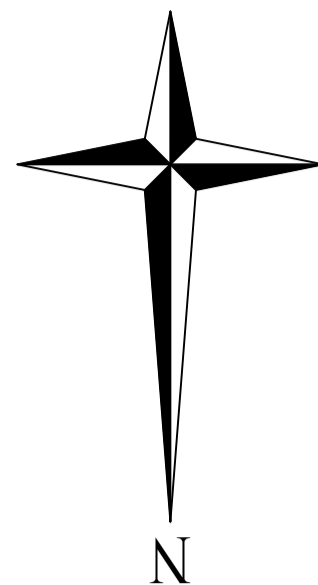
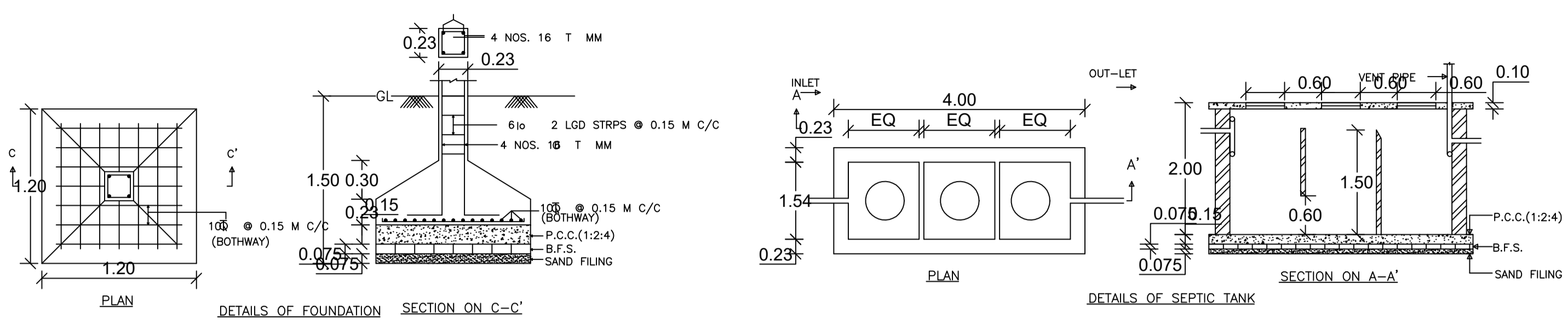


Proposal Basic Information

Proposal File No.	CMC/BP/0341/W33/2022
Owner Name	HARENDRA SHARMA
Khata No	748
Plot No	7768
Village Name	Chas
Use	Mixed
SubUse	Resi+Comm



AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.65	SQ. MT.
PROJECT DETAIL:		VERSION DATE: 16/10/2020	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed		
District: BOKARO	Plot SubUse: Resi+Comm		
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA		
Inward No: CMC/BP/0341/W33/2022	PlotSubPlot No: 7768		
Application Type: General Proposal	North: Road Width - 12.20 M CHAS CHANDANKIYARI ROAD		
Project Type: Building Permission	South: Plot No. - REMAINING PORTION OF PLOT NO. - 7768		
Nature of Development: New	East: Road Width - GALI RASTA		
Location of Development Area: Old Area	West: Plot No. - 7781 AND 7766/7769		
AREA DETAILS:			
AREA OF PLOT (Minimum)	(A)		242.85
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		242.85
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			28.59
Total			28.59
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		214.26
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		242.85
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		242.85
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			145.71
Proposed Coverage Area (48.50 %)			117.77
Total Prop. Coverage Area (48.5 %)			117.77
Balance coverage area (11.51 %)			27.94
FAR CHECK			
Perm. FAR Area (2.500)			607.13
Total Perm. FAR area			607.13
Residential FAR			117.77
Commercial FAR			52.30
Proposed FAR Area			170.07
Total Proposed FAR Area			170.07
Consumed FAR (Factor)			0.70
Balance FAR Area			437.06
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			248.04
ARCHITECT (Regd)	Deepak Kumar		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	HARENDRA SHARMA		
DEVELOPMENT AUTHORITY		LOCAL BODY	

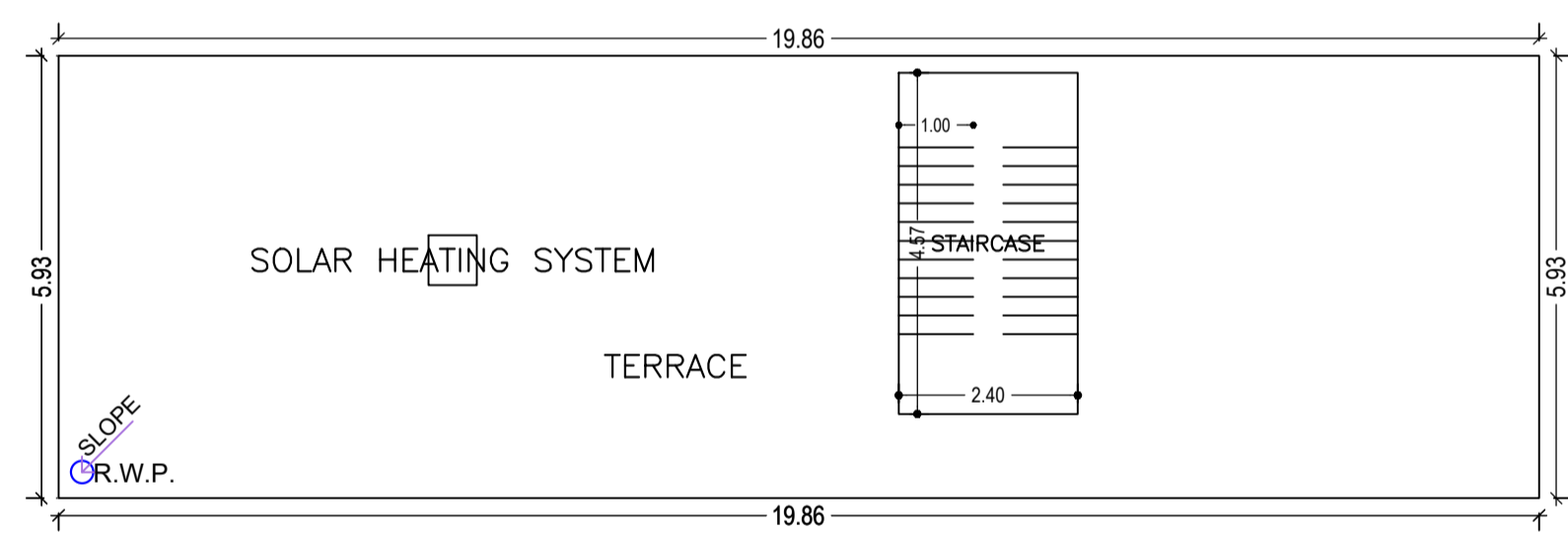
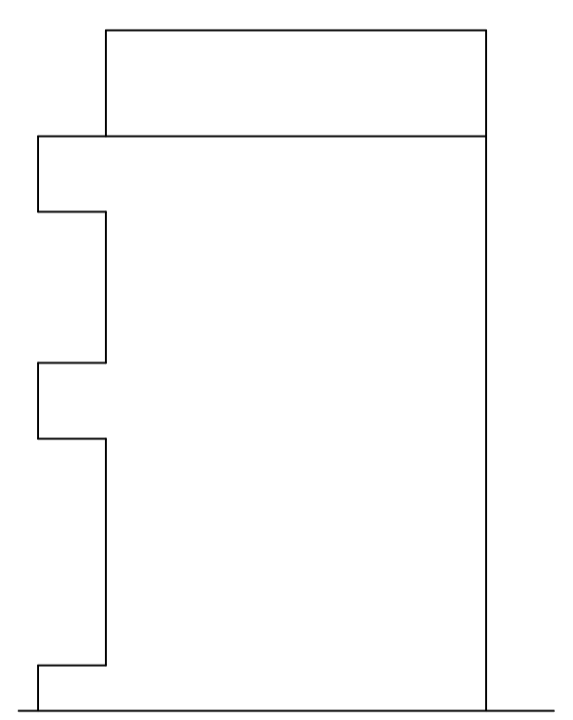
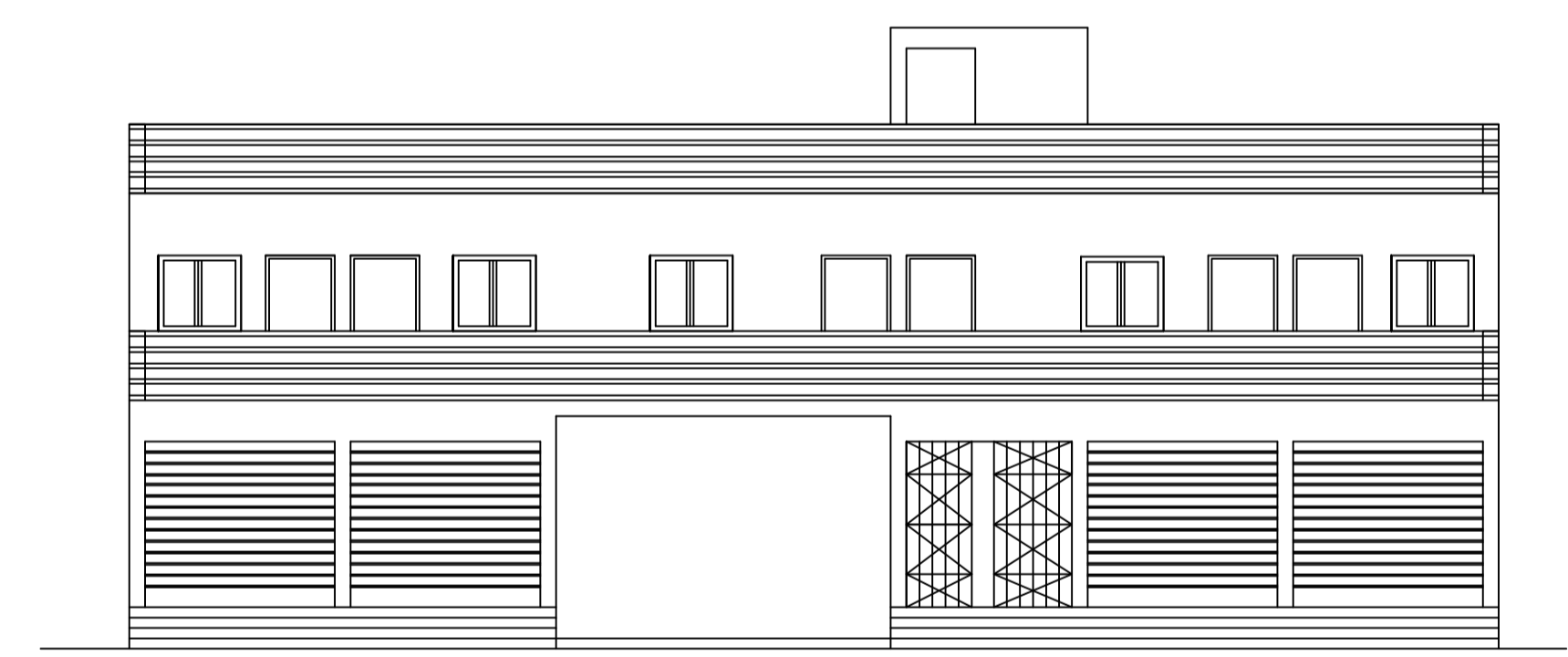
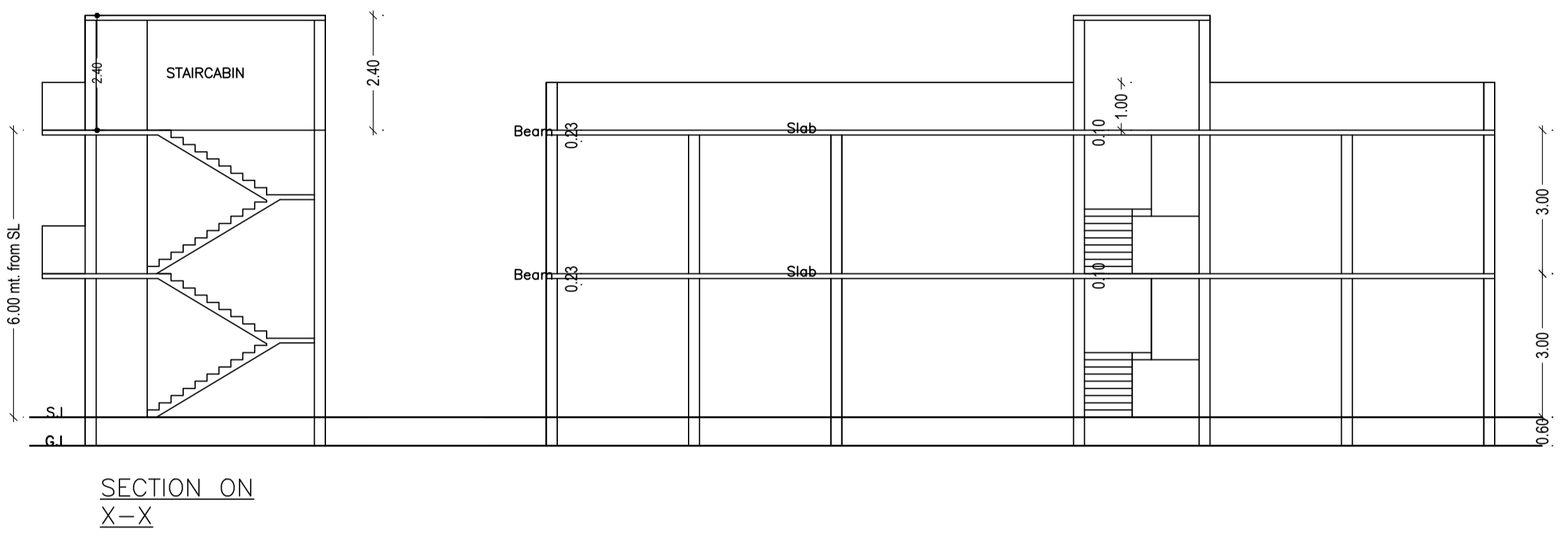
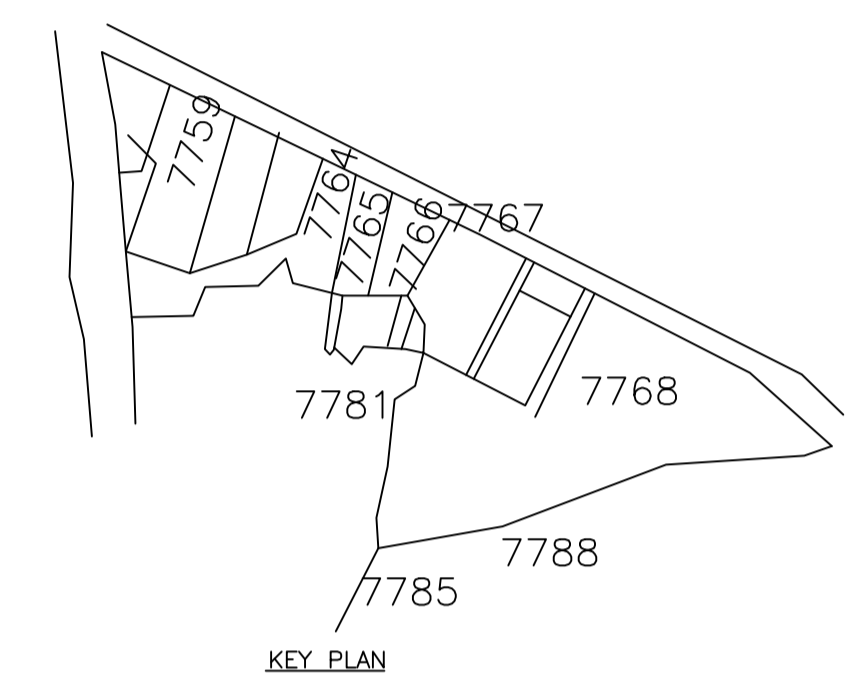
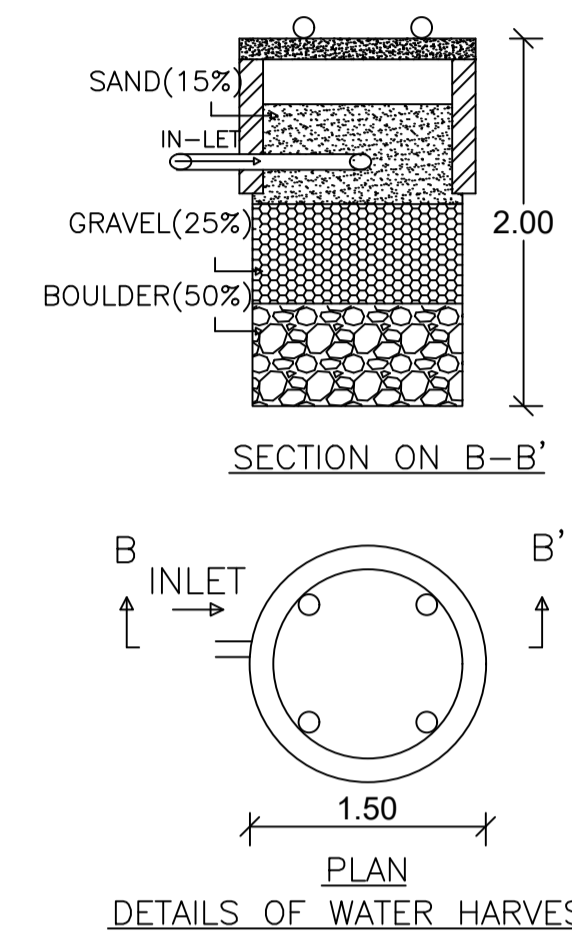


Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (H SHARMA)	Commercial	Shop	> 0	50	41.33	1	1	-	-	-	-
		ResiComm Bldg	> 0	50	1.00	1	1	-	-	-	-
		> 0	1	1.00	-	-	-	-	-	-	-
Total:						2	2	1	1	3	6

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	3	6.00	6	12.00
Other Parking	-	-	-	27.97
Total	-	43.50	-	89.47



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	130.27	52.30	130.27	52.30
First Floor	117.77	117.77	117.77	117.77
Terrace Floor	0.00	0.00	0.00	0.00
Total	248.04	170.07	248.04	170.07

Building :A (H SHARMA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi. Commercial			
Ground Floor	130.27	77.97	0.00	52.30	52.30	52.30	01
First Floor	117.77	0.00	117.77	0.00	117.77	117.77	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	248.04	77.97	117.77	52.30	170.07	170.07	02

UnitBUA Table for Building :A (H SHARMA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP 2	SHOP	32.66	31.62	3	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	117.77	117.69	6	1
Total:	-	-	150.43	149.31	9	2

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (H SHARMA)	Residential	ResiComm Bldg	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (H SHARMA)	D	1.00	2.10	06
A (H SHARMA)	R.S	2.75	2.10	02

SCHEDULE OF WINDOW /VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (H SHARMA)	W	1.20	1.20	12

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Parking	Resi.	Commercial				
A (H SHARMA)	1	248.04	77.97	117.77	52.30	170.07	170.07	02	
Grand Total :	1	248.04	77.97	117.77	52.30	170.07	170.07	02	

COLOR INDEX

Color	Description
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Blue	COMMON PLOT
Yellow	ROAD WIDENING AREA
Orange	EXISTING (To be retained)
Purple	EXISTING (To be demolished)

LTP NAME AND SIGNATURE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Deepak Kumar CMC/ENG/0015/2022			