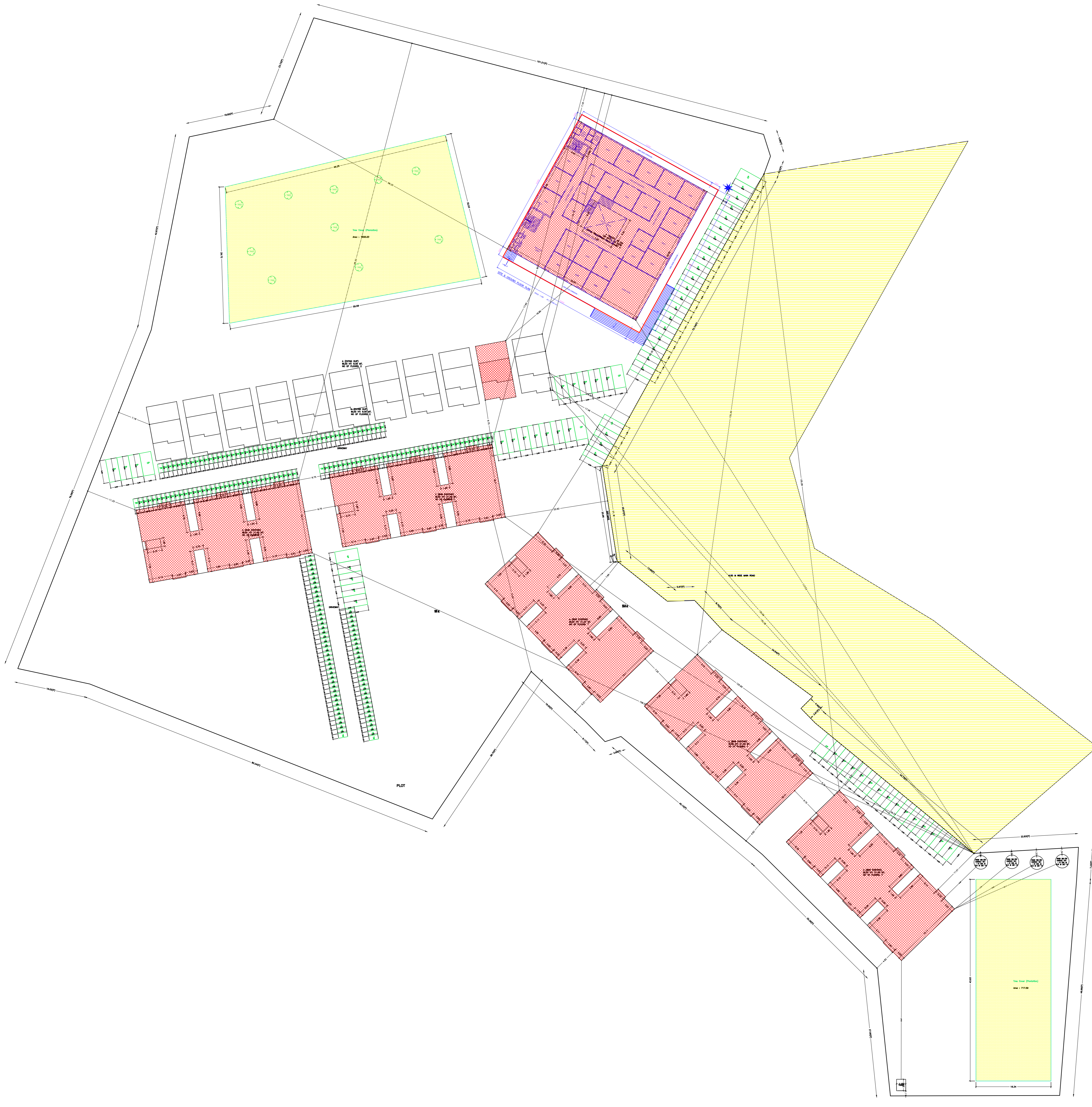


Proposal Basic Information	
Proposal File No	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Kanchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO: 1.0.59	VERSION DATE: 16/10/2020
PROJECT DETAIL:		
Region: JHARRHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: EAST SINGHBHUM	Plot SubUse: Resi+Comm	
Authority: MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward No: MNAC/BP/0025/W09/2021	Plot/SubPlot No: 2117, 2118, 2122, 2123, 2125, 2126, 2148, 2124, 2140, 2150, 2151, 2142, 2144, 2145, 2146	
Application Type: General Proposal	North: -	
Project Type: Building Permissible	South: -	
Nature of Development: Addition or Alteration	East: -	
Location of Development Area: Old Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 21860.46
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	21860.46
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		2323.59
Total		2323.59
BALANCE AREA OF PLOT(Net Plot Area)		
Recreational/Amenity space	(A-Deductions)	19536.87
PLOT AREA FOR COVERAGE(Net Plot Area)		
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	21860.46
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		10930.23
Proposed Coverage Area (22.18 %)		4847.83
Total Prop. Coverage Area (22.18 %)		4847.83
Balance coverage area (27.82 %)		6082.40
FAR CHECK		
Perm. FAR Area (2.50)		54651.15
Total Perm. FAR area		54651.15
Residential FAR		21040.18
Commercial FAR		3659.58
Proposed FAR Area		24964.42
Total Proposed FAR Area		24964.42
Consumed FAR (Factor)		1.14
Balance FAR Area		29686.73
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		29079.04
ARCHITECT (Regd)		Kunal Sinha Mahapatra
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		Kaushal Kanchan Construction Pvt. Ltd.
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)	Dark Blue



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Reqd. Units	Car	Prop.	Reqd./Unit	Visitors Car	Prop.	Reqd./Unit	TwoWheeler	Prop.
A (SPACE TOWN COMMERCIAL BLDG)	Commercial	Shop	> 0	50	3507.90	1	47	-	-	-	-	-
Total :			> 0	50	3507.90	-	-	-	-	-	1	147
Total :			-	-	-	-	47	95	-	0	5	147

Parking Check (Table 7b)

Vehicle Type	Reqd.	Prop.
Car	No. Area	No. Area
Total Car	47 587.50	95 1187.50
Visitor's Car	- -	5 62.50
Total Visitor	- -	5 62.50
TwoWheeler	- -	193 386.00
Total TwoWheeler	147 294.00	193 386.00
Other parking	- -	- -
Total	881.50	5235.16

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.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tenmt. (No.)
							StairCase	Lift	Parking						
A (BGG EXISTING)	5	21588.05	0.00	21588.05	21425.90	162.15	198.45	19.15	2720.62	18487.70	0.00	46.65	18534.35	18534.35	210
A (SPACE TOWN COMMERCIAL BLDG)	1	5120.00	181.44	4938.56	0.00	4938.56	44.50	25.84	967.54	0.00	3859.58	18.00	3877.58	3877.58	13
A (EXTNG DUP)	2	2552.42	0.00	2552.42	0.00	0.00	0.00	0.00	2552.42	0.00	0.00	0.00	2552.42	2552.42	44
Grand Total	8	29260.47	181.44	29079.03	23978.32	5100.71	242.95	44.99	3688.16	21040.12	3859.58	64.65	24964.35	24964.35	267

Buildingwise Floor FAR Details

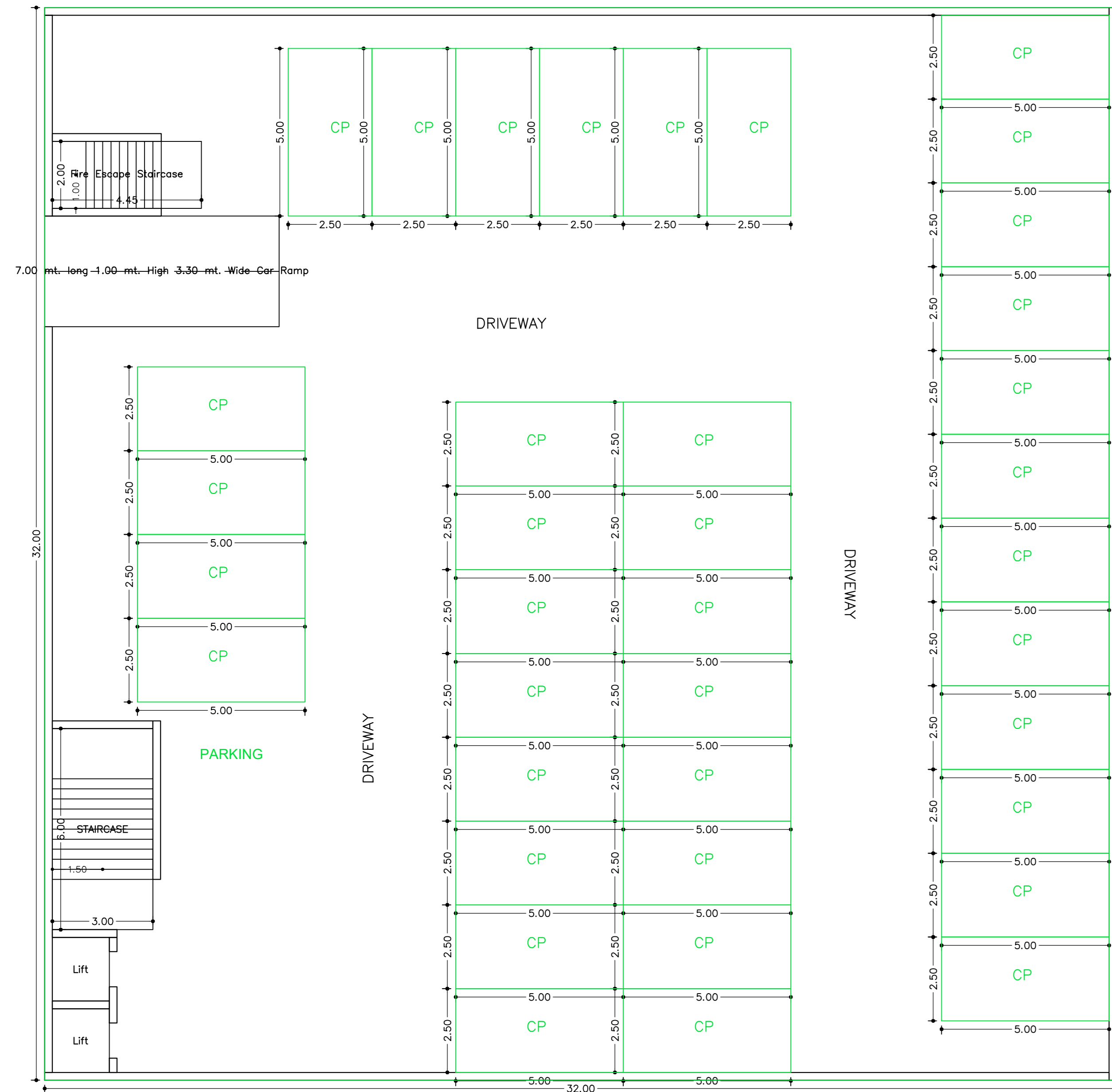
Floor Name	A (BGG EXISTING)		A (SPACE TOWN COMMERCIAL BLDG)		A (EXTNG DUP)		Total		
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	
Basement Floor	162.15	2739.75	46.65	0.00	1024.00	18.00	0.00	1186.15	2739.75
Ground Floor	0.00	2669.45	0.00	2641.10	978.64	969.74	0.00	1236.98	3906.43
First Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	1315.44	3984.89
Second Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	978.64	2669.45
Third Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	978.64	2669.45
Fourth Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	978.64	2669.45
Fifth Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	978.64	2669.45
Sixth Floor	0.00	2669.45	0.00	2641.10	978.64	963.28	0.00	978.64	2669.45
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	162.15	21425.90	46.65	18487.70	4938.56	3877.58	0.00	2552.42	5100.71

Building USE/SUBUSE Details

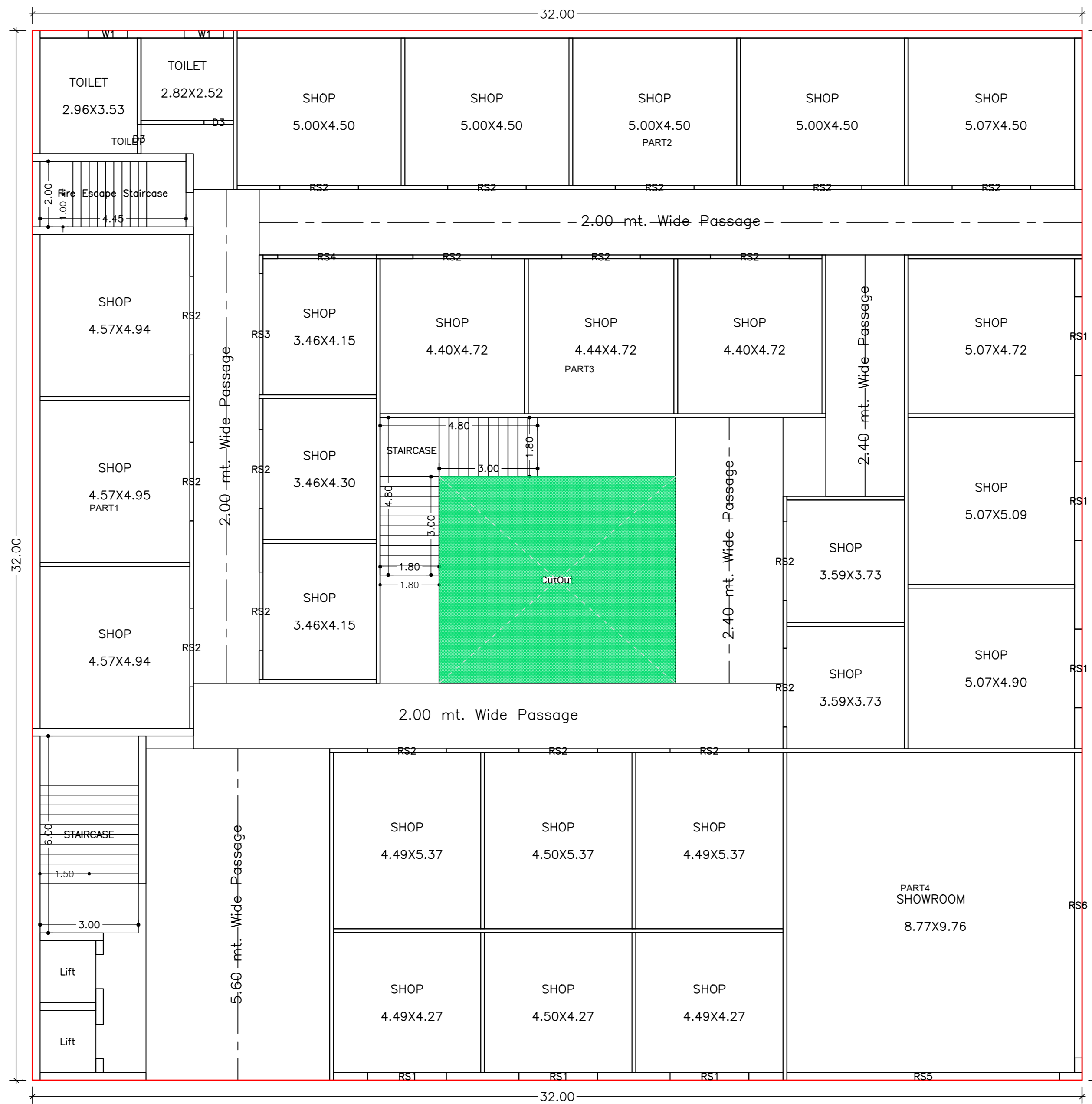
Building Name	Building Use	Building SubUse	Building Structure
A (BGG EXISTING)	Residential	Residential Bldg/Apartment	Multistoried
A (SPACE TOWN COMMERCIAL BLDG)	Commercial	Shop	Multistoried
A (EXTNG DUP)	Residential	Residential Bldg/Apartment	Multistoried

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	SEAL AND SIGNATURE	OWNER'S NAME AND SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Kanchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



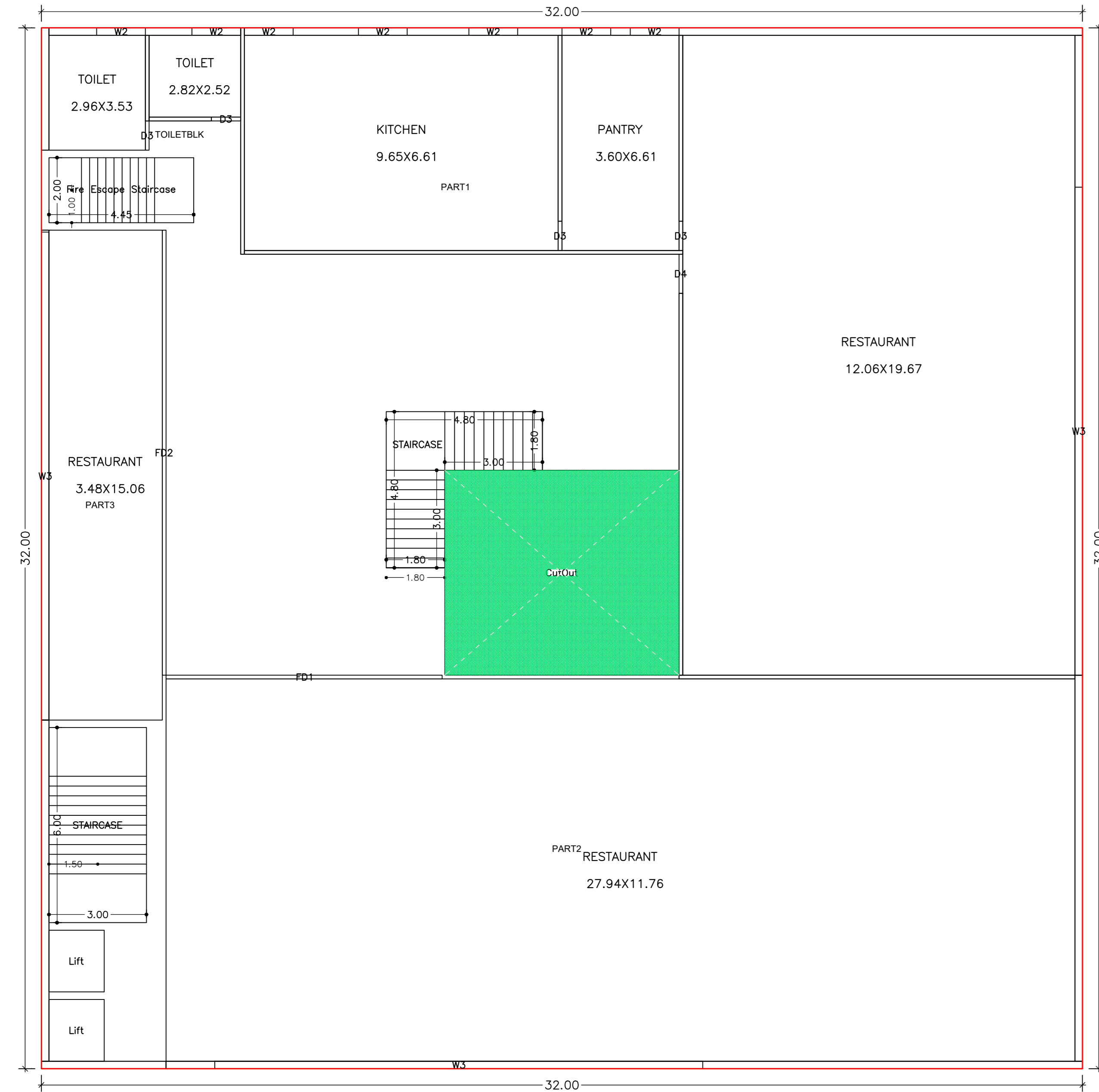
BASEMENT FLOOR PLAN
(SCALE 1:100)



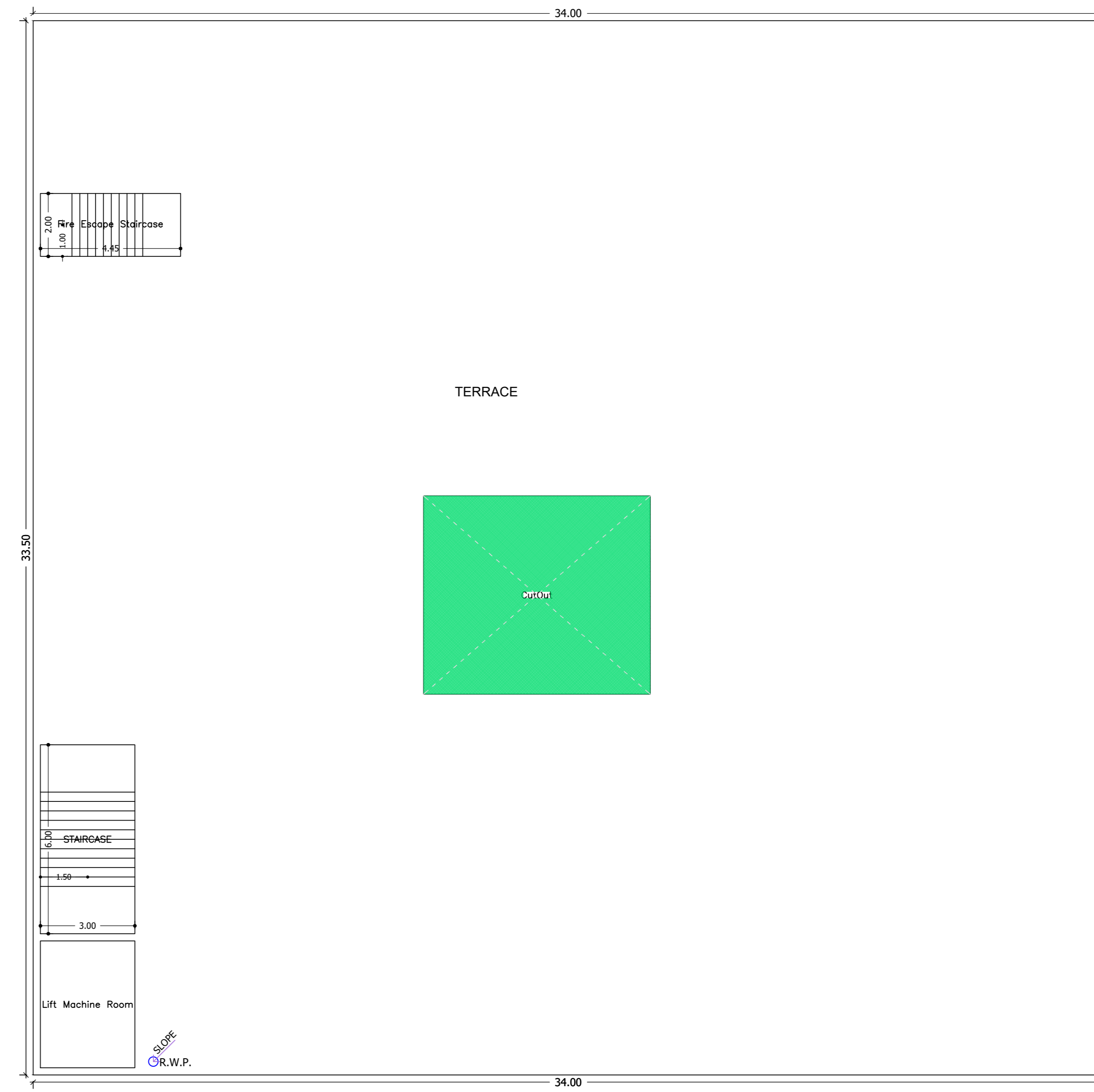
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	MECHANICAL ENG'S NAME AND SIGNATURE	ELECTRICAL ENG'S NAME AND SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No.	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Konchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126,
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



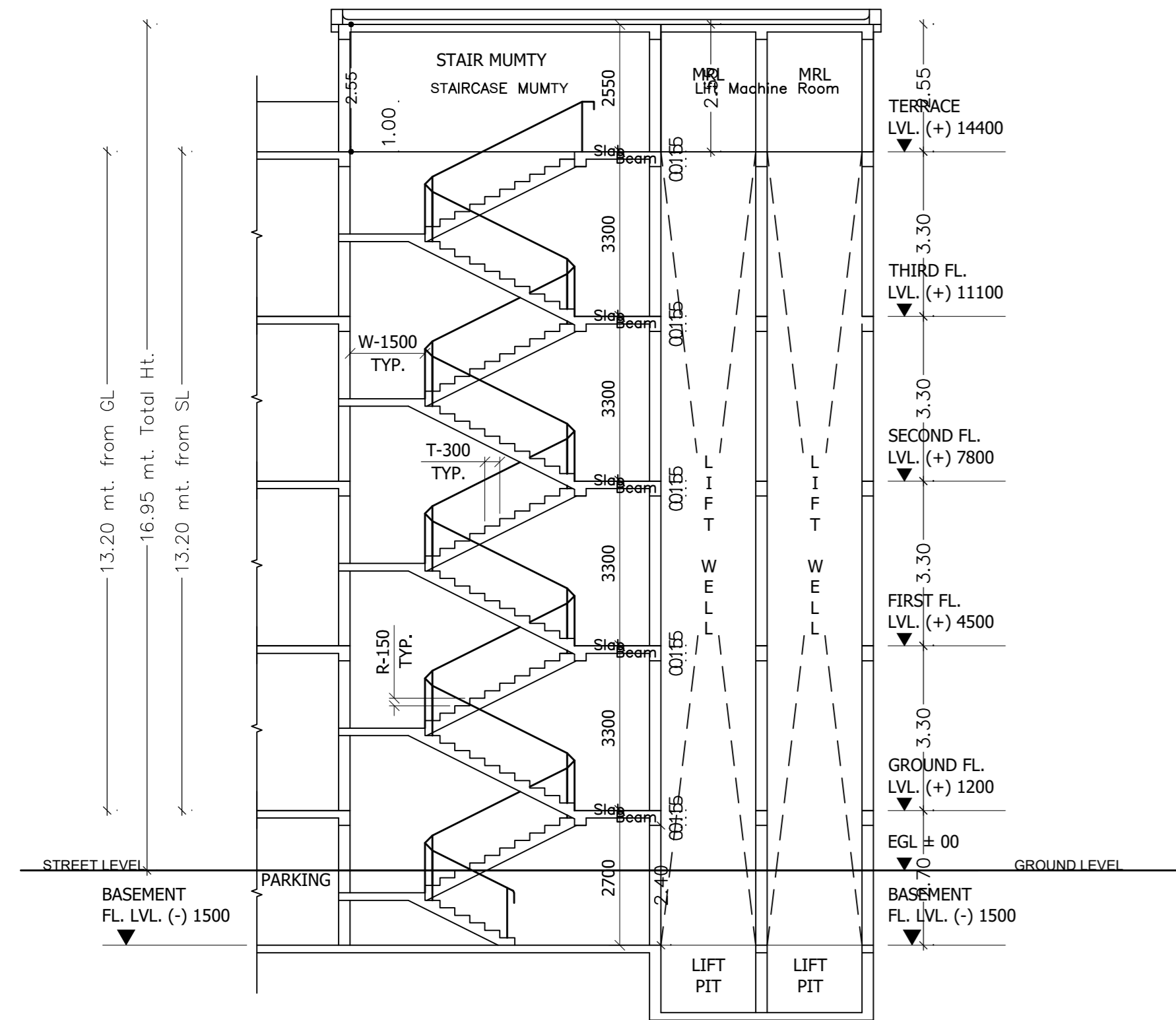
TYPICAL - 1, 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	ENGINEER NAME AND SIGNATURE	REAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Konchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



SECTION A - A SCALE 1:100

SCHEDULE OF DOOR:

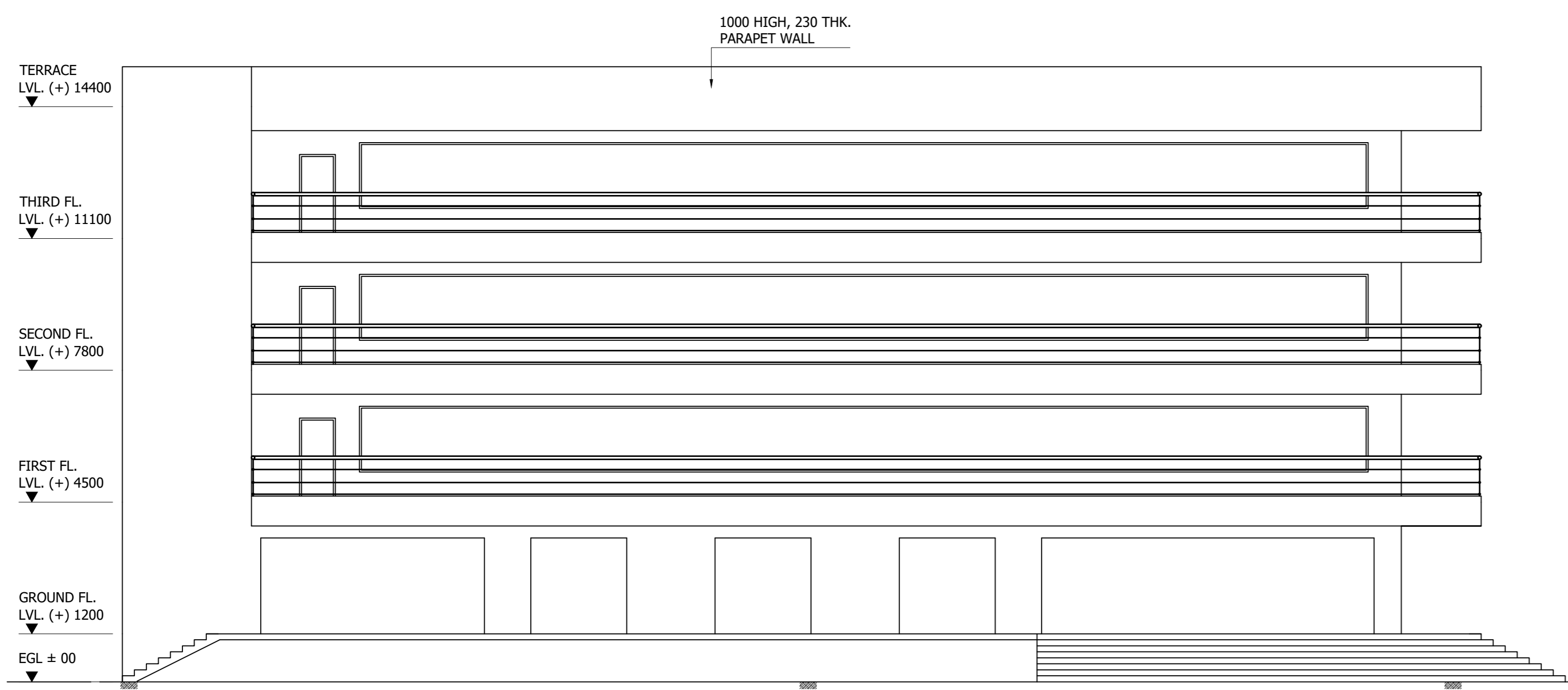
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPACE TOWN COMMERCIAL BLDG)	D3	0.90	2.10	14
A (SPACE TOWN COMMERCIAL BLDG)	D4	1.20	2.10	03
A (SPACE TOWN COMMERCIAL BLDG)	FD2	13.68	2.10	03
A (SPACE TOWN COMMERCIAL BLDG)	RS2	2.40	2.40	18
A (SPACE TOWN COMMERCIAL BLDG)	RS1	2.40	2.40	06
A (SPACE TOWN COMMERCIAL BLDG)	RS4	3.01	2.40	01
A (SPACE TOWN COMMERCIAL BLDG)	RS3	3.70	2.40	01
A (SPACE TOWN COMMERCIAL BLDG)	RS5	8.32	2.40	01
A (SPACE TOWN COMMERCIAL BLDG)	FD1	8.49	2.10	03
A (SPACE TOWN COMMERCIAL BLDG)	RS6	9.31	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

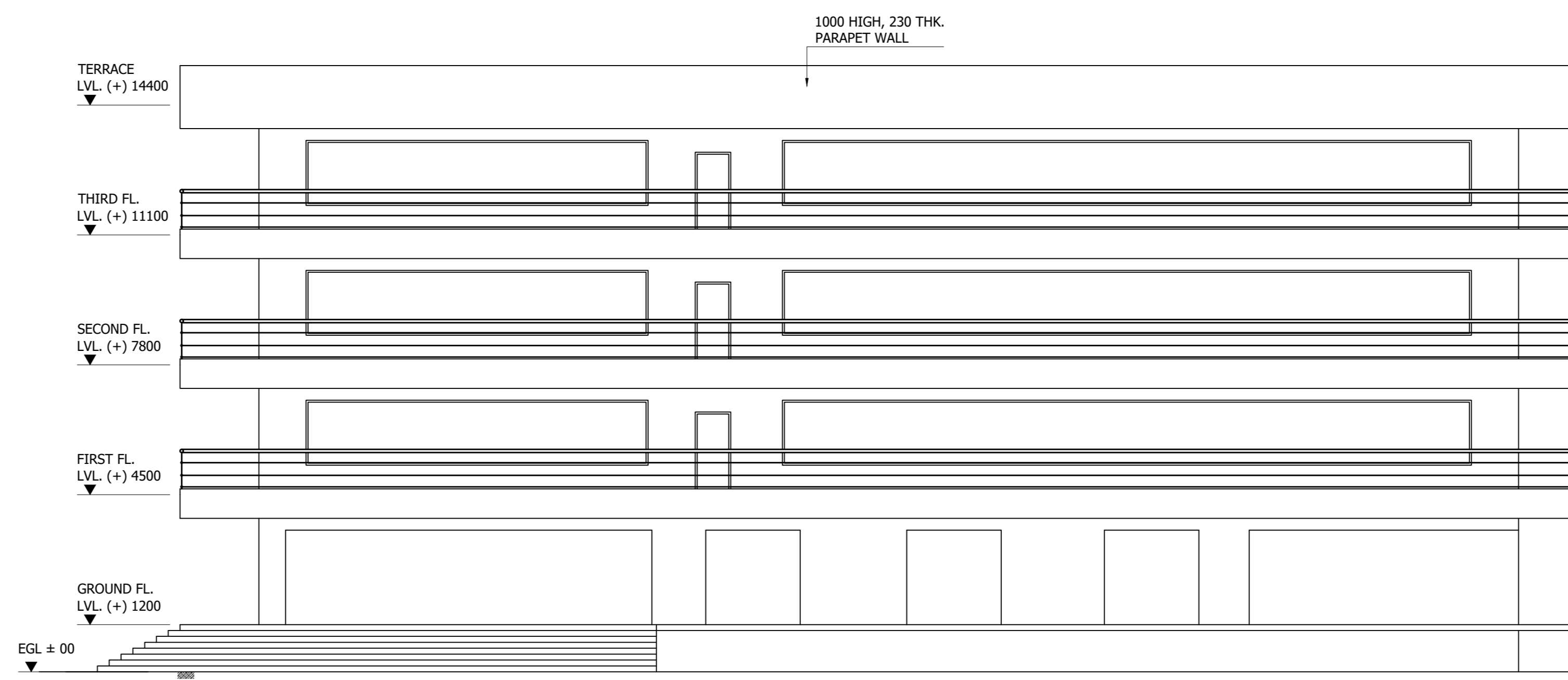
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SPACE TOWN COMMERCIAL BLDG)	W1	1.20	1.20	02
A (SPACE TOWN COMMERCIAL BLDG)	W2	1.50	1.20	21
A (SPACE TOWN COMMERCIAL BLDG)	W3	15.00	2.10	09

UnitBUA Table for Building :A (SPACE TOWN COMMERCIAL BLDG)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	PART1	SHOP	73.94	68.53	3	4
	PART2	SHOP	124.81	114.20	5	
	PART3	SHOP	115.49	108.29	6	
	PART4	SHOP	341.71	325.60	12	
TYPICAL 1, 2& 3 FLOOR PLAN	TOILET	OTHER	0.00	0.00	2	9
	PART1	OTHER	340.55	325.08	3	
	PART2	OTHER	340.86	320.25	1	
Total:			2873.20	2745.26	49	13



FRONT ELEVATION SCALE 1:100



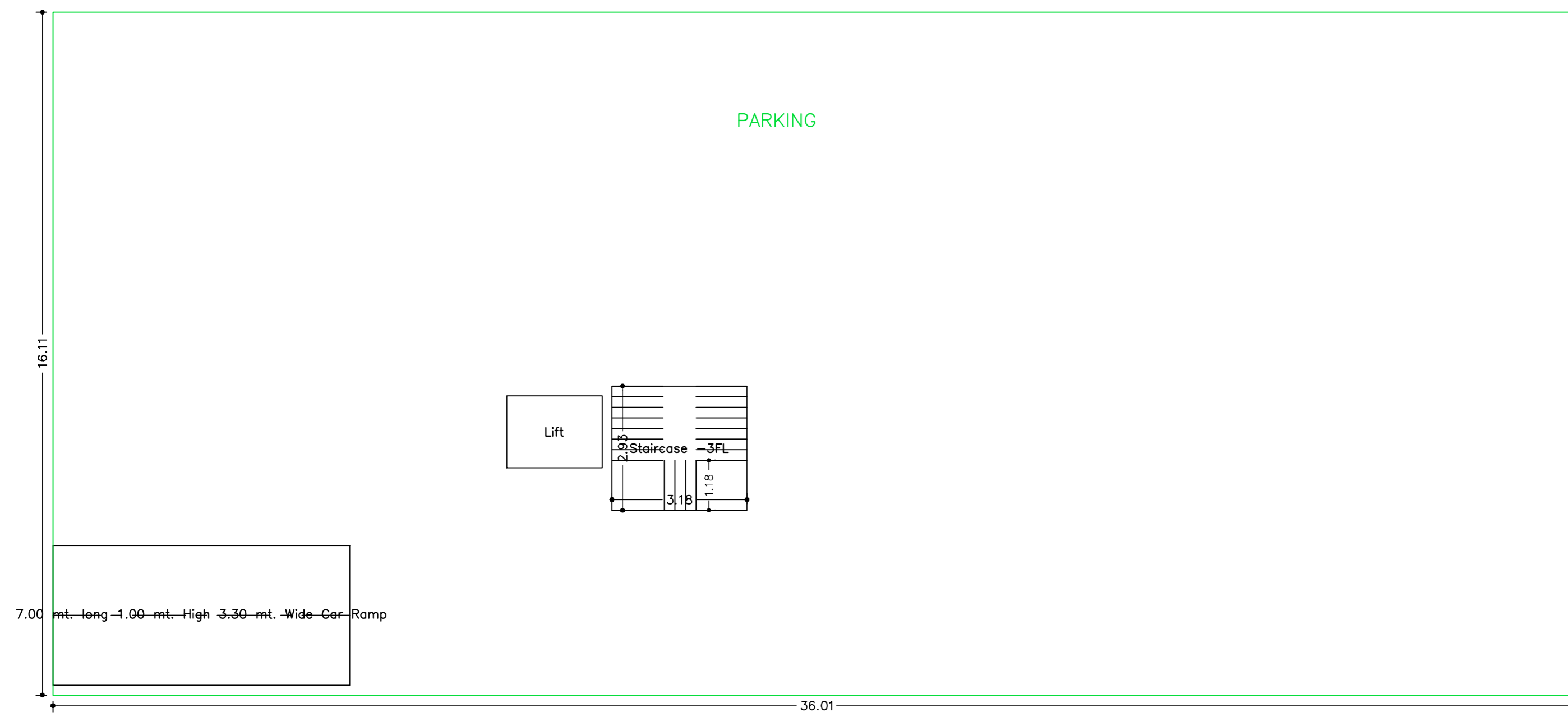
RIGHT SIDE ELEVATION SCALE 1:100

Building :A (SPACE TOWN COMMERCIAL BLDG)

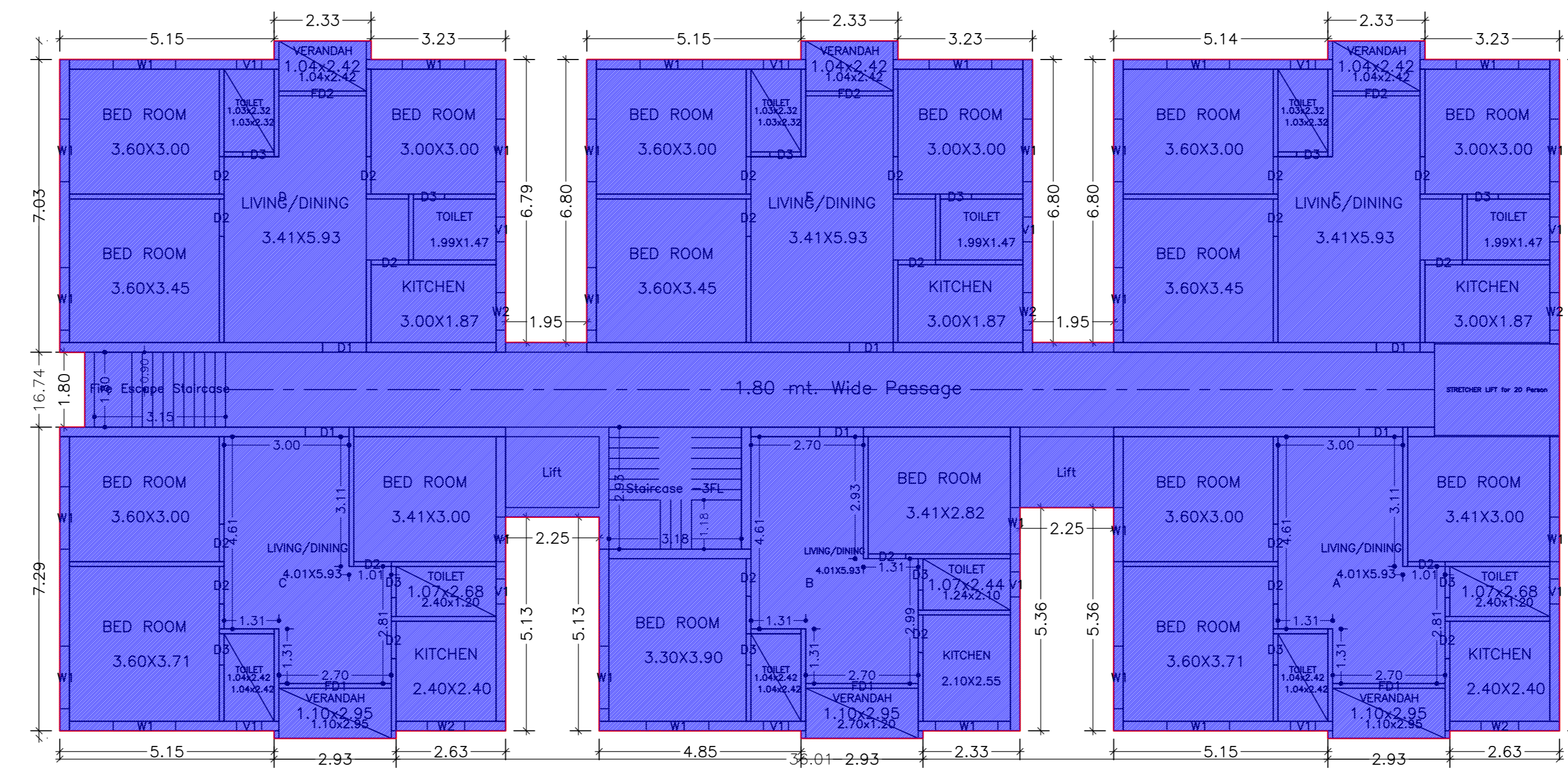
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
				StairCase	Lift	Parking					
Basement Floor	1024.00	0.00	1024.00	8.90	6.46	967.54	0.00	18.00	18.00	18.00	00
Ground Floor	1024.00	45.36	978.64	8.90	0.00	969.74	0.00	969.74	969.74	969.74	04
First Floor	1024.00	45.36	978.64	8.90	6.46	0.00	963.28	0.00	963.28	963.28	03
Second Floor	1024.00	45.36	978.64	8.90	6.46	0.00	963.28	0.00	963.28	963.28	03
Third Floor	1024.00	45.36	978.64	8.90	6.46	0.00	963.28	0.00	963.28	963.28	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	5120.00	181.44	4938.56	44.50	25.84	967.54	3859.58	18.00	3877.58	3877.58	13
Total Number of Same Buildings	1										
Total :	5120.00	181.44	4938.56	44.50	25.84	967.54	3859.58	18.00	3877.58	3877.58	13

LTP NAME AND SIGNATURE Kunal Sinha Mahapatra MNAC/ENG/0006/2017	STRUCTURAL ENG'S NAME AND SIGNATURE	SEAL/DIRECTOR NAME AND SIGNATURE	AUTOREAL SIGNATURE
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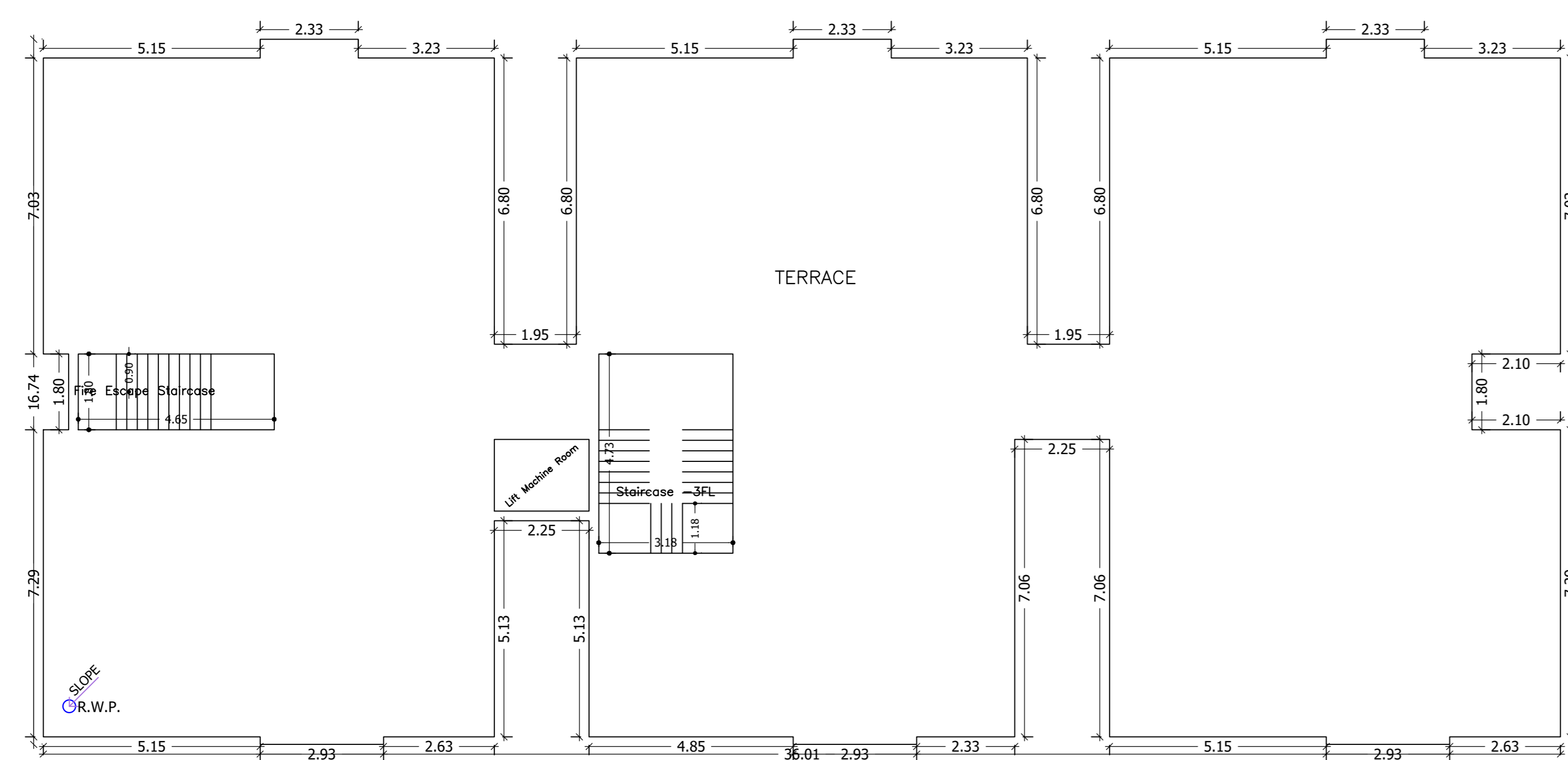
Proposal Basic Information	
Proposal File No	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Kanchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



BASEMENT FLOOR PLAN
(SCALE 1:100)



TYPICAL - GROUND, 1, 2, 3, 4, 5 & 6 FLOOR PLAN
(Existing)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	MECHANICAL ENG'S NAME AND SIGNATURE	ELECTRICAL ENG'S NAME AND SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No.	MNAC/BP/0025/W09/2021
Owner Name	Koushal Kanchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126,
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm

Building :A (BG6 EXISTING)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)			Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			StairCase	Lift	Parking	Stair	Lift	Parking					
Basement Floor	580.38	547.95	32.43	0.00	3.83	544.12	0.00	9.33	9.33	9.33	0.00	00	
Ground Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
First Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
Second Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
Third Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
Fourth Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
Fifth Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
Sixth Floor	533.89	533.89	0.00	5.67	0.00	528.22	0.00	528.22	528.22	528.22	0.00	06	
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 :	4317.61	4285.18	32.43	39.69	3.83	544.12	3697.54	9.33	3706.87	3706.87	0.00	42	
Total Number of Same Buildings	5												
Total :	21588.05	21425.90	162.15	198.45	19.15	2720.60	18487.70	46.65	18534.35	18534.35	0.00	210	

SCHEDULE OF DOOR:

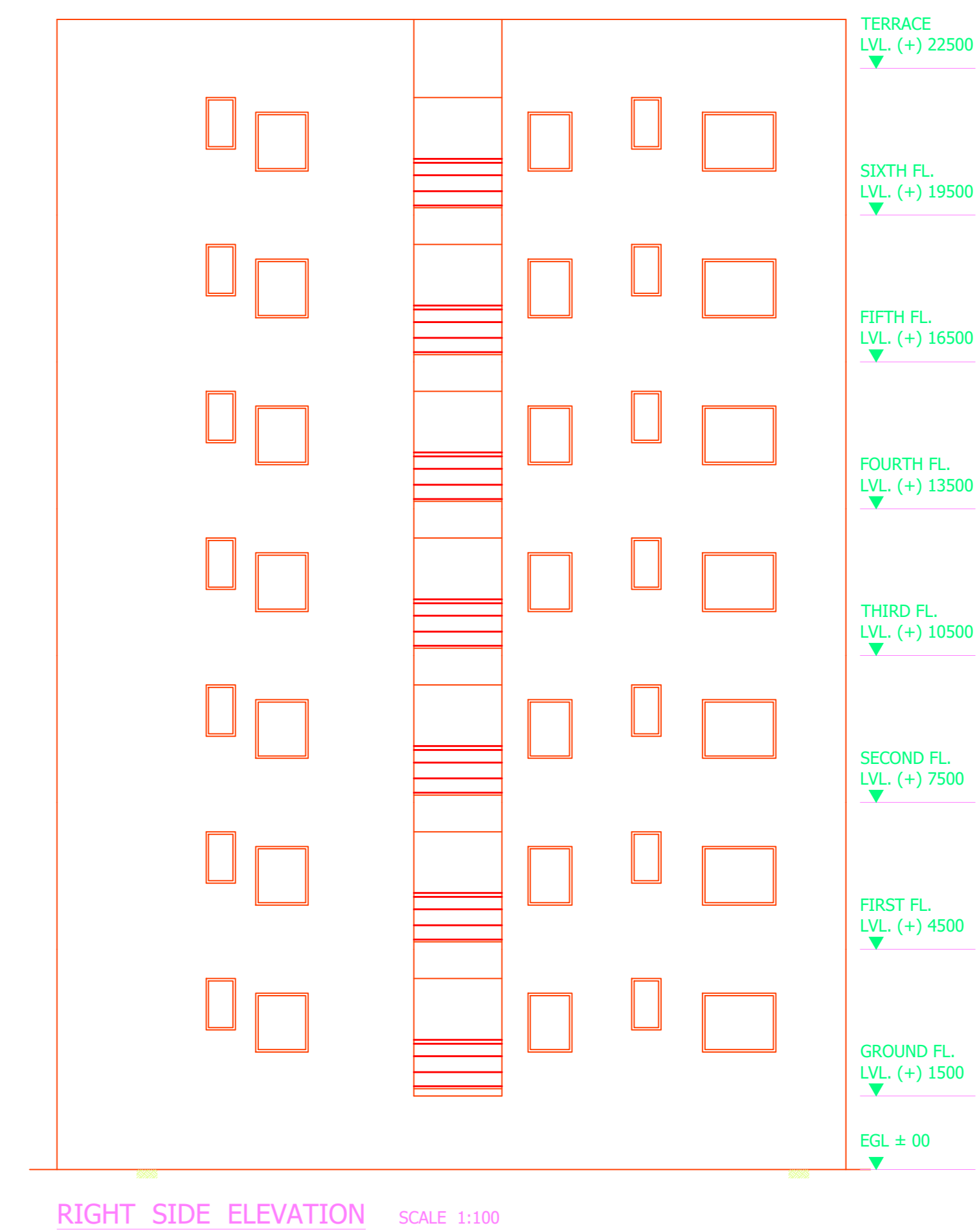
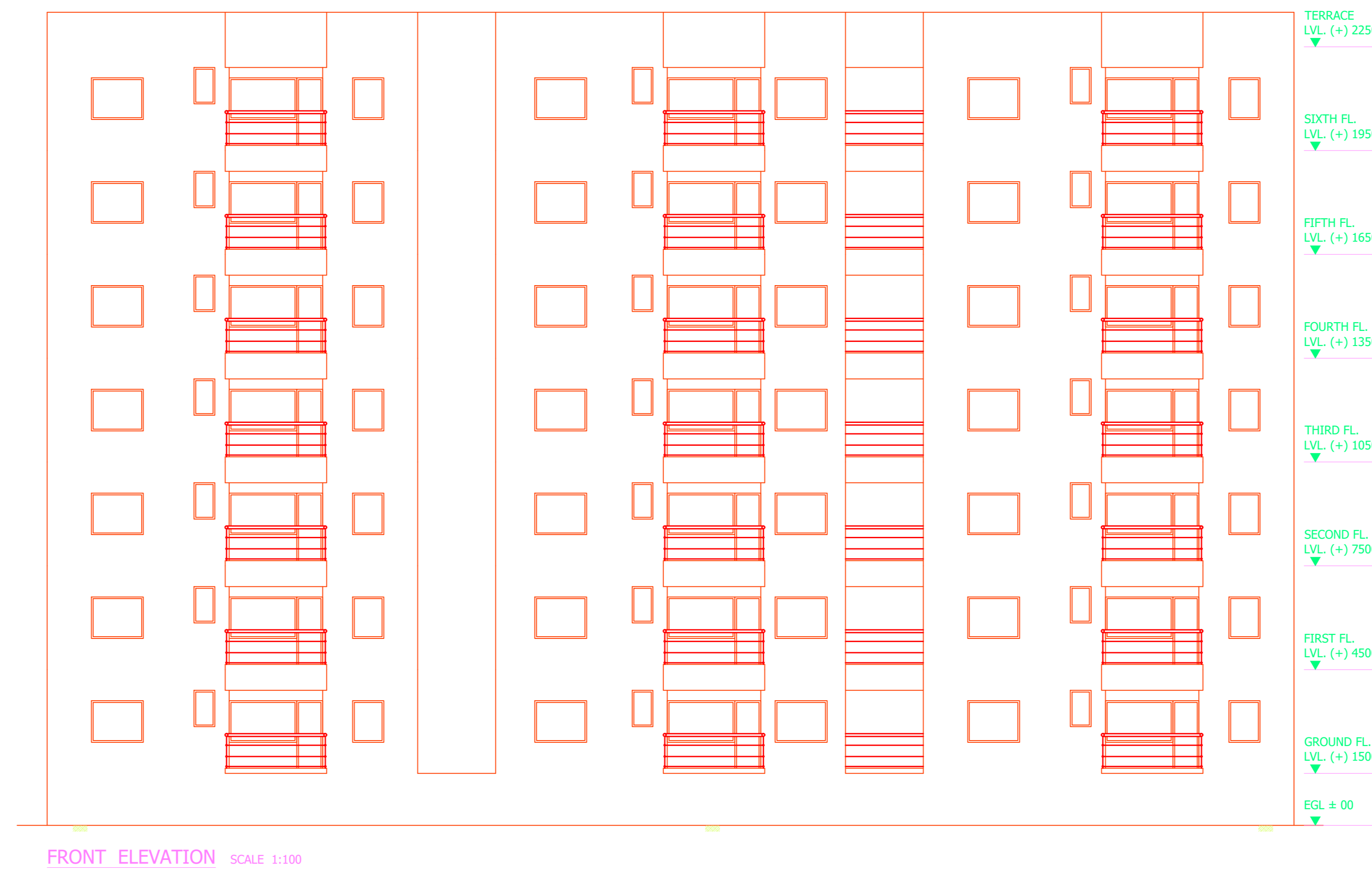
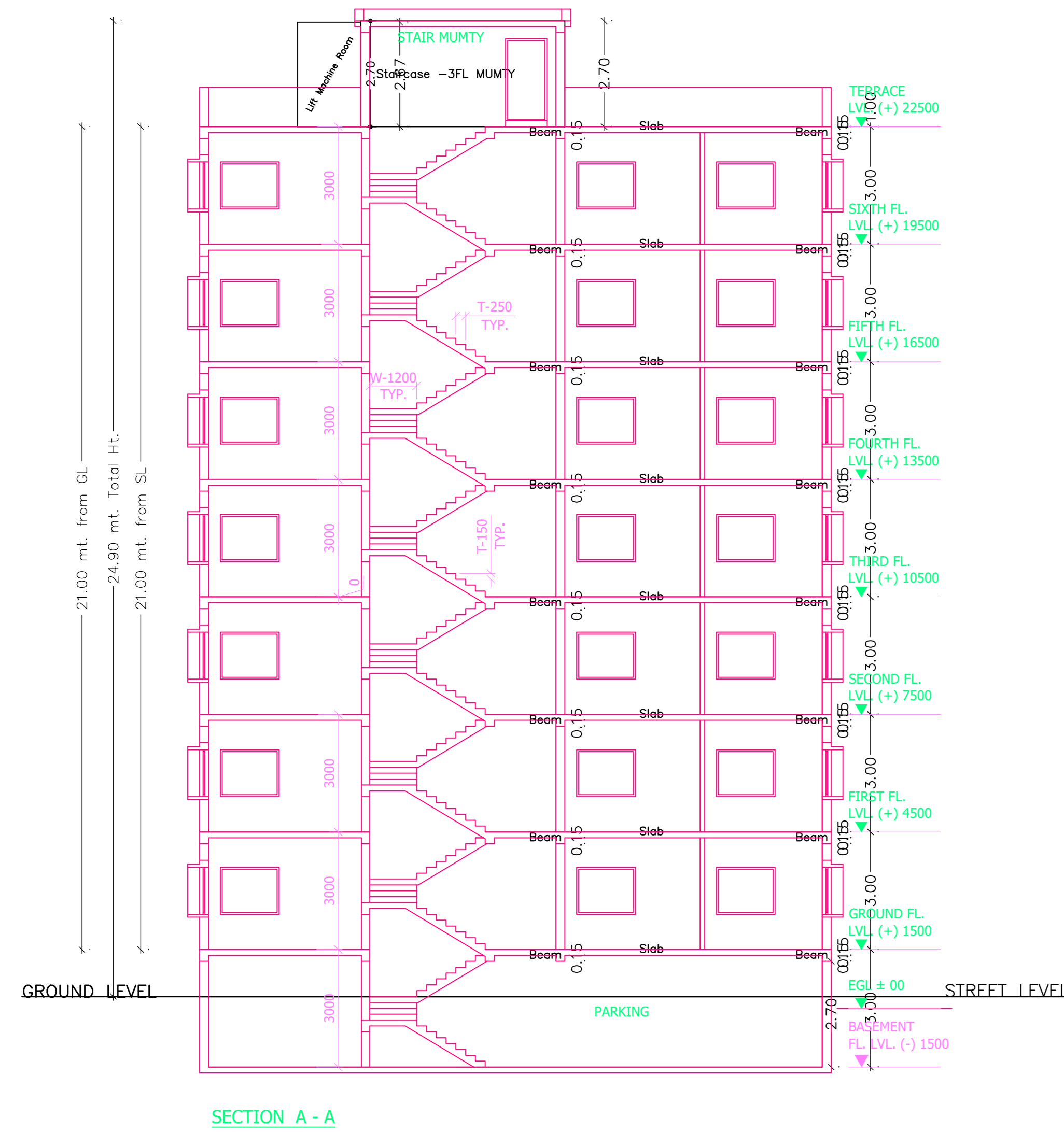
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BG6 EXISTING)	D3	0.75	0.00	84
A (BG6 EXISTING)	D2	0.90	0.00	161
A (BG6 EXISTING)	D1	1.05	0.00	42
A (BG6 EXISTING)	FD2	2.10	0.00	21
A (BG6 EXISTING)	FD1	2.70	0.00	21

UnitBUA Table for Building :A (BG6 EXISTING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - GROUND	A	FLAT	Existing	77.97	68.99	8	
	B	FLAT	Existing	64.19	55.48	7	
1, 2, 3	C	FLAT	Existing	78.57	68.90	8	42
4, 5&	D	FLAT	Existing	76.24	66.61	8	
6 FLOOR PLAN	E	FLAT	Existing	76.24	66.61	8	
	F	FLAT	Existing	75.64	66.70	8	
Total:	-	-	-	3141.87	2753.10	329	42

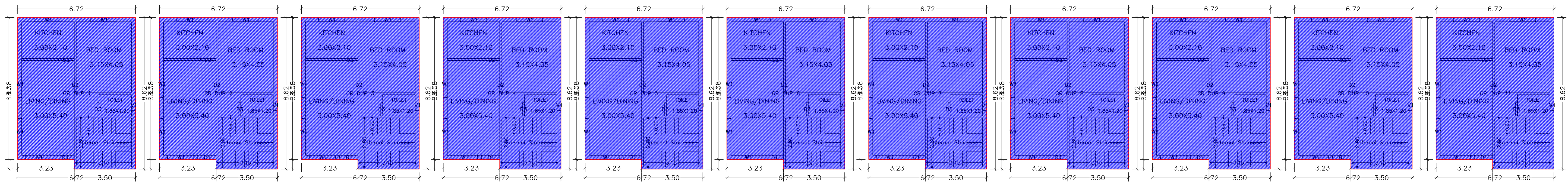
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BG6 EXISTING)	V1	0.60	1.20	84
A (BG6 EXISTING)	W2	0.90	1.20	35
A (BG6 EXISTING)	W1	1.07	1.20	14
A (BG6 EXISTING)	W1	1.12	1.20	07
A (BG6 EXISTING)	W1	1.30	1.20	07
A (BG6 EXISTING)	W1	1.50	1.20	161

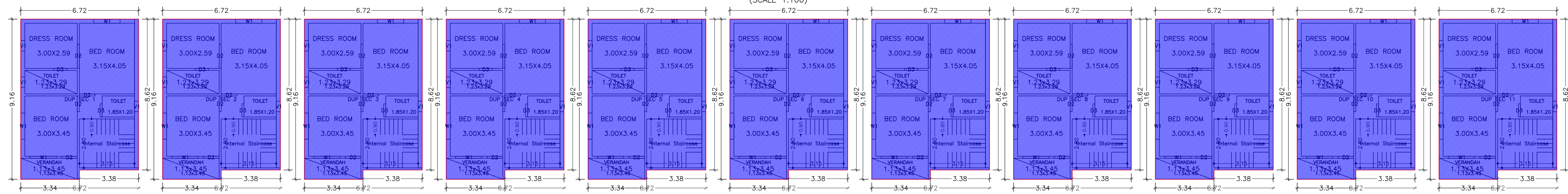


LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	SENDER NAME AND SIGNATURE	RECEIVER NAME AND SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

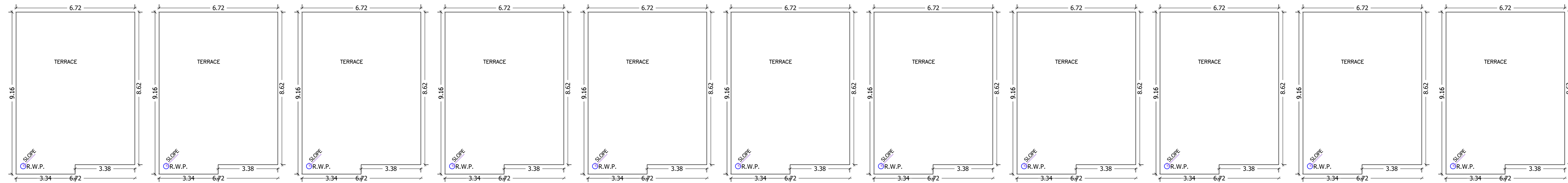
Proposal Basic Information	
Proposal File No.	MNAC/BP/0025/W09/2021
Owner Name	Koushal Kanchan Construction Pvt. Ltd.
Khata No.	281
Plot No.	2117, 2118, 2122, 2123, 2125, 2126
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A (EXTNG DUP)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GR DUP 1	FLAT	Existing	56.23	55.99	4	11
	GR DUP 10	FLAT	Existing	56.23	55.99	4	
	GR DUP 11	FLAT	Existing	56.23	55.99	4	
	GR DUP 2	FLAT	Existing	56.23	55.99	4	
	GR DUP 3	FLAT	Existing	56.23	55.99	4	
	GR DUP 4	FLAT	Existing	56.23	55.99	4	
	GR DUP 5	FLAT	Existing	56.23	55.99	4	
	GR DUP 6	FLAT	Existing	56.23	55.99	4	
	GR DUP 7	FLAT	Existing	56.23	55.99	4	
	GR DUP 8	FLAT	Existing	56.23	55.99	4	
	GR DUP 9	FLAT	Existing	56.23	55.99	4	
FIRST FLOOR PLAN	DUP SEC 1	FLAT	Existing	59.79	57.84	6	11
	DUP SEC 10	FLAT	Existing	59.79	57.84	6	
	DUP SEC 11	FLAT	Existing	59.79	57.84	6	
	DUP SEC 2	FLAT	Existing	59.79	57.84	6	
	DUP SEC 3	FLAT	Existing	59.79	57.84	6	
	DUP SEC 4	FLAT	Existing	59.79	57.84	6	
	DUP SEC 5	FLAT	Existing	59.79	57.84	6	
	DUP SEC 6	FLAT	Existing	59.79	57.84	6	
	DUP SEC 7	FLAT	Existing	59.79	57.84	6	
DUP SEC 8	FLAT	Existing	59.79	57.84	6		
DUP SEC 9	FLAT	Existing	59.79	57.84	6		
Total:	-	-	-	1276.21	1252.03	110	22

Building :A (EXTNG DUP)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	618.49	618.49	0.00	618.49	618.49	618.49	11
First Floor	657.72	657.72	0.00	657.72	657.72	657.72	11
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1276.21	1276.21	0.00	1276.21	1276.21	1276.21	22
Total Number of Some Buildings	2						
Total :	2552.42	2552.42	0.00	2552.42	2552.42	2552.42	44

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (EXTNG DUP)	D3	0.75	0.00	33
A (EXTNG DUP)	D2	0.90	0.00	55
A (EXTNG DUP)	D1	1.05	0.00	11
A (EXTNG DUP)	D2	1.39	0.00	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (EXTNG DUP)	V1	0.60	1.20	44
A (EXTNG DUP)	W1	1.50	1.20	88

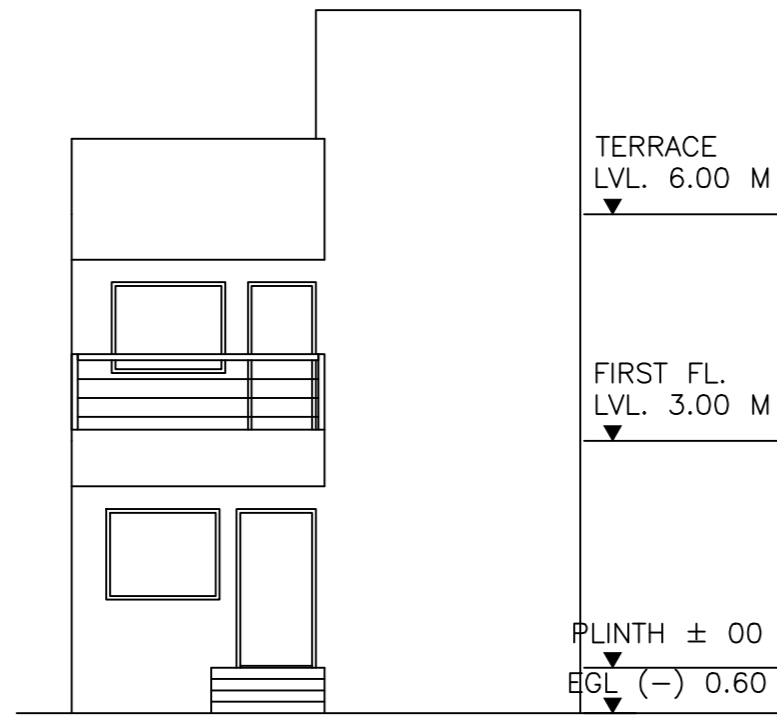
LTP NAME AND SIGNATURE
Kunal Sinha Mahapatra
MNAC/ENG/0006/2017

STRUCTURAL ENG'S NAME AND SIGNATURE

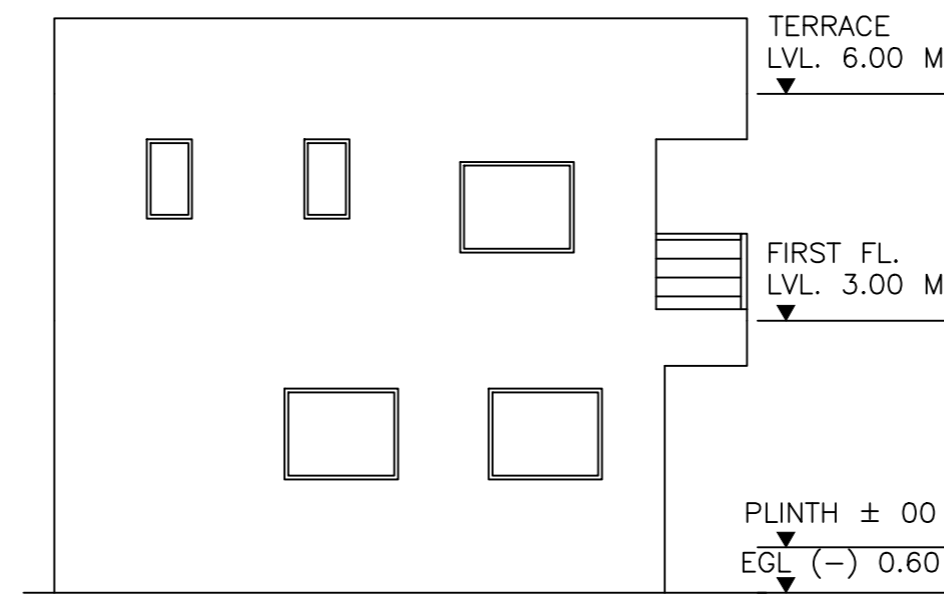
OWNER NAME AND SIGNATURE

Proposal Basic Information

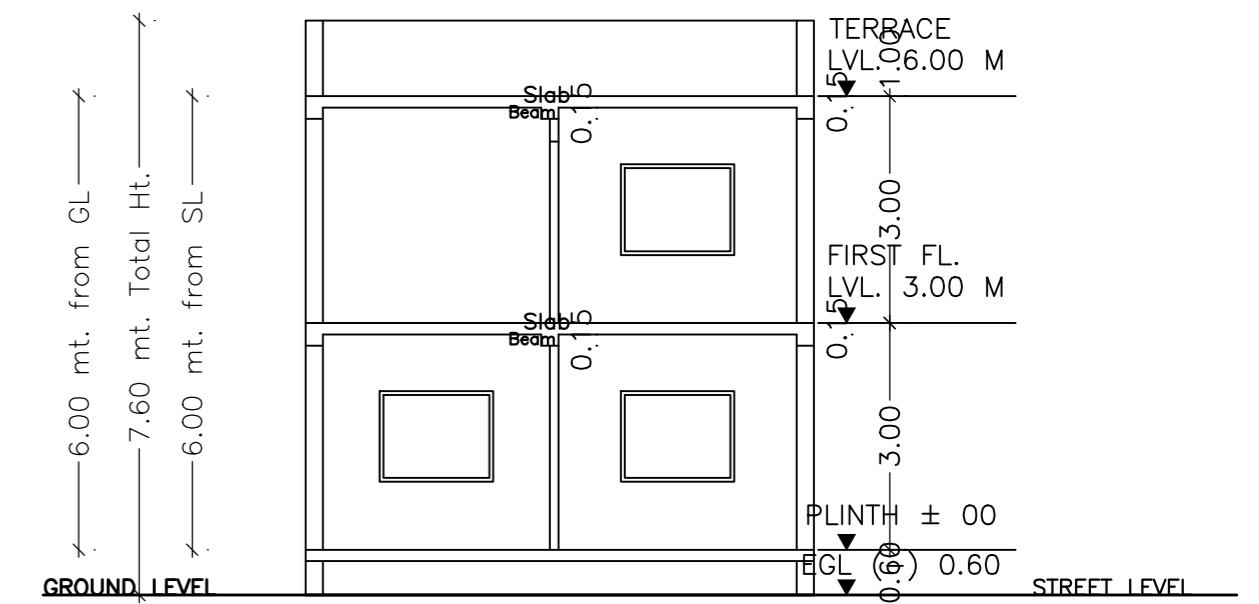
Proposal File No	MNAC/BP/0025/W09/2021
Owner Name	Kaushal Kanchan Construction Pvt. Ltd.
Khata No	281
Plot No	2117, 2118, 2122, 2123, 2125, 2126,
Village Name	Mango
Use	Mixed
SubUse	Resi+Comm



FRONT ELEVATION



LEFT SIDE ELEVATION



SECTION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	SIENADDERNAME AND SIGNATURE	DUREAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			