

Proposal Basic Information	
Proposal File No.	MNAC/BP/0068/W08/2024
Owner Name	BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS
Khata No	316
Plot No	1385
Village Name	Pardih
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT MANGO MUNICIPAL CORPORATION		VERSION NO. 1.0.71
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGBHMUM	Plot SubUse: ResiComm Bldg	
Authority: MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward No: MNAC/BP/0068/W08/2024	Plot/SubPlot No: 1385	
Application Type: General Proposal	North: Road Width - 7.10 M WIDE ROAD	
Project Type: Building Permission	South: Plot No. - OTHER PLOT	
Nature of Development: New	East: Plot No. - OTHER PLOT	
Location of Development Area: Old Area	West: Plot No. - OTHER PLOT	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	455.27
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	455.27
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		60.46
Total		60.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	394.81
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	455.27
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	455.27

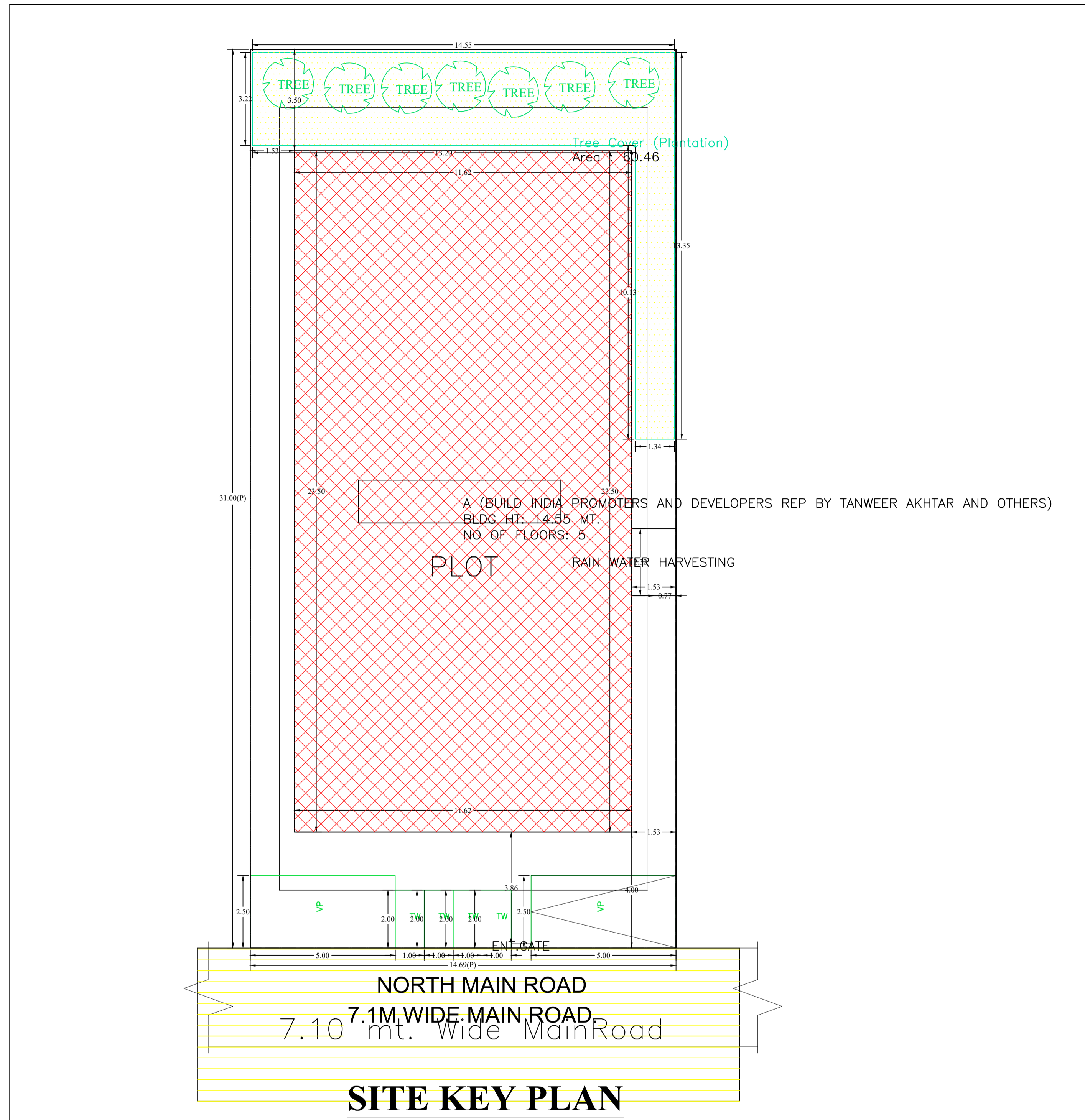
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		273.16
Proposed Coverage Area (60.00 %)		273.16
Total Prop. Coverage Area (60 %)		273.16
Balance coverage area (- %)		0.00

FAR CHECK		
Perm. FAR Area (2.500)		1138.17
Total Perm. FAR area		1138.17
Residential FAR		950.40
Commercial FAR		165.96
Proposed FAR Area		1122.86
Total Proposed FAR Area		1122.86
Consumed FAR (Factor)		2.47
Balance FAR Area		15.31

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1651.53
ARCHITECT (Regd)	GAURI SHANKAR SAHU	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS	

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

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	342.53	6.50	342.53	6.50
Ground Floor	273.16	165.96	273.16	165.96
First Floor	273.16	251.80	273.16	251.80
Second Floor	273.16	251.80	273.16	251.80
Third Floor	273.16	251.80	273.16	251.80
Fourth Floor	216.36	195.00	216.36	195.00
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1651.53	1122.86	1651.53	1122.86



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.)	Trmt (No.)
			Lift	Void	Accessory Use	Parking	Resi.	Commercial				
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	1	1651.53	16.15	7.28	172.44	332.80	950.40	165.96	6.50	1122.86	1122.86	31
Grand Total	1	1651.53	16.15	7.28	172.44	332.80	950.40	165.96	6.50	1122.86	1122.86	31

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	Residential	ResiComm Bldg	Non-Highrise	TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				FOURTH FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				BASEMENT FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				TYPICAL - 1, 2& 3 FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg

Required Parking(Table 7a)

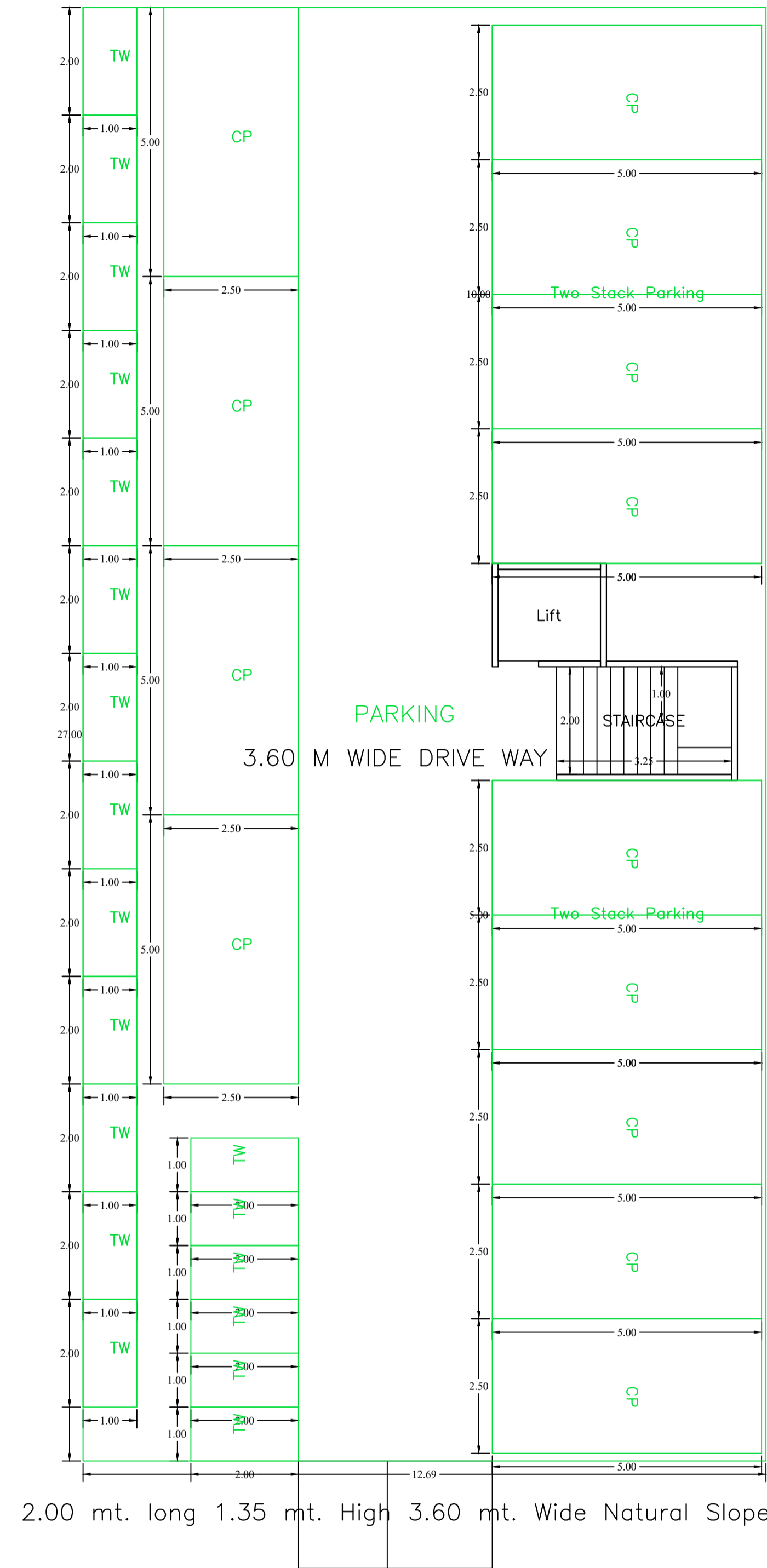
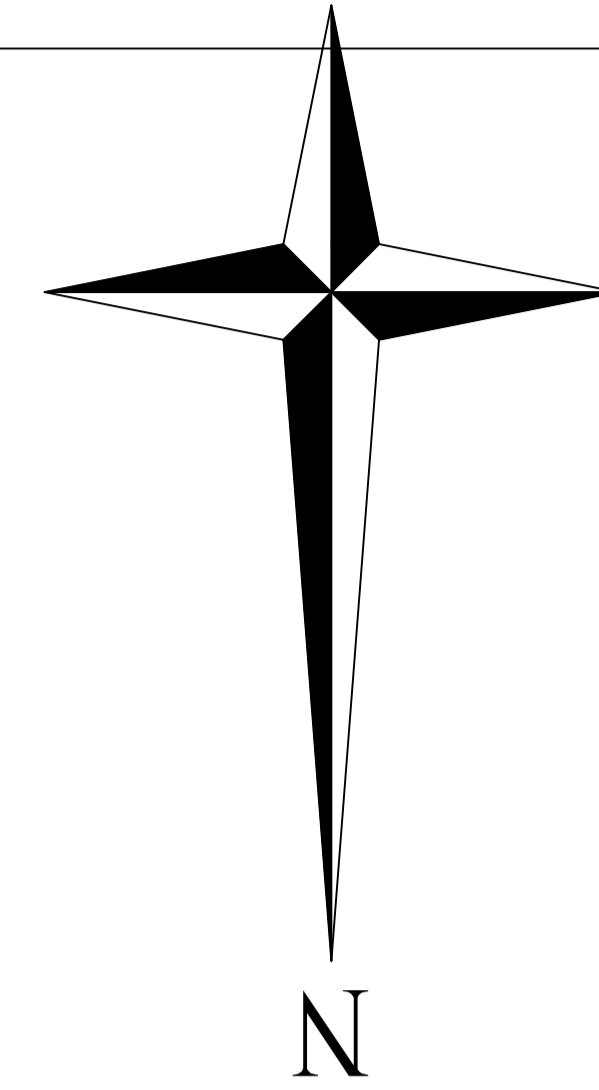
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	Residential	ResiComm Bldg	> 0	1	15.00	1.00	15	-	-	-	-	-	-
			> 0	1	15.00	-	-	-	-	-	1	15	-
			> 0	1	15.00	-	-	-	1	2	-	-	-
Commercial	Shop	> 0	50	156.23	1	3	-	-	-	-	-	-	
		> 0	50	156.23	-	-	-	-	-	1	7	-	
Total :			-	-	-	18	19	-	2	2	-	22	23

Parking Check (Table 7b)

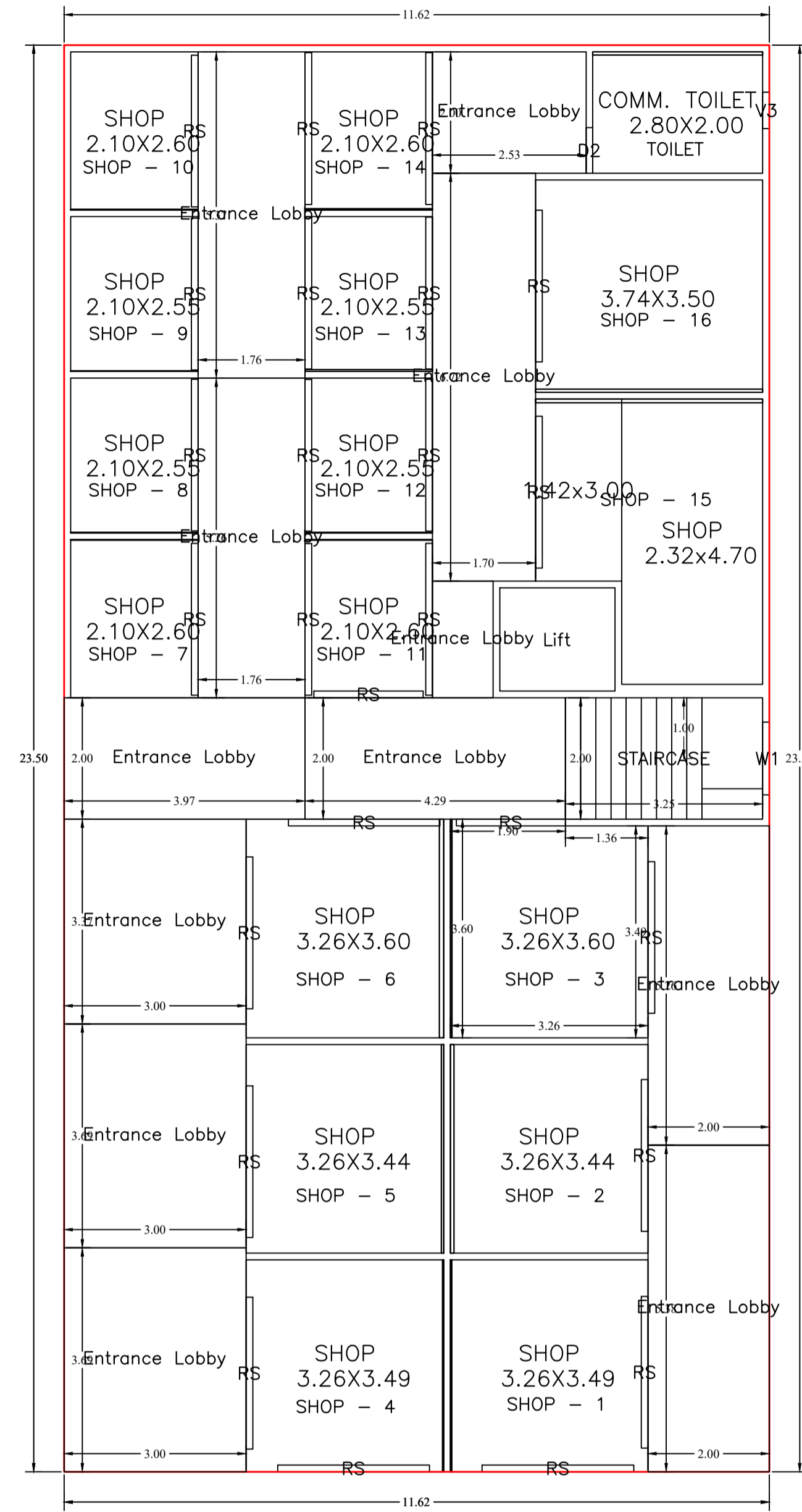
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Two Stack Car	-	-	6	75.00
Total Car	18	225.00	19	237.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	23	46.00
Total TwoWheeler	22	44.00	23	46.00
Other Parking	-	-	-	132.30
Total		294.00		486.80

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
GAURI SHANKAR SAHU MNAC/ENG/0025/2017			

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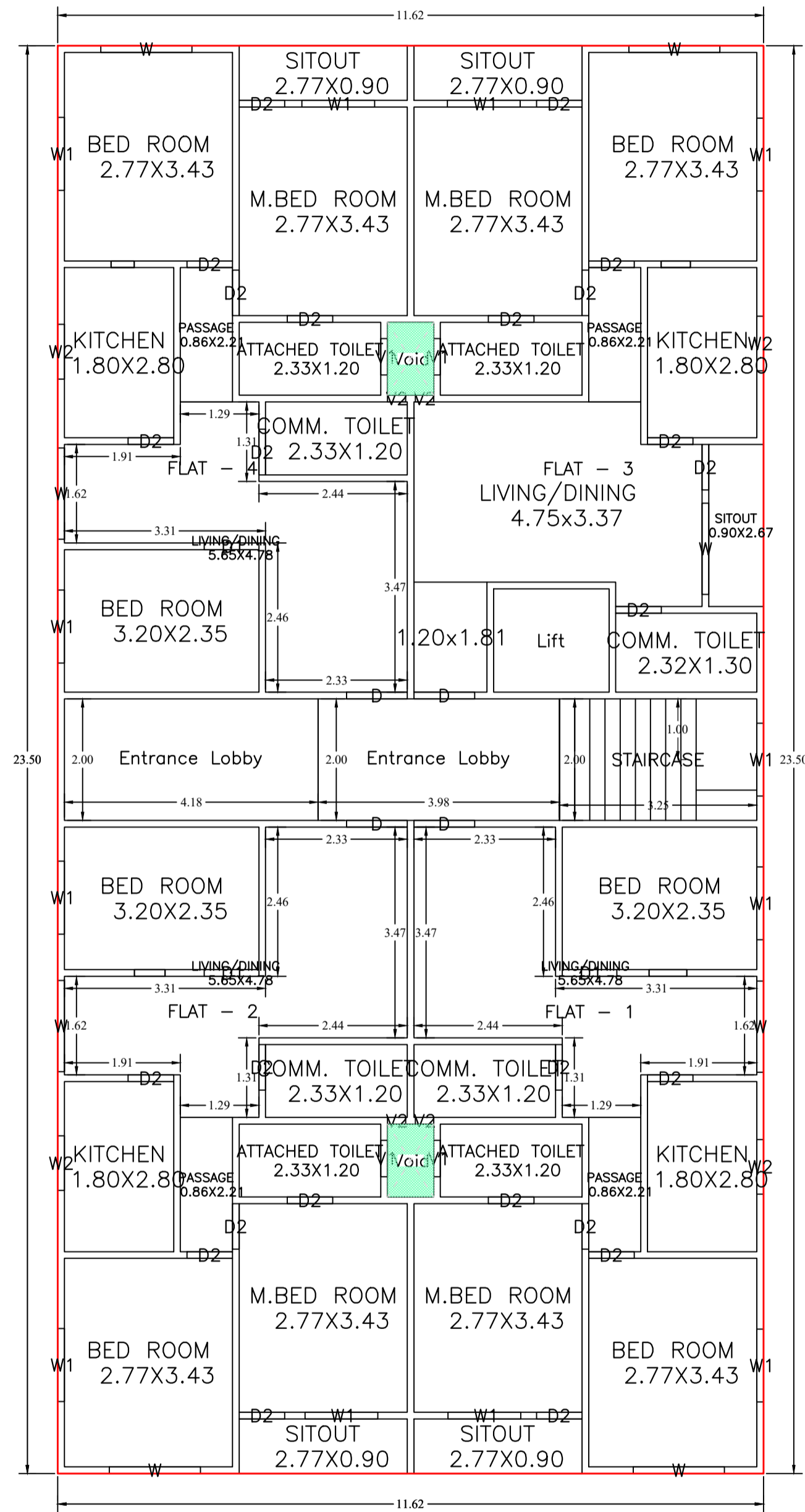
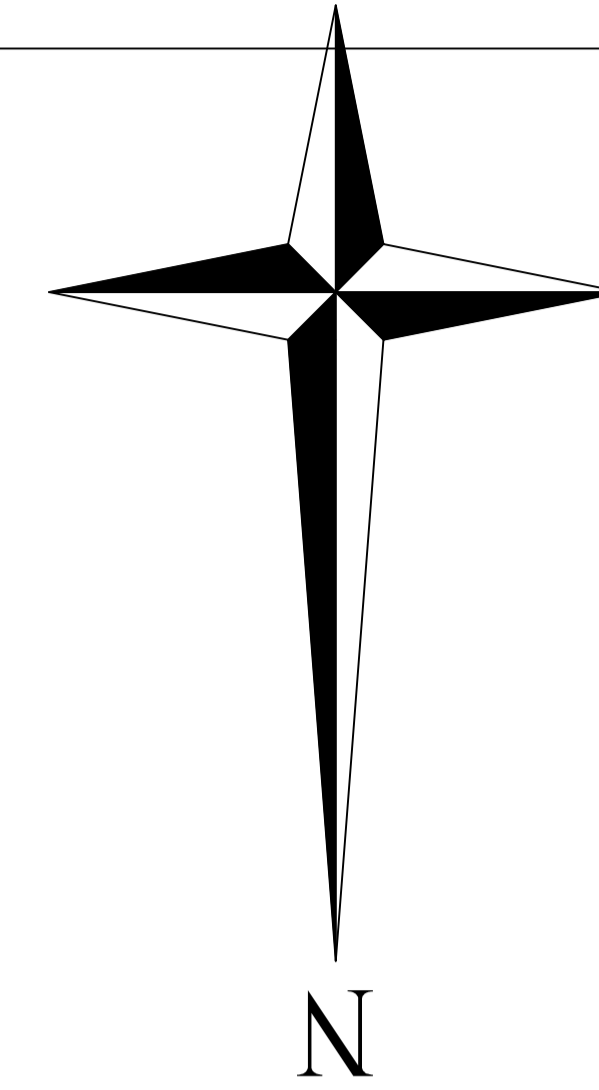
BASEMENT FLOOR PLAN
(SCALE 1:100)



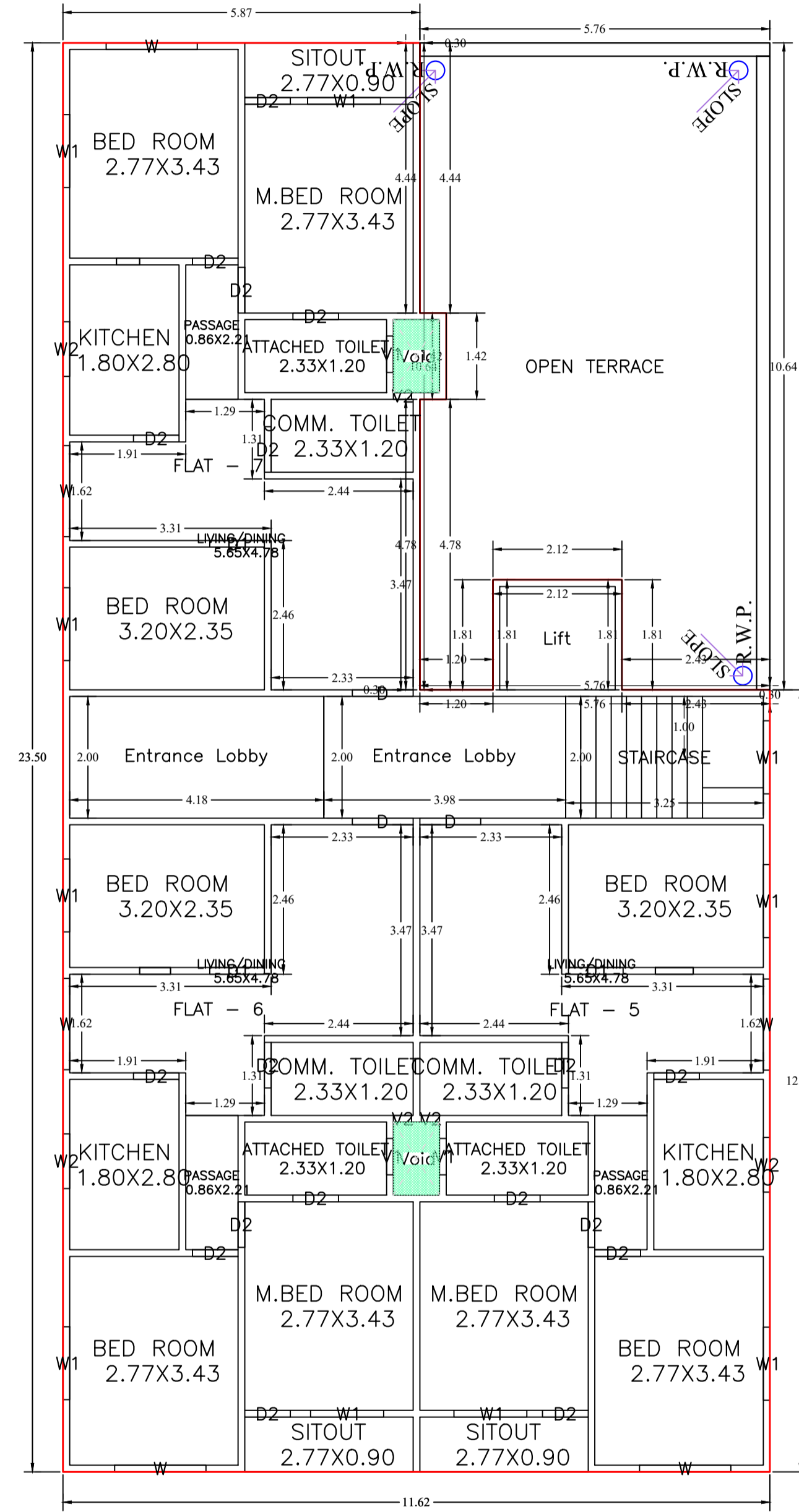
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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GAURI SHANKAR SAHU MNAC/ENG/0025/2017			

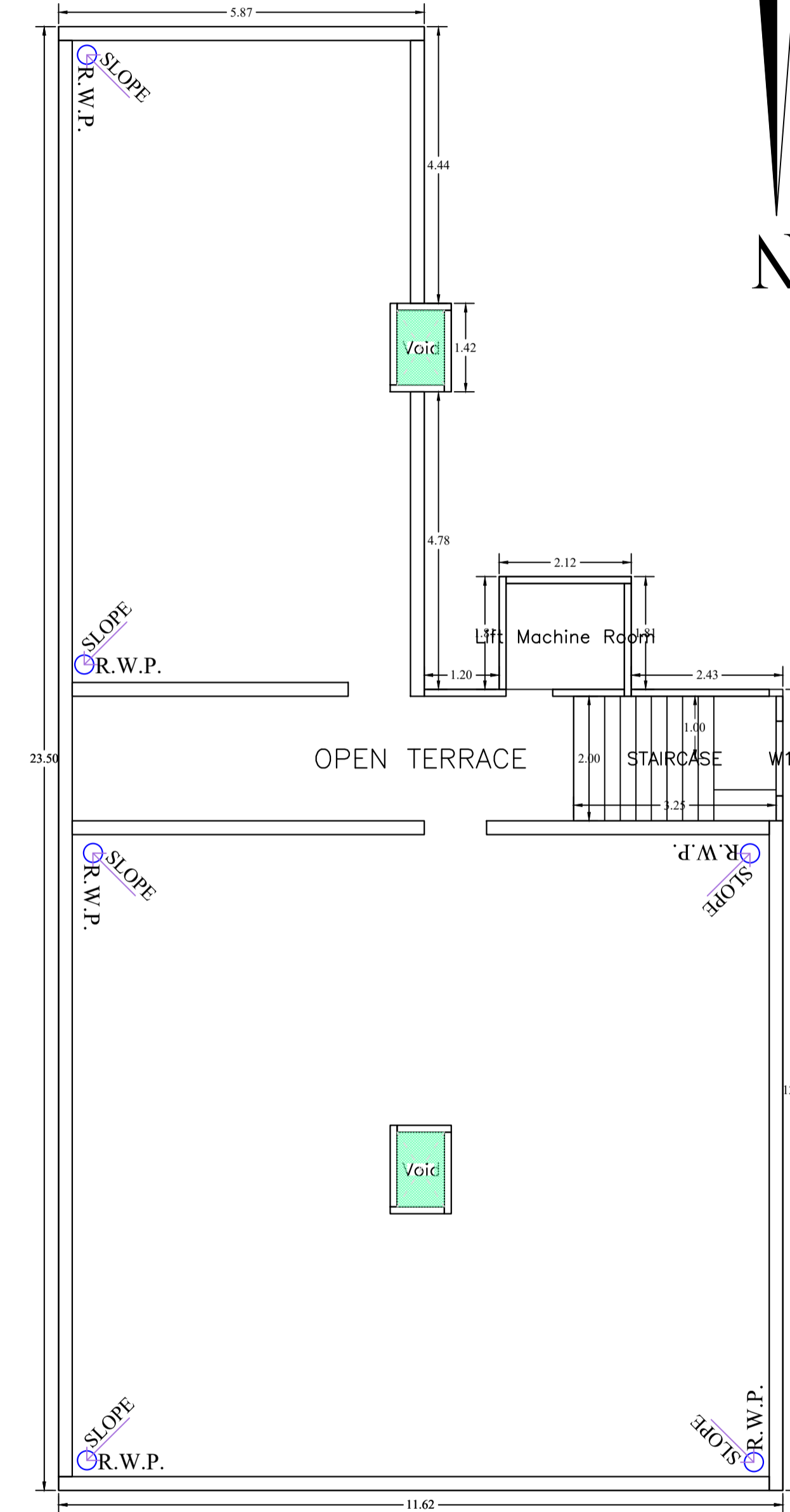
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TYPICAL - 1, 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



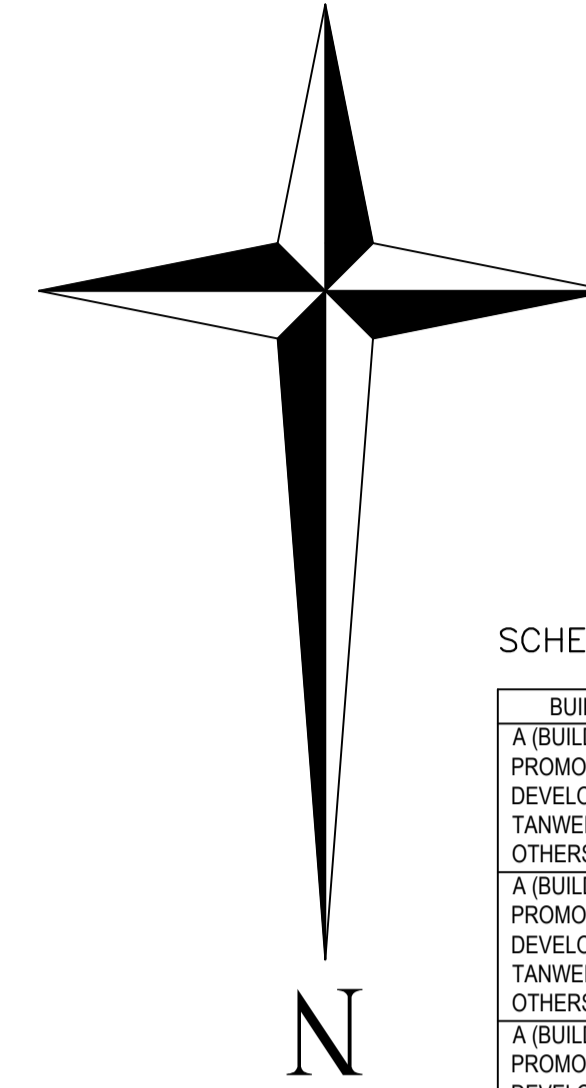
FOURTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

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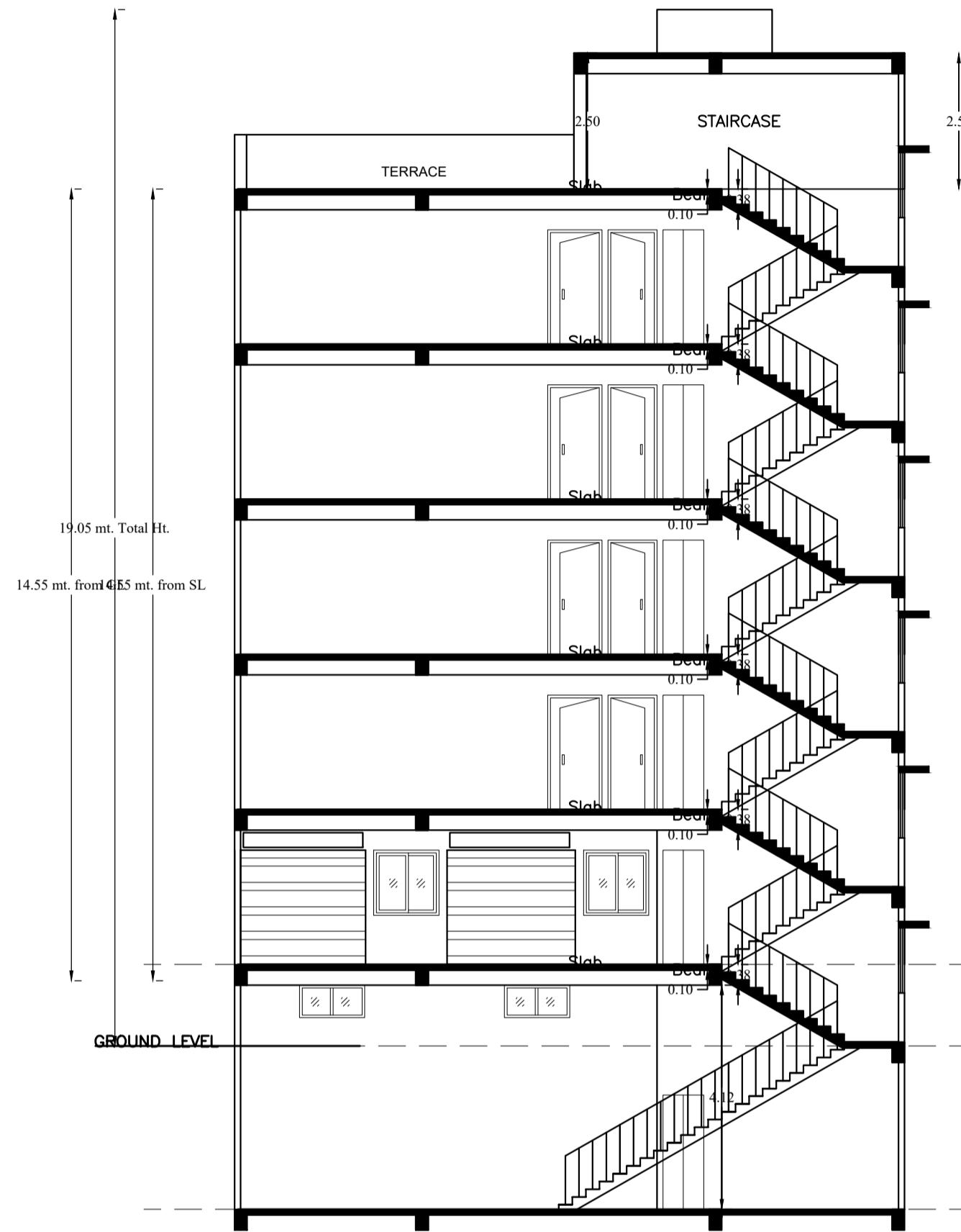


SCHEDULE OF DOOR:

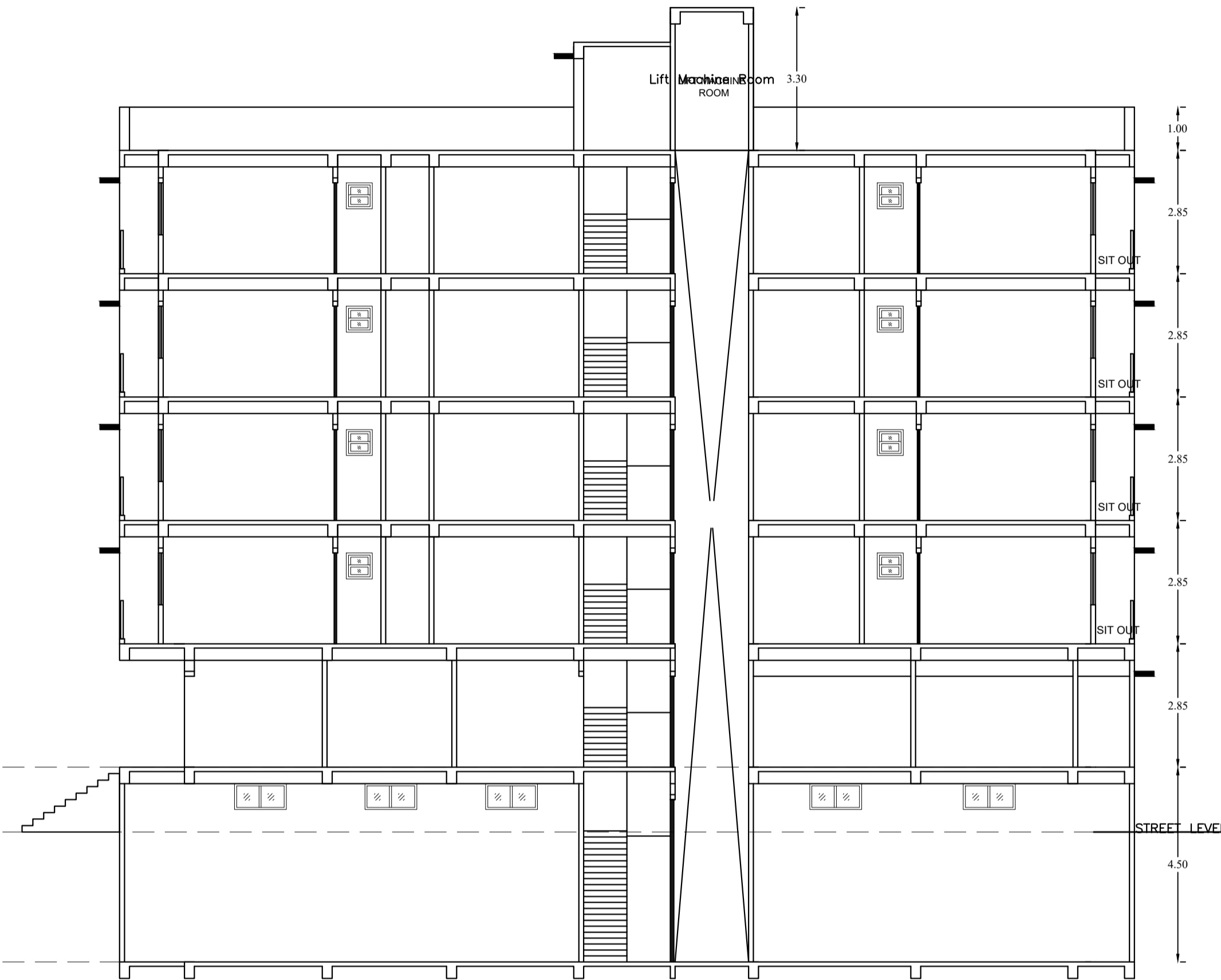
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	D2	0.75	2.10	94
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	D1	0.90	2.10	12
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	D	1.00	2.10	15
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	RS	1.80	2.10	02
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	RS	2.50	2.10	23

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	V2	0.30	1.00	15
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	V1	0.60	0.60	15
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	V3	0.60	1.00	01
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	W2	0.90	1.20	15
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	W1	1.20	1.20	48
A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)	W	1.50	1.20	30



SECTION AT AA



SECTION AT BB

UnitBUA Table for Building :A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)

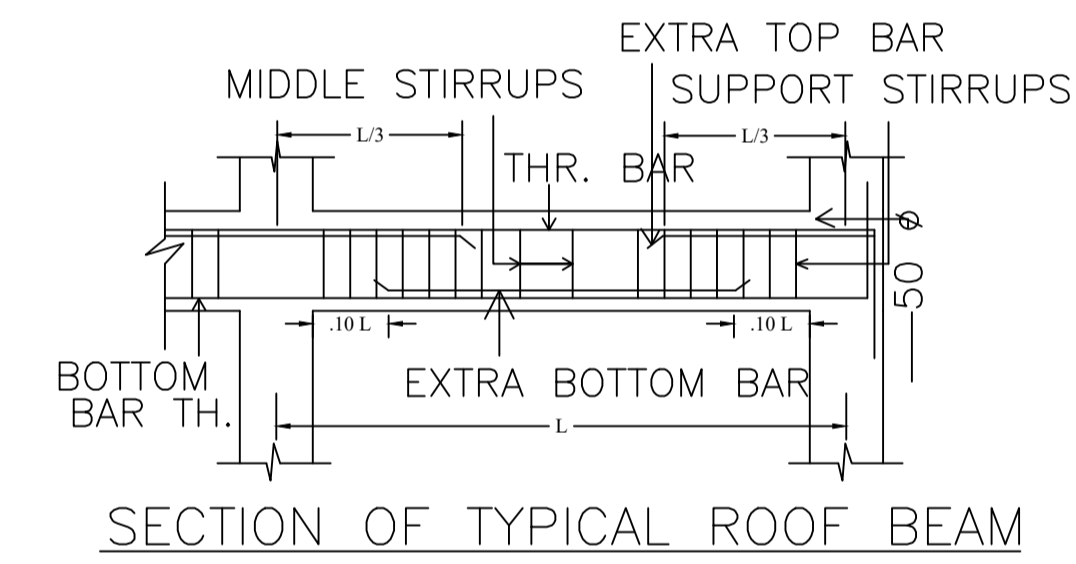
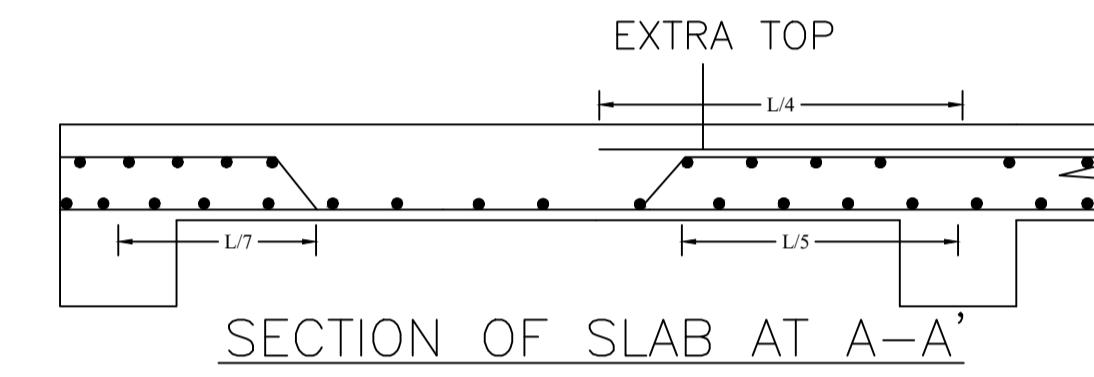
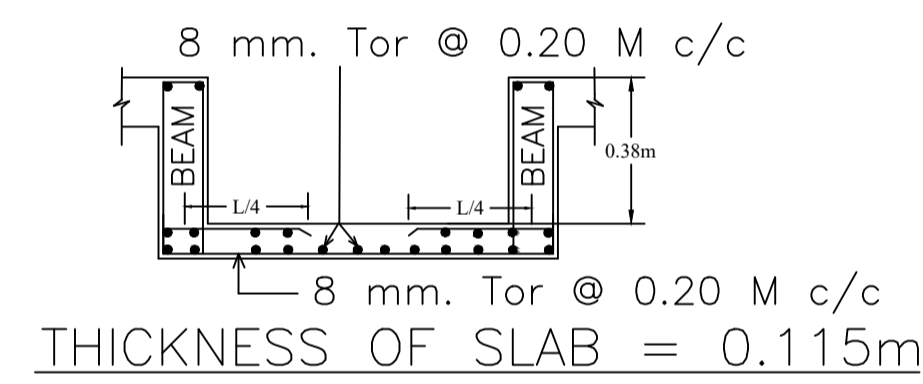
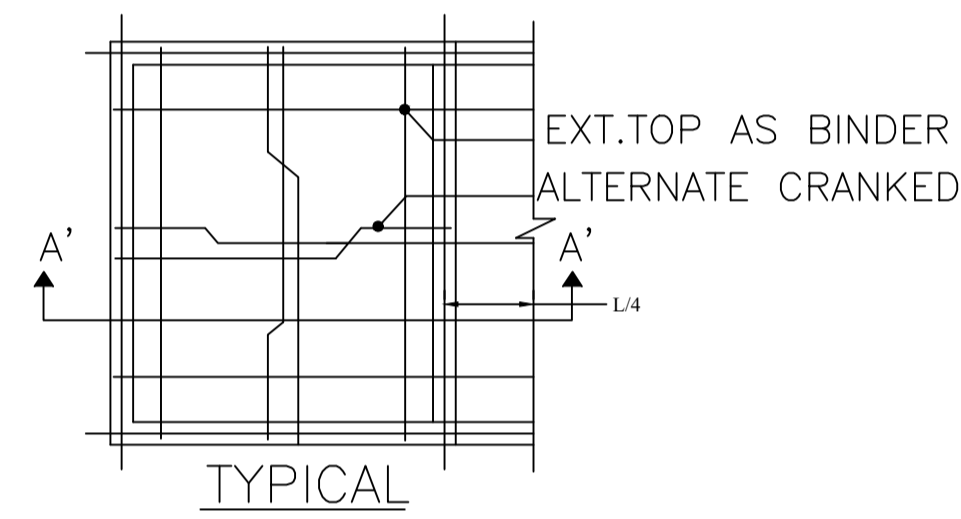
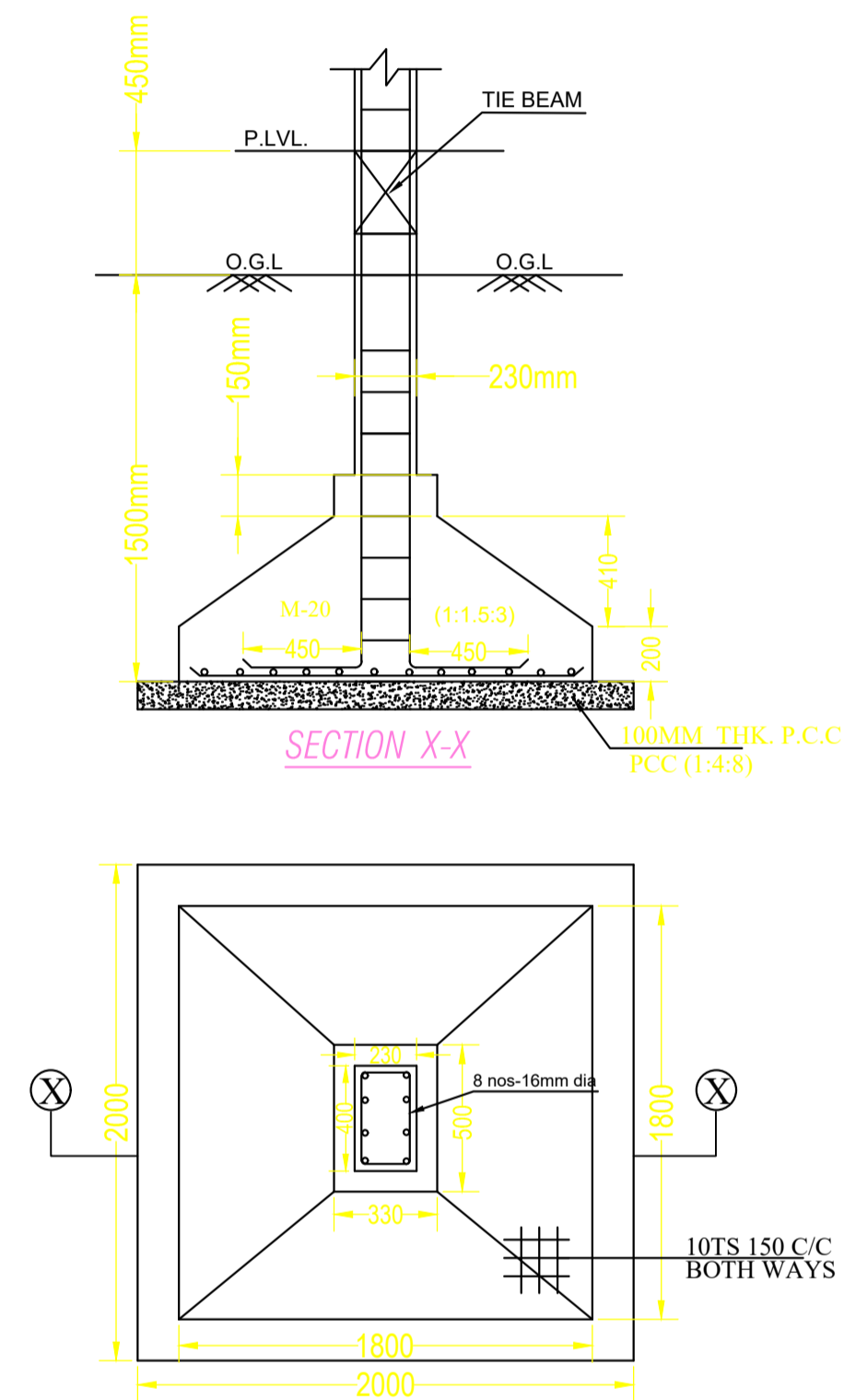
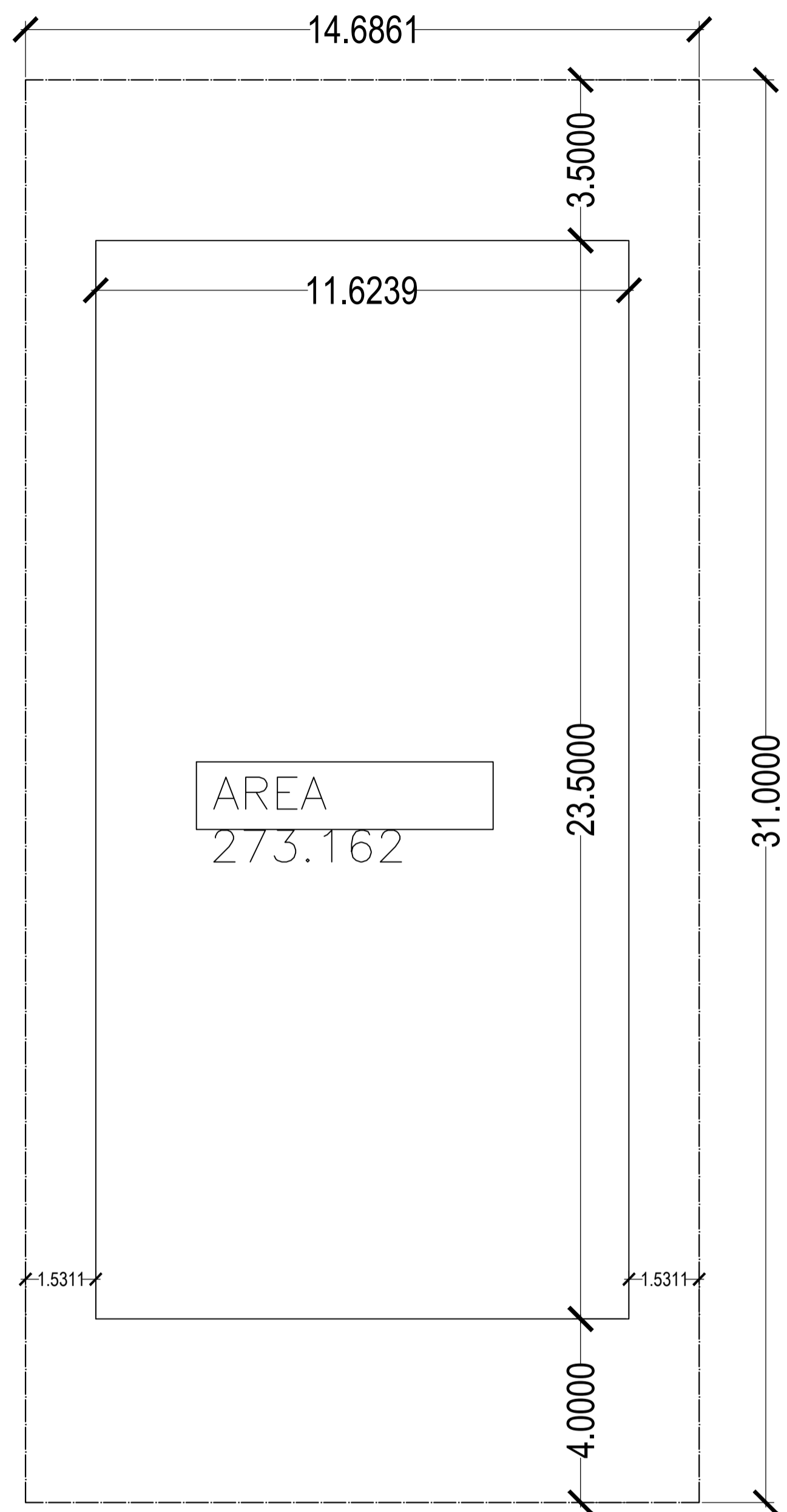
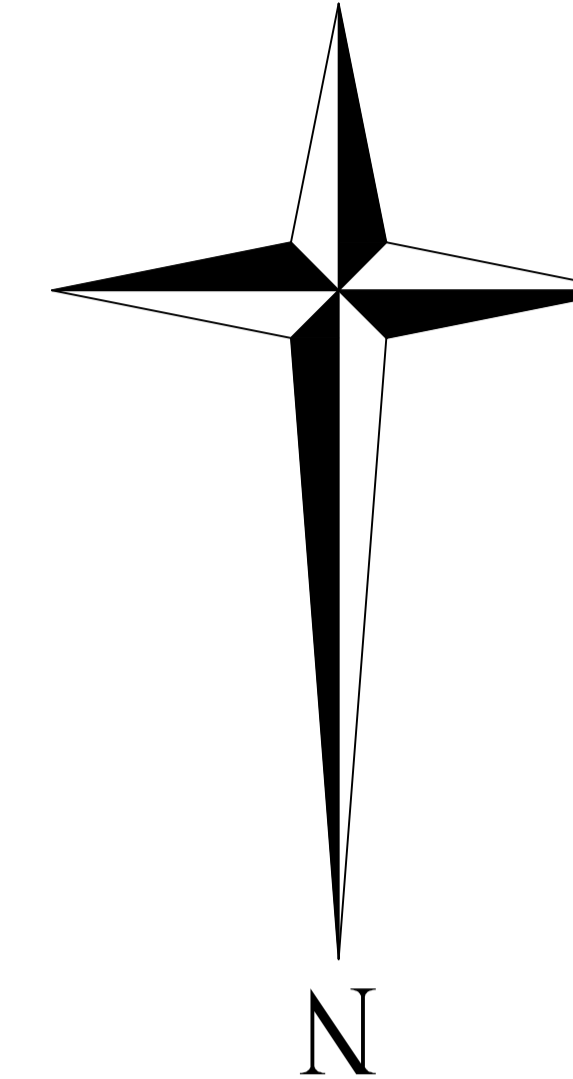
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FOURTH FLOOR PLAN	FLAT - 5	FLAT	59.15	59.08	9	3
	FLAT - 6	FLAT	59.15	59.09	9	
	FLAT - 7	FLAT	59.15	59.11	9	
GROUND FLOOR PLAN	SHOP - 1	SHOP	11.37	11.29	1	16
	SHOP - 10	SHOP	5.47	5.44	1	
	SHOP - 11	SHOP	5.47	5.45	1	
	SHOP - 12	SHOP	5.35	5.33	1	
	SHOP - 13	SHOP	5.35	5.29	1	
	SHOP - 14	SHOP	5.47	5.43	1	
	SHOP - 15	SHOP	15.18	14.95	1	
	SHOP - 16	SHOP	13.10	12.90	1	
	SHOP - 2	SHOP	11.19	10.99	1	
	SHOP - 3	SHOP	11.58	11.48	1	
	SHOP - 4	SHOP	11.37	11.31	1	
	SHOP - 5	SHOP	11.19	11.06	1	
	SHOP - 6	SHOP	11.73	11.48	1	
	SHOP - 7	SHOP	5.47	5.45	1	
	SHOP - 8	SHOP	5.35	5.33	1	
	SHOP - 9	SHOP	5.35	5.33	1	
TYPICAL - 1, 2 & 3 FLOOR PLAN	FLAT - 1	FLAT	59.15	59.08	9	12
	FLAT - 2	FLAT	59.15	59.09	9	
	FLAT - 3	FLAT	55.61	55.55	9	
	FLAT - 4	FLAT	59.15	59.11	9	
Total:	-	-	1016.63	1014.29	152	31

Building :A (BUILD INDIA PROMOTERS AND DEVELOPERS REP BY TANWEER AKHTAR AND OTHERS)

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.)	Tnmt (No.)
		Lit	Void	Accessory Use	Parking	Resi.	Commercial	Stair				
Basement Floor	342.53	3.23	0.00	0.00	332.80	0.00	0.00	6.50	6.50	6.50	00	
Ground Floor	273.16	0.00	0.00	107.20	0.00	0.00	165.96	0.00	165.96	165.96	16	
First Floor	273.16	3.23	1.82	16.31	0.00	251.80	0.00	0.00	251.80	251.80	04	
Second Floor	273.16	3.23	1.82	16.31	0.00	251.80	0.00	0.00	251.80	251.80	04	
Third Floor	273.16	3.23	1.82	16.31	0.00	251.80	0.00	0.00	251.80	251.80	04	
Fourth Floor	216.36	3.23	1.82	16.31	0.00	195.00	0.00	0.00	195.00	195.00	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	1651.53	16.15	7.28	172.44	332.80	950.40	165.96	6.50	1122.86	1122.86	31	
Total Number of Same Buildings:	1											
Total:	1651.53	16.15	7.28	172.44	332.80	950.40	165.96	6.50	1122.86	1122.86	31	

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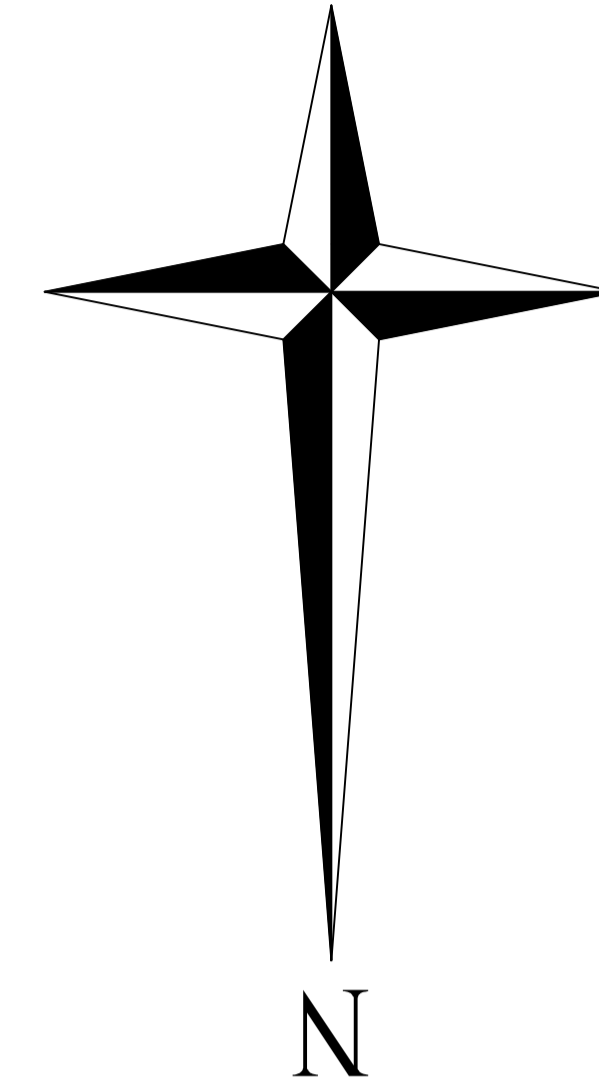


NORTH MAIN ROAD
7.1M WIDE MAIN ROAD.

SITE KEY PLAN

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FRONT ELEVATION



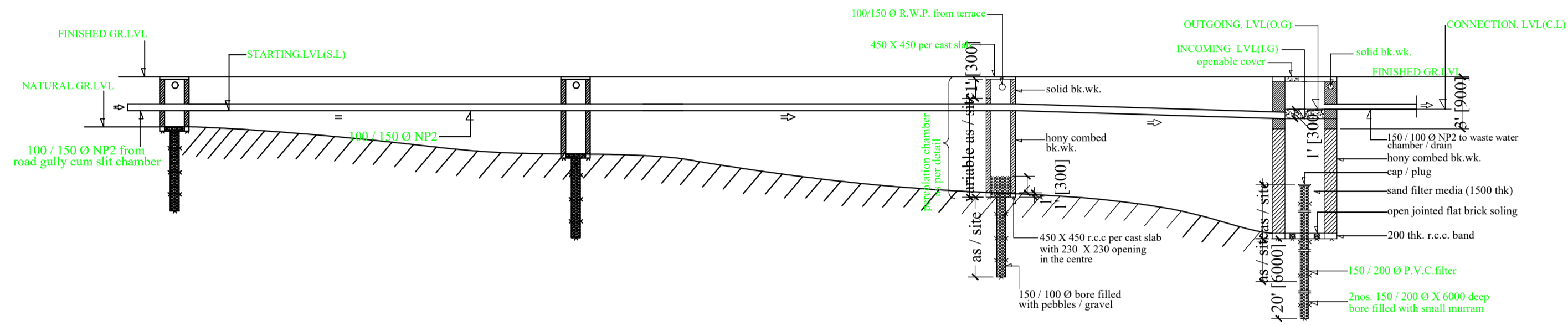
SIDE ELEVATION

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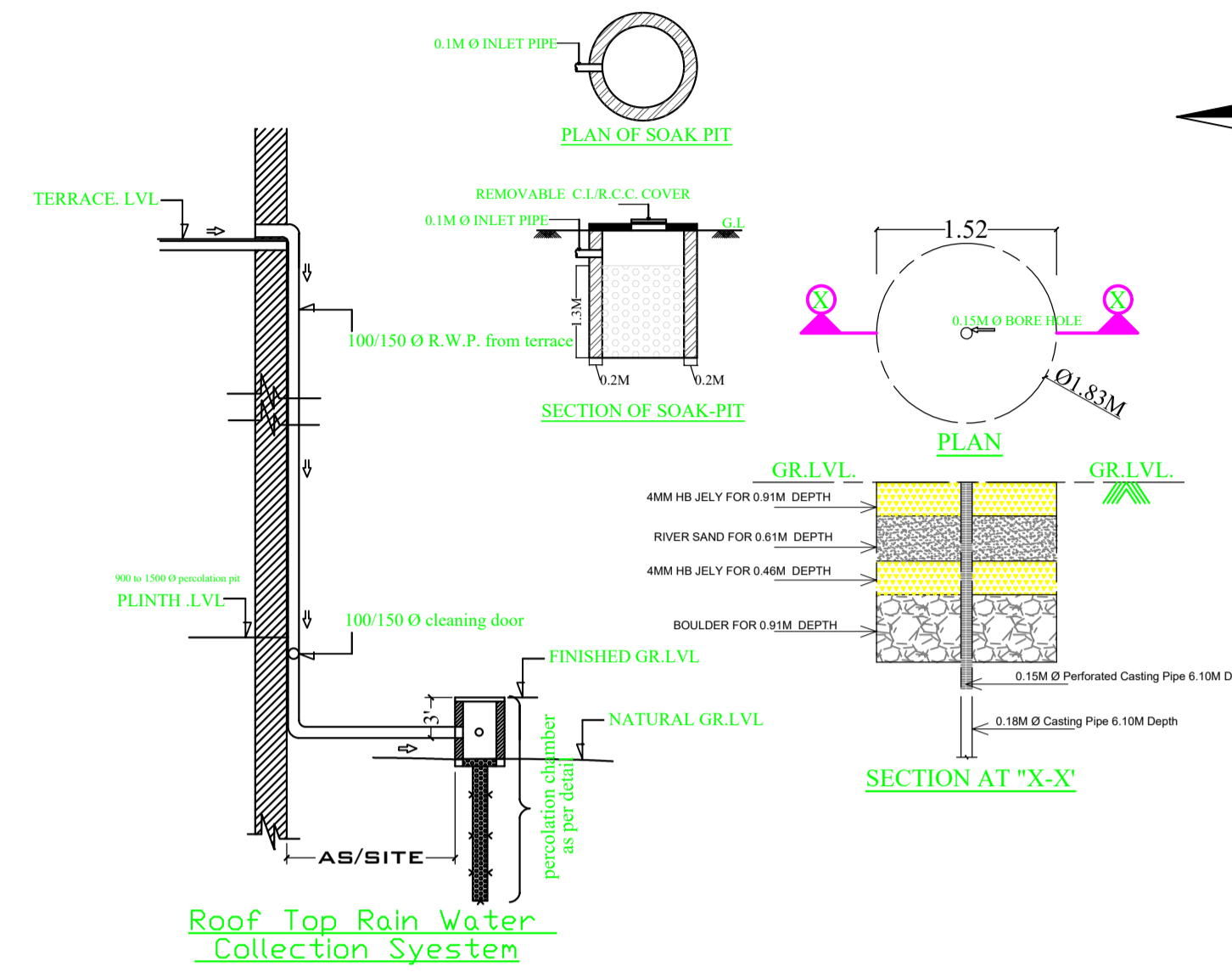
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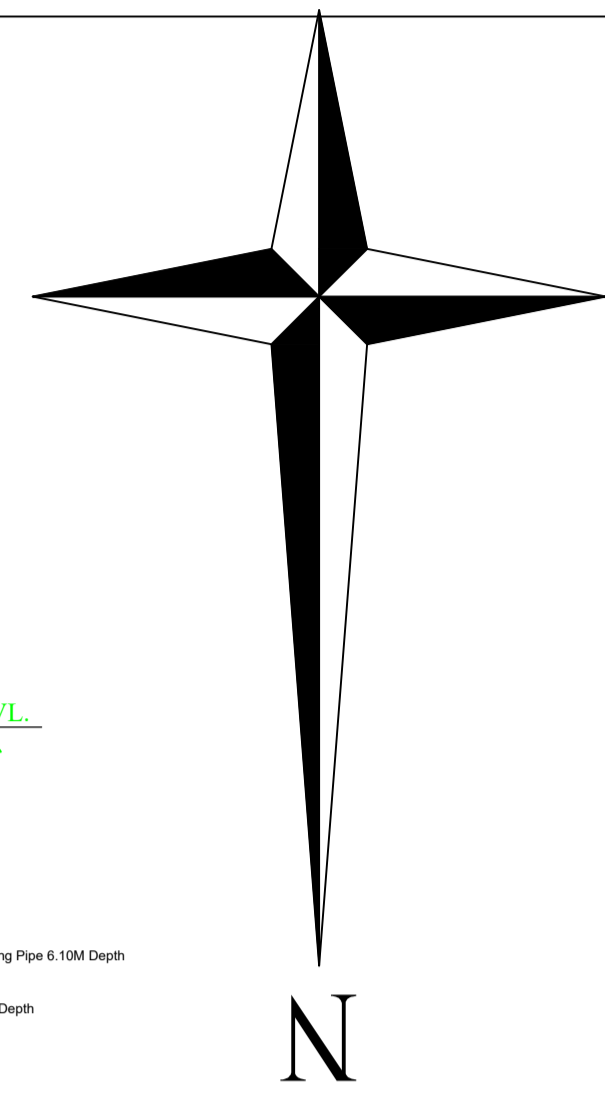
PLAN OF SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL



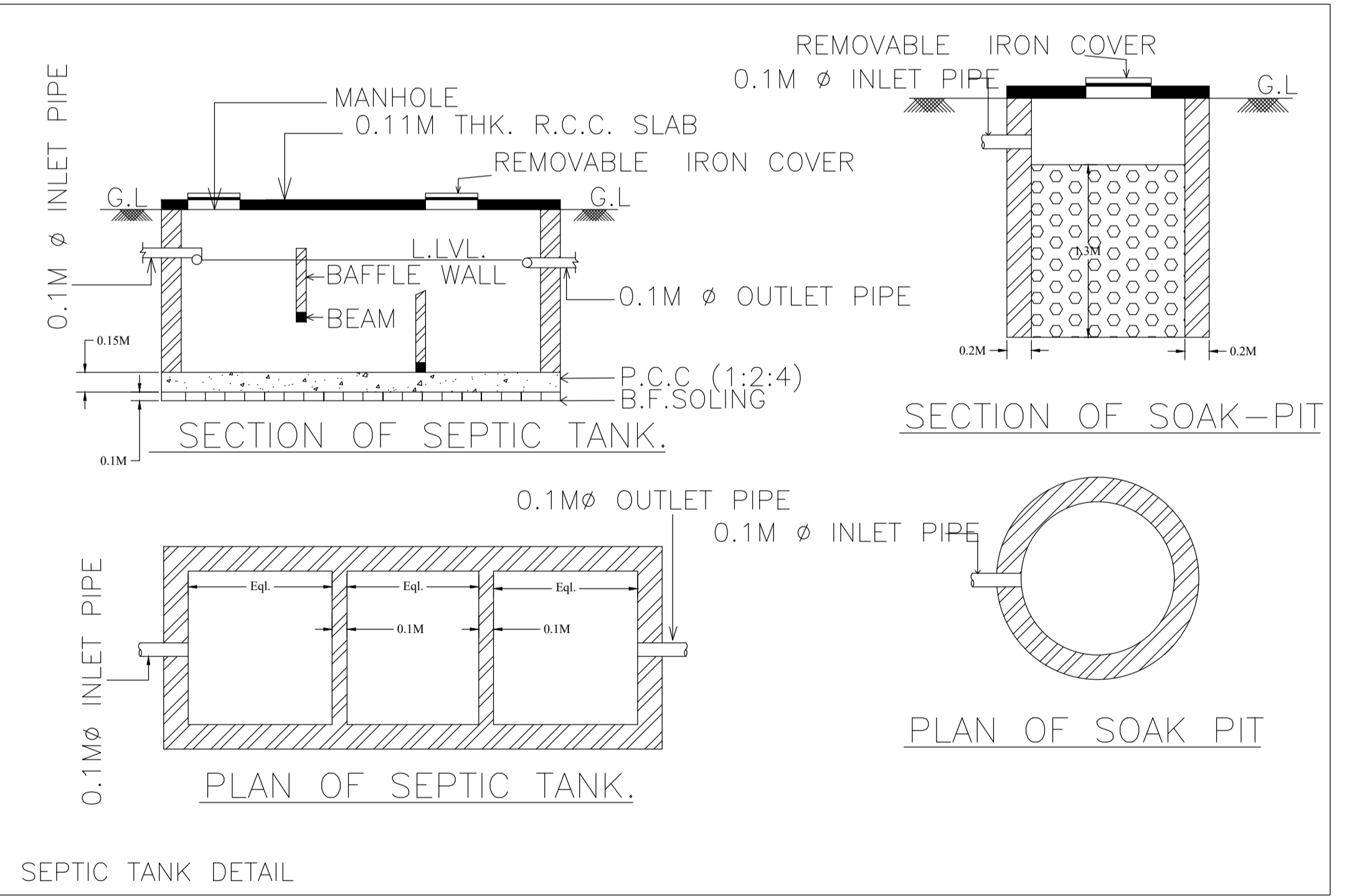
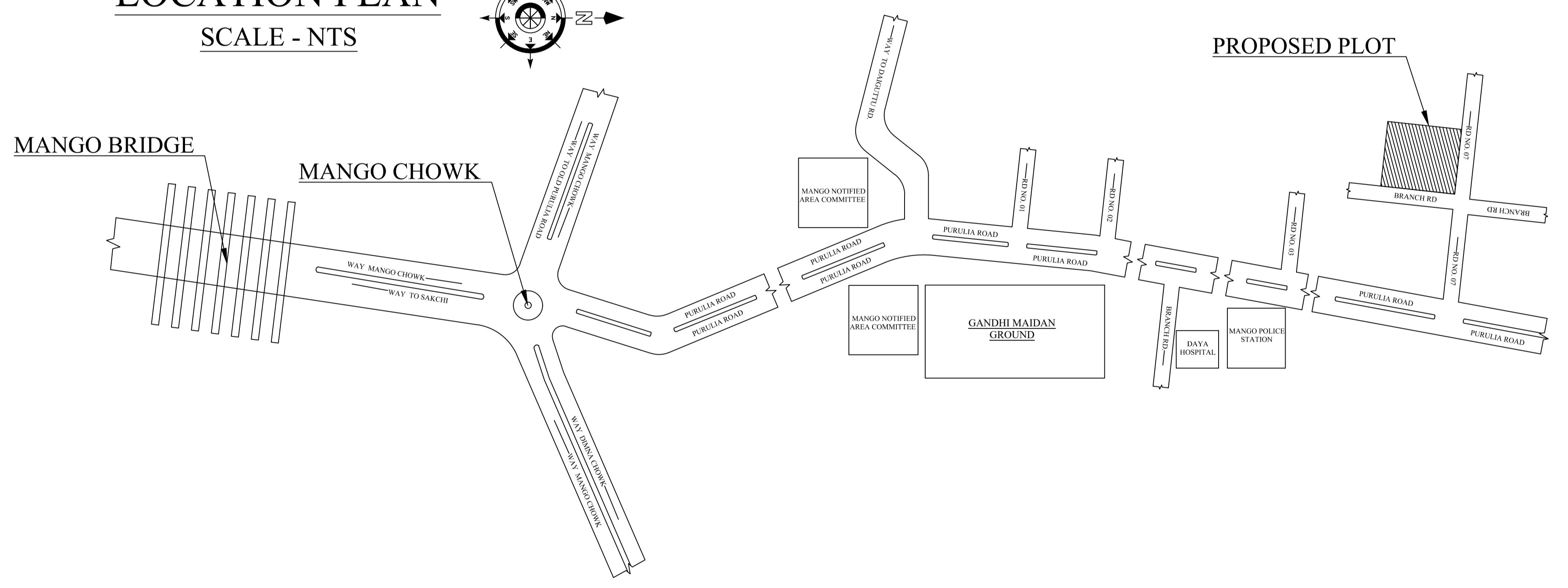
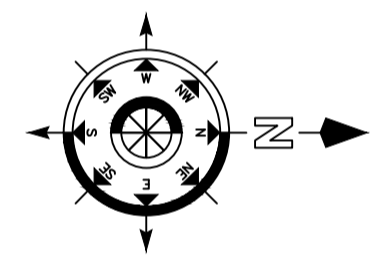
SECTION OF SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL



Roof Top Rain Water Collection System



LOCATION PLAN
SCALE - NTS



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