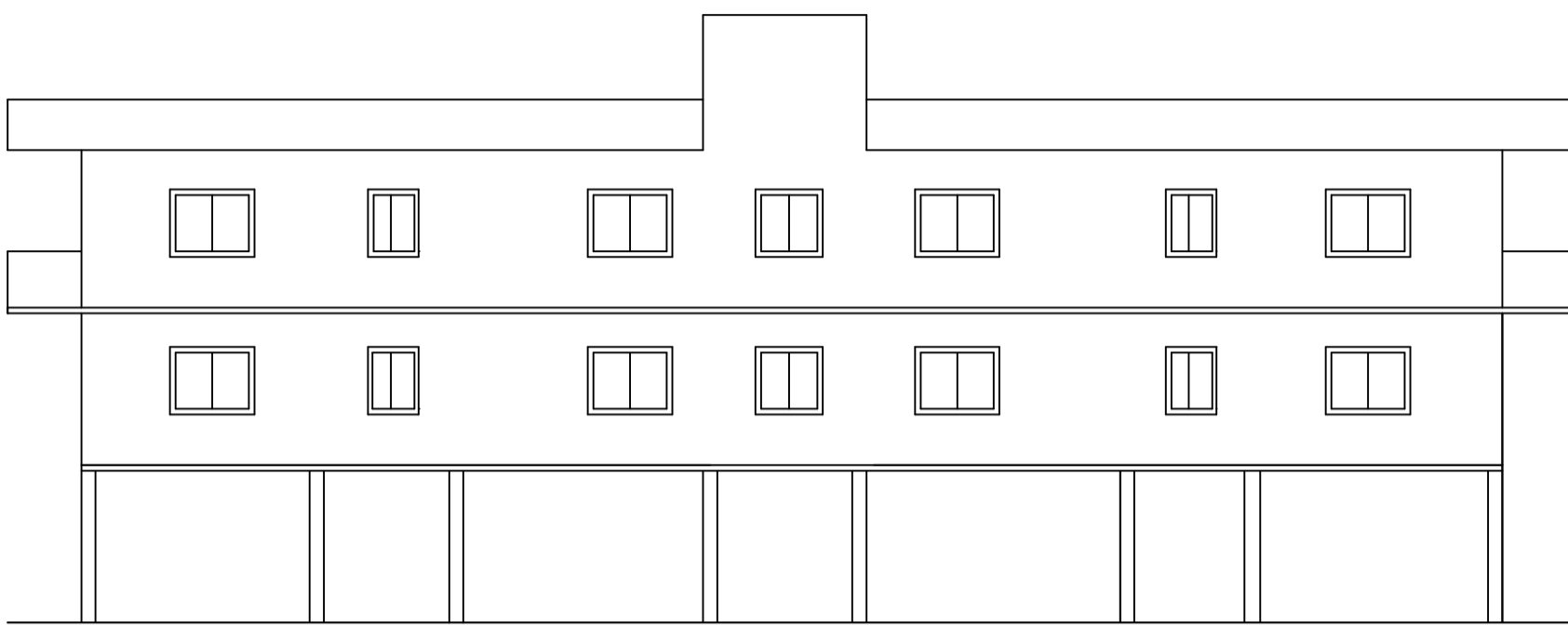
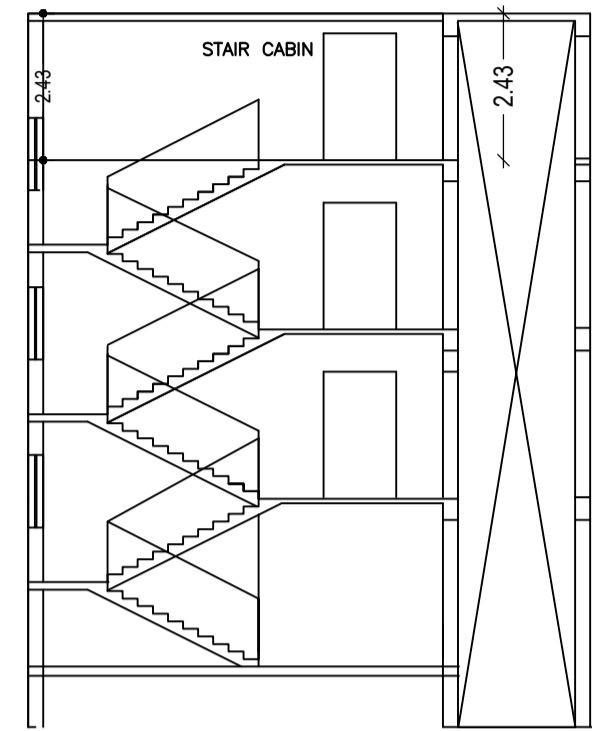


Proposal Basic Information	
Proposal File No.	CMC/BP/0014/W02/2021
Owner Name	MD SHAHABUDDIN ANSARI
Khata No	467
Plot No	428
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

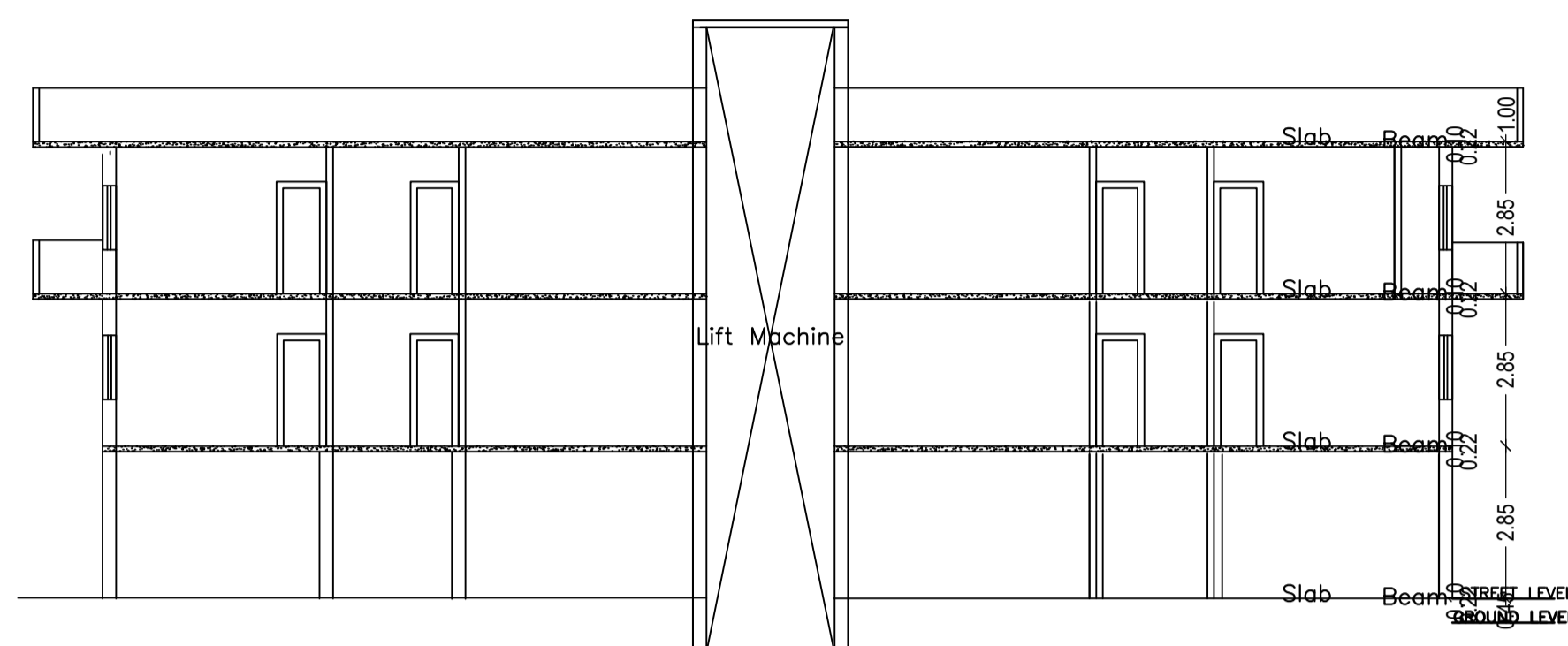
AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.01
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: CHAS MUNICIPAL CORPORATION	Plot/Religious/Structure: NA	
Forward No: CMC/BP/0014/W02/2021	Plot/Religious/Structure: NA	
Application Type: General Proposal	North: Plot No. - PLOT NO.-429	
Nature of Development: New	South: Road Width - 4.57	
Location of Development Area: Old Area	East: Plot No. - PLOT NO.-430	
	West: Plot No. - PLOT NO.-427	
AREA DETAILS:		SG.MT.
AREA OF PLOT (Minimum)	(A)	397.28
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	397.28
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		51.45
Total		51.45
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	345.83
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	397.28
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	397.28
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		238.37
Proposed Coverage Area (59.42 %)		236.07
Total Prop. Coverage Area (59.42 %)		236.07
Balance coverage area (0.58 %)		2.30
FAR CHECK		
Perm. FAR Area (1.50)		595.92
Total Perm. FAR area		595.92
Residential FAR		481.65
Proposed FAR Area		502.15
Total Proposed FAR Area		502.15
Consumed FAR (Factor)		1.26
Balance FAR Area		93.77
BUILT UP AREA CHECK		
Total Proposed Built Up Area		726.99
ARCHITECT (Regd)		Nirmal Kumar Sharma
ENGINEER (Regd)		
SUPERVISOR (Regd)		MD SHAHABUDDIN ANSARI
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY



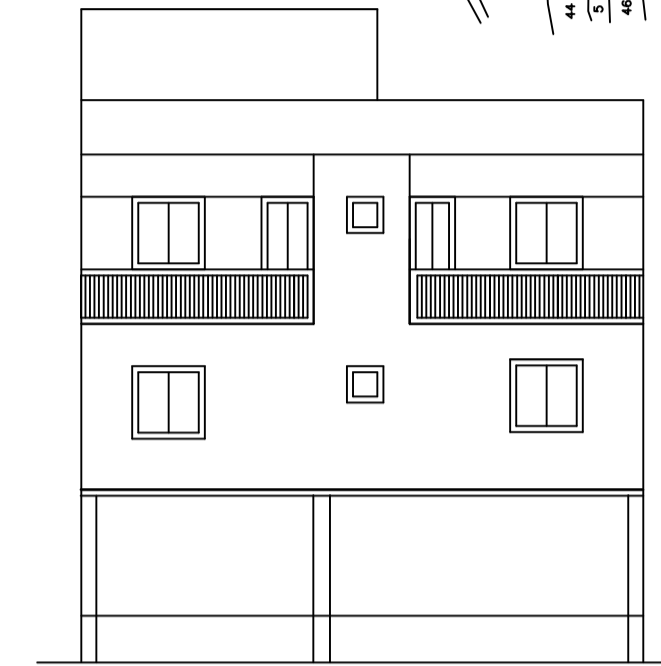
RIGHT SIDE ELEVATION



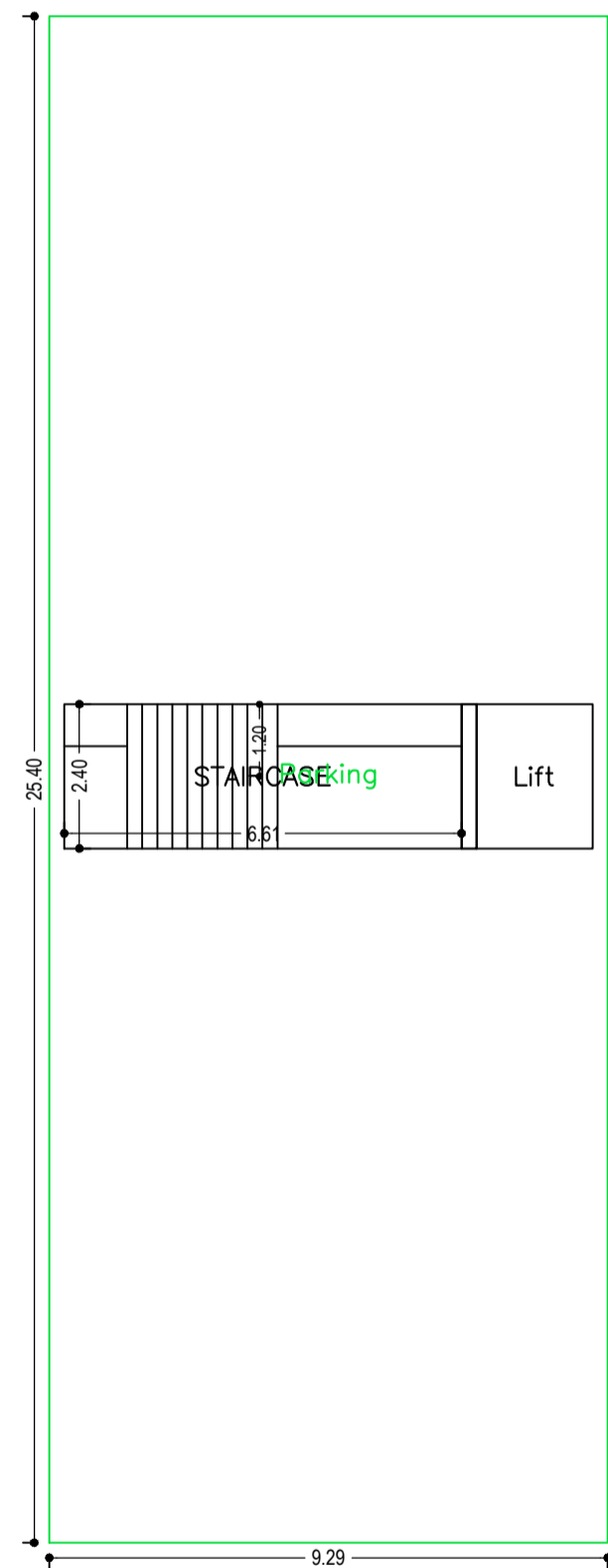
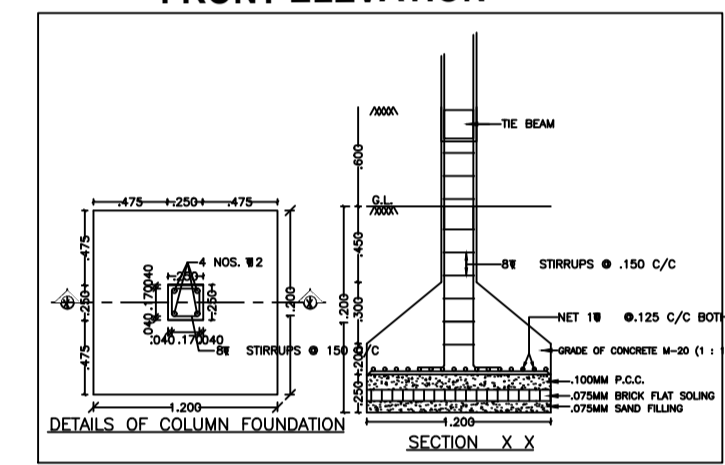
SECTION A-A



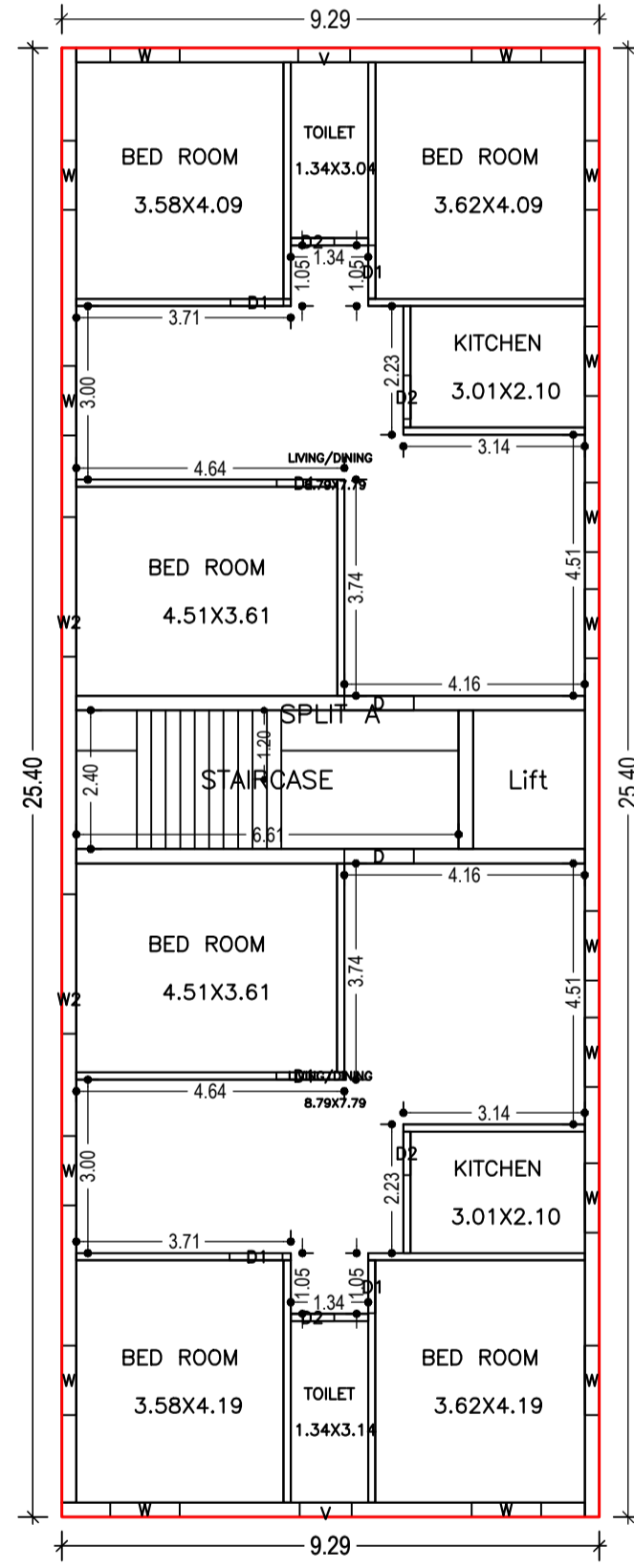
SECTION B-B



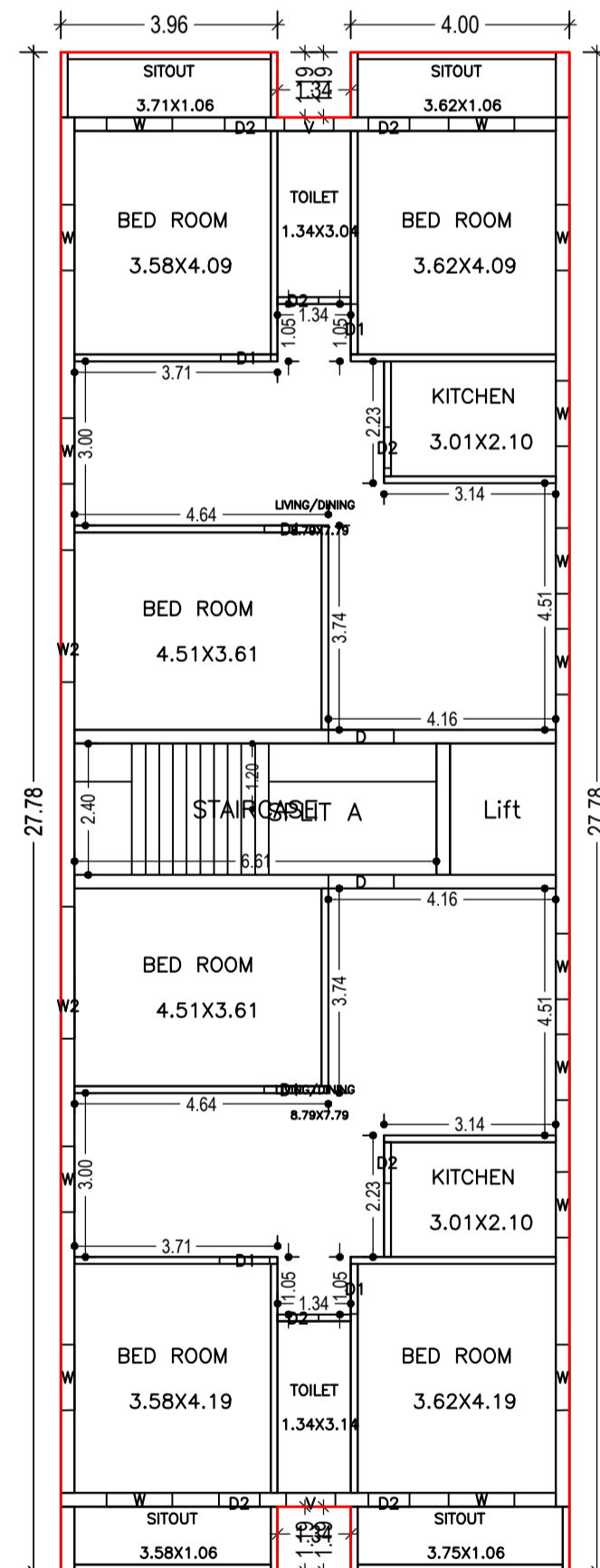
FRONT ELEVATION



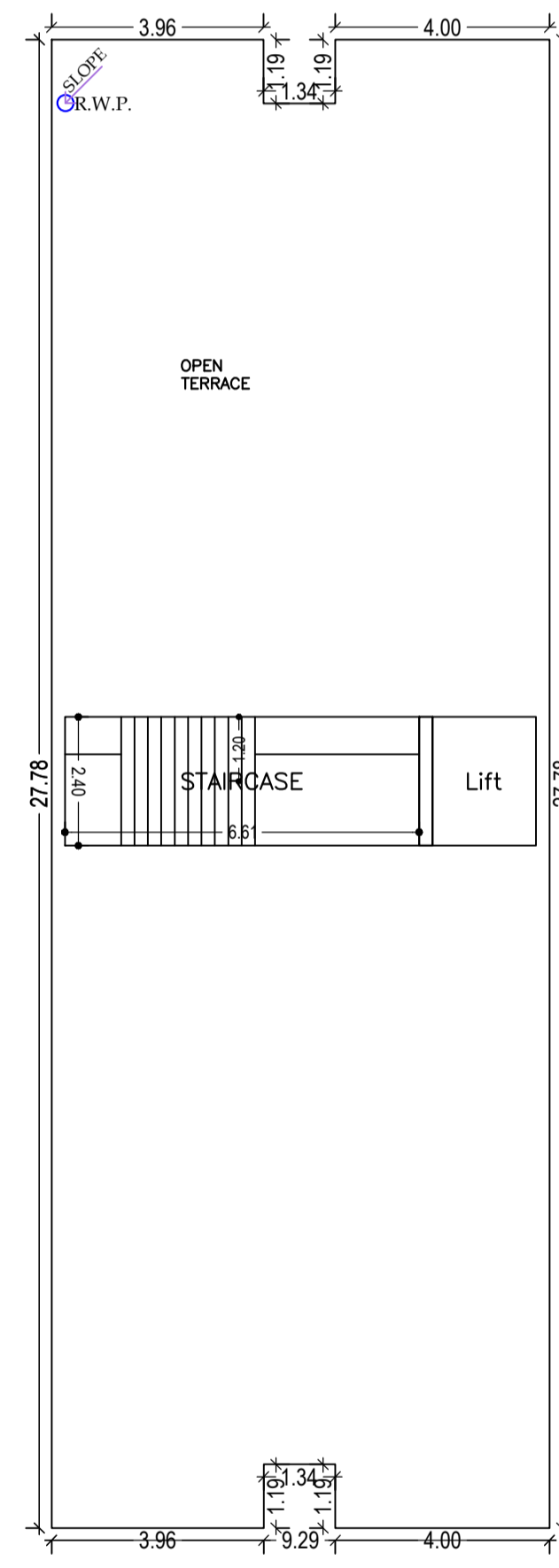
GROUND FLOOR PLAN (SCALE 1:100)



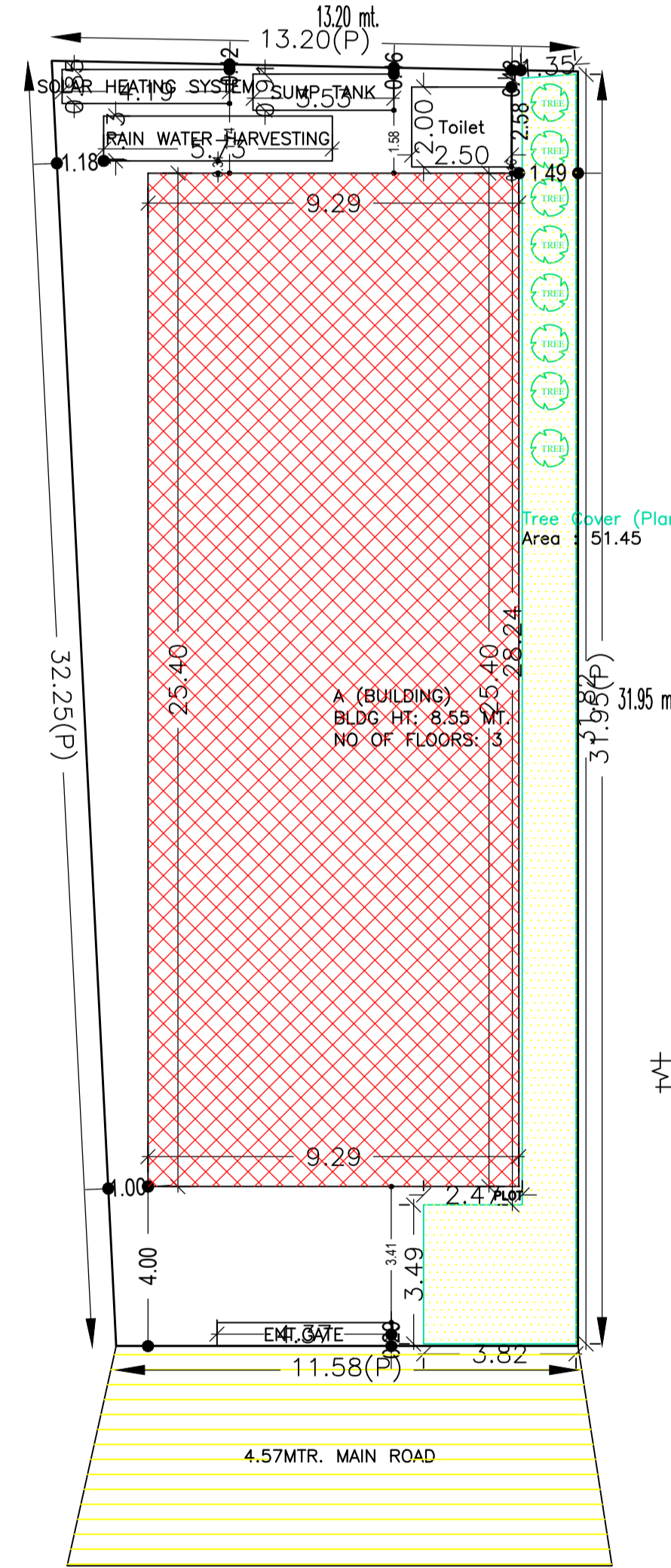
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



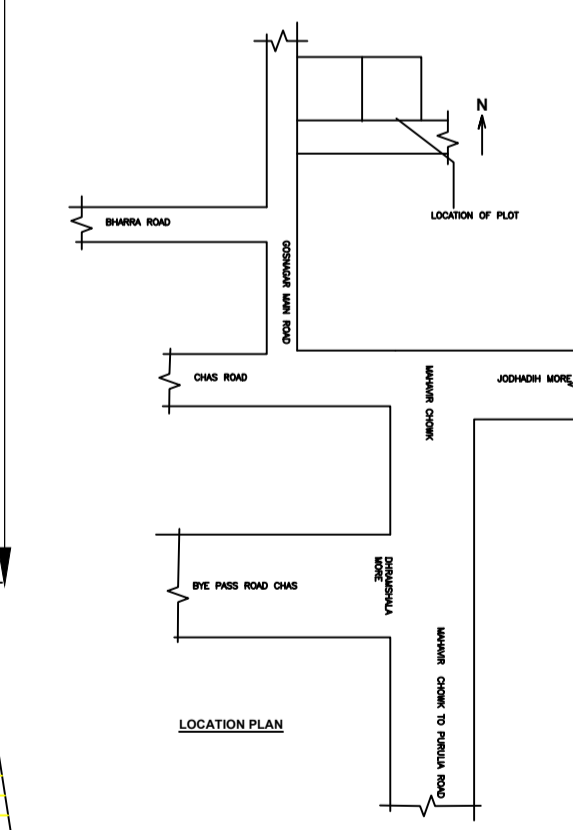
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN



FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)	Trmt (No.)
			Lift	Parking					
A (BUILDING)	1	726.99	9.28	215.56	481.65	15.87	502.15	502.15	01
Grand Total	1	726.99	9.28	215.56	481.65	15.87	502.15	502.15	01

Building :A ( BUILDING)

Floor Name	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.)	Trmt (No.)
		Lift	Parking					
Ground Floor	236.06	0.00	215.56	0.00	15.87	20.50	20.50	00
First Floor	236.01	4.64	0.00	231.37	0.00	231.37	231.37	01
Second Floor	254.92	4.64	0.00	250.28	0.00	250.28	250.28	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	726.99	9.28	215.56	481.65	15.87	502.15	502.15	01
Total Number of Same Buildings	1							
Total :	726.99	9.28	215.56	481.65	15.87	502.15	502.15	01

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	236.06	20.50	236.06	20.50
First Floor	236.01	231.37	236.01	231.37
Second Floor	254.92	250.28	254.92	250.28
Terrace Floor	0.00	0.00	0.00	0.00
Total :	726.99	502.15	726.99	502.15

Building USE/SUBUSE Details

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

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	12
A (BUILDING)	D1	0.91	2.10	02
A (BUILDING)	D1	0.92	2.10	10
A (BUILDING)	D	1.20	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.90	1.20	04
A (BUILDING)	W	1.20	1.20	32
A (BUILDING)	W2	2.41	1.20	04

UnitBUA Table for Building :A ( BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpert Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	481.65	418.95	12	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	16	0
Total:	-	-	481.65	418.95	28	1

COLOR INDEX

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

LTP NAME AND SIGNATURE

Nirmal Kumar Sharma  
CMC/ARC/0001/2017

STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE