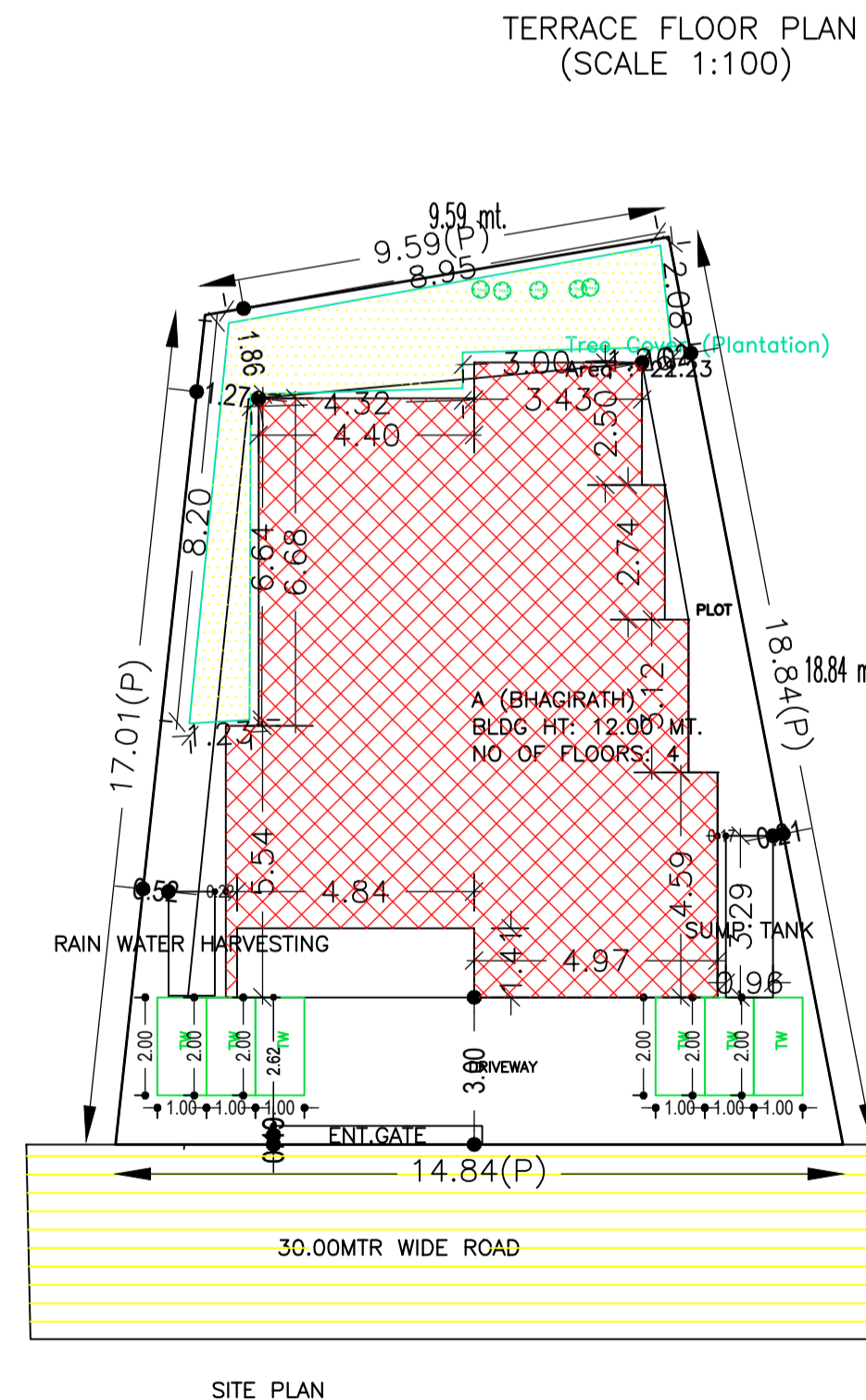
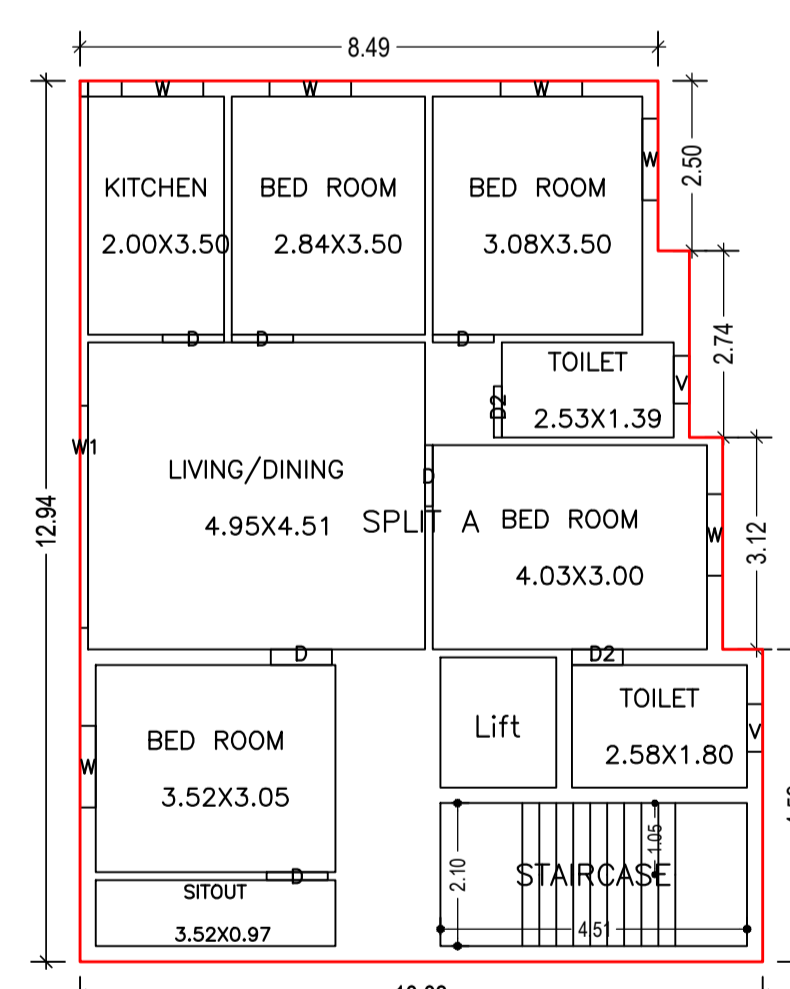
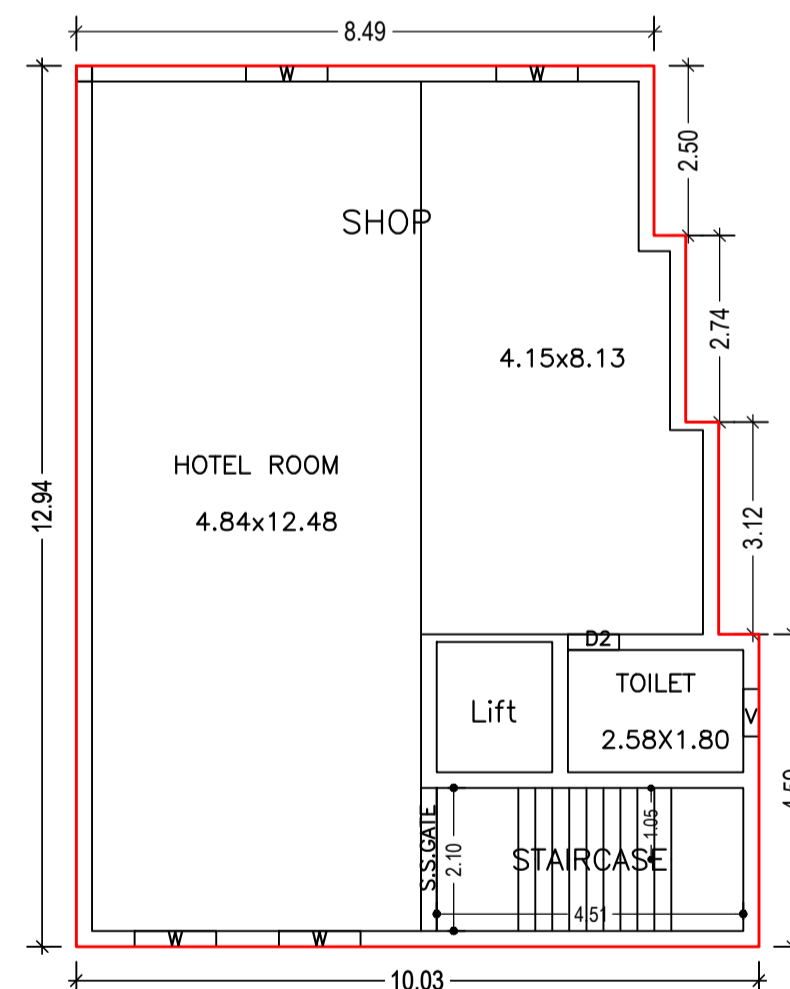
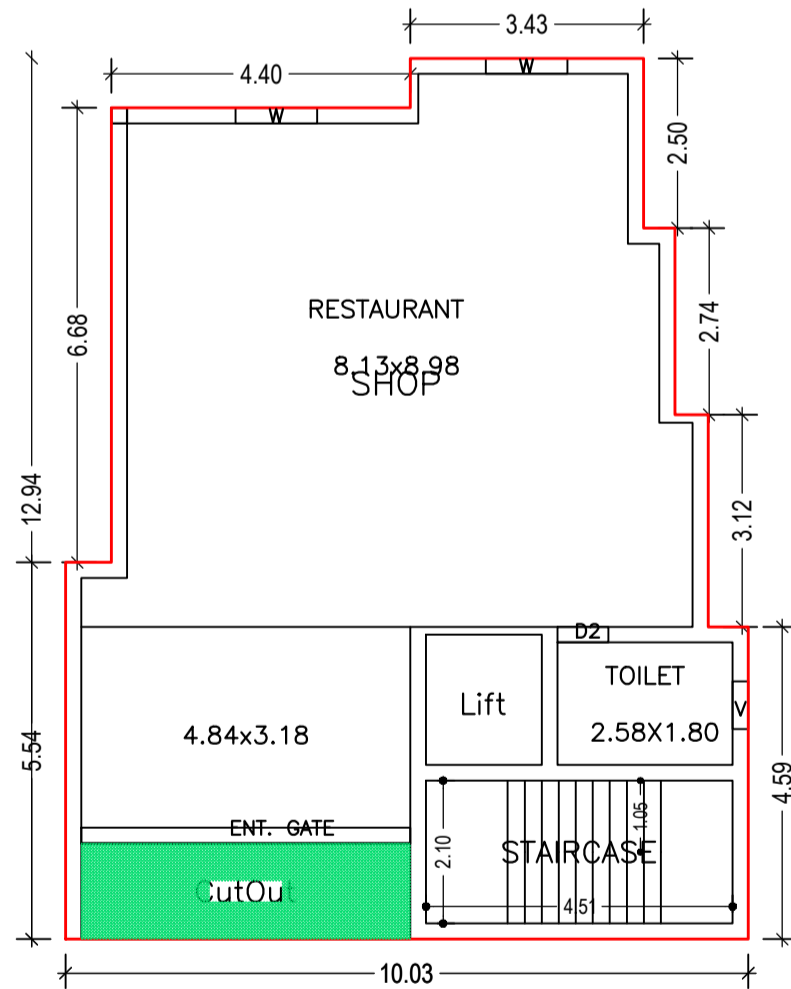
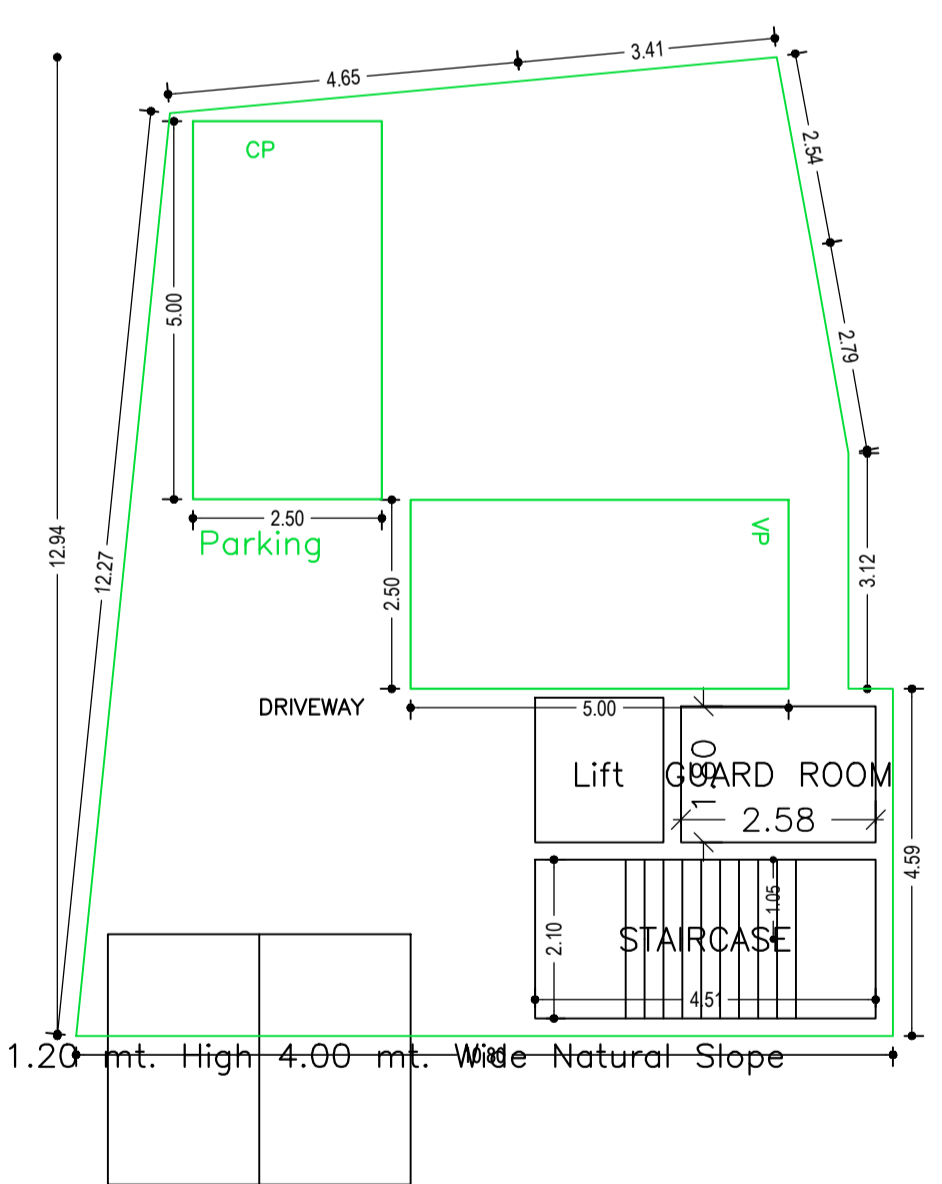
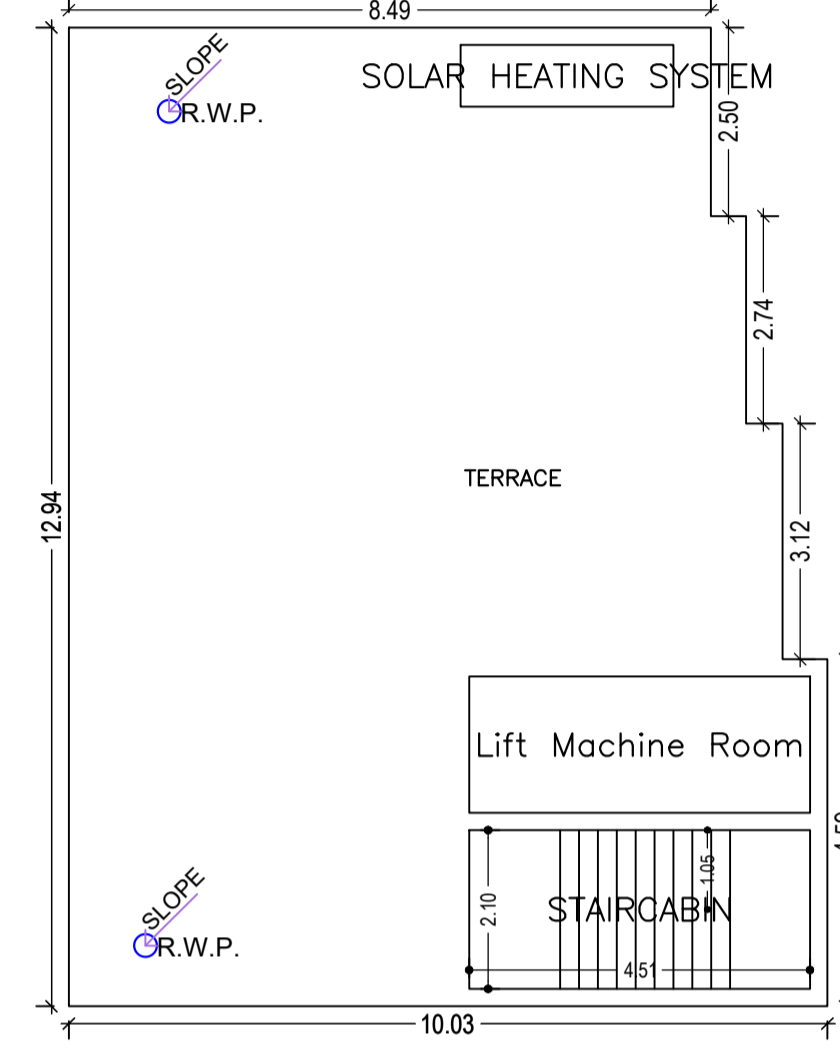
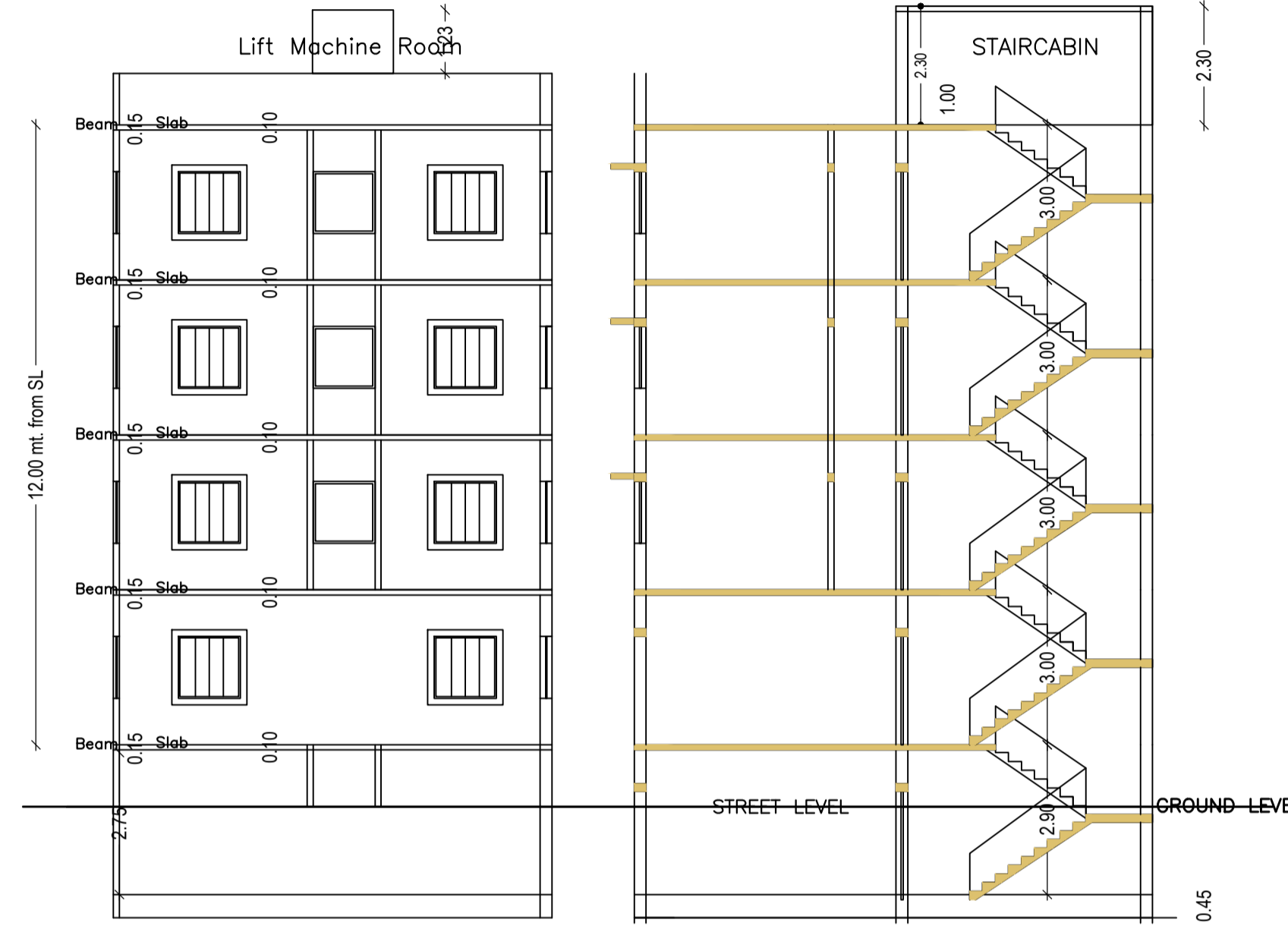
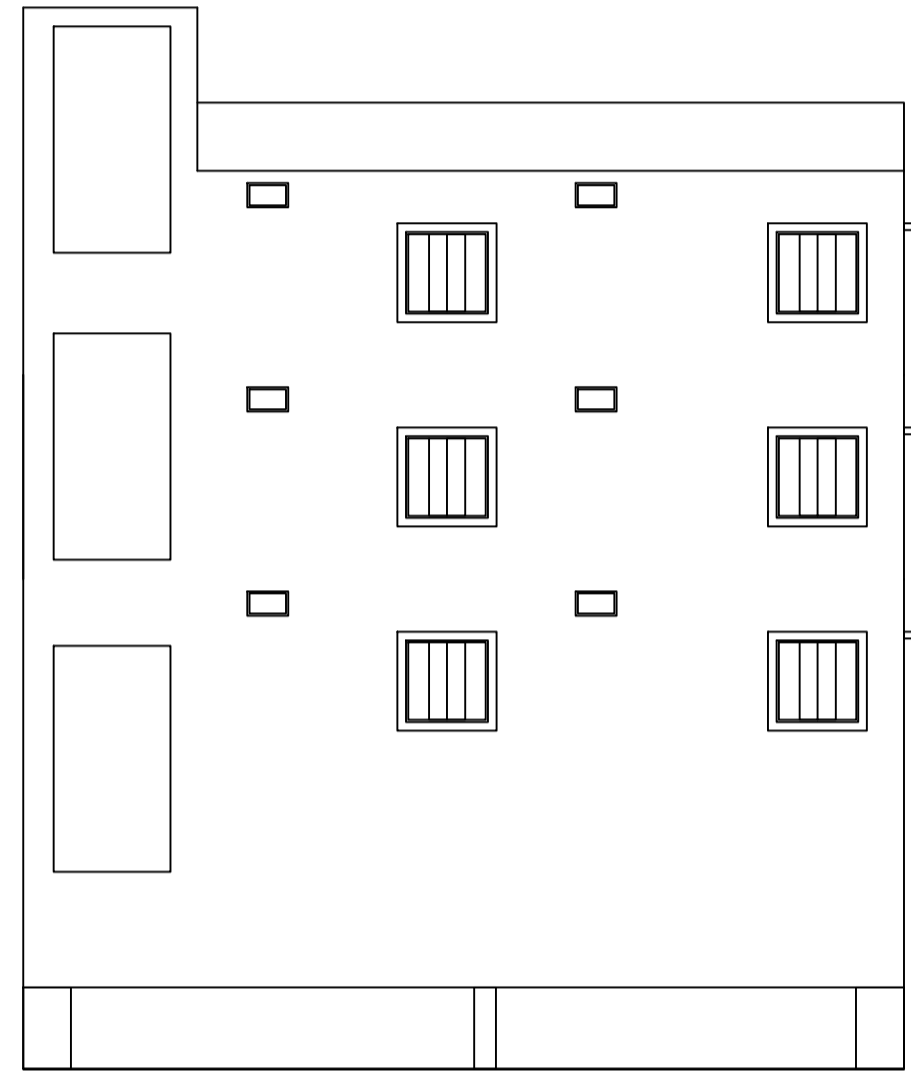
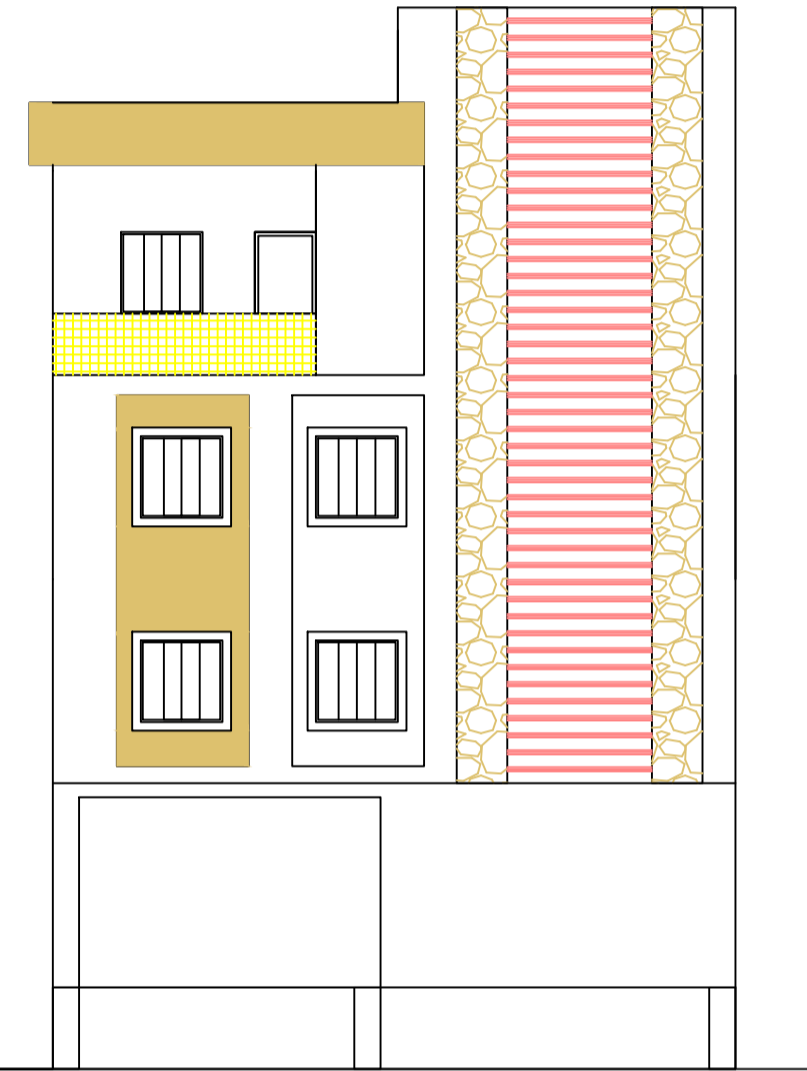


Proposal Basic Information	
Proposal File No.	CMC/BP/0230/W31/2021
Owner Name	BHAGIRATH SHARMA
Khata No.	48
Plot No.	384
Village Name	Kamaldih
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0/1	VERSION DATE: 16/10/2020
PROJECT DETAIL:			
Region: JHARKHAND URBAN	Plot Use: Mixed		
LOCAL BODY: District BOKARO	Plot SubUse: Resi+Comm		
Authority: CHAS MUNICIPAL CORPORATION	Plot/Neatly/Religious/Structure: NA		
Invest. No. CMC/BP/0230/W31/2021	Plot/SubPlot No. 384		
Application Type: General Proposal	North: Road Width - 30 MTR WIDE N.H. ROAD		
Project Type: Building Permission	South: CTS No. - KUNJU MAHTO		
Nature of Development: New	East: CTS No. - PART OF PLOT		
Location of Development Area: New Area	West: Survey No. - BOUNDARY OF NARAYANPUR MOUZA		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		215.89
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		215.89
Deduction for Balance Plot Area (from Gross Plot Area)	Common Plot		22.23
Total			22.23
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		193.66
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		215.89
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		215.89
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			129.53
Proposed Coverage Area (48.22 %)			106.26
Total Prop. Coverage Area (48.22 %)			106.26
Balance coverage area (10.78 %)			22.27
FAR CHECK			
Perm. FAR Area (2.50)			539.72
Total Perm. FAR area			539.72
Residential FAR			117.99
Commercial FAR			342.25
Proposed FAR Area			469.70
Total Proposed FAR Area			469.70
Consumed FAR (Factor)			2.18
Balance FAR Area			70.02
BUILT UP AREA CHECK			
Total Proposed Built-Up Area			591.03
ARCHITECT (Regd)			DINABANDHU RAJAK
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			BHAGIRATH SHARMA
DEVELOPMENT AUTHORITY LOCAL BODY			



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.)	Ten (No.)
				Lift	Accessory Use					
Basement Floor	121.02	0.00	121.02	3.26	4.64	103.66	0.00	9.46	9.46	0.00
Ground Floor	113.07	6.81	106.26	0.00	0.00	106.26	0.00	106.26	106.26	0.00
First Floor	121.25	0.00	121.25	3.26	0.00	117.99	0.00	117.99	117.99	0.00
Second Floor	121.25	0.00	121.25	3.26	0.00	117.99	0.00	117.99	117.99	0.00
Third Floor	121.25	0.00	121.25	3.26	0.00	117.99	0.00	117.99	117.99	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	597.84	6.81	591.03	13.04	4.64	103.66	117.99	469.69	469.69	0.00
Total Buildings	1									
Total	597.84	6.81	591.03	13.04	4.64	103.66	117.99	469.69	469.69	0.00

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Resi	Prop	Resi/Prop	Car	Resi	Prop	Resi/Prop	Two Wheeler
A (BHAGIRATH)	Residential	Residential Bldg/Apartment	> 0	1	1.00	1	1	1	1	1	1
Total			> 0	1	1.00	1	1	1	1	1	1

Parking Check (Table 7b)											
Vehicle Type	No.	Area	No.	Area							
Car	1	12.50	1	12.50							
Total Car	1	12.50	1	12.50							
Two Wheeler	1	12.50	1	12.50							
Total Two Wheeler	1	12.50	1	12.50							
Total	2	25.00	2	25.00							

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.)
Basement Floor	121.02	9.46	121.02	9.46
Ground Floor	106.26	106.26	106.26	106.26
First Floor	121.25	117.99	121.25	117.99
Second Floor	121.25	117.99	121.25	117.99
Third Floor	121.25	117.99	121.25	117.99
Terrace Floor	0.00	0.00	0.00	0.00
Total	591.03	469.69	591.03	469.69

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

SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (BHAGIRATH)	D2	0.75	2.10	05	
A (BHAGIRATH)	D	0.90	2.10	06	
A (BHAGIRATH)	S.S.GATE	2.10	2.10	02	
A (BHAGIRATH)	ENT. GATE	4.84	2.10	01	

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (BHAGIRATH)	V	0.70	1.20	05	
A (BHAGIRATH)	W	1.20	1.20	16	
A (BHAGIRATH)	W1	3.26	1.20	01	

COLOR INDEX	
PLOT BOUNDARY	ABUTTING ROAD
PROPOSED CONSTRUCTION	COMMON PLOT
ROAD WIDENING AREA	EXISTING (To be retained)
EXISTING (To be demolished)	

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

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.)	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.)	Ten (No.)	
					Lift	Accessory Use						
A (BHAGIRATH)	1	597.84	6.81	591.03	13.04	4.64	103.66	117.99	9.46	469.69	469.69	0.00
Grand Total	1	597.84	6.81	591.03	13.04	4.64	103.66	117.99	9.46	469.69	469.69	0.00

UnitBUA Table for Building :A (BHAGIRATH)											
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement					
TYPICAL - 1 & 2 FLOOR PLAN	SHOP	SHOP	117.99	117.94	2	2					
THIRD FLOOR PLAN	SPLIT A	FLAT	117.99	117.97	9	1					
GROUND FLOOR PLAN	SHOP	SHOP	103.01	102.95	2	1					
Total	-	-	456.98	456.80	15	4					