

SITE PLAN

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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN	0.77 X 3.26 X 1 X 6	15.12	238.08
	0.70 X 3.51 X 1 X 6	14.76	
	0.82 X 3.10 X 1 X 6	15.24	
	0.62 X 3.89 X 1 X 6	14.34	
	0.62 X 6.71 X 1 X 6	24.78	
	0.62 X 3.57 X 1 X 6	13.14	
	0.62 X 3.91 X 1 X 6	14.40	
	1.12 X 3.45 X 1 X 6	23.22	
	0.78 X 2.65 X 1 X 6	12.36	
	0.70 X 3.64 X 1 X 6	15.30	
	0.70 X 3.31 X 1 X 6	13.92	
	0.70 X 5.58 X 1 X 6	23.46	
	0.70 X 3.38 X 1 X 6	14.22	
	0.70 X 5.67 X 1 X 6	23.82	
Total			238.08

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.		
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	Residential	Residential Bldg/Apartment	> 0	1	36.00	1.00	36	-	-	-	-	-	
			> 0	1	36.00	-	-	-	-	-	1	36	-
			> 0	1	36.00	-	-	-	1	4	-	-	-
Total :			-	-	-	36	38	-	4	1	-	36	86

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	38	475.00
Total Car	36	450.00	38	475.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	4	50.00	5	66.50
Parallel Visitor's Car Parking	-	-	4	54.00
TwoWheeler	-	-	86	172.00
Total TwoWheeler	36	72.00	86	172.00
Other Parking	-	-	-	944.99
Total		572.00		1830.49

UnitBUA Table for Building :A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN	UNIT NO-1	FLAT	92.49	92.31	7	36
	UNIT NO-2	FLAT	80.46	80.29	6	
	UNIT NO-3	FLAT	92.18	92.03	7	
	UNIT NO-4	FLAT	91.46	91.22	7	
	UNIT NO-5	FLAT	92.90	92.70	7	
	UNIT NO-6	FLAT	97.97	97.74	7	
Total:			3284.83	3277.74	246	36

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	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.)
					StairCase	Lift	Balcony	Accessory Use	Parking	Resi.					
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	1	5844.10	67.92	5776.18	66.99	56.46	119.10	338.88	1496.49	3666.36	22.59	3698.26	3698.26	36	
Grand Total	1	5844.10	67.92	5776.18	66.99	56.46	119.10	338.88	1496.49	3666.36	22.59	3698.26	3698.26	36	

Building :A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in Sq.mt.)	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.)
				StairCase	Lift	Balcony	Accessory Use	Parking	Resi.					
Basement Floor	839.10	0.00	839.10	0.00	0.00	0.00	0.00	0.00	828.18	0.00	10.92	10.92	10.92	00
Ground Floor	698.86	0.00	698.86	9.57	0.00	0.00	0.00	0.00	668.31	0.00	11.67	20.98	20.98	00
First Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Second Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Third Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Fourth Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Fifth Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Sixth Floor	717.69	11.32	706.37	9.57	9.41	19.85	56.48	0.00	611.06	0.00	611.06	611.06	611.06	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	5844.10	67.92	5776.18	66.99	56.46	119.10	338.88	1496.49	3666.36	22.59	3698.26	3698.26	36	
Total Number of Same Buildings	1													
Total :	5844.10	67.92	5776.18	66.99	56.46	119.10	338.88	1496.49	3666.36	22.59	3698.26	3698.26	36	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	D2	0.75	2.13	210
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	D1	0.91	2.13	120
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	D	1.07	2.13	18

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	V	0.60	2.70	72
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	1.00	2.70	12
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W1	1.00	2.70	24
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	1.10	2.70	06
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	1.50	2.70	138
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	1.92	2.70	06
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	2.07	2.70	06
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	2.26	2.70	06
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	W	2.36	2.70	06

Proposal Basic Information

Proposal File No.	DGMC/BP/0101/W32/2021
Owner Name	SHREE VINAYAKA HOMES
Khata No	54/3217.55/3218/2.256/3665
Plot No	776
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT DEOGHAR MUNICIPAL CORPORATION  
VERSION NO.: 1.0.66  
VERSION DATE: 16/10/2020

Region	Plot Use
JHARKHAND URBAN LOCAL BODIES	Residential
District: DEOGHAR	Plot SubUse: Residential Bldg/Apartment
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: DGMC/BP/0101/W32/2021	Plot/SubPlot No: 776
Application Type: General Proposal	North: Road Width - 4.87 M WIDE ROAD
Project Type: Building Permission	South: Plot No. - OTHERS LAND
Nature of Development: New	East: Plot No. - 9.10 M WIDE PROPOSED ROAD AND OWN LAND
Location of Development Area: Old Area	West: Plot No. - OTHERS LAND AND LAND OF SANJAY KUMAR RAY

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 1486.41
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 1486.41
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	225.71
Total	225.71
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1260.70
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 1486.41
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 1486.41

COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	743.21
Proposed Coverage Area ( 47.02 % )	698.86
Total Prop. Coverage Area ( 47.02 % )	698.86
Balance coverage area ( 2.98 % )	44.55

FAR CHECK	
Perm. FAR Area ( 2.500 )	3716.03
Total Perm. FAR area	3716.03
Residential FAR	3698.28
Proposed FAR Area	3698.28
Total Proposed FAR Area	3698.28
Consumed FAR (Factor)	2.49
Balance FAR Area	17.75

BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	5776.18

ARCHITECT (Regd)	RAMESH CHANDRA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SHREE VINAYAKA HOMES

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)				

Buildingwise Floor FAR Details

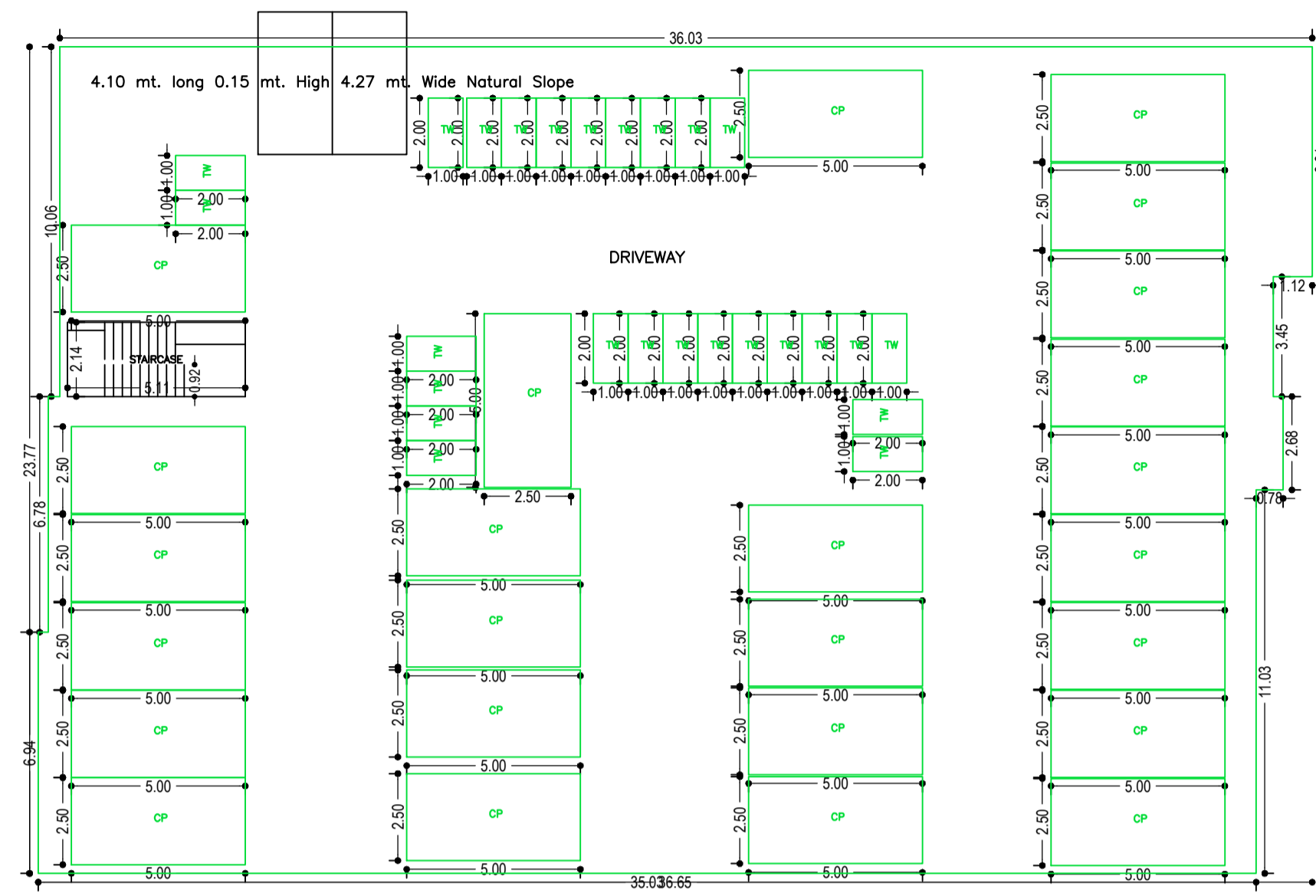
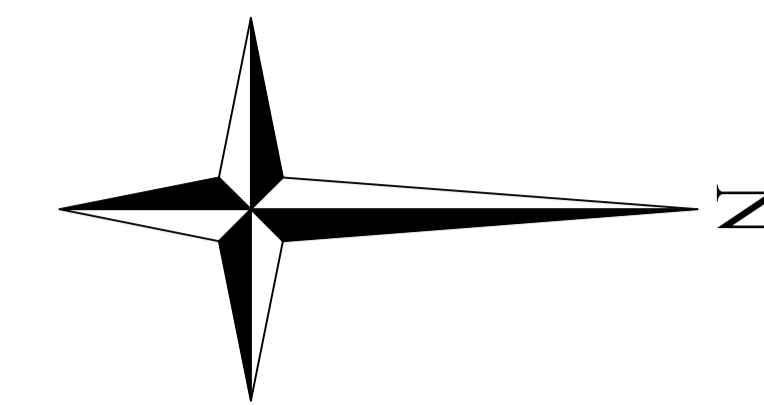
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	839.10	10.92	839.10	10.92
Ground Floor	698.86	20.98	698.86	20.98
First Floor	706.37	611.06	706.37	611.06
Second Floor	706.37	611.06	706.37	611.06
Third Floor	706.37	611.06	706.37	611.06
Fourth Floor	706.37	611.06	706.37	611.06
Fifth Floor	706.37	611.06	706.37	611.06
Sixth Floor	706.37	611.06	706.37	611.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	5776.18	3698.26	5776.18	3698.26

Building USE/SUBUSE Details

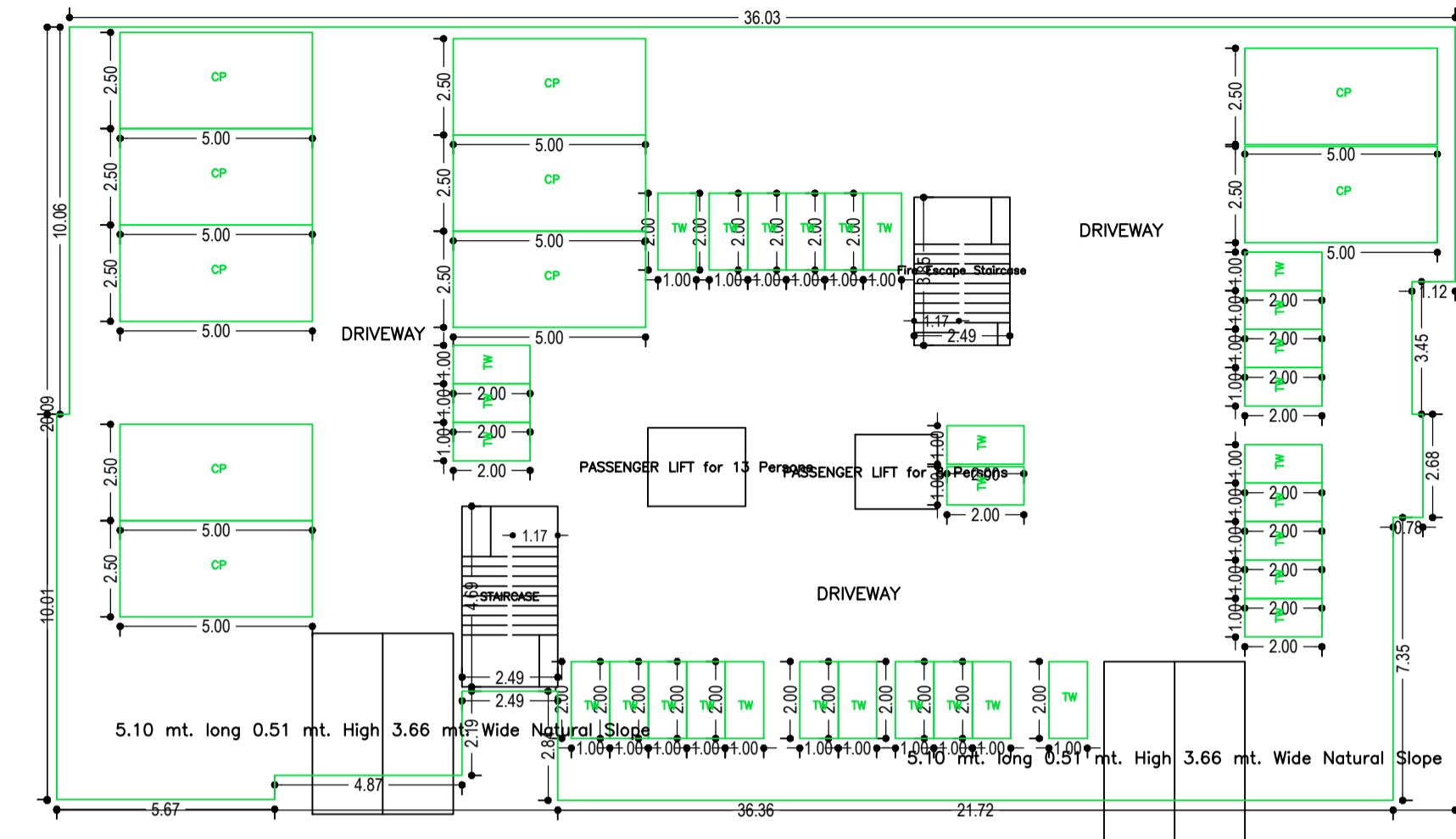
Building Name	Building Use	Building SubUse	Building Structure
A (SHREE VINAYAKA HOMES PROPRIETOR SHANKAR PRASAD SINGH)	Residential	Residential Bldg/Apartment	Multistoreyed

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAMESH CHANDRA DGMC/ENG/0021/2017			

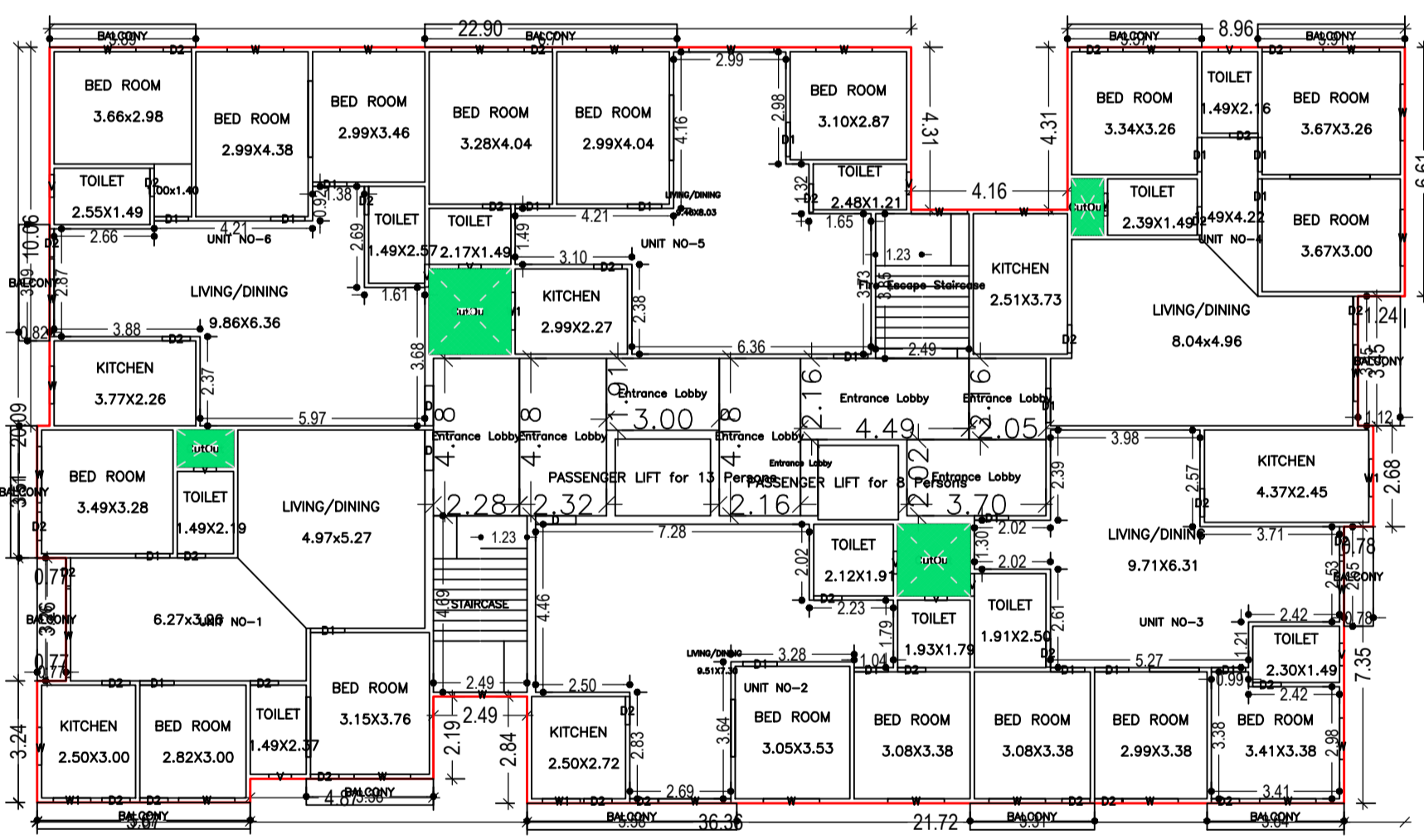
Proposal Basic Information	
Proposal File No.	DGMC/BP/0101/W32/2021
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Khata No	54/3217.55/3218/2.256/3665
Plot No	776
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



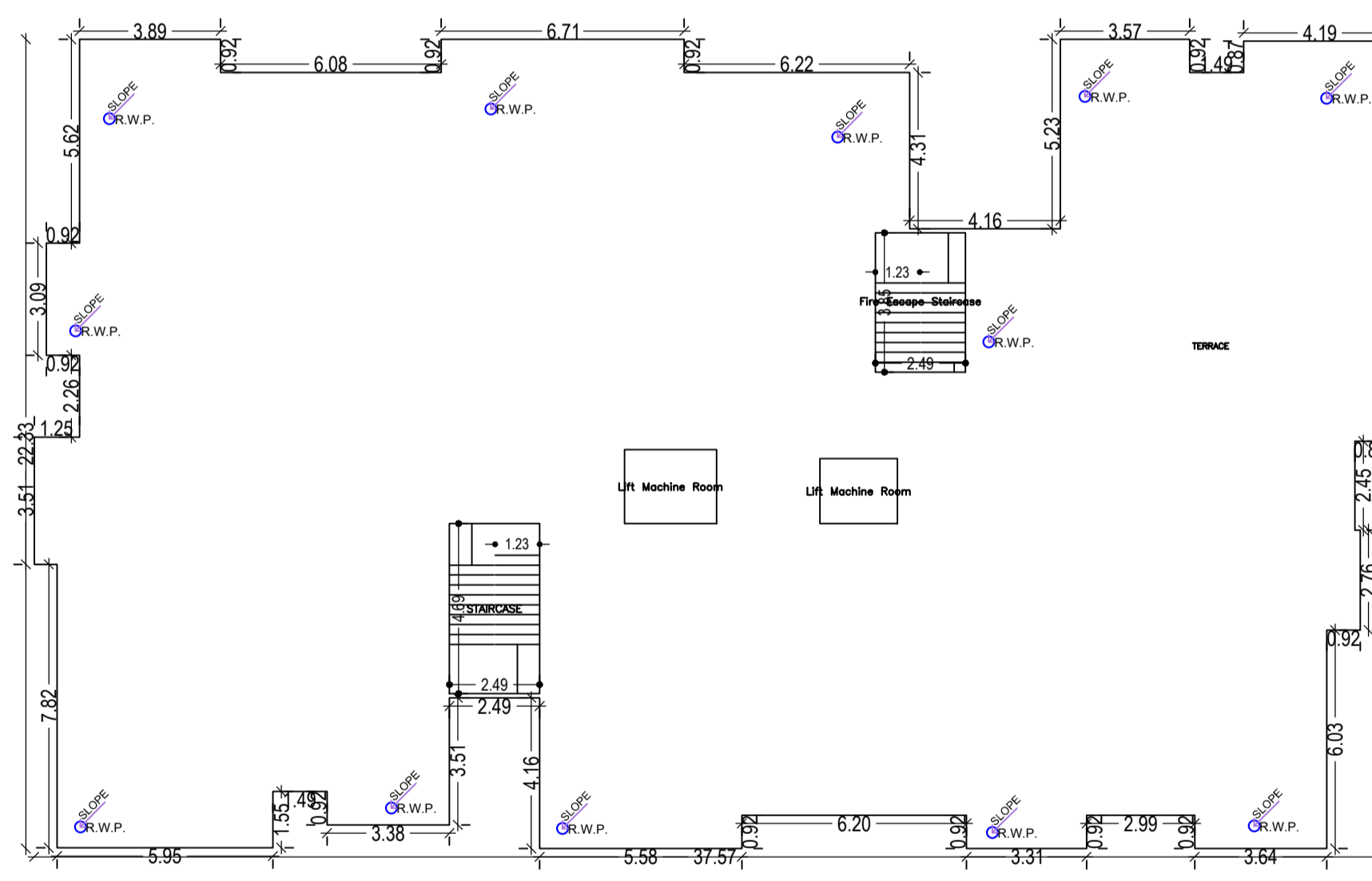
BASEMENT FLOOR PLAN (SCALE 1:100)



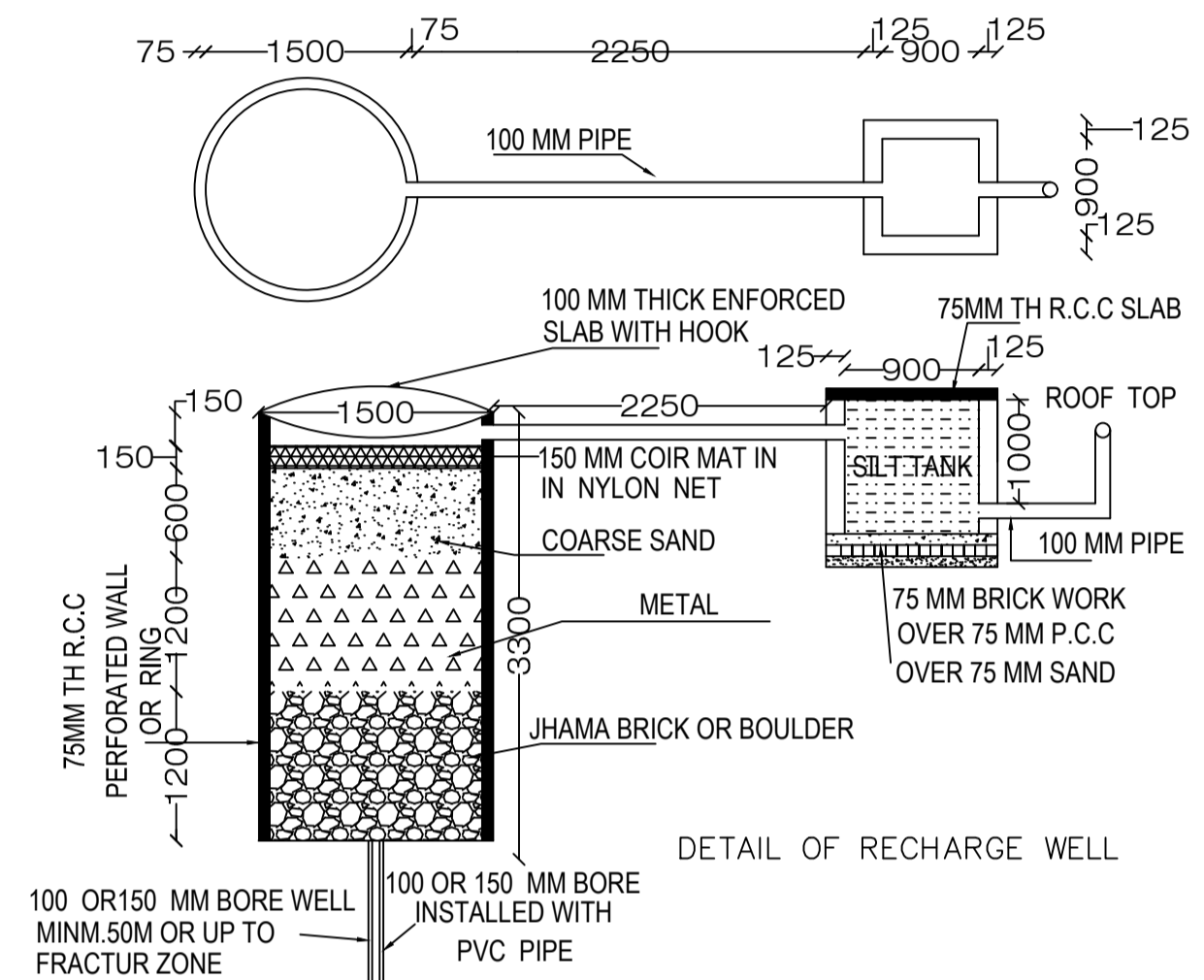
GROUND FLOOR PLAN (SCALE 1:100)



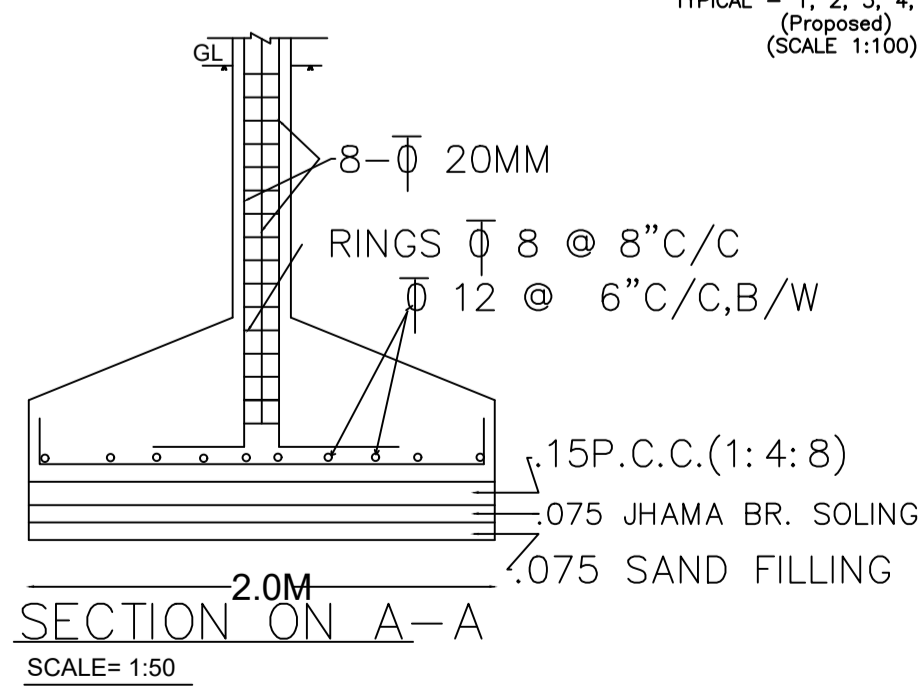
TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN (Proposed) (SCALE 1:100)



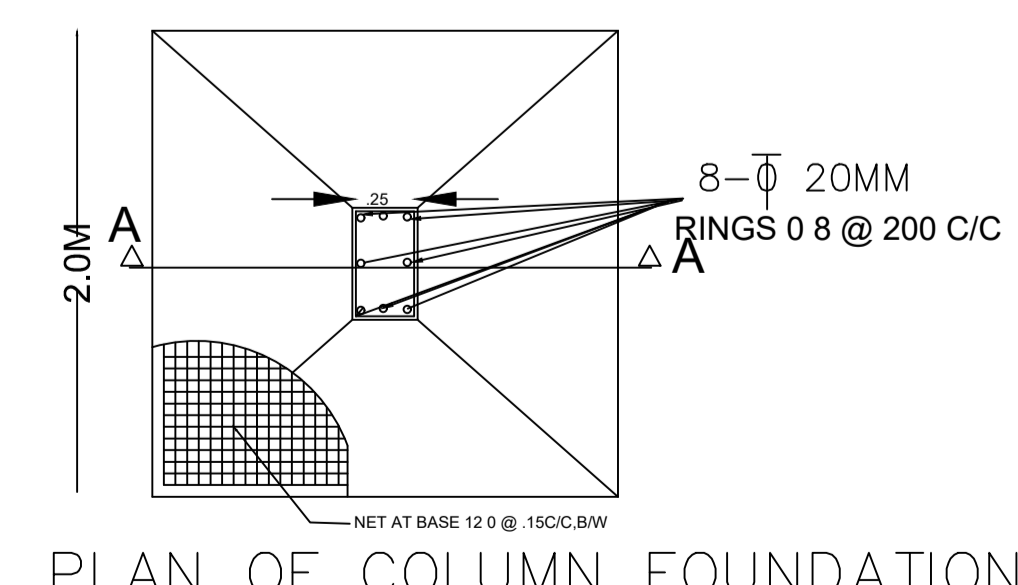
TERRACE FLOOR PLAN (SCALE 1:100)



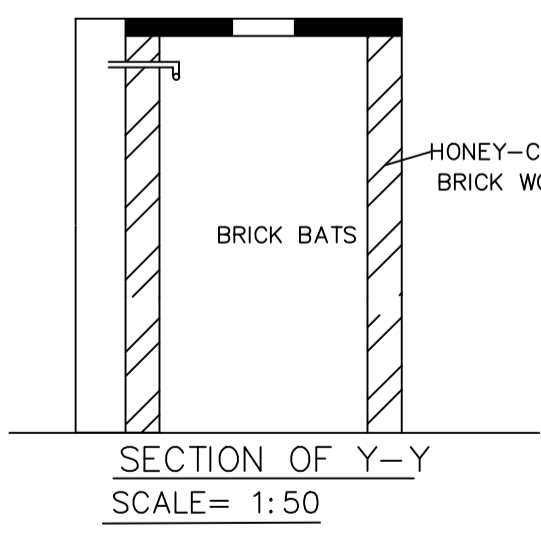
Rain Water Storage Tank Detail



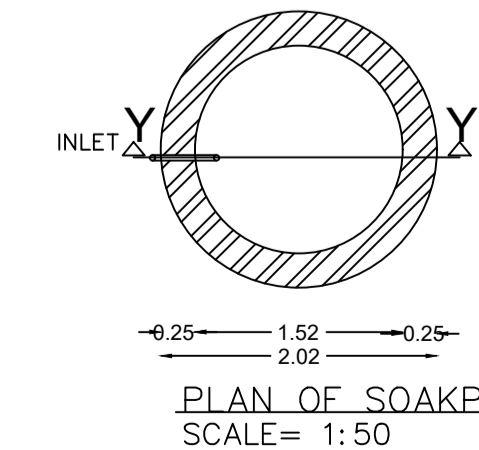
SECTION ON A-A STRUCTURE DETAIL SCALE= 1:50



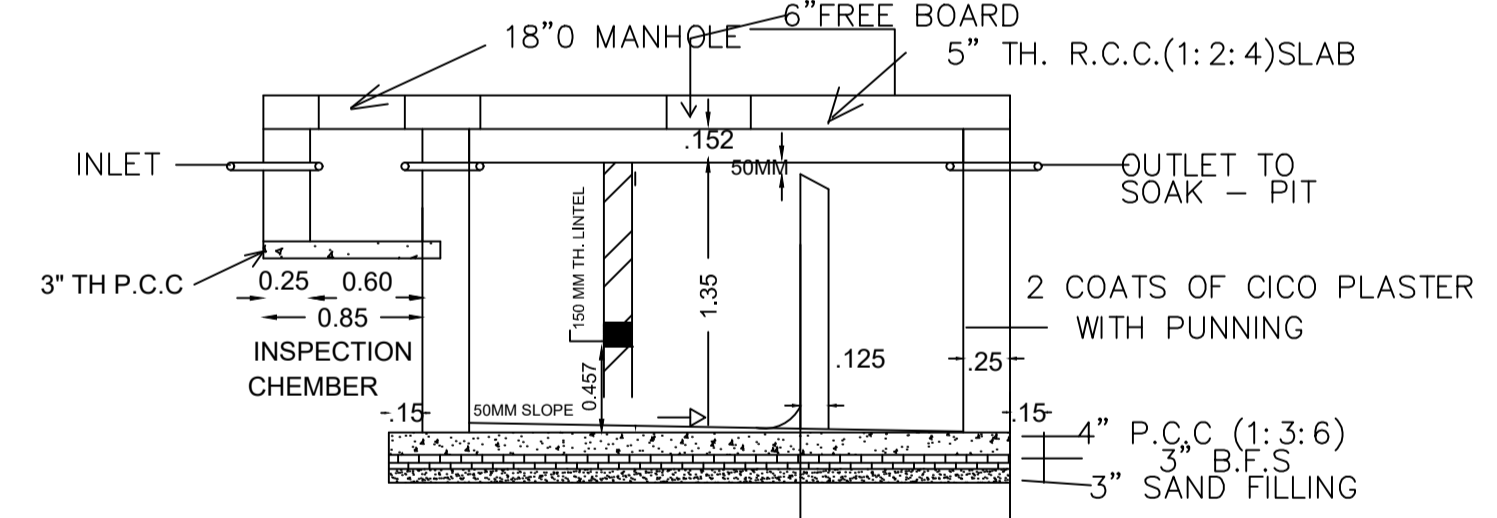
PLAN OF COLUMN FOUNDATION SCALE= 1:50



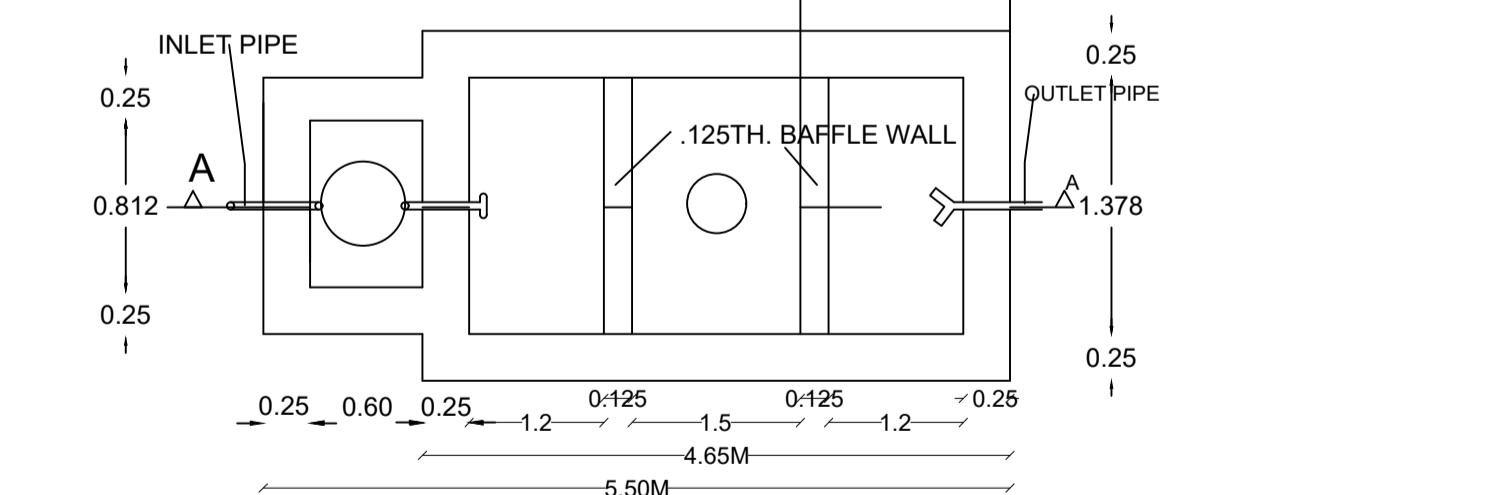
SECTION OF Y-Y SCALE= 1:50



PLAN OF SOAK PIT SCALE= 1:50



SECTION ON A-A SCALE= 1:50

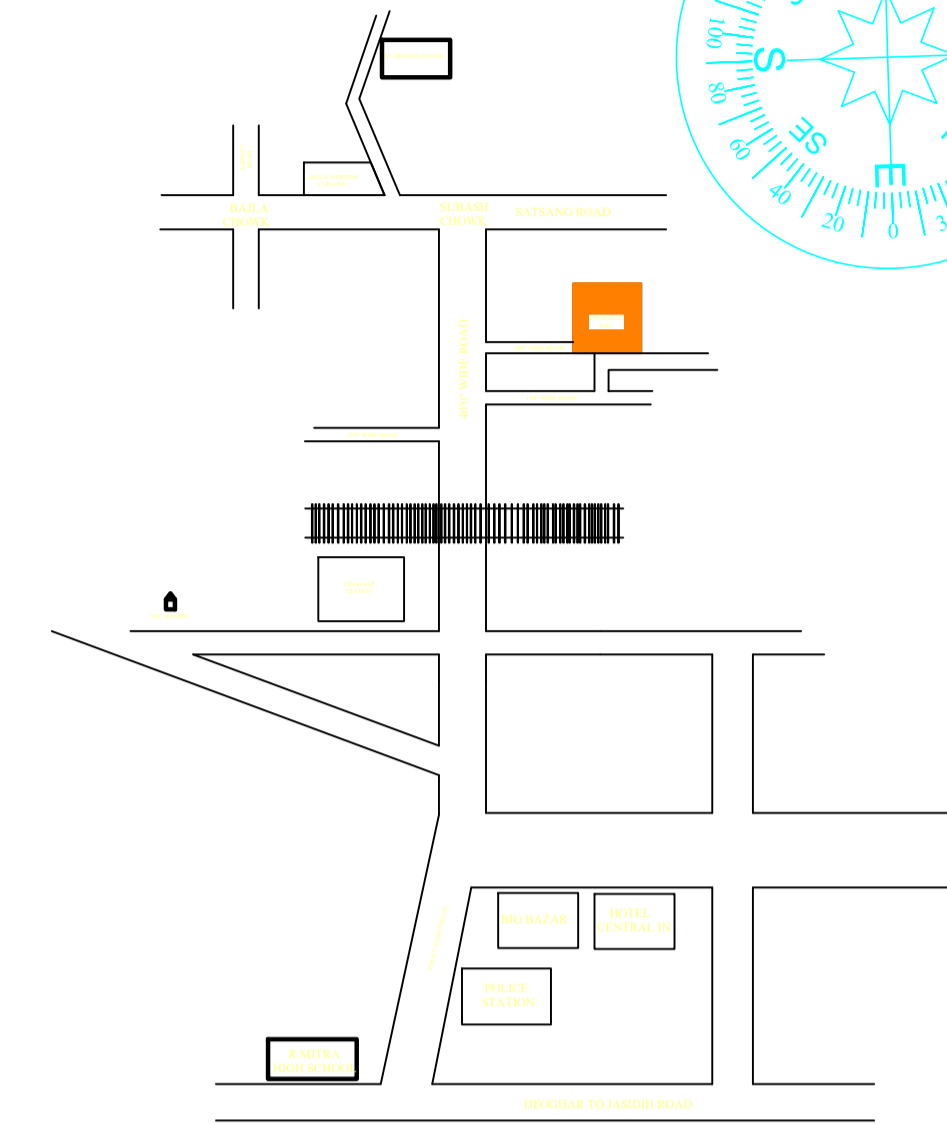
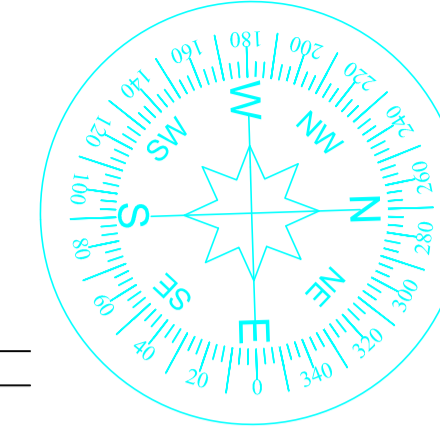


SEPTIC TANK PLAN SCALE= 1:50

Septic Tank Detail

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAMESH CHANDRA DGMC/ENG/0021/2017			

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Plot No	776
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

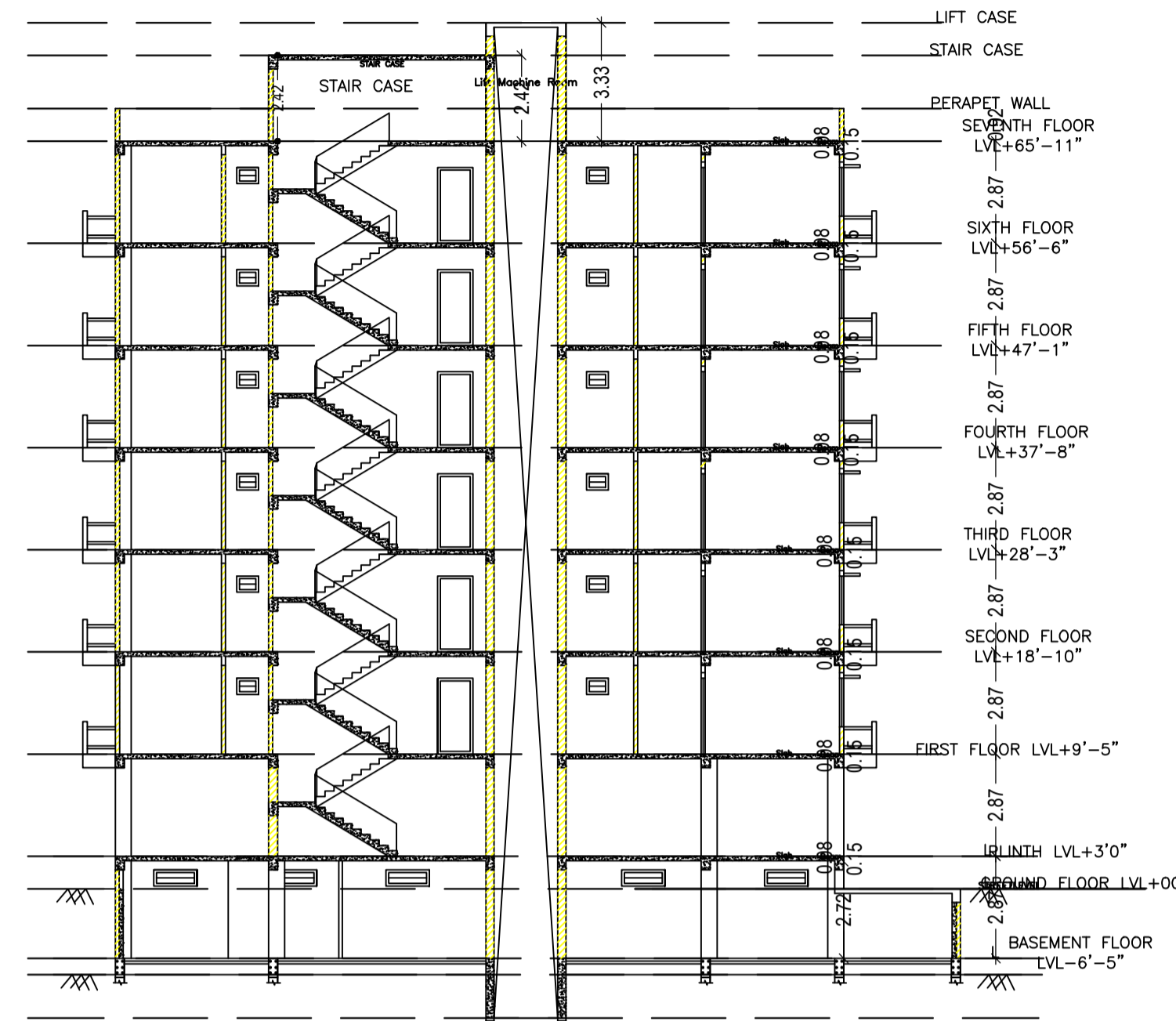


### LOCATION PLAN

NOT FOR SCALE



SECTION AT X-X



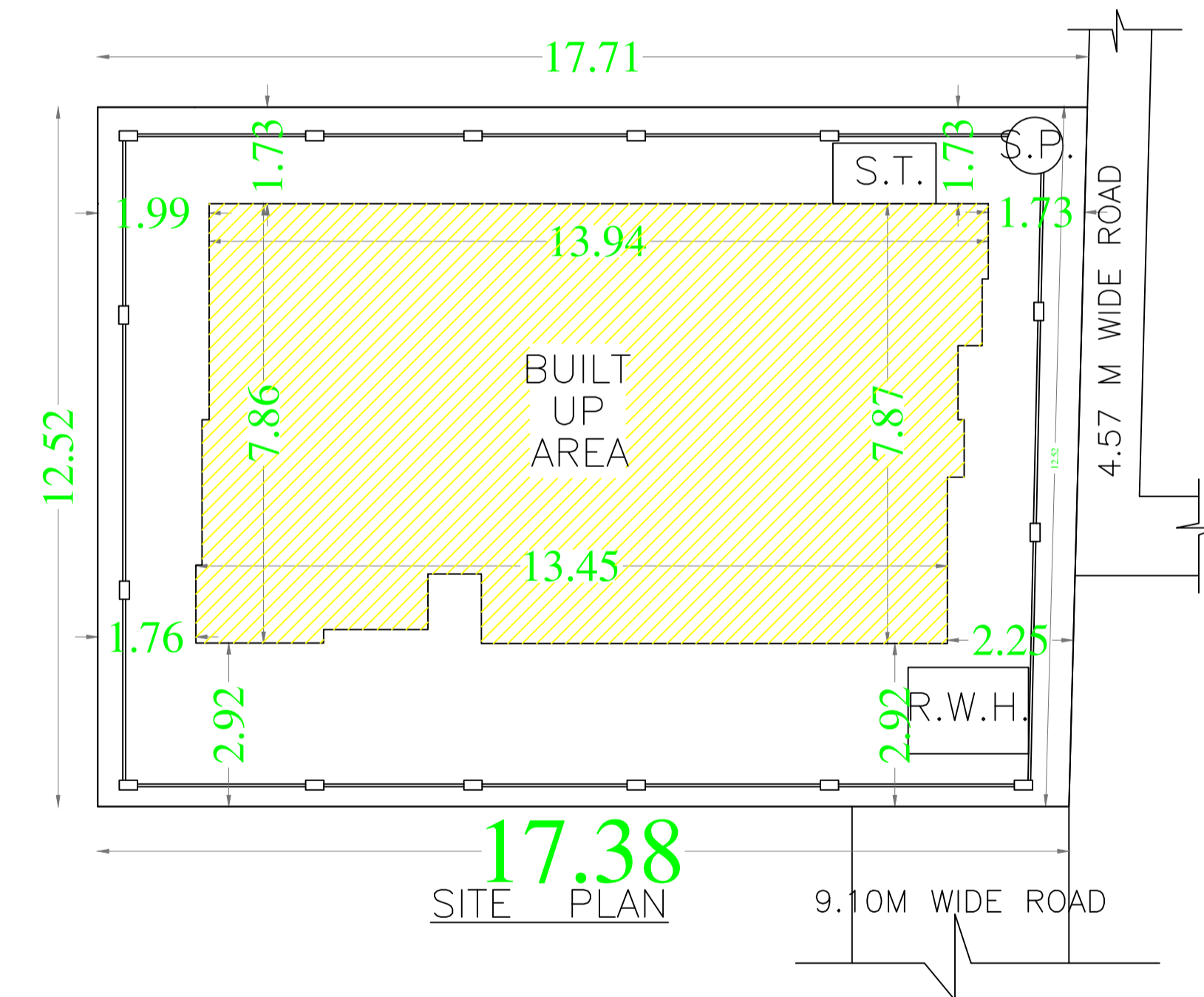
SECTION AT Y-Y



FRONT ELEVATION



NORTH SIDE ELEVATION



17.38  
SITE PLAN

9.10M WIDE ROAD

4.57 M WIDE ROAD

R.W.H.

S.T.

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