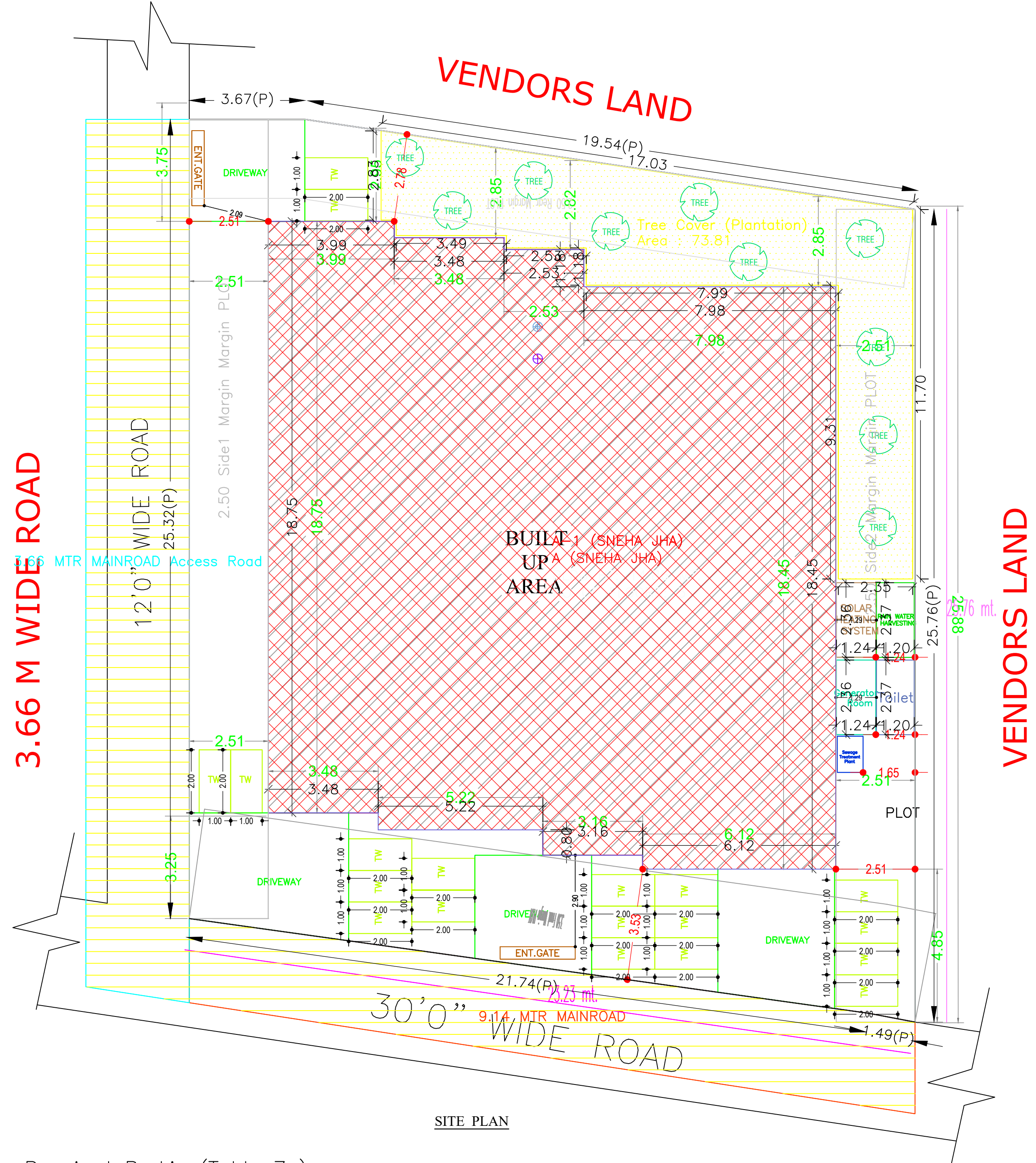


Proposal Basic Information	
Proposal File No.	DGMC/BP/0008/W24/2023
Owner Name	KUBER AASHIYANA PRIVATE LIMITED
Khata No	448
Plot No	04
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SNEHA JHA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name A (SNEHA 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	334.50	13.35	334.50	13.35
Ground Floor	334.50	140.61	334.50	140.61
First Floor	334.49	314.64	334.49	314.64
Second Floor	374.61	334.70	374.61	334.70
Third Floor	374.61	334.70	374.61	334.70
Fourth Floor	374.61	334.70	374.61	334.70
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2127.32	1472.70	2127.32	1472.70

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					
A (SNEHA JHA)	1	2127.32	22.55	60.18	67.55	504.33	1459.35	13.35	1472.70	1472.70	18
Grand Total	1	2127.32	22.55	60.18	67.55	504.33	1459.35	13.35	1472.70	1472.70	18

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: Residential Bldg/Apartment	
Authority: DEOGHAR MUNICIPAL CORPORATION		PlotNearbyReligiousStructure: NA	
Inward_No: DGMC/BP/0008/W24/2023		Plot/SubPlot No: 04	
Application Type: General Proposal		North: Road Width - 9.14 M NIBARAN CHANDRA RAY ROAD	
Project Type: Building Permission		South: Plot No. - VENDORS LAND	
Nature of Development: New		East: Road Width - 4.57 M WIDE ROAD	
Location of Development Area: Old Area		West: Plot No. - VENDORS LAND	
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)		(A)	591.89
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		(A-Deductions)	591.89
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			73.81
Total			73.81
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		(A-Deductions)	518.08
PLOT AREA FOR COVERAGE(Net Plot Area)		(A-Deductions)	591.89
Plot Area for FAR (Net Plot Area + RoadWidening Area)		(A-Deductions)	591.89
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			355.13
Proposed Coverage Area (56.51 %)			334.50
Total Prop. Coverage Area (56.51 %)			334.50
Balance coverage area (3.49 %)			20.63
FAR CHECK			
Perm. FAR Area (2.500)			1479.73
Total Perm. FAR area			1479.73
Residential FAR			1459.36
Proposed FAR Area			1472.71
Total Proposed FAR Area			1472.71
Consumed FAR (Factor)			2.49
Balance FAR Area			7.02
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2127.32
ARCHITECT (Regd)		ALOK KUMAR SINGH	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		KUBER AASHIYANA PRIVATE LIMITED	
DEVELOPMENT AUTHORITY		LOCAL BODY	

Required Parking(Table 7a)

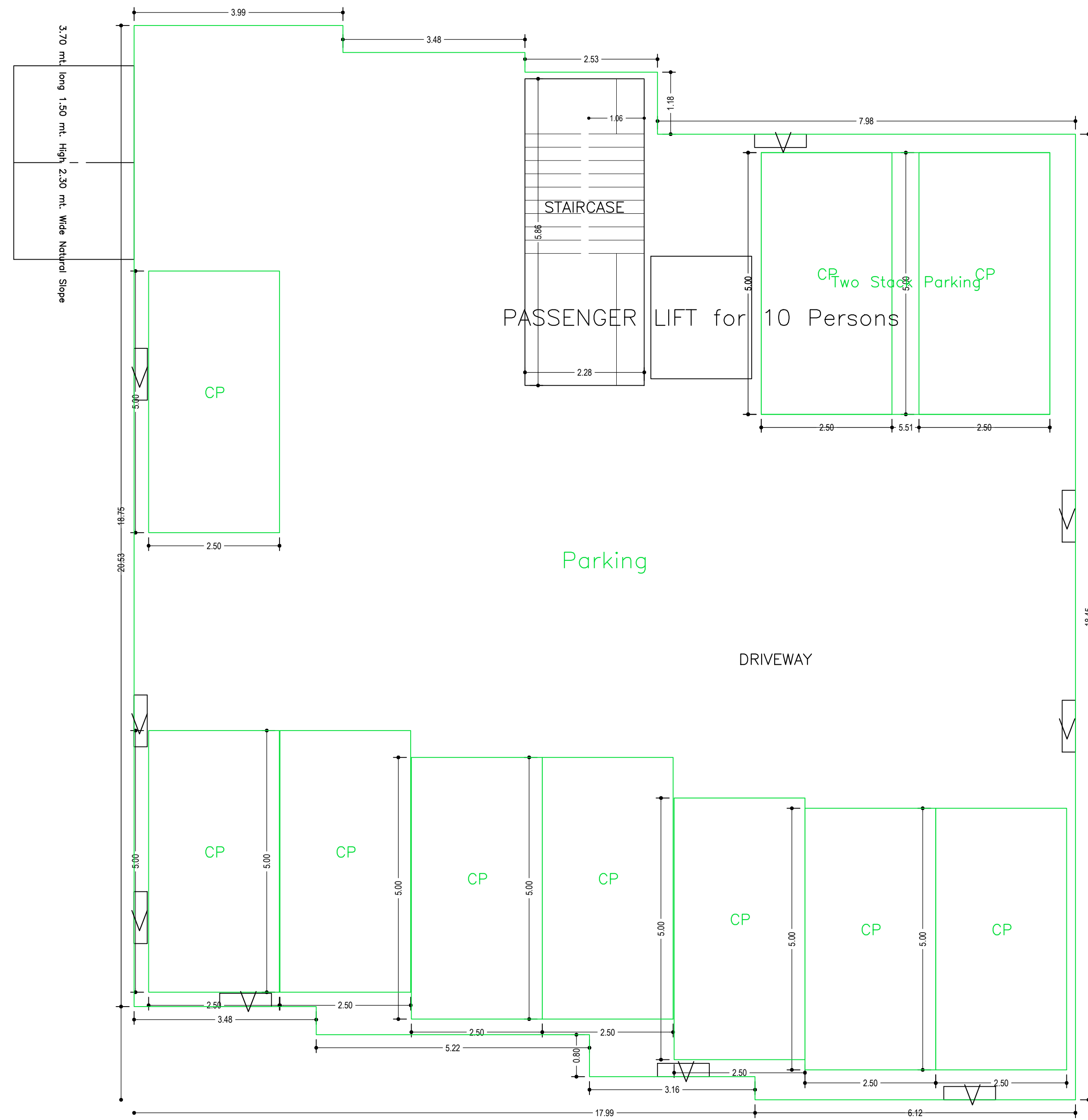
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler				
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (SNEHA JHA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	18.00	1.00	18	-	-	-	-	-		
			> 0	1	18.00	-	-	-	1	2	-	-	-	
Total :			-	-	-	-	18	18	-	2	2	-	0	19

Parking Check (Table 7b)

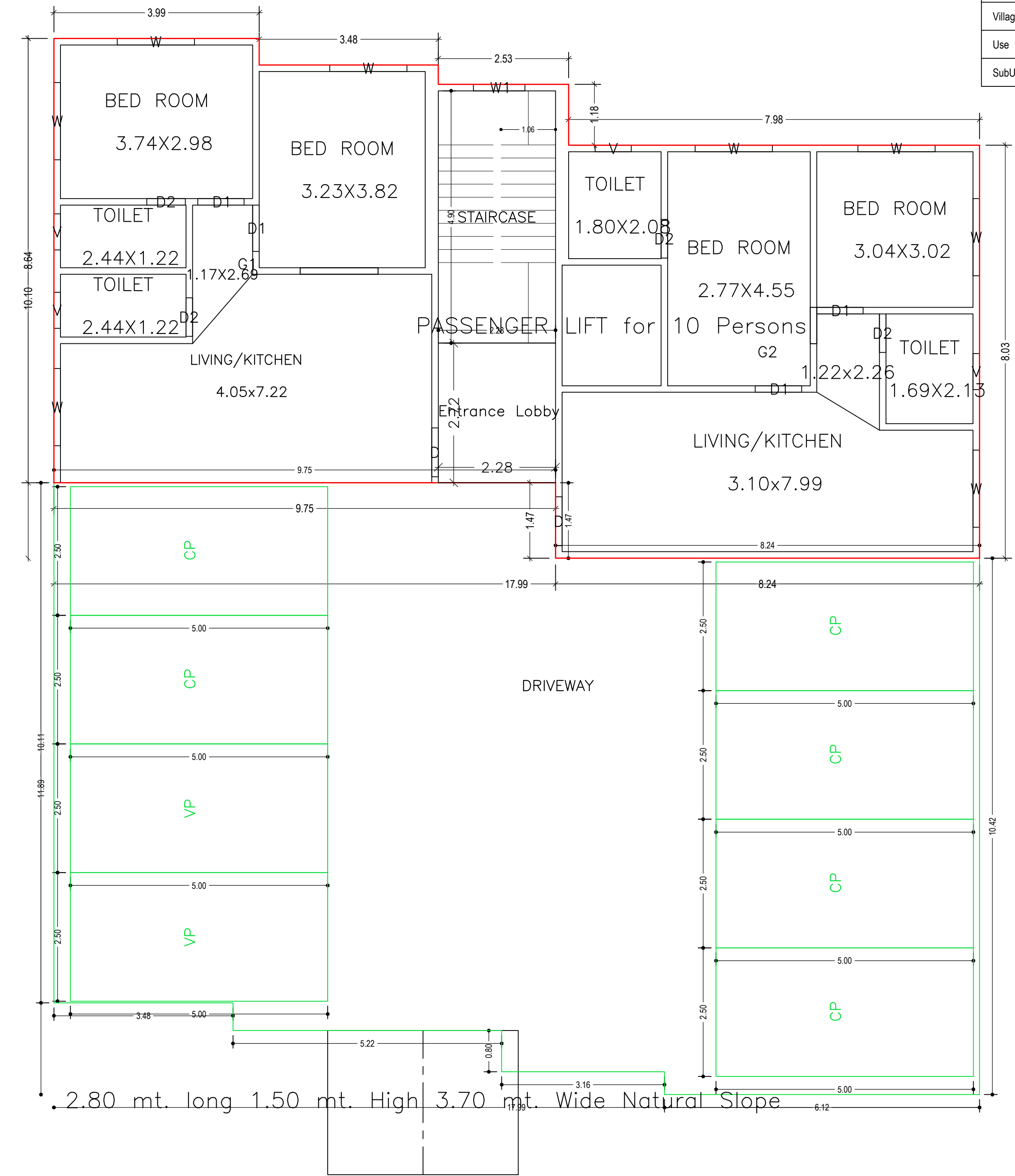
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Two Stack Car	-	-	2	25.00
Total Car	18	225.00	18	225.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	19	38.00
Total TwoWheeler	-	-	19	38.00
Other Parking	-	-	-	279.33
Total		250.00		605.33

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/0008/W24/2023
Owner Name	KUBER AASHIYANA PRIVATE LIMITED
Khata No	448
Plot No	04
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



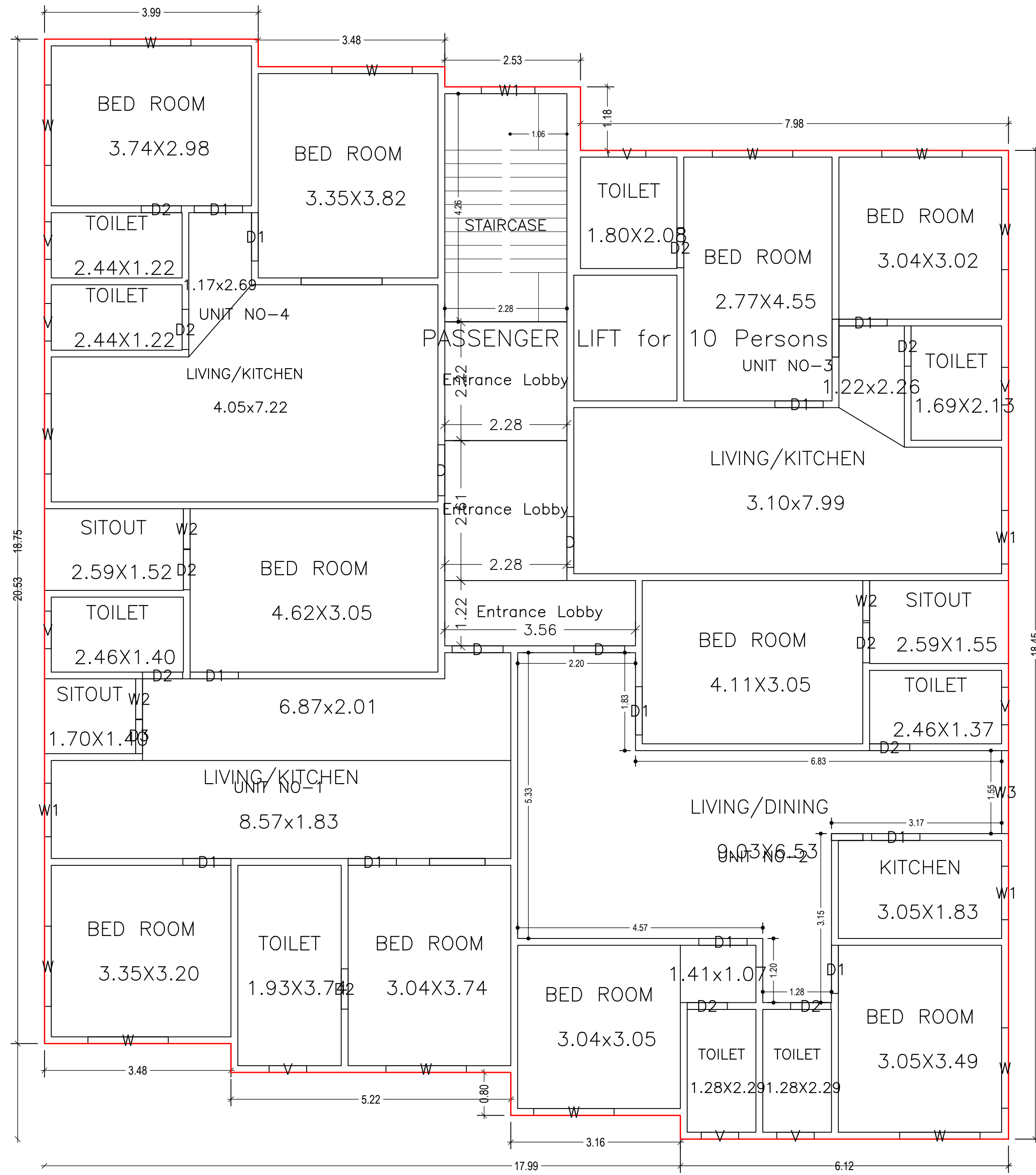
BASEMENT FLOOR PLAN
(SCALE 1:100)



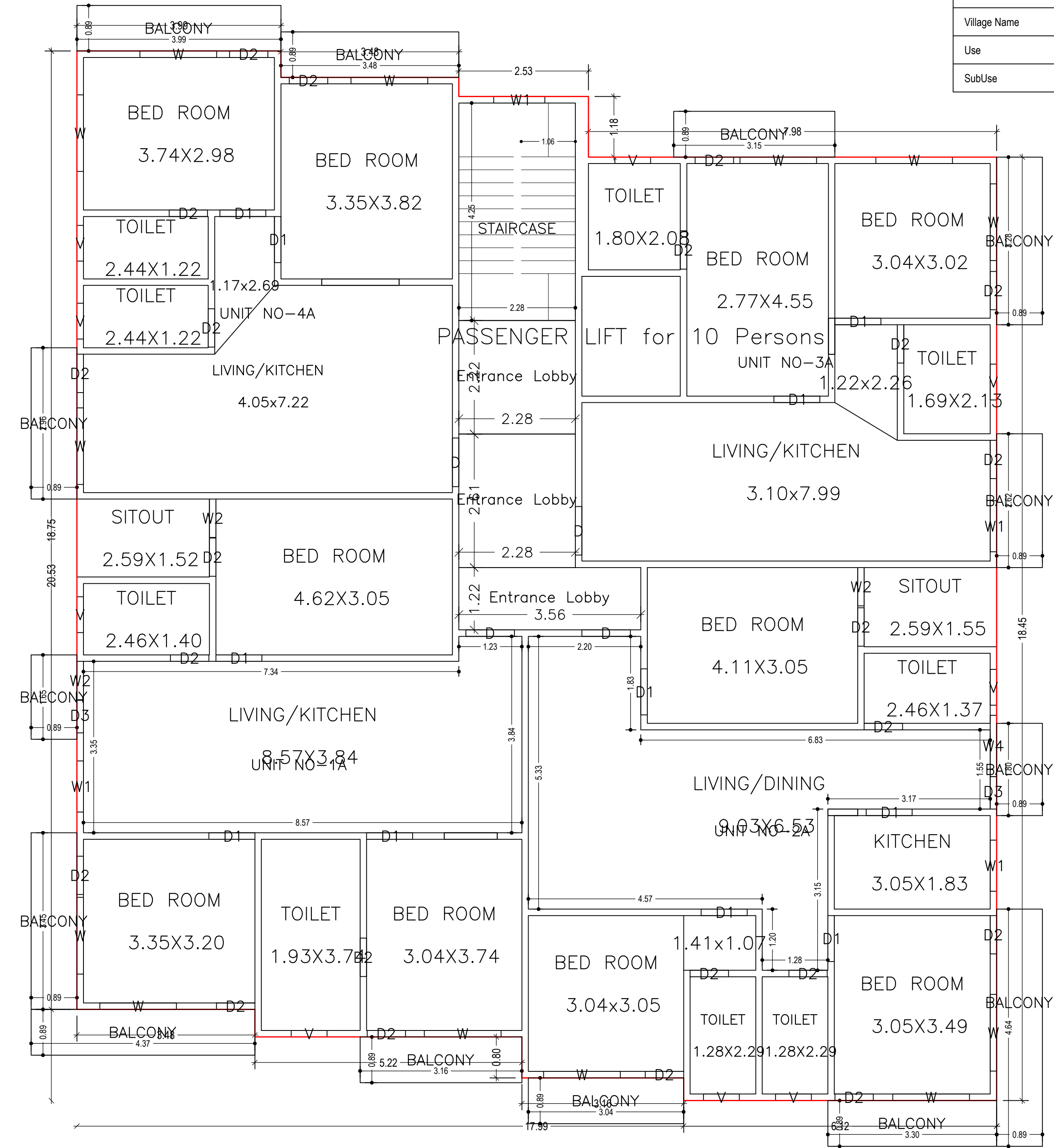
GROUND FLOOR PLAN
(SCALE 1:100)
(Proposed)

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/0008/W24/2023
Owner Name	KUBER AASHIYANA PRIVATE LIMITED
Khata No	448
Plot No	04
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



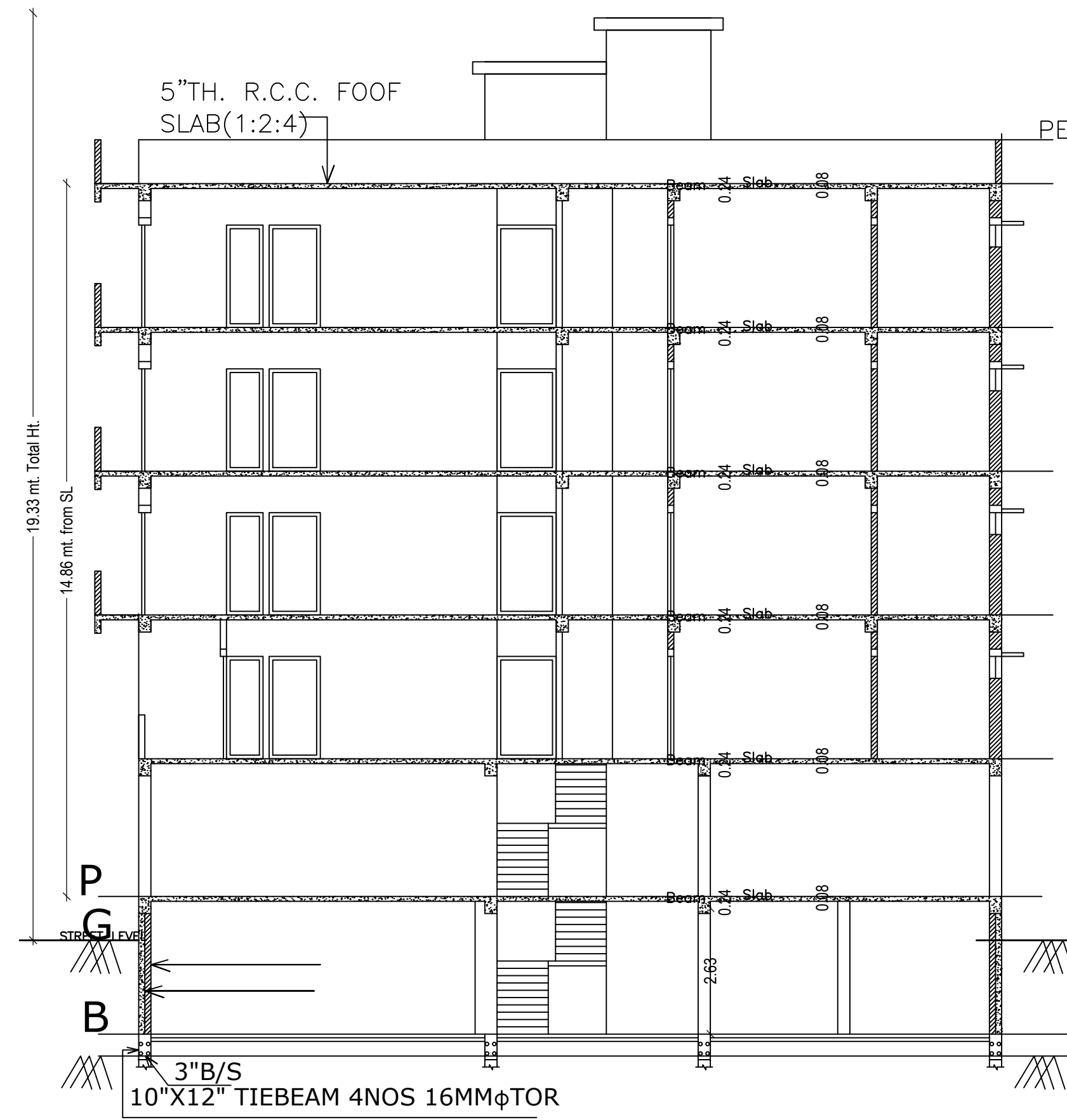
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



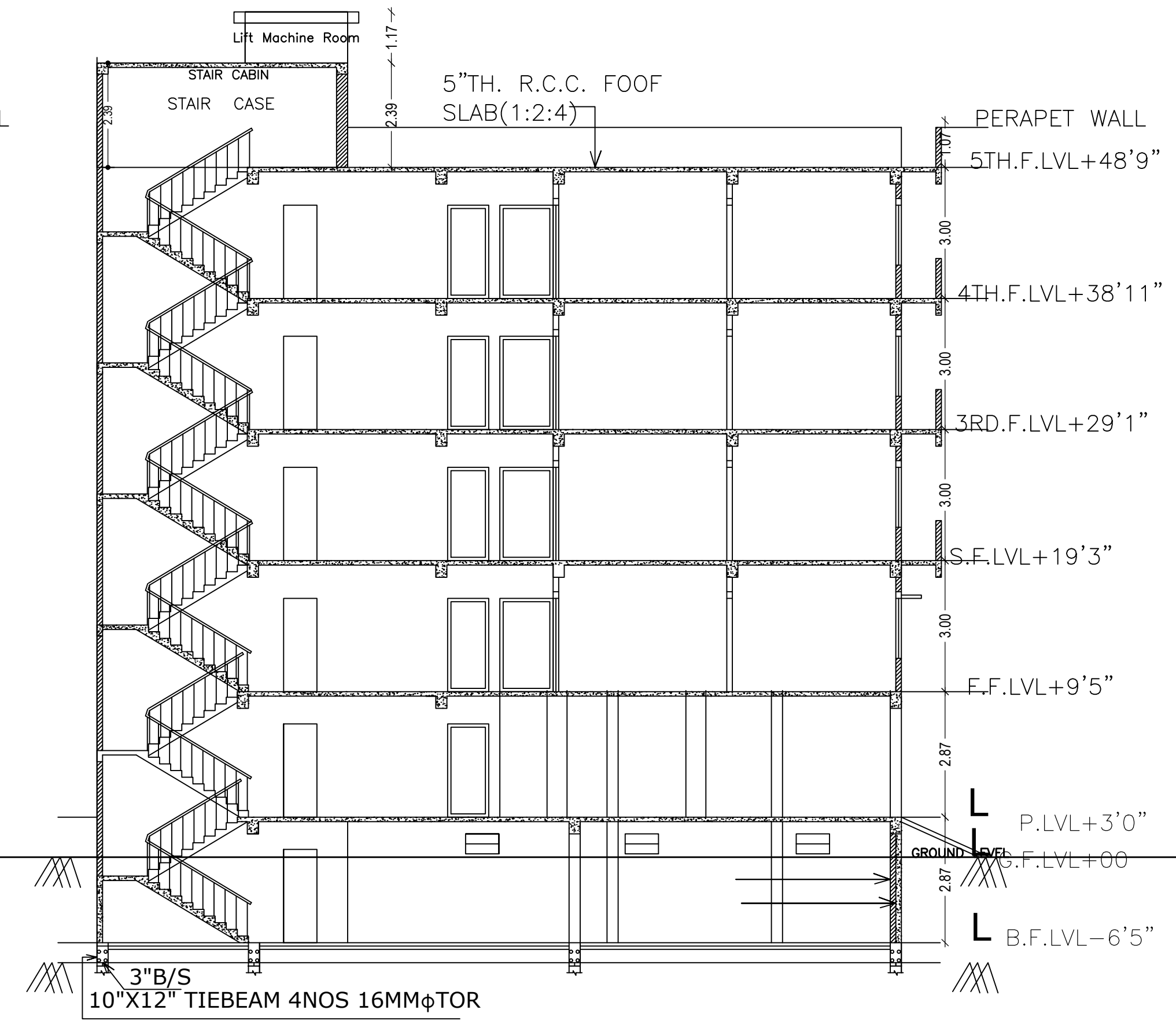
TYPICAL - 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

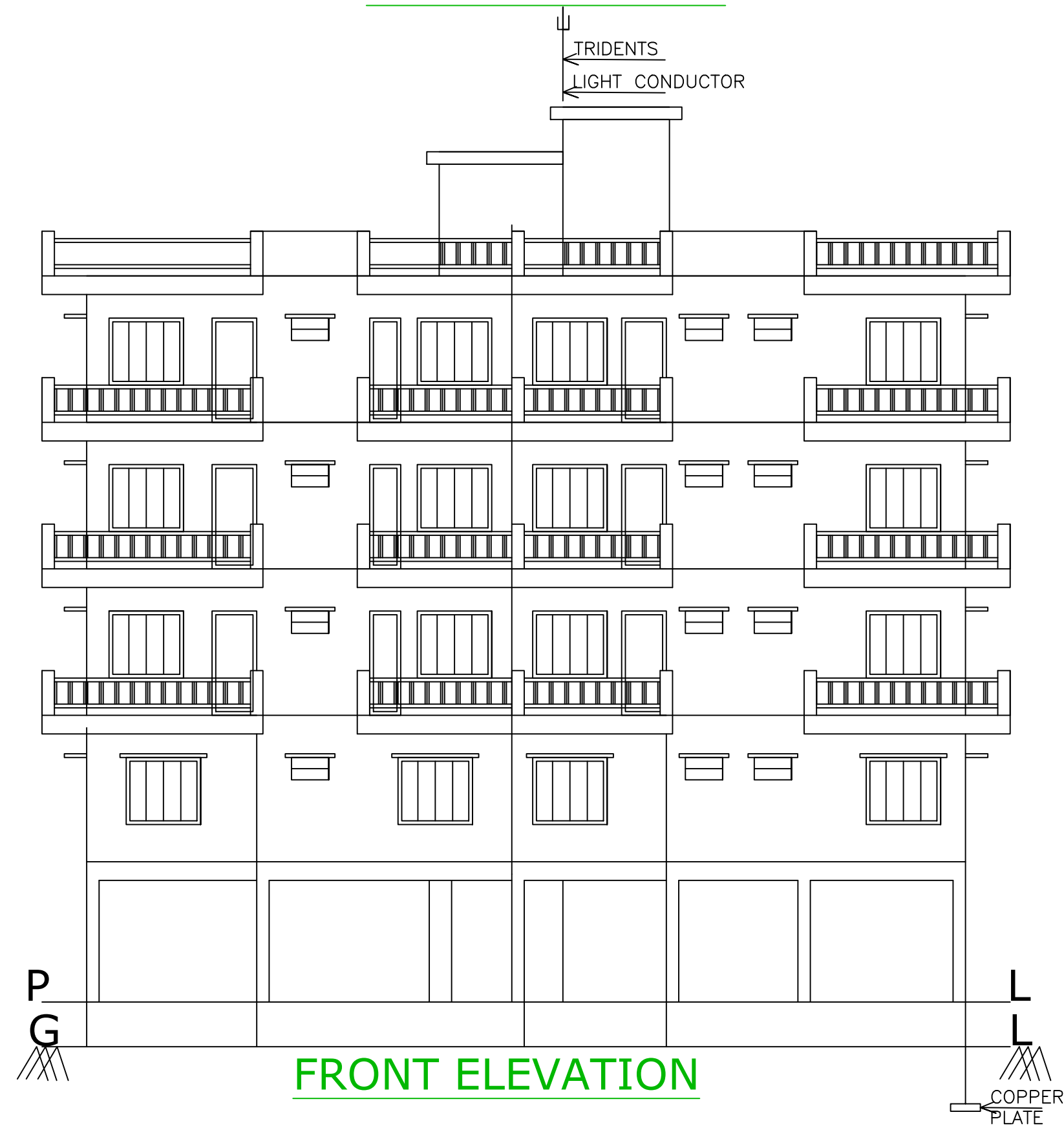
Proposal Basic Information	
Proposal File No.	DGMC/BP/0008/W24/2023
Owner Name	KUBER AASHIYANA PRIVATE LIMITED
Khata No	448
Plot No	04
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION AT X-X



SECTION AT Y-Y



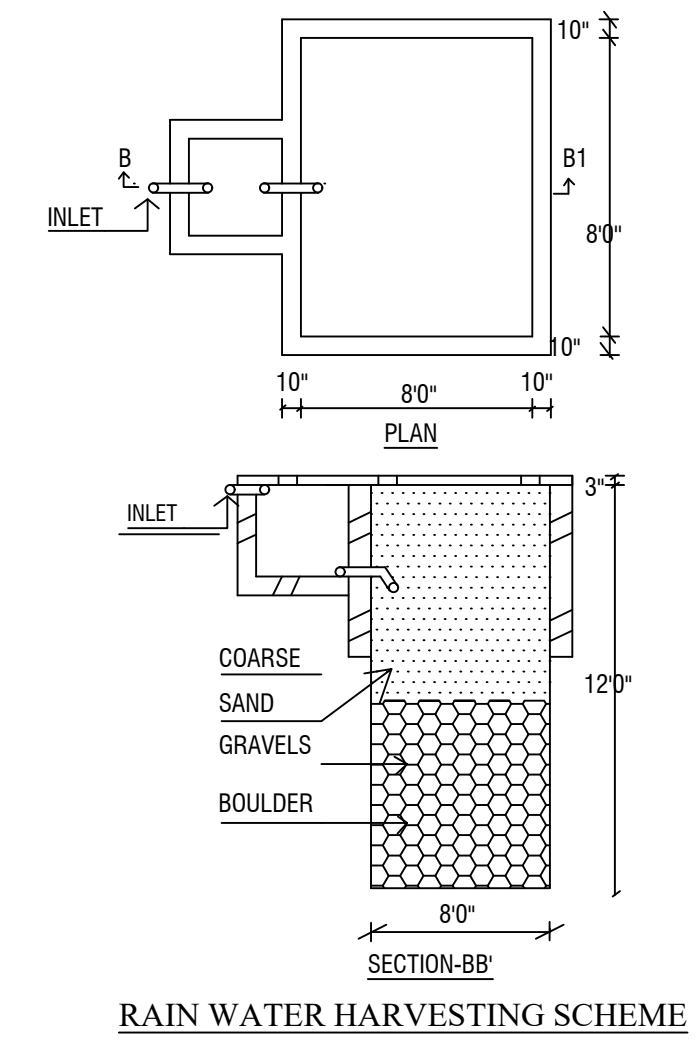
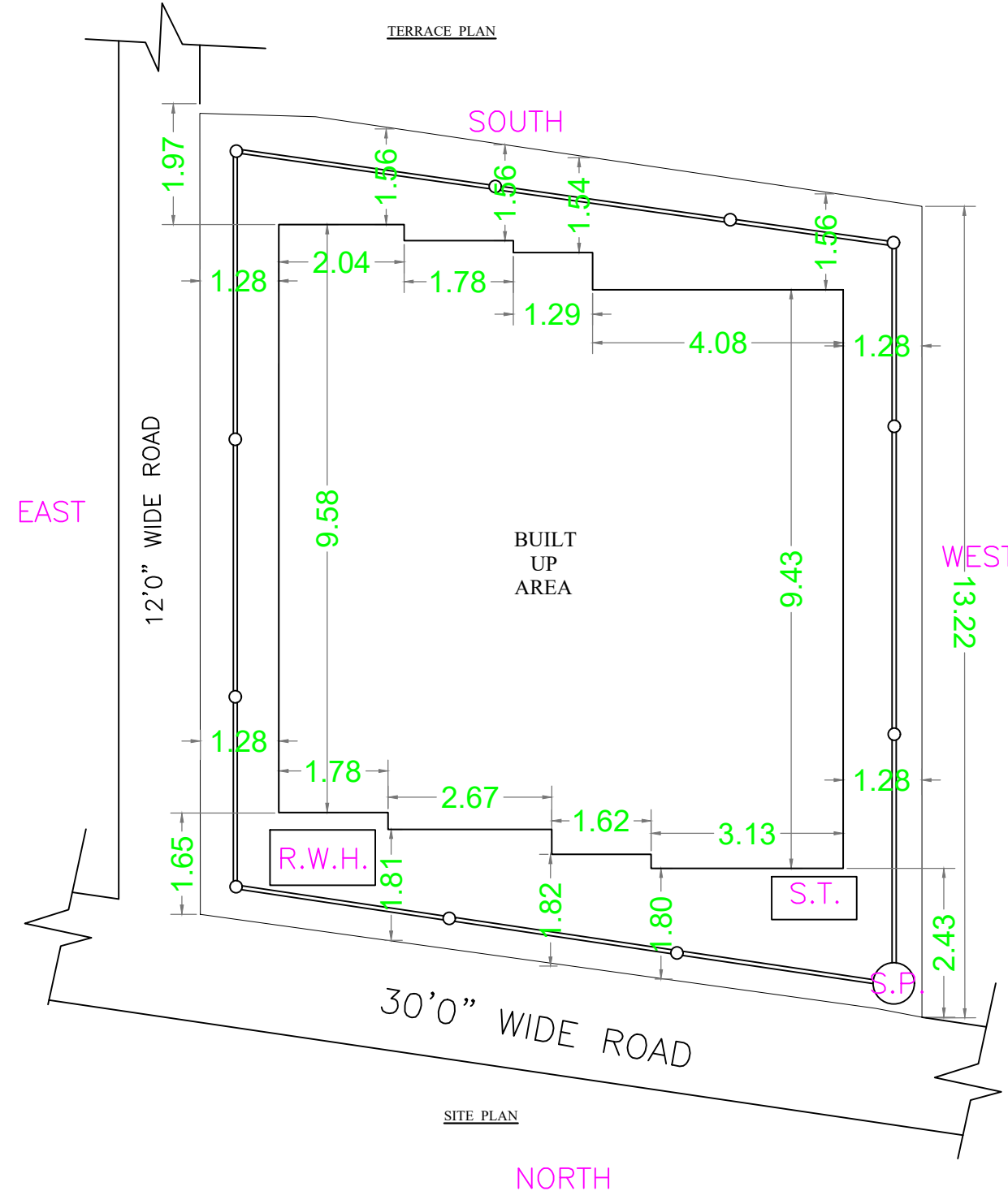
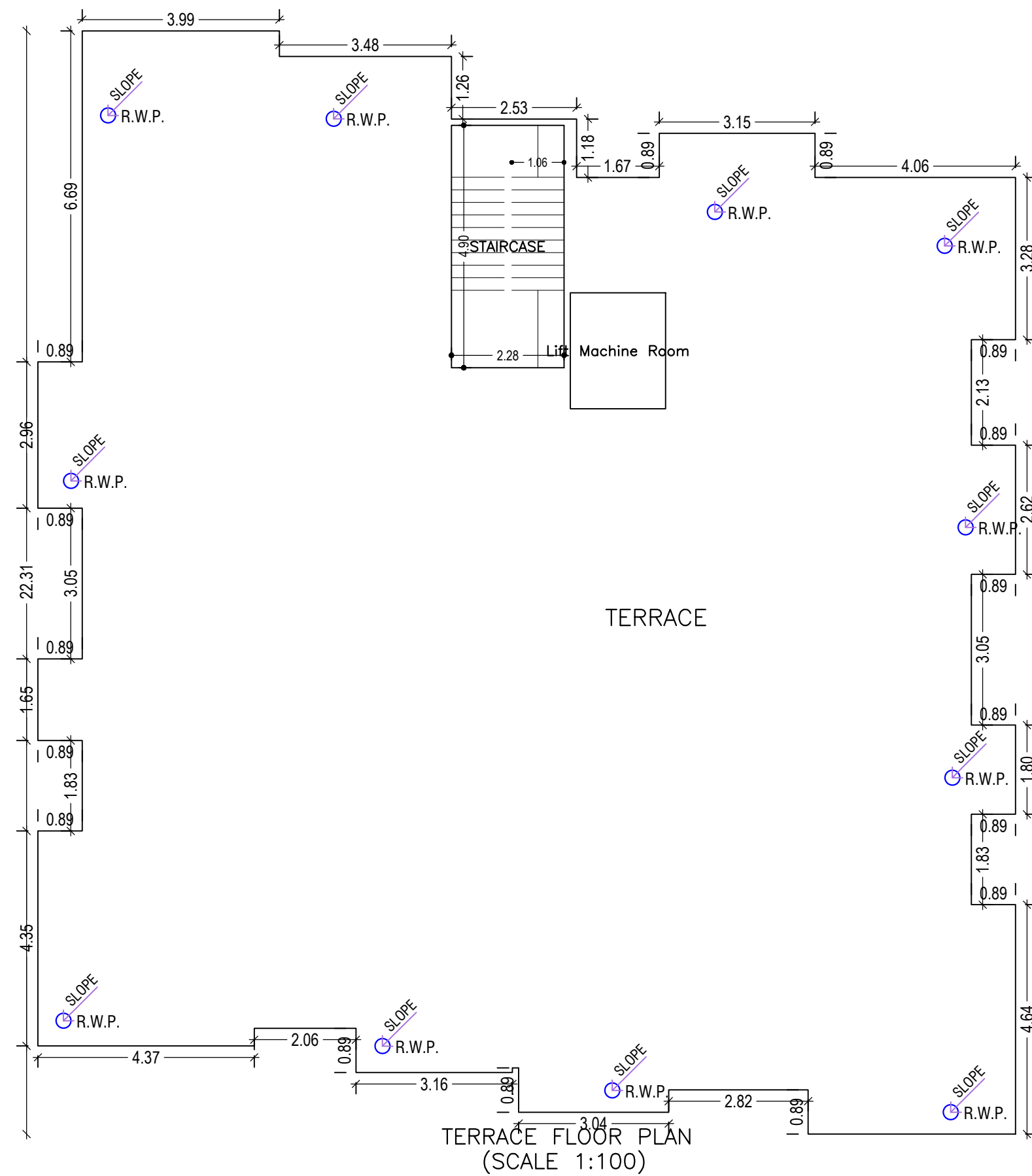
FRONT ELEVATION



EAST SIDE ELEVATION

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/0008/W24/2023
Owner Name	KUBER AASHIYANA PRIVATE LIMITED
Khata No	448
Plot No	04
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



Building :A (SNEHA JHA)

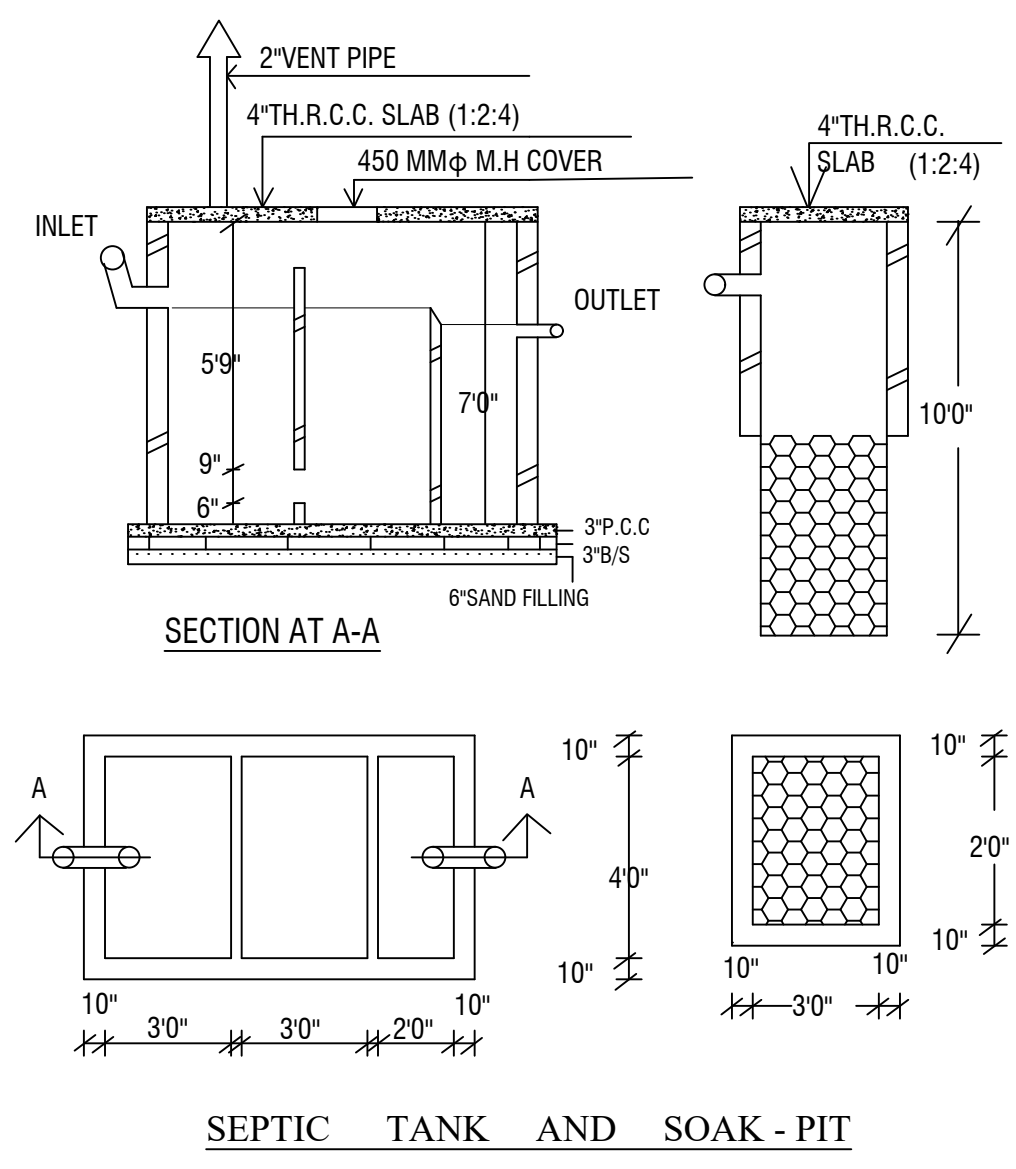
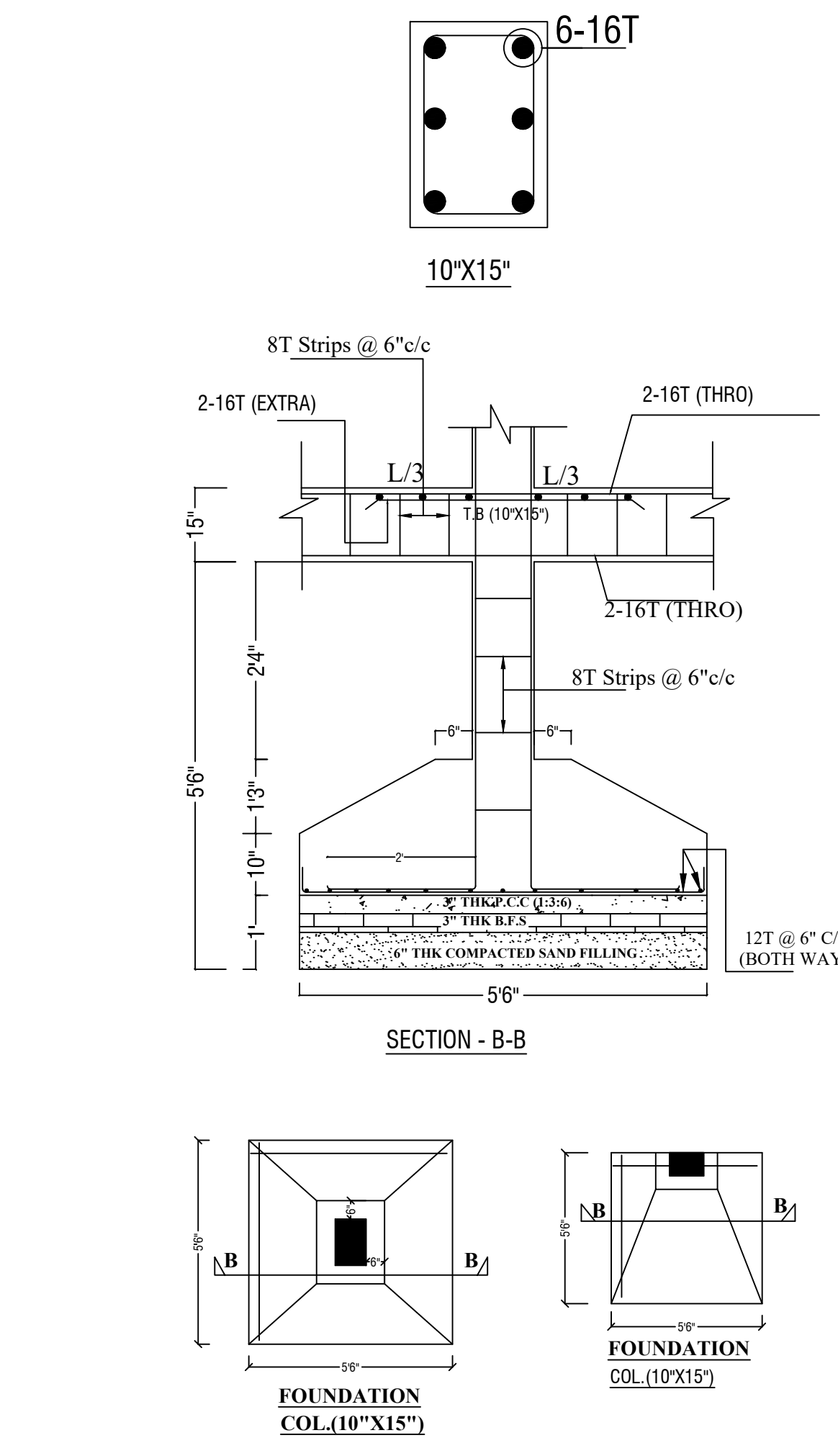
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Accessory Use	Parking					
Basement Floor	334.50	4.51	0.00	0.00	316.64	0.00	13.35	13.35	13.35	00
Ground Floor	334.50	0.00	0.00	6.19	187.70	140.61	0.00	140.61	140.61	02
First Floor	334.49	4.51	0.00	15.34	0.00	314.64	0.00	314.64	314.64	04
Second Floor	374.61	4.51	20.06	15.34	0.00	334.70	0.00	334.70	334.70	04
Third Floor	374.61	4.51	20.06	15.34	0.00	334.70	0.00	334.70	334.70	04
Fourth Floor	374.61	4.51	20.06	15.34	0.00	334.70	0.00	334.70	334.70	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2127.32	22.55	60.18	67.55	504.33	1459.35	13.35	1472.70	1472.70	18
Total Number of Same Buildings :	1									
Total :	2127.32	22.55	60.18	67.55	504.33	1459.35	13.35	1472.70	1472.70	18

UnitBUA Table for Building :A (SNEHA JHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	UNIT NO-1	FLAT	83.96	83.83	8	4
	UNIT NO-2	FLAT	88.67	88.59	9	
	UNIT NO-3	FLAT	56.48	56.39	5	
	UNIT NO-4	FLAT	59.60	59.41	5	
TYPICAL - 2, 3 & 4 FLOOR PLAN	UNIT NO-1A	FLAT	85.44	83.83	7	12
	UNIT NO-2A	FLAT	88.67	88.59	9	
	UNIT NO-3A	FLAT	56.48	56.39	5	
	UNIT NO-4A	FLAT	59.60	59.41	5	
GROUND FLOOR PLAN	G1	FLAT	59.10	58.91	5	2
	G2	FLAT	56.48	56.39	5	
Total:	-	-	1274.84	1268.17	115	18

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.90 X 2.62 X 1 X 3	7.02	120.36
	0.90 X 3.28 X 1 X 3	8.79	
	0.90 X 3.15 X 1 X 3	8.46	
	0.89 X 3.48 X 1 X 3	9.27	
	0.89 X 3.99 X 1 X 3	10.65	
	0.90 X 2.96 X 1 X 3	7.95	
	0.90 X 1.65 X 1 X 3	4.44	
	0.90 X 3.46 X 1 X 3	9.27	
	0.90 X 4.38 X 1 X 3	11.73	
	0.90 X 3.16 X 1 X 3	8.49	
	0.90 X 3.04 X 1 X 3	8.16	
	0.90 X 3.30 X 1 X 3	8.85	
0.90 X 4.64 X 1 X 3	12.45		
0.90 X 1.80 X 1 X 3	4.83		
Total	-	-	120.36



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SNEHA JHA)	D3	0.64	2.13	07
A (SNEHA JHA)	D2	0.75	2.13	84
A (SNEHA JHA)	D1	0.90	2.13	48
A (SNEHA JHA)	D	0.95	2.13	18

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SNEHA JHA)	V	0.70	2.70	40
A (SNEHA JHA)	W2	0.75	2.70	12
A (SNEHA JHA)	W1	1.00	2.70	17
A (SNEHA JHA)	W4	1.20	2.80	03
A (SNEHA JHA)	W	1.50	2.70	60
A (SNEHA JHA)	W3	1.55	2.75	01

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