

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	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.)
					StairCase	Lift	Parking					
A (COMMERCIAL BUILDING)	1	1715.16	28.00	1687.16	95.22	46.90	213.31	1318.28	13.46	1331.73	1331.73	05
Grand Total	1	1715.16	28.00	1687.16	95.22	46.90	213.31	1318.28	13.46	1331.73	1331.73	05

Proposal Basic Information

Proposal File No.	MNAC/BP/0054/W09/2023
Owner Name	SRI AHMAD NASEEM ARZOO AND MD ISMAIL AND OTHERS. DEVELOPED BY AHSIEN DEVELOPERS PVT LTD
Khata No	504, 724
Plot No	592, 593
Village Name	Mango
Use	Commercial
SubUse	Shop

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	> 0	100	1229.60	1	9	-	-	-
Total :			> 0	100	1229.60	-	-	-	1	26
			-	-	-	-	9	11	-	27

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	137.50
Total Car	9	112.50	11	137.50
TwoWheeler	-	-	27	54.00
Total TwoWheeler	26	52.00	27	54.00
Other Parking	-	-	-	107.31
Total		164.50		352.81

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO.: 1.0.66
REGION: JHARKHAND URBAN LOCAL BODIES	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: EAST SINGHBHUM	Plot SubUse: Shop
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: MNAC/BP/0054/W09/2023	Plot/SubPlot No: 592, 593
Application Type: General Proposal	North: Plot No. - ALLEY
Project Type: Building Permission	South: Road Width - 15.2
Nature of Development: New	East: Plot No. - 594
Location of Development Area: Old Area	West: Plot No. - 592
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	91.60
Total	91.60
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	295.52
Proposed Coverage Area (39.95 %)	236.11
Total Prop. Coverage Area (39.95 %)	236.11
Balance coverage area (10.05 %)	59.41
FAR CHECK	
Perm. FAR Area (2.500)	1477.63
Total Perm. FAR area	1477.63
Commercial FAR	1318.28
Proposed FAR Area	1331.74
Total Proposed FAR Area	1331.74
Consumed FAR (Factor)	2.25
Balance FAR Area	145.89
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1687.16
ARCHITECT (Regd)	L K Suman
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SRI AHMAD NASEEM ARZOO AND MD ISMAIL AND OTHERS. DEVELOPED BY AHSIEN DEVELOPERS PVT LTD
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

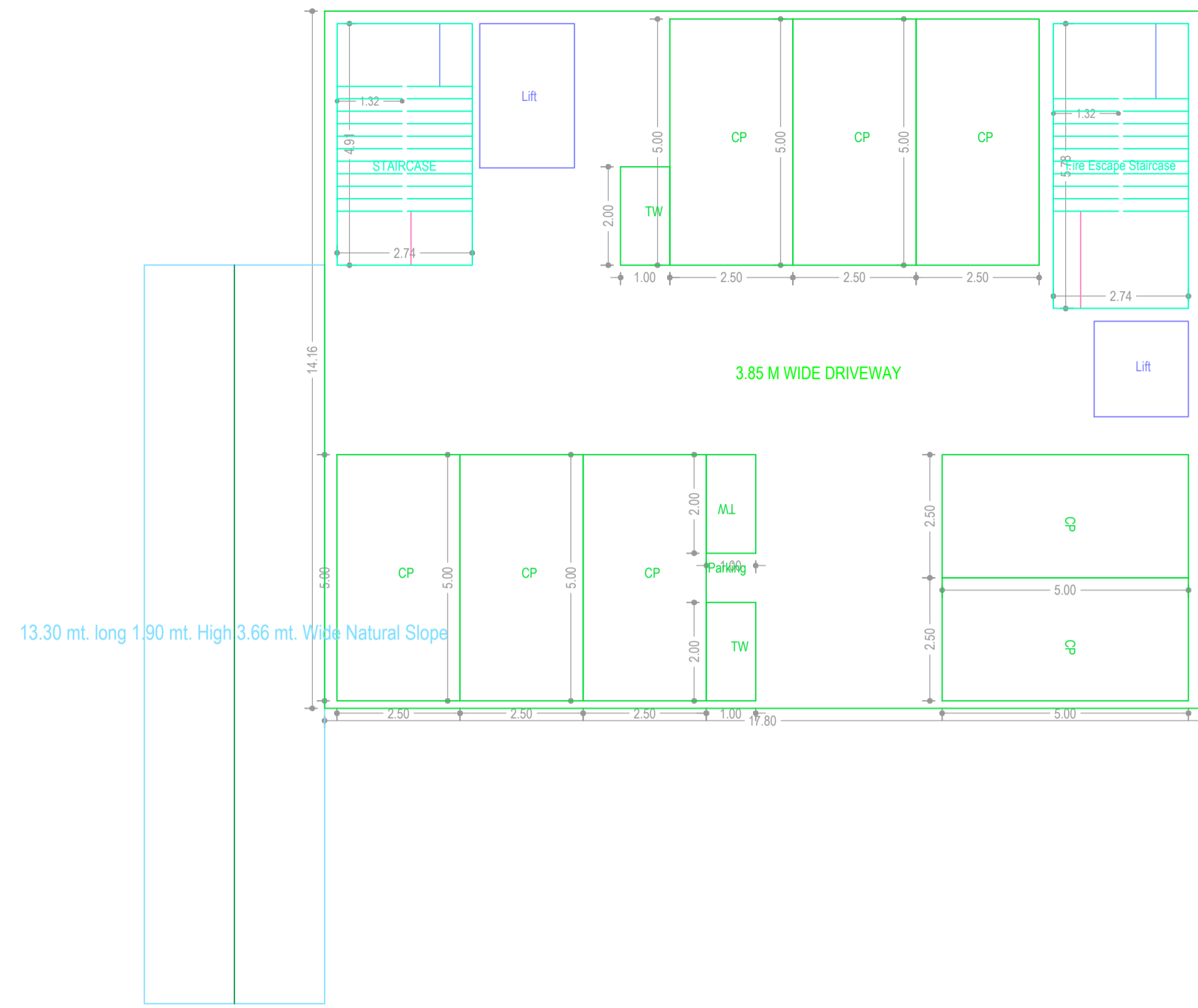
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	251.98	13.46	251.98	13.46
Ground Floor	251.98	236.11	251.98	236.11
First Floor	274.80	249.54	274.80	249.54
Second Floor	302.80	277.54	302.80	277.54
Third Floor	302.80	277.54	302.80	277.54
Fourth Floor	302.80	277.54	302.80	277.54
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1687.16	1331.73	1687.16	1331.73

Building USE/SUBUSE Details

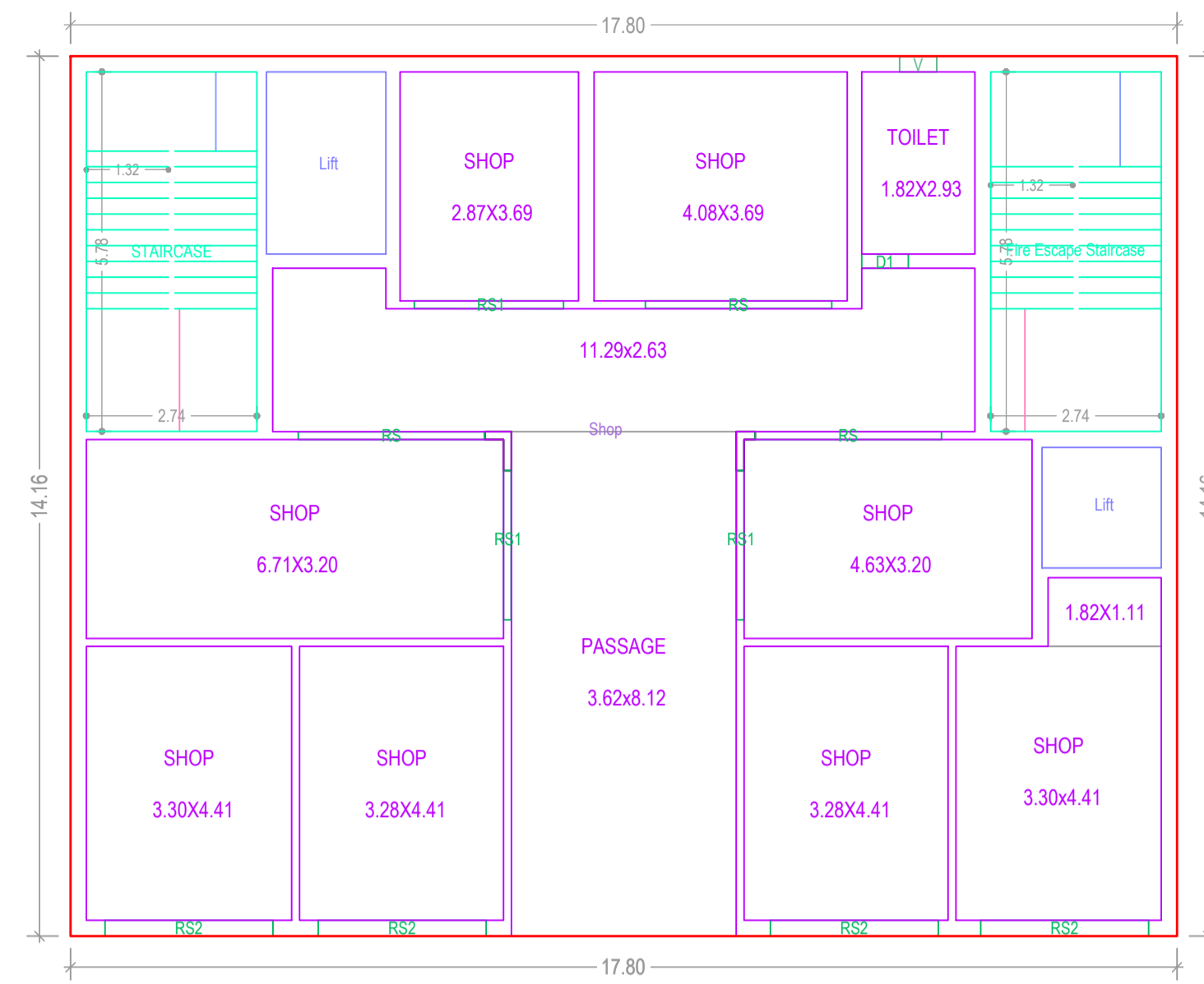
Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL BUILDING)	Commercial	Commercial Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman MNAC/ENG/0008/2016			

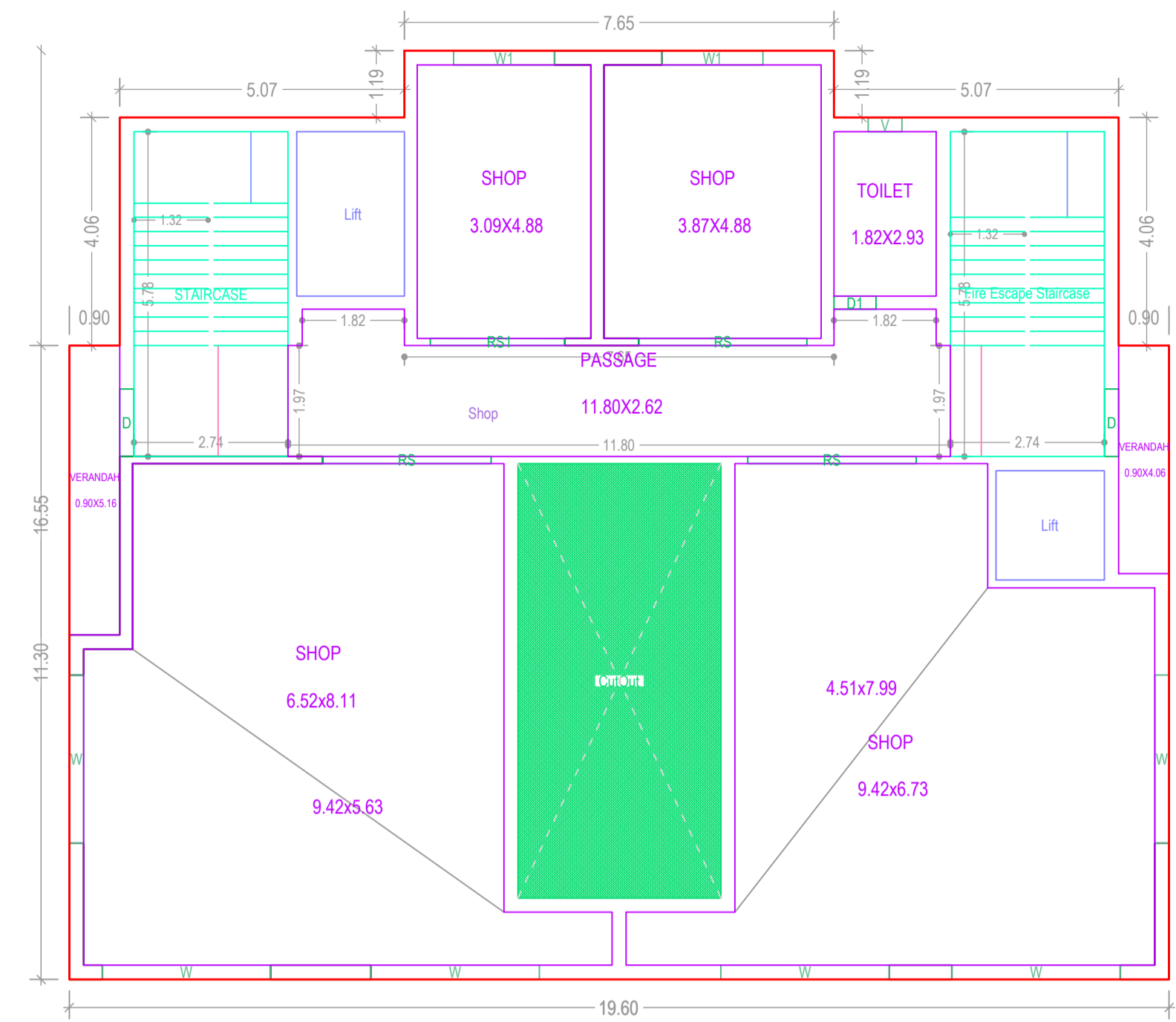
Proposal Basic Information	
Proposal File No.	MNAC/BP/0054/W09/2023
Owner Name	SRI AHMAD NASEEM ARZOO AND MD ISMAIL AND OTHERS_DEVELOPED BY AHSIEN DEVELOPERS PVT
Khata No	504, 724
Plot No	592, 593
Village Name	Mango
Use	Commercial
SubUse	Shop



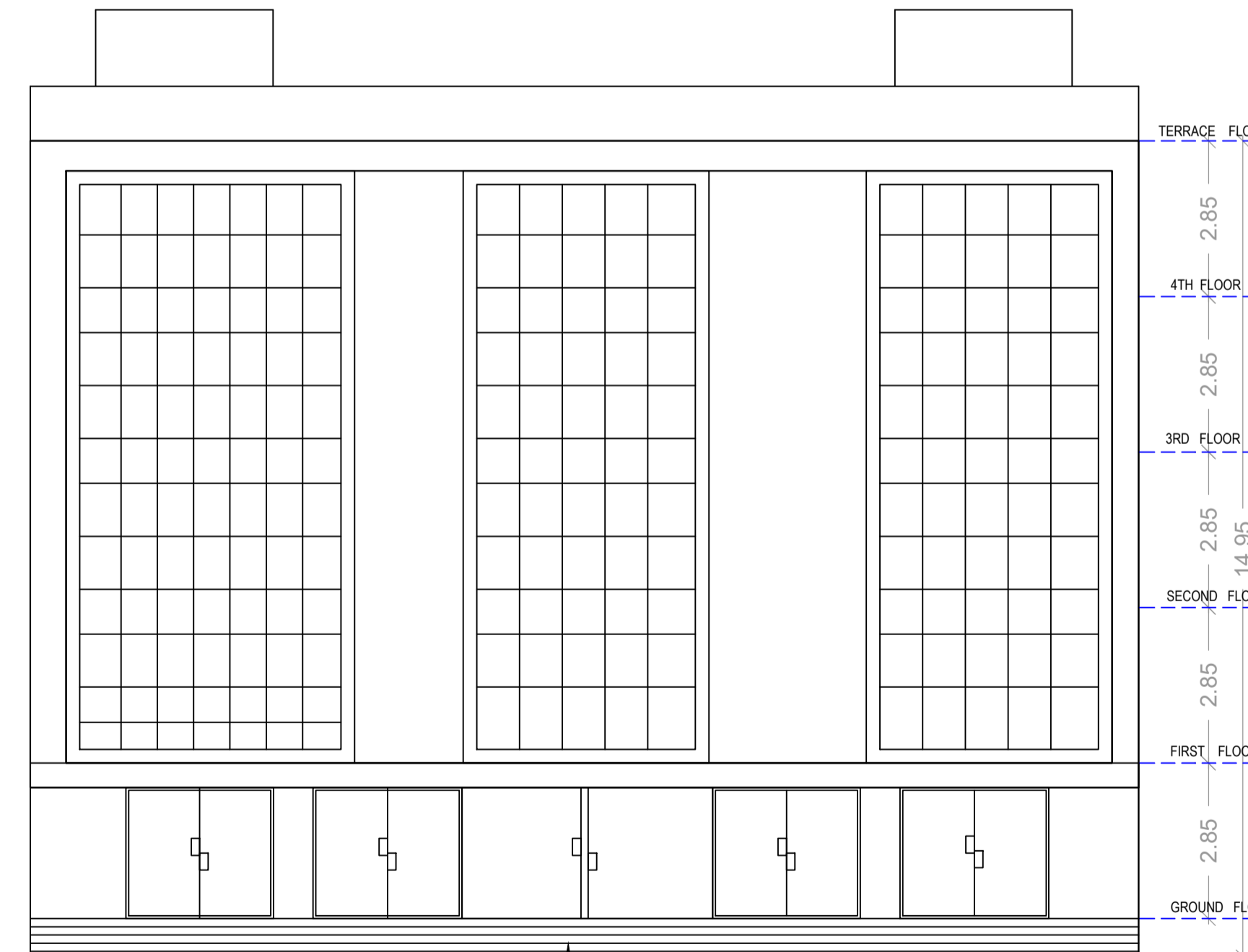
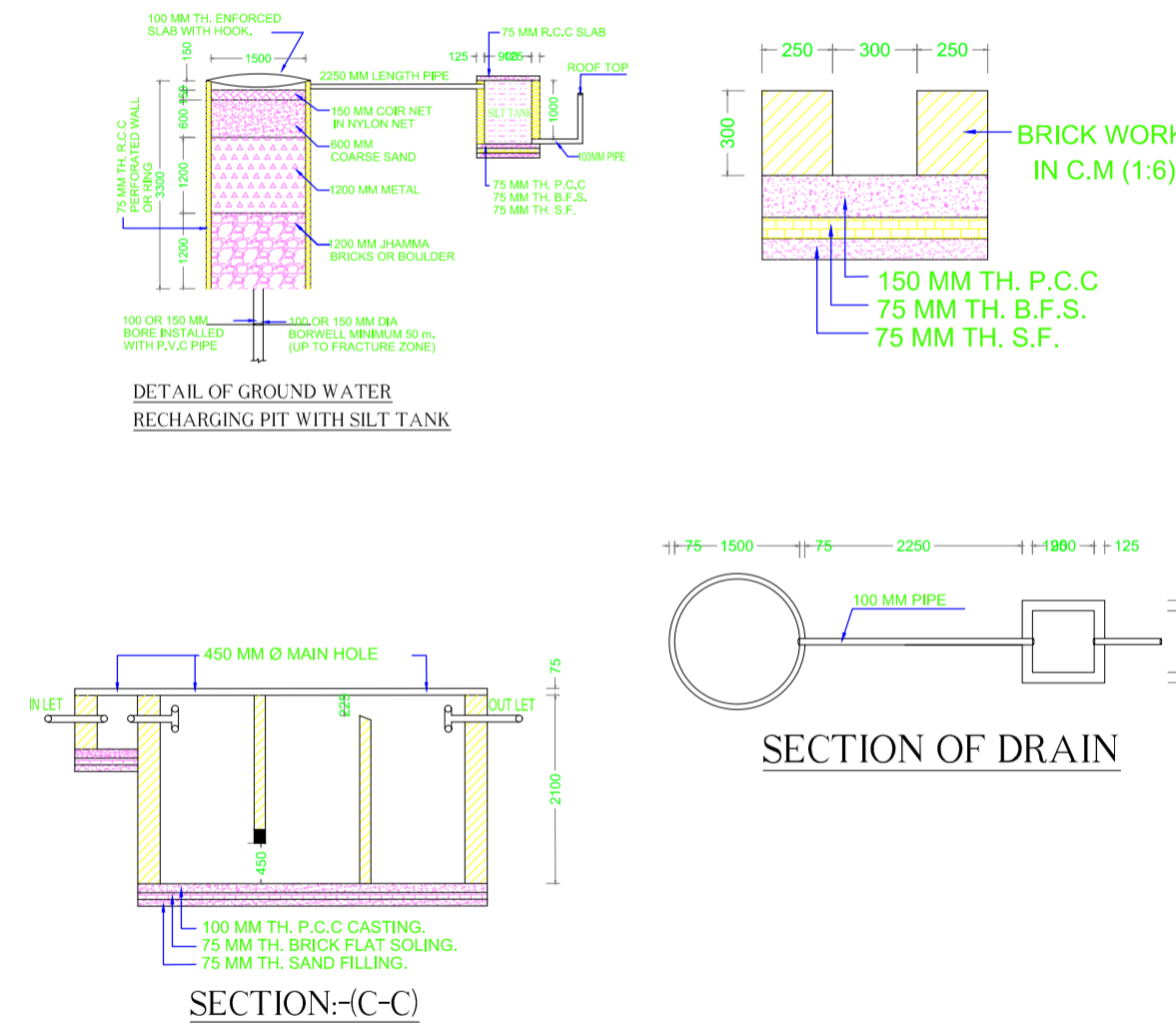
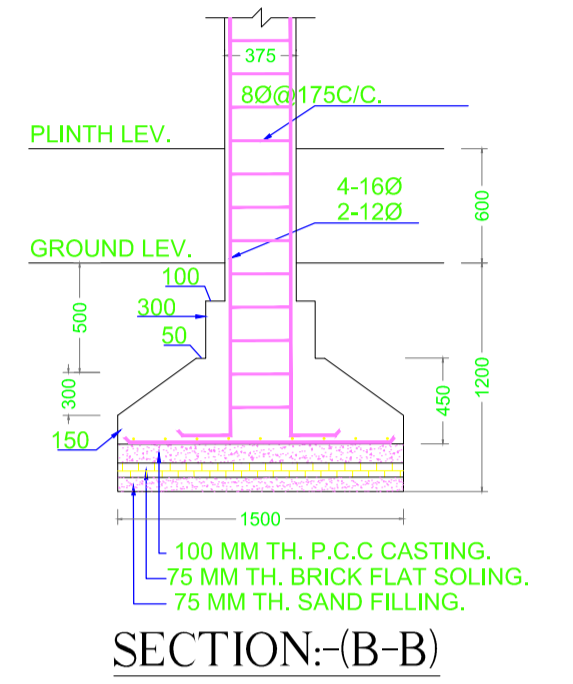
BASEMENT FLOOR PLAN (SCALE 1:100)



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



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



FRONT ELEVATION

Building :A (COMMERCIAL BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	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.)
				StairCase	Lift	Parking					
Basement Floor	251.98	0.00	251.98	15.87	9.34	213.31	0.00	13.46	13.46	00	
Ground Floor	251.98	0.00	251.98	15.87	0.00	0.00	236.11	0.00	236.11	01	
First Floor	302.80	28.00	274.80	15.87	9.39	0.00	249.54	0.00	249.54	01	
Second Floor	302.80	0.00	302.80	15.87	9.39	0.00	277.54	0.00	277.54	01	
Third Floor	302.80	0.00	302.80	15.87	9.39	0.00	277.54	0.00	277.54	01	
Fourth Floor	302.80	0.00	302.80	15.87	9.39	0.00	277.54	0.00	277.54	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1715.16	28.00	1687.16	95.22	46.90	213.31	1318.28	13.46	1331.73	1331.73	05
Total Number of Same Buildings	1										
Total :	1715.16	28.00	1687.16	95.22	46.90	213.31	1318.28	13.46	1331.73	1331.73	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	D1	0.75	2.10	05
A (COMMERCIAL BUILDING)	D	1.20	2.10	08
A (COMMERCIAL BUILDING)	RS1	1.50	2.10	03
A (COMMERCIAL BUILDING)	RS1	2.40	2.10	04
A (COMMERCIAL BUILDING)	RS2	2.70	2.10	04
A (COMMERCIAL BUILDING)	RS	3.00	2.10	21

SCHEDULE OF WINDOW/VENTILATION:

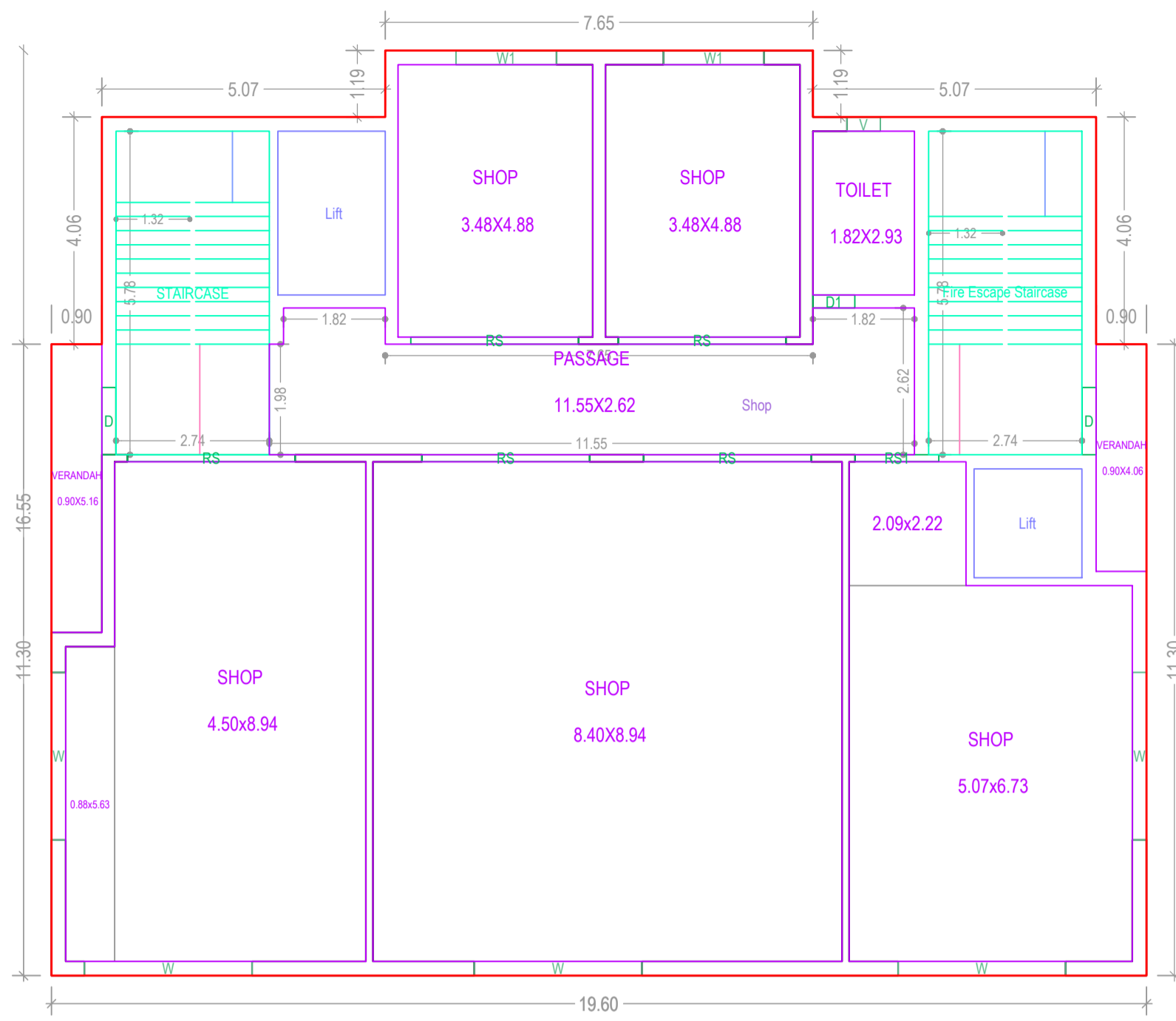
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL BUILDING)	V	0.60	0.60	05
A (COMMERCIAL BUILDING)	W1	1.80	1.80	08
A (COMMERCIAL BUILDING)	W	3.00	1.80	21

UnitBUA Table for Building :A (COMMERCIAL BUILDING)

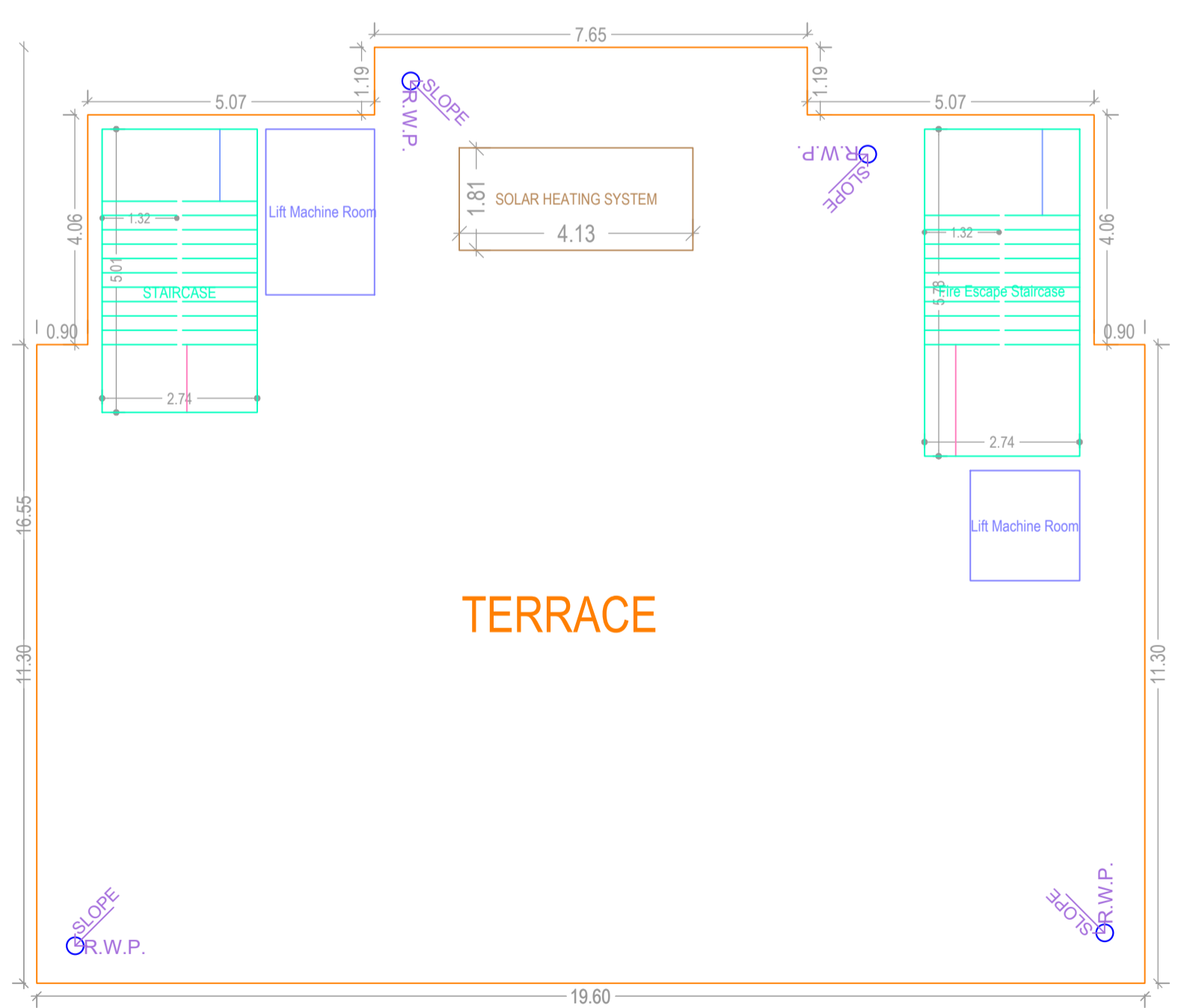
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 2, 3& 4 FLOOR PLAN	Shop	SHOP	293.41	282.41	9	3
FIRST FLOOR PLAN	Shop	SHOP	265.41	259.86	8	1
GROUND FLOOR PLAN	Shop	SHOP	242.64	242.42	10	1
Total:	-	-	1388.28	1349.51	45	5

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman MNAC/ENG/0008/2016			

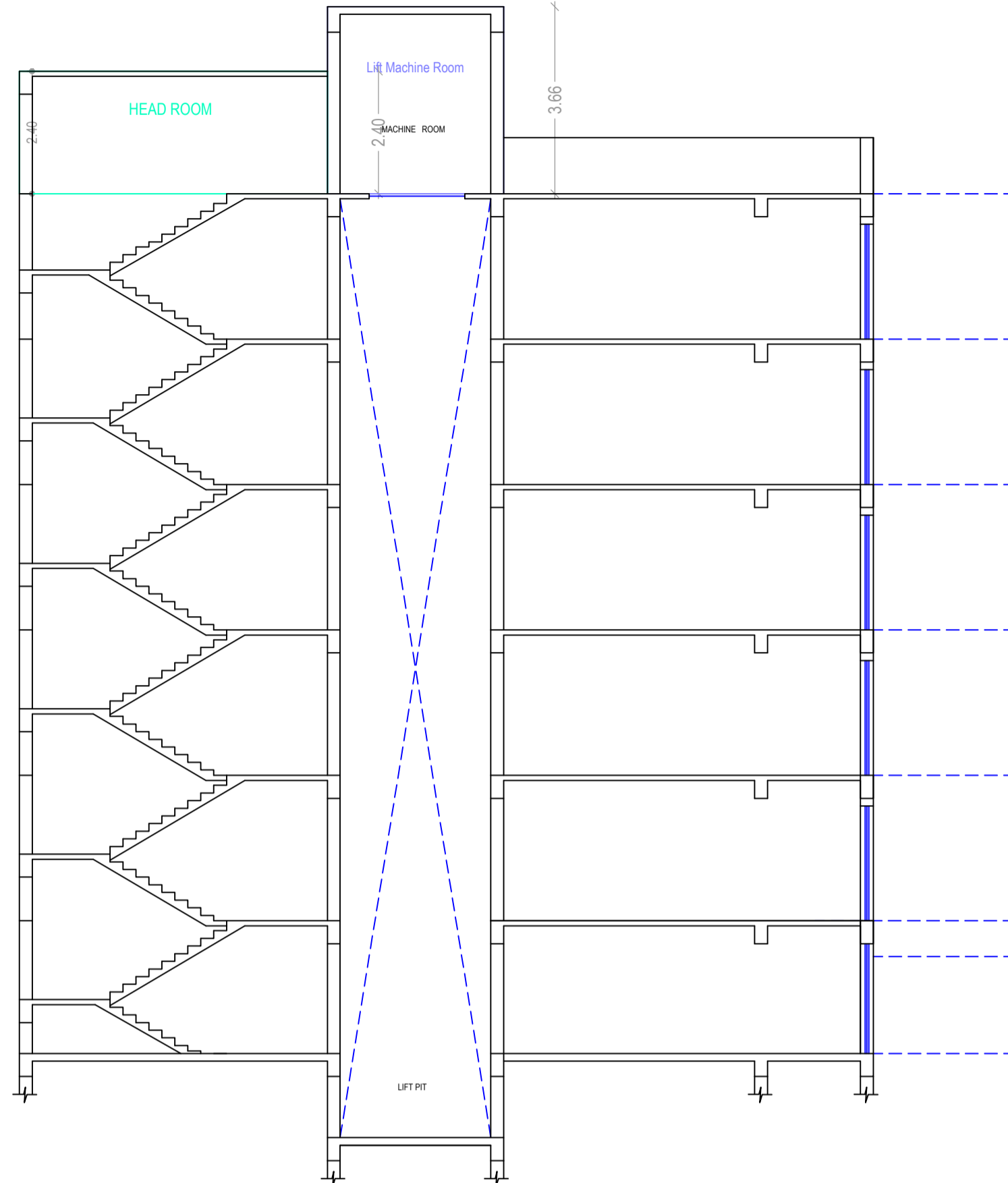
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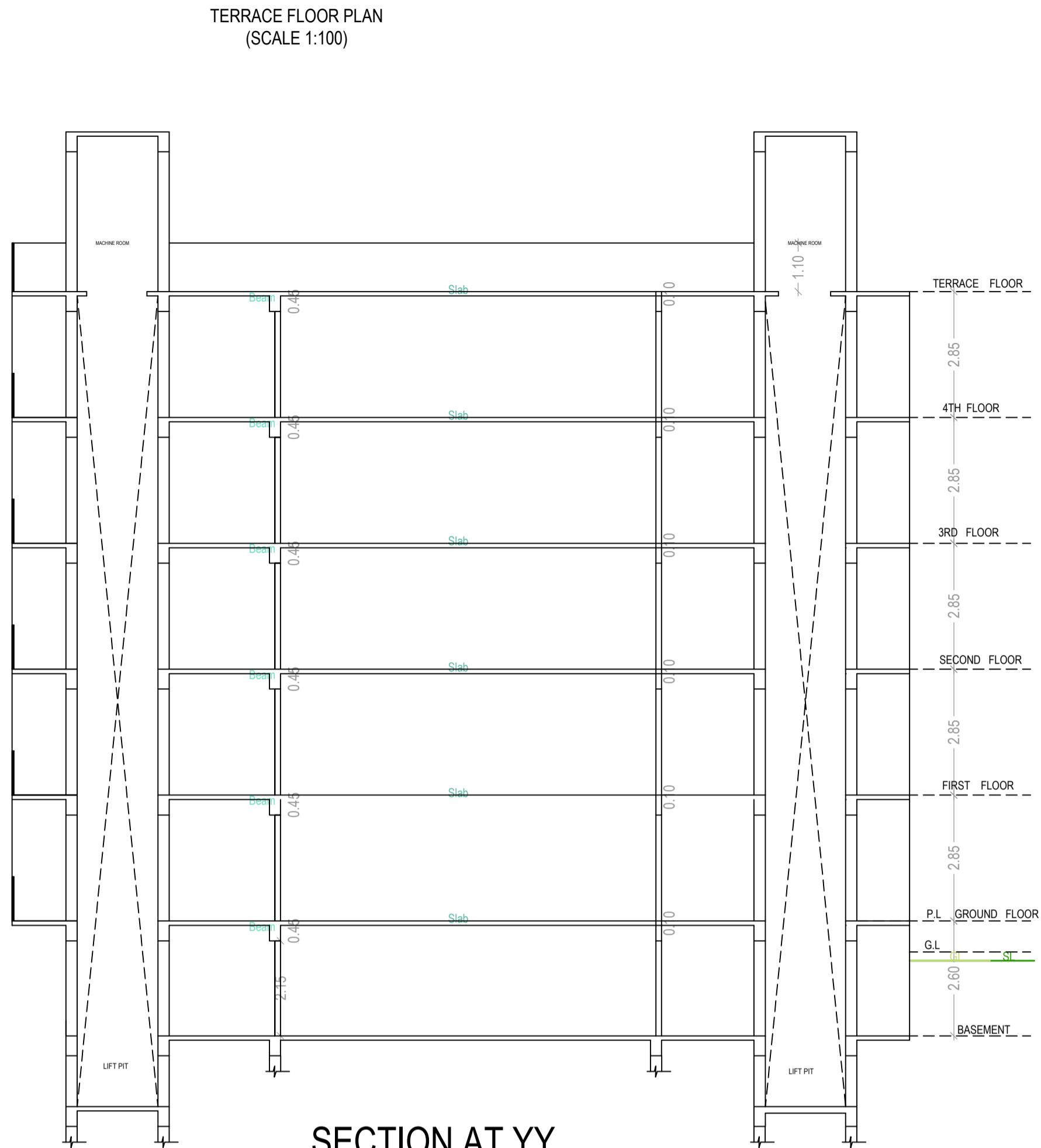
TYPICAL - 2, 3 & 4 FLOOR PLAN
(Proposed)
(SCALE 1:100)



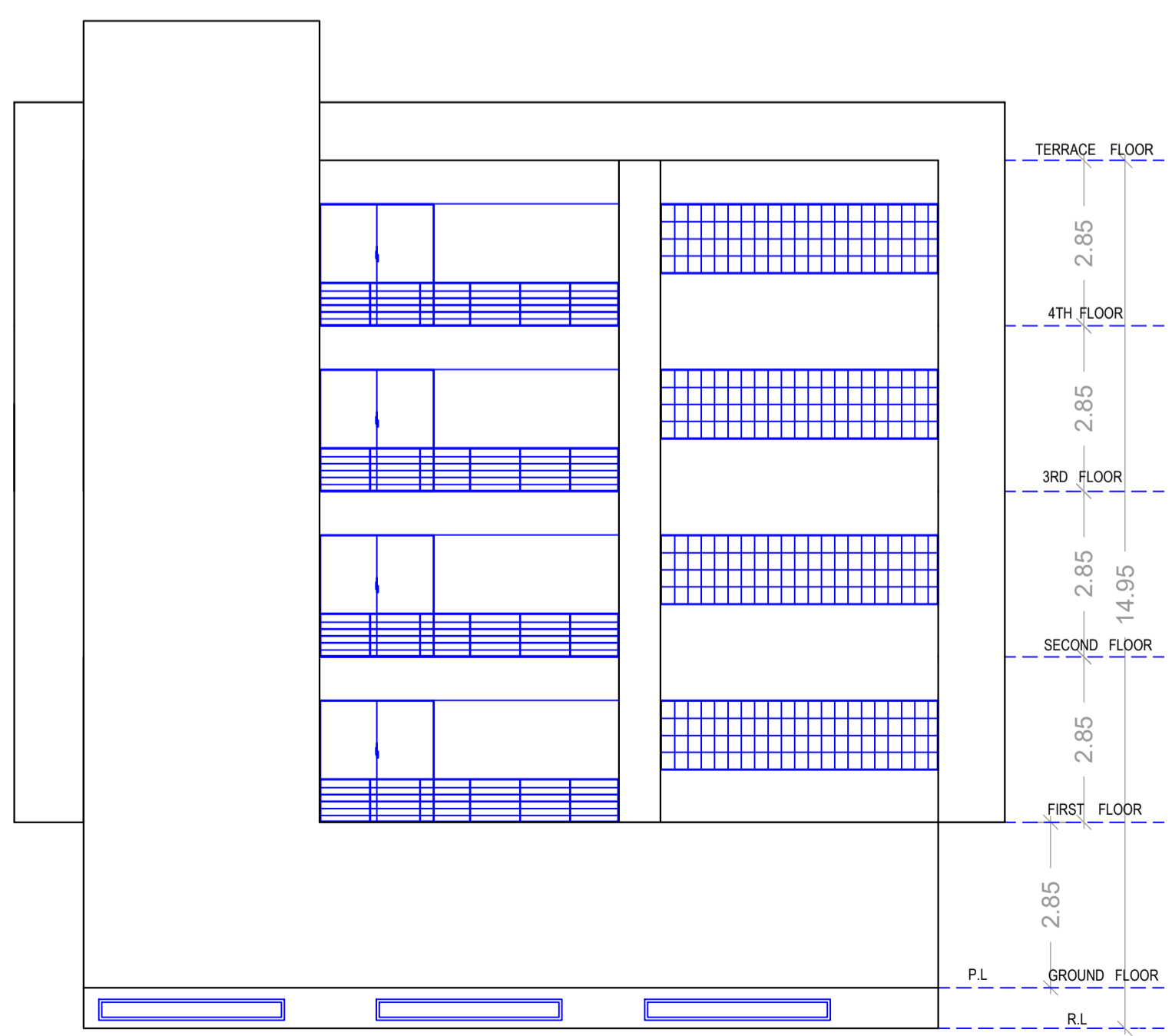
TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION AT XX



SECTION AT YY



SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
L K Suman MNAC/ENG/0008/2016			