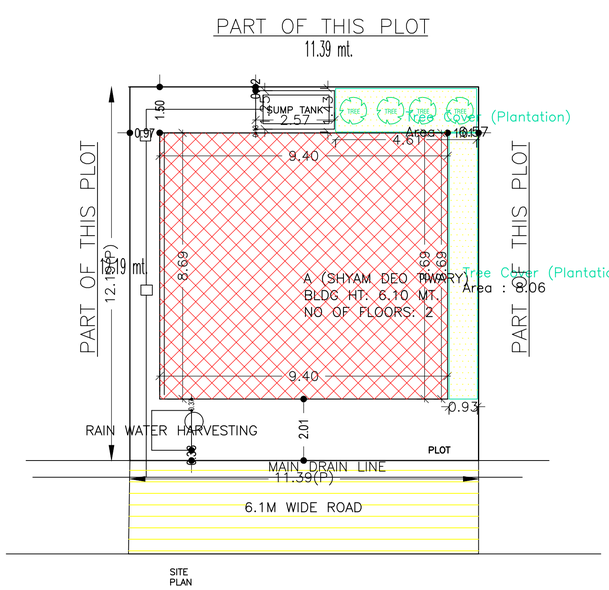
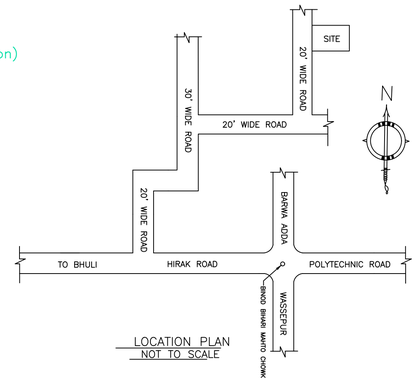
Project Title :1. SRI. SHYAM DEO TIWARY AND 2. SMT. SUNITA TIWARY

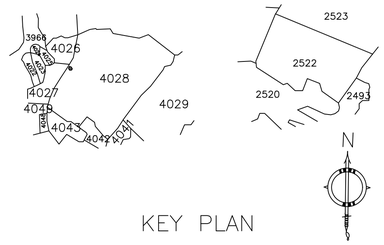
DATE	27-05-2022
SHEET NO.	1
.	



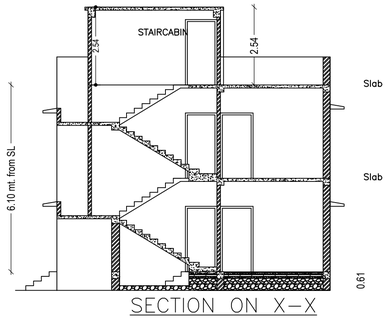
SITE PLAN



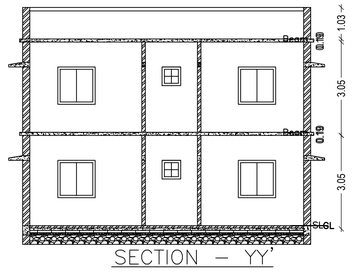
LOCATION PLAN
NOT TO SCALE



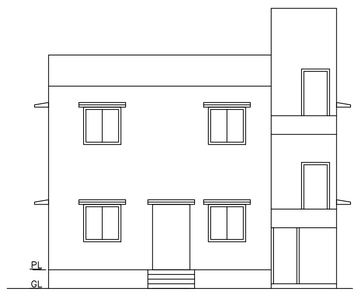
KEY PLAN



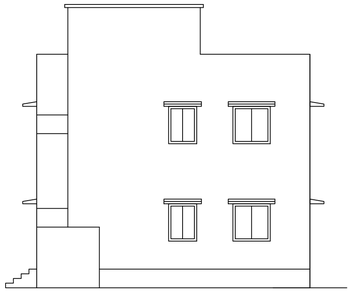
SECTION ON X–X



SECTION – YY'



FRONT ELEVATION



RIGHT ELEVATION

Proposal Basic Information

Proposal File No.	MADA/BP/0324/2021
Owner Name	1. SRI. SHYAM DEO TIWARY AND 2.SMT. SUNITA TIWARY
Khata No	OLD KHATA NO-35,NEW KHATA NO-275
Plot No	OLD PLOT NO. 2522, NEW PLOT NO. 4028
Village Name	Bara Pichri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MINERAL AREA DEVELOMENT 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 DEVELOMENT AUTHORITY	PlotNearbyReligiousStructure: NA	
Inward_No: MADA/BP/0324/2021	Plot/SubPlot No: OLD PLOT NO. 2522, NEW PLOT NO. 4028	
Application Type: General Proposal	North: Plot No. - SAME PLOT	
Project Type: Building Permission	South: Plot No. - SAME PLOT	
Nature of Development: New	East: Plot No. - SAME PLOT	
Location of Development Area: Old Area	West: Road Width - 6.10	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	138.85
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
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		1. SRI. SHYAM DEO TIWARY AND 2.SMT. SUNITA TIWARY
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Building USE/SUBUSE Details

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

SCHEDULE OF DOOR:

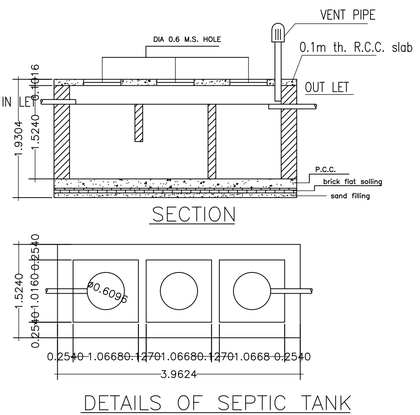
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SHYAM DEO TIWARY)	D	0.76	2.10	02
A (SHYAM DEO TIWARY)	D	0.90	2.10	06
A (SHYAM DEO TIWARY)	D	0.91	2.10	03
A (SHYAM DEO TIWARY)	D	1.03	2.10	02
A (SHYAM DEO TIWARY)	D	1.22	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

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

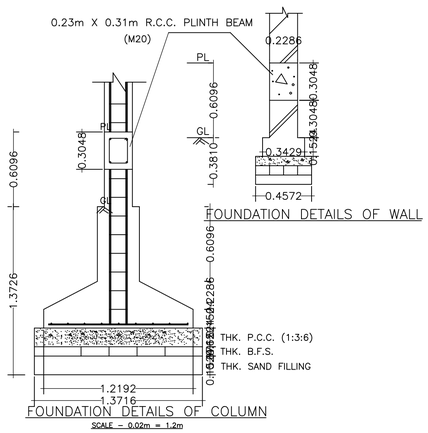
Building :A (SHYAM DEO TIWARY)

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.)
		StairCase	Resi.			
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



SECTION

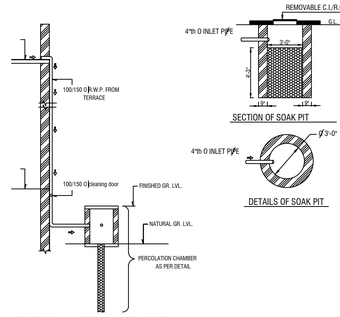
DETAILS OF SEPTIC TANK



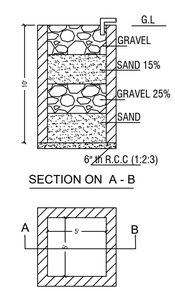
FOUNDATION DETAILS OF WALL

FOUNDATION DETAILS OF COLUMN

SCALE – 0.02m = 1.2m



ROOF TOP RAIN WATER COLLECTION SYSTEM



SECTION ON A - B

DETAILS DRAWING OF
RAIN WATER HARVESTING

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (SHYAM DEO TIWARY)			
	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

UnitBUA Table for Building :A (SHYAM DEO TIWARY)

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 (SHYAM DEO TIWARY)	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			

ISO_A1_(841.00_x_594.00_MM)

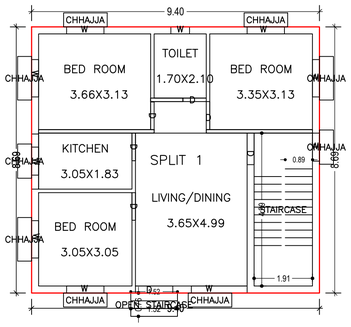
This is system generated MAP. No need to Physically Signed.

Project Title :1. SRI. SHYAM DEO TIWARY AND 2. SMT. SUNITA TIWARY

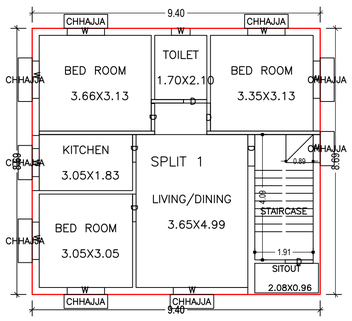
DATE	27-05-2022
SHEET NO.	2
	-

Proposal Basic Information

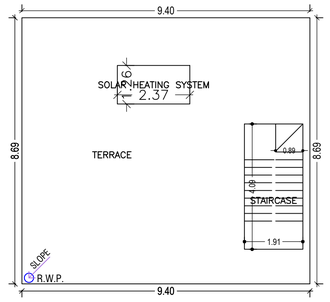
Proposal File No.	MADA/BP/0324/2021
Owner Name	1. SRI. SHYAM DEO TIWARY AND 2.SMT. SUNITA TIWA
Khata No	OLD KHATA NO-35,NEW KHATA NO-275
Plot No	OLD PLOT NO. 2522, NEW PLOT NO. 4028
Village Name	Bara Pichri
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



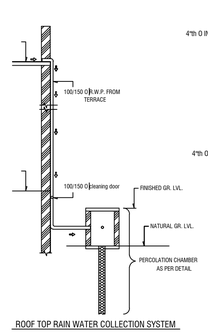
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



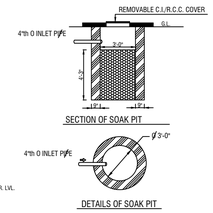
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

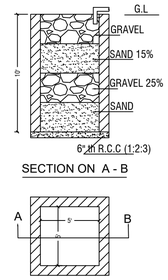


TERRACE FLOOR PLAN
(SCALE 1:100)

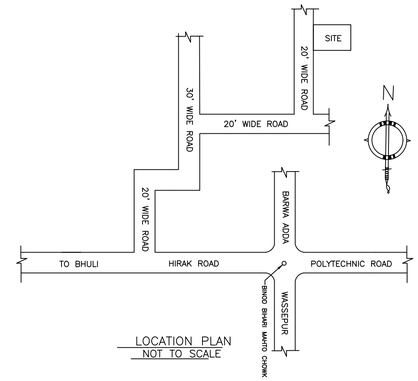


ROOF TOP RAIN WATER COLLECTION SYSTEM

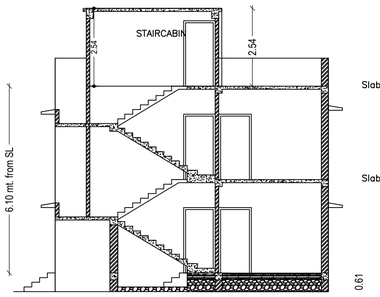




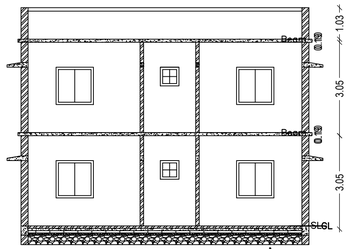
DETAILS DRAWING OF
RAIN WATER HARVESTING



LOCATION PLAN
NOT TO SCALE

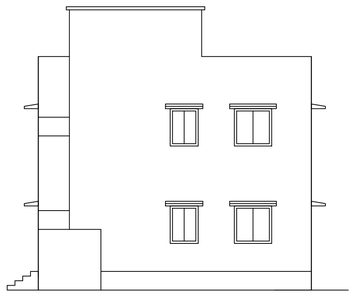


SECTION ON X–X

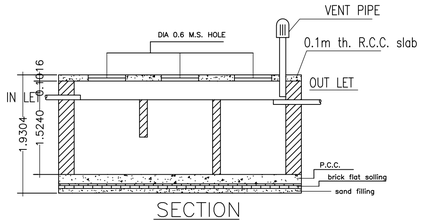


SECTION – YY'

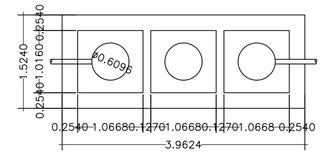
FRONT ELEVATION



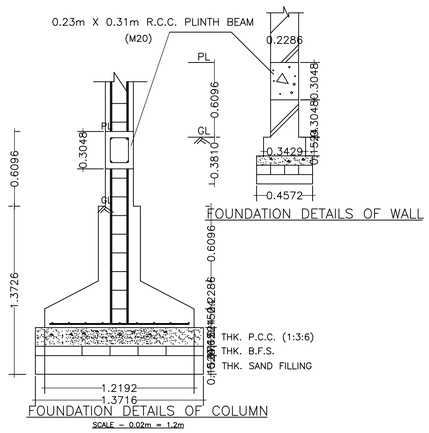
RIGHT ELEVATION



SECTION

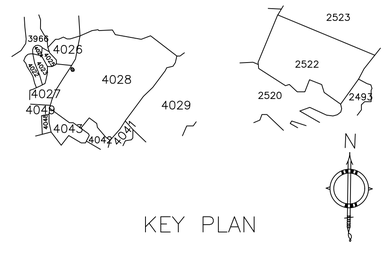


DETAILS OF SEPTIC TANK



FOUNDATION DETAILS OF WALL

FOUNDATION DETAILS OF COLUMN
SCALE – 0.02m = 1.2m



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			

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.