

Proposal Basic Information	
Proposal File No.	MADA/BP/0132/2022
Owner Name	SRI KAMLESH PRASAD
Khata No	35, 39(OLD), 105(NEW)
Plot No	109,110, 111(OLD), 181,184, 185(NEW)
Village Name	Jialgora
Use	Mixed
SubUse	Mixed

AREA STATEMENT MINERAL AUTHORITY		VERSION NO. : 1.0.64
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: DHANBAD	Plot SubUse: Mixed	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA	
Inward No: MADA/BP/0132/2022	Plot/SubPlot No: 109,110, 111(OLD), 181,184, 185(NEW)	
Application Type: General Proposal	North: Plot No. - CHATRADHANI KUMAR	
Project Type: Building Permission	South: Road Width - 45	
Nature of Development: New	East: Plot No. - NEW PLOT NO. 184, 185	
Location of Development Area: Old Area	West: Plot No. - NEW PLOT NO. 181	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	167.26
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	167.26
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		34.35
Total		34.35
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	132.90
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	167.26
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	167.26
COVERAGE CHECK		
Permissible Coverage area ( 70.00 % )		117.08
Proposed Coverage Area ( 39.28 % )		65.70
Total Prop. Coverage Area ( 39.28 % )		65.70
Balance coverage area ( 30.72 % )		51.38
FAR CHECK		
Perm. FAR Area ( 3.000 )		501.78
Total Perm. FAR area		501.78
Residential FAR		65.70
Commercial FAR		131.39
Proposed FAR Area		204.44
Total Proposed FAR Area		204.44
Consumed FAR (Factor)		1.22
Balance FAR Area		297.34
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		297.12
ARCHITECT (Regd)	Ajit Kumar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI KAMLESH PRASAD	
DEVELOPMENT AUTHORITY		LOCAL BODY

SITE PLAN

Building :AA (AA)

Floor Name	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.)	Trmt (No.)
		Parking	Resi.	Commercial	Stair					
Basement Floor	100.02	92.67	0.00	0.00	7.35	7.35	7.35	7.35	00	
Ground Floor	65.70	0.00	0.00	65.70	0.00	65.70	65.70	65.70	01	
First Floor	65.70	0.00	0.00	65.70	0.00	65.70	65.70	65.70	01	
Second Floor	65.70	0.00	0.00	65.70	0.00	65.70	65.70	65.70	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	297.12	92.67	65.70	131.39	7.35	204.45	204.45	204.45	03	
Total Number of Same Buildings	1									
Total :	297.12	92.67	65.70	131.39	7.35	204.45	204.45	204.45	03	

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	W	1.06	1.20	03

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Parking	Resi.	Commercial	Stair					
AA (AA)	1	297.12	92.67	65.70	131.39	7.35	204.45	204.45	204.45	03	
Grand Total :	1	297.12	92.67	65.70	131.39	7.35	204.45	204.45	204.45	03	

Parking Check (Table 7b)

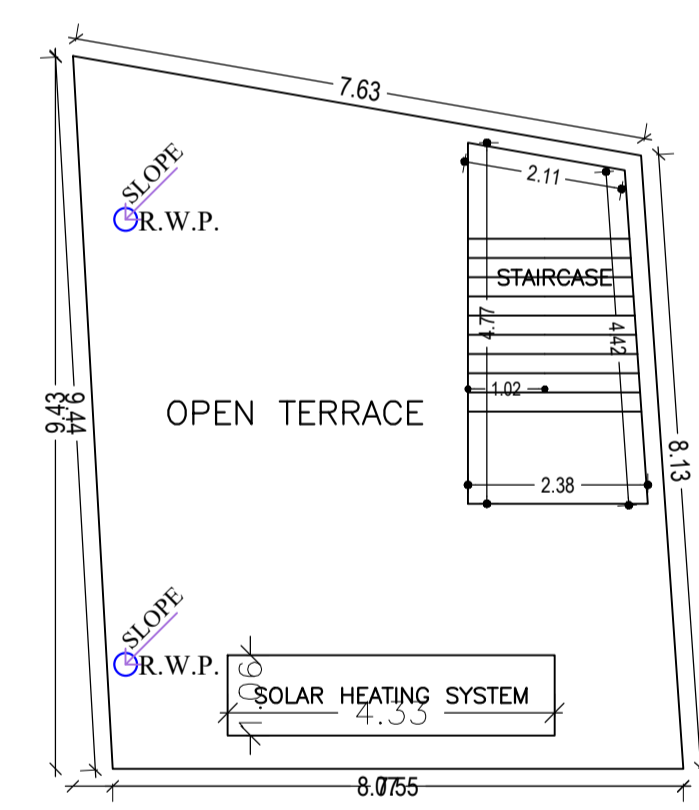
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	3	6.00
Total TwoWheeler	3	6.00	3	6.00
Other Parking	-	-	-	61.67
Total	43.50	-	111.17	-

Required Parking (Table 7a)

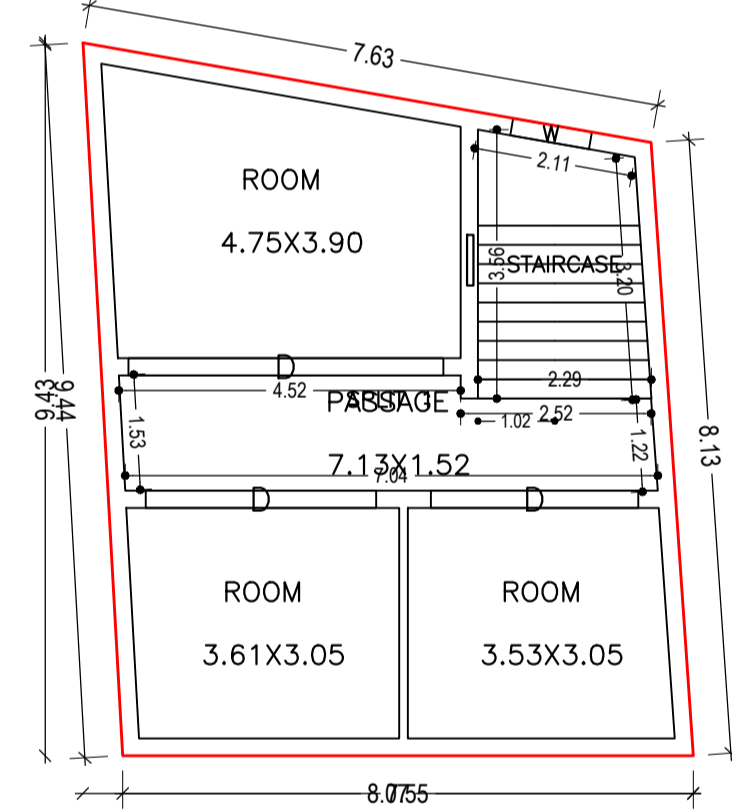
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
AA (AA)	Commercial	Res/Comm Bldg	>0	200	116.69	1	1	-	-	-	-
			>0	200	116.69	-	-	-	-	1	2
	Residential	Residential Bldg/Apartment	>0	1	1.00	1	1	-	-	-	-
			>0	1	1.00	-	-	-	-	1	1
Total :			-	-	-	2	2	1	1	3	3

UnitBUA Table for Building :AA (AA)

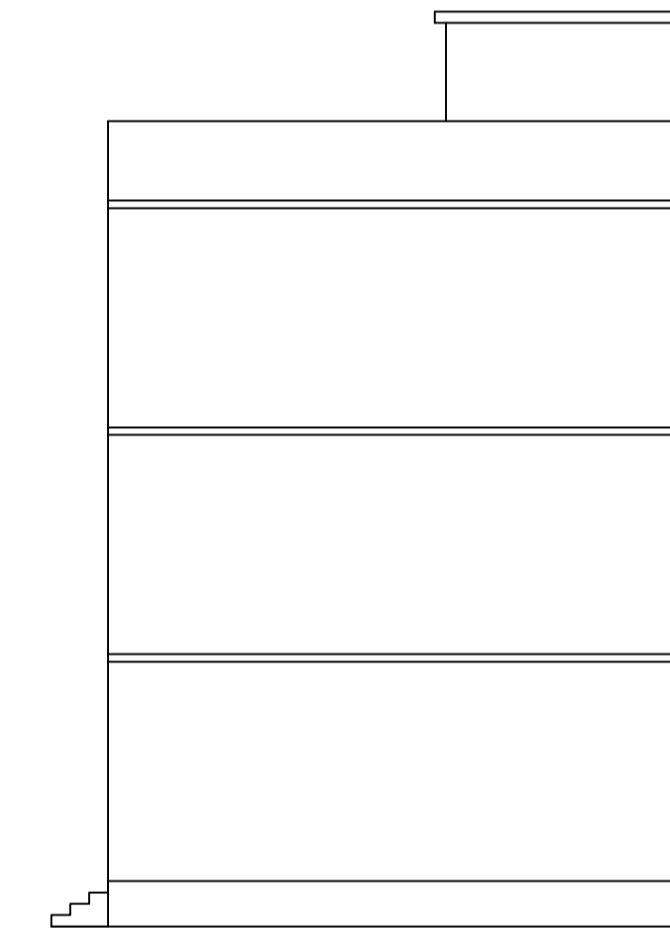
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	SHOP	65.70	65.66	4	1
FIRST FLOOR PLAN	SPLIT AA	SHOP	65.70	65.64	4	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	65.70	65.64	4	1
Total:	-	-	197.10	196.94	12	3



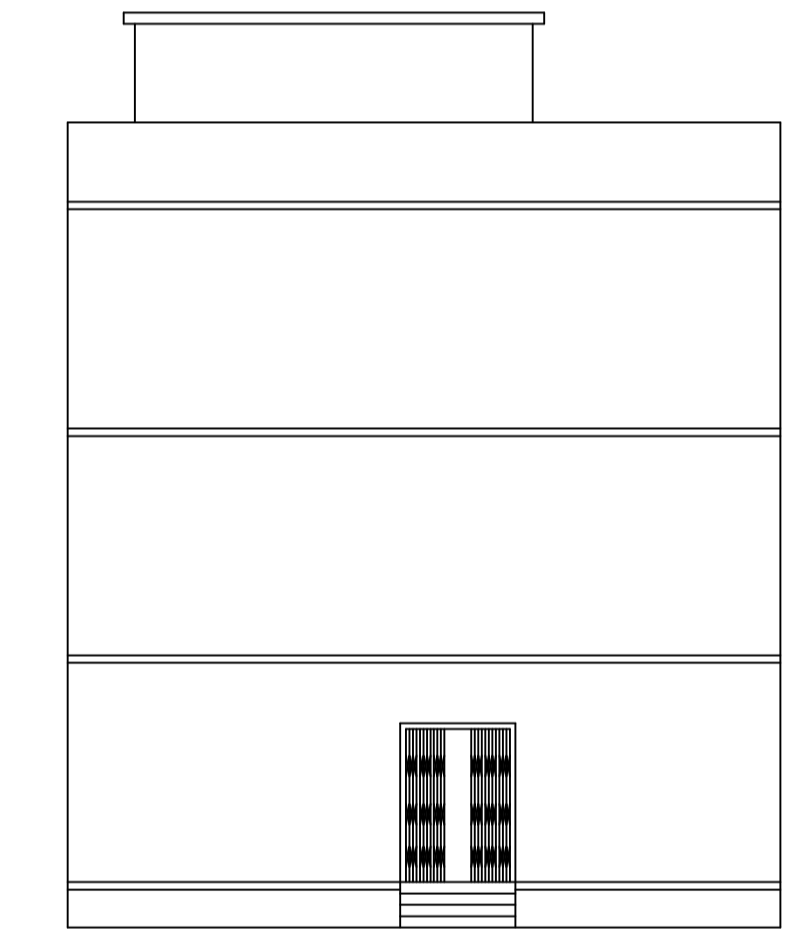
TERRACE FLOOR PLAN (SCALE 1:100)



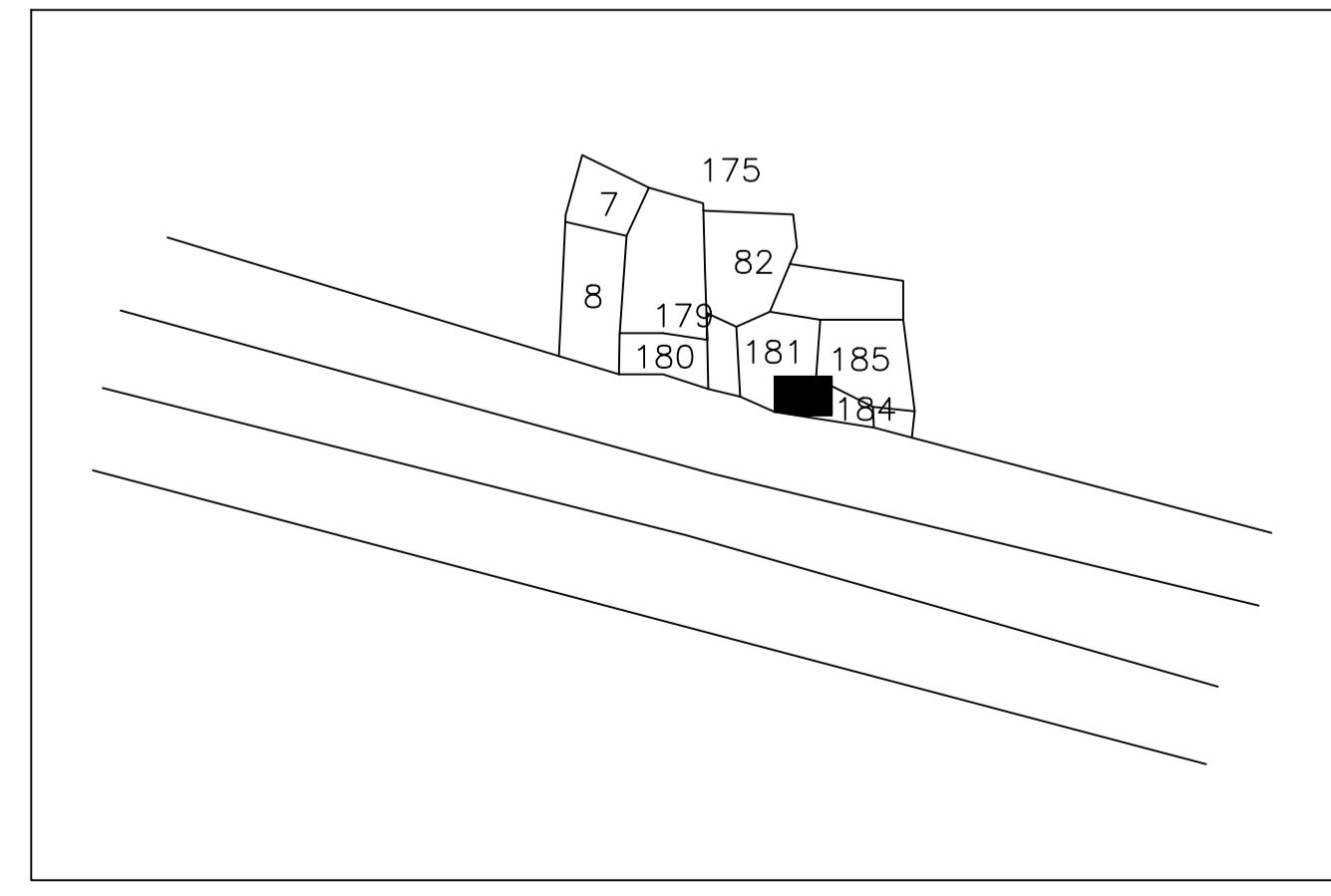
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



FRONT ELEVATION



LEFT SIDE ELEVATION



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

Buildingwise Floor FAR Details

Floor Name	Building Name AA (AA)		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	100.02	7.35	100.02	7.35
Ground Floor	65.70	65.70	65.70	65.70
First Floor	65.70	65.70	65.70	65.70
Second Floor	65.70	65.70	65.70	65.70
Terrace Floor	0.00	0.00	0.00	0.00
Total :	297.12	204.45	297.12	204.45

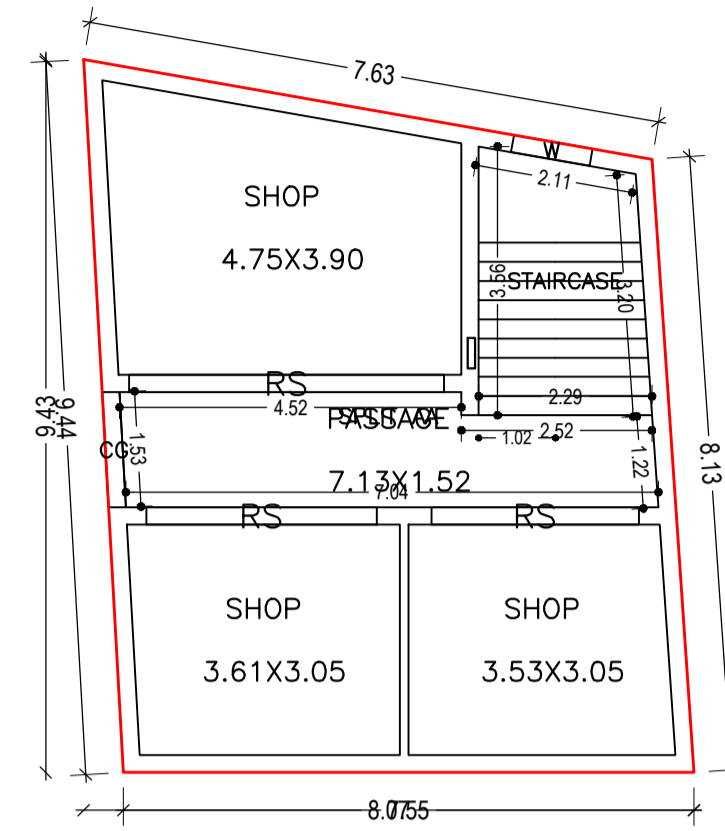
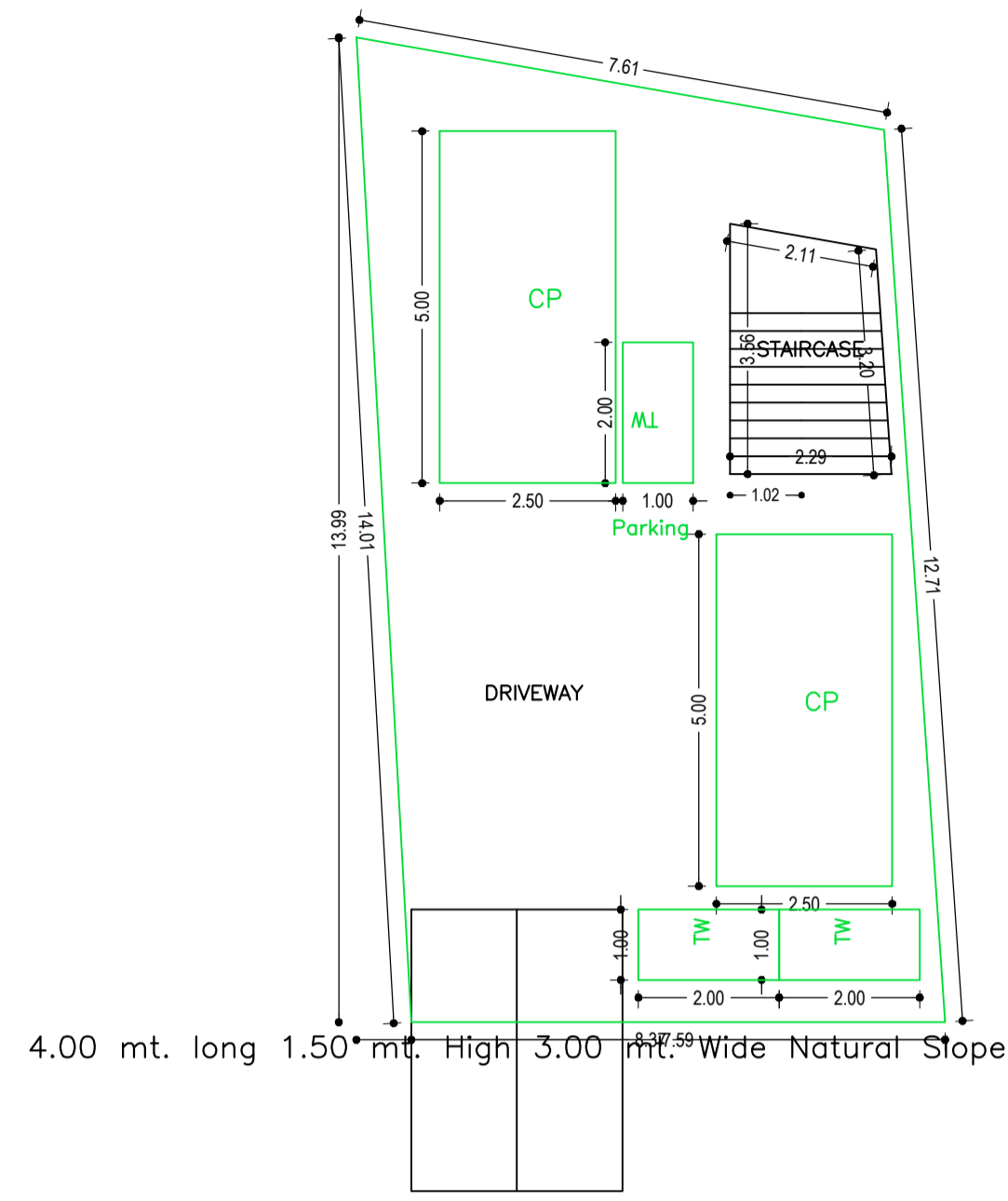
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Commercial	ResiComm Bldg	Non-Highrise

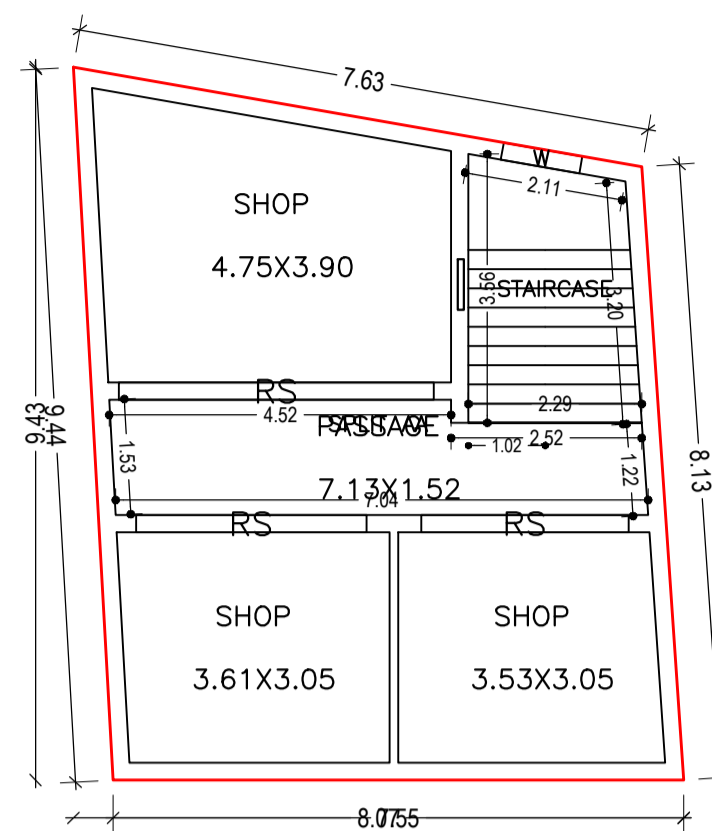
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Ajit Kumar MADA/ENG/0013/2019			

Proposal Basic Information

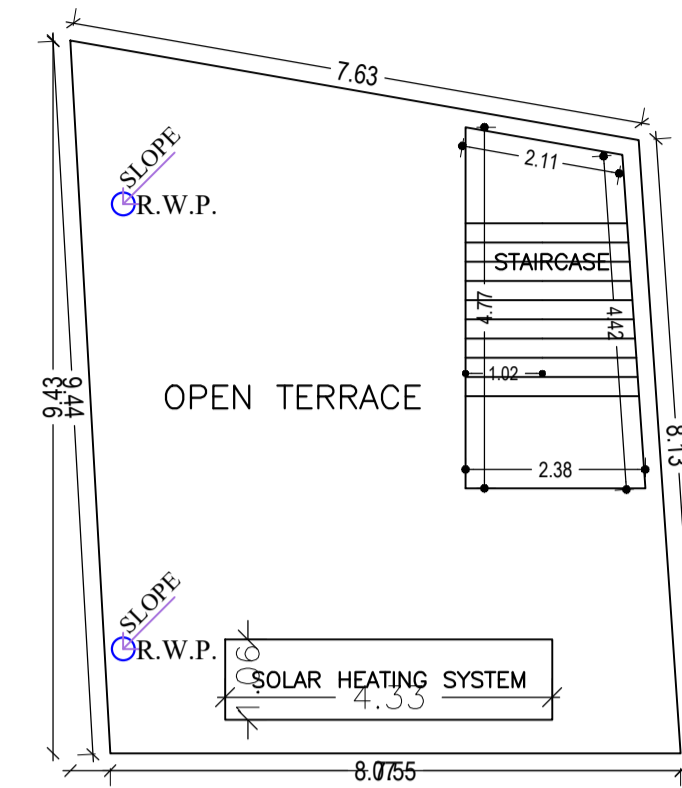
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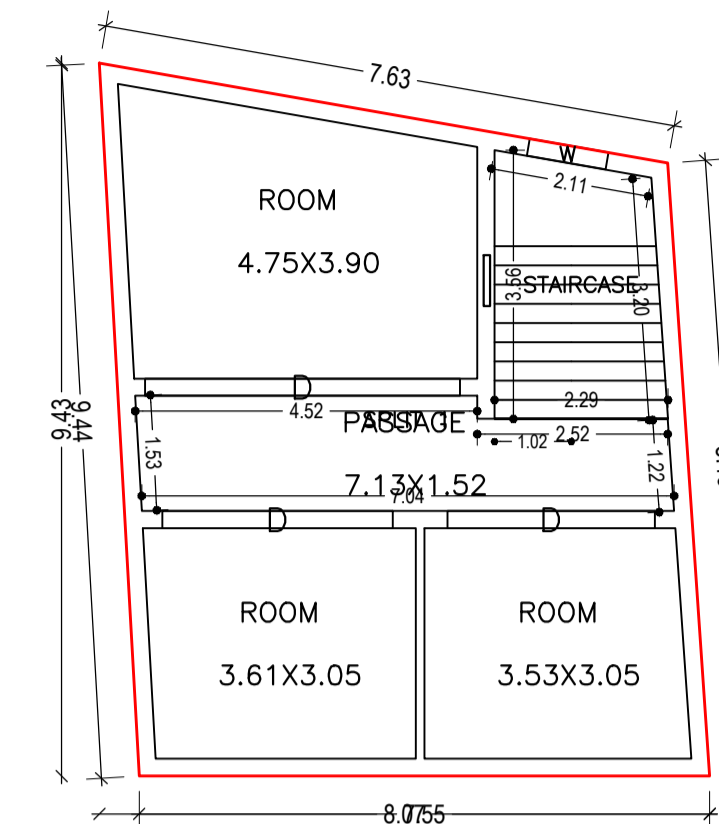
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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

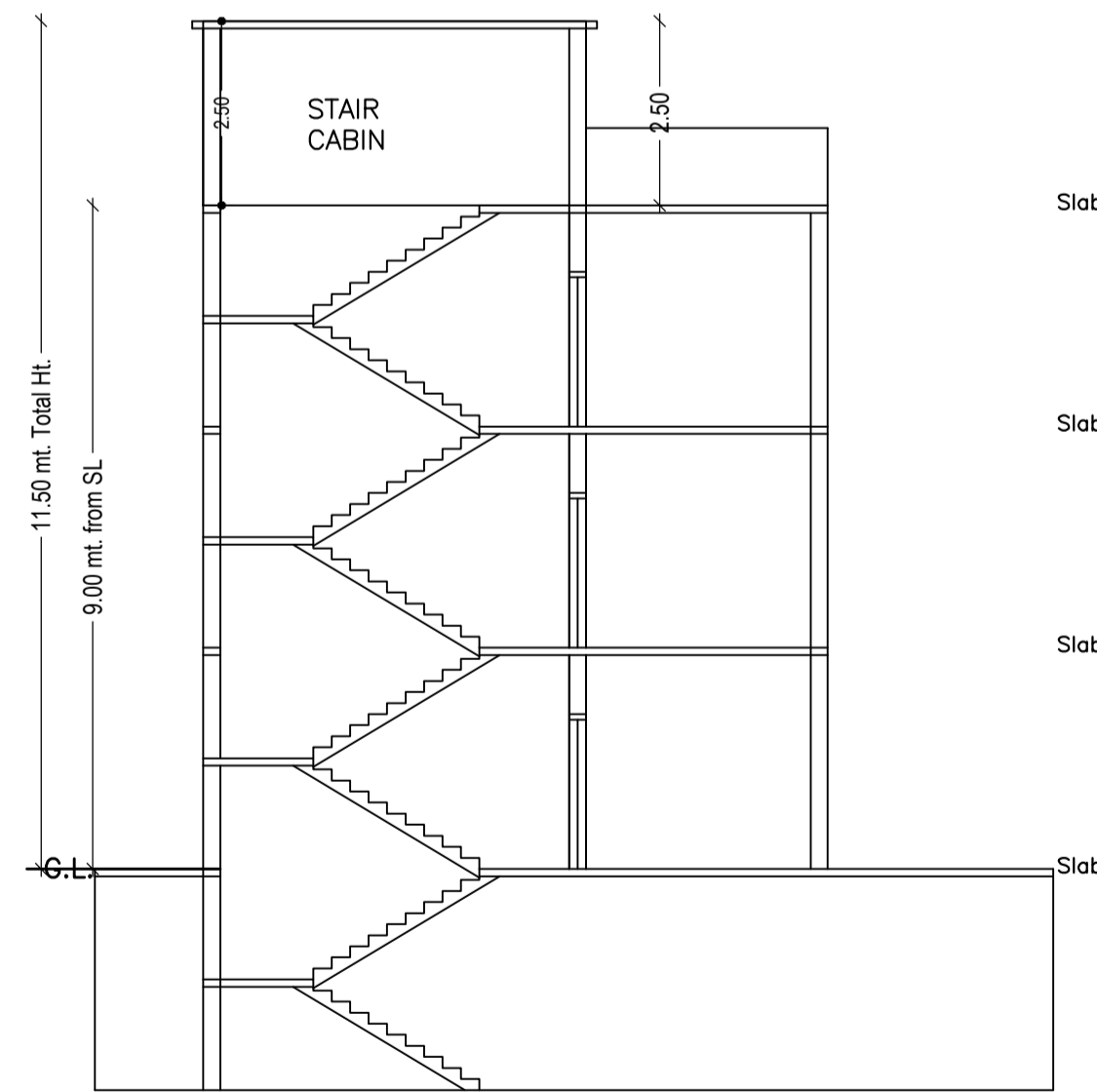


TERRACE FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

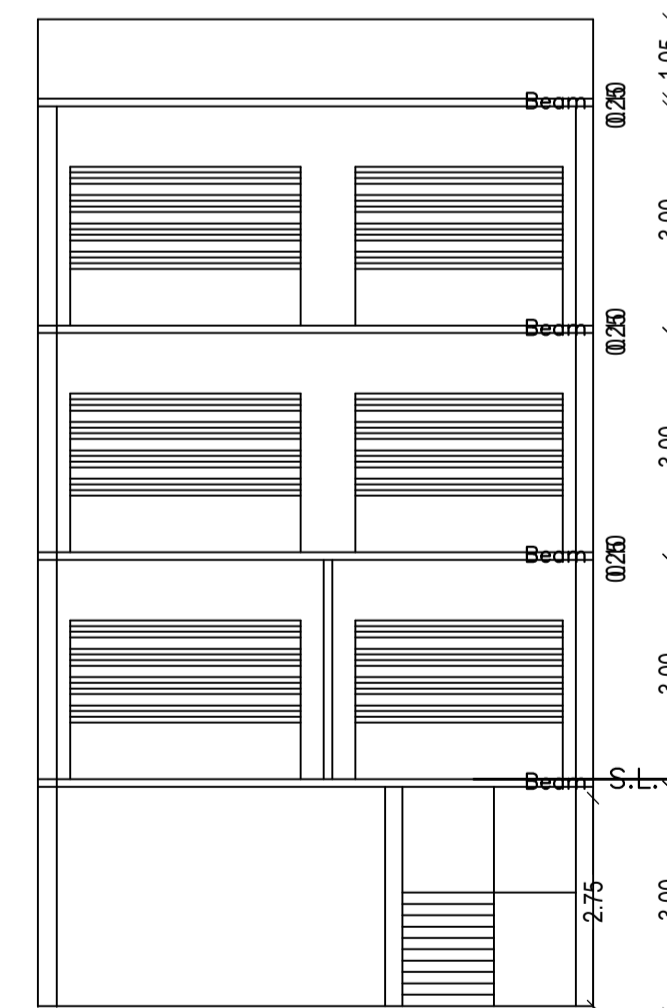


SECOND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)

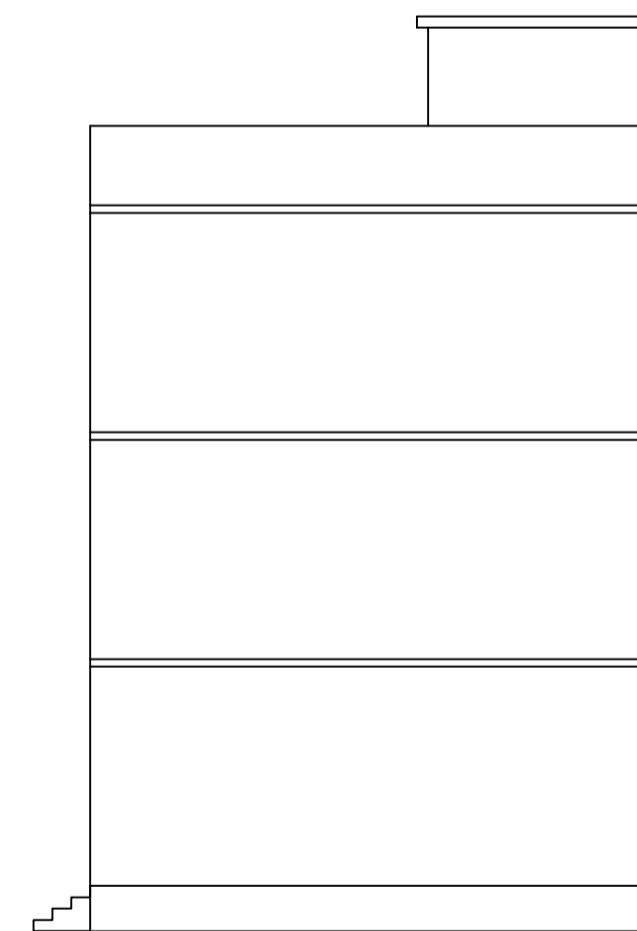
BASEMENT FLOOR PLAN  
(SCALE 1:100)



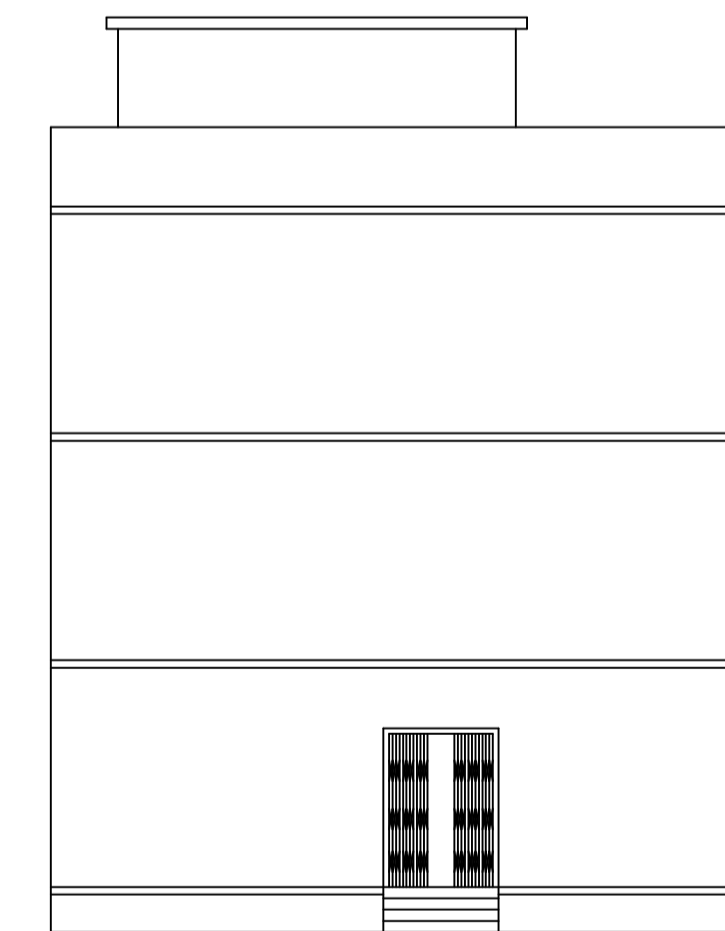
SECTION ON X-X



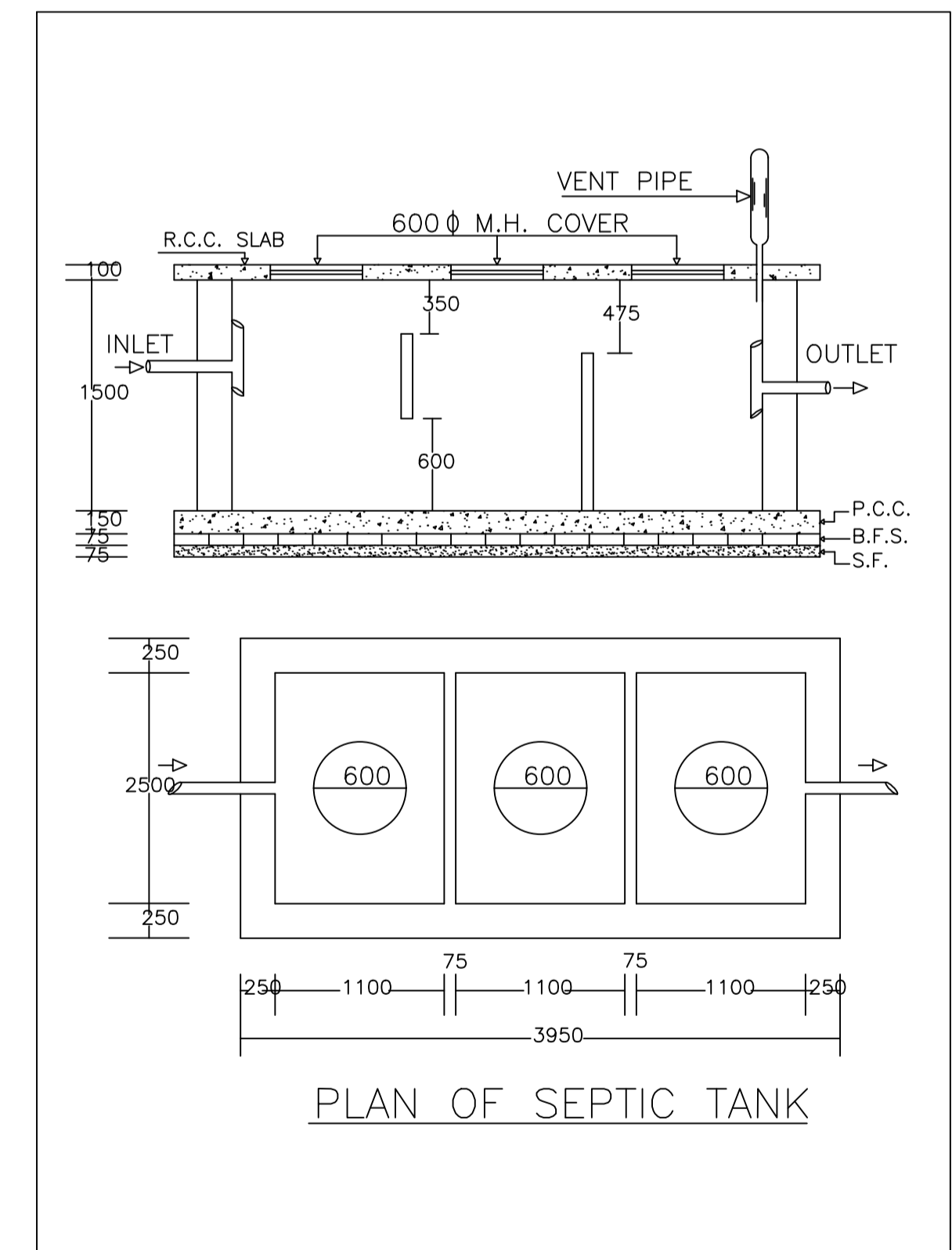
SECTION ON Y-Y



FRONT ELEVATION



LEFT SIDE ELEVATION

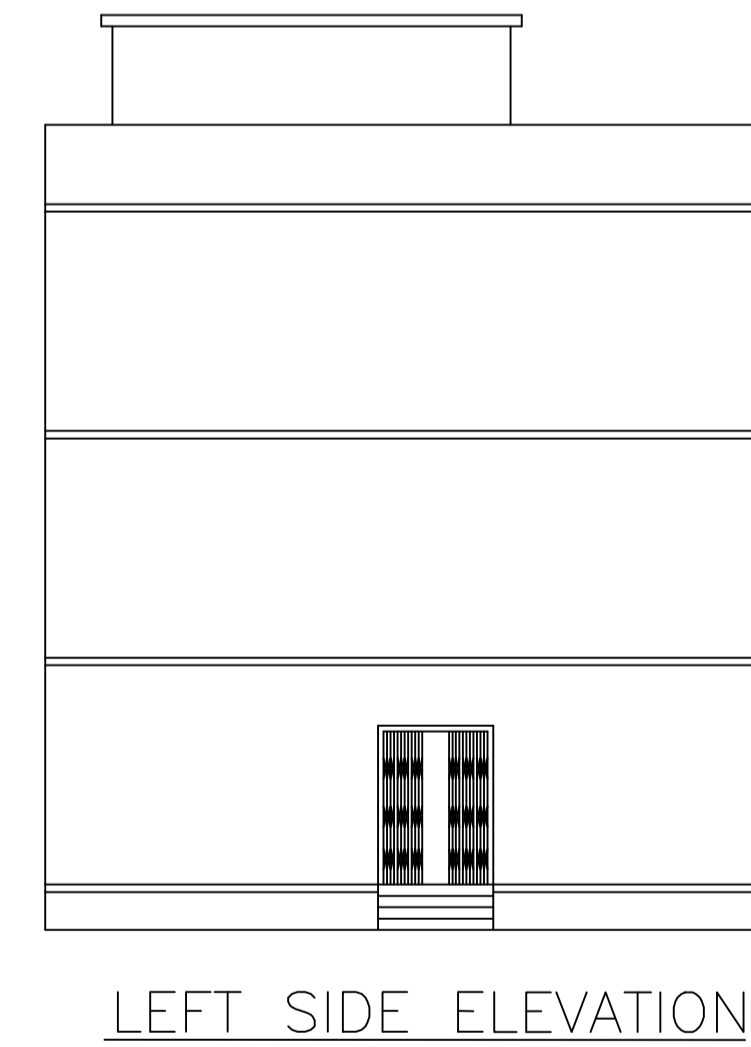
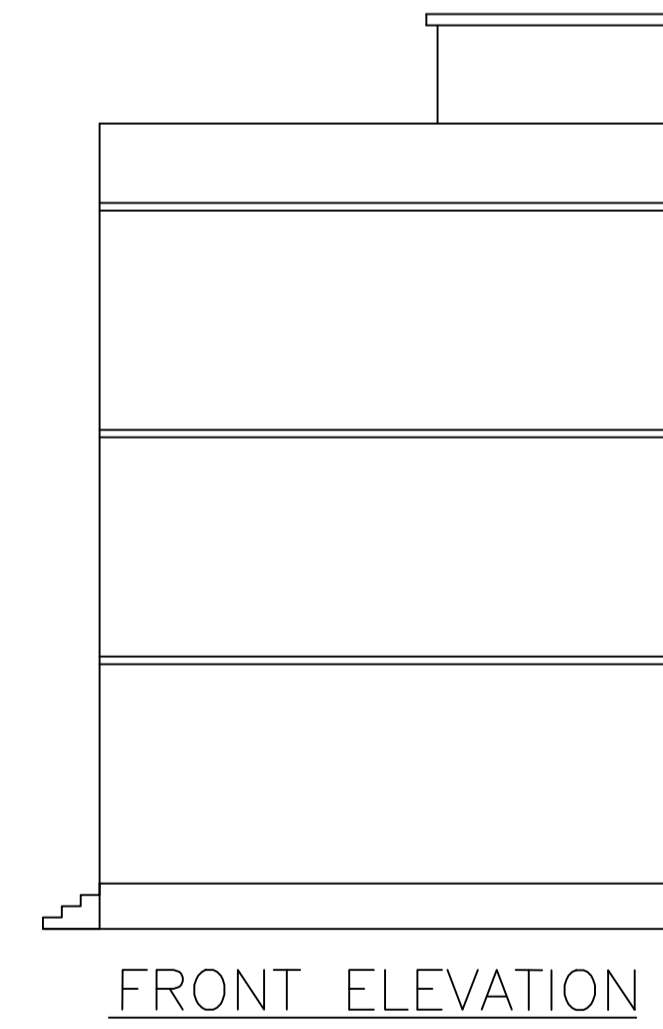
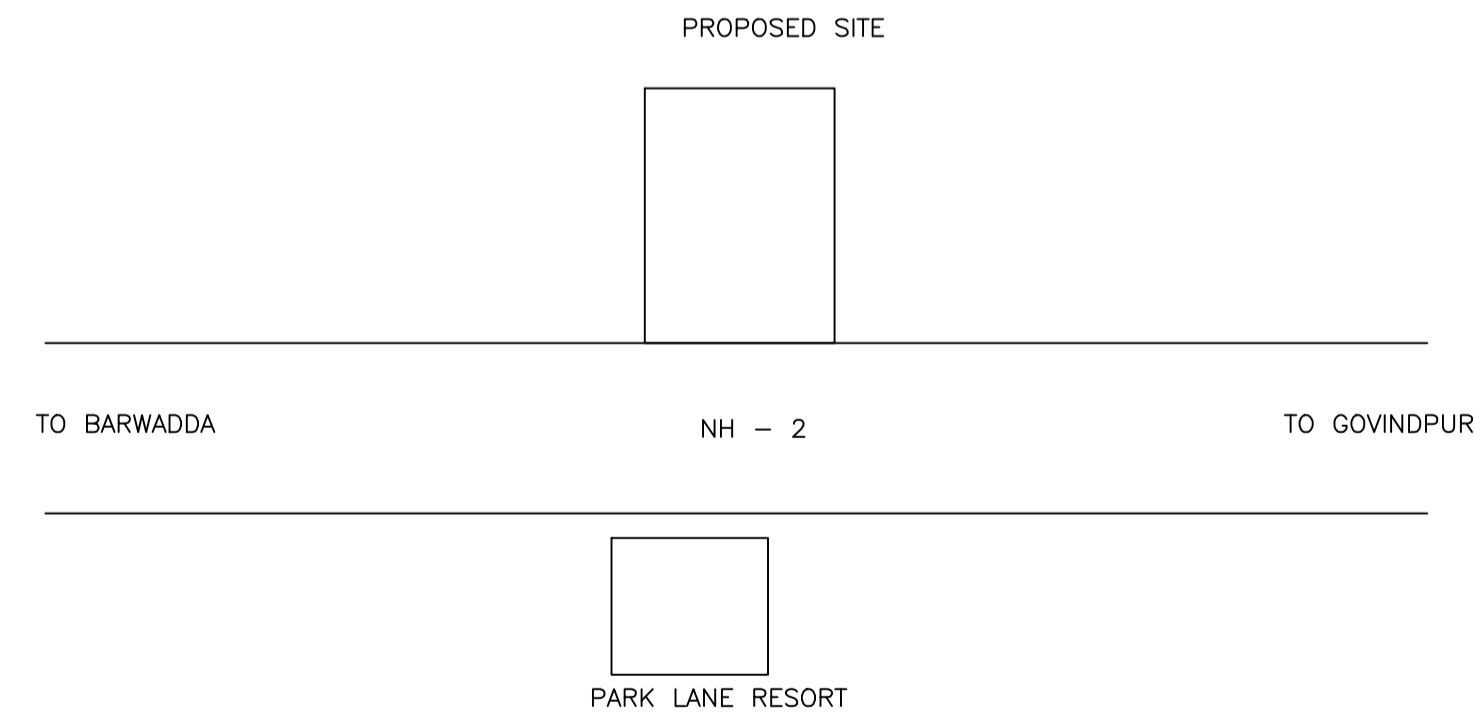
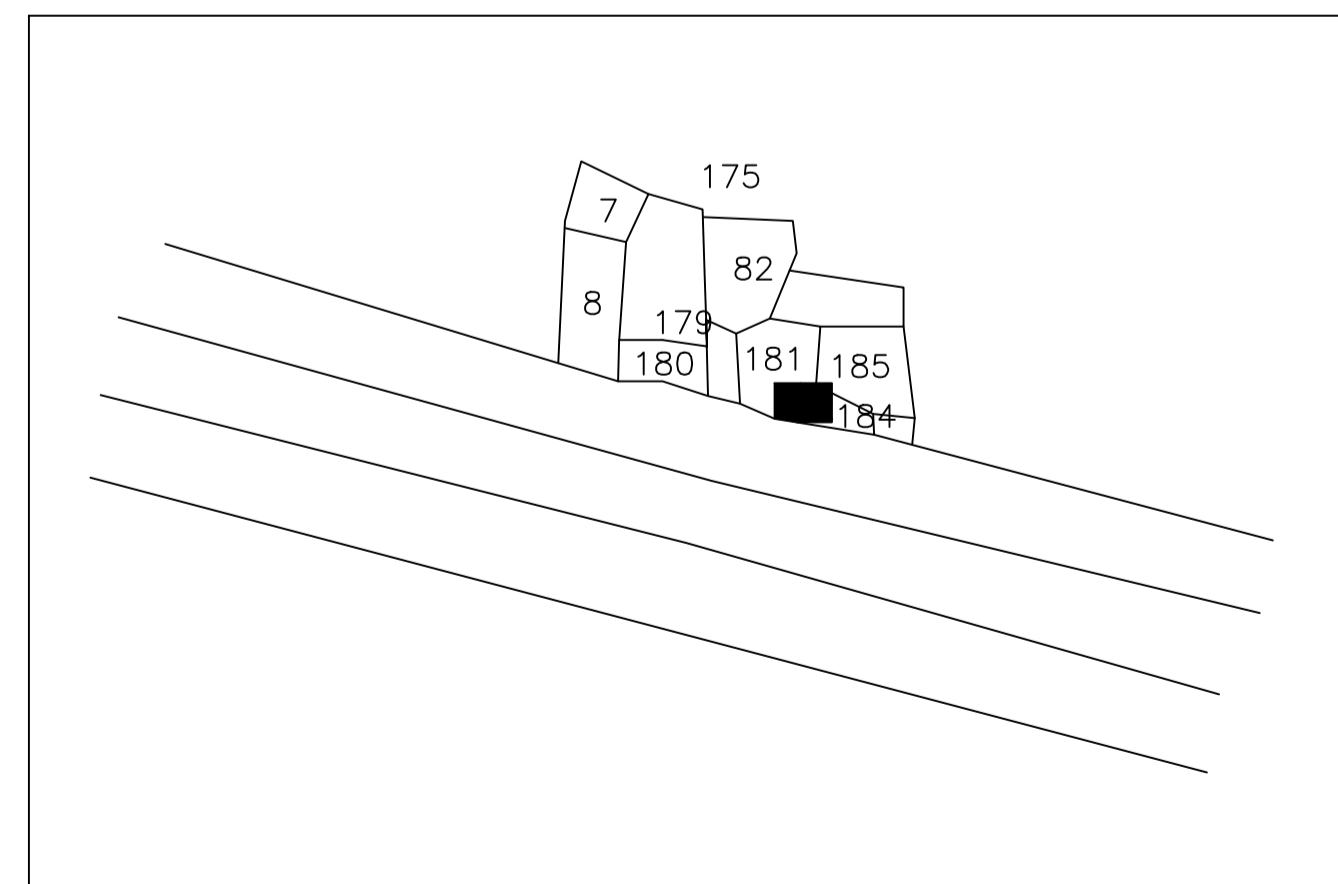
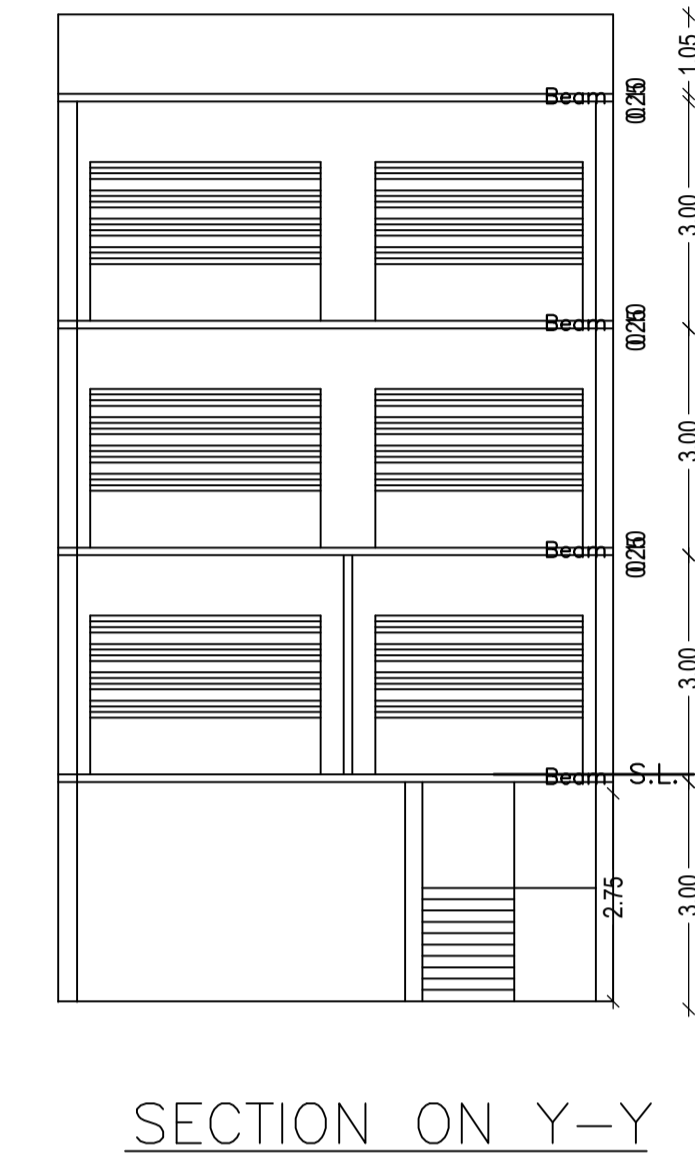
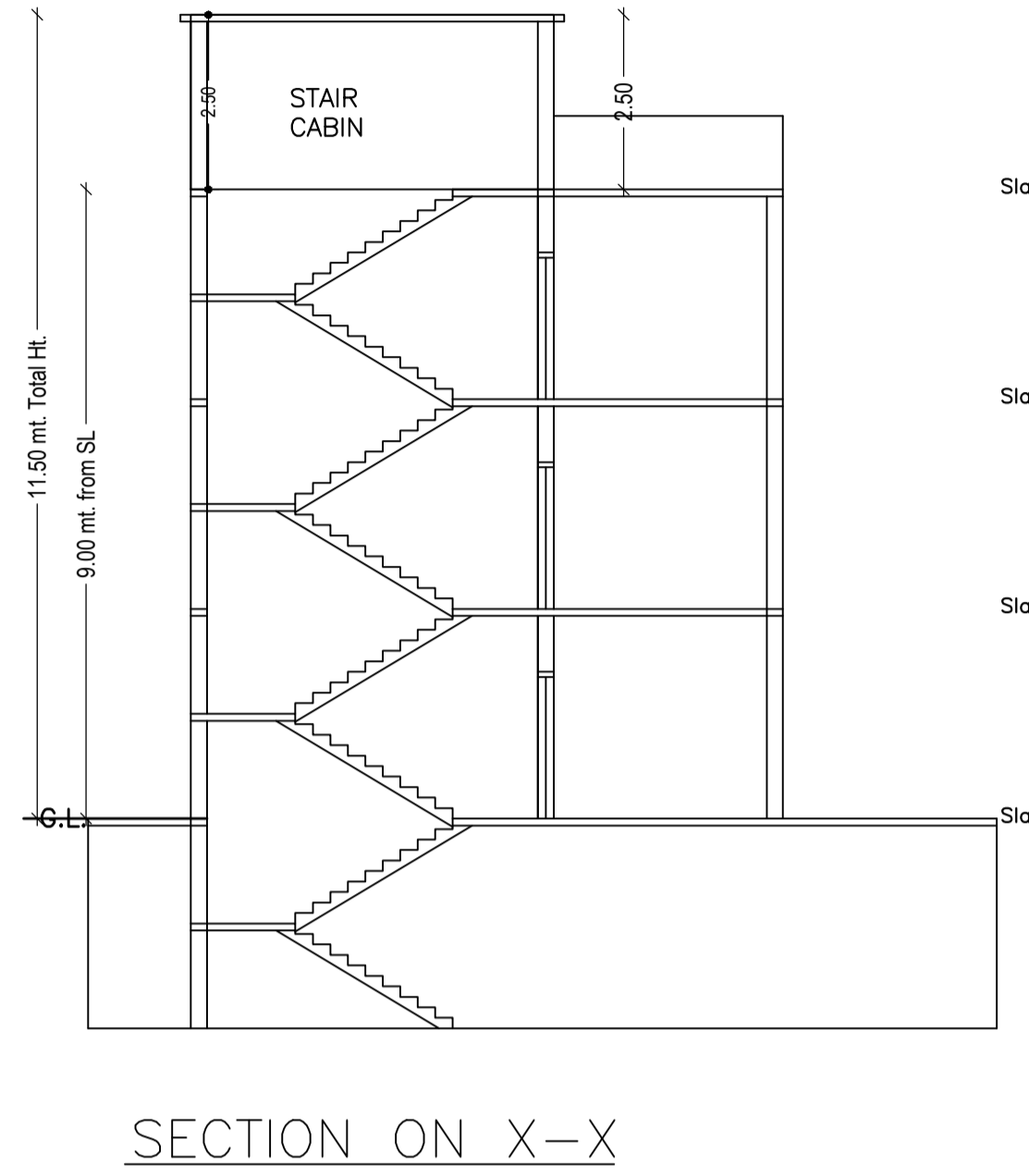
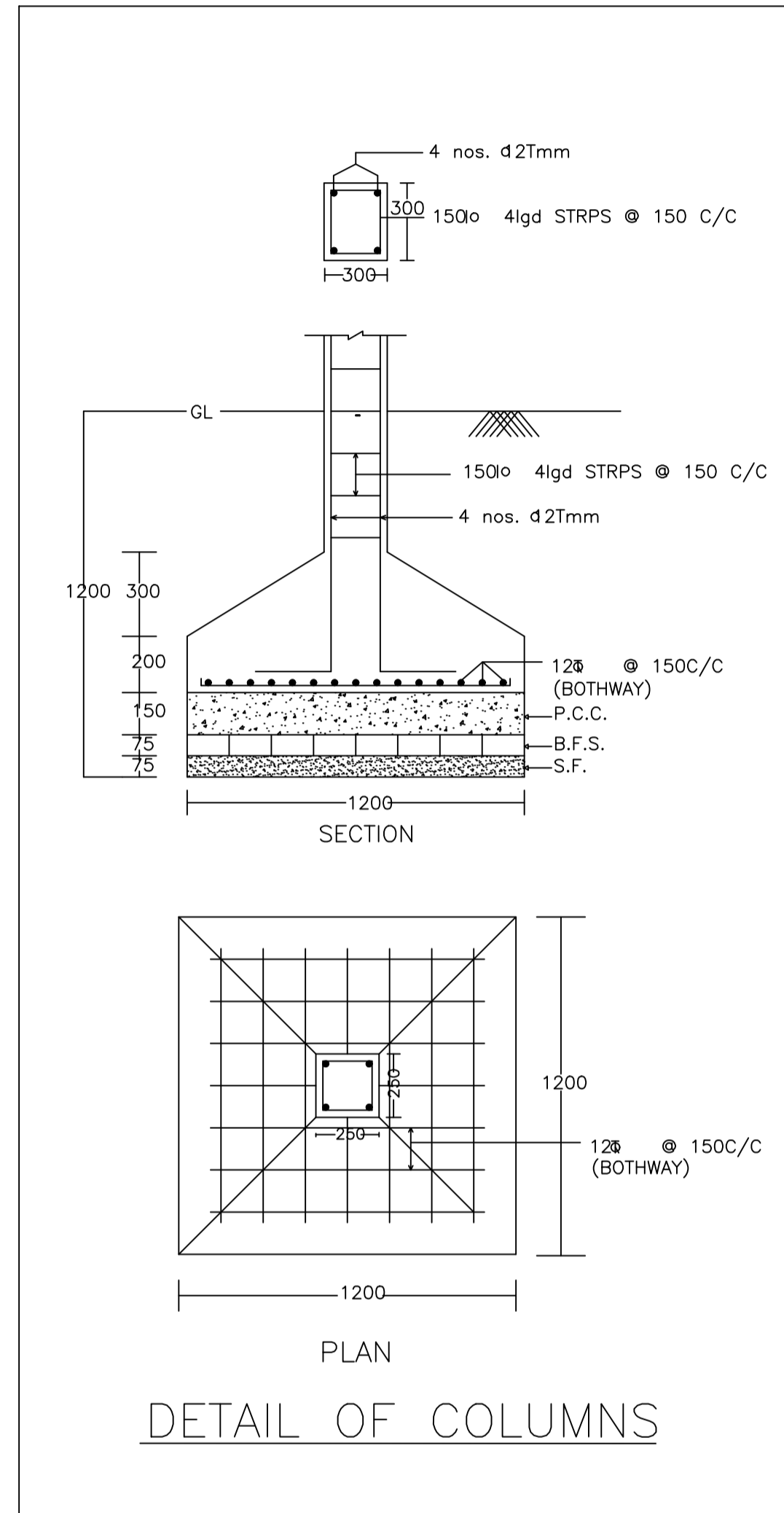
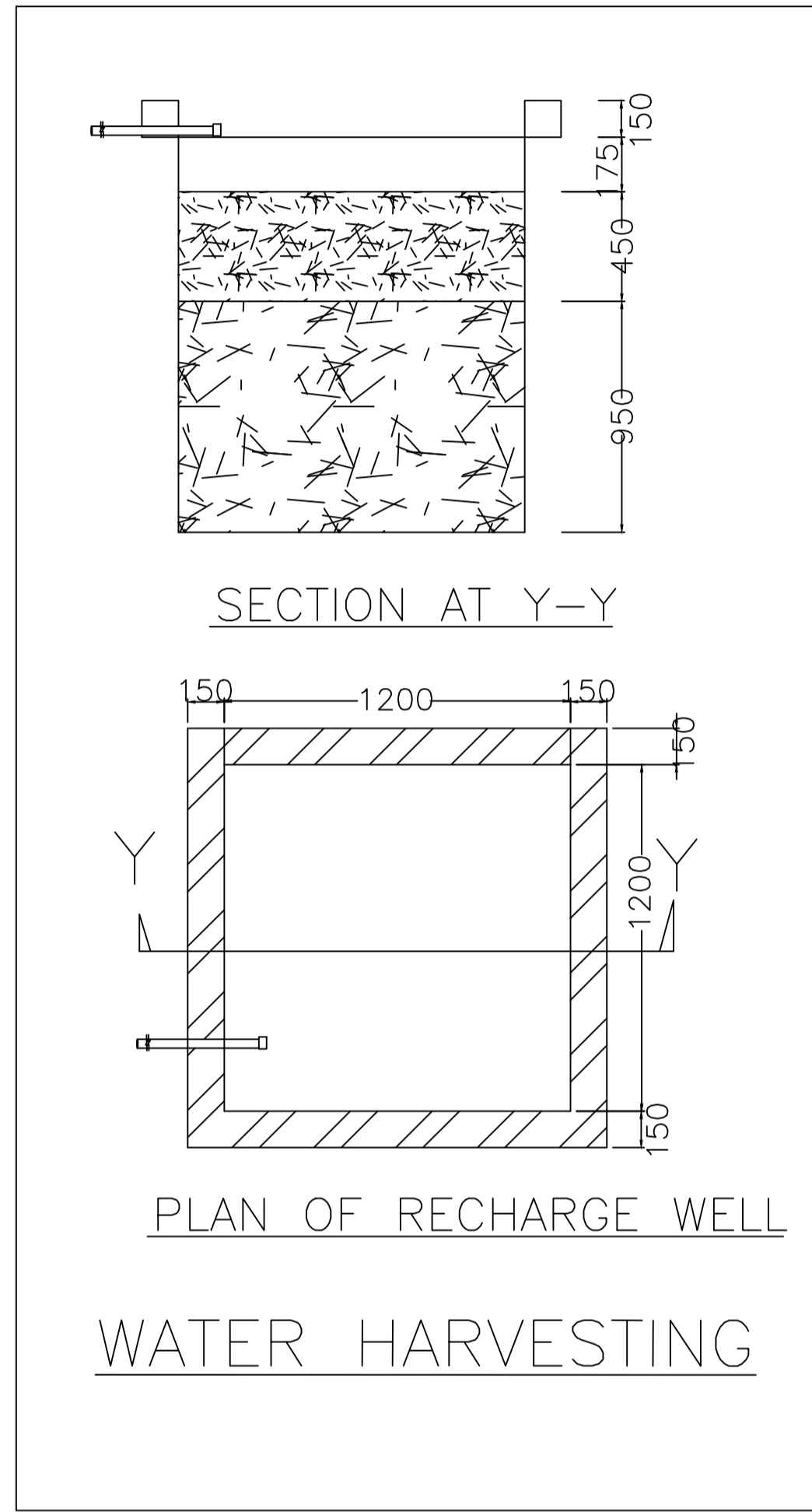
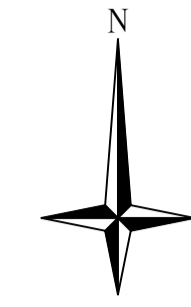


PLAN OF SEPTIC TANK

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

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Ajit Kumar MADA/ENG/0013/2019			
SIGNATURE OF OWNER			