

Required Parking(Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | | TwoWheeler | | |
|-----------------------|------------|-----------------|---------------|-------|---------|------------|-------|-------|------------|-------|-------|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| PROPOSED (COMMERCIAL) | Commercial | Commercial Bldg | >0 | 100 | 2487.35 | 1 | 17 | - | - | - | - |
| | | | >0 | 100 | 2487.35 | - | - | - | 1 | 52 | - |
| Total : | | | - | - | - | - | 17 | 29 | - | 52 | 58 |

Parking Check (Table 7b)

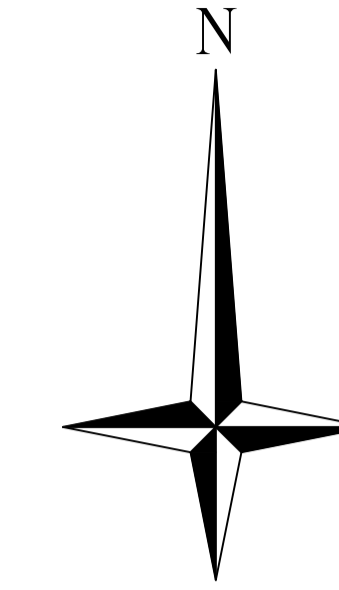
| Vehicle Type | Reqd. | | Prop. | |
|------------------|-------|--------|-------|---------|
| | No. | Area | No. | Area |
| Car | - | - | 29 | 362.50 |
| Total Car | 17 | 212.50 | 29 | 362.50 |
| TwoWheeler | - | - | 58 | 116.00 |
| Total TwoWheeler | 52 | 104.00 | 58 | 116.00 |
| Other Parking | - | - | - | 489.00 |
| Total | | 316.50 | | 1083.50 |

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 | Void | Parking | | | | | |
| PROPOSED (COMMERCIAL) | 1 | 3943.63 | 74.40 | 67.85 | 24.60 | 848.50 | 2896.98 | 31.32 | 2928.29 | 2928.29 | 85 |
| Grand Total : | 1 | 3943.63 | 74.40 | 67.85 | 24.60 | 848.50 | 2896.98 | 31.32 | 2928.29 | 2928.29 | 85 |

COLOR INDEX

| | |
|-----------------------------|------------|
| PLOT BOUNDARY | Black |
| ABUTTING ROAD | Green |
| PROPOSED CONSTRUCTION | Red |
| COMMON PLOT | Yellow |
| ROAD WIDENING AREA | Blue |
| EXISTING (To be retained) | Orange |
| EXISTING (To be demolished) | Light Blue |



Proposal Basic Information

| | |
|-------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |

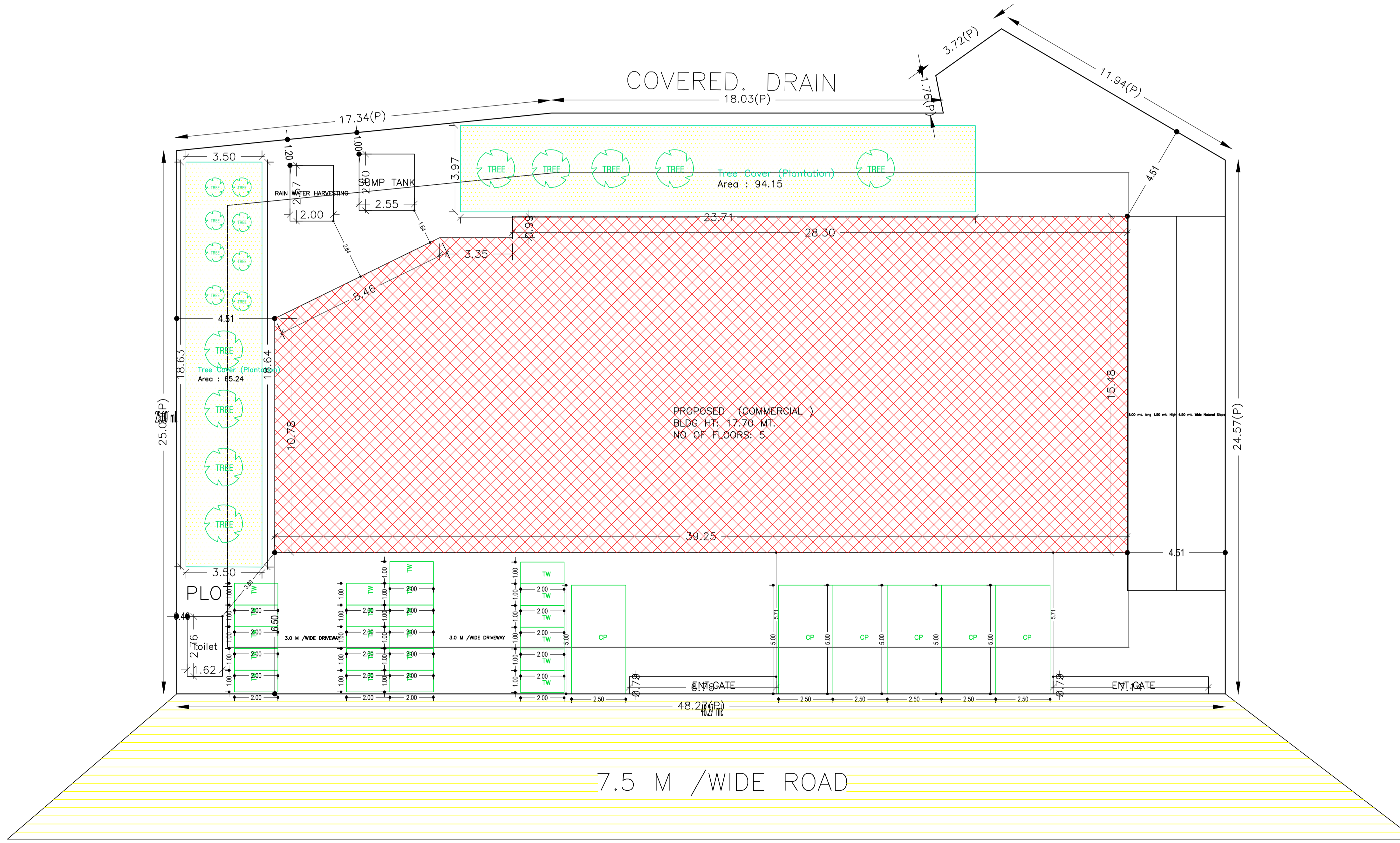
Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|-----------------------|--------------|-----------------|--------------------|
| PROPOSED (COMMERCIAL) | Commercial | Commercial Bldg | Multistoried |

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.) |
| Basement Floor | 894.69 | 31.32 | 894.69 | 31.32 |
| Ground Floor | 582.65 | 582.65 | 582.65 | 582.65 |
| First Floor | 596.50 | 574.69 | 596.50 | 574.69 |
| Second Floor | 597.21 | 575.05 | 597.21 | 575.05 |
| Third Floor | 636.29 | 582.29 | 636.29 | 582.29 |
| Fourth Floor | 636.29 | 582.29 | 636.29 | 582.29 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 3943.63 | 2928.29 | 3943.63 | 2928.29 |

| | | |
|--|--|------------|
| AREA STATEMENT | VERSION NO.: 1.0.66 | |
| 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/0025/W12/2023 | Plot/SubPlot No: 535A,535B | |
| Application Type: General Proposal | North: Plot No. - NAGAR NIGAN DRAIN AND HOUSE OF ISHWARI SAW | |
| Project Type: Building Permission | South: Plot No. - HOUSE OF YOGENDRA SAW | |
| Nature of Development: New | East: Plot No. - 8.2 | |
| Location of Development Area: Old Area | West: Plot No. - NAGAR NIGAM DRAIN | |
| AREA DETAILS: | | |
| AREA OF PLOT (Minimum) | (A) | SQ.MT. |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 1292.41 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Common Plot | | 159.40 |
| Total | | 159.40 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 1133.02 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 1292.41 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A-Deductions) | 1292.41 |
| COVERAGE CHECK | | |
| Permissible Coverage area (50.00 %) | | 646.21 |
| Proposed Coverage Area (45.08 %) | | 582.65 |
| Total Prop. Coverage Area (45.08 %) | | 582.65 |
| Balance coverage area (4.92 %) | | 63.56 |
| FAR CHECK | | |
| Perm. FAR Area (2.500) | | 3231.03 |
| Total Perm. FAR area | | 3231.03 |
| Commercial FAR | | 2896.98 |
| Proposed FAR Area | | 2928.29 |
| Total Proposed FAR Area | | 2928.29 |
| Consumed FAR (Factor) | | 2.27 |
| Balance FAR Area | | 302.73 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 3943.63 |
| ARCHITECT (Regd) | DHARMENDRA KUMAR | |
| ENGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | TIWARI AUTOMOBILES PRIVATE LIMITED | |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

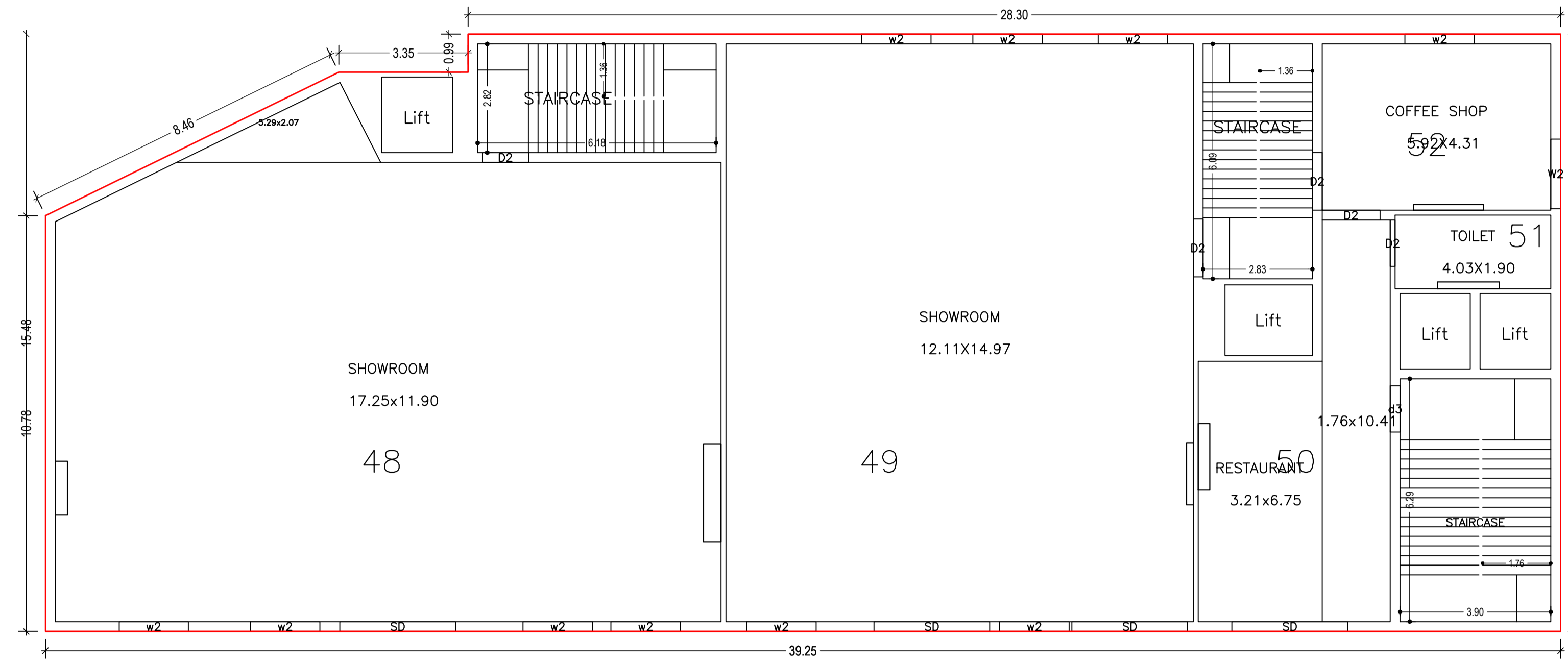
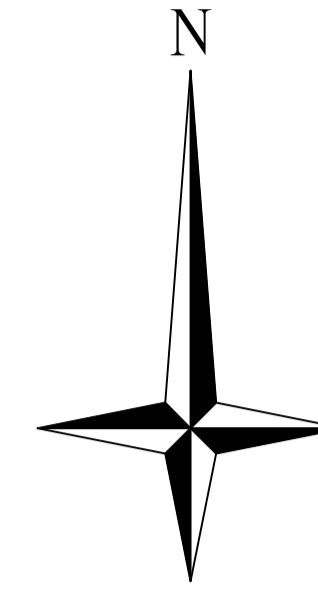


SITE PLAN

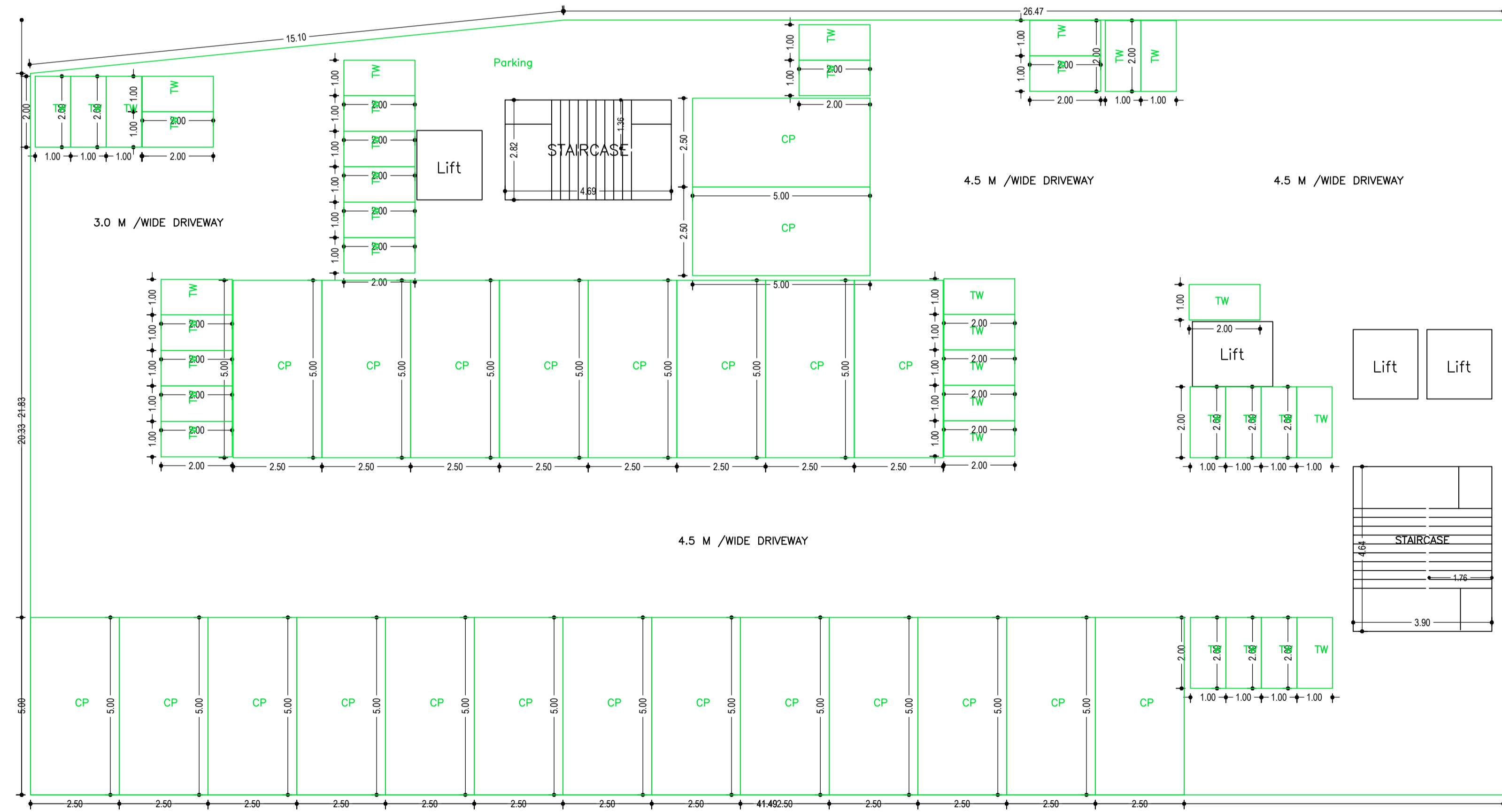
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|---------------------------------------|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/002/2023 | | | |

Proposal Basic Information

| | |
|-------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |



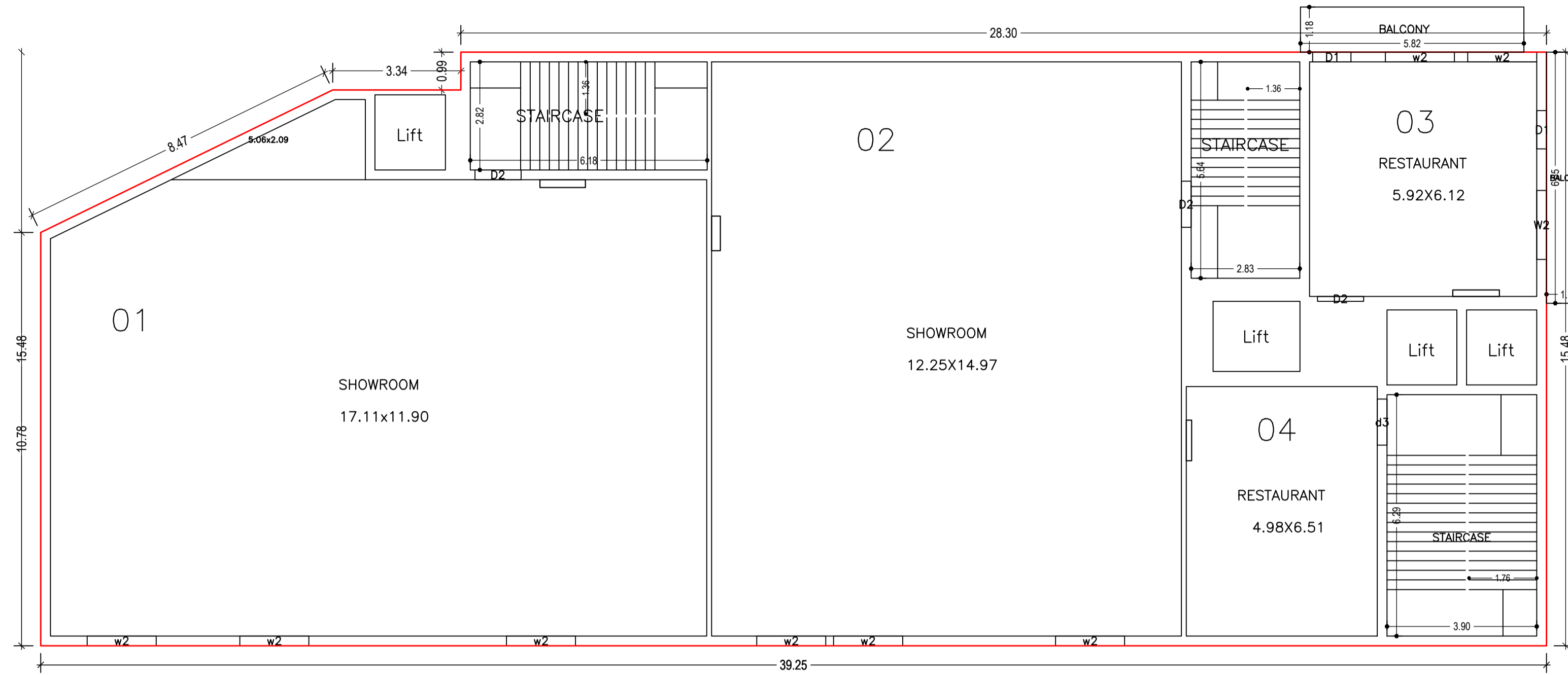
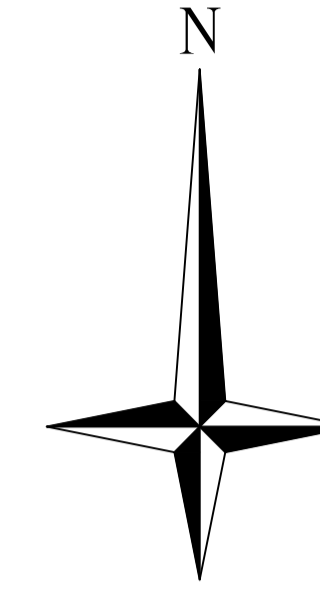
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



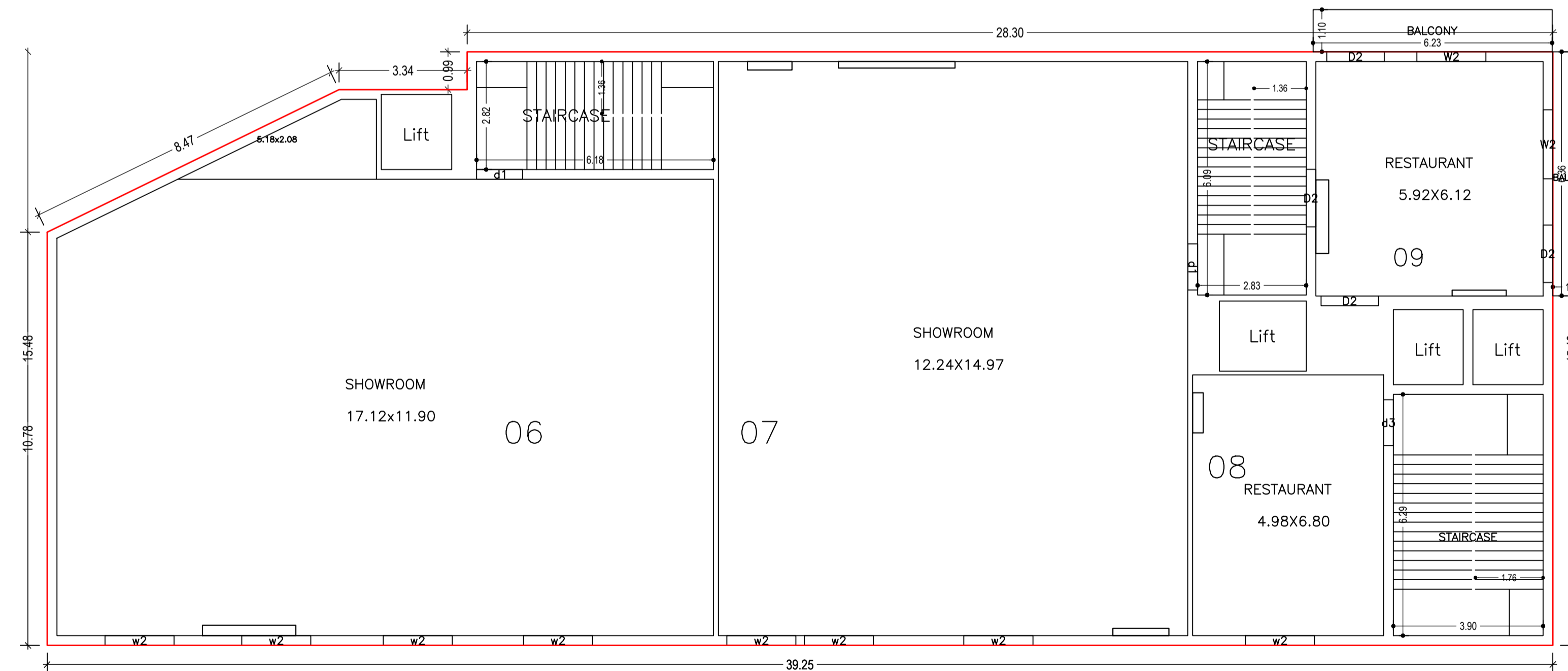
BASEMENT FLOOR PLAN
(SCALE 1:100)

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/0002/2023 | | | |

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |



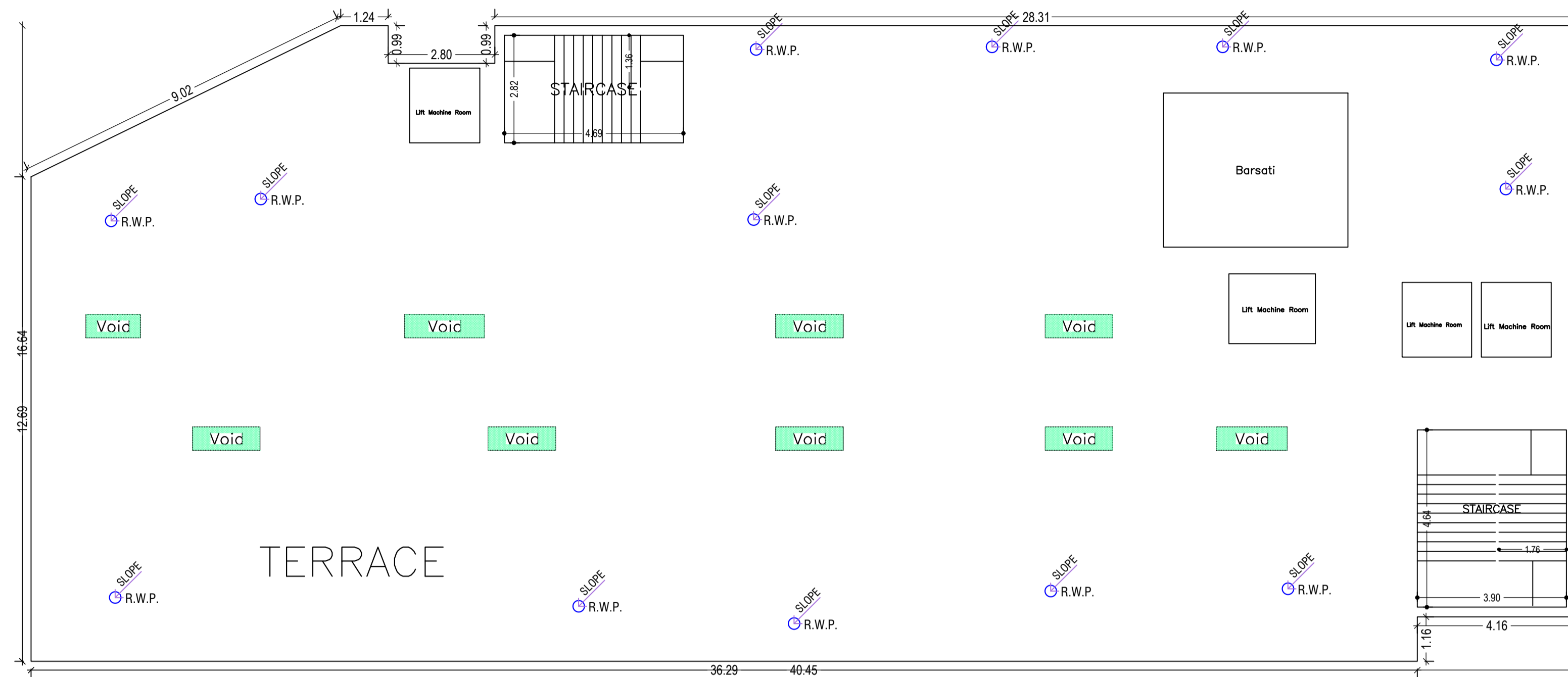
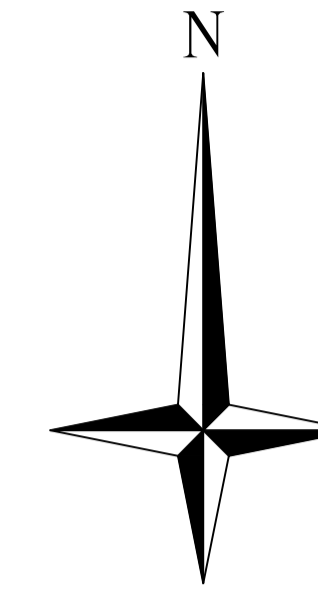
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



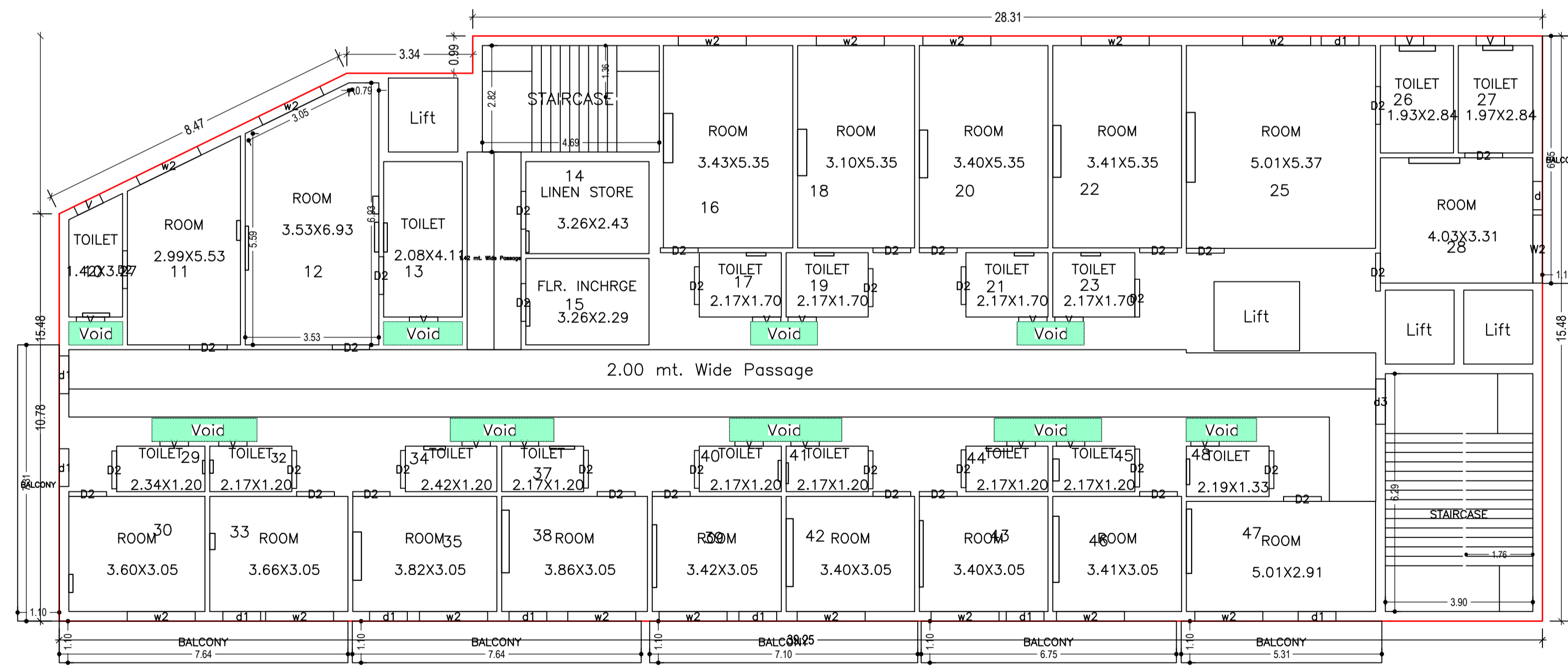
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/0002/2023 | | | |

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |



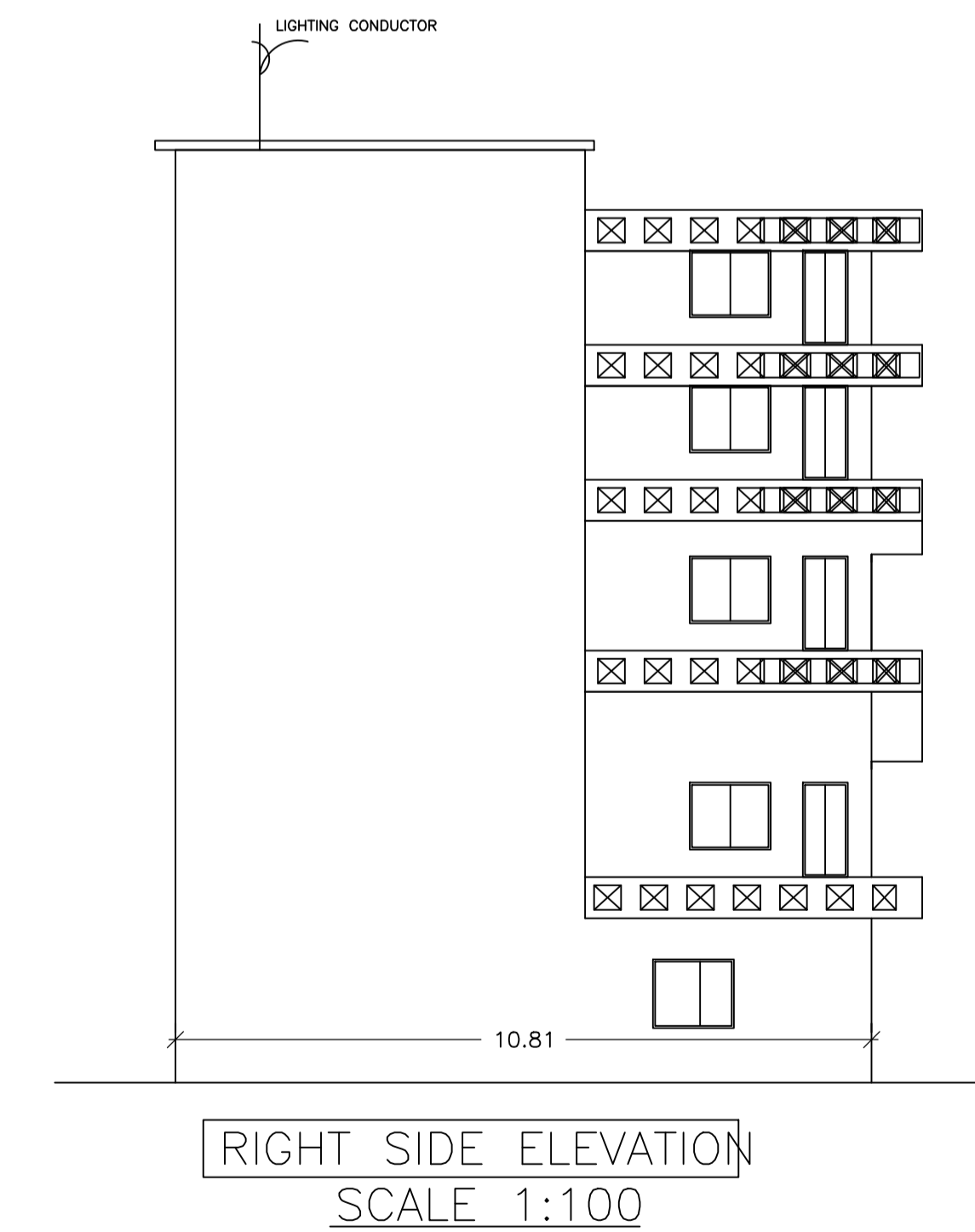
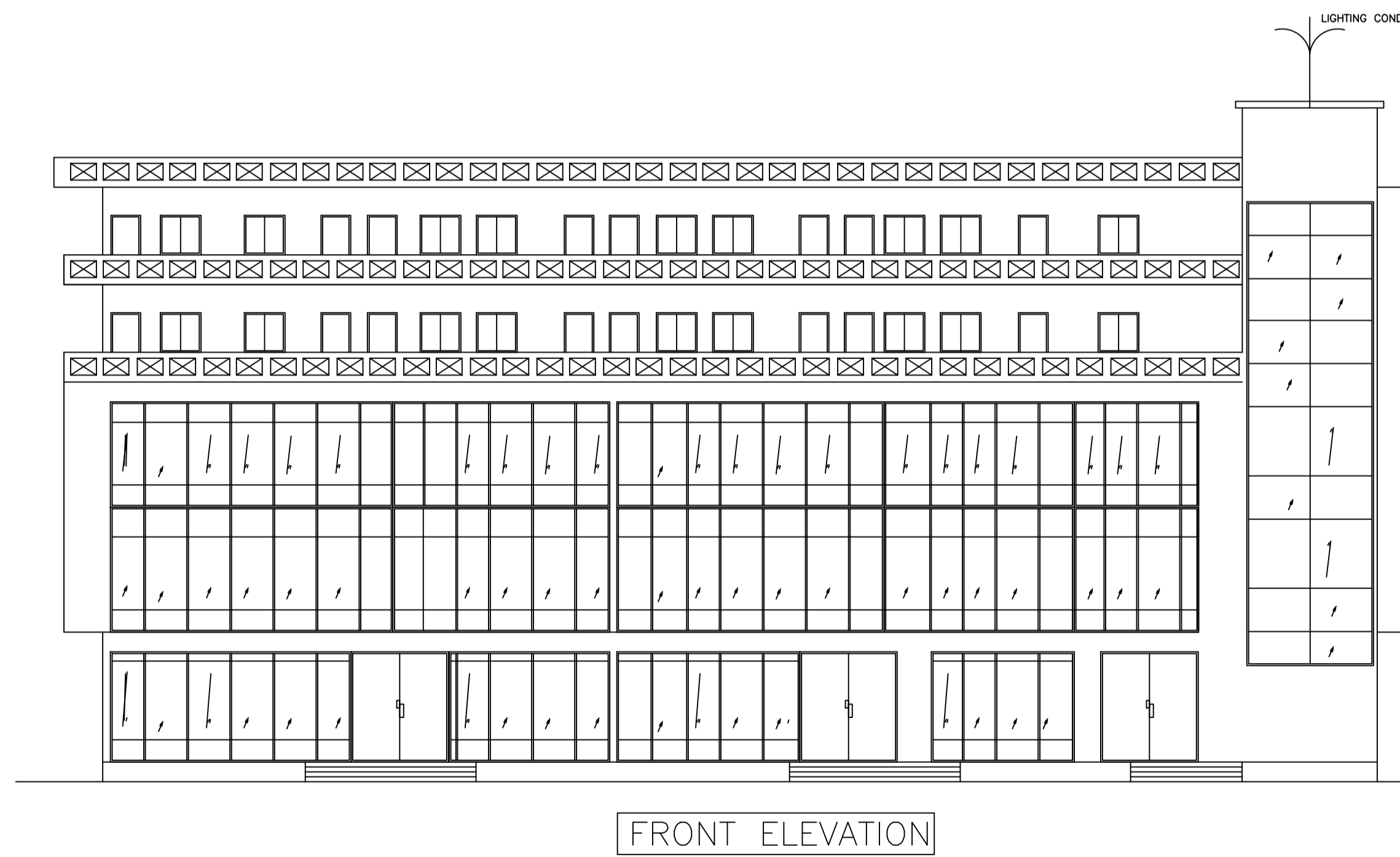
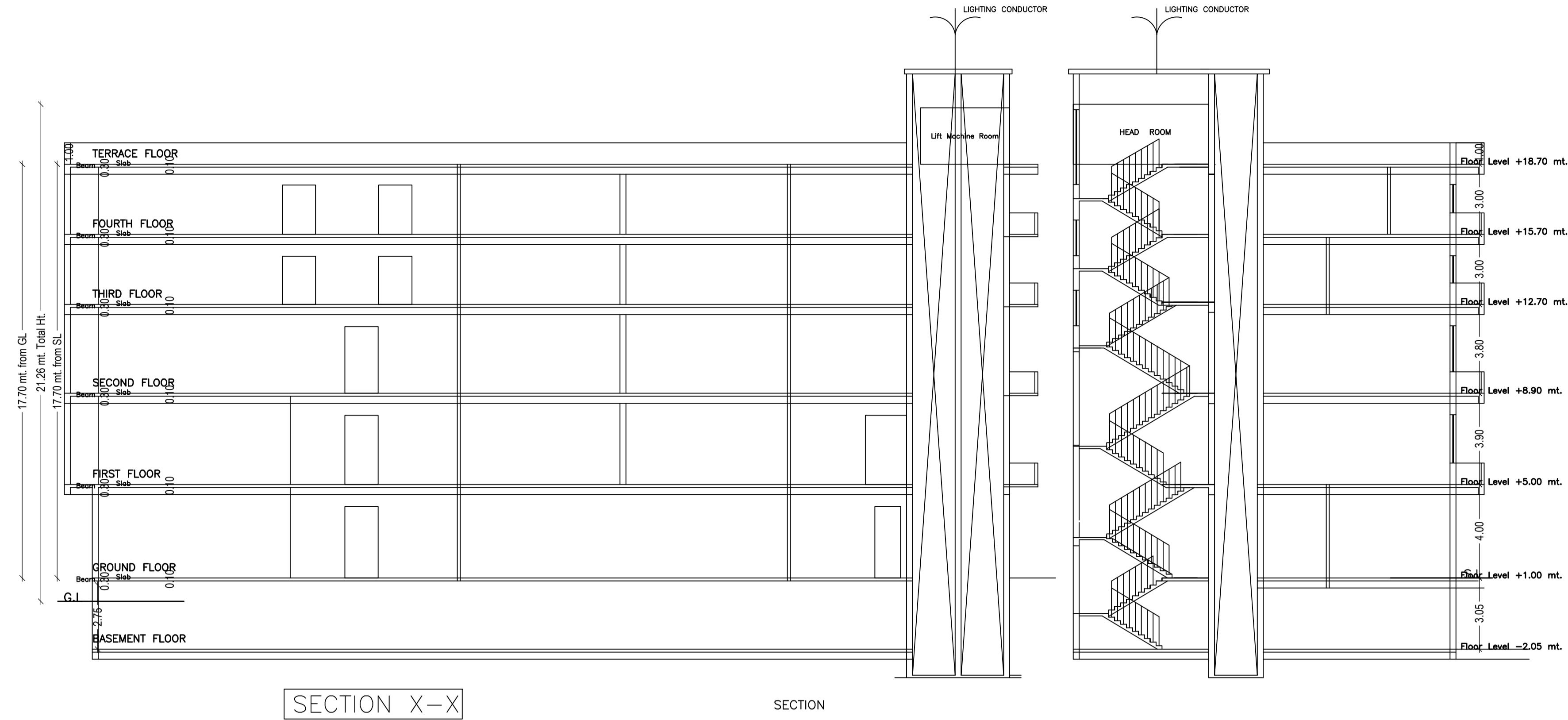
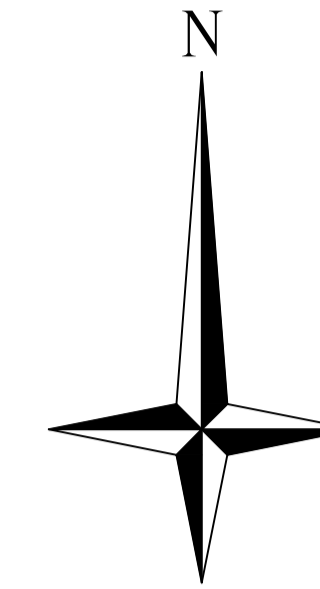
TERRACE FLOOR PLAN
(SCALE 1:100)



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

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/0002/2023 | | | |

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |

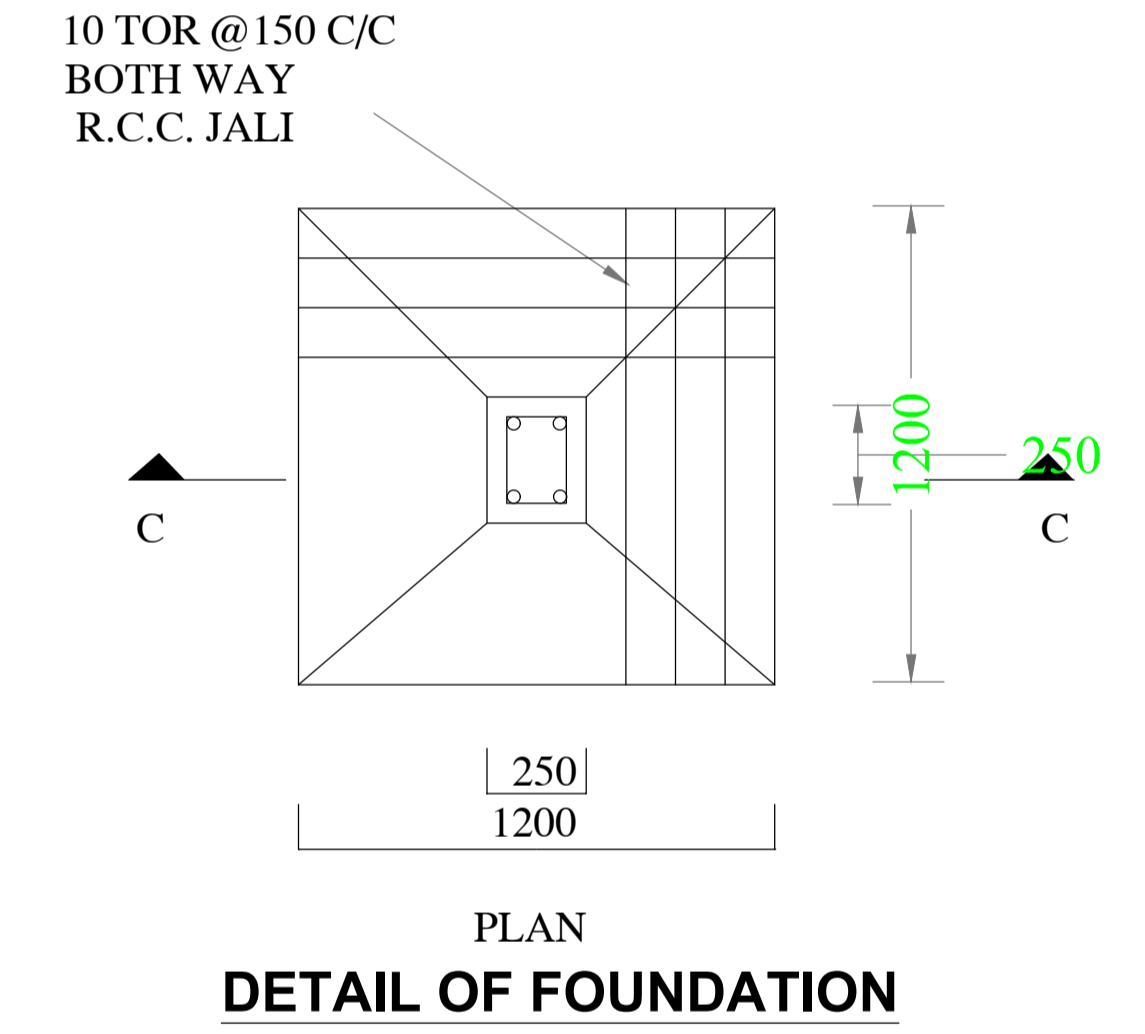
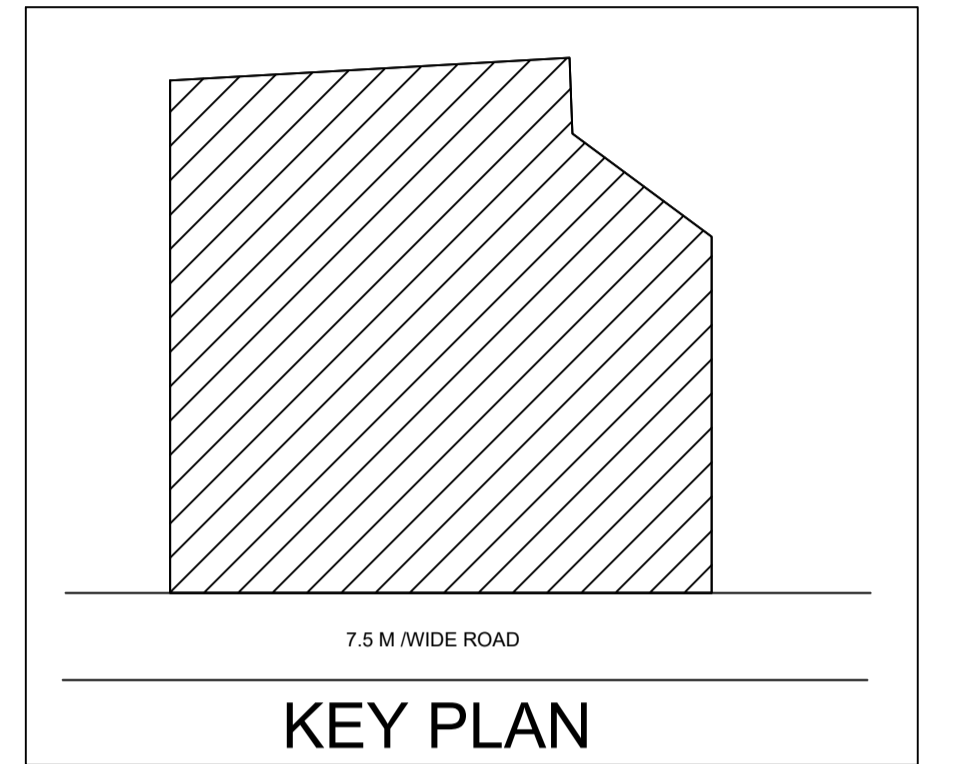
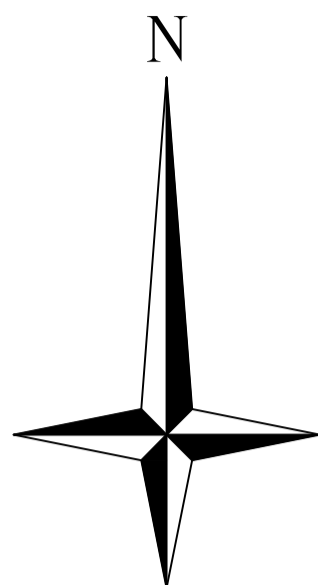
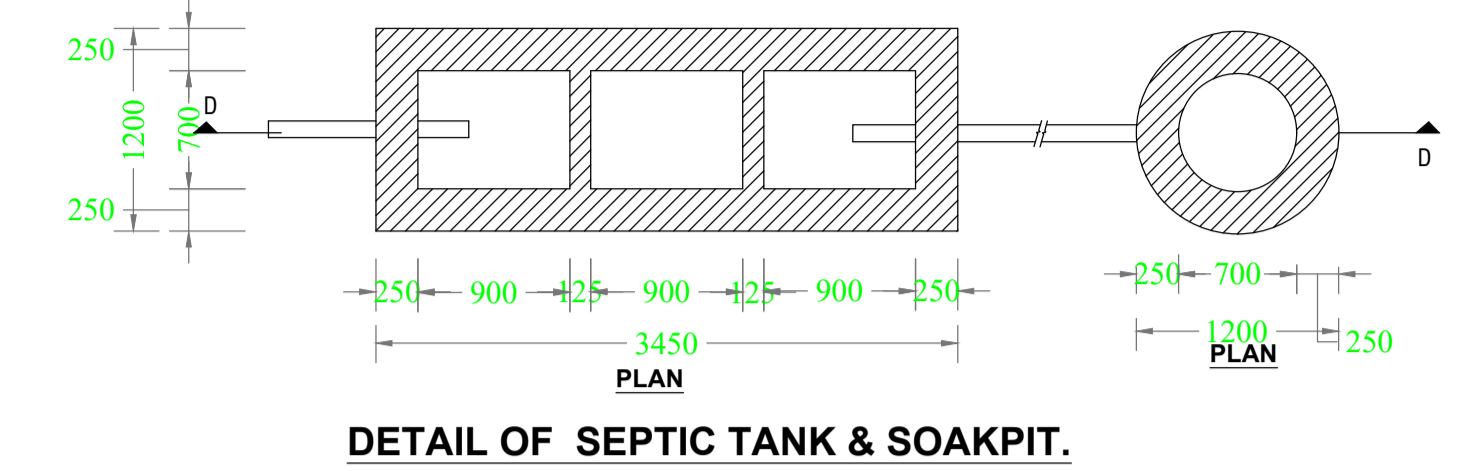
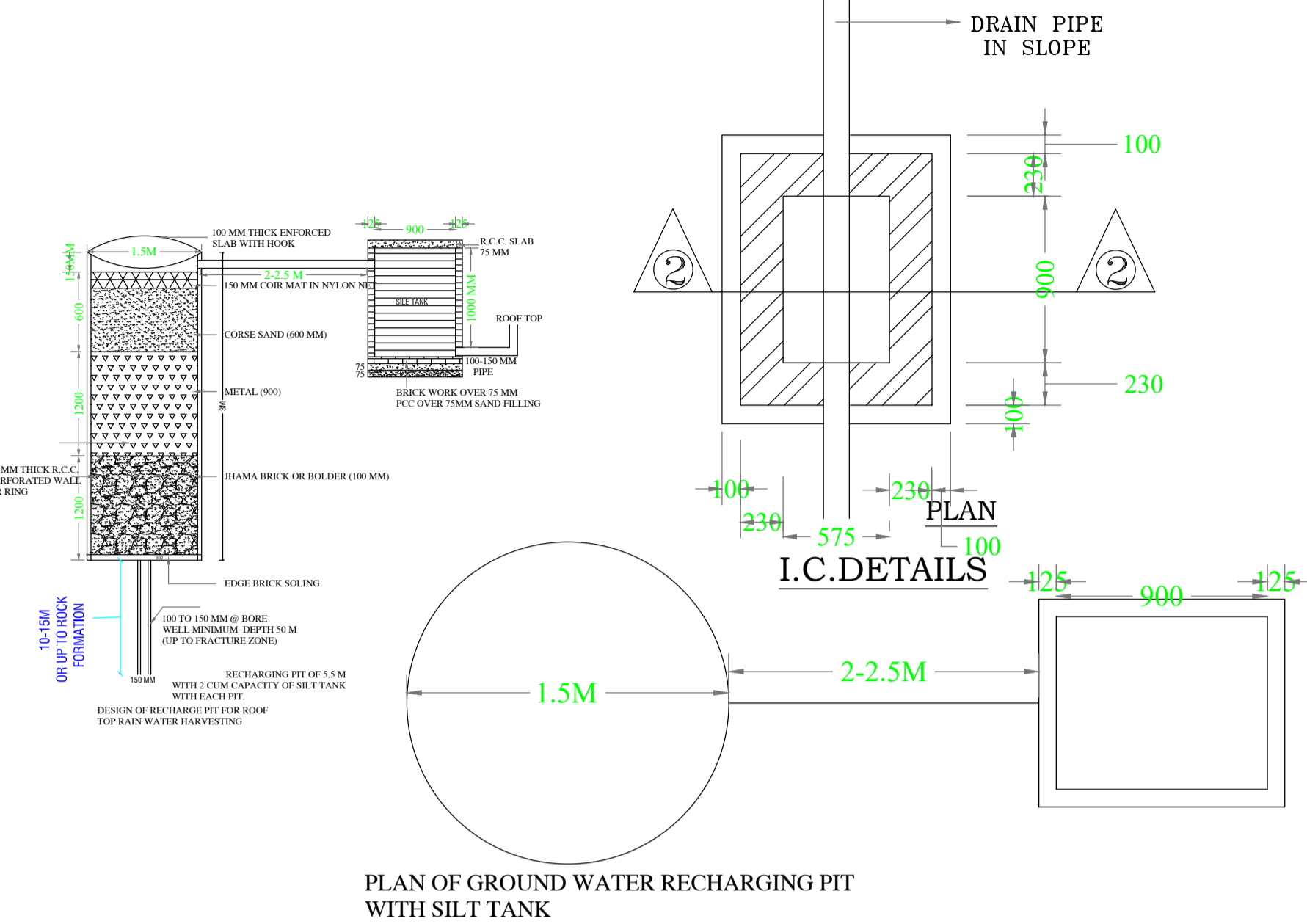


| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/0002/2023 | | | |

| Proposal Basic Information | |
|----------------------------|------------------------------------|
| Proposal File No. | DGMC/BP/0025/W12/2023 |
| Owner Name | TIWARI AUTOMOBILES PRIVATE LIMITED |
| Khata No | 3159 |
| Plot No | 535A,535B |
| Village Name | Deoghar |
| Use | Commercial |
| SubUse | Commercial Bldg |

UnitBUA Table for Building :PROPOSED (COMMERCIAL)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|--------------------------|------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | 48 | SHOP | 208.30 | 206.71 | 1 | 5 |
| | 49 | SHOP | 181.28 | 181.00 | 1 | |
| | 50 | SHOP | 40.03 | 39.51 | 1 | |
| | 51 | SHOP | 7.67 | 7.39 | 1 | |
| | 52 | SHOP | 25.53 | 25.25 | 1 | |
| FIRST FLOOR PLAN | 06 | SHOP | 207.65 | 206.99 | 1 | 4 |
| | 07 | SHOP | 183.58 | 182.52 | 1 | |
| | 08 | SHOP | 33.85 | 33.56 | 1 | |
| | 09 | SHOP | 36.22 | 35.36 | 1 | |
| SECOND FLOOR PLAN | 01 | SHOP | 207.57 | 207.33 | 1 | 4 |
| | 02 | SHOP | 183.73 | 183.52 | 1 | |
| TYPICAL -3-4- FLOOR PLAN | 03 | SHOP | 36.21 | 36.00 | 1 | 72 |
| | 04 | SHOP | 32.79 | 32.65 | 1 | |
| | 10 | SHOP | 4.16 | 4.08 | 1 | |
| | 11 | SHOP | 14.36 | 14.31 | 1 | |
| | 12 | SHOP | 22.66 | 22.39 | 1 | |
| | 13 | SHOP | 8.56 | 8.49 | 1 | |
| | 14 | SHOP | 7.93 | 7.88 | 1 | |
| | 15 | SHOP | 7.46 | 7.39 | 1 | |
| | 16 | SHOP | 18.34 | 18.01 | 1 | |
| | 17 | SHOP | 3.70 | 3.66 | 1 | |
| | 18 | SHOP | 16.57 | 16.27 | 1 | |
| | 19 | SHOP | 3.69 | 3.65 | 1 | |
| | 20 | SHOP | 18.23 | 17.95 | 1 | |
| | 21 | SHOP | 3.70 | 3.66 | 1 | |
| | 22 | SHOP | 18.25 | 17.95 | 1 | |
| | 23 | SHOP | 3.69 | 3.65 | 1 | |
| | 25 | SHOP | 26.88 | 26.46 | 1 | |
| | 26 | SHOP | 5.50 | 5.36 | 1 | |
| | 27 | SHOP | 5.60 | 5.49 | 1 | |
| | 28 | SHOP | 13.36 | 13.16 | 1 | |
| | 29 | SHOP | 2.80 | 2.78 | 1 | |
| | 30 | SHOP | 10.98 | 10.92 | 1 | |
| | 32 | SHOP | 2.60 | 2.57 | 1 | |
| | 33 | SHOP | 11.14 | 11.08 | 1 | |
| | 34 | SHOP | 2.90 | 2.85 | 1 | |
| | 35 | SHOP | 11.63 | 11.33 | 1 | |
| | 37 | SHOP | 2.60 | 2.55 | 1 | |
| 38 | SHOP | 11.76 | 11.43 | 1 | | |
| 39 | SHOP | 10.41 | 10.21 | 1 | | |
| 40 | SHOP | 2.61 | 2.56 | 1 | | |
| 41 | SHOP | 2.60 | 2.57 | 1 | | |
| 42 | SHOP | 10.35 | 10.02 | 1 | | |
| 43 | SHOP | 10.37 | 10.20 | 1 | | |
| 44 | SHOP | 2.61 | 2.52 | 1 | | |
| 45 | SHOP | 2.60 | 2.51 | 1 | | |
| 46 | SHOP | 10.39 | 10.10 | 1 | | |
| 47 | SHOP | 14.60 | 14.36 | 1 | | |
| 48 | SHOP | 2.92 | 2.86 | 1 | | |
| Total: | - | - | 2041.45 | 2024.26 | 85 | 85 |

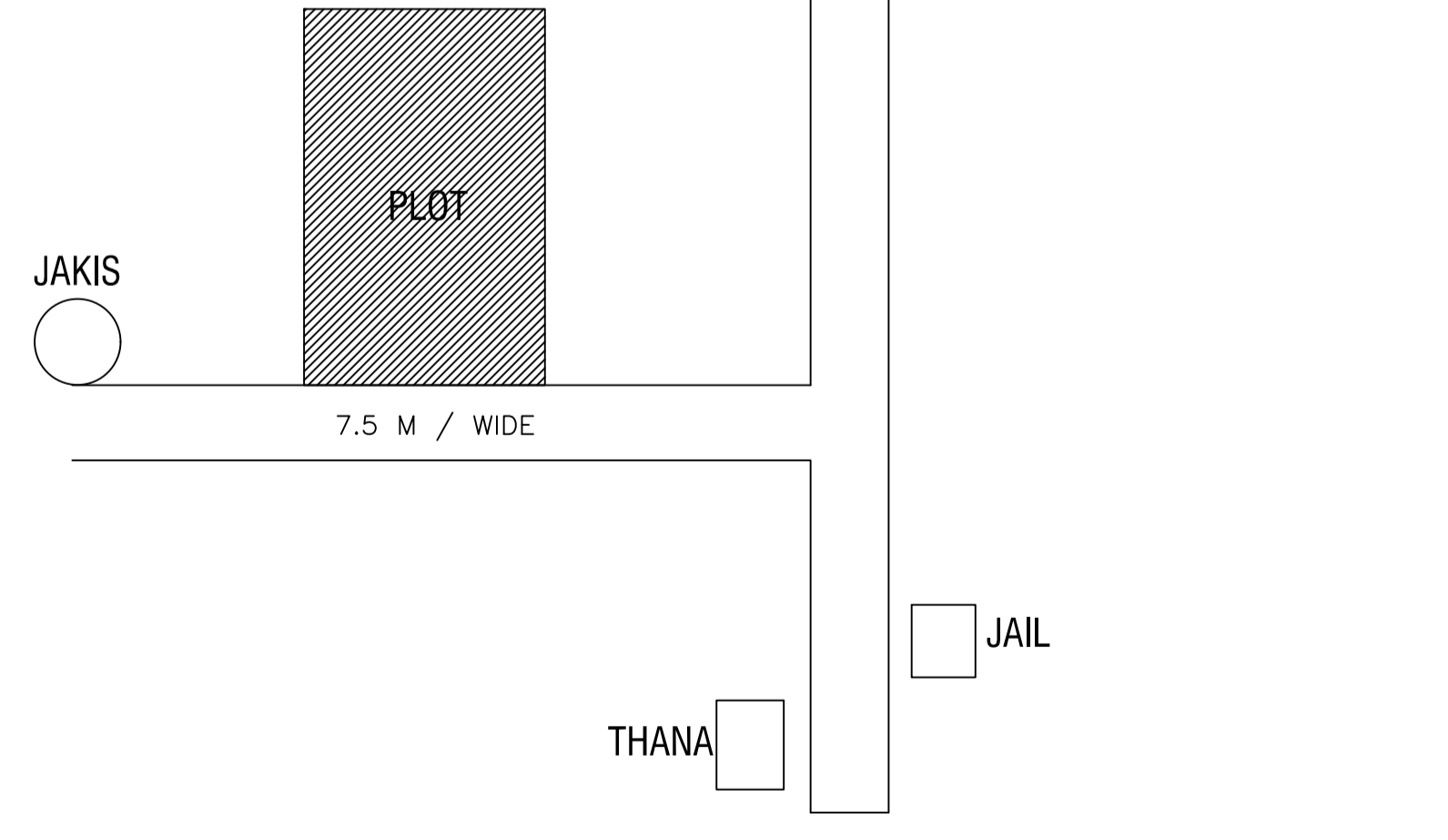


SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|-----------------------|------|--------|--------|-----|
| PROPOSED (COMMERCIAL) | d | 0.75 | 2.10 | 02 |
| PROPOSED (COMMERCIAL) | D2 | 0.99 | 2.10 | 04 |
| PROPOSED (COMMERCIAL) | D2 | 1.00 | 2.10 | 68 |
| PROPOSED (COMMERCIAL) | d1 | 1.00 | 2.10 | 16 |
| PROPOSED (COMMERCIAL) | D1 | 1.00 | 2.10 | 02 |
| PROPOSED (COMMERCIAL) | d1 | 1.20 | 2.10 | 02 |
| PROPOSED (COMMERCIAL) | d3 | 1.20 | 2.10 | 05 |
| PROPOSED (COMMERCIAL) | D2 | 1.20 | 2.10 | 05 |
| PROPOSED (COMMERCIAL) | D2 | 1.50 | 2.10 | 07 |
| PROPOSED (COMMERCIAL) | SD | 3.00 | 2.10 | 04 |

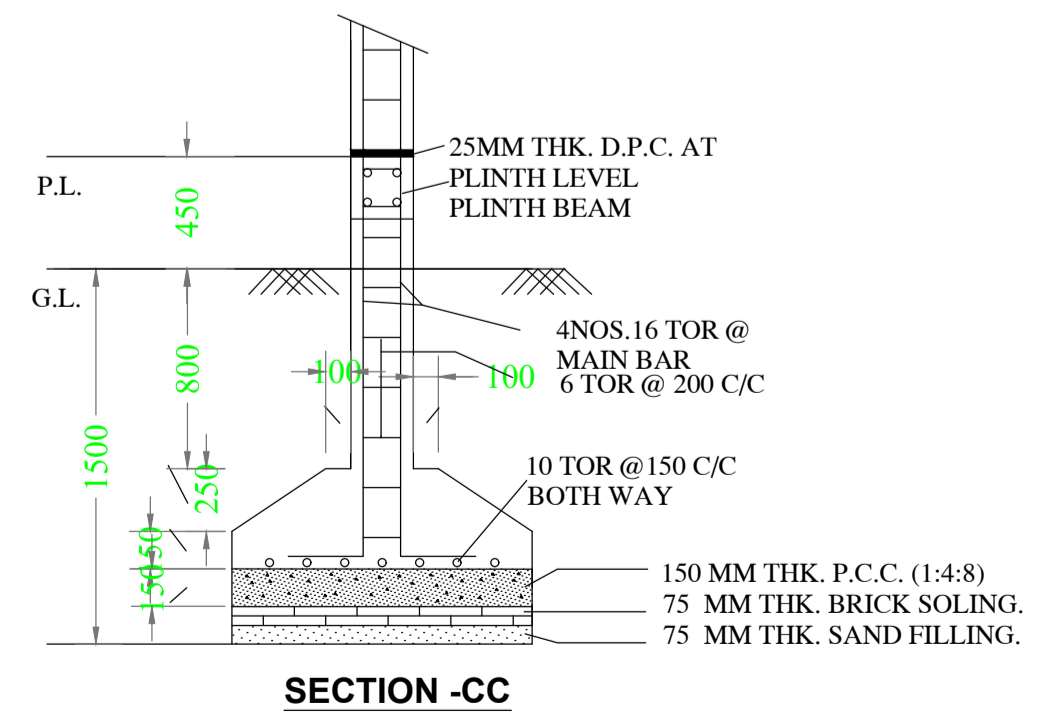
SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|-----------------------|------|--------|--------|-----|
| PROPOSED (COMMERCIAL) | v | 0.75 | 0.75 | 30 |
| PROPOSED (COMMERCIAL) | v | 0.75 | 1.20 | 06 |
| PROPOSED (COMMERCIAL) | w2 | 1.79 | 1.20 | 01 |
| PROPOSED (COMMERCIAL) | w2 | 1.80 | 1.20 | 57 |
| PROPOSED (COMMERCIAL) | w2 | 1.80 | 1.20 | 06 |



Building :PROPOSED (COMMERCIAL)

| 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 | Void | Parking | | | | | |
| Basement Floor | 894.69 | 14.88 | 0.00 | 0.00 | 848.50 | 0.00 | 31.32 | 31.32 | 31.32 | 00 |
| Ground Floor | 582.65 | 0.00 | 0.00 | 0.00 | 582.65 | 0.00 | 582.65 | 582.65 | 582.65 | 05 |
| First Floor | 596.50 | 14.88 | 6.93 | 0.00 | 574.69 | 0.00 | 574.69 | 574.69 | 574.69 | 04 |
| Second Floor | 597.21 | 14.88 | 7.28 | 0.00 | 575.05 | 0.00 | 575.05 | 575.05 | 575.05 | 04 |
| Third Floor | 636.29 | 14.88 | 26.82 | 12.30 | 582.29 | 0.00 | 582.29 | 582.29 | 582.29 | 36 |
| Fourth Floor | 636.29 | 14.88 | 26.82 | 12.30 | 582.29 | 0.00 | 582.29 | 582.29 | 582.29 | 36 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 3943.63 | 74.40 | 67.85 | 24.60 | 848.50 | 2896.98 | 31.32 | 2928.29 | 2928.29 | 85 |
| Total Number of Same Buildings : | 1 | | | | | | | | | |
| Total : | 3943.63 | 74.40 | 67.85 | 24.60 | 848.50 | 2896.98 | 31.32 | 2928.29 | 2928.29 | 85 |



Balcony Calculations Table

| FLOOR | SIZE | AREA | TOTAL AREA |
|--------------------------|---------------------|-------|------------|
| FIRST FLOOR PLAN | 1.10 X 6.23 X 1 X 1 | 6.86 | 13.86 |
| | 1.10 X 6.36 X 1 X 1 | 7.00 | |
| SECOND FLOOR PLAN | 1.18 X 5.82 X 1 X 1 | 6.85 | 14.56 |
| | 1.18 X 6.55 X 1 X 1 | 7.71 | |
| TYPICAL -3-4- FLOOR PLAN | 1.10 X 7.31 X 1 X 2 | 16.08 | 107.30 |
| | 1.10 X 7.64 X 2 X 2 | 33.64 | |
| | 1.10 X 7.10 X 1 X 2 | 15.62 | |
| | 1.10 X 6.75 X 1 X 2 | 14.86 | |
| | 1.10 X 5.31 X 1 X 2 | 11.68 | |
| | 1.18 X 6.55 X 1 X 2 | 15.42 | |
| Total | - | - | 135.72 |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| DHARMENDRA KUMAR DGMC/ARC/0002/2023 | | | |