

Proposal Basic Information

Proposal File No.	MADA/BP/0325/2021
Owner Name	SRI. SAROJ KUMAR CHOUBEY
Khata No	OLD KHATA NO-55,NEW KHATA NO-215
Plot No	OLD PLOT NO. 2527, NEW PLOT NO. 3962
Village Name	Bara Pichri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.61 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	Plot/Nearby/Religious/Structure: NA
Inward No: MADA/BP/0325/2021	Plot/SubPlot No: OLD PLOT NO. 2527, NEW PLOT NO. 3962
Application Type: General Proposal	North: Plot No. - SAME PLOT
Project Type: Building Permission	South: Road Width - 6.10
Nature of Development: New	East: Plot No. - SAME PLOT
Location of Development Area: Old Area	West: Road Width - 6.10
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 138.85 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 138.85
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	14.63
Total	14.63
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 124.22
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 138.85
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 138.85
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	97.19
Proposed Coverage Area (58.83 %)	81.68
Total Prop. Coverage Area (58.83 %)	81.68
Balance coverage area (11.17 %)	15.51
FAR CHECK	
Perm. FAR Area (2.50)	347.13
Total Perm. FAR area	347.13
Residential FAR	163.36
Proposed FAR Area	163.36
Total Proposed FAR Area	163.36
Consumed FAR (Factor)	1.18
Balance FAR Area	183.77
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	164.52
ARCHITECT (Regd)	RAM PRATAP SINGH
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI. SAROJ KUMAR CHOUBEY
DEVELOPMENT AUTHORITY LOCAL BODY	

COLOR INDEX

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

Buildingwise Floor FAR Details

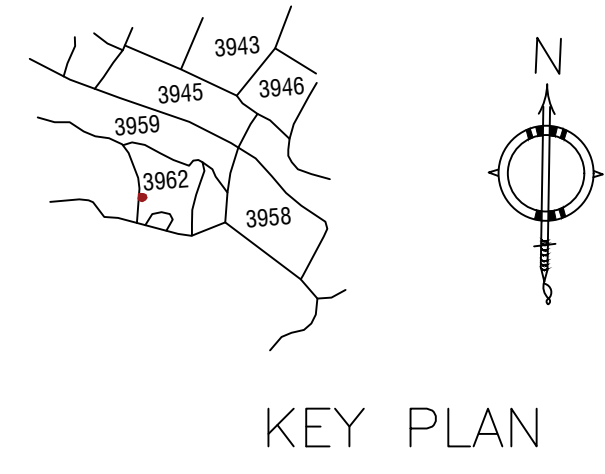
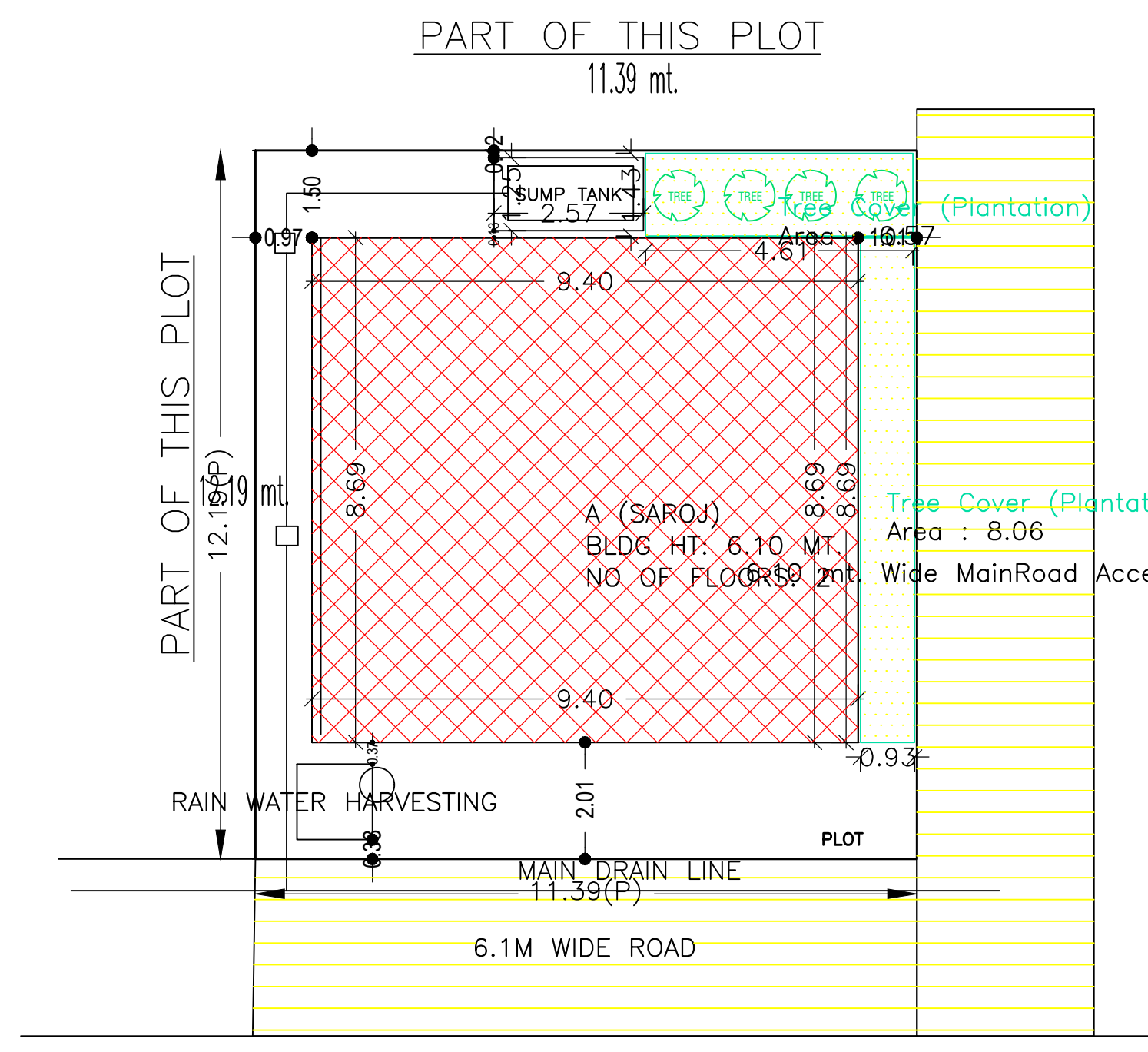
Floor Name	Building Name A (SAROJ)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	82.84	81.68	82.84	81.68
First Floor	81.68	81.68	81.68	81.68
Terrace Floor	0.00	0.00	0.00	0.00
Total :	164.52	163.36	164.52	163.36

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SAROJ)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Building :A (SAROJ)

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.)
Ground Floor	82.84	1.16	81.68	81.68	81.68	01
First Floor	81.68	0.00	81.68	81.68	81.68	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	164.52	1.16	163.36	163.36	163.36	01
Total Number of Same Buildings	1					
Total :	164.52	1.16	163.36	163.36	163.36	01



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SAROJ)	D	0.76	2.10	02
A (SAROJ)	D	0.90	2.10	06
A (SAROJ)	D	0.91	2.10	03
A (SAROJ)	D	1.03	2.10	02
A (SAROJ)	D	1.22	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

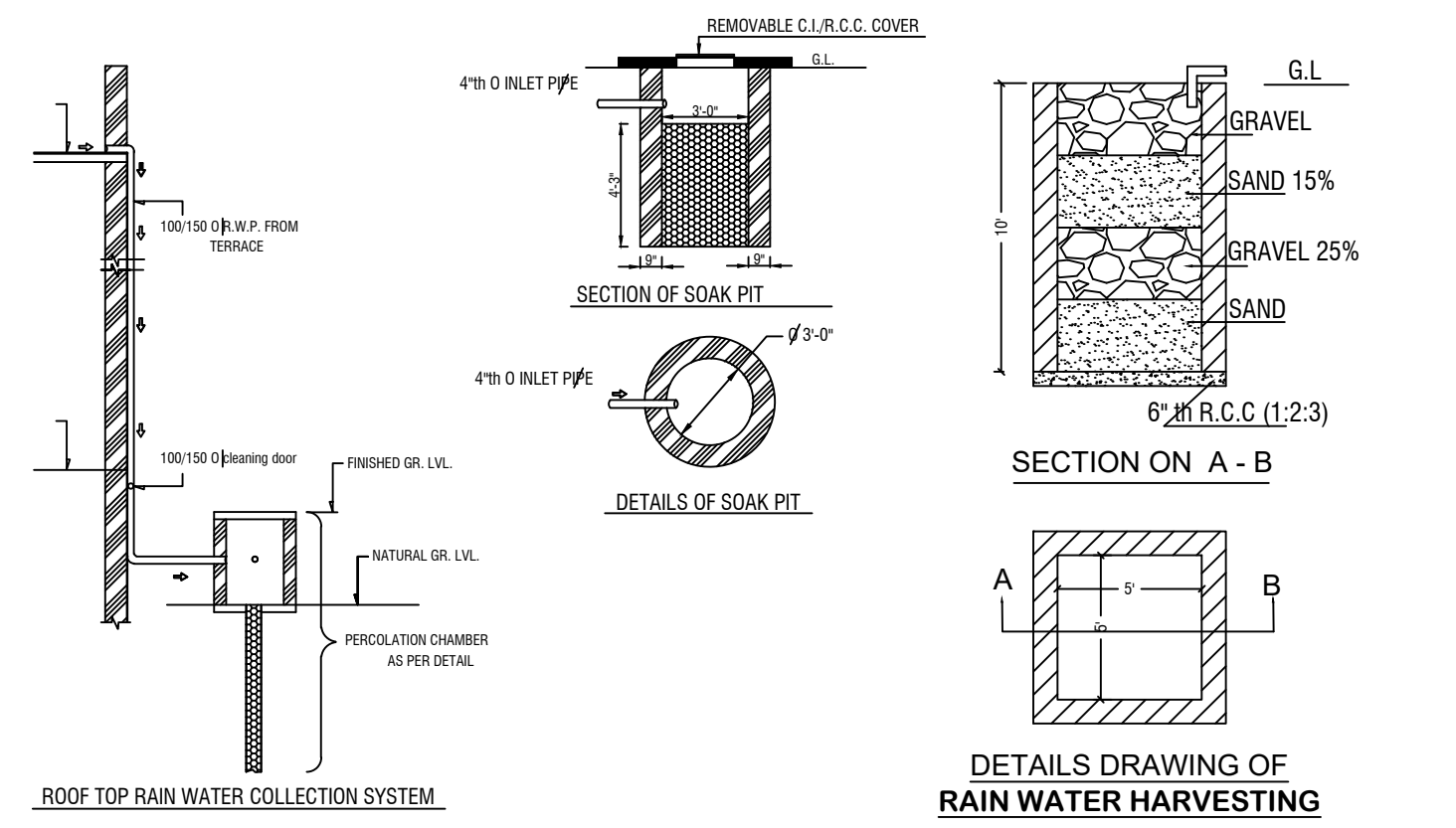
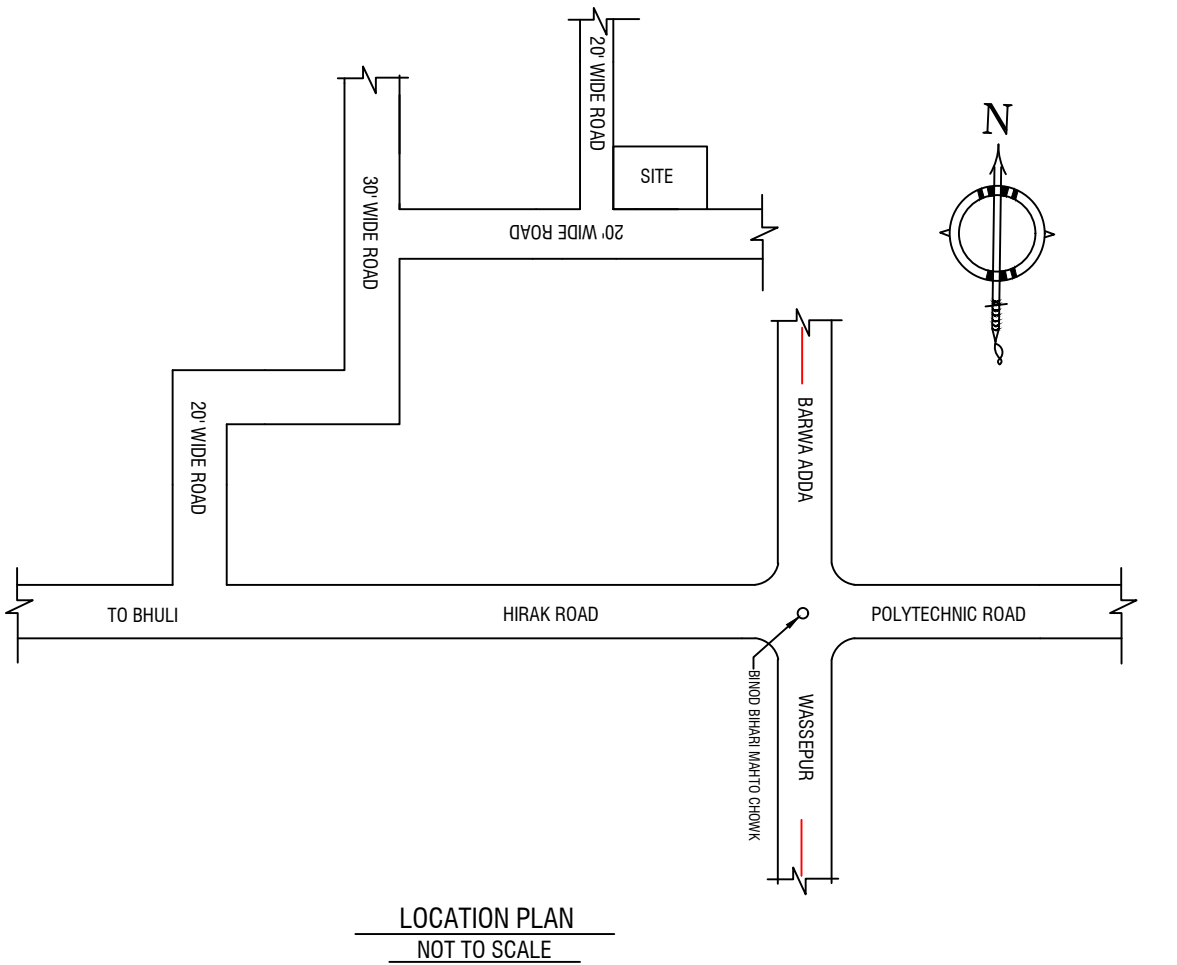
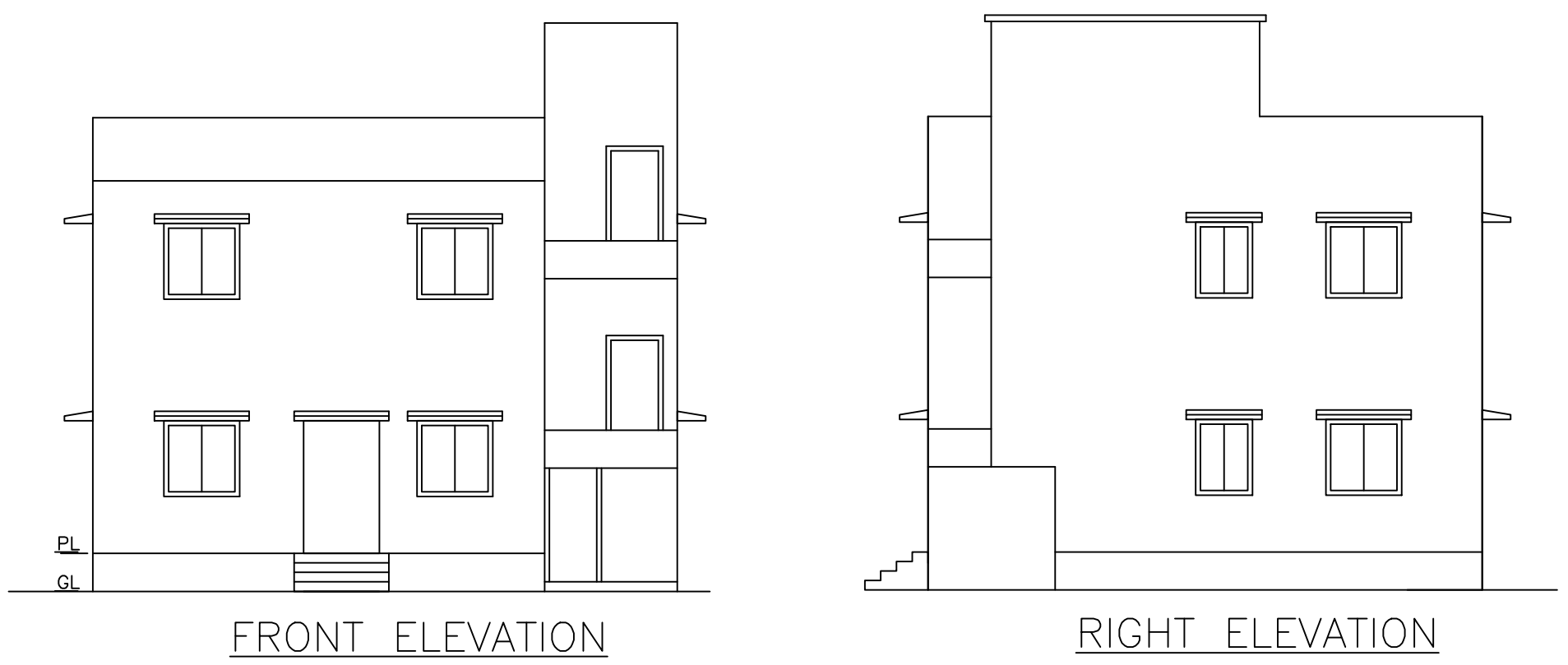
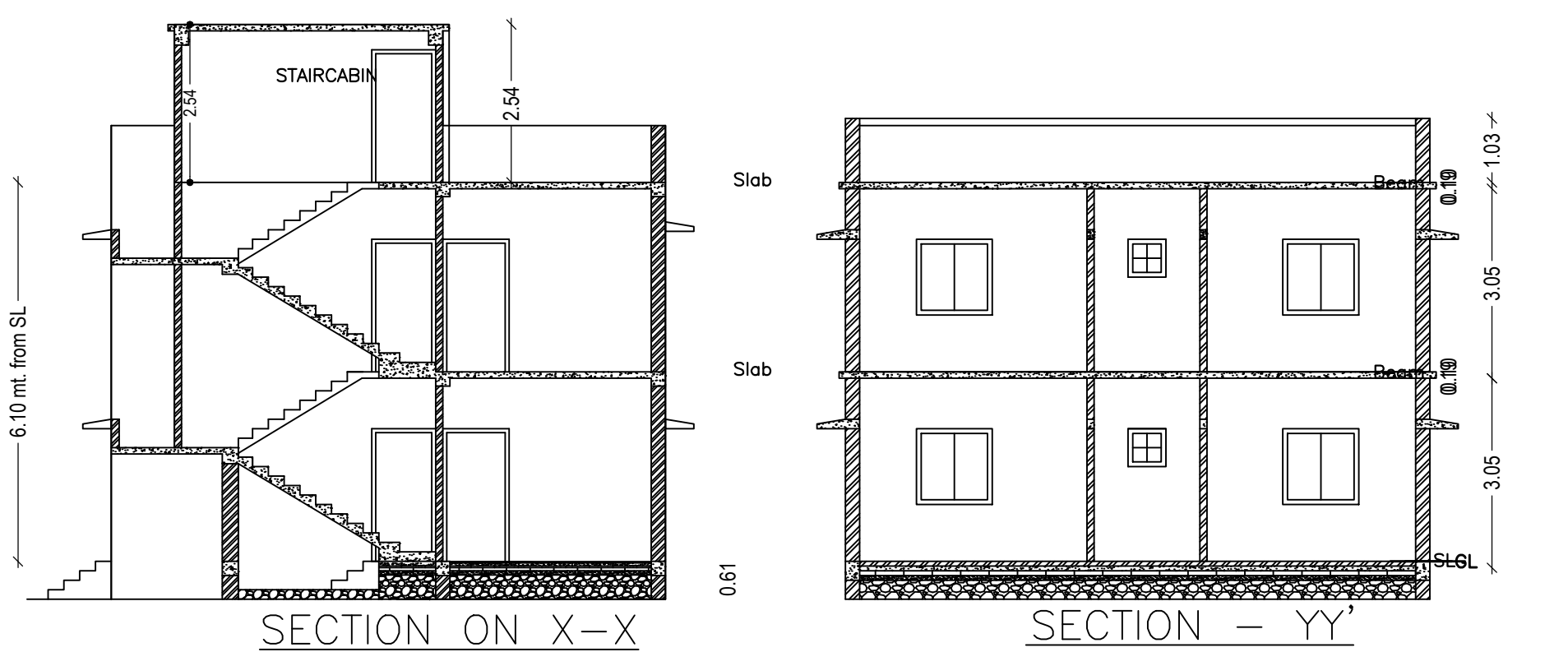
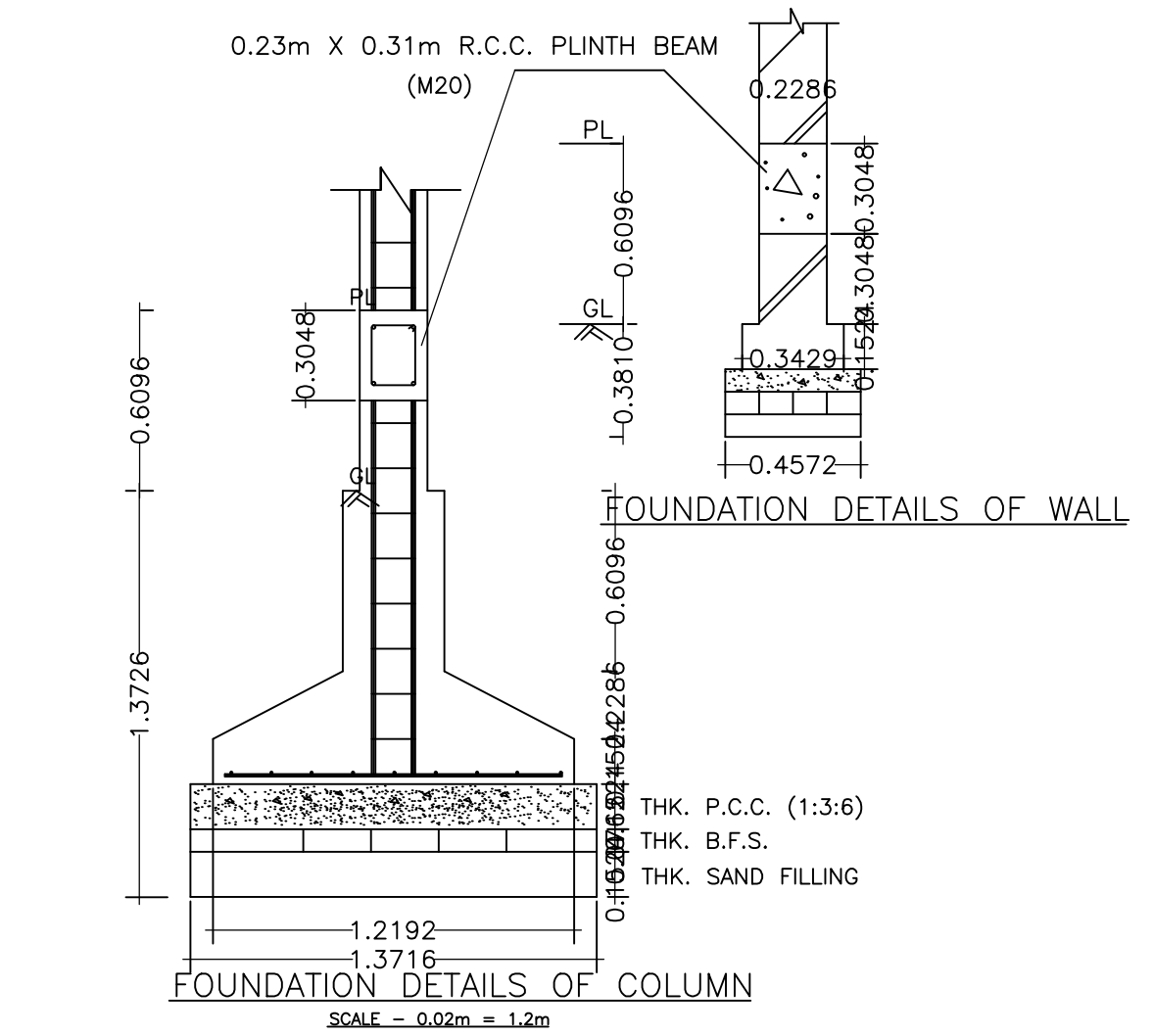
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SAROJ)	W	0.61	1.20	02
A (SAROJ)	W	0.91	1.20	04
A (SAROJ)	W	1.22	1.20	12
A (SAROJ)	W	1.80	1.20	02
A (SAROJ)	W	1.82	1.20	01
A (SAROJ)	W	2.43	1.20	01

UnitBUA Table for Building :A (SAROJ)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	163.36	161.44	6	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
Total:	-	-	163.36	161.44	13	1

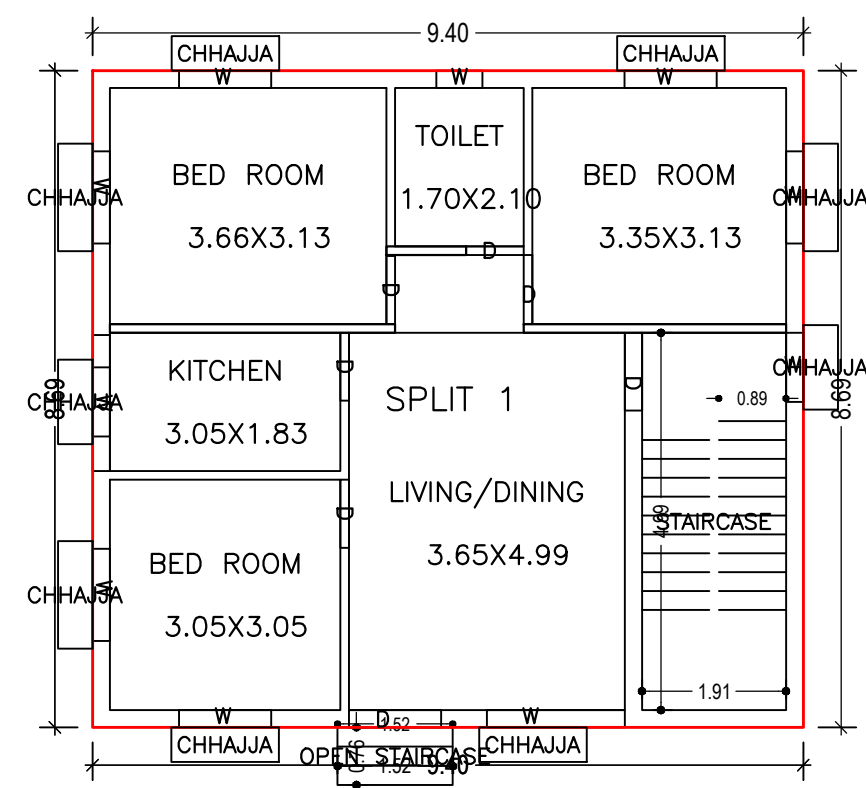
FAR & Tenement Details (Table 4c-1)

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.)	Tnmt (No.)
			StairCase	Resi.				
A (SAROJ)	1	164.52	1.16	163.36	163.36	163.36	01	
Grand Total	1	164.52	1.16	163.36	163.36	163.36	01	

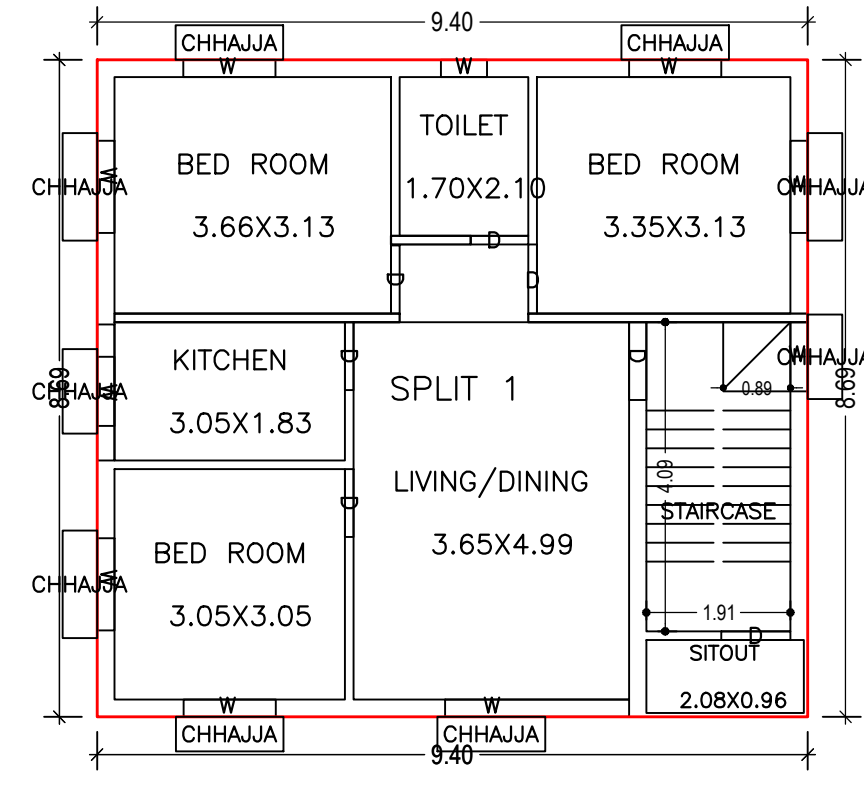


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM PRATAP SINGH MADA/ARC/0024/2019			

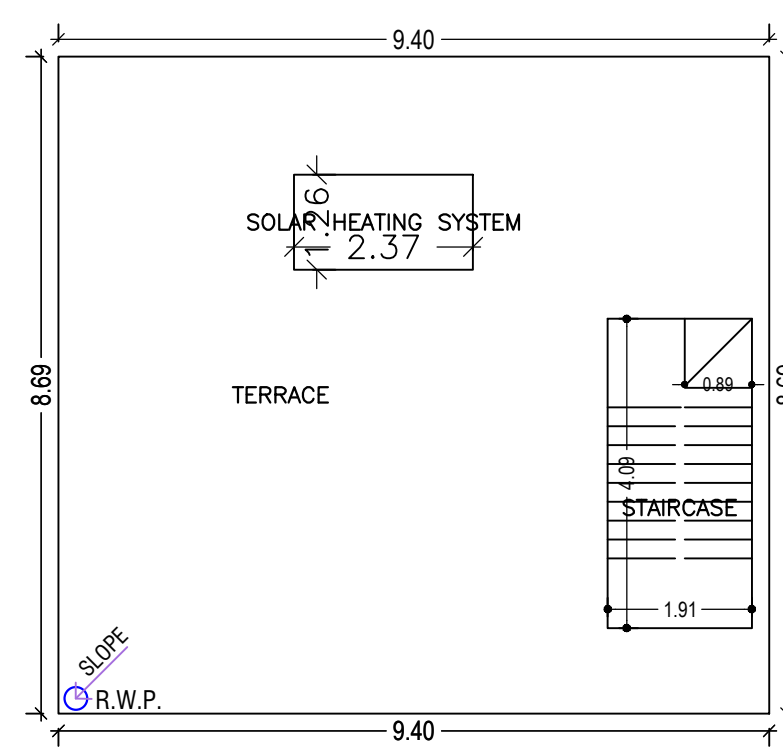
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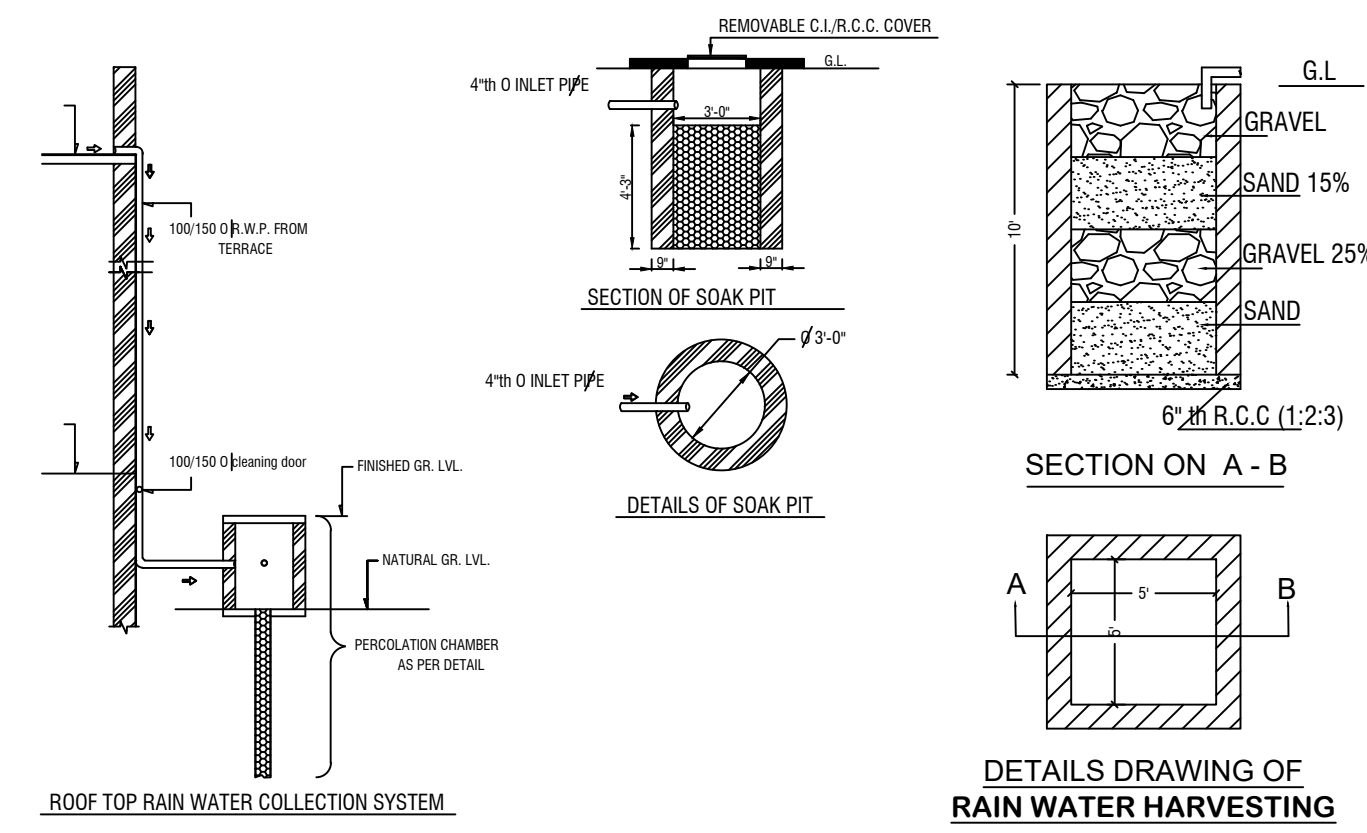
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



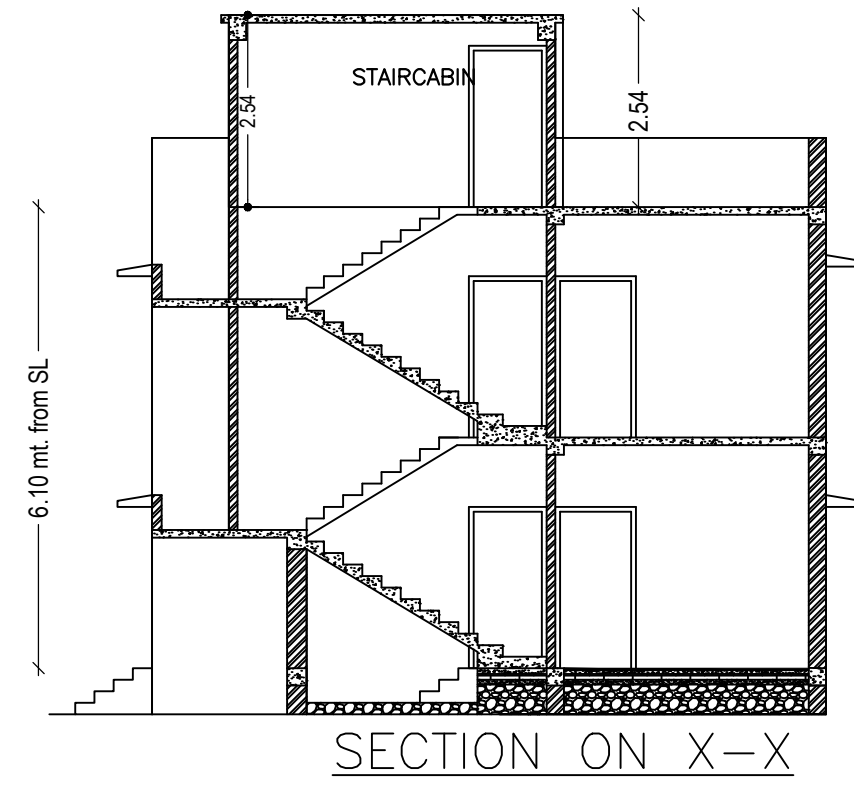
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



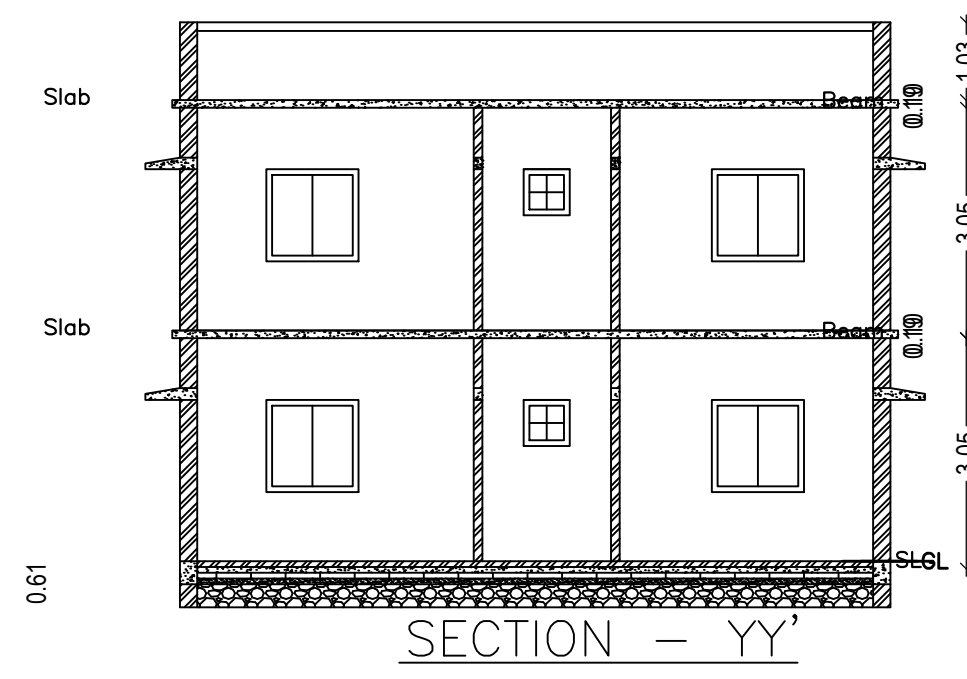
TERRACE FLOOR PLAN
(SCALE 1:100)



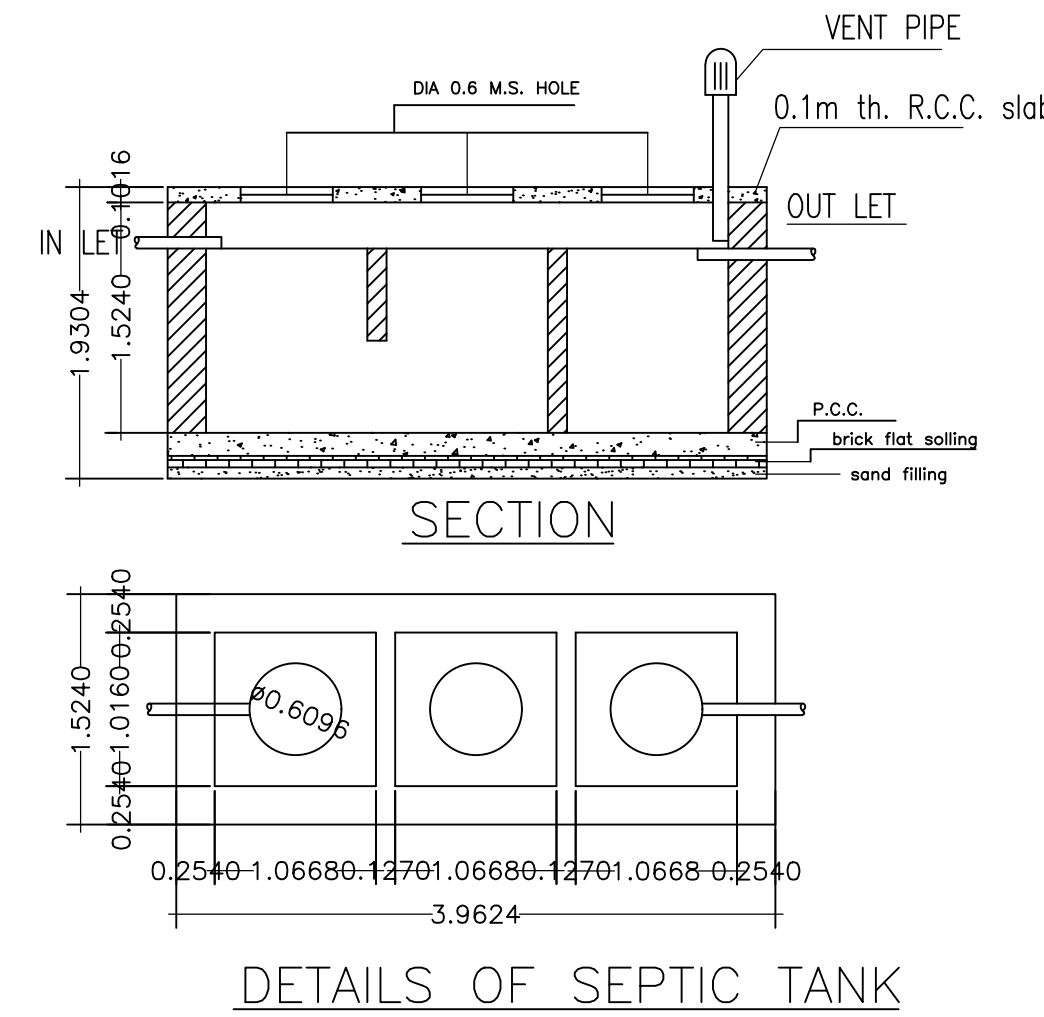
DETAILS DRAWING OF
RAIN WATER HARVESTING



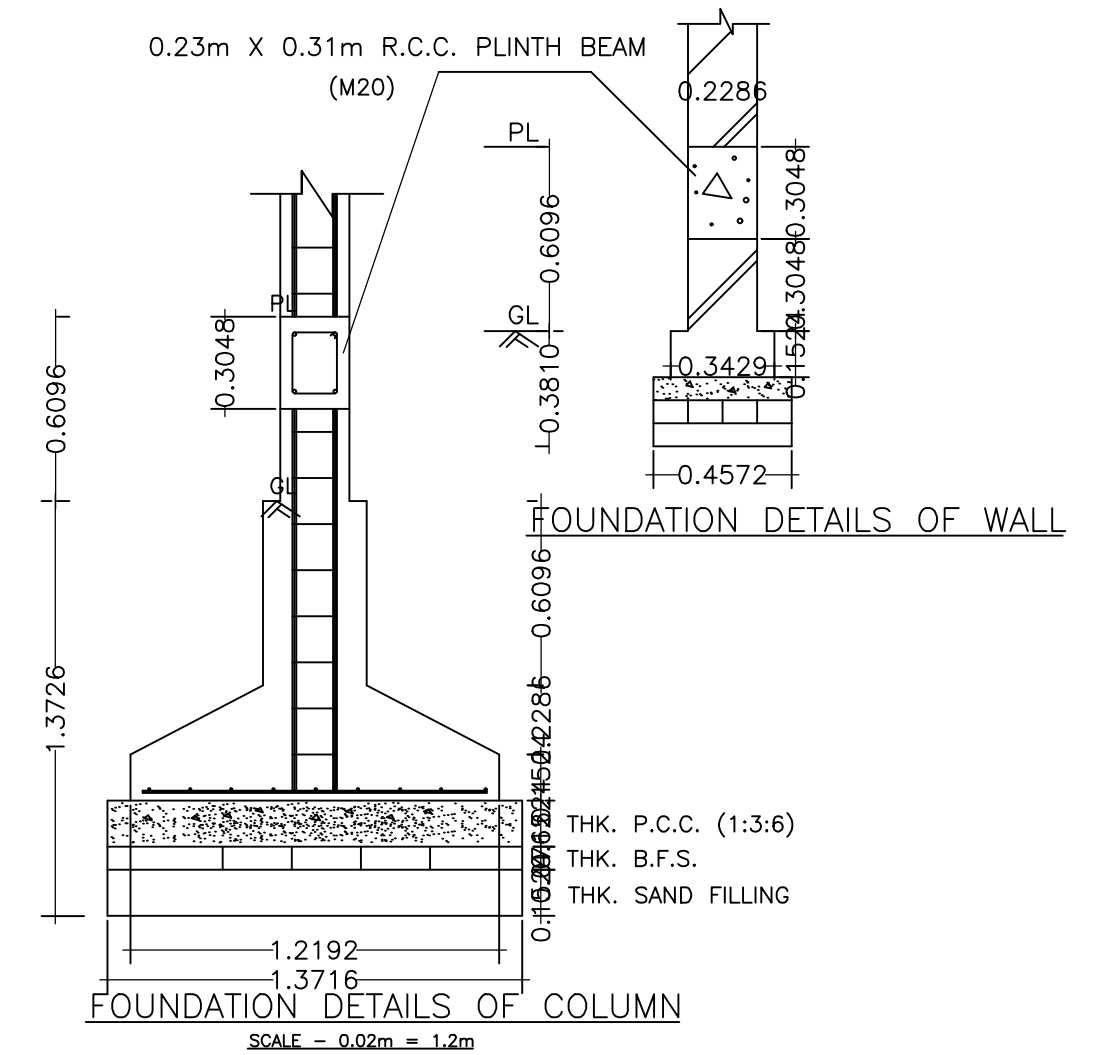
SECTION ON X-X



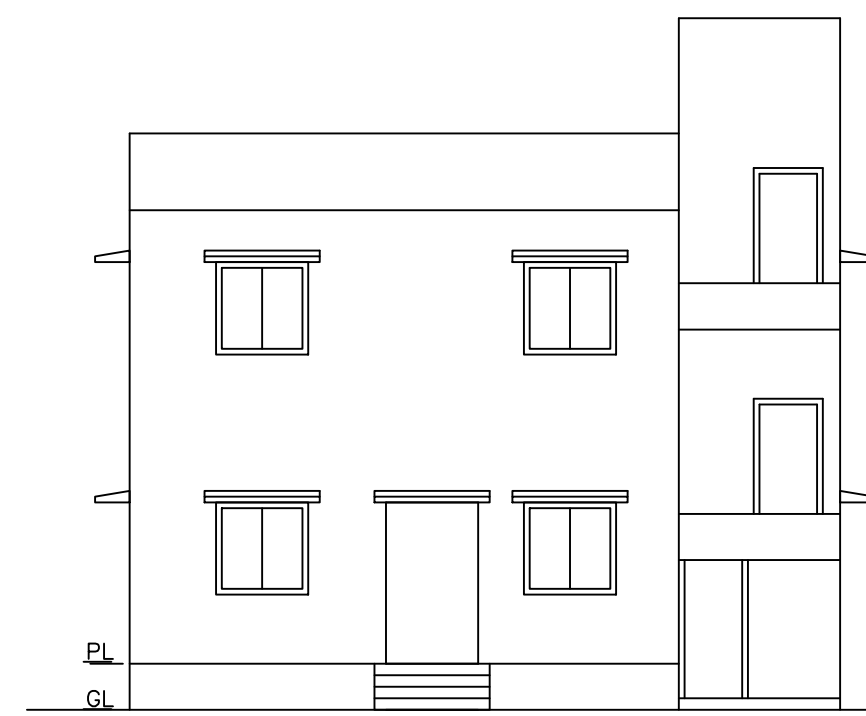
SECTION - YY'



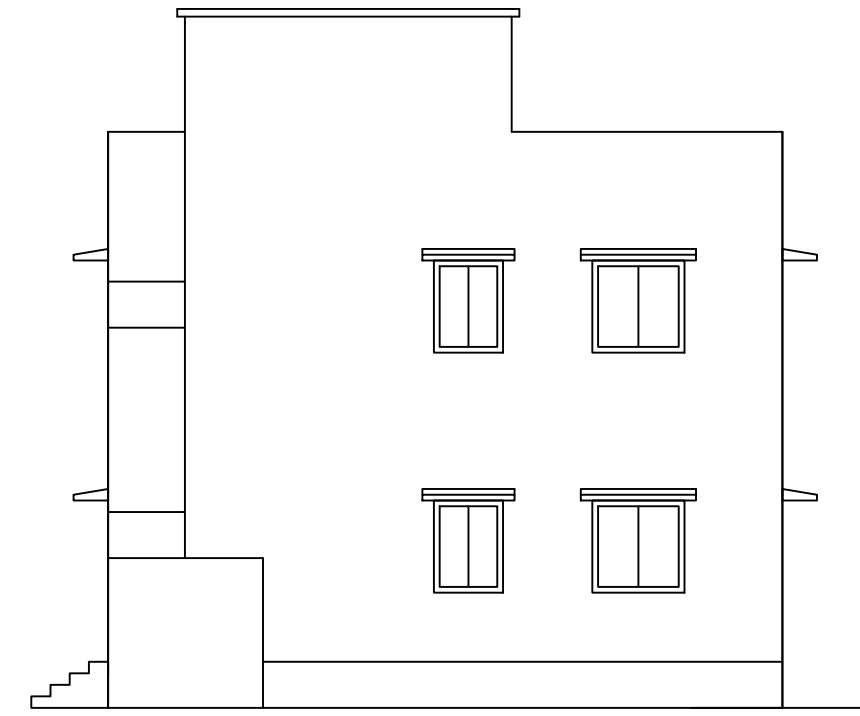
DETAILS OF SEPTIC TANK



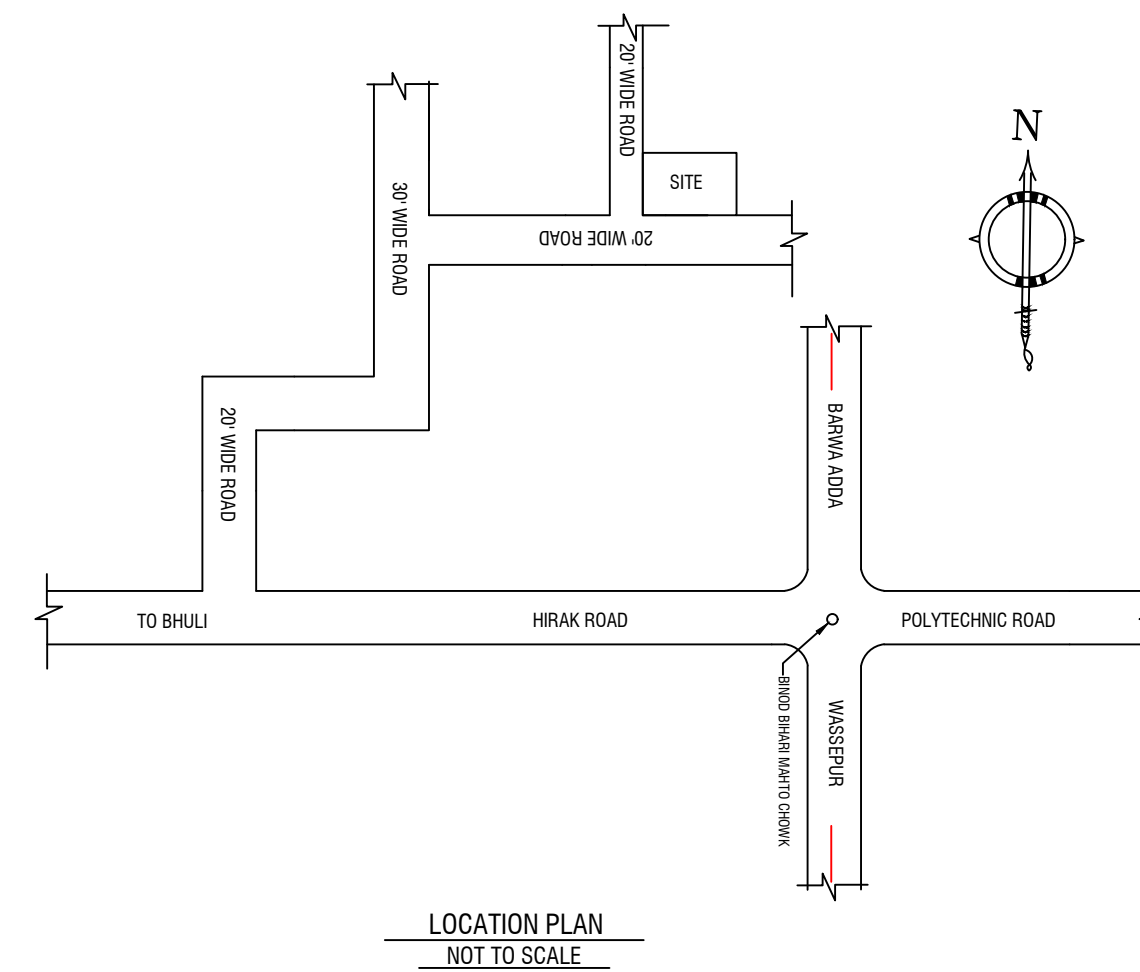
FOUNDATION DETAILS OF COLUMN
SCALE = 0.02m = 1.2m



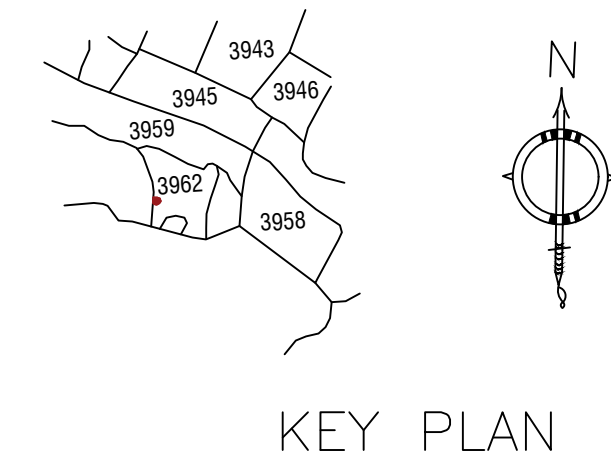
FRONT ELEVATION



RIGHT ELEVATION



LOCATION PLAN
NOT TO SCALE



KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAM PRATAP SINGH MADA/ARC/0024/2019			