

Proposal Basic Information	
Proposal File No.	DMC/CP/0056/W/19/2024
Owner Name	MS KUBER AASHYANA PRIVATE LIMITED
Khata No.	41/1
Plot No.	57 and 58
Village Name	Doogar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT DEOGHAR MUNICIPAL CORPORATION	VERSION NO. : 1.0.74 VERSION DATE: 19/10/2020
PROJECT DETAIL	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DEOGHAR	Plot SubUse: Residential Bldg/Apartment
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNeary/Religious/Structure: NA
Inward No. : DM/CP/0056/W/19/2024	PlotSubPlot No: 57 and 58
Application Type: General Proposal	North Road Width : 7.62 M WIDE ROAD
Project Type: Building Permission	South Plot No. : T.P PLOT NO 58
Nature of Development: New	East Road Width : 6.09 M WIDE ROAD
Location of Development Area: Old Area	West Plot No. - LAND OF RACHA DEVI AND MADHURI DEVI
AREA DETAILS	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)
Deduction for Balance Plot Area/From Gross Plot Area	
Common Plot	
Total	93.40
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	479.65
Proposed Coverage Area (58.89 %)	470.74
Total Prop. Coverage Area (58.89 %)	470.74
Balance coverage area (1.11 %)	8.91
FAR CHECK	
Form FAR Area (2.500)	1588.55
Total Perm. FAR Area	1588.55
Residential FAR	1915.17
Proposed FAR Area	1915.17
Total Proposed FAR Area	1915.17
Consumed FAR (Factor)	2.41
Balance FAR Area	47.99
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	2924.25
ARCHITECT (Regt)	ALOK KUMAR SINGH
ENGINEER (Regt)	
SUPERVISOR (Regt)	
OWNER (Regt)	MS KUBER AASHYANA PRIVATE LIMITED
DEVELOPMENT AUTHORITY	LOCAL BODY

Color Index				
PLOT BOUNDARY				
ABUTTING ROAD				
PROPOSED CONSTRUCTION				
COMMON PLOT				
ROAD WIDENING AREA				
EXISTING (To be retained)				
EXISTING (To be demolished)				
Building-wise Floor FAR Details				
Floor Name	Building Name	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)
Basement Floor	A (KUBER AASHYANA PRIVATE LIMITED)	476.97	14.99	491.96
Ground Floor	A (KUBER AASHYANA PRIVATE LIMITED)	470.74	165.52	936.26
First Floor	A (KUBER AASHYANA PRIVATE LIMITED)	489.80	440.57	930.37
Second Floor	A (KUBER AASHYANA PRIVATE LIMITED)	495.58	443.46	939.04
Third Floor	A (KUBER AASHYANA PRIVATE LIMITED)	495.58	443.46	939.04
Fourth Floor	A (KUBER AASHYANA PRIVATE LIMITED)	495.58	443.46	939.04
Terrace Floor	A (KUBER AASHYANA PRIVATE LIMITED)	0.00	0.00	0.00
Total		2924.25	1915.46	4839.71

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KUBER AASHYANA PRIVATE LIMITED)	D2	0.82	2.13	02
A (KUBER AASHYANA PRIVATE LIMITED)	D2	0.75	2.13	128
A (KUBER AASHYANA PRIVATE LIMITED)	D1	0.90	2.13	61
A (KUBER AASHYANA PRIVATE LIMITED)	D	1.00	2.13	26

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KUBER AASHYANA PRIVATE LIMITED)	V	0.65	2.70	43
A (KUBER AASHYANA PRIVATE LIMITED)	W1	0.75	2.70	25
A (KUBER AASHYANA PRIVATE LIMITED)	W3	0.76	2.70	04
A (KUBER AASHYANA PRIVATE LIMITED)	W1	0.83	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W1	0.85	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W2	0.97	2.70	04
A (KUBER AASHYANA PRIVATE LIMITED)	W2	1.00	2.70	19
A (KUBER AASHYANA PRIVATE LIMITED)	W5	1.00	2.70	04
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.05	2.70	03
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.06	2.70	03
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.07	2.70	03
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.14	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.16	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.19	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W2	1.23	2.70	06
A (KUBER AASHYANA PRIVATE LIMITED)	W2	1.28	2.70	01
A (KUBER AASHYANA PRIVATE LIMITED)	W1	1.31	2.70	02
A (KUBER AASHYANA PRIVATE LIMITED)	W	1.50	2.70	67
A (KUBER AASHYANA PRIVATE LIMITED)	W2	1.63	2.70	01

Balcony Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	0.89 X 3.61 X 2 X 1	6.42	19.08	
	0.89 X 1.83 X 2 X 1	3.26		
	0.89 X 3.61 X 1 X 1	3.16		
	0.89 X 3.71 X 1 X 1	3.30		
	0.89 X 1.78 X 1 X 1	1.58		
	0.89 X 1.82 X 1 X 1	1.58		
TYPICAL - 2, 3 & 4 FLOOR PLAN	0.64 X 2.08 X 5 X 3	19.95	74.52	
	0.75 X 3.61 X 2 X 3	16.26		
	0.75 X 1.83 X 2 X 3	8.22		
	0.64 X 3.30 X 1 X 3	6.33		
	0.75 X 3.31 X 1 X 3	8.54		
	0.75 X 1.78 X 1 X 3	3.99		
	0.75 X 1.52 X 1 X 3	3.42		
	0.75 X 3.36 X 1 X 3	8.01	53.60	
Total			53.60	

UnitBUA Table for Building :A (KUBER AASHYANA PRIVATE LIMITED)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	UNIT NO-G4	FLAT	68.77	68.12	7	7
	UNIT NO-G5	FLAT	59.42	59.22	4	2
	UNIT NO-1	FLAT	74.63	74.48	7	7
	UNIT NO-2	FLAT	72.15	71.86	8	8
	UNIT NO-3	FLAT	69.49	69.33	8	8
	UNIT NO-4	FLAT	68.27	68.03	7	6
	UNIT NO-5	FLAT	59.42	59.25	4	4
	UNIT NO-6	FLAT	45.98	45.40	5	5
	UNIT NO-7A	FLAT	74.63	74.34	7	7
	UNIT NO-7B	FLAT	72.15	71.94	8	8
	UNIT NO-7C	FLAT	69.49	69.25	8	8
	UNIT NO-7D	FLAT	68.27	68.14	7	7
	UNIT NO-7E	FLAT	59.42	59.23	4	4
	UNIT NO-7F	FLAT	45.98	45.33	5	5
Total			1640.98	1635.39	167	26

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (KUBER AASHYANA PRIVATE LIMITED)	Residential	Residential Bldg/Apartment	Non-Highrise	BASEMENT FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential	Residential	Residential Bldg/Apartment
				GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential	Residential	Residential Bldg/Apartment
				FIRST FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential	Residential	Residential Bldg/Apartment
				TYPICAL - 2, 3 & 4 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential	Residential	Residential Bldg/Apartment
				TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential	Residential	Residential Bldg/Apartment

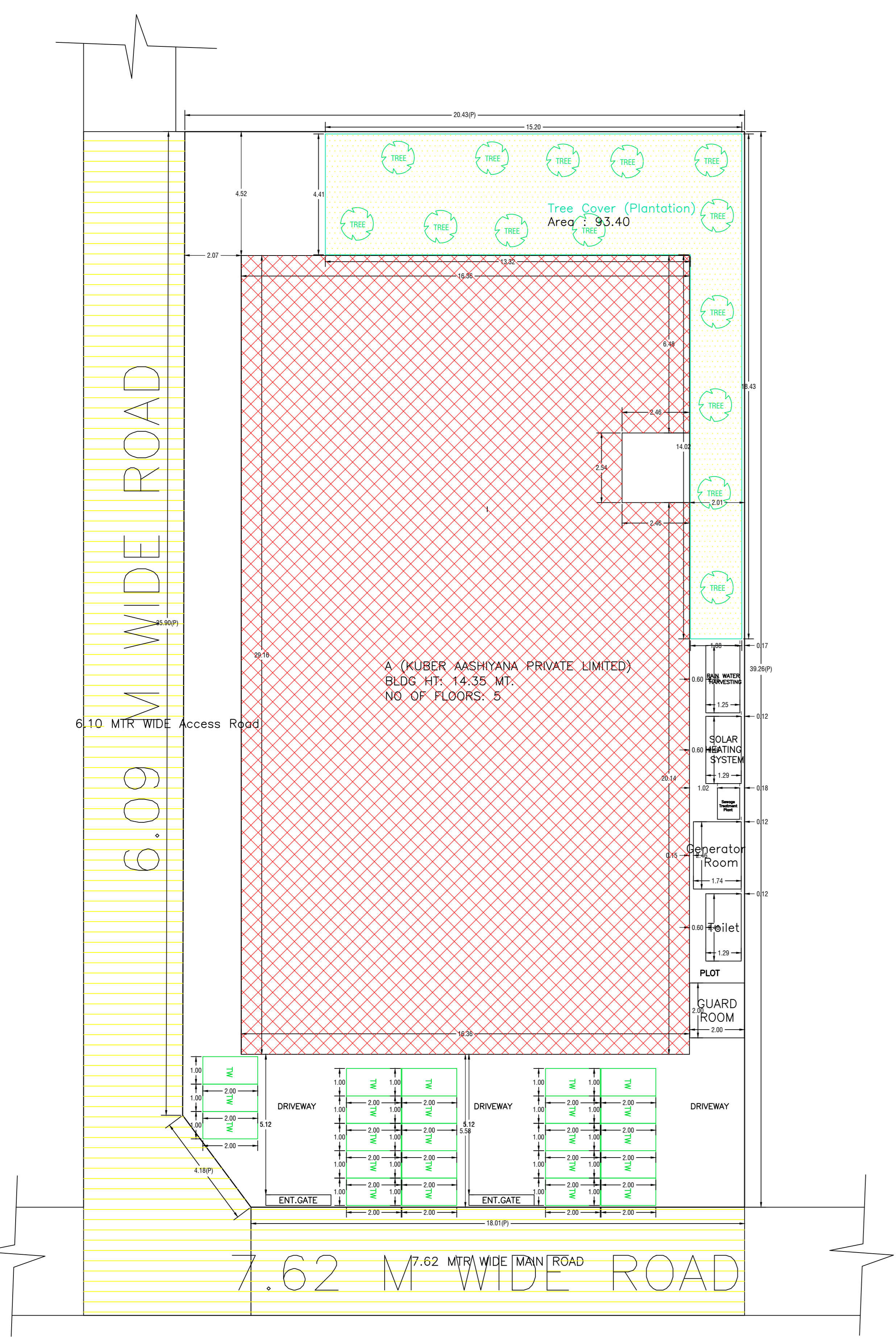
Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.m)	Units	Car	Two Wheeler	Other	Reqd. Car	Reqd. Two Wheeler	
A (KUBER AASHYANA PRIVATE LIMITED)	Residential	Residential Bldg/Apartment	> 0	1	26.00	1.00	26	-	-	
			> 0	1	26.00	-	-	-	1	26
			> 0	1	26.00	-	-	1	3	-
			Total	-	-	-	26	26	-	3

Parking Check (Table 7b)				
Vehicle Type	No.	Reqd.	Area	Prop.
Car	-	-	26	325.00
Total Car	26	325.00	26	325.00
Visitor Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
Two Wheeler	-	-	31	62.00
Total Two Wheeler	26	62.00	31	62.00
Other Parking	-	-	-	362.50
Total	414.50	-	868.89	-

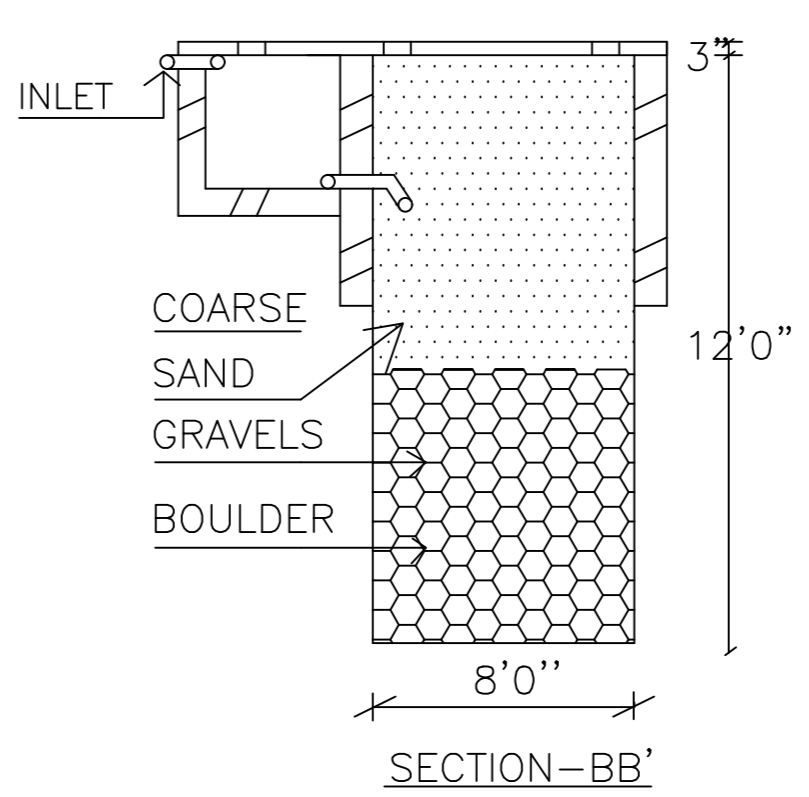
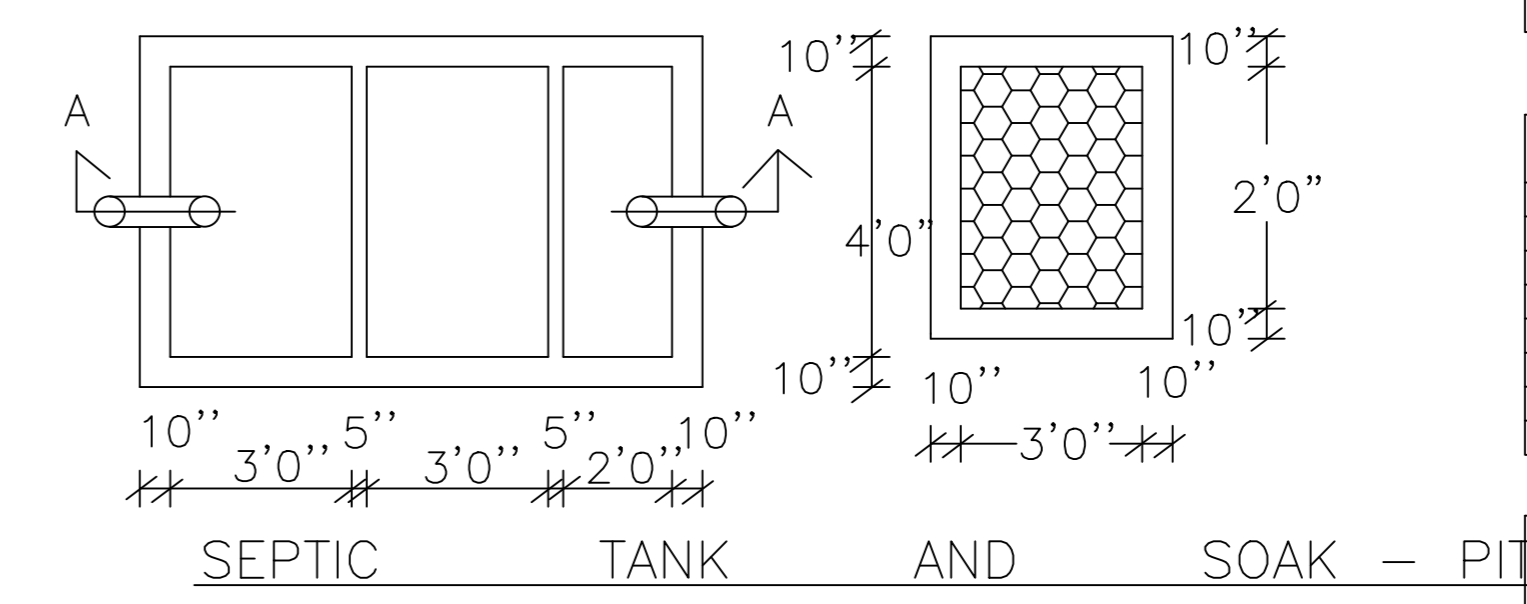
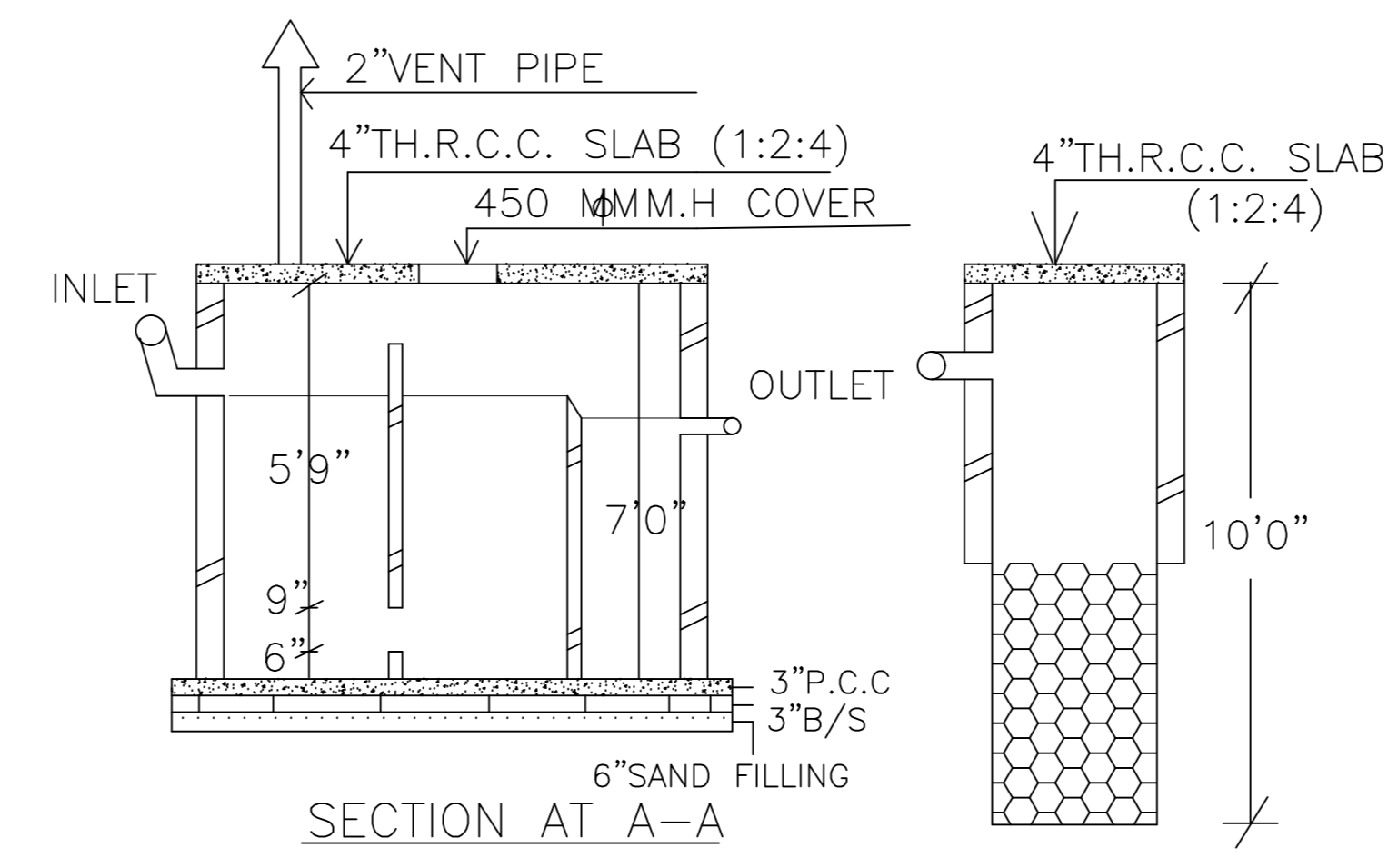
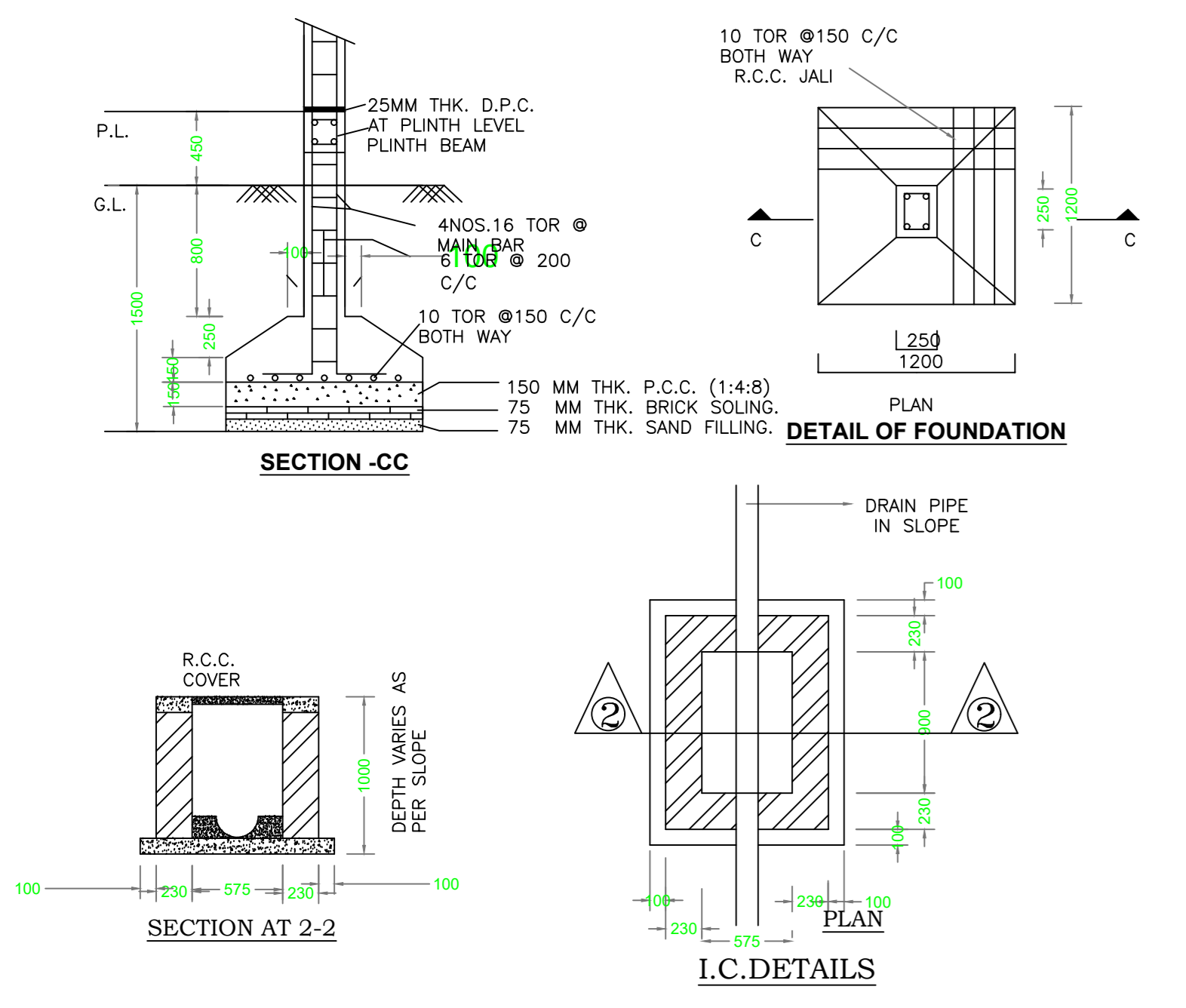
FAR & Tenement Details										
Building Name	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenement (No.)	
A (KUBER AASHYANA PRIVATE LIMITED)	1	2924.25	31.60	46.83	133.48	760.89	1915.17	29.98	1951.46	26
	Total	1	2924.25	31.60	46.83	133.48	760.89	1915.17	29.98	1951.46

Building :A (KUBER AASHYANA PRIVATE LIMITED)									
Floor Name	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Tenement (No.)	
Basement Floor	476.97	6.32	0.00	0.00	456.67	0.00	14.99	14.99	00
Ground Floor	470.74	0.00	0.00	0.00	305.22	144.22	14.99	165.52	02
First Floor	489.80	6.32	9.54	33.37	0.00	440.57	0.00	440.57	06
Second Floor	495.58	6.32	12.43	33.37	0.00	443.46	0.00	443.46	06
Third Floor	495.58	6.32	12.43	33.37	0.00	443.46	0.00	443.46	06
Fourth Floor	495.58	6.32	12.43	33.37	0.00	443.46	0.00	443.46	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	2924.25	31.60	46.83	133.48	760.89	1915.17	29.98	1951.46	26
Total Number of Same Buildings	1								
Total	2924.25	31.60	46.83	133.48	760.89	1915.17	29.98	1951.46	26

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ALOK KUMAR SINGH DMC/ENGG007/2017			

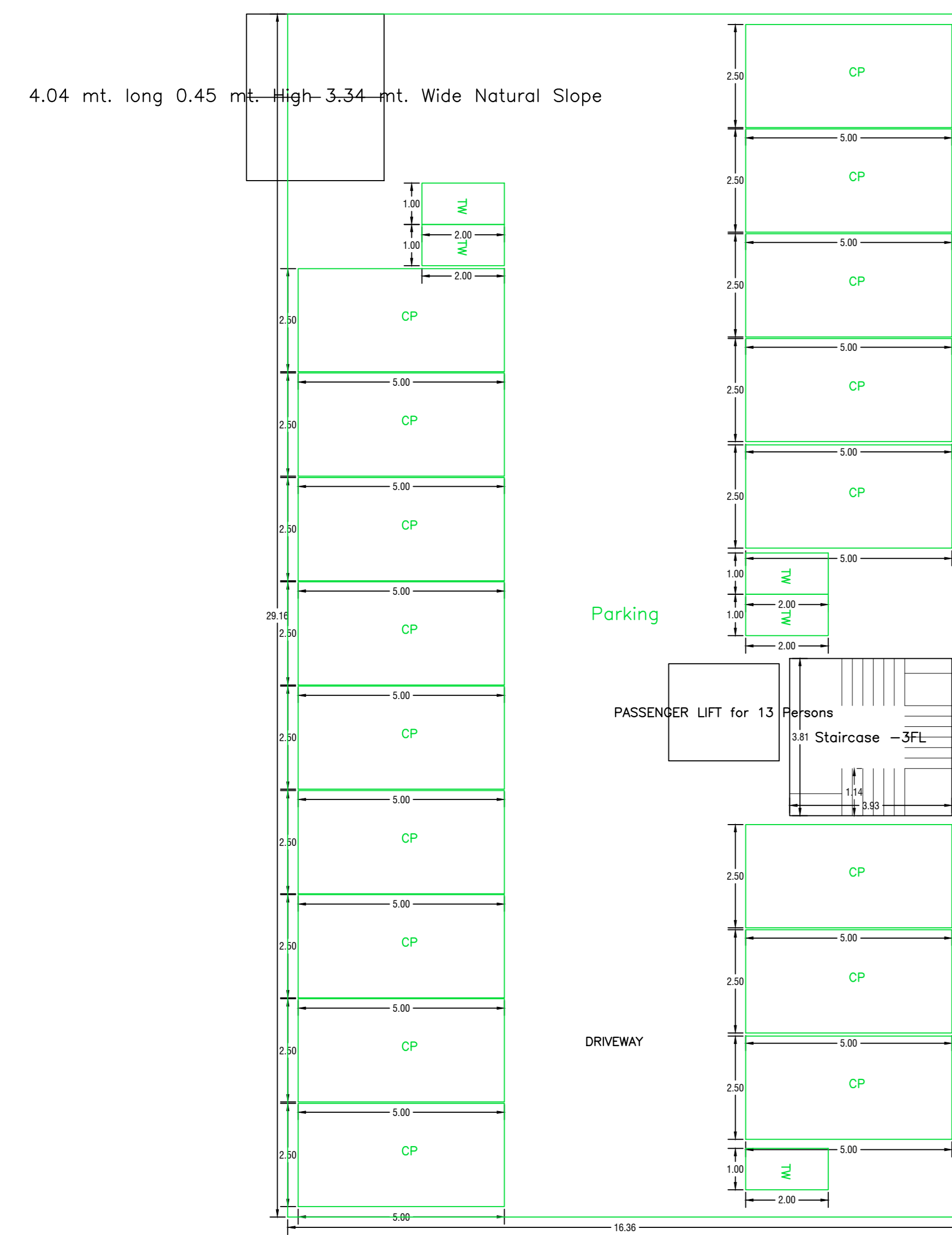


SITE PLAN

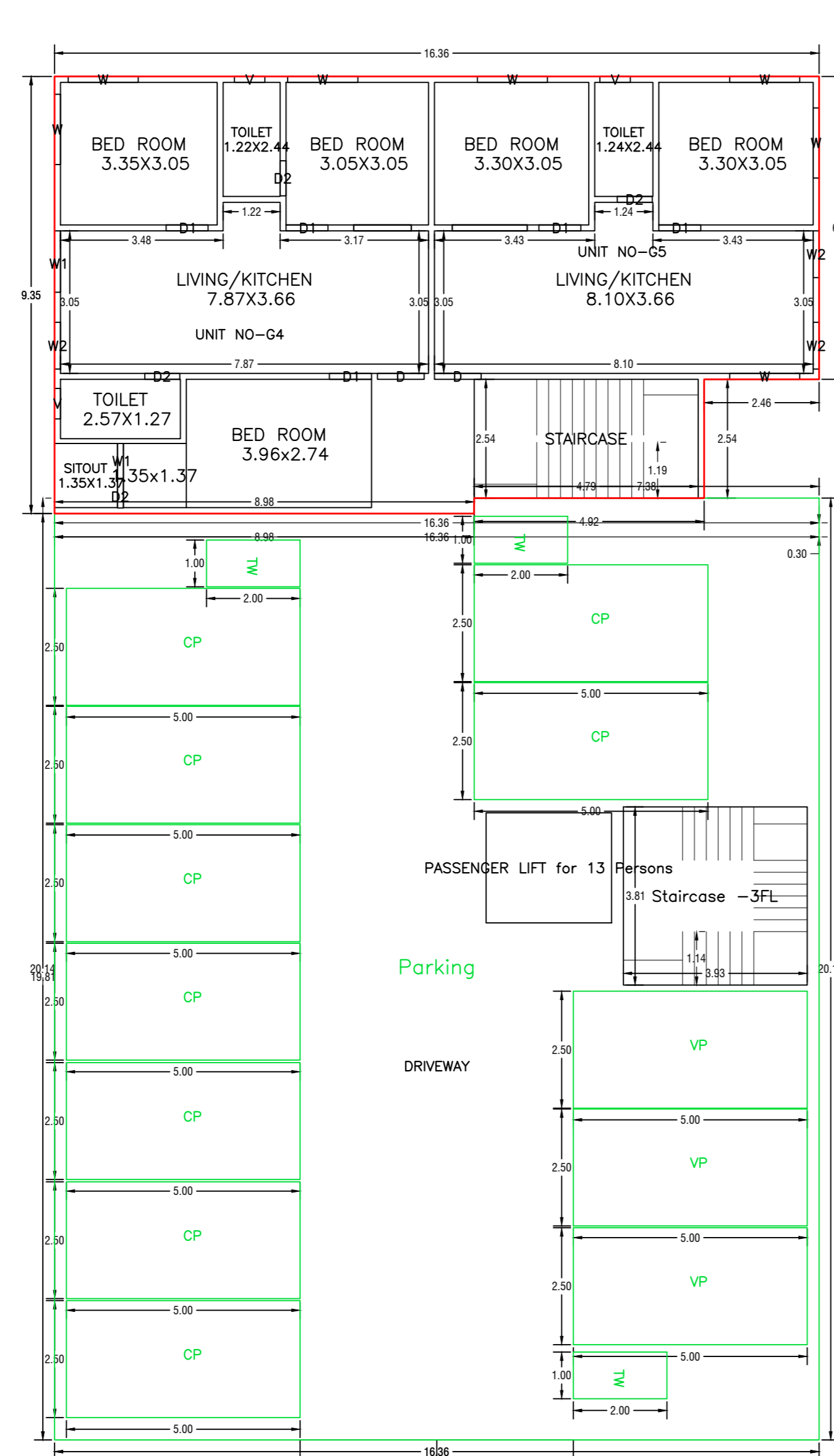


RAIN WATER HARVESTING SCHEME

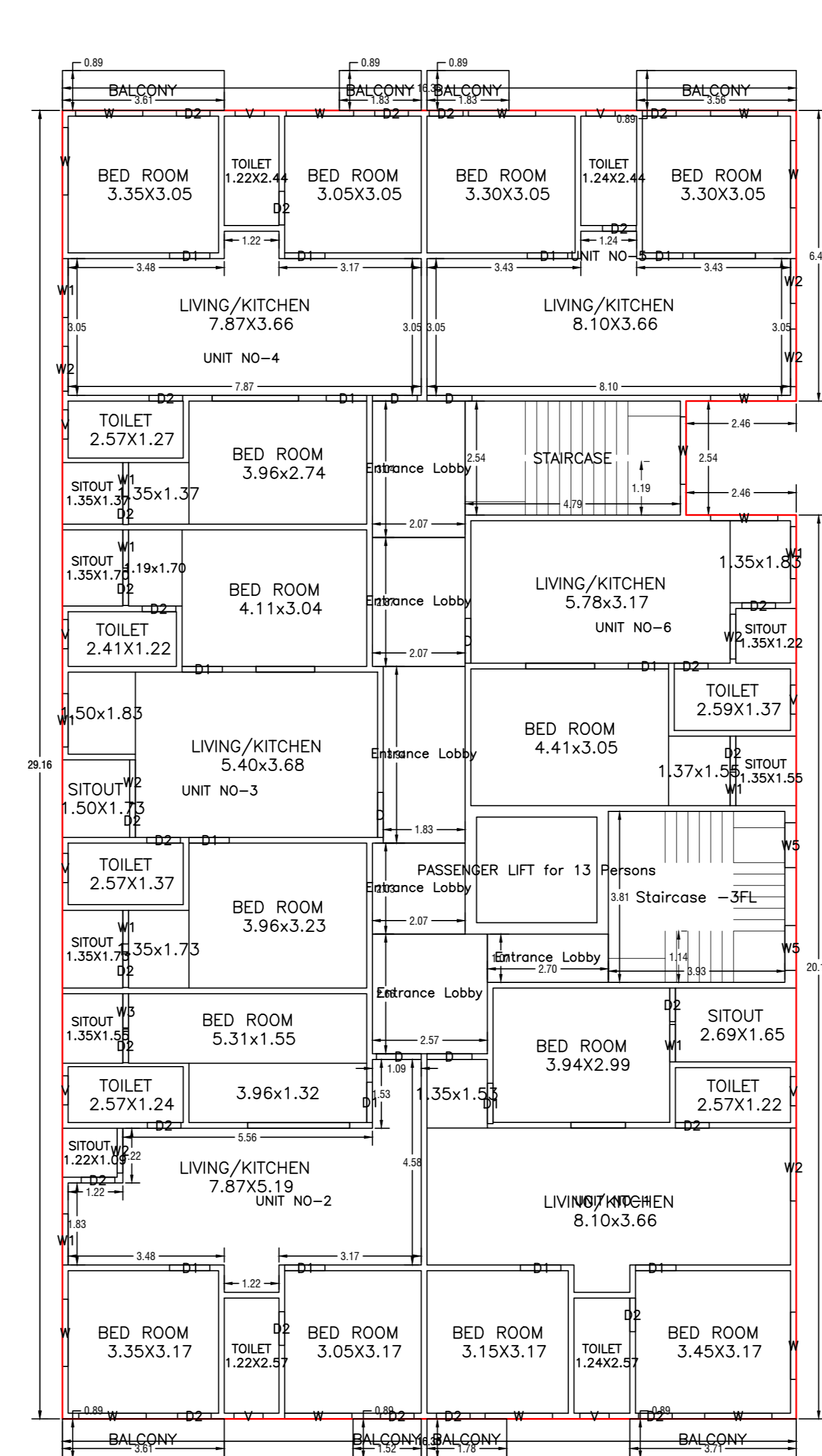
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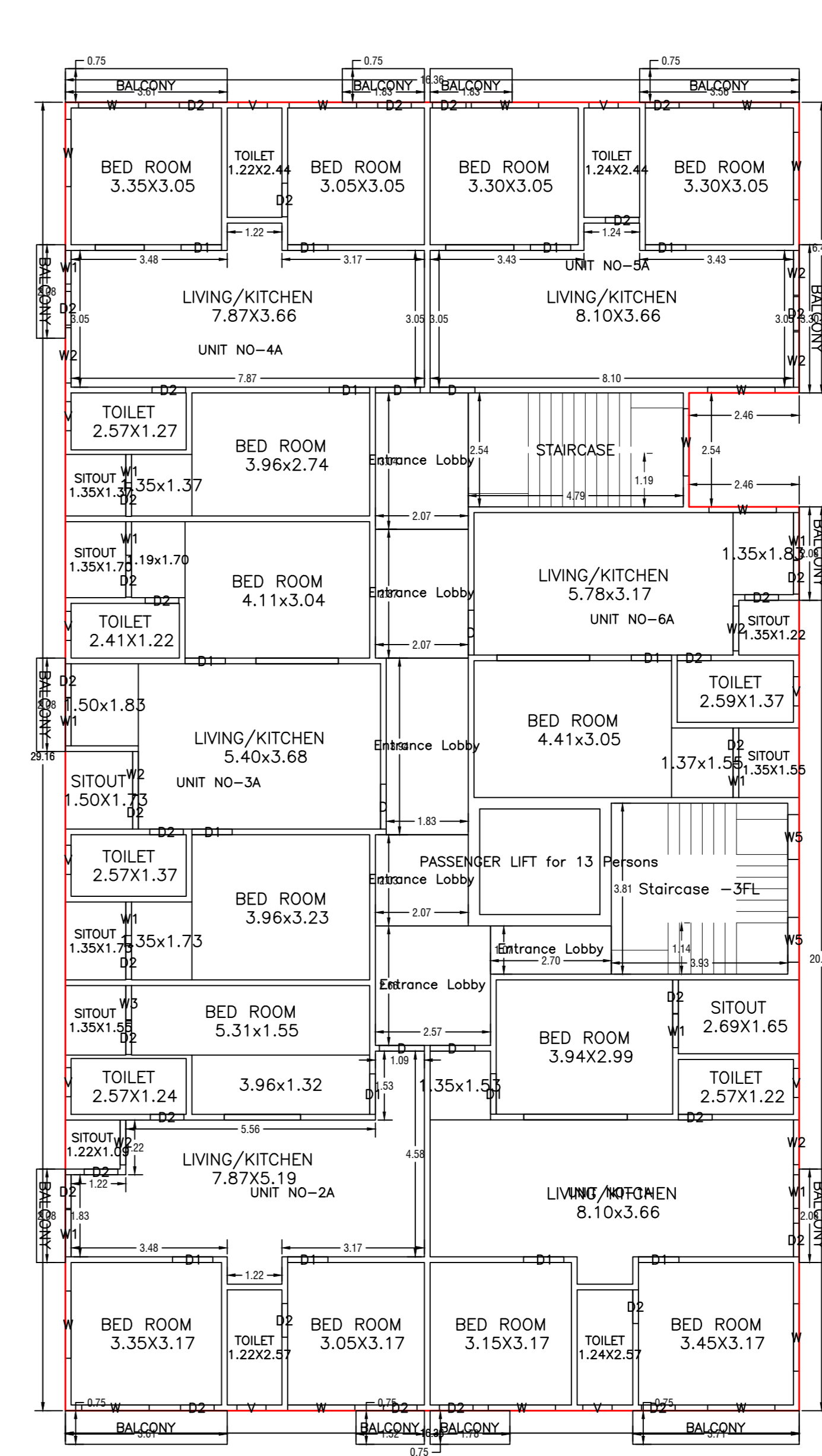
BASEMENT FLOOR PLAN
(SCALE 1:100)



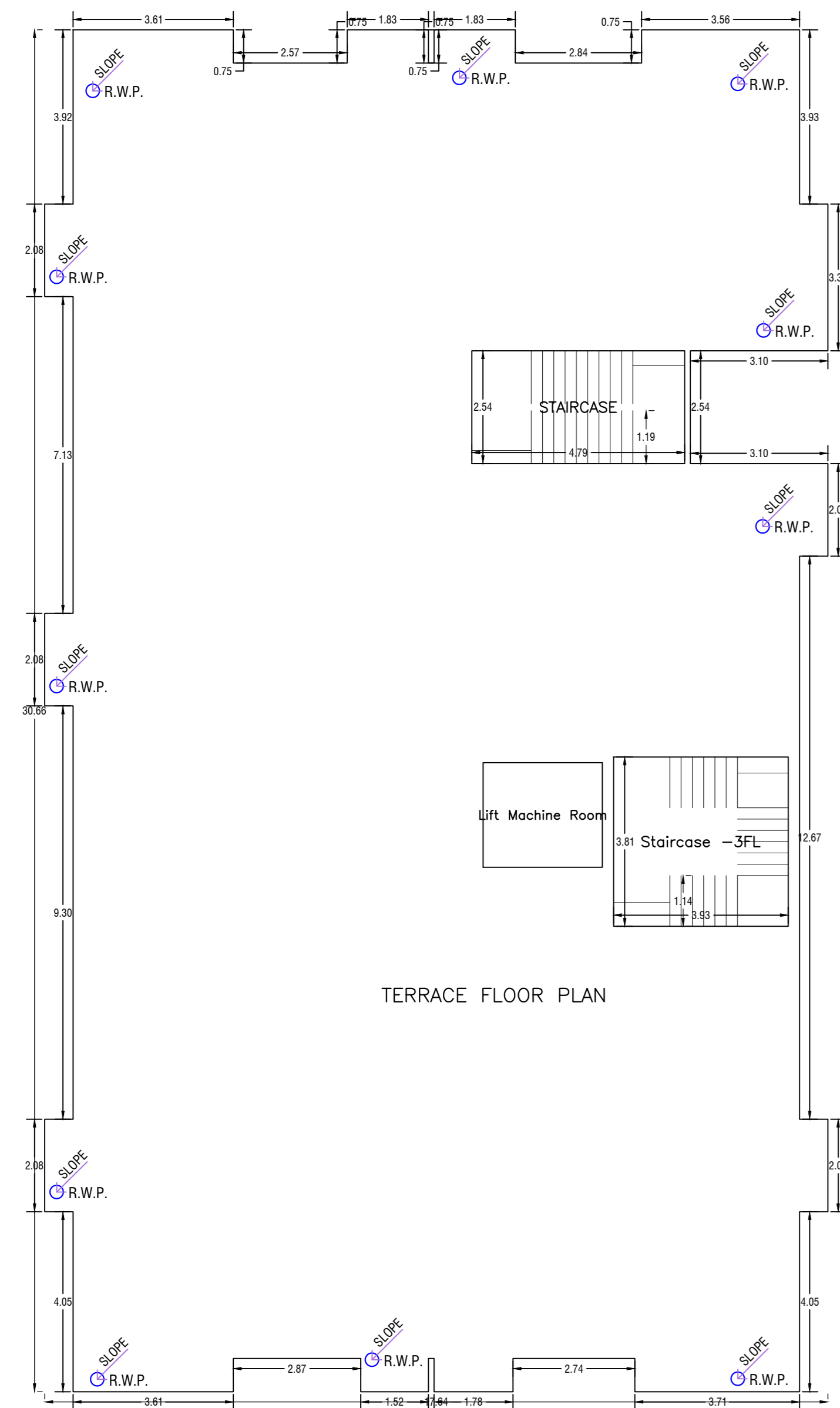
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



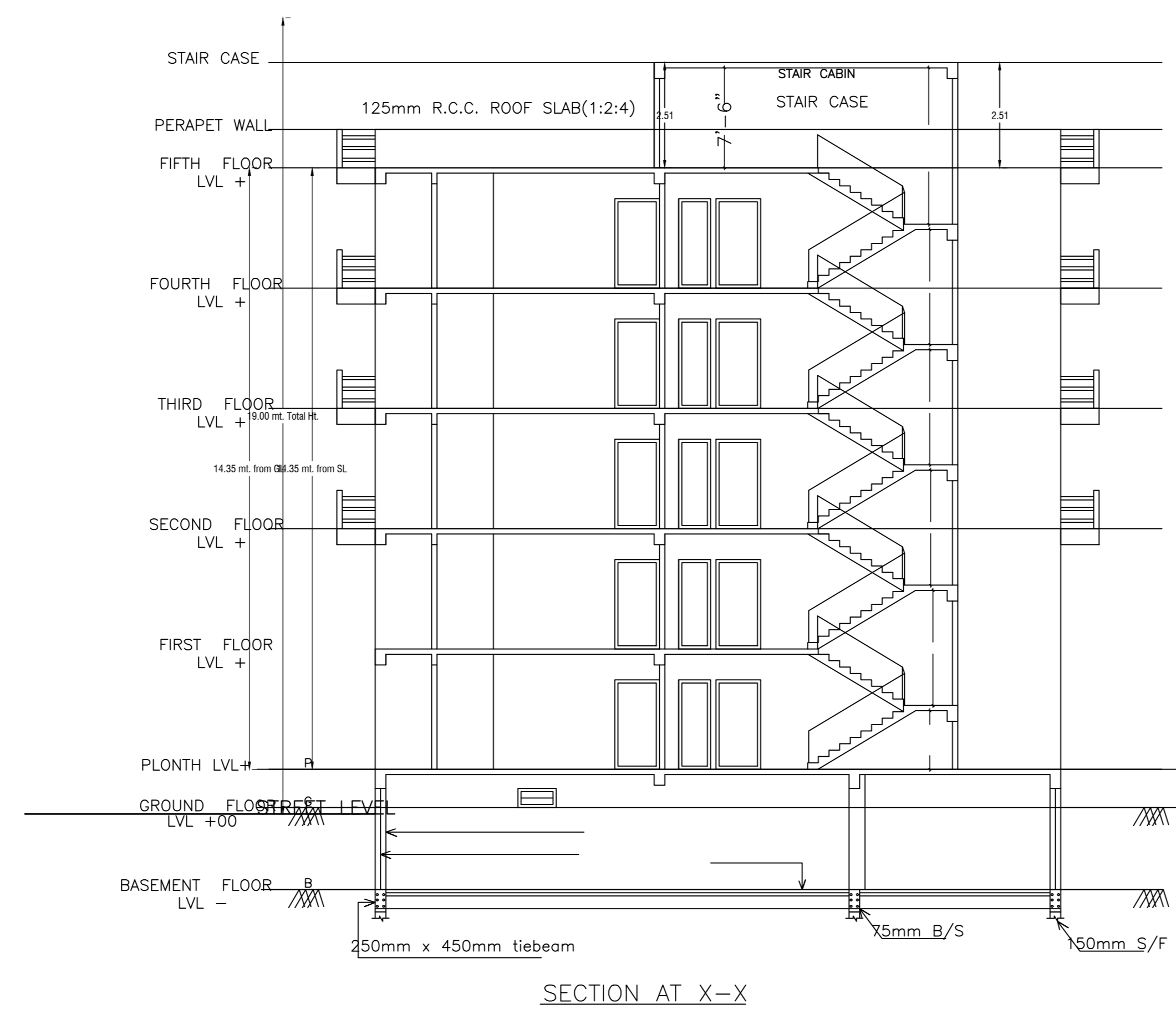
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



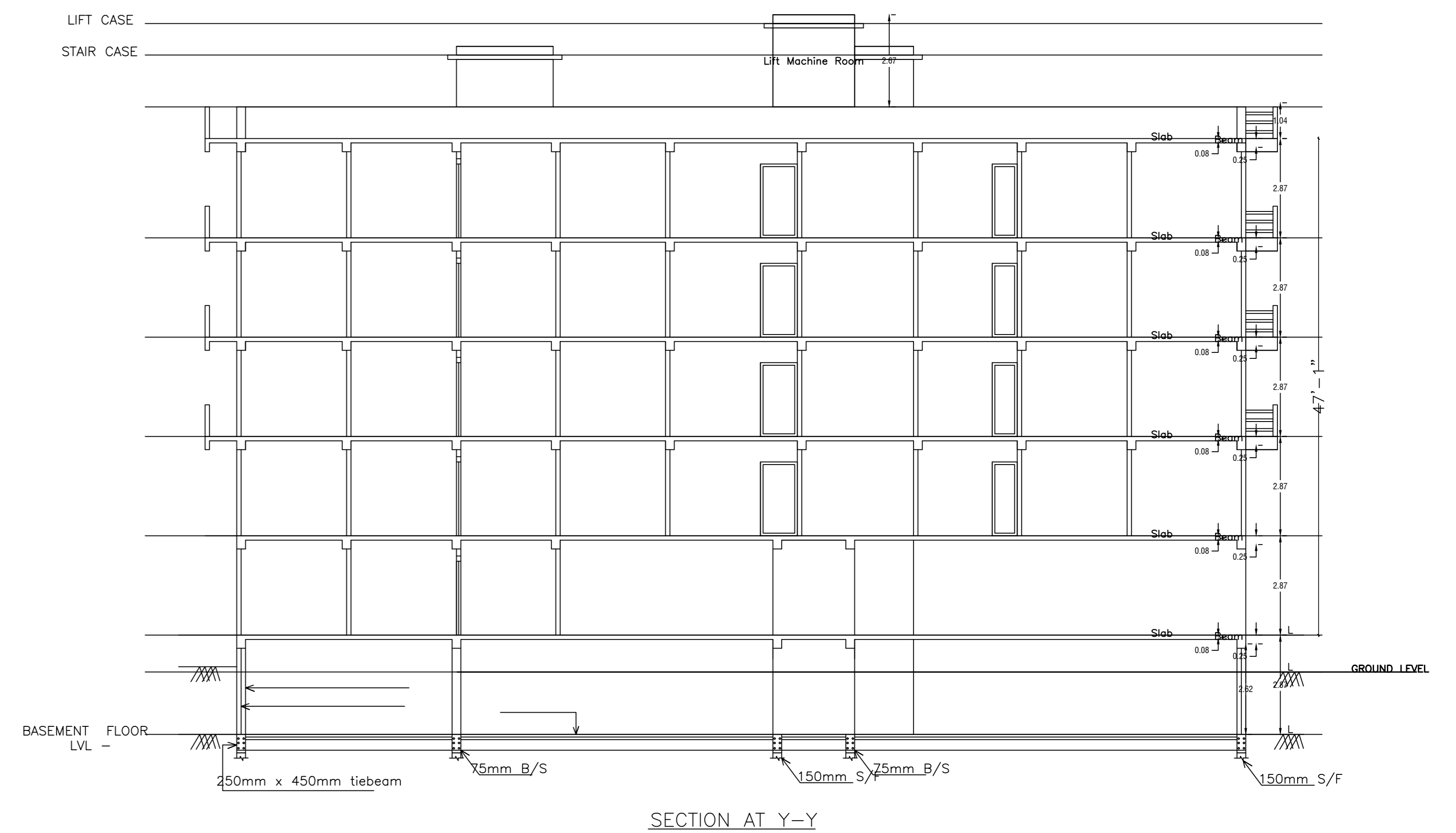
TYPICAL - 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT X-X



SECTION AT Y-Y

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ALOK KUMAR SINGH DGMCE/ENG007/2017			