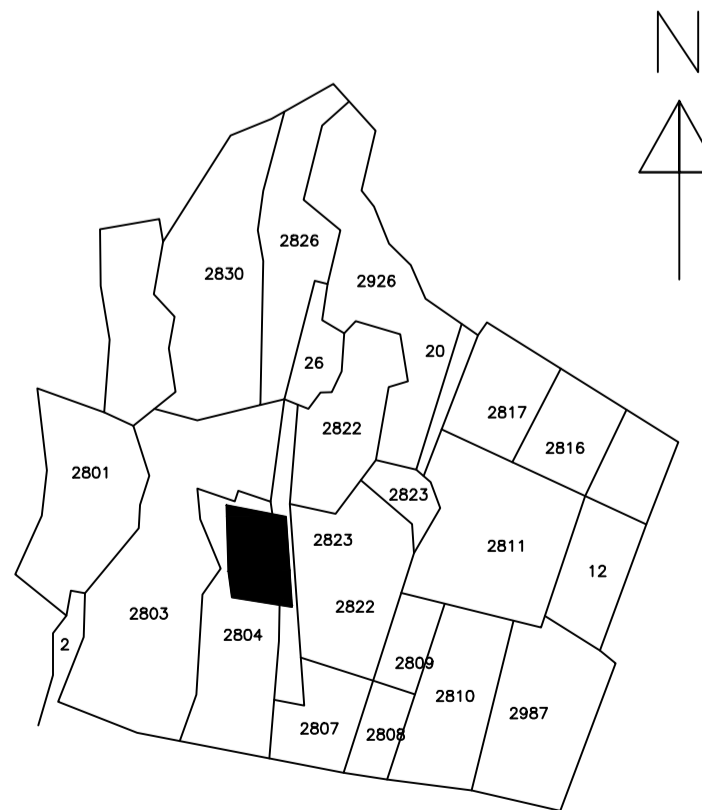


SITE PLAN



UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND, FIRST FLOOR PLAN	SHOP	SHOP	494.34	494.17	1	2
TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN	1	FLAT	108.64	96.45	7	15
	2	FLAT	87.05	79.14	7	
	3	FLAT	112.69	99.02	9	
	4	FLAT	80.29	70.36	8	
	5	FLAT	114.64	97.75	9	
Total:	-	-	2498.58	2316.49	122	17

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN	0.99 X 2.26 X 1 X 3	6.69	180.90
	1.07 X 3.58 X 1 X 3	11.46	
	1.07 X 2.55 X 1 X 3	8.16	
	0.99 X 4.19 X 2 X 3	24.90	
	0.99 X 3.73 X 1 X 3	11.10	
	0.99 X 2.59 X 1 X 3	7.71	
	0.99 X 3.35 X 1 X 3	9.96	
	0.99 X 3.62 X 1 X 3	10.77	
	1.07 X 2.57 X 1 X 3	8.22	
	1.18 X 2.46 X 1 X 3	8.70	
	0.59 X 3.63 X 1 X 3	6.39	
	1.13 X 1.87 X 1 X 3	6.30	
	1.07 X 3.43 X 1 X 3	10.98	
	0.94 X 2.55 X 1 X 3	7.20	
	0.94 X 4.04 X 1 X 3	11.40	
	0.99 X 2.87 X 1 X 3	8.55	
	0.99 X 4.15 X 1 X 3	12.33	
	0.99 X 3.39 X 1 X 3	10.08	
Total	-	-	180.90

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.52	2.10	03
A1 (A1)	D	0.62	2.10	03
A1 (A1)	D	0.67	2.10	03
A1 (A1)	D	0.76	2.10	45
A1 (A1)	D	0.79	2.10	06
A1 (A1)	D	0.80	2.10	03
A1 (A1)	D	0.81	2.10	03
A1 (A1)	D	0.91	2.10	48
A1 (A1)	D	0.92	2.10	03
A1 (A1)	D	0.99	2.10	03
A1 (A1)	D	1.03	2.10	06
A1 (A1)	D	1.04	2.10	02
A1 (A1)	D	1.05	2.10	03
A1 (A1)	D	1.07	2.10	18
A1 (A1)	D	1.10	2.10	03
A1 (A1)	D	1.37	2.10	03
A1 (A1)	D	1.60	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.61	1.20	03
A1 (A1)	W	0.66	1.20	03
A1 (A1)	W	0.72	1.20	03
A1 (A1)	W	0.74	1.20	03
A1 (A1)	W	0.76	1.20	15
A1 (A1)	W	0.82	1.20	03
A1 (A1)	W	0.84	1.20	03
A1 (A1)	W	0.91	1.20	03
A1 (A1)	W	1.10	1.20	03
A1 (A1)	W	1.20	1.20	03
A1 (A1)	W	1.22	1.20	06
A1 (A1)	W	1.26	1.20	03
A1 (A1)	W	1.33	1.20	03
A1 (A1)	W	1.34	1.20	03
A1 (A1)	W	1.41	1.20	03
A1 (A1)	W	1.44	1.20	03
A1 (A1)	W	1.47	1.20	03
A1 (A1)	W	1.49	1.20	03
A1 (A1)	W	1.51	1.20	03
A1 (A1)	W	1.52	1.20	15
A1 (A1)	W	1.66	1.20	03
A1 (A1)	W	1.67	1.20	03
A1 (A1)	W	1.70	1.20	03
A1 (A1)	W	1.71	1.20	03
A1 (A1)	W	1.95	1.20	03
A1 (A1)	W	1.97	1.20	02
A1 (A1)	W	2.06	1.20	03
A1 (A1)	W	2.10	1.20	03
A1 (A1)	W	2.13	1.20	03
A1 (A1)	W	2.36	1.20	03
A1 (A1)	W	2.52	1.20	03

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.)	Tmnt (No.)
		Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	506.32	0.00	0.00	0.00	0.00	493.84	0.00	0.00	0.00	0.00	00
Ground Floor	497.87	0.00	0.00	0.00	0.00	0.00	0.00	497.87	497.87	497.87	01
First Floor	497.87	0.00	0.00	0.00	0.00	0.00	0.00	497.87	497.87	497.87	01
Second Floor	551.44	3.53	30.15	1.05	61.56	0.00	455.15	0.00	455.15	455.15	05
Third Floor	551.44	3.53	30.15	1.05	61.56	0.00	455.15	0.00	455.15	455.15	05
Fourth Floor	551.44	3.53	30.15	1.05	61.56	0.00	455.15	0.00	455.15	455.15	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	3156.38	10.59	90.45	3.15	184.68	493.84	1365.45	995.74	2361.19	2361.19	17
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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tmnt (No.)
			Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial			
A1 (A1)	1	3156.38	10.59	90.45	3.15	184.68	493.84	1365.45	995.74	2361.19	2361.19	17
Grand Total	1	3156.38	10.59	90.45	3.15	184.68	493.84	1365.45	995.74	2361.19	2361.19	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.		
A1 (A1)	Commercial	Retail Shop	> 0	50	963.73	1	13	-	-	-	-		
			> 0	50	963.73	-	-	-	-	-	-		
			> 0	1	15.00	1	15	-	-	-	-		
			> 0	1	15.00	-	-	-	-	-	-		
			> 0	1	15.00	-	-	1	2	-	-		
Total:	-	-	-	-	-	28	34	-	2	2	-	56	30

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	17	212.50
Two Stack/Car	-	-	17	212.50
Total Car	28	350.00	34	425.00
Visitor's Car Parking	-	-	2	25.00
Two Stack/Visitor Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	30	60.00
TwoWheeler	-	-	30	60.00
Total TwoWheeler	56	112.00	60	120.00
Total	-	487.00	-	715.00

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

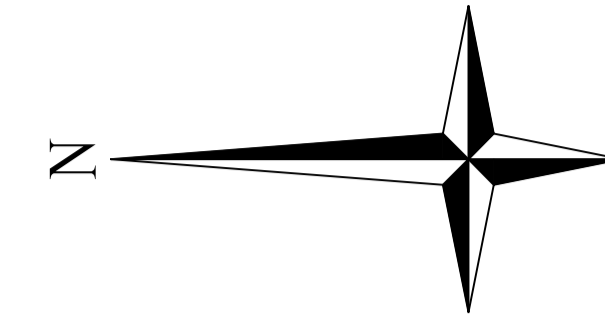
STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE

Proposal Basic Information

Proposal File No.	MADA/BP/0117/2023
Owner Name	MAHESH PRASAD MAHTO, SUNDAR LAL KOIRI
Khata No	371
Plot No	2804, 2823
Village Name	Ranipokhar
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT MINERAL

AREA STATEMENT MINERAL AUTHORITY DEVELOPMENT	VERSION NO.: 1.0.70
VERSION DATE: 16/10/2020	
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: DHANBAD	Plot SubUse: Resi+Comm
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA
Inward No: MADA/BP/0117/2023	Plot/SubPlot No: 2804, 2823
Application Type: General Proposal	North: Plot No. - VENDOR'S NIZ
Project Type: Building Permission	South: Plot No. - PLOT NO. 2804, 2823
Nature of Development: New	East: Plot No. - PLOT NO. 2822
Location of Development Area: Old Area	West: Road Width - 7.0
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 958.28 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 958.28
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	103.02
Total	103.02
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 855.25
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 958.28
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 958.28
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	574.96
Proposed Coverage Area (51.95 %)	497.87
Total Prop. Coverage Area (51.95 %)	497.87
Balance coverage area (8.04 %)	77.09
FAR CHECK	
Perm. FAR Area (2.500)	2395.68
Total Perm. FAR area	2395.68
Residential FAR	1365.45
Commercial FAR	995.74
Proposed FAR Area	2361.19
Total Proposed FAR Area	2361.19
Consumed FAR (Factor)	2.46
Balance FAR Area	34.49
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	3156.38
ARCHITECT (Regd)	Lalan Prasad Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MAHESH PRASAD MAHTO, SUNDAR LAL KOIRI
DEVELOPMENT AUTHORITY	LOCAL BODY

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

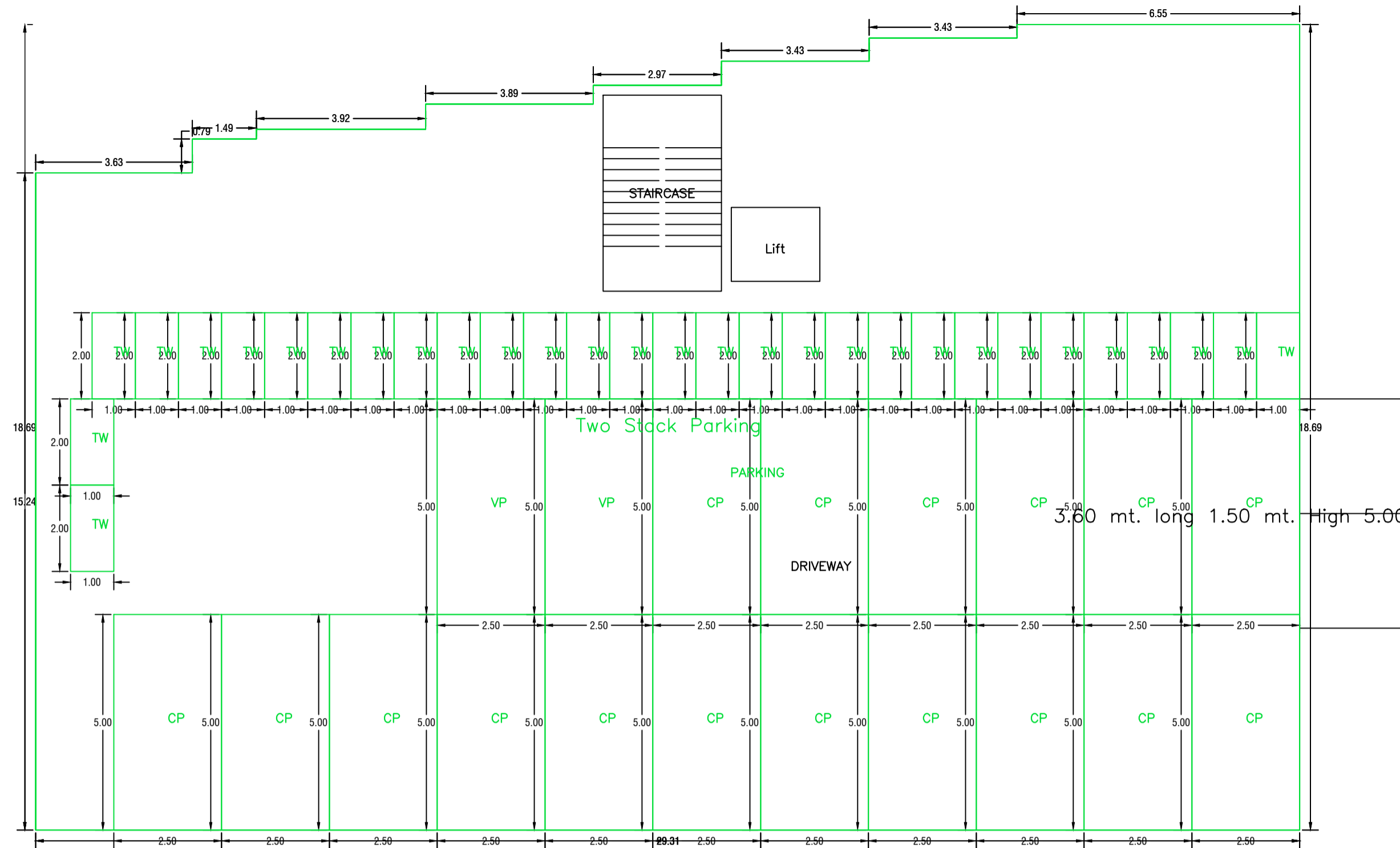
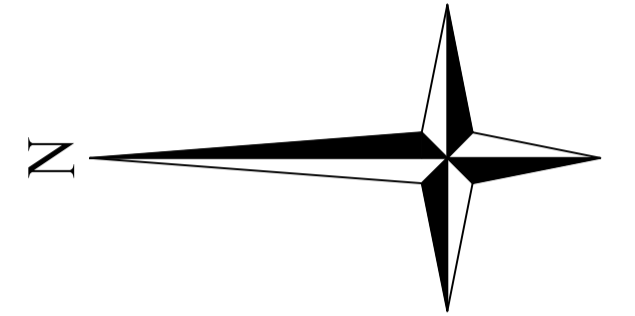
Buildingwise Floor FAR Details

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	506.32	0.00	506.32	0.00
Ground Floor	497.87	497.87	497.87	497.87
First Floor	497.87	497.87	497.87	497.87
Second Floor	551.44	455.15	551.44	455.15
Third Floor	551.44	455.15	551.44	455.15
Fourth Floor	551.44	455.15	551.44	455.15
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3156.38	2361.19	3156.38	2361.19

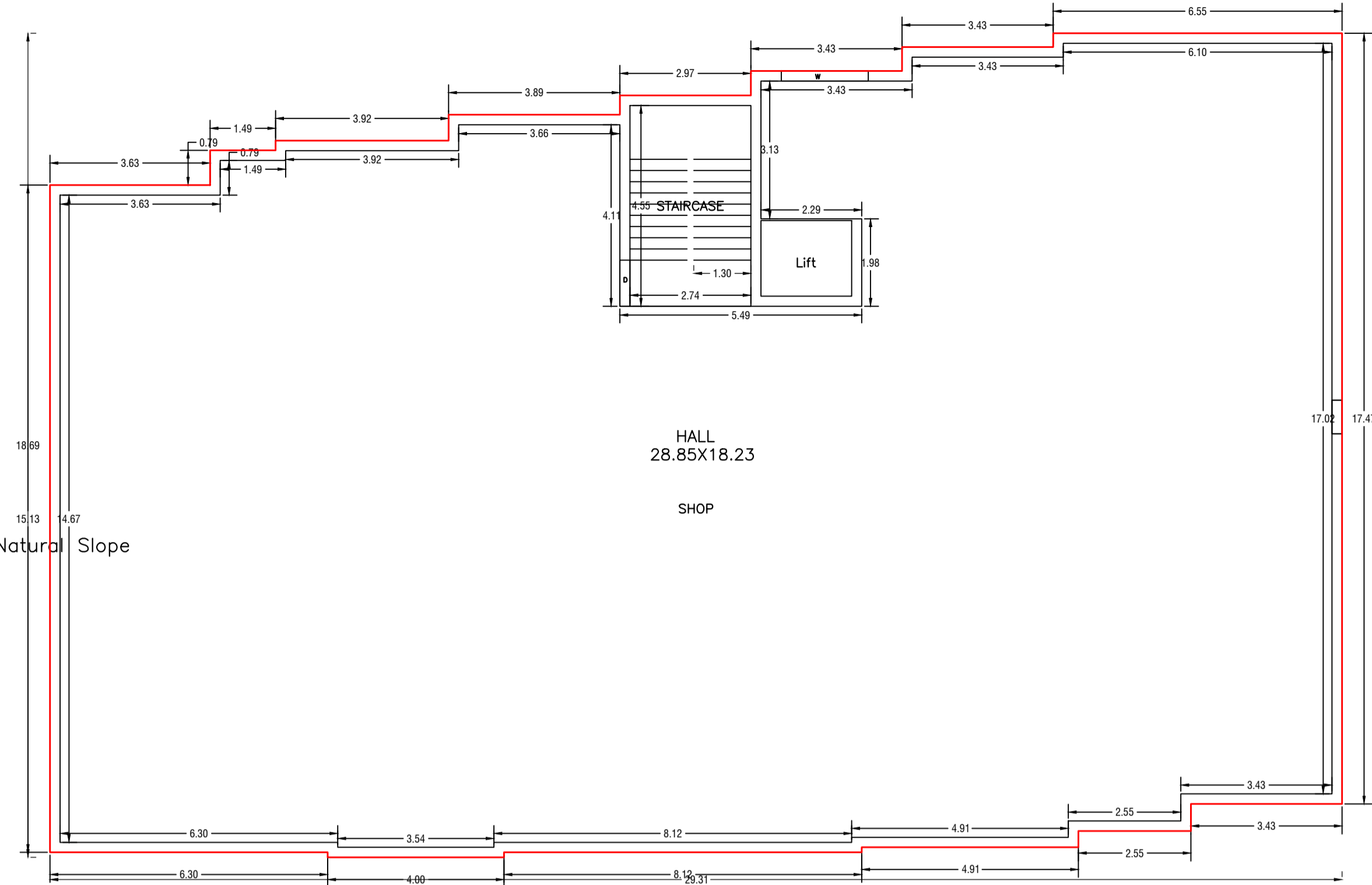
Building USE/SUBUSE Details

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

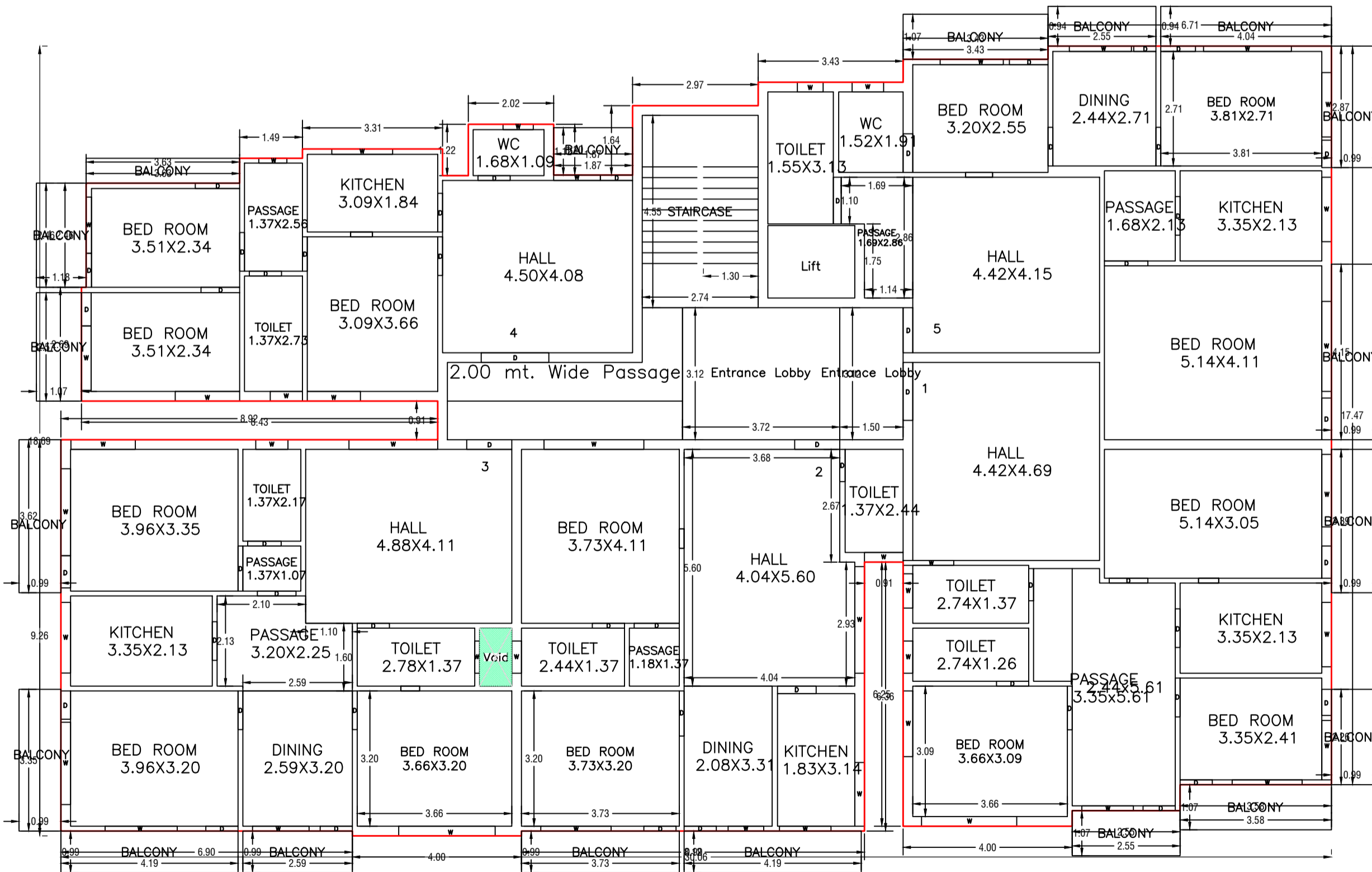
Proposal Basic Information	
Proposal File No.	MADA/BP/0117/2023
Owner Name	MAHESH PRASAD MAHTO, SUNDAR LAL KOIRI
Khata No	371
Plot No	2804, 2823
Village Name	Ranipokhar
Use	Mixed
SubUse	Resi+Comm



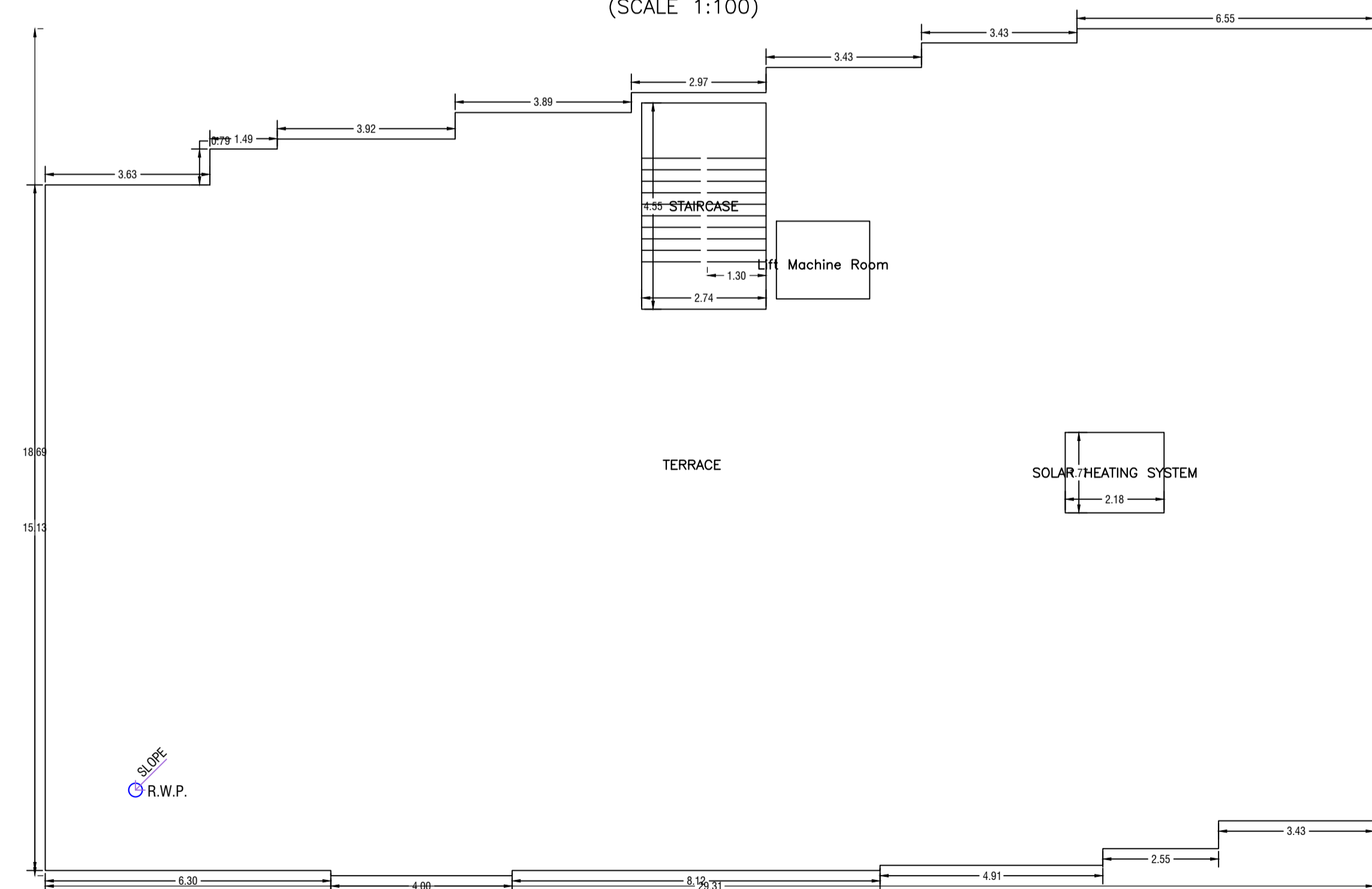
BASEMENT FLOOR PLAN
(SCALE 1:100)



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



TYPICAL - SECOND, THIRD, FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

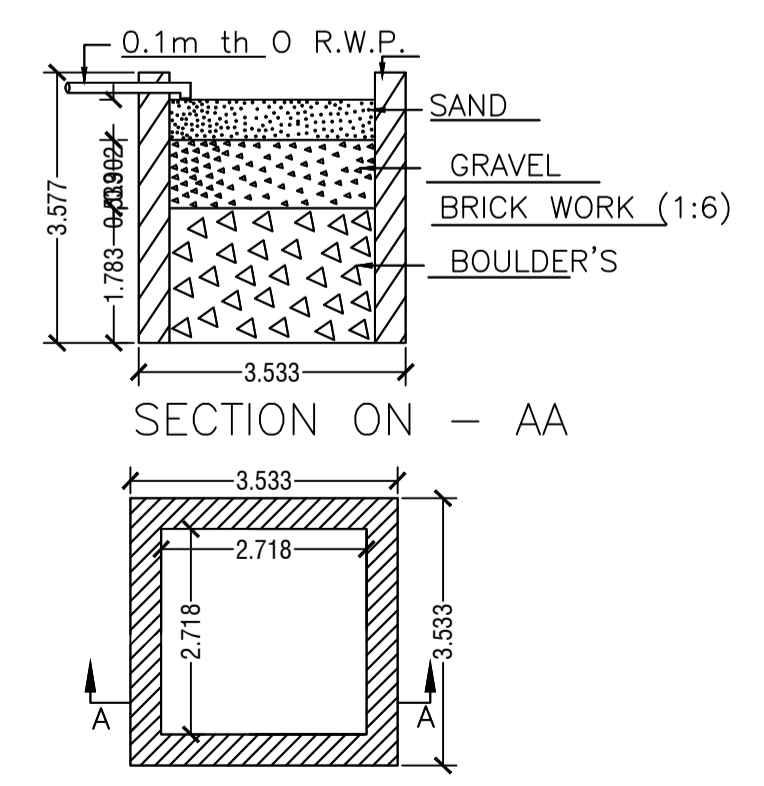
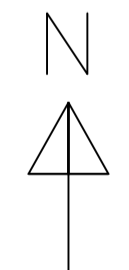
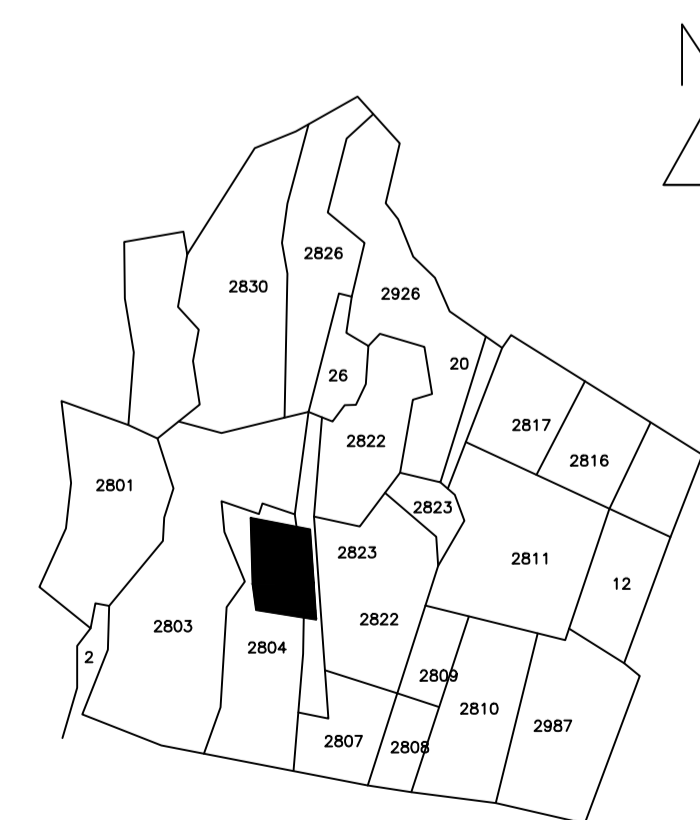
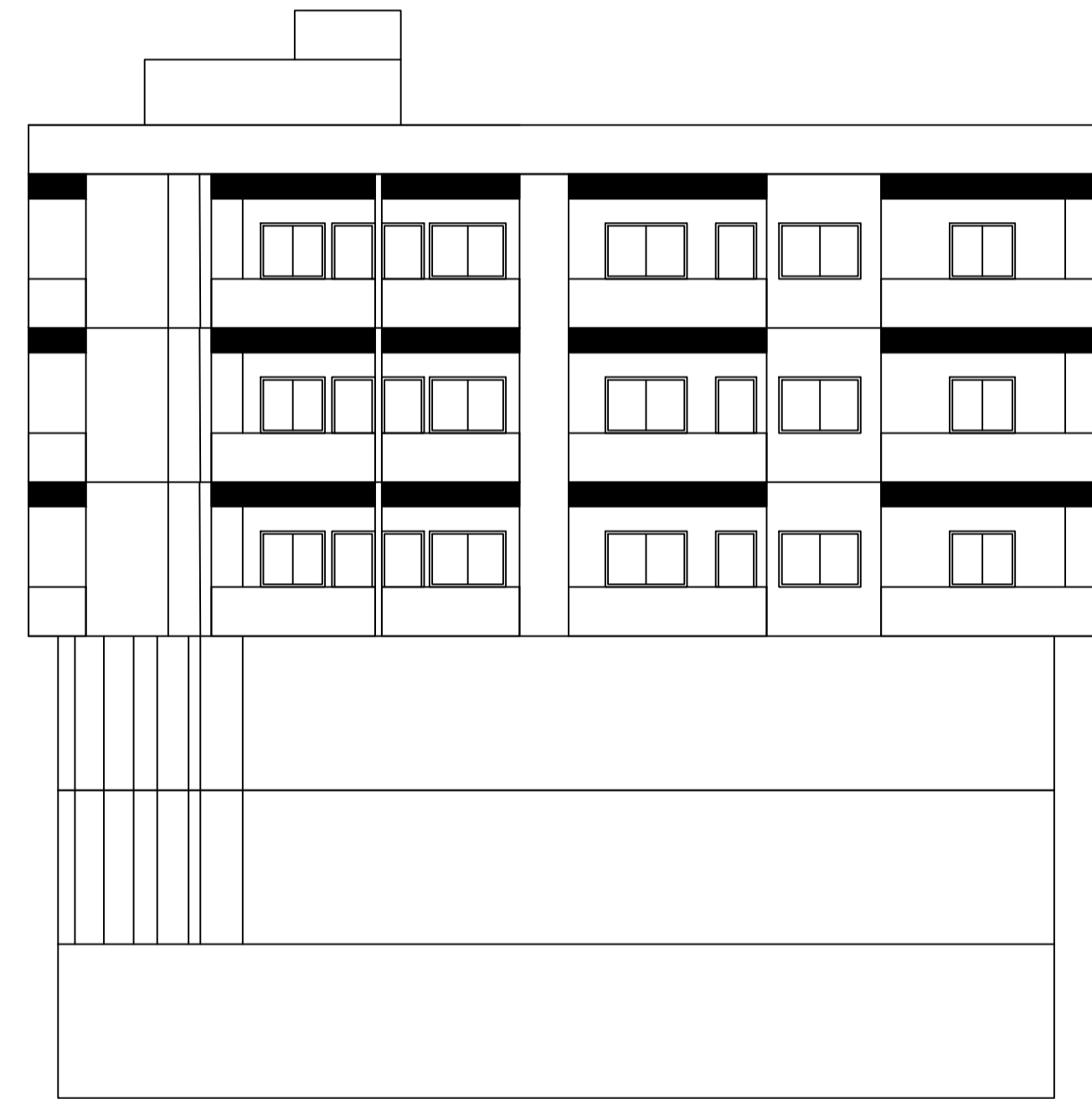
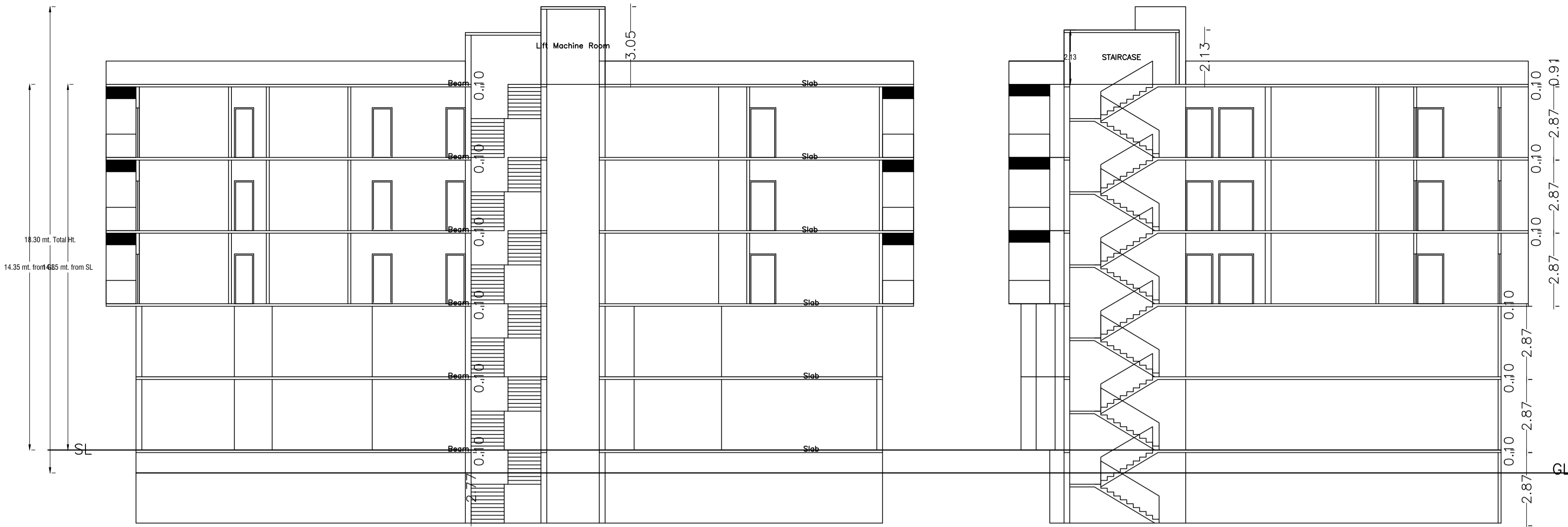
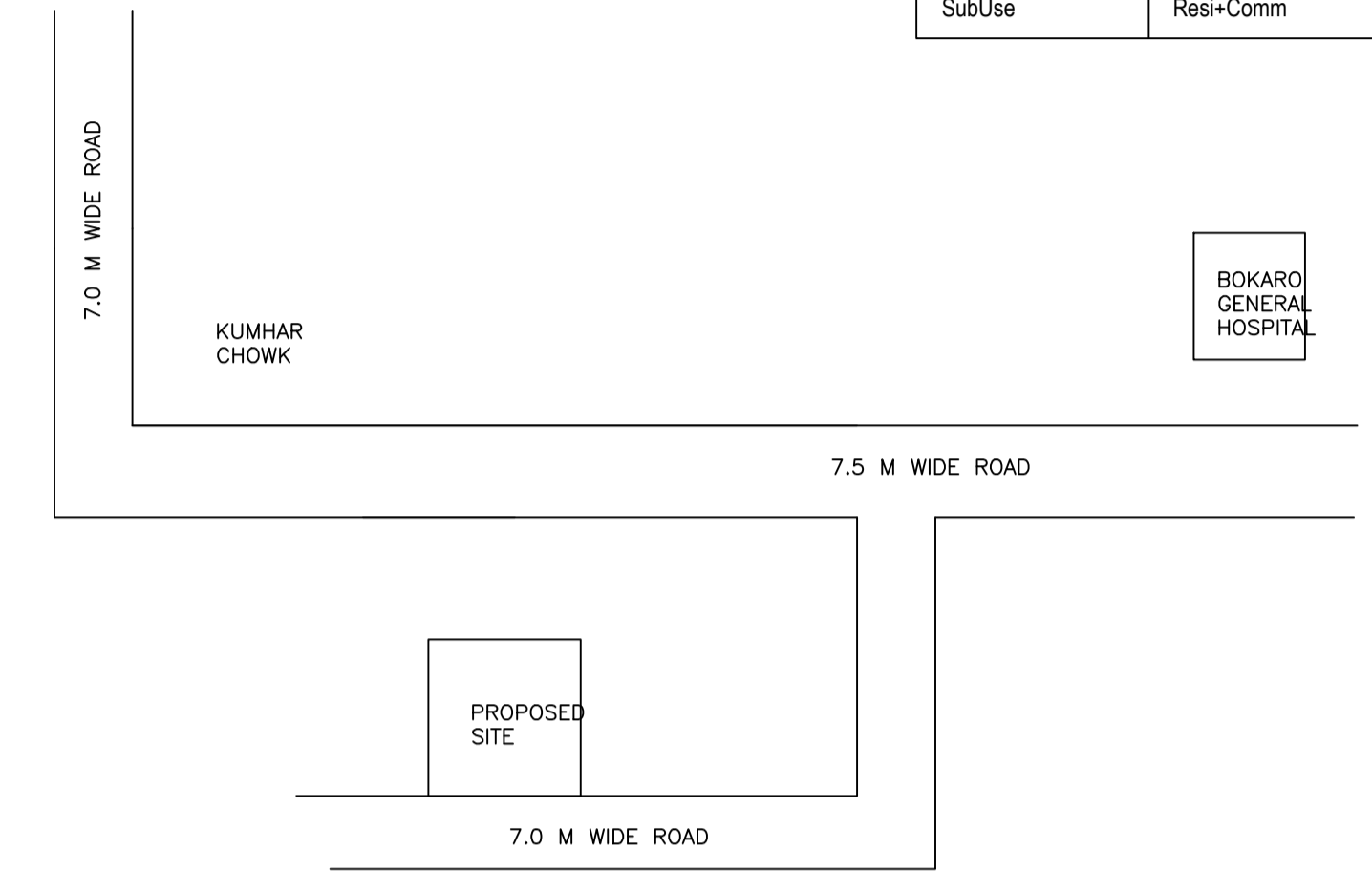
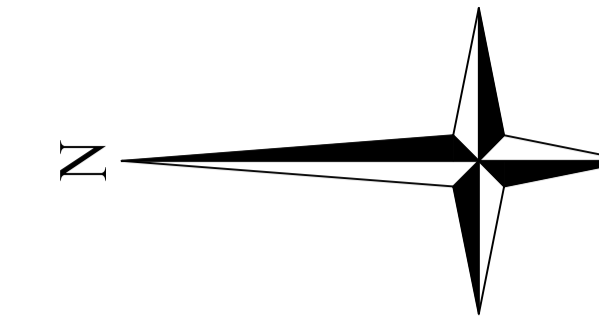


TERRACE FLOOR PLAN
(SCALE 1:100)

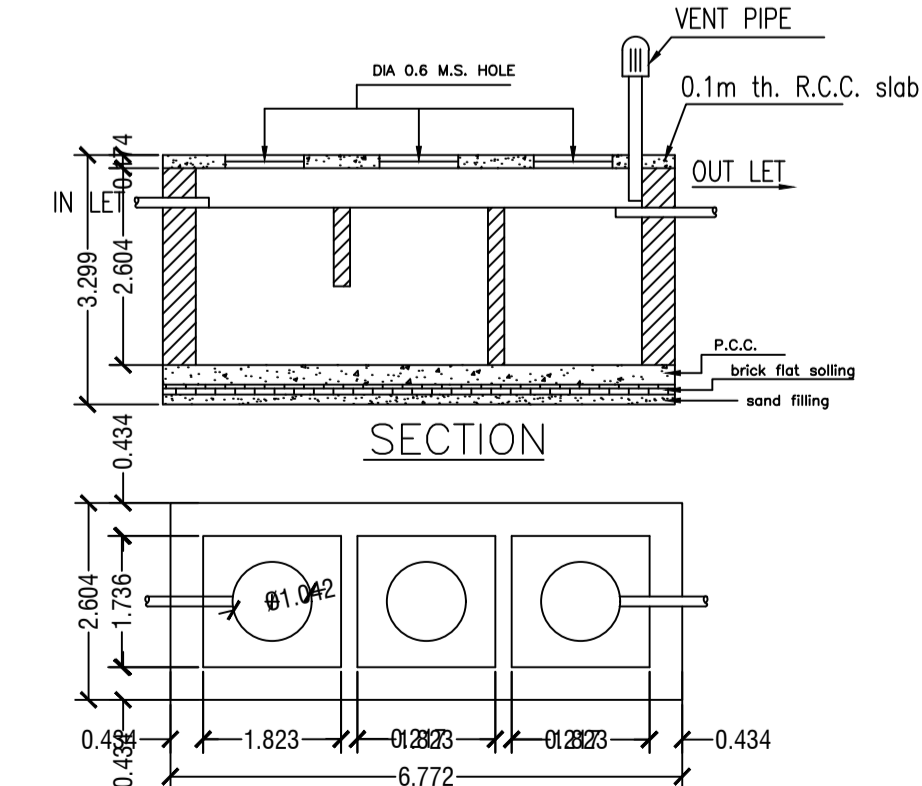
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020			

Proposal Basic Information

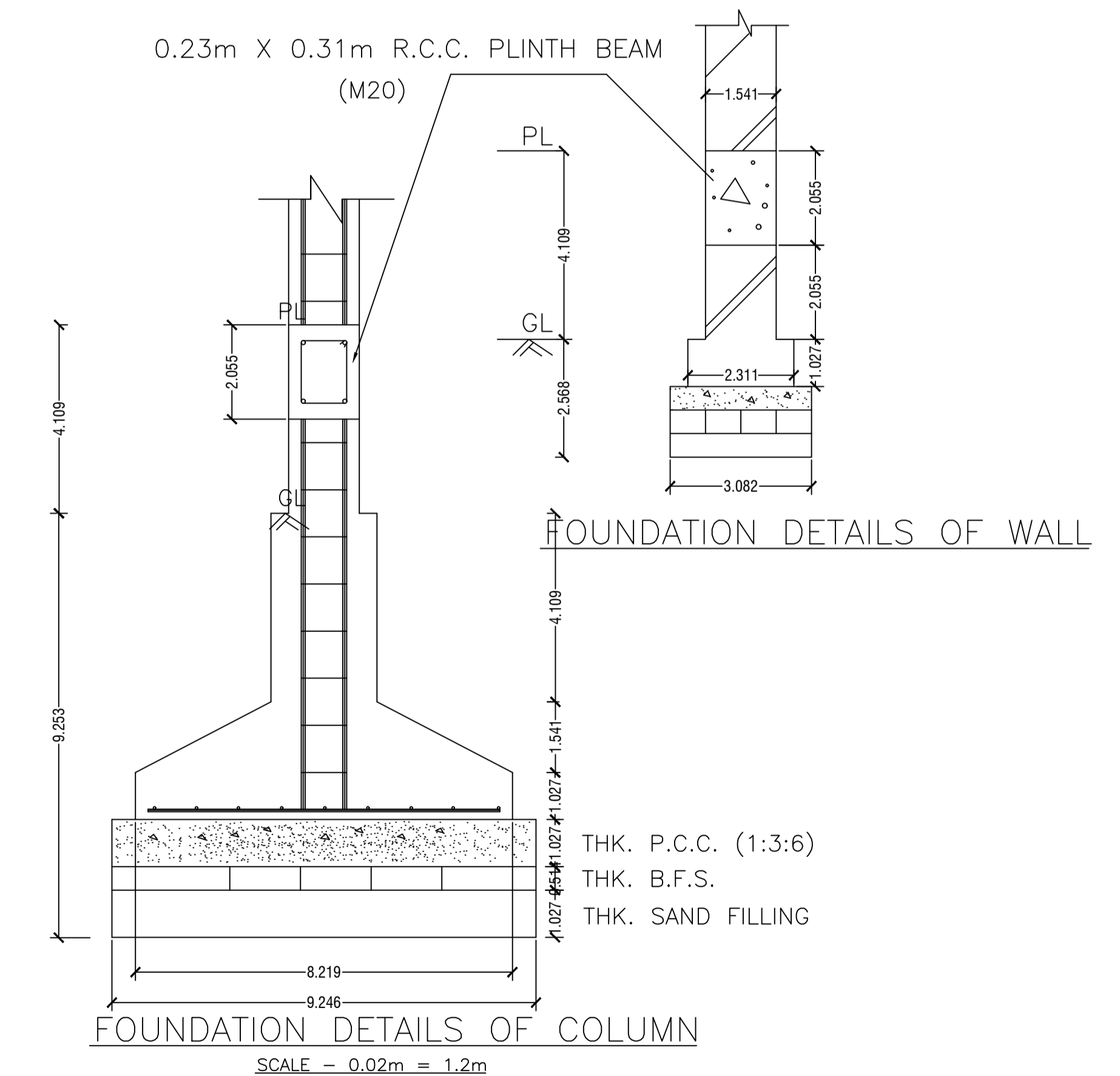
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Owner Name	MAHESH PRASAD MAHTO, SUNDAR LAL KOIRI
Khata No	371
Plot No	2804, 2823
Village Name	Ranipokhar
Use	Mixed
SubUse	Resi+Comm



DETAIL'S OF WATER HARVESTING



DETAILS OF SEPTIC TANK



SCALE - 0.02m = 1.2m

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