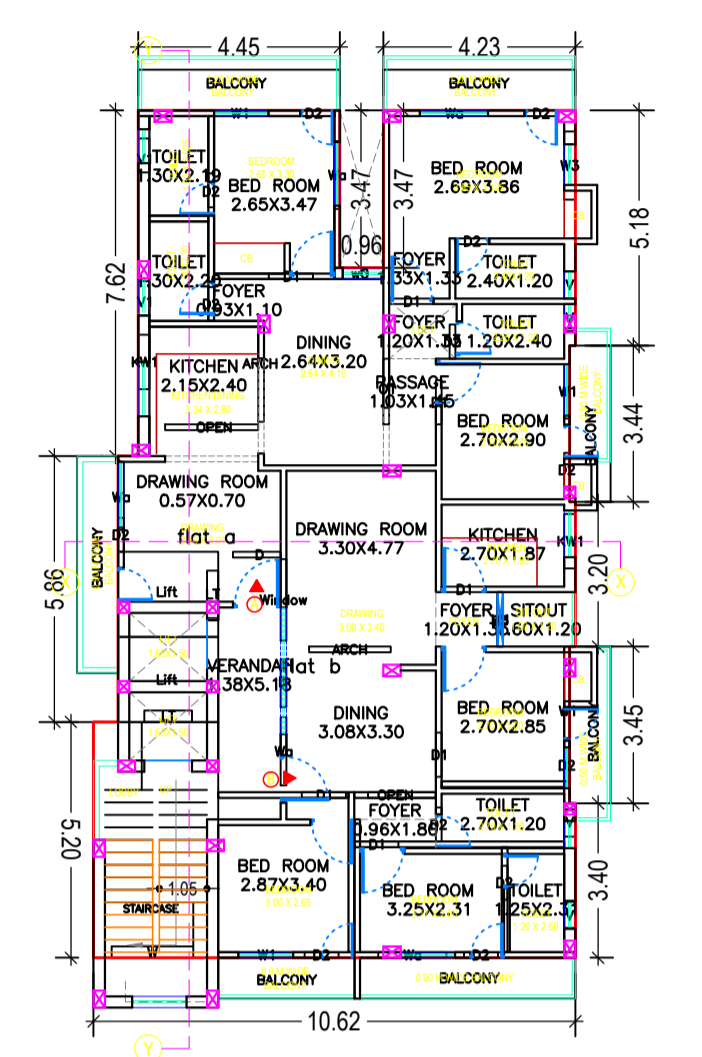
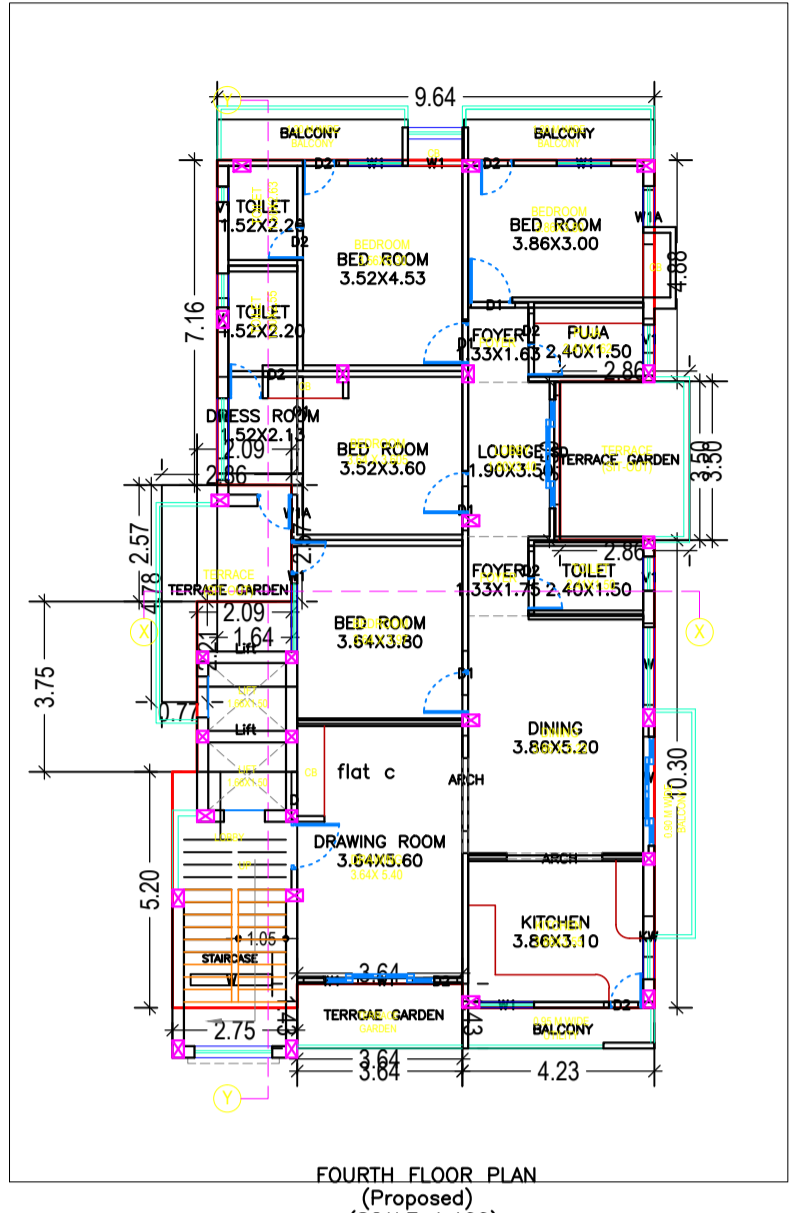


Proposal Basic Information	
Proposal File No.	CMC/BP/0262/W02/2018
Owner Name	KAILSASH PRASAD
Khata No	30
Plot No	746
Village Name	Chas
Use	Commercial
SubUse	ResiComm Bldg

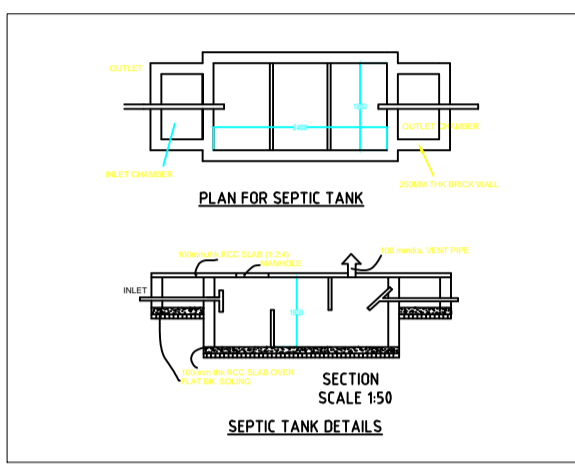
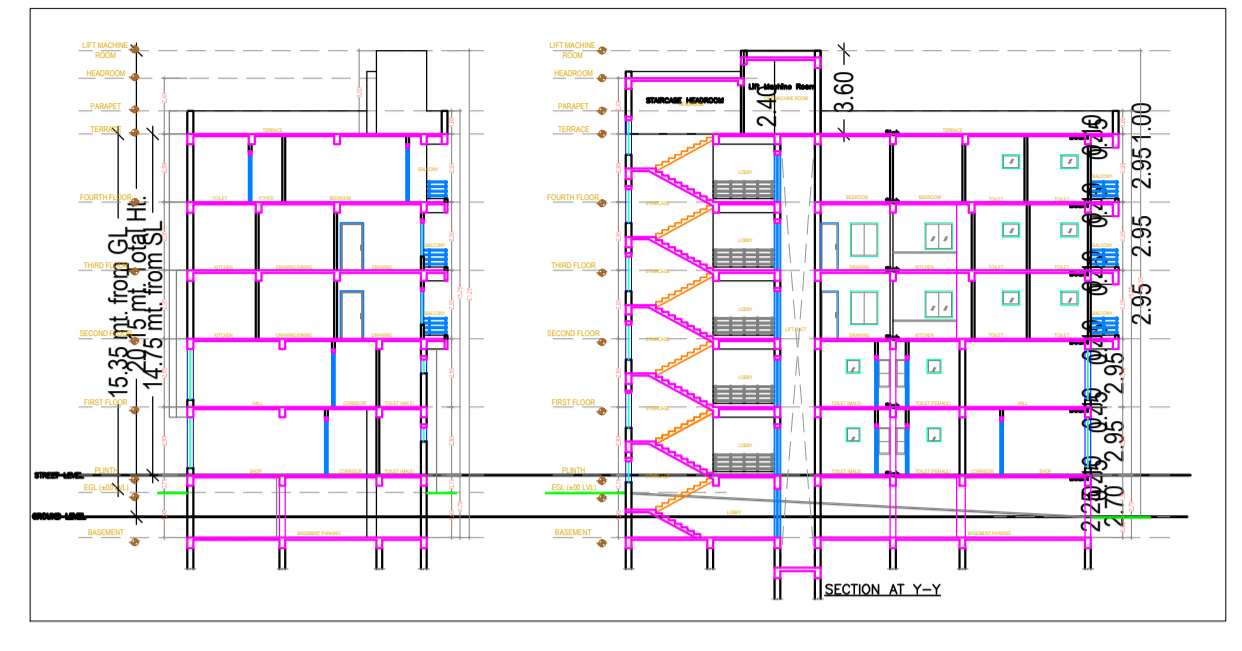
AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.42	SQ. MT.
PROJECT DETAIL:		VERSION DATE: 29/04/2019	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial		
District: BOKARO	Plot SubUse: ResiComm Bldg		
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward No: CMC/BP/0262/W02/2018	Plot/SubPlot No: 746		
Application Type: General Proposal	North: Plot No - 744		
Project Type: Building Permission	South: Road Width - 12.5		
Nature of Development: New	East: Road Width - 6.00		
Location of Development Area: Old Area	West: Plot No - 748		
AREA OF PLOT (Minimum)	(A)		412.53
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		412.53
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			66.03
Total			66.03
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		346.50
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		412.53
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		412.53
COVERAGE CHECK			
Permissible Coverage area (50.00 %)			206.26
Proposed Coverage Area (45.39 %)			187.23
Total Prop. Coverage Area (45.39 %)			187.23
Balance coverage area (4.61 %)			19.03
FAR CHECK			
Perm. FAR Area (2.50)			1031.32
Total Perm. FAR area			1031.32
Residential FAR			546.61
Commercial FAR			380.61
Proposed FAR Area			927.22
Total Proposed FAR Area			927.22
Consumed FAR (Factor)			2.25
Balance FAR Area			104.10
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1164.19
ARCHITECT (Regd)			ARUN RANJAN
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			KAILSASH PRASAD
DEVELOPMENT AUTHORITY			LOCAL BODY



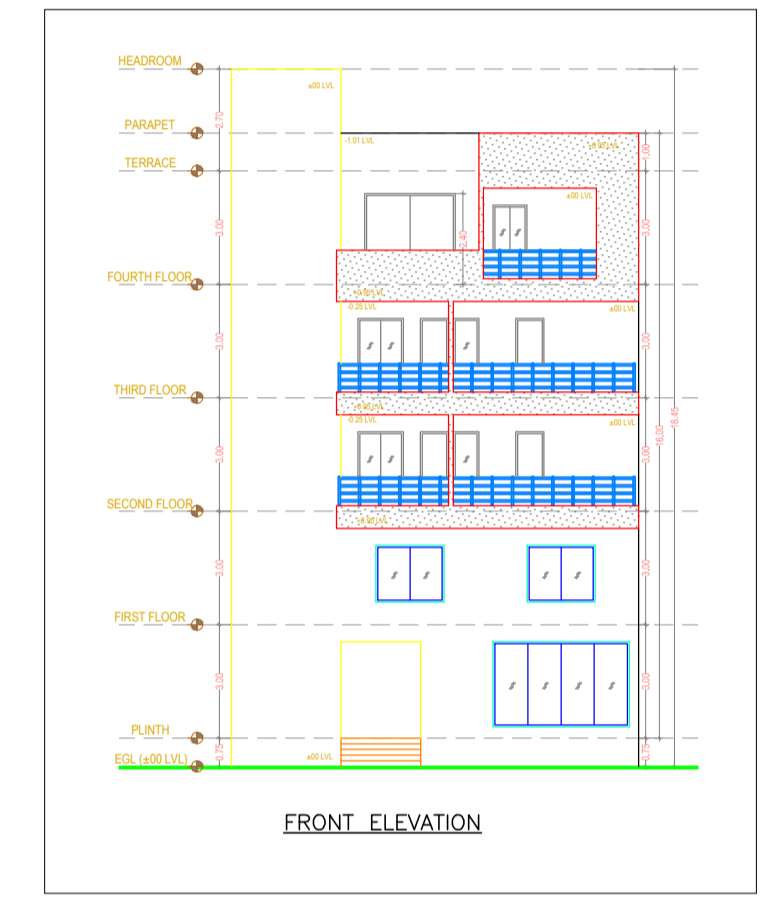
TYPICAL - 2, 3 FLOOR PLAN (Proposed) (SCALE 1:100)



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

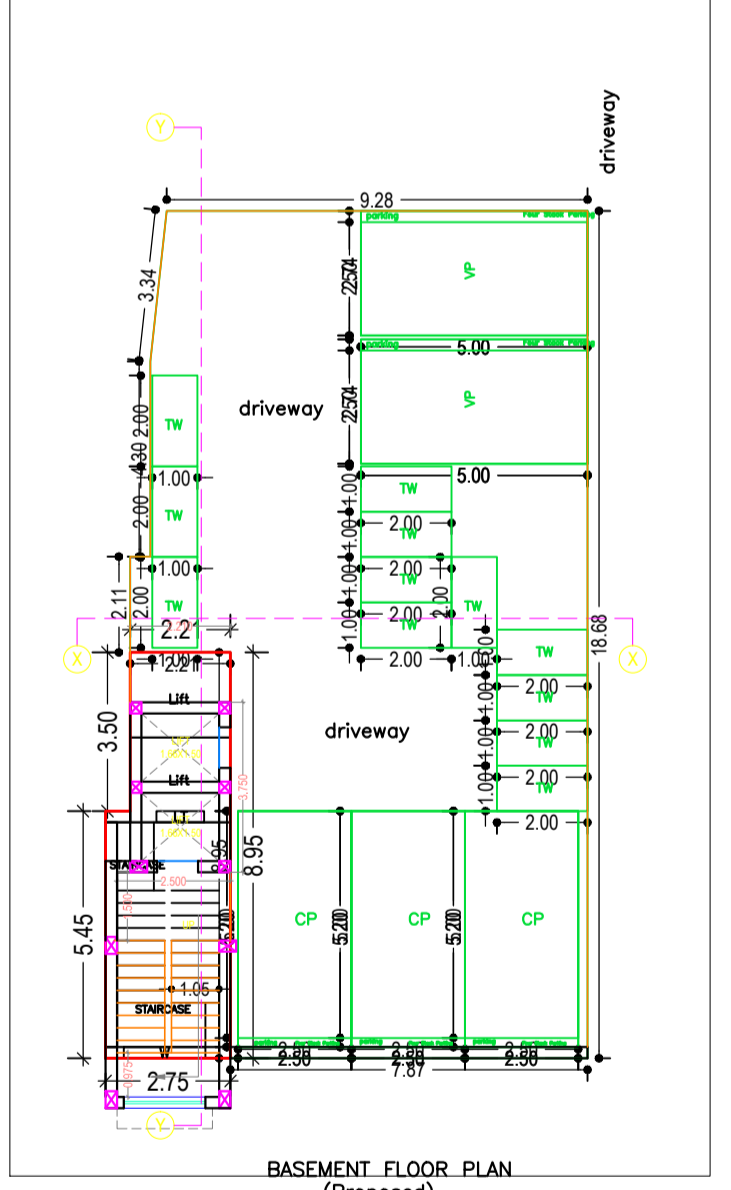


EAST ELEVATION

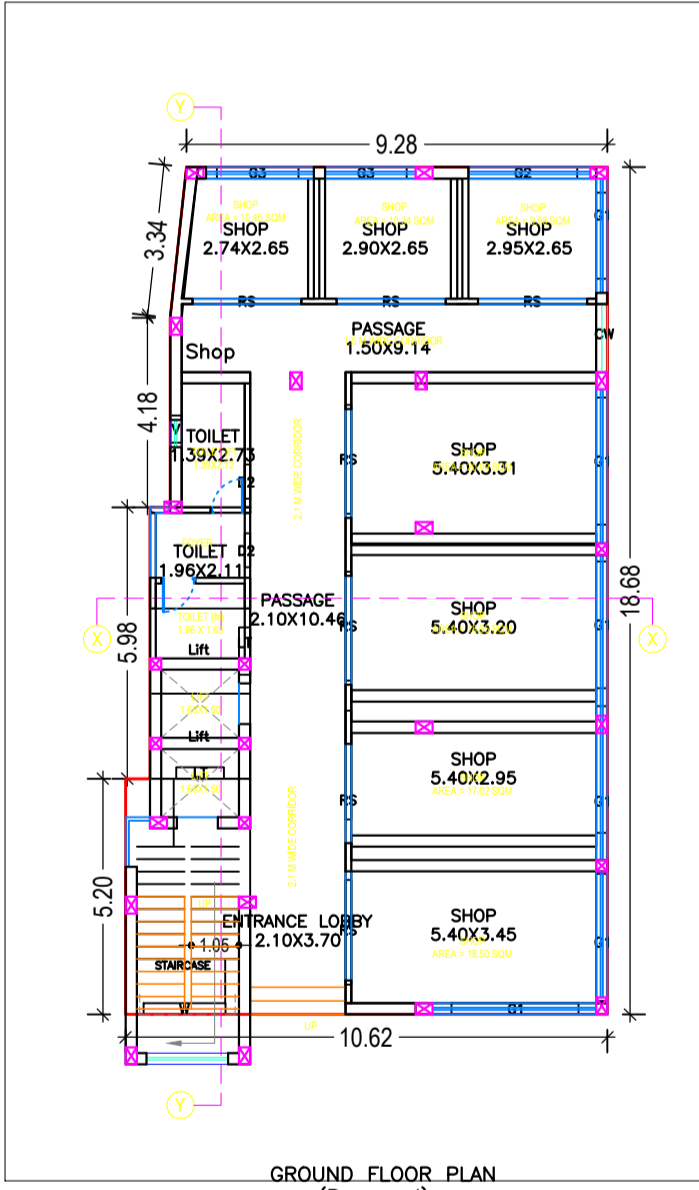


FRONT ELEVATION

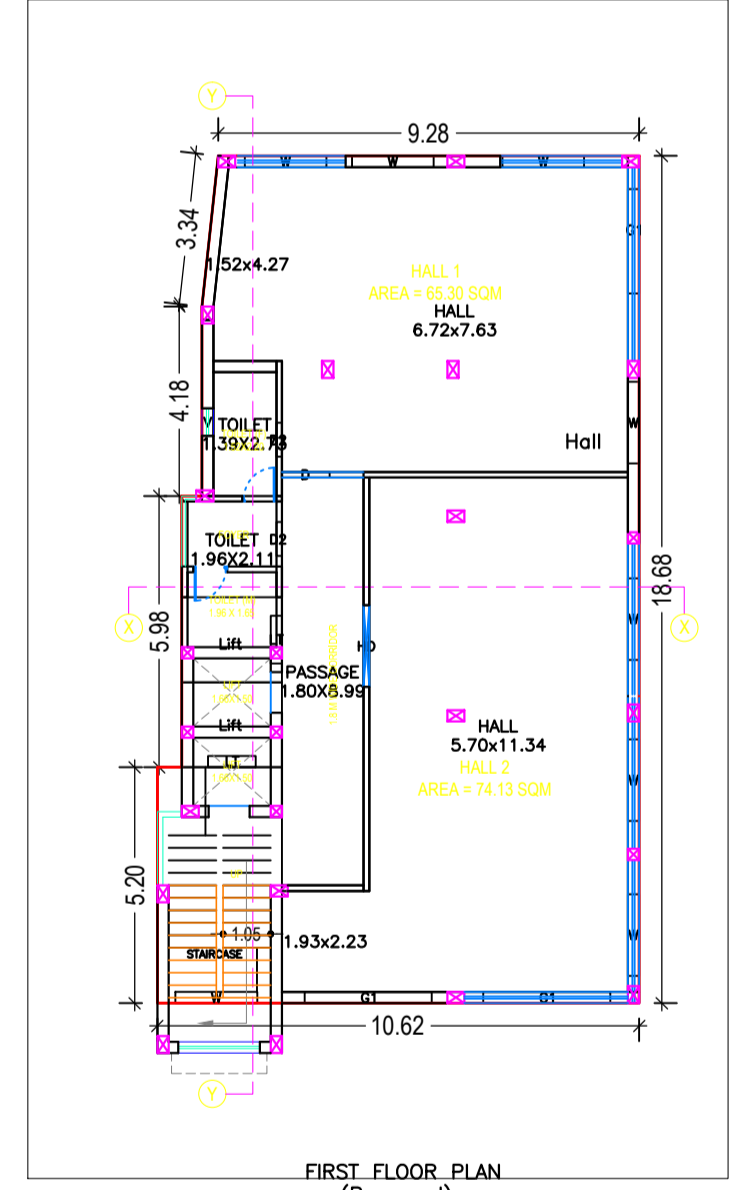
CERTIFICATE:
THIS IS CERTIFY THAT THE STRUCTURAL DESIGN OF THIS BUILDING IS AS PER 'IS CODE 189-1884-& 1993' TO MAKE THE SAME.



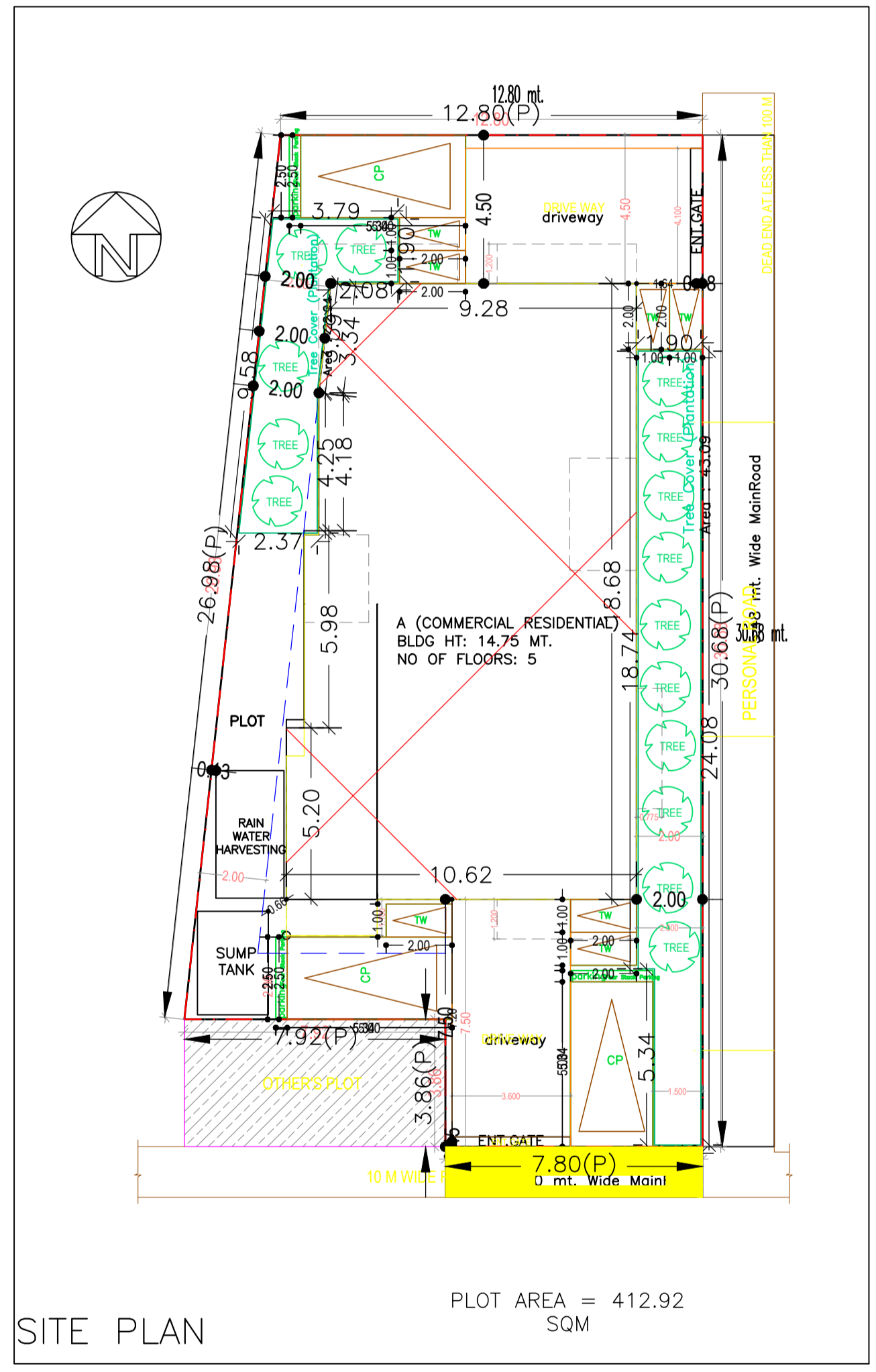
BASEMENT FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



SITE PLAN

PLOT AREA = 412.92 SQM

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL RESIDENTIAL)	D2	0.75	2.10	38
A (COMMERCIAL RESIDENTIAL)	D1	0.98	2.10	18
A (COMMERCIAL RESIDENTIAL)	LT	1.05	2.10	04
A (COMMERCIAL RESIDENTIAL)	D	1.05	2.10	06
A (COMMERCIAL RESIDENTIAL)	D3	1.20	2.10	02
A (COMMERCIAL RESIDENTIAL)	D1	1.45	2.10	02
A (COMMERCIAL RESIDENTIAL)	OPEN	1.50	2.40	02
A (COMMERCIAL RESIDENTIAL)	HO	1.80	2.40	01
A (COMMERCIAL RESIDENTIAL)	ARCH	1.80	2.40	02
A (COMMERCIAL RESIDENTIAL)	OPEN	2.06	2.40	02
A (COMMERCIAL RESIDENTIAL)	ARCH	2.10	2.40	04
A (COMMERCIAL RESIDENTIAL)	O1	2.13	2.10	01
A (COMMERCIAL RESIDENTIAL)	RS	2.30	2.40	01
A (COMMERCIAL RESIDENTIAL)	SD	2.40	2.40	01
A (COMMERCIAL RESIDENTIAL)	RS	2.40	2.40	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (COMMERCIAL RESIDENTIAL)	V	0.60	0.60	10
A (COMMERCIAL RESIDENTIAL)	V1	0.75	0.60	08
A (COMMERCIAL RESIDENTIAL)	KW	0.90	1.20	01
A (COMMERCIAL RESIDENTIAL)	W0	0.90	1.50	02
A (COMMERCIAL RESIDENTIAL)	KW1	1.20	1.20	04
A (COMMERCIAL RESIDENTIAL)	W1	1.20	1.50	15
A (COMMERCIAL RESIDENTIAL)	W1A	1.20	1.50	02
A (COMMERCIAL RESIDENTIAL)	OW	1.50	1.20	01
A (COMMERCIAL RESIDENTIAL)	W0	1.50	1.50	02
A (COMMERCIAL RESIDENTIAL)	W1	1.60	1.50	02
A (COMMERCIAL RESIDENTIAL)	W	1.60	1.50	17
A (COMMERCIAL RESIDENTIAL)	Window	1.60	1.50	02
A (COMMERCIAL RESIDENTIAL)	G3	1.80	2.25	02
A (COMMERCIAL RESIDENTIAL)	G1	1.90	2.25	01
A (COMMERCIAL RESIDENTIAL)	G1	2.30	2.25	01
A (COMMERCIAL RESIDENTIAL)	G2	2.40	2.25	01
A (COMMERCIAL RESIDENTIAL)	G1	2.60	2.25	07

Buildingwise Floor FAR Details

Floor Name	Building Name		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	187.31	14.43	187.31	14.43
Ground Floor	187.23	187.23	187.23	187.23
First Floor	187.23	178.94	187.23	178.94
Second Floor	208.88	187.94	208.88	187.94
Third Floor	208.88	187.94	208.88	187.94
Fourth Floor	184.66	170.74	184.66	170.74
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1164.19	927.22	1164.19	927.22

UnitBUA Table for Building :A (COMMERCIAL RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	STAIRCASE	OTHER	14.30	12.44	0	1
GROUND FLOOR PLAN	Shop	SHOP	164.64	143.40	12	1
FIRST FLOOR PLAN	Hall	SHOP	164.64	150.15	5	1
TYPICAL - 2, 3 FLOOR PLAN	flat a	FLAT	93.58	89.09	14	4
FOURTH FLOOR PLAN	flat b	FLAT	95.80	91.34	12	4
Total:	-	-	884.42	812.96	84	8

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)	White

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (COMMERCIAL RESIDENTIAL)	Commercial	ResiComm Bldg	Non-Highrise

Building :A (COMMERCIAL RESIDENTIAL)

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	Balcony	Parking				
Basement Floor	187.31	8.29	0.00	231.03	0.00	14.43	14.43	01
Ground Floor	187.23	0.00	0.00	0.00	187.23	187.23	187.23	01
First Floor	187.23	8.29	0.00	0.00	178.94	178.94	178.94	01
Second Floor	208.88	8.29	12.65	0.00	187.94	0.00	187.94	02
Third Floor	208.88	8.29	12.65	0.00	187.94	0.00	187.94	02
Fourth Floor	184.66	8.29	5.63	0.00	170.74	0.00	170.74	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1164.19	41.45	30.93	231.03	546.62	380.61	927.22	08

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 (COMMERCIAL RESIDENTIAL)	Commercial	ResiComm Bldg	> 0	100	329.42	1	3	-	-	-	-	
A (COMMERCIAL RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	100	329.42	-	-	-	-	1	7	
A (COMMERCIAL RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	5.00	1.00	5	-	-	-	-	
A (COMMERCIAL RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	5.00	-	-	-	-	1	5	
A (COMMERCIAL RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	5.00	-	-	1	1	-	-	
Total:				-	-	-	8	24	-	1	12	19

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	6	75.00	-
Four Stack Car	-	-	18	225.00	-
Total Car	8	100.00	24	300.00	-
Visitor's Car Parking	-	-	2	25.00	-
Four Stack Visitor Parking	-	-	6	75.00	-
Total Visitor Parking	1	12.50	8	100.00	-
TwoWheeler	-	-	19	38.00	-
Total TwoWheeler	12	24.00	19	38.00	-
Other Parking	-	-	-	164.59	-
Total		136.50		740.59	

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.)	Trmt (No.)
			Lift	Balcony	Parking				
A (COMMERCIAL RESIDENTIAL)	1	1164.19	41.45	30.93	231.03	546.62	380.61	927.22	08
Grand Total	1	1164.19	41.45	30.93	231.03	546.62	380.61	927.22	08

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
ARUN RANJAN CMC/ARC/0027/2017			