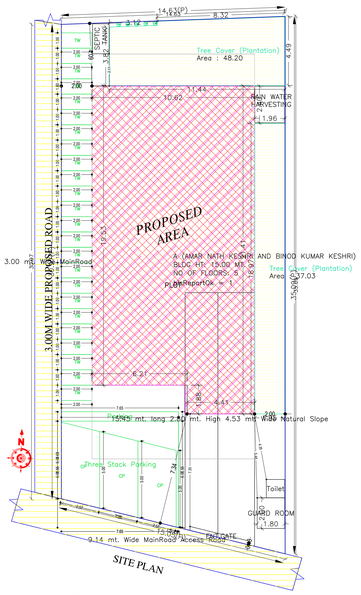
Project Title :PROPOSED COMMERCIAL BUILDING OF AMAR NATH KESHRI AND BINOD KUMAR KESHRI

DATE	12-02-2024
SHEET NO.	1

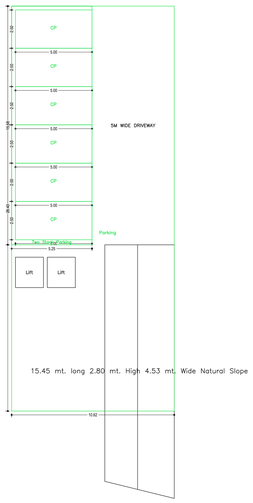
Proposal Basic Information

Proposal File No.	DGMC/BP/0210/W19/2024
Owner Name	AMARNATH KESHRI & BINOD KUMAR KESHRI
Khata No	2995K
Plot No	TPP NO - 445
Village Name	Deoghar
Use	Commercial
SubUse	Commercial Bldg

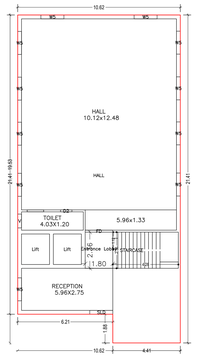
AREA STATEMENT DEOGHAR MUNICIPAL CORPORATION	VERSION NO.: 1.0.68
	VERSION DATE: 16/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: DEOGHAR	Plot SubUse: Commercial Bldg
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward_No: DGMC/BP/0210/W19/2024	PlotSubRoad: NA
Application Type: General Proposal	North: Plot No. - LAND OF AKHIL BABU
Project Type: Building Permission	South: Road Width - 9.14
Nature of Development: New	East: Plot No. - LAND OF BASUDEV PANDEY AND HOUSE OF LAKHAN SAH
Location of Development Area: Old Area	West: Road Width - 3.00
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 482.77
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 482.77
Deduction for Balance Plot Area(from Gross Plot Area):	
Common Plot	85.24
Road Widening	85.24
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 397.53
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 482.77
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 482.77
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	241.38
Proposed Coverage Area (44.67 %)	215.64
Total Prop. Coverage Area (44.67 %)	215.64
Balance coverage area (5.33 %)	25.74
FAR CHECK	
Perm. FAR Area (2.500)	1206.92
Total Perm. FAR area	1206.92
Consumed FAR	1071.77
Balance FAR Area	1071.78
Total Proposed FAR Area	1071.77
Consumed FAR (Factor)	2.22
Balance FAR Area	135.14
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1508.66
ARCHITECT (Regd)	LLLAWAL KUMAR
ENGGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	AMARNATH KESHRI & BINOD KUMAR KESHRI
DEVELOPMENT AUTHORITY	LOCAL BODY



SITE PLAN



BASEMENT FLOOR PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
(Proposed)
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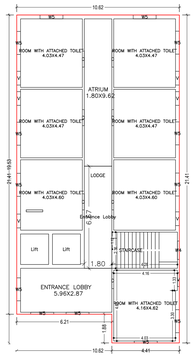

FIRST FLOOR PLAN
(Proposed)
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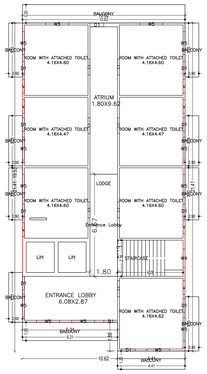
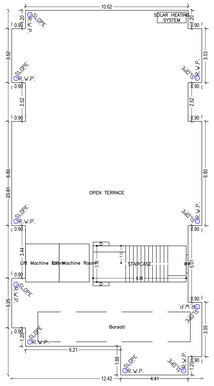


TYPICAL – 2, 3& 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI) 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	280.62	0.00	280.62	0.00
Ground Floor	215.63	211.38	215.63	211.38
First Floor	215.64	196.37	215.64	196.37
Second Floor	265.59	221.34	265.59	221.34
Third Floor	265.59	221.34	265.59	221.34
Fourth Floor	265.59	221.34	265.59	221.34
Terrace Floor	0.00	0.00	0.00	0.00
Total	1508.66	1071.77	1508.66	1071.77

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	Commercial	Commercial Bldg	Non-Highrise

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.Unit	Car Reqd.	Car Prop.	TwoWheeler Reqd.Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	Commercial	Commercial Bldg	>3	100	193.99	1	2	-	-	-	-
			>3	100	193.99	-	-	-	1	9	-
		Lodging	>3	100	819.92	1	6	-	-	-	-
			>3	100	819.92	-	-	-	1	18	-
Total			-	-	-	-	8	21	-	23	24

Parking Check (Table 7b)

Vehicle Type	Reqd. No	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	9	112.50
Two Stack Car	-	-	6	75.00
Three Stack Car	-	-	6	75.00
Total Car	8	100.00	21	262.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	23	46.00	24	48.00
Other Parking	-	-	-	211.52
Total		146.00		570.02

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	1	1508.66	36.35	74.94	52.25	273.35	1071.78	1071.77	1071.77	05
Grand Total:	1	1508.66	36.35	74.94	52.25	273.35	1071.78	1071.77	1071.77	05

Building :A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Balcony	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Commercial	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	280.62	7.27	0.00	0.00	273.35	0.00	0.00	0.00	00
Ground Floor	215.63	0.00	0.00	4.25	0.00	211.38	211.38	211.38	01
First Floor	215.64	7.27	0.00	12.00	0.00	196.37	196.37	196.37	01
Second Floor	265.59	7.27	24.98	12.00	0.00	221.34	221.34	221.34	01
Third Floor	265.59	7.27	24.98	12.00	0.00	221.34	221.34	221.34	01
Fourth Floor	265.59	7.27	24.98	12.00	0.00	221.34	221.34	221.34	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1508.66	36.35	74.94	52.25	273.35	1071.78	1071.77	1071.77	05
Total Number of Same Buildings:	1								
Total:	1508.66	36.35	74.94	52.25	273.35	1071.78	1071.77	1071.77	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	D2	0.75	2.10	01
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	D1	0.90	2.10	33
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	D	1.05	2.10	28
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	SLD	1.50	2.40	01
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	FD	1.80	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

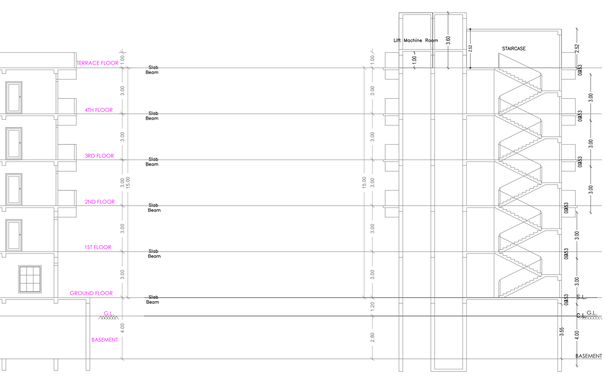
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	V	0.90	0.60	29
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	W4	1.20	1.35	05
A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)	W5	1.50	1.35	63

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	1.20 X 10.62 X 1 X 3	38.22	149.85
	0.90 X 3.03X 2 X 3	19.62	
	0.90 X 2.28 X 2 X 3	17.70	
	0.90 X 3.40X 2 X 3	18.36	
	0.90 X 3.55 X 1 X 3	9.57	
	1.20 X 4.41X 1 X 3	15.87	
	1.20 X 6.21X 1 X 3	22.35	
	0.90 X 3.20X 1 X 3	8.64	
Total	-	-	149.85

UnitBUA Table for Building :A (AMAR NATH KESHRI AND BINOD KUMAR KESHRI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	HALL	OTHER	197.95	197.82	3	1
FIRST FLOOR PLAN	LODGE	OTHER	197.95	197.82	9	1
TYPICAL - 2, 3& 4 FLOOR PLAN	LODGE	OTHER	247.90	197.82	9	3
Total:	-	-	1139.61	989.09	39	5

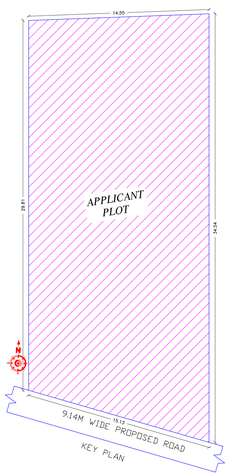


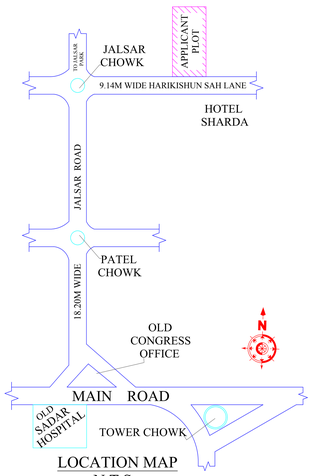
SECTION ON A-A

SECTION ON B-B

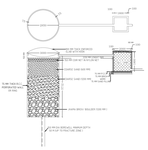
FRONT SIDE ELEVATION

R.H.S. ELEVATION

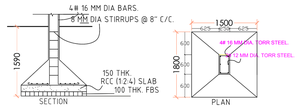




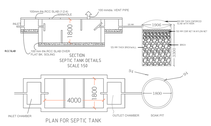
LOCATION MAP
N.T.S.



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



FOUNDATION DETAILS (ISOLATED R.C.C FOOTING)
FOUNDATION DETAIL



SEPTIC TANK DETAIL

STRUCTURAL STABILITY CERTIFICATE

THIS IS TO CERTIFIY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THIS BUILDING.
THE DESIGN HAS BEEN DONE AS PER IS 1893/1894 & I.S 4326/1993.

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
LLLAWAL KUMAR DGMC/ENG/0005/2016			

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

This is system generated MAP. No need to Physically Signed.