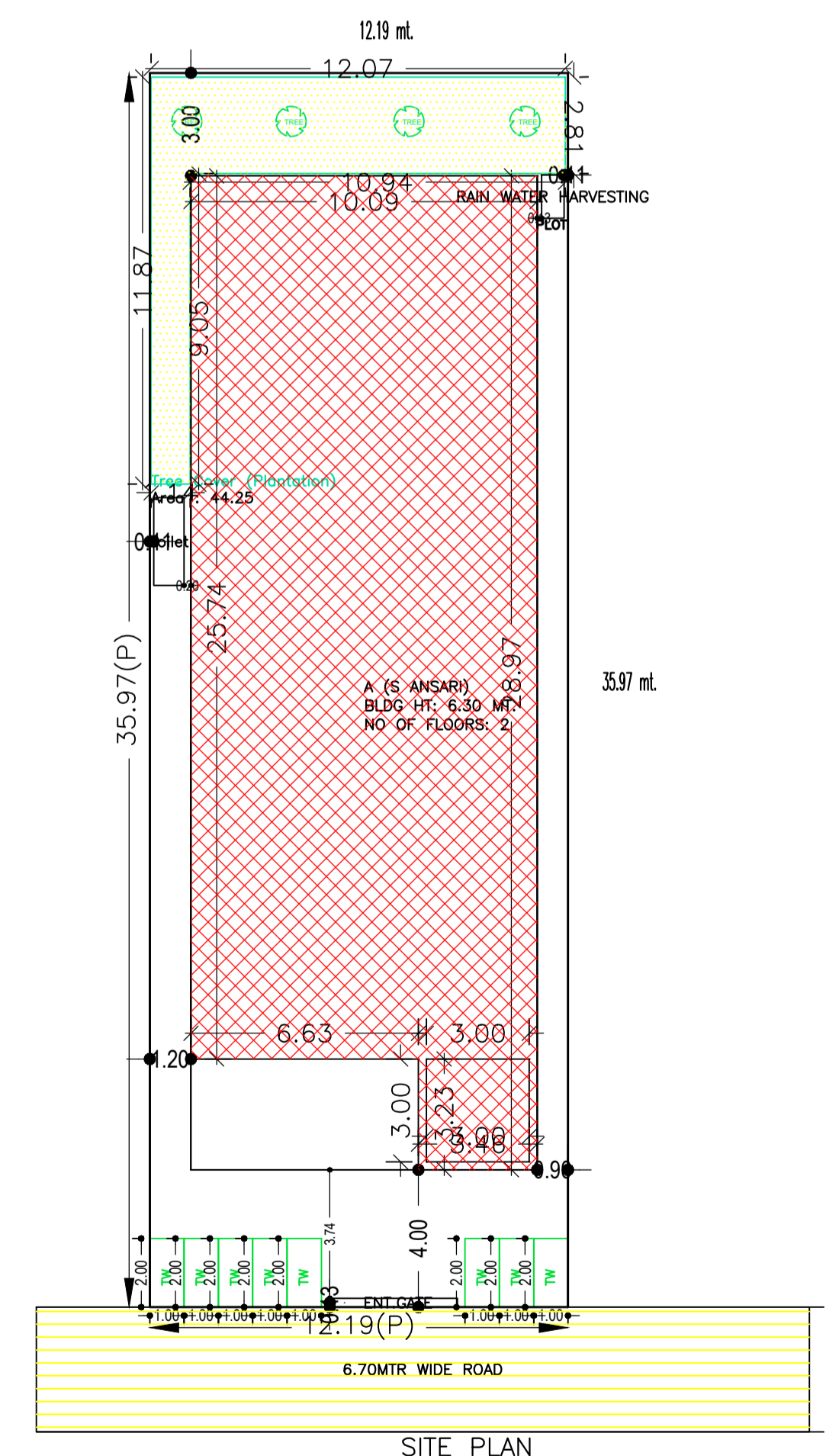
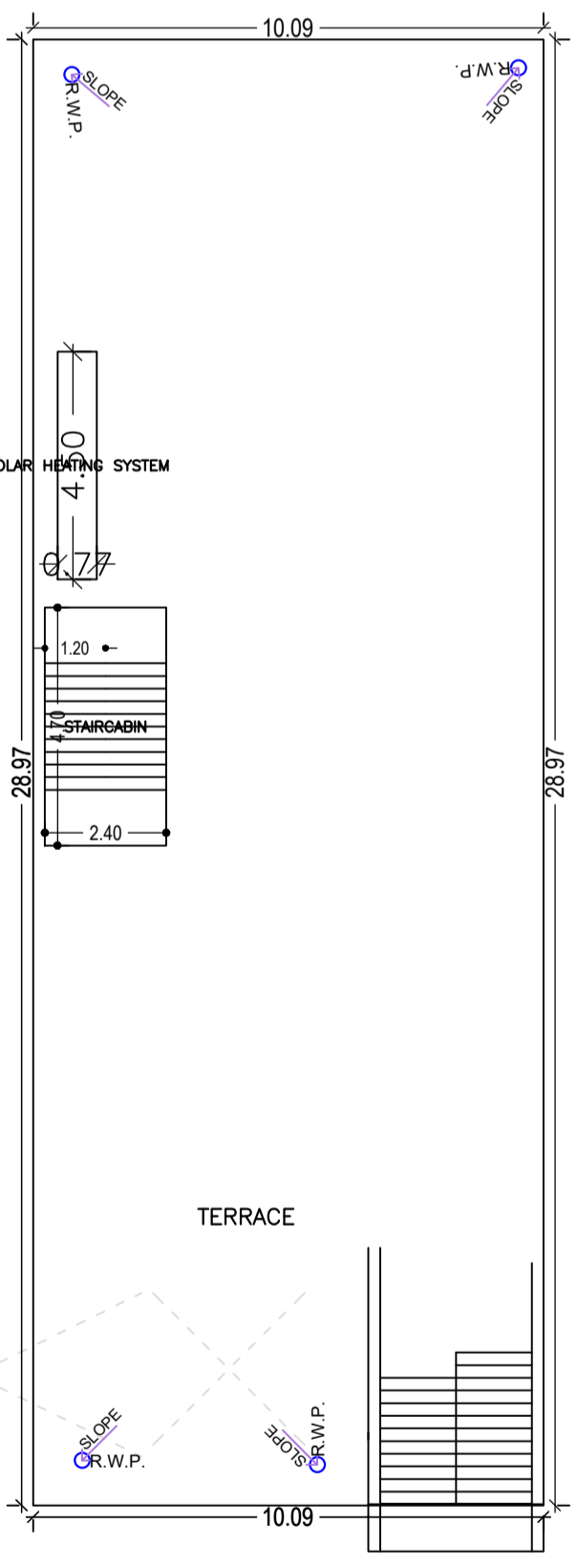
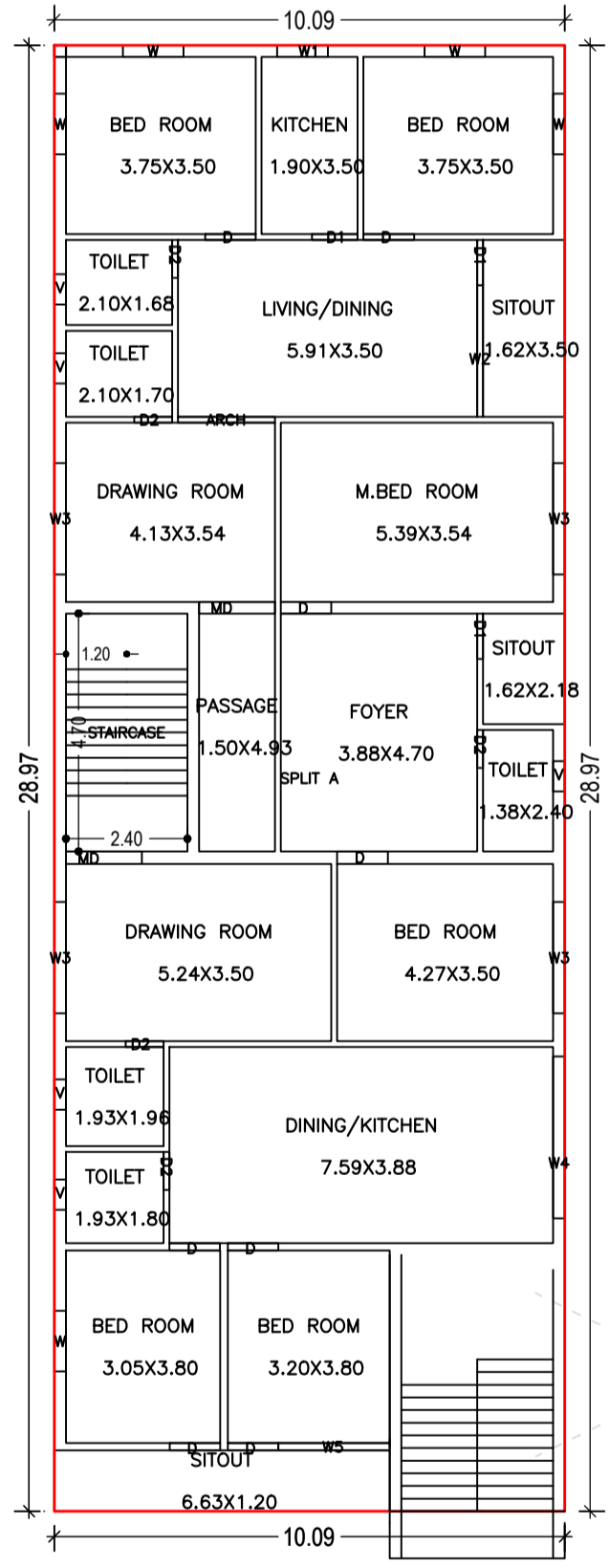
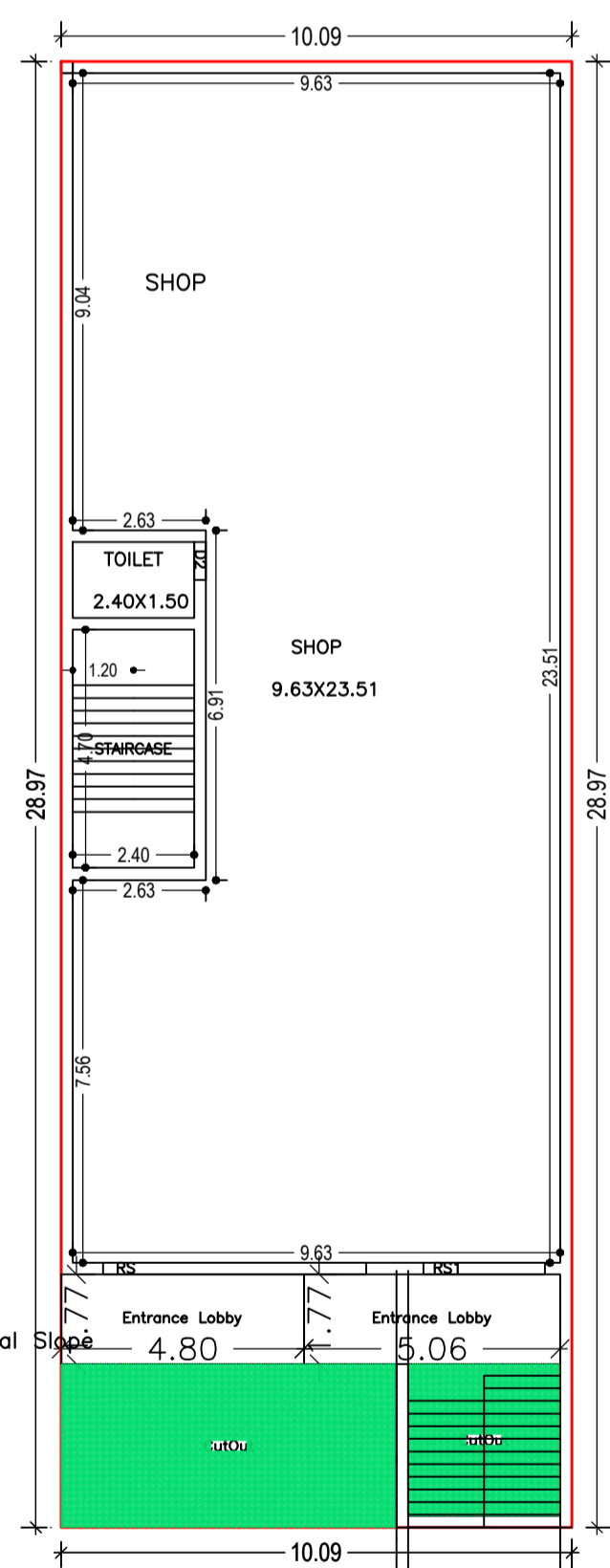
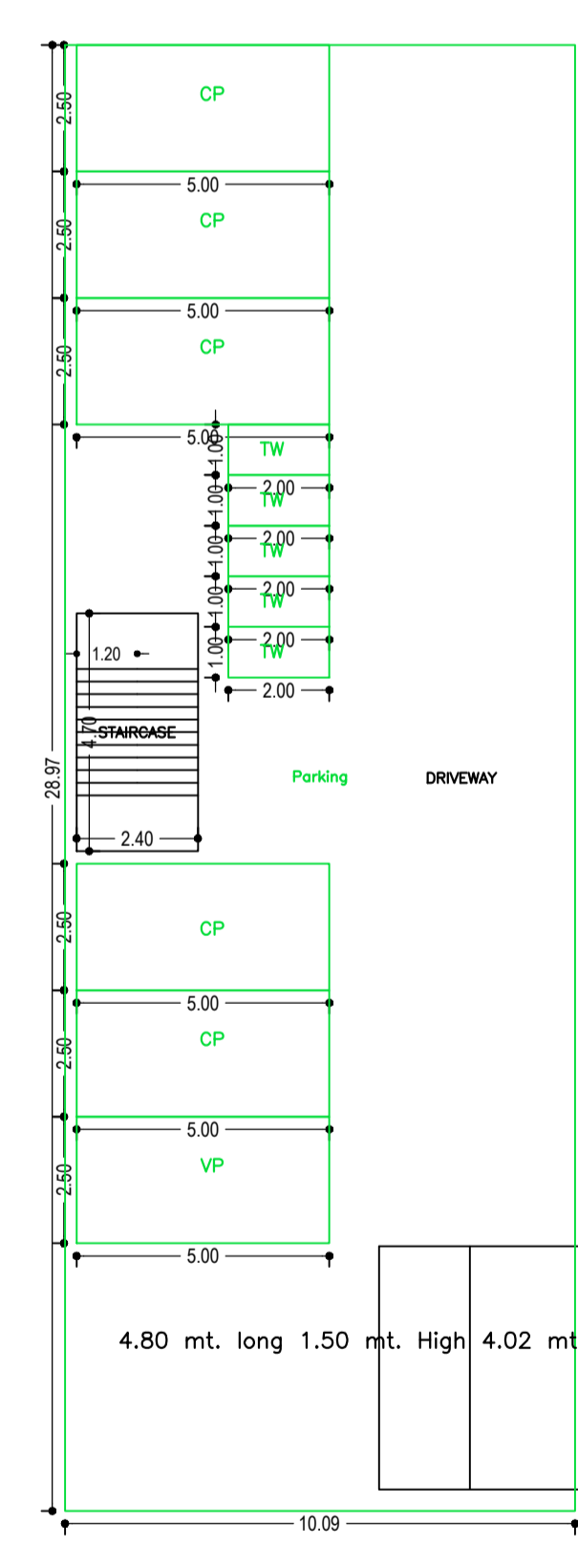
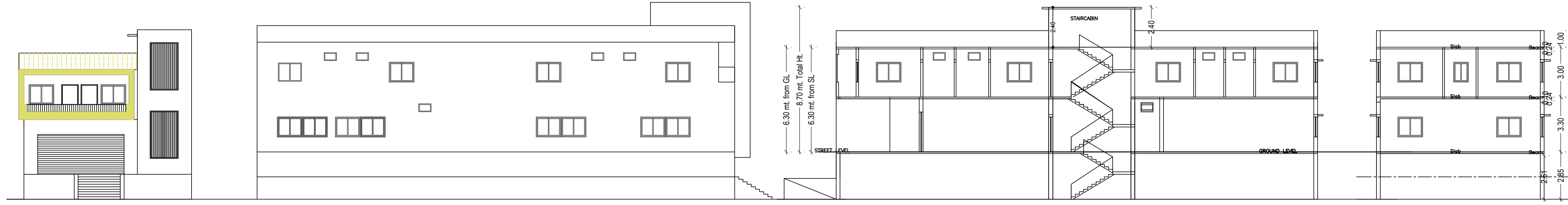


**Proposal Basic Information**

Proposal File No.	CMC/BP/0321/W09/2021
Owner Name	SHARFUDDIN ANSARI
Khata No	261
Plot No	6043,6044
Village Name	Chas
Use	Mixed
SubUse	Res+Comm

**AREA STATEMENT CHAS MUNICIPAL CORPORATION**

PROJECT DETAIL	Version No. 1.0.02	Version Date: 16/10/2020
Region: JHARRHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: BOKARO	Plot SubUse: Res+Comm	
Authority: CHAS MUNICIPAL CORPORATION	Plot/ReligiousStructure: NA	
Inward No: CMC/BP/0321/W09/2021	PlotSubPlot No: 6043,6044	
Application Type: General Proposal	South: CTS No. - K. BISSAM	
Project Type: Building Permission	South: CTS No. - JUSEDA KHATOON	
Nature of Development: New	East: Road Width - ROAD	
Location of Development Area: Dis Area	West: CTS No. - PART OF PLOT	
<b>AREA DETAIL:</b>		<b>SQ. MT.</b>
AREA OF PLOT (Minimum)	(A)	438.47
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	438.47
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		44.25
Total		44.25
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Space)	(A-Deductions)	394.23
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	438.47
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	438.47
<b>COVERAGE CHECK:</b>		
Permissible Coverage area (60.00%)		263.08
Proposed Coverage Area (58.73%)		261.89
Total Prop. Coverage Area (58.73%)		261.89
Balance coverage area (1.27%)		1.10
<b>FAR CHECK:</b>		
From: FAR Area (2.92)		1096.18
Total Perm. FAR Area		1096.18
Residential FAR		292.31
Commercial FAR		244.44
Proposed FAR Area		548.03
Total Proposed FAR Area		548.03
Consumed FAR (Factory)		1.25
Balance FAR Area		548.15
<b>BUILT UP AREA CHECK:</b>		
Total Proposed Builtup Area		846.51
ARCHITECT (Regd)		DINABANDHU RAJAK
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SHARFUDDIN ANSARI
DEVELOPMENT AUTHORITY		LOCAL BODY



**Building USE/SUBUSE Details**

Building Name	Building Use	Building SubUse	Building Structure
A (S ANSARI)	Residential	Res+Comm Bldg	Non-Highrise

**Building :A (S ANSARI)**

Floor Name	Gross Builtup Area (Sq.mt)	Deductions From Gross BUA/Area in (Sq.mt)	Total Built Up Area (Sq.mt)	Accessory Use	Parking	Res.	Commercial	Star	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)
Basement Floor	292.31	0.00	292.31	0.00	281.03	0.00	0.00	11.28	11.28	11.28	0.00	01
Ground Floor	292.30	30.41	261.89	17.45	0.00	244.44	0.00	244.44	244.44	244.44	0.00	01
First Floor	292.31	0.00	292.31	0.00	292.31	0.00	0.00	292.31	292.31	292.31	0.00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	876.92	30.41	846.51	17.45	281.03	292.31	244.44	11.28	548.03	548.03	548.03	02
Total Number of Same Buildings	1											
Total	876.92	30.41	846.51	17.45	281.03	292.31	244.44	11.28	548.03	548.03	548.03	02

**SCHEDULE OF DOOR:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (S ANSARI)	D2	0.75	2.10	06
A (S ANSARI)	D1	0.50	2.10	03
A (S ANSARI)	D	1.00	2.10	08
A (S ANSARI)	MD	1.50	2.10	02
A (S ANSARI)	ARCH	1.50	2.10	01
A (S ANSARI)	RS1	2.40	2.10	01
A (S ANSARI)	RS	5.20	2.10	01

**SCHEDULE OF WINDOW/VENTILATION:**

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (S ANSARI)	V	0.60	1.20	05
A (S ANSARI)	W1	1.00	1.20	01
A (S ANSARI)	W	1.50	1.20	05
A (S ANSARI)	W3	2.20	1.20	04
A (S ANSARI)	W5	2.20	1.20	01
A (S ANSARI)	W2	2.60	1.20	01
A (S ANSARI)	W4	3.20	1.20	01

**Required Parking (Table 7a)**

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Two Wheeler	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (S ANSARI)	Commercial	Shop	>0	50	233.16	1	4	-	-	-	-
			>0	50	233.16	-	-	-	-	1	10
			>0	1	1.00	-	-	-	-	-	1
Total	Res+Comm Bldg	>0	1	1.00	-	-	-	1	1	-	-
		>0	1	1.00	-	-	-	-	1	1	13
Total					5	5	-	1	1	-	11

**Parking Check (Table 7b)**

Vehicle Type	No.	Area	No.	Area
Car	5	62.50	5	62.50
Two Wheeler	1	12.50	1	12.50
Total Two Wheeler	11	22.00	13	26.00
Other Parking	-	-	-	196.03
Total		97.00		323.03

**FAR & Tenement Details (Table 4c-1)**

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)	Accessory Use	Parking	Res.	Commercial	Star	Total FAR Area (Sq.mt)	Total Consumed Additional FAR Area (Sq.mt)	Total FAR Area (Sq.mt)	Tent (No.)
A (S ANSARI)	1	876.92	30.41	846.51	17.45	281.03	292.31	244.44	11.28	548.03	548.03	548.03	02
Total	1	876.92	30.41	846.51	17.45	281.03	292.31	244.44	11.28	548.03	548.03	548.03	02

**Buildingwise Floor FAR Details**

Floor Name	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	292.31	11.28	292.31	11.28
Ground Floor	261.89	244.44	261.89	244.44
First Floor	292.31	292.31	292.31	292.31
Terrace Floor	0.00	0.00	0.00	0.00
Total	846.51	548.03	846.51	548.03

**UnitBUA Table for Building :A (S ANSARI)**

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	261.89	261.84	2	1
	SPLIT A	FLAT	292.31	292.25	21	1
FIRST FLOOR PLAN						
	Total:		554.20	554.09	23	2

**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**

DINABANDHU RAJAK	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
CMC/ENG/001/2020			