

Proposal Basic Information	
Proposal File No.	MADA/BP/0308/2023
Owner Name	(1) SRI AJAY PRASAD CHOUHAN (2) SRI SANJAY CHOUHAN
Khata No.	78(OLD), 51(NEW)
Plot No.	1221(OLD), 1415(NEW)
Village Name	Sabalpur
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY		VERSION NO: 1.0.66	VERSION DATE: 16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: CHANDRA	Plot SubUse: Bungalow Dwelling / Non Apartment		
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNear/ReligiousStructure: NA		
Invest. No: MADA/BP/0308/2023	North: Plot No. - LOT NO. - 13		
Application Type: General Proposal	South: Plot No. - LOT NO. - 11		
Project Type: Building Permission	East: Plot No. - OLD PLOT NO. - 1219		
Nature of Development: New	West: Road Width - 6.09 WIDE ROAD		
Location of Development Area: Old Area			
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)	50.00	
NET AREA OF PLOT/Gross Plot Area	(A-Deductions)	267.84	
- Deduction from Gross Plot Area		267.84	
Deduction for Balance Plot Area(from Gross Plot Area)		30.48	
Common Plot		30.48	
Total		147.59	
BALANCE AREA OF PLOT/Net Floor Area - Recreational/Amenity space	(A-Deductions)	237.36	
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	267.84	
Plot Area for FAR (Net Plot Area + Road/Watering Area)	(A-Deductions)	267.84	
COVERAGE CHECK			
Permissible Coverage area (60.00 %)		160.70	
Proposed Coverage Area (55.13 %)		147.59	
Total Prop. Coverage Area (55.13 %)		147.59	
Balance coverage area (4.89 %)		13.11	
FAR CHECK			
Perm. FAR Area (1.800)		482.11	
Total Perm. FAR area		482.11	
Residential FAR		274.64	
Proposed FAR Area		274.64	
Total Proposed FAR Area		274.64	
Consumed FAR (Factor)		1.03	
Balance FAR area		207.47	
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area		295.18	
ARCHITECT (Regd) Lalit Prasad Singh			
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd) (1) SRI AJAY PRASAD CHOUHAN (2) SRI SANJAY CHOUHAN			
DEVELOPMENT AUTHORITY LOCAL BODY			

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

Buildingwise Floor FAR Details				
Floor Name	Building Name	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)
Ground Floor	AA (AA)	147.59	127.06	127.06
First Floor	AA (AA)	147.59	147.59	147.59
Terrace Floor	AA (AA)	0.00	0.00	0.00
Total	AA (AA)	295.18	274.65	274.65

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
AA (AA)	Residential	Bungalow Dwelling / Non Apartment	Non-Highrise

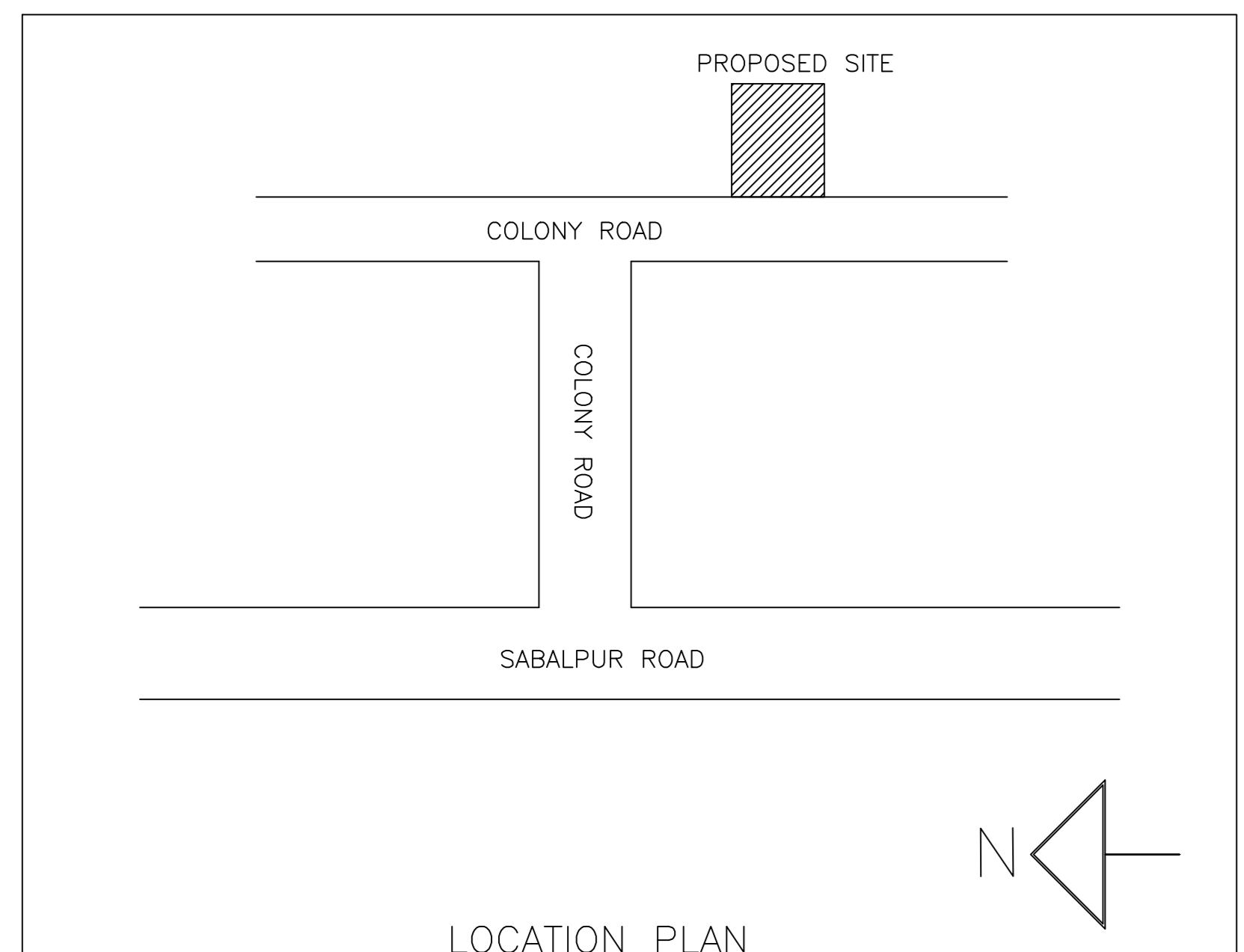
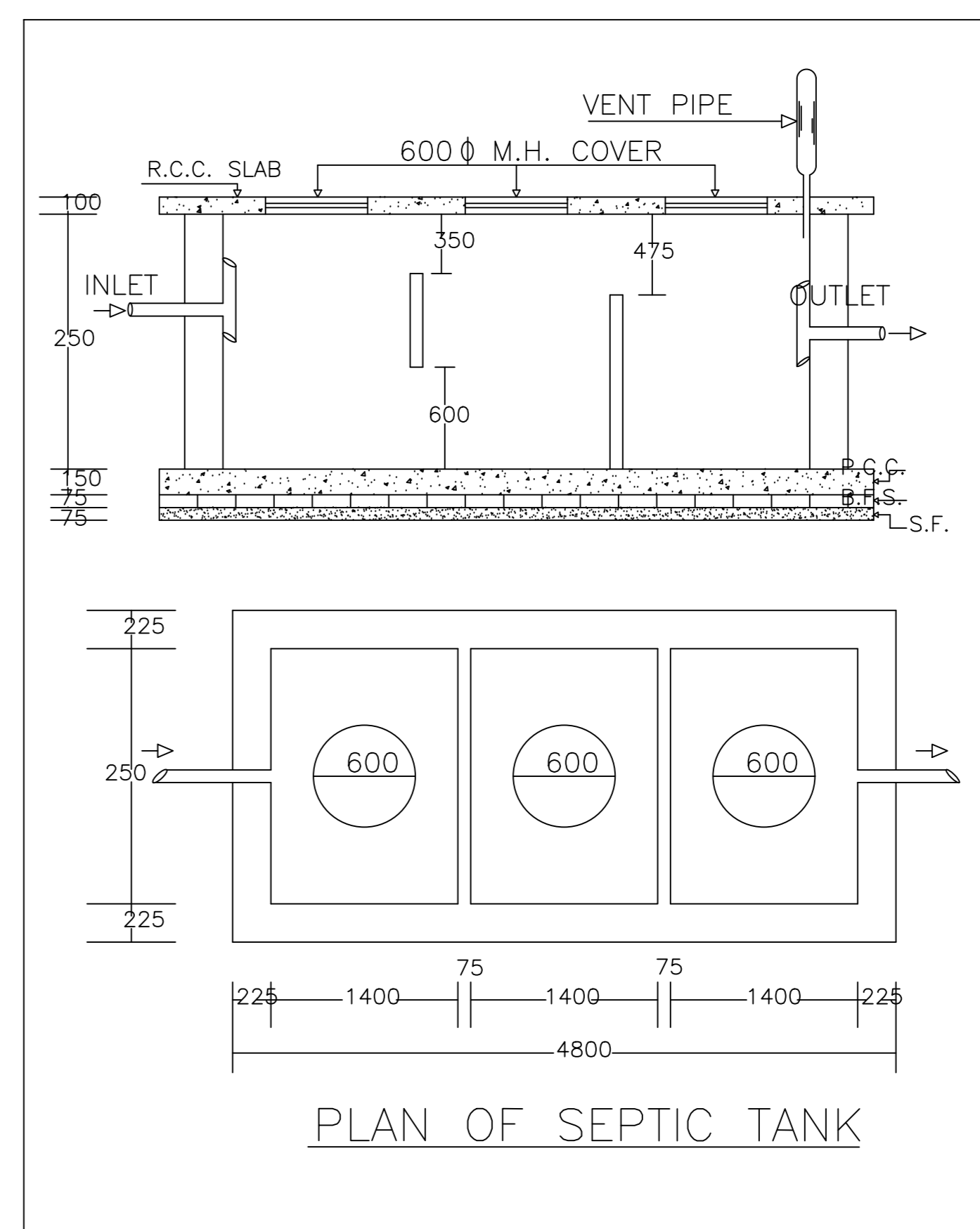
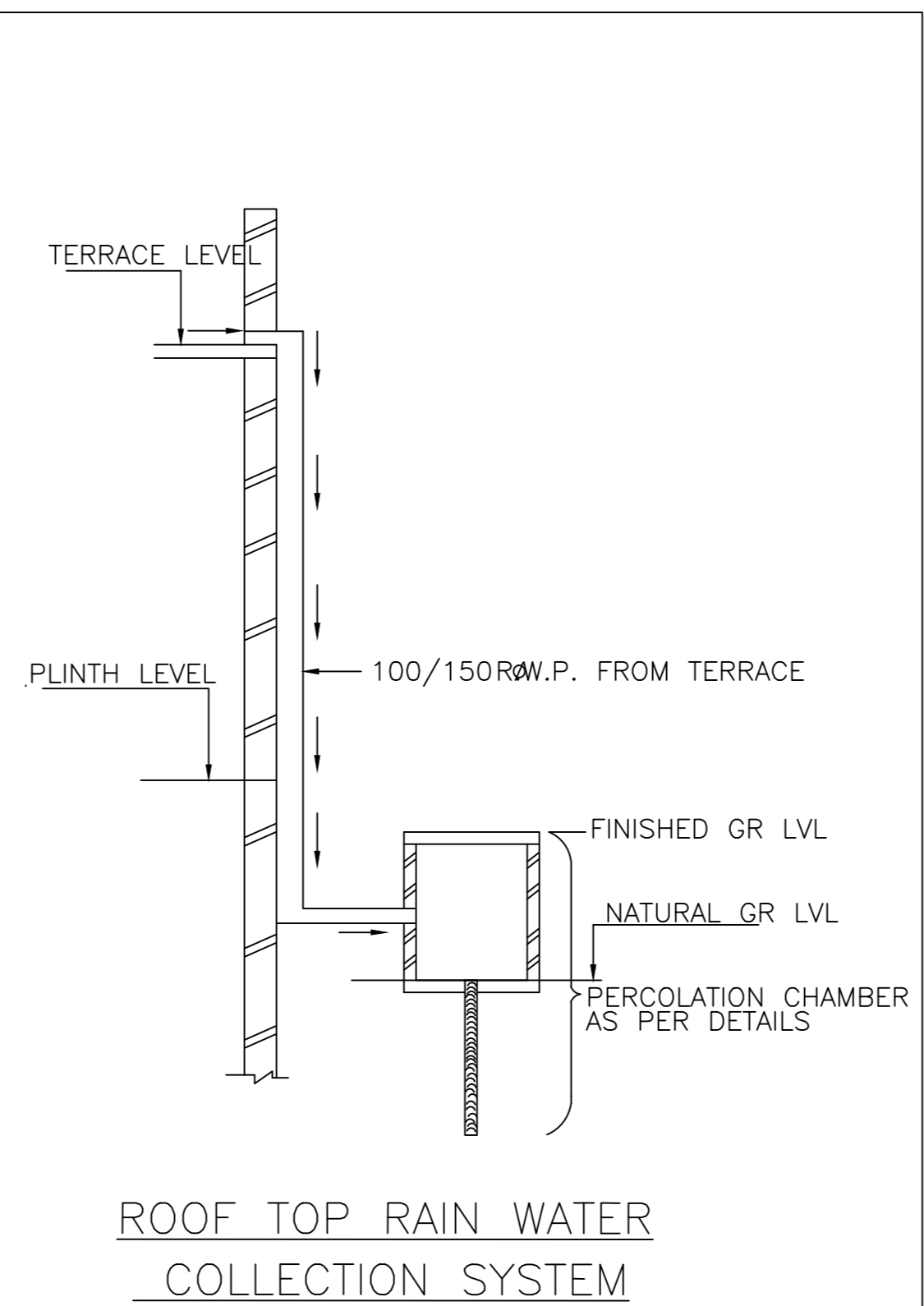
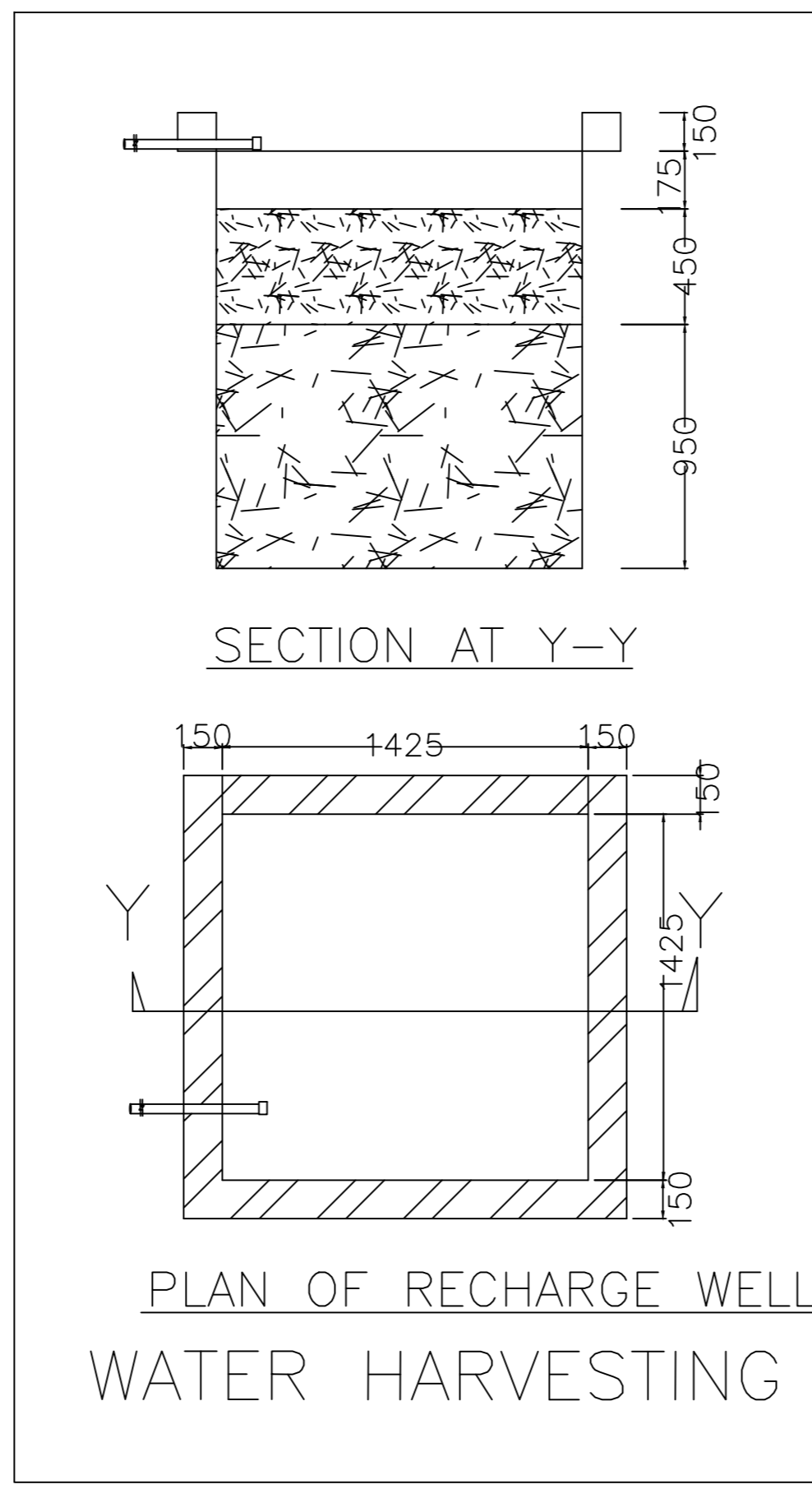
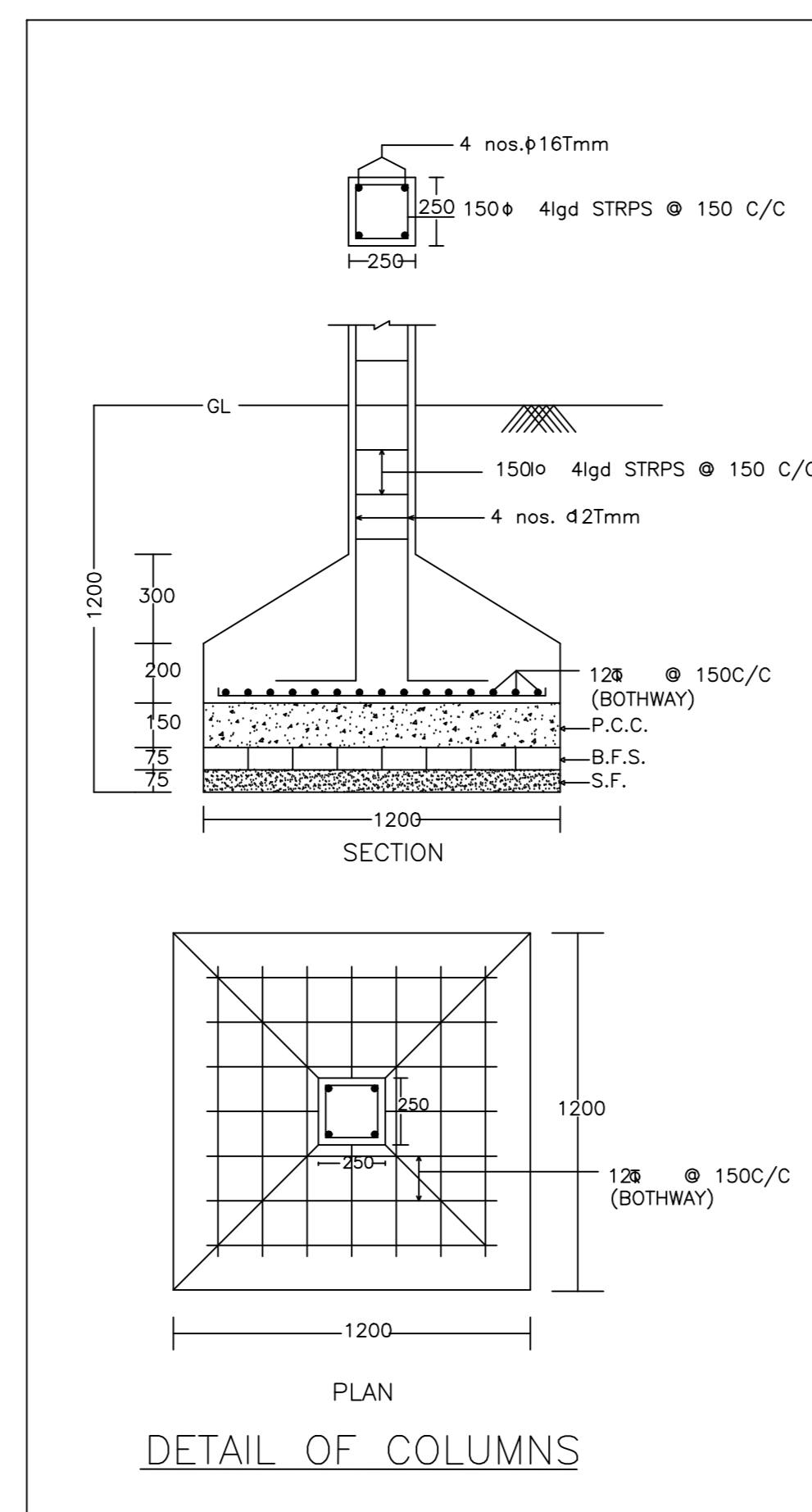
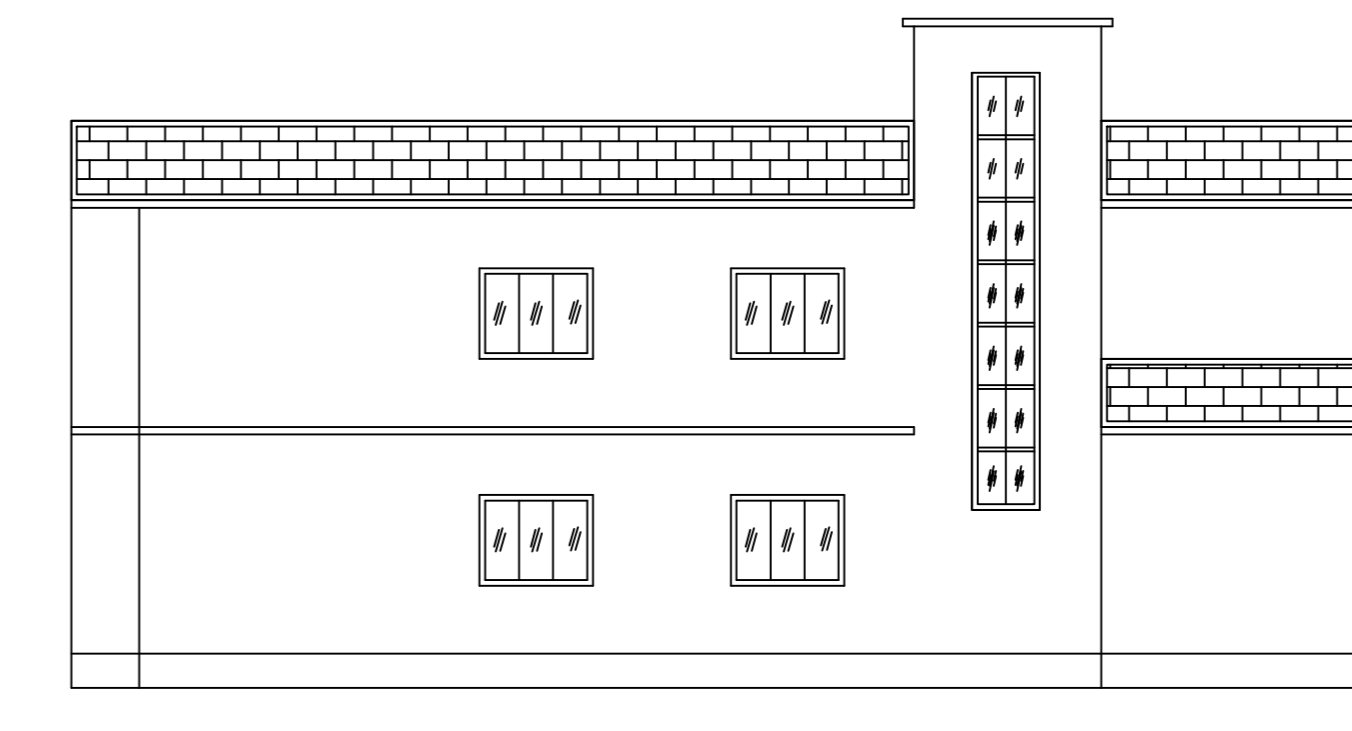
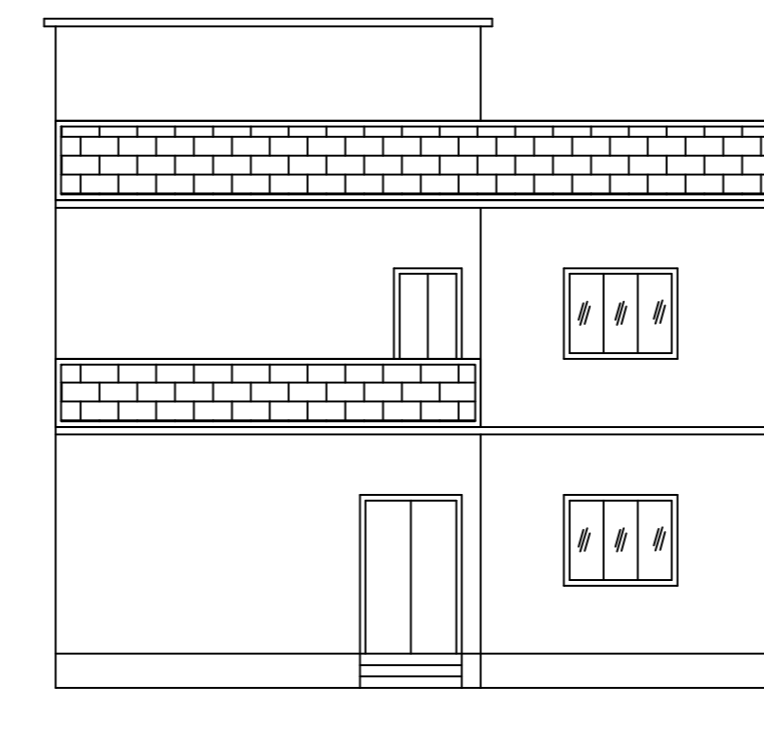
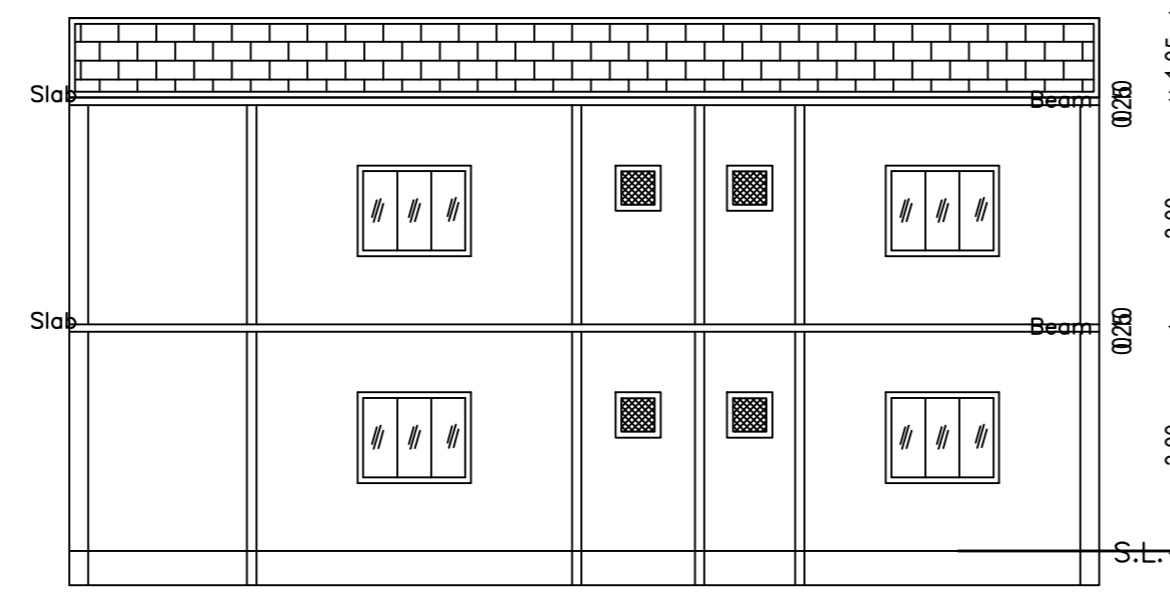
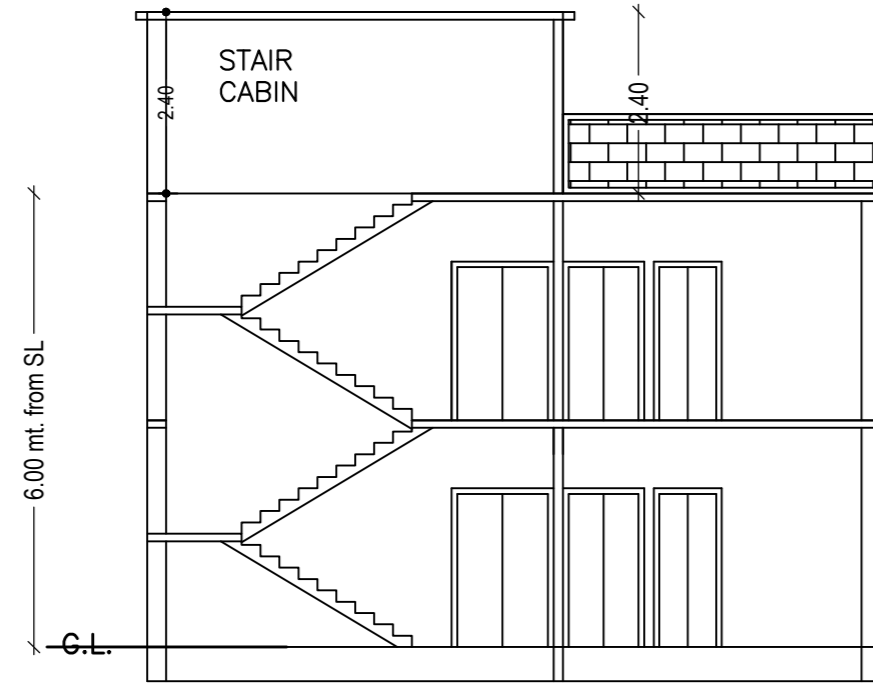
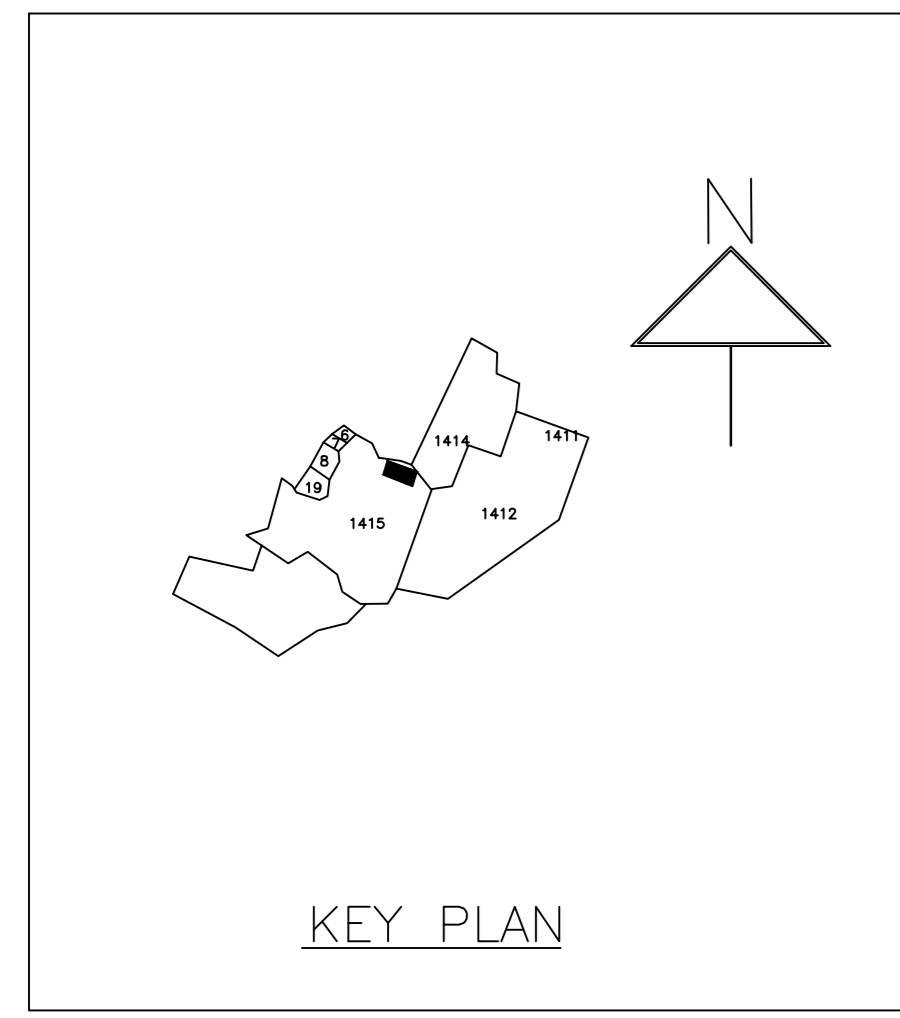
FAR & Tenement Details (Table 4c-1)							
Building	No. of Same Bldg	Total Built Up Area (Sq.mt)	Deductions Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tenmt (No.)
AA (AA)	1	295.18	20.53	274.65	274.65	274.65	01
Grand Total	1	295.18	20.53	274.65	274.65	274.65	01

Building :AA (AA)						
Floor Name	Total Built Up Area (Sq.mt)	Deductions Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Tenmt (No.)
Ground Floor	147.59	20.53	127.06	127.06	127.06	01
First Floor	147.59	0.00	147.59	147.59	147.59	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	295.18	20.53	274.65	274.65	274.65	01
Total Number of Same Buildings	1					
Total	295.18	20.53	274.65	274.65	274.65	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	D3	0.90	2.10	06
AA (AA)	D2	0.90	2.10	03
AA (AA)	D1	1.05	2.10	04
AA (AA)	D1	1.08	2.10	02
AA (AA)	D	1.35	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AA (AA)	V	0.90	1.20	06
AA (AA)	W1	0.90	1.20	02
AA (AA)	W	1.50	1.20	12
AA (AA)	W	2.10	1.20	02

UnitBUA Table for Building :AA (AA)					
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Tenement
GROUND FLOOR PLAN	SPLIT AA	FLAT	274.64	274.19	9
FIRST FLOOR PLAN	SPLIT AA	FLAT	0.00	0.00	10
Total:	-	-	274.64	274.19	19



LTP NAME AND SIGNATURE: Lalit Prasad Singh, MADA/ENG/001/2020
STRUCTURAL ENG'S NAME AND SIGNATURE: _____
BUILDER NAME AND SIGNATURE: _____
DIGITAL SIGNATURE: _____