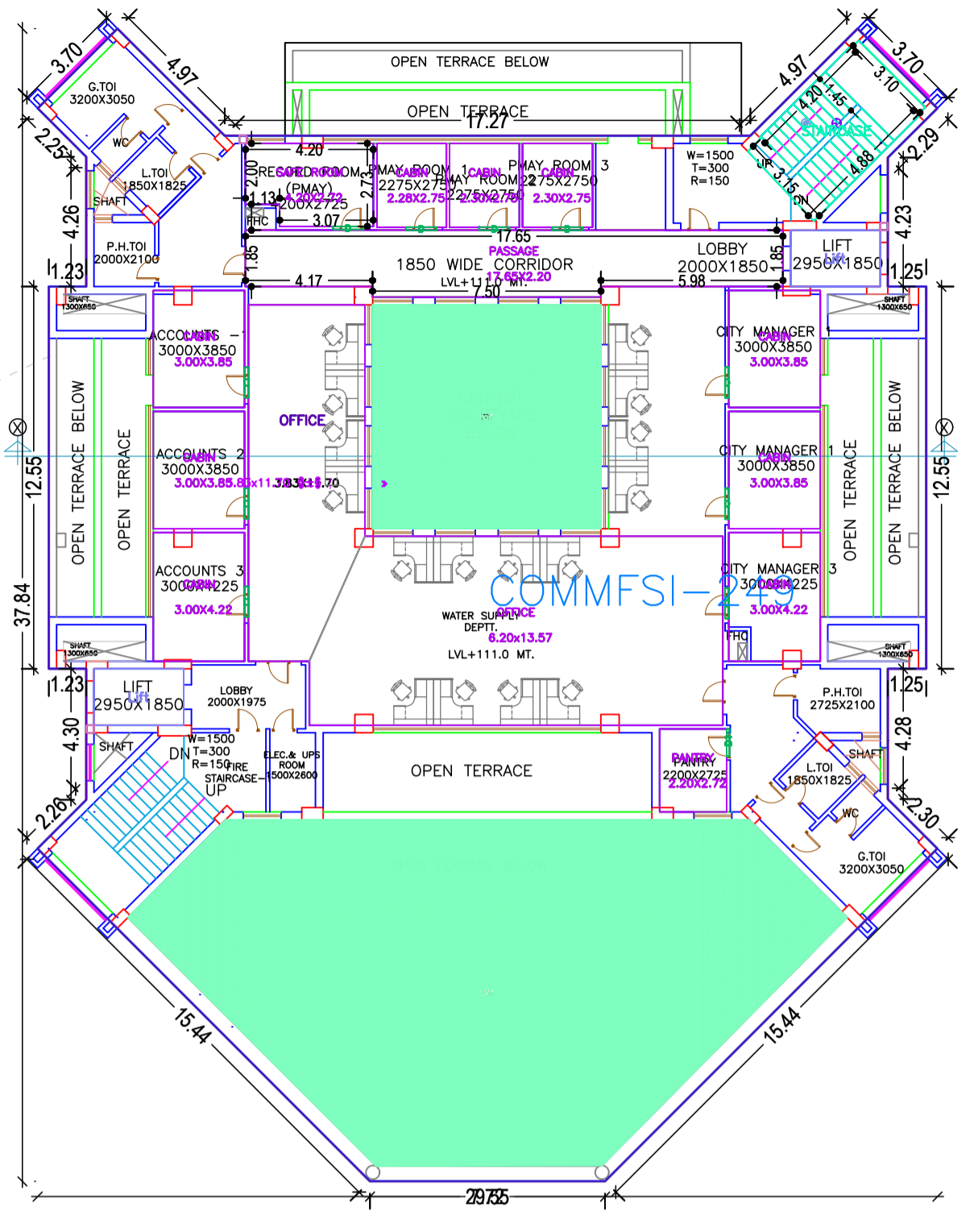
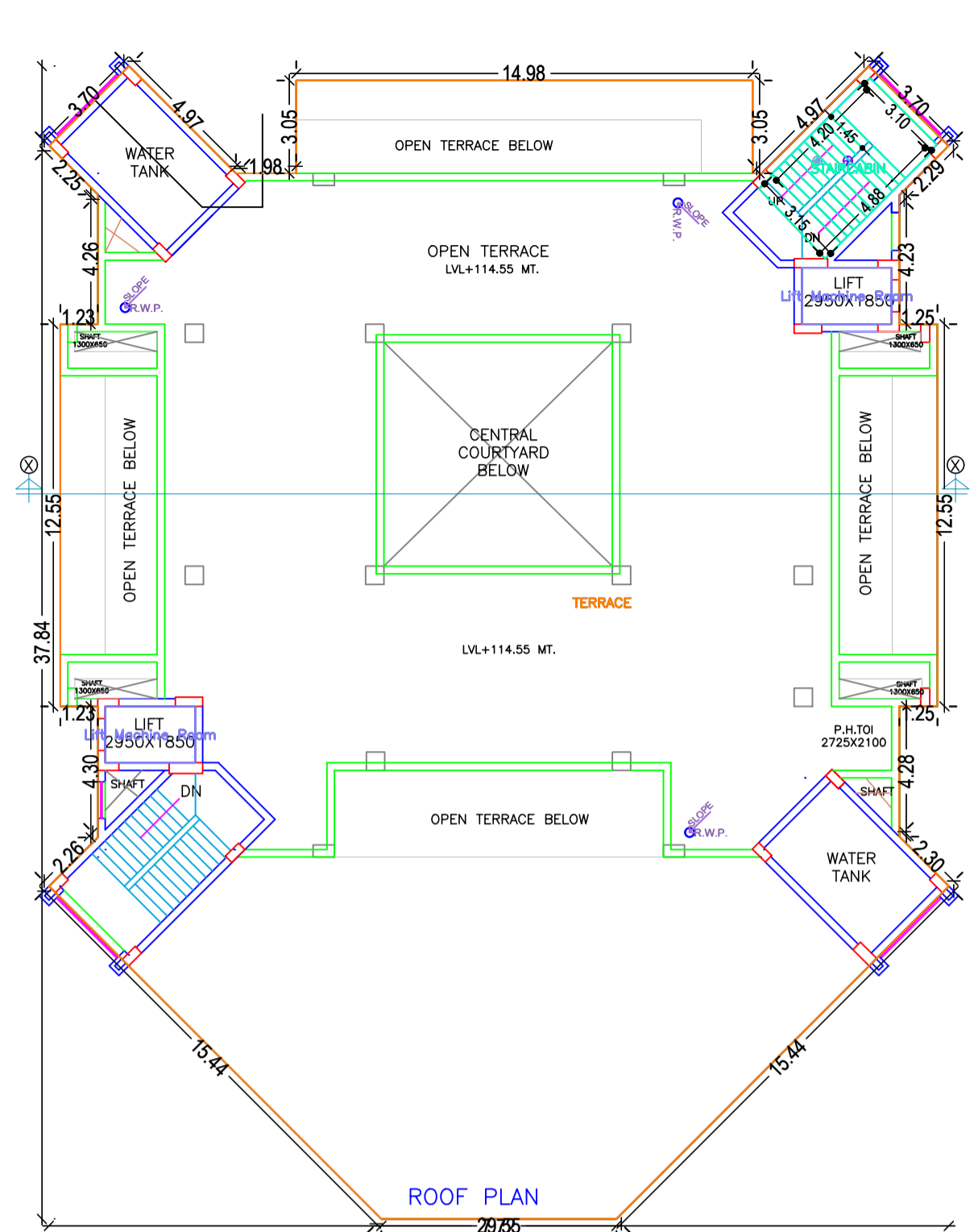


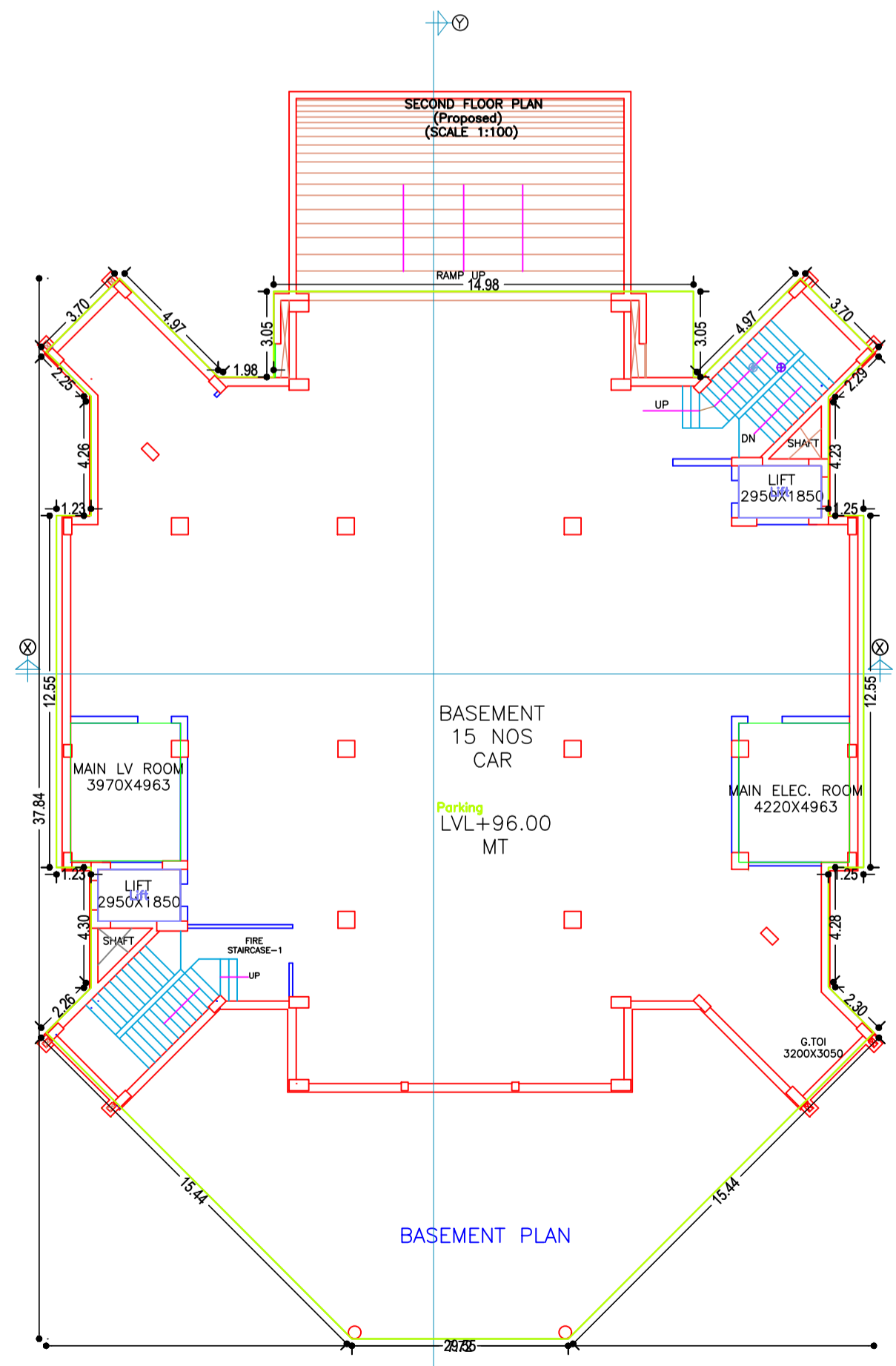
2ND FLOOR PLAN



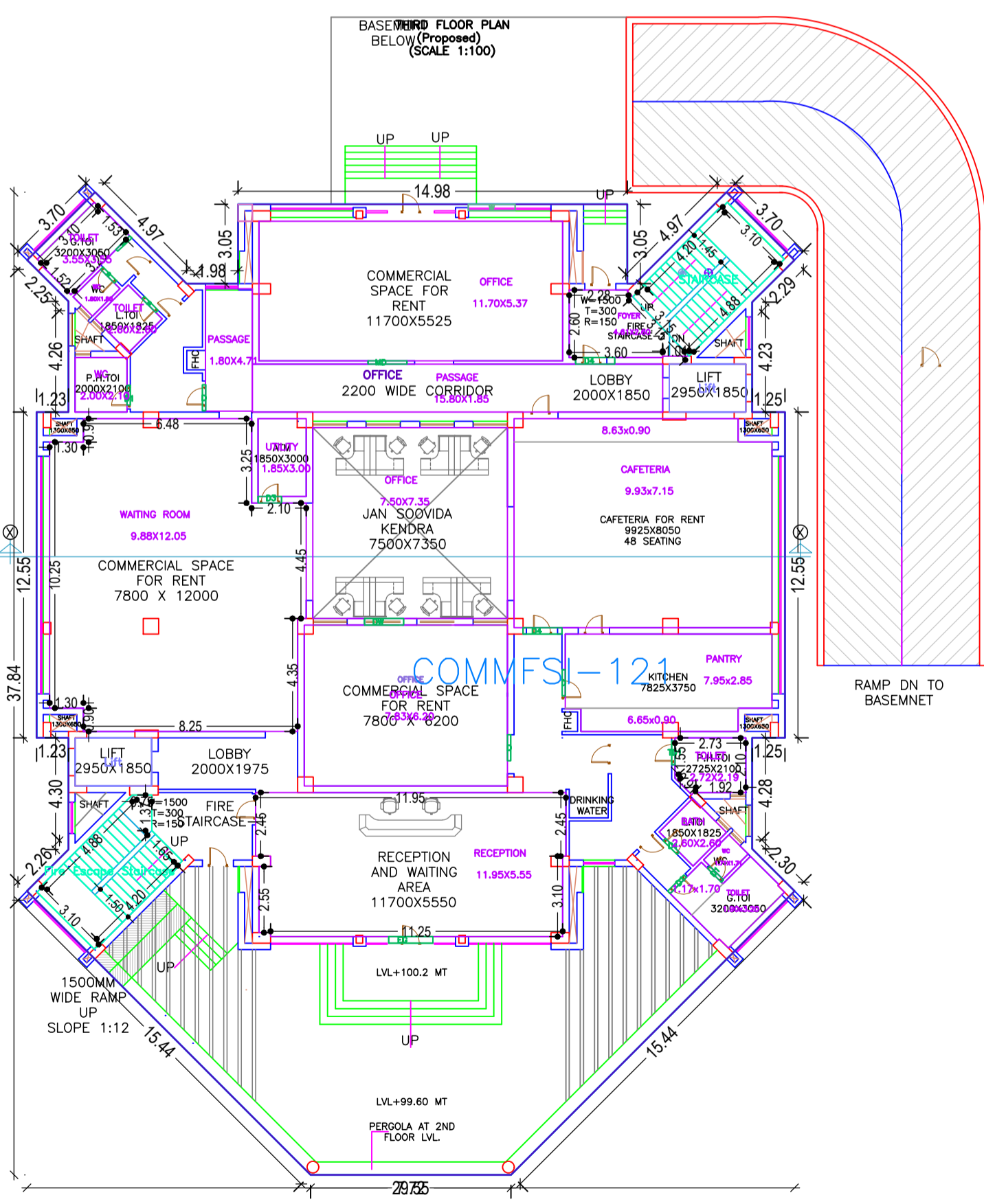
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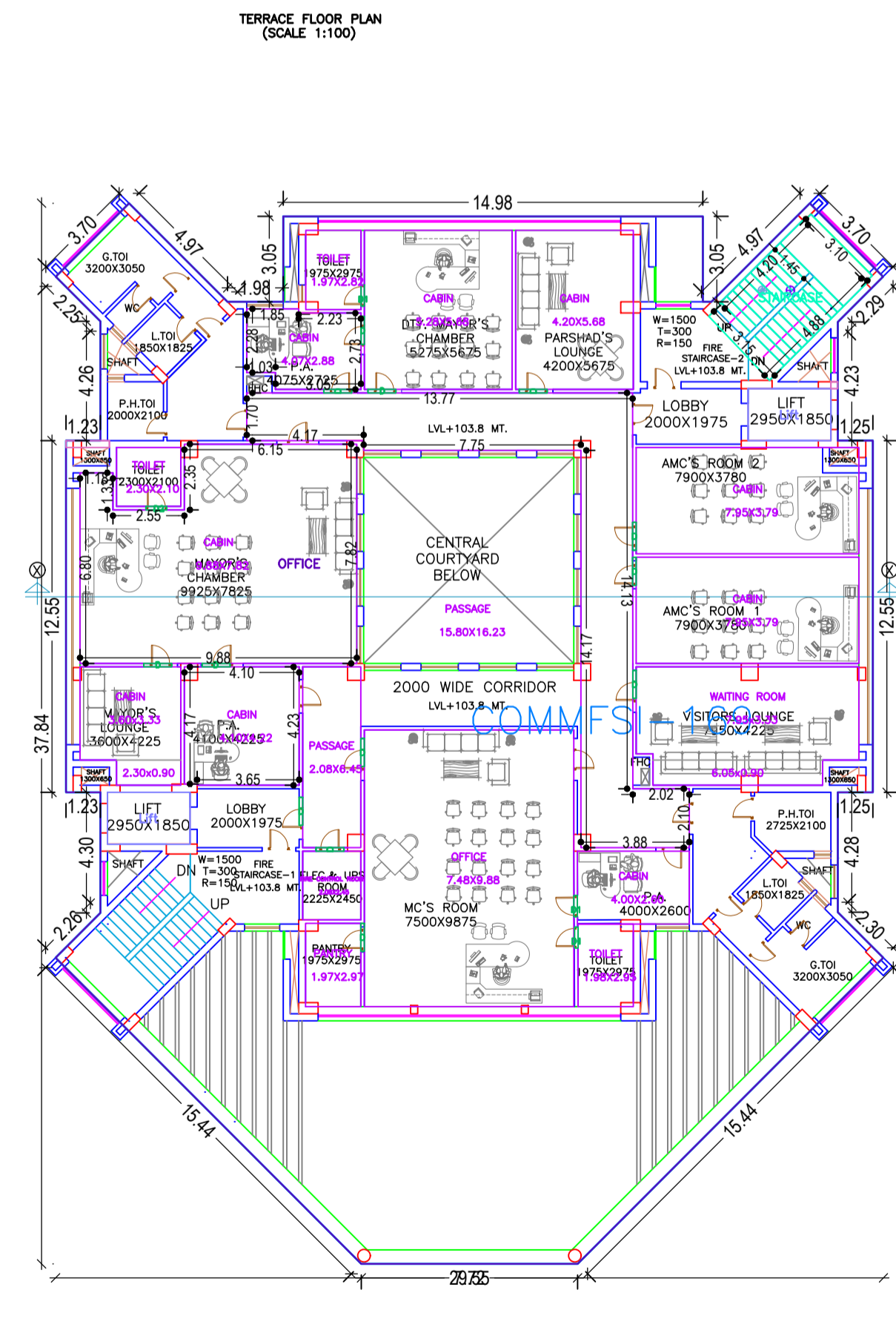
ROOF PLAN



BASEMENT PLAN



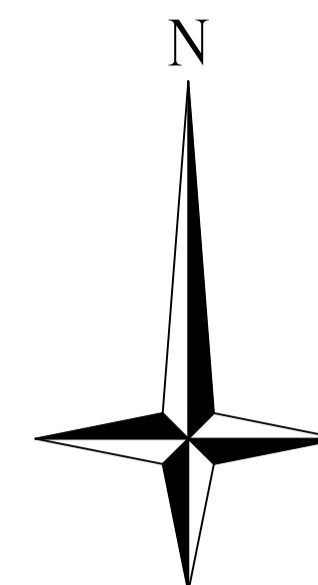
GROUND FLOOR PLAN



1ST FLOOR PLAN

**COLOR INDEX**

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



**Proposal Basic Information**

Proposal File No.	CMC/BI/0227/W31/2022
Owner Name	CHAS MUNICIPAL CORPORATION OFFICE BUILDING
Khata No.	48,263
Plot No.	5027,5026,5180,5187
Village Name	Kamaldih
Use	Commercial
SubUse	Office

**AREA STATEMENT CHAS MUNICIPAL CORPORATION**

VERSION NO.: 1.0.64  
VERSION DATE: 16/10/2020

**PROJECT DETAIL:**

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: BOKARO	Plot SubUse: Office
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA
Inward No: CMC/BI/0227/W31/2022	Plot/SubPlot No: 5027,5026,5180,5187
Application Type: General Proposal	North: CTS No. - KASTURBA GANDHI BALIKA VIDYALAYA
Project Type: Building Permission	South: Road Width - N.H.-23 FOUR LANE ROAD
Nature of Development: New	East: Plot No. - PART OF PLOT
Location of Development Area: New Area	West: Plot No. - PART OF PLOT

**AREA DETAILS:**

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	12138.13
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		1307.36
Total		1307.36
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	10830.77
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	12138.13
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	12138.13

**COVERAGE CHECK**

Permissible Coverage area ( 50.00 % )	6069.06
Proposed Coverage Area ( 7.47 % )	906.50
Total Prop. Coverage Area ( 7.47 % )	906.50
Balance coverage area ( 42.53 % )	5162.56

**FAR CHECK**

Perm. FAR Area ( 2.50 )	30345.32
Total Perm. FAR area	30345.32
Commercial FAR	3156.95
Proposed FAR Area	3156.95
Total Proposed FAR Area	3156.95
Consumed FAR (Factor)	0.26
Balance FAR Area	27188.37

**BUILT UP AREA CHECK**

Total Proposed BuiltUp Area	4567.61
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**ARCHITECT (Regd)** MOHAMMED AZIZULLAH  
**ENGINEER (Regd)**  
**SUPERVISOR (Regd)**  
**OWNER (Regd)** CHAS MUNICIPAL CORPORATION OFFICE BUILDING  
**DEVELOPMENT AUTHORITY** LOCAL BODY

**Buildingwise Floor FAR Details**

Floor Name	Building Name A (OFFICE 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.)
Basement Floor	922.66	0.00	922.66	0.00
Ground Floor	922.66	906.50	922.66	906.50
First Floor	922.66	911.74	922.66	911.74
Second Floor	922.67	719.77	922.67	719.77
Third Floor	876.96	618.94	876.96	618.94
Terrace Floor	0.00	0.00	0.00	0.00
<b>Total:</b>	<b>4567.61</b>	<b>3156.95</b>	<b>4567.61</b>	<b>3156.95</b>

**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 (OFFICE BUILDING)	Commercial	Office	> 0	100	3079.84	1	21	-	-	-	-
			> 0	100	3079.84	-	-	-	-	1	65
<b>Total:</b>							21	25	0	3	65

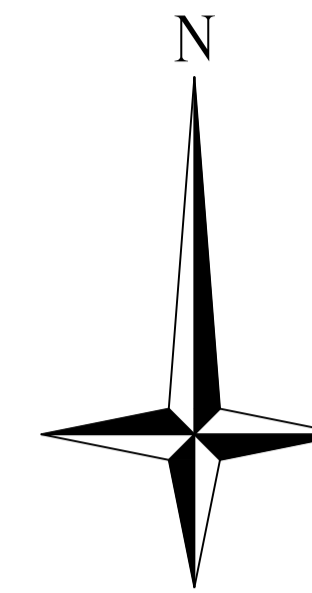
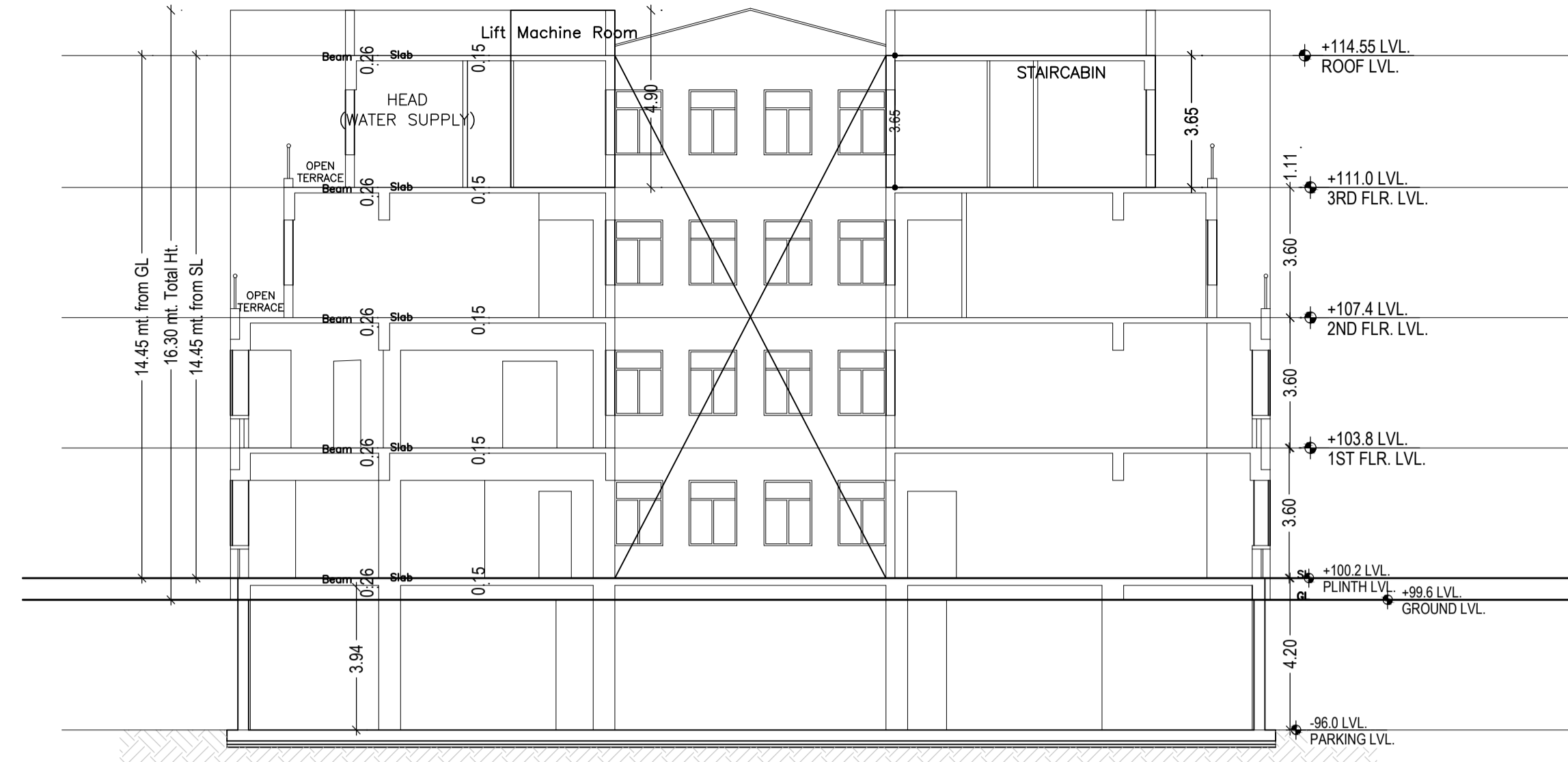
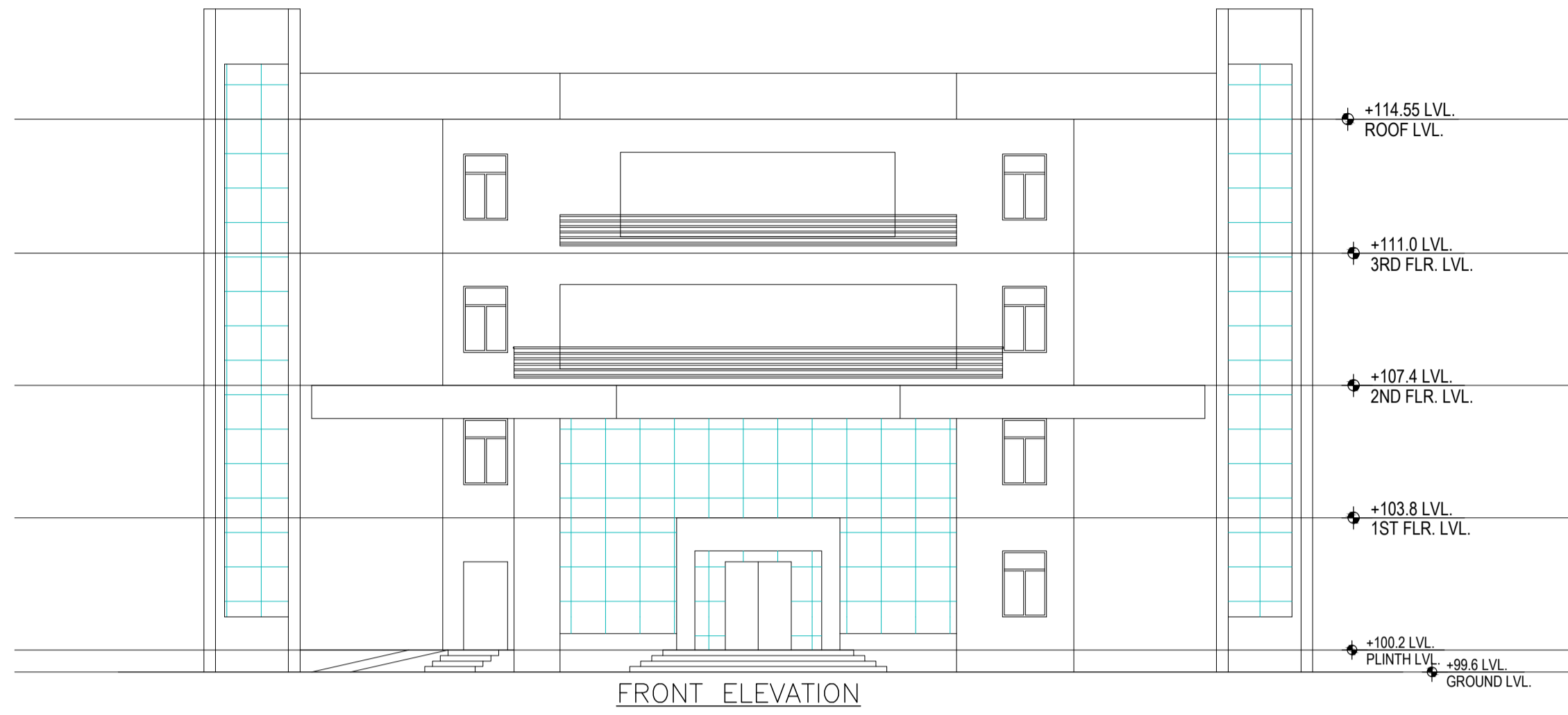
**Parking Check (Table 7b)**

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	25	312.50	-
Total Car	21	262.50	25	312.50	-
Visitor's Car Parking	-	-	3	37.50	-
Total Visitor Parking	-	-	3	37.50	-
TwoWheeler	-	-	73	146.00	-
Total TwoWheeler	65	130.00	73	146.00	-
Other Parking	-	-	-	911.74	-
<b>Total</b>		392.50		1553.74	

**Building USE/SUBUSE Details**

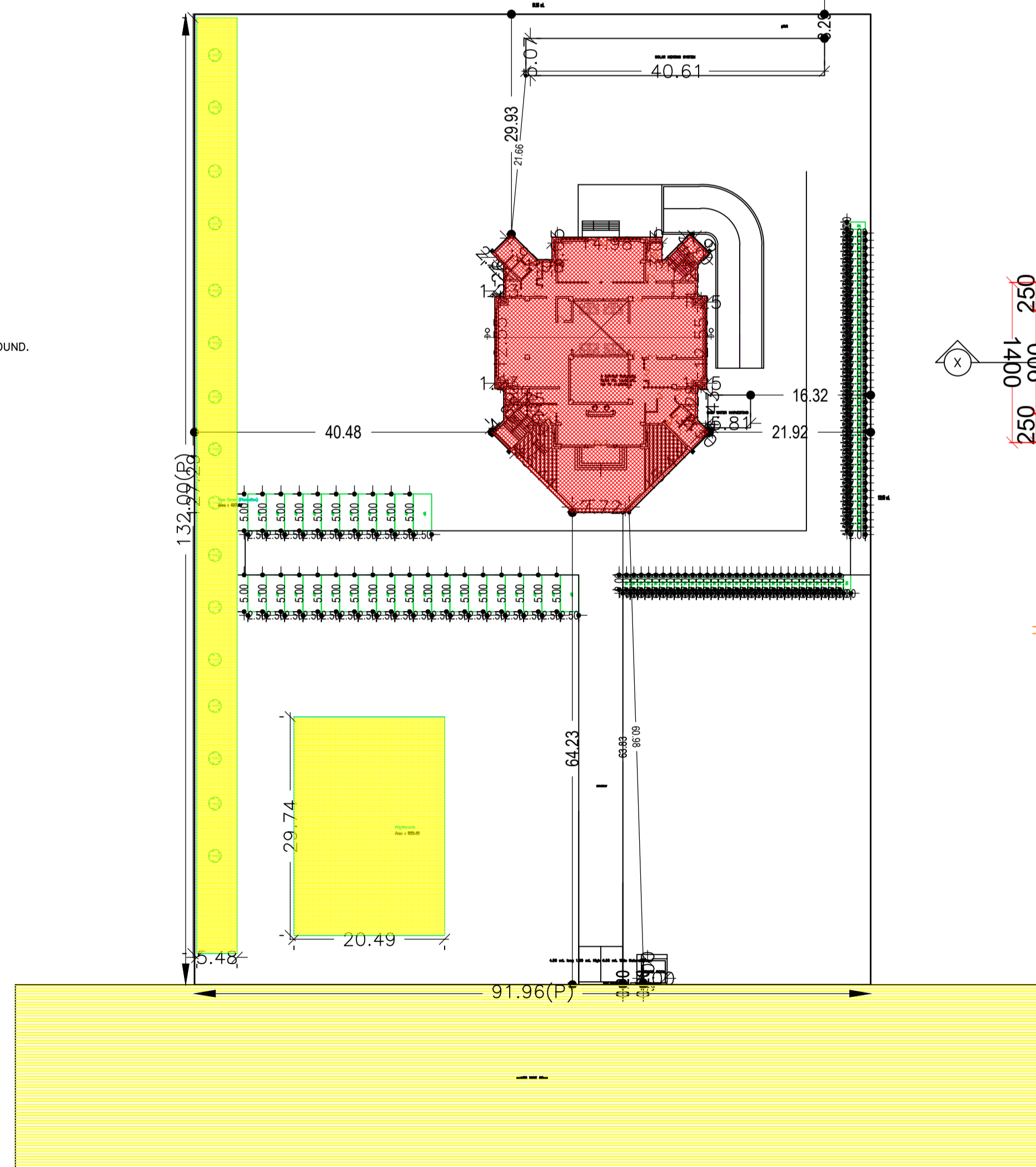
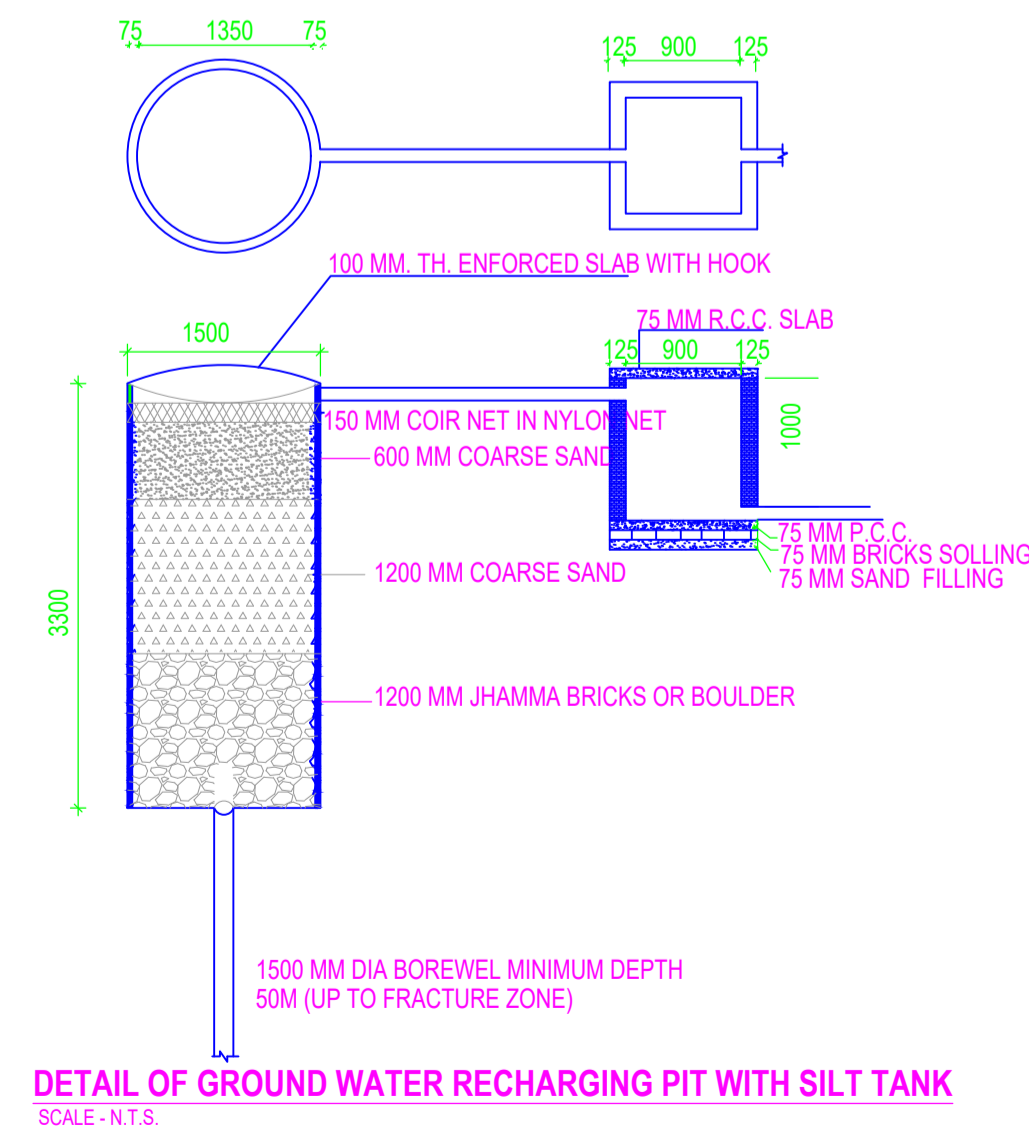
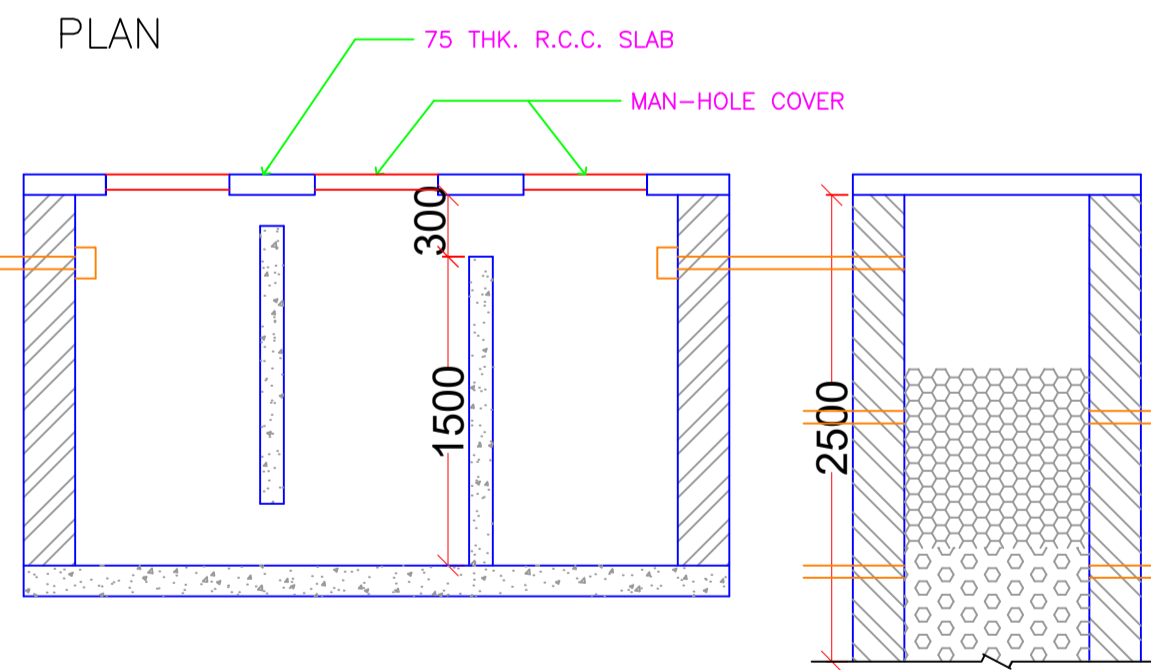
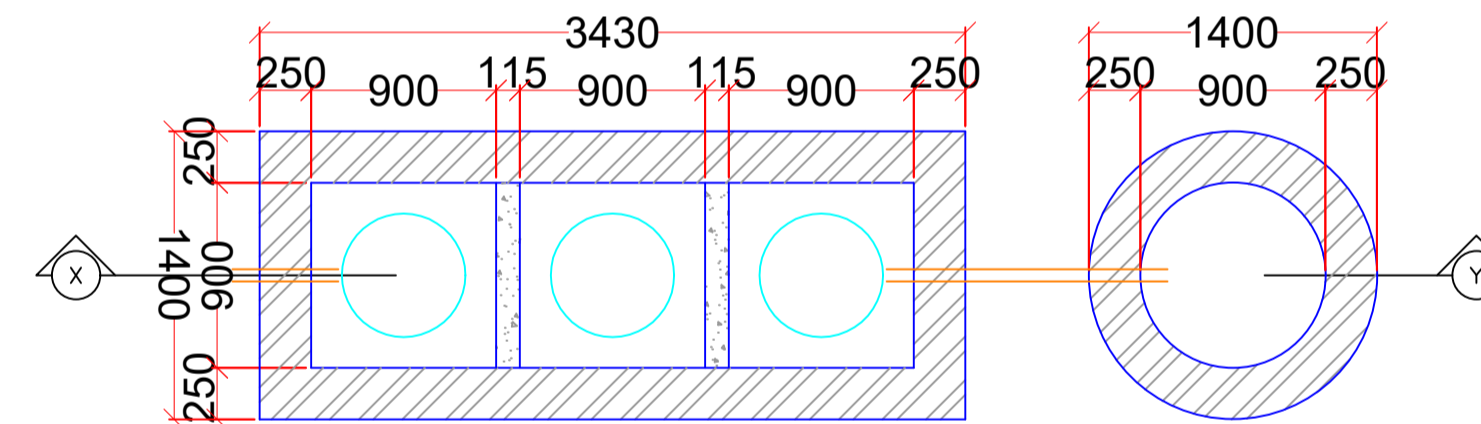
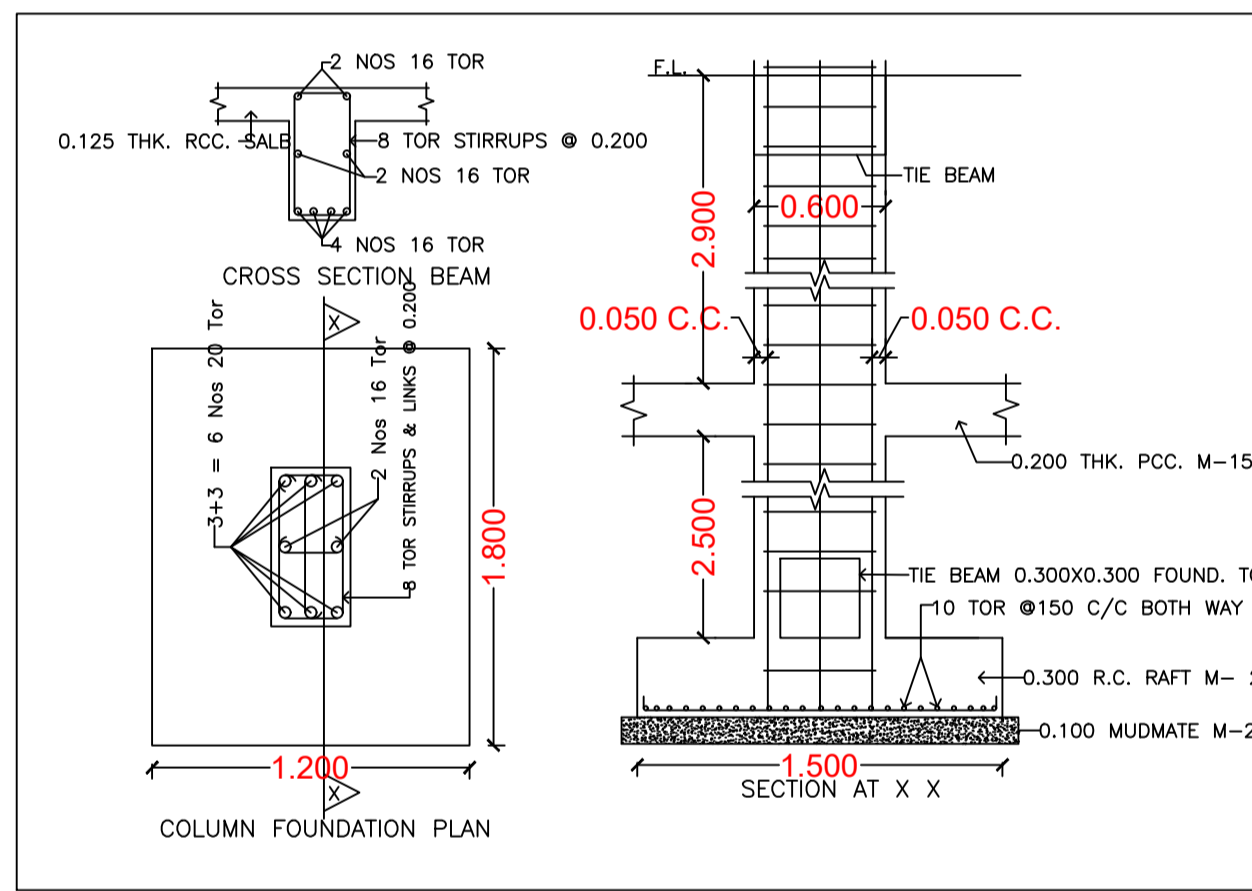
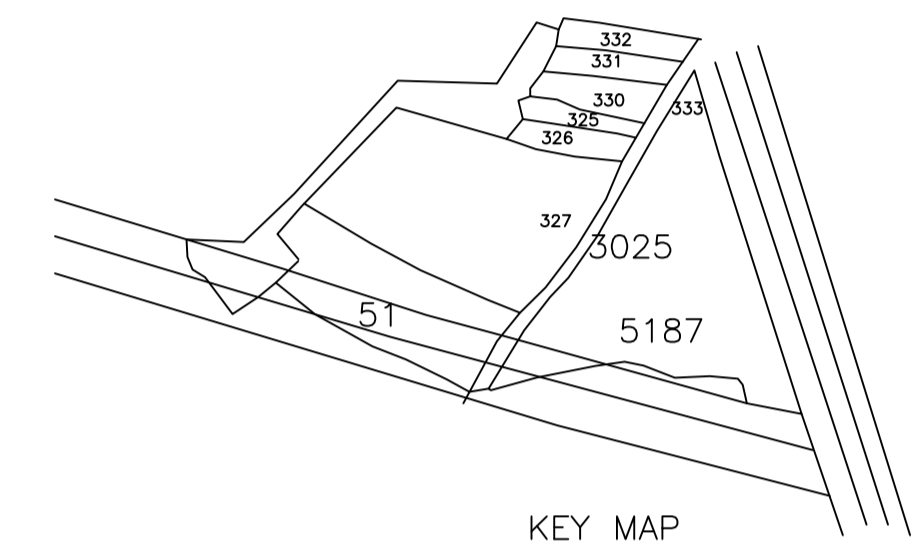
Building Name	Building Use	Building SubUse	Building Structure
A (OFFICE BUILDING)	Commercial	Office	Non-Highrise

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



Proposal Basic Information

Proposal File No.	CMC/BP/0227/W31/2022
Owner Name	CHAS MUNICIPAL CORPORATION OFFICE BUILDING
Khata No	48,263
Plot No	5027,5026,5180,5187
Village Name	Kamaldih
Use	Commercial
SubUse	Office



UnitBUA Table for Building :A (OFFICE BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	OFFICE	OFFICE	911.75	911.39	19	1
FIRST FLOOR PLAN	OFFICE	OFFICE	911.74	911.29	18	1
SECOND FLOOR PLAN	OFFICE	OFFICE	719.77	719.64	8	1
THIRD FLOOR PLAN	OFFICE	OFFICE	618.94	618.76	13	1
Total:	-	-	3162.20	3161.08	58	4

Building :A (OFFICE BUILDING)

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.)	Tmtt (No.)
		StairCase	Lift	Void	Parking	Commercial				
Basement Floor	922.66	0.00	10.92	0.00	911.74	0.00	0.00	0.00	00	
Ground Floor	922.66	16.16	0.00	0.00	0.00	906.50	906.50	906.50	01	
First Floor	922.66	0.00	10.92	0.00	0.00	911.74	911.74	911.74	01	
Second Floor	922.67	0.00	10.92	191.98	0.00	719.77	719.77	719.77	01	
Third Floor	876.96	0.00	10.92	247.10	0.00	618.94	618.94	618.94	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	4567.61	16.16	43.68	439.08	911.74	3156.95	3156.95	3156.95	04	
Total Number of Same Buildings :	1									
Total :	4567.61	16.16	43.68	439.08	911.74	3156.95	3156.95	3156.95	04	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (OFFICE BUILDING)	D1	0.75	2.10	06
A (OFFICE BUILDING)	D2	0.75	2.10	01
A (OFFICE BUILDING)	TD	0.75	2.10	03
A (OFFICE BUILDING)	D1	0.90	2.10	02
A (OFFICE BUILDING)	D3	0.90	2.10	01
A (OFFICE BUILDING)	TD1	0.90	2.10	01
A (OFFICE BUILDING)	D	1.00	2.10	36
A (OFFICE BUILDING)	MD	1.50	2.10	01
A (OFFICE BUILDING)	DW	1.50	2.10	01
A (OFFICE BUILDING)	D4	1.50	2.10	02
A (OFFICE BUILDING)	EG	1.70	2.10	01

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