

**SITE PLAN**

SCALE 1: 100

**SITE PLAN**

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.)
A (COREN XESS)	1	220.22	17.74	193.35	9.13	202.48	202.48	01
<b>Grand Total :</b>	<b>1</b>	<b>220.22</b>	<b>17.74</b>	<b>193.35</b>	<b>9.13</b>	<b>202.48</b>	<b>202.48</b>	<b>01</b>

Proposal Basic Information

Proposal File No.	MNAC/BP/0088/W09/2022
Owner Name	COREN XESS
Khata No	229
Plot No	4449
Village Name	Mango
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO: 1.0.64
	VERSION DATE: 16/10/2020
<b>PROJECT DETAIL:</b>	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: MNAC/BP/0088/W09/2022	PlotSubPlot No: 4449
Application Type: General Proposal	North: -
Project Type: Building Permission	South: Road Width - 4.87 MTR W I D E MAIN R O A D
Nature of Development: New	East: Road Width - 5.10 MTR W I D E MAIN R O A D
Location of Development Area: Old Area	West: -
<b>AREA DETAILS:</b>	
AREA OF PLOT (Minimum)	(A) 200.63
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 200.63
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	24.76
Total	24.76
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 175.87
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 200.63
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 200.63
<b>COVERAGE CHECK</b>	
Permissible Coverage area ( 70.00 % )	140.44
Proposed Coverage Area ( 58.85 % )	118.07
Total Prop. Coverage Area ( 58.85 % )	118.07
Balance coverage area ( 11.15 % )	22.37
<b>FAR CHECK</b>	
Perm. FAR Area ( 1.500 )	300.95
Total Perm. FAR area	300.95
Residential FAR	193.35
Proposed FAR Area	202.48
Total Proposed FAR Area	202.48
Consumed FAR (Factor)	1.01
Balance FAR Area	98.47
<b>BUILT UP AREA CHECK</b>	
Total Proposed BuiltUp Area	220.22
ARCHITECT (Regd)	Amarjeet Balmuchu
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	COREN XESS
DEVELOPMENT AUTHORITY	LOCAL BODY

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

Buildingwise Floor FAR Details

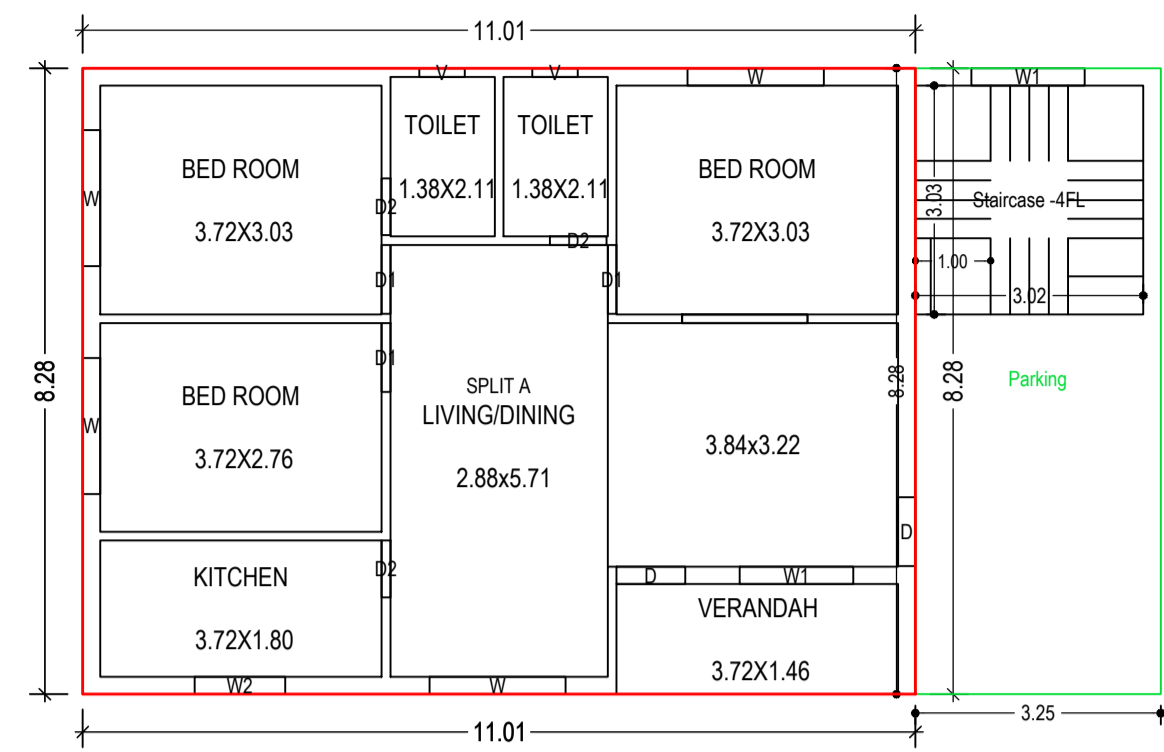
Floor Name	Building Name A (COREN XESS)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	118.07	100.33	118.07	100.33
First Floor	102.15	102.15	102.15	102.15
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total :</b>	<b>220.22</b>	<b>202.48</b>	<b>220.22</b>	<b>202.48</b>

Building USE/SUBUSE Details

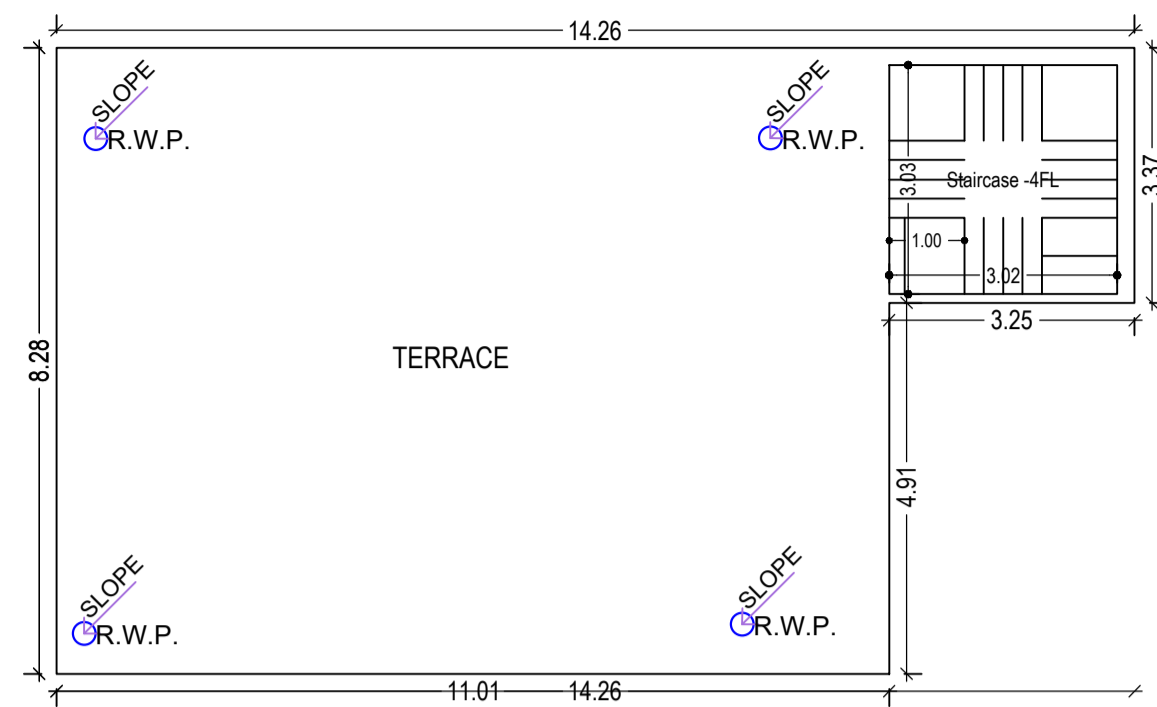
Building Name	Building Use	Building SubUse	Building Structure
A (COREN XESS)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu MNAC/ARC/0004/2020			

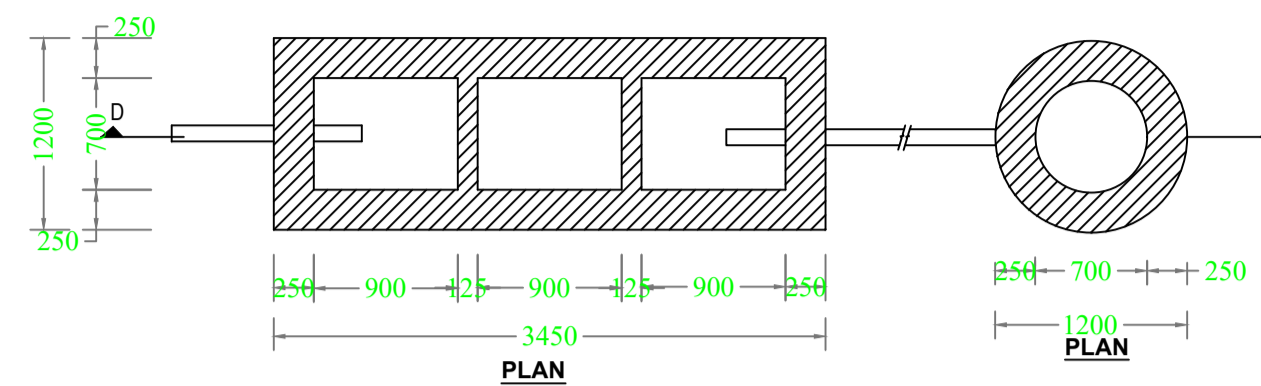
Proposal Basic Information	
Proposal File No.	MNAC/BP/0088/W09/2022
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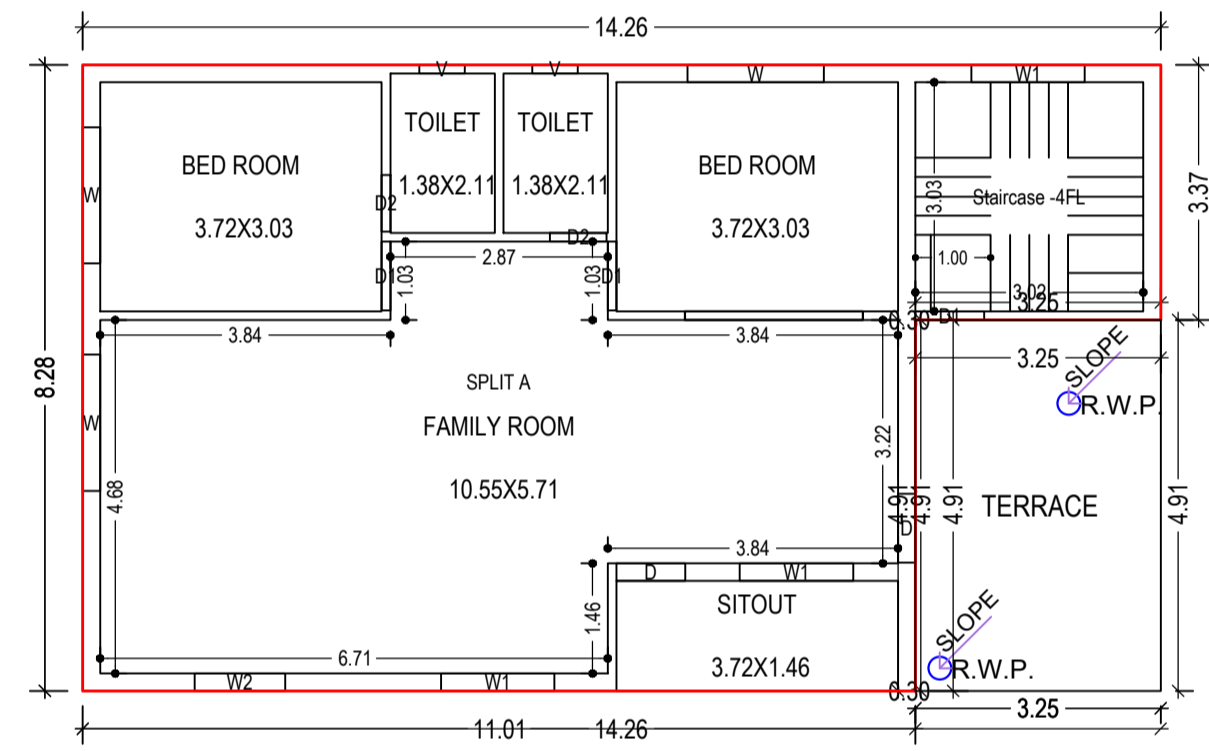
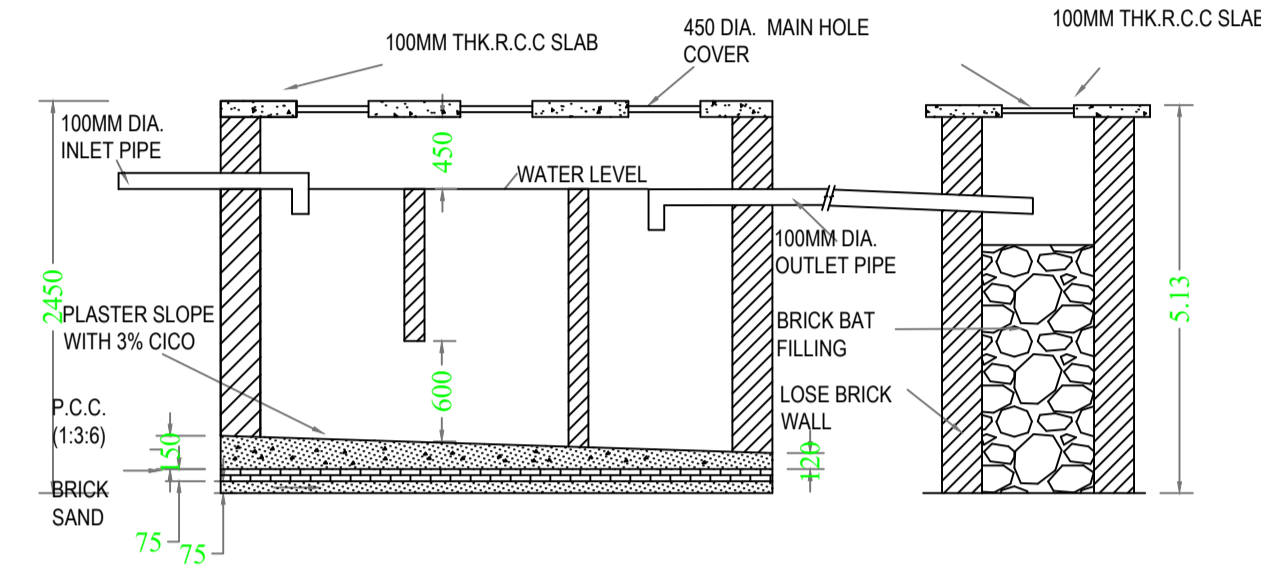
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



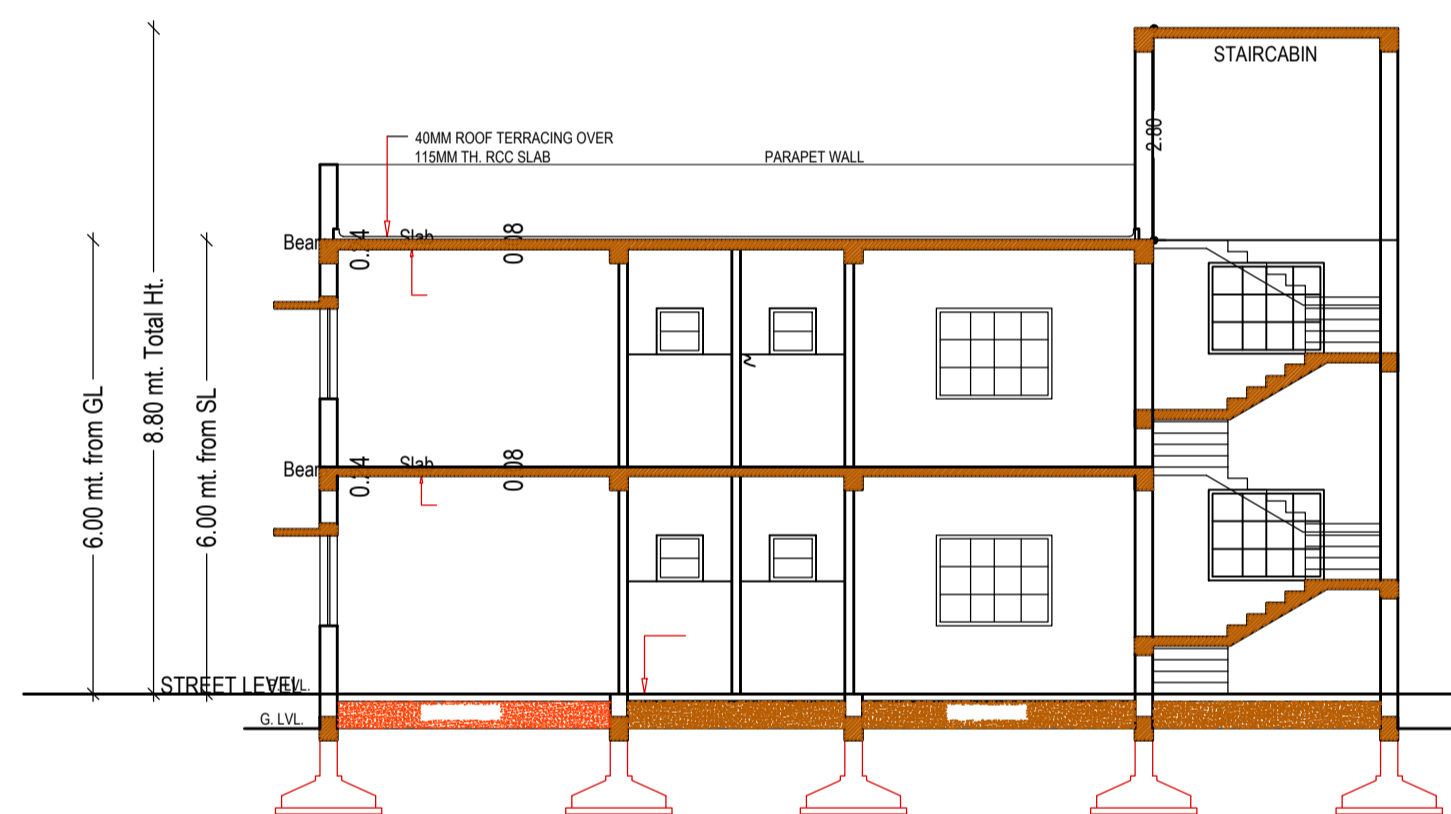
TERRACE FLOOR PLAN (SCALE 1:100)



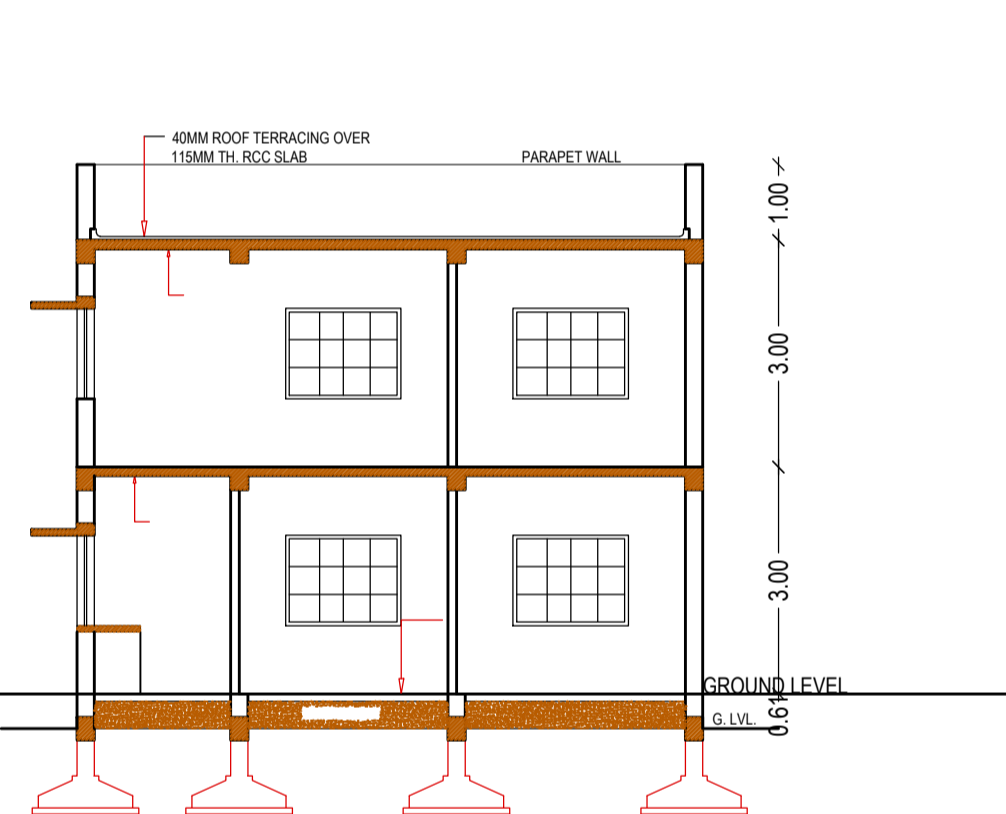
DETAIL OF SEPTIC TANK & SOAKPIT.



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



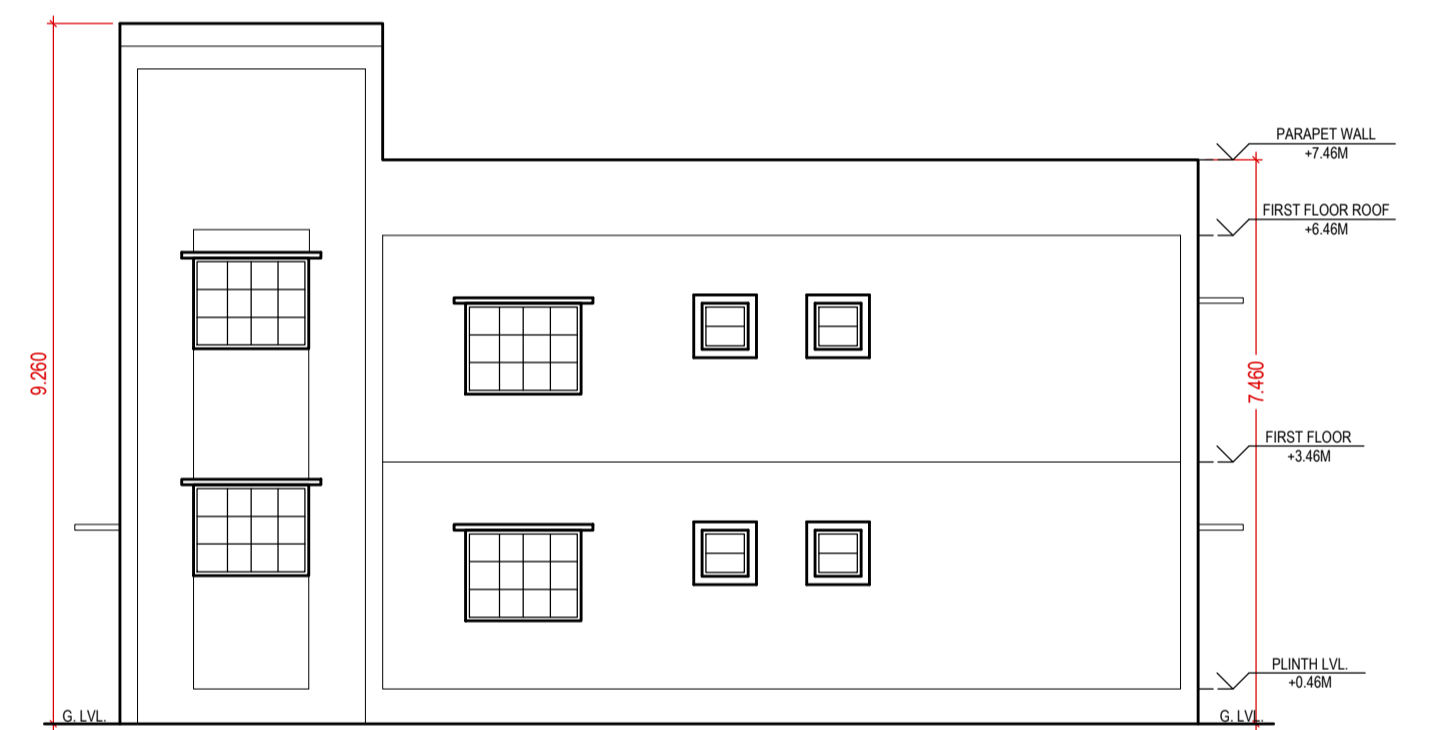
SECTION AA SCALE 1: 100



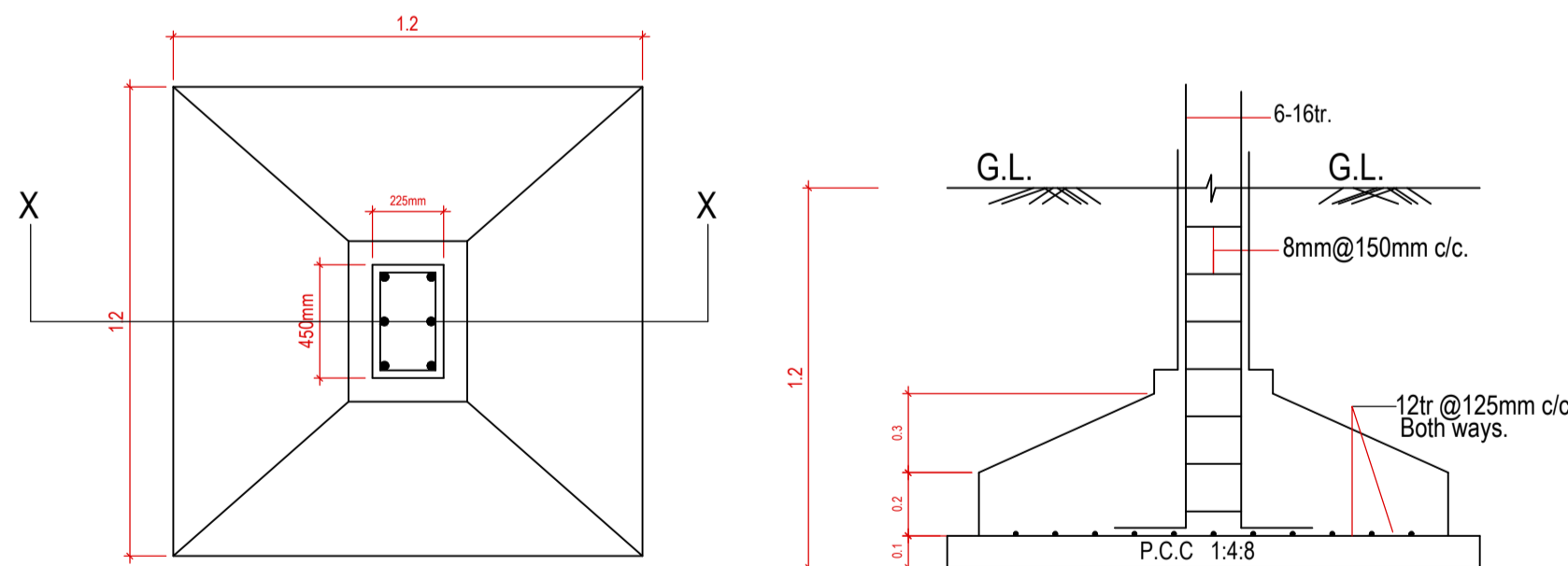
SECTION BB SCALE 1: 100



FRONT ELEVATION SCALE 1: 100

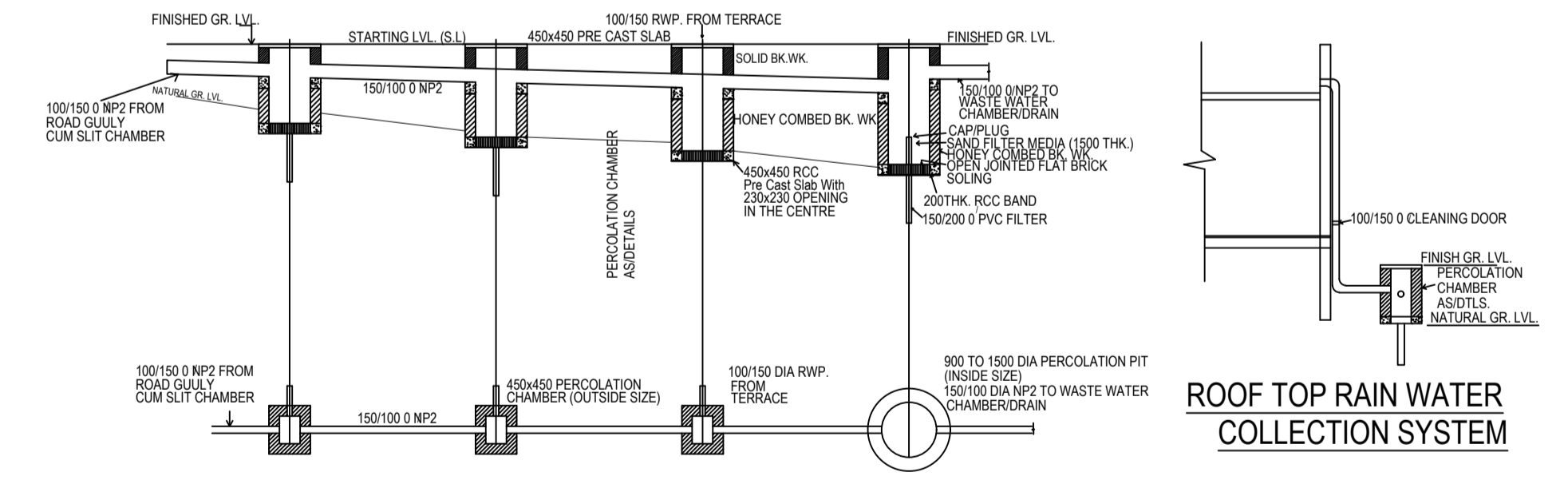


REAR ELEVATION SCALE 1: 100

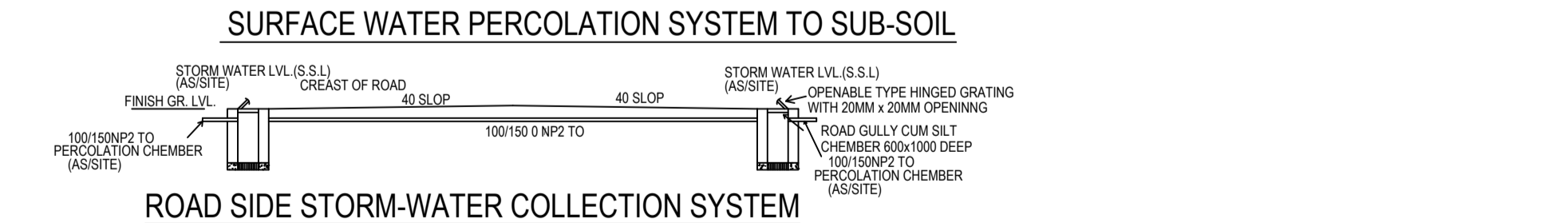


DETAIL OF FOOTING Not to Scale

SECTION ON = X-X



ROOF TOP RAIN WATER COLLECTION SYSTEM



SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL

ROAD SIDE STORM-WATER COLLECTION SYSTEM

Building :A (COREN XESS)

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.)	Trmt (No.)
		Parking	Resi.					
Ground Floor	118.07	17.74	91.20	9.13	100.33	100.33	01	
First Floor	102.15	0.00	102.15	0.00	102.15	102.15	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	220.22	17.74	193.35	9.13	202.48	202.48	01	
Total Number of Same Buildings	1							
Total :	220.22	17.74	193.35	9.13	202.48	202.48	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COREN XESS)	D2	0.75	2.13	05
A (COREN XESS)	D1	0.91	2.13	05
A (COREN XESS)	D	0.91	2.13	04

SCHEDULE OF WINDOW/VENTILATION:

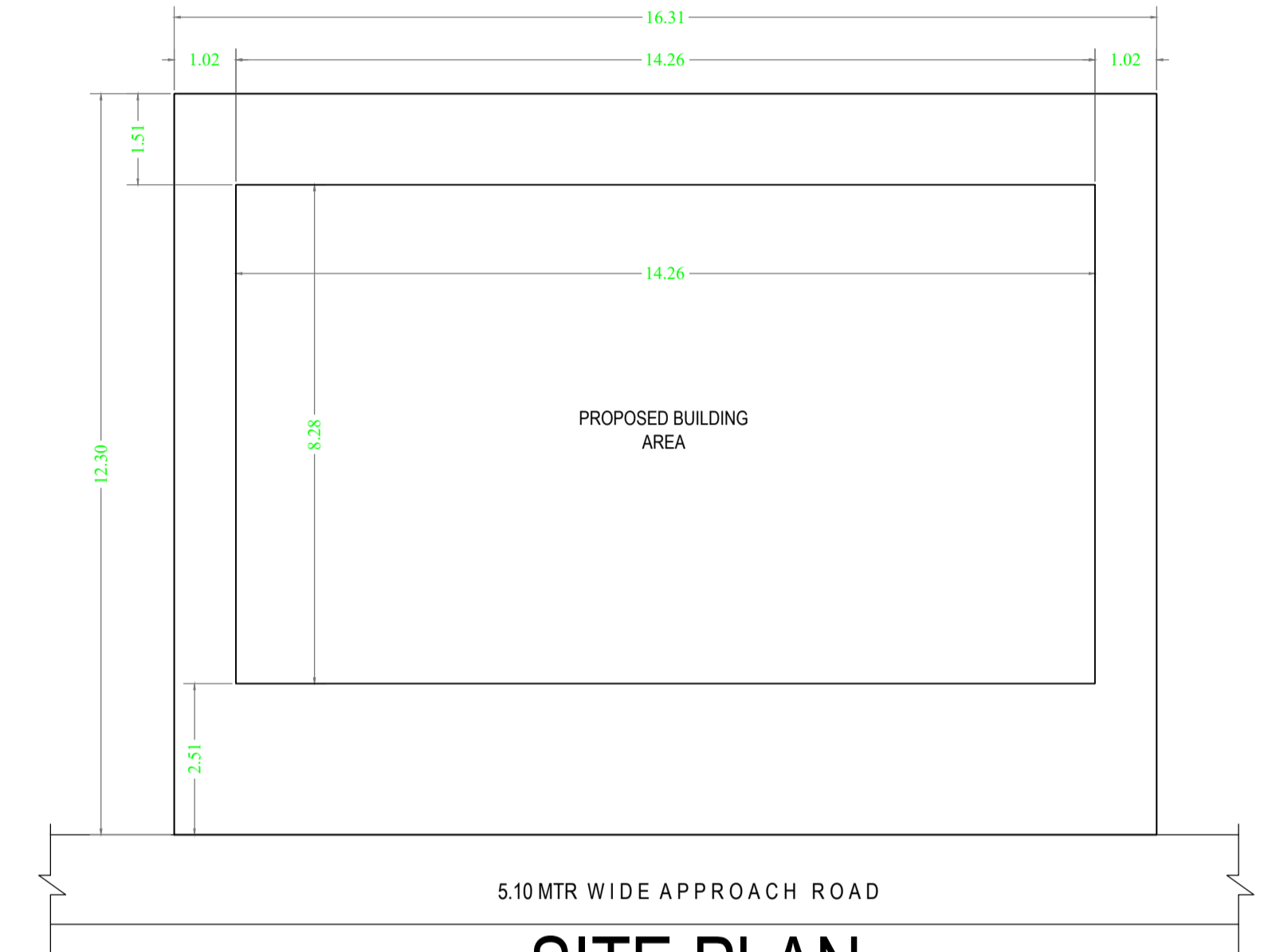
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COREN XESS)	V	0.60	2.70	04
A (COREN XESS)	W2	1.20	2.70	02
A (COREN XESS)	W1	1.50	2.70	05
A (COREN XESS)	W	1.80	2.70	07

UnitBUA Table for Building :A (COREN XESS)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	167.45	166.98	8	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	167.45	166.98	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Amarjeet Balmuchu MNAC/ARC/0004/2020			

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Amarjeet Balmuchu MNAC/ARC/0004/2020			