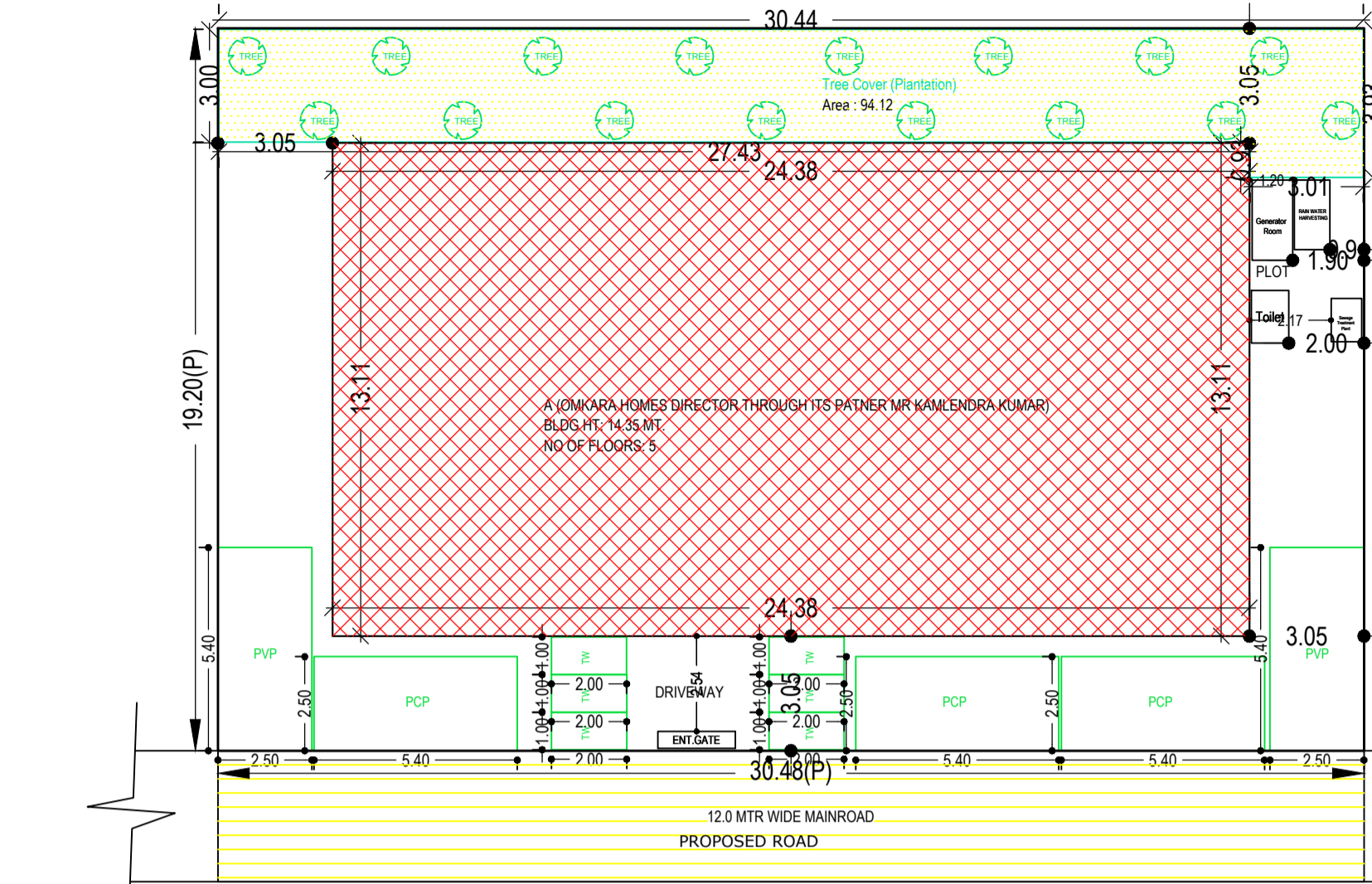


Proposal Basic Information

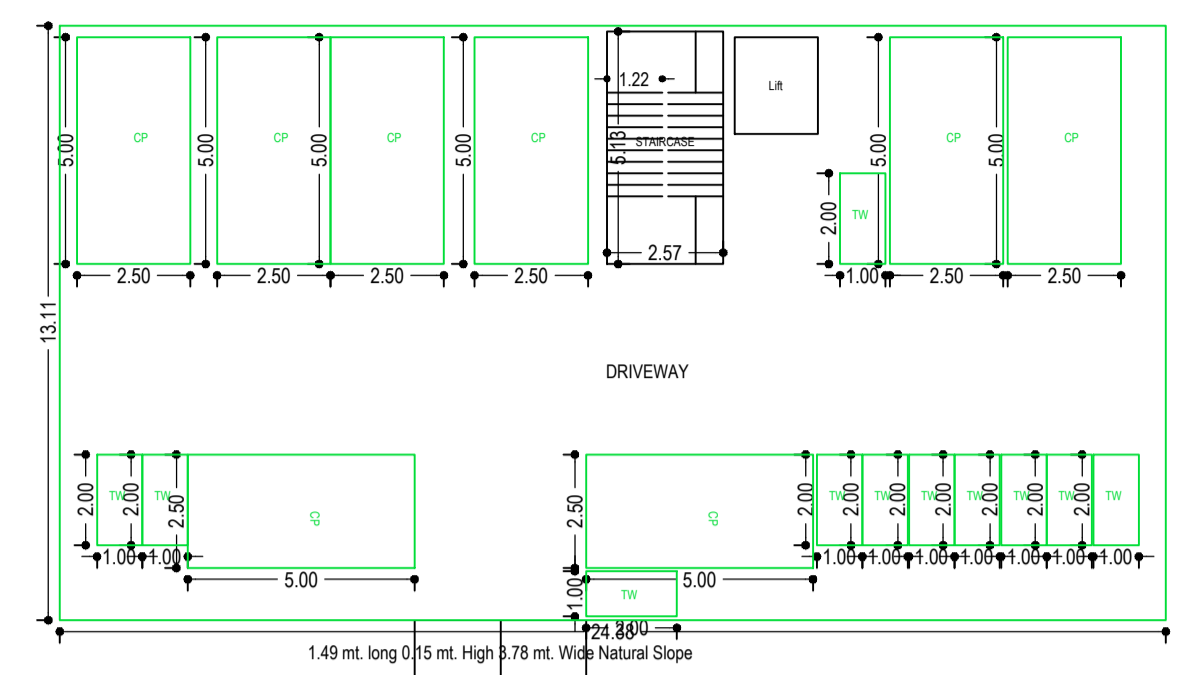
Proposal File No.	DGMC/BP/0145/W04/2023
Owner Name	OMKARA HOMES THROUGH ITS PATNER MR KAMLENDRA KUMAR
Khata No	606/1
Plot No	73
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT	VERSION NO.: 1.0.68
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/BP/0145/W04/2023	Plot/SubPlot No: 73
Application Type: General Proposal	North: Road Width - 12 M WIDE ROAD
Project Type: Building Permission	South: Plot No. - TOWN PLOT NO 73
Nature of Development: New	East: Plot No. - TOWN PLOT NO 74
Location of Development Area: Old Area	West: Plot No. - TOWN PLOT NO 73
AREA DETAILS:	
AREA OF PLOT (Minimum)	585.29 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	585.29 (A-Deductions)
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	94.12
Total	94.12
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	491.17 (A-Deductions)
PLOT AREA FOR COVERAGE(Net Plot Area)	585.29 (A-Deductions)
Plot Area for FAR (Net Plot Area + RoadWidening Area)	585.29 (A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	351.17
Proposed Coverage Area (54.60 %)	319.59
Total Prop. Coverage Area (54.6 %)	319.59
Balance coverage area (5.40 %)	31.58
FAR CHECK	
Perm. FAR Area (2.500)	1463.22
Total Perm. FAR area	1463.22
Residential FAR	1244.68
Proposed FAR Area	1261.74
Total Proposed FAR Area	1261.74
Consumed FAR (Factor)	2.16
Balance FAR Area	201.48
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1724.29
ARCHITECT (Regd)	ALOK KUMAR SINGH
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	OMKARA HOMES THROUGH ITS PATNER MR KAMLENDRA KUMAR
DEVELOPMENT AUTHORITY LOCAL BODY	

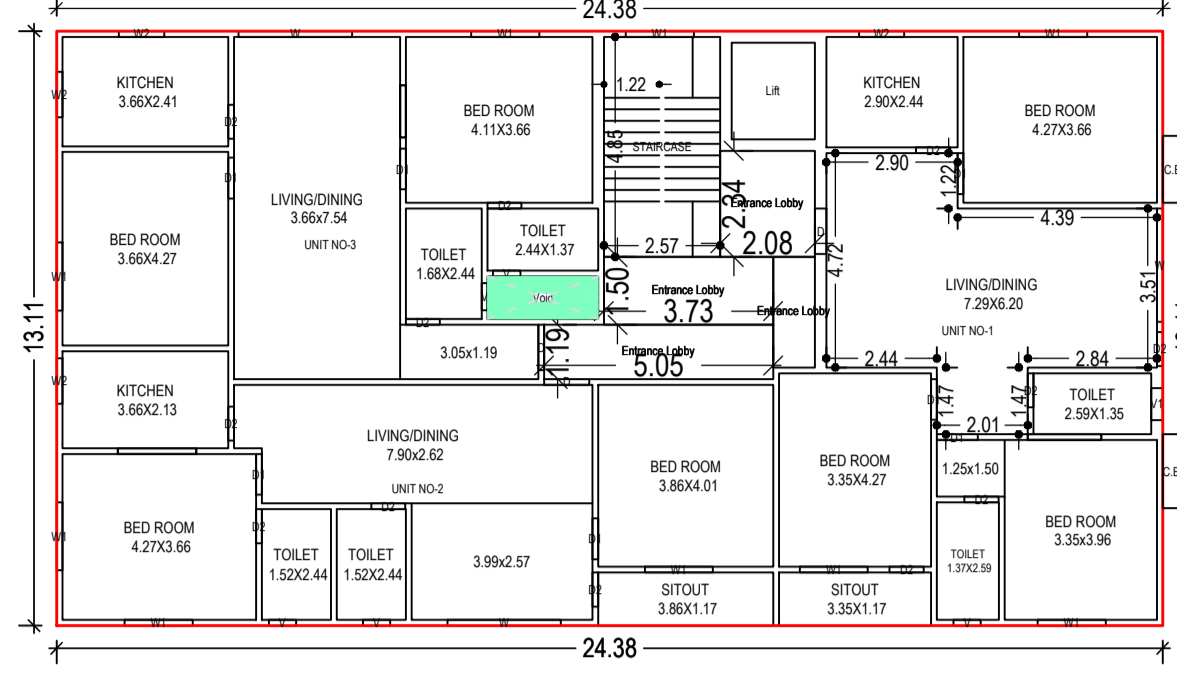


SITE PLAN

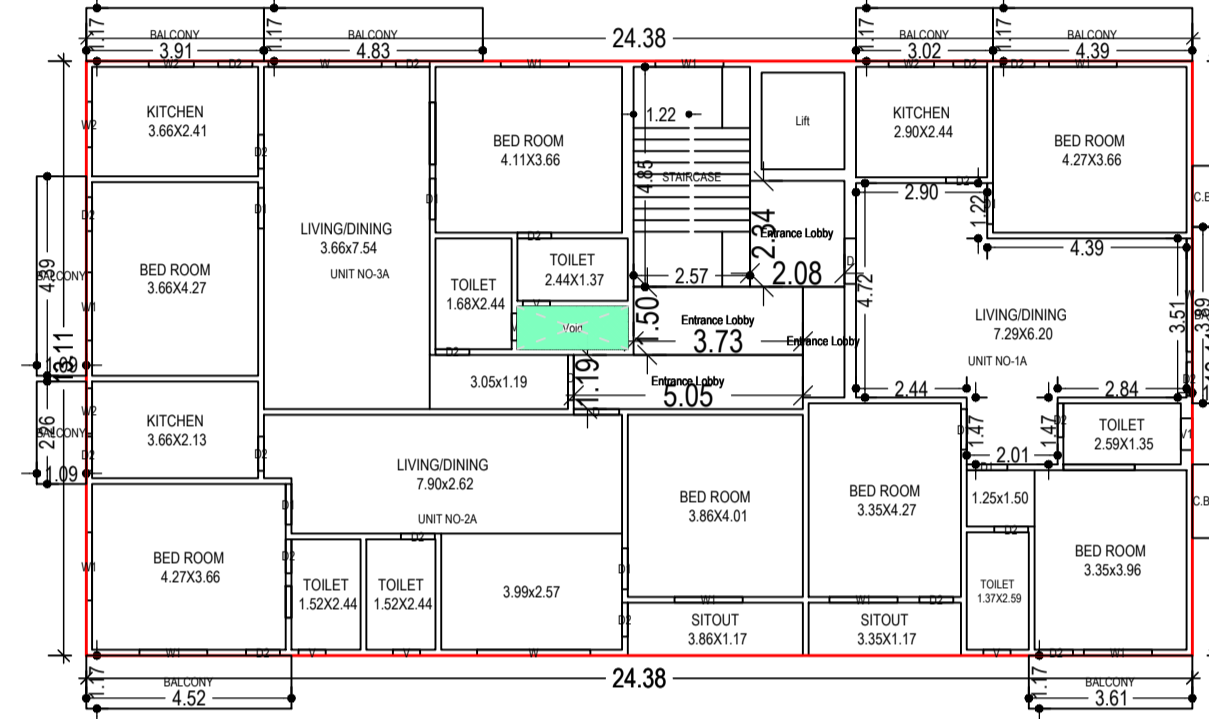
SITE PLAN



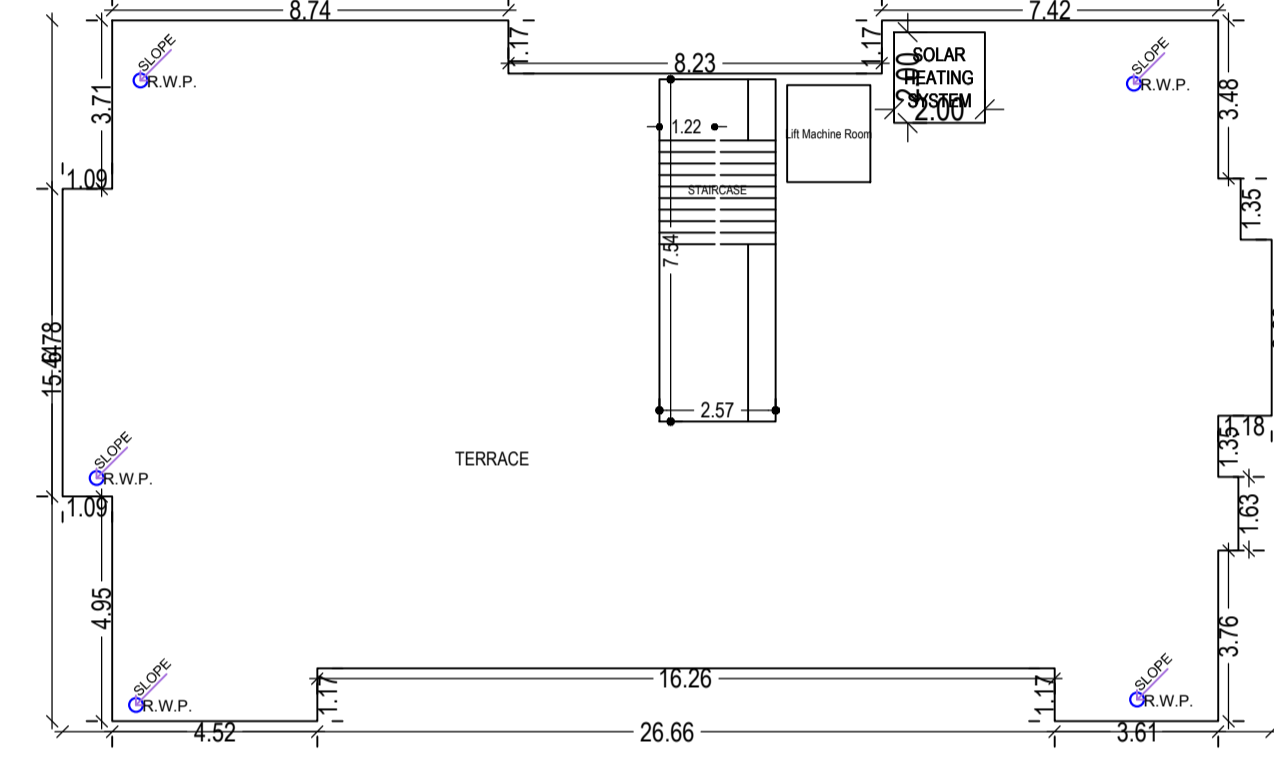
GROUND FLOOR PLAN (SCALE 1:100)



FIRST FLOOR PLAN (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

UnitBUA Table for Building :A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT NO-1	FLAT	99.78	99.57	8	3
	UNIT NO-2	FLAT	84.39	84.17	7	
	UNIT NO-3	FLAT	81.19	81.05	6	
TYPICAL - 2, 3 & 4 FLOOR PLAN	UNIT NO-1A	FLAT	99.78	99.58	8	9
	UNIT NO-2A	FLAT	84.39	84.30	7	
	UNIT NO-3A	FLAT	81.19	81.02	6	
Total:	-	-	1061.44	1059.48	84	12

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	D2	0.75	2.13	72
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	D1	0.90	2.13	28
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	D	1.00	2.13	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	V	0.60	2.70	20
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	V1	0.70	2.70	04
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	W2	1.00	2.70	16
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	W1	1.50	2.70	36
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	W	2.50	2.70	12

FAR & Tenement Details (Table 4c-1)

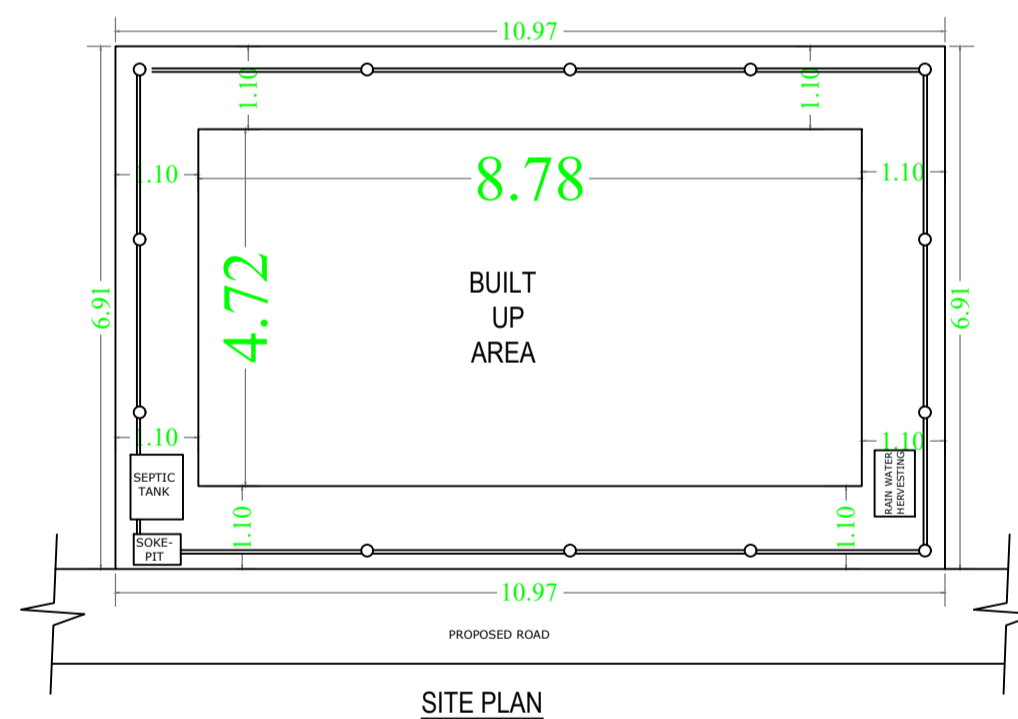
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Void	Accessory Use	Parking					
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	1	1724.29	15.60	60.36	9.16	74.92	302.53	1244.67	13.15	1261.72	1261.72	12
Grand Total	1	1724.29	15.60	60.36	9.16	74.92	302.53	1244.67	13.15	1261.72	1261.72	12

Required Parking (Table 7a)

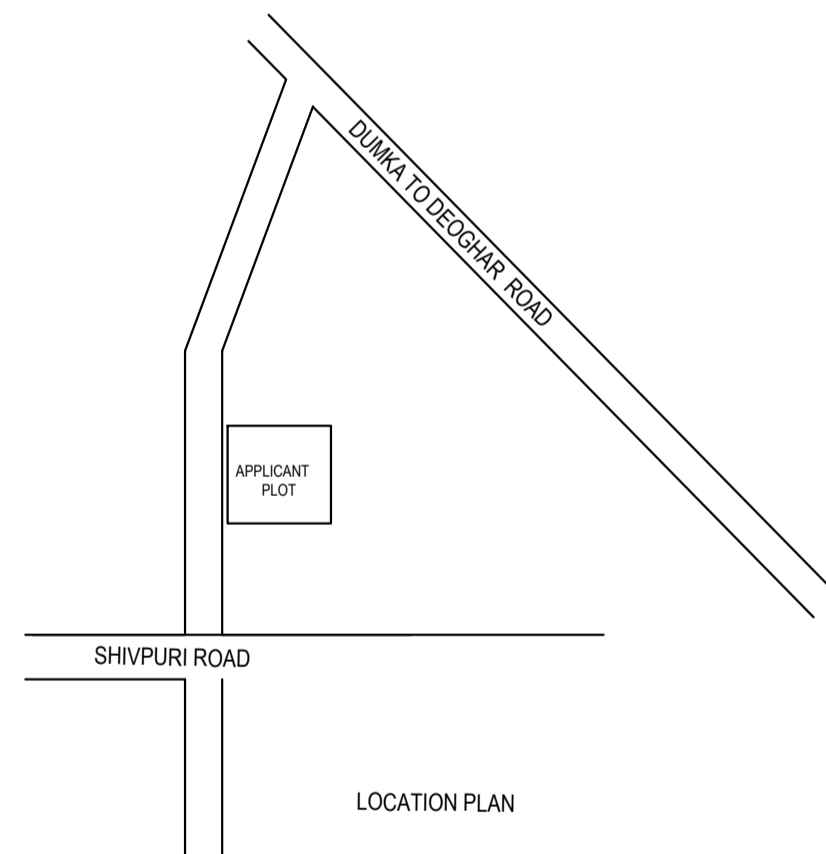
Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-	-
			> 0	1	12.00	-	-	-	-	-	1	12
			> 0	1	12.00	-	-	1	2	-	-	-
Total :			-	-	-	-	12	14	-	2	0	12

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	8	100.00
Total Car	12	150.00	14	181.00
Parallel Car	-	-	6	81.00
Total Visitor Parking	2	25.00	2	27.00
Parallel Visitor's Car Parking	-	-	2	27.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	12	24.00	17	34.00
ERiksha Stand Area	-	-	6	81.00
Other Parking	-	-	-	180.53
Total		199.00		537.53



SITE PLAN



LOCATION PLAN

Color	Description
Black	PLOT BOUNDARY
Green	ABUTTING ROAD
Red	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD WIDENING AREA
Orange	EXISTING (To be retained)
Light Blue	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.)
Ground Floor	319.58	17.05	319.58	17.05
First Floor	321.05	296.13	321.05	296.13
Second Floor	361.22	316.18	361.22	316.18
Third Floor	361.22	316.18	361.22	316.18
Fourth Floor	361.22	316.18	361.22	316.18
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1724.29	1261.72	1724.29	1261.72

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)	Residential	Residential Bldg/Apartment	Non-Highrise

Building :A (OMKARA HOMES DIRECTOR THROUGH ITS PATNER MR KAMLENDRA KUMAR)

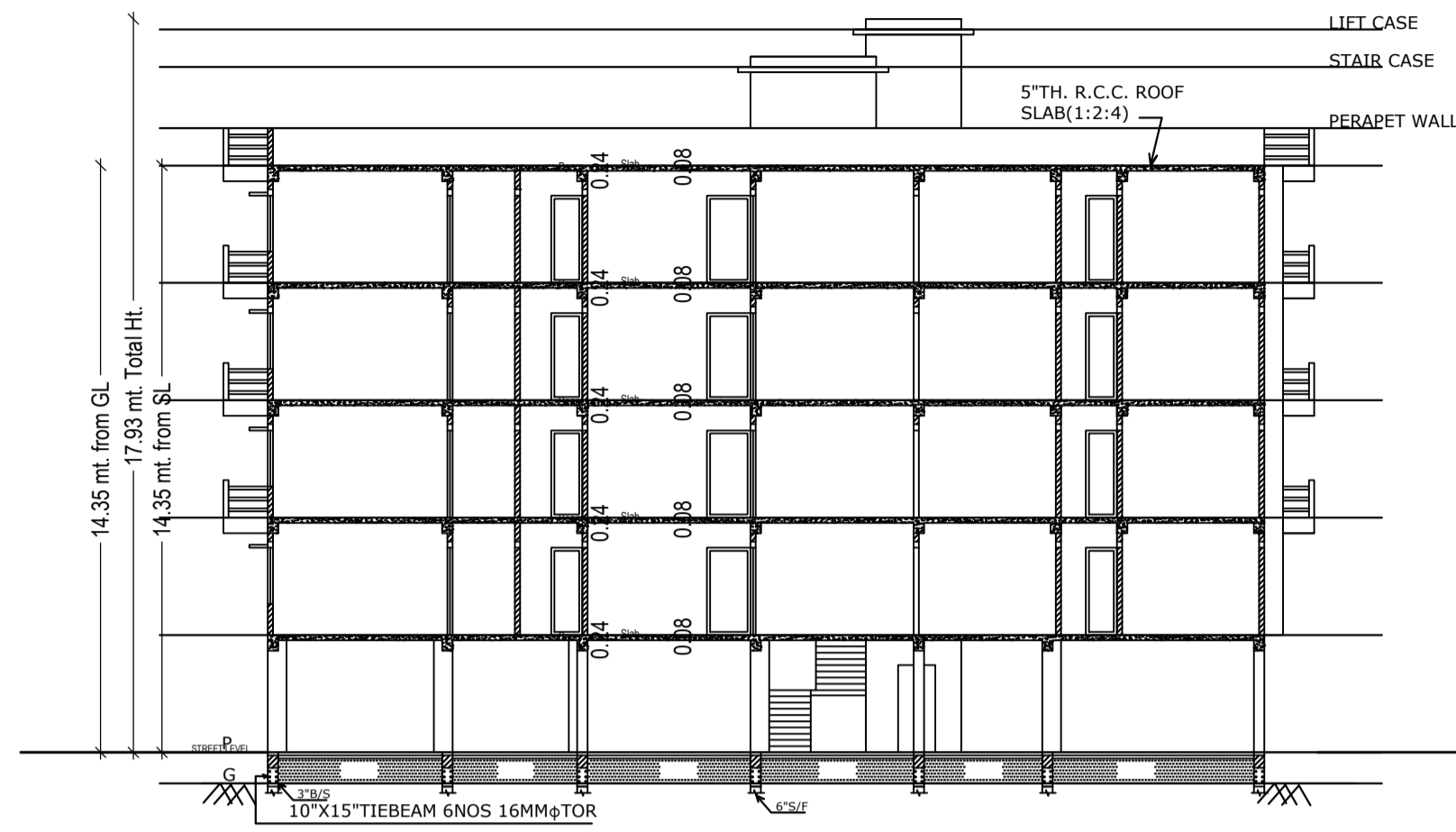
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking					
Ground Floor	319.58	0.00	0.00	0.00	0.00	302.53	0.00	13.15	17.05	00	
First Floor	321.05	3.90	0.00	2.29	18.73	0.00	296.13	0.00	296.13	03	
Second Floor	361.22	3.90	20.12	2.29	18.73	0.00	316.18	0.00	316.18	03	
Third Floor	361.22	3.90	20.12	2.29	18.73	0.00	316.18	0.00	316.18	03	
Fourth Floor	361.22	3.90	20.12	2.29	18.73	0.00	316.18	0.00	316.18	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1724.29	15.60	60.36	9.16	74.92	302.53	1244.67	13.15	1261.72	12	
Total Number of Buildings	1										
Total :	1724.29	15.60	60.36	9.16	74.92	302.53	1244.67	13.15	1261.72	12	

Balcony Calculations Table

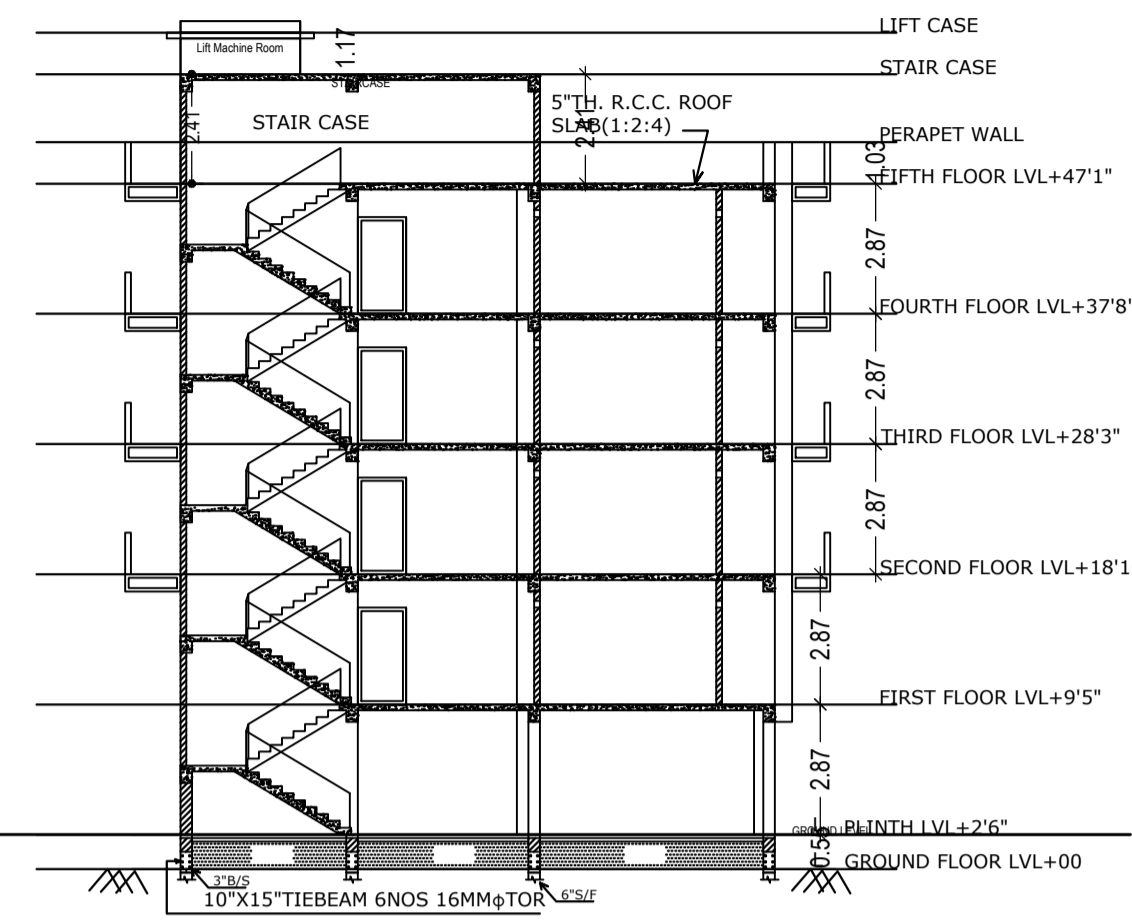
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	1.18 X 3.89 X 1 X 3	13.74	120.72
	1.17 X 3.61 X 1 X 3	12.66	
	1.17 X 4.52 X 1 X 3	15.87	
	1.09 X 2.26 X 1 X 3	7.41	
	1.09 X 4.40 X 1 X 3	14.40	
	1.17 X 3.91 X 1 X 3	13.71	
	1.17 X 4.83 X 1 X 3	16.92	
	1.17 X 3.02 X 1 X 3	10.59	
	1.17 X 4.40 X 1 X 3	15.42	
Total			120.72

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017			

Proposal Basic Information	
Proposal File No.	DGMC/BP/0145/W04/2023
Owner Name	OMKARA HOMES THROUGH ITS PATNER MR KAMLENDRA KUMAR
Khata No	606/1
Plot No	73
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION AT X-X



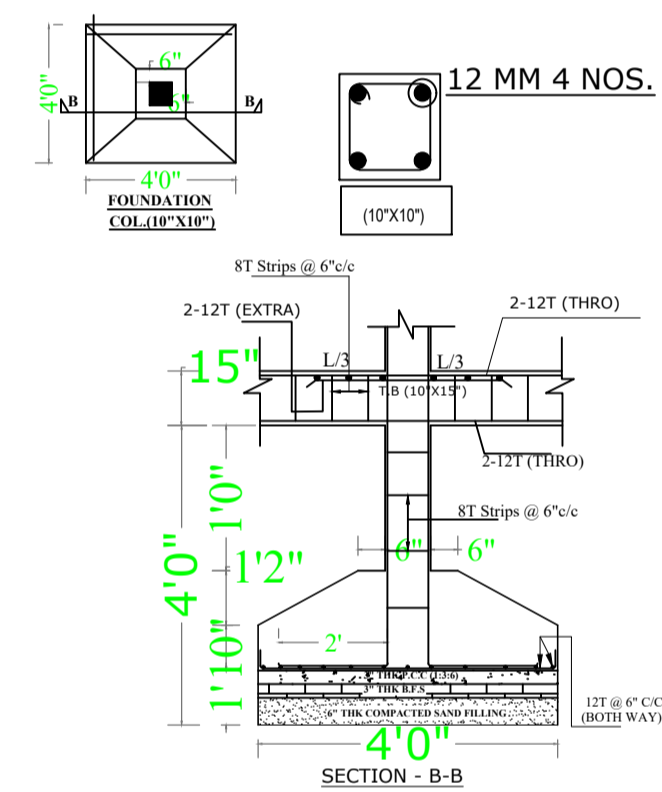
SECTION AT Y-Y



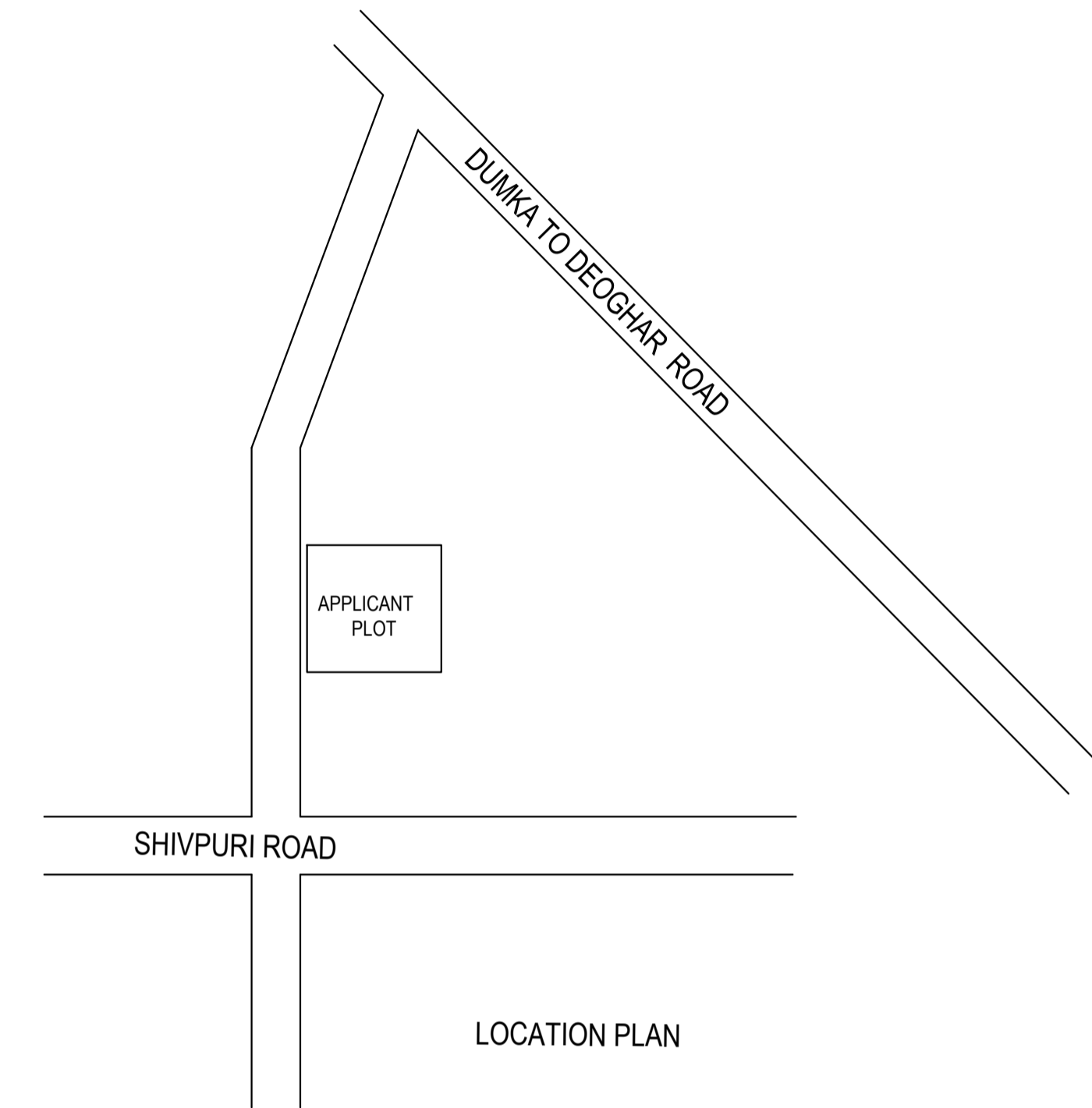
EAST SIDE ELEVATION



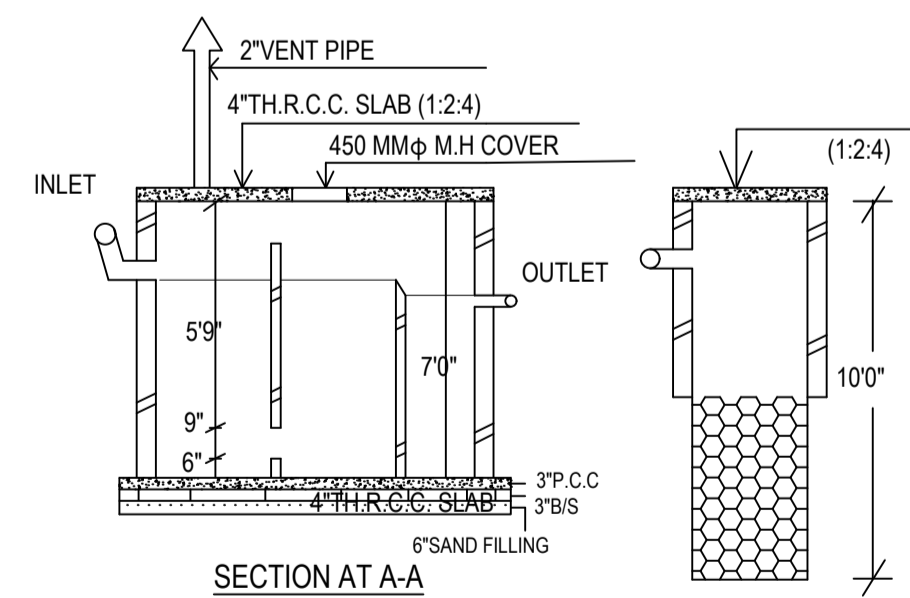
FRONT ELEVATION



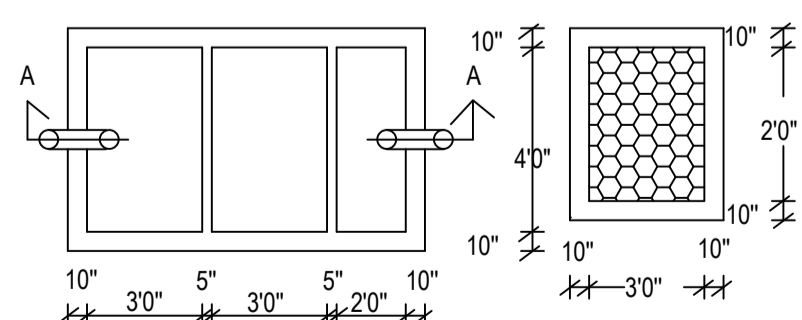
SECTION - B-B



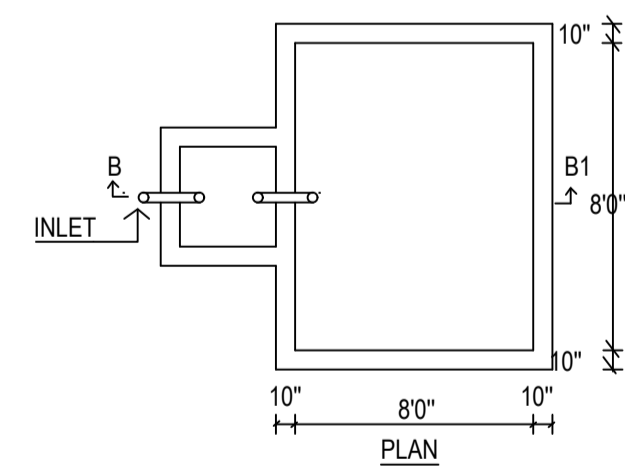
LOCATION PLAN



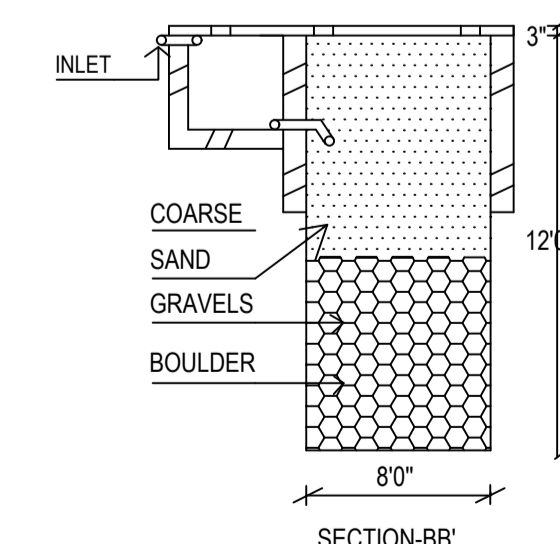
SECTION AT A-A



SEPTIC TANK AND SOAK - PIT

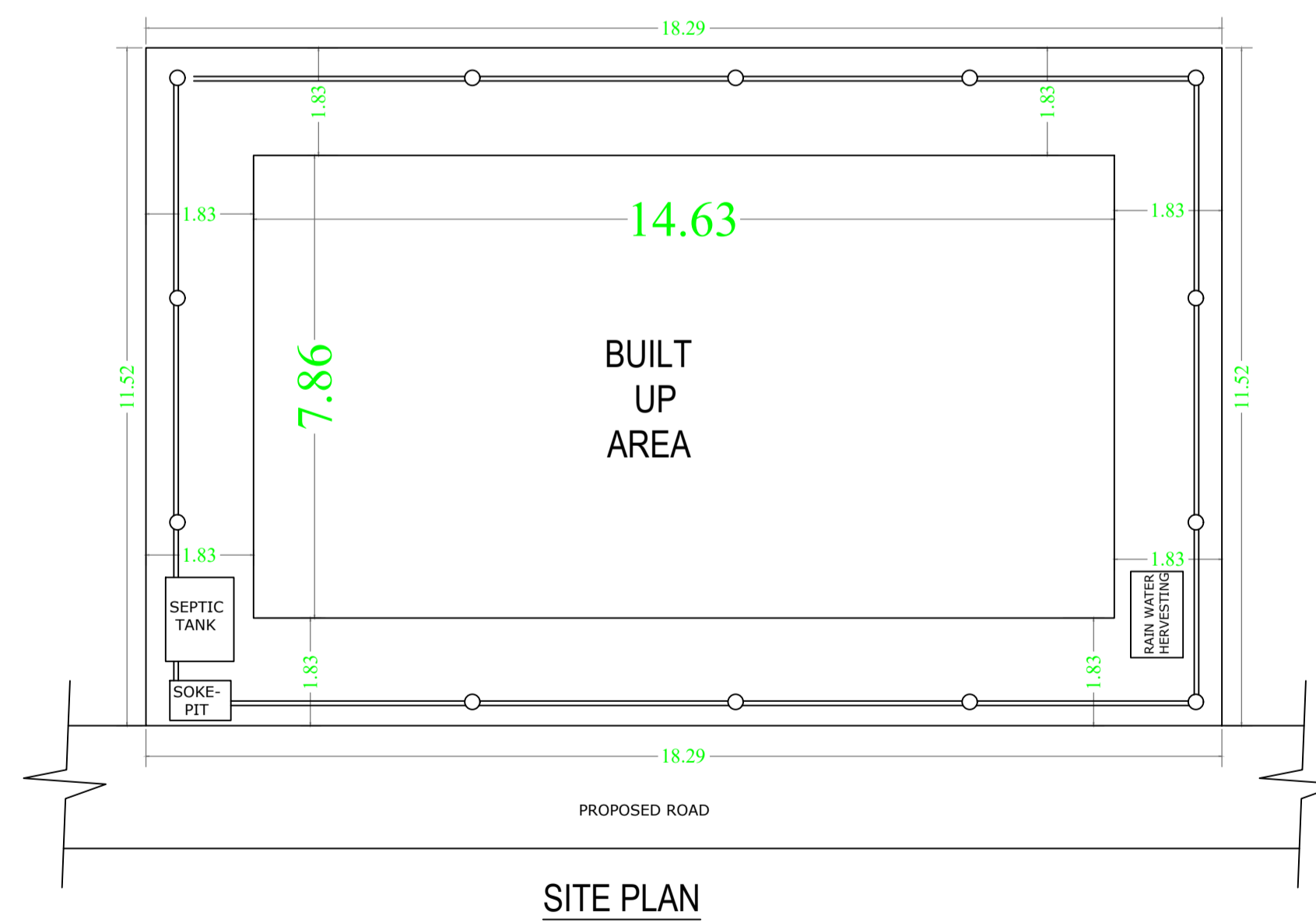


PLAN



SECTION-BB'

RAIN WATER HARVESTING SCHEME



SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017			