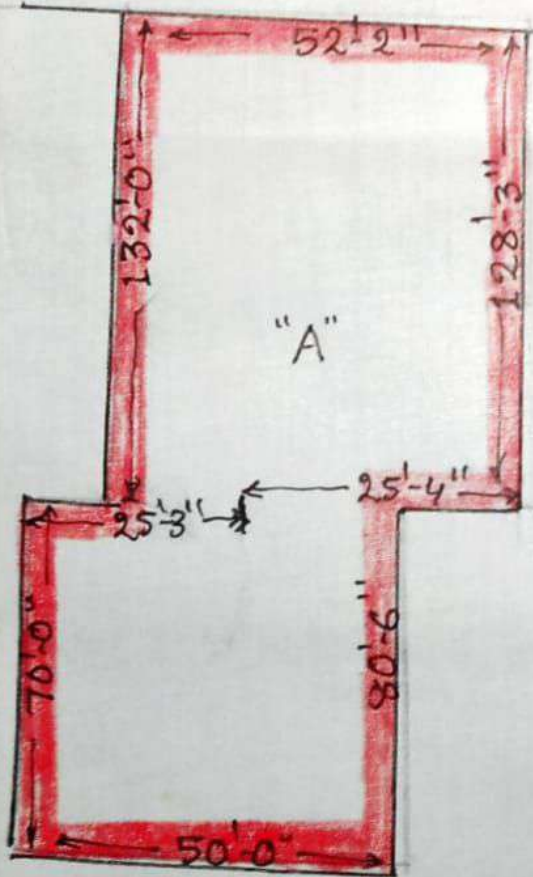


A PART PLAN OF MOUZA- CHAS SHEET NO- THANA- CHAS NO-30 PARGONA KHASPAL DIST- BOKARO

SCALE - 1" = 330'-0"

SCHEDULE OF LAND "A"			
KHATA NO	PLOT NO	AREA	
		A	D
107	5281	0	24.0 Dec
	5284		
	5285		
TOTAL AREA - 24.000			

CHAS TO JODHADIH MORE ROAD



VENDOR:- SMT SEEMA JAISWAL  
W/O SRI NISHIT JAISWAL  
OF CHAS DIST- BOKARO

VENDEE:- SRI GOUTAM KR. BHAGAT  
S/O LATE MADAN PD. BHAGAT  
OF CHAS DIST- BOKARO

True Copy.  
Traced by  
*[Signature]*

DETAILS OF AREA SCHEDULE OF LAND [A] IN RED COL.

Form IV

CSS No: M2 (REVISION)  
Issue Date of CSS: 22/10/2022

Certificate for Structure Stability (CSS)

(This certificate Adheres to Jharkhand Municipal Act 2011, Jharkhand Regional Development Authority Act 2002, Mineral Area Development Authority Act, Jharkhand Industrial Area Development Authority Act, & Jharkhand Building Bye Laws 2016)

Owner / Builder Name	<u>GOUTAM AR. BHAGAT</u>	Village Name / Mouza Name	<u>CHAS</u>
Name of Local body	<u>CMC CHAS</u>	Project / Proposal Type	<u>(COMM. TRPSI)</u>
Plot No.	<u>5281, 5284, 5285</u>	Occupancy Type/Purpose	<u>B+G+3</u>
Ward No.	<u>19</u>	Supervision Certificate (SC) (No)	<u>M2 (REVISION)</u>
Thana name / No.	<u>CHAS/80</u>	Issue date of Supervision Certificate	<u>22/10/2022</u>
Street address	<u>MAHABIR CHOWK JODHADIH MORE ROAD</u>	Application / file no.	<u>CMC/TEMP/BP/0320/W19/2022</u>
Landmark / Locality	<u>NEAR KOLKATA BAZAR CHAS</u>	Date and Time of Application / file	<u>22/10/2022</u>
Khasra/ Khatian No.	<u>107</u>	Name of Associated Technical Person (if any)	<u>SURESH PRASAD SINGH</u>

With respect to the building work for above said project/proposal type with respect of above referred plot, I certify that the structural calculations, plans and details including the relevant specifications of the building prepared by me, satisfy the structural safety requirements for all situations including natural disasters like cyclone & earth quake etc. as applicable under the Byelaws and stipulated under Part-6 (Structural Design) of the National Building Code of India, 2005 and other relevant codes; and the information given in this is factually correct to the best of my knowledge.

I undertake the responsibility with regard to supervision of the work at each and every stage of construction of the structure, regularly to the effect that the building is being constructed conforming to the structural plan prepared structural calculations, plans and details including the relevant specifications of the building prepared by me.

I will be responsible and liable for action by (Name of ULB) Govt of Jharkhand if the plan/ design contain misrepresentation or fraudulent information and the construction is made in deviation from structural calculations, plans and details including the relevant specifications of the building prepared by me or if there is any structural failure due wrong /unsafe structural design/ use of low quality material and/ or poor workmanship endangering the safety of inmates or public and the structural stability of the building.

Authorized Signatory  
SURESH PRASAD SINGH  
(Name of Structure Engineer / CIVIL Engineer)  
Registration No. CMC/ENG/0002/17  
Validity No. 02/10/2025  
Address: Sec-5, B.S. City

S.P. Singh  
Er. SURESH PRASAD SINGH  
B.Sc. Engg. (Civil)  
Licence No.-CMC/ENG/0002/17  
Municipal Corporation

Authorized Signatory  
Goutam Ar. Bhagat  
(Name of Owner/Builder)  
Registration No. \_\_\_\_\_  
Validity No. \_\_\_\_\_  
Address: MAHABIR CHOWK JODHADIH MORE ROAD  
NEAR KOLKATA BAZAR CHAS



# Chas Municipal Corporation

## FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **CMC/BP/0058/W19/2022** Date **25/03/2022 1:05:31 PM** permission is hereby granted in favor of,

Smt / Shri **GOUTAM KUMAR BHAGAT**

For :

- Construction of a **New** building
- Reconstruction of **New** building
- Alteration of **New** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Mixed** (Specify)

In respect of Plot No. (CS) **5281,5284,5285** Plot No. (MSP) **5281,5284,5285** Khata No. **107** Holding No. **0190000400000X1** Village **Chas** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- The land/ Building shall be used exclusively for **Mixed** purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **321.42** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **15** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift 0 m. wide strip of land of the road in the name of the authority for the purposes as mentioned in the
- The permission is valid for period of **25/03 2025** with effect from the date of issue.
- Permission accorded under this provision cannot be construed as evidence in respect of right title interest of the plot over which the permission is approved.  
Name : ANIL KUMAR SINGH  
Designation : A. M. C  
Organization : GOVERNMENT OF JHARKHAND
- Any dispute arising out of this approval or in respect of right/title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- Any other conditions.

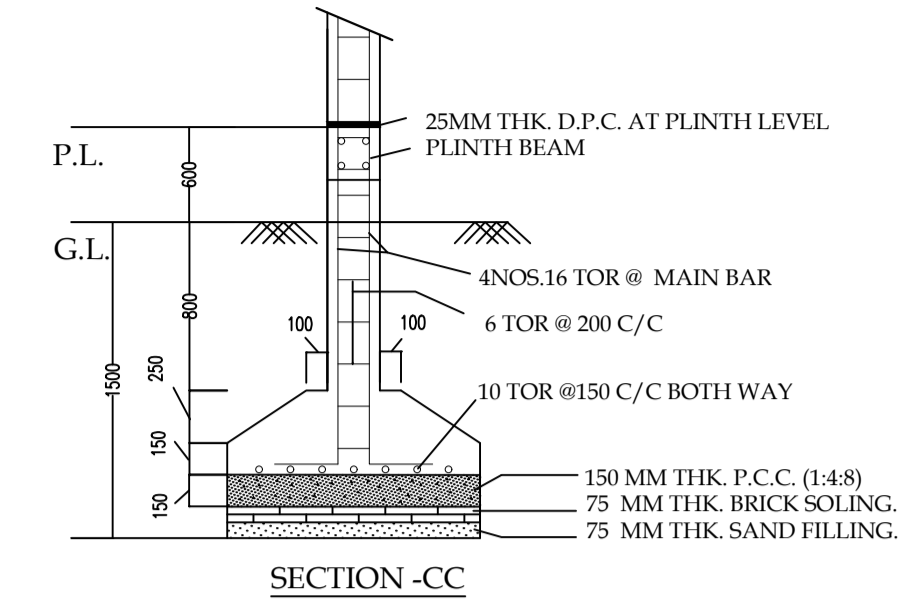
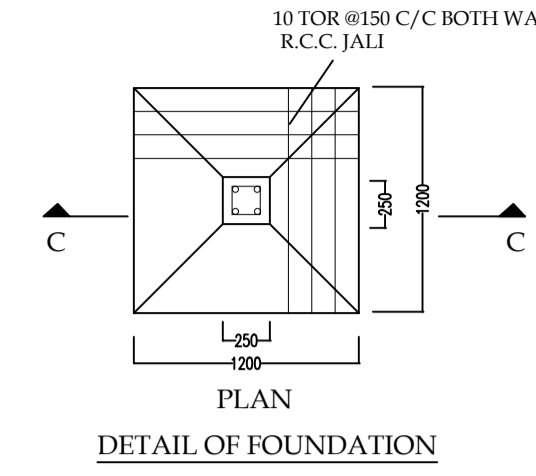
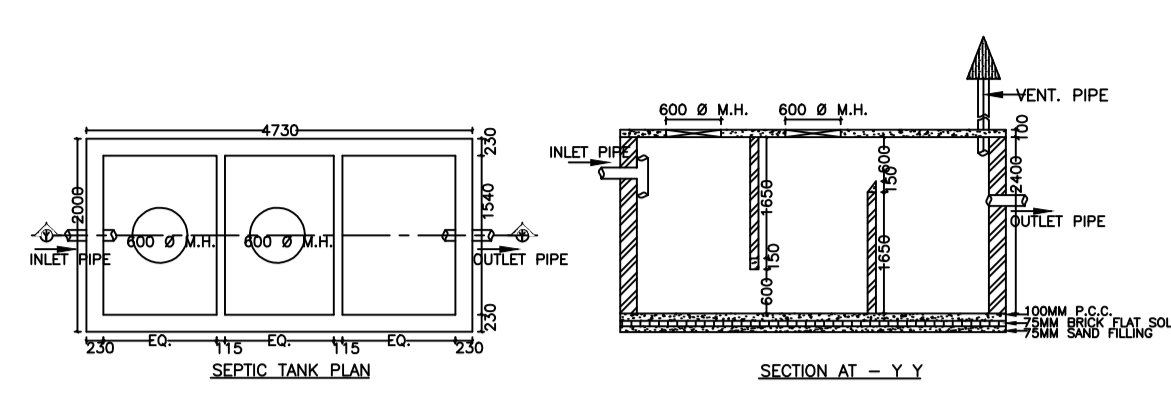
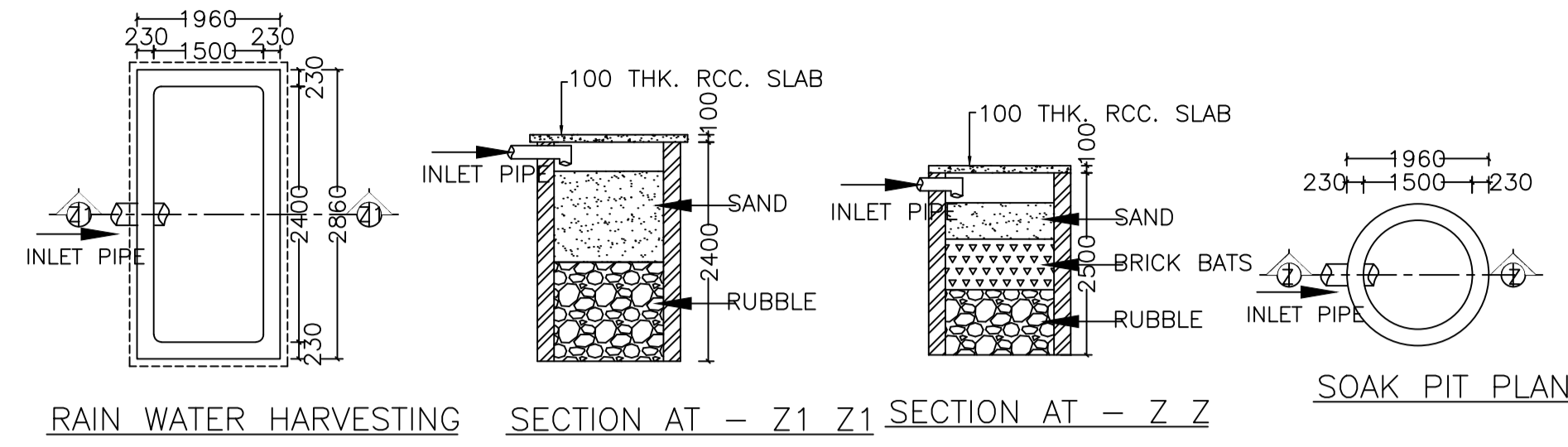
Memo No. **CMC/BP/1140/W19/2022**, Date **12/04/2022 08:26:42 AM**

Copy along with 3 copies of the approved plans to

Smt / Shri **GOUTAM KUMAR BHAGAT**

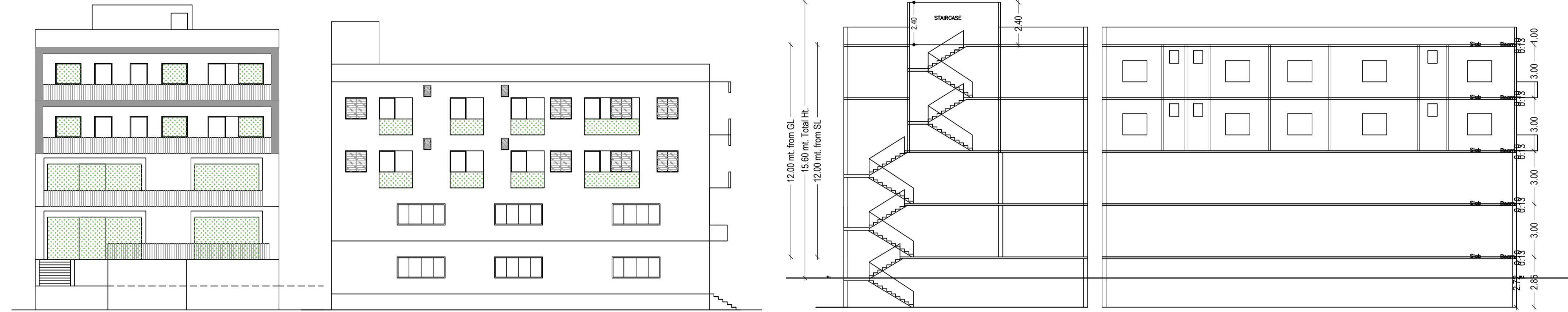
Authorized Officer / Authority

Copy with a copy approved plan forwarded to the **Chas Municipal Corporation** for information.

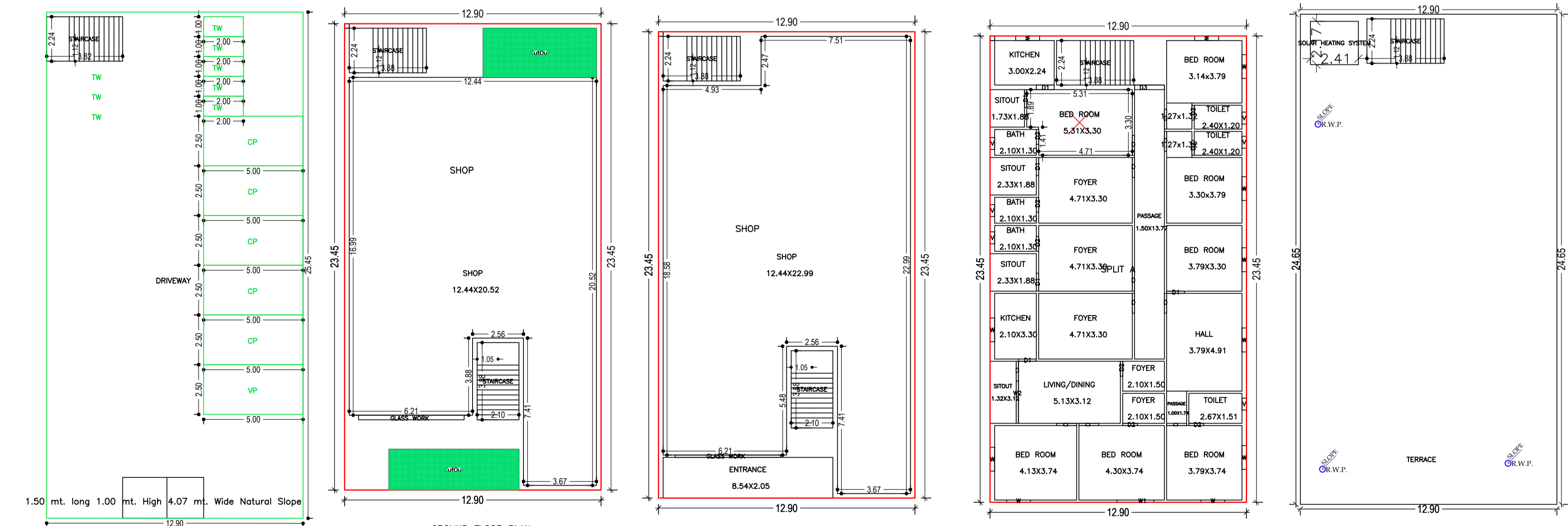


Proposal Basic Information	
Proposal File No.	CMC/BI/0058/W19/2022
Owner Name	GOUTAM KUMAR BHAGAT
Khata No	107
Plot No	5281,5284,5285
Village Name	Chas
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.62
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District	BOKARO	Plot SubUse: Res+Comm
Authority	CHAS MUNICIPAL CORPORATION	PlotNeatly/Religious/Structure: NA
Inward No.	CMC/BI/0058/W19/2022	Plot/SubPlot No: 5281,5284,5285
Application Type	General Proposal	North Road Width - PWD ROAD 15 MTR WIDE
Project Type	Building Permission	South CTS No. - NU
Nature of Development	New	East CTS No. - NU
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
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Area - Deductions)	(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



BASEMENT FLOOR PLAN 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.mt.)	Deductions From Gross BUA (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.)	Tent (No.)
A (PROPOSED BUILDING)	1	1538.37	27.49	1510.88	311.42	605.02	8.57	1191.11	1191.11	04
Grand Total	1	1538.37	27.49	1510.88	311.42	605.02	8.57	1191.11	1191.11	04

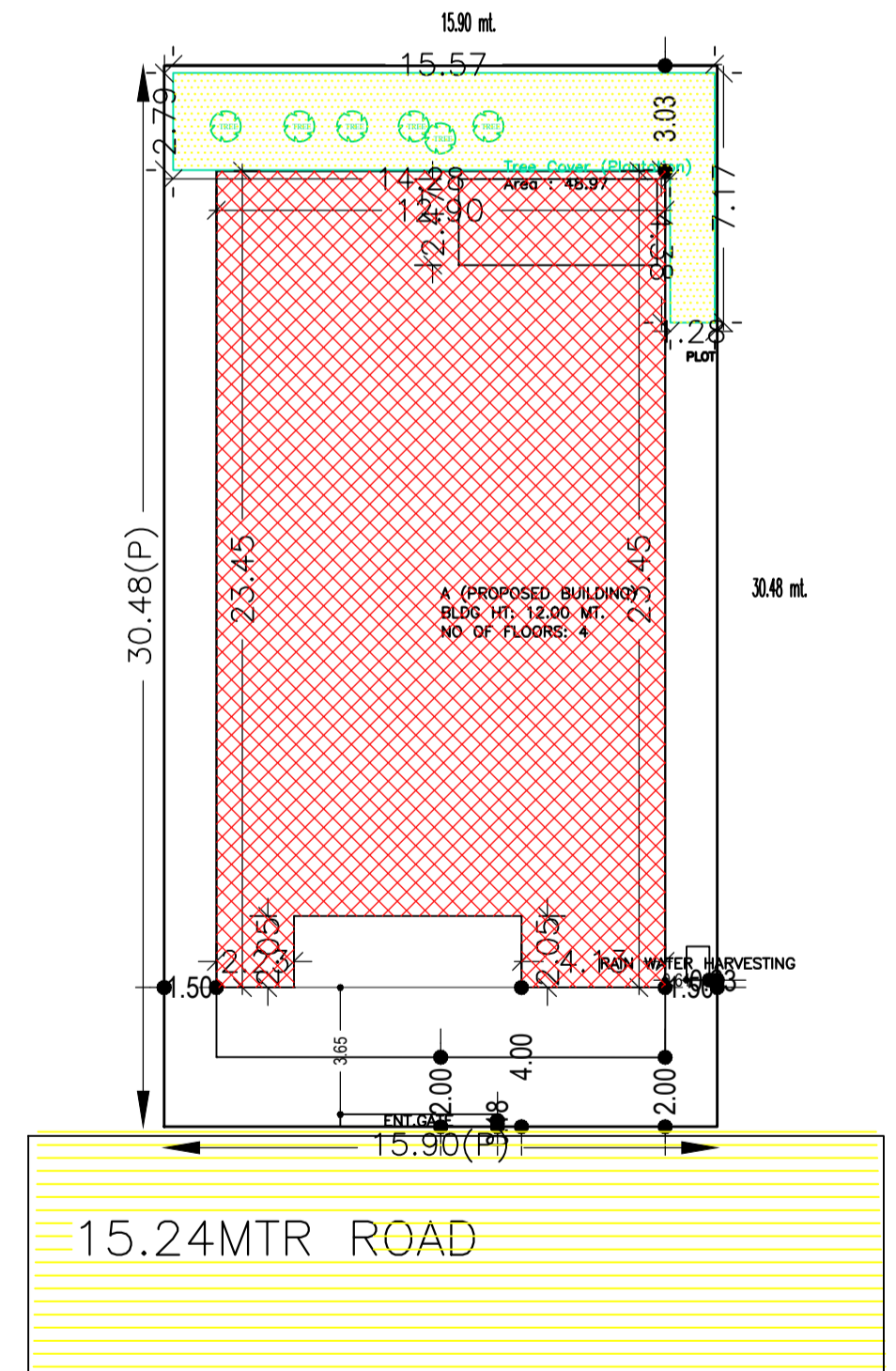
UnitBUA Table for Building :A (PROPOSED BUILDING)

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	
	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	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)



SITE PLAN

Building :A (PROPOSED BUILDING)

Floor Name	Gross BuiltUp Area	Deductions From Gross BUA Area in Sq.mt.	Total Built Up Area in 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.)	Tent (No.)
Basement Floor	328.34	0.00	328.34	0.00	0.00	8.57	8.57	8.57	00
Ground Floor	302.50	27.49	275.01	0.00	0.00	275.01	275.01	275.01	01
First Floor	302.51	0.00	302.51	0.00	0.00	302.51	302.51	302.51	01
Second Floor	302.51	0.00	302.51	0.00	0.00	302.51	302.51	302.51	01
Third Floor	302.51	0.00	302.51	0.00	0.00	302.51	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
Total Number of Same Buildings	1								
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
A (PROPOSED BUILDING)	D2	0.75	2.10
A (PROPOSED BUILDING)	D1	0.90	2.10
A (PROPOSED BUILDING)	D	1.00	2.10
A (PROPOSED BUILDING)	D3	1.50	2.10
A (PROPOSED BUILDING)	GLASS WORK	5.31	2.10

SCHEDULE OF WINDOW/VENTILATION:			
BUILDING NAME	NAME	LENGTH	HEIGHT
A (PROPOSED BUILDING)	V	0.60	1.20
A (PROPOSED BUILDING)	W	1.20	1.20
A (PROPOSED BUILDING)	W1	1.85	1.20
A (PROPOSED BUILDING)	W2	2.12	1.20

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Reqd. Cars	Prop. Cars	Vehicle Car	TwoWheeler
A (PROPOSED BUILDING)	Residential	Res/Apartment	1538.37	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

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

Organization: KUMAR BHAGAT ORGANIZATION  
GOVERNMENT OF JHARKHAND