



NOTARY
DHANBAD

समक्ष : लेख्य प्रमाणक, धनबाद
शपथ-पत्र

मैं, किशोर चंद्र प्रसाद, पिता- केदार प्रसाद, उम्र- 59 वर्ष, धर्म- हिन्दू,
निवासी- कुसुम विहार इनक्लेव, कुसुम विहार कोयला नगर, बी.सी.सी.एल.
टाउनशिप धनबाद, जिला- धनबाद (झारखण्ड), का निवासी हूँ।
शपथपूर्वक ब्यान करता हूँ कि —

1. यह कि, मैं एक भारतीय नागरीक हूँ एवं उपरोक्त पते का निवासी हूँ।
2. यह कि, नगर निगम के द्वारा मेरे पार्किंग को नक्शे के दो हिस्सों में दिखाया गया है।
3. यह कि, मैं नक्शे में सुधार करवा कर कार्यालय में जमा करवा दूँगा।
4. यह कि, उपरोक्त लिखी गयी सारी बातें सही व सत्य हैं।
5. यह कि, यह शपथ-पत्र मैं सक्षम पदाधिकारी के समक्ष प्रस्तुत करने के लिए बना रहा हूँ।

शपथकर्ता ने मेरे समक्ष सत्यापित
किया जो टी०के० सरकार,
अधिवक्ता धनबाद द्वारा पहचान
किये गये।

सत्यापन
मैं घोषणा करता हूँ कि उपरोक्त
लिखी गई सारी बातें सही एवं सत्य
है, जिसे आज दिनांक 22-07-2024
को मैंने इस पर अपना हस्ताक्षर किया।

Kishore Chand Prasad

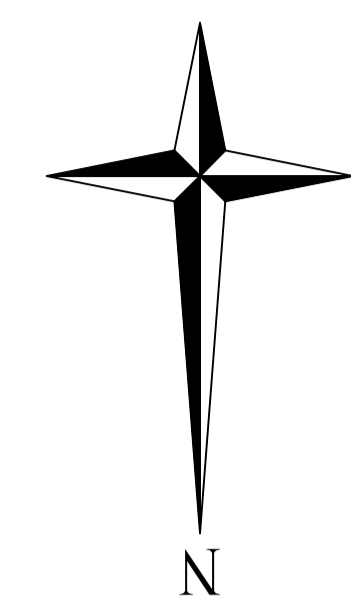
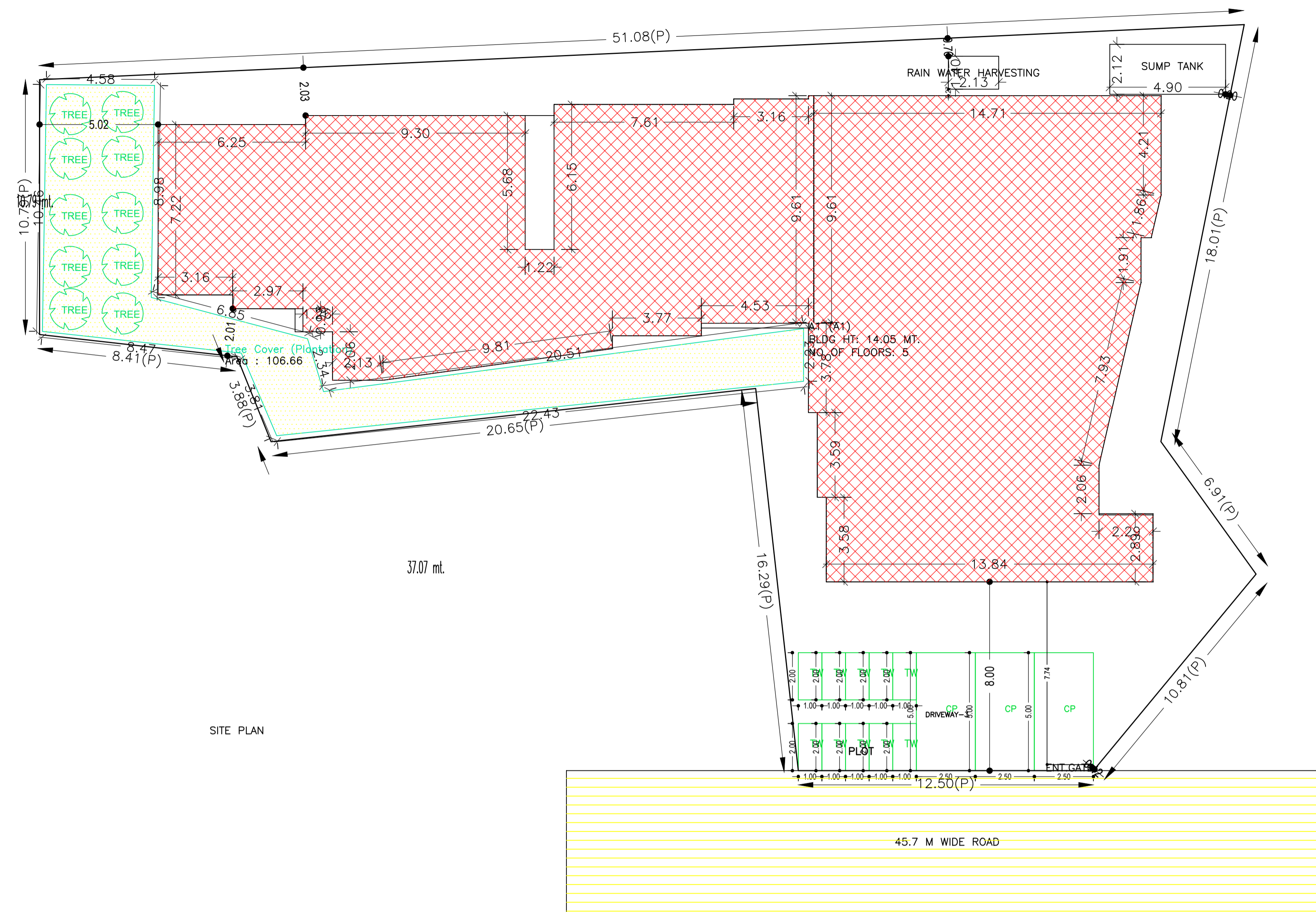
शपथकर्ता



Authorised,
UIS 297 (I) (C) of the Cr.P.C. 1973
(Act No. 11 of 1974) & u/s (8) (I)
(Act No. 53 of 1952)

अधिवक्ता

22/7/2024
T. K. SARKAR (A.O.)
E No 2202/2000



Proposal Basic Information

Proposal File No.	MADA/BP/0082/2023
Owner Name	M/S ADITYA BUILDERS REPRESENTED BY MR. KISHORE CHANDRA PRASAD (LANDOWNERS : SUDHIR CHANDRA MANDAL, JAI PRAKASH NARAYAN, SHIV NANDAN KUMAR, SUBHASH CHANDRA, RAJENDRA KUMAR, RANJIT KUMAR MANDAL, MADHUSUDAN MANDAL, DINESH KUMAR MANDAL, AMIT KUMAR MANDAL)
Khata No.	OLD - 1494, NEW - 1371
Plot No.	OLD - 1494, NEW - 1371
Village Name	Damkara Barwaa
Use	Residential
SubUse	ResiComm Bldg

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: DHANBAD	Plot SubUse: ResiComm Bldg
Authority: MINERAL AREA DEVELOPMENT AUTHORITY	PlotNearby/ReligiousStructure: NA
Inward No: MADA/BP/0082/2023	Plot/SubPlot No: OLD - 1494, NEW - 1371
Application Type: General Proposal	North: Road Width - 45.7
Project Type: Building Permission	South: Plot No. - PLOT NO. 1374
Nature of Development: New	East: Plot No. - PLOT NO. 1372
Location of Development Area: Old Area	West: Plot No. - PLOT NO. 1369
AREA DETAILS:	
AREA OF PLOT (Minimum)	991.78 SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	991.78
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot Total	106.66
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	885.12
PLOT AREA FOR COVERAGE (Net Plot Area)	991.78
Plot Area for FAR (Net Plot Area + Road Widening Area)	991.78
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	595.07
Proposed Coverage Area (54.41 %)	539.59
Total Prop. Coverage Area (54.41 %)	539.59
Balance coverage area (5.99 %)	55.48
FAR CHECK	
Perm. FAR Area (2.500)	2479.45
Total Perm. FAR area	2479.45
Residential FAR	1154.43
Commercial FAR	1209.22
Proposed FAR Area	2393.22
Total Proposed FAR Area	2393.22
Consumed FAR (Factor)	2.41
Balance FAR Area	86.23
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	3359.76
ARCHITECT (Regd)	Lalan Prasad Singh
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/S ADITYA BUILDERS REPRESENTED BY MR. KISHORE CHANDRA PRASAD (LANDOWNERS : SUDHIR CHANDRA MANDAL, JAI PRAKASH NARAYAN, SHIV NANDAN KUMAR, SUBHASH CHANDRA, RAJENDRA KUMAR, RANJIT KUMAR MANDAL, MADHUSUDAN MANDAL, DINESH KUMAR MANDAL, AMIT KUMAR MANDAL)
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)	Dark Blue

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.	Prop.
A1 (A1)	Residential	ResiComm Bldg	>0	1	15.00	-	-	-	-	-	-	-	-	-
			>0	1	15.00	-	-	-	-	-	-	1	15	-
			>0	1	15.00	-	-	-	-	-	-	-	-	-
	Commercial	Shop	>0	50	1099.84	1	15	-	-	-	-	-	-	-
			>0	50	1099.84	-	-	-	-	-	-	-	1	46
Total :			-	-	-	30	39	-	-	2	2	-	61	51

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	21	262.50
Two Stack Car	-	-	18	225.00
Total Car	30	375.00	39	487.50
Visitor's Car Parking	-	-	2	25.00
Two Stack Visitor Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	4	50.00
TwoWheeler	-	-	51	102.00
Two Stack TwoWheeler	-	-	41	82.00
Total TwoWheeler	61	122.00	92	184.00
Other Parking	-	-	-	176.30
Total		522.00		1081.80

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	Resi.	Commercial				
A1 (A1)	1	3359.76	48.85	57.31	14.06	338.01	508.30	1154.42	1209.22	29.58	2393.23	20
Grand Total	1	3359.76	48.85	57.31	14.06	338.01	508.30	1154.42	1209.22	29.58	2393.23	20

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	547.65	29.58	547.65	29.58
Ground Floor	539.59	450.38	539.59	450.38
First Floor	555.82	448.67	555.82	448.67
Second Floor	572.24	514.28	572.24	514.28
Third Floor	572.23	475.16	572.23	475.16
Fourth Floor	572.23	475.16	572.23	475.16
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3359.76	2393.23	3359.76	2393.23

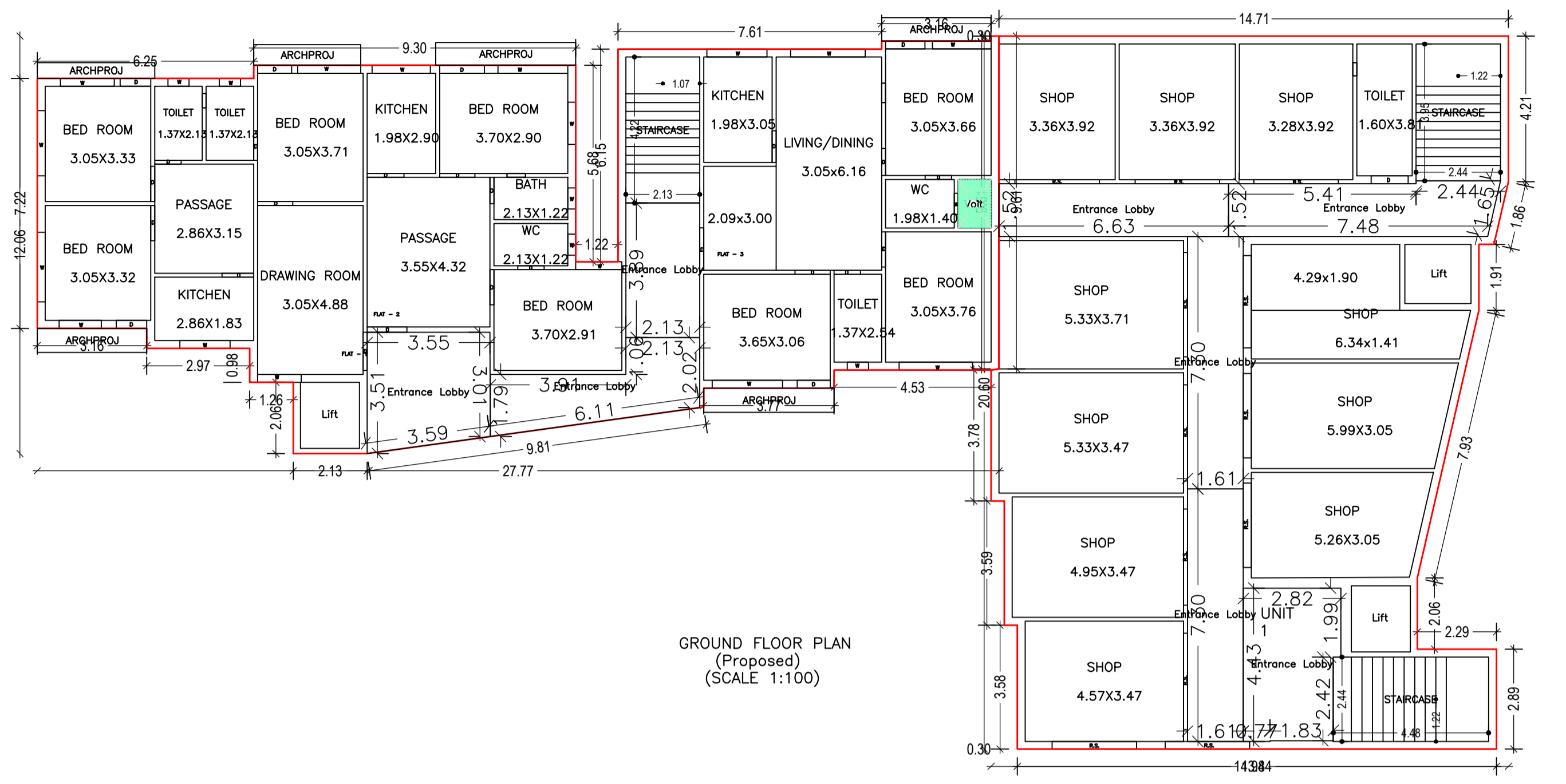
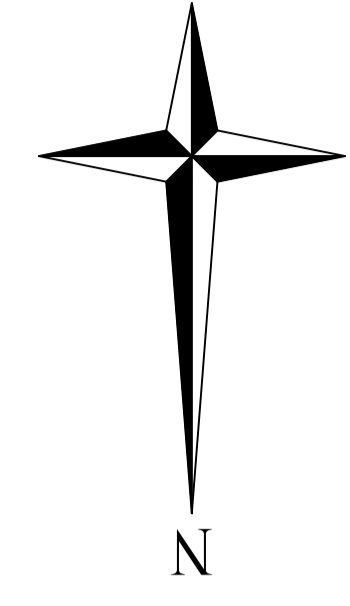
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A1 (A1)	Residential	ResiComm Bldg	Non-Height

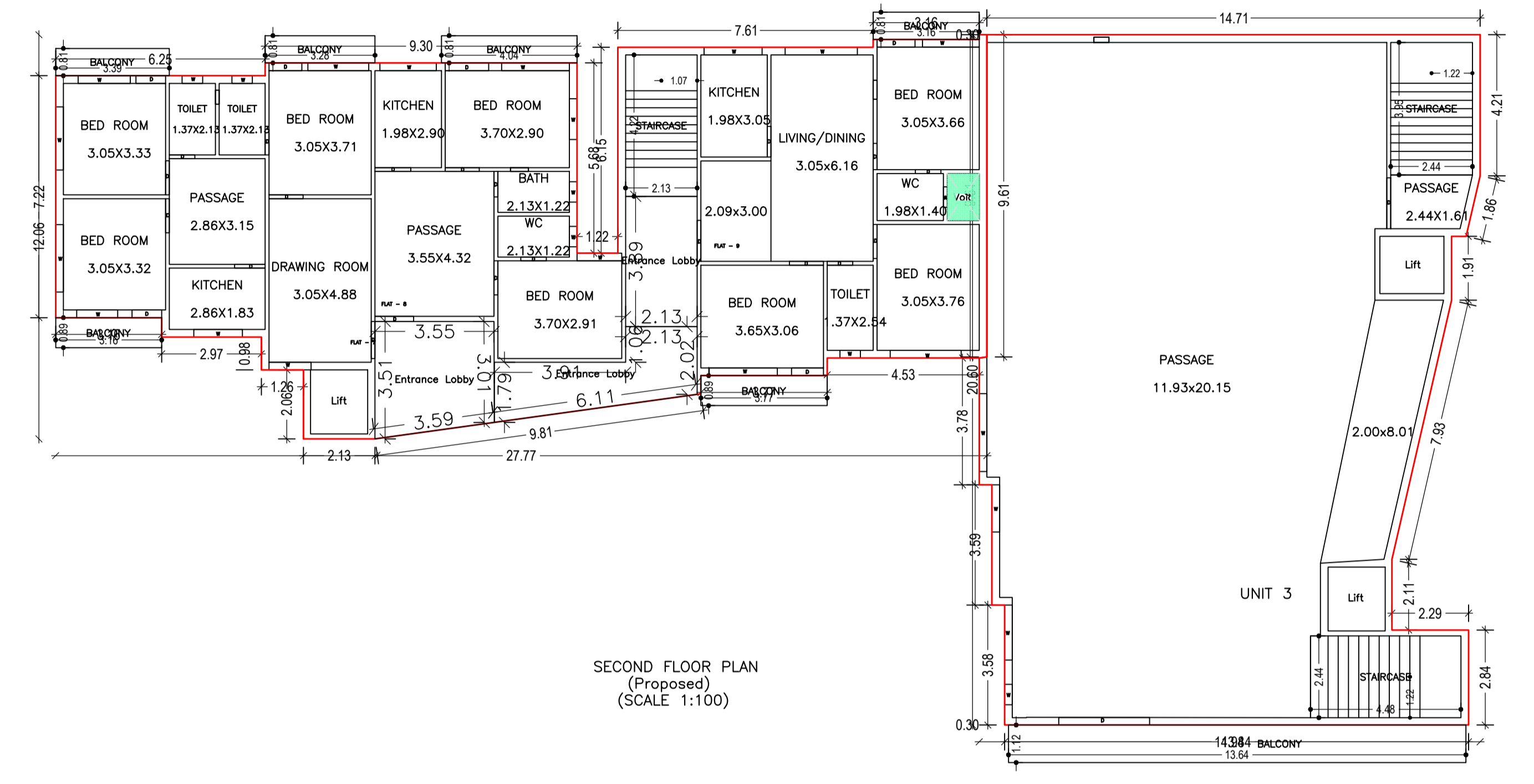
LTP NAME AND SIGNATURE Lalan Prasad Singh MADA/ENG/0001/2020	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE KUMAR Designation : Managing Director Organization : PERSONAL	DATE AND SIGNATURE
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Proposal Basic Information

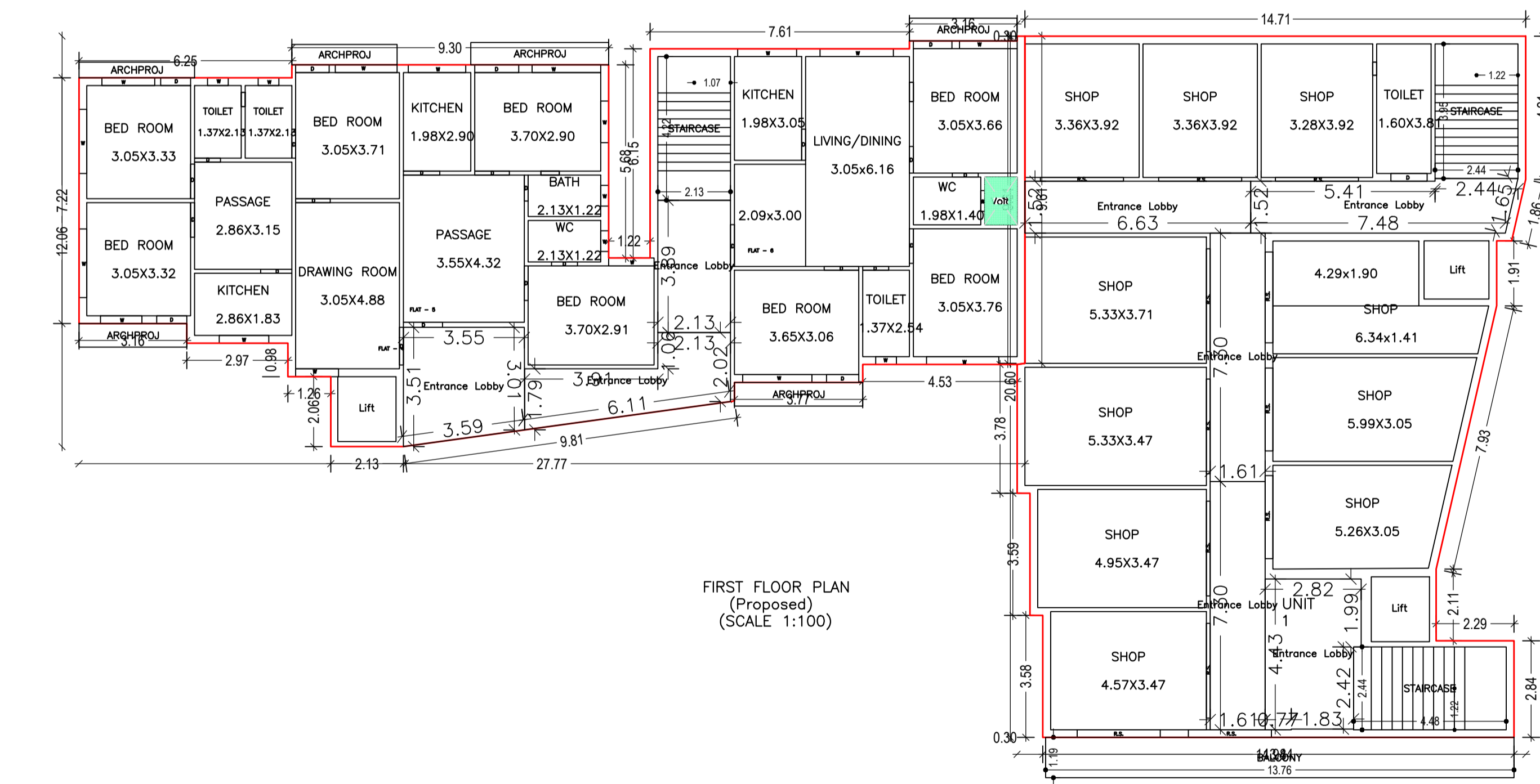
Proposal File No.	MADA/BP/0082/2023
Owner Name	M/S ADITYA BUILDERS REPRESENTED BY MR. KISHOR CHANDRA PRASAD (LANDOWNERS : SUDHIR CHAND MANDAL, JAI PRAKASH NARAYAN, SHIV NANDAN KUMAR, SUBHASH CHANDRA, RAJENDRA PRASAD, RANJIT KUMAR, MADHUSUDAN MANDAL, DINESH KUMAR MANDAL)
Khata No.	OLD 86, NEW 109
Plot No.	OLD - 1494, 1495, NEW - 1371
Village Name	Damkara Barwaa
Use	Residential
SubUse	ResiComm Bldg



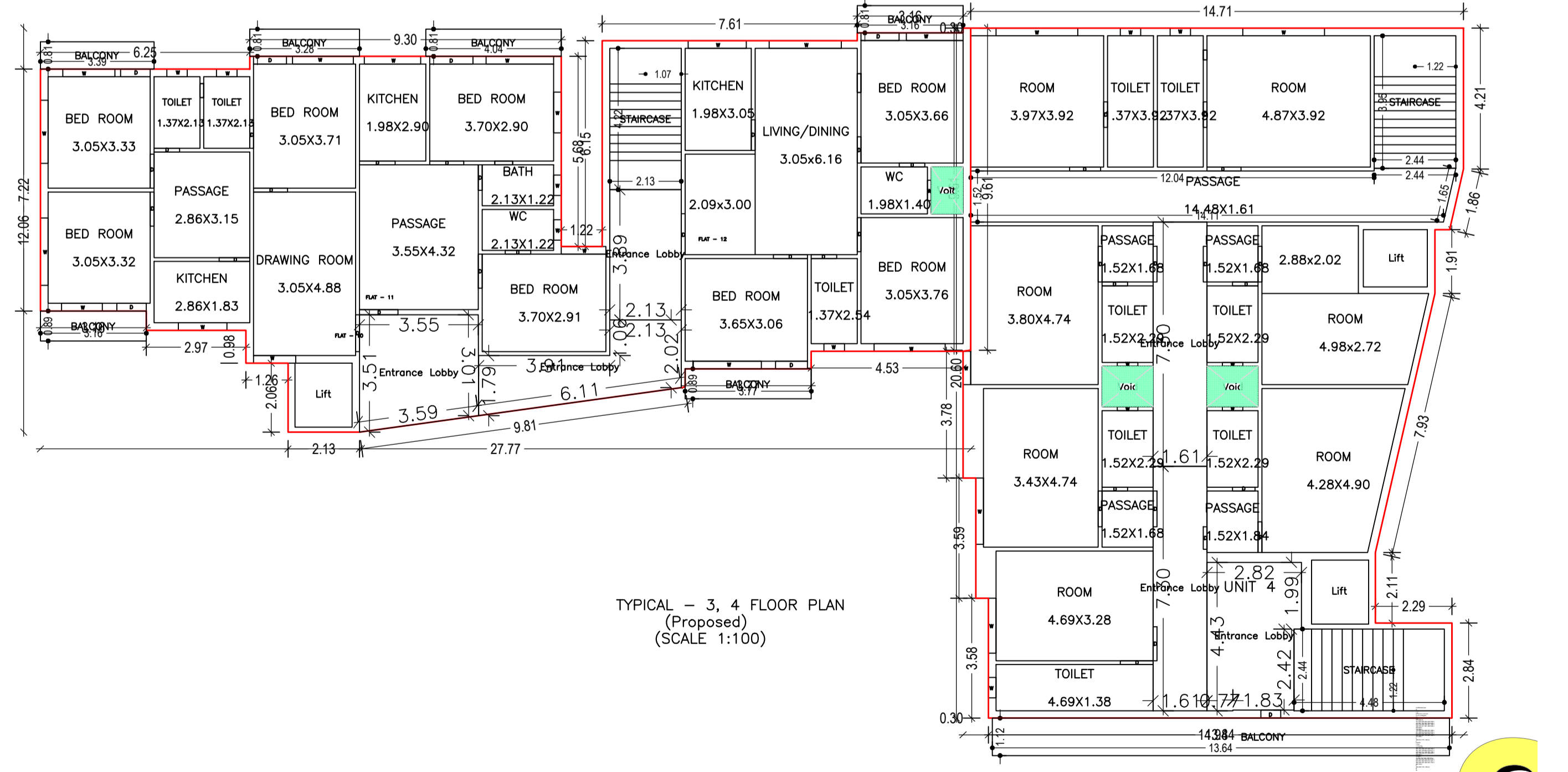
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



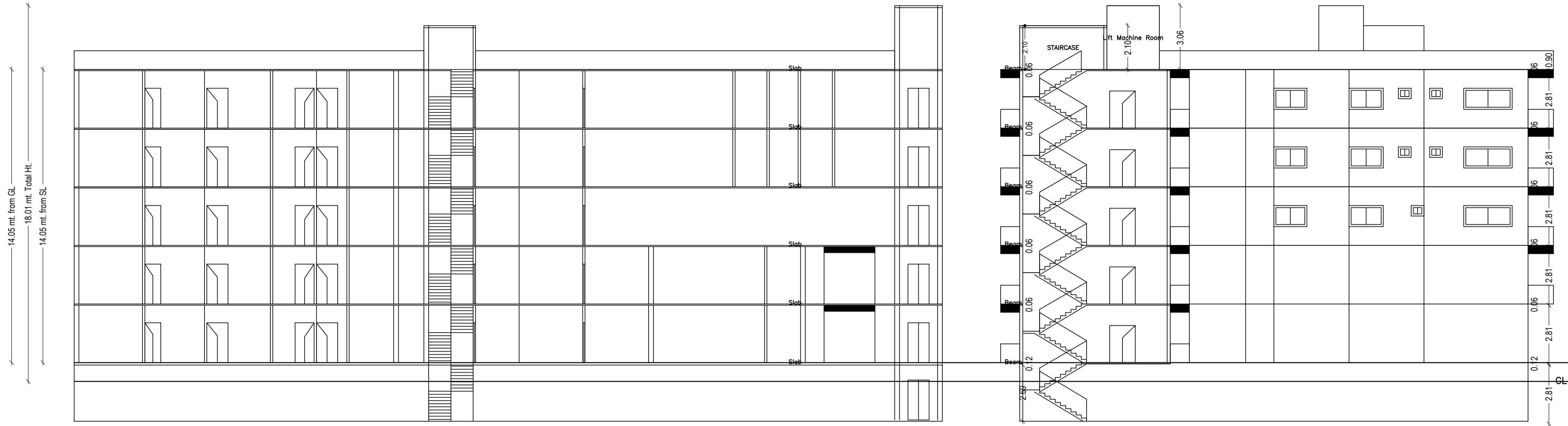
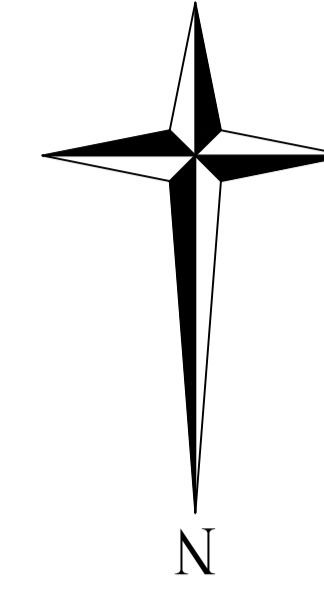
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

LTP NAME AND SIGNATURE Lalan Prasad Singh MADA/ENG0001/2020	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE ADITYA BUILDERS	DESIGNATION AND ORGANIZATION KUMAR Designation : Managing Director Organization : PERSONAL
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Proposal Basic Information	
Proposal File No.	MADA/BP/0082/2023
Owner Name	M/S ADITYA BUILDERS REPRESENTED BY MR. KISHORE CHANDRA PRASAD (LANDOWNERS : SUDHIR CHANDRA MANDAL, JAI PRAKASH NARAYAN, SHIV NANDAN KUMAR, SUBHASH CHANDRA, RAJENDRA KUMAR, RAJIT KUMAR MANDAL, MADHUSUDAN MANDAL, DINESH KUMAR MANDAL, AMIT KUMAR MANDAL, HANU, NEW - 157)
Khata No	PRASAD
Plot No	MANDAL
Village Name	Damkara Barwaa
Use	Residential
SubUse	ResiComm Bldg



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	D	0.67	2.10	04
A1 (A1)	D	0.76	2.10	40
A1 (A1)	D	0.78	2.10	05
A1 (A1)	D	0.88	2.10	10
A1 (A1)	D	0.91	2.10	10
A1 (A1)	D	0.92	2.10	04
A1 (A1)	D	0.95	2.10	05
A1 (A1)	D	0.98	2.10	07
A1 (A1)	D	1.02	2.10	39
A1 (A1)	D	1.07	2.10	19
A1 (A1)	D	1.10	2.10	05
A1 (A1)	D	1.14	2.10	05
A1 (A1)	D	1.15	2.10	05
A1 (A1)	D	1.22	2.10	05
A1 (A1)	D	1.29	2.10	05
A1 (A1)	D	1.52	2.10	01
A1 (A1)	R.S.	2.44	2.10	14
A1 (A1)	R.S.	2.67	2.10	02
A1 (A1)	D	2.71	2.10	01
A1 (A1)	R.S.	2.78	2.10	06
A1 (A1)	R.S.	3.02	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (A1)	W	0.61	1.20	45
A1 (A1)	W	0.99	1.20	02
A1 (A1)	W	1.22	1.20	10
A1 (A1)	W	1.26	1.20	05
A1 (A1)	W	1.33	1.20	05
A1 (A1)	W	1.41	1.20	01
A1 (A1)	W	1.45	1.20	05
A1 (A1)	W	1.55	1.20	05
A1 (A1)	W	1.64	1.20	03
A1 (A1)	W	1.68	1.20	05
A1 (A1)	W	1.69	1.20	05
A1 (A1)	W	1.73	1.20	05
A1 (A1)	W	1.82	1.20	05
A1 (A1)	W	1.88	1.20	05
A1 (A1)	W	1.98	1.20	02
A1 (A1)	W	2.01	1.20	05
A1 (A1)	W	2.02	1.20	05
A1 (A1)	W	2.03	1.20	05
A1 (A1)	W	2.12	1.20	05
A1 (A1)	W	2.15	1.20	05
A1 (A1)	W	2.32	1.20	01
A1 (A1)	W	2.44	1.20	04

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.19 X 13.76 X 1 X 1	16.34	16.34
TYPICAL - 3, 4 FLOOR PLAN	0.90 X 3.16 X 1 X 2	5.66	65.52
	0.90 X 3.77 X 1 X 2	6.74	
	0.82 X 4.04 X 1 X 2	6.58	
	0.82 X 3.39 X 1 X 2	5.52	
	0.82 X 3.28 X 1 X 2	5.34	
	0.82 X 3.16 X 1 X 2	5.14	
	1.12 X 13.65 X 1 X 2	30.54	
Total	-	-	114.62

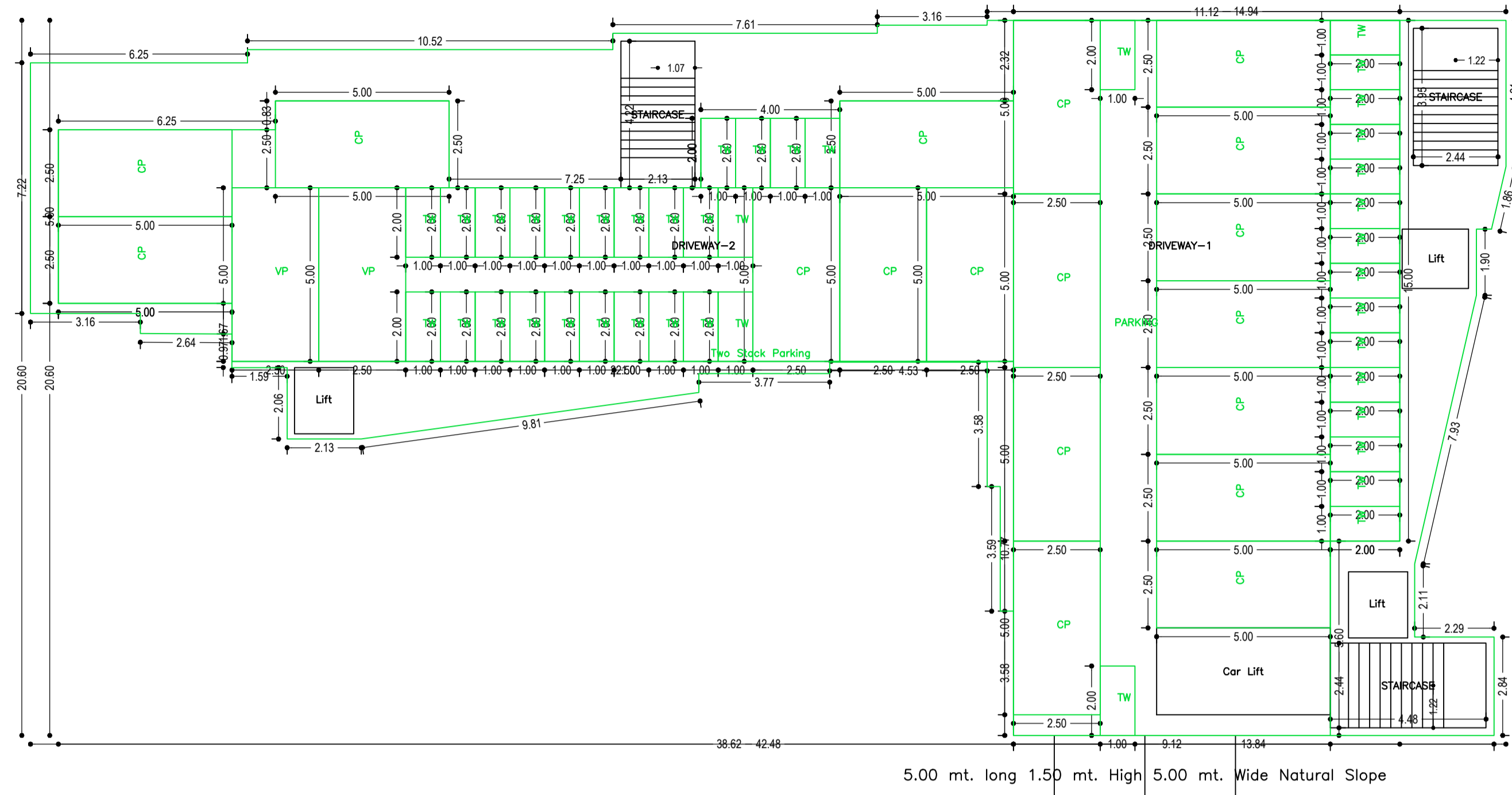
UnitBUA Table for Building :A1 (A1)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	FLAT - 1	FLAT	75.52	75.47	8	4
	FLAT - 2	FLAT	55.08	55.02	6	
	FLAT - 3	FLAT	79.46	79.40	7	
FIRST FLOOR PLAN	UNIT 1	OTHER	273.02	272.98	11	4
	FLAT - 4	FLAT	75.52	75.47	8	
	FLAT - 5	FLAT	55.08	55.02	6	
	FLAT - 6	FLAT	79.46	79.40	7	
SECOND FLOOR PLAN	UNIT 1	OTHER	289.25	272.86	11	4
	FLAT - 7	FLAT	83.78	75.47	8	
	FLAT - 8	FLAT	61.04	55.02	6	
	FLAT - 9	FLAT	85.41	79.40	7	
TYPICAL - 3, 4 FLOOR PLAN	UNIT 3	OTHER	288.18	272.84	2	8
	FLAT - 10	FLAT	83.78	75.47	8	
	FLAT - 11	FLAT	61.04	55.02	6	
	FLAT - 12	FLAT	85.41	79.40	7	
Total	-	-	2530.21	2406.49	167	20

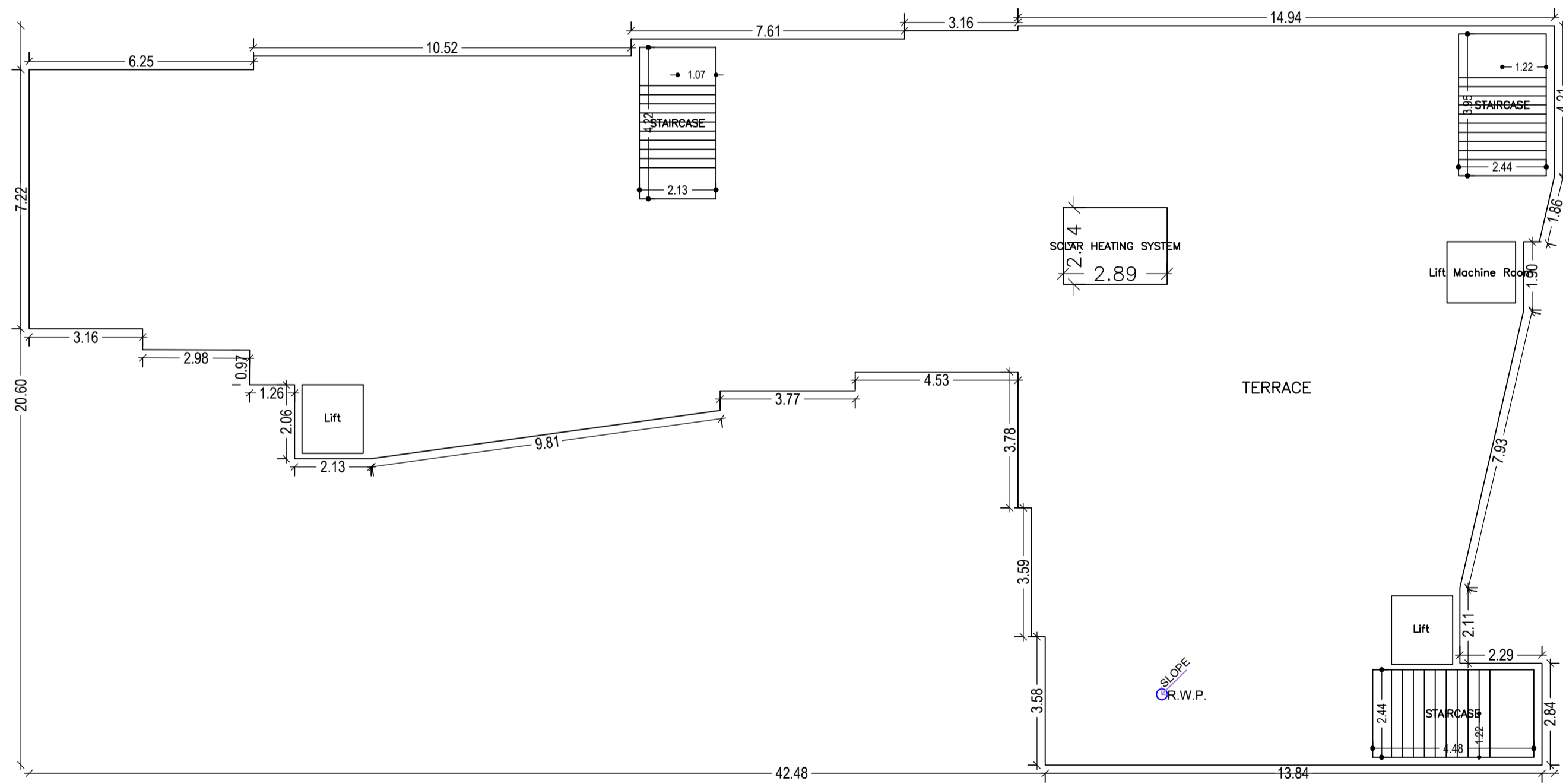
Building :A1 (A1)

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	547.65	9.77	0.00	0.00	0.00	508.30	0.00	0.00	29.58	29.58	00	
Ground Floor	539.59	0.00	0.00	1.34	87.87	0.00	228.24	222.14	0.00	450.38	450.38	04
First Floor	555.82	9.77	8.17	1.34	87.87	0.00	224.99	223.68	0.00	448.67	448.67	04
Second Floor	572.24	9.77	16.38	1.34	30.47	0.00	233.73	280.54	0.00	514.28	514.28	04
Third Floor	572.23	9.77	16.38	5.02	65.90	0.00	233.73	241.43	0.00	475.16	475.16	04
Fourth Floor	572.23	9.77	16.38	5.02	65.90	0.00	233.73	241.43	0.00	475.16	475.16	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	3359.76	48.85	57.31	14.06	338.01	508.30	1154.42	1209.22	29.58	2393.23	2393.23	20
Total Number of Same Buildings :	1											
Total :	3359.76	48.85	57.31	14.06	338.01	508.30	1154.42	1209.22	29.58	2393.23	2393.23	20

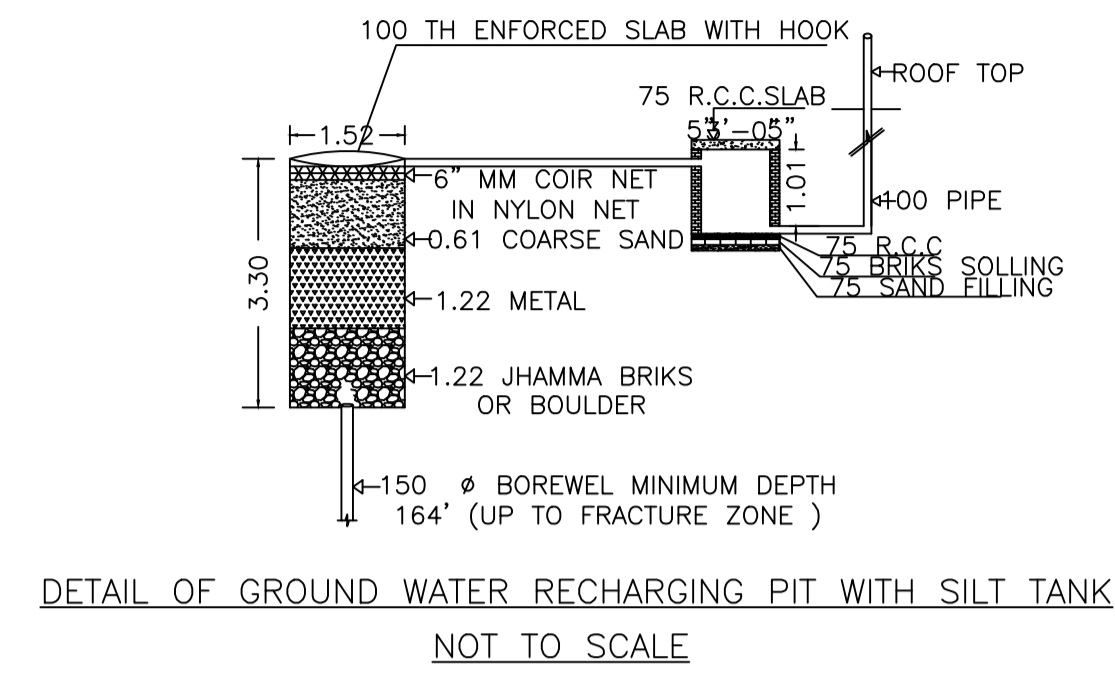
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	NAME AND SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020			KUMAR Designation : Managing Director Organization : PERSONAL



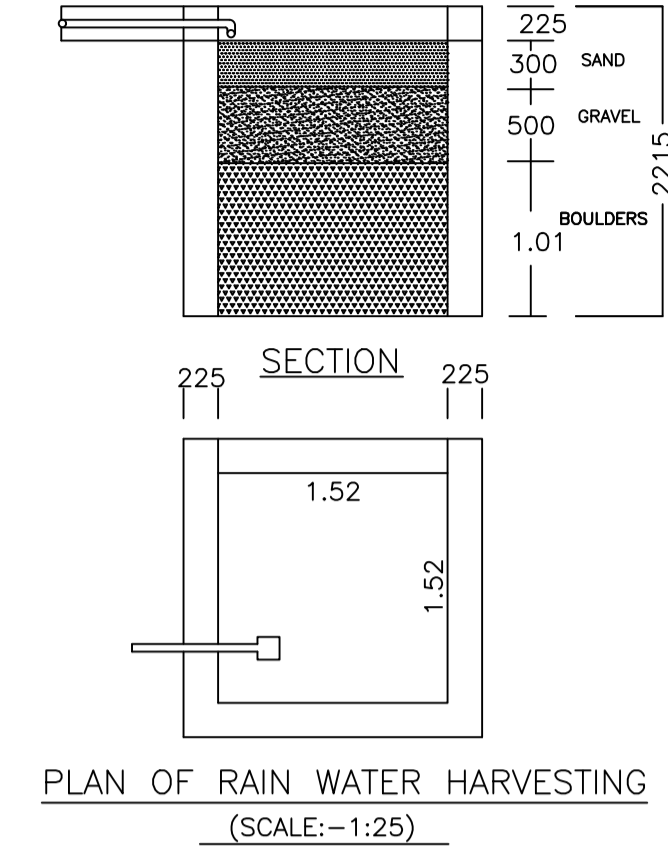
BASEMENT FLOOR PLAN
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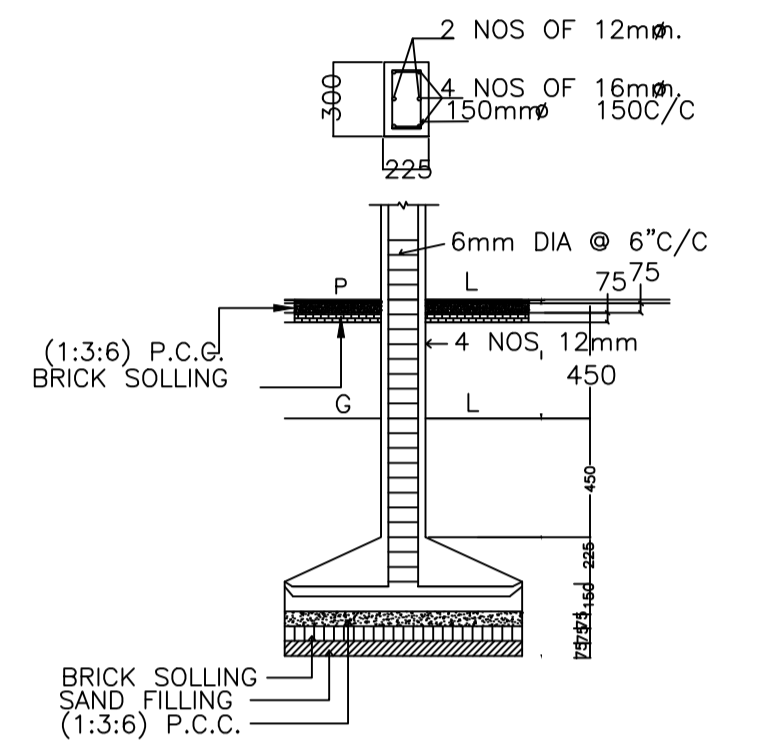
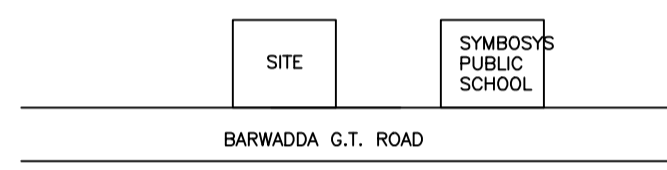
TERRACE FLOOR PLAN
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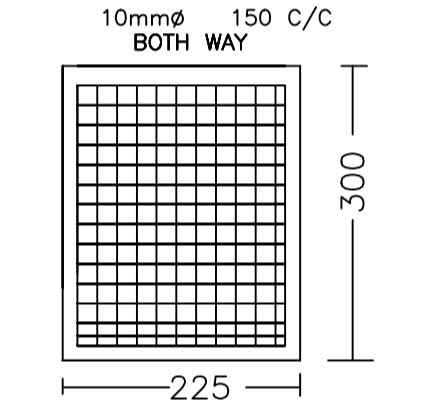
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK
NOT TO SCALE



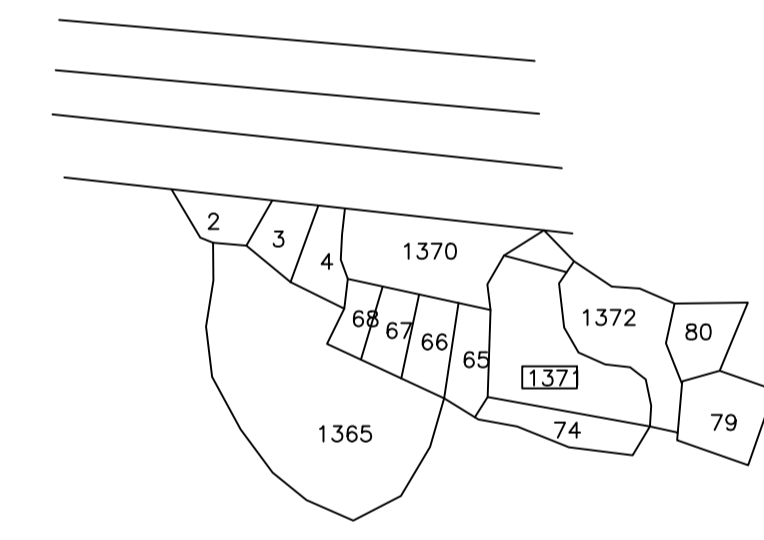
PLAN OF RAIN WATER HARVESTING
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DETAILS OF COLUMN FOOTING



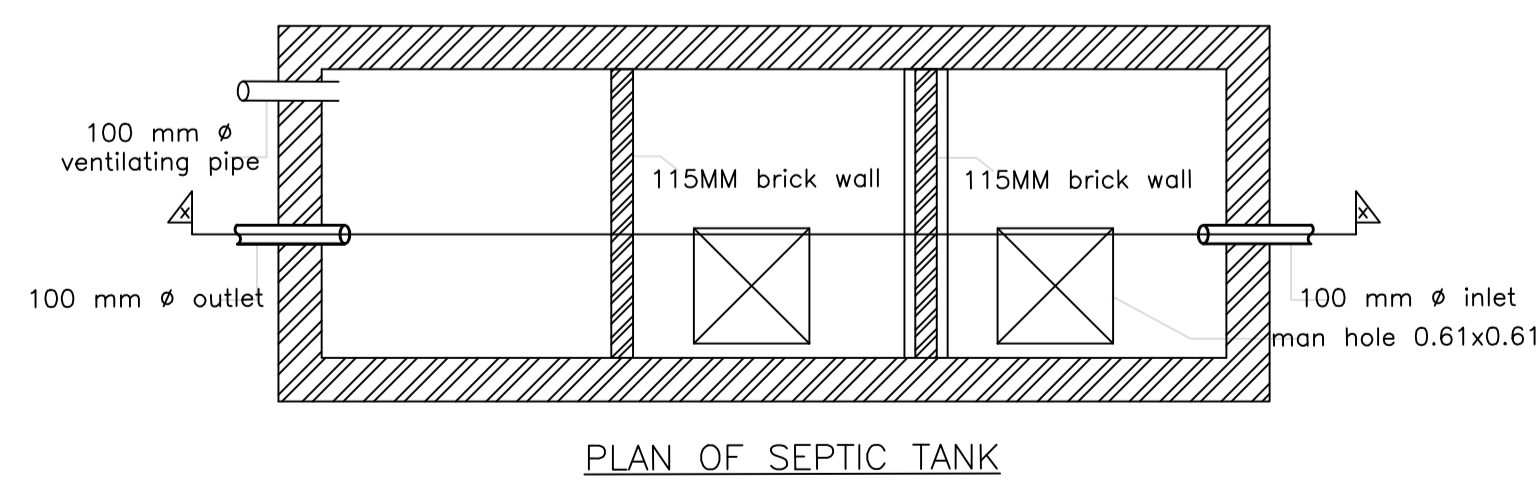
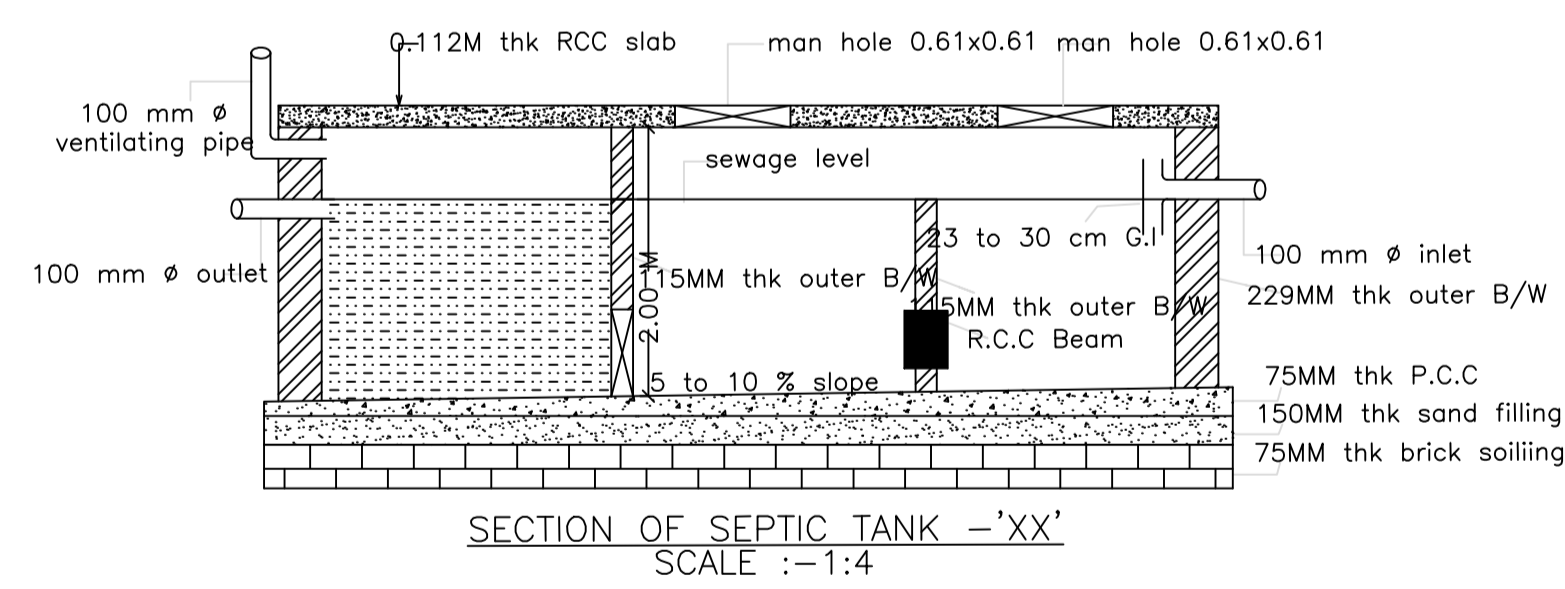
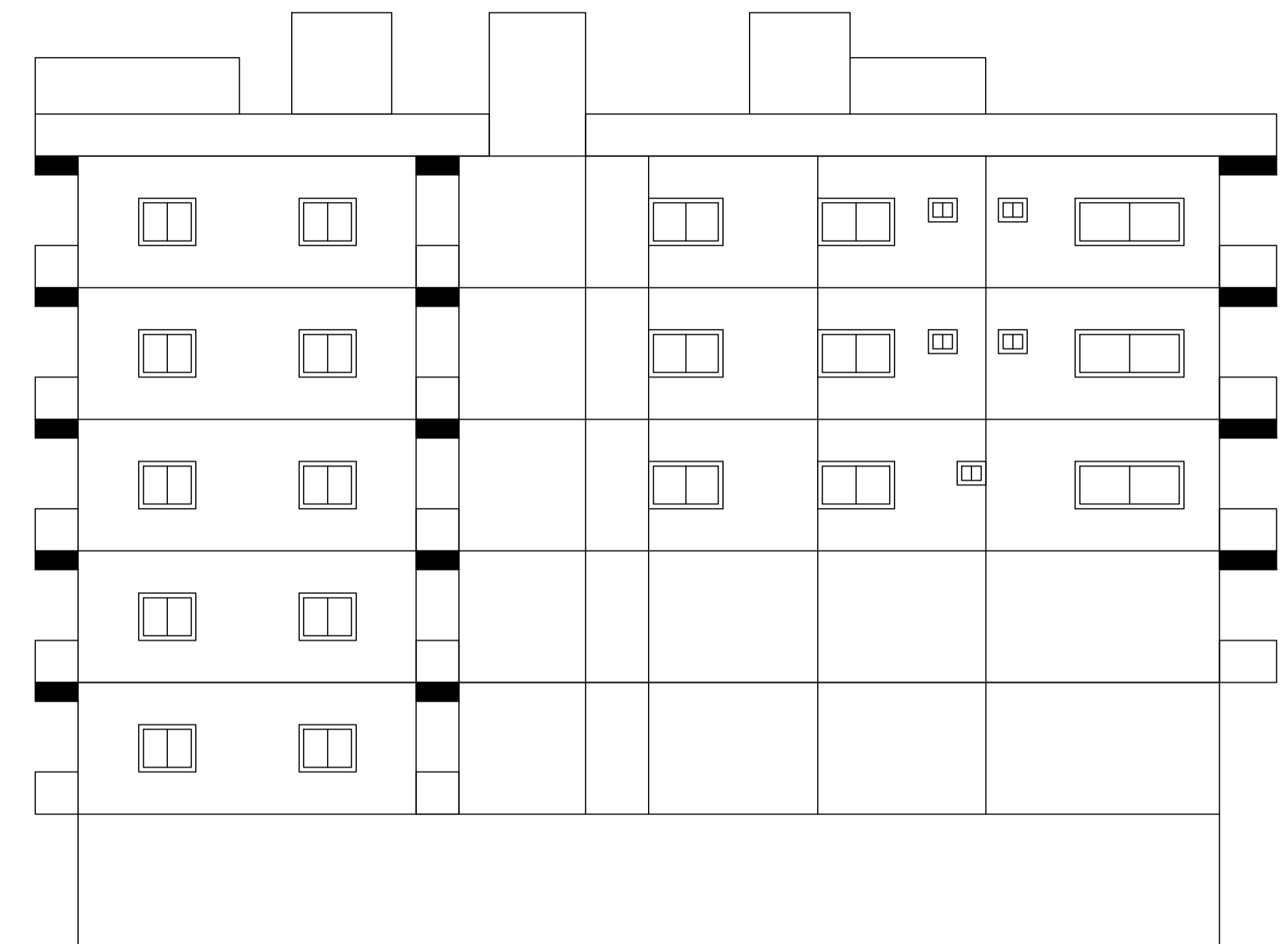
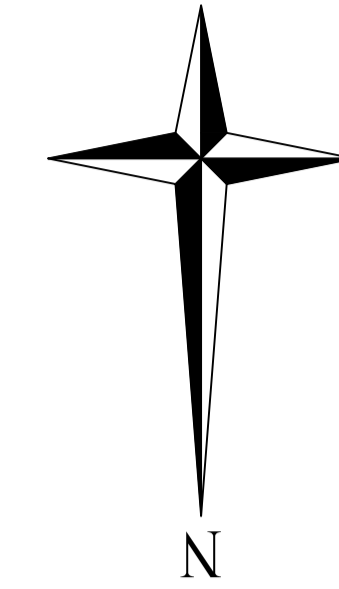
DETAILS OF COLUMNS
(SCALE:- 1:50)



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Khata No	PRASAD, RANJIT KUMAR MANDAL, MADAN SUDAN MANDAL, DINESH KUMAR MANDAL, JAMIT KUMAR MANDAL
Village Name	Damkale Barwaa
Use	Residential
SubUse	ResiComm Bldg

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	MANAGING DIRECTOR'S SIGNATURE
Lalan Prasad Singh MADA/ENG0001/2020			KUMAR Designation : Managing Director Organization : PERSONAL

Proposal Basic Information	
Proposal File No.	MADA/BP/0082/2023
Owner Name	M/S ADITYA BUILDERS REPRESENTED BY MR. KISHORE CHANDRA PRASAD (LANDOWNERS : SUDHIR CHANDRA MANDAL, JAI PRAKASH NARAYAN, SHIV NANDAN KUMAR, SUBHASH CHANDRA, RAJENDRA PRASAD, RANJIT KUMAR MANDAL, MADHUSUDAN MANDAL, DINESH KUMAR MANDAL, AMIT KUMAR MANDAL, ANIL KUMAR MANDAL)
Khata No.	PRASAD
Plot No.	MANDAL
Village Name	Damkara Barwaa
Use	Residential
SubUse	ResiComm Bldg



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	NAME AND SIGNATURE
Lalan Prasad Singh MADA/ENG/0001/2020			KUMAR Designation : Managing Director Organization : PERSONAL