Project Title : SUNRISE GARDEN

DATE	24-06-2023
SHEET NO.	1

Proposal Basic Information

Proposal File No.	AMC/BP/0119/W07/2022
Owner Name	M/ S SIDHI VINAYAK HOME MAKER`S , REP. BY SRI SURAJ KUMAR BHADANI
Khata No	89 , 182 , 68 , (OLD) , 257 , 281 , 98 (NEW)
Plot No.	67 , 68 , 69 , 70 , 71 , 72 , 73 , 74 , 75 , 76 , (OLD) , 253 , 253/A , 259 , 260 , 261 , 26
Village Name	DHIRAJGANJ
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT ADITYAPUR MUNICIPAL CORPORATION	VERSION NO.: 1.0.66	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN		
LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment	
Authority: ADITYAPUR MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: AMC/BP/0119/W07/2022	Plot/SubPlot No: 67 , 68 , 69 , 70 , 71 , 72 , 73 , 74 , 75 , 76 , (OLD) , 253 , 253/A , 259 , 260 , 261 , 265 (NEW)	
Application Type: General Proposal	North: Plot No. - OTHER`S PLOT	
Project Type: Building Permission	South: Plot No. - OTHER`S PLOT	
Nature of Development: New	East: Plot No. - BLOCK G & H	
Location of Development Area: Old Area	West: Plot No. - OTHER`S PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	4375.55
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4375.55
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		1101.89
Total		1101.89
BALANCE AREA OF PLOT.(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3273.66
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	4375.55
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	4375.55
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2187.77
Proposed Coverage Area (33.03 %)		1445.40
Total Prop. Coverage Area (33.03 %)		1445.40
Balance coverage area (16.97 %)		742.37
FAR CHECK		
Perm. FAR Area (2.500)		10938.88
Total Perm. FAR area		10938.88
Residential FAR		10089.56
Proposed FAR Area		10145.25
Total Proposed FAR Area		10145.25
Consumed FAR (Factor)		2.32
Balance FAR Area		793.63
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		12032.34
ARCHITECT (Regd)	MUKESH KUMAR	
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	M/ S SIDHI VINAYAK HOME MAKER`S , REP. BY SRI SURAJ KUMAR BHADANI	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	Building Name				Total	
	I (BLOCK)		J (BLOCK)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	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	722.70	27.84	722.70	27.84	1445.40	55.68
First Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Second Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Third Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Fourth Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Fifth Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Sixth Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Seventh Floor	756.21	720.68	756.21	720.68	1512.42	1441.36
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	6016.17	5072.60	6016.17	5072.60	12032.34	10145.20

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
I (BLOCK)	Residential	Residential Bldg/Apartment	Multistoried
J (BLOCK)	Residential	Residential Bldg/Apartment	Multistoried

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.
I (BLOCK)	Residential	Residential Bldg/Apartment	> 0	1	42.00	1.00	42	-	-	-	-	-	-	-
			> 0	1	42.00	-	-	-	-	-	-	1	42	-
			> 0	1	42.00	-	-	-	1	5	-	-	-	-
J (BLOCK)	Residential	Residential Bldg/Apartment	> 0	1	42.00	1.00	42	-	-	-	-	-	-	-
			> 0	1	42.00	-	-	-	-	-	-	1	42	-
			> 0	1	42.00	-	-	-	1	5	-	-	-	-
Total :			-	-	-	-	84	84	-	10	12	-	84	96

Parking Check (Table 7b)

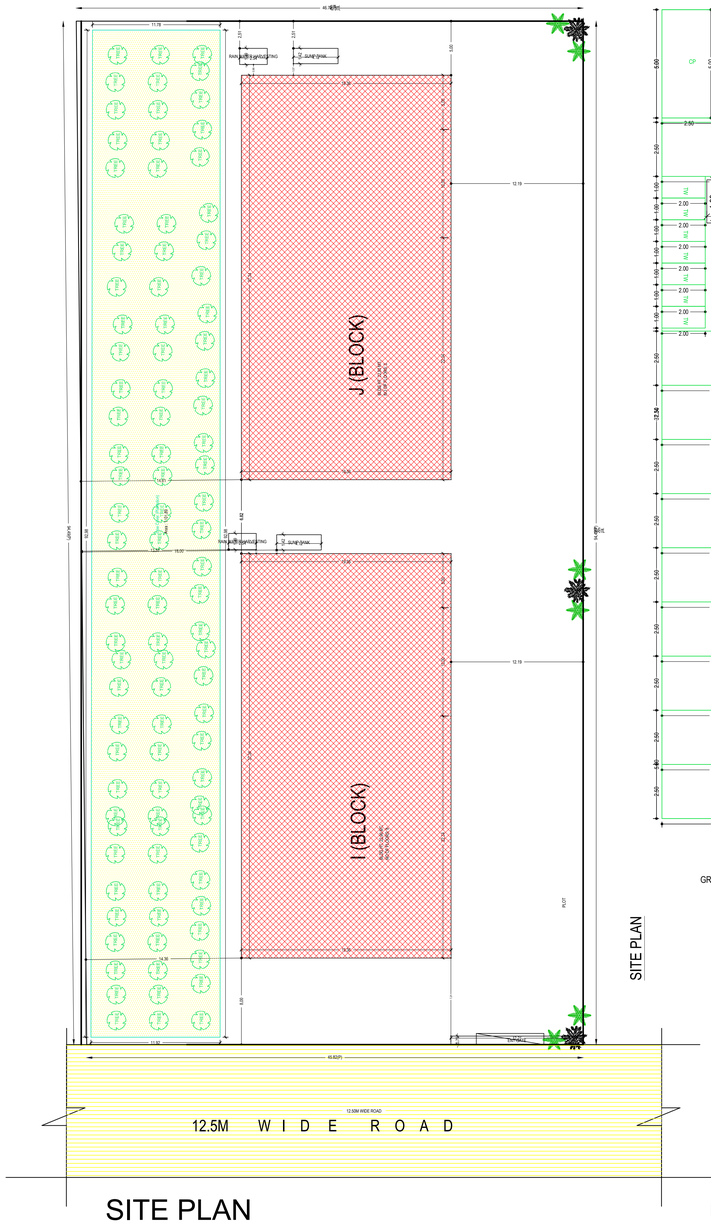
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	44	550.00
Two Stack Car			40	500.00
Total Car	84	1050.00	84	1050.00
Visitor's Car Parking	-	-	12	150.00
Total Visitor Parking	10	125.00	12	150.00
TwoWheeler	-	-	96	192.00
Total TwoWheeler	84	168.00	96	192.00
Other Parking	-	-	-	487.77
Total	-	1343.00		2071.77

FAR & Tenement Details (Table 4C-1)

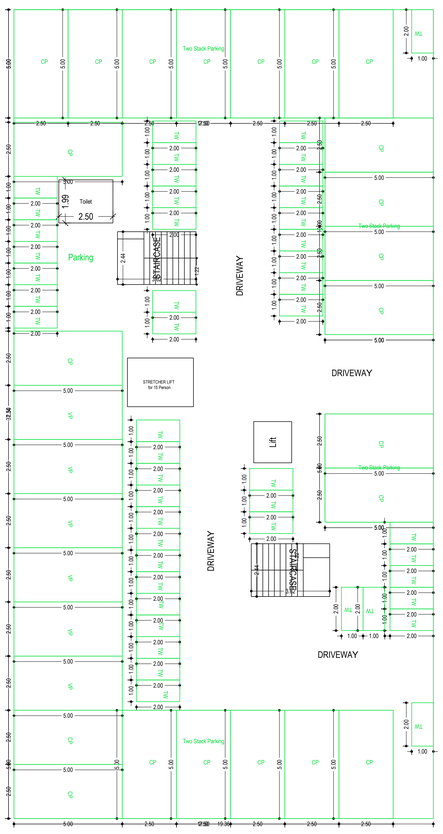
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Void	Accessory Use	Parking	Resi.	Stair			
I (BLOCK)	1	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42
J (BLOCK)	1	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42
Grand Total	2	12032.34	123.62	142.66	231.14	9.94	1379.77	10089.52	35.30	10145.20	10145.20	84

Building :I (BLOCK)

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.)
	StairCase	Lift	Void	Accessory Use	Parking	Resi.	Stair				
Ground Floor	722.70	0.00	0.00	0.00	4.97	689.89	0.00	17.65	27.84	27.84	00
First Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Second Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Third Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Fourth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Fifth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Sixth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Seventh Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42
Total Number of Same Buildings	1										
Total :	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42

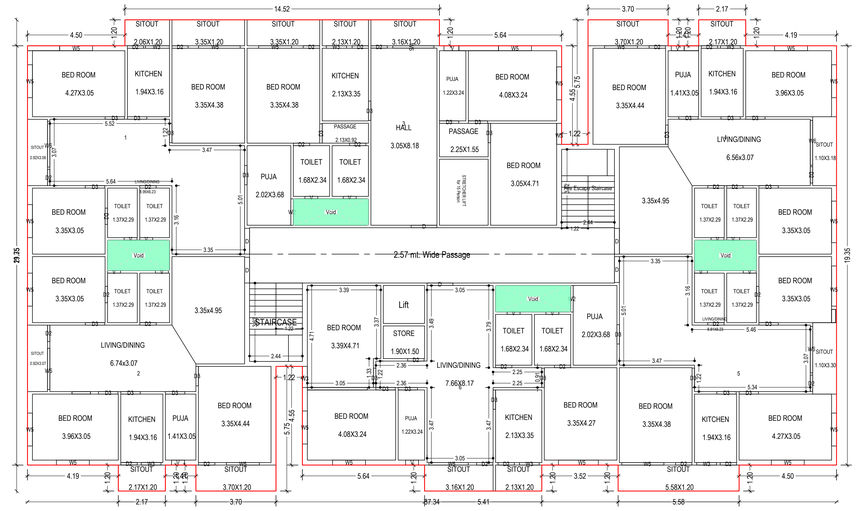


SITE PLAN
Scale 1:200



GROUND FLOOR PLAN
(SCALE 1:100)

MOUZA MAP



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

TERRACE FLOOR PLAN
(SCALE 1:100)

LOCATION MAP

UnitBUA Table for Building :I (BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5, 6& 7 FLOOR PLAN	1	FLAT	102.42	102.08	10	42
	2	FLAT	110.03	109.93	11	
	3	FLAT	121.41	120.99	14	
	4	FLAT	110.03	109.89	11	
	5	FLAT	102.44	102.33	9	
	6	FLAT	120.71	120.39	12	
Total:	-	-	4669.34	4659.33	469	42

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
I (BLOCK)	D2	0.75	2.10	14
I (BLOCK)	D2	0.76	2.10	196
I (BLOCK)	D3	0.89	2.10	210
I (BLOCK)	D	1.19	2.10	42

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
I (BLOCK)	V	0.60	1.20	105
I (BLOCK)	V	0.69	1.20	07
I (BLOCK)	W3	0.91	1.20	28
I (BLOCK)	W3	0.93	1.20	07
I (BLOCK)	W3	0.97	2.10	14
I (BLOCK)	W3	1.10	1.20	07
I (BLOCK)	W2	1.22	1.20	14
I (BLOCK)	W5	1.52	1.20	119
I (BLOCK)	W5	1.81	1.20	07
I (BLOCK)	W5	1.84	1.20	07
I (BLOCK)	W5	1.85	1.20	07
I (BLOCK)	W5	1.90	2.10	14
I (BLOCK)	W5	1.92	1.20	14
I (BLOCK)	W5	1.94	1.20	07
I (BLOCK)	W5	2.07	2.10	07
I (BLOCK)	W6	2.12	2.10	07
I (BLOCK)	W6	2.14	2.10	07

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR AMC/ENG/0004/2017			

Name : GIRIJA SHANKAR PRASAD
Designation : A.M.C
ADITYAPUR MUNICIPAL CORPORATION

This is system generated MAP. No need to be signed.

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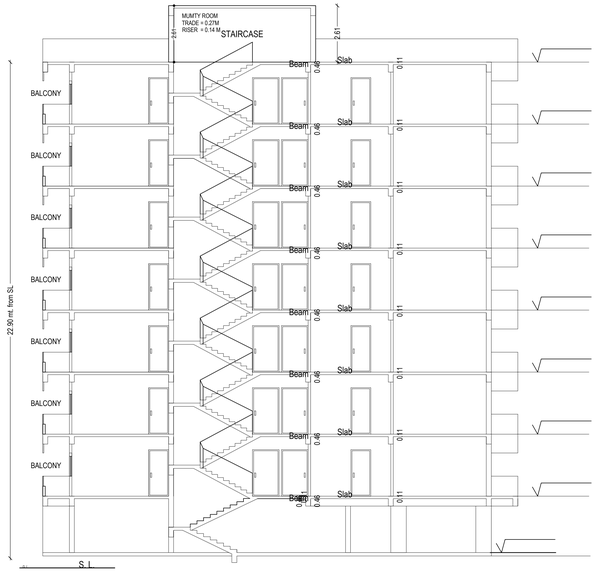
Project Title : SUNRISE GARDEN

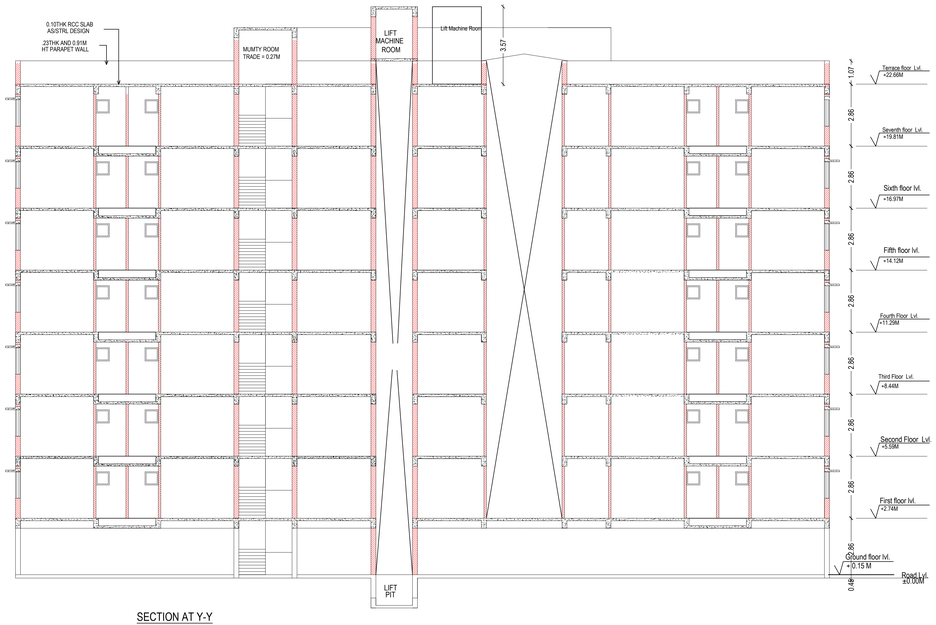
DATE	24-06-2023
SHEET NO.	2

Proposal Basic Information

Proposal File No.	AMC/BP/0119/W07/2022
Owner Name	M/ S SIDHI VINAYAK HOME MAKER`S , REP. BY SRI SURAJ KUMAR BHADANI
Khata No	89 , 182 , 68 , (OLD) , 257 , 281 , 98 (NEW)
Plot No.	67 , 68 , 69 , 70 , 71 , 72 , 73 , 74 , 75 , 76 , (OLD) , 253 , 253/A , 259 , 260 , 261 , 26
Village Name	DHIRAJGANJ
Use	Residential
SubUse	Residential Bldg/Apartment



SECTION AT X-X

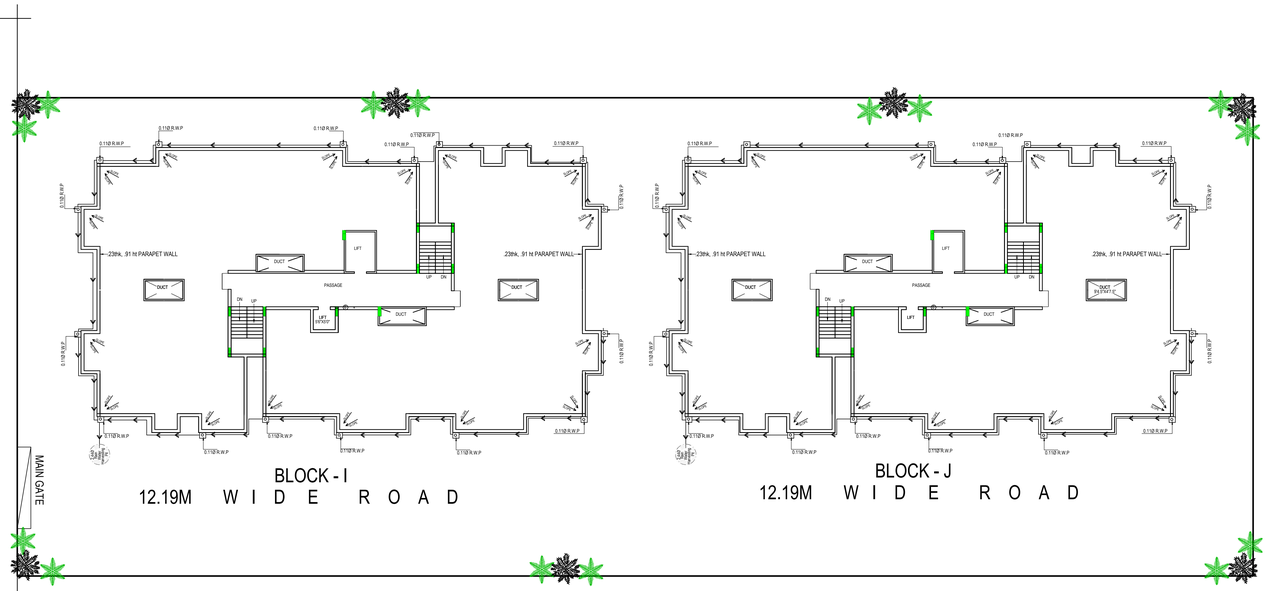


SECTION AT Y-Y

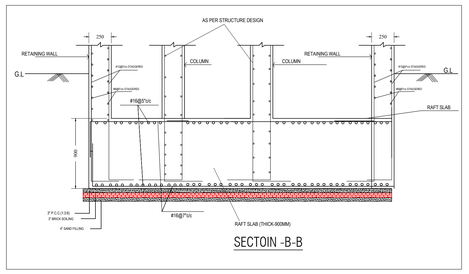
SIDE ELEVATION

FRONT ELEVATION

HARVESTING WELL SECTION



RAIN WATER HARVESTING



SECTOIN -B-B

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR AMC/ENG/0004/2017			

ISO_expand_A0_(841.00_x_1189.00_MM)

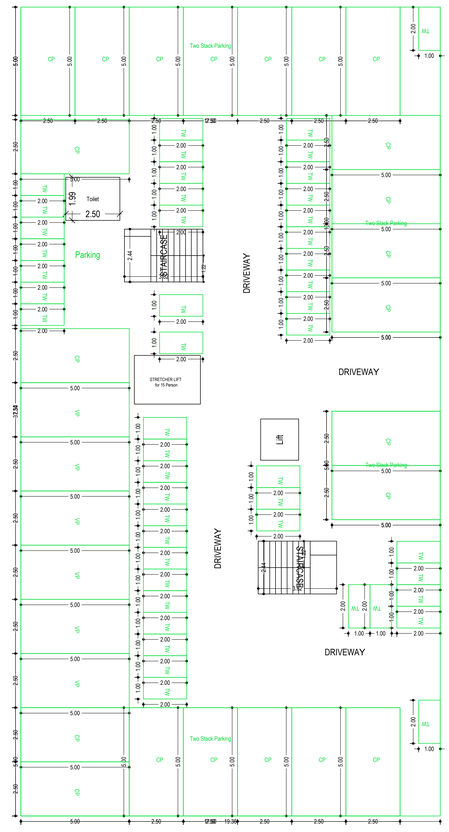
Name : GIRIJA SHANKAR PRASAD
Designation : A.M.C
AMC
CORPORATION

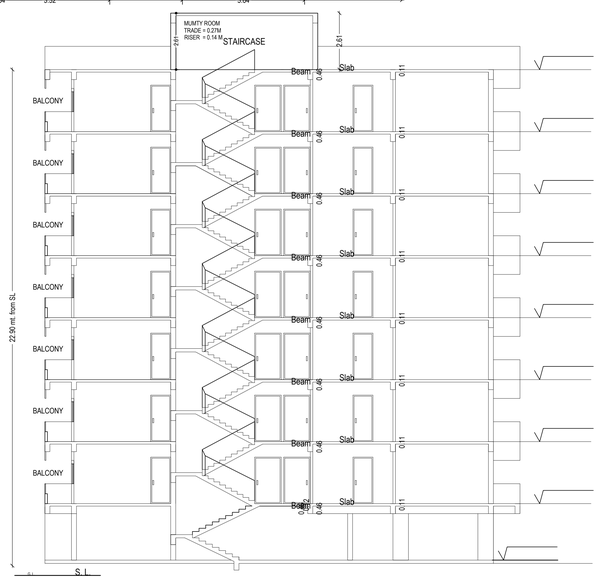
This is system generated MAP. No need to Signed.

DATE	24-06-2023
SHEET NO.	3

Proposal Basic Information

Proposal File No.	AMC/BP/0119/W07/2022
Owner Name	M/ S SIDHI VINAYAK HOME MAKER'S , REP. BY SRI SURAJ KUMAR BHADANI
Khata No	89 , 182 , 68 , (OLD) , 257 , 281 , 98 (NEW)
Plot No	67 , 68 , 69 , 70 , 71 , 72 , 73 , 74 , 75 , 76 , (OLD) , 253 , 253/A , 259 , 260 , 261 , 265 (
Village Name	DHIRAJGANJ
Use	Residential
SubUse	Residential Bldg/Apartment





Building :J (BLOCK)

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.)
		StairCase	Lift	Void	Accessory Use	Parking	Resi.	Stair			
Ground Floor	722.70	0.00	0.00	0.00	4.97	689.89	0.00	17.65	27.84	27.84	00
First Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Second Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Third Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Fourth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Fifth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Sixth Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Seventh Floor	756.21	8.83	10.19	16.51	0.00	0.00	720.68	0.00	720.68	720.68	06
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42
Total Number of Same Buildings	1										
Total :	6016.17	61.81	71.33	115.57	4.97	689.89	5044.76	17.65	5072.60	5072.60	42

SCHEDULE OF DOOR:

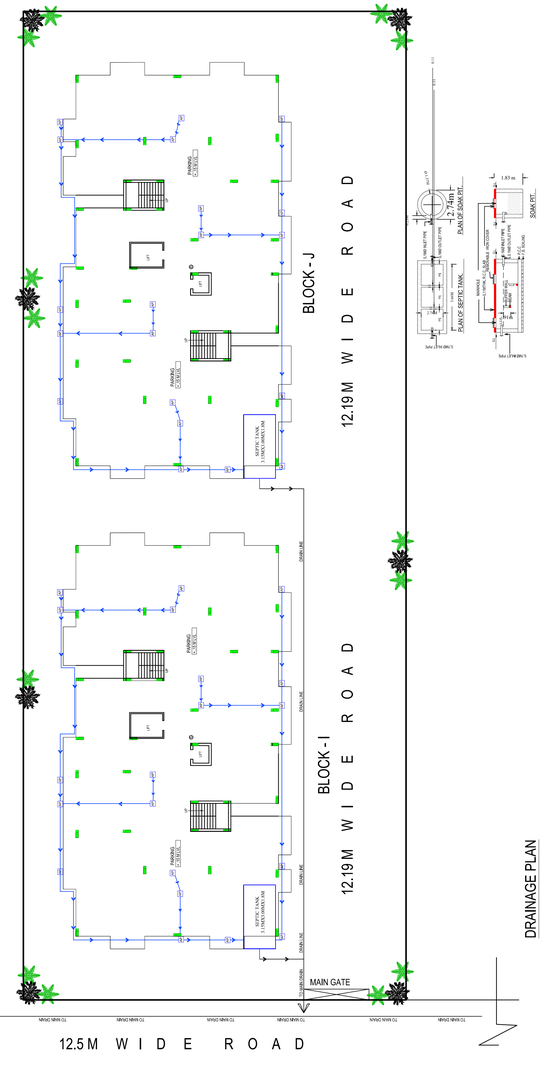
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (BLOCK)	D2	0.75	2.10	14
J (BLOCK)	D2	0.76	2.10	196
J (BLOCK)	D3	0.89	2.10	210
J (BLOCK)	D	1.19	2.10	42

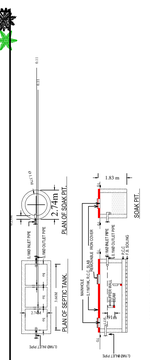
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (BLOCK)	V	0.60	1.20	112
J (BLOCK)	W3	0.91	1.20	21
J (BLOCK)	W3	0.94	1.20	21
J (BLOCK)	W3	0.97	2.10	14
J (BLOCK)	W2	1.22	1.20	14
J (BLOCK)	W5	1.52	1.20	112
J (BLOCK)	W5	1.55	1.20	28
J (BLOCK)	W5	1.57	1.20	07
J (BLOCK)	W5	1.61	1.20	07
J (BLOCK)	W6	1.90	2.10	35
J (BLOCK)	W6	2.16	2.10	07

UnitBUA Table for Building :J (BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5, 6& 7 FLOOR PLAN	1	FLAT	102.42	102.08	10	42
	2	FLAT	110.03	109.78	11	
	3	FLAT	121.41	120.99	14	
	4	FLAT	110.03	109.88	11	
	5	FLAT	102.44	102.30	9	
	6	FLAT	120.71	120.39	12	
Total:	-	-	4669.34	4658.03	469	42





LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR AMC/ENG/0004/2017			

Name : GIRIJA SHANKAR PRASAD
Designation : A.M.C. CORPORATION

This is system generated MAP. No need of Sign.

Project Title : SUNRISE GARDEN

DATE	24-06-2023
SHEET NO.	4

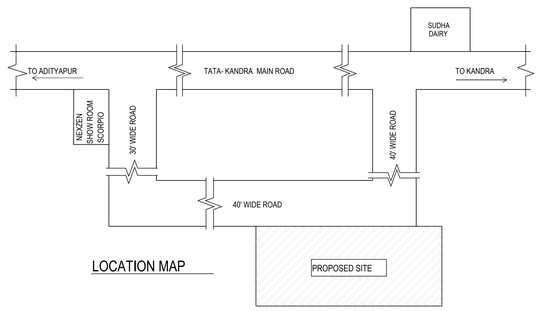
Proposal Basic Information

Proposal File No.	AMC/BP/0119/W07/2022
Owner Name	M/ S SIDHI VINAYAK HOME MAKER`S , REP. BY SRI SURAJ KUMAR BHADANI
Khata No	89 , 182 , 68 , (OLD) , 257 , 281 , 98 (NEW)
Plot No.	67 , 68 , 69 , 70 , 71 , 72 , 73 , 74 , 75 , 76 , (OLD) , 253 , 253/A , 259 , 260 , 261 , 265 (
Village Name	DHIRAJGANJ
Use	Residential
SubUse	Residential Bldg/Apartment

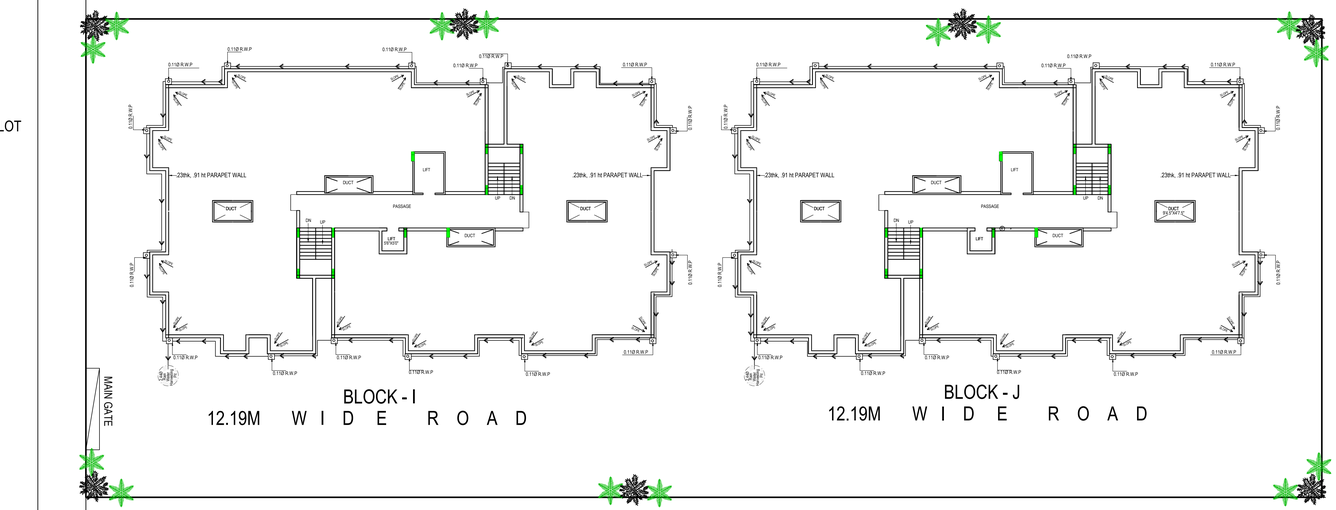
SIDE ELEVATION

FRONT ELEVATION

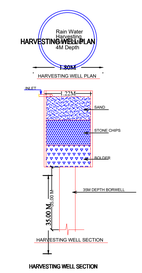
MOUZA MAP



LOCATION MAP



RAIN WATER HARVESTING



HARVESTING WELL SECTION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE / DIGITAL SIGNATURE
MUKESH KUMAR AMC/ENG/0004/2017		

ISO_expand_A0_(841.00_x_1189.00_MM)

Name : GIRIJA SHANKAR PRASAD
Designation : A.M.C
Organization : MUNICIPAL CORPORATION

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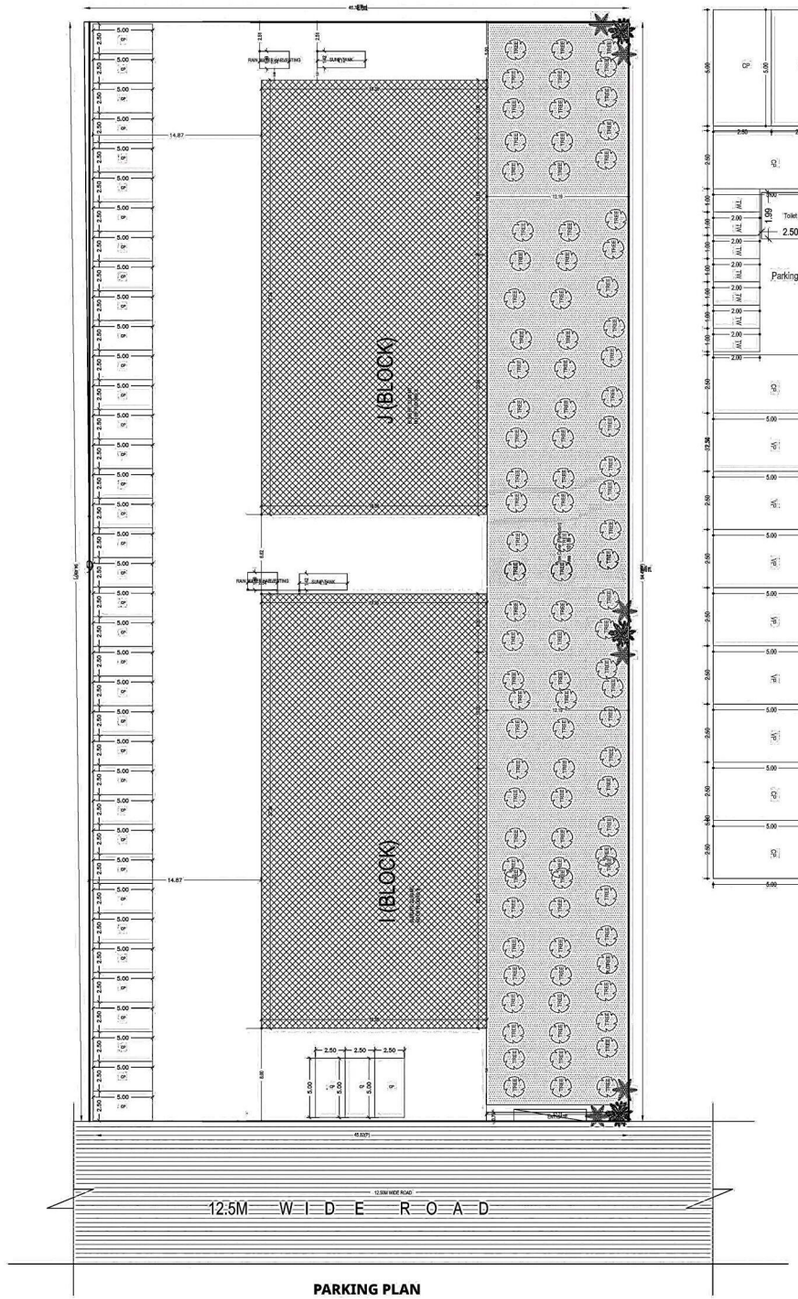
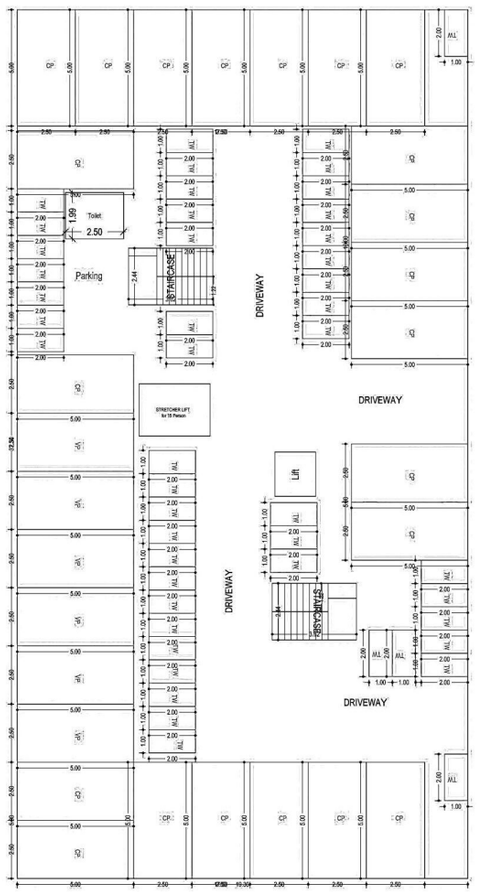
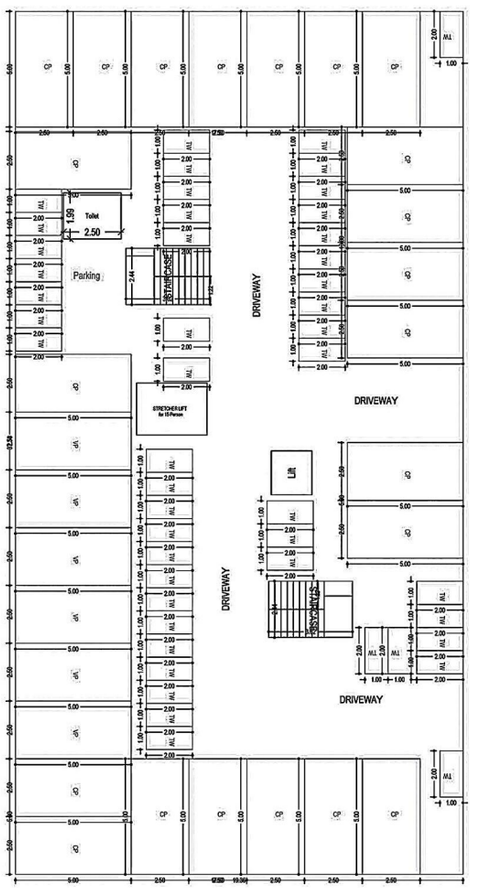


PARKING PLAN



BLOCK - I
PARKING PLAN



BLOCK - J
PARKING PLAN

For SIDHI VINAYAK HOME MAKERS

Partner

MUKESH KUMAR
ENGINEER
GRADE- 'A'
CMC/ENG/0011/2017

DBA/AF-G/JSR/05/2025/ EI 04987

AFFIDAVIT

REGN NO 2842 (J)
SL.NO 50
DATE 01/9/25

I, **SURAJ KUMAR BHADANI**, S/o Late Jugal Kishore Bhadani, by religion Hindu, resident of D-7/3 Sky Residency, J P Udyan, Adityapur, Seraikela-Kharsawan, one of the partners of M/s Sidhi Vinayak Home Makers, do hereby solemnly affirm and declare as follows:

1. That we have applied for RERA registration of our project namely **"SUNRISE ENCLAVE BLOCK I & J"** situated at Mouza – Dhirajganj, Adityapur, Seraikela-Kharsawan, vide RERA Application No. **3438**.

2. That the plan for construction of the said residential building has been duly approved by the **Adityapur Municipal Corporation** vide Memo No. **AMC/BP/0136/W07/2022**, dated **11.08.2023**.

3. That, in the approved building plan, provision for car parking has been made. The total number of car parking spaces is **96 (ninety-six),** consisting of **84 (eighty-four) allotted parking spaces for flat owners and 12 (twelve) parking spaces reserved for visitors.**

4. That, notwithstanding the nature of the approved plan showing two-stack parking, we hereby undertake that each and every flat owner in the project shall be allotted one designated car parking space. A detailed parking plan, showing the allocation and arrangement of 84 flat parkings, will be submitted along with the approved plan and this affidavit to the authorities.

5. That this declaration is executed and submitted to the JHARERA authorities for their necessary records and action.

I hereby state that whatever is stated hereinabove is true and correct to the best of my knowledge and belief.

VERIFICATION

I, the deponent above-named, do hereby verify that the contents of this affidavit are true and correct and nothing material has been concealed. Verified on this 1st day of September, 2025.

01/9/25

PRAMOD KUMAR BHAGAT
NOTARY PUBLIC
East Singhbhum, Reg. No.2842 (J)
Govt. of Jharkhand. JSR.(INDIA)

For SIDHI VINAYAK HOME MAKERS
Authorized Signatory
Partner
(Suraj Kumar Bhadani)
Deponent

Signed / Put L.
in my Presence
B N Singh
Advocate
ate .....