

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	Lift Machine	Void	Parking					
A (ASTARS RETAIL TRADE PVT LTD)	1	1019.35	15.08	3.77	10.88	188.04	791.56	10.02	801.58	801.58	04
<b>Grand Total</b>	<b>1</b>	<b>1019.35</b>	<b>15.08</b>	<b>3.77</b>	<b>10.88</b>	<b>188.04</b>	<b>791.56</b>	<b>10.02</b>	<b>801.58</b>	<b>801.58</b>	<b>04</b>

Proposal Basic Information

Proposal File No.	MNAC/BP/0020/W08/2023
Owner Name	ASTARS RETAIL TRADE PVT LTD Rep By Director rep by 1 Mr. ANURAG KUMAR 2 Mr. MAHTAB ALAM 3 Mr. SAROSH IQBAL
Khata No	393,450
Plot No	2362,2363
Village Name	Mango
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (ASTARS RETAIL TRADE PVT LTD)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	4	-	-	-	-
			> 0	1	4.00	-	-	1	1	-	-
<b>Total</b>							4	4	1	1	0

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	58.72
Total Car	4	50.00	4	58.72
Visitor's Car Parking	-	-	1	15.89
Total Visitor Parking	1	12.50	1	15.89
TwoWheeler	-	-	4	31.24
Total TwoWheeler	-	-	4	31.24
Other Parking	-	-	-	82.19
<b>Total</b>		62.50		219.28

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO. : 1.0.66
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: MNAC/BP/0020/W08/2023	Plot/SubPlot No: 2362,2363
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 333.71
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 333.71
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	36.45
Total	36.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Armenity space)	(A-Deductions) 297.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 333.71
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 333.71
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	200.23
Proposed Coverage Area ( 59.35 % )	198.06
Total Prop. Coverage Area ( 59.35 % )	198.06
Balance coverage area ( 0.65 % )	2.17
FAR CHECK	
Perm. FAR Area ( 2.500 )	834.27
Total Perm. FAR area	834.27
Residential FAR	791.58
Proposed FAR Area	801.60
Total Proposed FAR Area	801.60
Consumed FAR (Factor)	2.40
Balance FAR Area	32.67
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1019.35
ARCHITECT (Regd)	MOHAMMAD BELAL NASIR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ASTARS RETAIL TRADE PVT LTD Rep By Director rep by 1 Mr. ANURAG KUMAR 2 Mr. MAHTAB ALAM 3 Mr. SAROSH IQBAL
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)	Blue
EXISTING (To be demolished)	Yellow

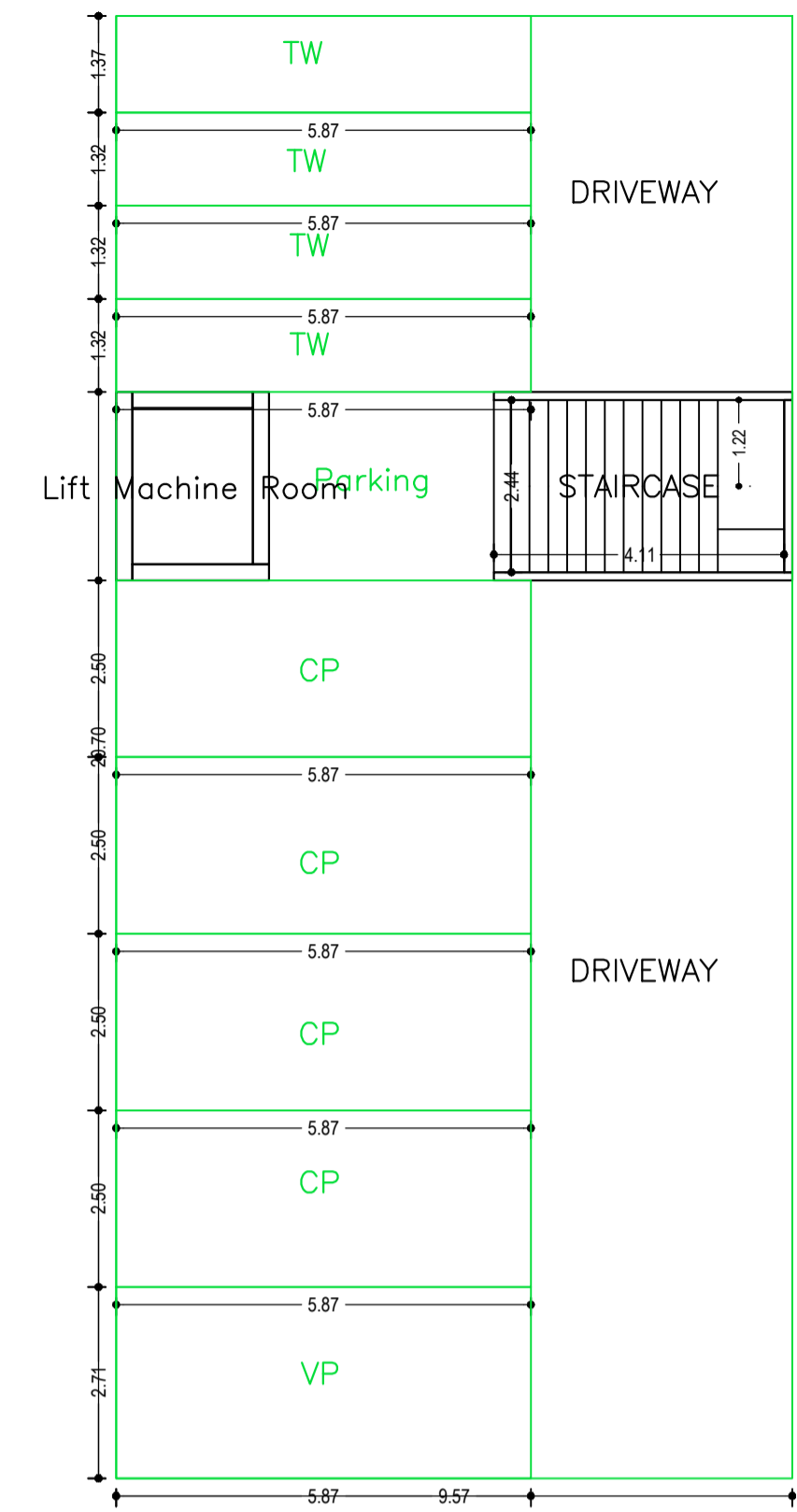
Buildingwise Floor FAR Details

Floor Name	Building Name		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	201.83	10.02	201.83	10.02
First Floor	204.38	197.89	204.38	197.89
Second Floor	204.38	197.89	204.38	197.89
Third Floor	204.38	197.89	204.38	197.89
Fourth Floor	204.38	197.89	204.38	197.89
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total</b>	<b>1019.35</b>	<b>801.58</b>	<b>1019.35</b>	<b>801.58</b>

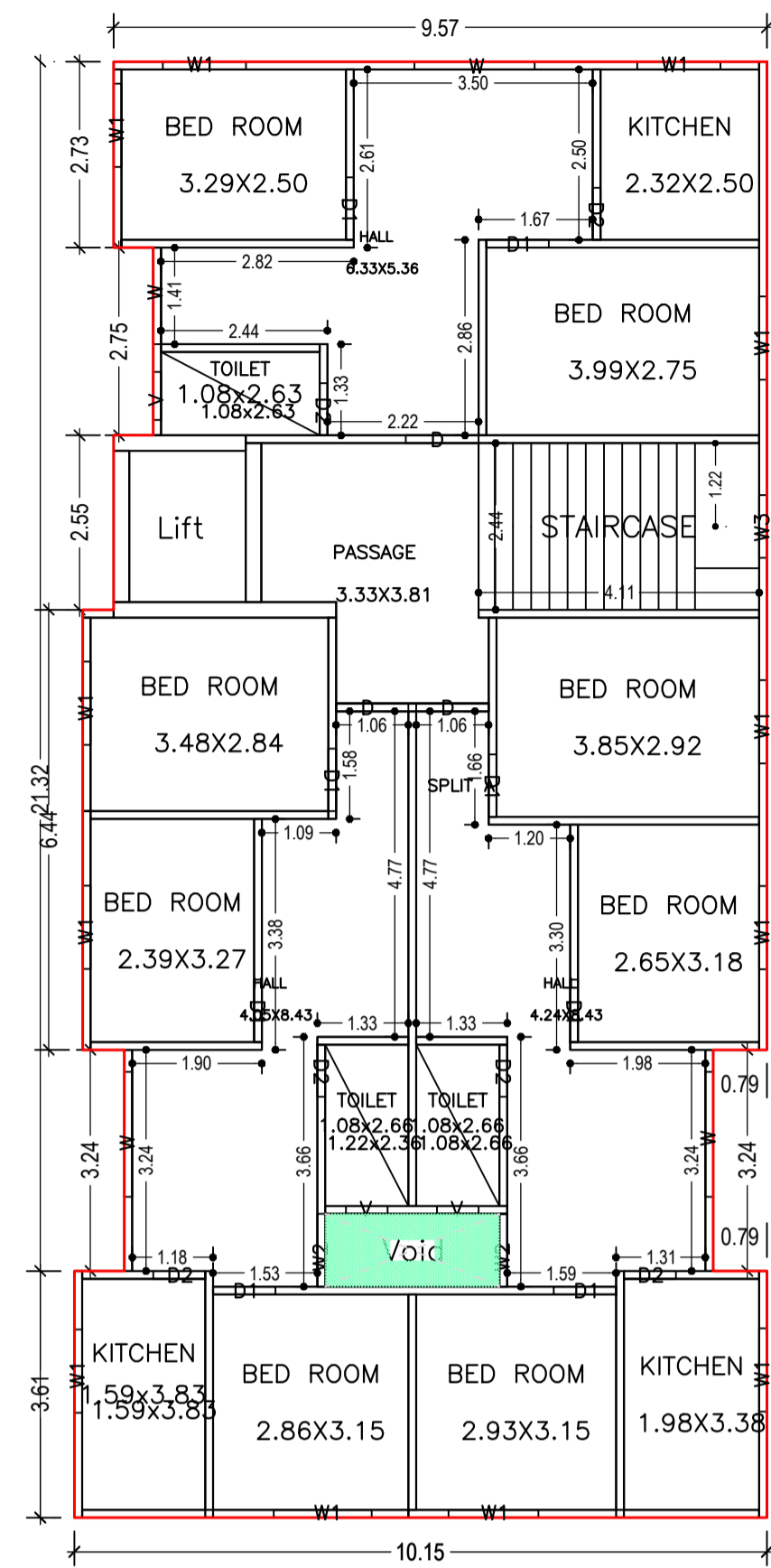
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (ASTARS RETAIL TRADE PVT LTD)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

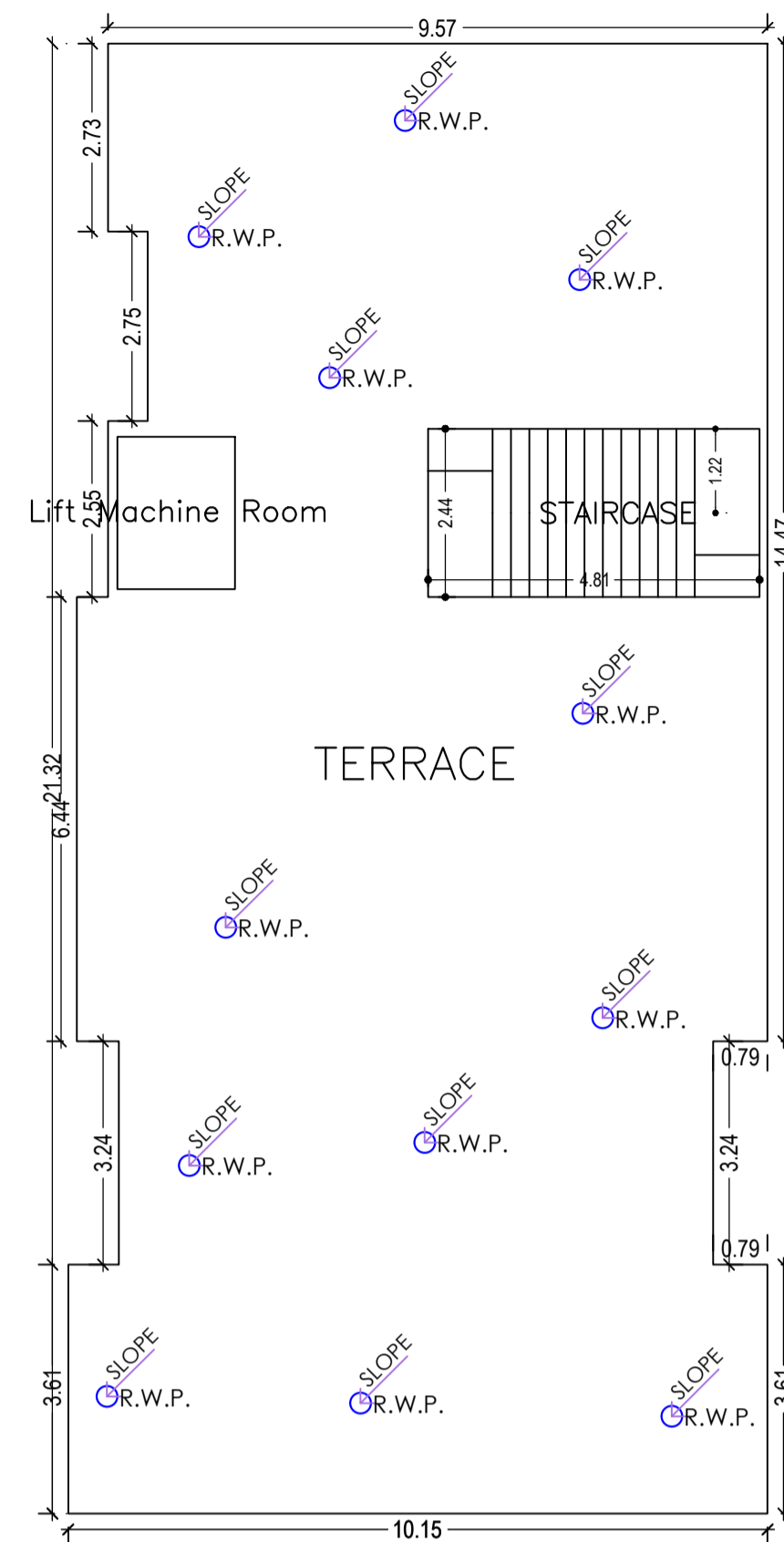
LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR MNAC/ENG/0007/2016			



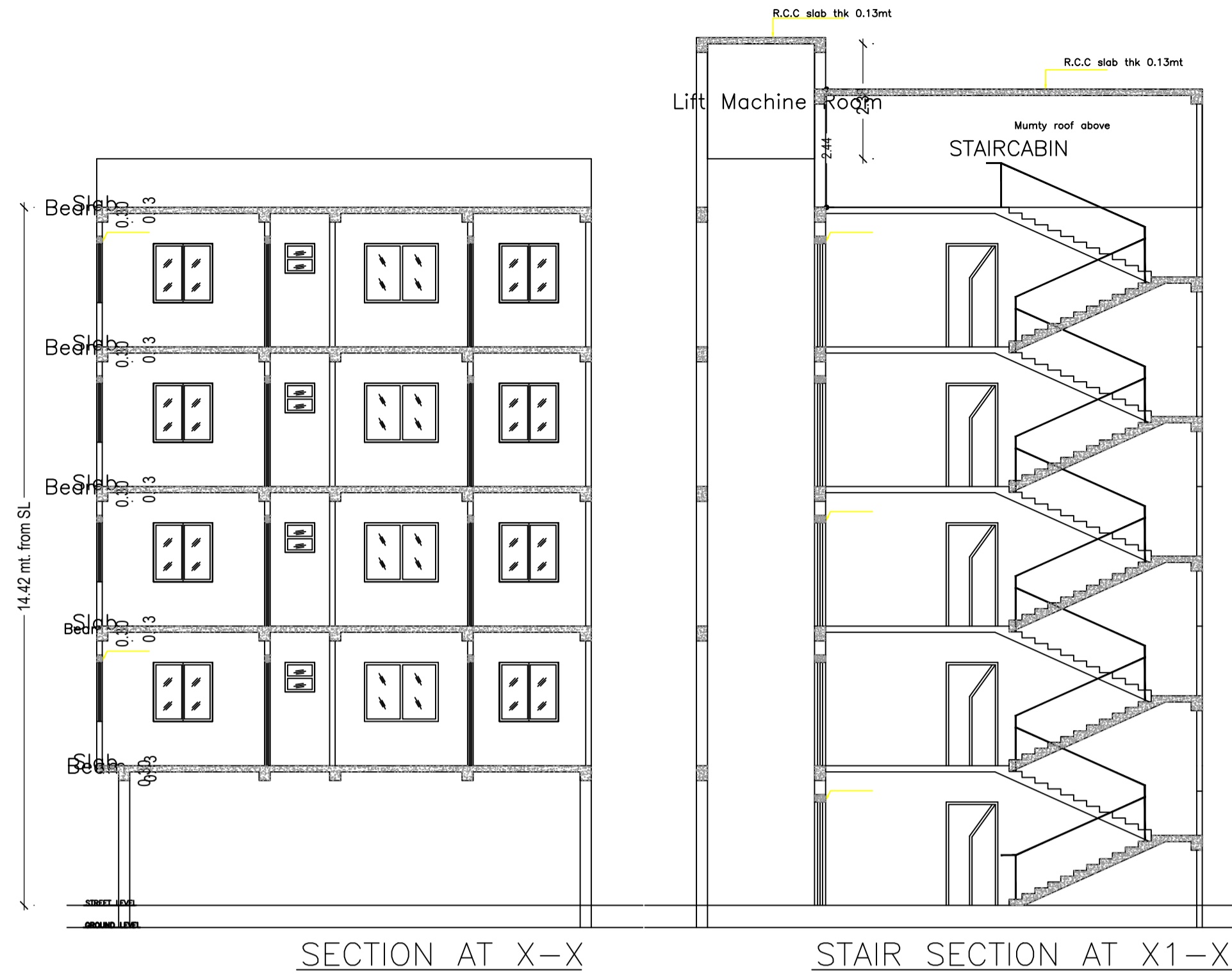
GROUND FLOOR PLAN (SCALE 1:100)



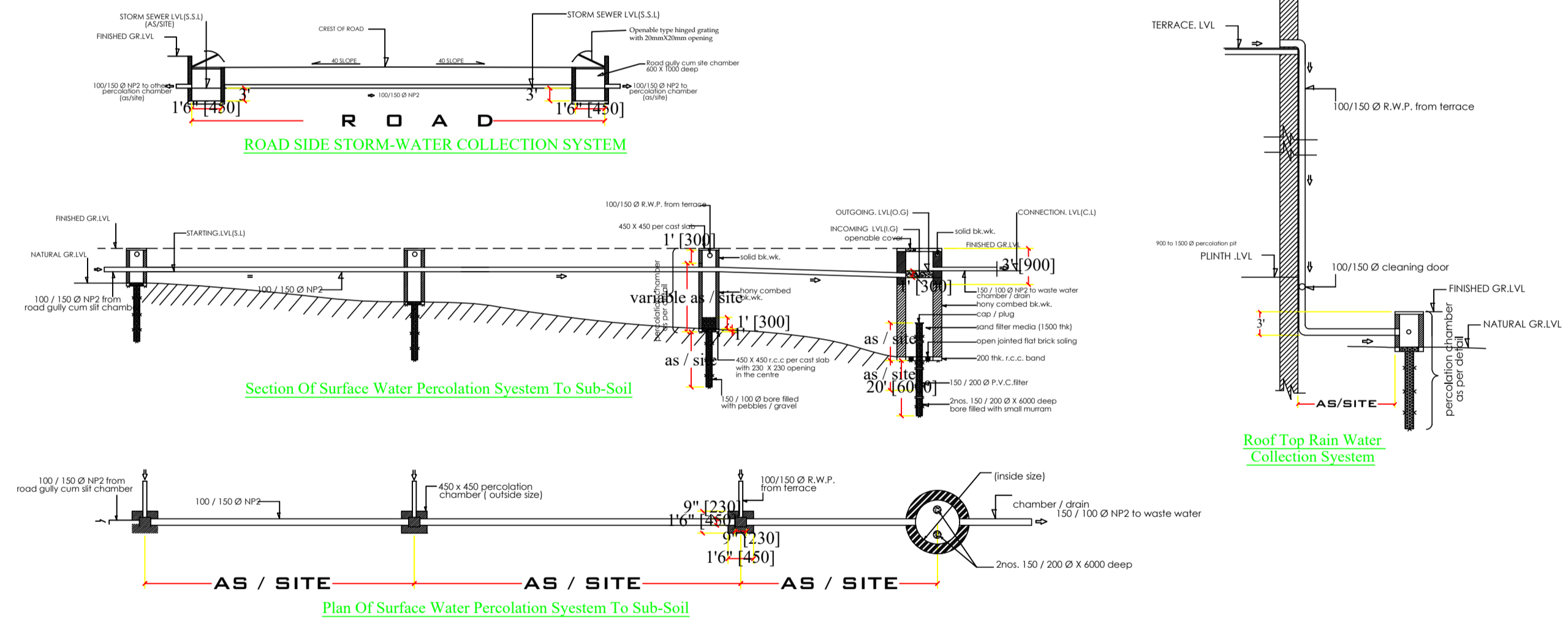
TYPICAL - 1,2,3,4 FLOOR PLAN (Proposed) (SCALE 1:100)



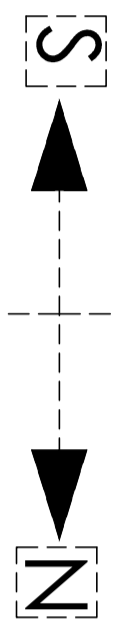
TERRACE FLOOR PLAN (SCALE 1:100)



SECTION AT X-X STAIR SECTION AT X1-X1



Proposal Basic Information	
Proposal File No.	MNAC/BI/0020/W08/2023
Owner Name	ASTARS RETAIL TRADE PVT LTD Rep By Director rep by ANURAG KUMAR 2 Mr. MAHTAB ALAM 3 Mr. SAROSH I
Khata No	393,450
Plot No	2362,2363
Village Name	Mango
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



Building :A (ASTARS RETAIL TRADE PVT LTD)

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 FAR Area (Sq.mt.)	Tmnt (No.)
		Lift	Lift Machine	Void	Parking					
Ground Floor	201.83	0.00	3.77	0.00	188.04	0.00	10.02	10.02	10.02	00
First Floor	204.38	3.77	0.00	2.72	0.00	197.89	0.00	197.89	197.89	01
Second Floor	204.38	3.77	0.00	2.72	0.00	197.89	0.00	197.89	197.89	01
Third Floor	204.38	3.77	0.00	2.72	0.00	197.89	0.00	197.89	197.89	01
Fourth Floor	204.38	3.77	0.00	2.72	0.00	197.89	0.00	197.89	197.89	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1019.35	15.08	3.77	10.88	188.04	791.56	10.02	801.58	801.58	04
Total Number of Same Buildings :	1									
Total :	1019.35	15.08	3.77	10.88	188.04	791.56	10.02	801.58	801.58	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ASTARS RETAIL TRADE PVT LTD)	D2	0.76	2.10	24
A (ASTARS RETAIL TRADE PVT LTD)	D1	0.91	2.10	32
A (ASTARS RETAIL TRADE PVT LTD)	D	1.06	2.10	08
A (ASTARS RETAIL TRADE PVT LTD)	D	1.07	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ASTARS RETAIL TRADE PVT LTD)	V	0.61	1.20	08
A (ASTARS RETAIL TRADE PVT LTD)	V	0.70	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W3	0.91	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W2	1.07	1.20	08
A (ASTARS RETAIL TRADE PVT LTD)	W1	1.22	1.20	40
A (ASTARS RETAIL TRADE PVT LTD)	W1	1.32	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W	1.41	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W1	1.43	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W	1.76	1.20	04
A (ASTARS RETAIL TRADE PVT LTD)	W	1.83	1.20	08

UnitBUA Table for Building :A (ASTARS RETAIL TRADE PVT LTD)

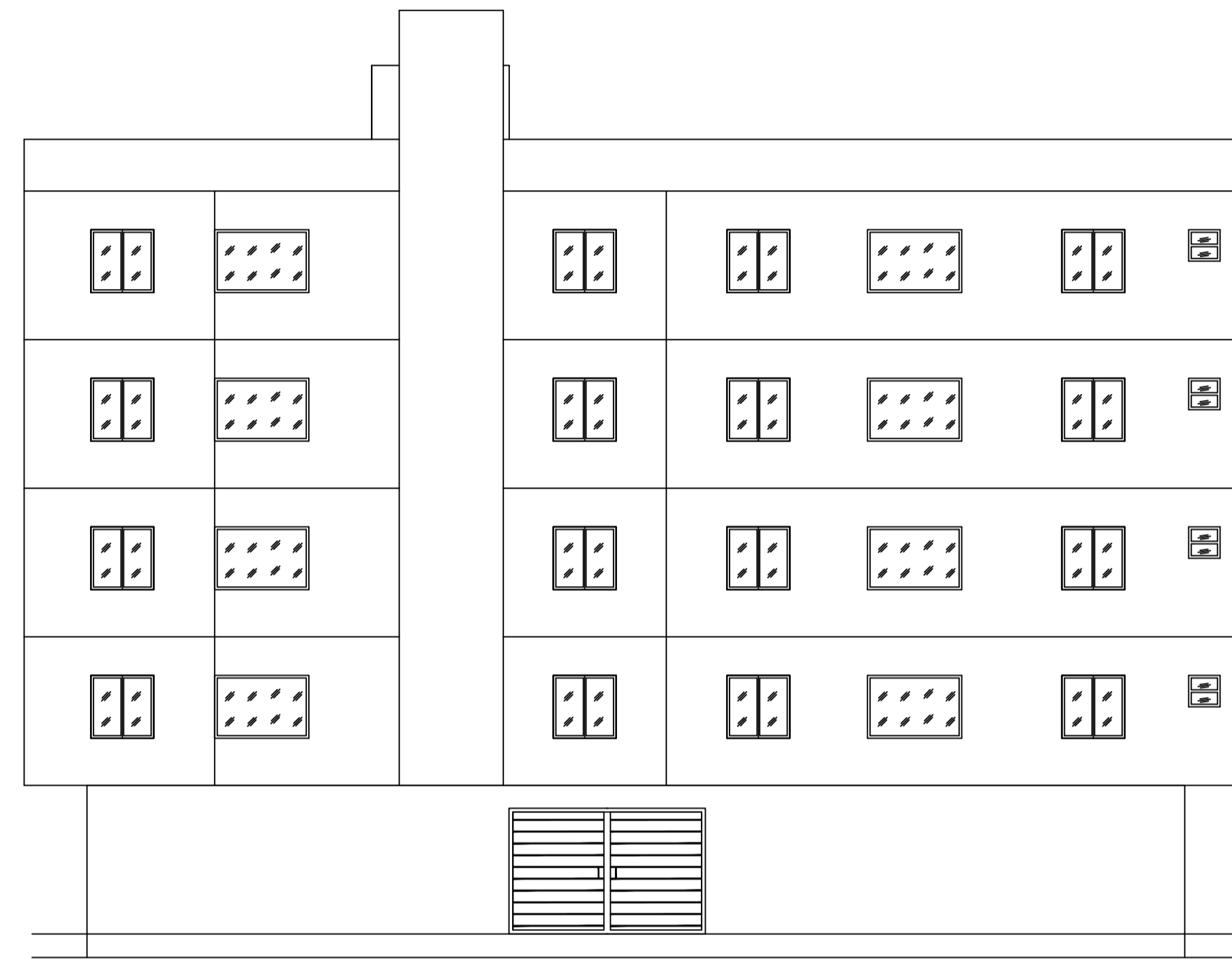
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL -1,2,3,4 FLOOR PLAN	SPLIT A	FLAT	197.89	177.71	18	4
Total:	-	-	791.58	710.85	72	4

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR MNAC/ENG/0007/2016			

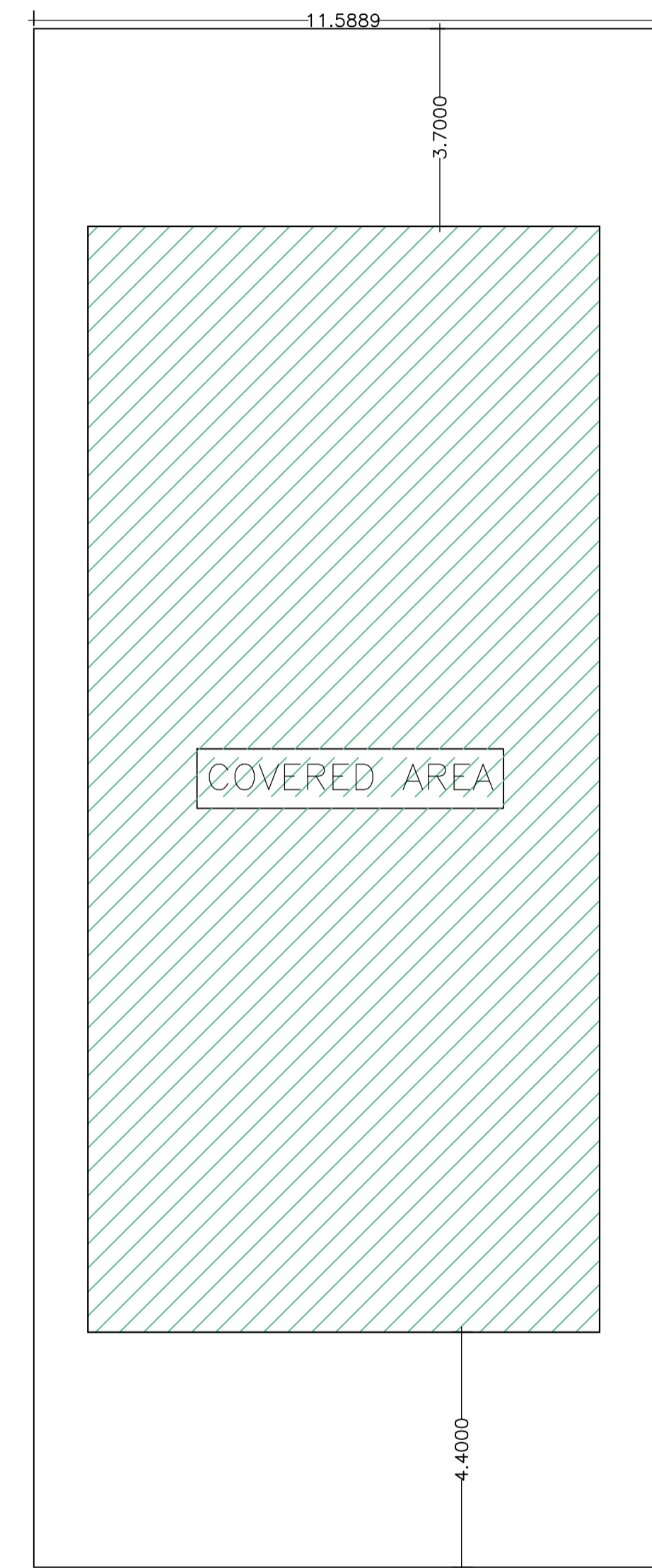


Proposal Basic Information

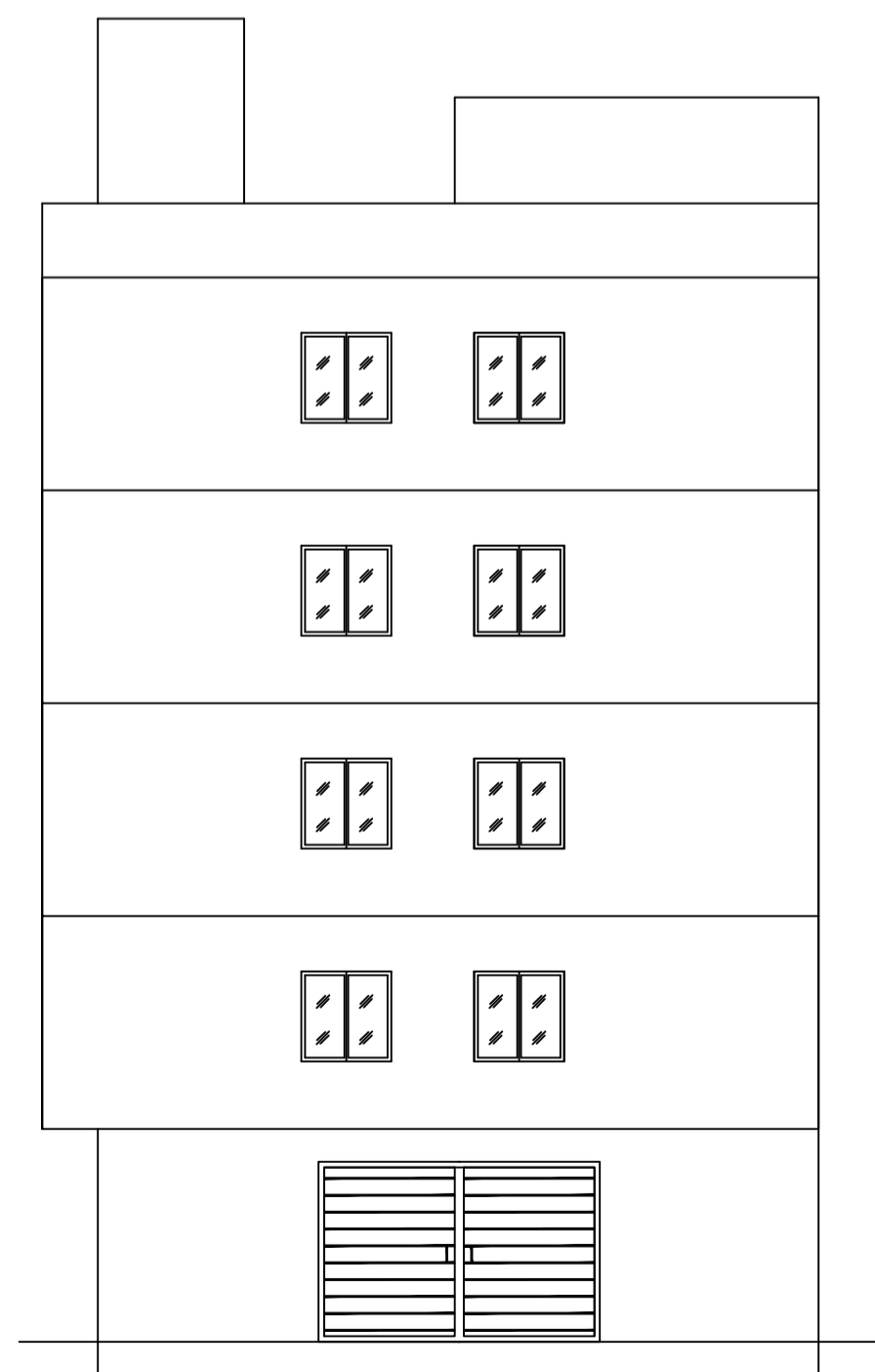
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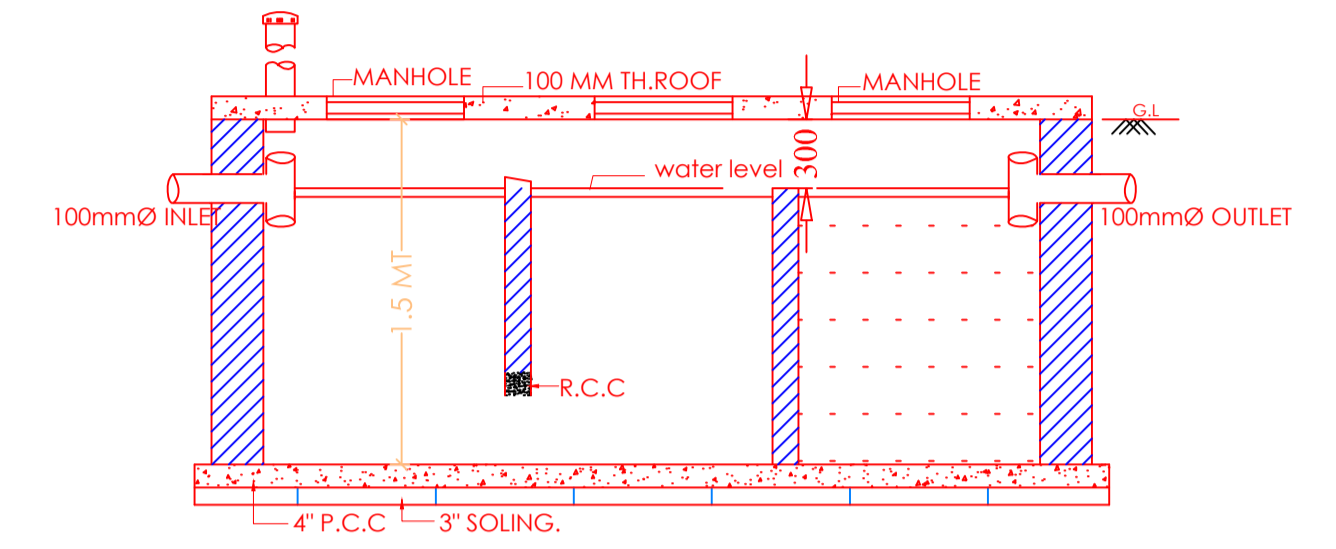
SIDE ELEVATION



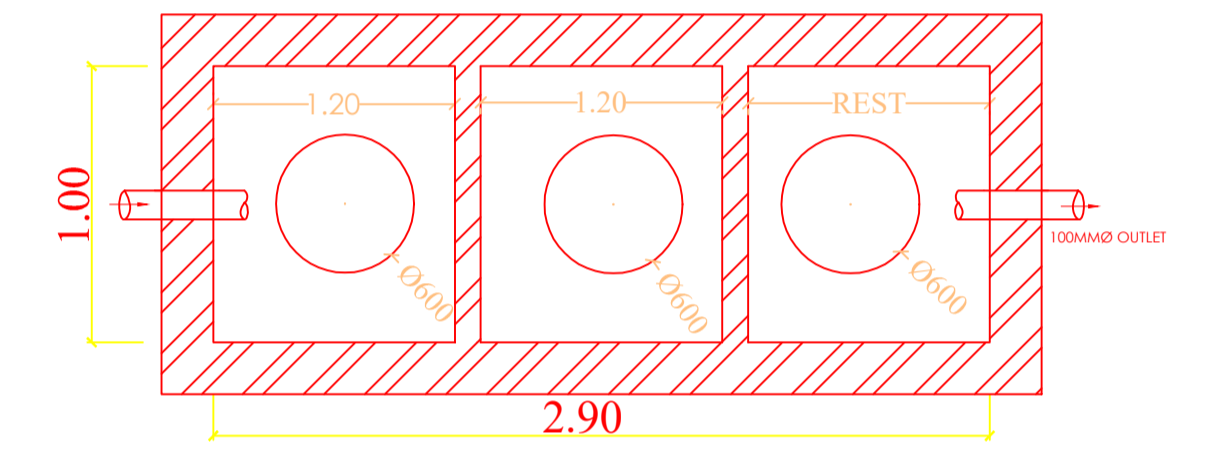
KEY PLAN



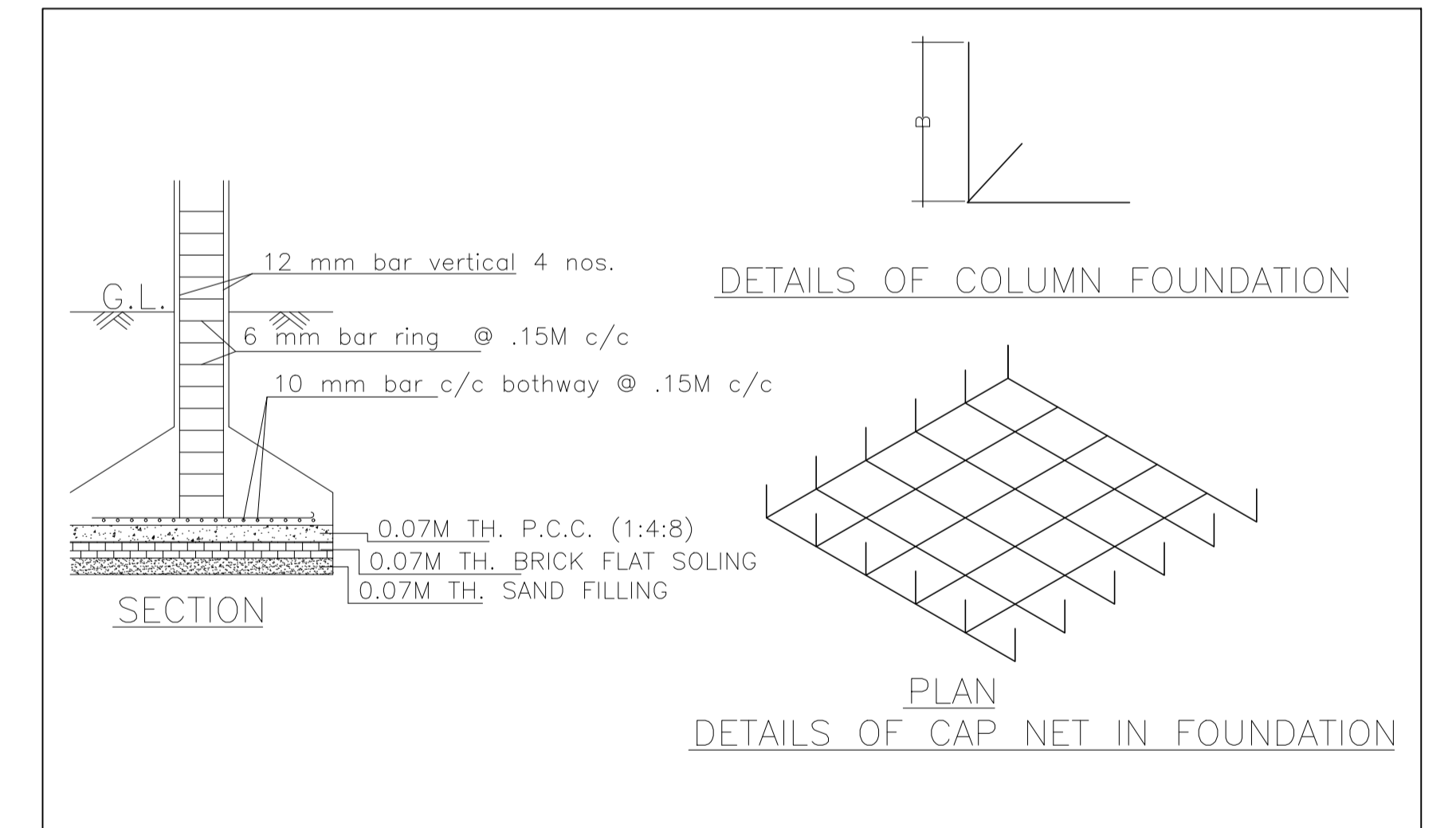
FRONT ELEVATION



SECTION OF SEPTIC TANK.



PLAN OF SEPTIC TANK



DETAILS OF COLUMN FOUNDATION

PLAN DETAILS OF CAP NET IN FOUNDATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR MNAC/ENG/0007/2016			