

Proposal File No	MNAC/EP/002/W/2023
Owner Name	ADITYA FORMATIVES
Khata No	781
Plot No	3276 / 3278 / 3 / 3278 / 1 / 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO. 1.0.06
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: EAST SINGHBHUM	Plot SubUse: Resi-Comm
Authority: MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: MNAC/EP/002/W/2023	PlotSubPlot No: 3276 / 3278 / 3 / 3278 / 1 / 3278 / 2
Application Type: General Proposal	North Plot No: - OTHER S PLOT
Project Type: Building Permission	South Plot No: - OTHER S PLOT
Nature of Development: New	East Plot No: - OTHER S PLOT
Location of Development Area: Old Area	West: Road Width: 35

AREA OF PLOT (Minimum)	(A)	5104.00
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	5104.00
Deduction for Balance Plot Area (from Gross Plot Area)		621.19
Total		621.19
BALANCE AREA OF PLOT (Net Plot Area - Nonresidential/Amenity space)	(A-Deductions)	4482.81
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	5104.00
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	5104.00

PERMISSIBLE COVERAGE AREA (50.00 %)	2552.00
Proposed Coverage Area (45.97 %)	2346.38
Total Prop. Coverage Area (45.97 %)	2346.38
Balance coverage area (4.03 %)	205.61

FAR CHECK	
Permissible FAR Area (3.000)	15312.00
Total Perm. FAR area	15312.00
Commercial FAR	10895.87
Proposed FAR Area	15295.77
Total Proposed FAR Area	15295.77
Consumed FAR (Factor)	3.00
Balance FAR Area	16.23

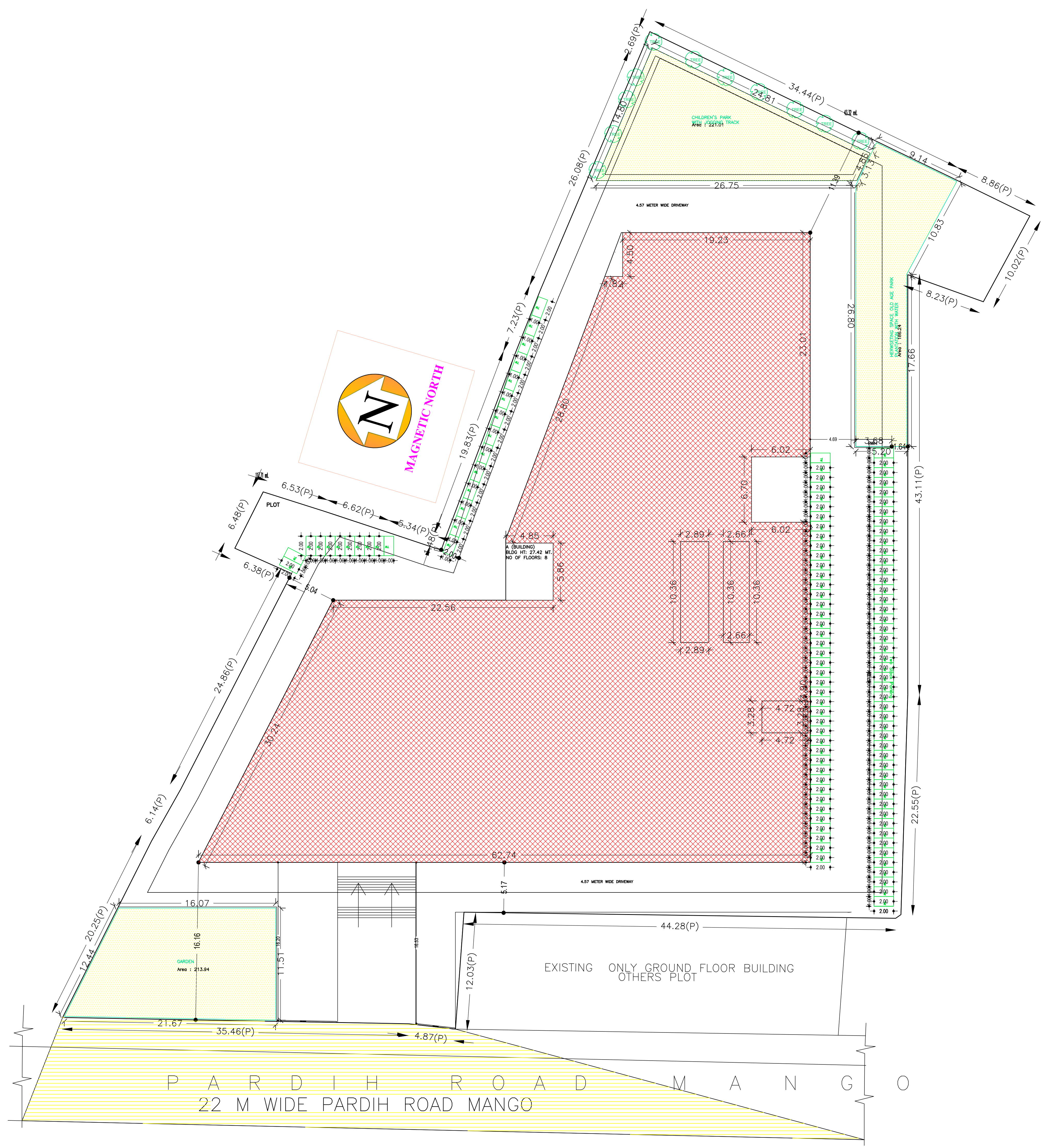
ARCHITECT (Regd)	MUKESH KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ADITYA FORMATIVES

Development Authority	LOCAL BODY
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Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential (Bldg/Apartment)	Multistoried

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Visitors Car	TwoWheeler
A (BUILDING)	Commercial	Shop	> 0	50	2143.45	1	29
A (BUILDING)	Residential	Residential Bldg/Apartment	> 0	1	96.00	1	96
A (BUILDING)	Business	Professional Office	> 0	100	2061.37	1	14
Total:					139	151	10

Vehicle Type	No.	Area	No.	Area
Car	-	-	107	1337.50
Two Stack Car	44	588.00	-	-
Total Car	139	1737.50	151	1887.50
Visitor's Car Parking	-	-	11	137.50
Total Visitor Parking	10	125.00	11	137.50
TwoWheeler	-	-	233	466.00
Two Stack TwoWheeler	-	-	47	94.00
Total TwoWheeler	229	458.00	280	560.00
Other Parking	-	-	-	1911.08
Total		2320.50		3058.08



BASEMENT FLOOR PLAN (SCALE 1:200)

SITE PLAN
SCALE 1:200

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 BUA/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.)	Tent (No.)		
					Stair/Case	Lift	Lift Machine	Balcony	Void	Accessory Use	Parking						Res.	Commercial
A (BUILDING)	1	20797.38	343.94	20453.44	134.23	153.28	13.61	359.03	139.22	570.09	3624.08	10895.87	2269.79	2091.59	30.22	15295.76	15295.76	99
Grand Total	1	20797.38	343.94	20453.44	134.23	153.28	13.61	359.03	139.22	570.09	3624.08	10895.87	2269.79	2091.59	30.22	15295.76	15295.76	99

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/002/2017			

DATE	14-08-2023
SHEET NO.	2
Proposal Base Information	
Proposal File No	MNAC/EP/0028/W9/2023
Owner Name	ADITYA FORMATIVES
Khata No	781
Plot No	3276 / 3278 / 3 / 3278 / 1 / 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm



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

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/0028/2017			

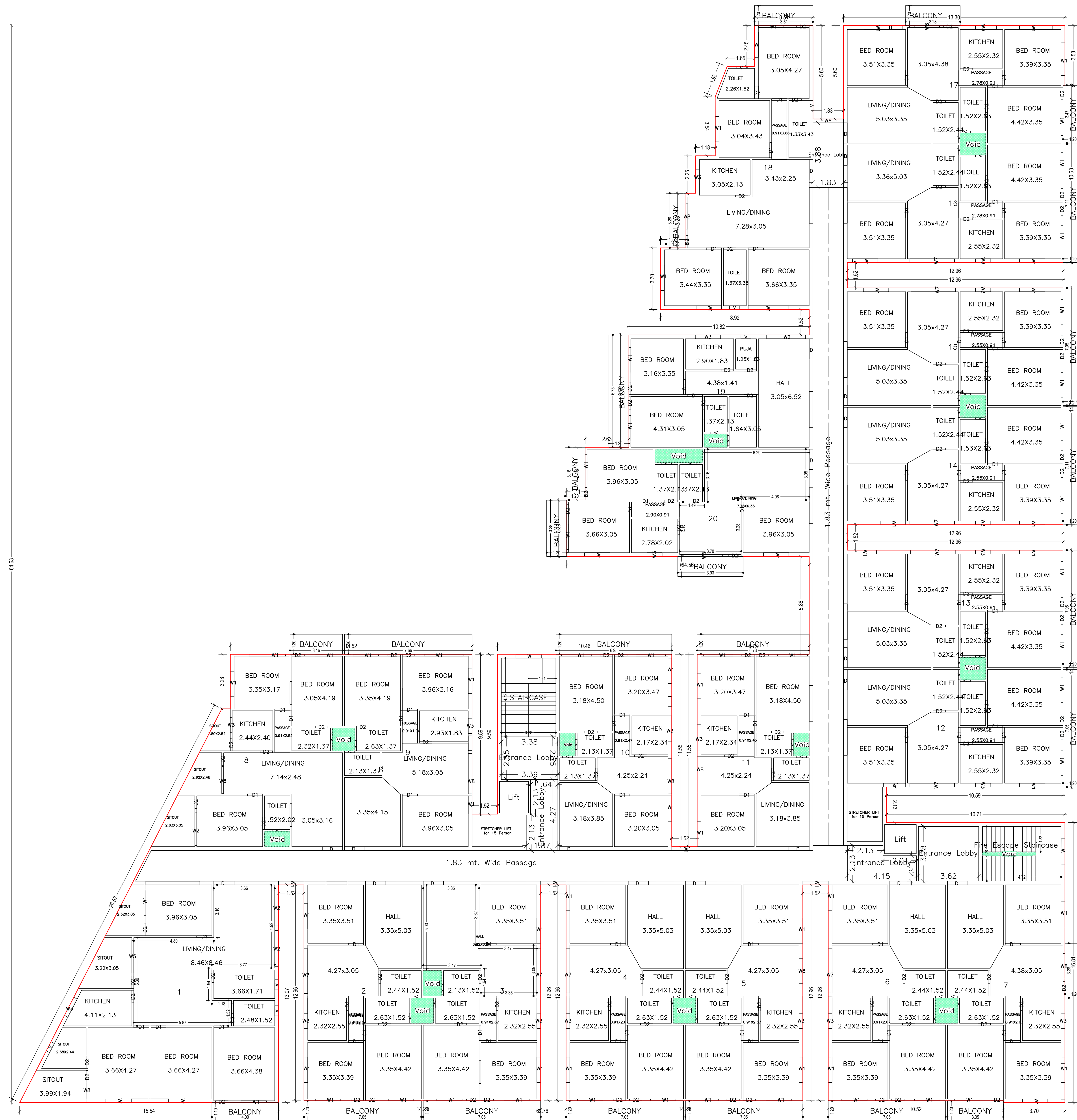
DATE	14-08-2023
SHEET NO.	3
Proposal Base Information	
Proposal File No	MNAC/EP/0028/W69/2023
Owner Name	ADIITYA FORMATIVES
Khata No	781
Plot No	3276 / 3278 / 3 / 3278 / 1 / 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm



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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/0028/2017			

DATE	14-08-2023
SHEET NO.	4
Proposal File No.	MNAC/EP/0028/W9/2023
Owner Name	ADITYA FORMATIVES
Khata No	781
Plot No	3276, 3278 / 3, 3278 / 1, 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm



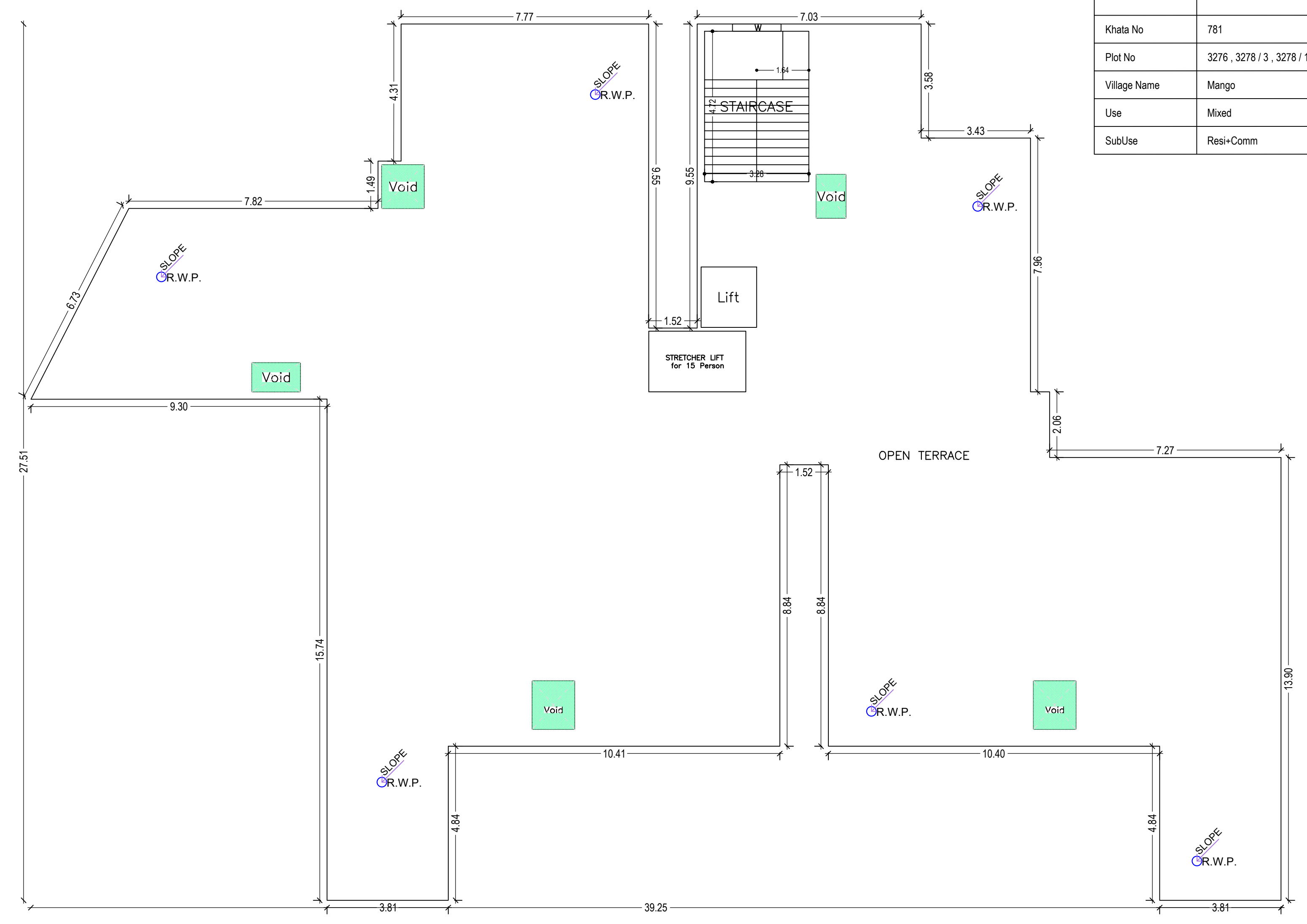
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/0028/2017			

DATE	14-08-2023
SHEET NO.	5
Proposal File No.	MNAC/EP/0028/W/9/2023
Owner Name	ADITYA FORMATIVES
Khata No.	781
Plot No.	3276, 3278 / 3, 3278 / 1, 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm



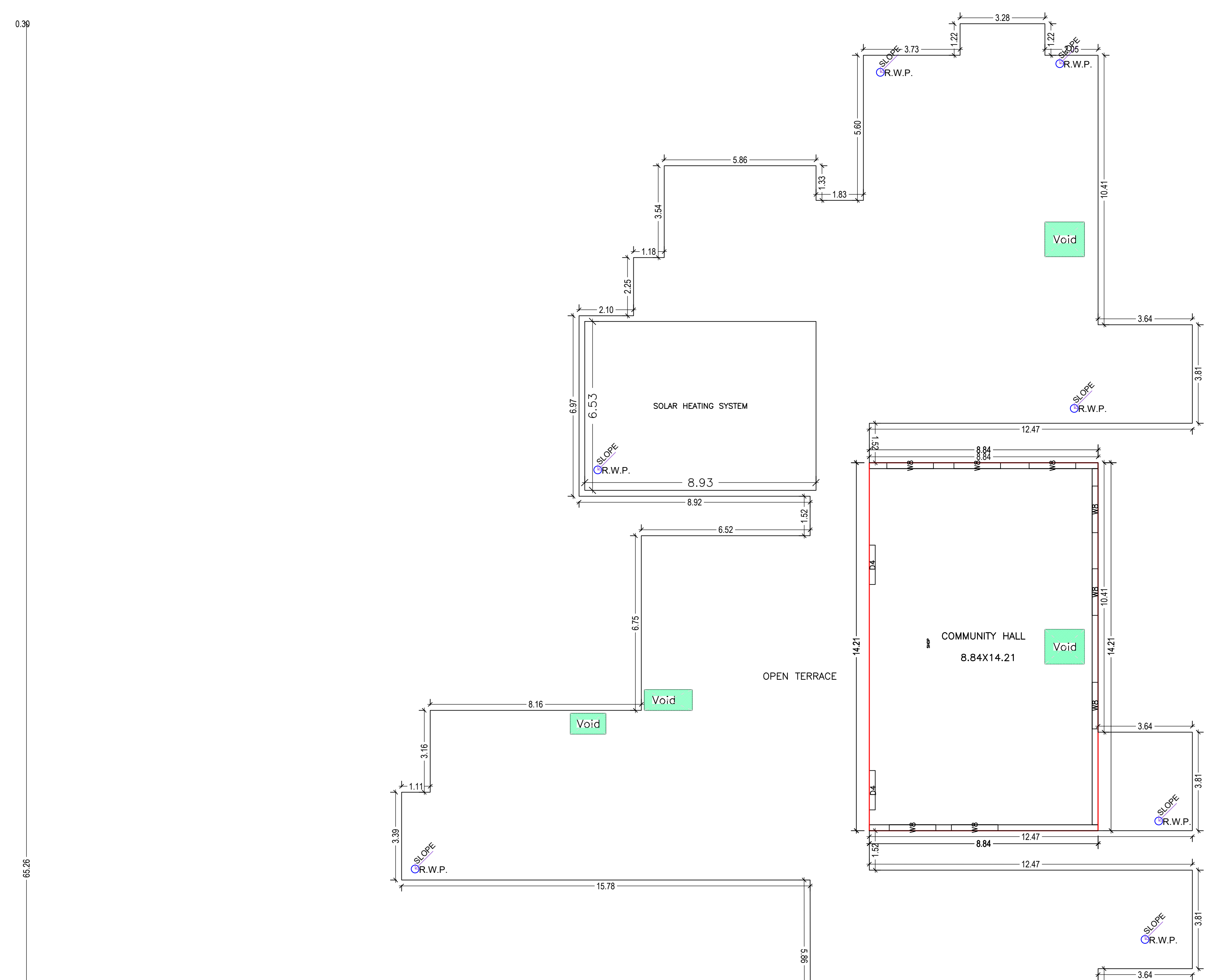
SIXTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/ENG/002/2017			

DATE	14-08-2023
SHEET NO.	6
Proposal Base Information	
Proposal File No.	MNAC/EP/0028/W69/2023
Owner Name	ADITYA FORMATIVES
Khata No.	781
Plot No.	3276 / 3278 / 3. 3278 / 1. 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm



Building :A (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 FAR Area (Sq.mt.)	Tent (No.)		
				StairCase	Lift	Lift Machine	Balcony	Void	Accessory Use	Parking						Resi.	Commercial
Basement Floor	3868.17	0.00	3868.17	16.23	25.21	0.00	0.00	0.00	0.00	3624.08	0.00	0.00	30.22	38.51	38.51	00	
Ground Floor	2492.52	130.65	2361.87	14.75	0.00	0.00	0.73	200.18	0.00	0.00	2146.21	0.00	0.00	2146.21	2146.21	01	
First Floor	2492.52	213.29	2279.23	14.75	25.21	0.00	0.00	0.73	146.96	0.00	0.00	2091.59	0.00	2091.59	2091.59	01	
Second Floor	2348.01	0.00	2348.01	14.75	19.41	0.00	0.00	81.69	23.79	42.69	0.00	2165.68	0.00	2165.68	2165.68	20	
Third Floor	2348.01	0.00	2348.01	14.75	19.41	0.00	0.00	81.69	23.79	42.69	0.00	2165.68	0.00	2165.68	2165.68	20	
Fourth Floor	2348.01	0.00	2348.01	14.75	19.41	0.00	0.00	81.69	23.79	42.69	0.00	2165.68	0.00	2165.68	2165.68	20	
Fifth Floor	2348.01	0.00	2348.01	14.75	19.41	0.00	0.00	81.69	23.79	42.69	0.00	2165.68	0.00	2165.68	2165.68	20	
Sixth Floor	1829.20	0.00	1829.20	14.75	19.41	0.00	0.00	27.83	21.30	35.60	0.00	1710.31	0.00	1710.31	1710.31	12	
Seventh Floor	722.93	0.00	722.93	14.75	5.81	13.61	4.44	21.30	16.60	0.00	522.84	123.59	0.00	646.42	646.42	05	
Tenure Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	20197.38	343.94	20453.44	134.23	153.28	13.61	359.03	139.22	570.09	3624.08	10896.87	2269.79	2091.59	30.22	15295.76	15295.76	99

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D01	0.69	2.10	02
A (BUILDING)	D01	0.75	2.10	01
A (BUILDING)	D02	0.90	2.10	04
A (BUILDING)	D01	0.90	2.10	03
A (BUILDING)	D01	0.91	2.10	03
A (BUILDING)	D02	0.91	2.10	02
A (BUILDING)	D	1.22	2.10	112
A (BUILDING)	D	1.52	2.10	04
A (BUILDING)	D4	1.52	2.10	02
A (BUILDING)	RS	2.13	2.10	01
A (BUILDING)	RS	2.20	2.10	04
A (BUILDING)	RS	2.30	2.10	01
A (BUILDING)	RS	2.86	2.10	02
A (BUILDING)	RS	2.90	2.10	01
A (BUILDING)	RS	3.05	2.10	12
A (BUILDING)	RS	3.08	2.10	02
A (BUILDING)	RS	3.16	2.10	05
A (BUILDING)	RS	3.24	2.10	03
A (BUILDING)	RS	3.27	2.10	01
A (BUILDING)	RS	3.30	2.10	01
A (BUILDING)	RS	3.31	2.10	01
A (BUILDING)	RS	3.35	2.10	05
A (BUILDING)	RS	3.34	2.10	01
A (BUILDING)	RS	3.38	2.10	04
A (BUILDING)	RS	3.77	2.10	02
A (BUILDING)	RS	3.91	2.10	01
A (BUILDING)	RS	4.00	2.10	01
A (BUILDING)	RS	4.01	2.10	01
A (BUILDING)	RS	4.15	2.10	01
A (BUILDING)	CP	4.42	2.10	01
A (BUILDING)	RS	4.45	2.10	01
A (BUILDING)	RS	4.52	2.10	01
A (BUILDING)	RS	4.84	2.10	02
A (BUILDING)	RS	5.10	2.10	01
A (BUILDING)	RS	5.26	2.10	01
A (BUILDING)	RS	5.37	2.10	01
A (BUILDING)	V	0.61	1.20	211
A (BUILDING)	V	0.71	1.20	01
A (BUILDING)	V	0.79	1.20	01
A (BUILDING)	W0	0.80	2.50	01
A (BUILDING)	W3	0.90	1.20	01
A (BUILDING)	W3	0.91	1.20	03
A (BUILDING)	W8	0.95	1.20	04
A (BUILDING)	W3	1.00	1.20	03
A (BUILDING)	W1	1.09	1.20	04
A (BUILDING)	W3	1.22	1.20	04
A (BUILDING)	W3	1.26	1.20	04
A (BUILDING)	W1	1.26	1.20	01
A (BUILDING)	W7	1.33	1.20	10
A (BUILDING)	W	1.34	1.20	04
A (BUILDING)	W1	1.52	1.20	013
A (BUILDING)	W3	1.52	1.20	04
A (BUILDING)	W	1.52	1.20	14
A (BUILDING)	W8	1.52	1.20	08
A (BUILDING)	W1	1.62	1.20	04
A (BUILDING)	W8	1.63	1.20	04
A (BUILDING)	W1	1.71	1.20	03
A (BUILDING)	W1	1.77	1.20	08
A (BUILDING)	W1	1.78	1.20	04
A (BUILDING)	W1	1.79	1.20	04
A (BUILDING)	W2	1.80	1.20	04
A (BUILDING)	W8	1.80	2.40	08
A (BUILDING)	W1	1.86	1.20	01
A (BUILDING)	W1	1.87	1.20	09
A (BUILDING)	W1	1.96	1.20	19
A (BUILDING)	W2	1.96	1.20	04
A (BUILDING)	W1	1.96	1.20	04
A (BUILDING)	W1	2.00	1.20	04
A (BUILDING)	W8	2.12	2.10	04
A (BUILDING)	W2	2.16	1.20	08
A (BUILDING)	W8	2.17	2.10	04
A (BUILDING)	W1	2.19	1.20	04
A (BUILDING)	W1	2.34	1.20	04
A (BUILDING)	W2	2.34	1.20	04
A (BUILDING)	W8	2.42	2.10	04
A (BUILDING)	W1	2.44	1.20	04
A (BUILDING)	W8	2.45	2.10	04
A (BUILDING)	W7	2.68	1.20	36

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	1.20 X 3.28 X 3 X 4	47.16	653.48
	1.20 X 3.38 X 3 X 4	30.40	
	1.20 X 3.38 X 1 X 4	15.24	
	1.20 X 6.75 X 1 X 4	32.36	
	1.20 X 3.31 X 1 X 4	16.84	
	1.20 X 3.47 X 1 X 4	16.64	
	1.20 X 7.11 X 2 X 4	68.24	
	1.20 X 3.93 X 1 X 4	18.84	
	1.20 X 7.56 X 8 X 4	270.72	
	1.20 X 6.96 X 1 X 4	33.40	
	1.20 X 6.73 X 1 X 4	32.28	
	1.20 X 7.66 X 1 X 4	36.76	
	1.10 X 4.02 X 1 X 4	17.62	
	1.20 X 3.35 X 1 X 4	16.08	
	1.20 X 3.81 X 1 X 1	4.38	8.88
SIXTH FLOOR PLAN	1.11 X 4.00 X 1 X 1	4.42	55.70
	1.20 X 3.28 X 3 X 1	11.79	
	1.20 X 3.36 X 1 X 1	3.80	
	1.20 X 3.38 X 1 X 1	4.06	
	1.20 X 3.93 X 1 X 1	4.71	
	1.20 X 3.81 X 4 X 1	18.32	
	1.20 X 3.93 X 2 X 1	8.60	
Total			718.06

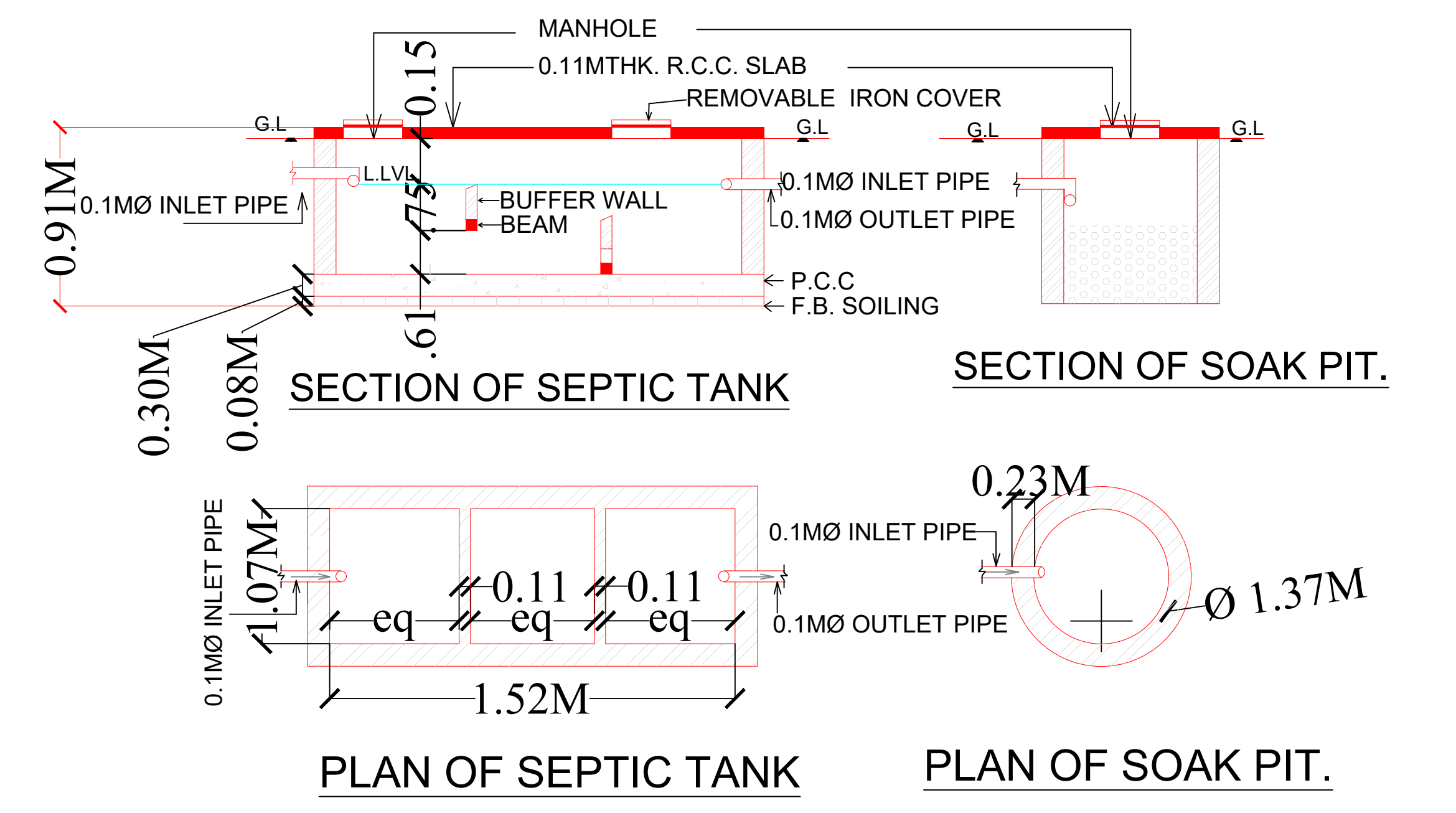
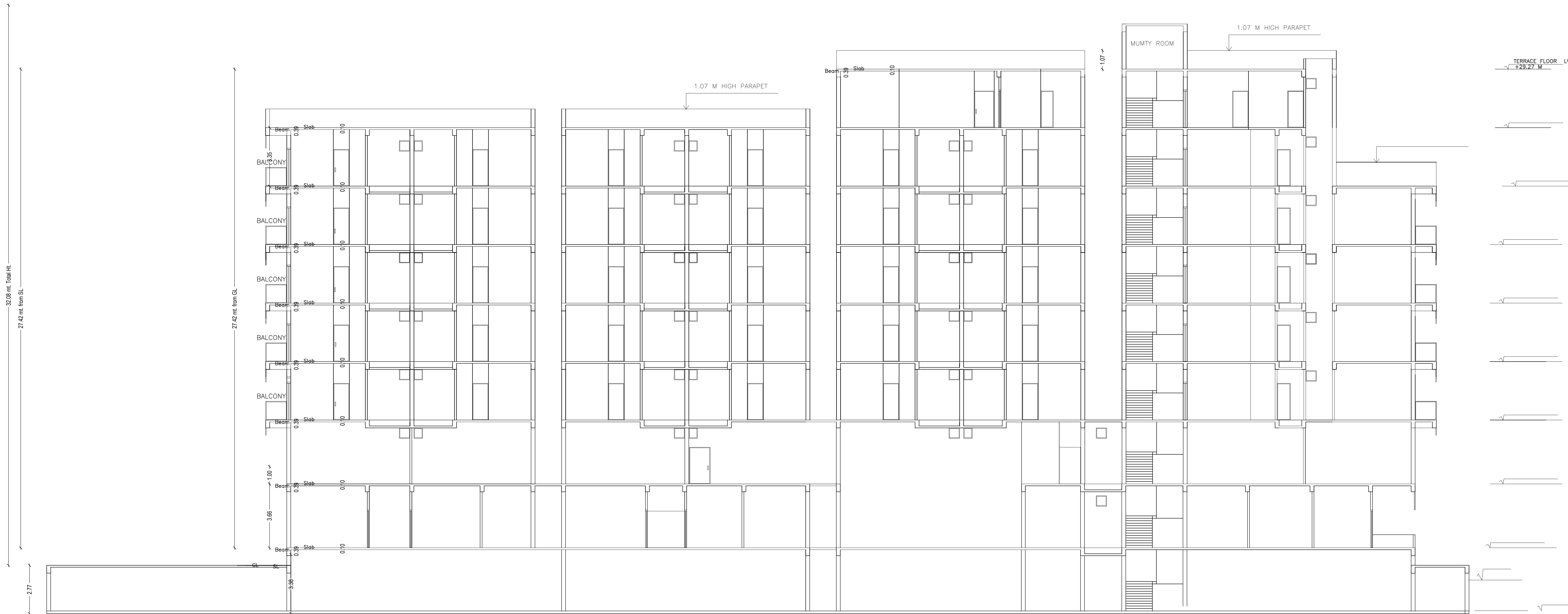
Unit/BUA Table for Building :A (BUILDING)

FLOOR	Name	UHBUA Type	UHBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	shop	SHOP	2300.97	2315.95	72	1
	1	FLAT	165.67	160.05	12	
	10	FLAT	88.57	80.48	8	
	11	FLAT	86.89	80.13	8	
	12	FLAT	101.16	92.71	8	
	13	FLAT	101.16	92.21	8	
	14	FLAT	101.24	92.22	8	
	15	FLAT	99.14	89.99	8	
	16	FLAT	101.26	92.23	8	
	17	FLAT	101.20	92.95	8	
	18	FLAT	122.23	113.98	10	
	19	FLAT	82.03	73.45	7	
	2	FLAT	101.27	92.28	9	
	20	FLAT	111.13	99.96	8	
	3	FLAT	99.20	91.61	8	
	4	FLAT	101.18	92.48	8	
	5	FLAT	101.15	92.45	8	
	6	FLAT	101.16	92.48	8	
	7	FLAT	101.07	92.62	8	
	8	FLAT	104.48	100.38	11	
	9	FLAT	148.91	139.99	9	
	33	FLAT	145.25	140.18	9	
	34	FLAT	144.99	139.99	9	
	35	FLAT	67.45	67.37	6	
	36	FLAT	140.71	140.08	9	
	SHOP	SHOP	123.58	116.35	1	
	21	FLAT	99.40	94.64	7	
	22	FLAT	148.18	139.98	9	
	23	FLAT	148.92	139.37	9	
	24	FLAT	145.24	138.95	9	
	25	FLAT	145.24	139.69	9	
	26	FLAT	88.33	87.84	6	
	27	FLAT	67.45	67.38	6	
	28	FLAT	149.67	149.02	9	
	29	FLAT	137.93	132.19	9	
	30	FLAT	145.25	140.18	9	
	31	FLAT	144.99	139.99	9	
	32	FLAT	148.91	140.51	9	
FIRST FLOOR PLAN	office	OFFICE	2318.16	2311.96	22	1
Total			15018.44	14205.03	903	99

SCHEDULE OF WINDOW/VENTILATION:

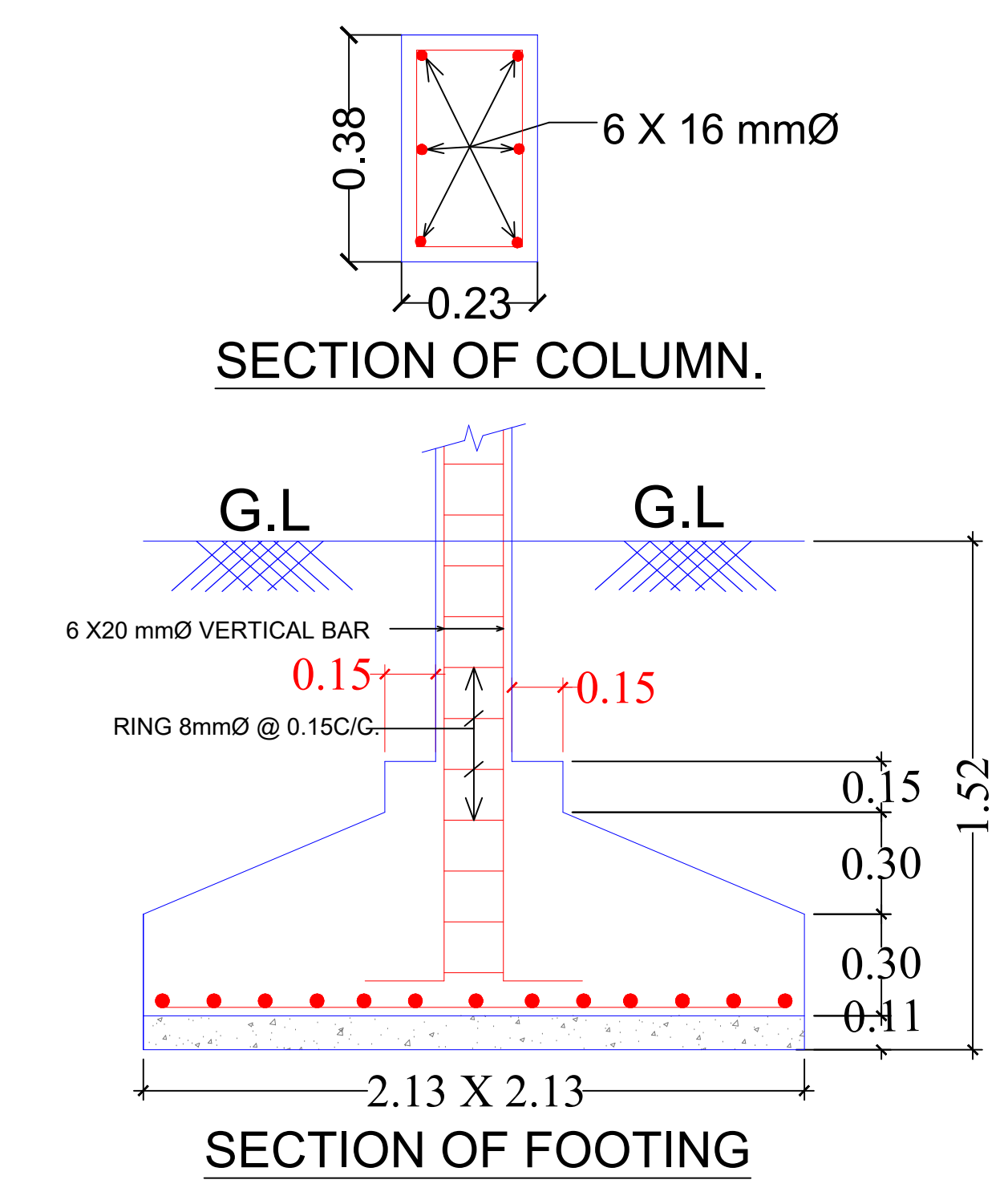
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.61	1.20	211
A (BUILDING)	V	0.71	1.20	01
A (BUILDING)	V	0.79	1.20	01
A (BUILDING)	W0	0.80	2.50	01
A (BUILDING)	W3	0.90	1.20	01
A (BUILDING)	W3	0.91	1.20	03
A (BUILDING)	W8	0.95	1.20	04
A (BUILDING)	W3	1.00	1.20	03
A (BUILDING)	W1	1.09	1.20	04
A (BUILDING)	W3	1.22	1.20	04
A (BUILDING)	W3	1.26	1.20	04
A (BUILDING)	W1	1.26	1.20	01
A (BUILDING)	W7	1.33	1.20	10
A (BUILDING)	W	1.34	1.20	04
A (BUILDING)	W1	1.52	1.20	013
A (BUILDING)	W3	1.52	1.20	04
A (BUILDING)	W	1.52	1.20	14
A (BUILDING)	W8	1.52	1.20	08
A (BUILDING)	W1	1.62	1.20	04
A (BUILDING)	W8	1.63	1.20	04
A (BUILDING)	W1	1.71	1.20	03
A (BUILDING)	W1	1.77	1.20	08
A (BUILDING)	W1	1.78	1.20	04
A (BUILDING)	W1	1.79	1.20	04
A (BUILDING)	W2	1.80	1.20	04
A (BUILDING)	W8	1.80	2.40	08
A (BUILDING)	W1	1.86	1.20	01
A (BUILDING)	W1	1.87	1.20	09
A (BUILDING)	W1	1.96	1.20	19
A (BUILDING)	W2	1.96	1.20	04
A (BUILDING)	W1	1.96	1.20	04
A (BUILDING)	W1	2.00	1.20	04
A (BUILDING)	W8	2.12	2.10	04
A (BUILDING)	W2	2.16	1.20	08
A (BUILDING)	W8	2.17	2.10	04
A (BUILDING)	W1	2.19	1.20	04
A (BUILDING)	W1	2.34	1.20	04
A (BUILDING)	W2	2.34	1.20	04
A (BUILDING)	W8	2.42	2.10	04
A (BUILDING)	W1	2.44	1.20	04
A (BUILDING)	W8	2.45	2.10	04
A (BUILDING)	W7			

DATE	14-08-2023
SHEET NO.	7
Proposal File No.	MNAC/EP/0028/W69/2023
Owner Name	ADITYA FORMATIVES
Khata No.	781
Plot No.	3276 / 3278 / 3, 3278 / 1, 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Resi-Comm

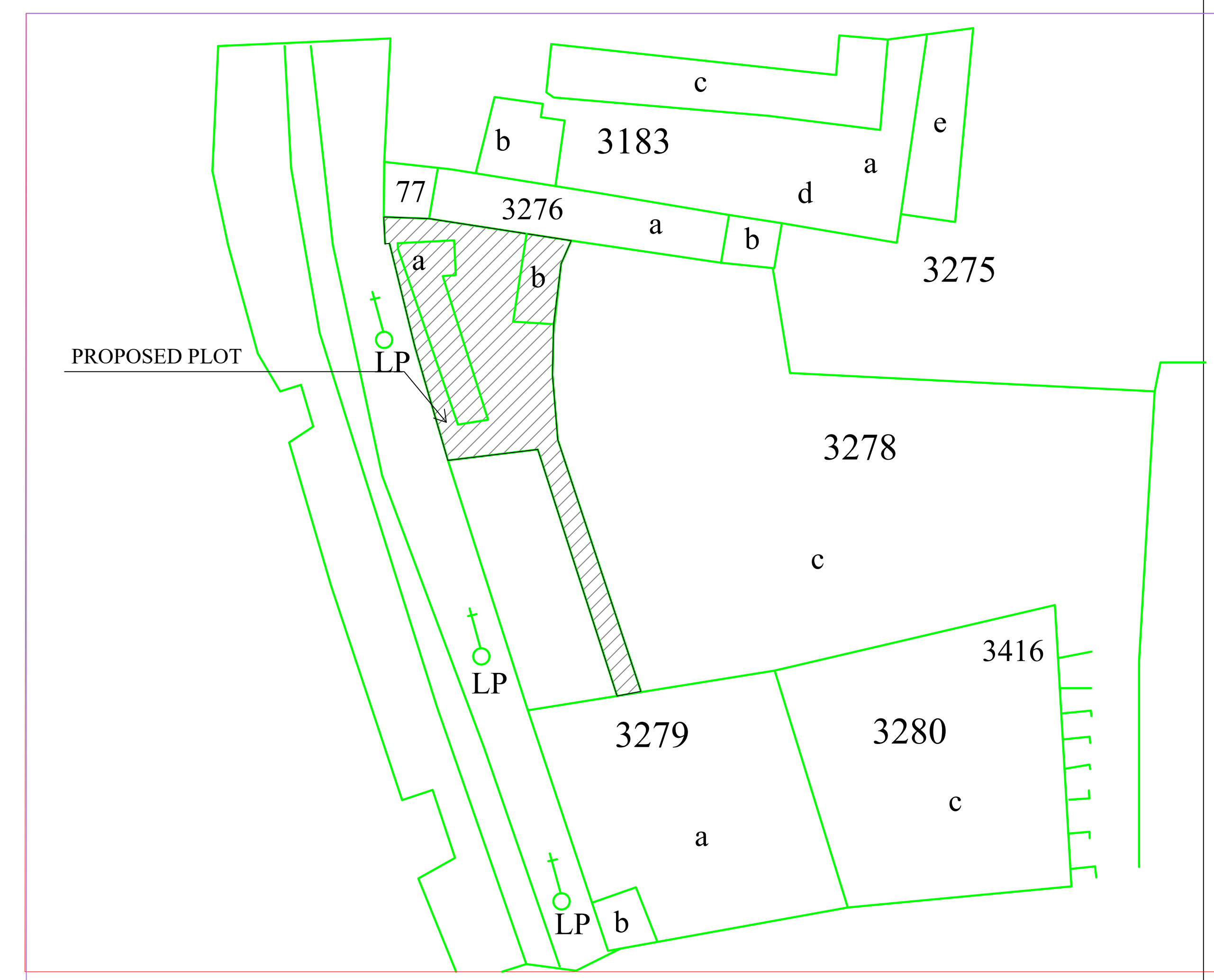


LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/ENG/0022017			

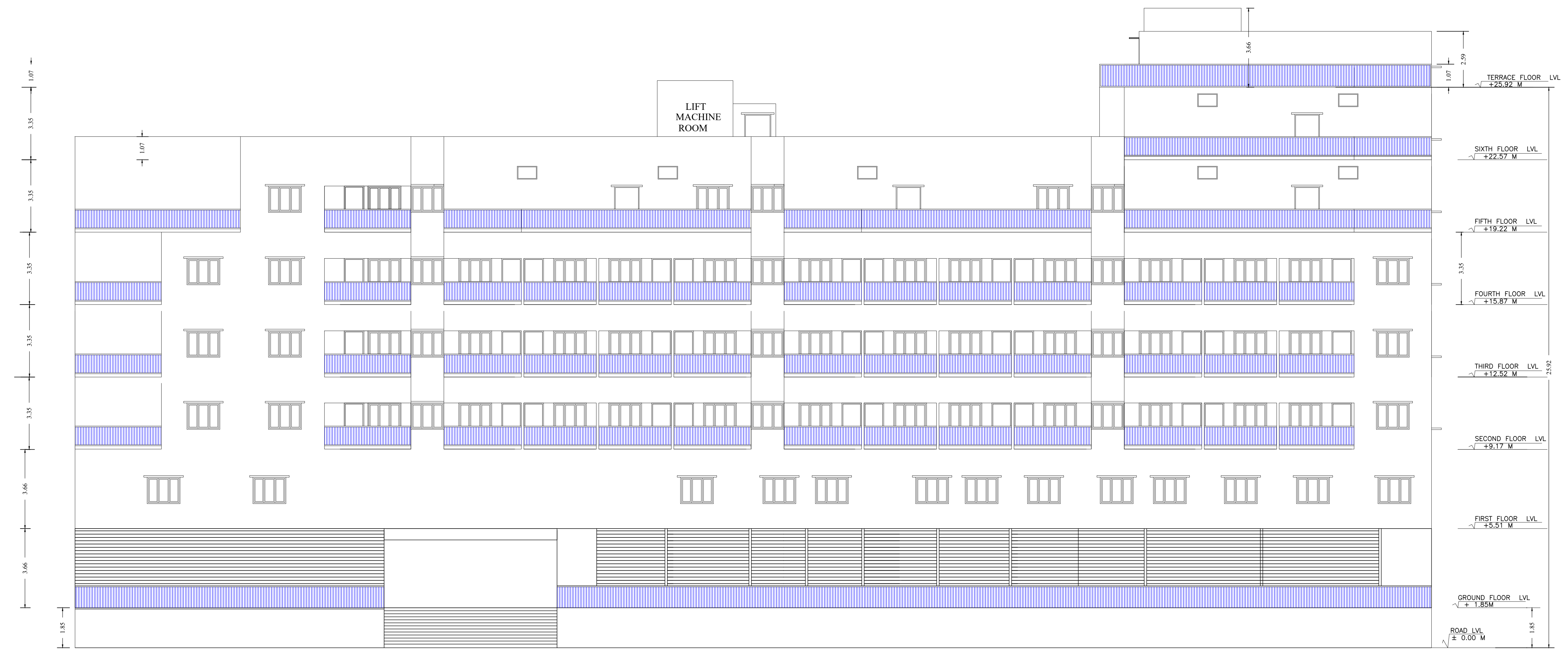
Proposal Base Information	DATE	14-08-2023
	SHEET NO.	8
Proposal File No	MNAC/EP/0028/W9/2023	
Owner Name	ADITYA FORMATIVES	
Khata No	781	
Plot No	3276, 3278 / 3, 3278 / 1, 3278 / 2	
Village Name	Mango	
Use	Mixed	
SubUse	Res+Comm	



SIDE ELEVATION

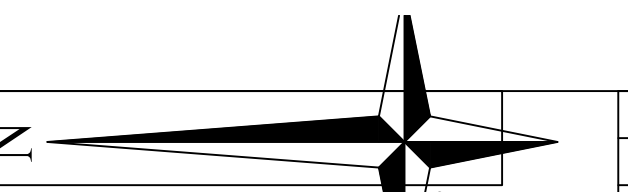


LOCATION PLAN



FRONT ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/EP/0028/2017			



Proposal Basic Information	
Proposal File No	MNAC/BP/0028/W69/2023
Owner Name	ADITYA FORMATIVES
Khata No	781
Plot No	3276 / 3278 / 3 / 3278 / 1 / 3278 / 2
Village Name	Mango
Use	Mixed
SubUse	Res+Comm

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR MNAC/ENG/002/2017			