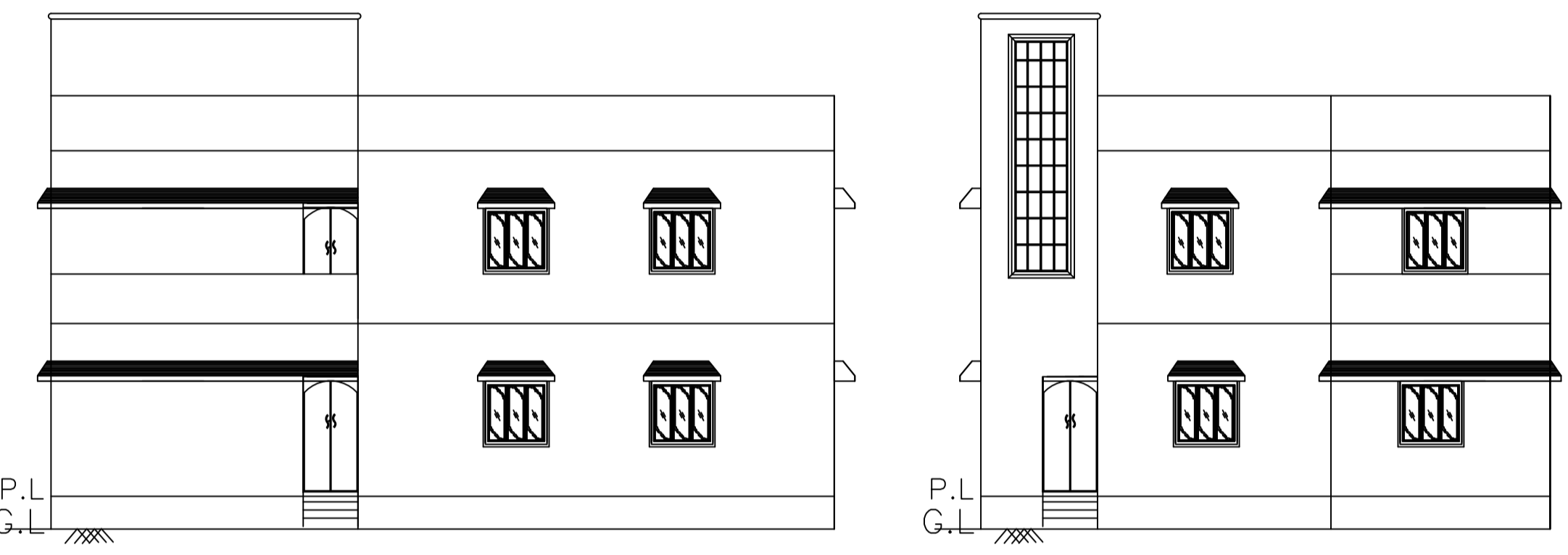
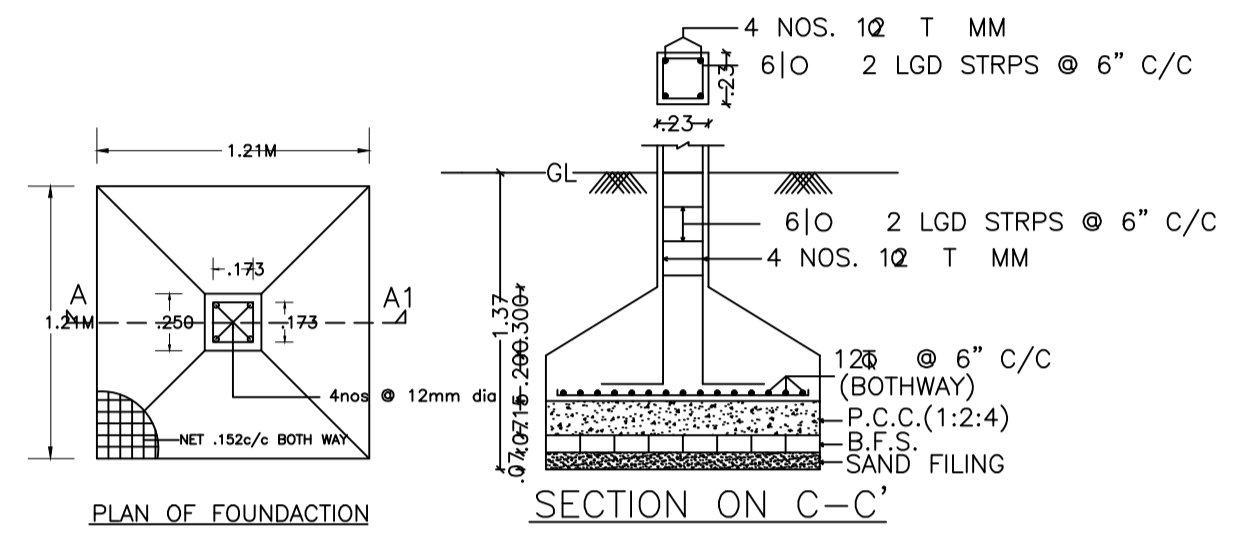
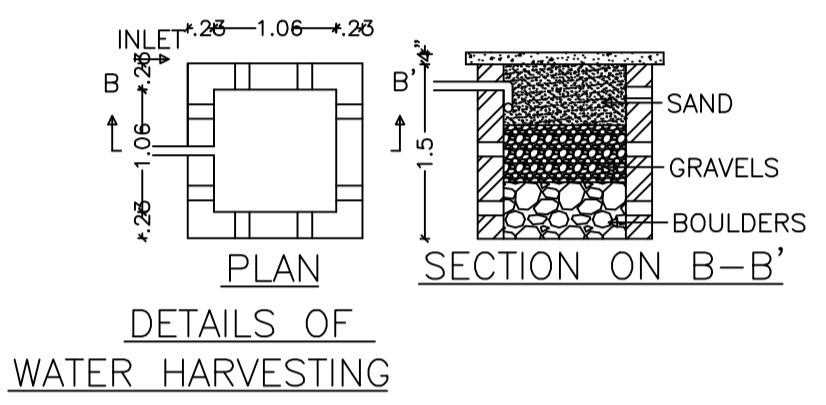
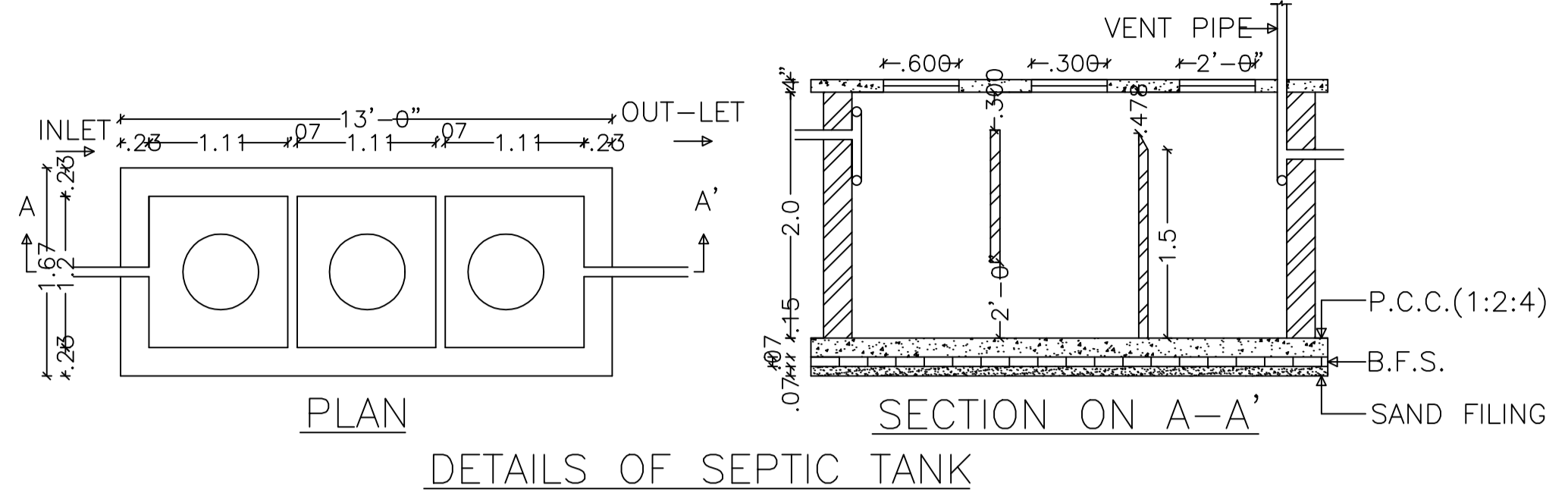
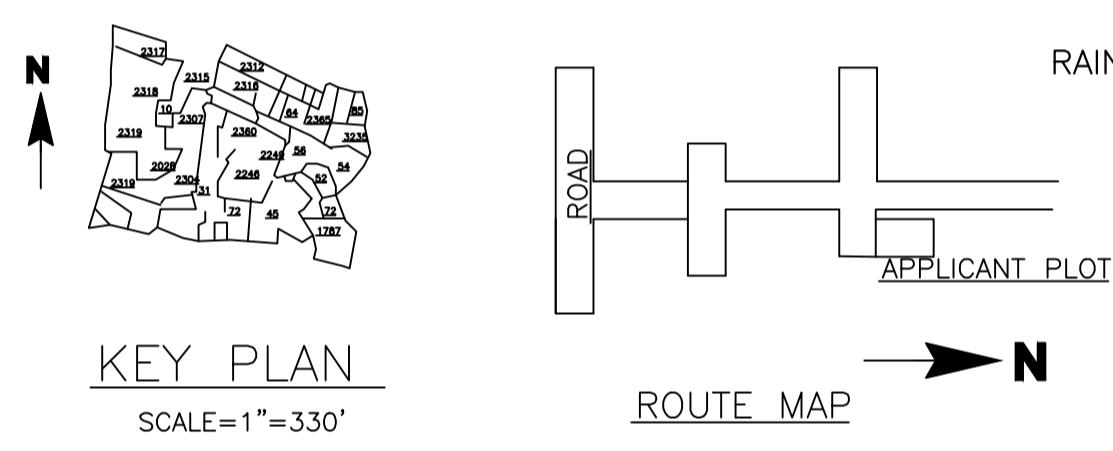


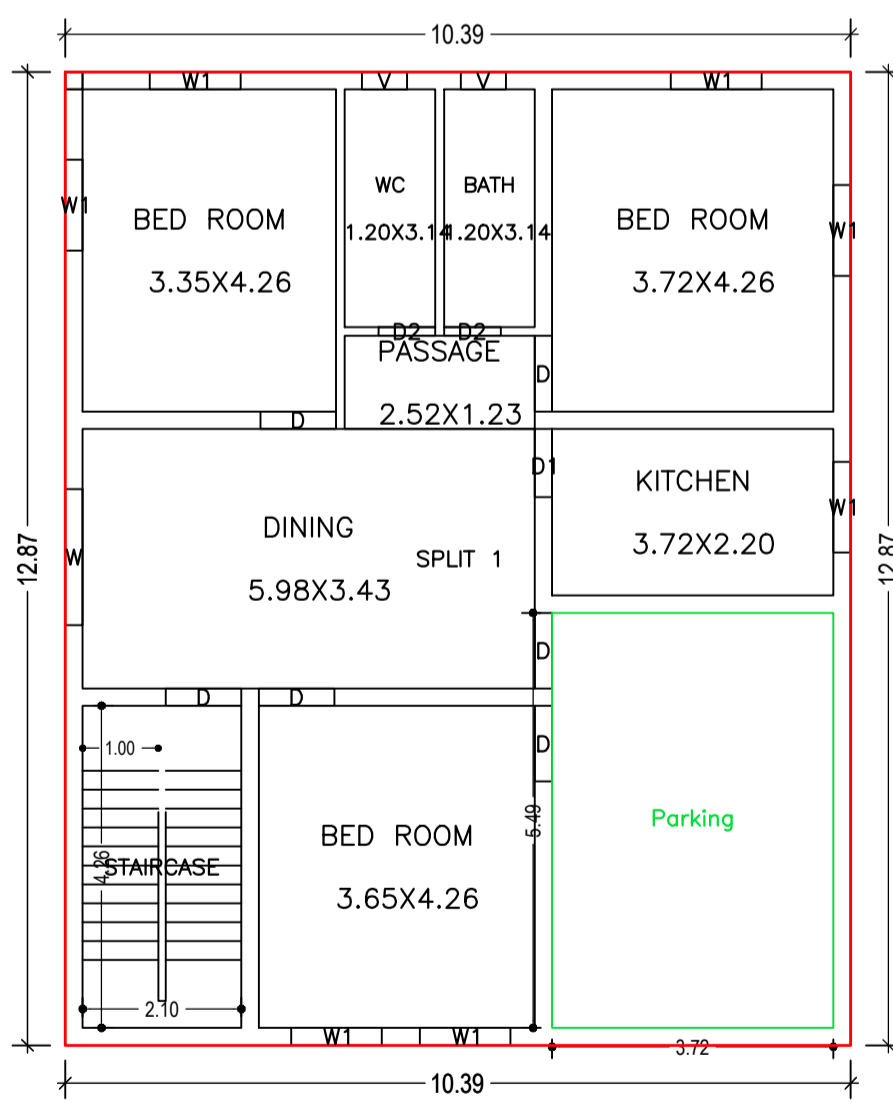
SECTION AT - A-A' SECTION AT - B-B'



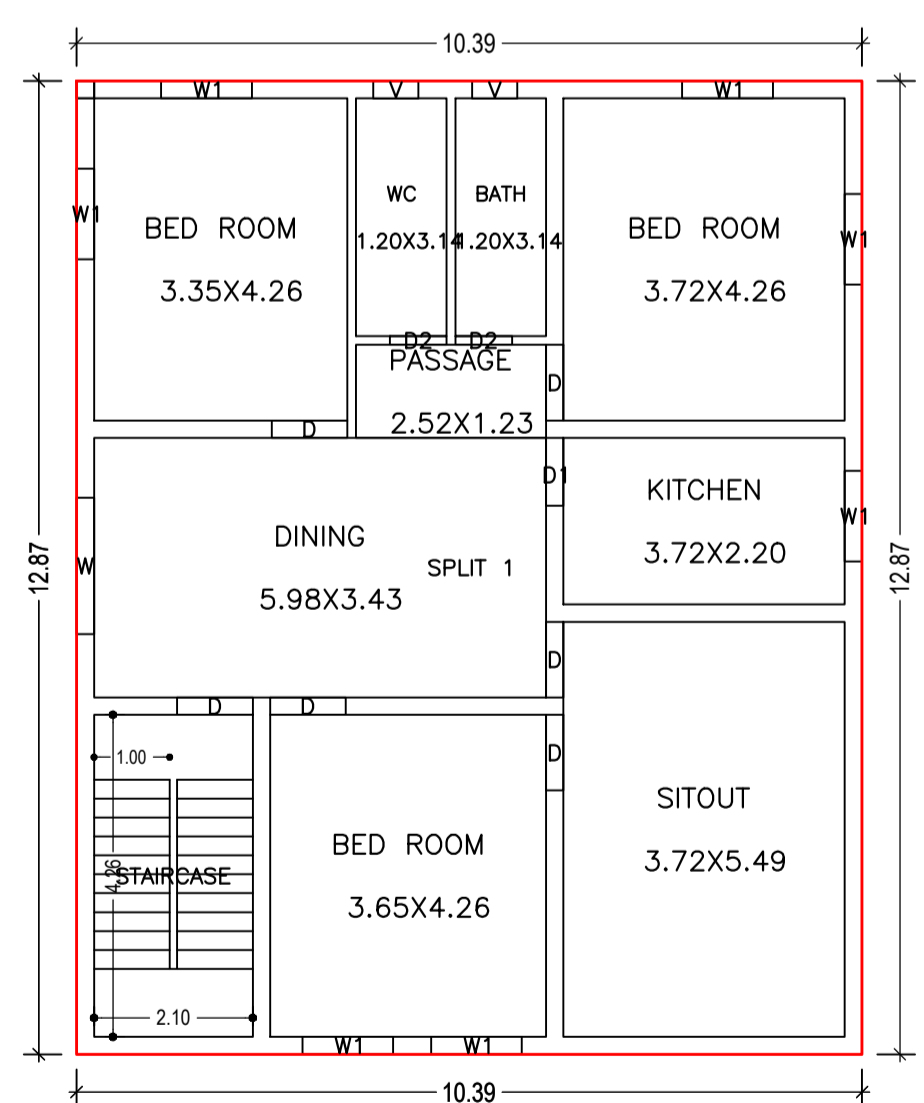
SIDE ELEVATION FRONT ELEVATION



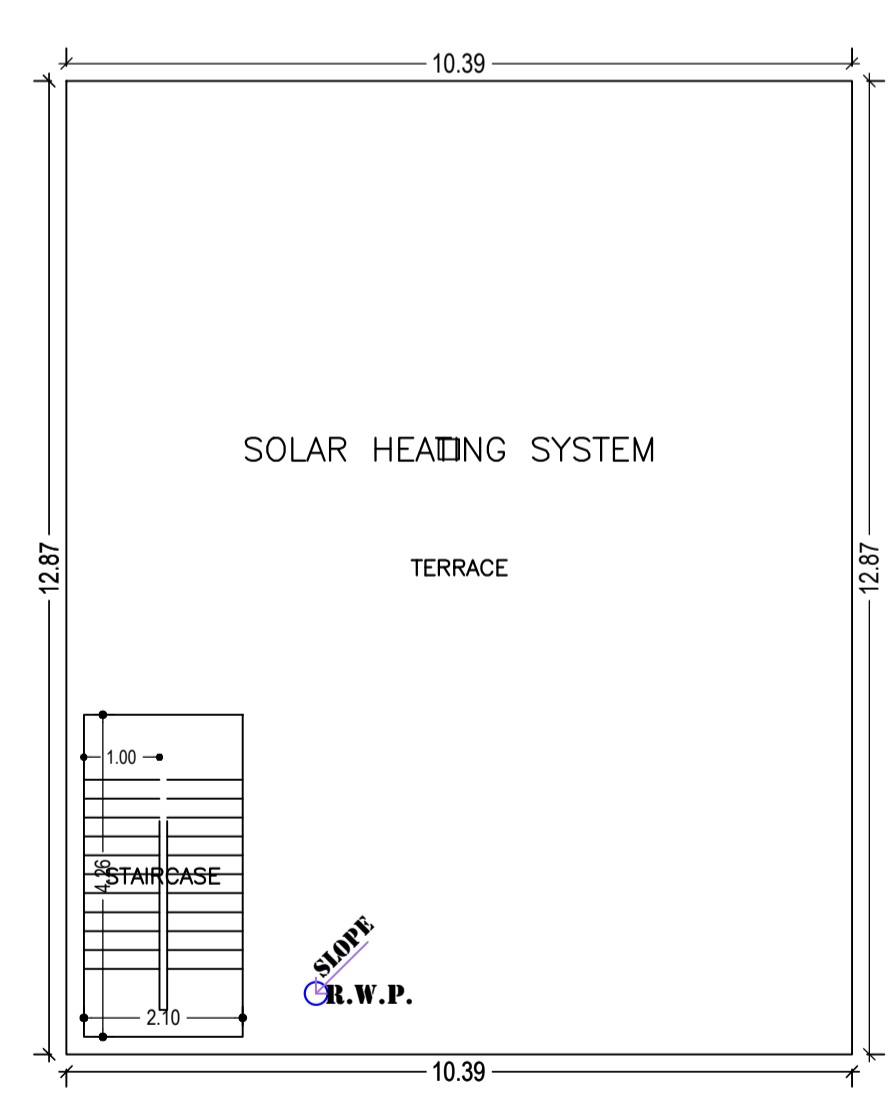
KEY PLAN SCALE=1"=330' ROUTE MAP



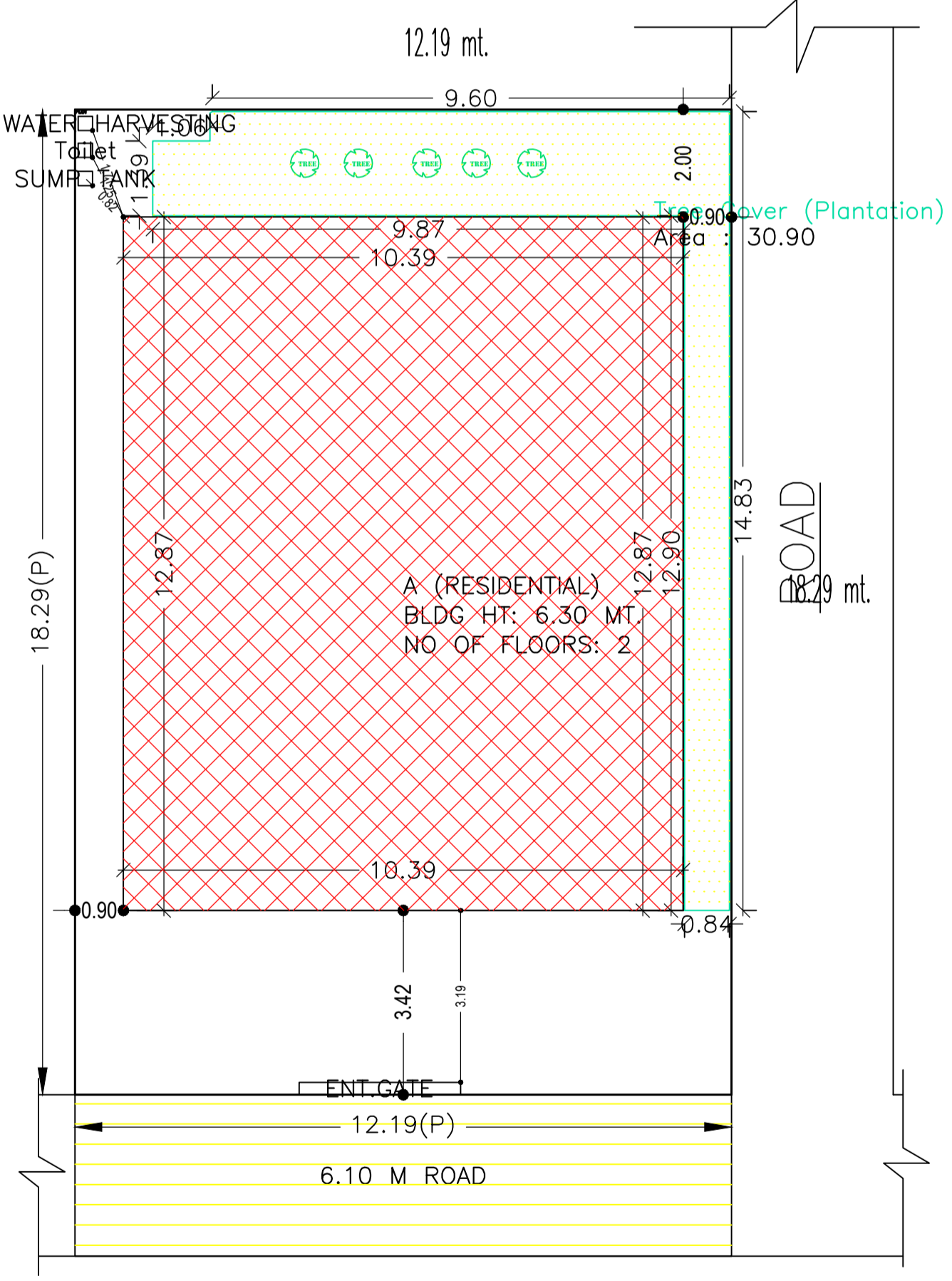
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

Proposal Basic Information

Proposal File No.	CMC/BP/0110/W07/2023
Owner Name	MANISH KUMAR AND RANU SINHA
Khata No	231,254,359
Plot No	1971,1973,2246
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward No: CMC/BP/0110/W07/2023	Plot/SubPlot No: 1971,1973,2246	
Application Type: General Proposal	North: Plot No. - UMA SHANKAR TIWARI AND ASHA TIWARI	
Project Type: Building Permission	South: Road Width - 7.31 M ROAD	
Nature of Development: New	East: Road Width - 6.10 M ROAD	
Location of Development Area: Old Area	West: Plot No. - BRUNANDAN TIWARI	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	222.96
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	222.96
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		30.90
Total		30.90
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	192.05
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	222.96
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	222.96
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		156.07
Proposed Coverage Area (59.99 %)		133.75
Total Prop. Coverage Area (59.99 %)		133.75
Balance coverage area (10.01 %)		22.32
FAR CHECK		
Perm. FAR Area (2.500)		557.40
Total Perm. FAR area		557.40
Residential FAR		267.50
Proposed FAR Area		267.50
Total Proposed FAR Area		267.50
Consumed FAR (Factor)		1.20
Balance FAR Area		289.90
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		267.50
ARCHITECT (Regd)		Trilochan Kumar Trivedi
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MANISH KUMAR AND RANU SINHA
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor Name	Building Name A (RESIDENTIAL)		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	133.75	133.75	133.75	133.75
First Floor	133.75	133.75	133.75	133.75
Terrace Floor	0.00	0.00	0.00	0.00
Total :	267.50	267.50	267.50	267.50

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
First Floor	133.75	133.75	133.75	133.75	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	267.50	267.50	267.50	267.50	01

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	267.50	267.50	267.50	267.50	01
Grand Total :	1	267.50	267.50	267.50	267.50	01

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	267.50	267.39	8	1
	SPLIT 1	FLAT	0.00	0.00	9	0
First Floor PLAN						
Total:			267.50	267.39	17	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	04
A (RESIDENTIAL)	D1	0.90	2.10	02
A (RESIDENTIAL)	D	1.00	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	04
A (RESIDENTIAL)	W1	1.20	1.20	14
A (RESIDENTIAL)	W	1.80	1.20	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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)	Light Blue

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Trilochan Kumar Trivedi CMC/SUP/0003/2017			