



UnitBUA Table for Building -A (COMMERCIAL BUILDING)

FLOOR	Name	UHBUA Type	UHBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	CFAR-64	SHOP	264.24	257.69	3	1
TYPICAL-1,2,3&4 FLOOR PLAN	SHOP	SHOP	290.64	289.83	3	4
Total	-	-	1426.80	1417.00	15	5

Proposal Basic Information

Proposal File No.	MNAC/CP/0074W/09/2021
Owner Name	PREM LATA AGARWAL
Khata No.	104
Plot No.	819
Village Name	Mango
Use	Commercial
SubUse	Shop and Office

AREA STATEMENT MANDATORY MUNICIPAL CORPORATION VERSION NO. 1.0.02
VERSION DATE: 16/10/2020

PROJECT DETAIL:
Region: JHARKHAND URBAN
Local Bodies: Plot Use: Commercial
District: EAST SINGHBHUM
Plot SubUse: Shop and Office
Authority: MNAC MUNICIPAL CORPORATION
PlotNearby/Religious/Structure: NA
Inward No. MNAC/CP/0074W/09/2021
PlotSub/Plot No: 819
Application Type: General Proposal
North: Road Width - 20
Project Type: Building Permission
South: Survey No. - OTHER PLOT
Nature of Development: New
East: Survey No. - OTHER PLOT
Location of Development Area: Old
West: Survey No. - OTHER PLOT

AREA DETAILS:
AREA OF PLOT (Minimum) (A) 619.56
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 619.56
Deduction for Balance Plot Area(from Gross Plot Area) Common Plot 63.76
Total 619.56
BALANCE AREA OF PLOT (Net Plot Area - Nonresidential/Amenity space) (A-Deductions) 555.80
FLOOR AREA FOR COVERAGE/Net Plot Area) (A-Deductions) 619.56
Plot Area for FAR (Net Plot Area + Road Widening Area) (A-Deductions) 619.56

COVERAGE CHECK
Permissible Coverage area (50.00 %) 309.78
Proposed Coverage Area (47.95 %) 297.10
Total Prop. Coverage Area (47.95 %) 297.10
Balance coverage area (2.05 %) 12.68

FAR CHECK
Permissible FAR Area (3.00) 1858.68
Total Perm. FAR area 1858.68
Commercial FAR 1463.14
Proposed FAR Area 1463.14
Total Proposed FAR Area 1463.14
Consumed FAR (Factor) 2.38
Balance FAR Area 395.54

BUILT UP AREA CHECK
Total Proposed BuiltUp Area 1729.80

ARCHITECT (Regd) L K Suman
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) PREM LATA AGARWAL

DEVELOPMENT AUTHORITY LOCAL BODY

COLOR INDEX
PLOT BOUNDARY
ADJUTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Buildingwise Floor FAR Details

Floor Name	A (COMMERCIAL BUILDING)		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	270.70	10.50	270.70	10.50
Ground Floor	270.70	264.24	270.70	264.24
First Floor	297.10	297.10	297.10	297.10
Second Floor	297.10	297.10	297.10	297.10
Third Floor	297.10	297.10	297.10	297.10
Fourth Floor	297.10	297.10	297.10	297.10
Terrace Floor	0.00	0.00	0.00	0.00
Total	1729.80	1463.14	1729.80	1463.14

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	Shop	Non-Highrise

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.)	Tenmt (No.)
			Lift	Accessory Use	Parking					
A (COMMERCIAL BUILDING)	1	1729.80	12.92	3.75	249.98	1462.64	10.50	1463.14	1463.14	05
Grand Total	1	1729.80	12.92	3.75	249.98	1462.64	10.50	1463.14	1463.14	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D2	0.75	2.10	10
A (COMMERCIAL BUILDING)	D	1.50	2.10	01
A (COMMERCIAL BUILDING)	MAN DOOR	5.00	2.10	01
A (COMMERCIAL BUILDING)	MAN DOOR	5.59	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	W2	1.30	1.20	01
A (COMMERCIAL BUILDING)	W2	2.40	1.20	09

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Reqd.1	Prop.	Reqd. Unit	Reqd.1	Reqd.2	Reqd.3	Reqd.4	Reqd.5	Reqd.6	Reqd.7	Reqd.8	Reqd.9	Reqd.10
A (COMMERCIAL BUILDING)	Commercial	Shop	> 0	100	1374.29	1	13	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	10	10	-	0	1	-	-	29	29	-

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.	Area	No.	Prop.	Area
Car	-	-	10	10	125.00	-
Total Car	10	-	125.00	10	125.00	-
Visitor's Car Parking	-	-	1	1	12.50	-
Total Visitor Parking	-	-	1	1	12.50	-
TwoWheeler	29	58.00	29	58.00	-	
Total TwoWheeler	29	58.00	29	58.00	-	
Other Parking	-	-	-	-	140.48	-
Total	183.00	-	-	-	393.98	-

LTP NAME AND SIGNATURE STRUCTURAL ENGS NAME AND SIGNATURE BUILDER NAME AND SIGNATURE DIGITAL SIGNATURE

L K Suman
MNAC/ENG/008/2016