

Proposal Basic Information	
Proposal File No.	DGM/CP/0035/W22/2024
Owner Name	RUCHI DAS AND ASHISH RANJAN DAS
Khata No.	281/2
Plot No.	24
Village Name	Deoghar
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT	VERSION NO. 1.0.10
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN	Plot Use: Residential
Local Bodies:	Plot SubUse: Bungalow Dwelling / Non Apartment
District: DEOGHAR	PlotNearbyReligiousStructure: NA
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotSubPlot No: 24
Inward No: DGM/CP/0035/W22/2024	North: Road Width - 1.82
Application Type: General Proposal	South: Plot No. - LAND AND BUILDING OF RUCHI DAS
Project Type: Building Permission	East: Plot No. - LAND AND BUILDING OF SUNITA JHA
Nature of Development: New	West: Road Width - 3.65
Location of Development Area: Old Area	
AREA DETAILS	50 MT
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	169.46
(A-Deductions)	169.46
Deduction for Balance Plot Area from Gross Plot Area	
Common Plot	13.28
Total	13.28
BALANCE AREA OF PLOT (Net Plot Area - Restorational/Hereditary space)	(A-Deductions)
	176.10
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
	169.46
Plot Area for FAR (Net Plot Area + Road/Heating Area)	(A-Deductions)
	169.46
COVERAGE CHECK	
Permissible Coverage Area (70.00 %)	132.62
Proposed Coverage Area (69.64 %)	131.94
Total Prop. Coverage Area (69.64 %)	131.94
Balance coverage area (0.36 %)	0.68
FAR CHECK	
Perm. FAR Area (1.500)	254.19
Total Perm. FAR area	254.19
Residential FAR Area	270.88
Proposed FAR Area	260.96
Total Proposed FAR Area	260.96
Consumed FAR (Factor)	1.48
Balance FAR Area	3.23
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	402.92
ARCHITECT (Regd.)	AVINASH KUMAR
ENGINEER (Regd.)	
SUPERVISOR (Regd.)	
OWNER (Regd.)	RUCHI DAS AND ASHISH RANJAN DAS
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)	Grey
EXISTING (To be demolished)	White

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)
Parking Floor	131.94	9.98	131.94	9.98
First Floor	135.49	135.49	135.49	135.49
Second Floor	135.49	135.49	135.49	135.49
Terrace Floor	0.00	0.00	0.00	0.00
Total	402.92	280.96	402.92	280.96

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (1)	Residential	Bungalow Dwelling / Non Apartment	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)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tntmt (No.)
A (1)	1	405.05	2.13	402.92	121.96	270.98	9.98	280.96	280.96	01
Grand Total	1	405.05	2.13	402.92	121.96	270.98	9.98	280.96	280.96	01

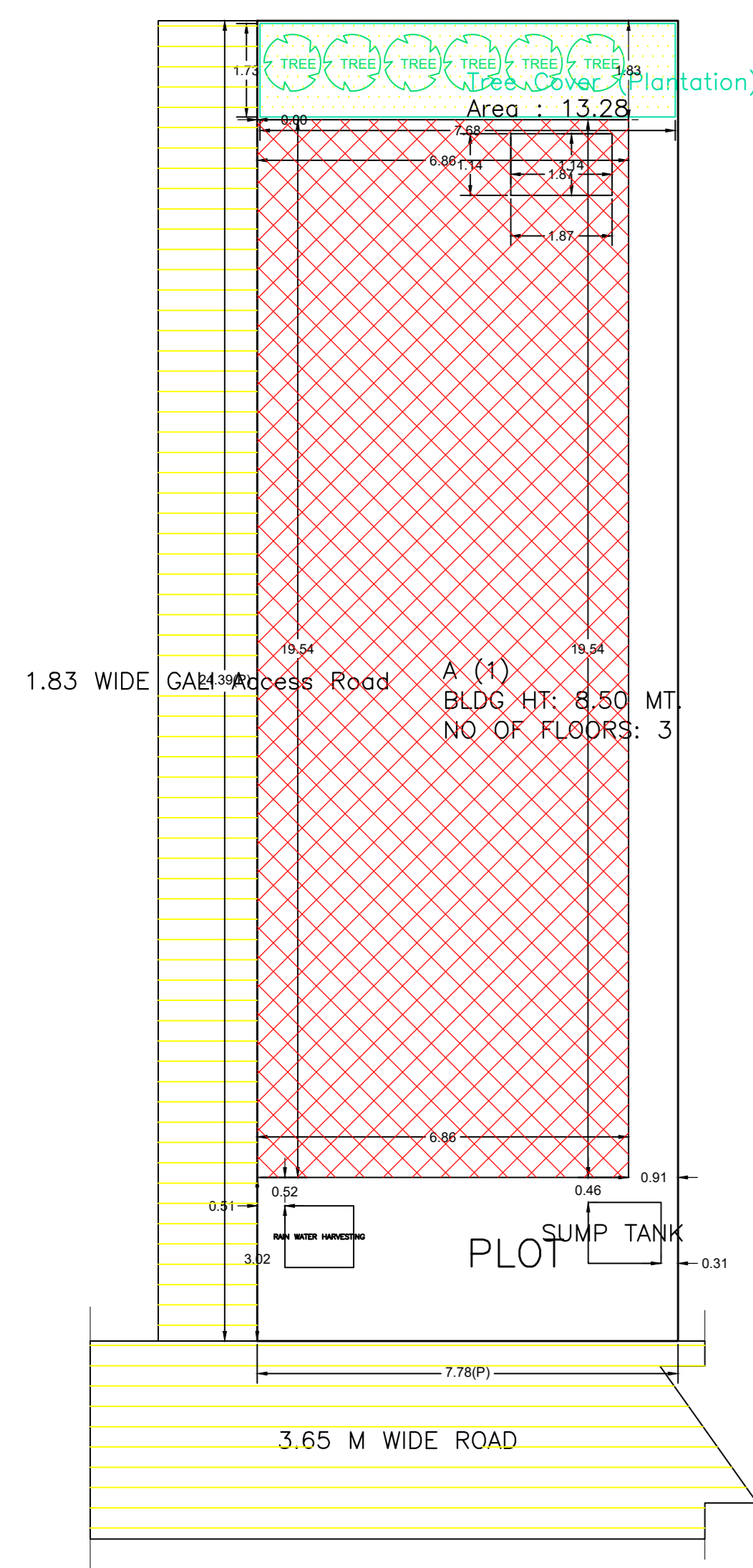
Floor Name	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA Area in Sq.mt	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tntmt (No.)
Parking Floor	134.07	2.13	131.94	121.96	0.00	9.98	9.98	9.98	00
First Floor	135.49	0.00	135.49	0.00	135.49	0.00	135.49	135.49	01
Second Floor	135.49	0.00	135.49	0.00	135.49	0.00	135.49	135.49	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	405.05	2.13	402.92	121.96	270.98	9.98	280.96	280.96	01
Total Number of Same Buildings	1								
Total	405.05	2.13	402.92	121.96	270.98	9.98	280.96	280.96	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	d1	0.76	2.10	04
A (1)	m2	0.91	2.10	02
A (1)	d2	0.91	2.10	02
A (1)	FD	1.07	2.10	02
A (1)	d1	1.07	2.10	08
A (1)	D	1.61	2.10	02
A (1)	FD	1.80	1.20	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)		1.80	1.20	16

Un/BUA Table for Building :A (1)

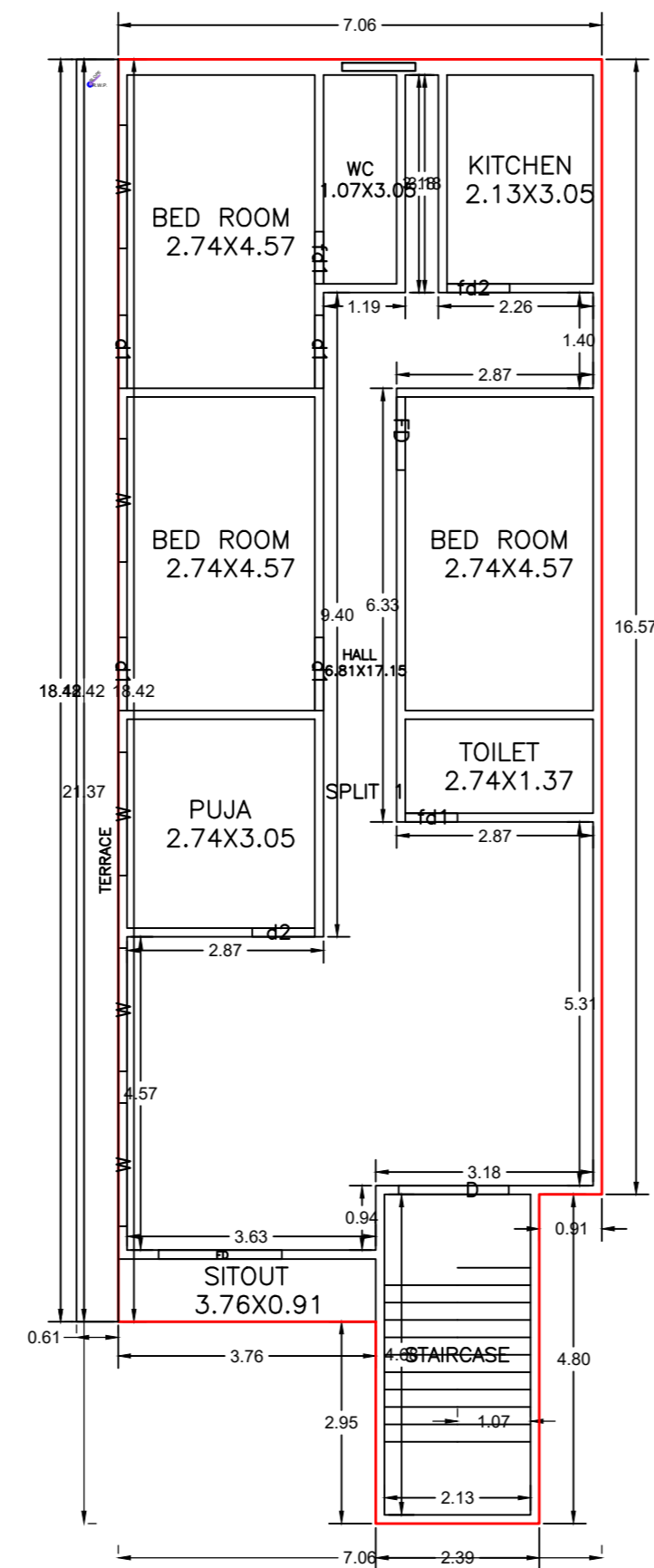
FLOOR	Name	Un/BUA Type	Un/BUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	270.98	270.72	9	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	9	0
Total:			270.98	270.72	18	1



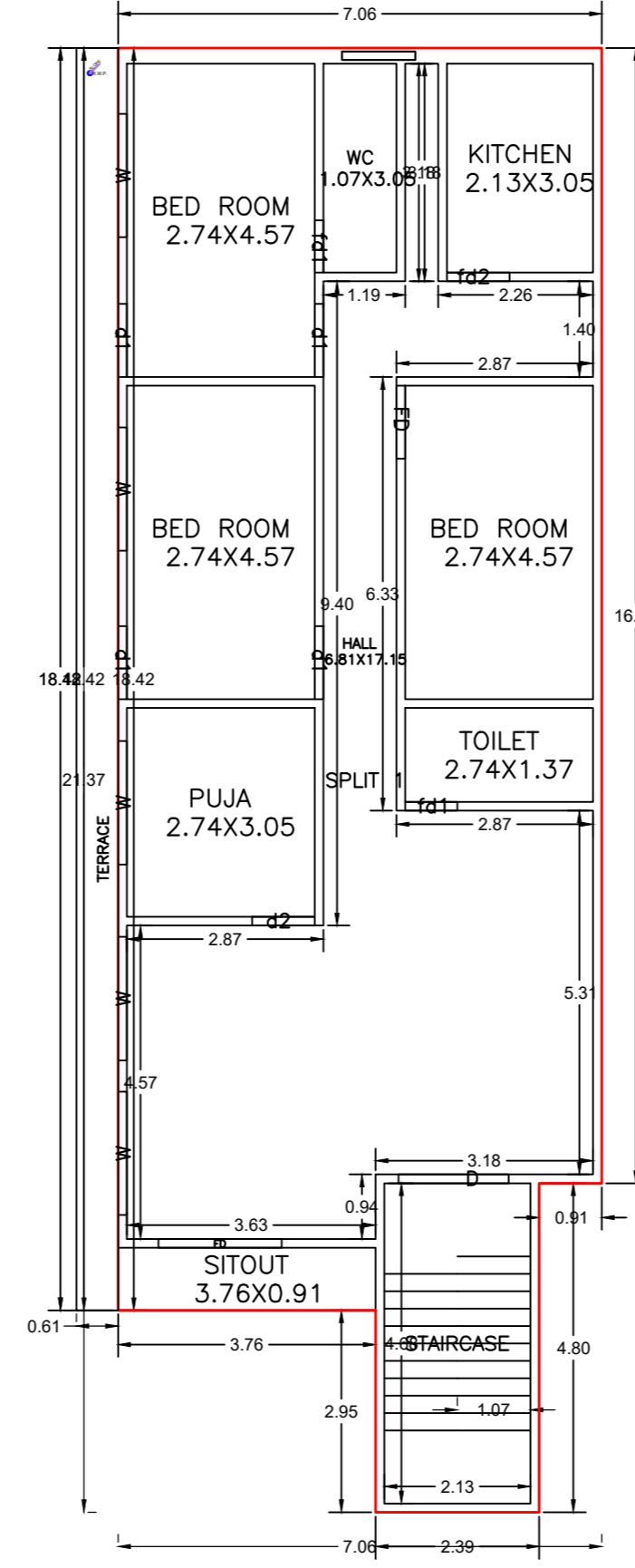
SITE PLAN



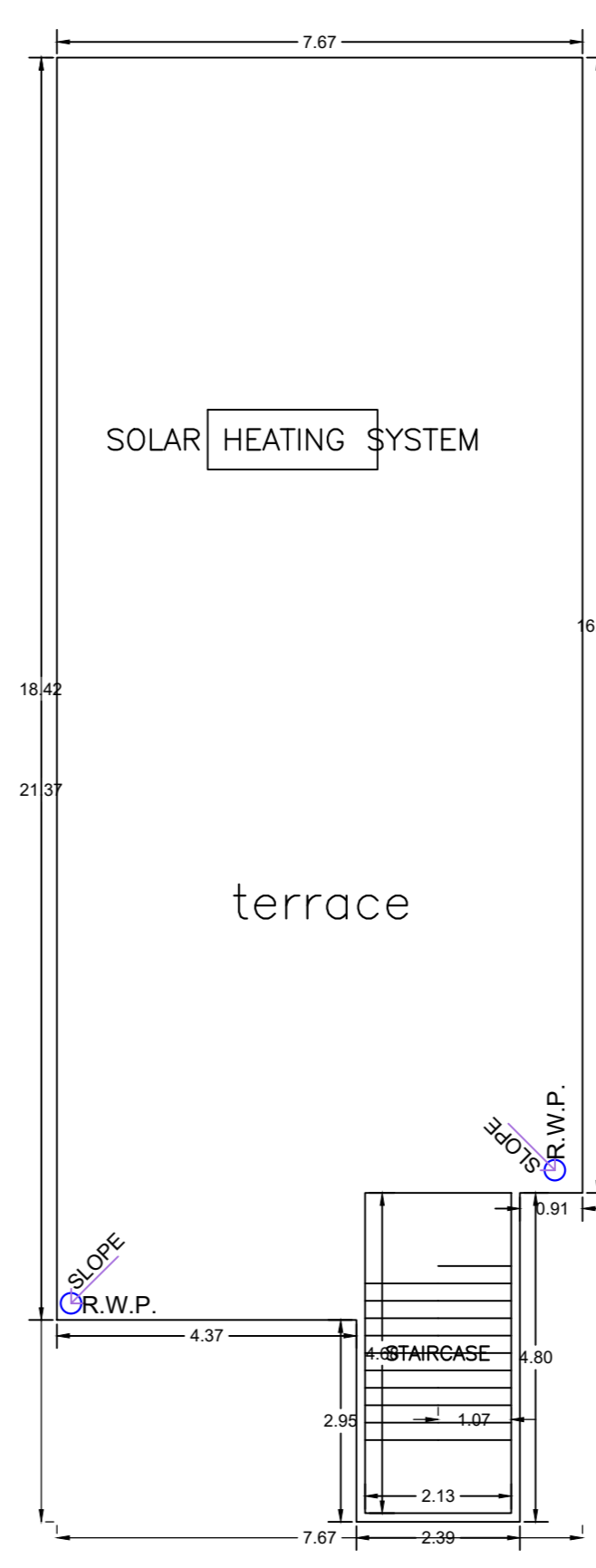
PARKING FLOOR PLAN (SCALE 1:100)



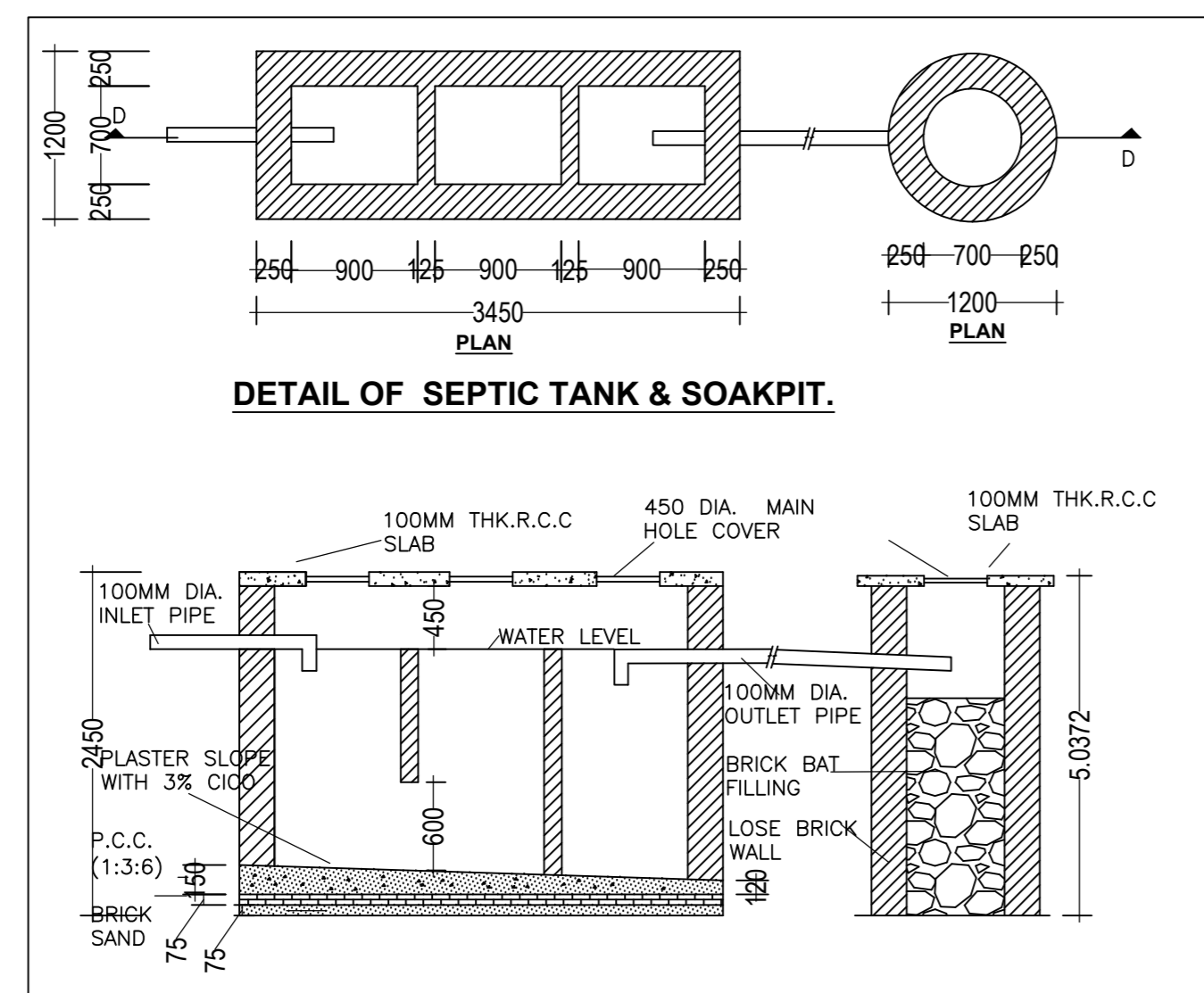
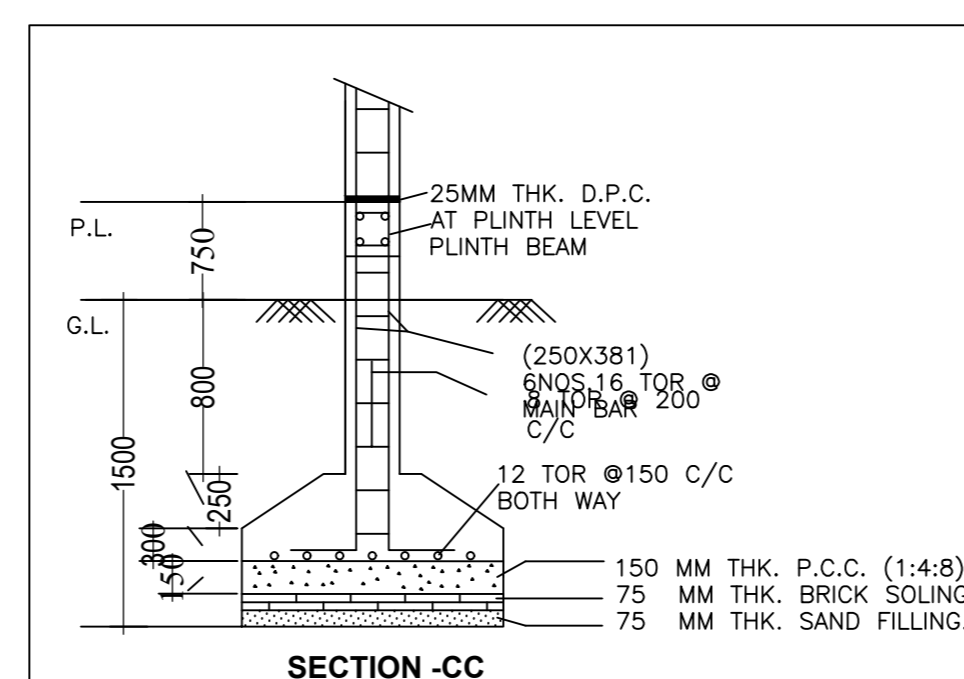
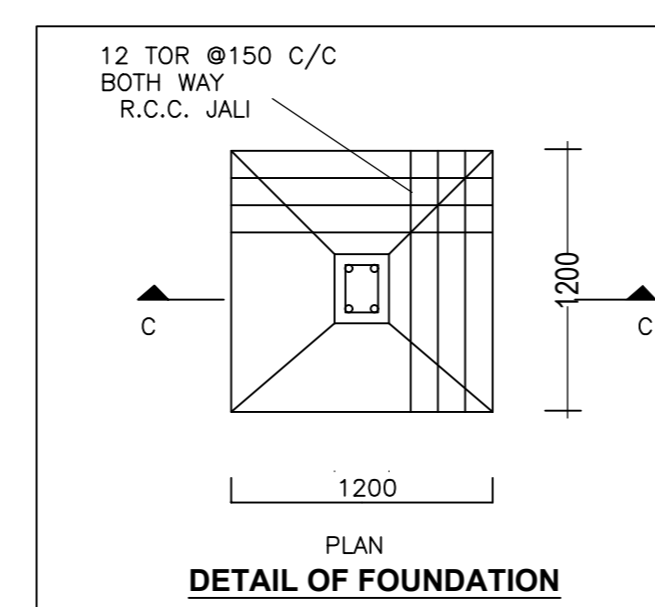
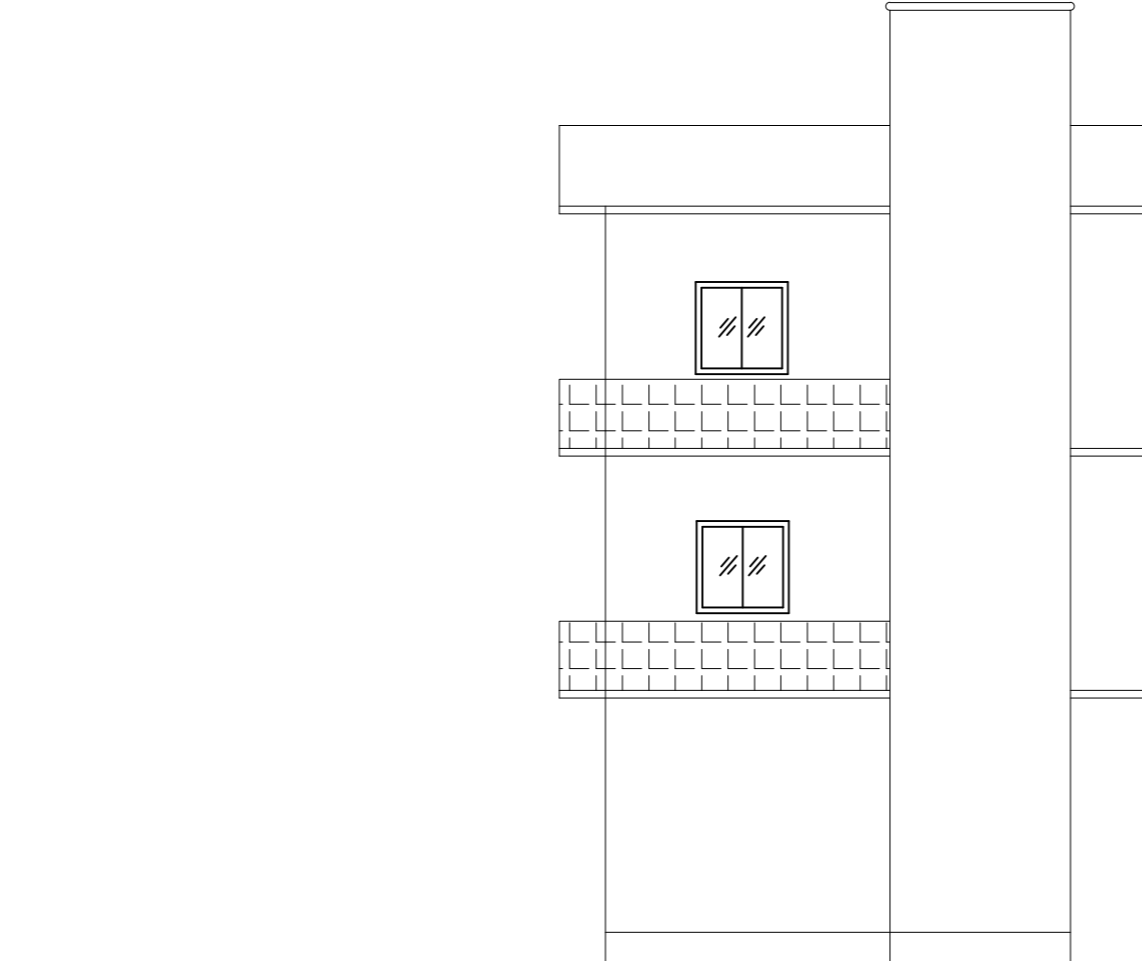
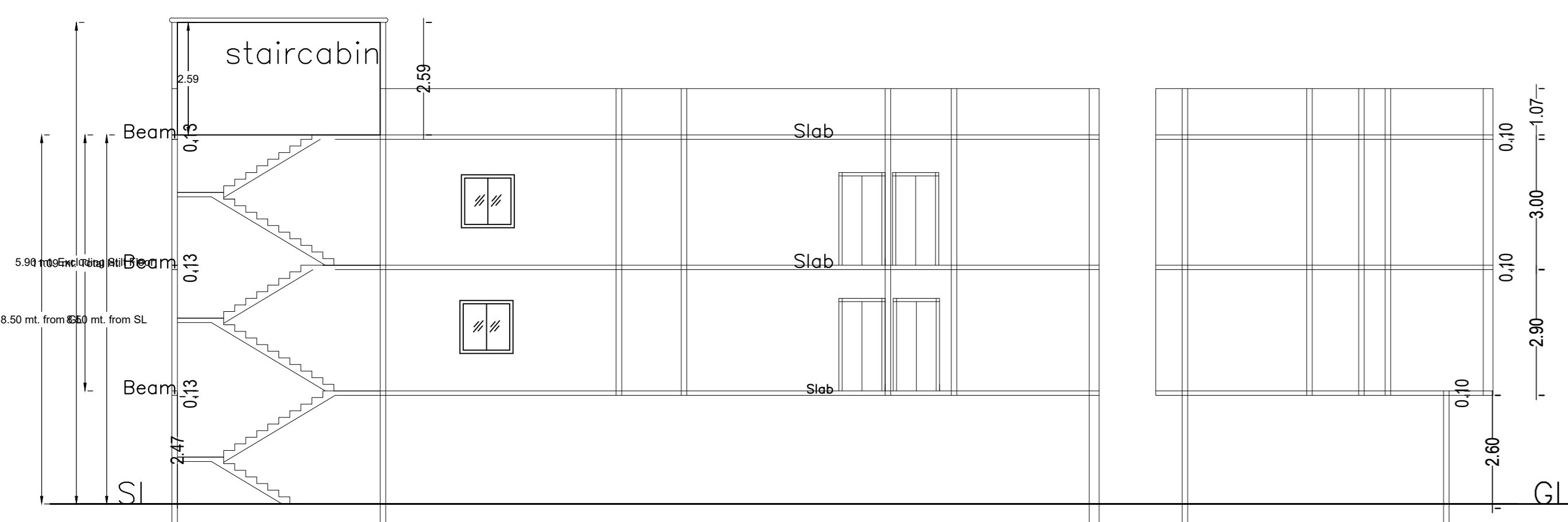
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



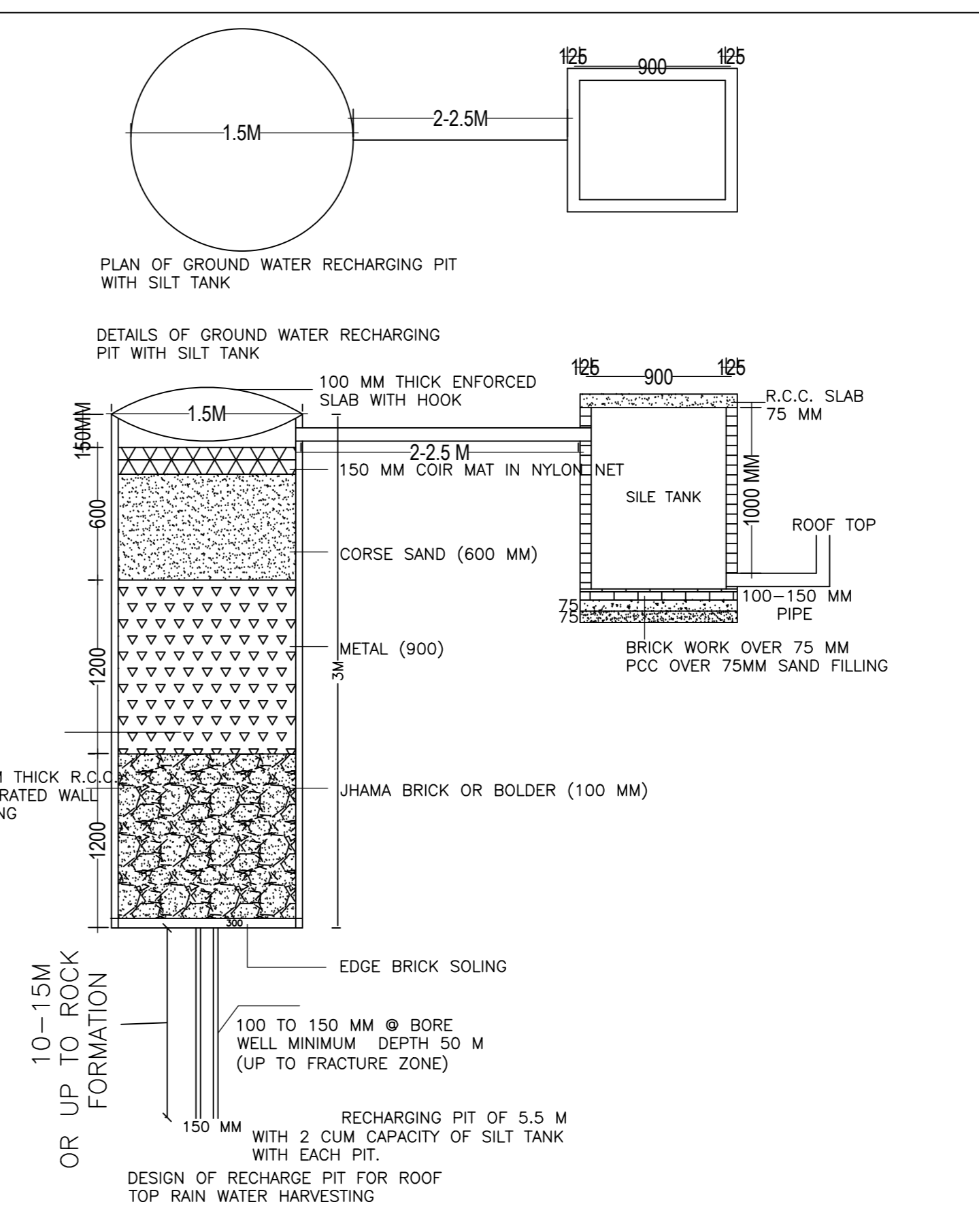
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



DETAIL OF SEPTIC TANK & SOAKPIT.



PLAN OF GROUND WATER RECHARGING PIT WITH SILT TANK

DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK

RECHARGING PIT OF 5.5 M WITH 2 CUM CAPACITY OF SILT TANK WITH EACH PIT.

DESIGN OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AVINASH KUMAR DGM/ENGG/0031/2021			