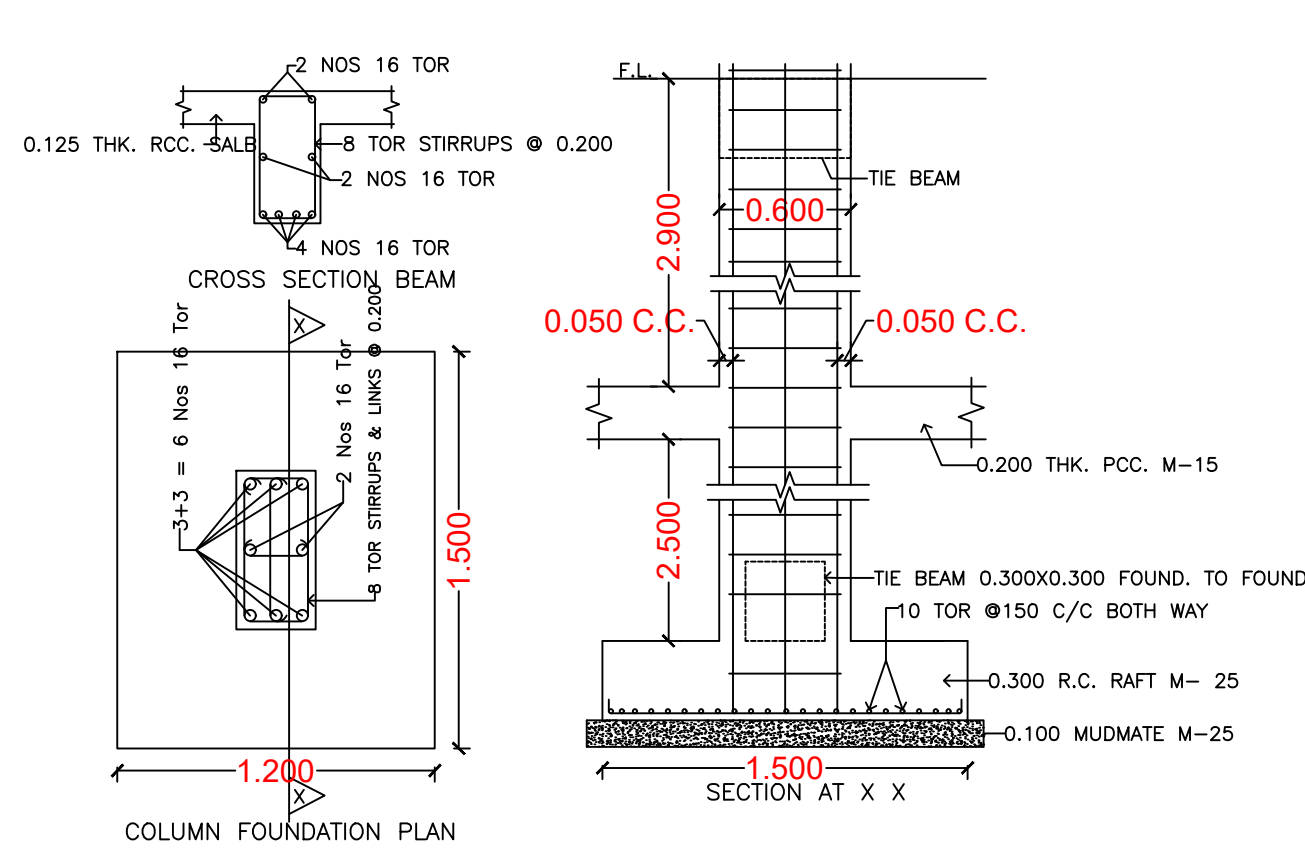




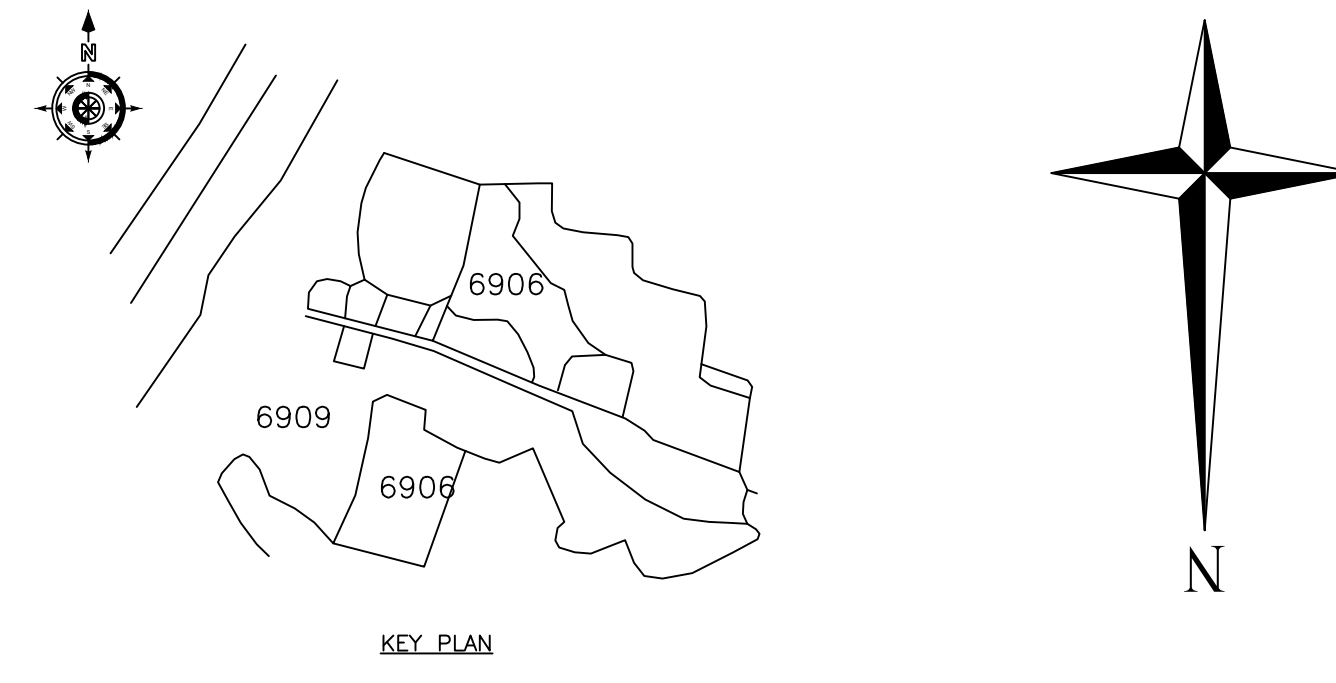
FRONT ELEVATION

RIGHT SIDE ELEVATION



COLUMN FOUNDATION PLAN

SECTION AT X X



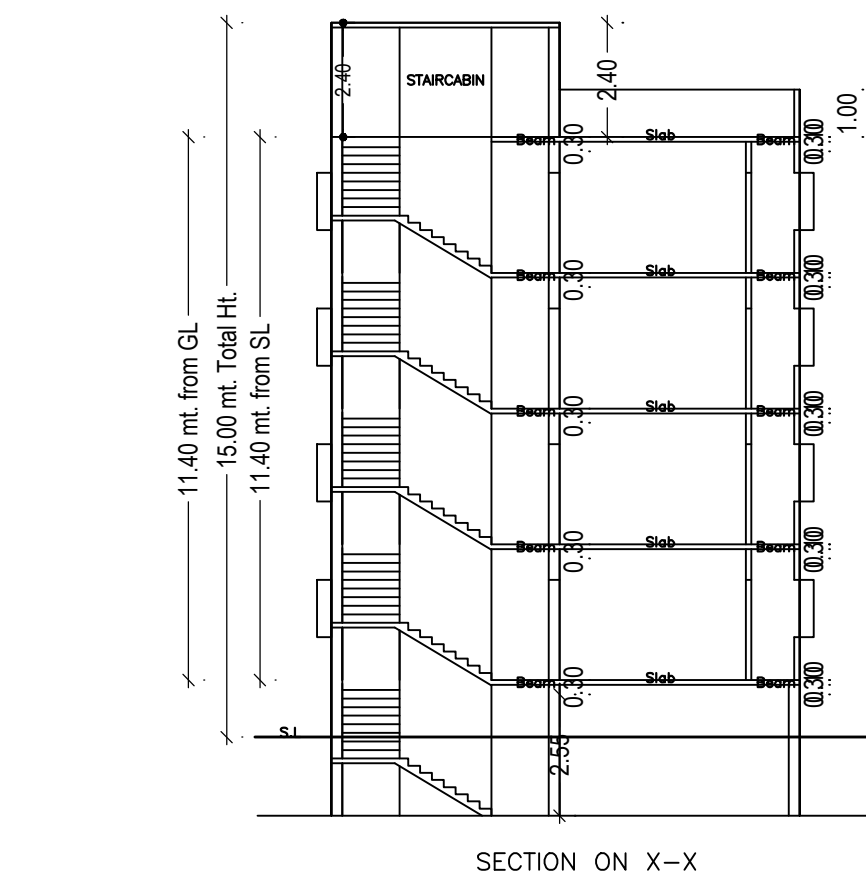
KEY PLAN

Proposal Basic Information

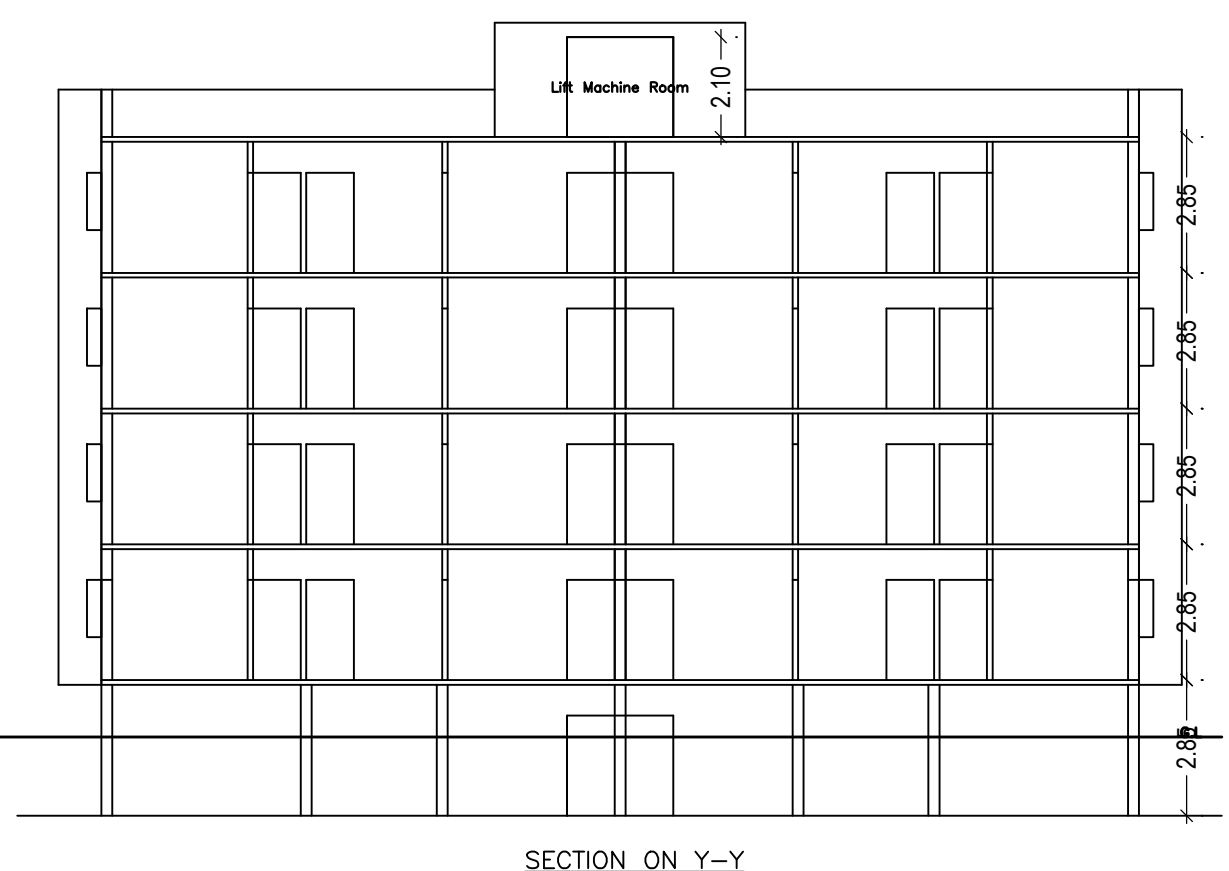
Proposal File No.	CMC/BP/0290/W22/2023
Owner Name	MANJU KUMARI GUPTA
Khata No	405
Plot No	6909
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

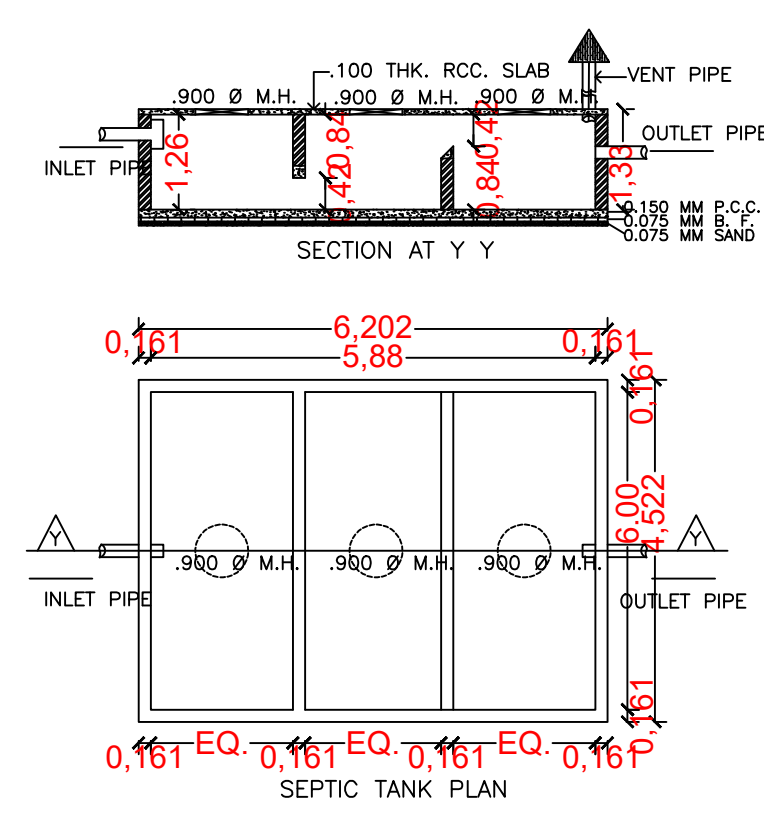
PROJECT DETAIL	Version No. 1.0.00	Version Date: 16/10/2020
Region	JHARKHAND URBAN	Plot Use: Residential
Local Bodies	District: BOKARO	Plot SubUse: Residential Bldg/Apartment
Authority	CHAS MUNICIPAL CORPORATION	Plot/Use/Religious/Structure: NA
Inward No.	CMC/BP/0290/W22/2023	Plot/Use/Plot No: 6909
Application Type	General Proposal	North: Road Width: P.C.C ROAD
Project Type	Building Permission	South: Plot No.: PART OF PLOT
Nature of Development	New	East: Plot No.: THAKUR JEE
Location of Development Area	Old Area	West: Plot No.: PANDEY JEE
AREA DETAILS		SQ.MT.
AREA OF PLOT (Minimum)	(A)	368.55
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A Deductions)	368.55
Deduction from Gross Plot Area		
Common Plot		37.34
Total		331.22
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A Deductions)	331.22
PLOT AREA FOR COVERAGE (Net Plot Area)	(A Deductions)	368.55
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A Deductions)	368.55
COVERAGE CHECK		
Permissible Coverage area (60.50 %)		221.13
Proposed Coverage Area (58.12 %)		214.20
Total Prop. Coverage Area (58.12 %)		214.20
Balance coverage area (1.58 %)		6.33
FAR CHECK		
Perm FAR Area (2.500)		921.38
Total Perm FAR Area		878.79
Proposed FAR Area		892.06
Total Proposed FAR Area		892.06
Consumed FAR (Factor)		2.42
Balance FAR Area		29.32
BUILT UP AREA CHECK		
Total Proposed Built up Area		1132.56
ARCHITECT (Regd)		Avinash Utkarsh
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		MANJU KUMARI GUPTA
DEVELOPMENT AUTHORITY		LOCAL BODY



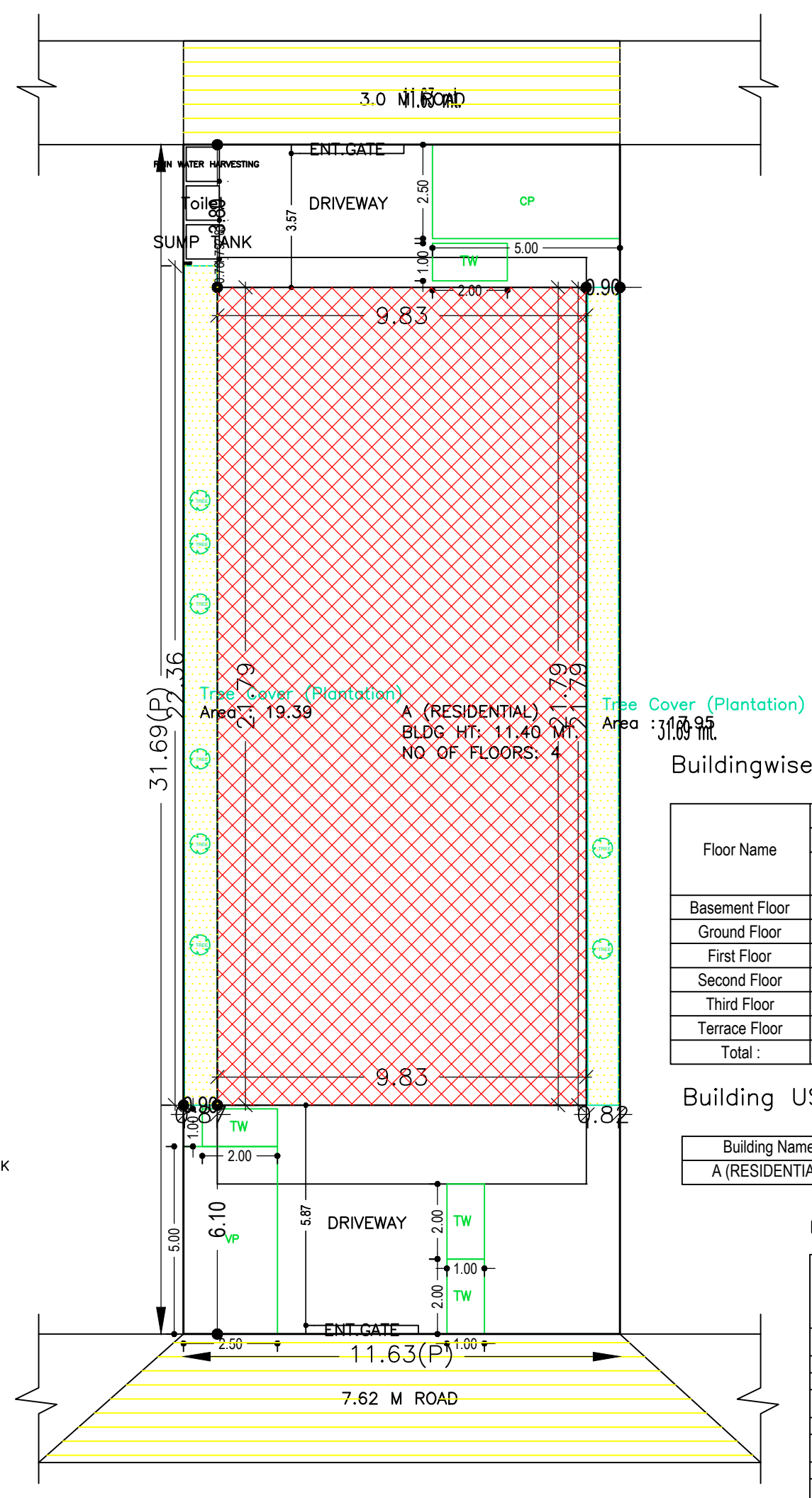
SECTION ON X-X



SECTION ON Y-Y



SEPTIC TANK PLAN



SITE PLAN

Buildingwise Floor FAR Details

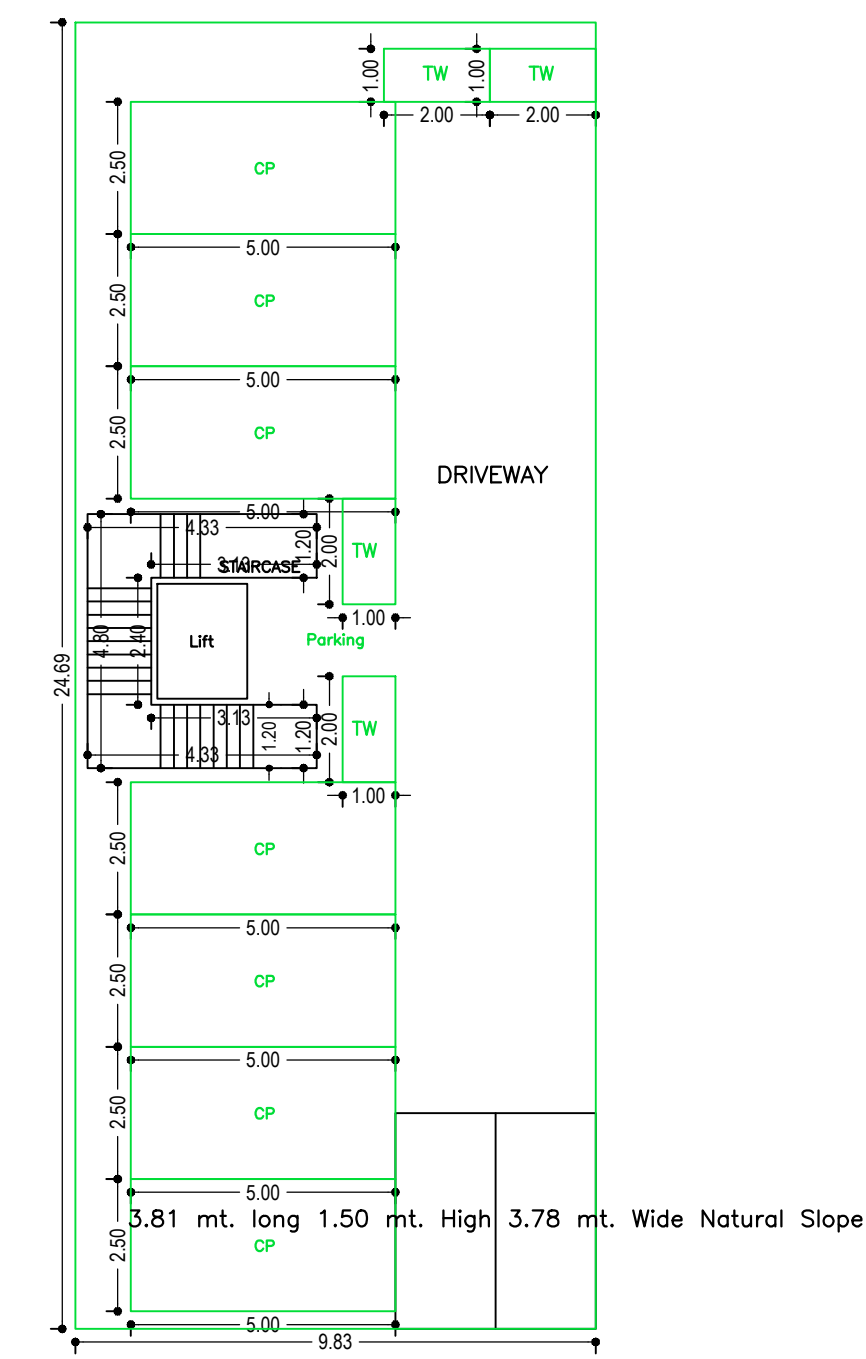
Floor Name	Building Name A (RESIDENTIAL)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	242.70	13.27	242.70	13.27
Ground Floor	214.20	214.20	214.20	214.20
First Floor	225.22	221.53	225.22	221.53
Second Floor	225.22	221.53	225.22	221.53
Third Floor	225.22	221.53	225.22	221.53
Terrace Floor	0.00	0.00	0.00	0.00
Total	1132.56	892.06	1132.56	892.06

Building USE/SUBUSE Details

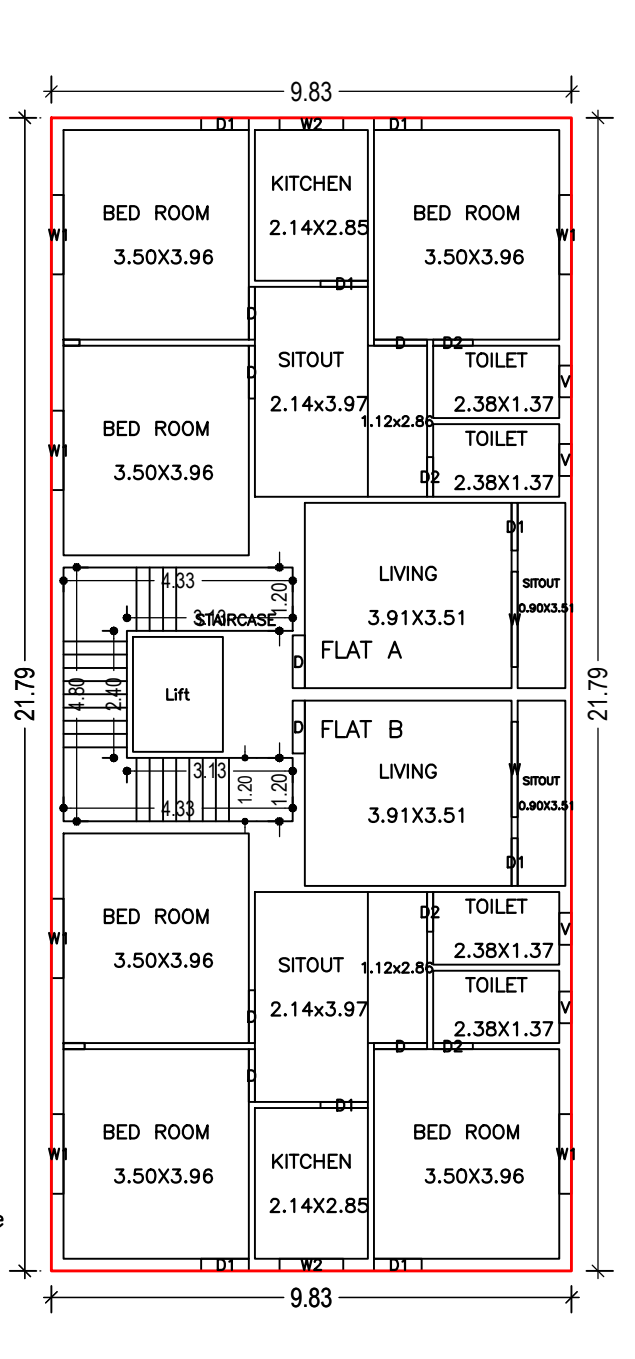
Building Name	Building Use	Building SubUse	Building Structure
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise

Building 'A' (RESIDENTIAL)

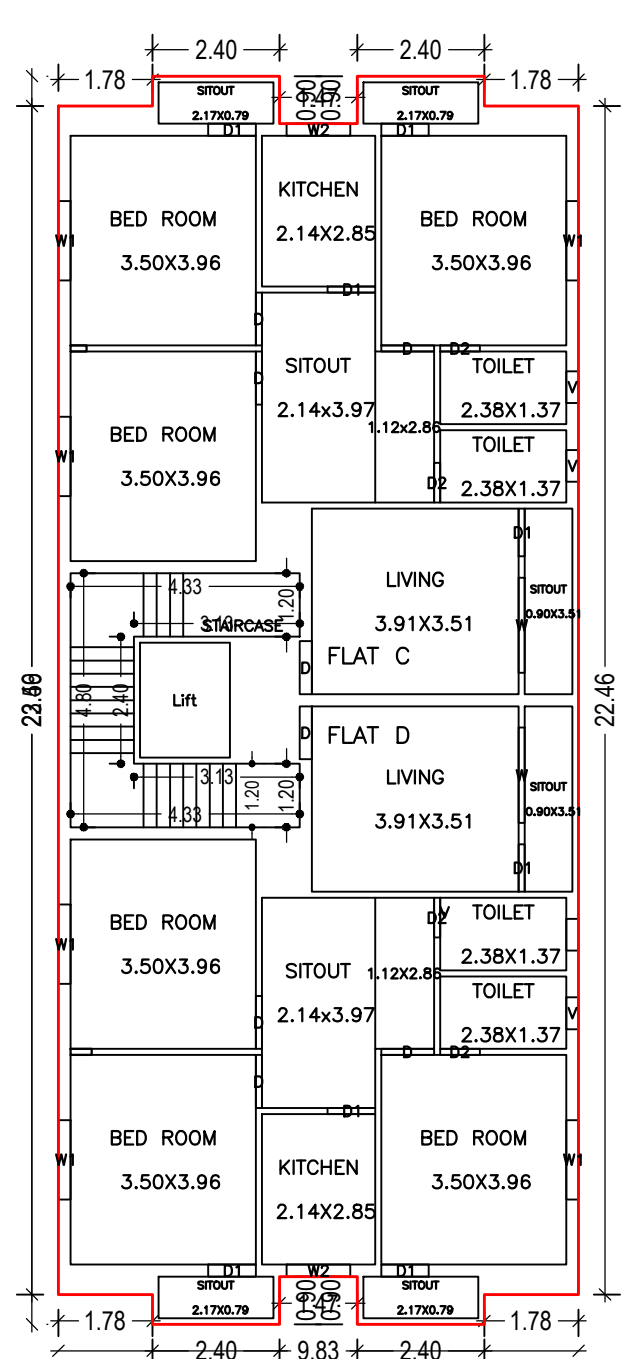
Floor Name	Total Built Up Area (Sq.mt.)	Deductions Area in Sq.mt.	Proposed FAR Area (Sq.mt.)	Add Area in FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
Basement Floor	242.70	3.69	210.33	0.00	13.27	13.27	00
Ground Floor	214.20	0.00	214.20	0.00	214.20	214.20	00
First Floor	225.22	3.69	221.53	0.00	221.53	221.53	02
Second Floor	225.22	3.69	221.53	0.00	221.53	221.53	02
Third Floor	225.22	3.69	221.53	0.00	221.53	221.53	02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1132.56	14.76	210.33	878.79	13.27	892.06	08
Total Number of Same Buildings	1						
Total	1132.56	14.76	210.33	878.79	13.27	892.06	08



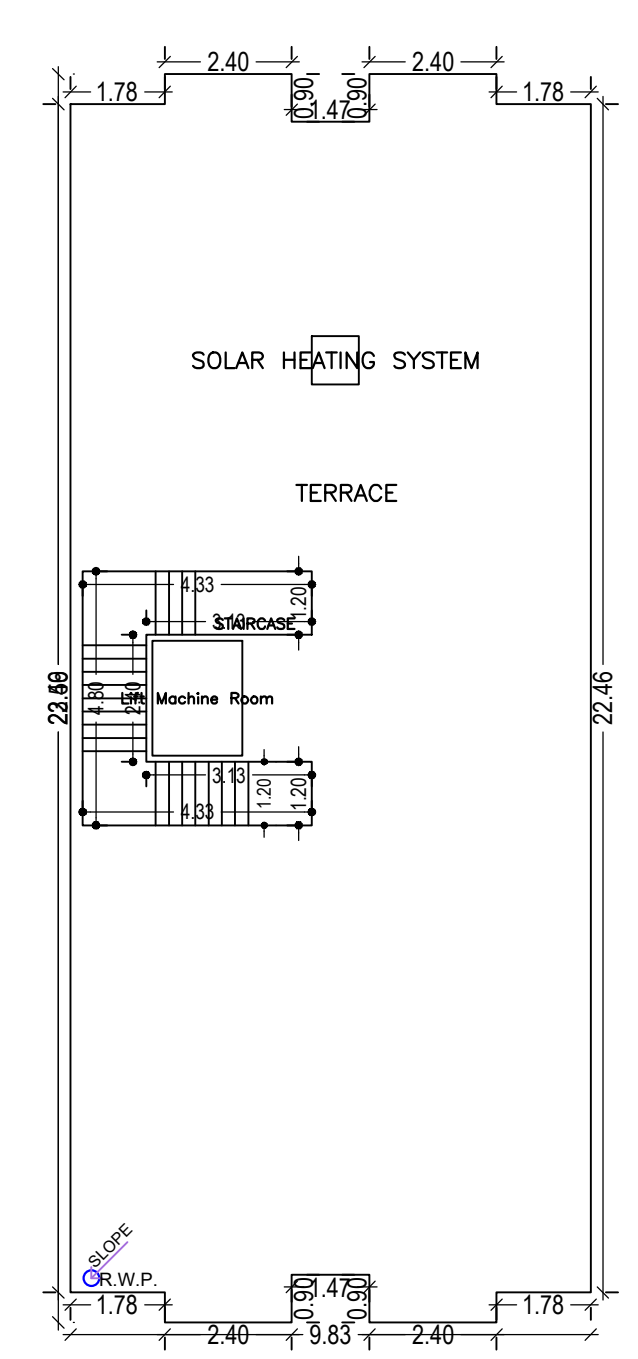
BASEMENT FLOOR PLAN (SCALE 1:100)



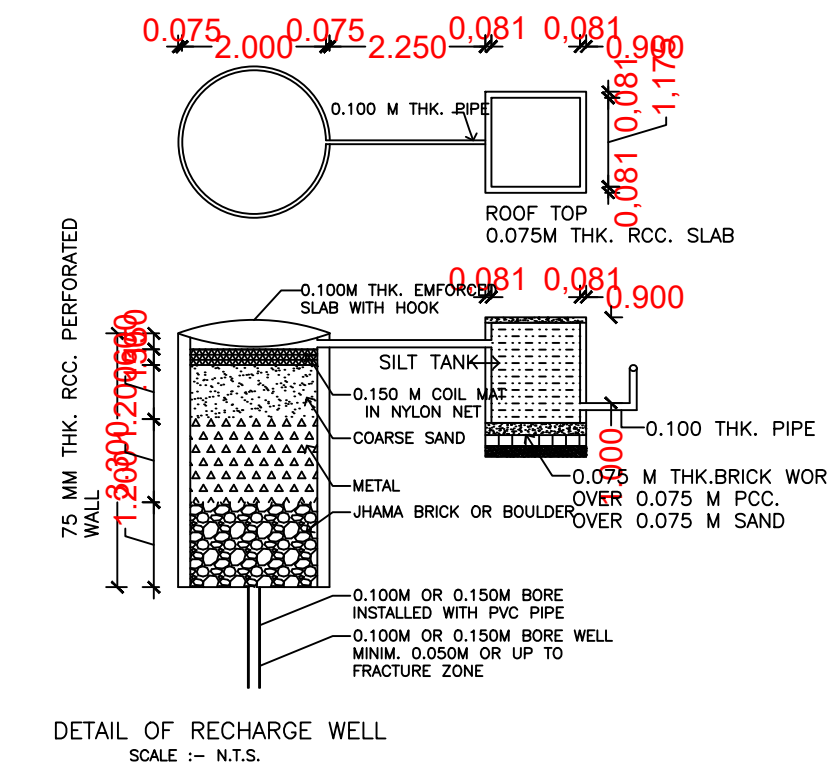
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



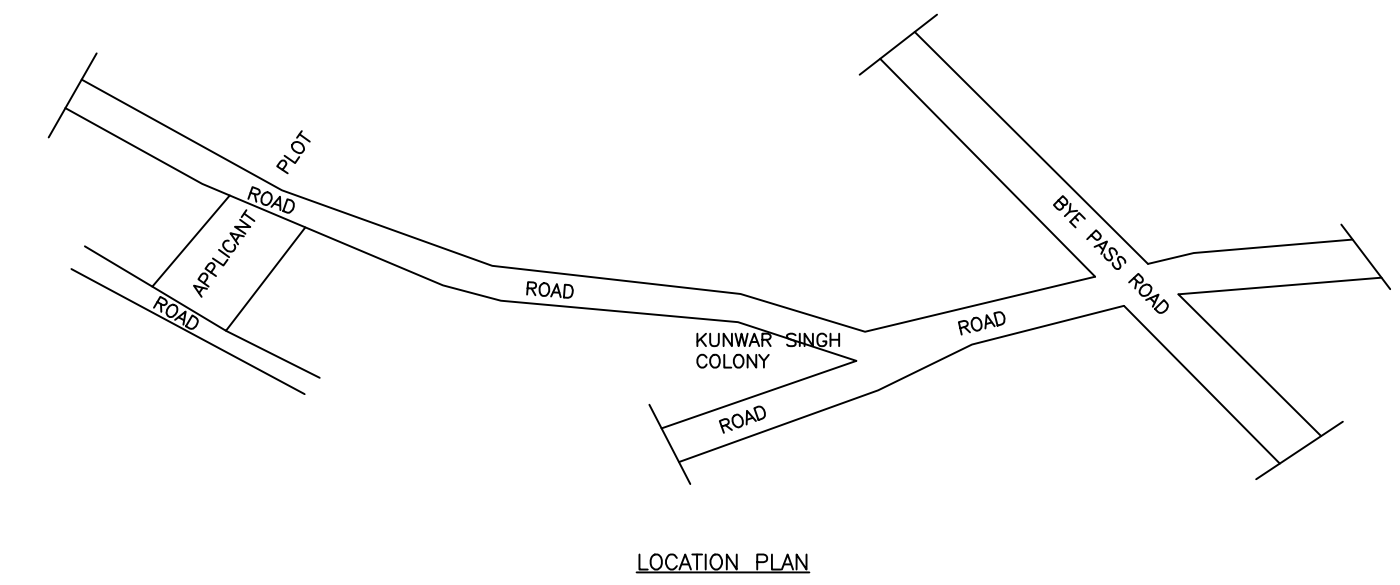
TYPICAL - 1, 2 & 3 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



DETAIL OF RECHARGE WELL SCALE :- N.T.S.



LOCATION PLAN

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 in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Parking					
A (RESIDENTIAL)	1	1132.56	14.76	210.33	878.79	13.27	892.06	892.06	08
Grand Total	1	1132.56	14.76	210.33	878.79	13.27	892.06	892.06	08

UnitBUA Table for Building 'A' (RESIDENTIAL)

FLOOR	Name	URBUA Type	URBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	FLAT A	FLAT	86.62	86.58	2	2
GROUND FLOOR	FLAT B	FLAT	86.62	86.57	2	2
TYPICAL - 1, 2 & 3 FLOOR PLAN	FLAT C	FLAT	91.02	90.99	11	6
TYPICAL - 1, 2 & 3 FLOOR PLAN	FLAT D	FLAT	91.02	90.98	11	6
Total			719.36	719.04	84	8

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	16
A (RESIDENTIAL)	D1	0.90	2.10	32
A (RESIDENTIAL)	D	1.00	2.10	32

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.50	1.20	16
A (RESIDENTIAL)	W2	1.20	1.20	08
A (RESIDENTIAL)	W1	1.50	1.20	24
A (RESIDENTIAL)	W	1.80	1.20	08

COLOR INDEX

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

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 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	8.00	-	-	-	-	-	-
			> 0	1	8.00	-	-	-	-	1	8
			> 0	1	8.00	-	-	1	1	-	-
Total:			-	-	-	8	8	-	1	1	8

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	8	100.00	8
Total Car	8	100.00	8	100.00	-
Visitor's Car Parking	-	-	1	12.50	-
Total Visitor Parking	1	12.50	1	12.50	-
TwoWheeler	-	-	8	16.00	-
Total TwoWheeler	8	16.00	8	16.00	-
Other Parking	-	-	-	114.83	-
Total	-	128.50	-	259.33	-

LTP NAME AND SIGNATURE

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Avinash Utkarsh CMC/ENG/0003/2022			