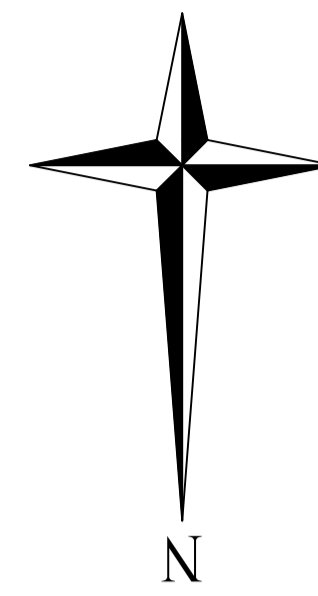
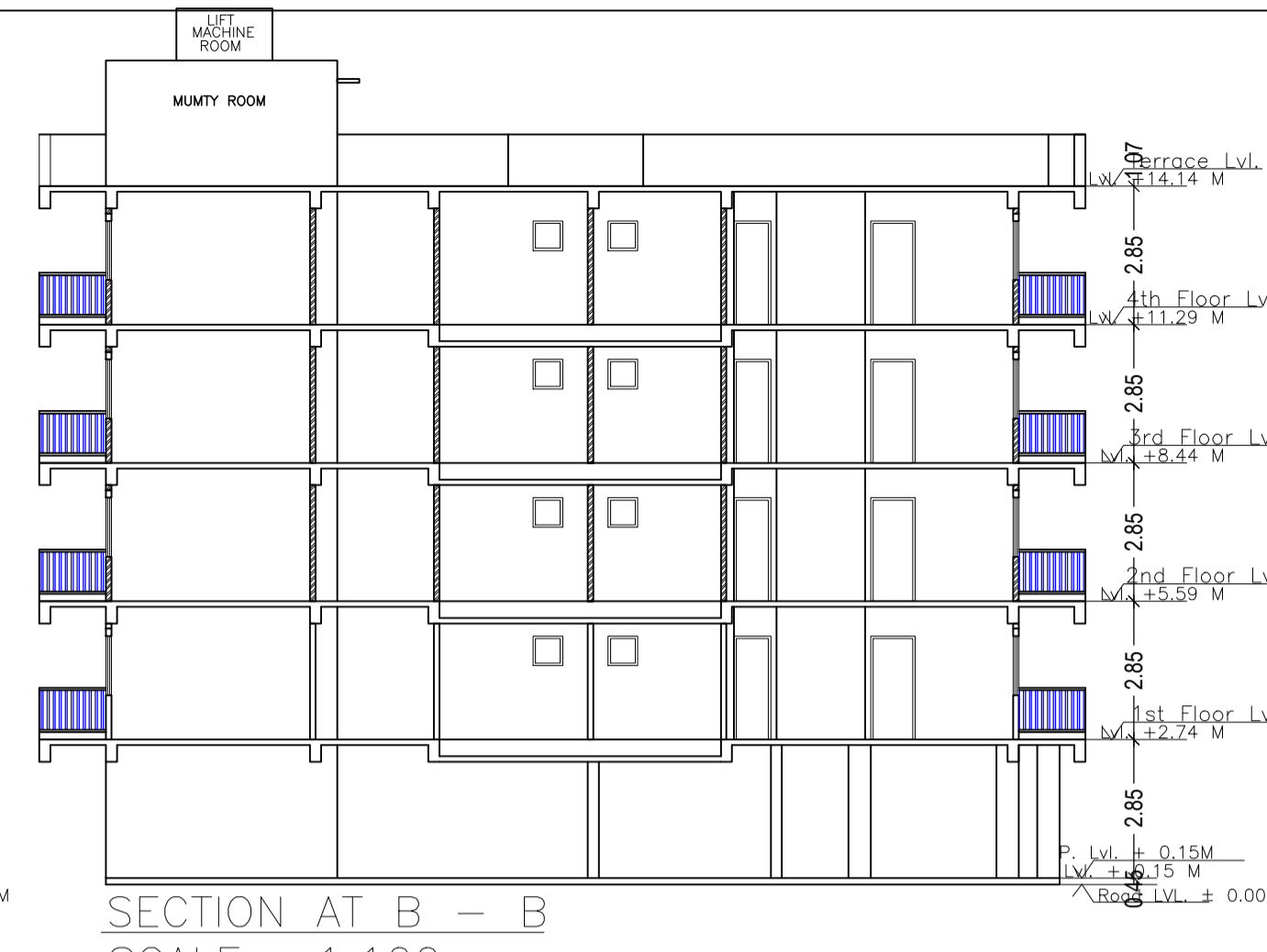
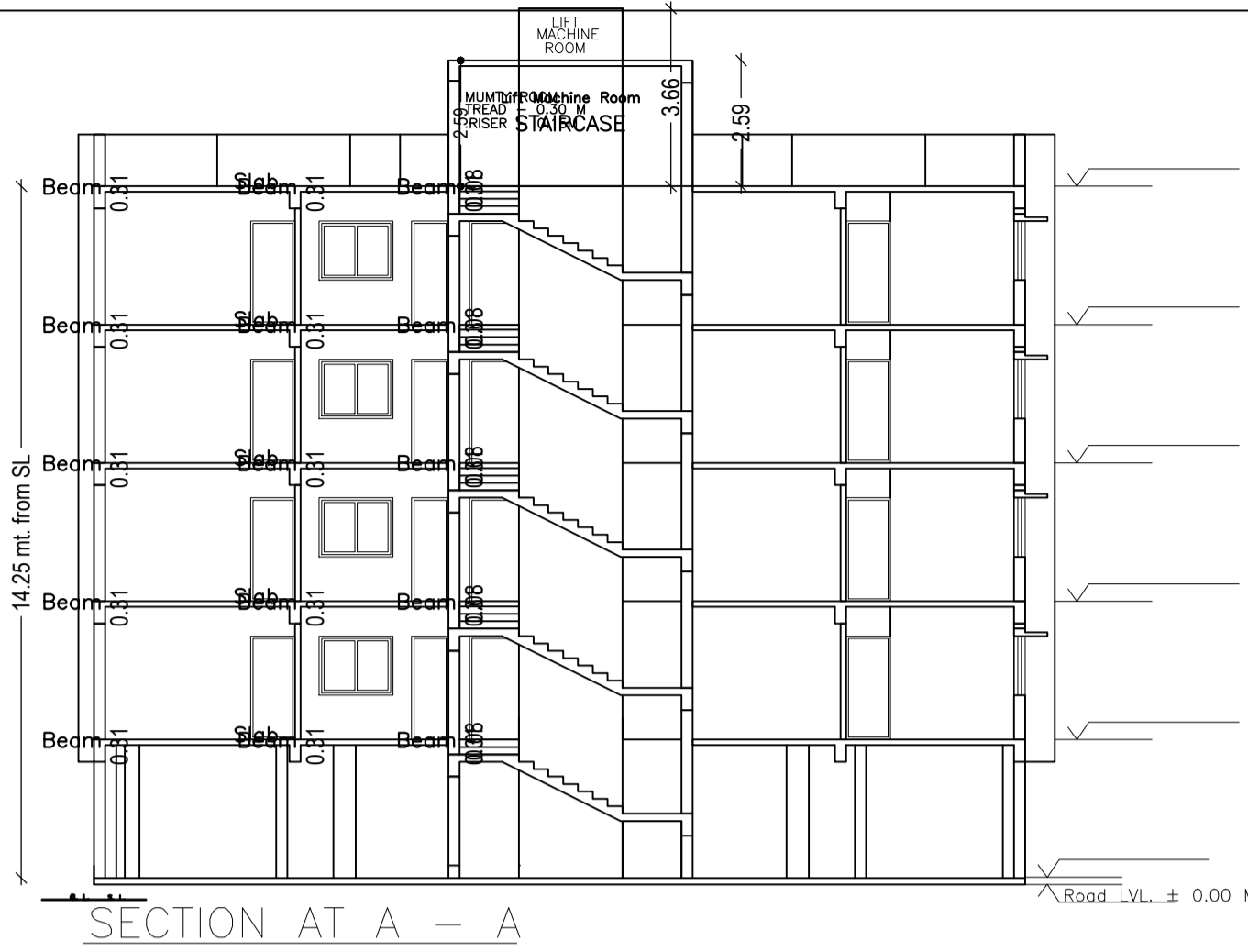




FRONT ELEVATION
SCALE : 1:100



Proposal Basic Information

Proposal File No.	CMC/BI/0153/W02/2022
Owner Name	SRI SANJAY KUMAR
Khata No	307
Plot No	729
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION
PROJECT DETAIL
Region: JHARKHAND URBAN LOCAL BODIES
District: BOKARO
Authority: CHAS MUNICIPAL CORPORATION
Inward No: CMC/BI/0153/W02/2022
Project Type: Building Permission
Nature of Development: New
Location of Development Area: Old Area

VERSION NO. 1.0.0
VERSION DATE: 16/10/2020

Plot Use: Residential
Plot SubUse: Residential Bldg/Apartment
PlotNeerby/ReligiousStructure: NA
PlotSubPlot No: 729
North Plot No. - OTHER'S PLOT
South Plot No. - OTHER'S PLOT
East Plot No. - OTHER'S PLOT
West Plot No. - NILKHANT APARTMENT

AREA DETAILS
AREA OF PLOT (Minimum) (Sq. M) 639.85
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area) (A-Deductions) 639.85
Deduction for Balance Plot Area(from Gross Plot Area)

Common Plot 68.57
Total 639.85

BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space) (A-Deductions) 571.09
PLOT AREA FOR COVERAGE(Net Plot Area) (A-Deductions) 639.85
Plot Area for FAR (Net Plot Area + Road/Watering Area) (A-Deductions) 639.85

COVERAGE CHECK
Permissible Coverage area (60.00 %) 383.91
Proposed Coverage Area (53.62 %) 342.97
Total Prop. Coverage Area (53.62 %) 342.97
Balance coverage area (6.38 %) 40.83

FAR CHECK
Perm. FAR Area (2.30) 1599.13
Total Perm. FAR Area 1599.13
Residential FAR 1373.80
Proposed FAR Area 1387.55
Total Proposed FAR Area 1387.55
Consumed FAR (Factor) 21.77
Balance FAR Area 211.58

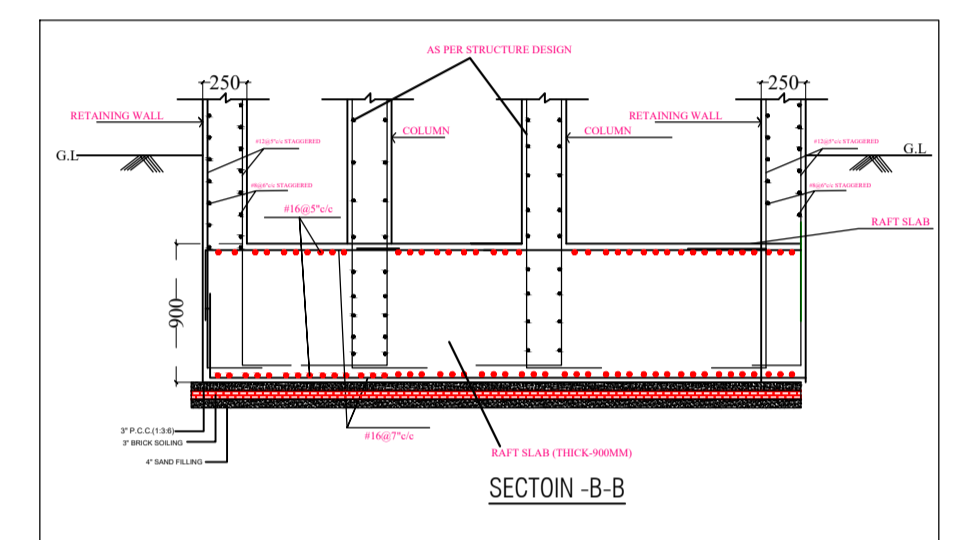
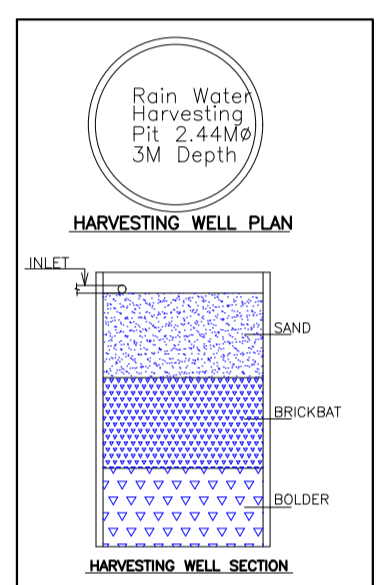
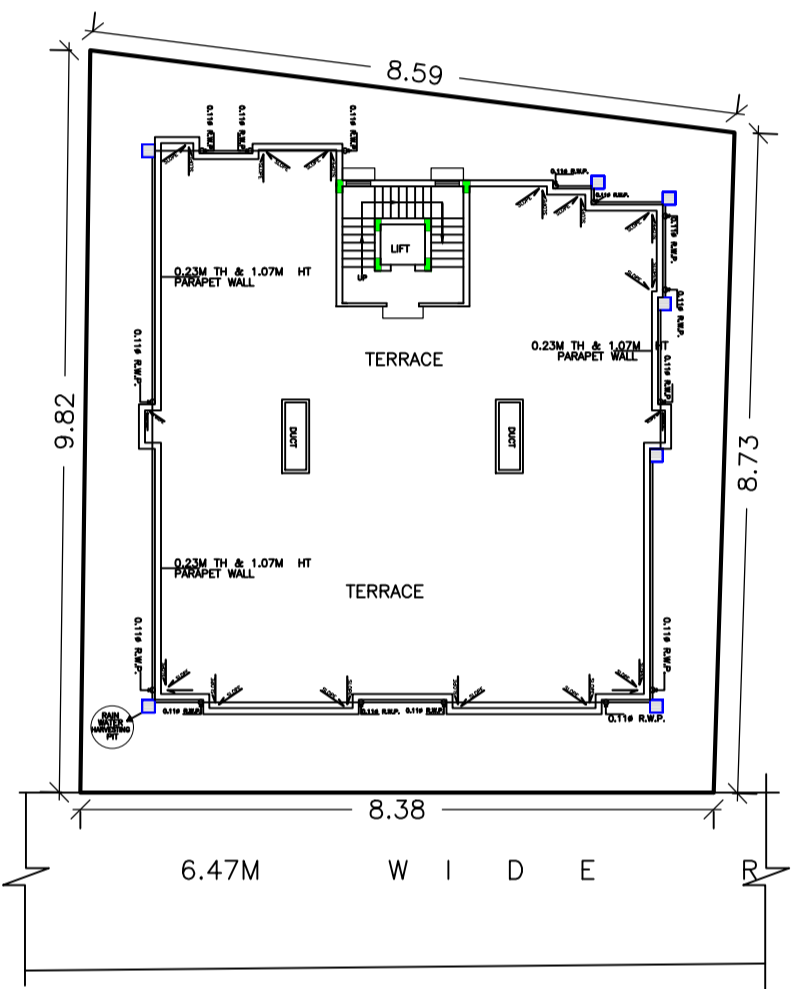
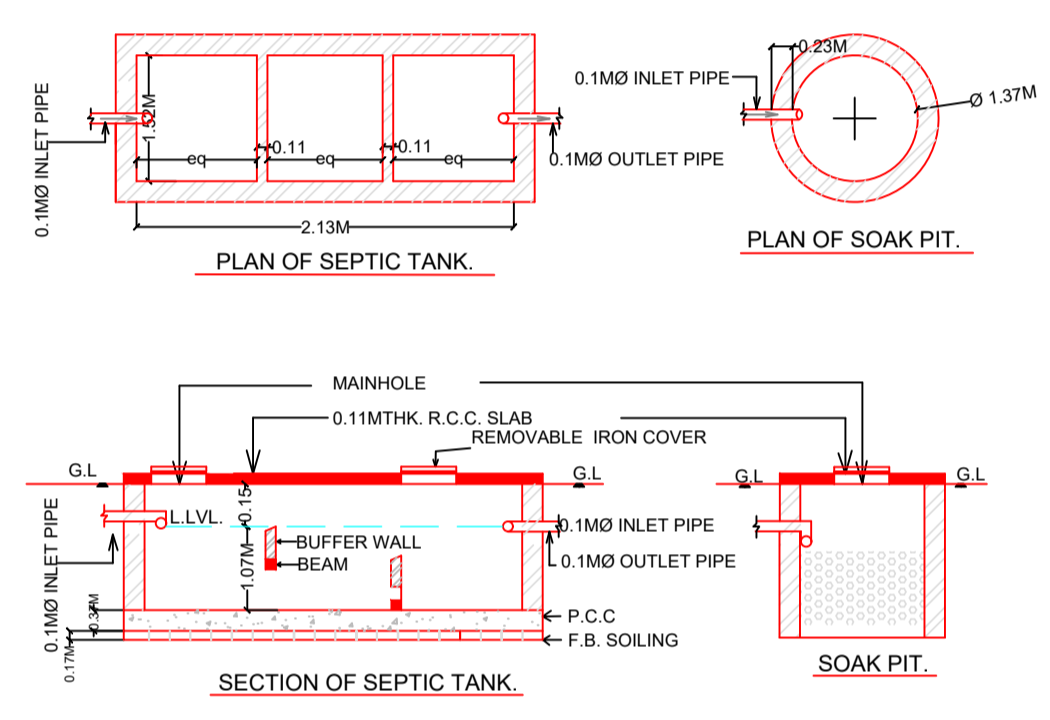
BUILT UP AREA CHECK
Total Proposed BuiltUp Area 1784.37

ARCHITECT (Regd.) MUKESH KUMAR
ENGINEER (Regd.)
SUPERVISOR (Regd.)
OWNER (Regd.) SRI SANJAY KUMAR

DEVELOPMENT AUTHORITY LOCAL BODY



RIGHT SIDE ELEVATION
SCALE : 1:100



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq. M)	Units	Car	Two Wheeler
D (NILKHANT)	Residential Bldg/Apartment	> 0	> 0	1	16.00	-
Total:				1	16	-

Parking Check (Table 7b)

Vehicle Type	Reqd.	Prop.
Car	8	16
Two Stack Car	8	16
Visitor Car Parking	2	2
Total Visitor Parking	2	2
Two Wheeler	16	32
Total Two Wheeler	16	32
Other Parking	-	192.22
Total	257.00	481.22

Buildingwise Floor FAR Details

Floor Name	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	342.97	13.75	342.97	13.75
First Floor	360.35	343.45	360.35	343.45
Second Floor	360.35	343.45	360.35	343.45
Third Floor	360.35	343.45	360.35	343.45
Fourth Floor	360.35	343.45	360.35	343.45
Terrace Floor	0.00	0.00	0.00	0.00
Total	1784.37	1387.55	1784.37	1387.55

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
D (NILKHANT)	Residential	Residential Bldg/Apartment	Non-Highrise

Building :D (NILKHANT)

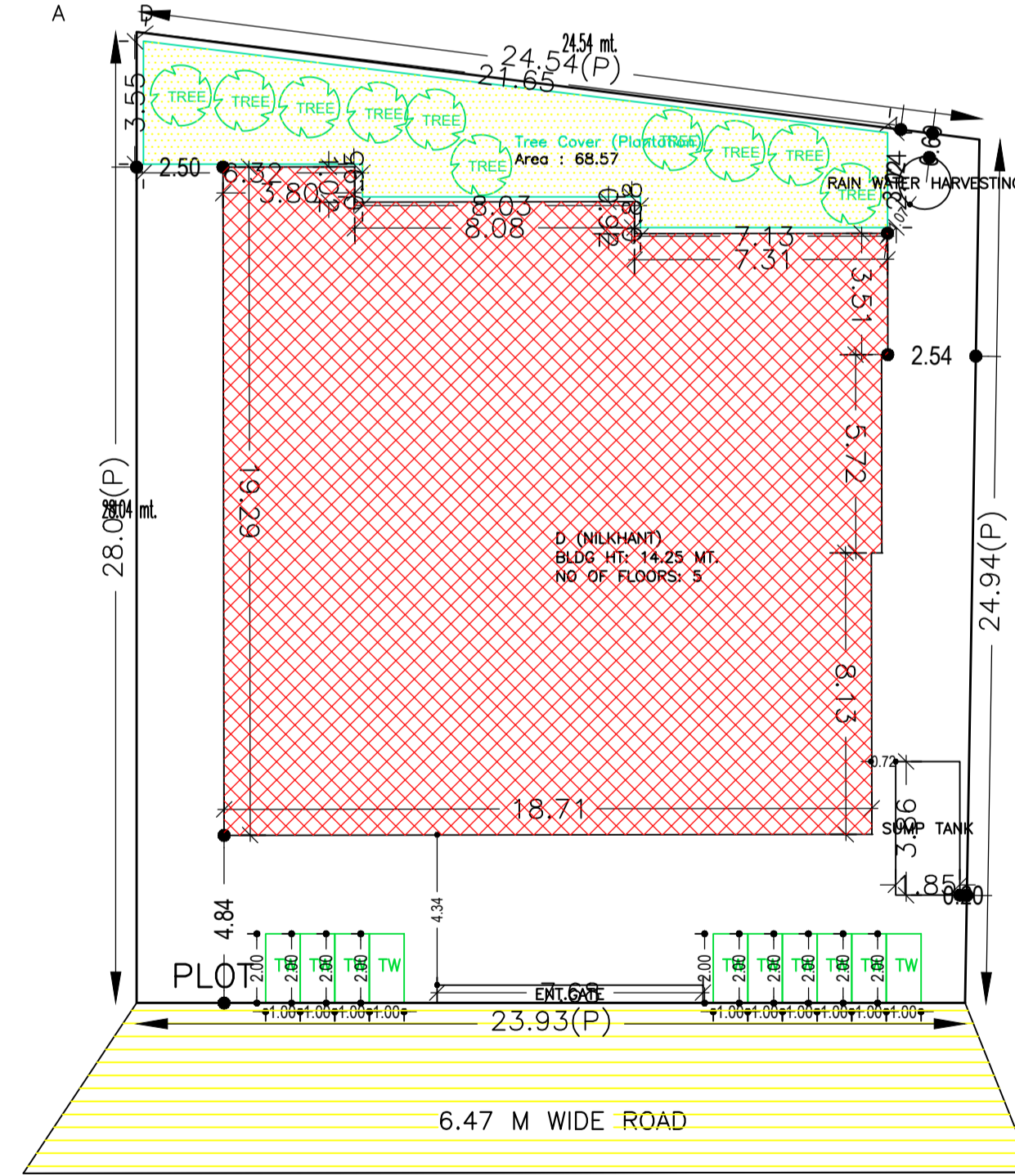
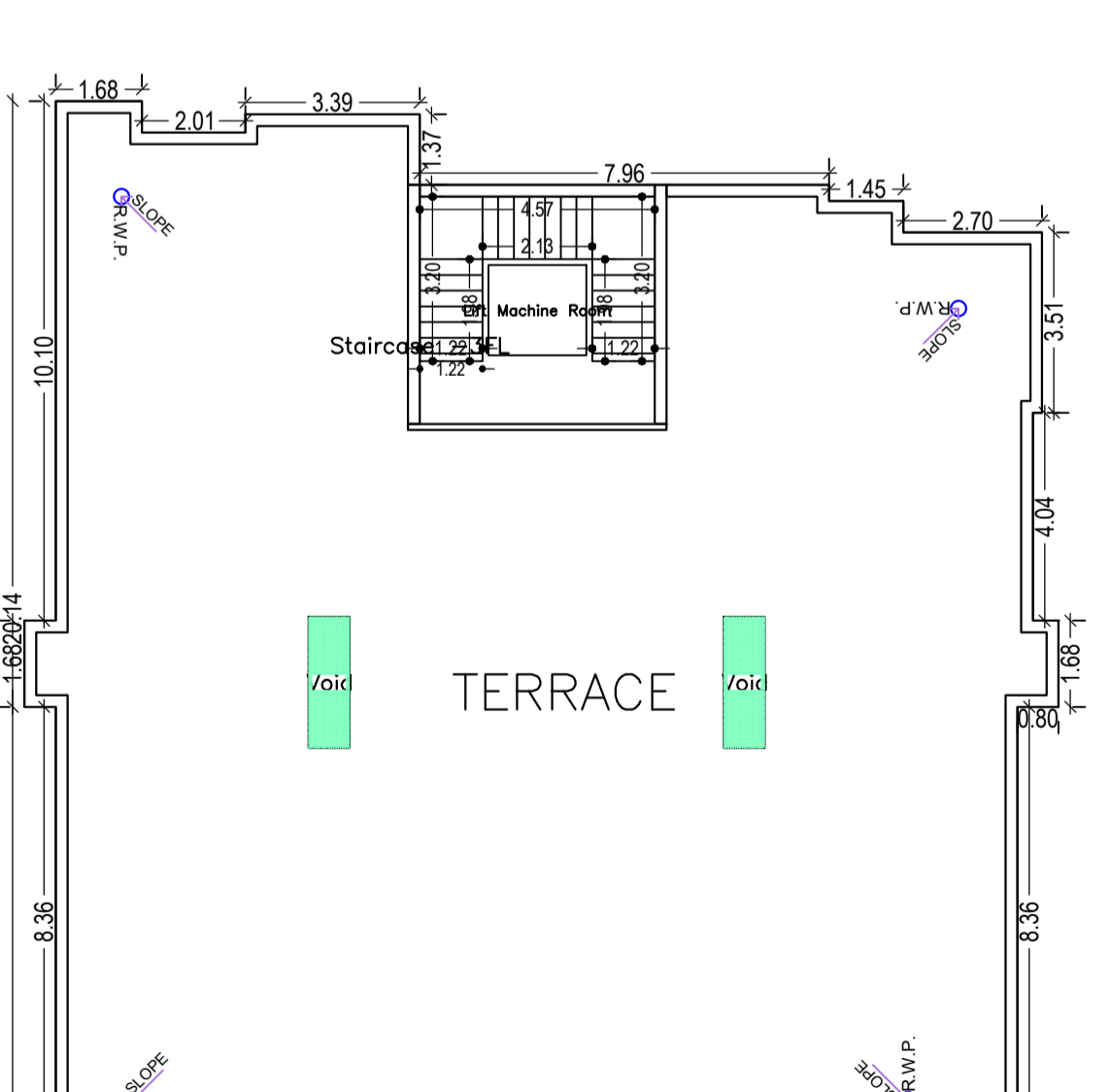
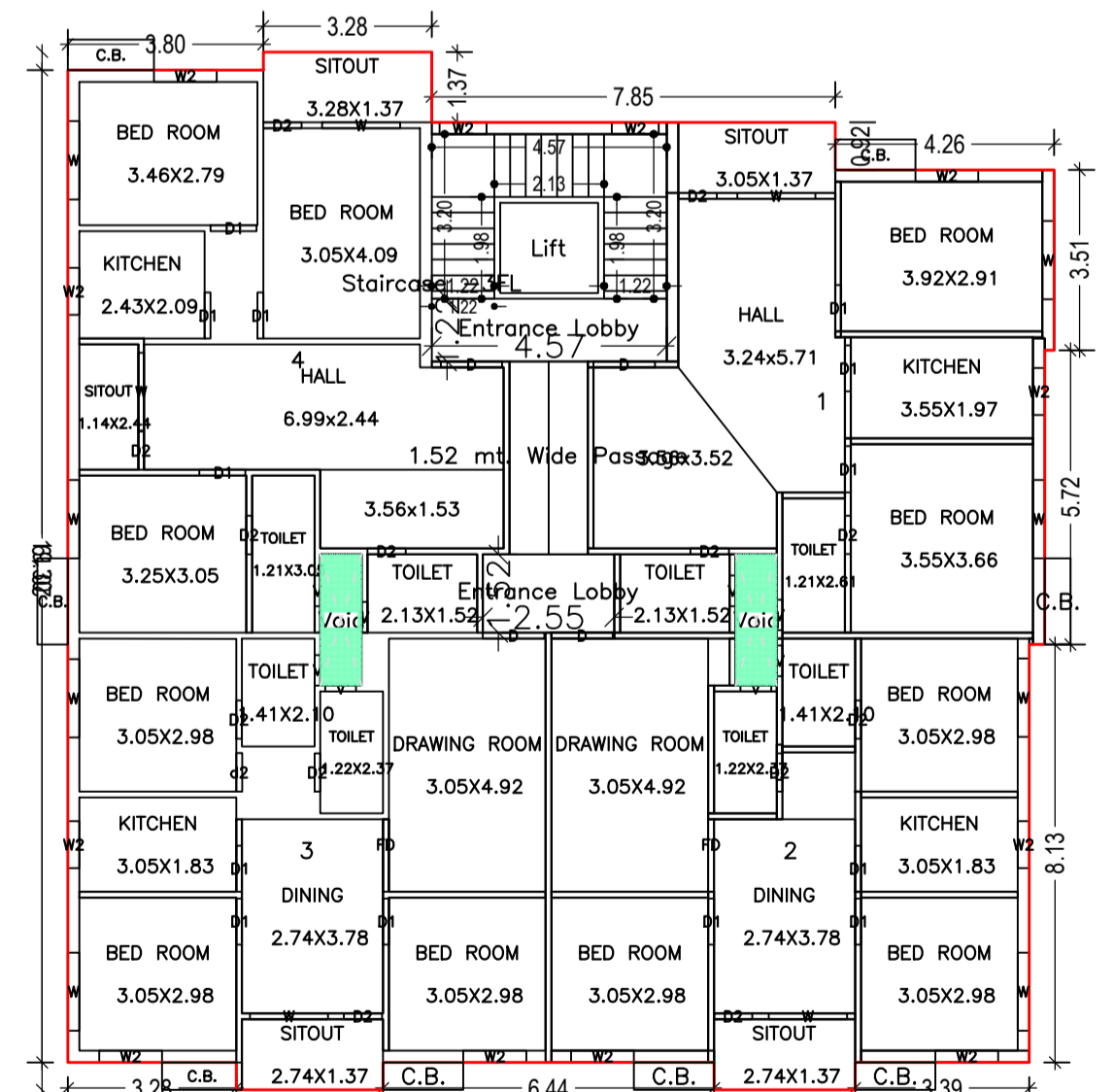
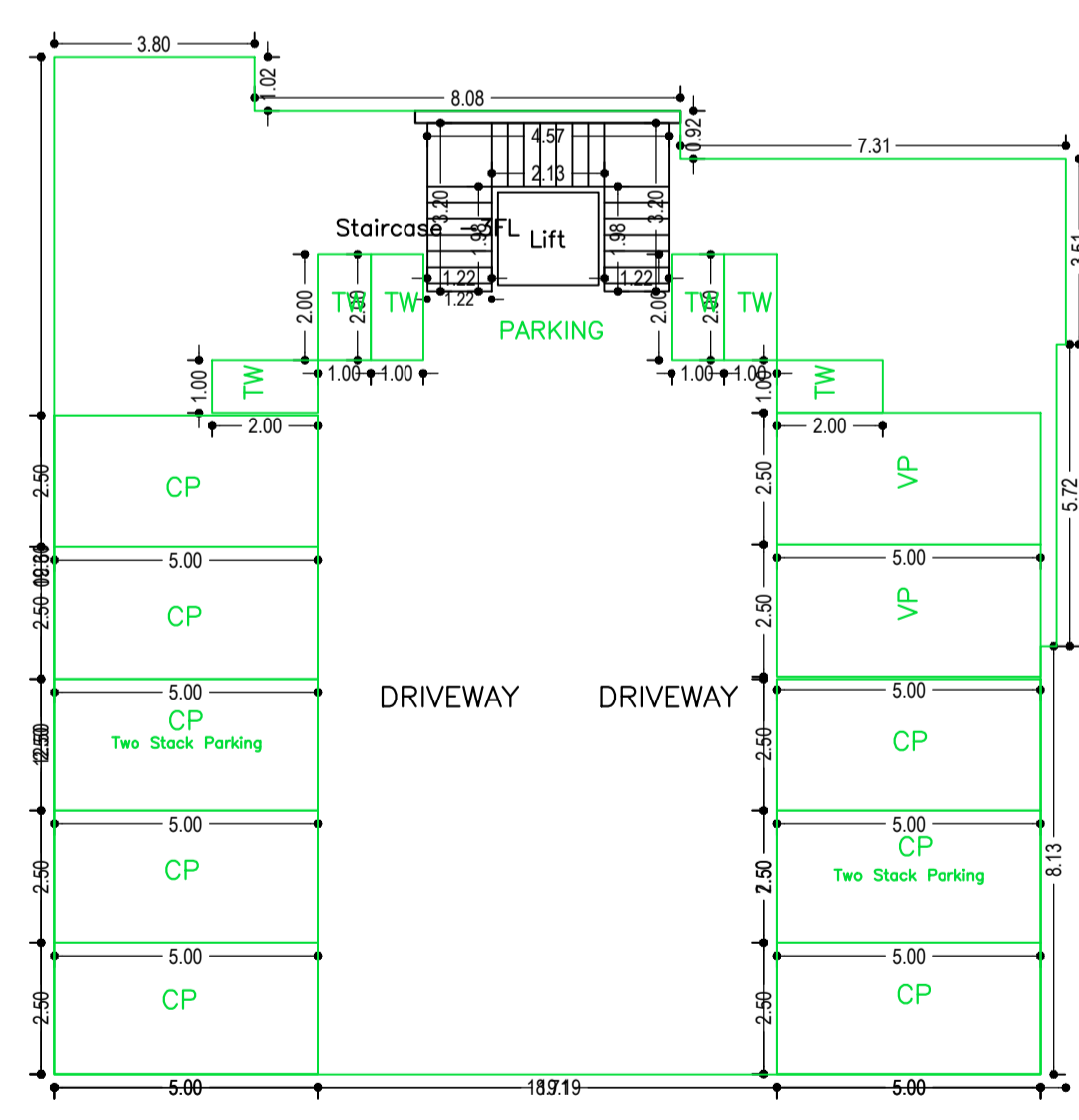
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tremt (No.)
Ground Floor	342.97	0.00	0.00	329.22	0.00	13.75	13.75
First Floor	360.35	3.34	4.09	9.47	0.00	343.45	343.45
Second Floor	360.35	3.34	4.09	9.47	0.00	343.45	343.45
Third Floor	360.35	3.34	4.09	9.47	0.00	343.45	343.45
Fourth Floor	360.35	3.34	4.09	9.47	0.00	343.45	343.45
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1784.37	13.36	16.36	37.88	329.22	1373.80	10.41

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
D (NILKHANT)	D2	0.75	2.10	52
D (NILKHANT)	D1	0.75	2.10	54
D (NILKHANT)	D1	0.89	2.10	44
D (NILKHANT)	D1	0.90	2.10	08
D (NILKHANT)	D	1.19	2.10	16
D (NILKHANT)	FD	1.41	2.50	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH
D (NILKHANT)	V	0.60
D (NILKHANT)	W2	0.91
D (NILKHANT)	W2	1.22
D (NILKHANT)	W	1.51
D (NILKHANT)	W	1.52



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 (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tremt (No.)
D (NILKHANT)	1	1784.37	13.36	16.36	37.88	329.22	1373.80	10.41
Grand Total	1	1784.37	13.36	16.36	37.88	329.22	1373.80	10.41

UnitBUA Table for Building :D (NILKHANT)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2,	1	FLAT	76.02	68.15	7	7
3, 4 FLOOR PLAN	2	FLAT	74.04	70.80	9	9
	3	FLAT	74.13	72.00	9	9
	4	FLAT	81.29	78.29	9	9
Total:	-	-	1221.88	1156.94	136	16

COLOR INDEX

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

LTP NAME AND SIGNATURE

MUKESH KUMAR
CMC/ENG/0011/2017

STRUCTURAL ENG'S NAME AND SIGNATURE

DR. ANIL KUMAR
Designation: A.M. C.
Organization: GOVERNMENT OF JHARKHAND