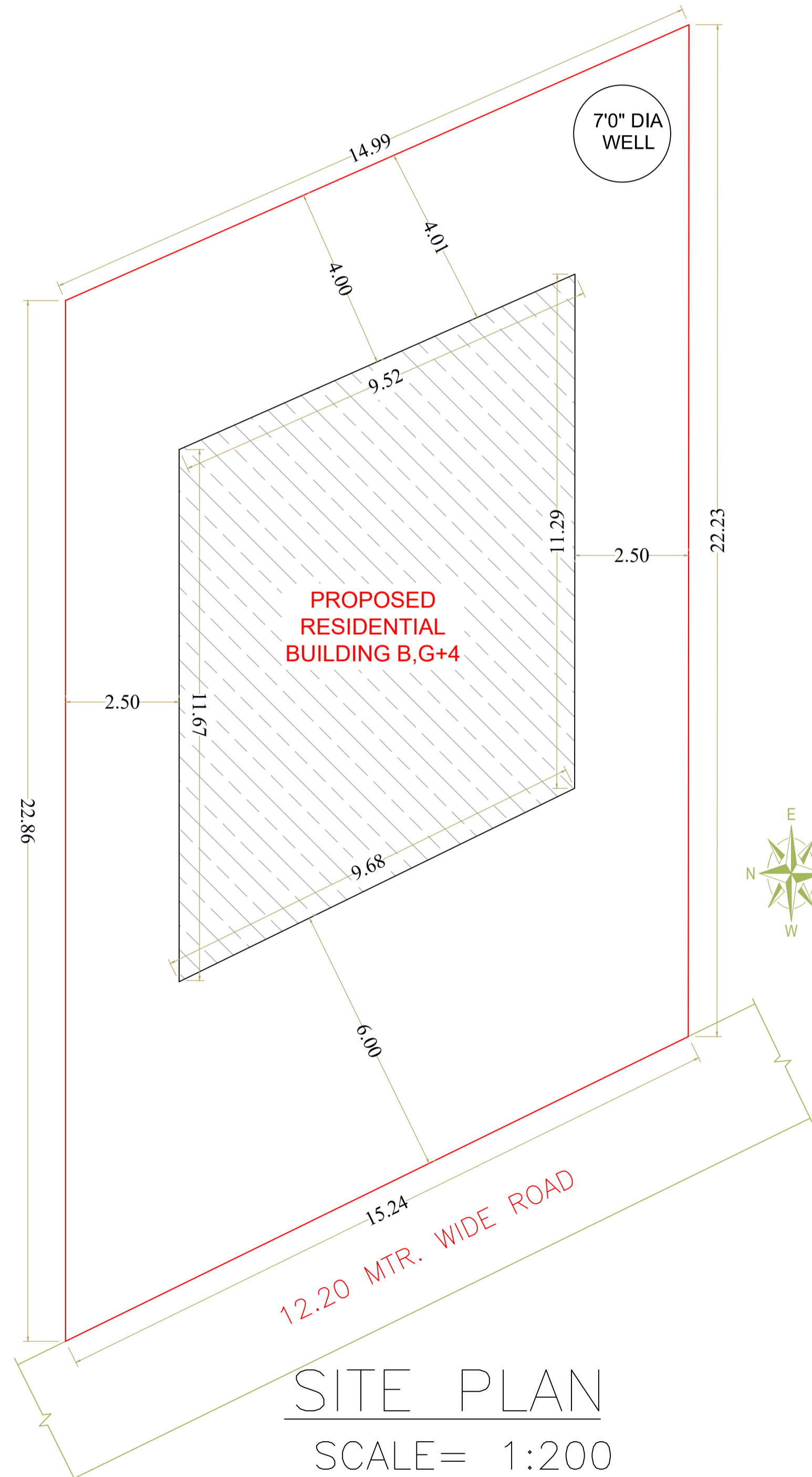
PLAN OF SEPTIC TANK
SCALE-1:100



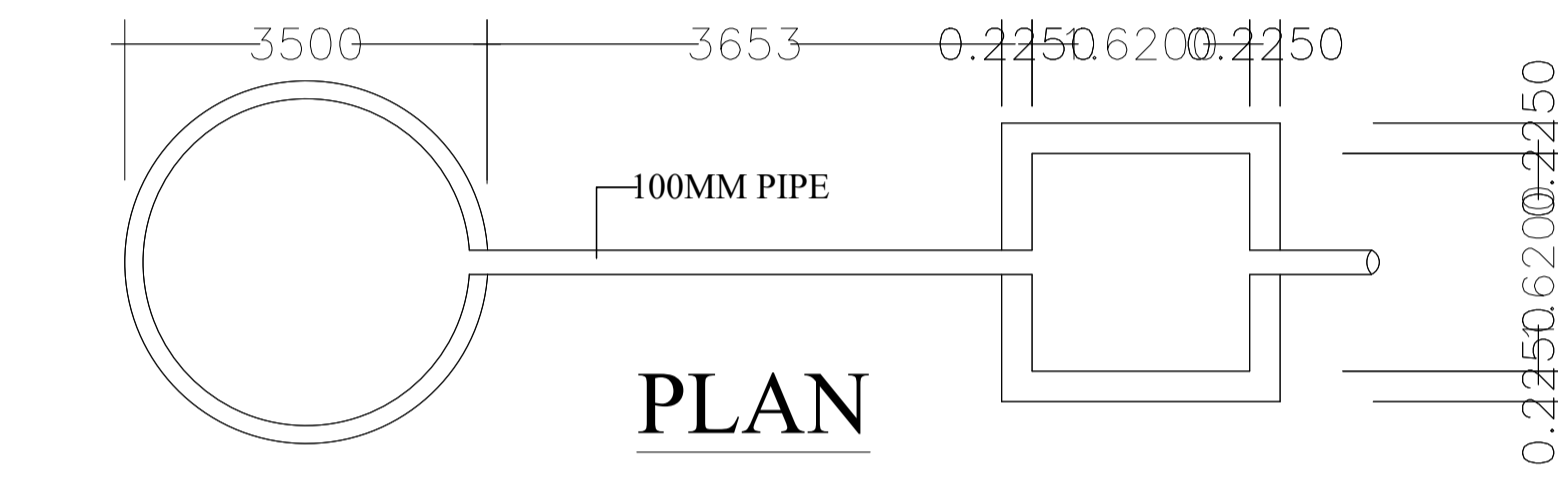
LOCATION PLAN
SANJEEV AGRAWAL

Building :A (SANJEEV KUMAR AGRAWAL)

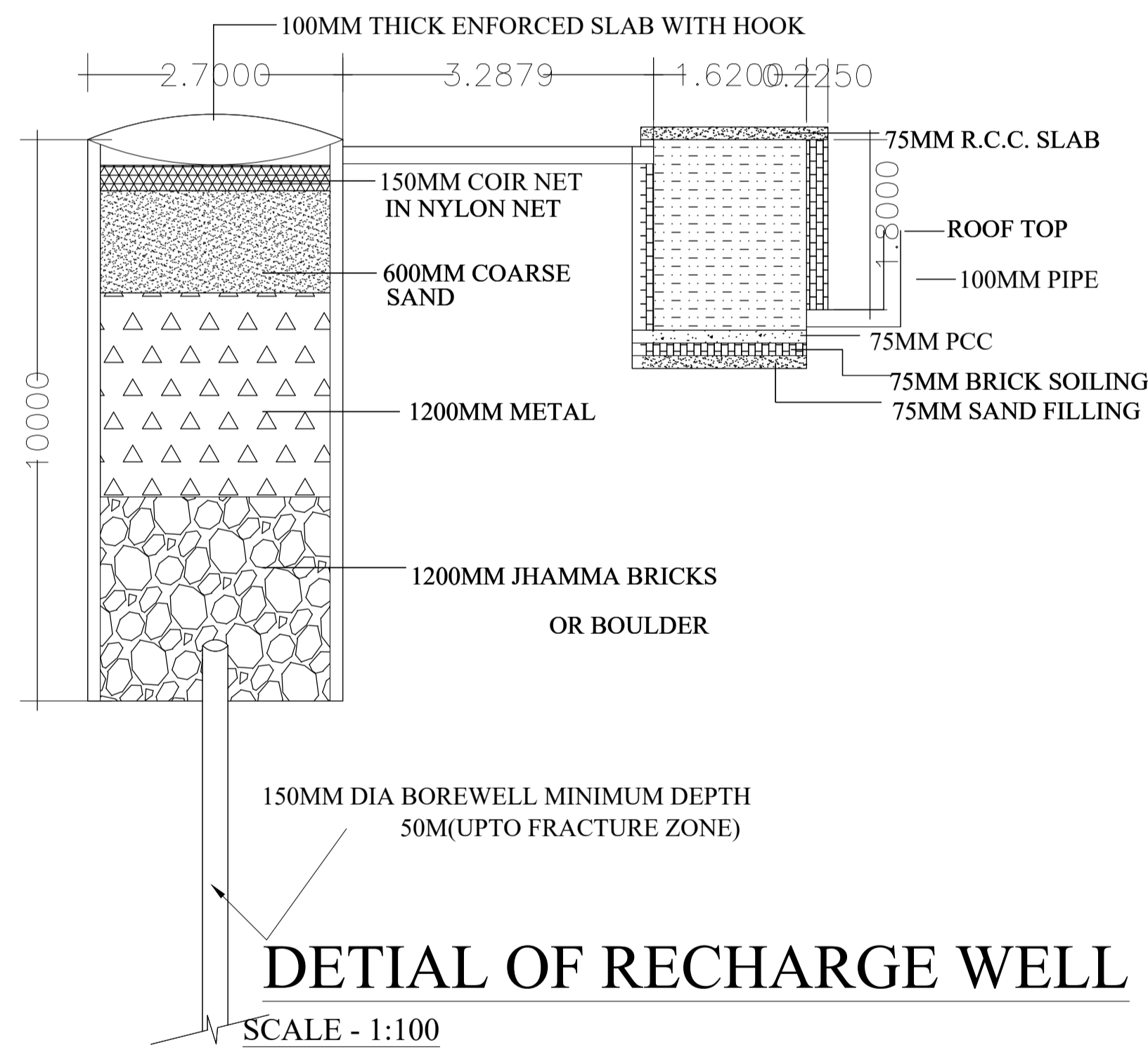
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Parking					
Basement Floor	131.88	4.83	0.00	115.55	0.00	11.51	11.51	00	
Ground Floor	96.59	0.00	0.00	0.00	96.59	0.00	96.59	01	
First Floor	141.47	4.83	20.78	0.00	115.86	0.00	115.86	01	
Second Floor	141.47	4.83	20.78	0.00	115.86	0.00	115.86	01	
Third Floor	141.47	4.83	20.78	0.00	115.86	0.00	115.86	01	
Fourth Floor	141.47	4.83	20.78	0.00	115.86	0.00	115.86	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	794.35	24.15	83.12	115.55	560.04	11.51	571.54	571.54	05
Total Number of Same Buildings :	1								
Total :	794.35	24.15	83.12	115.55	560.04	11.51	571.54	571.54	05



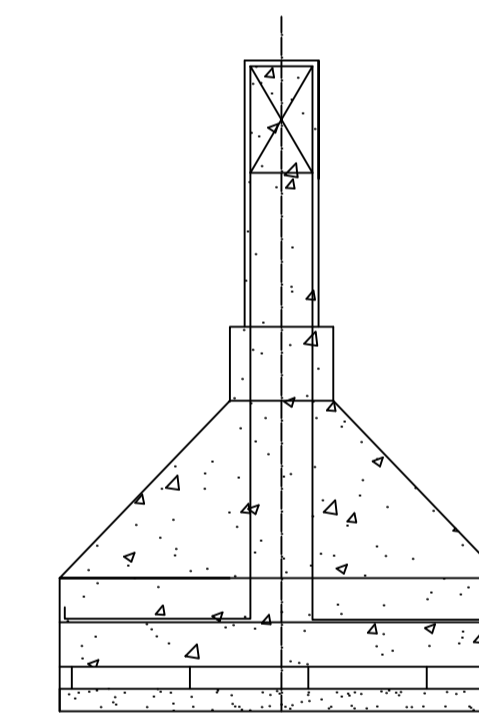
SITE PLAN
SCALE= 1:200



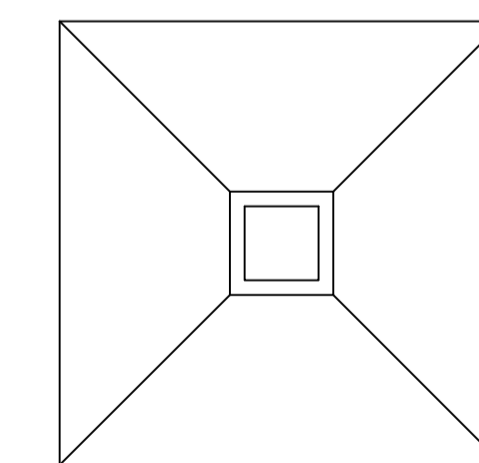
PLAN



DETAIL OF RECHARGE WELL
SCALE - 1:100



Structure Detail



TYP FOUNDATION DET
SCALE 1:50

UnitBUA Table for Building :A (SANJEEV KUMAR AGRAWAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOWROOM	SHOP	67.84	67.75	3	1
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	SHOWROOM	SHOP	71.49	71.36	3	4
Total:	-	-	353.81	353.18	15	5

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANJEEV KUMAR AGRAWAL)	D3	0.75	2.10	12
A (SANJEEV KUMAR AGRAWAL)	D2	0.75	2.13	06
A (SANJEEV KUMAR AGRAWAL)	D1	0.90	2.13	04
A (SANJEEV KUMAR AGRAWAL)	D	0.91	2.13	05
A (SANJEEV KUMAR AGRAWAL)	RS	2.13	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANJEEV KUMAR AGRAWAL)	V	0.60	2.70	10
A (SANJEEV KUMAR AGRAWAL)	W1	1.00	2.70	04
A (SANJEEV KUMAR AGRAWAL)	W	1.80	2.70	02
A (SANJEEV KUMAR AGRAWAL)	W	2.10	2.70	08
A (SANJEEV KUMAR AGRAWAL)	W	3.29	2.70	04
A (SANJEEV KUMAR AGRAWAL)	W	3.50	2.70	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	1.08 X 9.68 X 1 X 4	41.72	166.16
	1.10 X 9.51 X 1 X 4	41.72	
	0.90 X 11.69 X 1 X 4	42.08	
	0.90 X 11.29 X 1 X 4	40.64	
Total	-	-	166.16

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AASHUTOSH KUMAR DGMC/ENG/0018/2017			