

AREA STATEMENT MANDG MUNICIPAL CORPORATION	VERSION NO. 13-43
PROJECT DETAILS	VERSION DATE: 09/03/21
Region: ANURSHAD URBAN LOCAL BODIES	Plot Use: Commercial
District: EAST DINKER	Plot Sub Use: Commercial Bldg
Authority: MANDG MUNICIPAL CORPORATION	Plot Sub Use/Regulation: CMAA
Project No: MNALB/REG/2020/022	Plot Sub No: 4234/277
Application Type: General Proposal	North Survey No: DINKER PLOT
Project Type: Building Permission	South Survey No: 8020
Area of Development Area: 63.90	East Survey No: DINKER PLOT
Location of Development Area: CMAA	West Road Width: 19.82
AREA DETAILS	90.41
AREA OF PLOT (Minimum)	618.38
NET AREA OF PLOT/Group Plot Area	(A) Deductions
Deduction from Green Plot Area	618.38
Deduction for Balance Plot Area/Other Group Plot Area	
Common Plot	63.90
Plot	63.90
BALANCE AREA OF PLOT/Net Plot Area: Residential/Annuity	(A) Deductions
Special	558.16
PLOT AREA FOR COVERAGE (Net Plot Area)	(A) Deductions
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A) Deductions
	618.38
COVERAGE CHECK	
Permissible Coverage Area (50.00 %)	309.19
Proposed Coverage Area (49.97 %)	308.83
Total Prop. Coverage Area (49.97 %)	308.83
Balance Coverage Area (0.03 %)	0.55
FAR CHECK	
Plan FAR Area (1.00)	1617.80
Total Plan FAR Area	1617.80
Commercial FAR	1568.89
Proposed FAR Area	1568.89
Total Proposed FAR Area	1568.89
Consumed FAR (Annuity)	2.91
Balance FAR Area	291.23
BUILT UP AREA CHECK	
Total Proposed Built Up Area	1912.92
ARCHITECT (Regt)	L. R. Sumari
ENGINEER (Regt)	
SUPERVISOR (Regt)	MRS. KHURSHID JAMAL FATMA PDA ESD SARFRAZ AMBAD
DINKER (Regt)	
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	
	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
Lower Ground Floor	308.83	18.63	308.83	18.63
Ground Floor	308.83	308.83	308.83	308.83
First Floor	308.83	302.37	308.83	302.37
Second Floor	308.81	312.36	308.81	312.36
Third Floor	308.81	312.36	308.81	312.36
Fourth Floor	308.81	312.36	308.81	312.36
Service Floor	0.00	0.00	0.00	0.00
Total	1912.92	1568.81	1912.92	1568.81

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Structure
MRS. KHURSHID JAMAL FATMA	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.m)	Regt.		Prop.		Car		TwoWheeler	
				Regt.	Prop.	Regt. Unit	Prop.	Regt. Unit	Prop.		
MRS. KHURSHID JAMAL FATMA	Commercial Bldg		1568.89	1	100	1386.18	1	10	-	-	29
Total			1568.89	1	100	1386.18	1	10	-	-	29

Parking Check (Table 7b)

Vehicle Type	Regt.		Prop.	
	No.	Area	No.	Area
Car	10	125.00	10	125.00
TwoWheeler	29	58.00	29	58.00
Total Parking				203.00
Total		183.00		406.25

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)			Proposed FAR Area (Sq.m)	All Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Commercial Additional FAR Area (Sq.m)	Tenor (No.)
			LR	Setback	Planning					
MRS. KHURSHID JAMAL FATMA	1	1912.92	25.84	29.97	290.79	1568.81	1568.81	1568.81	05	
Total	1	1912.92	25.84	29.97	290.79	1568.81	1568.81	1568.81	05	

LTP NAME AND SIGNATURE L. R. Sumari MNAENG/2020/0214	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE MRS. KHURSHID JAMAL FATMA Designation: Owner Organization: Personal	PAV OFFICE	STAMP OFFICE
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Proposal Basic Information	
Proposal File No.	MNAIC/RF/ENG/09/2020
Owner Name	MRS. KHURSHID JAMAL FATMA POA SYED SAIFRAZ
Khata No.	NS
Plot No.	4234/277
Village Name	Parth
Use	Commercial
Sub/Use	Commercial Bldg

Building 'A' (KHURSHID JAMAL FATMA)

Floor Name	Total Built Up Area (Sq.M.)	Deductions (Area in Sq.M.)			Present FAR Area (Sq.M.)	Add Area in FAR (Sq.M.)	Total FAR Area (Sq.M.)	Complement Additional FAR Area (Sq.M.)	Tonn (No.)
		LR	Balcony	Parking					
Lower Ground Floor	308.83	0.00	0.00	290.20	0.00	18.63	18.63	00	
Ground Floor	308.83	0.00	0.00	308.83	0.00	308.83	000.00	01	
First Floor	308.83	0.48	0.00	302.27	0.00	302.27	302.27	01	
Second Floor	329.81	0.48	0.00	312.26	0.00	312.26	312.26	01	
Third Floor	329.81	0.48	0.00	312.26	0.00	312.26	312.26	01	
Fourth Floor	329.81	0.48	0.00	312.26	0.00	312.26	312.26	01	
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1912.92	21.94	20.97	290.20	1946.36	1946.36	1946.36	05	
Total Number of Same Buildings	1								
Total	1912.92	21.94	20.97	290.20	1946.36	1946.36	1946.36	05	

Balcony Calculations Table

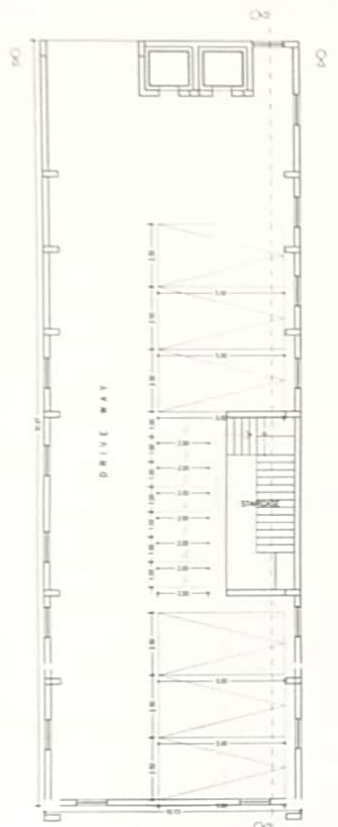
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL 2nd FLOOR	8.00 x 0.00 x 1.2 x 3	00.00	00.00
Total			00.00

SCHEDULE OF DOOR

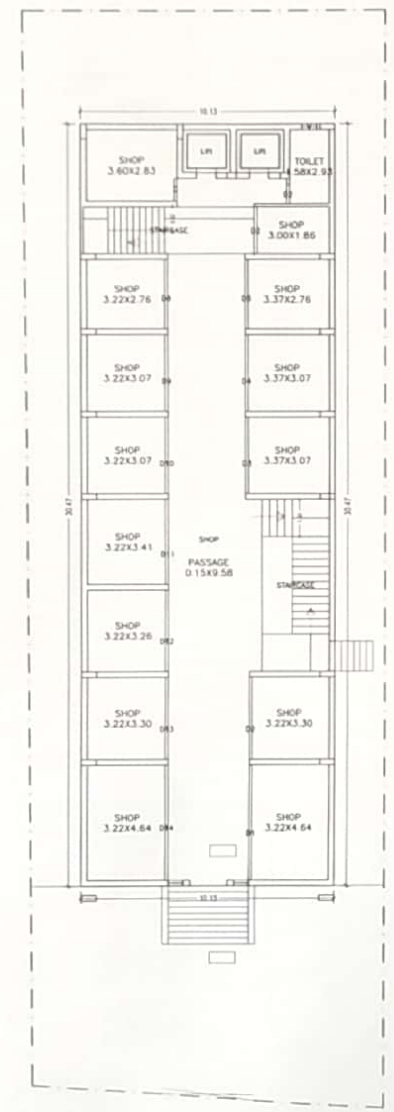
BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
A KHURSHID JAMAL FATMA	D2	0.75	2.10	05
A KHURSHID JAMAL FATMA	D1	0.80	2.10	05
A KHURSHID JAMAL FATMA	D6	1.80	2.10	04
A KHURSHID JAMAL FATMA	D2	1.80	2.10	01
A KHURSHID JAMAL FATMA	D8	2.70	2.10	05
A KHURSHID JAMAL FATMA	D5	2.70	2.10	05
A KHURSHID JAMAL FATMA	D9	3.07	2.10	02
A KHURSHID JAMAL FATMA	D10	3.07	2.10	05
A KHURSHID JAMAL FATMA	D3	3.07	2.10	05
A KHURSHID JAMAL FATMA	D4	3.07	2.10	05
A KHURSHID JAMAL FATMA	D12	3.28	2.10	05
A KHURSHID JAMAL FATMA	D13	3.30	2.10	02
A KHURSHID JAMAL FATMA	D2	3.30	2.10	05
A KHURSHID JAMAL FATMA	D11	3.41	2.10	05
A KHURSHID JAMAL FATMA	D14	3.64	2.10	05
A KHURSHID JAMAL FATMA	D1	4.84	2.10	05

SCHEDULE OF WINDOW/VENTILATION

BUILDING NAME	NAME	LENGTH	HEIGHT	NO.
A KHURSHID JAMAL FATMA	V	0.80	1.30	05



LOWER GROUND FLOOR PLAN (SCALE 1:100)

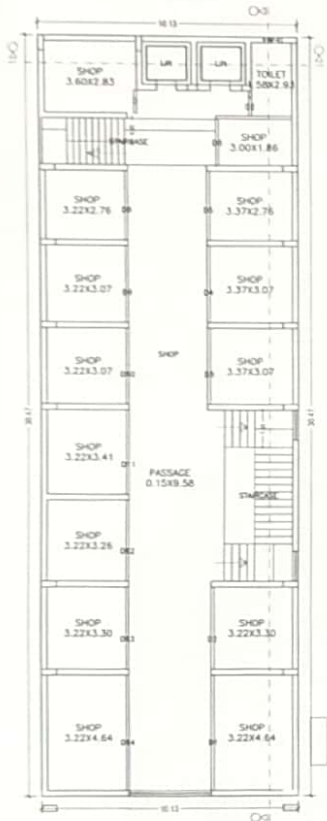


GROUND FLOOR PLAN (Proposed) (SCALE 1:100)

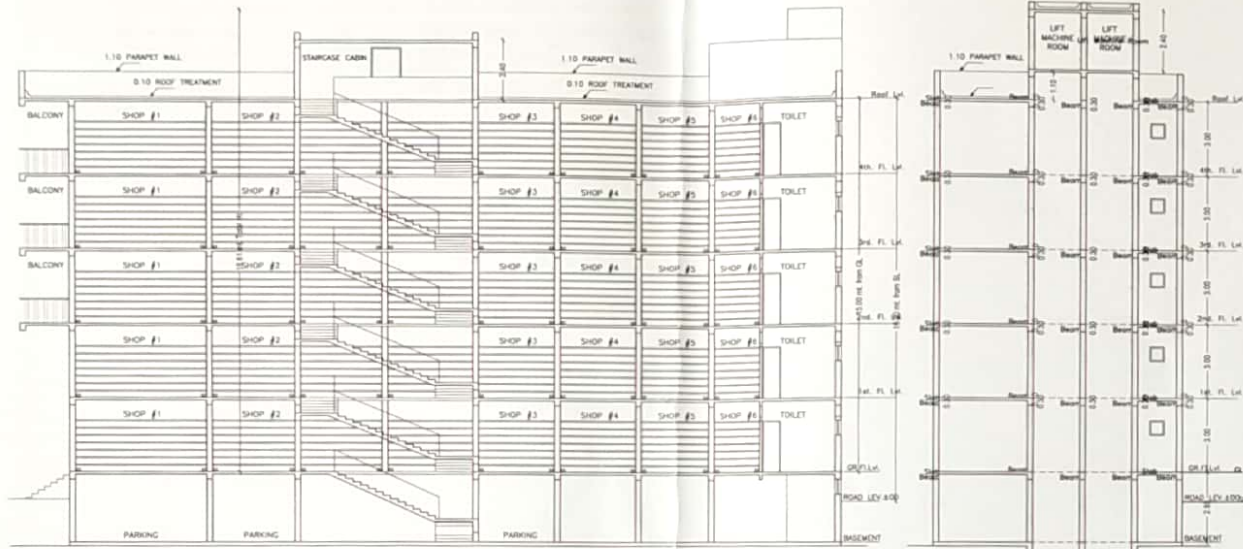
LIT NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	REGISTERED PROFESSIONAL OFFICER
I & Sumer MNAIC/ENG/2020/016			

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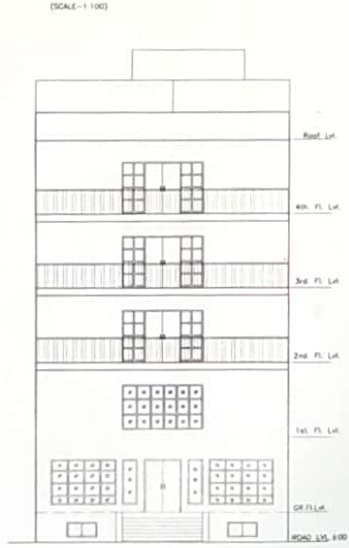
DATE	19-03-2020
SHEET NO.	3
Proposal No.	MNACB/002/2003/03
Owner Name	MRS KHURSHID JAMAL FATMA POA-SYED SAHRAZ
State No.	183
Plot No.	4234/277
Village Name	Fardh
Use	Commercial
Sub/Use	Commercial Bldg



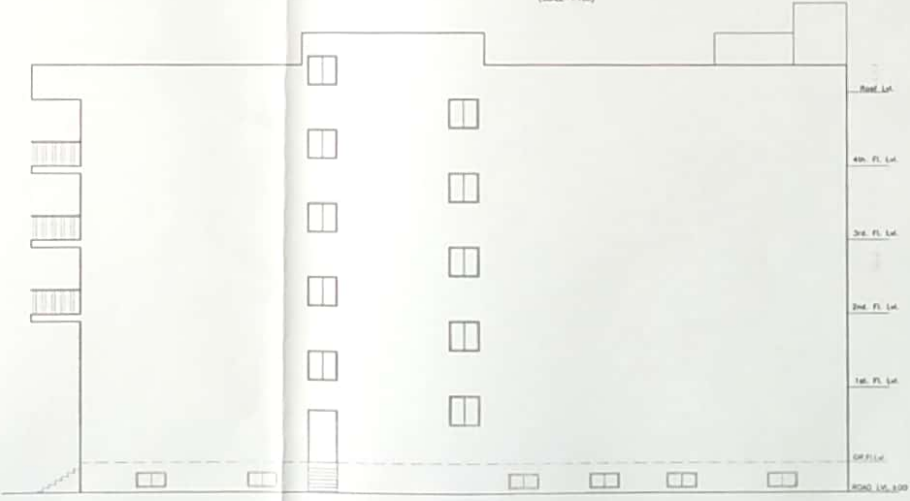
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



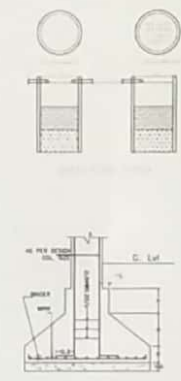
SECTION X-X
(SCALE-1:100)



FRONT ELEVATION
(SCALE-1:100)



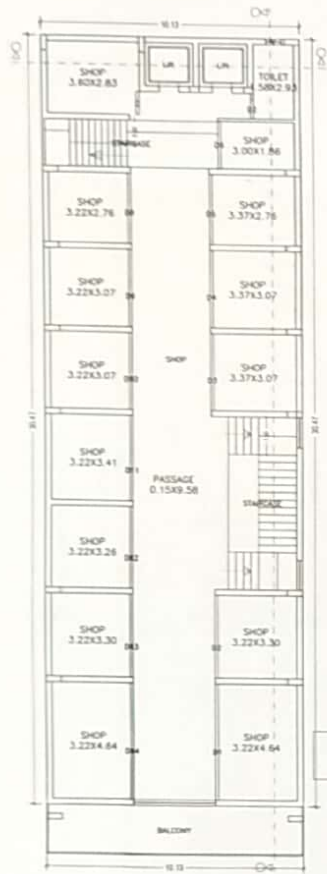
SIDE - A ELEVATION
(SCALE-1:100)



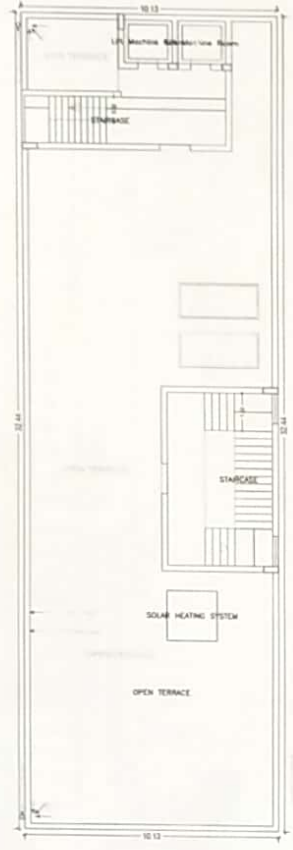
LTP NAME AND SIGNATURE I. X. Sumer MNAC/ENG/08/2016	STRUCTURAL (ENR) NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	REGULATORY OFFICER Organization Personal
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DATE	19-03-2018
SHEET NO.	4
Proposal Form Information	
Proposal File No.	MNAICBP0002/W08/0009
Owner Name	MRS. KHURSHID JAMAL FATMA PGM SYED SAHIBRAZ AHMAD
Block No.	163
Plot No.	4234/4277
Village Name	Punah
Use	Commercial
SubUse	Commercial Bldg



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



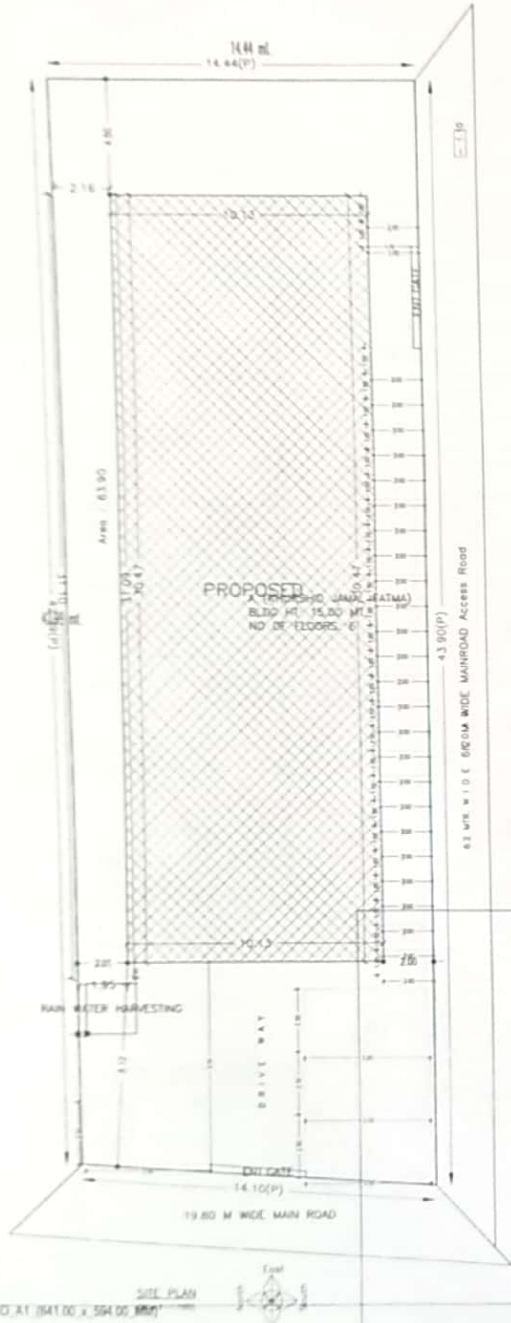
TERRACE FLOOR PLAN
(SCALE 1:100)

Unit/BUA Table for Building 'A' (KHURSHID JAMAL FATMA)

FLOOR	Name	Unit/BUA Type	Unit/BUA Area	Carpet Area	No. of Rooms	No. of Tenements
TYPICAL FLOOR PLAN	SHOP	SHOP	303.21	280.34	16	1
TYPICAL T. 3& 4 FLOOR PLAN	SHOP	SHOP	303.21	280.32	16	1
Total			606.42	560.66	32	2



LTP NAME AND SIGNATURE I. K. Sumar MNAICENGIN2018	STRUCTURAL ENGR'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE MNAICENGIN2018 Designation Officer Organization Personal
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AREA STATEMENT (MUNICI MUNICIPAL CORPORATION)	VERSION NO: 1.0.1
PROJECT OR TAG	VERSION DATE: 26/03/2018
Project Submitter (S/No)	Plot Use: Commercial
Lot/Block No.	Plot Subtype: Commercial Bldg
Owner: EAST MUMBAI	Plot/Block/Phase No: 4234/2/77
Building Name/Reference	Application Type: General Proposal
Construction	North Survey No: OTHER PLOT
Serial No.	South Survey No: ROAD
MUNICIPALITY/WARD NO.	East Survey No: OTHER PLOT
Application Type: General Proposal	West Survey No: 19.82
Project Type: Building Permission	
Location of Development Area: Old Area	
Area of PLOT (Minimum)	62.91
NET AREA OF PLOT (Gross Plot Area)	619.30
Deduction Year Gross Plot Area	619.30
Deduction for Balance Plot Area/Year Gross Plot Area	
Commercial Plot	63.90
Total	63.90
BALANCE AREA OF PLOT (Net Plot Area - Permissible/Annexity Area)	555.39
PLOT AREA FOR COVERAGE (Net Plot Area)	619.30
Plot Area for FAR (Net Plot Area - Road/Highway Area)	619.30
COVERAGE CHECK	
Permissible Coverage Area (100%)	309.65
Proposed Coverage Area (81.87%)	304.83
Total Prop. Coverage Area (81.87%)	309.65
Balance coverage area (18.13%)	0.00
FAR CHECK	
Plot FAR Area (1.00)	619.30
Total Plot FAR Area	619.30
Commercial FAR	101.70
Proposed FAR Area	166.19
Total Proposed FAR Area	166.19
Consumed FAR (27%)	1.53
Balance FAR Area	29.17
BUILT UP AREA CHECK	
Total Proposed Built Up Area	1912.92
ARCHITECT (Plgdt)	L. S. Sunar
ENGINEER (Plgdt)	
SUPERVISOR (Plgdt)	
OWNER (Plgdt)	MRS. KHURSHID JAMAL FATMA PWA-8152, SAKINAKA, AHMEDABAD
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.M)	Proposed FAR Area (Sq.M)	Total Proposed Built Up Area (Sq.M)	Total FAR Area (Sq.M)
Lower Ground Floor	0.00	0.00	0.00	0.00
Ground Floor	166.19	166.19	166.19	166.19
First Floor	0.00	0.00	0.00	0.00
Second Floor	0.00	0.00	0.00	0.00
Third Floor	0.00	0.00	0.00	0.00
Fourth Floor	0.00	0.00	0.00	0.00
Roof Top	0.00	0.00	0.00	0.00
Total	166.19	166.19	166.19	166.19

Building Name	Building Use	Building Subtype	Building Structure
A (KHURSHID JAMAL FATMA)	Commercial	Commercial Bldg	Non-Highrise

Building Name	Type	Subtype	Area (Sq.M)	Units	Car	TwoWheeler
A (KHURSHID JAMAL FATMA)	Commercial	Commercial Bldg	166.19	1	10	29
Total			166.19	1	10	29

Vehicle Type	Road		Prop	
	No.	Area	No.	Area
Car	10	125.00	10	125.00
TwoWheeler	29	58.00	29	58.00
Total TwoWheeler	29	58.00	29	58.00
Total	39	183.00	39	183.00

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.M)	Deductions (Area in Sq.M)			Proposed FAR Area (Sq.M)	Adeq Area (Sq.M)	Total FAR Area (Sq.M)	Consumed Additional FAR Area (Sq.M)	Tenement (No.)
			LR	Subtype	Parking					
A (KHURSHID JAMAL FATMA)	1	166.19	0.00	0.00	0.00	166.19	166.19	0.00	00	
Grand Total	1	166.19	0.00	0.00	0.00	166.19	166.19	0.00	00	

Proposed File No.	MNAC/EP/2018/0000000
Owner Name	MRS. KHURSHID JAMAL FATMA PWA-8152 SAKINAKA AHMEDABAD
Khata No.	NE3
Plot No.	4234/2/77
Village Name	Sakinaka
User	Commercial
Subtype	Commercial Bldg

L1/F NAME AND SIGNATURE L. S. Sunar MNAC/ENGINEERS/18	STRUCTURAL ENGR'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE Designated Official Organization	REGISTRAR'S NAME AND SIGNATURE
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Mango Municipal Corporation

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **MNAC/BP/0002/W08/2020** Date **20/03/2020 5:51:09 PM** permission is hereby granted in favor of,

Smt / Shri **MRS. KHURSHID JAMAL FATMA POA-SYED SARFRAZ AHMAD**

For :

- Construction of a **New** building
- Reconstruction of **New** building
- Alteration of **New** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Commercial** (Specify)

In respect of Plot No. (CS) **4234/4277** Plot No. (MSP) **4234/4277** Khata No. **163** Holding No. **0080001919000X1** Village **Pardih** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Commercial** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **462.2** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **19.8** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **0** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **10/04/2023** with effect from the date of issue.
- Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- Any dispute arising out of land record or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

Memo No. **MNAC/BP/0012/W08/2020**, Date **10/04/2020 01:55:10 PM**
Copy along with 3 copies of the approved plans to

Smt / Shri **MRS. KHURSHID JAMAL FATMA POA-SYED SARFRAZ AHMAD**



Name : **DEEPAK SAMRAY**
Designation : **Executive Officer**
Organization : **Personal**



Authorized Officer / Authority

Copy with a copy approved plan forwarded to the **Mango Municipal Corporation** for information.