

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		Total		Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in 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)	Trmt (No.)
	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	268.11	11.75	268.11	11.75	A (BUILDING)	1	1081.17	5.63	1075.54	11.64	252.48	261.51	538.16	11.75	811.42
First Floor	271.02	271.02	271.02	271.02											
Second Floor	271.02	271.02	271.02	271.02											
Third Floor	265.39	265.39	265.39	265.39											
Terrace Floor	0.00	0.00	0.00	0.00											
<b>Total</b>	<b>1075.54</b>	<b>811.42</b>	<b>1075.54</b>	<b>811.42</b>											<b>03</b>

FAR & Tenement Details (Table 4c-1)

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SHOP-1	SHOP	219.90	219.62	3	1
SECOND FLOOR PLAN	SHOP-1	SHOP	219.70	219.41	3	1
THIRD FLOOR PLAN	UNIT NO-1	FLAT	214.78	214.50	11	1
<b>Total</b>			<b>654.38</b>	<b>653.53</b>	<b>17</b>	<b>3</b>

Required Parking (Table 7a)

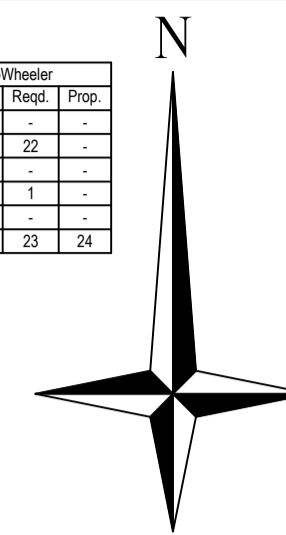
Building Name	Type	SubUse	Area (Sq.mt)	Units	Car		Visitors Car		Two Wheeler		
					Reqd. (No.)	Prop.	Reqd. (No.)	Prop.	Reqd. (No.)	Prop.	
A (BUILDING)	Commercial	Shop	> 0	50	150.77	1	7	-	-	1	22
		Residential Bldg/Apartment	> 0	1	1.00	1	1	-	-	1	1
		Other	> 0	1	1.00	-	-	1	1	-	-
<b>Total</b>						<b>8</b>	<b>8</b>			<b>1</b>	<b>23</b>

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	4	50.00
Total Car	8	100.00	8	100.00
Visitors Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Two Wheeler	-	-	24	48.00
Total Two Wheeler	23	46.00	24	48.00
Other Parking	-	-	-	159.68
<b>Total</b>			<b>158.50</b>	<b>367.88</b>

Building USE/SUBUSE Details

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

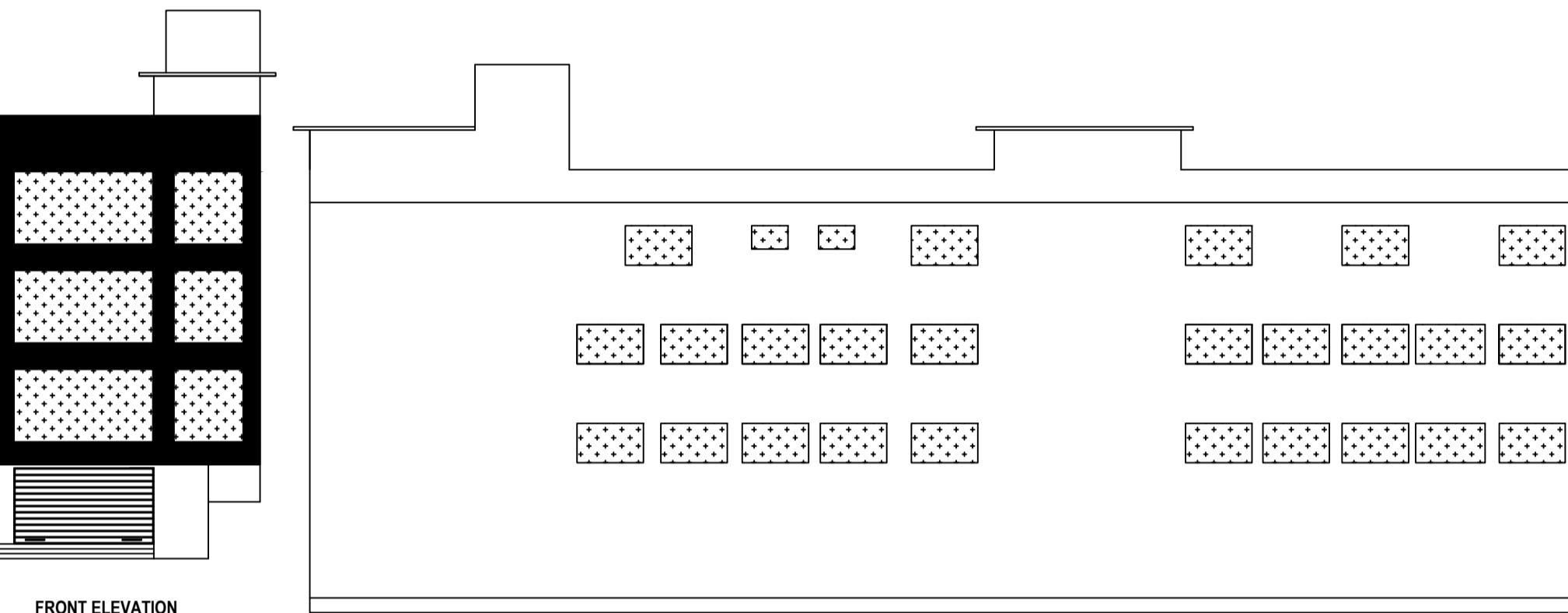


Proposal Basic Information

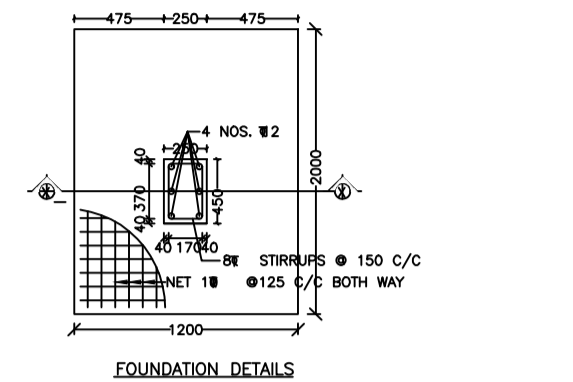
Proposal File No.	CMC/BP/0105/W19/2021
Owner Name	(1)JULLY DEVI KEDIA (2)RAJESH KUMAR KEDIA
Khata No	696,738
Plot No	7703,7704,7705
Village Name	Chas
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION  
VERSION NO. - 1.0.59  
VERSION DATE: 16/10/2020

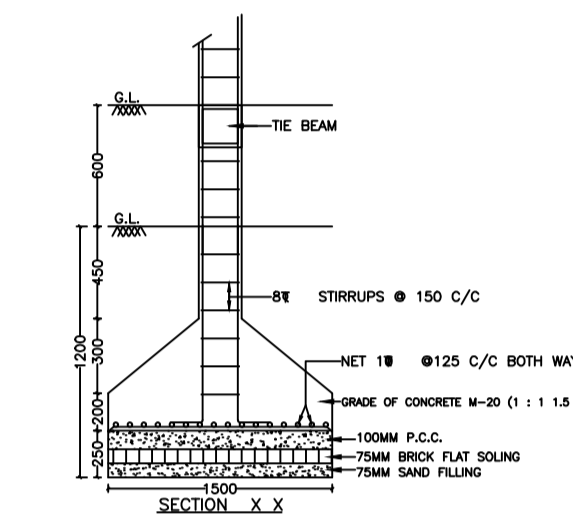
PROJECT DETAIL		Plot Use: Mixed
Region: JHARKHAND URBAN LOCAL BODIES		Plot SubUse: Resi+Comm
District: BOKARO		PlotNearby/ReligiousStructure: NA
Authority: CHAS MUNICIPAL CORPORATION		Plot/SubPlot No: 7703,7704,7705
Inward No: CMC/BP/0105/W19/2021		North: Road Width - 21
Application Type: General Proposal		South: CTS No. - KEJRIWAL LAND
Project Type: Building Permission		East: CTS No. - ASHOK & VIJAY KUMAR KEDIA
Nature of Development: New		West: CTS No. - MAHTO MARKET
Location of Development Area: Old		
AREA DETAILS: SQ.MT.		
AREA OF PLOT (Minimum)	(A)	457.87
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	457.87
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		46.11
Total		46.11
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	411.76
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	457.87
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	457.87
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		274.72
Proposed Coverage Area (59.19 %)		271.02
Total Prop. Coverage Area (59.19 %)		271.02
Balance coverage area (0.81 %)		3.70
FAR CHECK		
Perm. FAR Area (2.50)		1144.68
Total Perm. FAR area		1144.68
Residential FAR		261.51
Commercial FAR		538.16
Proposed FAR Area		811.43
Total Proposed FAR Area		811.43
Consumed FAR (Factor)		1.77
Balance FAR Area		333.25
BUILT UP AREA CHECK		
Total Proposed Built Up Area		1075.54
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	(1)JULLY DEVI KEDIA (2)RAJESH KUMAR KEDIA	
DEVELOPMENT AUTHORITY		LOCAL BODY



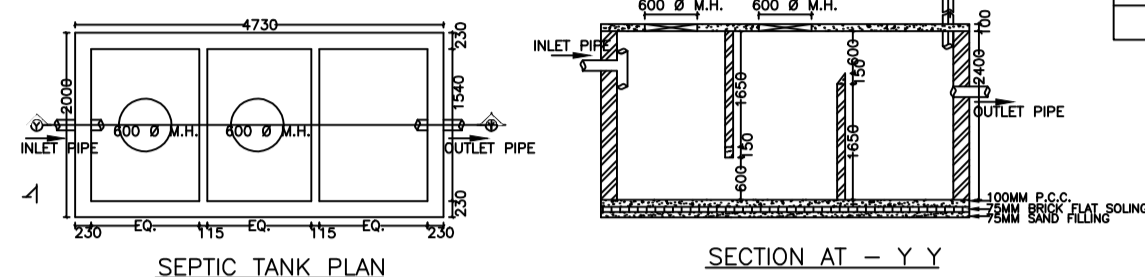
FRONT ELEVATION



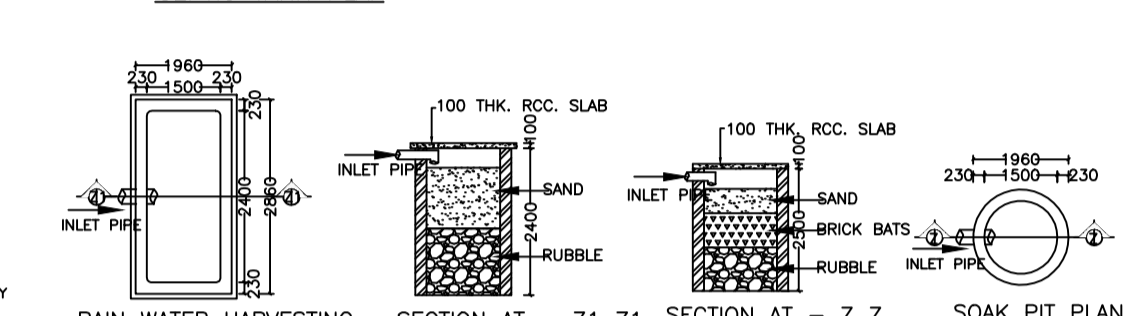
FOUNDATION DETAILS



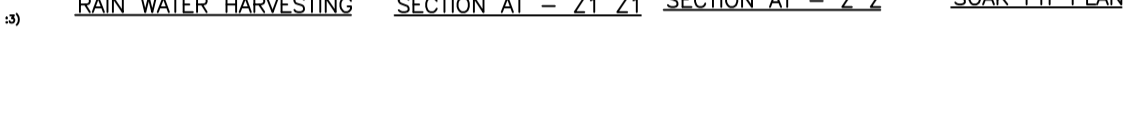
SECTION X-X



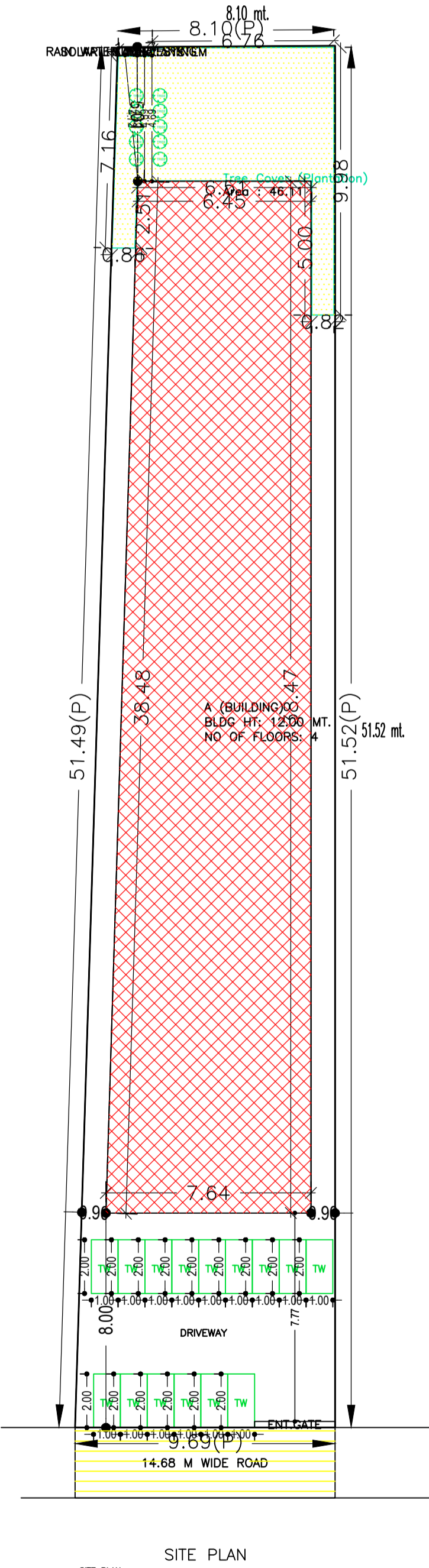
SEPTIC TANK PLAN



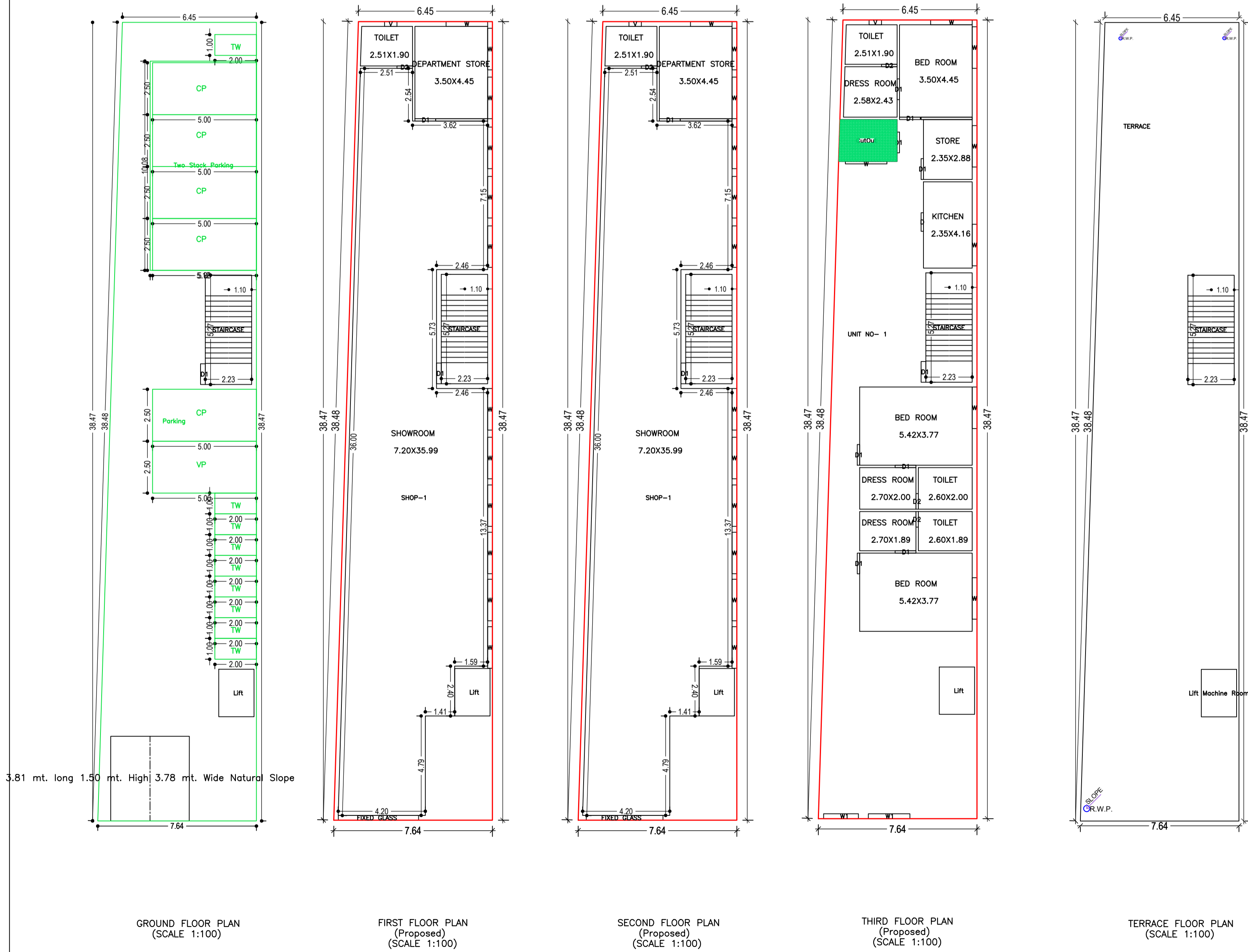
RAIN WATER HARVESTING



SOAK PIT PLAN



SITE PLAN



GROUND FLOOR PLAN (SCALE 1:100)

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

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

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

TERRACE FLOOR PLAN (SCALE 1:100)

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)	Light Blue

Building :A (BUILDING)

Floor Name	Gross Built Up Area	Deductions From Gross BUA/Area in 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)	Trmt (No.)
				Cutout	Lift					
Ground Floor	268.11	0.00	268.11	3.88	252.48	0.00	0.00	11.75	11.75	00
First Floor	271.02	0.00	271.02	0.00	0.00	0.00	271.02	271.02	271.02	01
Second Floor	271.02	0.00	271.02	3.88	0.00	0.00	267.14	267.14	267.14	01
Third Floor	271.02	5.63	265.39	3.88	0.00	261.51	0.00	261.51	261.51	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total</b>	<b>1081.17</b>	<b>5.63</b>	<b>1075.54</b>	<b>11.64</b>	<b>252.48</b>	<b>261.51</b>	<b>538.16</b>	<b>11.75</b>	<b>811.42</b>	<b>03</b>
Total Number of Same Buildings	1									
<b>Total</b>	<b>1081.17</b>	<b>5.63</b>	<b>1075.54</b>	<b>11.64</b>	<b>252.48</b>	<b>261.51</b>	<b>538.16</b>	<b>11.75</b>	<b>811.42</b>	<b>03</b>

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	05
A (BUILDING)	D	0.90	2.10	01
A (BUILDING)	D1	1.00	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.20	03
A (BUILDING)	W	2.00	1.20	30
A (BUILDING)	FIXED GLASS	3.70	1.20	01
A (BUILDING)	FIXED GLASS	3.86	1.20	01

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