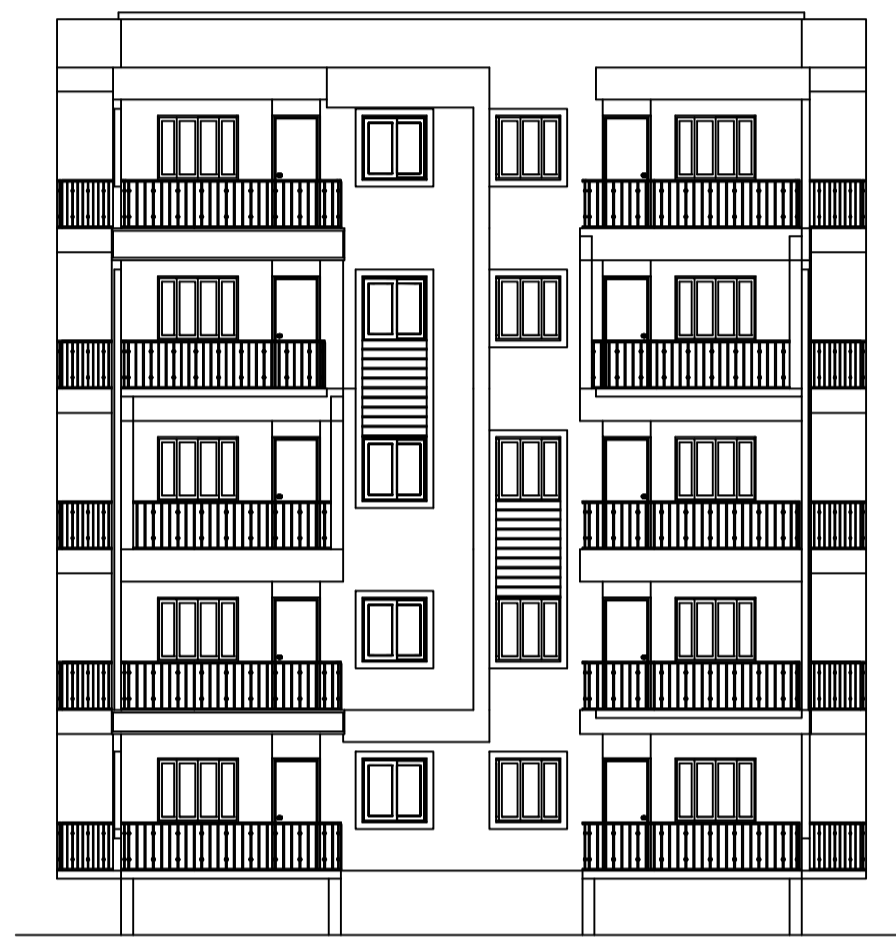


Proposal Basic Information	
Proposal File No.	CMC/BI/0098/W02/2022
Owner Name	SUNITA DEVI AND S R HOME MAKERS PVT LTD ON BEHALF RAJEEV RANJAN
Khata No	172
Plot No	775
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

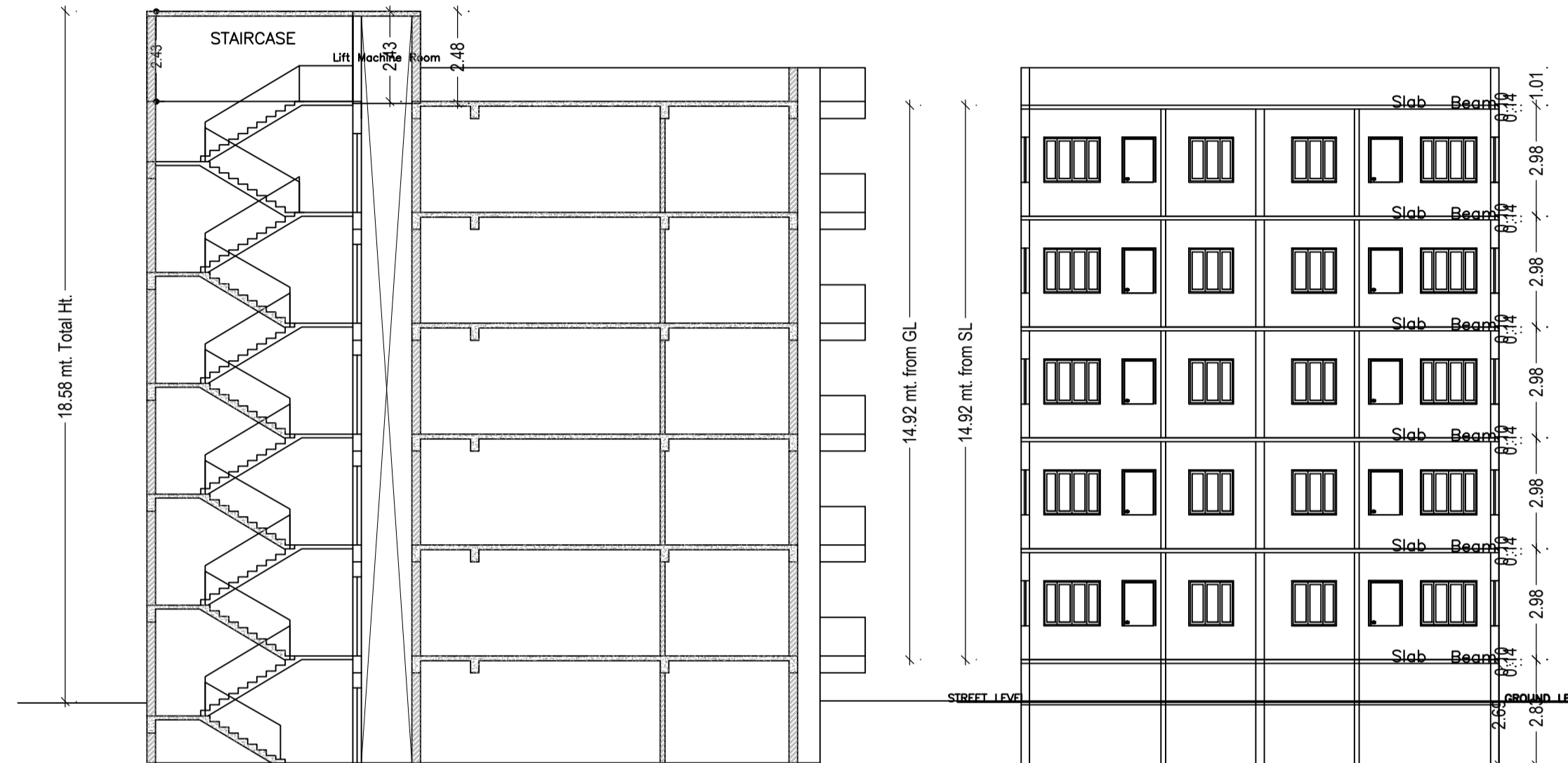
AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.02
PROJECT DETAIL		VERSION DATE: 18/10/2020
Region: JHARRHAND URBAN LOCAL BODIES:	Plot Use: Residential	
Block: BOKARO	Plot SubUse: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	Plot/Neighbourhood/Structure: NA	
Inward No: CMC/BI/0098/W02/2022	Plot/No: 775	
Application Type: General Proposal	North: Plot No - Amber Apartment	
Project Type: Building Permission	South: Road Width - 10.7	
Nature of Development: New	East: Plot No - Sihartha Apartment	
Location of Development Area: Old Area	West: Plot No - Lakshman Ram	
AREA DETAILS		SQ.MT
AREA OF PLOT (Minimum)	(A)	437.05
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	437.05
Deduction for Balance Plot Area(from Gross Plot Area)		44.86
Common Plot		44.86
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	392.19
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	437.05
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	437.05
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		262.23
Proposed Coverage Area (52.63 %)		230.00
Total Prop. Coverage Area (52.63 %)		230.00
Balance coverage area (7.37 %)		32.23
FAR CHECK		
Perm. FAR Area (2.50)		1092.63
Total Perm. FAR area		1092.63
Residential FAR		1070.16
Proposed FAR Area		1082.47
Total Proposed FAR Area		1082.47
Consumed FAR Factor		2.45
Balance FAR Area		10.15
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1482.60
ARCHITECT (Regd)		MOHAMMED AZIZULLAH
ENGINEER (Regd)		
SUPERVISOR (Regd)		SUNITA DEVI AND S R HOME MAKERS PVT LTD ON BEHALF RAJEEV RANJAN
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY



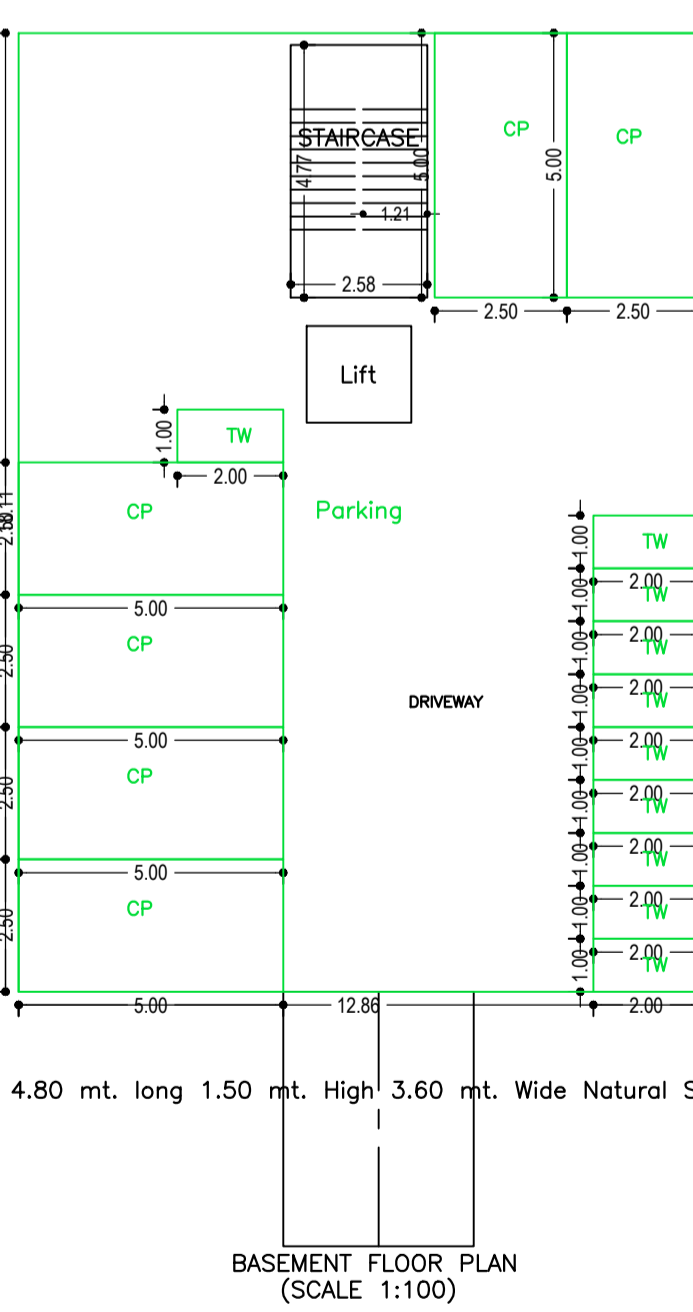
ELEVATION A



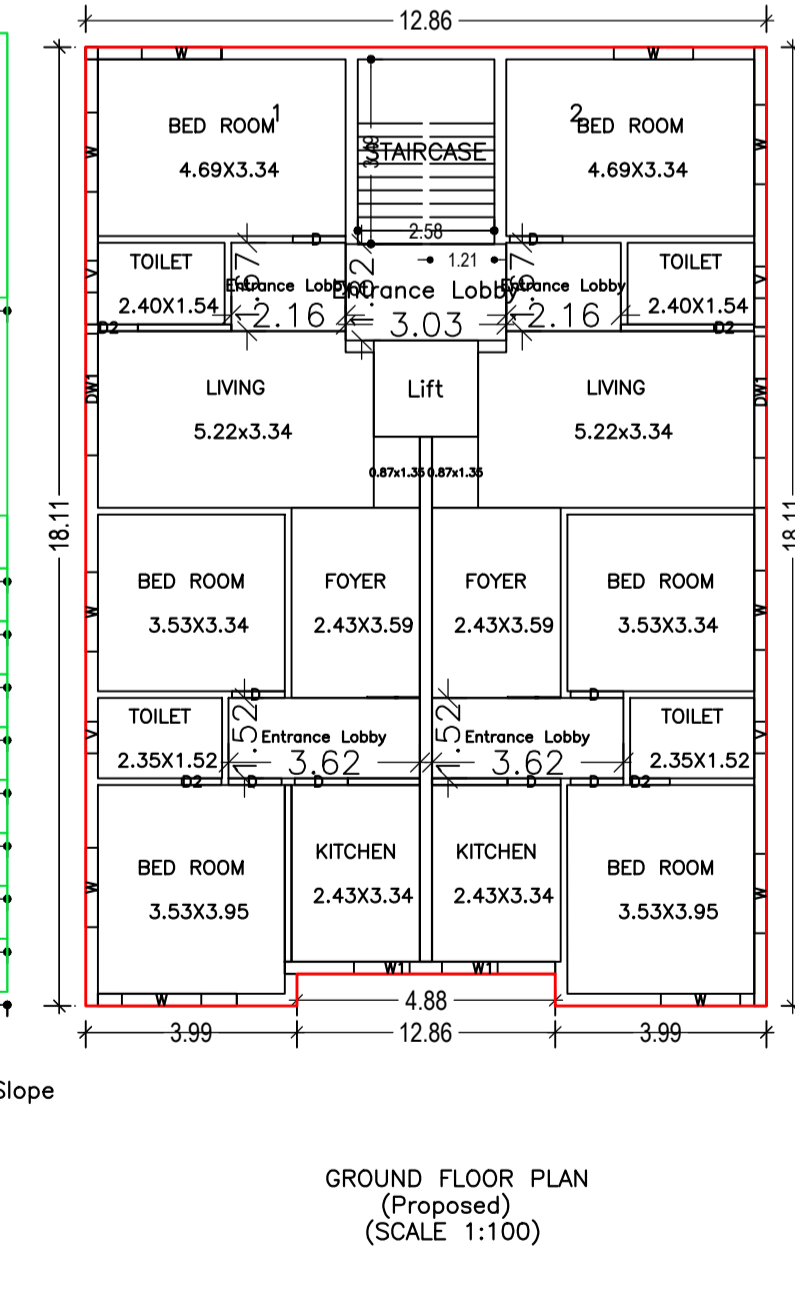
ELEVATION B



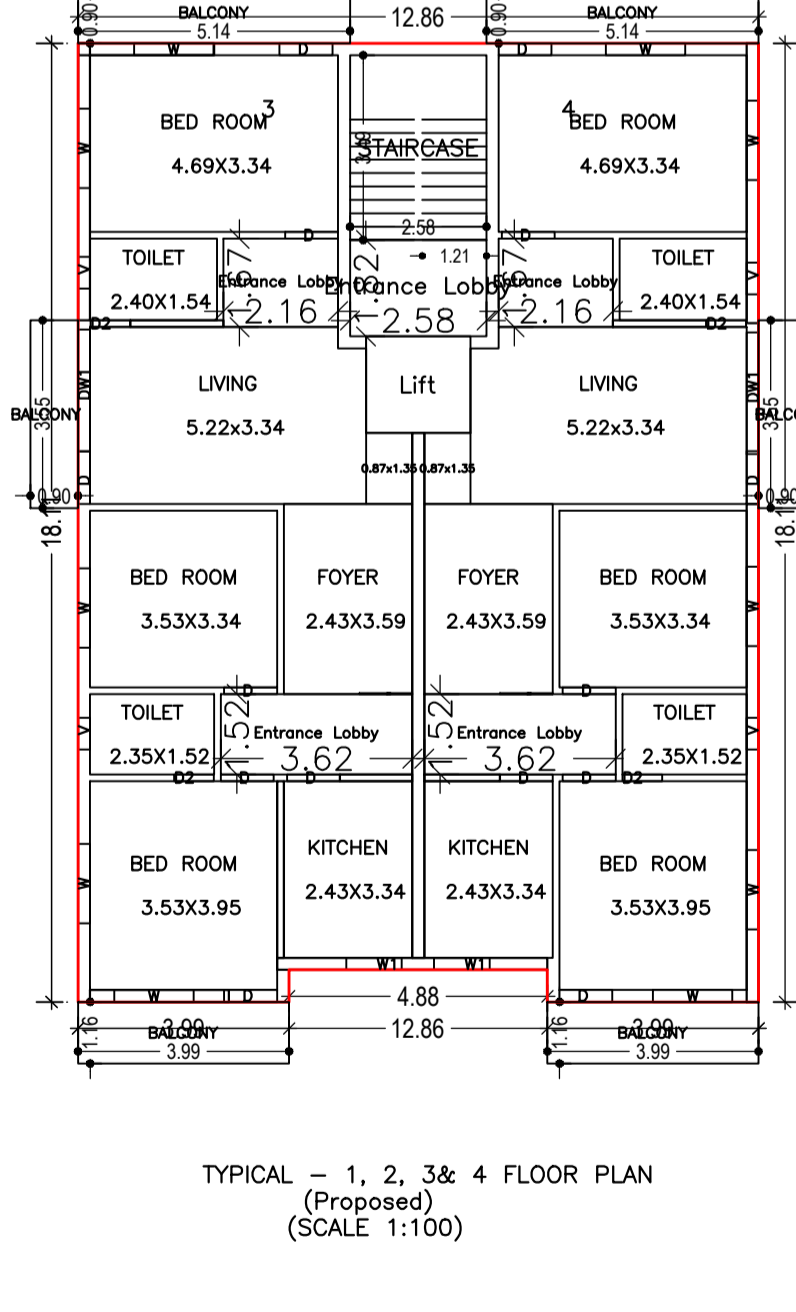
SECTION AA'



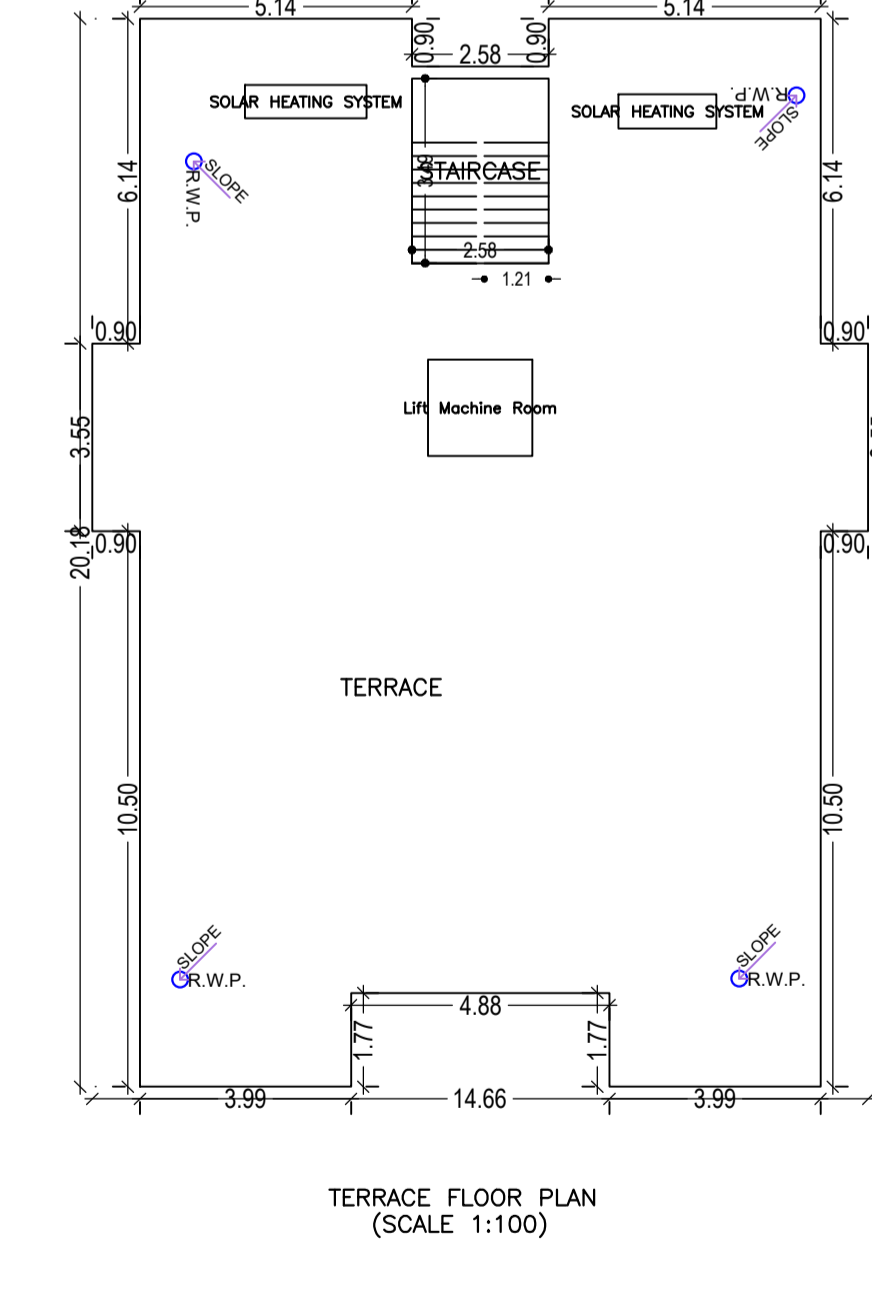
BASEMENT FLOOR PLAN (SCALE 1:100)



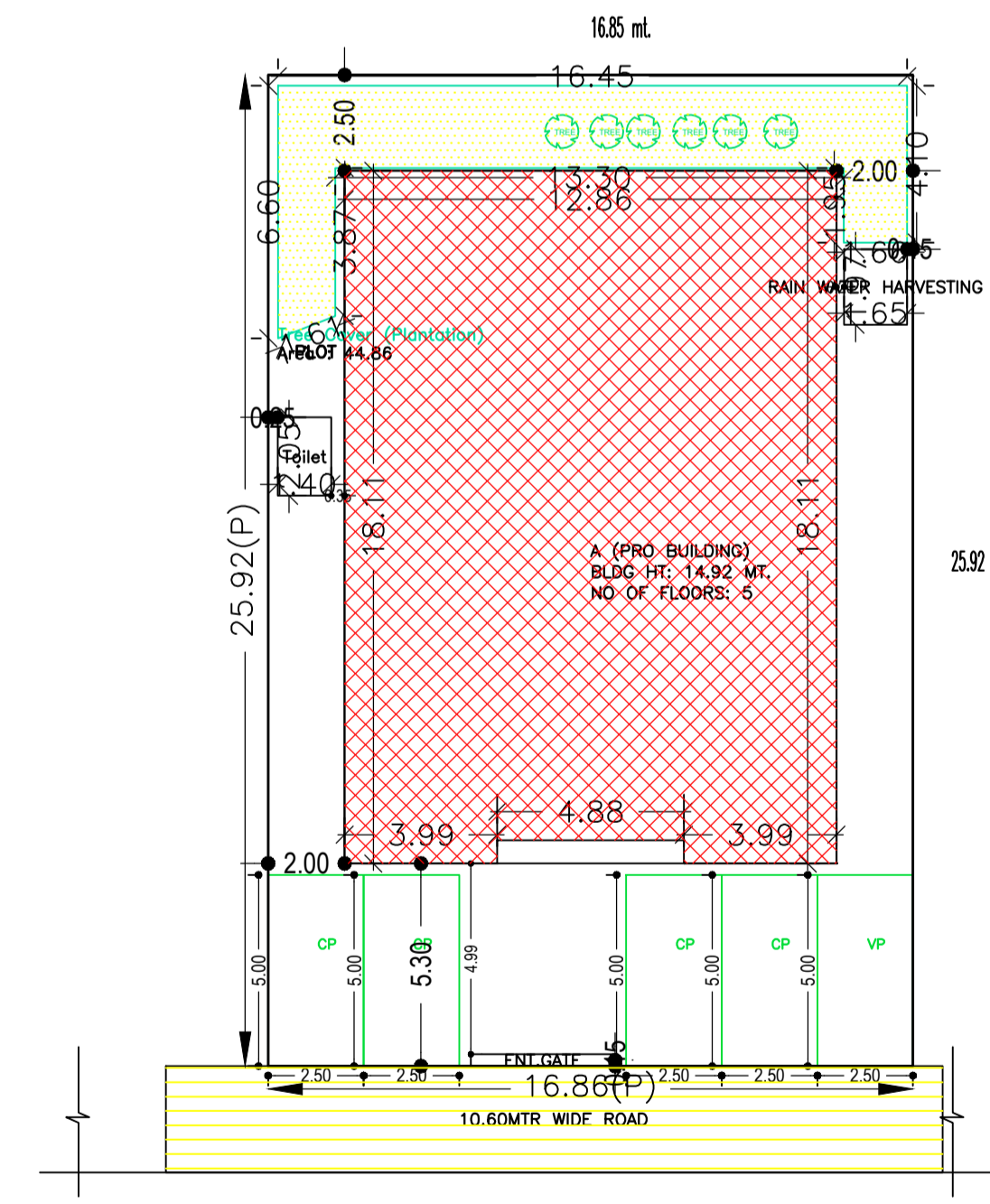
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 1, 2, 3& 4 FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

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 FAR Area (Sq.mt.)	Trent (No.)
		LR	Balcony	Accessory Use	Parking	Res.	Stair					
Basement Floor	232.96	3.59	0.00	0.00	217.06	0.00	12.31	12.31	12.31	0.00	00	
Ground Floor	230.00	0.00	0.00	23.72	0.00	206.28	0.00	206.28	206.28	206.28	02	
First Floor	254.91	3.59	12.46	22.89	0.00	215.97	0.00	215.97	215.97	215.97	02	
Second Floor	254.91	3.59	12.46	22.89	0.00	215.97	0.00	215.97	215.97	215.97	02	
Third Floor	254.91	3.59	12.46	22.89	0.00	215.97	0.00	215.97	215.97	215.97	02	
Fourth Floor	254.91	3.59	12.46	22.89	0.00	215.97	0.00	215.97	215.97	215.97	02	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1482.60	17.95	49.84	115.28	217.06	1070.16	12.31	1082.47	1082.47	1082.47	10	
Total	1482.60	17.95	49.84	115.28	217.06	1070.16	12.31	1082.47	1082.47	1082.47	10	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO BUILDING)	D2	0.75	2.10	20
A (PRO BUILDING)	D	1.00	2.10	64
A (PRO BUILDING)	ARCH	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO BUILDING)	V	0.60	1.20	20
A (PRO BUILDING)	W1	1.05	1.20	10
A (PRO BUILDING)	W	1.50	1.20	50
A (PRO BUILDING)	DW1	2.30	1.20	10

FAR & Tenement Details (Table 4c-1)

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 FAR Area (Sq.mt.)	Trent (No.)
			LR	Balcony	Accessory Use	Parking	Res.	Stair					
A (PRO BUILDING)	1	1482.60	17.95	49.84	115.28	217.06	1070.16	12.31	1082.47	1082.47	1082.47	10	
Grand Total	1	1482.60	17.95	49.84	115.28	217.06	1070.16	12.31	1082.47	1082.47	1082.47	10	

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3& 4 FLOOR PLAN	1.16 X 3.99 X 2 X 4	37.12	99.68
	0.90 X 5.14 X 2 X 4	37.04	
	0.90 X 3.55 X 2 X 4	25.52	
Total			99.68

Building USE/SUBUSE Details

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

LTP Name AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMED AZIZULLAH CMC/ARC/0006/2018			

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Stair	Prop.	Reqd. (Nos)	Prop.	Vehicle Car	Two Wheeler
A (PRO BUILDING)	Residential	Residential Bldg/Apartment	138.00	100	-	-	-	-	1
Total			138.00	100	-	-	-	-	1

Parking Check (Table 7b)

Vehicle Type	No.	Area	No.	Area
Car	10	120.00	10	120.00
Two Wheeler	1	12.00	1	12.00
Other	1	12.00	1	12.00
Total	12	144.00	12	144.00

UnitBUA Table for Building :A (PRO BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	96.81	95.99	8	8
TYPICAL - 1, 2, 3	2	FLAT	96.81	95.99	8	8
3& 4 FLOOR PLAN	4	FLAT	96.81	95.99	8	8
Total	-	-	968.09	961.97	80	10

Buildingwise Floor FAR Details

Floor Name	Building Name: A (PRO BUILDING)		
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	232.96	12.31	232.96
Ground Floor	230.00	206.28	230.00
First Floor	254.91	215.97	254.91
Second Floor	254.91	215.97	254.91
Third Floor	254.91	215.97	254.91
Fourth Floor	254.91	215.97	254.91
Terrace Floor	0.00	0.00	0.00
Total	1482.60	1082.47	1482.60

COLOR INDEX

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