

Proposal Basic Information

Proposal File No.	MADA/BP/0059/2020
Owner Name	SRI ABODH KUMAR SRI SANJAY KUMAR SRI SANDEEP KUMAR (POWER OF ATTORNEY MANBHARAN PANDIT
Khata No	128
Plot No	2984
Village Name	Ranipokhar
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY	VERSION NO. 1.0.52	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious Structure: NA	
Inward No: MADA/BP/0059/2020	Plot/SubPlot No: 2984	
Application Type: General Proposal	North: Plot No - 2979	
Project Type: Building Permission	South: Plot No. - 1814	
Nature of Development: New	East: Road Width - 9.14	
Location of Development Area: Old Area	West: Plot No. - ROAD, 2983	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 999.82
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	999.82
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		122.93
Total		122.93
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	876.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	999.82
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	999.82
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		599.89
Proposed Coverage Area (48.89 %)		488.77
Total Prop. Coverage Area (48.89 %)		488.77
Balance coverage area (11.11 %)		111.12
FAR CHECK		
Perm. FAR Area (2.50)		2499.55
Total Perm. FAR area		2499.55
Residential FAR		2358.62
Proposed FAR Area		2358.62
Total Proposed FAR Area		2358.62
Consumed FAR (Factor)		2.36
Balance FAR Area		140.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3271.04
ARCHITECT (Regd)		ASHOK KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SRI ABODH KUMAR SRI SANJAY KUMAR SRI SANDEEP KUMAR (POWER OF ATTORNEY MANBHARAN PANDIT
DEVELOPMENT AUTHORITY LOCAL BODY		

COLOR INDEX

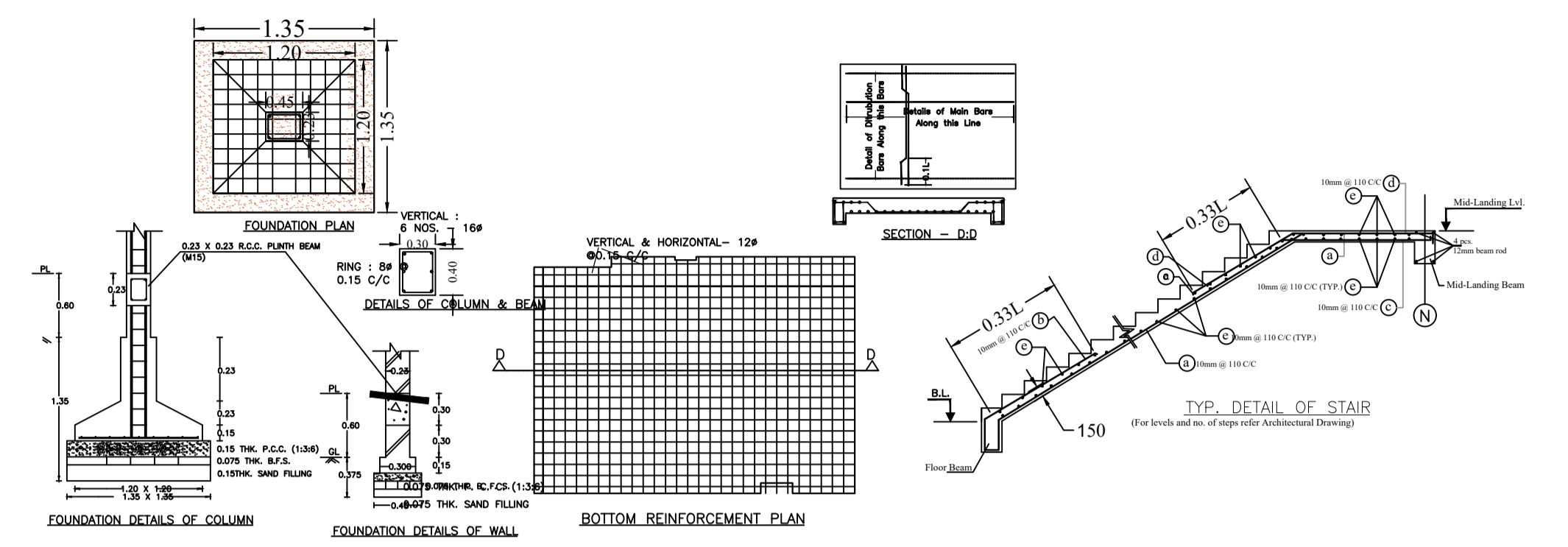
- PLOT BOUNDARY: Black
- ABUTTING ROAD: Red
- PROPOSED CONSTRUCTION: Green
- COMMON PLOT: Yellow
- ROAD WIDENING AREA: Blue
- EXISTING (To be retained): Orange
- EXISTING (To be demolished): Grey

Buildingwise Floor FAR Details

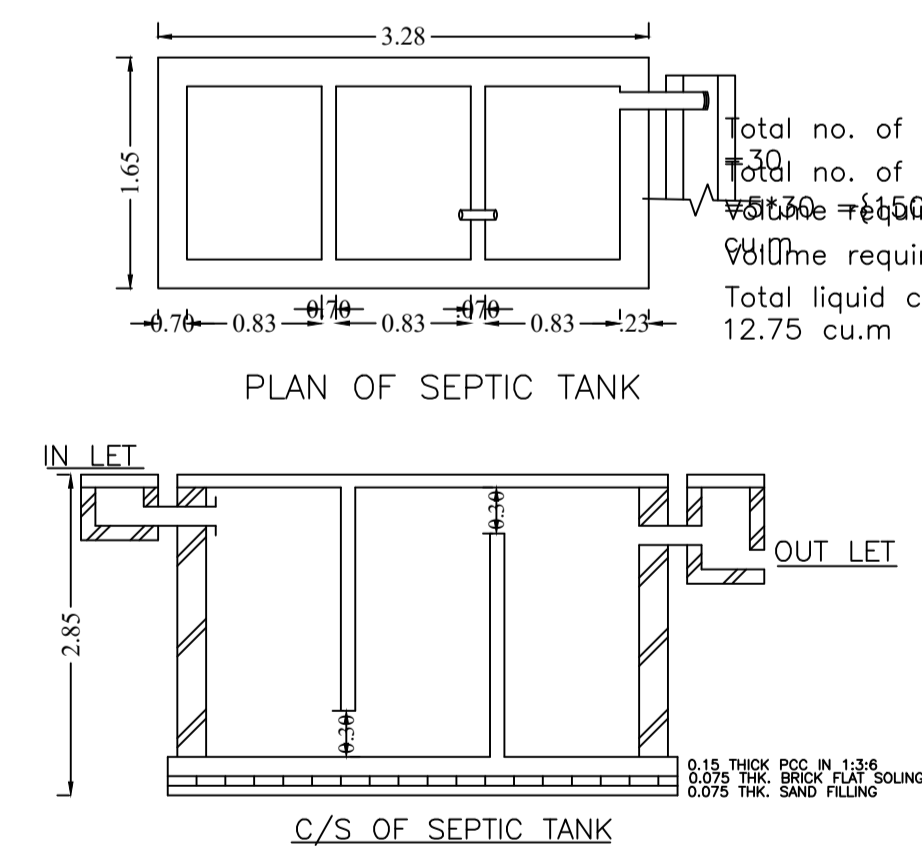
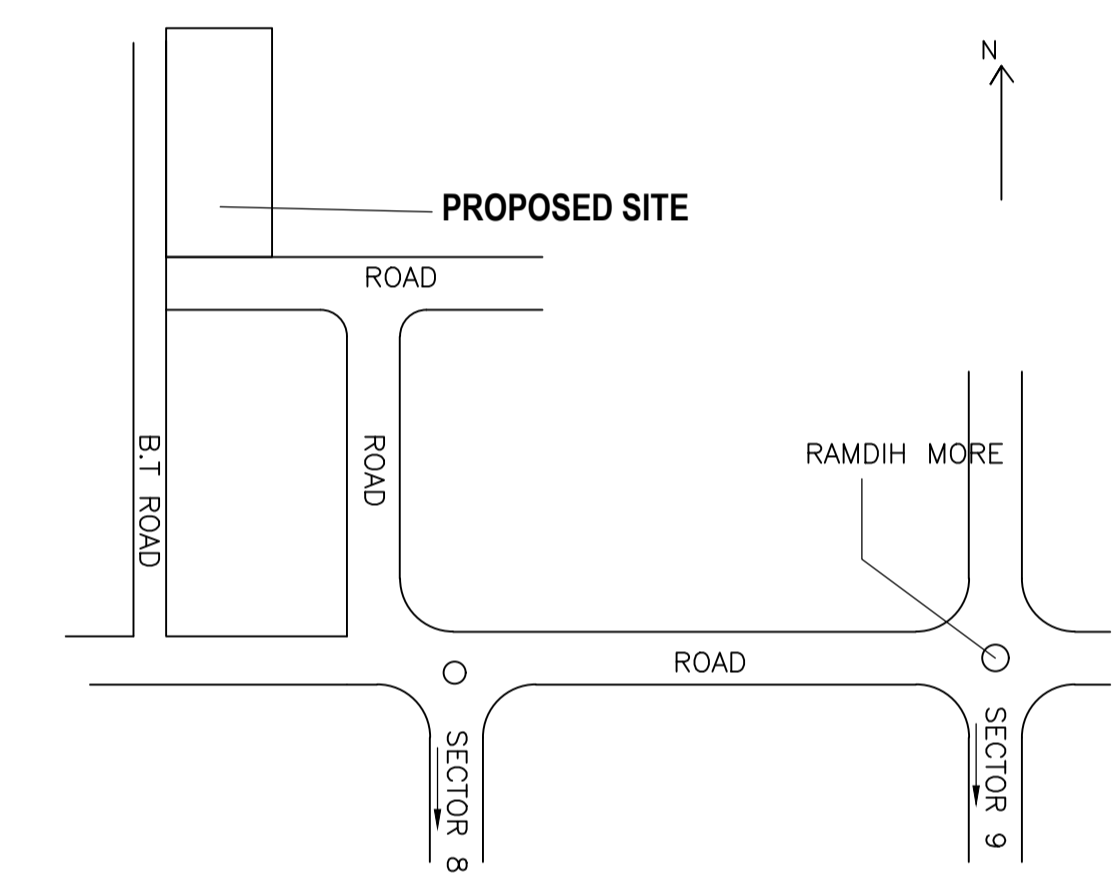
Floor Name	Building Name A (APPARTMENT)		Building Name B (APPARTMENT)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	426.57	0.00	400.73	0.00	827.30	0.00
Ground Floor	244.38	244.38	244.38	244.38	488.76	488.76
First Floor	244.38	244.38	244.38	244.38	488.76	488.76
Second Floor	244.37	230.18	244.37	230.18	488.74	460.36
Third Floor	244.37	230.18	244.37	230.18	488.74	460.36
Fourth Floor	244.37	230.18	244.37	230.18	488.74	460.36
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total:	1648.44	1179.30	1622.60	1179.30	3271.04	2358.60

FAR & Tenement Details (Table 4c-1)

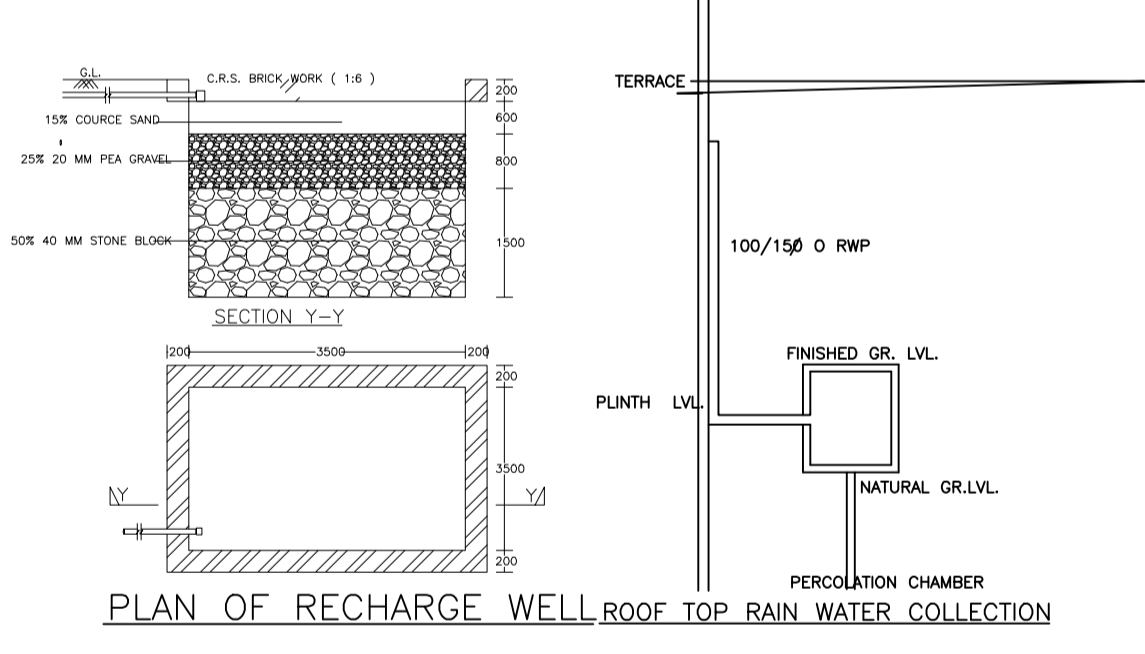
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Lift Lobby					
A (APPARTMENT)	1	1648.44	13.68	13.77	18.54	381.94	1179.30	1179.30	15
B (APPARTMENT)	1	1622.60	13.68	13.77	18.54	356.10	1179.30	1179.30	15
Grand Total	2	3271.04	27.36	27.54	37.08	738.04	2358.60	2358.60	30



Structure Detail



Total no. of Flats = 30
Total no. of Person = 150
Volume required for all person = 150 * 0.085 = 12.75 cu.m
Total liquid capacity = 12.75 cu.m



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (APPARTMENT)	Residential	Residential Bldg/Apartment	Non-Highrise
B (APPARTMENT)	Residential	Residential Bldg/Apartment	Non-Highrise

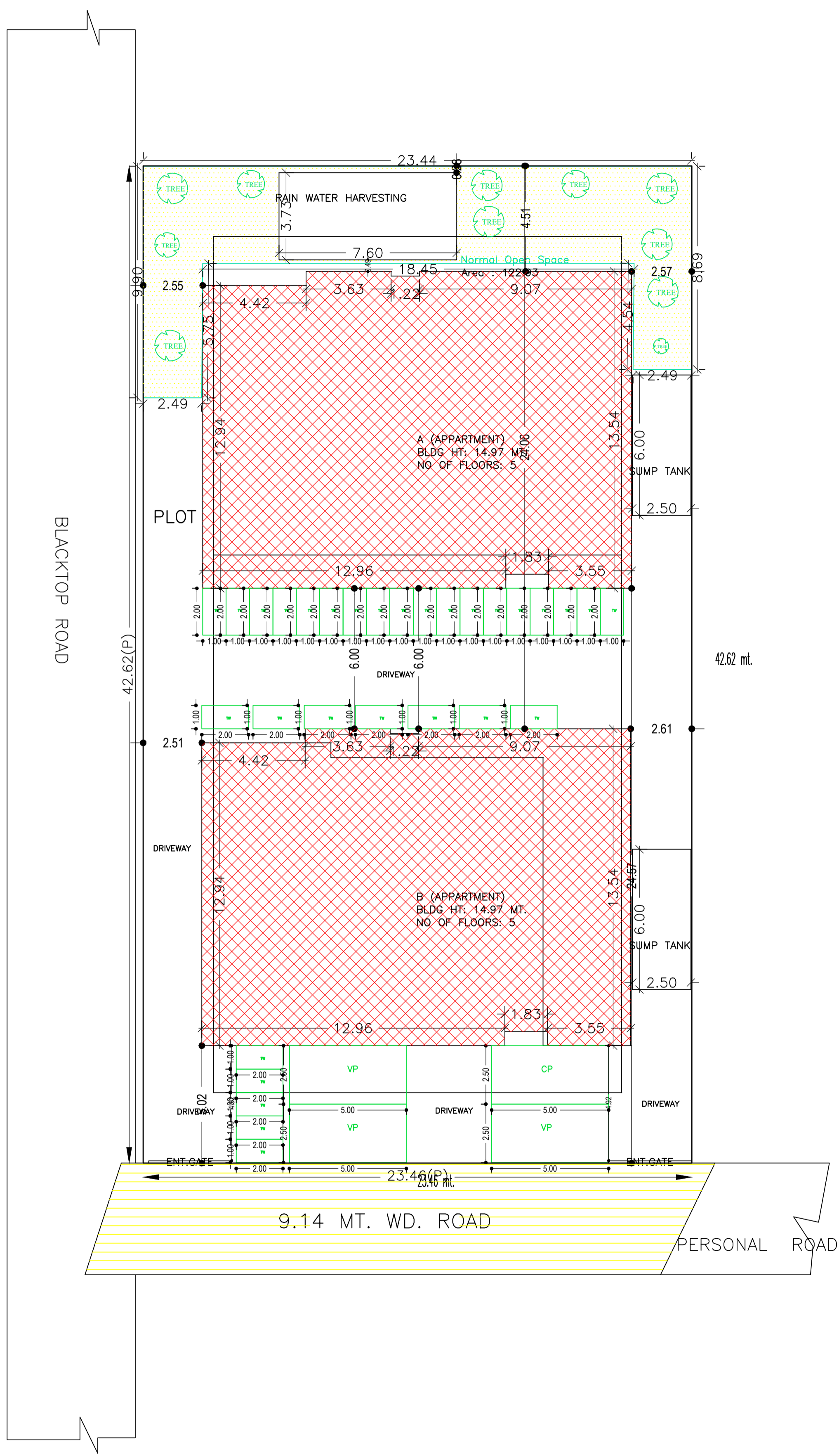
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (APPARTMENT)	Residential	Residential Bldg/Apartment	>0	1	15.00	1	15	-	-	-	-	-
			>0	1	15.00	-	-	-	-	-	1	15
			>0	1	15.00	-	-	1	2	-	-	-
B (APPARTMENT)	Residential	Residential Bldg/Apartment	>0	1	15.00	1	15	-	-	-	-	-
			>0	1	15.00	-	-	-	-	-	1	15
			>0	1	15.00	-	-	1	2	-	-	-
Total:			-	-	-	-	30	33	-	4	4	30

Parking Check (Table 7b)

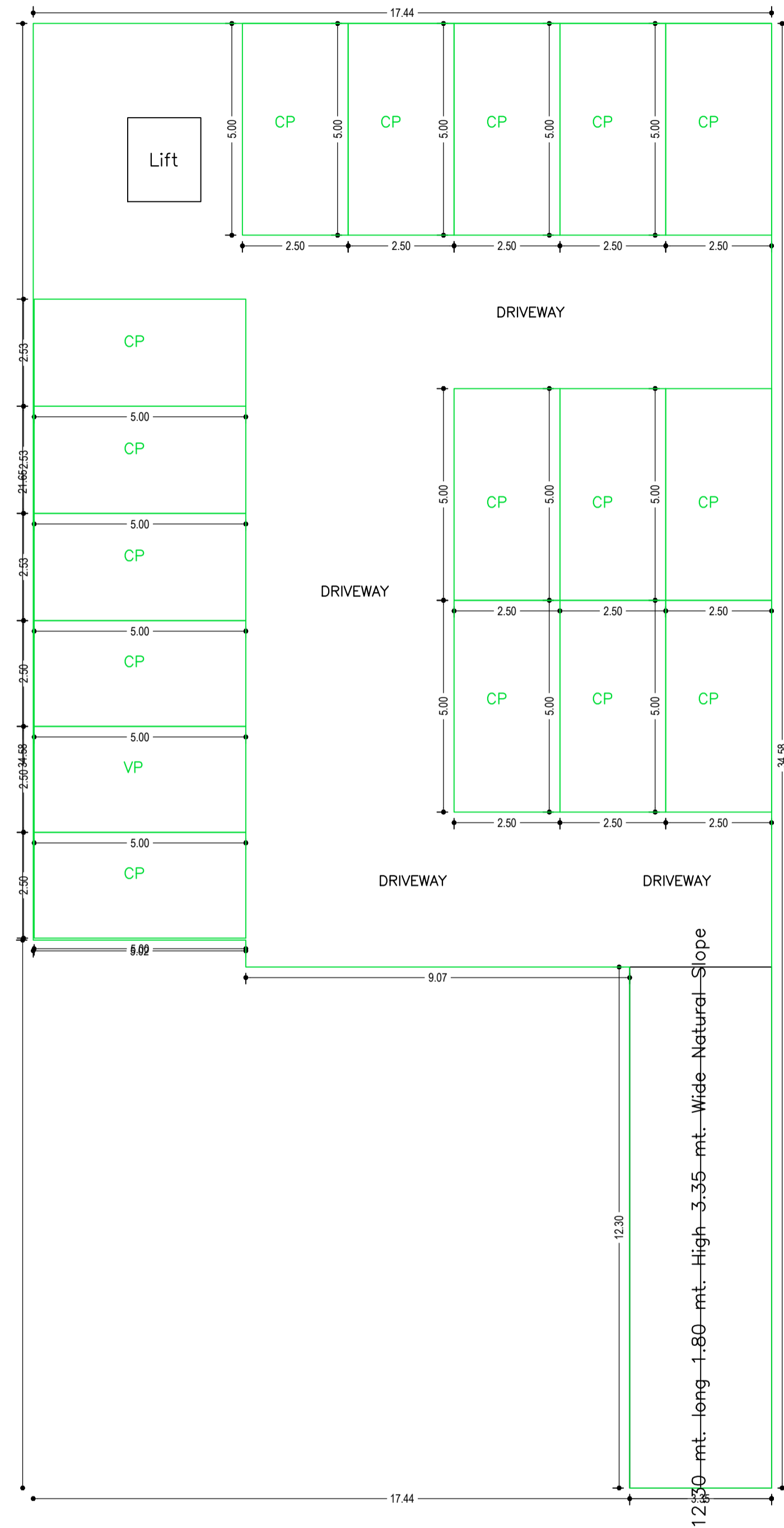
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	33	412.95
Total Car	30	375.00	33	412.95
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	32	64.00
Total TwoWheeler	30	60.00	32	64.00
Other Parking	-	-	-	321.09
Total		485.00		912.04

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR MADA/ENG/0007/2019			

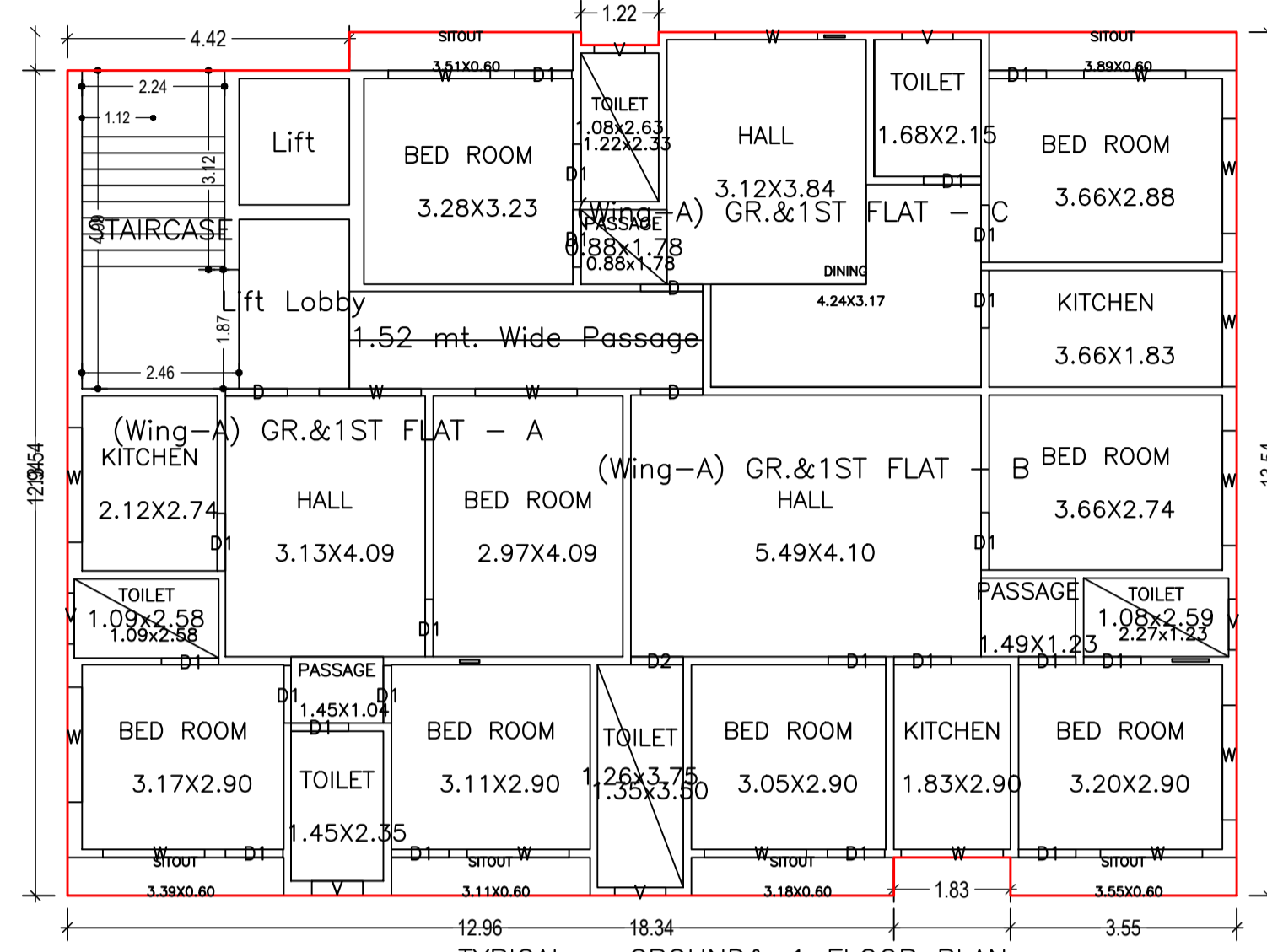


SITE PLAN

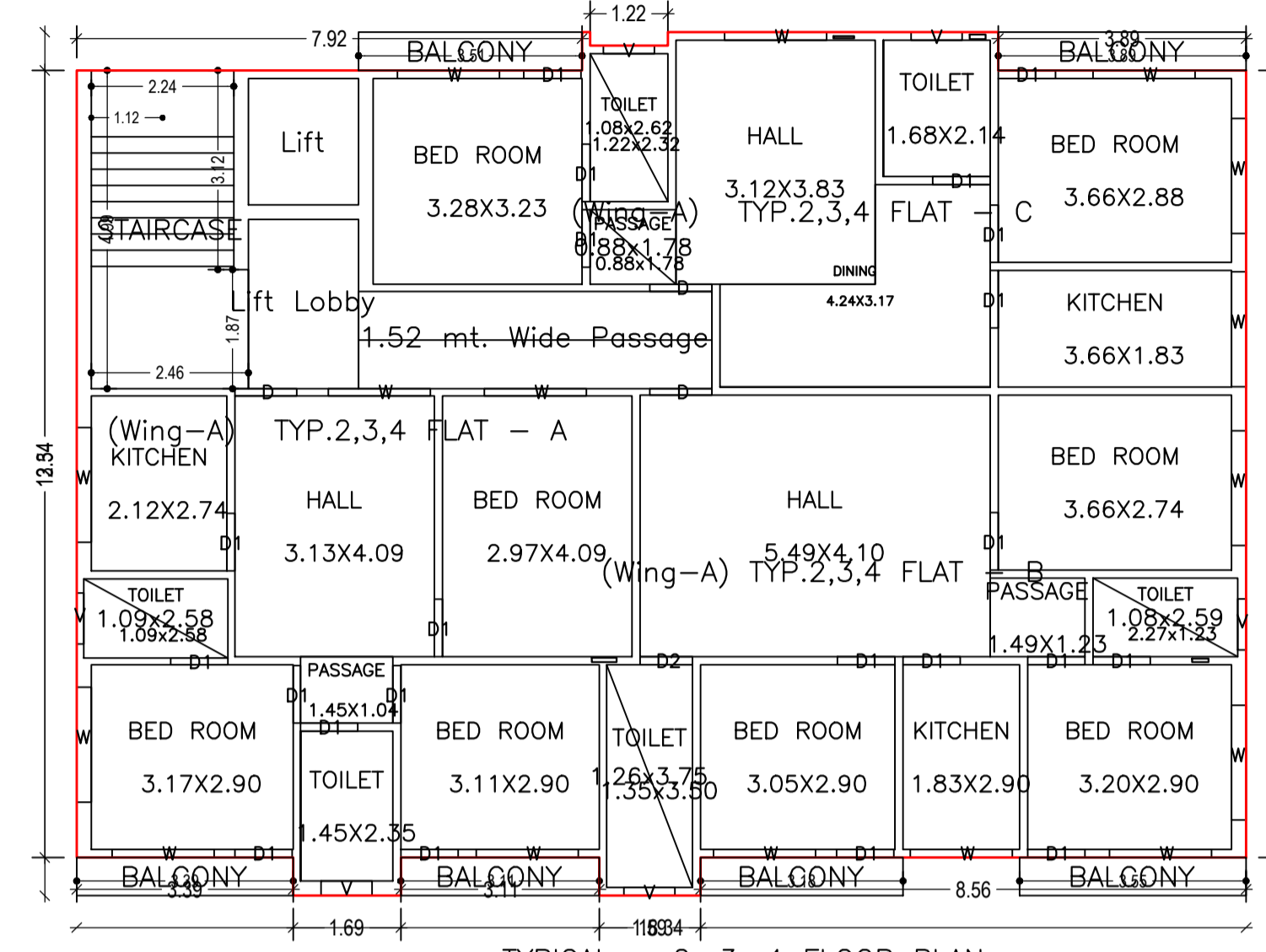
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Khata No	128
Plot No	2984
Village Name	Rainipokhar
Use	Residential
SubUse	Residential Bldg/Apartment



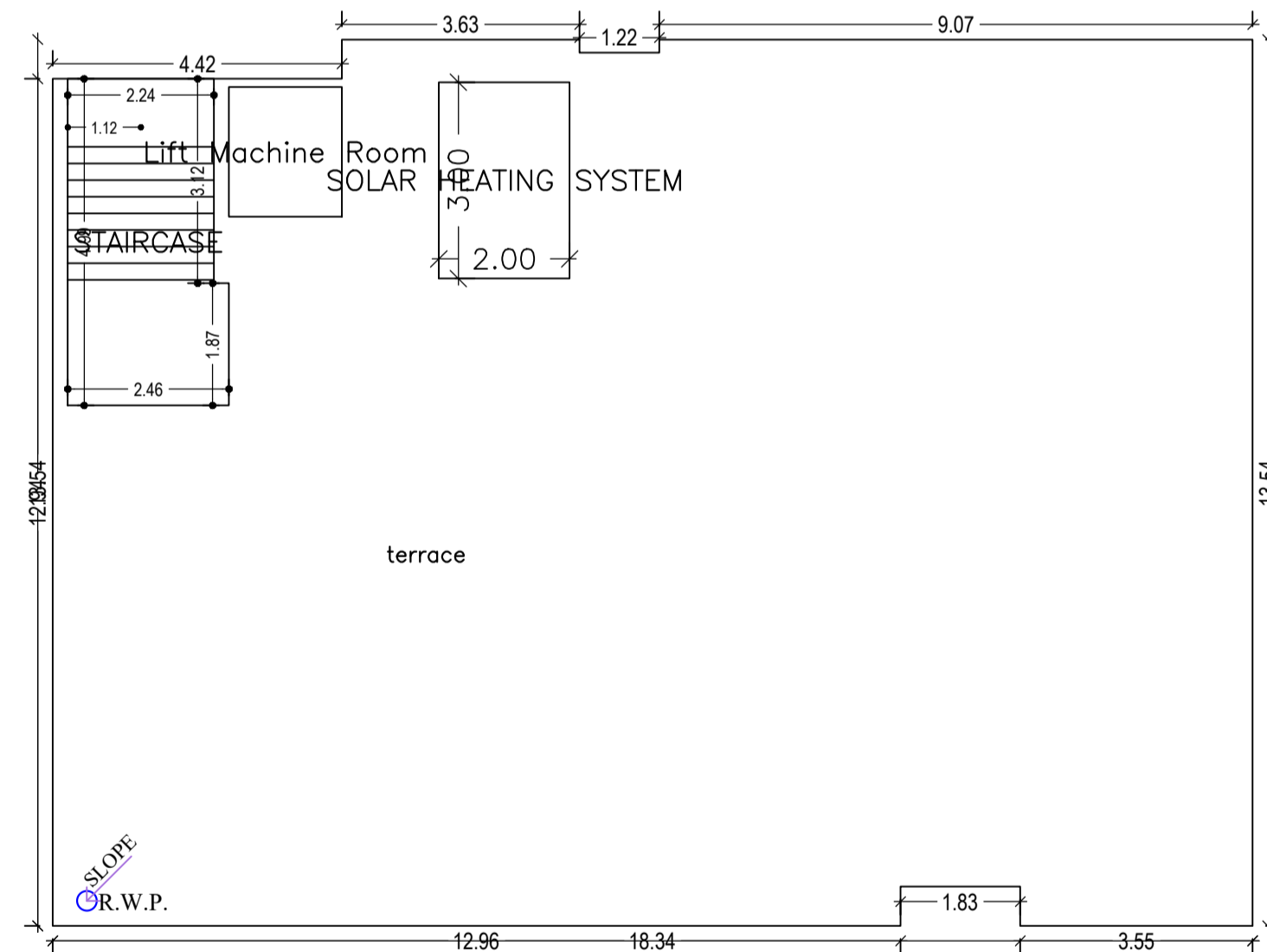
BASEMENT FLOOR PLAN (SCALE 1:100)



TYPICAL - GROUND & 1 FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	D2	0.82	2.10	05
A (APARTMENT)	D1	0.90	2.10	110
A (APARTMENT)	D	0.97	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (APARTMENT)	V	0.80	1.20	30
A (APARTMENT)	W	1.60	1.20	50
A (APARTMENT)	W	1.80	1.20	30

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 FLOOR PLAN	0.60 X 3.18 X 1 X 3	5.70	37.11
	0.60 X 3.55 X 1 X 3	6.39	
	0.60 X 3.11 X 1 X 3	5.61	
	0.60 X 3.89 X 1 X 3	6.99	
	0.60 X 3.51 X 1 X 3	6.30	
	0.60 X 3.40 X 1 X 3	6.12	
Total	-	-	37.11

Building :A (APPARTMENT)

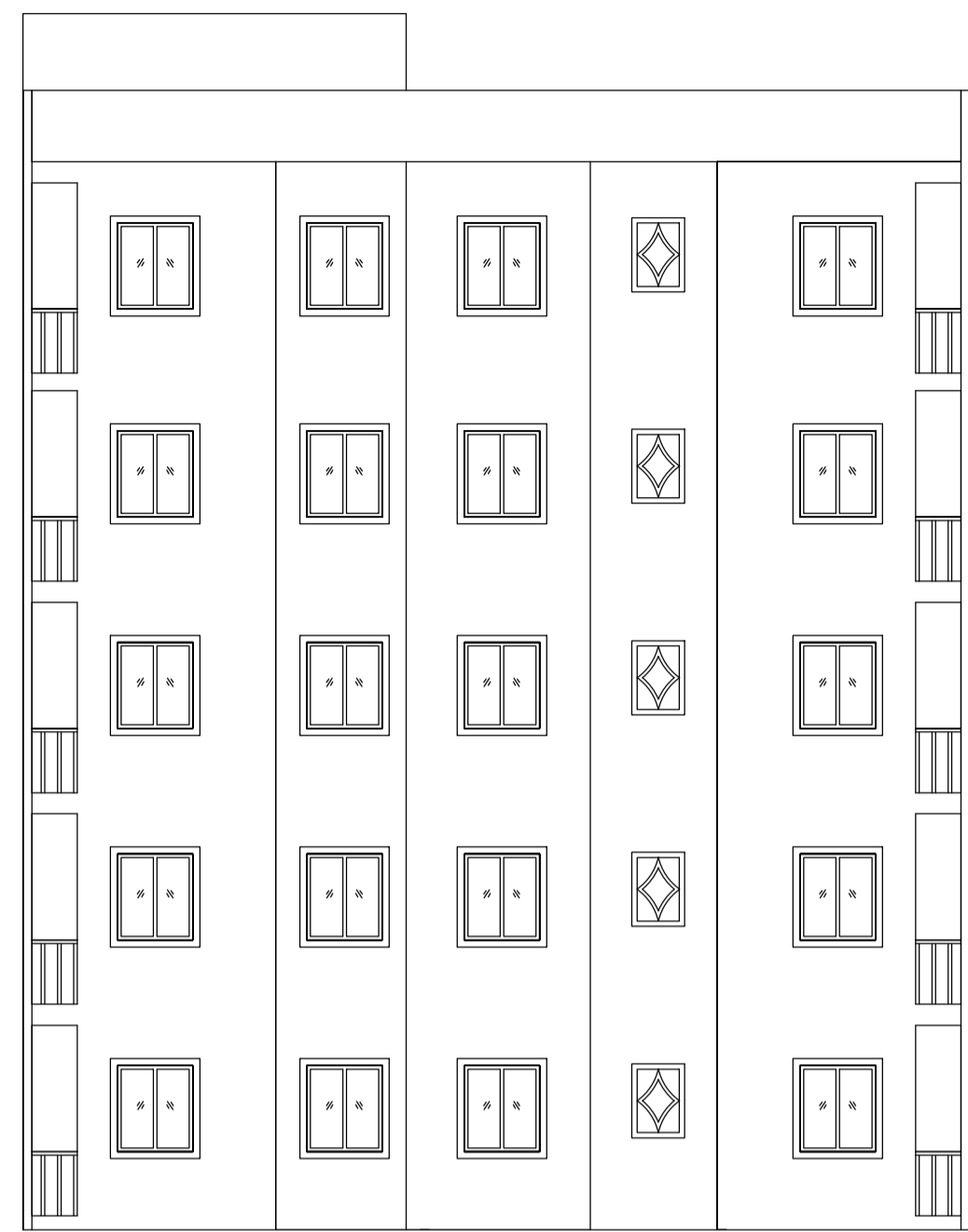
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Lift Lobby	Balcony	Parking				
Basement Floor	426.57	3.42	0.00	0.00	381.94	0.00	0.00	00	
Ground Floor	244.38	0.00	0.00	0.00	244.38	244.38	244.38	03	
First Floor	244.38	0.00	0.00	0.00	244.38	244.38	244.38	03	
Second Floor	244.37	3.42	4.59	6.18	0.00	230.18	230.18	03	
Third Floor	244.37	3.42	4.59	6.18	0.00	230.18	230.18	03	
Fourth Floor	244.37	3.42	4.59	6.18	0.00	230.18	230.18	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1648.44	13.68	18.54	381.94	1179.30	1179.30	1179.30	15	

UnitBUA Table for Building :A (APPARTMENT)

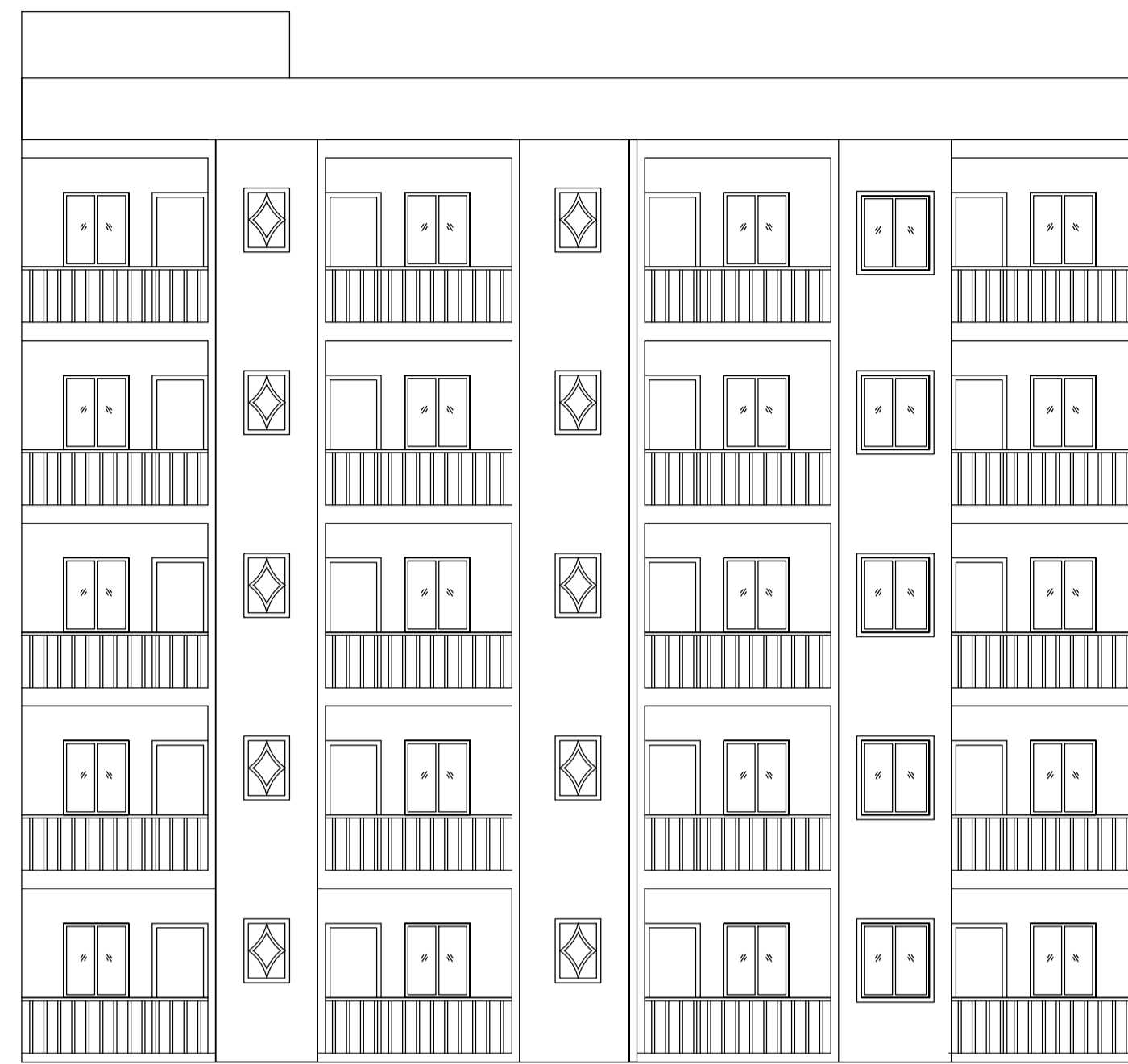
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND & 1 FLOOR PLAN	(Wing-A) GR.&1ST FLAT - A	FLAT	67.95	67.94	10	6
	(Wing-A) GR.&1ST FLAT - B	FLAT	76.45	76.43	10	
	(Wing-A) GR.&1ST FLAT - C	FLAT	69.47	69.46	10	
	(Wing-A) TYP.2,3,4 FLAT - A	FLAT	67.95	64.03	8	
TYPICAL - 2, 3, 4 FLOOR PLAN	(Wing-A) TYP.2,3,4 FLAT - A	FLAT	69.46	65.00	8	9
	(Wing-A) TYP.2,3,4 FLAT - C	FLAT	78.32	72.40	8	
	(Wing-A) TYP.2,3,4 FLAT - B	FLAT	-	-	-	
Total:	-	-	1074.94	1031.93	132	15

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR MADA/ENG/0007/2019			

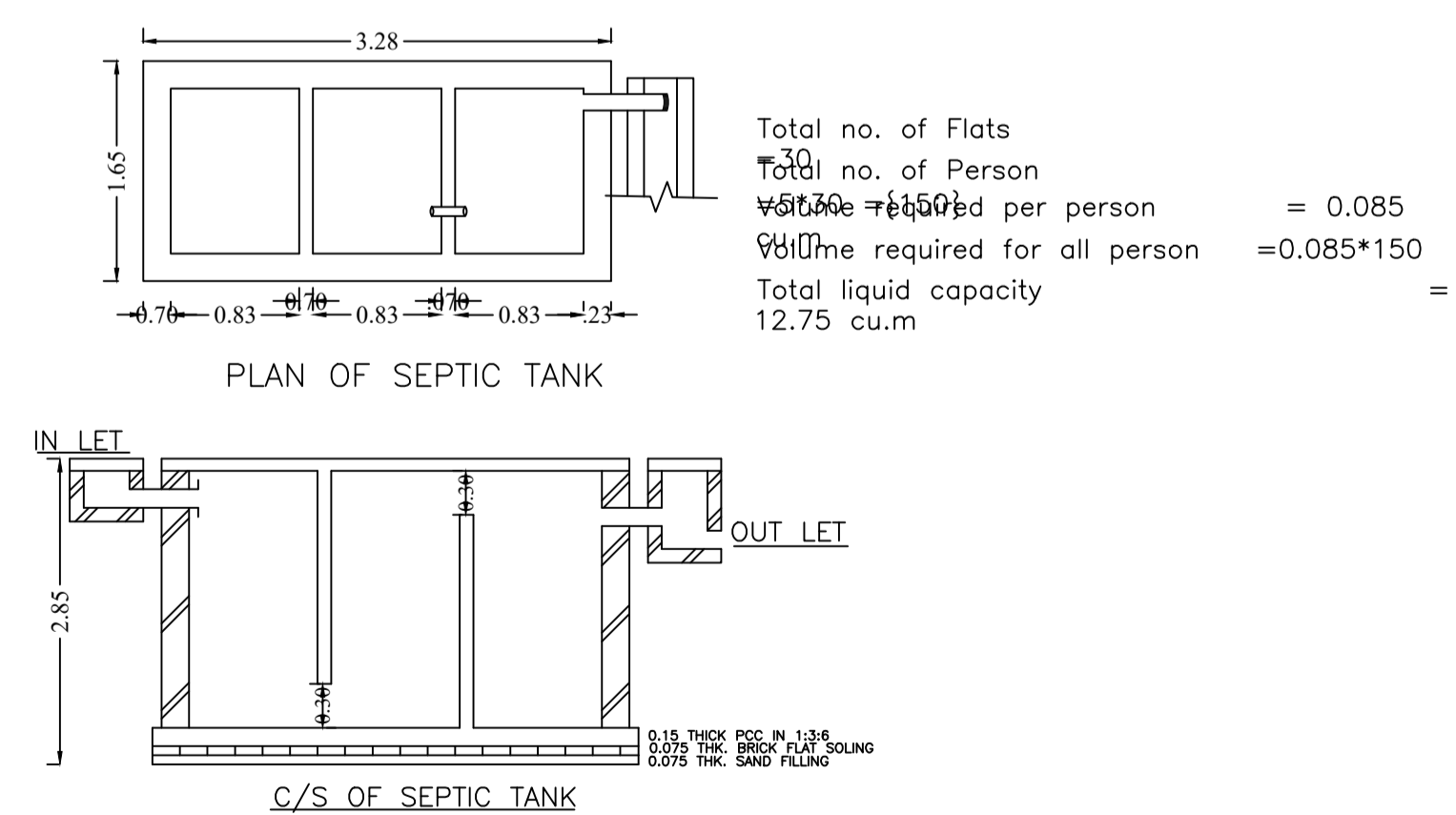
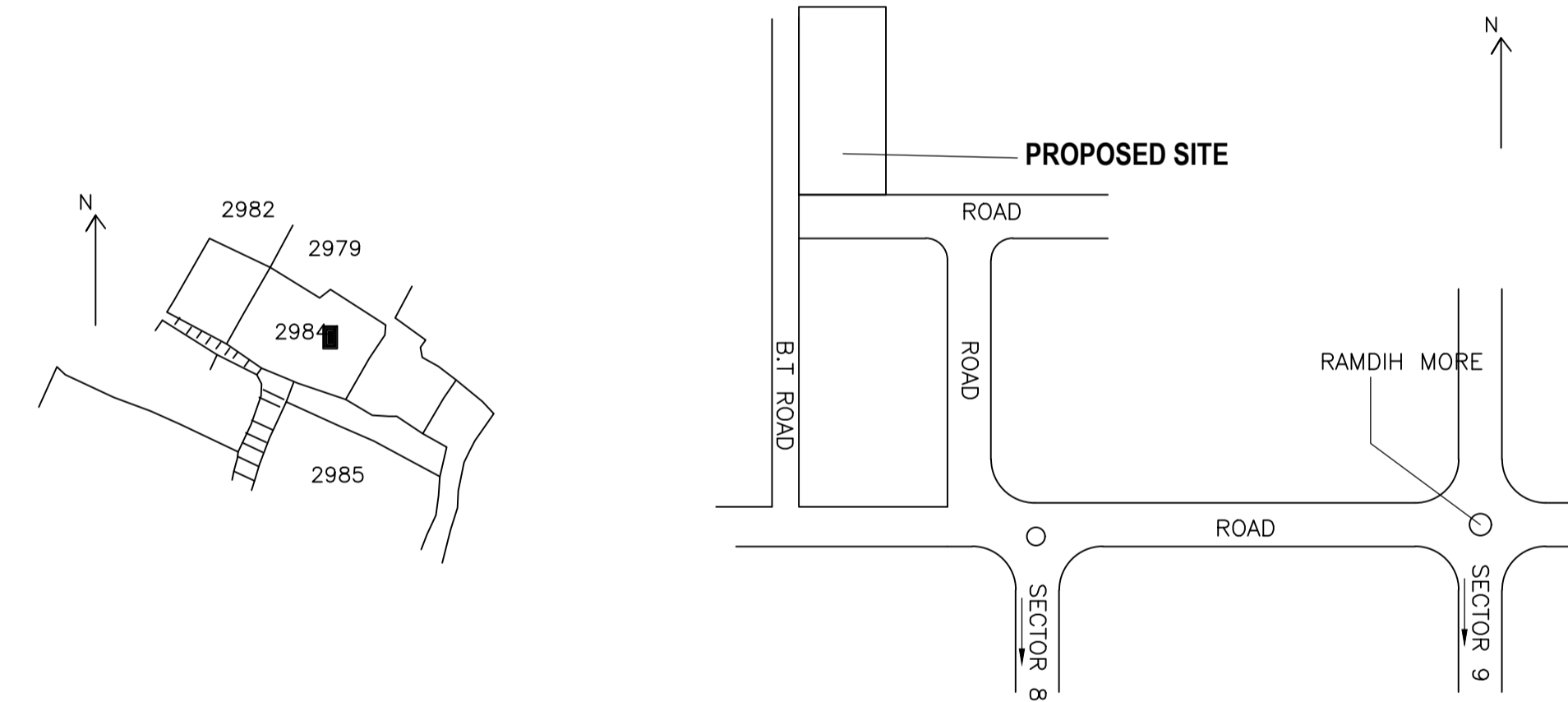
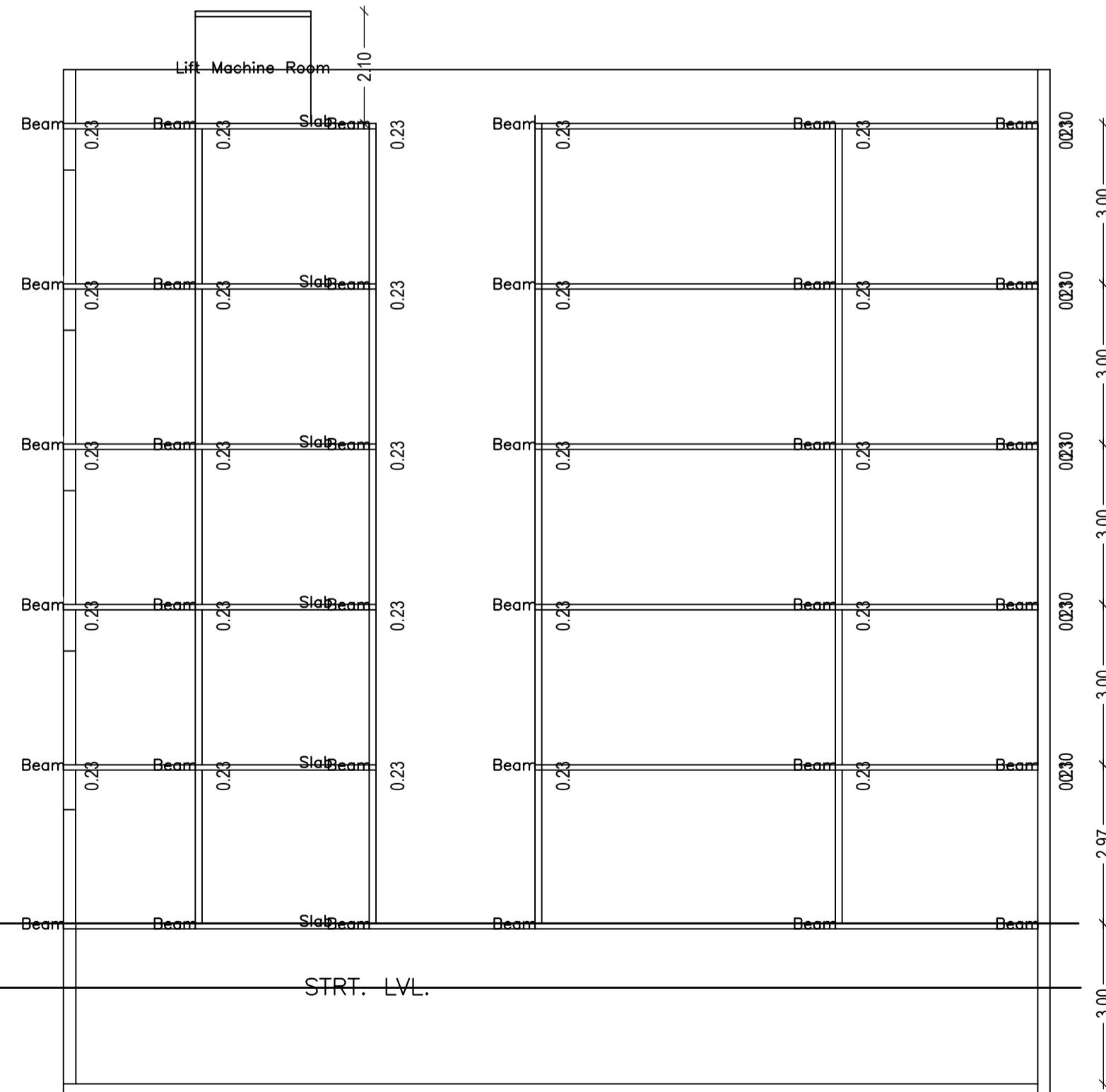
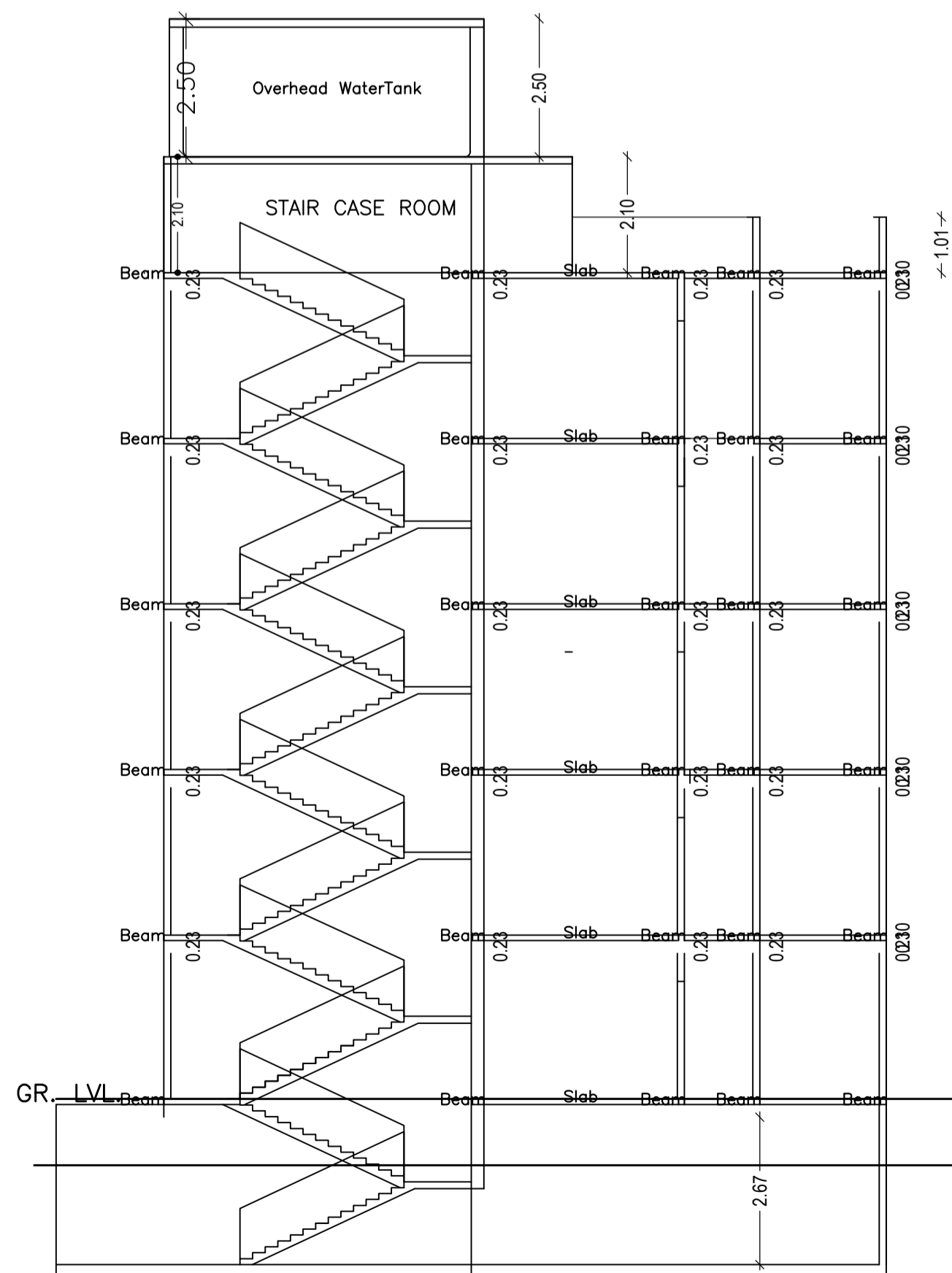
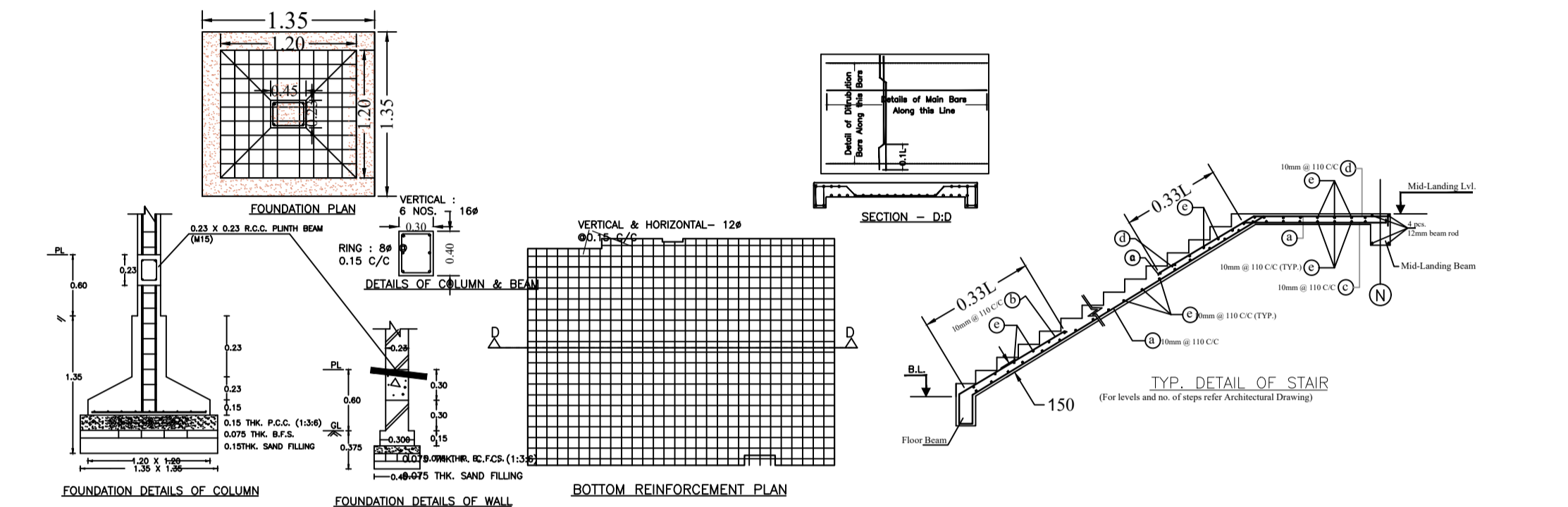
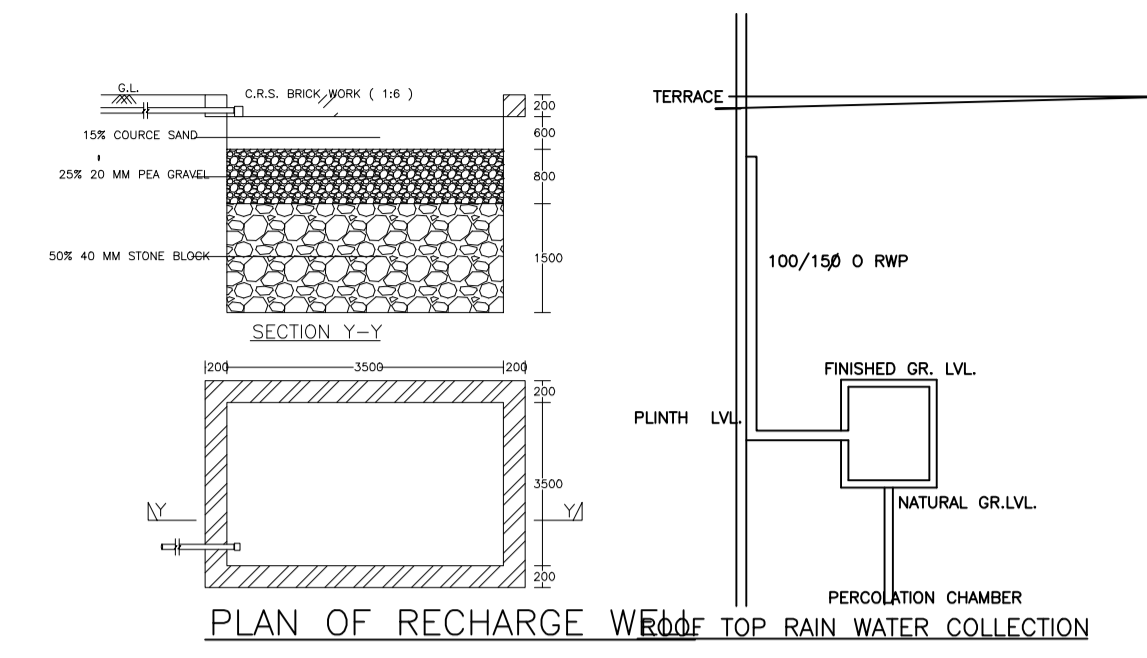
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Khata No	128
Plot No	2984
Village Name	Ranipokhar
Use	Residential
SubUse	Residential Bldg/Apartment



LEFT SIDE ELEVATION



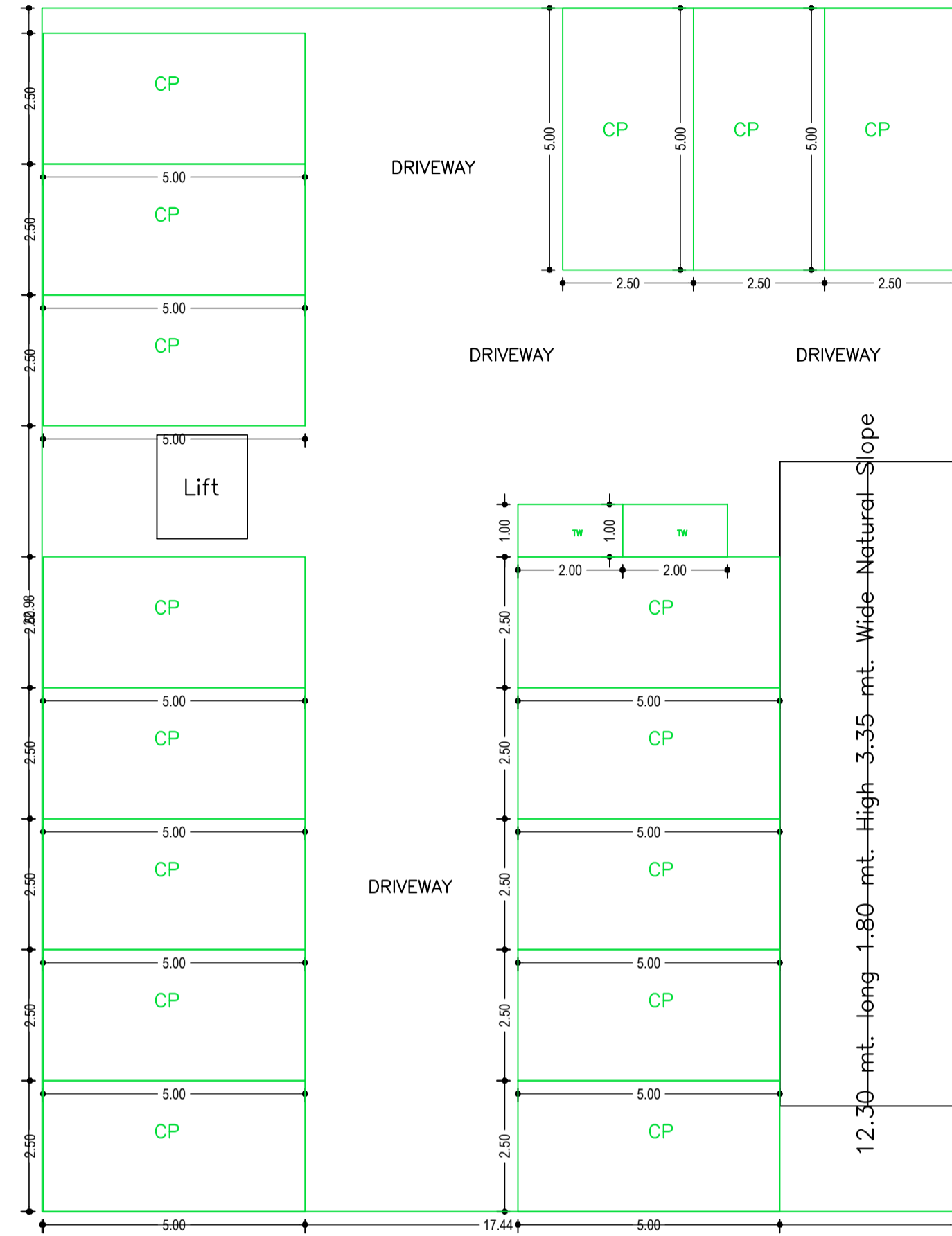
FRONT ELEVATION



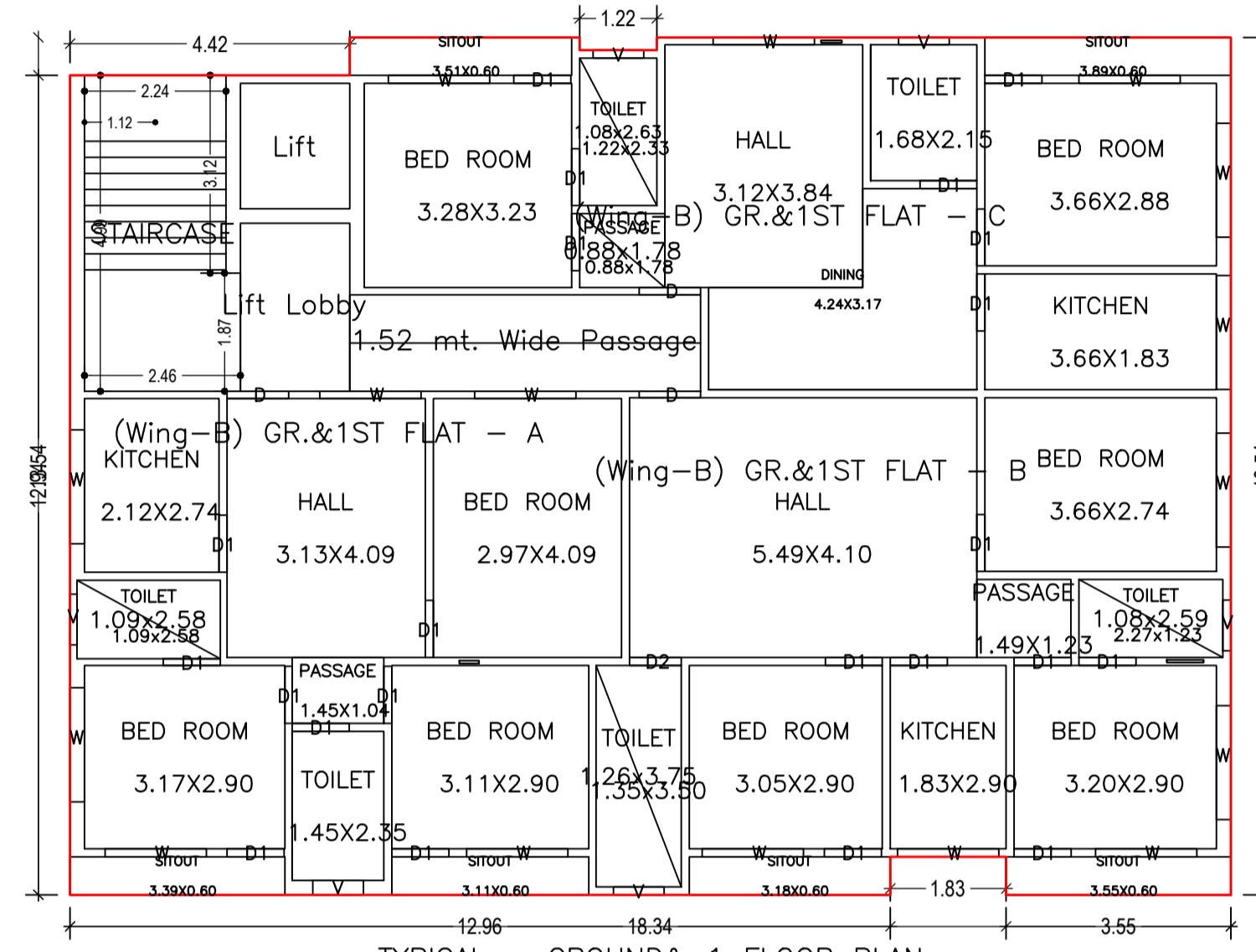
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR MADA/ENG/0007/2019			

Proposal Basic Information

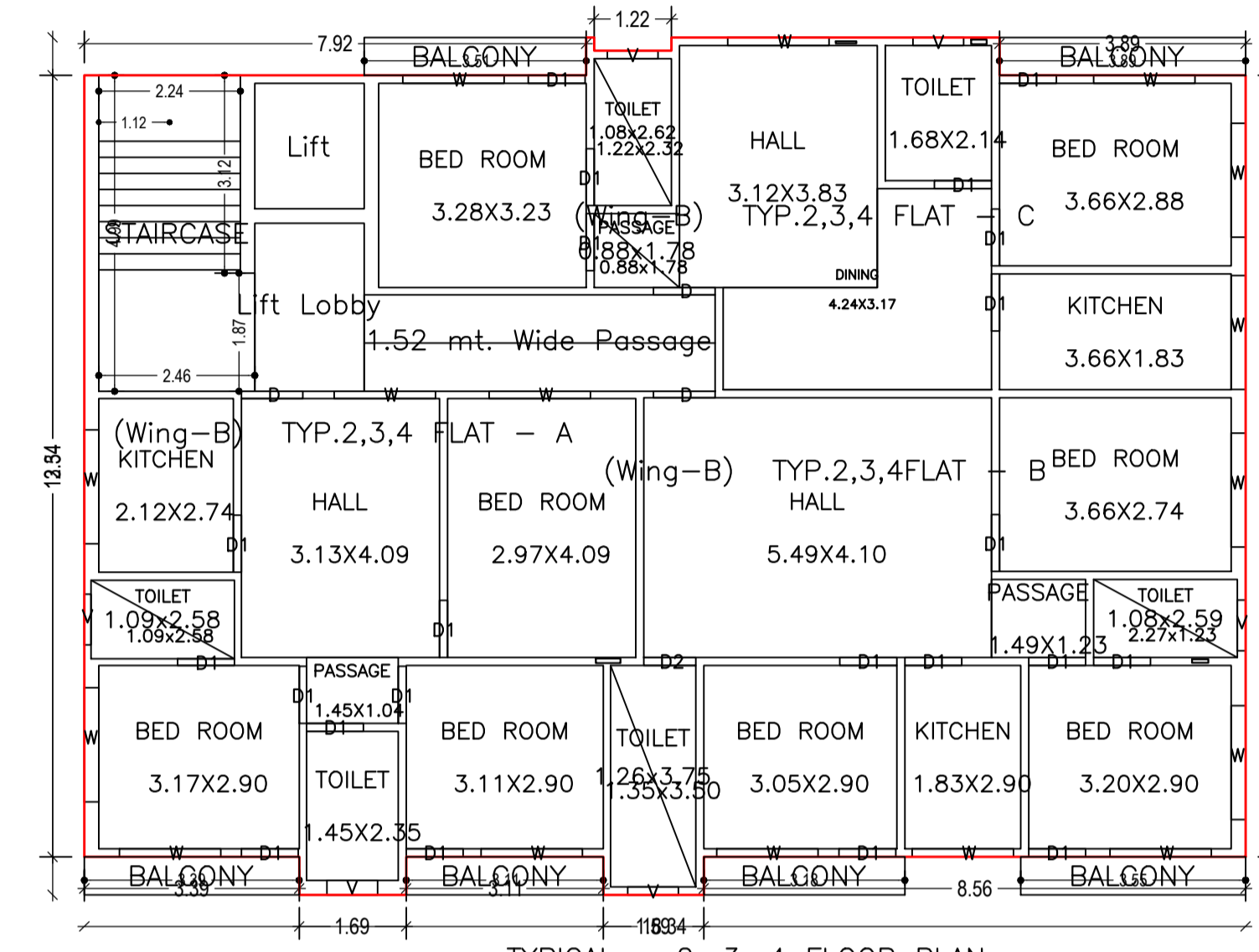
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Plot No	2984
Village Name	Ranipokhar
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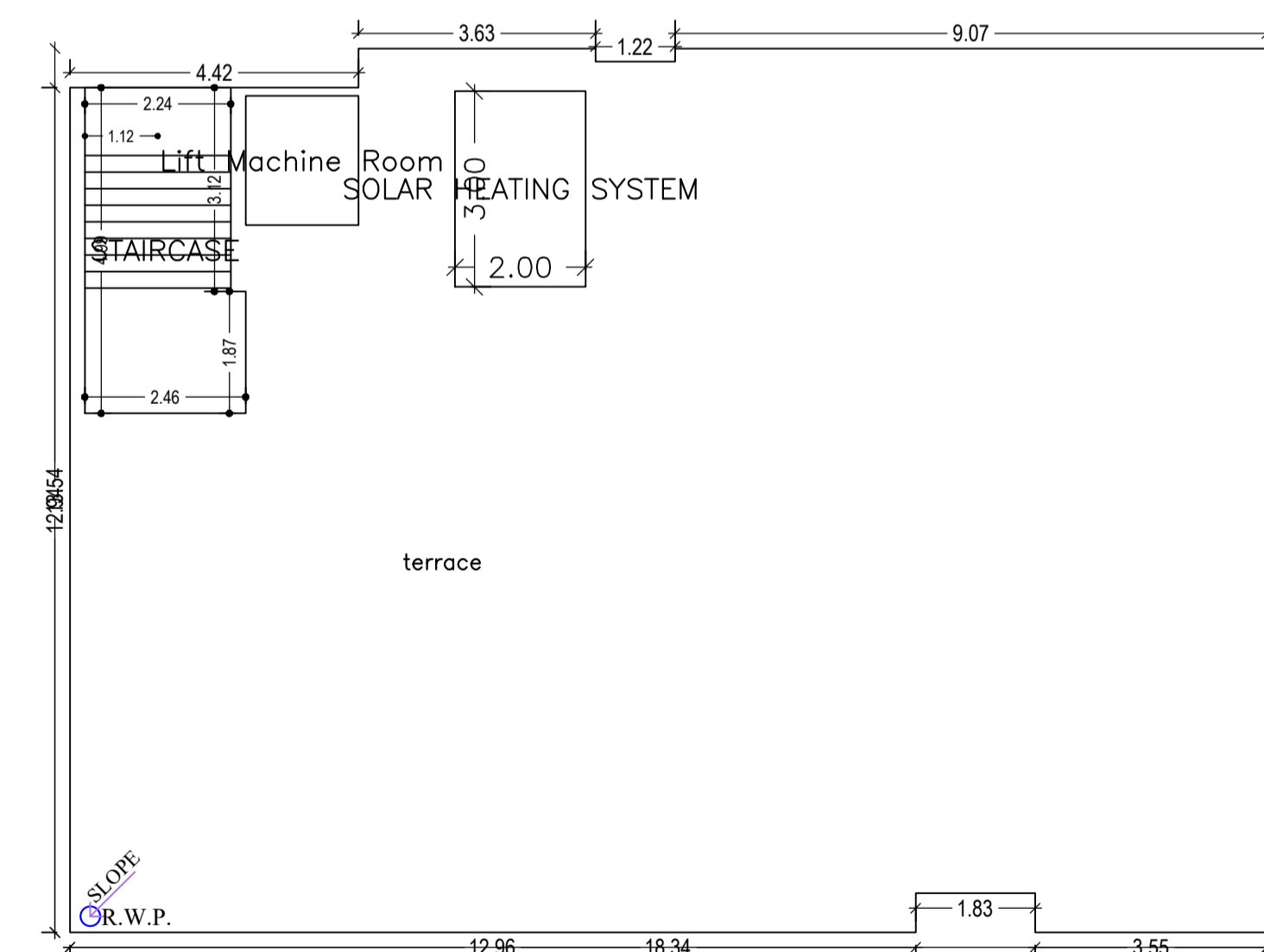
BASEMENT FLOOR PLAN (SCALE 1:100)



TYPICAL - GROUND & 1 FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (APARTMENT)	D2	0.82	2.10	05
B (APARTMENT)	D1	0.90	2.10	110
B (APARTMENT)	D	0.97	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (APARTMENT)	V	0.80	1.20	30
B (APARTMENT)	W	1.60	1.20	50
B (APARTMENT)	W	1.80	1.20	30

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 FLOOR PLAN	0.60 X 3.40 X 1 X 3	6.12	37.11
	0.60 X 3.18 X 1 X 3	5.70	
	0.60 X 3.55 X 1 X 3	6.39	
	0.60 X 3.11 X 1 X 3	5.61	
	0.60 X 3.89 X 1 X 3	6.99	
	0.60 X 3.51 X 1 X 3	6.30	
Total			37.11

Building :B (APARTMENT)

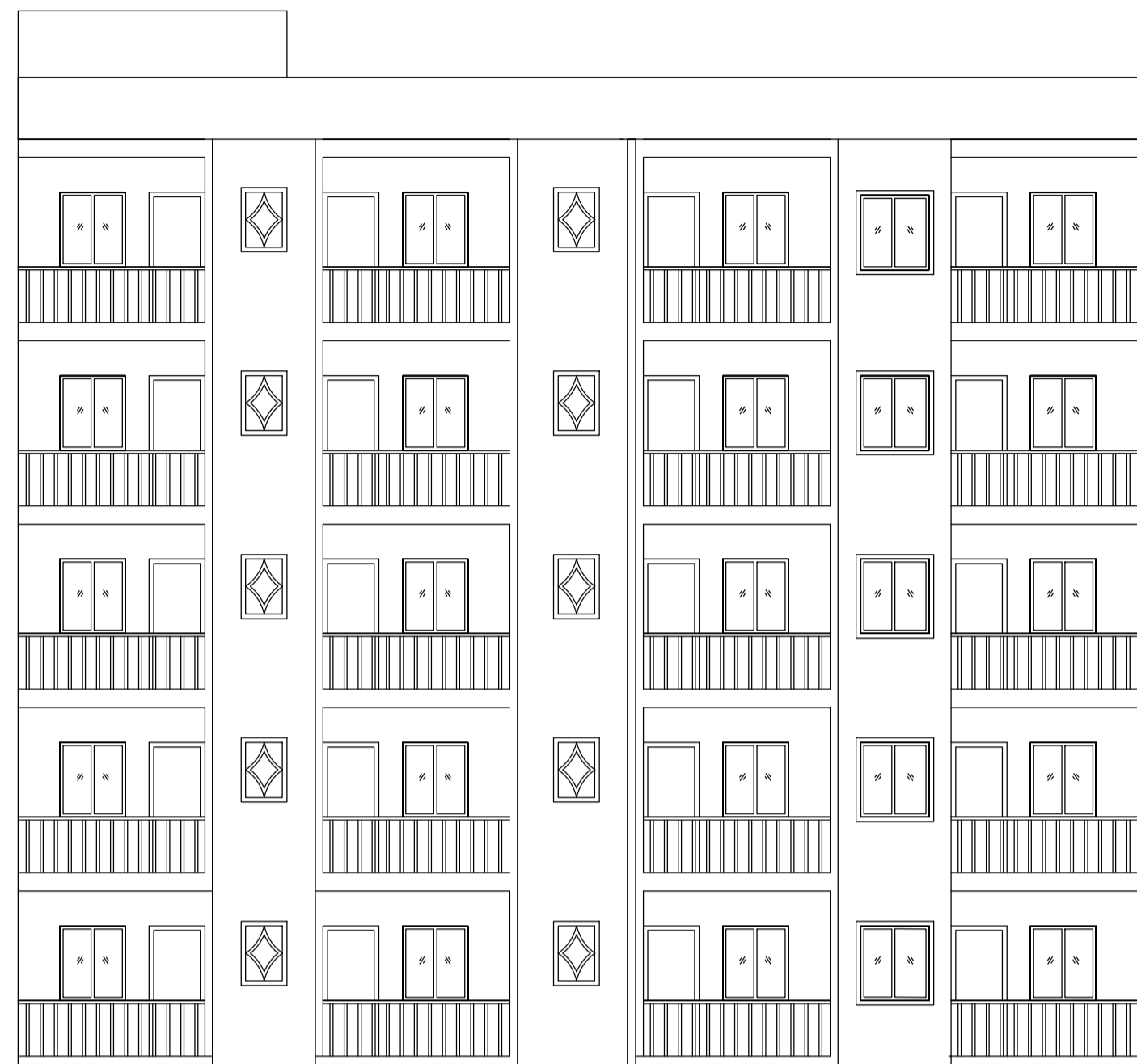
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Lift Lobby	Balcony	Parking				
Basement Floor	400.73	3.42	0.00	0.00	356.10	0.00	0.00	0.00	00
Ground Floor	244.38	0.00	0.00	0.00	244.38	244.38	244.38	0.00	03
First Floor	244.38	0.00	0.00	0.00	244.38	244.38	244.38	0.00	03
Second Floor	244.37	3.42	4.59	6.18	230.18	230.18	230.18	0.00	03
Third Floor	244.37	3.42	4.59	6.18	230.18	230.18	230.18	0.00	03
Fourth Floor	244.37	3.42	4.59	6.18	230.18	230.18	230.18	0.00	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1622.60	13.68	13.77	18.54	356.10	1179.30	1179.30	1179.30	15
Total Number of Same Buildings :	1								
Total :	1622.60	13.68	13.77	18.54	356.10	1179.30	1179.30	1179.30	15

UnitBUA Table for Building :B (APARTMENT)

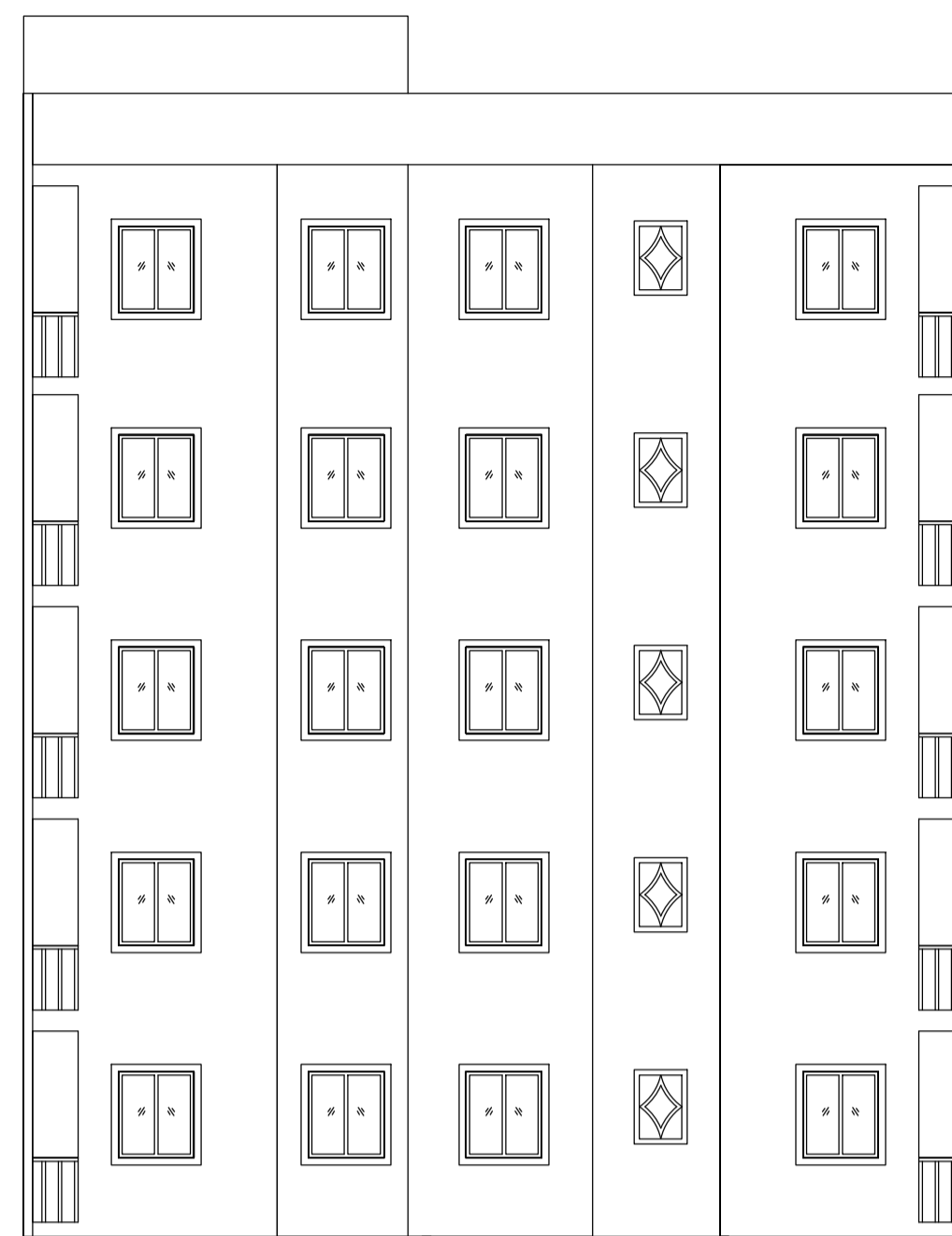
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND & 1 FLOOR PLAN	(Wing-B) GR.&1ST FLAT - A	FLAT	67.95	67.94	10	6
	(Wing-B) GR.&1ST FLAT - B	FLAT	76.45	76.43	10	
	(Wing-B) GR.&1ST FLAT - C	FLAT	69.47	69.46	10	
TYPICAL - 2, 3, 4 FLOOR PLAN	(Wing-B) TYP.2,3,4 FLAT - A	FLAT	67.95	64.03	8	9
	(Wing-B) TYP.2,3,4 FLAT - B	FLAT	69.46	65.00	8	
	(Wing-B) TYP.2,3,4 FLAT - C	FLAT	78.32	72.40	8	
Total			1074.94	1031.93	132	15

LTP NAME AND SIGNATURE ASHOK KUMAR MADA/ENG/0007/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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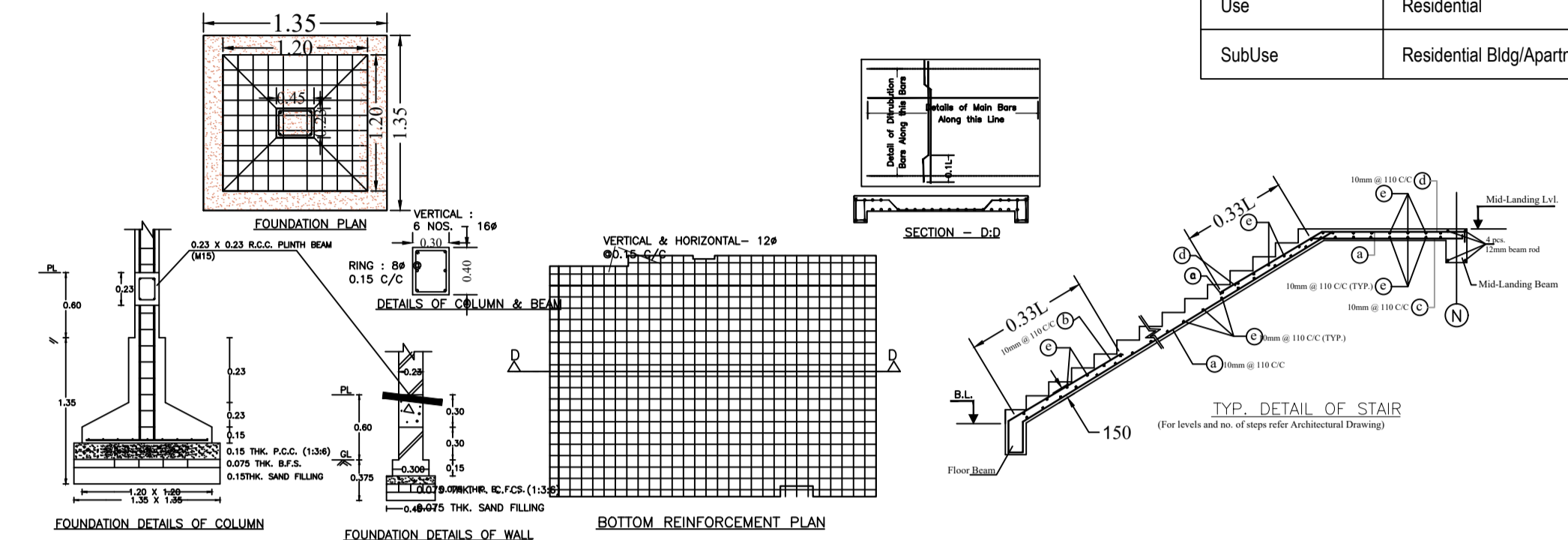
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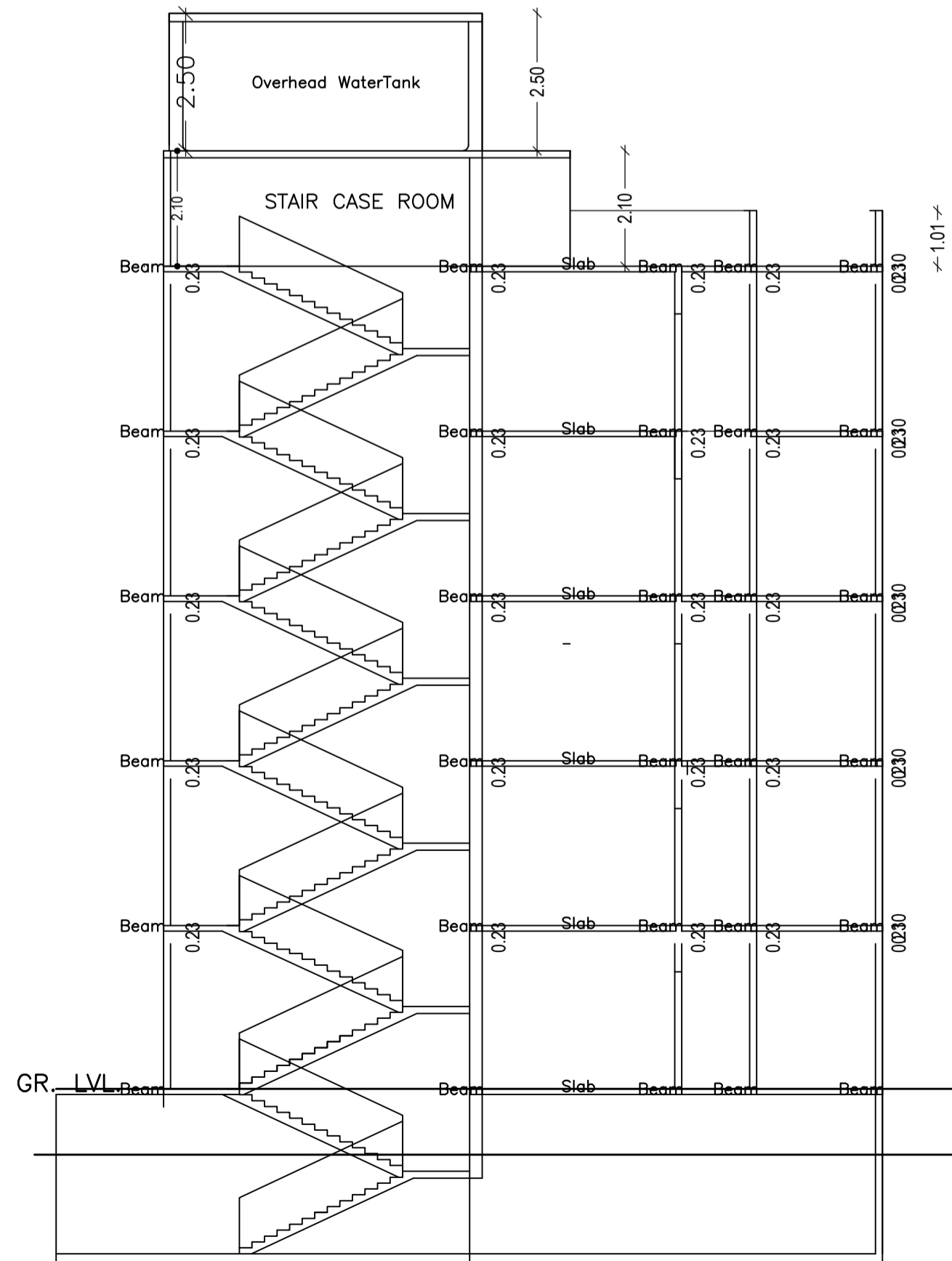
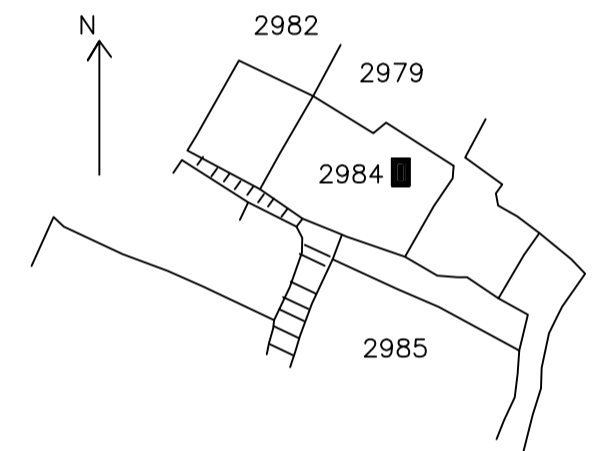
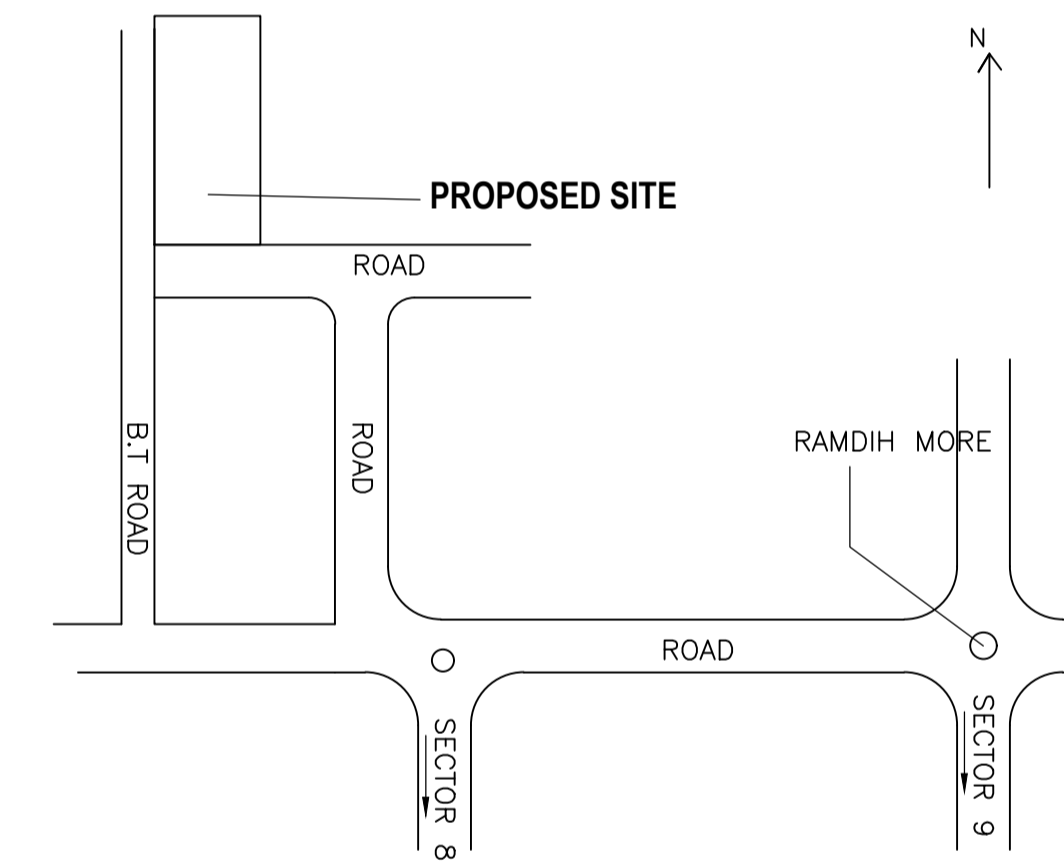
FRONT ELEVATION



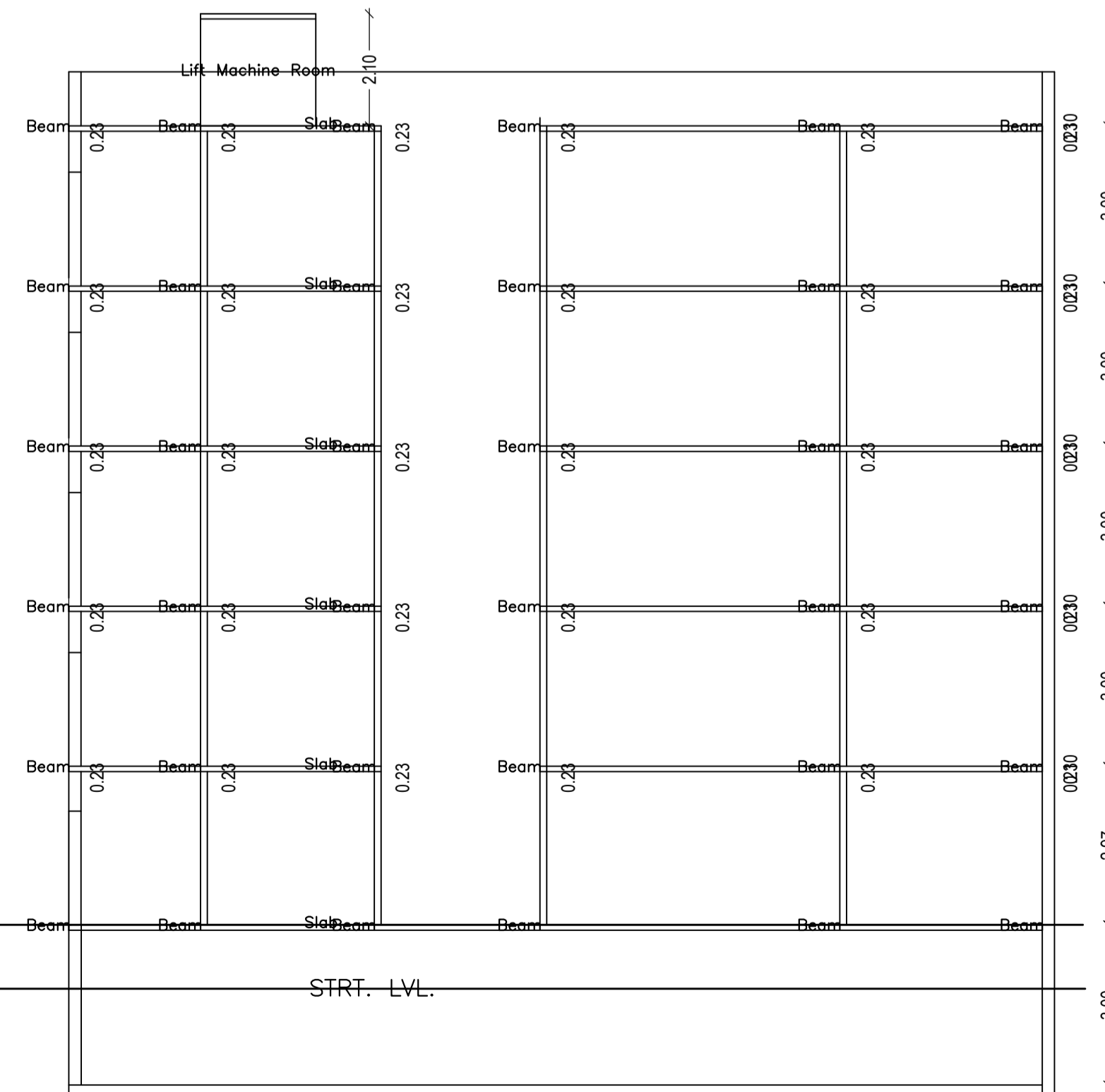
LEFT SIDE ELEVATION



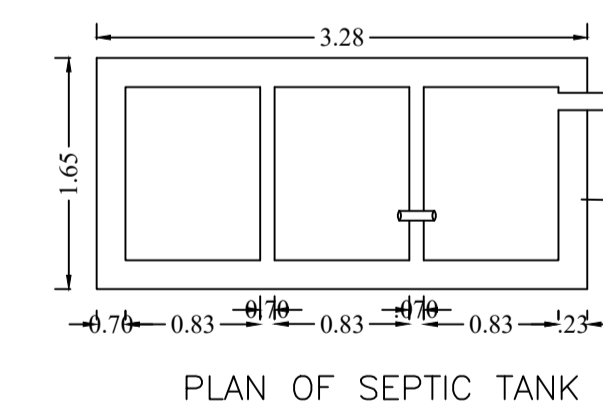
Structure Detail



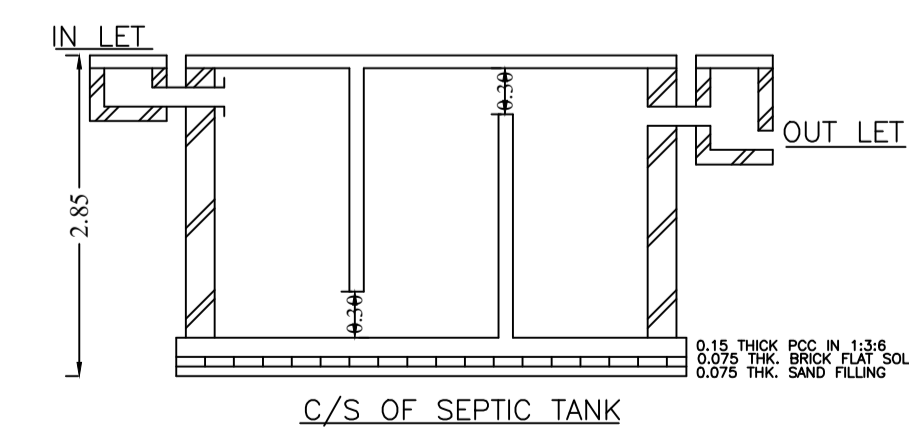
SECTION - X:X



SECTION - Y:Y



PLAN OF SEPTIC TANK



C/S OF SEPTIC TANK

Total no. of Flats = 30
 Total no. of Person = 4500
 Volume required per person = 0.085
 Volume required for all person = 0.085*150 = 12.75
 Total liquid capacity = 12.75 cu.m

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ASHOK KUMAR MADA/ENG/0007/2019			