

Buildingwise Floor FAR Details

Floor Name	Building Name A (CHANDANI CHOUDHARY)		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	237.73	0.00	237.73	0.00
Ground Floor	237.73	112.73	237.73	112.73
First Floor	249.43	224.68	249.43	224.68
Second Floor	270.75	235.34	270.75	235.34
Third Floor	270.75	235.34	270.75	235.34
Fourth Floor	270.75	235.34	270.75	235.34
Fifth Floor	270.75	235.34	270.75	235.34
Sixth Floor	270.75	235.34	270.75	235.34
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2078.64	1514.11	2078.64	1514.11

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (CHANDANI CHOUDHARY)	Residential	ResiComm Bldg	Multistoried

Required Parking (Table 7a)

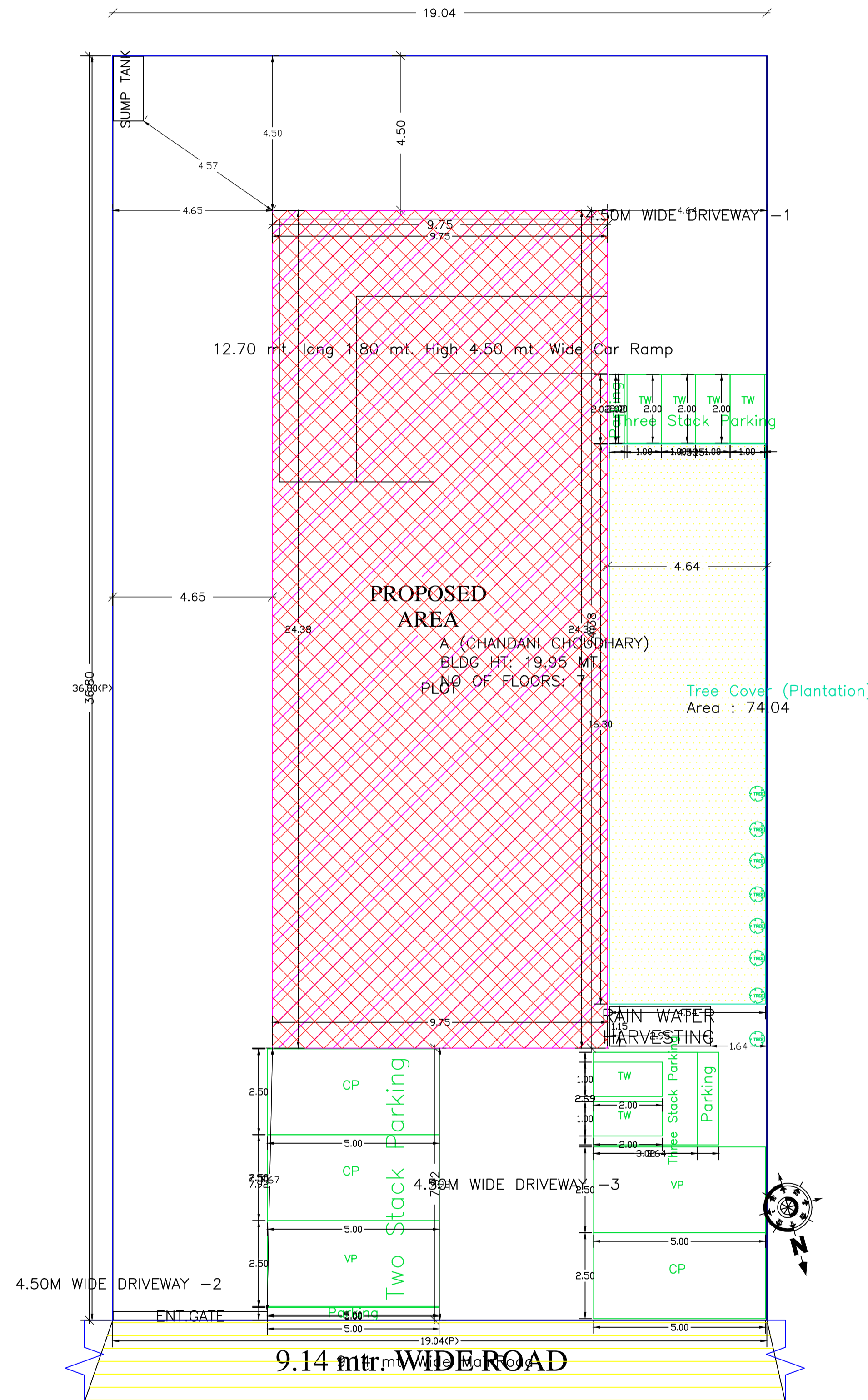
Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (CHANDANI CHOUDHARY)	Residential	ResiComm Bldg	> 0	1	1.00	1	-	-	-	-	-	-
			> 0	1	1.00	-	-	-	-	-	-	-
		> 0	1	1.00	-	-	1	1	-	-	-	-
		> 0	1	10.00	1.00	10	-	-	-	-	-	-
		> 0	1	10.00	-	-	-	-	-	-	1	10
	Commercial	Shop	> 0	1	10.00	-	-	1	1	-	-	-
			> 0	1	10.00	-	-	-	-	-	-	-
		> 0	50	92.88	1	2	-	-	-	-	-	-
		> 0	50	92.88	-	-	-	-	-	-	1	4
		Total :										

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Two Stack Car	-	-	2	25.00
Total Car	13	162.50	15	187.50
Visitor's Car Parking	-	-	2	25.00
Two Stack Visitor Parking	-	-	1	12.50
Total Visitor Parking	2	25.00	3	37.50
TwoWheeler	-	-	9	18.00
Three Stack TwoWheeler	-	-	12	24.00
Total TwoWheeler	15	30.00	21	42.00
Other Parking	-	-	-	171.82
Total		217.50		480.82

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial				
A (CHANDANI CHOUDHARY)	1	2078.64	52.92	88.40	12.67	84.42	268.97	1401.38	92.88	12.29	1514.11	1514.11	13
Grand Total	1	2078.64	52.92	88.40	12.67	84.42	268.97	1401.38	92.88	12.29	1514.11	1514.11	13



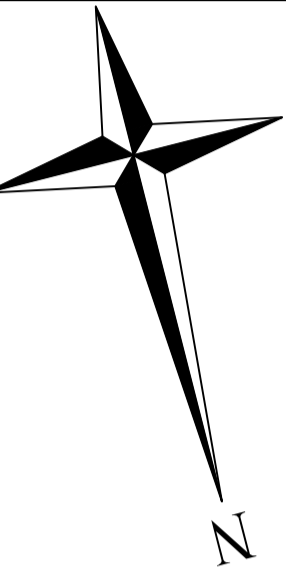
SITE PLAN

SITE PLAN

AREA STATEMENT	VERSION NO.: 1.0.70		
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: DEOGHAR	Plot SubUse: ResiComm Bldg		
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward No: DGMC/BP/0036/W22/2024	Plot/SubPlot No: T.P.P. NO - 24/6		
Application Type: General Proposal	North: Road Width - 9.14		
Project Type: Building Permission	South: Plot No - LAND OF LAND OWNER/EXECUTANTS		
Nature of Development: New	East: Plot No - YASODA BHAWAN		
Location of Development Area: Old Area	West: Plot No - ALOKA BHAWAN		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	700.73
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		700.73
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			74.04
Total			74.04
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		626.69
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		700.73
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		700.73
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			350.36
Proposed Coverage Area (33.93 %)			237.73
Total Prop. Coverage Area (33.93 %)			237.73
Balance coverage area (16.07 %)			112.63
FAR CHECK			
Perm. FAR Area (2.500)			1751.82
Total Perm. FAR area			1751.82
Residential FAR			1401.37
Commercial FAR			92.88
Proposed FAR Area			1514.10
Total Proposed FAR Area			1514.10
Consumed FAR (Factor)			2.16
Balance FAR Area			237.72
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			2078.64
ARCHITECT (Regd)			UJJAWAL KUMAR
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			OMKARA ENGICON PRIVATE LIMITED
DEVELOPMENT AUTHORITY		LOCAL BODY	

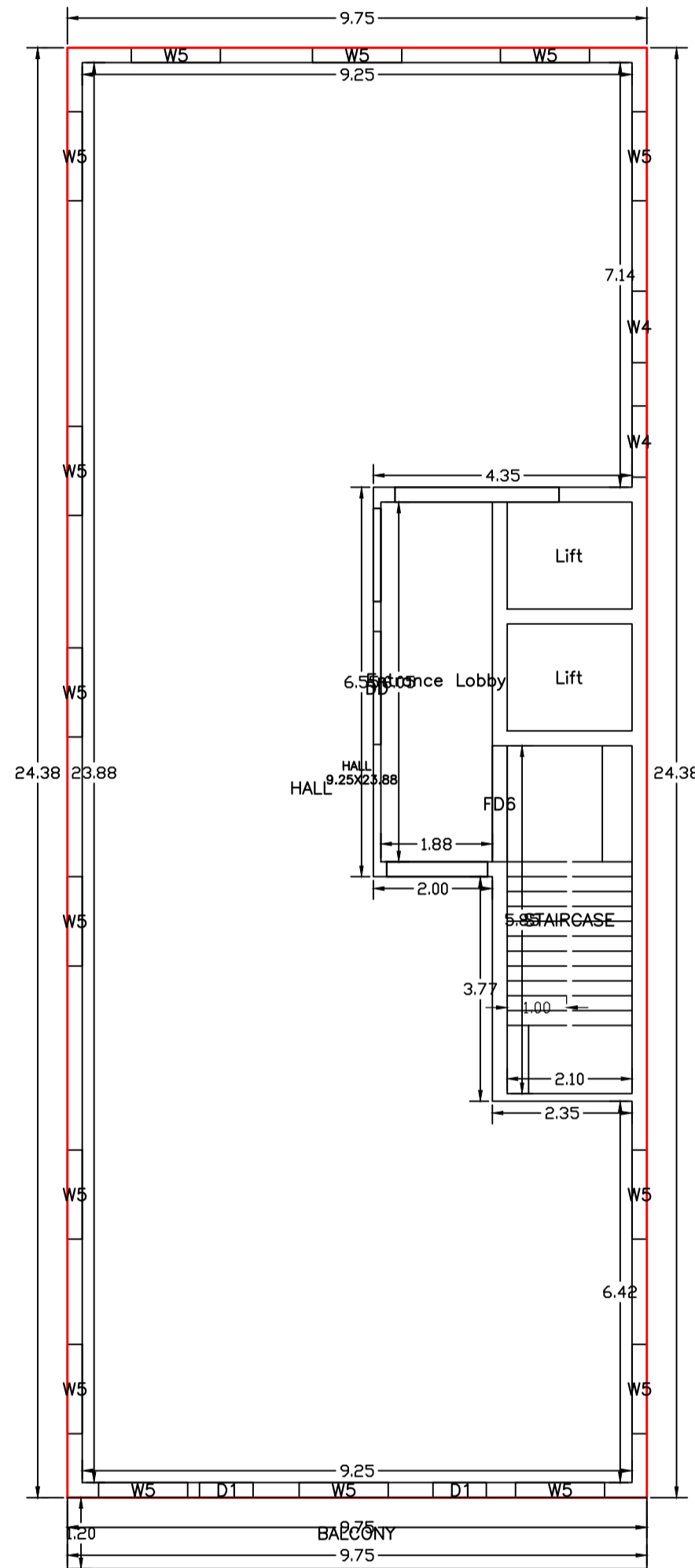
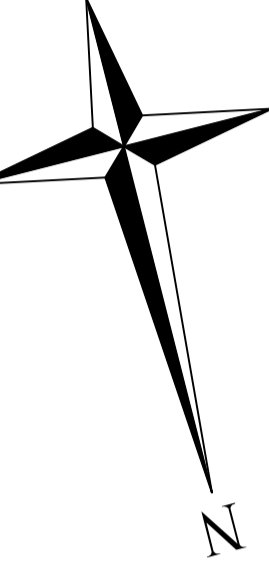
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

Proposal Basic Information	
Proposal File No.	DGMC/BP/0036/W22/2024
Owner Name	OMKARA ENGICON PRIVATE LIMITED
Khata No	58
Plot No	T.P.P. NO - 24/6
Village Name	Deoghar
Use	Residential
SubUse	ResiComm Bldg

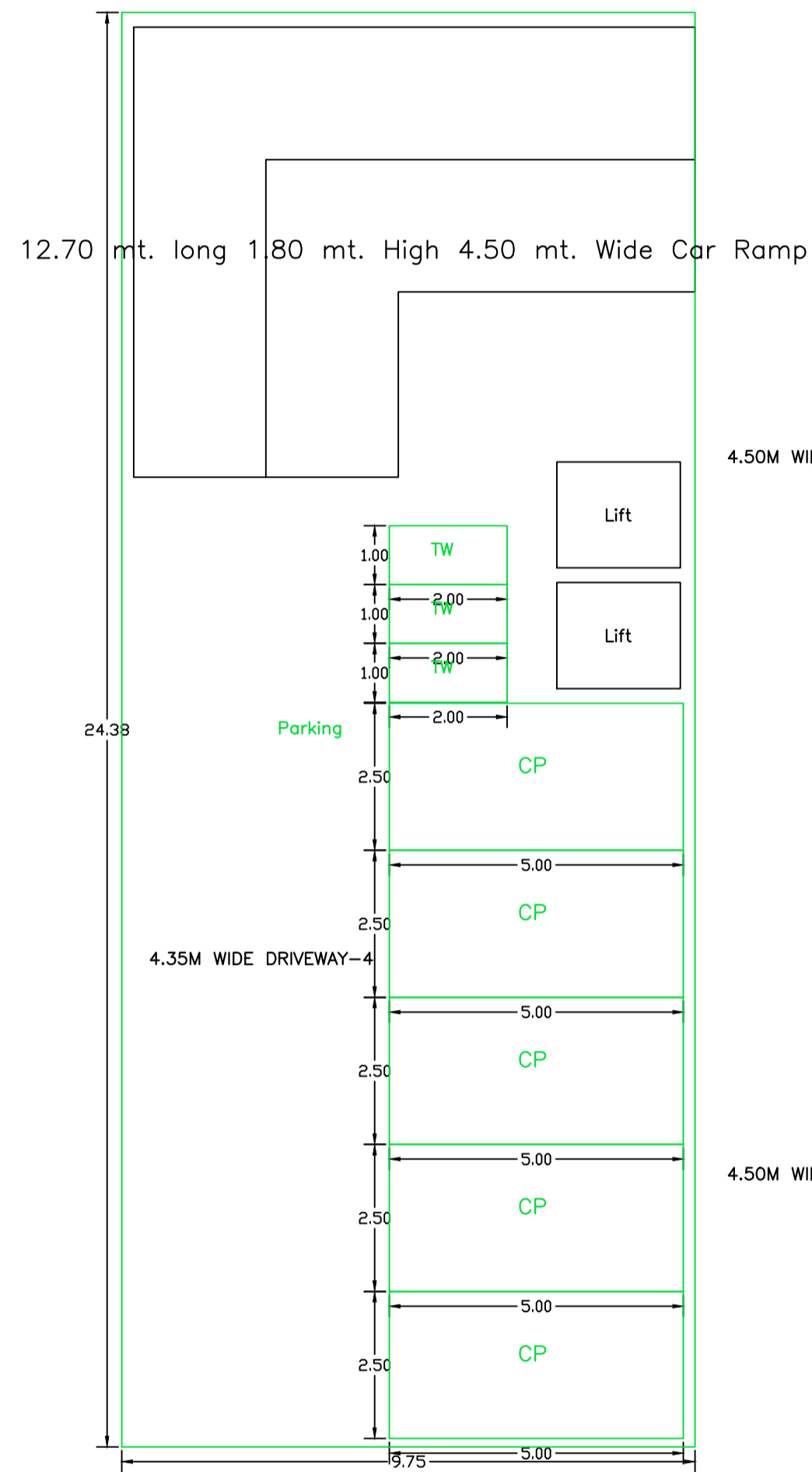


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UJJAWAL KUMAR DGMC/ENG/0005/2016			

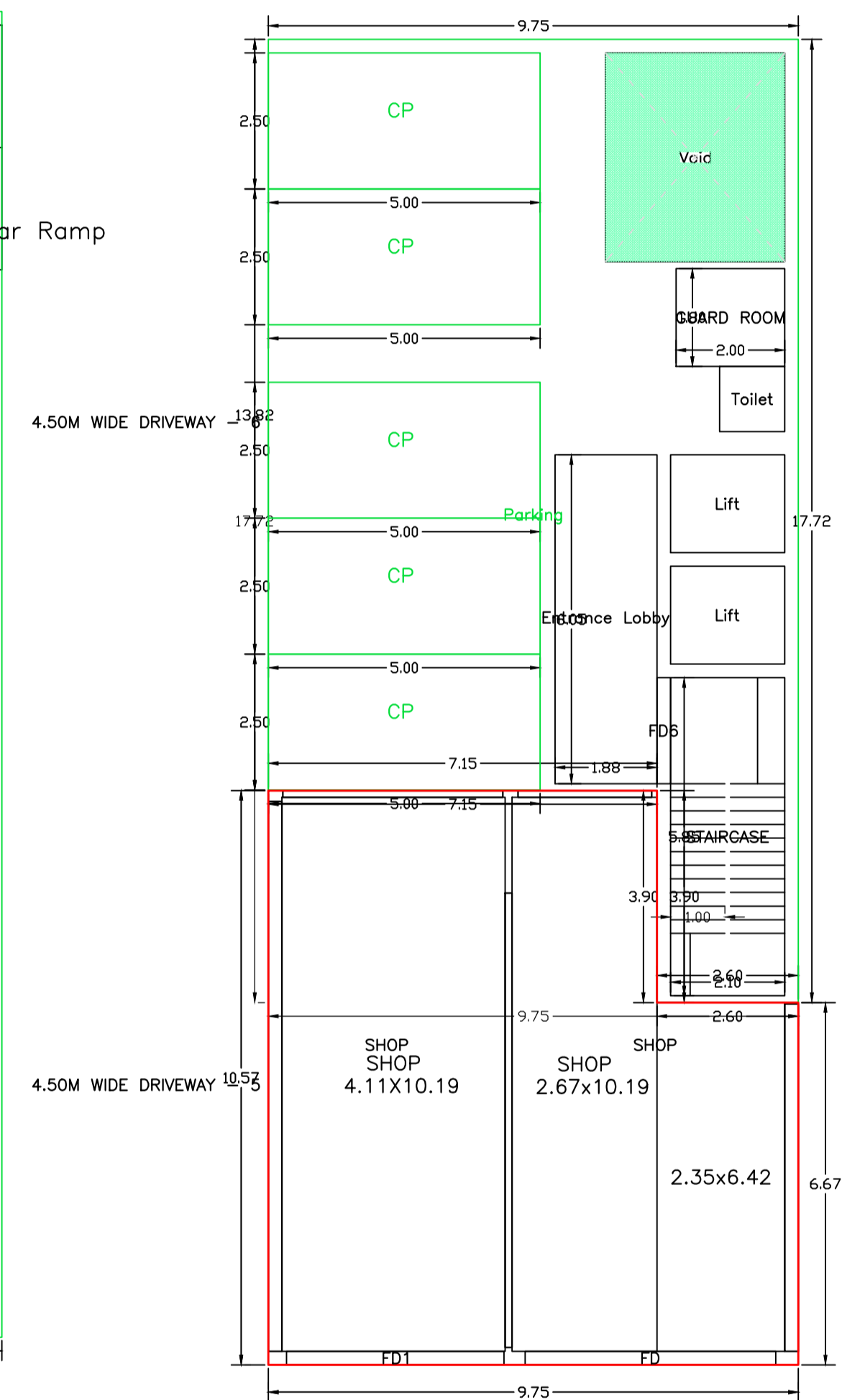
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Khata No	58
Plot No	T.P.P. NO - 24/6
Village Name	Deoghar
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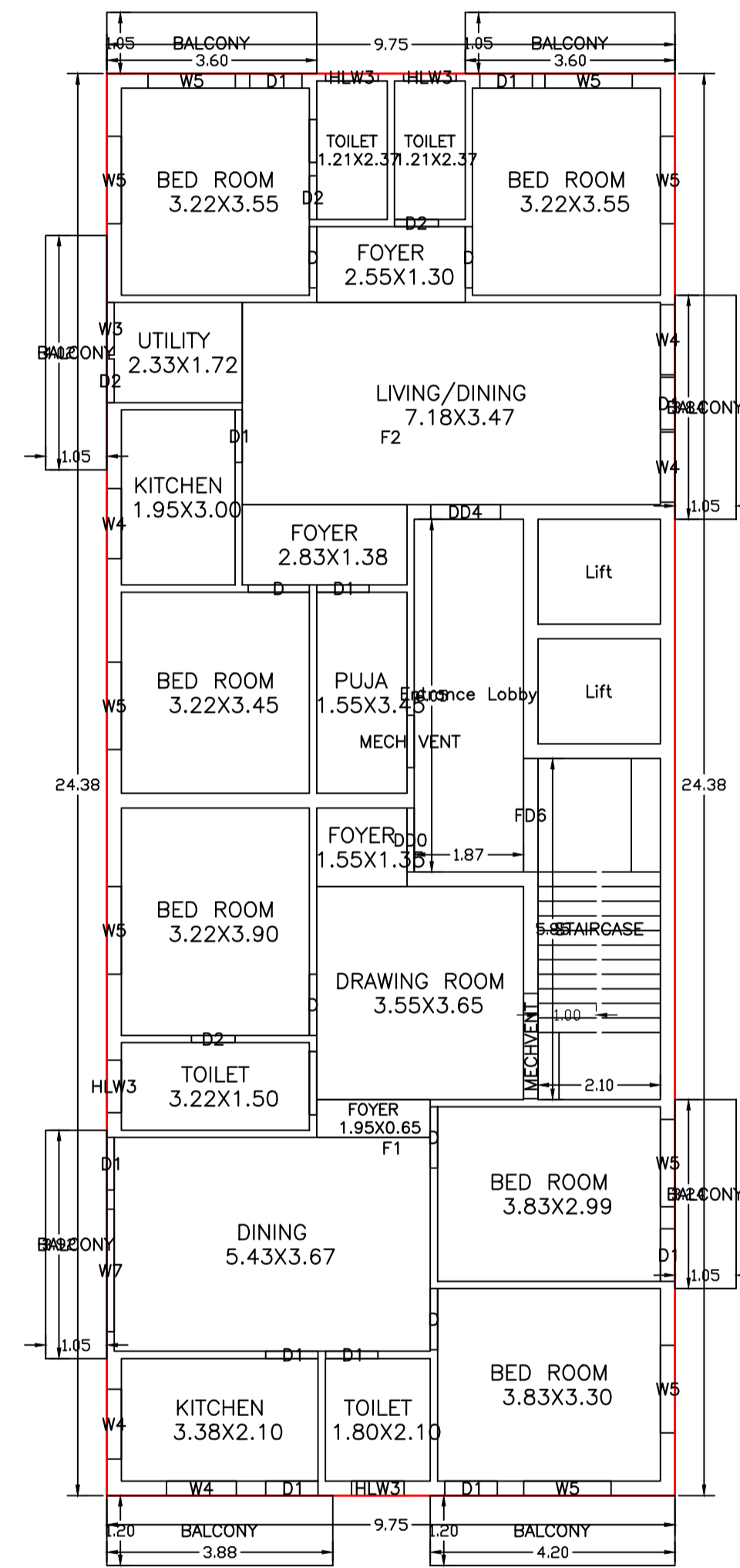
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



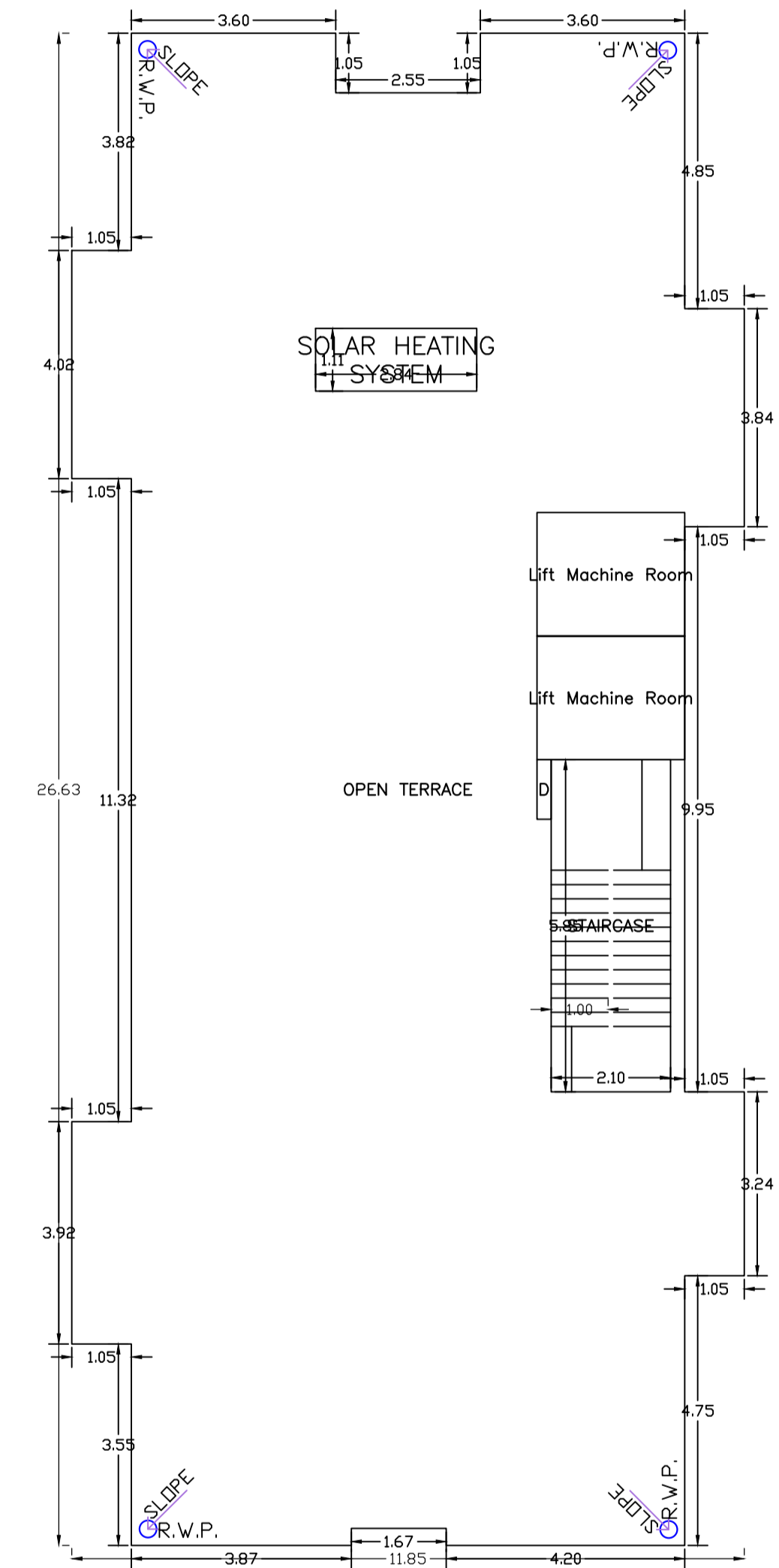
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



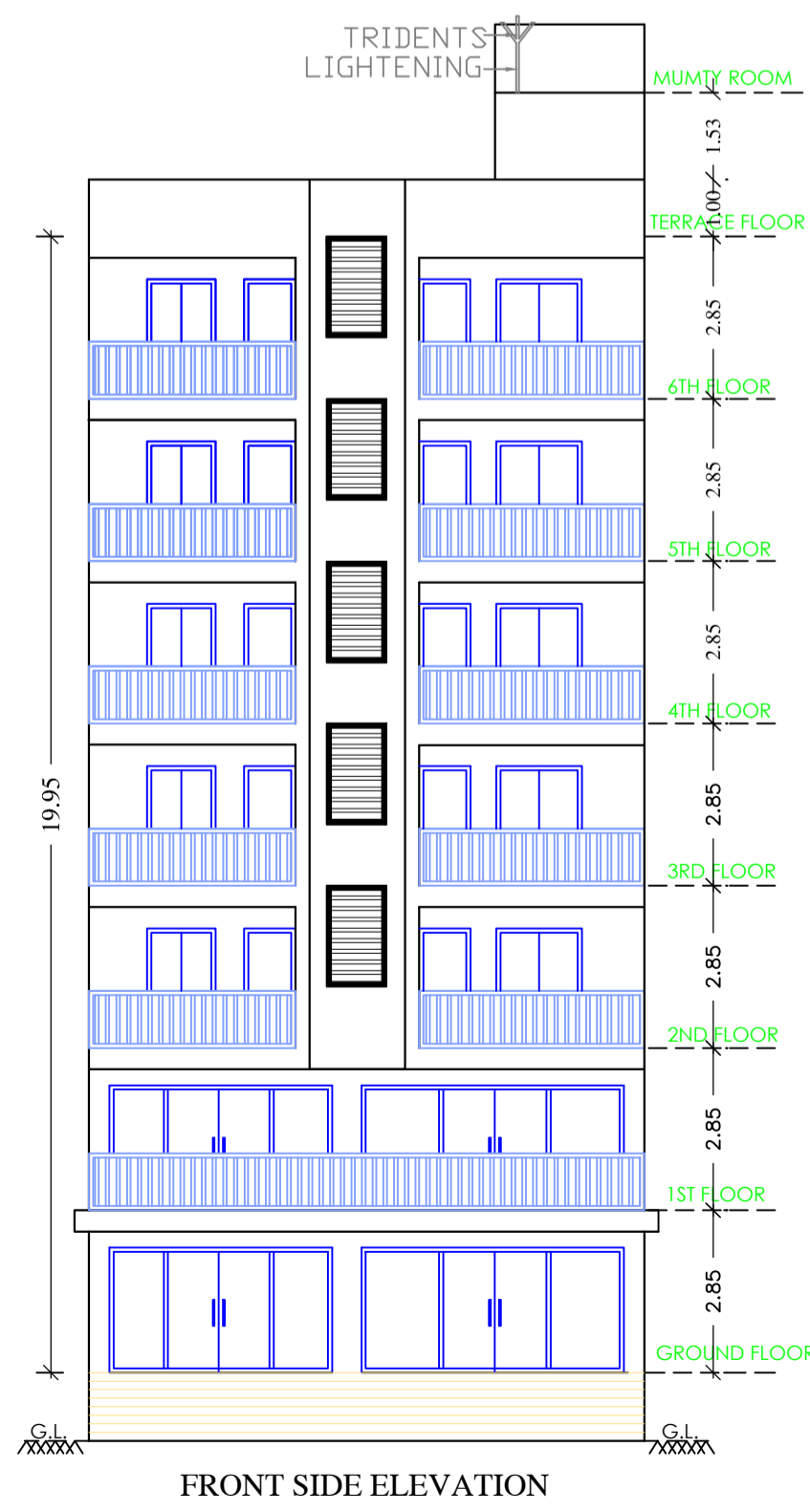
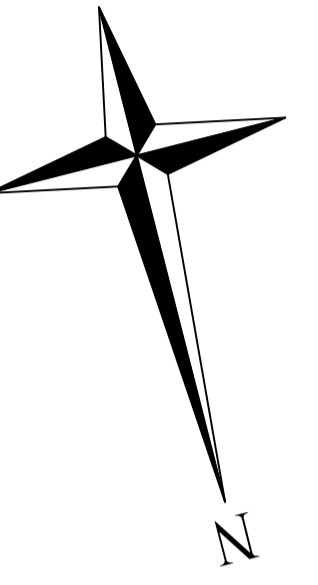
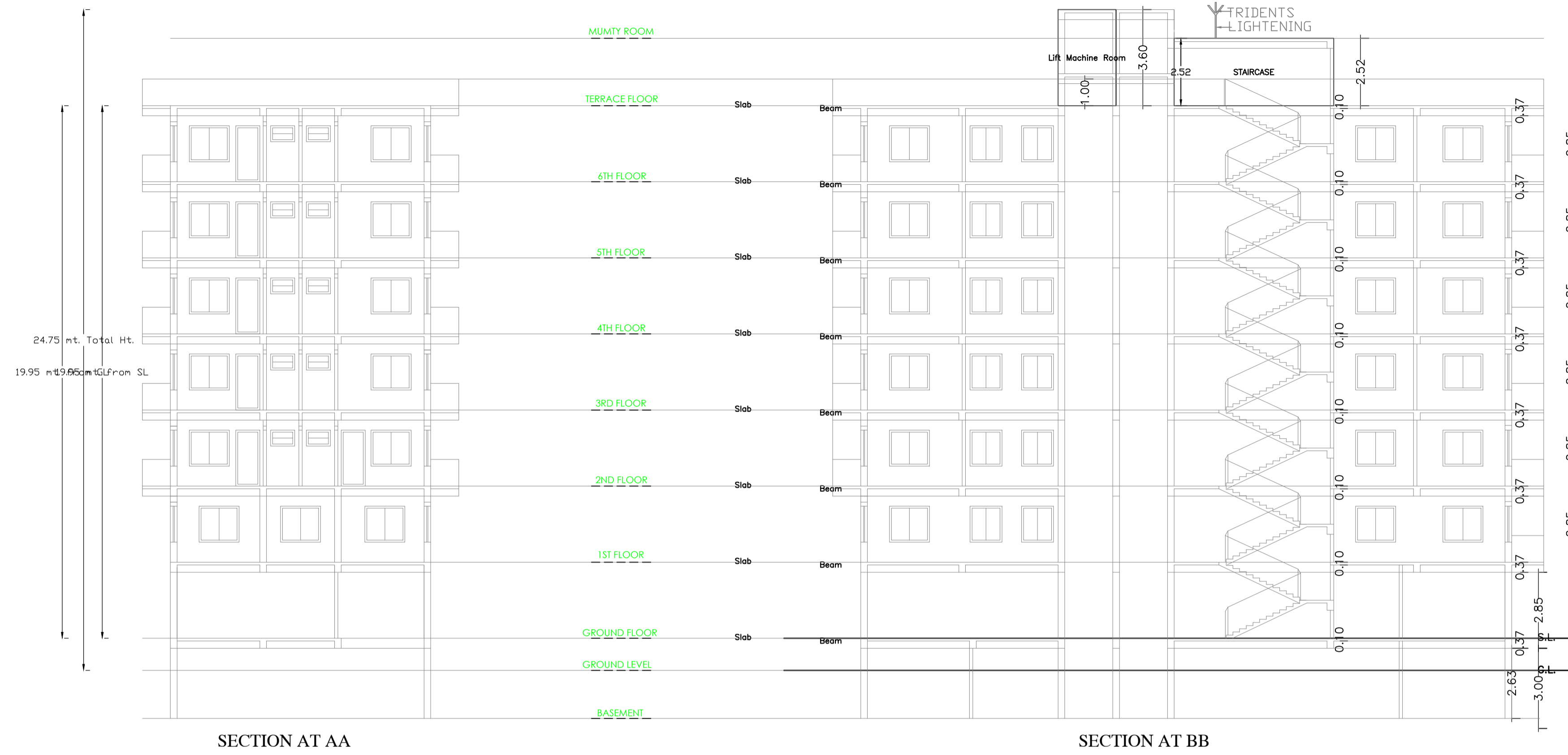
TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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

Proposal Basic Information	
Proposal File No.	DGMC/BP/0036/W22/2024
Owner Name	OMKARA ENGICON PRIVATE LIMITED
Khata No	58
Plot No	T.P.P. NO - 24/6
Village Name	Deoghar
Use	Residential
SubUse	ResiComm Bldg



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

UnitBUA Table for Building :A (CHANDANI CHOUDHARY)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	HALL	FLAT	228.13	215.12	1	1
GROUND FLOOR PLAN	SHOP	SHOP	46.05	43.01	1	2
TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN	F1	FLAT	118.74	101.40	10	10
	F2	FLAT	115.77	99.86	11	
Total:	-	-	1492.25	1308.07	108	13

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 9.75 X 1 X 1	11.70	11.70
TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN	1.05 X 3.60 X 2 X 5	37.80	165.05
	1.20 X 4.20 X 1 X 5	25.20	
	1.20 X 3.88 X 1 X 5	23.25	
	1.05 X 4.02 X 1 X 5	21.10	
	1.05 X 3.84 X 1 X 5	20.15	
	1.05 X 3.24 X 1 X 5	17.00	
	1.05 X 3.92 X 1 X 5	20.55	
Total	-	-	176.75

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHANDANI CHOUDHARY)	D2	0.75	2.10	20
A (CHANDANI CHOUDHARY)	D1	0.90	2.10	57
A (CHANDANI CHOUDHARY)	D	1.05	2.10	30
A (CHANDANI CHOUDHARY)	DD0	1.10	2.10	05
A (CHANDANI CHOUDHARY)	DD4	1.20	2.10	05
A (CHANDANI CHOUDHARY)	DD	1.90	2.10	01
A (CHANDANI CHOUDHARY)	FD1	4.00	2.40	01
A (CHANDANI CHOUDHARY)	FD	4.61	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHANDANI CHOUDHARY)	HLW3	0.90	0.60	20
A (CHANDANI CHOUDHARY)	MECH VENT	0.90	0.60	05
A (CHANDANI CHOUDHARY)	W3	0.90	1.35	05
A (CHANDANI CHOUDHARY)	W4	1.20	1.35	27
A (CHANDANI CHOUDHARY)	W5	1.50	1.35	60
A (CHANDANI CHOUDHARY)	MECHVENT	1.80	0.90	05
A (CHANDANI CHOUDHARY)	W7	2.10	1.35	05

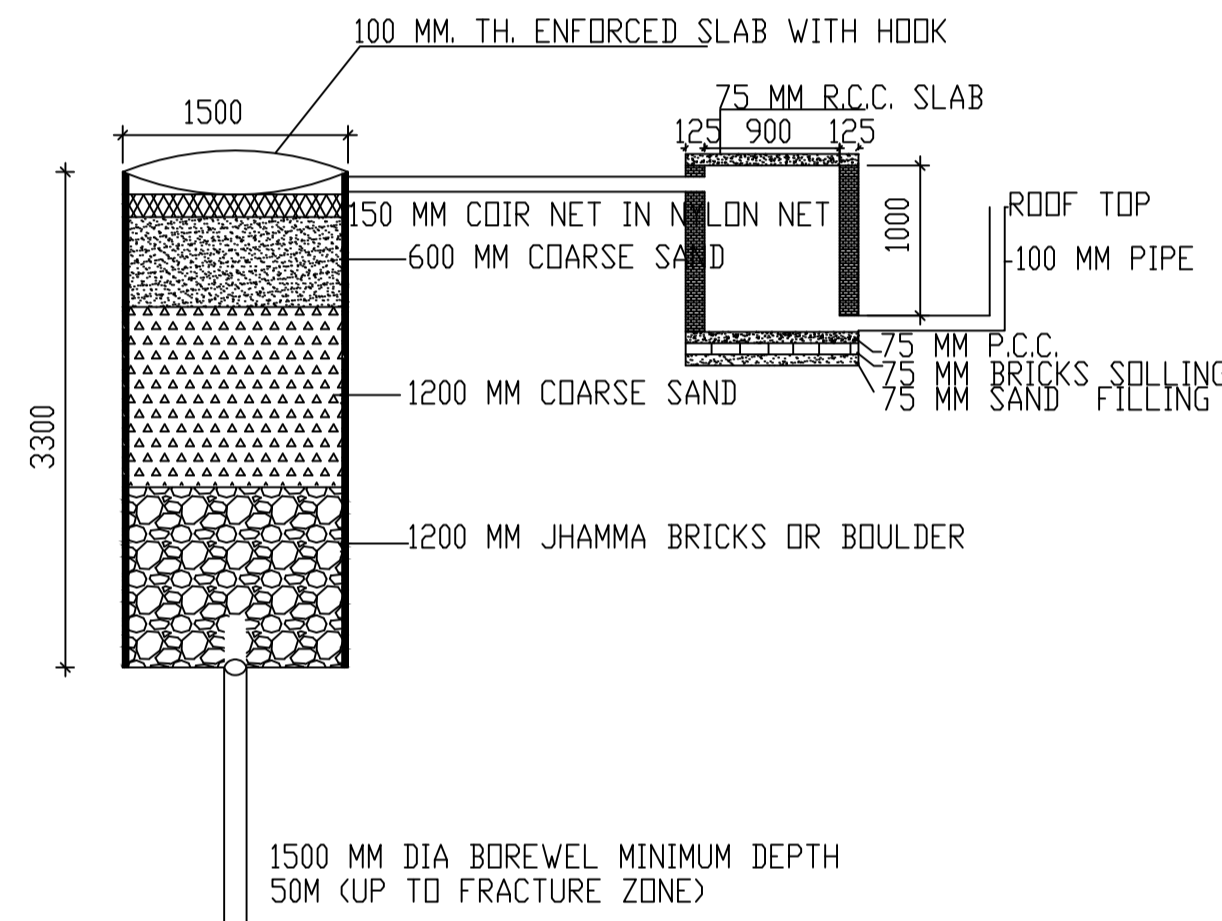
Building :A (CHANDANI CHOUDHARY)

Floor Name	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.)	Trmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	237.73	7.56	0.00	0.00	0.00	173.02	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	237.73	0.00	0.00	12.67	16.38	95.95	0.00	92.88	12.29	112.73	112.73	02
First Floor	249.43	7.56	5.85	0.00	11.34	0.00	224.68	0.00	0.00	224.68	224.68	01
Second Floor	270.75	7.56	16.51	0.00	11.34	0.00	235.34	0.00	0.00	235.34	235.34	02
Third Floor	270.75	7.56	16.51	0.00	11.34	0.00	235.34	0.00	0.00	235.34	235.34	02
Fourth Floor	270.75	7.56	16.51	0.00	11.34	0.00	235.34	0.00	0.00	235.34	235.34	02
Fifth Floor	270.75	7.56	16.51	0.00	11.34	0.00	235.34	0.00	0.00	235.34	235.34	02
Sixth Floor	270.75	7.56	16.51	0.00	11.34	0.00	235.34	0.00	0.00	235.34	235.34	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2078.64	52.92	88.40	12.67	84.42	268.97	1401.38	92.88	12.29	1514.11	1514.11	13
Total Number of Same Buildings :	1											
Total :	2078.64	52.92	88.40	12.67	84.42	268.97	1401.38	92.88	12.29	1514.11	1514.11	13

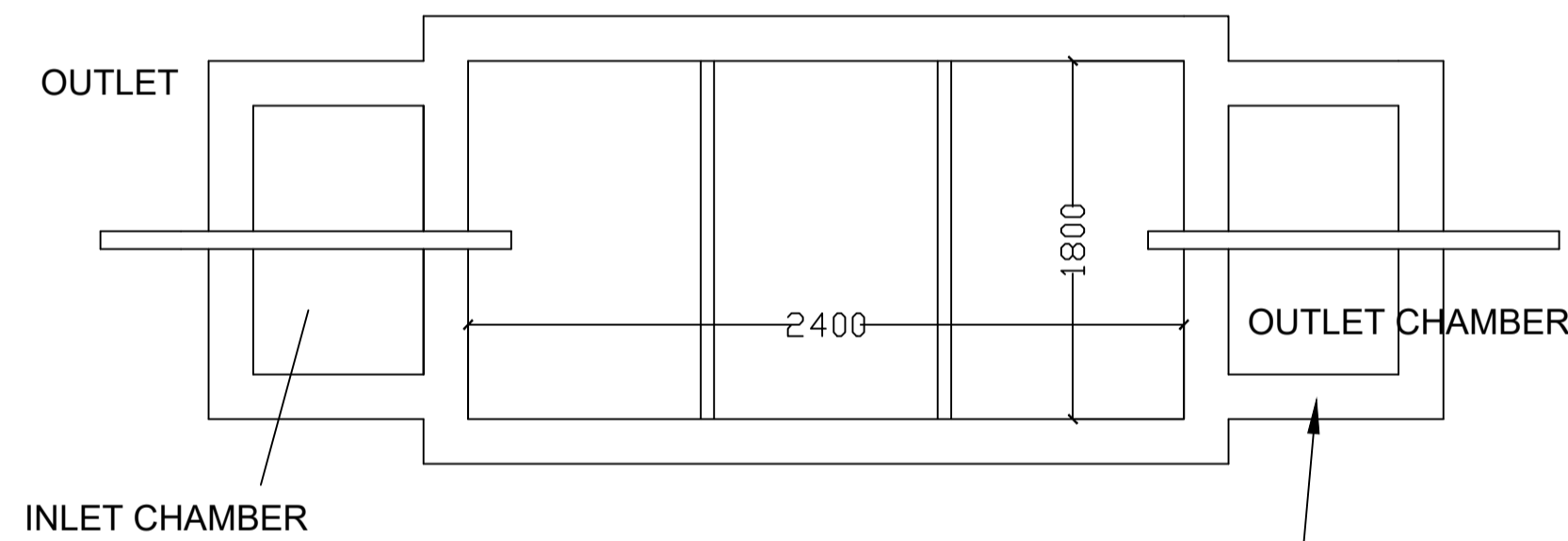
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Khata No	58
Plot No	T.P.P. NO - 24/6
Village Name	Deoghar
Use	Residential
SubUse	ResiComm Bldg

STRUCTURAL STABILITY CERTIFICATE

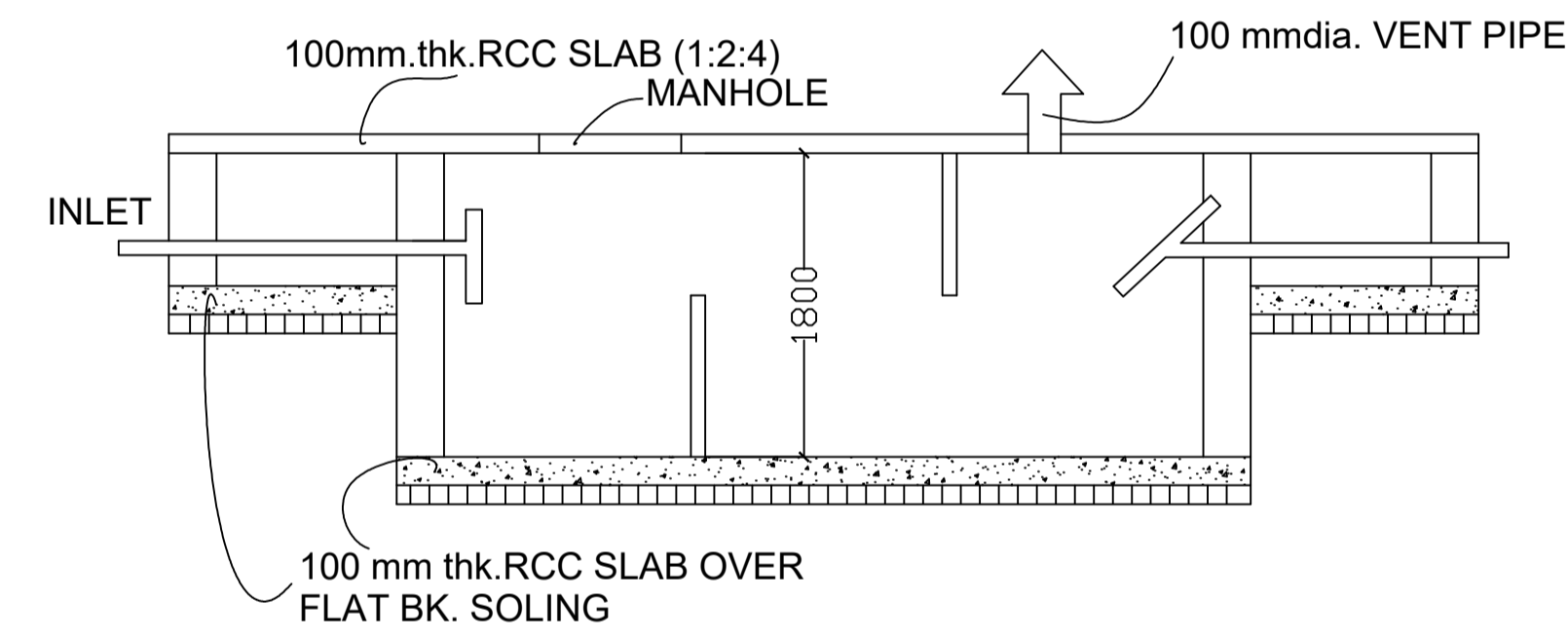
THIS IS TO CERTIFY THAT SEISMIC LOADS HAVE BEEN TAKEN UNDER CONSIDERATION WHILE DESIGNING THE STRUCTURE OF THIS BUILDING. THE DESIGN HAS BEEN DONE AS PER IS 1893/1894 & I.S 4326/1993.



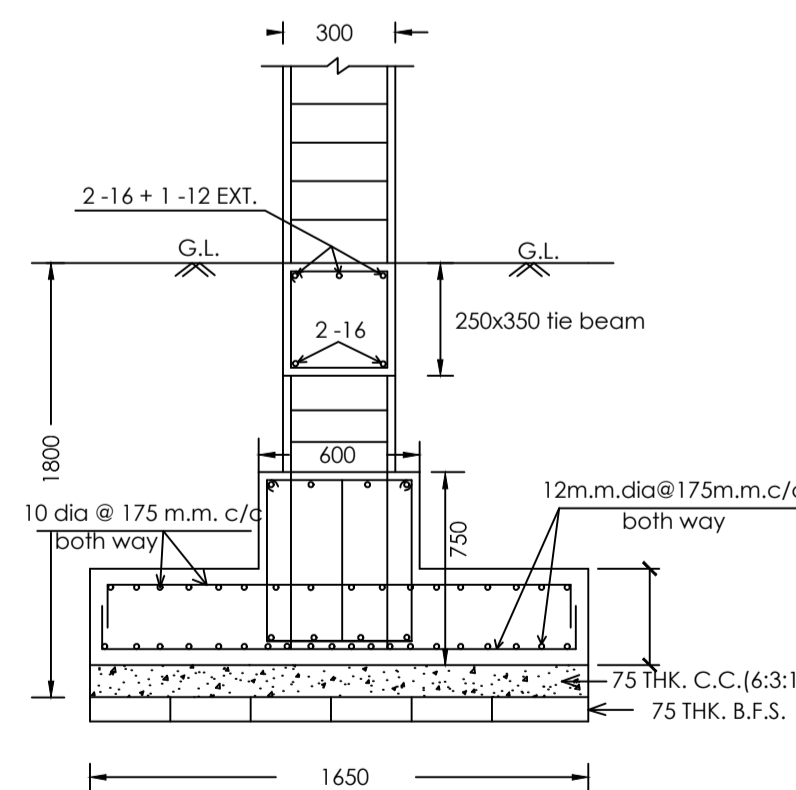
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
SCALE - N.T.S.



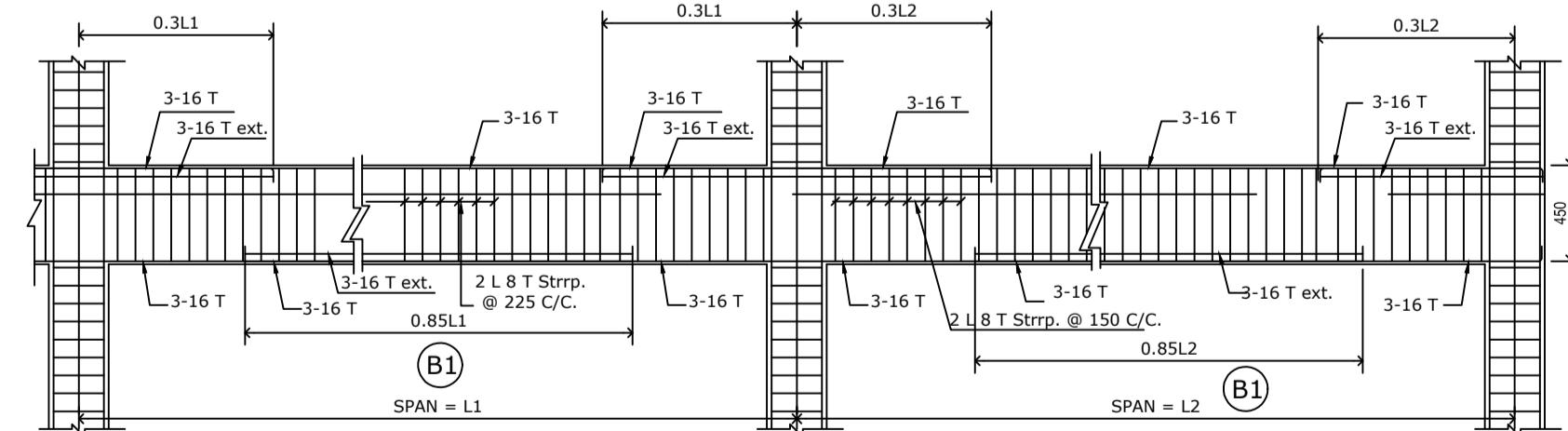
PLAN FOR SEPTIC TANK
250MM THK BRICK WALL



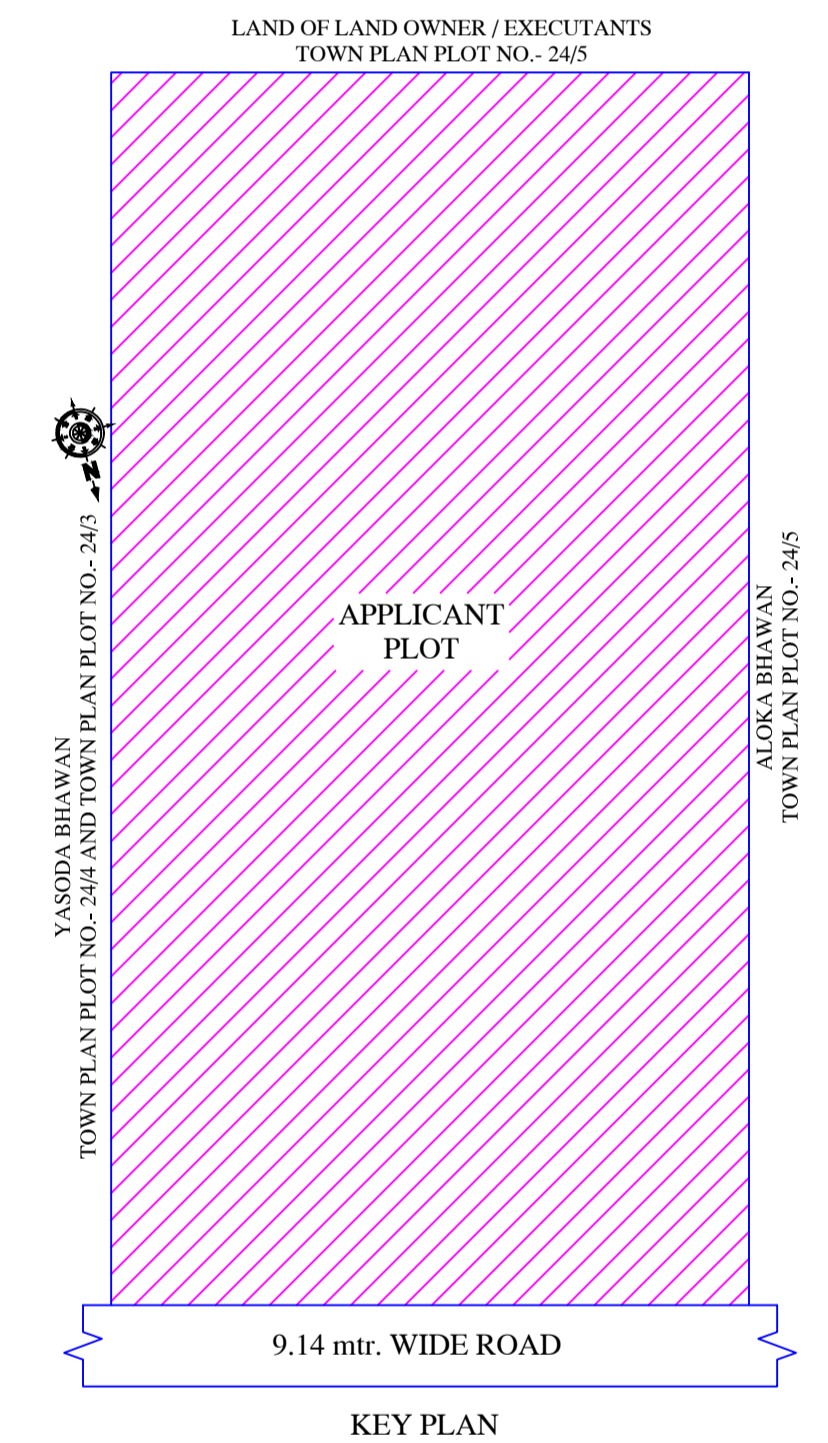
SECTION SCALE 1:50
SEPTIC TANK DETAILS



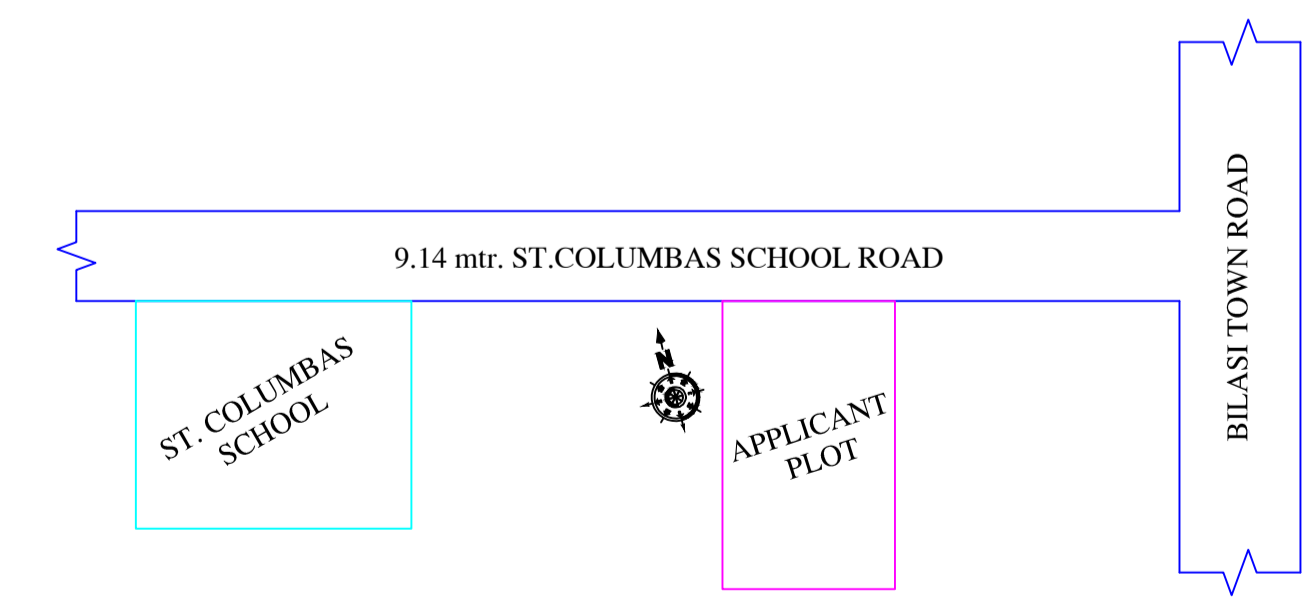
SECTION OF CONTINUOUS STRIP FOOTING



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



KEY PLAN



LOCATION MAP

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