

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.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmnt (No.)
			Lift	Resi.	Commercial	Commercial			
A (BUILDING)	1	388.24	15.93	183.50	97.06	280.56	280.56	03	
Grand Total :	1	388.24	15.93	183.50	97.06	280.56	280.56	03	

Proposal Basic Information

Proposal File No.	MNNP/BP/0199/W31/2023
Owner Name	Mukesh Kumar Vishwakarma
Khata No	304
Plot No	1013/1705
Village Name	Chainpur
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	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (BUILDING)	Commercial	Shop	>0	50	83.84	1	2	-	-	-	-	
			>0	50	83.84	-	-	-	-	1	4	
	Residential	ResiComm Bldg	>0	1	1.00	1	1	-	-	-	-	
			>0	1	1.00	-	-	-	-	1	1	
Total :	-	-	-	-	3	4	-	1	1	-	5	11

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	1	12.50
Four Stack Car	-	-	3	37.50
Total Car	3	37.50	4	50.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	11	22.00
Total TwoWheeler	5	10.00	11	22.00
Other Parking	-	-	-	43.30
Total	60.00	-	-	149.80

AREA STATEMENT MEDININAGAR MUNICIPAL CORPORATION	VERSION NO. : 1.0.66 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	PlotNearbyReligiousStructure: NA
Inward No: MNNP/BP/0199/W31/2023	Plot/SubPlot No: 1013/1705
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) 263.14
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 263.14
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	45.68
Total	45.68
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions) 217.46
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions) 263.14
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 263.14
COVERAGE CHECK	
Permissible Coverage area ( 60.00 % )	157.88
Proposed Coverage Area ( 36.89 % )	97.06
Total Prop. Coverage Area ( 36.89 % )	97.06
Balance coverage area ( 23.11 % )	60.82
FAR CHECK	
Perm. FAR Area ( 2.500 )	657.85
Total Perm. FAR area	657.85
Commercial FAR	183.49
Residential FAR	97.06
Proposed FAR Area	280.55
Total Proposed FAR Area	280.55
Consumed FAR (Factor)	1.07
Balance FAR Area	377.30
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	388.24
ARCHITECT (Regd)	RANJIT KUMAR
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	Mukesh Kumar Vishwakarma
DEVELOPMENT AUTHORITY	LOCAL BODY

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 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.)
Basement Floor	97.06	0.00	97.06	0.00
Ground Floor	97.06	97.06	97.06	97.06
First Floor	97.06	91.75	97.06	91.75
Second Floor	97.06	91.75	97.06	91.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	388.24	280.56	388.24	280.56

Building USE/SUBUSE Details

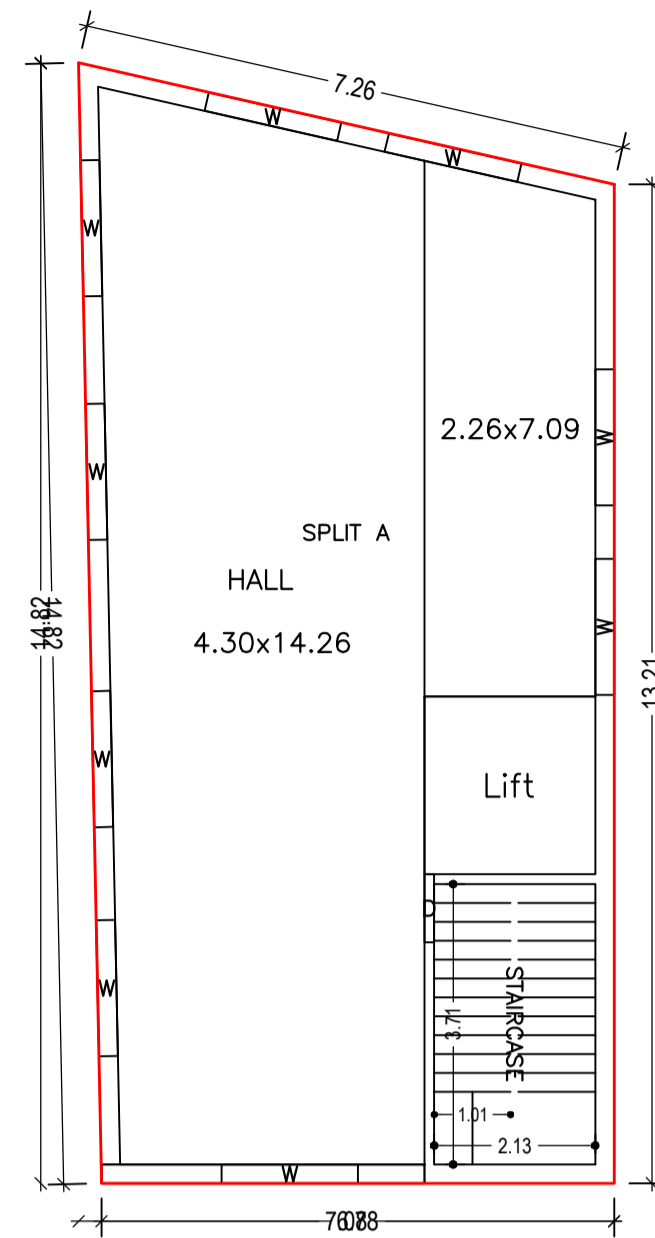
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RANJIT KUMAR MNNP/ENG/0001/2016			

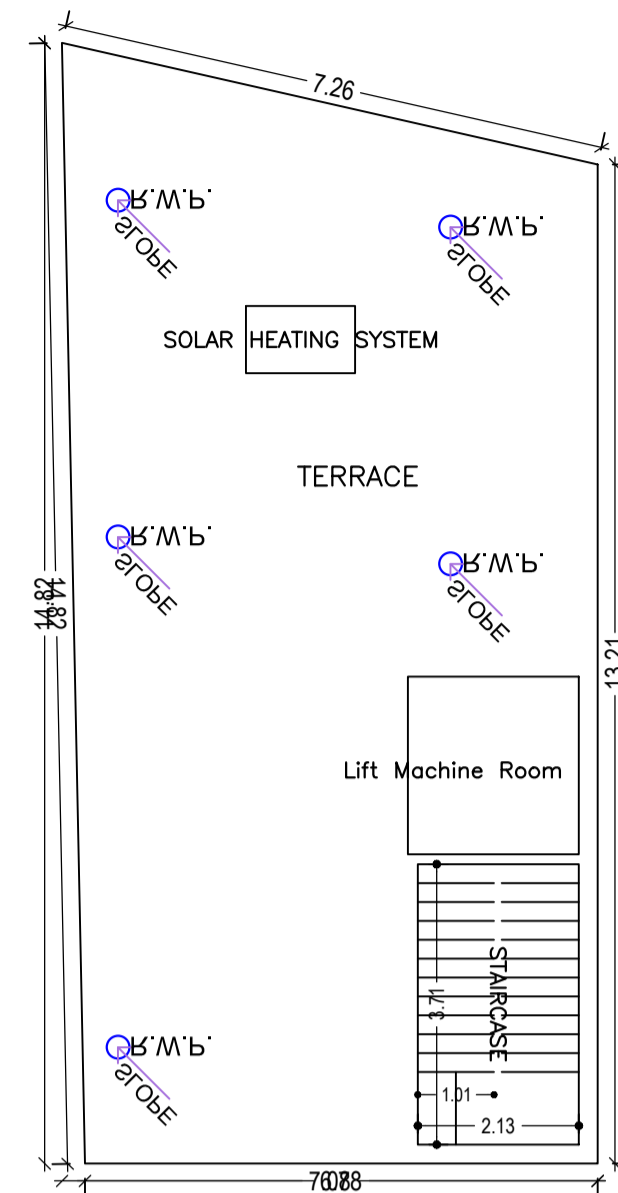
Proposal Basic Information	
Proposal File No.	MNNP/BI/0199/W31/2023
Owner Name	Mukesh Kumar Vishwakarma
Khata No	304
Plot No	1013/1705
Village Name	Chainpur
Use	Mixed
SubUse	Resi+Comm



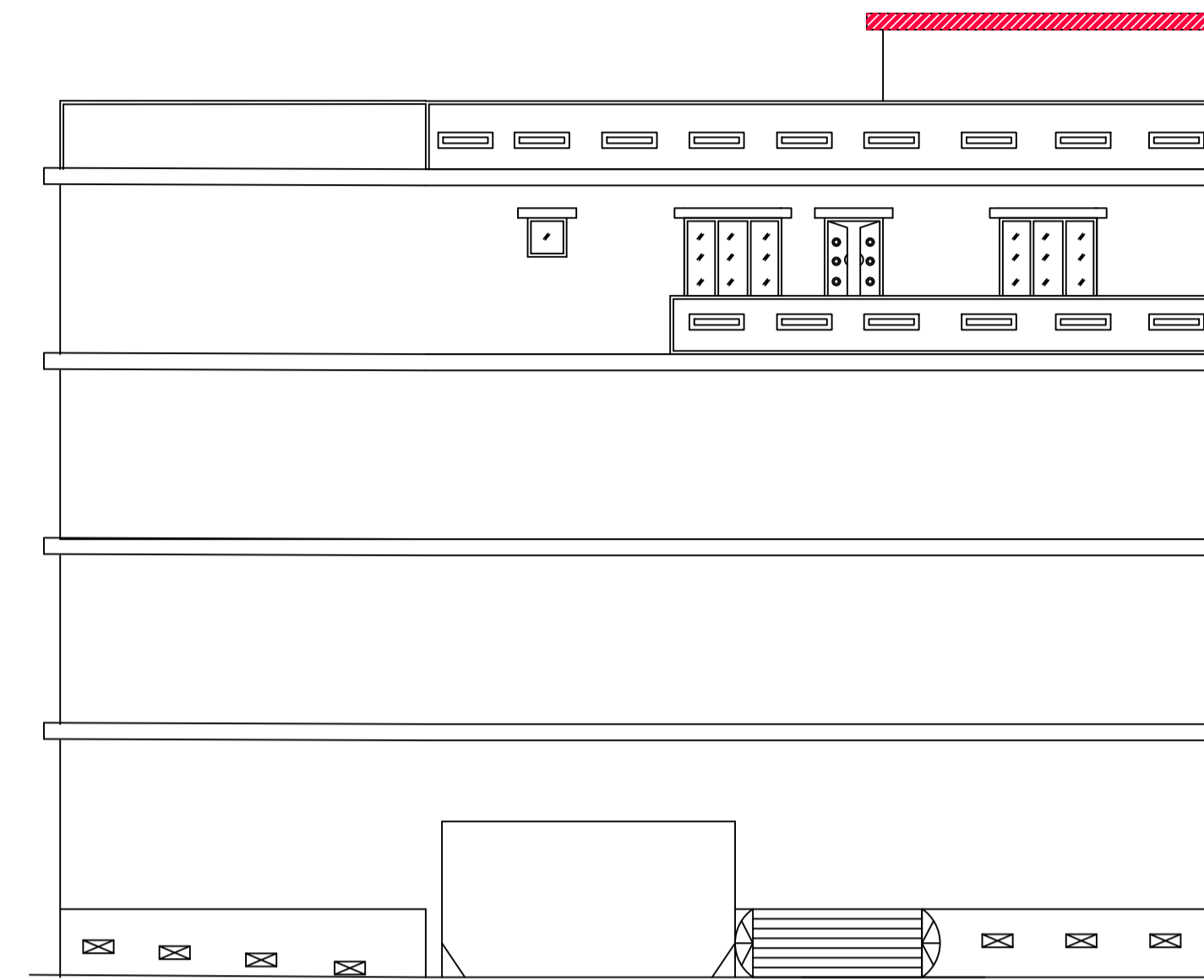
BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)



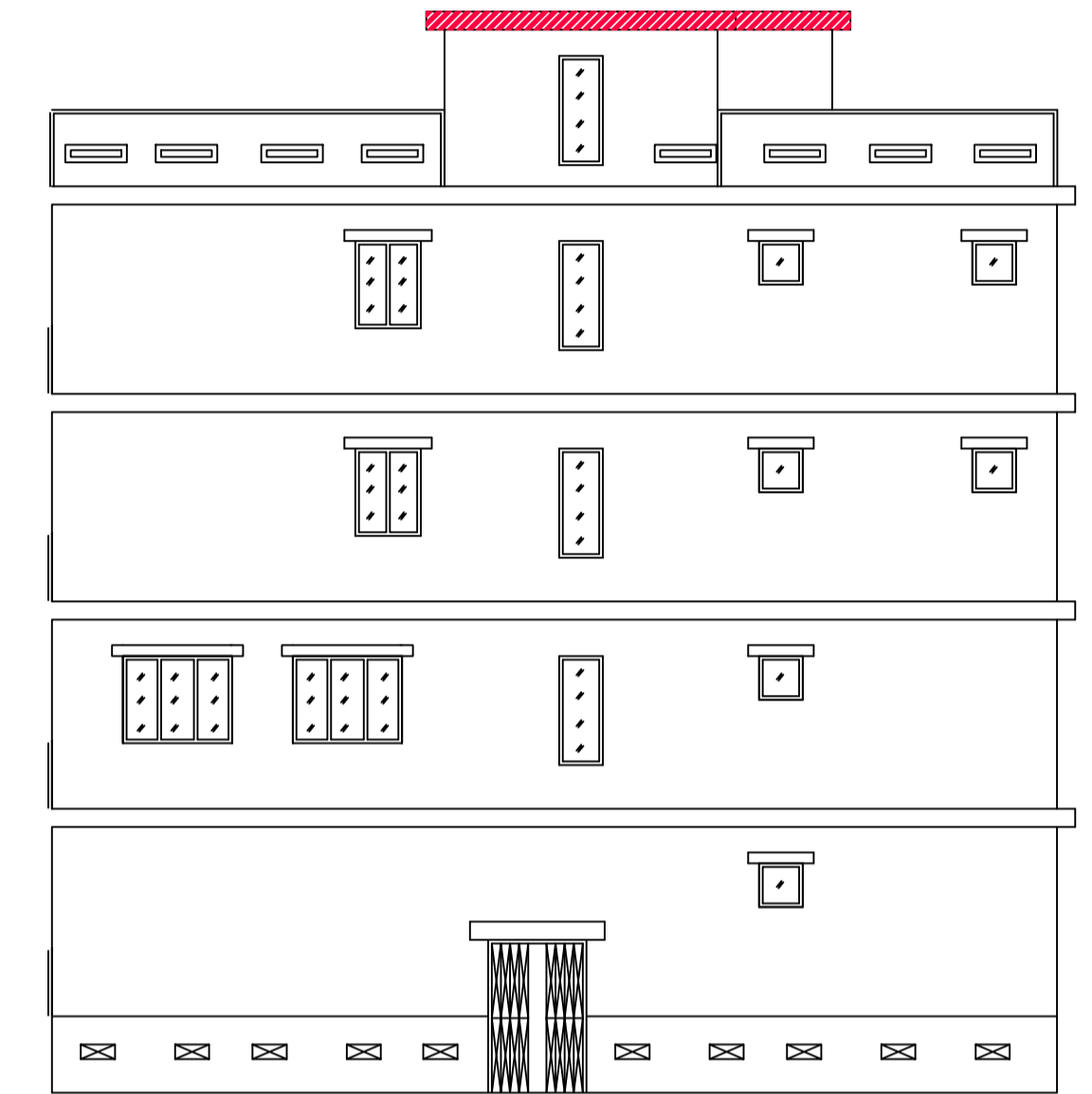
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



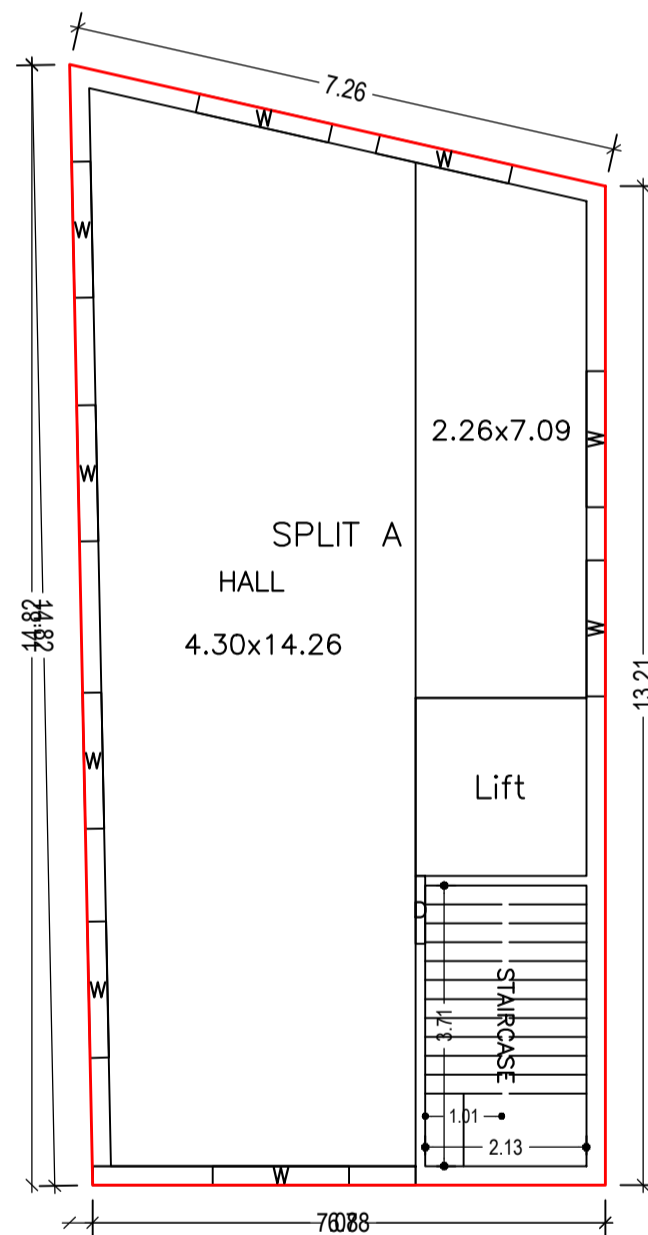
TERRACE FLOOR PLAN (SCALE 1:100)



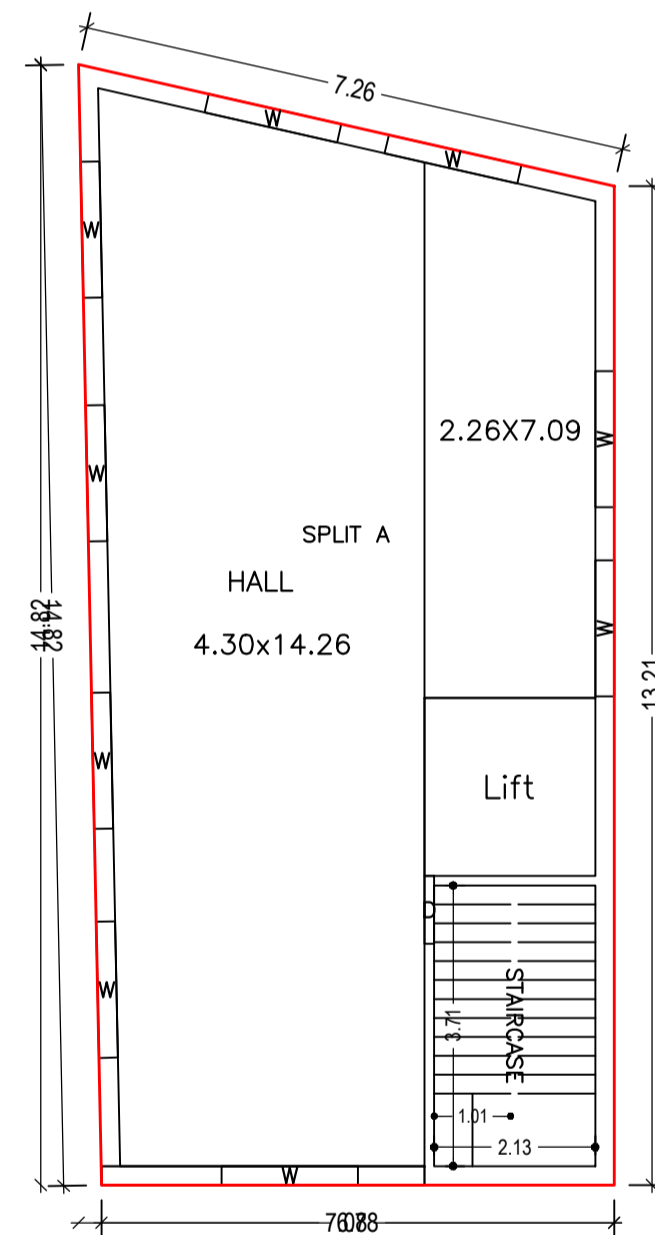
FRONT ELEVATION



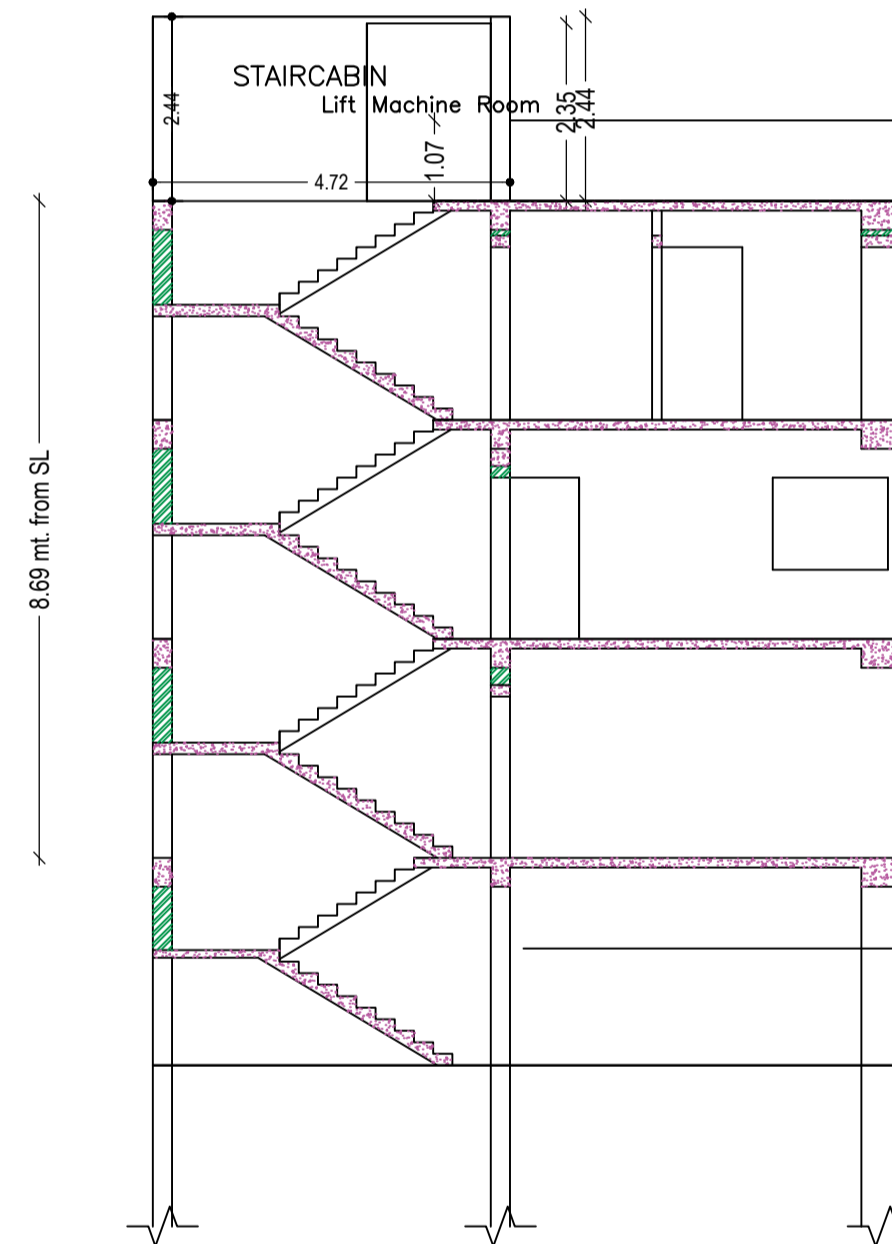
CROSS ELEVATION



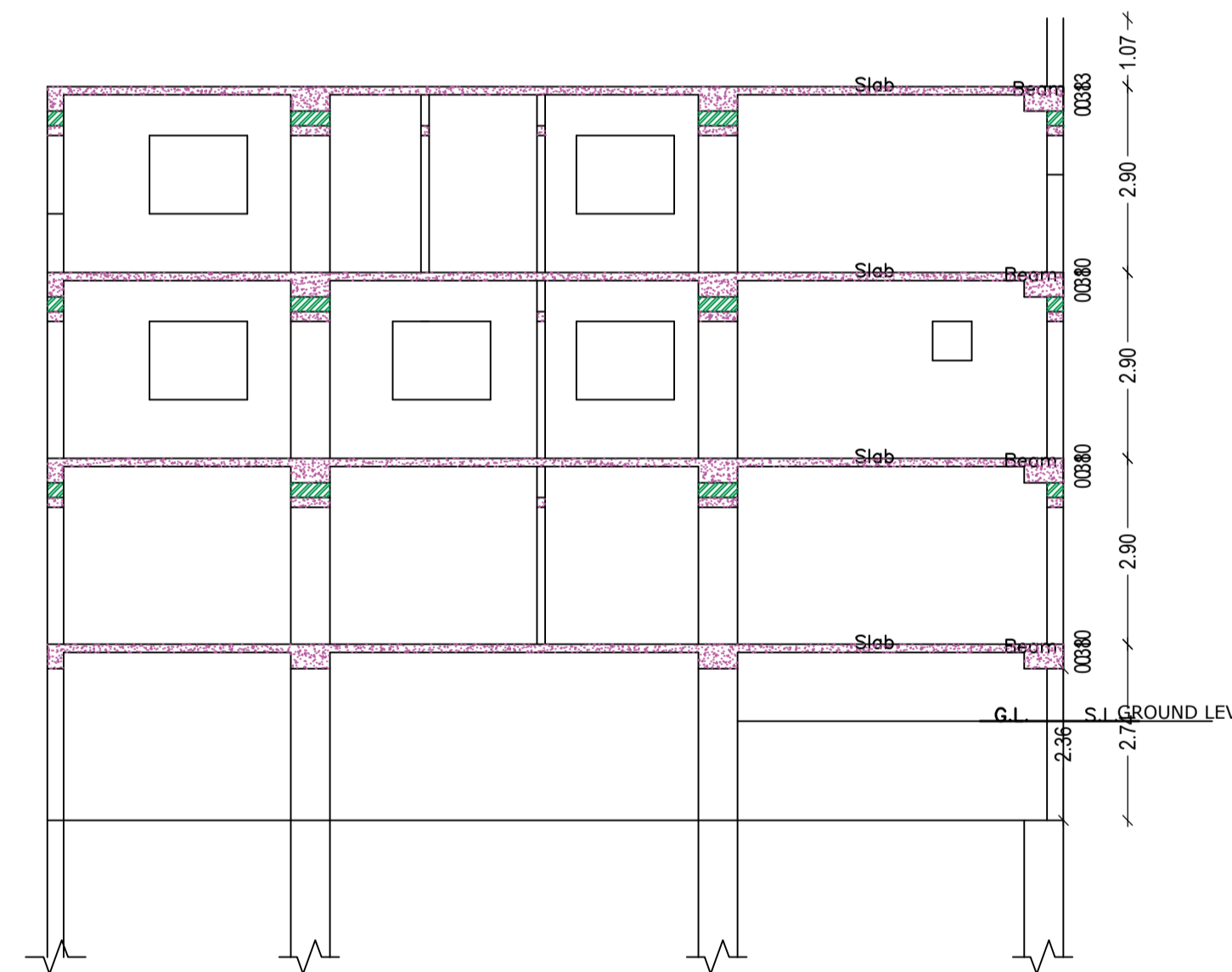
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



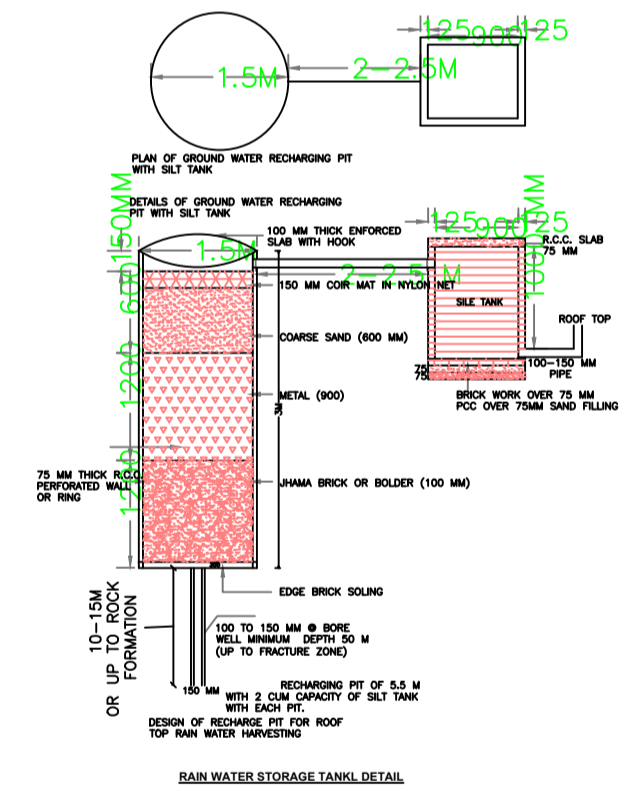
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



CROSS SECTION (A)



CROSS SECTION (B)



Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Resi.	Commercial	Commercial			
Basement Floor	97.06	5.31	0.00	0.00	0.00	0.00	0.00	01
Ground Floor	97.06	0.00	0.00	97.06	97.06	97.06	97.06	01
First Floor	97.06	5.31	91.75	0.00	91.75	91.75	91.75	01
Second Floor	97.06	5.31	91.75	0.00	91.75	91.75	91.75	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	388.24	15.93	183.50	97.06	280.56	280.56	280.56	03
Total Number of Same Buildings	1							
Total :	388.24	15.93	183.50	97.06	280.56	280.56	280.56	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D	0.90	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	W	1.80	1.20	36

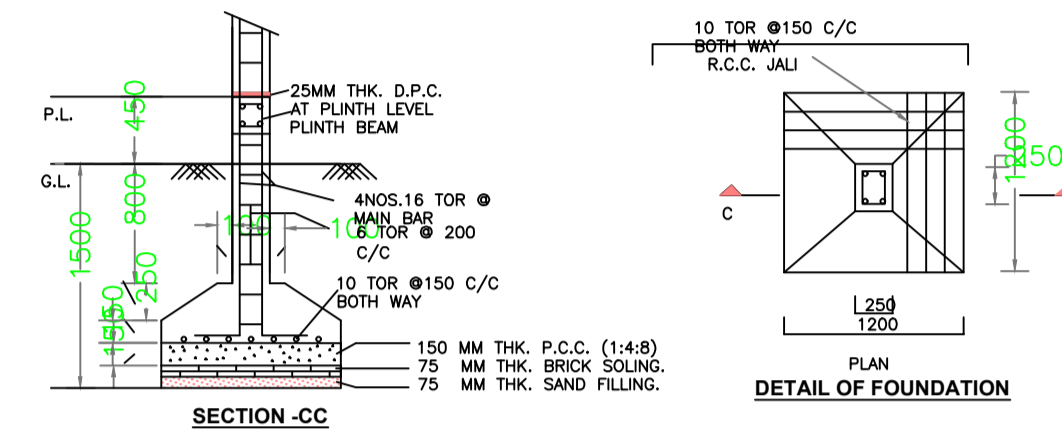
UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SPLIT A	SHOP	81.48	80.41	1	1
GROUND FLOOR PLAN	SPLIT A	SHOP	81.48	80.41	1	1
FIRST FLOOR PLAN	SPLIT A	FLAT	162.96	160.82	1	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	1	0
Total:	-	-	325.92	321.64	4	3

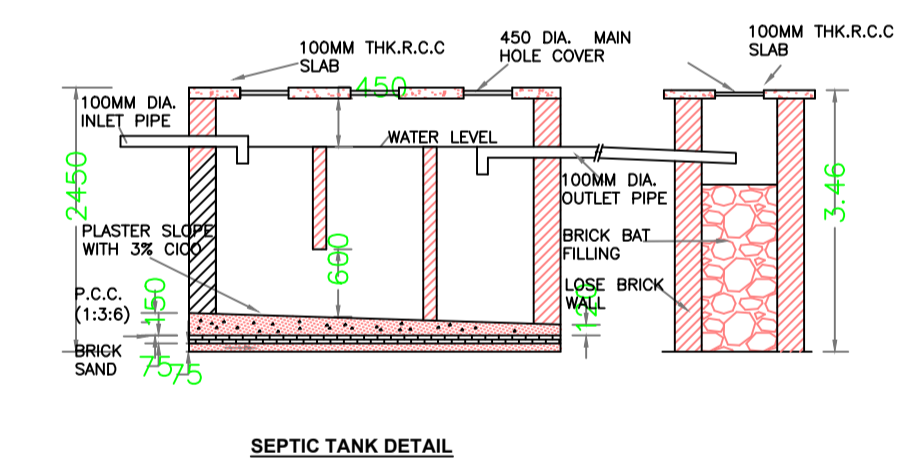
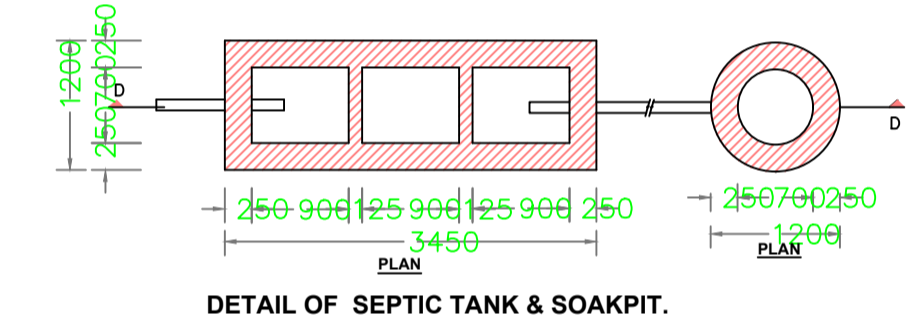
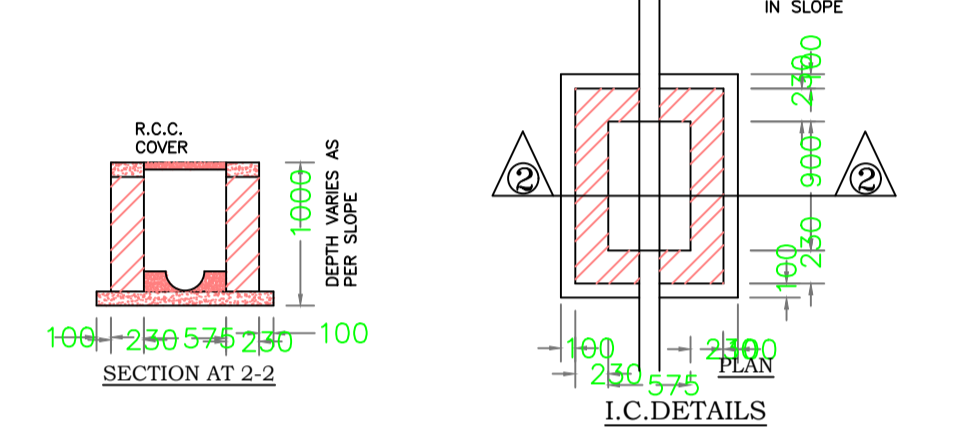
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RANJIT KUMAR MNNP/ENG/0001/2016			

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Proposal File No.	MNNP/BI/0199/W31/2023
Owner Name	Mukesh Kumar Vishwakarma
Khata No	304
Plot No	1013/1705
Village Name	Chainpur
Use	Mixed
SubUse	Resi+Comm



STRUCTURAL DETAIL



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RANJIT KUMAR MNNP/ENG/0001/2016			