

Proposal Basic Information

Proposal File No.	DGMCR/0053/W3/2024
Owner Name	Rajesh Kumar And Babita Devi
Khata No.	29/194
Plot No.	TPP748
Village Name	Deoghar
Use	Commercial
SubUse	Shop

AREA STATEMENT	VERSION NO: 1.0.70
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: DEOGHAR	Plot SubUse: Shop
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Threat No. DGMCR/0053/W3/2024	PlotSubPlot No: TPP748
Application Type: General Proposal	North Plot No.: Land of Kishor Jhunjhunwala
Project Type: Building Permission	South Road Width: 40
Nature of Development: New	East Plot No.: Land of Saker
Location of Development Area: Old	West Road Width: 50
LINE	
AREA DETAILS:	SQ.MT
AREA OF PLOT (Minimum)	132.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	132.00
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	13.83
Total	13.83
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	118.17
PLOT AREA FOR COVERAGE (Net Plot Area)	132.00
Plot Area for FAR (Net Plot Area + Road/Widening Area)	132.00
COVERAGE CHECK:	
Permissible Coverage area (50.00 %)	66.00
Proposed Coverage Area (42.21 %)	55.72
Total Prop. Coverage Area (7.79 %)	10.28
FAR CHECK:	
Perm. FAR Area (2.50)	330.00
Total Perm. FAR area	330.00
Commercial FAR	278.58
Proposed FAR Area	278.58
Total Proposed FAR Area	278.58
Consumed FAR (Factor)	2.11
Balance FAR Area	51.42
BUILT UP AREA CHECK	
Total Proposed Builtup Area	278.60
ARCHITECT (Regd)	NIRAJ KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Rajesh Kumar And Babita Devi
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)	Orange
EXISTING (To be demolished)	Purple

Buildingwise Floor FAR Details				
Floor Name	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor	55.72	55.72	55.72	55.72
First Floor	55.72	55.72	55.72	55.72
Second Floor	55.72	55.72	55.72	55.72
Third Floor	55.72	55.72	55.72	55.72
Fourth Floor	55.72	55.72	55.72	55.72
Terrace Floor	0.00	0.00	0.00	0.00
Total	278.60	278.60	278.60	278.60

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (1)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt)	Units	Reqd. Car	Reqd. Two Wheeler	Reqd. Car	Reqd. Two Wheeler	Reqd. Car	Reqd. Two Wheeler
A (1)	Commercial	Commercial Bldg	> 0	100	219.70	1	2	-	1	5
Total	-	-	-	-	219.70	-	2	-	1	5

Parking Check (Table 7b)				
Vehicle Type	No.	Reqd.	Area	Prop.
Car	-	-	-	2
Total Car	2	25.00	2	25.00
Two Wheeler	-	-	-	4
Total Two Wheeler	4	10.82	4	10.82
Total	5	35.82	4	35.82

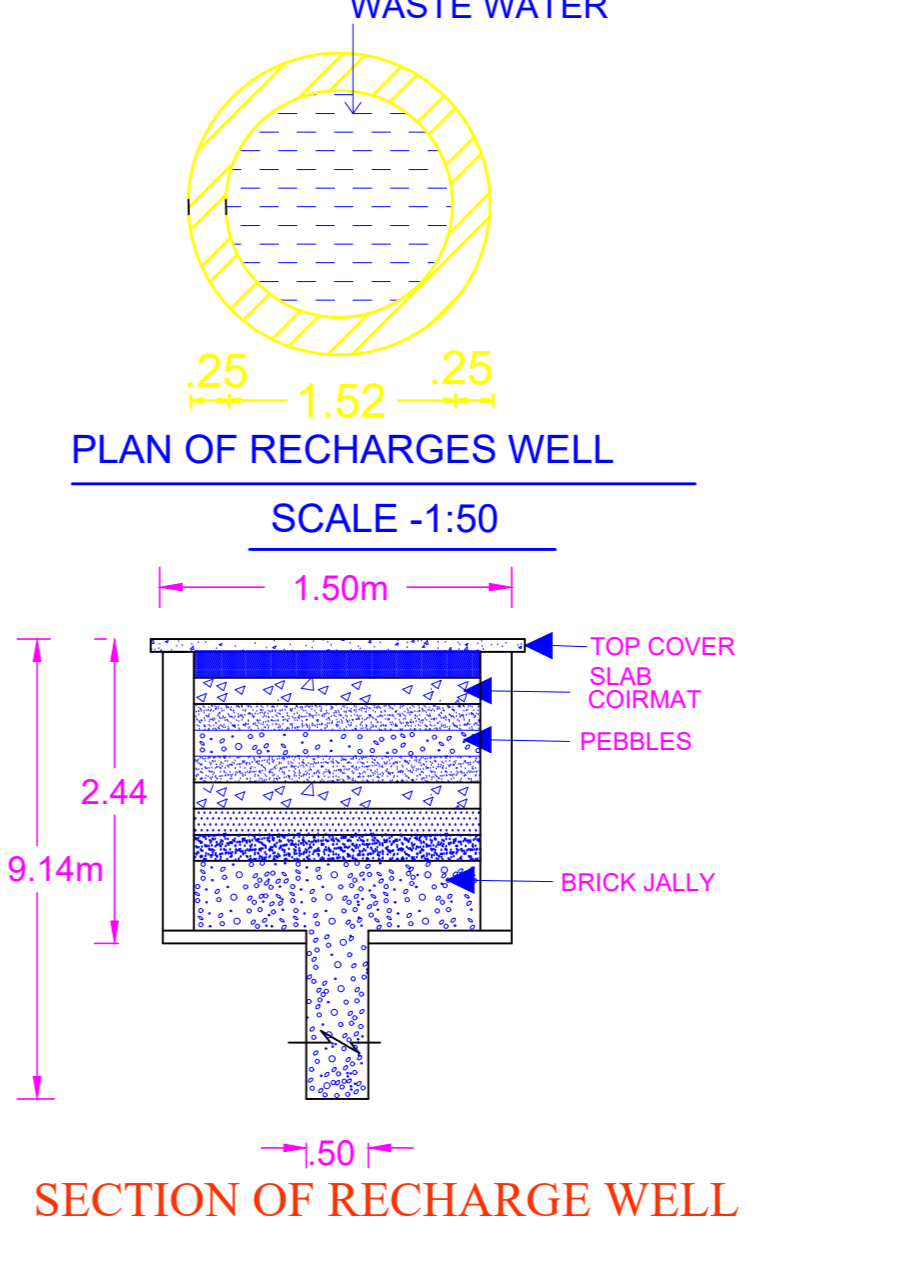
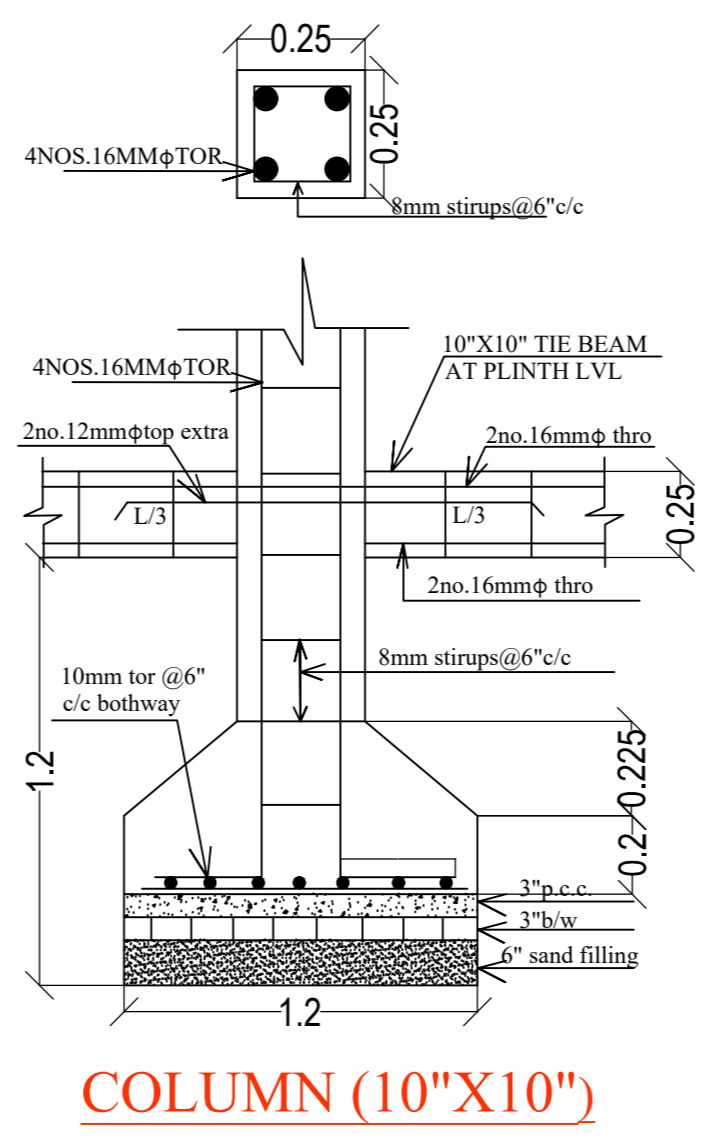
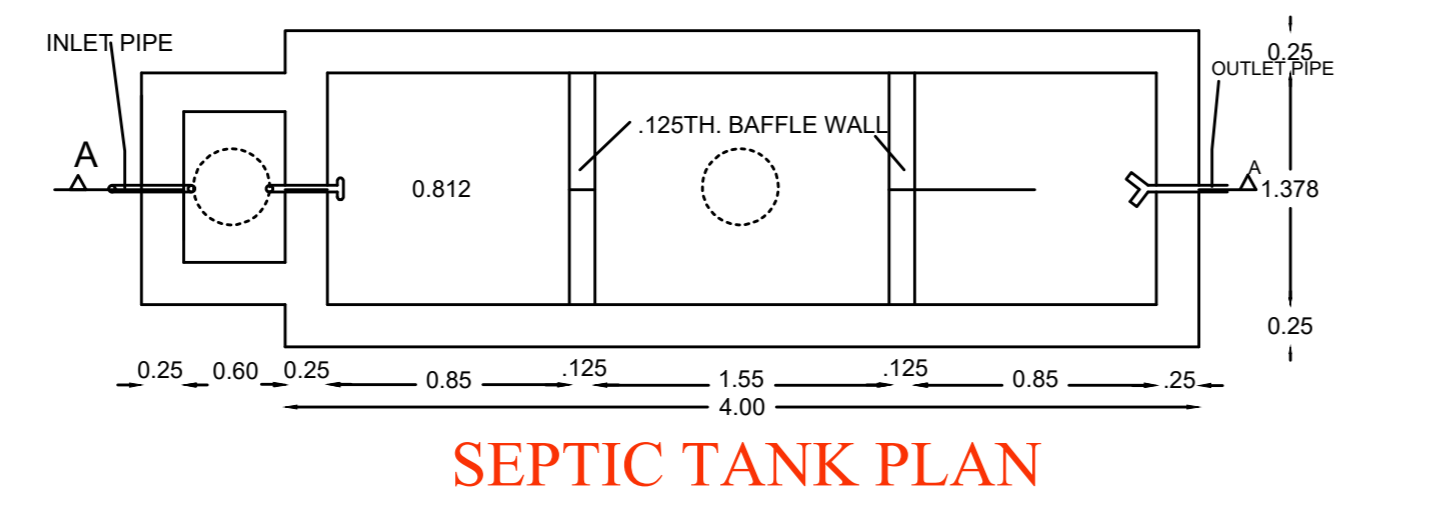
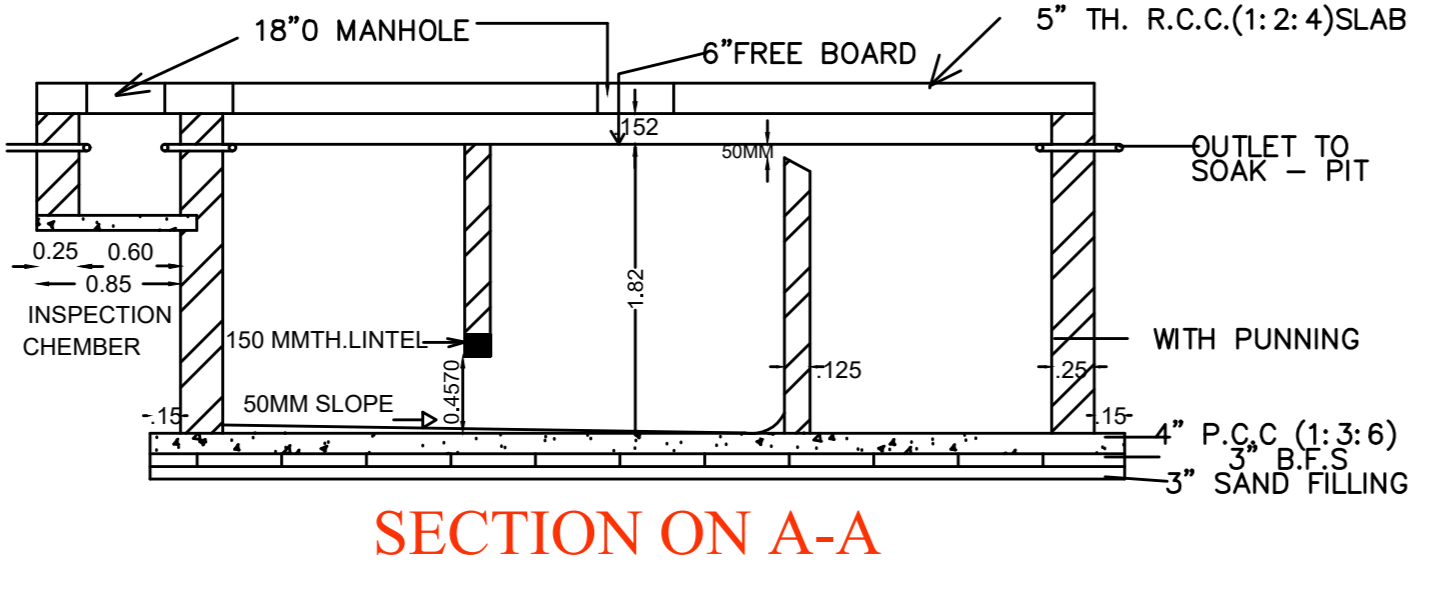
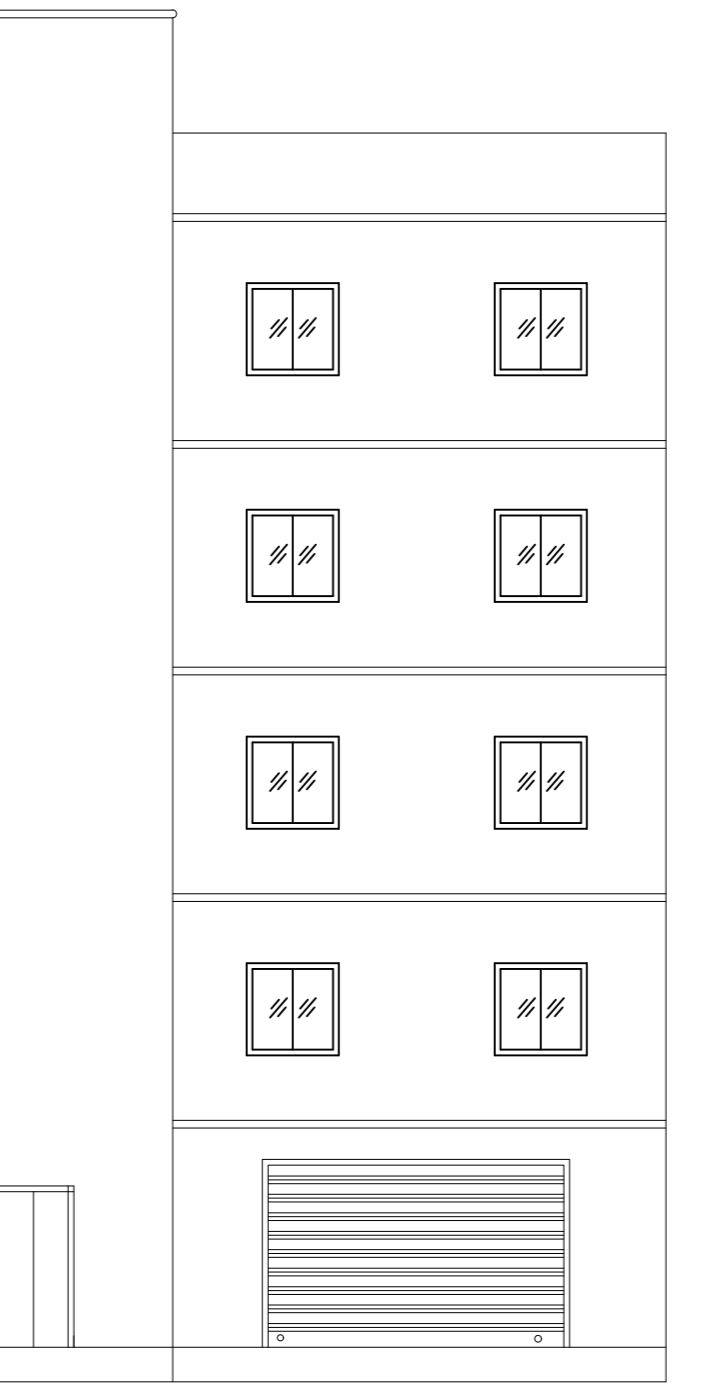
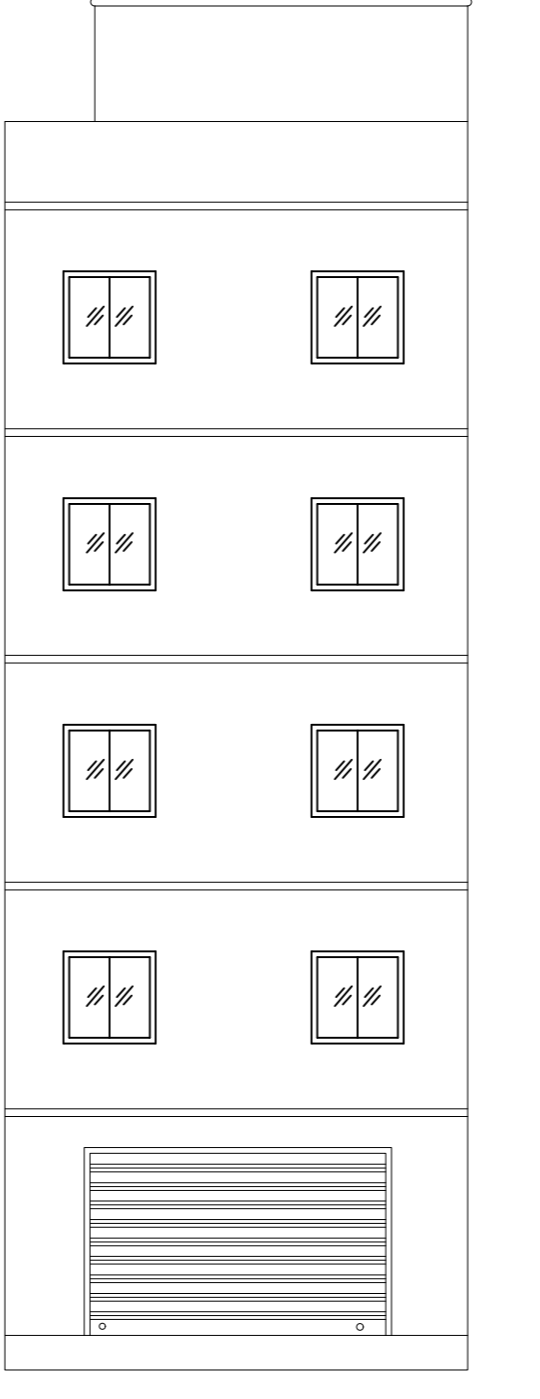
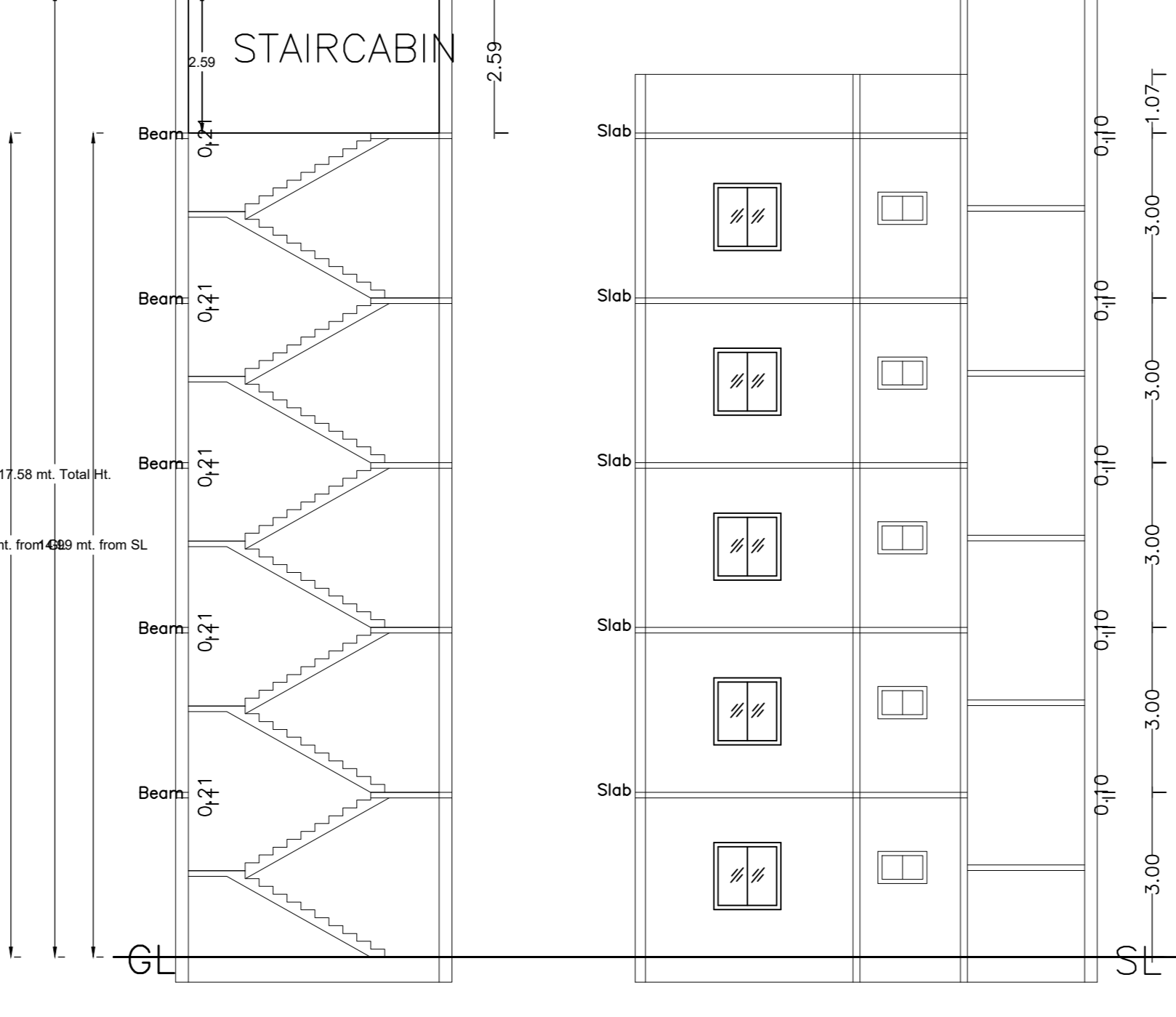
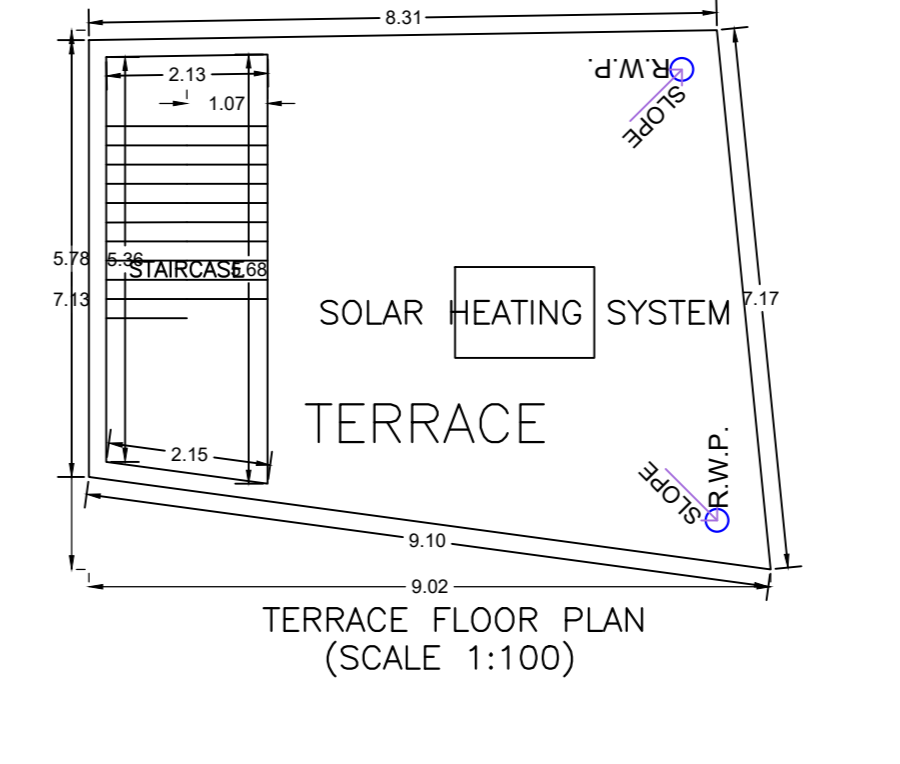
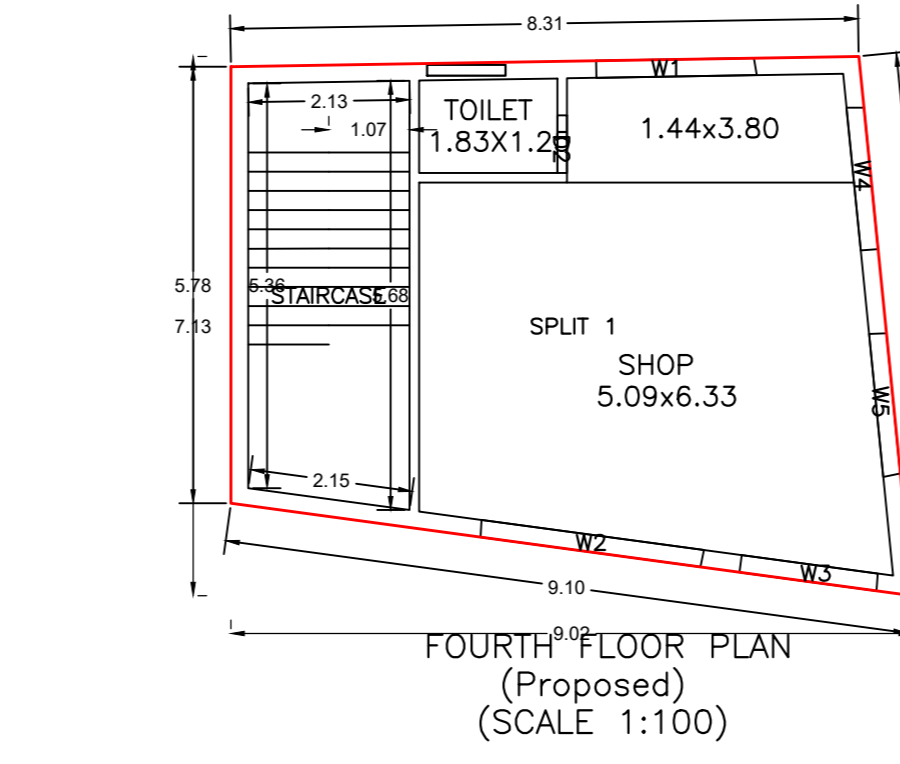
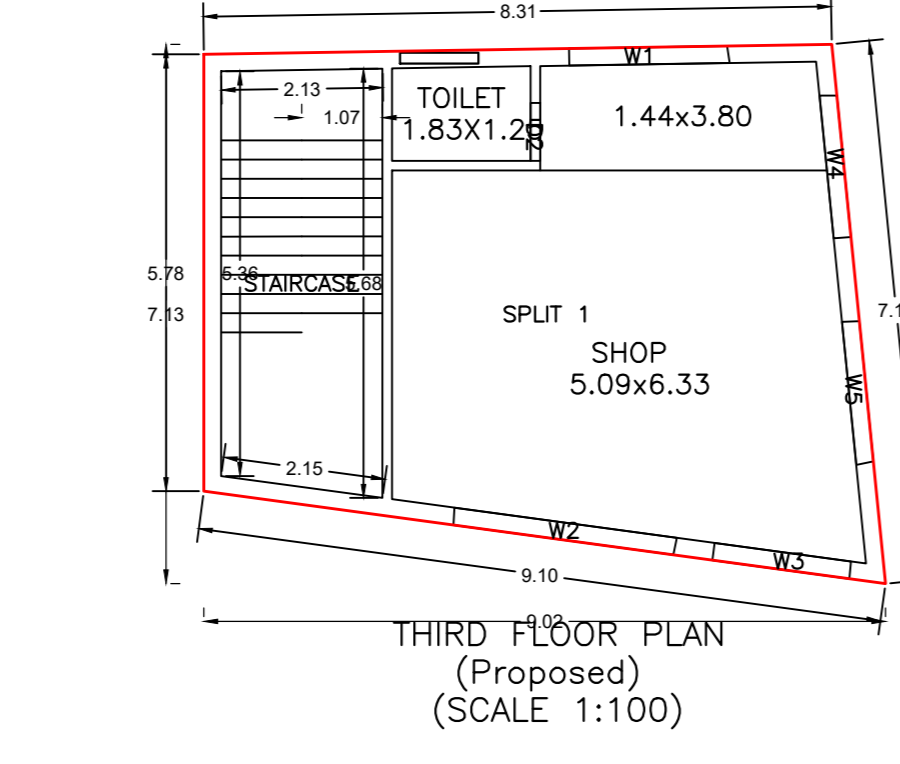
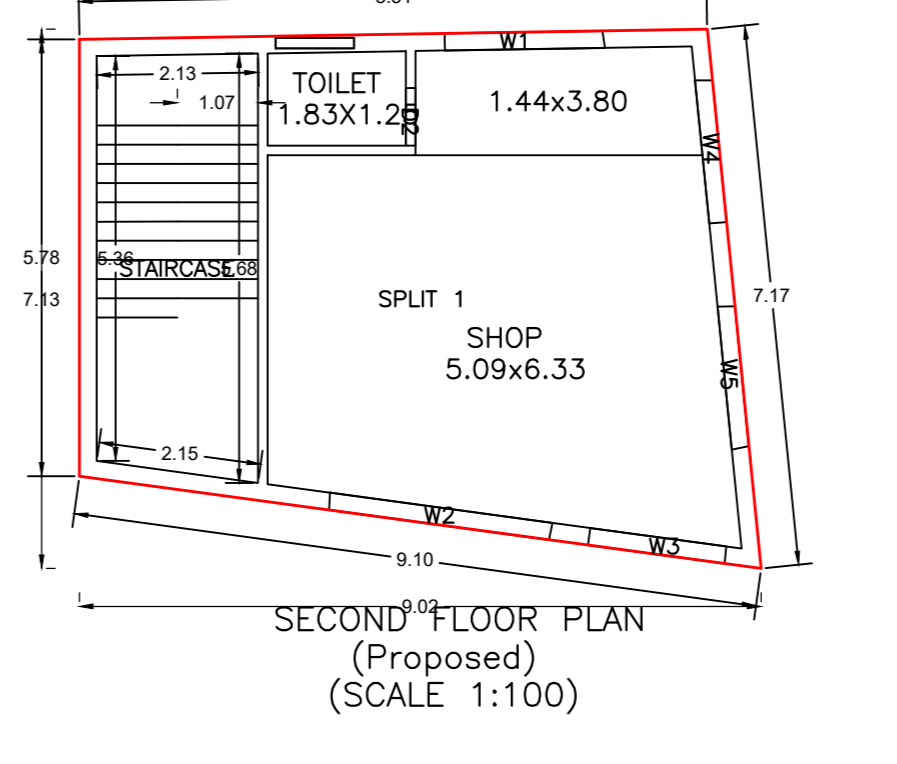
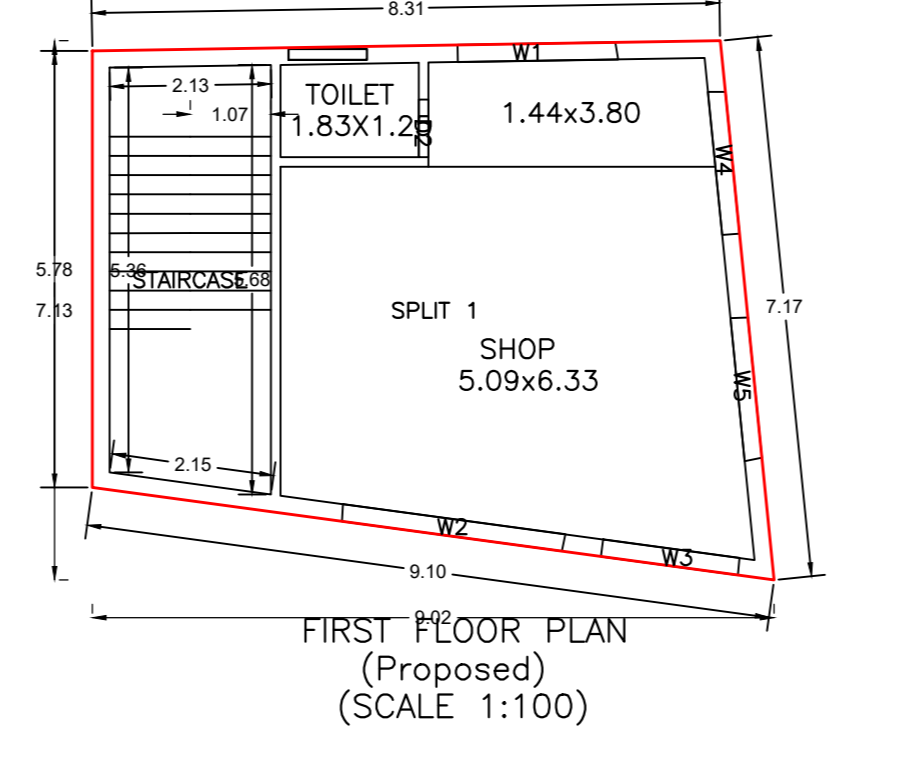
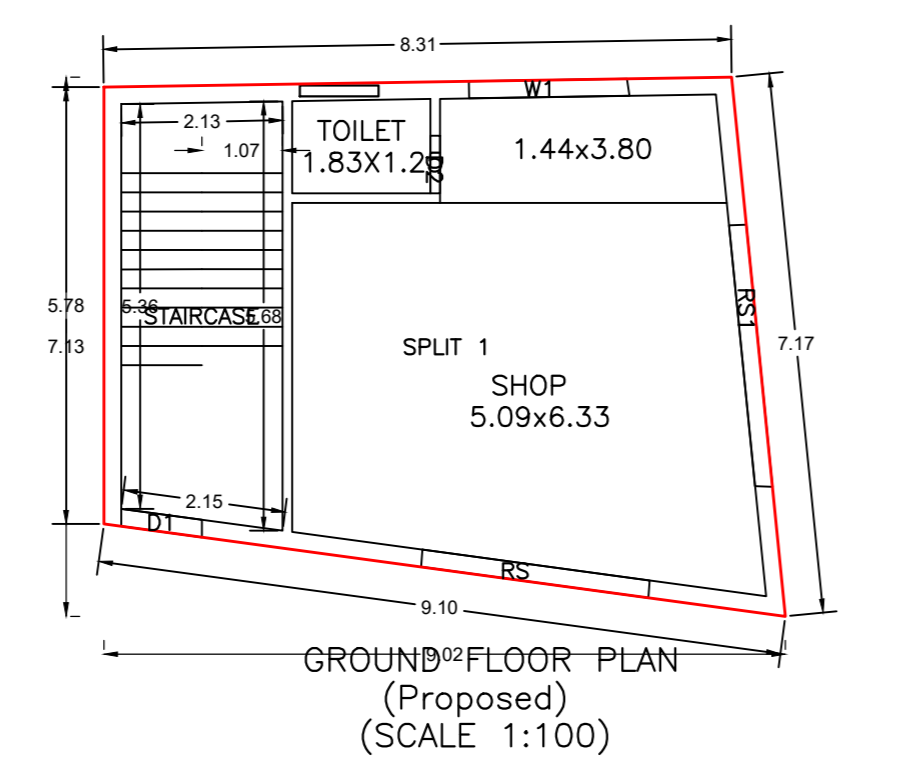
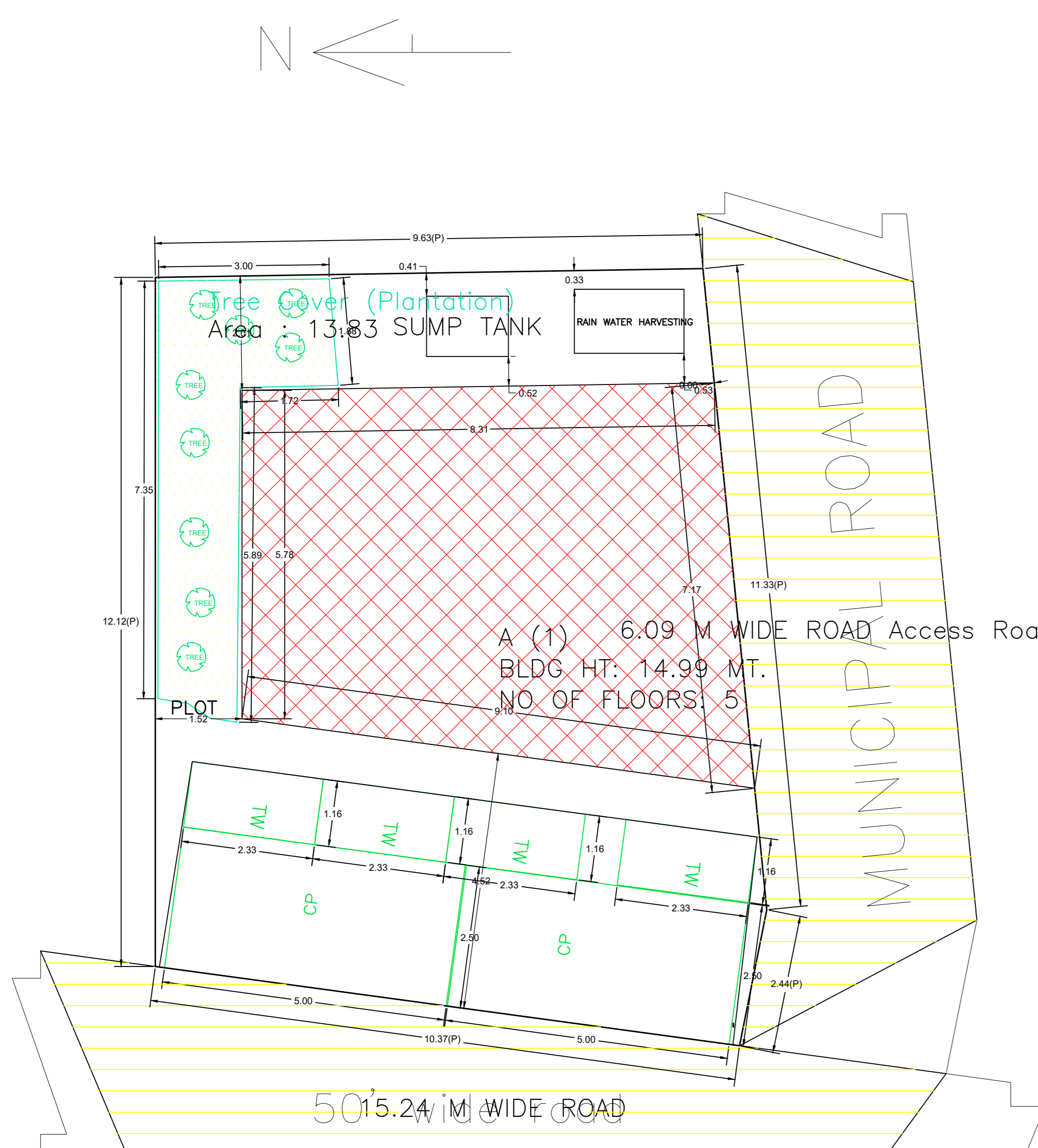
FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trmt (No.)
A (1)	1	278.60	278.58	278.60	278.60	05
Grand Total:	1	278.60	278.58	278.60	278.60	05

Building : A (1)					
Floor Name	Total Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trmt (No.)
Ground Floor	55.72	55.72	55.72	55.72	01
First Floor	55.72	55.72	55.72	55.72	01
Second Floor	55.72	55.72	55.72	55.72	01
Third Floor	55.72	55.72	55.72	55.72	01
Fourth Floor	55.72	55.72	55.72	55.72	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	278.60	278.58	278.60	278.60	05
Total Number of Same Buildings	1	-	-	-	-
Total:	278.60	278.58	278.60	278.60	05

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	D2	0.76	2.10	05
A (1)	RS	3.03	2.10	01
A (1)	RS1	3.45	2.10	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (1)	W3	1.83	1.20	04
A (1)	W5	1.90	1.20	04
A (1)	W4	1.90	1.20	04
A (1)	W1	2.12	1.20	05
A (1)	W2	2.97	1.20	04

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIRAJ KUMAR DGMCR/0053/2024			



UnitBUA Table for Building :A (1)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	SHOP	55.72	55.57	2	1
FIRST FLOOR PLAN	SPLIT 1	SHOP	55.72	55.57	2	1
SECOND FLOOR PLAN	SPLIT 1	SHOP	55.72	55.57	2	1
THIRD FLOOR PLAN	SPLIT 1	SHOP	55.72	55.57	2	1
FOURTH FLOOR PLAN	SPLIT 1	SHOP	55.72	55.57	2	1
Total	-	-	278.60	277.85	10	5