

Proposal Basis Information	
Proposal File No	AMC/BP/0083/W13/2023
Owner Name	VITI ENTERPRISES REP. BY RATAN SAHARIA
Khata No	279,99(OLD) 94,180(NEW)
Plot No	1016,1016/1838(O),433(N)
Village Name	DINDLI
Use	Mixed
SubUse	Resi+Comm

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
BLOCK B (BUILDING)	Residential	ResiComm Bldg	Multistoried
BLOCK A (BUILDING)	Residential	ResiComm Bldg	Multistoried

Buildingwise Floor FAR Details

Floor Name	BLOCK B (BUILDING)		BLOCK A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	461.88	37.29	0.00	0.00	461.88	37.29
Ground And Parking Floor	0.00	0.00	336.49	181.70	336.49	181.70
First Floor	510.34	451.40	349.89	315.00	860.23	766.40
Second Floor	510.34	451.40	349.89	315.00	860.23	766.40
Third Floor	510.34	451.40	349.89	315.00	860.23	766.40
Fourth Floor	510.34	451.40	349.89	315.00	860.23	766.40
Fifth Floor	510.34	451.40	349.89	315.00	860.23	766.40
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	3013.58	2294.29	2085.94	1756.70	5099.52	4050.99

COLOR INDEX

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

AREA STATEMENT		VERSION NO.: 1.0.70
ADITYAPUR MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN	Plot Use: Mixed	
LOCAL BODIES	Plot SubUse: Resi+Comm	
District: EAST SINGBHMUM	PlotNearby/ReligiousStructure: NA	
Authority: ADITYAPUR MUNICIPAL CORPORATION		
Inward_No: AMC/BP/0083/W13/2023	Plot/SubPlot No: 1016,1016/1838(O),433(N)	
Application Type: General Proposal	North: Road Width -	
Project Type: Building Permission	South: Road Width - 6.10	
Nature of Development: New	East: Road Width - 6.10	
Location of Development Area: Old Area	West: Road Width - 8.54	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1902.71
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1902.71
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		203.52
Total		203.52
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1699.19
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1902.71
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	1902.71
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		951.35
Proposed Coverage Area (41.41 %)		787.90
Total Prop. Coverage Area (41.41 %)		787.90
Balance coverage area (8.59 %)		163.45
FAR CHECK		
Perm. FAR Area (2.500)		4756.77
Total Perm. FAR area		4756.77
Residential FAR		3832.03
Commercial FAR		178.34
Proposed FAR Area		4051.01
Total Proposed FAR Area		4051.01
Consumed FAR (Factor)		2.13
Balance FAR Area		705.76
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		5099.52
ARCHITECT (Regd)		
ENGINEER (Regd)	NIKHIL SHUKLA	
SUPERVISOR (Regd)		
OWNER (Regd)	VITI ENTERPRISES REP. BY RATAN SAHARIA	
DEVELOPMENT AUTHORITY		
LOCAL BODY		

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.)	Tnmt (No.)
					Cutout	StairCase	Lift	Accessory Use	Parking	Resi.				
BLOCK B (BUILDING)	1	3076.98	63.40	3013.58	0.00	44.55	253.31	421.43	2257.00	0.00	28.38	2294.29	2294.29	20
BLOCK A (BUILDING)	1	2128.14	42.20	2085.94	62.88	33.55	91.66	141.15	1575.00	178.34	0.00	1756.70	1756.70	21
Grand Total	2	5205.12	105.60	5099.52	62.88	78.10	344.97	562.59	3832.00	178.34	28.38	4050.99	4050.99	41

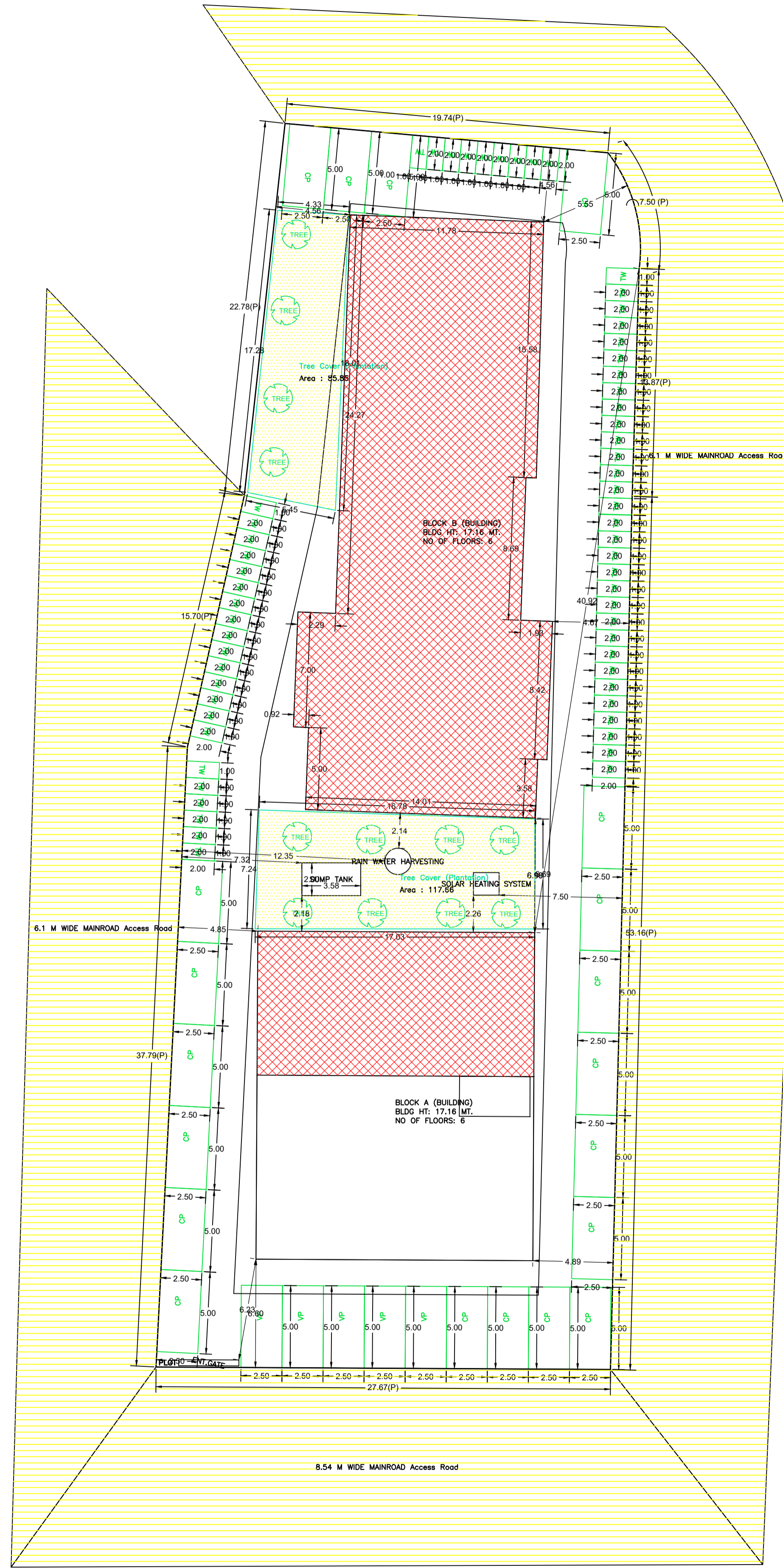
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
BLOCK B (BUILDING)	Residential	ResiComm Bldg	> 0	1	20.00	1.00	20	-	-	-	-		
			> 0	1	20.00	-	-	-	-	1	20		
			> 0	1	20.00	-	-	-	1	2	-	-	
BLOCK A (BUILDING)	Commercial	Shop	> 0	50	164.84	1	3	-	-	-	-		
			> 0	50	164.84	-	-	-	-	-	1	7	
			> 0	1	20.00	1.00	20	-	-	-	-	-	
BLOCK A (BUILDING)	Residential	ResiComm Bldg	> 0	1	20.00	-	-	-	-	-	1	20	
			> 0	1	20.00	-	-	-	-	1	2	-	
			> 0	1	20.00	-	-	-	1	2	-	-	
Total			-	-	-	43	51	-	4	5	-	47	74

Parking Check (Table 7b)

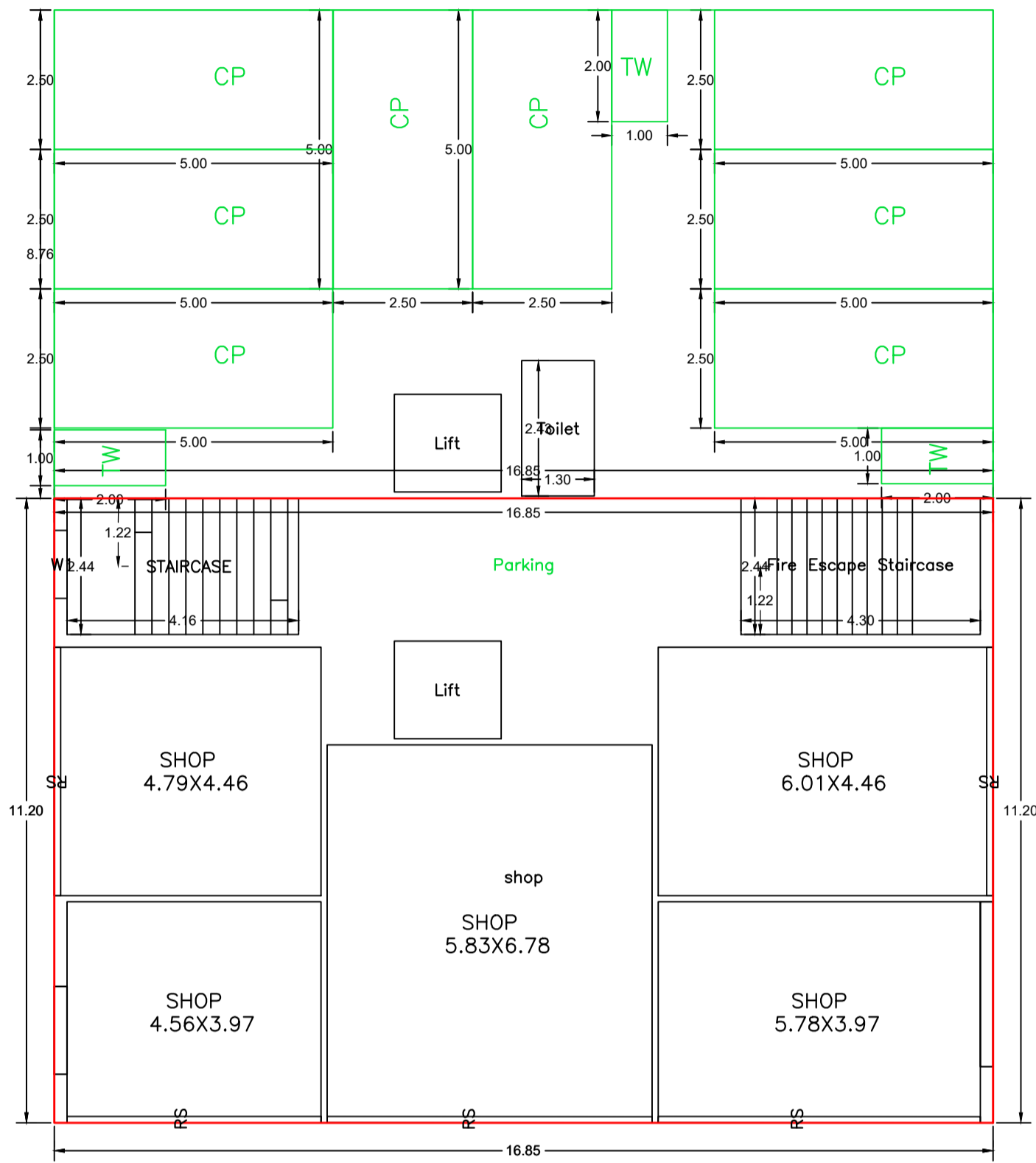
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	51	637.50
Total Car	43	537.50	51	637.50
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	4	50.00	5	62.50
TwoWheeler	-	-	74	148.00
Total TwoWheeler	47	94.00	74	148.00
Other Parking	-	-	-	149.12
Total		681.50		1145.12

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

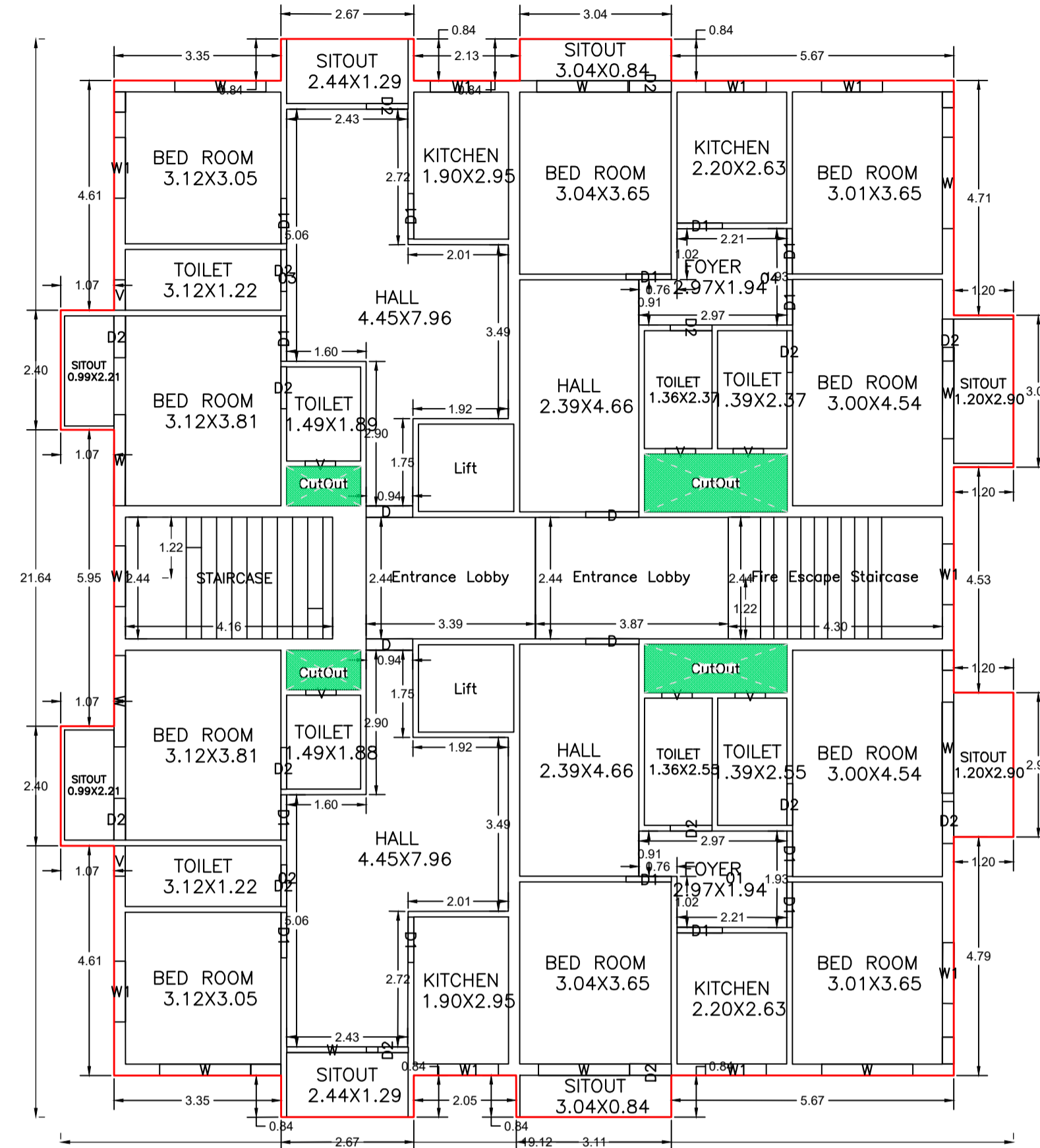


SITE PLAN

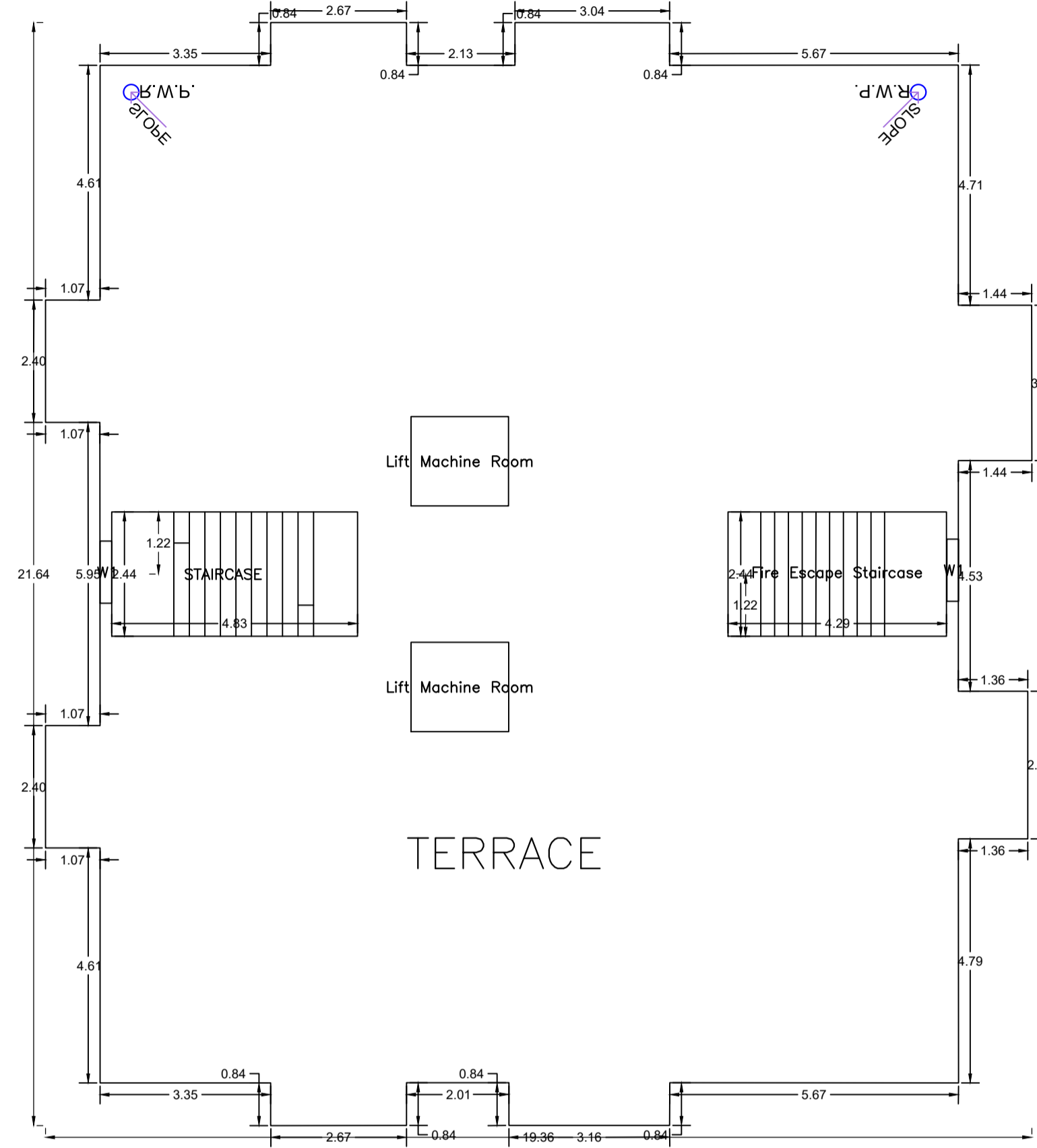
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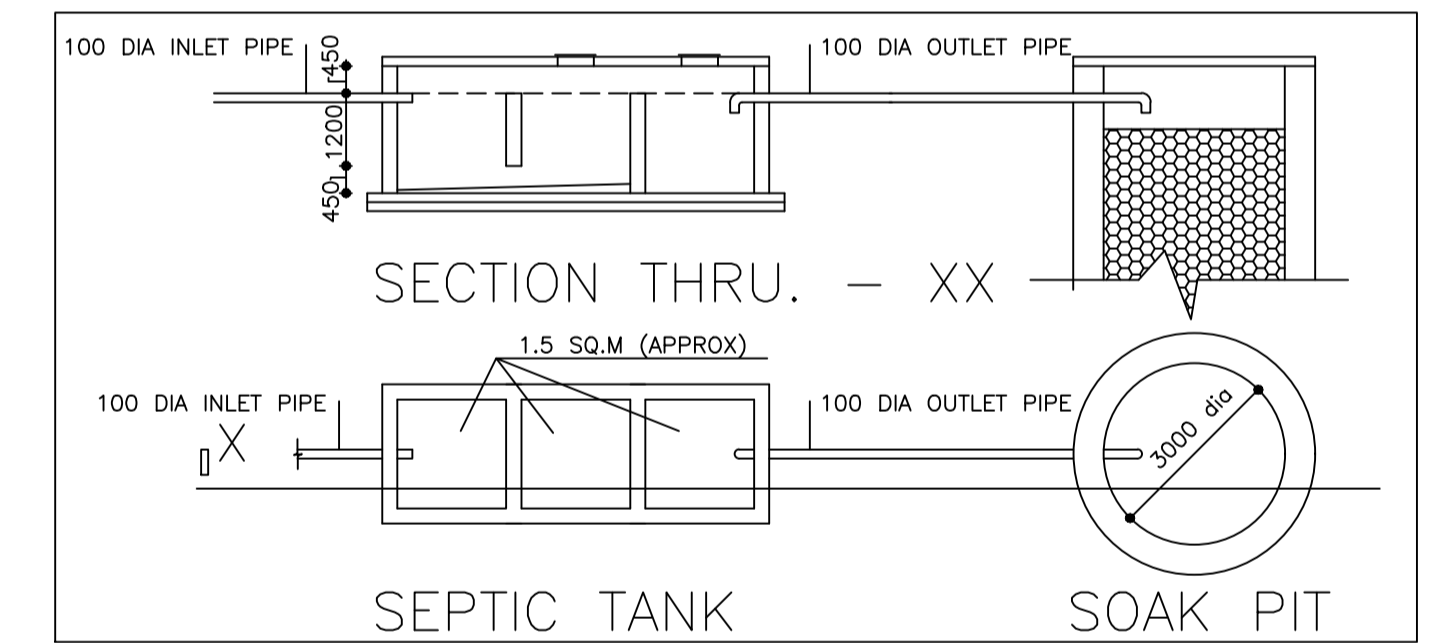
GROUND AND PARKING FLOOR PLAN (Proposed) (SCALE 1:100)



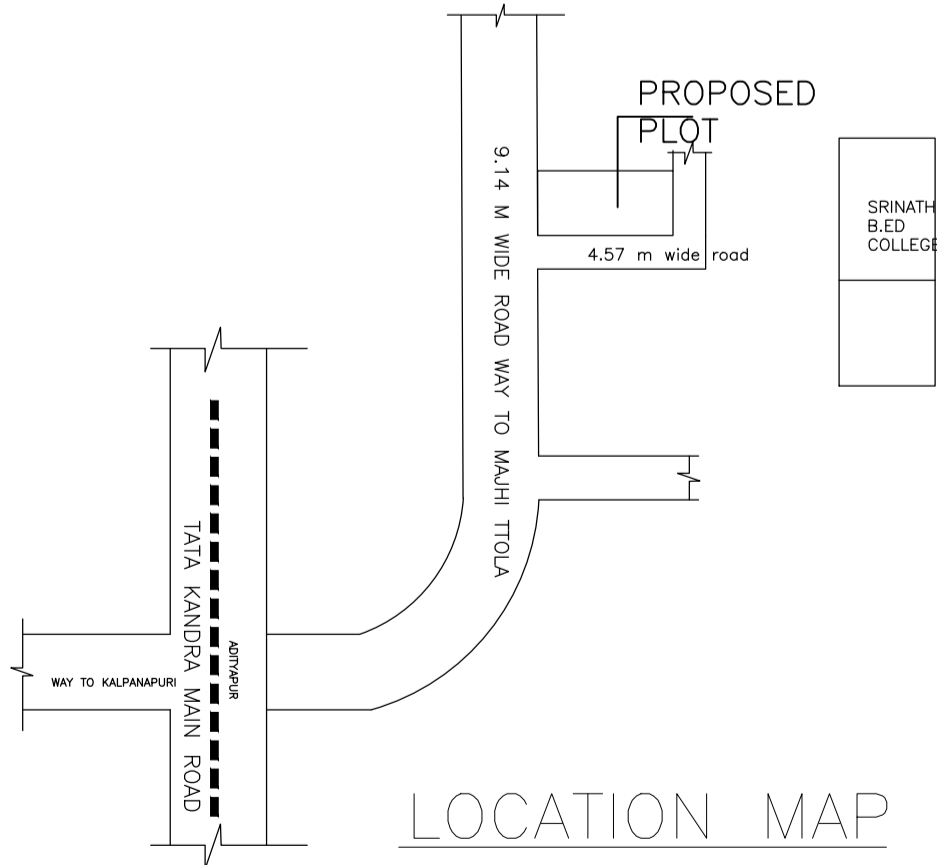
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN (Proposed) (SCALE 1:100)



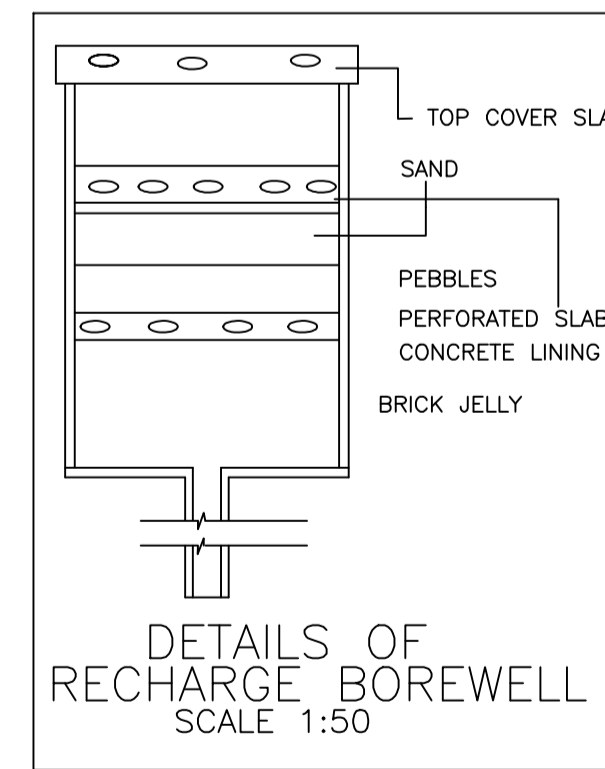
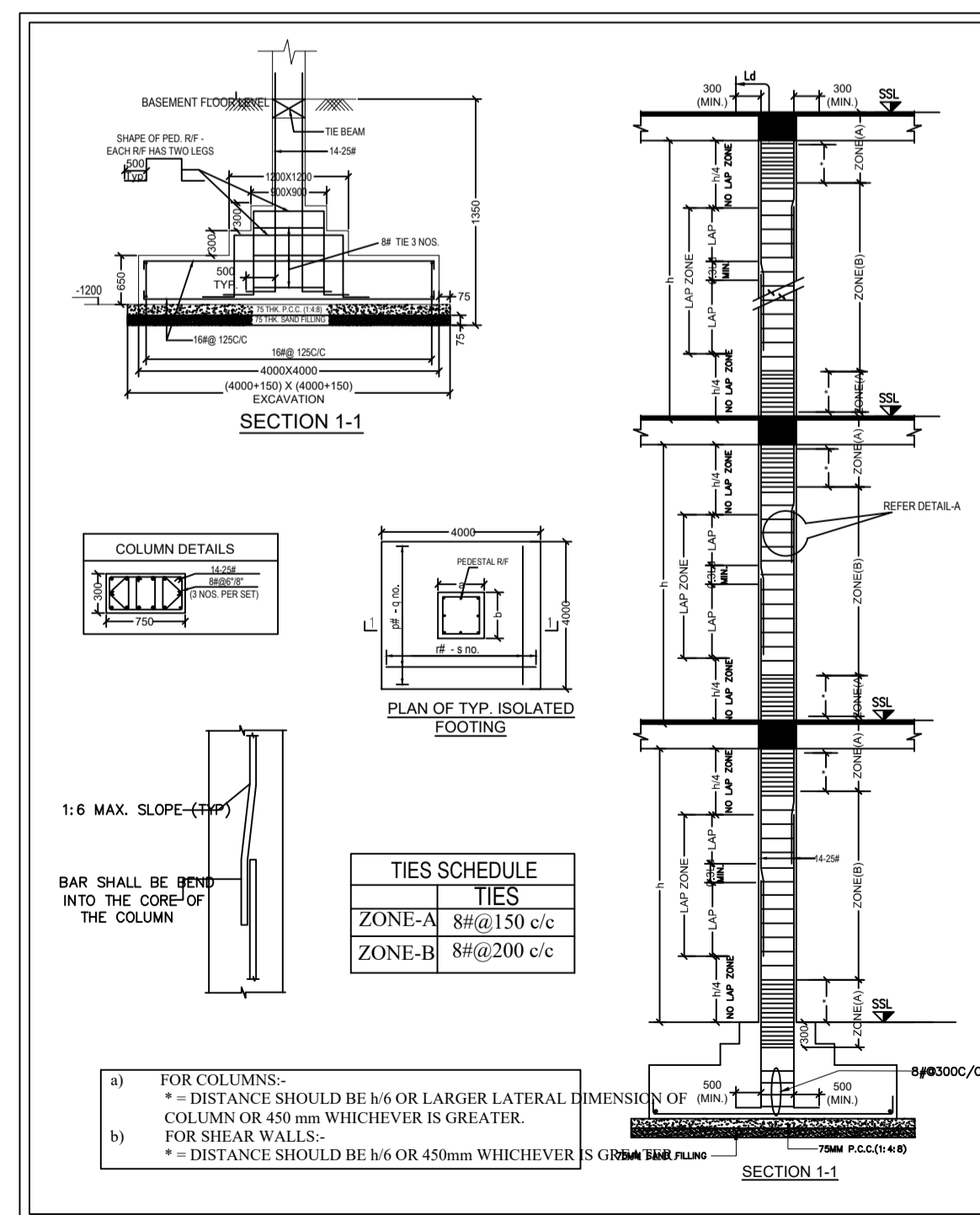
TERRACE FLOOR PLAN (SCALE 1:100)



Building :BLOCK A (BUILDING)



LOCATION MAP

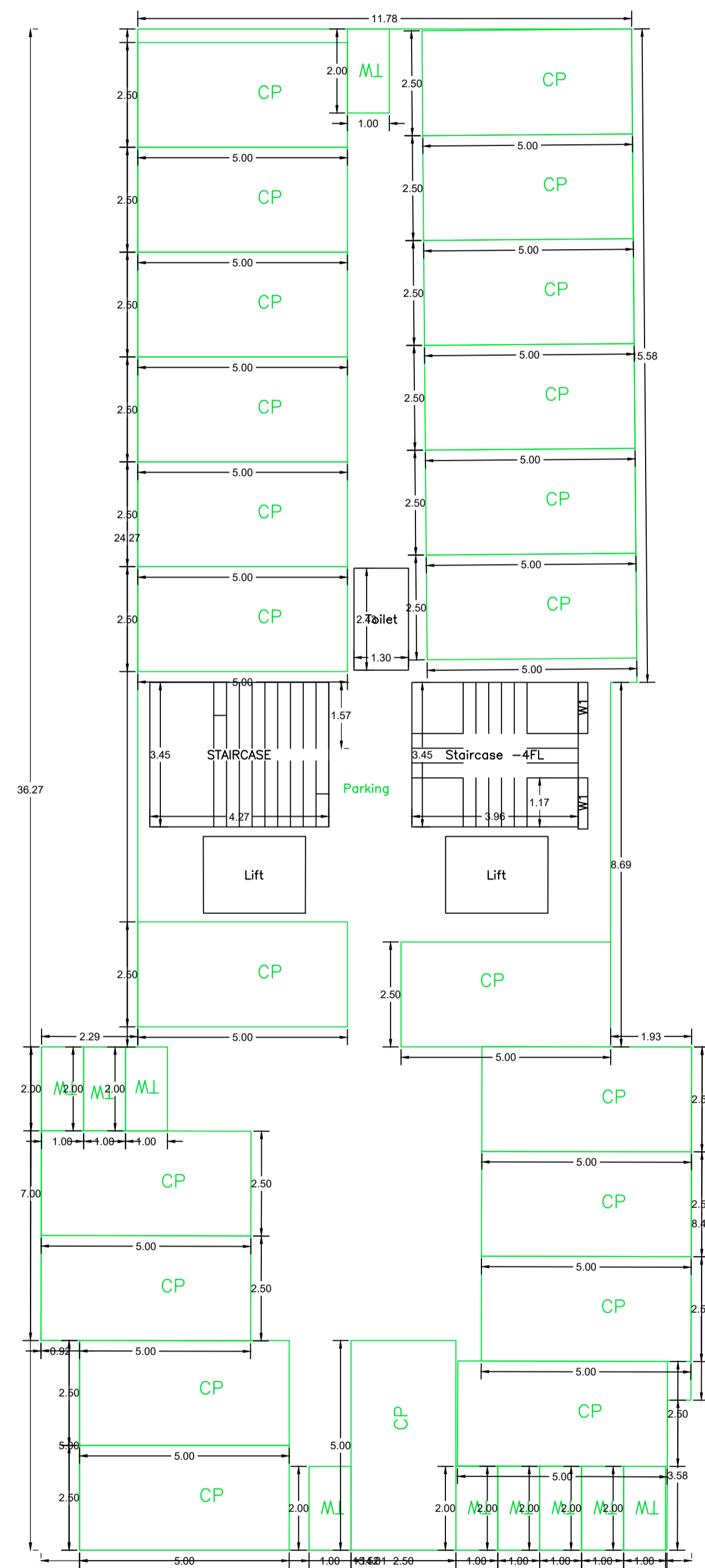


Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed FAR Area (Sq.m.)		Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Tnmt (No.)
				StairCase	Lift	Accessory Use	Parking	Resi.	Commercial			
Ground And Parking Floor	336.49	0.00	336.49	10.48	0.00	3.16	141.15	0.00	178.34	181.70	181.70	01
First Floor	358.33	8.44	349.89	10.48	6.71	17.70	0.00	315.00	0.00	315.00	315.00	04
Second Floor	358.33	8.44	349.89	10.48	6.71	17.70	0.00	315.00	0.00	315.00	315.00	04
Third Floor	358.33	8.44	349.89	10.48	6.71	17.70	0.00	315.00	0.00	315.00	315.00	04
Fourth Floor	358.33	8.44	349.89	10.48	6.71	17.70	0.00	315.00	0.00	315.00	315.00	04
Fifth Floor	358.33	8.44	349.89	10.48	6.71	17.70	0.00	315.00	0.00	315.00	315.00	04
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	2128.14	42.20	2085.94	62.88	33.55	91.66	141.15	1575.00	178.34	1756.70	1756.70	21
Total Number of Same Buildings	1											
Total	2128.14	42.20	2085.94	62.88	33.55	91.66	141.15	1575.00	178.34	1756.70	1756.70	21

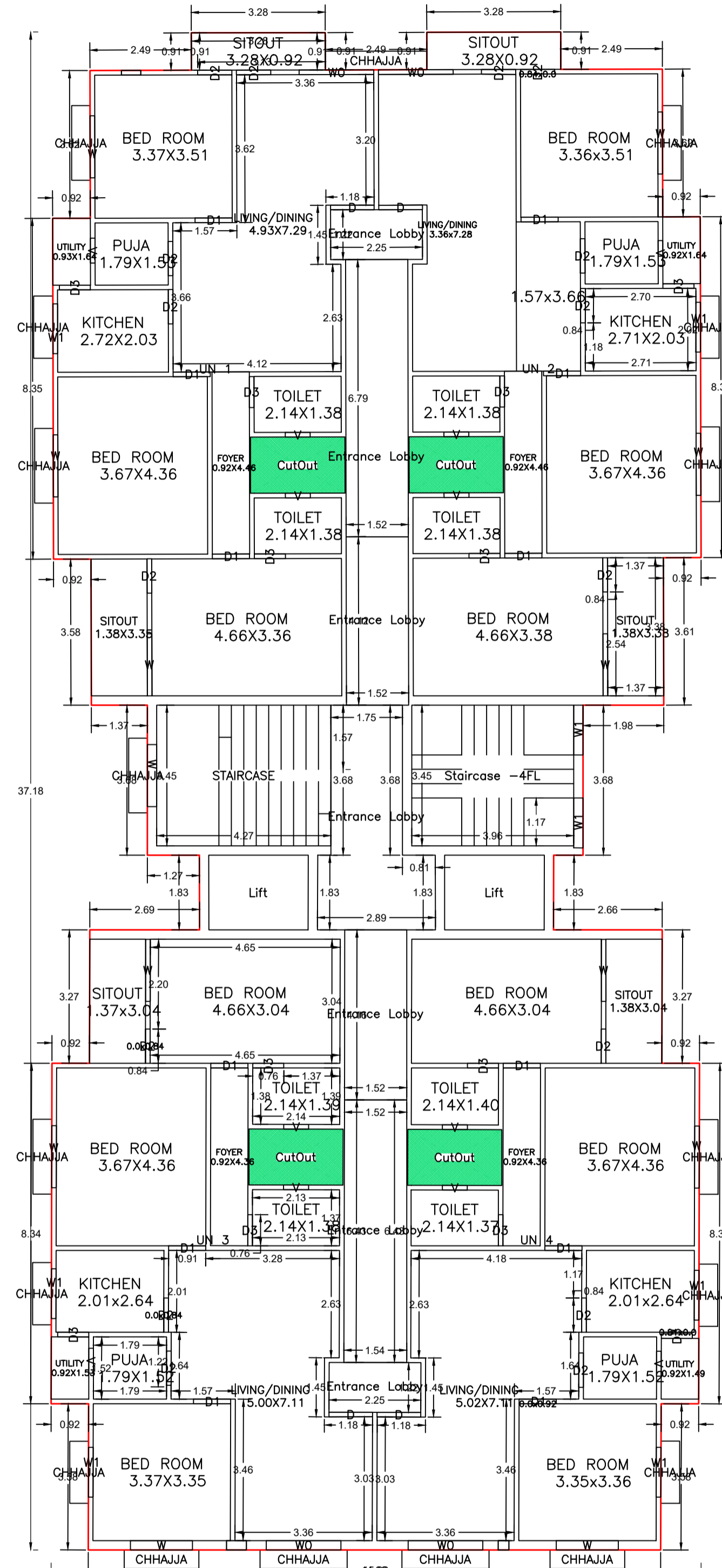
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NIKHIL SHUKLA AMC/ARC/0045/2017			



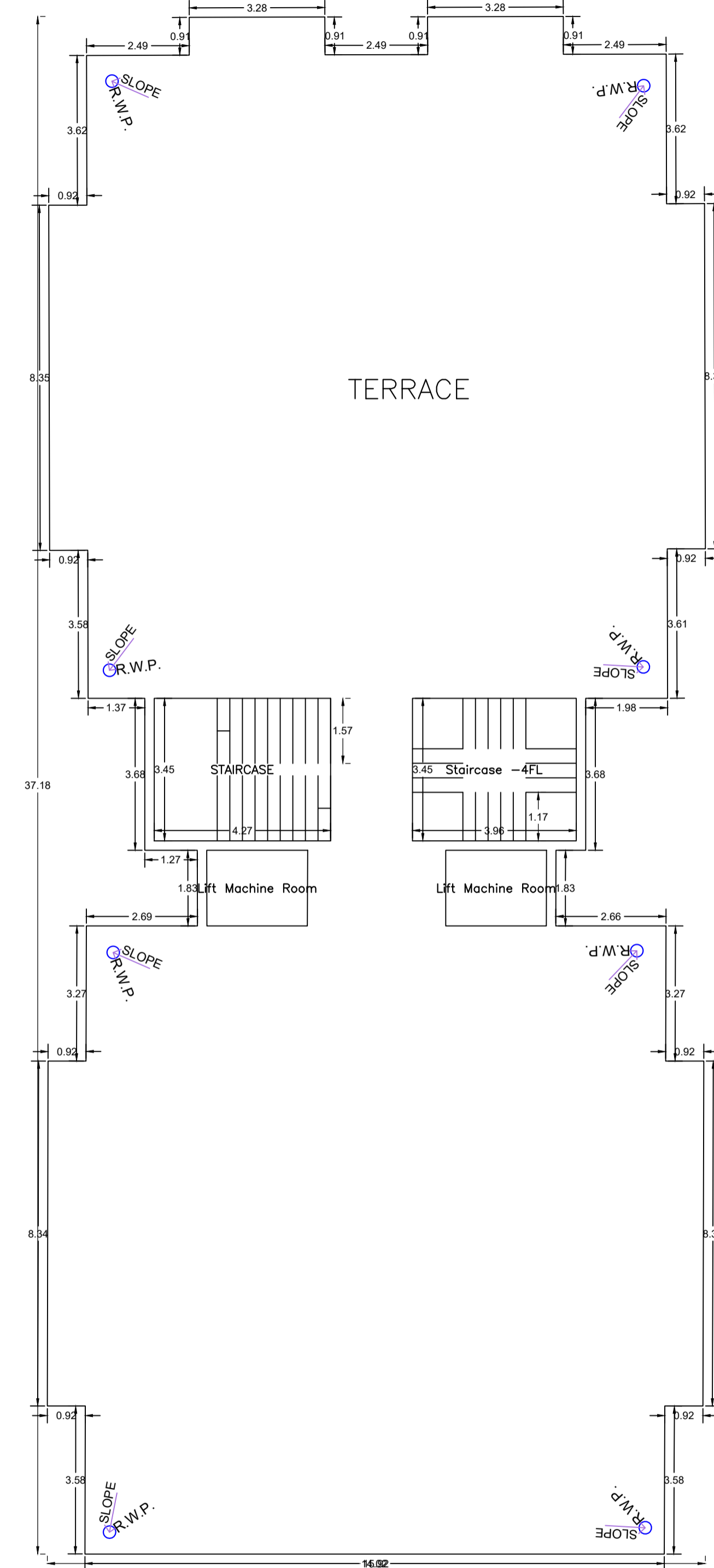
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PARKING FLOOR PLAN
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	D2	0.84	2.13	80
BLOCK A (BUILDING)	D1	0.91	2.13	70
BLOCK A (BUILDING)	D	0.84	2.13	10
BLOCK A (BUILDING)	D	1.07	2.13	10
BLOCK A (BUILDING)	RS	4.46	2.13	02
BLOCK A (BUILDING)	RS	4.56	2.13	01
BLOCK A (BUILDING)	RS	5.78	2.13	01
BLOCK A (BUILDING)	RS	5.83	2.13	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (BUILDING)	V	0.61	1.00	40
BLOCK A (BUILDING)	W1	1.22	1.22	52
BLOCK A (BUILDING)	W	1.83	1.22	55

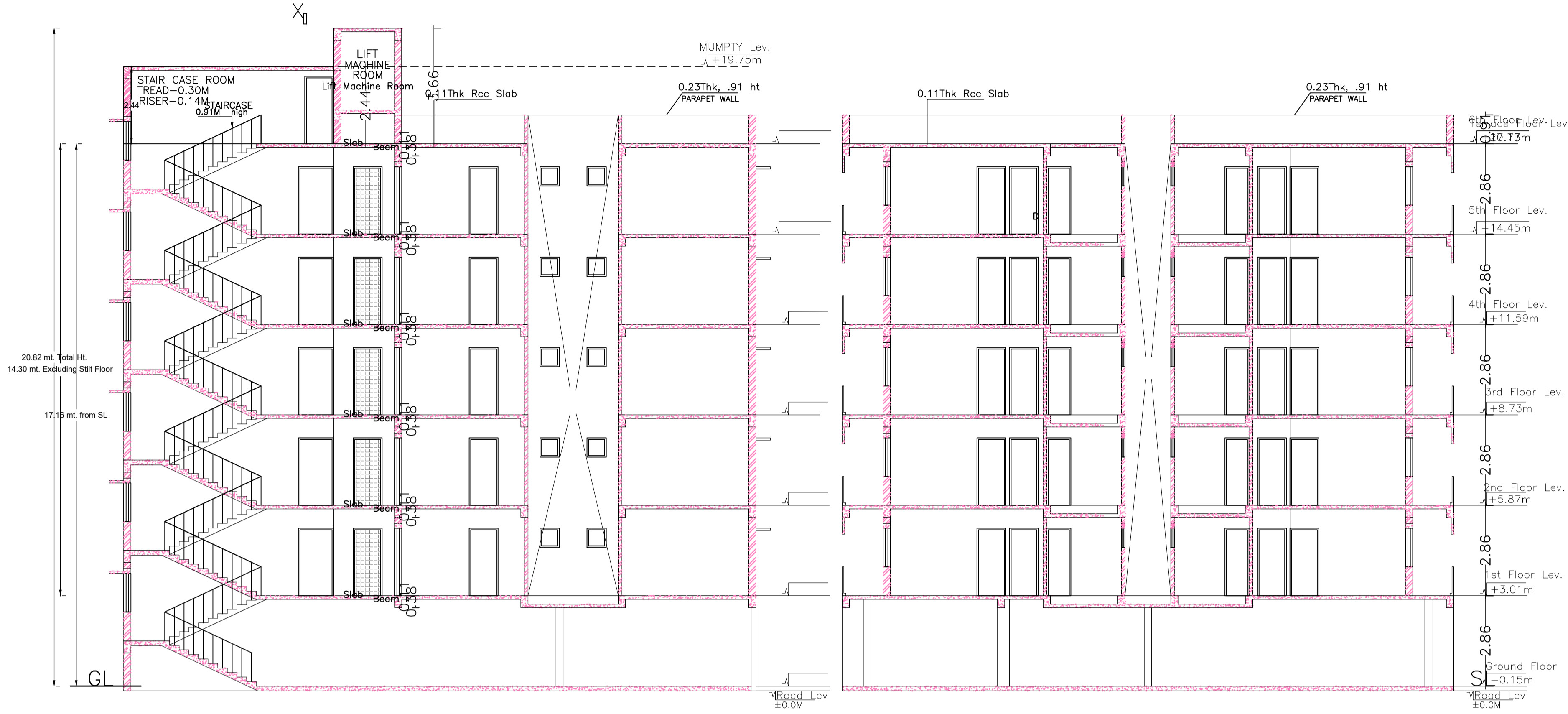
UnitBUA Table for Building :BLOCK A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND AND PARKING FLOOR PLAN	shop	SHOP	136.27	135.24	5	1
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	01	FLAT	79.95	79.74	10	20
	02	FLAT	70.00	69.86	8	
	03	FLAT	70.09	70.00	8	
	04	FLAT	79.94	79.87	10	
Total	-	-	1636.23	1632.60	185	21

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SECTION AT-XX (B)
SCALE - 1:100

SECTION AT-YY (B)
SCALE - 1:100

UnitBUA Table for Building :BLOCK B (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN	UN 1	FLAT	106.34	106.28	12	20
	UN 2	FLAT	106.98	106.92	12	
	UN 3	FLAT	101.14	101.03	11	
	UN 4	FLAT	101.19	101.13	11	
Total:	-	-	2078.25	2076.84	230	20



FRONT ELEVATION (B)
SCALE - 1:100



RIGHT SIDE ELEVATION (B)
SCALE - 1:100

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	D3	0.76	2.13	60
BLOCK B (BUILDING)	D2	0.84	2.13	80
BLOCK B (BUILDING)	D1	0.91	2.13	60
BLOCK B (BUILDING)	D	1.07	2.13	20

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK B (BUILDING)	V	0.61	0.61	60
BLOCK B (BUILDING)	W1	1.22	1.22	42
BLOCK B (BUILDING)	W	1.52	1.22	65
BLOCK B (BUILDING)	W0	1.83	2.13	20

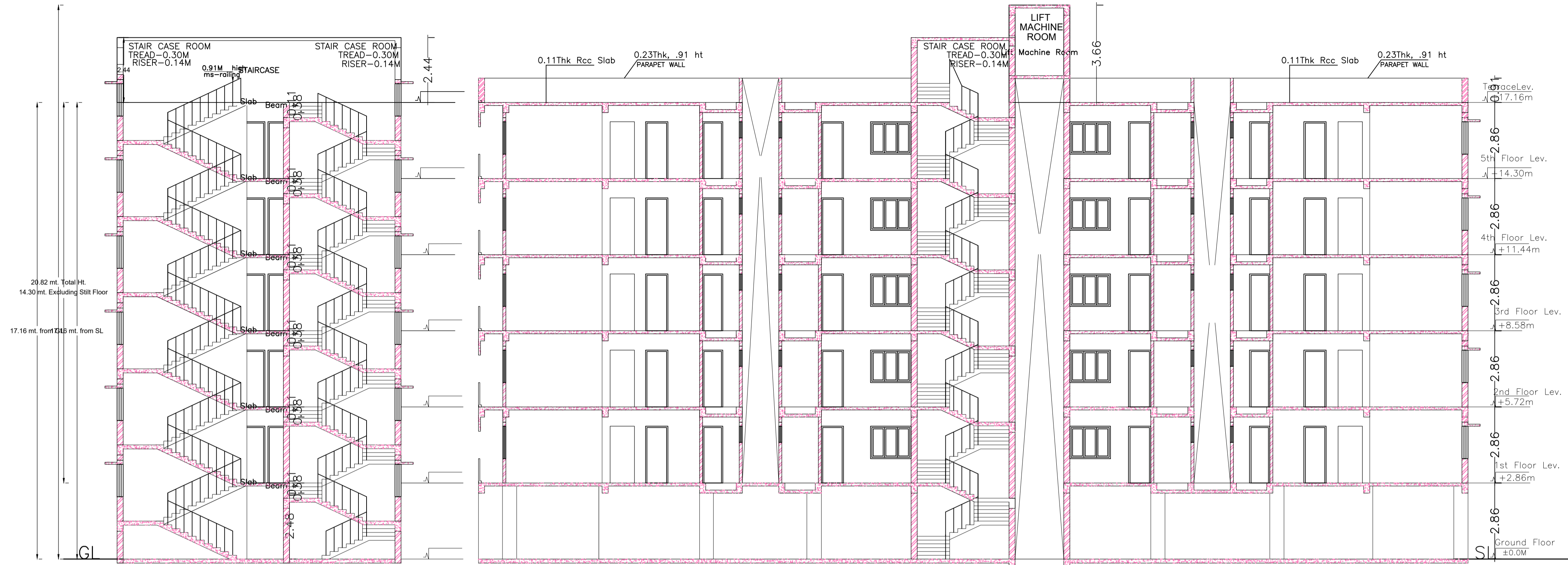
Building :BLOCK B (BUILDING)

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 (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Accessory Use	Parking					
Parking Floor	461.88	0.00	461.88	0.00	3.16	421.43	0.00	28.38	37.29	37.29	00
First Floor	523.02	12.68	510.34	8.91	50.03	0.00	451.40	0.00	451.40	451.40	04
Second Floor	523.02	12.68	510.34	8.91	50.03	0.00	451.40	0.00	451.40	451.40	04
Third Floor	523.02	12.68	510.34	8.91	50.03	0.00	451.40	0.00	451.40	451.40	04
Fourth Floor	523.02	12.68	510.34	8.91	50.03	0.00	451.40	0.00	451.40	451.40	04
Fifth Floor	523.02	12.68	510.34	8.91	50.03	0.00	451.40	0.00	451.40	451.40	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	3076.98	63.40	3013.58	44.55	253.31	421.43	2257.00	28.38	2294.29	2294.29	20
Total Number of Same Buildings :	1										
Total:	3076.98	63.40	3013.58	44.55	253.31	421.43	2257.00	28.38	2294.29	2294.29	20

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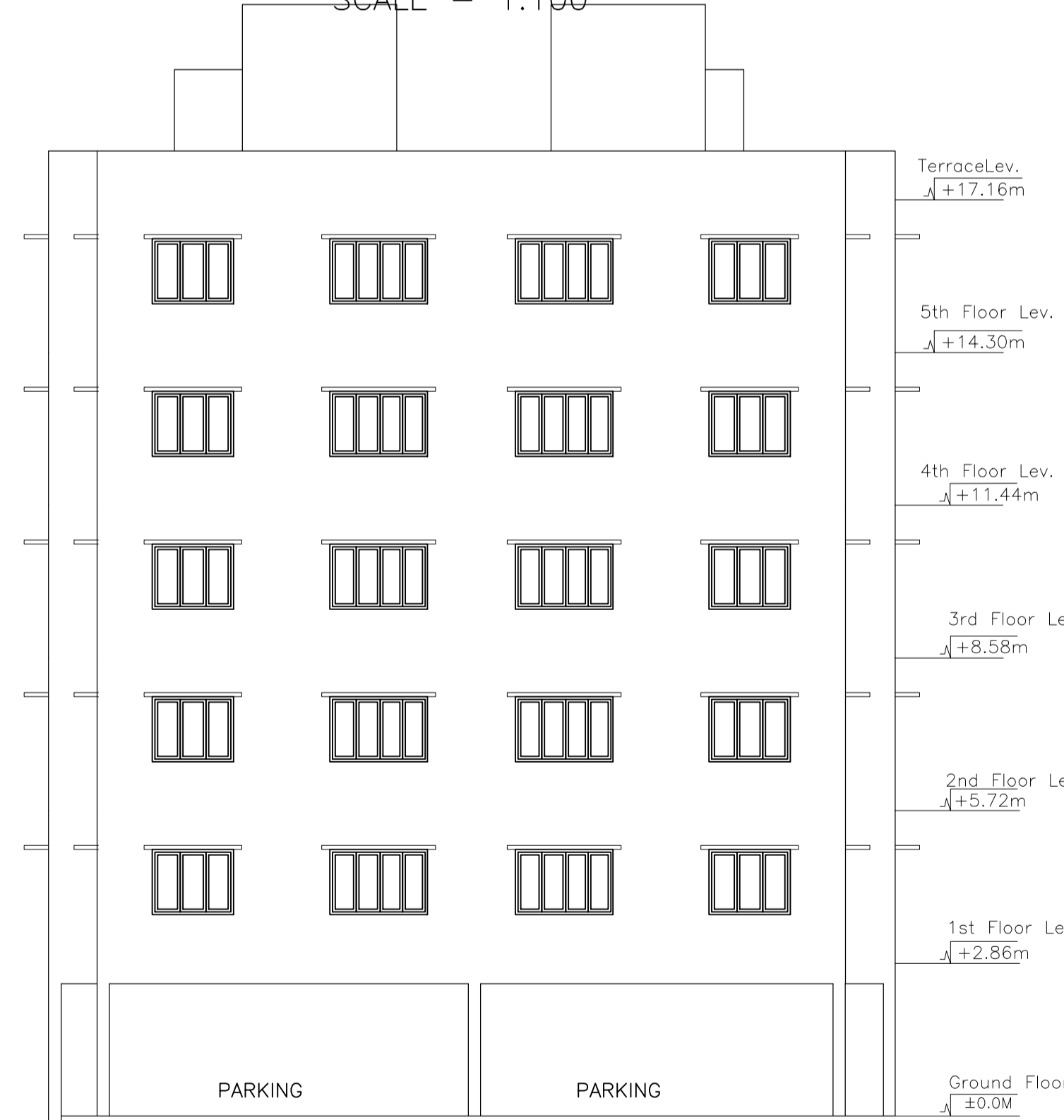


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SubUse	Resi+Comm



SECTION AT-XX (A)
SCALE - 1:100

SECTION AT-YY (A)
SCALE - 1:100



SCALE - 1:100
FRONT ELEVATION (A)



LEFT SIDE ELEVATION (A)
SCALE - 1:100

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