

Proposal Basic Information

Proposal File No.	CMC/BP/0107/W07/2019
Owner Name	SANTOSH KUMAR DIRECTOR OF AARADHYA INFRASTRUCTURE AND DEVELOPER INDIA PVT. LTD
Khata No	314,306
Plot No	2285,2286,2267
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

Building USE/SUBUSE Details

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

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 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	13.00	1.00	13	-	-	-	-	-
			> 0	1	13.00	-	-	-	-	1	13	-
			> 0	1	13.00	-	-	-	1	2	-	-
Total :			-	-	-	13	13	2	2	2	13	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	13	162.50
Total Car	13	162.50	13	162.50
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	15	30.00
Total TwoWheeler	13	26.00	15	30.00
Other Parking	-	-	-	163.37
Total	213.50	-	-	435.87

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.45 X 4.13 X 2 X 3	11.16	76.86
	0.45 X 3.20 X 1 X 3	4.32	
	0.90 X 3.68 X 2 X 3	19.86	
	0.90 X 3.55 X 2 X 3	19.20	
Total	0.34 X 0.00 X 4 X 3	22.32	76.86

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	347.49	347.25	30	1
TYPICAL - 2, 3& 4 FLOOR PLAN	FAT - 204	FLAT	68.01	67.96	7	12
	FLAT - 201	FLAT	97.47	97.42	10	
	FLAT - 202	FLAT	94.28	94.22	10	
	FLAT - 203	FLAT	95.81	95.74	10	
Total:	-	-	1414.24	1413.29	141	13

Building :A (RESIDENTIAL)

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.)	Tnmt (No.)
				Cutout	Lift	Balcony	Accessory Use	Parking	Resi.					
Ground Floor	367.75	0.00	367.75	0.00	0.00	3.45	352.37	0.00	8.70	11.93	11.93	0.00	00	
First Floor	355.24	4.52	350.72	3.23	0.00	0.00	0.00	347.49	0.00	347.49	347.49	0.00	01	
Second Floor	379.99	4.52	375.47	3.23	12.38	0.00	0.00	359.86	0.00	359.86	359.86	0.00	04	
Third Floor	379.99	4.52	375.47	3.23	12.38	0.00	0.00	359.86	0.00	359.86	359.86	0.00	04	
Fourth Floor	379.99	4.52	375.47	3.23	12.38	0.00	0.00	359.86	0.00	359.86	359.86	0.00	04	
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	00	
Total	1862.96	18.08	1844.88	12.92	37.14	3.45	352.37	1427.07	8.70	1439.00	1439.00	0.00	13	
Total Number of Same Buildings :	1													
Total :	1862.96	18.08	1844.88	12.92	37.14	3.45	352.37	1427.07	8.70	1439.00	1439.00	0.00	13	

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.)	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.)
					Cutout	Lift	Balcony	Accessory Use	Parking	Resi.					
A (RESIDENTIAL)	1	1862.96	18.08	1844.88	12.92	37.14	3.45	352.37	1427.07	8.70	1439.00	1439.00	0.00	13	
Grand Total :	1	1862.96	18.08	1844.88	12.92	37.14	3.45	352.37	1427.07	8.70	1439.00	1439.00	0.00	13	

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.39	VERSION DATE: 29/04/2019
PROJECT DETAIL:	Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: BOKARO CORPORATION	Authority: CHAS MUNICIPAL CORPORATION	Plot SubUse: Residential Bldg/Apartment
Inward_No: CMC/BP/0107/W07/2019	Plot/SubPlot No: 2285,2286,2267	PlotNearbyReligiousStructure: NA
Application Type: General Proposal	North: Plot No. - PLOT NO. - 2284 PART	South: Road Width - PLOT NO. - 2267 2268 PART
Project Type: Building Permission	Nature of Development: New	East: Road Width - ROAD
Location of Development Area: Old Area	West: Plot No. - PLOT NO. - 2287 PART	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	715.35
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	715.35
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		83.77
Total		83.77
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	631.58
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	715.35
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	715.35
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		429.21
Proposed Coverage Area (49.66 %)		355.24
Total Prop. Coverage Area (49.66 %)		355.24
Balance coverage area (10.34 %)		73.97
FAR CHECK		
Perm. FAR Area (2.50)		1788.38
Total Perm. FAR area		1788.38
Residential FAR		1427.08
Proposed FAR Area		1439.01
Total Proposed FAR Area		1439.01
Consumed FAR (Factor)		2.01
Balance FAR Area		349.37
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1844.88
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SANTOSH KUMAR DIRECTOR OF AARADHYA INFRASTRUCTURE AND DEVELOPER INDIA PVT. LTD	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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

Buildingwise Floor FAR Details

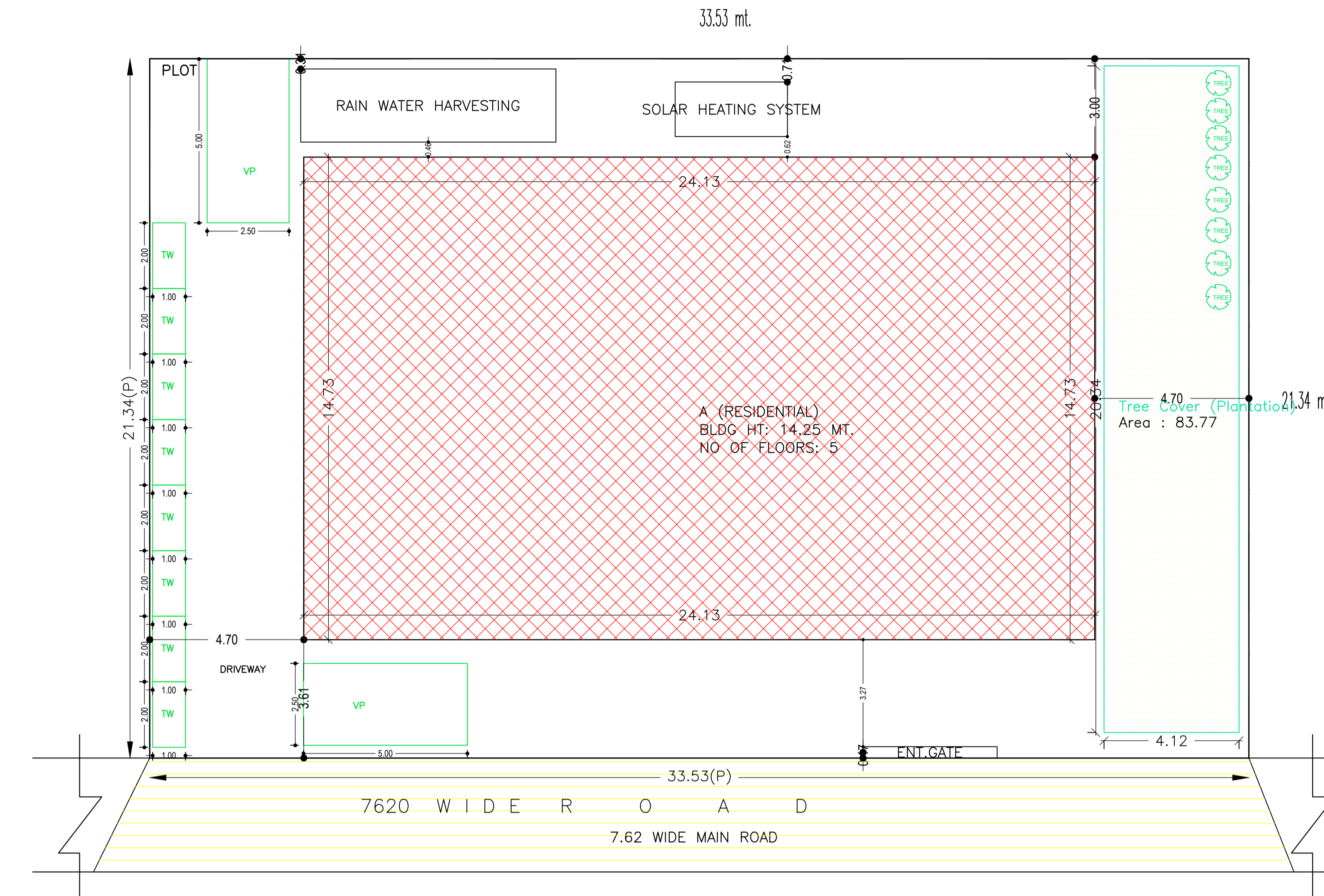
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	367.75	11.93	367.75	11.93
First Floor	350.72	347.49	350.72	347.49
Second Floor	375.47	359.86	375.47	359.86
Third Floor	375.47	359.86	375.47	359.86
Fourth Floor	375.47	359.86	375.47	359.86
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1844.88	1439.00	1844.88	1439.00

SCHEDULE OF DOOR:

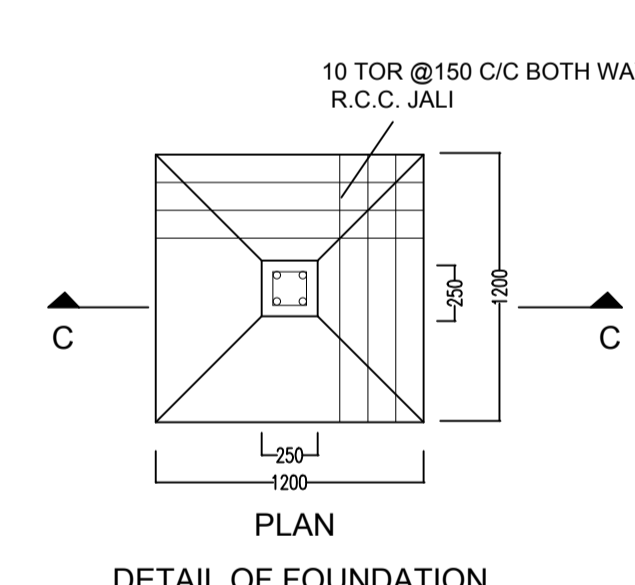
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D3	0.75	2.10	69
A (RESIDENTIAL)	D2	0.90	2.10	16
A (RESIDENTIAL)	D1	0.98	2.10	44
A (RESIDENTIAL)	D	1.05	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

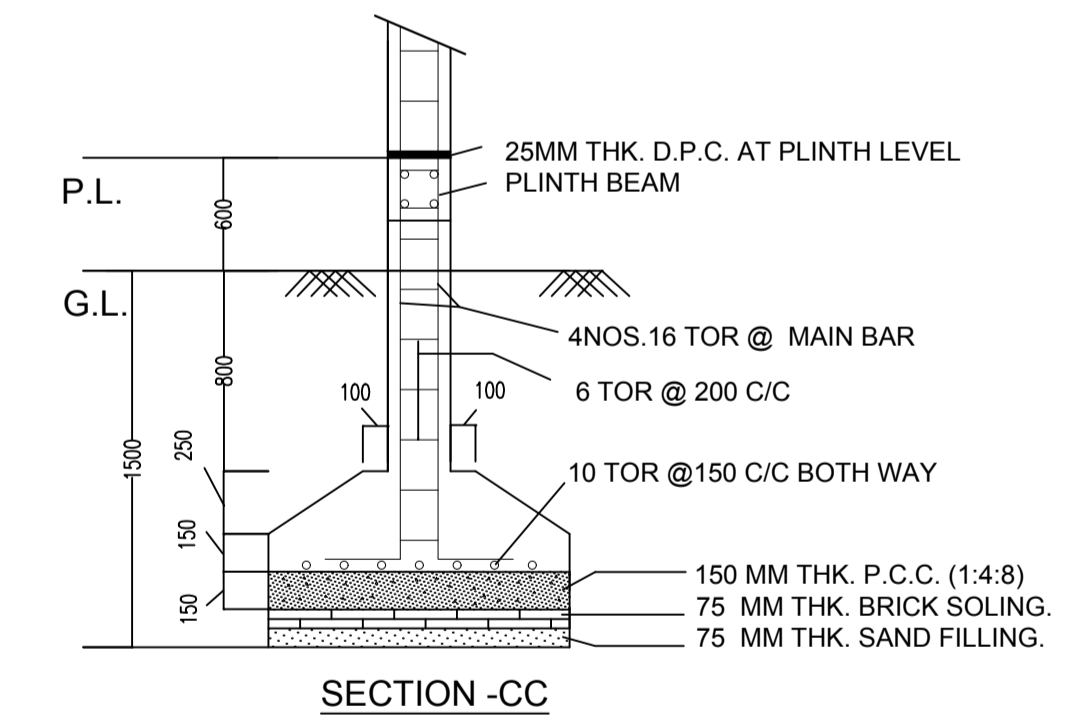
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.60	32
A (RESIDENTIAL)	W2	0.90	1.20	16
A (RESIDENTIAL)	W1	1.50	1.20	52
A (RESIDENTIAL)	MECH VENT	1.80	1.20	16
A (RESIDENTIAL)	W	1.80	1.20	16



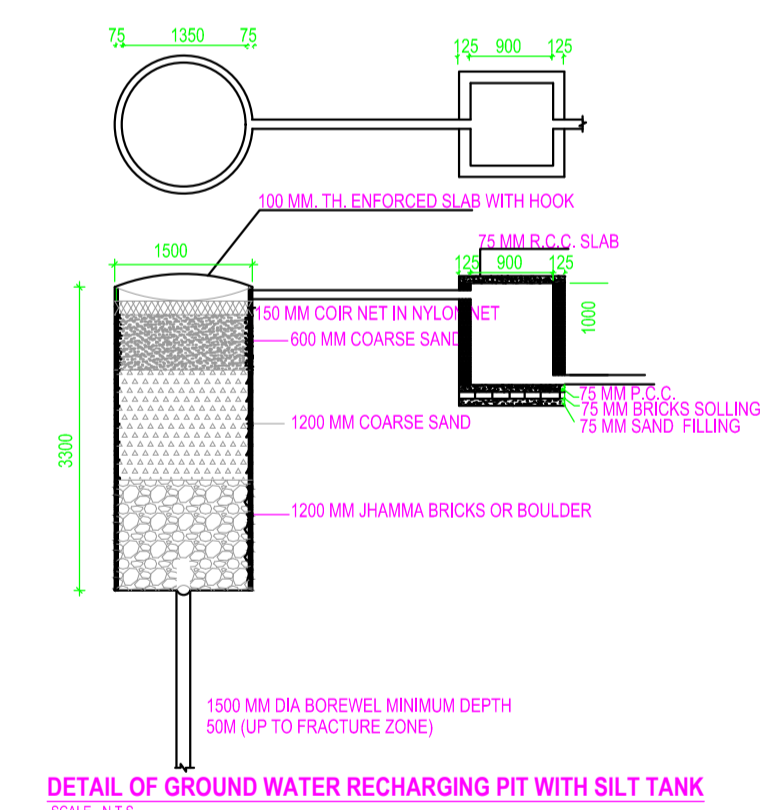
SITE PLAN



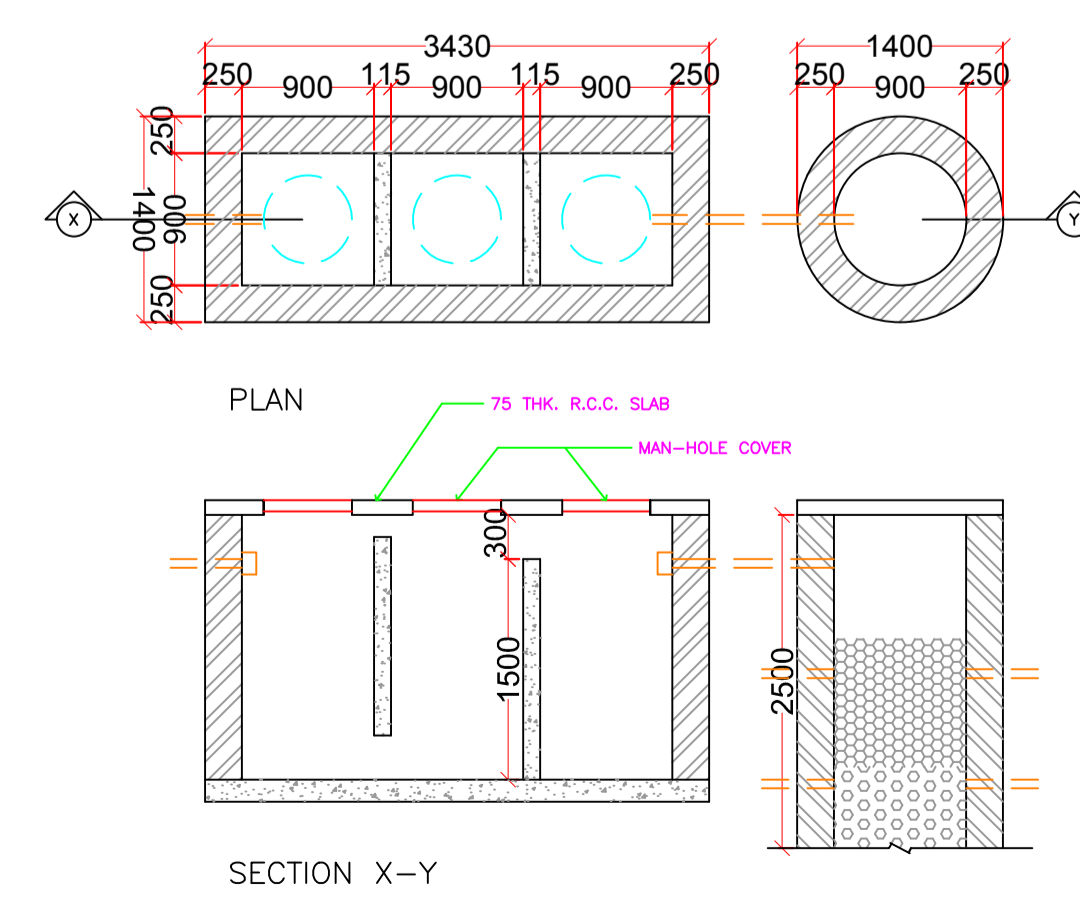
DETAIL OF FOUNDATION



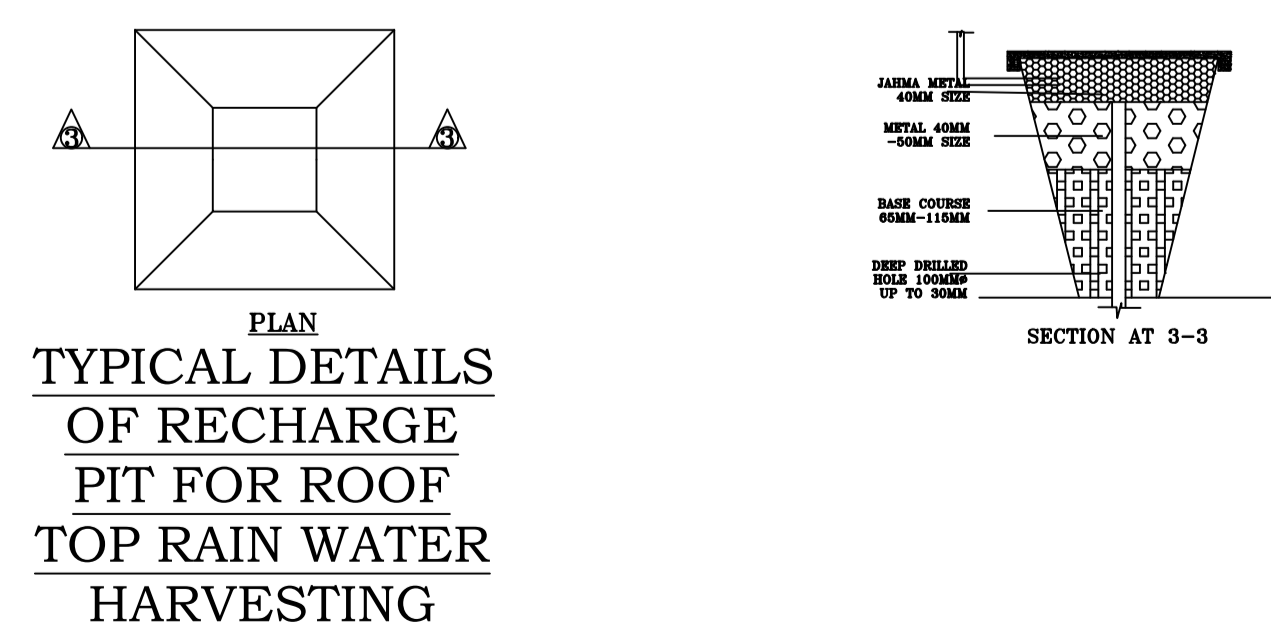
SECTION -CC



DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK



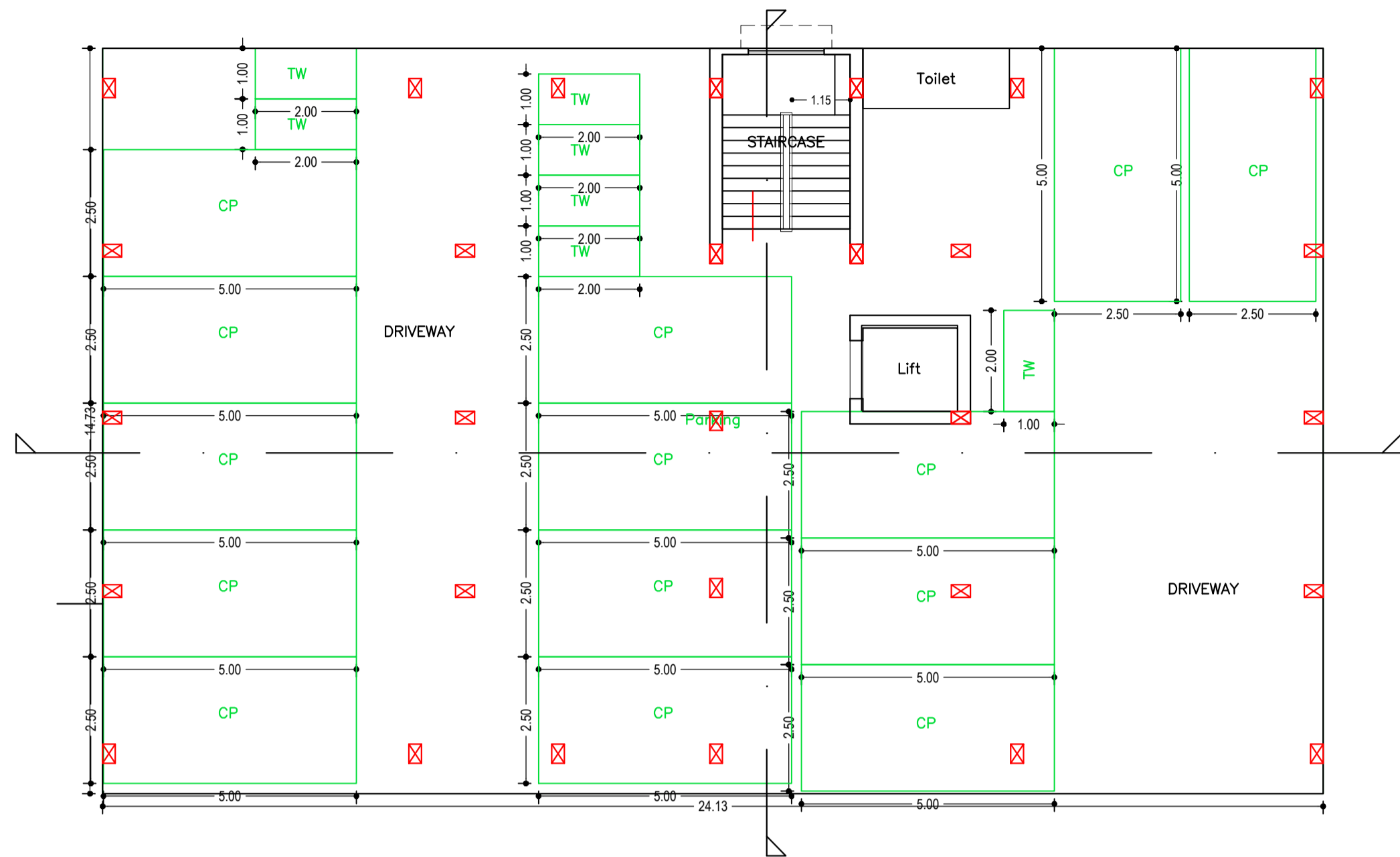
SECTION X-Y



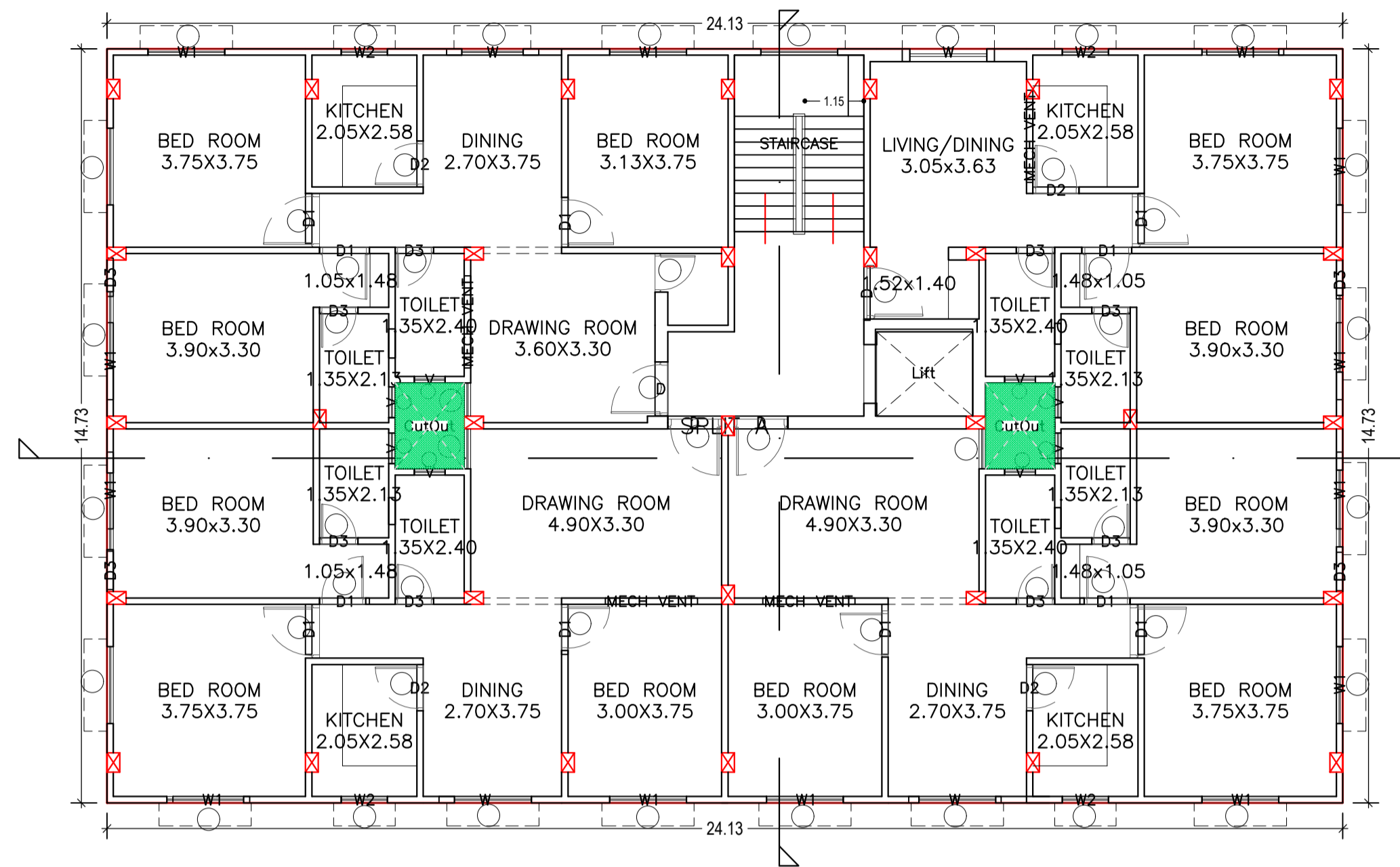
TYPICAL DETAILS OF RECHARGE PIT FOR ROOF TOP RAIN WATER HARVESTING

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Suresh Prasad Singh CMC/ENG/0002/2017			

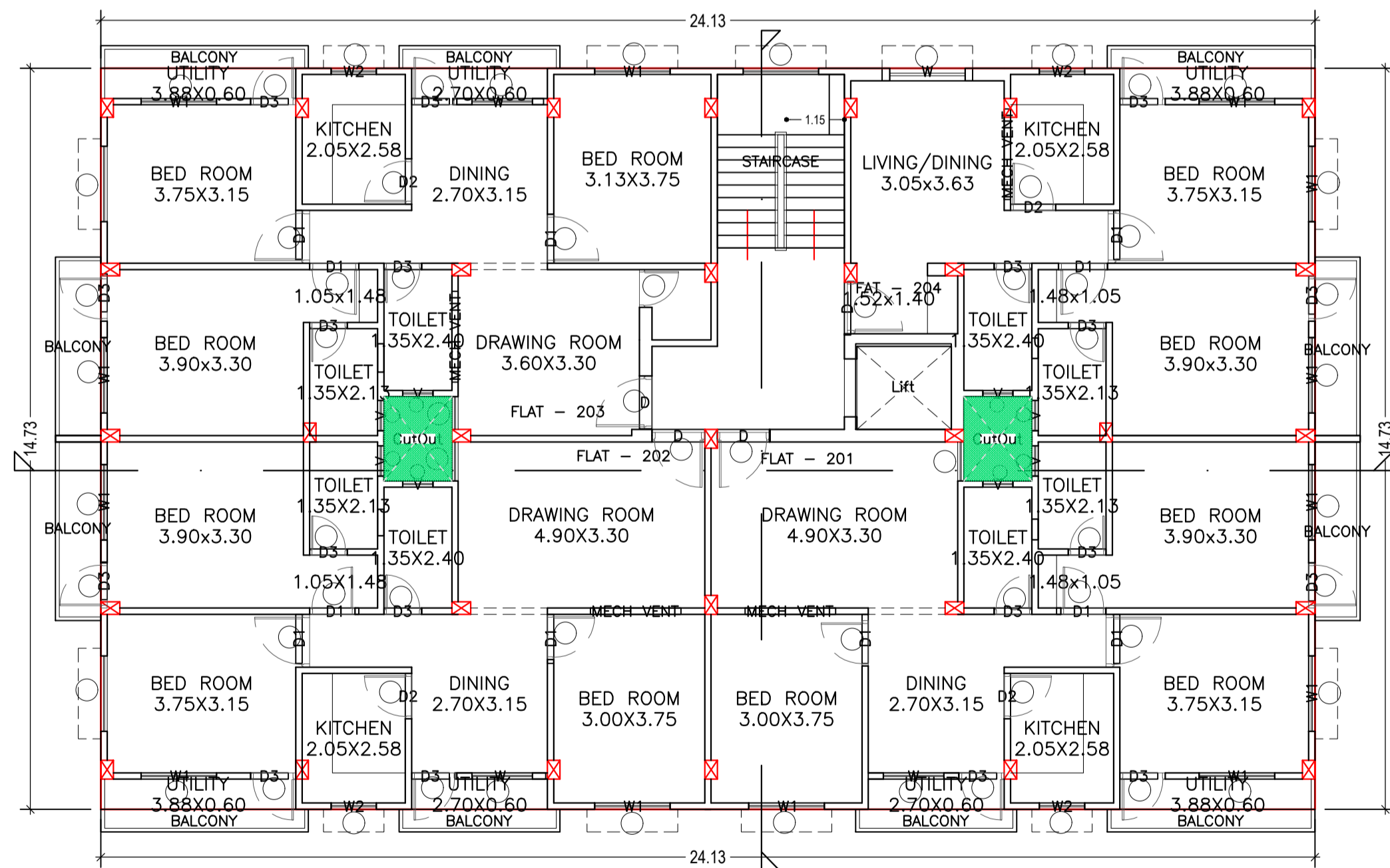
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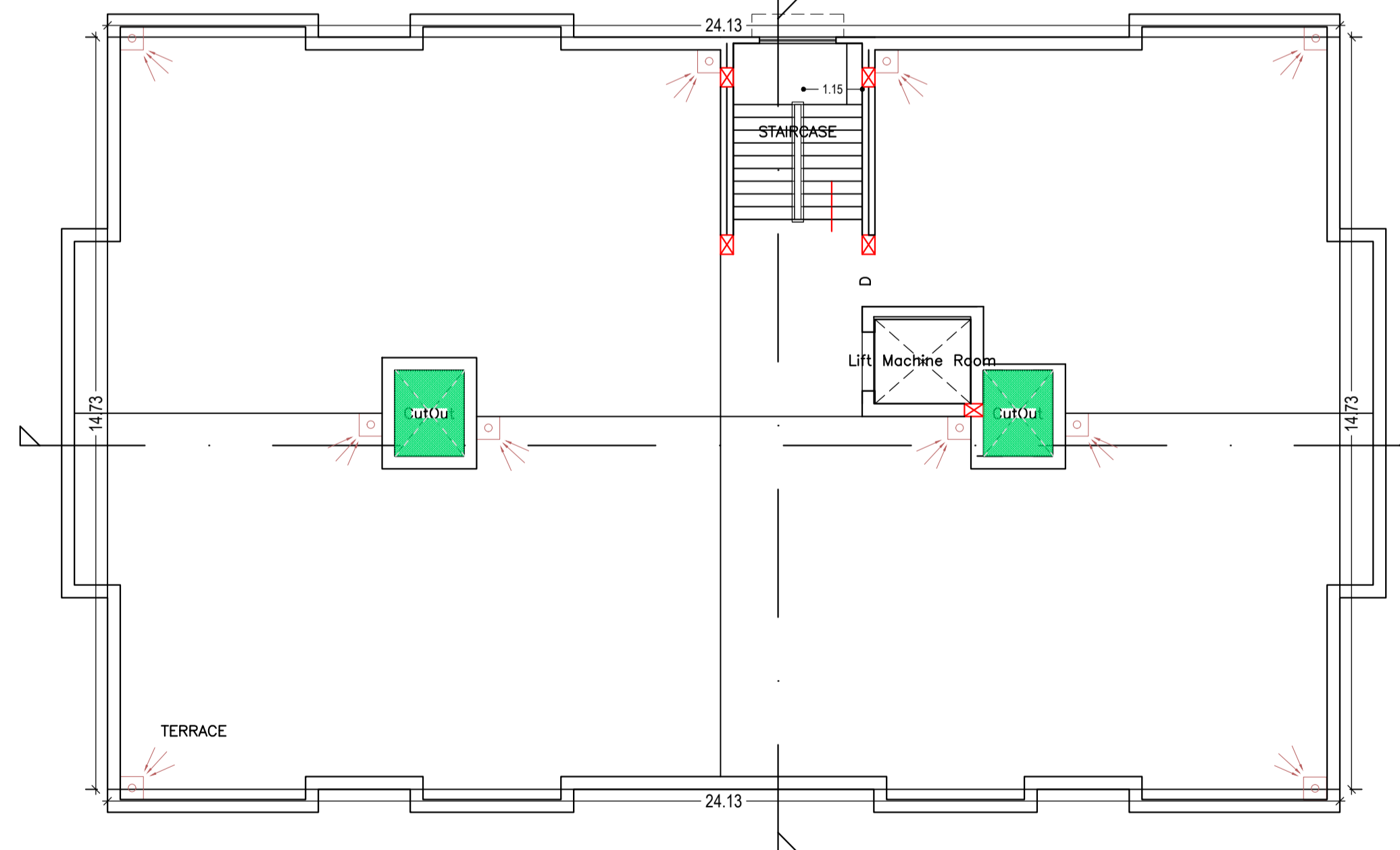
GROUND FLOOR PLAN
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Suresh Prasad Singh CMC/ENG/0002/2017			

