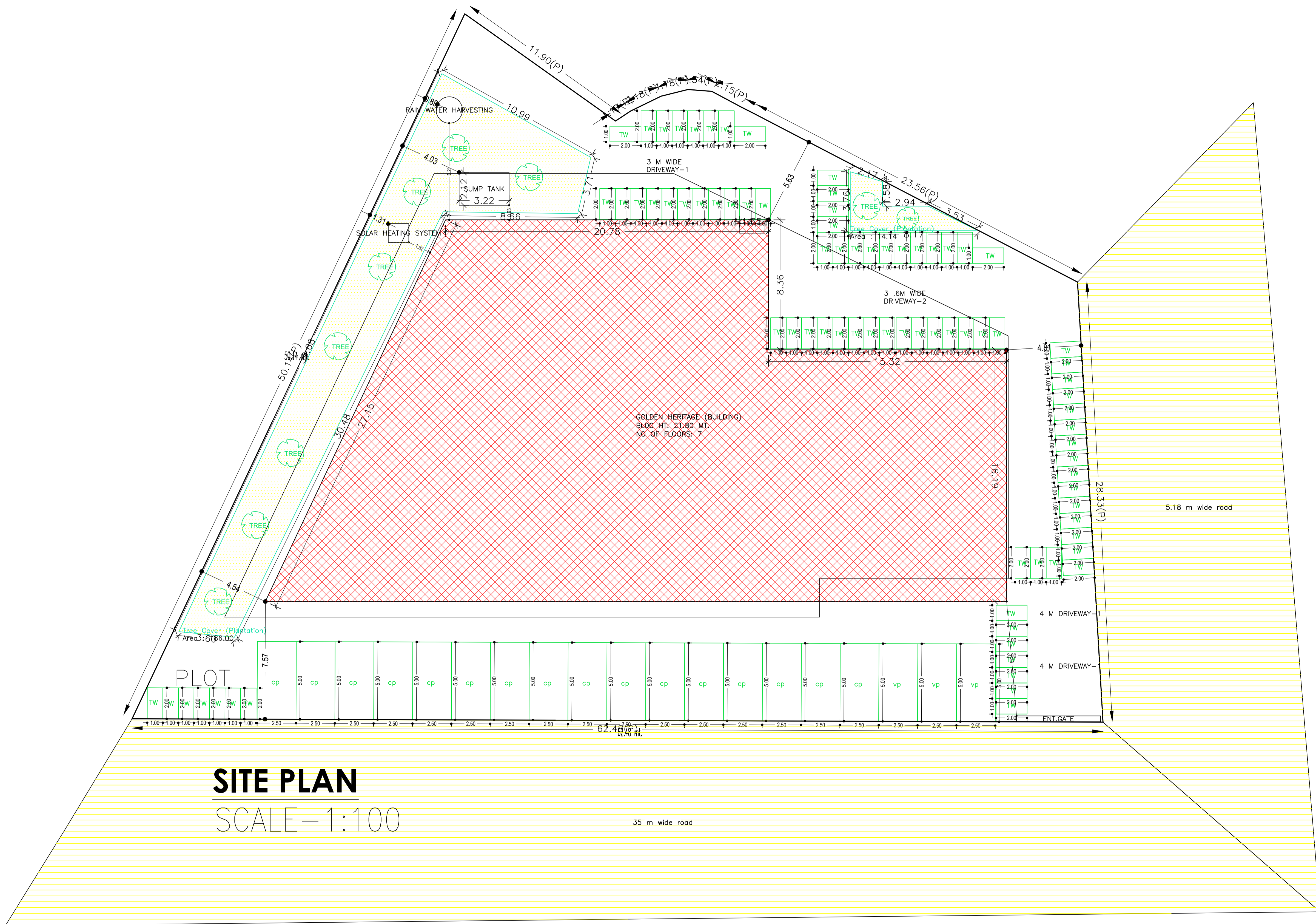


Proposal Basic Information

Proposal File No.	AMC/BP/0044/W02/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT ADITYAPUR MUNICIPAL CORPORATION	VERSION NO.: 1.0.62 VERSION DATE: 16/10/2020		
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm		
Authority: ADITYAPUR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA		
Inward No: AMC/BP/0044/W02/2021	Plot/SubPlot No: 180,181		
Application Type: General Proposal	North: Road Width - 35		
Project Type: Building Permission	South: Plot No. -		
Nature of Development: New	East: Plot No. -		
Location of Development Area: Old Area	West: Plot No. -		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	SQ.MT.	1973.47
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		1973.47
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot		200.14	
Total		200.14	
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		1773.33
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		1973.47
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		1973.47
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			986.73
Proposed Coverage Area (45.58 %)			899.56
Total Prop. Coverage Area (45.58 %)			899.56
Balance coverage area (4.42 %)			87.17
FAR CHECK			
Perm. FAR Area (3.00)			5920.41
Total Perm. FAR area			5920.41
Residential FAR			2894.95
Commercial FAR			2112.89
Proposed FAR Area			5038.23
Total Proposed FAR Area			5038.23
Consumed FAR (Factor)			2.55
Balance FAR Area			882.18
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			6632.66
ARCHITECT (Regd)		NIKHIL SHUKLA	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		GOLDEN HERITAGE	
DEVELOPMENT AUTHORITY		LOCAL BODY	



SITE PLAN
SCALE-1:100

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	1103.61	30.39	1103.61	30.39
Lower Ground Floor	742.73	624.85	742.73	624.85
Upper Ground Floor	899.55	771.31	899.55	771.31
First Floor	899.55	716.72	899.55	716.72
Second Floor	759.93	736.86	759.93	736.86
Third Floor	742.43	719.36	742.43	719.36
Fourth Floor	742.43	719.36	742.43	719.36
Fifth Floor	742.43	719.36	742.43	719.36
Terrace Floor	0.00	0.00	0.00	0.00
Total :	6632.66	5038.21	6632.66	5038.21

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
GOLDEN HERITAGE (BUILDING)	Residential	Residential Bldg/Apartment	Multistoried

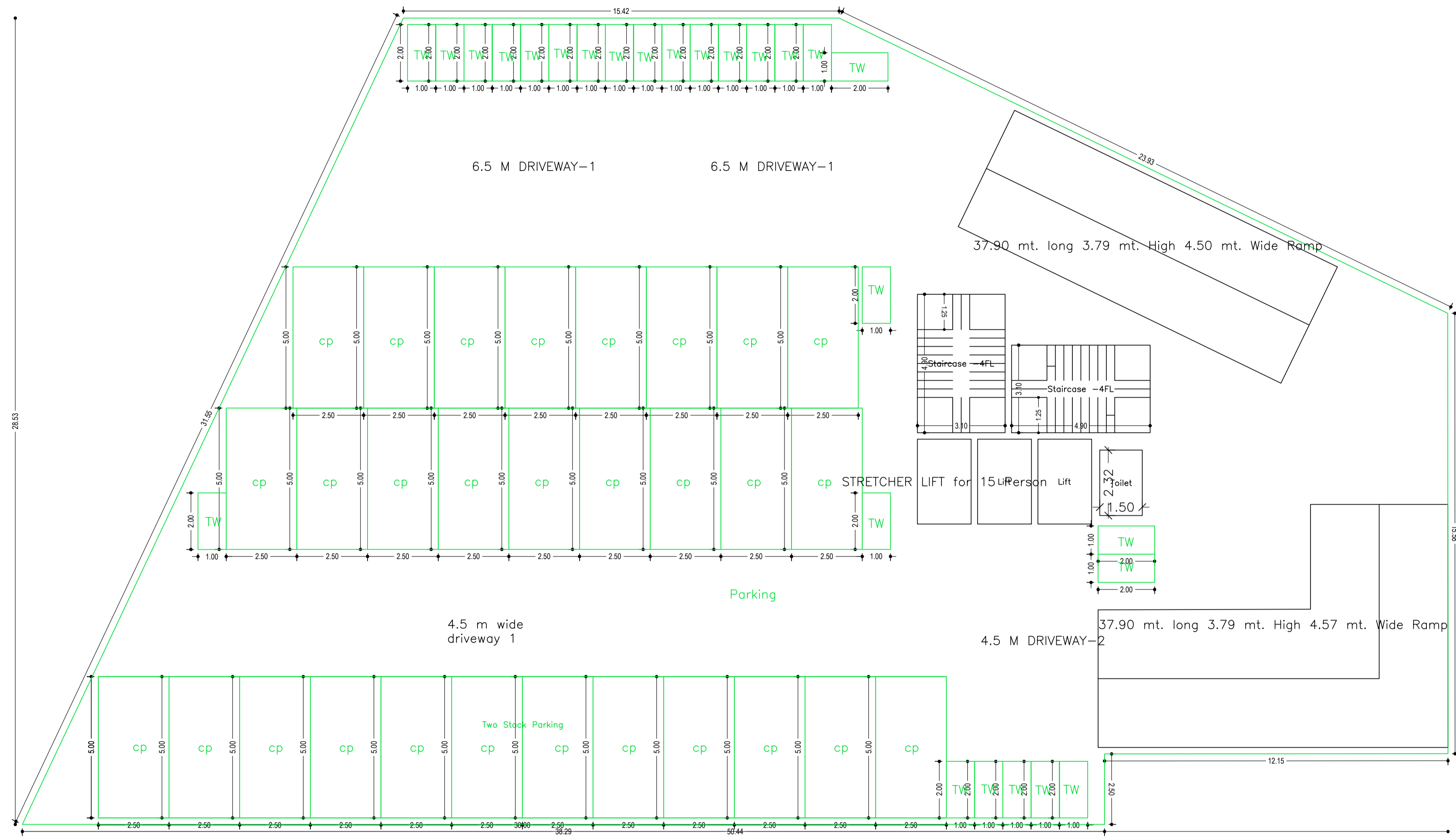
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUJA (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.)	Tnmt (No.)
					Lift	Accessory Use	Parking	Resi.	Commercial				
GOLDEN HERITAGE (BUILDING)	1	6892.35	259.69	6632.66	119.88	421.95	916.12	2894.94	2112.89	30.39	5038.21	5038.21	37
Grand Total	1	6892.35	259.69	6632.66	119.88	421.95	916.12	2894.94	2112.89	30.39	5038.21	5038.21	37

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA AMC/ARC/0045/2017			

Proposal Basic Information

Proposal File No.	AMC/BP/004/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN (SCALE 1:100)

UnitBUA Table for Building :GOLDEN HERITAGE (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	OFFICE	OFFICE	255.39	294.28	6	3
	OFFICE	OFFICE	294.49	293.11	6	
	OFFICE	OFFICE	59.78	56.36	1	
SECOND FLOOR PLAN	01	FLAT	65.03	63.91	7	7
	02	FLAT	77.97	76.94	8	
	03	FLAT	82.96	82.63	9	
	04	FLAT	83.57	82.63	9	
	05	FLAT	96.00	94.64	12	
	06	FLAT	96.13	95.81	12	
	07	FLAT	95.63	95.30	12	
TYPICAL - 3, 4 & 5 FLOOR PLAN	F1	FLAT	65.03	63.91	7	21
	F2	FLAT	77.97	76.94	8	
	F3	FLAT	82.96	82.63	9	
	F4	FLAT	83.57	82.63	9	
	F5	FLAT	96.00	94.64	12	
	F6	FLAT	96.13	95.81	12	
	F7	FLAT	95.63	95.30	12	
LOWER GROUND FLOOR PLAN	SHOP	SHOP	295.05	293.93	6	3
	SHOP	SHOP	165.96	165.36	3	
	SHOP	SHOP	109.98	109.19	1	
UPPER GROUND FLOOR PLAN	SHOP	SHOP	165.95	165.35	3	3
	SHOP	SHOP	290.49	289.38	6	
	SHOP	SHOP	226.37	225.58	1	
Total:	-	-	4292.62	4260.00	309	37

Building :GOLDEN HERITAGE (BUILDING)

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 FAR Area (Sq.mt.)	Tmnt (No.)
				Lift	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	1103.61	0.00	1103.61	17.12	3.48	916.12	0.00	0.00	30.39	30.39	30.39	00
Lower Ground Floor	900.58	157.85	742.73	17.14	100.74	0.00	0.00	624.85	0.00	624.85	624.85	03
Upper Ground Floor	900.59	1.04	899.55	0.00	128.24	0.00	0.00	771.31	0.00	771.31	771.31	03
First Floor	900.59	1.04	899.55	17.14	165.69	0.00	0.00	716.72	0.00	716.72	716.72	03
Second Floor	784.87	24.94	759.93	17.12	5.95	0.00	736.86	0.00	0.00	736.86	736.86	07
Third Floor	767.37	24.94	742.43	17.12	5.95	0.00	719.36	0.00	0.00	719.36	719.36	07
Fourth Floor	767.37	24.94	742.43	17.12	5.95	0.00	719.36	0.00	0.00	719.36	719.36	07
Fifth Floor	767.37	24.94	742.43	17.12	5.95	0.00	719.36	0.00	0.00	719.36	719.36	07
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 :	6892.35	259.69	6632.66	119.88	421.95	916.12	2894.94	2112.89	30.39	5038.21	5038.21	37
Total Number of Same Buildings :	1	-	-	-	-	-	-	-	-	-	-	-
Total :	6892.35	259.69	6632.66	119.88	421.95	916.12	2894.94	2112.89	30.39	5038.21	5038.21	37

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.	Reqd./Unit
GOLDEN HERITAGE (BUILDING)	Commercial	Shop	>0	50	1885.82	1	26	-	-	-	-	-
			>0	50	1885.82	-	-	-	-	-	1	79
	Residential	Residential Bldg/Apartment	>0	1	28.00	1.00	28	-	-	-	-	-
			>0	1	28.00	-	-	-	-	-	1	28
			>0	1	28.00	-	-	-	1	3	-	-
Total :	-	-	-	-	-	54	-	3	3	107		

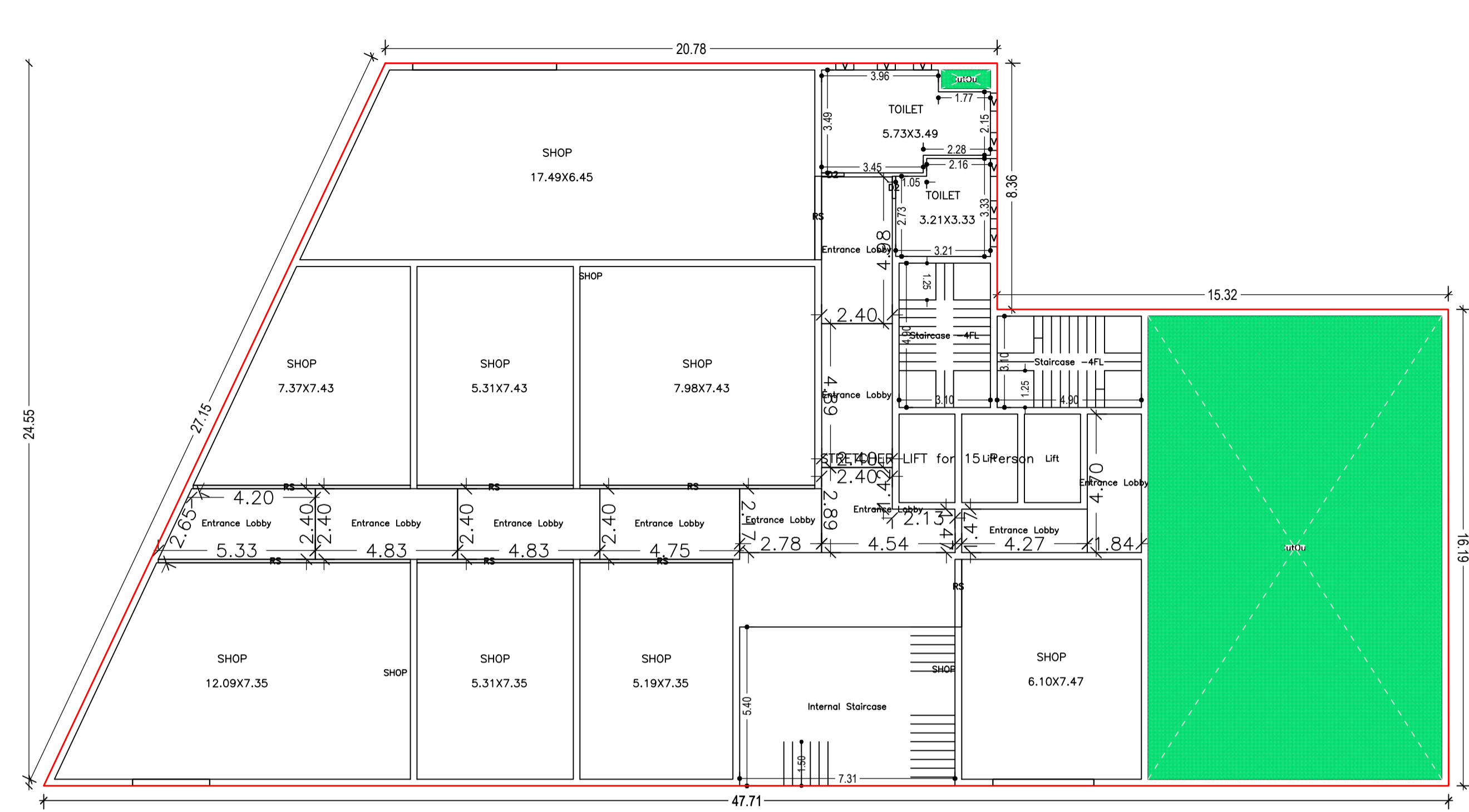
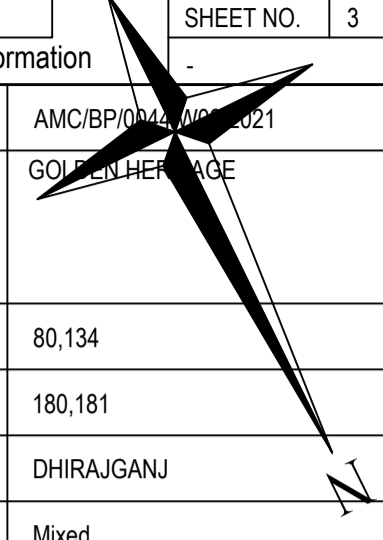
Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	45	562.50
Two Stack Car	-	-	12	150.00
Total Car	54	675.00	57	712.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	107	214.00
Total TwoWheeler	107	214.00	107	214.00
Other Parking	-	-	-	501.67
Total	-	926.50	-	1679.67

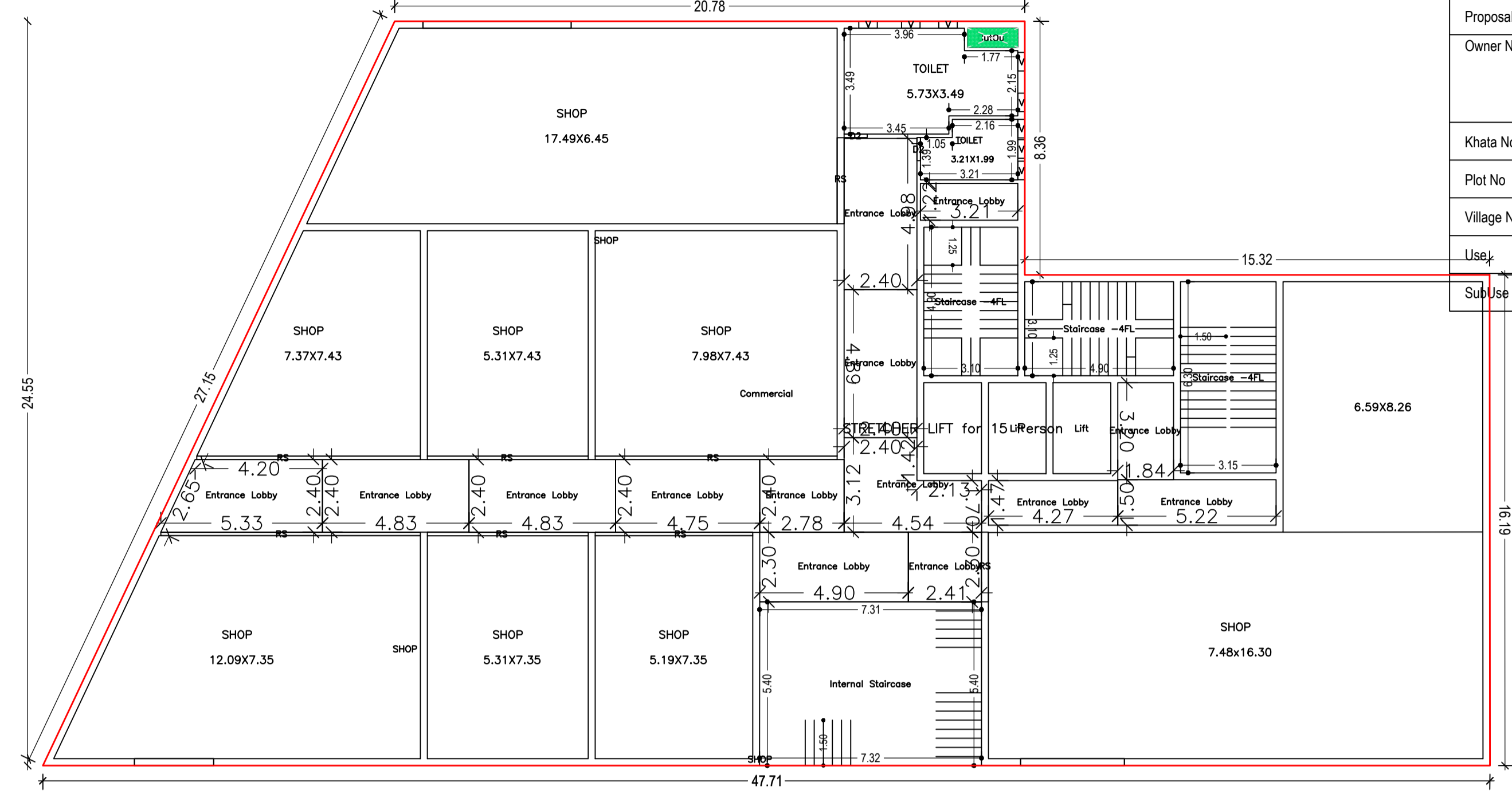
LTP NAME AND SIGNATURE NIKHIL SHUKLA AMC/ARC/0045/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information

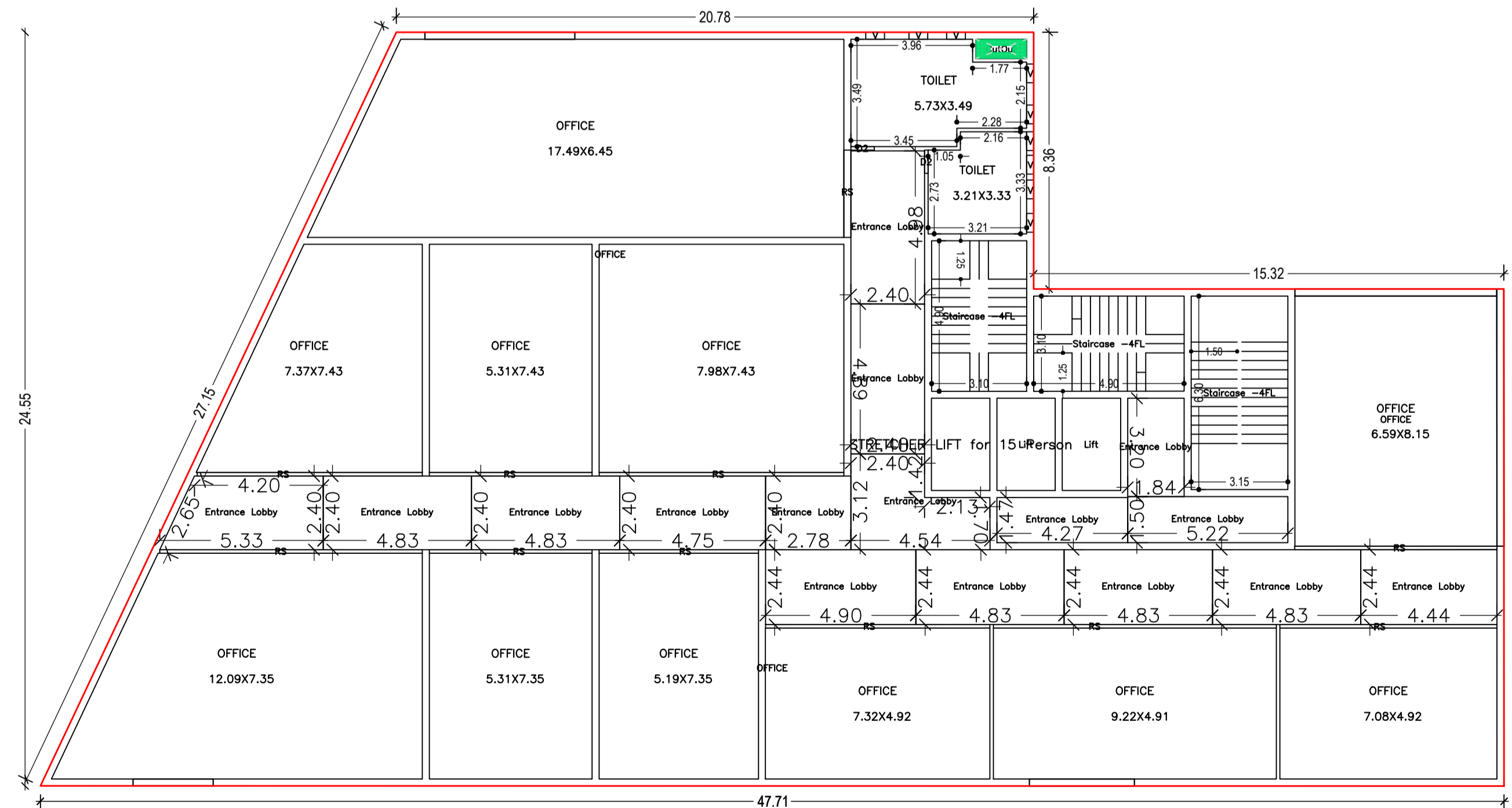
Proposal File No.	AMC/BP/004/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
Sub Use	Resi+Comm



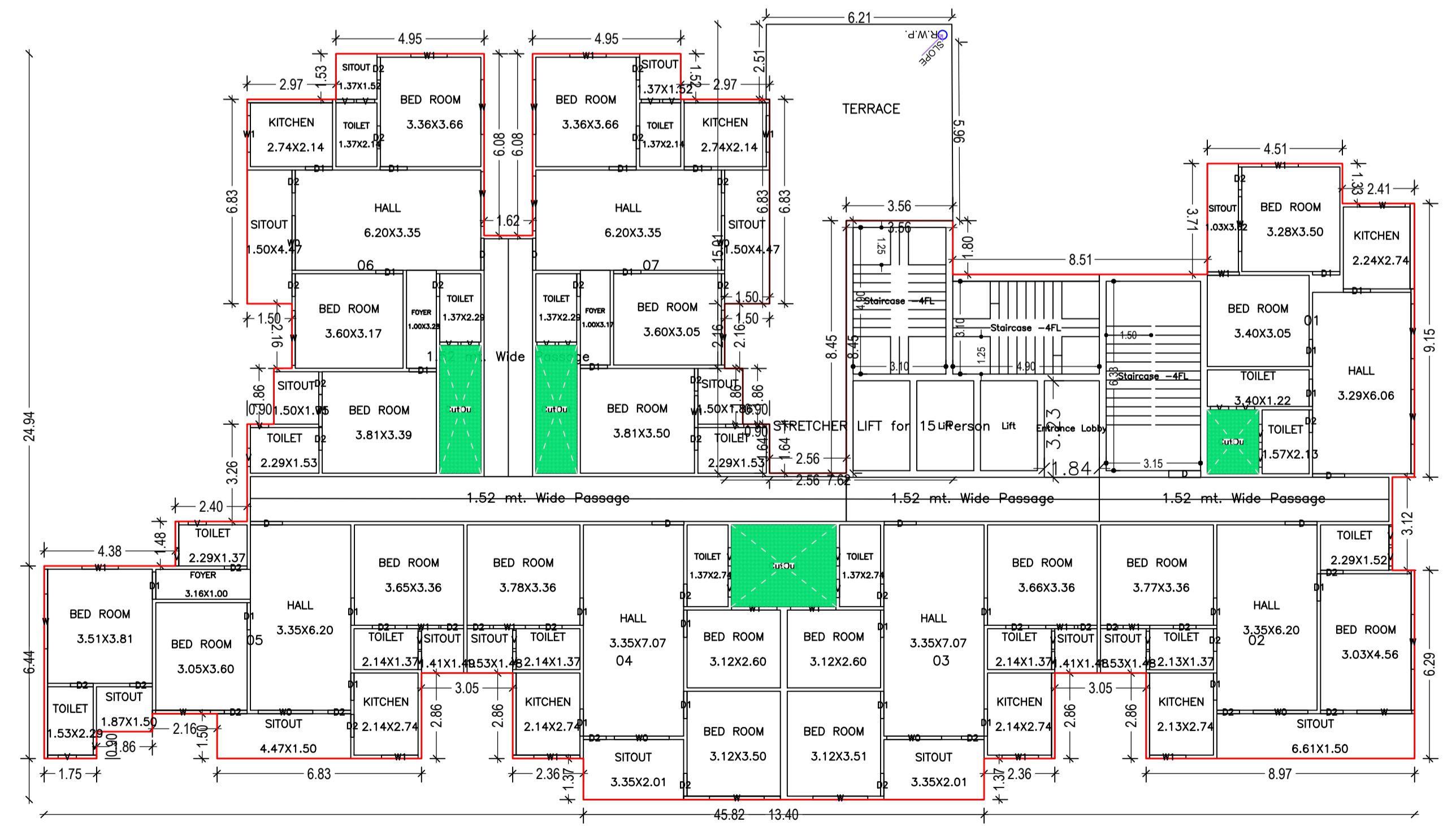
LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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

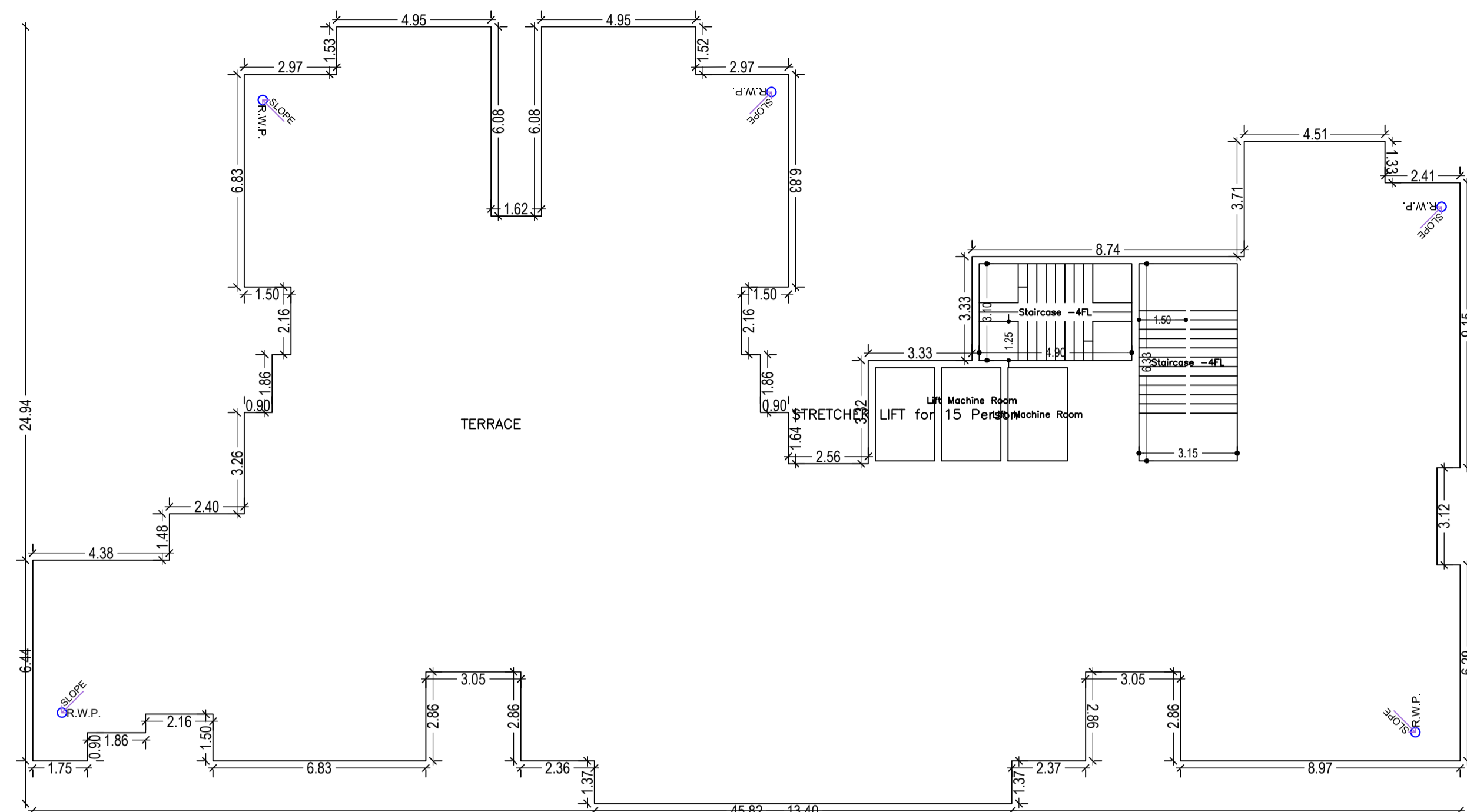
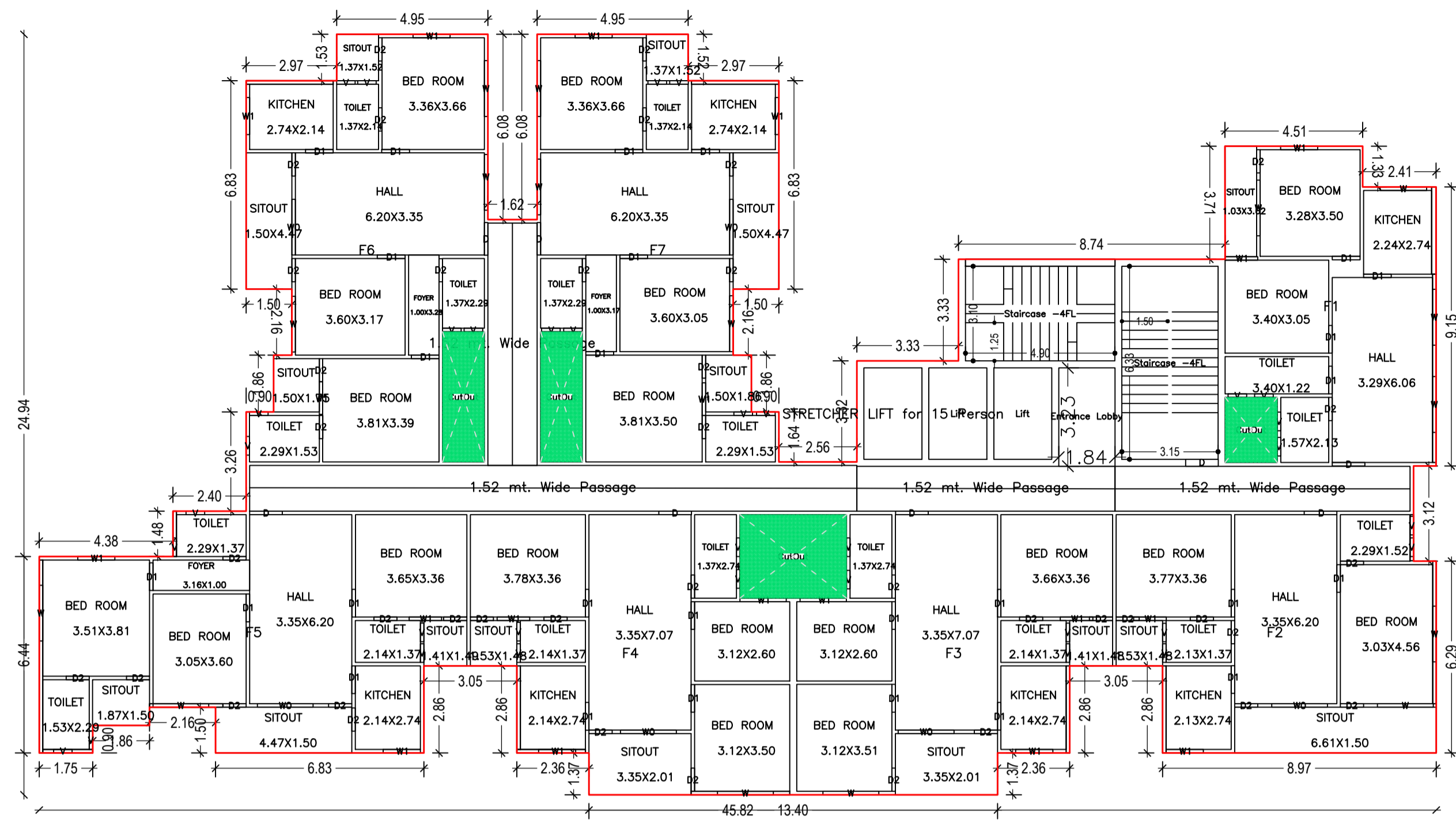


SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA AMC/ARC/0045/2017			

Proposal Basic Information

Proposal File No.	AMC/BP/004/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
SubUse	Resi+Comm



SCHEDULE OF DOOR:

TERRACE FLOOR PLAN (SCALE 1:100)



FRONT ELEVATION

SCALE - 1:100

- ±21.80 Terrace Lev.
- ±18.70 5th Floor Lev.
- ±15.75 4th Floor Lev.
- ±12.65 3rd Floor Lev.
- ±9.60 2nd Floor Lev.
- ±6.00 1st Floor Lev.
- ±2.40 U.G. Floor Lev.
- Road Lev. ±0.00
- 1.20 L.C. Floor Lev.
- 3.79

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
GOLDEN HERITAGE (BUILDING)	D2	0.76	2.10	166
GOLDEN HERITAGE (BUILDING)	D1	0.91	2.10	108
GOLDEN HERITAGE (BUILDING)	D	1.07	2.10	32
GOLDEN HERITAGE (BUILDING)	RS	2.30	2.10	02
GOLDEN HERITAGE (BUILDING)	RS	2.84	2.10	03
GOLDEN HERITAGE (BUILDING)	RS	5.30	2.10	01
GOLDEN HERITAGE (BUILDING)	RS	5.31	2.10	05
GOLDEN HERITAGE (BUILDING)	RS	6.59	2.10	01
GOLDEN HERITAGE (BUILDING)	RS	7.08	2.10	01
GOLDEN HERITAGE (BUILDING)	RS	7.32	2.10	01
GOLDEN HERITAGE (BUILDING)	RS	7.34	2.10	01
GOLDEN HERITAGE (BUILDING)	RS	7.37	2.10	02
GOLDEN HERITAGE (BUILDING)	RS	7.98	2.10	03
GOLDEN HERITAGE (BUILDING)	RS	8.56	2.10	03
GOLDEN HERITAGE (BUILDING)	RS	9.22	2.10	01

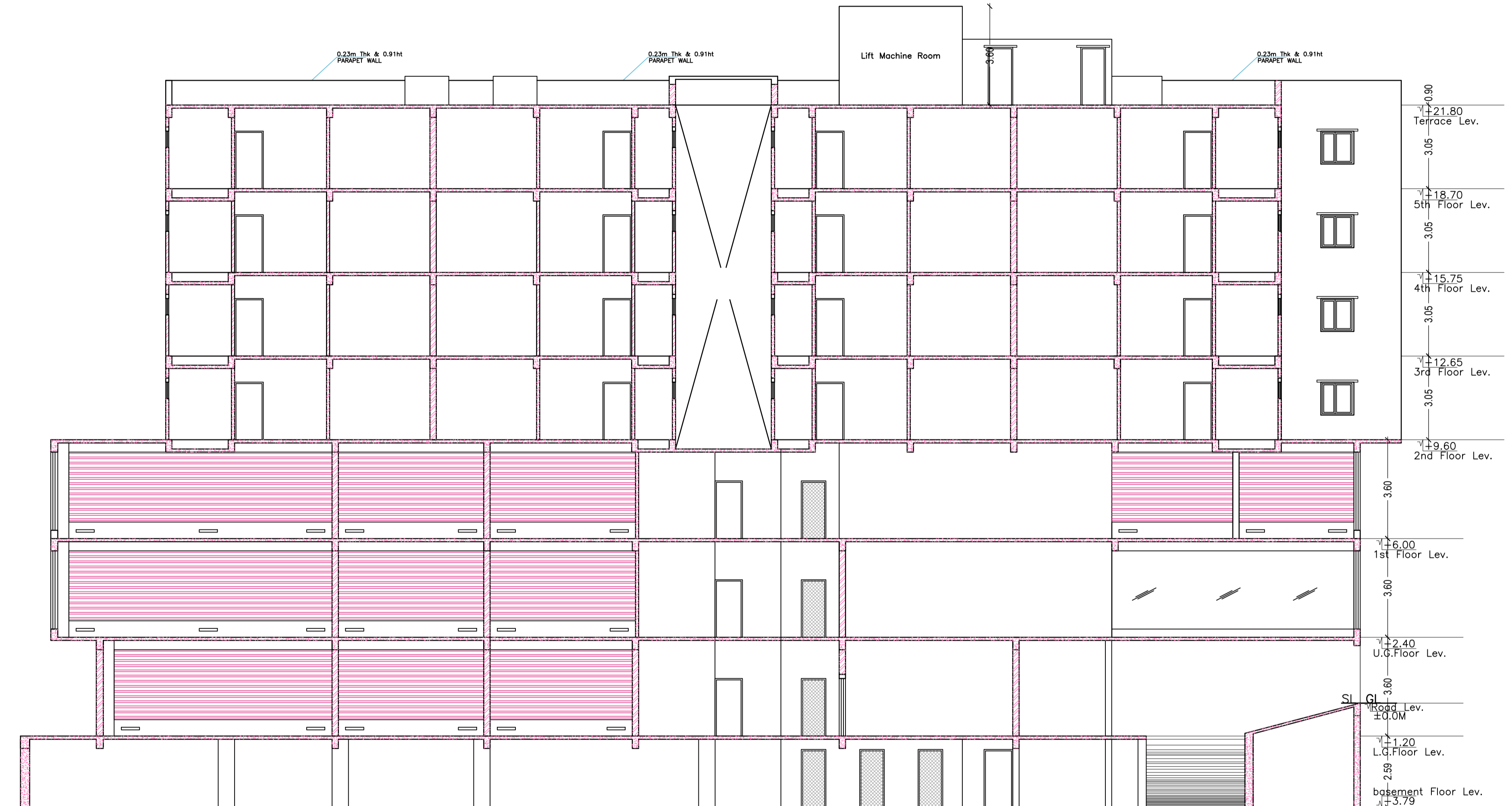
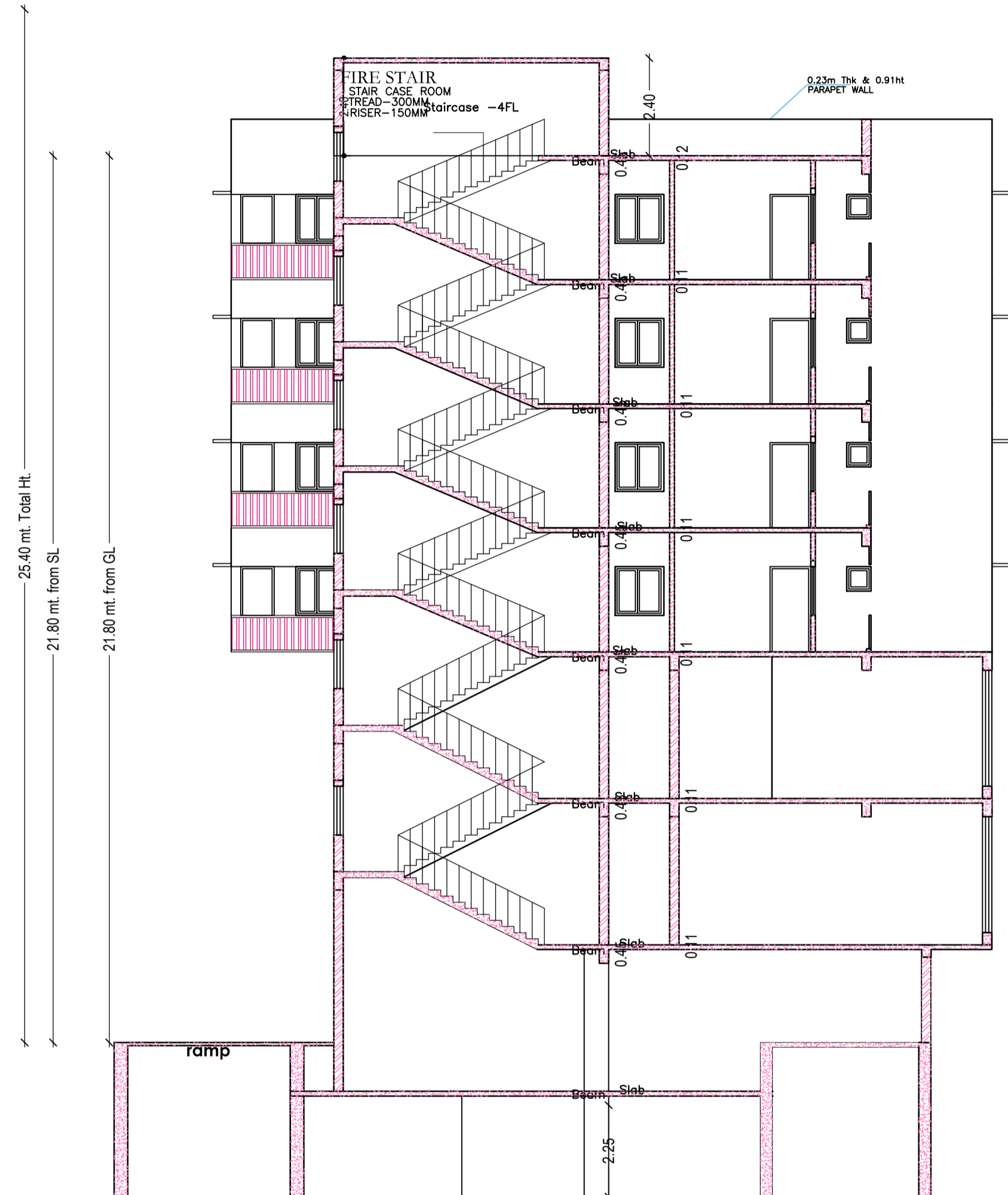
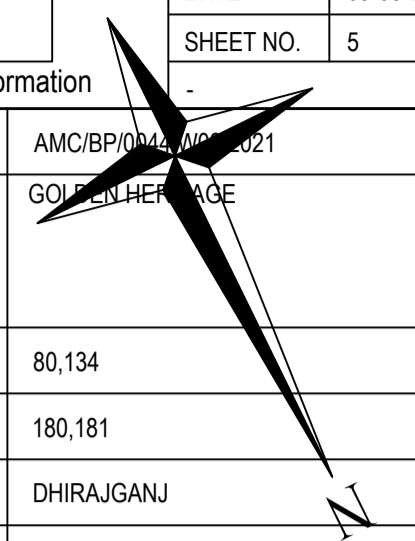
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
GOLDEN HERITAGE (BUILDING)	V	0.61	0.61	161
GOLDEN HERITAGE (BUILDING)	W1	1.07	2.44	28
GOLDEN HERITAGE (BUILDING)	W1	1.22	1.20	40
GOLDEN HERITAGE (BUILDING)	W1	1.52	1.20	08
GOLDEN HERITAGE (BUILDING)	W	1.52	1.22	04
GOLDEN HERITAGE (BUILDING)	W	1.83	1.20	60
GOLDEN HERITAGE (BUILDING)	W0	1.83	2.44	24

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA AMC/ARC/0045/2017			

Proposal Basic Information

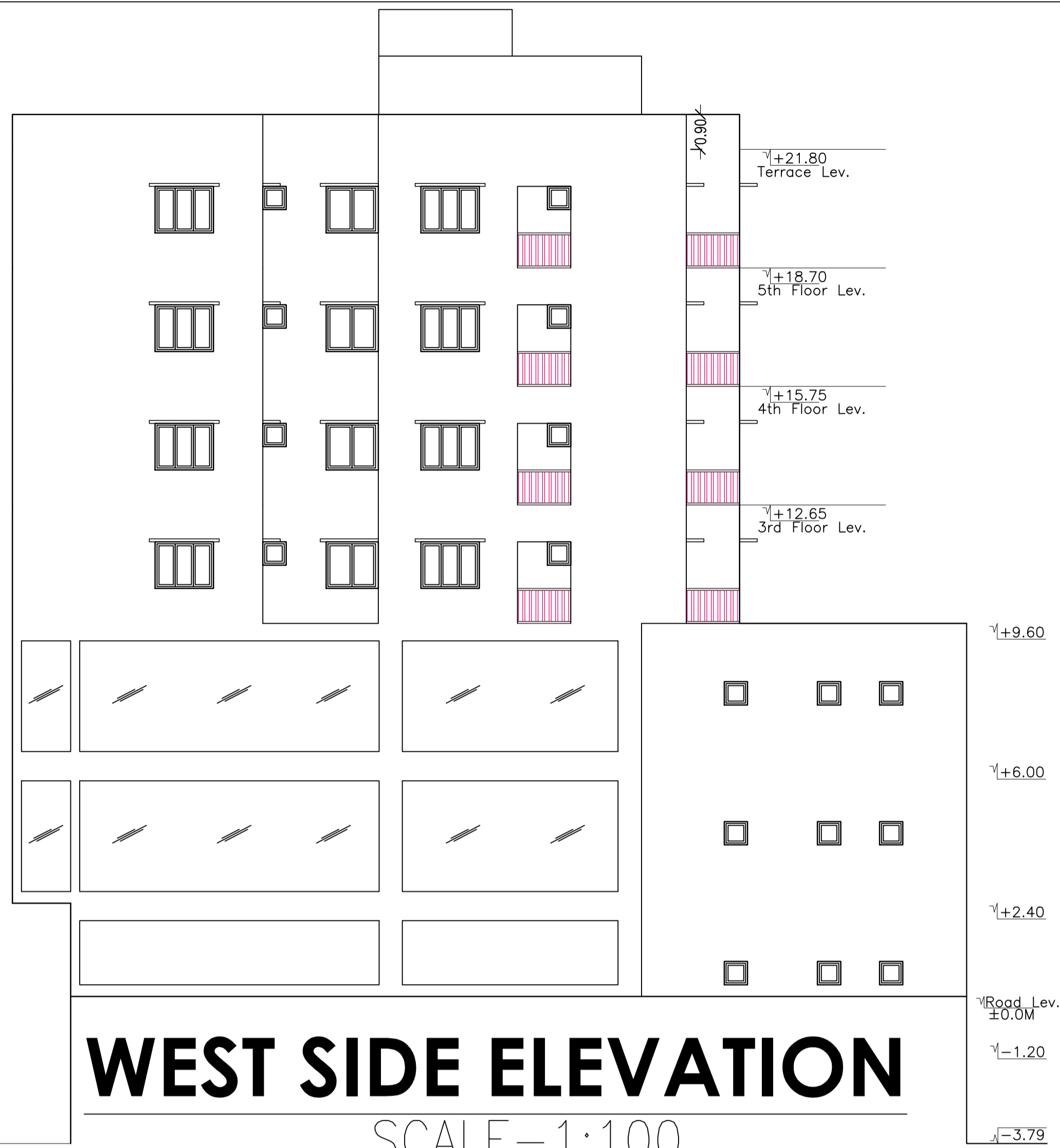
Proposal File No.	AMC/BP/004/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
SubUse	Resi+Comm



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NIKHIL SHUKLA AMC/ARC/0045/2017			

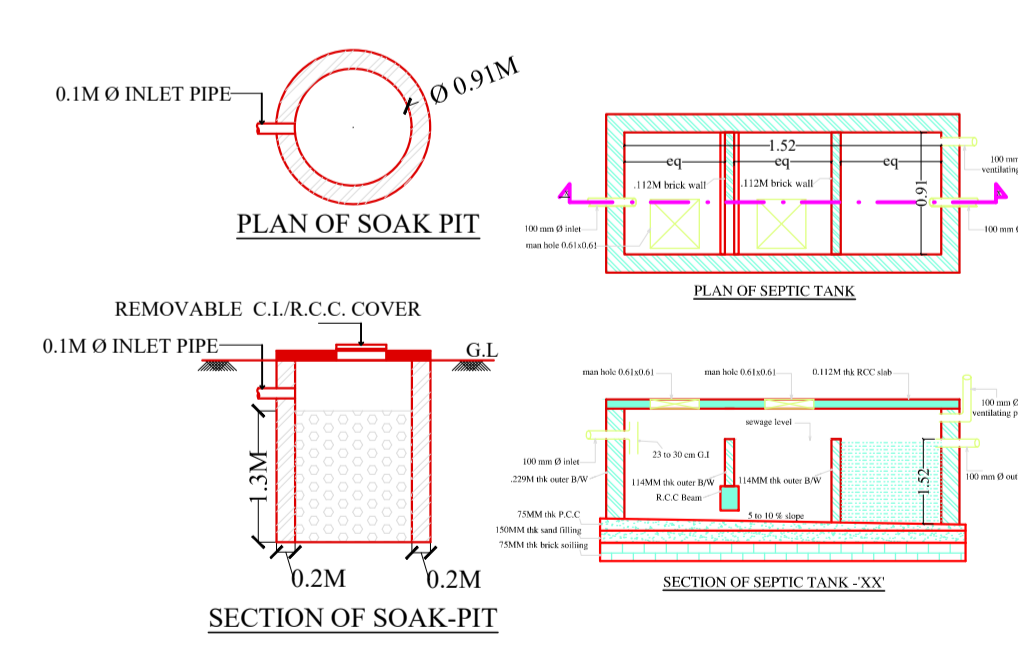
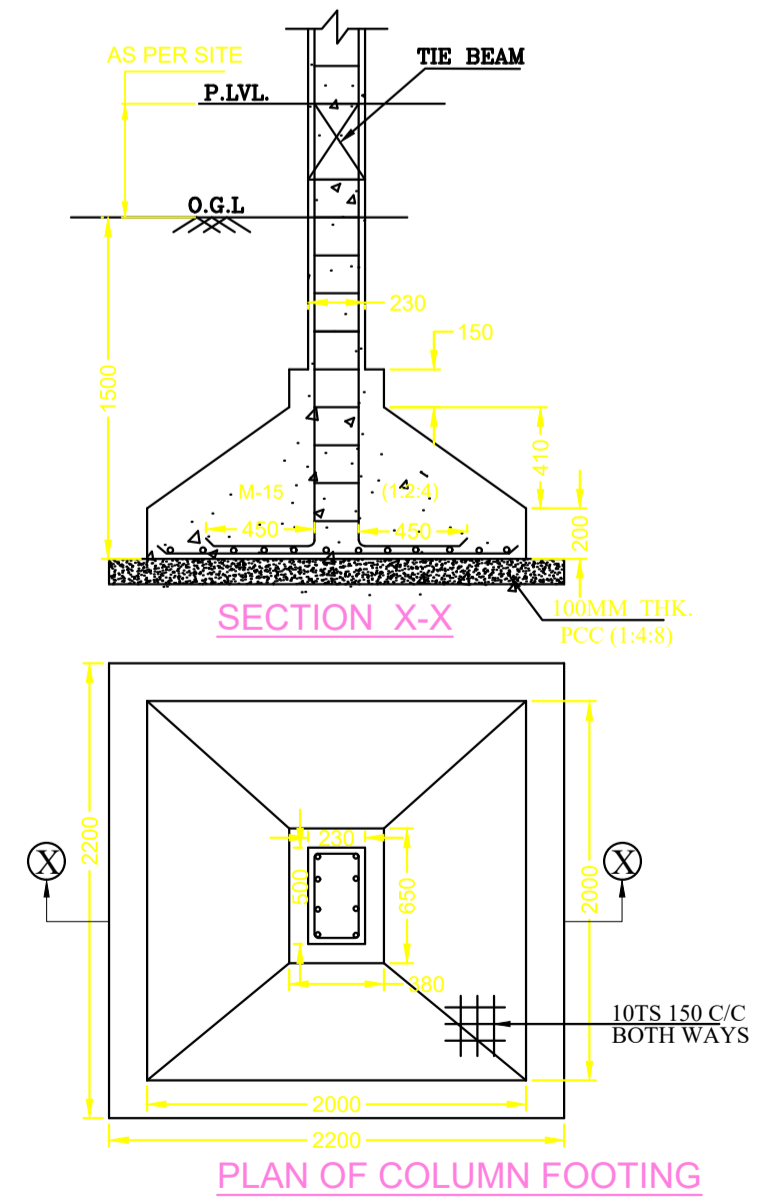
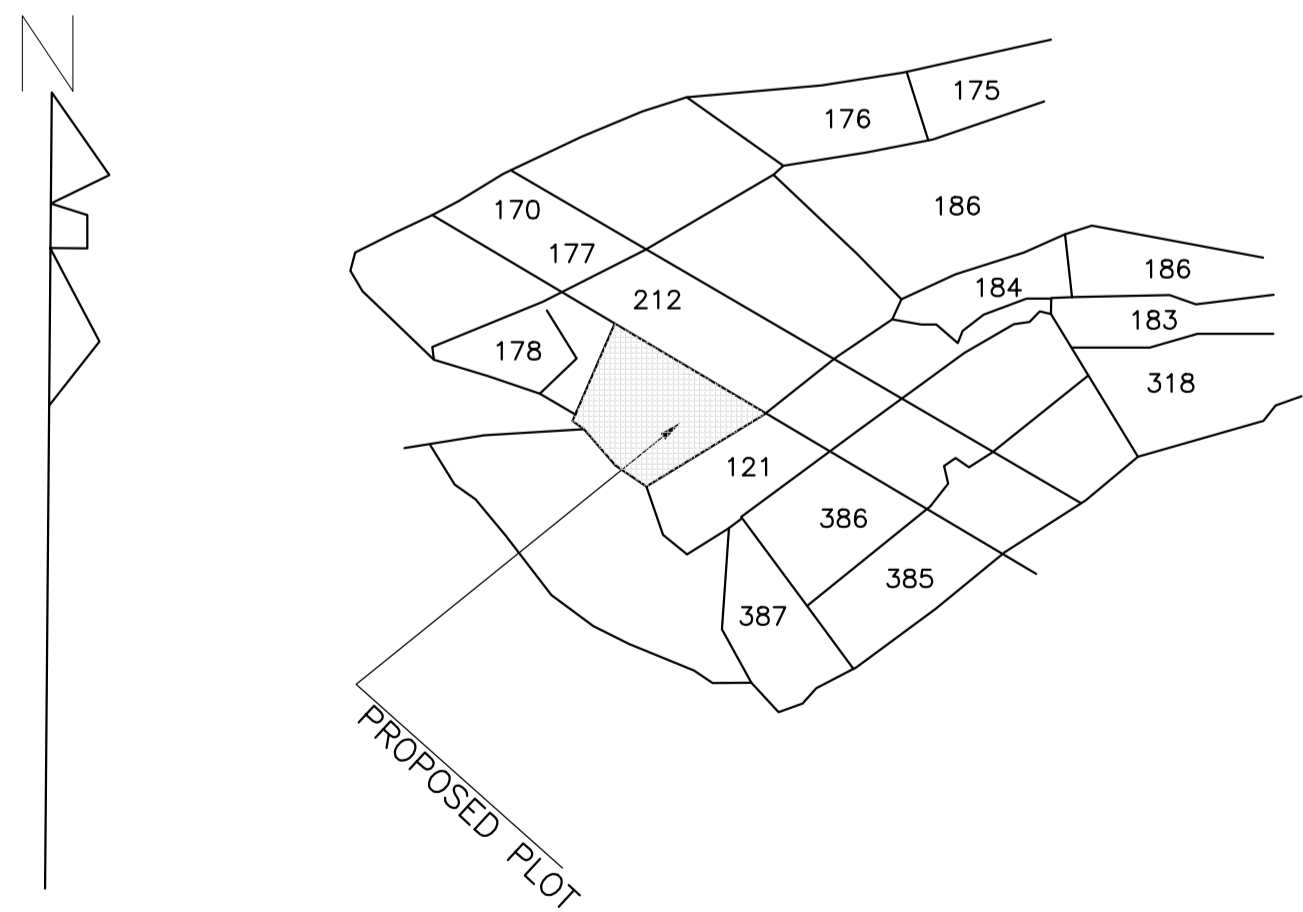
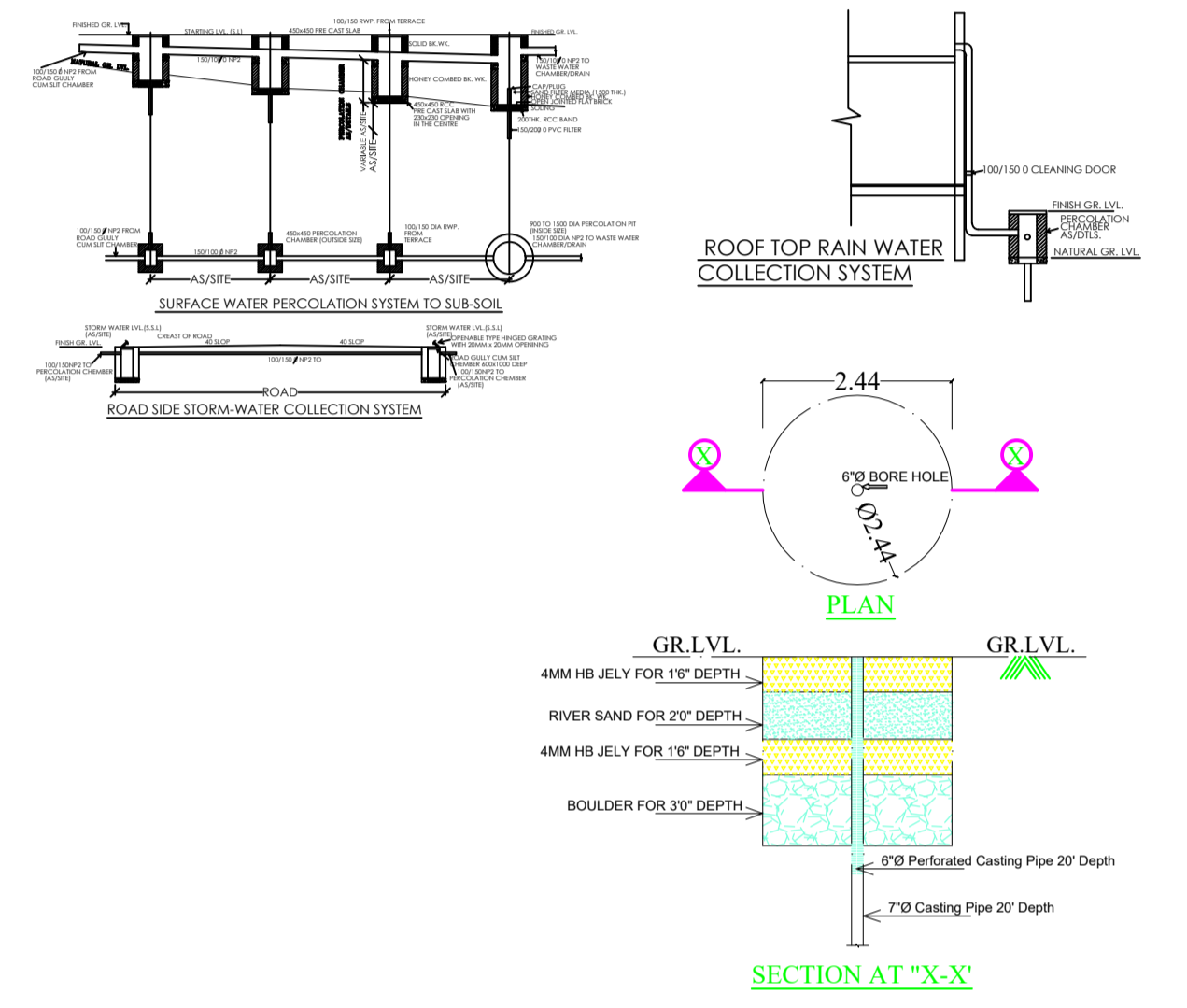
Proposal Basic Information

Proposal File No.	AMC/BP/04/06/2021
Owner Name	GOLDEN HERITAGE
Khata No	80,134
Plot No	180,181
Village Name	DHIRAJGANJ
Use	Mixed
SubUse	Resi+Comm



WEST SIDE ELEVATION

SCALE - 1:100



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NIKHIL SHUKLA AMC/ARC/0045/2017			