

Proposal Basic Information	
Proposal File No.	DCM/CP/0083/W/17/2024/REV1
Owner Name	CHANDRA BHANU GUPTA (DEVAGYA ESTATES PVT. LTD)
Khata No.	28/493
Plot No.	PART OF PLOT NO.-46, PART OF T.P. PLOT NO.-1306
Village Name	Doogar
Use	Residential
SubUse	Residential Bldg/Apartment

This is certify that the structure design is in accordance with the latest I-S code(I-S 875,I-S456-2002, I-S 1893-2000) for design & loading conditions (Sessmic/wind/dead/live) and other all parameters are taken in account for safetyof the structure.

AREA STATEMENT		VERSION NO. 1.0/74
DEOGHAR MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DEOGHAR	Plot SubUse: Residential Bldg/Apartment	
Authority: DEOGHAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Transect No: DCM/CP/0083/W/17/2024/REV1	PlotSubPlot No: PART OF PLOT NO.- 46, PART OF T.P. PLOT NO.-1306	
Application Type: General Proposal	North: Road Width - 18.20	
Project Type: Building Permission	South: Plot No. - LAND OF HARIMAMHTO	
Nature of Development: Revision	East: Plot No. - LAND OF NEWANI MAMHTO	
Revision Case Type: Before 15th Sept 2004	West: Plot No. - T.P. PLOT NO.-1307	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1694.48
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	1694.48
Deduction for Balance Plot Area(from Gross Plot Area)		176.17
Common Plot Area		176.17
Total		1518.31
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Armeny/Garden)	(A-Deductions)	1518.31
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1694.48
NET AREA FOR FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1694.48
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		847.24
Proposed Coverage Area (41.47 %)		702.67
Total Prop. Coverage Area (41.47 %)		702.67
Balance coverage area (8.53 %)		144.51
FAR CHECK		
Perm. FAR Area (2.500)		4236.20
Total Perm. FAR area		4236.20
Residential FAR		4236.20
Proposed FAR Area		4228.73
Total Proposed FAR Area		4228.73
Consumed FAR (Factor)		2.50
Balance FAR Area		7.47
BUILT UP AREA CHECK		
ARCHITECT (Regd)	Total Proposed BuiltUp Area	5757.26
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
Plot Boundary	Green
Abutting Road	Red
Proposed Construction	Yellow
Common Plot	Blue
Road Widening Area	Orange
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Buildingwise Floor FAR Details				
Floor Name	Building Name	Total		
	A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)			
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	448.32	8.34	448.32	8.34
Ground Floor	702.67	24.72	702.67	24.72
First Floor	778.43	68.64	778.43	68.64
Second Floor	778.97	70.41	778.97	70.41
Third Floor	778.97	70.41	778.97	70.41
Fourth Floor	778.97	70.41	778.97	70.41
Fifth Floor	778.97	70.41	778.97	70.41
Sixth Floor	778.97	70.41	778.97	70.41
Terrace Floor	0.00	0.00	0.00	0.00
Total	5757.27	428.75	5757.27	428.75

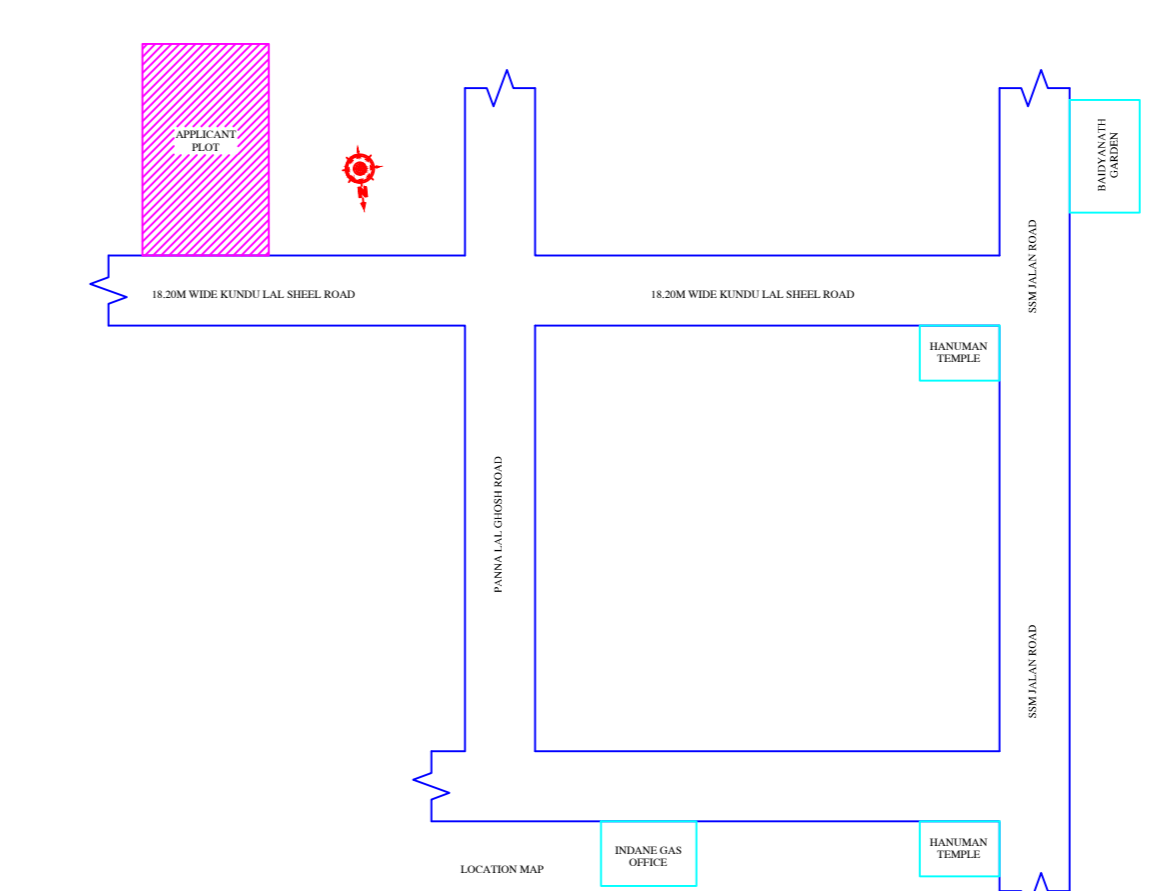
Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	Residential	Residential Bldg/Apartment	Multistoried	TERRACE FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	-
				TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN	Residential	Residential Bldg/Apartment	RESFAR	Residential Bldg/Apartment	
				FIRST FLOOR PLAN	Residential	Residential Bldg/Apartment	RESFAR	Residential Bldg/Apartment	
				GROUND FLOOR PLAN	Residential	Residential Bldg/Apartment	-	-	

Required Parking (Table 7a)																				
Building Name	Type	SubUse	Area (Sq.mt)	Units	Reqd./Prop.	Car	Reqd./Prop.	Visitors Car	Reqd./Prop.	Ten/Halter	Reqd./Prop.	Prop.								
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	Residential	Residential Bldg/Apartment	> 0	1	42.00	1.00	42	-	-	-	1	42								
													> 0	1	42.00	-	-	-	5	-
													Total:	-	-	-	42	43	-	5

Parking Check (Table 7b)				
Vehicle Type	No.	Reqd.	Area	Prop.
Car	-	-	43	537.50
Total Car	42	-	43	537.50
Visitor Car Parking	5	-	62.50	62.50
Total Visitor Parking	5	-	62.50	62.50
Ten/Halter	-	-	45	90.00
Total Ten/Halter	42	-	84.00	84.00
Other Parking	-	-	-	524.99
Total	-	-	671.50	1304.99

FAR & Tenement Details																					
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 FAR Area (Sq.mt)	Tenement (No.)											
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	1	5831.63	74.36	5757.27	58.05	214.03	150.71	1105.73	4196.69	24.30	4228.75	42									
Grand Total	1	5831.63	74.36	5757.27	58.05	214.03	150.71	1105.73	4196.69	24.30	4228.75	42									

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



UnitBUA Table for Building :A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN	11	FLAT	107.17	87.22	6	35
	12	FLAT	56.39	46.77	5	
	13	FLAT	76.73	63.54	6	
	14	FLAT	60.19	71.95	6	
	15	FLAT	114.68	102.15	7	
	16	FLAT	99.10	85.03	8	
	17	FLAT	97.47	85.82	7	
FIRST FLOOR PLAN	01	FLAT	87.47	87.22	6	7
	02	FLAT	48.99	46.77	6	
	03	FLAT	70.02	60.54	6	
	04	FLAT	75.94	71.95	6	
	05	FLAT	102.34	102.15	10	
	06	FLAT	87.44	85.03	9	
	07	FLAT	89.00	85.82	8	
Total	-	-	3716.84	3302.87	278	42

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5 & 6 FLOOR PLAN	1.14 X 4.24 X 1 X 5	24.15	418.00
	1.33 X 3.63 X 1 X 5	19.50	
	1.20 X 3.10 X 1 X 5	18.55	
	1.20 X 3.05 X 1 X 5	18.30	
	1.05 X 2.92 X 1 X 5	15.30	
	1.05 X 3.54 X 2 X 5	37.10	
	1.20 X 2.90 X 1 X 5	17.55	
	1.05 X 3.71 X 1 X 5	19.50	
	1.05 X 3.52 X 1 X 5	18.45	
	1.20 X 3.08 X 1 X 5	36.40	
	1.20 X 4.19 X 1 X 5	25.10	
	1.05 X 3.84 X 1 X 5	20.10	
	1.20 X 3.13 X 1 X 5	18.65	
	1.14 X 1.80 X 1 X 5	10.20	
	1.20 X 3.30 X 1 X 5	19.75	
	1.20 X 3.04 X 1 X 5	18.25	
	1.20 X 3.64 X 1 X 5	21.85	
	1.20 X 3.33 X 1 X 5	20.00	
	1.05 X 4.05 X 1 X 5	21.25	
	1.20 X 3.11 X 1 X 5	18.55	
FIRST FLOOR PLAN	1.20 X 3.04 X 1 X 1	3.65	10.08
	1.20 X 3.64 X 1 X 1	4.37	
Total	1.14 X 1.80 X 1 X 1	2.04	428.06

SCHEDULE OF DOOR:

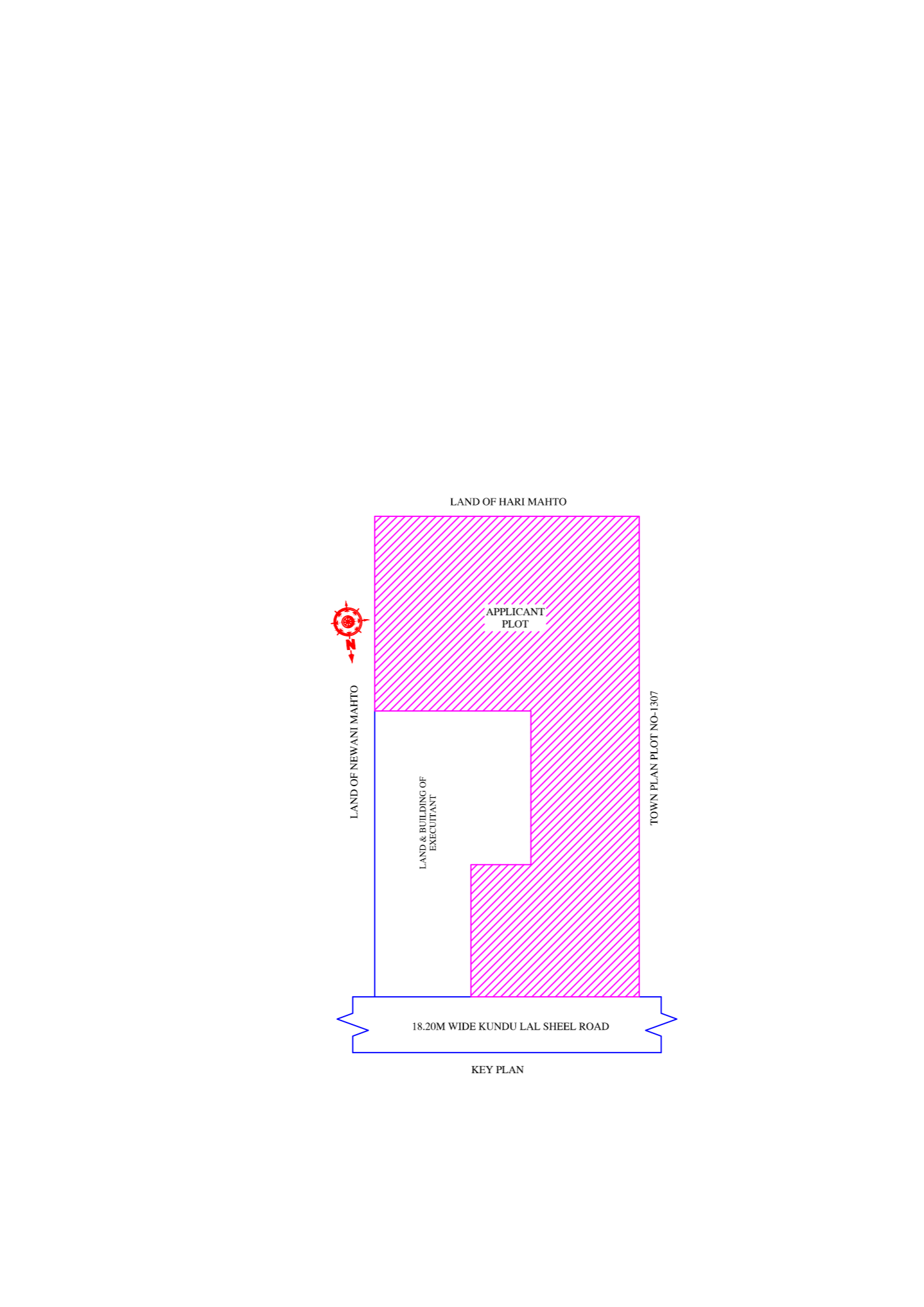
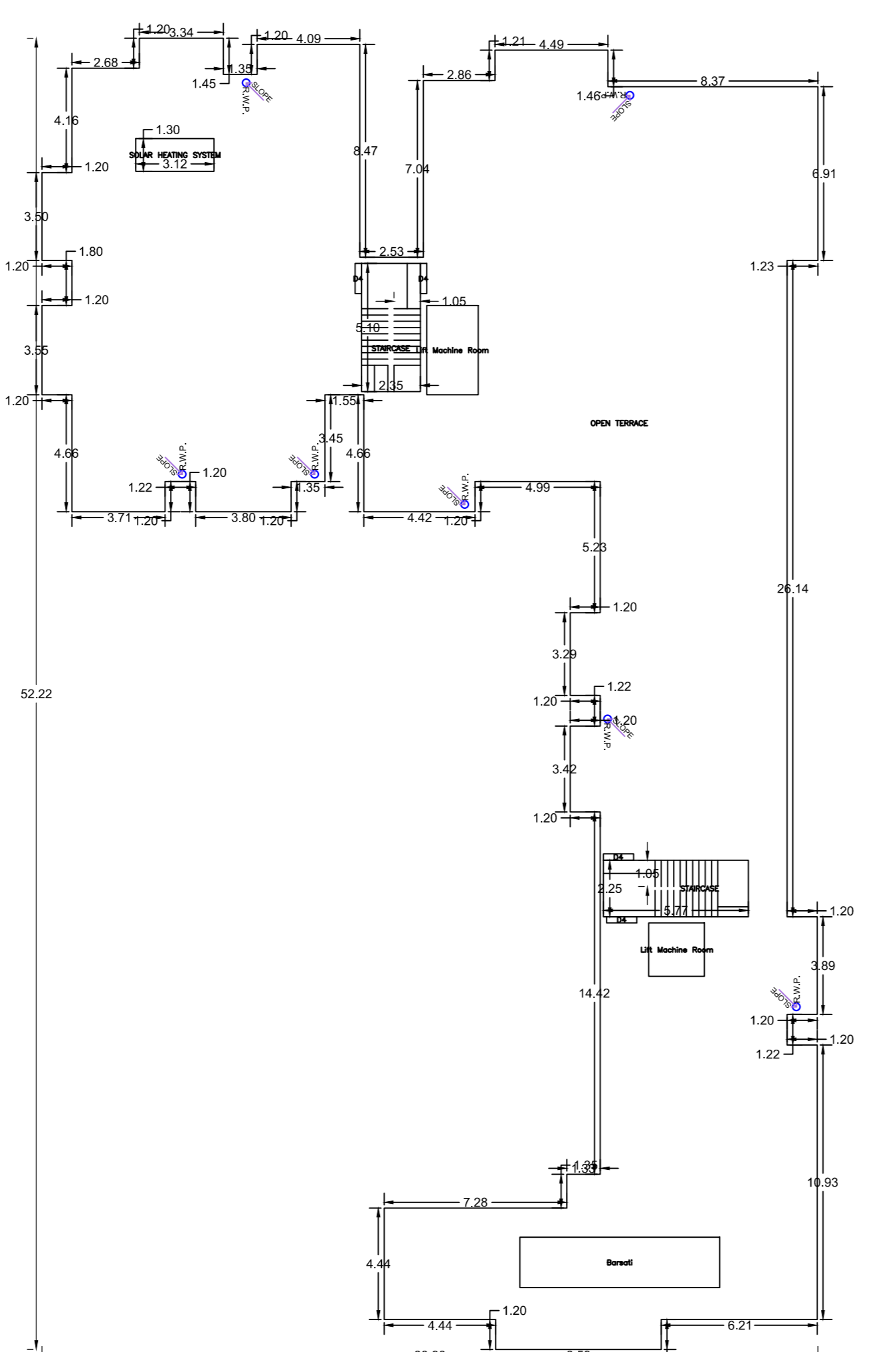
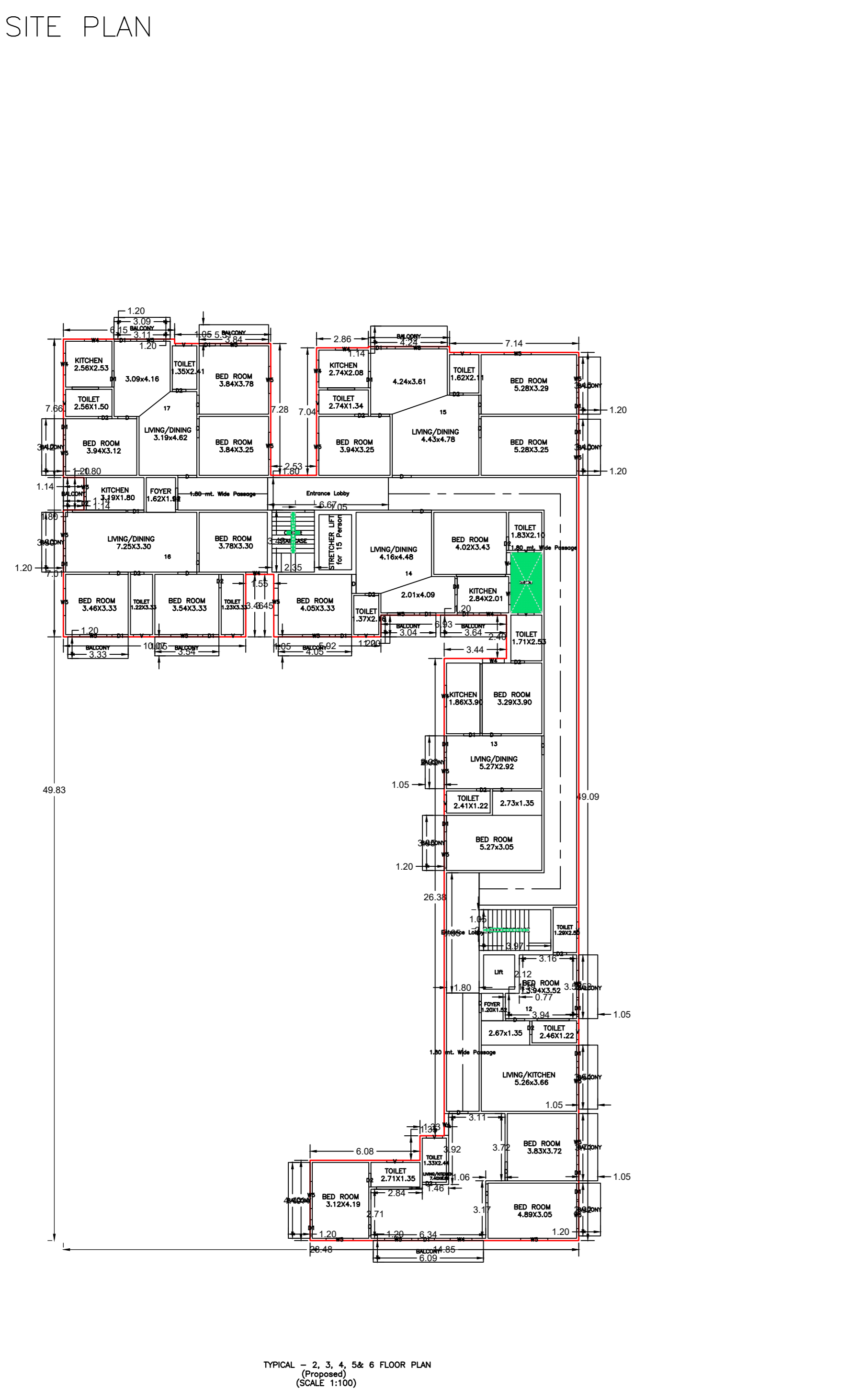
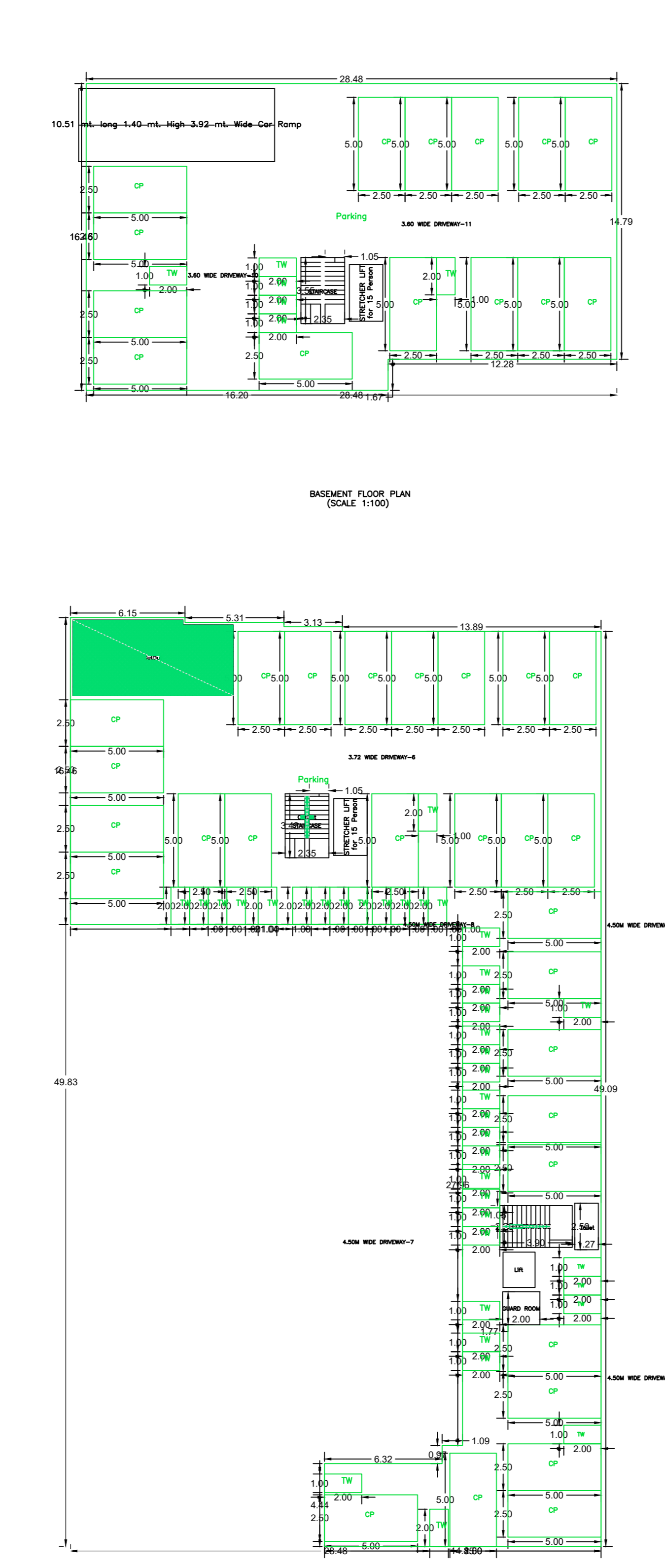
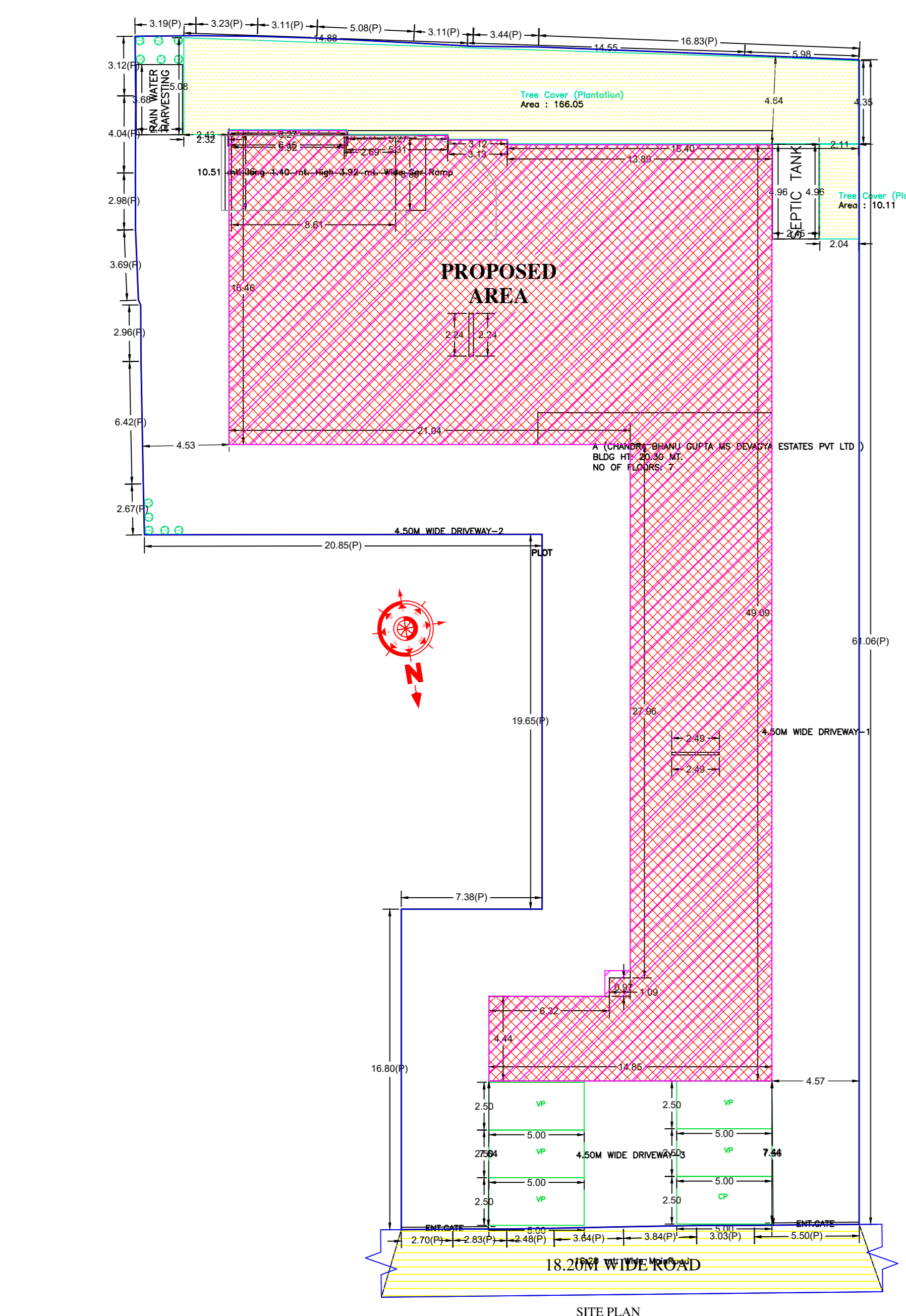
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	D2	0.75	2.10	91
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	D1	0.90	2.10	140
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	D	1.05	2.10	133
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	D4	1.20	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

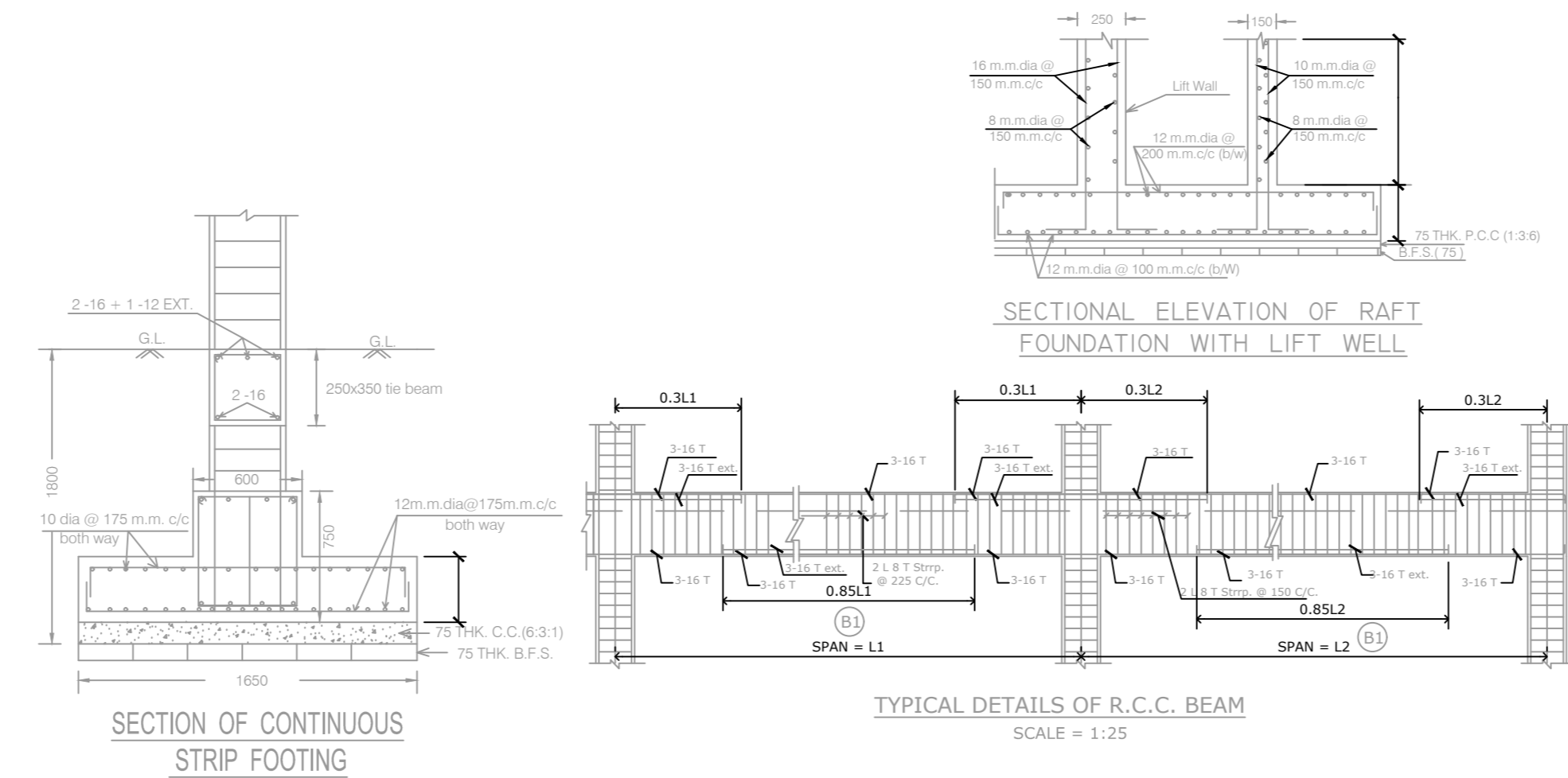
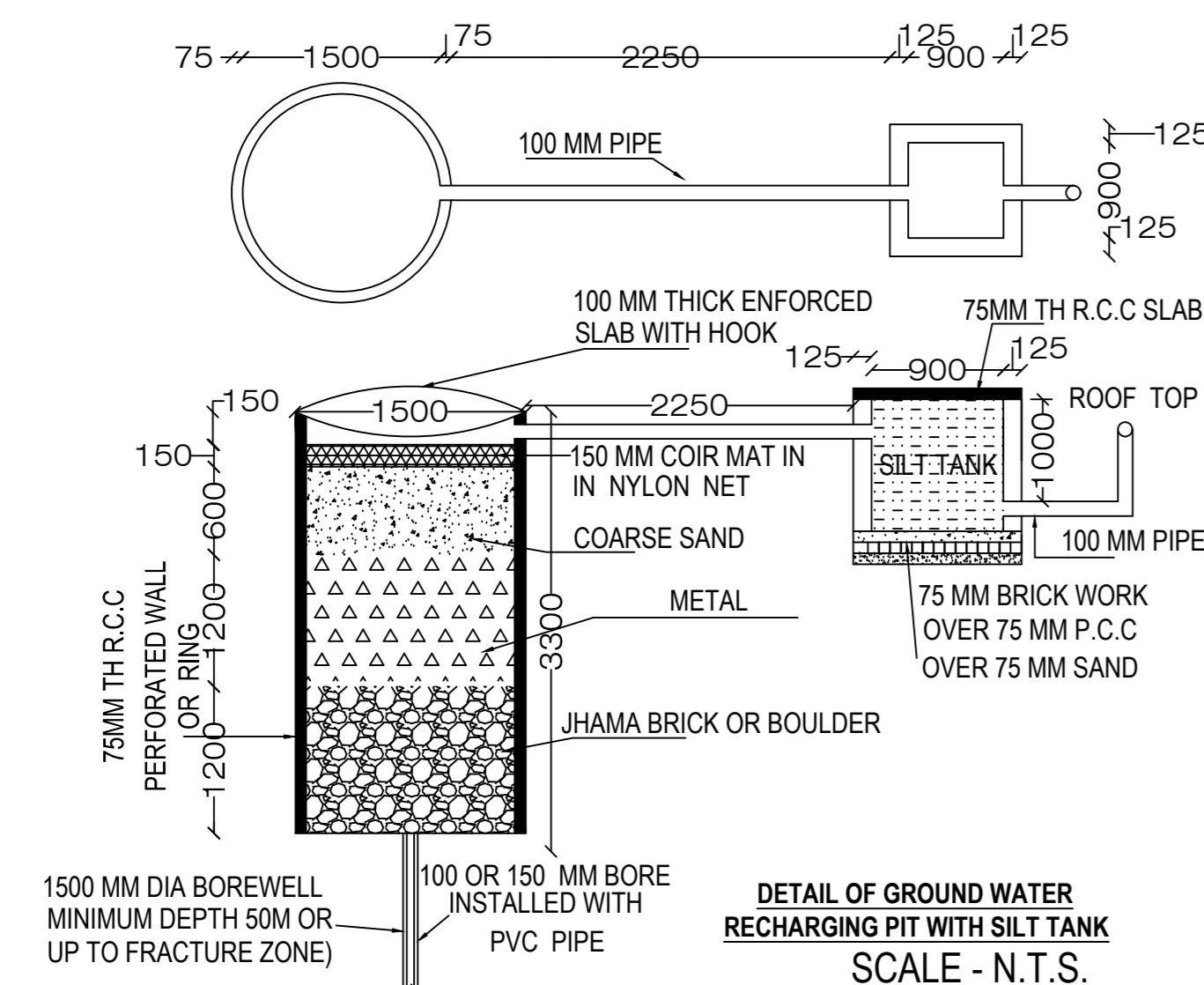
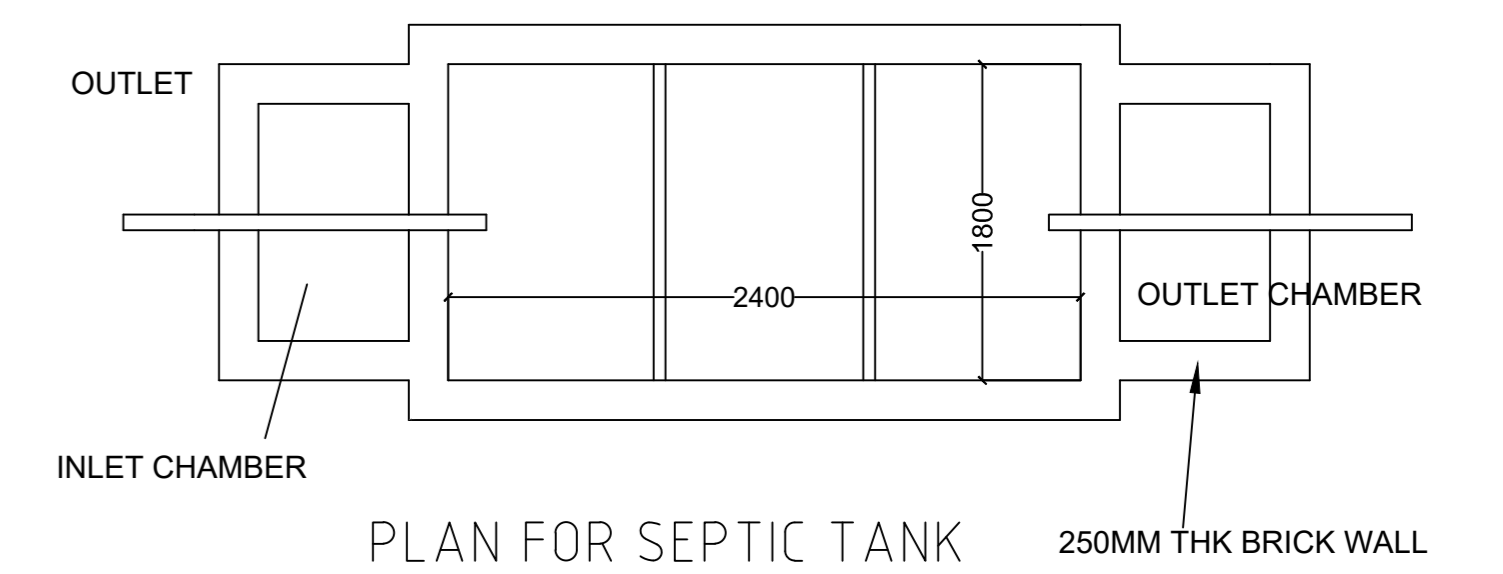
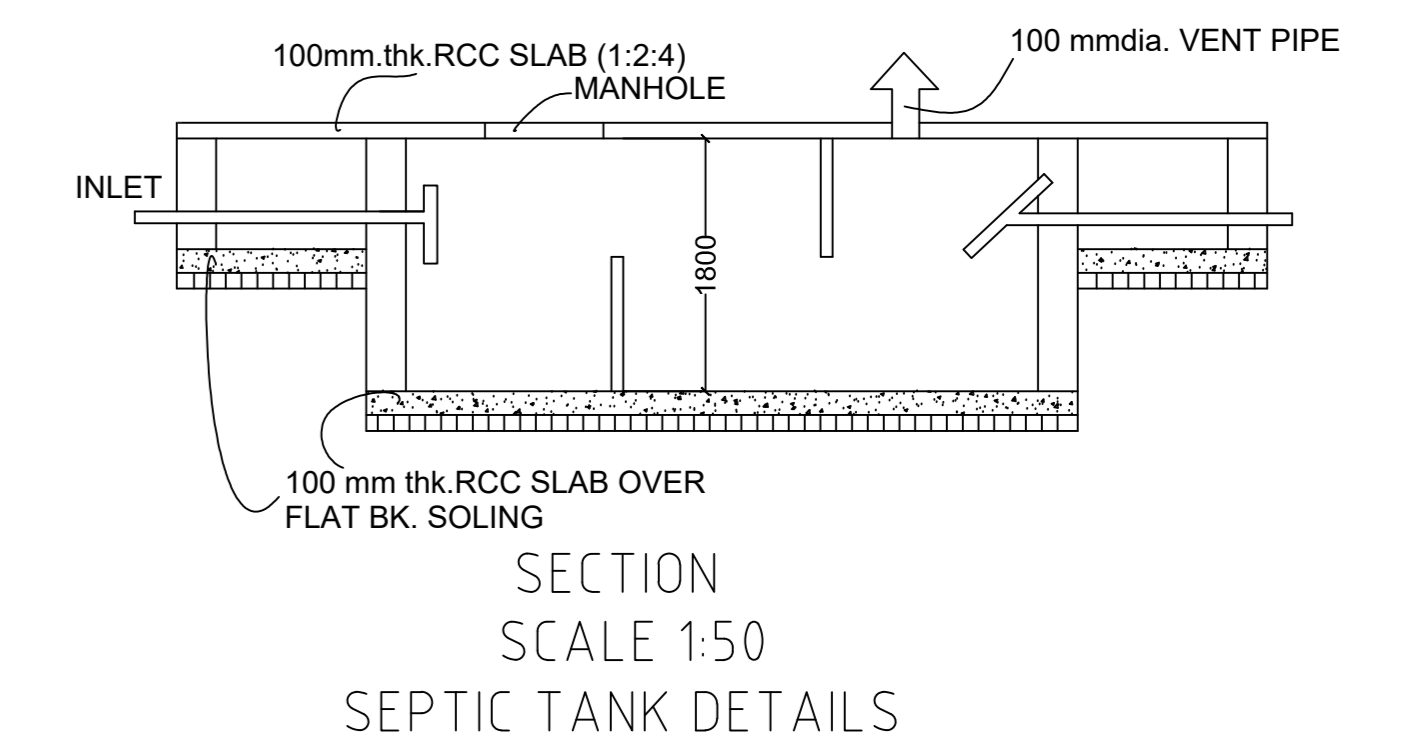
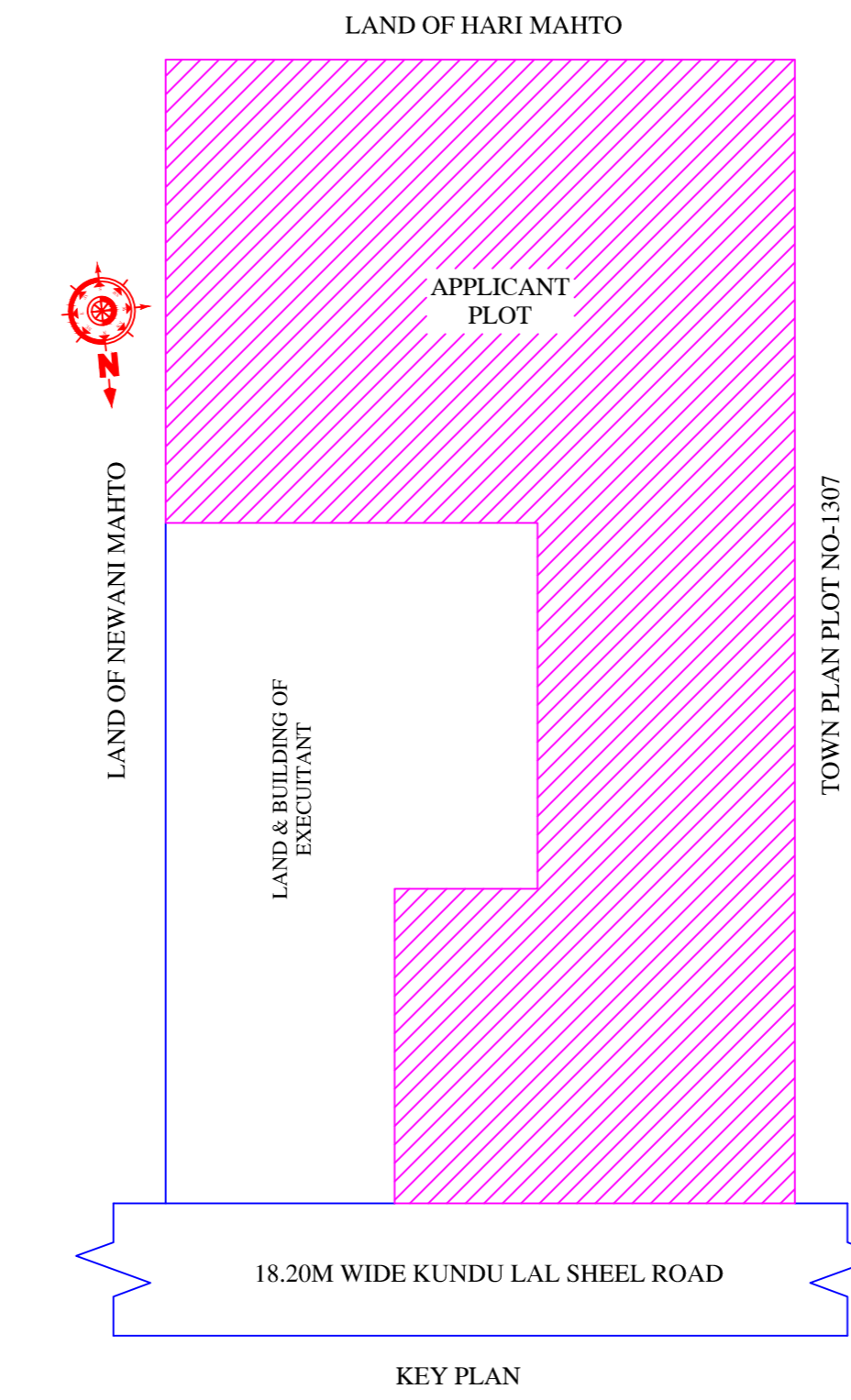
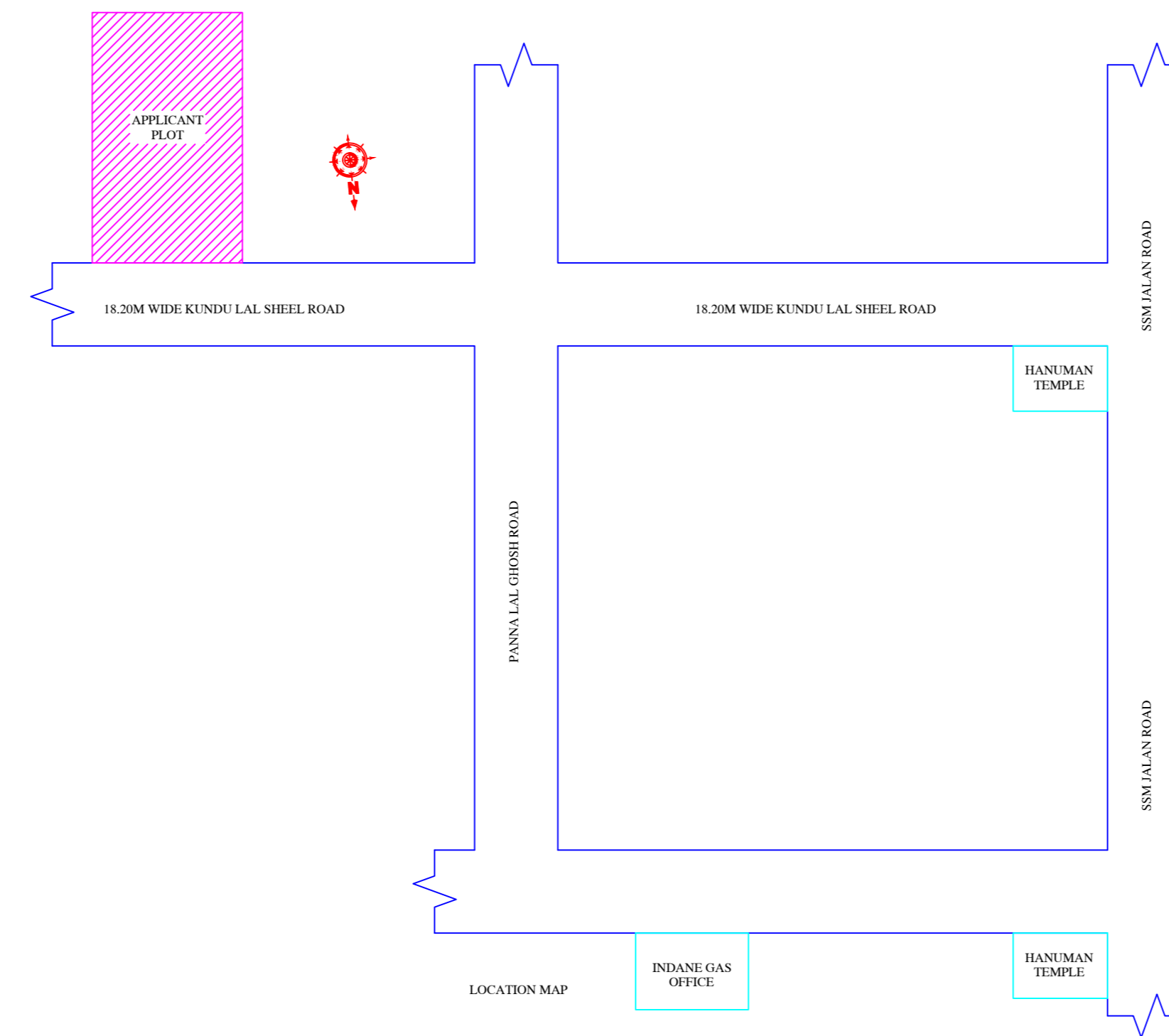
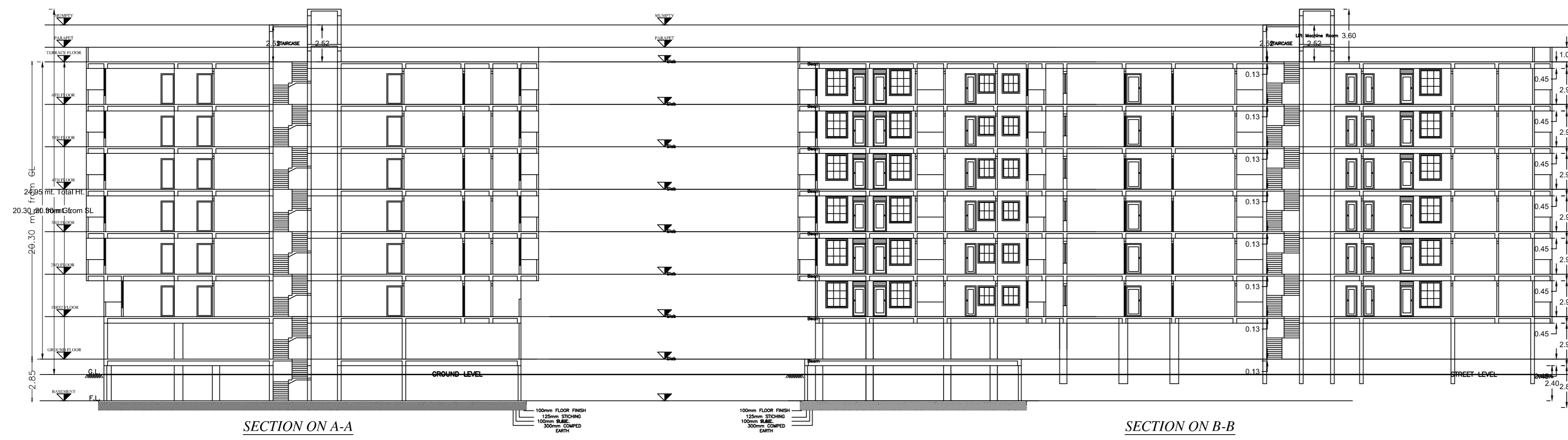
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	V	0.90	0.60	84
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	W3	1.06	1.80	06
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	W4	1.20	1.80	73
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	W5	1.50	1.80	155
A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)	W8	2.40	1.80	06

Building :A (CHANDRA BHANU GUPTA MS DEVAGYA ESTATES PVT LTD)

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 FAR Area (Sq.mt)	Tenement (No.)	
Basement Floor	448.32	0.00	448.32	5.49	0.00	0.00	434.49	0.00	8.34	
Ground Floor	737.79	35.12	702.67	0.00	6.71	671.24	0.00	15.96	24.72	
First Floor	712.97	6.54	706.43	6.76	5.03	24.00	0.00	668.64	668.64	
Second Floor	786.51	6.54	779.97	6.76	41.80	24.00	0.00	705.41	705.41	
Third Floor	786.51	6.54	779.97	6.76	41.80	24.00	0.00	705.41	705.41	
Fourth Floor	786.51	6.54	779.97	6.76	41.80	24.00	0.00	705.41	705.41	
Fifth Floor	786.51	6.54	779.97	6.76	41.80	24.00	0.00	705.41	705.41	
Sixth Floor	786.51	6.54	779.97	6.76	41.80	24.00	0.00	705.41	705.41	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	5831.62	74.36	5757.26	58.05	214.03	150.71	1105.73	4196.69	24.30	4228.75
Total Number of Same Buildings	1									
Total	5831.62	74.36	5757.26	58.05	214.03	150.71	1105.73	4196.69	24.30	4228.75



Proposal Basic Information	
Proposal File No.	DCMC/EP/0083/W/2024/REV1
Owner Name	CHANDRA BHANU GUPTA (DEVAGYA ESTATES PVT. LTD)
Khata No.	28/9493
Plot No.	PART OF PLOT NO.-46, PART OF T.P. PLOT NO.-1306
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
UJAWAL KUMAR DOMC/ENG/0055/2016			