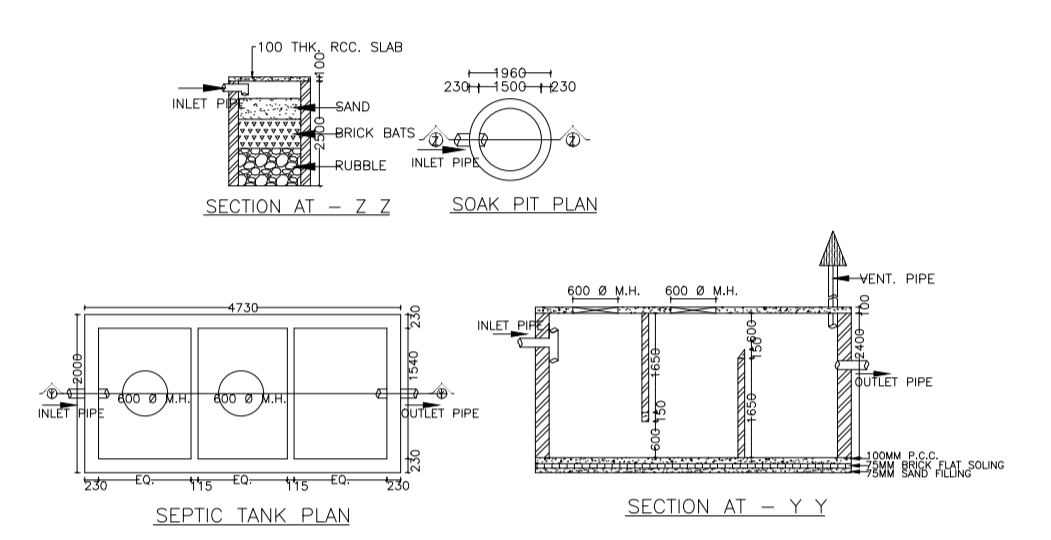
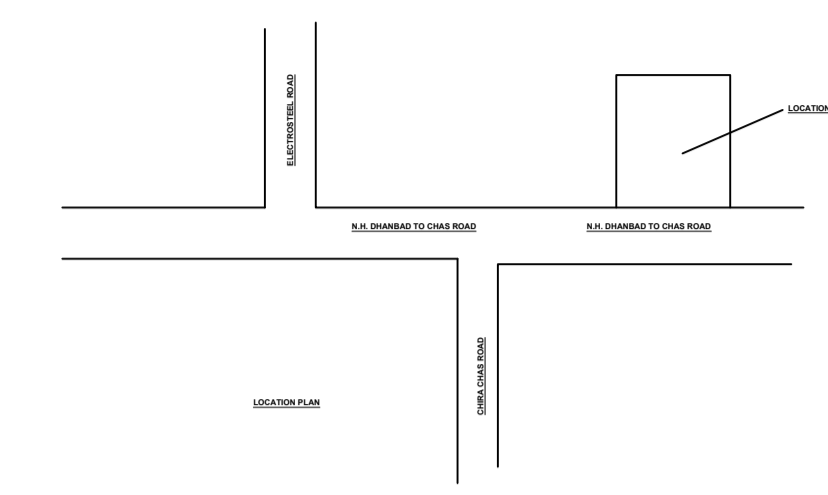
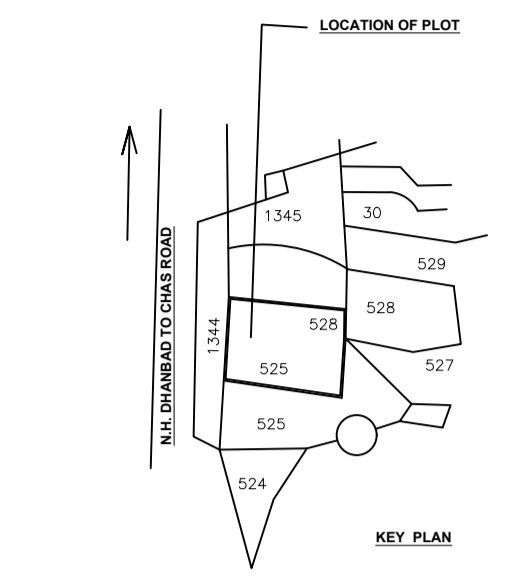
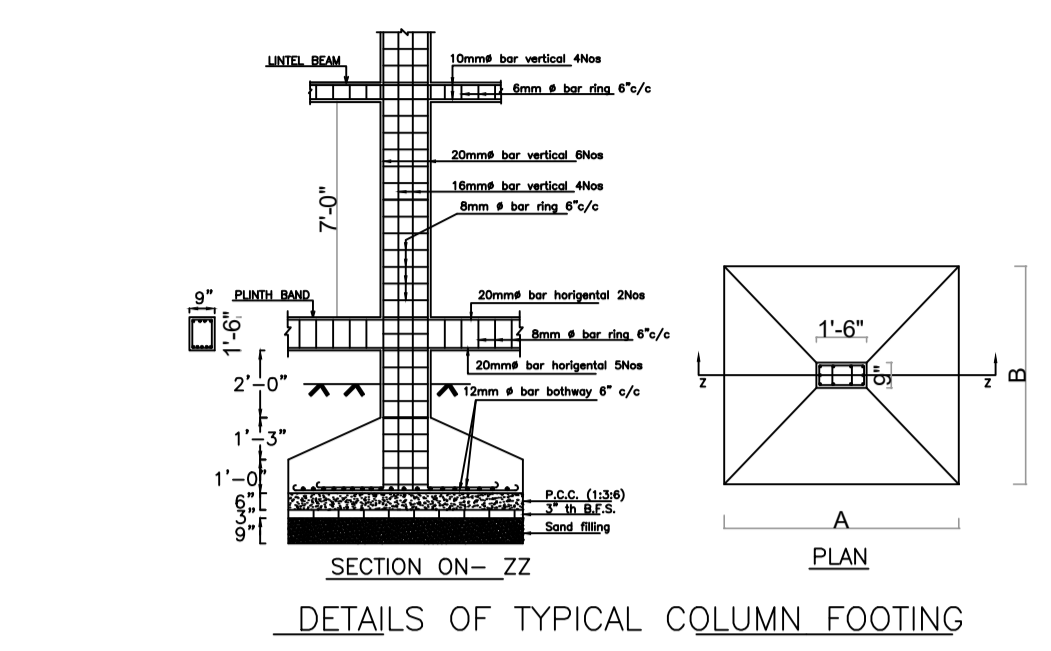
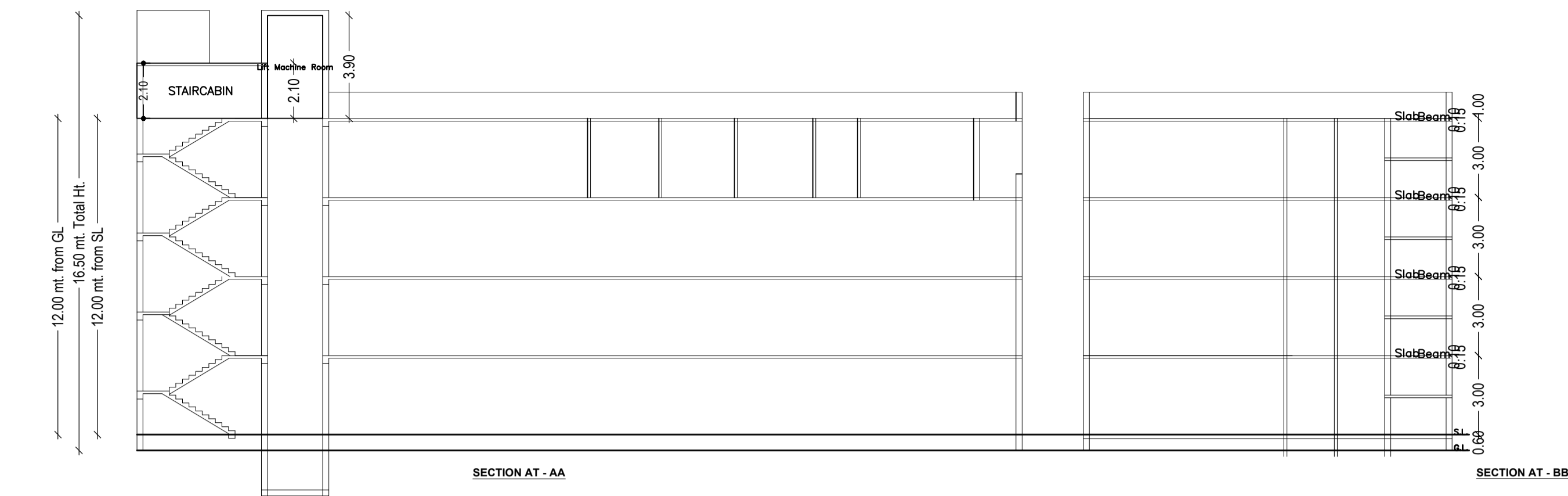


Proposal Basic Information

Proposal File No.	CMC/BP/0280/W06/2021
Owner Name	GOPAL KUMAR LODHA
Khata No	1
Plot No	525,528,1344
Village Name	Bhawaniapur
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. 1.0.61	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: 525,528,1344	
Inward No: CMC/BP/0280/W06/2021	North: CTS No. - PART OF PLOT GOPAL KUMAR LODHA	
Application Type: General Proposal	South: CTS No. - SATYANARAYAN KEJRIWAL & MANJU KEJRIWAL	
Project Type: Building Permission	East: CTS No. - HARADHAN MODAK	
Nature of Development: New	West: Road Width - 30	
Location of Development Area: New Area		
AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	1123.41
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1123.41
Deduction for Balance Plot Area(from Gross Plot Area)		148.96
Common Plot		148.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	974.45
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1123.41
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	1123.41
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		561.71
Proposed Coverage Area (37.31 %)		419.17
Total Prop. Coverage Area (37.31 %)		419.17
Balance coverage area (12.69 %)		142.54
FAR CHECK		
Perm. FAR area (2.50)		2808.53
Total Perm. FAR area		2808.53
Residential FAR		399.07
Commercial FAR		1107.29
Proposed FAR Area		1506.36
Total Proposed FAR Area		1506.36
Consumed FAR (Factor)		1.34
Balance FAR Area		1302.17
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1520.34
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	GOPAL KUMAR LODHA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

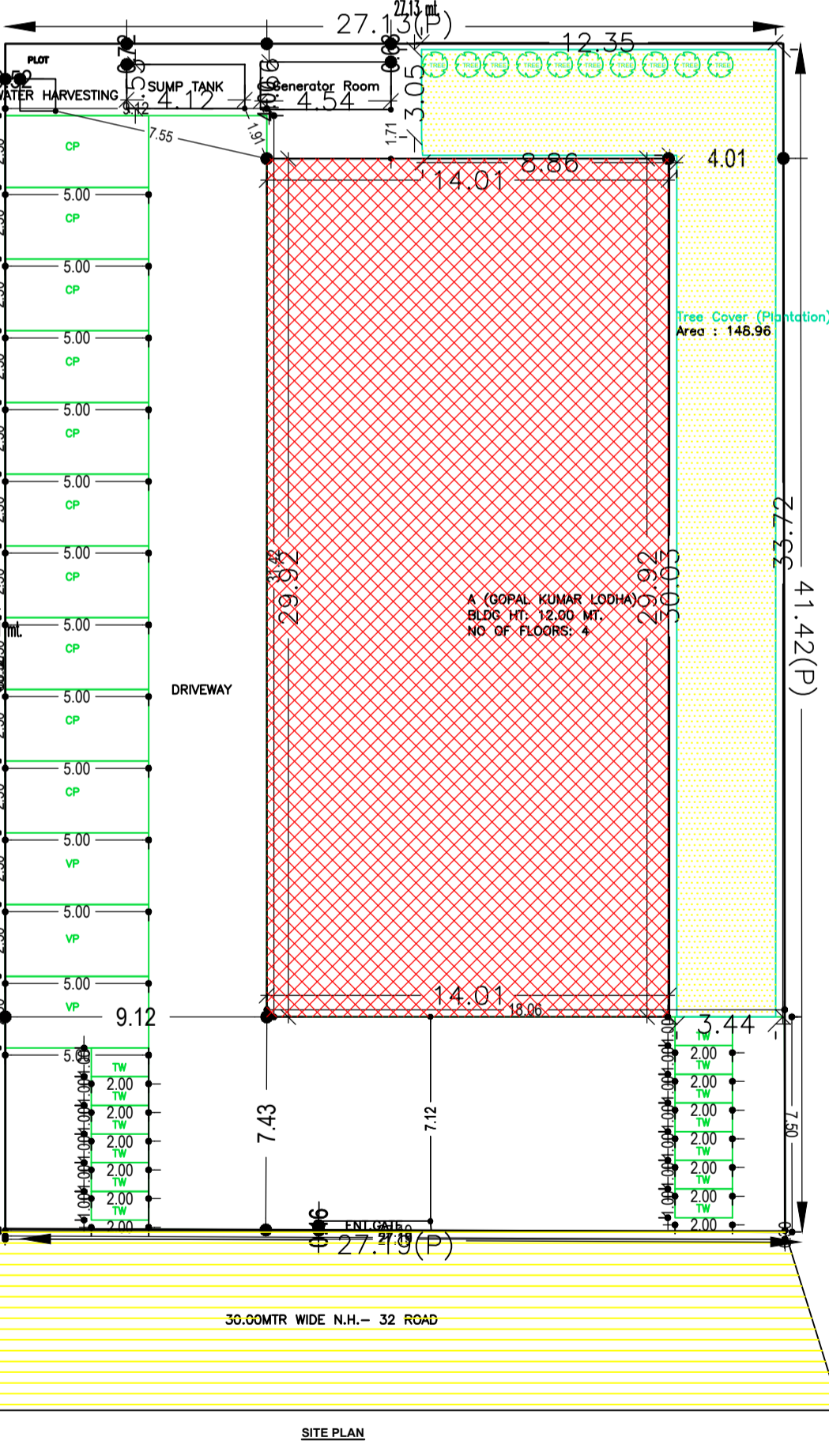
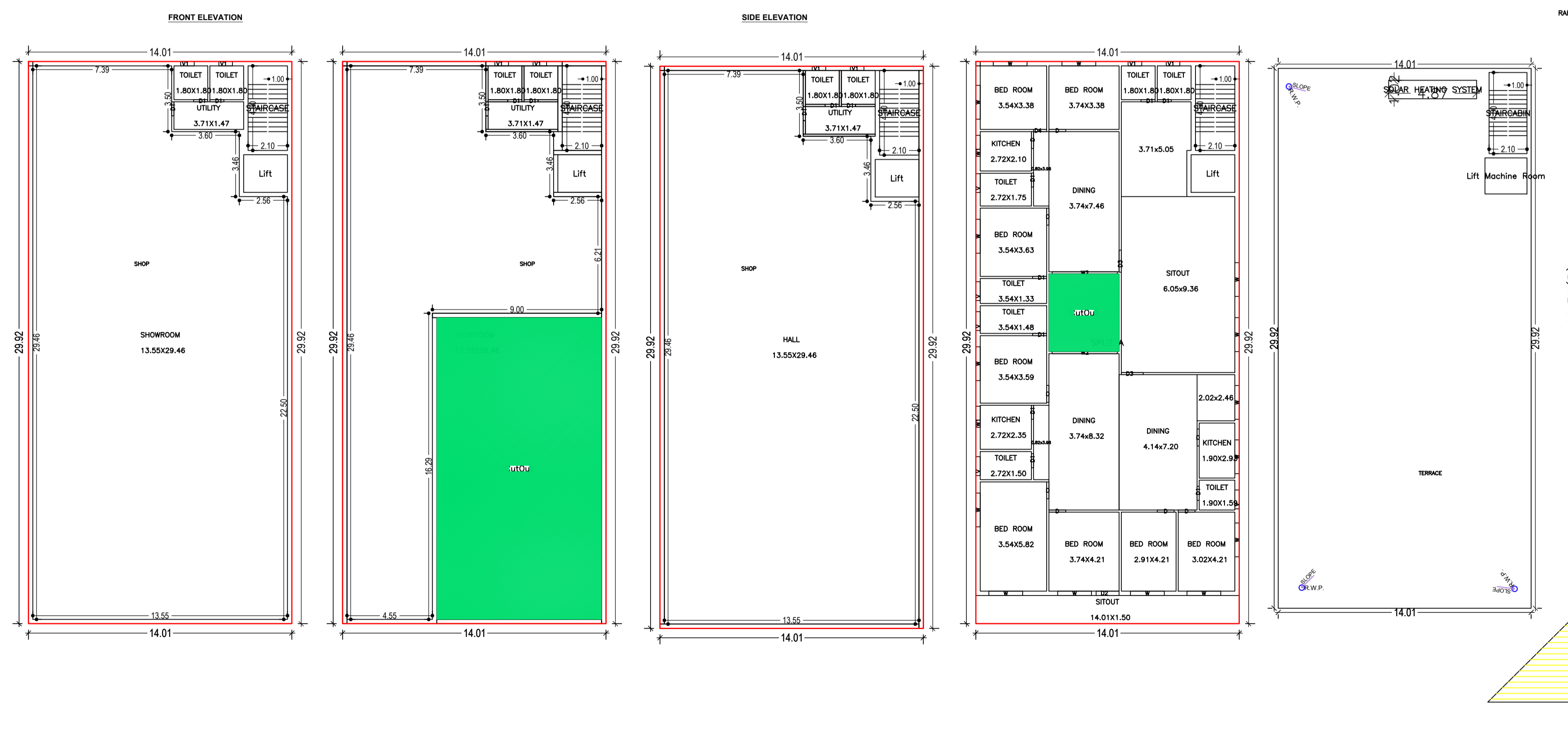


SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GOPAL KUMAR LODHA)	D4	0.70	2.10	01
A (GOPAL KUMAR LODHA)	D1	0.75	2.10	17
A (GOPAL KUMAR LODHA)	D	0.90	2.10	09
A (GOPAL KUMAR LODHA)	D3	1.17	2.10	02
A (GOPAL KUMAR LODHA)	D2	1.23	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GOPAL KUMAR LODHA)	V1	0.72	1.20	08
A (GOPAL KUMAR LODHA)	V	1.00	1.20	05
A (GOPAL KUMAR LODHA)	W1	1.12	1.20	02
A (GOPAL KUMAR LODHA)	W	1.80	1.20	15
A (GOPAL KUMAR LODHA)	W2	3.47	1.20	02



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.)
Ground Floor	419.17	419.17	419.17	419.17
First Floor	278.27	278.27	278.27	273.61
Second Floor	419.17	414.51	419.17	414.51
Third Floor	403.73	399.07	403.73	399.07
Terrace Floor	0.00	0.00	0.00	0.00
Total:	1520.34	1506.36	1520.34	1506.36

Building :A (GOPAL KUMAR LODHA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	419.17	0.00	419.17	0.00	0.00	419.17	419.17	01
First Floor	419.18	140.91	278.27	4.66	0.00	273.61	273.61	01
Second Floor	419.17	0.00	419.17	4.66	0.00	414.51	414.51	01
Third Floor	419.17	15.44	403.73	4.66	399.07	399.07	399.07	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1676.69	156.35	1520.34	13.98	399.07	1506.36	1506.36	04

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (GOPAL KUMAR LODHA)	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/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (GOPAL KUMAR LODHA)	1	1676.69	156.35	1520.34	13.98	399.07	1506.36	1506.36	04
Grand Total	1	1676.69	156.35	1520.34	13.98	399.07	1506.36	1506.36	04

UnitBUA Table for Building :A (GOPAL KUMAR LODHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	414.51	414.46	4	1
	SHOP	SHOP	235.49	234.29	4	1
	SHOP	SHOP	382.16	380.96	4	1
SECOND FLOOR PLAN	SPLIT A	FLAT	399.07	399.02	23	1
	Total		1431.23	1428.73	35	4

COLOR INDEX

Plot Boundary	Red
Abutting Road	Green
Proposed Construction	Blue
Common Plot	Yellow
Road Widening Area	Orange
Existing (To be retained)	Grey
Existing (To be demolished)	Black

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units	Car	Van/Mini Car	Two Wheeler
A (GOPAL KUMAR LODHA)	Residential	Residential Bldg/Apartment	>= 0	1	1	1	1
Total:				1	1	1	1

Parking Check (Table 7b)

Vehicle Type	No.	Area
Car	10	125.00
Van/Mini Car	10	125.00
Two Wheeler	3	37.50
Total	23	287.50

LTP NAME AND SIGNATURE: Suresh Prasad Singh, CMC/ENG/0002/2017

STRUCTURAL ENG'S NAME AND SIGNATURE: _____

BUILDER NAME AND SIGNATURE: _____

DIGITAL SIGNATURE: _____