

Proposal Basic Information

Proposal File No.	MADA/BP/0027/2021
Owner Name	SRI. NANDA GOPAL MANDAL
Khata No	OLD-32,48, NEW-356
Plot No	OLD-1053,1058/, NEW-1127
Village Name	Egyarkund
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT MINERAL AUTHORITY	VERSION NO.: 1.0.60		
PROJECT DETAIL:	VERSION DATE: 16/10/2020		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: DHANBAD	Plot SubUse: Resi+Comm		
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA		
Inward No: MADA/BP/0027/2021	Plot/SubPlot No: OLD-1053,1058/, NEW-1127		
Application Type: General Proposal	North Plot No: - SMT SURITA KUMARIM		
Nature of Development: New	South Plot No: - SMT SURITA KUMARIM		
Location of Development Area: Old Area	East Plot No: - LAND & HOUSE OF CHANDRIKA RAM		
	West Plot No: - BANSHI & MAHADEV SHOW OF CHANDRIKA RAM		
AREA OF PLOT (Minimum)	(A)	SQ.MT.	192.34
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		192.34
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			31.29
Total			31.29
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity spaces)	(A-Deductions)		161.05
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		192.34
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		192.34
COVERAGE CHECK			
Permissible Coverage area (70.00 %)			134.64
Proposed Coverage Area (42.30 %)			81.36
Total Prop. Coverage Area (42.30 %)			81.36
Balance coverage area (27.70 %)			53.28
FAR CHECK			
Perm. FAR Area (2.50)			480.85
Total Perm. FAR area			480.85
Residential FAR			81.36
Commercial FAR			162.72
Proposed FAR Area			244.08
Total Proposed FAR Area			244.08
Consumed FAR (Factor)			1.27
Balance FAR Area			236.77
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			351.95
ARCHITECT (Regd)			RAJEEV RANJAN SINGH
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			SRI. NANDA GOPAL MANDAL
DEVELOPMENT AUTHORITY		LOCAL BODY	

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

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	107.87	0.00	107.87	0.00
Ground Floor	81.36	81.36	81.36	81.36
First Floor	81.36	81.36	81.36	81.36
Second Floor	81.36	81.36	81.36	81.36
Terrace Floor	0.00	0.00	0.00	0.00
Total	351.95	244.08	351.95	244.08

Building Name	Building Use	Building SubUse	Building Structure
A (SRI NANDA GOPAL MANDAL)	Residential	Residential Bldg/Apartment	Non-Highrise

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.)	Tnmt (No.)
			Parking	Resi.	Commercial	Commercial			
A (SRI NANDA GOPAL MANDAL)	1	351.95	107.87	81.36	162.72	244.08	244.08	03	
Grand Total :	1	351.95	107.87	81.36	162.72	244.08	244.08	03	

UnitBUA Table for Building :A (SRI NANDA GOPAL MANDAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	Shop	SHOP	81.36	80.04	2	1
FIRST FLOOR PLAN	Shop	SHOP	81.36	81.25	3	1
SECOND FLOOR PLAN	SPLIT A	FLAT	81.36	81.25	5	1
Total:	-	-	244.08	242.54	10	3

Building :A (SRI NANDA GOPAL MANDAL)

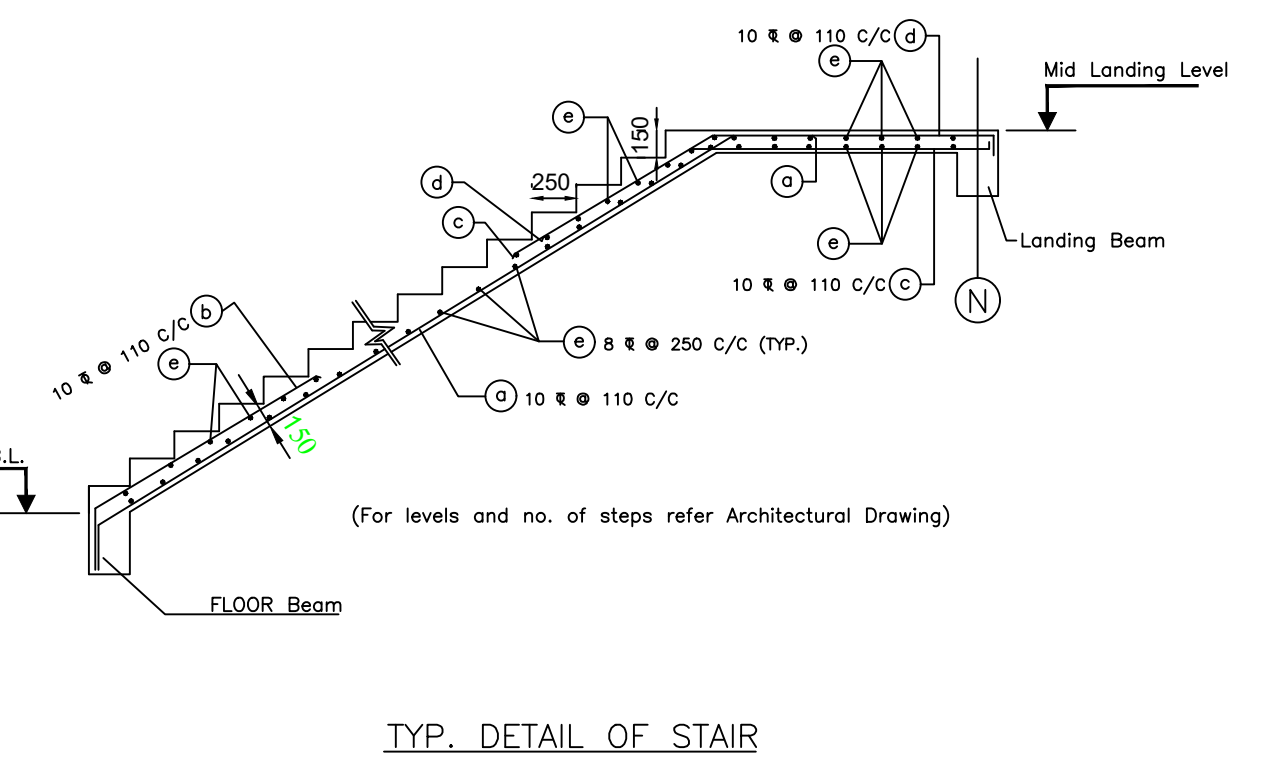
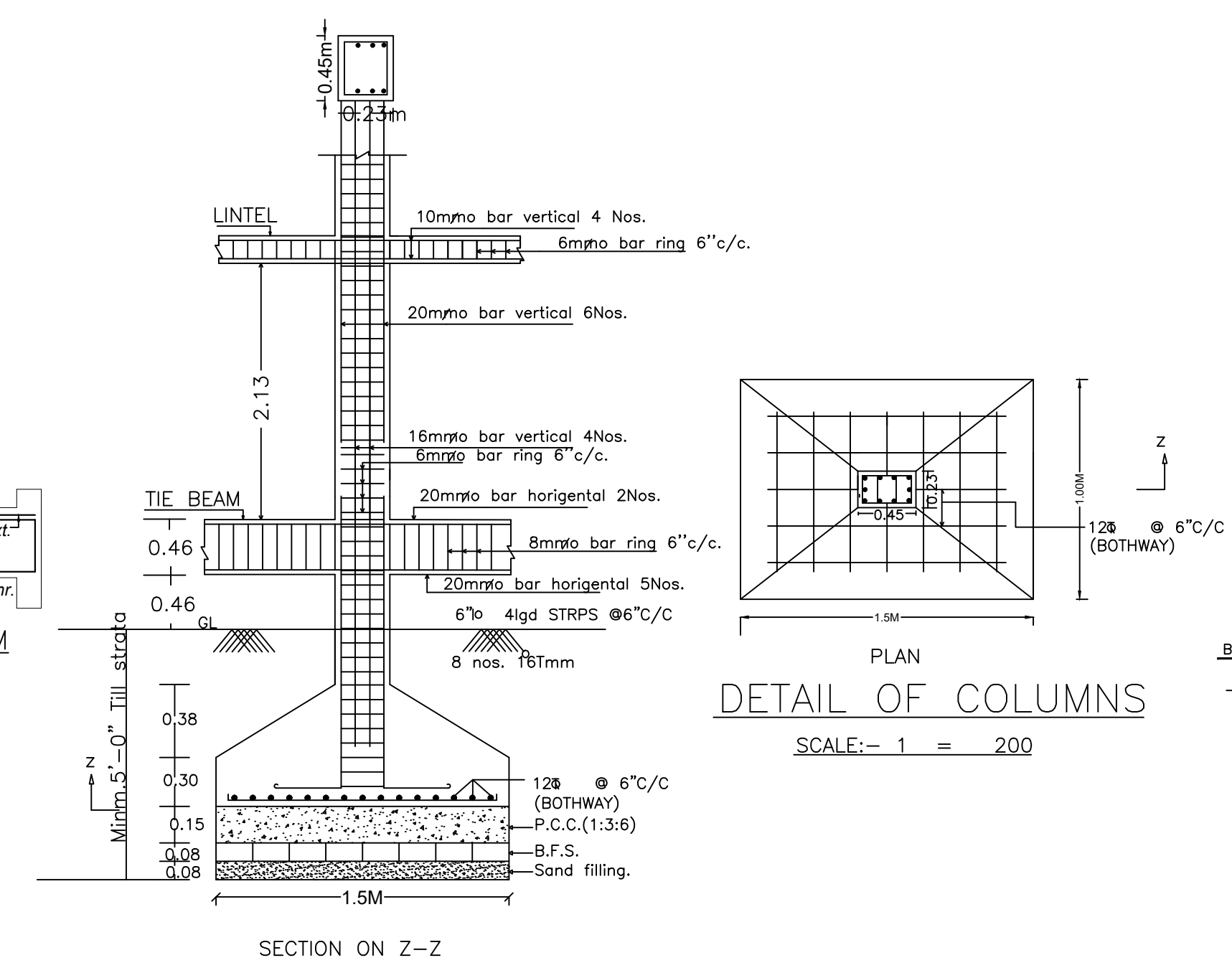
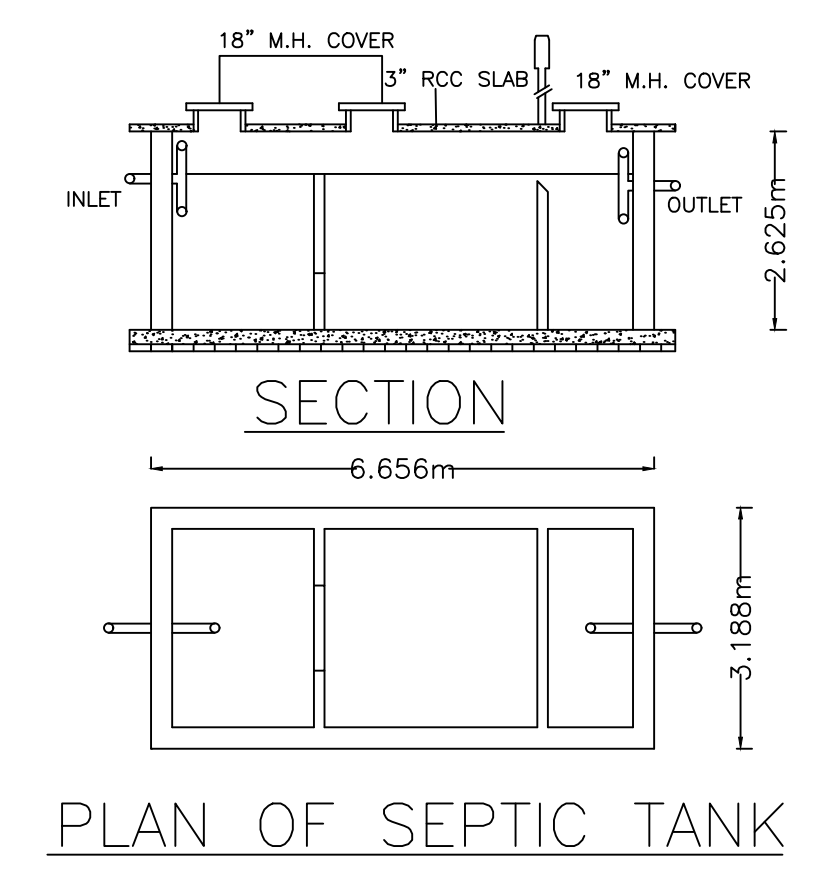
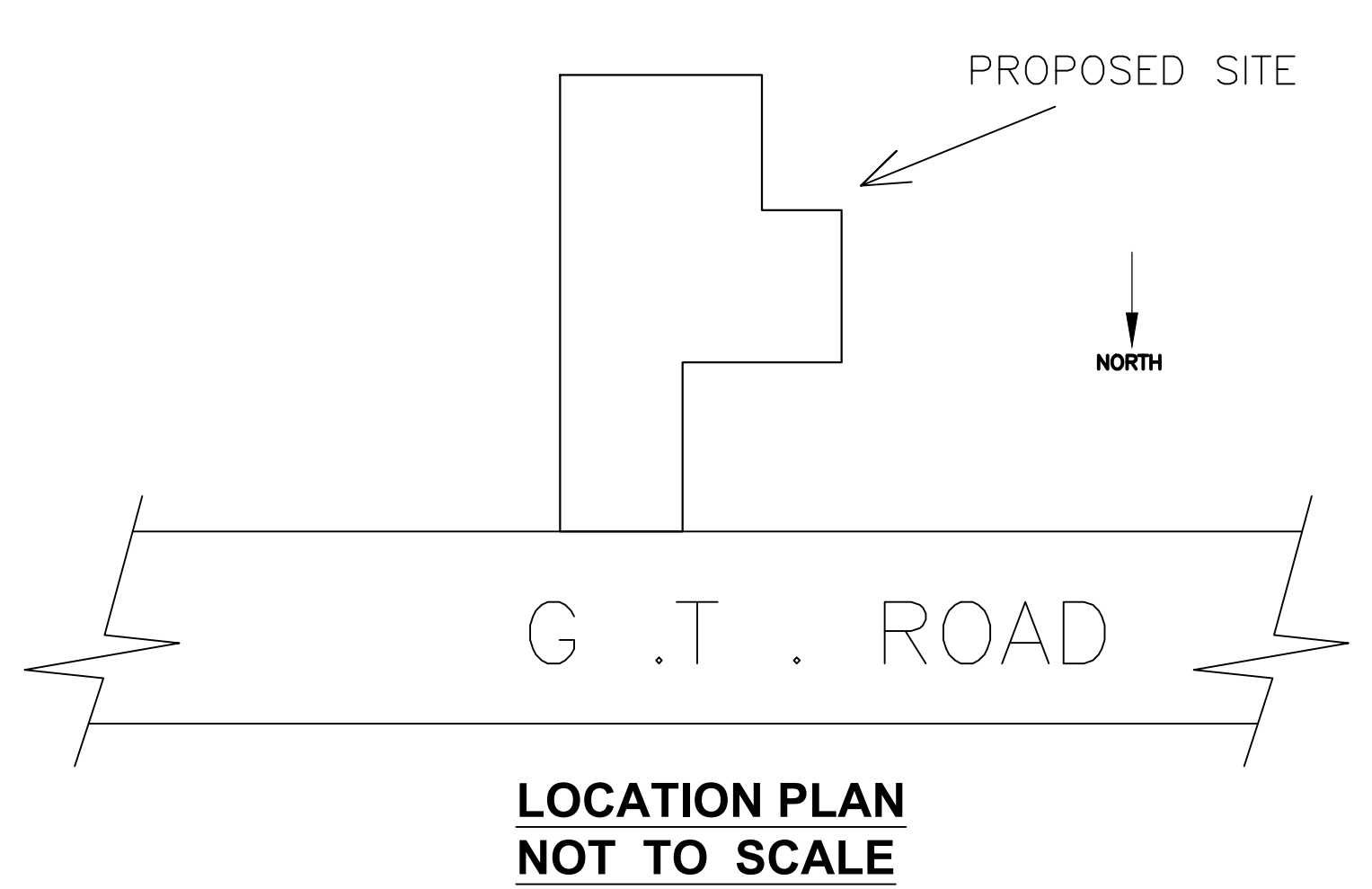
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.	Commercial	Commercial			
Basement Floor	107.87	107.87	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	81.36	0.00	0.00	81.36	81.36	81.36	81.36	01
First Floor	81.36	0.00	0.00	81.36	81.36	81.36	81.36	01
Second Floor	81.36	0.00	0.00	81.36	81.36	81.36	81.36	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	351.95	107.87	81.36	162.72	244.08	244.08	244.08	03
Total Number of Same Buildings	1							
Total :	351.95	107.87	81.36	162.72	244.08	244.08	244.08	03

SCHEDULE OF DOOR:

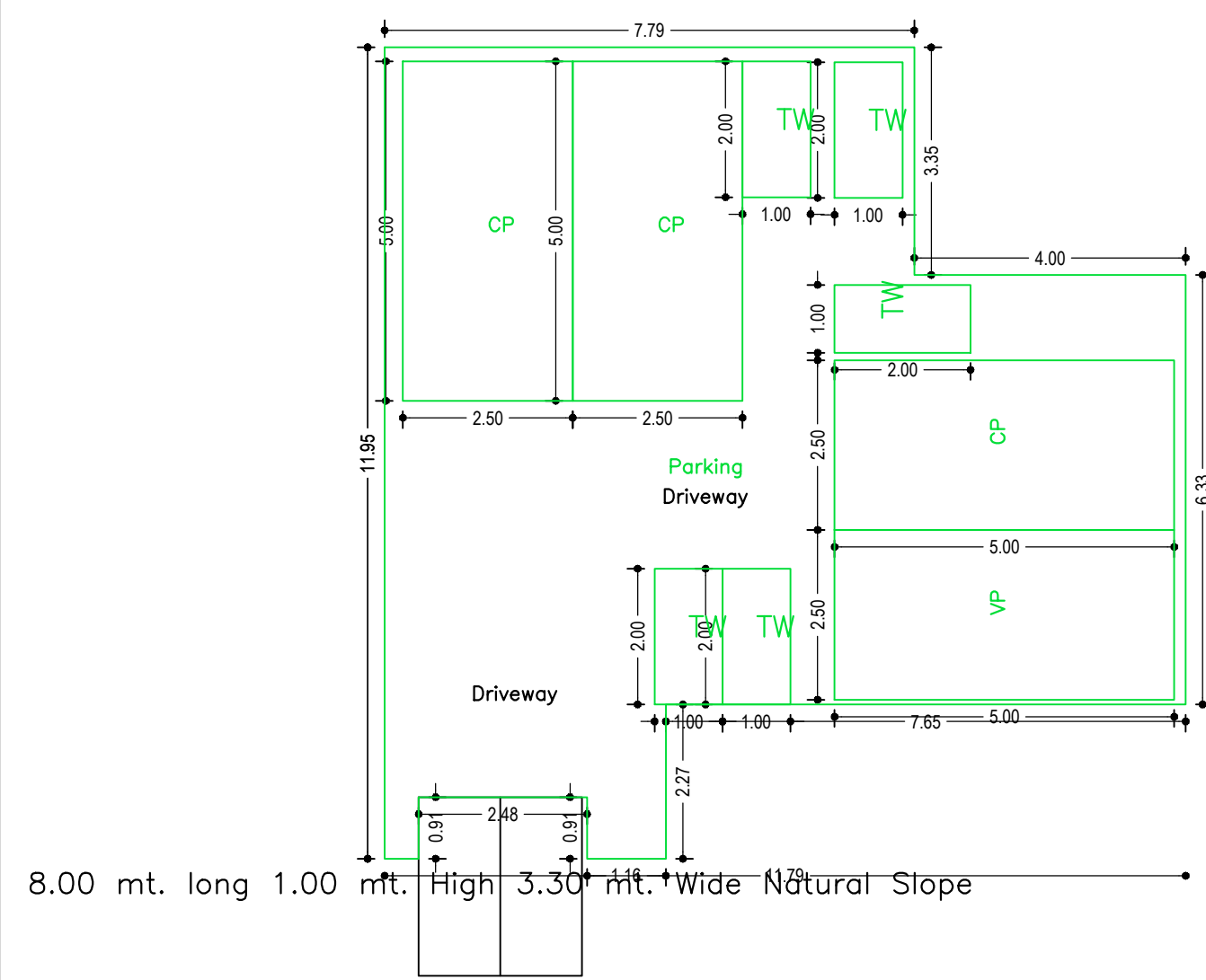
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI NANDA GOPAL MANDAL)	D	0.79	2.10	05
A (SRI NANDA GOPAL MANDAL)	D	0.89	2.10	01
A (SRI NANDA GOPAL MANDAL)	D	1.00	2.10	02
A (SRI NANDA GOPAL MANDAL)	D	1.22	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

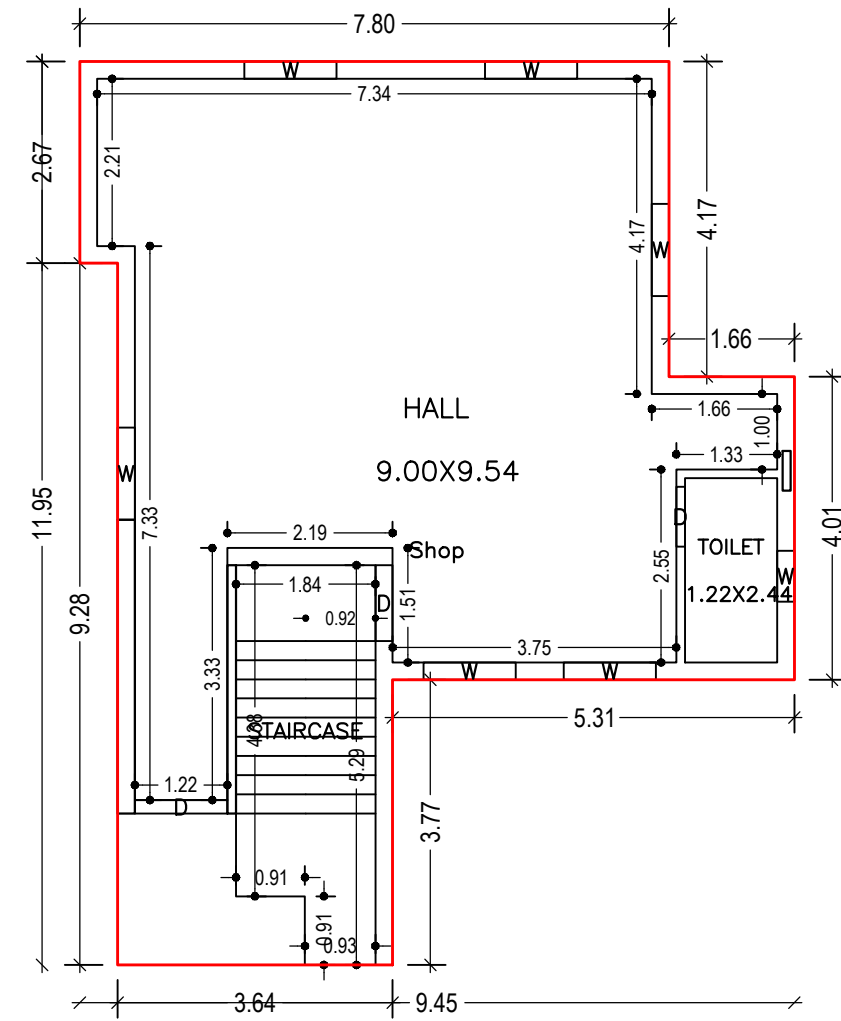
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SRI NANDA GOPAL MANDAL)	W	0.67	1.20	03
A (SRI NANDA GOPAL MANDAL)	W	1.22	1.20	20
A (SRI NANDA GOPAL MANDAL)	W	1.63	1.20	01
A (SRI NANDA GOPAL MANDAL)	W	1.67	1.20	01



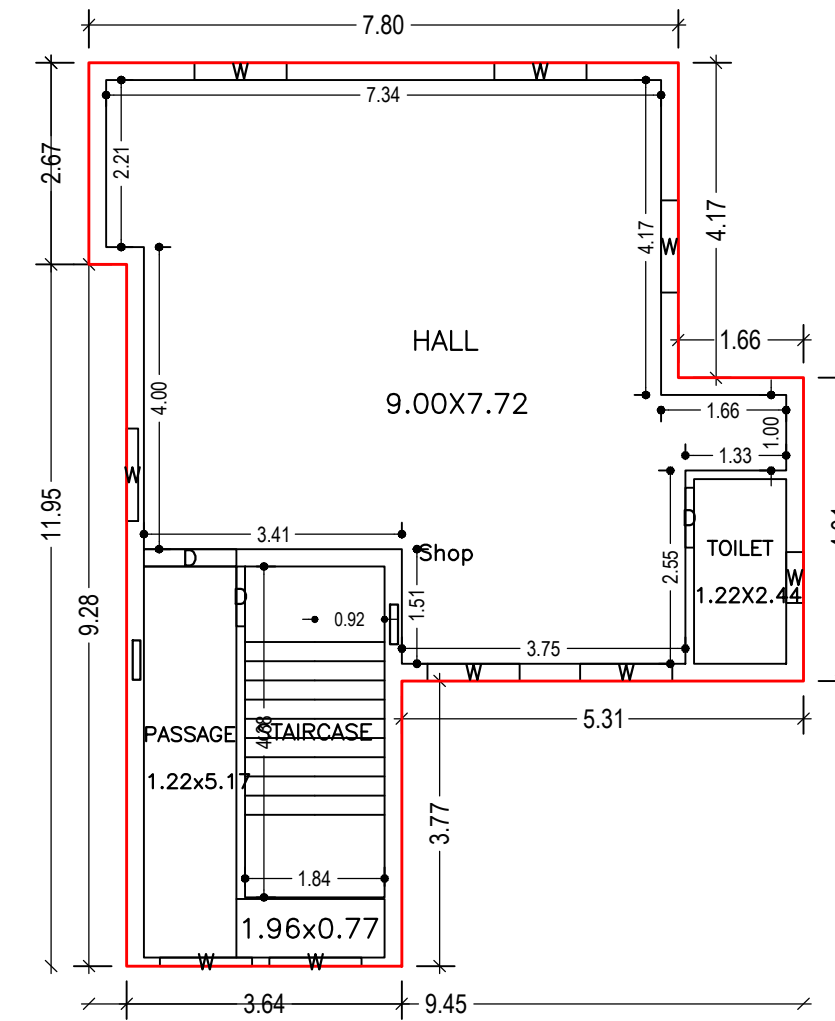
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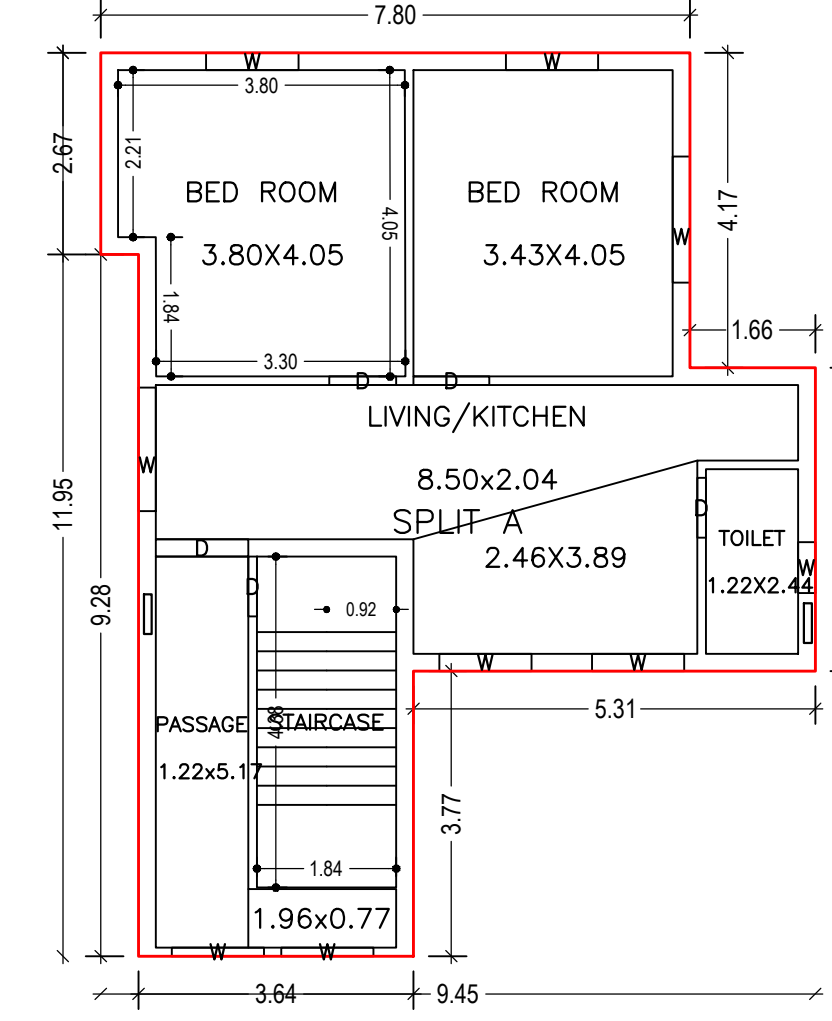
BASEMENT FLOOR PLAN (SCALE 1:100)



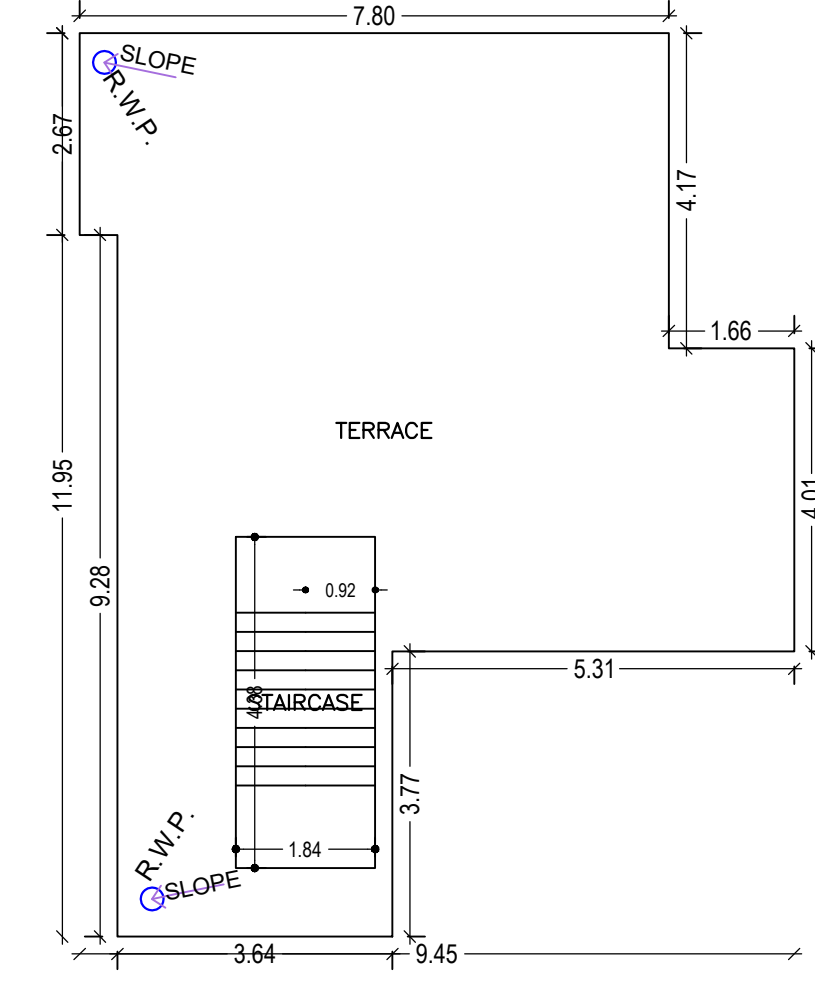
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



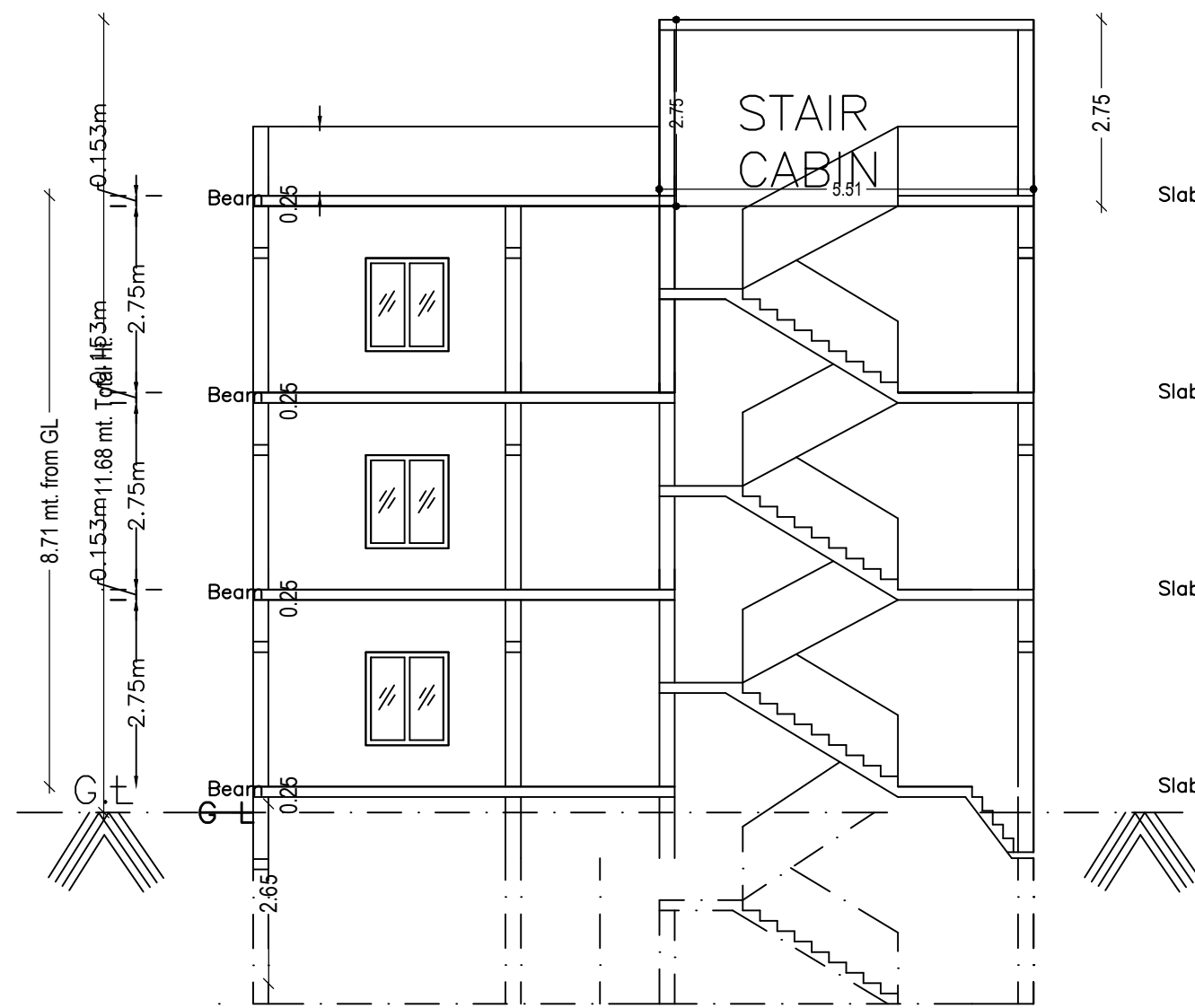
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



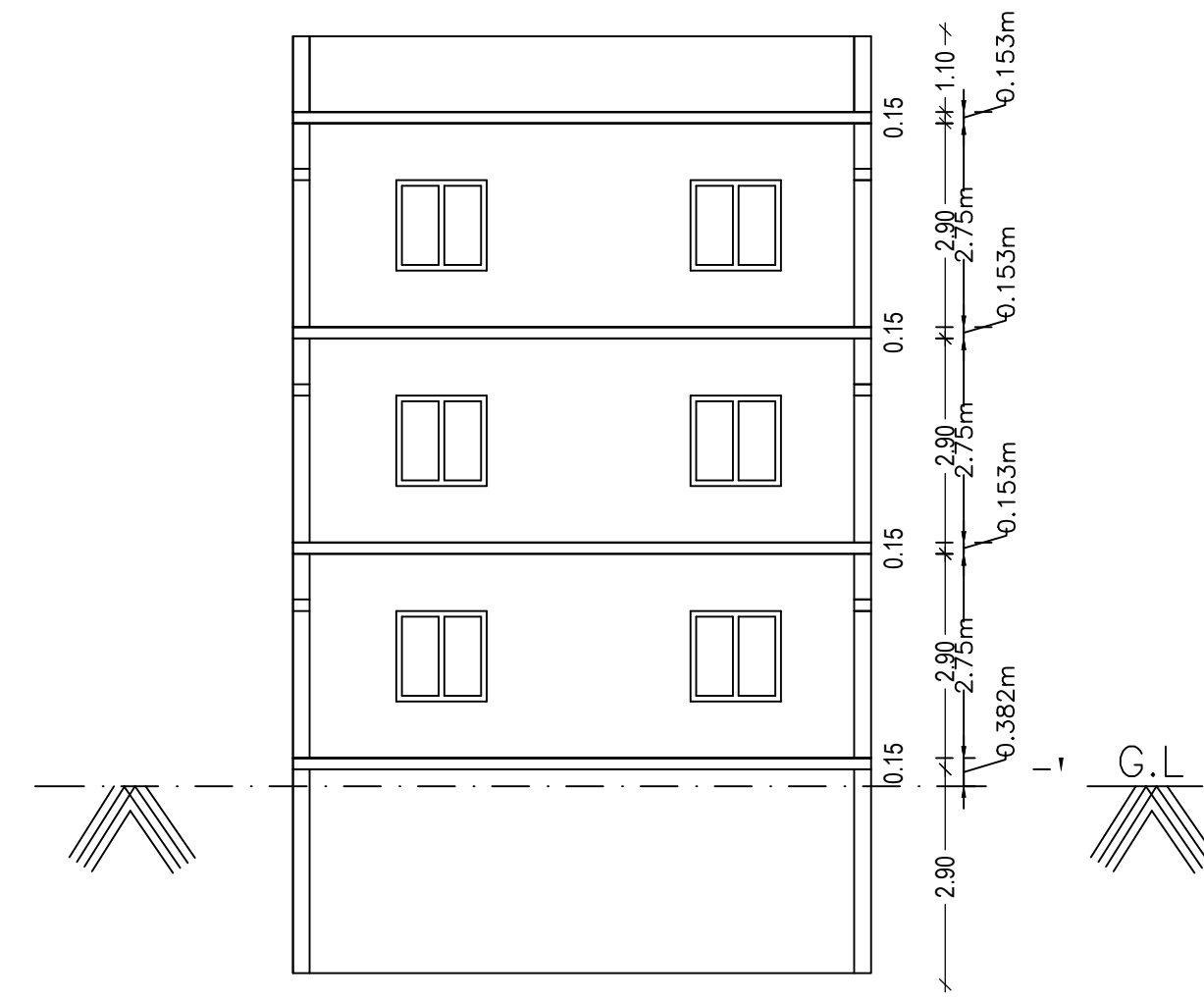
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



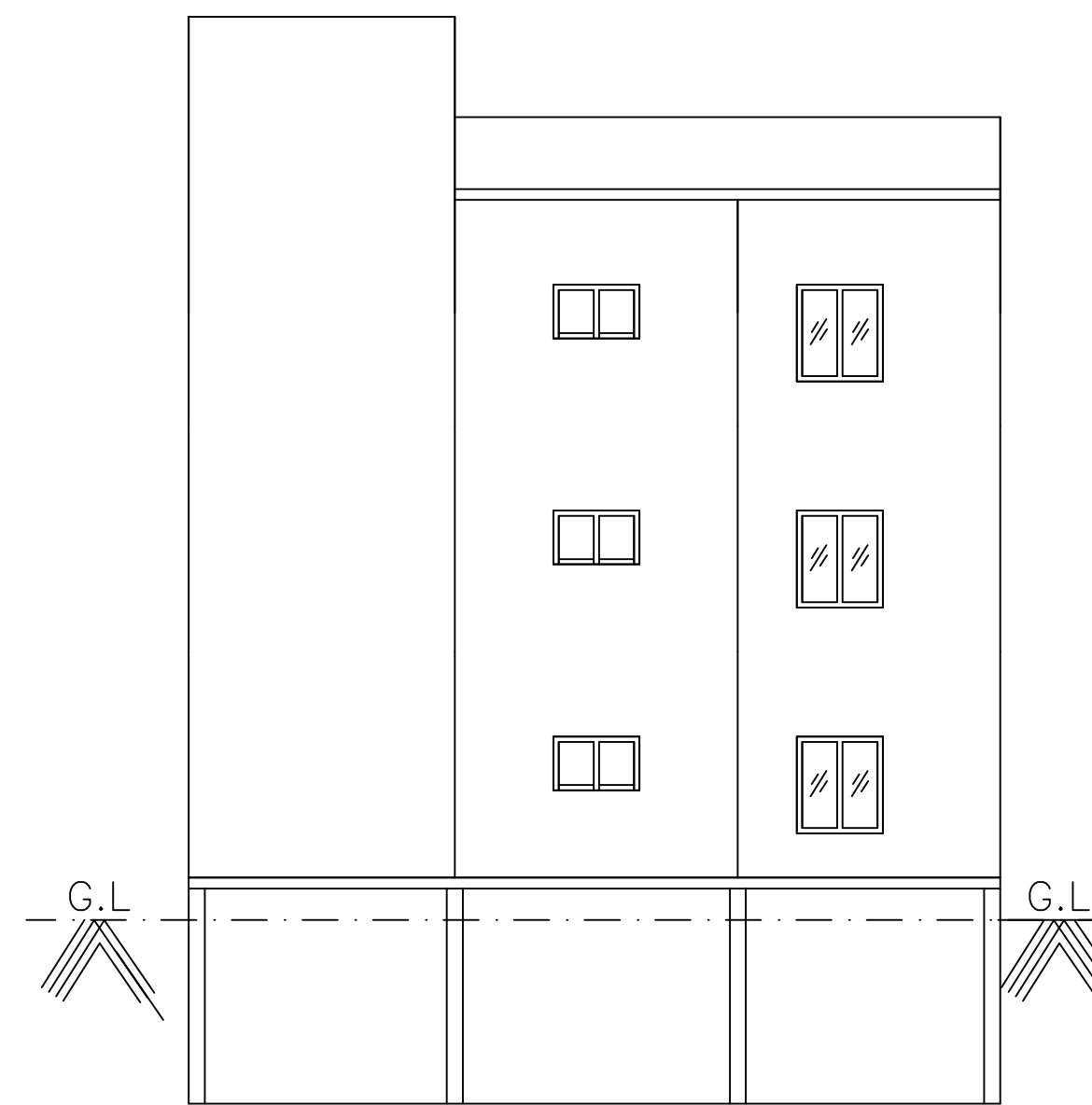
TERRACE FLOOR PLAN (SCALE 1:100)



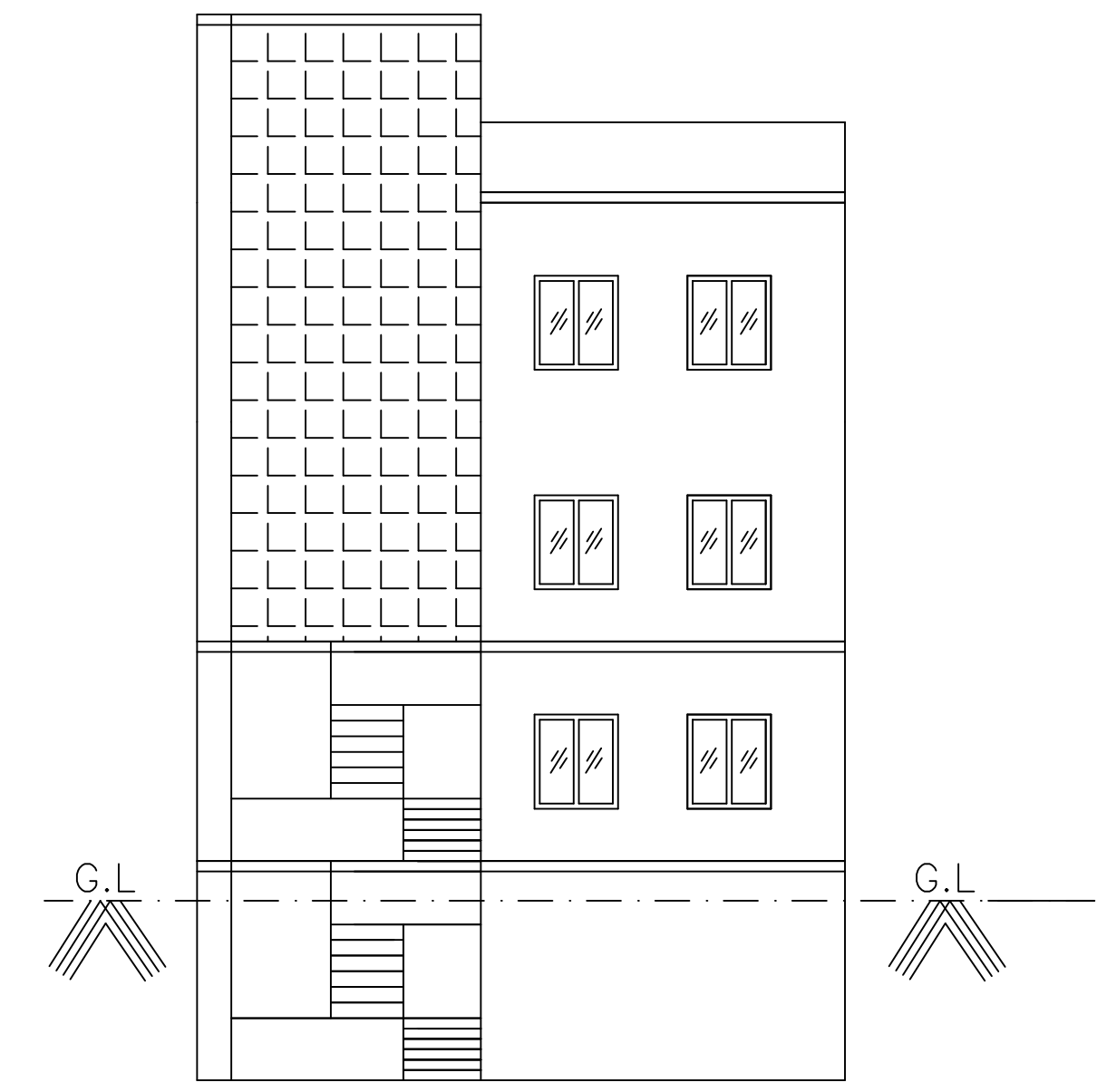
SECTION ON = X-X



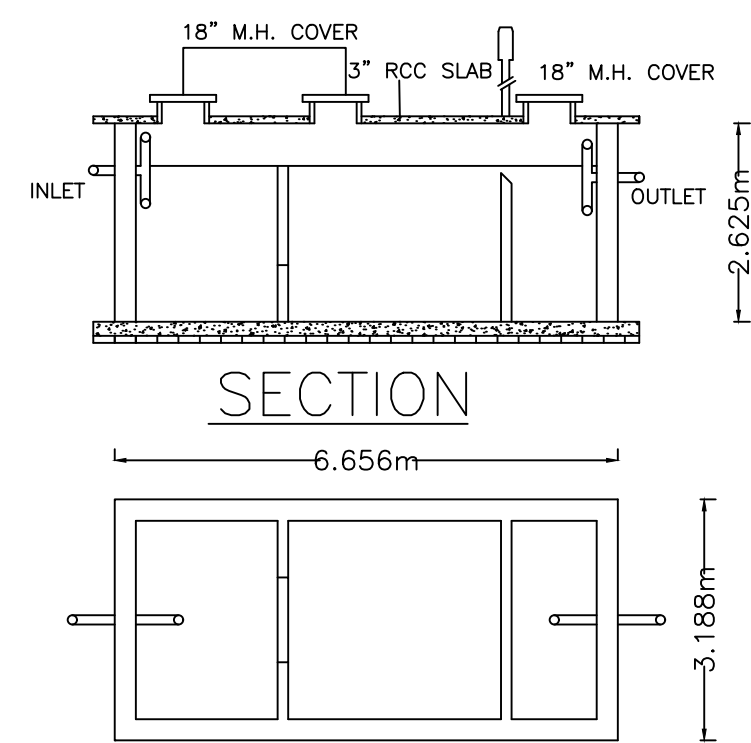
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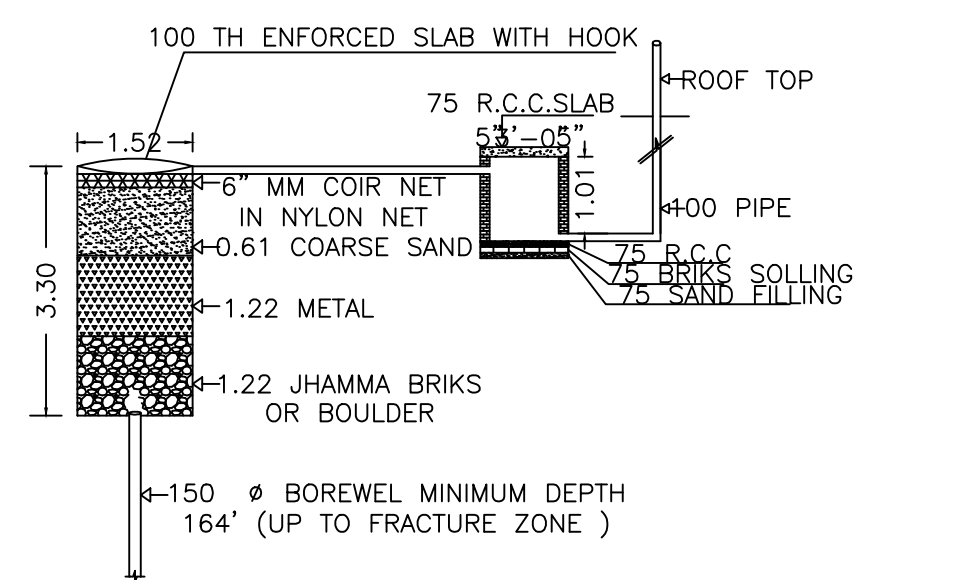
RIGHT SIDE ELEVATION



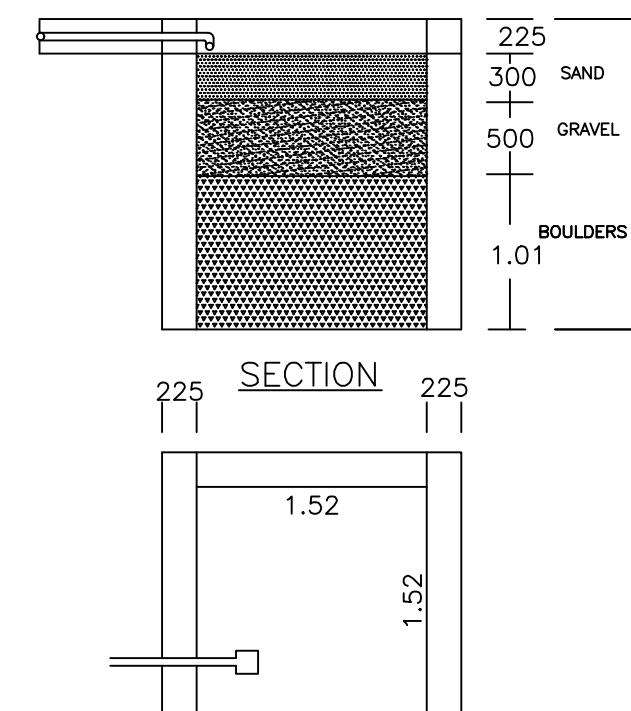
FRONT ELEVATION



PLAN OF SEPTIC TANK



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK NOT TO SCALE



PLAN OF RAIN WATER HARVESTING (SCALE:-1:25)

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