

Proposal Basic Information	
Proposal File No.	MNAC/BP/004/W09/2018
Owner Name	AAKASH INDIA PROJECTS AND BUILDERS PVT.LTD
Khata No.	87
Plot No.	683
Village Name	Mango
Use	Commercial
SubUse	ResComm Bldg

AREA STATEMENT MANGO MUNICIPAL CORPORATION		VERSION NO. 1.0.43
PROJECT DETAIL		VERSION DATE: 28/04/2019
Region: JHARKHAND URBAN	Plot Use: Commercial	
LOCAL CODES	Plot SubUse: ResComm Bldg	
District: EAST SINGHBHUM	PlotNeatly/ReligiousStructure: NA	
Authority: MANGO MUNICIPAL CORPORATION		
Inward No. MNAC/BP/004/W09/2018	Plot/SubPlot No: 683	
Application Type: General Proposal	North Plot No. - 678	
Project Type: Building Permission	South Road Width - 18.50	
Nature of Development: Renewal	East Plot No. - 682	
Revised Case Type: Before 15th Sept 2004	West Plot No. - KERALA PUBLIC SCHOOL - 681	
AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	2417.38
NET AREA OF PLOT (Gross Plot Area - Deduction from Grass Plot Area)	(A-Deductions)	2417.38
Deduction for Balance Plot Area (from Gross Plot Area)		291.93
Common Plot		281.93
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Openly space)	(A-Deductions)	2135.45
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	2417.38
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	2417.38
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1208.69
Proposed Coverage Area (49.94 %)		1207.26
Total Prop. Coverage Area (65.00 %)		1207.26
Balance coverage area (0.06 %)		1.43
FAR CHECK		
Perm FAR Area (1.00)		2417.38
Total Perm FAR area		2417.38
Residential FAR		4394.15
Commercial FAR		2229.92
Proposed FAR area		6636.67
Total Proposed FAR Area		6636.67
Consumed FAR Factor		2.75
Balance FAR Area		615.48
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		8545.00
ARCHITECT (Regt)		NALIN GOEL
ENGINEER (Regt)		
SUPERVISOR (Regt)		
OWNER (Regt)		AAKASH INDIA PROJECTS AND BUILDERS PVT.LTD.
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Buildingwise Floor FAR Details				
Floor Name	Building Name A (AAKASH HEIGHTS)		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	1316.26	12.59	1316.26	12.59
Ground Floor	1221.34	1221.34	1221.34	1221.34
First Floor	984.83	984.83	984.83	984.83
Second Floor	984.83	984.83	984.83	984.83
Third Floor	984.83	984.83	984.83	984.83
Fourth Floor	984.83	984.83	984.83	984.83
Fifth Floor	984.83	984.83	984.83	984.83
Roof Floor	984.83	984.83	984.83	984.83
Terrace Floor	0.00	0.00	0.00	0.00
Total :	8545.00	6636.67	8545.00	6636.67

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (AAKASH HEIGHTS)	Commercial	ResComm Bldg	Multistored

Required Parking (Table 7a)									
Building Name	Type	SubUse	Area (Sq.mt.)	Car		Visitors Car		TwoWheeler	
				Reqd. Unit	Prop. Unit	Reqd. Unit	Prop. Unit	Reqd. Unit	Prop. Unit
A (AAKASH HEIGHTS)	Commercial	ResComm Bldg	>= 100	1481.36	1	-	-	-	-
			>= 100	1481.36	-	-	-	-	-
			>= 1	36.00	1	0.00	36	-	-
A (AAKASH HEIGHTS)	Residential	Residential Bldg/Apartment	>= 1	36.00	-	-	-	1	36
			>= 1	36.00	-	-	-	-	-
			>= 1	36.00	-	-	-	-	-
Total :			-	-	46	52	4	4	68

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	46	575.00	52	650.00	
Visitor's Car Parking	-	-	4	50.00	
Total Visitor Parking	4	50.00	4	50.00	
TwoWheeler	-	-	68	190.00	
Total TwoWheeler	68	136.00	68	190.00	
Other Parking	-	-	-	607.48	
Total	761.00	-	-	1737.48	

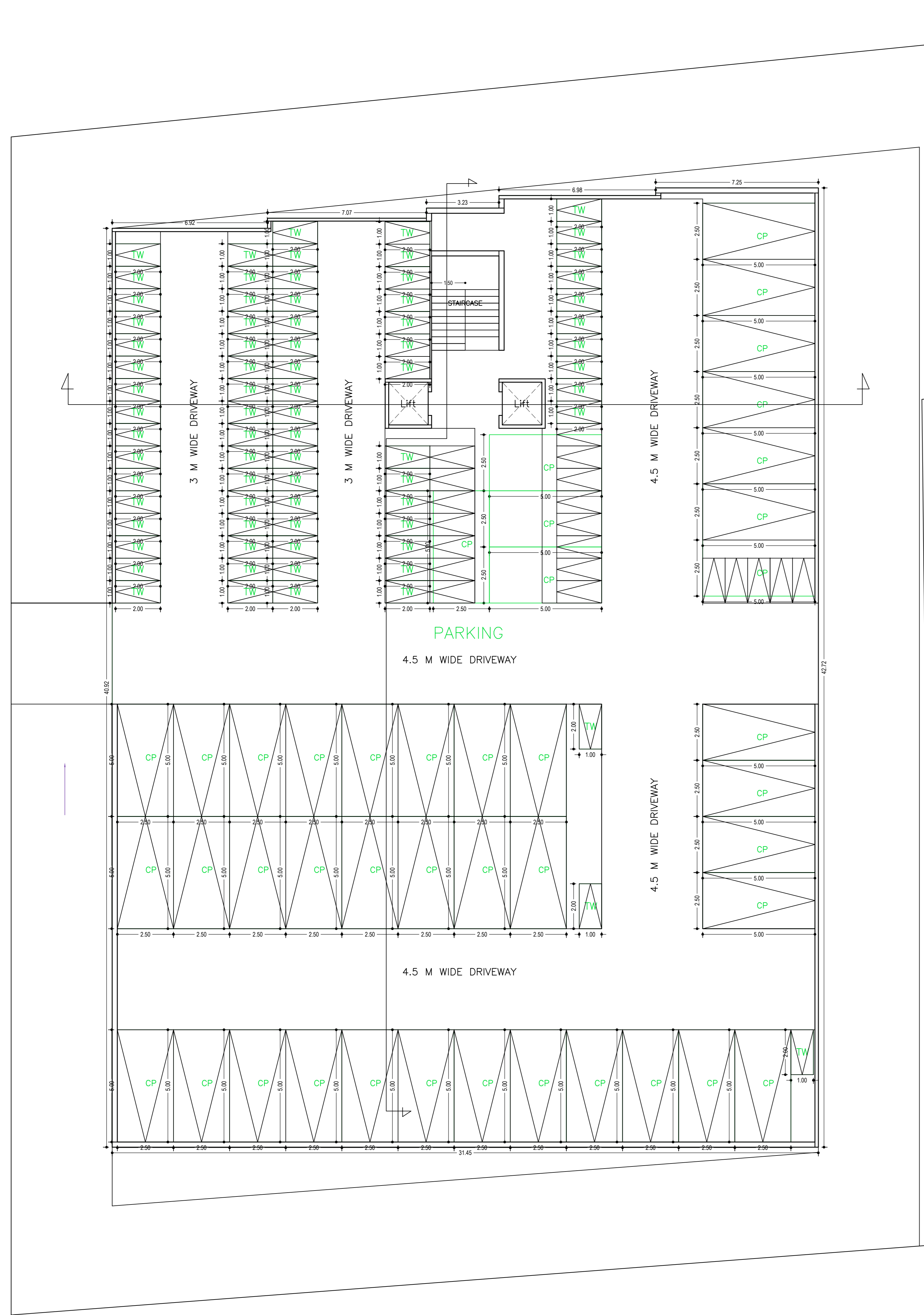
FAR & Tenement Details (Table 4c-1)														
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)		Total Consumed FAR Area (Sq.mt.)	Tenm (No.)		
			Stair/Case	Lift	Balcony	V/Shaft	Void	Parking	Res.	Commercial			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
A (AAKASH HEIGHTS)	1	8545.00	53.59	46.77	69.20	108.00	333.78	1296.98	4394.16	2229.92	12.59	6636.67	6636.67	47
Total	1	8545.00	53.59	46.77	69.20	108.00	333.78	1296.98	4394.16	2229.92	12.59	6636.67	6636.67	47



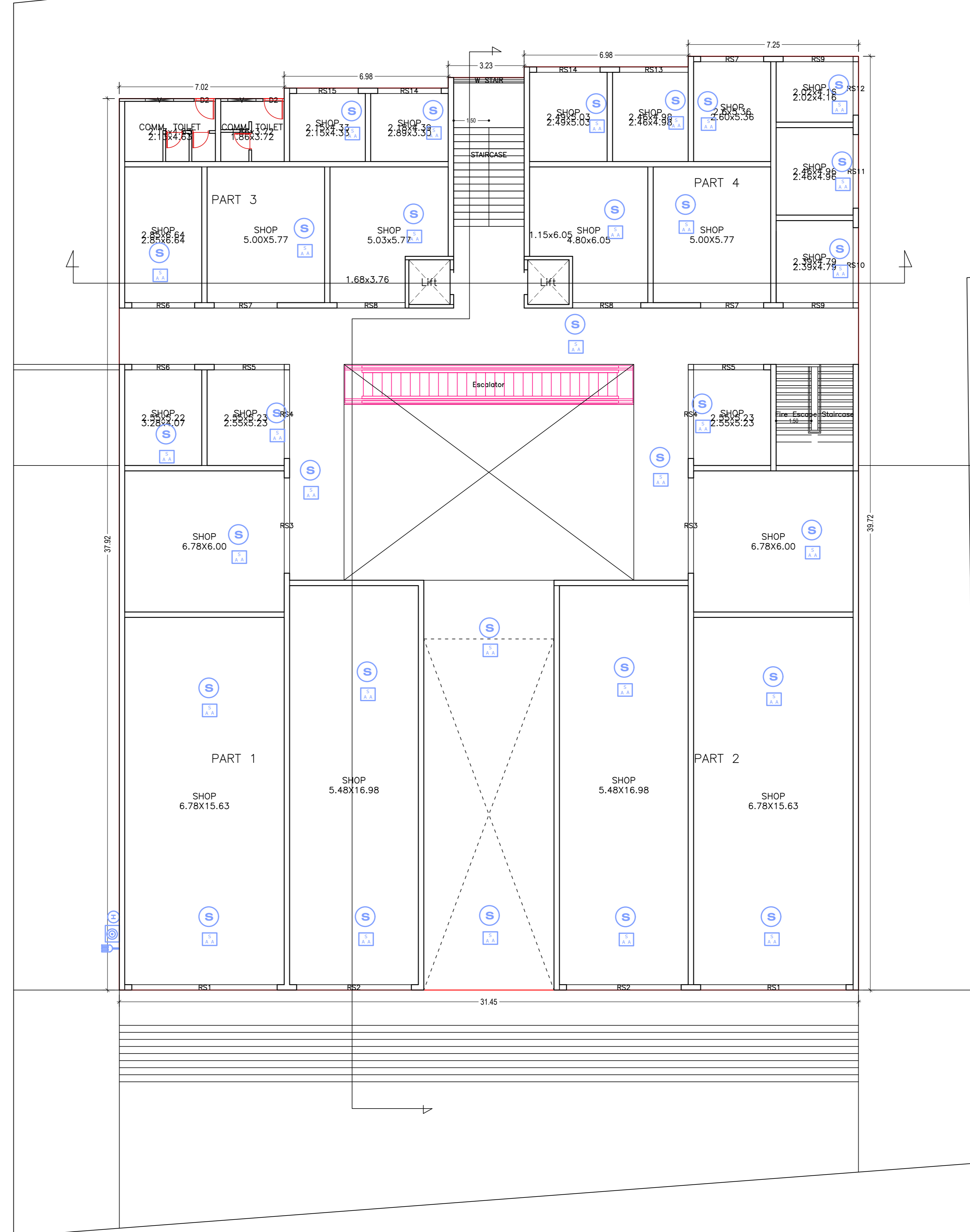
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NALIN GOEL MNAC/ARC/0001/2018			

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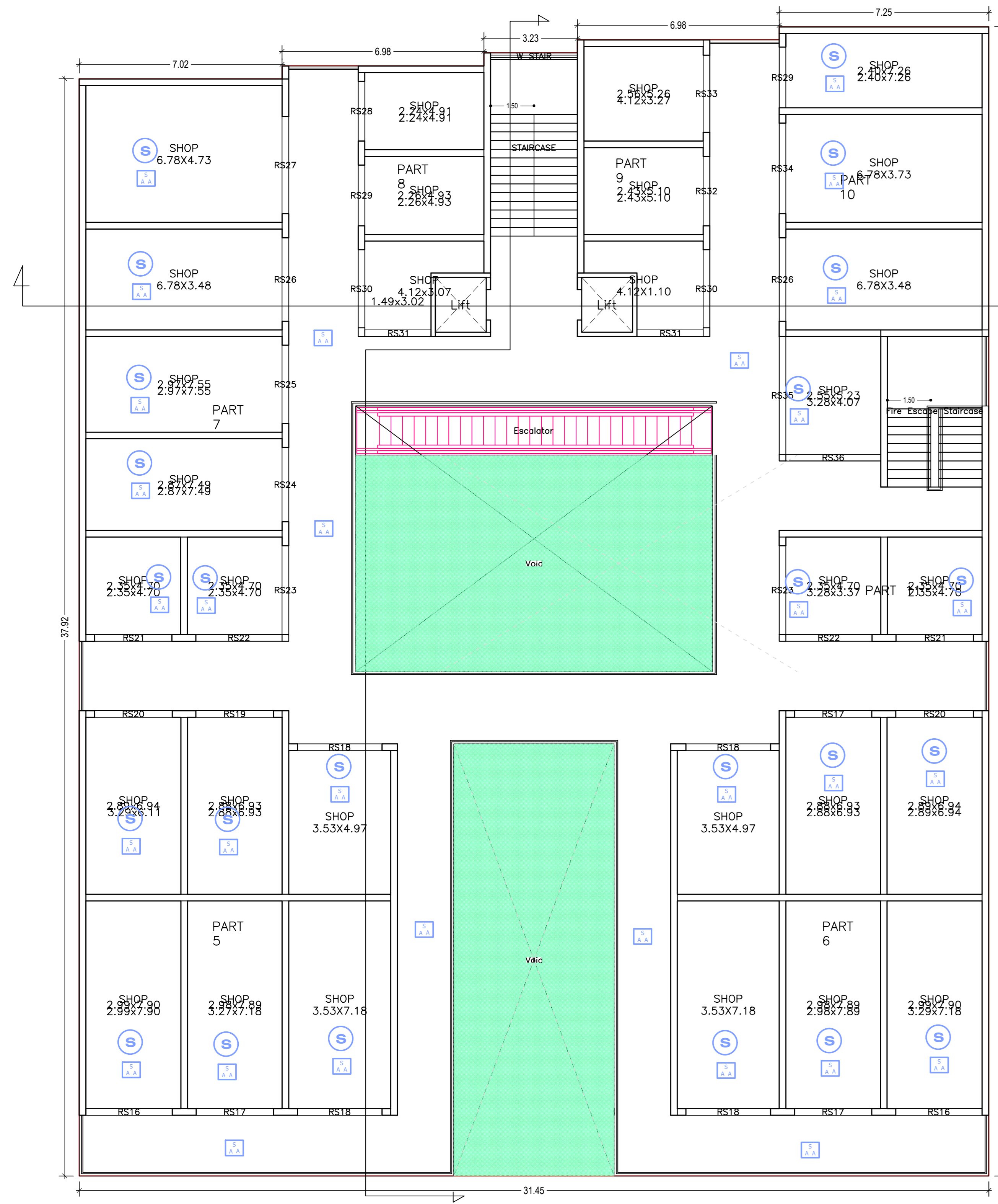
BASEMENT FLOOR PLAN
(SCALE 1:100)



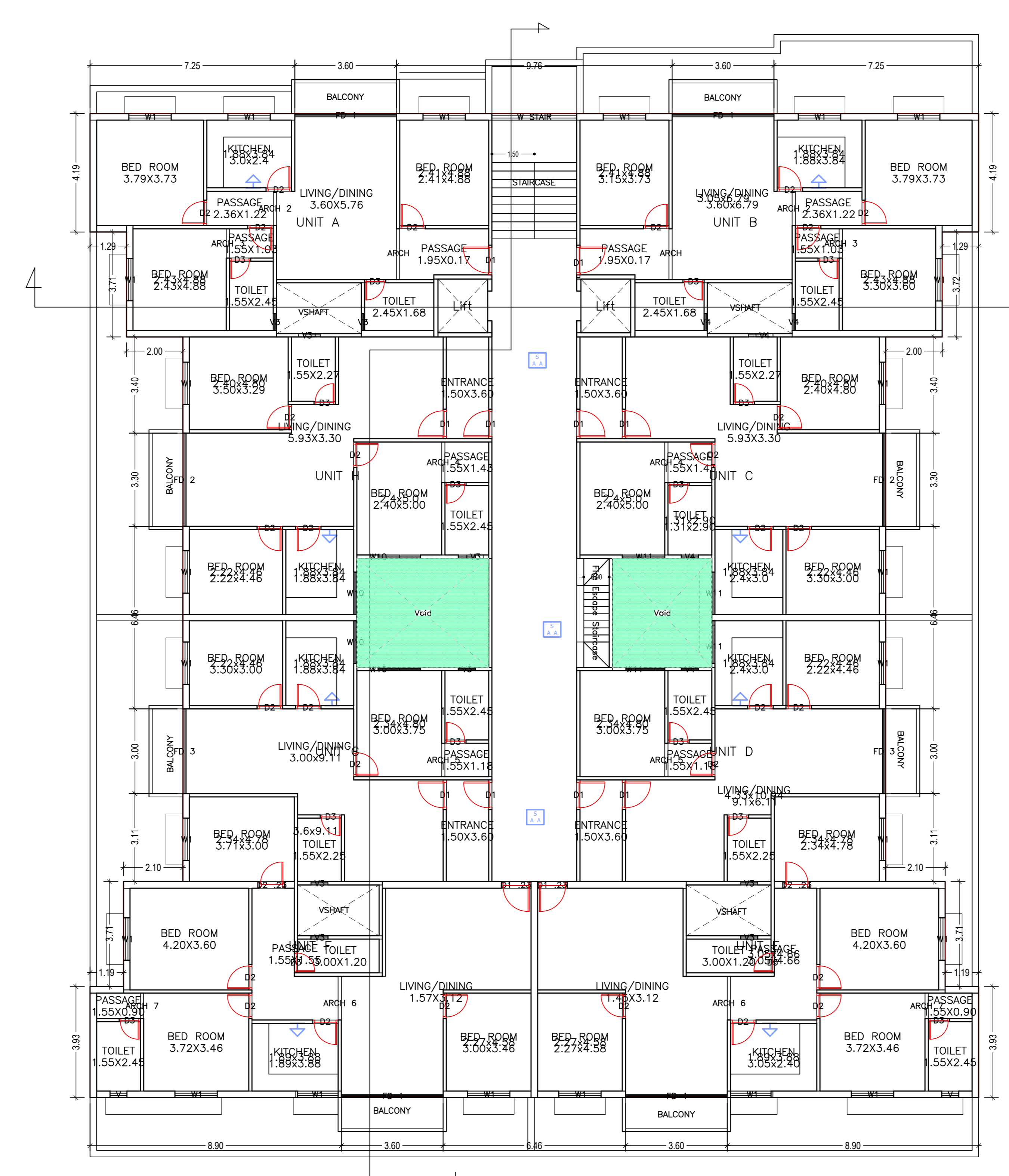
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
NAJIN GOEL MNAC/ARC/0001/2018			

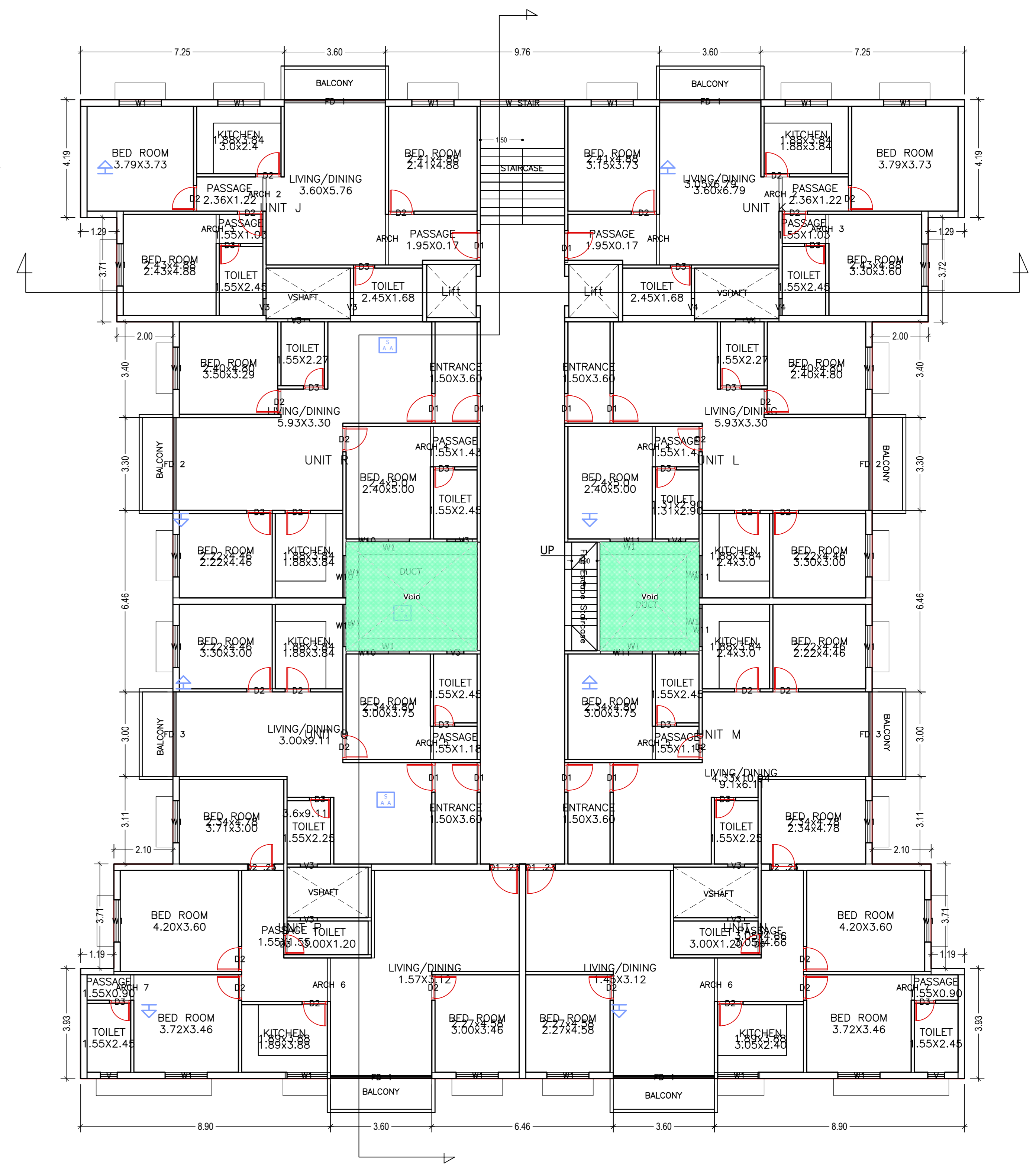
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FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



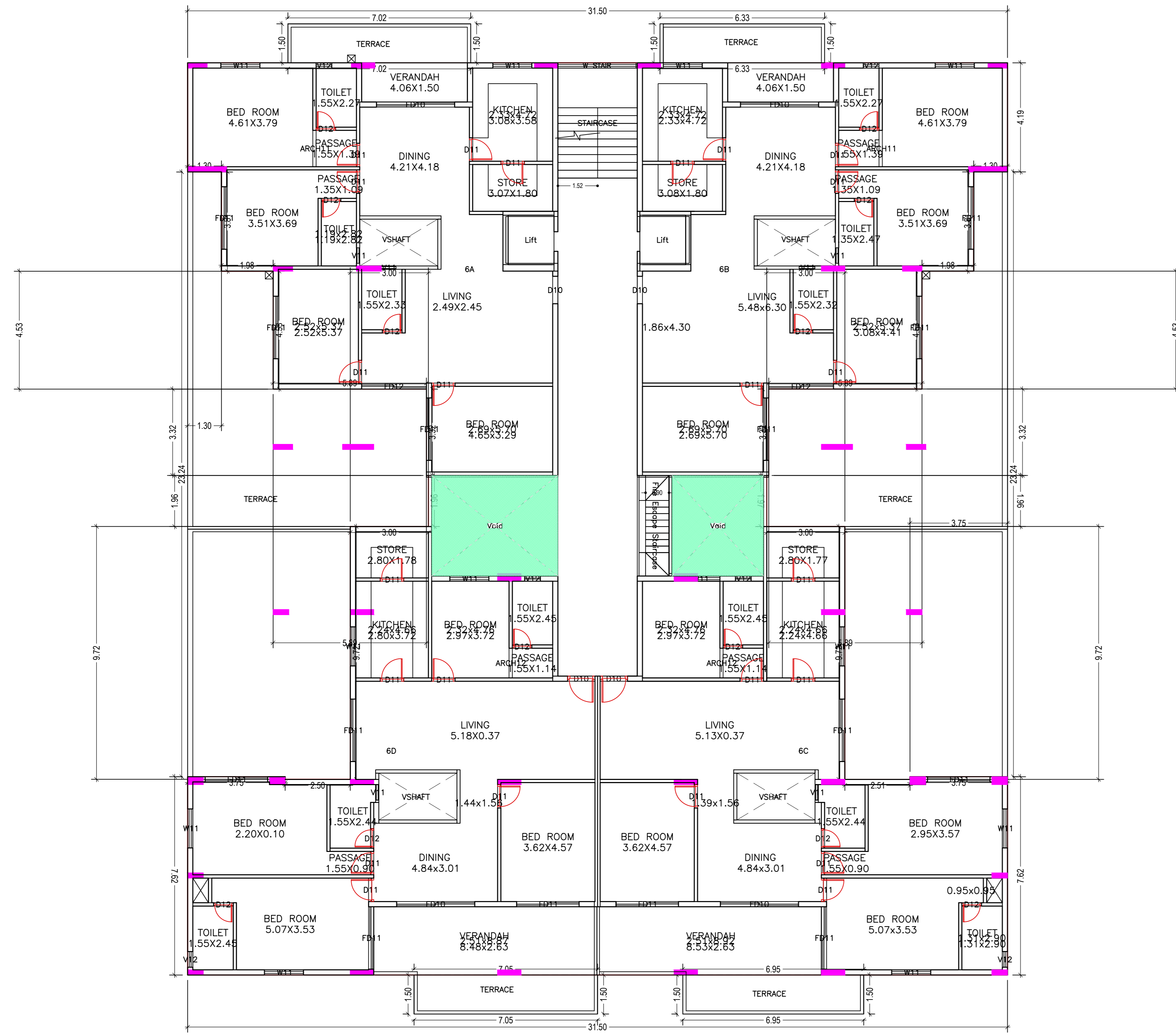
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



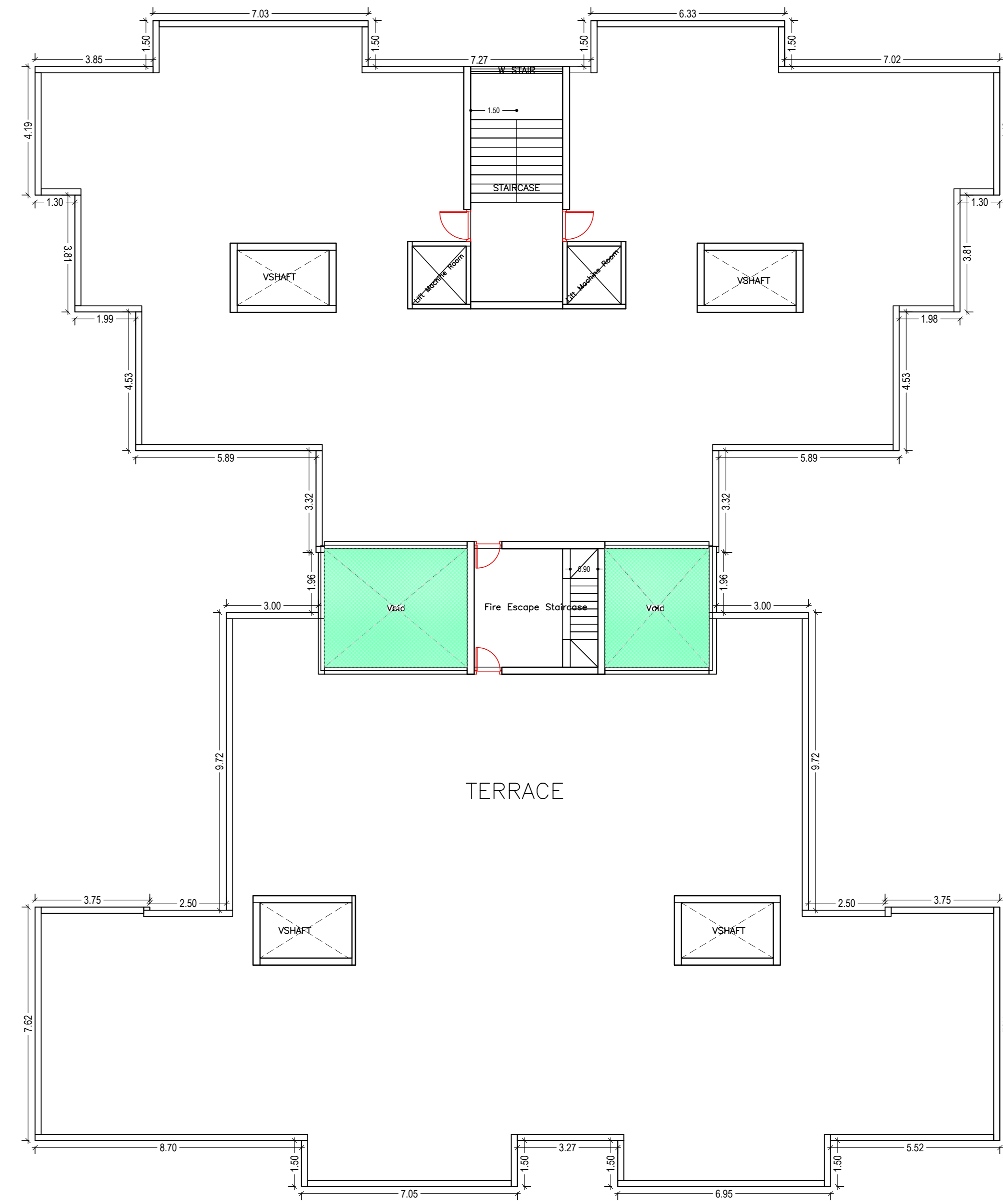
TYPICAL - 3, 4 & 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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NAJIN GOEL MNAC/ARC/0001/2018			

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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(AKASH HEIGHTS)	D3	0.75	2.10	64
A(AKASH HEIGHTS)	D12	0.75	2.10	12
A(AKASH HEIGHTS)	D2	0.90	2.10	08
A(AKASH HEIGHTS)	D11	0.90	2.10	24
A(AKASH HEIGHTS)	ARCH 7	0.90	2.40	08
A(AKASH HEIGHTS)	ARCH 3	1.04	2.40	08
A(AKASH HEIGHTS)	D1 23	1.05	2.10	08
A(AKASH HEIGHTS)	D1	1.05	2.10	40
A(AKASH HEIGHTS)	D10	1.05	2.10	04
A(AKASH HEIGHTS)	ARCH12	1.15	2.40	02
A(AKASH HEIGHTS)	ARCH 5	1.19	2.40	08
A(AKASH HEIGHTS)	ARCH 2	1.22	2.40	08
A(AKASH HEIGHTS)	ARCH11	1.40	2.40	02
A(AKASH HEIGHTS)	ARCH 4	1.44	2.40	08
A(AKASH HEIGHTS)	ARCH 6	1.55	2.40	08
A(AKASH HEIGHTS)		2.40		01
A(AKASH HEIGHTS)		2.10		02
A(AKASH HEIGHTS)	RS31	2.29		
A(AKASH HEIGHTS)	FD11	2.40		
A(AKASH HEIGHTS)	FD12	2.40		
A(AKASH HEIGHTS)		2.57	2.40	01
A(AKASH HEIGHTS)	RS17	2.67		
A(AKASH HEIGHTS)	RS21	2.67		
A(AKASH HEIGHTS)	RS19	2.68	2.40	02
A(AKASH HEIGHTS)	RS6	2.68	2.40	02
A(AKASH HEIGHTS)	RS7	2.68	2.40	03
A(AKASH HEIGHTS)	RS20	2.69	2.40	02
A(AKASH HEIGHTS)	RS30	2.70	2.40	02
A(AKASH HEIGHTS)	RS14	2.70	2.40	02
A(AKASH HEIGHTS)	RS25	2.71	2.40	01
A(AKASH HEIGHTS)	RS26	2.89	2.40	02
A(AKASH HEIGHTS)	RS8	2.90	2.40	02
A(AKASH HEIGHTS)	RS13	2.92	2.40	01
A(AKASH HEIGHTS)	RS18	2.93	2.40	04
A(AKASH HEIGHTS)	RS22	2.98	2.40	02
A(AKASH HEIGHTS)	RS5	2.98	2.40	02
A(AKASH HEIGHTS)	RS9	2.98	2.40	02
A(AKASH HEIGHTS)	RS16	2.99	2.40	02
A(AKASH HEIGHTS)	FD 3	3.00	2.40	08
A(AKASH HEIGHTS)	FD10	3.00	2.40	04
A(AKASH HEIGHTS)	RS23	3.07	2.40	02
A(AKASH HEIGHTS)	RS34	3.13	2.40	01
A(AKASH HEIGHTS)	RS11	3.13	2.40	01
A(AKASH HEIGHTS)	RS10	3.19	2.40	01
A(AKASH HEIGHTS)	RS36	3.28	2.40	01
A(AKASH HEIGHTS)	FD 2	3.30	2.40	08
A(AKASH HEIGHTS)	RS27	3.36	2.40	01
A(AKASH HEIGHTS)	FD 1	3.60	2.40	16
A(AKASH HEIGHTS)	RS4	3.77	2.40	02
A(AKASH HEIGHTS)	RS3	4.05	2.40	02
A(AKASH HEIGHTS)	RS35	4.07	2.40	01
A(AKASH HEIGHTS)	RS2	4.88	2.40	02
A(AKASH HEIGHTS)	RS1	6.19	2.40	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(AKASH HEIGHTS)	V	0.60	0.60	08
A(AKASH HEIGHTS)	V3	0.60	0.60	36
A(AKASH HEIGHTS)	V4	0.60	0.60	20
A(AKASH HEIGHTS)	V12	0.60	0.60	06
A(AKASH HEIGHTS)	V11	0.60	0.60	06
A(AKASH HEIGHTS)	V	1.20	0.60	02
A(AKASH HEIGHTS)	W1	1.50	1.20	96
A(AKASH HEIGHTS)	W10	1.50	1.20	16
A(AKASH HEIGHTS)	W11	1.50	1.20	28
A(AKASH HEIGHTS)	W STAIR	3.00	1.80	08

UnitBUA Table for Building :A (AAKASH HEIGHTS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	PART 1	SHOP	292.38	272.07	5	4
	PART 2	SHOP	276.46	258.13	4	
	PART 3	SHOP	123.74	112.15	7	
	PART 4	SHOP	142.75	131.52	8	
	PART 10	SHOP	91.79	83.30	4	
	PART 11	SHOP	27.75	24.98	2	
	PART 5	SHOP	149.52	133.84	6	
	PART 6	SHOP	149.52	133.84	6	
	PART 7	SHOP	140.81	126.36	6	
	PART 8	SHOP	36.67	33.25	3	
FIRST FLOOR PLAN	PART 9	SHOP	40.58	37.17	3	
	UNIT A	FLAT	100.16	91.61	10	
	UNIT B	FLAT	100.16	91.61	10	
	UNIT C	FLAT	102.12	96.62	9	
	UNIT D	FLAT	84.32	79.38	8	
	UNIT E	FLAT	130.23	117.87	10	
	UNIT F	FLAT	130.23	117.87	10	
	UNIT G	FLAT	84.32	79.38	8	
	UNIT H	FLAT	102.12	96.62	9	
	UNIT J	FLAT	100.16	91.61	10	
TYPICAL - 3, 4, 5 FLOOR PLAN	UNIT K	FLAT	100.16	91.61	10	
	UNIT L	FLAT	102.12	96.62	9	
	UNIT M	FLAT	84.32	79.38	8	
	UNIT N	FLAT	130.23	117.87	10	
	UNIT P	FLAT	130.23	117.87	10	
	UNIT Q	FLAT	84.32	79.38	8	
	UNIT R	FLAT	102.12	96.62	9	
	6A	FLAT	165.01	150.55	14	
	6B	FLAT	165.01	150.55	14	
	6C	FLAT	165.70	152.01	14	
6D	FLAT	165.51	150.76	14		
Total			5508.97	5066.99	406	47

Balcony Calculations Table

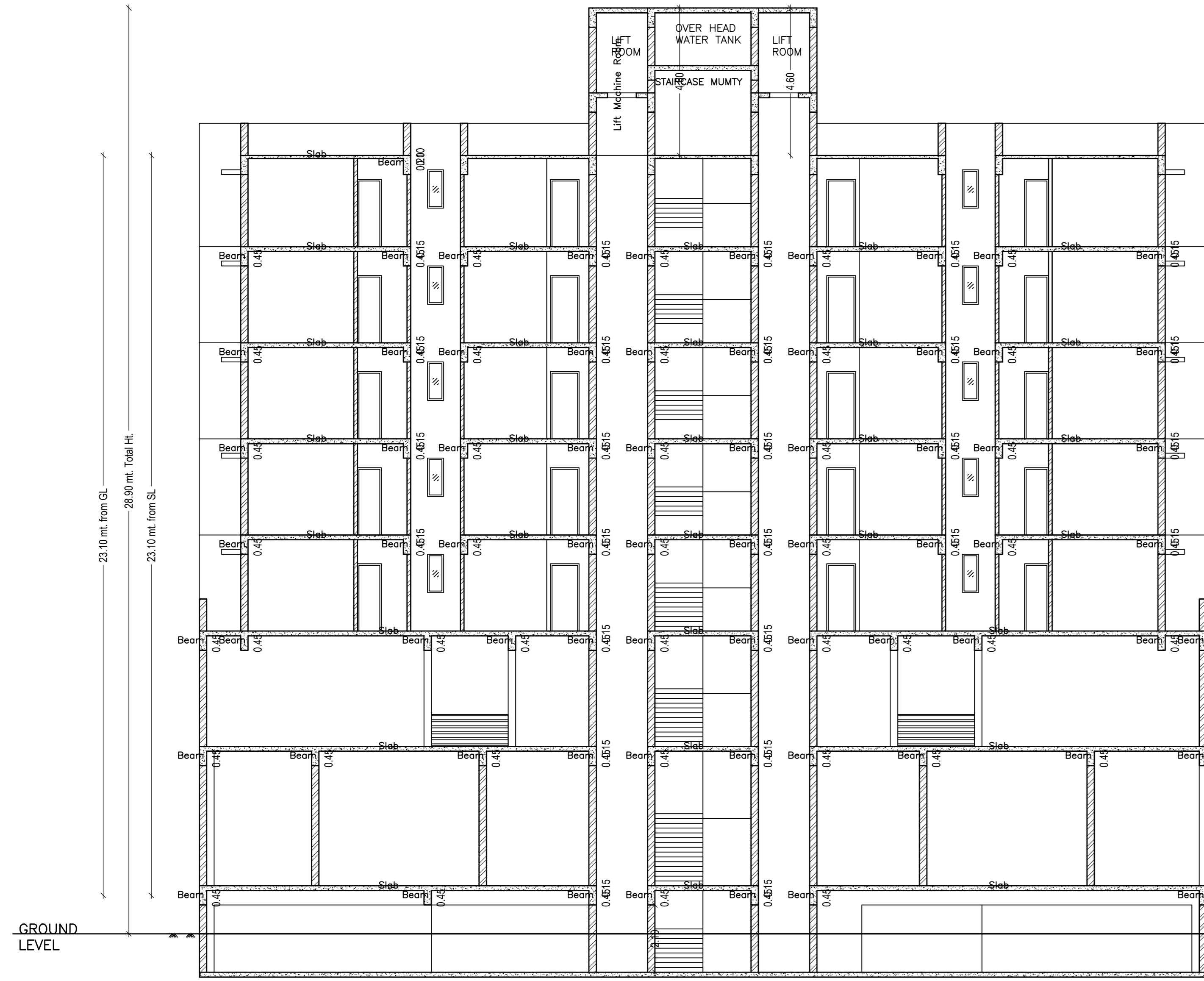
FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 3.53 X 4 X 1	16.40	34.64
	1.20 X 3.53 X 2 X 1	8.48	
TYPICAL - 3, 4, 5 FLOOR PLAN	1.20 X 3.23 X 2 X 1	7.76	103.92
	1.20 X 3.83 X 4 X 3	55.20	
	1.20 X 3.53 X 2 X 3	25.44	
Total	1.20 X 1.21 X 2 X 3	23.28	138.56

Building :A (AAKASH HEIGHTS)

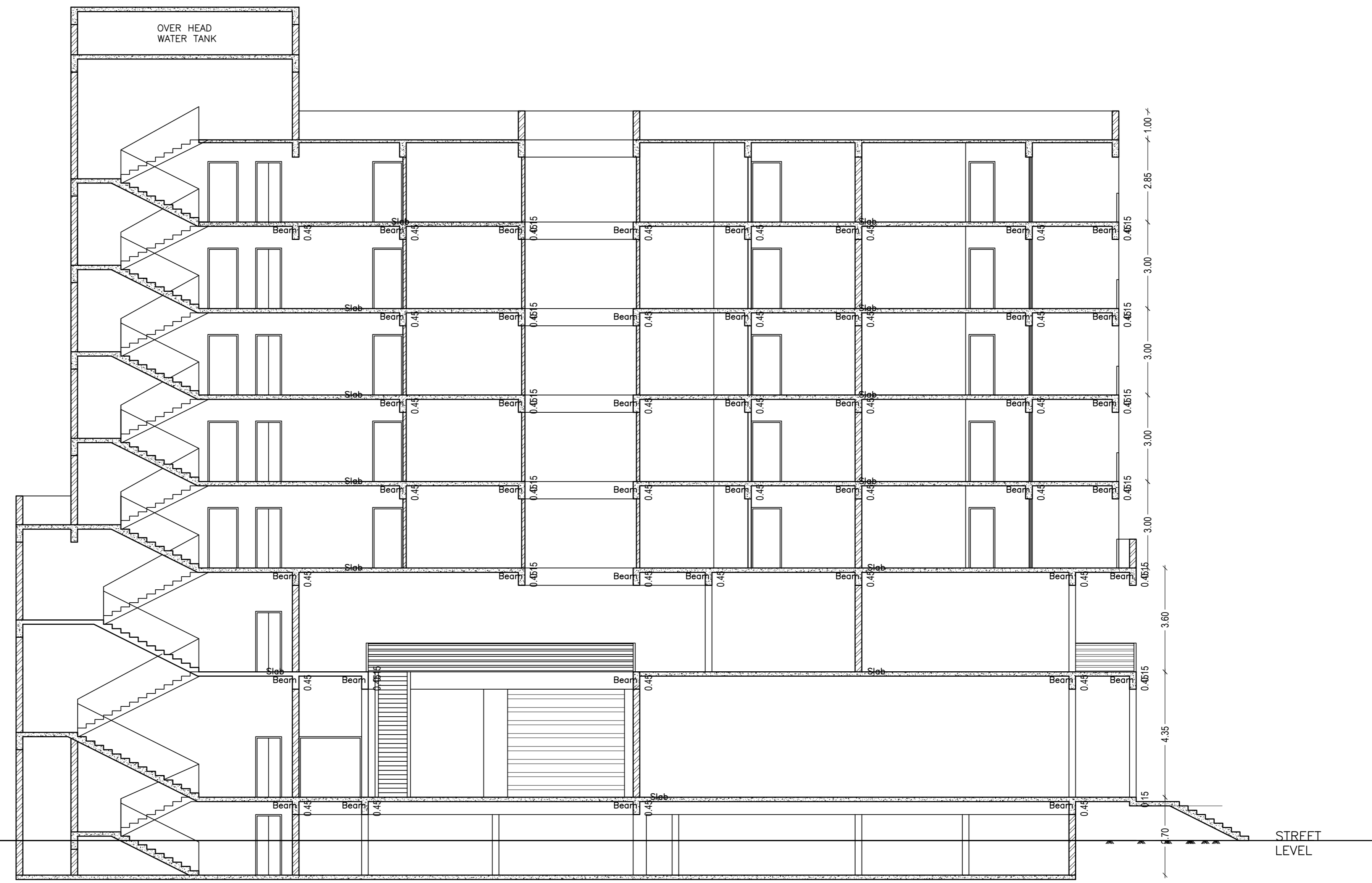
Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)						Proposed FAR Area (Sq.m.)	Add Area in FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Trrnt No.)	
		StairCase	Lift	Balcony	VShaft	Void	Parking						
Basement Floor	1316.26	0.00	6.68	0.00	0.00	0.00	1296.98	0.00	0.00	12.59	12.59	00	
Ground Floor	1221.34	14.08	0.00	0.00	0.00	0.00	1207.26	0.00	1207.26	0.00	1207.26	04	
First Floor	1221.34	17.03	6.68	0.00	0.00	174.97	0.00	1022.66	0.00	1022.66	1022.66	07	
Second Floor	984.83	4.44	6.68	17.30	21.60	31.62	0.00	903.19	0.00	0.00	903.19	08	
Third Floor	984.83	4.44	6.68	17.30	21.60	31.62	0.00	903.19	0.00	0.00	903.19	08	
Fourth Floor	984.83	4.44	6.68	17.30	21.60	31.62	0.00	903.19	0.00	0.00	903.19	08	
Fifth Floor	984.83	4.44	6.68	17.30	21.60	31.62	0.00	903.19	0.00	0.00	903.19	08	
Sixth Floor	846.74	4.72	6.69	0.00	21.60	32.23	0.00	781.40	0.00	0.00	781.40	04	
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	8545.00	53.59	46.77	69.20	100.00	333.78	1296.98	4394.16	2229.92	12.59	6636.67	6636.67	47

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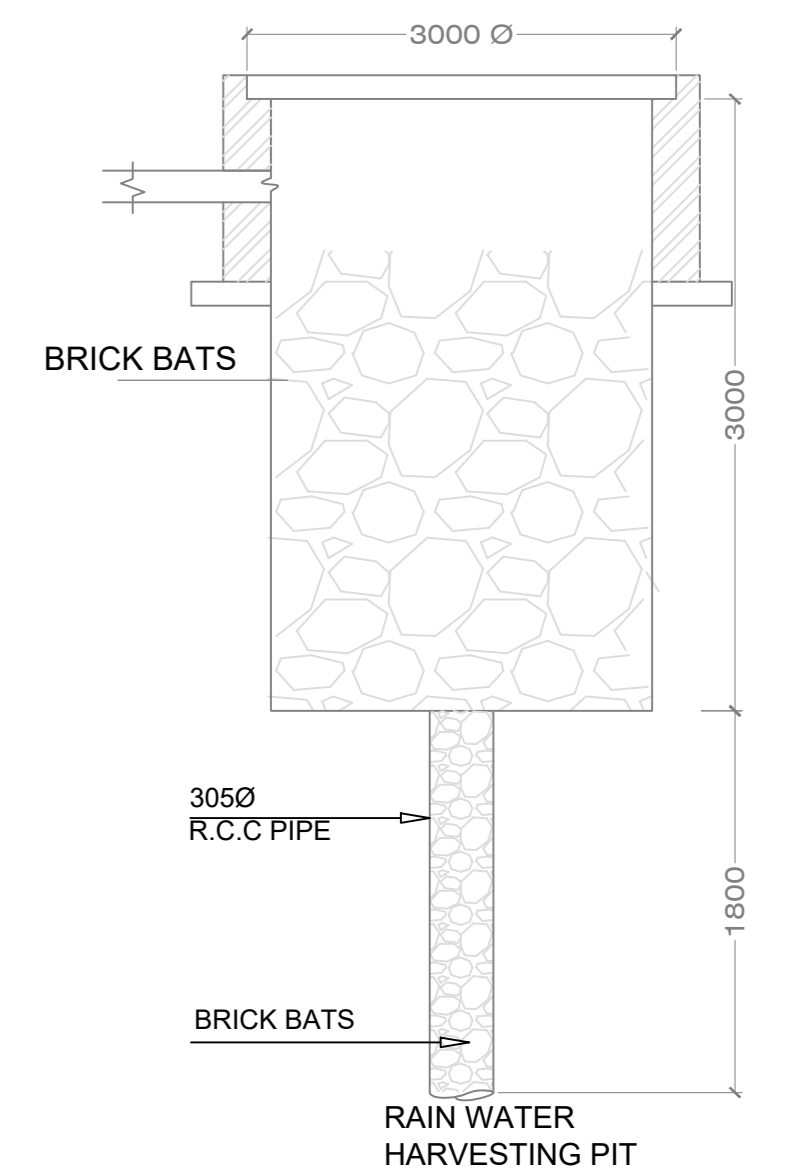
SECTION A-A'
SCALE 1:100



EAST SIDE ELEVATION
SCALE 1:100



SOUTH (FRONT) ELEVATION
SCALE 1:100



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