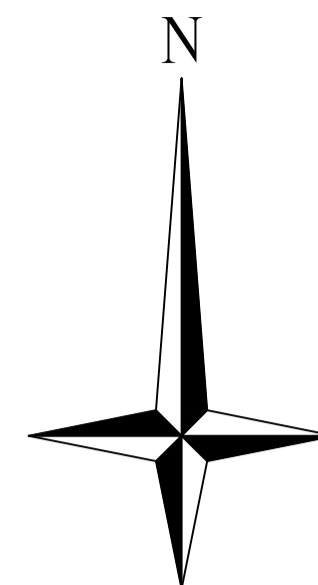


SITE PLAN
SCALE 1:100



Proposal Basic Information	
Proposal File No.	CMC/BP/0335/W16/2022
Owner Name	MANJU BALA PAL ALIAS MANJU BALA DEVI ALIAS MANJU BALA DASI
Khata No	201
Plot No	5293,5296,5297
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
MANJU BALA DASI (BUILDING)	Residential	Residential Bldg/Apartment	>0	1	25.00	1.00	25	-	-	-	-	-
			>0	1	25.00	-	-	-	1	3	-	-
			>0	1	25.00	-	-	25	25	-	3	3
Total:			-	-	-	-	25	25	-	3	3	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	21	262.50
Two Stack Car	-	-	4	50.00
Total Car	25	312.50	25	312.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	25	50.00
Total TwoWheeler	25	50.00	25	50.00
Other Parking	-	-	-	291.99
Total		400.00		741.99

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION No. 1.0.65
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward_No: CMC/BP/0335/W16/2022	Plot/SubPlot No: 5293,5296,5297	
Application Type: General Proposal	North: Plot No. - NALA/5297 PART OF PLOT	
Project Type: Building Permission	South: Road Width - 9.26 MTR, BLACK ROAD	
Nature of Development: New	East: Plot No. - 5293,5296 & 5297 PART OF PLOT	
Location of Development Area: Old Area	West: Plot No. - 5293,5296 & 5297 PART OF PLOT	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	997.93
Deduction for NetPlot Area		
Surrender Free of Cost		66.84
Total		66.84
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	931.08
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		66.84
Common Plot		115.39
Total		182.23
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	815.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	931.08
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	997.93
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		558.65
Proposed Coverage Area (50.39 %)		469.19
Total Prop. Coverage Area (50.39 %)		469.19
Balance coverage area (9.61 %)		89.46
FAR CHECK		
Perm. FAR Area (2.500)		2494.82
Total Perm. FAR area		2494.82
Residential FAR		2409.90
Proposed FAR Area		2419.29
Total Proposed FAR Area		2419.29
Consumed FAR (Factor)		2.42
Balance FAR Area		75.53
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3069.45
ARCHITECT (Regd)	PANKAJ GUPTA	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANJU BALA PAL ALIAS MANJU BALA DEVI ALIAS MANJU BALA DASI	
DEVELOPMENT AUTHORITY	LOCAL BODY	

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.)
Basement Floor	545.34	9.39	545.34	9.39
Ground Floor	469.19	469.19	469.19	469.19
First Floor	513.73	485.18	513.73	485.18
Second Floor	513.73	485.18	513.73	485.18
Third Floor	513.73	485.18	513.73	485.18
Fourth Floor	513.73	485.18	513.73	485.18
Terrace Floor	0.00	0.00	0.00	0.00
Total :	3069.45	2419.30	3069.45	2419.30

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.)	Tnmt (No.)
					Lift	Balcony	Parking					
MANJU BALA DASI (BUILDING)	1	3106.63	37.18	3069.45	32.30	88.36	591.99	2409.91	9.39	2419.30	2419.30	25
Grand Total :	1	3106.63	37.18	3069.45	32.30	88.36	591.99	2409.91	9.39	2419.30	2419.30	25

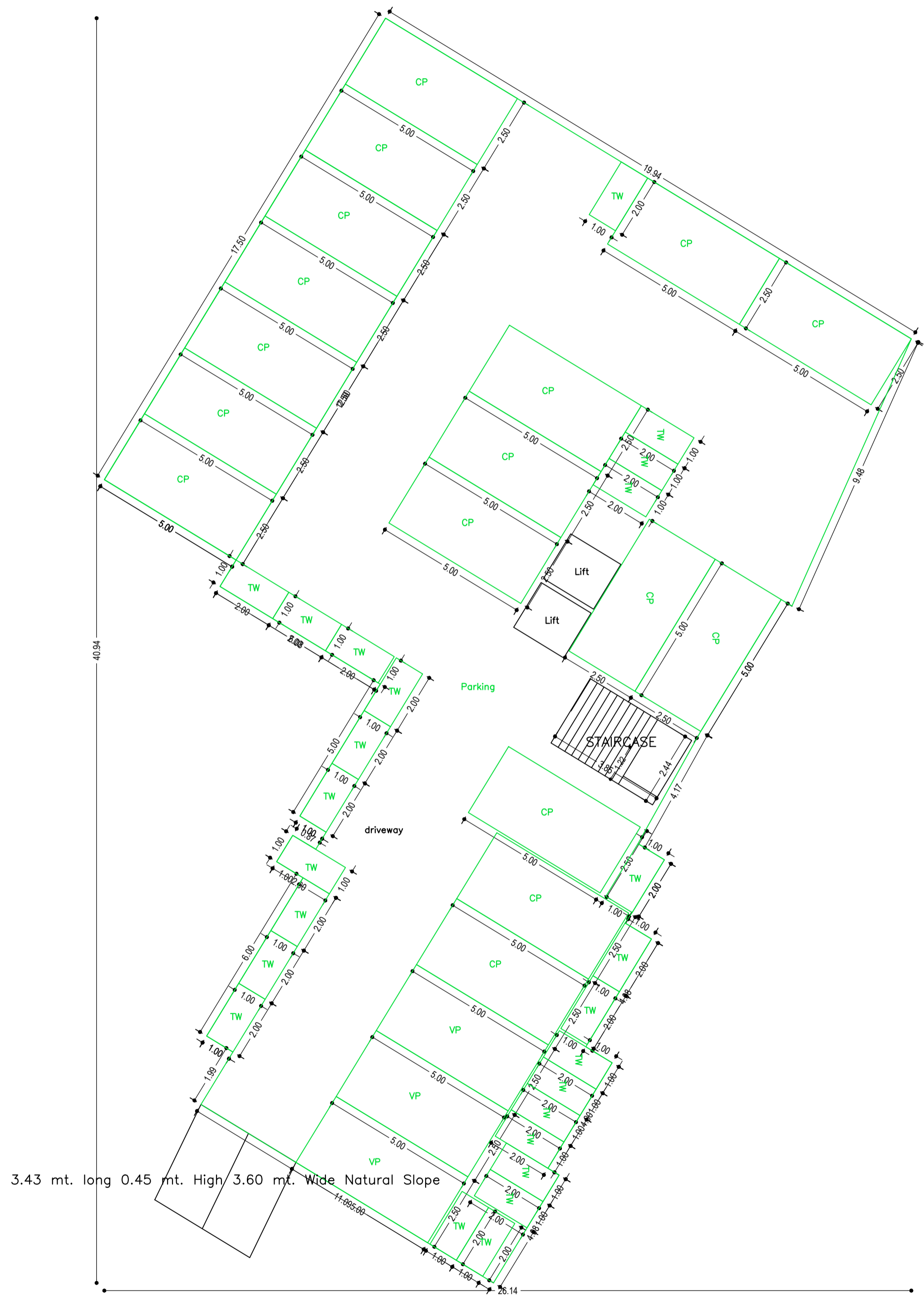
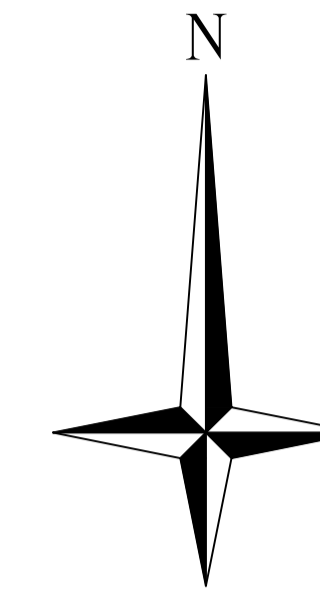
Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
MANJU BALA DASI (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

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
PANKAJ GUPTA CMC/ENG/0018/2022			

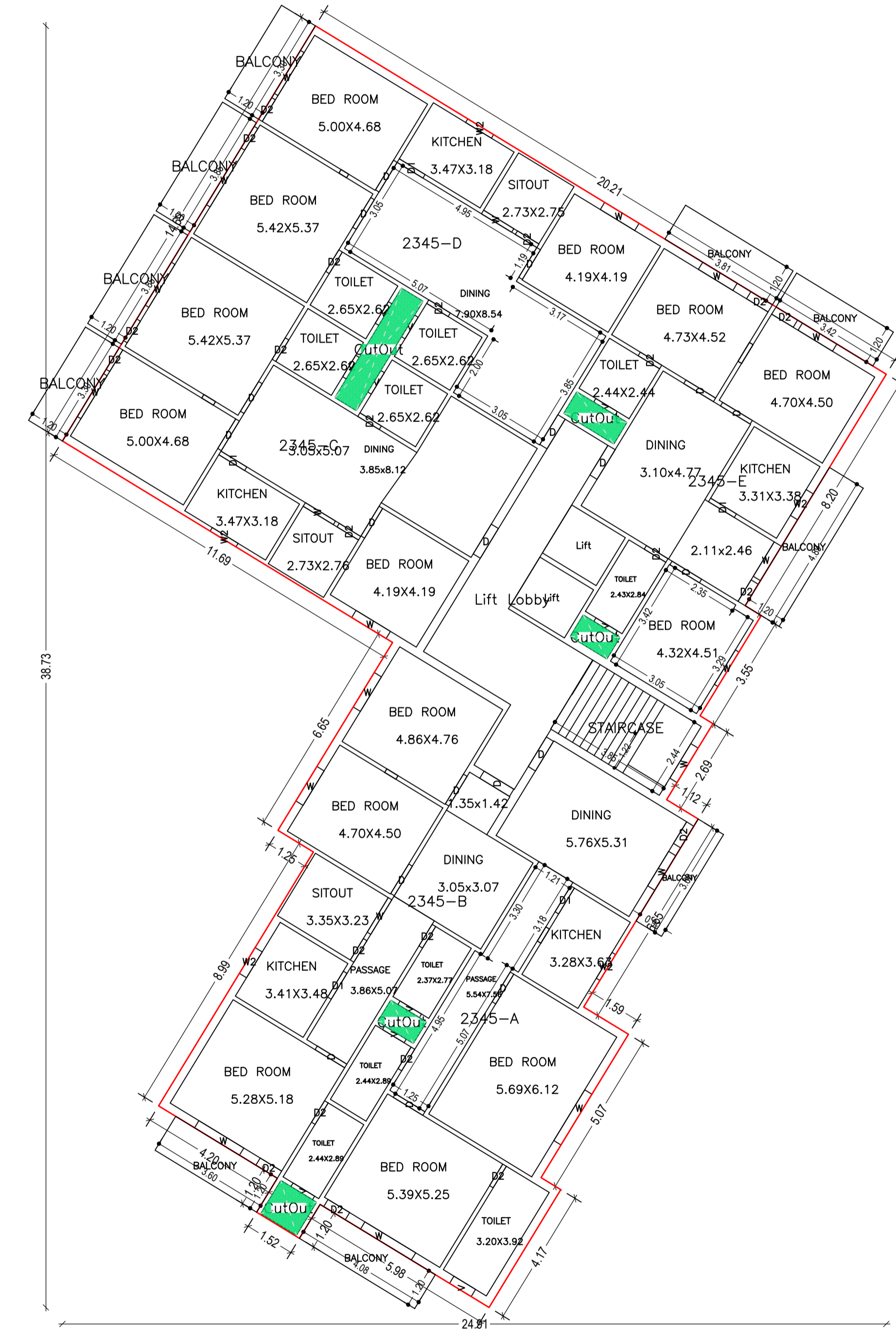
Proposal Basic Information	
Proposal File No.	CMC/BP/0335/W16/2022
Owner Name	MANJU BALA PAL ALIAS MANJU BALA DEVI ALIAS MAN BALA DASI
Khata No	201
Plot No	5293,5296,5297
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



BASEMENT FLOOR PLAN
(SCALE 1:100)



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

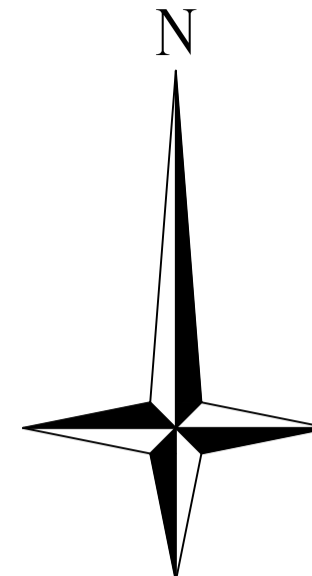


TYPICAL - 1,2,3&4 FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
PANKAJ GUPTA CMC/ENG/0018/2022			

Proposal Basic Information

Proposal File No.	CMC/BP/0335/W16/2022
Owner Name	MANJU BALA PAL ALIAS MANJU BALA DEVI ALIAS MANJU BALA DASI
Khata No	201
Plot No	5293,5296,5297
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



Building :MANJU BALA DASI (BUILDING)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross Builtup 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.)	Trmt (No.)
				Lift	Balcony	Parking					
Basement Floor	545.34	0.00	545.34	6.46	0.00	591.99	0.00	9.39	9.39	9.39	00
Ground Floor	475.45	6.26	469.19	0.00	0.00	0.00	469.19	0.00	469.19	469.19	05
First Floor	521.46	7.73	513.73	6.46	22.09	0.00	485.18	0.00	485.18	485.18	05
Second Floor	521.46	7.73	513.73	6.46	22.09	0.00	485.18	0.00	485.18	485.18	05
Third Floor	521.46	7.73	513.73	6.46	22.09	0.00	485.18	0.00	485.18	485.18	05
Fourth Floor	521.46	7.73	513.73	6.46	22.09	0.00	485.18	0.00	485.18	485.18	05
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	3106.63	37.18	3069.45	32.30	88.36	591.99	2409.91	9.39	2419.30	2419.30	25
Total Number of Same Buildings	1										
Total	3106.63	37.18	3069.45	32.30	88.36	591.99	2409.91	9.39	2419.30	2419.30	25



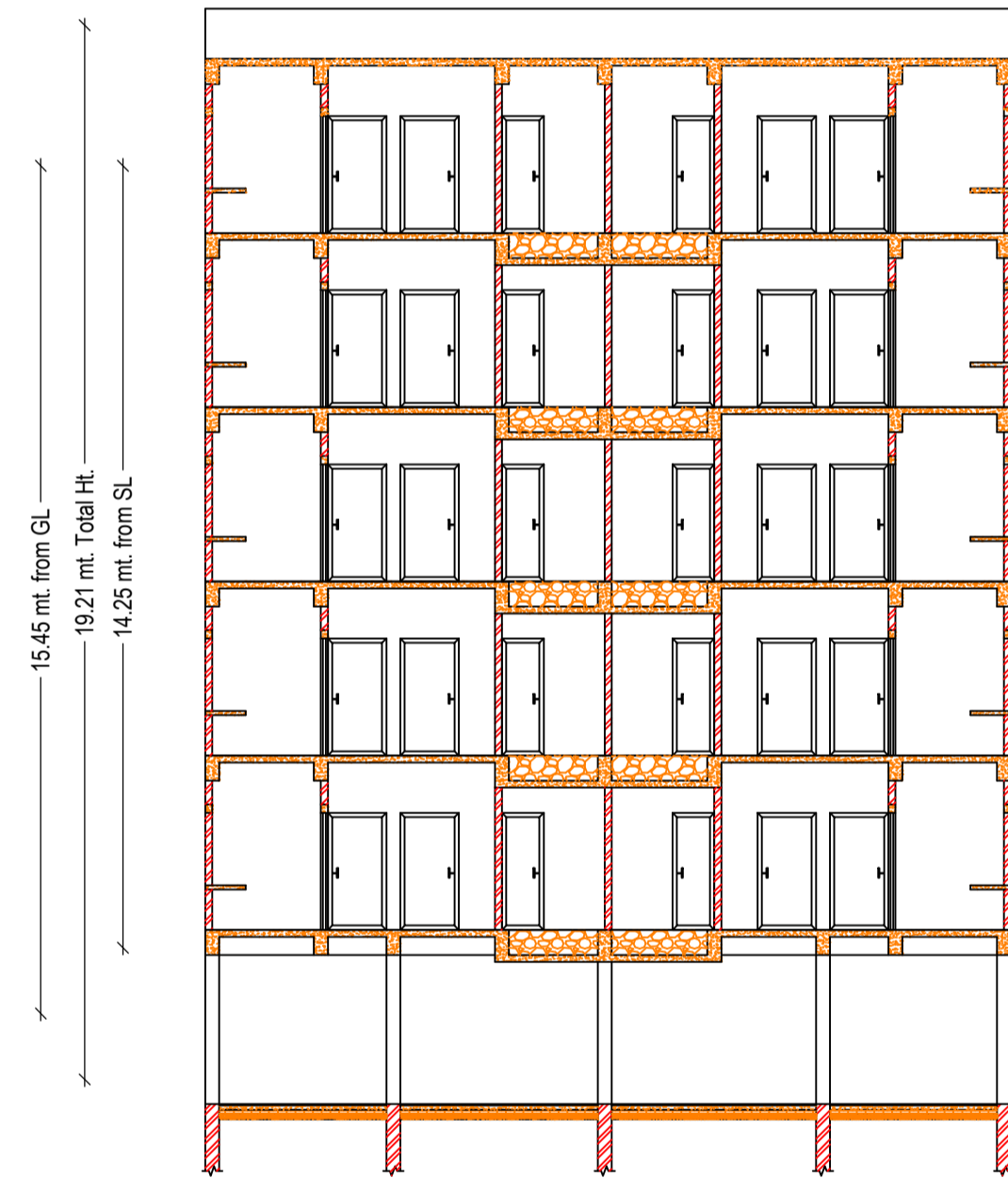
FRONT ELEVATION
SCALE 1:100



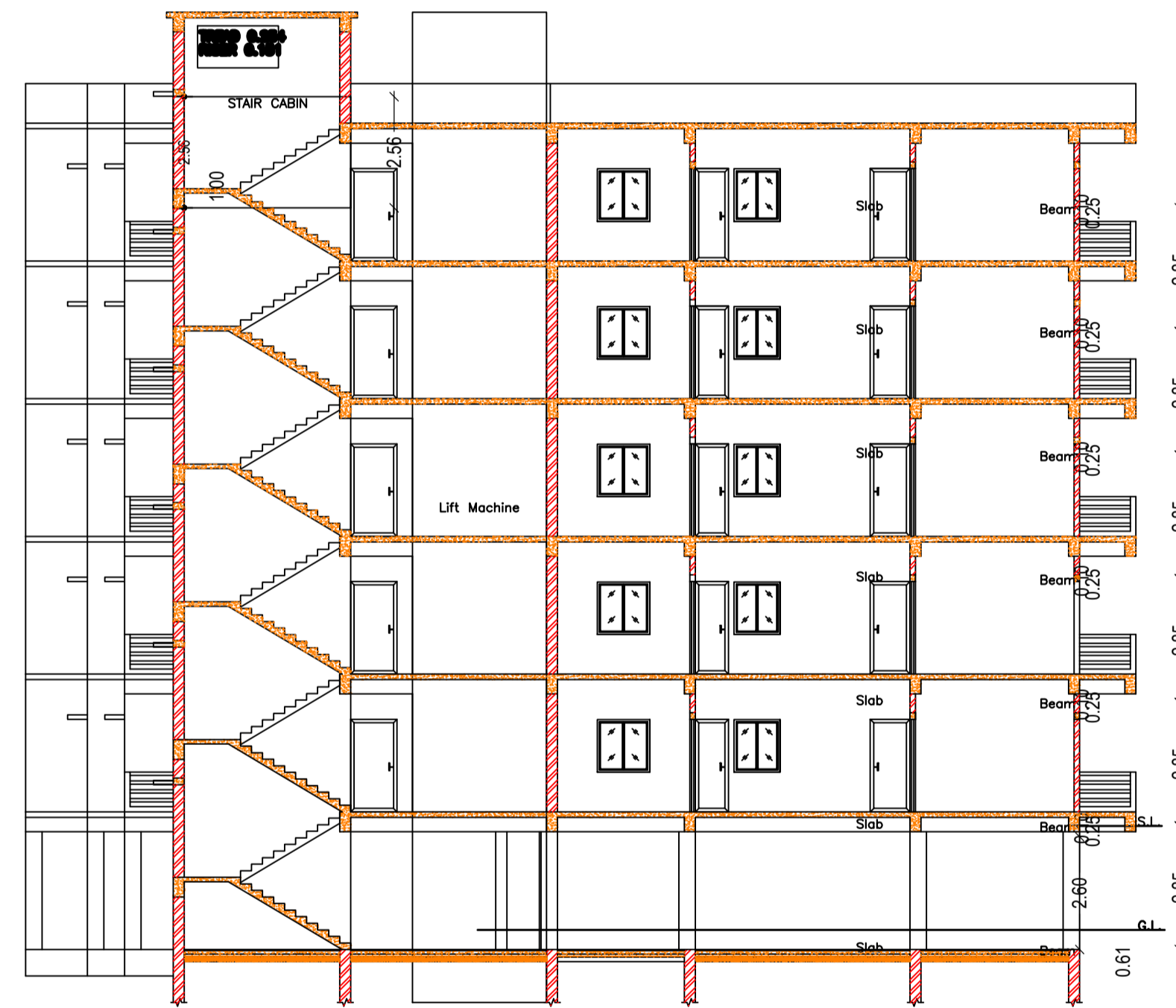
SIDE ELEVATION
SCALE 1:100



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION Y-Y'
SCALE 1:100



SECTION X-X'
SCALE 1:100

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MANJU BALA DASI (BUILDING)	D2	0.76	2.10	115
MANJU BALA DASI (BUILDING)	D1	0.91	2.10	25
MANJU BALA DASI (BUILDING)	D	1.05	2.10	95

SCHEDULE OF WINDOW/VENTILATION:

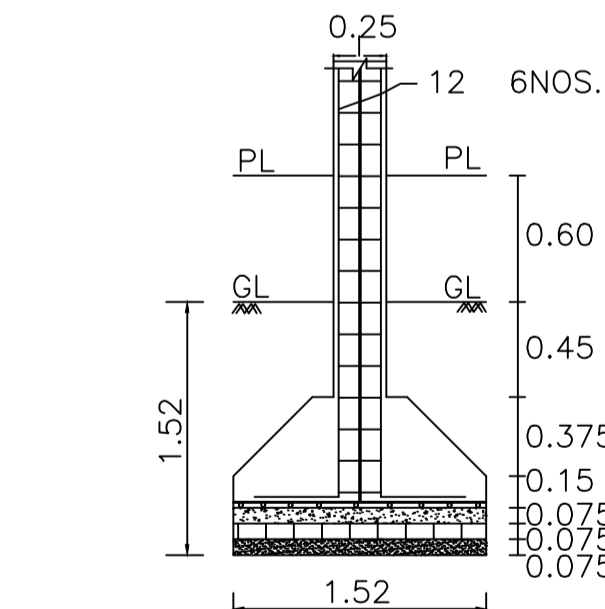
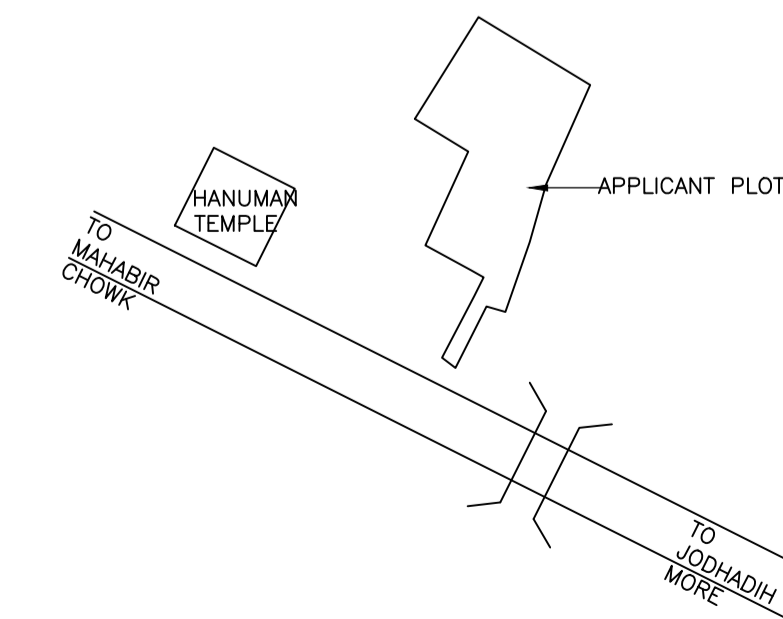
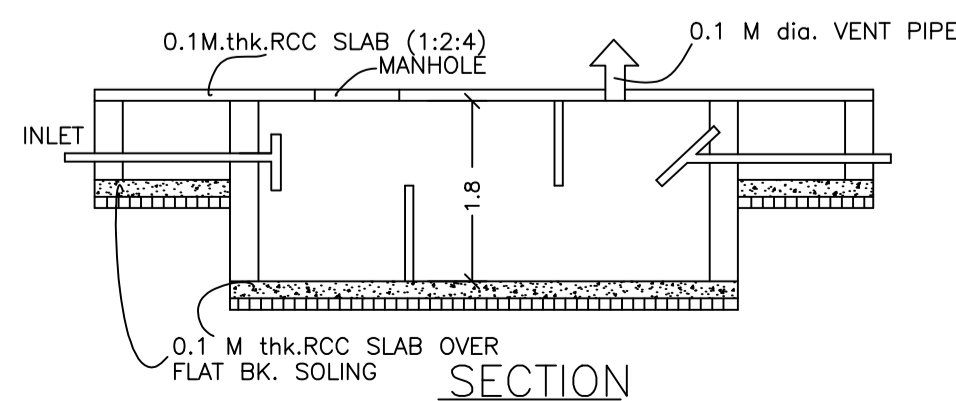
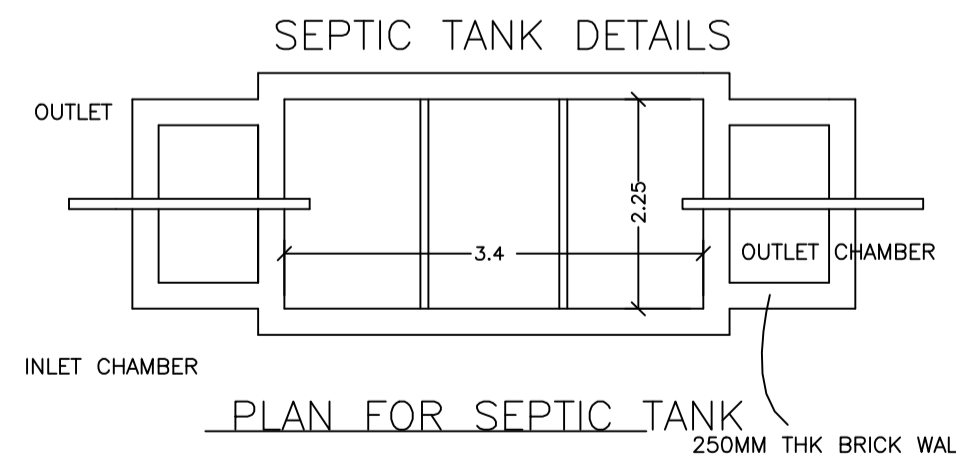
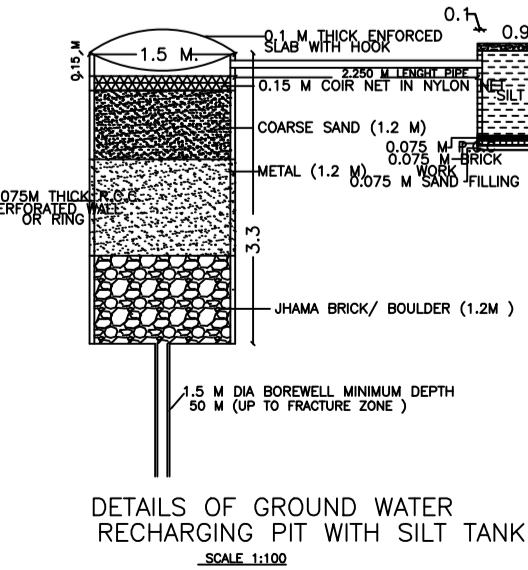
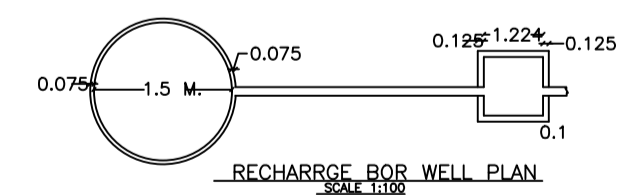
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
MANJU BALA DASI (BUILDING)	V	0.76	0.60	50
MANJU BALA DASI (BUILDING)	W2	0.91	1.20	25
MANJU BALA DASI (BUILDING)	W	1.07	2.50	10
MANJU BALA DASI (BUILDING)	W	1.22	1.20	45
MANJU BALA DASI (BUILDING)	W	1.22	2.50	10
MANJU BALA DASI (BUILDING)	W	1.52	1.20	20
MANJU BALA DASI (BUILDING)	W	1.59	1.20	05
MANJU BALA DASI (BUILDING)	W	1.80	1.20	10

UnitBUA Table for Building :MANJU BALA DASI (BUILDING)

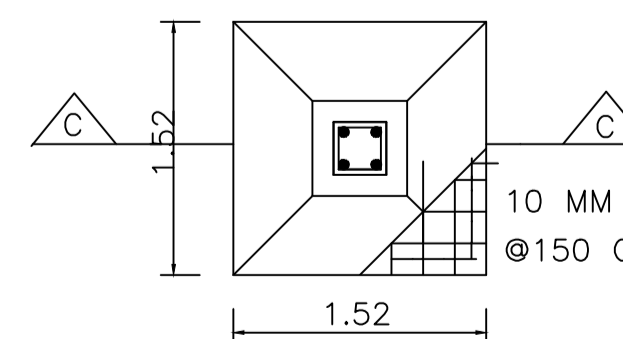
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1-A	FLAT	77.05	76.97	7	5
	1-B	FLAT	78.30	78.24	9	
	1-C	FLAT	84.79	84.73	8	
	1-D	FLAT	84.79	84.74	8	
	1-E	FLAT	82.25	82.17	7	
TYPICAL -12.384 FLOOR PLAN	2345-A	FLAT	77.05	76.99	7	20
	2345-B	FLAT	78.46	78.41	9	
	2345-C	FLAT	84.79	84.74	8	
	2345-D	FLAT	84.79	84.76	8	
	2345-E	FLAT	82.25	82.17	7	
Total	-	-	1965.56	1965.09	195	25

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL -12.384 FLOOR PLAN	1.20 X 3.30 X 2 X 4	31.68	176.64
	1.20 X 3.85 X 2 X 4	36.96	
	1.20 X 3.81 X 1 X 4	18.28	
	1.20 X 3.43 X 1 X 4	16.44	
	1.20 X 4.90 X 1 X 4	23.48	
	0.90 X 3.60 X 1 X 4	12.96	
	1.20 X 4.08 X 1 X 4	19.56	
Total	-	-	176.64



SECTION C-C



PLAN
R.C.C.COLUMN FOUNDN.
(SCALE- 1:50)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
PANKAJ GUPTA CMC/ENG/0018/2022			