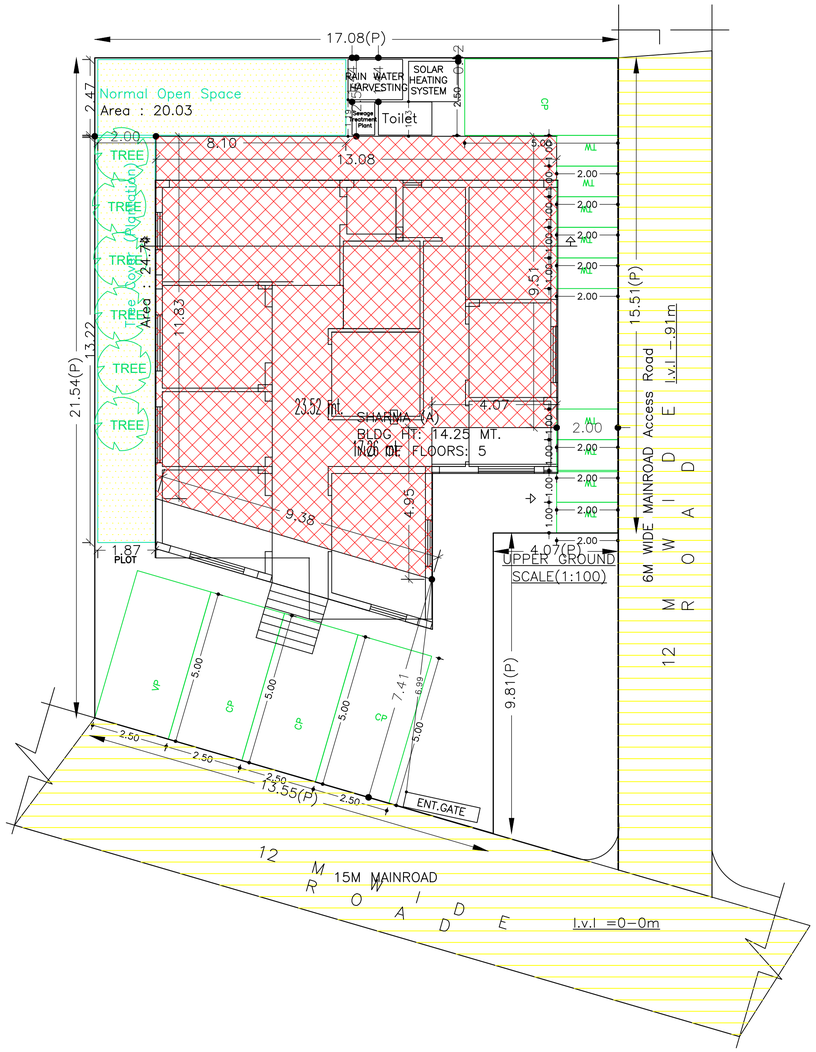
Project Title : SHARMA TOWER

| | |
|---|---|
| DATE | 29-09-2021 |
| SHEET NO | 1 |




# SITE PLAN

## Proposal Basic Information

| | |
|---|---|
| Proposal File No. | MNAC/BP/0013/W09/2021 |
| Owner Name | OM PRAKASH SHARMA AND SANJAY K AND SANDEEP KUMAR SHARMA AND S KUMAR SHARMA |
| Khata No | 326 |
| Plot No | 1037 |
| Village Name | Mango |
| Use | Mixed |
| SubUse | Resi+Comm |

## Required Parking(Table 7a)

| Building Name | Type | SubUse | Area (Sq.mt.) | Units | | Car | | | Visitors Car | | | TwoWheeler | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. | Reqd./Unit | Reqd. | Prop. |
| SHARMA (A) | Commercial | Retail Shop | > 0 | 50 | 97.86 | 1 | 2 | – | – | – | – | – | – | – |
| | | | > 0 | 50 | 97.86 | – | – | – | – | – | – | 1 | 5 | – |
| | | Departmental Store | > 0 | 100 | 251.33 | 1 | 2 | – | – | – | – | – | – | – |
| | | | > 0 | 100 | 251.33 | – | – | – | – | – | – | 1 | 6 | – |
| | Residential | Residential Bldg/Apartment | > 0 | 1 | 4.00 | 1.00 | 4 | – | – | – | – | – | – | – |
| | | | > 0 | 1 | 4.00 | – | – | – | – | – | – | 1 | 4 | – |
| | | | > 0 | 1 | 4.00 | – | – | – | 1 | 1 | – | – | – | – |
| | Total : | | – | – | – | – | 8 | 9 | – | 1 | 1 | – | 15 | 19 |

## Parking Check (Table 7b)

| Vehicle Type | Reqd. | | Prop. | |
|---|---|---|---|---|
| | No. | Area | No. | Area |
| Car | – | – | 9 | 112.50 |
| Total Car | 8 | 100.00 | 9 | 112.50 |
| Visitor's Car Parking | – | – | 1 | 12.50 |
| Total Visitor Parking | 1 | 12.50 | 1 | 12.50 |
| TwoWheeler | – | – | 19 | 38.00 |
| Total TwoWheeler | 15 | 30.00 | 19 | 38.00 |
| Other Parking | – | – | – | 72.70 |
| Total | 142.50 | | 273.70 | |

## 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.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Lift | Parking | Resi. | Commercial | Stair | | | |
| SHARMA (A) | 1 | 959.70 | 40.65 | 155.20 | 296.48 | 455.12 | 12.23 | 763.84 | 763.84 | 15 |
| Grand Total : | 1 | 959.70 | 40.65 | 155.20 | 296.48 | 455.12 | 12.23 | 763.84 | 763.84 | 15 |

## Building USE/SUBUSE Details

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

## Buildingwise Floor FAR Details

| Floor Name | Building Name | | Total | |
|---|---|---|---|---|
| | SHARMA (A) | | | |
| | 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 | 175.57 | 12.23 | 175.57 | 12.23 |
| Ground Floor | 157.13 | 157.13 | 157.13 | 157.13 |
| First Floor | 157.13 | 149.00 | 157.13 | 149.00 |
| Second Floor | 157.13 | 149.00 | 157.13 | 149.00 |
| Third Floor | 156.37 | 148.24 | 156.37 | 148.24 |
| Fourth Floor | 156.37 | 148.24 | 156.37 | 148.24 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 959.70 | 763.84 | 959.70 | 763.84 |

| | | |
|---|---|---|
| AREA STATEMENT MANGO MUNICIPAL CORPORATION | VERSION NO.: 1.0.60<br>VERSION DATE: 16/10/2020 | |
| PROJECT DETAIL: | | |
| Region: JHARKHAND URBAN LOCAL BODIES | Plot Use: Mixed | |
| District: EAST SINGHBHUM | Plot SubUse: Resi+Comm | |
| Authority: MANGO MUNICIPAL CORPORATION | PlotNearbyReligiousStructure: NA | |
| Inward_No: MNAC/BP/0013/W09/2021 | Plot/SubPlot No: 1037 | |
| Application Type: General Proposal | North: Road Width – 15 | |
| Project Type: Building Permission | South: – | |
| Nature of Development: New | East: – | |
| Location of Development Area: Old Area | West: Road Width – 6.1 | |
| AREA DETAILS: | | SQ.MT. |
| AREA OF PLOT (Minimum) | (A) | 368.01 |
| NET AREA OF PLOT(Gross Plot Area – Deduction from Gross Plot area) | (A–Deductions) | 368.01 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Common Plot | | 44.78 |
| Total | | 44.78 |
| BALANCE AREA OF PLOT(Net Plot Area – Recreational/Amenity space) | (A–Deductions) | 323.23 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A–Deductions) | 368.01 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A–Deductions) | 368.01 |
| COVERAGE CHECK | | |
| Permissible Coverage area ( 60.00 % ) | | 220.81 |
| Proposed Coverage Area ( 42.70 % ) | | 157.13 |
| Total Prop. Coverage Area ( 42.7 % ) | | 157.13 |
| Balance coverage area ( 17.30 % ) | | 63.68 |
| FAR CHECK | | |
| Perm. FAR Area ( 2.50 ) | | 920.03 |
| Total Perm. FAR area | | 920.03 |
| Residential FAR | | 296.48 |
| Commercial FAR | | 455.12 |
| Proposed FAR Area | | 763.83 |
| Total Proposed FAR Area | | 763.83 |
| Consumed FAR (Factor) | | 2.08 |
| Balance FAR Area | | 156.20 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 959.70 |
| ARCHITECT (Regd) | ABHISHEK TEWARI | |
| ENGGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | OM PRAKASH SHARMA AND SANJAY KUMAR AND SANDEEP KUMAR SHARMA AND SUJIT KUMAR SHARMA | |
| 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) | |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | OWNER NAME AND SIGNATURE | DEVELOPER SIGNATURE |
|---|---|---|---|
| ABHISHEK TEWARI<br>MNAC/ARC/0012/2017 | | | |

ISO_A1_(841.00_x_594.00_MM)

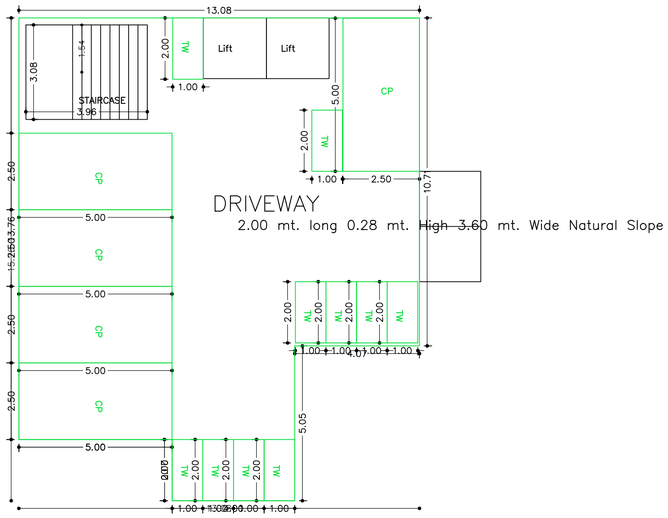
This is system generated MAP. No need to Physically Signed.

Project Title : SHARMA TOWER

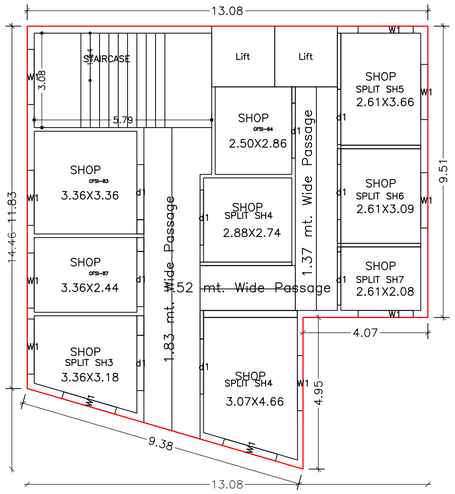
| | |
|---|---|
| DATE | 29-09-2021 |
| SHEET NO | 2 |

Proposal Basic Information

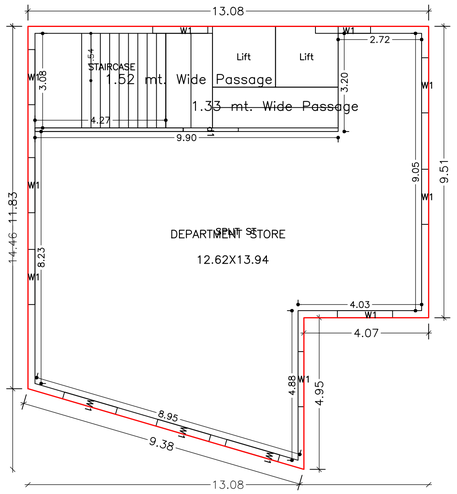
| | |
|---|---|
| Proposal File No | MNAC/BP/0013/W09/2021 |
| Owner Name | OM PRAKASH SHARMA AND SANJAY K AND SANDEEP KUMAR SHARMA AND S KUMAR SHARMA |
| Khata No | 326 |
| Plot No | 1037 |
| Village Name | Mango |
| Use | Mixed |
| SubUse | Resi+Comm |



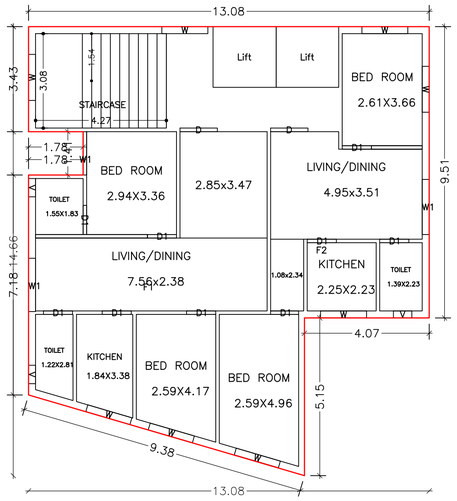

BASEMENT FLOOR PLAN
(SCALE 1:100)



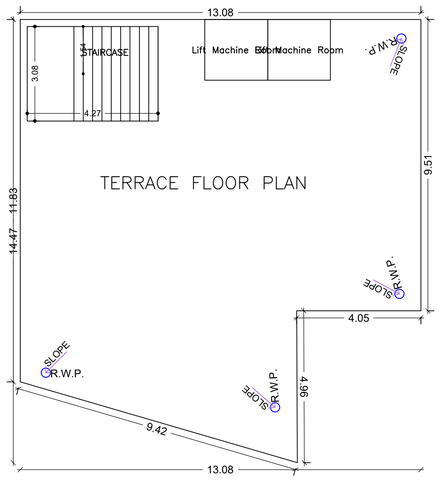

GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)




TYPICAL – 1, 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)




TYPICAL – 3, 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)




TERRACE FLOOR PLAN
(SCALE 1:100)

Building :SHARMA (A)

| 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.) | Tnmt (No.) |
|---|---|---|---|---|---|---|---|---|---|
| | | Lift | Parking | Resi. | Commercial | Stair | | | |
| Basement Floor | 175.57 | 8.13 | 155.20 | 0.00 | 0.00 | 12.23 | 12.23 | 12.23 | 00 |
| Ground Floor | 157.13 | 0.00 | 0.00 | 0.00 | 157.13 | 0.00 | 157.13 | 157.13 | 09 |
| First Floor | 157.13 | 8.13 | 0.00 | 0.00 | 149.00 | 0.00 | 149.00 | 149.00 | 01 |
| Second Floor | 157.13 | 8.13 | 0.00 | 0.00 | 149.00 | 0.00 | 149.00 | 149.00 | 01 |
| Third Floor | 156.37 | 8.13 | 0.00 | 148.24 | 0.00 | 0.00 | 148.24 | 148.24 | 02 |
| Fourth Floor | 156.37 | 8.13 | 0.00 | 148.24 | 0.00 | 0.00 | 148.24 | 148.24 | 02 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 959.70 | 40.65 | 155.20 | 296.48 | 455.12 | 12.23 | 763.84 | 763.84 | 15 |
| Total Number of Same Buildings : | 1 | | | | | | | | |
| Total : | 959.70 | 40.65 | 155.20 | 296.48 | 455.12 | 12.23 | 763.84 | 763.84 | 15 |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| SHARMA (A) | D1 | 0.92 | 2.13 | 02 |
| SHARMA (A) | D1 | 0.95 | 2.13 | 16 |
| SHARMA (A) | D | 1.22 | 2.13 | 04 |
| SHARMA (A) | d1 | 1.74 | 2.10 | 01 |
| SHARMA (A) | d1 | 1.80 | 2.10 | 10 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---|---|---|---|---|
| SHARMA (A) | V | 0.60 | 2.70 | 06 |
| SHARMA (A) | W1 | 1.41 | 2.70 | 02 |
| SHARMA (A) | W | 1.50 | 2.70 | 16 |
| SHARMA (A) | W1 | 1.74 | 2.70 | 02 |
| SHARMA (A) | W1 | 1.80 | 2.70 | 37 |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | OWNER NAME AND SIGNATURE | ARCHITECT NAME AND SIGNATURE |
|---|---|---|---|
| ABHISHEK TEWARI<br>MNAC/ARC/0012/2017 | | | |

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.

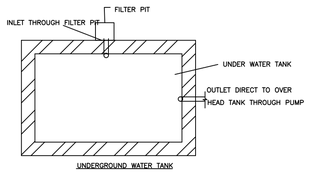
Project Title : SHARMA TOWER

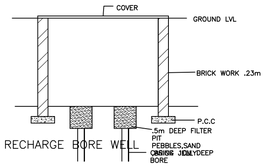
| | |
|---|---|
| DATE | 29-09-2021 |
| SHEET NO | 3 |

Proposal Basic Information

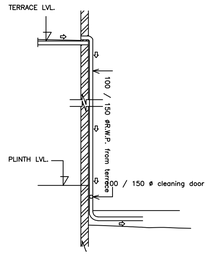
| | |
|---|---|
| Proposal File No. | MNAC/BP/0013/W09/2021 |
| Owner Name | OM PRAKASH SHARMA AND SANJAY K AND SANDEEP KUMAR SHARMA AND S KUMAR SHARMA |
| Khata No | 326 |
| Plot No | 1037 |
| Village Name | Mango |
| Use | Mixed |
| SubUse | Resi+Comm |

| FOUNDATION TO SECOND FLOOR LEVEL | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COLUMN SIZE | B | C1 | 9" | C2 | 9" | C3 | 9" | C4 | 9" | C5 | 9" | C6 | 9" | C7 | 9" | C8 | 12" |
| | L | | 15" | | 18" | | 18" | | 18" | | 24" | | 24" | | 24" | | 24" |
| CONCRETE MIX | | | M20 | | M20 | | M20 | | M20 | | M20 | | M20 | | M20 | | M20 |
| SECTION WITH MAIN STEEL | | | 6 – 16 mm. Tor | | 8 – 16 mm. Tor | | 10– 16 mm. Tor | | 4 – 20 mm. Tor + 6 – 16 mm. Tor | | 6 – 20 mm. Tor + 4 – 16 mm. Tor | | 10 – 20 mm. Tor | | 12 – 20 mm. Tor | | 6 – 25 mm. Tor + 6 – 20 mm. Tor |
| STIRUPS 8 mm. @ | | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | 6" C/C AT ENDS 8" C/C AT MID PORTION | | |

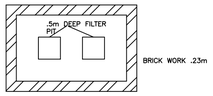



RECHARGE BORE WELL



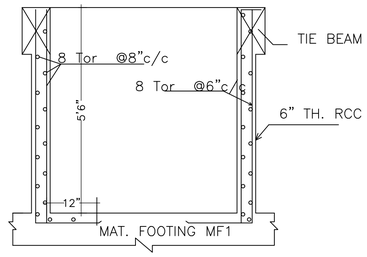

ROOF TOP RAIN WATER COLLECTION SYSTEM



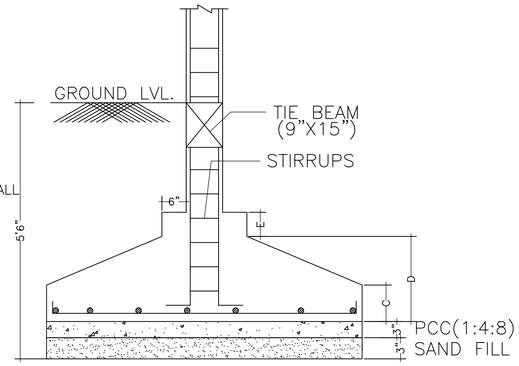

RECHARGE WELL

## FOOTING SCHEDULE

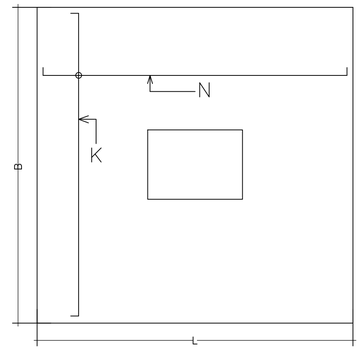
| S.NO. | COLUMN MARKED | FOOTING | FOOTING SIZE L | FOOTING SIZE B | D | C | E | REINFORCEMENT N | REINFORCEMENT K |
|---|---|---|---|---|---|---|---|---|---|
| 1. | C1 | F1 | 6'6" | 6'6" | 18" | 8" | 6" | 10 mm.Tor @ 6" c/c | 12 mm.Tor @ 6" c/c |
| 2. | C2 | F2 | 7'6" | 7'6" | 20" | 8" | 6" | 10 mm.Tor @ 5" c/c | 12 mm.Tor @ 5" c/c |
| 3. | C3 | F3 | 9'0" | 9'0" | 24" | 8" | 6" | 12 mm.Tor @ 6" c/c | 12 mm.Tor @ 6" c/c |
| 4. | C4 | F4 | 9'6" | 9'6" | 26" | 10" | 6" | 12 mm.Tor @ 6" c/c | 12 mm.Tor @ 6" c/c |
| 5. | C5 | F5 | 11'0" | 10'0" | 30" | 10" | 6" | 12 mm.Tor @ 5" c/c | 12 mm.Tor @ 5" c/c |
| 6. | C6 | F6a | 10'0" | 12'0" | 30" | 10" | 6" | 12 mm.Tor @ 4" c/c | 12 mm.Tor @ 5" c/c |
| 7. | C6 | F6 | 11'0" | 11'0" | 30" | 10" | 6" | 12 mm.Tor @ 5" c/c | 12 mm.Tor @ 5" c/c |
| 8. | C7 | F7 | 11'6" | 11'6" | 32" | 10" | 6" | 12 mm.Tor @ 5" c/c | 12 mm.Tor @ 5" c/c |
| 9. | C8 | F8 | 13'6" | 13'6" | 34" | 10" | 6" | 12 mm.Tor @ 4" c/c | 12 mm.Tor @ 4" c/c |
| 10. | C8 | F8A | 11'0" | 17'0" | 36" | 10" | 6" | 16 mm.Tor @ 6" c/c | 12 mm.Tor @ 5" c/c |



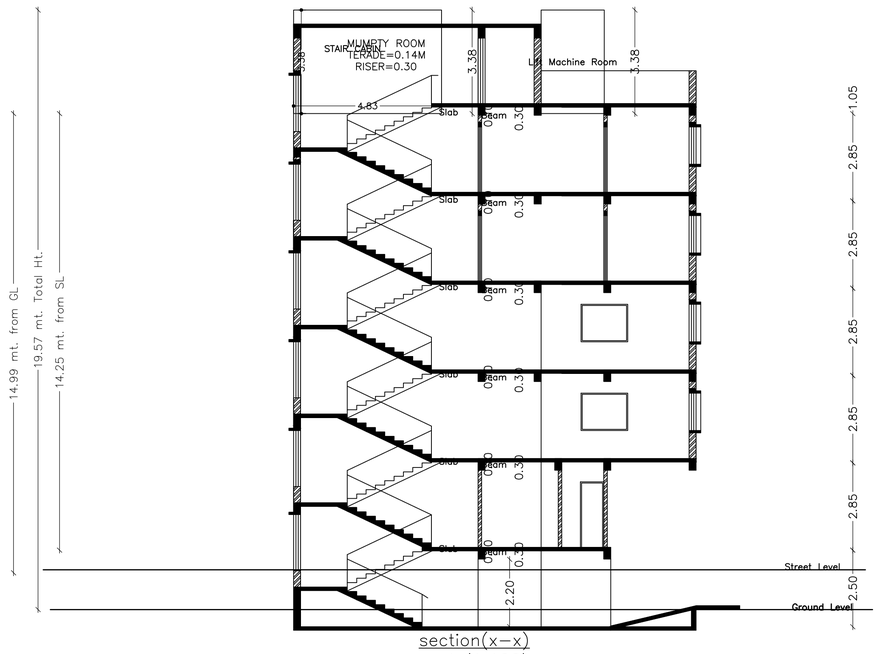

SECTION THR. LIFT PIT



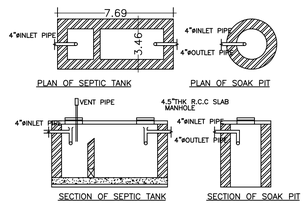

TYPICAL SECTION OF FOOTING




PLAN OF FOOTING




section(x-x)
scale(1:100)




UnitBUA Table for Building :SHARMA (A)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|---|---|---|---|---|---|---|
| GROUND FLOOR PLAN | CFAR-64 | SHOP | 7.81 | 7.75 | 1 | 9 |
| | CFAR-83 | SHOP | 12.02 | 11.92 | 1 | |
| | CFAR-87 | SHOP | 8.74 | 8.63 | 1 | |
| | SPLIT SH3 | SHOP | 9.76 | 9.62 | 1 | |
| | SPLIT SH4 | SHOP | 14.05 | 13.24 | 1 | |
| | SPLIT SH4 | SHOP | 8.90 | 8.55 | 1 | |
| | SPLIT SH5 | SHOP | 9.97 | 9.76 | 1 | |
| | SPLIT SH6 | SHOP | 8.42 | 8.27 | 1 | |
| | SPLIT SH7 | SHOP | 5.65 | 5.63 | 1 | |
| TYPICAL – 1, 2 FLOOR PLAN | SPLIT ST | OTHER | 114.91 | 114.34 | 1 | 2 |
| TYPICAL – 3, 4 FLOOR PLAN | F1 | FLAT | 61.84 | 61.42 | 6 | 4 |
| | F2 | FLAT | 49.66 | 49.47 | 5 | |
| Total: | – | – | 538.14 | 533.84 | 33 | 15 |

| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | JDA/TEAL SIGNATURE |
|---|---|---|---|
| ABHISHEK TEWARI MNAC/ARC/0012/2017 | | | |

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.