

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.)	Trmt (No.)
			Lift	Lift Lobby	Accessory Use	Parking					
A (TOPLINE HOSPITALITY PVT LTD)	1	1812.22	45.22	68.20	45.09	303.04	1336.30	14.38	1350.67	1350.67	05
Grand Total	1	1812.22	45.22	68.20	45.09	303.04	1336.30	14.38	1350.67	1350.67	05

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (TOPLINE HOSPITALITY PVT LTD)	Commercial	Commercial Bldg	Non-Highrise

**COLOR INDEX**

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

**Proposal Basic Information**

Proposal File No.	MNAC/BP/0030/W08/2019
Owner Name	TOPLINE HOSPITALITY PVT. LTD, Director, Sri. Santosh Kumar Singh and Md. Shadab Ali
Khata No.	44
Plot No.	809
Village Name	Pardih
Use	Commercial
SubUse	Commercial Bldg

**AREA STATEMENT MANGO MUNICIPAL CORPORATION**  
VERSION NO.: 1.0.46  
VERSION DATE: 22/06/2020

**PROJECT DETAIL:**

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: EAST SINGHBHUM	Plot SubUse: Commercial Bldg
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: MNAC/BP/0030/W08/2019	Plot/SubPlot No: 809
Application Type: General Proposal	North: Road Width - 24.0
Project Type: Building Permission	South: Plot No. - 718
Nature of Development: New	East: Plot No. - 810
Location of Development Area: Old Area	West: Survey No. - 808

**AREA DETAILS:**

Area	SO.MT.
AREA OF PLOT (Minimum)	(A) 916.15
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 916.15
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	123.41
Total	123.41
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 792.74
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 916.15
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 916.15

**COVERAGE CHECK**

Permissible Coverage area (50.00 %)	458.08
Proposed Coverage Area (29.78 %)	272.82
Total Prop. Coverage Area (29.78 %)	272.82
Balance coverage area (20.22 %)	185.26

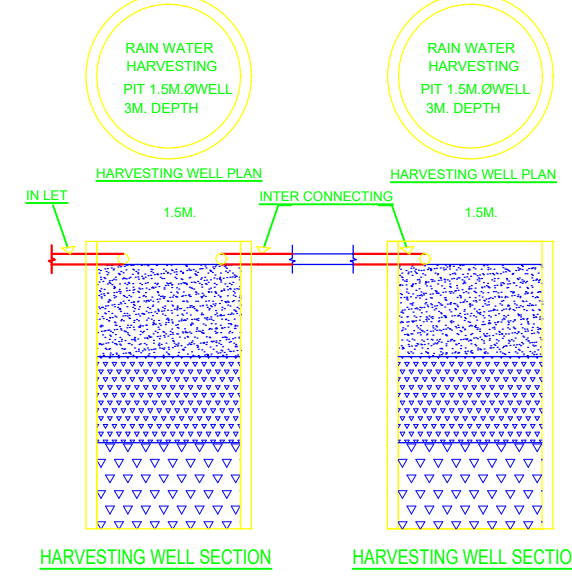
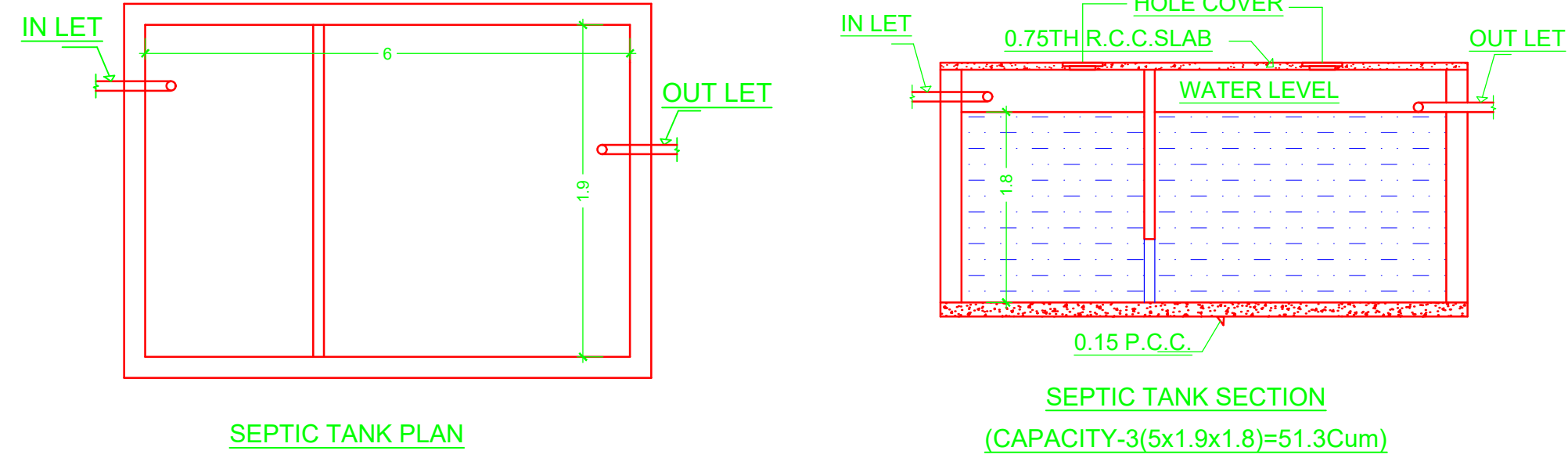
**FAR CHECK**

Perm. FAR Area (3.00)	2748.45
Total Perm. FAR area	2748.45
Commercial FAR	1336.30
Proposed FAR Area	1350.68
Total Proposed FAR Area	1350.68
Consumed FAR (Factor)	1.47
Balance FAR Area	1397.77

**BUILT UP AREA CHECK**

Total Proposed BuiltUp Area	1812.22
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**ARCHITECT (Regd)** L K Suman  
**ENGINEER (Regd)**  
**SUPERVISOR (Regd)**  
**OWNER (Regd)** TOPLINE HOSPITALITY PVT. LTD. Director, Sri. Santosh Kumar Singh and Md. Shadab Ali  
**DEVELOPMENT AUTHORITY** LOCAL BODY



**Buildingwise Floor FAR Details**

Floor Name	Building Name A (TOPLINE HOSPITALITY PVT LTD)		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	331.26	14.38	331.26	14.38
Ground Floor	272.82	272.82	272.82	272.82
First Floor	331.25	309.14	331.25	309.14
Second Floor	331.25	271.43	331.25	271.43
Third Floor	272.82	241.45	272.82	241.45
Fourth Floor	272.82	241.45	272.82	241.45
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1812.22	1350.67	1812.22	1350.67

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit
A (TOPLINE HOSPITALITY PVT LTD)	Commercial	Commercial Bldg	> 0	100	1231.72	1	9	-	-
Total :	-	-	-	-	-	-	9	9	26 38

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	9	112.50
Total Car	9	112.50	9	112.50
TwoWheeler	-	-	38	76.00
Total TwoWheeler	26	52.00	38	76.00
Other Parking	-	-	-	228.04
Total	164.50	-	-	492.54

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman MNAC/ENG/0008/2016			

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Proposal File No.	MNAC/BP/0030/W08/2019
Owner Name	TOPLINE HOSPITALITY PVT. LTD. Director, Sri. Santosh Singh and Md. Shadab Ali
Khata No	44
Plot No	809
Village Name	Pardih
Use	Commercial
SubUse	Commercial Bldg



BASEMENT FLOOR PLAN (SCALE 1:100)

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

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

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

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

UnitBUA Table for Building :A (TOPLINE HOSPITALITY PVT LTD)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF	OTHER	240.15	238.67	5	1
FIRST FLOOR PLAN	1ST	OTHER	309.14	299.68	4	1
SECOND FLOOR PLAN	2ND	OTHER	271.43	261.41	6	1
THIRD FLOOR PLAN	3RD	OTHER	241.45	224.88	16	1
FOURTH FLOOR PLAN	4TH & 5TH	OTHER	241.45	218.71	26	1
<b>Total:</b>	-	-	<b>1303.62</b>	<b>1243.35</b>	<b>57</b>	<b>5</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOPLINE HOSPITALITY PVT LTD)	D2	0.75	2.10	28
A (TOPLINE HOSPITALITY PVT LTD)	D1	0.90	2.10	20
A (TOPLINE HOSPITALITY PVT LTD)	D3	1.20	2.10	03
A (TOPLINE HOSPITALITY PVT LTD)	D	1.80	2.10	03
A (TOPLINE HOSPITALITY PVT LTD)	D	1.84	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (TOPLINE HOSPITALITY PVT LTD)	V	0.60	0.60	25
A (TOPLINE HOSPITALITY PVT LTD)	V	0.60	1.20	02
A (TOPLINE HOSPITALITY PVT LTD)	W4	1.20	1.20	12
A (TOPLINE HOSPITALITY PVT LTD)	W5	1.50	1.20	75
A (TOPLINE HOSPITALITY PVT LTD)	W8	2.40	1.20	01

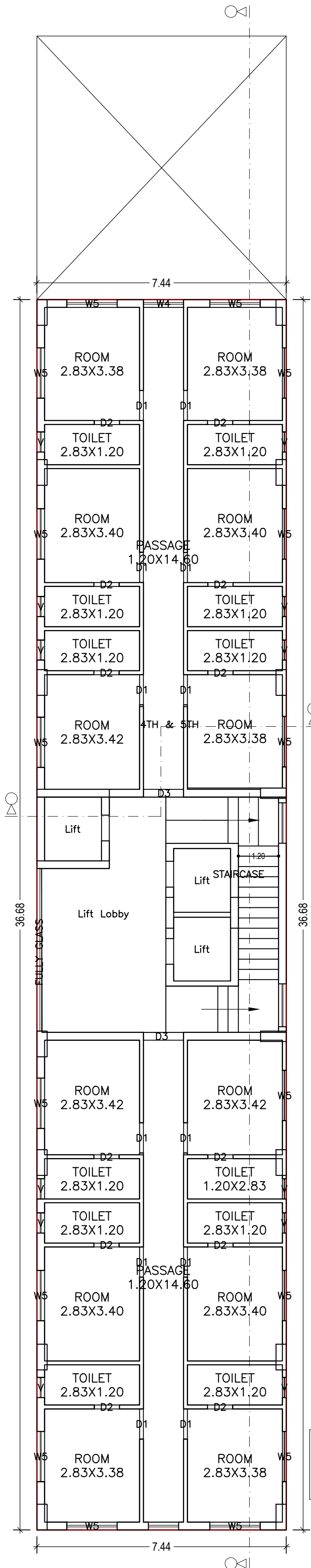
Building :A (TOPLINE HOSPITALITY PVT LTD)

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 FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Lift Lobby	Accessory Use	Parking					
Basement Floor	331.26	6.46	0.00	7.38	303.04	0.00	14.38	14.38	14.38	00
Ground Floor	272.82	0.00	0.00	0.00	272.82	0.00	272.82	272.82	272.82	01
First Floor	331.25	9.69	12.42	0.00	309.14	0.00	309.14	309.14	309.14	01
Second Floor	331.25	9.69	12.42	37.71	271.43	0.00	271.43	271.43	271.43	01
Third Floor	272.82	9.69	21.68	0.00	241.45	0.00	241.45	241.45	241.45	01
Fourth Floor	272.82	9.69	21.68	0.00	241.45	0.00	241.45	241.45	241.45	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total :</b>	<b>1812.22</b>	<b>45.22</b>	<b>68.20</b>	<b>45.09</b>	<b>303.04</b>	<b>1336.30</b>	<b>14.38</b>	<b>1350.67</b>	<b>1350.67</b>	<b>05</b>
Total Number of Same Buildings :	1									
<b>Total :</b>	<b>1812.22</b>	<b>45.22</b>	<b>68.20</b>	<b>45.09</b>	<b>303.04</b>	<b>1336.30</b>	<b>14.38</b>	<b>1350.67</b>	<b>1350.67</b>	<b>05</b>

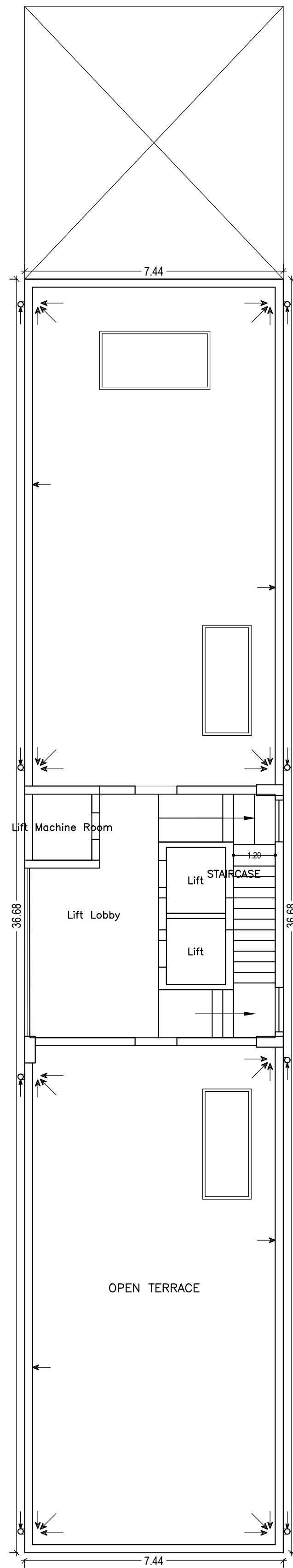
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L K Suman MNAC/ENG/0008/2016			



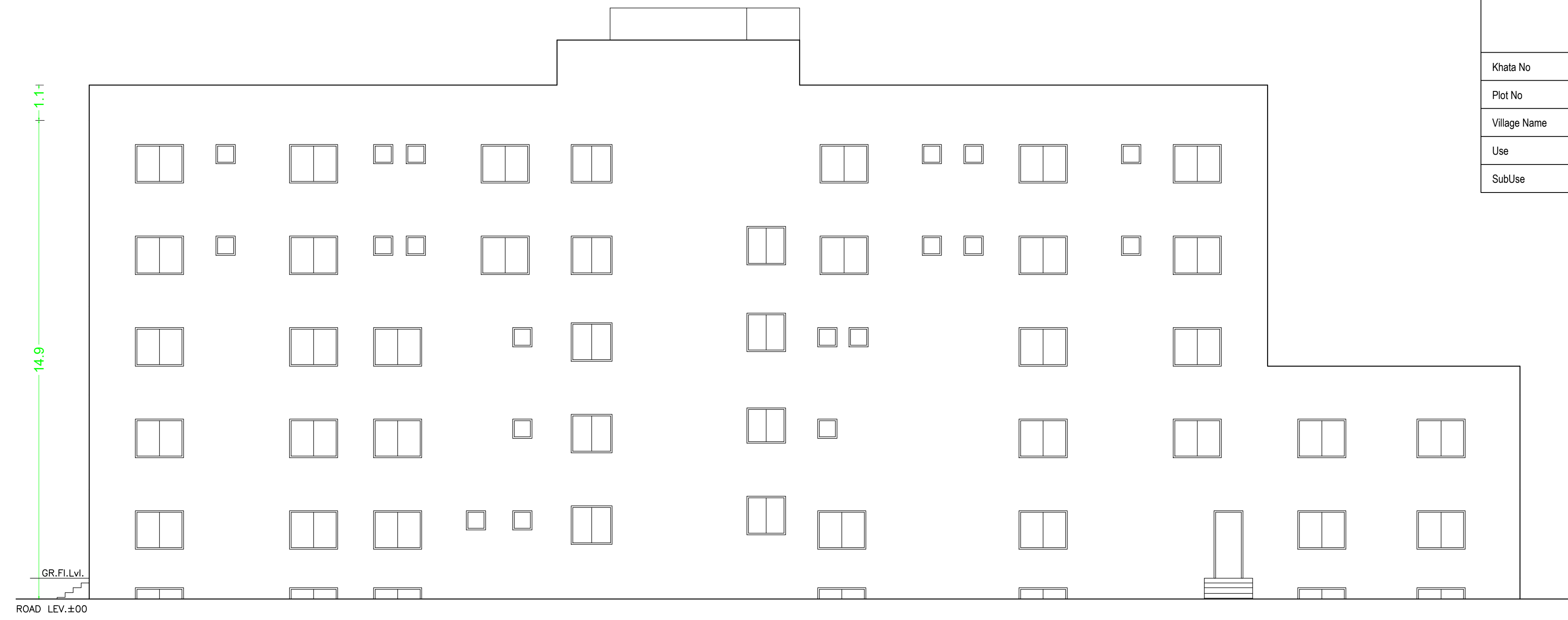
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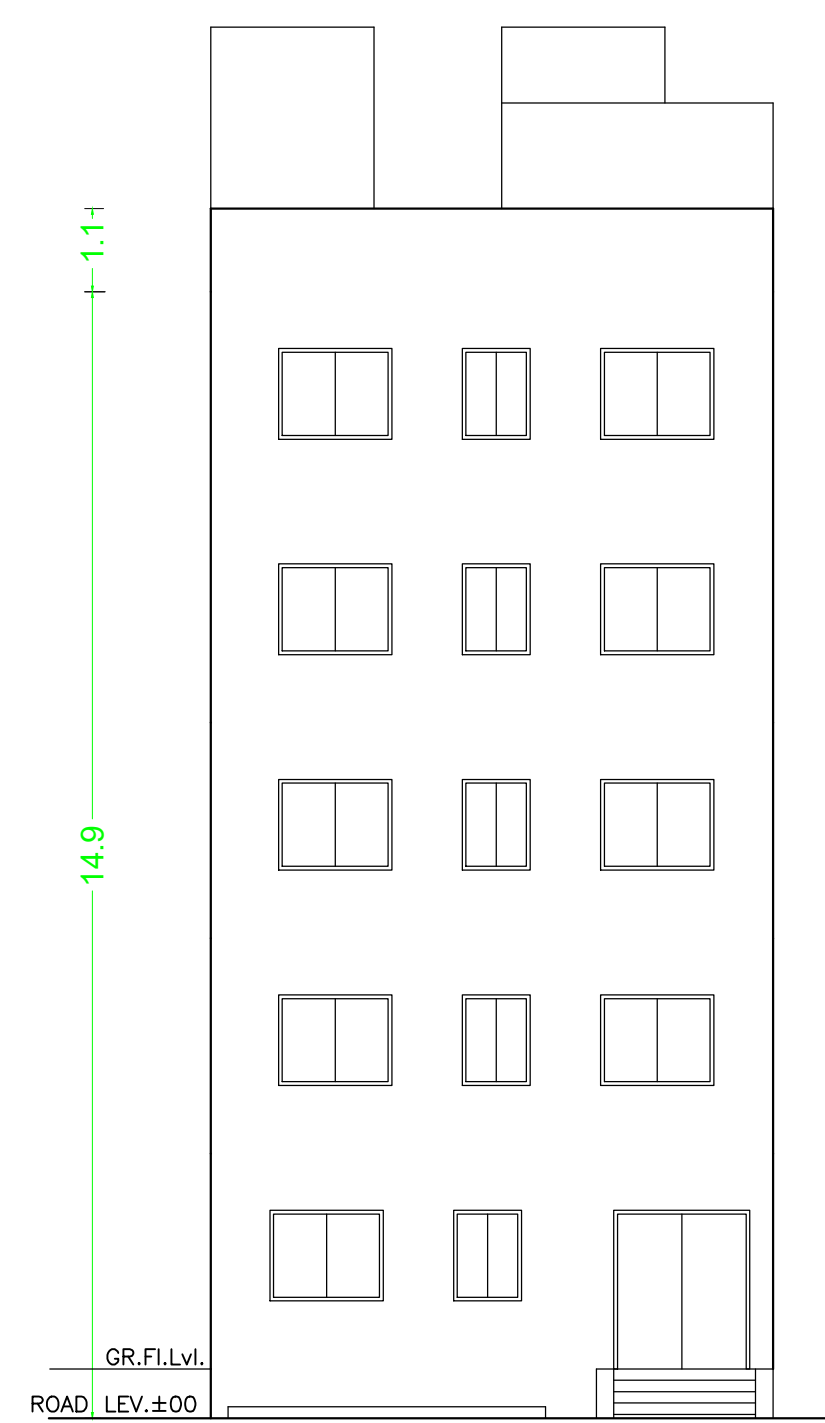
FOURTH FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



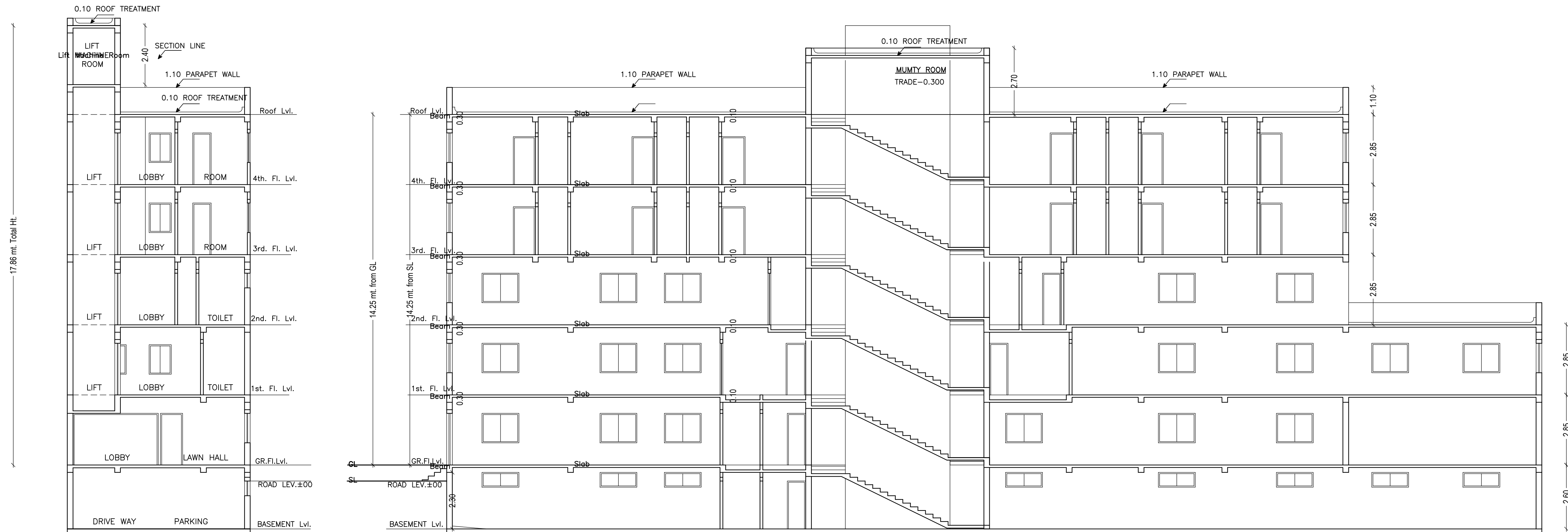
ELEVATION OF SIDE B  
(SCALE-1:100)



FRONT ELEVATION  
(SCALE-1:100)

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(SCALE-1:100)

SECTION Y-Y  
(SCALE-1:100)

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