

SITE PLAN

FAR & Tenement Details (Table 4c-1)

| Building | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) Resi. | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|---------------|------------------|------------------------------|----------------------------------|-------------------------|---|------------|
| A (BUILDING) | 1 | 391.38 | 391.38 | 391.38 | 391.38 | 01 |
| Grand Total : | 1 | 391.38 | 391.38 | 391.38 | 391.38 | 01 |

Proposal Basic Information

| | |
|-------------------|------------------------------------|
| Proposal File No. | CMC/BP/0052/W01/2021 |
| Owner Name | GULNAR PARWEEN |
| Khata No | 181 |
| Plot No | 401 |
| Village Name | Chas |
| Use | Residential |
| SubUse | Bungalow/ Dwelling / Non Apartment |

| | | |
|--|---|--------------------------|
| AREA STATEMENT CHAS MUNICIPAL CORPORATION | | VERSION NO. : 1.0.55 |
| | | VERSION DATE: 16/10/2020 |
| PROJECT DETAIL: | | |
| Region: JHARKHAND URBAN LOCAL BODIES | Plot Use: Residential | |
| District: BOKARO | Plot SubUse: Bungalow/ Dwelling / Non Apartment | |
| Authority: CHAS MUNICIPAL CORPORATION | PlotNearbyReligiousStructure: NA | |
| Inward_No: CMC/BP/0052/W01/2021 | PlotSubPlot No: 401 | |
| Application Type: General Proposal | North: Road Width - 6.00 | |
| Project Type: Building Permission | South: Plot No. - 399 | |
| Nature of Development: New | East: CTS No. - PART OF PLOT | |
| Location of Development Area: New Area | West: CTS No. - ALI MOHAMMAD DIGAR | |
| AREA DETAILS: | | |
| AREA OF PLOT (Minimum) | (A) | SQ.MT. 222.62 |
| Deduction for NetPlot Area | | |
| Road Widening Area | | 1.41 |
| Total | | 1.41 |
| NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area) | (A-Deductions) | 221.21 |
| Deduction for Balance Plot Area(from Gross Plot Area) | | |
| Road Widening Area | | 1.41 |
| Common Plot | | 42.90 |
| Total | | 44.31 |
| BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) | (A-Deductions) | 178.31 |
| PLOT AREA FOR COVERAGE(Net Plot Area) | (A-Deductions) | 221.21 |
| Plot Area for FAR (Net Plot Area + RoadWidening Area) | (A-Deductions) | 221.21 |
| COVERAGE CHECK | | |
| Permissible Coverage area (70.00 %) | | 154.85 |
| Proposed Coverage Area (58.97 %) | | 130.46 |
| Total Prop. Coverage Area (58.97 %) | | 130.46 |
| Balance coverage area (11.03 %) | | 24.39 |
| FAR CHECK | | |
| Perm. FAR Area (1.80) | | 398.18 |
| Total Perm. FAR area | | 398.18 |
| Residential FAR | | 391.39 |
| Proposed FAR Area | | 391.39 |
| Total Proposed FAR Area | | 391.39 |
| Consumed FAR (Factor) | | 1.77 |
| Balance FAR Area | | 6.79 |
| BUILT UP AREA CHECK | | |
| Total Proposed BuiltUp Area | | 391.38 |
| ARCHITECT (Regd) | Suresh Prasad Singh | |
| ENGINEER (Regd) | | |
| SUPERVISOR (Regd) | | |
| OWNER (Regd) | GULNAR PARWEEN | |
| DEVELOPMENT AUTHORITY | | LOCAL BODY |

| 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) | Light Yellow |

Buildingwise Floor FAR Details

| Floor Name | Building Name A (BUILDING) | | 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 | 130.46 | 130.46 | 130.46 | 130.46 |
| First Floor | 130.46 | 130.46 | 130.46 | 130.46 |
| Second Floor | 130.46 | 130.46 | 130.46 | 130.46 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 |
| Total : | 391.38 | 391.38 | 391.38 | 391.38 |

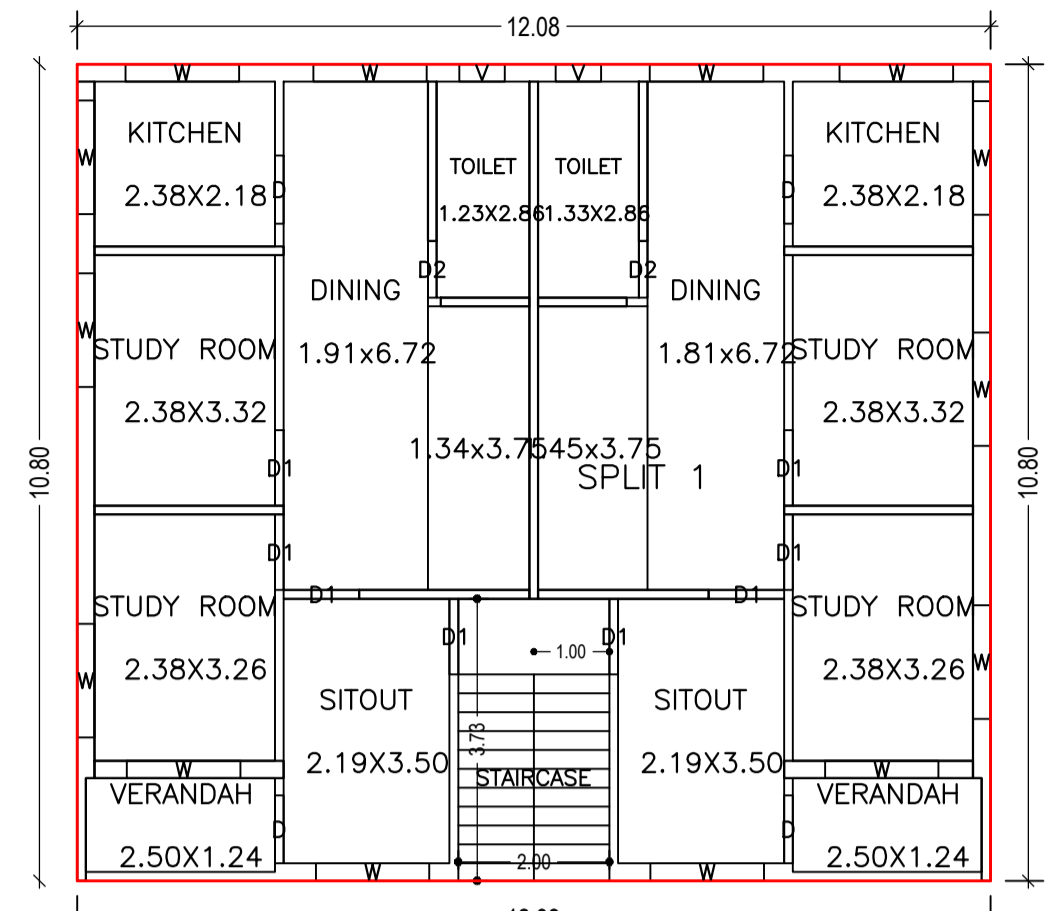
Building USE/SUBUSE Details

| Building Name | Building Use | Building SubUse | Building Structure |
|---------------|--------------|------------------------------------|--------------------|
| A (BUILDING) | Residential | Bungalow/ Dwelling / Non Apartment | Non-Highrise |

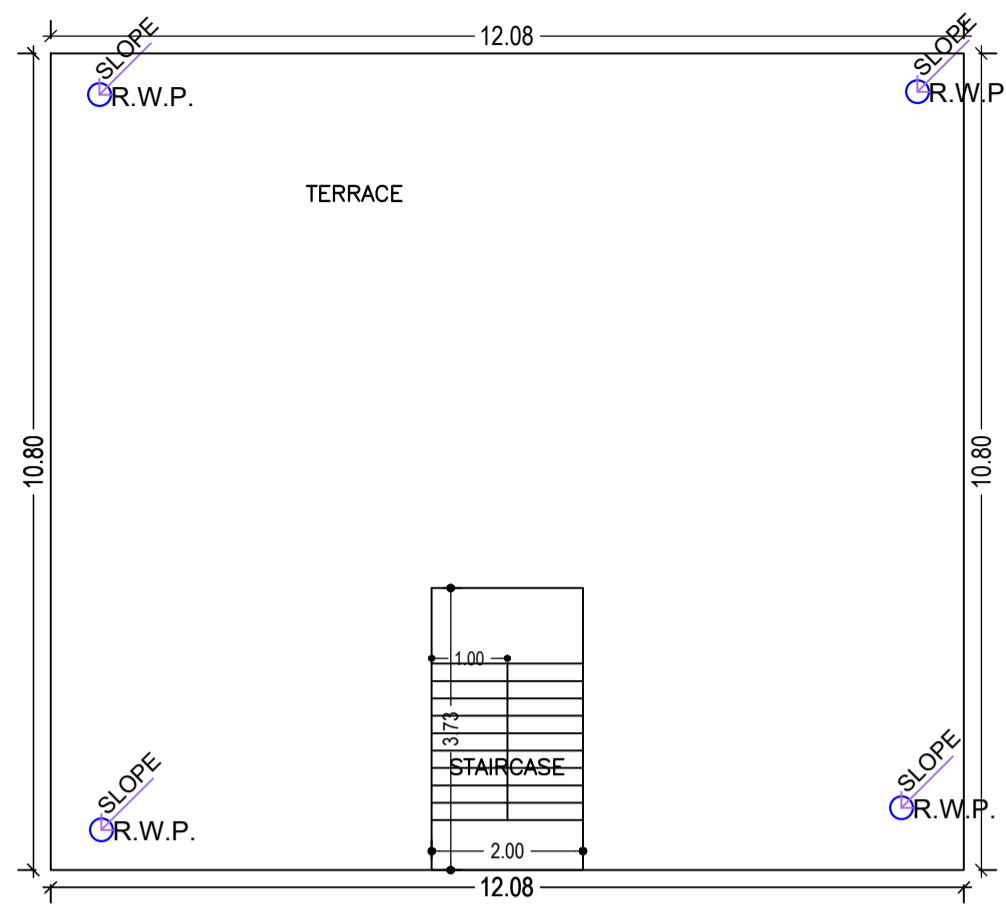
| LTP NAME AND SIGNATURE | STRUCTURAL ENG'S NAME AND SIGNATURE | BUILDER NAME AND SIGNATURE | DIGITAL SIGNATURE |
|--|-------------------------------------|----------------------------|-------------------|
| Suresh Prasad Singh CMC/ENG/0002/2017 | | | |

Proposal Basic Information

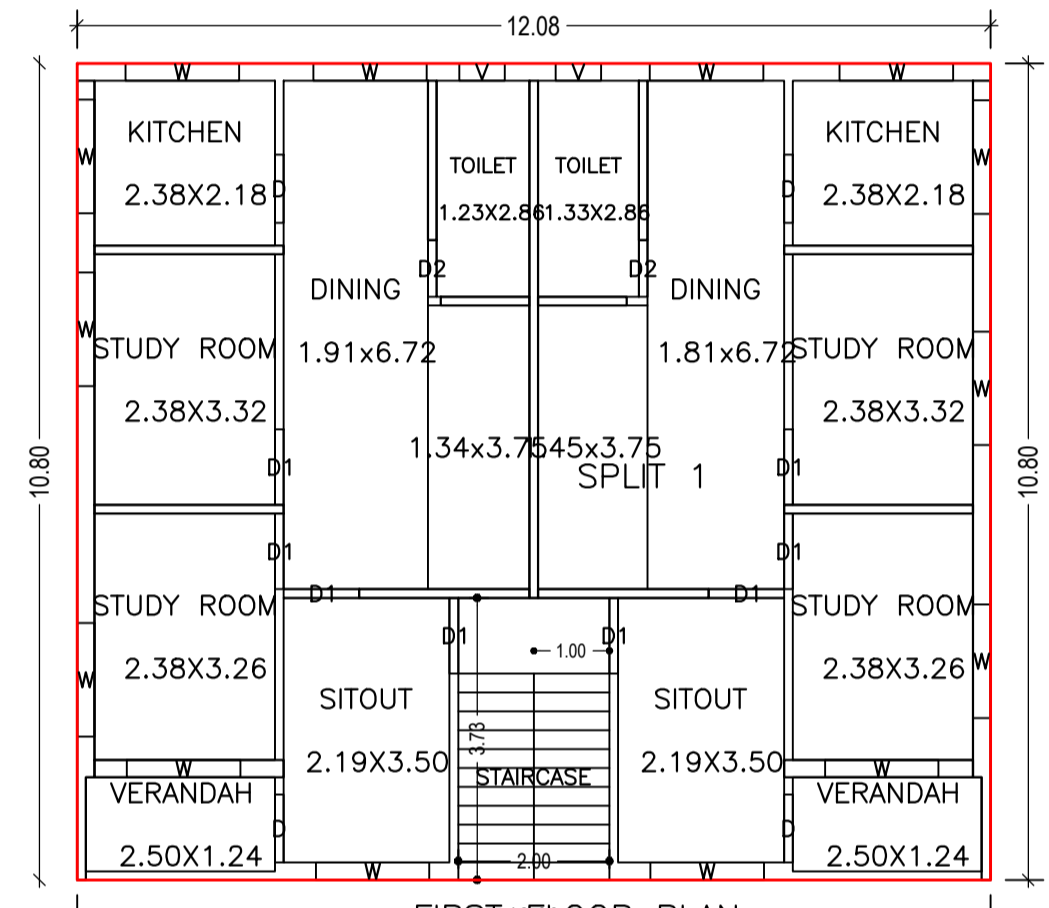
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|-------------------|------------------------------------|
| Proposal File No. | CMC/BP/0052/W01/2021 |
| Owner Name | GULNAR PARWEEN |
| Khata No | 181 |
| Plot No | 401 |
| Village Name | Chas |
| Use | Residential |
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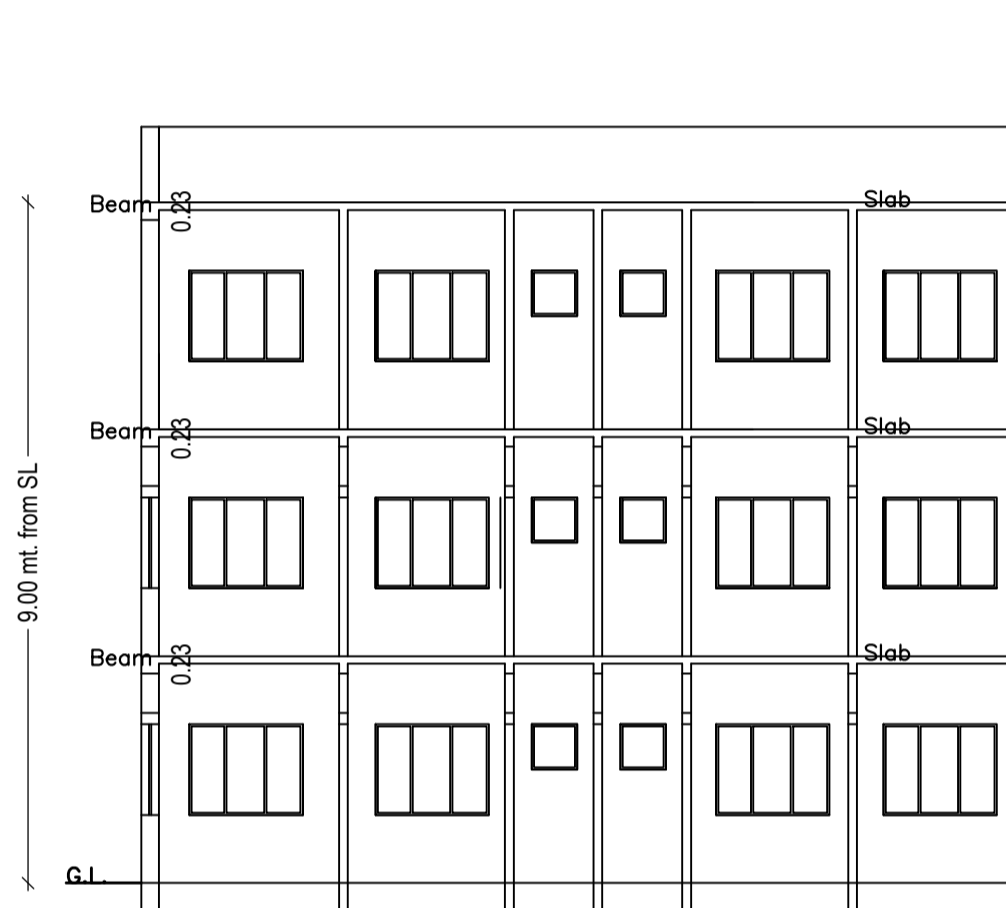
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



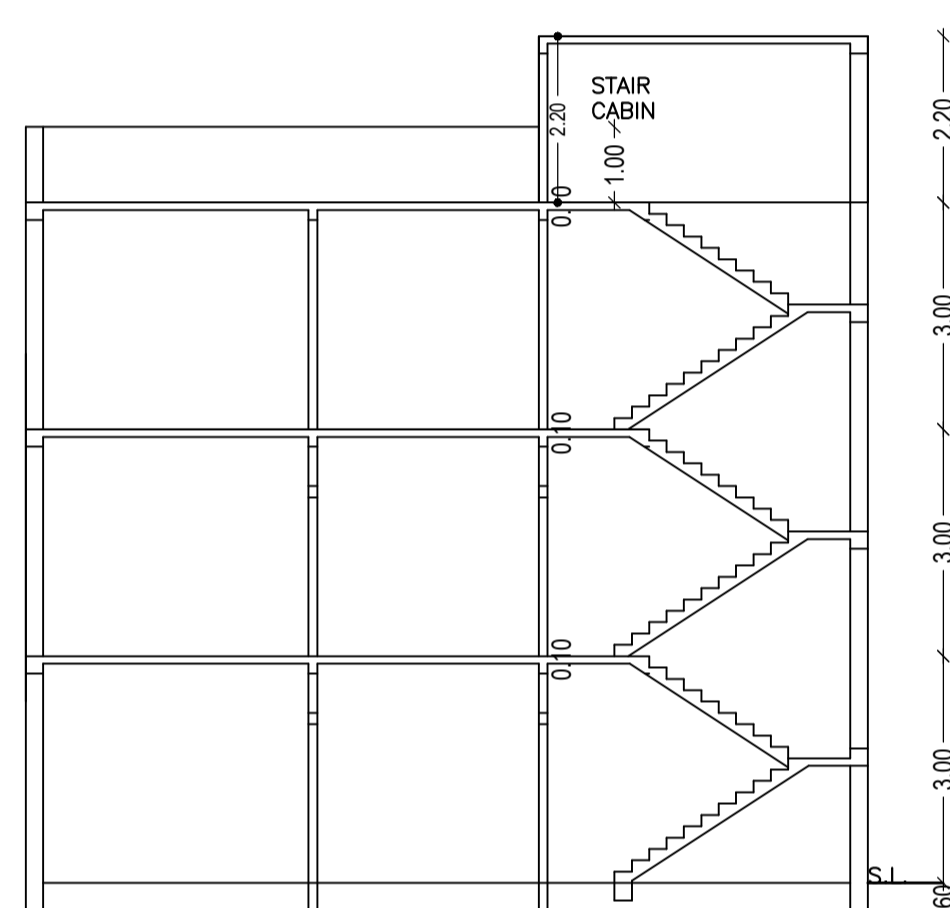
TERRACE FLOOR PLAN (SCALE 1:100)



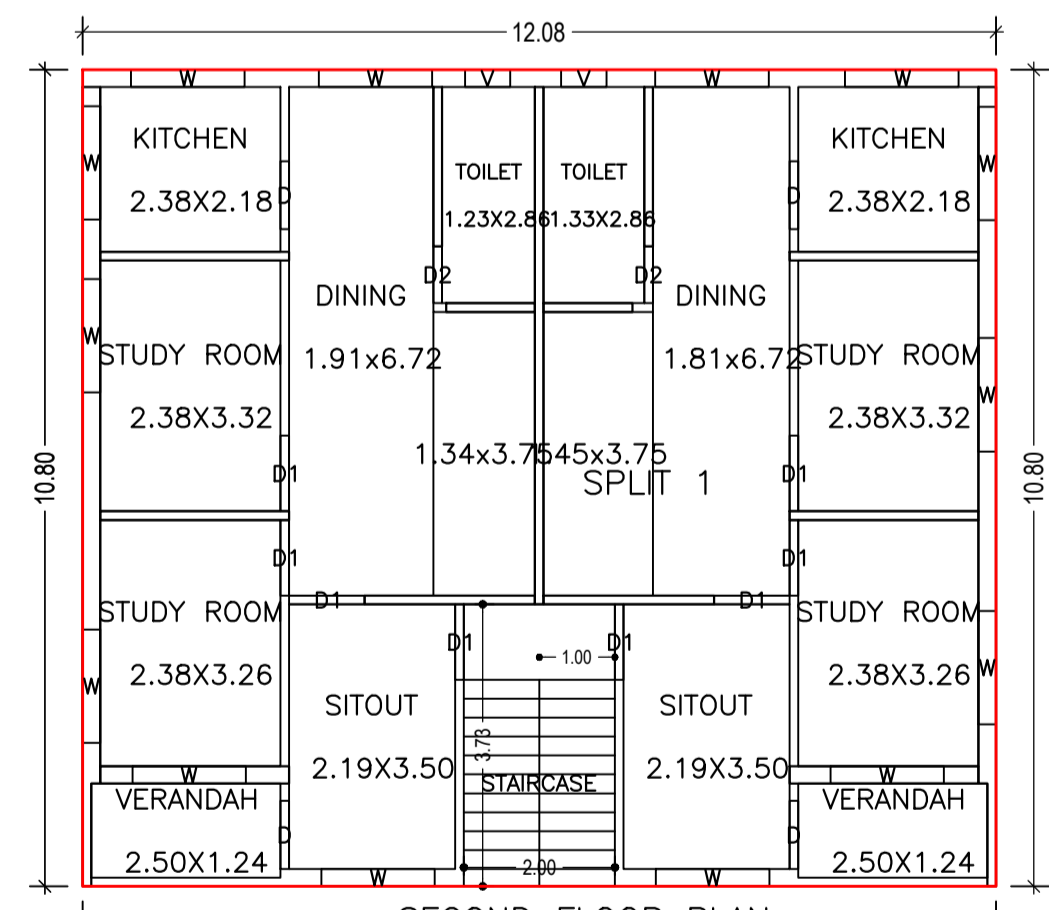
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



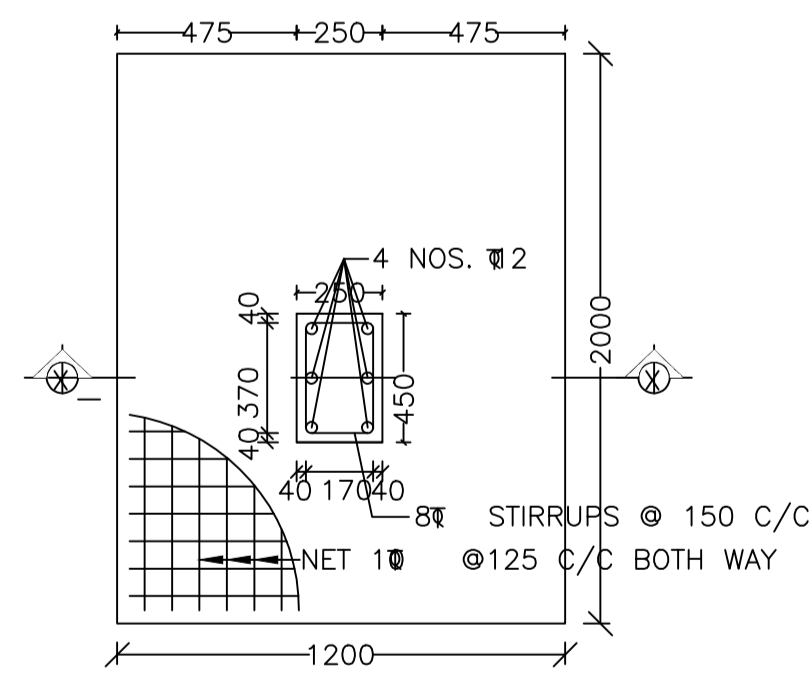
SECTION -BB



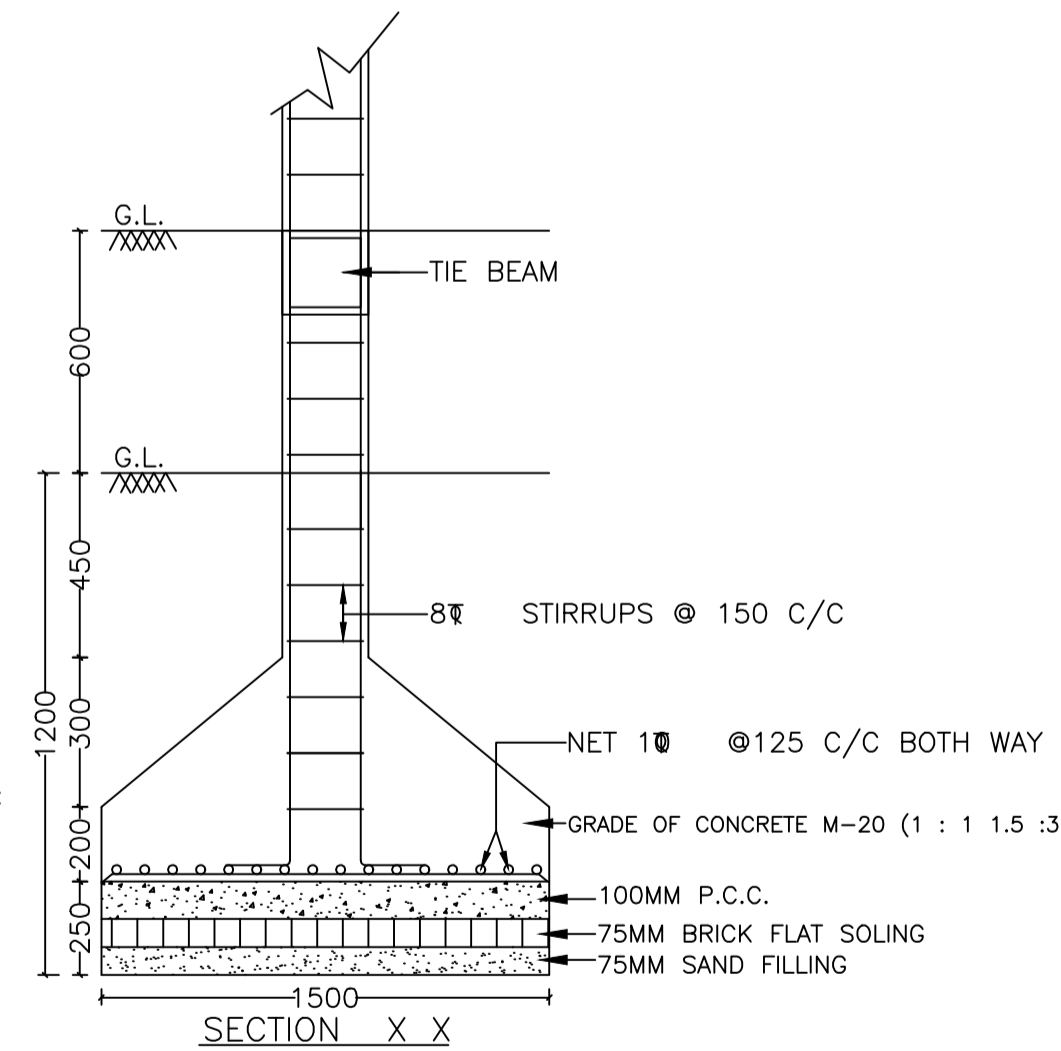
SECTION -AA



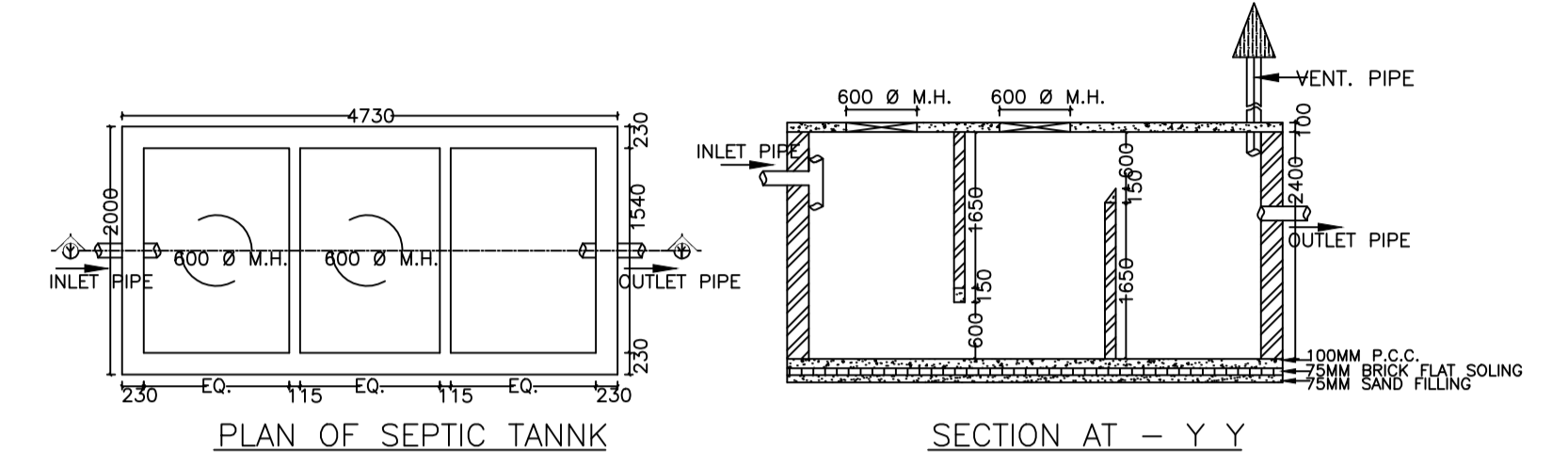
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



DETAILS OF COLUMN FOUNDATION

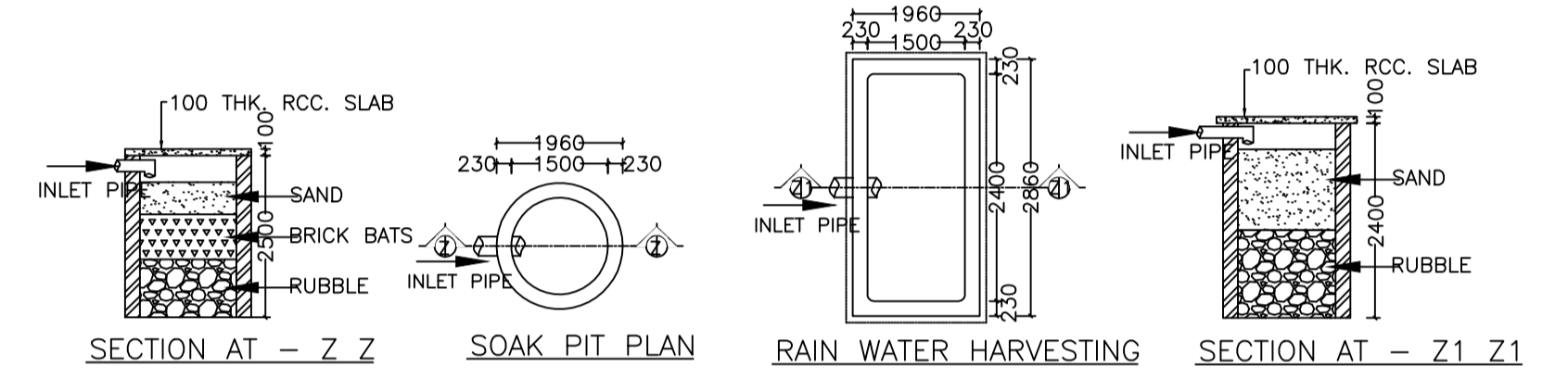


SECTION X X



PLAN OF SEPTIC TANK

SECTION AT - Y Y

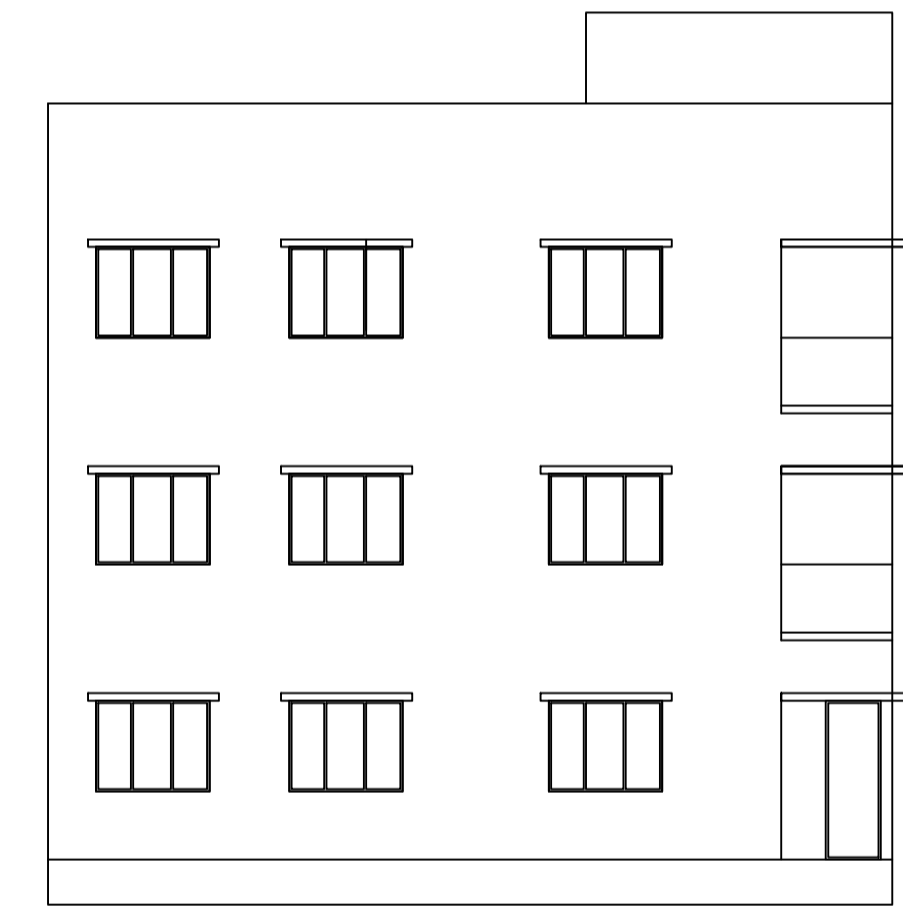


SECTION AT - Z Z

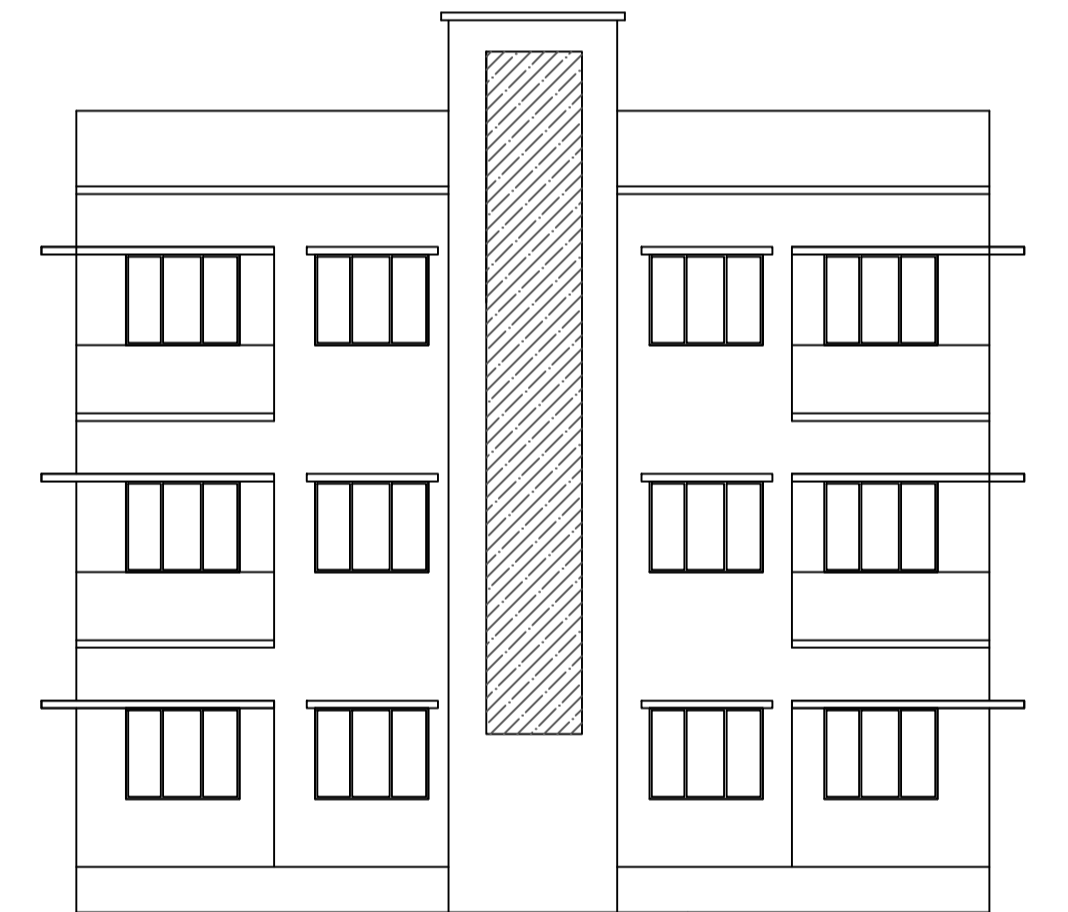
SOAK PIT PLAN

RAIN WATER HARVESTING

SECTION AT - Z1 Z1



LEFT SIDE ELEVATION



FRONT ELEVATION

Building :A (BUILDING)

| Floor Name | Total Built Up Area (Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | Total Consumed Additional FAR Area (Sq.mt.) | Tnmt (No.) |
|--------------------------------|------------------------------|----------------------------|-------------------------|---|------------|
| Ground Floor | 130.46 | 130.46 | 130.46 | 130.46 | 01 |
| First Floor | 130.46 | 130.46 | 130.46 | 130.46 | 00 |
| Second Floor | 130.46 | 130.46 | 130.46 | 130.46 | 00 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 00 |
| Total : | 391.38 | 391.38 | 391.38 | 391.38 | 01 |
| Total Number of Same Buildings | 1 | | | | |
| Total : | 391.38 | 391.38 | 391.38 | 391.38 | 01 |

SCHEDULE OF DOOR:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | D2 | 0.75 | 2.10 | 06 |
| A (BUILDING) | D | 0.90 | 2.10 | 12 |
| A (BUILDING) | D1 | 1.00 | 2.10 | 24 |

SCHEDULE OF WINDOW/VENTILATION:

| BUILDING NAME | NAME | LENGTH | HEIGHT | NOS |
|---------------|------|--------|--------|-----|
| A (BUILDING) | V | 0.60 | 1.20 | 06 |
| A (BUILDING) | W | 1.50 | 1.20 | 42 |

UnitBUA Table for Building :A (BUILDING)

| FLOOR | Name | UnitBUA Type | UnitBUA Area | Carpet Area | No. of Rooms | No. of Tenement |
|-------------------|---------|--------------|--------------|-------------|--------------|-----------------|
| GROUND FLOOR PLAN | SPLIT 1 | FLAT | 373.78 | 353.87 | 14 | 1 |
| FIRST FLOOR PLAN | SPLIT 1 | FLAT | 0.00 | 0.00 | 14 | 0 |
| SECOND FLOOR PLAN | SPLIT 1 | FLAT | 0.00 | 0.00 | 14 | 0 |
| Total: | - | - | 373.78 | 353.87 | 42 | 1 |

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