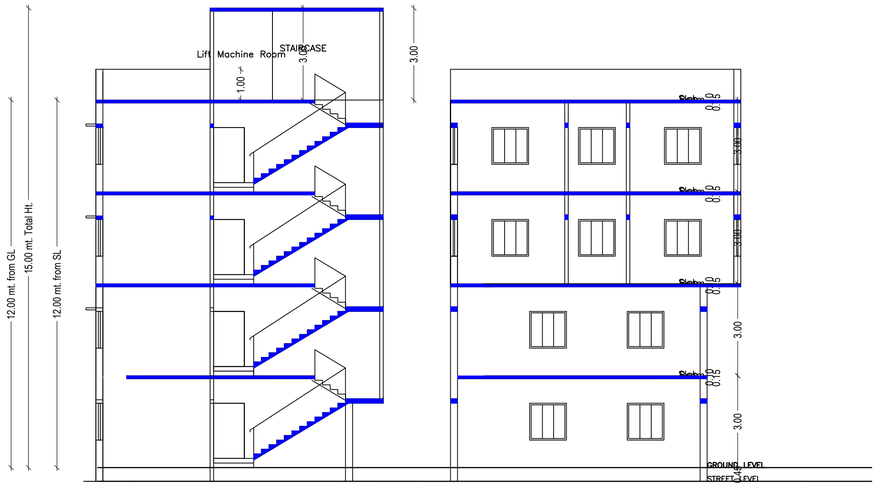
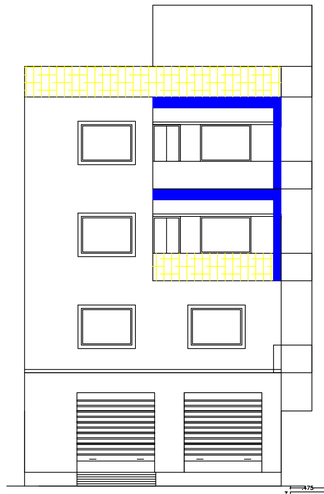
Project Title :NIRMALA DEVI

DATE	16-01-2020
SHEET NO.	1
	.

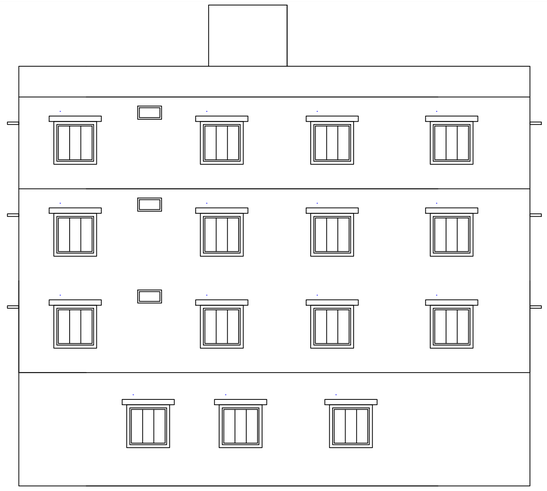


SECTION AT–A–A

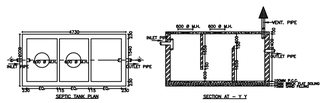
SECTION AT–B–B

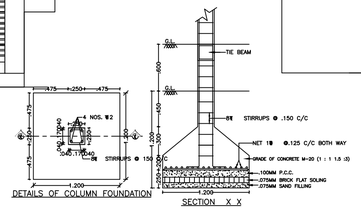


FRONT ELEVATION



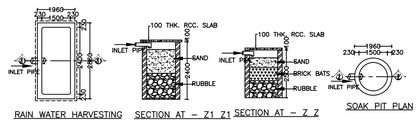
SIDE ELEVATION





DETAILS OF COLUMN FOUNDATION

SECTION X X

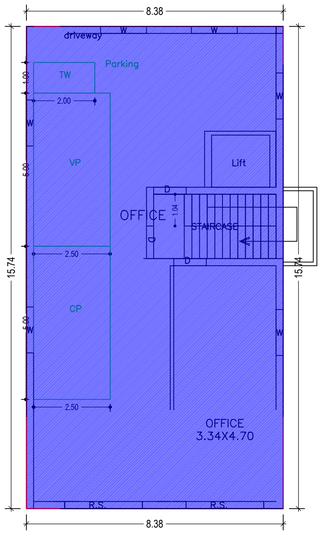


RAIN WATER HARVESTING

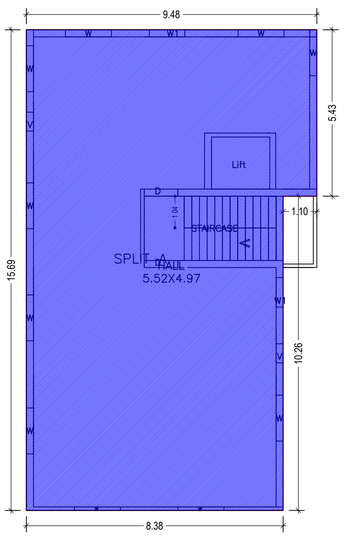
SECTION AT – Z1 Z1

SECTION AT – Z Z

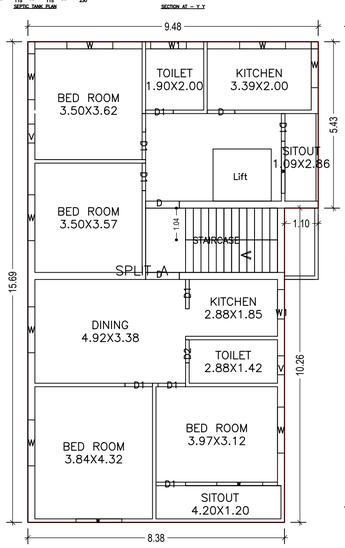
SOAK PIT PLAN



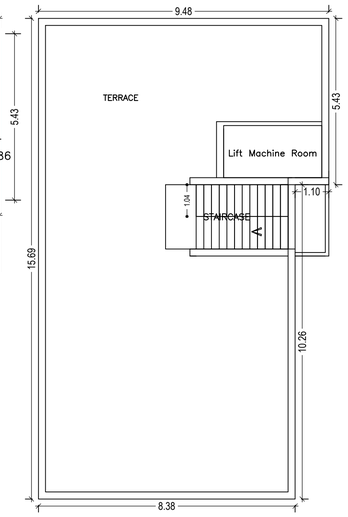
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



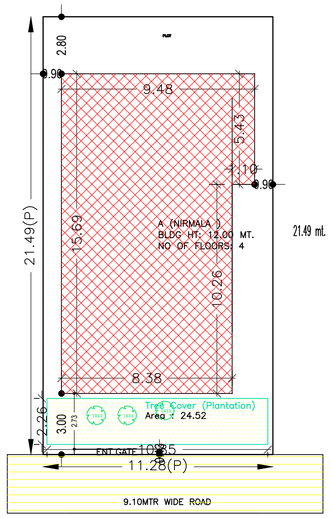
FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)



TYPICAL – 2& 3 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN

Proposal Basic Information

Proposal File No.	52/12-13
Owner Name	NIRMALA DEVI
Khata No	382
Plot No	653
Village Name	Chas
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.43	
	VERSION DATE: 29/04/2019	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: BOKARO	Plot SubUse: Resi+Comm	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: 52/12-13	Plot/SubPlot No: 653	
Application Type: General Proposal	North: CTS No. - SATYA DEVI	
Project Type: Building Permission	South: CTS No. - KISTO MANDAL	
Nature of Development: Revision	East: CTS No. - SOLD LAND OF MOTI MANDAL	
Revise Case Type: Before 15th Sept 2004	West: Road Width - 9.10 MTR WIDE ROAD	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	242.41
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	242.41
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		24.52
Total		24.52
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	217.89
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	242.41
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	242.41
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		145.45
Proposed Coverage Area (56.71 %)		137.46
Total Prop. Coverage Area (56.71 %)		137.46
Balance coverage area (3.30 %)		7.99
FAR CHECK		
Perm. FAR Area (2.50)		606.03
Total Perm. FAR area		606.03
Residential FAR		405.91
Commercial FAR		128.67
Proposed FAR Area		534.58
Total Proposed FAR Area		534.58
Consumed FAR (Factor)		2.21
Balance FAR Area		71.45
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		544.28
ARCHITECT (Regd)		Suresh Prasad Singh
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		NIRMALA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY

Building :A (NIRMALA)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	131.90	131.90	0.00	3.23	128.67	0.00	128.67	128.67	01
First Floor	137.46	137.46	0.00	0.00	137.46	0.00	137.46	137.46	01
Second Floor	137.46	0.00	137.46	3.23	0.00	134.23	134.23	134.23	00
Third Floor	137.46	0.00	137.46	3.23	0.00	134.23	134.23	134.23	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	544.28	269.36	274.92	9.69	266.13	268.46	534.59	534.59	02
Total Number of Same Buildings :	1								
Total :	544.28	269.36	274.92	9.69	266.13	268.46	534.59	534.59	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMALA)	D2	0.75	2.10	02
A (NIRMALA)	D1	0.90	2.10	12
A (NIRMALA)	D	0.90	2.10	02
A (NIRMALA)	D1	0.95	2.10	02
A (NIRMALA)	D1	0.97	2.10	02
A (NIRMALA)	D	1.10	2.10	04
A (NIRMALA)	R.S.	2.54	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (NIRMALA)	V	0.62	1.20	06
A (NIRMALA)	W1	0.96	1.20	03
A (NIRMALA)	W1	1.16	1.20	03
A (NIRMALA)	W	1.50	1.20	32

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	TwoWheeler Reqd./Unit	TwoWheeler Reqd.	TwoWheeler Prop.
A (NIRMALA)	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	-	-	-	-	-
			> 0	1	1.00	-	-	-	-	-	-	1	1	-
			> 0	1	1.00	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	1	1	-	1	1	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	1	12.50
Total Car	1	12.50	1	12.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	1	2.00
Total TwoWheeler	1	2.00	1	2.00
Total	27.00		41.50	

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 (NIRMALA) Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	131.90	0.00	128.67	0.00	131.90	0.00	128.67
First Floor	0.00	137.46	0.00	137.46	0.00	137.46	0.00	137.46
Second Floor	137.46	0.00	134.23	0.00	137.46	0.00	134.23	0.00
Third Floor	137.46	0.00	134.23	0.00	137.46	0.00	134.23	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total :	274.92	269.36	268.46	266.13	274.92	269.36	268.46	266.13

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (NIRMALA)	1	544.28	269.36	274.92	9.69	266.13	268.46	534.59	534.59	02
Grand Total :	1	544.28	269.36	274.92	9.69	266.13	268.46	534.59	534.59	02

Building USE/SUBUSE Details

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

UnitBUA Table for Building :A (NIRMALA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	Existing	128.67	128.62	1	1
FIRST FLOOR PLAN	SPLIT A	FLAT	Existing	402.88	402.52	3	1
TYPICAL – 2& 3 FLOOR PLAN	SPLIT A	FLAT	Proposed	0.00	0.00	11	0
Total :		-	-	531.55	531.14	14	2

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

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.