

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
J (K)	1	325.23	Parking 33.84	291.39	291.39	291.39	01
Grand Total :	1	325.23	33.84	291.39	291.39	291.39	01

Proposal Basic Information

Proposal File No.	MNAC/BP/0089/W09/2022
Owner Name	MOHAMMAD ALI ASHRAF
Khata No	246
Plot No	576(P) & 536(P)
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
PROJECT DETAIL:		
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/0089/W09/2022	PlotSubPlot No: 576(P) & 536(P)	
Application Type: General Proposal	North: Plot No. - 4930 & 571	
Project Type: Building Permission	South: Plot No. - 536 & 576	
Nature of Development: New	East: Plot No. - 576	
Location of Development Area: Old Area	West: Road Width - 5.18	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	166.60
Deduction for NetPlot Area		
Road Widening Area		3.90
Total		3.90
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)		
(A-Deductions)		162.70
Deduction for Balance Plot Area(from Gross Plot Area)		
Road Widening Area		3.90
Common Plot		19.13
Total		23.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)		
(A-Deductions)		143.56
PLOT AREA FOR COVERAGE(Net Plot Area)		
(A-Deductions)		162.70
Plot Area for FAR (Net Plot Area + RoadWidening Area)		
(A-Deductions)		162.70
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		113.89
Proposed Coverage Area (66.63 %)		108.41
Total Prop. Coverage Area (66.63 %)		108.41
Balance coverage area (3.37 %)		5.48
FAR CHECK		
Perm. FAR Area (1.800)		292.86
Total Perm. FAR area		292.86
Residential FAR		291.40
Proposed FAR Area		291.40
Total Proposed FAR Area		291.40
Consumed FAR (Factor)		1.79
Balance FAR Area		1.46
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		325.23
ARCHITECT (Regd)	Rahul Pandey	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MOHAMMAD ALI ASHRAF	
DEVELOPMENT AUTHORITY		LOCAL BODY

COLOR INDEX

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

Buildingwise Floor FAR Details

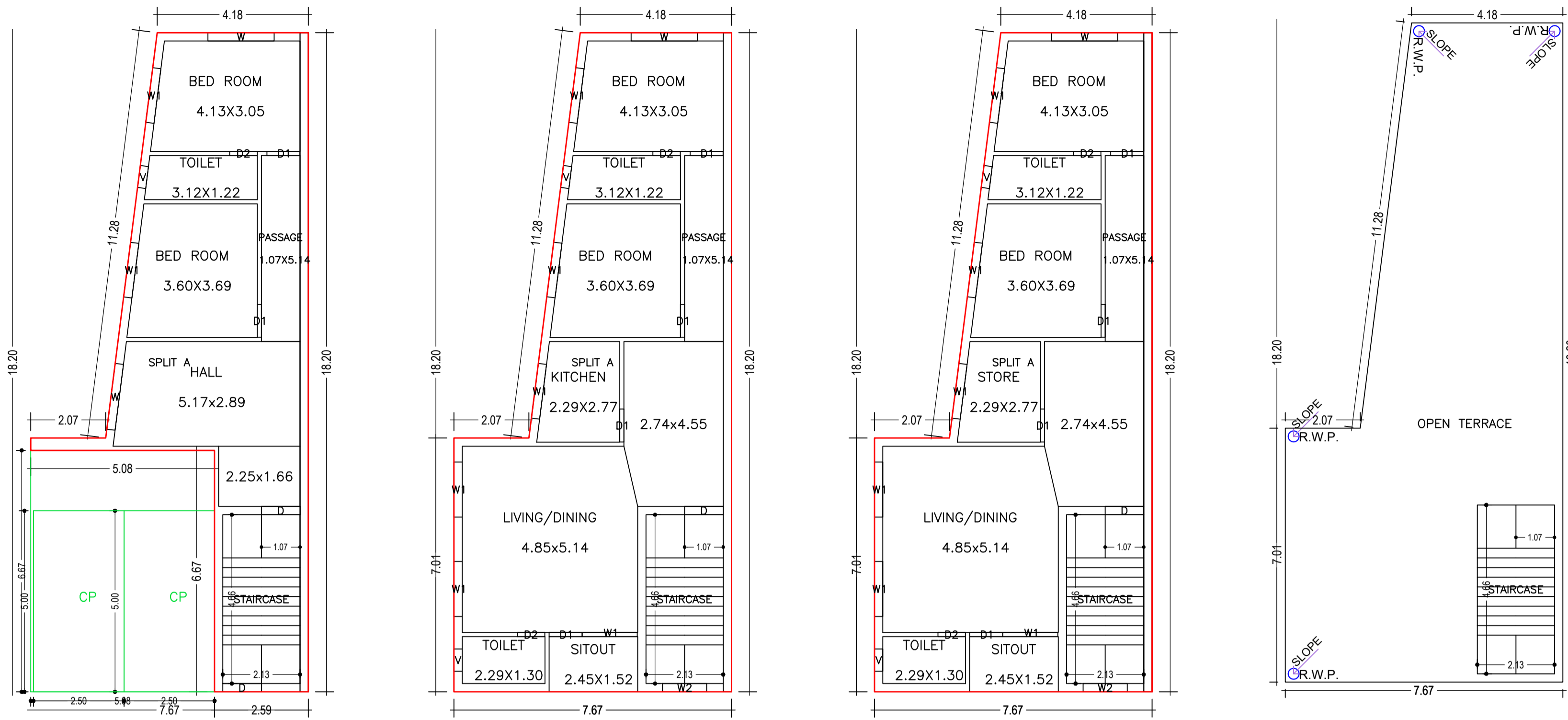
Floor Name	Building Name J (K)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	108.41	74.57	108.41	74.57
First Floor	108.41	108.41	108.41	108.41
Second Floor	108.41	108.41	108.41	108.41
Terrace Floor	0.00	0.00	0.00	0.00
Total :	325.23	291.39	325.23	291.39

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
J (K)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey MNAC/ARC/0005/2017			

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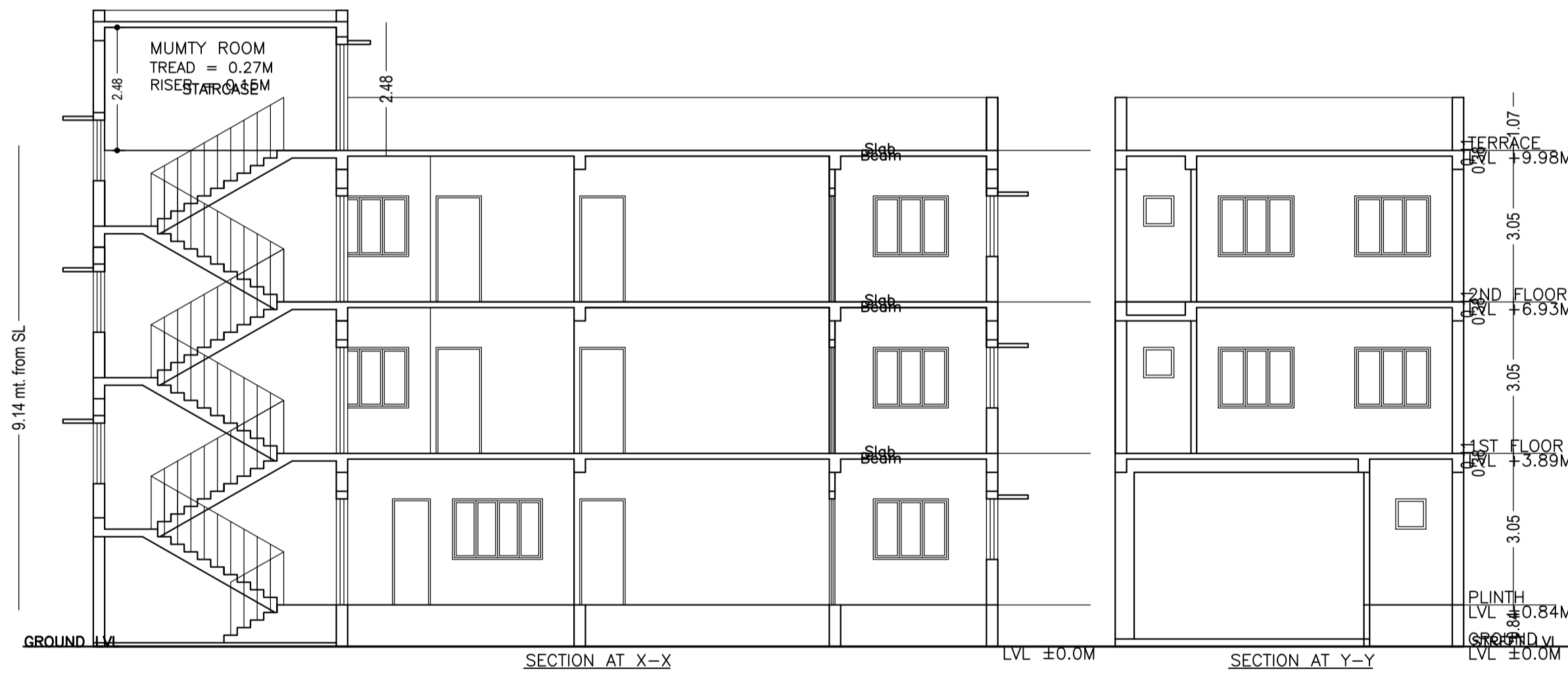


FIRST FLOOR PLAN (Proposed) (SCALE 1:100)

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

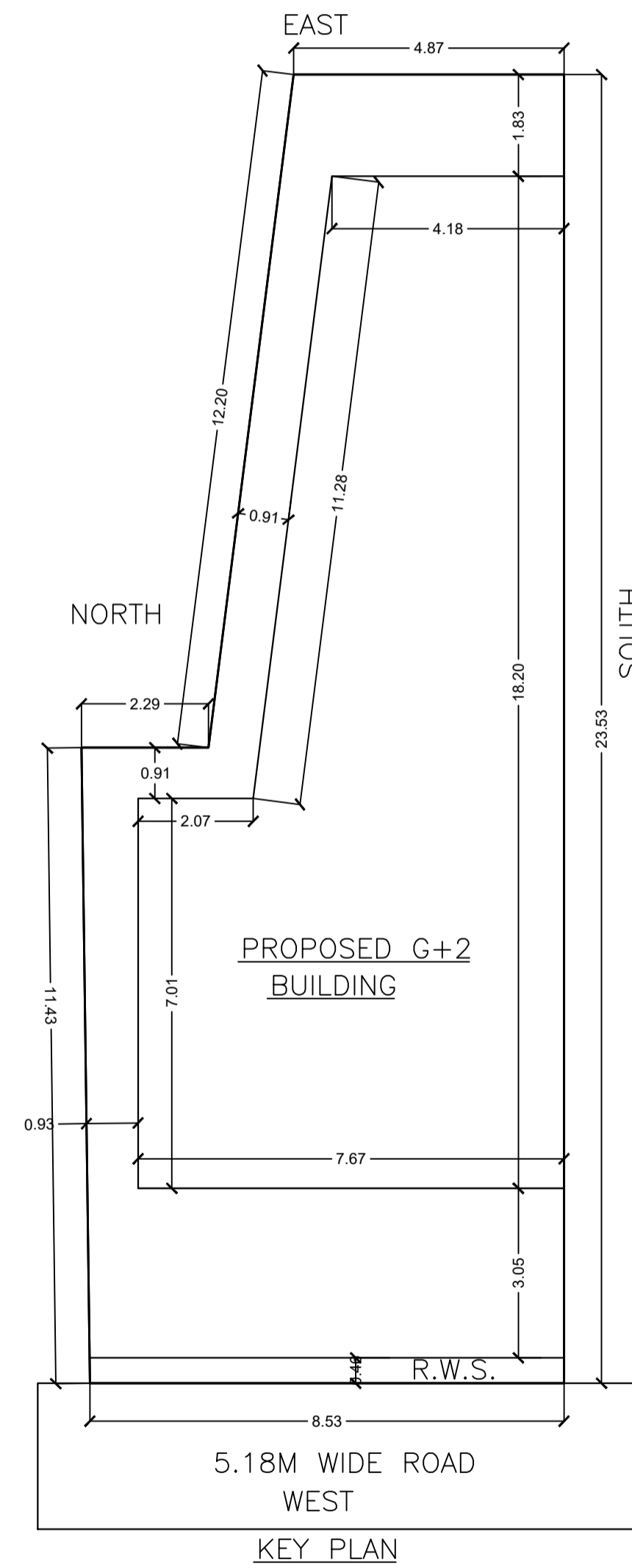
TERRACE FLOOR PLAN (SCALE 1:100)

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

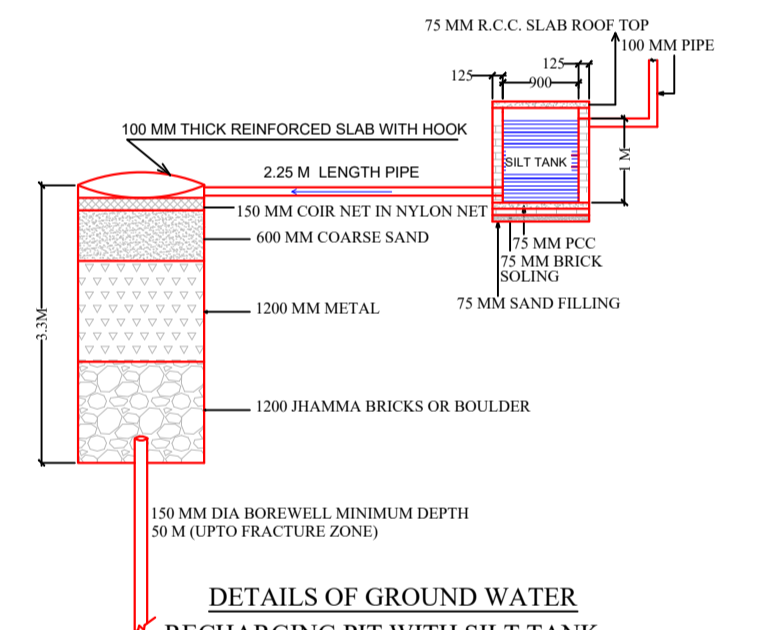
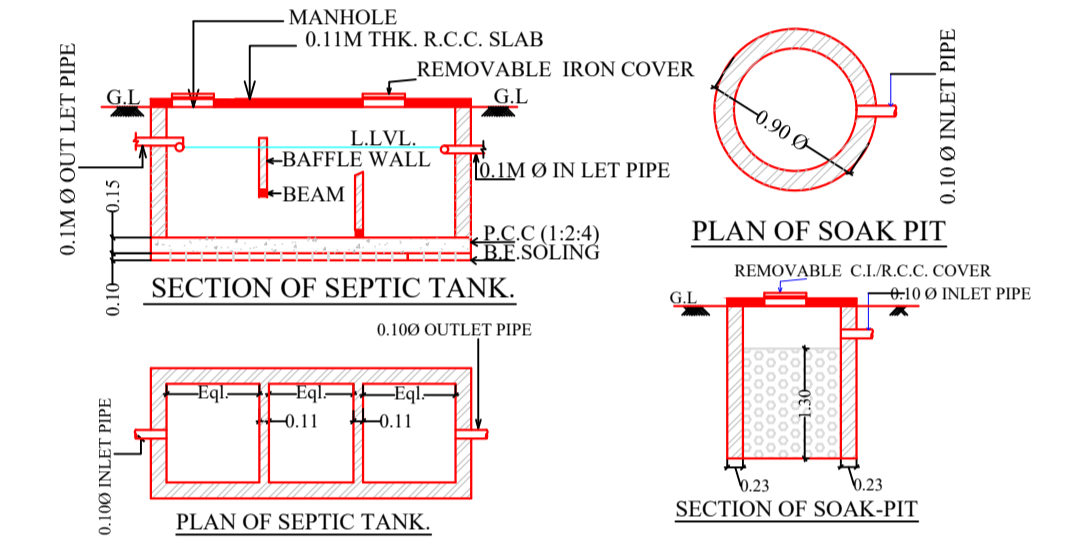
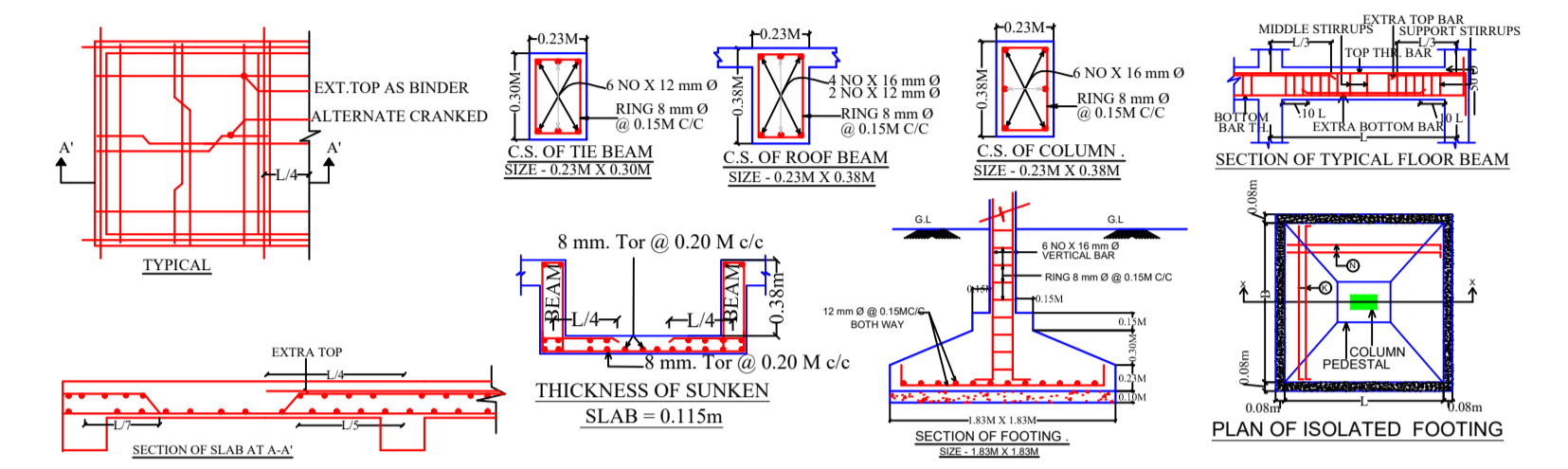


SECTION AT X-X

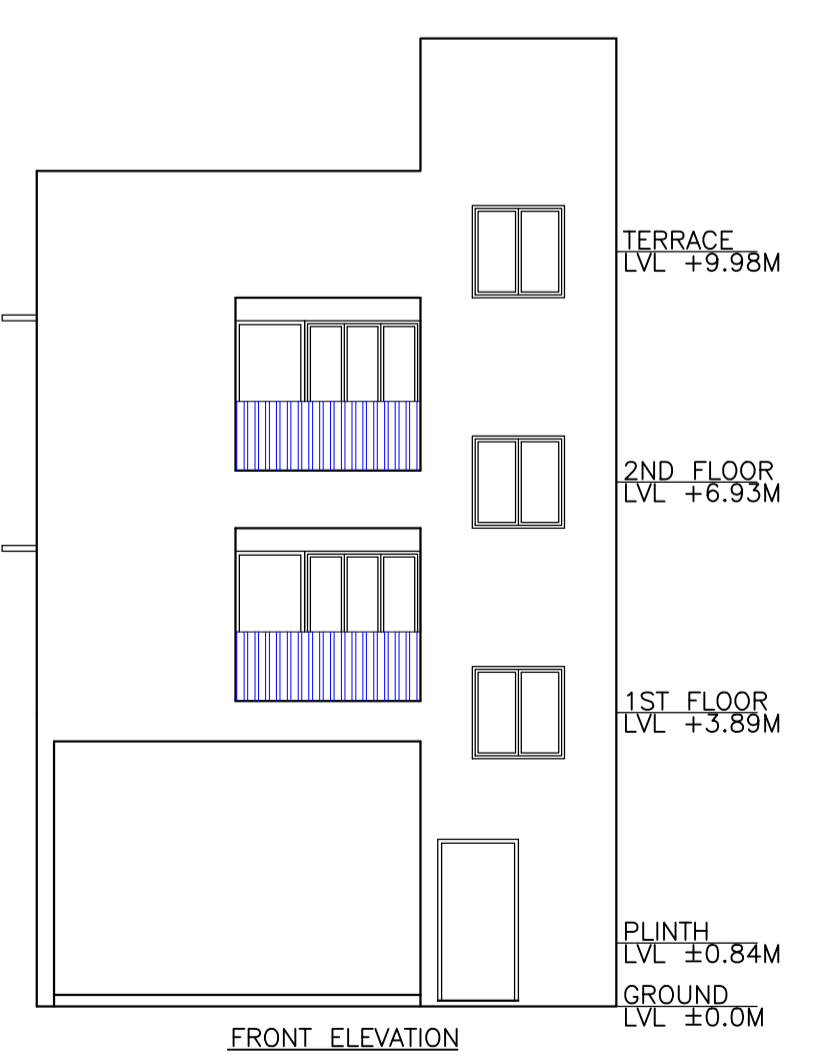
SECTION AT Y-Y



PROPOSED G+2 BUILDING KEY PLAN



DETAILS OF GROUND WATER RECHARGING PIT WITH SILT TANK



FRONT ELEVATION

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Parking	Resi.				
Ground Floor	108.41	33.84	74.57	74.57	74.57	0.00	01
First Floor	108.41	0.00	108.41	108.41	108.41	0.00	00
Second Floor	108.41	0.00	108.41	108.41	108.41	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	325.23	33.84	291.39	291.39	291.39	0.00	01
Total Number of Same Buildings	1						
Total :	325.23	33.84	291.39	291.39	291.39	0.00	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	D2	0.76	2.10	05
J (K)	D1	0.91	2.10	10
J (K)	D	1.07	2.10	03

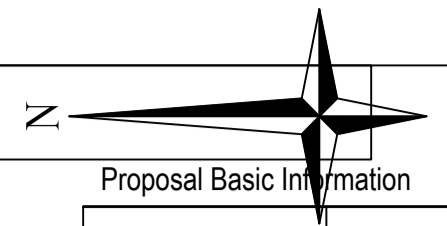
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (K)	V	0.61	0.61	05
J (K)	W2	1.22	1.20	02
J (K)	W1	1.52	1.20	14
J (K)	W	1.83	1.20	04

UnitBUA Table for Building :J (K)

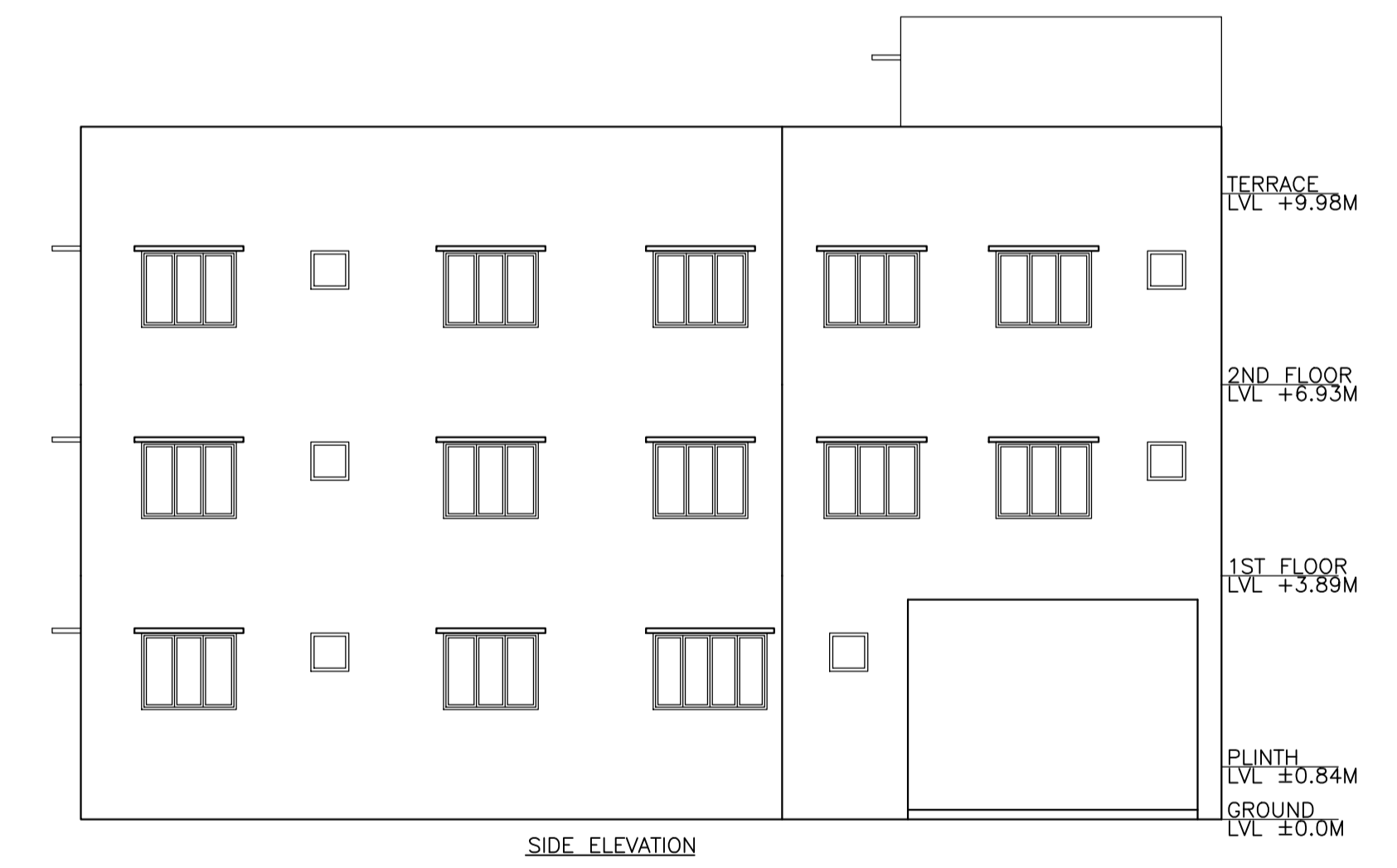
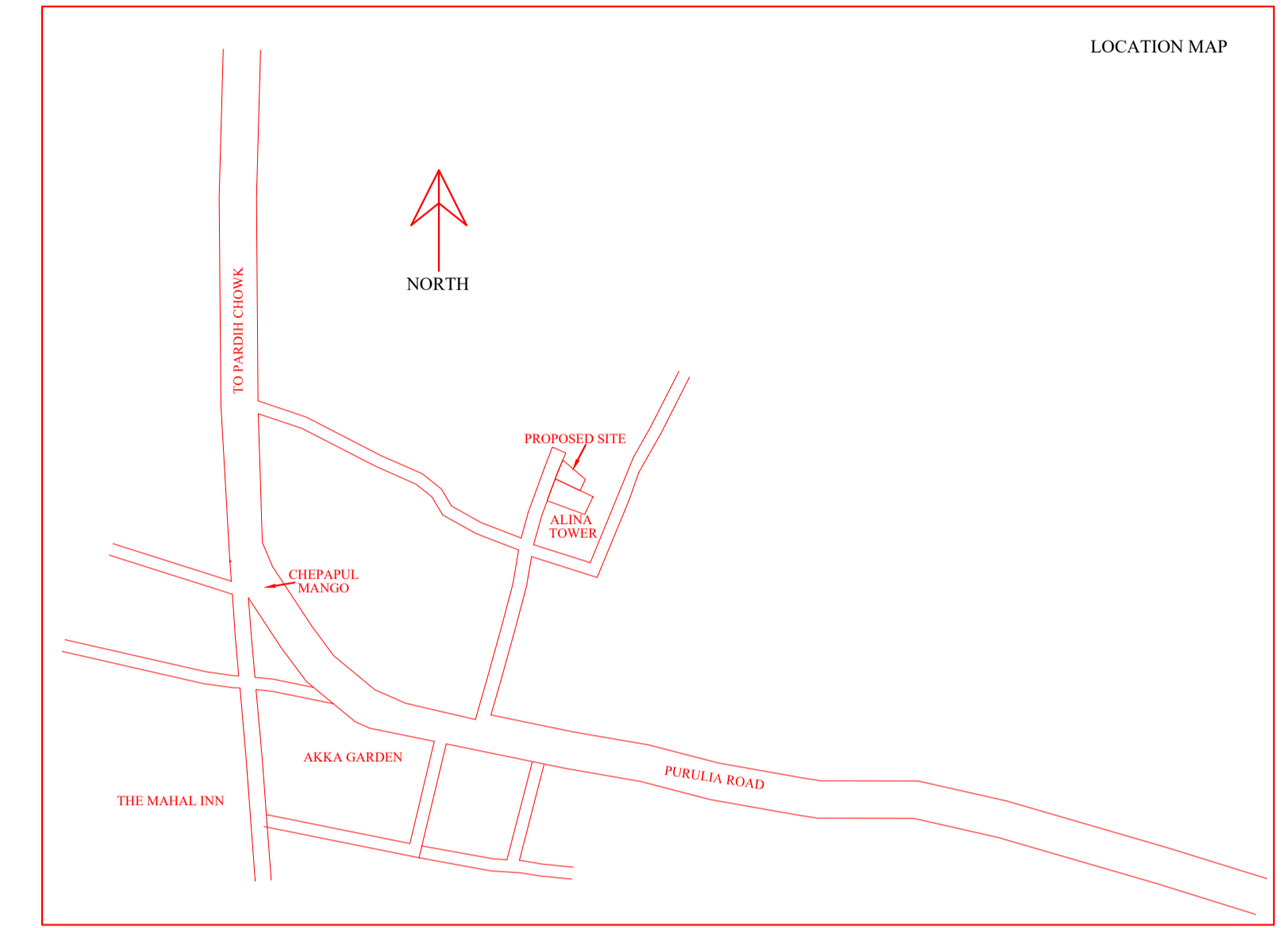
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
GROUND FLOOR PLAN	SPLIT A	FLAT	291.40	278.91	5	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	291.40	278.91	21	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Rahul Pandey MNAC/ARC/0005/2017			



DATE	12-12-2022
SHEET NO.	3

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