

Proposal Basic Information	
Proposal File No.	MADA/BP/0366/2023
Owner Name	APARANA INFRACON PRIVATE LTD. REP ITS DIRECTOR TAPAS KUMAR LAHIRY
Khata No	old 32, new 36
Plot No	old 581,582, new 588
Village Name	Gosaidih
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MINERAL		VERSION NO. : 1.0.70
AREA DEVELOPMENT AUTHORITY		VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA	
Inward No: MADA/BP/0366/2023	Plot/SubPlot No: old 581,582, new 588	
Application Type: General Proposal	North: Road Width - 6.09	
Project Type: Building Permission	South: Plot No. - 583	
Nature of Development: New	East: Plot No. - 608	
Location of Development Area: Old Area	West: Plot No. - 581	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	286.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	286.42
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		42.54
Total		42.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	243.88
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	286.42
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	286.42
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		171.85
Proposed Coverage Area (50.99 %)		146.05
Total Prop. Coverage Area (50.99 %)		146.05
Balance coverage area (9.01 %)		25.80
FAR CHECK		
Perm. FAR Area (1.800)		515.56
Total Perm. FAR area		515.56
Residential FAR		438.15
Proposed FAR Area		438.15
Total Proposed FAR Area		438.15
Consumed FAR (Factor)		1.53
Balance FAR Area		77.41
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		438.15
ARCHITECT (Regd)	Lalan Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	APARANA INFRACON PRIVATE LTD. REP ITS DIRECTOR TAPAS KUMAR LAHIRY	
DEVELOPMENT AUTHORITY		LOCAL BODY

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)	Dark Blue

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT FLAT - A	FLAT	438.15	438.08	11	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT FLAT - A	FLAT	0.00	0.00	4	0
Total:	-	-	438.15	438.08	19	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	1.07	2.10	21
A (BUILDING)	D	1.83	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.40	1.20	01
A (BUILDING)	W	1.80	1.20	44

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	146.05	146.05	146.05	146.05	01
First Floor	146.05	146.05	146.05	146.05	00
Second Floor	146.05	146.05	146.05	146.05	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	438.15	438.15	438.15	438.15	01
Total Number of Same Buildings :	1				
Total :	438.15	438.15	438.15	438.15	01

Buildingwise Floor FAR Details

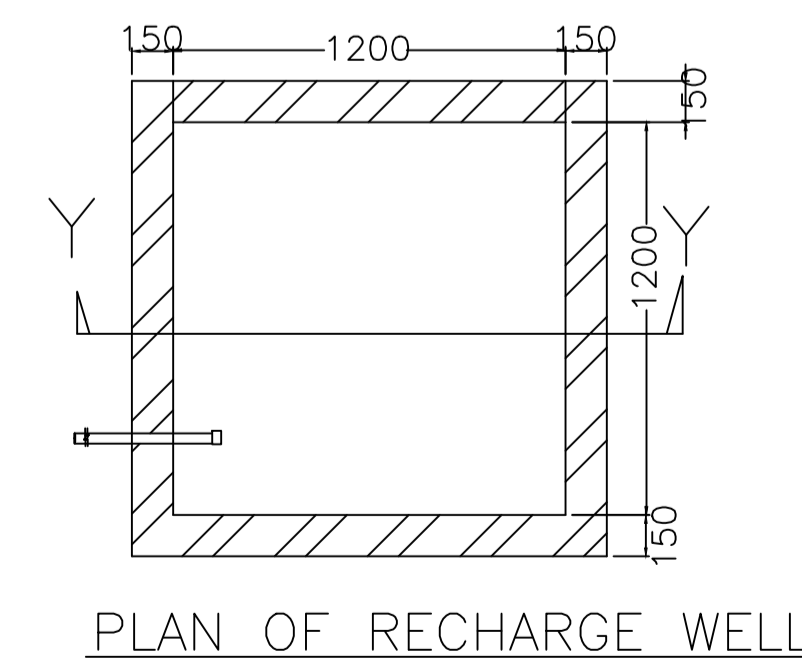
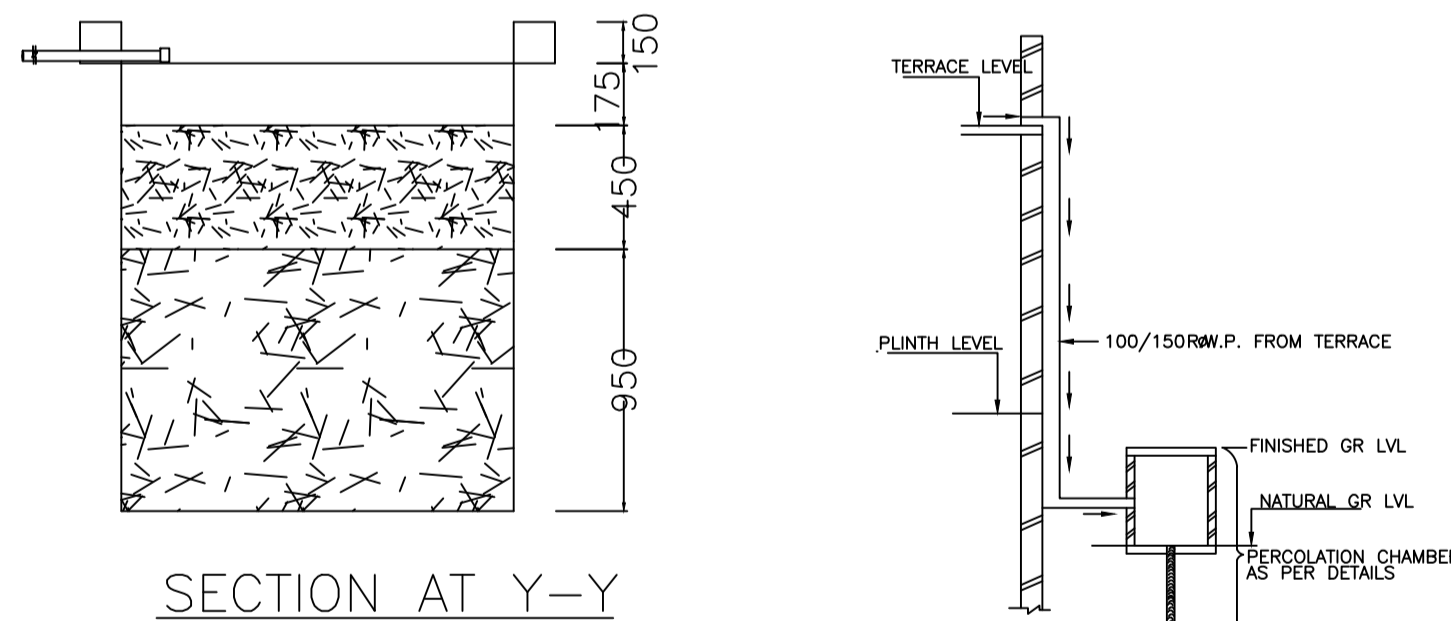
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	146.05	146.05	146.05	146.05
First Floor	146.05	146.05	146.05	146.05
Second Floor	146.05	146.05	146.05	146.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	438.15	438.15	438.15	438.15

Building USE/SUBUSE Details

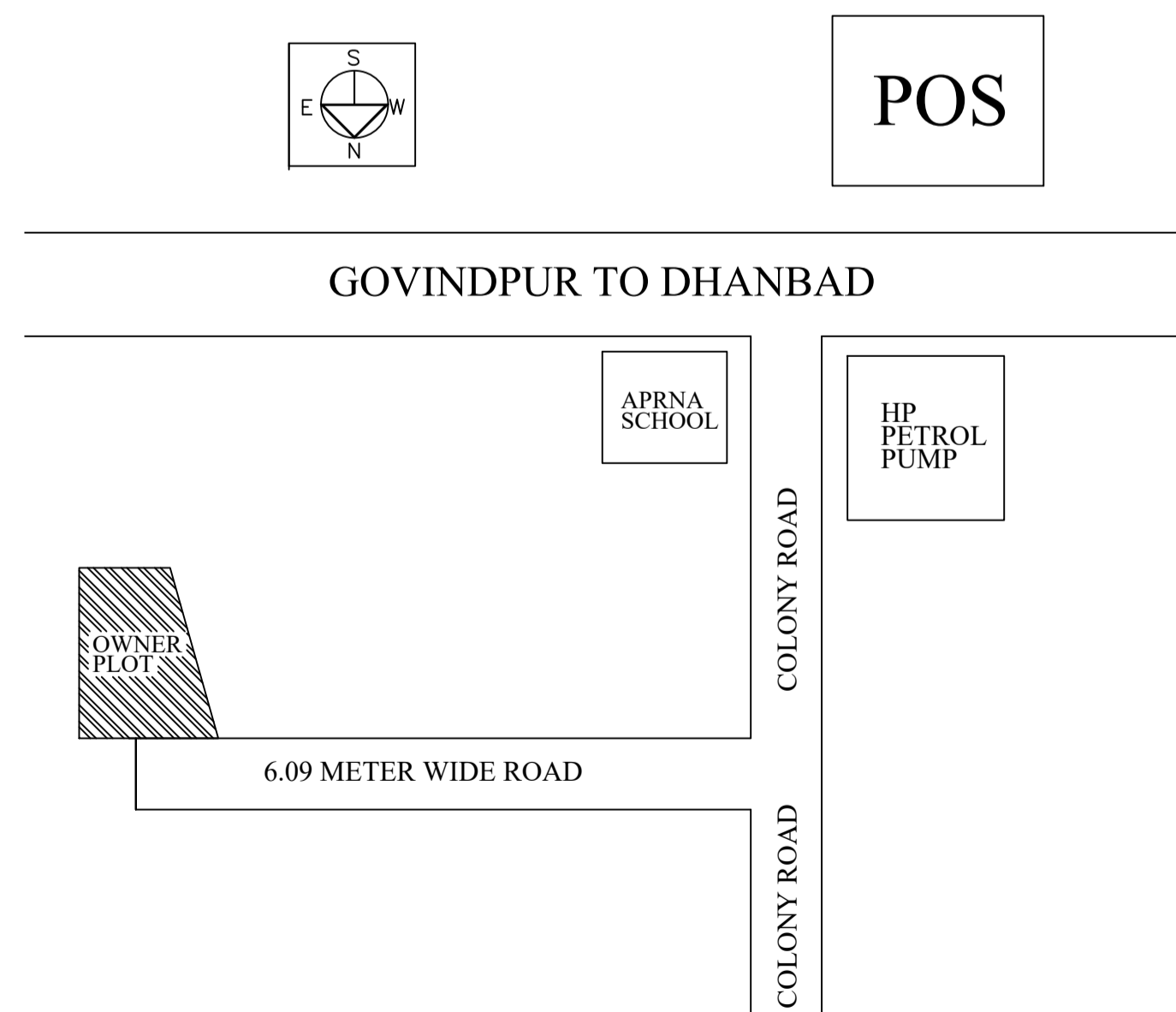
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

FAR & Tenement Details (Table 4c-1)

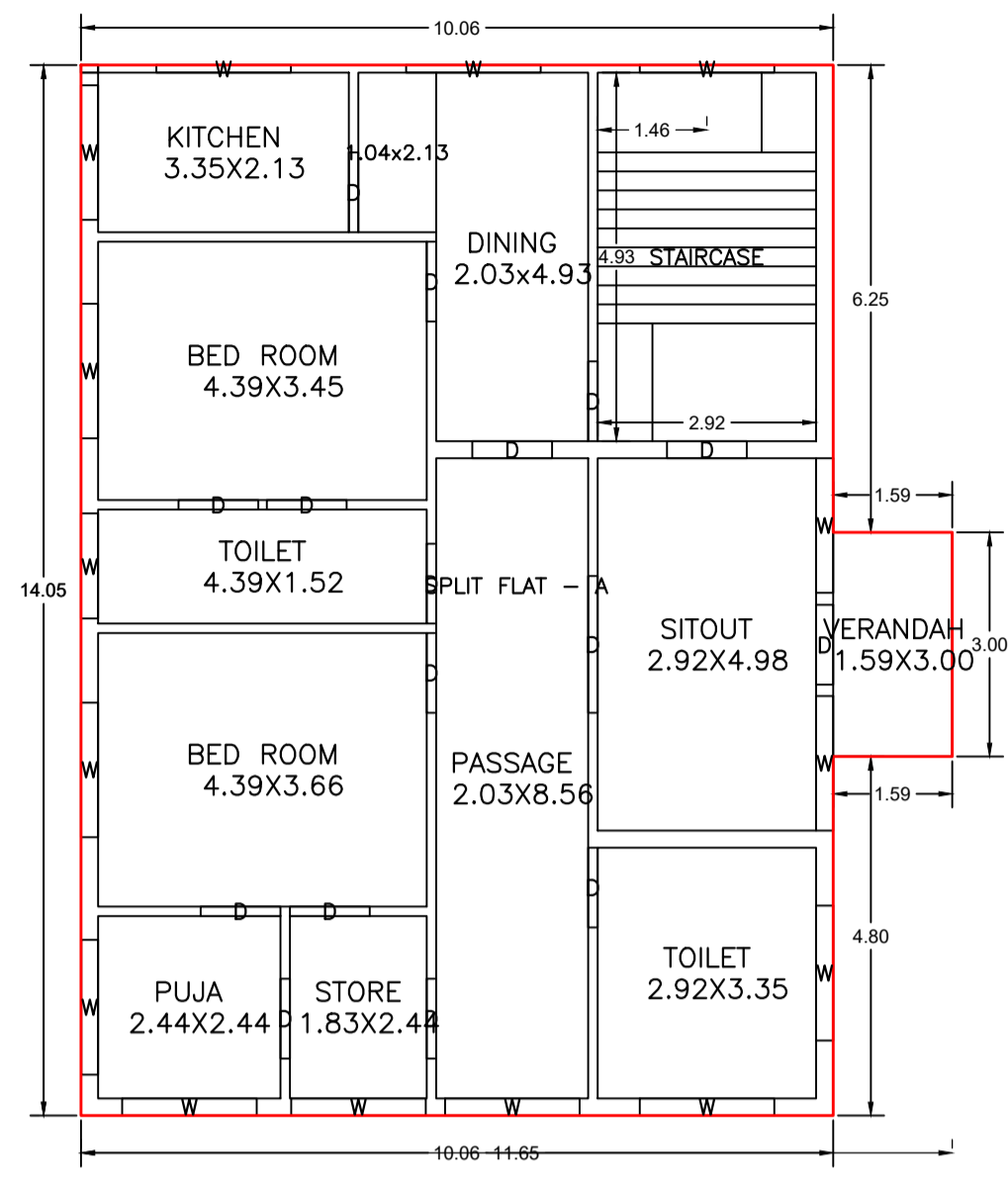
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	438.15	438.15	438.15	438.15	01
Grand Total :	1	438.15	438.15	438.15	438.15	01



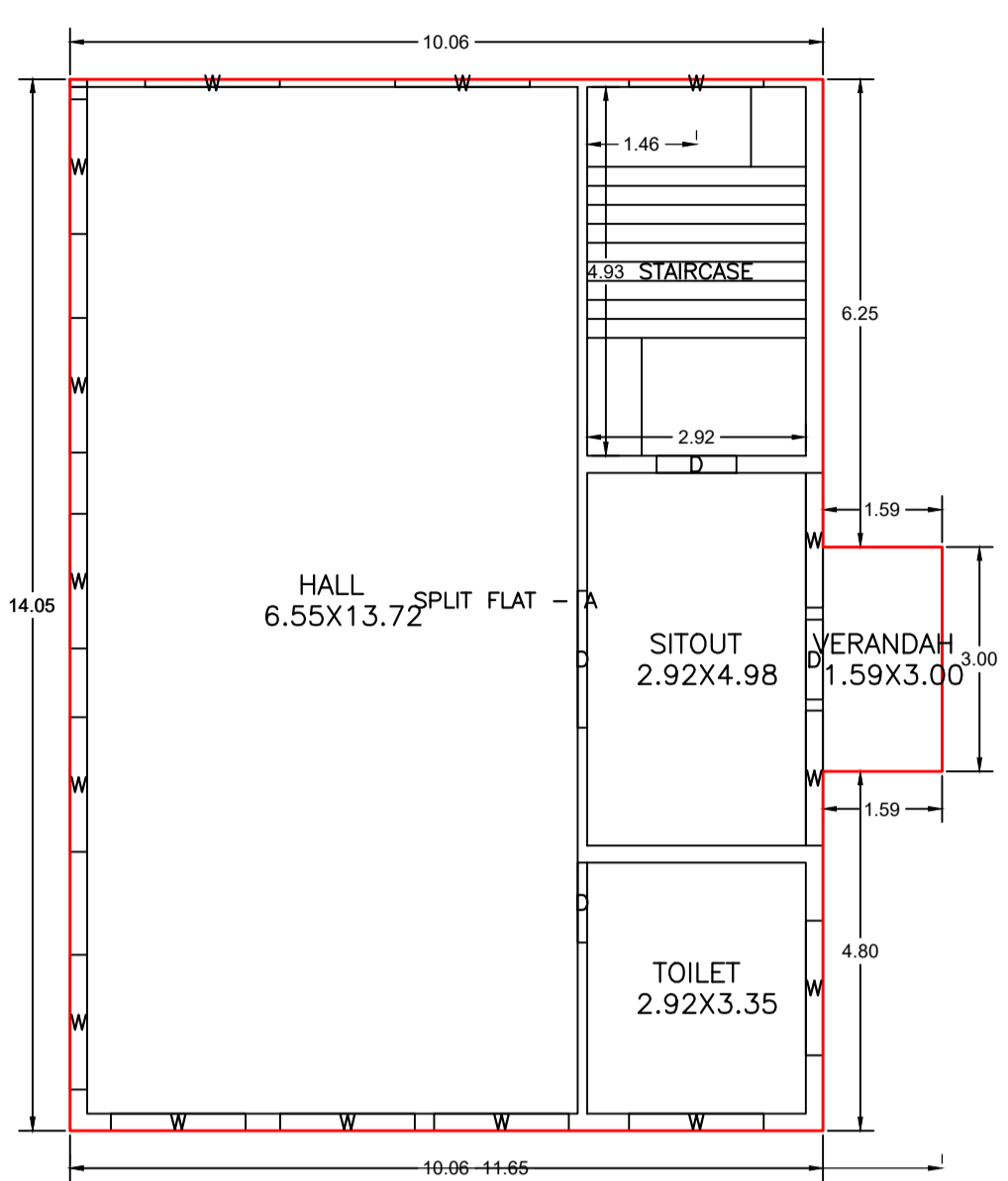
WATER HARVESTING



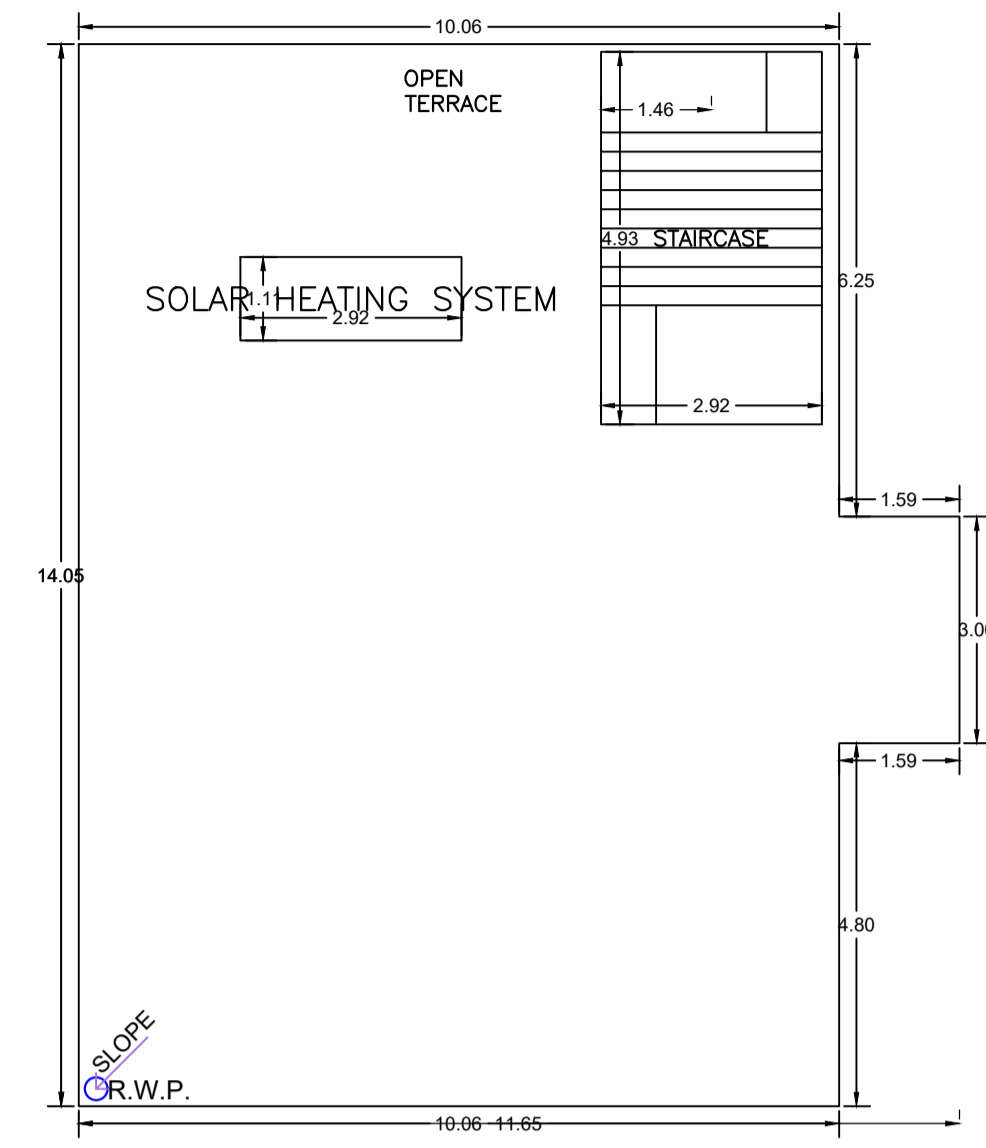
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020			



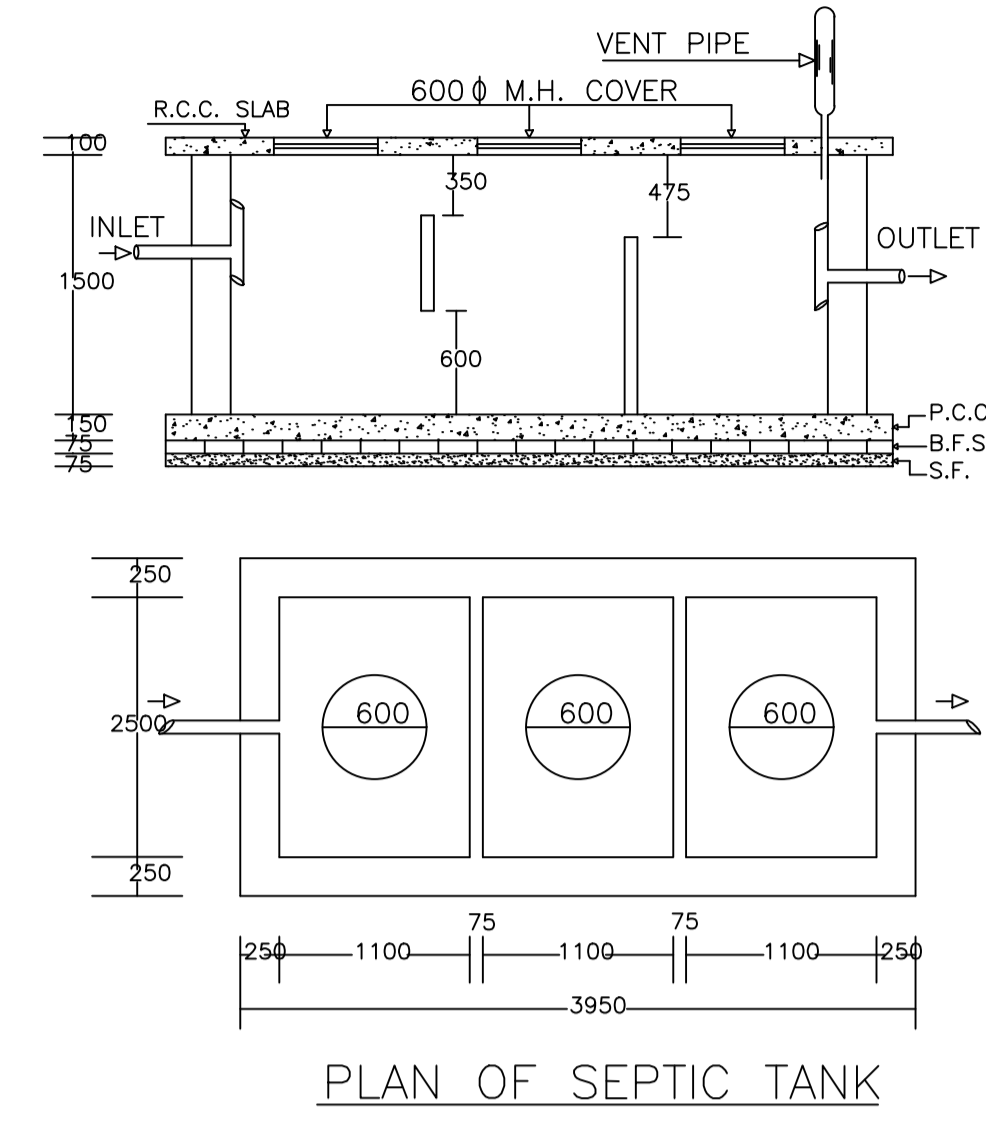
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



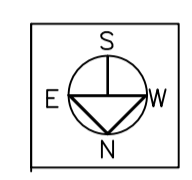
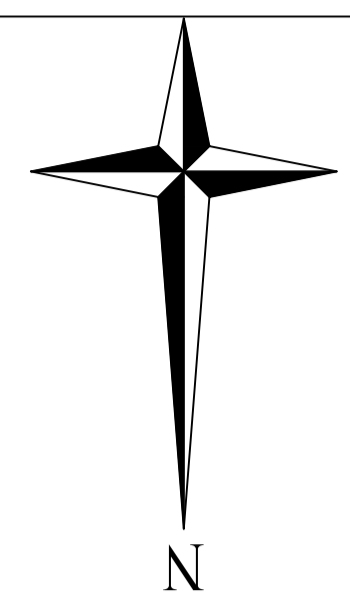
TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

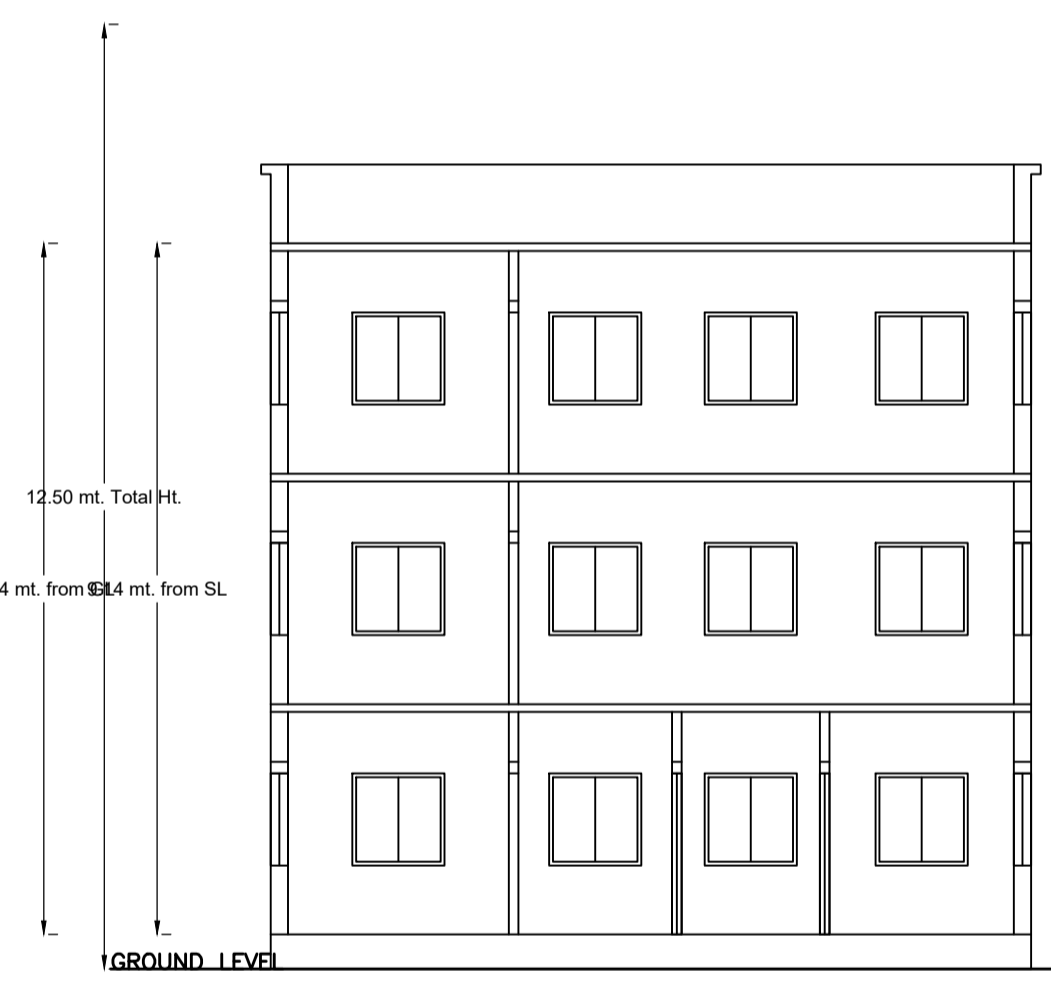
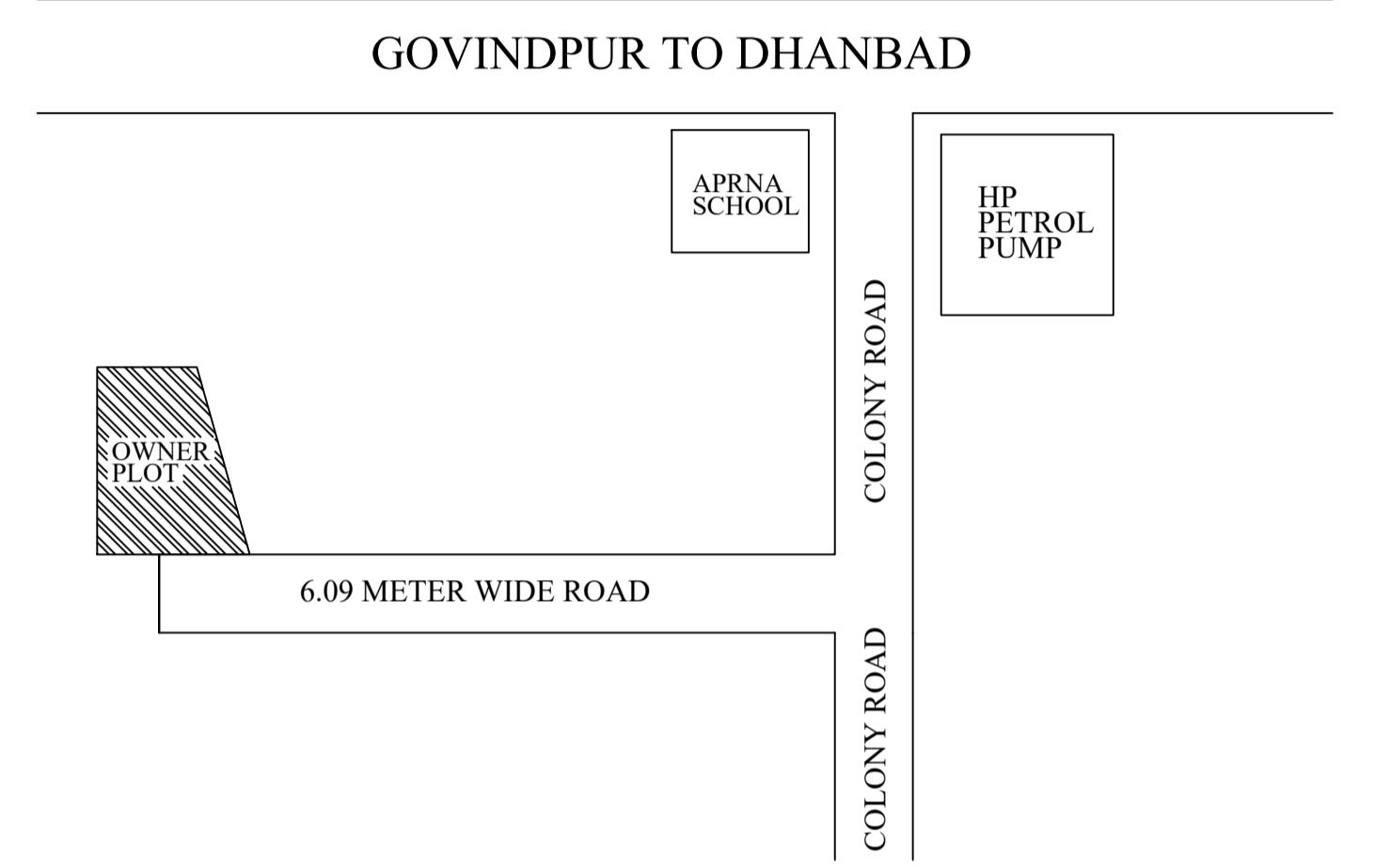


PLAN OF SEPTIC TANK

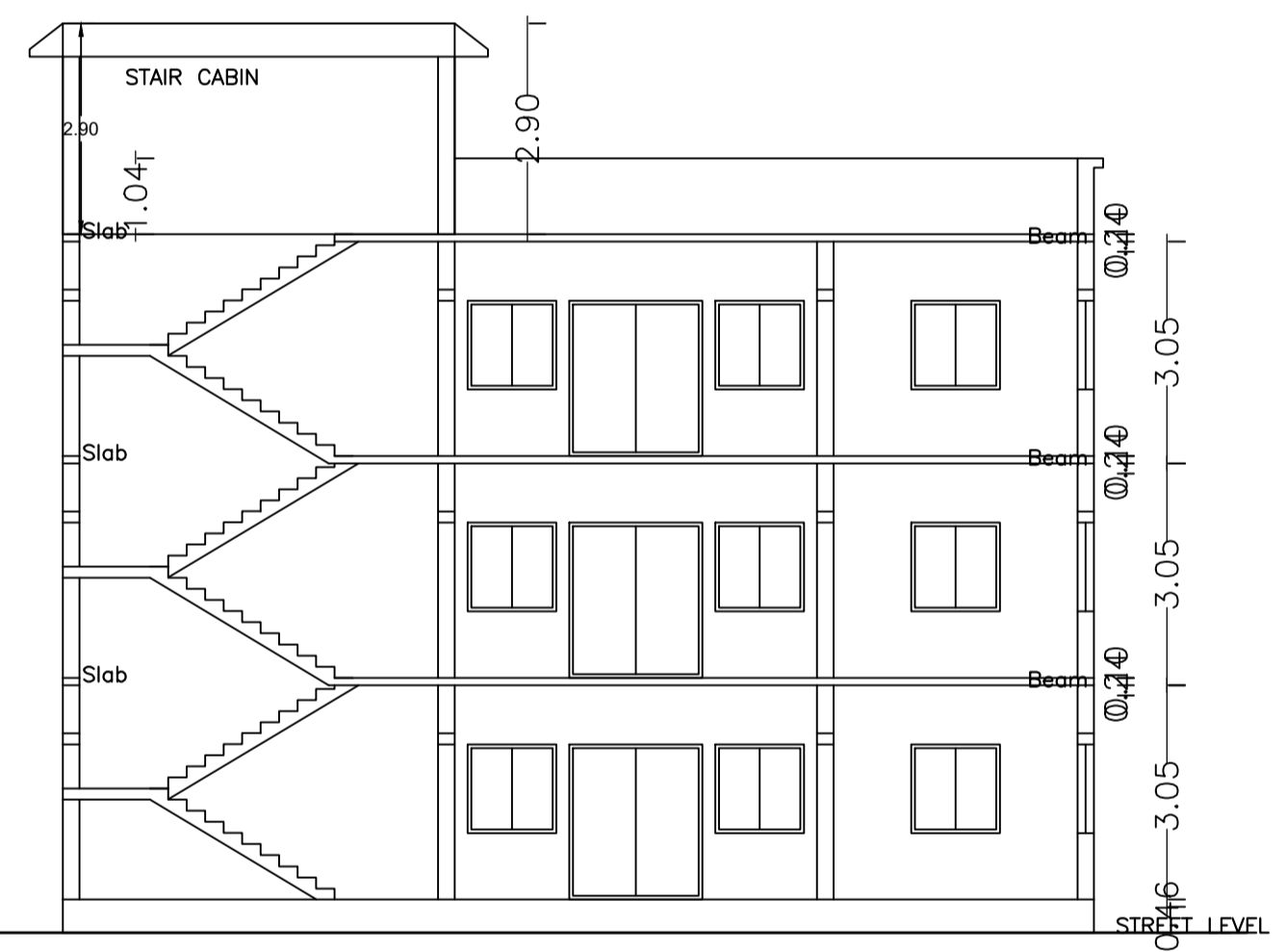


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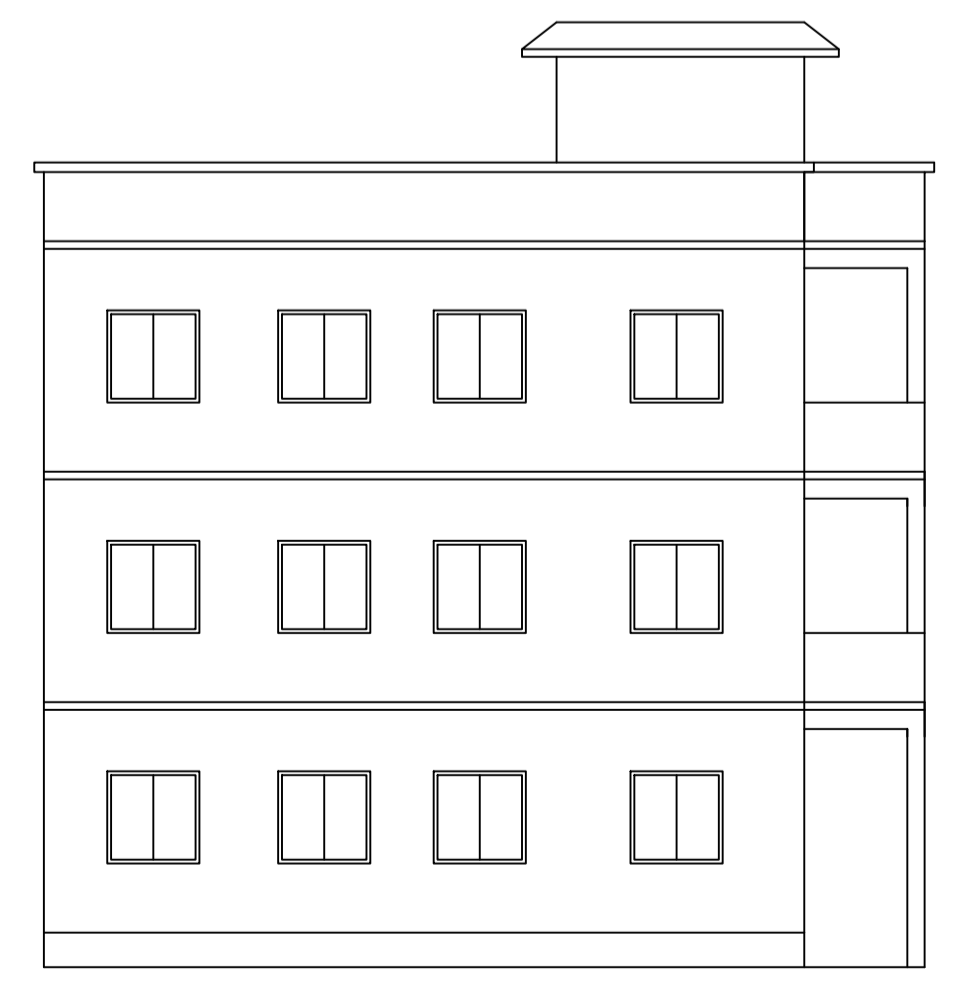
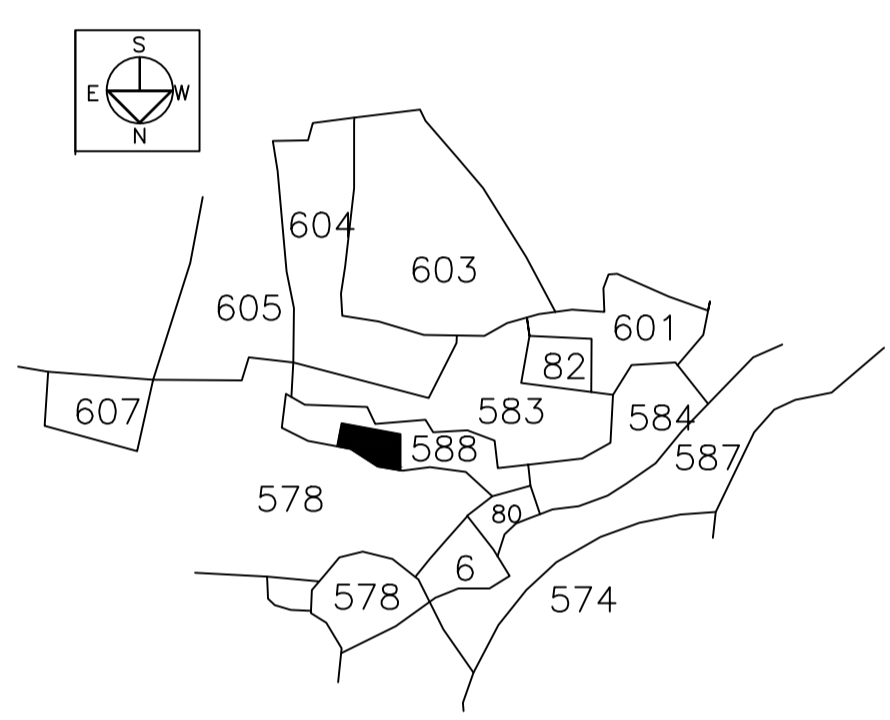
POS



SECTION ON X-X



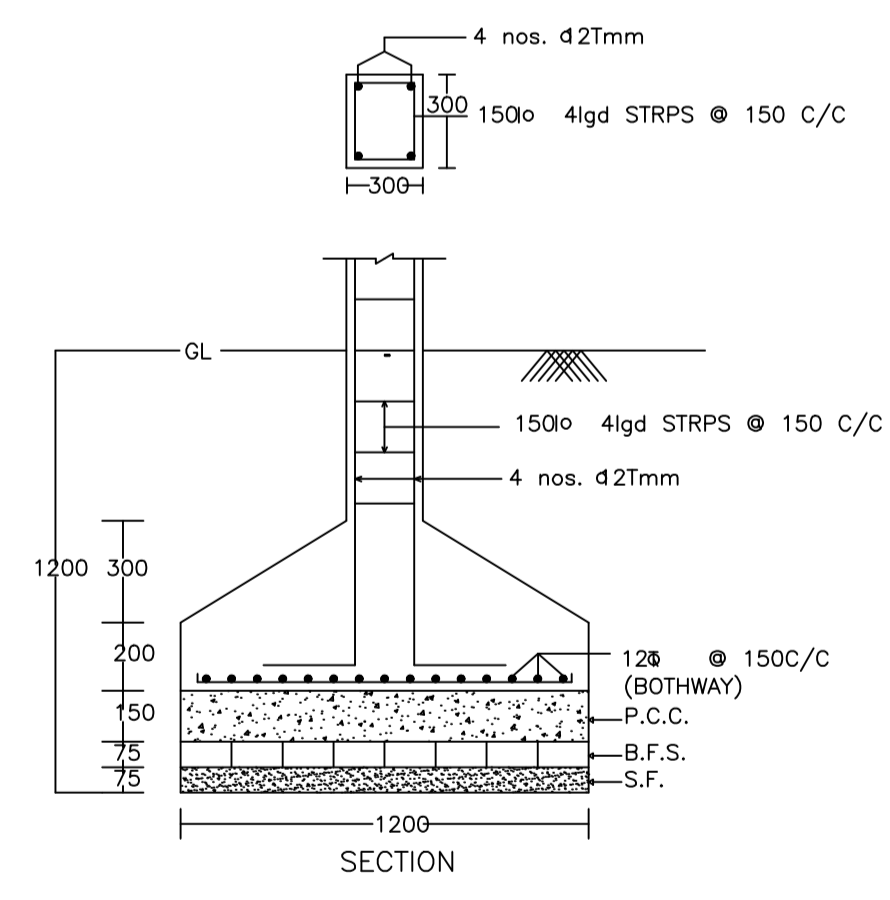
SECTION ON Y-Y



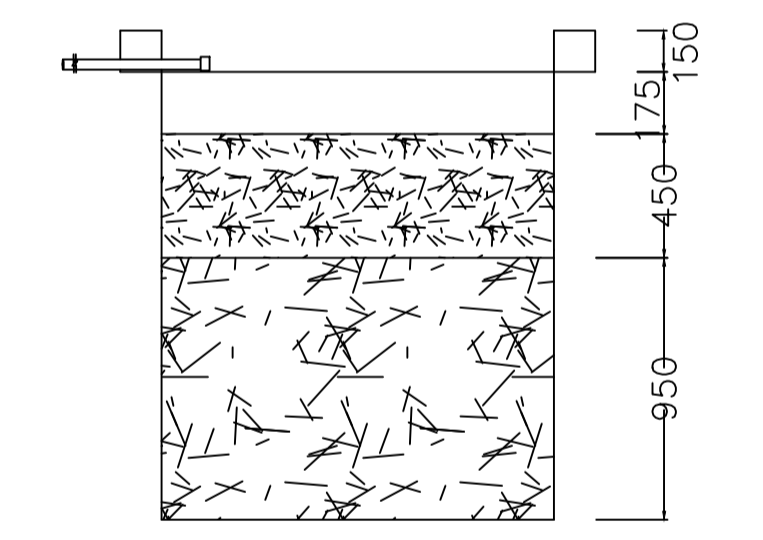
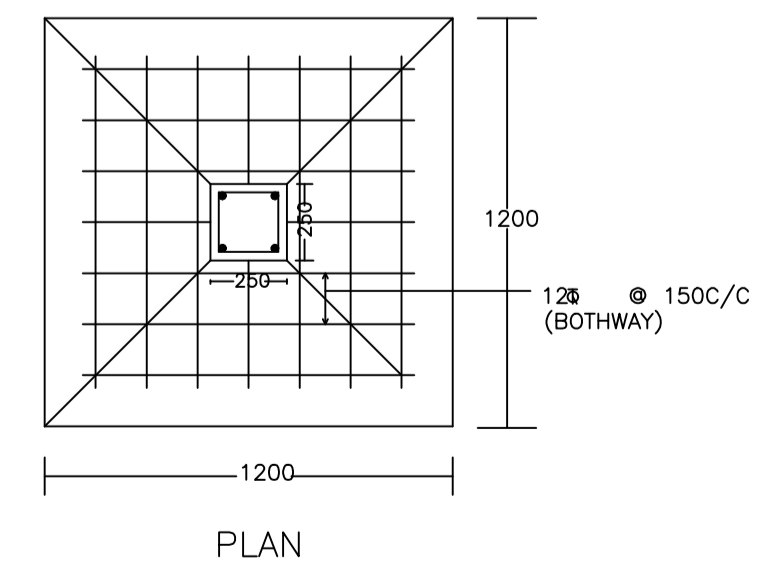
FRONT ELEVATION



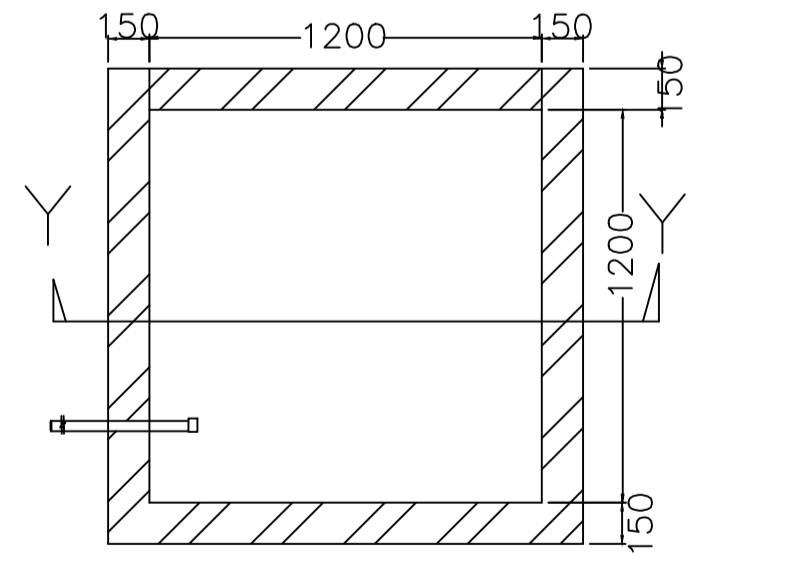
LEFT SIDE ELEVATION



DETAIL OF COLUMNS

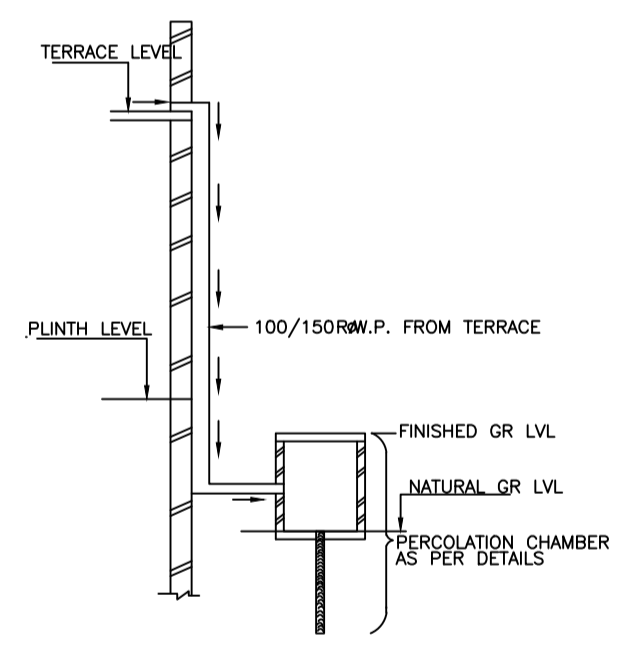


SECTION AT Y-Y



PLAN OF RECHARGE WELL

WATER HARVESTING



ROOF TOP RAIN WATER COLLECTION SYSTEM

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