

SITE PLAN

ISO\_A1\_(841.00\_x\_594.00\_MM)

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 FLOOR PLAN	1.14 X 3.51 X 1 X 3	12.03	123.81
	1.14 X 3.21 X 1 X 3	11.01	
	1.14 X 3.54 X 2 X 3	24.30	
	1.14 X 3.69 X 1 X 3	12.66	
	1.19 X 3.44 X 1 X 3	12.33	
	1.12 X 4.78 X 1 X 3	16.02	
	1.14 X 3.70 X 1 X 3	12.66	
	1.14 X 3.16 X 1 X 3	10.83	
	1.14 X 3.49 X 1 X 3	11.97	
<b>Total</b>			<b>123.81</b>

Building :A1 (A1)

Floor Name	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.)	Tnmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	614.99	7.80	0.00	0.00	0.00	579.73	0.00	0.00	27.46	27.46	27.46	00
Lower Ground Floor	522.73	27.31	0.00	0.00	0.00	0.00	0.00	495.42	0.00	495.42	495.42	01
Upper Ground Floor	522.73	0.00	0.00	0.00	0.00	0.00	0.00	522.73	0.00	522.73	522.73	01
First Floor	522.73	7.80	0.00	0.00	23.11	0.00	53.88	437.94	0.00	491.82	491.82	02
Second Floor	522.01	7.80	20.63	6.50	2.53	0.00	484.55	0.00	0.00	484.55	484.55	05
Third Floor	522.01	7.80	20.63	6.50	2.53	0.00	484.55	0.00	0.00	484.55	484.55	05
Fourth Floor	522.01	7.80	20.63	6.50	2.53	0.00	484.55	0.00	0.00	484.55	484.55	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total</b>	<b>3749.21</b>	<b>66.31</b>	<b>61.89</b>	<b>19.50</b>	<b>30.70</b>	<b>579.73</b>	<b>1507.53</b>	<b>1456.09</b>	<b>27.46</b>	<b>2991.08</b>	<b>2991.08</b>	<b>19</b>

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial				
A1 (A1)	1	3749.21	66.31	61.89	19.50	30.70	579.73	1507.53	1456.09	27.46	2991.08	2991.08	19
<b>Grand Total</b>	<b>1</b>	<b>3749.21</b>	<b>66.31</b>	<b>61.89</b>	<b>19.50</b>	<b>30.70</b>	<b>579.73</b>	<b>1507.53</b>	<b>1456.09</b>	<b>27.46</b>	<b>2991.08</b>	<b>2991.08</b>	<b>19</b>

Required Parking (Table 7a)

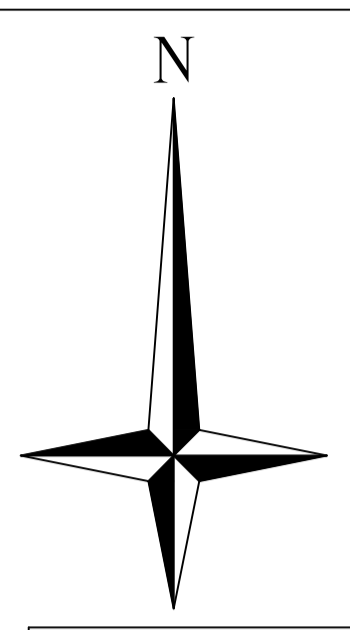
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Reqd.	Prop.	
A1 (A1)	Commercial	Shop	> 0	50	1364.25	1	19	-	-	-	-		
			> 0	50	1364.25	-	-	-	-	-	-		
	Residential	ResiComm Bldg	> 0	1	16.00	1	16	-	-	-	-		
			> 0	1	16.00	-	-	-	-	1	16		
<b>Total</b>			-	-	-	35	35	-	2	2	-	73	88

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	35	437.50
Total Car	35	437.50	35	437.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	88	176.00
Total TwoWheeler	73	146.00	88	176.00
Other Parking	-	-	-	82.73
<b>Total</b>		<b>608.50</b>		<b>897.23</b>

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A1 (A1)	Residential	ResiComm Bldg	Non-Highrise	BASEMENT FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				LOWER GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				UPPER GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				FIRST FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				TYPICAL - 2, 3, 4 FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-



Proposal Basic Information

Proposal File No.	MADA/BP/0317/2024
Owner Name	ARUN KUMBHAKAR, RAJKISHOR KUMBHAKAR, NIRMAL KUMBHAKAR, GURUPAD KUMBHAKAR, CHHUTU KUMBHAKAR, UMA PADO KUMBHAKAR, RAM PADO KUMBHAKAR, SANTOSH KUMBHAKAR, DINESH KUMBHAKAR, PANCHU KUMBHAKAR, CHANDANA PRAJAPAT
Khata No. OLD - 42, NEW - 331	
Plot No	OLD - 660, 661, 664, NEW - 649, 648, 652
Village Name	Karmatar
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT MINERAL AREA DEVELOPMENT AUTHORITY

VERSION NO.: 1.0.73  
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: DHANBAD	Plot SubUse: ResiComm Bldg
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA
Inward No: MADA/BP/0317/2024	Plot/SubPlot No: OLD - 660, 661, 664, NEW - 649, 648, 652
Application Type: General Proposal	North: Plot No. - NEW PLOT NO. 649 AND 648
Project Type: Building Permission	South: Road Width - 9.14
Nature of Development: New	East: Plot No. - NEW PLOT NO. 648 AND 646
Location of Development Area: Old Area	West: Plot No. - NEW PLOT NO. 650

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SO.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1380.01
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		175.35
Total		175.35
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1204.66
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	1380.01
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1380.01

COVERAGE CHECK

Permissible Coverage area ( 50.00 % )	690.01
Proposed Coverage Area ( 37.88 % )	522.73
Total Prop. Coverage Area ( 37.88 % )	522.73
Balance coverage area ( 12.12 % )	167.28

FAR CHECK

Perm. FAR Area ( 2.500 )	3450.02
Total Perm. FAR area	3450.02
Residential FAR	1507.53
Commercial FAR	1456.09
Total Proposed FAR Area	2991.08
Total Consumed FAR Area	2991.08
Consumed FAR (Factor)	2.17
Balance FAR Area	458.94

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	3749.21
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ARCHITECT (Regd) Kumud kanchan  
ENGINEER (Regd)  
SUPERVISOR (Regd)

OWNER (Regd) ARUN KUMBHAKAR, RAJKISHOR KUMBHAKAR, NIRMAL KUMBHAKAR, GURUPAD KUMBHAKAR, CHHUTU KUMBHAKAR, UMA PADO KUMBHAKAR, RAM PADO KUMBHAKAR, SANTOSH KUMBHAKAR, DINESH KUMBHAKAR, PANCHU KUMBHAKAR, CHANDANA PRAJAPAT

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX

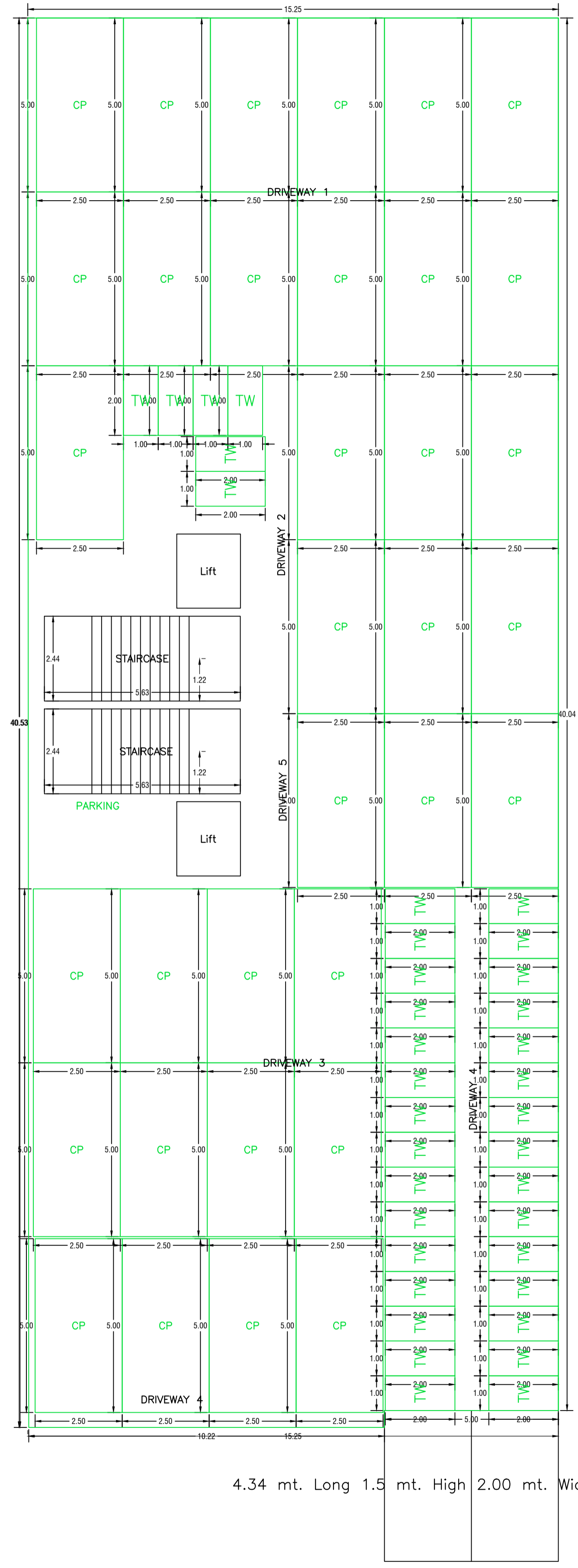
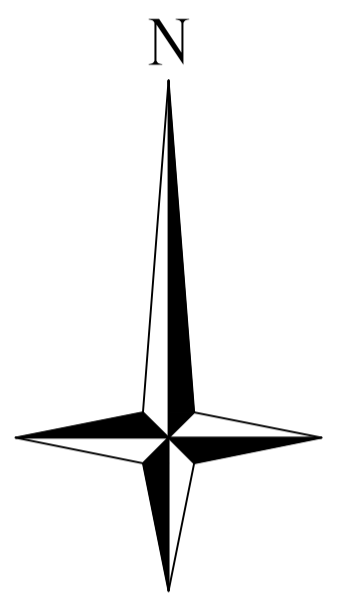
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Purple

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.)
Basement Floor	614.99	27.46	614.99	27.46
Lower Ground Floor	522.73	495.42	522.73	495.42
Upper Ground Floor	522.73	522.73	522.73	522.73
First Floor	522.73	491.82	522.73	491.82
Second Floor	522.01	484.55	522.01	484.55
Third Floor	522.01	484.55	522.01	484.55
Fourth Floor	522.01	484.55	522.01	484.55
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total</b>	<b>3749.21</b>	<b>2991.08</b>	<b>3749.21</b>	<b>2991.08</b>

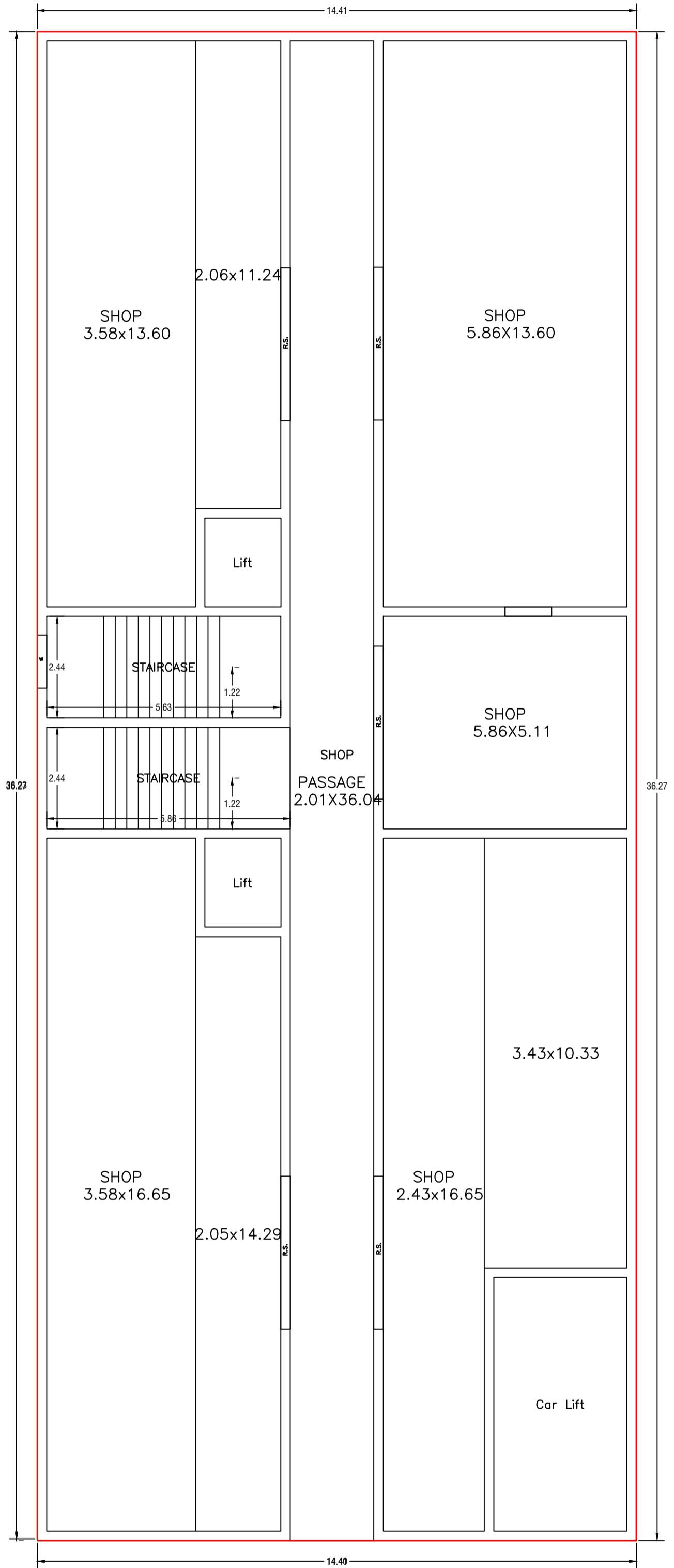
LTP NAME AND SIGNATURE Kumud kanchan MADA/ARC/0010/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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Proposal Basic Information	
Proposal File No.	MADA/BP/0317/2024
Owner Name	ARJUN KUMBHAKAR, RAJKISHOR KUMBHAKAR, NIRMAL KUMBHAKAR, GURUPAD KUMBHAKAR, CHHUTU KUMBHAKAR, UMA PADO KUMBHAKAR, RAM PADO KUMBHAKAR, SANTOSH KUMBHAKAR, DINESH KUMBHAKAR, PANCHU KUMBHAKAR, CHANDANA PRAJAPAT
Khata No.	OLD - 42, NEW - 331
Plot No	OLD - 660, 661,664, NEW - 649,648,652
Village Name	Karmatar
Use	Residential
SubUse	ResiComm Bldg

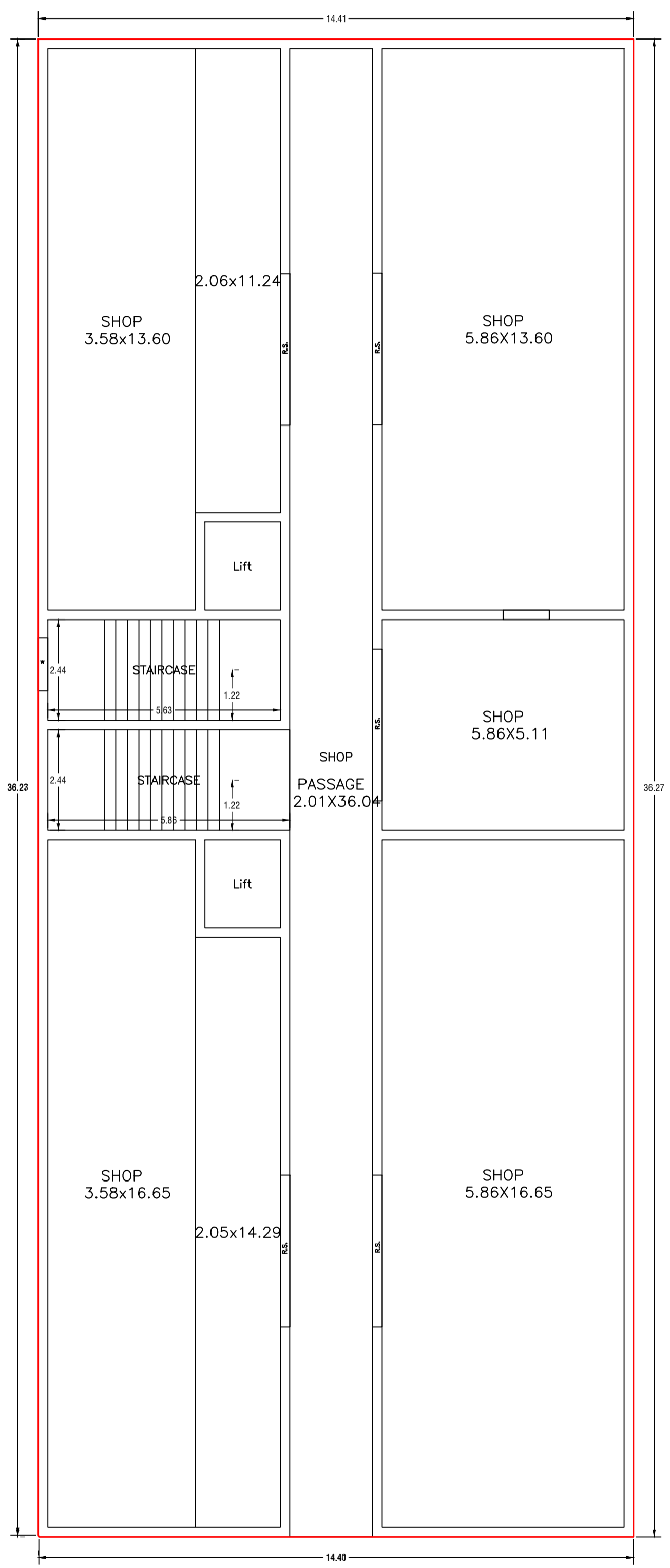


BASEMENT FLOOR PLAN  
(SCALE 1:100)

4.34 mt. Long 1.5 mt. High 2.00 mt. Wide Natural Slope



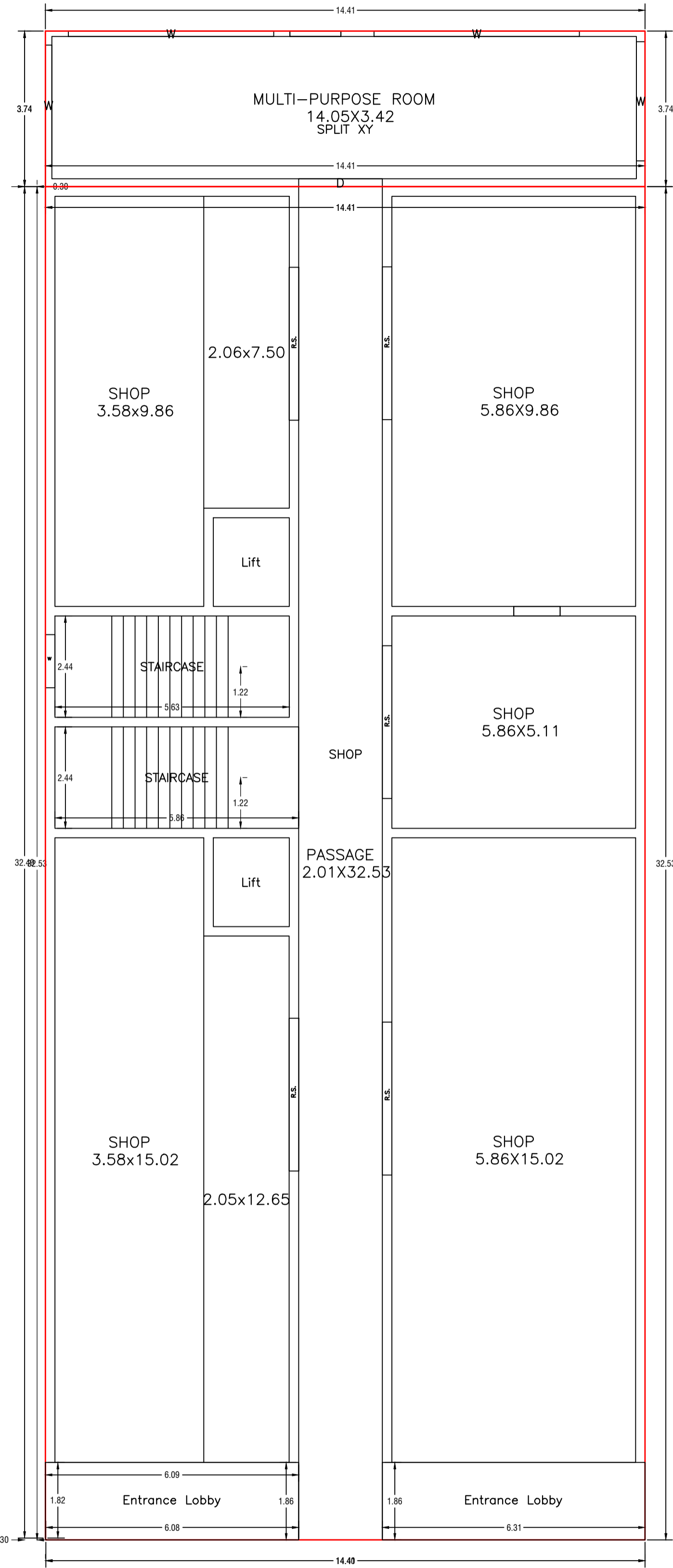
LOWER GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



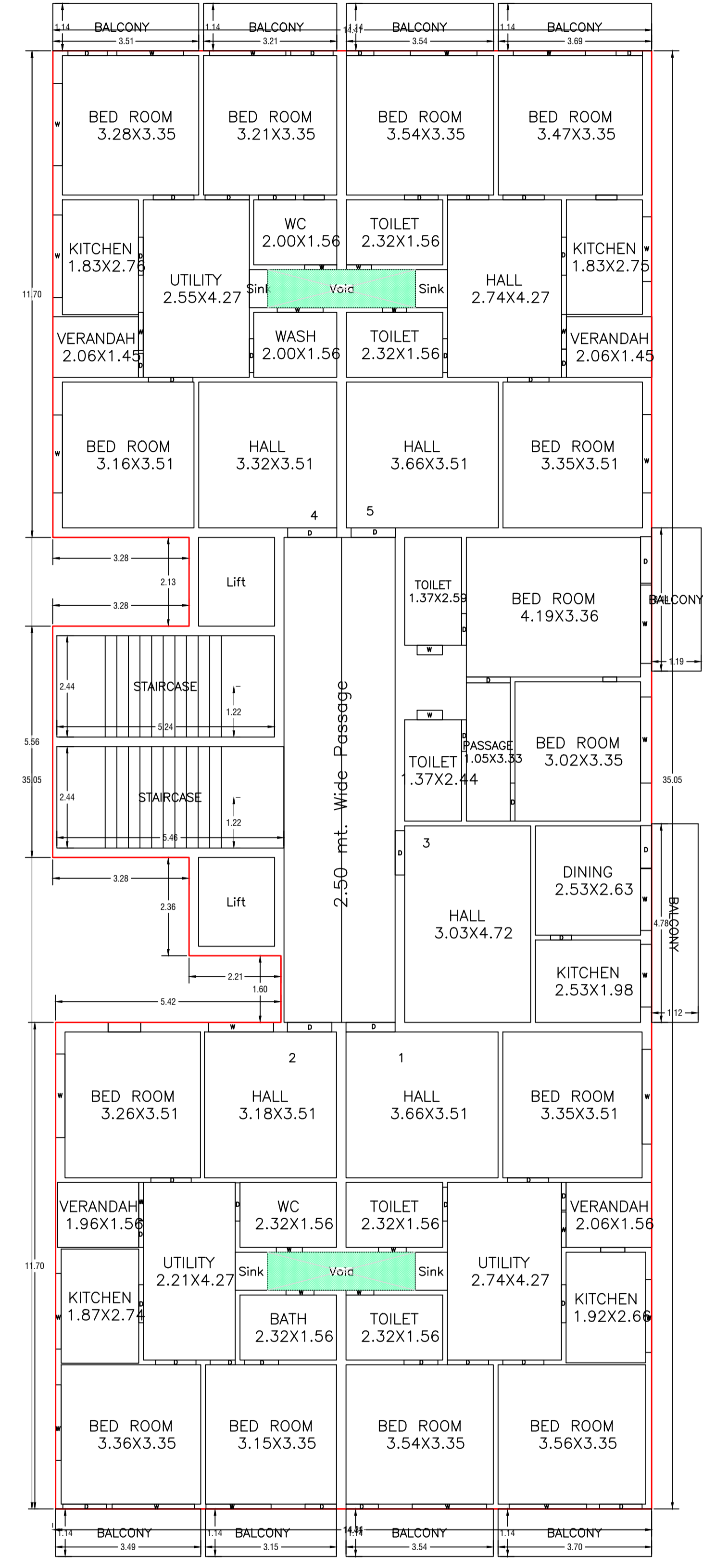
UPPER GROUND FLOOR PLAN  
(Proposed)  
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kumud kanchan MADA/ARC/0010/2019			

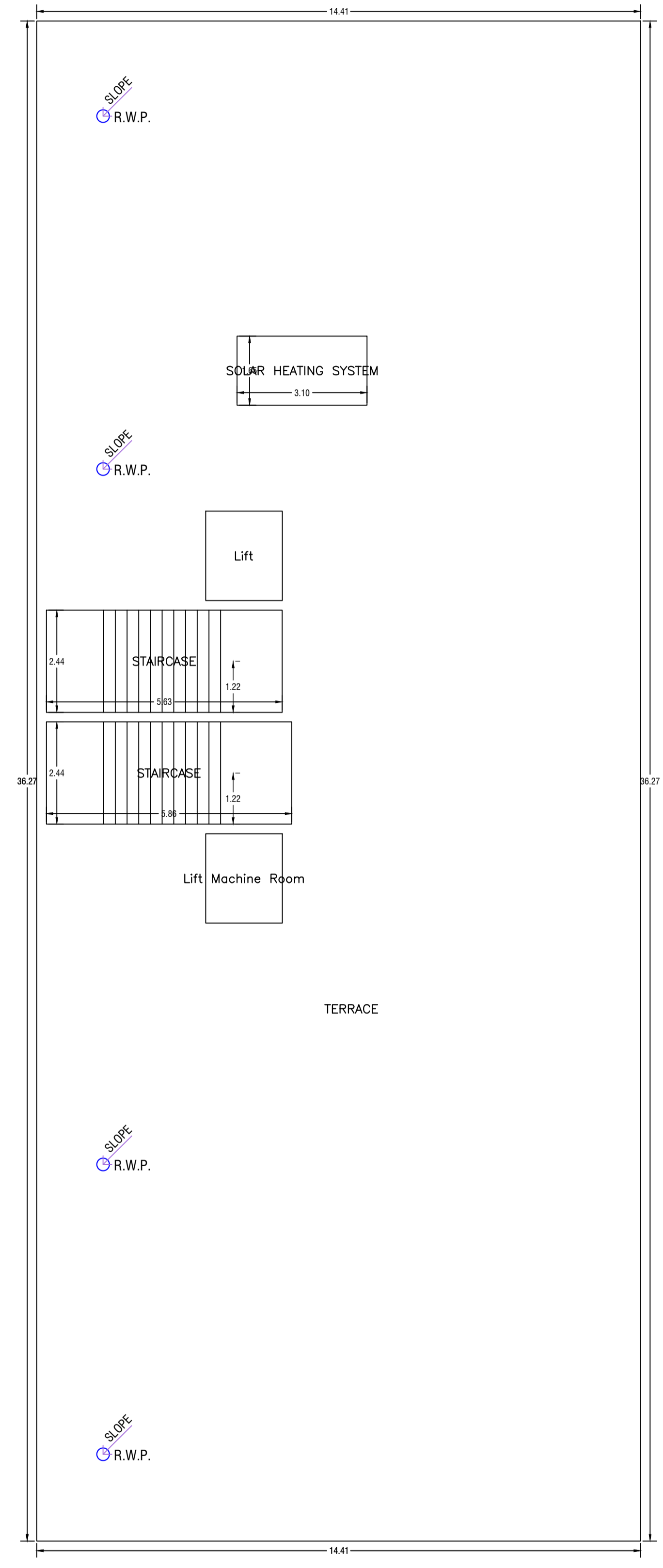
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Khata No. OLD - 42, NEW - 331	
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Village Name	Karmatar
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SubUse	ResiComm Bldg



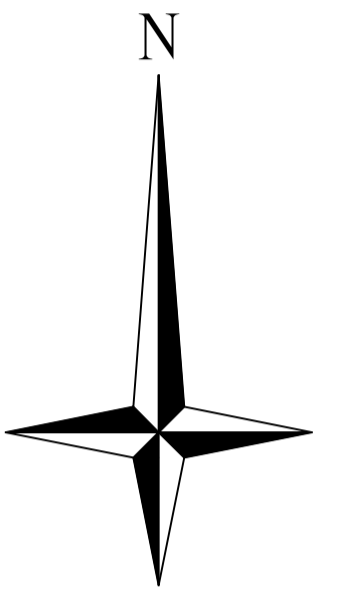
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TYPICAL - 2, 3, 4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



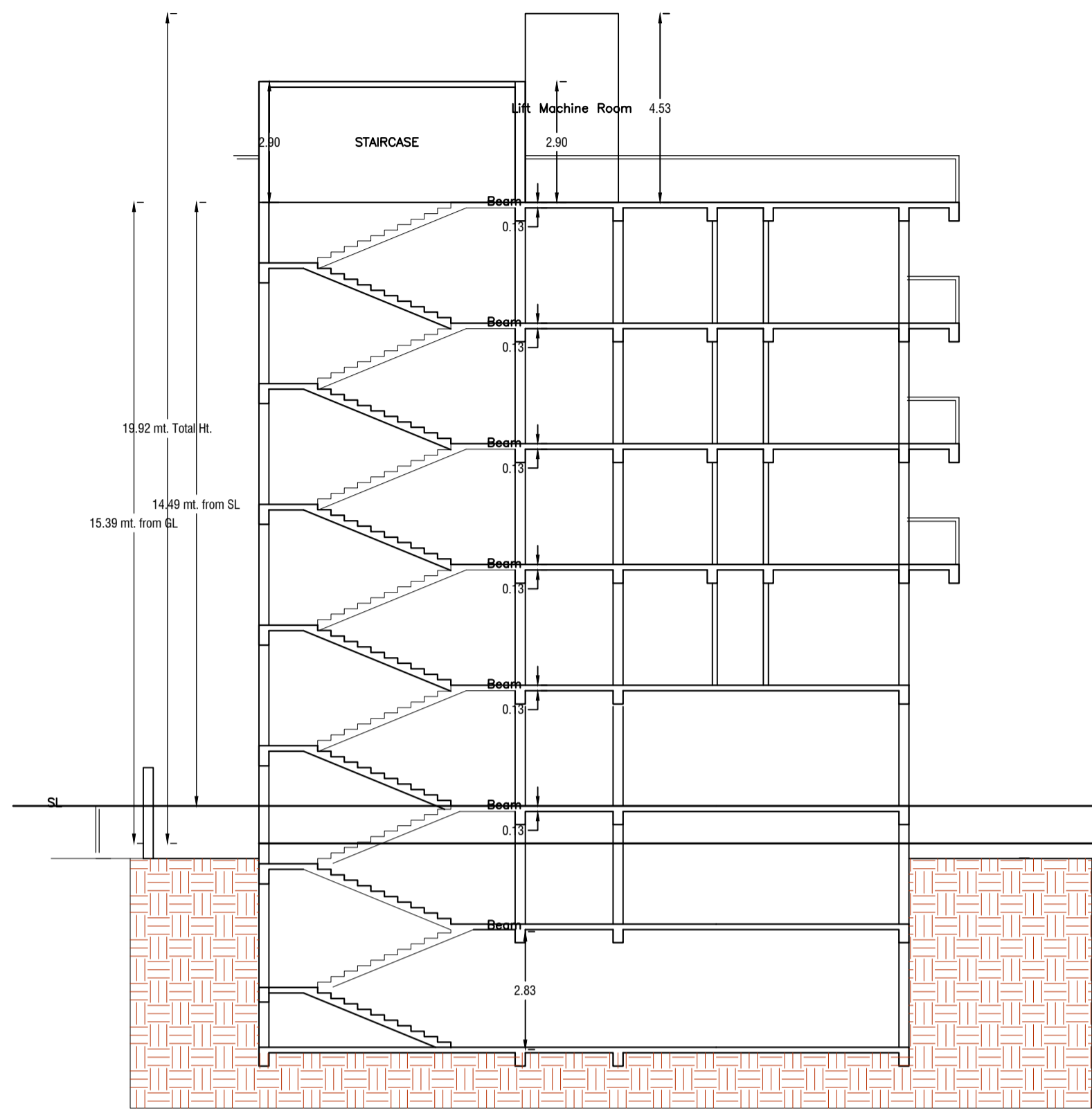
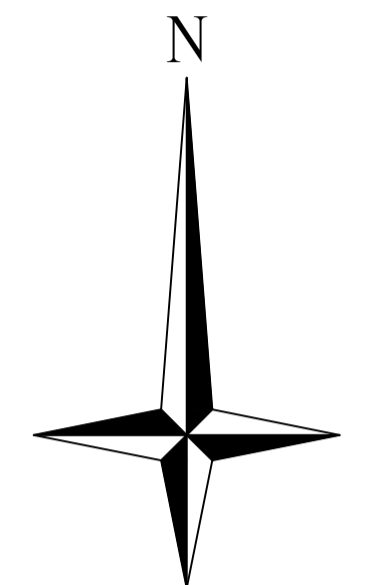
TERRACE FLOOR PLAN  
(SCALE 1:100)



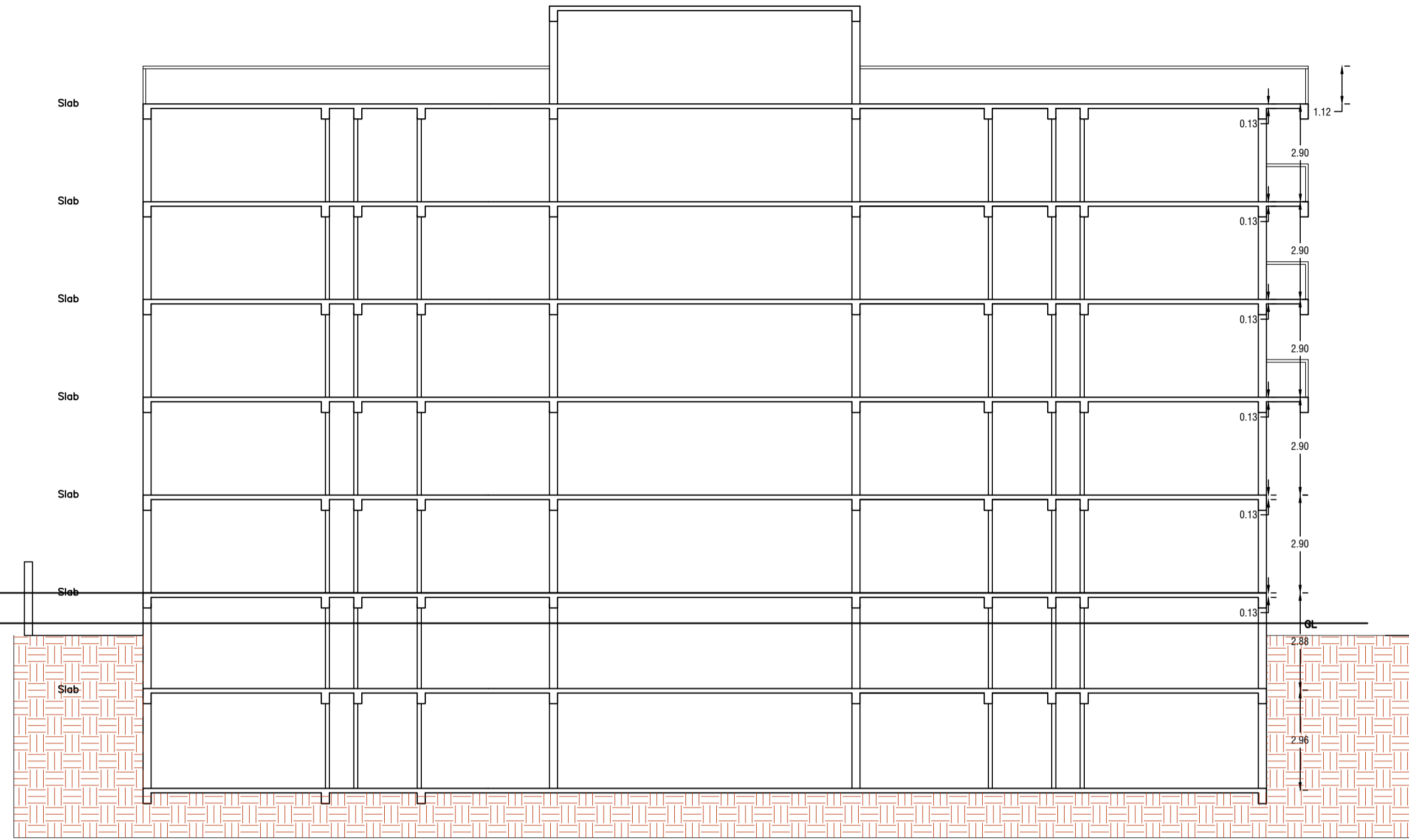
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Kumud kanchan MADA/ARC/0010/2019			

Proposal Basic Information

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Khata No	OLD - 42, NEW - 331
Plot No	OLD - 660, 661, 664, NEW - 649, 648, 652
Village Name	Karmatar
Use	Residential
SubUse	ResiComm Bldg



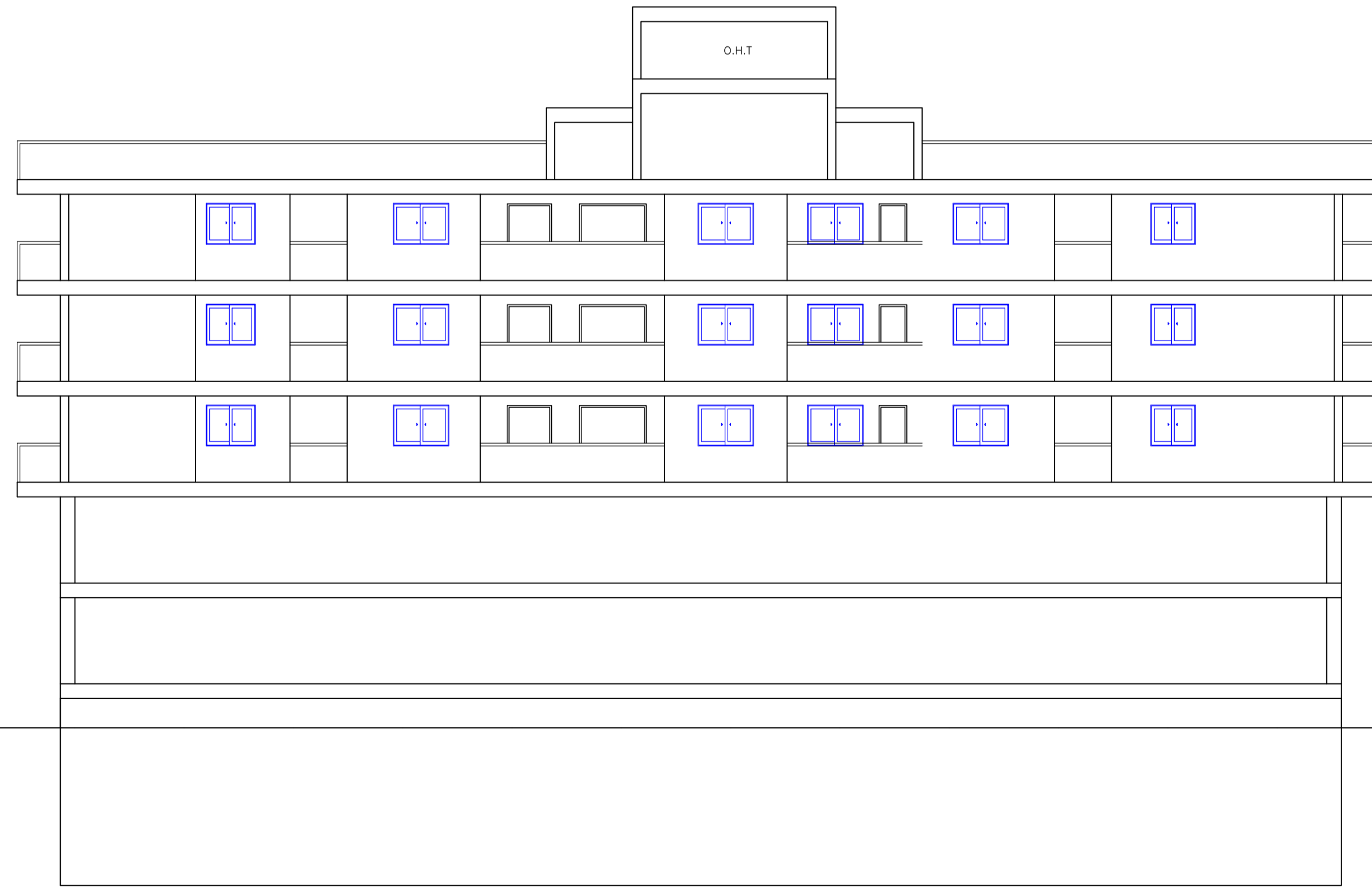
SECTION A-A'



SECTION B-B'



FRONT (SOUTH) ELEVATION

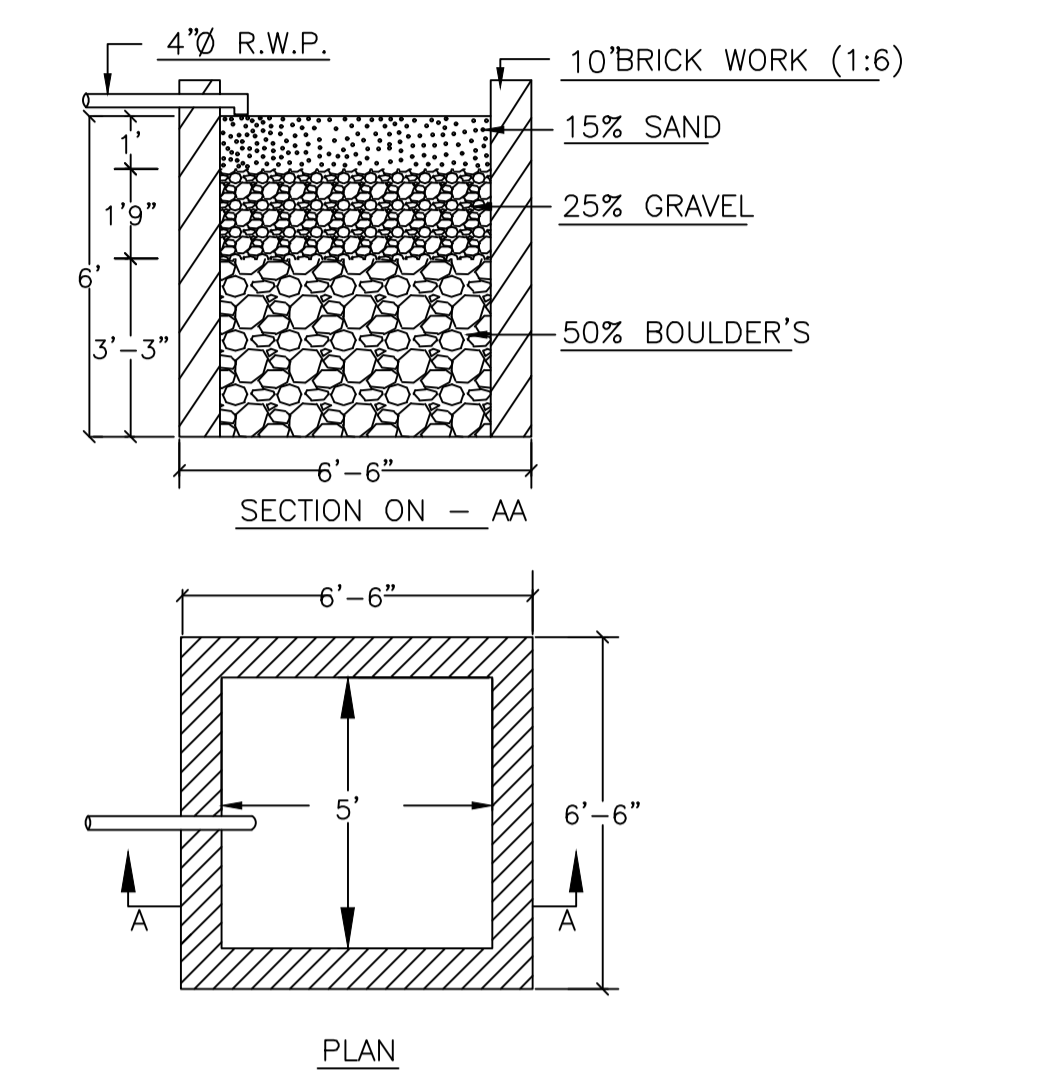
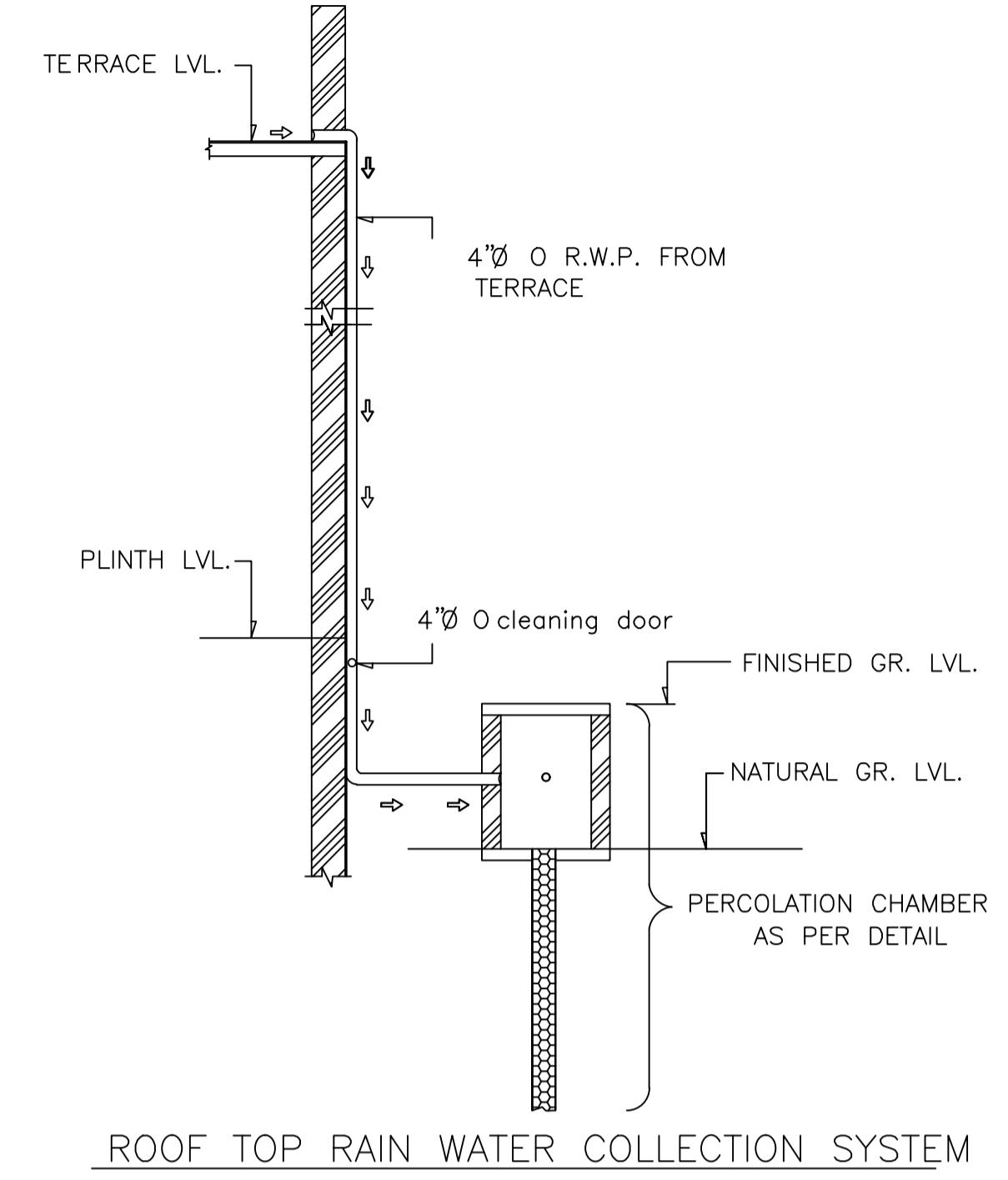
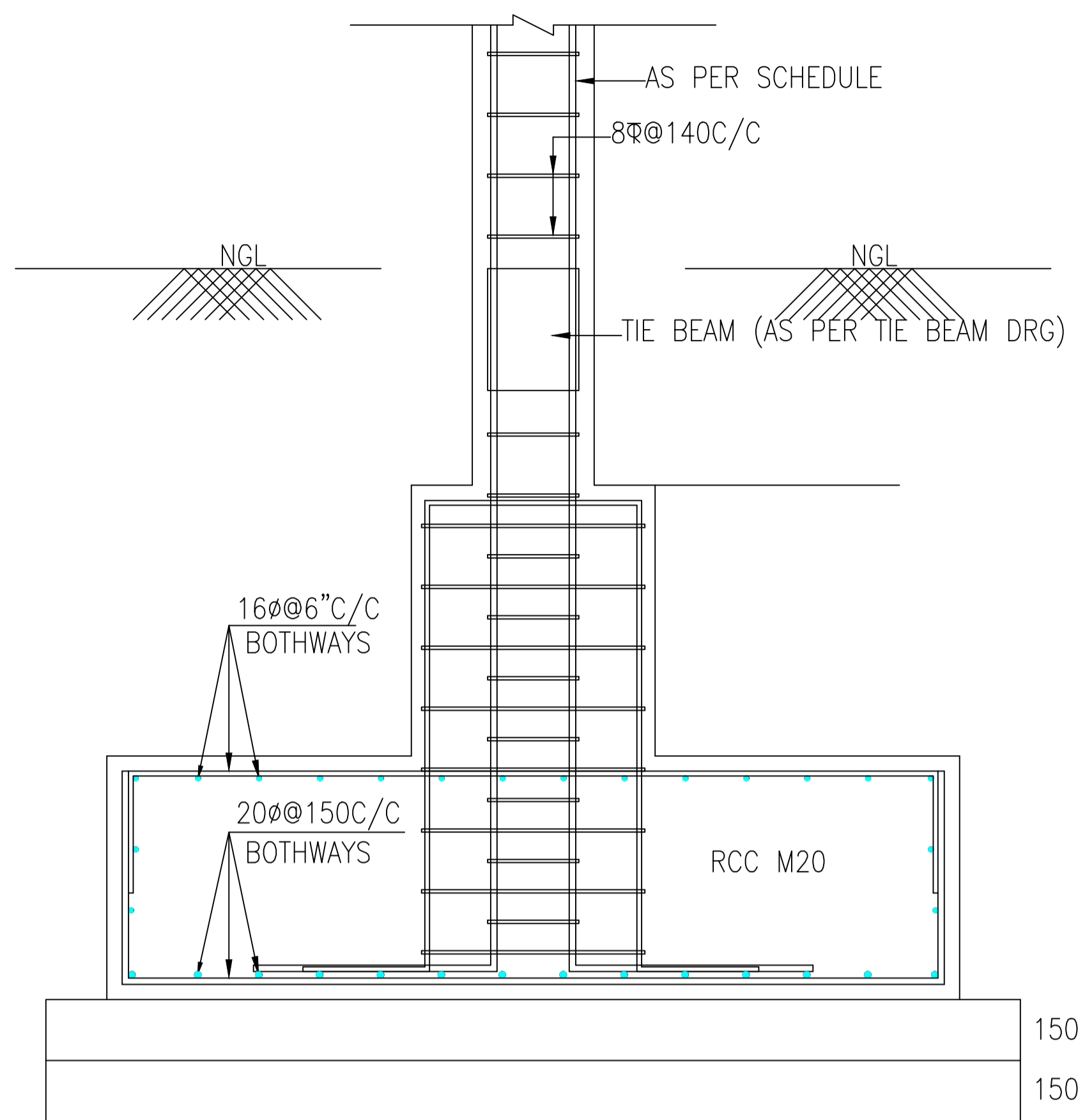
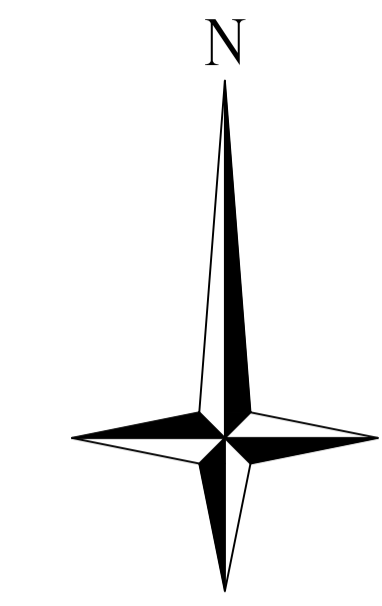


SIDE (EAST) ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kumud kanchan MADA/ARC/0010/2019			

Proposal Basic Information

Proposal File No.	MADA/BP/0317/2024
Owner Name	ARUN KUMBHAKAR, RAJKISHOR KUMBHAKAR, NIRMAL KUMBHAKAR, GURUPAD KUMBHAKAR, CHHUTU KUMBHAKAR, UMA PADO KUMBHAKAR, RAM PADO KUMBHAKAR, SANTOSH KUMBHAKAR, DINESH KUMBHAKAR, ANCHU KUMBHAKAR, CHANDANA PRAJAPAT
Khata No	644
Plot No	OLD - 660, 661, 664, NEW - 649, 648, 652
Village Name	Karmatar
Use	Residential
SubUse	ResiComm Bldg



SCHEDULE OF DOOR:

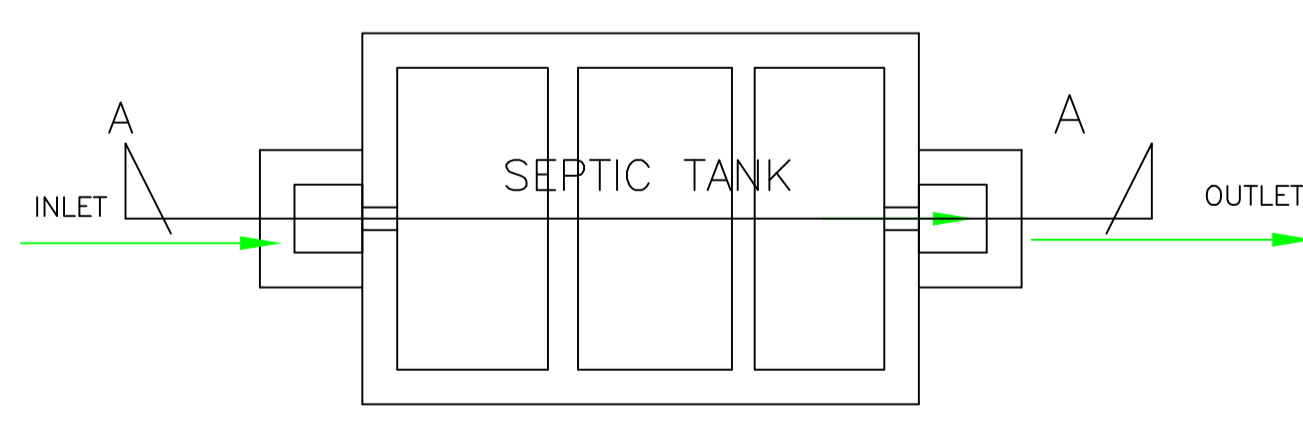
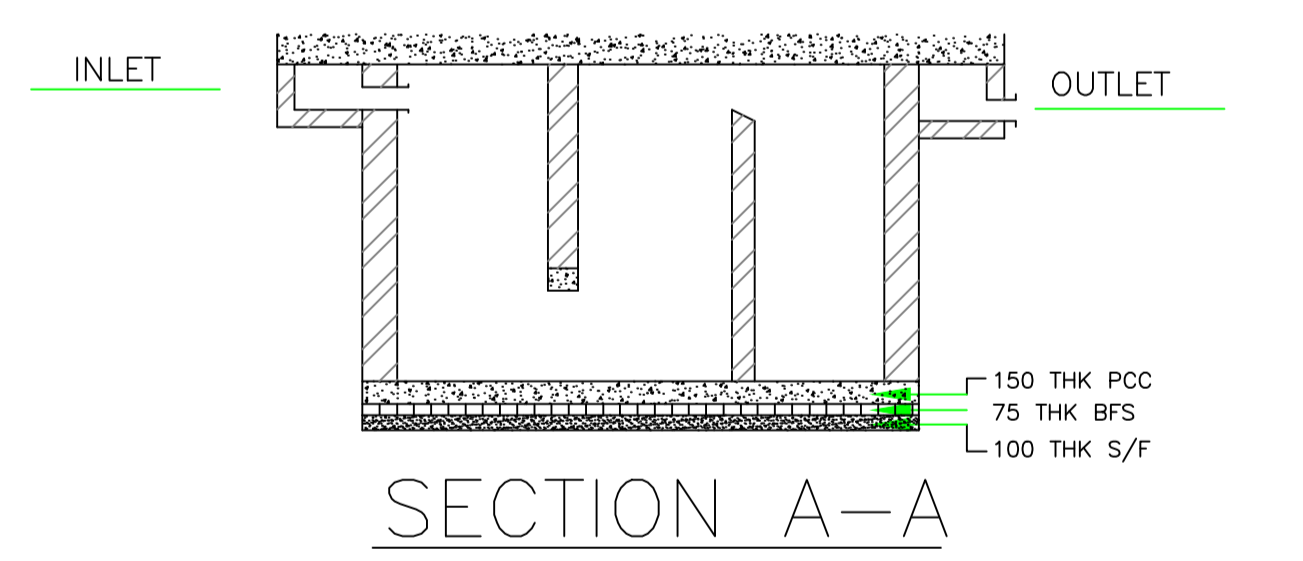
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.51	2.10	03
A1 (A1)	D	0.57	2.10	03
A1 (A1)	D	0.60	2.10	03
A1 (A1)	D	0.63	2.10	03
A1 (A1)	D	0.64	2.10	03
A1 (A1)	D	0.66	2.10	06
A1 (A1)	D	0.67	2.10	03
A1 (A1)	D	0.76	2.10	09
A1 (A1)	D	0.78	2.10	03
A1 (A1)	D	0.81	2.10	18
A1 (A1)	D	0.89	2.10	03
A1 (A1)	D	0.91	2.10	15
A1 (A1)	D	0.92	2.10	03
A1 (A1)	D	0.94	2.10	03
A1 (A1)	D	0.97	2.10	06
A1 (A1)	D	0.98	2.10	03
A1 (A1)	D	0.99	2.10	18
A1 (A1)	D	1.02	2.10	09
A1 (A1)	D	1.05	2.10	06
A1 (A1)	D	1.07	2.10	15
A1 (A1)	D	1.12	2.10	03
A1 (A1)	D	1.18	2.10	06
A1 (A1)	D	2.01	2.10	01
A1 (A1)	R.S	3.67	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

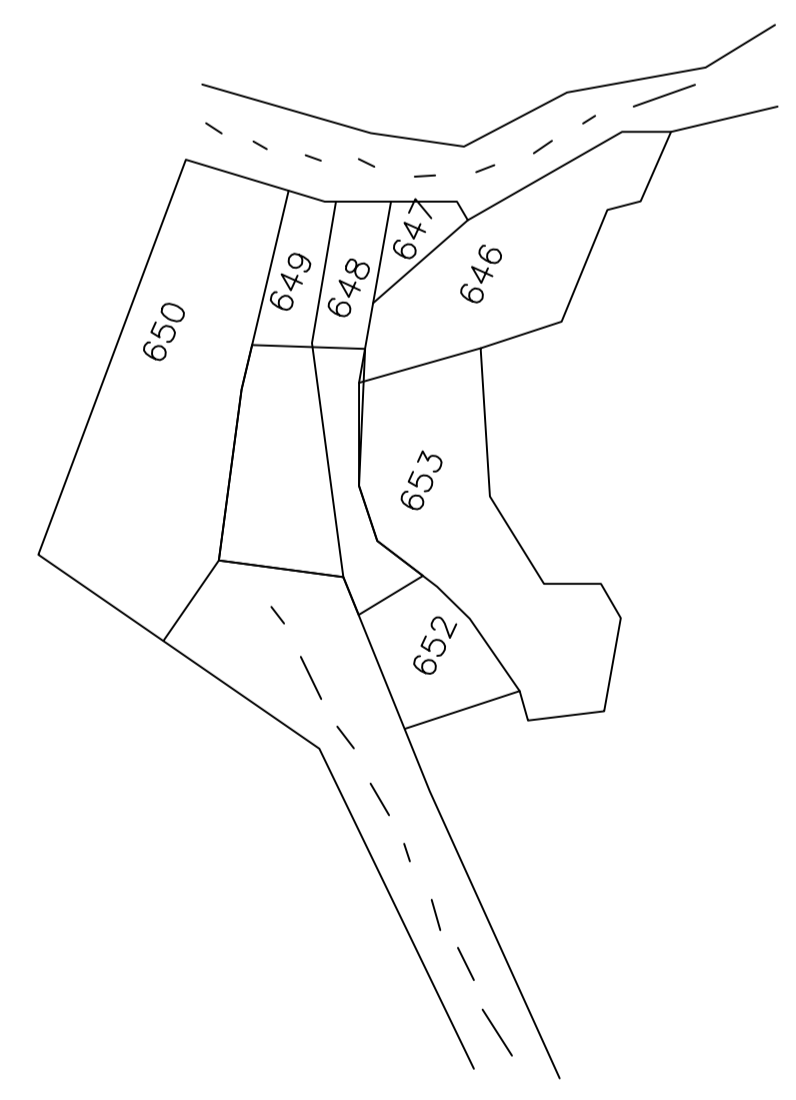
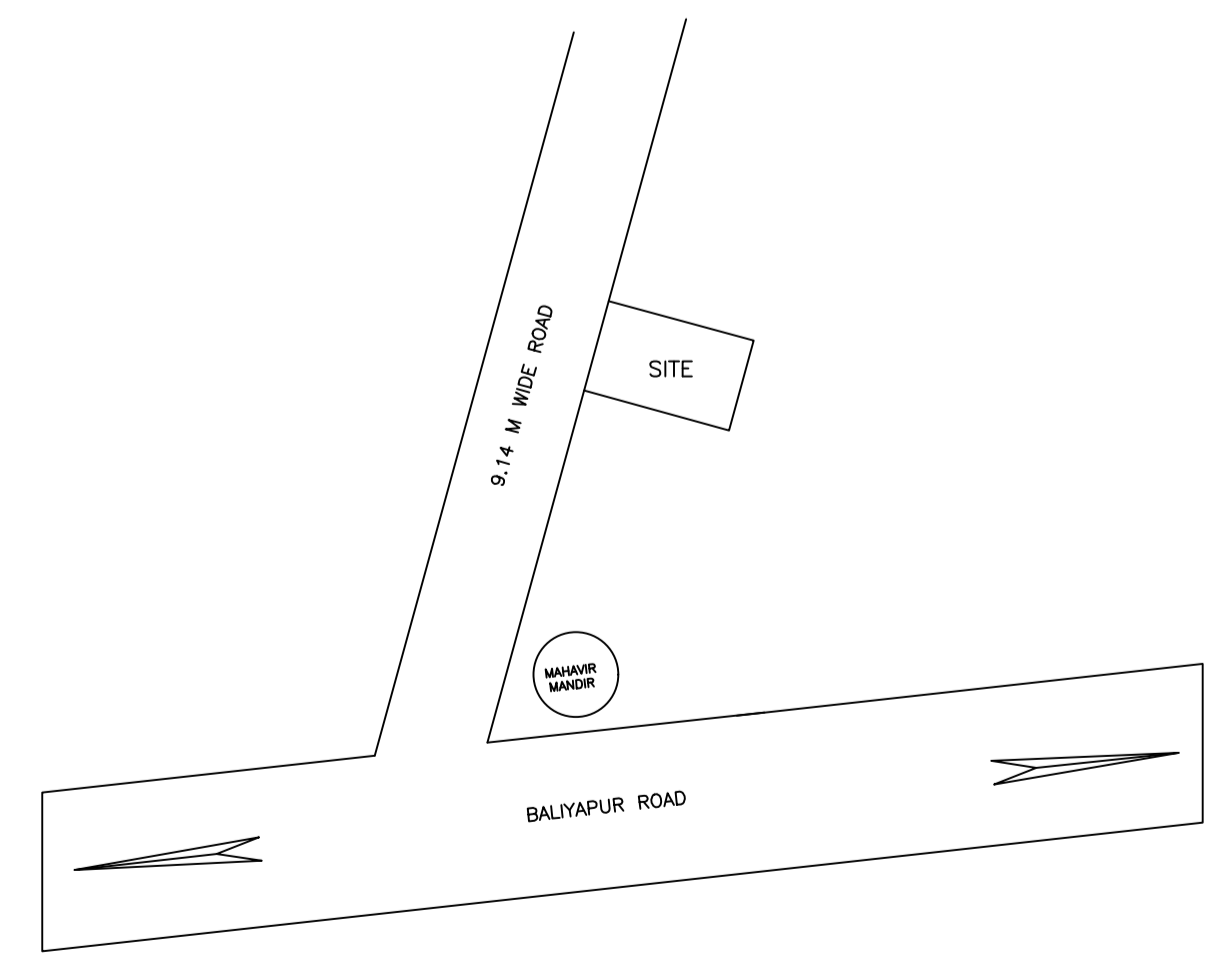
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.57	1.20	03
A1 (A1)	W	0.61	1.20	09
A1 (A1)	W	0.63	1.20	03
A1 (A1)	W	0.67	1.20	09
A1 (A1)	W	0.77	1.20	03
A1 (A1)	W	0.83	1.20	03
A1 (A1)	W	0.85	1.20	03
A1 (A1)	W	0.90	1.20	03
A1 (A1)	W	0.91	1.20	03
A1 (A1)	W	1.11	1.20	03
A1 (A1)	w	1.28	1.20	03
A1 (A1)	W	1.49	1.20	03
A1 (A1)	W	1.51	1.20	03
A1 (A1)	W	1.55	1.20	03
A1 (A1)	W	1.56	1.20	03
A1 (A1)	W	1.57	1.20	03
A1 (A1)	W	1.60	1.20	03
A1 (A1)	W	1.61	1.20	03
A1 (A1)	W	1.73	1.20	03
A1 (A1)	W	1.75	1.20	03
A1 (A1)	W	1.79	1.20	06
A1 (A1)	W	1.82	1.20	06
A1 (A1)	W	1.83	1.20	03
A1 (A1)	W	1.87	1.20	03
A1 (A1)	W	1.88	1.20	09
A1 (A1)	W	1.96	1.20	09
A1 (A1)	W	2.01	1.20	03
A1 (A1)	W	2.07	1.20	03
A1 (A1)	W	2.28	1.20	03
A1 (A1)	W	2.86	1.20	01
A1 (A1)	W	2.90	1.20	01
A1 (A1)	W	4.94	1.20	02

## DETAILS OF RAIN WATER HARVESTING

## TYPICAL SECTION OF FOUNDATION



PLAN OF SEPTIC TANK



UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
LOWER GROUND FLOOR PLAN	SHOP	SHOP	495.42	495.16	6	1
UPPER GROUND FLOOR PLAN	SHOP	SHOP	514.93	514.67	6	1
FIRST FLOOR PLAN	SHOP	SHOP	461.05	460.79	6	2
TYPICAL - 2, 3, 4 FLOOR PLAN	1	FLAT	53.88	53.72	1	15
	2	FLAT	93.99	85.65	9	
	3	FLAT	86.38	78.60	9	
	4	FLAT	84.24	74.76	8	
	5	FLAT	87.28	79.55	9	
Total:	-	-	2857.66	2731.75	151	19

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