

Proposal Basic Information

Proposal File No.	MNAC/BI/0021/W08/2024
Owner Name	MR. SYED ZULFAQUAR HUSSAIN RIZVI
Khata No	266
Plot No	3592,3592/4438
Village Name	Mango
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.)	Tmnt (No.)
			StairCase	Lift	Lift Machine	Parking	Resi.	Commercial				
A (SYED ZULFAQUAR HUSSAIN RIZVI )	1	736.70	18.90	18.20	4.55	81.47	436.89	164.91	11.78	613.58	613.58	05
Grand Total :	1	736.70	18.90	18.20	4.55	81.47	436.89	164.91	11.78	613.58	613.58	05

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
A (SYED ZULFAQUAR HUSSAIN RIZVI )	Commercial	Shop	>0	50	153.13	1	3	-	-	-	-		
			>0	50	153.13	-	-	-	-	1	7		
	Residential	ResiComm Bldg	>0	1	3.00	1.00	3	-	-	-	-		
>0			1	3.00	-	-	-	-	1	3			
Total :			-	-	-	6	6	-	1	1	-	10	10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.02
Total Car	6	75.00	6	75.02
Visitor's Car Parking	-	-	1	12.51
Total Visitor Parking	1	12.50	1	12.51
TwoWheeler	-	-	10	20.11
Total TwoWheeler	10	20.00	10	20.11
Other Parking	-	-	-	41.97
Total	-	107.50	-	169.72

AREA STATEMENT MANGO MUNICIPAL CORPORATION	VERSION NO. : 1.0.70
MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGBHUM	Plot SubUse: ResiComm Bldg
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: MNAC/BI/0021/W08/2024	Plot/SubPlot No: 3592,3592/4438
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) 278.42
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 278.42
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	28.04
Total	28.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity spaces)	(A-Deductions) 250.38
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 278.42
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 278.42
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	167.05
Proposed Coverage Area ( 44.19 % )	123.02
Total Prop. Coverage Area ( 44.19 % )	123.02
Balance coverage area ( 15.81 % )	44.03
FAR CHECK	
Perm. FAR Area ( 2.500 )	696.05
Total Perm. FAR area	696.05
Residential FAR	436.89
Commercial FAR	164.91
Proposed FAR Area	613.59
Total Proposed FAR Area	613.59
Consumed FAR (Factor)	2.20
Balance FAR Area	82.46
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	736.70
ARCHITECT (Regd)	MOHAMMAD BELAL NASIR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	MR. SYED ZULFAQUAR HUSSAIN RIZVI
DEVELOPMENT AUTHORITY LOCAL BODY	

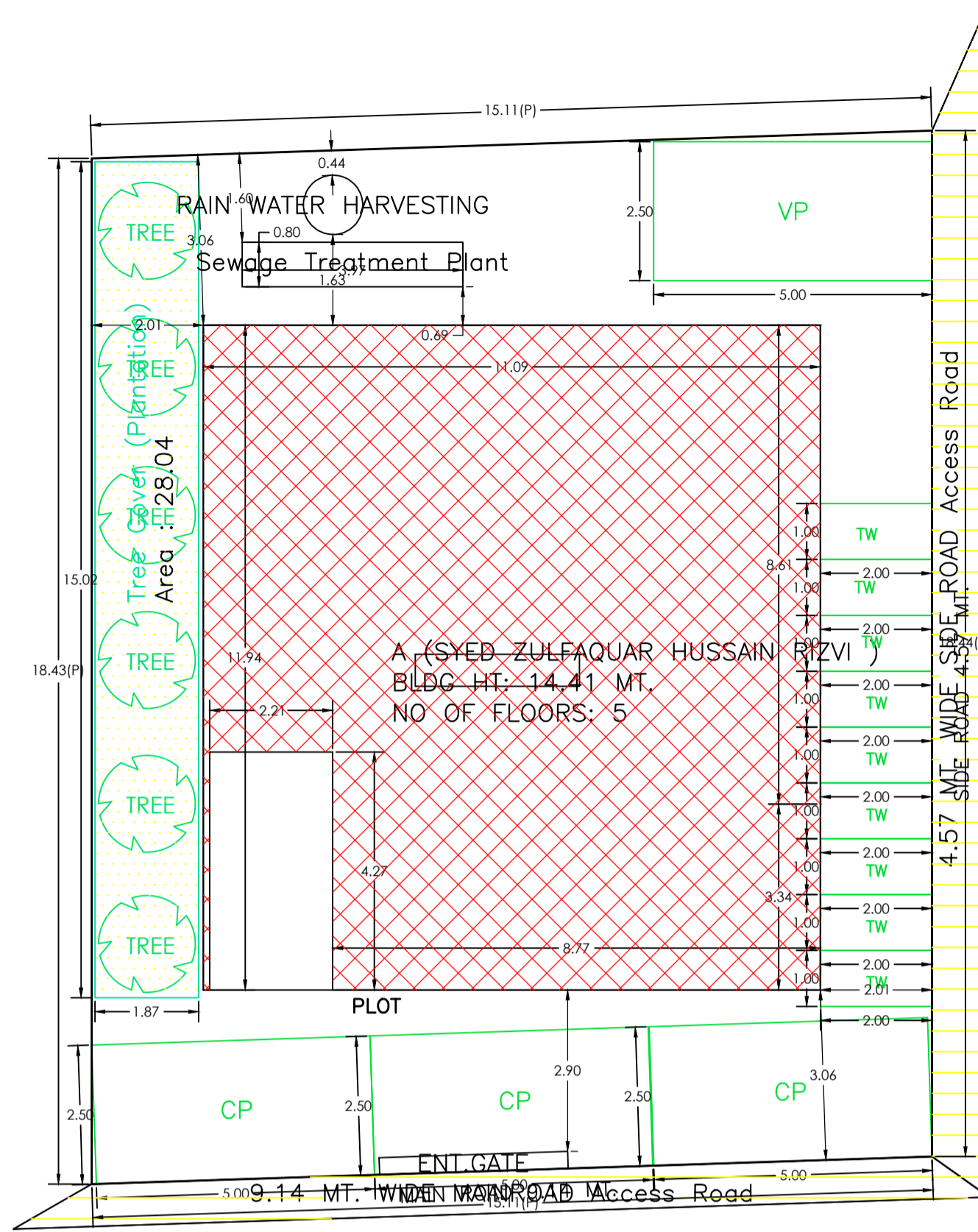
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Orange
EXISTING (To be demolished)	Light Blue

Buildingwise Floor FAR Details

Floor Name	Building Name A (SYED ZULFAQUAR HUSSAIN RIZVI )		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	137.01	41.54	137.01	41.54
First Floor	149.15	135.15	149.15	135.15
Second Floor	150.18	145.63	150.18	145.63
Third Floor	150.18	145.63	150.18	145.63
Fourth Floor	150.18	145.63	150.18	145.63
Terrace Floor	0.00	0.00	0.00	0.00
Total :	736.70	613.58	736.70	613.58

Building USE/SUBUSE Details

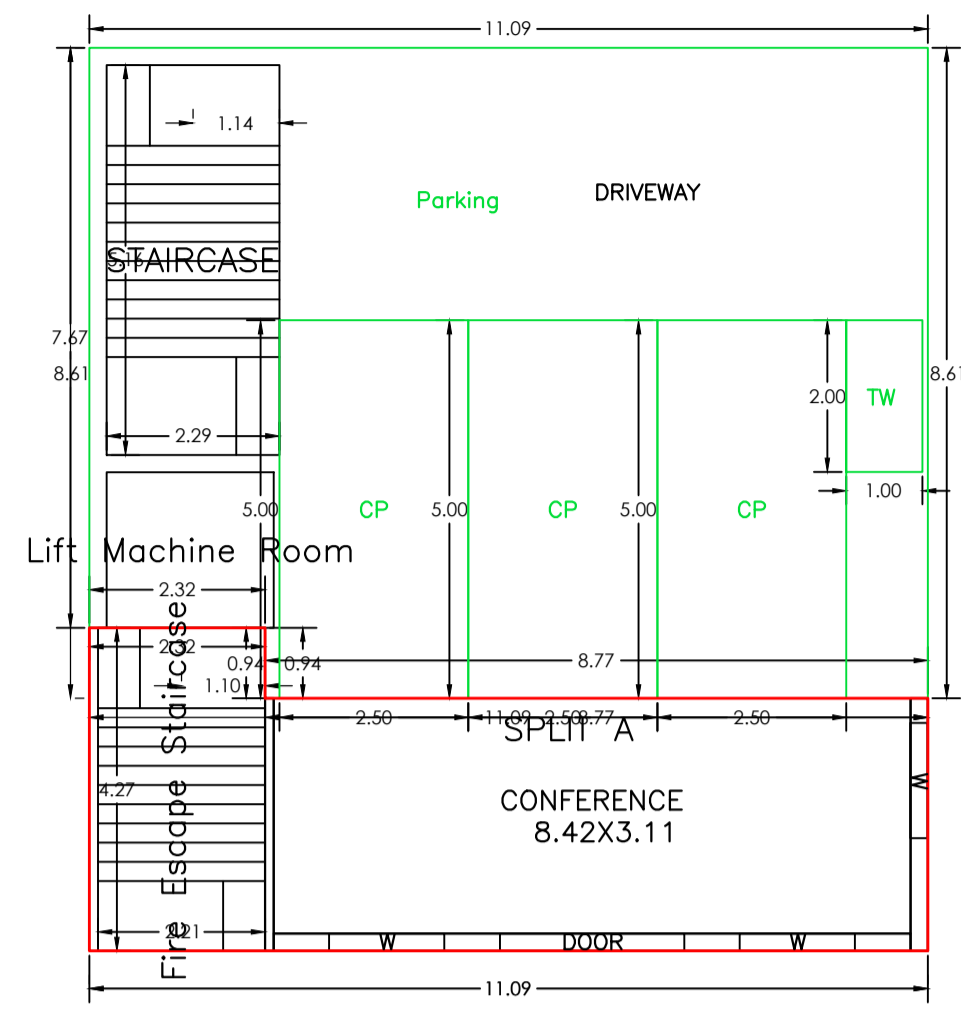
Building Name	Building Use	Building SubUse	Building Structure
A (SYED ZULFAQUAR HUSSAIN RIZVI )	Residential	ResiComm Bldg	Non-Highrise



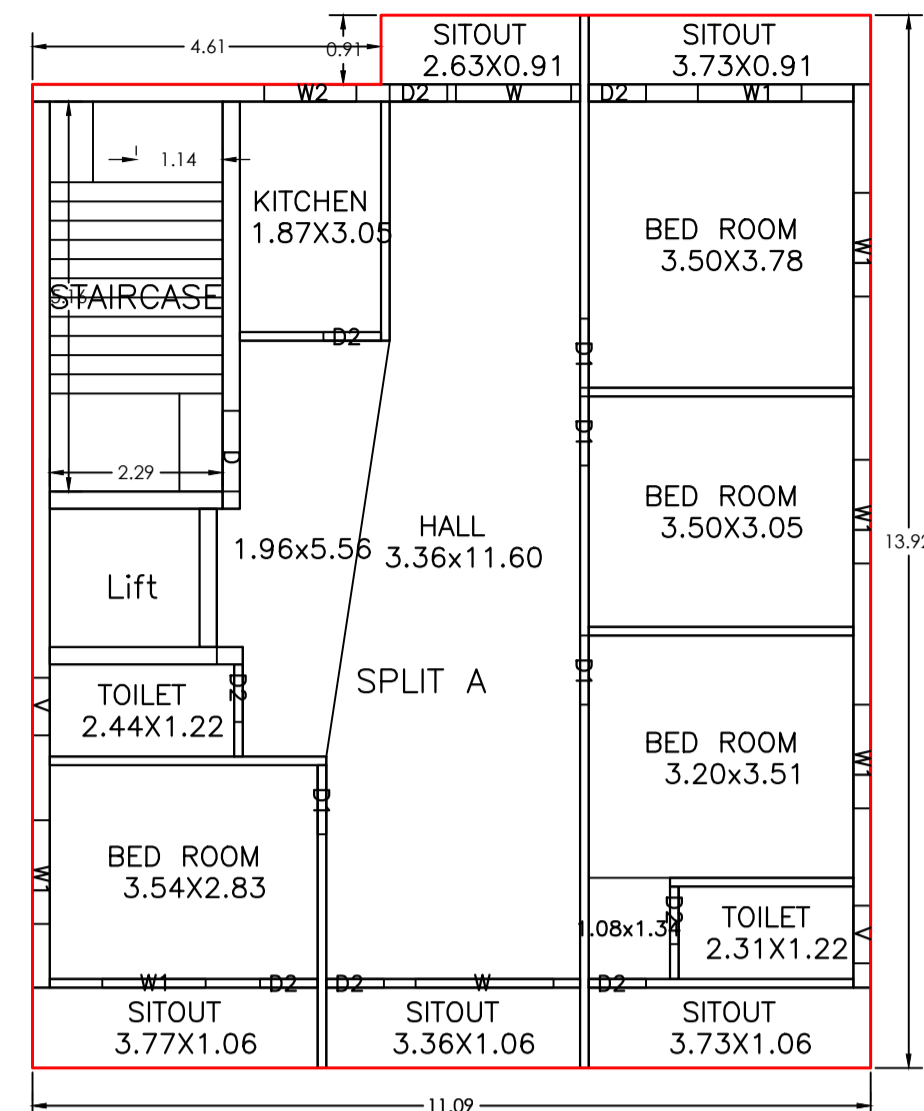
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMAD BELAL NASIR MNAC/ENG/0007/2016			

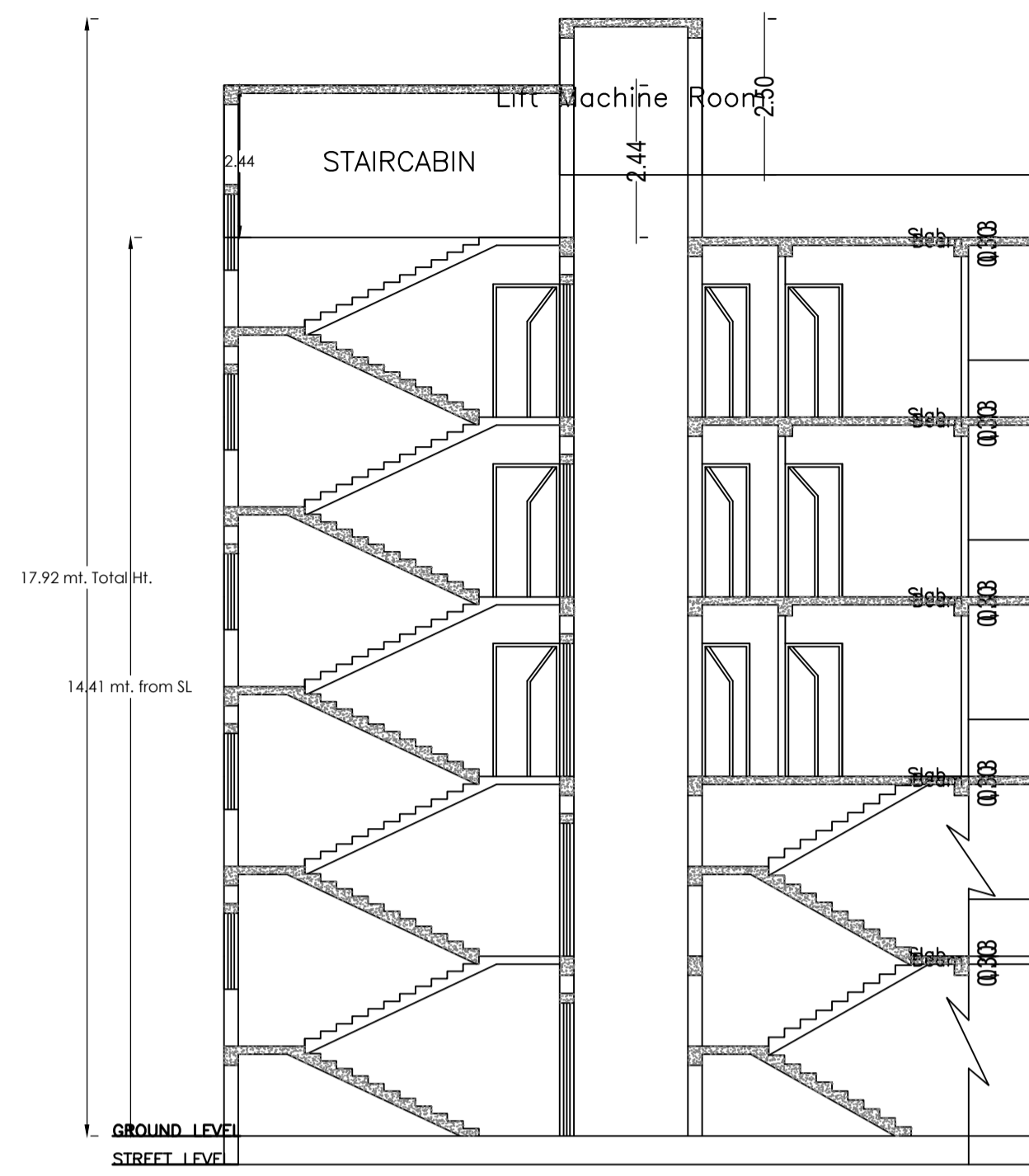
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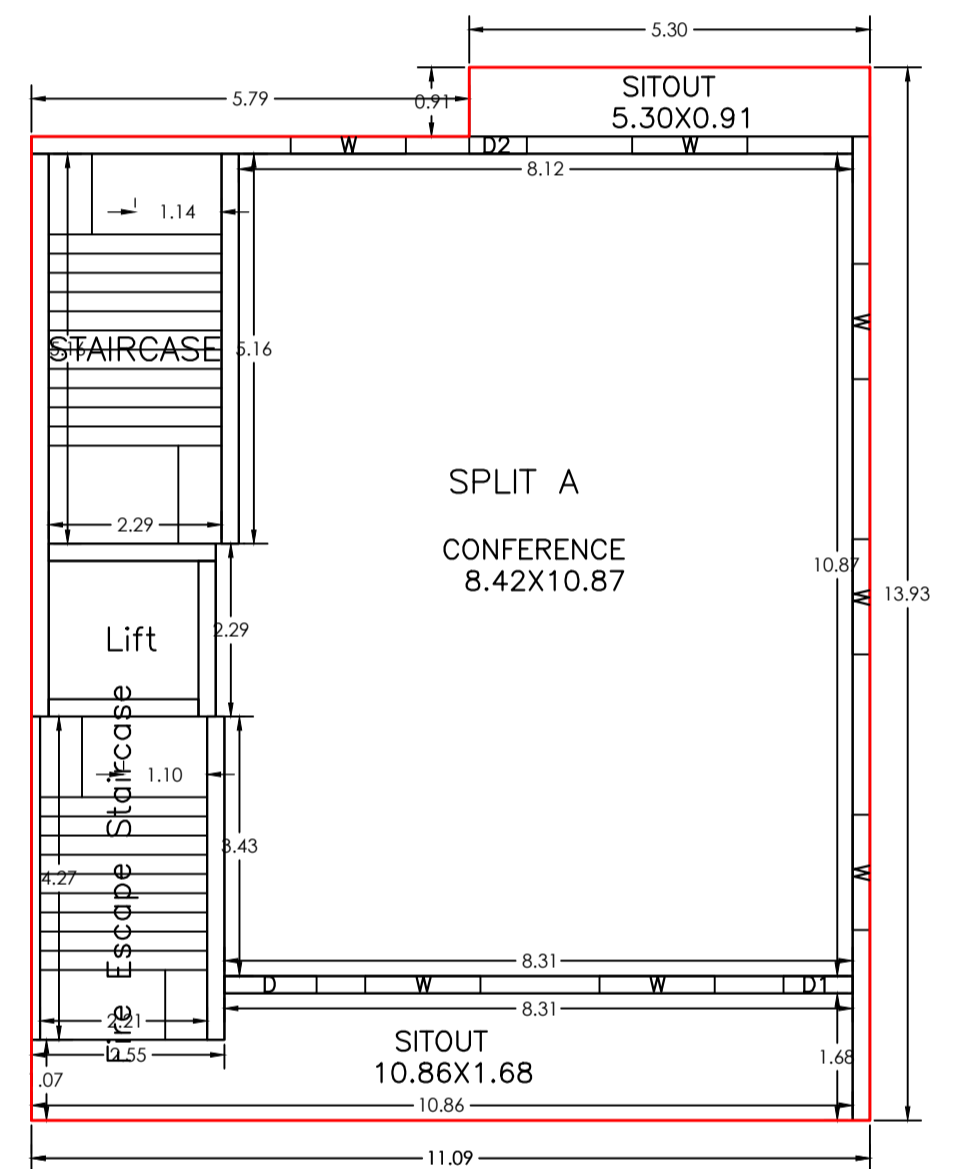
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



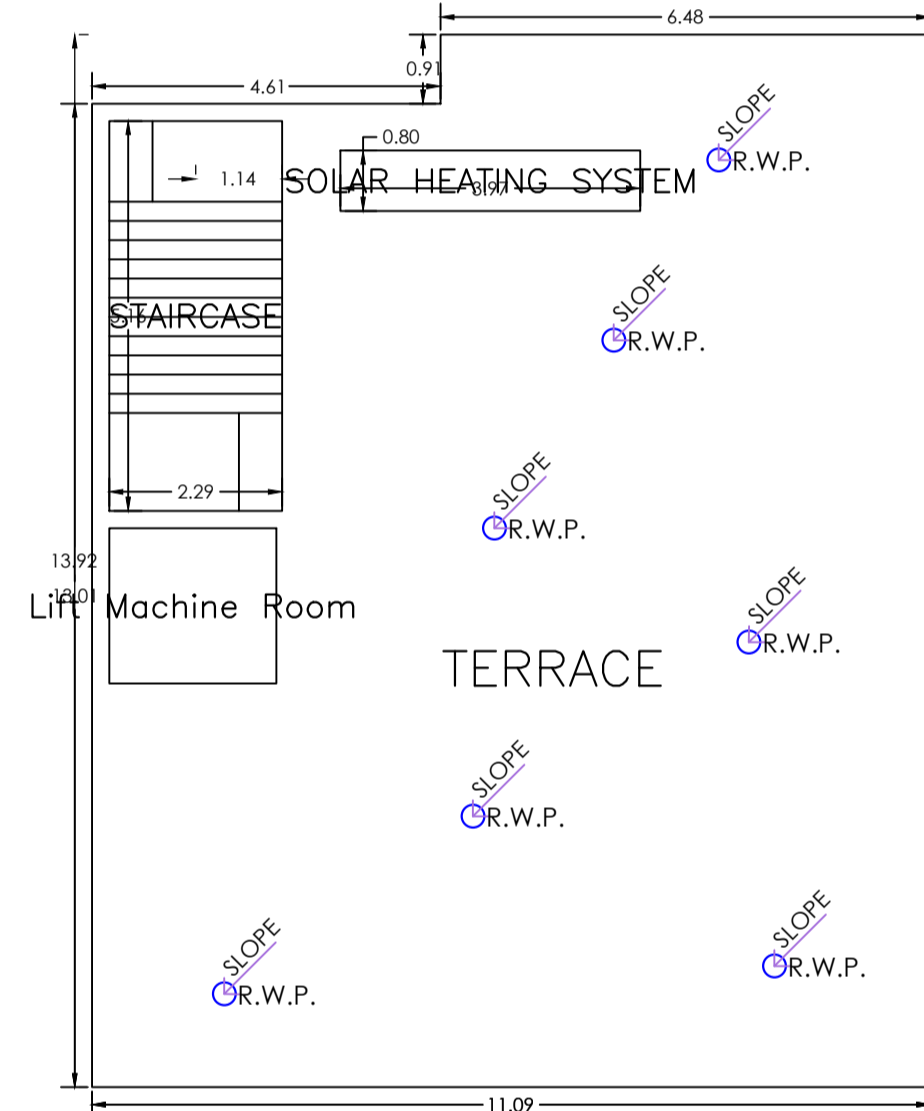
TYPICAL - 2,3,4 FLOOR PLAN (Proposed) (SCALE 1:100)



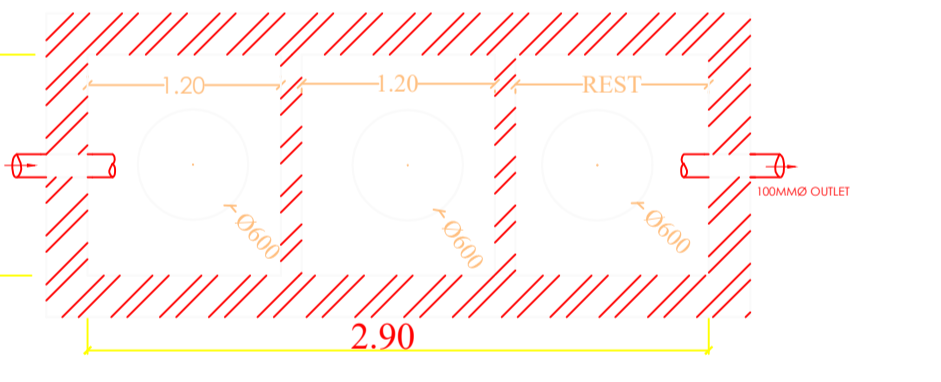
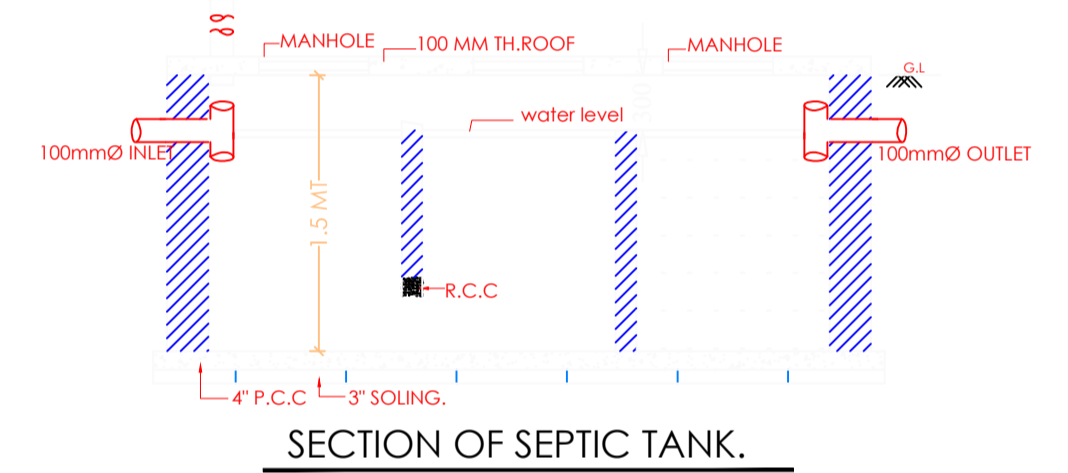
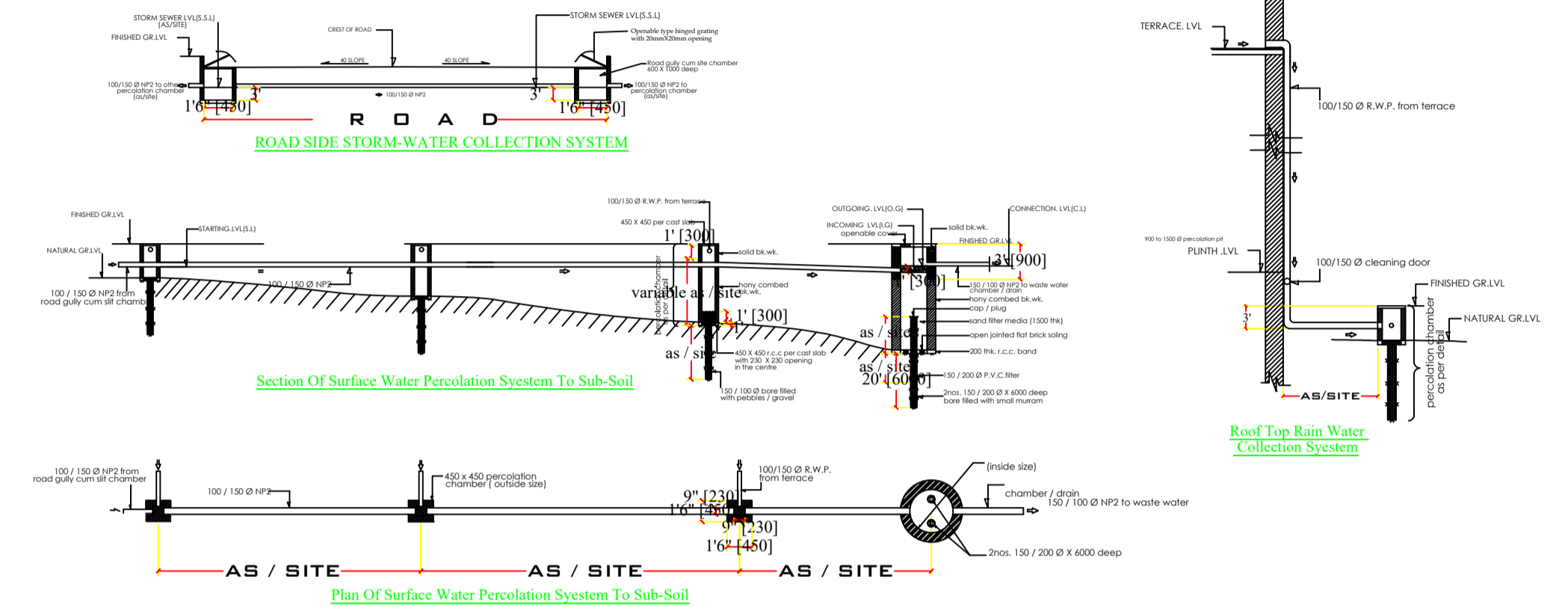
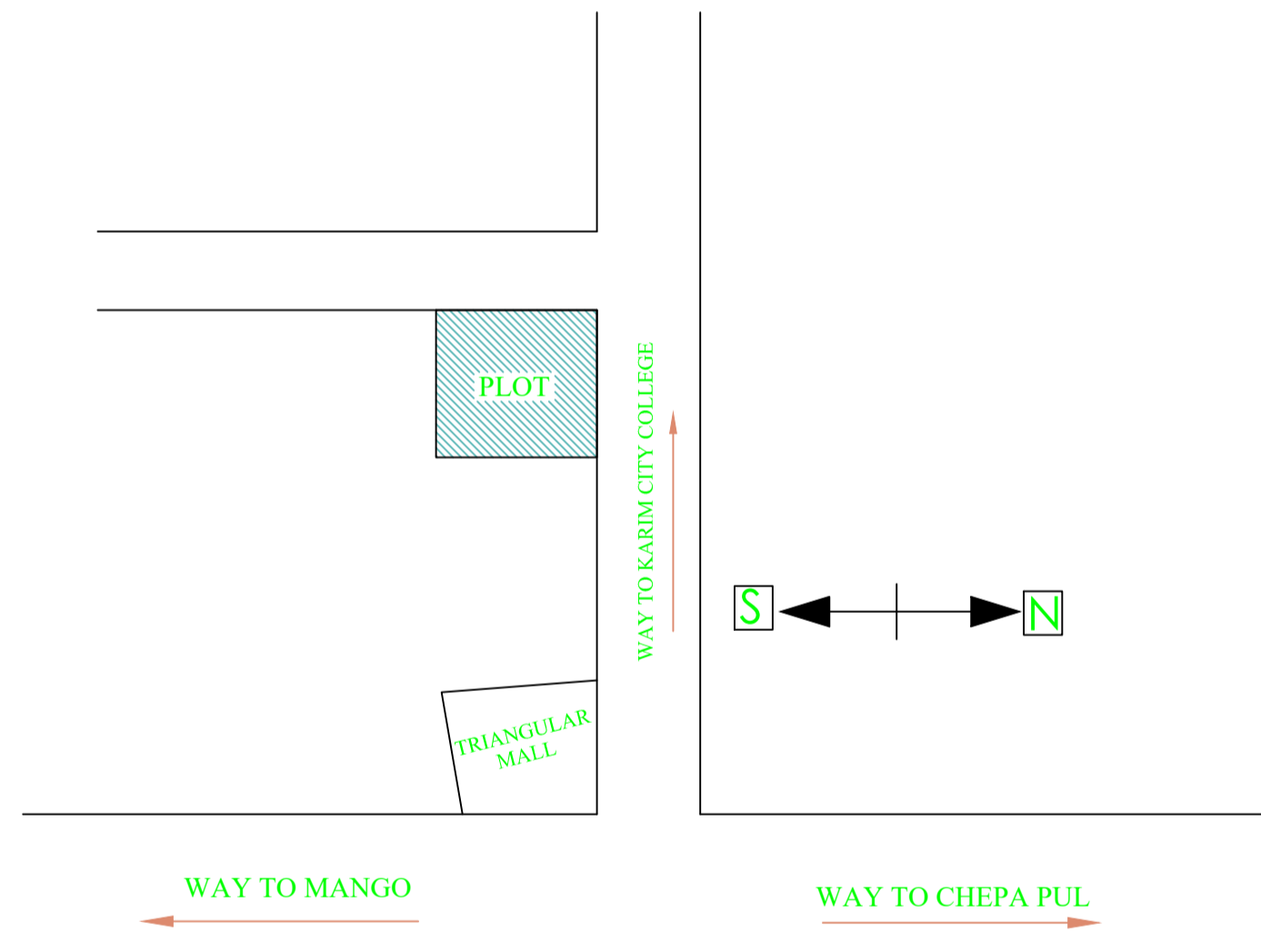
SECTION



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



TERRACE FLOOR PLAN (SCALE 1:100)



PLAN OF SEPTIC TANK

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SYED ZULFAQUAR HUSSAIN RIZVI )	D2	0.76	2.10	25
A (SYED ZULFAQUAR HUSSAIN RIZVI )	D1	0.91	2.10	13
A (SYED ZULFAQUAR HUSSAIN RIZVI )	D	1.07	2.10	03
A (SYED ZULFAQUAR HUSSAIN RIZVI )	D	1.22	2.10	01
A (SYED ZULFAQUAR HUSSAIN RIZVI )	DOOR	2.44	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

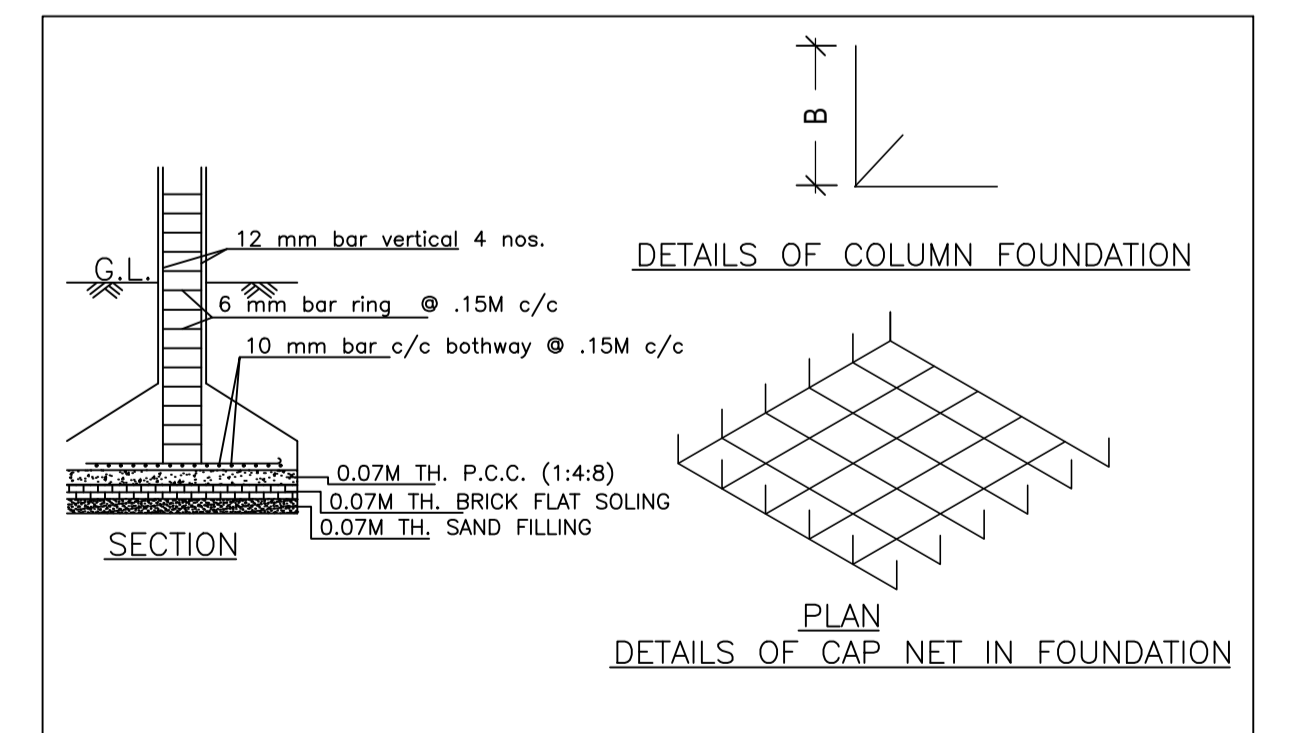
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SYED ZULFAQUAR HUSSAIN RIZVI )	V	0.76	1.20	06
A (SYED ZULFAQUAR HUSSAIN RIZVI )	W2	1.22	1.20	03
A (SYED ZULFAQUAR HUSSAIN RIZVI )	W1	1.37	1.20	18
A (SYED ZULFAQUAR HUSSAIN RIZVI )	W	1.52	1.20	13
A (SYED ZULFAQUAR HUSSAIN RIZVI )	W	1.82	1.20	03

UnitBUA Table for Building :A (SYED ZULFAQUAR HUSSAIN RIZVI )

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	OTHER	39.38	36.31	1	1
FIRST FLOOR PLAN	SPLIT A	OTHER	144.60	131.47	3	1
TYPICAL - 2,3,4 FLOOR PLAN	SPLIT A	FLAT	145.63	129.42	13	3
Total:	-	-	620.87	556.05	43	5

Building :A (SYED ZULFAQUAR HUSSAIN RIZVI )

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.)
		StairCase	Lift	Lift Machine	Parking					
Ground Floor	137.01	9.45	0.00	4.55	81.47	0.00	29.76	11.78	41.54	01
First Floor	149.15	9.45	4.55	0.00	0.00	0.00	135.15	0.00	135.15	01
Second Floor	150.18	0.00	4.55	0.00	0.00	145.63	0.00	0.00	145.63	01
Third Floor	150.18	0.00	4.55	0.00	0.00	145.63	0.00	0.00	145.63	01
Fourth Floor	150.18	0.00	4.55	0.00	0.00	145.63	0.00	0.00	145.63	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	736.70	18.90	18.20	4.55	81.47	436.89	164.91	11.78	613.58	05
Total Number of Same Buildings	1									
Total :	736.70	18.90	18.20	4.55	81.47	436.89	164.91	11.78	613.58	05

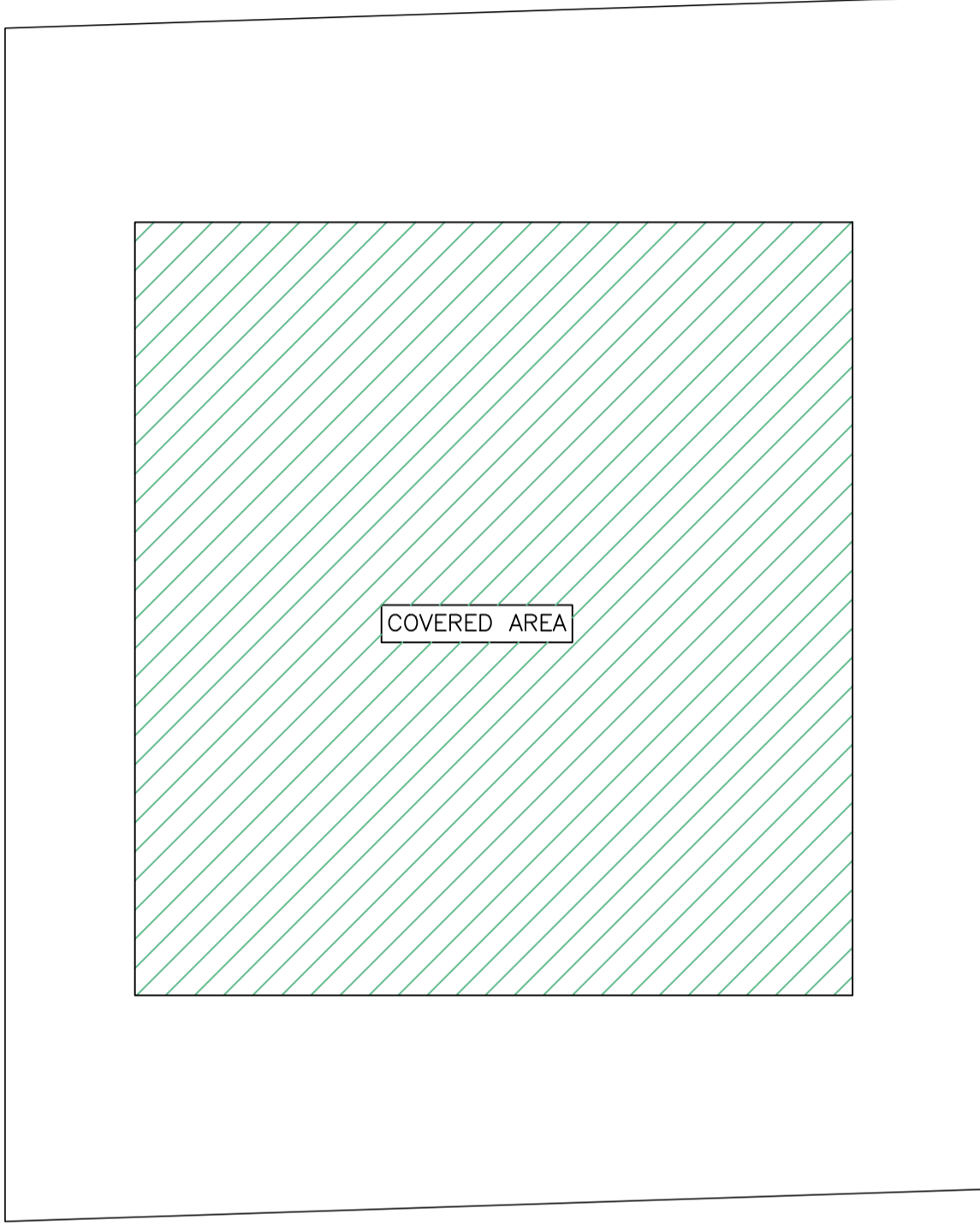


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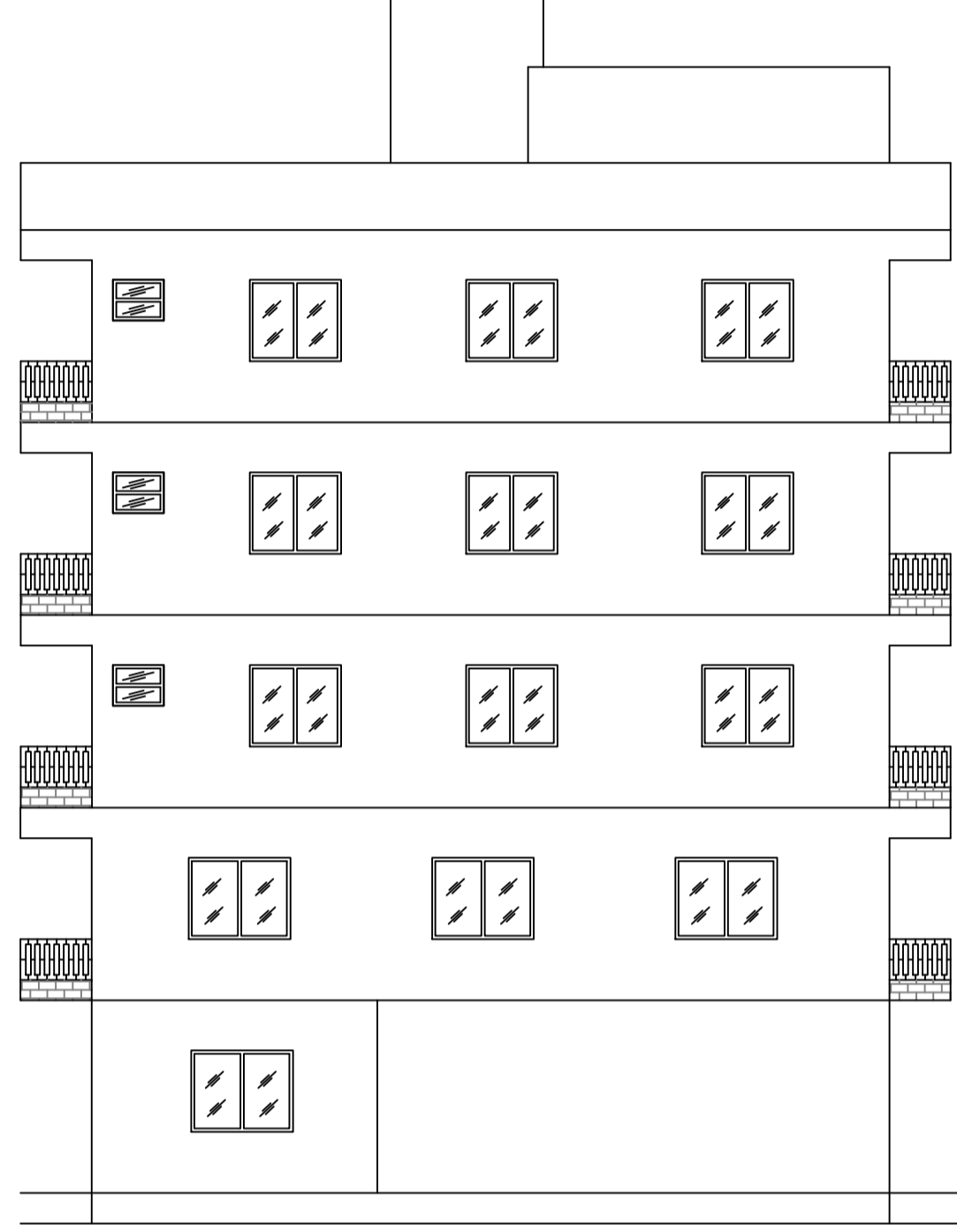


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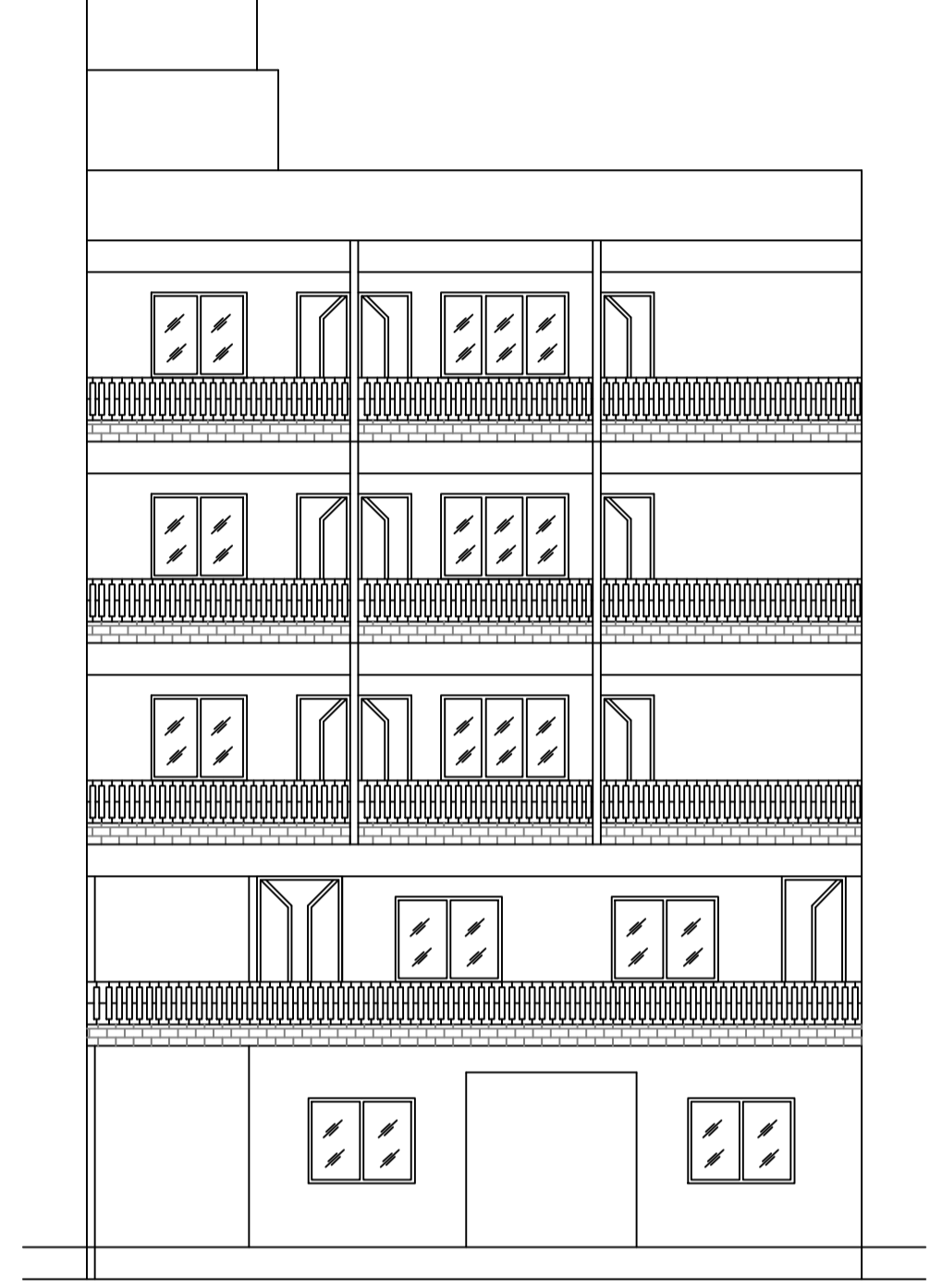
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KEY PLAN



SIDE ELEVATION



FRONT ELEVATION

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MOHAMMAD BELAL NASIR MNAC/ENG/0007/2016			