

Proposal Basic Information

Proposal File No.	MNAC/BP/0086/W09/2023
Owner Name	THE GREAT EASTERN BUILDER REP BY SARVESH SINGH REKHI AND MADHULATA AGARWAL WIFE OF NIKHIL AGARWAL
Khata No	445
Plot No	978
Village Name	Dimna
Use	Residential
SubUse	ResiComm Bldg

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	Balcony	Void	Parking	Resi.	Commercial				
1 (COMMERCIAL AND APPARTMRNT)	1	1760.30	16.65	22.20	102.60	272.52	1036.92	292.63	16.79	1346.34	1346.34	34
Grand Total	1	1760.30	16.65	22.20	102.60	272.52	1036.92	292.63	16.79	1346.34	1346.34	34

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.		
1 (COMMERCIAL AND APPARTMRNT)	Commercial Bldg	Commercial Bldg	>0	100	150.45	1	2	-	-	-	-		
		Commercial Bldg	>0	100	150.45	-	-	-	-	-	-		
	Residential Bldg/Apartment	Residential Bldg/Apartment	>0	1	8.00	1.00	8	-	-	-	-		
		Residential Bldg/Apartment	>0	1	8.00	-	-	-	-	-	-		
Total			-	-	-	10	11	-	1	1	-	12	23

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	11	138.41
Total Car	10	125.00	11	138.41
Visitor's Car Parking	-	-	1	12.58
Total Visitor Parking	1	12.50	1	12.58
TwoWheeler	-	-	23	46.01
Total TwoWheeler	12	24.00	23	46.01
Other Parking	-	-	-	125.85
Total		161.50		368.86

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO.: 1.0.68	
REGION: JHARKHAND URBAN LOCAL BODIES	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward No: MNAC/BP/0086/W09/2023	Plot/SubPlot No: 978	
Application Type: General Proposal	North: Plot No. - 976	
Project Type: Building Permission	South: Plot No. - 978(p)	
Nature of Development: New	East: Plot No. - 5030	
Location of Development Area: Old Area	West: Road Width - 7.5	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	538.90
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		61.73
Total		61.73
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	477.17
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	538.90
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	538.90
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		323.34
Proposed Coverage Area ( 54.30 % )		292.63
Total Prop. Coverage Area ( 54.3 % )		292.63
Balance coverage area ( 5.70 % )		30.71
FAR CHECK		
Perm. FAR Area ( 2.500 )		1347.25
Total Perm. FAR area		1347.25
Residential FAR		1036.90
Commercial FAR		292.63
Proposed FAR Area		1346.32
Total Proposed FAR Area		1346.32
Consumed FAR (Factor)		2.50
Balance FAR Area		0.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1760.30
ARCHITECT (Regd)	ABHISHEK TEWARI	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	THE GREAT EASTERN BUILDER REP BY SARVESH SINGH REKHI AND MADHULATA AGARWAL WIFE OF NIKHIL AGARWAL	
DEVELOPMENT AUTHORITY	LOCAL BODY	

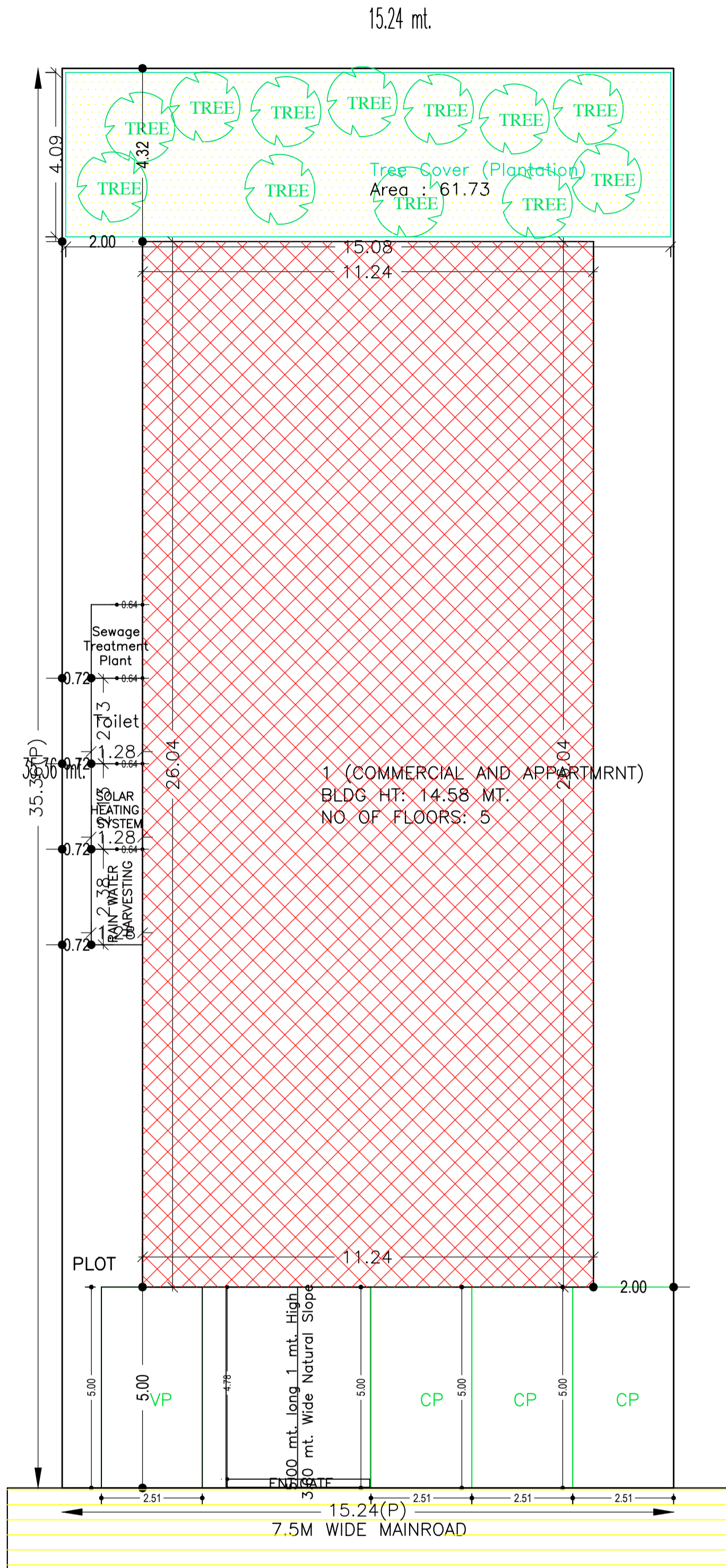
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Orange

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	1 (COMMERCIAL AND APPARTMRNT) 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	292.63	16.79	292.63	16.79
Upper Ground Floor	292.63	292.63	292.63	292.63
First Floor	293.76	259.23	293.76	259.23
Second Floor	293.76	259.23	293.76	259.23
Third Floor	293.76	259.23	293.76	259.23
Fourth Floor	293.76	259.23	293.76	259.23
Terrace Floor	0.00	0.00	0.00	0.00
Total	1760.30	1346.34	1760.30	1346.34

Building USE/SUBUSE Details

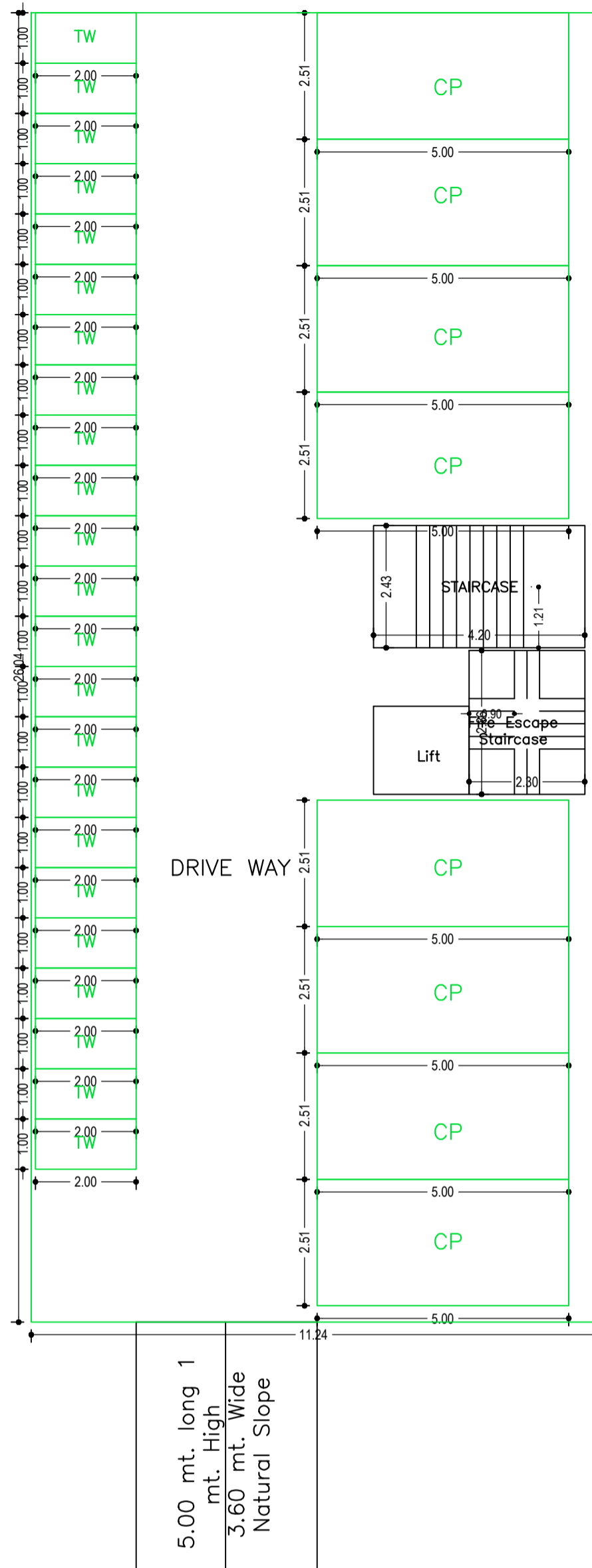
Building Name	Building Use	Building SubUse	Building Structure
1 (COMMERCIAL AND APPARTMRNT)	Residential	ResiComm Bldg	Non-Highrise



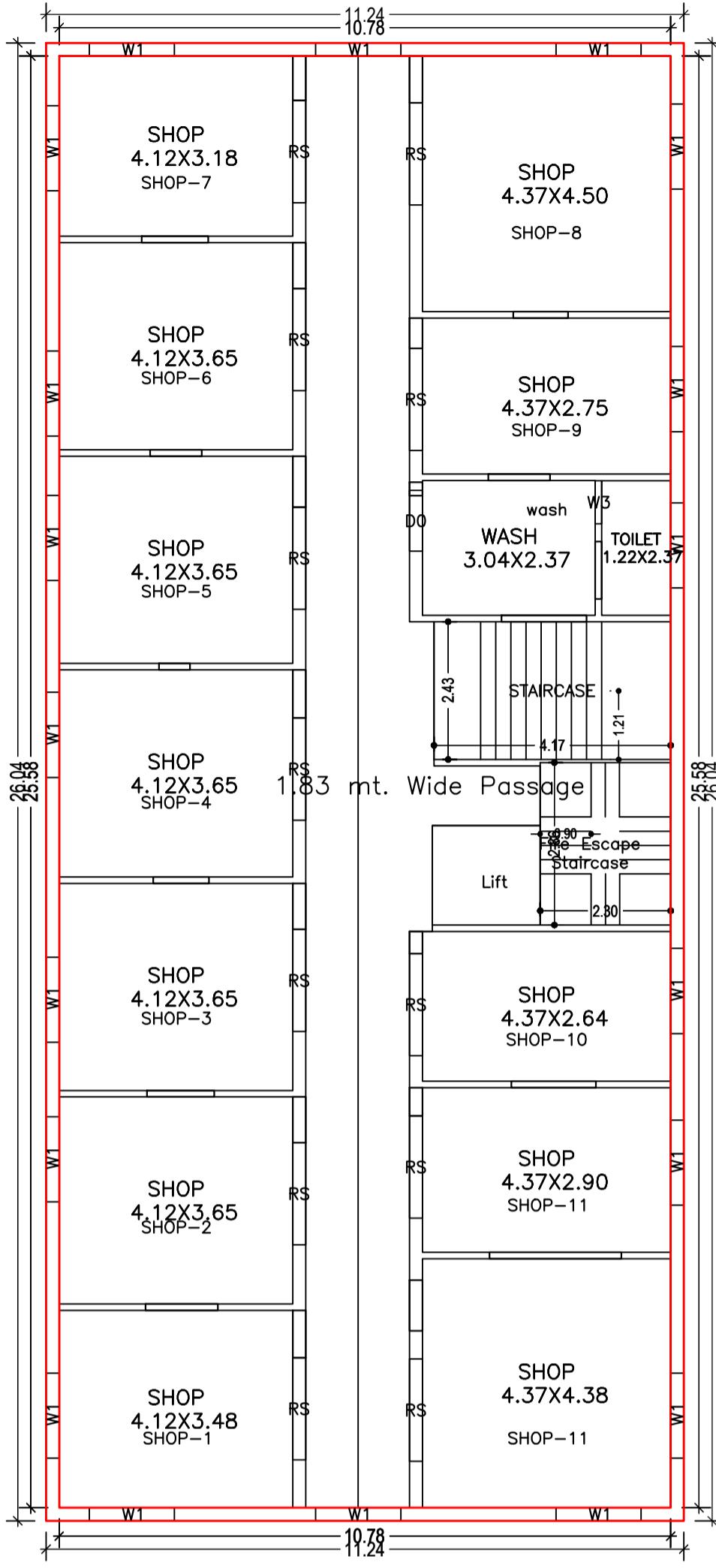
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK TEWARI MNAC/ARC/0012/2017			

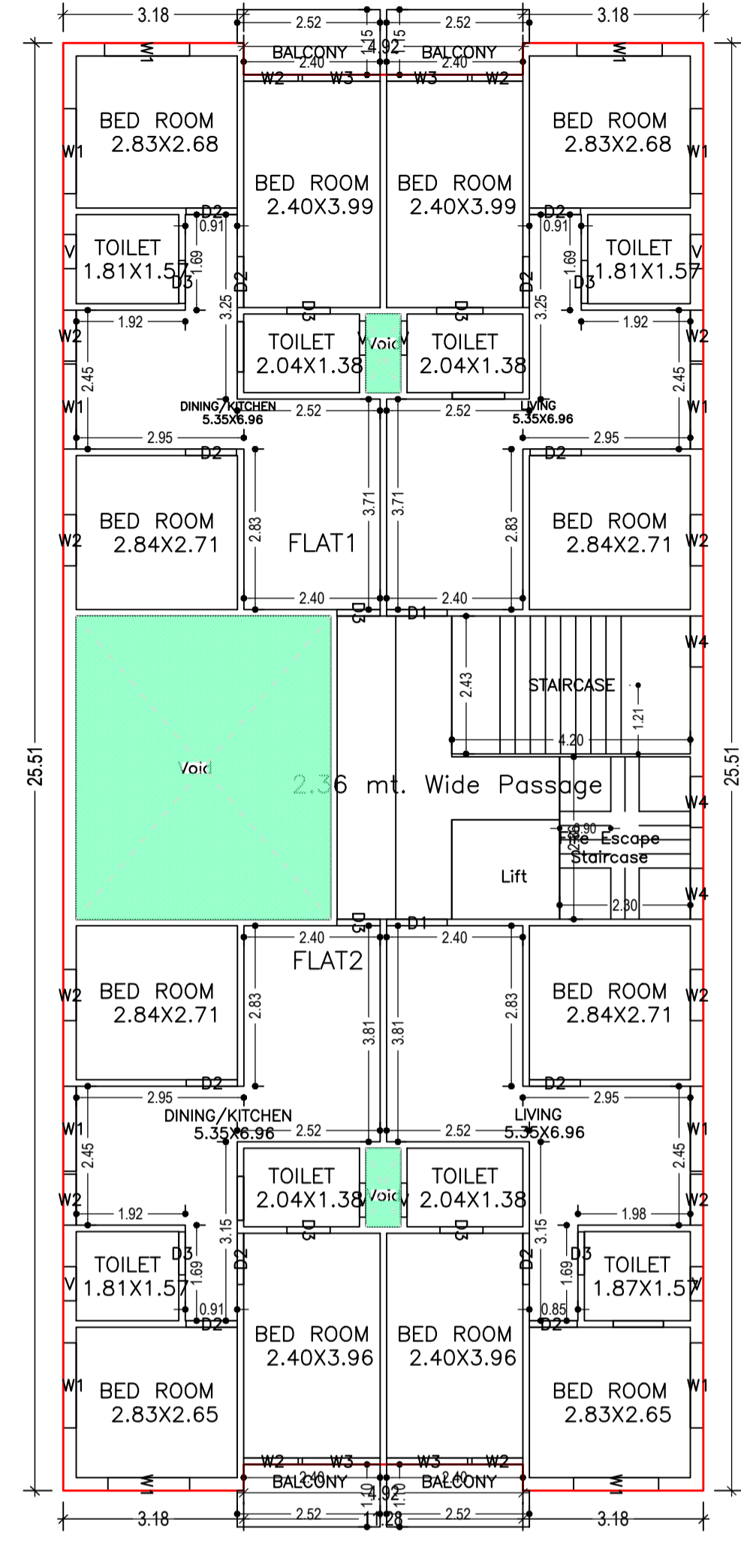
		DATE	28-12-2023
Proposal Basic Information		SHEET NO.	2
Proposal File No.	MNAC/BI/0086/W09/2023		
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Khata No	445		
Plot No	978		
Village Name	Dimna		
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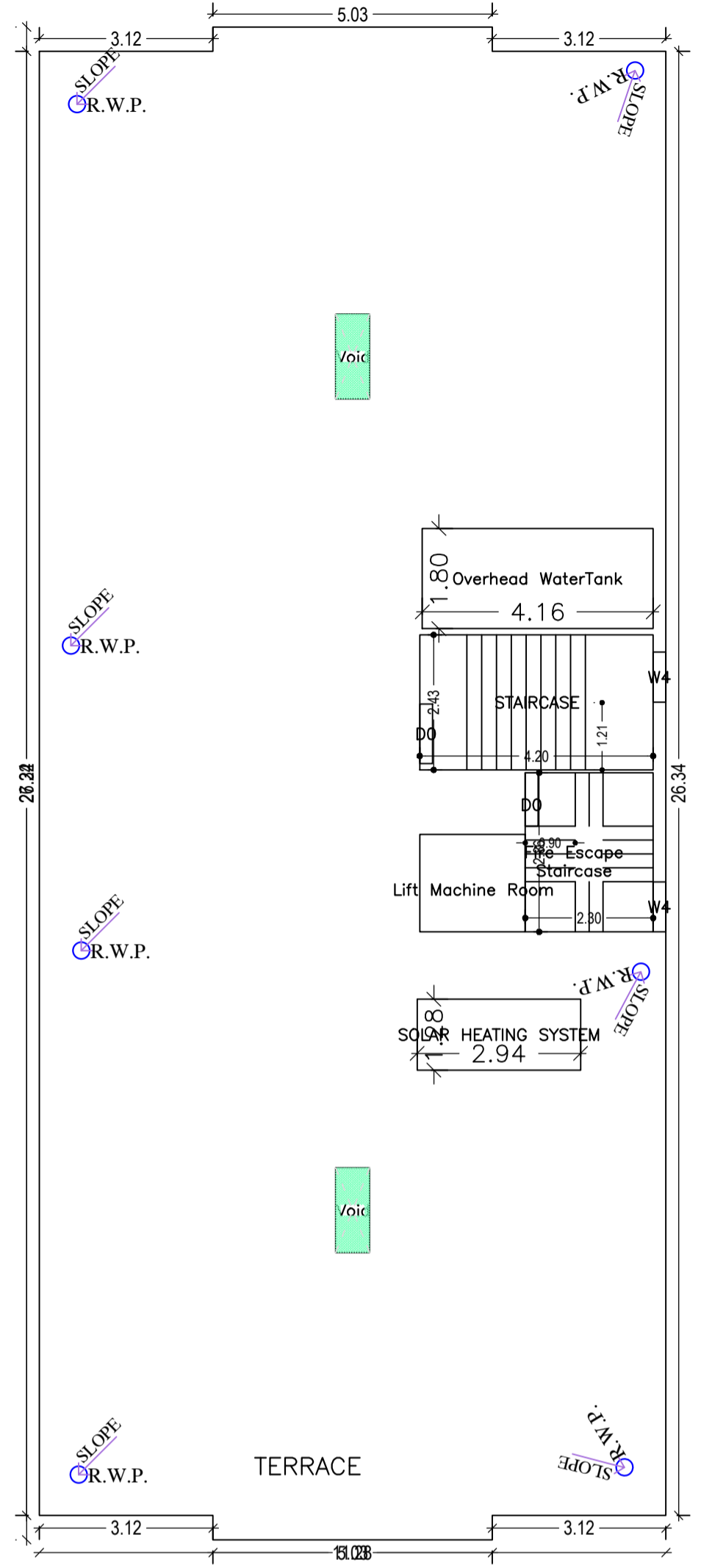
BASEMENT FLOOR PLAN (SCALE 1:100)



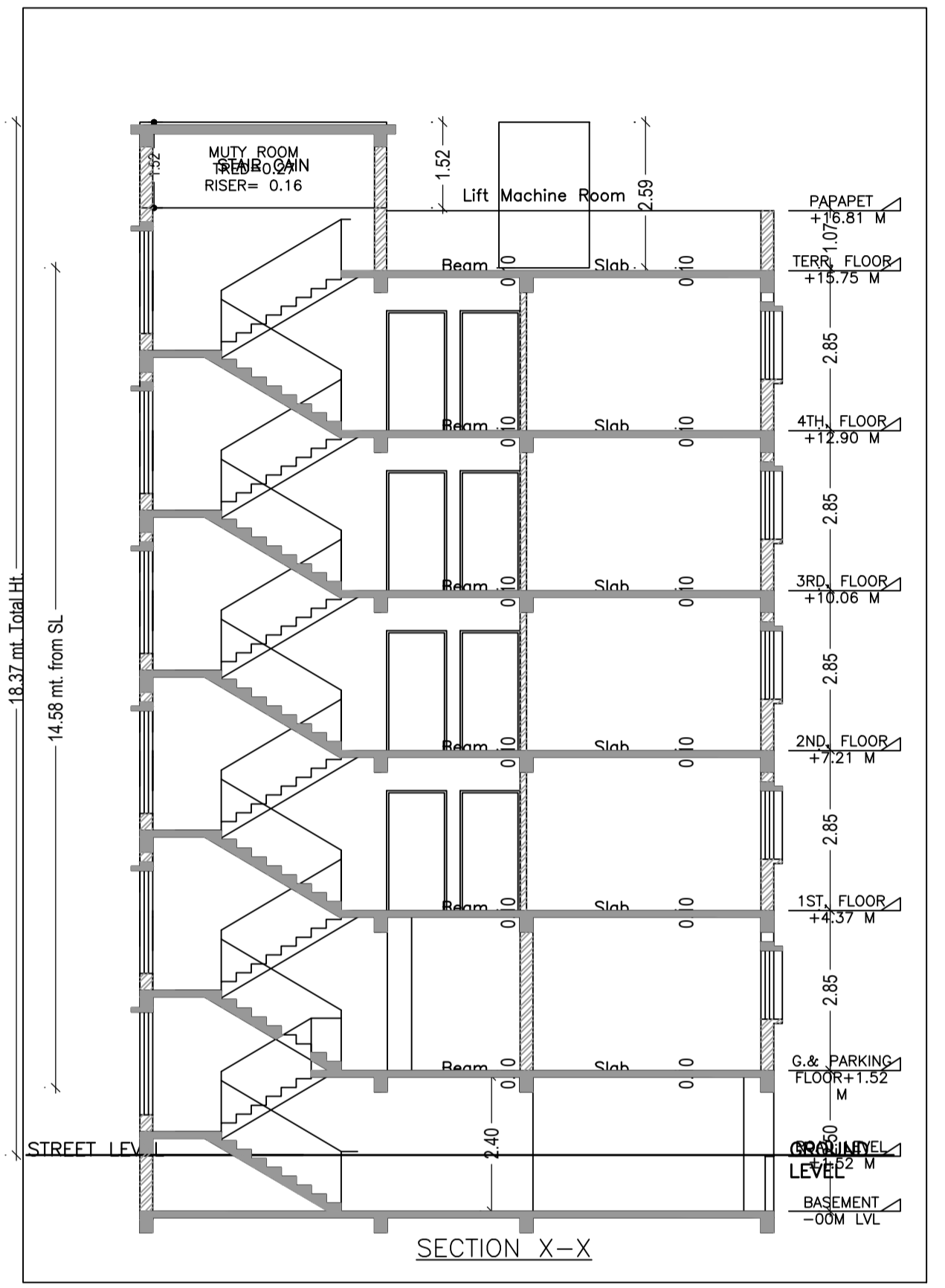
UPPER GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION X-X

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.)
		Lift	Balcony	Void	Parking	Resi.	Commercial				
Basement Floor	292.63	3.33	0.00	0.00	272.52	0.00	0.00	16.79	16.79	16.79	00
Upper Ground Floor	292.63	0.00	0.00	0.00	0.00	292.63	0.00	292.63	292.63	26	
First Floor	293.76	3.33	5.55	25.65	0.00	259.23	0.00	259.23	259.23	02	
Second Floor	293.76	3.33	5.55	25.65	0.00	259.23	0.00	259.23	259.23	02	
Third Floor	293.76	3.33	5.55	25.65	0.00	259.23	0.00	259.23	259.23	02	
Fourth Floor	293.76	3.33	5.55	25.65	0.00	259.23	0.00	259.23	259.23	02	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	1760.30	16.65	22.20	102.60	272.52	1036.92	292.63	16.79	1346.34	1346.34	34

SCHEDULE OF DOOR:

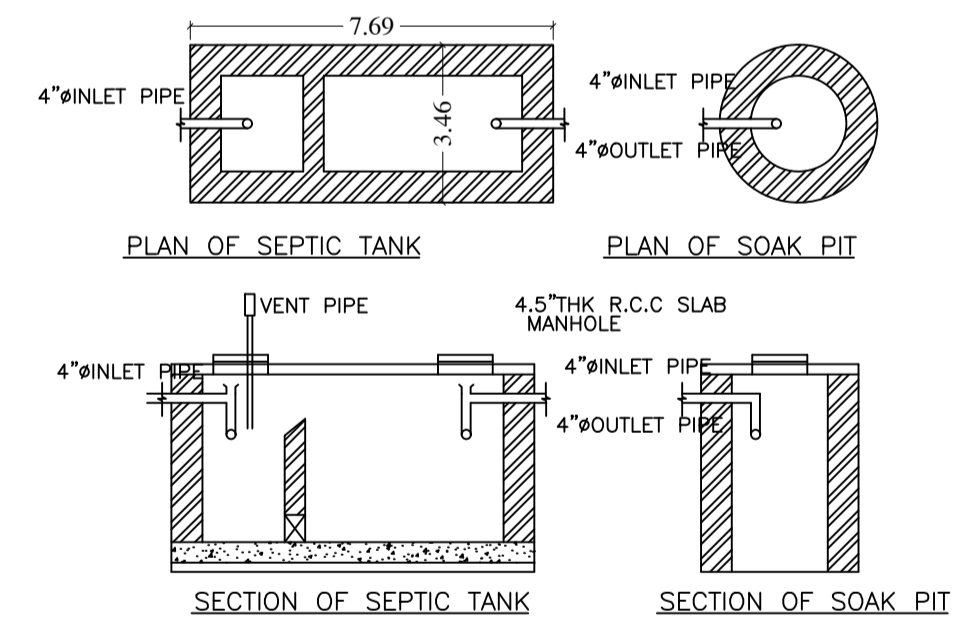
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (COMMERCIAL AND APPARTMRNT)	D3	0.76	2.10	36
1 (COMMERCIAL AND APPARTMRNT)	W3	0.76	2.10	01
1 (COMMERCIAL AND APPARTMRNT)	D3	0.82	2.10	04
1 (COMMERCIAL AND APPARTMRNT)	D2	0.84	2.10	04
1 (COMMERCIAL AND APPARTMRNT)	D2	0.90	2.10	44
1 (COMMERCIAL AND APPARTMRNT)	W2	0.90	2.10	08
1 (COMMERCIAL AND APPARTMRNT)	W2	0.96	2.10	08
1 (COMMERCIAL AND APPARTMRNT)	D1	1.07	2.10	08
1 (COMMERCIAL AND APPARTMRNT)	D0	1.07	2.10	01
1 (COMMERCIAL AND APPARTMRNT)	RS	1.80	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
1 (COMMERCIAL AND APPARTMRNT)	V	0.60	0.90	32
1 (COMMERCIAL AND APPARTMRNT)	W2	0.90	1.20	32
1 (COMMERCIAL AND APPARTMRNT)	W4	0.90	1.80	14
1 (COMMERCIAL AND APPARTMRNT)	W3	1.37	1.20	08
1 (COMMERCIAL AND APPARTMRNT)	W3	1.43	1.20	08
1 (COMMERCIAL AND APPARTMRNT)	W1	1.44	1.20	04
1 (COMMERCIAL AND APPARTMRNT)	W1	1.50	1.20	44
1 (COMMERCIAL AND APPARTMRNT)	W1	1.50	1.50	19

Balcony Calculations Table

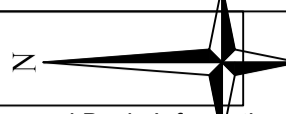
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	1.10 X 2.52 X 2 X 4	21.76	44.40
	1.15 X 2.52 X 2 X 4	22.64	
Total	-	-	44.40

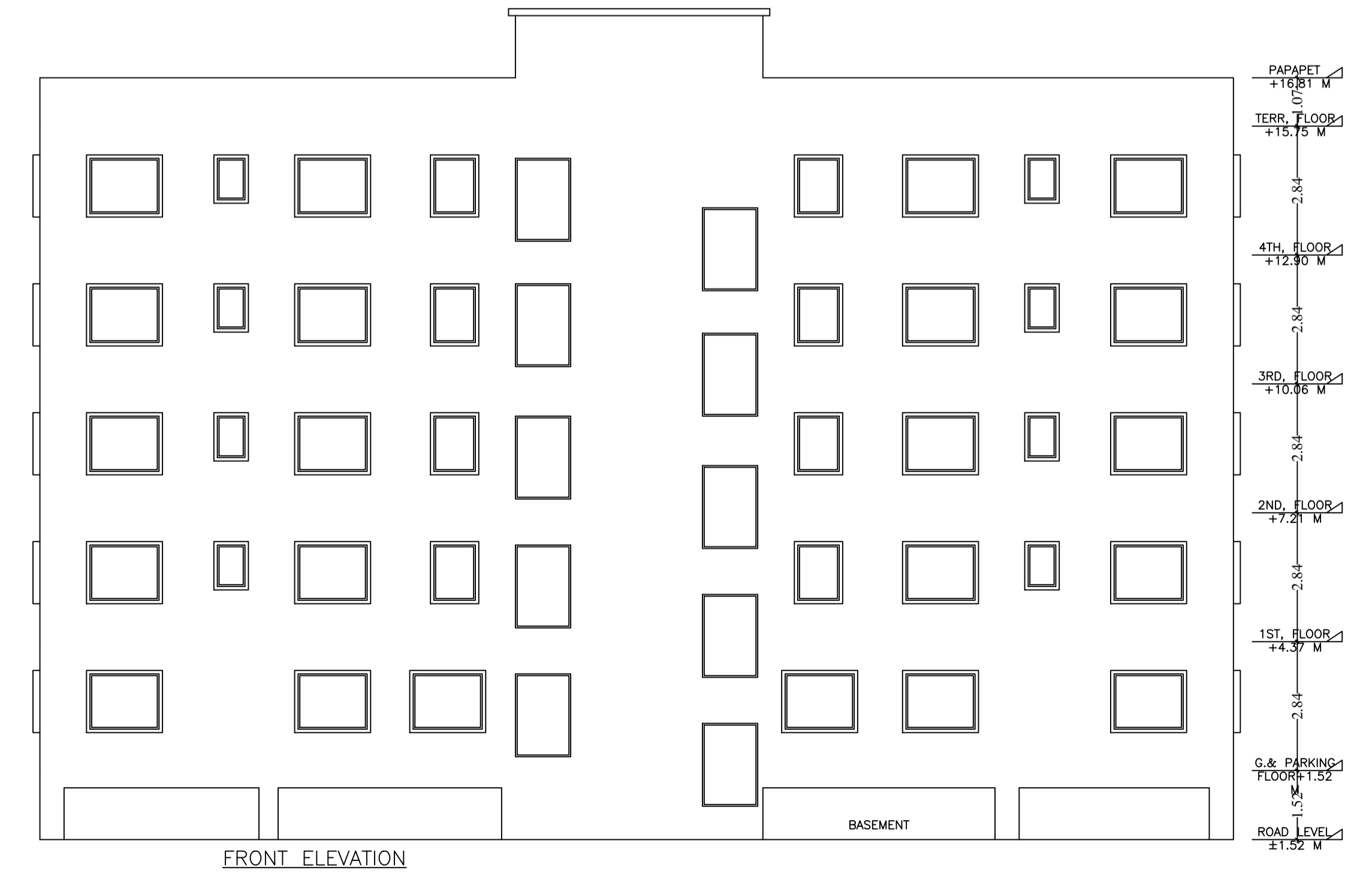
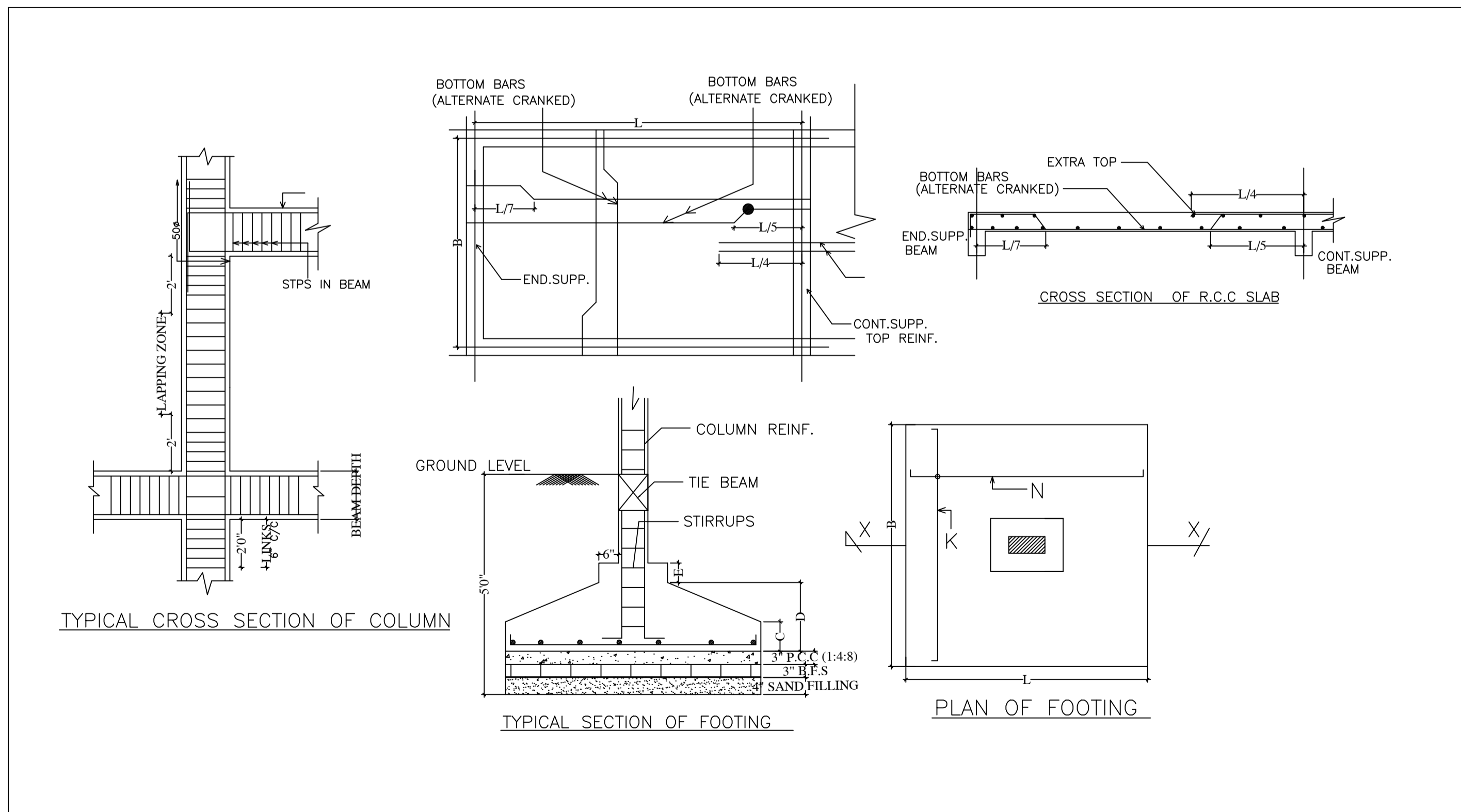
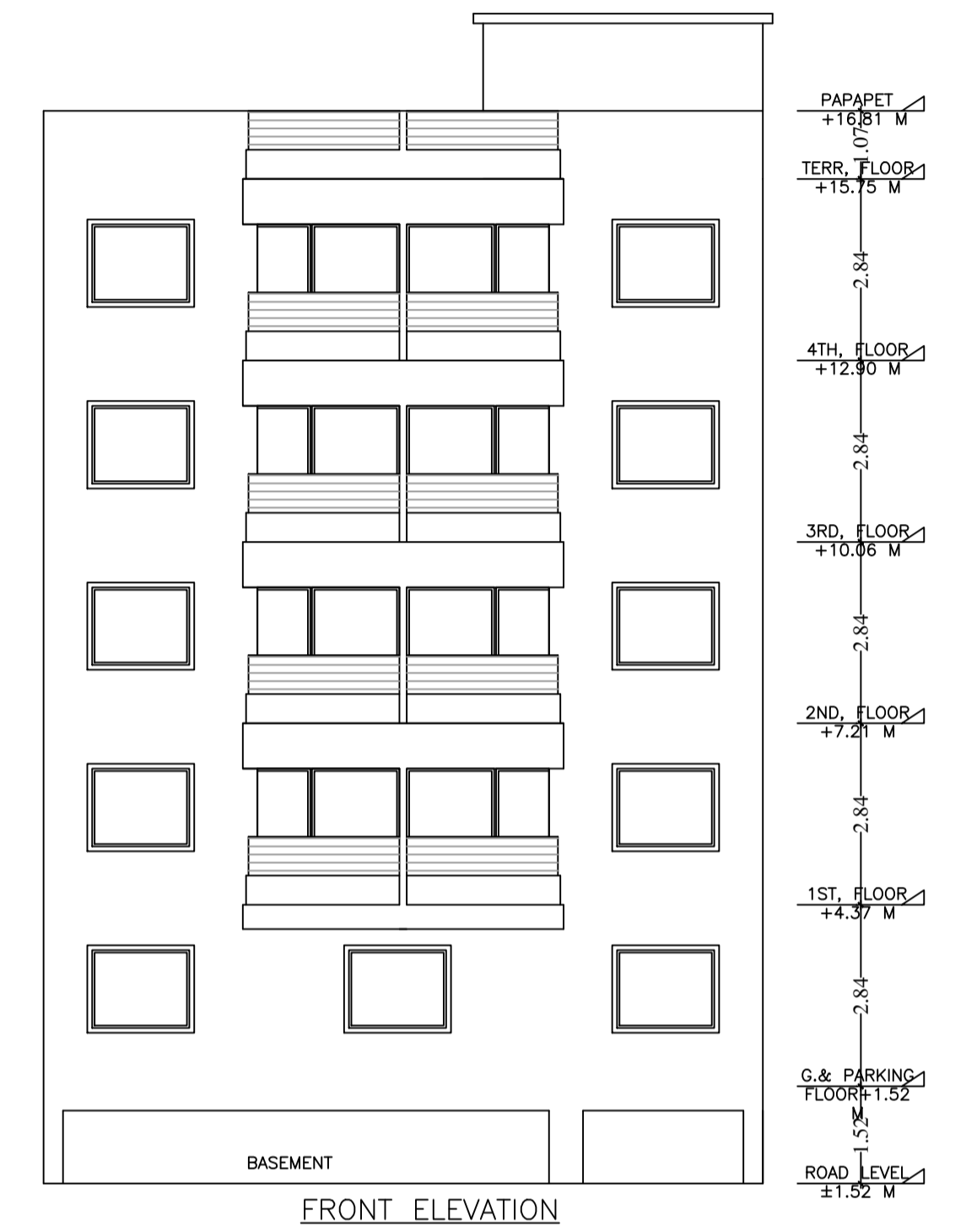
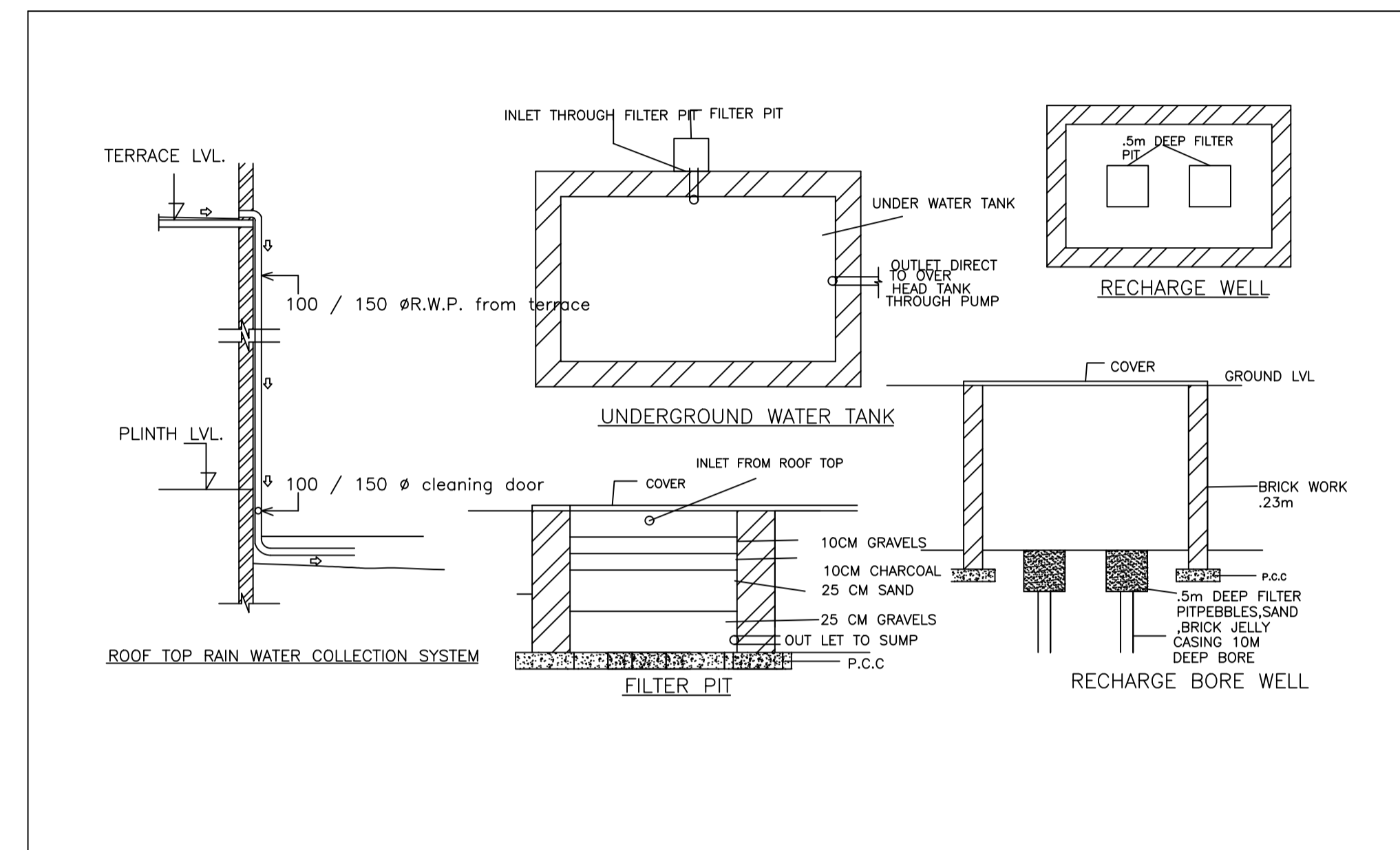


UnitBUA Table for Building :1 (COMMERCIAL AND APPARTMRNT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
UPPER GROUND FLOOR PLAN	SHOP-1	OFFICE	15.10	14.91	1	26
	SHOP-1	OFFICE	15.10	14.91	1	
	SHOP-10	OFFICE	12.14	12.05	1	
	SHOP-10	OFFICE	12.14	12.05	1	
	SHOP-11	OFFICE	20.18	19.98	1	
	SHOP-11	OFFICE	13.36	13.25	1	
	SHOP-11	OFFICE	20.18	19.98	1	
	SHOP-11	OFFICE	13.36	13.25	1	
	SHOP-2	OFFICE	15.86	15.68	1	
	SHOP-2	OFFICE	15.86	15.68	1	
	SHOP-3	OFFICE	15.86	15.67	1	
	SHOP-3	OFFICE	15.86	15.67	1	
	SHOP-4	OFFICE	15.86	15.67	1	
	SHOP-4	OFFICE	15.86	15.67	1	
	SHOP-5	OFFICE	15.86	15.65	1	
SHOP-5	OFFICE	15.86	15.65	1		
SHOP-6	OFFICE	15.86	15.68	1		
SHOP-6	OFFICE	15.86	15.68	1		
SHOP-7	OFFICE	13.81	13.63	1		
SHOP-7	OFFICE	13.81	13.63	1		
SHOP-8	OFFICE	20.73	20.54	1		
SHOP-8	OFFICE	20.73	20.54	1		
SHOP-9	OFFICE	12.66	12.54	1		
SHOP-9	OFFICE	12.66	12.54	1		
wash	OFFICE	10.38	10.26	2		
wash	OFFICE	10.38	10.26	2		
TYPICAL - 1, 2, 3, 4 FLOOR PLAN	FLAT1	FLAT	102.38	102.17	12	8
	FLAT2	FLAT	102.57	102.38	12	
Total:	-	-	1215.12	1209.22	124	34

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ABHISHEK TEWARI MNAC/ARC/0012/2017			

		DATE	28-12-2023
		SHEET NO.	3
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