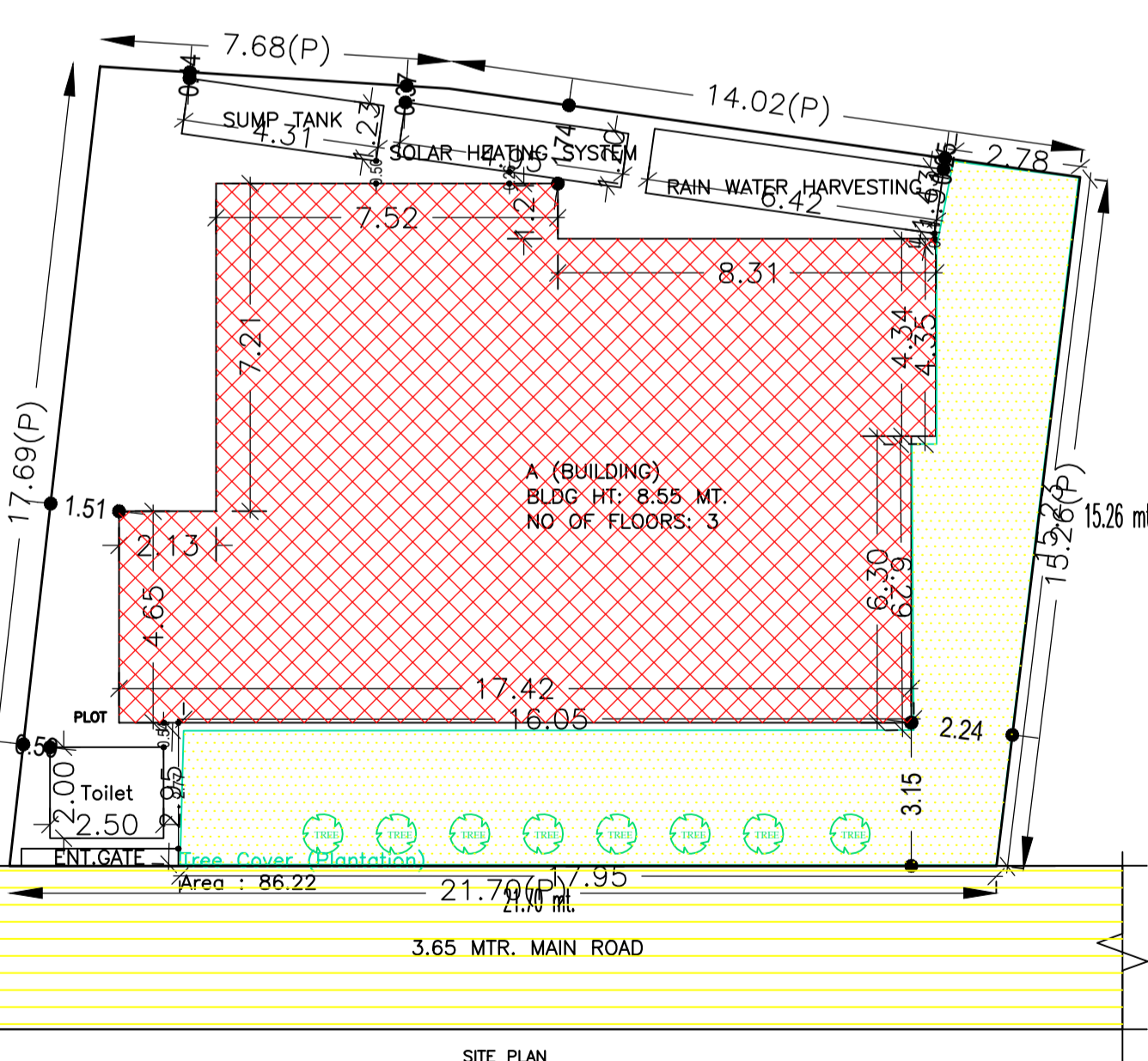
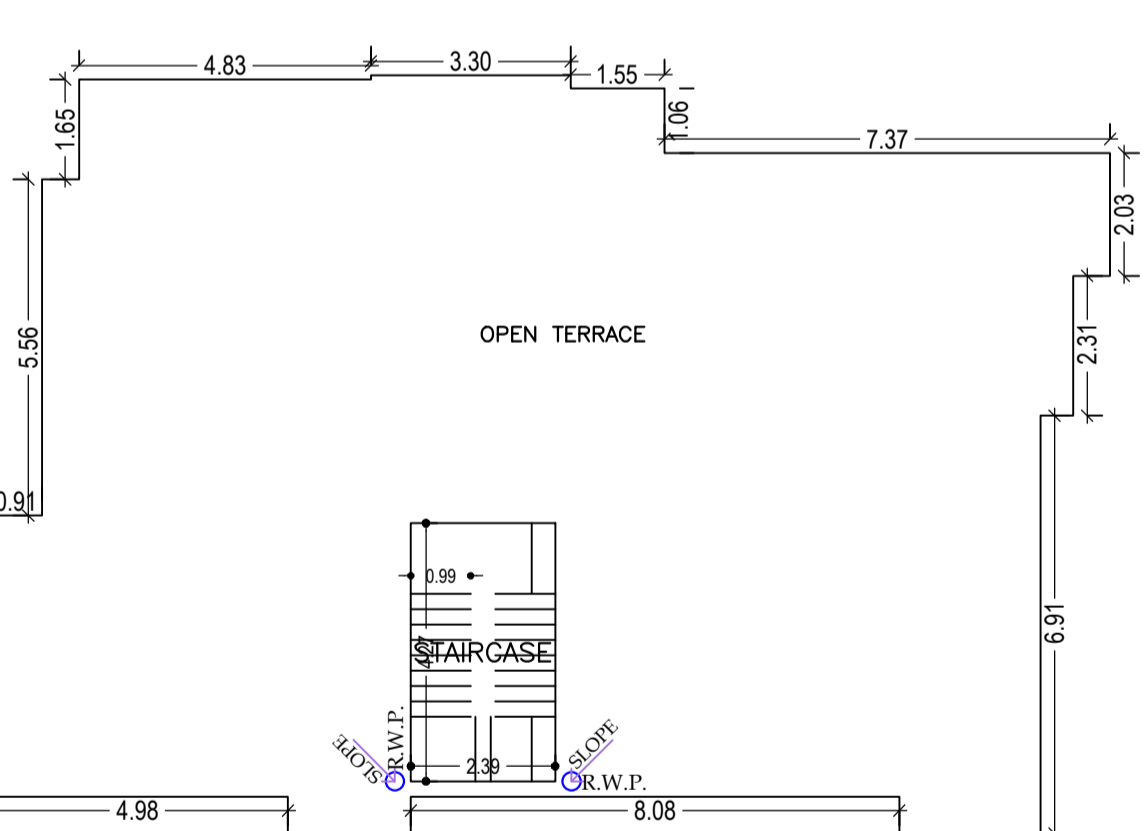
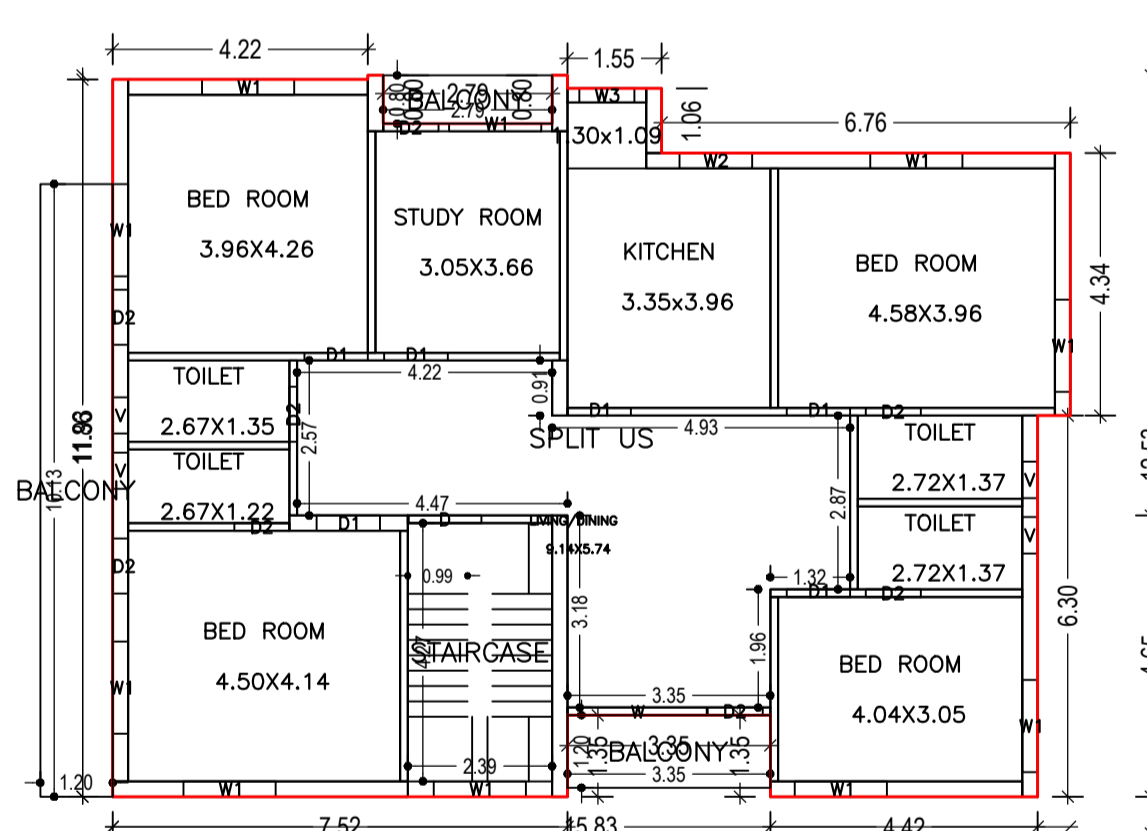
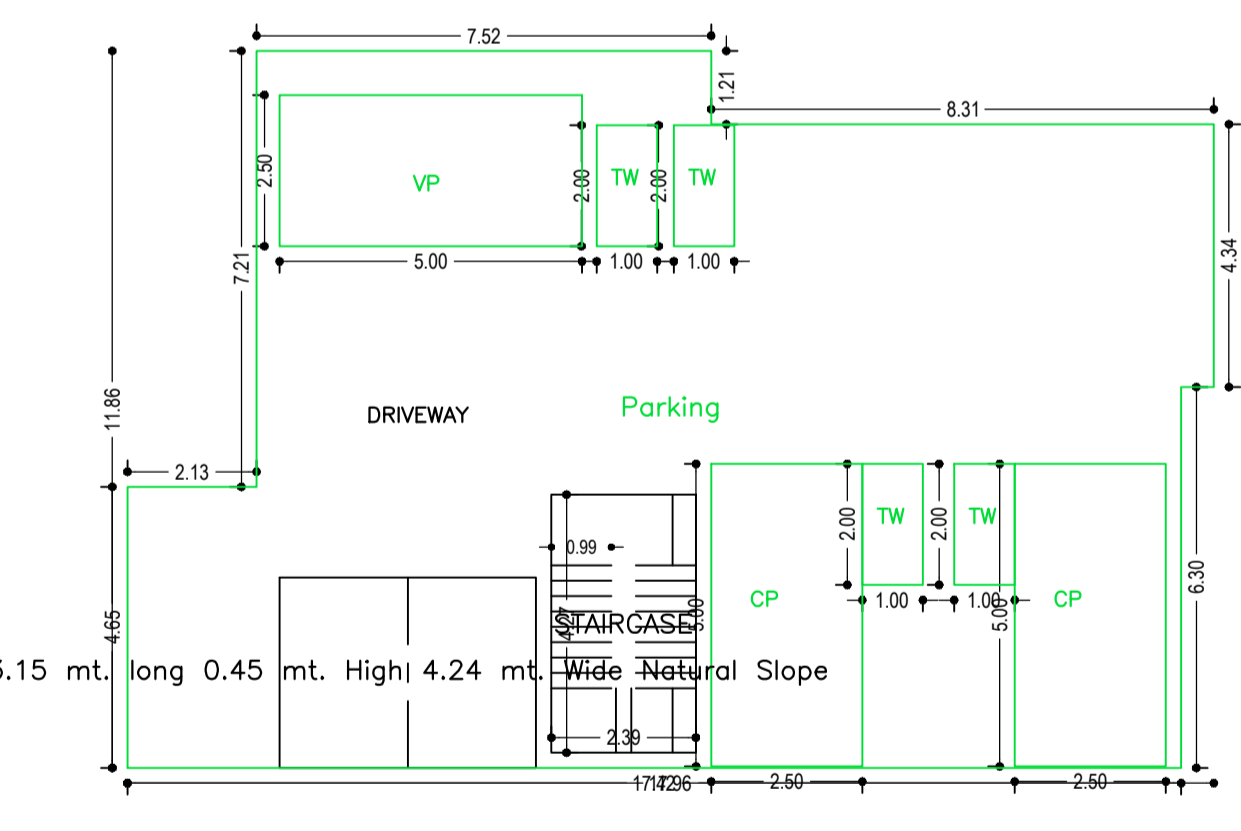
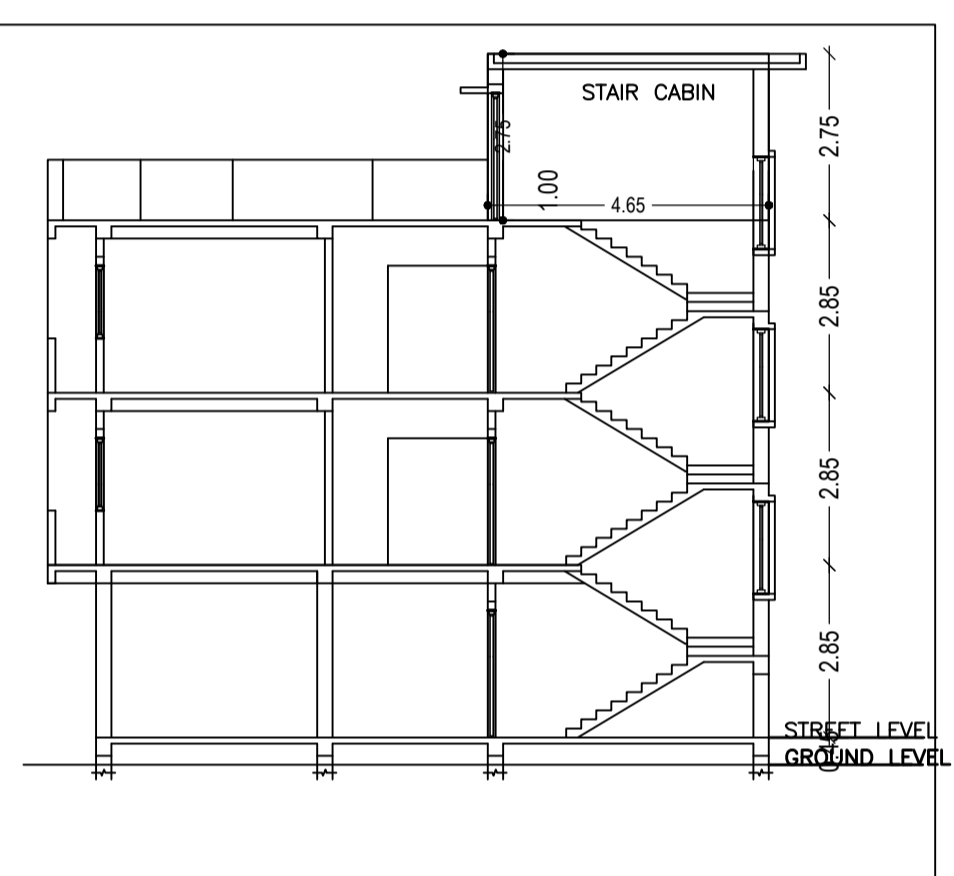
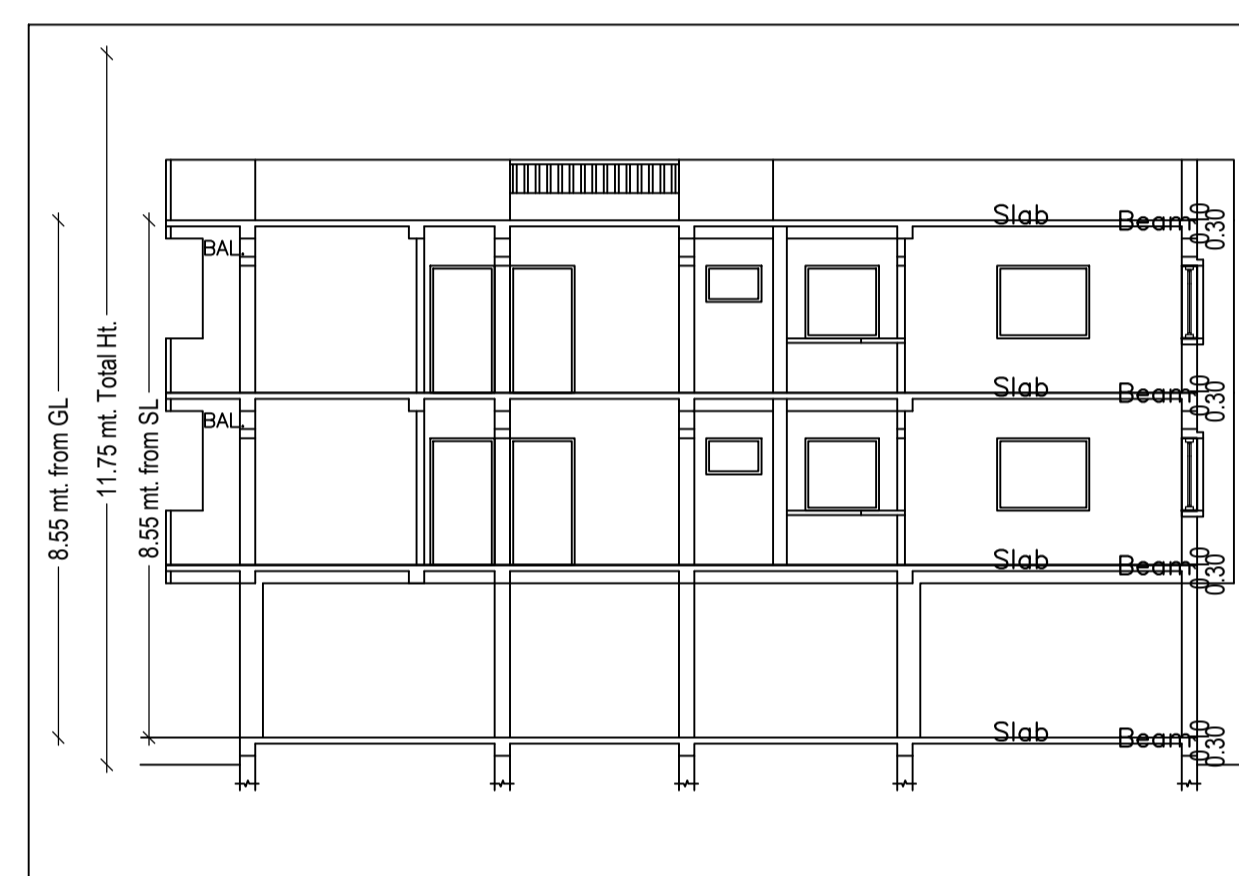
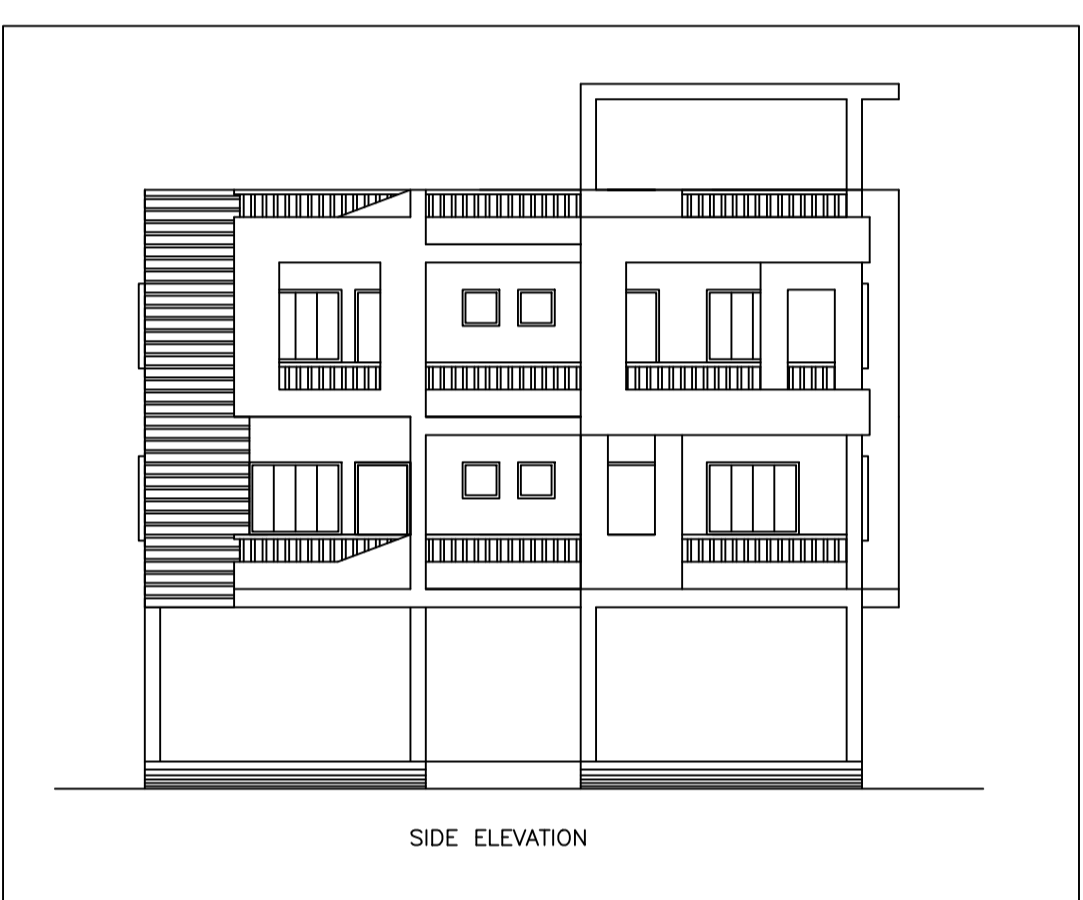
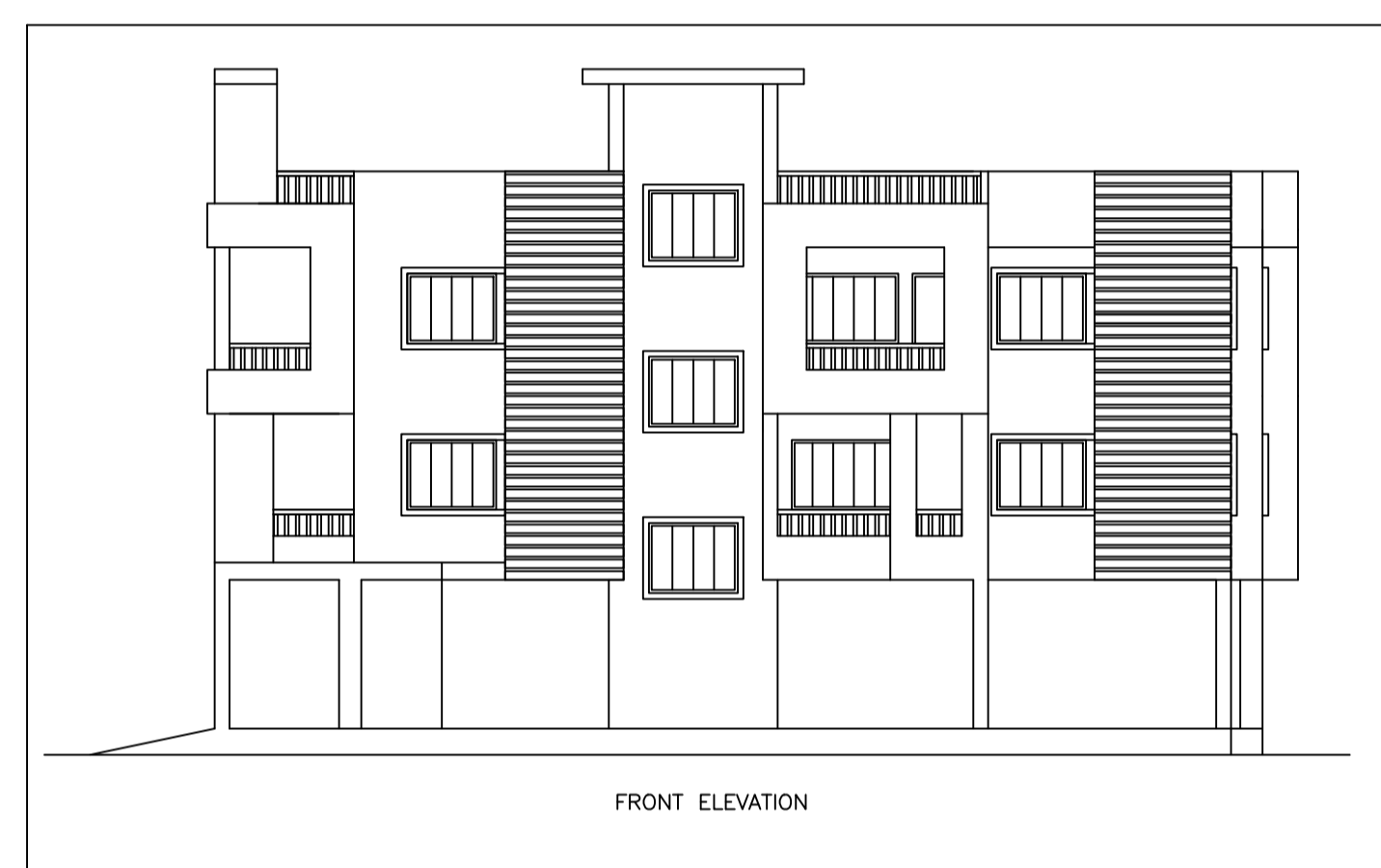


Proposal Basic Information	
Proposal File No.	CMC/BP/0248/W14/2021
Owner Name	1. URMILA DEVI 2. SOHAN RAJAK
Khata No	194
Plot No	5810
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.61
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	SQ. MT.
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment	360.38
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	360.38
Inward_No: CMC/BP/0248/W14/2021	PlotSubPlot No: 5810	360.38
Application Type: General Proposal	North: CTS No. - HARKHU RAJAK	360.38
Project Type: Building Permission	South: CTS No. - LOHRI RAJAK	360.38
Nature of Development: New	East: CTS No. - GULJAR HOSEN	360.38
Location of Development Area: Old Area	West: Road Width - 3.65	360.38
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	360.38
NET AREA OF PLOT(Gross Plot Area)	(A-Deductions)	360.38
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		86.22
Total		86.22
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	274.16
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	360.38
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	360.38
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		216.23
Proposed Coverage Area (51.09 %)		184.12
Total Prop. Coverage Area (51.09 %)		184.12
Balance coverage area (8.91 %)		32.11
FAR CHECK		
Perm. FAR Area (1.50)		540.57
Total Perm. FAR area		540.57
Residential FAR		357.08
Proposed FAR Area		367.27
Total Proposed FAR Area		367.27
Consumed FAR (Factor)		1.02
Balance FAR Area		173.30
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		546.26
ARCHITECT (Regd)	Mukesh Kumar	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. URMILA DEVI 2. SOHAN RAJAK	
DEVELOPMENT AUTHORITY		LOCAL BODY



GROUND FLOOR PLAN (SCALE 1:100)

TYPICAL - 1 & 2 FLOOR PLAN (Proposed) (SCALE 1:100)

TERRACE FLOOR PLAN (SCALE 1:100)

SITE PLAN

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)		Units		Car		Visitors Car		TwoWheeler	
			Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	2.00	1.00	2	-	-	-	-	-
			> 0	1	2.00	-	-	1	1	-	-	-
Total			-	-	-	-	2	2	-	1	1	0

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1 & 2 FLOOR PLAN	SPLIT US	FLAT	143.78	138.96	11	2
Total	-	-	287.57	277.91	22	2

Building USE/SUBUSE Details

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

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	4	8.00
Total TwoWheeler	-	-	4	8.00
Other Parking	-	-	-	115.07
Total	-	37.50	-	168.57

FAR & Tenement Details (Table 4c-1)

Buildingwise Floor FAR Details

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.)	Tnmt (No.)	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.)
A (BUILDING)	1	546.26	18.42	160.57	357.08	10.19	367.27	02	Ground Floor	170.76	10.19	170.76	10.19
									First Floor	187.75	178.54	187.75	178.54
									Second Floor	187.75	178.54	187.75	178.54
									Terrace Floor	0.00	0.00	0.00	0.00
Grand Total	1	546.26	18.42	160.57	357.08	10.19	367.27	02	Total :	546.26	367.27	546.26	367.27

COLOR INDEX

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Mukesh Kumar CMC/ENG/0004/2017			

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.)	Tnmt (No.)
Ground Floor	170.76	0.00	160.57	0.00	10.19	10.19	00
First Floor	187.75	9.21	0.00	178.54	0.00	178.54	01
Second Floor	187.75	9.21	0.00	178.54	0.00	178.54	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	546.26	18.42	160.57	357.08	10.19	367.27	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.91	2.10	16
A (BUILDING)	D1	1.05	2.10	12
A (BUILDING)	D	1.20	2.10	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.60	08
A (BUILDING)	W3	0.91	1.20	02
A (BUILDING)	W2	1.20	1.20	02
A (BUILDING)	W1	1.52	1.20	20
A (BUILDING)	W	2.30	2.60	02

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1 & 2 FLOOR PLAN	1.20 X 3.35 X 1 X 2	8.04	36.84
	0.80 X 2.79 X 1 X 2	4.48	
	1.20 X 10.13 X 1 X 2	24.32	
Total	-	-	36.84