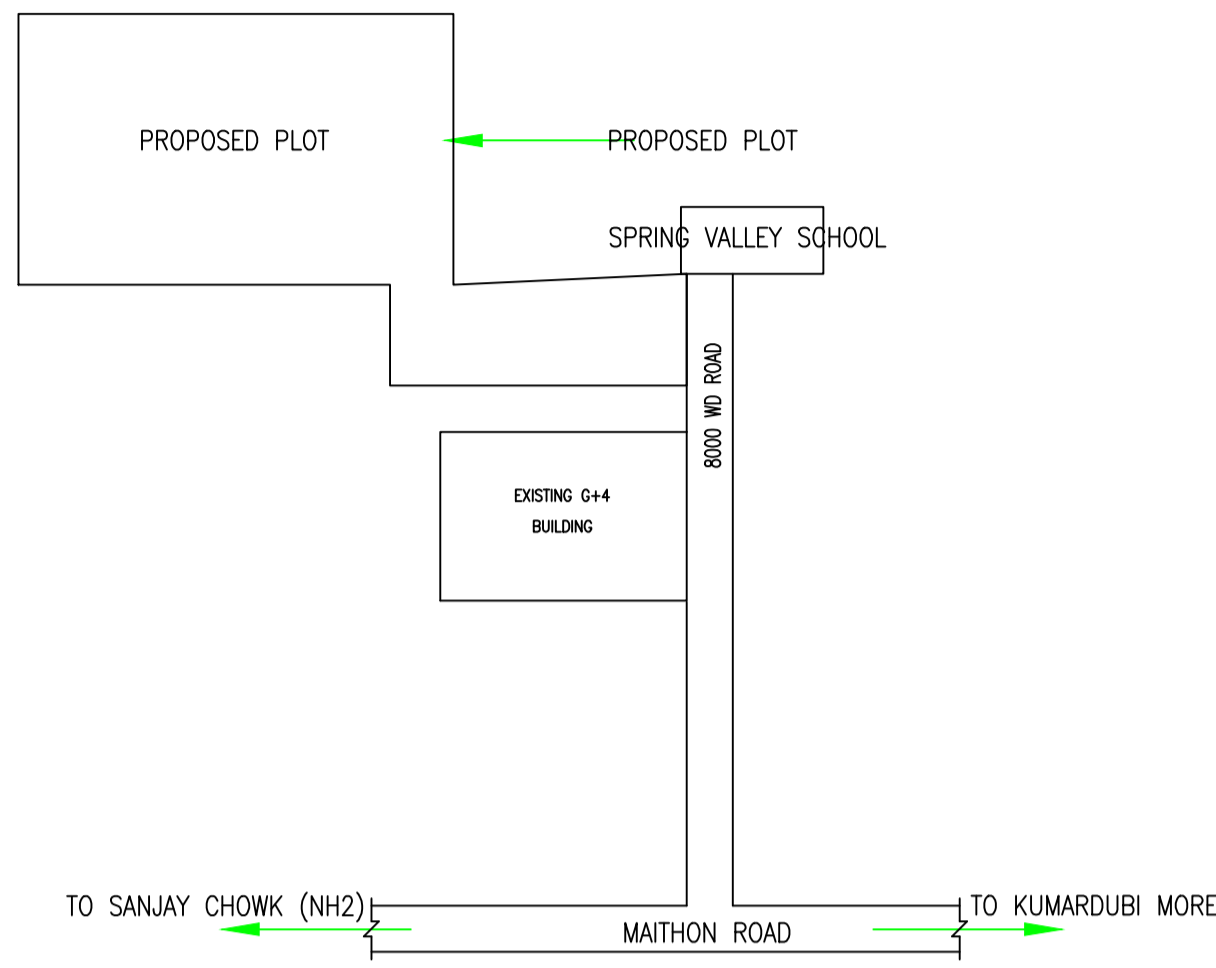
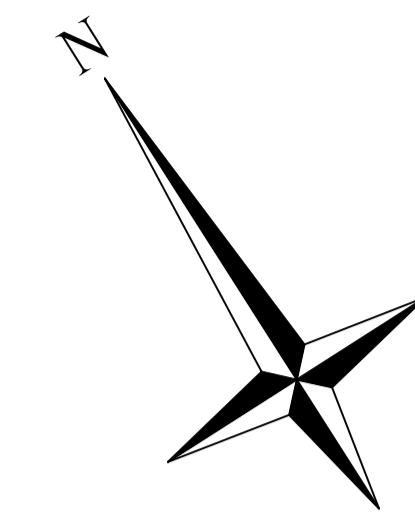
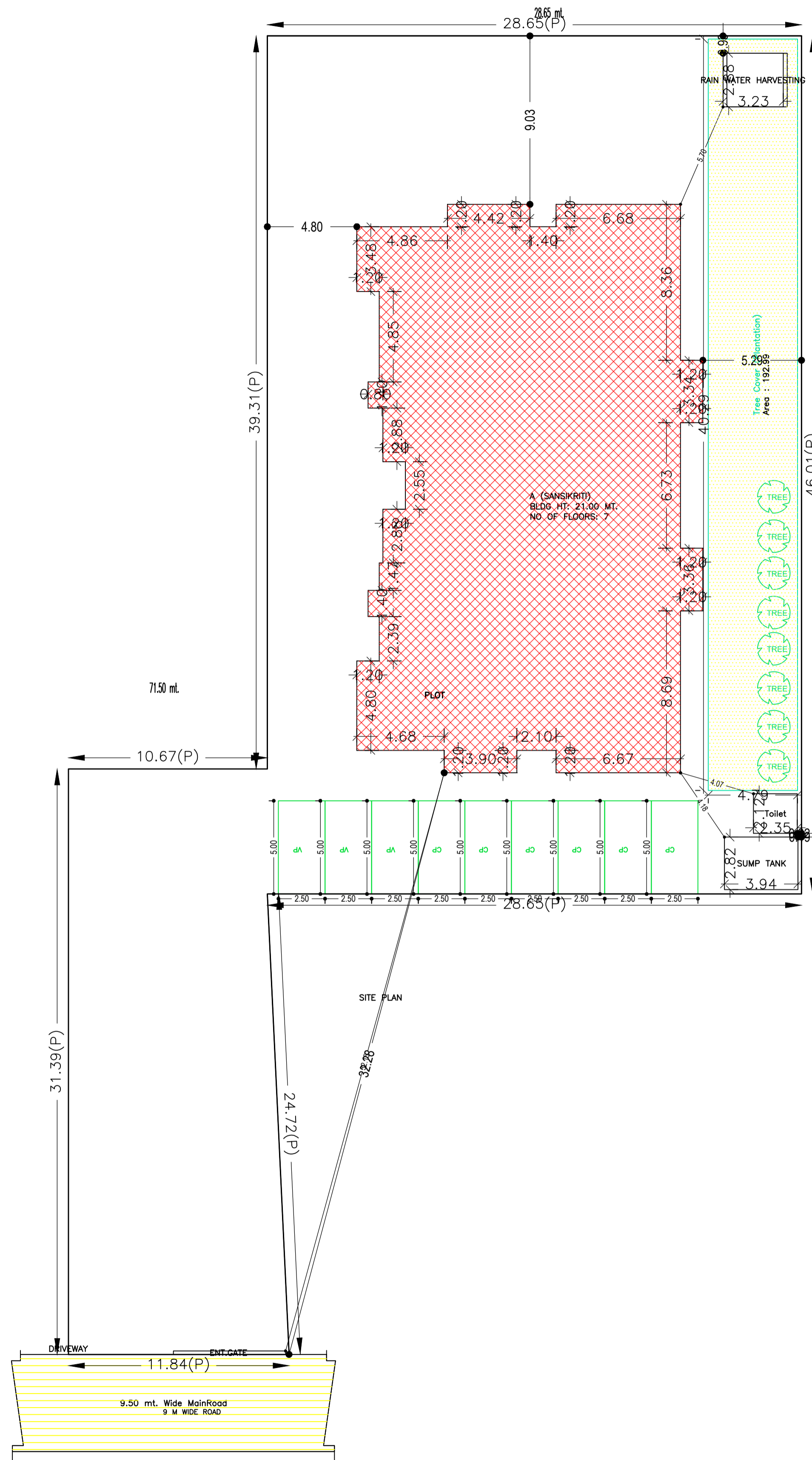


Proposal Basic Information

Proposal File No.	MADA/BP/0209/2022
Owner Name	Kharkia Developers Private Limited Represented by its Director Sri Deepak Agarwal Land Owner Uma Devi Agarwal Shradha Agarwal and Sukrit Agarwal
Khata No	357 & 125 (Old- 33, 47, 48, 183 & 192)
Plot No	507, 508, 509, 510, 511 & 514 (OLD- 492, 553, 554, 555, 556, 557, 558 & 563)
Village Name	Merah
Use	Residential
SubUse	Residential Bldg/Apartment



LOCATION PLAN



AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.65 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA
Inward_No: MADA/BP/0209/2022	Plot/SubPlot No: 507, 508, 509, 510, 511 & 514 (OLD- 492, 553, 554, 555, 556, 557, 558 & 563)
Application Type: General Proposal	North: Plot No. - Part of Plot No. 508 & 507
Project Type: Building Permission	South: Road Width - 8 mtr wide Road & Plot no. 507
Nature of Development: New	East: Plot No. - Part of Plot No. 507
Location of Development Area: Old Area	West: Plot No. - Part of Plot No. 509, 510, 511 & 512
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 1667.57 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 1667.57
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	192.99
Total	192.99
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 1474.59
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 1667.57
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 1667.57
COVERAGE CHECK	
Permissible Coverage area ( 50.00 % )	833.78
Proposed Coverage Area ( 29.67 % )	494.71
Total Prop. Coverage Area ( 29.67 % )	494.71
Balance coverage area ( 20.33 % )	339.07
FAR CHECK	
Perm. FAR Area ( 2.500 )	4168.92
Total Perm. FAR area	4168.92
Residential FAR	2665.86
Proposed FAR Area	2682.16
Total Proposed FAR Area	2682.16
Consumed FAR (Factor)	1.61
Balance FAR Area	1486.76
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	3312.16
ARCHITECT (Regd)	Ajit Kumar
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Kharkia Developers Private Limited Represented by its Director Sri Deepak Agarwal Land Owner Uma Devi Agarwal Shradha Agarwal and Sukrit Agarwal
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 (SANSIKRITI)		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	494.71	16.30	494.71	16.30
First Floor	469.70	463.15	469.70	463.15
Second Floor	469.55	440.54	469.55	440.54
Third Floor	469.55	440.54	469.55	440.54
Fourth Floor	469.55	440.54	469.55	440.54
Fifth Floor	469.55	440.54	469.55	440.54
Sixth Floor	469.55	440.54	469.55	440.54
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3312.16	2682.15	3312.16	2682.15

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (SANSIKRITI)	Residential	Residential Bldg/Apartment	Multistoried

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (SANSIKRITI)	Residential	Residential Bldg/Apartment	>0	1	24.00	1	24	-	-	-	-	-	
			>0	1	24.00	-	-	-	-	-	1	24	-
			>0	1	24.00	-	-	-	1	3	-	-	-
Total :			-	-	-	24	25	-	3	3	-	24	24

Parking Check (Table 7b)

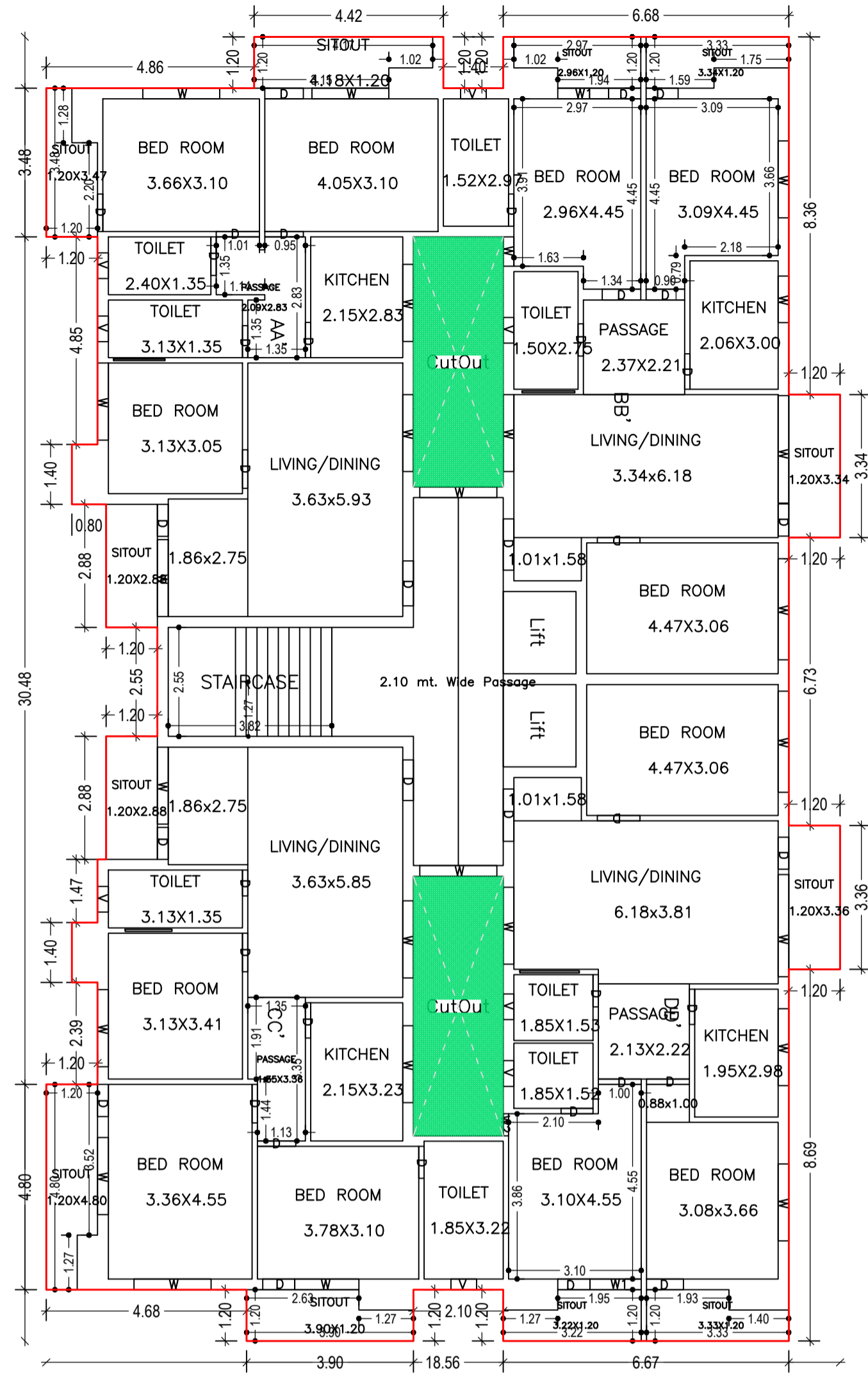
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	25	312.50
Total Car	24	300.00	25	312.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	24	48.00
Total TwoWheeler	24	48.00	24	48.00
Other Parking	-	-	-	192.91
Total		385.50		638.91

FAR & Tenement Details (Table 4c-1)

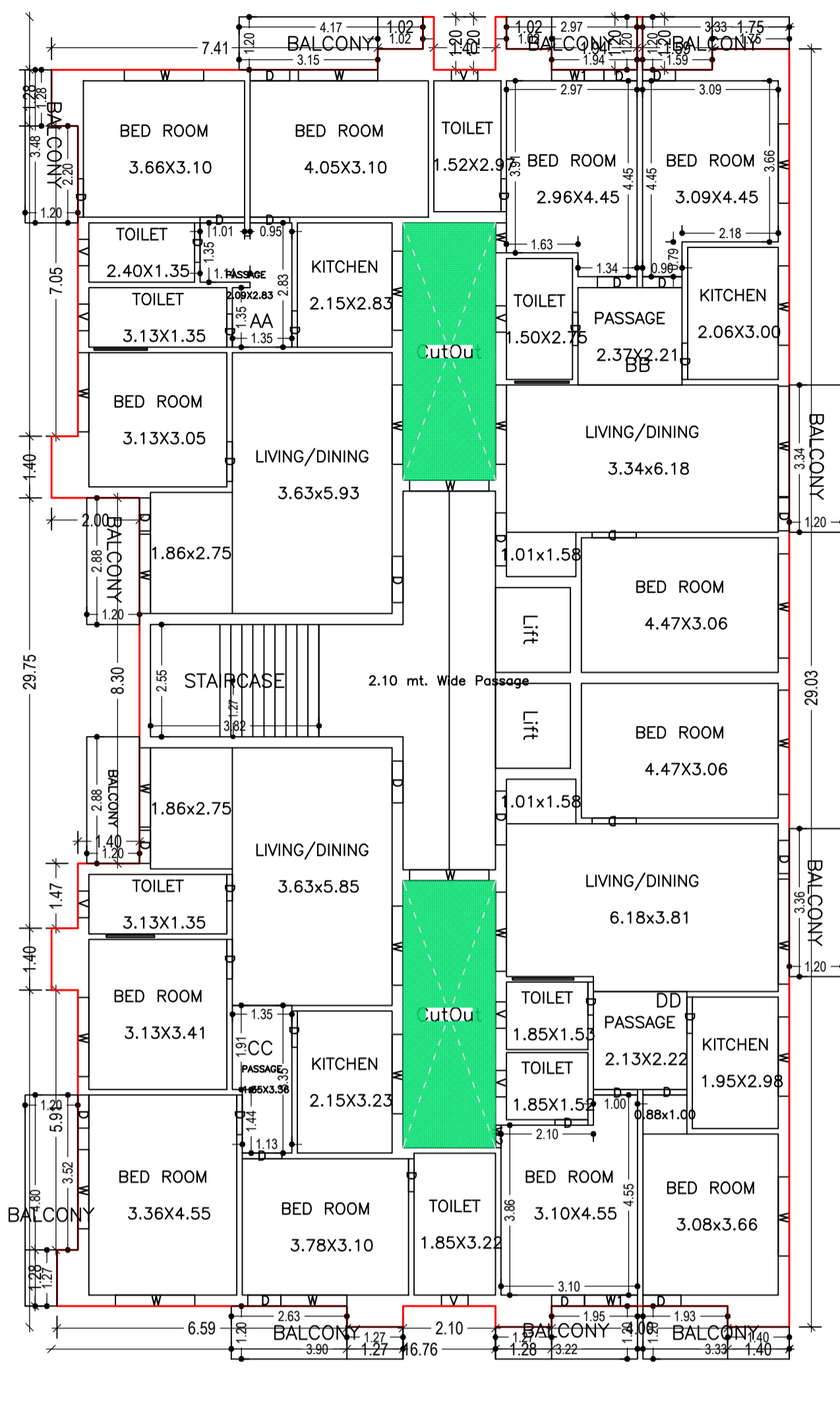
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Balcony	Parking					
A (SANSIKRITI)	1	3462.22	150.06	3312.16	39.30	112.30	478.41	2665.85	9.75	2682.15	2682.15	24
Grand Total	1	3462.22	150.06	3312.16	39.30	112.30	478.41	2665.85	9.75	2682.15	2682.15	24

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar MADA/ENG/0013/2019			

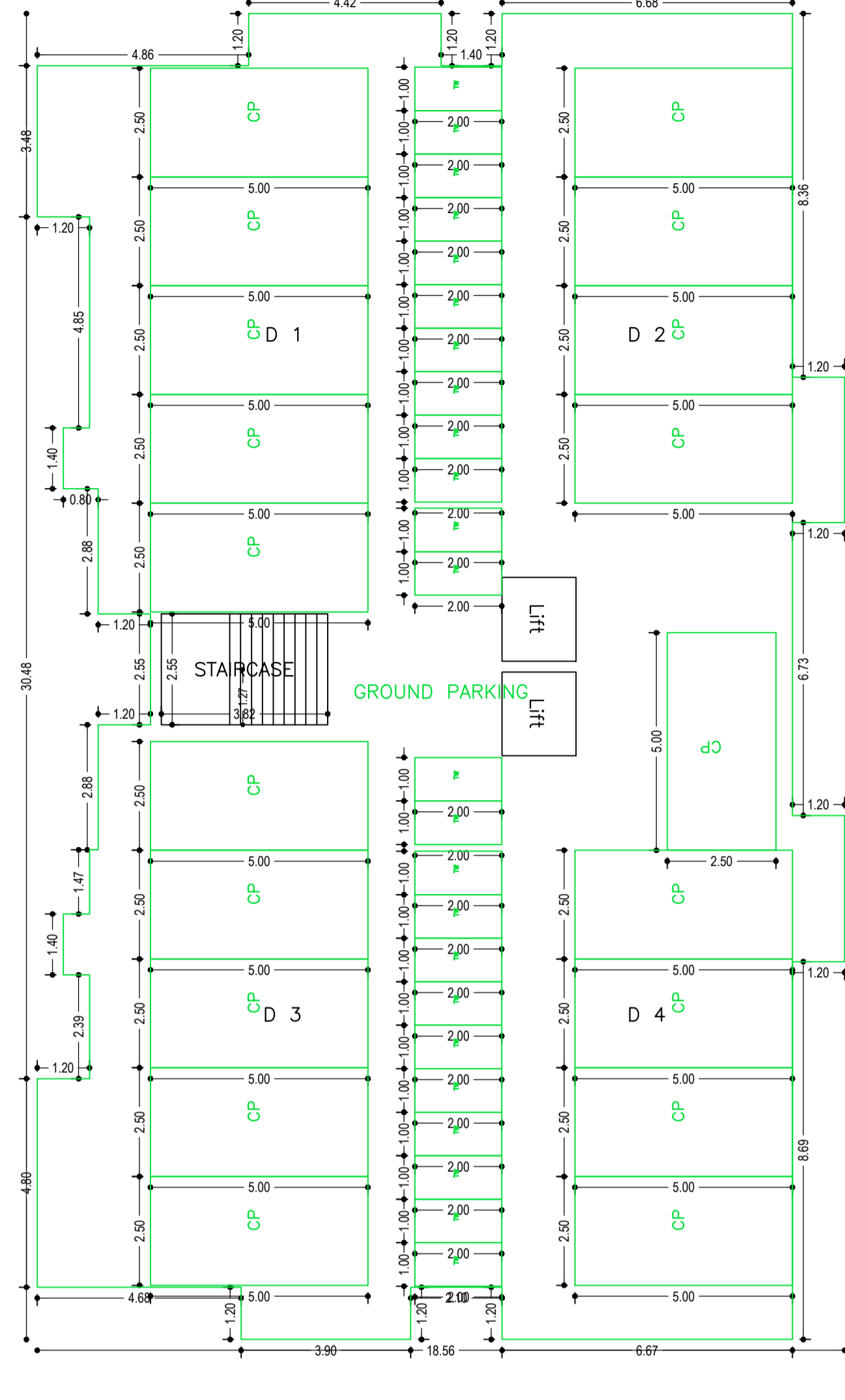




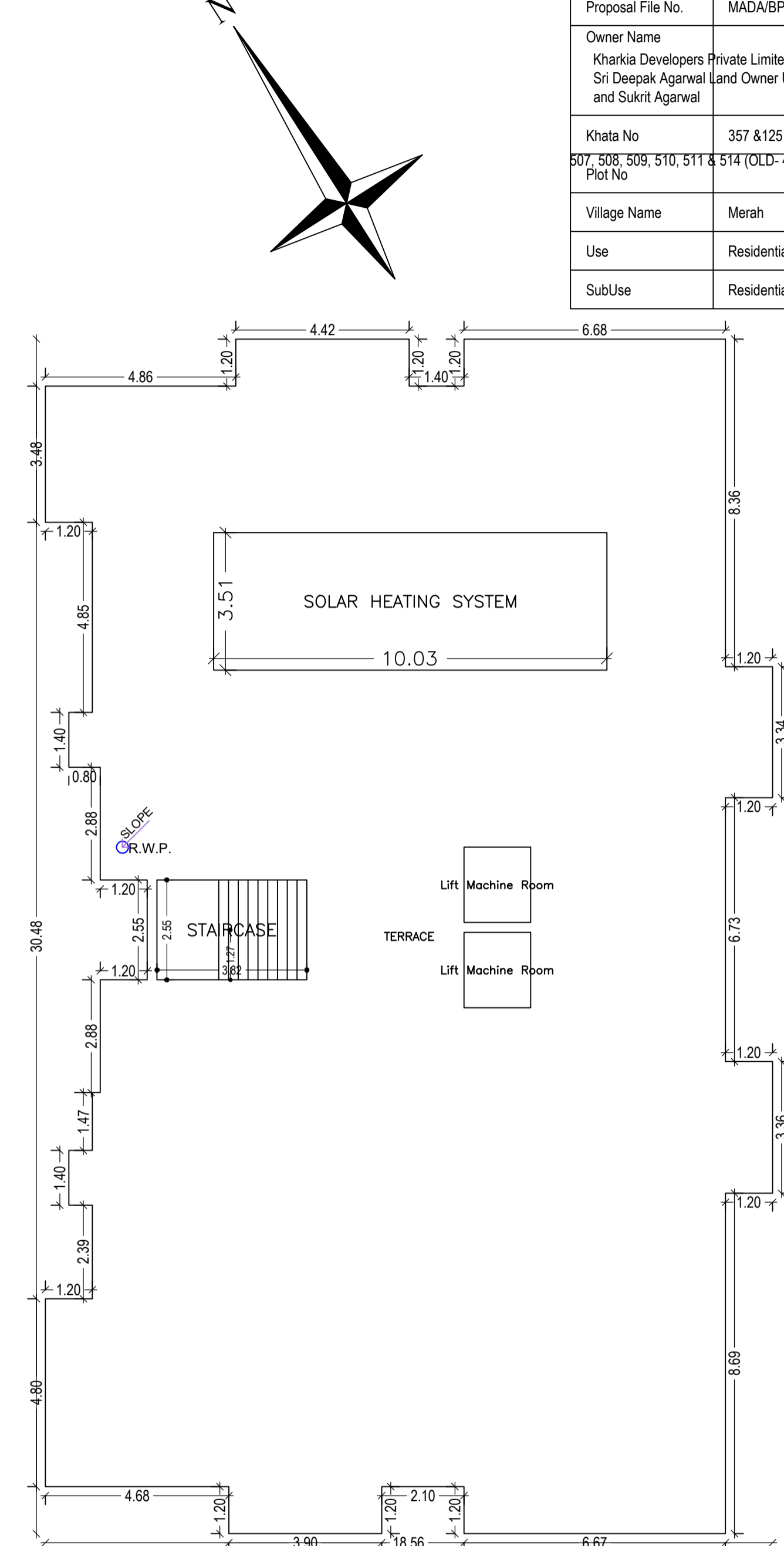
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TYPICAL - 2, 3, 4, 5, 6 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



GROUND FLOOR PLAN  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

Proposal Basic Information

Proposal File No.	MADA/BP/0209/2022
Owner Name	Kharkia Developers Private Limited Represented by its Director Sri Deepak Agarwal and Owner Uma Devi Agarwal Shradha Agarwal and Sukrit Agarwal
Khata No	357 & 125 (Old- 33, 47, 48, 183 & 192 Plot No
507, 508, 509, 510, 511 & 514 (OLD- 492, 553, 554, 555, 556, 557, 558 & 563	
Village Name	Merah
Use	Residential
SubUse	Residential Bldg/Apartment

Building :A (SANSKRITI)

Floor Name	Gross Builtup 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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Balcony	Parking					
Ground Floor	494.71	0.00	494.71	0.00	0.00	478.41	0.00	9.75	16.30	16.30	00
First Floor	494.71	25.01	469.70	6.55	0.00	463.15	0.00	463.15	463.15	04	04
Second Floor	494.56	25.01	469.55	6.55	22.46	440.54	0.00	440.54	440.54	04	04
Third Floor	494.56	25.01	469.55	6.55	22.46	440.54	0.00	440.54	440.54	04	04
Fourth Floor	494.56	25.01	469.55	6.55	22.46	440.54	0.00	440.54	440.54	04	04
Fifth Floor	494.56	25.01	469.55	6.55	22.46	440.54	0.00	440.54	440.54	04	04
Sixth Floor	494.56	25.01	469.55	6.55	22.46	440.54	0.00	440.54	440.54	04	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	00
Total	3462.22	150.06	3312.16	39.30	112.30	478.41	2665.85	9.75	2682.15	2682.15	24
Total Number of Same Buildings	1										
Total	3462.22	150.06	3312.16	39.30	112.30	478.41	2665.85	9.75	2682.15	2682.15	24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANSKRITI)	D	0.60	2.10	06
A (SANSKRITI)	D	0.75	2.10	90
A (SANSKRITI)	D	0.83	2.10	24
A (SANSKRITI)	D	0.87	2.10	06
A (SANSKRITI)	D	0.88	2.10	06
A (SANSKRITI)	D	0.90	2.10	54
A (SANSKRITI)	D	0.95	2.10	06
A (SANSKRITI)	D	1.00	2.10	24
A (SANSKRITI)	D	1.01	2.10	06
A (SANSKRITI)	D	1.05	2.10	06
A (SANSKRITI)	D	1.20	2.10	06
A (SANSKRITI)	D	1.22	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SANSKRITI)	W2	0.51	1.20	06
A (SANSKRITI)	V	0.60	1.20	48
A (SANSKRITI)	W	0.69	1.20	06
A (SANSKRITI)	W	1.08	1.20	01
A (SANSKRITI)	W1	1.19	1.20	06
A (SANSKRITI)	W1	1.20	1.20	06
A (SANSKRITI)	W	1.50	1.20	06
A (SANSKRITI)	W	1.80	1.20	119
A (SANSKRITI)	W	2.36	1.20	12
A (SANSKRITI)	W	2.39	1.20	06
A (SANSKRITI)	W	2.51	1.20	06

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6 FLOOR PLAN	1.20 X 2.88 X 2 X 5	34.50	220.40
	1.20 X 4.80 X 1 X 5	25.75	
	1.20 X 3.90 X 1 X 5	20.35	
	1.20 X 3.23 X 1 X 5	16.30	
	1.20 X 3.33 X 1 X 5	16.65	
	1.20 X 3.36 X 1 X 5	20.15	
	1.20 X 3.48 X 1 X 5	17.05	
	1.20 X 4.18 X 1 X 5	22.80	
	1.20 X 2.97 X 1 X 5	15.35	
	1.20 X 3.34 X 2 X 5	31.70	
Total			220.40

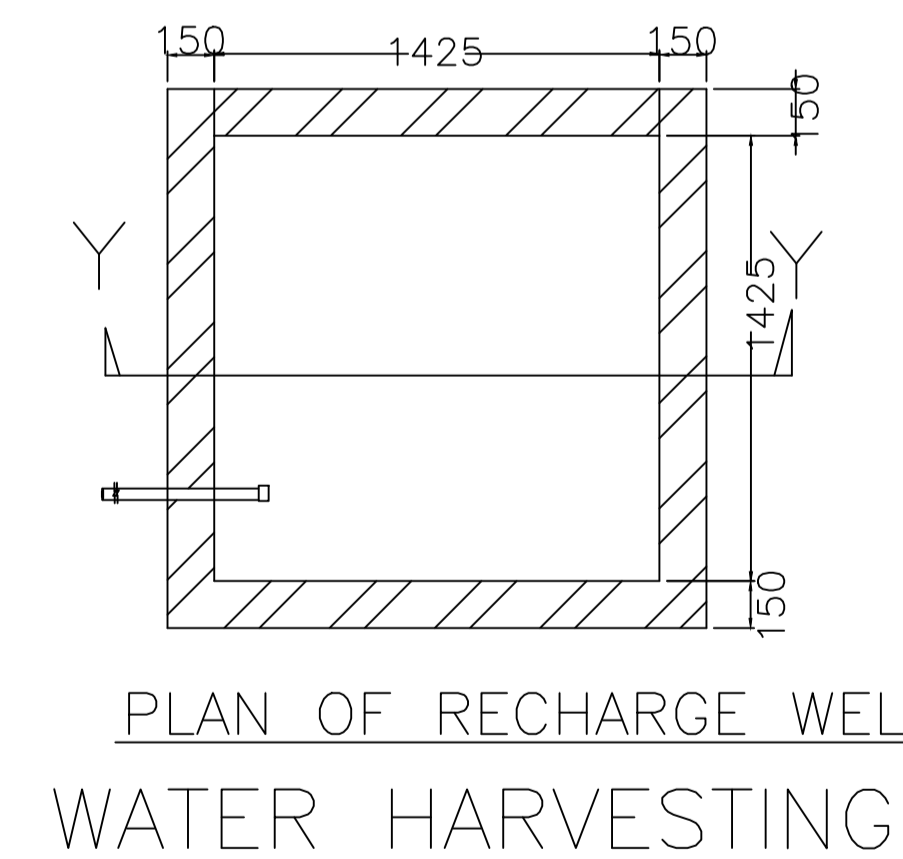
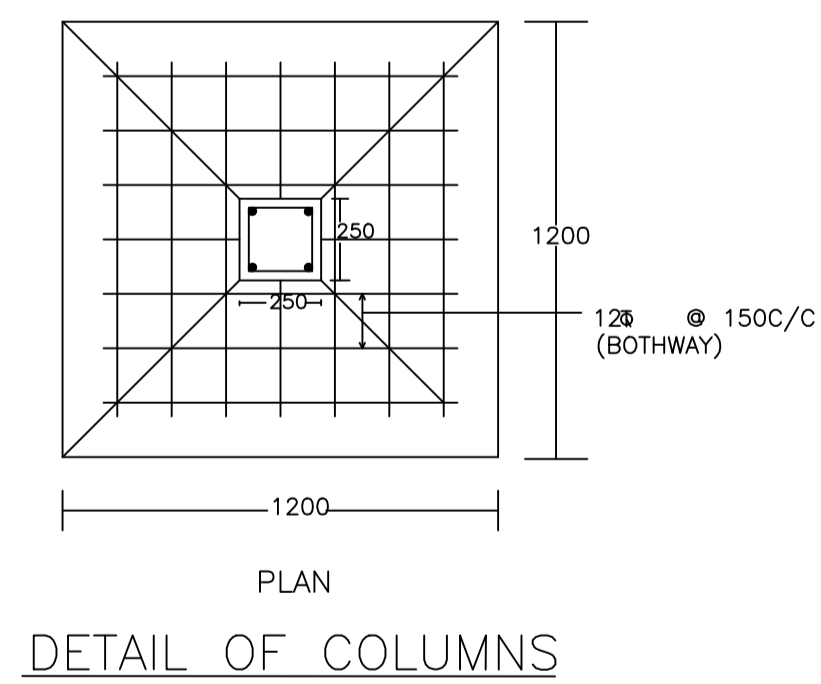
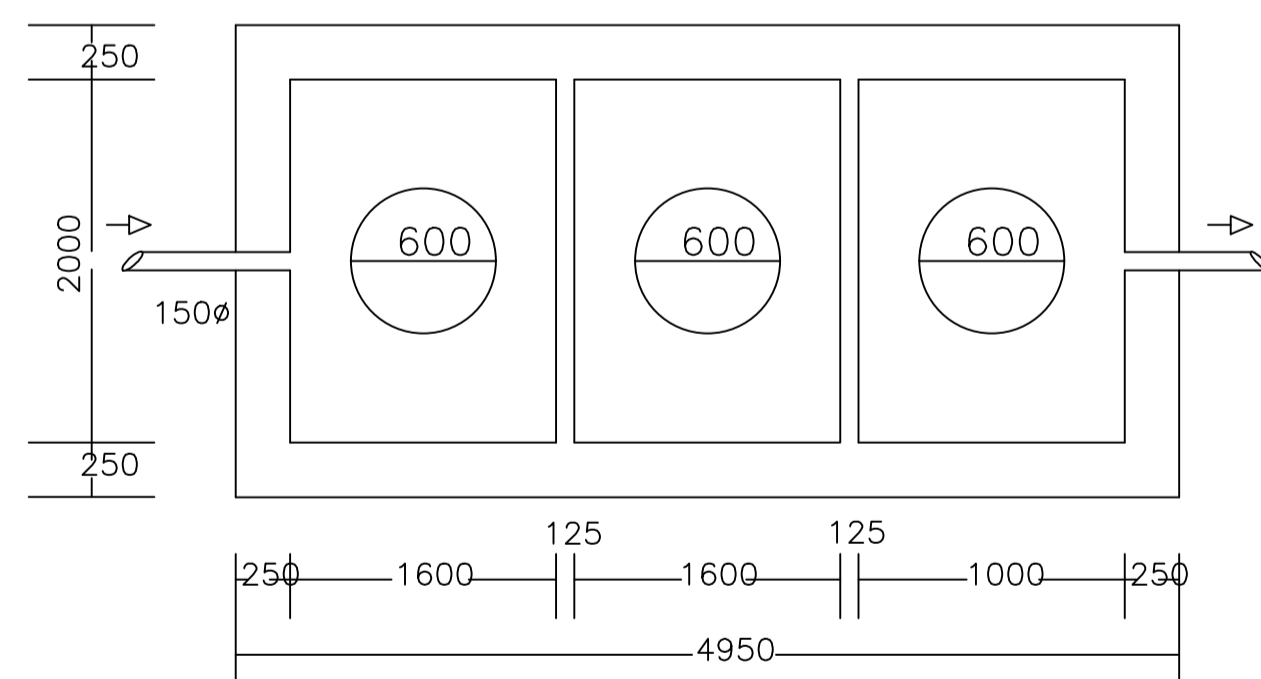
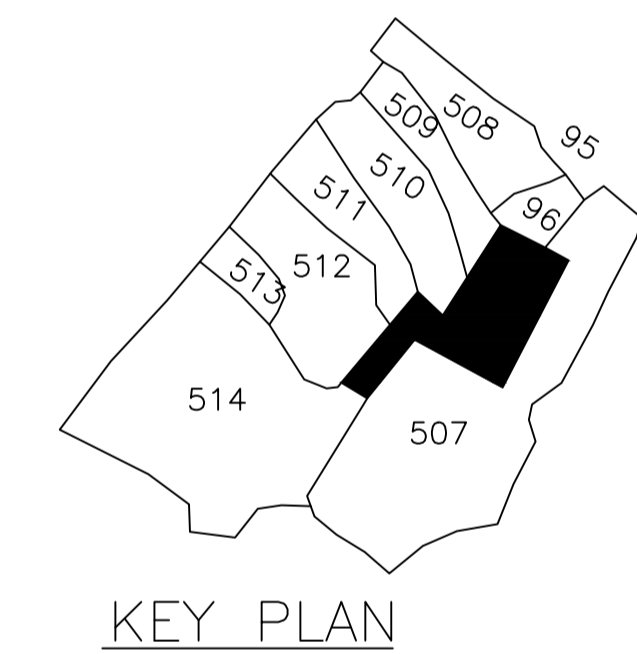
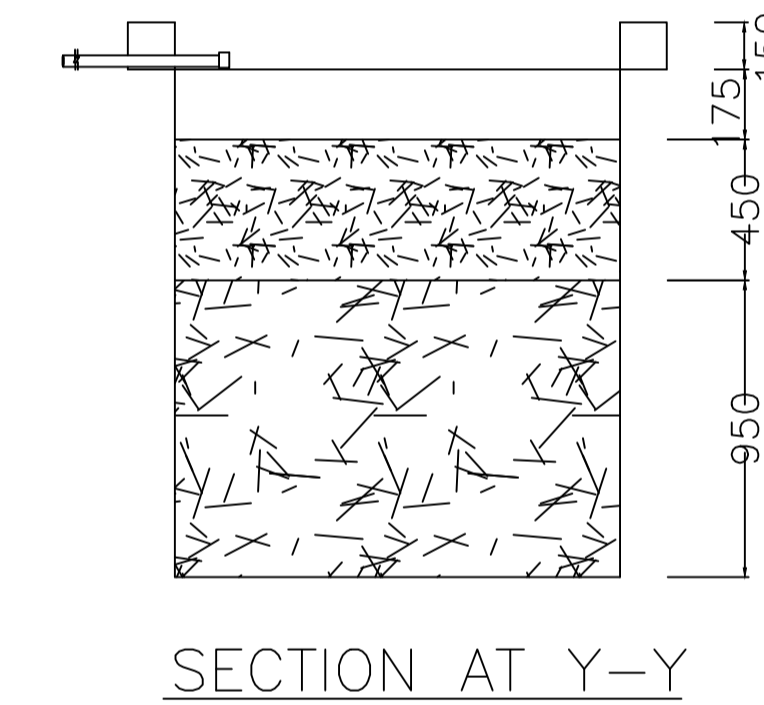
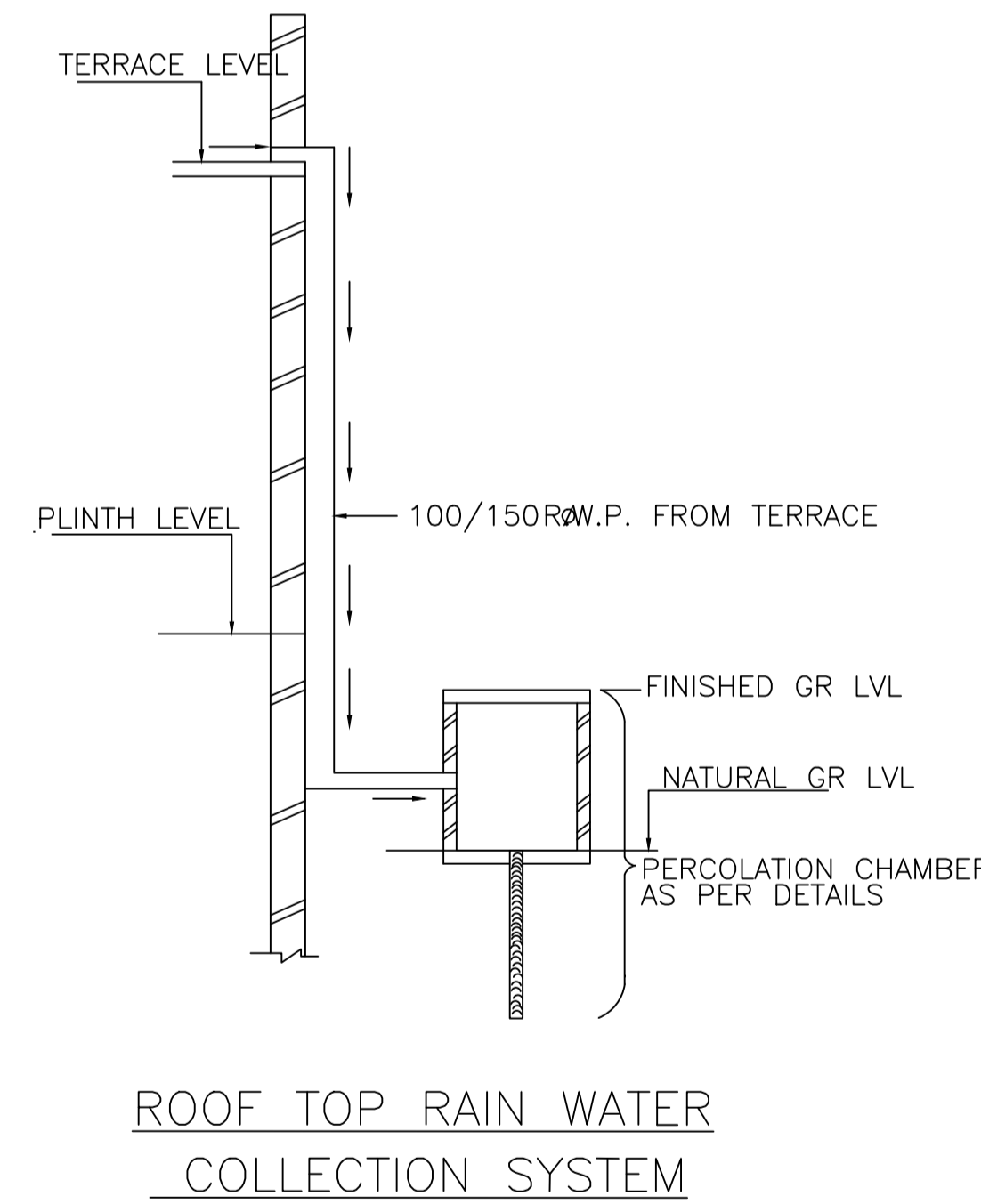
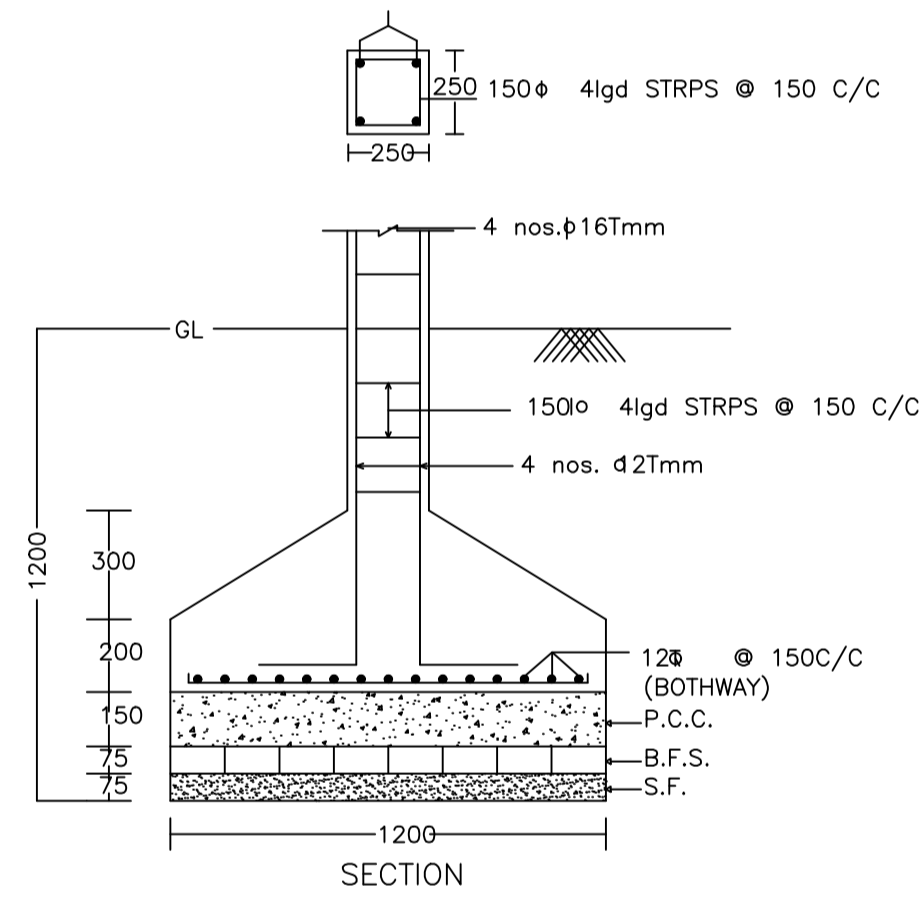
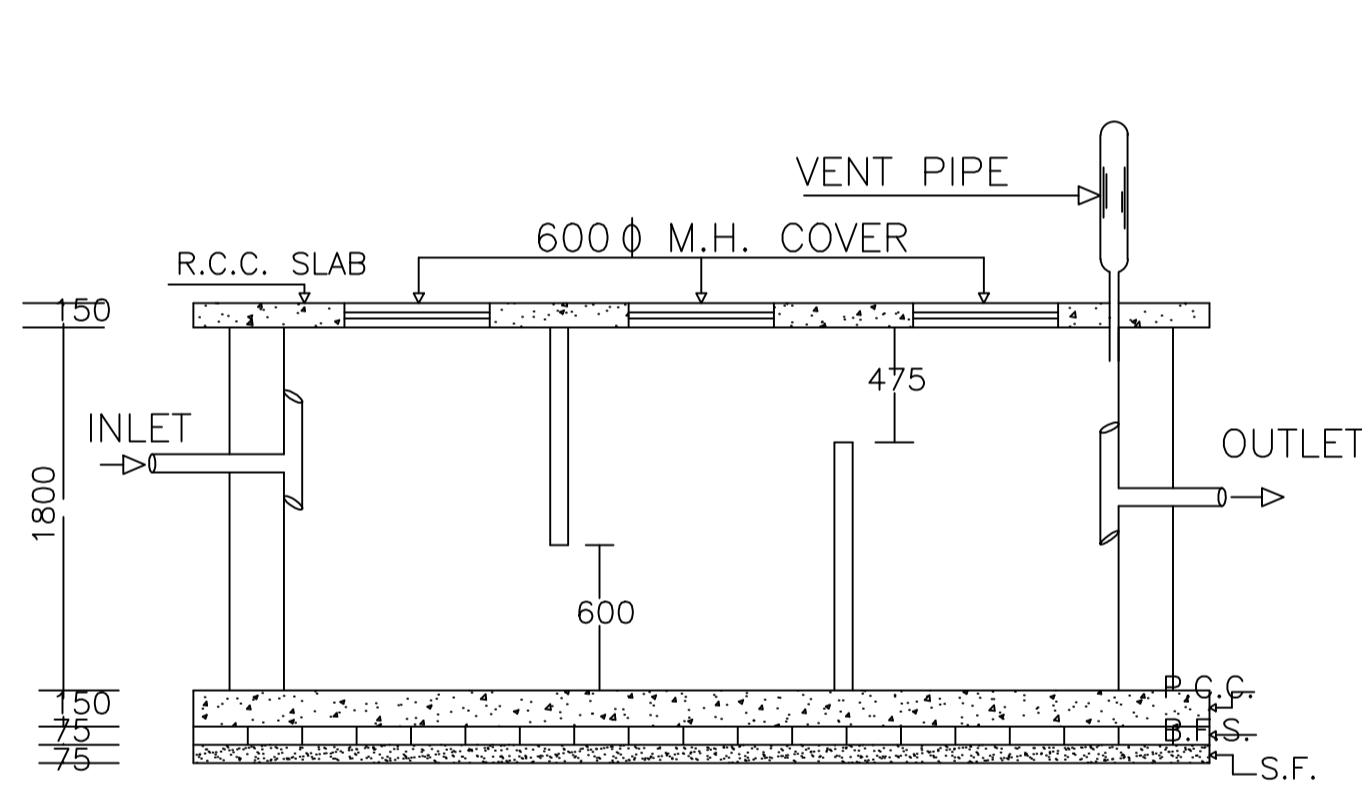
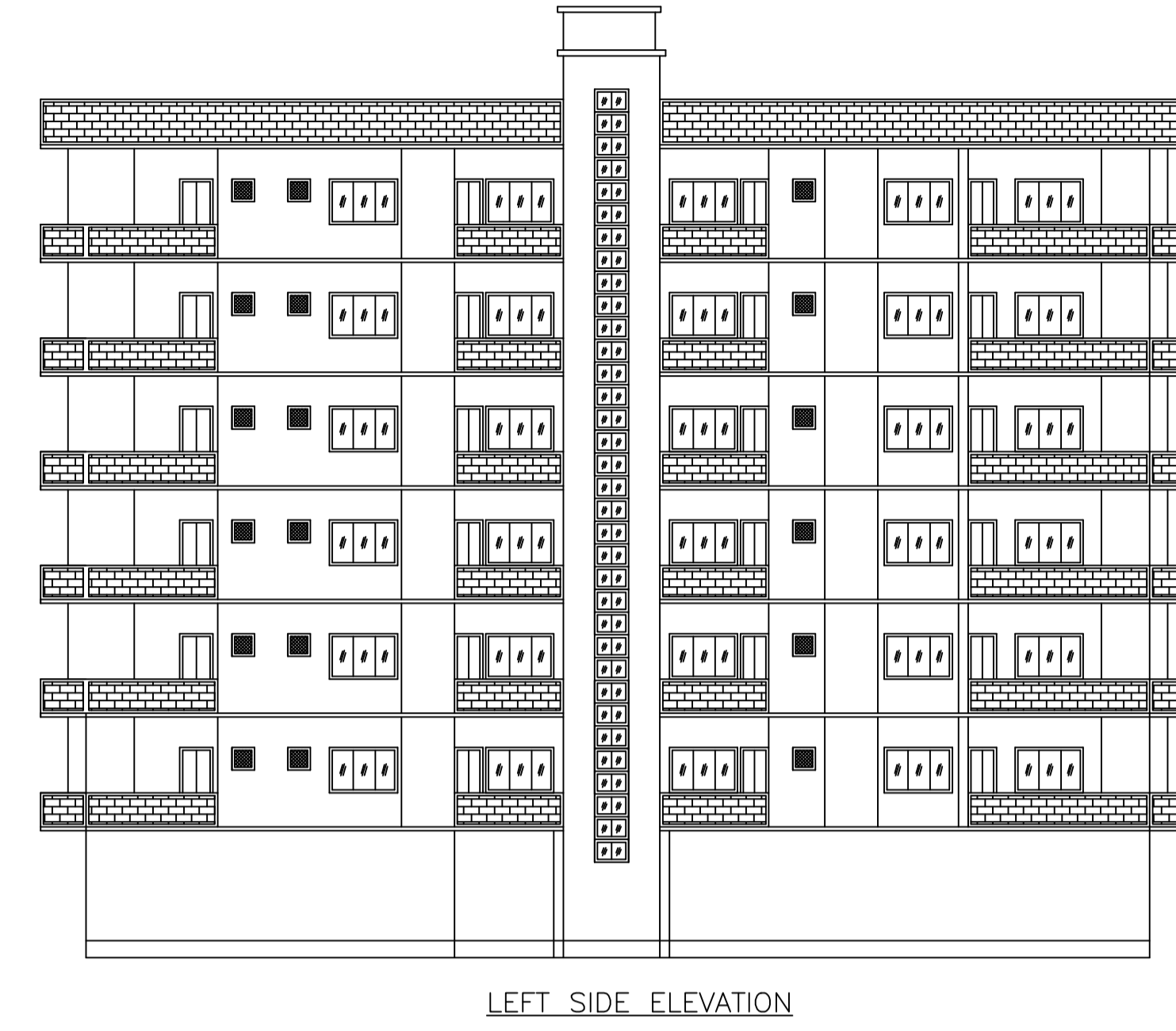
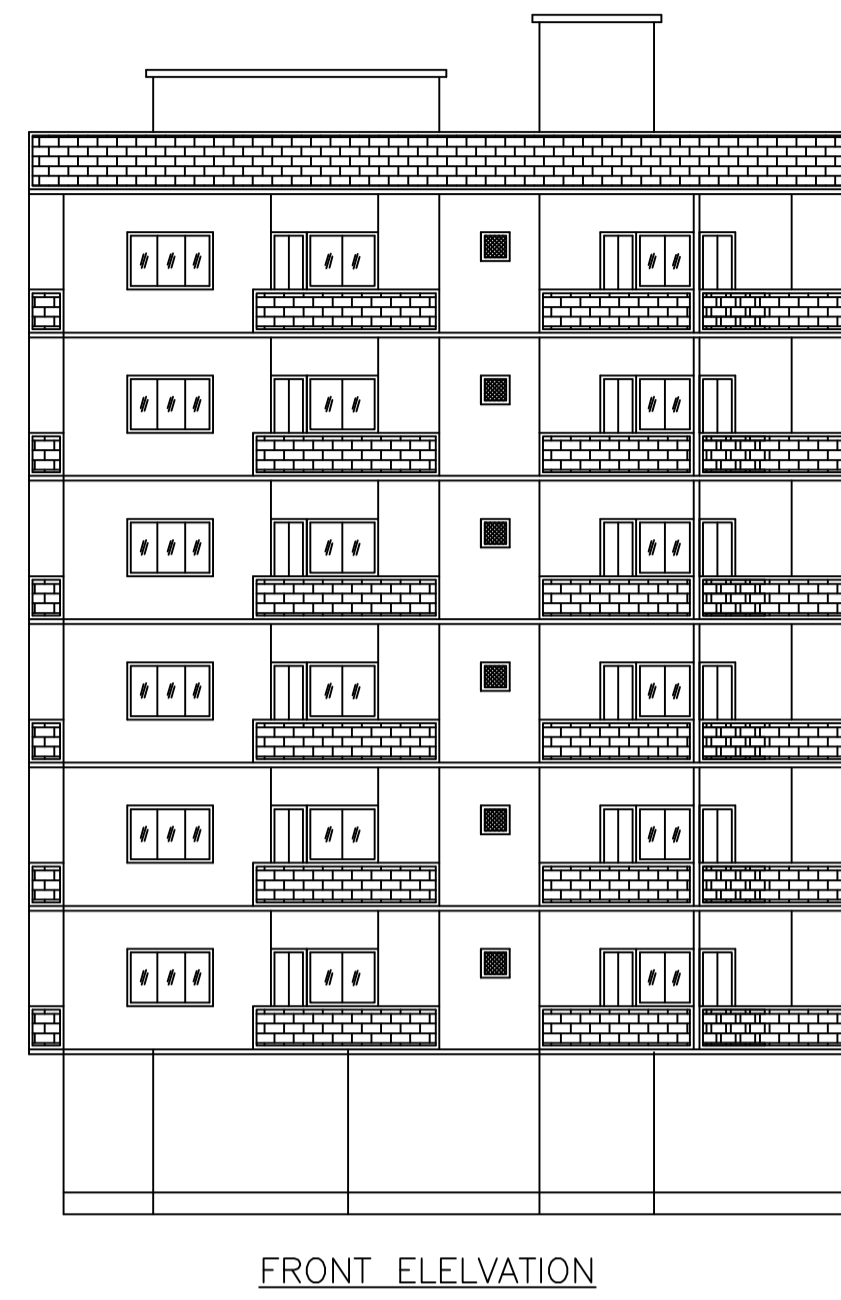
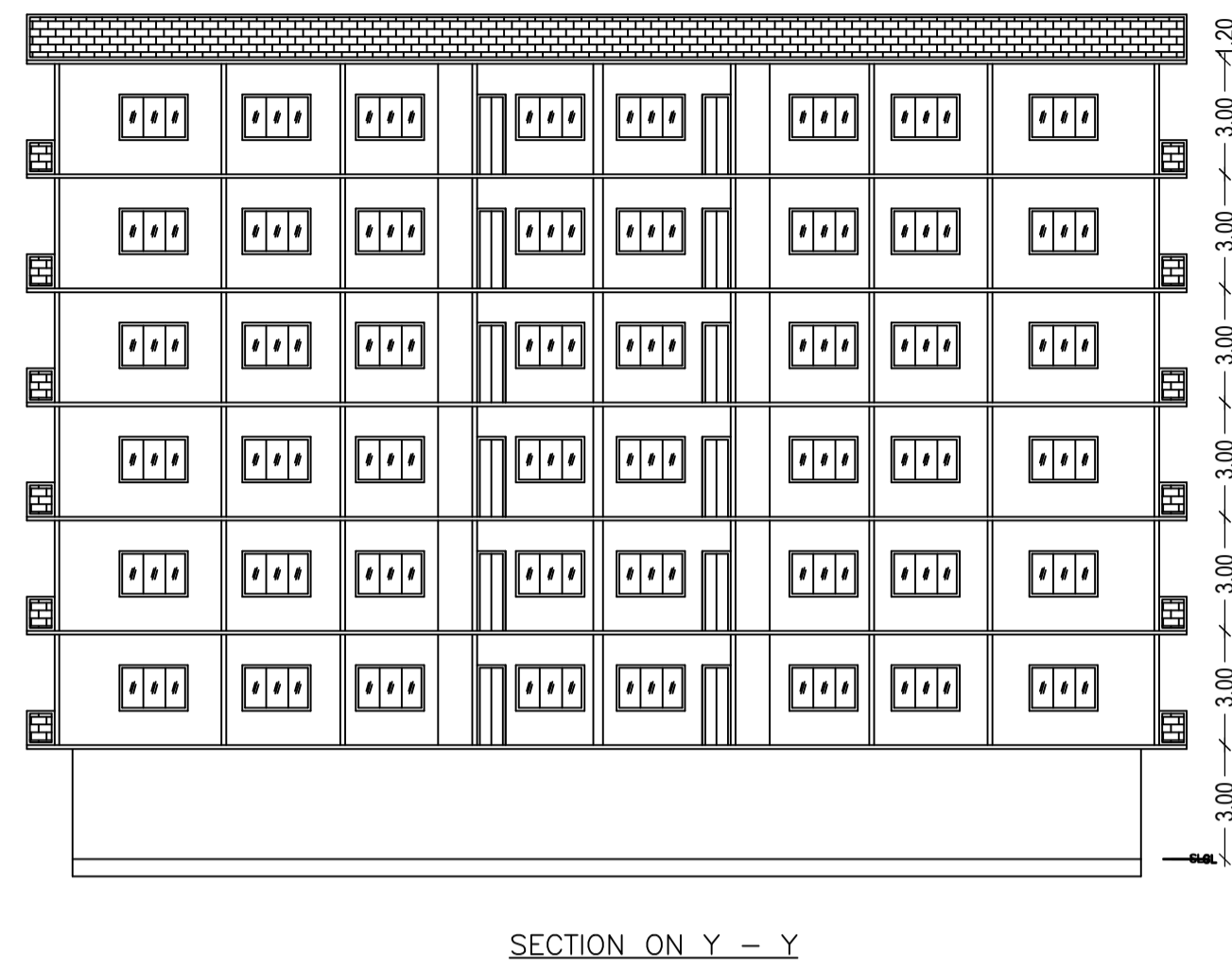
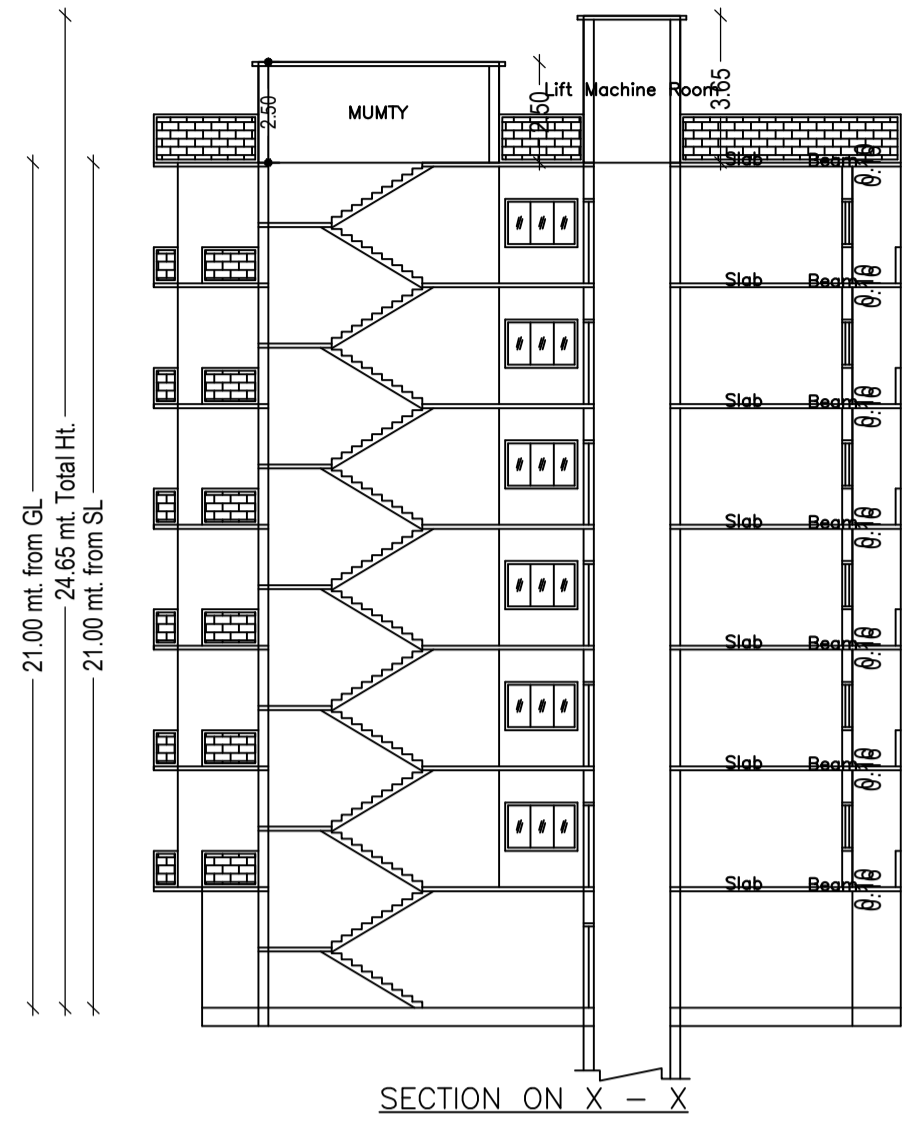
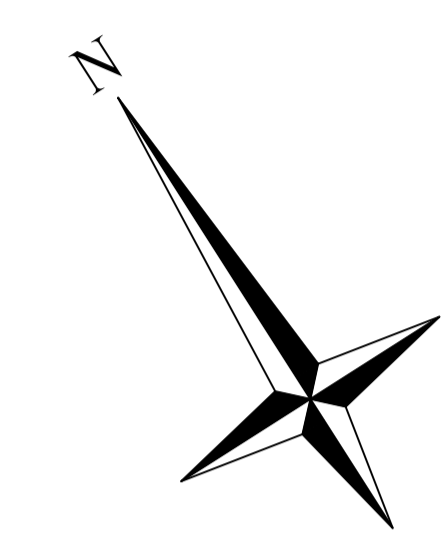
UnitBUA Table for Building :A (SANSKRITI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	AA'	FLAT	97.67	97.62	11	4
	BB'	FLAT	98.71	98.66	11	
	CC'	FLAT	106.42	106.37	11	
	DD'	FLAT	97.18	97.11	11	
TYPICAL - 2, 3, 4, 5, 6 FLOOR PLAN	AA	FLAT	82.24	82.20	8	20
	BB	FLAT	84.19	84.14	8	
	CC	FLAT	89.67	89.62	8	
	DD	FLAT	82.57	82.51	8	
Total:			2093.33	2092.08	204	24

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar MADA/ENG/0013/2019			

Proposal Basic Information

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Village Name	Merah
Use	Residential
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Ajit Kumar MADA/ENG/0013/2019			