

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.)	Trmnt (No.)
			Lift	Lift Machine	Parking					
A (NIRMAL KUMAR SINHA)	1	619.31	14.48	3.62	83.86	500.40	16.95	517.35	517.35	04
Grand Total	1	619.31	14.48	3.62	83.86	500.40	16.95	517.35	517.35	04

Proposal Basic Information

Proposal File No.	MNAC/BP/0057/W09/2023
Owner Name	1)Sri. BIJAY KUMAR SHARMA (2) MR. NIRMAL KUMAR SINHA
Khata No	609
Plot No	269
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	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (NIRMAL KUMAR SINHA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	4.00	1.00	4	-	-	-	-
			> 0	1	4.00	-	-	1	1	-	-
Total :			-	-	-	-	4	6	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	79.76
Total Car	4	50.00	6	79.76
Visitor's Car Parking	-	-	1	12.52
Total Visitor Parking	1	12.50	1	12.52
TwoWheeler	-	-	4	9.37
Total TwoWheeler	-	-	4	9.37
Other Parking	-	-	-	24.31
Total		62.50		135.33

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO.: 1.0.70
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: MNAC/BP/0057/W09/2023	Plot/SubPlot No: 269
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) 260.23
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 260.23
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	28.16
Total	28.16
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 232.07
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 260.23
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 260.23
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	156.14
Proposed Coverage Area (38.74 %)	100.81
Total Prop. Coverage Area (38.74 %)	100.81
Balance coverage area (21.26 %)	55.33
FAR CHECK	
Perm. FAR Area (2.500)	650.58
Total Perm. FAR area	650.58
Residential FAR	500.41
Proposed FAR Area	517.36
Total Proposed FAR Area	517.36
Consumed FAR (Factor)	1.99
Balance FAR Area	133.22
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	619.31
ARCHITECT (Regd)	MOHAMMAD BELAL NASIR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1)Sri. BIJAY KUMAR SHARMA (2) MR. NIRMAL KUMAR SINHA
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

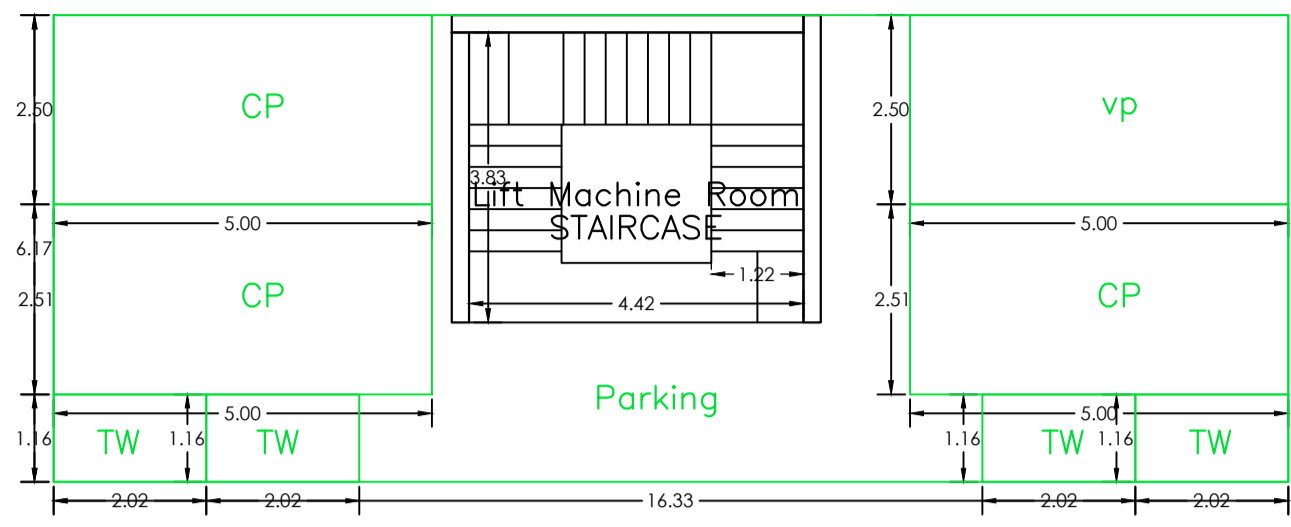
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	104.43	16.95	104.43	16.95
First Floor	128.72	125.10	128.72	125.10
Second Floor	128.72	125.10	128.72	125.10
Third Floor	128.72	125.10	128.72	125.10
Fourth Floor	128.72	125.10	128.72	125.10
Terrace Floor	0.00	0.00	0.00	0.00
Total :	619.31	517.35	619.31	517.35

Building USE/SUBUSE Details

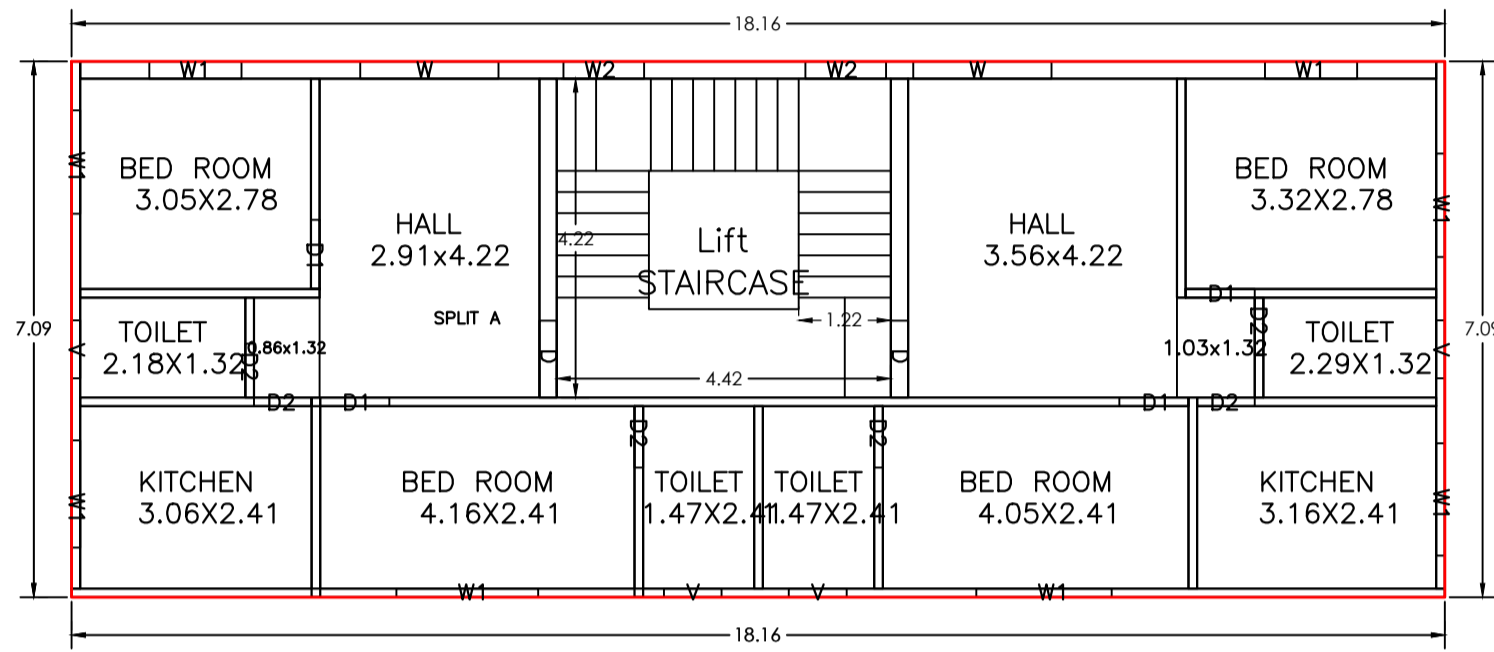
Building Name	Building Use	Building SubUse	Building Structure
A (NIRMAL KUMAR SINHA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

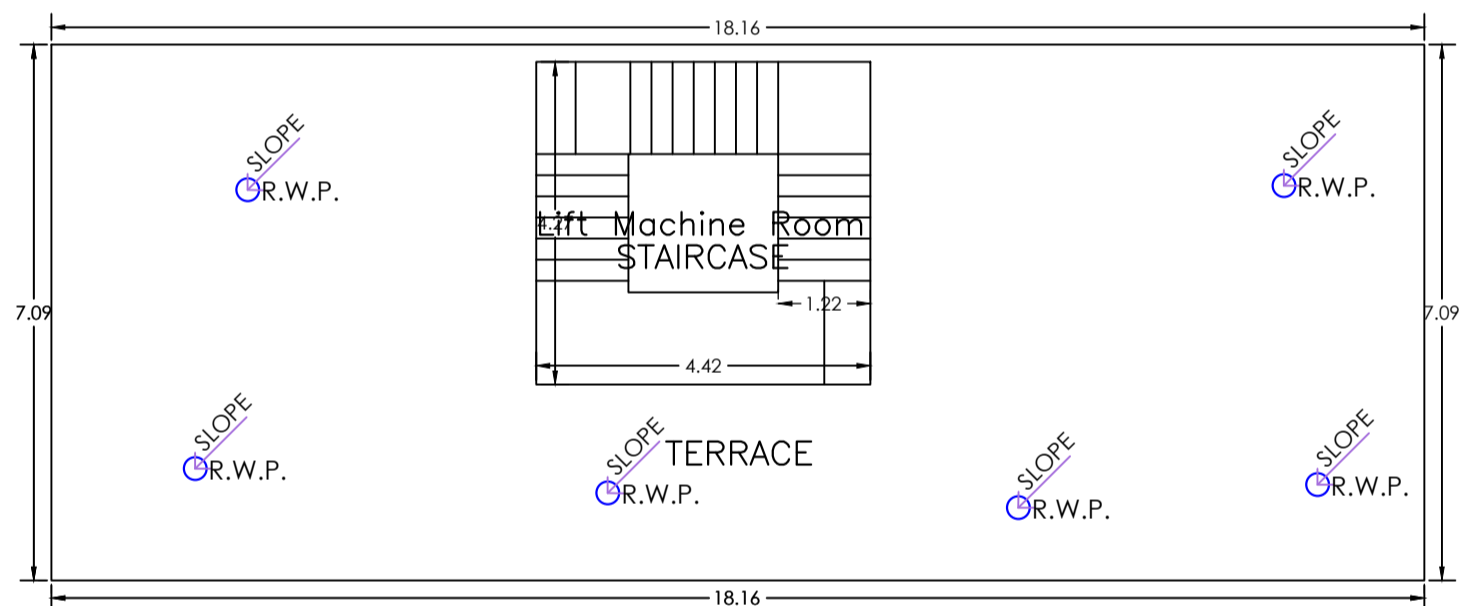
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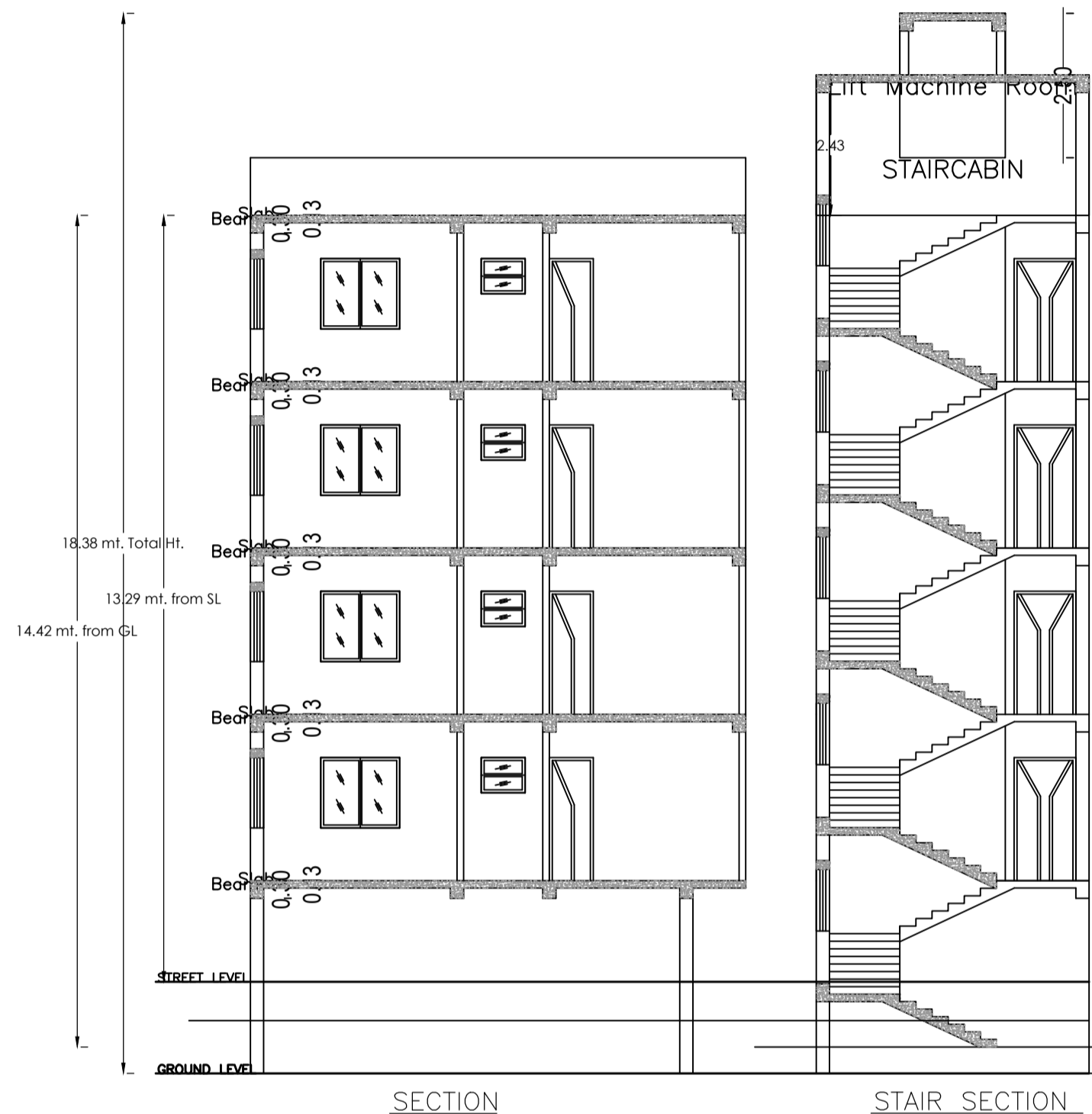
GROUND FLOOR PLAN (SCALE 1:100)



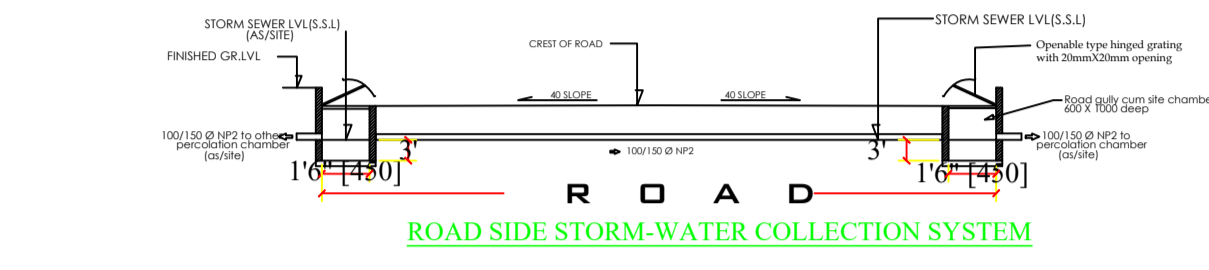
TYPICAL - 1,2,3,4 FLOOR PLAN (Proposed) (SCALE 1:100)



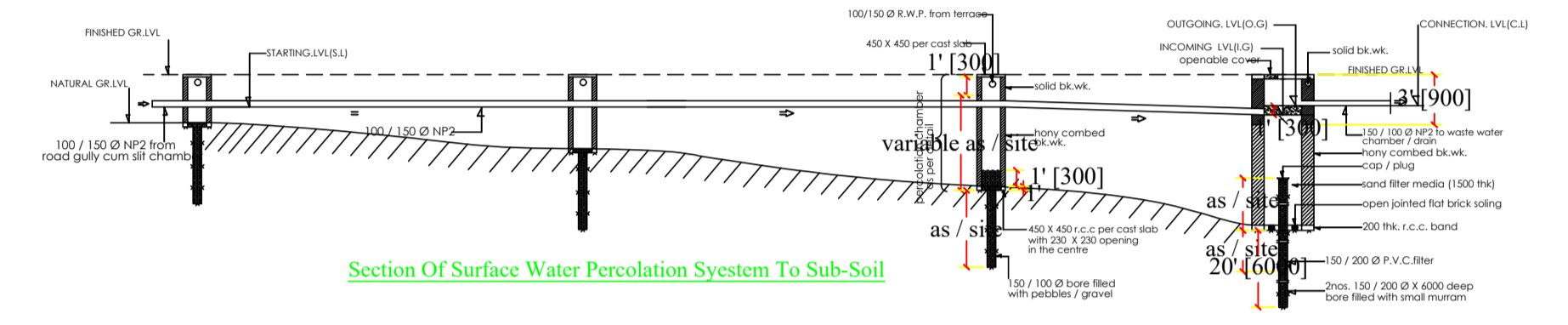
TERRACE FLOOR PLAN (SCALE 1:100)



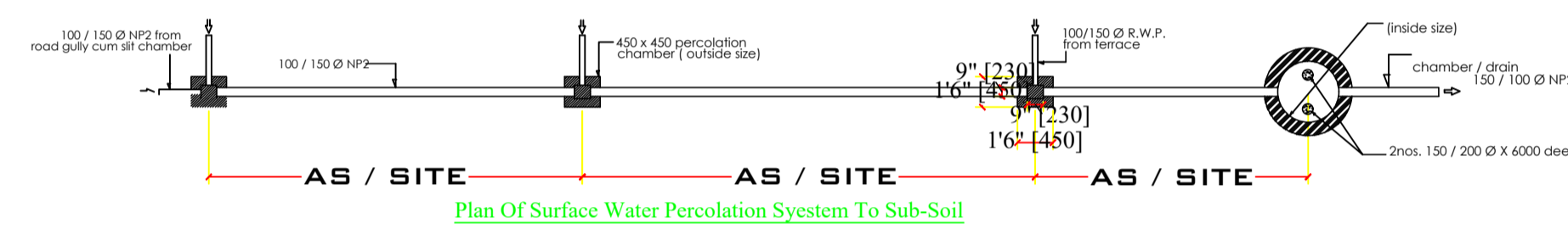
SECTION STAIR SECTION



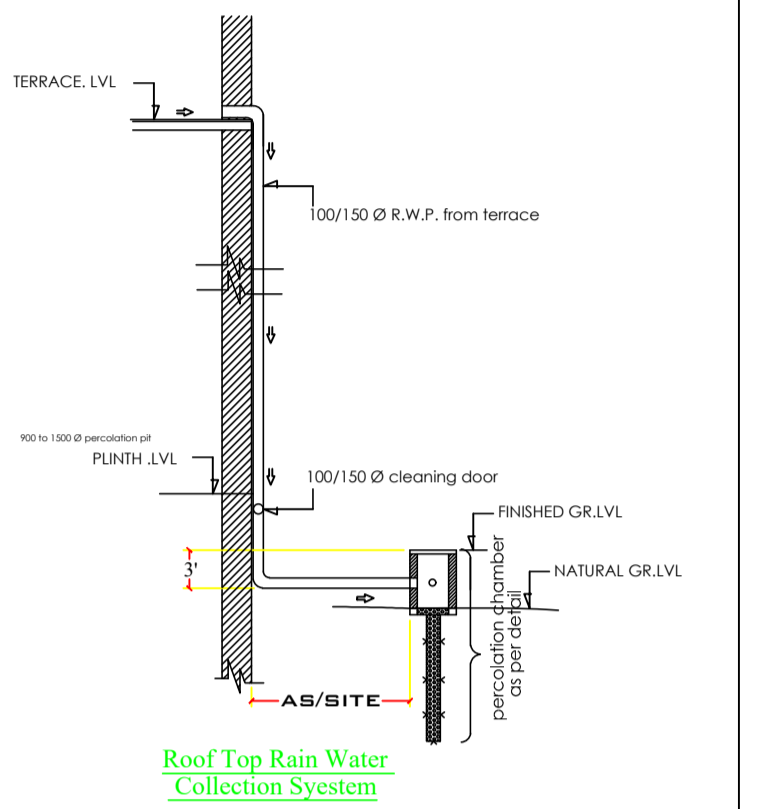
ROAD SIDE STORM-WATER COLLECTION SYSTEM



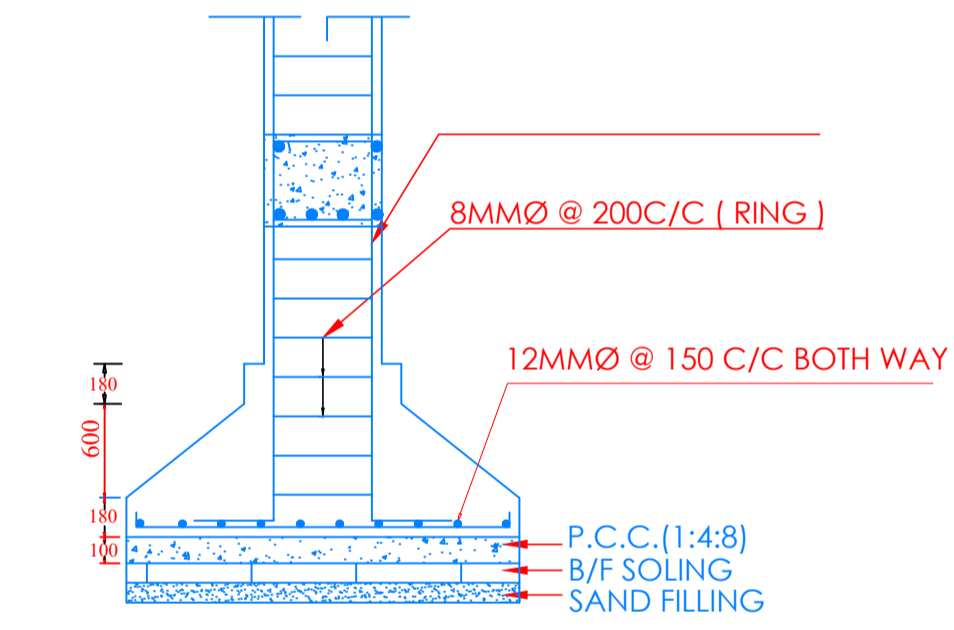
Section Of Surface Water Percolation System To Sub-Soil



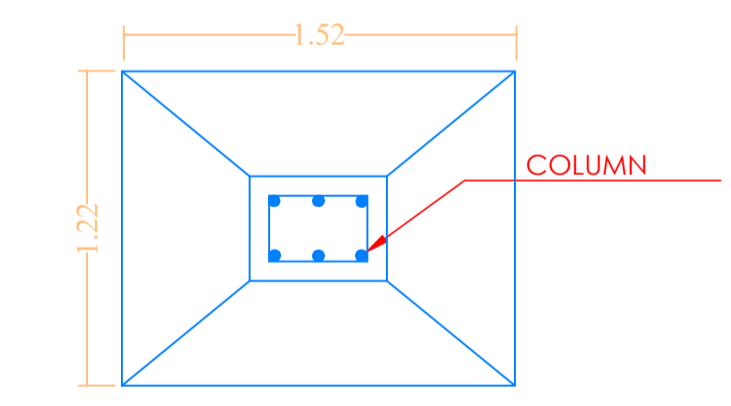
Plan Of Surface Water Percolation System To Sub-Soil



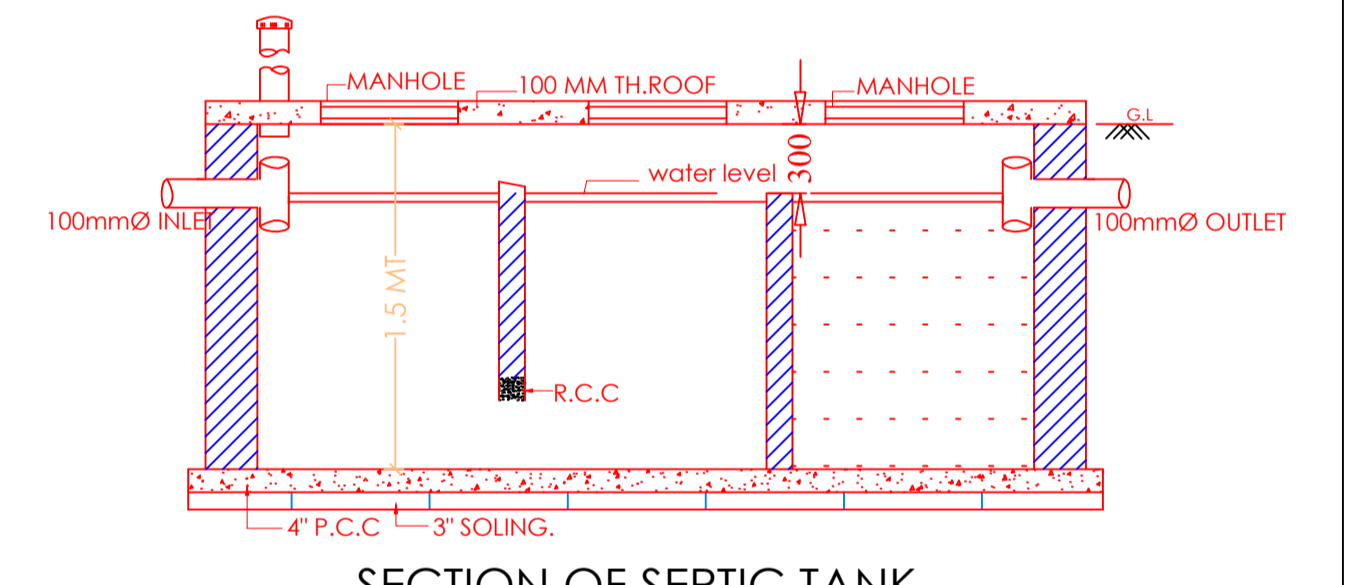
Roof Top Rain Water Collection System



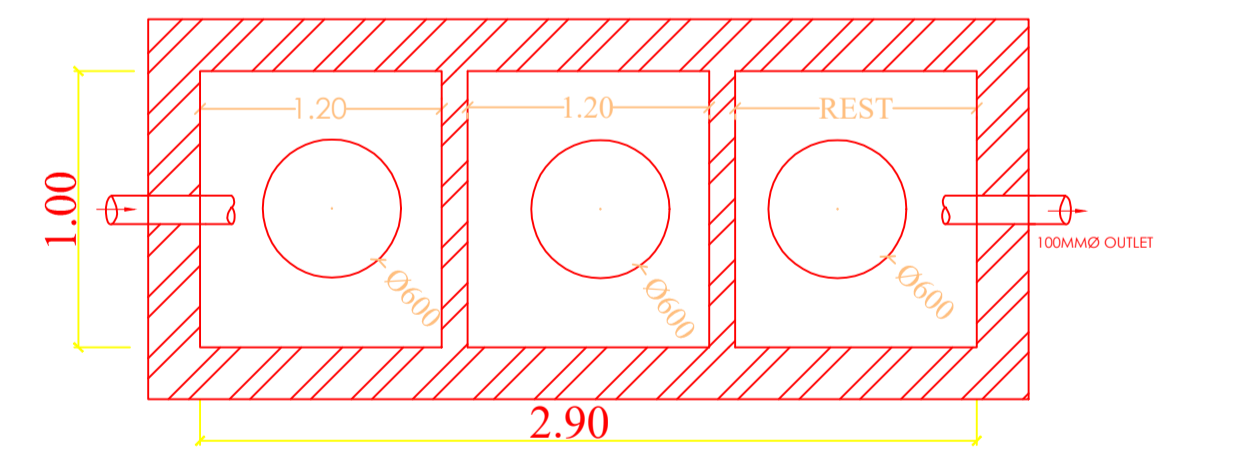
SECTION OF FOUNDATION



PLAN OF FOUNDATION



SECTION OF SEPTIC TANK.



PLAN OF SEPTIC TANK

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMAL KUMAR SINHA)	D2	0.71	2.10	04
A (NIRMAL KUMAR SINHA)	D2	0.76	2.10	12
A (NIRMAL KUMAR SINHA)	D2	0.81	2.10	08
A (NIRMAL KUMAR SINHA)	D1	0.91	2.10	16
A (NIRMAL KUMAR SINHA)	D	1.02	2.10	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMAL KUMAR SINHA)	V	0.77	1.20	16
A (NIRMAL KUMAR SINHA)	W2	1.07	1.20	08
A (NIRMAL KUMAR SINHA)	W1	1.22	1.20	08
A (NIRMAL KUMAR SINHA)	W1	1.37	1.20	08
A (NIRMAL KUMAR SINHA)	W1	1.42	1.20	04
A (NIRMAL KUMAR SINHA)	W1	1.49	1.20	04
A (NIRMAL KUMAR SINHA)	W1	1.79	1.20	04
A (NIRMAL KUMAR SINHA)	W	1.83	1.20	08
A (NIRMAL KUMAR SINHA)	W1	1.87	1.20	04

Building :A (NIRMAL KUMAR SINHA)

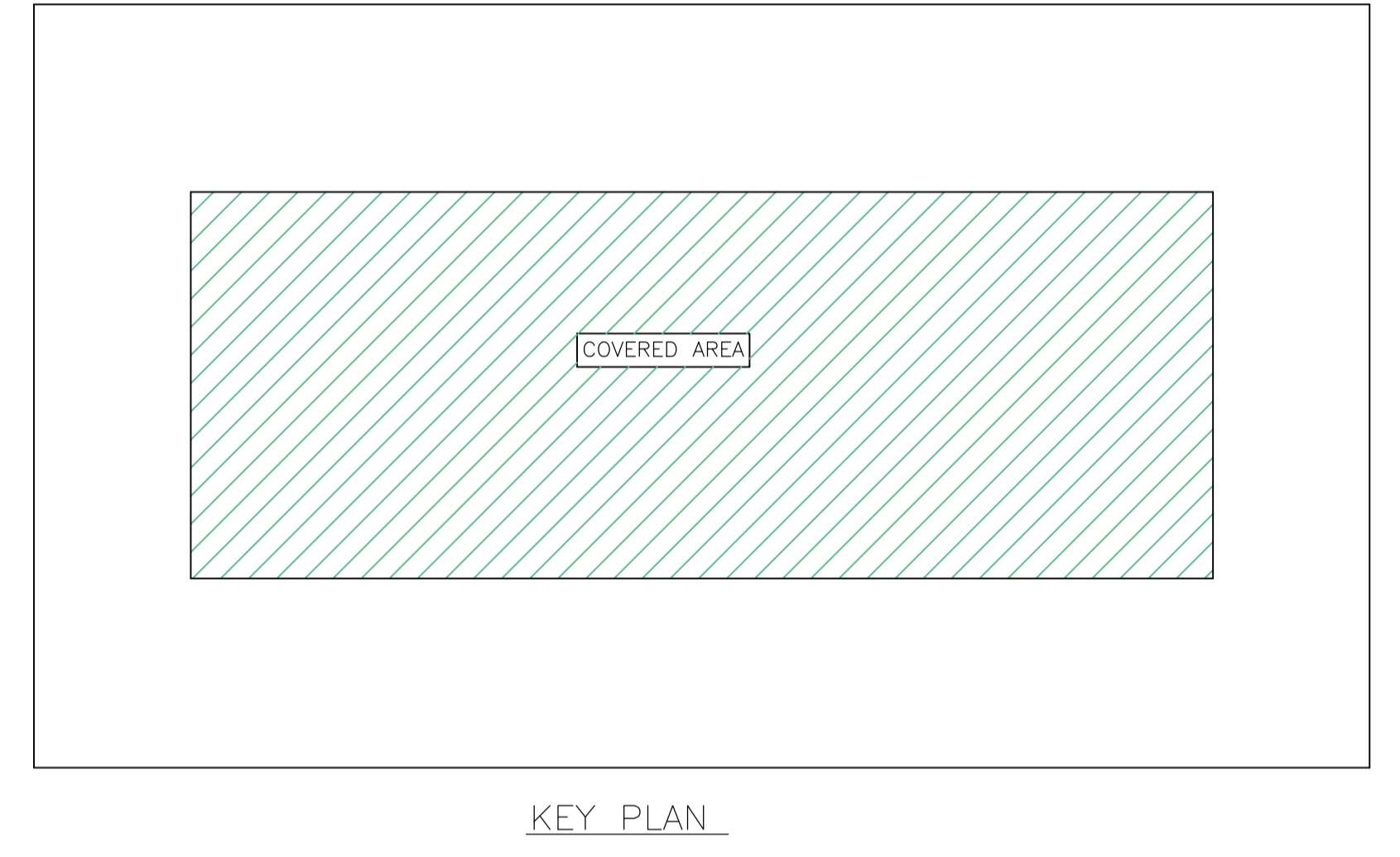
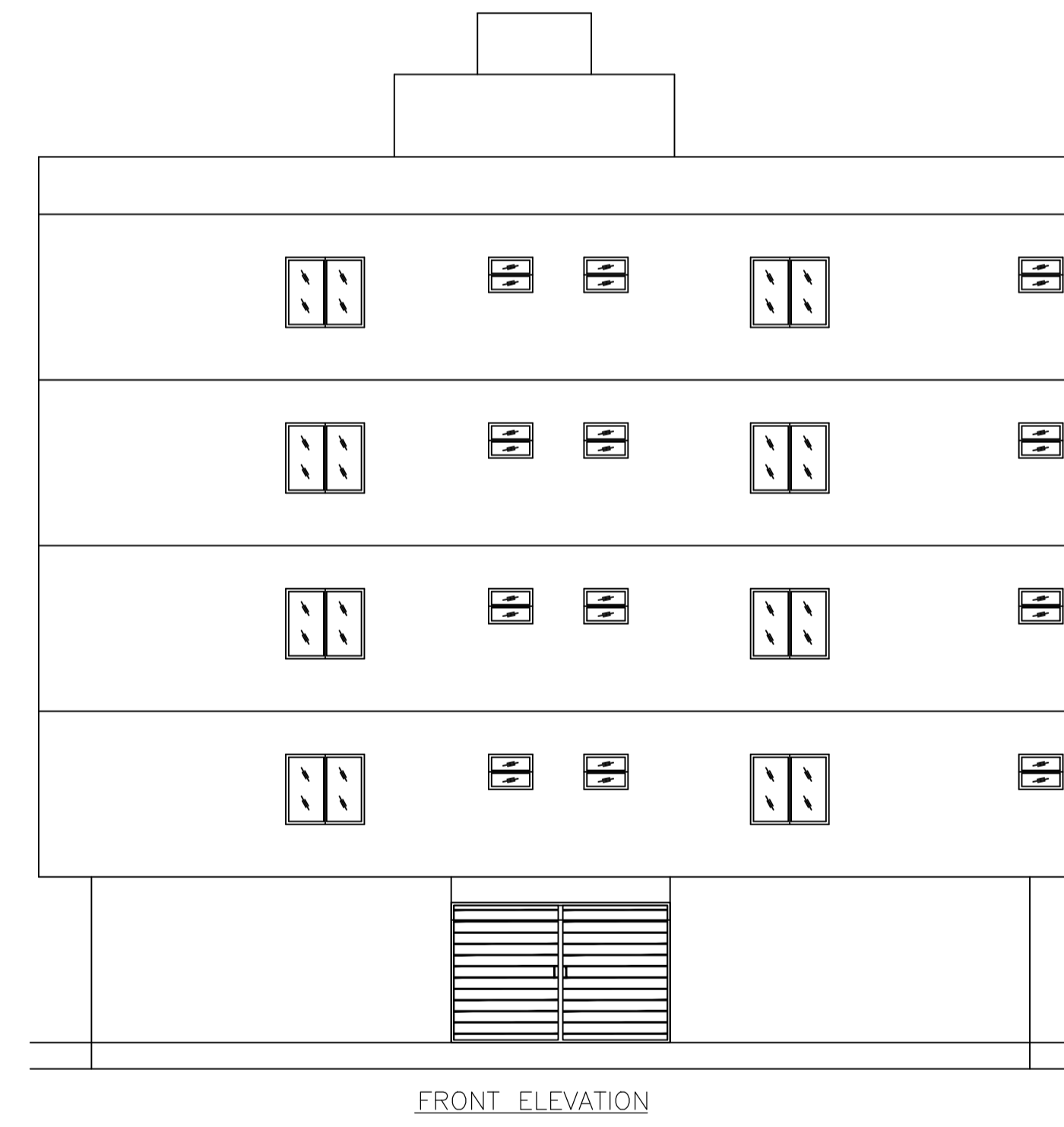
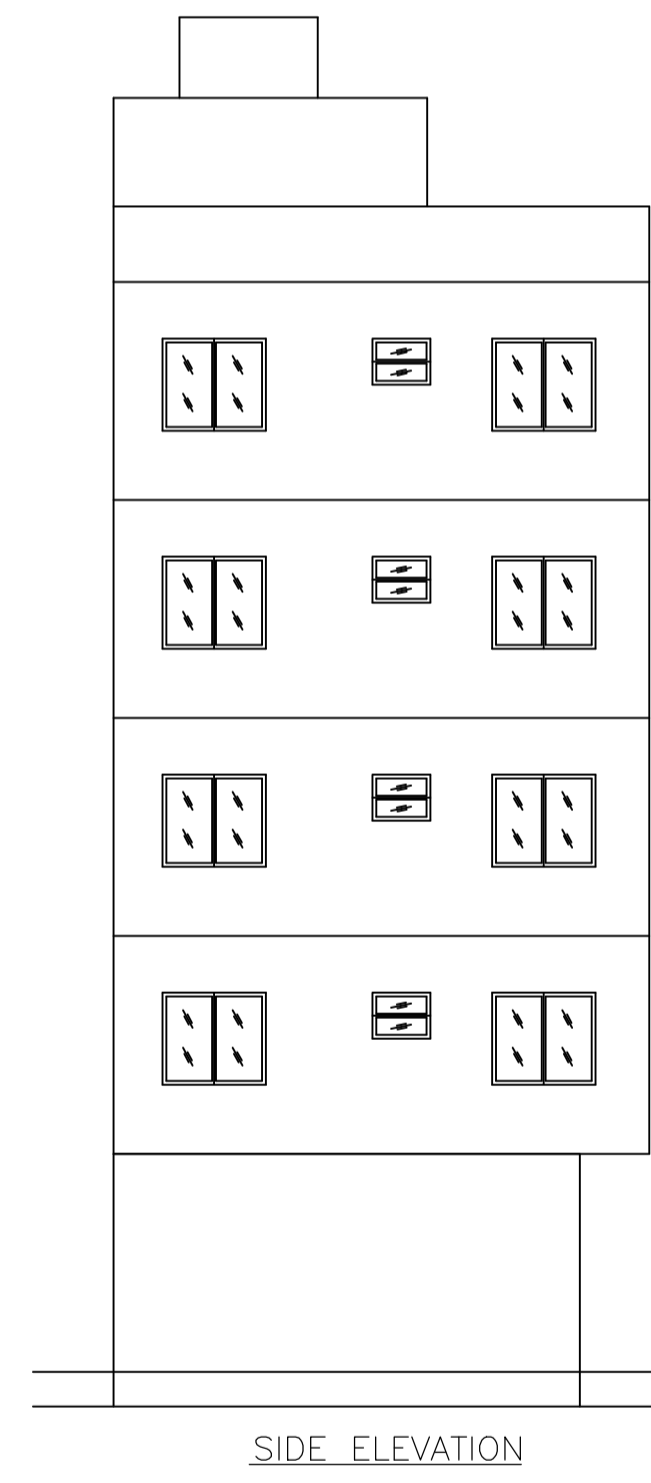
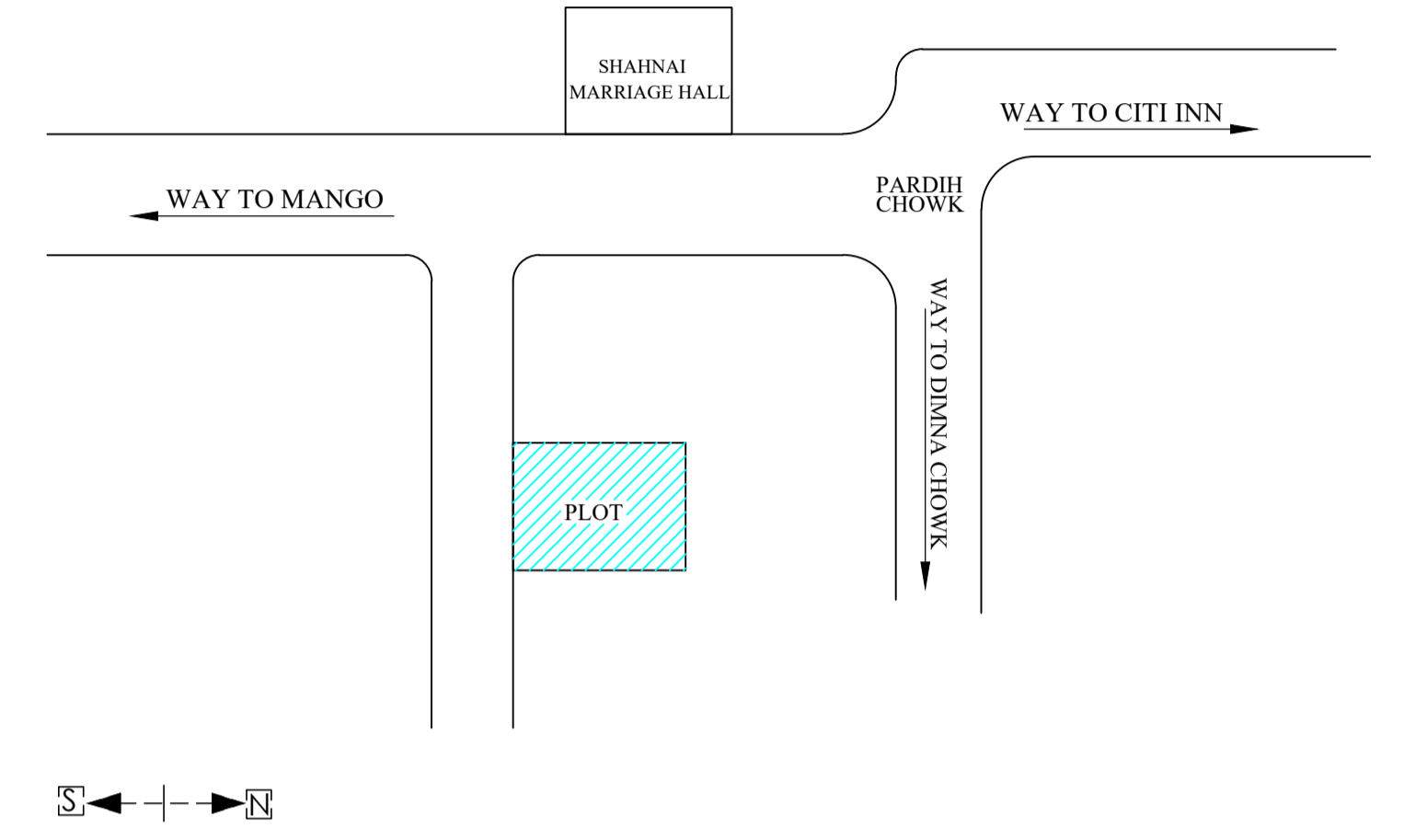
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		Lift	Lift Machine	Parking	Resi.					
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Second Floor	128.72	3.62	0.00	0.00	125.10	0.00	125.10	125.10	01	
Third Floor	128.72	3.62	0.00	0.00	125.10	0.00	125.10	125.10	01	
Fourth Floor	128.72	3.62	0.00	0.00	125.10	0.00	125.10	125.10	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	619.31	14.48	3.62	83.86	500.40	16.95	517.35	517.35	04	

UnitBUA Table for Building :A (NIRMAL KUMAR SINHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL	-1,2,3,4 FLOOR PLAN	SPLIT A	FLAT	125.10	110.24	12 4
Total:	-	-	-	500.41	440.97	48 4

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