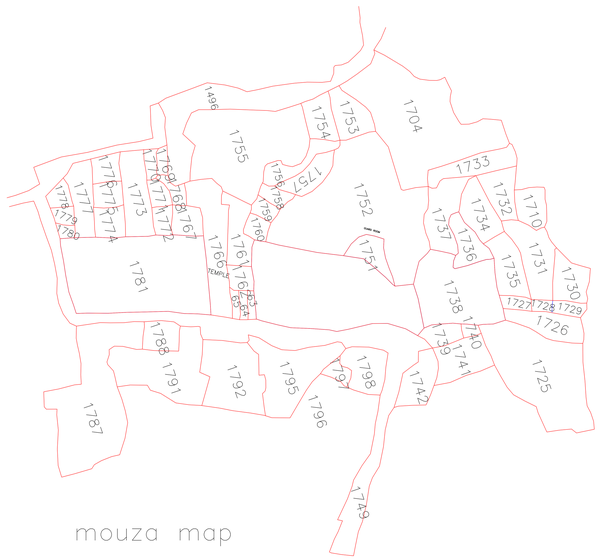
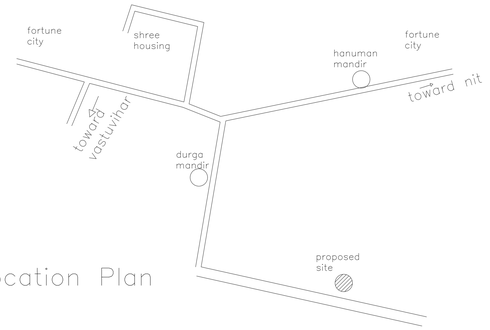
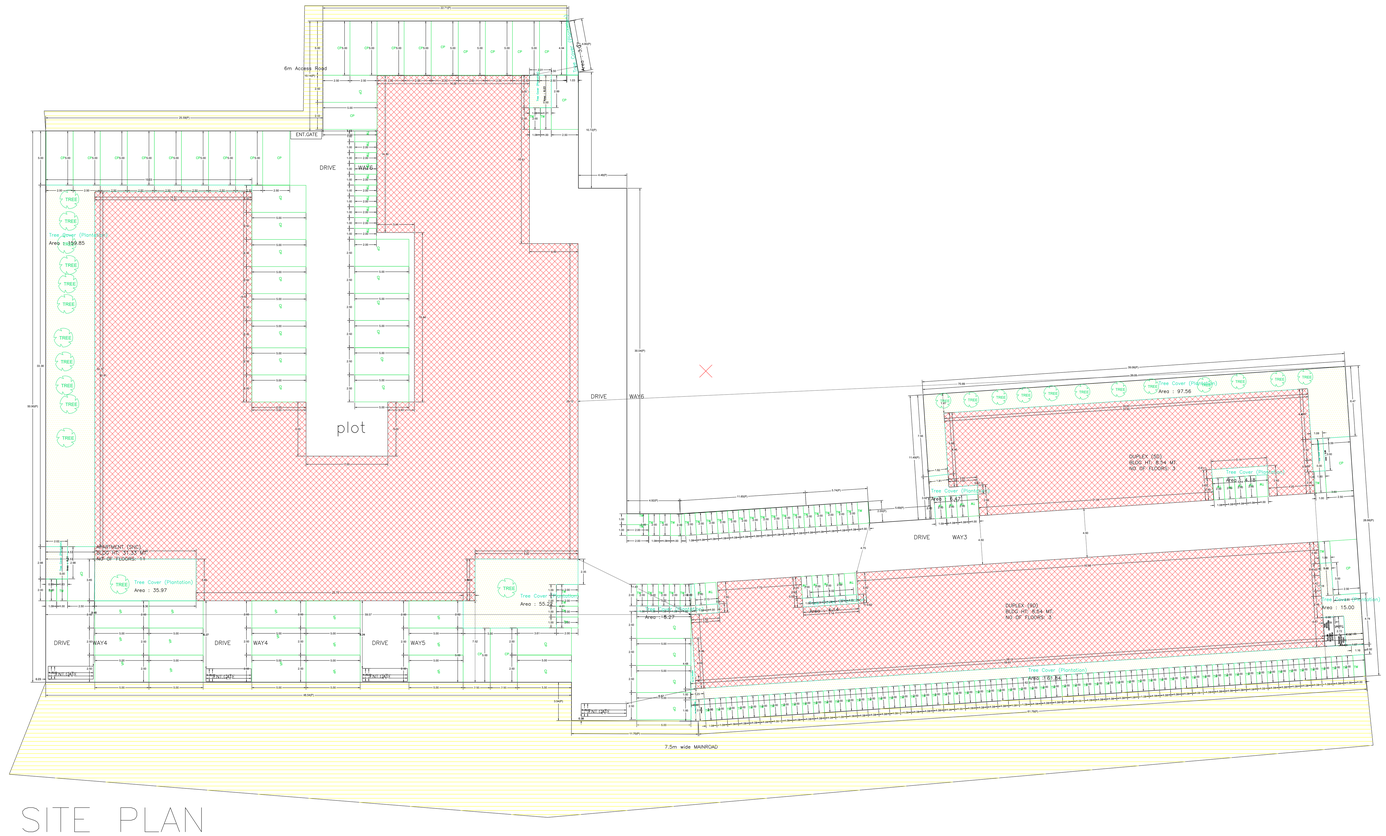
Project Title :PLATINA CITY(9 no of duplex)



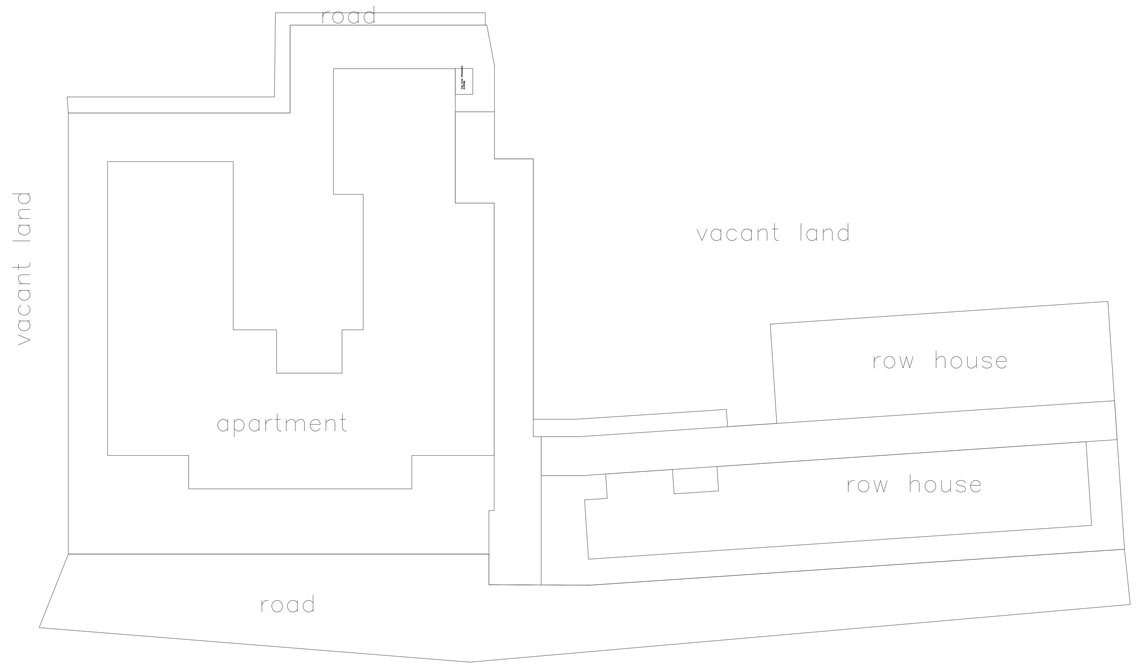
mouza map



Location Plan



SITE PLAN



Key Plan

DATE	24-02-2025
SHEET NO.	1

Proposed Basic Information

Proposed File No.	AMCAH/000941/2025/24
Owner Name	SHASHANK NIDHI CONSTRUCTION PRIVATE LIMITED REP BY SRI BIJAY KUMAR
Khata No	318
Plot No.	1736,1760,1761
Village Name	ASANGI
Use	Residential
SubUse	Low income group and EWS Housing

AREA STATEMENT (BOTH FOR MUNICIPAL JURISDICTION)	VERSION NO.: 1.0.74 VERSION DATE: 14/10/2020	
PROJECT DETAIL		
Region : SHARDHAND URBAN	Plot Use: Residential	
Zone : ASANGI		
District : EAST SINGHBHUM	Plot SubUse: Low income group and EWS Housing	
Authority : ADITYAPUR MUNICIPAL COUNCIL	PlotNetArea(Regular/Boundary): NA	
Application Type: NA/AMA/BRS/NOC/PR	PlotTotalPlot No.:1736,1760,1761	
Application Type: Special Proposal	North: -	
Proposal Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development: Main TAP Road	West: -	
AREA DETAILS		SQ.MT.
PLOT AREA (In Decimal)	2%	4020.01
NET AREA OF PLOT(Deduct Plot Area Deduction from Gross Plot Area)	(In Deductions)	4020.01
Deduction for Balance PU(Areaction Circle Plot Area)		
Corrected Plot		407.87
Balance Plot		4612.87
BALANCE AREA OF PLOT(Net Plot Area - Reservations)	(In Deductions)	4102.84
PLOT AREA FOR COVERAGE(Net Plot Area)	(In Deductions)	4020.01
FAR AREA(Total Plot Area - Road/Widening Area)	(In Deductions)	4020.01
COVERAGE DETAIL		
Permissible Coverage area (65.00 %)		2613.01
Proposed Coverage Area (47.12 %)		2270.21
Balance coverage area (17.88 %)		862.01
Balance coverage area (0.00 %)		0.00
FAR DETAIL		
Total FAR Area (2.60)		10777.76
Proposed FAR Area (2.60)		10777.76
Residential FAR		10777.76
Commercial FAR		0.00
Proposed FAR Area		10777.76
Total Proposed FAR Area		10777.76
Consumed FAR (Factor)		2.68
Balance FAR Area		0.00 Sq
BUILT UP AREA CHECK		
Total Proposed Building Area		19929.34
ARCHITECT (Regd)		Abishek Tiwari
STRUCTURAL ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHASHANK NIDHI CONSTRUCTION PRIVATE LIMITED REP BY SRI BIJAY KUMAR
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
PROPOSED OPEN AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FAR Details

Floor Name	Building Name								Total		
	APARTMENT (ONE)			DUPLEX (ONE)		DUPLEX (TWO)					
	Proposed Built Up Area (Sq.Mt.)	Proposed FAR Area (Sq.Mt.)	Proposed Net Area (Sq.Mt.)	Proposed Built Up Area (Sq.Mt.)	Proposed Net Area (Sq.Mt.)	Proposed Built Up Area (Sq.Mt.)	Proposed Net Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)
Ground Floor	153.31	0.00	153.31	86.97	81.48	86.97	81.48	327.25	0.00
First Floor	1084.87	1414.98	930.57	291.66	223.76	291.66	223.76	1668.19	1638.74
Second Floor	1084.87	1414.98	930.57	291.66	223.76	291.66	223.76	1668.19	1638.74
Third Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Fourth Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Fifth Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Sixth Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Seventh Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Eighth Floor	1084.87	1414.98	0.00	0.00	0.00	0.00	0.00	1084.87	1414.98
Ninth Floor	1084.87	1414.97	0.00	0.00	0.00	0.00	0.00	1084.87	1414.97
Tenth Floor	1084.87	1414.97	0.00	0.00	0.00	0.00	0.00	1084.87	1414.97
Eleventh Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	9760.83	12728.38	1814.15	670.29	529.00	670.29	529.00	15101.41	13786.38

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	FAR Name	FAR Use	FAR SubUse
APARTMENT (ONE)	Residential	Low income group and EWS Housing	Multistorey	TYPICAL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 FLOOR	Residential	Residential Hall	Residential	Low income group and EWS Housing
				MEP+ FLOOR	Residential	Residential Hall	Residential	Low income group and EWS Housing
				TYPICAL FLOOR	Residential	Residential Hall	Residential	Low income group and EWS Housing
				FURNACE FLOOR	Residential	Low income group and EWS Housing	-	-
				GROUND FLOOR	Commercial	Retail Shop	Commercial	Retail Shop
DUPLEX (65)	Residential	Low income group and EWS Housing	Multistorey	GROUND FLOOR	Residential	Row House	Residential Hall	Row House
				TYPICAL FLOOR	Residential	Row House	Residential Hall	Row House
				FURNACE FLOOR	Residential	Low income group and EWS Housing	-	-
				SECOND FLOOR	Residential	Row House	Residential Hall	Row House
DUPLEX (85)	Residential	Low income group and EWS Housing	Multistorey	GROUND FLOOR	Residential	Row House	Residential Hall	Row House
				TYPICAL FLOOR	Residential	Row House	Residential Hall	Row House
				FURNACE FLOOR	Residential	Low income group and EWS Housing	-	-
				SECOND FLOOR	Residential	Row House	Residential Hall	Row House

Required Parking(Table 7a)

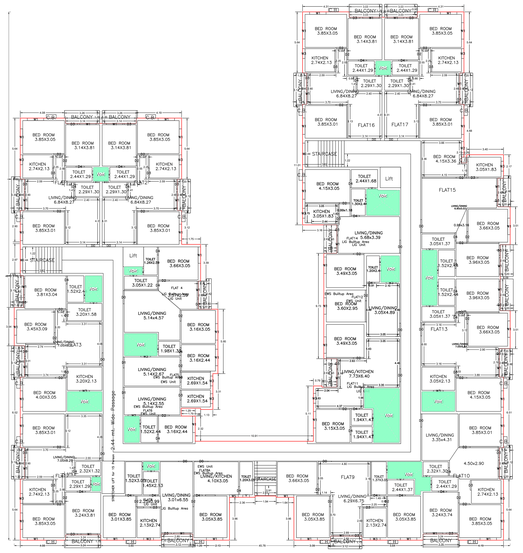
Building Name	Type	SubUse	Plot Area	Units		Car			Visitors Car			Two/Three Wheeler		
			Req.	Reqd	Prop	Reqd Unit	Reqd	Prop	Reqd Unit	Reqd	Prop	Reqd Unit	Reqd	Prop
APARTMENT (ONE)	Residential	Low income group and Daily Housing	up to 500	8.00	1	1.00	1	1	-	-	-	-	1	1
			500 to 1000	16.00	-	-	-	-	-	-	-	-	1	16
			1000 to 2000	32.00	-	-	-	-	-	-	-	-	-	-
			2000 to 3000	32.00	-	-	-	-	-	-	-	-	1	25
			3000 to 4000	32.00	1.00	8	1	1	-	-	-	-	-	-
			4000 to 5000	32.00	-	-	-	-	1	1	-	-	-	-
			5000 to 6000	32.00	-	-	-	-	1	1	-	-	-	-
			6000 to 7000	32.00	-	-	-	-	1	1	-	-	-	-

Project Title :PLATINA CITY(9 no of duplex)

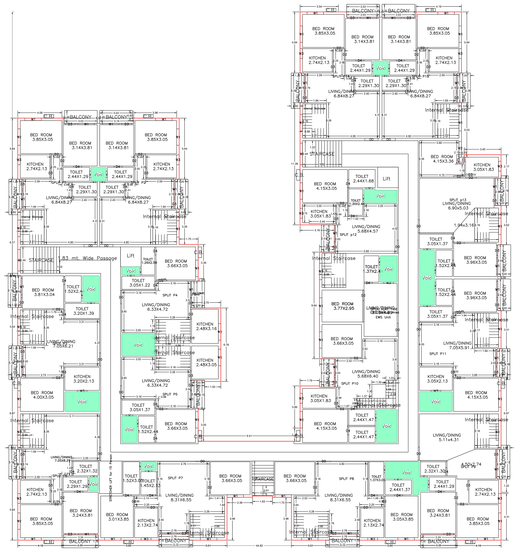
DATE 29.05.2025
SHEET NO 2

Proposed Basic Information

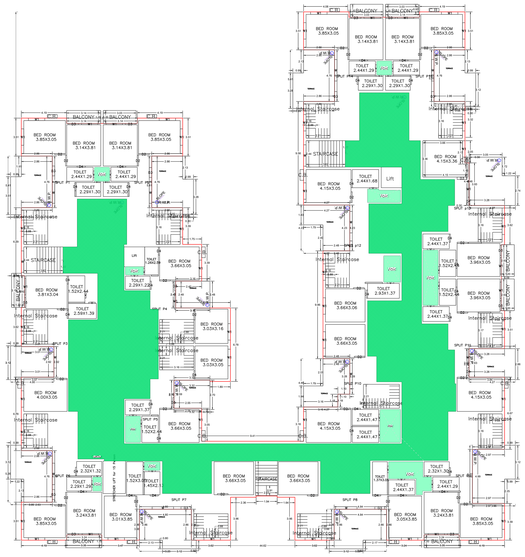
Proposed File No.	AMC/AHSSB/W/2025/004
Owner Name	SHASHANK NIDHI CONSTRUCTION PRIVATE LIMITED REP BY SRI BIJAY KUMAR
Khata No	318
Plot No.	1736,1760,1761
Village Name	ASANSOL
Use	Residential
SubUse	Low income group and EWS Housing



TYPICAL – 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TENTH FLOOR PLAN
(Proposed)
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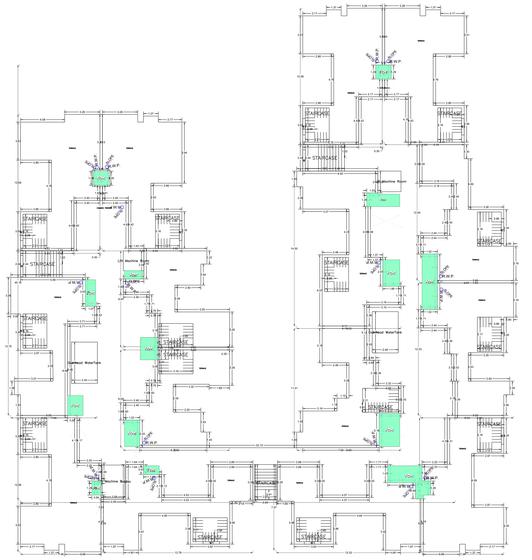


TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building APARTMENT (SNC)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Toilets	No. of Tenements
TYPICAL – 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	FLAT A	FLAT	76.96	51.75	3	3	64
	FLAT B	FLAT	76.96	51.75	3	3	
	FLAT C	FLAT	76.96	51.75	3	3	
	FLAT C	2 BED UNIT	58.74	39.49	2	2	
	FLAT D	2 BED UNIT	58.66	39.75	2	2	
	FLAT E	FLAT	76.96	51.75	3	3	
	FLAT F	FLAT	81.97	55.16	3	3	
	FLAT G	FLAT	81.97	55.16	3	3	
	FLAT H	2 BED UNIT	58.74	39.49	2	2	
	FLAT I	2 BED UNIT	58.74	39.49	2	2	
	FLAT J	2 BED UNIT	58.77	39.48	2	2	
	FLAT K	FLAT	76.96	51.75	3	3	
MIDTH FLOOR PLAN	SPLIT A	FLAT	121.51	82.00	4	4	16
	SPLIT B	FLAT	121.51	82.00	4	4	
	SPLIT C	FLAT	121.51	82.00	4	4	
	SPLIT D	FLAT	121.71	82.00	4	4	
	SPLIT E	FLAT	121.51	82.00	4	4	
	SPLIT F	FLAT	121.51	82.00	4	4	
	SPLIT G	FLAT	121.51	82.00	4	4	
	SPLIT H	FLAT	121.51	82.00	4	4	
	SPLIT I	FLAT	121.51	82.00	4	4	
	SPLIT J	FLAT	121.51	82.00	4	4	
	SPLIT K	FLAT	121.51	82.00	4	4	
	SPLIT L	FLAT	121.51	82.00	4	4	
	SPLIT M	FLAT	121.51	82.00	4	4	
	SPLIT N	FLAT	121.51	82.00	4	4	
TENTH FLOOR PLAN	SPLIT A	FLAT	121.51	82.00	4	4	8
	SPLIT B	FLAT	121.51	82.00	4	4	
	SPLIT C	FLAT	121.51	82.00	4	4	
	SPLIT D	FLAT	121.71	82.00	4	4	
	SPLIT E	FLAT	121.51	82.00	4	4	
	SPLIT F	FLAT	121.51	82.00	4	4	
	SPLIT G	FLAT	121.51	82.00	4	4	
	SPLIT H	FLAT	121.51	82.00	4	4	
GROUND FLOOR PLAN	SHOP1	OFFICE	19.65	13.27	1	1	5
	SHOP2	OFFICE	19.65	13.27	1	1	
	SHOP3	OFFICE	19.65	13.27	1	1	
	SHOP4	OFFICE	19.65	13.27	1	1	
	SHOP5	OFFICE	19.65	13.27	1	1	
Total			7297.51	5063.96	385	353	

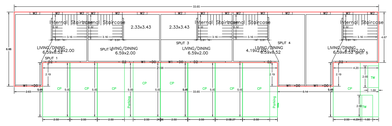
Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 1,2,3,4,5,6,7, &FLOOR PLAN	1.20 X 3.5 X 4 X 8	112.96	906.24
	1.20 X 1.20 X 3.5 X 4	84.72	
	1.20 X 1.20 X 3.5 X 4	84.72	
	1.20 X 1.20 X 3.5 X 4	84.72	
	1.20 X 1.20 X 3.5 X 4	61.65	
	1.20 X 1.20 X 3.5 X 4	61.65	
	1.20 X 1.20 X 3.5 X 4	61.65	
	1.20 X 1.20 X 3.5 X 4	84.72	
	1.20 X 1.20 X 3.5 X 4	84.72	
	1.20 X 1.20 X 3.5 X 4	84.72	
MIDTH FLOOR PLAN	1.20 X 1.20 X 3.5 X 4	84.72	84.72
	1.20 X 1.20 X 3.5 X 1	19.55

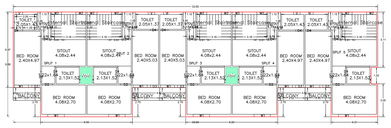
Project Title :PLATINA CITY(9 no of duplex)

DATE	29.02.2020
SHEET NO	4

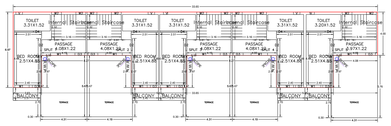
Proposed Basic Information	
Proposal File No.	AMC/HH/2020/R/222024
Owner Name	SHASHANK NIDHI CONSTRUCTION PRIVATE LIMITED REP BY SRI RAVI KUMAR
Khata No	318
Plot No.	1736,1760,1761
Village Name	ASANVI
Use	Residential
SubUse	Low income group and EWS Housing



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



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

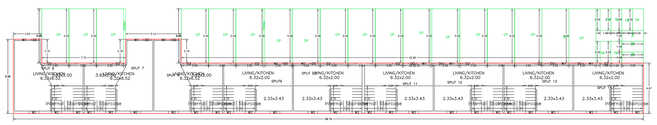

TOILET 3.31X1.52
PASSAGE 2.01X1.52
PASSAGE 2.01X1.83
PASSAGE 2.01X1.52
PASSAGE 2.01X1.52
PASSAGE 2.01X1.52

Project Title :PLATINA CITY(9 no of duplex)

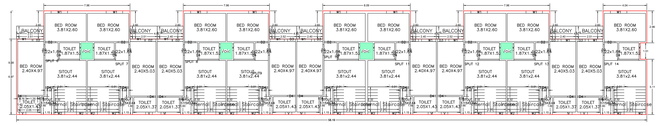
DATE	29-05-2025
SHEET NO.	1

Proposed Basic Information

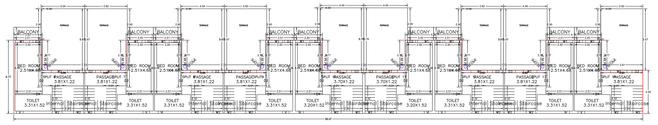
Proposed File No.	AMC/HH/BSP/2025/04
Owner Name	SHASHANK NIDHI CONSTRUCTION PRIVATE LIMITED REP BY SRI BIJAY KUMAR
Khata No	318
Plot No.	1736,1760,1761
Village Name	ASANGI
Use	Residential
SubUse	Low income group and EWS Housing



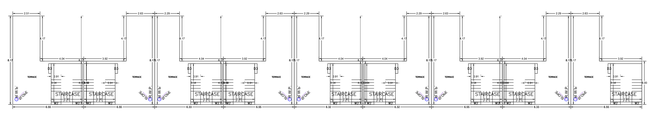
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



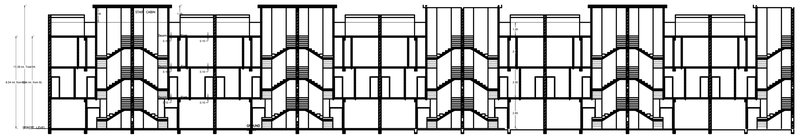
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

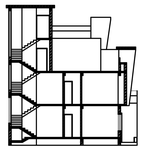


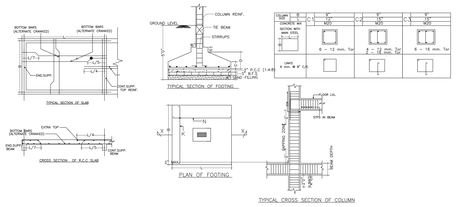
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

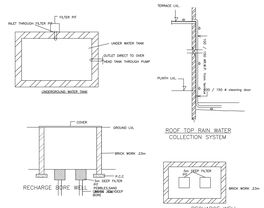


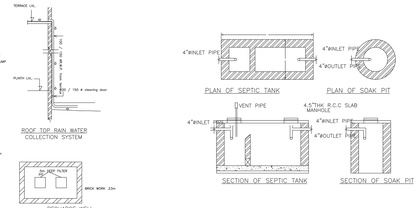
TERRACE FLOOR PLAN
(SCALE 1:100)











Unit/BUA Table for Building :DUPLEX (90)

FLOOR	Name	UNIT/B Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GPLX 1	FLAT	111.81	101.61	3	9
	GPLX 2	FLAT	100	72.68	3	
	GPLX 3	FLAT	104.73	95.06	3	
	GPLX 4	FLAT	111.81	101.61	3	
	GPLX 5	FLAT	104.73	95.06	3	
	GPLX 6	FLAT	111.81	101.61	3	
	GPLX 7	FLAT	111.81	101.61	3	
	GPLX 8	FLAT	104.73	95.06	3	
	GPLX 9	FLAT	111.81	101.61	3	
FIRST FLOOR PLAN	UPLX 1	FLAT	0.00	0.00	3	9
	UPLX 2	FLAT	0.00	0.00	3	
	UPLX 3	FLAT	0.00	0.00	3	
	UPLX 4	FLAT	0.00	0.00	3	
	UPLX 5	FLAT	0.00	0.00	3	
	UPLX 6	FLAT	0.00	0.00	3	
	UPLX 7	FLAT	0.00	0.00	3	
	UPLX 8	FLAT	0.00	0.00	3	
	UPLX 9	FLAT	0.00	0.00	3	
SECOND FLOOR PLAN	SPLX 1	FLAT	0.00	0.00	3	9
	SPLX 2	FLAT	0.00	0.00	3	
	SPLX 3	FLAT	0.00	0.00	3	
	SPLX 4	FLAT	0.00	0.00	3	
	SPLX 5	FLAT	0.00	0.00	3	
	SPLX 6	FLAT	0.00	0.00	3	
	SPLX 7	FLAT	0.00	0.00	3	
	SPLX 8	FLAT	0.00	0.00	3	
	SPLX 9	FLAT	0.00	0.00	3	
Total			970.48	869.05	81	9

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DUPLEX (90)	D1	0.90	2.10	18
DUPLEX (90)	D2	0.75	2.10	36
DUPLEX (90)	D3	0.75	2.10	36
DUPLEX (90)	D4	0.76	2.10	36
DUPLEX (90)	D5	0.90	2.10	18
DUPLEX (90)	D6	1.20	2.10	36
DUPLEX (90)	D7	0.75	2.10	36

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DUPLEX (90)	V	0.61	1.22	18
DUPLEX (90)	V	0.61	1.22	72
DUPLEX (90)	W1	1.22	1.22	18
DUPLEX (90)	W2	1.22	1.22	18
DUPLEX (90)	W3	1.22	1.22	18
DUPLEX (90)	W4	1.22	1.22	18
DUPLEX (90)	W5	1.22	1.22	72
DUPLEX (90)	W6	1.22	1.22	72

Building :DUPLEX (90)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed Total Area (Sq.mt.)	Total Area (Sq.mt.)	Total Carpet Area (Sq.mt.)	Total No.)
		Balcony	Void	Parking	Stair Area				
Ground Floor	541.08	0.00	0.00	252.08	289.00	289.00	289.00	289.00	09
First Floor Plan	541.08	0.00	0.00	252.08	289.00	289.00	289.00	289.00	09
Second Floor Plan	328.75	39.48	0.00	0.00	289.00	367.27	367.27	367.27	09
Third Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1410.92	42.96	9.81	252.08	867.00	1017.27	1017.27	1017.27	09
Total number of Same Buildings	1								
Total	1410.92	42.96	9.81	252.08	867.00	1017.27	1017.27	1017.27	09

Balcony Calculations Table

FLOOR	LEVEL	AREA			TOTAL AREA
FIRST FLOOR PLAN	1 TO 5 (5 UNITS)			15.28	30.48
	6 TO 9 (4 UNITS)			11.96	
SECOND FLOOR PLAN	1 TO 5 (5 UNITS)			15.28	30.48
	6 TO 9 (4 UNITS)			11.96	
Total					60.96

LTP NAME AND SIGNATURE	STRUCTURAL ENGG NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE / Verifier SIGNATURE
Abhinav Tiwari AMC/ARC/5026316		Name :RAJU PRASAD Designation : Architect AMC/ARC/5026316

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This is system generated MAP. No need to sign.