

Proposal Basic Information	
Proposal File No.	DGMC/BP/0041/W32/2023
Owner Name	ANIL KUMAR BARNAWAL
Khata No	168/3330
Plot No	765A
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	Commercial	Commercial Bldg	> 0	100	178.98	1	2	-	-	-
			> 0	100	178.98	-	-	-	1	4
Total :			-	-	-	2	2	-	4	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
TwoWheeler	-	-	7	14.00
Total TwoWheeler	4	8.00	7	14.00
Other Parking	-	-	-	38.34
Total		33.00		91.34

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	Commercial	Commercial Bldg	Non-Highrise

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

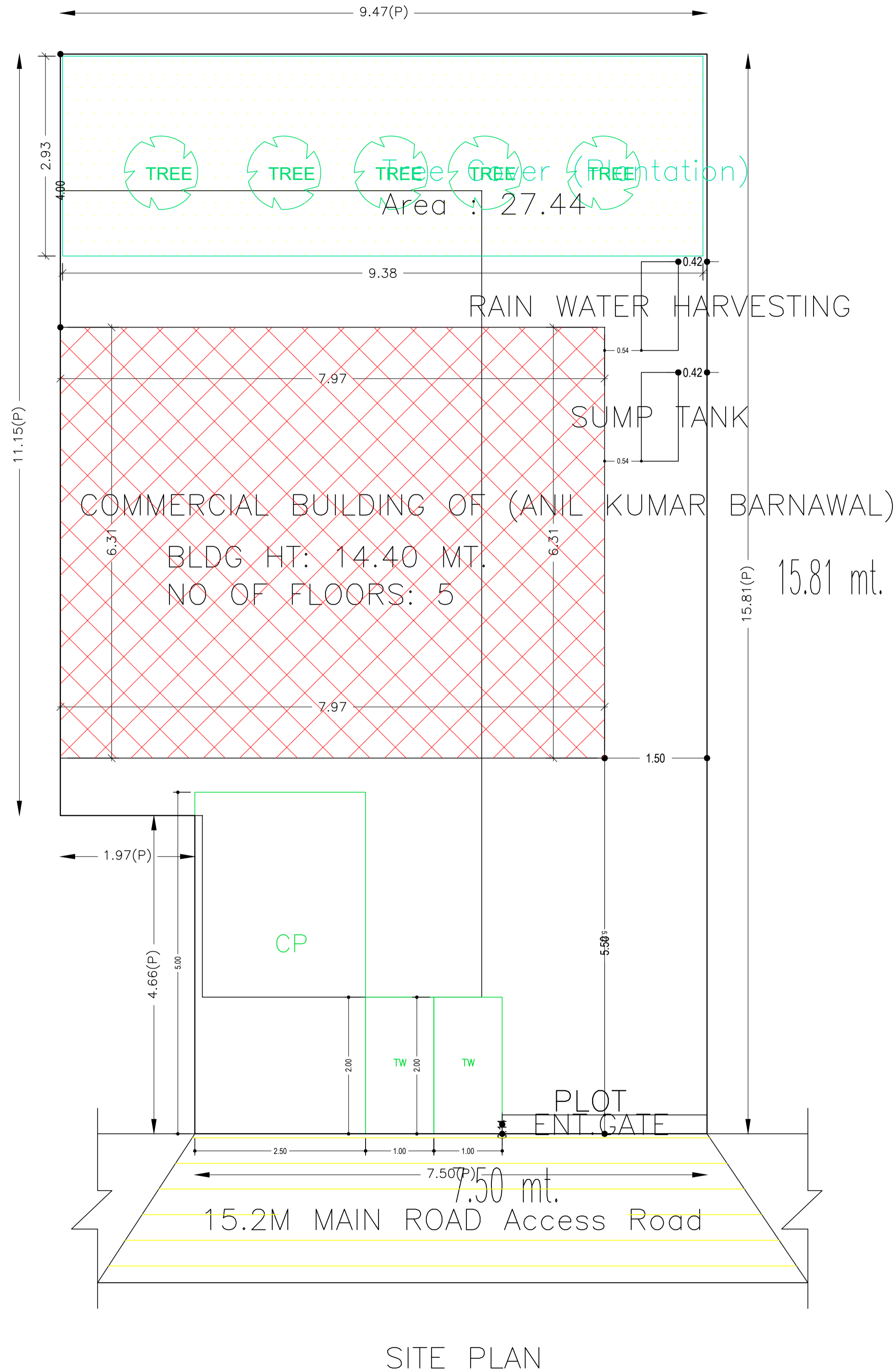
Buildingwise Floor FAR Details

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	67.30	0.00	67.30	0.00
Ground Floor	50.26	50.26	50.26	50.26
First Floor	50.26	43.80	50.26	43.80
Second Floor	50.26	43.80	50.26	43.80
Third Floor	50.26	43.80	50.26	43.80
Fourth Floor	50.26	43.80	50.26	43.80
Terrace Floor	0.00	0.00	0.00	0.00
Total :	318.60	225.46	318.60	225.46

FAR & Tenement Details (Table 4c-1)

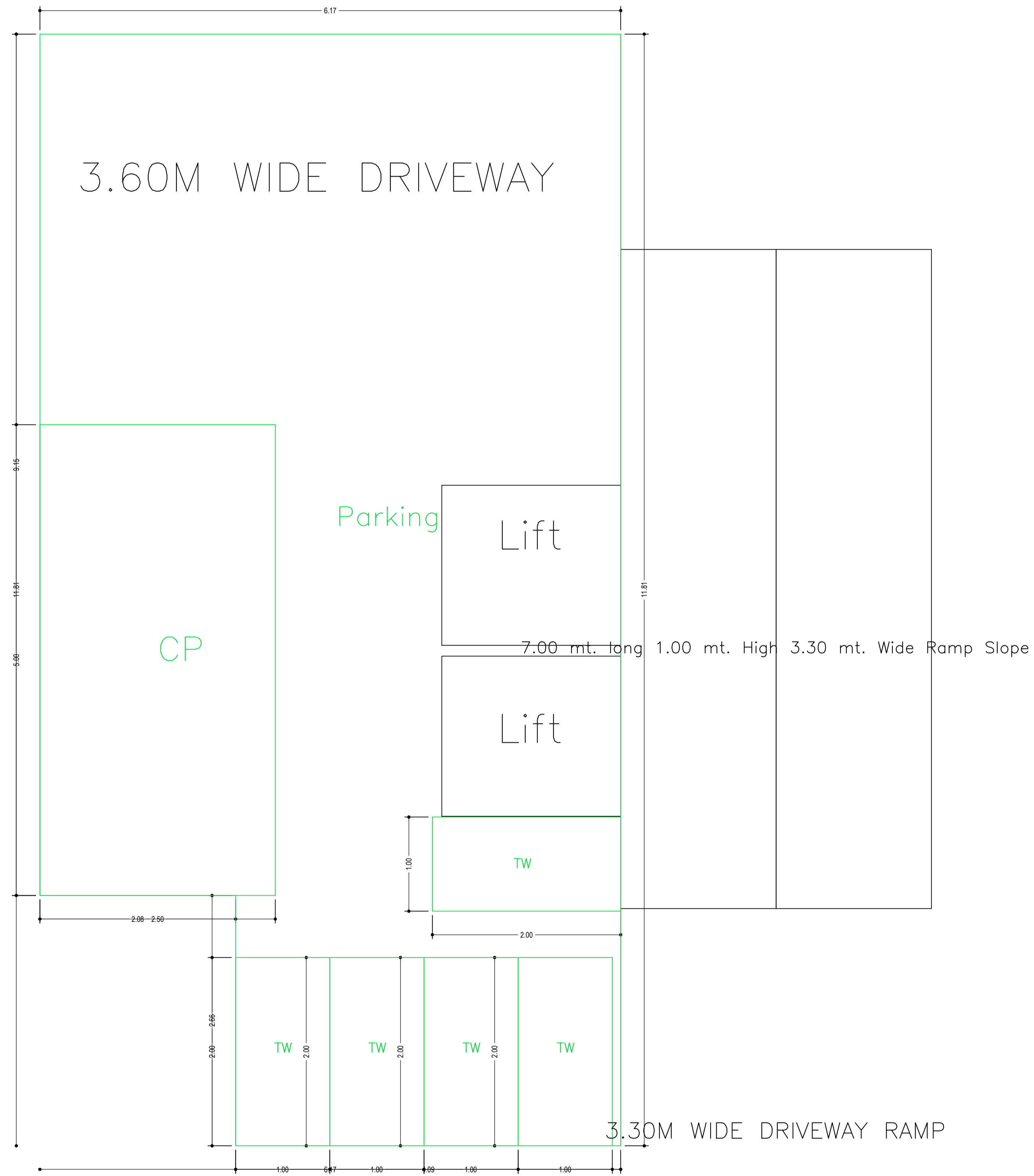
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking				
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	1	318.60	32.30	60.84	225.44	225.46	225.46	05
Grand Total :	1	318.60	32.30	60.84	225.44	225.46	225.46	05

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/0041/W32/2023	Plot/SubPlot No: 765A	
Application Type: General Proposal	North: Plot No. - House of Subodh Rana	
Project Type: Building Permission	South: Road Width - 15.2M Wide Road	
Nature of Development: New	East: Plot No. - House of Ajit Kumar Gupta	
Location of Development Area: Old Area	West: Plot No. - House of Usha Devi	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	140.49
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	140.49
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		27.44
Total		27.44
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	113.05
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	140.49
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	140.49
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		70.25
Proposed Coverage Area (35.77 %)		50.26
Total Prop. Coverage Area (35.77 %)		50.26
Balance coverage area (14.23 %)		19.99
FAR CHECK		
Perm. FAR Area (2.500)		351.23
Total Perm. FAR area		351.23
Commercial FAR		225.44
Proposed FAR Area		225.44
Total Proposed FAR Area		225.44
Consumed FAR (Factor)		1.60
Balance FAR Area		125.79
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		318.60
ARCHITECT (Regd)	Raj Gothwal	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	ANIL KUMAR BARNAWAL	
DEVELOPMENT AUTHORITY		LOCAL BODY

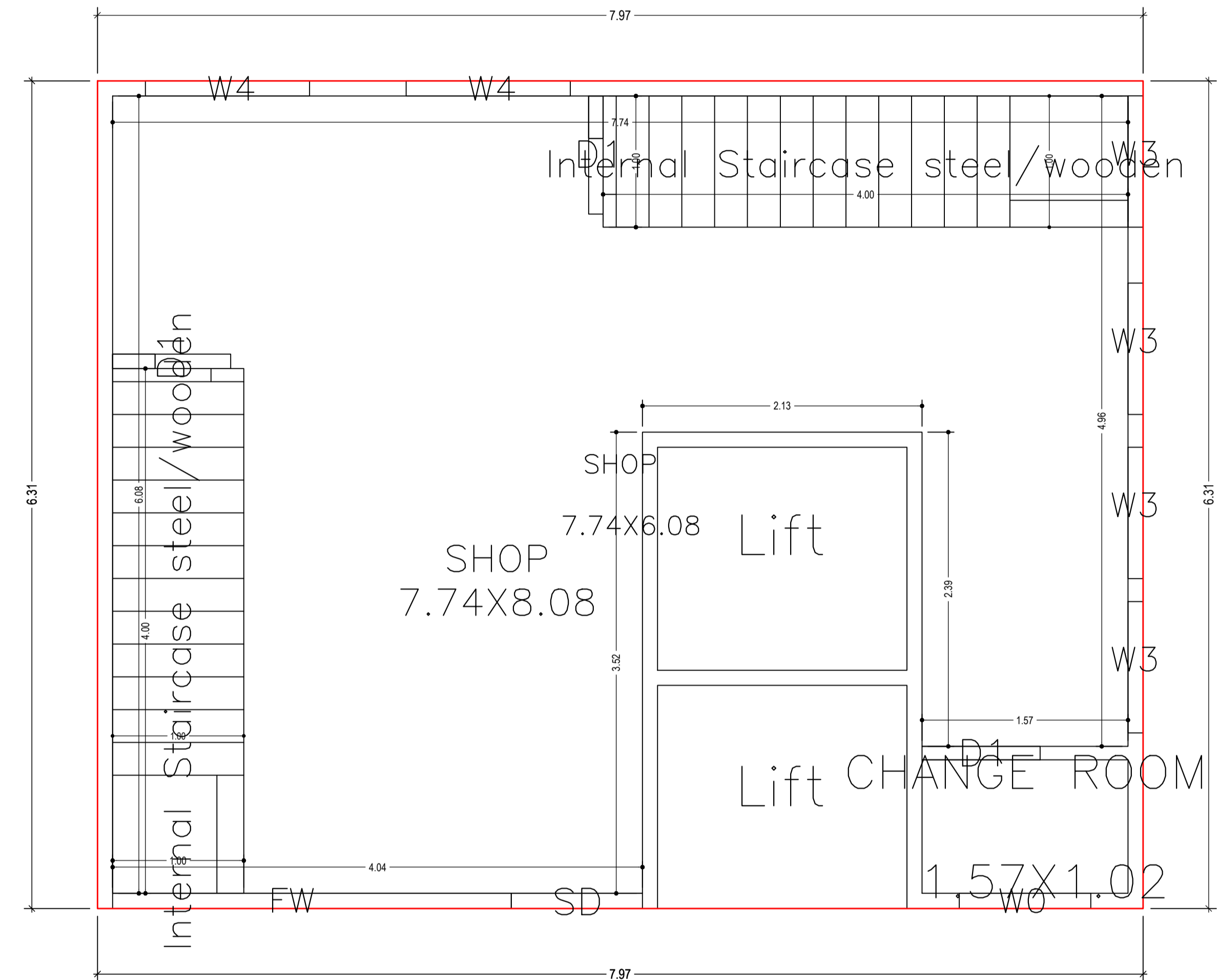


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Raj Gothwal DGMC/ARC/0009/2022			

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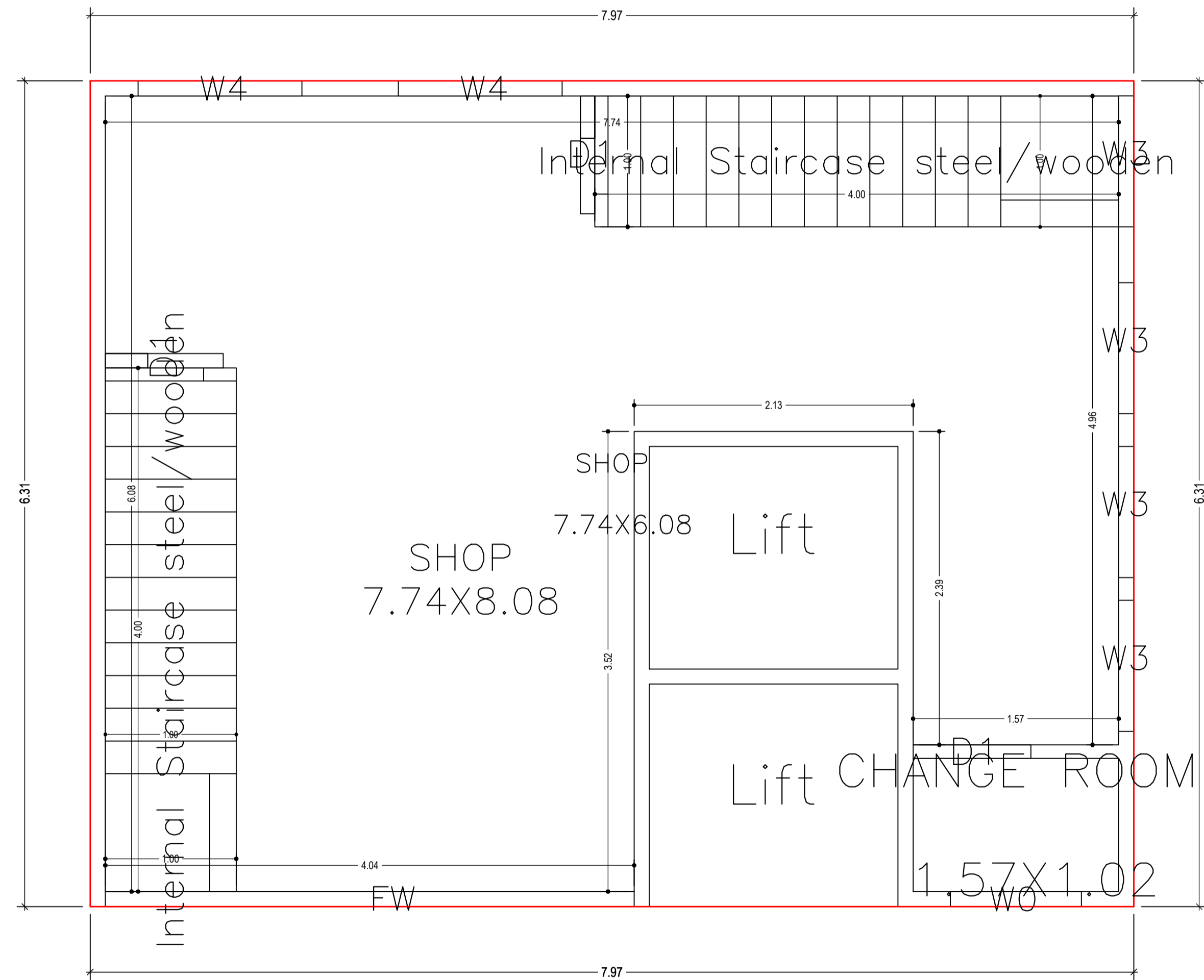
BASEMENT FLOOR PLAN
(SCALE 1:100)



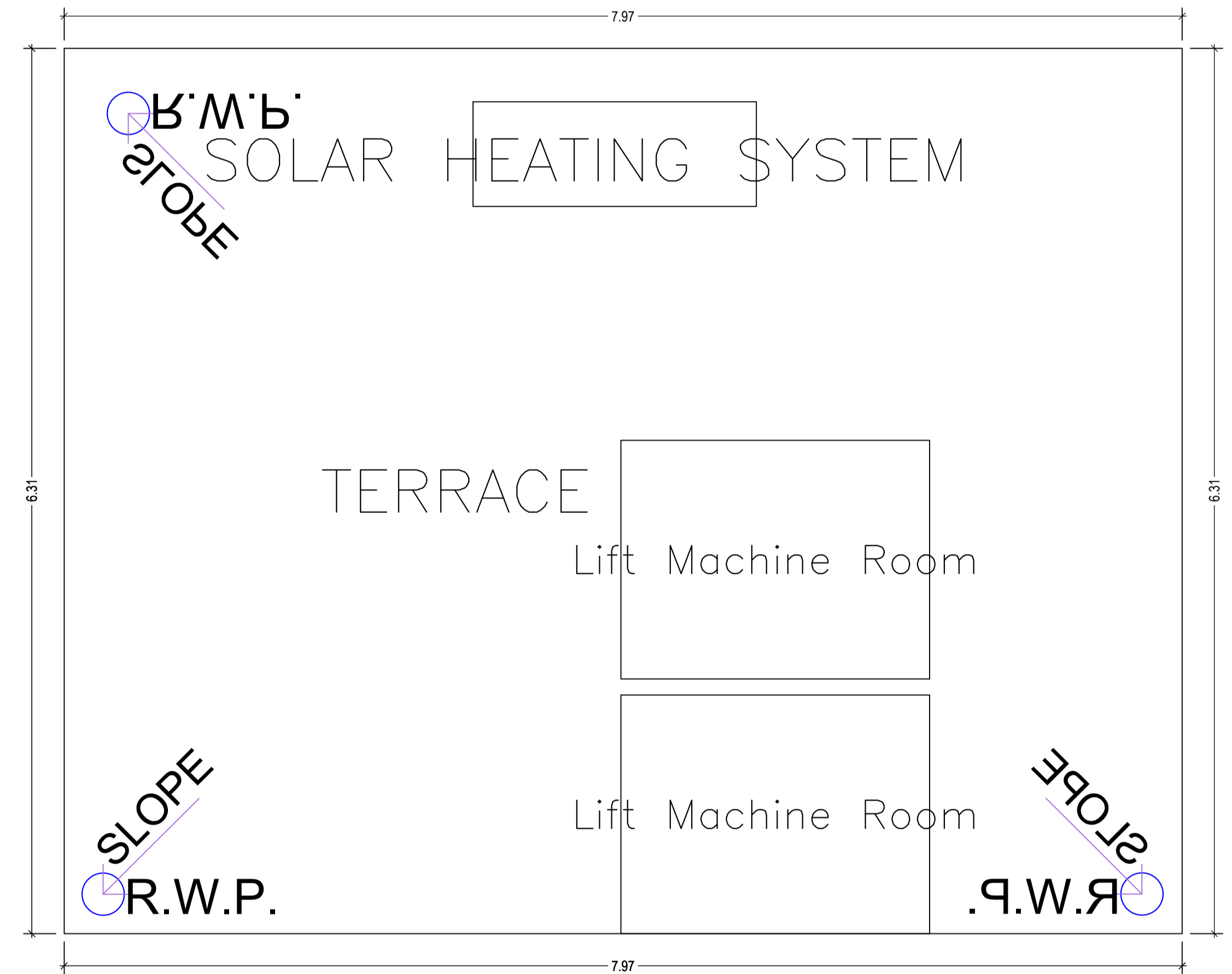
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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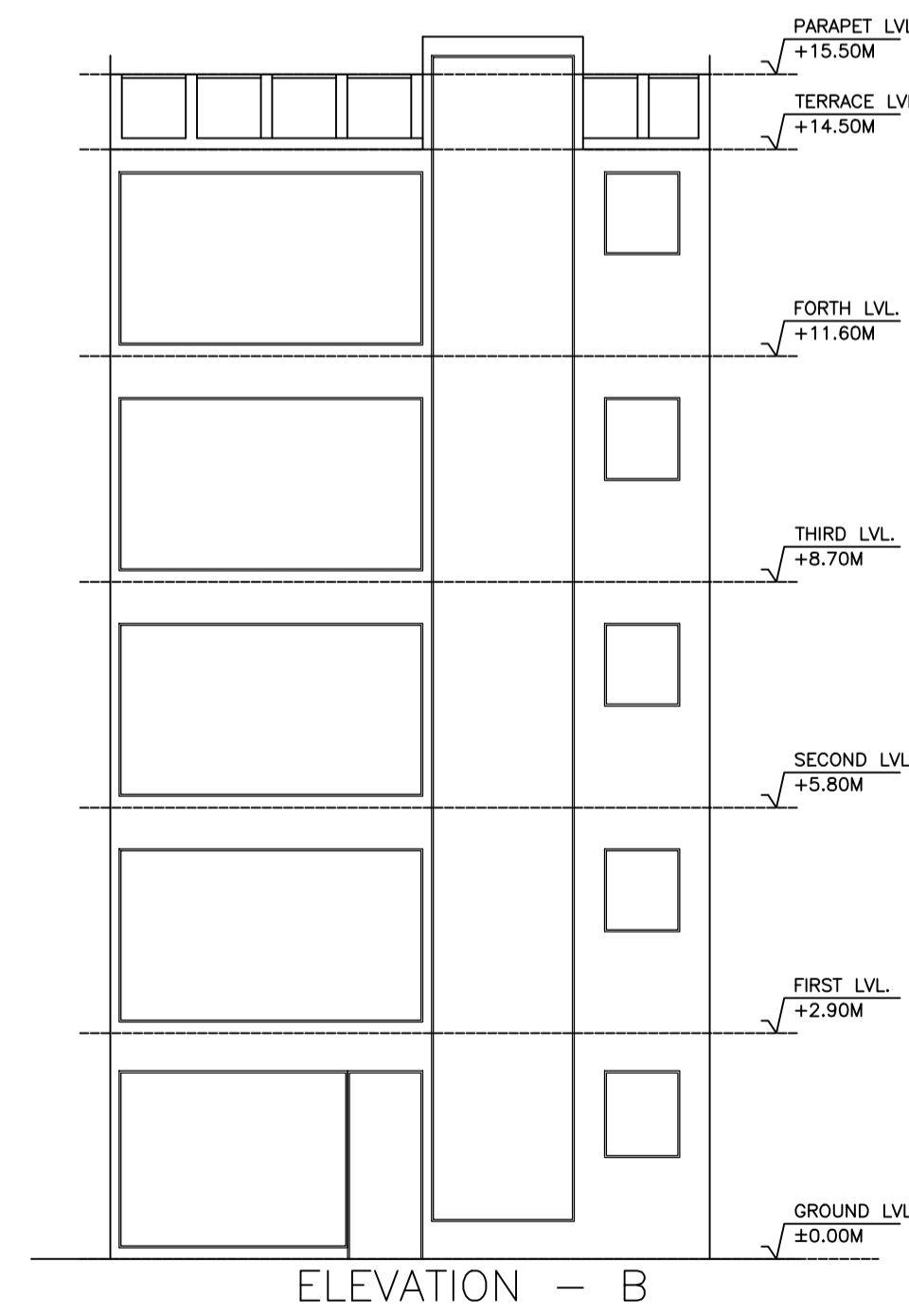
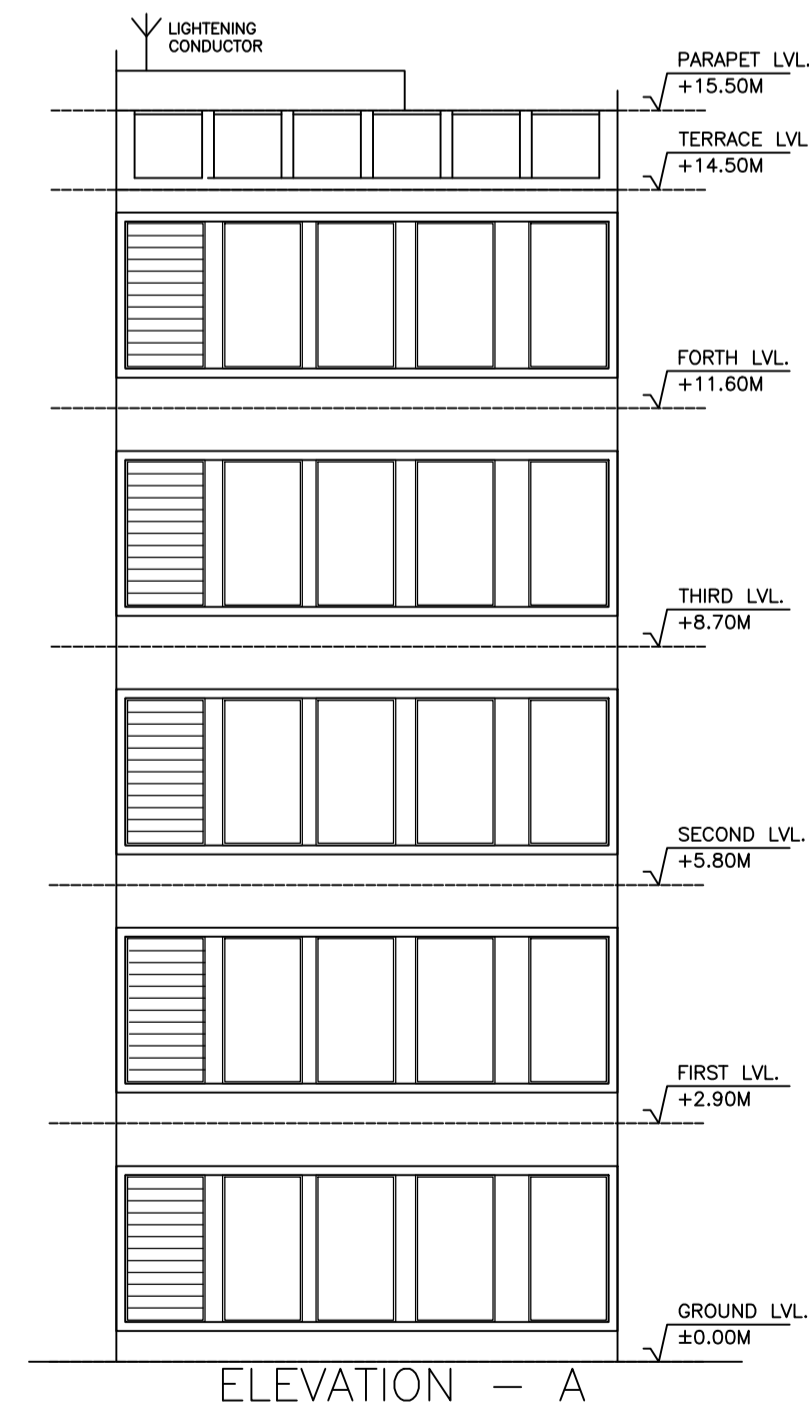
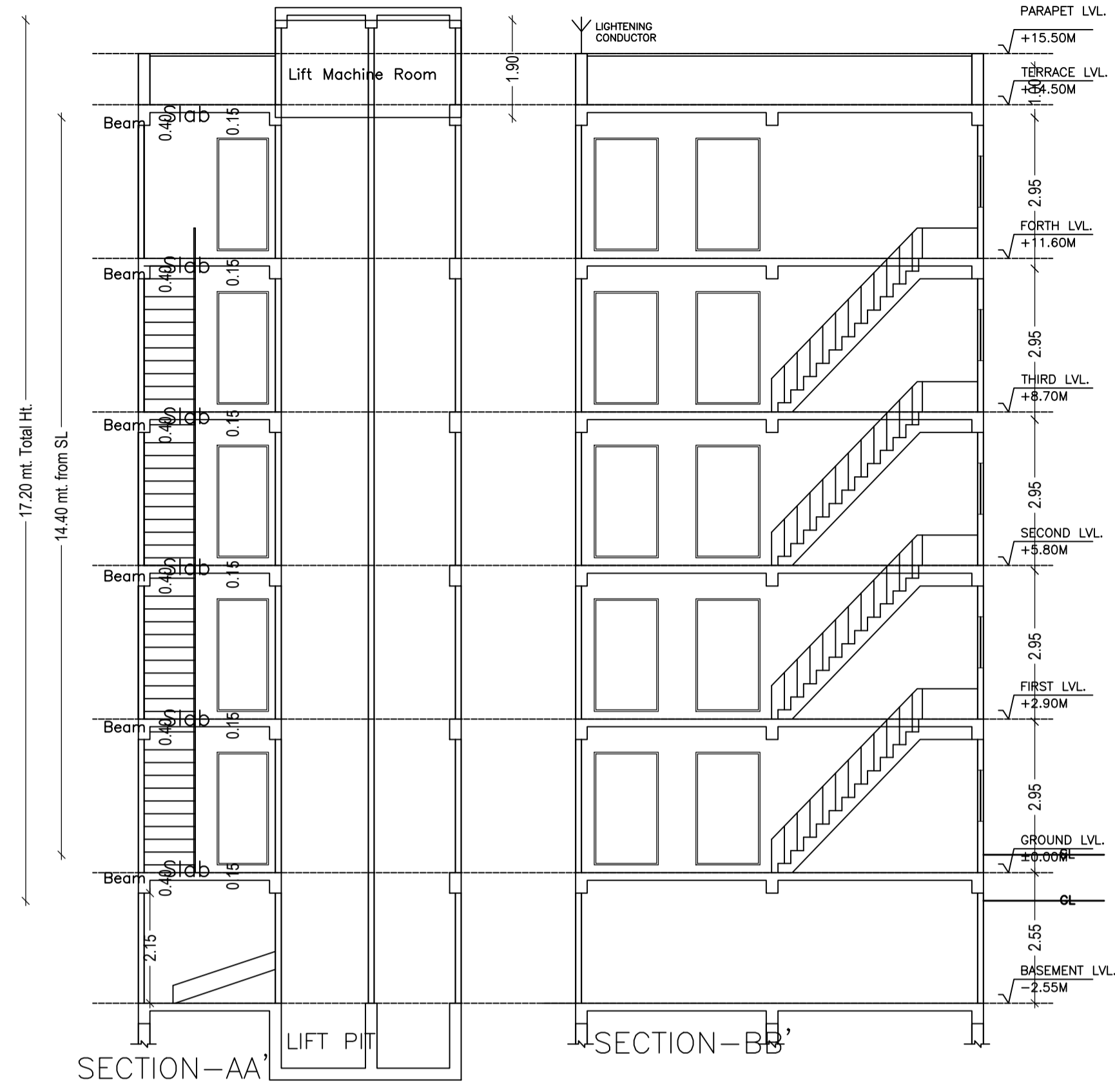
TYPICAL – 1, 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	D1	0.90	2.10	15
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	SD	1.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

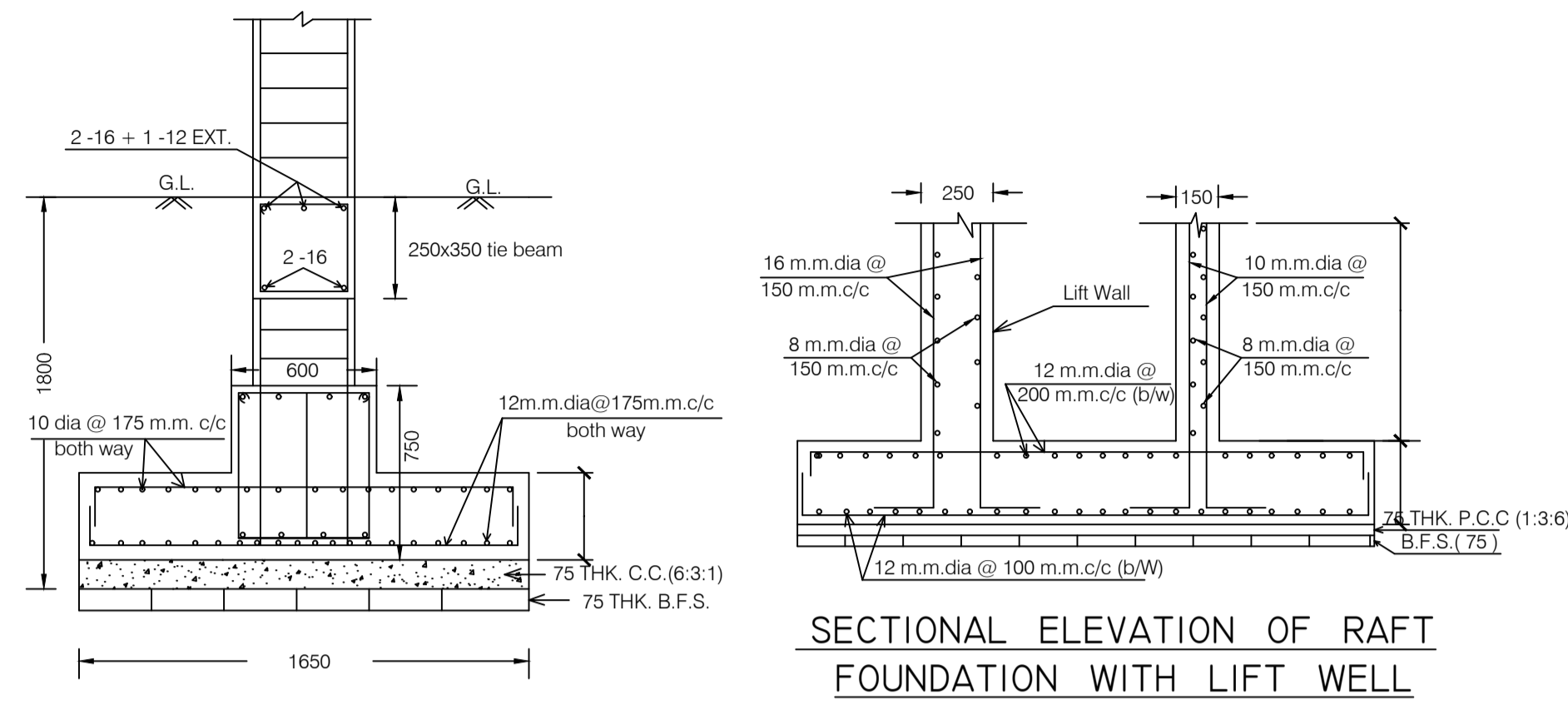
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	W3	1.00	1.20	20
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	W0	1.00	1.20	05
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	W4	1.25	1.20	10
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	FW	3.04	1.20	01
COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)	FW	4.04	1.20	04

Building :COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)

Floor Name	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.)	Tnmt (No.)
		Lift	Parking				
Basement Floor	67.30	6.46	60.84	0.00	0.00	0.00	00
Ground Floor	50.26	0.00	0.00	50.26	50.26	50.26	01
First Floor	50.26	6.46	0.00	43.80	43.80	43.80	01
Second Floor	50.26	6.46	0.00	43.80	43.80	43.80	01
Third Floor	50.26	6.46	0.00	43.80	43.80	43.80	01
Fourth Floor	50.26	6.46	0.00	43.80	43.80	43.80	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	318.60	32.30	60.84	225.44	225.46	225.46	05
Total Number of Same Buildings :	1						
Total :	318.60	32.30	60.84	225.44	225.46	225.46	05

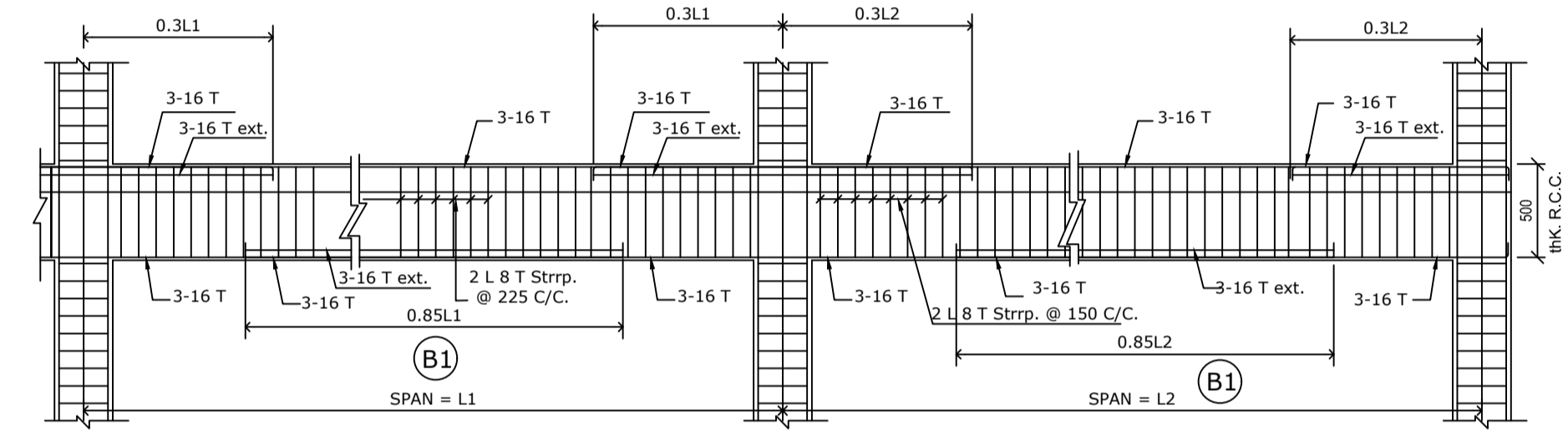
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SECTION OF CONTINUOUS STRIP FOOTING

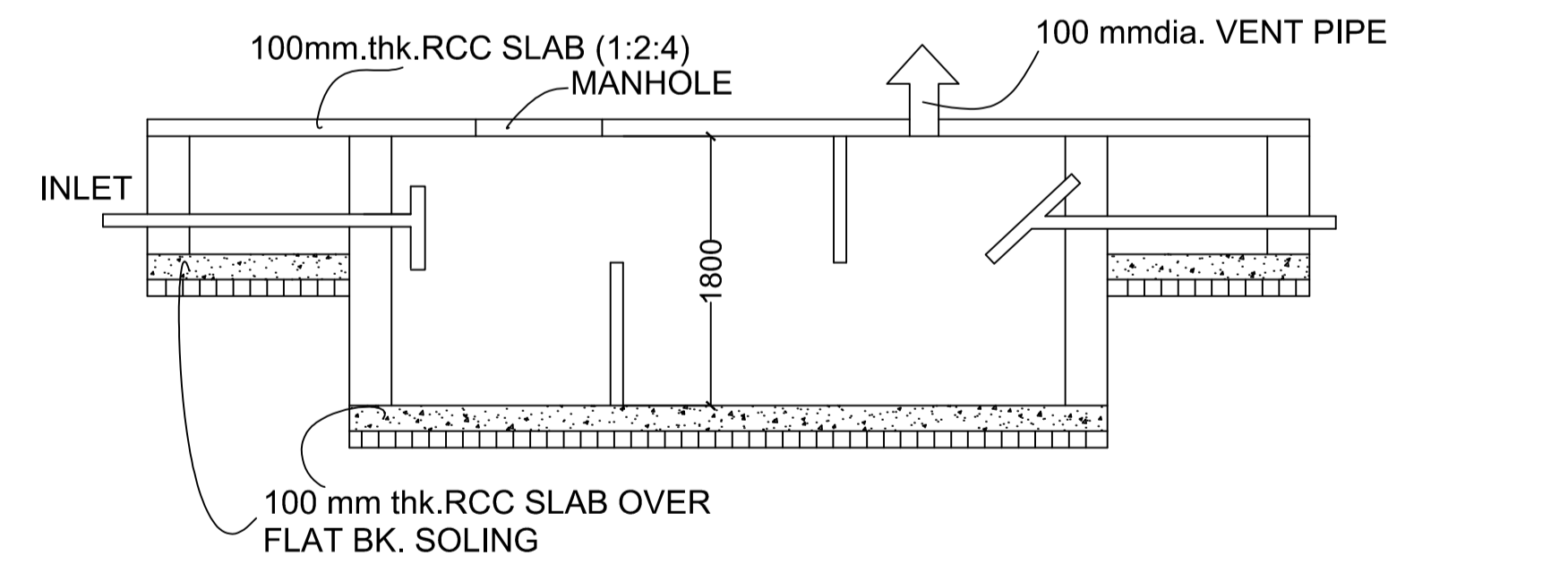
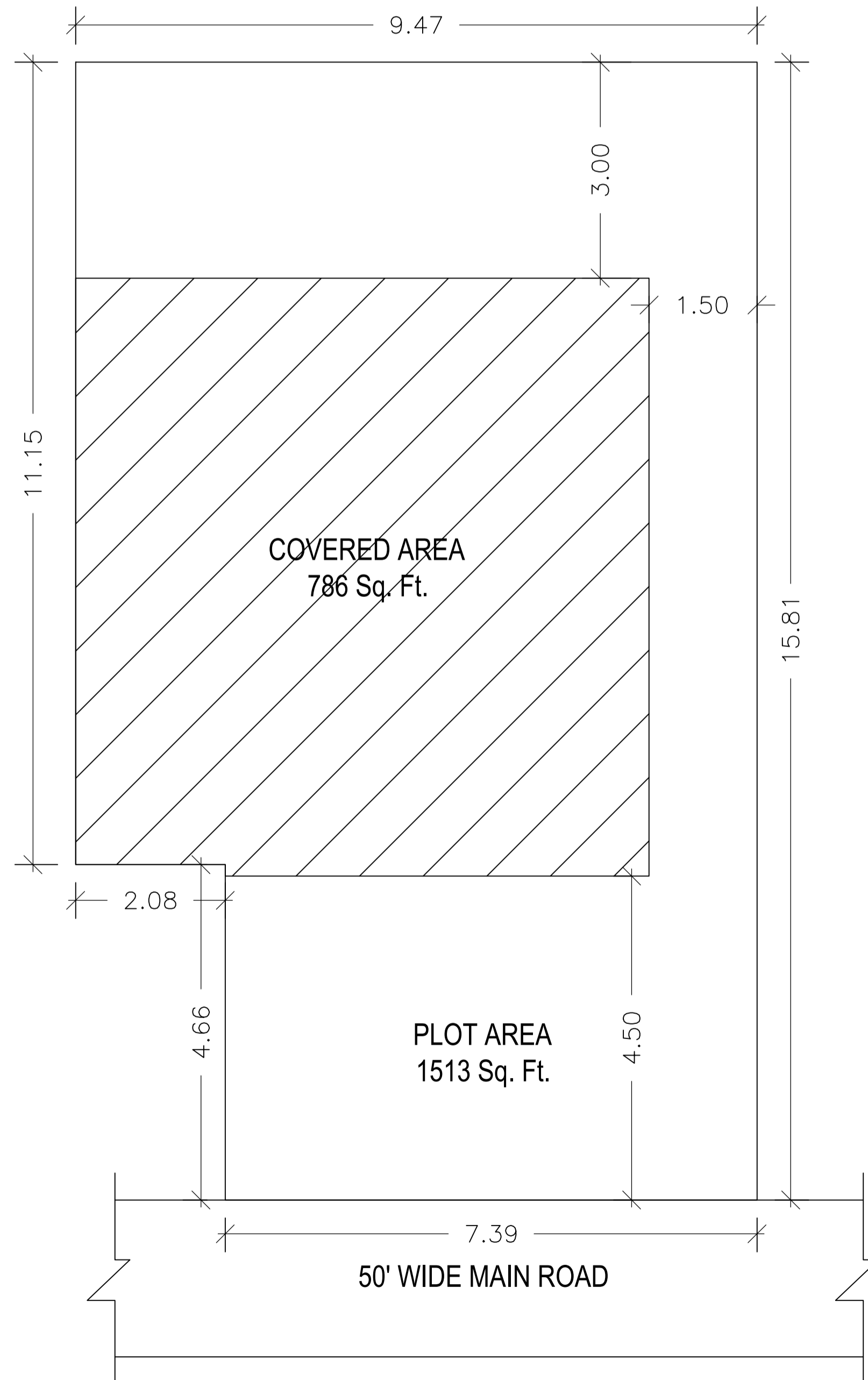
SECTIONAL ELEVATION OF RAFT FOUNDATION WITH LIFT WELL



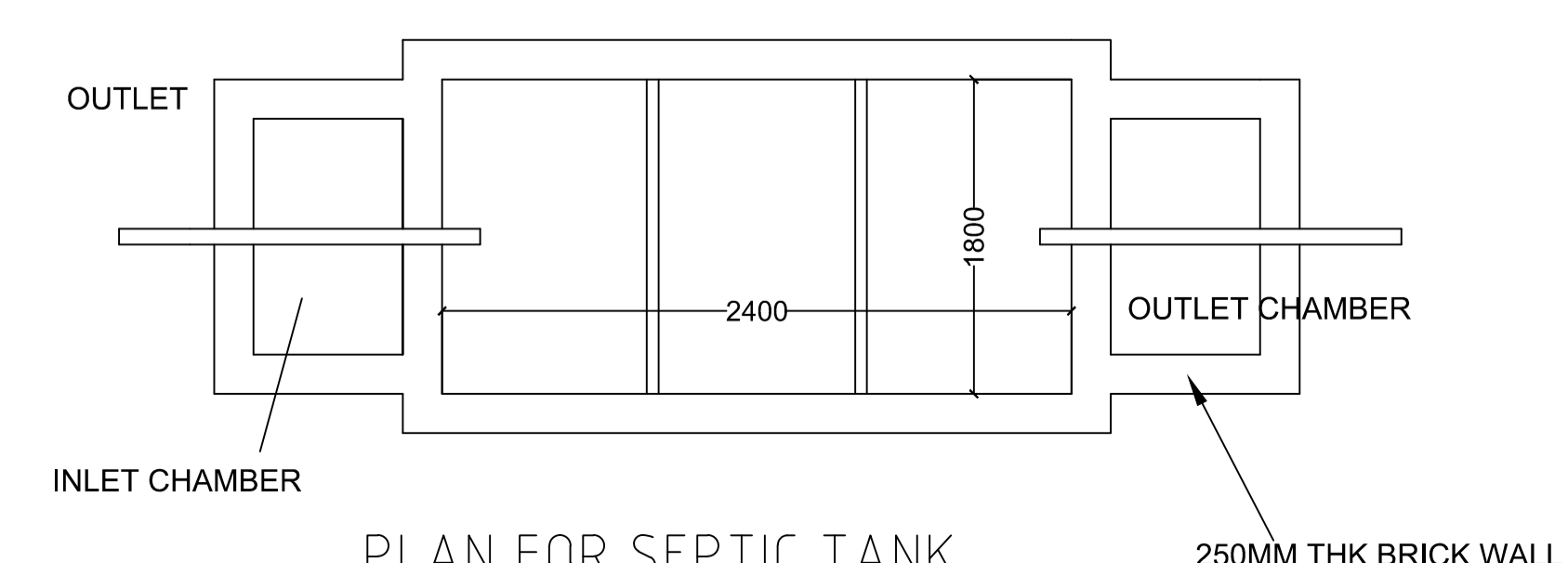
TYPICAL DETAILS OF R.C.C. BEAM
SCALE = 1:25

UnitBUA Table for Building :COMMERCIAL BUILDING OF (ANIL KUMAR BARNAWAL)

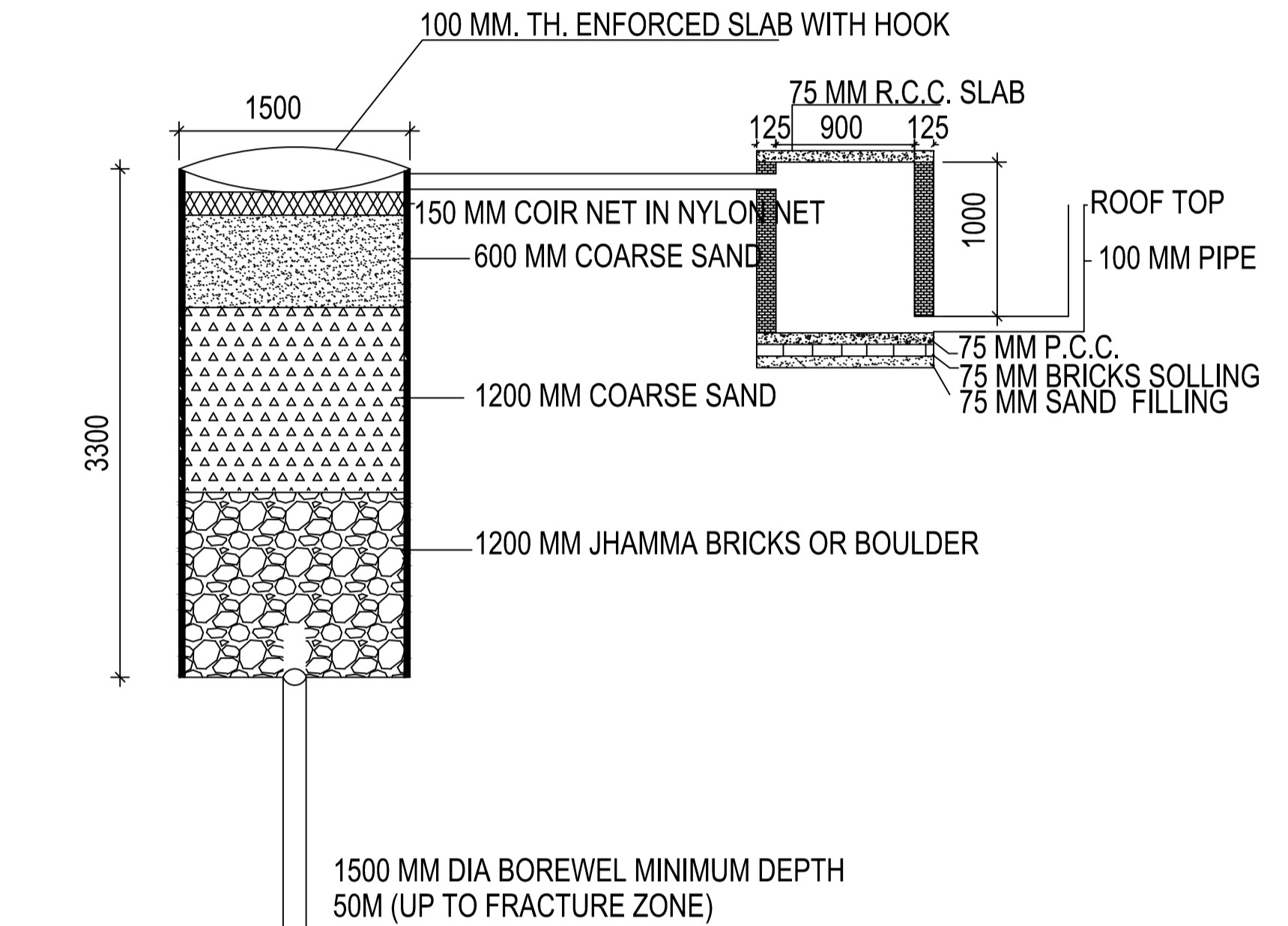
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP 7.74X8.08	SHOP	39.54	39.47	2	1
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	SHOP 7.74X8.08	SHOP	39.54	39.47	2	4
Total:	-	-	197.69	197.34	10	5



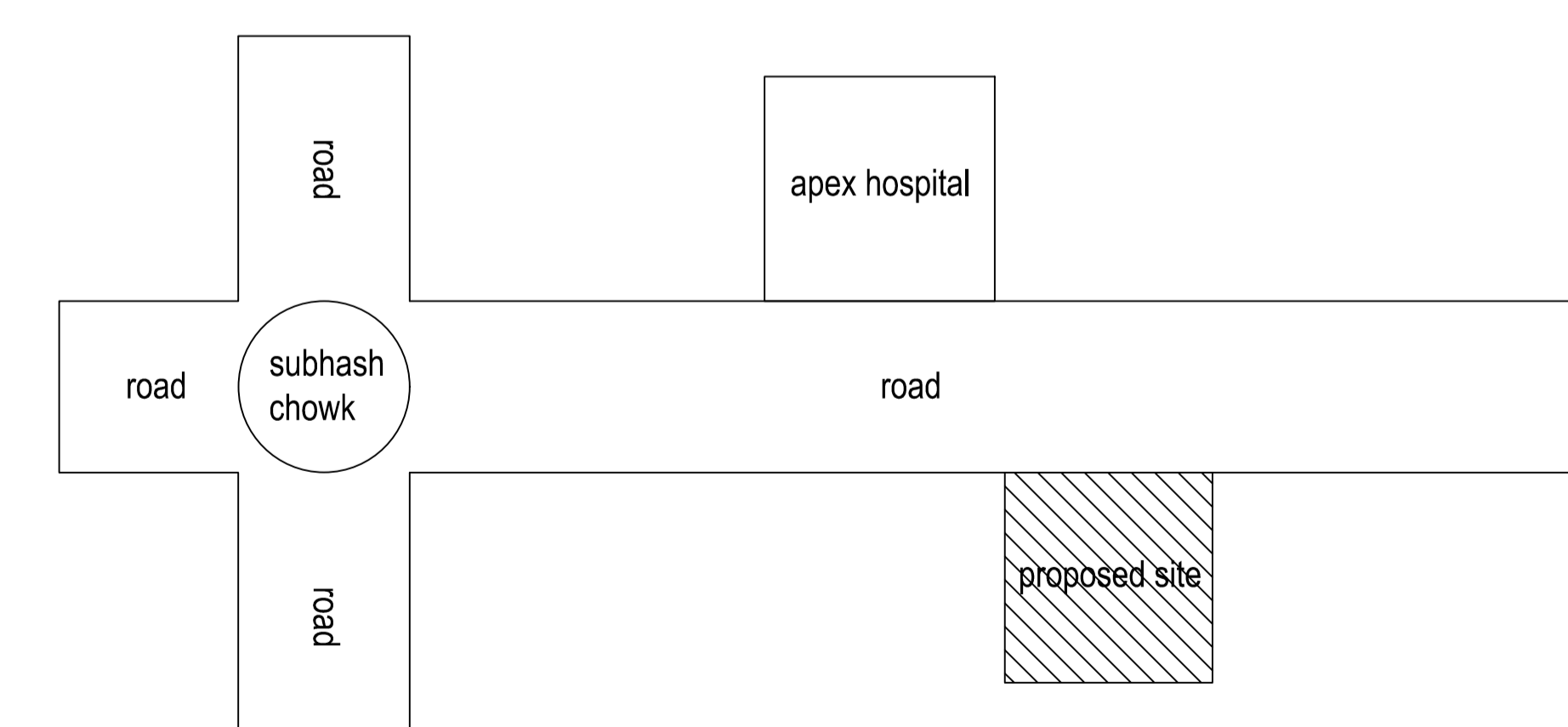
SECTION SEPTIC TANK DETAILS
SCALE 1:50



PLAN FOR SEPTIC TANK



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



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