

Proposal Basic Information

Proposal File No.	MNAC/EP/0038/W09/2019
Owner Name	CHATALI MOHANANI W / O SANJAY MOHANANI AND NUPUR MOHANANI W / O DEEPAK MOHANANI
Khata No	(OLD) 317 . (NEW) 611
Plot No	(OLD) 426 . (NEW) 162 PART
Village Name	Mango
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO. 1.0.43	VERSION DATE: 28/04/2019
PROJECT DETAIL		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGBHMUM	Plot SubUse: Res+Comm	
Authority: MANGO MUNICIPAL CORPORATION	Plot/ReligiousStructure: NA	
Transect No: MNAC/EP/0038/W09/2019	Plot/SubPlot No: (OLD) 426 . (NEW) 162 PART	
Application Type: General Proposal	North: CTS No. - OTHERS PLOT	
Project Type: Building Permission	South: Road Width: 12.19	
Nature of Development: New	East: CTS No. - PART OF PLOT NO. 162	
Location of Development Area: Old Area	West: CTS No. - PART OF PLOT NO. 162	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	467.26
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	467.26
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		57.98
Total		57.98
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Space)	(A-Deductions)	409.28
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	467.26
PLOT AREA FOR FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	467.26
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		233.63
Proposed Coverage Area (59.87 %)		279.73
Total Prop. Coverage Area (59.87 %)		279.73
Balance coverage area (0.13 %)		0.63
FAR CHECK		
Perm. FAR Area (2.50)		1168.15
Total Perm. FAR area		1168.15
Residential FAR		785.46
Commercial FAR		252.31
Proposed FAR Area		1037.77
Total Proposed FAR Area		1037.77
Consumed FAR (Factor)		2.22
Balance FAR Area		130.39
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1389.89
ARCHITECT (Regd)		MUKESH KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		CHATALI MOHANANI W / O SANJAY MOHANANI AND NUPUR MOHANANI W / O DEEPAK MOHANANI
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Purple

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	279.73	0.00	279.73	0.00
Ground Floor	279.73	252.31	279.73	252.31
First Floor	278.81	261.82	278.81	261.82
Second Floor	278.81	261.82	278.81	261.82
Third Floor	278.81	261.82	278.81	261.82
Roof Floor	0.00	0.00	0.00	0.00
Total	1389.89	1037.77	1389.89	1037.77

Building USE/SUBUSE Details

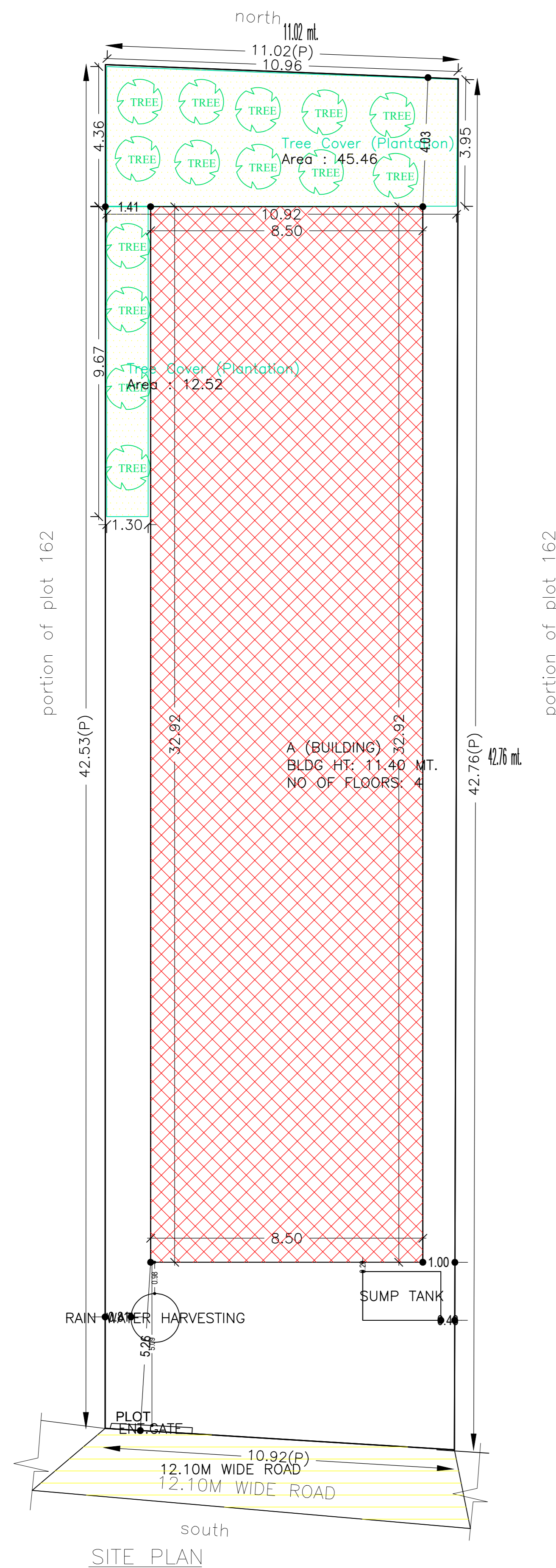
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (BUILDING)	Commercial	Shop	> 0	50	227.28	1	4	-	-	-	-	-
			> 0	50	227.28	-	-	-	-	-	1	10
			> 0	1	9.00	1.00	9	-	-	-	1	9
A (BUILDING)	Residential	Bldg/Apartment	> 0	1	9.00	-	-	-	-	-	1	9
			> 0	1	9.00	-	-	-	-	1	1	-
			> 0	-	-	-	-	13	14	-	1	1
Total												

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Two Stack Car	-	-	4	50.00
Three Stack Car	-	-	4	50.00
Total Car	13	162.50	14	175.00
Visitors Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	19	38.00
Total TwoWheeler	19	38.00	19	38.00
Other Parking	-	-	-	160.29
Total		213.00		436.29



site plan

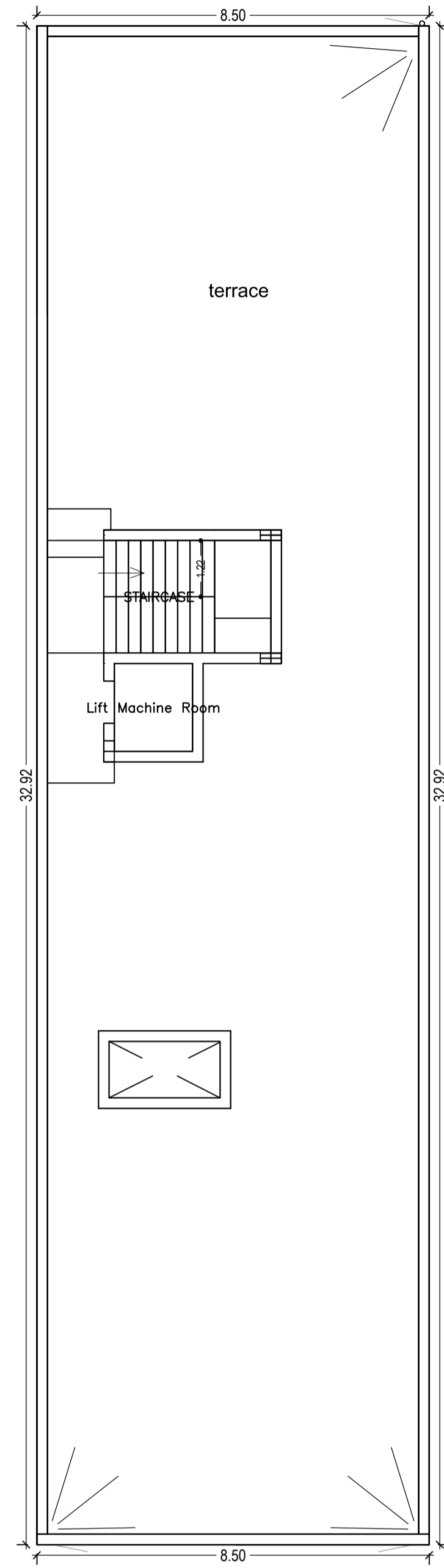
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
					Lit	Void	Accessory Use	Parking					Resi.
A (BUILDING)	1	1389.71	8.82	1389.89	9.69	15.77	46.93	251.29	785.46	252.31	1037.77	1037.77	10
Grand Total	1	1389.71	8.82	1389.89	9.69	15.77	46.93	251.29	785.46	252.31	1037.77	1037.77	10

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/0038/2017			

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SubUse	Resi+Comm



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Void	Accessory Use	Parking	Resi.	Commercial			
Basement Floor	279.73	0.00	279.73	0.00	0.00	0.00	251.29	0.00	0.00	0.00	0.00	00
Ground Floor	279.73	0.00	279.73	0.00	15.77	11.65	0.00	0.00	252.31	252.31	252.31	01
First Floor	279.75	2.94	276.81	3.23	0.00	11.76	0.00	261.82	0.00	261.82	261.82	03
Second Floor	279.75	2.94	276.81	3.23	0.00	11.76	0.00	261.82	0.00	261.82	261.82	03
Third Floor	279.75	2.94	276.81	3.23	0.00	11.76	0.00	261.82	0.00	261.82	261.82	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1398.71	8.82	1389.89	9.69	15.77	46.93	251.29	785.46	252.31	1037.77	1037.77	10
Total Number of Same Buildings :	1											
Total :	1398.71	8.82	1389.89	9.69	15.77	46.93	251.29	785.46	252.31	1037.77	1037.77	10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.76	2.13	13
A (BUILDING)	D1	0.91	2.13	48
A (BUILDING)	D	1.22	2.13	12
A (BUILDING)	D1	1.58	2.13	03

SCHEDULE OF WINDOW/VENTILATION:

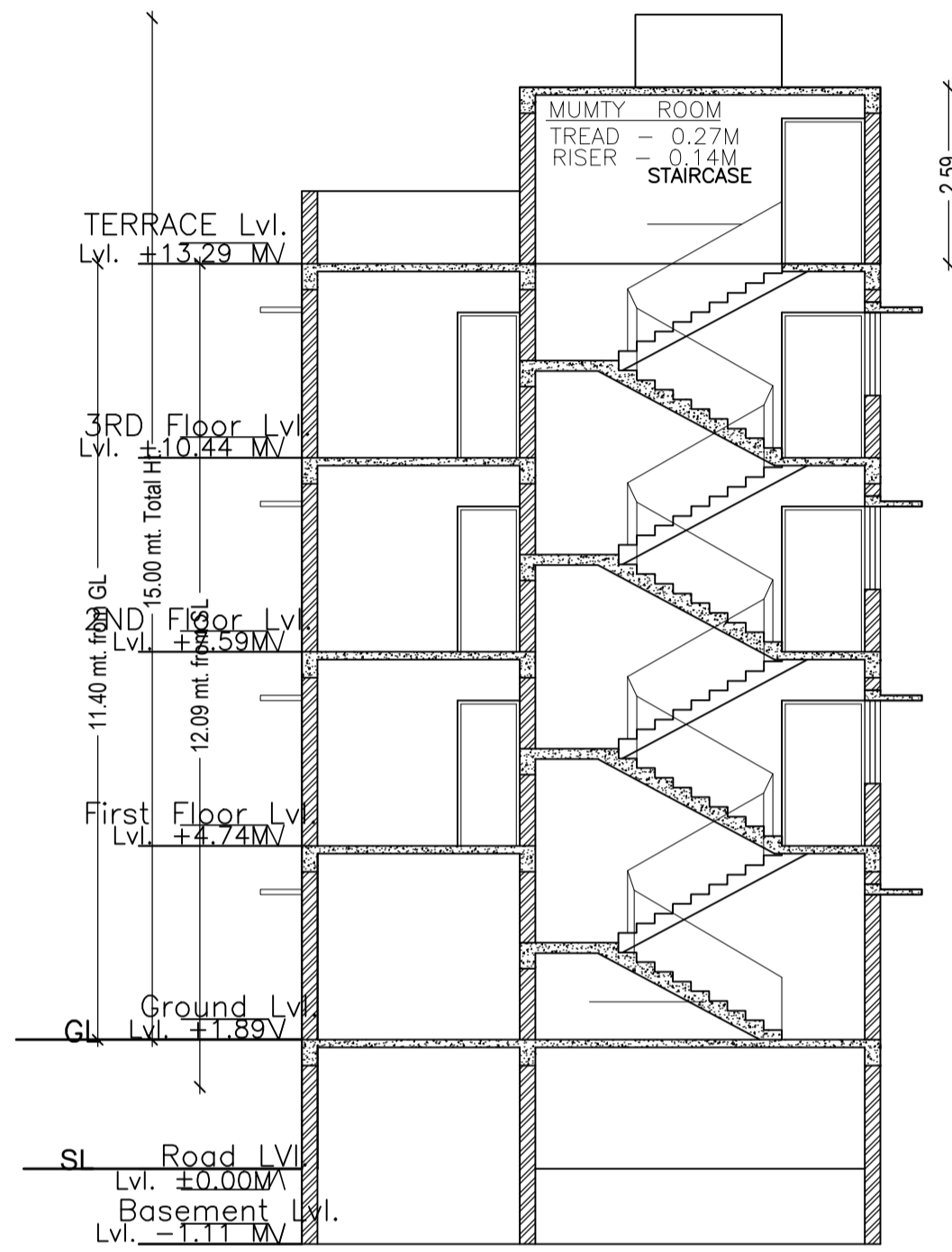
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.76	0.81	13
A (BUILDING)	W1	1.52	1.22	48
A (BUILDING)	W1	2.07	1.22	03
A (BUILDING)	W1	2.13	1.22	03
A (BUILDING)	W1	2.24	1.22	03
A (BUILDING)	W0	3.05	1.22	07

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/ENG/0002/2017			

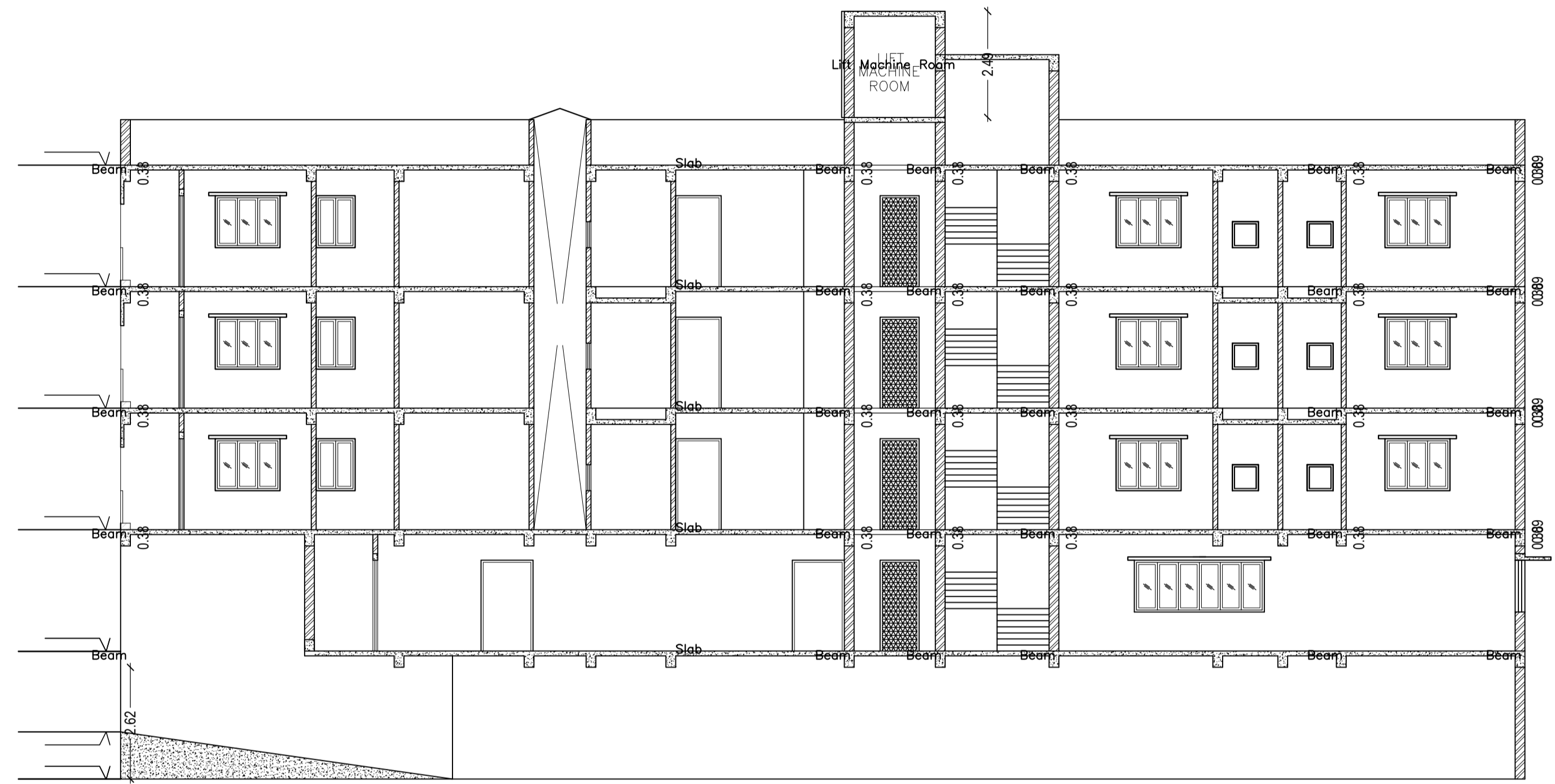
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UnitBUA Table for Building :A (BUILDING)

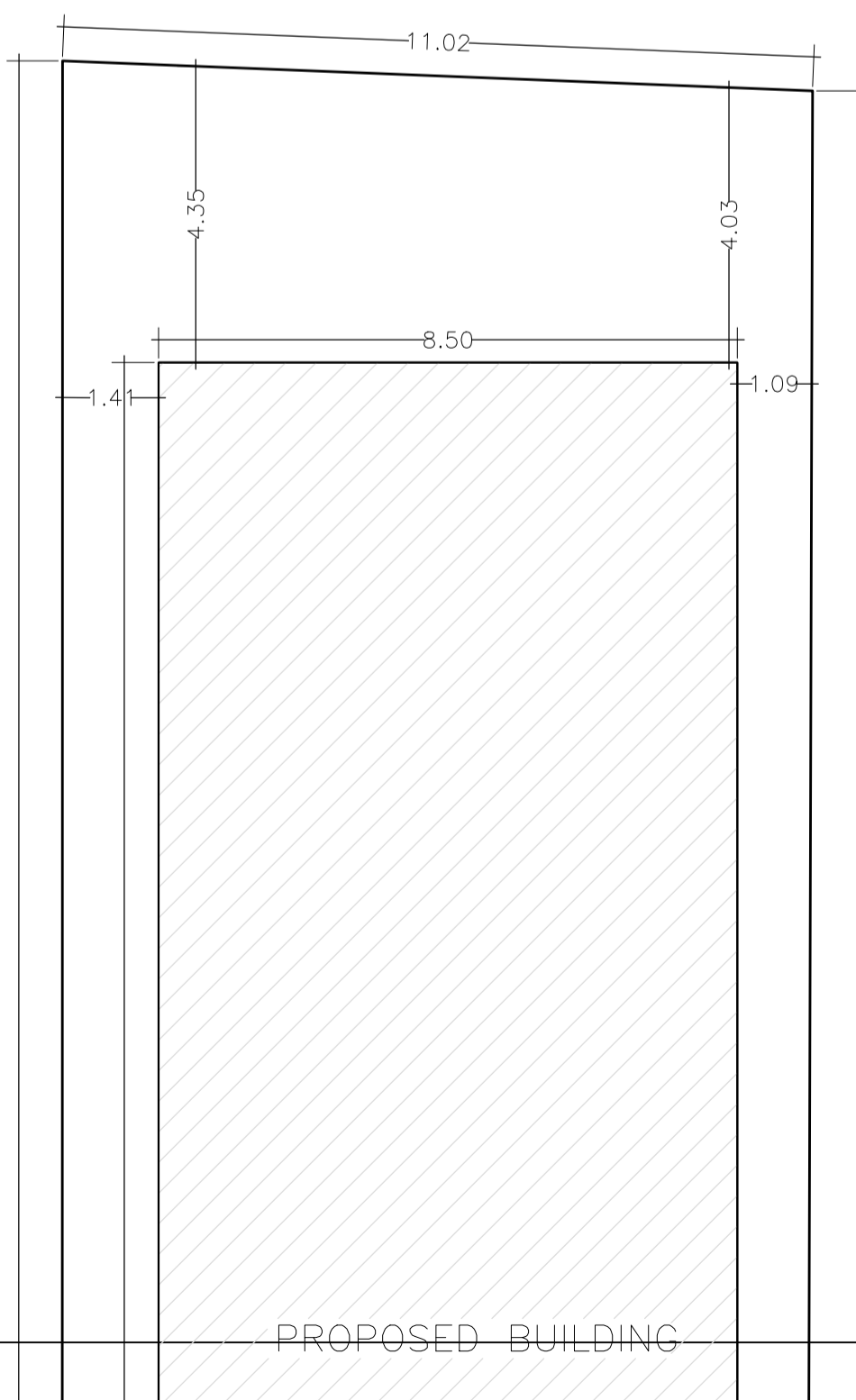
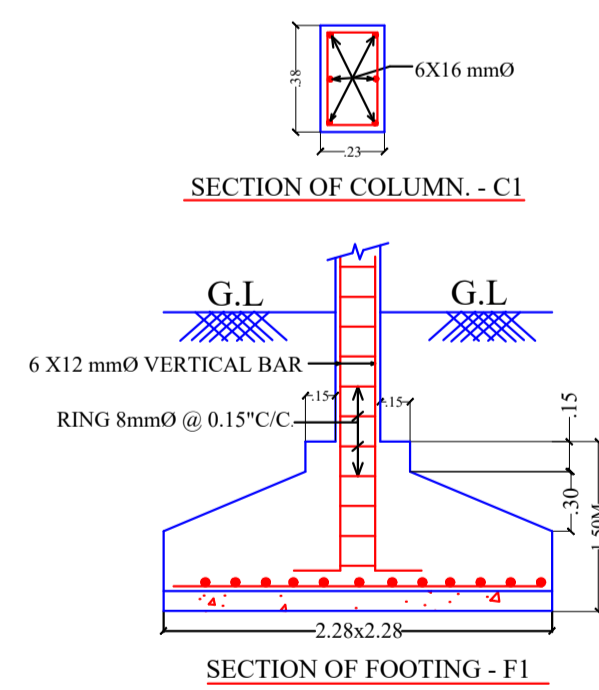
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	189.57	185.13	3	1
TYPICAL - 1, 2& 3 FLOOR PLAN	unit-1	FLAT	69.91	64.15	8	9
	unit-2	FLAT	82.05	75.57	9	
	unit-3	FLAT	94.26	84.90	9	
Total:	-	-	928.23	859.00	81	10



SECTION AT X-X
SCALE - 1:100



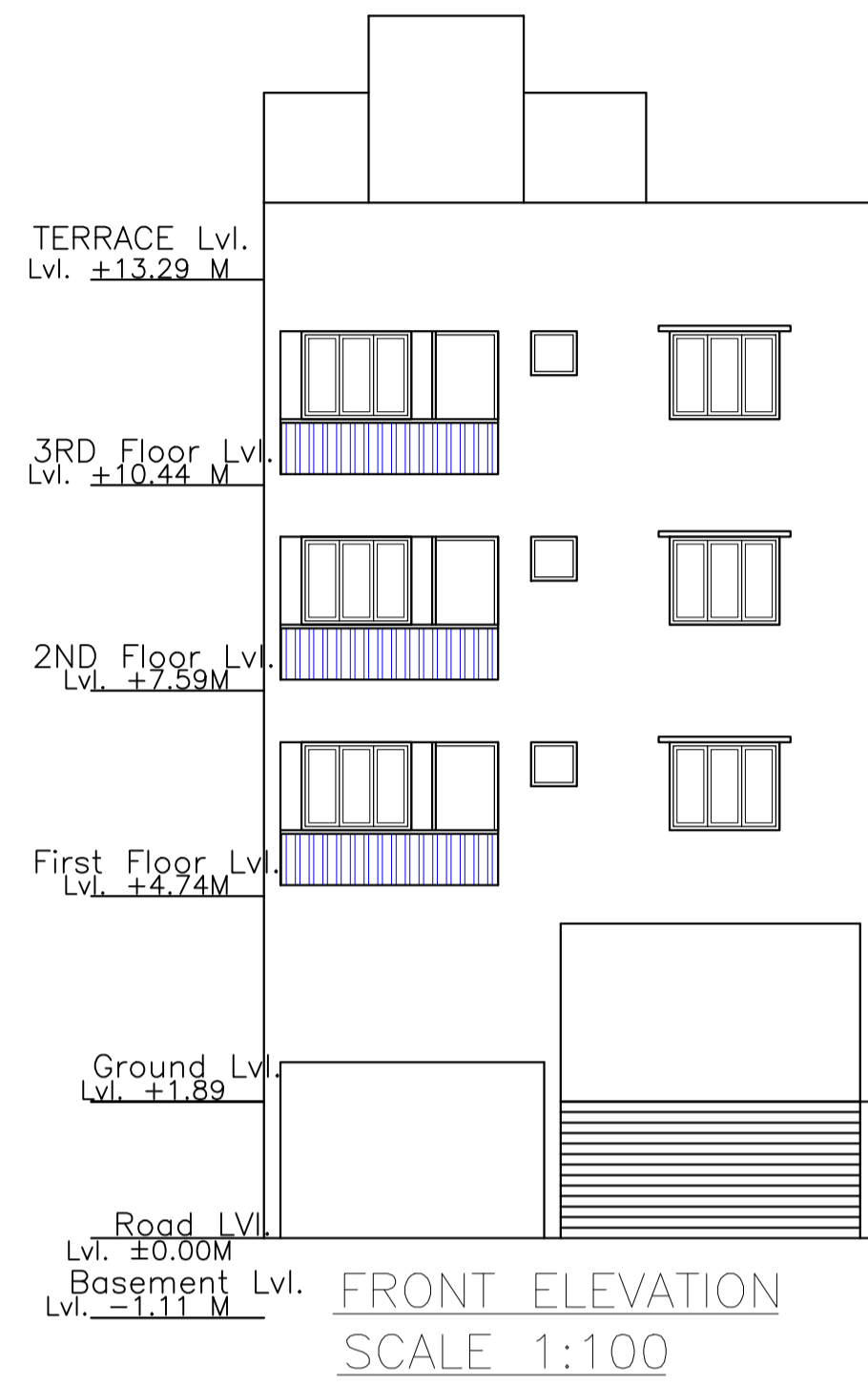
SECTION AT Y-Y
SCALE - 1:100



PROPOSED BUILDING

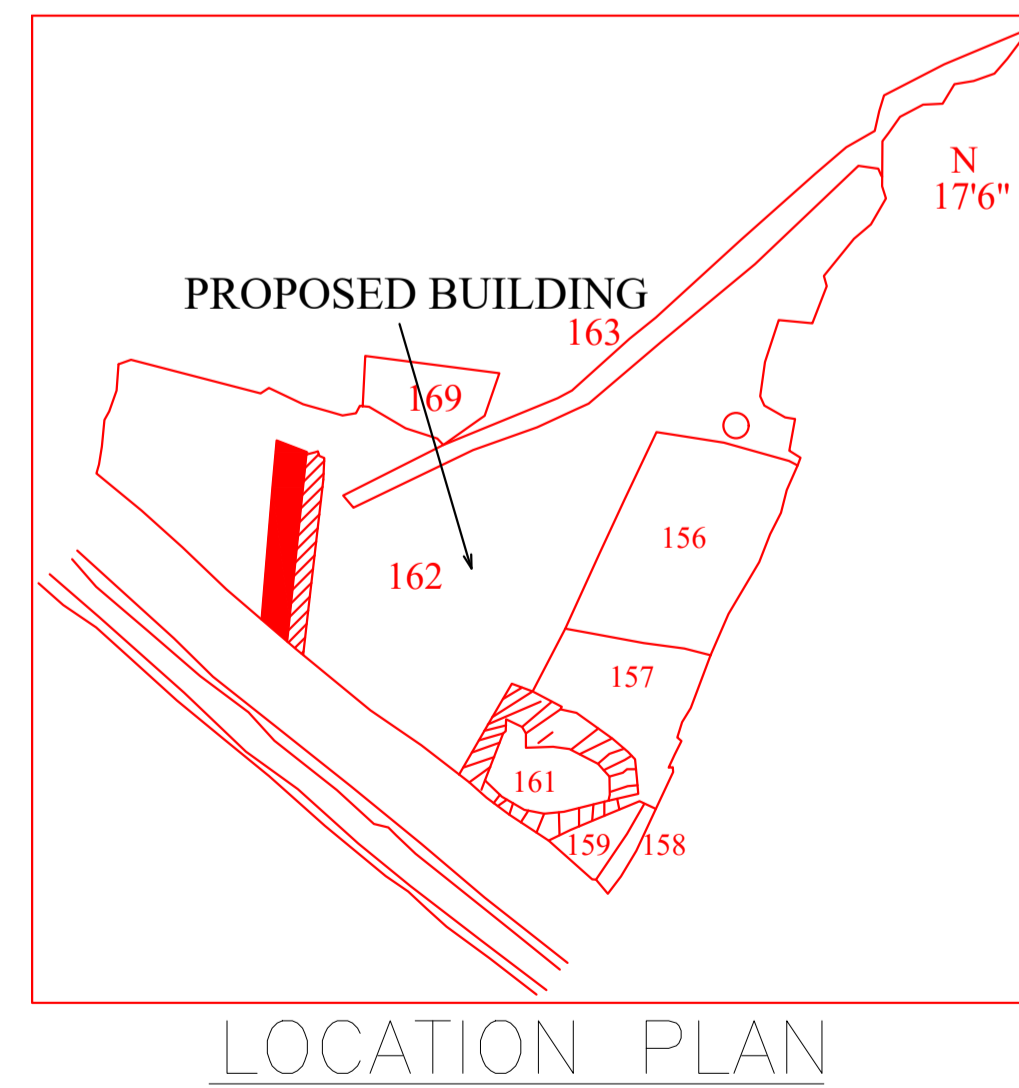
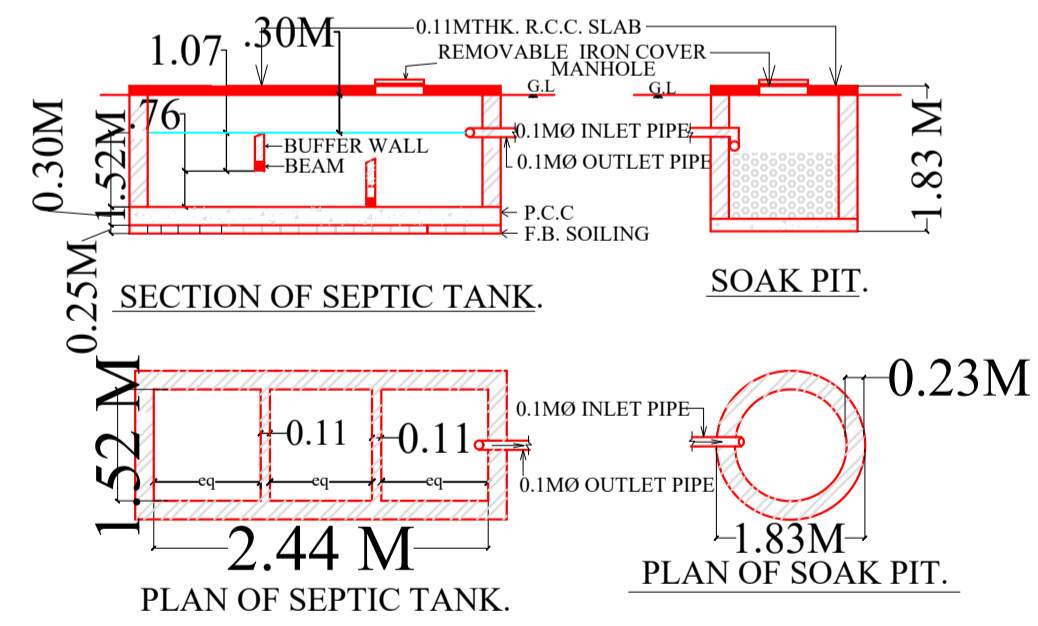
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RAIN WATER HARVESTING PLAN
SCALE-- 1:133

RAIN WATER HARVESTING PLAN
SCALE-- 1:133



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