

SITE PLAN

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. Cutout	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.)	Trmnt (No.)
					Lift	Balcony	Accessory Use	Parking					
A (RESIDENTIAL)	1	1799.51	55.44	1744.07	12.92	34.96	115.72	292.87	1271.44	12.93	1287.60	1287.60	12
Grand Total	1	1799.51	55.44	1744.07	12.92	34.96	115.72	292.87	1271.44	12.93	1287.60	1287.60	12

Proposal Basic Information

Proposal File No.	CNP/BP/0030/W18/2023
Owner Name	M/s MANGILAL ESTATES PVT.LTD, REPRESENTED BY ONE OF ITS DIRECTOR- MR.MUKUND RUNGTA
Khata No	92
Plot No	197 a to r
Village Name	Amla Tola
Use	Residential
SubUse	Residential Bldg/Apartment

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.	
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	>0	1	12.00	1	12	-	-	-	-	
			>0	1	12.00	-	-	-	-	1	12	
			>0	1	12.00	-	-	1	2	-	-	
Total :			-	-	-	-	12	12	2	2	12	24

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	24	48.00
Total TwoWheeler	12	24.00	24	48.00
Other Parking	-	-	-	150.87
Total	-	199.00	-	421.87

AREA STATEMENT CHAIBASA NAGAR PARISHAD	VERSION NO.: 1.0.68
PROJECT DETAIL:	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: WEST SINGHBHUM	Plot SubUse: Residential Bldg/Apartment
Authority: CHAIBASA NAGAR PARISHAD	PlotNearby/ReligiousStructure: NA
Inward No: CNP/BP/0030/W18/2023	Plot/SubPlot No: 197 a to r
Application Type: General Proposal	North: Plot No. - NALA
Project Type: Building Permission	South: Plot No. - NIJ
Nature of Development: New	East: Road Width - 6.20
Location of Development Area: Old Area	West: Plot No. - NIJ
AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 647.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 647.80
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	94.61
Total	94.61
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 553.20
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 647.80
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions) 647.80
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	388.68
Proposed Coverage Area (47.70 %)	309.03
Total Prop. Coverage Area (47.7 %)	309.03
Balance coverage area (12.30 %)	79.65
FAR CHECK	
Perm. FAR Area (2.000)	1295.60
Total Perm. FAR area	1295.60
Residential FAR	1271.46
Proposed FAR Area	1287.62
Total Proposed FAR Area	1287.62
Consumed FAR (Factor)	1.99
Balance FAR Area	7.98
BUILT UP AREA CHECK	
Total Proposed Built Up Area	1744.07
ARCHITECT (Regd)	SAQUIB JAWED
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	M/s MANGILAL ESTATES PVT.LTD, REPRESENTED BY ONE OF ITS DIRECTOR- MR.MUKUND RUNGTA
DEVELOPMENT AUTHORITY	LOCAL BODY

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Blue Line]
COMMON PLOT	[Yellow Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Purple Line]
EXISTING (To be demolished)	[Pink Line]

Buildingwise Floor FAR Details

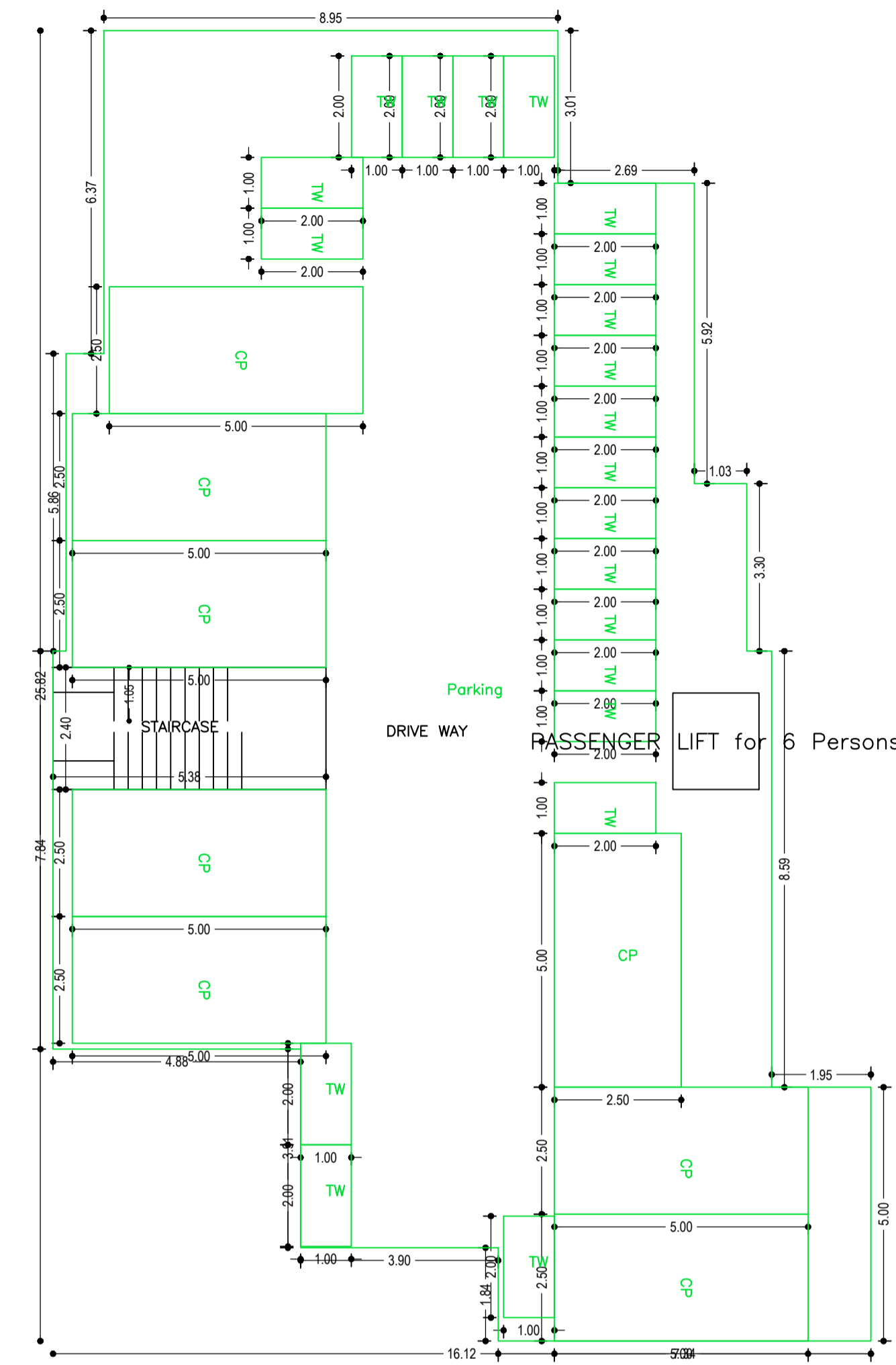
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	309.03	16.16	309.03	16.16
First Floor	358.76	317.86	358.76	317.86
Second Floor	358.76	317.86	358.76	317.86
Third Floor	358.76	317.86	358.76	317.86
Fourth Floor	358.76	317.86	358.76	317.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1744.07	1287.60	1744.07	1287.60

Building USE/SUBUSE Details

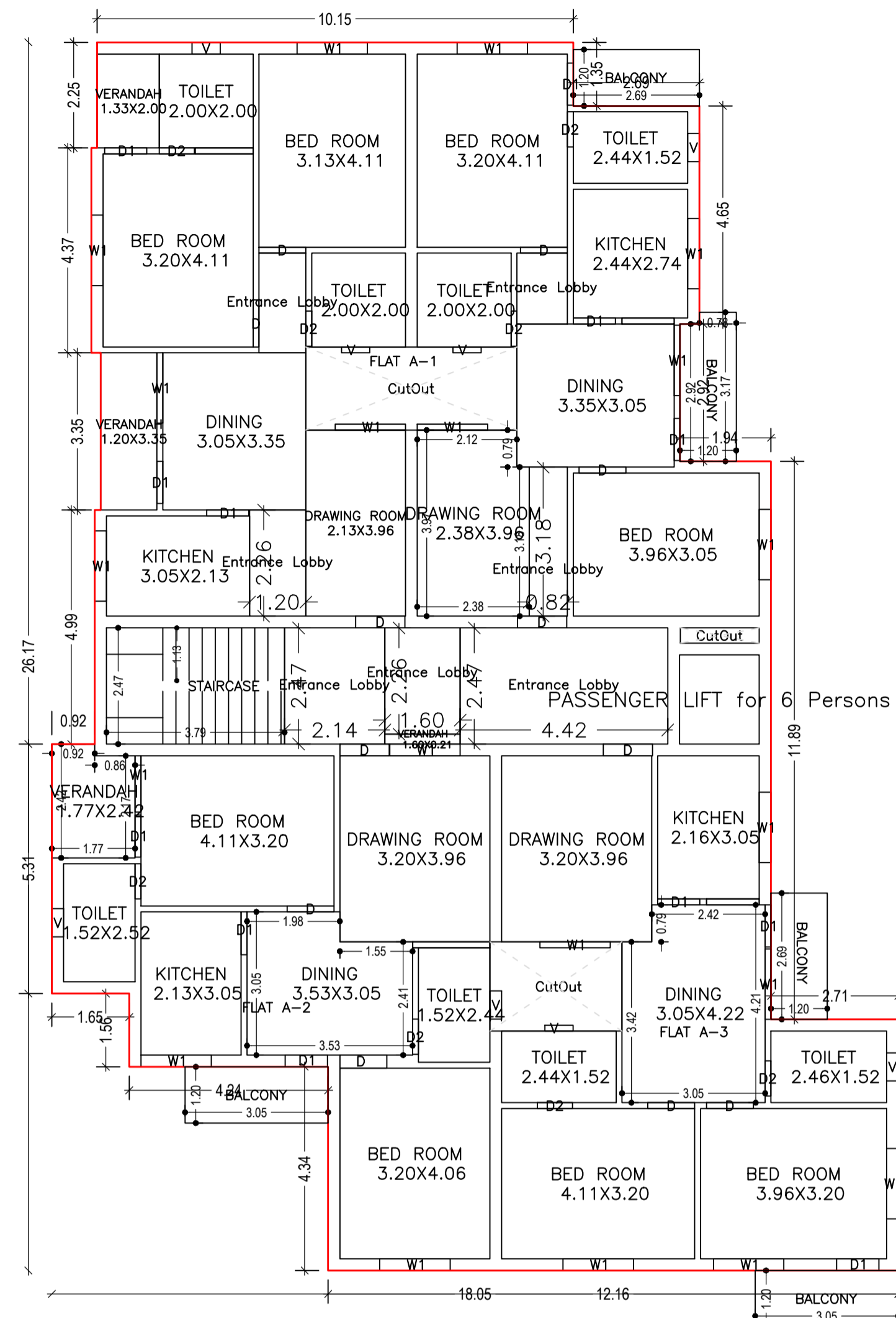
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			

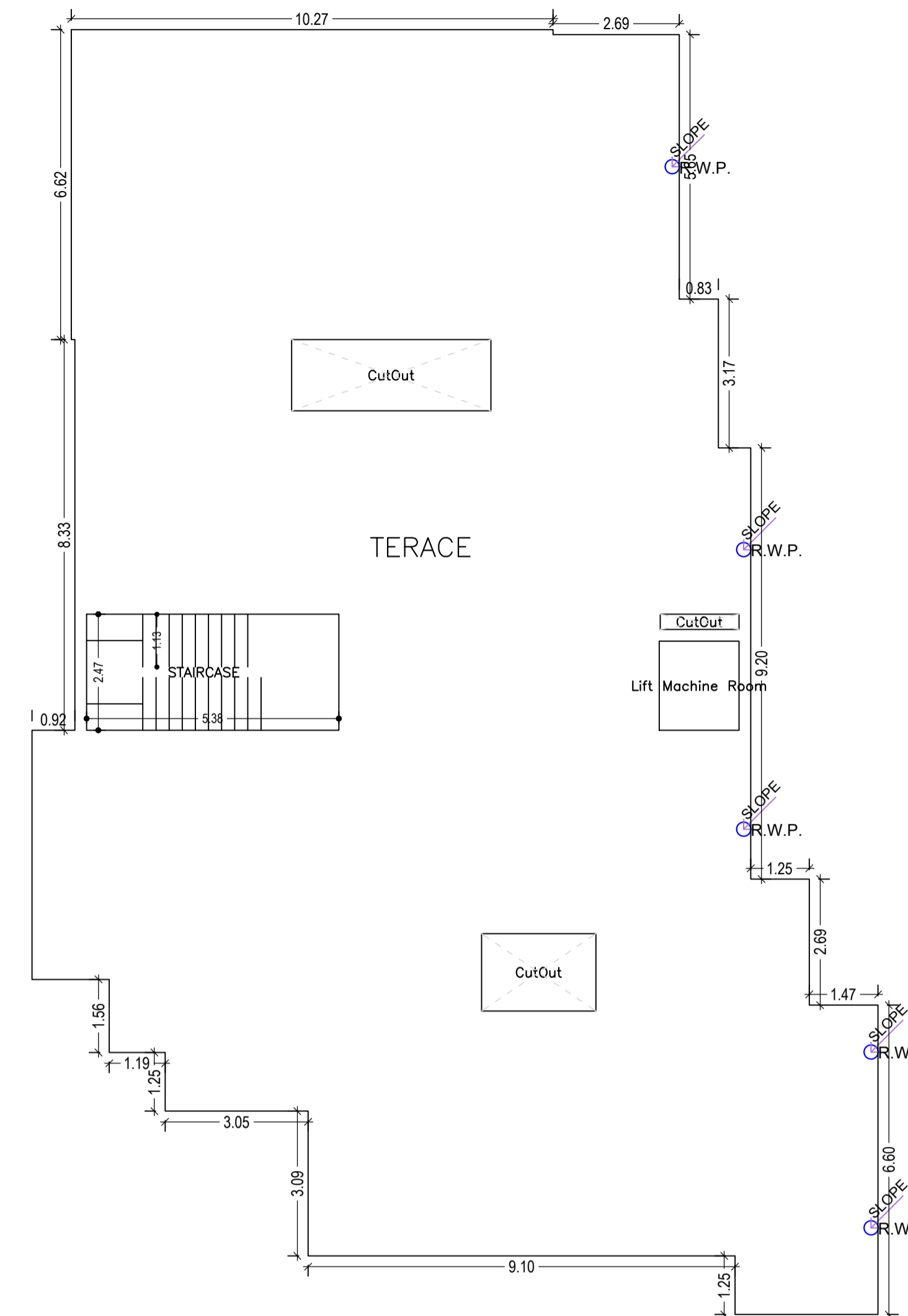
Proposal Basic Information	
Proposal File No.	CNP/BB/0030/W18/2023
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Khata No	92
Plot No	197 a to r
Village Name	Amla Tola
Use	Residential
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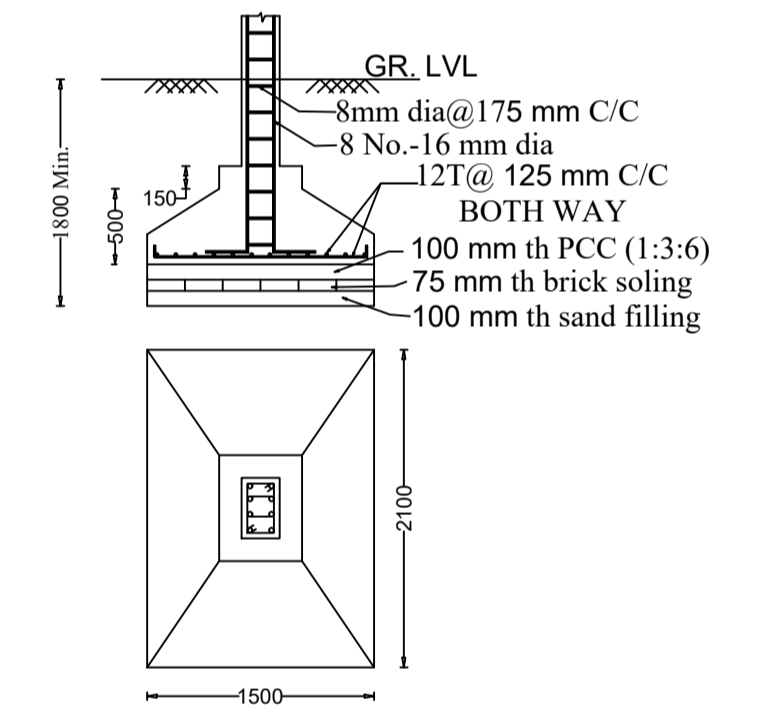
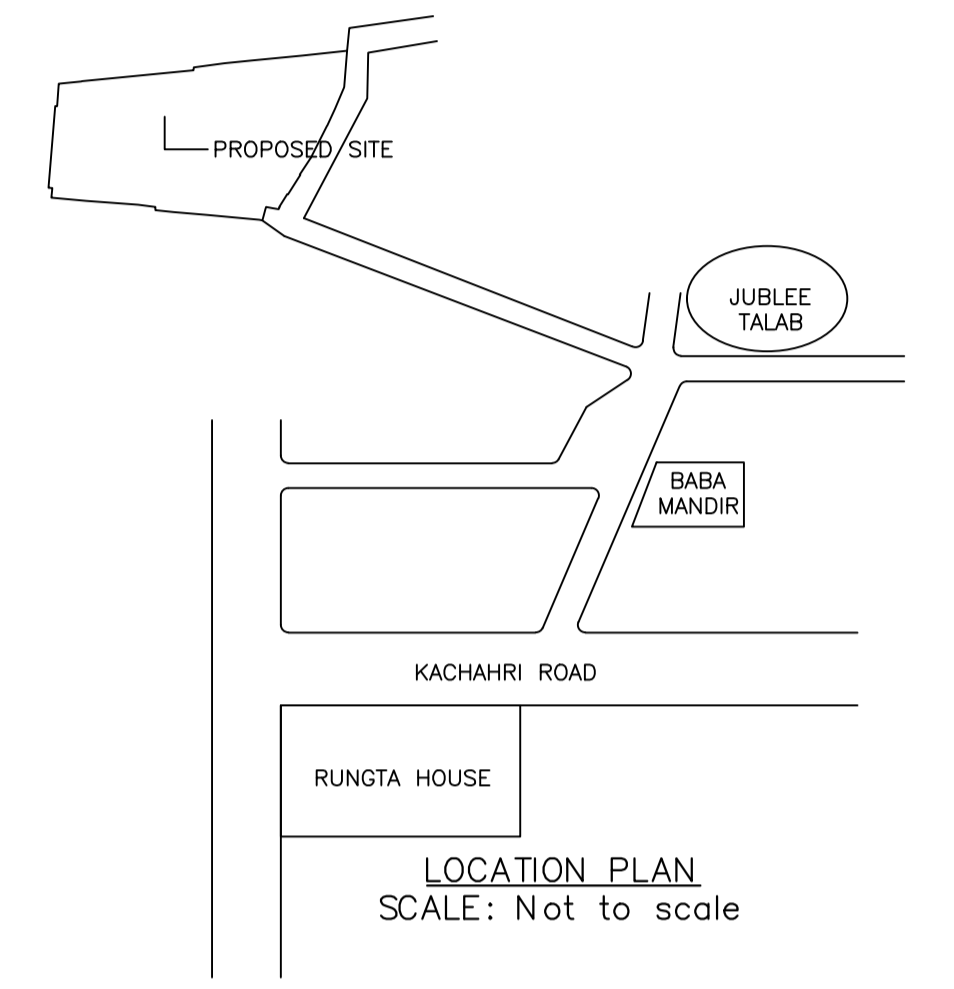
PARKING FLOOR PLAN (SCALE 1:100)



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



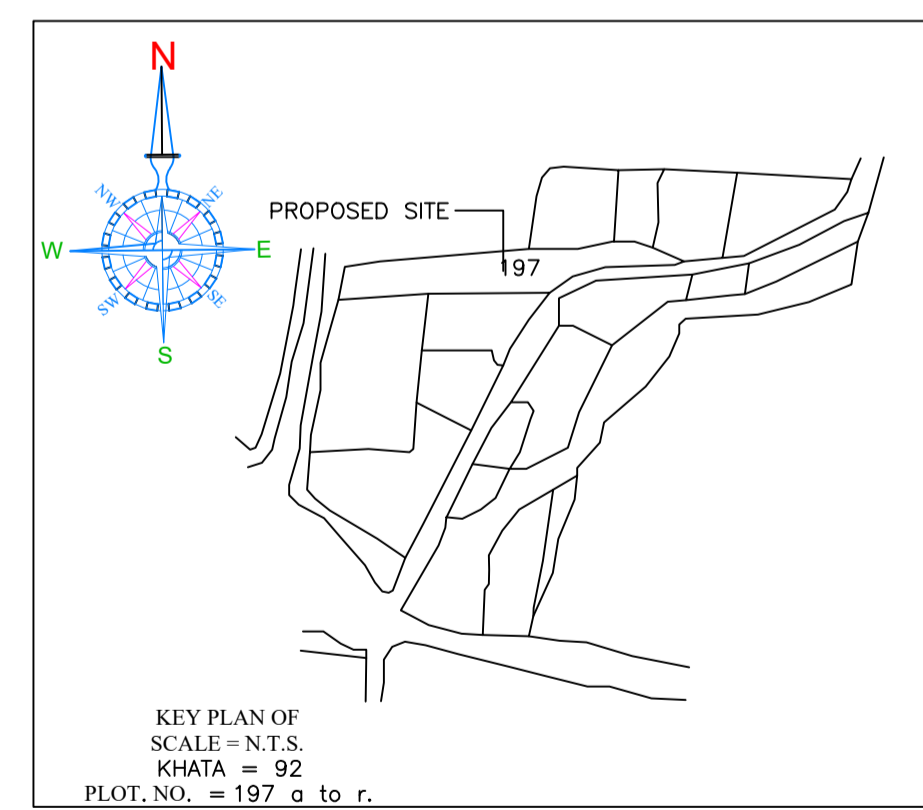
TERRACE FLOOR PLAN (SCALE 1:100)



Column size-250
x400
FOUNDATION
SCALE = 1:50

Building :A (RESIDENTIAL)

Floor Name	Gross Builtup 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.)	Tmmt (No.)
				Cutout	Lift	Balcony					
Parking Floor	309.03	0.00	309.03	0.00	0.00	0.00	292.87	0.00	12.93	16.16	00
First Floor	372.62	13.86	358.76	3.23	8.74	28.93	0.00	317.86	0.00	317.86	03
Second Floor	372.62	13.86	358.76	3.23	8.74	28.93	0.00	317.86	0.00	317.86	03
Third Floor	372.62	13.86	358.76	3.23	8.74	28.93	0.00	317.86	0.00	317.86	03
Fourth Floor	372.62	13.86	358.76	3.23	8.74	28.93	0.00	317.86	0.00	317.86	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 :	1799.51	55.44	1744.07	12.92	34.96	115.72	292.87	1271.44	12.93	1287.60	12
Total Number of Same Buildings	1										
Total :	1799.51	55.44	1744.07	12.92	34.96	115.72	292.87	1271.44	12.93	1287.60	12

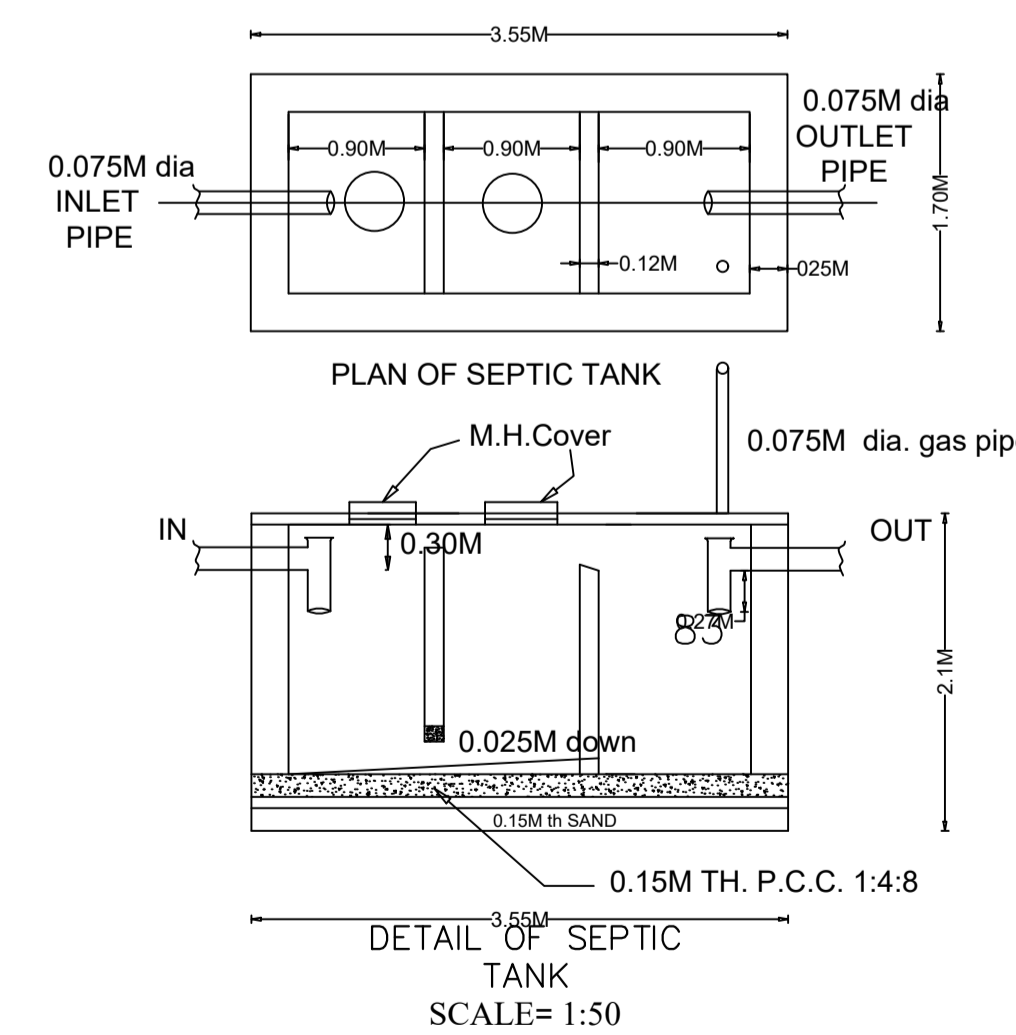


SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	32
A (RESIDENTIAL)	D1	0.90	2.10	44
A (RESIDENTIAL)	D1	0.92	2.10	04
A (RESIDENTIAL)	D	1.00	2.10	32
A (RESIDENTIAL)	D	1.05	2.10	16

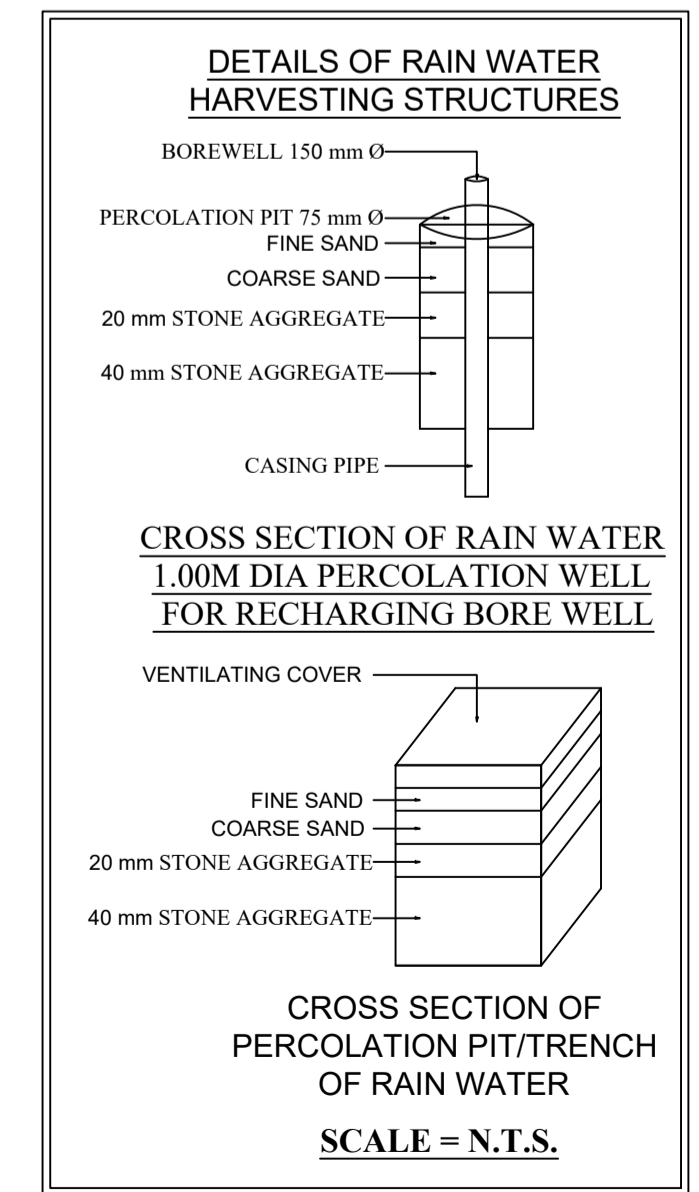
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	32
A (RESIDENTIAL)	W1	1.20	1.20	04
A (RESIDENTIAL)	W1	1.50	1.20	76



Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.20 X 3.05 X 2 X 4	29.28	69.96
	1.20 X 2.69 X 2 X 4	25.84	
	1.20 X 3.18 X 1 X 4	14.84	
Total			69.96

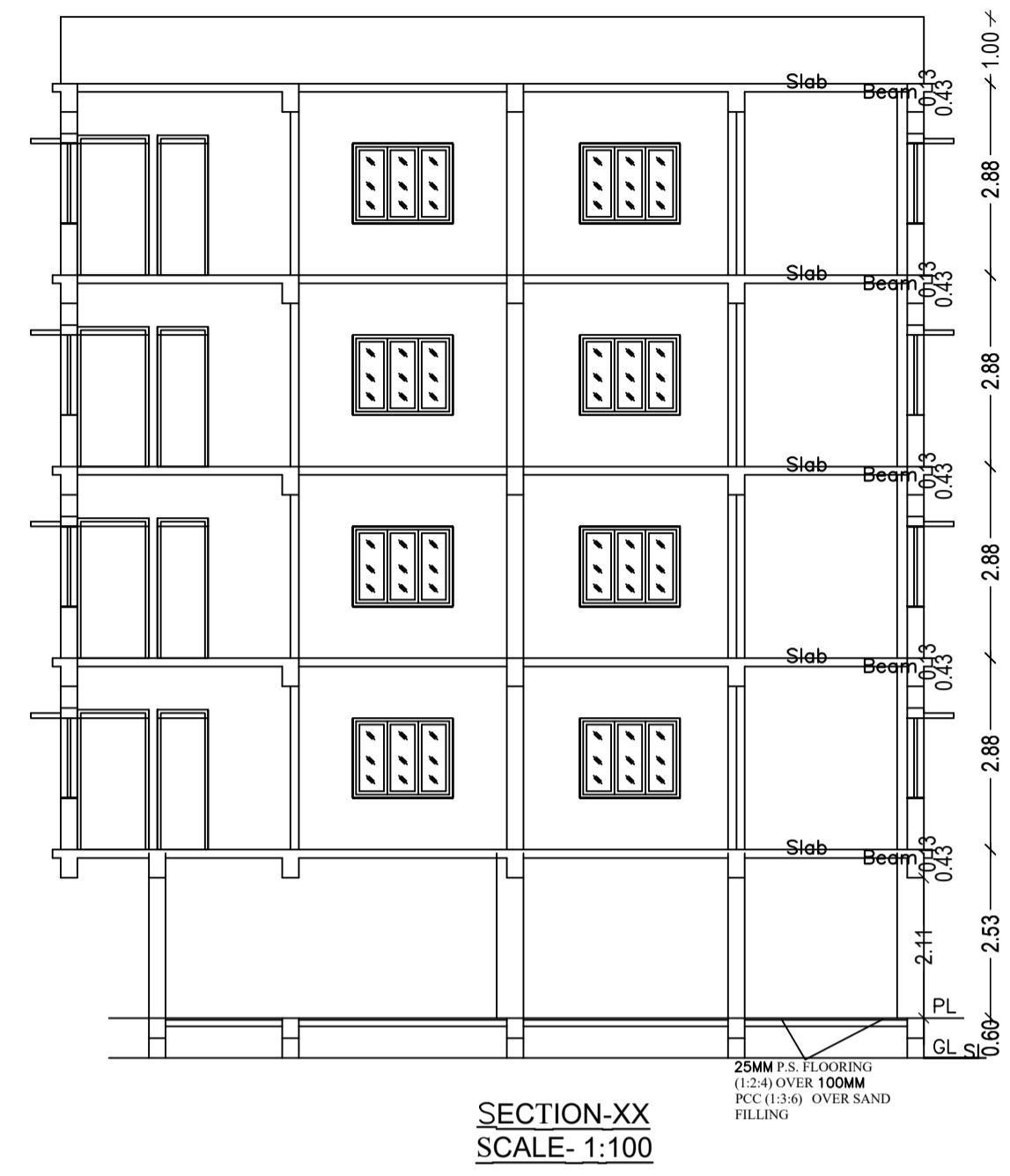
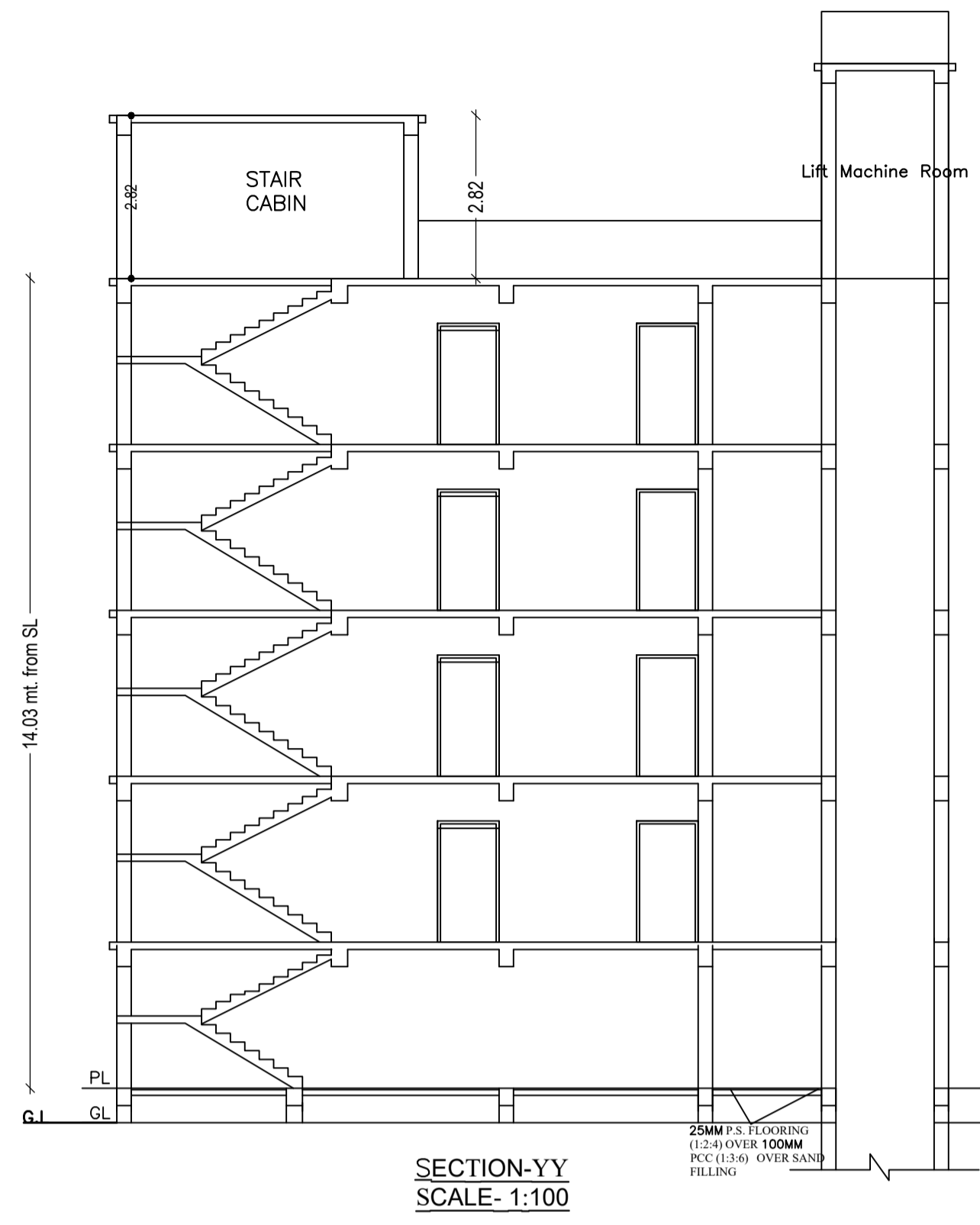


UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	FLAT A-1	FLAT	142.13	141.84	16	12
	FLAT A-2	FLAT	74.44	74.23	9	
	FLAT A-3	FLAT	67.49	67.35	7	
Total:	-	-	1136.21	1133.65	128	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SAQUIB JAWED CNP/ENG/0007/2021			

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