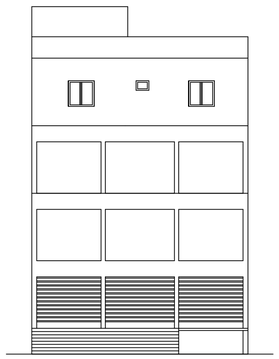
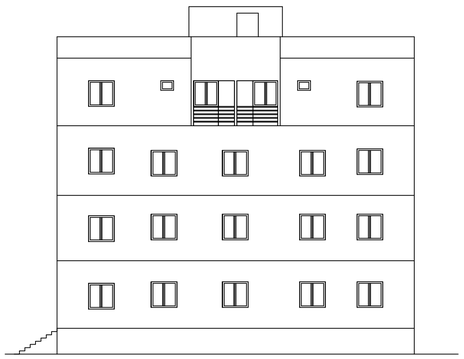
Project Title :MRINAL SOMANI

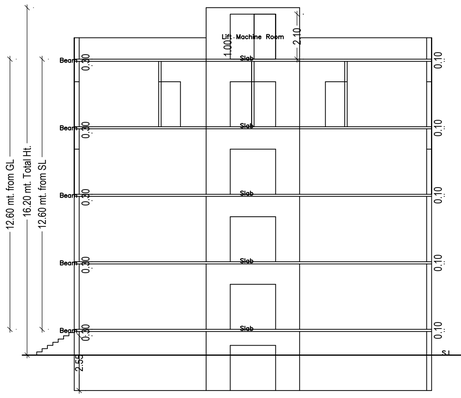
DATE	14-09-2023
SHEET NO.	1
	.



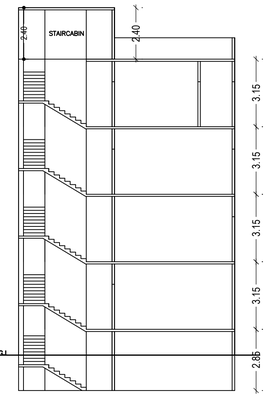
FRONT ELEVATION



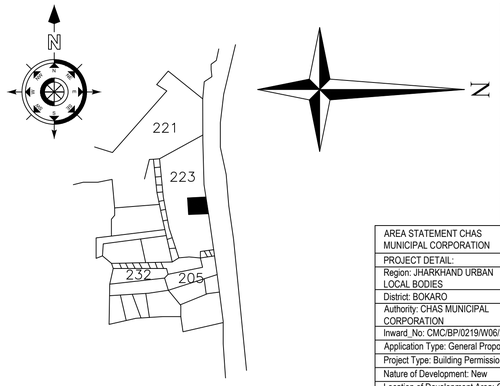
RIGHT SIDE ELEVATION



SECTION ON X–X



SECTION ON Y–Y

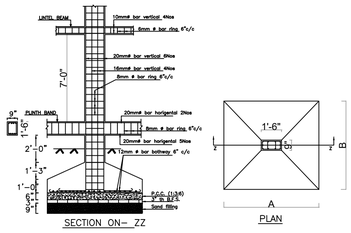


KEY PLAN

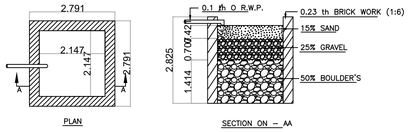
Proposal Basic Information

Proposal File No.	CMC/BP/0219/W06/2023
Owner Name	MRINAL SOMANI
Khata No	111
Plot No	223
Village Name	Bhawanipur
Use	Mixed
SubUse	Resi+Comm

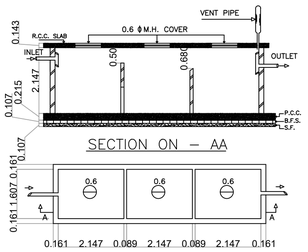
AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.66	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: BOKARO	Plot SubUse: Resi+Comm	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: CMC/BP/0219/W06/2023	Plot/SubPlot No: 223	
Application Type: General Proposal	North: Plot No. - 223	
Project Type: Building Permission	South: Plot No. - 223	
Nature of Development: New	East: Road Width - P.W.D ROAD	
Location of Development Area: Old Area	West: Plot No. - 231	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	333.95
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	333.95
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		64.11
Total		64.11
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	269.84
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	333.95
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	333.95
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		200.37
Proposed Coverage Area (50.30 %)		167.97
Total Prop. Coverage Area (50.3 %)		167.97
Balance coverage area (9.70 %)		32.40
FAR CHECK		
Perm. FAR Area (2.500)		834.88
Total Perm. FAR area		834.88
Residential FAR		486.56
Commercial FAR		165.42
Proposed FAR Area		662.01
Total Proposed FAR Area		662.01
Consumed FAR (Factor)		1.98
Balance FAR Area		172.87
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		904.91
ARCHITECT (Regd)		Sumita Kumari
ENGGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MRINAL SOMANI
DEVELOPMENT AUTHORITY		LOCAL BODY



DETAILS OF TYPICAL COLUMN FOOTING

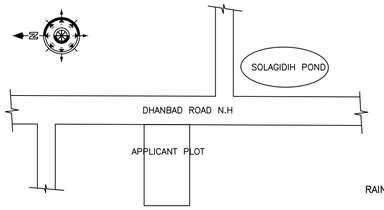


DETAILS OF WATER HARVESTING



SECTION ON – AA

PLAN OF SEPTIC TANK



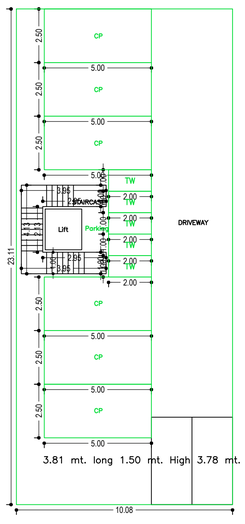
LOCATION PLAN

SCHEDULE OF DOOR:

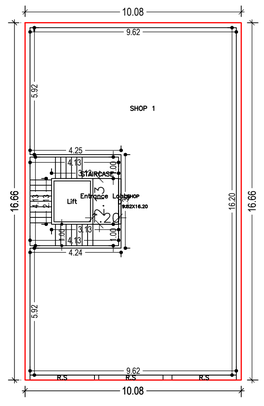
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRINAL SOMANI)	D2	0.75	2.10	06
A (MRINAL SOMANI)	D1	0.90	2.10	06
A (MRINAL SOMANI)	D	1.00	2.10	02
A (MRINAL SOMANI)	D	2.12	2.10	03
A (MRINAL SOMANI)	R.S	3.00	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

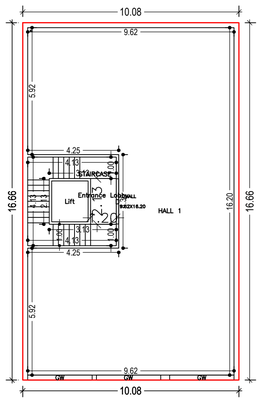
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MRINAL SOMANI)	V	0.60	1.20	04
A (MRINAL SOMANI)	W1	1.16	2.40	02
A (MRINAL SOMANI)	W	1.20	1.20	10
A (MRINAL SOMANI)	GW	3.00	2.40	06



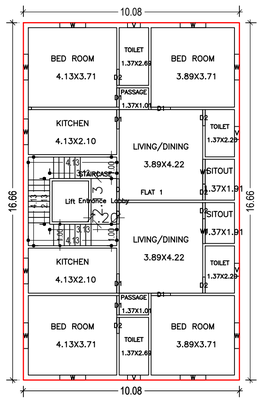
BASEMENT FLOOR PLAN
(SCALE 1:100)



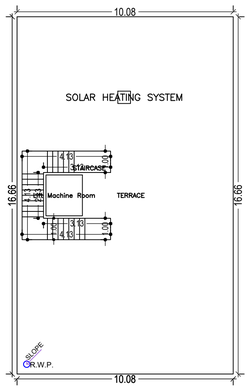
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



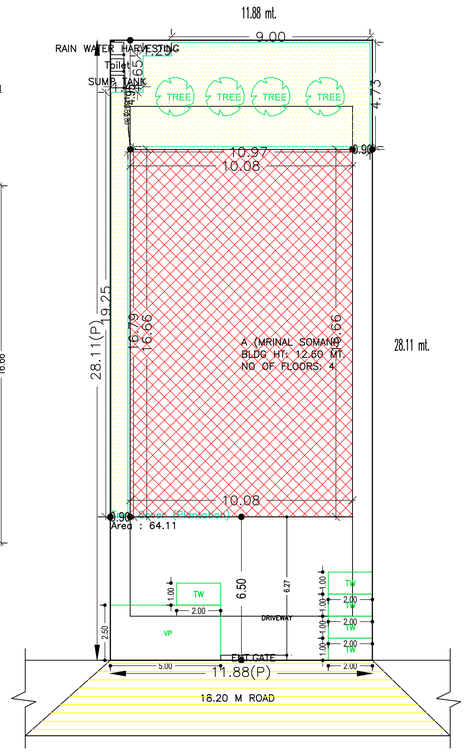
TYPICAL – 1& 2 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN

Buildingwise Floor FAR Details

Floor Name	Building Name A (MRINAL SOMANI) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	232.99	10.04	232.99	10.04
Ground Floor	167.98	165.42	167.98	165.42
First Floor	167.98	162.19	167.98	162.19
Second Floor	167.98	162.19	167.98	162.19
Third Floor	167.98	162.19	167.98	162.19
Terrace Floor	0.00	0.00	0.00	0.00
Total :	904.91	662.03	904.91	662.03

Building :A (MRINAL SOMANI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	232.99	3.23	0.00	204.31	0.00	0.00	10.04	10.04	10.04	00
Ground Floor	167.98	0.00	2.56	0.00	0.00	165.42	0.00	165.42	165.42	01
First Floor	167.98	3.23	2.56	0.00	162.19	0.00	0.00	162.19	162.19	01
Second Floor	167.98	3.23	2.56	0.00	162.19	0.00	0.00	162.19	162.19	01
Third Floor	167.98	3.23	2.56	0.00	162.19	0.00	0.00	162.19	162.19	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	904.91	12.92	10.24	204.31	486.57	165.42	10.04	662.03	662.03	04
Total Number of Same Buildings :	1									
Total :	904.91	12.92	10.24	204.31	486.57	165.42	10.04	662.03	662.03	04

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd.	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.	Two/Wheeler Reqd./Unit	Two/Wheeler Reqd.	Two/Wheeler Prop.
A (MRINAL SOMANI)	Commercial	Shop	>0 - 50	1	151.80	1	3	-	-	-	-	-	-	-
			>0 - 50	1	151.80	-	-	-	-	-	-	-	7	-
	Residential	Resi/Comm Bldg	>0 - 1	1	3.00	1.00	3	-	-	-	-	-	-	-
			>0 - 1	1	3.00	-	-	-	-	-	-	1	3	-
			>0 - 1	1	3.00	-	-	-	1	1	-	-	-	-
	Total :		-	-	-	-	6	6	-	1	1	-	10	10

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area	Prop. No.	Prop. Area
Car	-	-	6	75.00
Total Car	6	75.00	6	75.00
Visitor's Car Parking	1	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
Two\Wheeler	-	-	10	20.00
Total Two\Wheeler	10	20.00	10	20.00
Other Parking	-	-	-	119.31
Total		107.50		246.81

FAR & Tenement Details (Table 4c–1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Lift	Accessory Use	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (MRINAL SOMANI)	1	904.91	12.92	10.24	204.31	486.57	165.42	10.04	662.03	662.03	04
Grand Total :	1	904.91	12.92	10.24	204.31	486.57	165.42	10.04	662.03	662.03	04

UnitBUA Table for Building :A (MRINAL SOMANI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP 1	SHOP	137.37	137.37	1	1
TYPICAL - 1& 2 FLOOR PLAN	HALL 1	FLAT	137.37	137.37	1	2
THIRD FLOOR PLAN	FLAT 1	FLAT	137.37	137.36	16	1
Total:	-	-	549.49	549.46	19	4

COLOR INDEX

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MRINAL SOMANI)	Residential	ResiComm Bldg	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Sumita Kumari CMC/ARC/0006/2021			

ISO_A1_(841.00_x_594.00_MM)

This is system generated MAP. No need to Physically Signed.