

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.) Parking	Proposed FAR Area (Sq.mt.) Resi.	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	258.75	38.54	212.33	7.88	220.21	220.21	01
Grand Total :	1	258.75	38.54	212.33	7.88	220.21	220.21	01

Proposal Basic Information

Proposal File No.	MNAC/FP/0068/W09/2023
Owner Name	PANKAJ KUMAR GUPTA
Khata No	138
Plot No	1542, 1552
Village Name	Mango
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO. : 1.0.68
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	PlotNearbyReligiousStructure: NA
Inward No: MNAC/FP/0068/W09/2023	PlotSubPlot No: 1542, 1552
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) 133.68
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 133.68
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	10.96
Total	10.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 122.71
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 133.68
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 133.68
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	93.58
Proposed Coverage Area (64.52 %)	86.25
Total Prop. Coverage Area (64.52 %)	86.25
Balance coverage area (5.48 %)	7.33
FAR CHECK	
Perm. FAR Area (2.500)	334.20
Total Perm. FAR area	334.20
Residential FAR	212.33
Proposed FAR Area	220.21
Total Proposed FAR Area	220.21
Consumed FAR (Factor)	1.65
Balance FAR Area	114.00
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	258.75
ARCHITECT (Regd)	EJAZ AHMAD
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PANKAJ KUMAR GUPTA
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

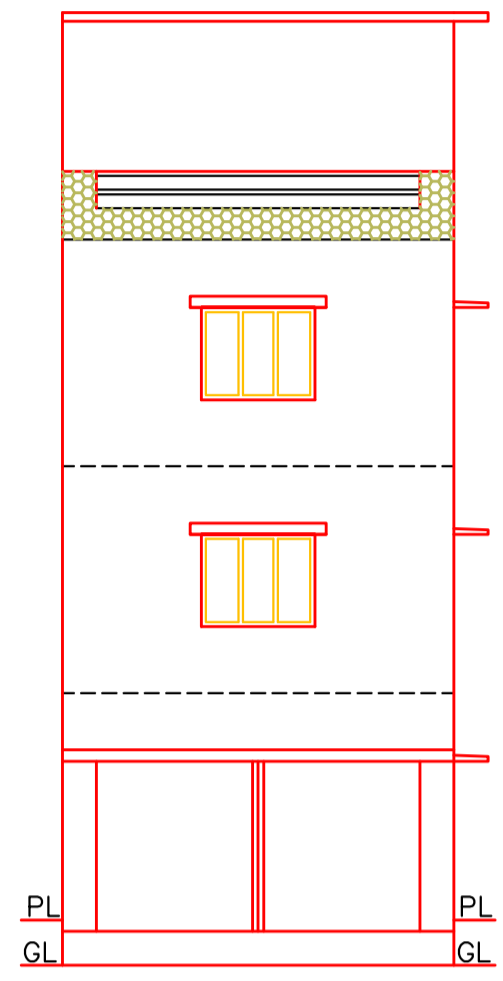
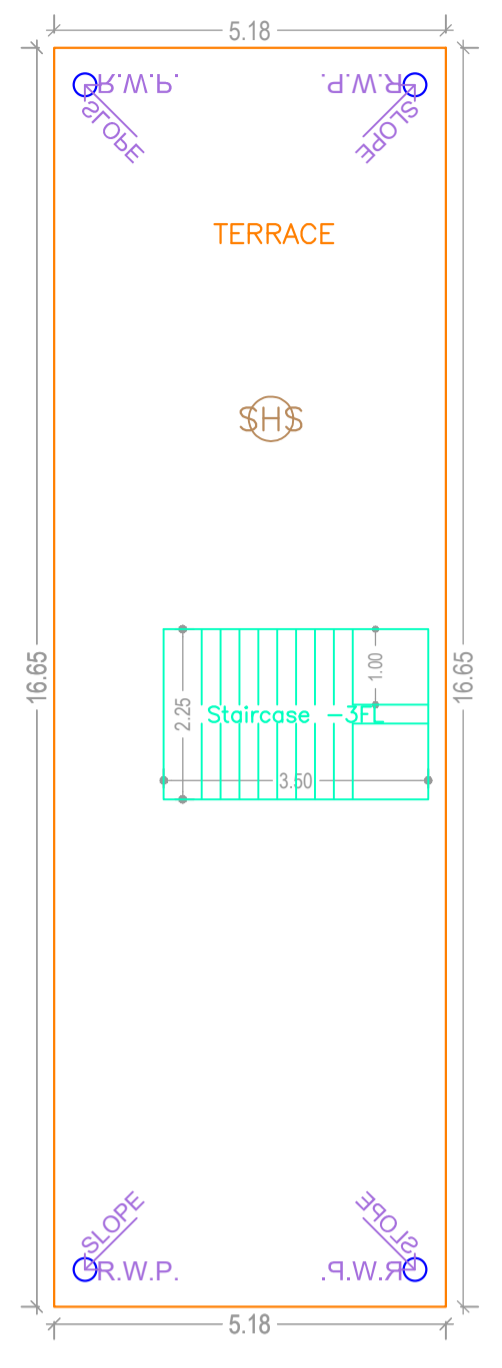
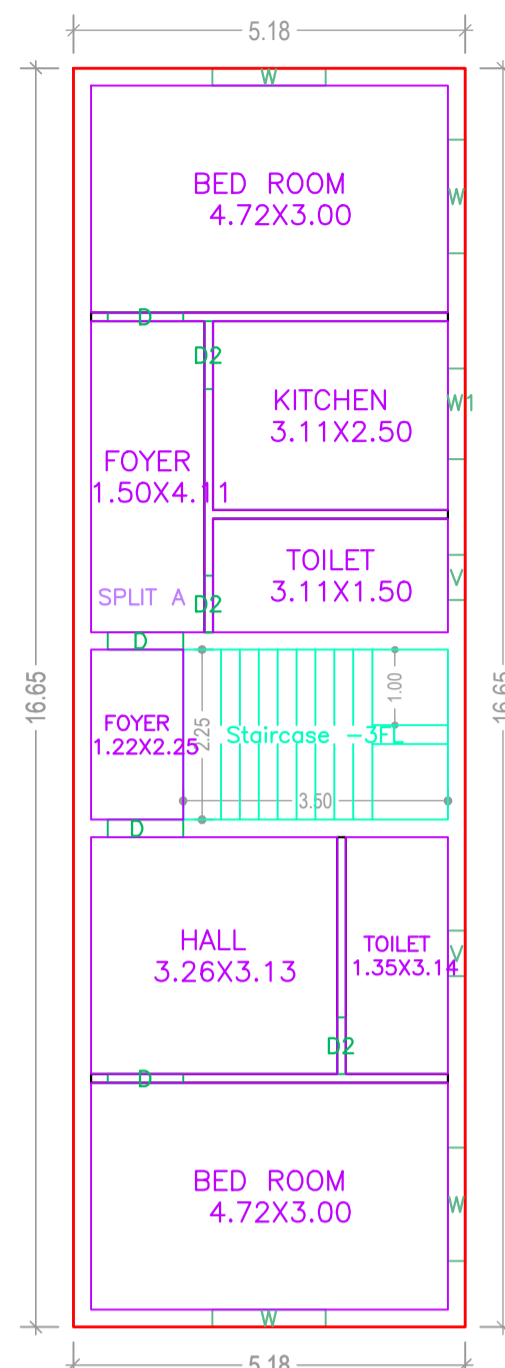
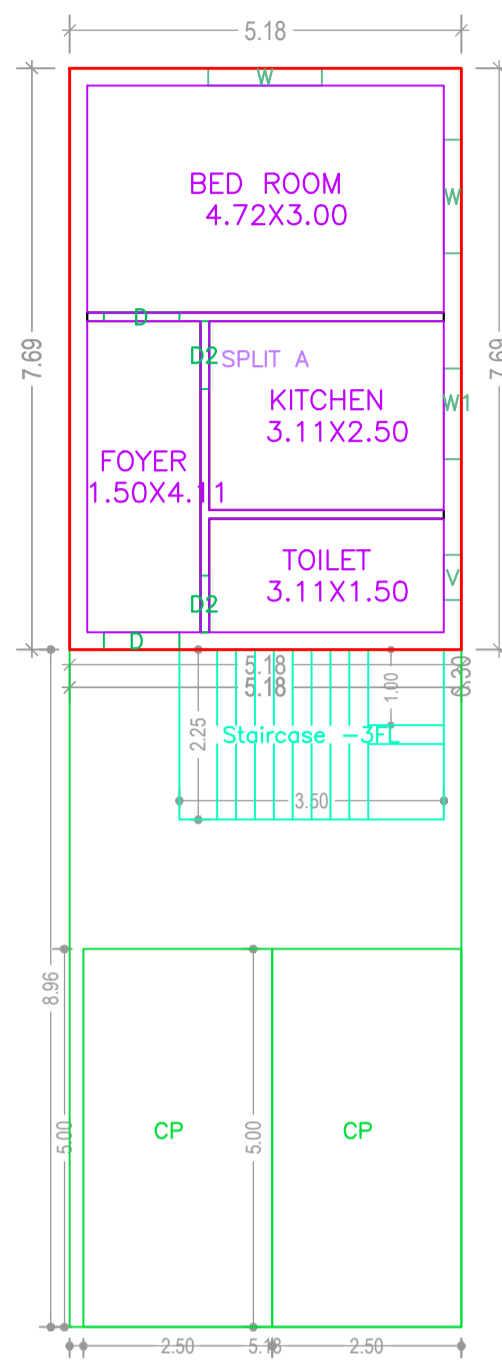
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	86.25	47.71	86.25	47.71
First Floor	86.25	86.25	86.25	86.25
Second Floor	86.25	86.25	86.25	86.25
Terrace Floor	0.00	0.00	0.00	0.00
Total :	258.75	220.21	258.75	220.21

Building USE/SUBUSE Details

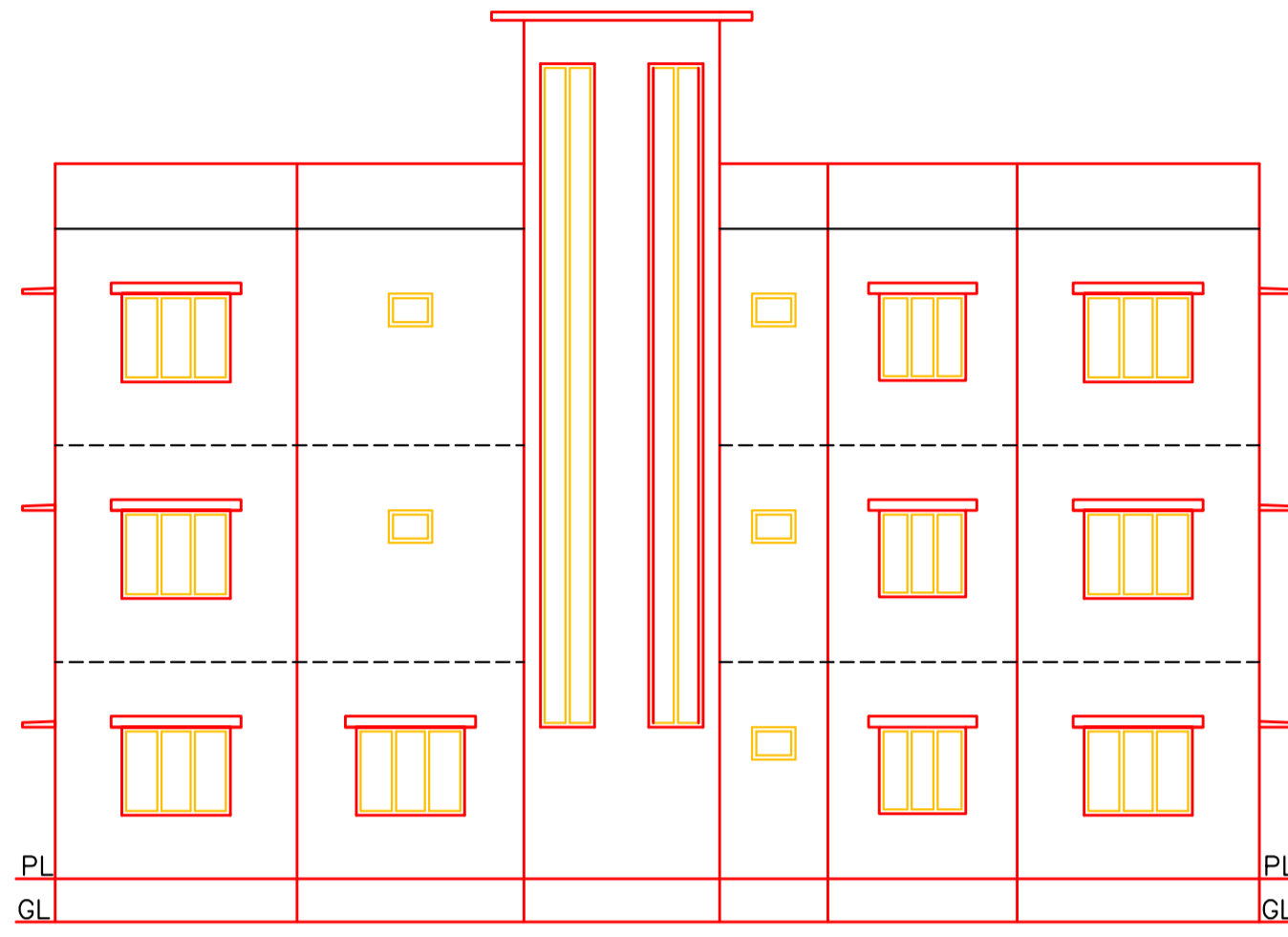
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
EJAZ AHMAD MNAC/DFTMN/0008/2020			

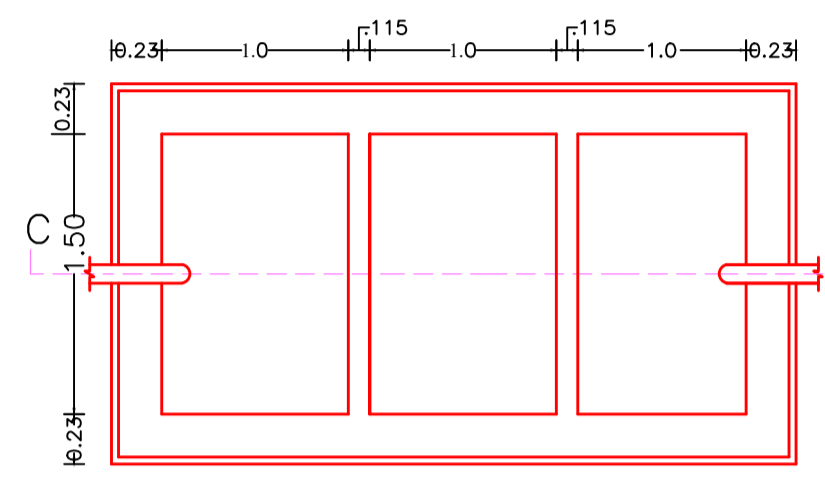
Proposal Basic Information	
Proposal File No.	MNAC/PI/0068/W09/2023
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Khata No	138
Plot No	1542, 1552
Village Name	Mango
Use	Residential
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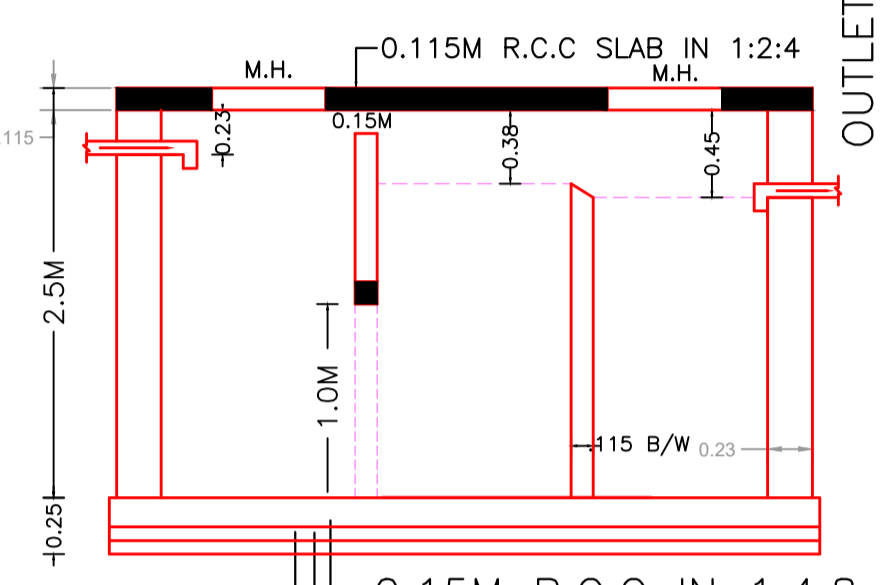
FRONT ELEVATION
SCALE 1:100



WEST SIDE ELEVATION
SCALE 1:100



SEPTIC TANK PLAN
SCALE -1:50

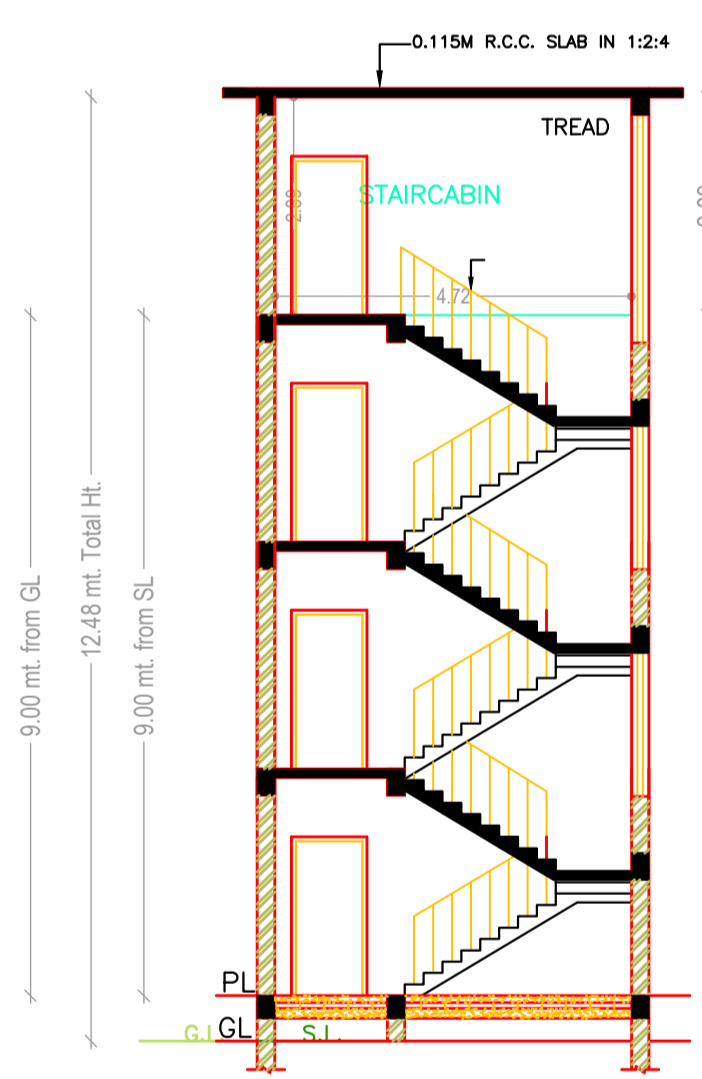


SECTION - SS
SCALE -1:50

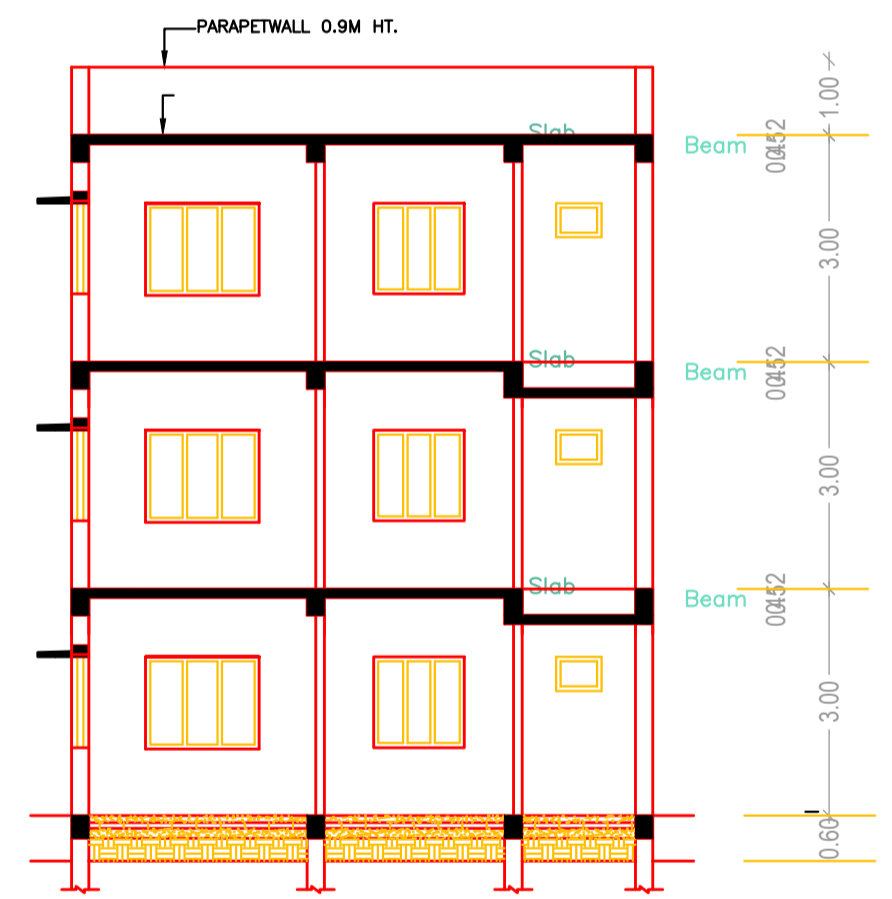
TYPICAL - 1& 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)

TERRACE FLOOR PLAN
(SCALE 1:100)

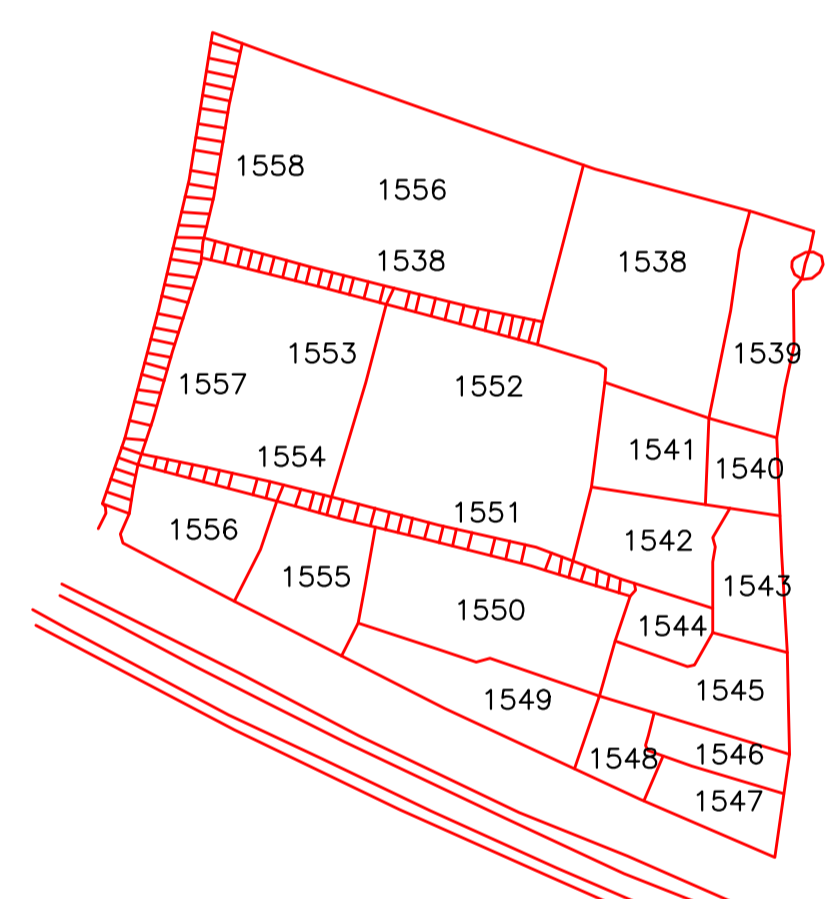
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



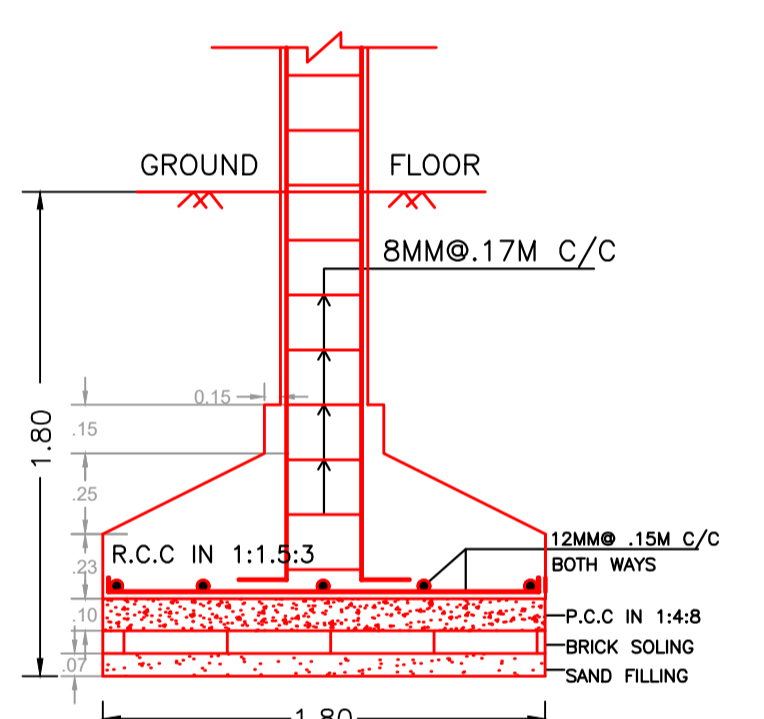
SECTION - AA
SCALE 1:100



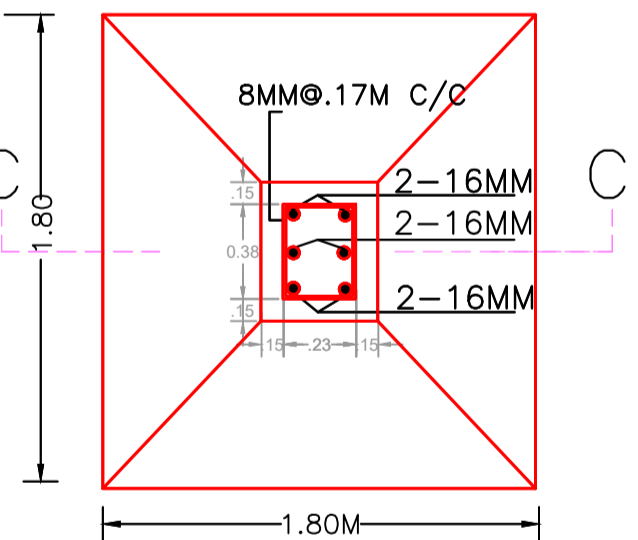
SECTION - BB
SCALE 1:100



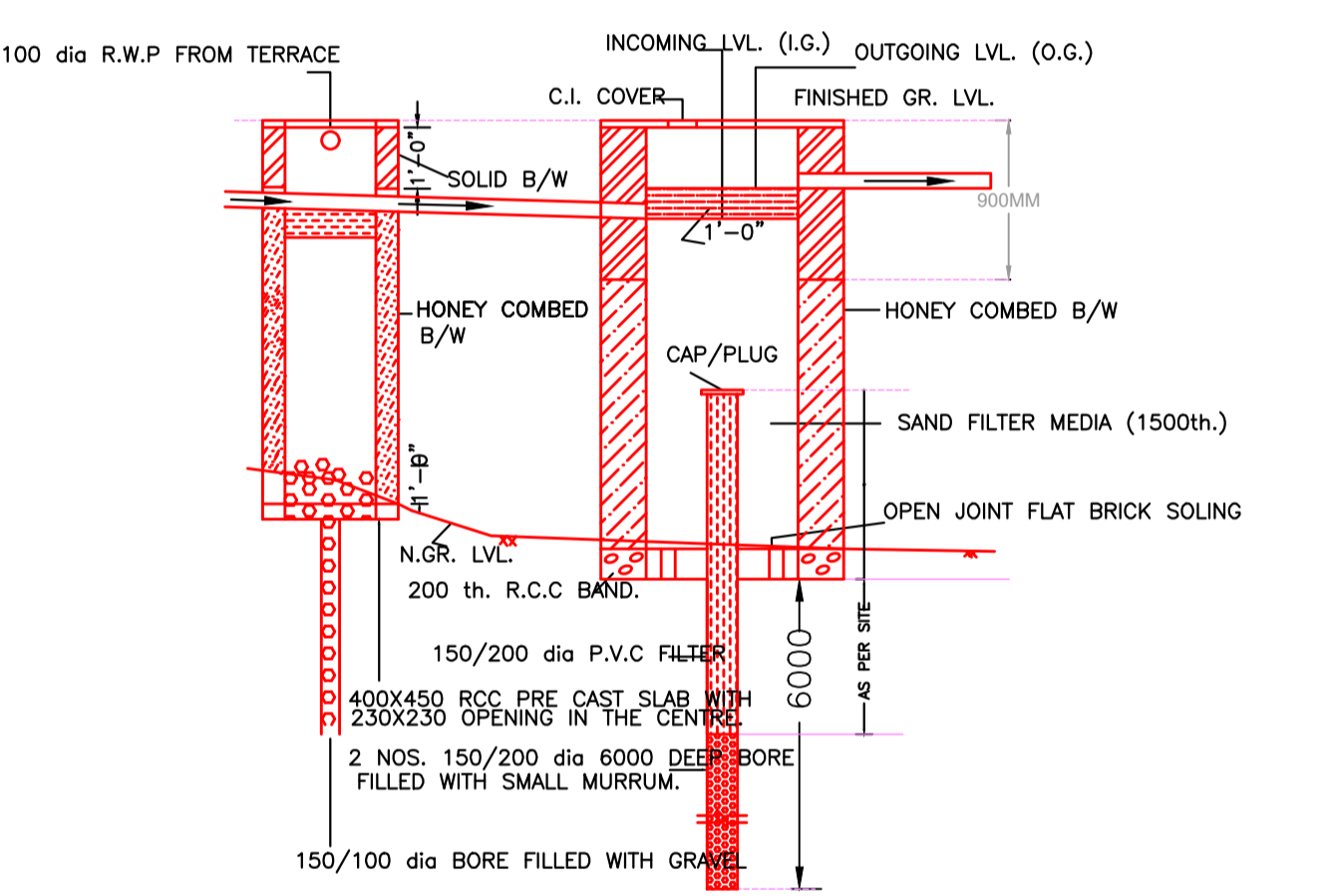
MOUZA PLAN (NTS)



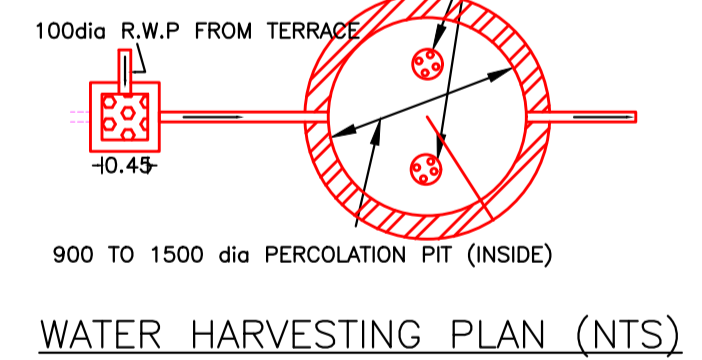
SECTION - CC
SCALE -1:25



R.C.C. COL. FDN. PLAN
SCALE -1:25



SECTION



WATER HARVESTING PLAN (NTS)

Building :A (RESIDENTIAL)

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.		Stair				
Ground Floor	86.25	38.54	39.83	7.88	47.71	47.71	01		
First Floor	86.25	0.00	86.25	0.00	86.25	86.25	00		
Second Floor	86.25	0.00	86.25	0.00	86.25	86.25	00		
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total :	258.75	38.54	212.33	7.88	220.21	220.21	01		
Total Number of Same Buildings	1								
Total :	258.75	38.54	212.33	7.88	220.21	220.21	01		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	05
A (RESIDENTIAL)	D2	0.90	2.10	03
A (RESIDENTIAL)	D	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	05
A (RESIDENTIAL)	W1	1.20	1.20	03
A (RESIDENTIAL)	W	1.50	1.20	10

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	167.99	162.06	4	1
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	167.99	162.06	20	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
EJAZ AHMAD MNAC/DFTMN/0008/2020			