



location plan

Proposal Basic Information

Proposal File No.	MADA/BP/0358/2024
Owner Name	MD ASLAM ANSARI
Khata No	32 (NEW), 24 (OLD)
Plot No	116 (NEW), 80 (OLD)
Village Name	Mohidih
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY	VERSION NO.: 1.0.74	SQ.MT.
PROJECT DETAIL:	VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: DHANBAD	Plot SubUse: Bungalow Dwelling / Non Apartment	
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure: NA	
Inward_No: MADA/BP/0358/2024	Plot/SubPlot No: 116 (NEW), 80 (OLD)	
Application Type: General Proposal	North: Plot No. - ASHLAM ANSARI	
Project Type: Building Permission	South: Plot No. - JIYAJUAL HASAN	
Nature of Development: New	East: Road Width - 5.48	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	566.11
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	566.11
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		58.99
Total		58.99
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	507.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	566.11
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	566.11
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		339.67
Proposed Coverage Area ( 26.42 % )		149.55
Total Prop. Coverage Area ( 26.42 % )		149.55
Balance coverage area ( 33.58 % )		190.12
FAR CHECK		
Perm. FAR Area ( 1.500 )		849.16
Total Perm. FAR area		849.16
Residential FAR		417.68
Proposed FAR Area		417.68
Total Proposed FAR Area		417.68
Consumed FAR (Factor)		0.74
Balance FAR Area		431.48
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		435.11
ARCHITECT (Regd)	AJAY KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MD ASLAM ANSARI	
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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	d	0.90	2.10	26

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	w	0.96	1.20	16
A (A)	w	1.80	1.20	27

Building :A (A )

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.)
Ground Floor	149.55	17.42	132.13	132.13	132.13	01
First Floor	142.78	0.00	142.78	142.78	142.78	00
Second Floor	142.78	0.00	142.78	142.78	142.78	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	435.11	17.42	417.69	417.69	417.69	01
Total Number of Same Buildings :	1					
Total :	435.11	17.42	417.69	417.69	417.69	01

FAR & Tenement Details

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 (A)	1	435.11	17.42	417.69	417.69	417.69	01
Grand Total :	1	435.11	17.42	417.69	417.69	417.69	01

Buildingwise Floor FAR Details

Floor Name	Building Name A (A)		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	149.55	132.13	149.55	132.13
First Floor	142.78	142.78	142.78	142.78
Second Floor	142.78	142.78	142.78	142.78
Terrace Floor	0.00	0.00	0.00	0.00
Total :	435.11	417.69	435.11	417.69

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A)	Residential	Bungalow / Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow / Dwelling / Non Apartment	Residential FAR	Residential	Bungalow / Dwelling / Non Apartment
				TYPICAL - 1, 2 FLOOR PLAN	Residential	Bungalow / Dwelling / Non Apartment	Residential FAR	Residential	Bungalow / Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow / Dwelling / Non Apartment	-	-	-

UnitBUA Table for Building :A (A )

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	417.68	417.59	9	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	10	0
Total:	-	-	417.68	417.59	29	1

LTP NAME AND SIGNATURE STRUCTURAL ENG'S NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

AJAY KUMAR MADA/ENG/0004/2022			
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