

Proposal Basic Information	
Proposal File No.	MADA/BP/0236/2021
Owner Name	SRI BHAGIRATH SINGH
Khata No	110
Plot No	6451,6453
Village Name	Ranipokhar
Use	Residential
SubUse	Residential Bldg/Apartment

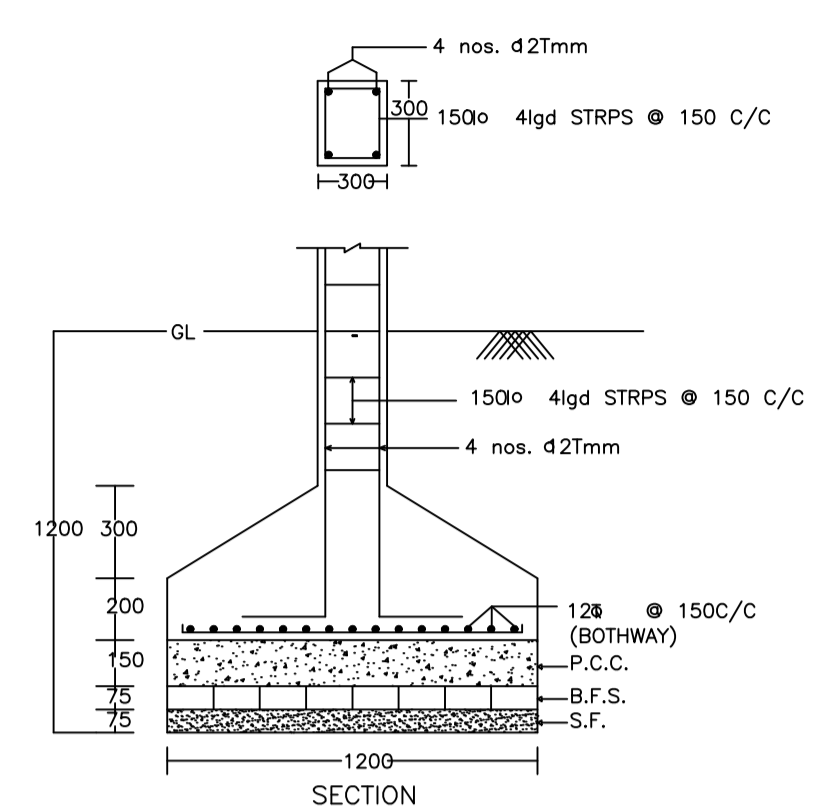
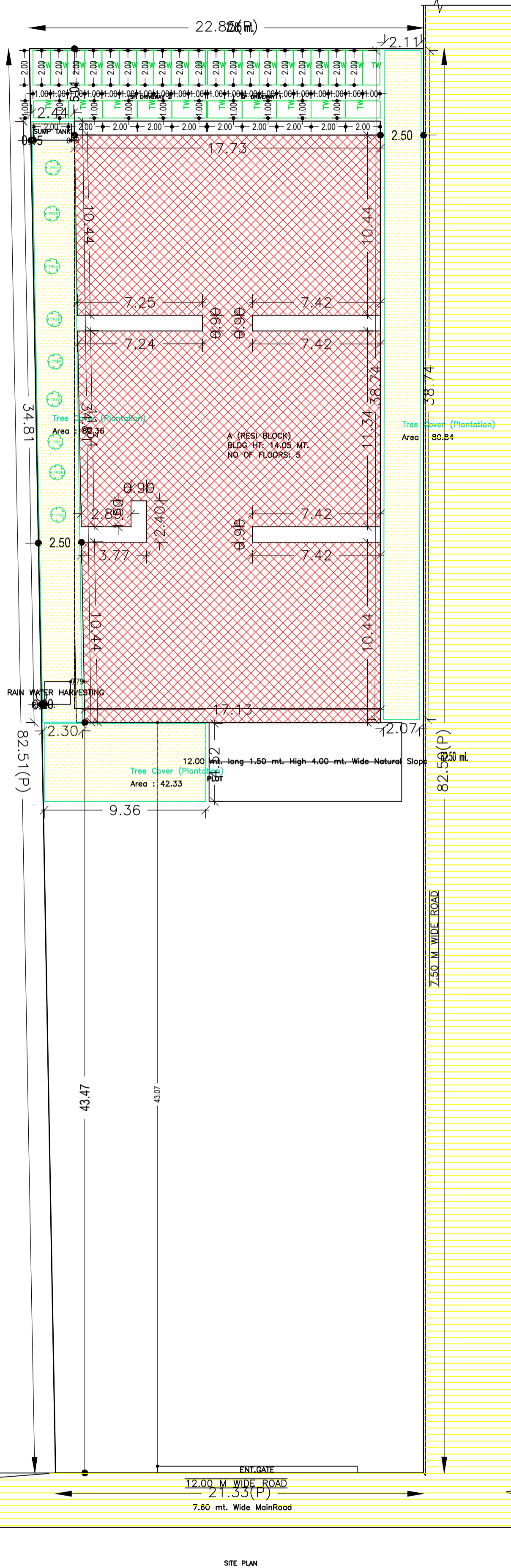
AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY		VERSION NO. : 1.0.61
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/SubPlot No: NA	
Inward No: MADA/BP/0236/2021	Plot/SubPlot No: 6451,6453	
Application Type: General Proposal	North: Plot No. - BUYER PLOT	
Project Type: Building Permission	South: Road Width - PART OF THIS PLOT, 6542	
Nature of Development: New	East: Road Width - 7.5	
Location of Development Area: Old Area	West: Plot No. - BUYER PLOT	
AREA OF PLOT (Minimum)	(A)	SQ.MT. 1822.33
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1822.33
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		205.53
Total		205.53
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1616.81
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1822.33
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1822.33
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		911.16
Proposed Coverage Area (31.20 %)		568.65
Total Prop. Coverage Area (31.2 %)		568.65
Balance coverage area (18.80 %)		342.51
FAR CHECK		
Perm. FAR Area (2.50)		4555.82
Total Perm. FAR area		4555.82
Residential FAR		2866.95
Proposed FAR Area		2875.00
Total Proposed FAR Area		2875.00
Consumed FAR (Factor)		1.58
Balance FAR Area		1680.82
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3483.49
ARCHITECT (Regd)		RAJEEV RANJAN SINGH
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SRI BHAGIRATH SINGH
DEVELOPMENT AUTHORITY		LOCAL BODY

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)	Dark Blue

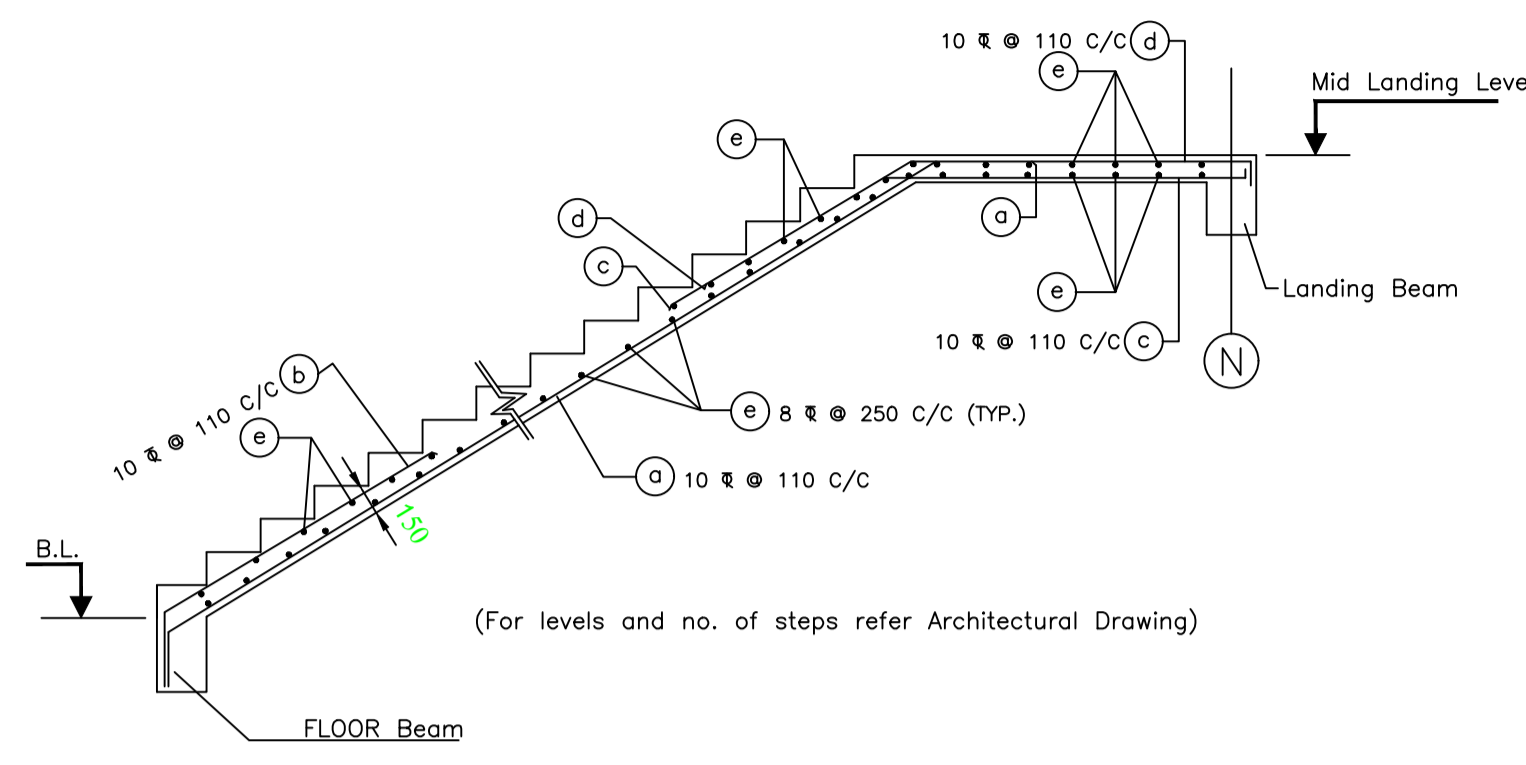
Buildingwise Floor FAR Details				
Floor Name	Building Name A (RESI BLOCK)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	602.80	8.05	602.80	8.05
Ground Floor	568.65	568.65	568.65	568.65
First Floor	578.01	574.58	578.01	574.58
Second Floor	578.01	574.58	578.01	574.58
Third Floor	578.01	574.58	578.01	574.58
Fourth Floor	578.01	574.58	578.01	574.58
Terrace Floor	0.00	0.00	0.00	0.00
Total:	3483.49	2875.02	3483.49	2875.02

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (RESI BLOCK)	Residential	Residential Bldg/Apartment	Non-Highrise

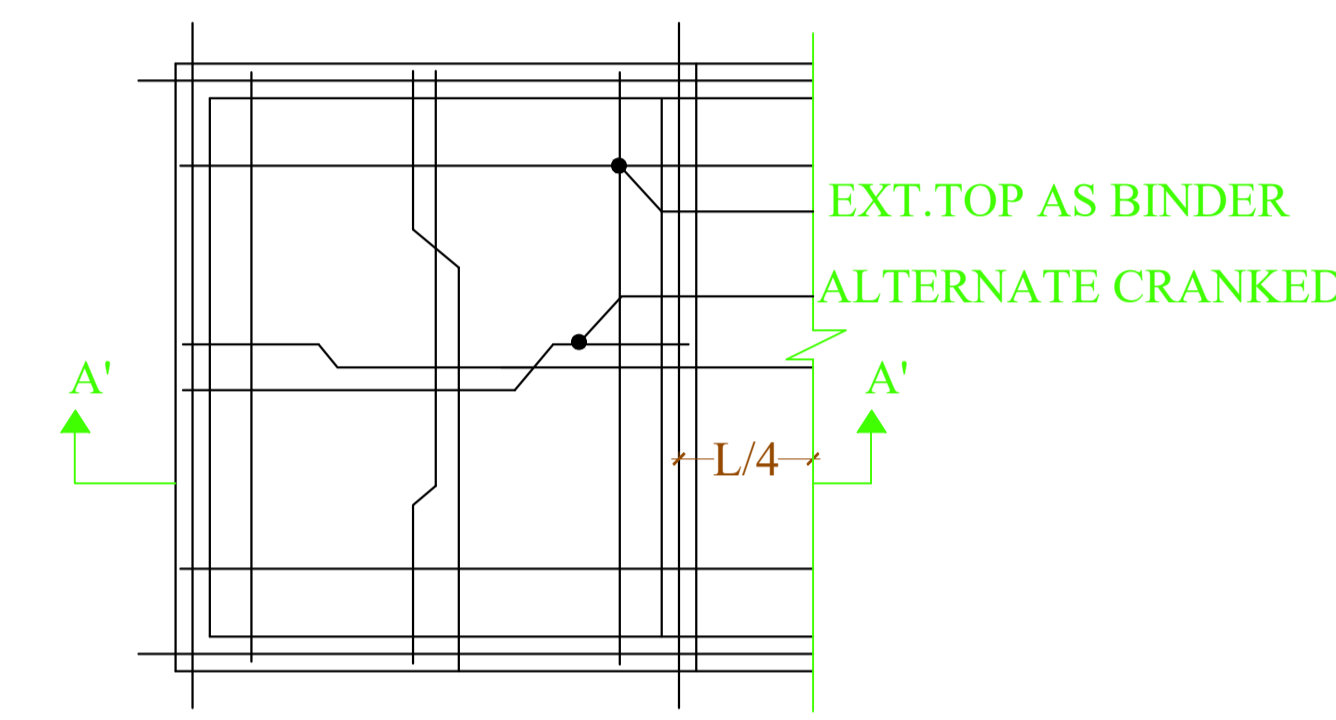
FAR & Tenement Details (Table 4c-1)									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Parking					
			Resi.	Stair					
A (RESI BLOCK)	1	3483.49	17.15	591.32	2866.97	8.05	2875.02	2875.02	30
Grand Total	1	3483.49	17.15	591.32	2866.97	8.05	2875.02	2875.02	30



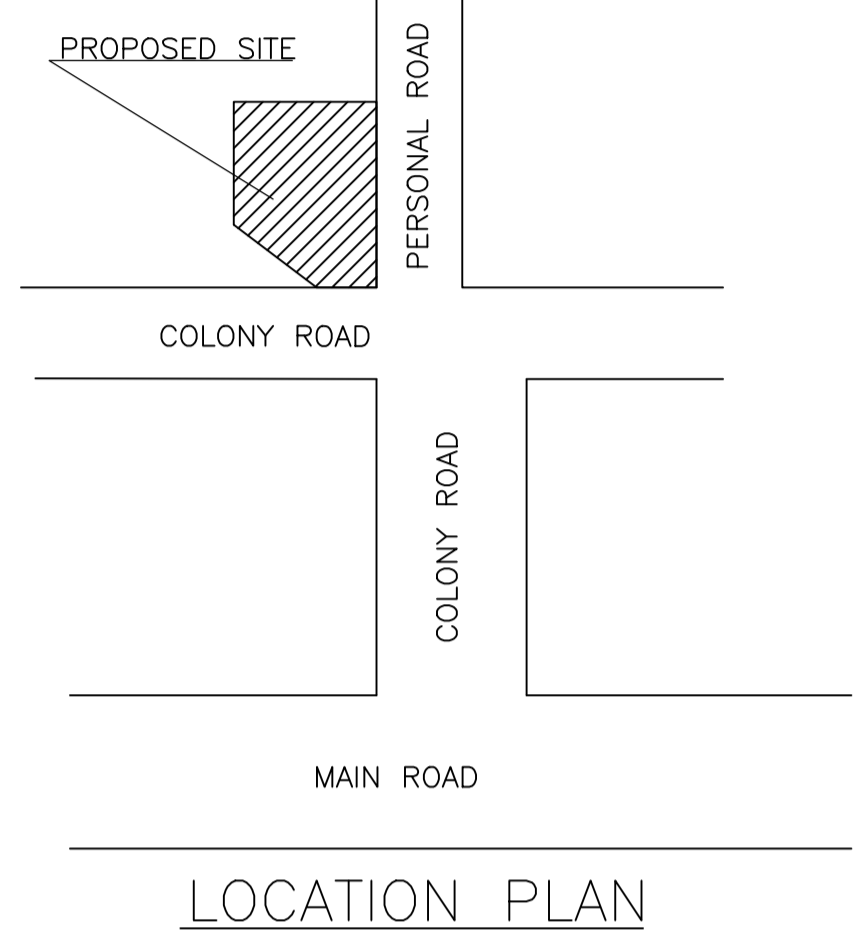
DETAIL OF COLUMNS



TYP. DETAIL OF STAIR



TYPICAL REINFORCEMENT DETAIL



LOCATION PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BLOCK)	D	0.75	2.10	115
A (RESI BLOCK)	D	0.90	2.10	30
A (RESI BLOCK)	D	0.96	2.10	05
A (RESI BLOCK)	D	1.00	2.10	115
A (RESI BLOCK)	D	1.10	2.10	20

SCHEDULE OF WINDOW/VENTILATION:

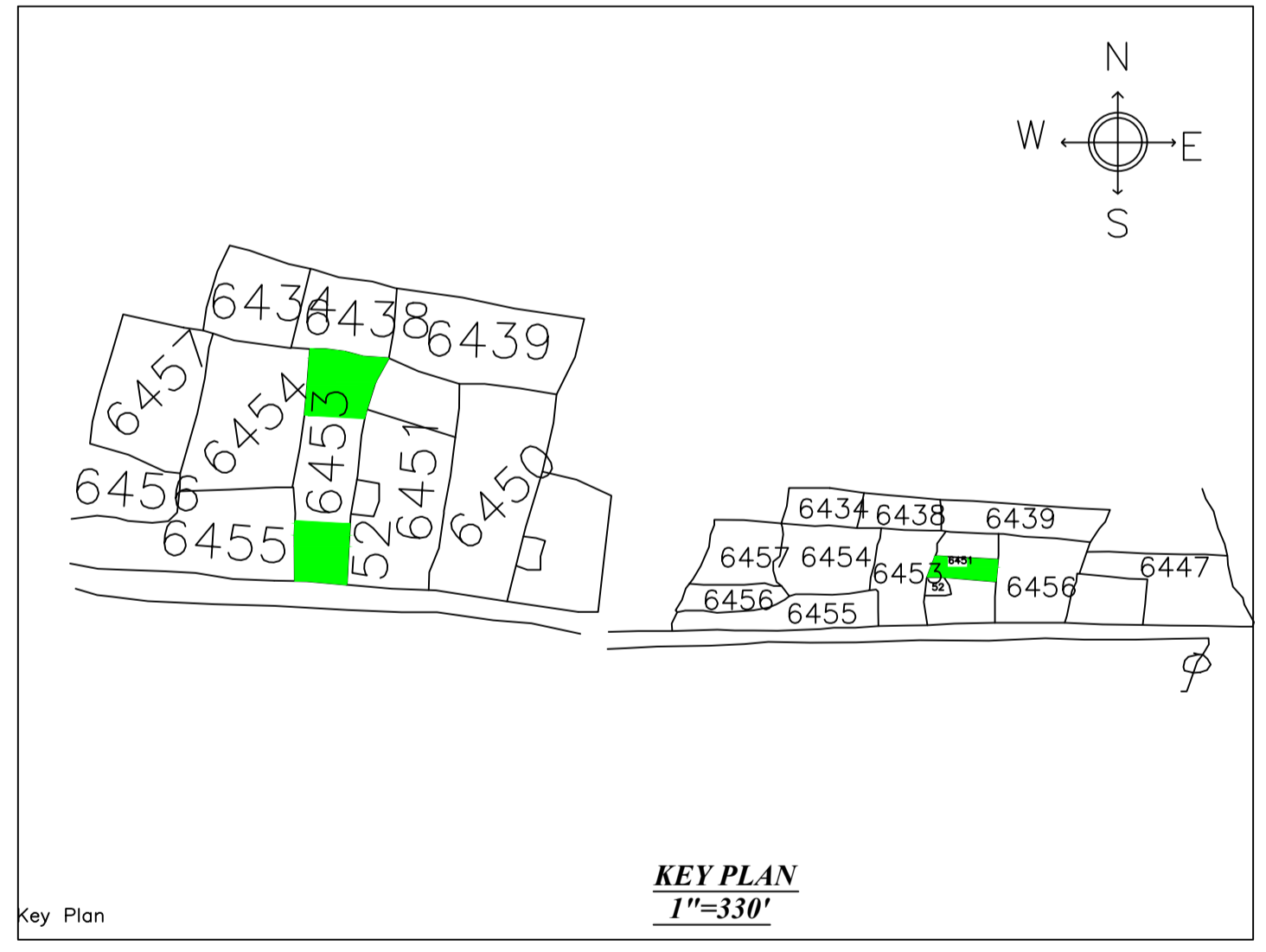
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESI BLOCK)	W	0.60	1.20	60
A (RESI BLOCK)	W	0.90	1.20	71
A (RESI BLOCK)	W	1.13	1.20	24
A (RESI BLOCK)	W	1.50	1.20	87
A (RESI BLOCK)	W	1.73	1.20	10
A (RESI BLOCK)	W	2.20	1.20	01

UnitBUA Table for Building :A (RESI BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT 104	FLAT	85.70	85.66	10	6
	FLAT101	FLAT	86.75	86.71	9	
	FLAT102	FLAT	69.92	69.87	8	
	FLAT103	FLAT	89.34	89.29	10	
	FLAT105	FLAT	89.34	89.29	10	
	FLAT106	FLAT	88.51	88.47	10	
TYPICAL FIRST, SECOND, THIRD, FOURTH FLOOR PLAN	FLAT201	FLAT	86.75	86.71	9	24
	FLAT202	FLAT	75.14	75.09	8	
	FLAT203	FLAT	89.34	89.29	10	
	FLAT204	FLAT	89.34	89.29	10	
	FLAT205	FLAT	89.34	89.29	10	
	FLAT206	FLAT	89.34	89.29	10	
Total:	-	-	2586.52	2585.14	285	30

Building :A (RESI BLOCK)

Floor Name	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.)
		Lift	Parking					
Basement Floor	602.80	3.43	591.32	0.00	8.05	8.05	8.05	00
Ground Floor	568.65	0.00	0.00	568.65	0.00	568.65	568.65	06
First Floor	578.01	3.43	0.00	574.58	0.00	574.58	574.58	06
Second Floor	578.01	3.43	0.00	574.58	0.00	574.58	574.58	06
Third Floor	578.01	3.43	0.00	574.58	0.00	574.58	574.58	06
Fourth Floor	578.01	3.43	0.00	574.58	0.00	574.58	574.58	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	3483.49	17.15	591.32	2866.97	8.05	2875.02	2875.02	30
Total Number of Same Buildings	1							
Total:	3483.49	17.15	591.32	2866.97	8.05	2875.02	2875.02	30



Required Parking (Table 7a)

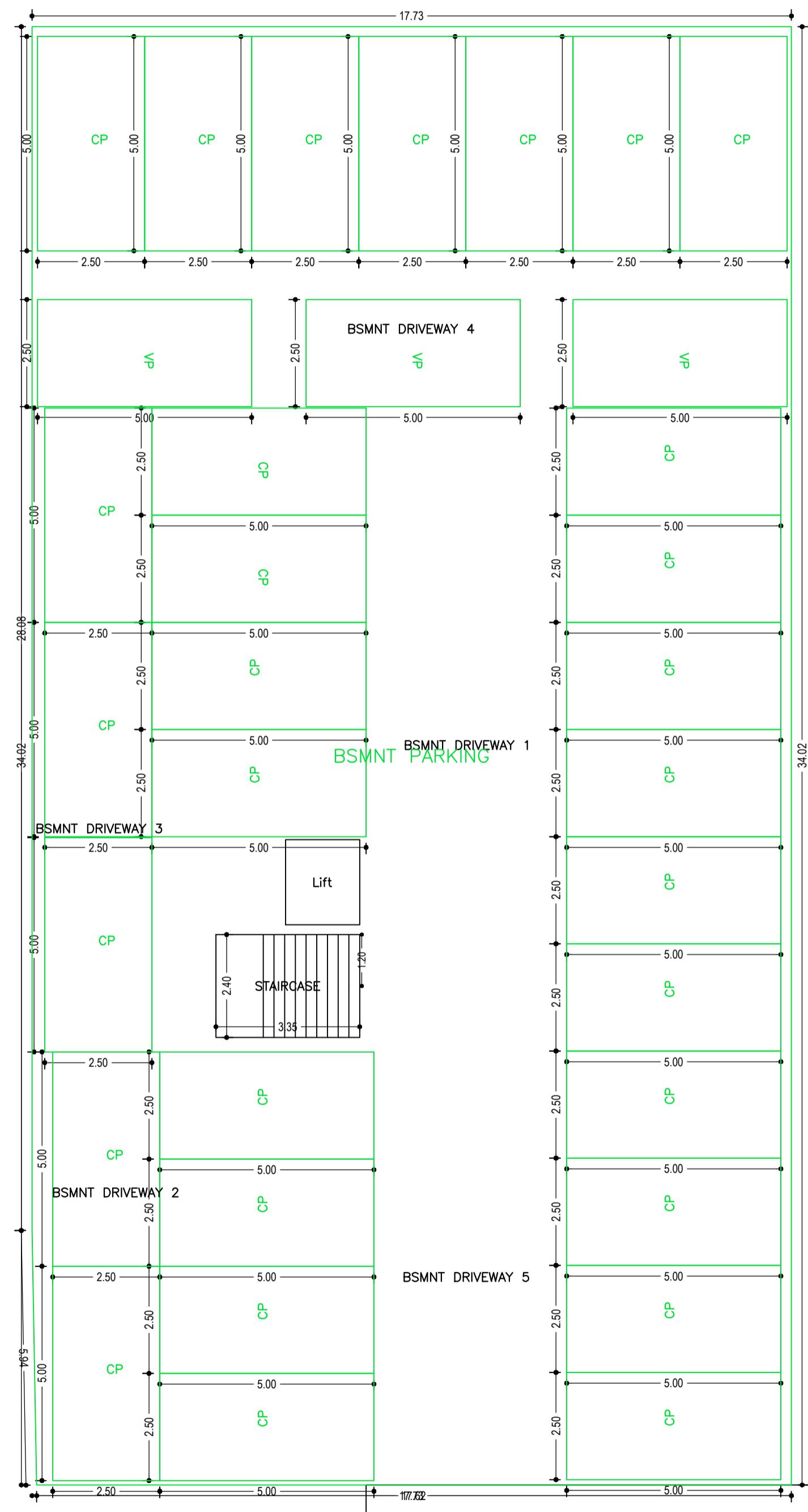
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (RESI BLOCK)	Residential	Residential Bldg/Apartment	> 0	1	30.00	1	30	-	-	-	-
			> 0	1	30.00	-	-	-	-	1	30
			> 0	1	30.00	-	-	1	3	-	-
Total:			-	-	-	-	30	30	3	3	30

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	30	375.00
Total Car	30	375.00	30	375.00
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	30	60.00
Total TwoWheeler	30	60.00	30	60.00
Other Parking	-	-	-	178.82
Total		472.50		711.32

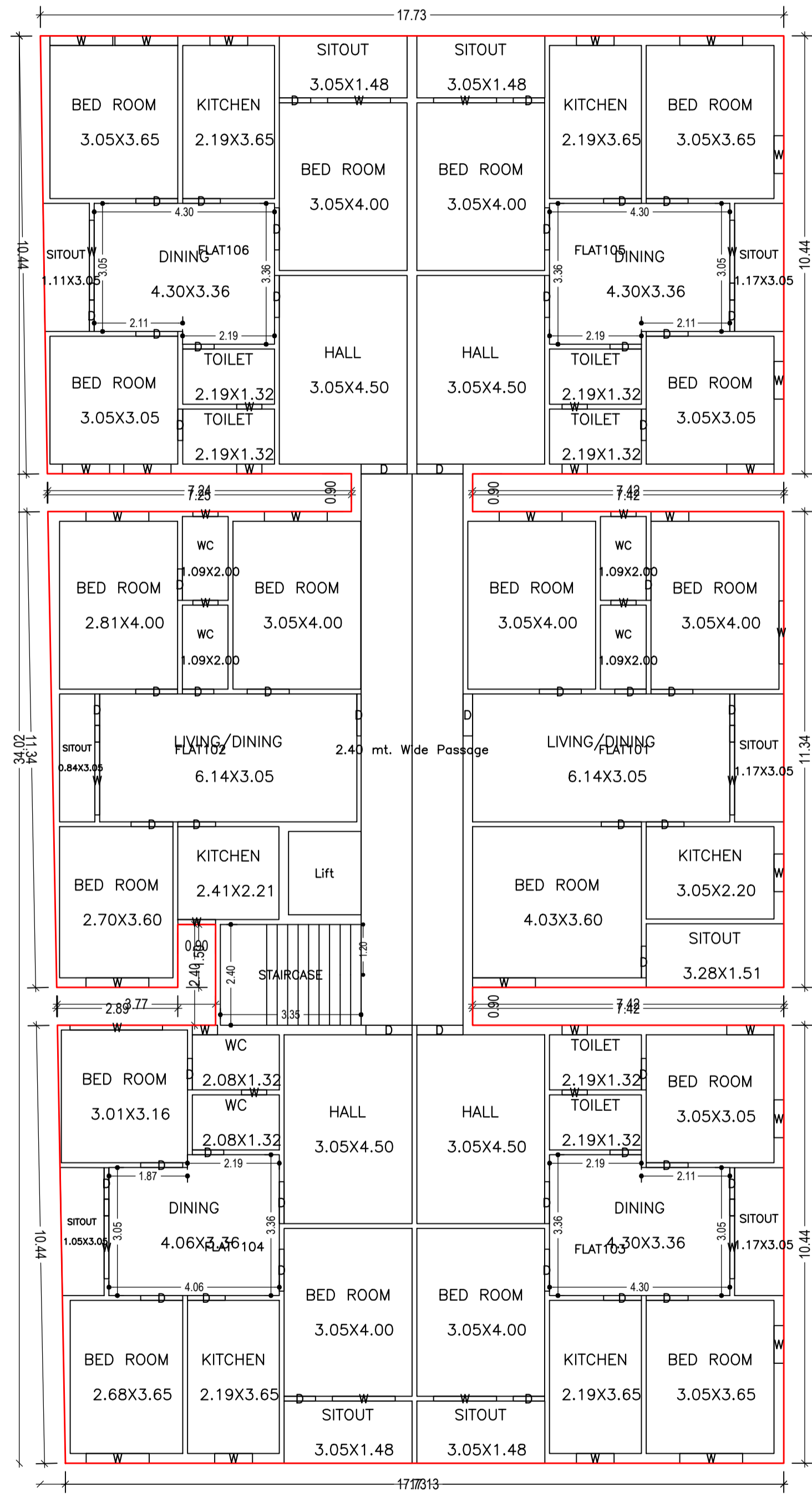
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH MADA/ENG/0004/2019			

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Proposal File No.	MADA/BP/0236/2021
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Khata No	110
Plot No	6451,6453
Village Name	Ranipokhar
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SubUse	Residential Bldg/Apartment

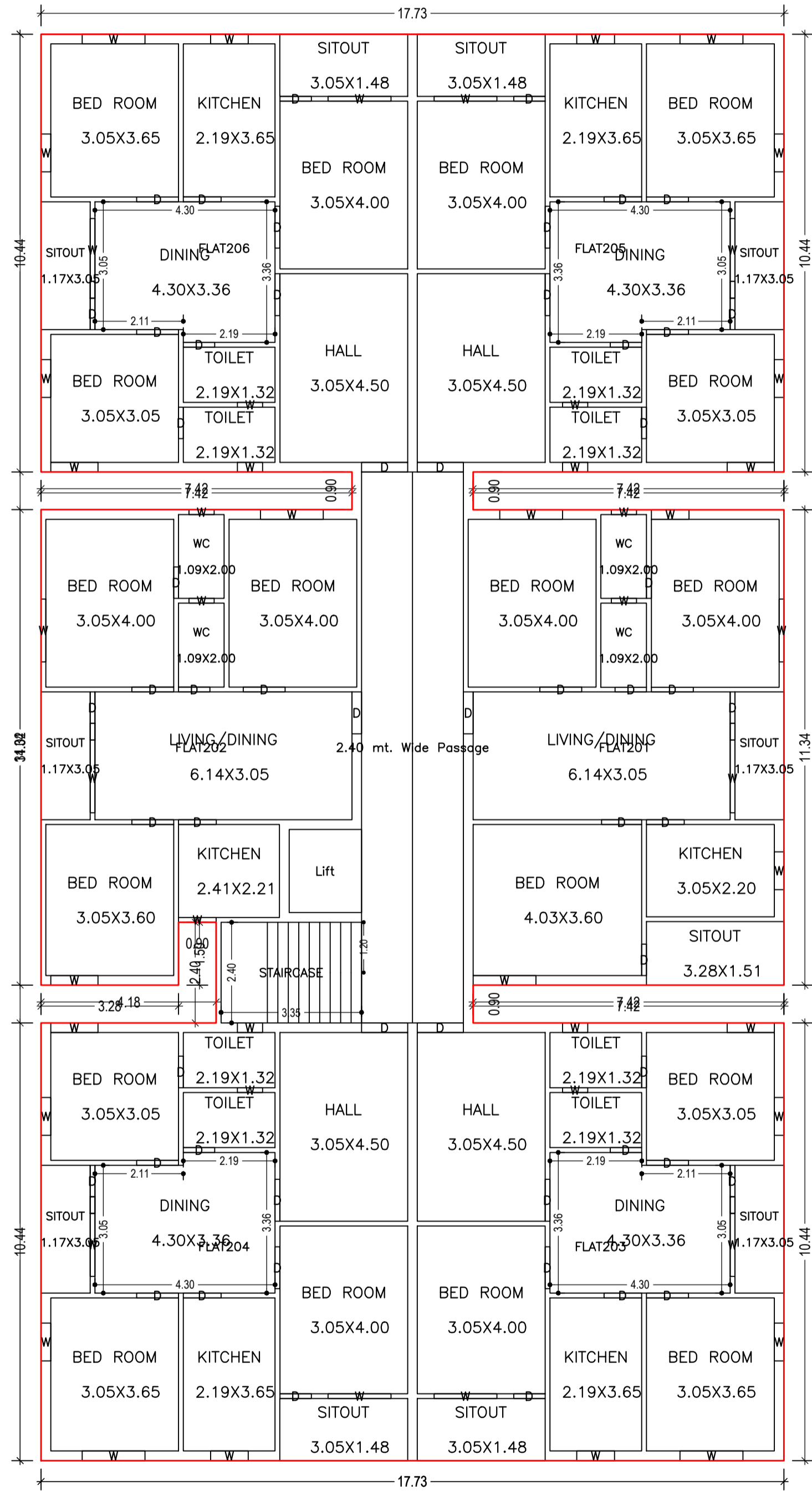


12.00 mt. long 1.50 mt. High 4.00 mt. Wide Natural Slope

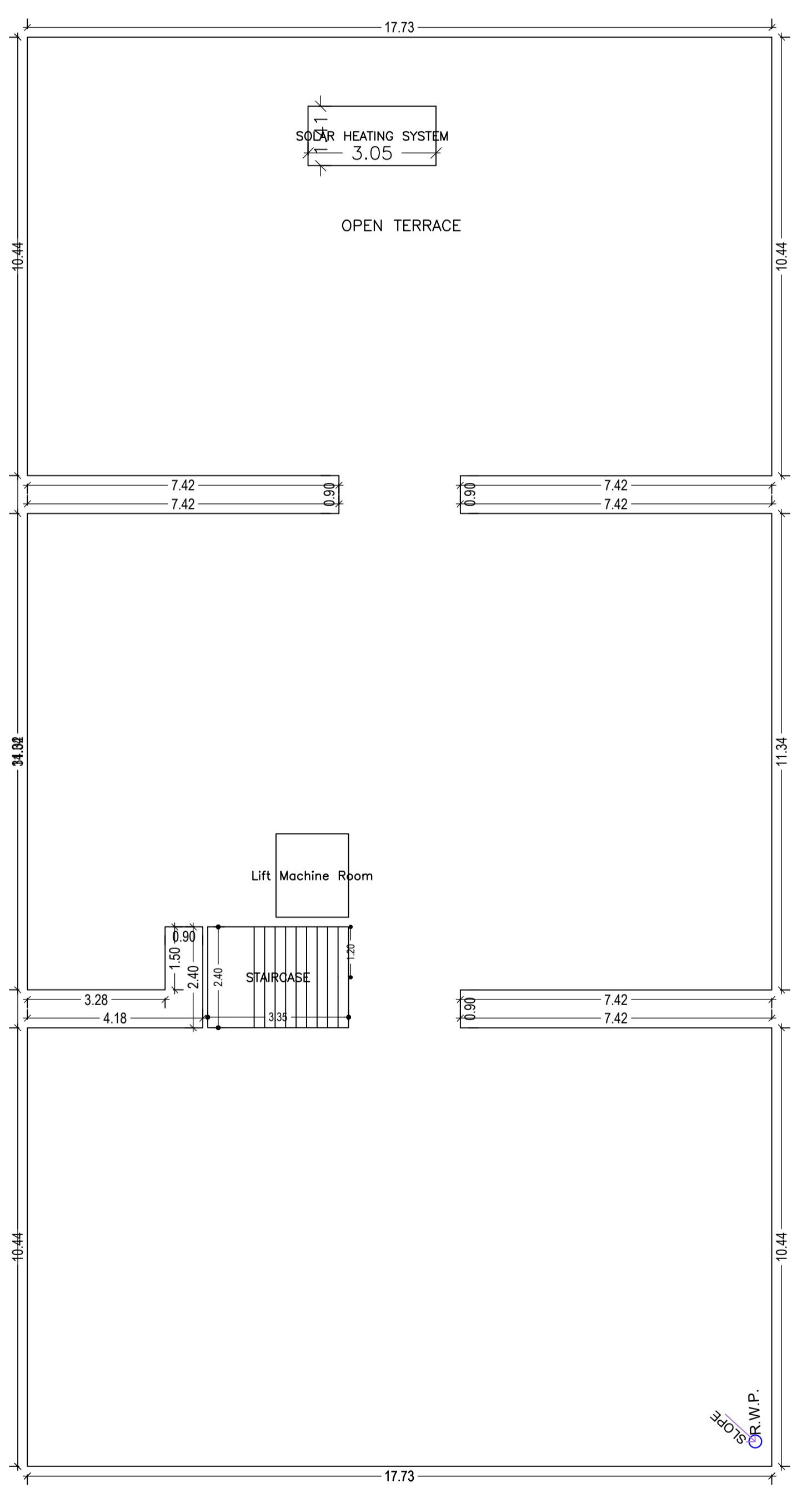
BASEMENT FLOOR PLAN (SCALE 1:100)



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



TYPICAL - FIRST, SECOND, THIRD, FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)

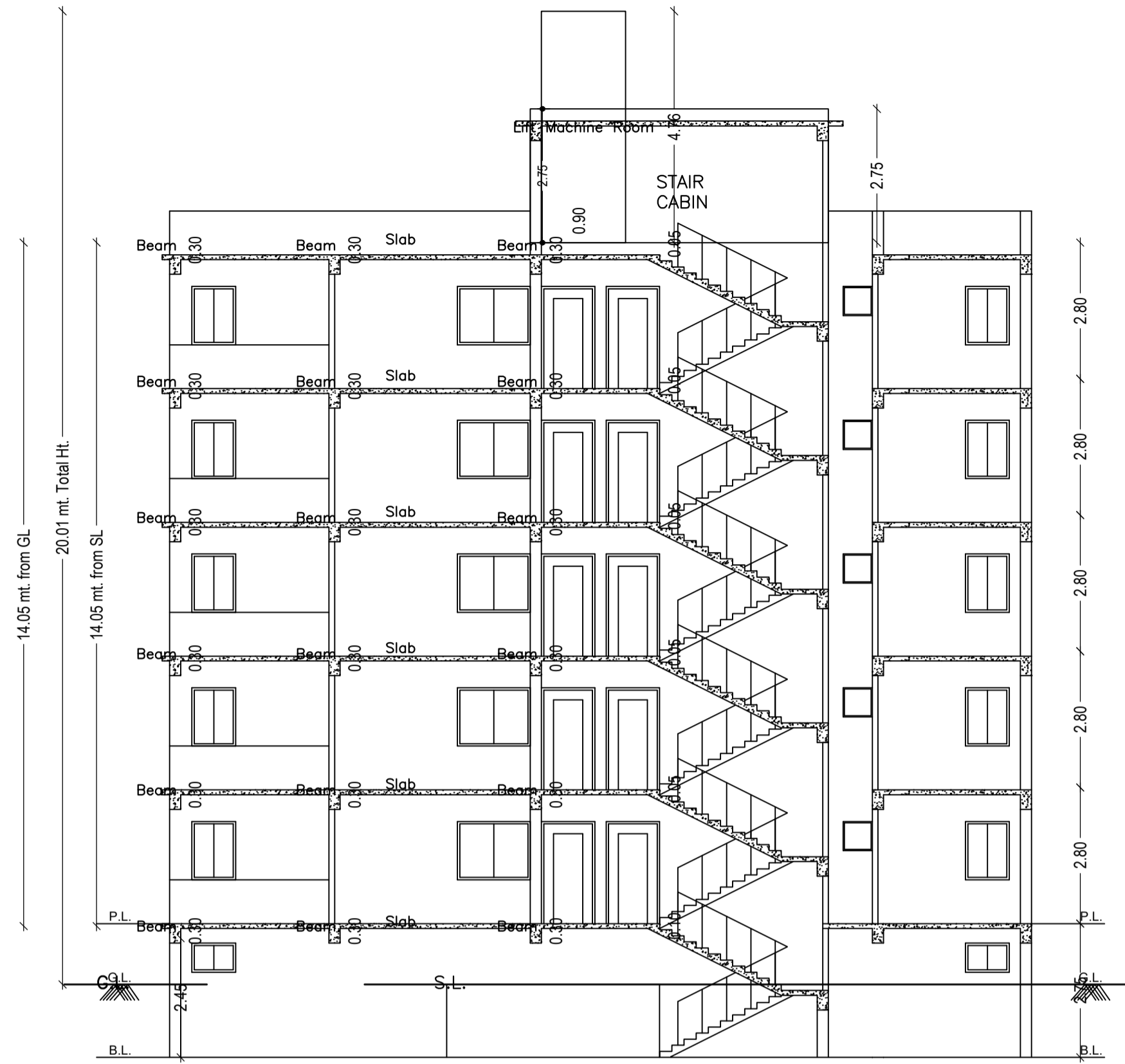


TERRACE FLOOR PLAN (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH MADA/ENG/0004/2019			

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SubUse	Residential Bldg/Apartment



SECTION ON A - A



SECTION ON B - B



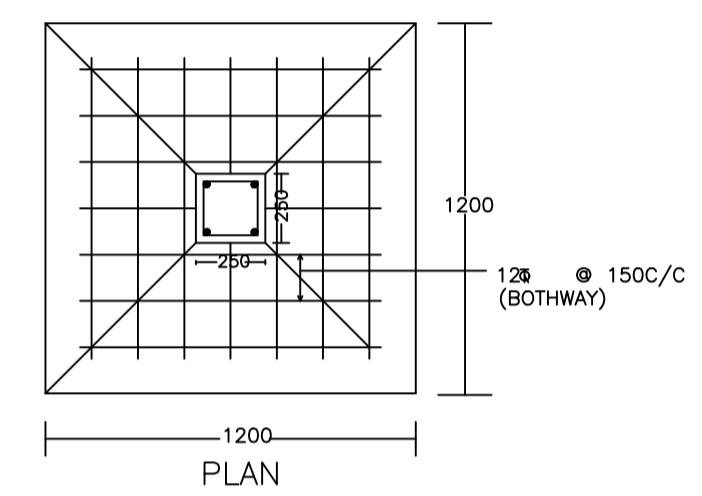
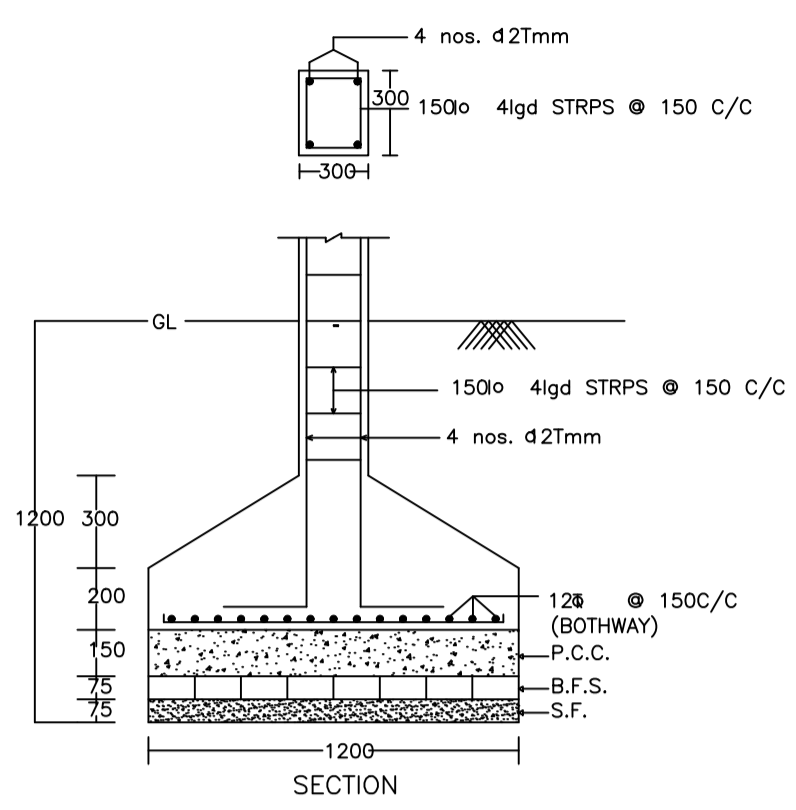
FRONT ELEVATION



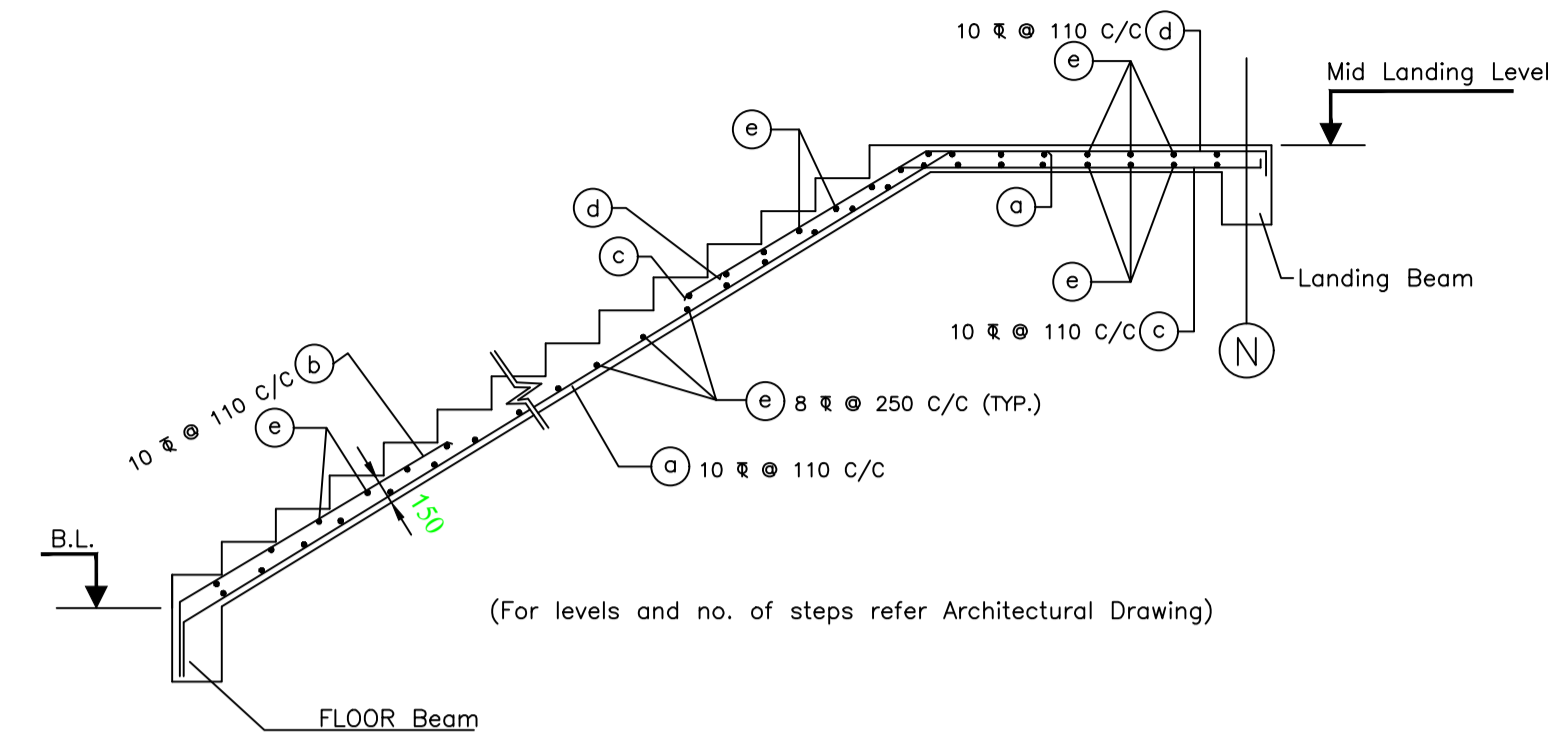
RIGHT SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH MADA/ENG/0004/2019			

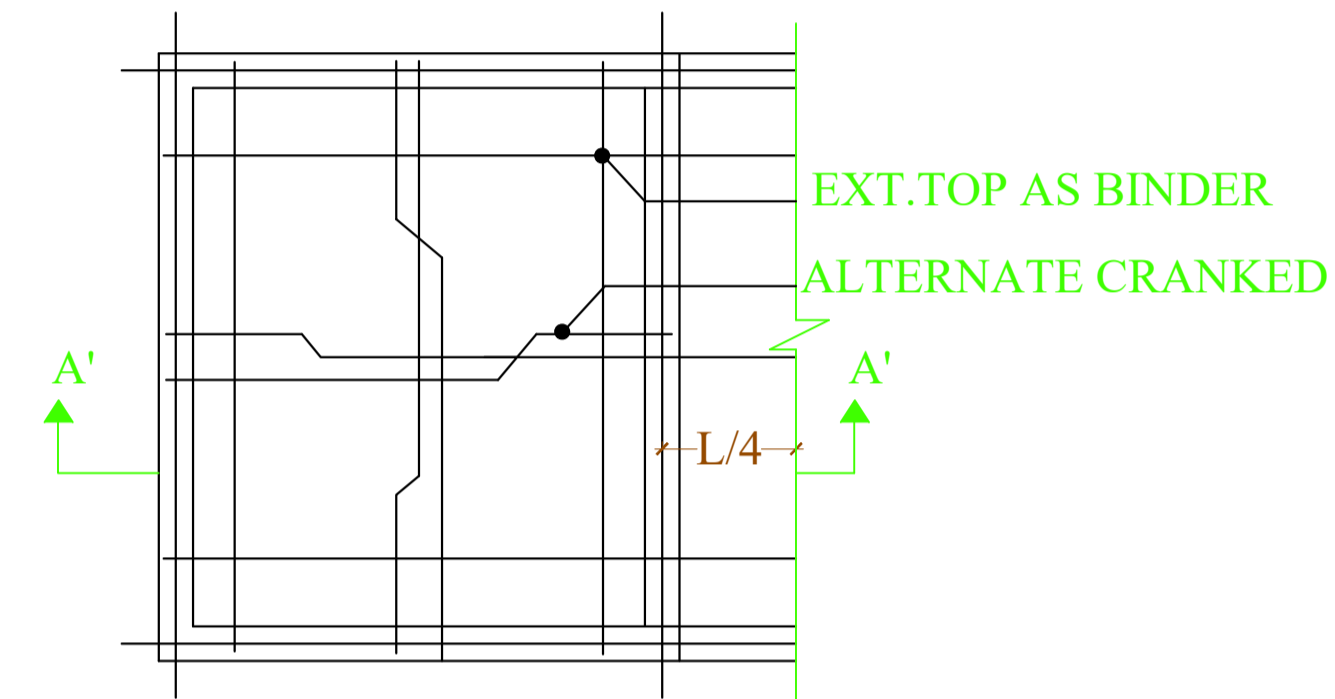
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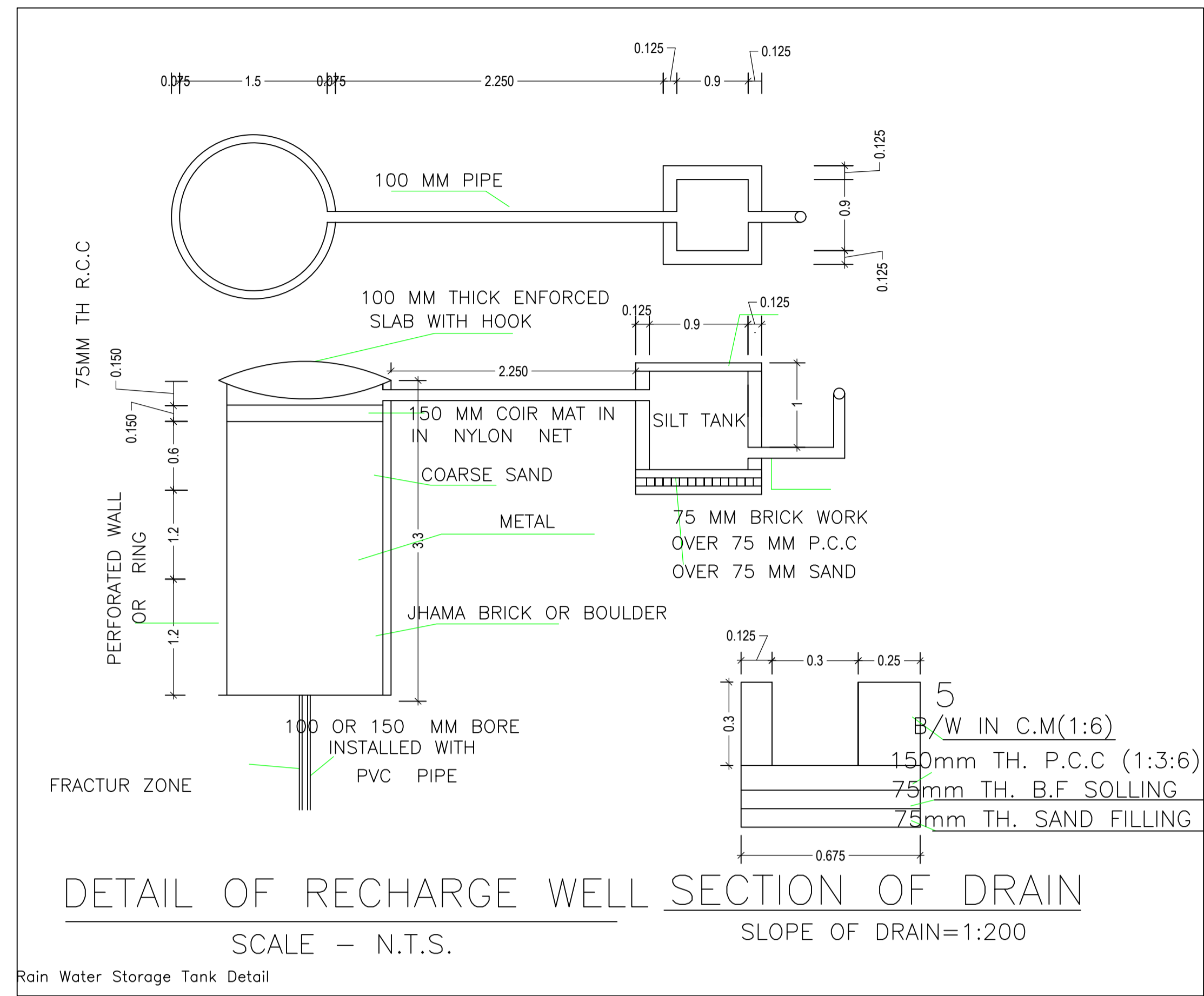
DETAIL OF COLUMNS



TYP. DETAIL OF STAIR

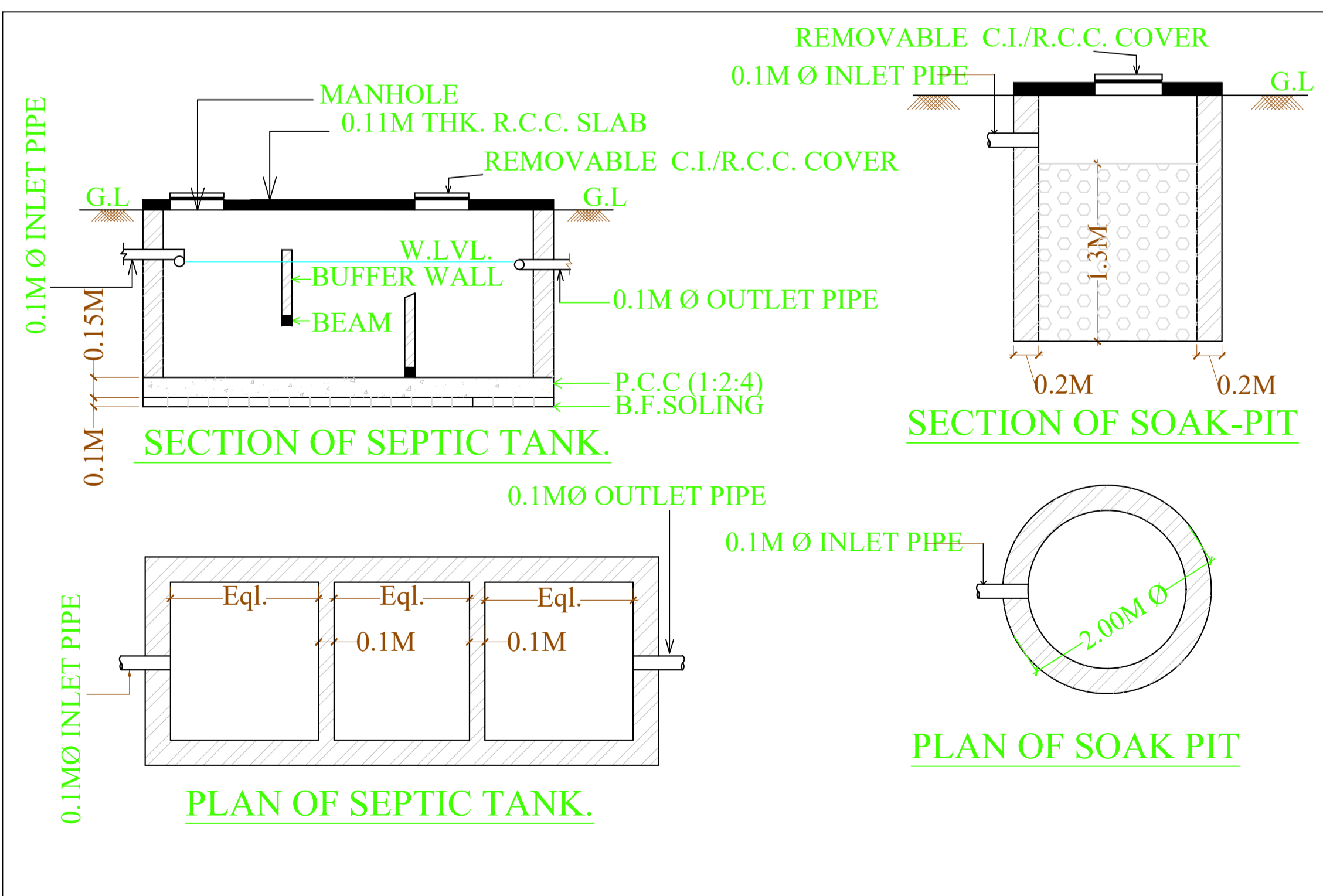


TYPICAL REINFORCEMENT DETAIL



DETAIL OF RECHARGE WELL SECTION OF DRAIN
SCALE - N.T.S.
SLOPE OF DRAIN=1:200

Rain Water Storage Tank Detail

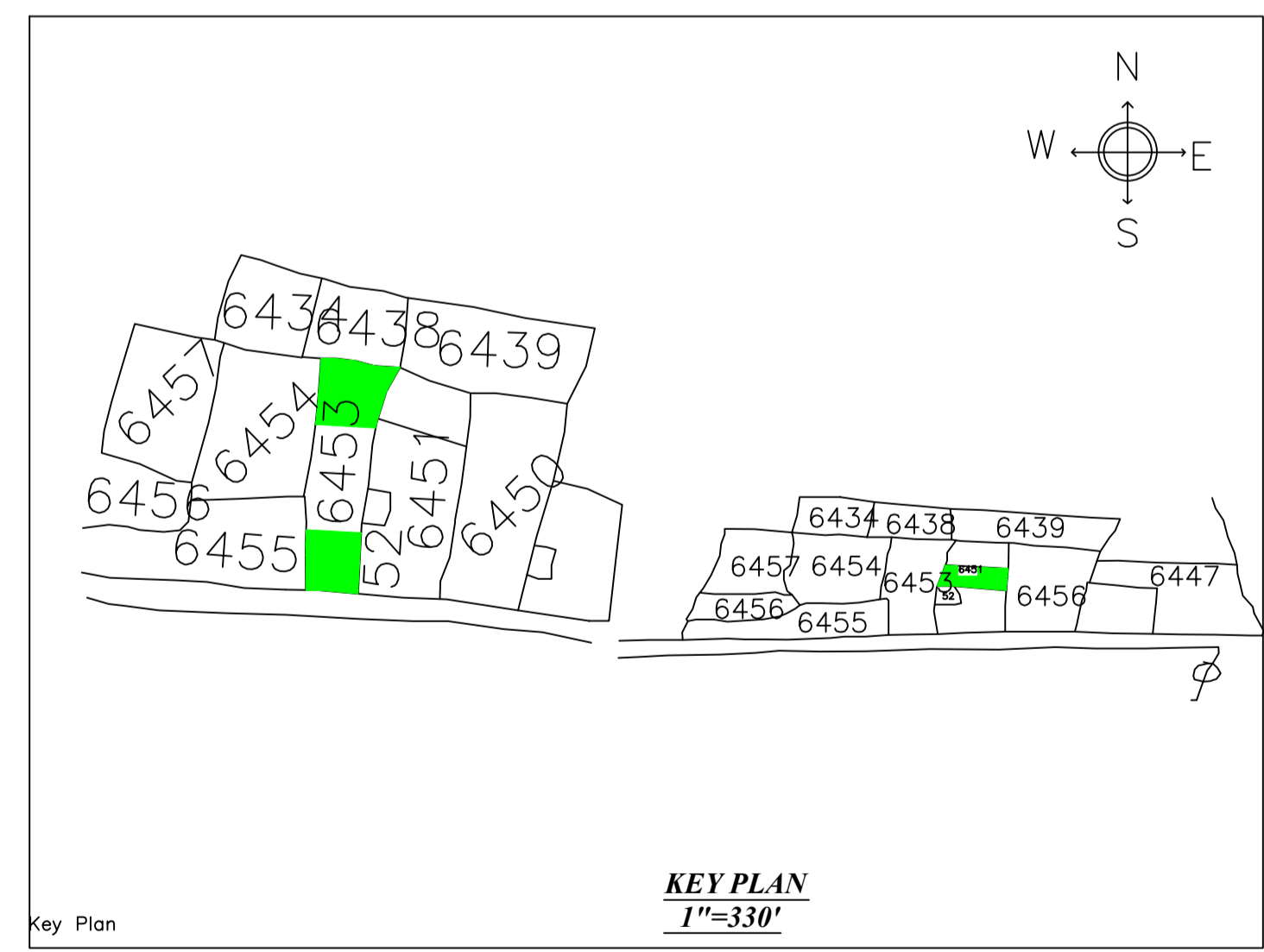


SECTION OF SEPTIC TANK.

SECTION OF SOAK-PIT

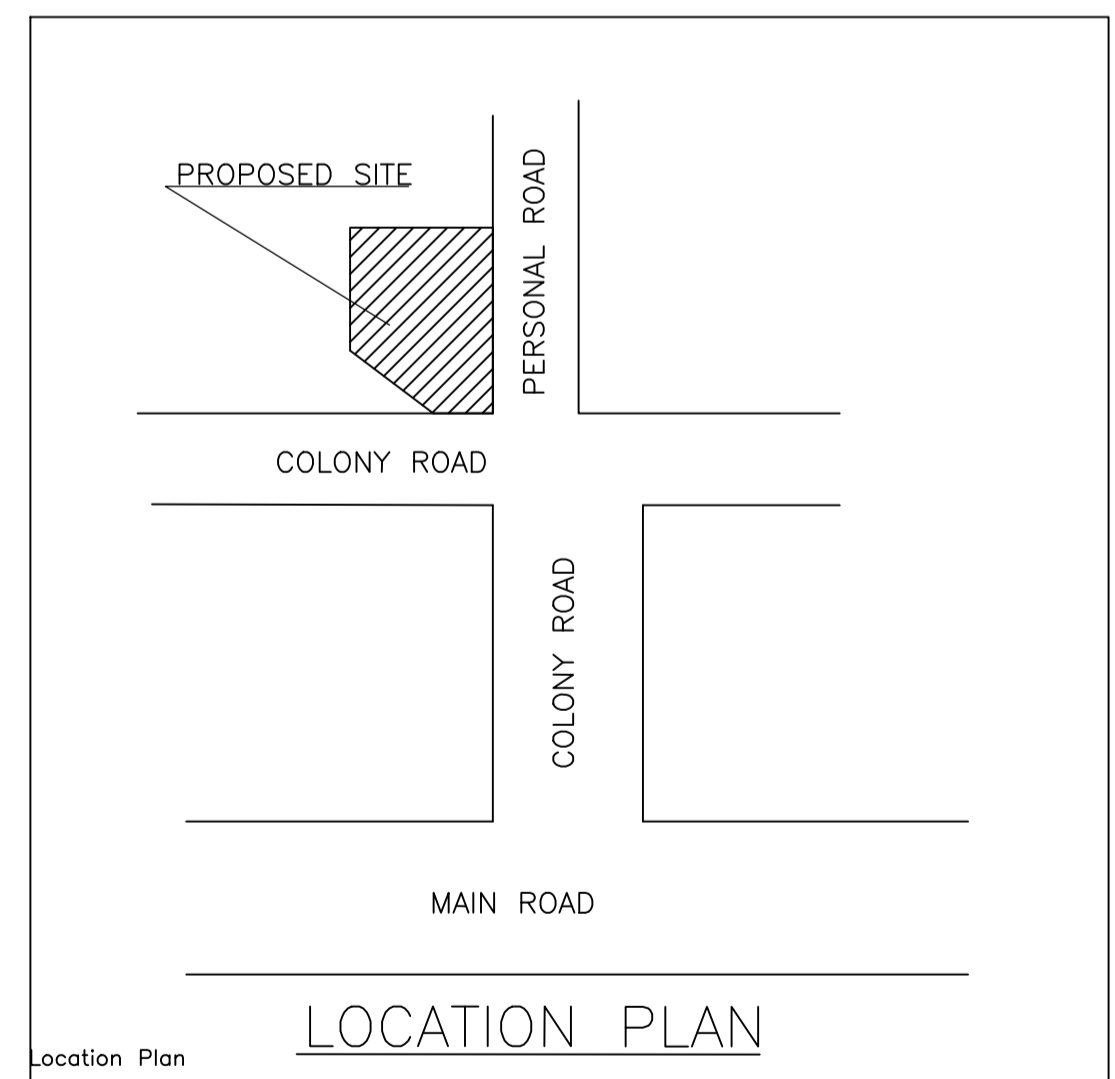
PLAN OF SEPTIC TANK.

PLAN OF SOAK PIT



Key Plan

KEY PLAN
1"=330'



Location Plan

LOCATION PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAJEEV RANJAN SINGH MADA/ENG/0004/2019			