

Proposal Basic Information

Proposal File No.	MADA/BP/0348/2021
Owner Name	EZAZ
Khata No	NEW 449, OLD - 35
Plot No	NEW 449, OLD - 287
Village Name	Gayadara
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MINERAL AUTHORITY	VERSION NO. : 1.0.62	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DHANBAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward No: MADA/BP/0348/2021	Plot/SubPlot No: NEW - 449 - OLD - 287	
Application Type: General Proposal	North: Road Width - 4.87 WIDE ROAD	
Project Type: Building Permission	South: Plot No. - PART OF PLOT NO. 287	
Nature of Development: New	East: Road Width - 4.87 M WIDE ROAD	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT NO. 287	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	323.46
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	323.46
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		43.79
Total		43.79
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	279.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	323.46
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	323.46
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		194.08
Proposed Coverage Area ( 54.50 % )		176.27
Total Prop. Coverage Area ( 54.5 % )		176.27
Balance coverage area ( 5.51 % )		17.81
FAR CHECK		
Perm. FAR Area ( 1.80 )		582.23
Total Perm. FAR area		582.23
Residential FAR		338.57
Proposed FAR Area		338.57
Total Proposed FAR Area		338.57
Consumed FAR (Factor)		1.05
Balance FAR Area		243.66
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		347.11
ARCHITECT (Regd)	ABHISHEK KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	EZAZ	
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)	Orange
EXISTING (To be demolished)	Grey

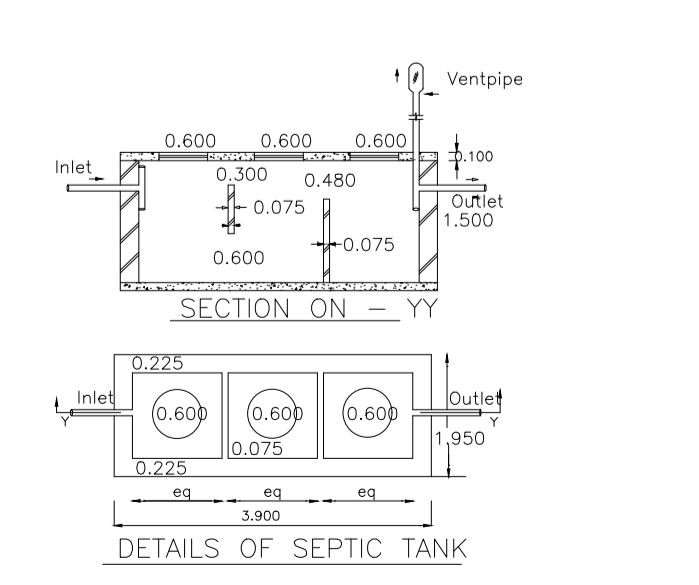
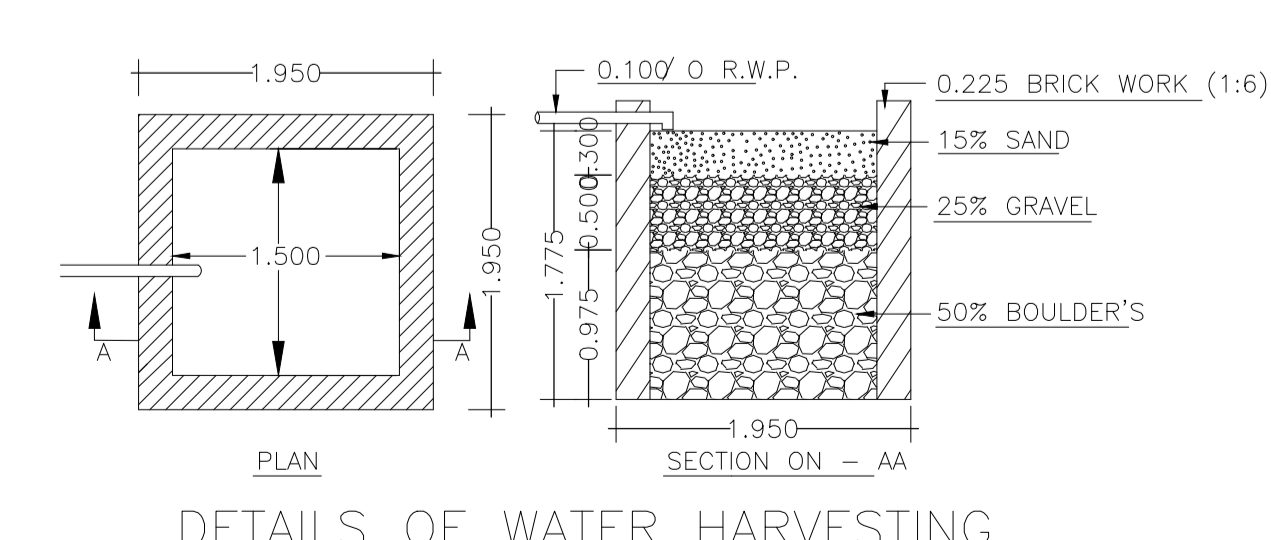
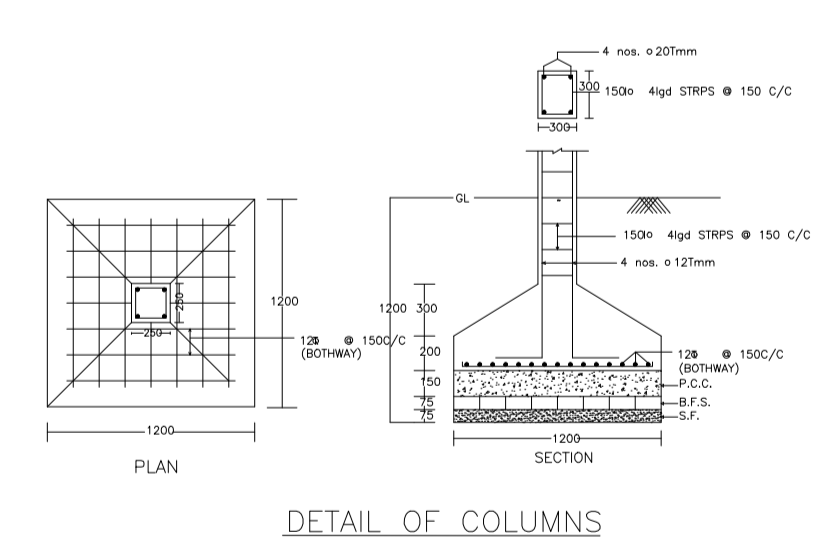
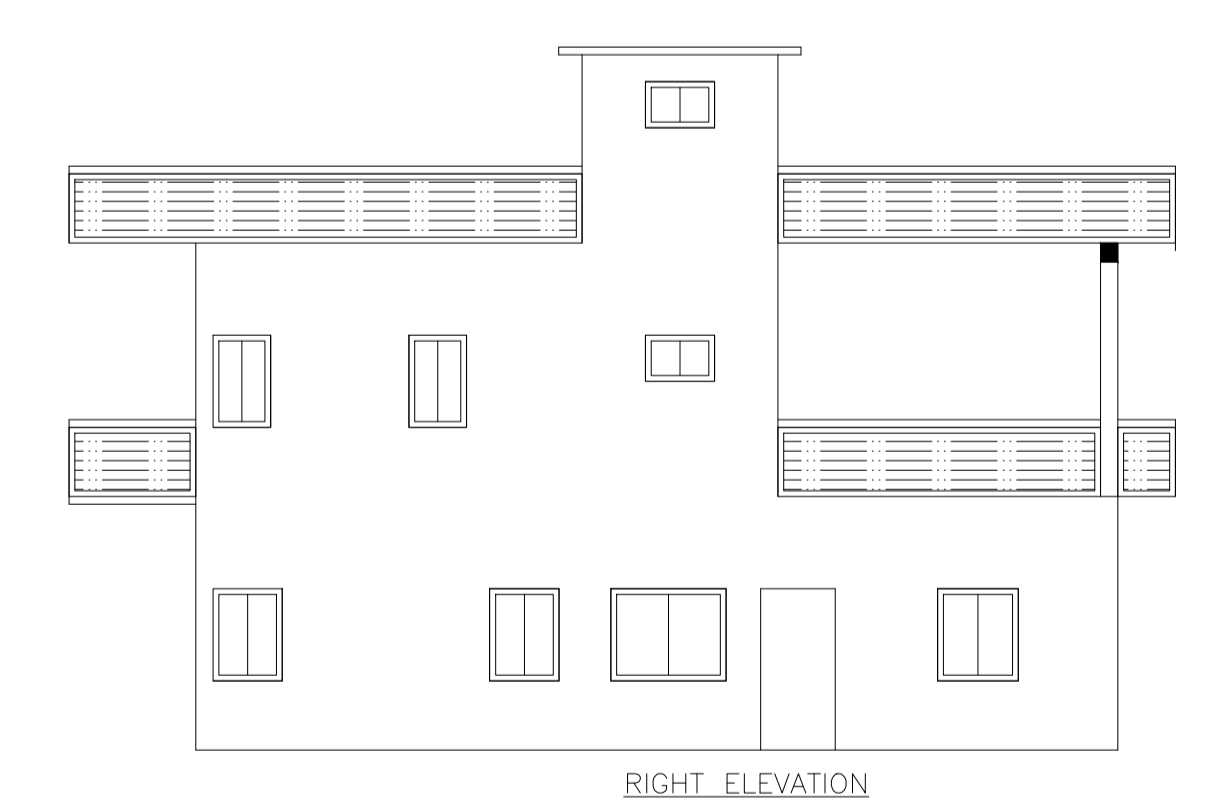
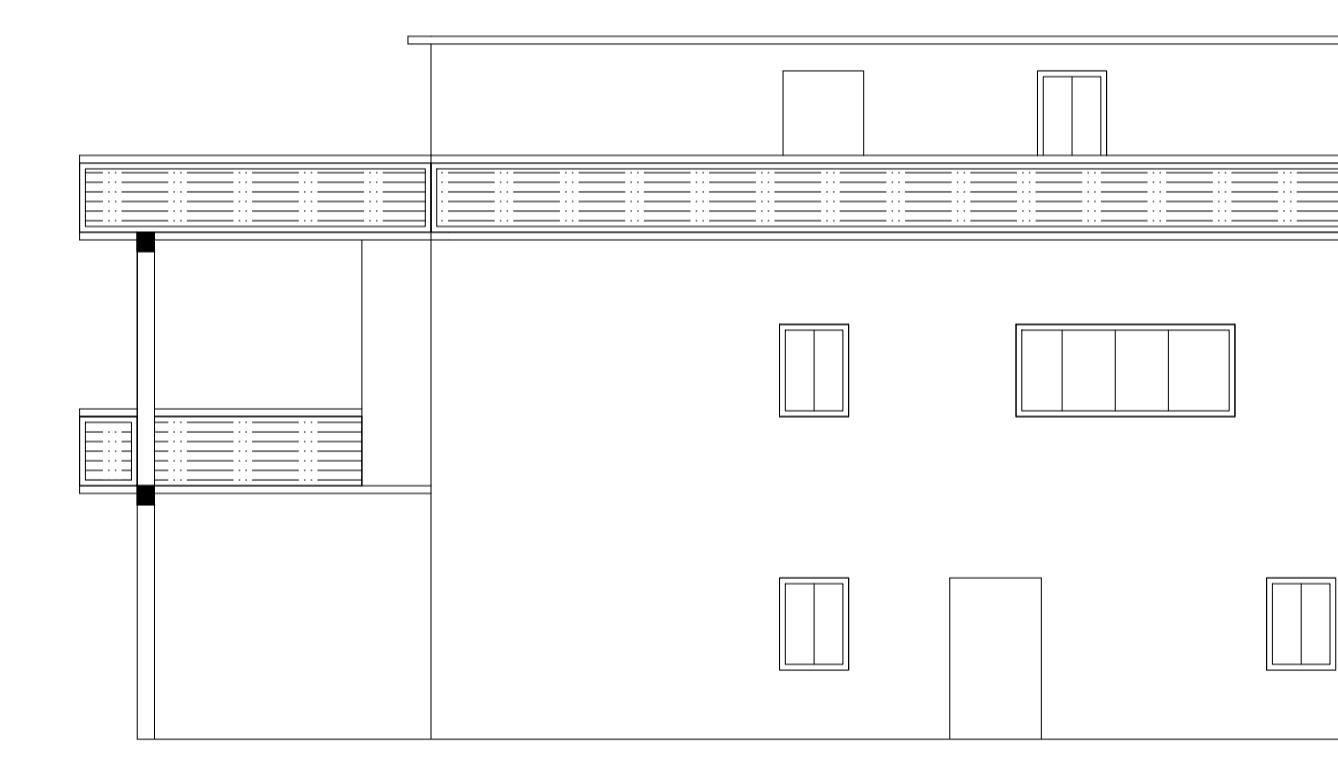
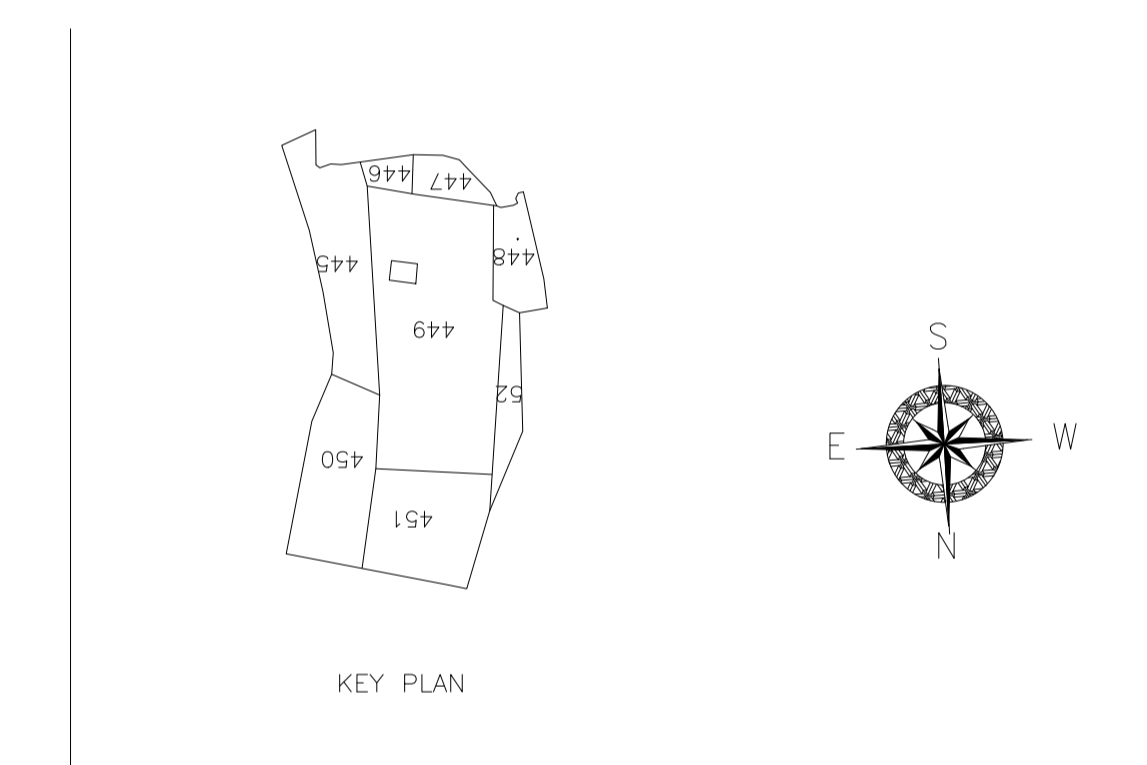
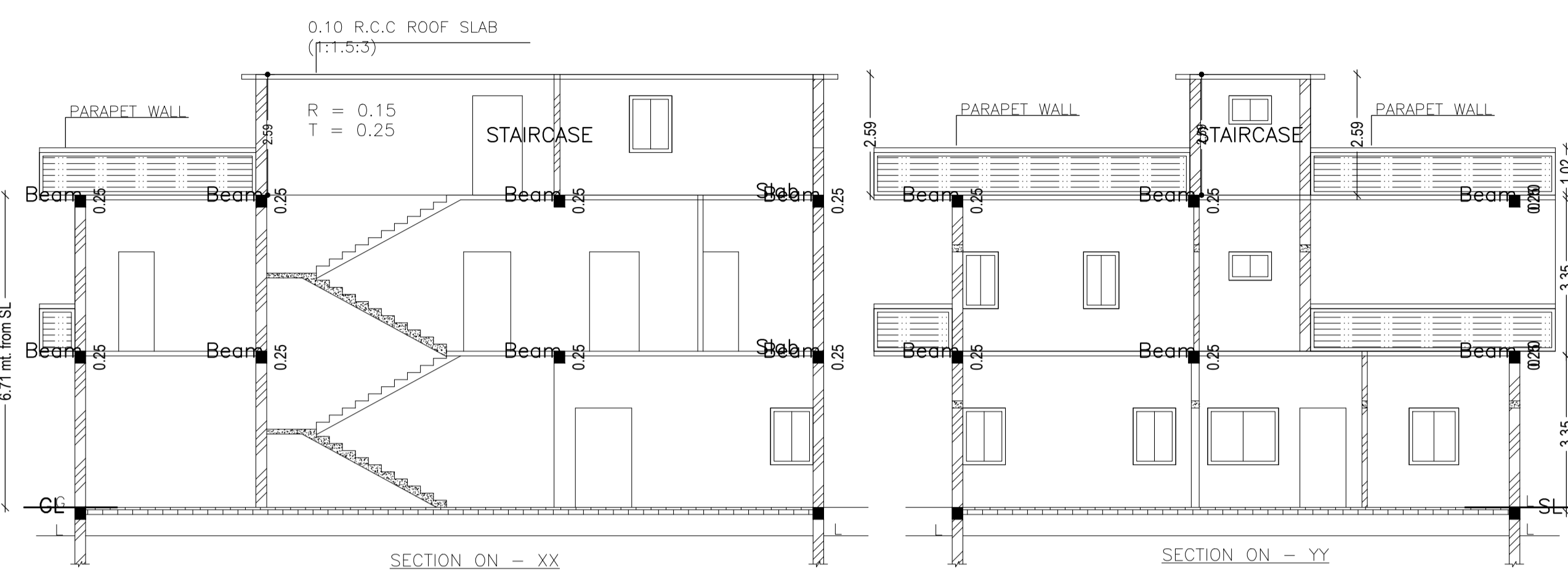
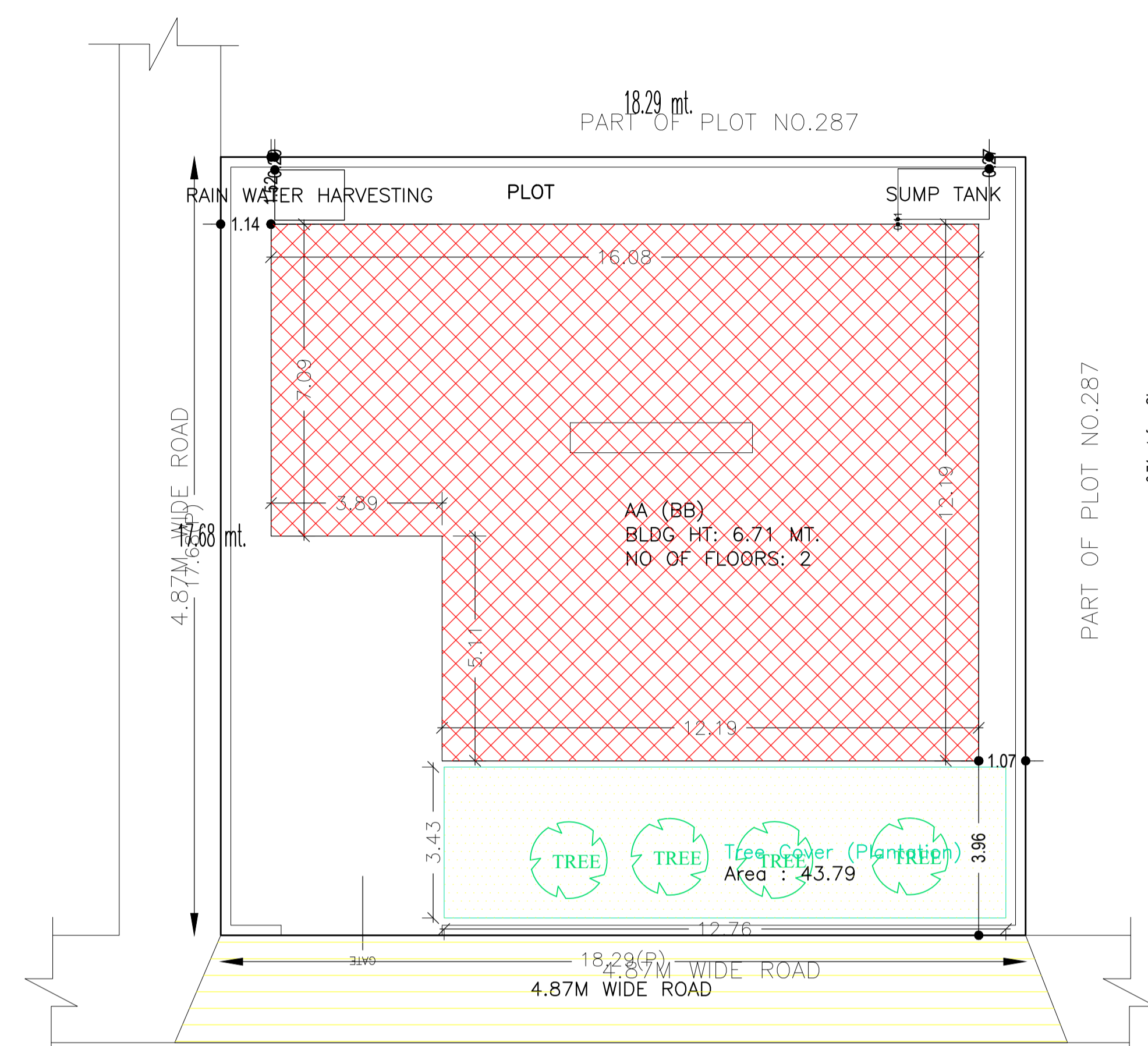
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	176.27	176.27	176.27	176.27
First Floor	170.84	162.30	170.84	162.30
Terrace Floor	0.00	0.00	0.00	0.00
Total:	347.11	338.57	347.11	338.57

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
AA (BB)	Residential	Bungalow/ Dwelling / Non 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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Balcony	Void				
AA (BB)	1	347.11	7.16	1.38	338.57	338.57	338.57	01
Grand Total :	1	347.11	7.16	1.38	338.57	338.57	338.57	01

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 11.97 X 1 X 1	14.32	14.32
Total			14.32

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK KUMAR MADA/DFTMN0014/2020			



UnitBUA Table for Building :AA (BB)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	345.73	331.20	8	1
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	7	0
Total:	-	-	345.73	331.20	15	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	D	0.76	2.10	07
AA (BB)	D	0.91	2.10	01
AA (BB)	D	0.99	2.10	01
AA (BB)	D	1.07	2.10	06
AA (BB)	D	1.22	2.10	02
AA (BB)	D	2.08	2.10	01

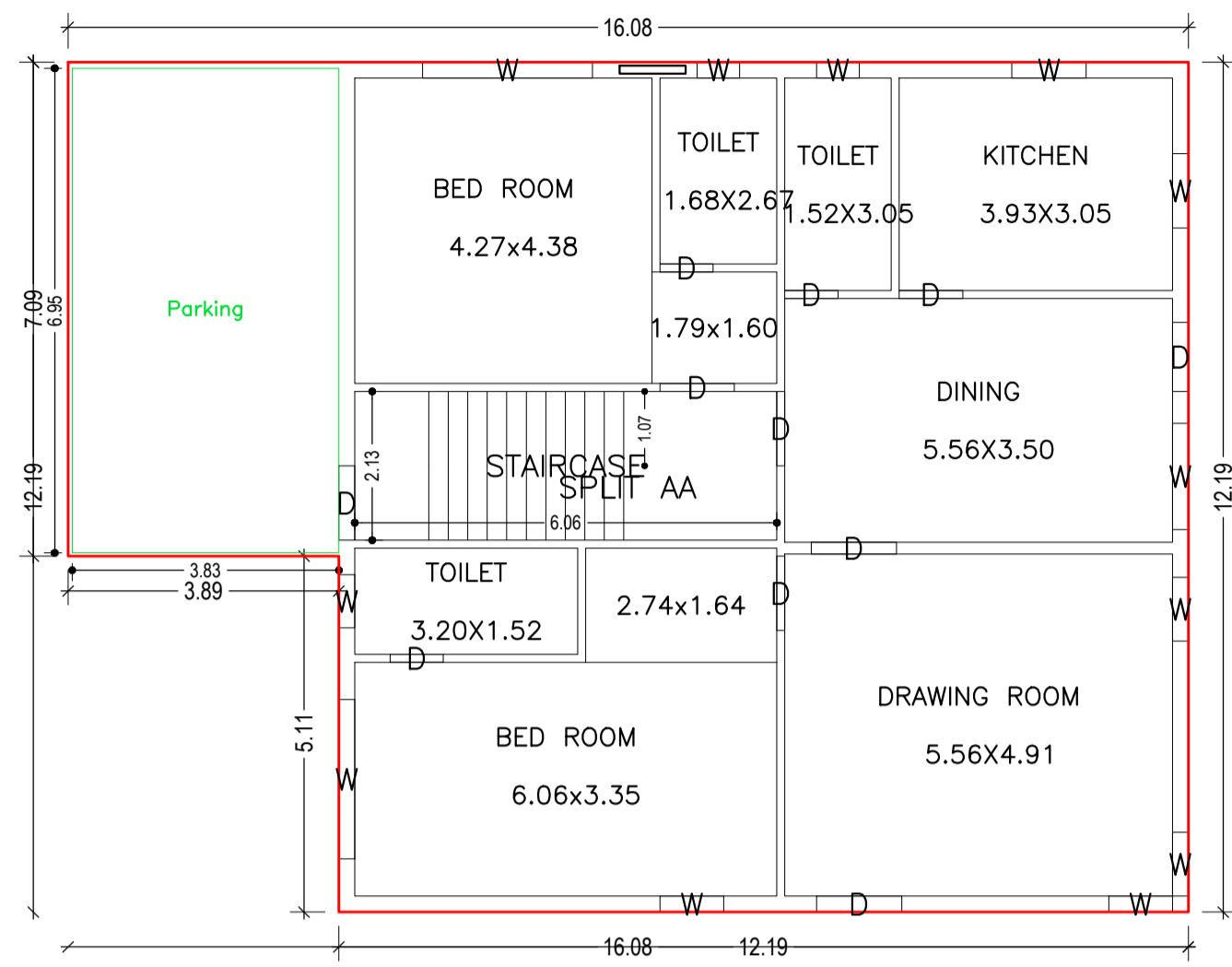
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (BB)	W	0.61	1.20	02
AA (BB)	W	0.76	1.20	07
AA (BB)	W	0.91	1.20	07
AA (BB)	W	1.07	1.20	03
AA (BB)	W	1.22	1.20	03
AA (BB)	W	1.52	1.20	01
AA (BB)	W	2.29	1.20	01
AA (BB)	W	2.44	1.20	01
AA (BB)	W	2.50	1.20	01
AA (BB)	W	2.90	1.20	01

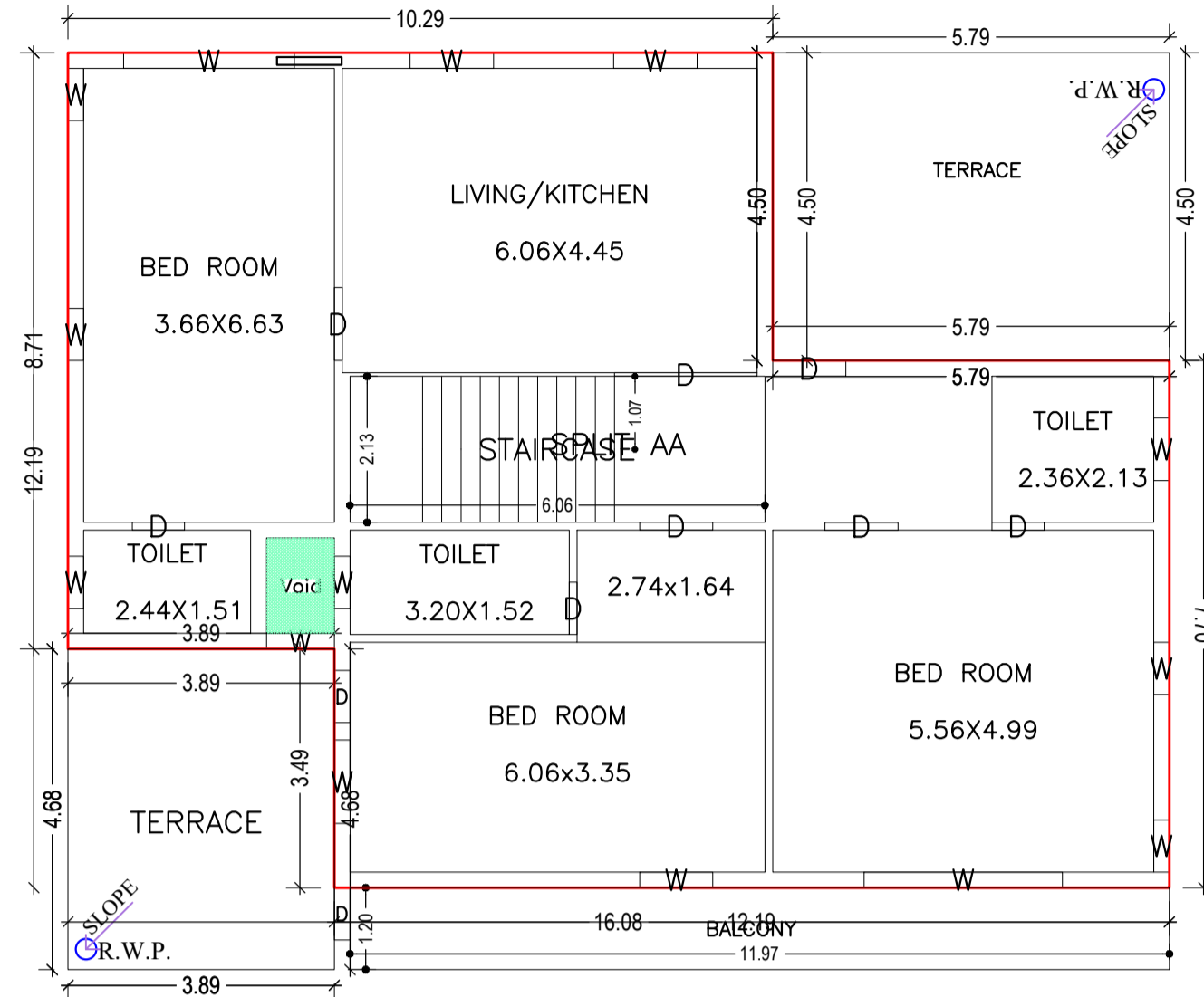
Building :AA (BB)

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.)
Ground Floor	176.27	0.00	176.27	176.27	176.27	01
First Floor	170.84	7.16	162.30	162.30	162.30	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	347.11	7.16	338.57	338.57	338.57	01
Total Number of Same Buildings :	1					
Total :	347.11	7.16	338.57	338.57	338.57	01

Proposal Basic Information	
Proposal File No.	MADA/0348/2021
Owner Name	EZAZ
Khata No	NEW 71, OLD - 35
Plot No	NEW 149, OLD - 287
Village Name	Gayadara
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

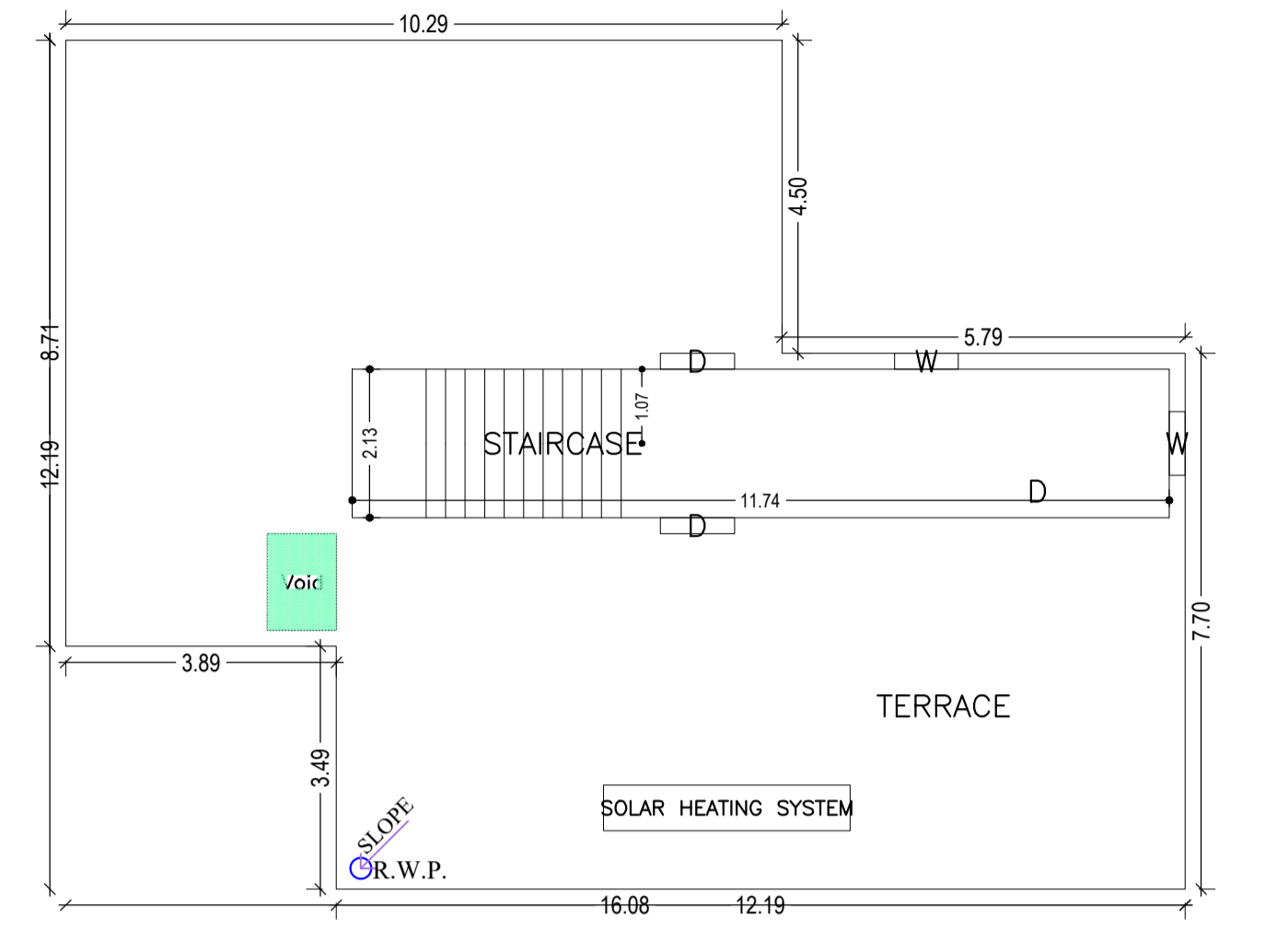


GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

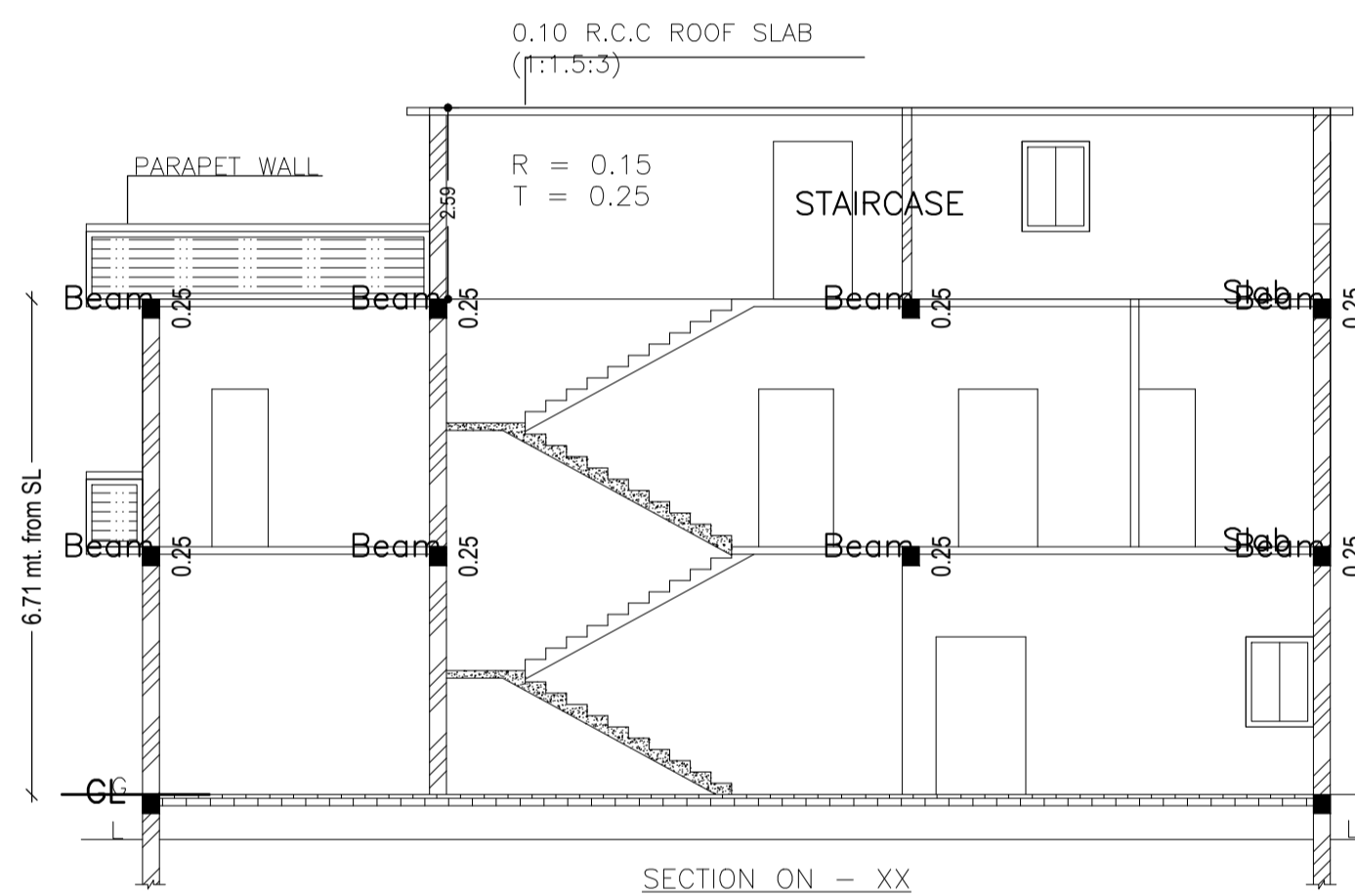
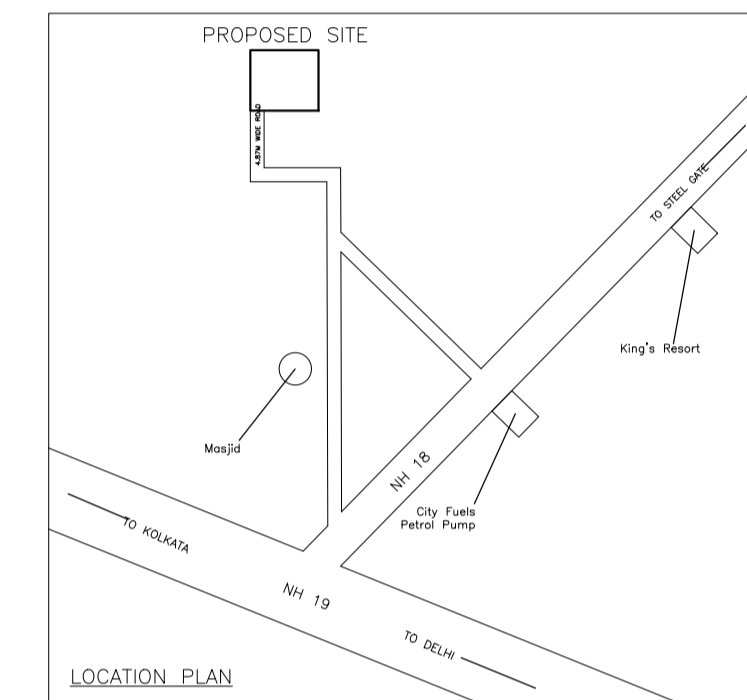


FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

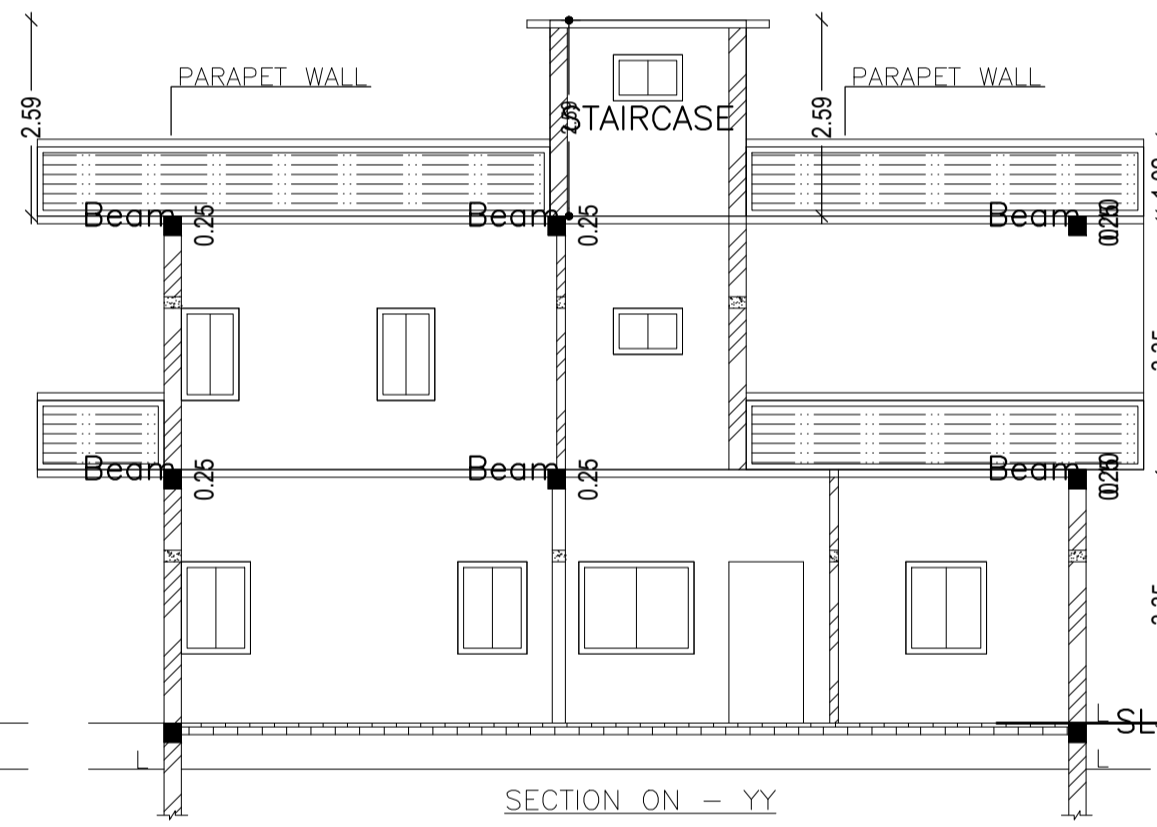
TERRACE



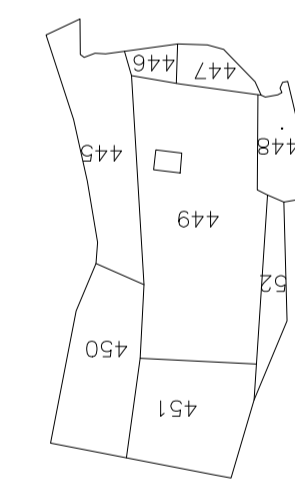
TERRACE FLOOR PLAN  
(SCALE 1:100)



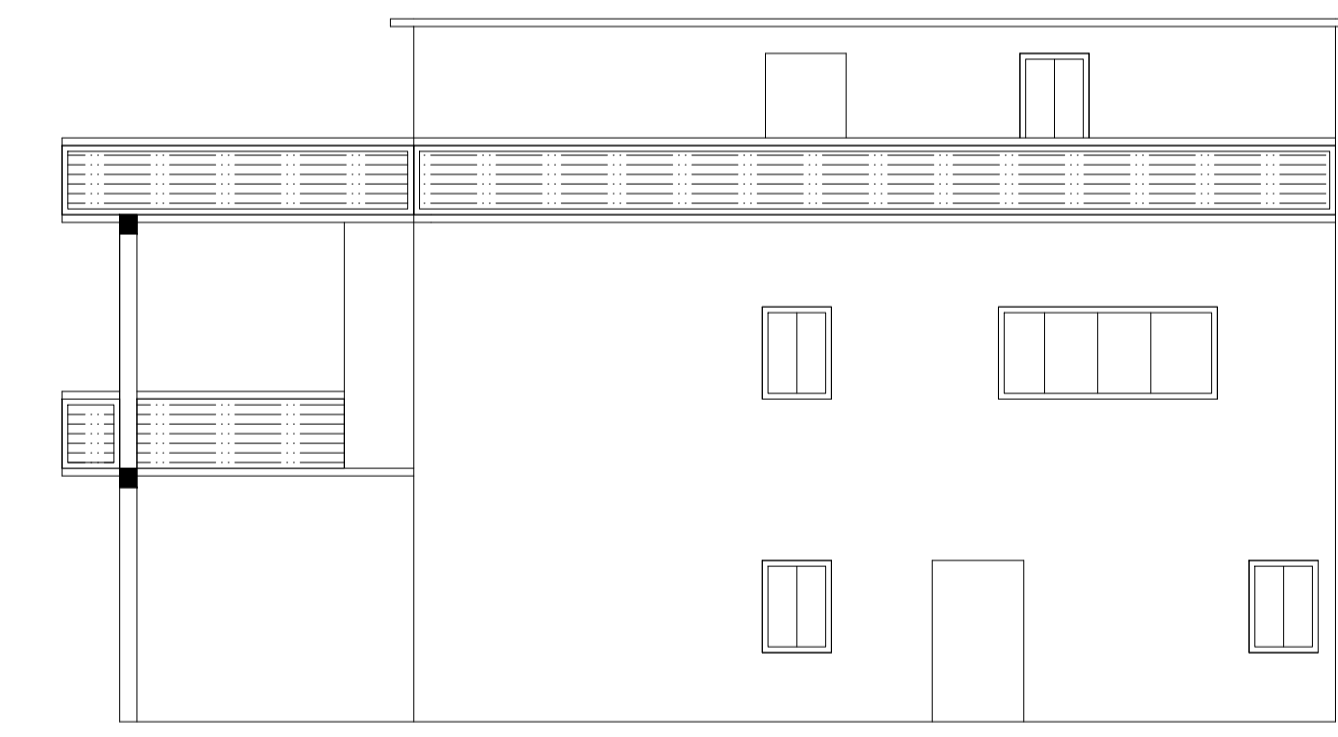
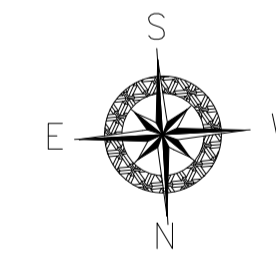
SECTION ON - XX



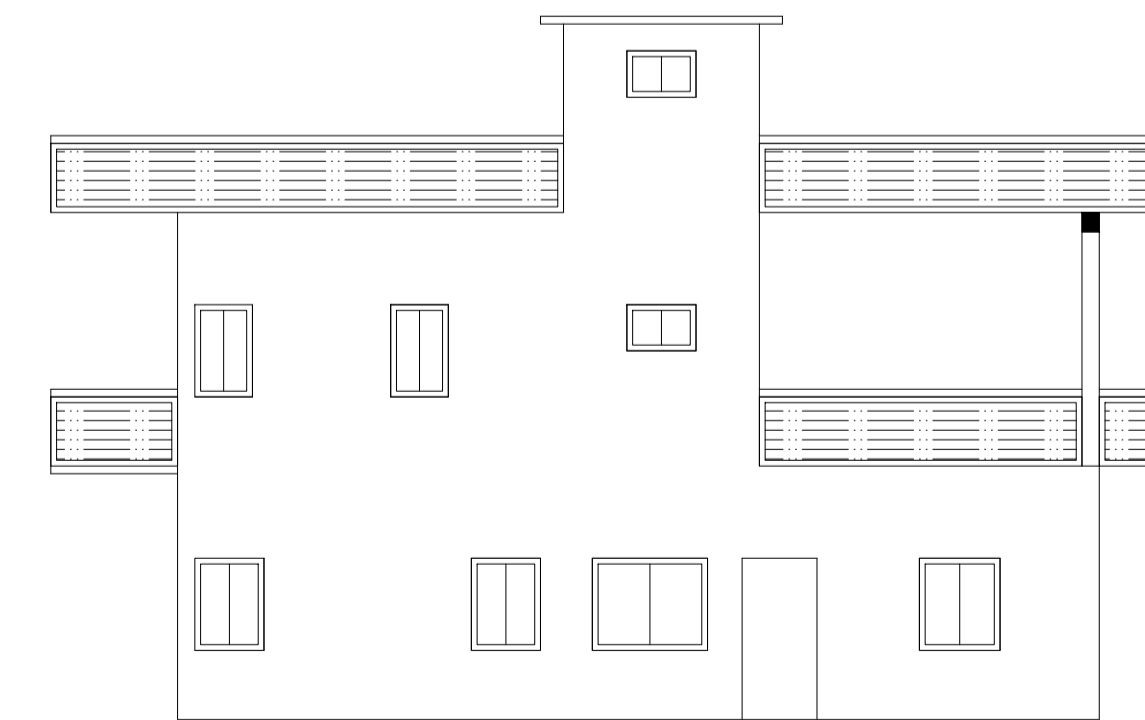
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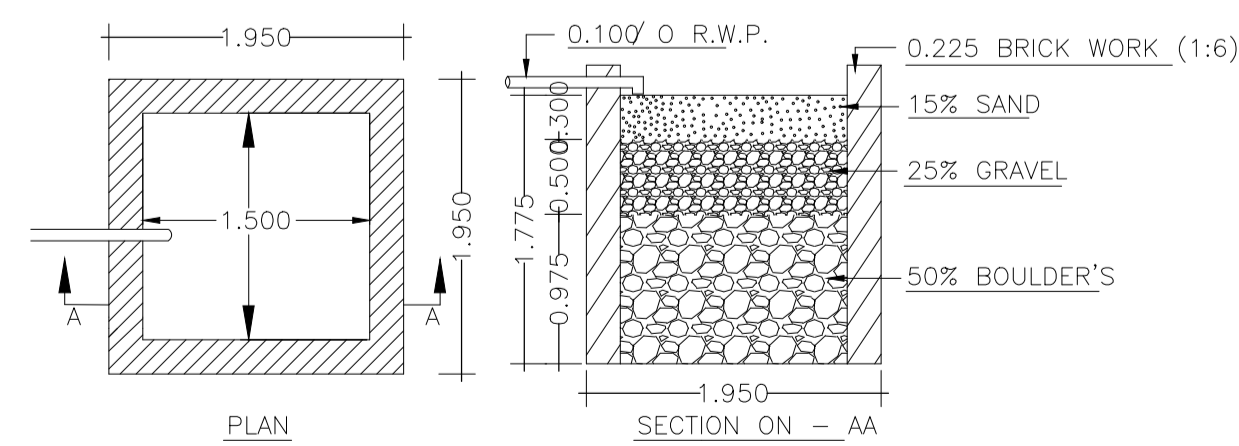
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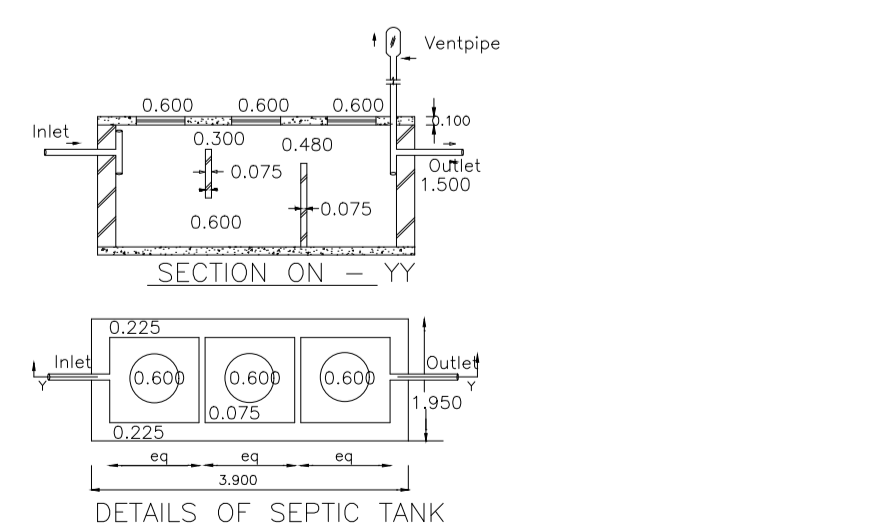
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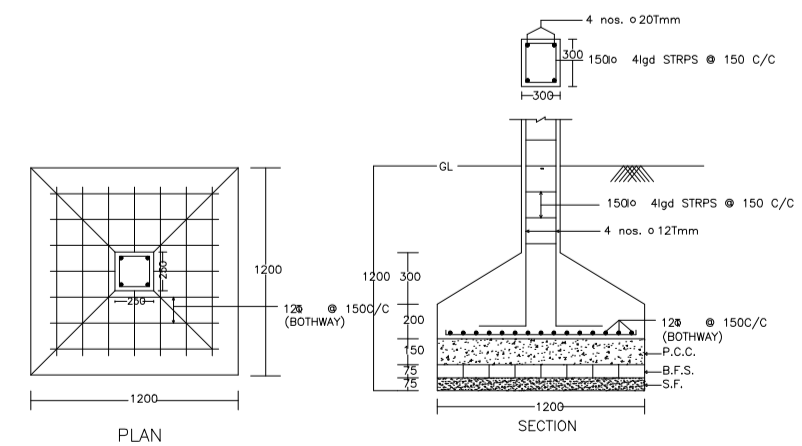
RIGHT ELEVATION



DETAILS OF WATER HARVESTING



DETAILS OF SEPTIC TANK



DETAIL OF COLUMNS

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK KUMAR MADA/DFTMN0014/2020			