

Proposal File No.	DGMC/EP/0041/W22/2024
Owner Name	SRI RAGHUBANSH KUMAR SINGH
Khata No.	170
Plot No.	132
Village Name	Deogarh
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT	VERSION NO. 1.0.70
DEOGHAR MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL	Plot Use: Commercial
Region: PAVSARAND/URBAN LOCAL BODIES	Plot SubUse: Commercial Bldg
District: DEOGHAR	Authority: DEOGHAR MUNICIPAL CORPORATION
Project No. DGMC/EP/0041/W22/2024	Plot SubPlot No: 132
Application Type: General Proposal	North Plot No. - LAND OF VENDORS MEASUREMENT OF THIS SITE
Nature of Development: New	South Plot No. - 50'0" WIDE ROAD MEASUREMENT OF THIS SITE
Location of Development Area: Old Area	East Plot No. - LAND OF MISHANT PANDIT
West Plot No. - SITA HOTEL	
AREA DETAILS:	
AREA OF PLOT (Minimum)	391.60
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	391.60
Deduction for Balance Plot Area from Gross Plot Area	50.84
Common Plot	50.84
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	340.76
PILOT AREA FOR COVERAGE (Net Plot Area)	391.60
Plot Area for FAR (Net Plot Area + Road/Widening Area)	391.60
COVERAGE CHECK	
Permissible Coverage Area (50.00 %)	195.80
Proposed Coverage Area (44.17 %)	172.95
Total Prop. Coverage Area (44.17 %)	22.85
Balance coverage area (5.84 %)	22.85
FAR CHECK	
Perm. FAR Area (2.500)	979.00
Total Perm. FAR area	979.00
Commercial FAR	560.71
Proposed FAR Area	560.71
Total Proposed FAR Area	560.71
Consumed FAR (Factor)	1.43
Balance FAR Area	418.29
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	800.62
ARCHITECT (Regd.)	SHANKAR PRASAD SINGH
ENGINEER (Regd.)	
SUPERVISOR (Regd.)	
OWNER (Regd.)	SRI RAGHUBANSH KUMAR SINGH
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details				
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)
Ground Floor	172.95	14.23	172.95	14.23
First Floor	172.95	167.51	172.95	167.51
Second Floor	227.36	189.49	227.36	189.49
Third Floor	227.36	189.49	227.36	189.49
Terrace Floor	0.00	0.00	0.00	0.00
Total :	800.62	560.72	800.62	560.72

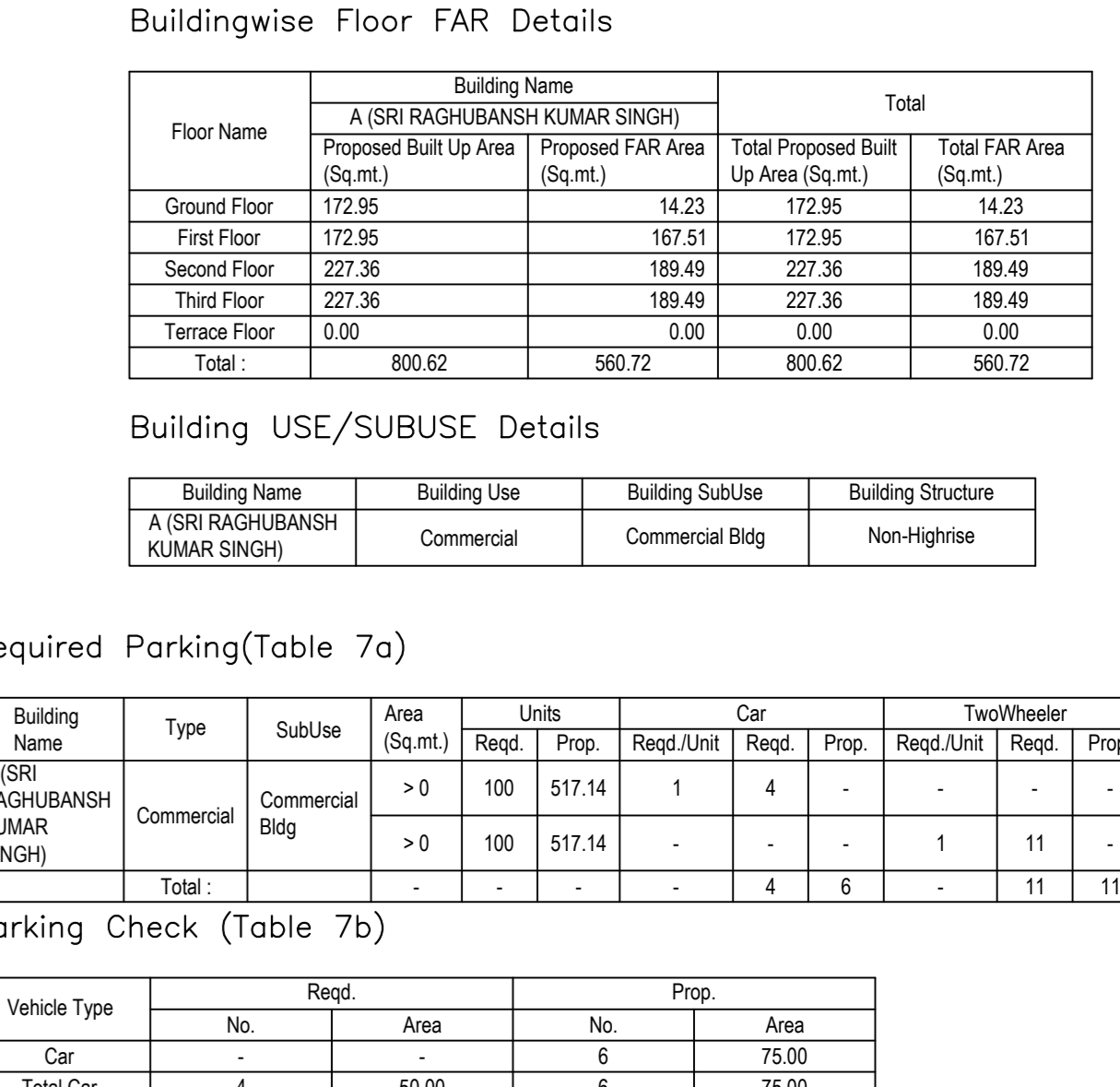
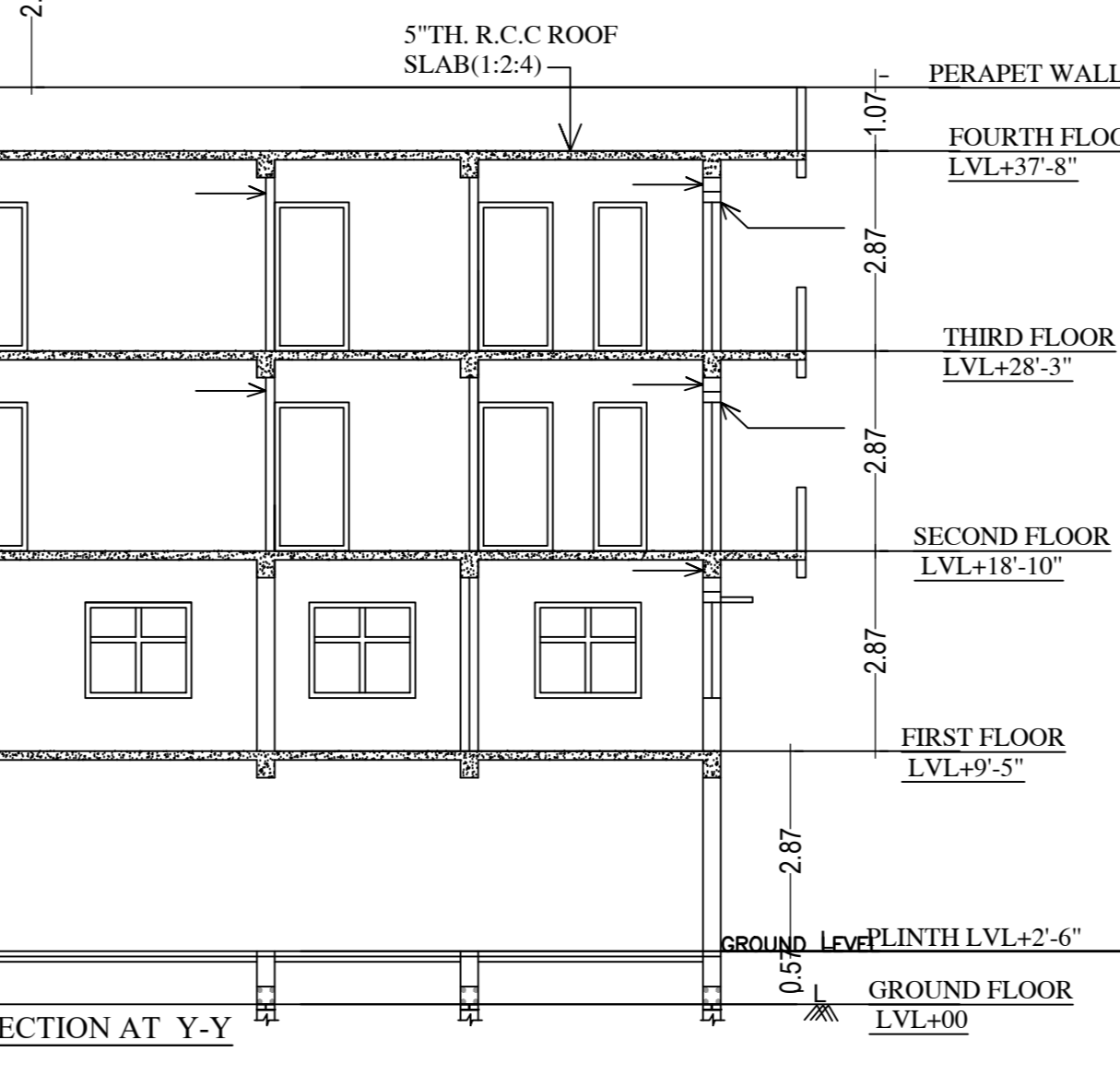
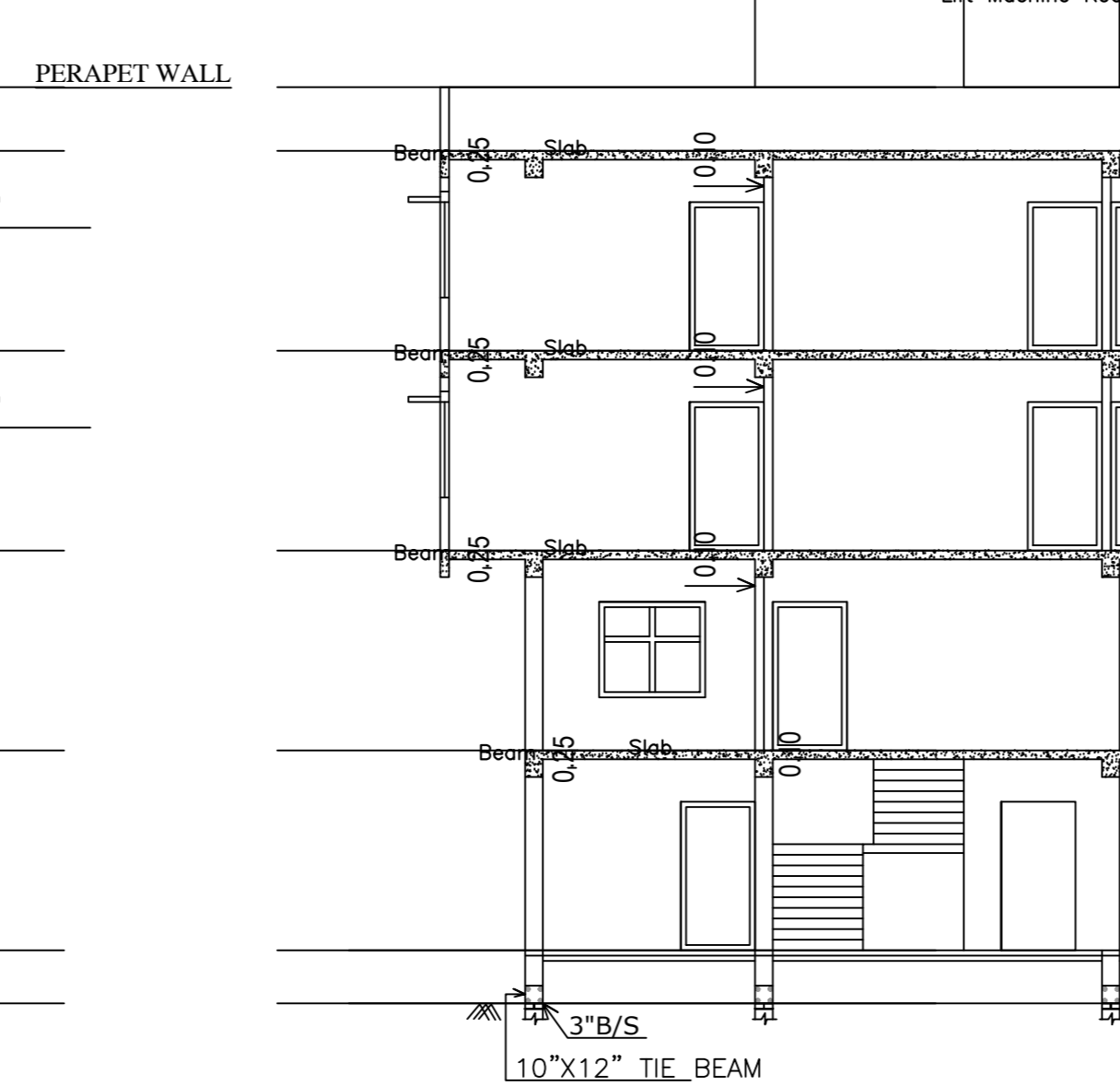
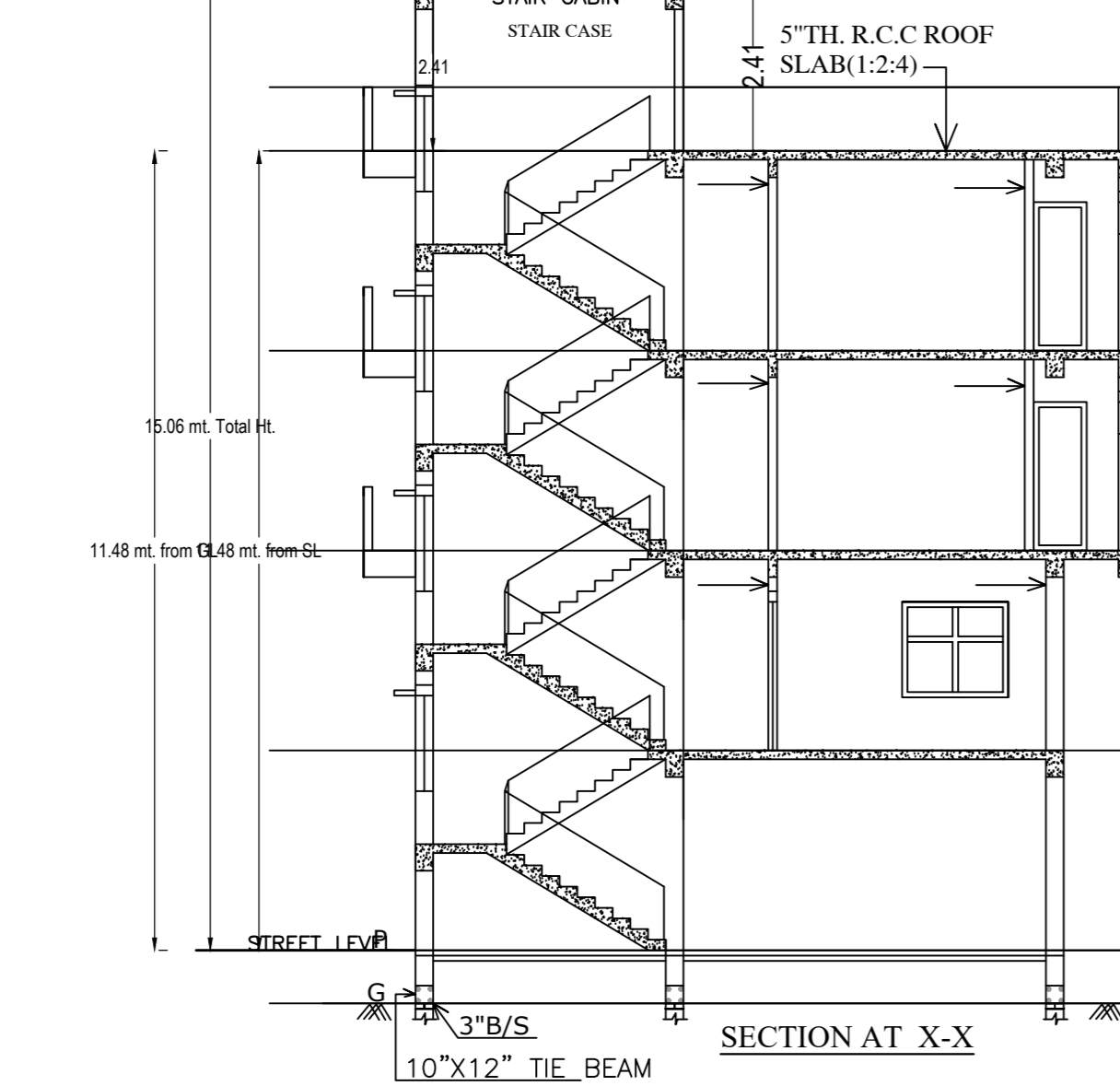
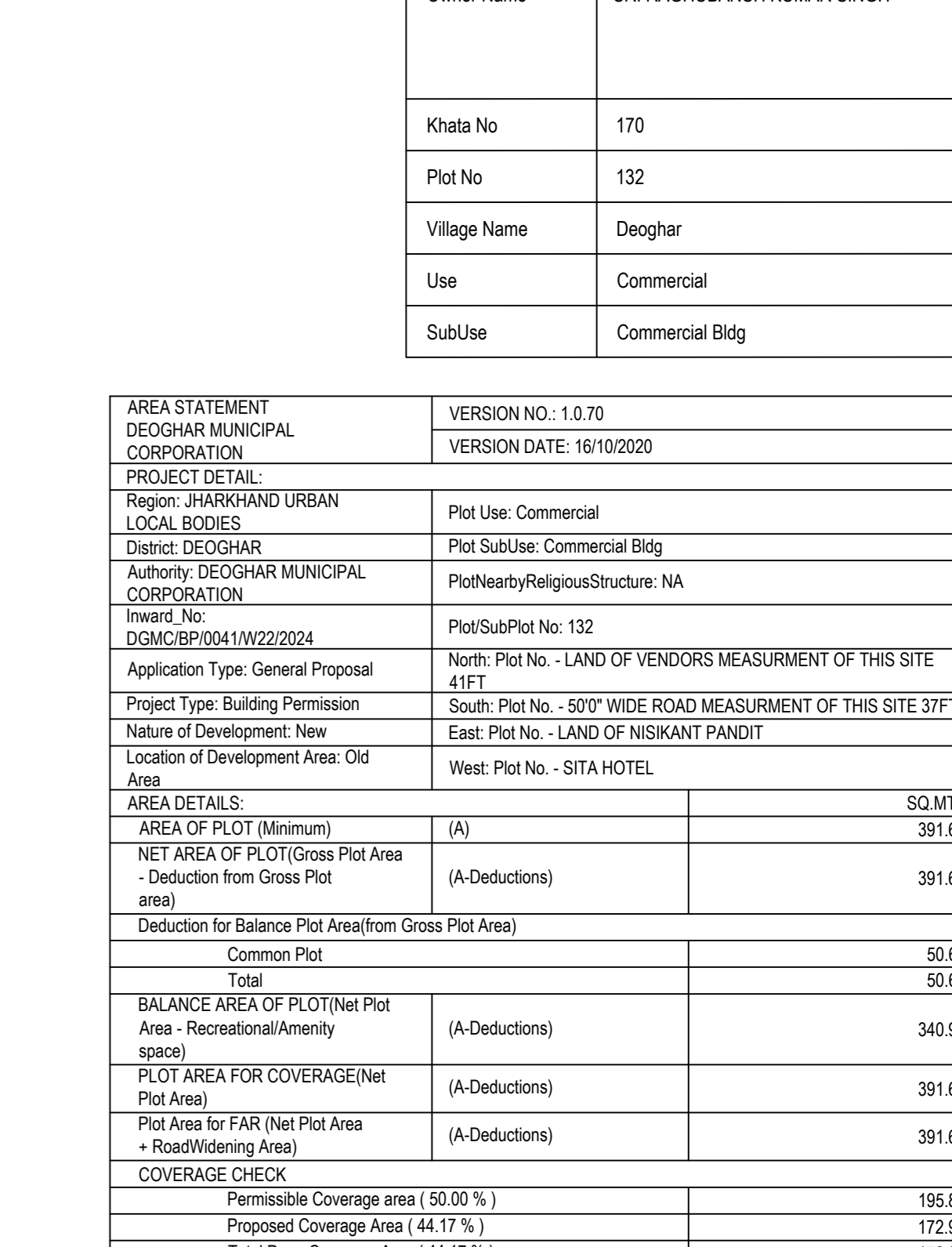
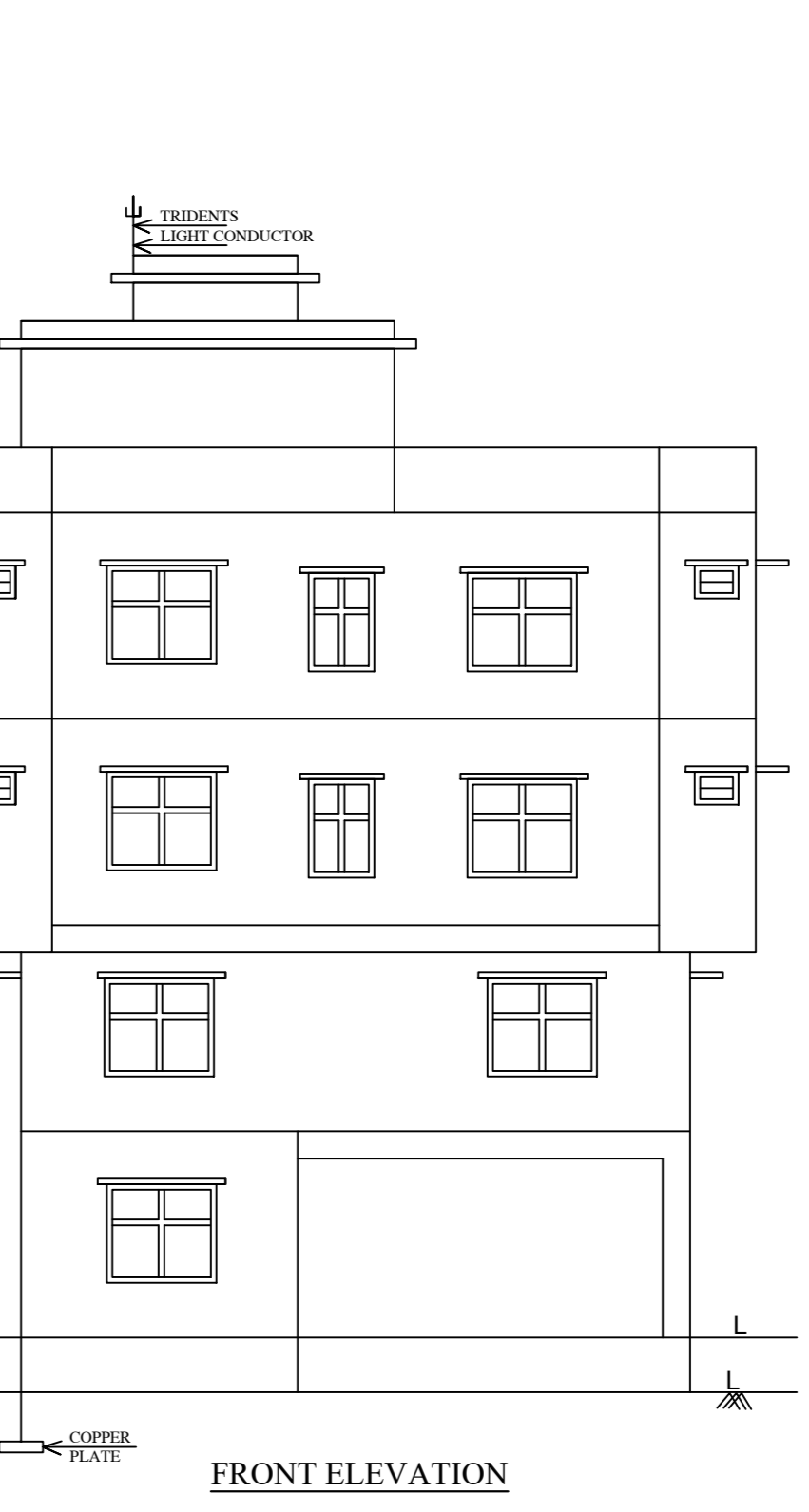
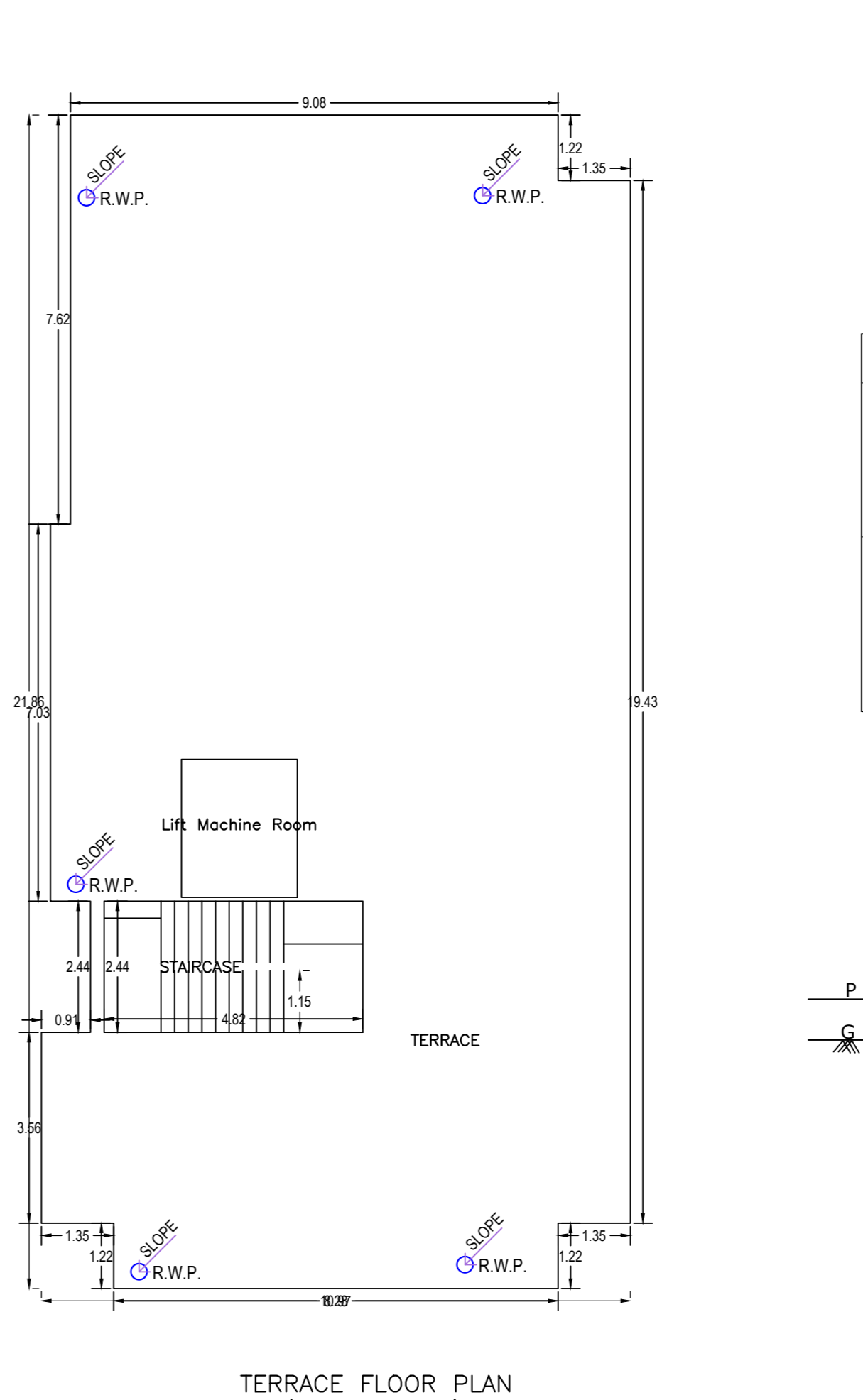
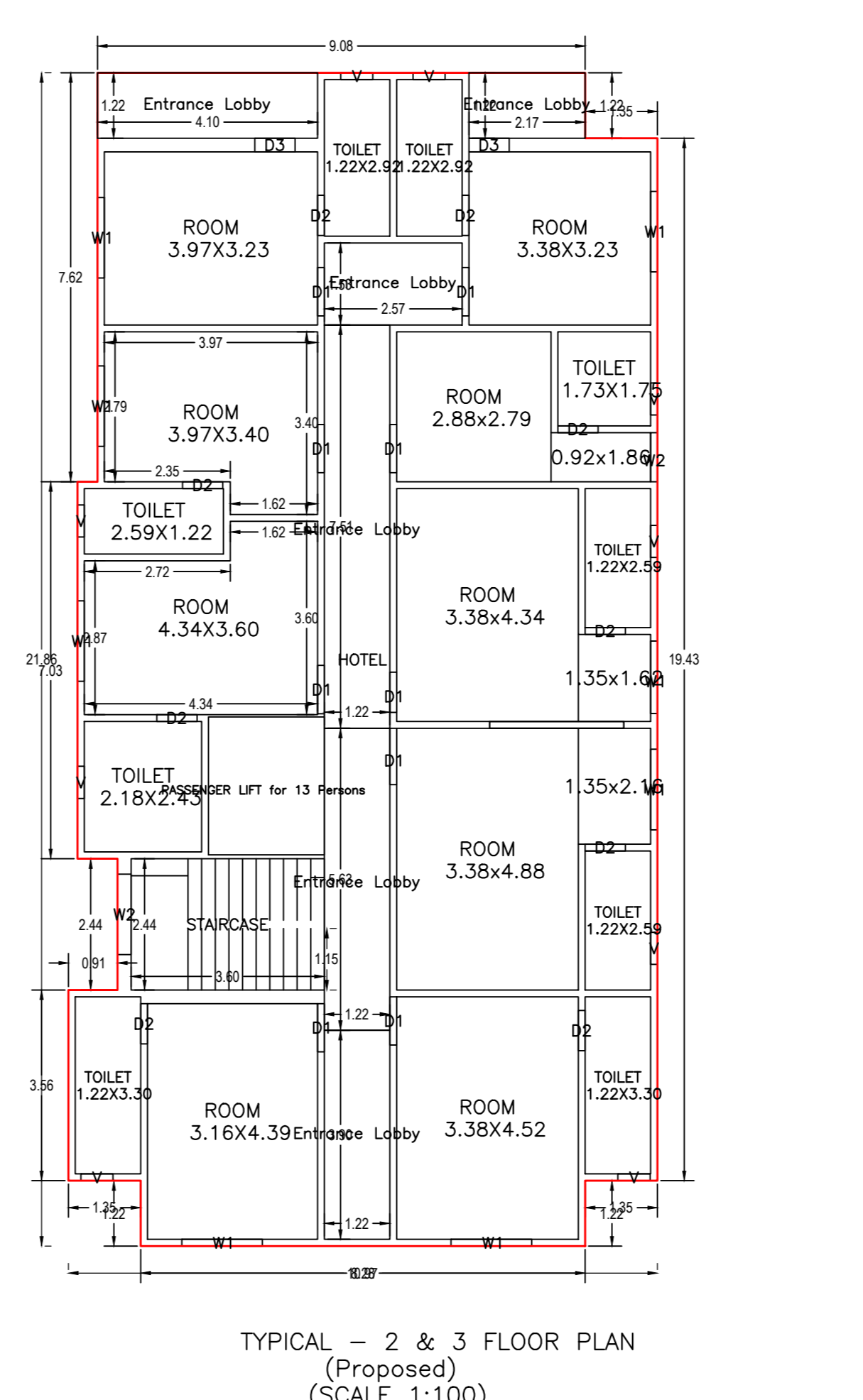
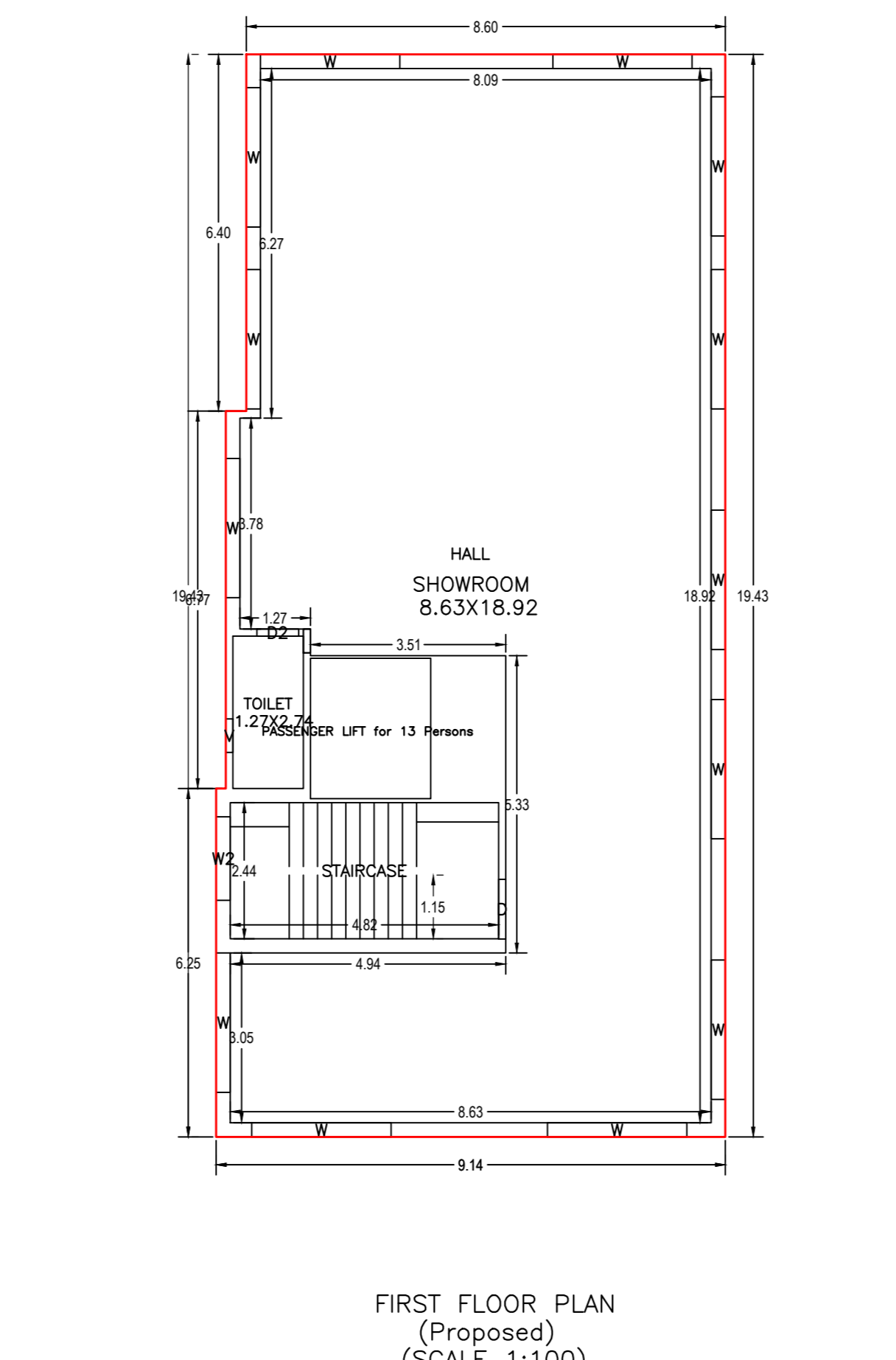
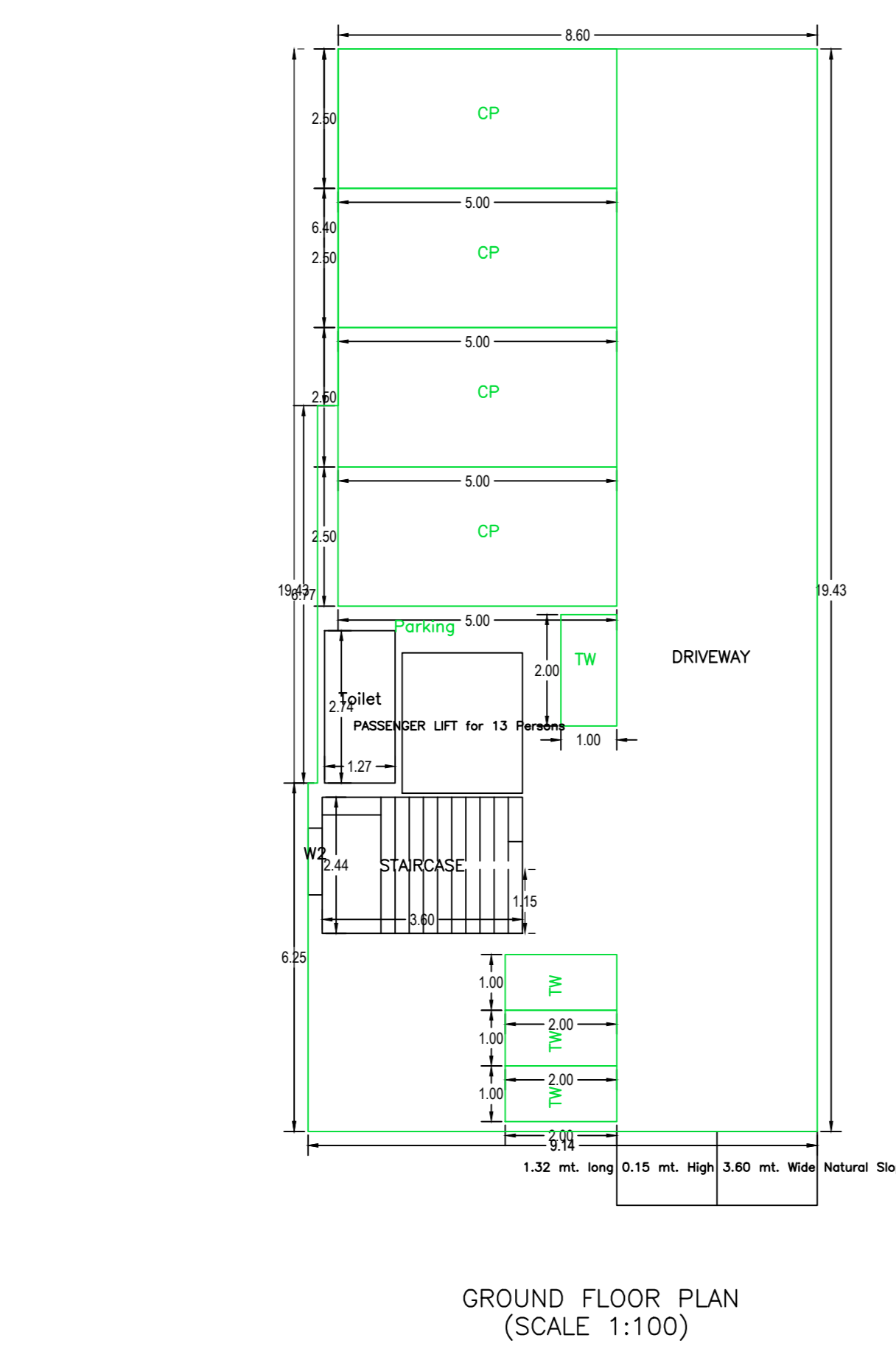
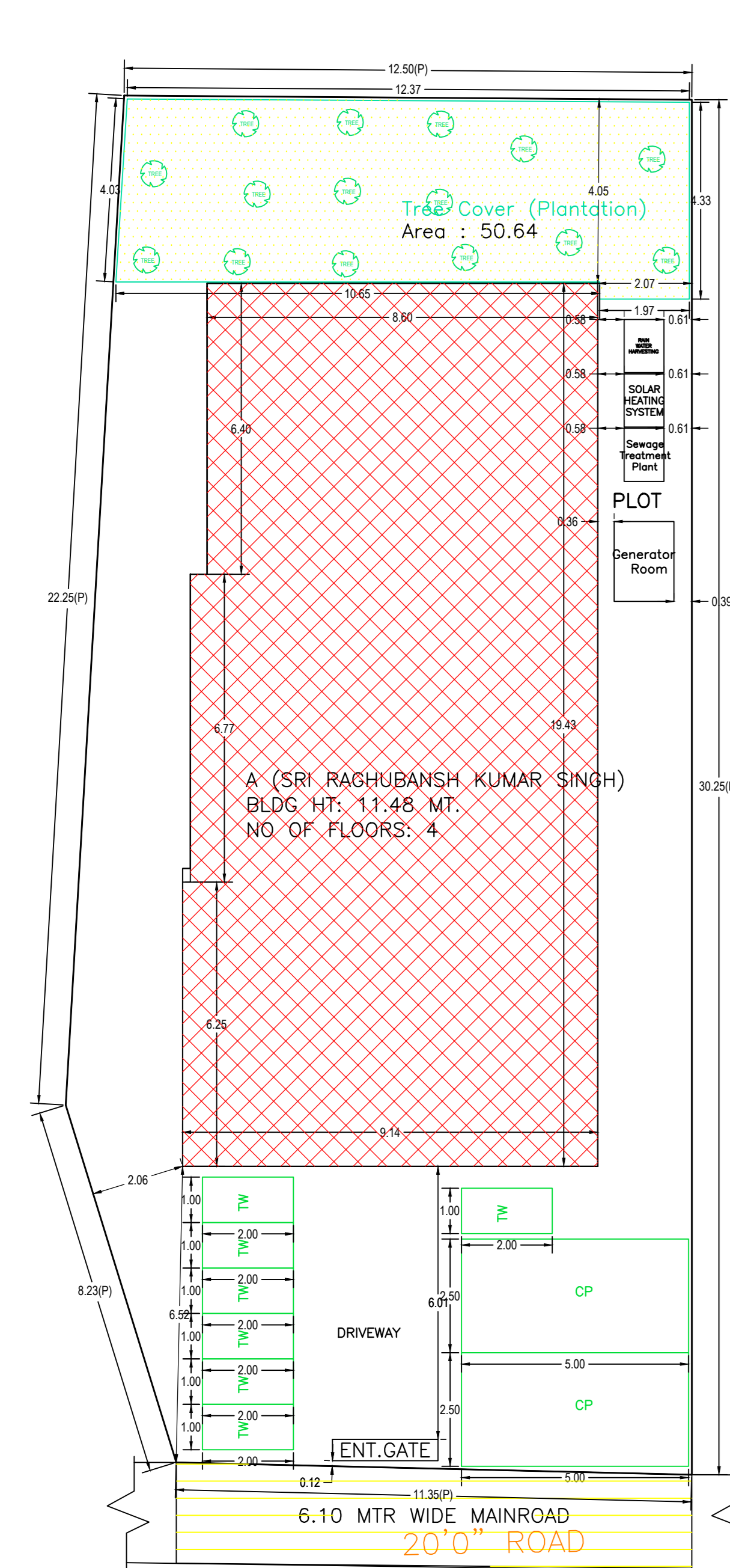
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SRI RAGHUBANSH KUMAR SINGH)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)										
Building Name	Type	SubUse	Area (Sq.mt)	Units	Prop.	Regd. Unit	Car	Prop.	TwoWheeler	Prop.
A (SRI RAGHUBANSH KUMAR SINGH)	Commercial Bldg	Commercial Bldg	> 0	100	517.14	1	4	-	-	-
Total :							4	6	11	11

Parking Check (Table 7b)					
Vehicle Type	Regd.	No.	Area	No.	Prop.
Car	4	50.00	6	75.00	
TwoWheeler	-	-	11	22.00	
Total TwoWheeler	11	22.00	11	22.00	
Total		72.00		97.00	216.26

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)	Trent (No.)
			Lift	Accessory Use	Parking					
A (SRI RAGHUBANSH KUMAR SINGH)	1	800.62	16.54	68.11	155.25	546.48	8.79	560.72	560.72	03
Total	1	800.62	16.54	68.11	155.25	546.48	8.79	560.72	560.72	03

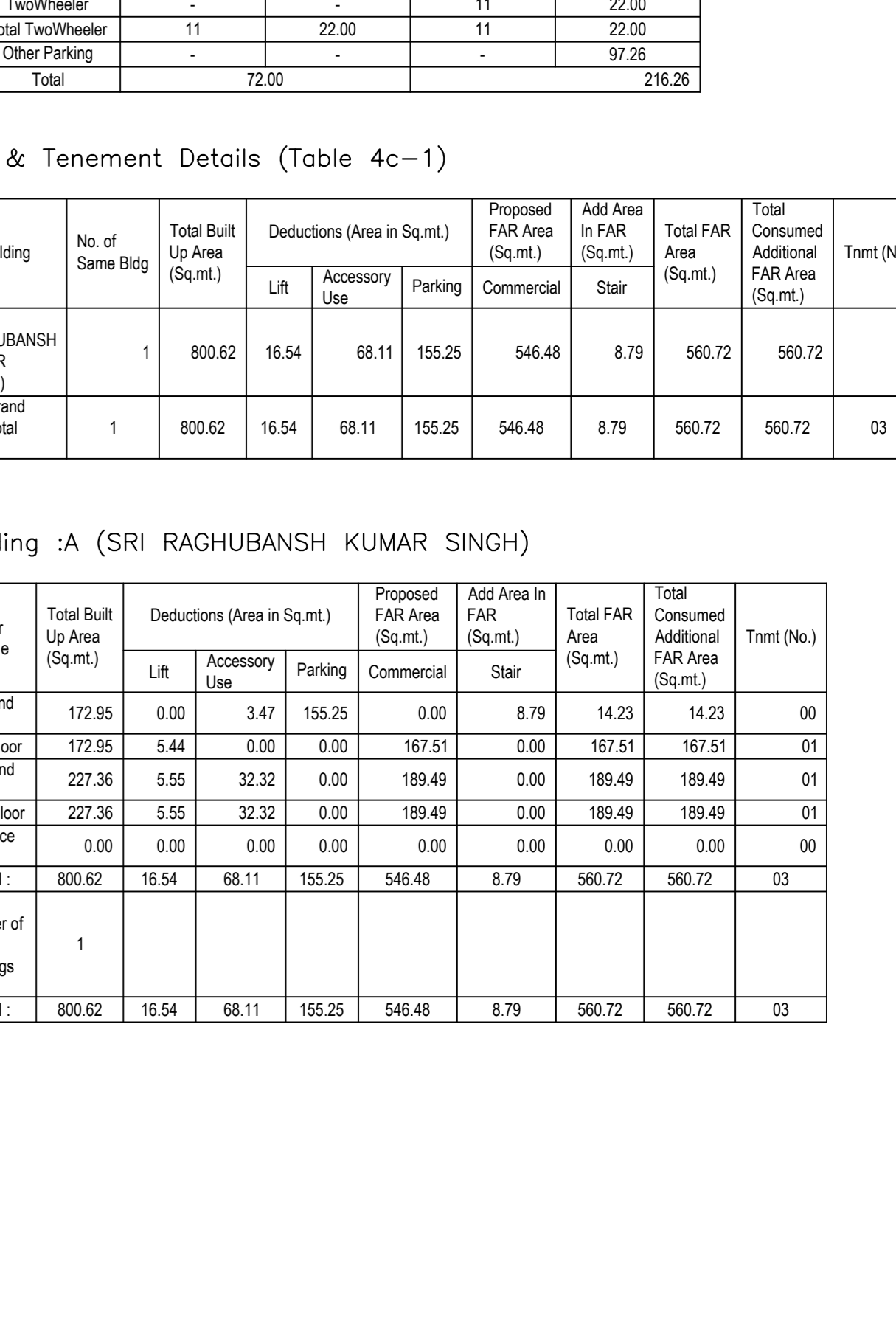
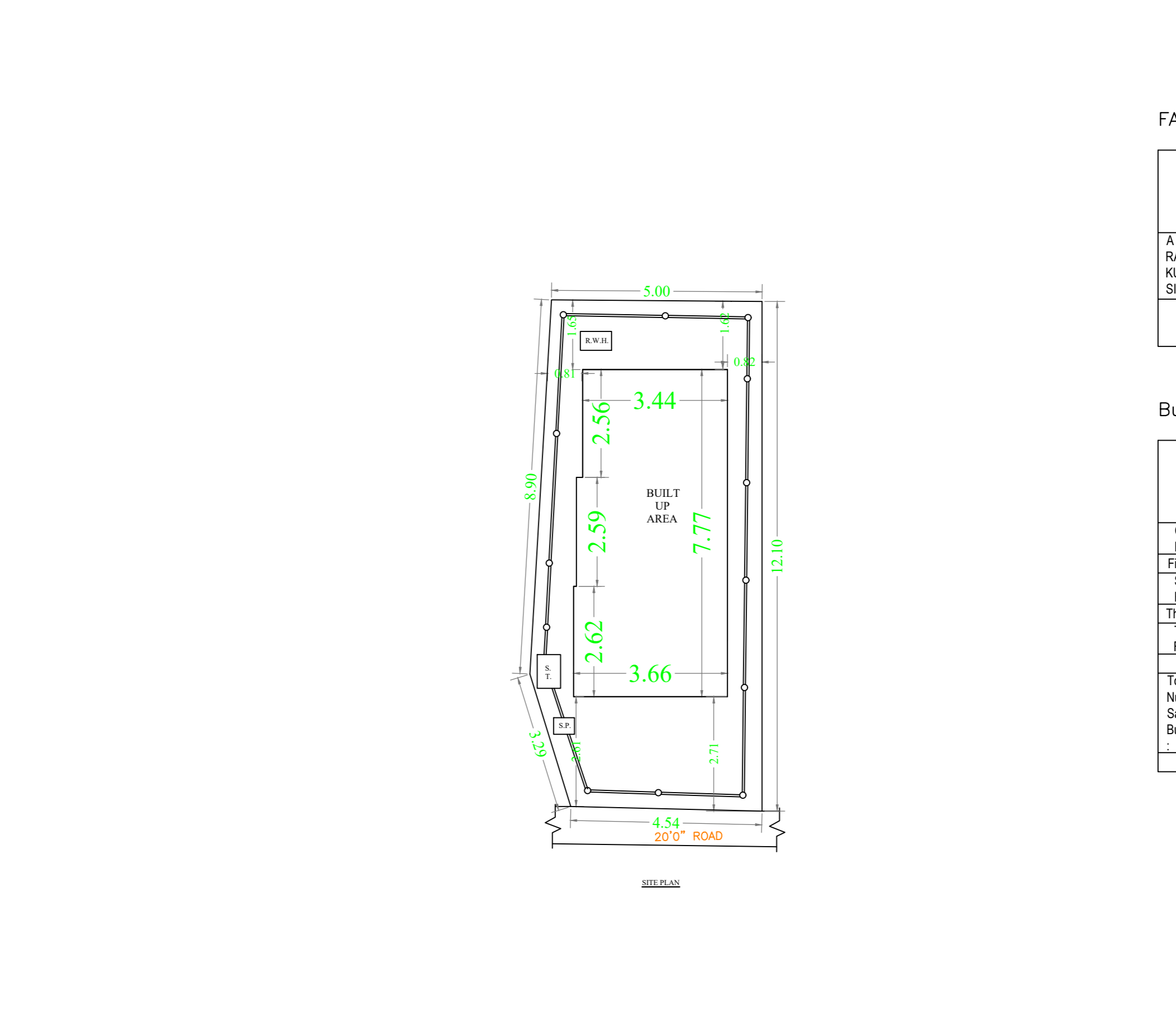
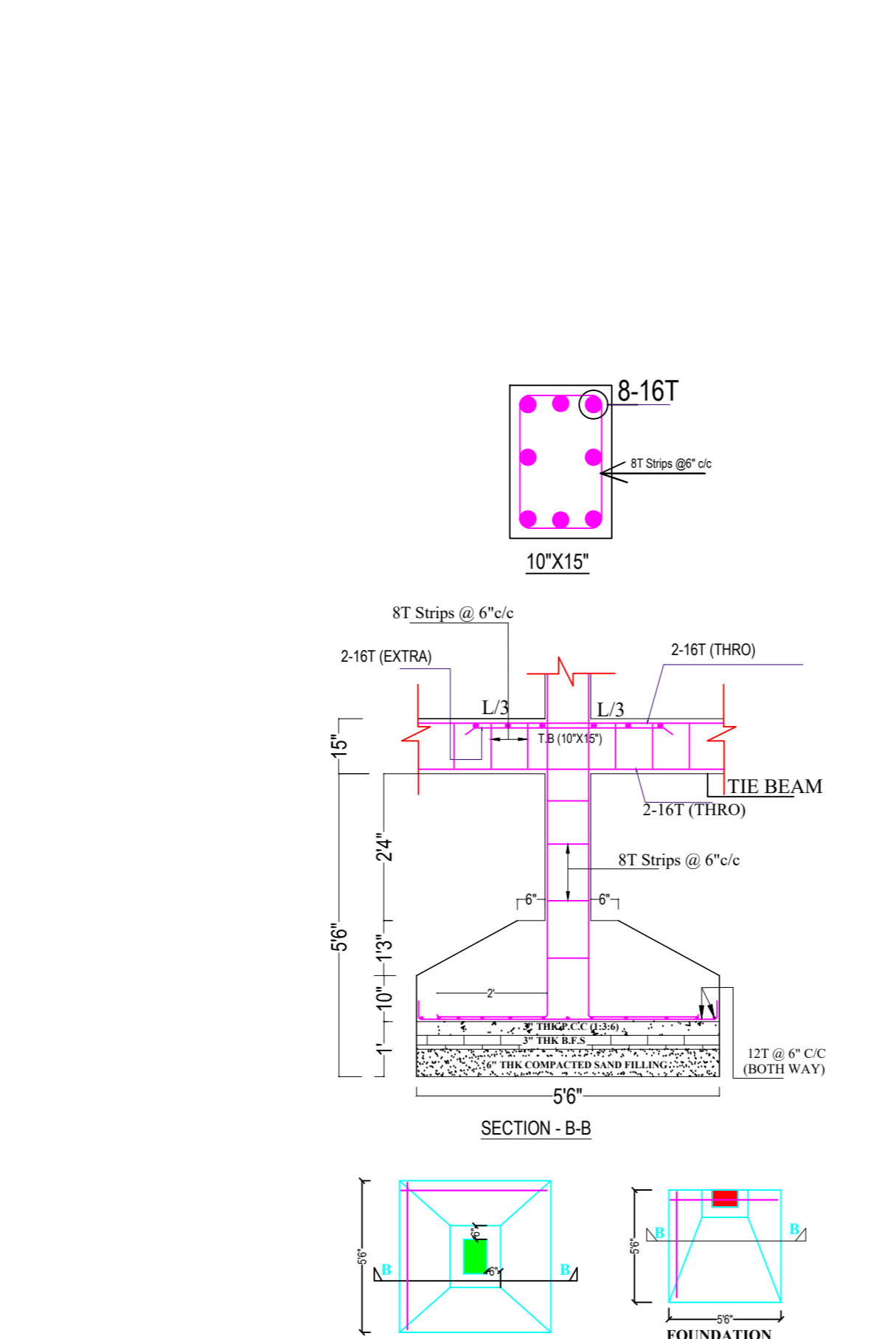
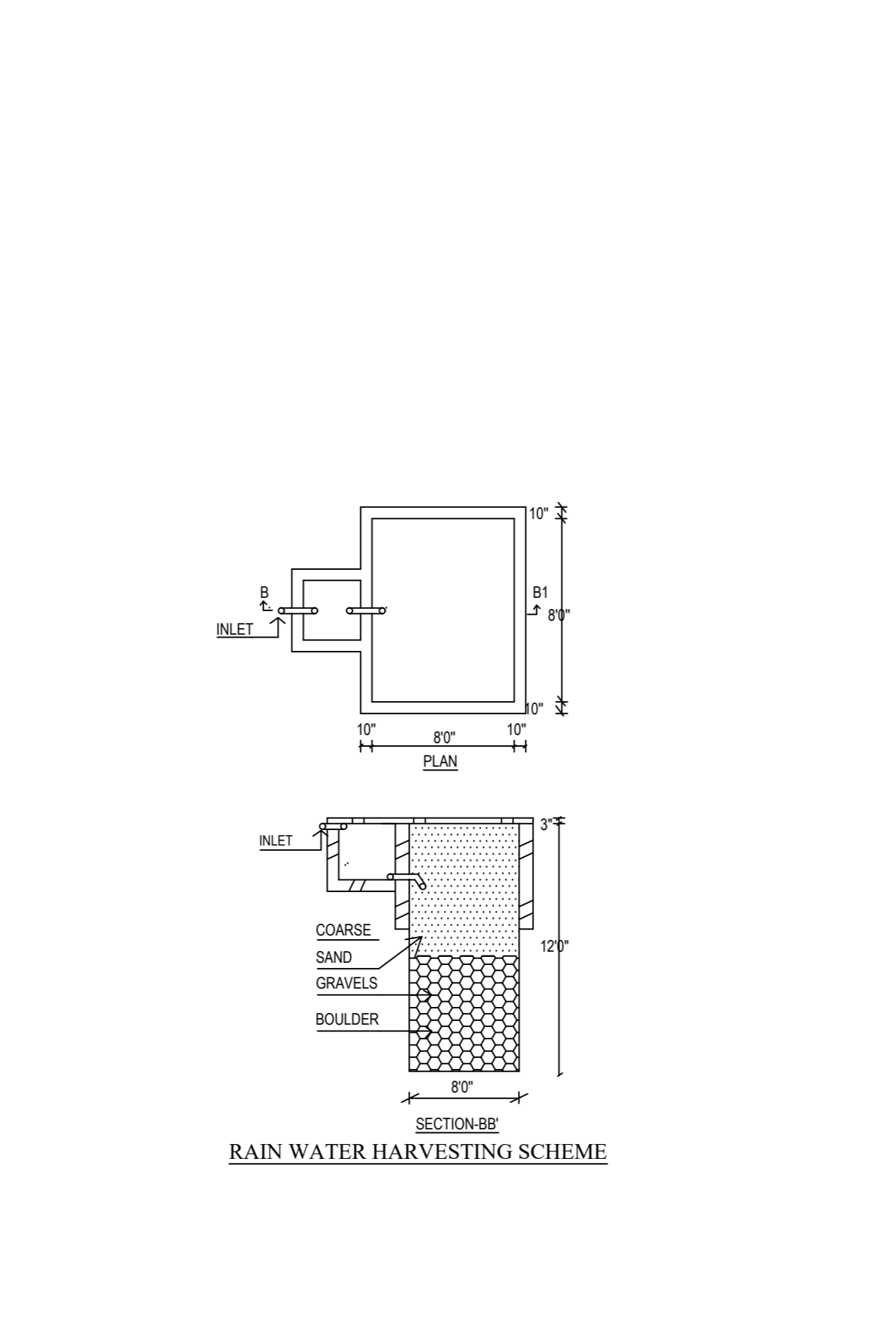
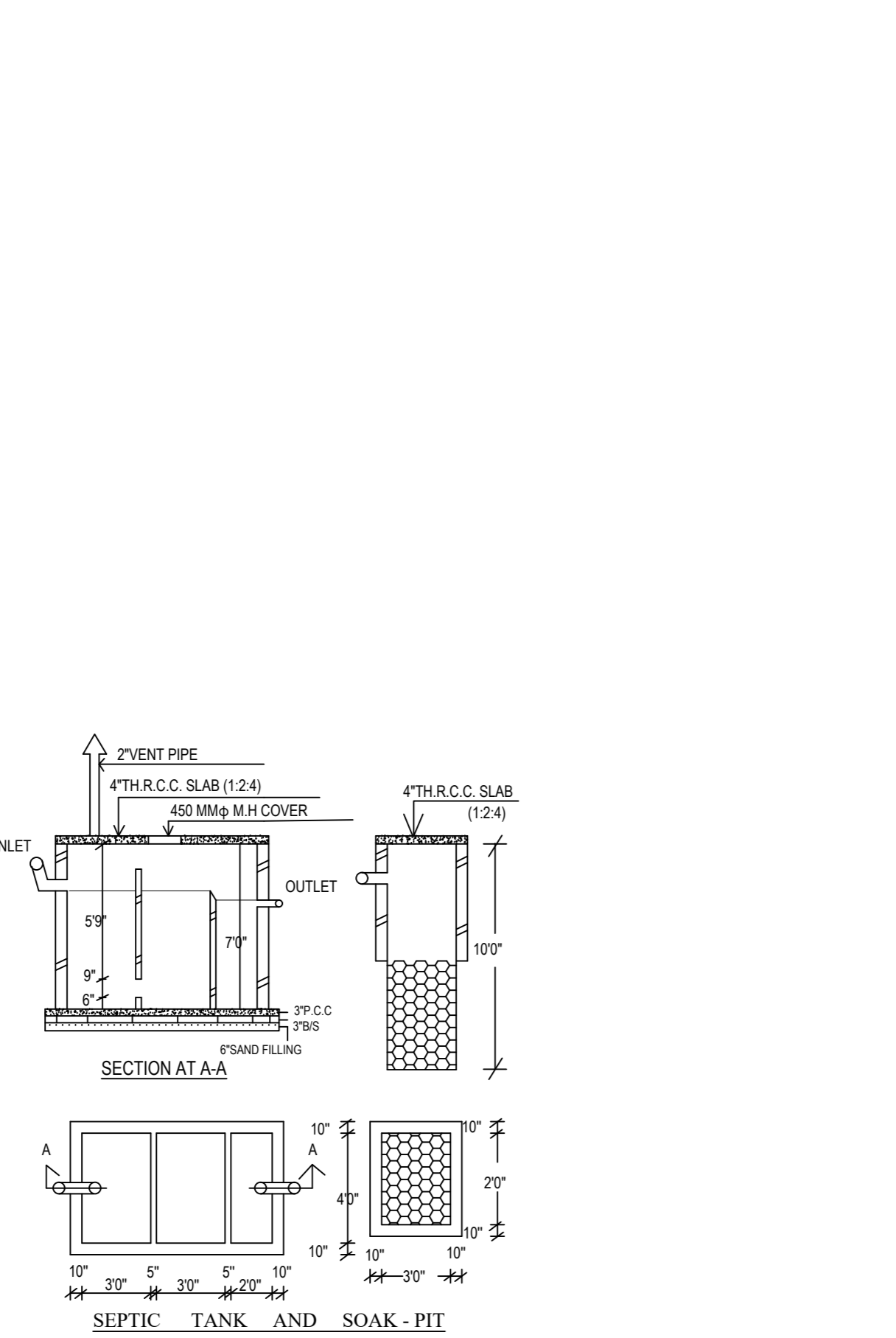
Building :A (SRI RAGHUBANSH KUMAR SINGH)									
Floor Name	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Trent (No.)		
Ground Floor	172.95	0.00	3.47	155.25	0.00	8.79	14.23		
First Floor	172.95	5.44	0.00	0.00	167.51	0.00	167.51		
Second Floor	227.36	5.55	32.32	0.00	189.49	0.00	189.49		
Third Floor	227.36	5.55	32.32	0.00	189.49	0.00	189.49		
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Total	800.62	16.54	68.11	155.25	546.48	8.79	560.72		
Total Number of Same Buildings	1								
Total :	800.62	16.54	68.11	155.25	546.48	8.79	560.72		



UnitBUA Table for Building :A (SRI RAGHUBANSH KUMAR SINGH)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	HALL	SHOP	138.89	138.83	2	1
TYPICAL - 2 & 3 FLOOR PLAN	HOTEL	SHOP	193.96	193.65	18	2
Total			523.81	523.12	38	3

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI RAGHUBANSH KUMAR SINGH)	D2	0.75	2.13	19
A (SRI RAGHUBANSH KUMAR SINGH)	D3	0.75	2.13	04
A (SRI RAGHUBANSH KUMAR SINGH)	D1	0.75	2.13	02
A (SRI RAGHUBANSH KUMAR SINGH)	D1	0.90	2.13	14
A (SRI RAGHUBANSH KUMAR SINGH)	D1	1.05	2.13	02
A (SRI RAGHUBANSH KUMAR SINGH)	D	1.07	2.13	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI RAGHUBANSH KUMAR SINGH)	V	0.60	2.70	19
A (SRI RAGHUBANSH KUMAR SINGH)	W2	0.91	2.70	02
A (SRI RAGHUBANSH KUMAR SINGH)	W2	1.20	2.70	01
A (SRI RAGHUBANSH KUMAR SINGH)	W1	1.35	2.70	02
A (SRI RAGHUBANSH KUMAR SINGH)	W2	1.50	2.70	03
A (SRI RAGHUBANSH KUMAR SINGH)	W1	1.50	2.70	14
A (SRI RAGHUBANSH KUMAR SINGH)	W	2.50	2.70	13



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SHANKAR PRASAD SINGH DGMC/EN/0007/2018			