

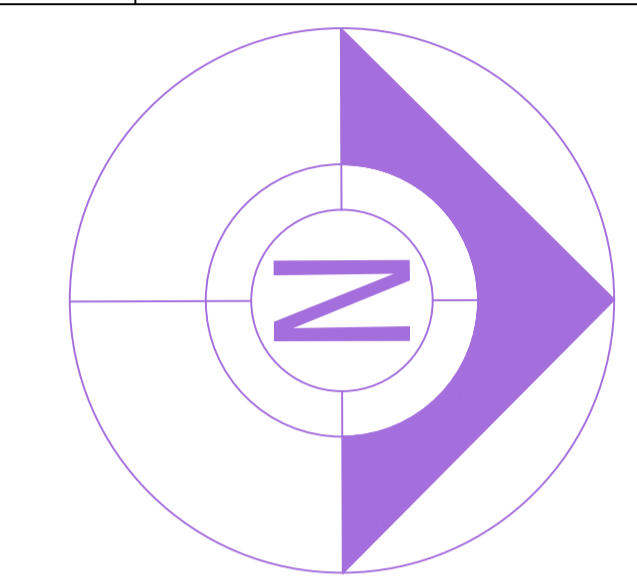
SITE PLAN

Buildingwise Floor FAR Details

Floor Name	Building Name A (BAIDYANATH V CONSTRUCTION)		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	877.19	9.22	877.19	9.22
Ground Floor	877.17	19.82	877.17	19.82
First Floor	850.12	722.14	850.12	722.14
Second Floor	850.12	722.14	850.12	722.14
Third Floor	850.12	722.14	850.12	722.14
Fourth Floor	850.12	722.14	850.12	722.14
Fifth Floor	850.12	722.14	850.12	722.14
Sixth Floor	850.12	722.14	850.12	722.14
Terrace Floor	0.00	0.00	0.00	0.00
Total	6855.08	4361.88	6855.08	4361.88

AREA STATEMENT		VERSION NO. : 1.0.66
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	
Inward No. : DGMC/BP/0091/W36/2023	Plot/SubPlot No: 915 and 912/2	
Application Type: General Proposal	North: Plot No - LAND OF M M TAPASUR, M DAS AND AT PRESENT LAND AND HOUSE OF RAJENDRA KUMAR PANDAY AND OTHERS, LAND OF FIRST PARTY NO 3 TO 5 A1	
Project Type: Building Permission	South: Road Width - 7.62 M WIDE MUNICIPAL ROAD	
Nature of Development: New	East: Road Width - 9.14 M WIDE ROAD AND COMMON PASSAGE AND LAND OF SWAPAN KUMAR SAHA AND OTHERS	
Location of Development Area: Old Area	West: Plot No - 4.57 M WIDE ROAD AND LAND OF BODISATWA BHATTACHARYA BAWANBIGHA	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1757.18
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1757.18
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		200.18
Total		200.18
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1557.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1757.18
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1757.18
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		878.59
Proposed Coverage Area (49.92 %)		877.17
Total Prop. Coverage Area (49.92 %)		877.17
Balance coverage area (0.08 %)		1.42
FAR CHECK		
Perm. FAR Area (2.500)		4392.95
Total Perm. FAR area		4392.95
Residential FAR		4332.83
Proposed FAR Area		4361.88
Total Proposed FAR Area		4361.88
Consumed FAR (Factor)		2.48
Balance FAR Area		31.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		6855.08
ARCHITECT (Regd)	ALOK KUMAR SINGH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	M/S BAIDYANATH V CONSTRUCTION	
DEVELOPMENT AUTHORITY		LOCAL BODY

Proposal Basic Information	
Proposal File No.	DGMC/BP/0091/W36/2023
Owner Name	M/S BAIDYANATH V CONSTRUCTION
Khata No	116/3278/5
Plot No	915 and 912/2
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BAIDYANATH V CONSTRUCTION)	Residential	Residential Bldg/Apartment	Multistoried

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 FAR Area (Sq.mt.)	Trmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking					
A (BAIDYANATH V CONSTRUCTION)	1	6930.08	75.00	6855.08	57.33	67.98	200.04	455.10	1712.75	4332.84	18.44	4361.88	4361.88	48
Grand Total	1	6930.08	75.00	6855.08	57.33	67.98	200.04	455.10	1712.75	4332.84	18.44	4361.88	4361.88	48

Required Parking (Table 7a)

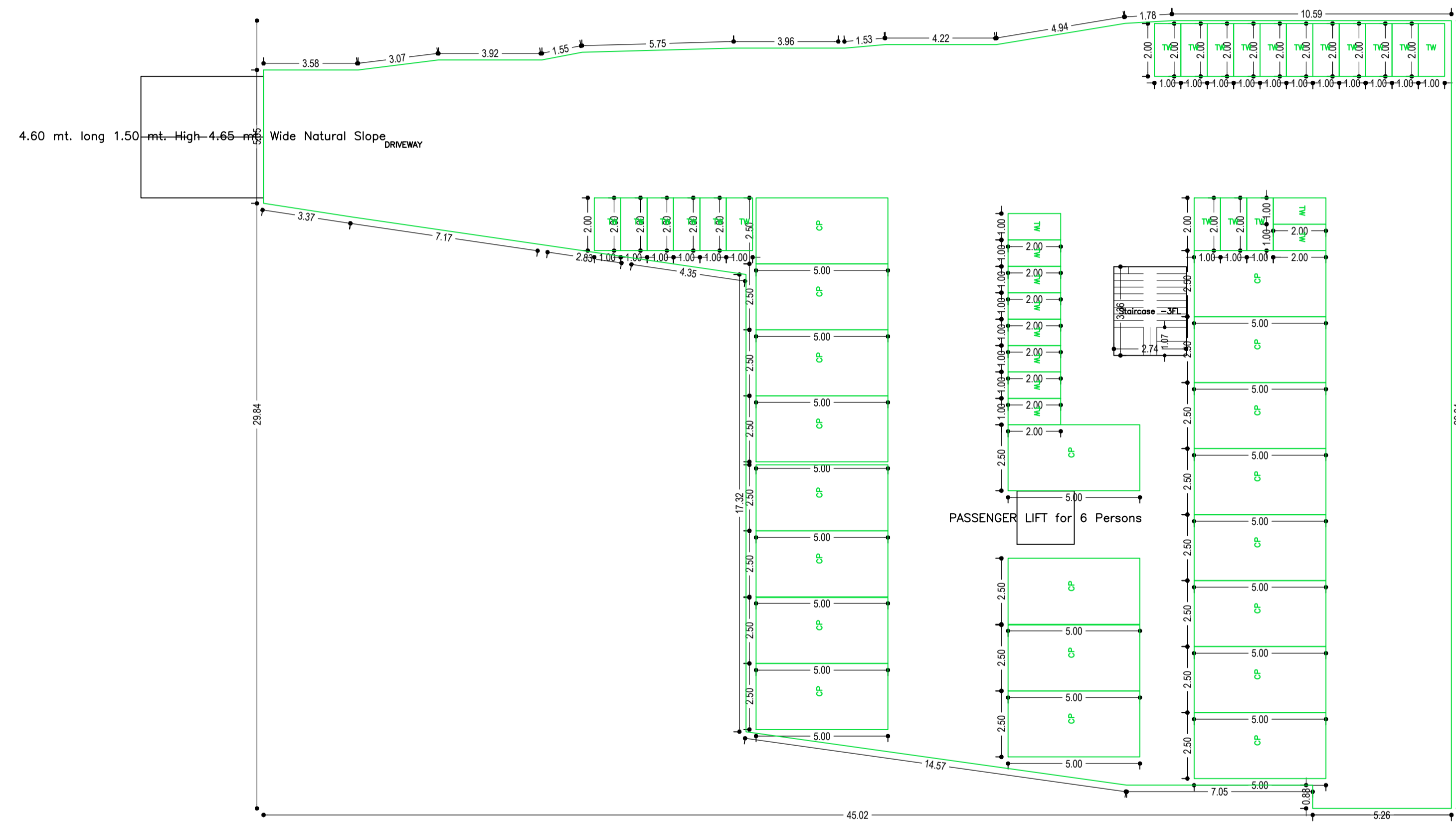
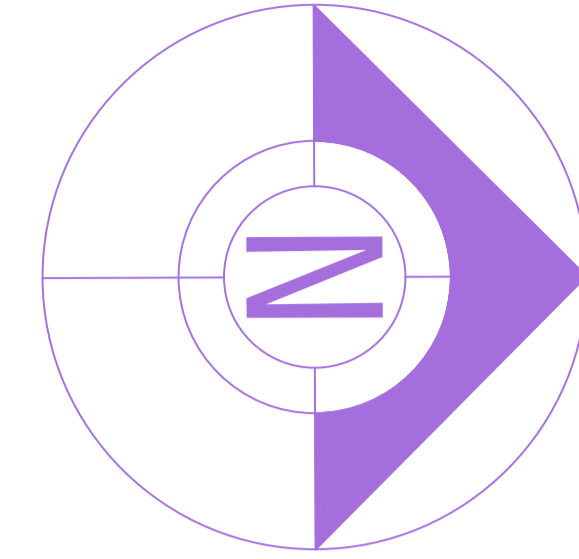
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.		
A (BAIDYANATH V CONSTRUCTION)	Residential	Residential Bldg/Apartment	> 0	1	48.00	1.00	48	-	-	-	-	-	
				1	48.00	-	-	-	1	5	-	1	48
				1	48.00	-	-	-	1	5	-	-	-
Total													

Parking Check (Table 7b)

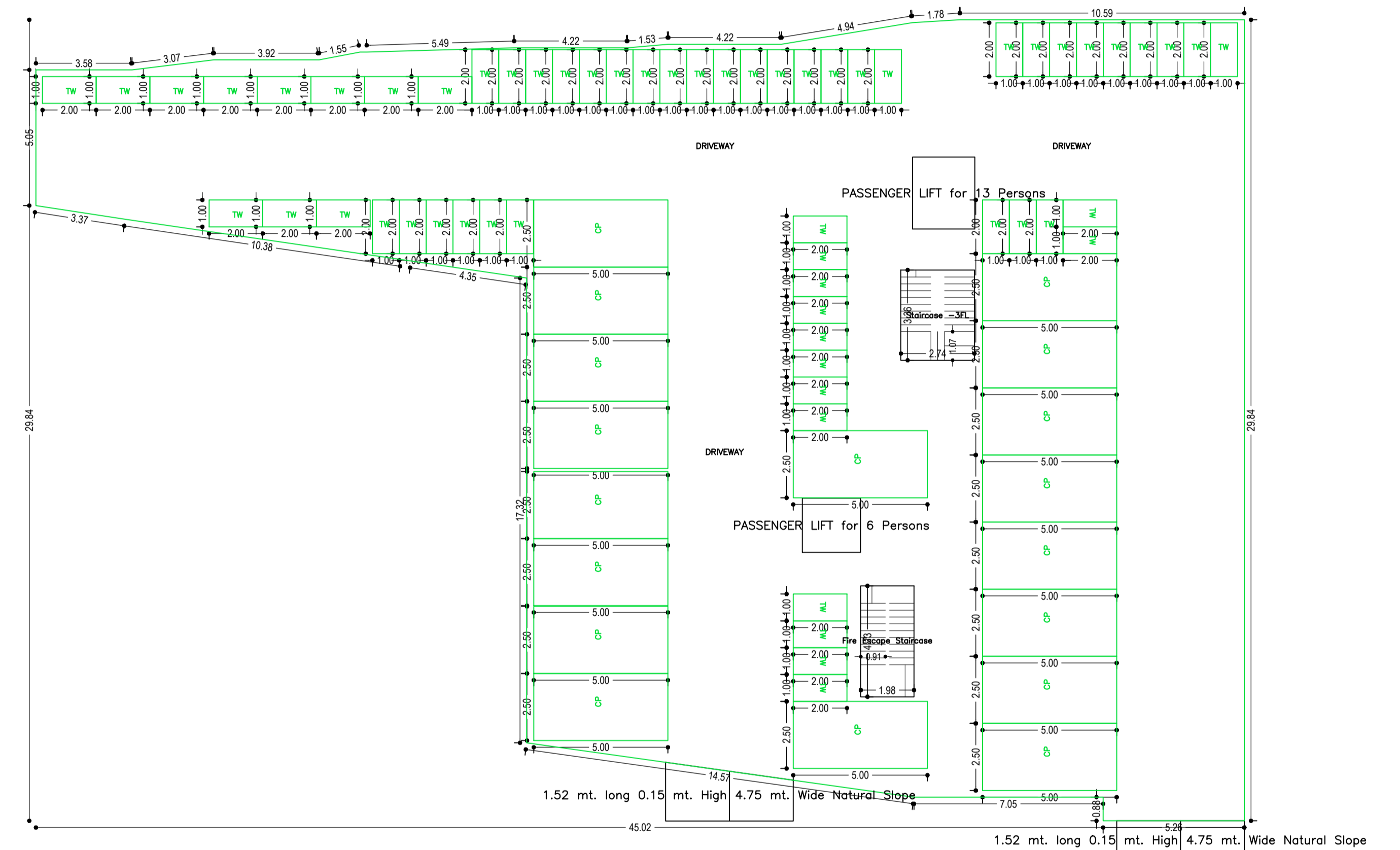
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	42	525.00
Total Car	48	600.00	52	660.00
Parallel Car	-	-	10	135.00
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	5	62.50	5	62.50
TwoWheeler	-	-	89	178.00
Total TwoWheeler	48	96.00	89	178.00
ERiksha Stand Area	-	-	10	135.00
Other Parking	-	-	-	1059.75
Total	758.50	-	-	2273.25

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	CHAIRMAN'S NAME AND SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017			PRASAD Designation : Municipal Commissioner Organization : DEOGHAR MUNICIPAL CORPORATION

Proposal Basic Information	
Proposal File No.	DGMC/BP/0091/W36/2023
Owner Name	M/S BAIDYANATH V CONSTRUCTION
Khata No	116/3278/5
Plot No	915 and 912/2
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



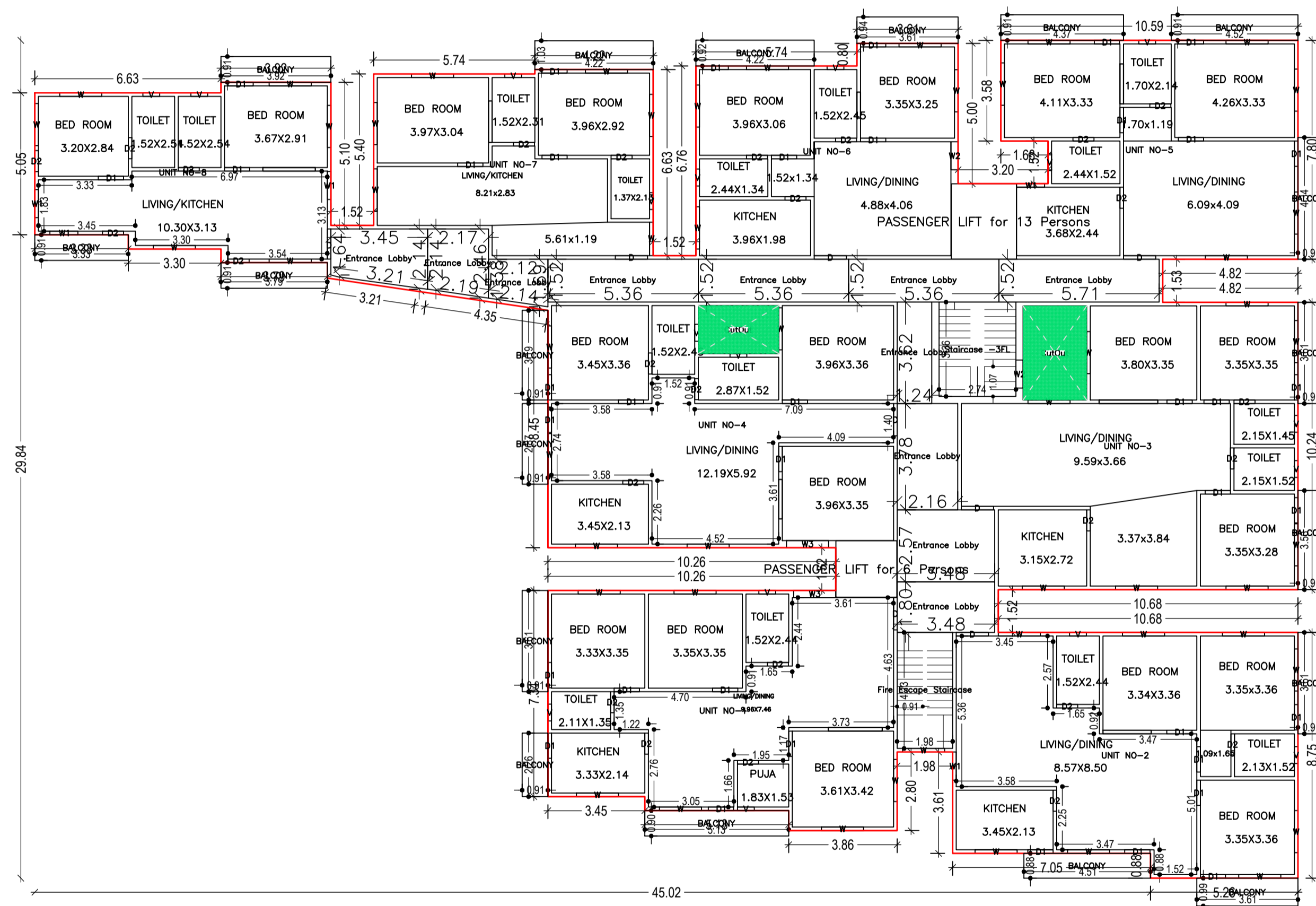
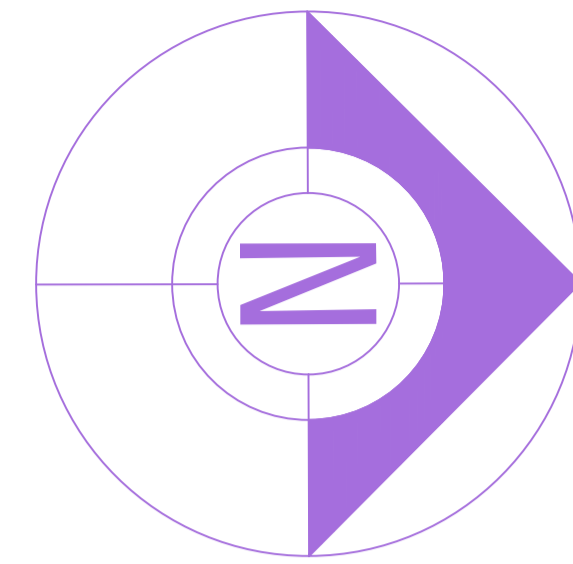
BASEMENT FLOOR PLAN
(SCALE 1:100)



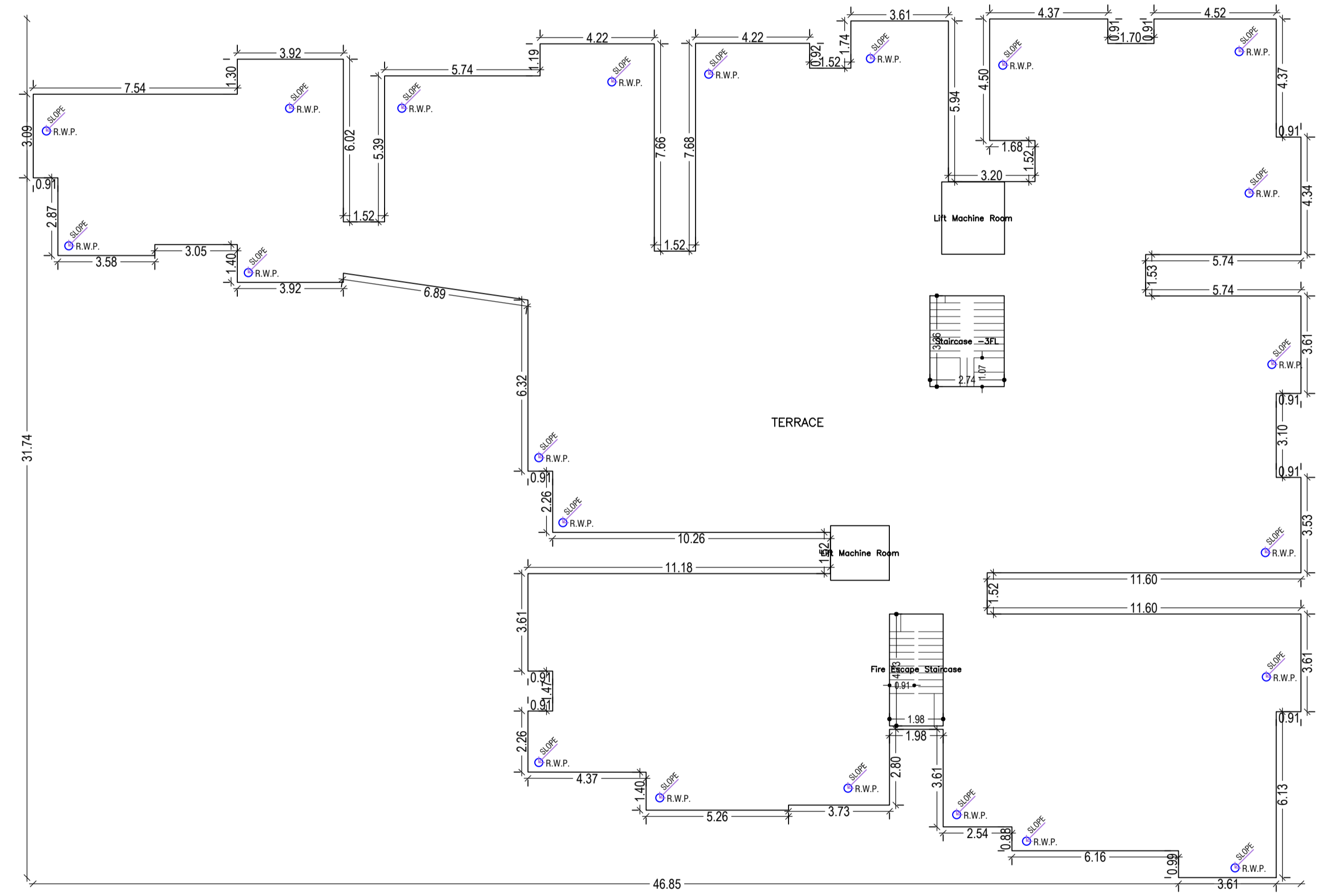
GROUND FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	SEAL AND SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017		PRASAD Designation: Municipal Commissioner Organization: DEOGHAR MUNICIPAL CORPORATION	

Proposal Basic Information	
Proposal File No.	DGMC/BP/0091/W36/2023
Owner Name	M/S BAIDYANATH V CONSTRUCTION
Khata No	116/3278/5
Plot No	915 and 912/2
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment

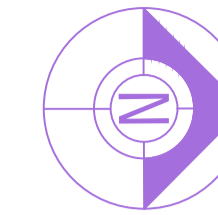


TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN
(Proposed)
(SCALE 1:100)

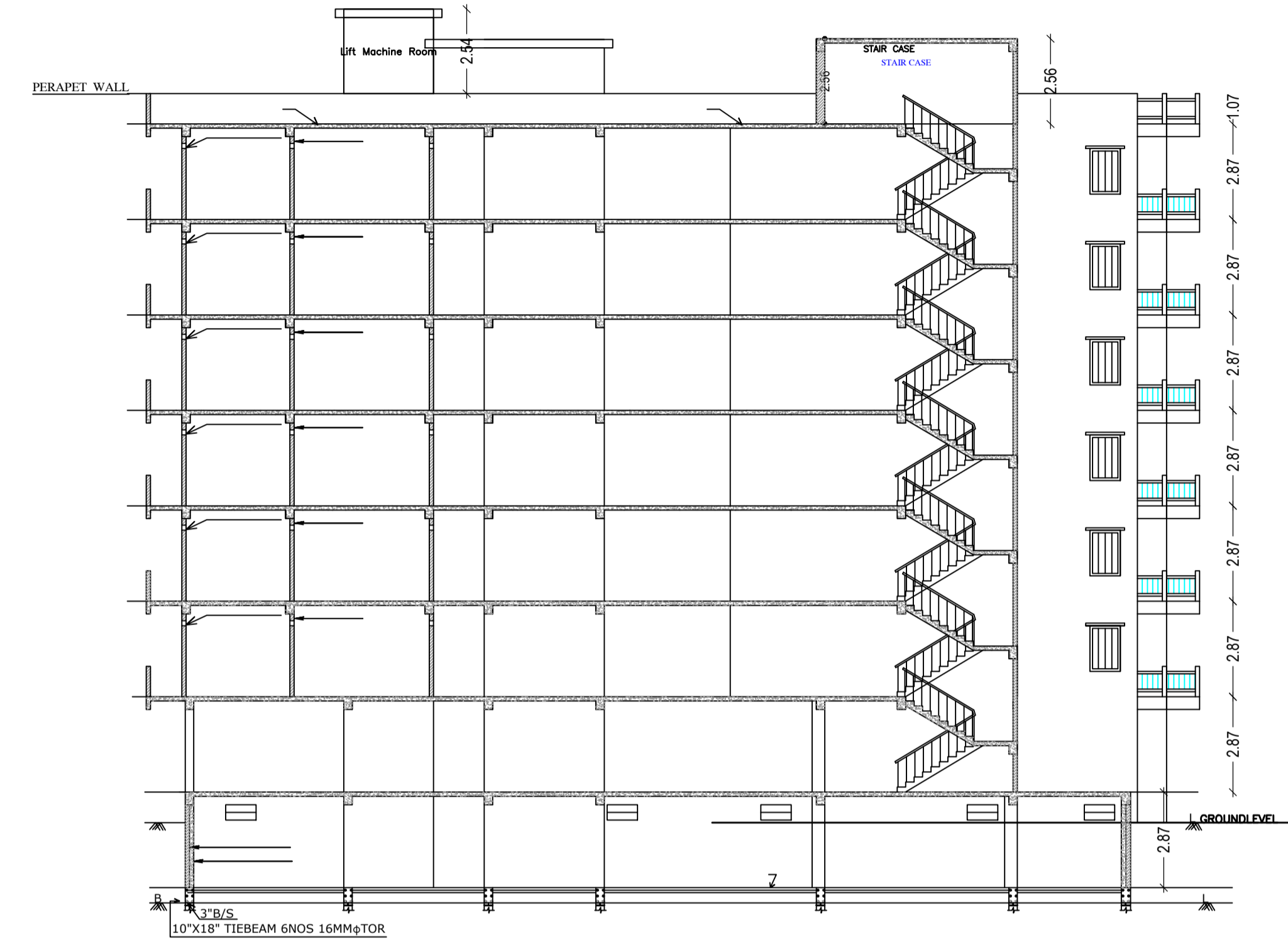
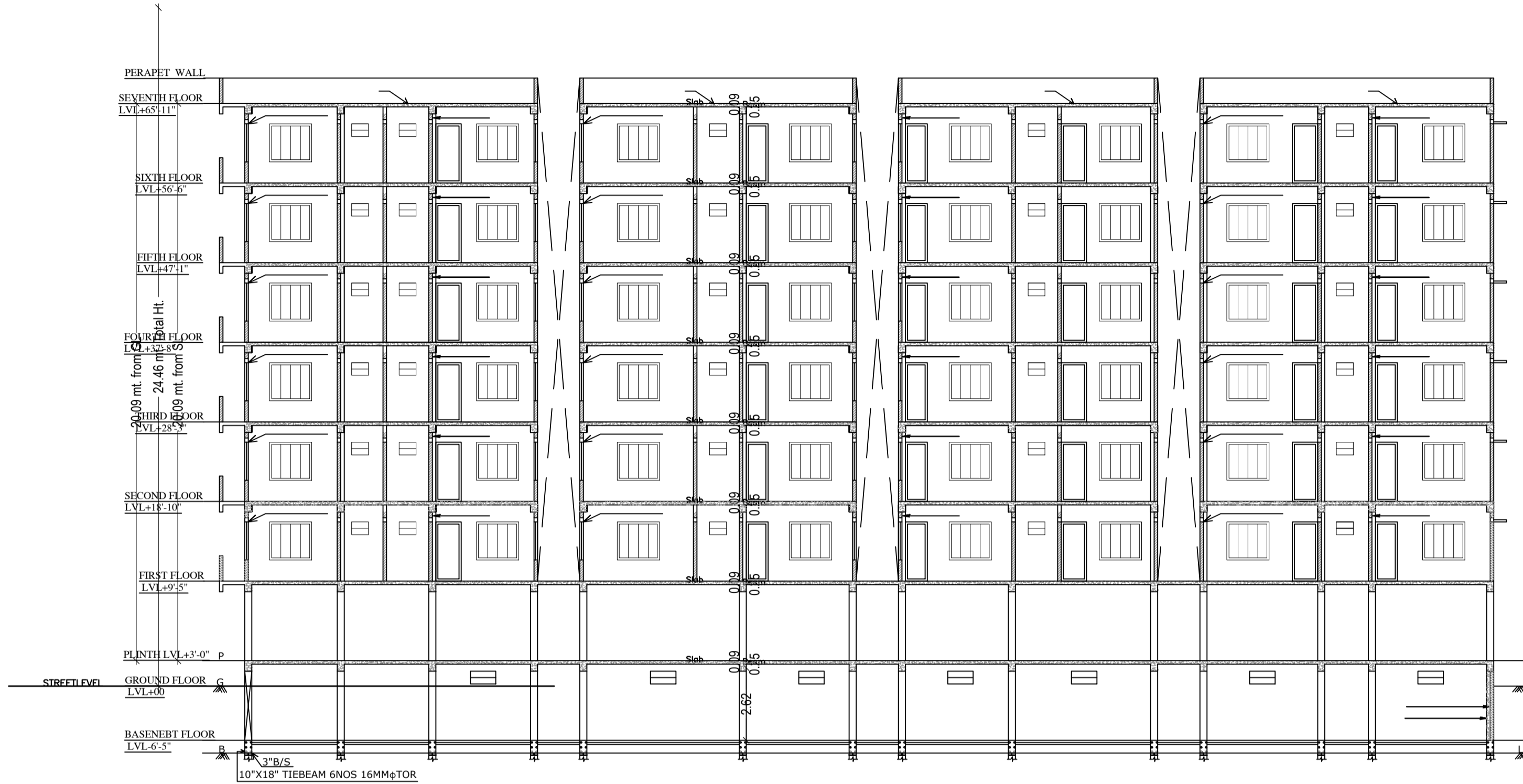


TERRACE FLOOR PLAN
(SCALE 1:100)

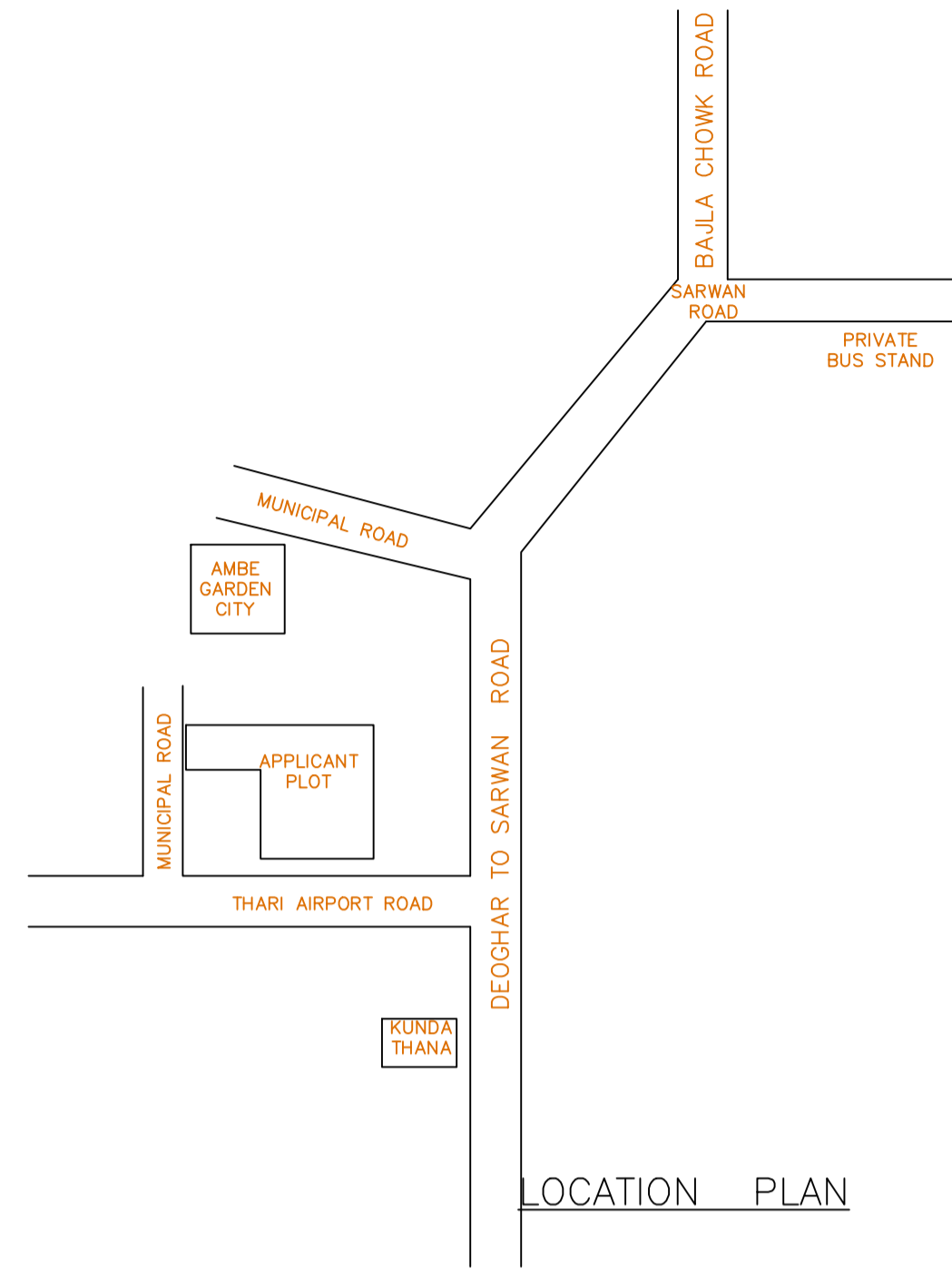
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	PRASAAD PRAJEN Designation: Municipal Commissioner Organization: DEOGHAR MUNICIPAL CORPORATION
ALOK KUMAR SINGH DGMC/ENG/0007/2017			



Proposal Basic Information	
Proposal File No.	DGMC/BP/0091/W36/2023
Owner Name	M/S BAIDYANATH V CONSTRUCTION
Khata No	116/3278/5
Plot No	915 and 912/2
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	MUNICIPAL CORPORATION SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017			PRASAD Designation: Municipal Commissioner Organization: DEOGHAR MUNICIPAL CORPORATION



Building :A (BAIDYANATH V CONSTRUCTION)

Floor Name	Gross Builtup 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.)
				Cutout	StairCase	Lift	Balcony	Accessory Use	Parking					
Basement Floor	877.19	0.00	877.19	0.00	4.38	0.00	0.00	863.59	0.00	9.22	9.22	0.00	00	
Ground Floor	877.17	0.00	877.17	8.19	0.00	0.00	0.00	849.16	0.00	9.22	19.82	19.82	00	
First Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
Second Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
Third Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
Fourth Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
Fifth Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
Sixth Floor	862.62	12.50	850.12	8.19	10.60	33.34	75.85	0.00	722.14	0.00	722.14	722.14	08	
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	00	
Total :	6930.08	75.00	6855.08	57.33	67.98	200.04	455.10	1712.75	4332.84	18.44	4361.88	4361.88	48	
Total Number of Same Buildings :	1													
Total :	6930.08	75.00	6855.08	57.33	67.98	200.04	455.10	1712.75	4332.84	18.44	4361.88	4361.88	48	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BAIDYANATH V CONSTRUCTION)	D2	0.75	2.13	156
A (BAIDYANATH V CONSTRUCTION)	D1	0.90	2.13	228
A (BAIDYANATH V CONSTRUCTION)	D	1.07	2.13	06
A (BAIDYANATH V CONSTRUCTION)	D	1.15	2.13	42

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BAIDYANATH V CONSTRUCTION)	V	0.60	2.70	102
A (BAIDYANATH V CONSTRUCTION)	W1	1.00	2.70	30
A (BAIDYANATH V CONSTRUCTION)	W2	1.00	2.70	12
A (BAIDYANATH V CONSTRUCTION)	W	1.19	2.70	06
A (BAIDYANATH V CONSTRUCTION)	W	1.50	2.70	300
A (BAIDYANATH V CONSTRUCTION)	W3	1.50	2.70	12

UnitBUA Table for Building :A (BAIDYANATH V CONSTRUCTION)

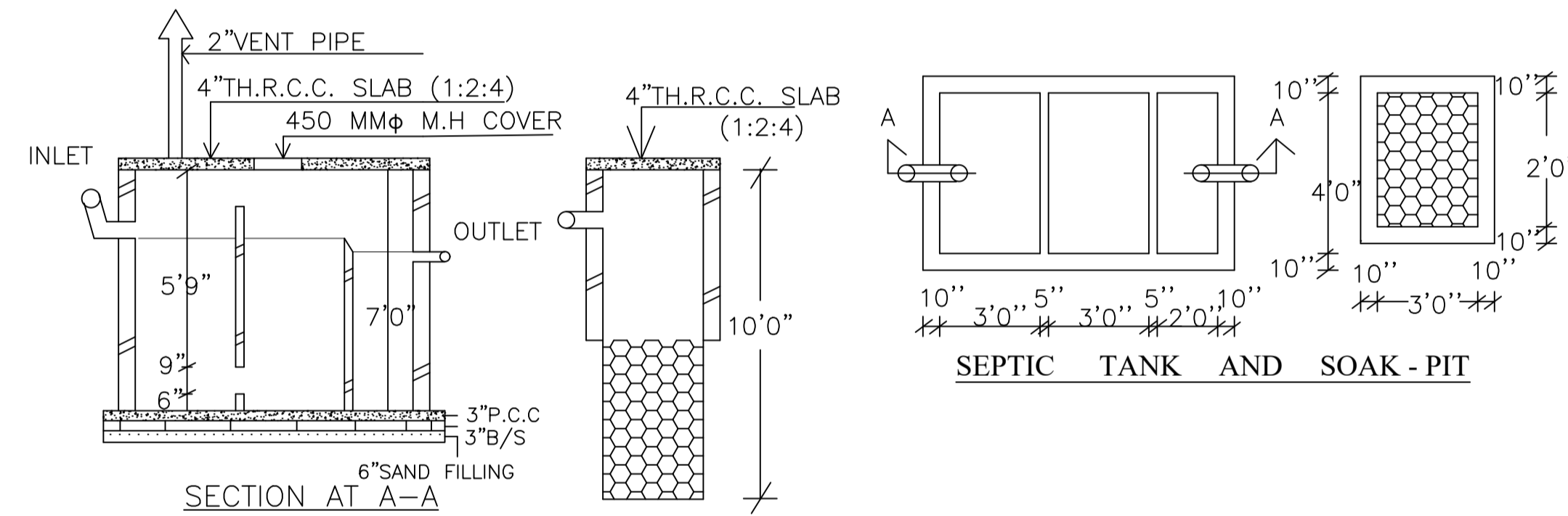
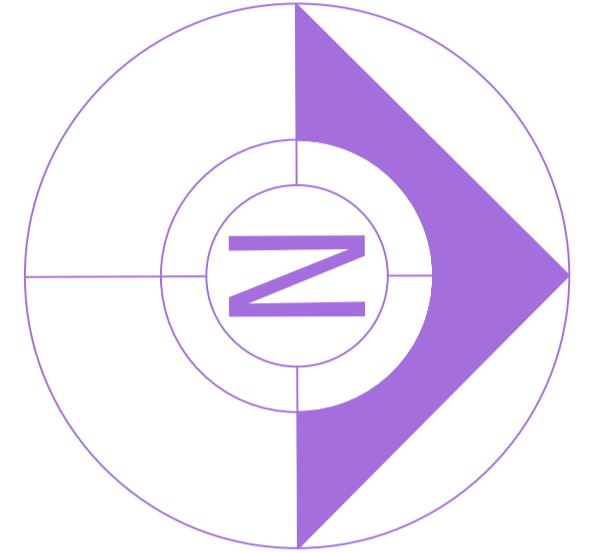
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN	UNIT NO.1	FLAT	92.90	92.66	8	48
	UNIT NO.2	FLAT	96.19	95.98	7	
	UNIT NO.3	FLAT	98.77	98.50	7	
	UNIT NO.4	FLAT	97.28	97.10	7	
	UNIT NO.5	FLAT	73.93	73.75	6	
	UNIT NO.6	FLAT	62.49	62.37	6	
	UNIT NO.7	FLAT	57.81	57.62	5	
	UNIT NO.8	FLAT	56.00	55.76	5	
Total:	-	-	3812.21	3802.45	306	48

Balcony Calculations Table

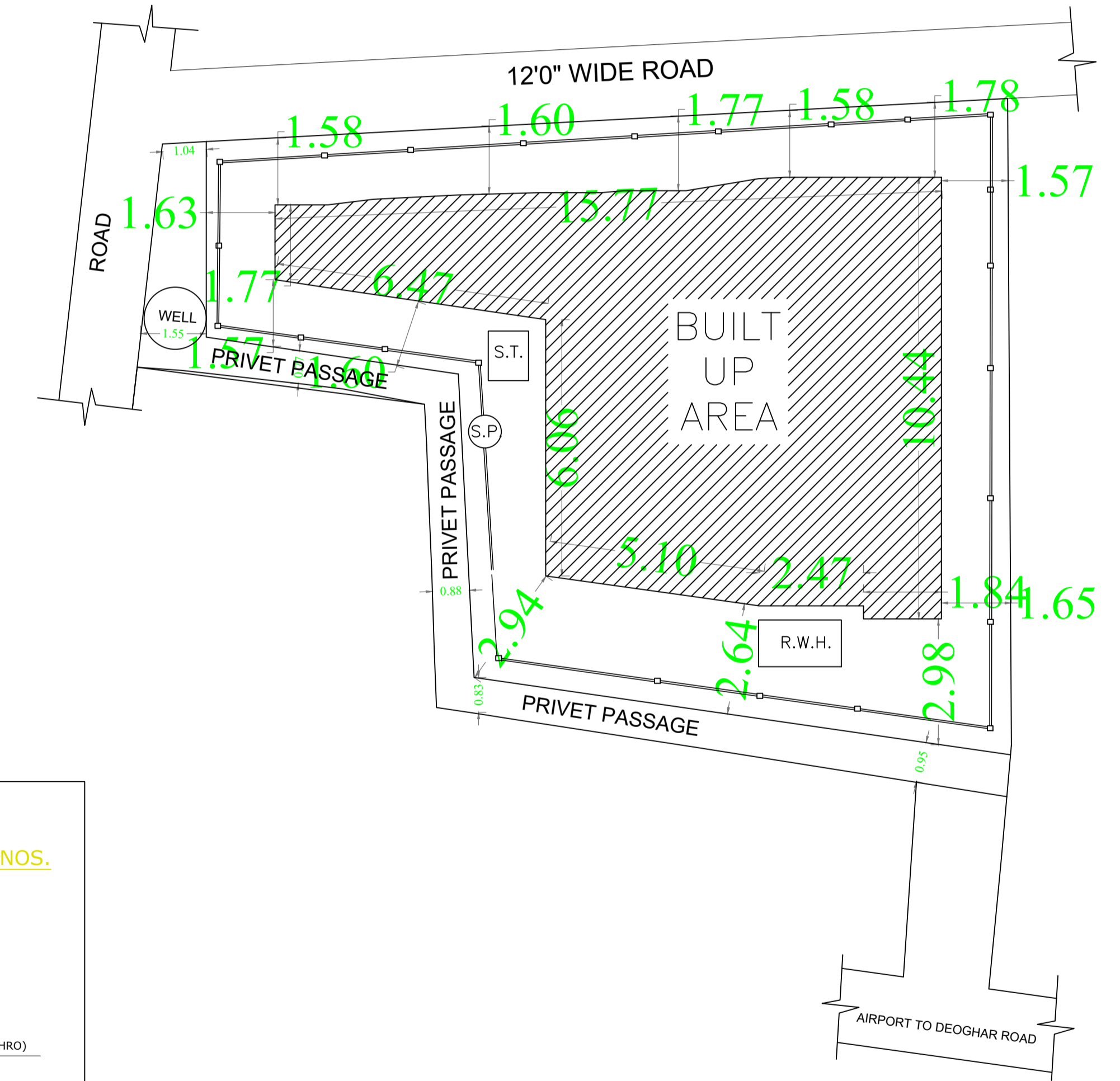
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5 & 6 FLOOR PLAN	0.92 X 3.92 X 1 X 6	21.48	400.08
	0.92 X 3.33 X 1 X 6	18.24	
	0.92 X 3.79 X 1 X 6	20.82	
	0.92 X 3.19 X 1 X 6	17.52	
	0.92 X 2.87 X 1 X 6	15.72	
	0.92 X 3.61 X 3 X 6	59.40	
	0.92 X 2.27 X 1 X 6	12.42	
	0.88 X 4.51 X 1 X 6	23.88	
	0.99 X 3.61 X 1 X 6	21.42	
	0.92 X 3.53 X 1 X 6	19.38	
	0.92 X 4.34 X 1 X 6	23.82	
	0.91 X 4.52 X 1 X 6	24.66	
0.91 X 4.37 X 1 X 6	23.88		
0.94 X 3.61 X 1 X 6	20.34		
0.92 X 4.22 X 1 X 6	23.16		
1.03 X 4.22 X 1 X 6	26.10		
0.90 X 5.13 X 1 X 6	27.84		
Total	-	-	400.08

Proposal Basic Information

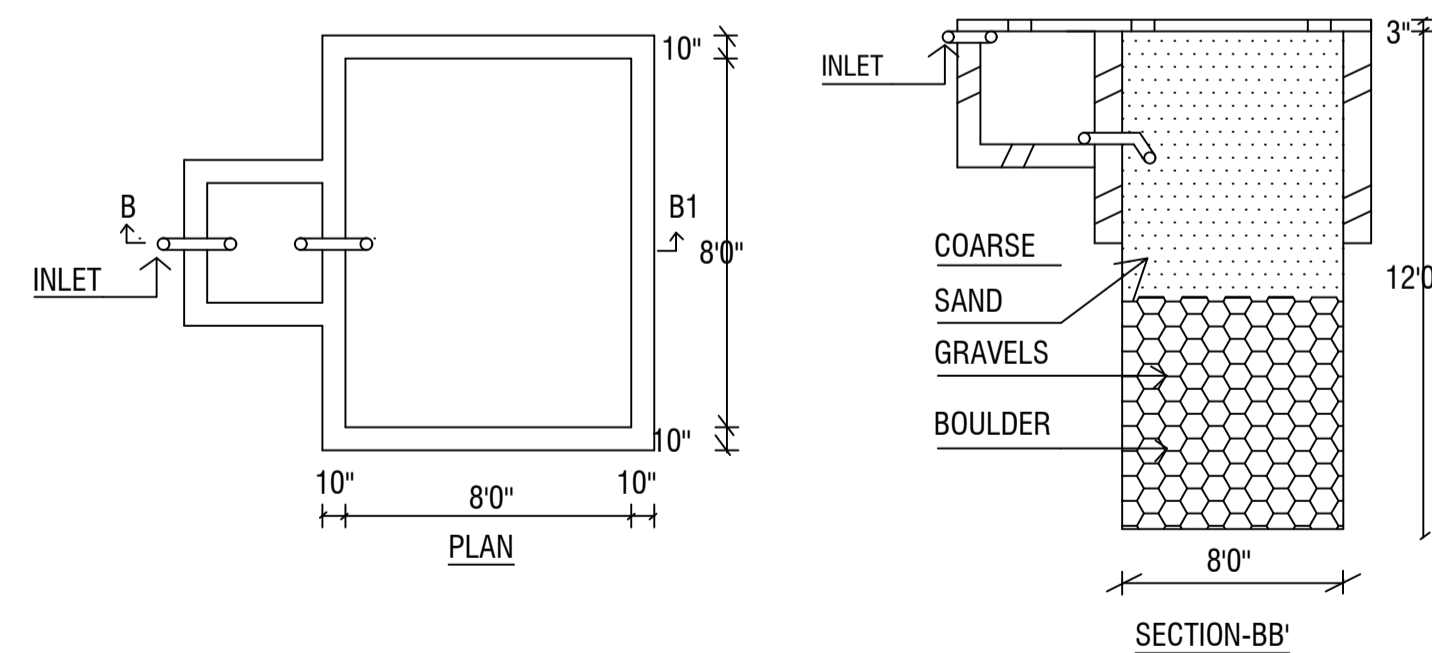
Proposal File No.	DGMC/BP/0091/W36/2023
Owner Name	M/S BAIDYANATH V CONSTRUCTION
Khata No	116/3278/5
Plot No	915 and 912/2
Village Name	Deoghar
Use	Residential
SubUse	Residential Bldg/Apartment



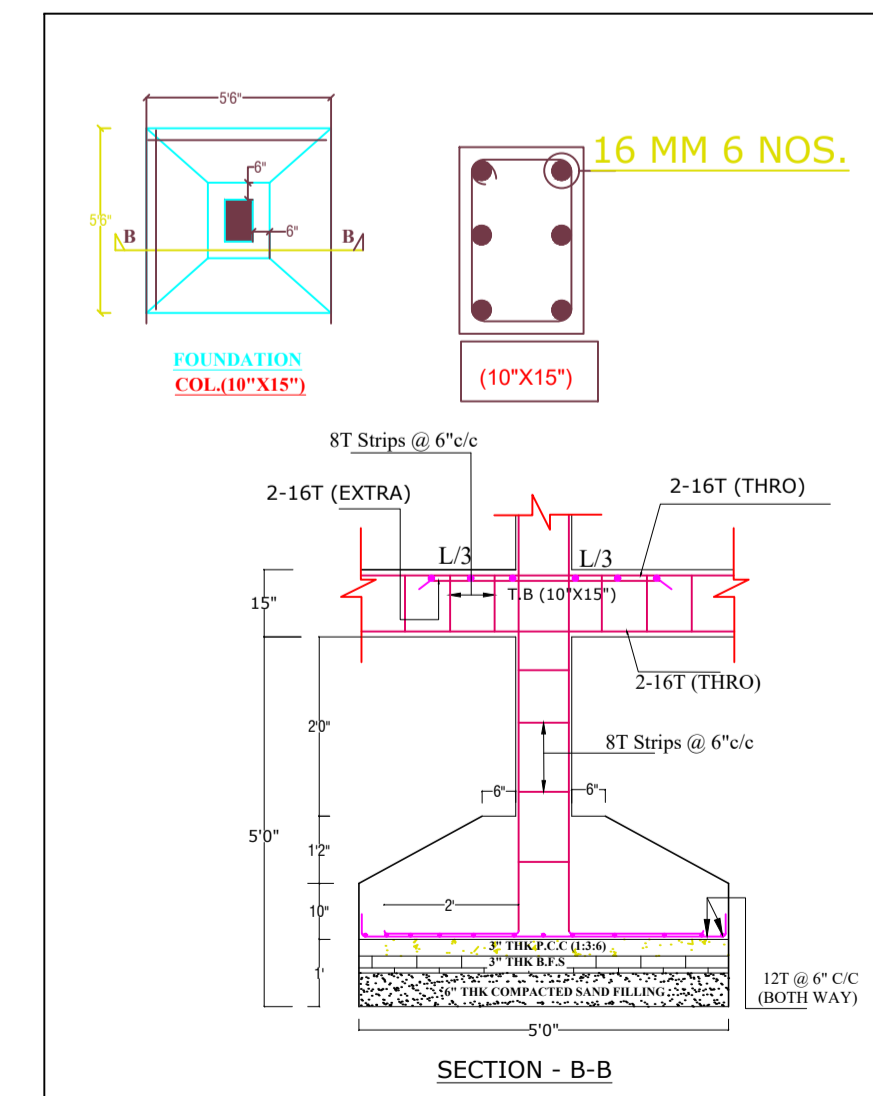
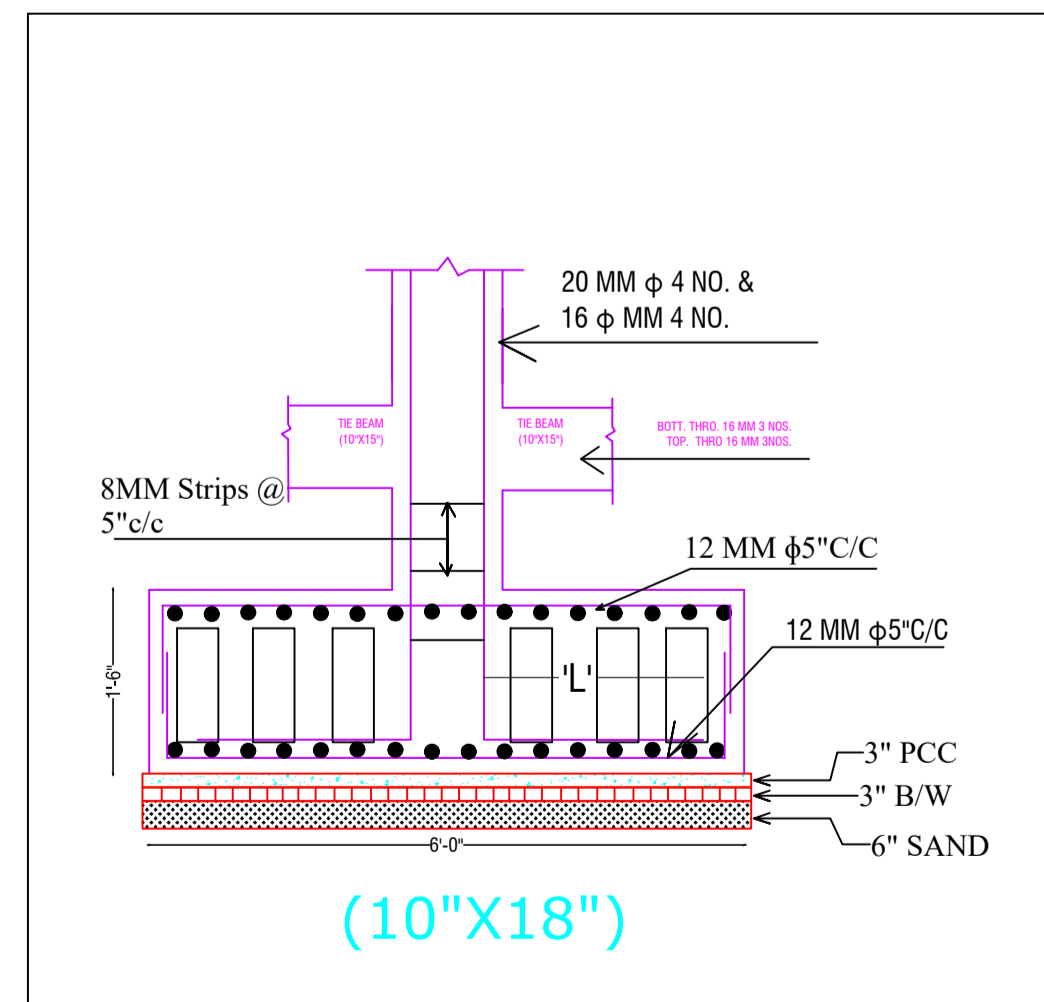
SEPTIC TANK AND SOAK-PIT



SITE PLAN



RAIN WATER HARVESTING SCHEME



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	PRASAAD'S NAME AND SIGNATURE
ALOK KUMAR SINGH DGMC/ENG/0007/2017			PRASAAD Designation: Municipal Commissioner Organization: DEOGHAR MUNICIPAL CORPORATION

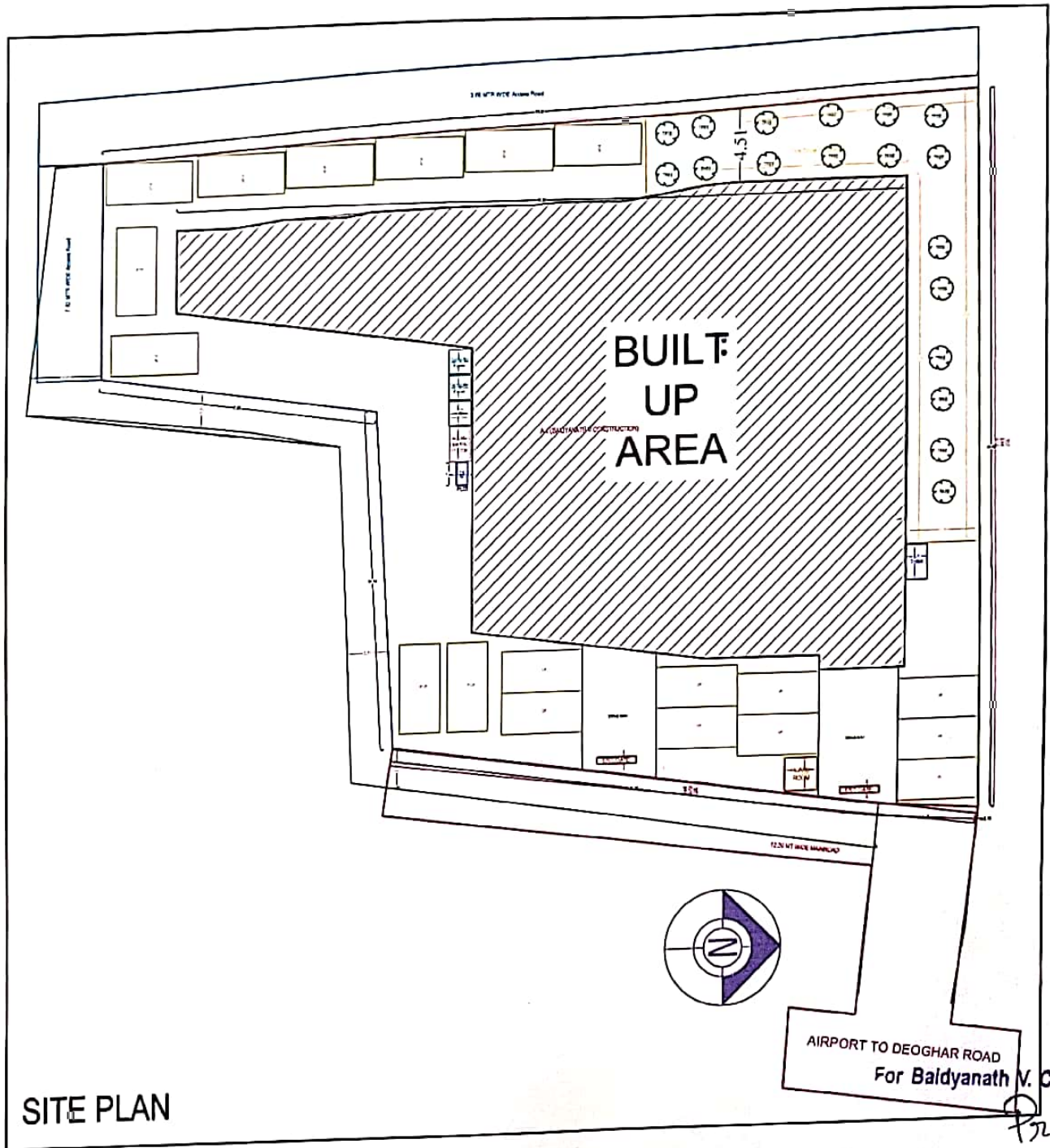


BAIDYANATH V. CONSTRUCTION

☎ 7004499446
7250081993

Ref.....

Date.....



SITE PLAN

AIRPORT TO DEOGHAR ROAD
For Baldyanath V. Construction

Prieta Tewari
Partner

For Baldyanath V. Construction

Surya Narayan Singh
Partner

📍 Prameshwar Dayal Road, Barmasiya
Deoghar 814112 (Jharkhand)