

Proposal Basic Information	
Proposal File No.	DGMC/BP/0028/W18/2023
Owner Name	SHIV SHANKAR JHA
Khata No	JB.NO -999/3
Plot No	9
Village Name	Deoghar
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



Buildingwise Floor FAR Details

Floor Name	Building Name AA (SHIV SHANKAR JHA)		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	268.32	10.56	268.32	10.56
Ground Floor	266.12	266.12	266.12	266.12
First Floor	266.12	261.37	266.12	261.37
Second Floor	279.10	267.86	279.10	267.86
Third Floor	279.10	267.86	279.10	267.86
Fourth Floor	179.14	171.41	179.14	171.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1537.90	1245.18	1537.90	1245.18

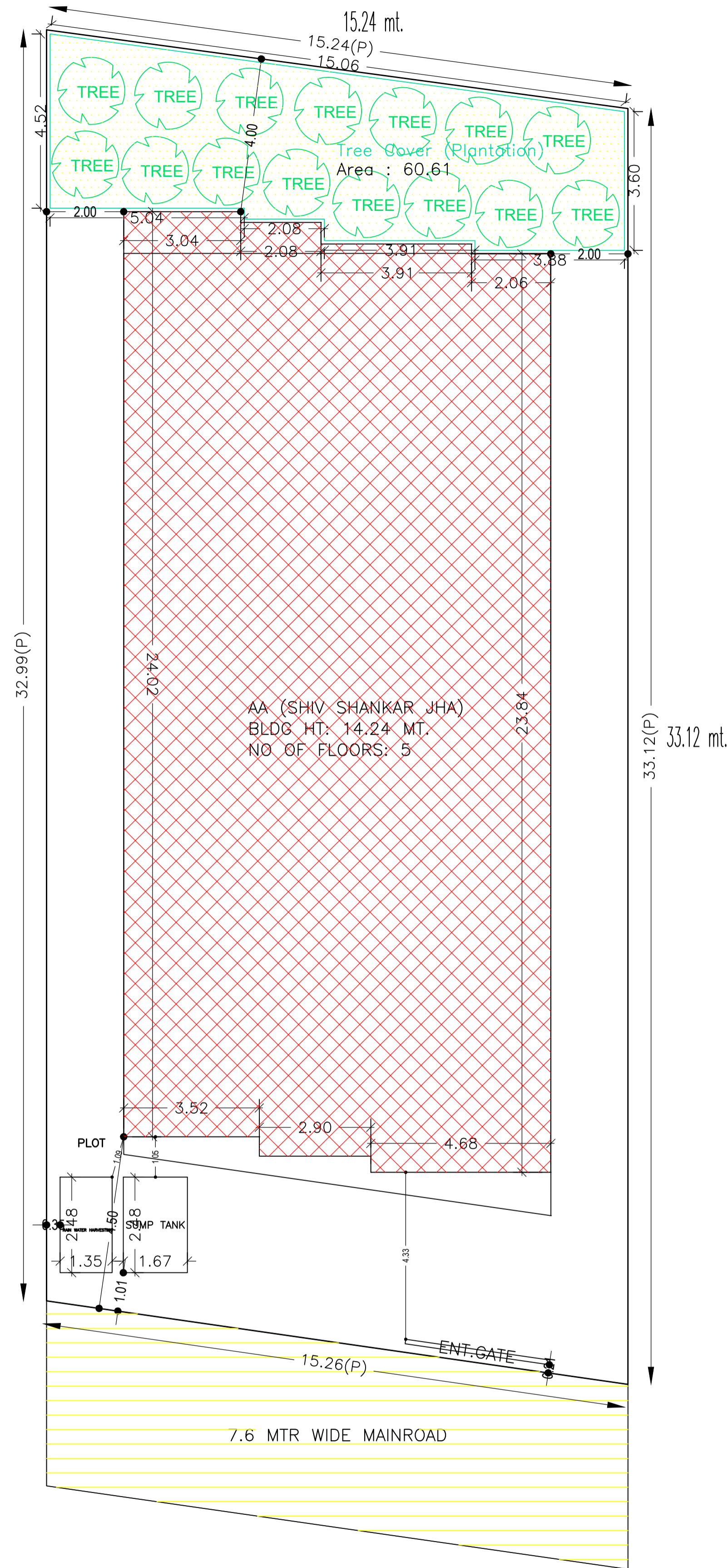
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (SHIV SHANKAR JHA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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	Accessory Use	Parking					
AA (SHIV SHANKAR JHA)	1	1537.90	23.75	15.96	3.49	249.51	1234.62	10.56	1245.18	1245.18	01
Grand Total	1	1537.90	23.75	15.96	3.49	249.51	1234.62	10.56	1245.18	1245.18	01

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



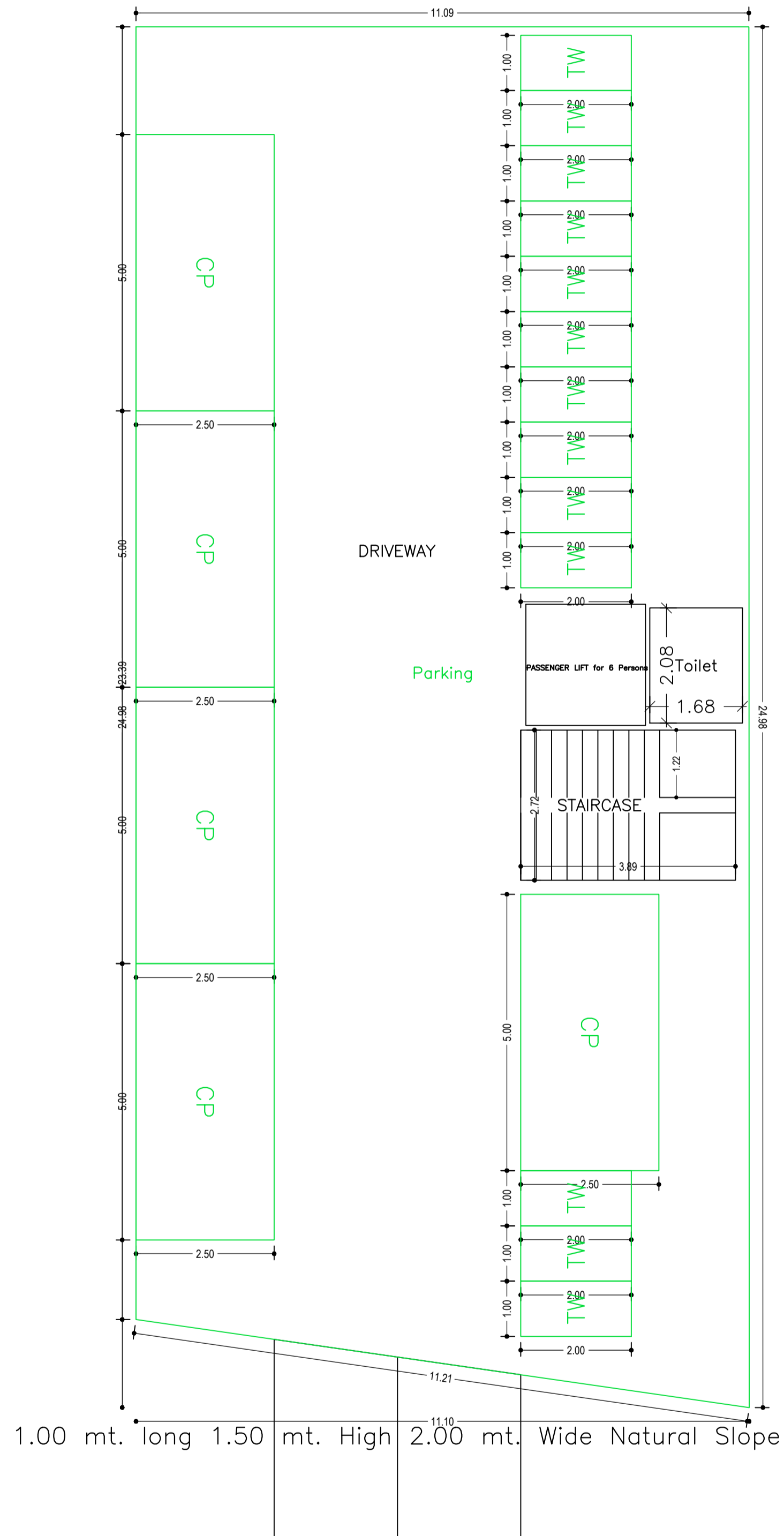
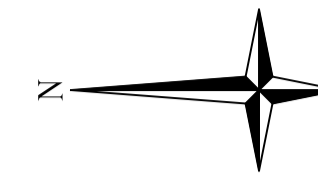
SITE PLAN

AREA STATEMENT		VERSION NO.: 1.0.66
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DEOGHAR	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: DGMC/BP/0028/W18/2023	Plot/SubPlot No: 9	
Application Type: General Proposal	North: Plot No. - OTHER'S LAND , MEASUREMENT 108'-8"	
Project Type: Building Permission	South: Plot No. - RAY BHAWAN , MEASUREMENT 109'-10"	
Nature of Development: New	East: Plot No. - OTHER'S LAND , MEASUREMENT 49'-10"	
Location of Development Area: Old Area	West: Plot No. - BN JHA PATH ROAD 25'	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	499.27
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	499.27
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		60.61
Total		60.61
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	438.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	499.27
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	499.27
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		299.56
Proposed Coverage Area (53.30 %)		266.12
Total Prop. Coverage Area (53.3 %)		266.12
Balance coverage area (6.70 %)		33.44
FAR CHECK		
Perm. FAR Area (2.500)		1248.17
Total Perm. FAR area		1248.17
Residential FAR		1234.62
Proposed FAR Area		1245.18
Total Proposed FAR Area		1245.18
Consumed FAR (Factor)		2.49
Balance FAR Area		2.99
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1537.90
ARCHITECT (Regd)	SIDHARTH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHIV SHANKAR JHA	
DEVELOPMENT AUTHORITY		LOCAL BODY

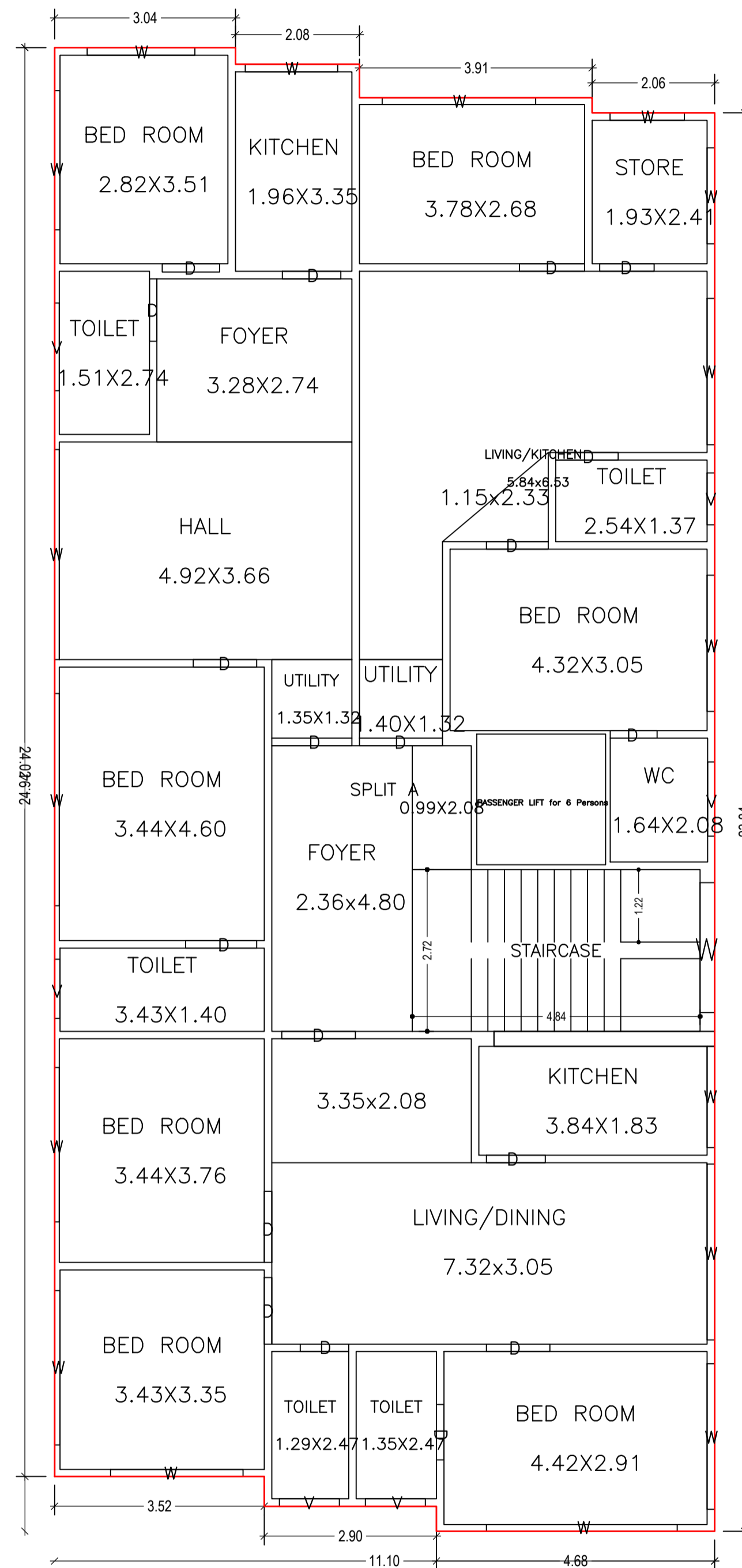
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SIDHARTH DGMC/ARC/0002/2016			

Proposal Basic Information

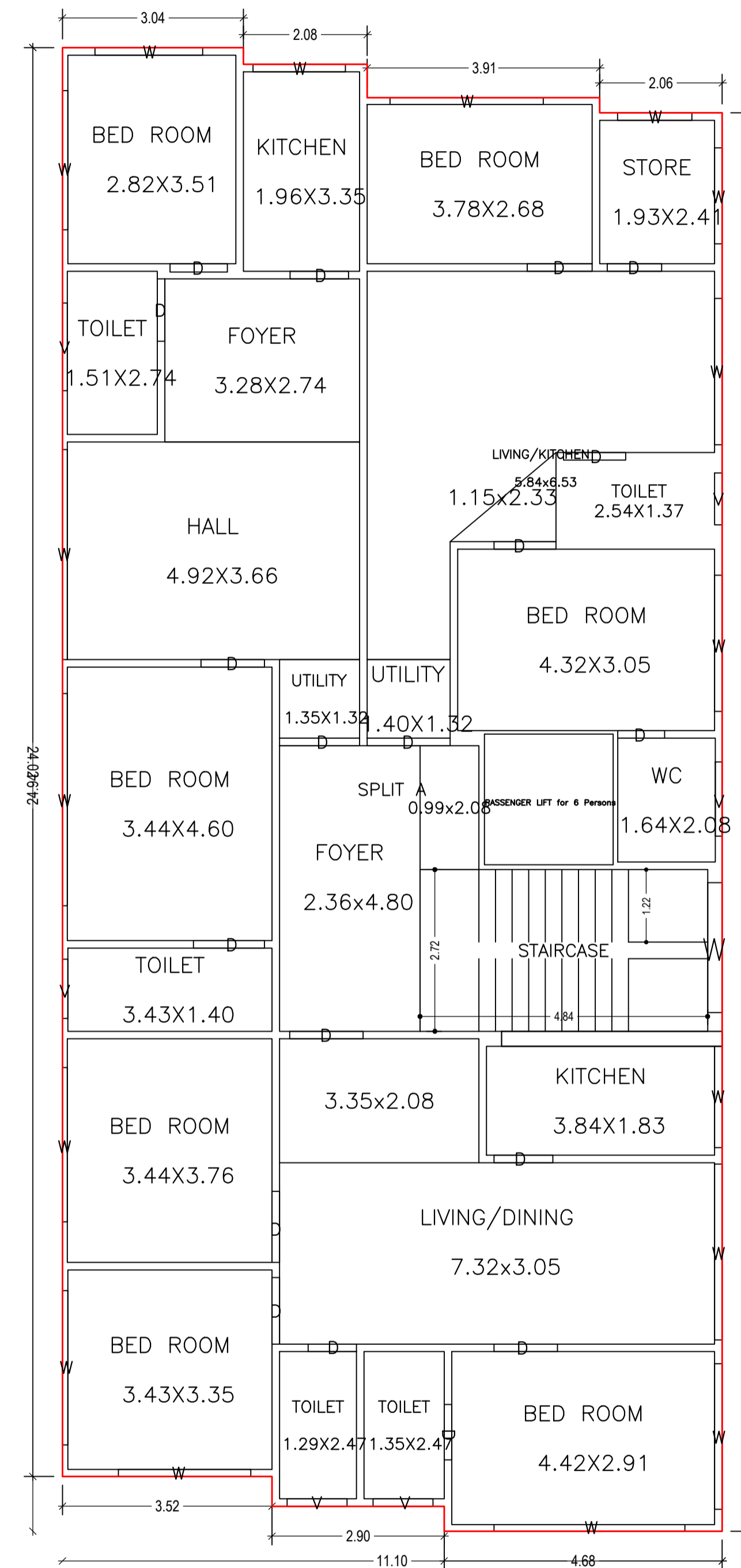
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SubUse	Bungalow/ Dwelling / Non Apartment



BASEMENT FLOOR PLAN
(SCALE 1:100)



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

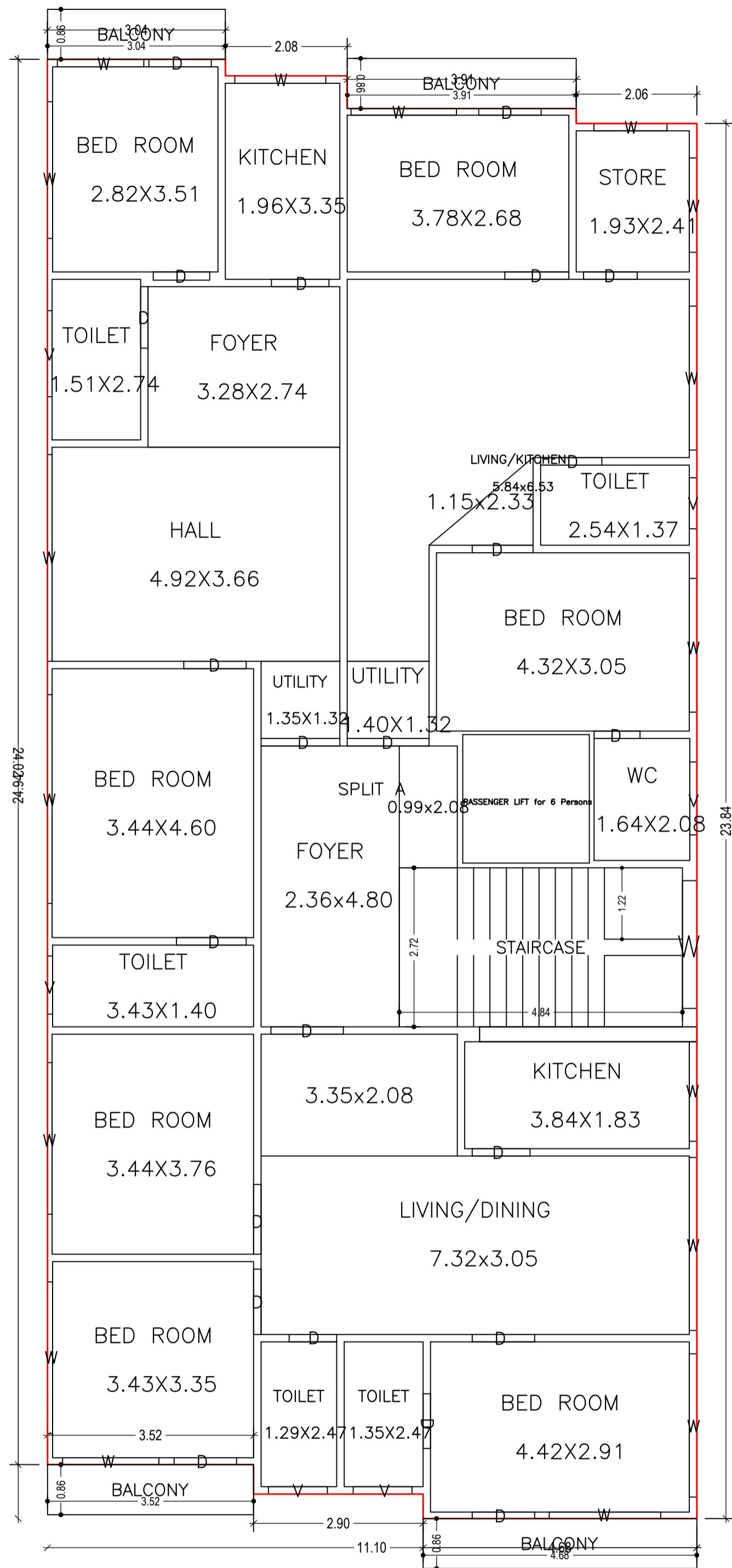
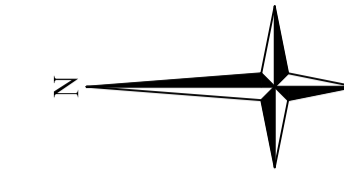


FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

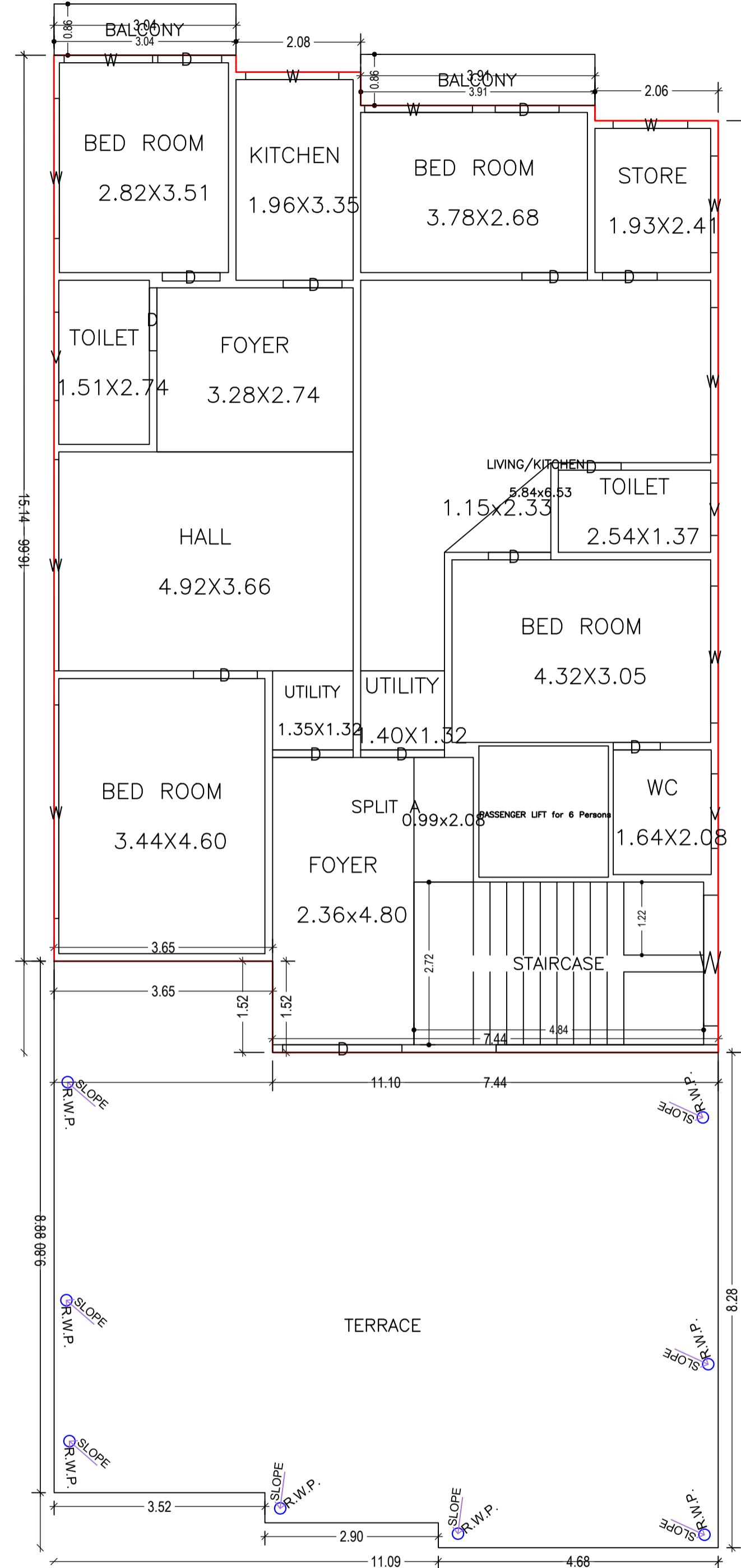
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SIDHARTH DGMC/ARC/0002/2016			

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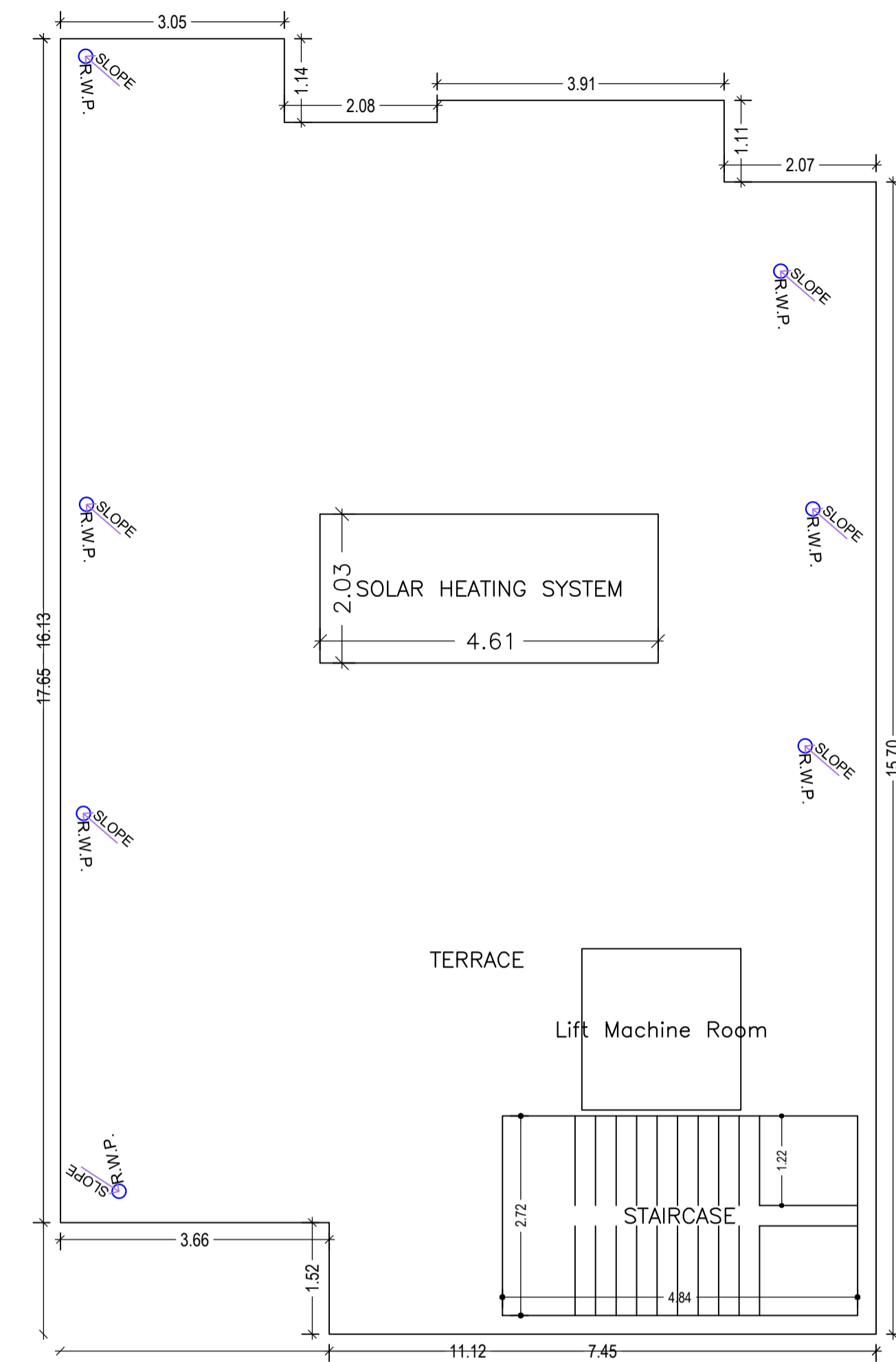
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Plot No	9
Village Name	Deoghar
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SubUse	Bungalow/ Dwelling / Non Apartment



TYPICAL – 2, 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

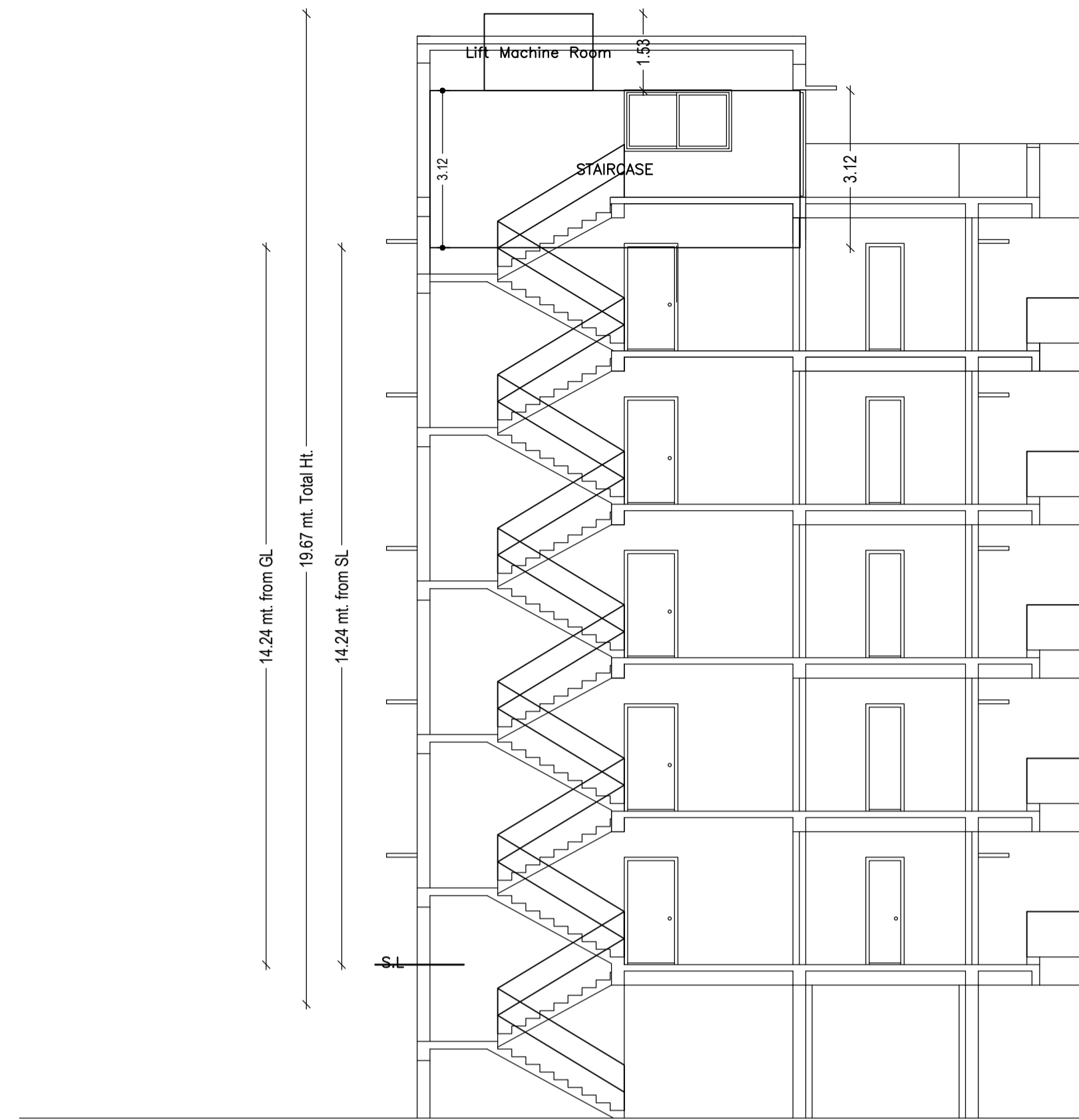
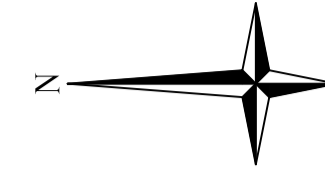


TERRACE FLOOR PLAN
(SCALE 1:100)

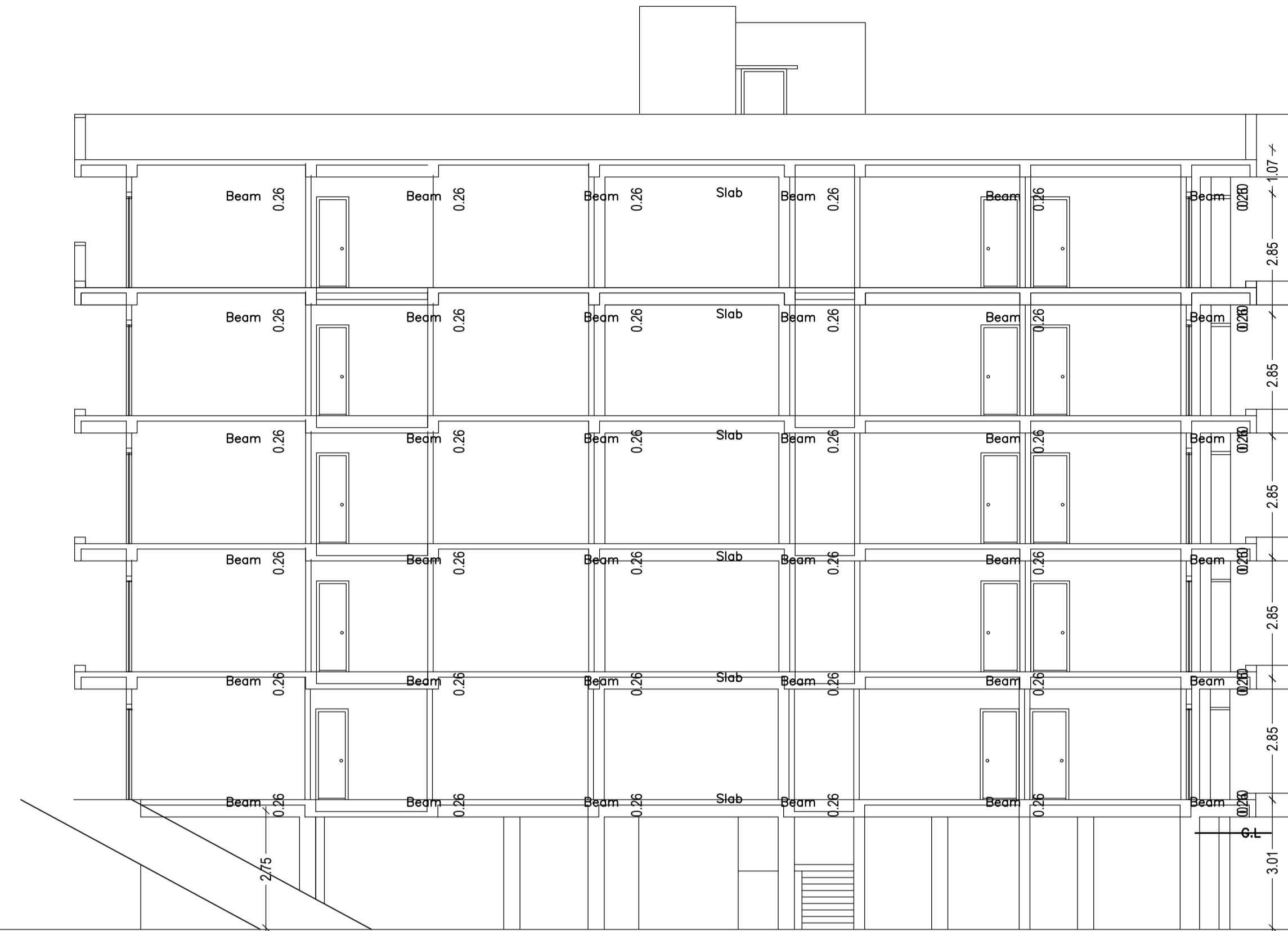
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SIDHARTH DGMC/ARC/0002/2016			

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AT A-A' AXIS



AT B-B' AXIS



FRONT ELEVATION



LEFT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SIDHARTH DGMC/ARC/0002/2016			

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Building :AA (SHIV SHANKAR JHA)

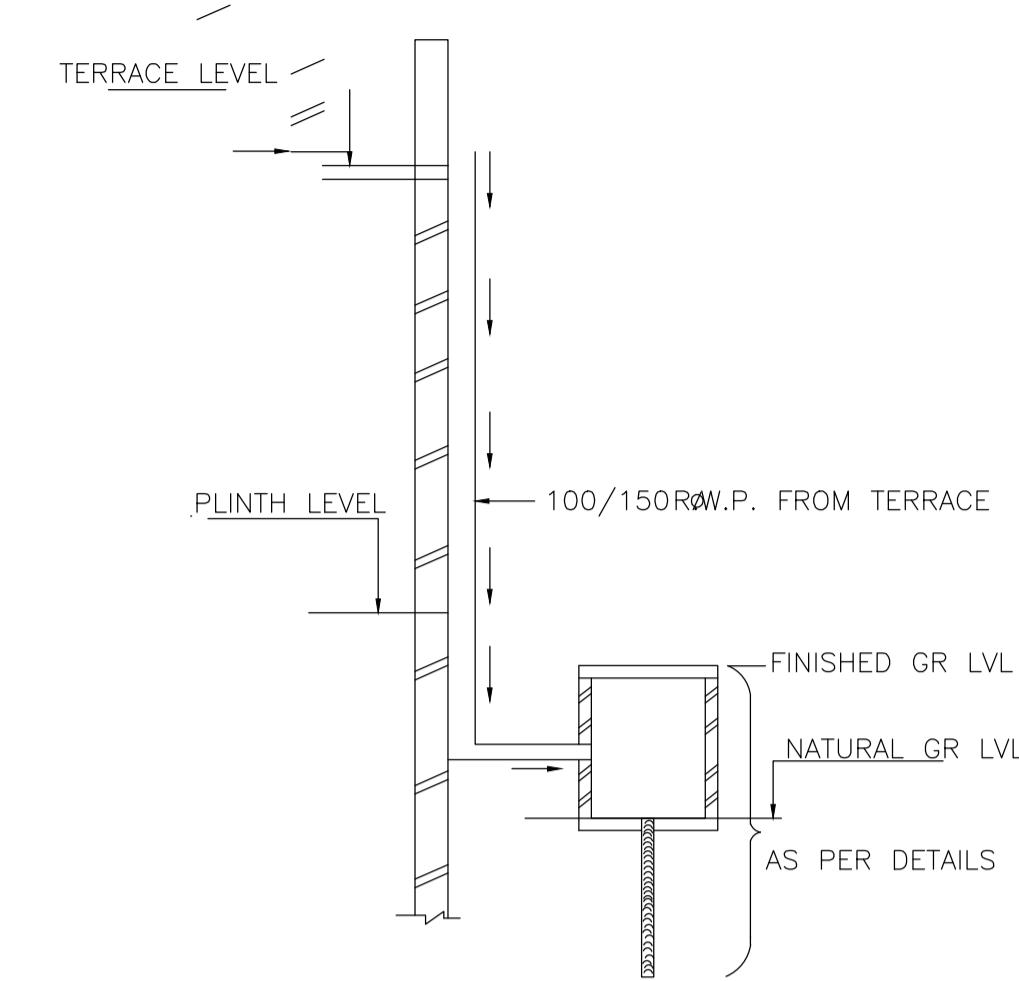
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Accessory Use	Parking					
Basement Floor	268.32	4.75	0.00	3.49	249.51	0.00	10.56	10.56	10.56	00
Ground Floor	266.12	0.00	0.00	0.00	0.00	266.12	0.00	266.12	266.12	01
First Floor	266.12	4.75	0.00	0.00	0.00	261.37	0.00	261.37	261.37	00
Second Floor	279.10	4.75	6.49	0.00	0.00	267.86	0.00	267.86	267.86	00
Third Floor	279.10	4.75	6.49	0.00	0.00	267.86	0.00	267.86	267.86	00
Fourth Floor	179.14	4.75	2.98	0.00	0.00	171.41	0.00	171.41	171.41	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1537.90	23.75	15.96	3.49	249.51	1234.62	10.56	1245.18	1245.18	01
Total Number of Same Buildings :	1									
Total :	1537.90	23.75	15.96	3.49	249.51	1234.62	10.56	1245.18	1245.18	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SHIV SHANKAR JHA)	D	0.79	2.10	05
AA (SHIV SHANKAR JHA)	D	0.81	2.10	04
AA (SHIV SHANKAR JHA)	D	0.91	2.10	05
AA (SHIV SHANKAR JHA)	D	0.93	2.10	04
AA (SHIV SHANKAR JHA)	D	0.97	2.10	05
AA (SHIV SHANKAR JHA)	D	0.98	2.10	05
AA (SHIV SHANKAR JHA)	D	0.99	2.10	04
AA (SHIV SHANKAR JHA)	D	1.04	2.10	05
AA (SHIV SHANKAR JHA)	D	1.05	2.10	10
AA (SHIV SHANKAR JHA)	D	1.07	2.10	19
AA (SHIV SHANKAR JHA)	D	1.09	2.10	05
AA (SHIV SHANKAR JHA)	D	1.12	2.10	04
AA (SHIV SHANKAR JHA)	D	1.19	2.10	08
AA (SHIV SHANKAR JHA)	D	1.24	2.10	04
AA (SHIV SHANKAR JHA)	D	1.35	2.10	05
AA (SHIV SHANKAR JHA)	D	1.40	2.10	05
AA (SHIV SHANKAR JHA)	D	1.99	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (SHIV SHANKAR JHA)	V	0.87	1.20	04
AA (SHIV SHANKAR JHA)	V	1.00	1.20	04
AA (SHIV SHANKAR JHA)	V	1.01	1.20	08
AA (SHIV SHANKAR JHA)	W	1.25	1.20	05
AA (SHIV SHANKAR JHA)	V	1.25	1.20	05
AA (SHIV SHANKAR JHA)	V	1.47	1.20	05
AA (SHIV SHANKAR JHA)	W	1.48	1.20	03
AA (SHIV SHANKAR JHA)	W	1.55	1.20	05
AA (SHIV SHANKAR JHA)	W	1.61	1.20	05
AA (SHIV SHANKAR JHA)	W	1.64	1.20	02
AA (SHIV SHANKAR JHA)	W	1.70	1.20	04
AA (SHIV SHANKAR JHA)	W	1.80	1.20	03
AA (SHIV SHANKAR JHA)	W	1.81	1.20	02
AA (SHIV SHANKAR JHA)	W	1.91	1.20	02
AA (SHIV SHANKAR JHA)	W	2.18	1.20	05
AA (SHIV SHANKAR JHA)	W	2.23	1.20	02
AA (SHIV SHANKAR JHA)	W	2.29	1.20	05
AA (SHIV SHANKAR JHA)	W	2.34	1.20	05
AA (SHIV SHANKAR JHA)	W	2.45	1.20	04
AA (SHIV SHANKAR JHA)	W	2.46	1.20	05
AA (SHIV SHANKAR JHA)	W	2.58	1.20	02
AA (SHIV SHANKAR JHA)	W	2.59	1.20	08
AA (SHIV SHANKAR JHA)	W	2.96	1.20	04
AA (SHIV SHANKAR JHA)	W	3.21	1.20	02
AA (SHIV SHANKAR JHA)	W	3.53	1.20	05
AA (SHIV SHANKAR JHA)	W	3.57	1.20	05



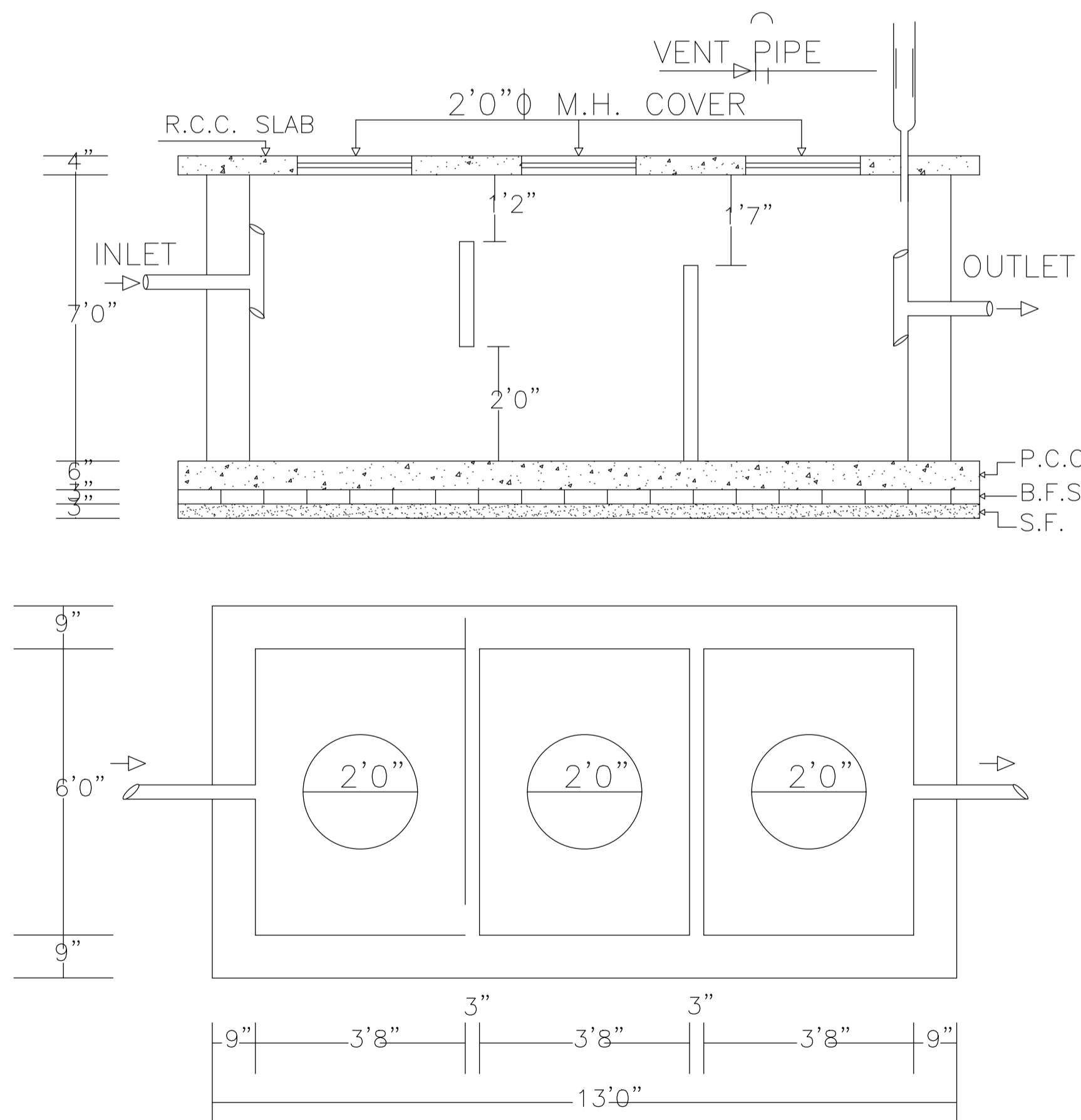
ROOF TOP RAIN WATER COLLECTION SYSTEM

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.86 X 3.04 X 1 X 1	2.60	5.95
	0.86 X 3.91 X 1 X 1	3.35	
TYPICAL - 2, 3 FLOOR PLAN	0.86 X 3.52 X 1 X 2	6.04	25.94
	0.86 X 4.68 X 1 X 2	8.00	
	0.86 X 3.04 X 1 X 2	5.20	
	0.86 X 3.91 X 1 X 2	6.70	
Total	-	-	31.89

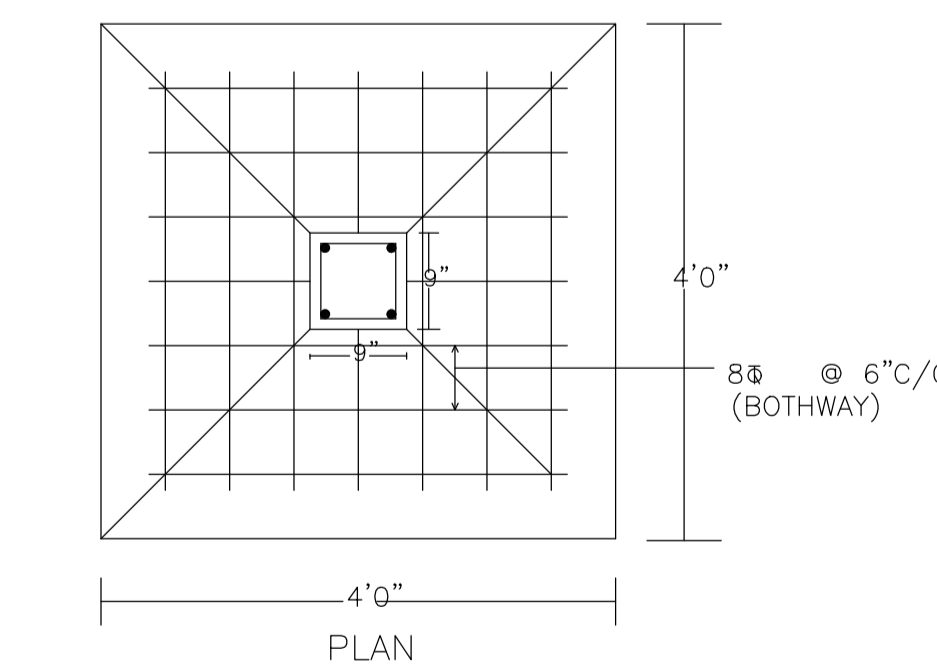
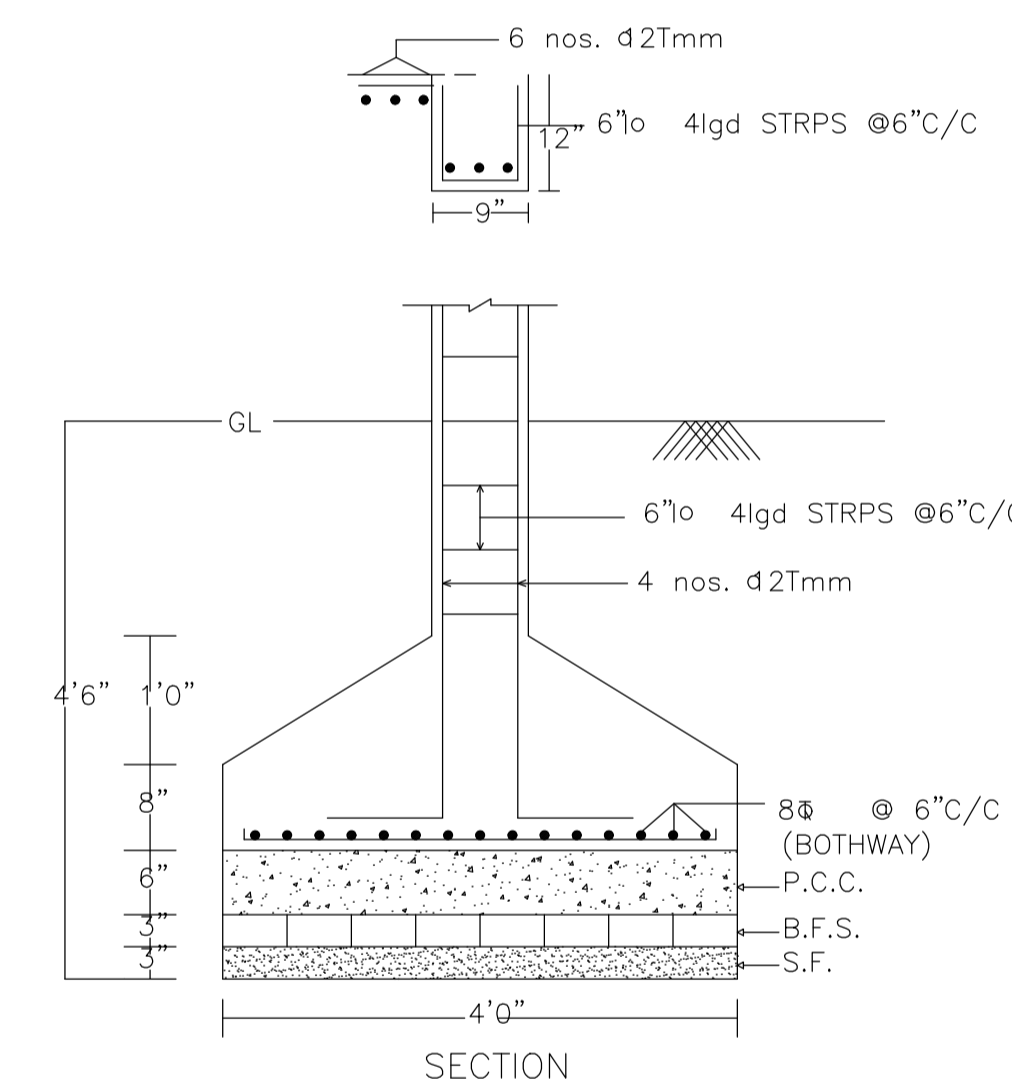
UnitBUA Table for Building :AA (SHIV SHANKAR JHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FOURTH FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	15	0
TYPICAL - 2, 3 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	23	0
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	22	0
GROUND FLOOR PLAN	SPLIT A	FLAT	1245.81	1209.68	23	1
Total:	-	-	1245.81	1209.68	106	1



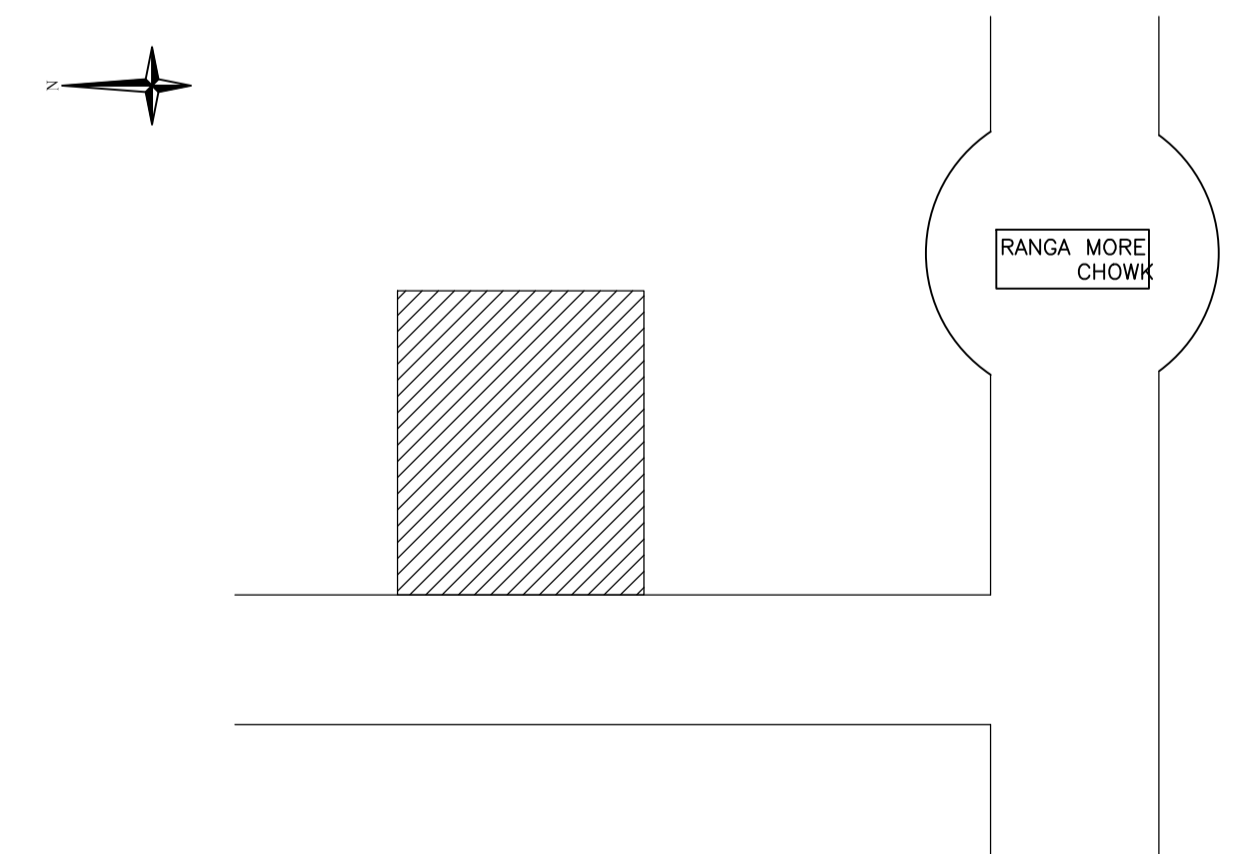
PLAN OF SEPTIC TANK

SCALE:- 1" = 4' - 0"



DETAIL OF COLUMNS

SCALE:- 1" = 2' - 0"



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SIDHARTH DGMC/ARC/0002/2016			