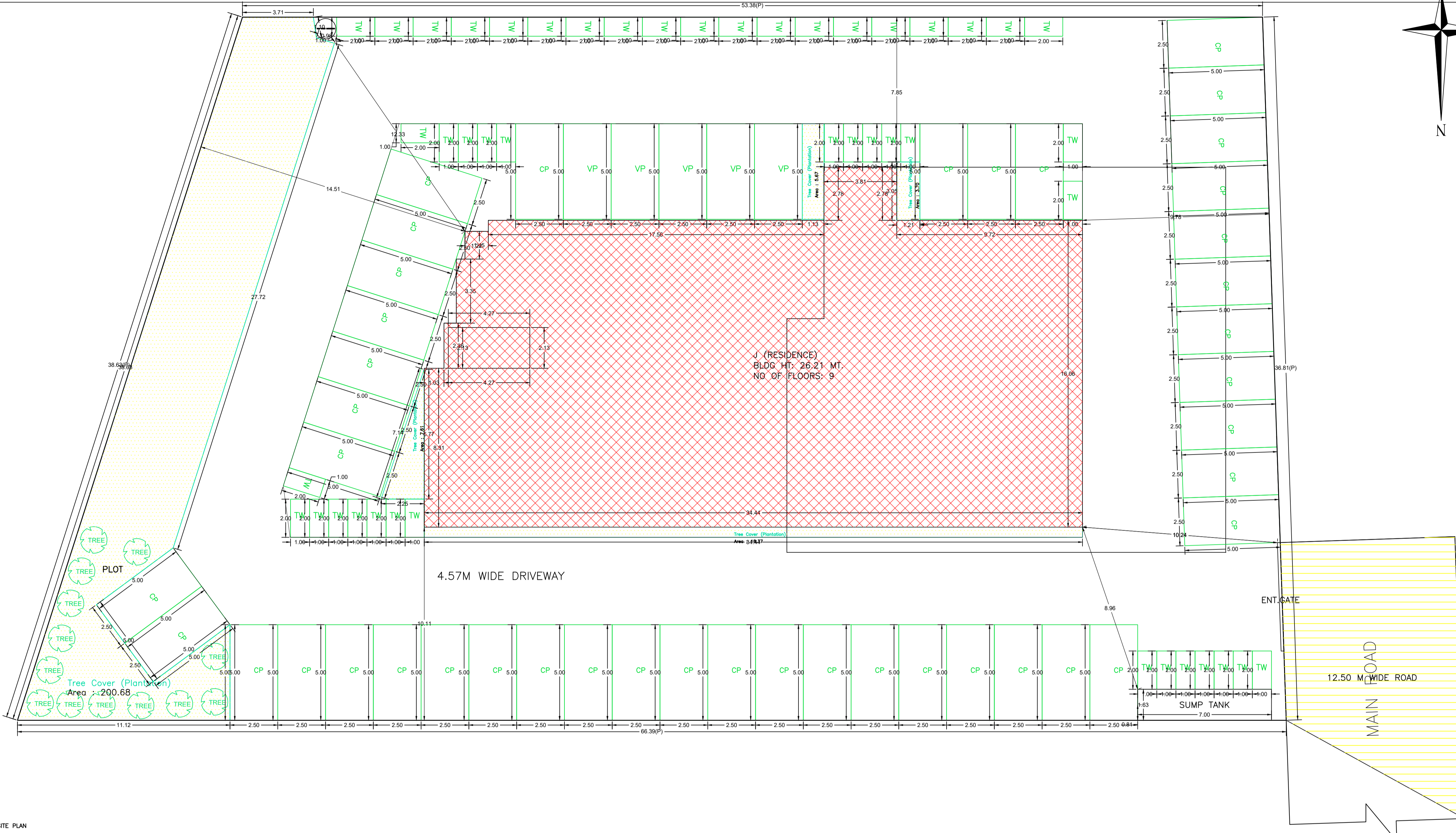


Proposal Basic Information	
Proposal File No.	MNAC/BI/0043/W09/2025
Owner Name	AJAY GOUR REGISTERED DEVELOPMENT AGREEMENT AND POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA
Khata No	281
Plot No	2117, 2118
Village Name	Mango
Use	Residential
SubUse	ResiComm Bldg



AREA STATEMENT MANGO MUNICIPAL CORPORATION		VERSION NO. 1.0.74
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: EAST SINGHBHUM	Plot SubUse: ResiComm Bldg	
Authority: MANGO MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: MNAC/BI/0043/W09/2025	Plot/SubPlot No: 2117, 2118	
Application Type: General Proposal	North: Plot No. - 2115	
Project Type: Building Permission	South: Plot No. - 2117 PORTION	
Nature of Development: New	East: Plot No. - 2117 PORTION THEN PLOT No. 2116	
Location of Development Area: Old Area	West: Road Width - 12.5 M WIDE ROAD AND PLOT No. 2118	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2203.17
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	2203.17
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		236.04
Total		236.04
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	1967.13
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	2203.17
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	2203.17
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1101.58
Proposed Coverage Area (24.57 %)		541.37
Total Prop. Coverage Area (24.57 %)		541.37
Balance coverage area (25.43 %)		560.21
FAR CHECK		
Perm. FAR Area (2.500)		5507.92
Total Perm. FAR area		5507.92
Residential FAR		4927.88
Commercial FAR		526.59
Proposed FAR Area		5469.80
Total Proposed FAR Area		5469.80
Consumed FAR (Factor)		2.48
Balance FAR Area		38.12
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		6236.85
ARCHITECT (Regd)	Kunal Sinha Mahapatra	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	AJAY GOUR REGISTERED DEVELOPMENT AGREEMENT AND POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

Floor Name	Building Name J (RESIDENCE)		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	447.50	15.33	447.50	15.33
Ground Floor	550.47	526.59	550.47	526.59
First Floor	654.86	615.98	654.86	615.98
Second Floor	654.86	615.98	654.86	615.98
Third Floor	654.86	615.98	654.86	615.98
Fourth Floor	654.86	615.98	654.86	615.98
Fifth Floor	654.86	615.98	654.86	615.98
Sixth Floor	654.86	615.98	654.86	615.98
Seventh Floor	654.86	615.98	654.86	615.98
Eighth Floor	654.86	615.98	654.86	615.98
Terrace Floor	0.00	0.00	0.00	0.00
Total :	6236.85	5469.76	6236.85	5469.76

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.
J (RESIDENCE)	Residential	ResiComm Bldg	>0	1	48.00	1.00	48	-	-	-	-
			>0	1	48.00	-	-	-	-	-	-
	Commercial	Shop	>0	50	438.18	1	6	-	-	-	-
Total :			>0	50	438.18	-	54	55	-	5	67

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	55	687.50
Total Car	54	675.00	55	687.50
Visitor's Car Parking	-	-	5	62.50
Total Visitor Parking	5	62.50	5	62.50
TwoWheeler	-	-	68	136.00
Total TwoWheeler	67	134.00	68	136.00
Other Parking	-	-	-	184.80
Total		871.50		1206.80

Building USE/SUBUSE Details

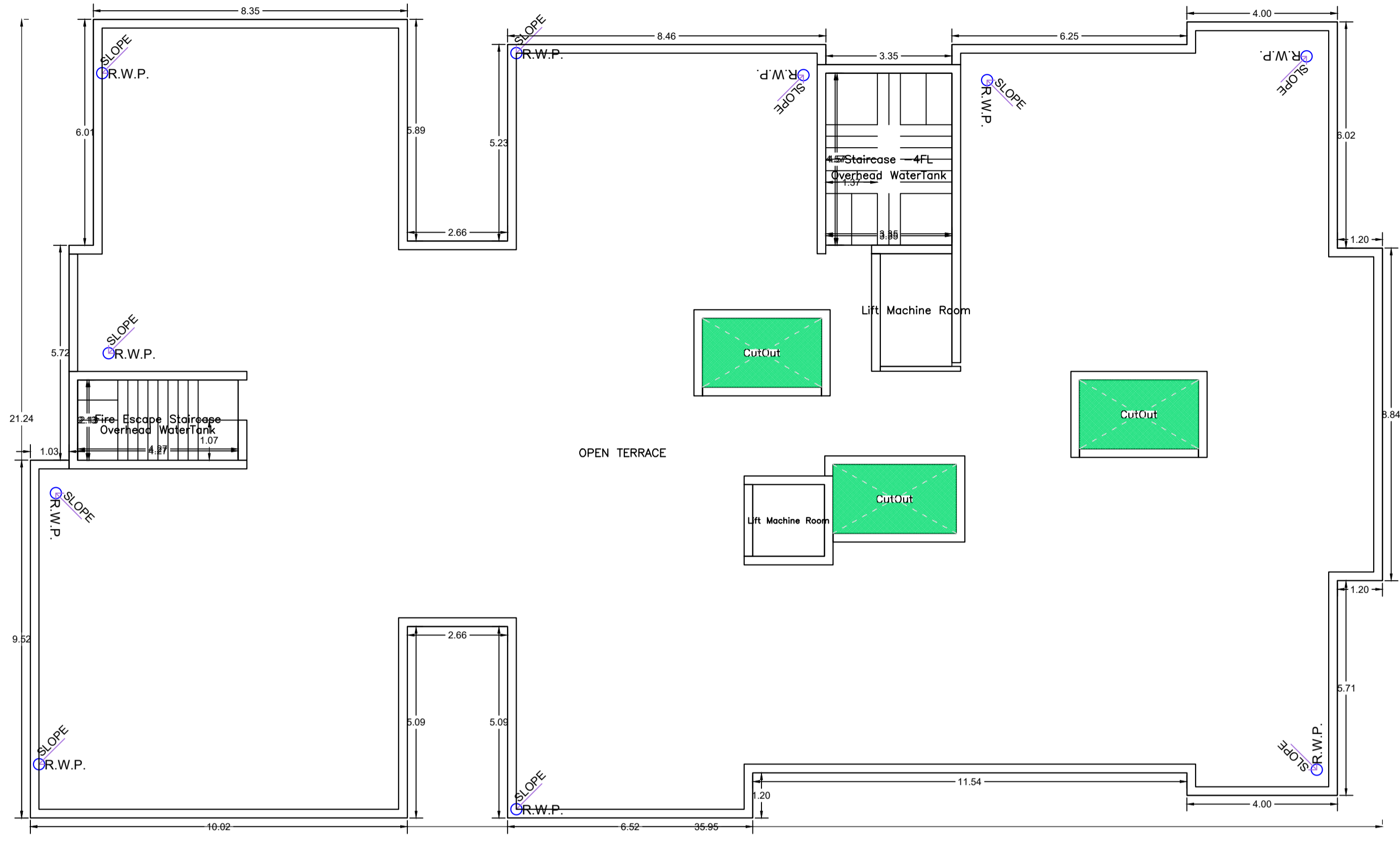
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
J (RESIDENCE)	Residential	ResiComm Bldg	Multistoried	TERRACE FLOOR PLAN	Residential	ResiComm Bldg	-	-	-
				TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	Residential	ResiComm Bldg	Residential FAR	Residential	ResiComm Bldg
				GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
				BASEMENT FLOOR PLAN	Residential	ResiComm Bldg	-	-	-

FAR & Tenement Details

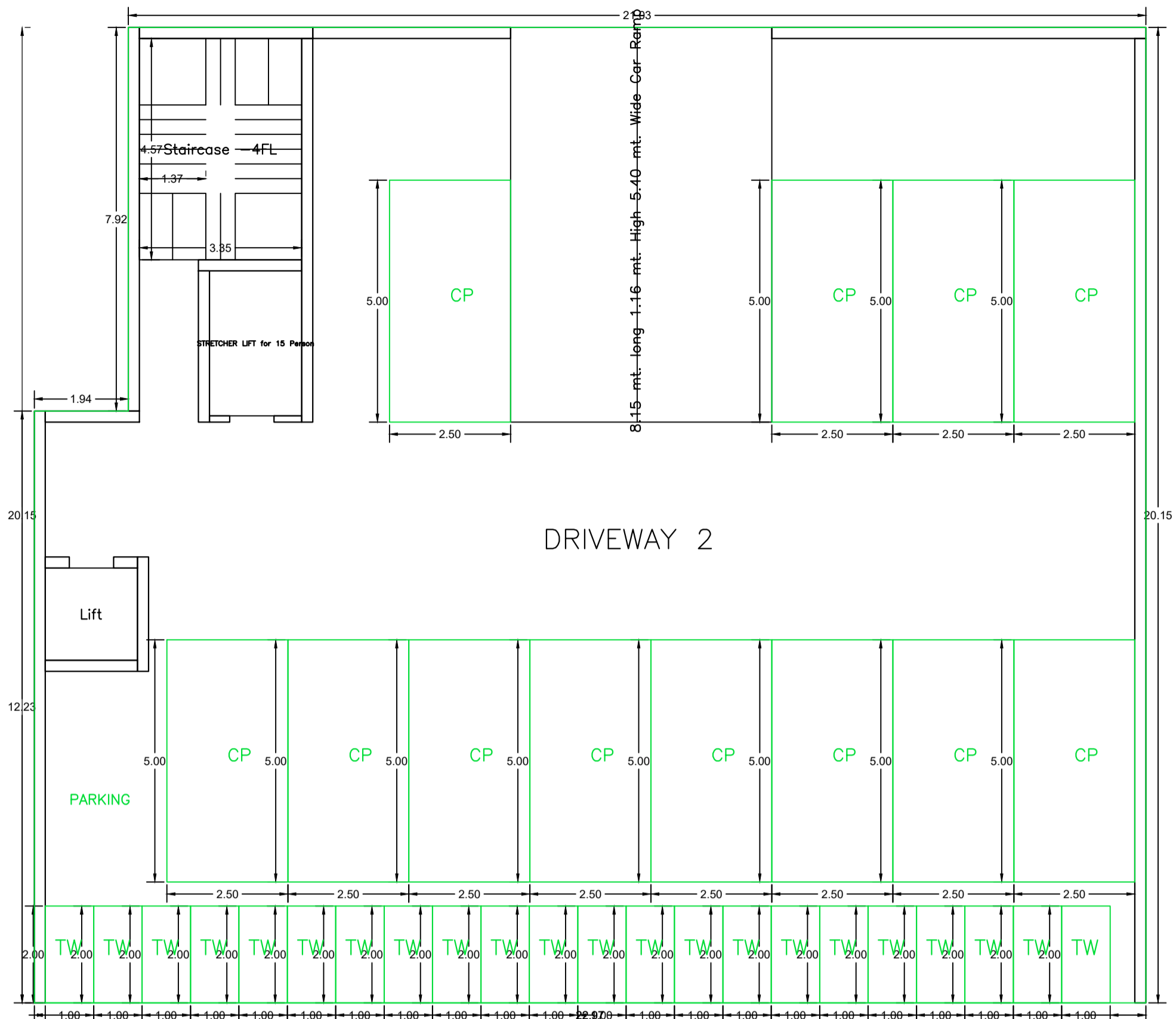
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)	
					StairCase	Lift	Balcony	Void	Accessory Use						Parking
J (RESIDENCE)	1	6377.33	140.48	6236.85	81.90	84.06	160.72	7.08	10.50	378.80	4927.84	526.59	15.33	5469.76	51
Grand Total	1	6377.33	140.48	6236.85	81.90	84.06	160.72	7.08	10.50	378.80	4927.84	526.59	15.33	5469.76	51

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

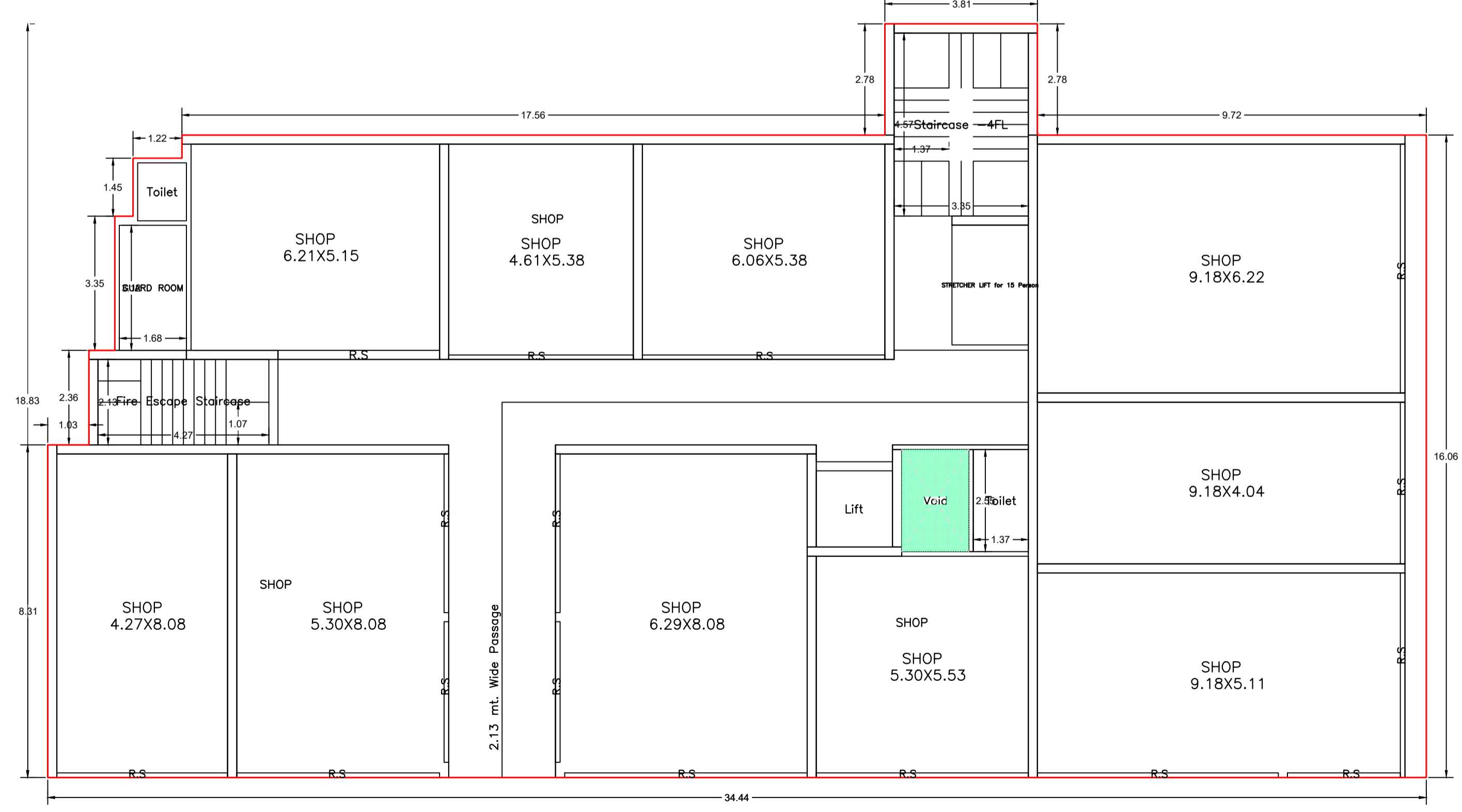
Proposal Basic Information	
Proposal File No.	MNAC/ENG/0043/W09/2025
Owner Name	73 JAY PRAKASH REGISTERED DEVELOPMENT AGREEMENT POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA
Khata No	281
Plot No	2117, 2118
Village Name	Mango
Use	Residential
SubUse	ResiComm Bldg



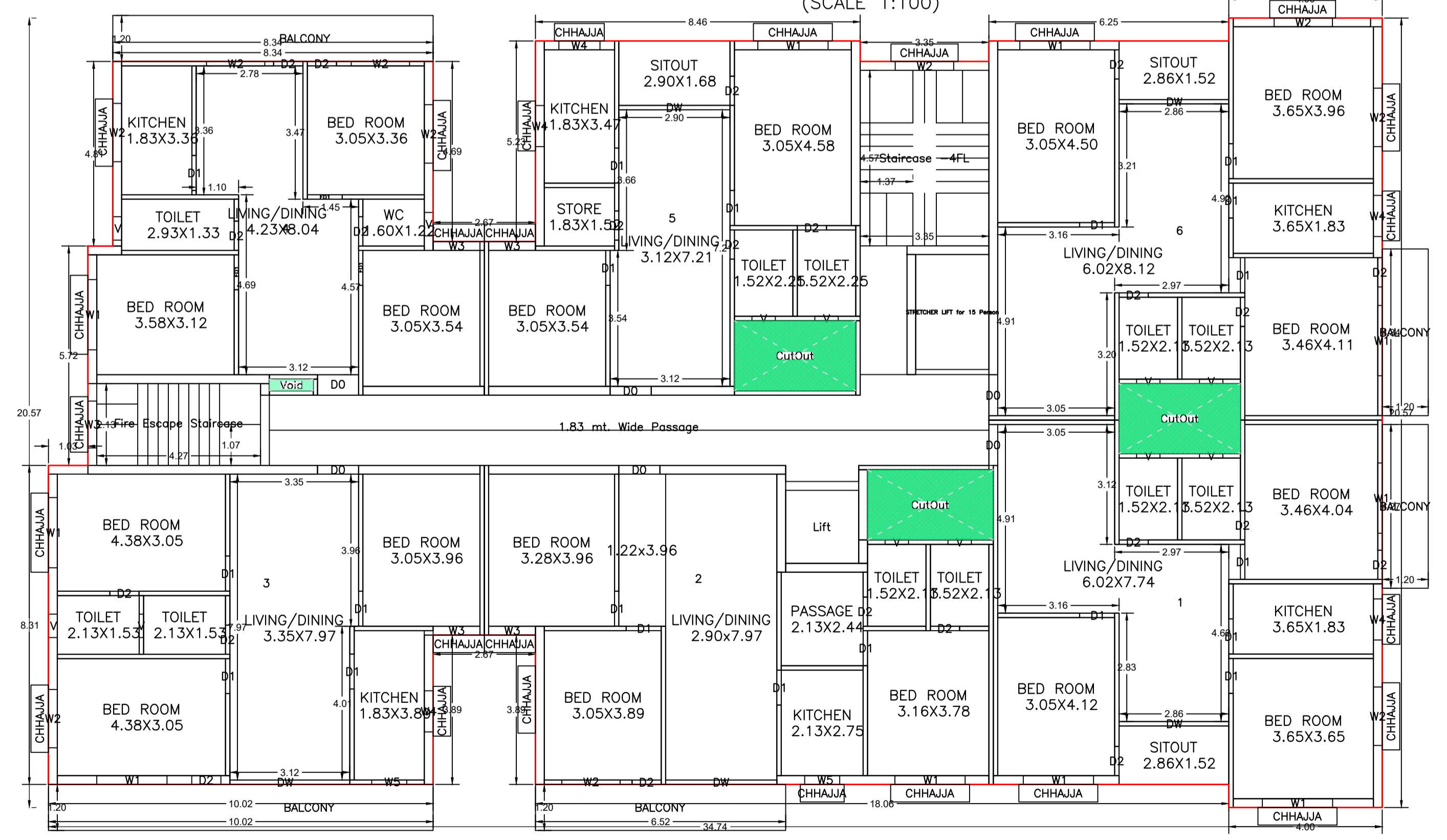
TERRACE FLOOR PLAN (SCALE 1:100)



BASEMENT FLOOR PLAN (SCALE 1:100)



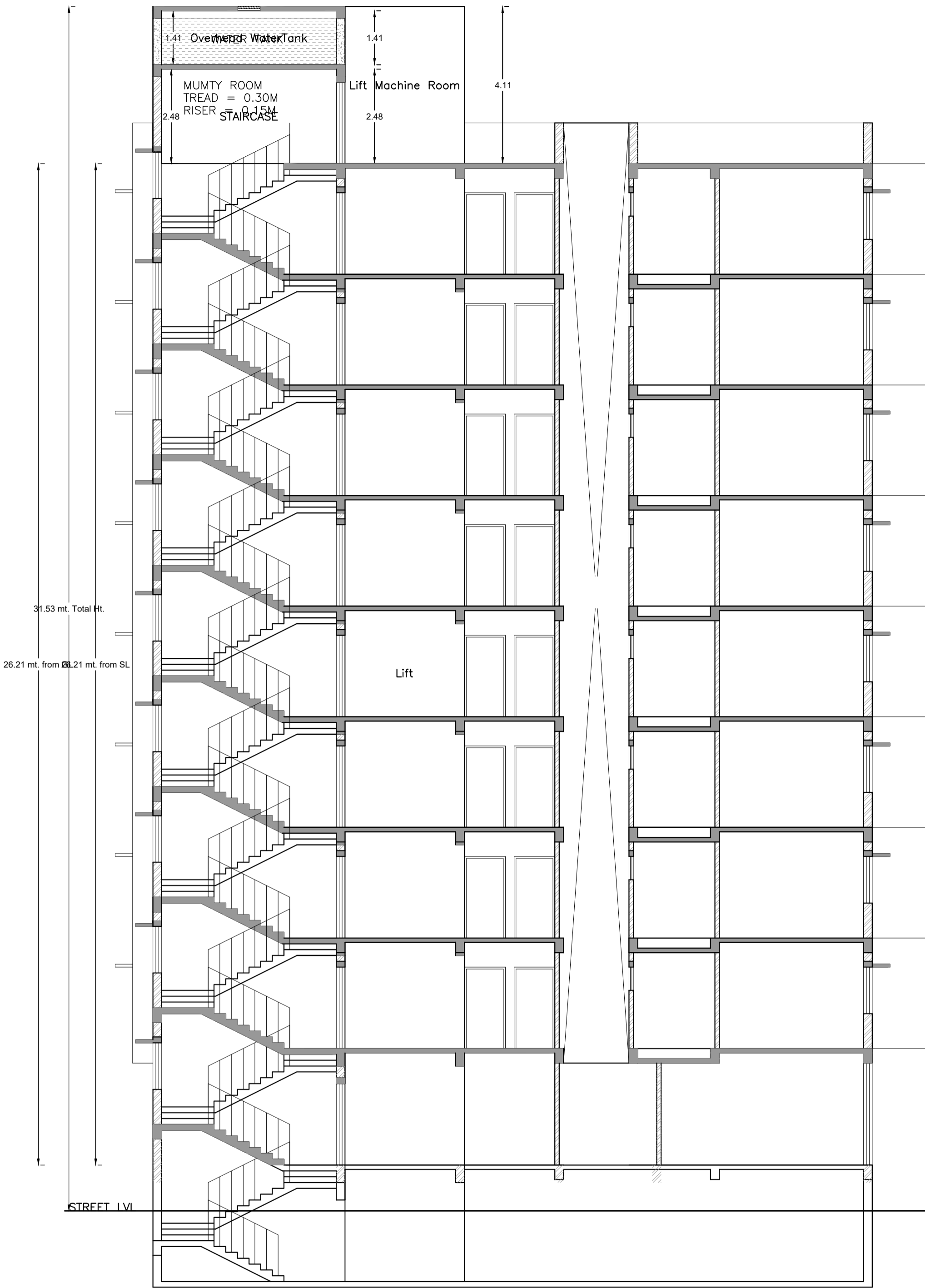
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



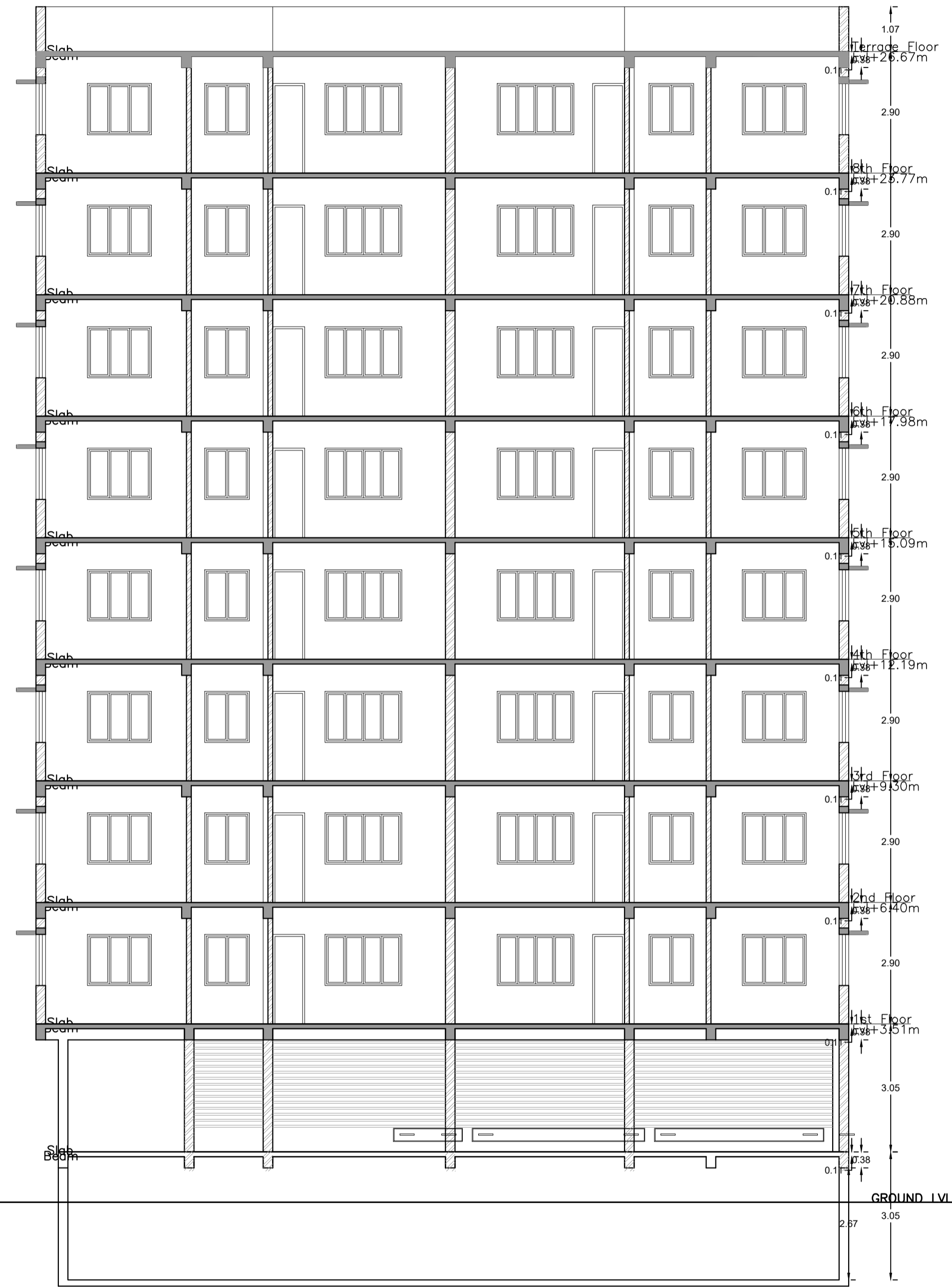
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN (Proposed) (SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No.	MNAC/ENG/0043/W09/2025
Owner Name	73JAY CONSTRUCTION PRIVATE LIMITED REGISTERED DEVELOPMENT AGREEMENT AND POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA
Khata No	281
Plot No	2117, 2118
Village Name	Mango
Use	Residential
SubUse	ResiComm Bldg



SECTION AT X-X



SECTION AT Y-Y

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	1.20 X 4.27 X 1 X 8	40.96	321.44
	1.20 X 4.34 X 1 X 8	41.68	
	1.20 X 6.52 X 1 X 8	62.56	
	1.20 X 10.02 X 1 X 8	96.16	
	1.20 X 8.34 X 1 X 8	80.08	
Total	-	-	321.44

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESIDENCE)	D2	0.76	2.10	176
J (RESIDENCE)	D1	0.91	2.10	160
J (RESIDENCE)	FD1	0.91	2.10	24
J (RESIDENCE)	D0	1.07	2.10	48
J (RESIDENCE)	R.S	2.82	2.44	01
J (RESIDENCE)	R.S	3.51	2.44	02
J (RESIDENCE)	R.S	3.96	2.44	02
J (RESIDENCE)	R.S	4.04	2.44	02
J (RESIDENCE)	R.S	4.27	2.44	01
J (RESIDENCE)	R.S	4.61	2.44	01
J (RESIDENCE)	R.S	5.07	2.44	01
J (RESIDENCE)	R.S	5.11	2.44	01
J (RESIDENCE)	R.S	5.30	2.44	01
J (RESIDENCE)	R.S	6.02	2.44	01
J (RESIDENCE)	R.S	6.06	2.44	02
J (RESIDENCE)	R.S	6.22	2.44	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
J (RESIDENCE)	V	0.61	0.61	96
J (RESIDENCE)	W5	0.91	1.20	16
J (RESIDENCE)	W4	1.07	1.20	40
J (RESIDENCE)	W3	1.22	1.20	40
J (RESIDENCE)	W2	1.52	1.20	80
J (RESIDENCE)	W1	1.83	1.20	80
J (RESIDENCE)	DW	2.86	2.13	16
J (RESIDENCE)	DW	2.90	2.13	16
J (RESIDENCE)	DW	3.12	2.13	08

Building :J (RESIDENCE)

Floor Name	Gross Builtup Area	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.)	Trmt (No.)
				StairCase	Lift	Balcony	Void	Accessory Use	Parking	Resi.	Commercial	Stair				
Basement Floor	447.50	0.00	447.50	0.00	9.34	0.00	0.00	0.00	378.80	0.00	0.00	15.33	15.33	15.33	00	
Ground Floor	550.47	0.00	550.47	9.10	0.00	0.00	4.28	10.50	0.00	0.00	526.59	0.00	526.59	526.59	03	
First Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Second Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Third Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Fourth Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Fifth Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Sixth Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Seventh Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Eighth Floor	672.42	17.56	654.86	9.10	9.34	20.09	0.35	0.00	0.00	615.98	0.00	0.00	615.98	615.98	06	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	6377.33	140.48	6236.85	81.90	84.06	160.72	7.08	10.50	378.80	4927.84	526.59	15.33	5469.76	5469.76	51	
Total Number of Same Buildings :	1															

UnitBUA Table for Building :J (RESIDENCE)

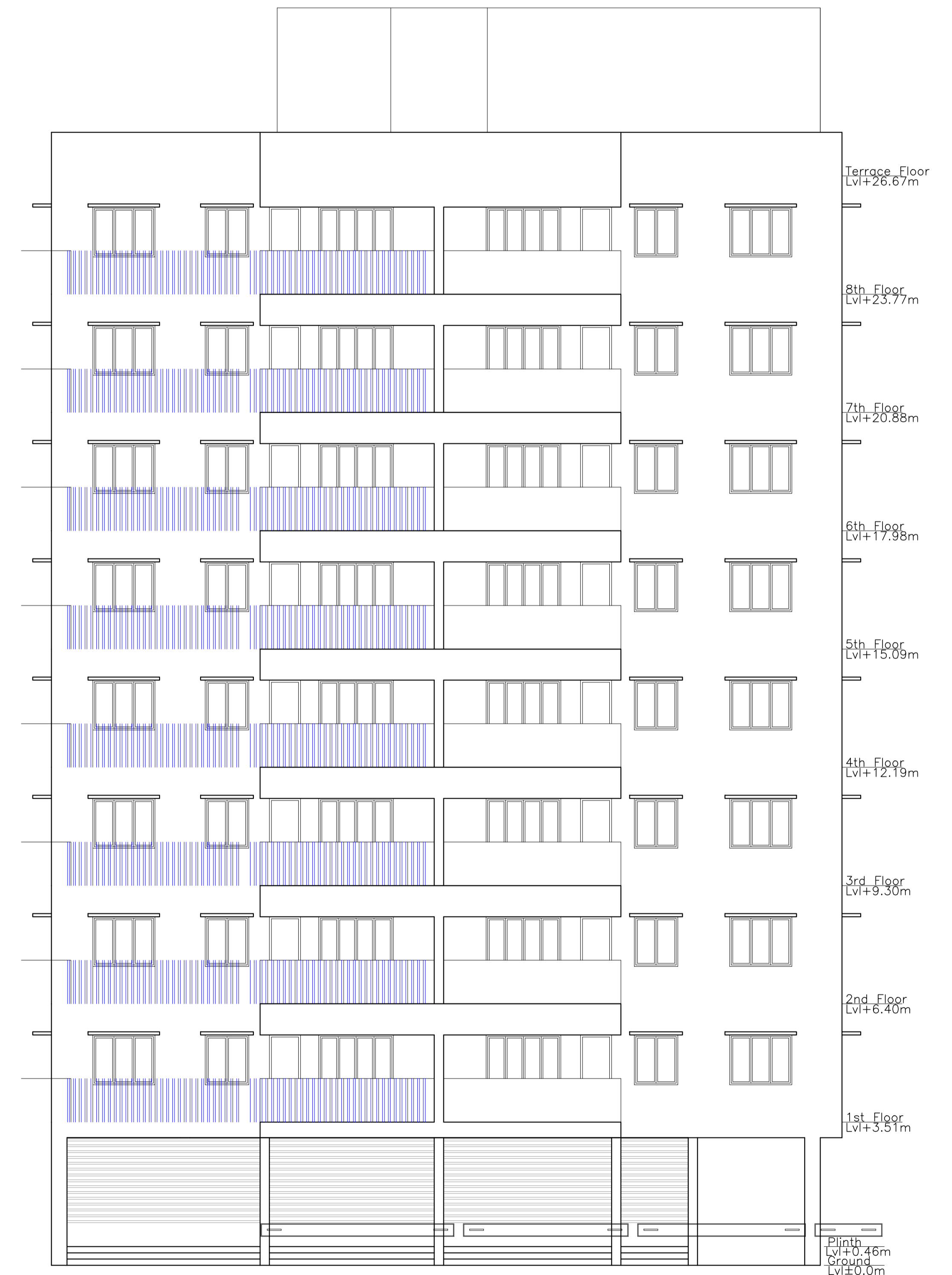
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	1	FLAT	101.05	87.43	8	48
	2	FLAT	101.15	83.80	8	
	3	FLAT	101.20	79.96	7	
	4	FLAT	88.68	69.38	7	
	5	FLAT	77.00	68.51	8	
	6	FLAT	105.74	90.80	8	
GROUND FLOOR PLAN	SHOP	SHOP	243.94	230.15	5	3
	SHOP	SHOP	99.25	90.97	3	
	SHOP	SHOP	83.28	77.30	2	
	Total:	-	5025.12	4237.42	378	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No.	MNAC/ENG/0043/W09/2025
Owner Name	73JAY CONSTRUCTION REGISTERED DEVELOPMENT AGREEMENT AND POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA
Khata No	281
Plot No	2117, 2118
Village Name	Mango
Use	Residential
SubUse	ResiComm Bldg



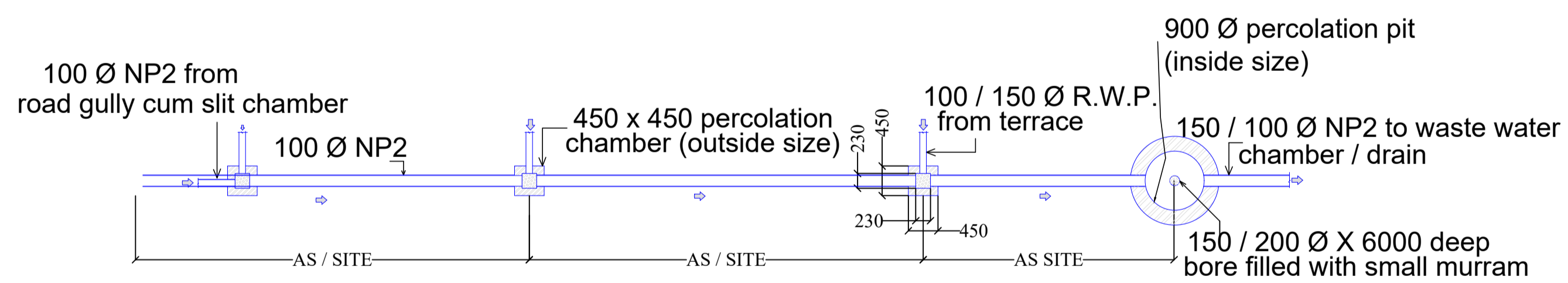
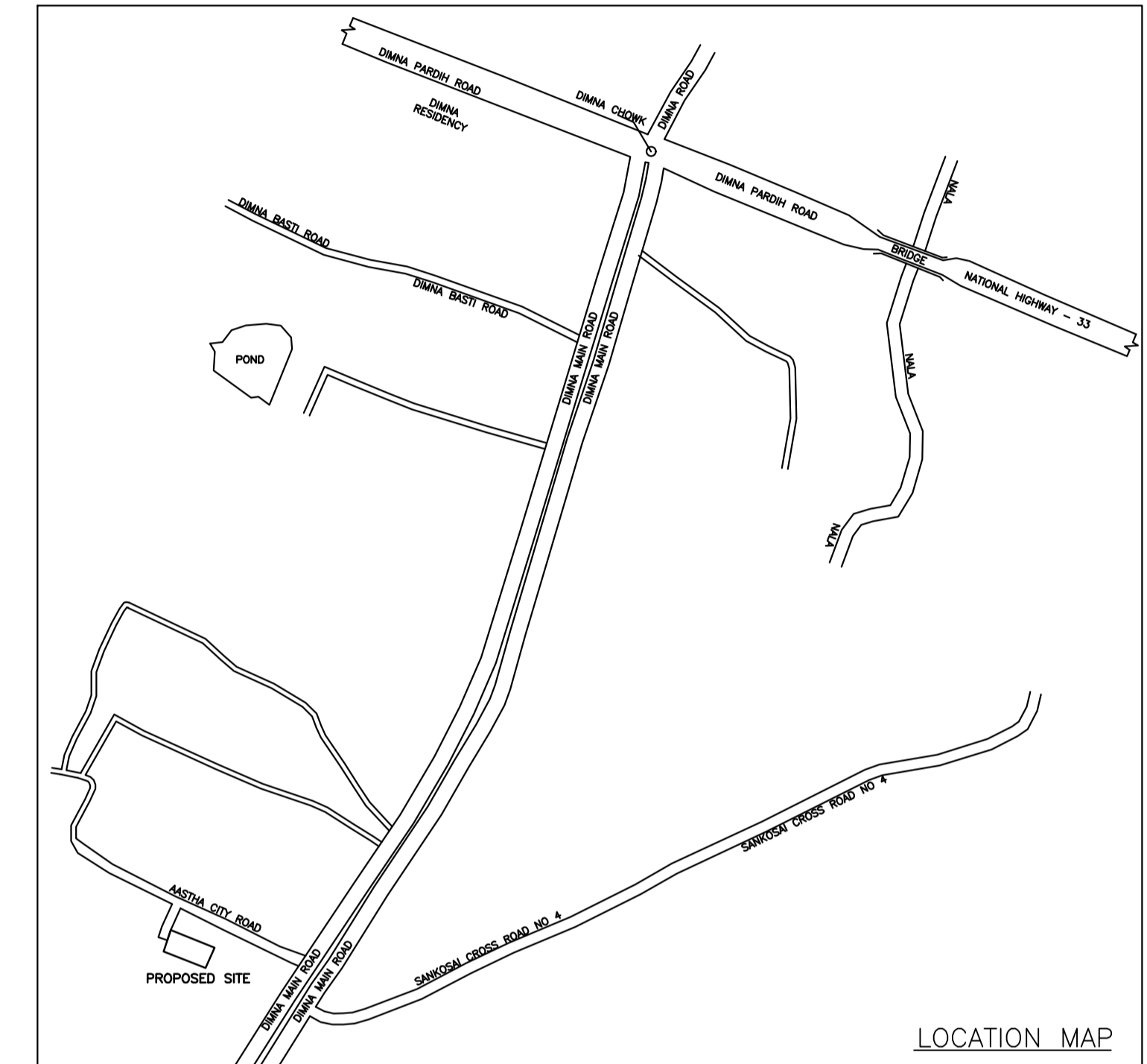
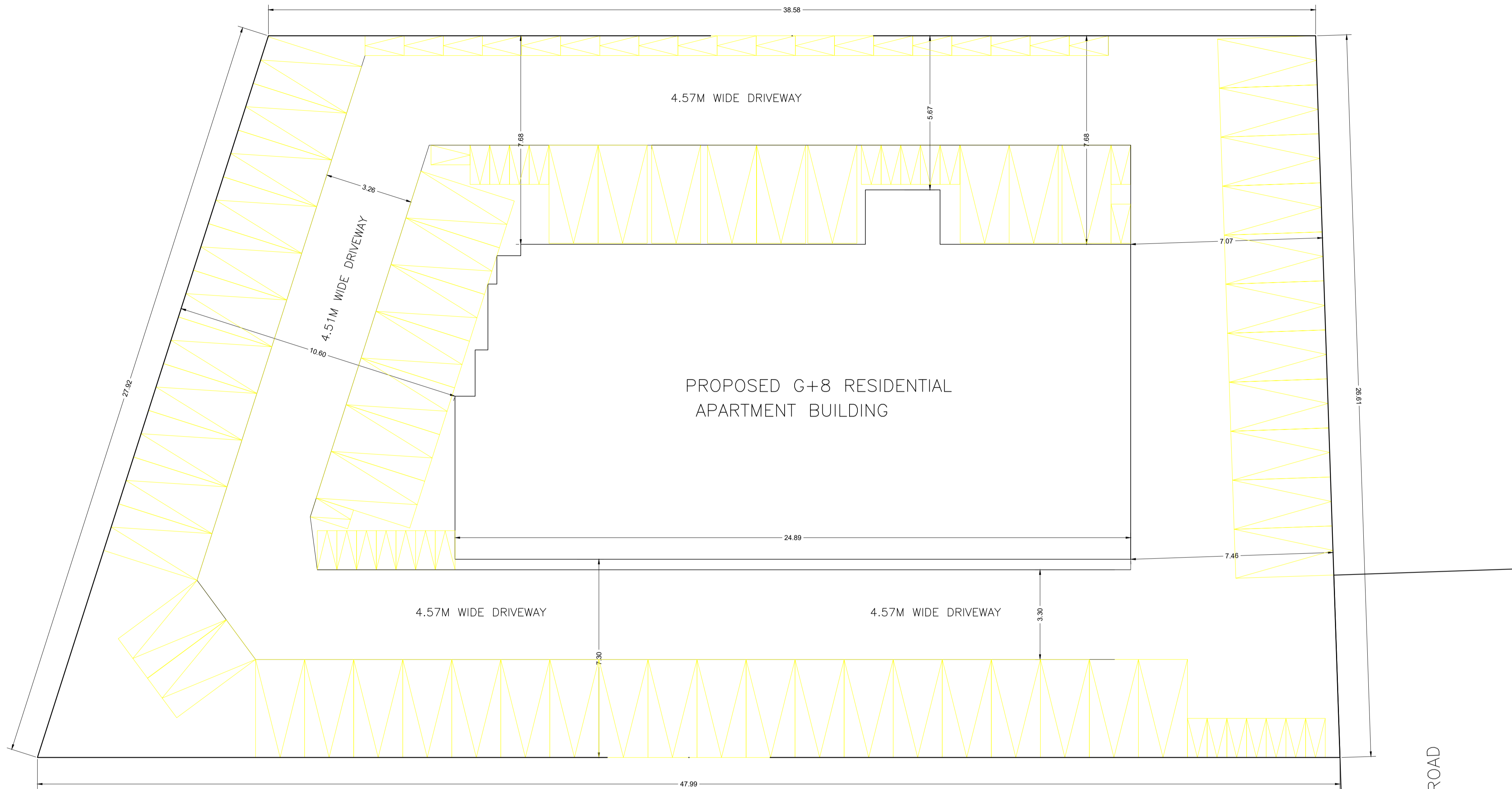
FRONT ELEVATION



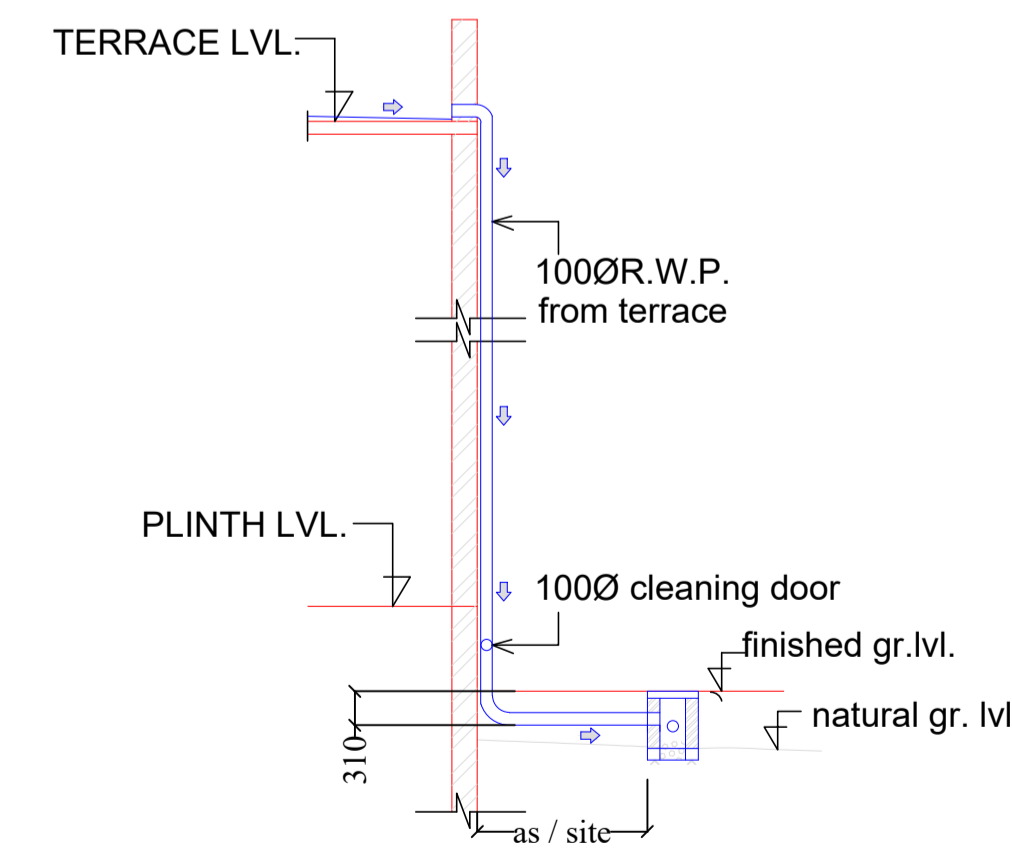
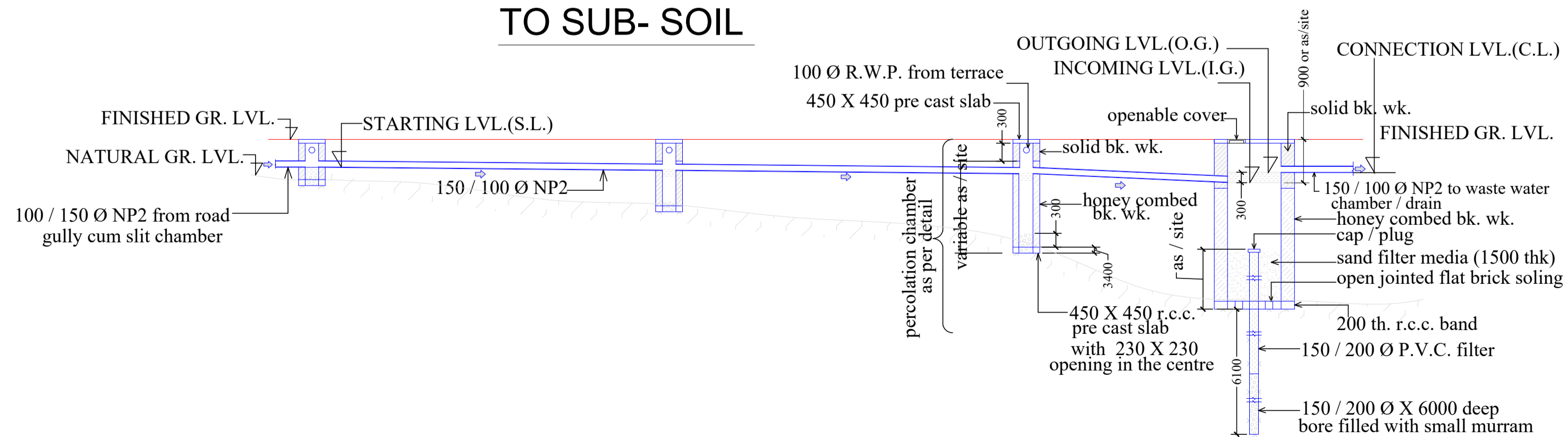
SIDE ELEVATION

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			

Proposal Basic Information	
Proposal File No.	MNAC/ENR/0043/W09/2025
Owner Name	73 JAY ANSARI REGISTERED DEVELOPMENT AGREEMENT AND POA HOLDER STEEL CITY CONSTRUCTION PRIVATE LIMITED REPRESENTED BY ONE OF ITS DIRECTOR UPDESH SINGH CHAWLA
Khata No	281
Plot No	2117, 2118
Village Name	Mango
Use	Residential
SubUse	ResiComm Bldg

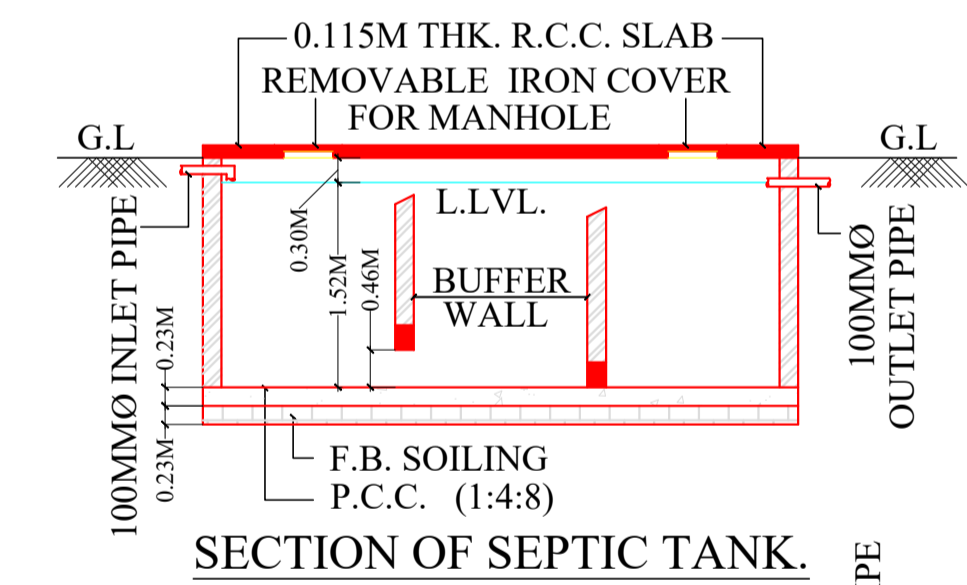


SURFACE WATER PERCOLATION SYSTEM TO SUB-SOIL

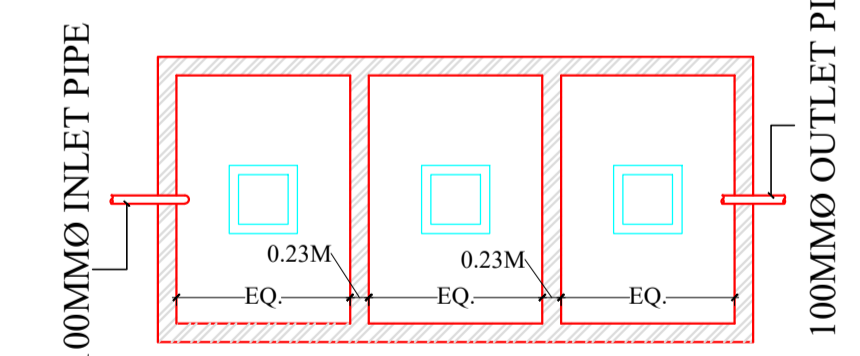


ROOF TOP RAIN WATER COLLECTION SYSTEM

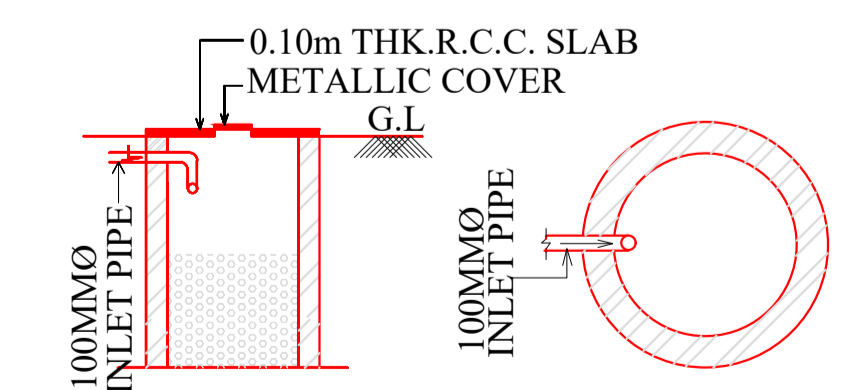
SCALE = N.T.S.



SECTION OF SEPTIC TANK.



PLAN OF SEPTIC TANK.



SECTION OF SOAK PIT PLAN OF SOAK PIT

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kunal Sinha Mahapatra MNAC/ENG/0006/2017			