

Proposal Basic Information

Proposal File No.	MADA/AH/0292/2021
Owner Name	ANUMITA SINGH, CHANDAN KUMAR THAKUR, GOPAL JI THAKUR, MANISH GUPTA, VENKATA NAG RAJESH MADHIRA VIRENDRA VIRENDRA VIKRAM CHATURVEDI
Khata No	453
Plot No	5976, 6001, 6000
Village Name	Ranipokhar
Use	Residential
SubUse	Low income group and EWS Housing

AREA STATEMENT MINERAL AREA DEVELOPMENT 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: Low income group and EWS Housing	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA	
Inward No: MADA/AH/0292/2021	Plot/SubPlot No: 5976, 6001, 6000	
Application Type: General Proposal	North: Road Width - 15.24	
Project Type: Affordable Housing	South: Plot No. - PART OF SAME PLOT	
Nature of Development: New	East: Plot No. - PART OF SAME PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF SAME PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 4288.11
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4288.11
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		593.19
Total		593.19
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3694.92
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	4288.11
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	4288.11
COVERAGE CHECK		
Permissible Coverage area ( 50.00 % )		2144.05
Proposed Coverage Area ( 29.36 % )		1258.79
Total Prop. Coverage Area ( 29.36 % )		1258.79
Balance coverage area ( 20.64 % )		885.26
FAR CHECK		
Perm. FAR Area ( 3.50 )		15008.38
Total Perm. FAR area		15008.38
Residential FAR		14594.99
Proposed FAR Area		14594.99
Total Proposed FAR Area		14594.99
Consumed FAR (Factor)		3.40
Balance FAR Area		413.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		17420.06
ARCHITECT (Regd)	CHANDAN JHA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	ANUMITA SINGH, CHANDAN KUMAR THAKUR, GOPAL JI THAKUR, MANISH GUPTA, VENKATA NAG RAJESH MADHIRA VIRENDRA VIRENDRA VIKRAM CHATURVEDI	
DEVELOPMENT AUTHORITY LOCAL BODY		

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	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.)	Carpet Area other than Tenement
					Stair/Case	Lift	Balcony	Parking					
A (TOWER A)	1	9756.46	9.60	9746.86	98.40	151.50	482.60	886.02	8108.64	8108.64	8108.64	72	0.00
B (TOWER B)	1	7683.21	10.01	7673.20	108.16	166.65	228.47	664.11	6486.33	6486.33	6486.33	67	7200.46
Grand Total	2	17439.67	19.61	17420.06	206.56	318.15	711.07	1550.13	14594.97	14594.97	14594.97	139	7200.46

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler		
				Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (TOWER A)	Residential	Residential Bldg/Apartment	0 - 140	1	72.00	1	72	-	-	-
			> 140.0	1	-	1	-	-	-	-
			0.0 - 30	1	-	1	-	-	-	-
			0.0 - 30	1	-	-	-	-	1	-
			30.01 - 60	1	-	1	-	-	-	-
			30.01 - 60	1	-	-	-	-	1	-
			> 0	1	72.00	-	-	-	-	72
			0 - 140	1	72.00	-	-	1	8	-
			> 140.0	1	-	-	-	1	-	-
			0.0 - 30	1	-	-	-	1	-	-
B (TOWER B)	Residential	Residential Bldg/Apartment	0 - 140	1	4.00	1	4	-	-	
			> 140.0	1	11.00	1	17	-	-	
			0.0 - 30	1	-	1	-	-	-	
			0.0 - 30	1	-	-	-	-	1	
			30.01 - 60	1	-	-	-	-	-	
			30.01 - 60	1	-	-	-	-	1	
			> 0	1	52.00	1	26	-	-	
			0 - 140	1	4.00	-	-	-	-	
			> 140.0	1	11.00	-	-	1	-	
			0.0 - 30	1	-	-	-	1	-	
Total				119	128	13	8	165	89	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	64	800.00
Two Stack Car	-	-	64	800.00
Total Car	119	1487.50	128	1600.00
Visitor's Car Parking	-	-	8	100.00
Two Stack Visitor Parking	-	-	8	100.00
Total Visitor Parking	13	162.50	16	200.00
TwoWheeler	-	-	89	178.00
Two Stack TwoWheeler	-	-	89	178.00
Total TwoWheeler	165	330.00	178	356.00
Total		1980.00		2512.00

LTP NAME AND SIGNATURE  
CHANDAN JHA  
MADA/ENG/0012/2021

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

Building USE/SUBUSE Details

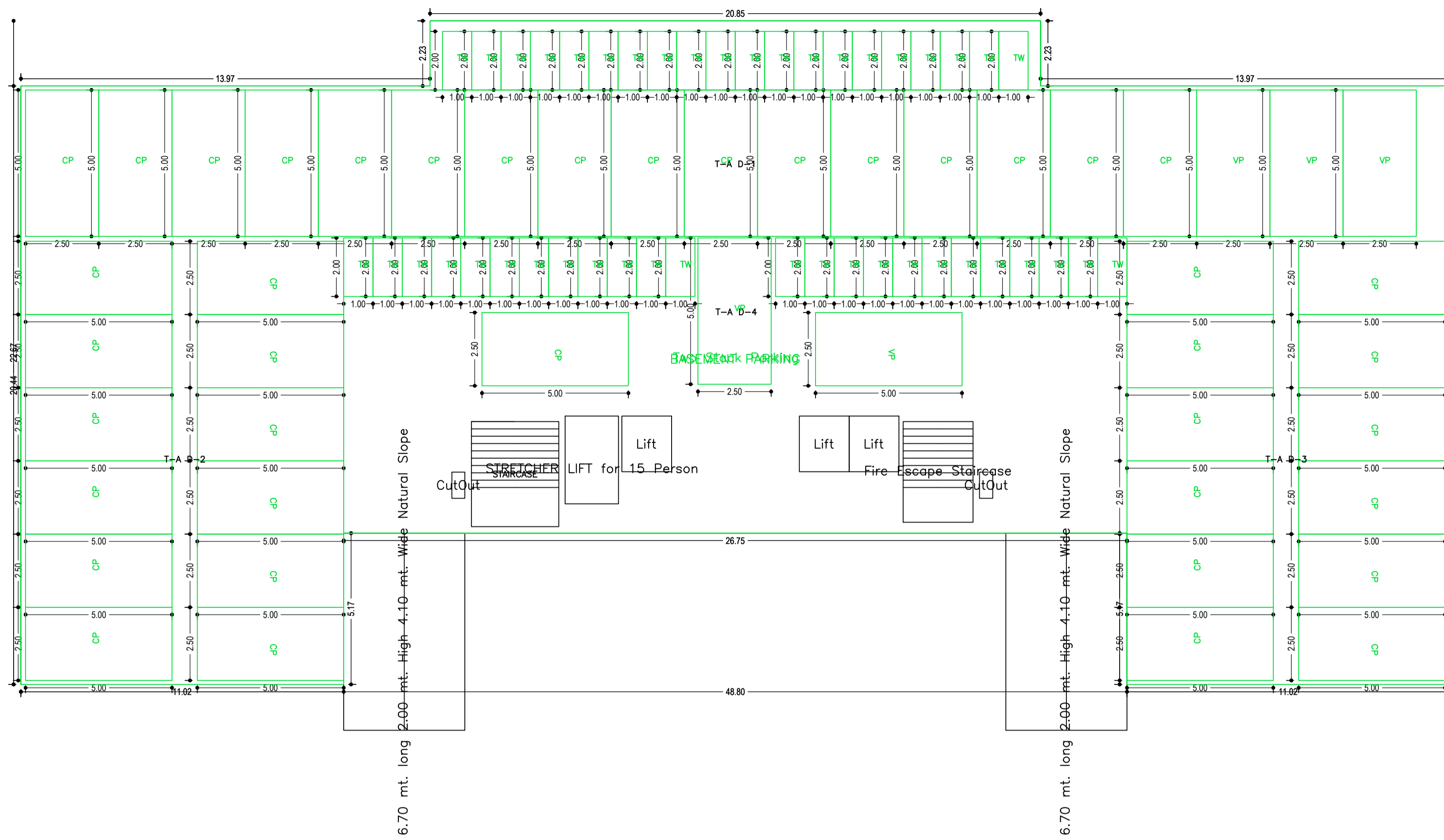
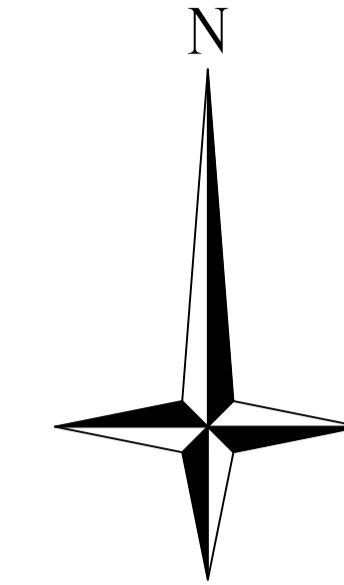
Building Name	Building Use	Building SubUse	Building Structure
A (TOWER A)	Residential	Residential Bldg/Apartment	Multistored
B (TOWER B)	Residential	Residential Bldg/Apartment	Multistored

Buildingwise Floor FAR Details

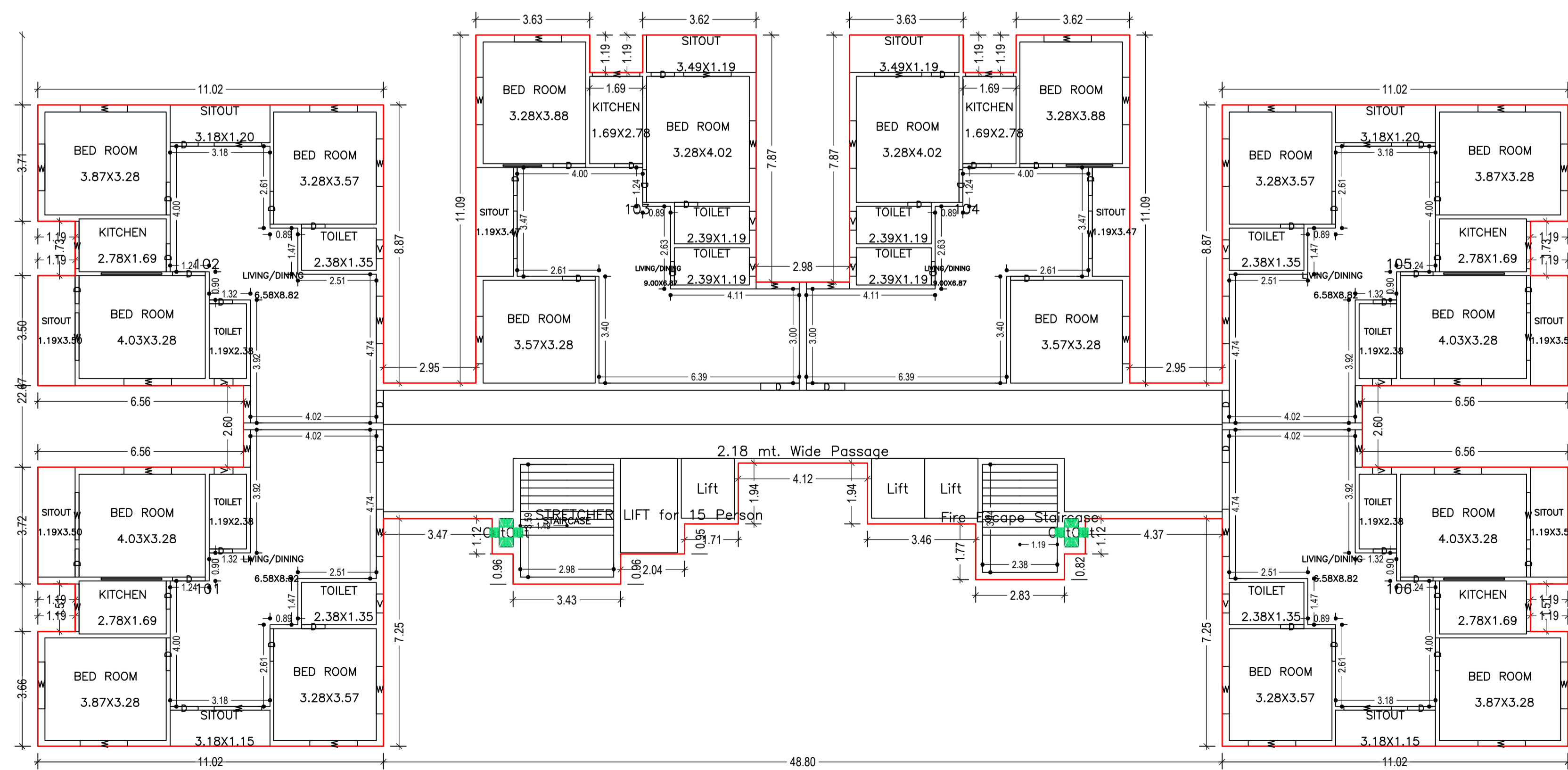
Floor Name	Building Name		B (TOWER B)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	905.72	0.00	683.59	0.00	1589.31	0.00
Ground Floor	737.47	729.27	537.84	529.52	1275.31	1258.79
First Floor	737.47	729.27	537.84	529.52	1275.31	1258.79
Second Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Third Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Fourth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Fifth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Sixth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Seventh Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Eighth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Ninth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Tenth Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Eleventh Floor	736.62	665.01	537.63	493.39	1274.25	1158.40
Twelfth Floor	0.00	0.00	537.63	493.39	537.63	493.39
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total	9746.86	8108.64	7673.20	6486.33	17420.06	14594.97

STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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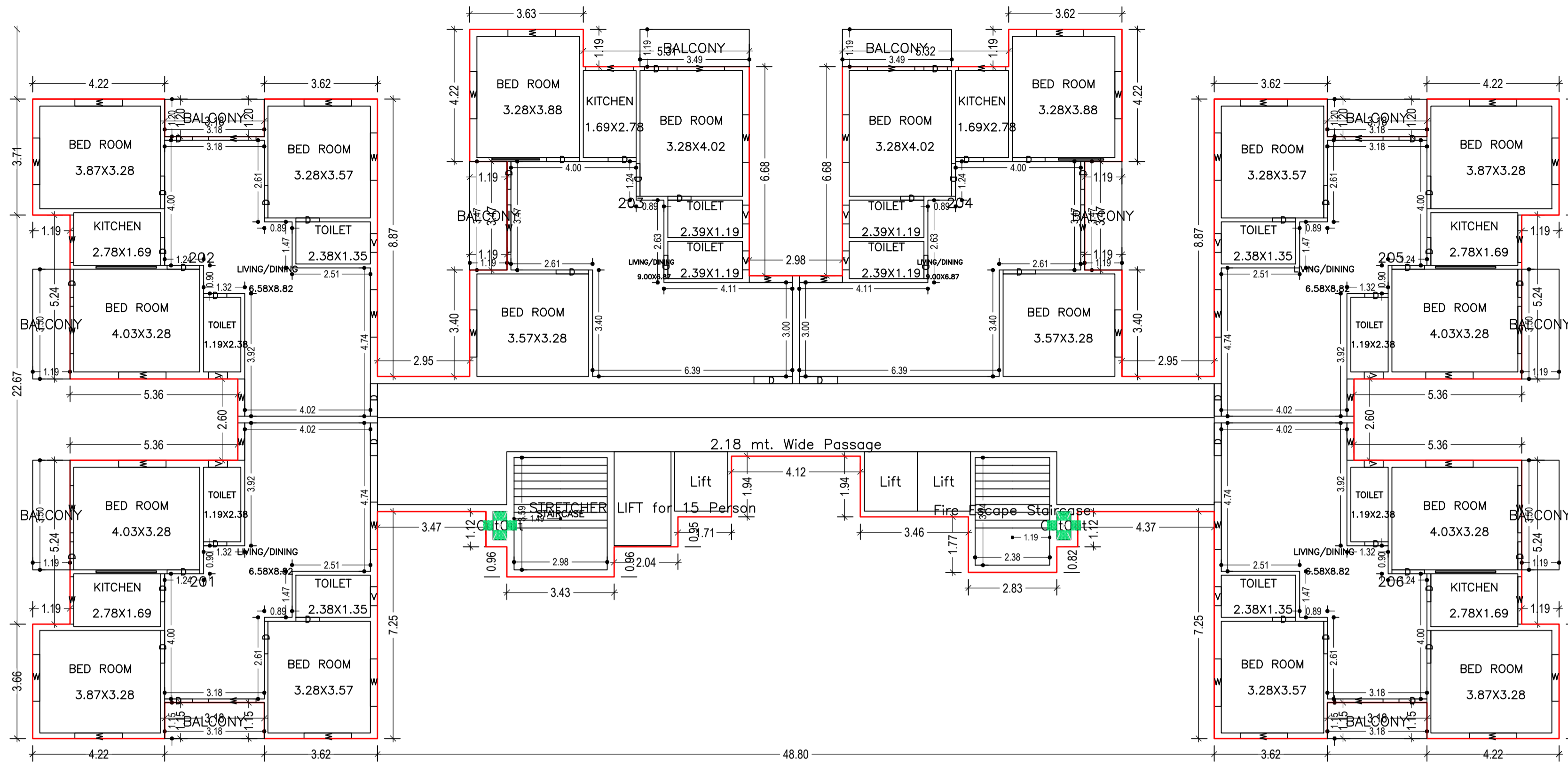
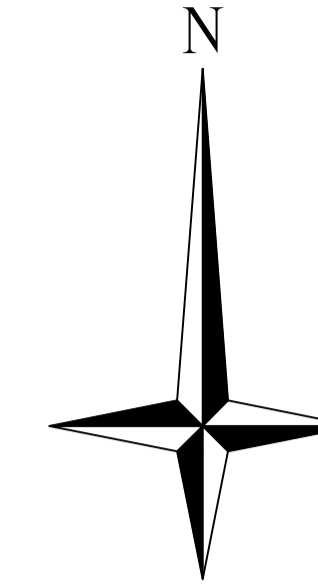
BASEMENT FLOOR PLAN  
(SCALE 1:100)



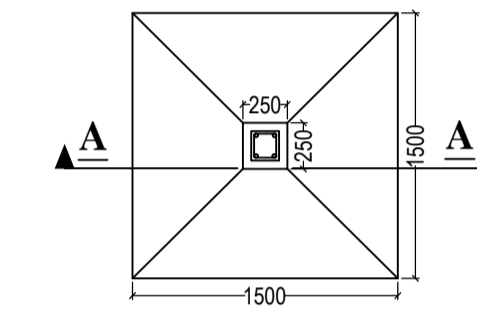
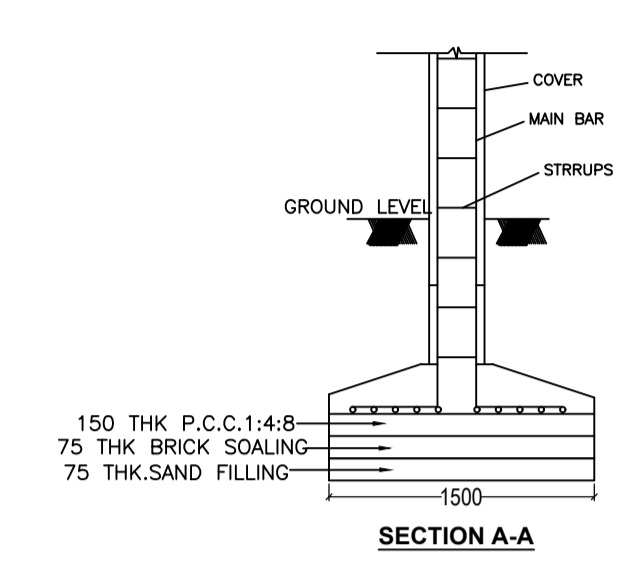
TYPICAL - GROUND, 1 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA MADA/ENG/0012/2021			

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TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN (Proposed) (SCALE 1:100)



Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN	1.15 X 3.18 X 2 X 10	73.20	482.80
	1.19 X 3.50 X 4 X 10	167.20	
	1.19 X 3.47 X 2 X 10	82.80	
	1.19 X 3.48 X 2 X 10	83.40	
	1.20 X 3.18 X 2 X 10	76.20	
Total			482.80

SCHEDULE OF DOOR:

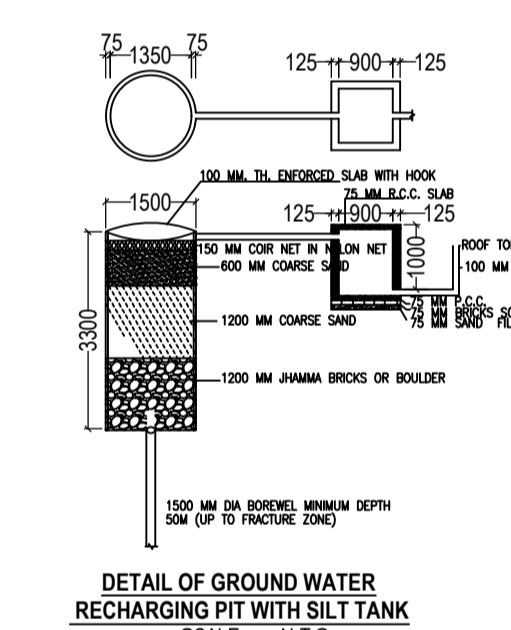
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER A)	D	0.74	2.10	72
A (TOWER A)	D	0.75	2.10	96
A (TOWER A)	D	0.89	2.10	168
A (TOWER A)	D	0.90	2.10	24
A (TOWER A)	D	1.04	2.10	216
A (TOWER A)	D	1.05	2.10	48
A (TOWER A)	D	1.23	2.10	24

SCHEDULE OF WINDOW/VENTILATION:

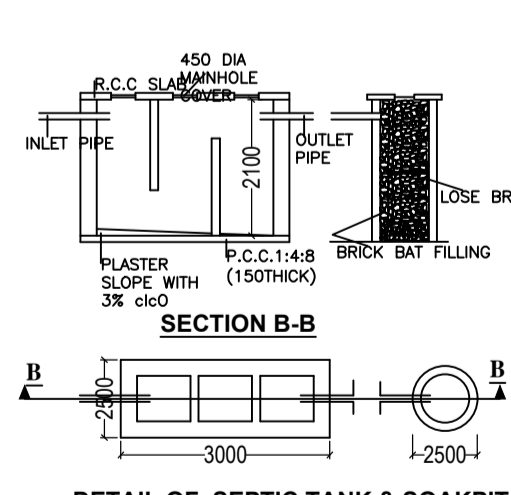
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOWER A)	V	0.61	1.20	144
A (TOWER A)	W	1.19	1.20	48
A (TOWER A)	W	1.38	1.20	24
A (TOWER A)	W	1.49	1.20	48
A (TOWER A)	W	1.51	1.20	552

UnitBUA Table for Building :A (TOWER A)

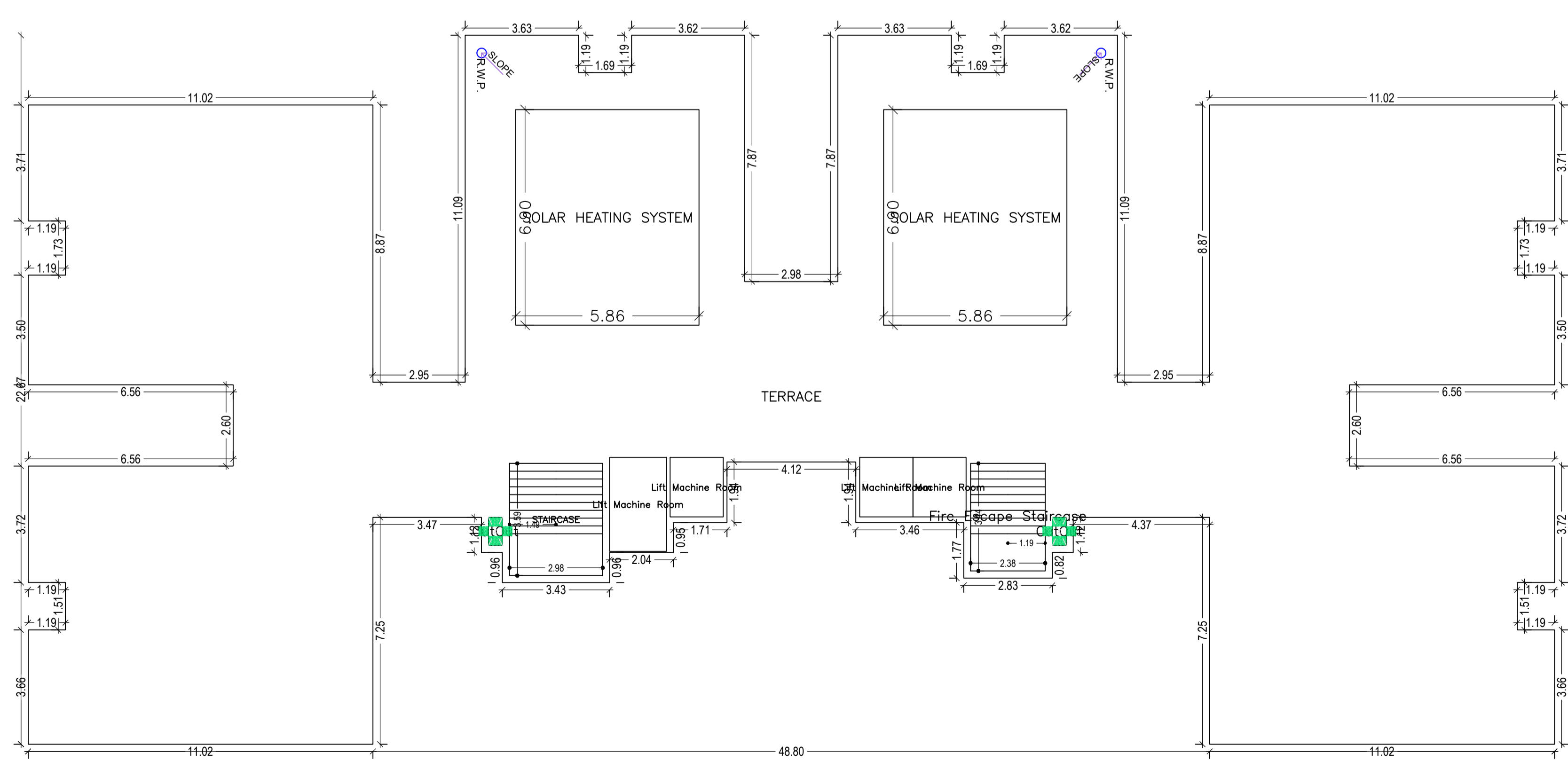
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, 1 FLOOR PLAN	101	FLAT	94.94	94.85	9	12
	102	FLAT	95.10	95.01	9	
	103	FLAT	96.79	96.73	9	
	104	FLAT	96.79	96.72	9	
	105	FLAT	95.10	95.01	9	
	106	FLAT	94.94	94.85	9	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN	201	FLAT	94.94	87.01	7	60
	202	FLAT	95.10	87.01	7	
	203	FLAT	96.79	88.42	7	
	204	FLAT	96.79	88.42	7	
	205	FLAT	95.10	87.01	7	
	206	FLAT	94.94	87.01	7	
Total:			6883.78	6395.34	528	72



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK (SCALE - N.T.S.)



DETAIL OF SEPTIC TANK & SOAKPIT (SCALE - 1:50)



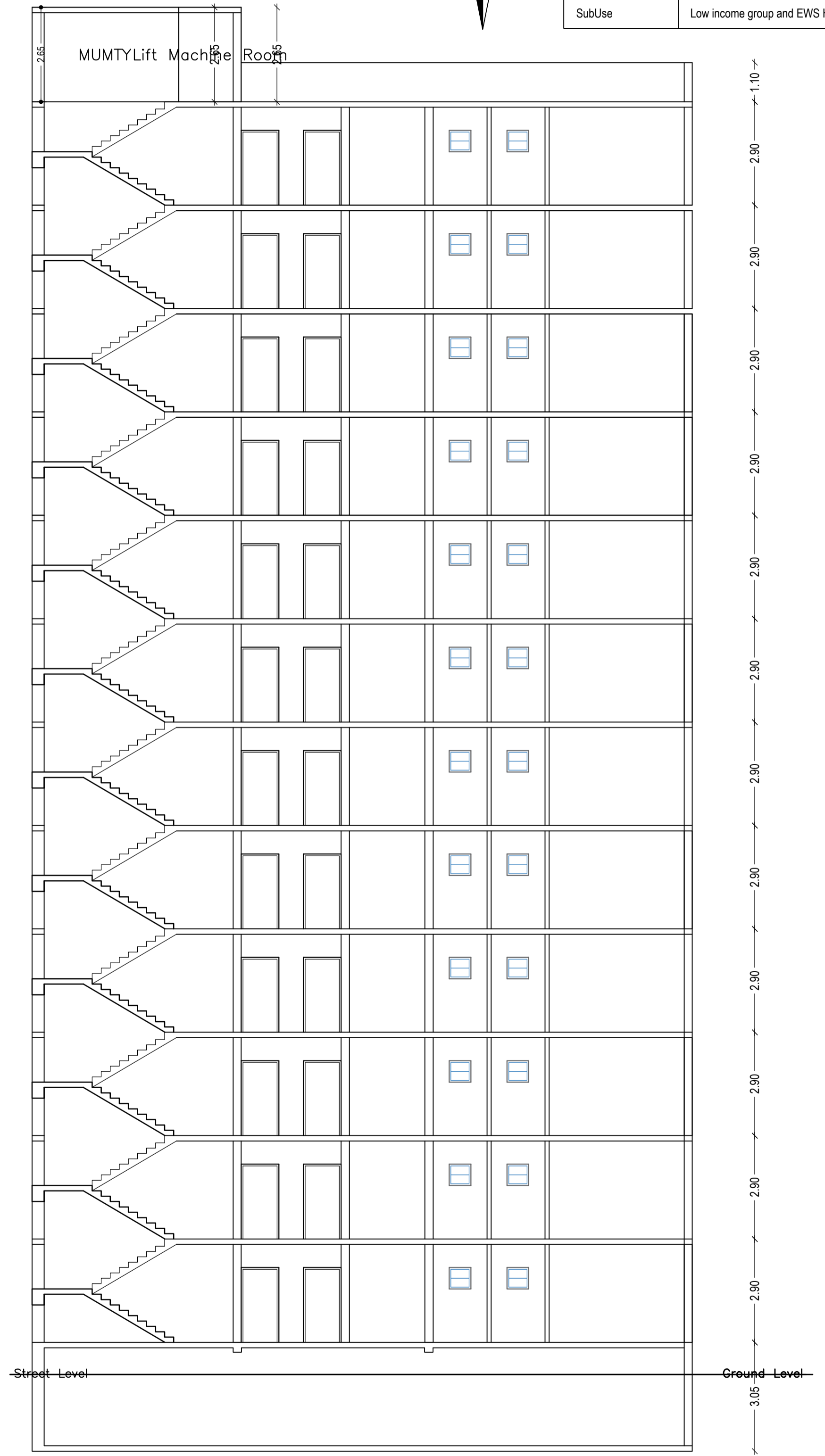
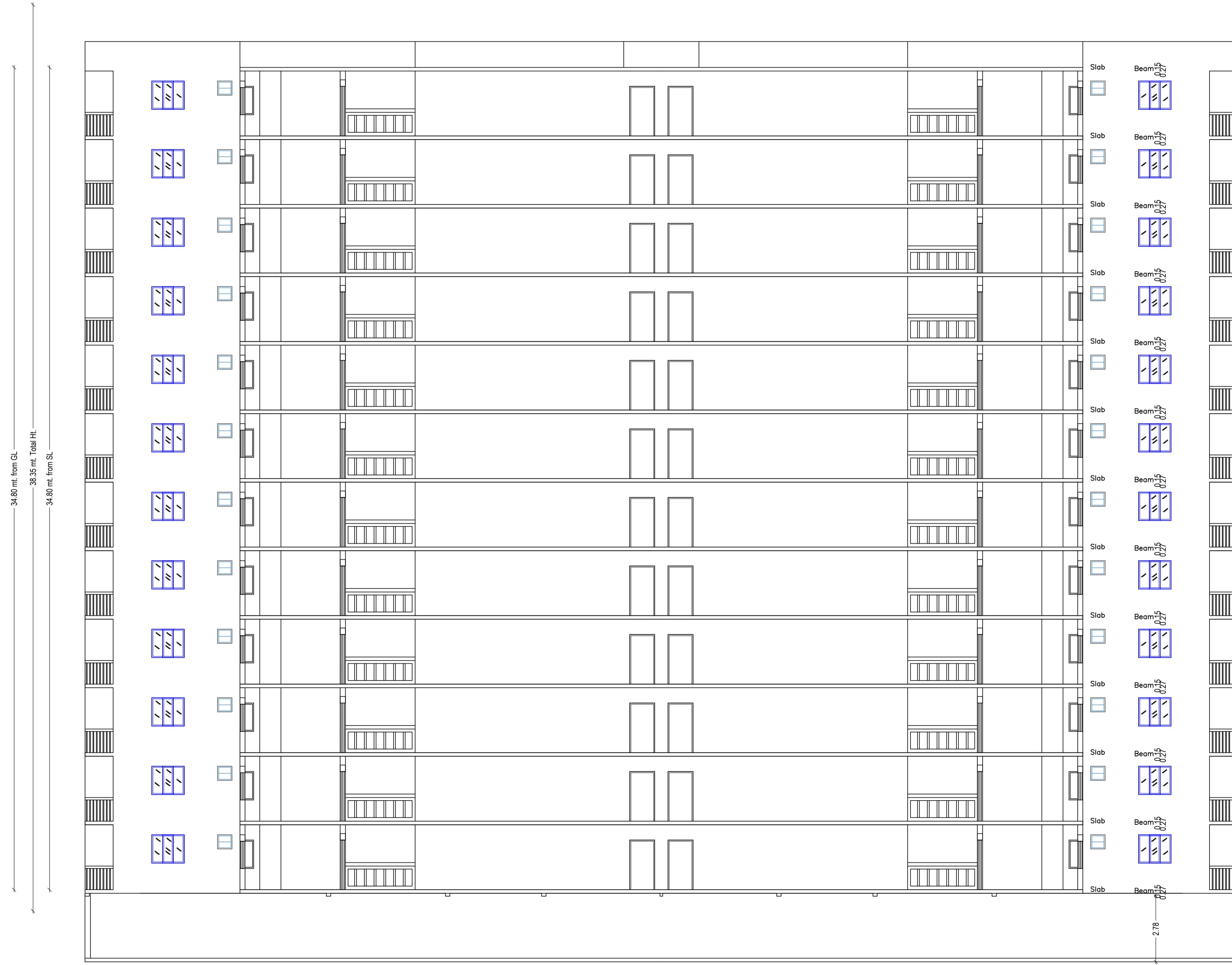
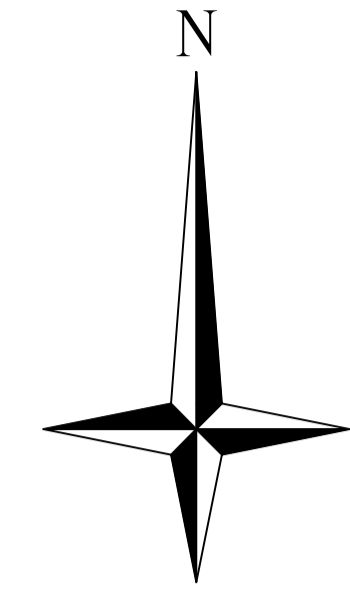
TERRACE FLOOR PLAN (SCALE 1:100)

Building :A (TOWER A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	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	Lift	Balcony	Parking				
Basement Floor	905.72	0.00	905.72	0.00	0.00	0.00	886.02	0.00	0.00	0.00	00
Ground Floor	738.27	0.80	737.47	8.20	0.00	0.00	729.27	729.27	729.27	0.00	06
First Floor	738.27	0.80	737.47	8.20	0.00	0.00	729.27	729.27	729.27	0.00	06
Second Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Third Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Fourth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Fifth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Sixth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Seventh Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Eighth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Ninth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Tenth Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Eleventh Floor	737.42	0.80	736.62	8.20	15.15	48.26	665.01	665.01	665.01	0.00	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	9756.46	9.60	9746.86	98.40	151.50	482.60	886.02	8108.64	8108.64	8108.64	72
Total Number of Same Buildings :	1										
Total :	9756.46	9.60	9746.86	98.40	151.50	482.60	886.02	8108.64	8108.64	8108.64	72

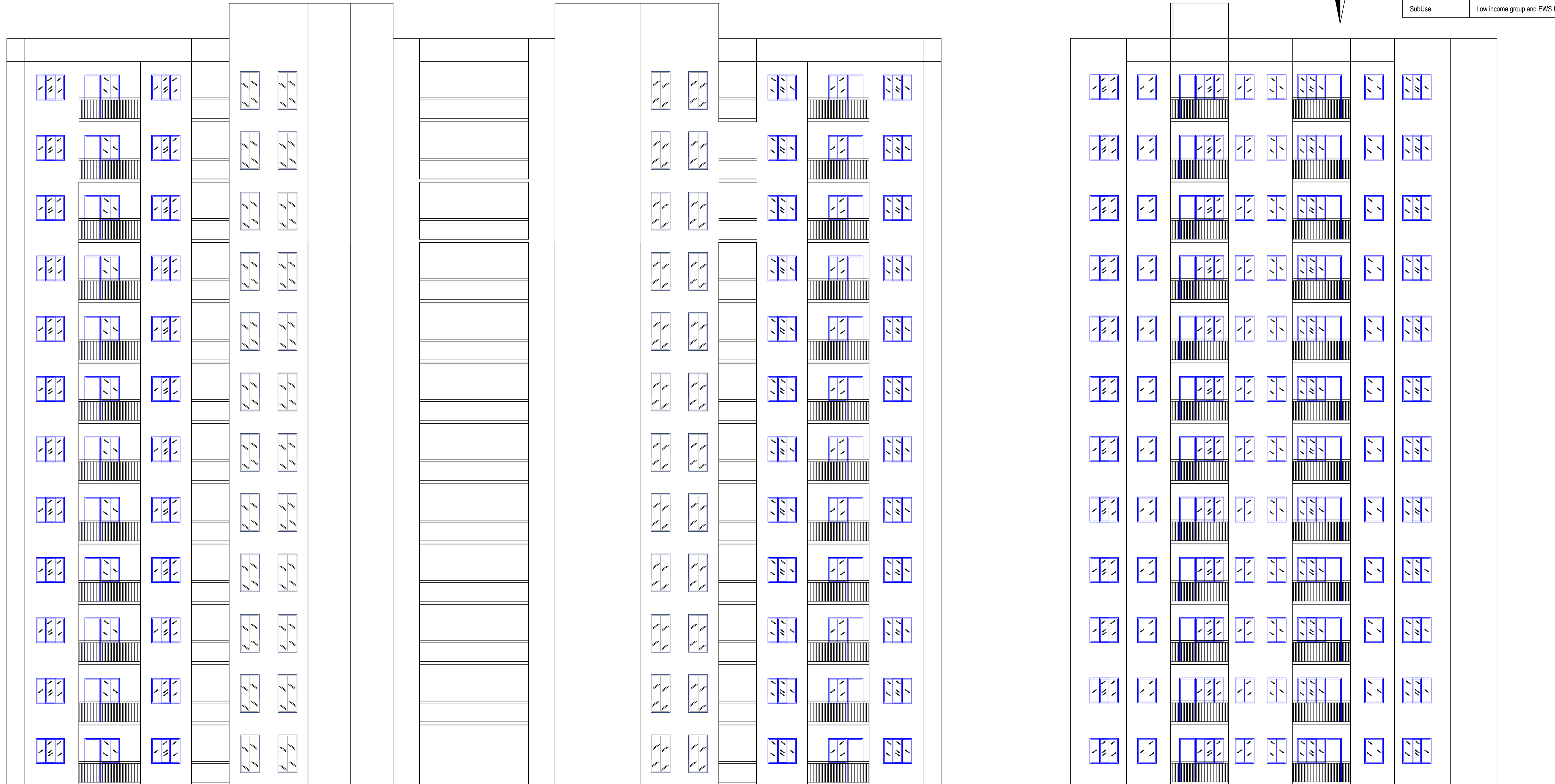
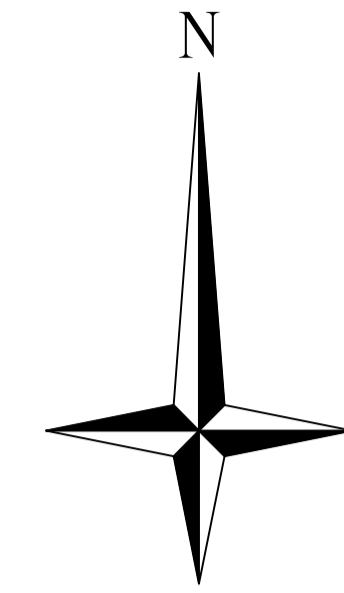
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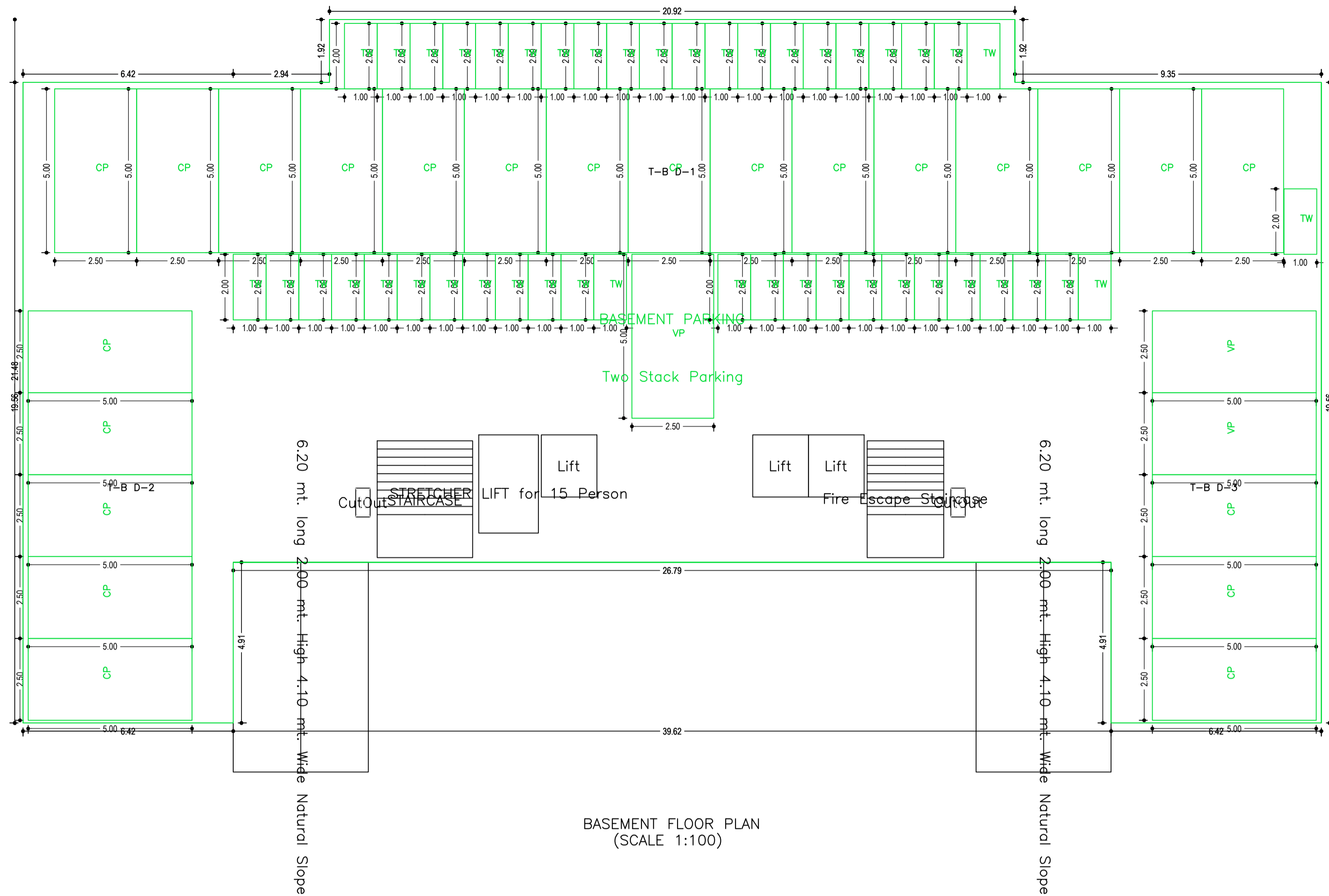
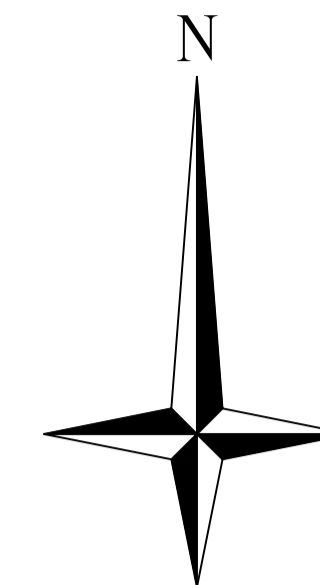


FRONT ELEVATION  
(TOWER - A)

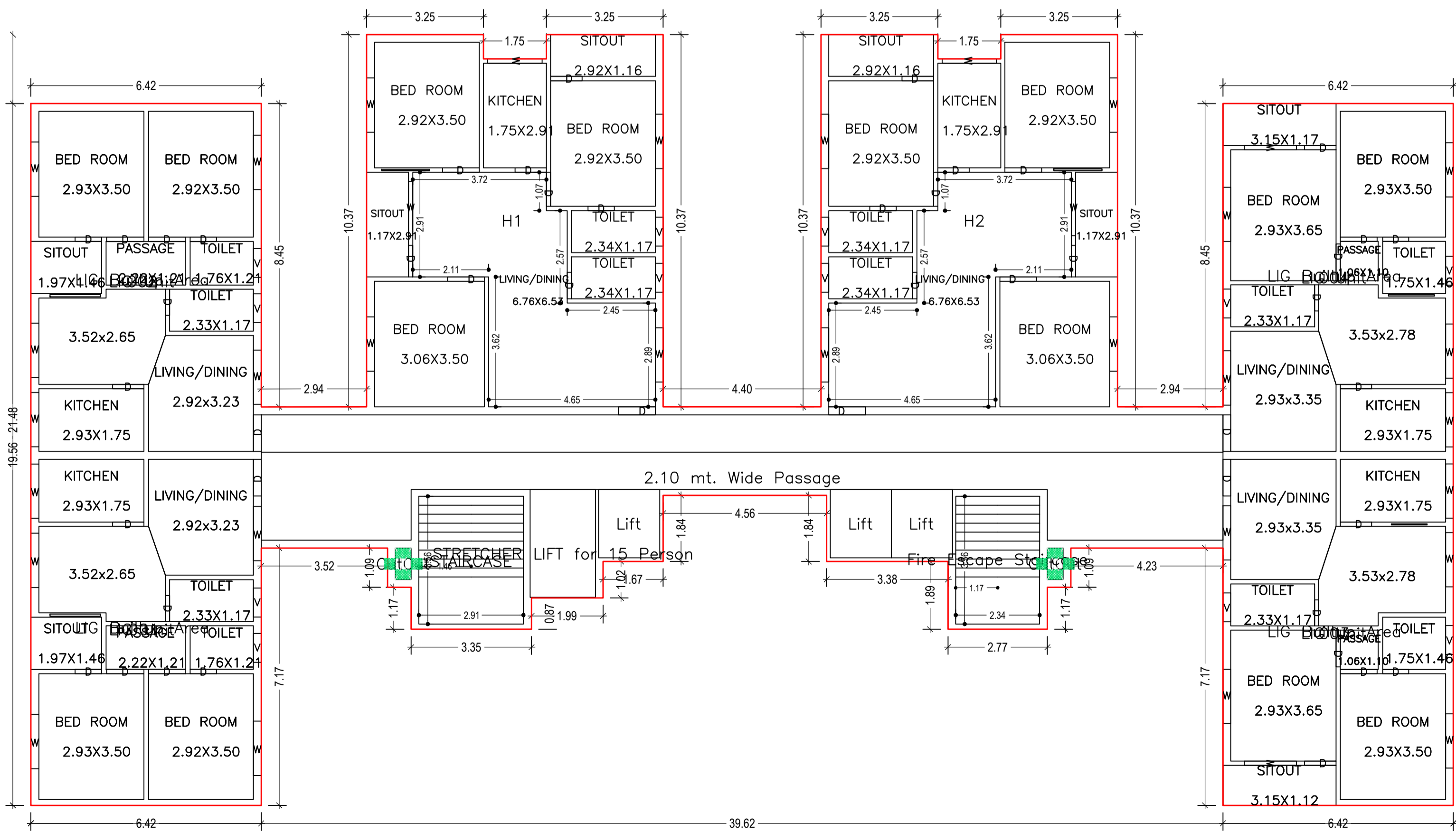
SIDE ELEVATION (TOWER  
- A)

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BASEMENT FLOOR PLAN  
(SCALE 1:100)

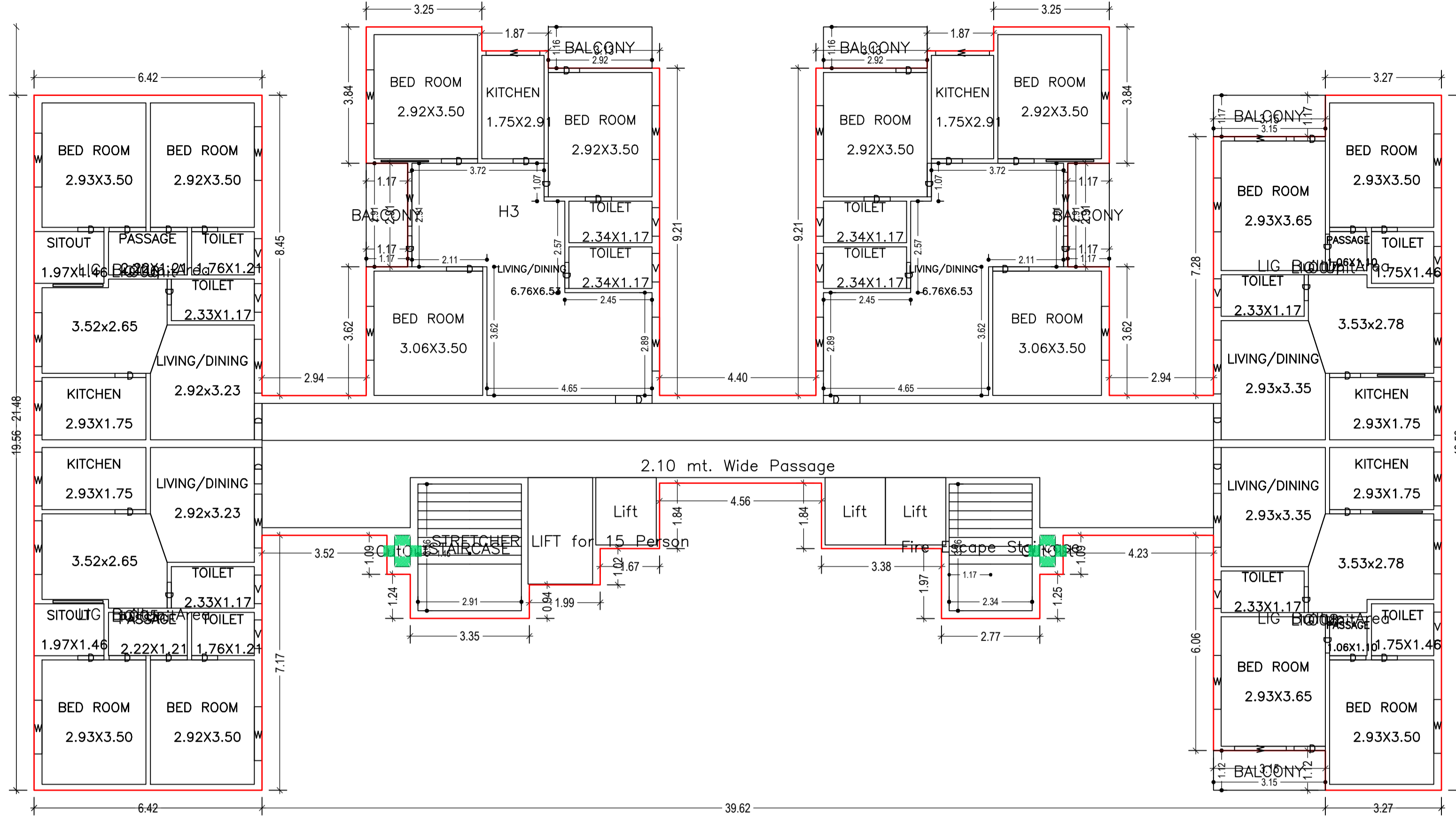
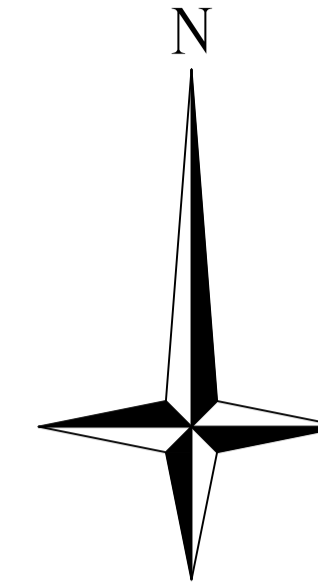


TYPICAL - GROUND, 1 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

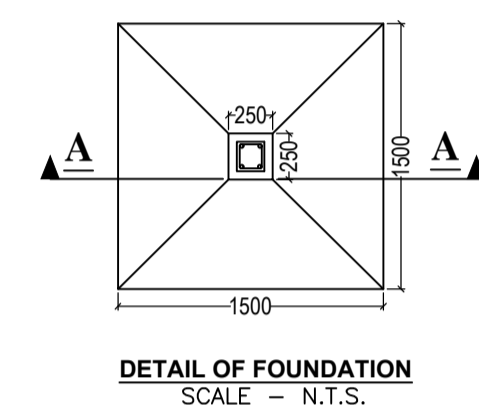
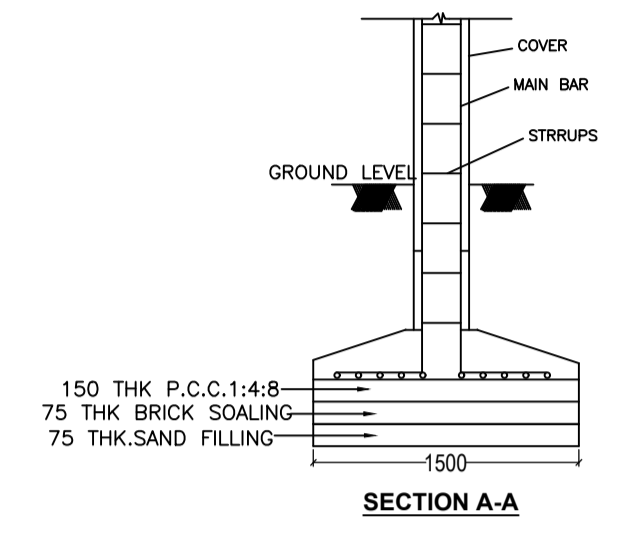
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Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 FLOOR PLAN	1.16 X 2.92 X 2 X 11	74.58	228.36
	1.17 X 2.91 X 2 X 11	74.80	
	1.12 X 3.15 X 1 X 11	38.61	
	1.17 X 3.15 X 1 X 11	40.37	
Total			228.36

SCHEDULE OF DOOR:

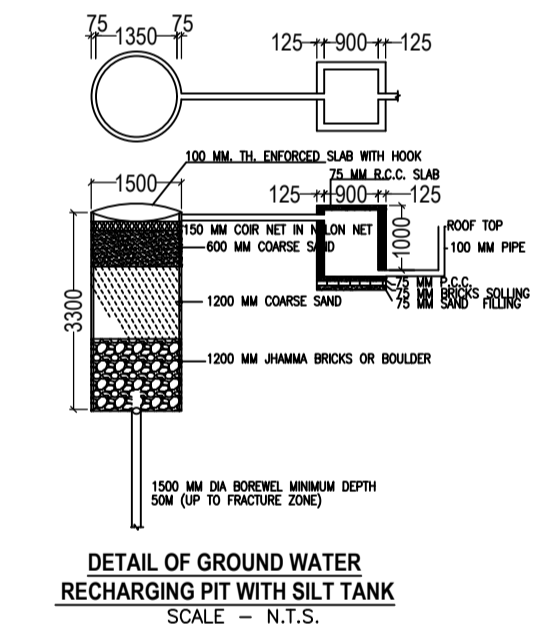
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER B)	D	0.73	2.10	78
B (TOWER B)	D	0.74	2.10	104
B (TOWER B)	D	0.87	2.10	104
B (TOWER B)	D	0.88	2.10	52
B (TOWER B)	D	0.95	2.10	26
B (TOWER B)	D	1.02	2.10	130
B (TOWER B)	D	1.03	2.10	52
B (TOWER B)	D	1.04	2.10	52

SCHEDULE OF WINDOW/VENTILATION:

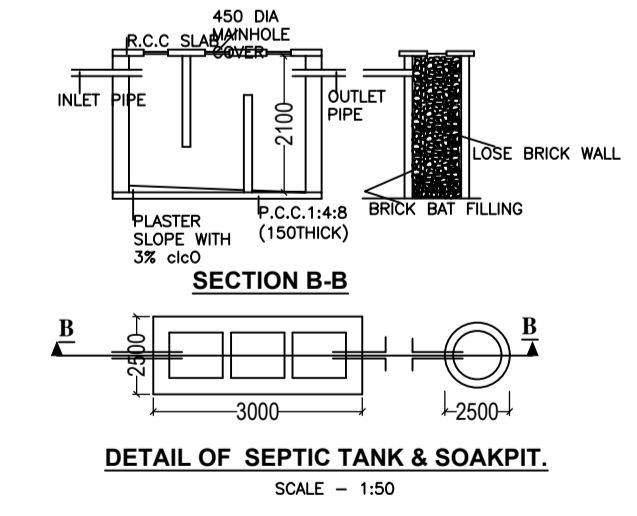
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER B)	V	0.81	1.20	156
B (TOWER B)	W	1.46	1.20	26
B (TOWER B)	W	1.51	1.20	416

UnitBUA Table for Building :B (TOWER B)

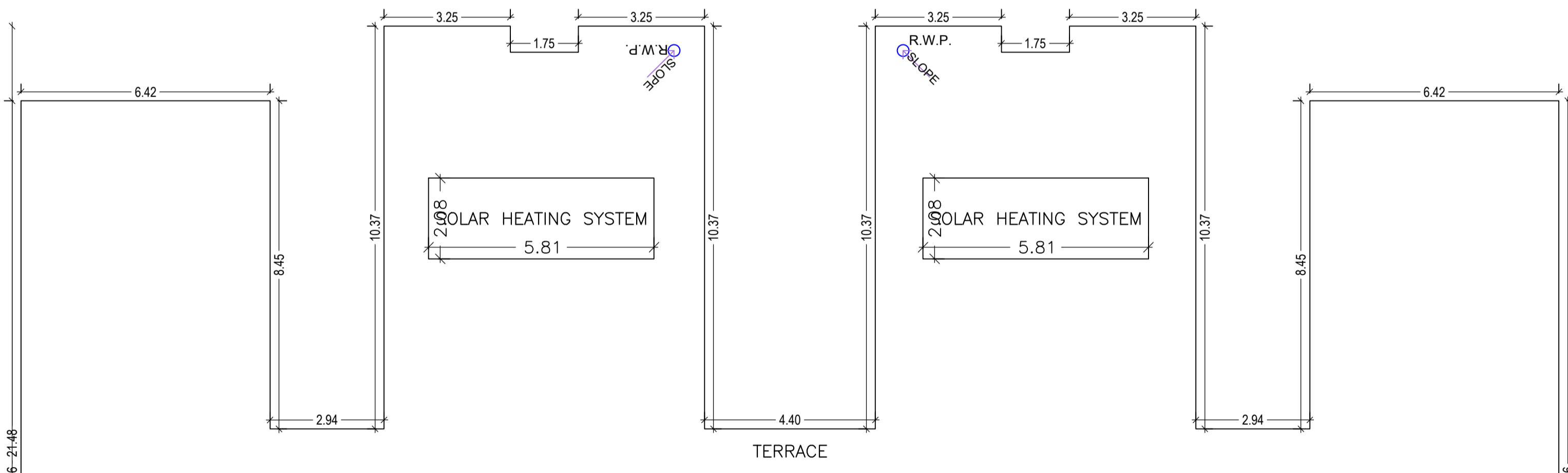
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, 1 FLOOR PLAN	001	LIG UNIT	56.97	56.88	8	12
	002	LIG UNIT	56.97	56.88	8	
	003	LIG UNIT	57.45	57.42	8	
	004	LIG UNIT	57.60	57.56	8	
TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 FLOOR PLAN	H1	FLAT	79.74	79.70	9	55
	H2	FLAT	79.74	79.67	9	
	005	LIG UNIT	56.97	56.88	8	
	006	LIG UNIT	56.97	56.88	8	
	007	LIG UNIT	57.60	53.87	7	
	008	LIG UNIT	57.45	53.86	7	
	H3	FLAT	159.95	149.63	14	
	Total:			5055.25	4858.65	



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK (SCALE - N.T.S.)



DETAIL OF SEPTIC TANK & SOAKPIT. (SCALE - 1:50)



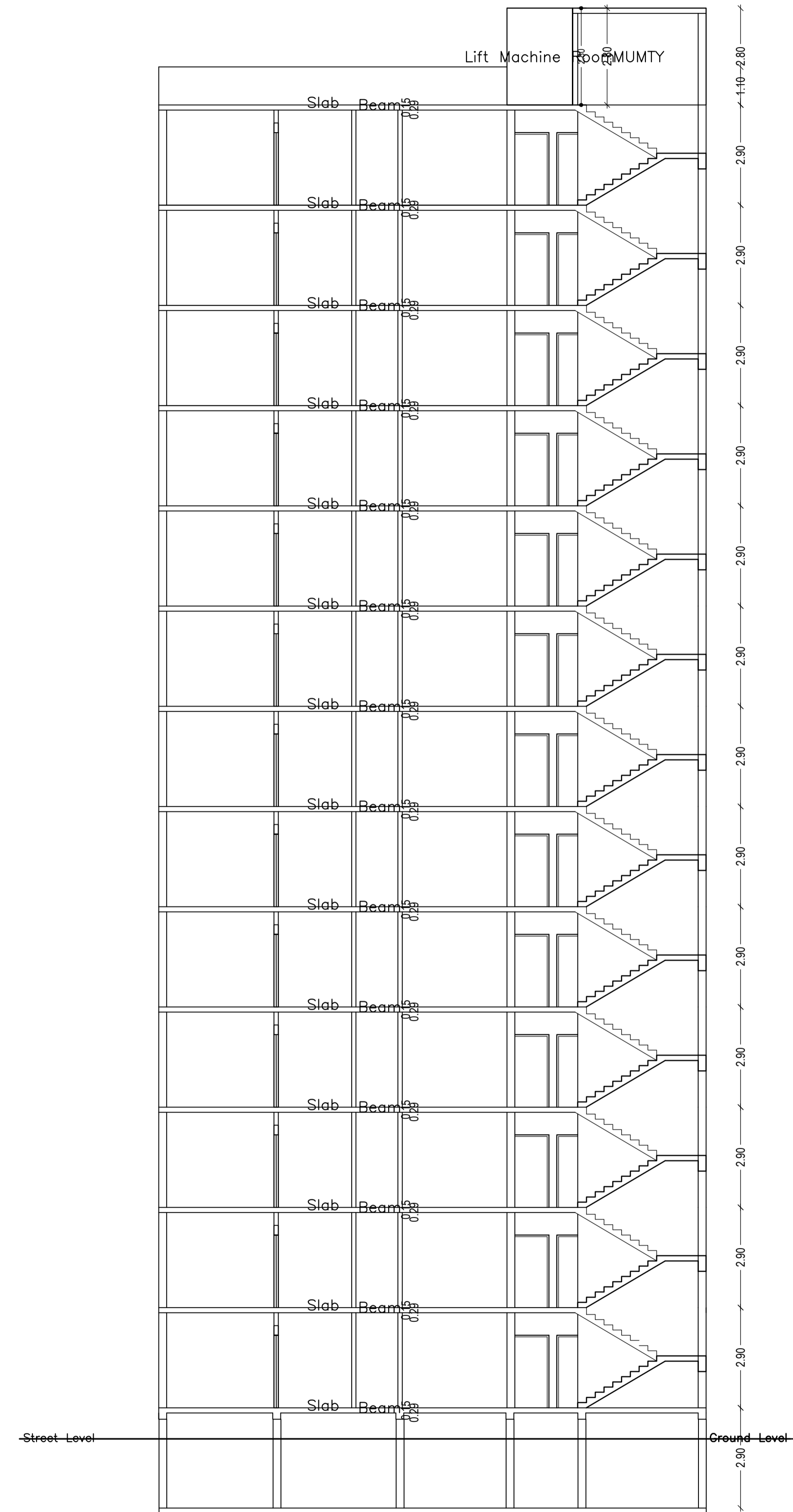
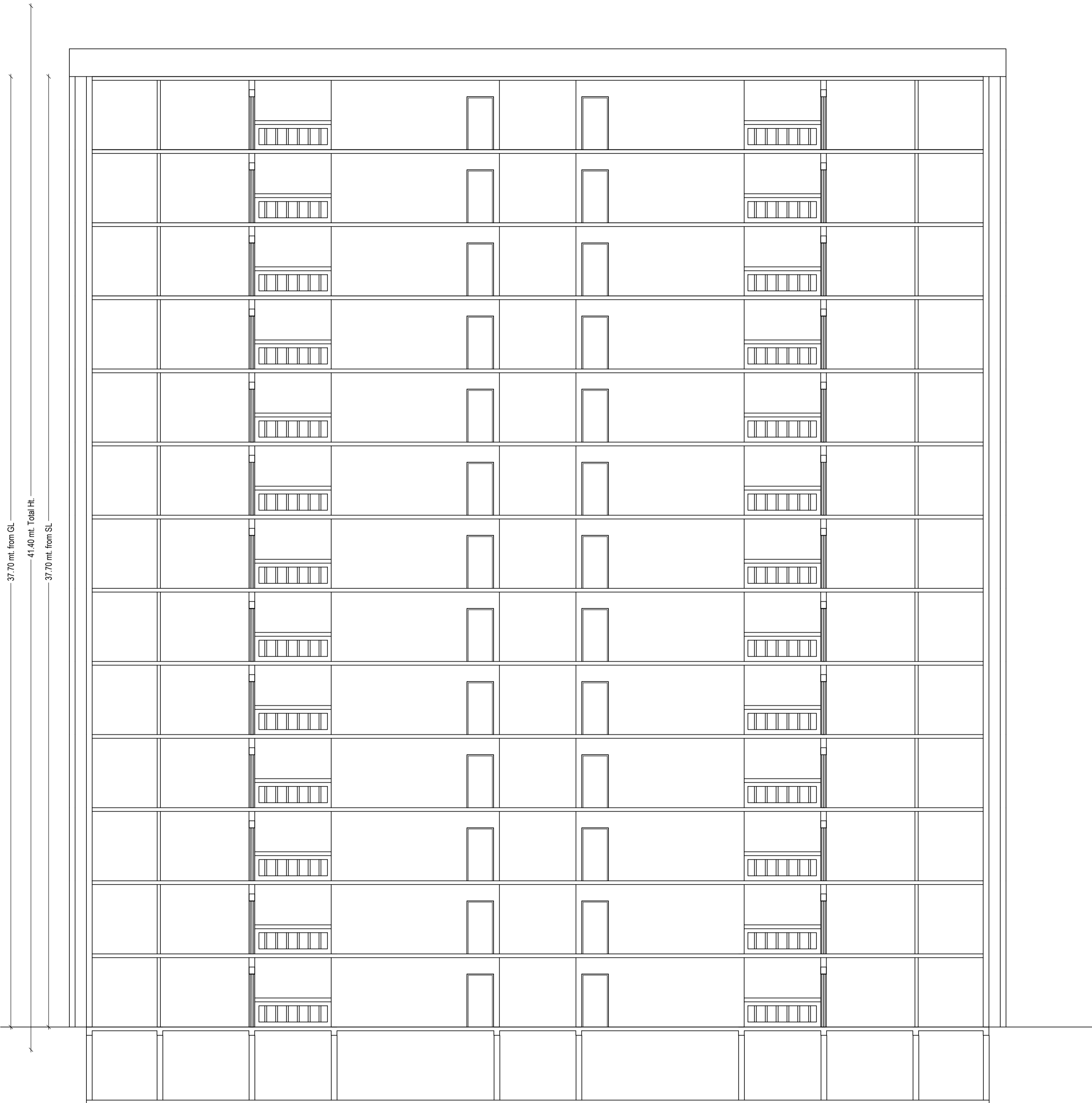
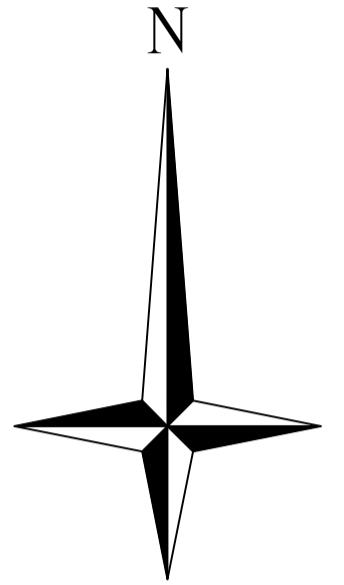
TERRACE FLOOR PLAN (SCALE 1:100)

Building :B (TOWER B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	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.)	Carpet Area other than Tenement
				StairCase	Lift	Balcony	Parking					
Basement Floor	683.59	0.00	683.59	0.00	0.00	0.00	664.11	0.00	0.00	0.00	00	0.00
Ground Floor	538.61	0.77	537.84	8.32	0.00	0.00	0.00	529.52	529.52	529.52	06	115.21
First Floor	538.61	0.77	537.84	8.32	0.00	0.00	0.00	529.52	529.52	529.52	06	115.21
Second Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Third Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Fourth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Fifth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Sixth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Seventh Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Eighth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Ninth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Tenth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Eleventh Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Twelfth Floor	538.40	0.77	537.63	8.32	15.15	20.77	0.00	493.39	493.39	493.39	05	633.64
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	0.00
Total:	7683.21	10.01	7673.20	108.16	166.65	228.47	664.11	6486.33	6486.33	6486.33	67	7200.46
Total Number of Same Buildings	1											
Total:	7683.21	10.01	7673.20	108.16	166.65	228.47	664.11	6486.33	6486.33	6486.33	67	7200

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA MADA/ENG/0012021			

Proposal Basic Information	
Proposal File No.	MADA/AH/0292/2021
Owner Name	ANUMITA SINGH, CHANDAN KUMAR THAKUR, GOPAL JI THAKUR, MANISH GUPTA, VENKATA NAG RAJESH MADHIRA VIRENDRA VIRENDRA VIKRAM CHATURVEDI
Khata No	453
Plot No	5976, 6001, 6000
Village Name	Ranipokhar
Use	Residential
SubUse	Low income group and EWS Housing

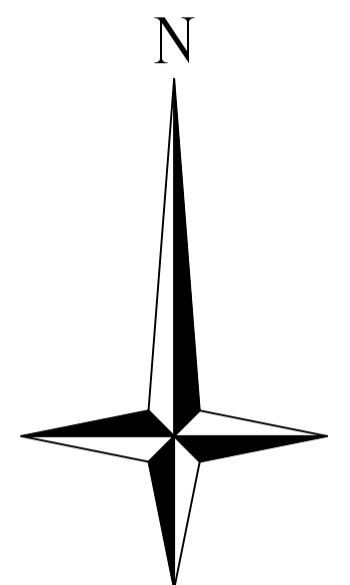
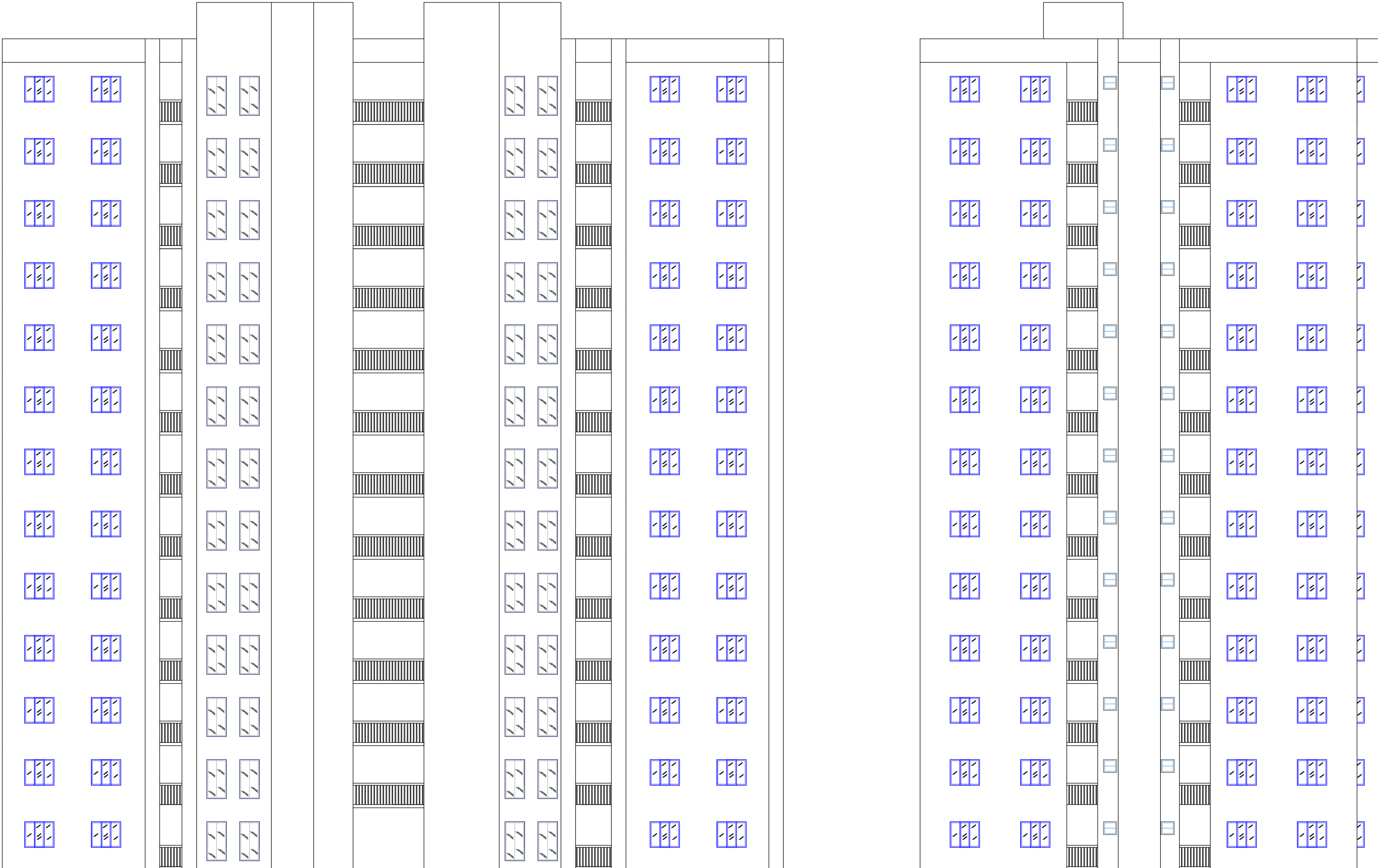


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA MADA/ENG/0012/2021			



Proposal Basic Information

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Khata No	453
Plot No	5976, 6001, 6000
Village Name	Ranipokhar
Use	Residential
SubUse	Low income group and EWS Housing



FRONT ELEVATION  
(TOWER - B)

SIDE ELEVATION (TOWER  
- B)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDAN JHA MADA/ENG/0012/2021			