

Proposal Basic Information	
Proposal File No.	MADA/BP/0101/2024
Owner Name	DEVENDRA CHANDRA MAZUMDAR, JAYDEV MAZUMDAR, SUKHDEV MAZUMDAR, SANJAY MAZUMDAR, SOMNATH MAZUMDAR, DILIP MAZUMDAR, PRADIP MAZUMDAR, GOPAL MAZUMDAR
Khata No	OLD - 17, NEW - 67
Plot No	OLD - 529,578,579,580,581, NEW - 678, 679,680,681
Village Name	Sabalpur
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY		VERSION NO. : 1.0.69
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Residential Bldg/Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	Plot/Nearby/Religious/Structure: NA	
Inward No: MADA/BP/0101/2024	Plot/SubPlot No: OLD - 529,578,579,580,581, NEW - 678, 679,680,681	
Application Type: General Proposal	North: Plot No. - PART OF PLOT NO. 675	
Project Type: Building Permission	South: Plot No. - AMAN GREE APARTMENT	
Nature of Development: New	East: Plot No. - PART OF PLOT NO. 689, 690	
Location of Development Area: Old Area	West: Road Width - 6.1	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2062.22
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2062.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		254.05
Total		254.05
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1808.18
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	2062.22
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	2062.22
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1031.11
Proposed Coverage Area (49.89 %)		1028.82
Total Prop. Coverage Area (49.89 %)		1028.82
Balance coverage area (0.11 %)		2.29
FAR CHECK		
Perm. FAR Area (2.500)		5155.55
Total Perm. FAR area		5155.55
Residential FAR		5096.47
Proposed FAR Area		5122.48
Total Proposed FAR Area		5122.48
Consumed FAR (Factor)		2.48
Balance FAR Area		33.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		6630.38
ARCHITECT (Regd)		Kumud kanchan
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		DEVENDRA CHANDRA MAZUMDAR, JAYDEV MAZUMDAR, SUKHDEV MAZUMDAR, SANJAY MAZUMDAR, SOMNATH MAZUMDAR, DILIP MAZUMDAR, PRADIP MAZUMDAR, GOPAL MAZUMDAR
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)	Light Yellow

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	1226.36	26.01	1226.36	26.01
Ground Floor	1028.82	1000.44	1028.82	1000.44
First Floor	1093.80	1024.01	1093.80	1024.01
Second Floor	1093.80	1024.01	1093.80	1024.01
Third Floor	1093.80	1024.01	1093.80	1024.01
Fourth Floor	1093.80	1024.01	1093.80	1024.01
Terrace Floor	0.00	0.00	0.00	0.00
Total :	6630.38	5122.49	6630.38	5122.49

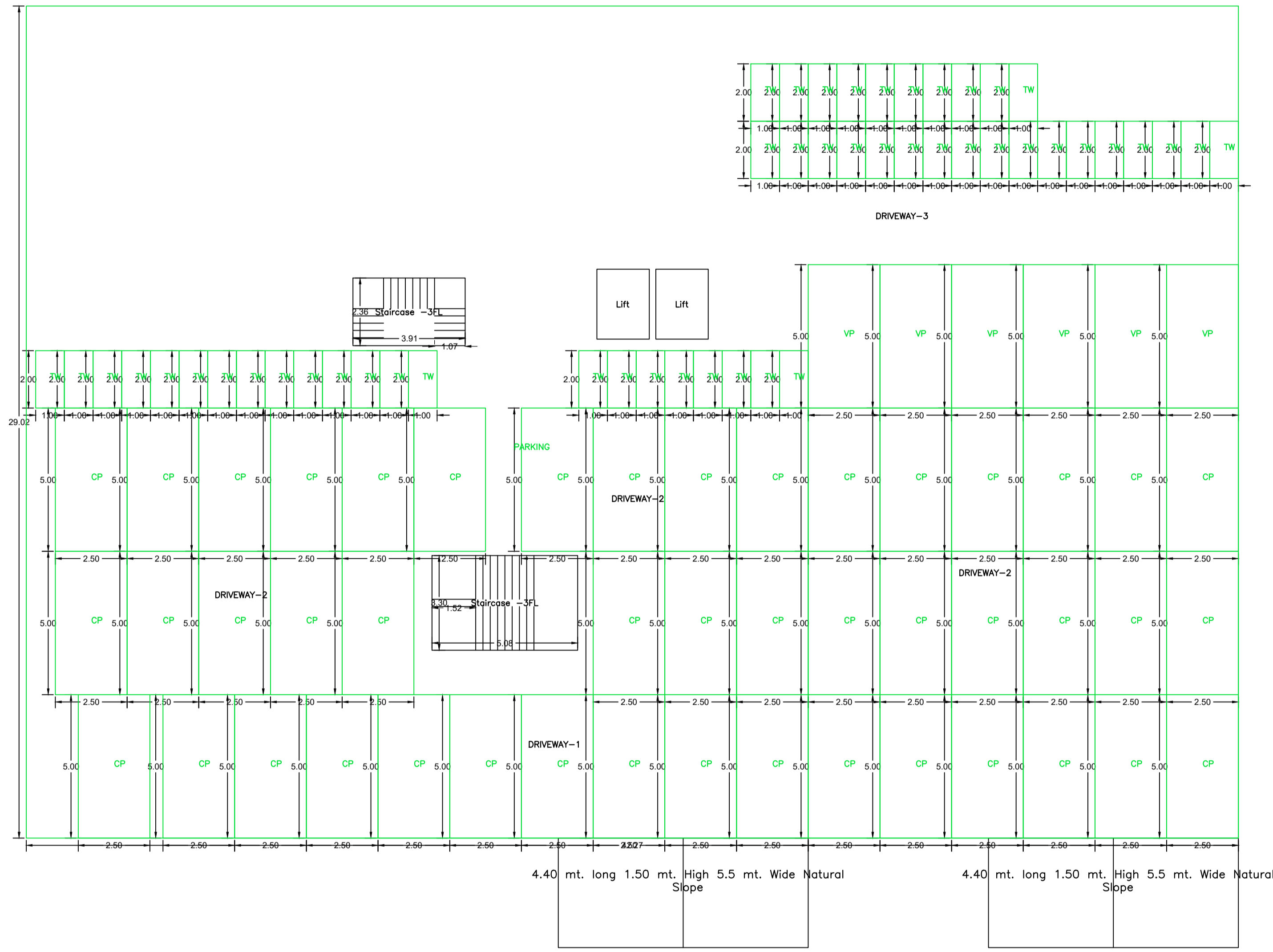
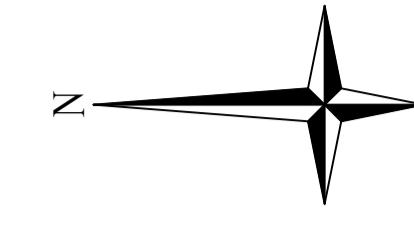
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kumud kanchan MADA/ARC/0010/2019			

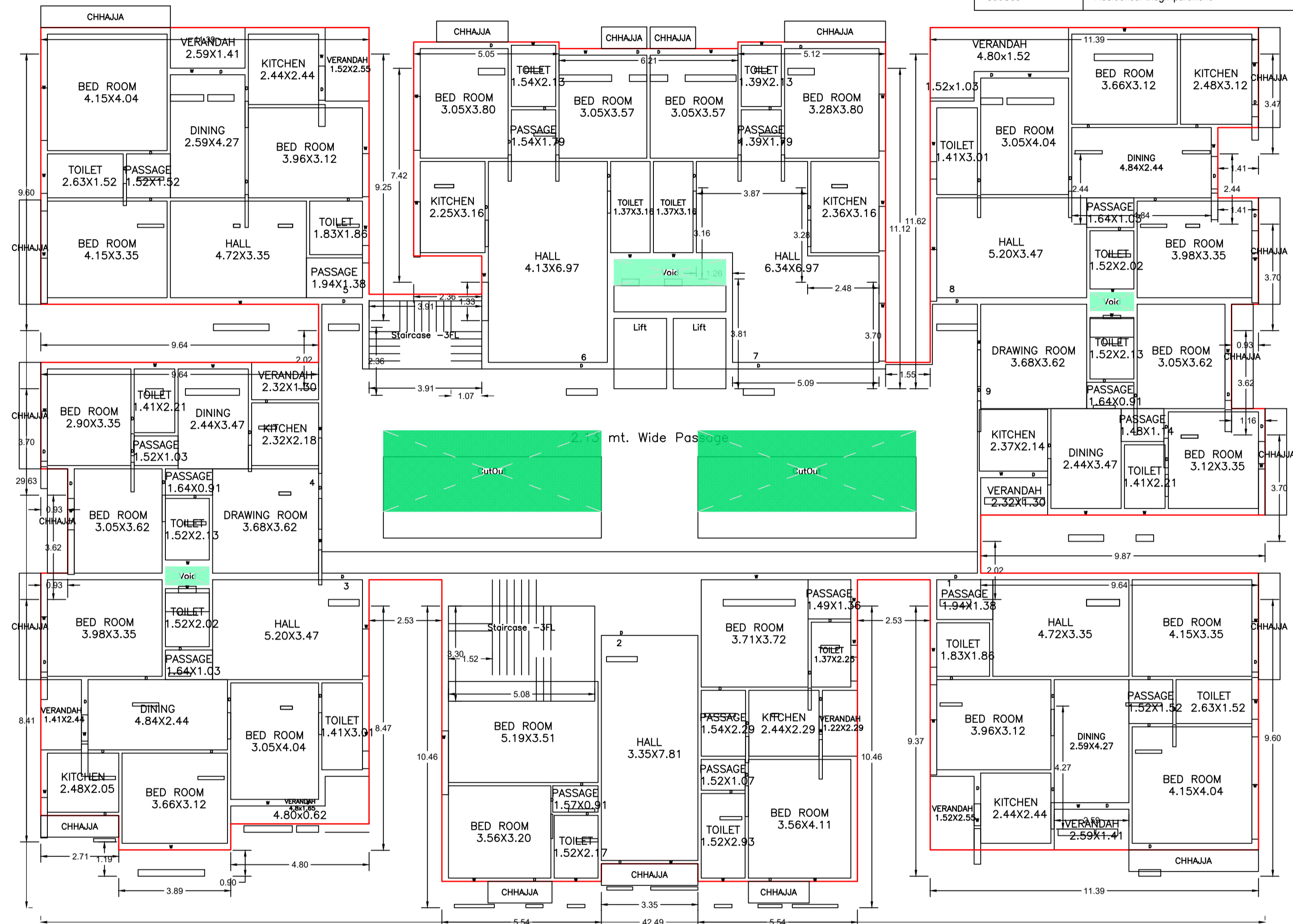
SITE PLAN

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BASEMENT FLOOR PLAN (SCALE 1:100)



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

UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	109.38	109.11	11	9
	2	FLAT	145.59	145.56	14	
	3	FLAT	100.25	100.21	11	
	4	FLAT	68.07	68.02	10	
	5	FLAT	109.38	109.29	12	
	6	FLAT	78.38	78.30	7	
	7	FLAT	81.69	81.63	7	
	8	FLAT	104.35	104.29	9	
	9	FLAT	69.32	69.25	10	
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	10	FLAT	118.56	109.11	11	36
	11	FLAT	154.21	145.56	14	
	12	FLAT	107.41	100.21	11	
	13	FLAT	72.21	68.02	10	
	14	FLAT	117.46	109.29	12	
	15	FLAT	82.69	78.30	7	
	16	FLAT	86.24	81.63	7	
	17	FLAT	115.23	104.29	9	
	18	FLAT	77.39	69.25	10	
Total:	-	-	4591.96	4328.39	455	45

Building :A1 (A1)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	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.)	Trmt (No.)
				Cutout	Lift	Balcony	Void	Accessory Use					
Basement Floor	1226.36	0.00	1226.36	8.92	0.00	0.00	0.00	1191.43	0.00	26.01	26.01	26.01	00
Ground Floor	1071.50	42.68	1028.82	0.00	0.00	5.53	22.85	0.00	1000.44	0.00	1000.44	1000.44	09
First Floor	1136.48	42.68	1093.80	8.92	32.49	5.53	22.85	0.00	1024.01	0.00	1024.01	1024.01	09
Second Floor	1136.48	42.68	1093.80	8.92	32.49	5.53	22.85	0.00	1024.01	0.00	1024.01	1024.01	09
Third Floor	1136.48	42.68	1093.80	8.92	32.49	5.53	22.85	0.00	1024.01	0.00	1024.01	1024.01	09
Fourth Floor	1136.48	42.68	1093.80	8.92	32.49	5.53	22.85	0.00	1024.01	0.00	1024.01	1024.01	09
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	6843.78	213.40	6630.38	44.60	129.96	27.65	114.25	1191.43	5096.48	26.01	5122.49	5122.49	45
Total Number of Same Buildings :	1	-	-	-	-	-	-	-	-	-	-	-	-
Total :	6843.78	213.40	6630.38	44.60	129.96	27.65	114.25	1191.43	5096.48	26.01	5122.49	5122.49	45

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	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.)	Trmt (No.)
					Cutout	Lift	Balcony	Void	Accessory Use					
A1 (A1)	1	6843.78	213.40	6630.38	44.60	129.96	27.65	114.25	1191.43	5096.48	26.01	5122.49	5122.49	45
Grand Total :	1	6843.78	213.40	6630.38	44.60	129.96	27.65	114.25	1191.43	5096.48	26.01	5122.49	5122.49	45

Required Parking (Table 7a)

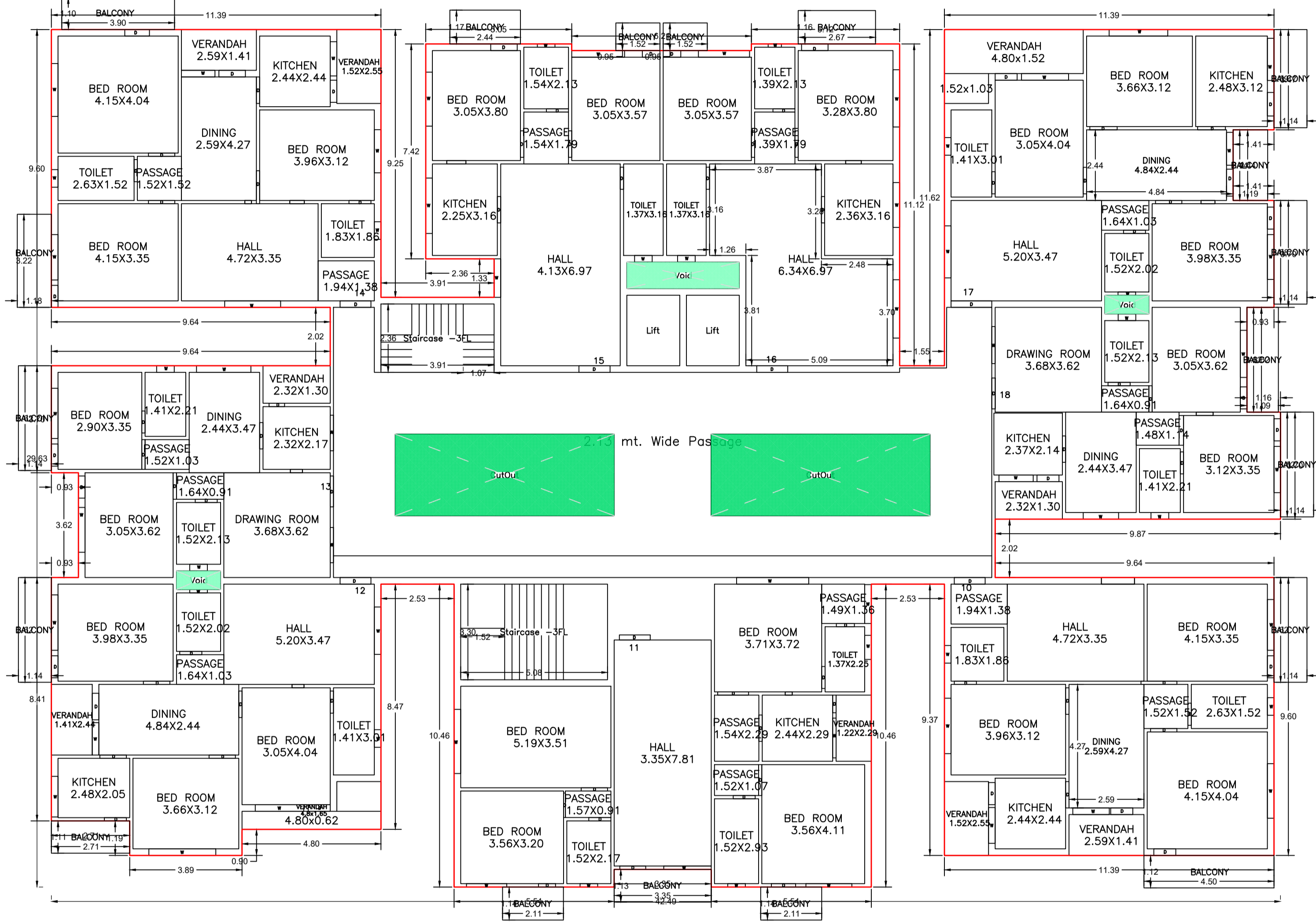
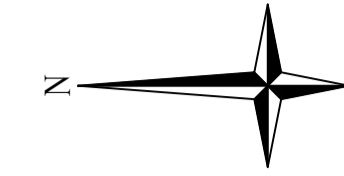
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A1 (A1)	Residential	Residential Bldg/Apartment	> 0	1	45.00	1	45	-	-	-	-
			> 0	1	45.00	-	-	-	-	1	45
			> 0	1	45.00	-	-	1	5	-	-
Total :			-	-	-	-	45	46	5	6	45

Parking Check (Table 7b)

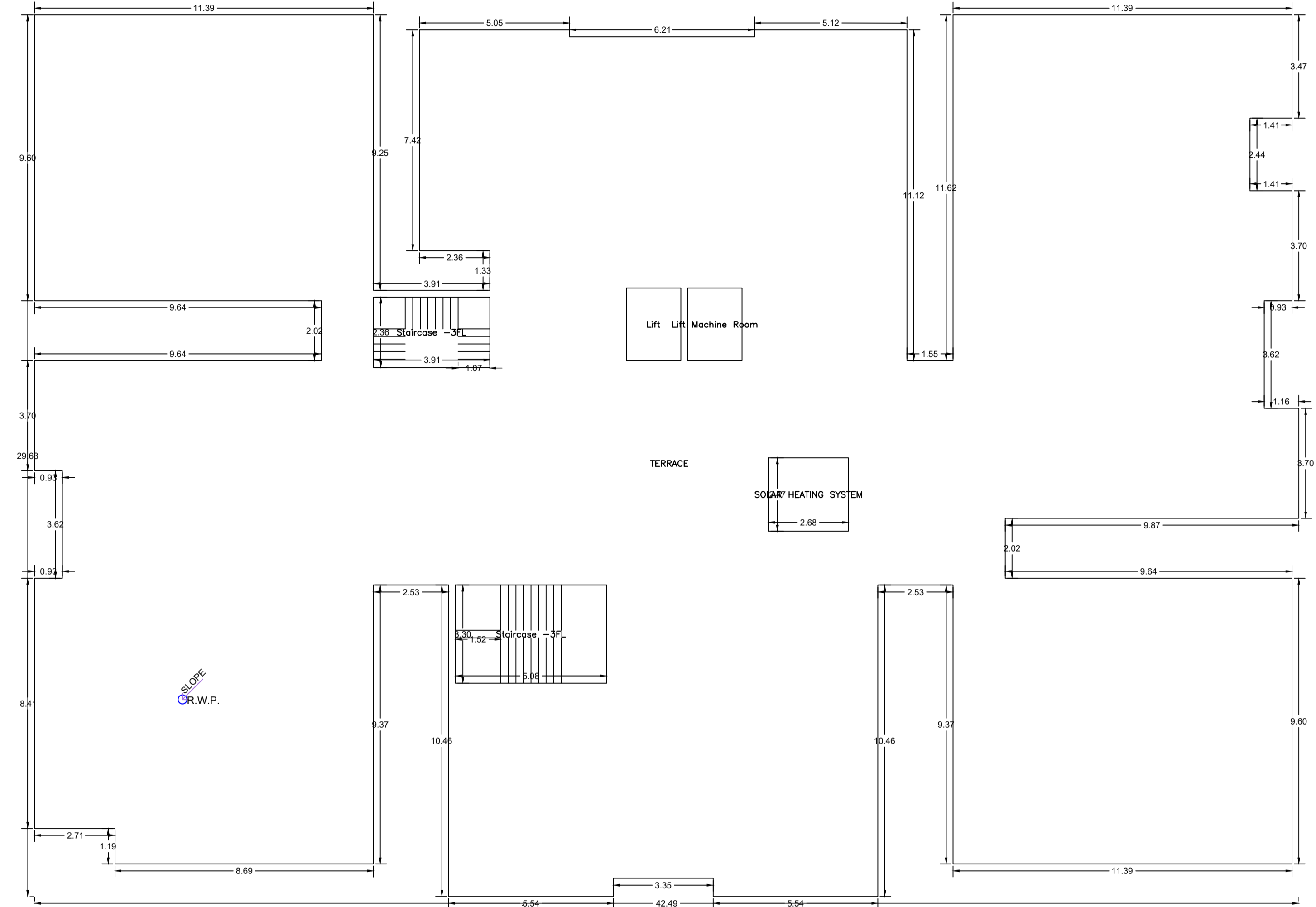
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	46	575.00
Total Car	45	562.50	46	575.00
Visitor's Car Parking	-	-	6	75.00
Total Visitor Parking	5	62.50	6	75.00
TwoWheeler	-	-	49	98.00
Total TwoWheeler	45	90.00	49	98.00
Other Parking	-	-	-	1226.36
Total	-	715.00	-	2072.36

LTP NAME AND SIGNATURE Kumud kanchan MADA/ARC/0010/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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TYPICAL - 1, 2, 3, 4 FLOOR PLAN (Proposed) (SCALE 1:100)



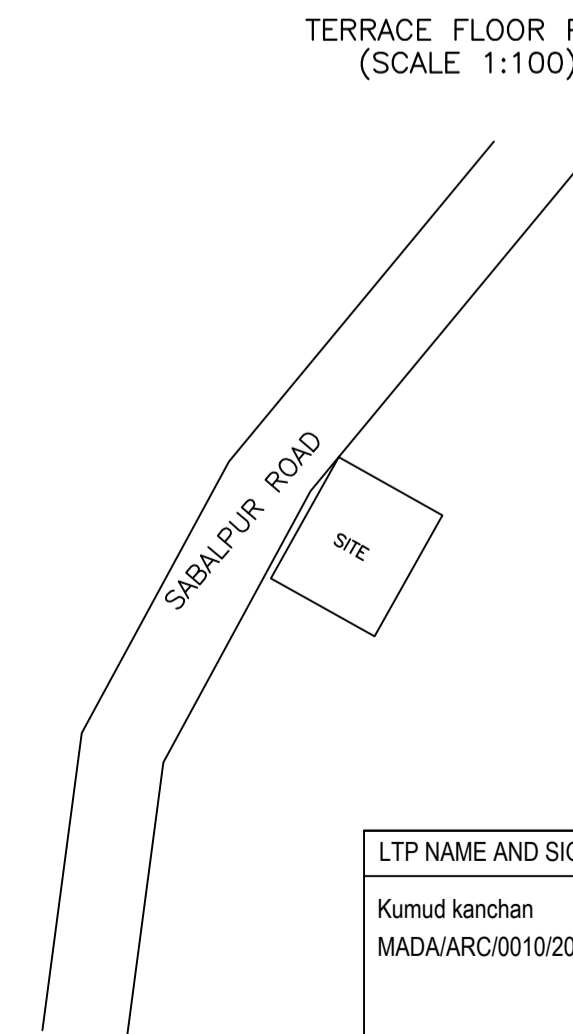
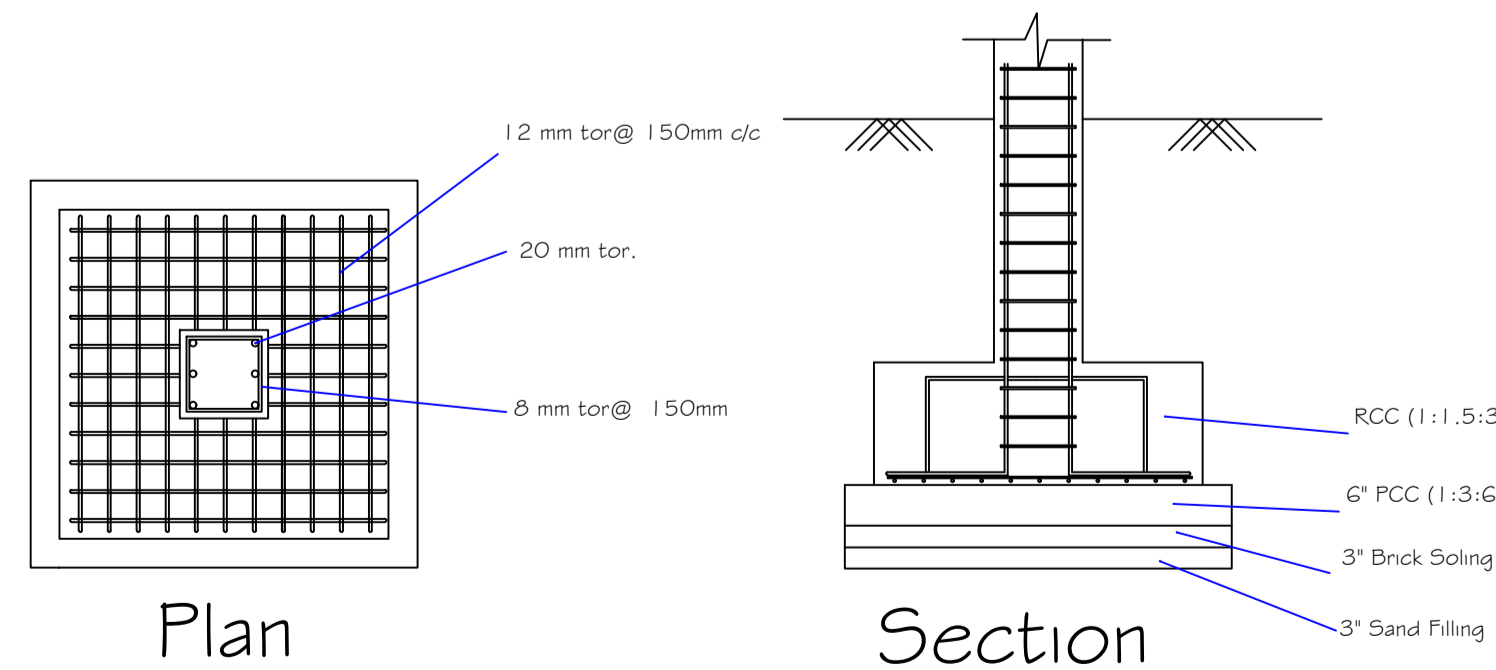
TERRACE FLOOR PLAN (SCALE 1:100)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1.14 X 2.11 X 2 X 4	19.28	260.00
	1.12 X 2.71 X 1 X 4	12.08	
	1.14 X 3.62 X 4 X 4	66.24	
	1.17 X 2.44 X 1 X 4	11.44	
	0.95 X 1.52 X 2 X 4	11.60	
	1.16 X 2.67 X 1 X 4	12.36	
	1.14 X 3.39 X 1 X 4	15.52	
	1.20 X 2.44 X 1 X 4	11.64	
	1.14 X 3.58 X 1 X 4	16.36	
	1.09 X 3.62 X 1 X 4	15.72	
	1.12 X 4.50 X 1 X 4	20.20	
	1.13 X 3.35 X 1 X 4	15.20	
	1.18 X 3.22 X 1 X 4	15.20	
	1.10 X 3.90 X 1 X 4	17.16	
Total			260.00

SCHEDULE OF DOOR:

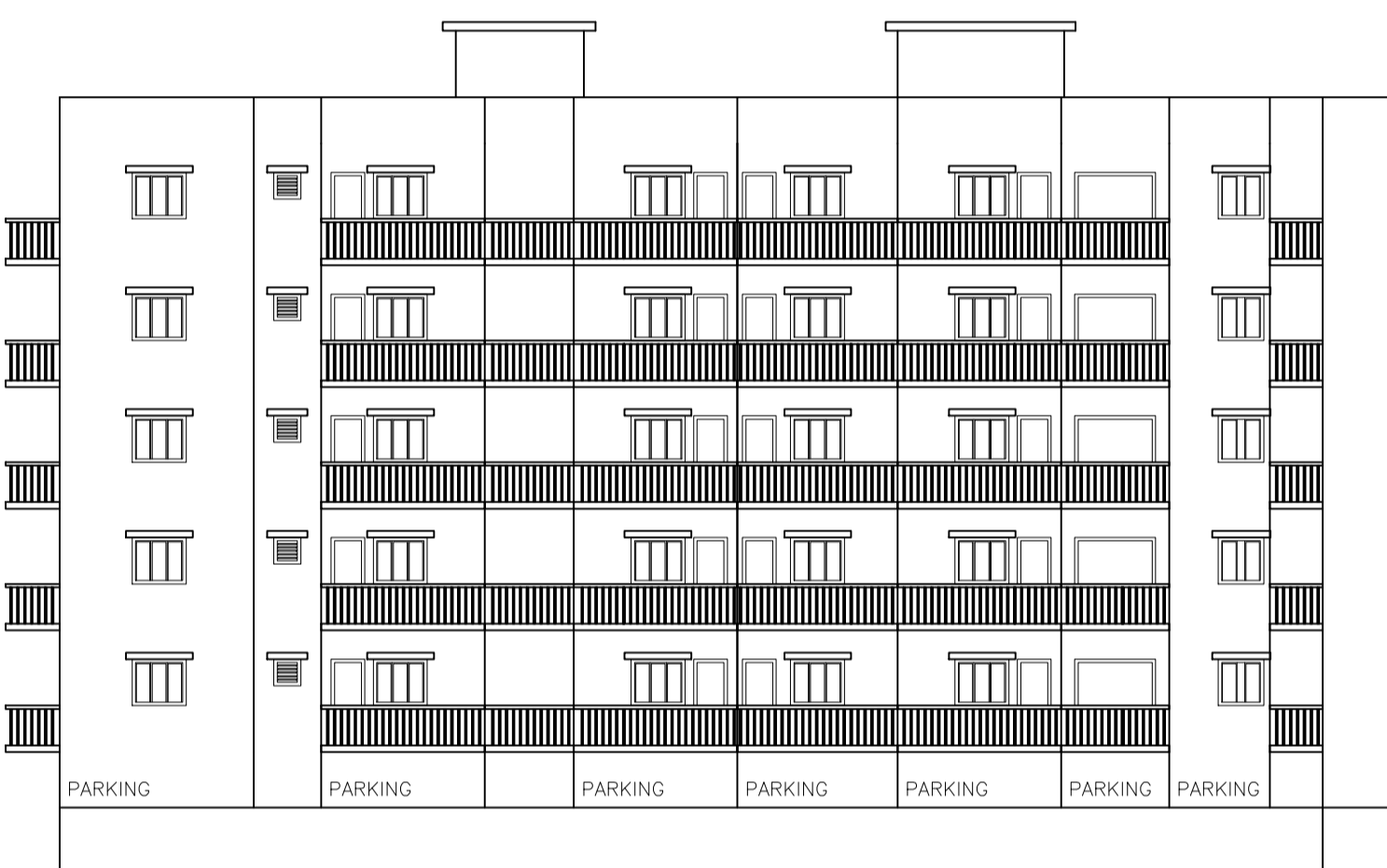
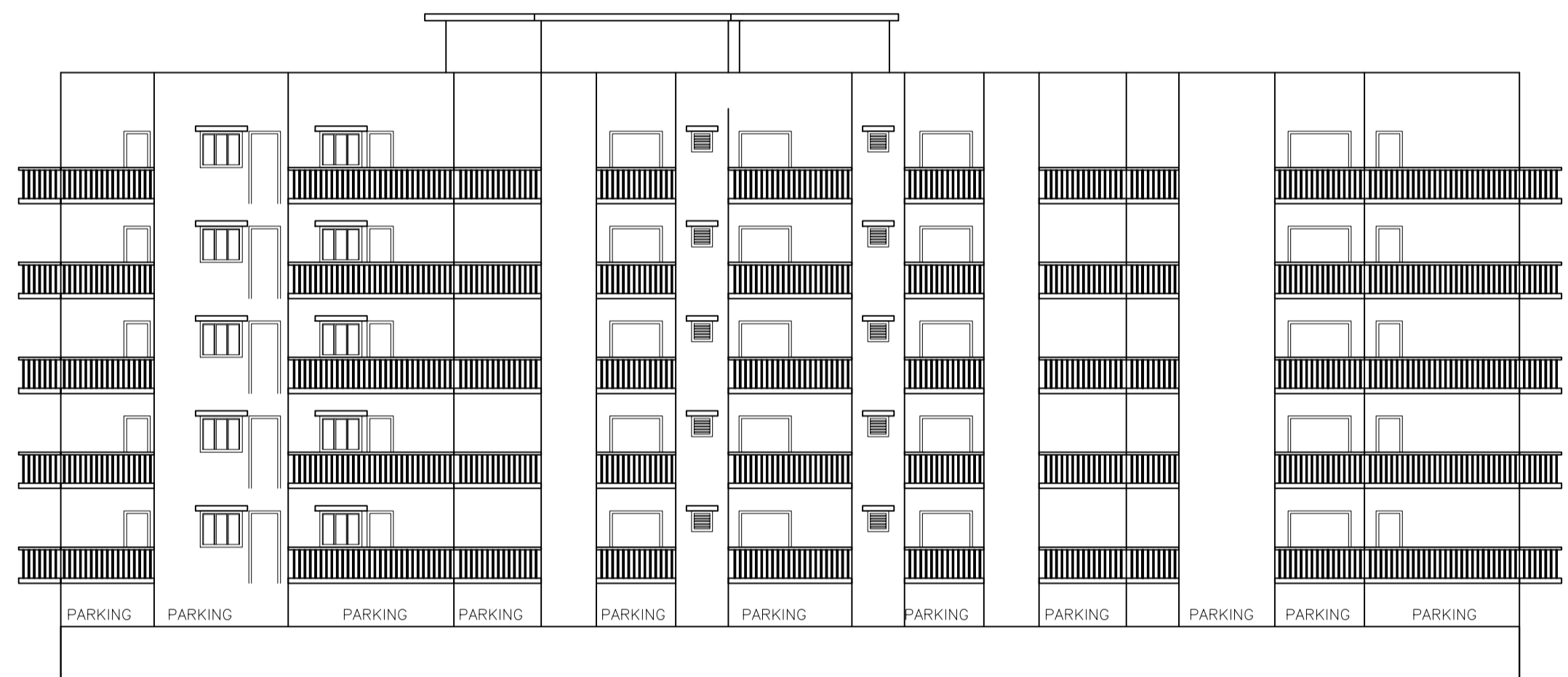
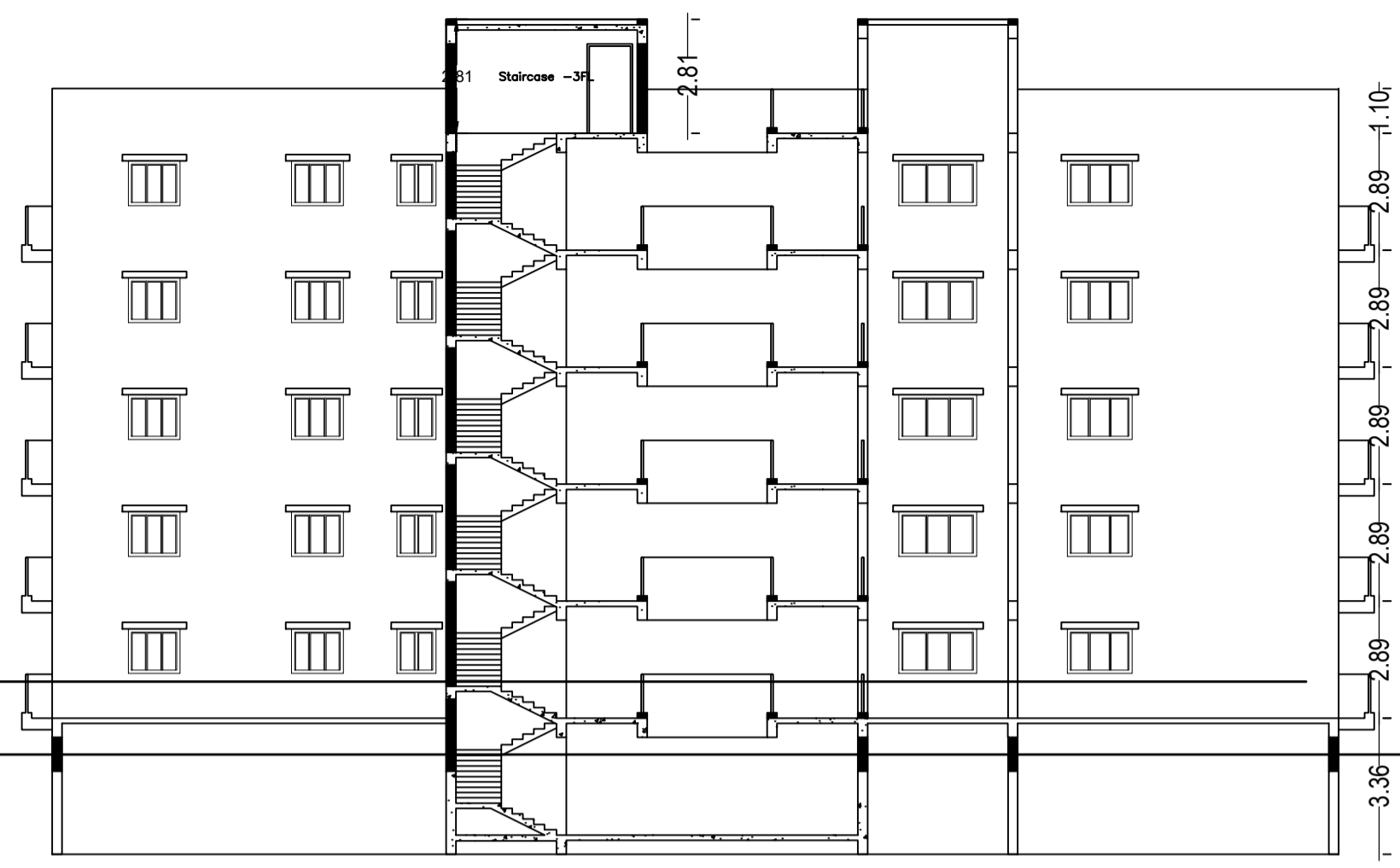
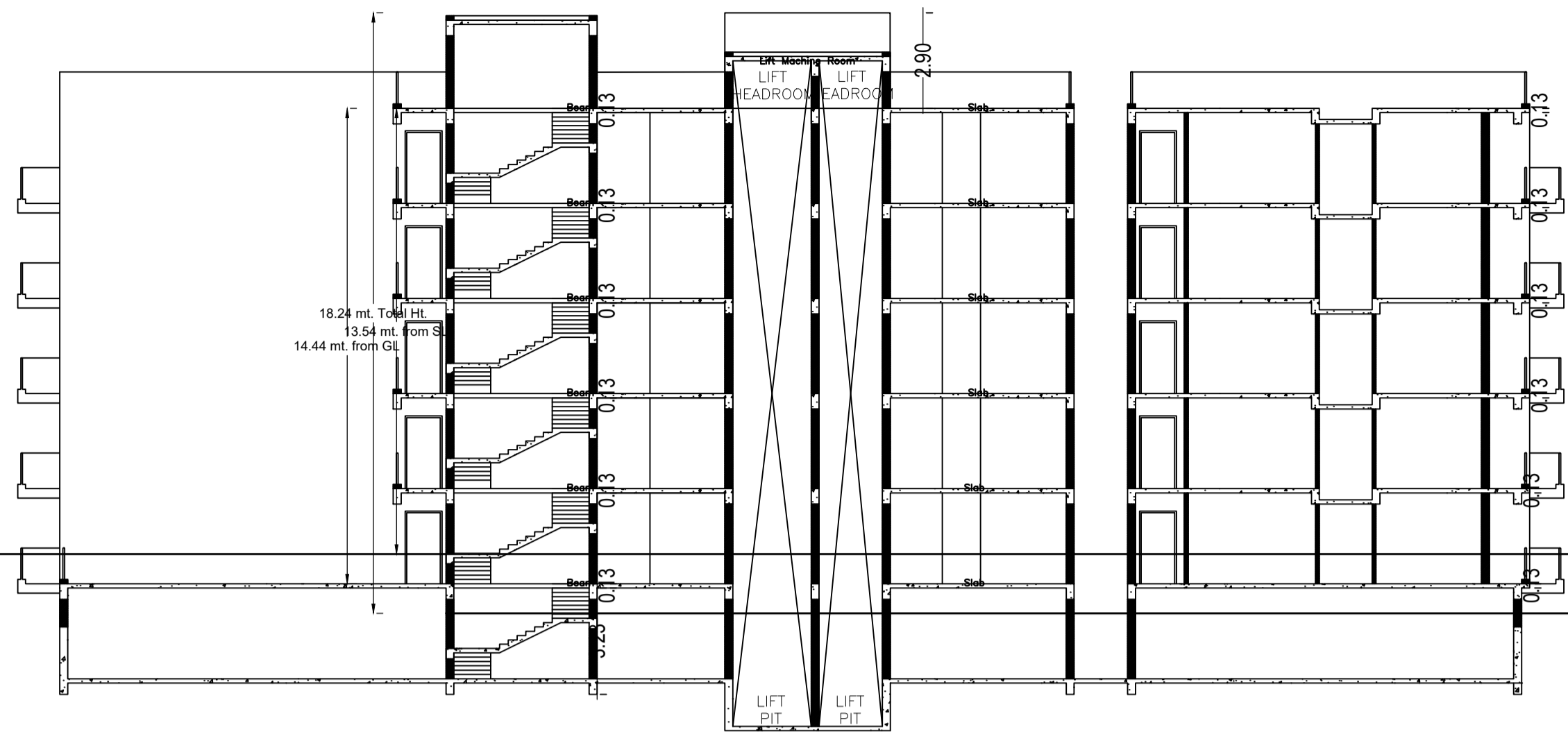
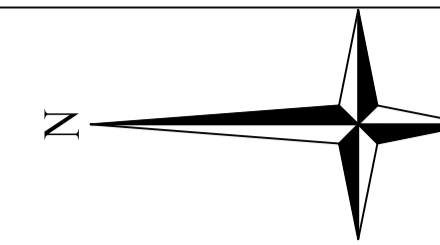
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.54	2.10	04
A1 (A1)	D	0.59	2.10	05
A1 (A1)	D	0.61	2.10	15
A1 (A1)	D	0.62	2.10	05
A1 (A1)	D	0.65	2.10	01
A1 (A1)	D	0.76	2.10	169
A1 (A1)	D	0.77	2.10	05
A1 (A1)	D	0.82	2.10	05
A1 (A1)	D	0.84	2.10	05
A1 (A1)	D	0.85	2.10	09
A1 (A1)	D	0.90	2.10	05
A1 (A1)	D	0.91	2.10	140
A1 (A1)	D	0.94	2.10	05
A1 (A1)	D	0.96	2.10	05
A1 (A1)	D	1.03	2.10	10
A1 (A1)	D	1.07	2.10	40
A1 (A1)	D	1.08	2.10	10
A1 (A1)	D	1.14	2.10	05
A1 (A1)	D	1.24	2.10	04
A1 (A1)	D	1.25	2.10	01
A1 (A1)	D	1.41	2.10	05



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kumud kanchan MADA/ARC/001/2019			

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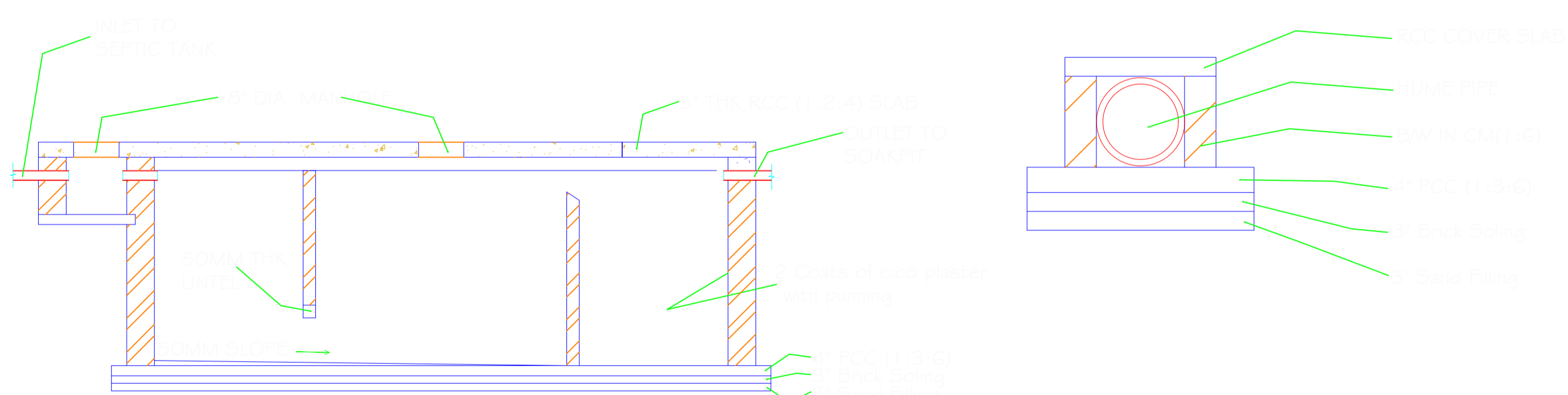


SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.46	1.20	05
A1 (A1)	W	0.61	1.20	85
A1 (A1)	W	0.83	1.20	05
A1 (A1)	W	1.12	1.20	05
A1 (A1)	W	1.16	1.20	05
A1 (A1)	W	1.18	1.20	10
A1 (A1)	W	1.22	1.20	10
A1 (A1)	W	1.23	1.20	10
A1 (A1)	W	1.26	1.20	05
A1 (A1)	W	1.28	1.20	05
A1 (A1)	W	1.33	1.20	05
A1 (A1)	W	1.34	1.20	05
A1 (A1)	W	1.37	1.20	05
A1 (A1)	W	1.39	1.20	05
A1 (A1)	W	1.40	1.20	05
A1 (A1)	W	1.46	1.20	05
A1 (A1)	W	1.49	1.20	05
A1 (A1)	W	1.55	1.20	15
A1 (A1)	W	1.57	1.20	05
A1 (A1)	W	1.58	1.20	05
A1 (A1)	W	1.60	1.20	05
A1 (A1)	W	1.62	1.20	05
A1 (A1)	W	1.63	1.20	05
A1 (A1)	W	1.64	1.20	10
A1 (A1)	W	1.68	1.20	05
A1 (A1)	W	1.73	1.20	05
A1 (A1)	W	1.75	1.20	05
A1 (A1)	W	1.77	1.20	05
A1 (A1)	W	1.80	1.20	05
A1 (A1)	W	1.83	1.20	10
A1 (A1)	W	1.87	1.20	05
A1 (A1)	W	1.88	1.20	05
A1 (A1)	W	1.89	1.20	05
A1 (A1)	W	1.91	1.20	10
A1 (A1)	W	1.92	1.20	05
A1 (A1)	W	1.93	1.20	05
A1 (A1)	W	1.97	1.20	05
A1 (A1)	W	2.01	1.20	05
A1 (A1)	W	2.03	1.20	05
A1 (A1)	W	2.21	1.20	05
A1 (A1)	W	2.31	1.20	05
A1 (A1)	W	2.50	1.20	05

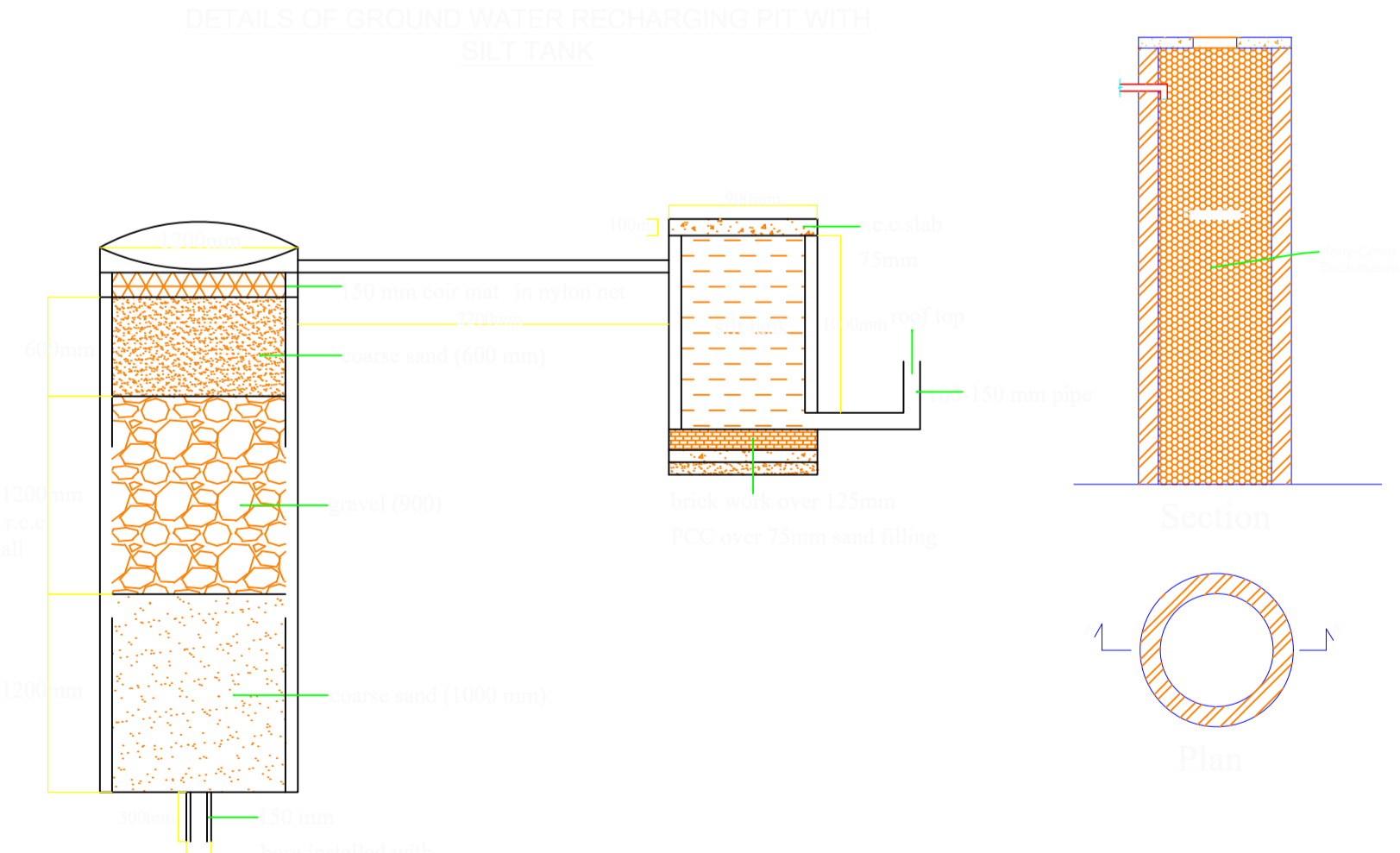
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A1 (A1)	W	0.61	1.20	85
A1 (A1)	W	0.83	1.20	05
A1 (A1)	W	1.12	1.20	05
A1 (A1)	W	1.16	1.20	05
A1 (A1)	W	1.18	1.20	10
A1 (A1)	W	1.22	1.20	10
A1 (A1)	W	1.23	1.20	10
A1 (A1)	W	1.26	1.20	05
A1 (A1)	W	1.28	1.20	05
A1 (A1)	W	1.33	1.20	05
A1 (A1)	W	1.34	1.20	05
A1 (A1)	W	1.37	1.20	05
A1 (A1)	W	1.39	1.20	05
A1 (A1)	W	1.40	1.20	05
A1 (A1)	W	1.46	1.20	05
A1 (A1)	W	1.49	1.20	05
A1 (A1)	W	1.55	1.20	15
A1 (A1)	W	1.57	1.20	05
A1 (A1)	W	1.58	1.20	05
A1 (A1)	W	1.60	1.20	05
A1 (A1)	W	1.62	1.20	05
A1 (A1)	W	1.63	1.20	05
A1 (A1)	W	1.64	1.20	10
A1 (A1)	W	1.68	1.20	05
A1 (A1)	W	1.73	1.20	05
A1 (A1)	W	1.75	1.20	05
A1 (A1)	W	1.77	1.20	05
A1 (A1)	W	1.80	1.20	05
A1 (A1)	W	1.83	1.20	10
A1 (A1)	W	1.87	1.20	05
A1 (A1)	W	1.88	1.20	05
A1 (A1)	W	1.89	1.20	05
A1 (A1)	W	1.91	1.20	10
A1 (A1)	W	1.92	1.20	05
A1 (A1)	W	1.93	1.20	05
A1 (A1)	W	1.97	1.20	05
A1 (A1)	W	2.01	1.20	05
A1 (A1)	W	2.03	1.20	05
A1 (A1)	W	2.21	1.20	05
A1 (A1)	W	2.31	1.20	05
A1 (A1)	W	2.50	1.20	05



SPECIFICATION OF DRAIN

1. FOUNDATION
2. SAND FILLING
3. BRICK SPOILING
4. PVC (100mm)
5. SIDE STONE MASONRY
6. BRICK MASONRY IN C.M (1:1)
7. RCC (100mm) COVER SLAB



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