

Proposal Basic Information

Proposal File No.	MADA/BP/0079/2024
Owner Name	Sri SHASHIKANT SASHI Sri BINIT KUMAR BINIT AND Sri KARMAVIR PRASAD MANDAL
Khata No	08(OLD)101(NEW)
Plot No	430(OLD)423(NEW)
Village Name	Narayanpur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.69 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES: District: DHANBAD	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA
Inward No: MADA/BP/0079/2024	Plot/SubPlot No: 430(OLD)423(NEW)
Application Type: General Proposal	North: Plot No. - WALL OF B.C.C.L
Project Type: Building Permission	South: Road Width - 9.14m WIDE MAIN ROAD
Nature of Development: New	East: Plot No. - PART OF SAME PLOT
Location of Development Area: Old Area	West: Plot No. - PART OF SAME PLOT
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 200.52
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions) 200.52
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	13.70
Total	13.70
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 186.82
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 200.52
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 200.52
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	120.31
Proposed Coverage Area (15.50 %)	31.08
Total Prop. Coverage Area (15.50 %)	31.08
Balance coverage area (44.50 %)	89.23
FAR CHECK	
Perm. FAR Area (2.500)	501.30
Total Perm. FAR area	501.30
Residential FAR	495.98
Proposed FAR Area	495.98
Total Proposed FAR Area	495.98
Consumed FAR (Factor)	2.47
Balance FAR Area	5.32
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	499.28
ARCHITECT (Regd)	SYED NAQUE ALAM
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Sri SHASHIKANT SASHI Sri BINIT KUMAR BINIT AND Sri KARMAVIR PRASAD MANDAL
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX

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

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
UPPER FLOOR PLAN	SPLIT SPLIT	FLAT	26.20	25.91	2	1
GROUND FLOOR PLAN	SPLIT SPLIT-1	FLAT	423.64	399.91	11	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT SPLIT-1	FLAT	0.00	0.00	11	0
FIRST FLOOR PLAN	SPLIT SPLIT-1	FLAT	0.00	0.00	11	0
Total	-	-	449.84	425.82	46	2

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2& 3 FLOOR PLAN	0.90 X 3.67 X 1 X 2	6.60	6.60
Total	-	-	6.60

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.91	2.10	17
A (BUILDING)	D	1.07	2.10	27

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	09
A (BUILDING)	W1	1.52	1.20	04
A (BUILDING)	W	1.83	1.20	33

Building :A (BUILDING)

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.)	Tnmt (No.)
Upper Ground Floor	31.08	0.00	31.08	31.08	31.08	01
Ground Floor	115.40	0.00	115.40	115.40	115.40	01
First Floor	115.40	0.00	115.40	115.40	115.40	00
Second Floor	118.70	1.65	117.05	117.05	117.05	00
Third Floor	118.70	1.65	117.05	117.05	117.05	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	499.28	3.30	495.98	495.98	495.98	02
Total Number of Same Buildings :	1					
Total :	499.28	3.30	495.98	495.98	495.98	02

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.)	Tnmt (No.)
A (BUILDING)	1	499.28	3.30	495.98	495.98	495.98	02
Grand Total :	1	499.28	3.30	495.98	495.98	495.98	02

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.
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	>0	1	2.00	1	2	-	-	-	-	-
Total :	-	-	-	-	-	2	3	-	1	2	-	0

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	3	37.50	-
Total Car	2	25.00	3	37.50	-
Visitor's Car Parking	-	-	2	25.00	-
Total Visitor Parking	1	12.50	2	25.00	-
TwoWheeler	-	-	4	8.00	-
Total TwoWheeler	-	-	4	8.00	-
Total	-	37.50	78.50	-	-

Buildingwise Floor FAR Details

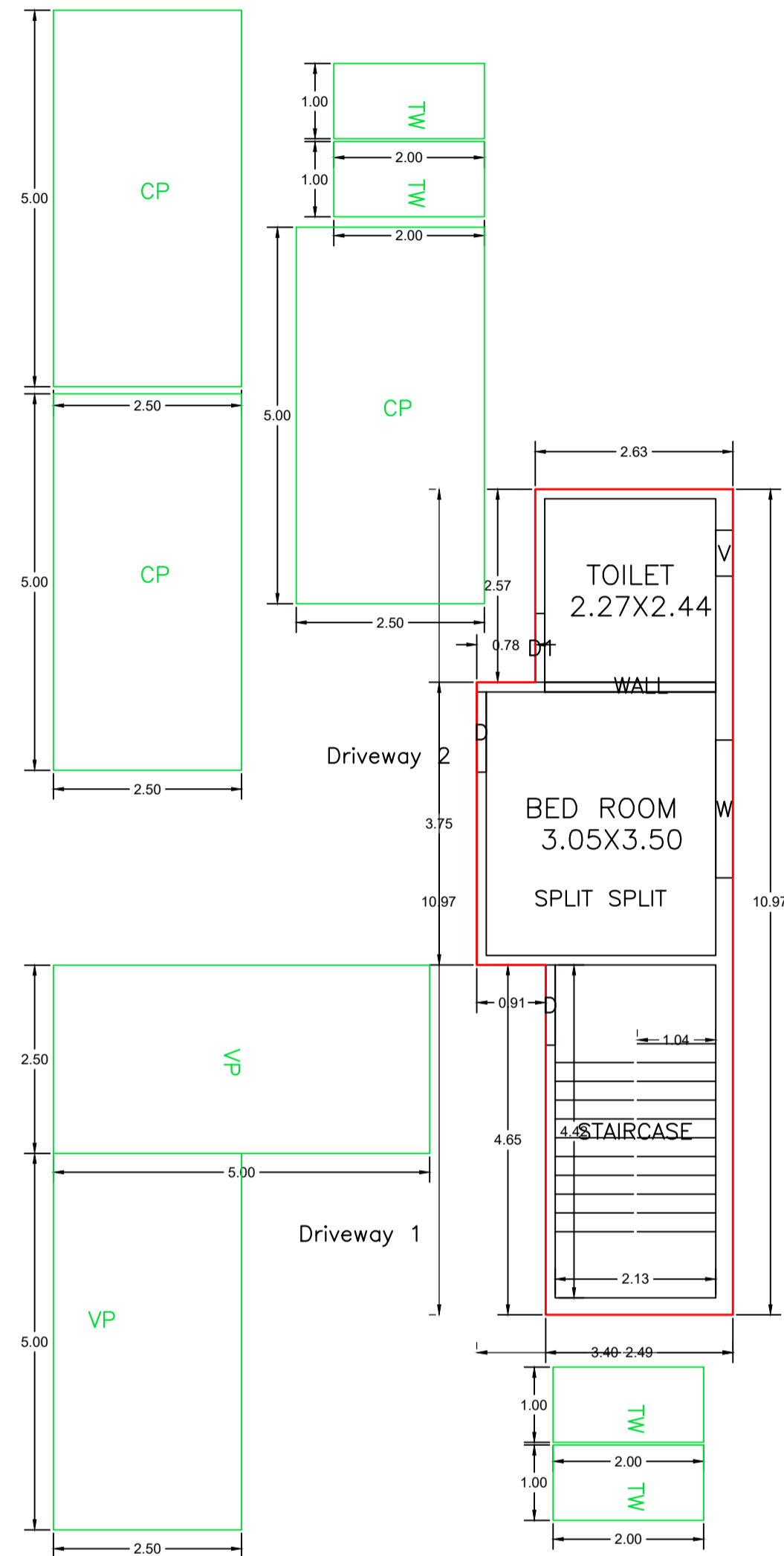
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Upper Ground Floor	31.08	31.08	31.08	31.08
Ground Floor	115.40	115.40	115.40	115.40
First Floor	115.40	115.40	115.40	115.40
Second Floor	118.70	117.05	118.70	117.05
Third Floor	118.70	117.05	118.70	117.05
Terrace Floor	0.00	0.00	0.00	0.00
Total :	499.28	495.98	499.28	495.98

Building USE/SUBUSE Details

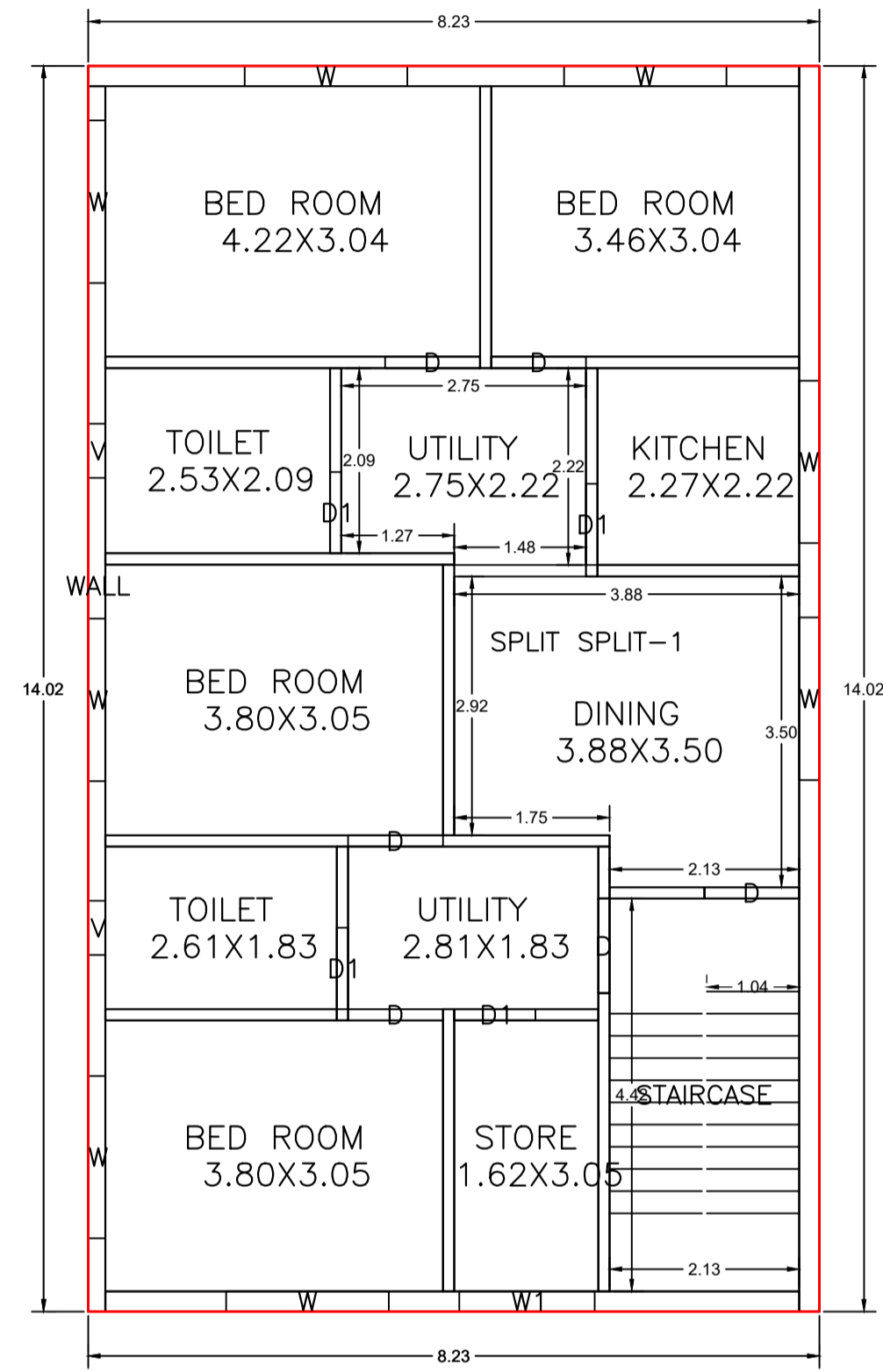
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SYED NAQUE ALAM MADA/ENG/0014/2019			

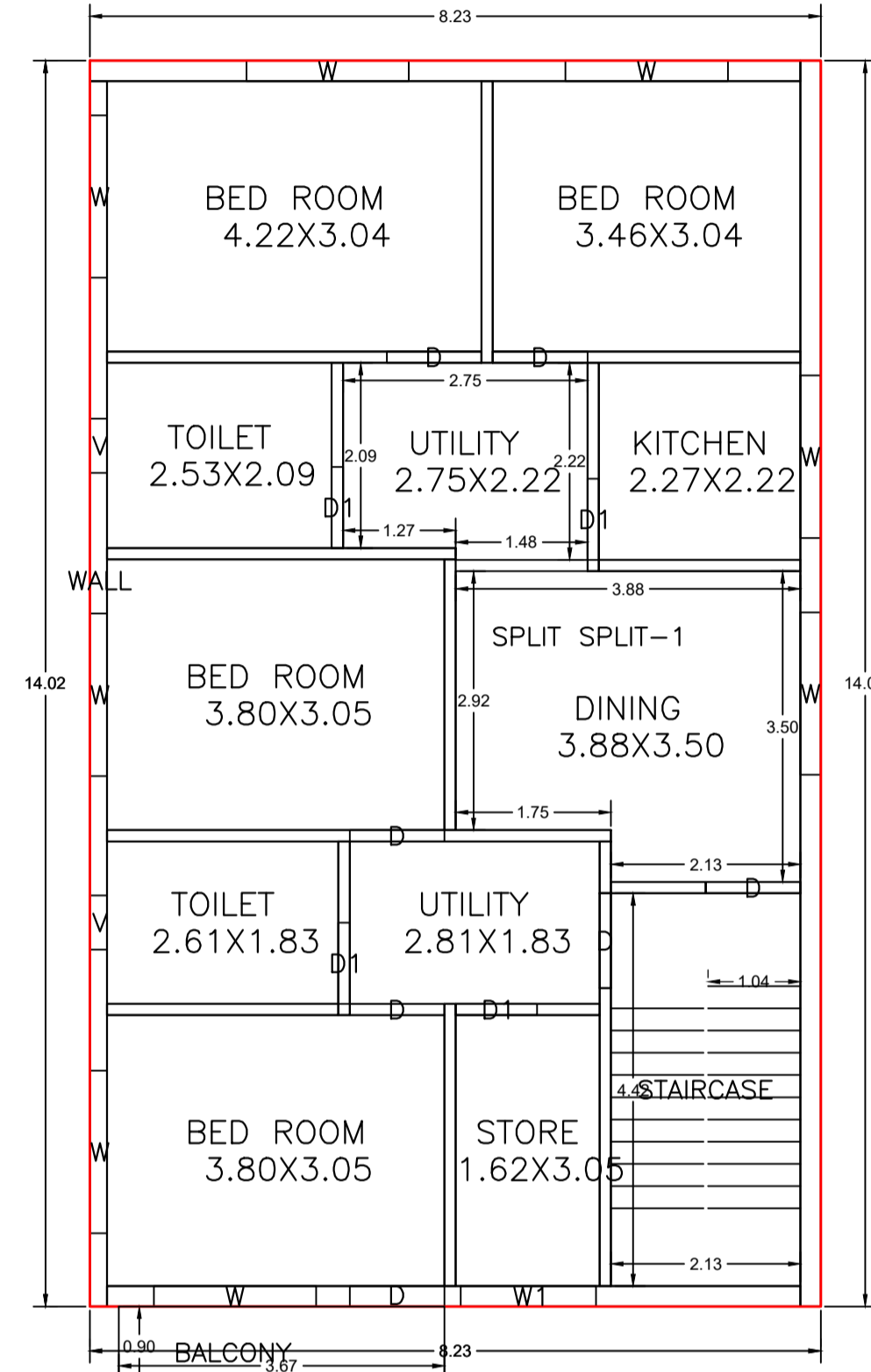
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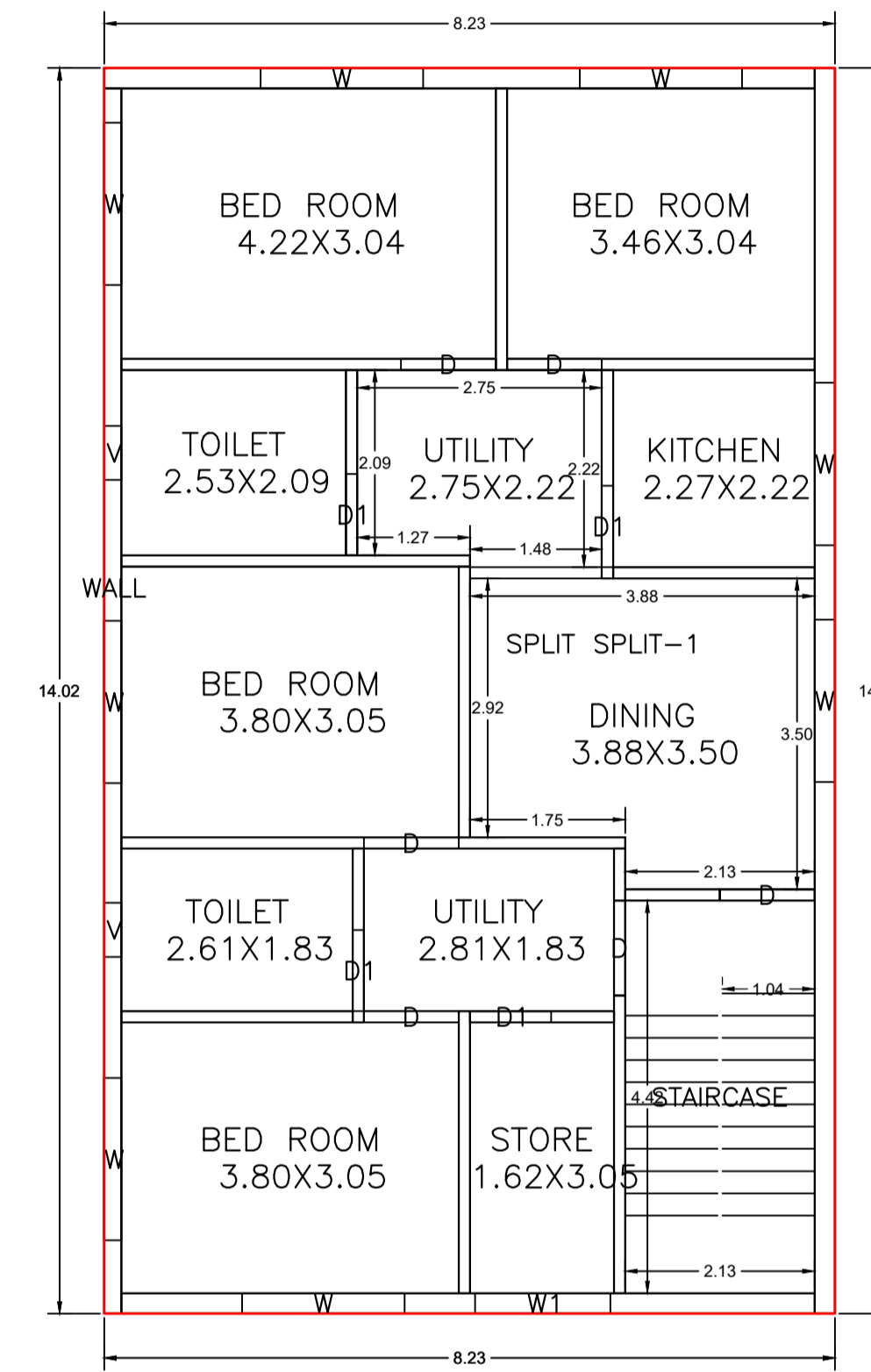
UPPER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



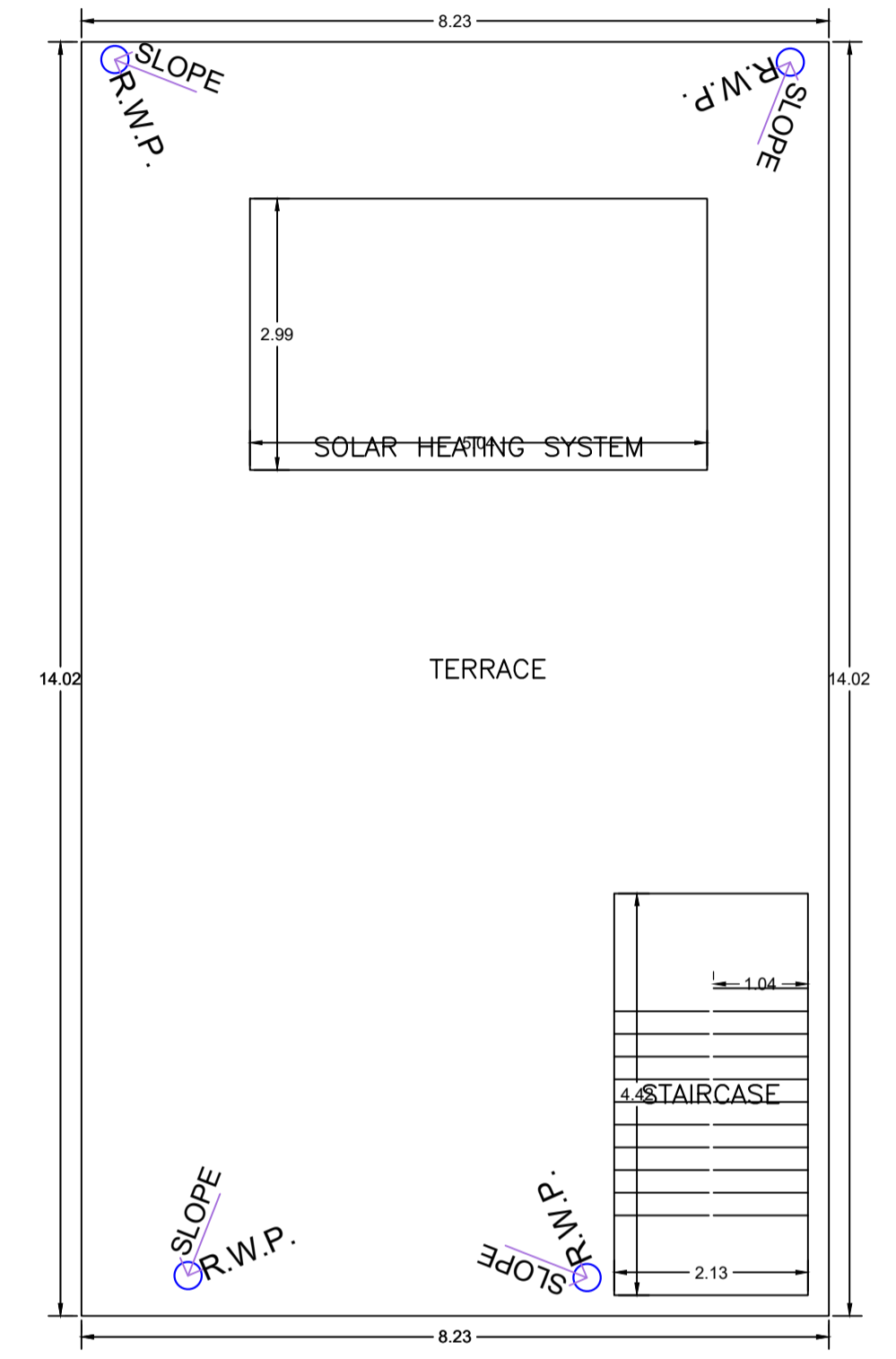
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



TYPICAL - 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



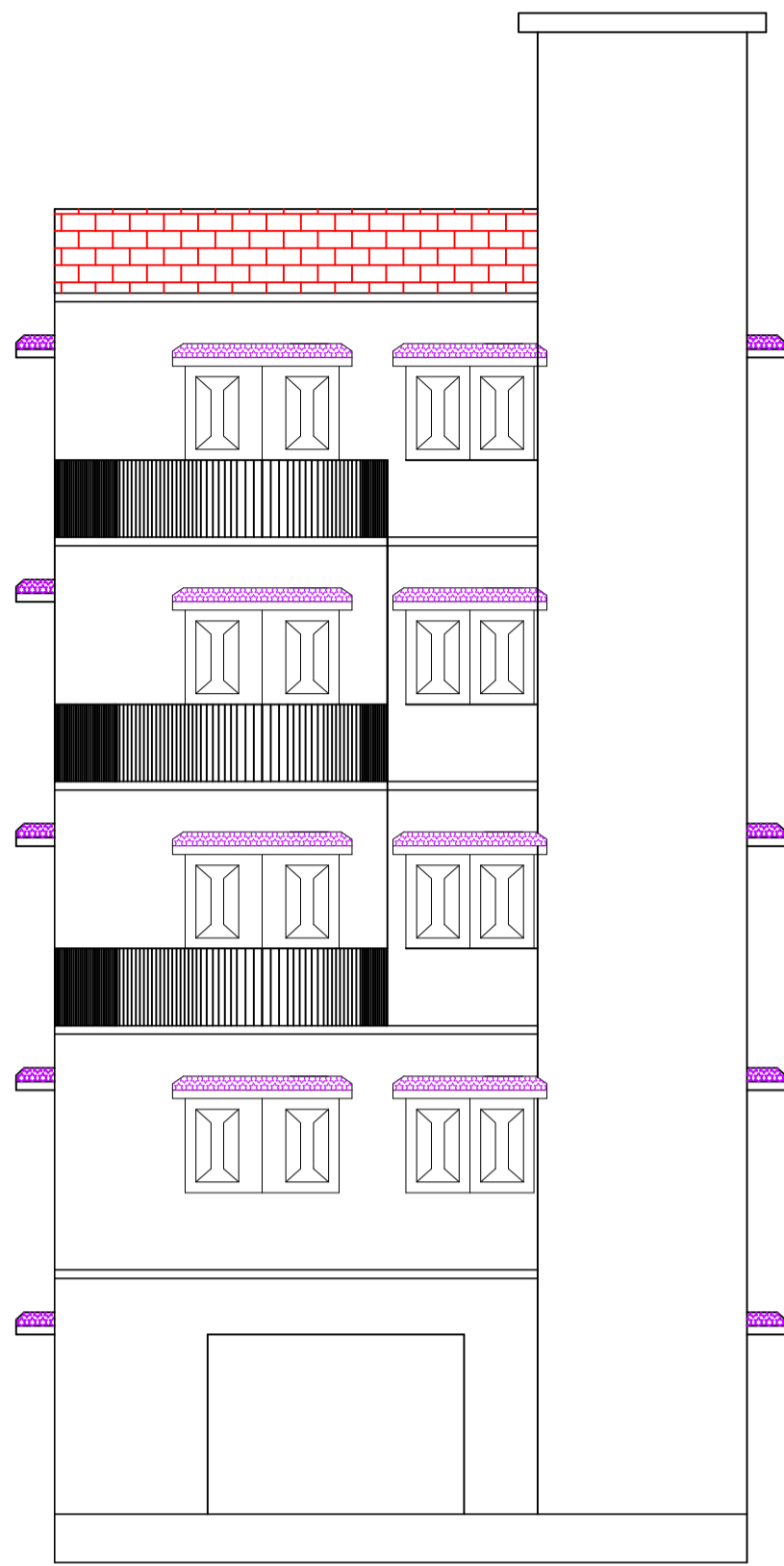
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



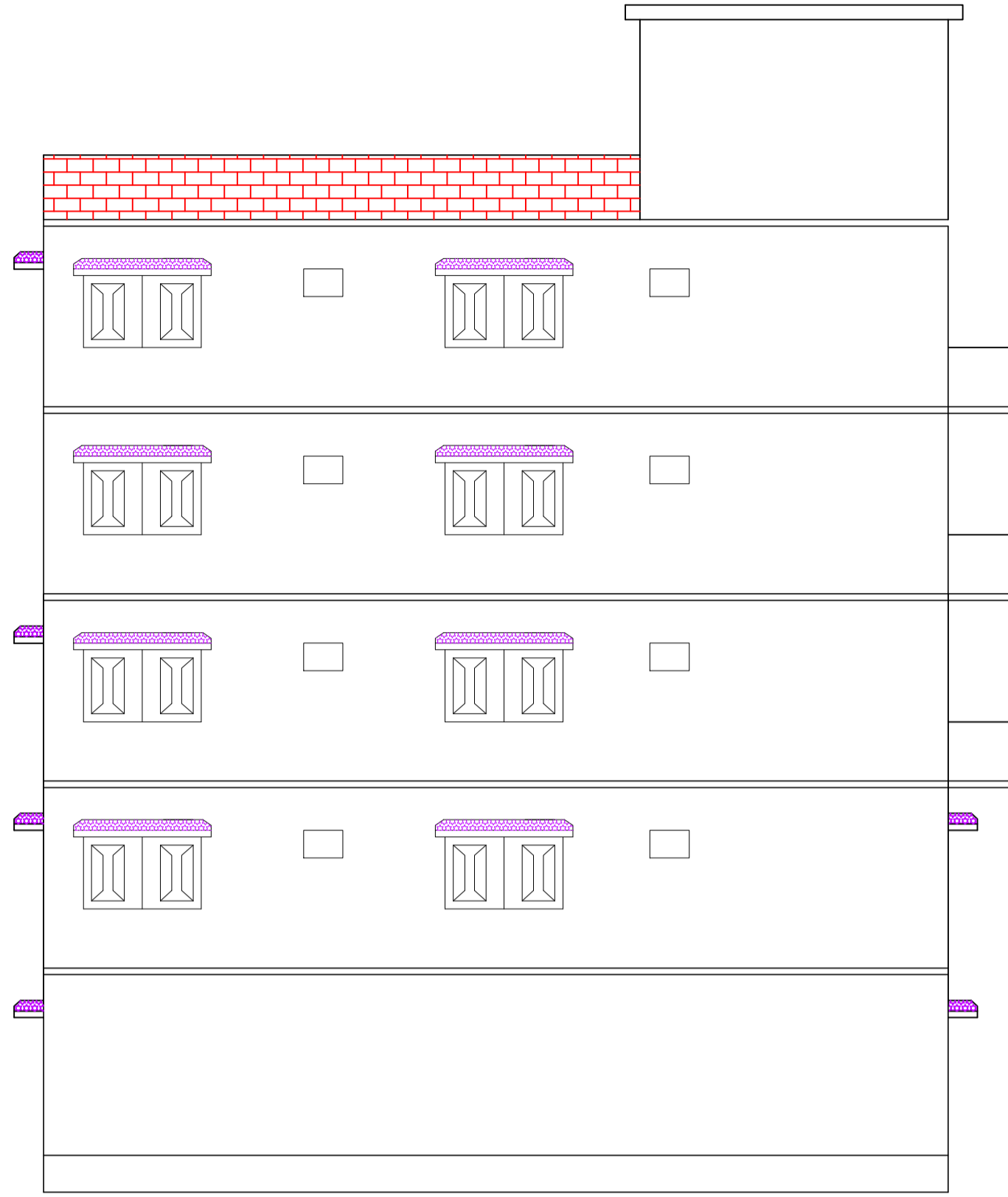
TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SYED NAQUE ALAM MADA/ENG/0014/2019			

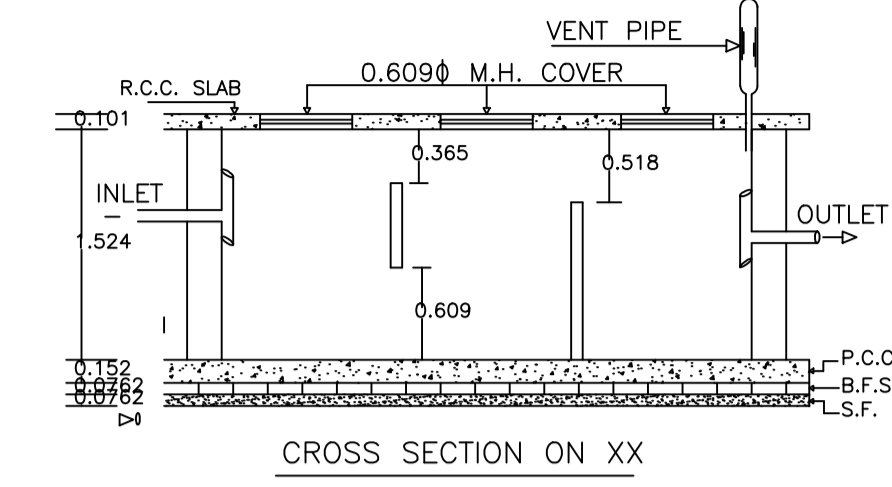
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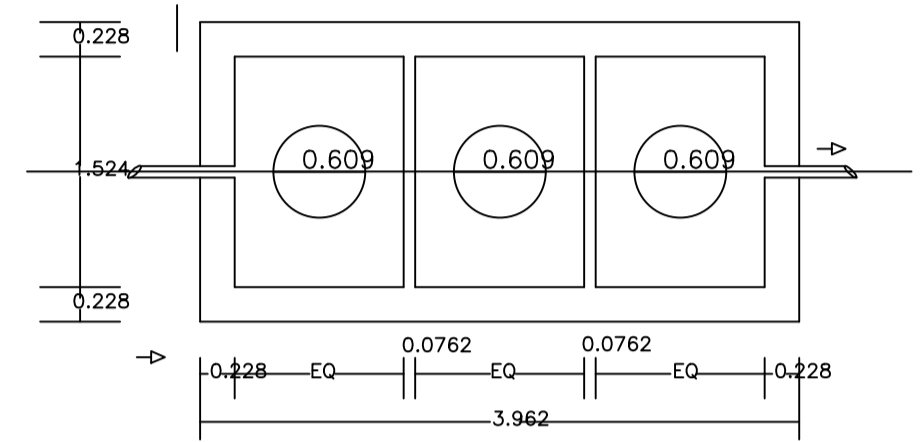
FRONT ELEVATION



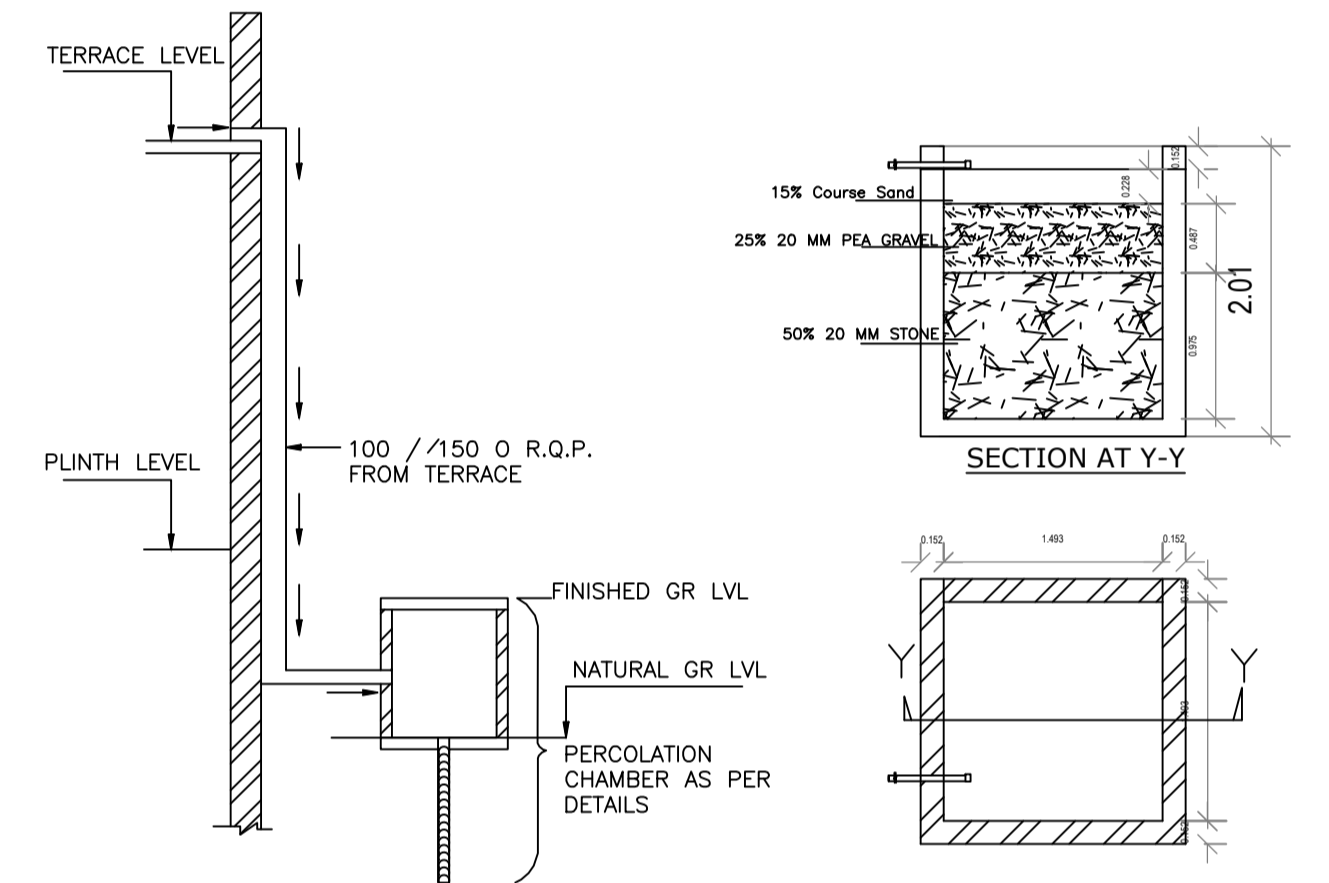
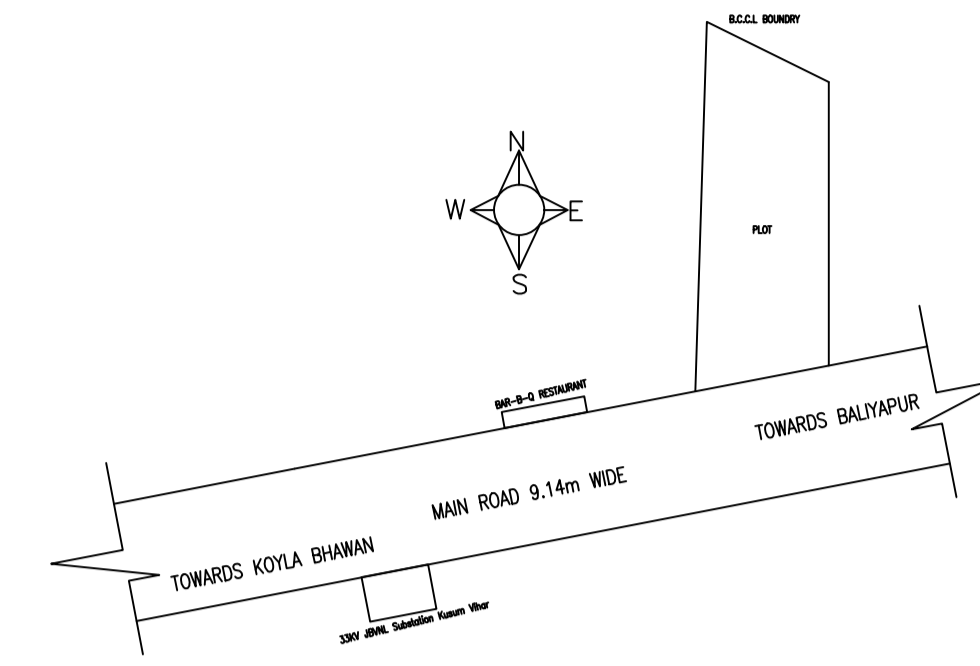
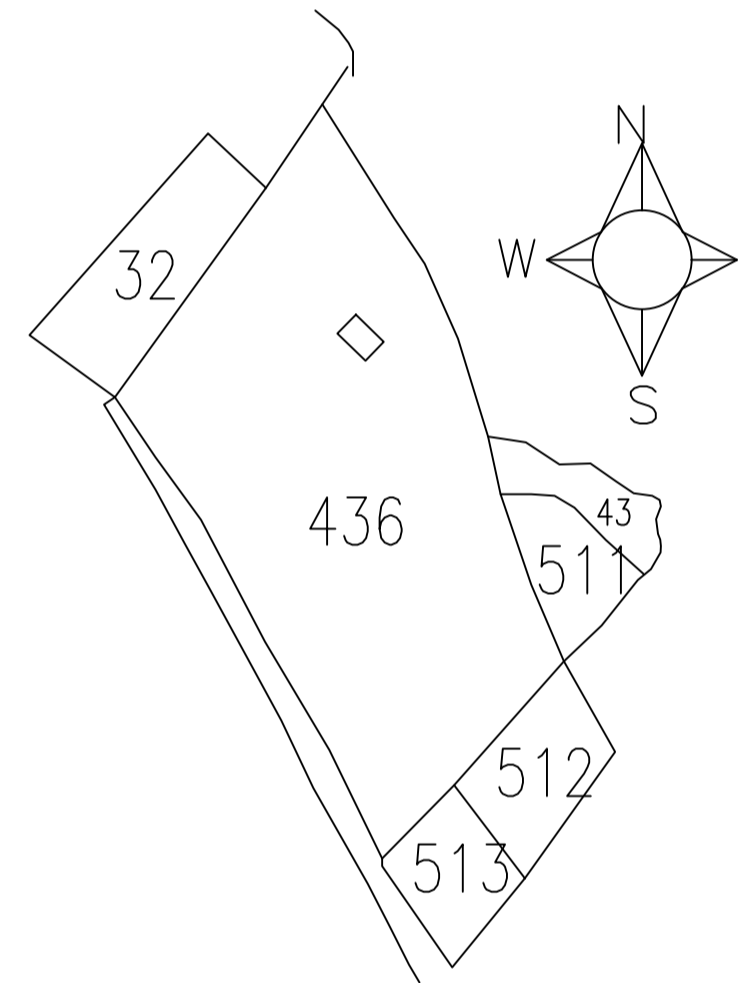
LEFT SIDE ELEVATION



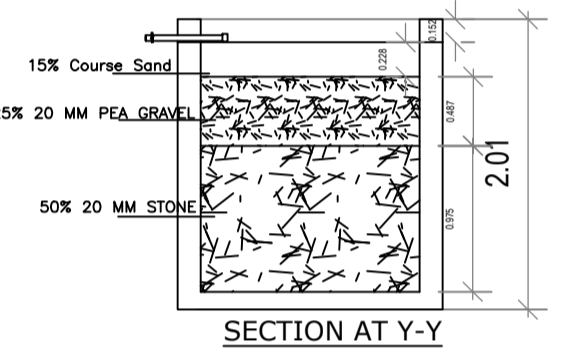
CROSS SECTION ON XX



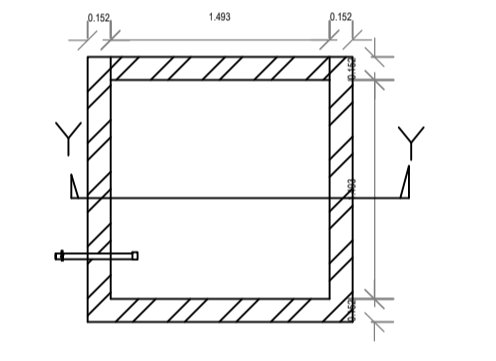
PLAN OF SEPTICTANK



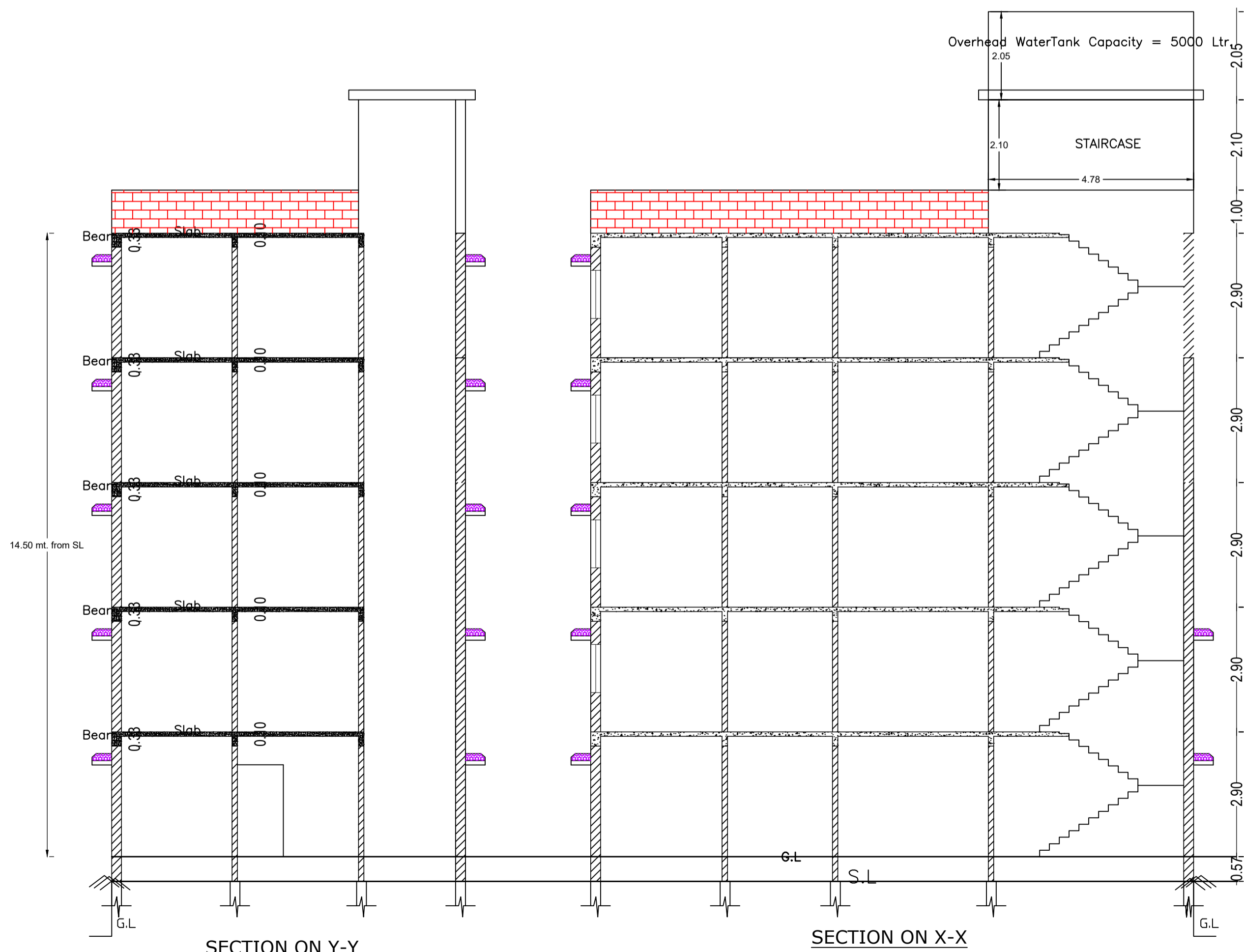
ROOF TOP RAIN WATER COLLECTION SYSTEM



SECTION AT Y-Y

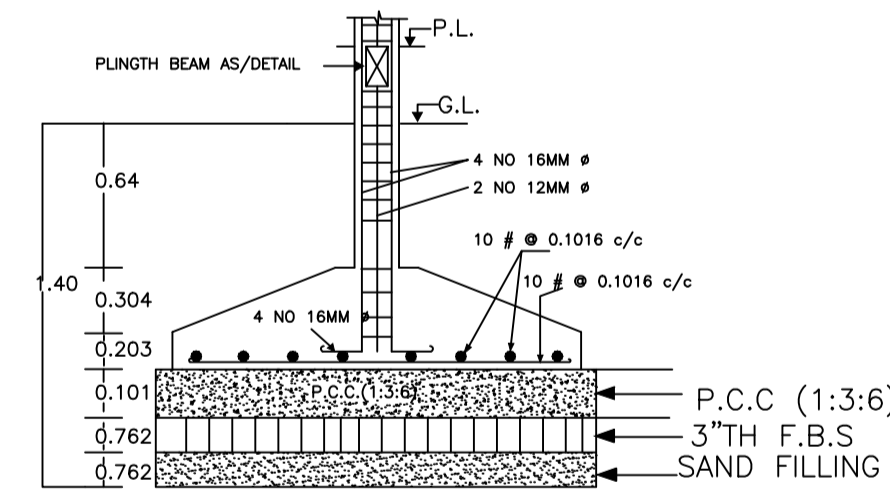


PLAN OF RECHARGE WALL WATER HARVESTING

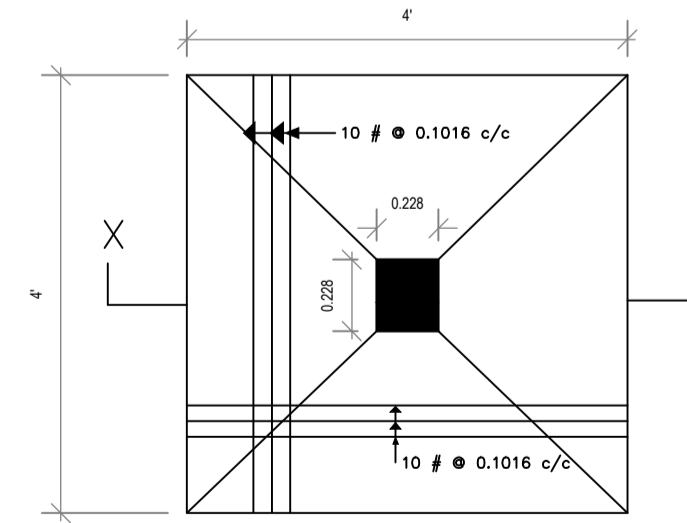


SECTION ON Y-Y

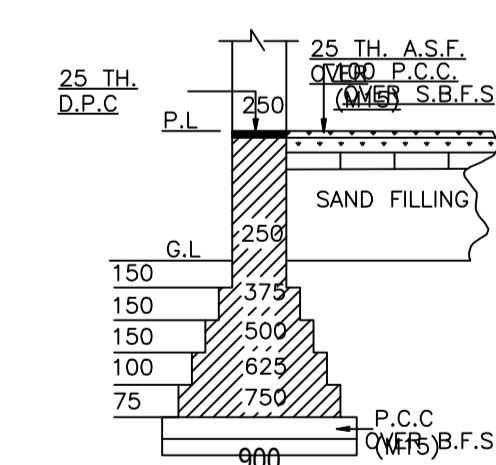
SECTION ON X-X



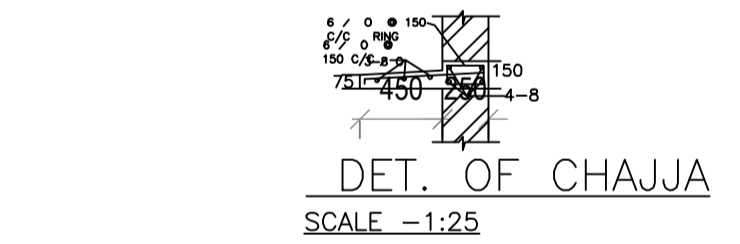
SECTION AT X-X
DETAIL OF COLUMN FOUNDATION



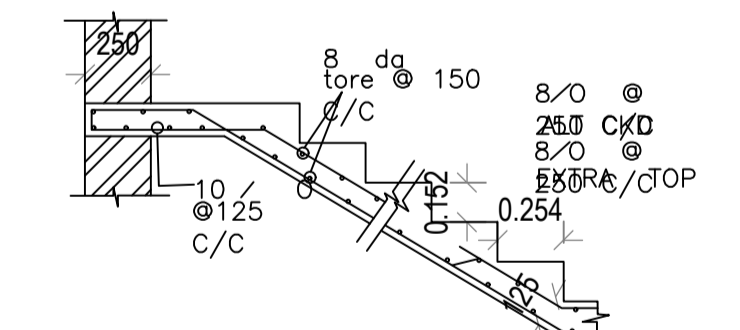
TYPICAL FOOTING PLAN



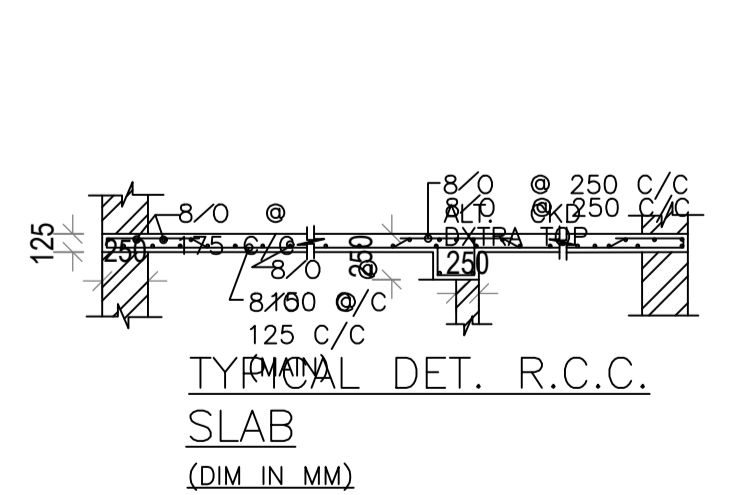
EXIS DET. OF MAIN WALL FOUNDATION ON MM.



DET. OF CHAJJA
SCALE - 1:25



DET. OF R.C.C. STAIR



TYPICAL DET. R.C.C. SLAB (DIM. IN MM)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SYED NAQUE ALAM MADA/ENG/0014/2019			