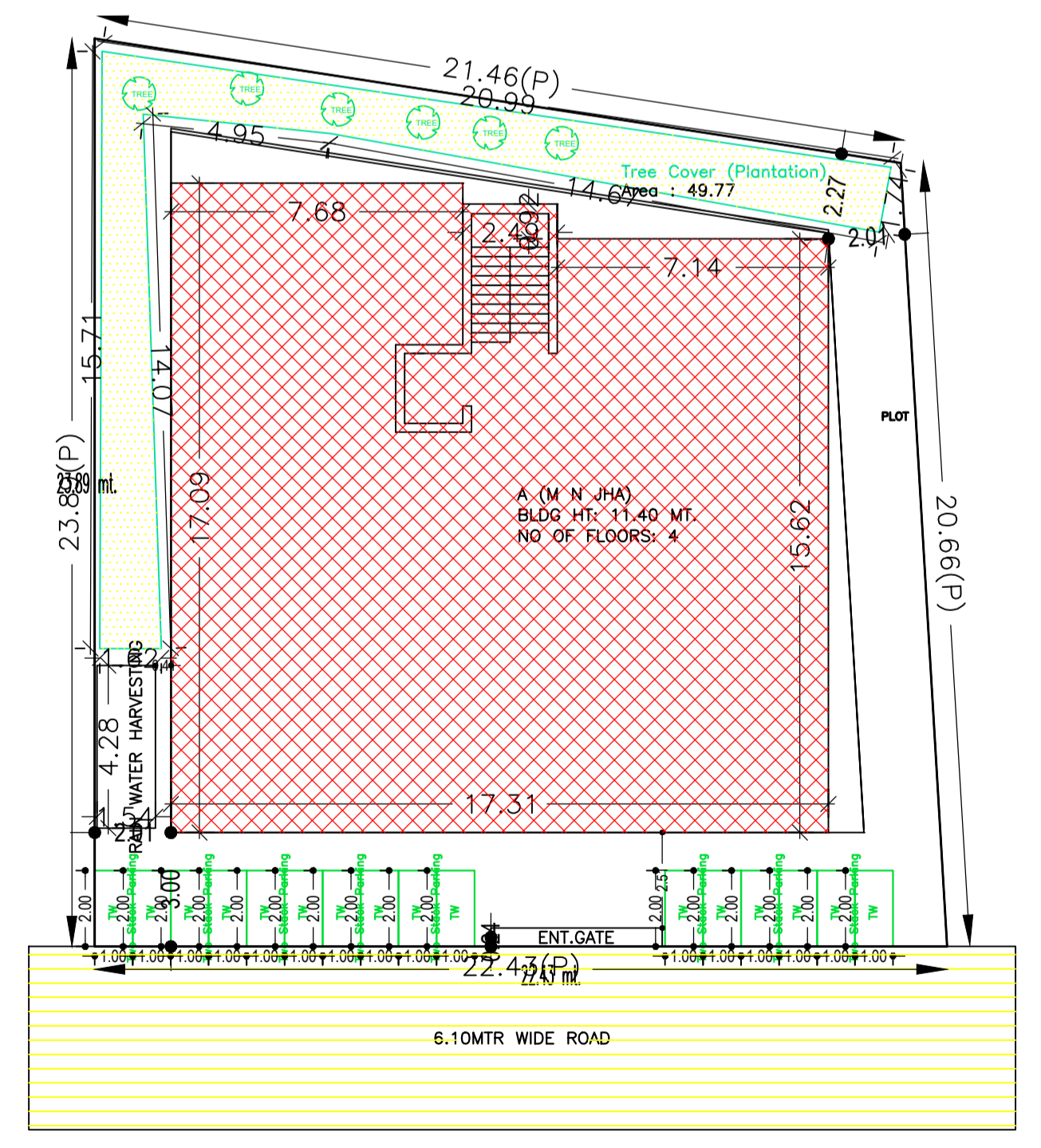
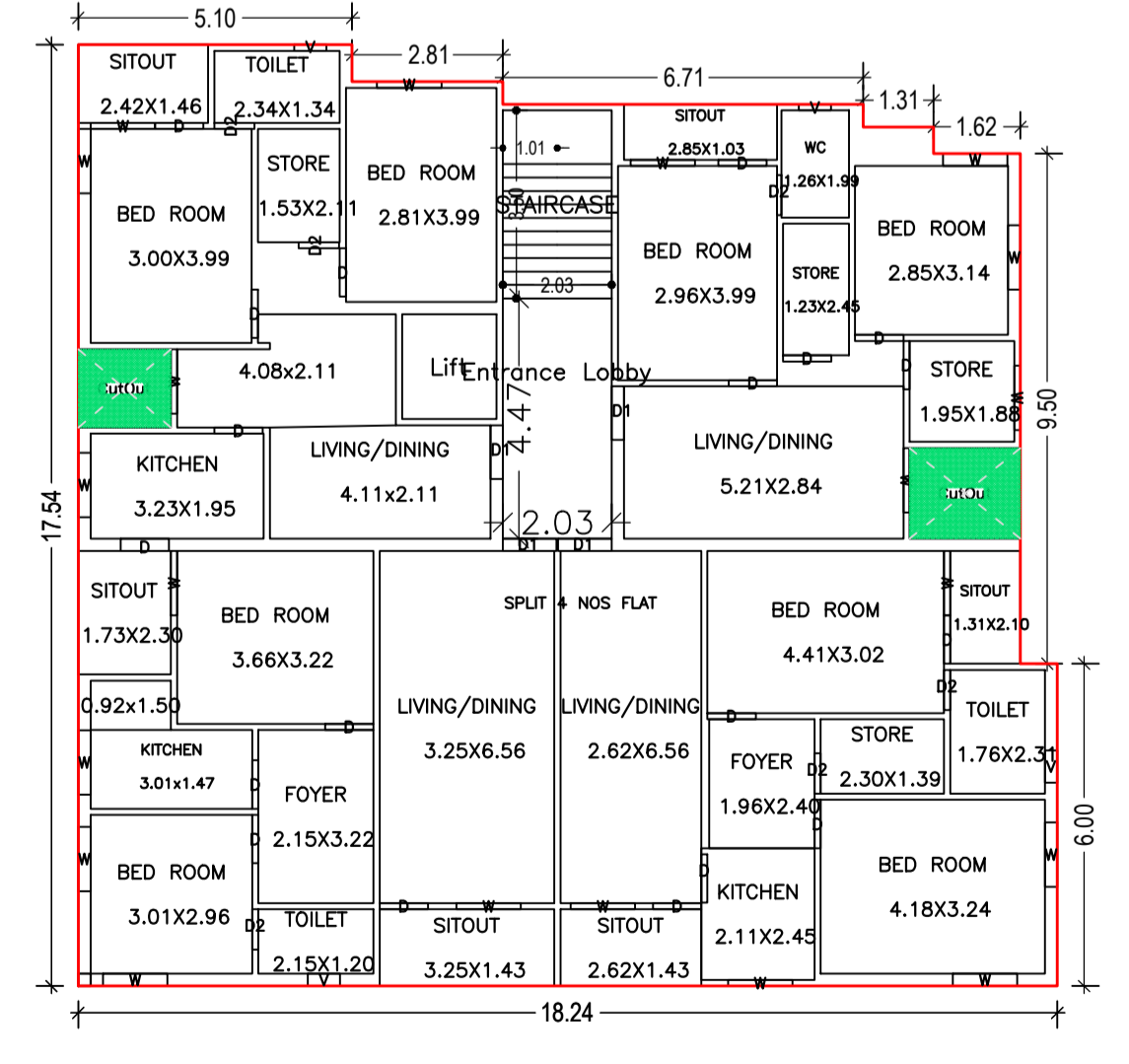
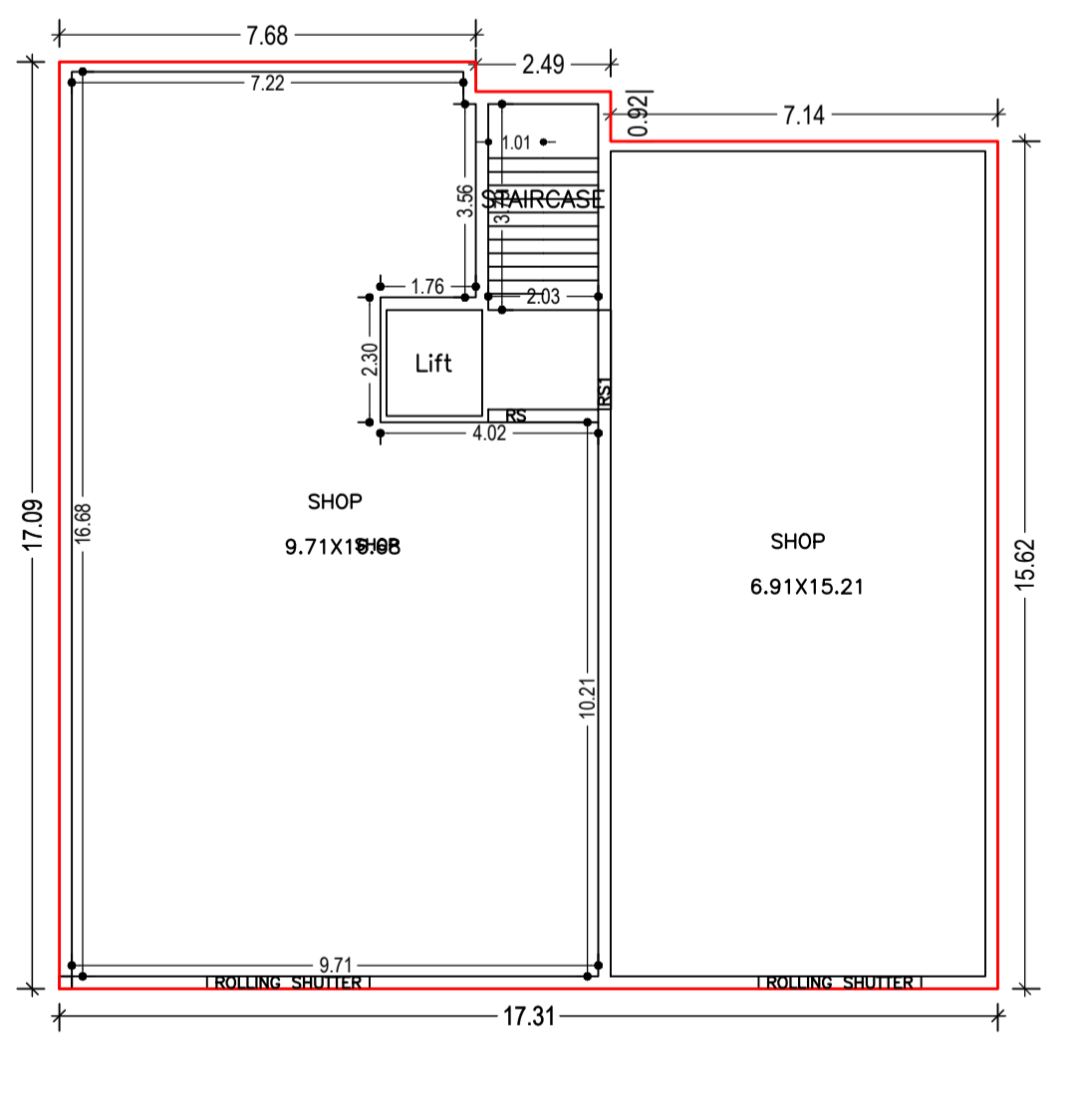
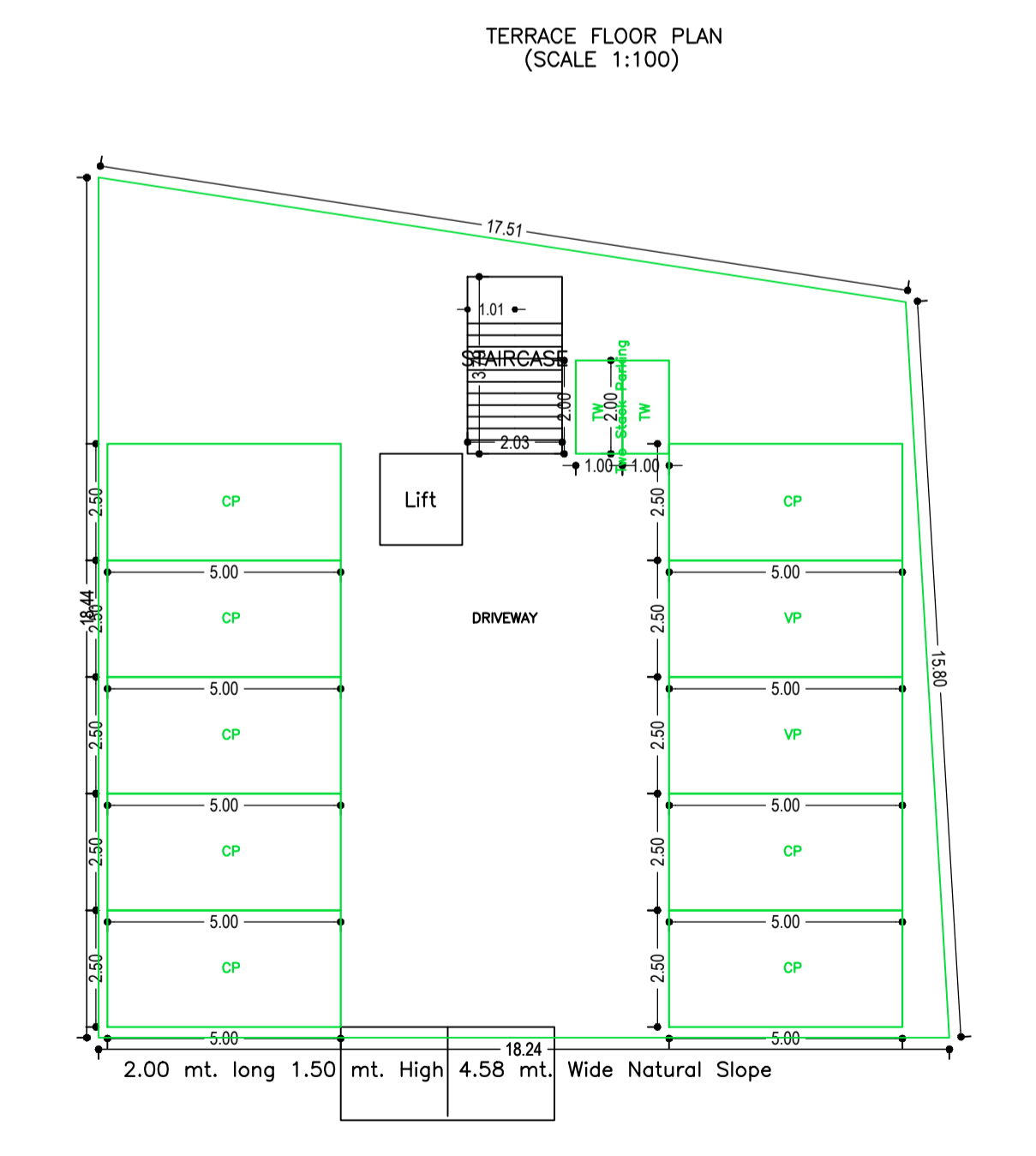
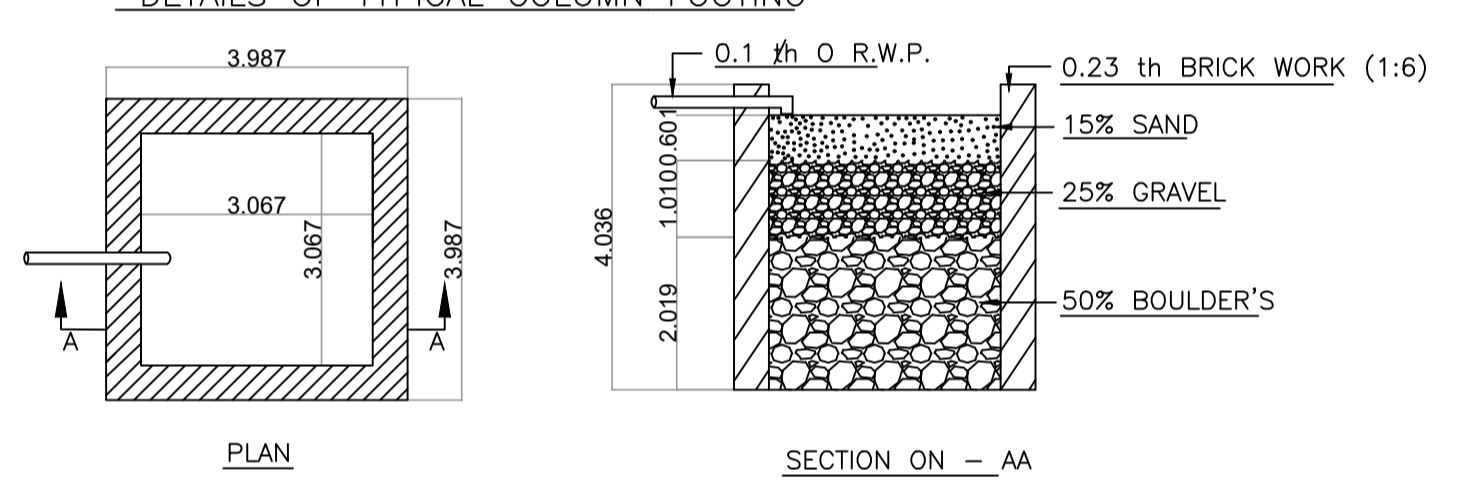
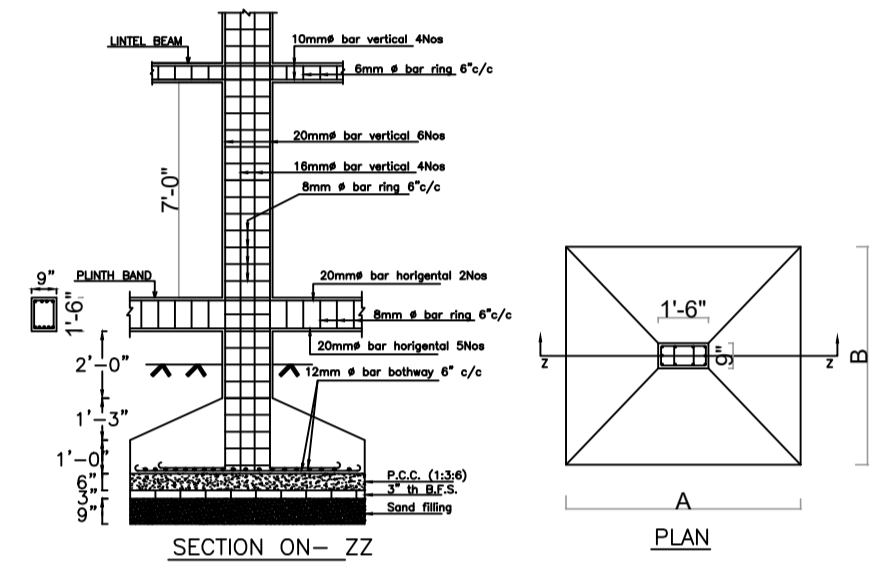
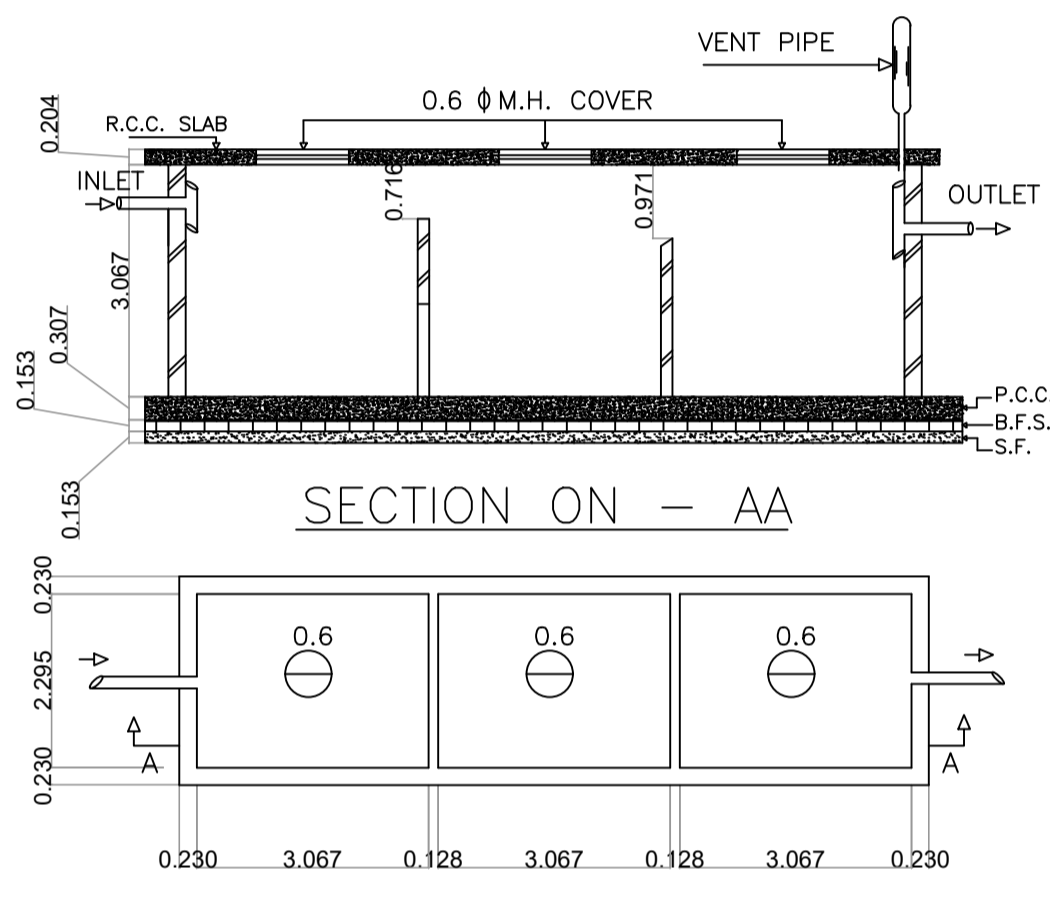
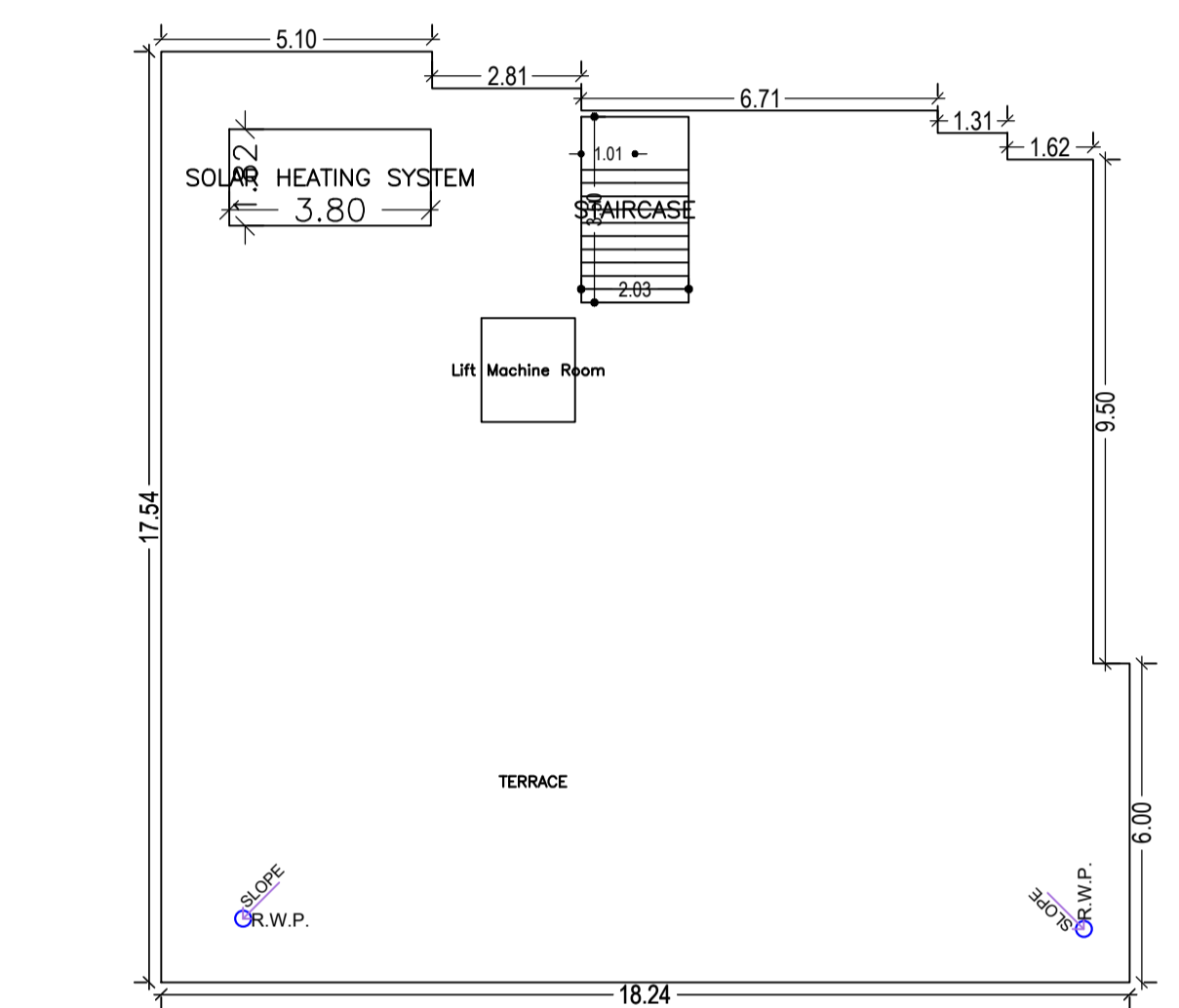


Proposal Basic Information	
Proposal File No.	CMC/BP/0085/W06/2023
Owner Name	MANINDRA NATH JHA
Khata No	101
Plot No	467,469
Village Name	Bhawanipur
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS		VERSION NO. : 1.0.06
MUNICIPAL CORPORATION		VERSION DATE: 16/10/2020
PROJECT DETAIL		
Region: JHARKHAND URBAN	Plot Use: Mixed	
Local Bodies: CHAS (BOWARD)	Plot SubUse: Resi+Comm	
Authority: CHAS MUNICIPAL CORPORATION	PlotNeary/Religious/Structure: NA	
Project No: CMC/BP/0085/W06/2023	PlotSubPlot No: 467,469	
Application Type: General Proposal	North: Road Width: ROAD	
Project Type: Building Permission	South: CTS No.: RAJU KUMAR SINGH	
Nature of Development: New	East: CTS No.: PRASHANT DEVI	
Location of Development Area: Old Area	West: CTS No.: NIRMAL SINGH	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	484.70
NET AREA OF PLOI (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	484.70
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		49.77
Total		49.77
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	434.93
Plot Area FOR COVERAGE (Net Plot Area)	(A-Deductions)	484.70
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	484.70
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		290.82
Proposed Coverage Area (58.57 %)		283.95
Total Prop. Coverage Area (58.57 %)		283.95
Balance coverage area (1.43 %)		6.93
FAR CHECK		
Perm. FAR Area (2.500)		1211.75
Total Perm. FAR area		1211.75
Residential FAR		636.29
Commercial FAR		263.95
Proposed FAR Area		1127.87
Total Proposed FAR Area		2331
Consumed FAR (Factor)		83.88
Balance FAR Area		1461.07
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1461.07
ARCHITECT (Regd)		DINABANDHU RAJAK
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MANINDRA NATH JHA
DEVELOPMENT AUTHORITY		
		LOCAL BODY



Required Parking (Table 7a)												
Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	TwoWheeler	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.
A (M N JHA)	Residential	ResiComm Bldg	>= 0	1	3.00	1.00	3	-	-	-	-	-
A (M N JHA)	Commercial	Shop	>= 0	1	3.00	1	4	-	-	-	-	-
Total:			>= 0	50	272.19	1	7	8	-	-	1	15

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.	Area	No.	Prop.
Car	7	-	87.50	8	100.00
Total Car	7	-	87.50	8	100.00
Visitors Car Parking	-	-	-	2	25.00
Total Visitor Parking	1	12.50	2	25.00	
TwoWheeler	-	-	-	18	36.00
Total TwoWheeler	15	-	30.00	18	36.00
Other Parking	-	-	-	-	163.23
Total	130.00	-	-	-	369.23

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (M N JHA)	DZ	0.75	2.10	18
A (M N JHA)	D	0.50	2.10	57
A (M N JHA)	DT	1.00	2.10	12
A (M N JHA)	RS1	1.83	2.10	01
A (M N JHA)	RS	2.03	2.10	01
A (M N JHA)	ROLLING SHUTTER	3.00	2.40	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (M N JHA)	V	0.60	0.60	12
A (M N JHA)	W	1.20	1.20	60

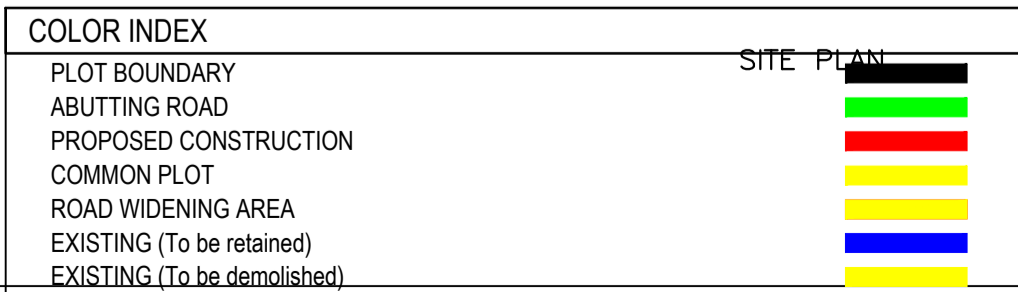
FAR & Tenement Details (Table 4c-1)										
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Trmt (No.)
A (M N JHA)	1	1479.07	18.00	1461.07	13.76	27.21	292.23	836.28	283.89	7.70
Grand Total	1	1479.07	18.00	1461.07	13.76	27.21	292.23	836.28	283.89	7.70

Building : A (M N JHA)										
Floor Name	Gross Built Up Area (Sq.mt)	From Gross BUA/Area (Sq.mt)	Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)	Proposed FAR Area (Sq.mt)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	Total Consumed FAR Area (Sq.mt)	Trmt (No.)	
Basement Floor	303.37	0.00	303.37	3.44	0.00	0.00	7.70	7.70	00	
Ground Floor	283.89	0.00	283.89	0.00	0.00	0.00	283.89	283.89	01	
First Floor	291.27	6.00	291.27	3.44	9.07	0.00	278.76	278.76	01	
Second Floor	291.27	6.00	291.27	3.44	9.07	0.00	278.76	278.76	01	
Third Floor	291.27	6.00	291.27	3.44	9.07	0.00	278.76	278.76	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	1479.07	18.00	1461.07	13.76	27.21	292.23	836.28	283.89	7.70	

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)
Basement Floor	303.37	7.70	303.37	7.70
Ground Floor	283.89	283.89	283.89	283.89
First Floor	291.27	278.76	291.27	278.76
Second Floor	291.27	278.76	291.27	278.76
Third Floor	291.27	278.76	291.27	278.76
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1461.07	1127.87	1461.07	1127.87

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (M N JHA)	Residential	ResiComm Bldg	Non-Highrise

UnitBUA Table for Building :A (M N JHA)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2& 3 FLOOR PLAN	SPLIT 4 NOS FLAT	FLAT	287.84	287.78	31	3
GROUND FLOOR PLAN	SHOP	SHOP	280.44	280.39	2	1
Total:	-	-	1143.95	1143.74	95	4



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DINABANDHU RAJAK CMC/ENG/001/2020			