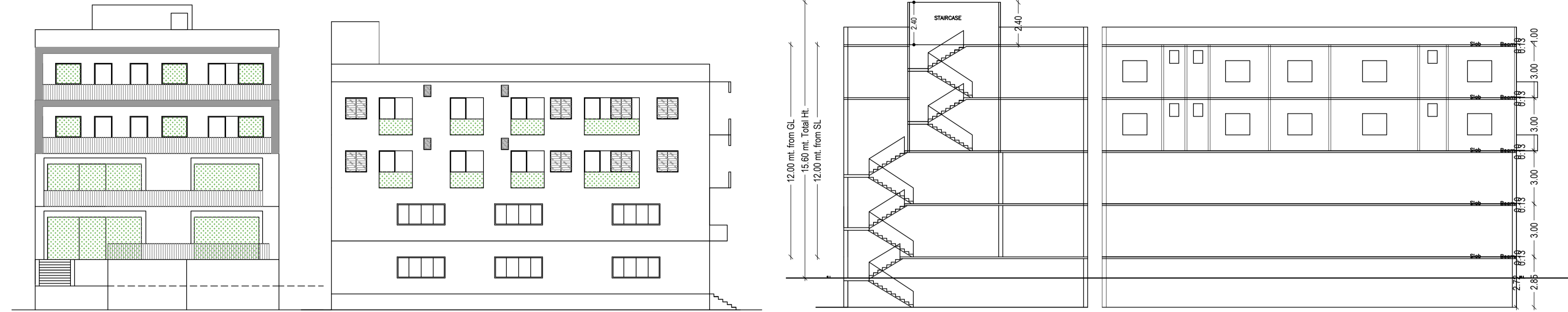


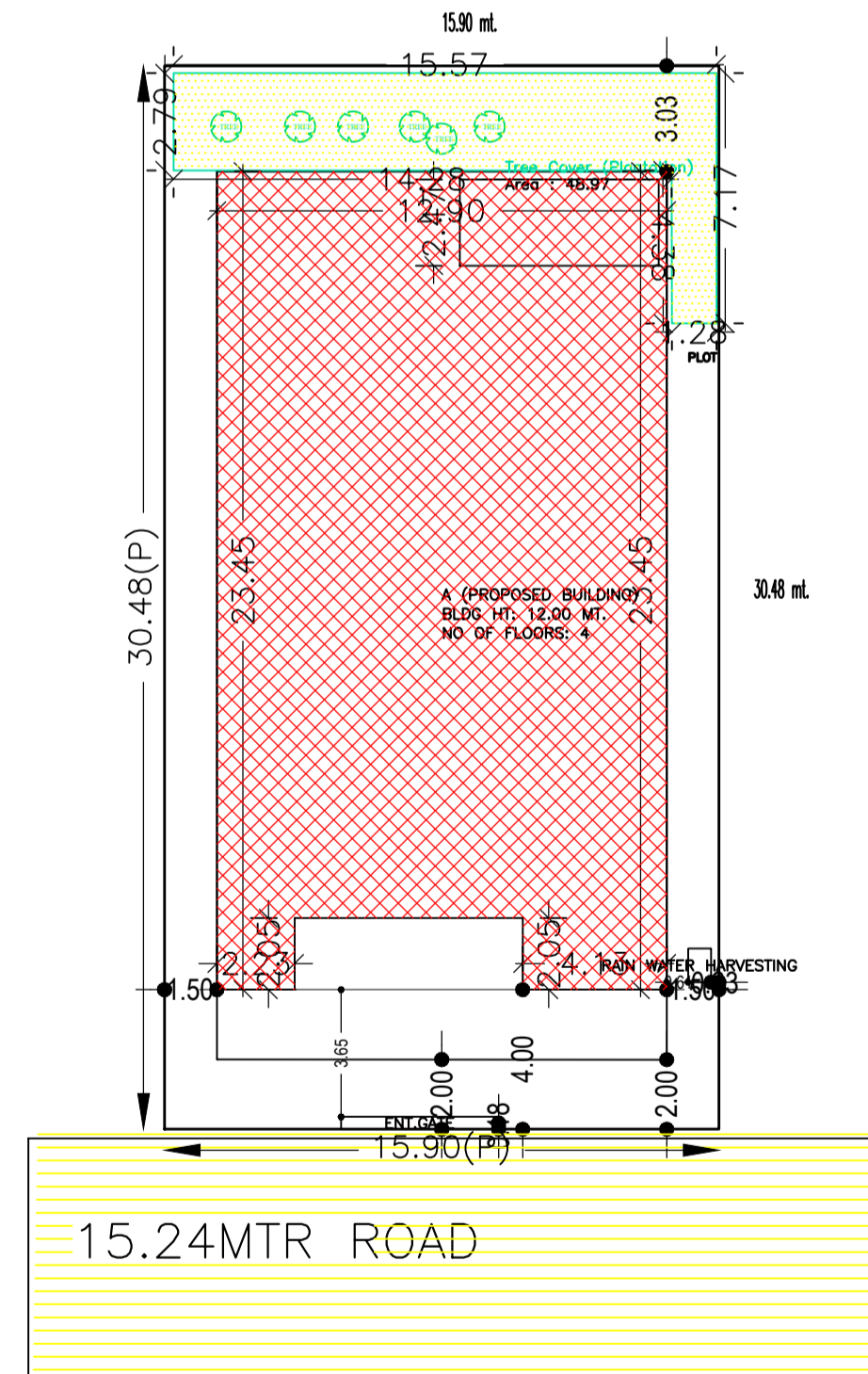
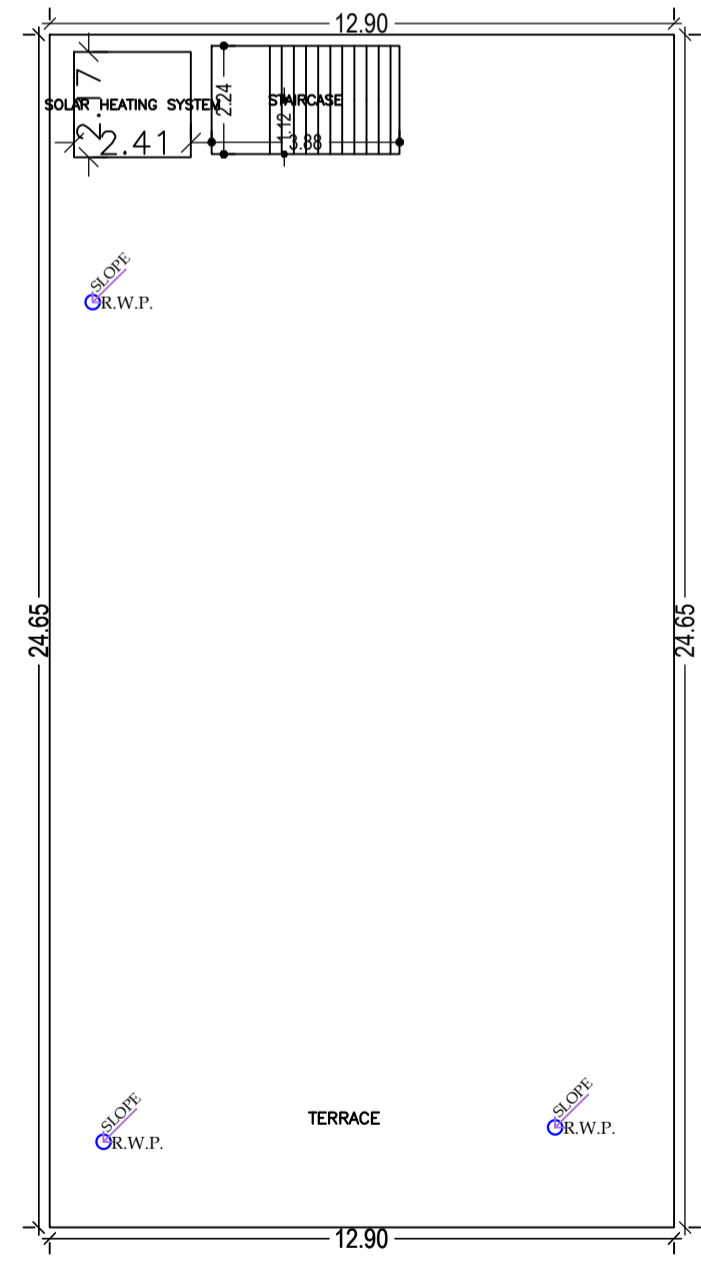
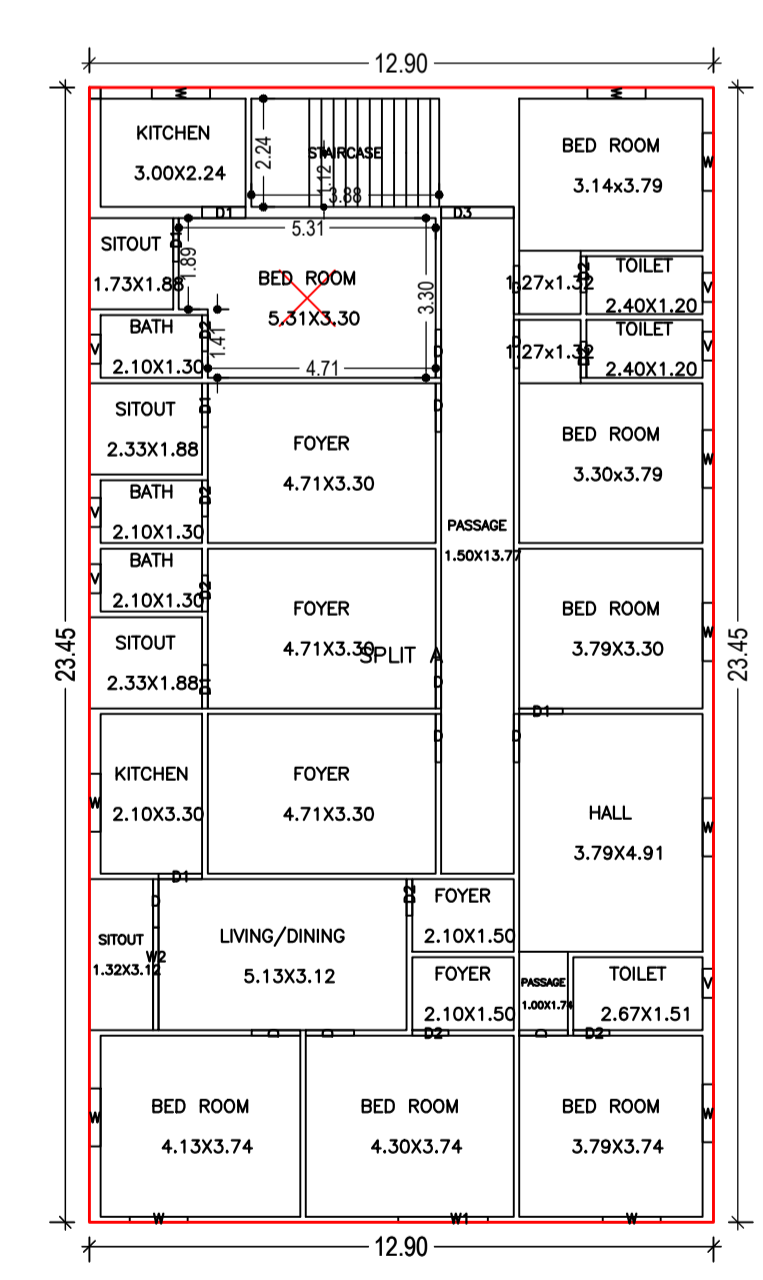
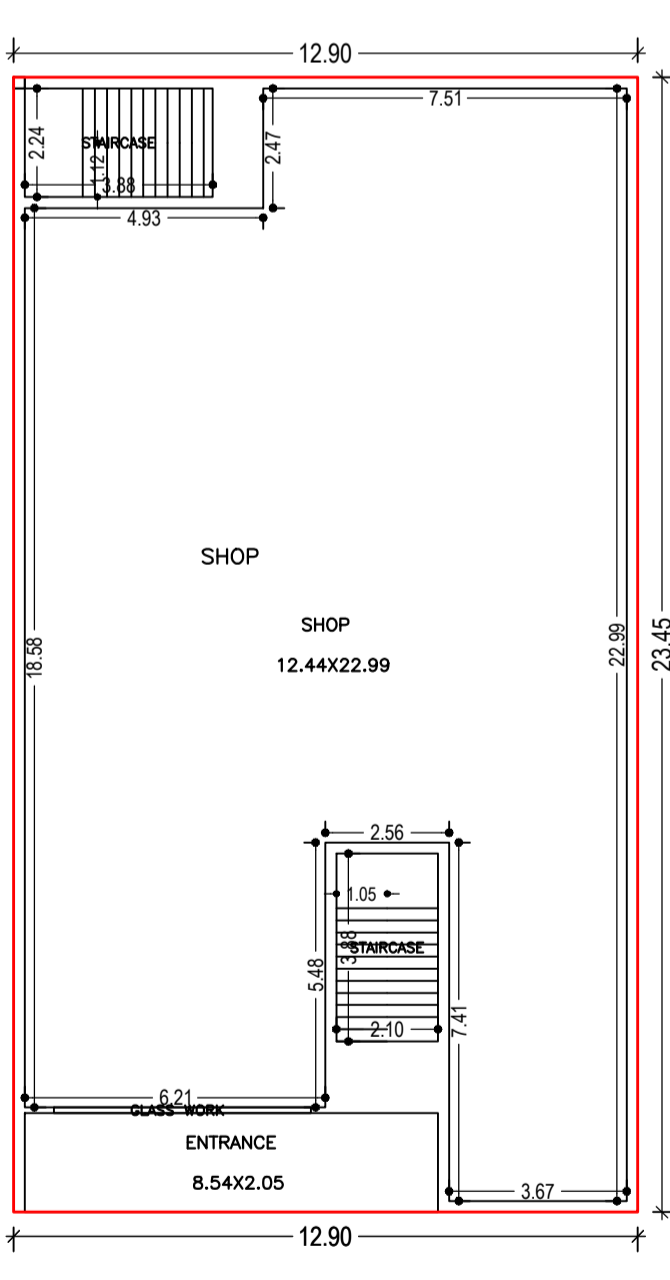
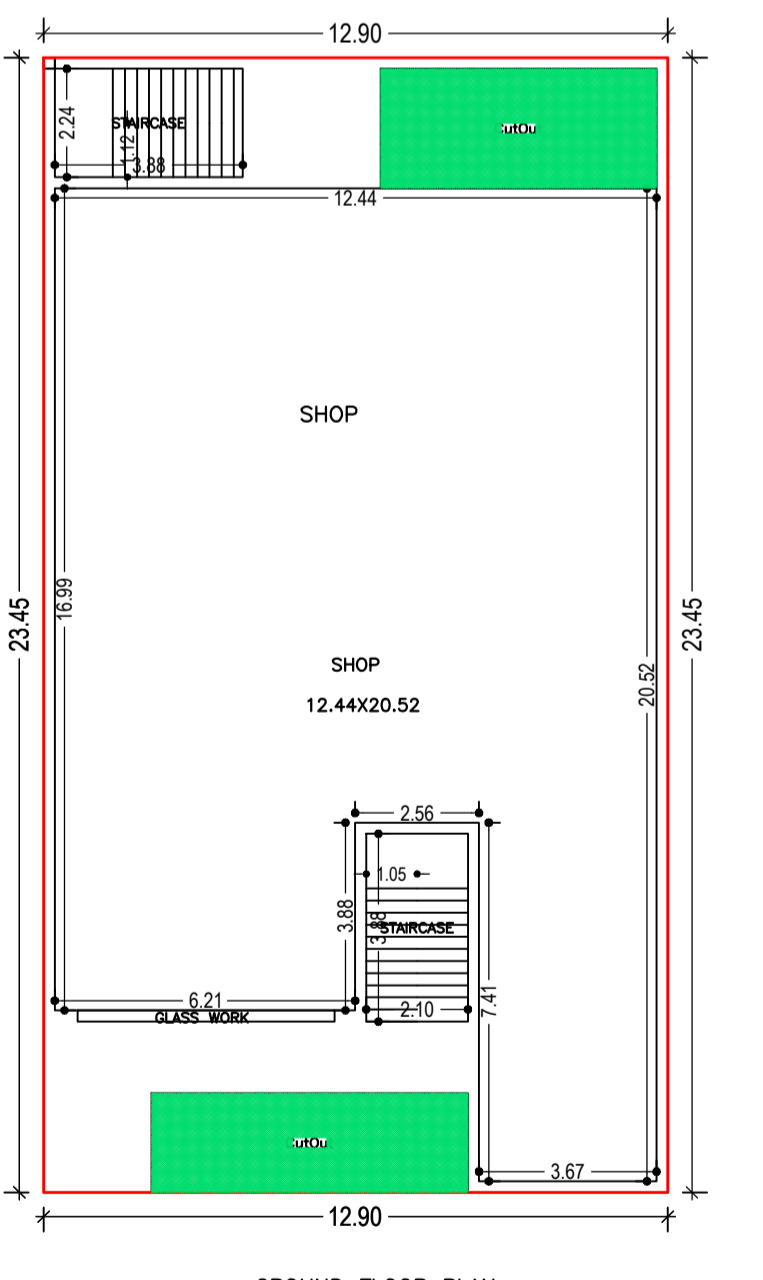
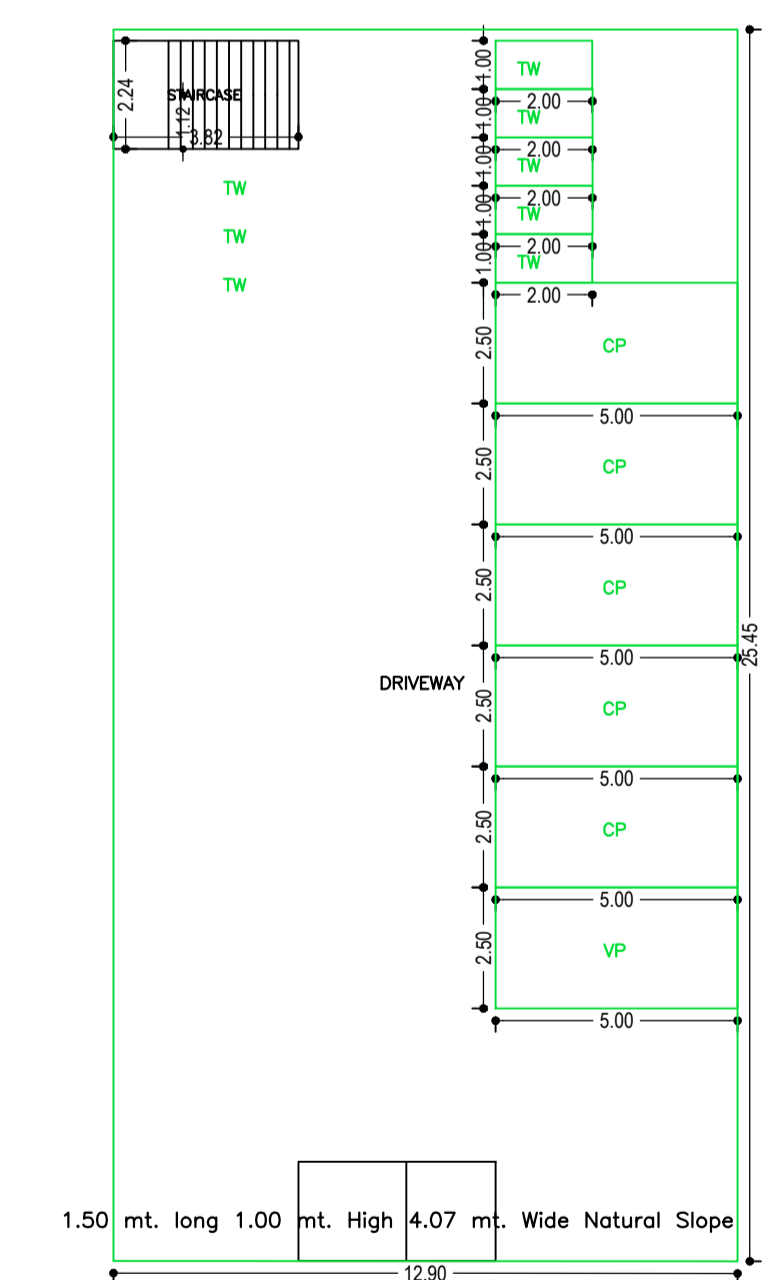
Proposal Basic Information	
Proposal File No.	CMC/BP/0058/W19/2022
Owner Name	GOUTAM KUMAR BHAGAT
Khata No	107
Plot No	5281,5284,5285
Village Name	Chas
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.62	VERSION DATE: 16/10/2020
PROJECT DETAIL			
Region	SHARHAND URBAN LOCAL BODIES	Plot Use:	Mixed
District	BOKARO	Plot SubUse:	Res+Comm
Authority	CHAS MUNICIPAL CORPORATION	PlotNearyReligiousStructure:	NA
Inward No.	CMC/BP/0058/W19/2022	PlotSubPlot No.	5281,5284,5285
Application Type	General Proposal	North Road Width -	PWD ROAD 15 MTR WIDE
Project Type	Building Permission	South CTS No. -	NJ
Nature of Development	New	East CTS No. -	NJ
Location of Development Area	Old Area	West CTS No. -	PURNA CHAND MAHADANI
AREA DETAILS:			SQ.MT.
AREA OF PLOT (Minimum)	(A)		484.62
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		484.62
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			48.97
Total			48.97
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Area)	(A-Deductions)		435.64
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		484.62
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		484.62
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			290.77
Proposed Coverage Area (56.75 %)			275.01
Total Prop. Coverage Area (56.75 %)			275.01
Balance coverage area (3.25 %)			15.76
FAR CHECK			
Perm. FAR Area (2.50)			1211.55
Total Perm. FAR area			1211.55
Residential FAR			605.01
Commercial FAR			577.52
Proposed FAR Area			1191.02
Total Proposed FAR Area			1191.02
Consumed FAR (Factor)			2.46
Balance FAR Area			20.46
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1510.88
ARCHITECT (Regd)		Suresh Prasad Singh	
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)		GOUTAM KUMAR BHAGAT	
DEVELOPMENT AUTHORITY		LOCAL BODY	



FRONT ELEVATION

SIDE ELEVATION



SITE PLAN

Building :A (PROPOSED BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross Building Area in Sq.m.)	Total Built Up Area in Sq.m.)	Deductions From Gross Building Area in Sq.m.)	Proposed FAR Area in Sq.m.)	Add Area in Sq.m.)	Total FAR Area in Sq.m.)	Consumed Additional FAR Area in Sq.m.)	Trent (No.)
Basement Floor	328.34	0.00	328.34	311.42	0.00	8.57	8.57	8.57	00
Ground Floor	302.51	27.49	275.01	0.00	0.00	0.00	275.01	275.01	01
First Floor	302.51	0.00	302.51	0.00	0.00	0.00	302.51	302.51	01
Second Floor	302.51	0.00	302.51	0.00	0.00	0.00	302.51	302.51	01
Third Floor	302.51	0.00	302.51	0.00	0.00	0.00	302.51	302.51	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1538.37	27.49	1510.88	311.42	605.02	8.57	1191.11	1191.11	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	D2	0.75	2.10	16
A (PROPOSED BUILDING)	D1	0.90	2.10	12
A (PROPOSED BUILDING)	D	1.00	2.10	22
A (PROPOSED BUILDING)	D3	1.50	2.10	02
A (PROPOSED BUILDING)	GLASS WORK	5.31	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	V	0.60	1.20	12
A (PROPOSED BUILDING)	W	1.20	1.20	22
A (PROPOSED BUILDING)	W1	1.85	1.20	02
A (PROPOSED BUILDING)	W2	2.12	1.20	02

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.m.)	Units	Reqd. Cars	Prop. Cars	Reqd. TwoWheeler	Prop. TwoWheeler
A (PROPOSED BUILDING)	Residential	Residential Bldg/Apartment	1510.88	1	1	1	1	1
Total					1	1	1	1

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	2	25.00	5	62.50
TwoWheeler	1	12.50	1	12.50
Total	3	37.50	6	75.00

Building USE/SUBUSE Details

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

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m.)	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area in Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Add Area in FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Trent (No.)
A (PROPOSED BUILDING)	1	1538.37	27.49	1510.88	311.42	605.02	8.57	1191.11	1191.11	04
Total	1	1538.37	27.49	1510.88	311.42	605.02	8.57	1191.11	1191.11	04

UnitBUA Table for Building :A (PROPOSED BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	275.01	274.96	1	1
FIRST FLOOR PLAN	SHOP	SHOP	302.51	302.45	2	1
TYPICAL - 2& 3 FLOOR PLAN	SPLIT A	FLAT	302.51	302.45	28	2
Total:			1182.53	1182.31	59	4

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (PROPOSED BUILDING)	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)
Basement Floor	328.34	8.57	328.34	8.57
Ground Floor	275.01	275.01	275.01	275.01
First Floor	302.51	302.51	302.51	302.51
Second Floor	302.51	302.51	302.51	302.51
Third Floor	302.51	302.51	302.51	302.51
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1510.88	1191.11	1510.88	1191.11

COLOR INDEX

- Plot Boundary
- Abutting Road
- Proposed Construction
- Common Plot
- Road Widening Area
- Existing (To be retained)
- Existing (To be demolished)

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