

Proposal Basic Information

Proposal File No.	MNAC/BP/0023/W09/2018
Owner Name	GIAN TANEJA OTHERS
Khata No	18, 57
Plot No	3279 a,b & Portion of 3280 a,b
Village Name	Mango
Use	Commercial
SubUse	Commercial Bldg

AREA STATEMENT MANGO NAC	VERSION NO: 1.0.30	SQ.MT.
PROJECT DETAIL:	VERSION DATE: 30/06/2018	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: EAST SINGHBHUM	Plot SubUse: Commercial Bldg	
Authority: MANGO NAC	PlotNearbyReligiousStructure: NA	
Inward No: MNAC/BP/0023/W09/2018	Plot/SubPlot No: 3279 a,b & Portion of 3280 a,b	
Application Type: General Proposal	North: Plot No. - 3279 (P)	
Project Type: Building Permission	South: Plot No. - 3280 (P)	
Nature of Development: New	East: Plot No. - 3280 (P)	
Location of Development Area: Old Area	West: Road Width - 20	

AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	495.66
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	495.66
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		60.57
Total		60.57
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	435.09
PLOT AREA FOR COVERAGE(Net Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	495.66
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	495.66
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		247.83
Proposed Coverage Area (42.43 %)		210.30
Total Prop. Coverage Area (42.43 %)		210.30
Balance coverage area (7.57 %)		37.53
FAR CHECK		
Perm. FAR Area (3.00)		1486.98
Total Perm. FAR area		1486.98
Commercial FAR		1139.56
Proposed FAR Area		1157.01
Total Proposed FAR Area		1157.01
Consumed FAR (Factor)		2.33
Balance FAR Area		329.97
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1514.27
ARCHITECT (Regd)	Vineet Sinha	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	GIAN TANEJA OTHERS	
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)	Light Yellow

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	268.04	4.23	268.04	4.23
Ground Floor	215.07	210.30	215.07	210.30
First Floor	232.60	221.37	232.60	221.37
Second Floor	261.78	235.96	261.78	235.96
Third Floor	261.78	235.96	261.78	235.96
Fourth Floor	261.78	235.96	261.78	235.96
Terrace Floor	13.22	13.22	13.22	13.22
Total:	1514.27	1157.00	1514.27	1157.00

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (SUPER CENTRE MANGO)	Commercial	Commercial Bldg	Non-Highrise

Required Parking (Table 7a)

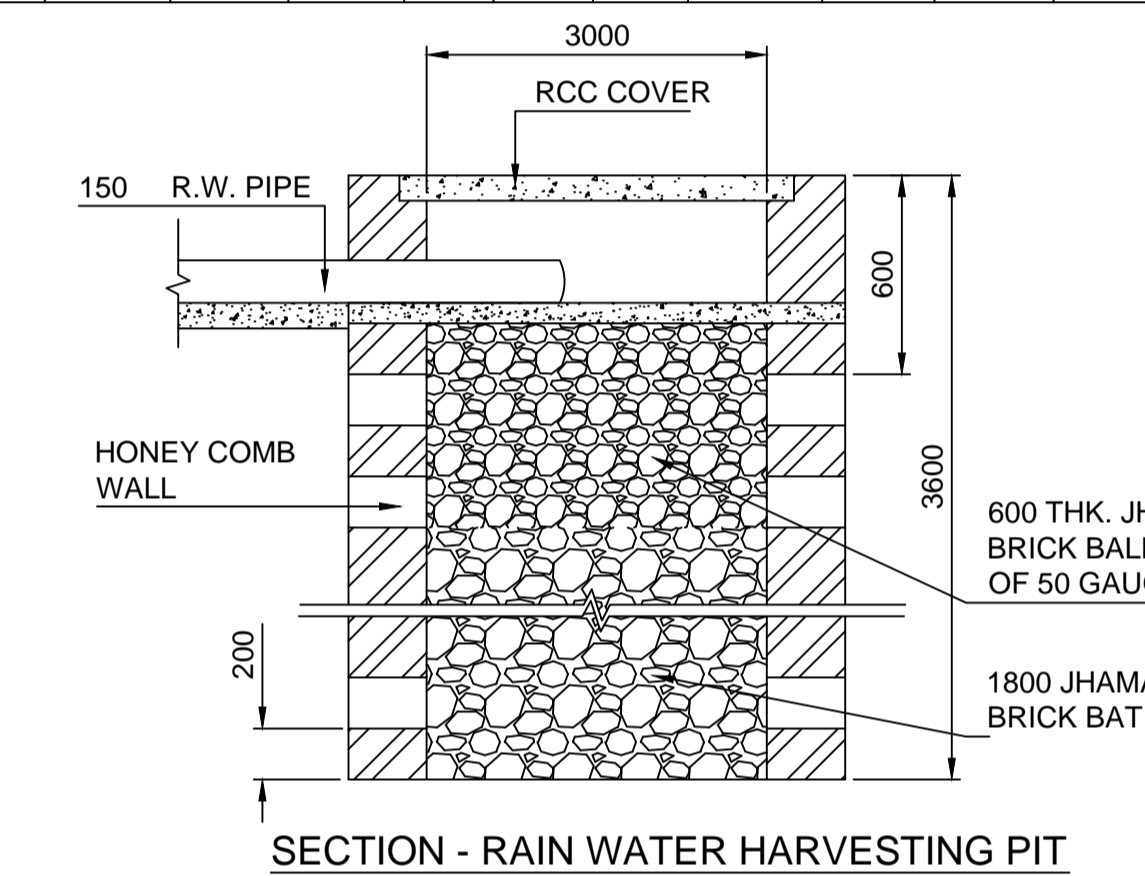
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (SUPER CENTRE MANGO)	Commercial	Commercial Bldg	> 0	100	972.50	1	7	-	-	-	-
			> 0	100	972.50	-	-	-	-	-	1
Total:						7	7	-	0	1	21

Parking Check (Table 7b)

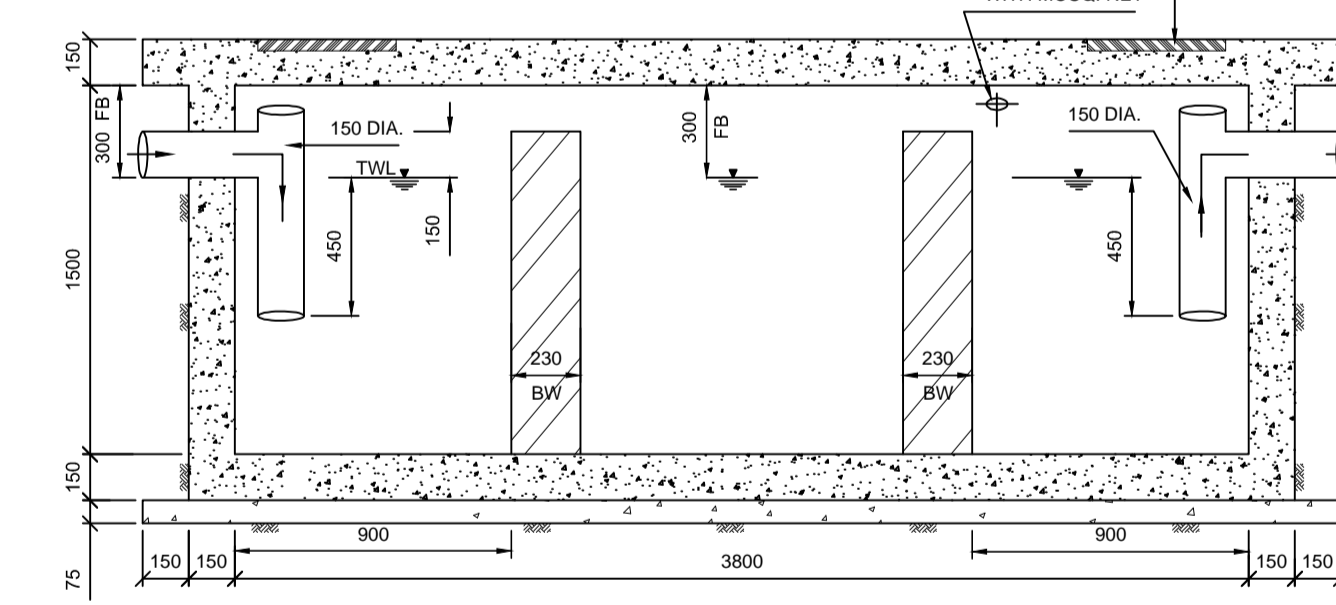
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	7	87.50
Total Car	7	87.50	7	87.50
Visitor's Car Parking	-	-	1	12.50
TwoWheeler	21	42.00	21	42.00
Other Parking	-	-	-	141.09
Total		129.50		283.09

FAR & Tenement Details (Table 4c-1)

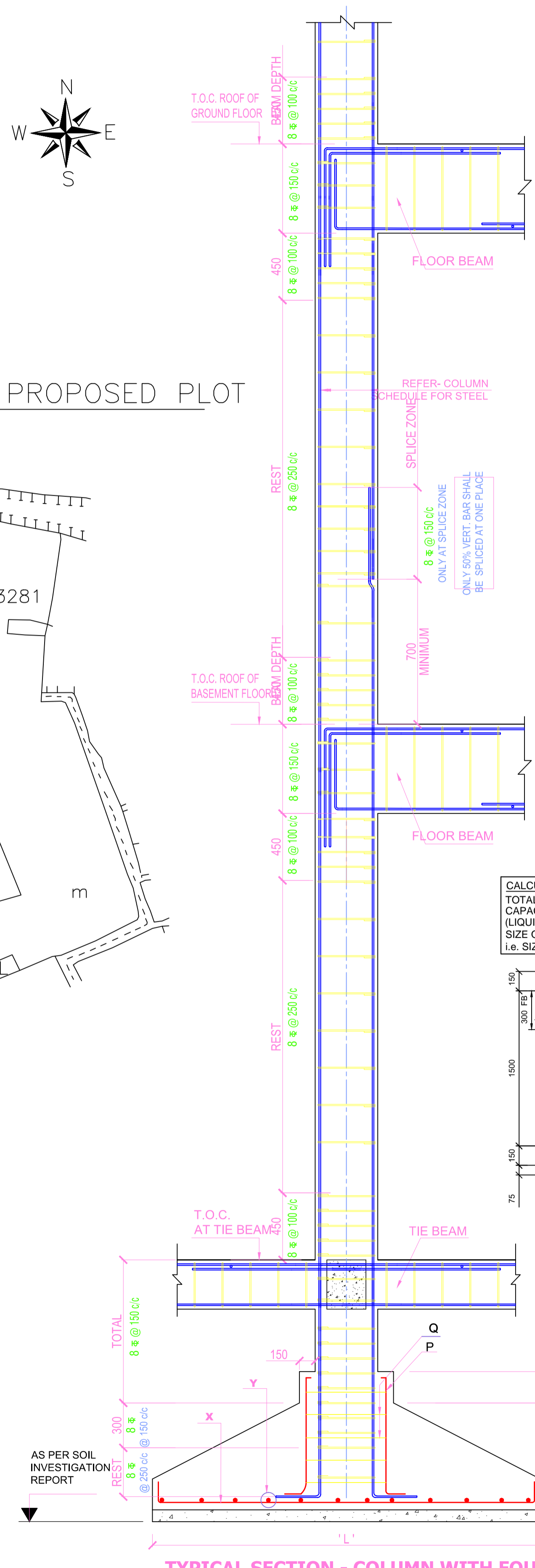
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
			StairCase	Lift	Balcony	Parking				
A (SUPER CENTRE MANGO)	1	1514.27	23.85	25.84	43.77	236.09	1139.56	13.22	1157.00	1157.00
Grand Total	1	1514.27	23.85	25.84	43.77	236.09	1139.56	13.22	1157.00	1157.00



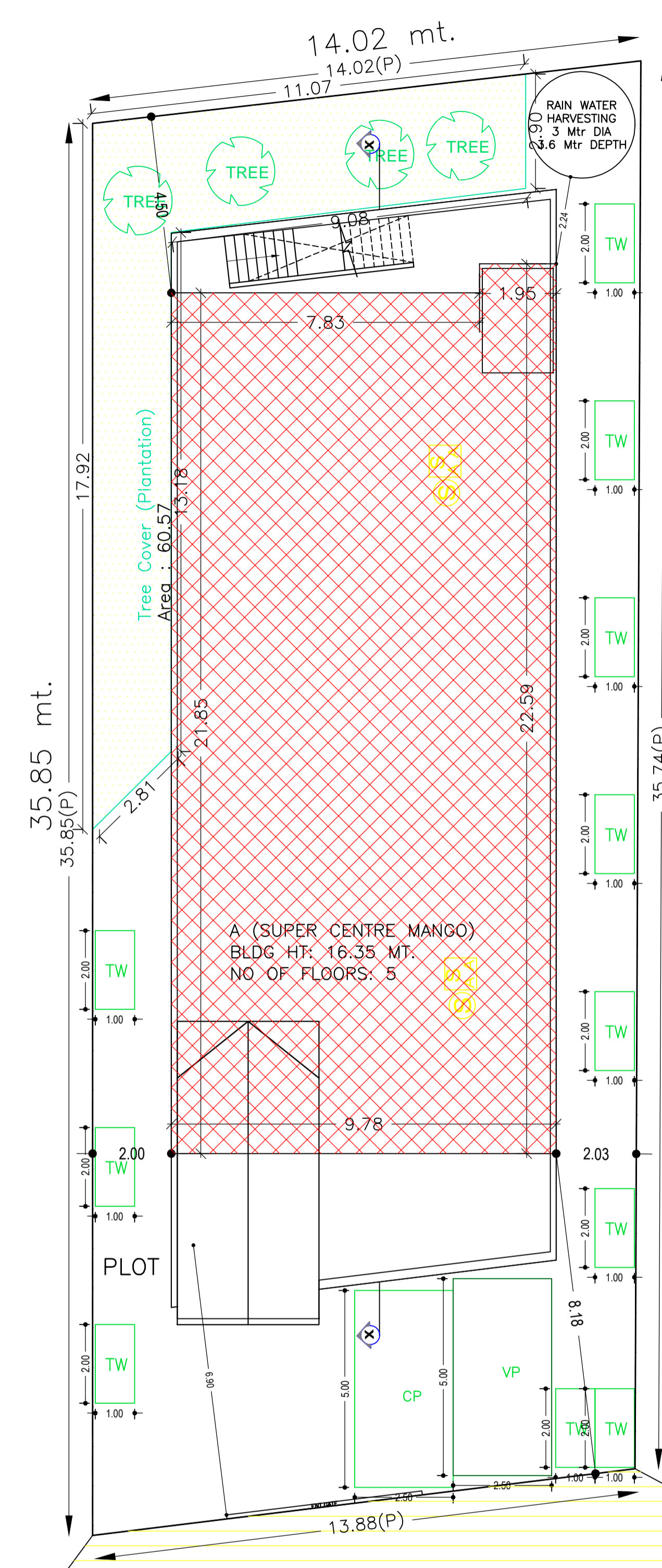
CALCULATION FOR SEPTIC TANK CAPACITY
TOTAL NO. OF USERS 80 (APPROX)
CAPACITY REQUIRED - 80 x 0.1 Cu.M. = 8.0 Cu.M. + 10% = 8.8 Cu.M.
(LIQUID CAPACITY OF TANK @ 0.1 Cu.M. PER USER)
SIZE OF SEPTIC TANK TO BE PROVIDED - 3800 x 2000 x 1200 = 9.12 Cu.M.
i.e. SIZE PROVIDED IN ABOVE SECTION FULFILLS THE REQUIREMENT



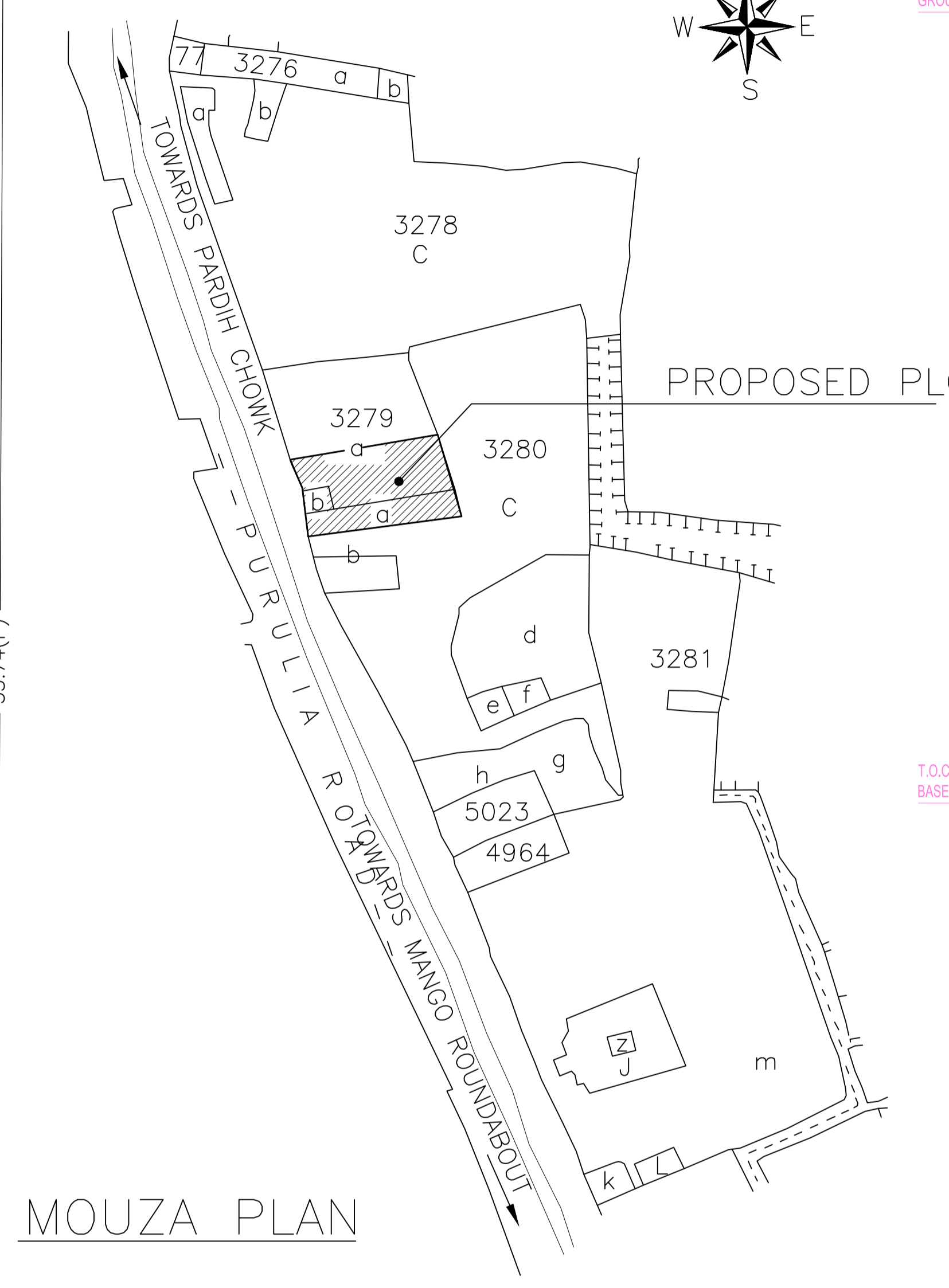
LONG SECTION OF RCC SEPTIC TANK - CAPACITY 40 USERS
L = 3800 B = 2000 D = 1500 (1200 + 300)



TYPICAL SECTION - COLUMN WITH FOUNDATION



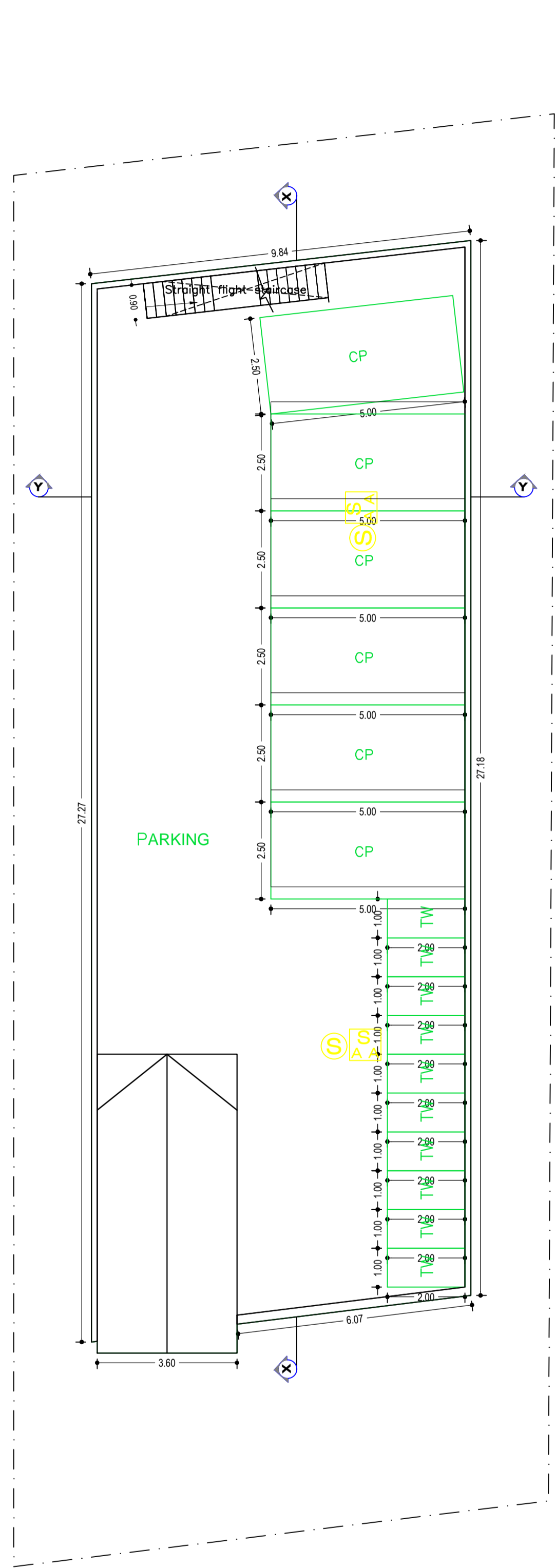
SITE PLAN (1:100)



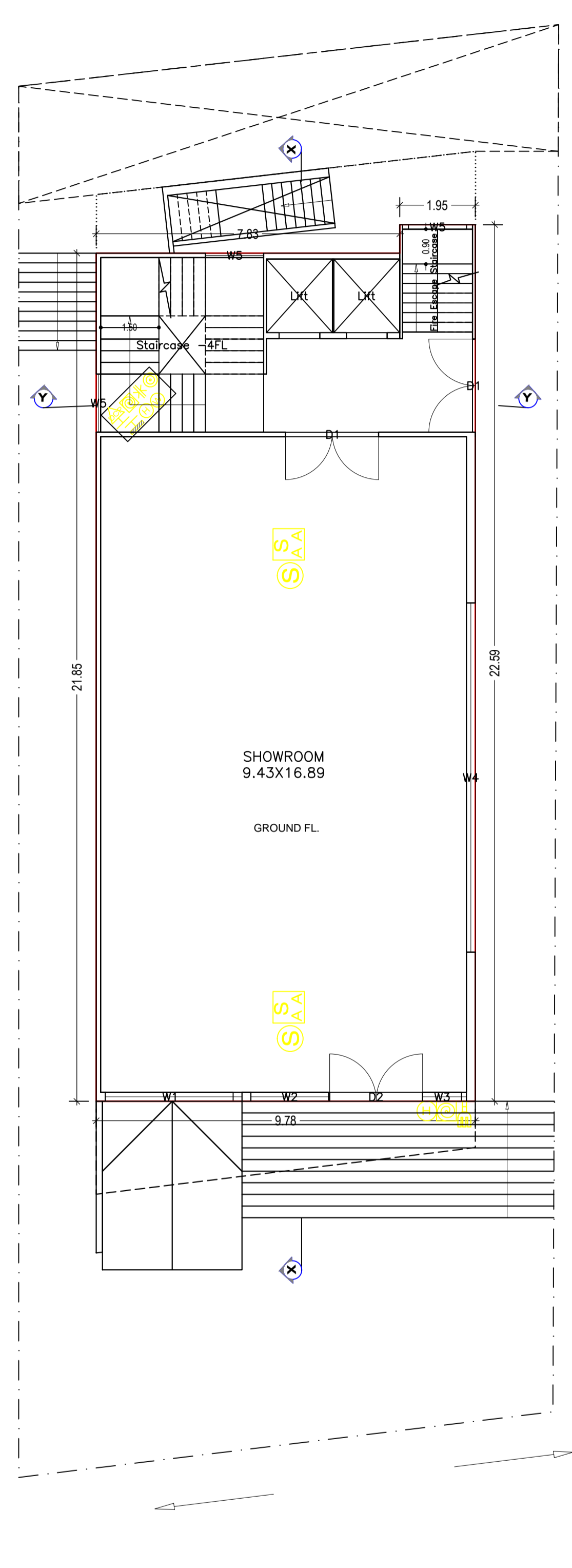
MOUZA PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Vineet Sinha MNAC/ARC/0014/2017			

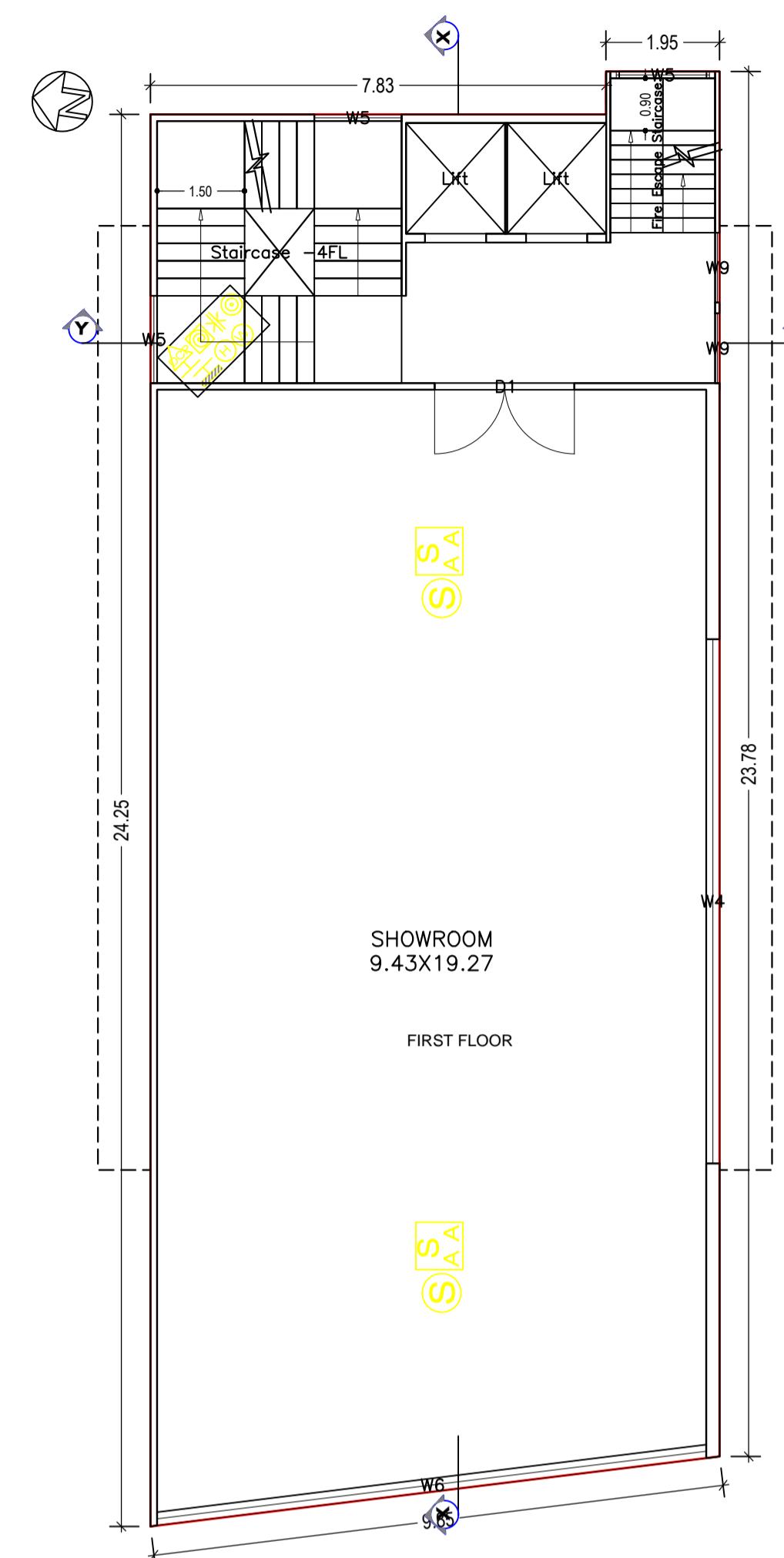
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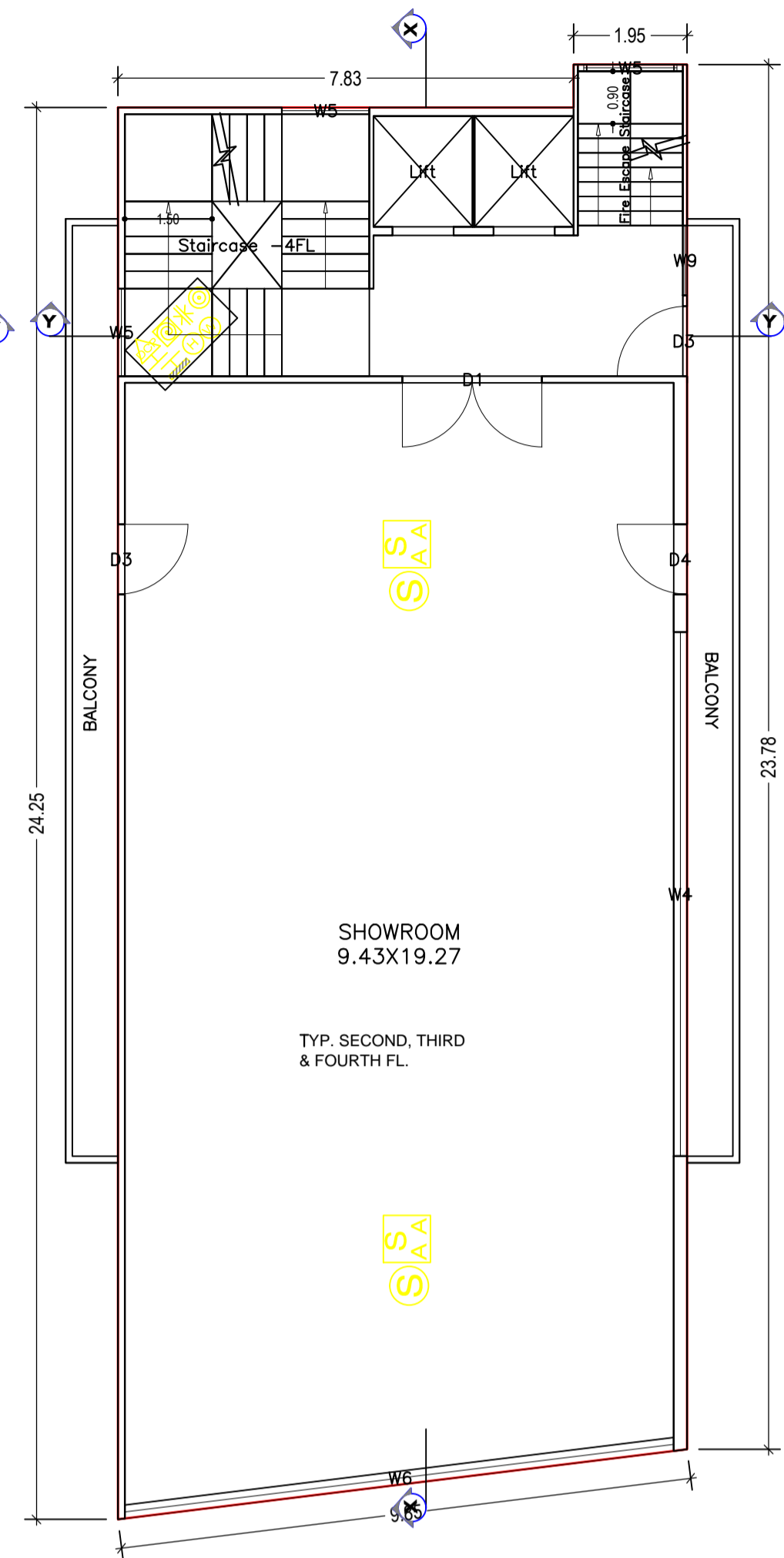
BASEMENT FLOOR PLAN
(SCALE 1:100)



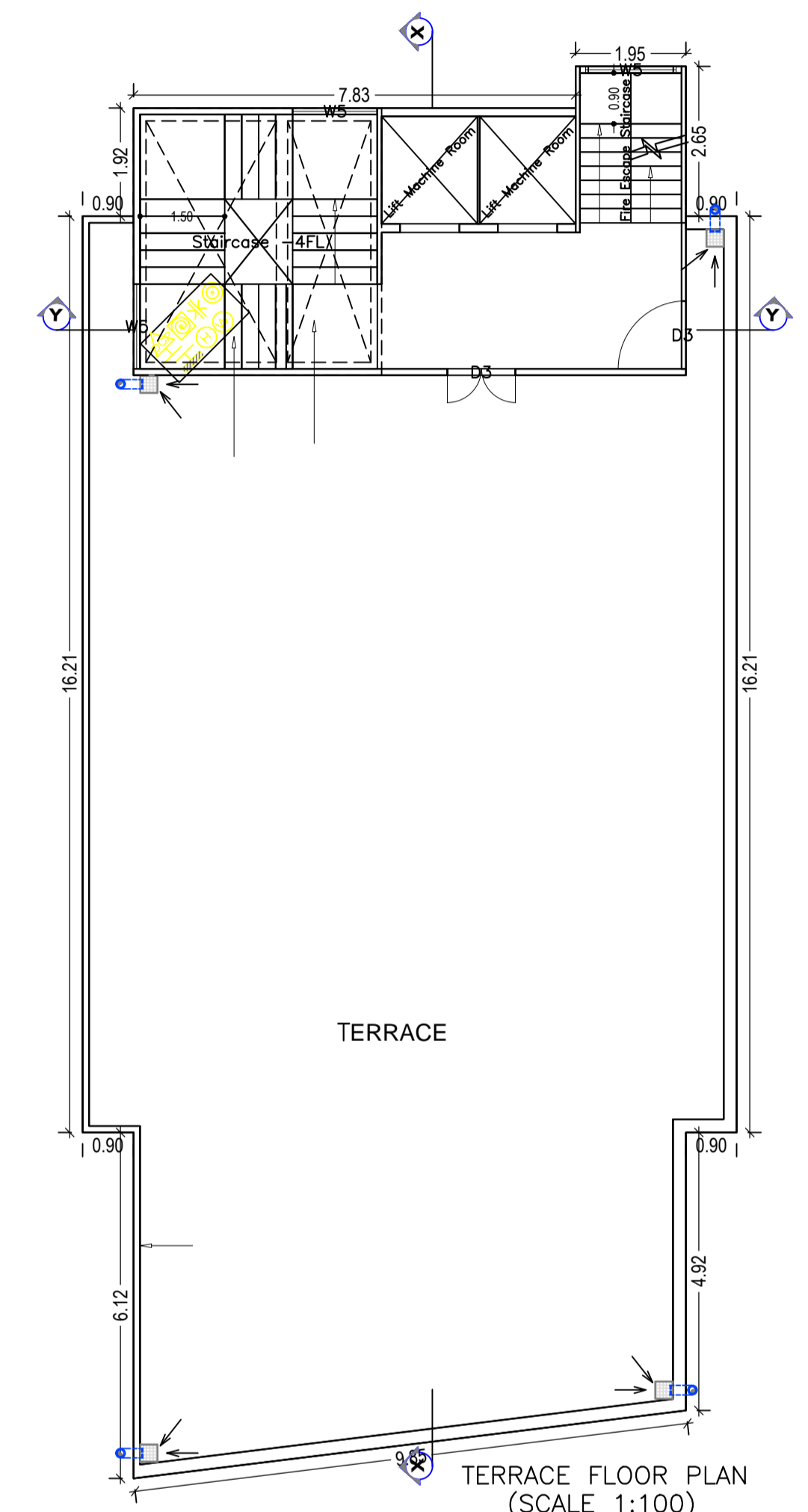
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (SUPER CENTRE MANGO)

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.)
		StairCase	Lift	Balcony	Parking				
Basement Floor	268.04	0.00	0.00	0.00	236.09	0.00	0.00	4.23	4.23
Ground Floor	215.07	4.77	0.00	0.00	0.00	210.30	0.00	210.30	210.30
First Floor	232.60	4.77	6.46	0.00	0.00	221.37	0.00	221.37	221.37
Second Floor	261.78	4.77	6.46	14.59	0.00	235.96	0.00	235.96	235.96
Third Floor	261.78	4.77	6.46	14.59	0.00	235.96	0.00	235.96	235.96
Fourth Floor	261.78	4.77	6.46	14.59	0.00	235.96	0.00	235.96	235.96
Terrace Floor	13.22	0.00	0.00	0.00	0.00	0.00	13.22	13.22	13.22
Total :	1514.27	23.85	25.84	43.77	236.09	1139.56	13.22	1157.00	1157.00
Total Number of Same Buildings	1								
Total :	1514.27	23.85	25.84	43.77	236.09	1139.56	13.22	1157.00	1157.00

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.90 X 0.00 X 1 X 3	43.77	87.54
Total	0.85 X 0.00 X 1 X 3	43.77	87.54

UnitBUA Table for Building :A (SUPER CENTRE MANGO)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FL.	SHOP	168.52	160.15	1	1
FIRST FLOOR PLAN	FIRST FLOOR	SHOP	186.06	178.75	1	1
TYPICAL - 2, 3& 4 FLOOR PLAN	TYP. SECOND, THIRD & FOURTH FL.	OFFICE	215.24	208.34	1	3
Total:			1000.29	963.93	5	5

SCHEDULE OF DOOR:

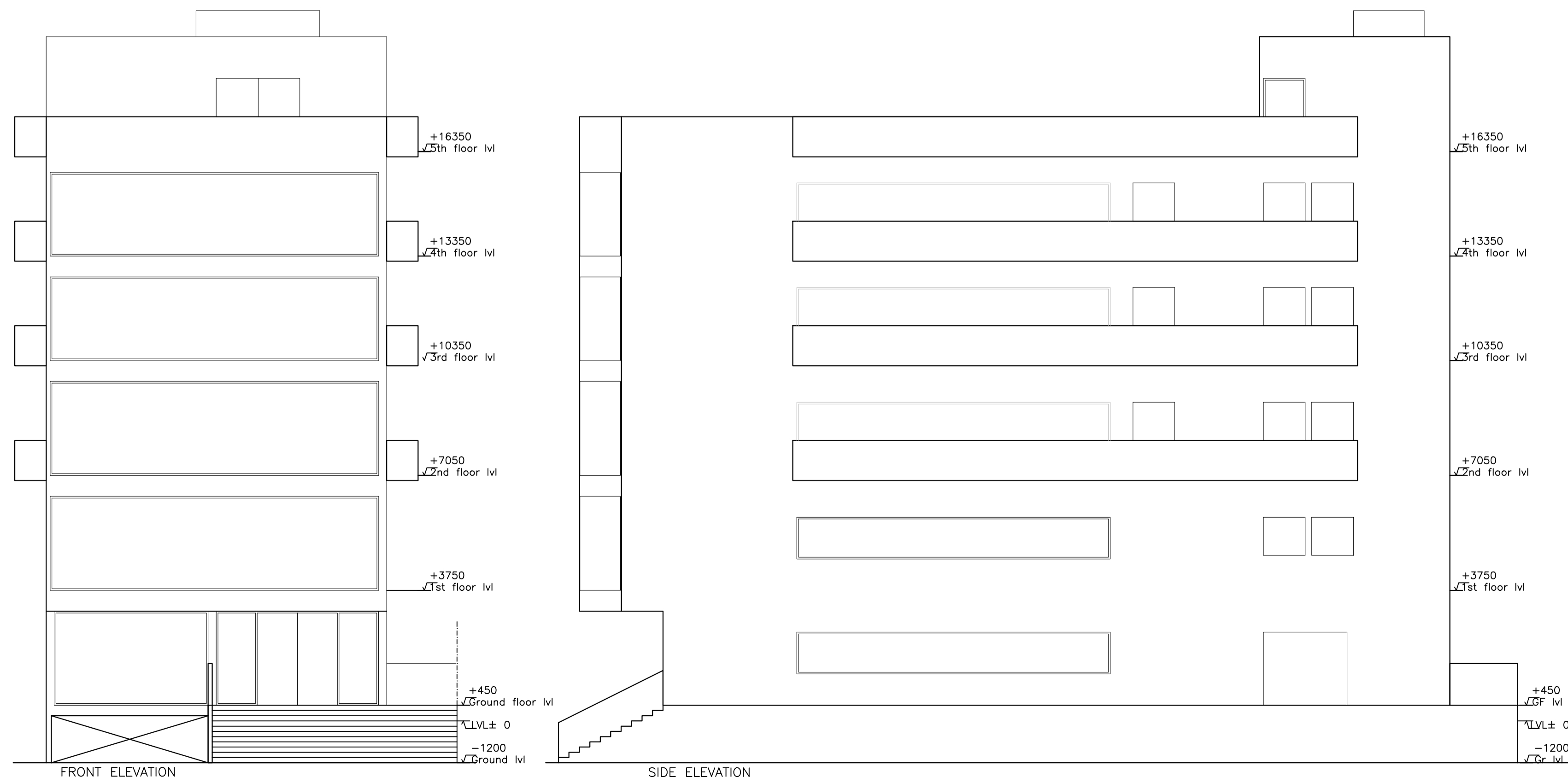
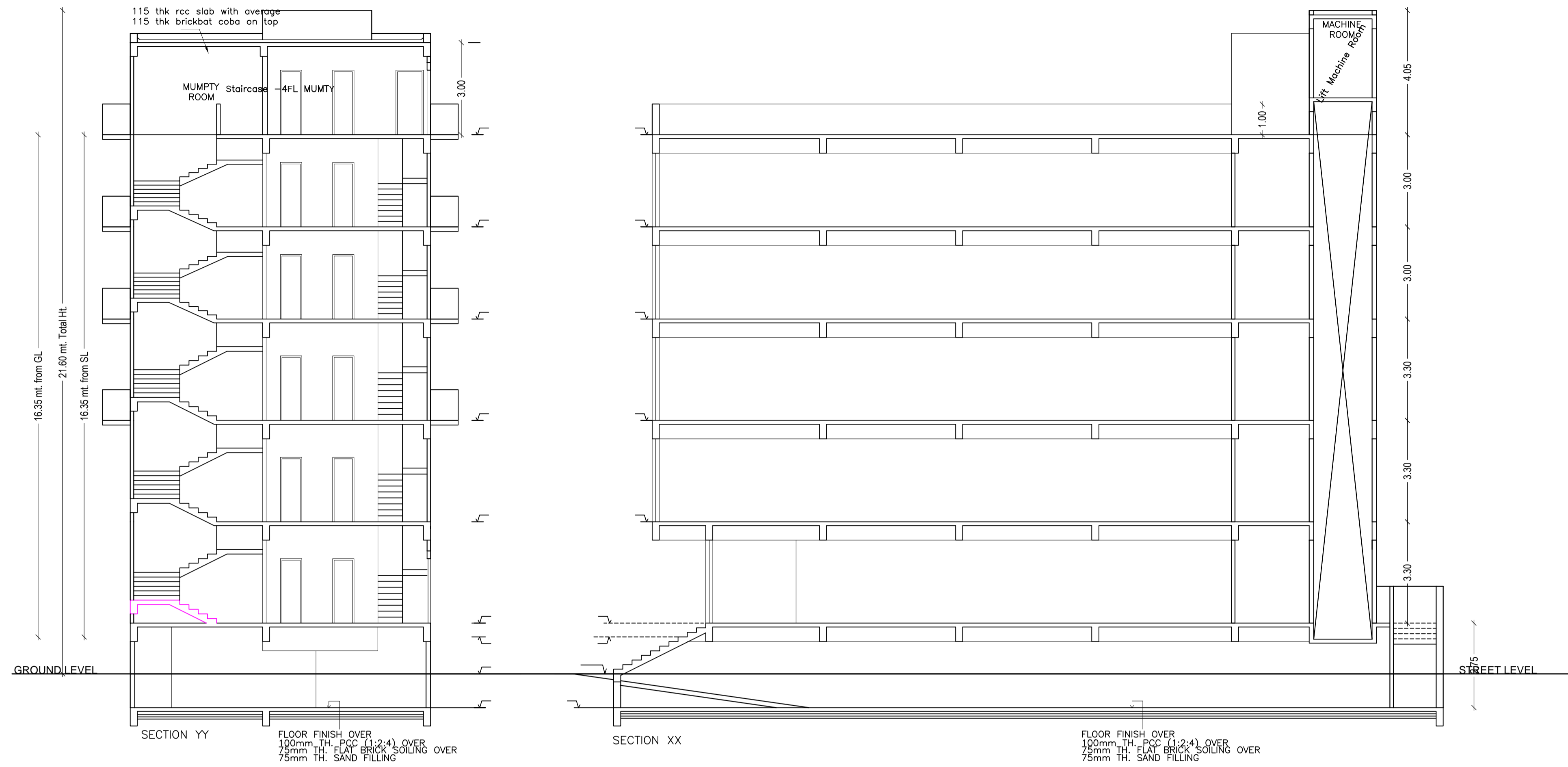
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SUPER CENTRE MANGO)	D3	1.20	2.10	03
A (SUPER CENTRE MANGO)	D4	1.20	2.10	03
A (SUPER CENTRE MANGO)	D1	2.40	2.40	05
A (SUPER CENTRE MANGO)	D2	2.40	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SUPER CENTRE MANGO)	W3	1.00	1.80	01
A (SUPER CENTRE MANGO)	W9	1.20	1.20	04
A (SUPER CENTRE MANGO)	W5	1.50	1.20	18
A (SUPER CENTRE MANGO)	W2	2.00	1.80	01
A (SUPER CENTRE MANGO)	W1	3.30	1.80	01
A (SUPER CENTRE MANGO)	W4	9.00	1.80	05
A (SUPER CENTRE MANGO)	W6	9.50	2.40	04

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