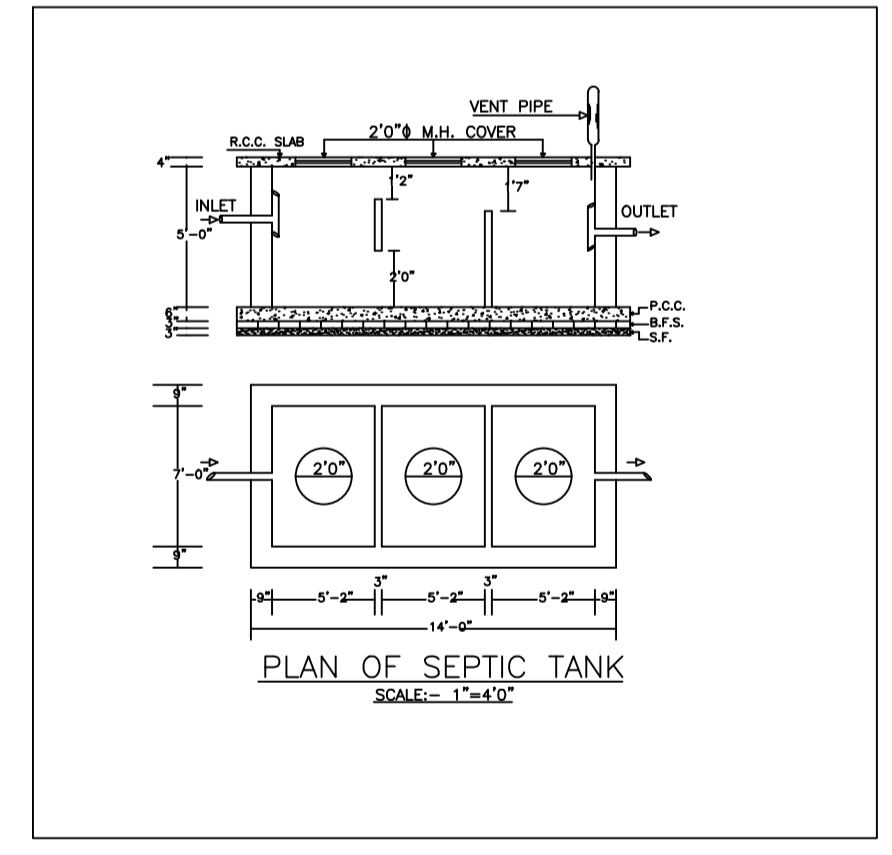
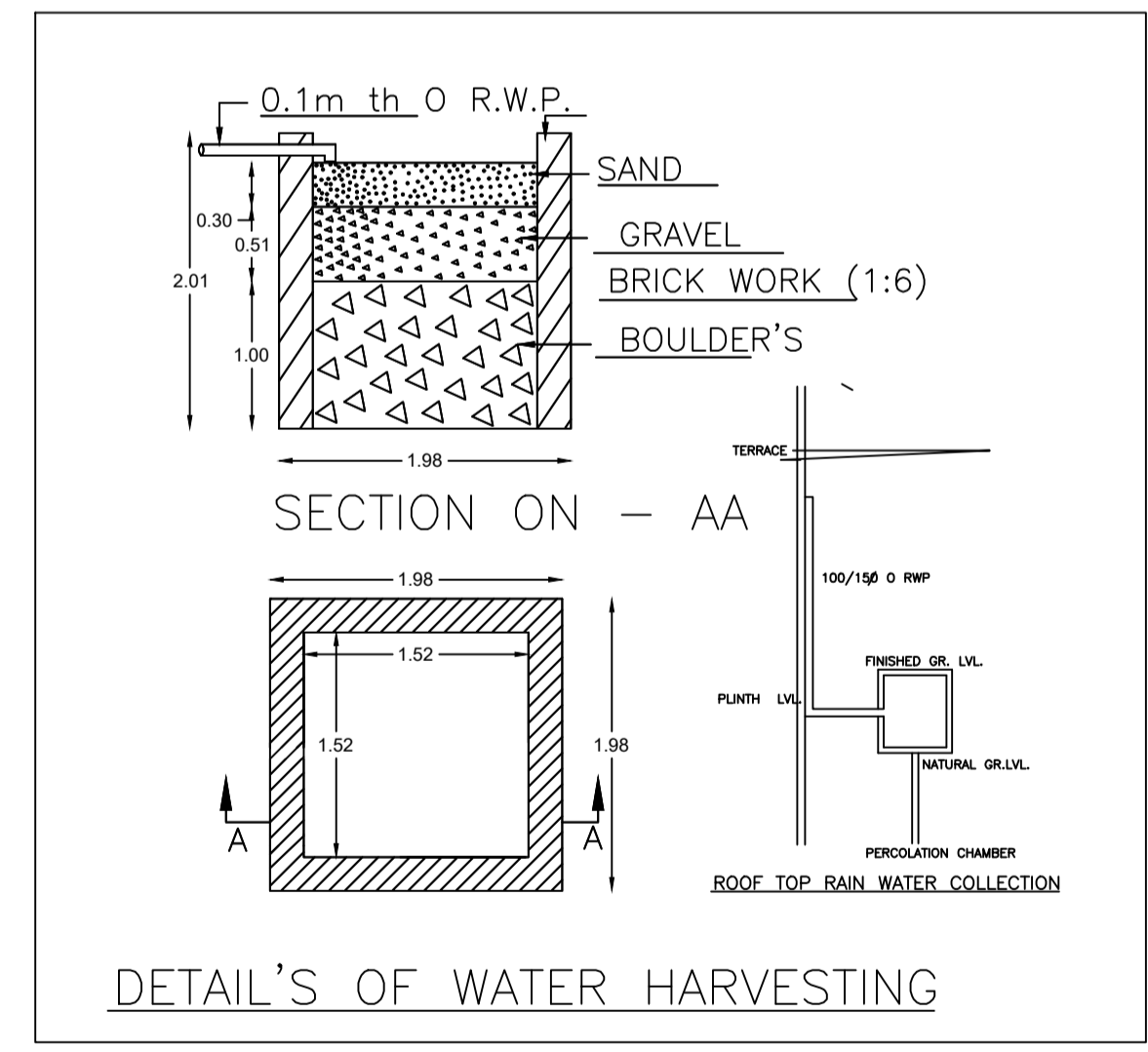
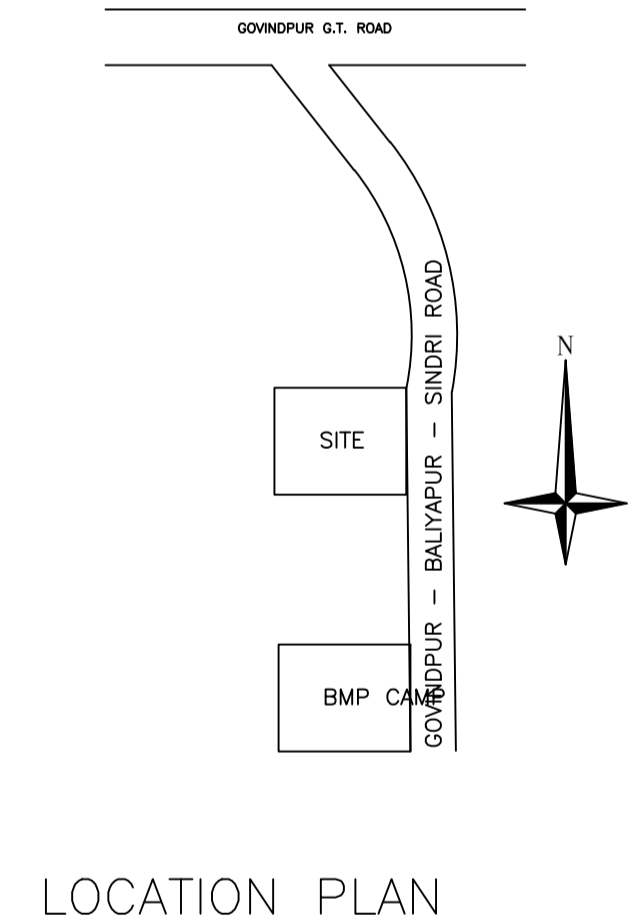
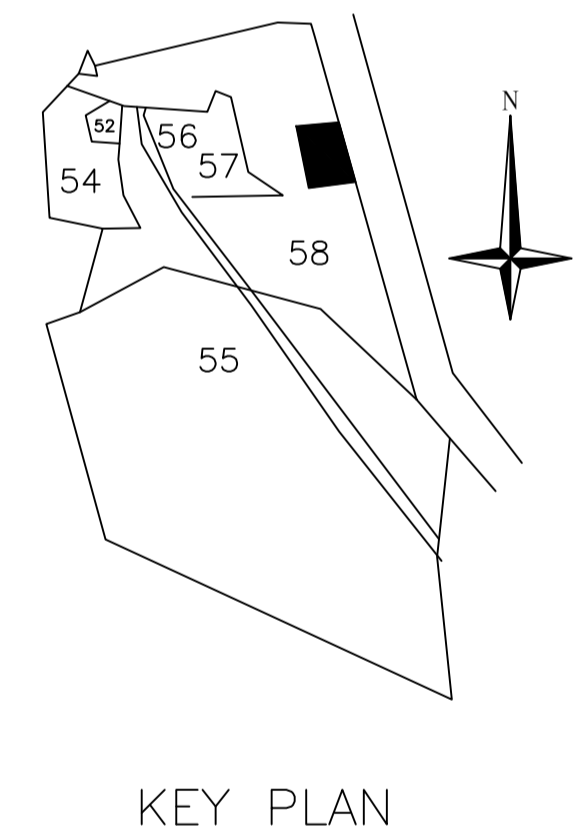


plot SITE PLAN



Proposal Basic Information

Proposal File No.	MADA/BP/0050/2022
Owner Name	ABHISHEK NAND IT'S ATTORNEY REP. BY OM REALTY IT'S PARTNERS PANKAJ KUMAR ANAND AND ASHISH KUMAR GUPTA
Khata No	OLD - 2, NEW - 251
Plot No	OLD - 58, NEW - 77
Village Name	Karmalanr
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY

VERSION NO. : 1.0.62	VERSION DATE: 16/10/2020		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: DHANBAD	Plot SubUse: Resi+Comm		
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA		
Inward No: MADA/BP/0050/2022	Plot/SubPlot No: OLD - 58, NEW - 77		
Application Type: General Proposal	North: Plot No. - PART OF PLOT NO. 58 (OLD)		
Project Type: Building Permission	South: Plot No. - PLOT NO. KUMAR RAJESH NAND		
Nature of Development: New	East: Road Width - 9.14		
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT NO. 8 (OLD)		
AREA OF PLOT (Minimum)	(A)	SQ.MT.	394.49
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		394.49
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			40.61
Total			40.61
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		353.88
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		394.49
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		394.49
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			236.69
Proposed Coverage Area (28.26 %)			111.47
Total Prop. Coverage Area (28.26 %)			111.47
Balance coverage area (31.74 %)			125.22
FAR CHECK			
Perm. FAR Area (2.50)			986.22
Total Perm. FAR area			986.22
Residential FAR			112.28
Commercial FAR			492.01
Proposed FAR Area			604.30
Total Proposed FAR Area			604.30
Consumed FAR (Factor)			1.53
Balance FAR Area			381.92
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			679.71
ARCHITECT (Regd)			Lalan Prasad Singh
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			ABHISHEK NAND IT'S ATTORNEY REP. BY OM REALTY IT'S PARTNERS PANKAJ KUMAR ANAND AND ASHISH KUMAR GUPTA
DEVELOPMENT AUTHORITY			LOCAL BODY

COLOR INDEX

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

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FOURTH FLOOR PLAN	0.92 X 4.03 X 1 X 1	3.69	10.89
	0.92 X 3.15 X 1 X 1	2.88	
	0.84 X 5.13 X 1 X 1	4.32	
Total			10.89

Building :A1 (A1)

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.)
		Lift	Balcony	Void	Parking				
Basement Floor	111.47	3.42	0.00	1.26	40.59	0.00	56.40	56.40	01
Ground Floor	111.47	0.00	0.00	0.00	0.00	111.47	111.47	111.47	01
First Floor	111.47	3.42	0.00	0.00	0.00	108.05	108.05	108.05	01
Second Floor	111.47	3.42	0.00	0.00	0.00	108.05	108.05	108.05	01
Third Floor	111.47	3.42	0.00	0.00	0.00	108.05	108.05	108.05	01
Fourth Floor	122.36	3.42	5.45	1.21	0.00	112.28	112.28	112.28	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	679.71	17.10	5.45	2.47	40.59	112.28	604.30	604.30	06
Total Number of Same Buildings :	1								
Total :	679.71	17.10	5.45	2.47	40.59	112.28	604.30	604.30	06

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.75	2.10	03
A1 (A1)	D	0.82	2.10	01
A1 (A1)	D	0.93	2.10	01
A1 (A1)	D	0.96	2.10	01
A1 (A1)	D	1.00	2.10	05
A1 (A1)	D	1.54	2.10	01
A1 (A1)	D	1.69	2.10	02
A1 (A1)	D	1.87	2.10	01
A1 (A1)	D	2.03	2.10	11

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			> 0	> 0	Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A1 (A1)	Residential Bldg/Apartment		> 0	1	1.00	-	-	-	-	-	-	-
Total :			-	-	-	-	1	2	-	-	1	2

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	1	12.50	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	1	2.00	2	4.00
Other Parking	-	-	-	11.59
Total		27.00		57.09

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.)
			Lift	Balcony	Void	Parking				
A1 (A1)	1	679.71	17.10	5.45	2.47	40.59	112.28	604.30	604.30	06
Grand Total	1	679.71	17.10	5.45	2.47	40.59	112.28	604.30	604.30	06

LTP NAME AND SIGNATURE
Lalan Prasad Singh
MADA/ENG/0001/2020

Buildingwise Floor FAR Details

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	111.47	56.40	111.47	56.40
Ground Floor	111.47	111.47	111.47	111.47
First Floor	111.47	108.05	111.47	108.05
Second Floor	111.47	108.05	111.47	108.05
Third Floor	111.47	108.05	111.47	108.05
Fourth Floor	122.36	112.28	122.36	112.28
Terrace Floor	0.00	0.00	0.00	0.00
Total :	679.71	604.30	679.71	604.30

Building USE/SUBUSE Details

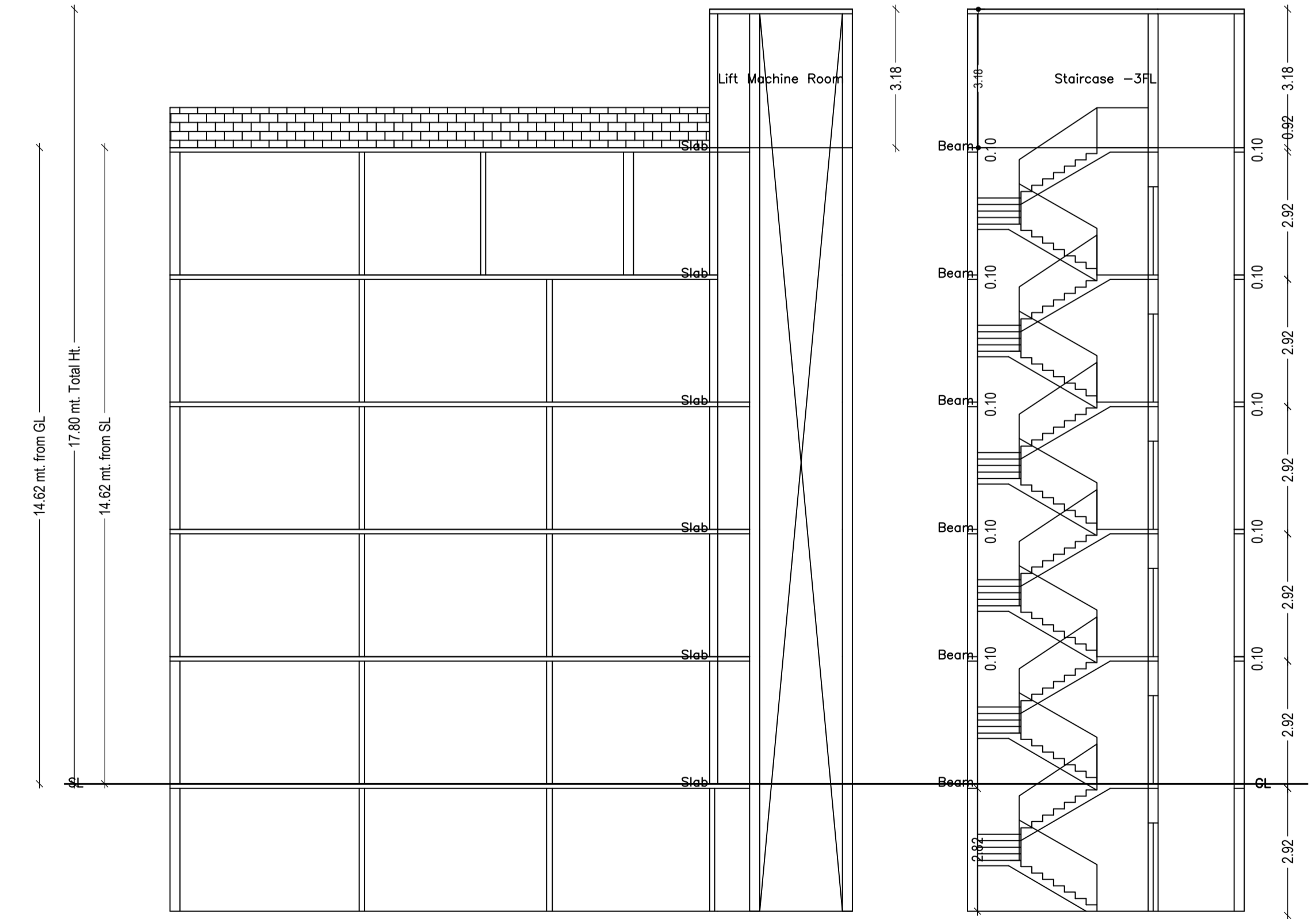
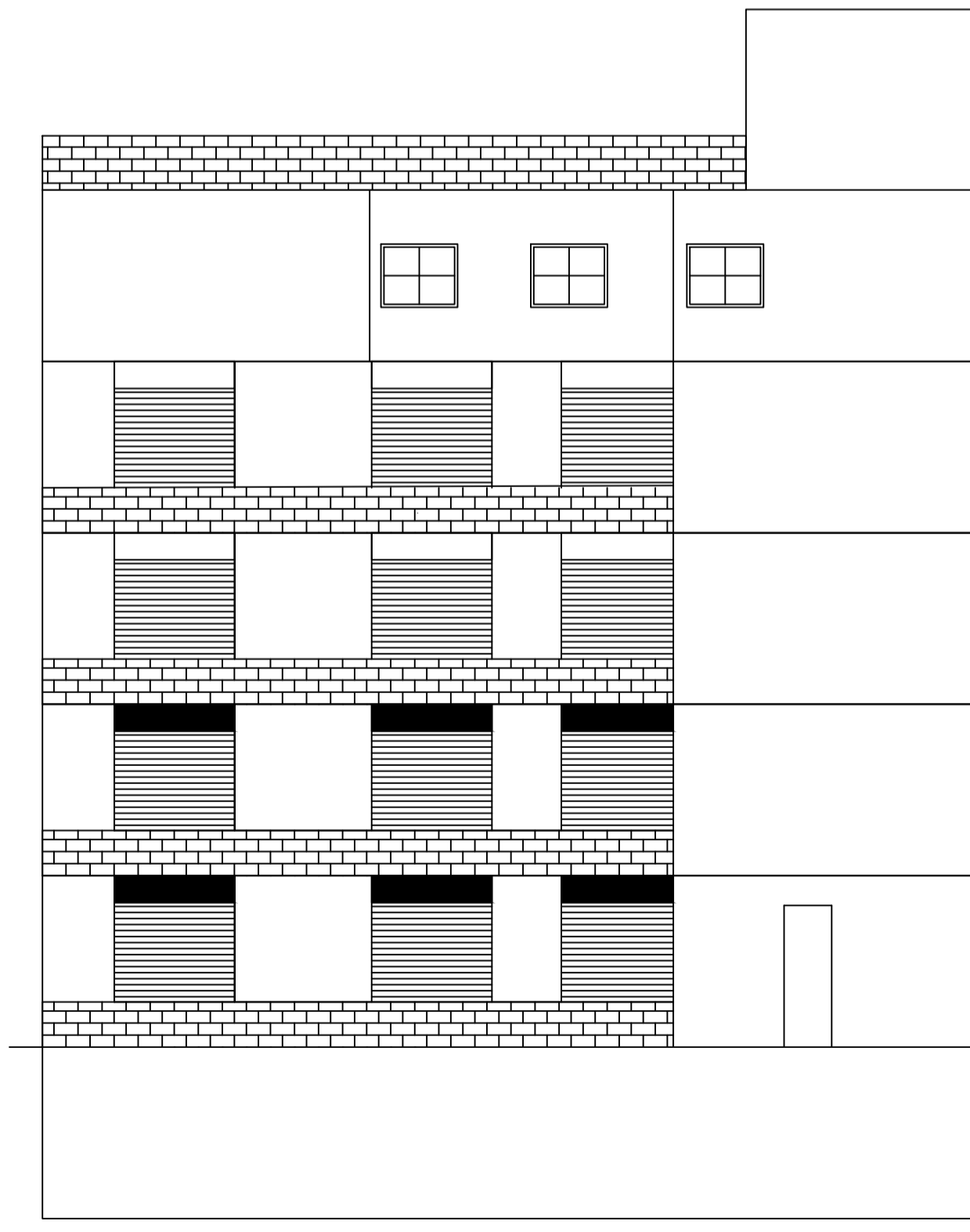
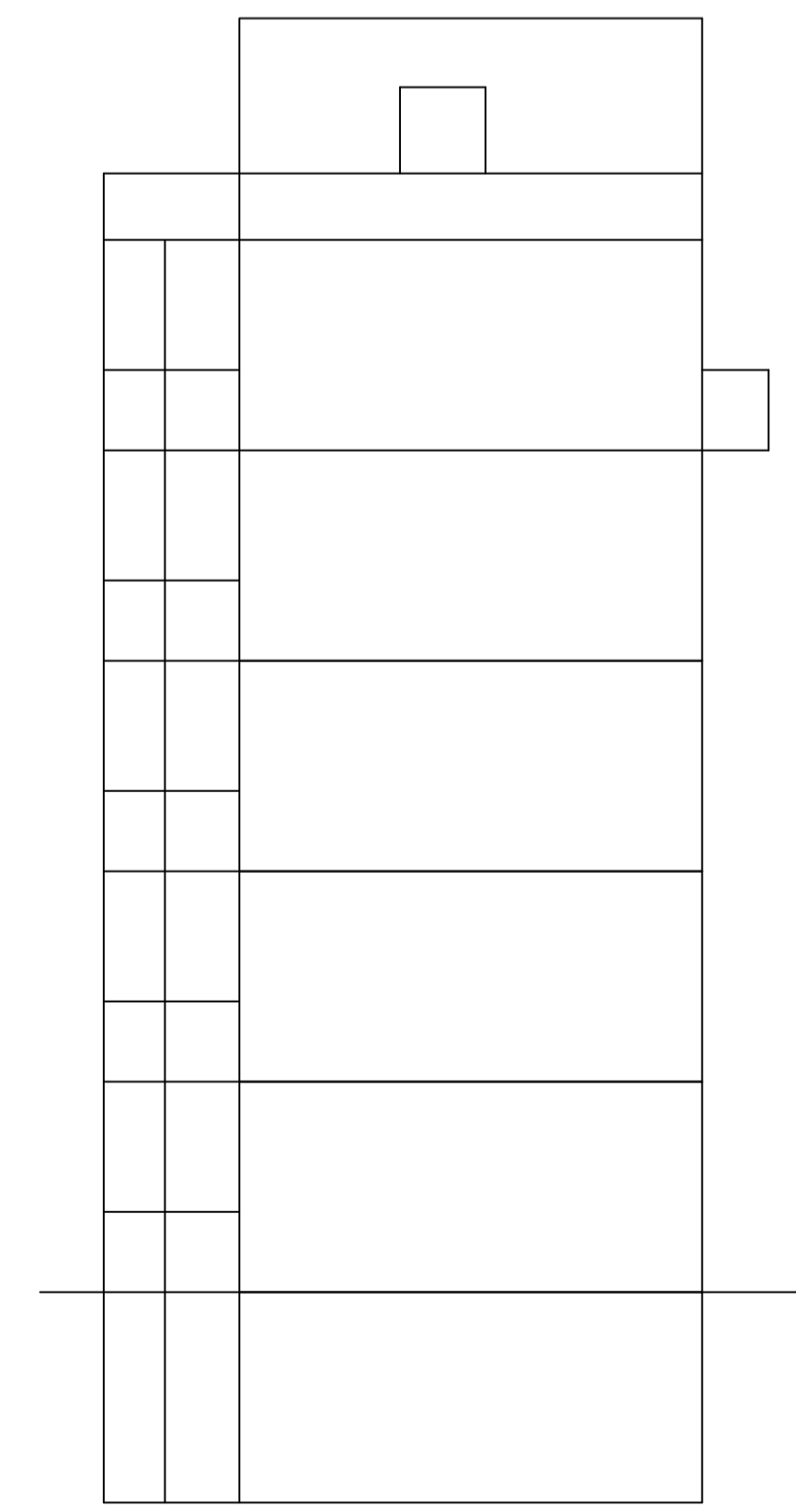
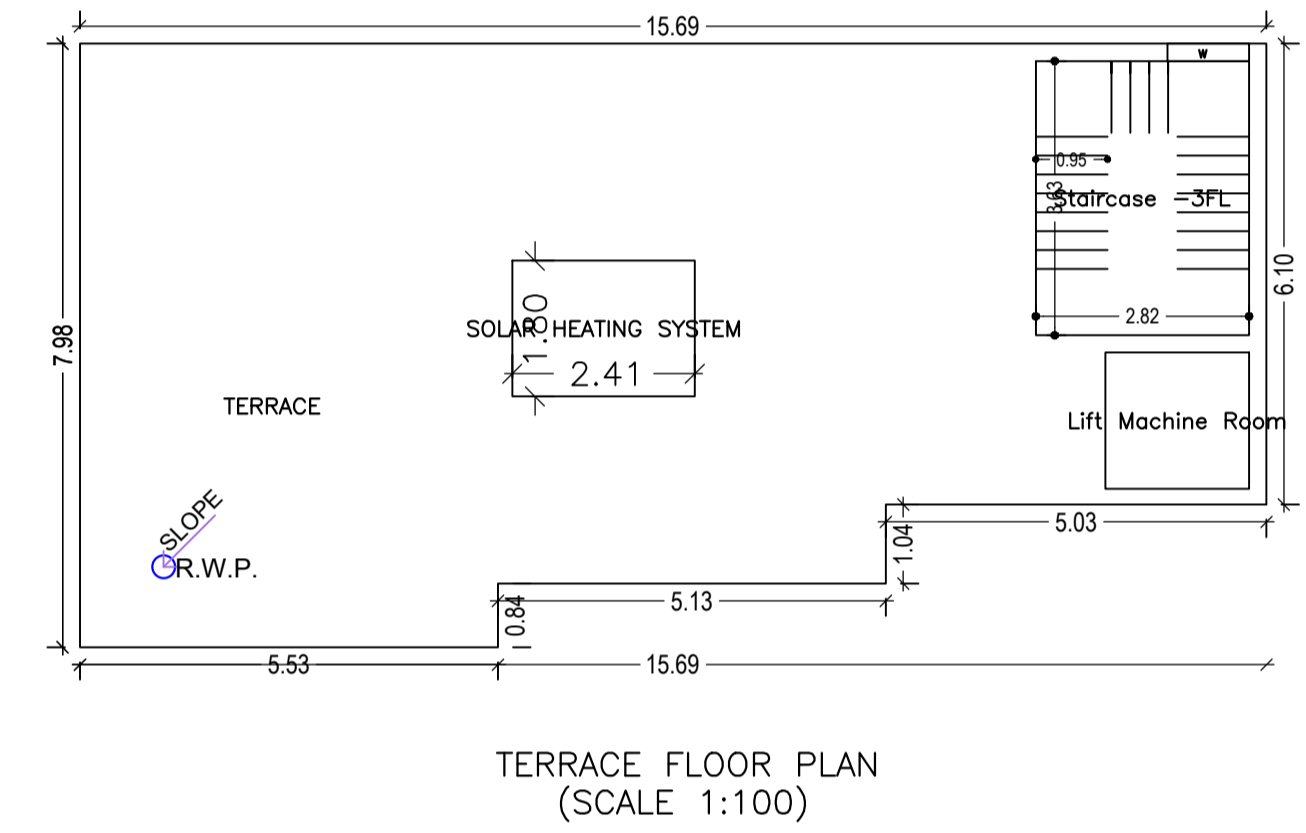
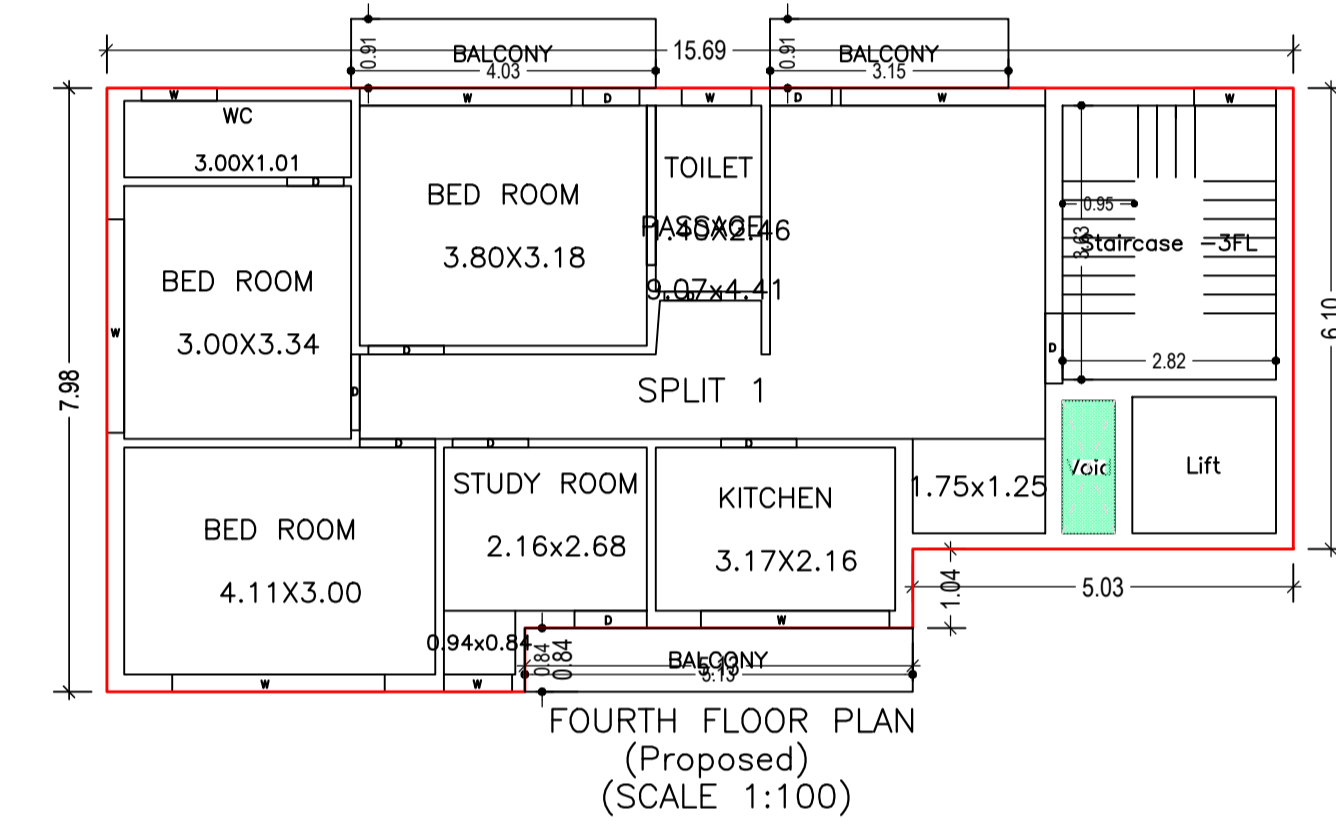
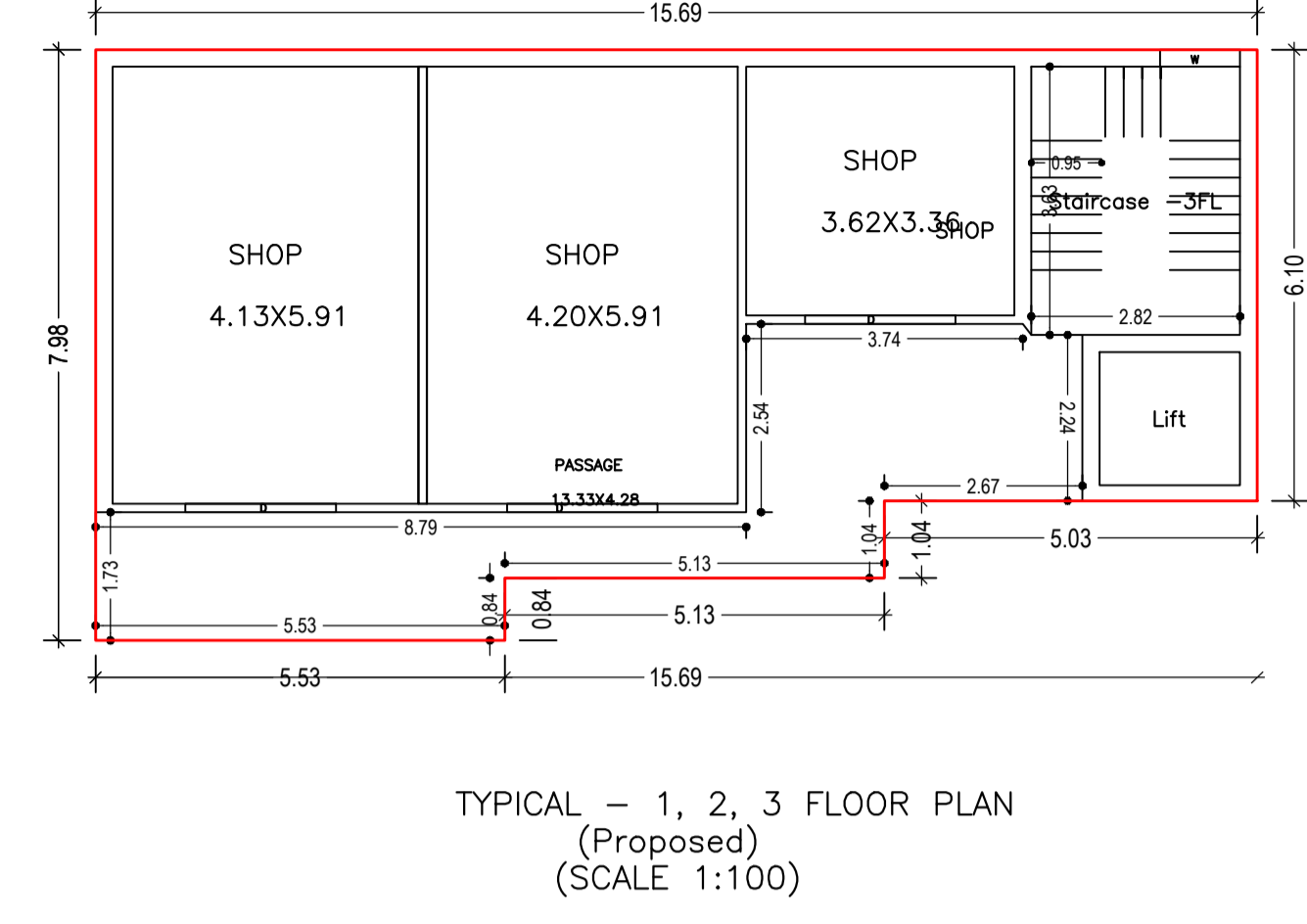
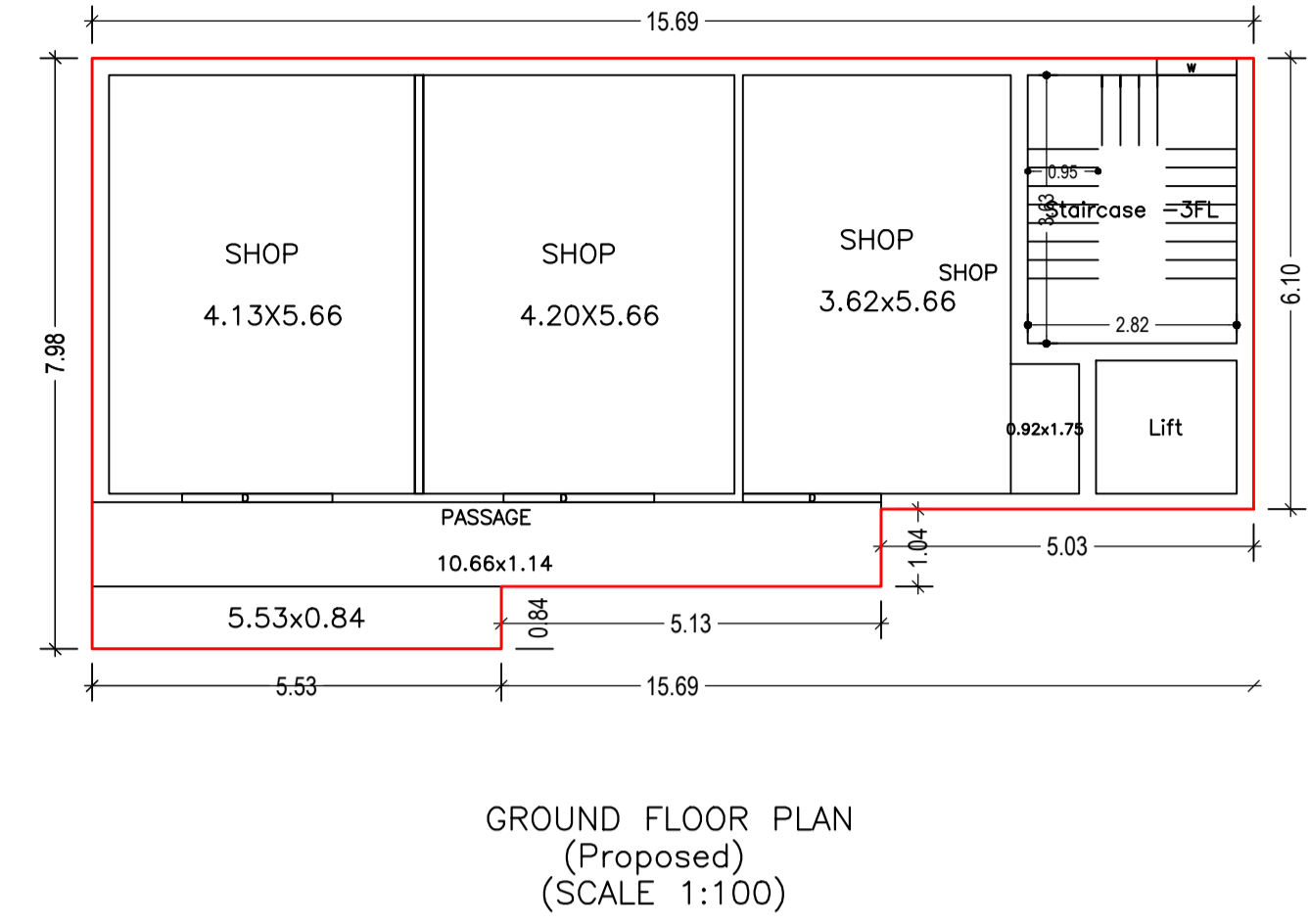
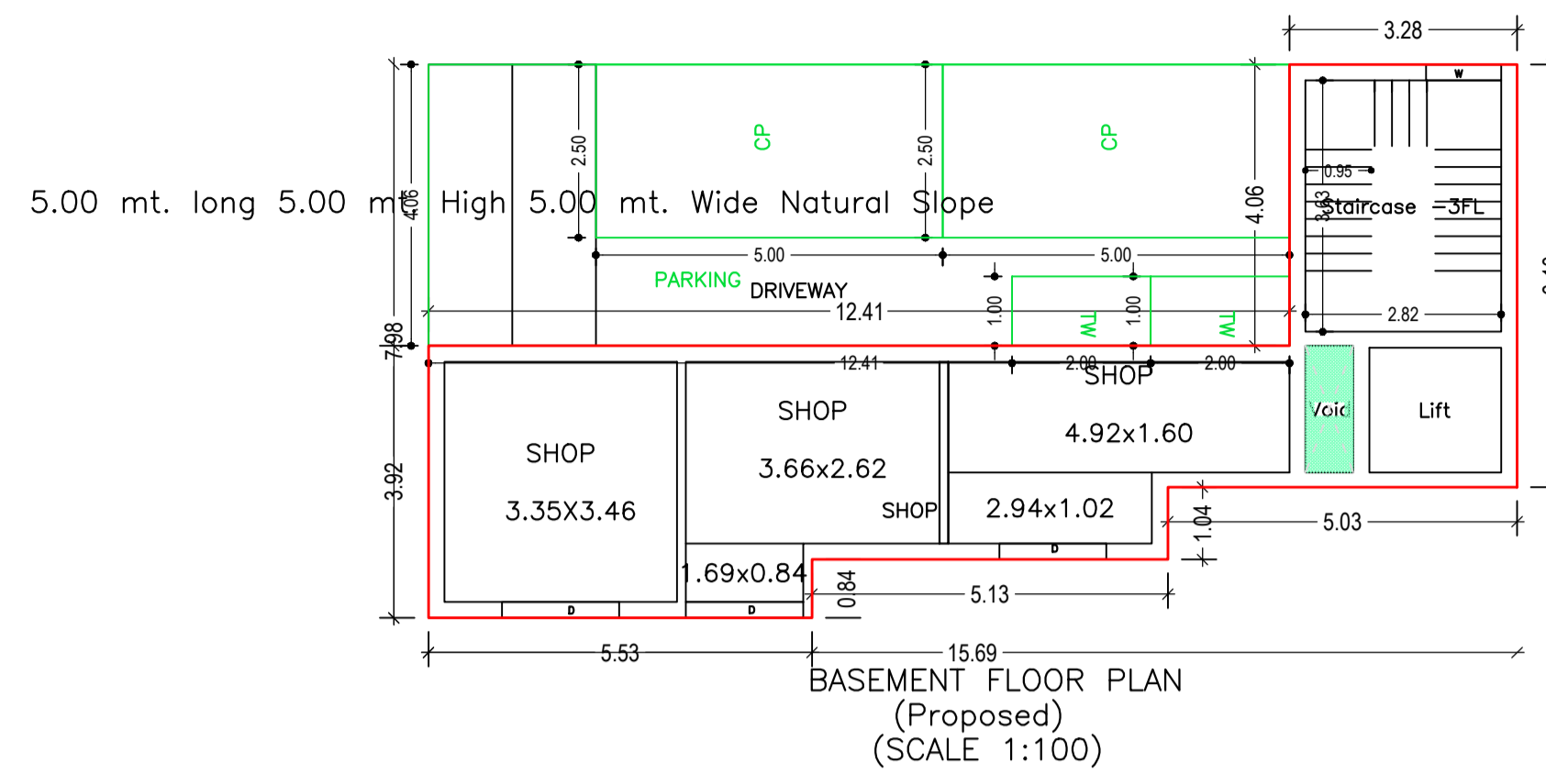
Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SHOP	OTHER	56.40	56.07	3	1
GROUND FLOOR PLAN	SHOP	OTHER	108.05	107.40	4	1
TYPICAL - 1, 2, 3 FLOOR PLAN	SHOP	OTHER	108.05	107.37	4	3
FOURTH FLOOR PLAN	SPLIT 1 FLAT		117.73	106.60	8	1
Total:			606.32	592.18	27	6

STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020		

Proposal Basic Information	
Proposal File No.	MADA/BP/0050/2022
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Khata No	OLD - 2, NEW - 251
Plot No	OLD - 58, NEW - 77
Village Name	Karmalanr
Use	Mixed
SubUse	Resi+Comm



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020			