

UnitBUA Table for Building :A (A)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	COMMERCIAL	SHOP	371.03	370.78	4	1
FIRST FLOOR PLAN	COMMERCIAL	SHOP	417.51	417.22	4	1
SECOND FLOOR PLAN	1	FLAT	76.06	76.03	9	5
	2	FLAT	55.89	55.78	7	
	3	FLAT	55.89	55.78	7	
	4	FLAT	55.89	55.85	7	
	5	FLAT	87.50	87.36	10	
TYPICAL - 3, 4 FLOOR PLAN	10	FLAT	87.50	87.37	10	10
	6	FLAT	76.06	75.96	9	
	7	FLAT	55.89	55.76	7	
	8	FLAT	55.89	55.74	7	
9	FLAT	55.89	55.84	7		
<b>Total</b>			1782.24	1780.14	128	17

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.77	2.10	50
A (A)	D	0.82	2.10	03
A (A)	D	0.85	2.10	03
A (A)	D	0.92	2.10	45
A (A)	D	0.96	2.10	01
A (A)	D	1.02	2.10	01
A (A)	D	1.07	2.10	12
A (A)	D	1.14	2.10	03
A (A)	D	1.21	2.10	02
A (A)	D	1.23	2.10	09
A (A)	D	1.36	2.10	03
A (A)	D	1.38	2.10	02
A (A)	D	1.55	2.10	03
A (A)	D	1.70	2.10	03
A (A)	D	2.13	2.10	09
A (A)	D	2.63	2.10	05
A (A)	D	3.07	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.45	1.20	03
A (A)	W	0.61	1.20	30
A (A)	W	0.84	1.20	03
A (A)	W	0.92	1.20	12
A (A)	W	1.23	1.20	44
A (A)	W	1.27	1.20	02
A (A)	W	1.30	1.20	01
A (A)	W	1.35	1.20	02
A (A)	W	1.37	1.20	01
A (A)	W	1.41	1.20	02
A (A)	W	1.47	1.20	01
A (A)	W	1.53	1.20	09
A (A)	W	1.55	1.20	01
A (A)	W	1.66	1.20	01
A (A)	W	1.72	1.20	02
A (A)	W	1.84	1.20	01
A (A)	W	1.97	1.20	01
A (A)	W	1.99	1.20	02

Building :A (A)

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.)	Tmnt (No.)
		Lift	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	494.05	8.53	0.00	452.17	0.00	0.00	33.35	33.35	33.35	00
Ground Floor	469.13	0.00	63.92	0.00	0.00	405.21	0.00	405.21	405.21	01
First Floor	499.80	8.53	44.36	0.00	0.00	446.91	0.00	446.91	446.91	01
Second Floor	490.19	8.53	86.08	0.00	0.00	395.58	0.00	395.58	395.58	05
Third Floor	488.93	8.53	84.82	0.00	0.00	395.58	0.00	395.58	395.58	05
Fourth Floor	488.93	8.53	84.82	0.00	0.00	395.58	0.00	395.58	395.58	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>2931.03</b>	<b>42.65</b>	<b>364.00</b>	<b>452.17</b>	<b>1186.74</b>	<b>852.12</b>	<b>33.35</b>	<b>2072.21</b>	<b>2072.21</b>	<b>17</b>
Total Number of Same Buildings :	1									

FAR & Tenement Details (Table 4c-1)

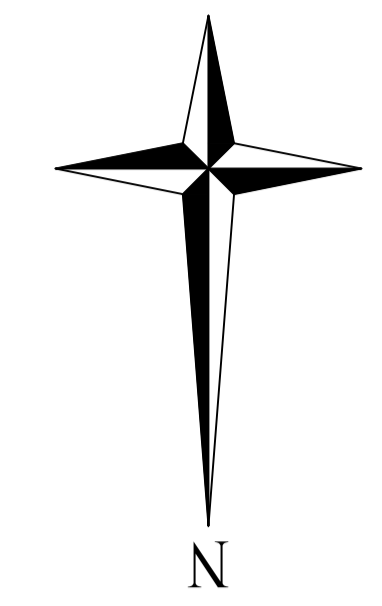
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
			Lift	Accessory Use	Parking	Resi.	Commercial				
A (A)	1	2931.03	42.65	364.00	452.17	1186.74	852.12	33.35	2072.21	2072.21	17
<b>Grand Total</b>	<b>1</b>	<b>2931.03</b>	<b>42.65</b>	<b>364.00</b>	<b>452.17</b>	<b>1186.74</b>	<b>852.12</b>	<b>33.35</b>	<b>2072.21</b>	<b>2072.21</b>	<b>17</b>

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.	Prop.
A (A)	Commercial	ResiComm Bldg	> 0	200	777.24	1	3	-	-	-	-	-	-	-
		> 0	200	777.24	-	-	-	-	-	-	1	9	-	-
	Residential Bldg/Apartment	> 0	1	15.00	1	15	-	-	-	-	-	1	15	-
<b>Total :</b>			> 0	1	15.00	-	-	-	1	2	-	-	24	24

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	18	225.00
Total Car	18	225.00	18	225.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	24	48.00
Total TwoWheeler	24	48.00	24	48.00
Other Parking	-	-	-	154.17
<b>Total</b>		<b>298.00</b>		<b>500.17</b>



Proposal Basic Information

Proposal File No.	MADA/BP/0157/2023
Owner Name	SRI BALRAM AGARWAL
Khata No	NEW -249, OLD -55
Plot No	NEW- 2831,2832/2920, 2834/2949, OLD- 1982,1983,1984
Village Name	Govindpur
Use	Commercial
SubUse	ResiComm Bldg

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY		VERSION NO. : 1.0.70
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: DHANBAD	Plot SubUse: ResiComm Bldg	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA	
Inward No: MADA/BP/0157/2023	Plot/SubPlot No: NEW- 2831,2832/2920, 2834/2949, OLD- 1982,1983,1984	
Application Type: General Proposal	North: Road Width - 60 m WIDE ROAD	
Project Type: Building Permission	South: Plot No. - PLOT NO -1986& PLOT NO- 1984 (P)	
Nature of Development: New	East: Plot No. - PART OF PLOT NO -1986& PLOT NO -1984 (P)	
Location of Development Area: Old Area	West: Plot No. - LAND OF TAHERA KHATOON	
<b>AREA DETAILS:</b>		
AREA OF PLOT (Minimum)	(A)	817.02
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	817.02
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		96.89
Total		96.89
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	720.13
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	817.02
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	817.02
<b>COVERAGE CHECK</b>		
Permissible Coverage area ( 50.00 % )		408.51
Proposed Coverage Area ( 49.60 % )		405.21
Total Prop. Coverage Area ( 49.6 % )		405.21
Balance coverage area ( 0.40 % )		3.30
<b>FAR CHECK</b>		
Perm. FAR Area ( 3.000 )		2451.06
Total Perm. FAR area		2451.06
Residential FAR		1186.75
Commercial FAR		852.12
Proposed FAR Area		2072.23
Total Proposed FAR Area		2072.23
Consumed FAR (Factor)		2.54
Balance FAR Area		378.83
<b>BUILT UP AREA CHECK</b>		
Total Proposed BuiltUp Area		2931.03
ARCHITECT (Regd)	KUSHJEE PANDEY	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SRI BALRAM 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		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	494.05	33.35	494.05	33.35
Ground Floor	469.13	405.21	469.13	405.21
First Floor	499.80	446.91	499.80	446.91
Second Floor	490.19	395.58	490.19	395.58
Third Floor	488.93	395.58	488.93	395.58
Fourth Floor	488.93	395.58	488.93	395.58
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>2931.03</b>	<b>2072.21</b>	<b>2931.03</b>	<b>2072.21</b>

Building USE/SUBUSE Details

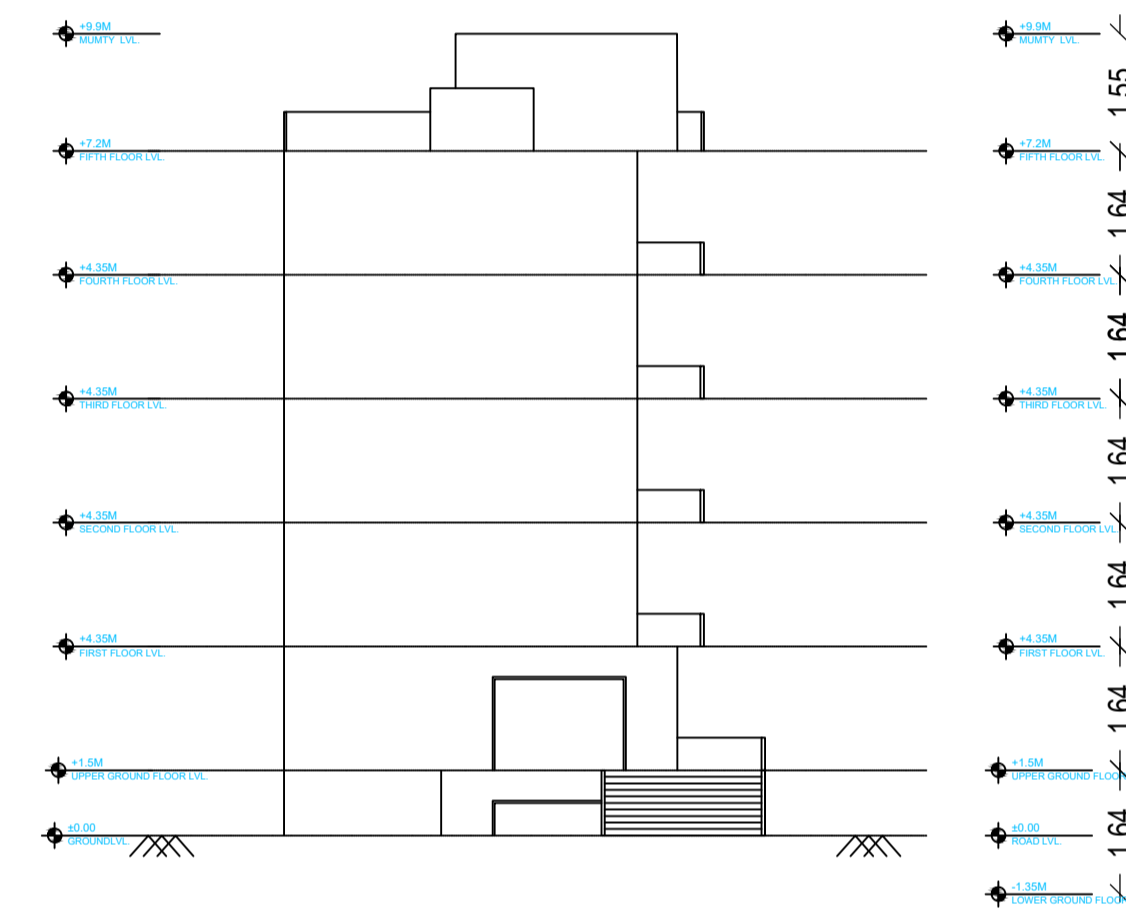
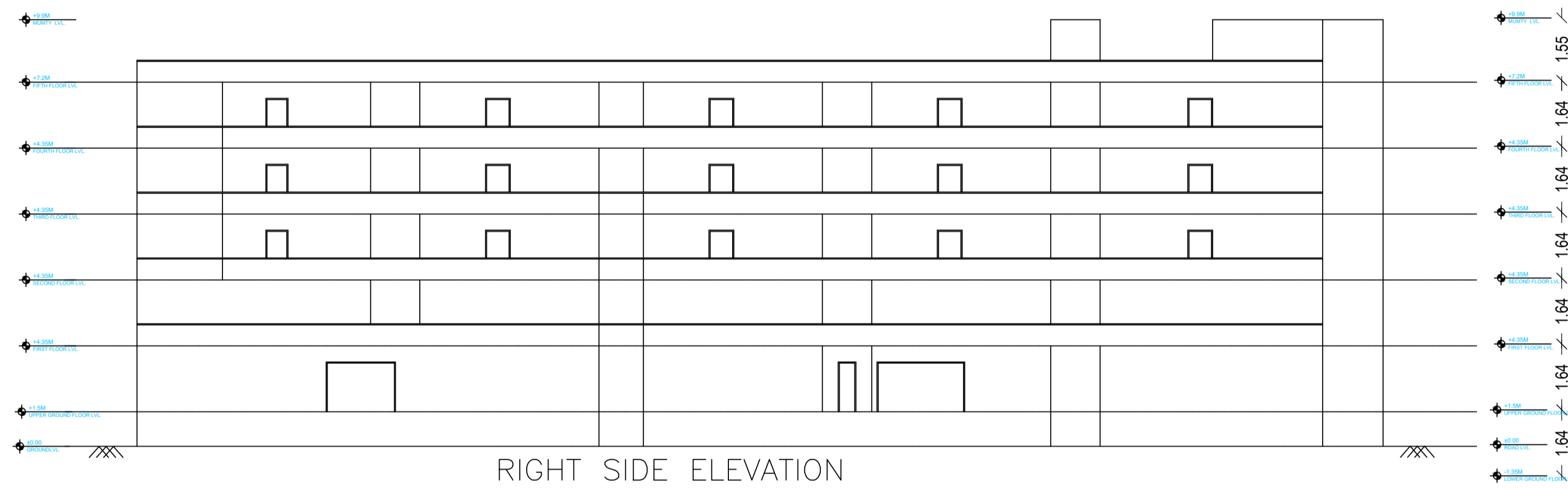
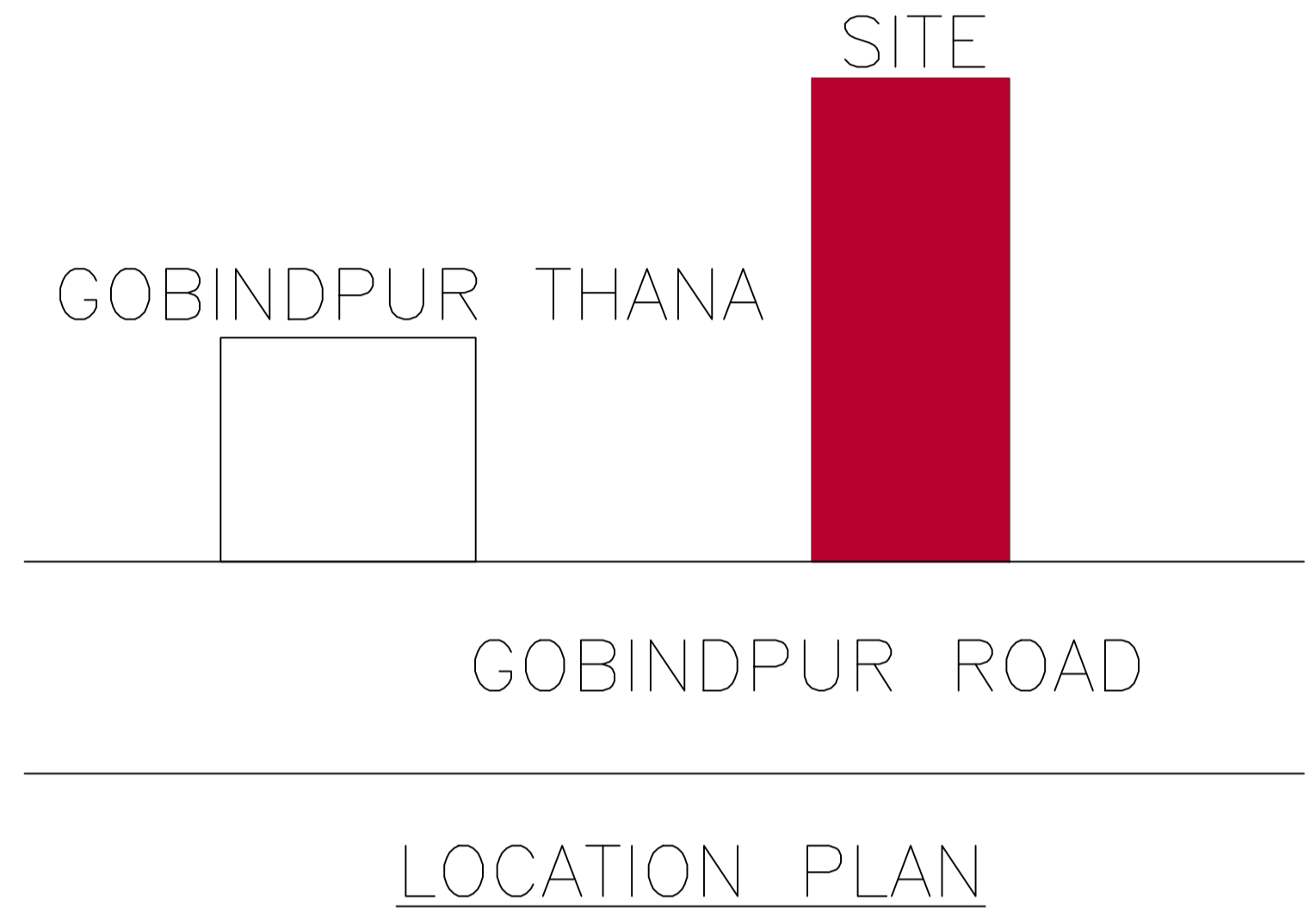
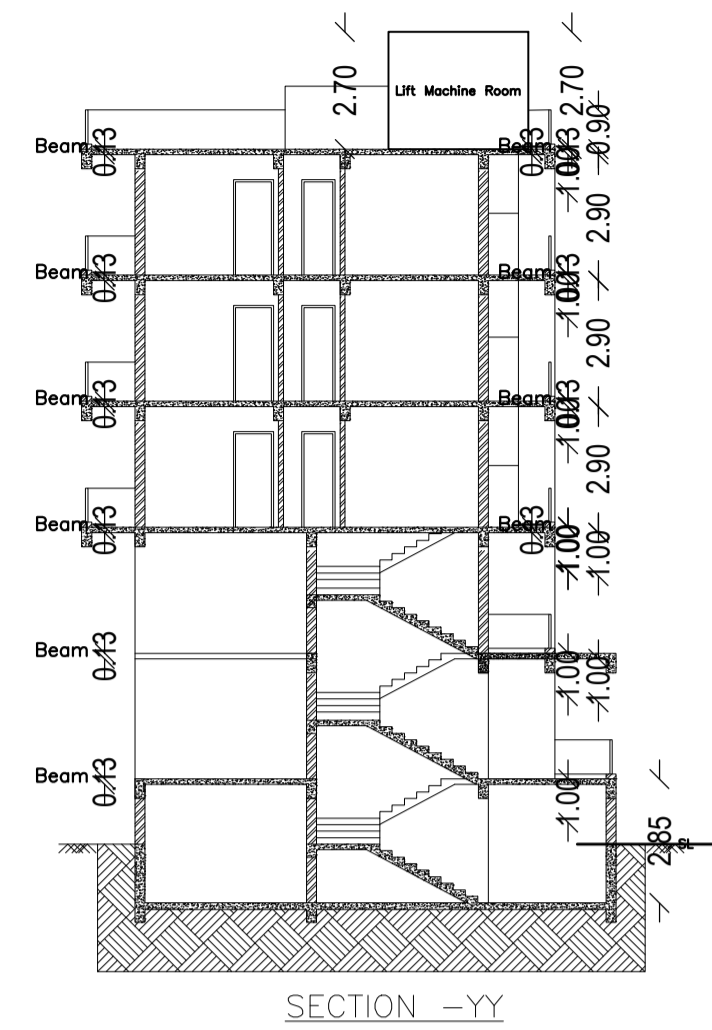
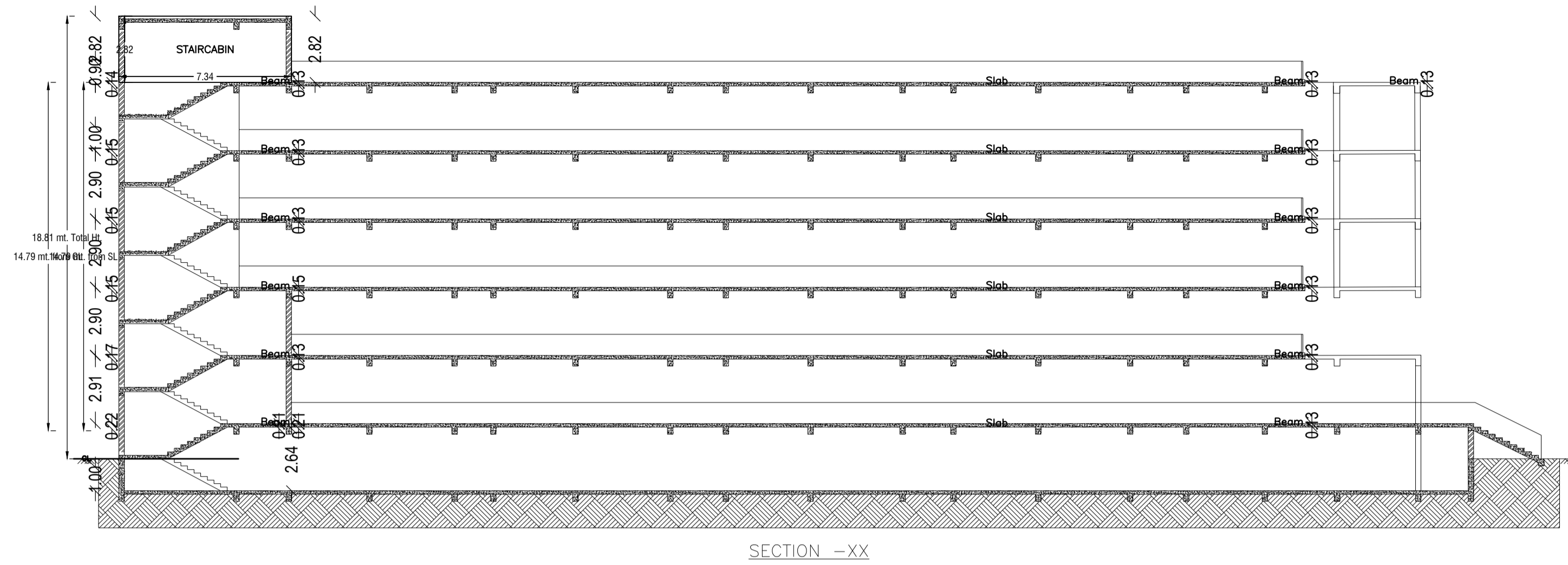
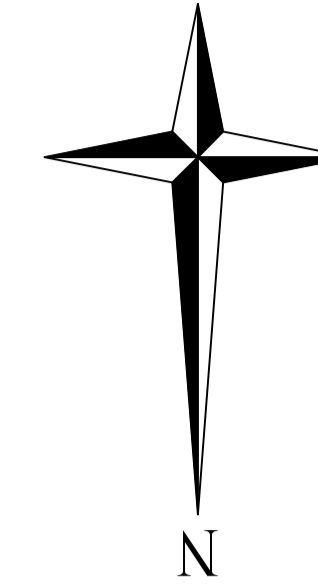
Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUSHJEE PANDEY MADA/ARC/0027/2019			



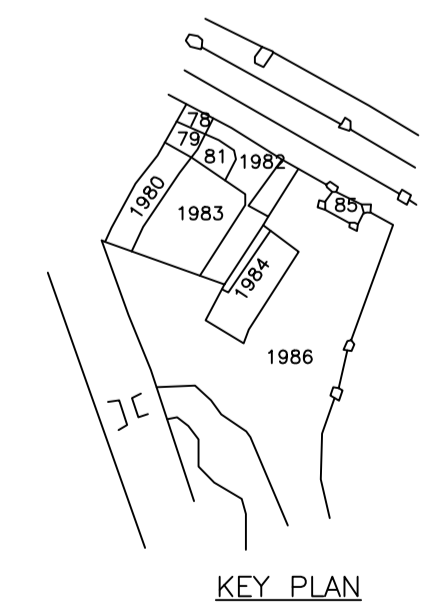
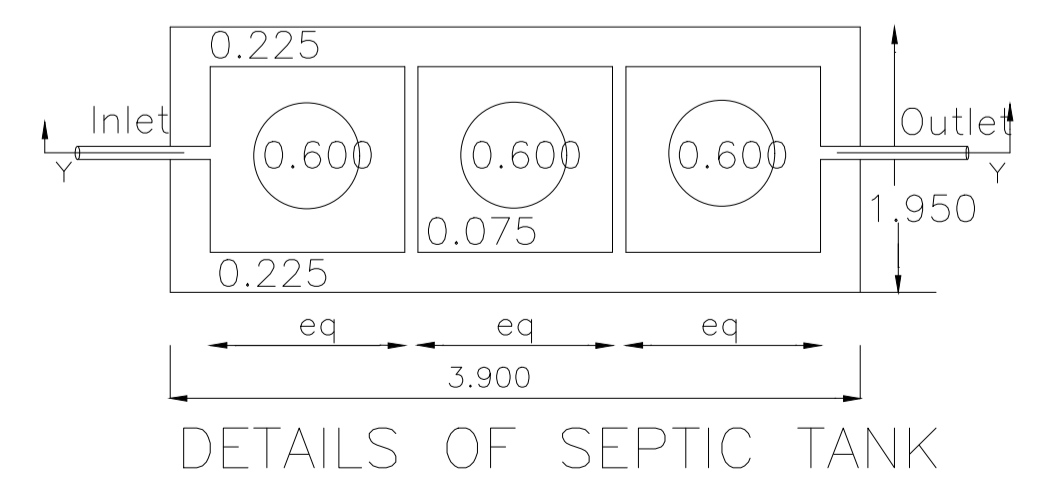
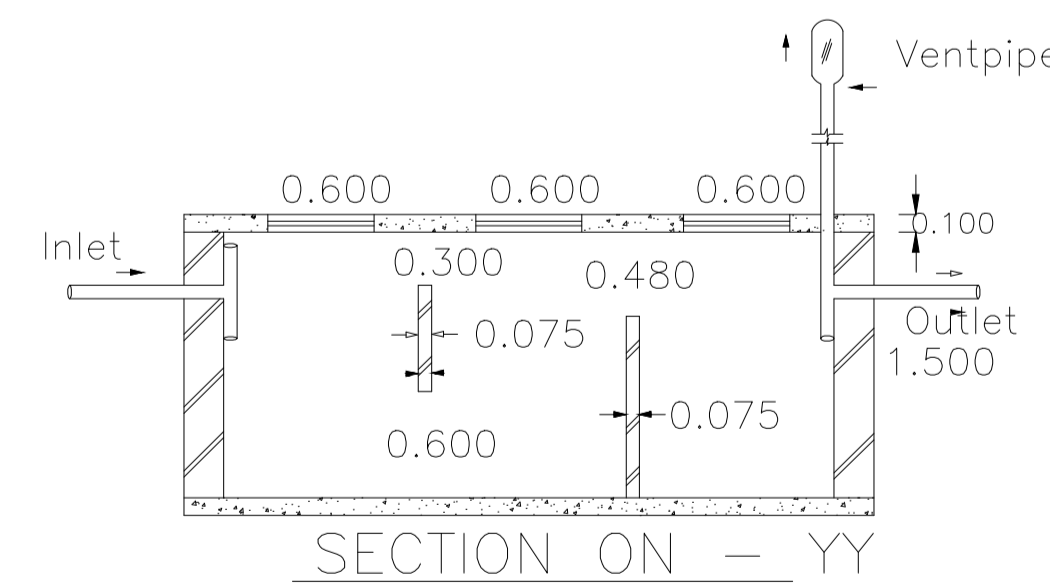
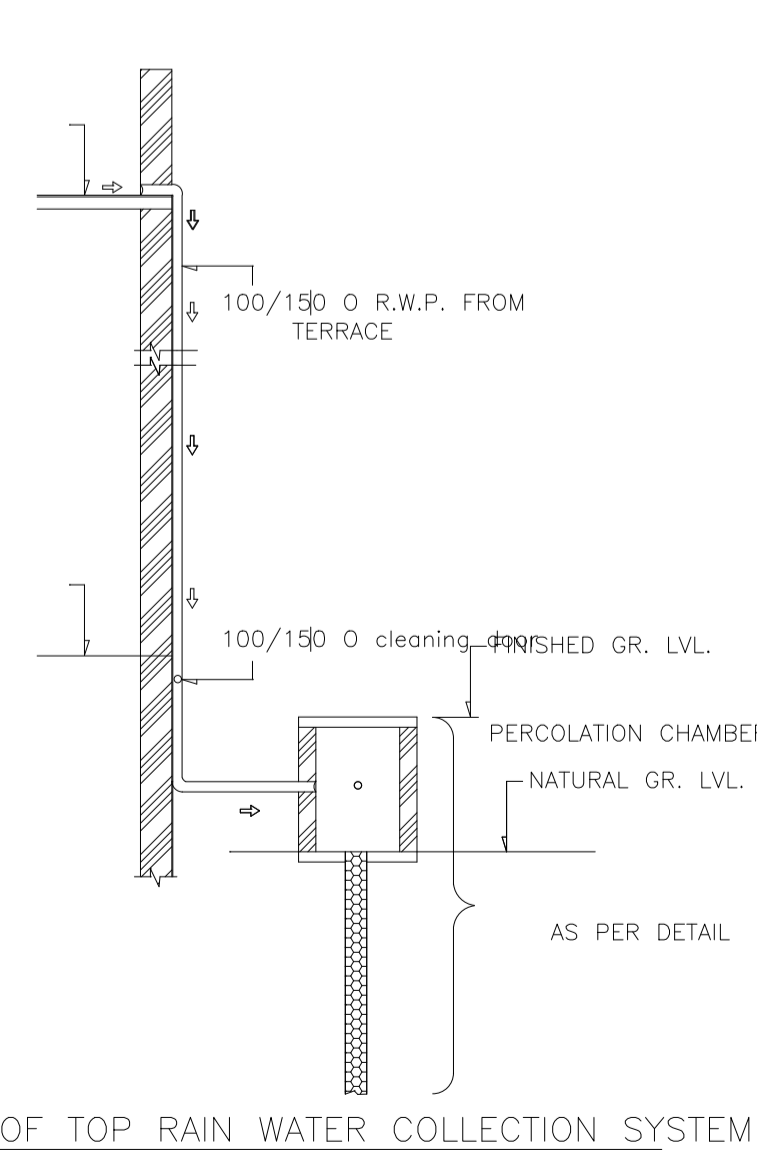
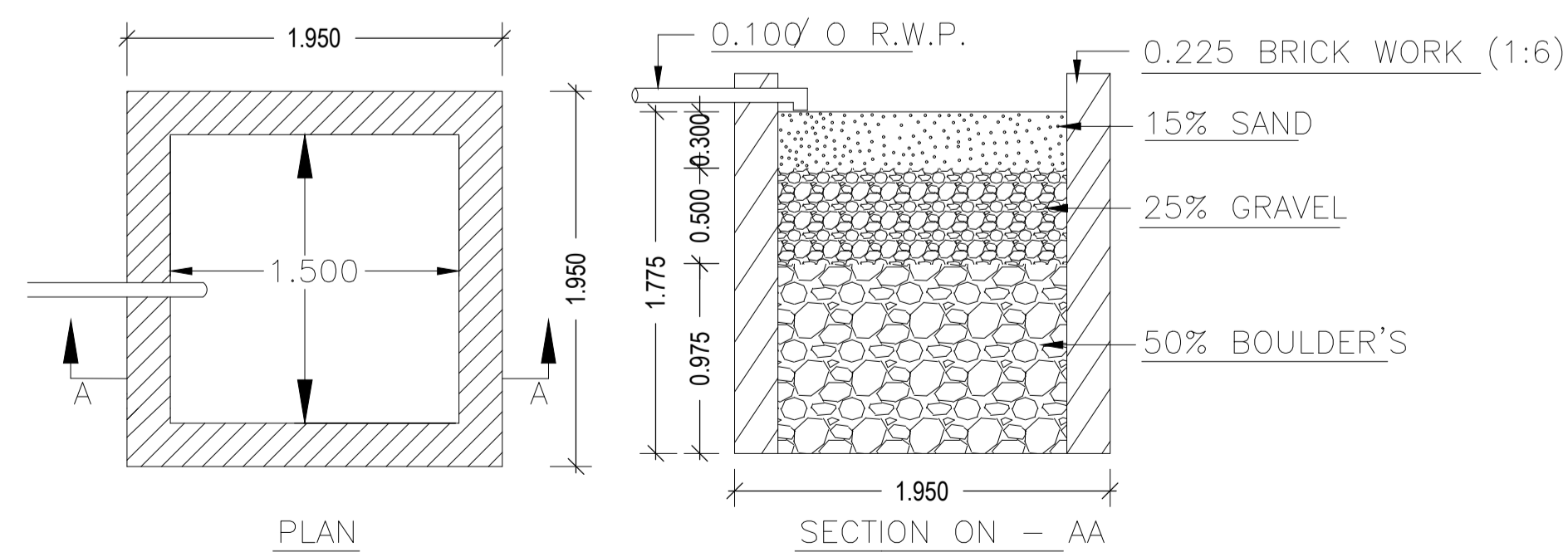
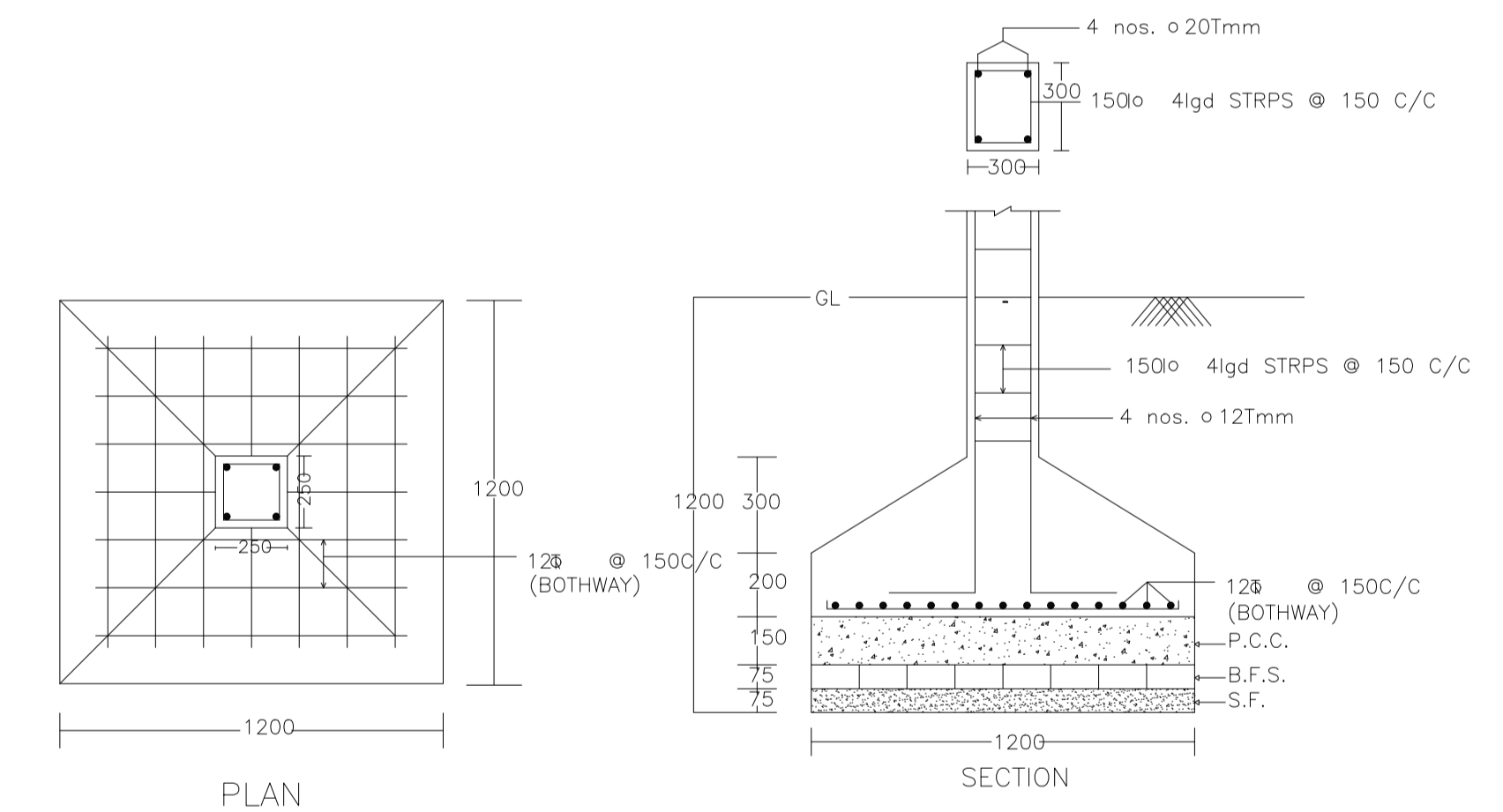


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Use	Commercial
SubUse	ResiComm Bldg



LEFT ELEVATION

FRPNT ELEVATION



DETAILS OF WATER HARVESTING

DETAILS OF SEPTIC TANK

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
KUSHJEE PANDEY MADA/ARC/0027/2019			