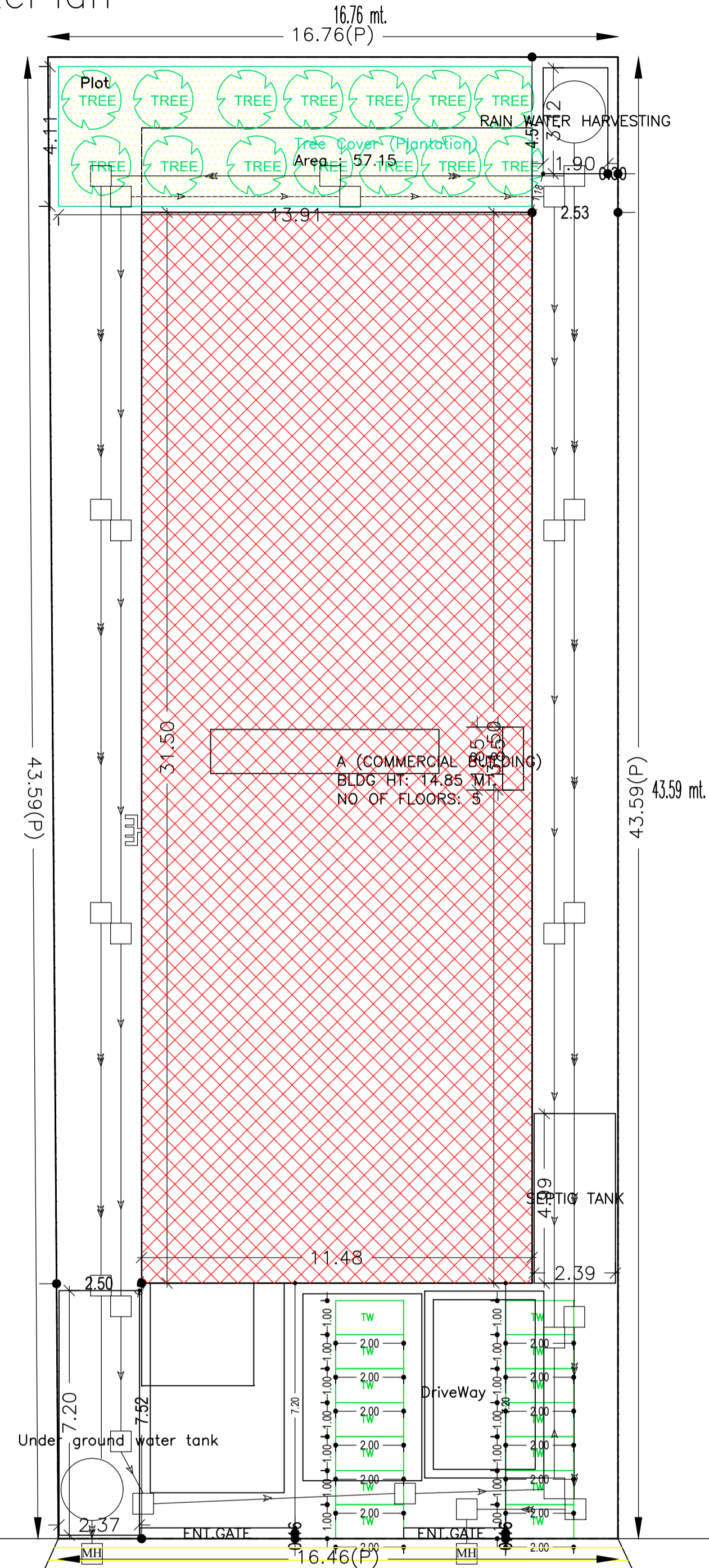
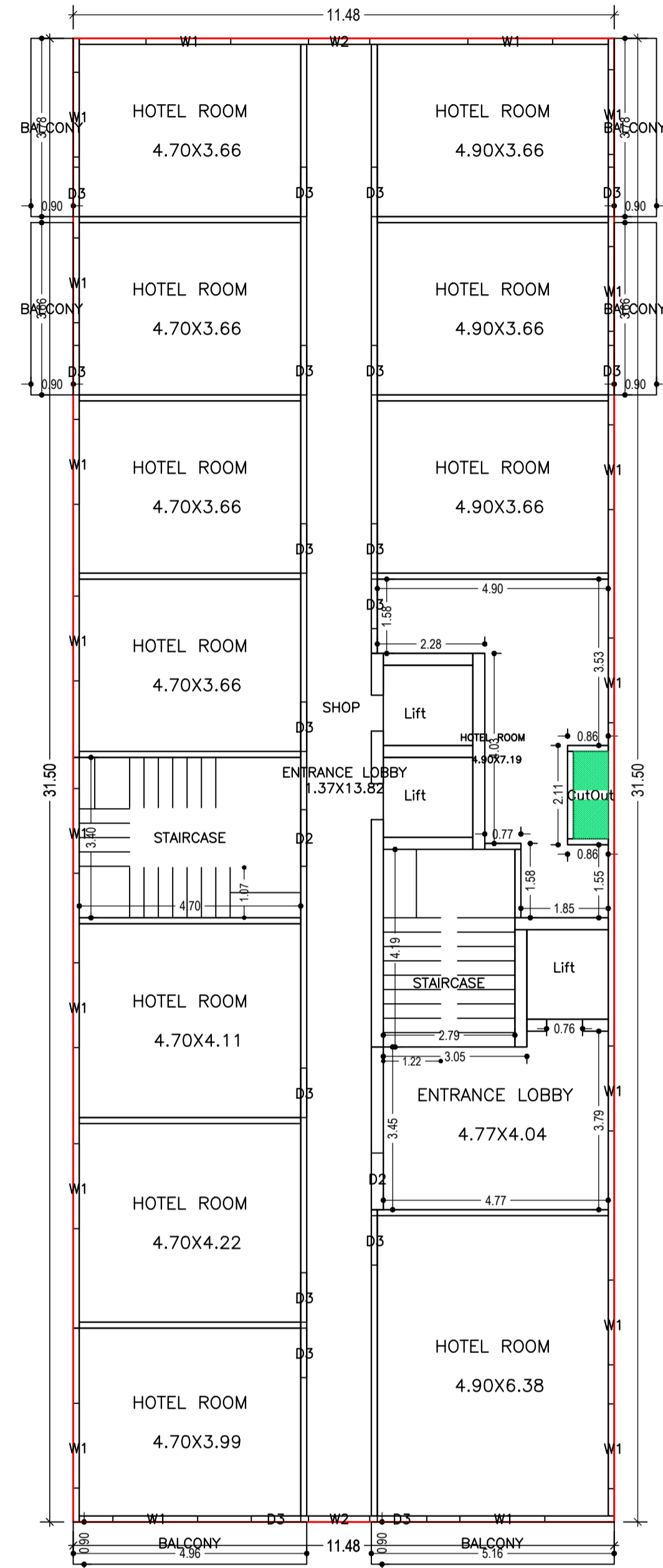


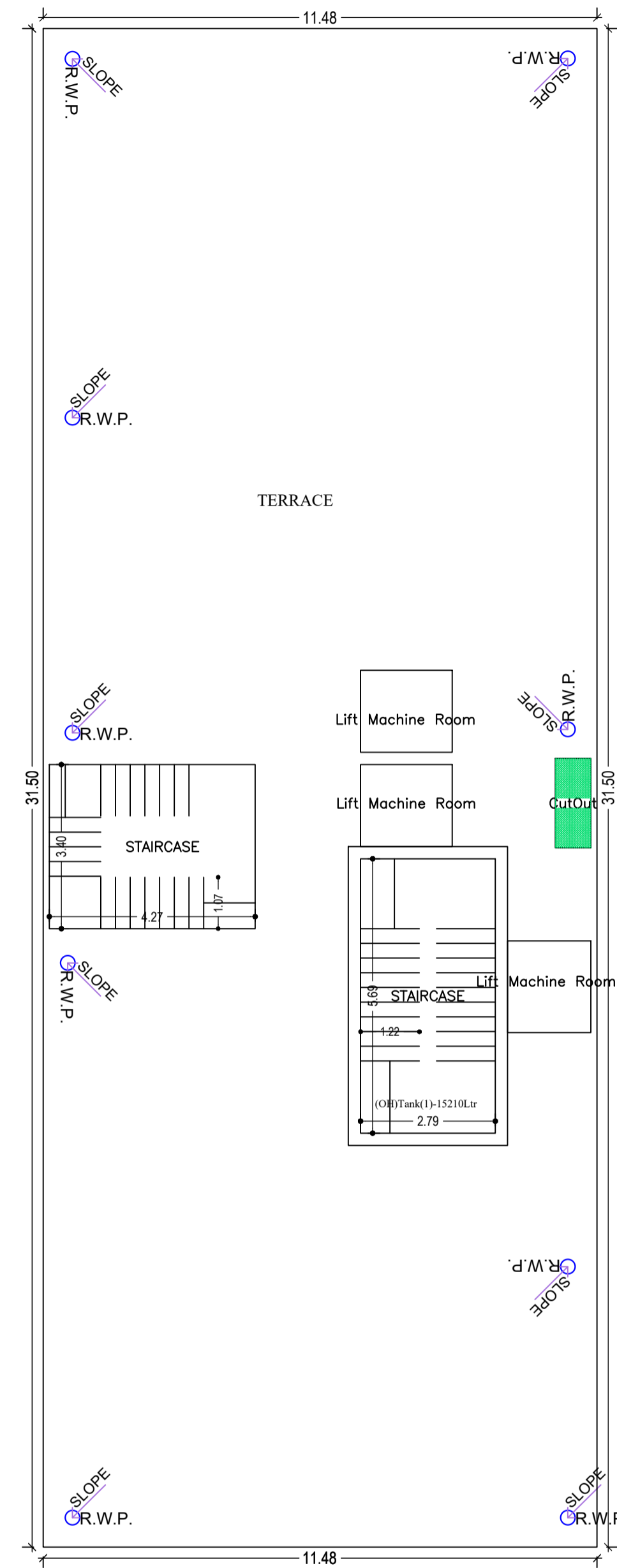
SitePlan



SITE PLAN
SCALE-1:200



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	DGMC/BP/0111/W23/2023
Owner Name	GIRIJA DEVI and MOHAN SINGH
Khata No	51
Plot No	18
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	DEOGHAR MUNICIPAL CORPORATION	VERSION NO. : 1.0.66	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	PlotNearby/ReligiousStructure: NA		
Inward No: DGMC/BP/0111/W23/2023	Plot/SubPlot No: 18		
Application Type: General Proposal	North: Plot No. - 17		
Project Type: Building Permission	South: Plot No. - 18(PART)-B		
Nature of Development: New	East: Plot No. - 18(PART)-C		
Location of Development Area: New Area	West: Road Width - 12.20		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		SQ.MT. 724.04
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		724.04
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			57.15
Total			57.15
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		666.89
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		724.04
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		724.04
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			362.02
Proposed Coverage Area (49.79 %)			360.52
Total Prop. Coverage Area (49.79 %)			360.52
Balance coverage area (0.21 %)			1.50
FAR CHECK			
Perm. FAR Area (2.500)			1810.10
Total Perm. FAR area			1810.10
Commercial FAR			1796.45
Proposed FAR Area			1796.45
Total Proposed FAR Area			1796.45
Consumed FAR (Factor)			2.48
Balance FAR Area			13.65
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2269.34
ARCHITECT (Regd)	SUNNY KUMAR		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	GIRIJA DEVI and MOHAN SINGH		
DEVELOPMENT AUTHORITY		LOCAL BODY	

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (COMMERCIAL BUILDING)		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	400.19	0.00	400.19	0.00
Ground Floor	360.52	360.52	360.52	360.52
First Floor	360.29	350.55	360.29	350.55
Second Floor	382.78	361.79	382.78	361.79
Third Floor	382.78	361.79	382.78	361.79
Fourth Floor	382.78	361.79	382.78	361.79
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2269.34	1796.44	2269.34	1796.44

Required Parking(Table 7a)

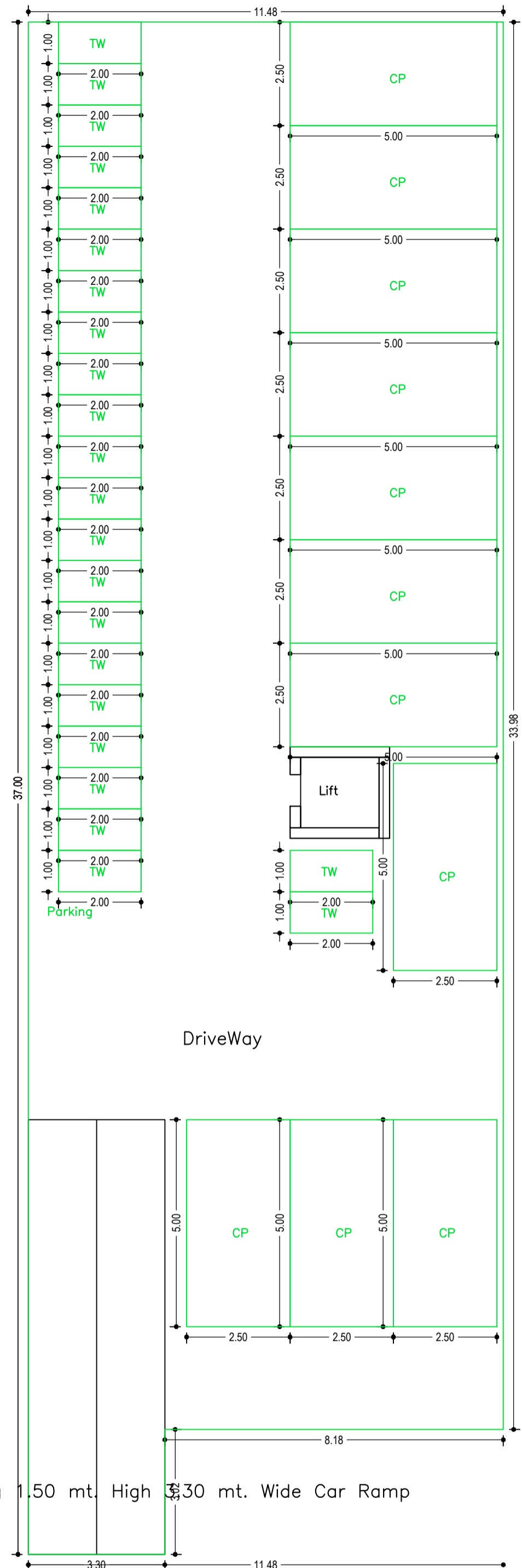
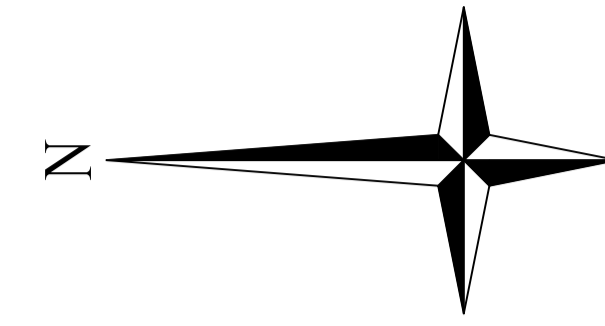
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	> 0	100	1645.66	1	11	-	-	-	-
Total:			> 0	100	1645.66	-	-	1	35	-	-

Parking Check (Table 7b)

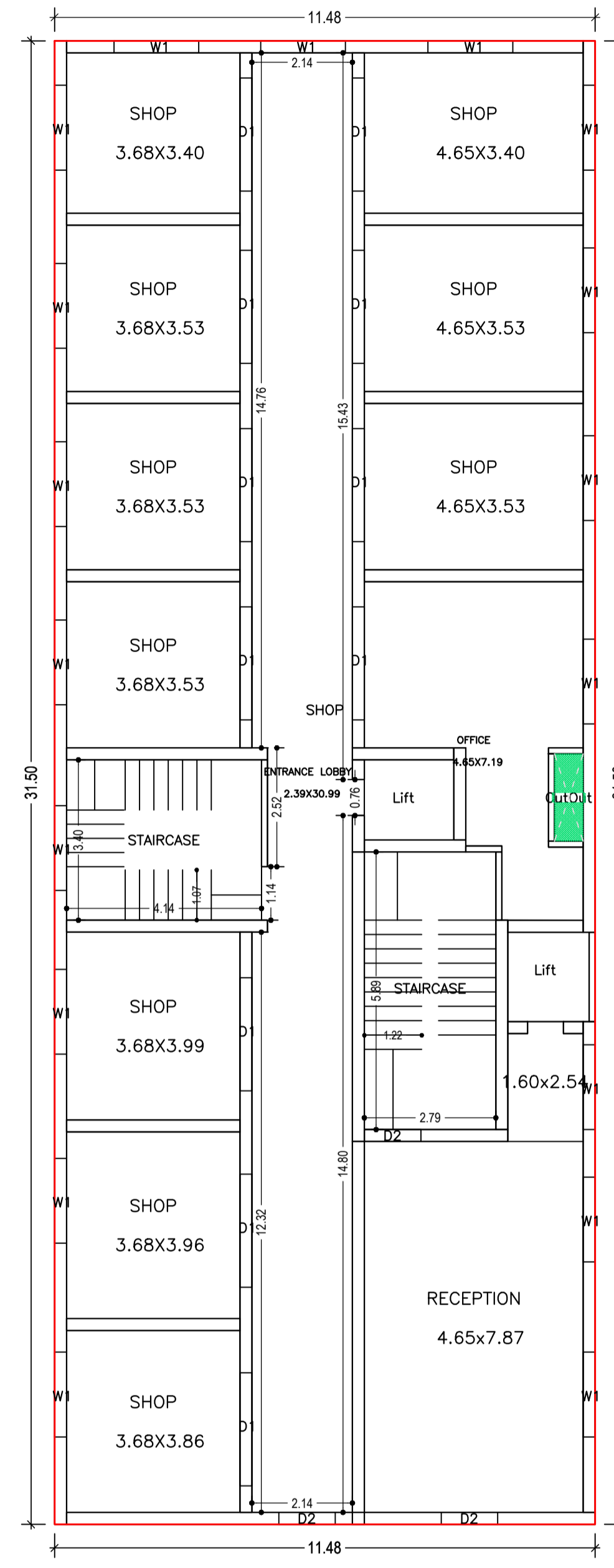
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	11	137.50	11	137.50
TwoWheeler	-	-	37	74.00
Total TwoWheeler	35	70.00	37	74.00
Other Parking	-	-	-	178.81
Total		207.50		464.31

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUNNY KUMAR DGMC/ARC/0007/2023			

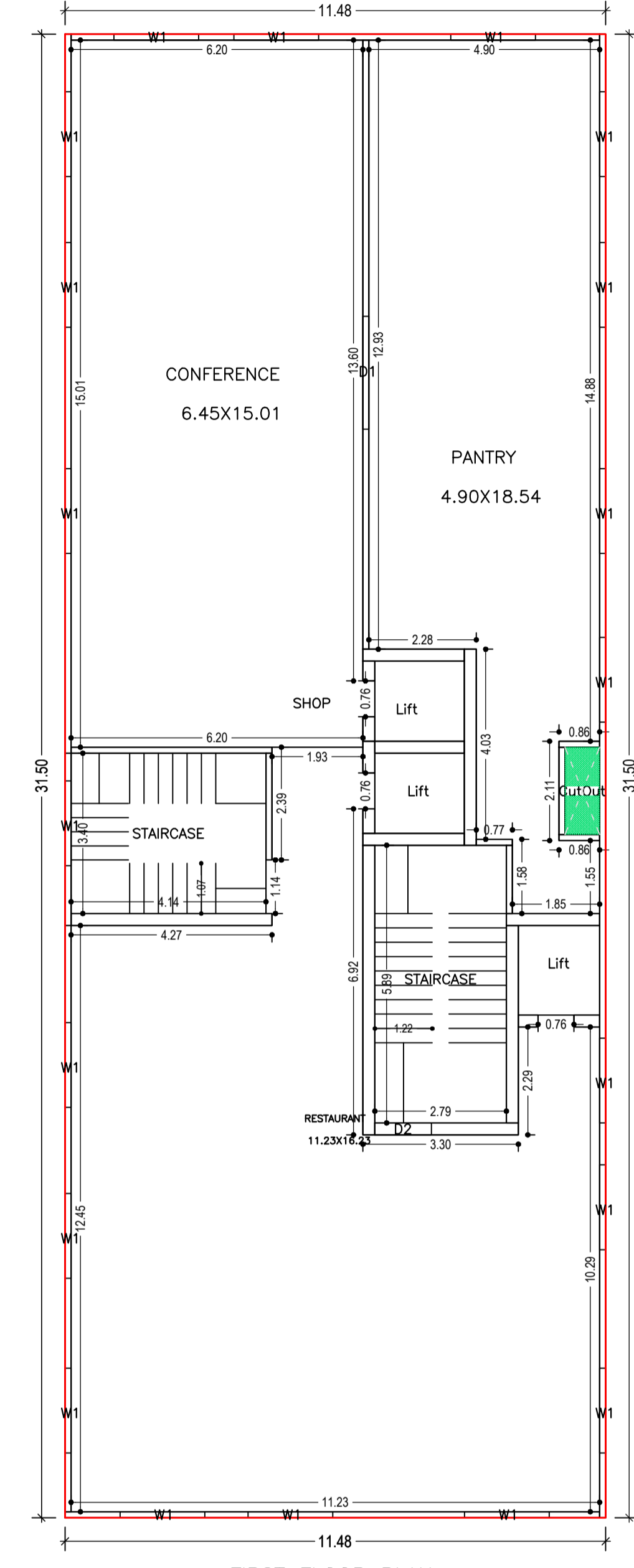
Proposal Basic Information	
Proposal File No.	DGMC/BP/0111/W23/2023
Owner Name	GIRIJA DEVI and MOHAN SINGH
Khata No	51
Plot No	18
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg



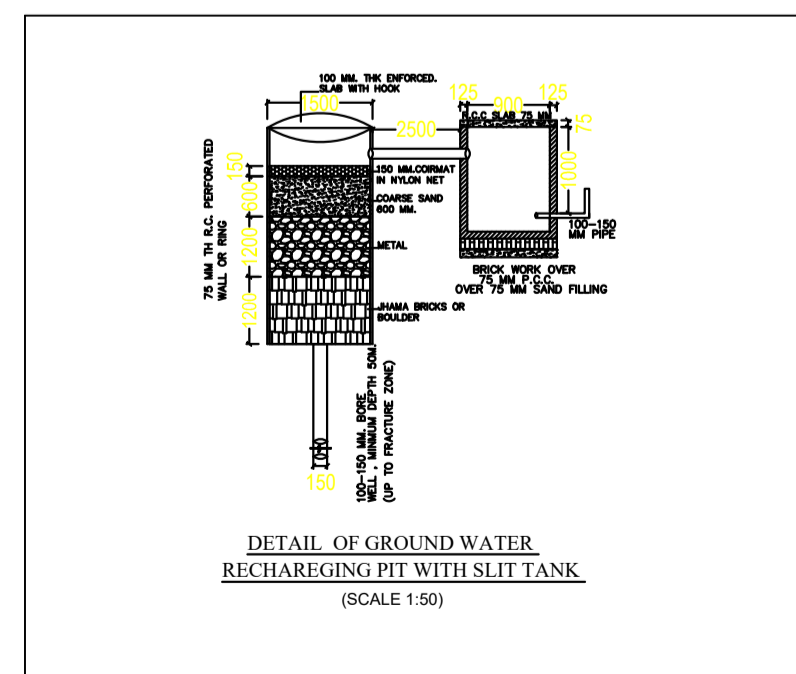
BASEMENT FLOOR PLAN (SCALE 1:100)



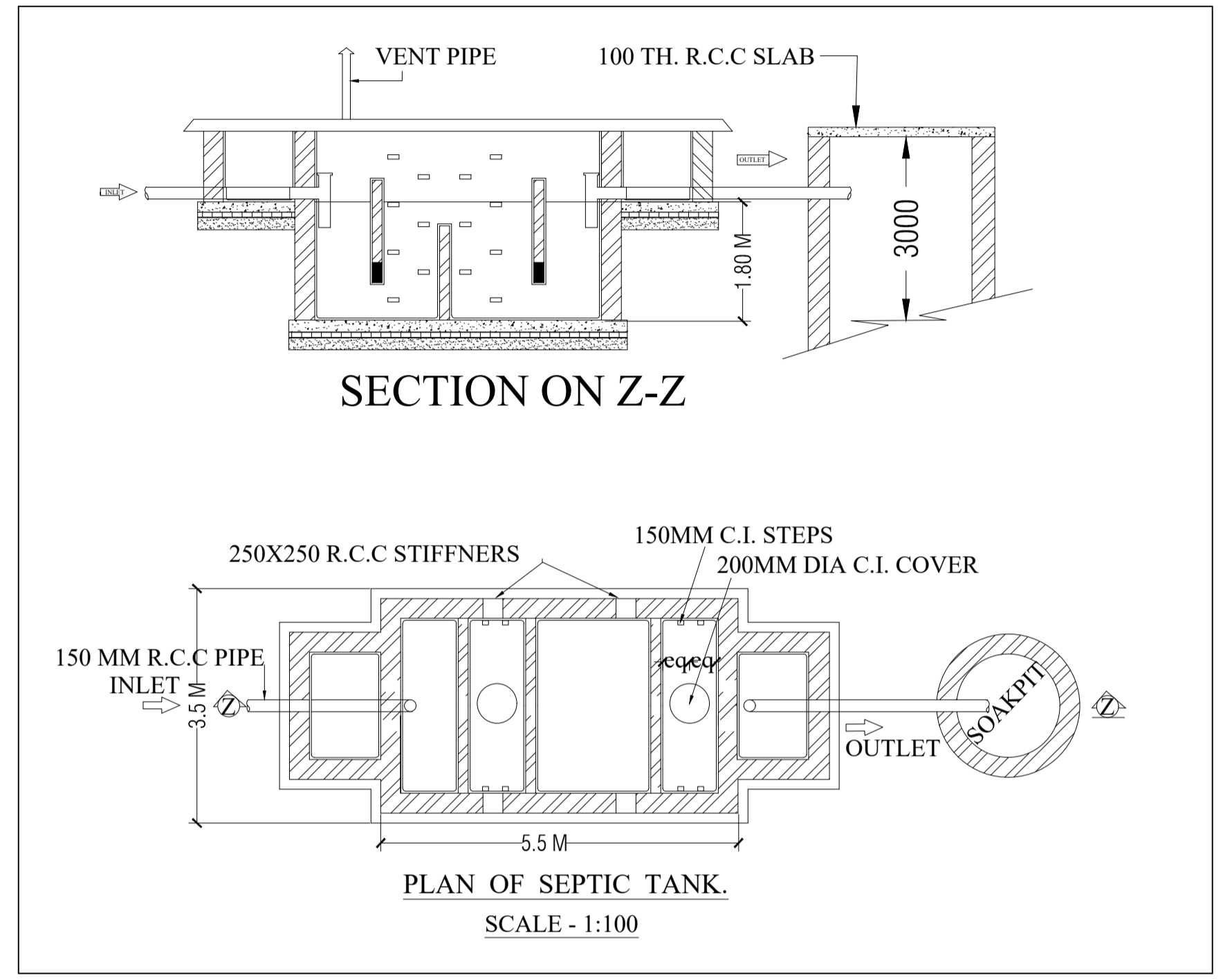
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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

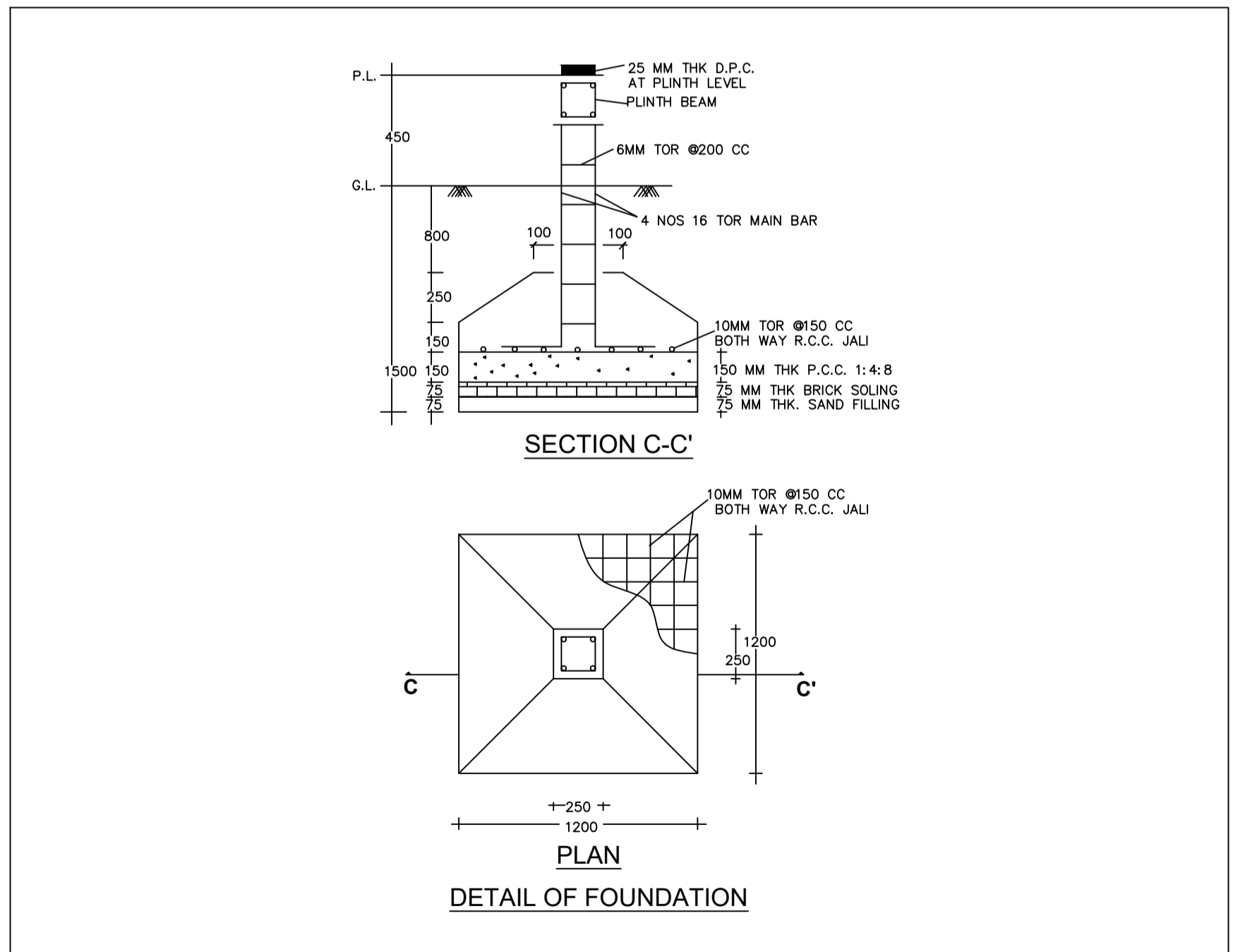


DETAIL OF GROUND WATER RECHARGING PIT WITH SLIT TANK (SCALE 1:50)



SECTION ON Z-Z

PLAN OF SEPTIC TANK. (SCALE - 1:100)

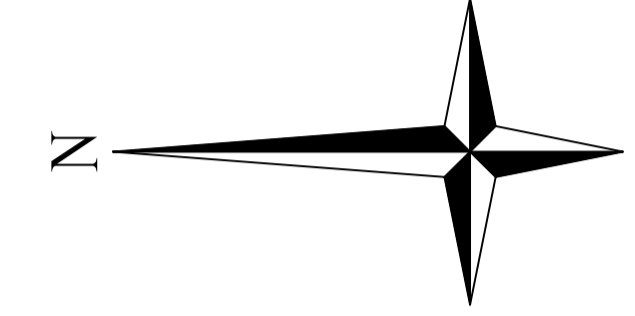
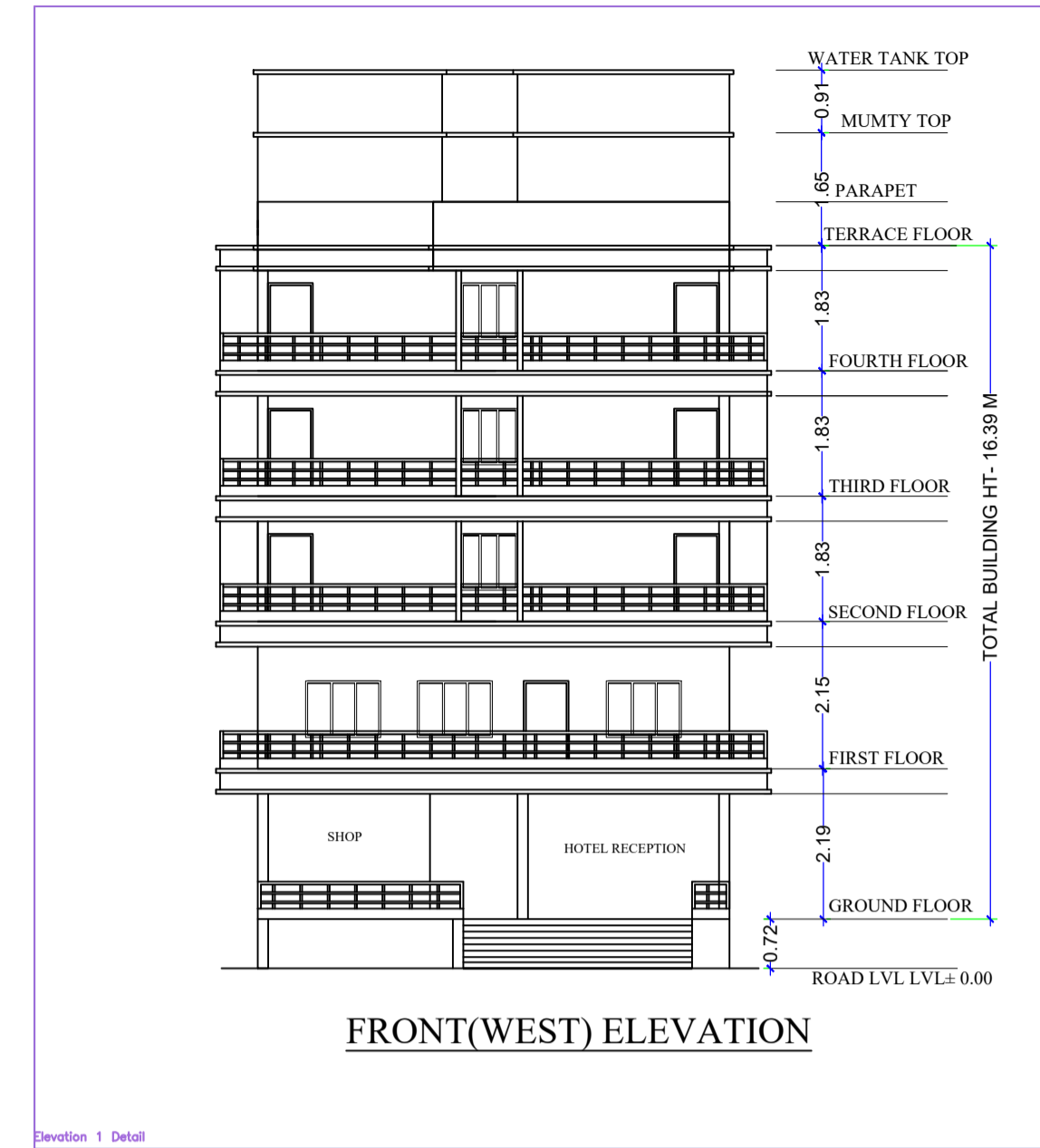
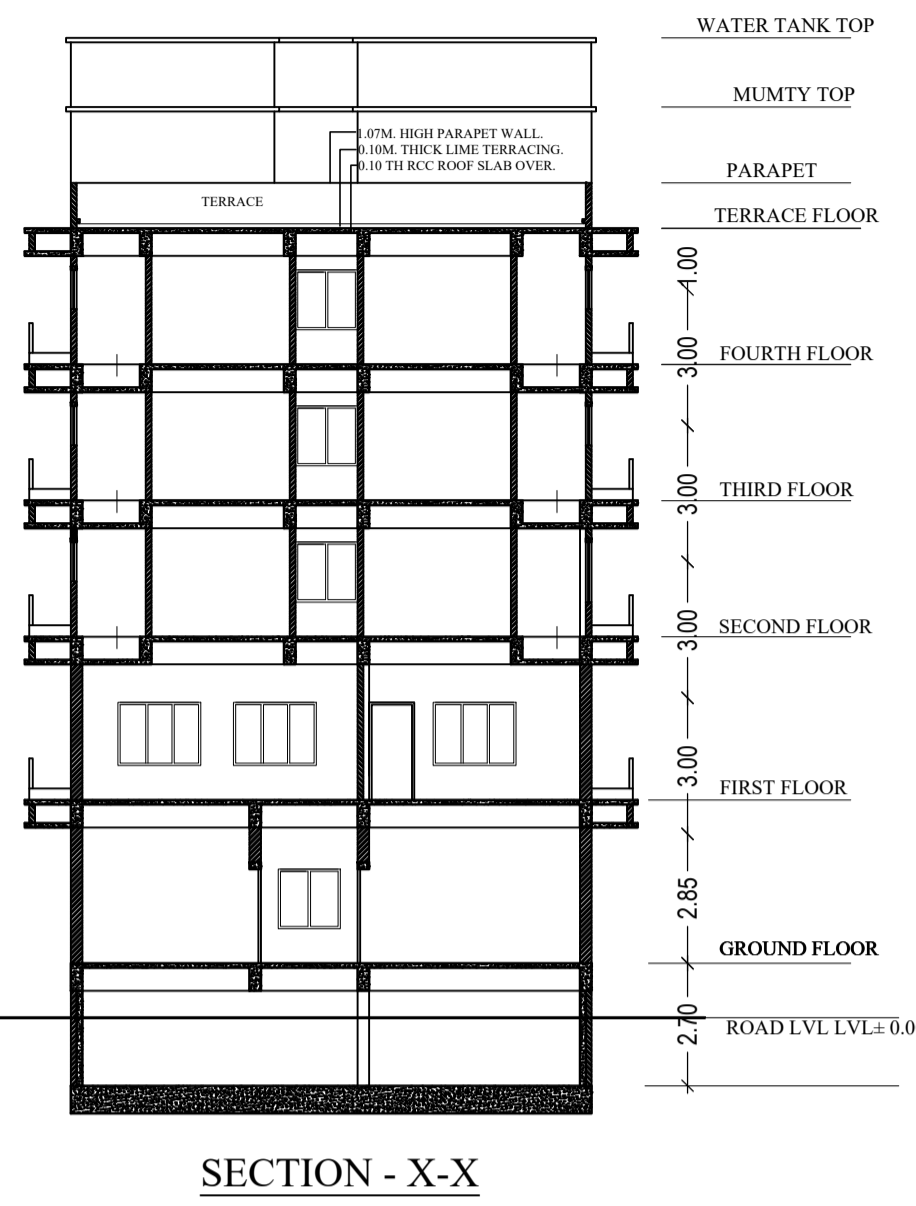
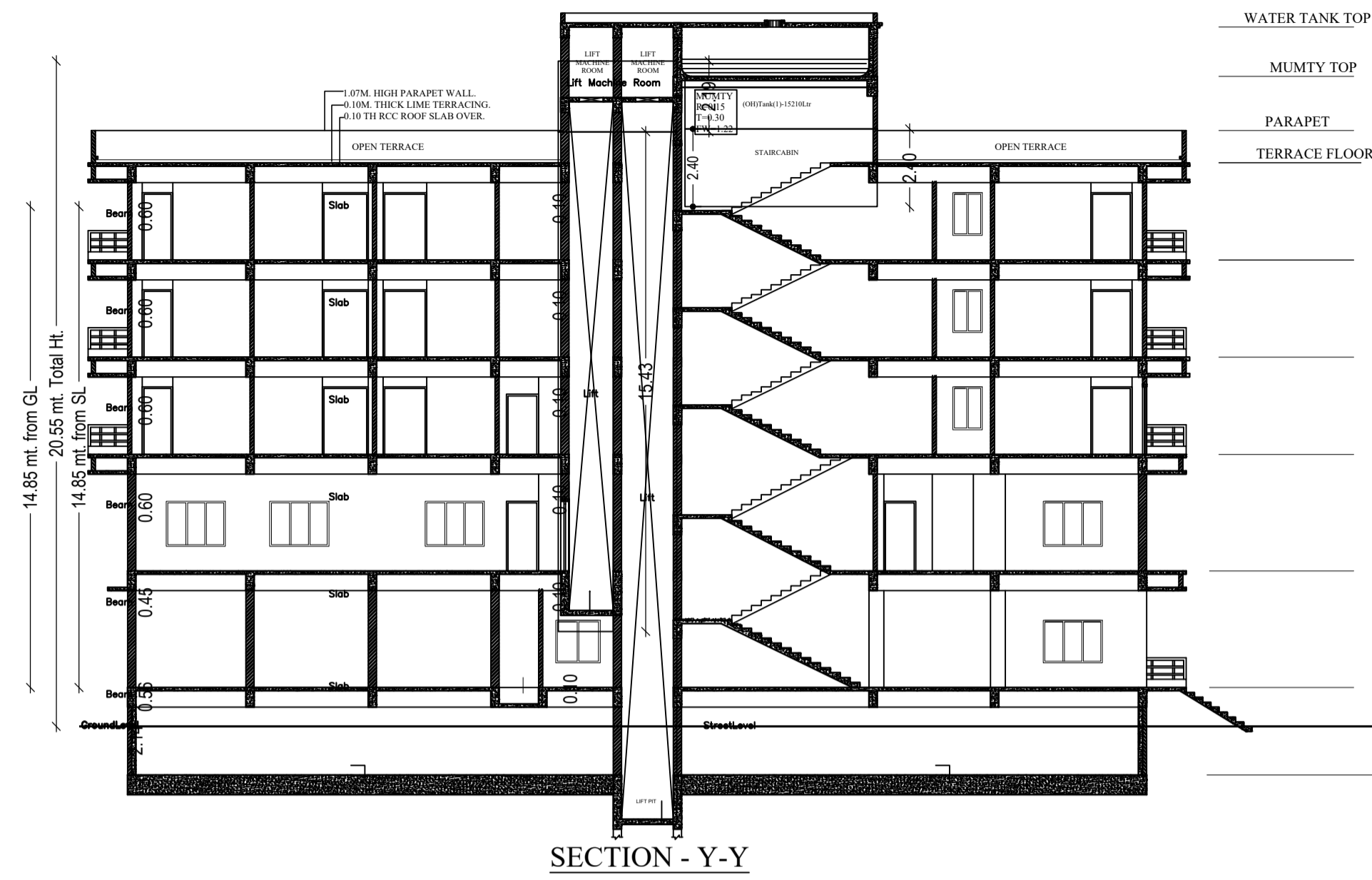


SECTION C-C'

DETAIL OF FOUNDATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUNNY KUMAR DGMC/ARC/0007/2023			

Proposal Basic Information	
Proposal File No.	DGMC/BP/0111/W23/2023
Owner Name	GIRIJA DEVI and MOHAN SINGH
Khata No	51
Plot No	18
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg



Building :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Lift	Balcony	Parking				
Basement Floor	400.19	0.00	400.19	3.23	0.00	362.31	0.00	0.00	0.00	00
Ground Floor	361.65	1.13	360.52	0.00	0.00	0.00	360.52	360.52	360.52	01
First Floor	361.66	1.37	360.29	9.74	0.00	0.00	350.55	350.55	350.55	01
Second Floor	384.15	1.37	382.78	9.74	11.25	0.00	361.79	361.79	361.79	01
Third Floor	384.15	1.37	382.78	9.74	11.25	0.00	361.79	361.79	361.79	01
Fourth Floor	384.15	1.37	382.78	9.74	11.25	0.00	361.79	361.79	361.79	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2275.95	6.61	2269.34	42.19	33.75	362.31	1796.45	1796.44	1796.44	05
Total Number of Same Buildings	1									
Total	2275.95	6.61	2269.34	42.19	33.75	362.31	1796.45	1796.44	1796.44	05

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -2-4 FLOOR PLAN	0.90 X 4.96 X 1 X 3	13.38	67.50
	0.90 X 5.16 X 1 X 3	13.92	
	0.90 X 3.66 X 2 X 3	19.74	
	0.90 X 3.79 X 2 X 3	20.46	
Total	-	-	67.50

UnitBUA Table for Building :A (COMMERCIAL BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	320.91	284.25	13	1
FIRST FLOOR PLAN	SHOP	SHOP	317.62	305.23	3	1
TYPICAL -2-4 FLOOR PLAN	SHOP	SHOP	342.97	296.40	13	3
Total	-	-	1667.43	1478.68	55	5

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	Non-Highrise

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
					Lift	Balcony	Parking				
A (COMMERCIAL BUILDING)	1	2275.95	6.61	2269.34	42.19	33.75	362.31	1796.45	1796.44	1796.44	05
Grand Total	1	2275.95	6.61	2269.34	42.19	33.75	362.31	1796.45	1796.44	1796.44	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D3	1.05	2.10	54
A (COMMERCIAL BUILDING)	D2	1.20	2.10	07
A (COMMERCIAL BUILDING)	D1	2.40	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	W1	1.80	1.20	95

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUNNY KUMAR DGMC/ARC/0007/2023			