

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.)	Tnmt (No.)
			Parking	Resi.	Commercial	Stair					
A (BUILDING)	1	424.80	134.36	141.60	141.60	7.24	290.44	290.44	02		
Grand Total	1	424.80	134.36	141.60	141.60	7.24	290.44	290.44	02		

Proposal Basic Information

Proposal File No.	MNNP/BP/0255/W02/2022
Owner Name	DHRUV KUMAR TIWARI
Khata No	01
Plot No	178
Village Name	Sudna
Use	Mixed
SubUse	Resi+Comm

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 (BUILDING)	Commercial	Commercial Bldg	> 0	100	134.36	1	1	-	-	-	-
		Bungalow/Dwelling / Non Apartment	> 0	100	134.36	-	-	-	-	1	3
	Residential	> 0	1	1.00	1	1	-	-	-	-	-
Total :			-	-	-	-	2	3	-	1	3

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	2	25.00	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	9	18.00
Total TwoWheeler	3	6.00	9	18.00
Other Parking	-	-	-	103.86
Total	-	43.50	-	189.86

AREA STATEMENT MEDININAGAR MUNICIPAL CORPORATION	VERSION NO.: 1.0.64 VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: PALAMU	Plot SubUse: Resi+Comm	
Authority: MEDININAGAR MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: MNNP/BP/0255/W02/2022	Plot/SubPlot No: 178	
Application Type: General Proposal	North: -	
Project Type: Building Permission	South: -	
Nature of Development: New	East: -	
Location of Development Area: New Area	West: -	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	338.88
Deduction for NetPlot Area		141.88
Surrender Free of Cost		21.84
Total		21.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	317.04
Deduction for Balance Plot Area(from Gross Plot Area)		21.84
Surrender Free of Cost		63.12
Total		41.28
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	275.76
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	317.04
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	338.88
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		190.22
Proposed Coverage Area (44.66 %)		141.60
Total Prop. Coverage Area (44.66 %)		141.60
Balance coverage area (15.34 %)		48.62
FAR CHECK		
Perm. FAR Area (2.50)		847.20
Total Perm. FAR area		847.20
Residential FAR		141.60
Commercial FAR		141.60
Proposed FAR Area		290.44
Total Proposed FAR Area		290.44
Consumed FAR (Factor)		0.86
Balance FAR Area		556.76
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		424.80
ARCHITECT (Regd)	CHANDRA SHEKHAR THAKUR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	DHRUV KUMAR TIWARI	
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)	Dark Blue

Buildingwise Floor FAR Details

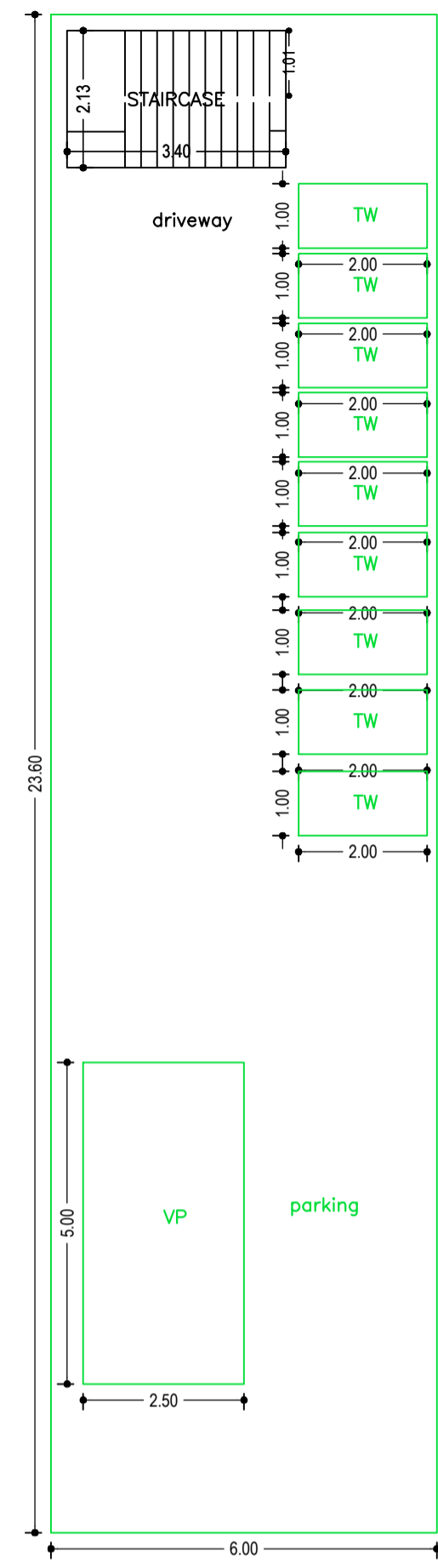
Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	141.60	7.24	141.60	7.24
First Floor	141.60	141.60	141.60	141.60
Second Floor	141.60	141.60	141.60	141.60
Terrace Floor	0.00	0.00	0.00	0.00
Total :	424.80	290.44	424.80	290.44

Building USE/SUBUSE Details

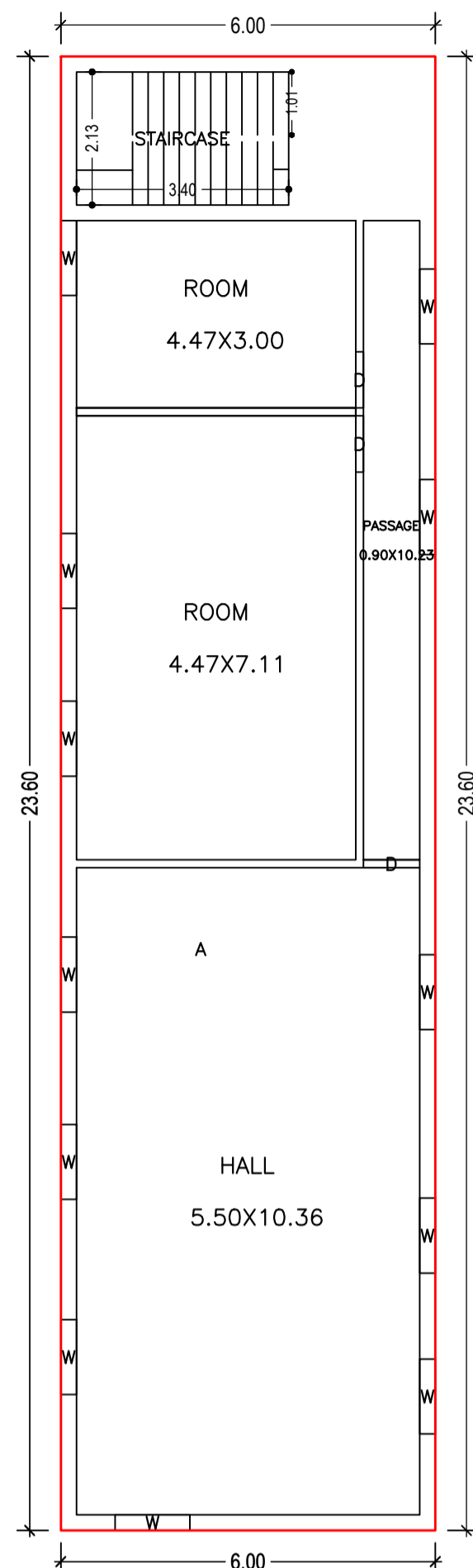
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDRA SHEKHAR THAKUR MNNP/ENG/0004/2020			

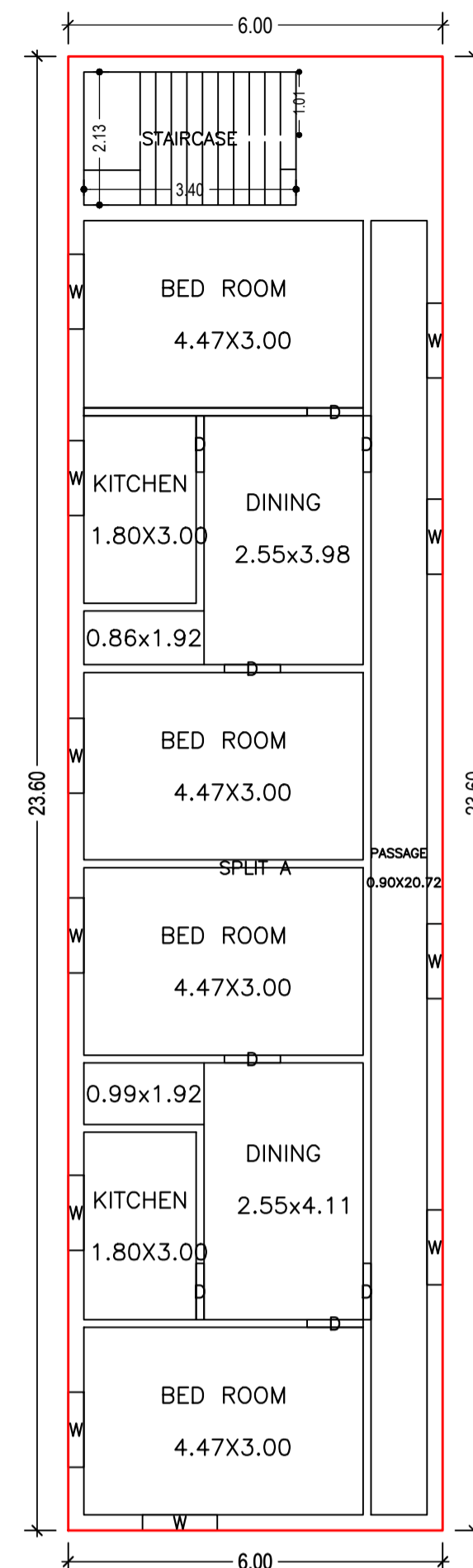
Proposal Basic Information	
Proposal File No.	MNNP/EP/0255/W02/2022
Owner Name	DHRUV KUMAR TIWARI
Khata No	01
Plot No	178
Village Name	Sudna
Use	Mixed
SubUse	Resi+Comm



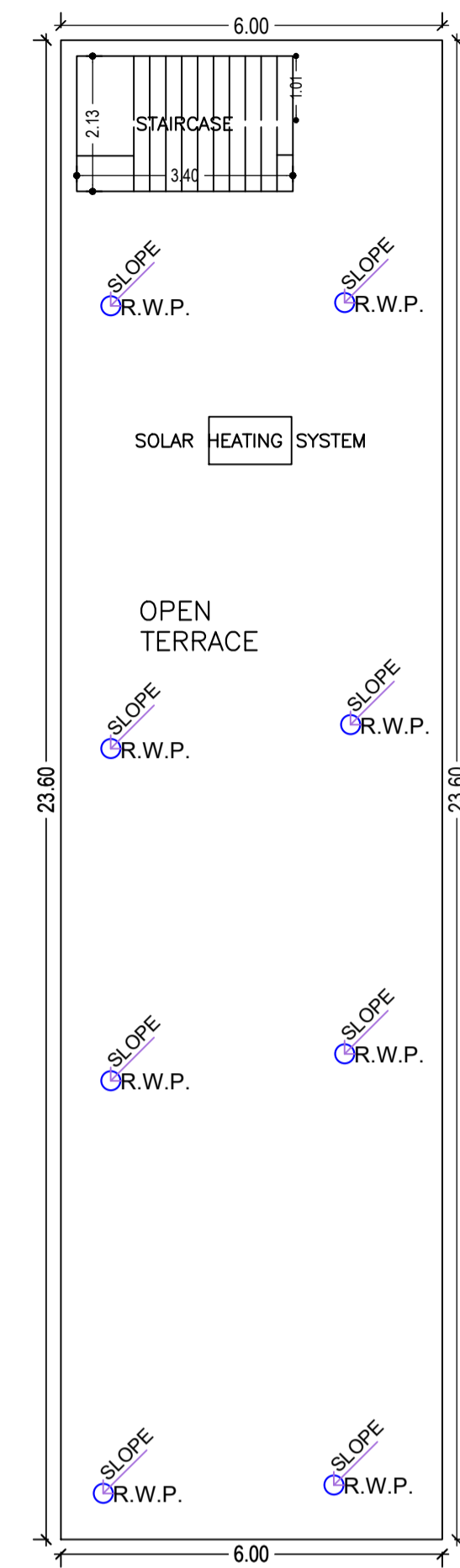
GROUND FLOOR PLAN (SCALE 1:100)



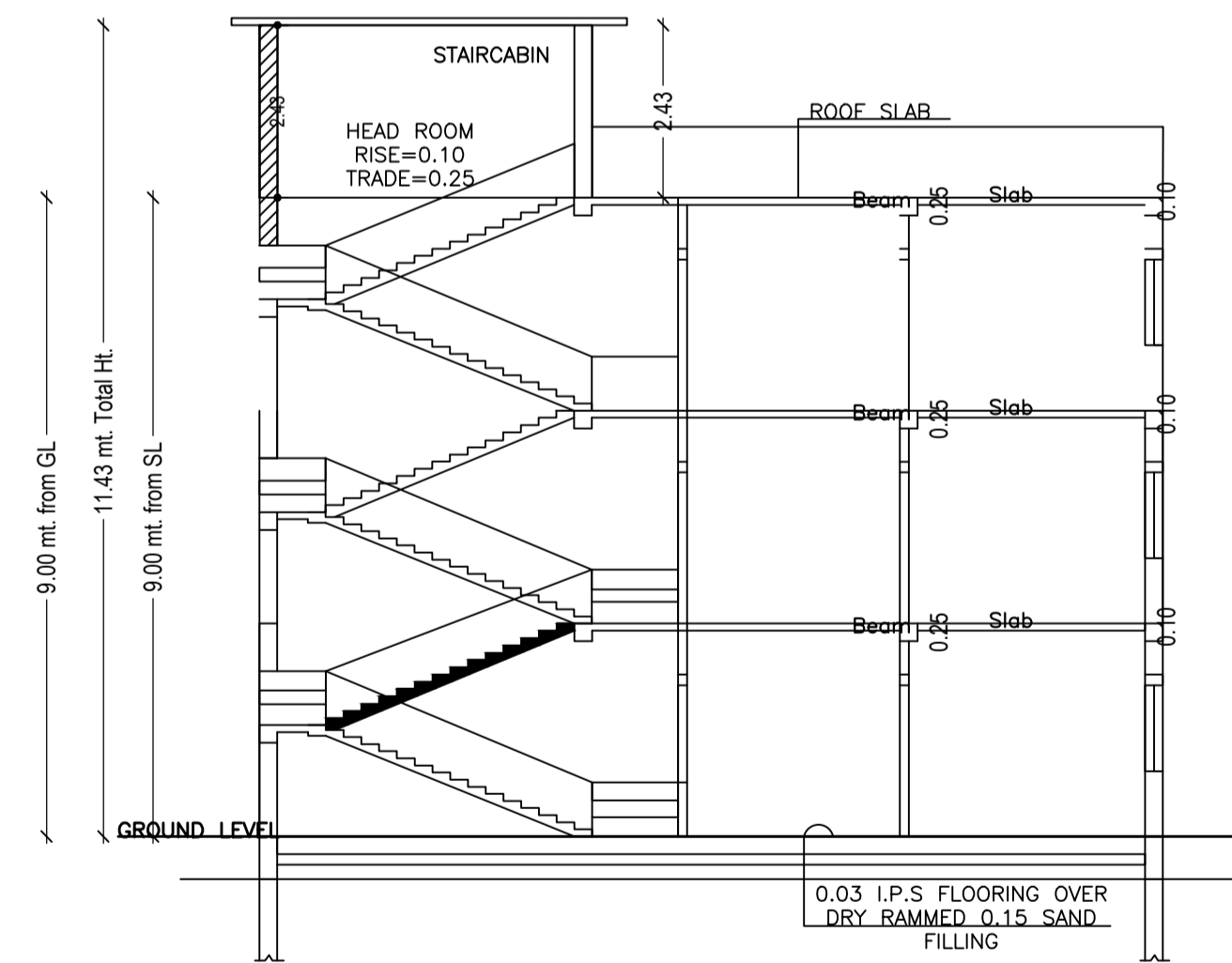
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



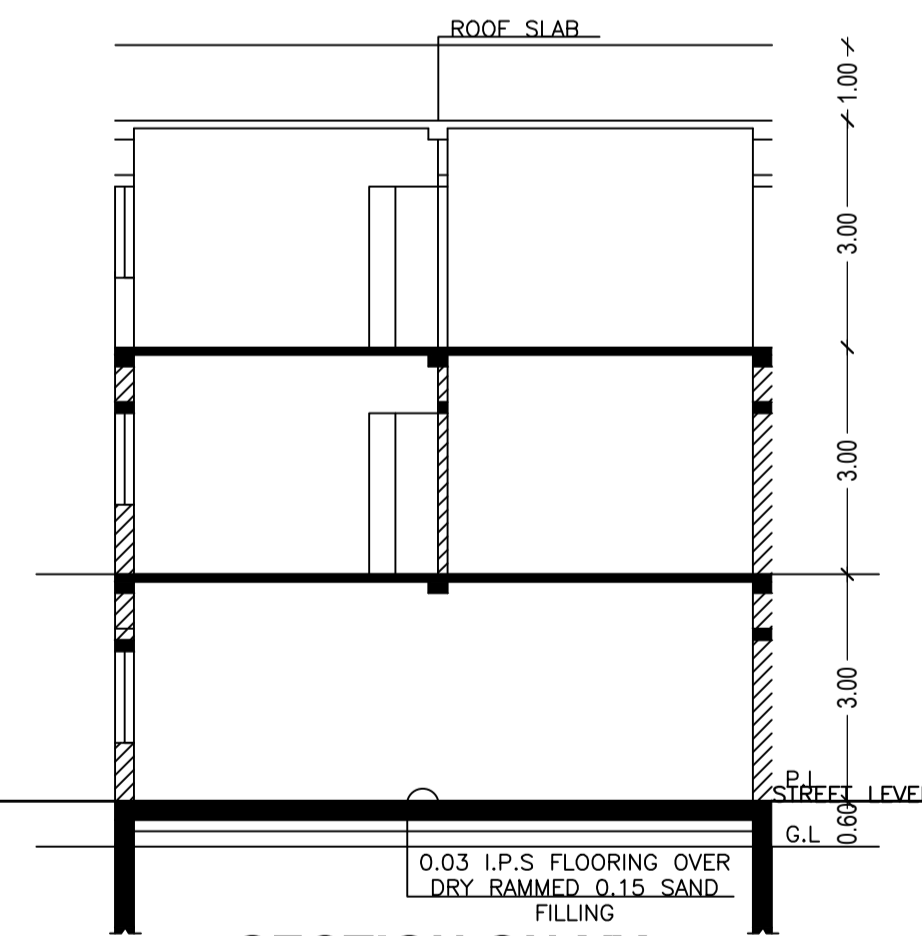
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



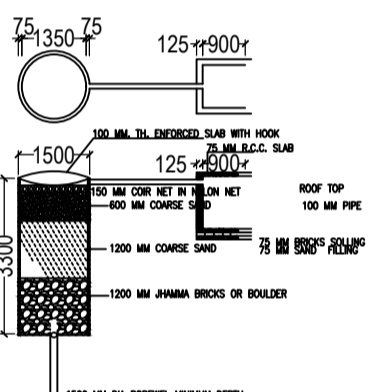
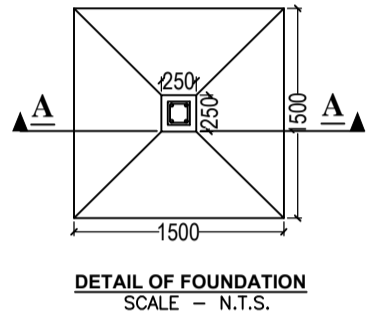
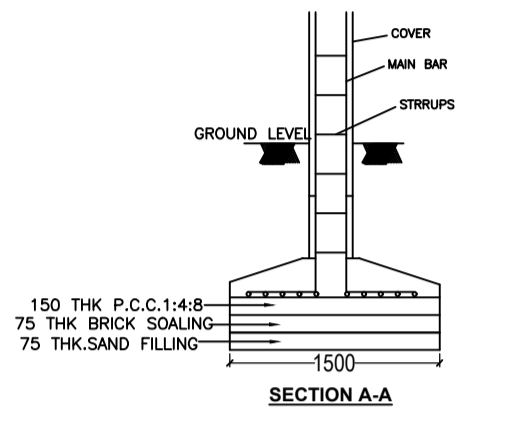
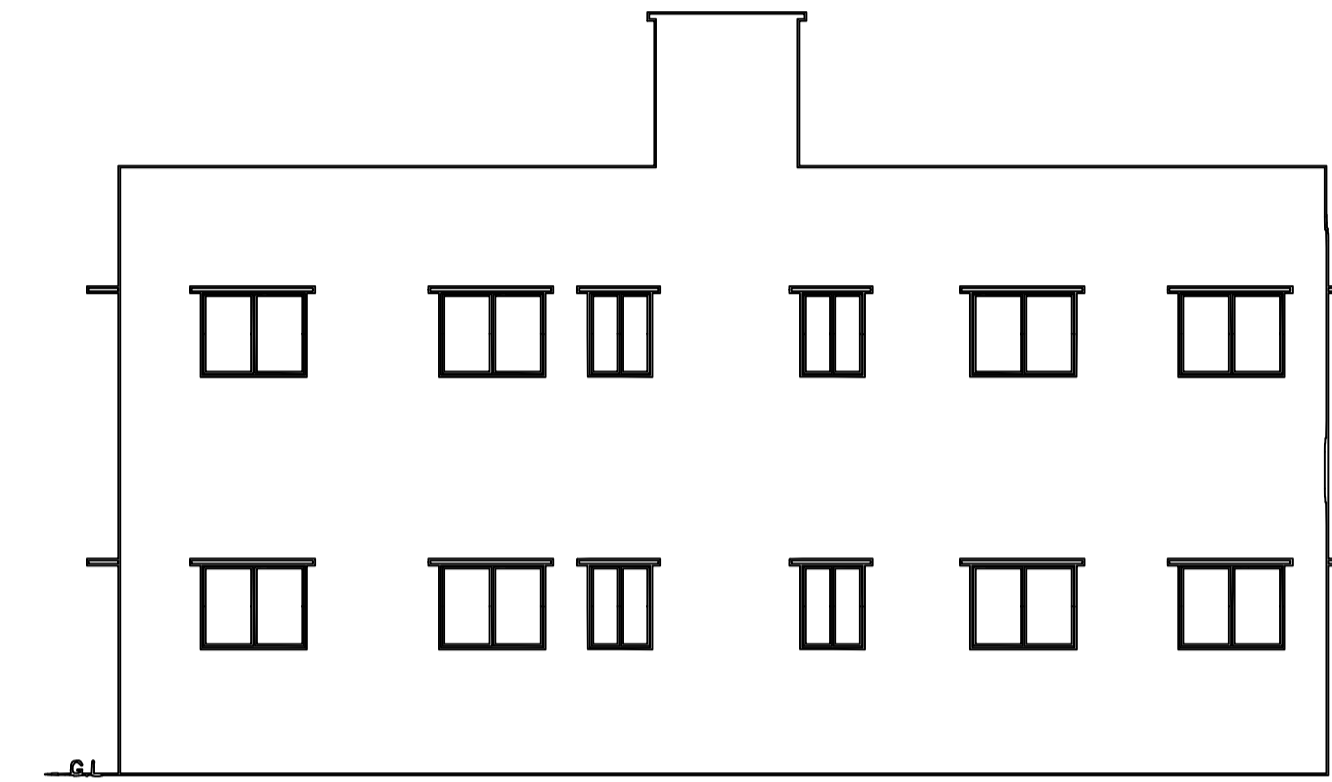
TERRACE FLOOR PLAN (SCALE 1:100)



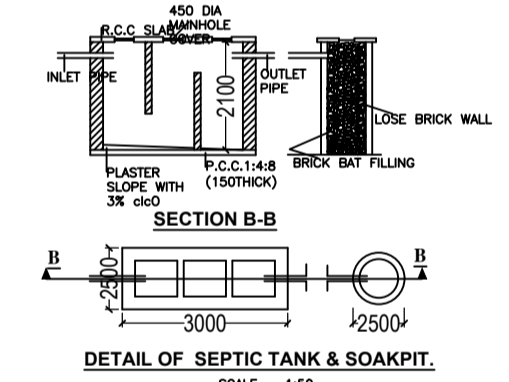
SECTION ON-XX



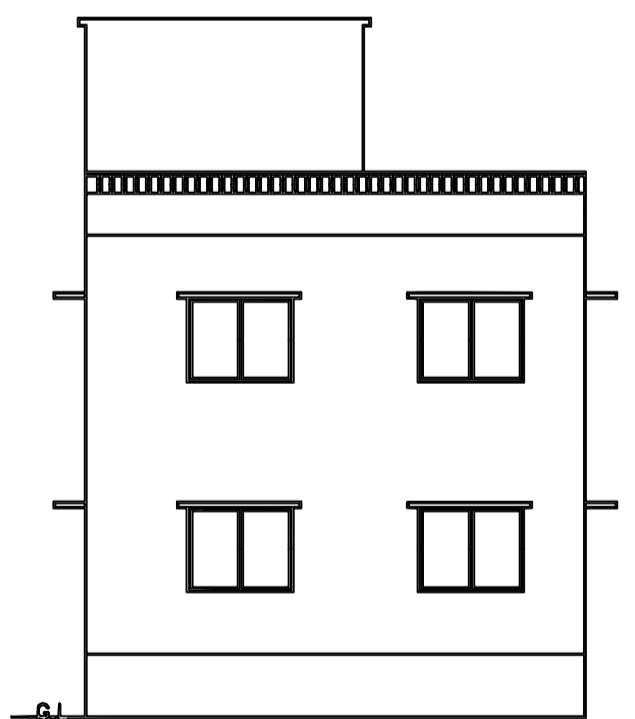
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DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK (SCALE - N.T.S.)



DETAIL OF SEPTIC TANK & SOAKPIT (SCALE - 1:50)



Building :A (BIUILDING)

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.)
			Parking	Resi.	Commercial				
Ground Floor	141.60	134.36	0.00	0.00	7.24	7.24	7.24	00	
First Floor	141.60	0.00	0.00	141.60	0.00	141.60	141.60	01	
Second Floor	141.60	0.00	141.60	0.00	0.00	141.60	141.60	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	424.80	134.36	141.60	141.60	7.24	290.44	290.44	02	
Total Number of Same Buildings	1								
Total :	424.80	134.36	141.60	141.60	7.24	290.44	290.44	02	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.90	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.20	1.20	23

UnitBUA Table for Building :A (BIUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	A	SHOP	127.32	126.76	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	127.32	126.87	9	1
Total:	-	-	254.64	253.63	13	2

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CHANDRA SHEKHAR THAKUR MNNP/ENG/0004/2020			