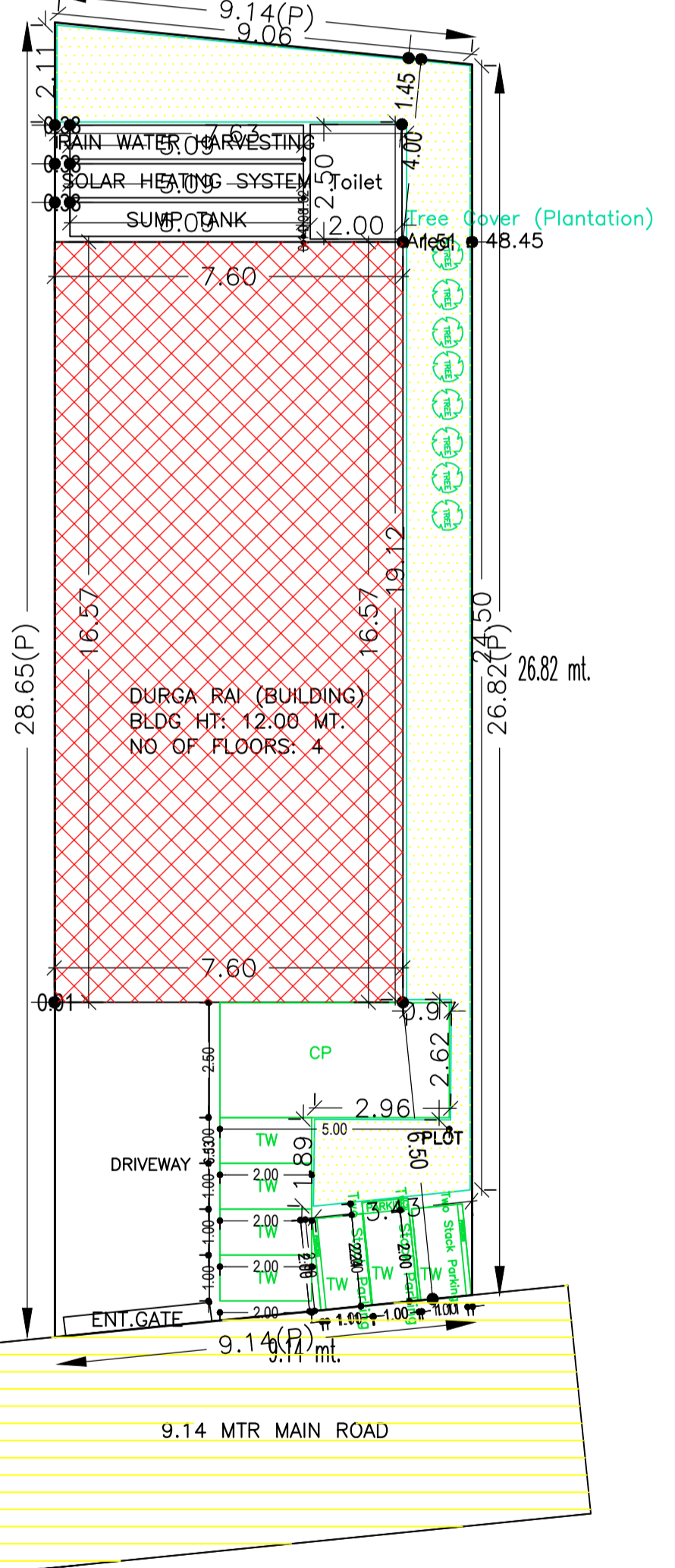
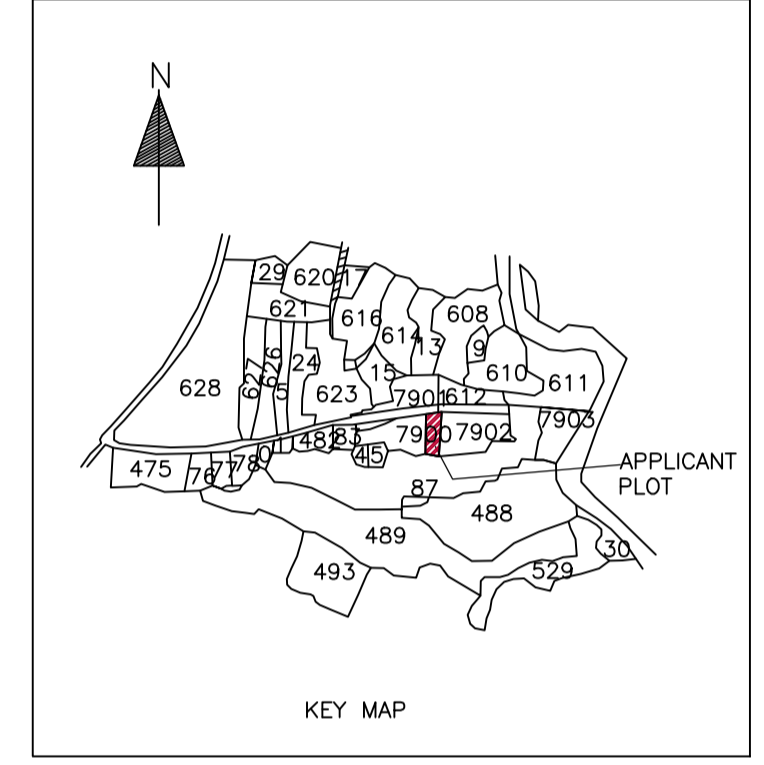
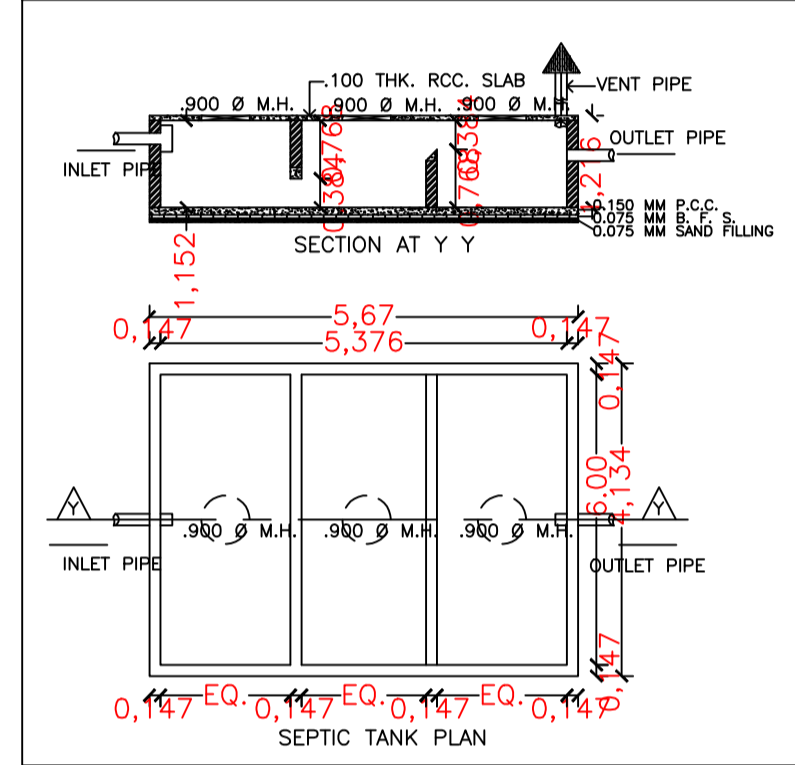
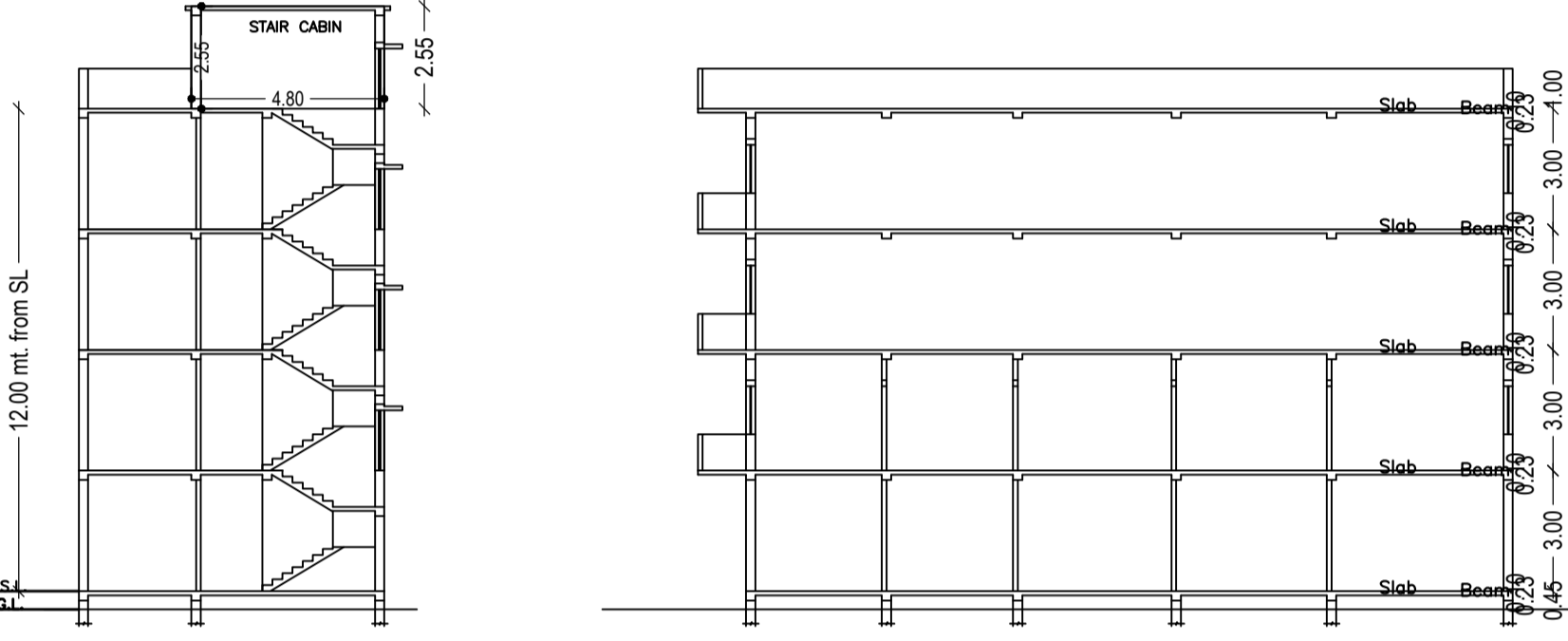
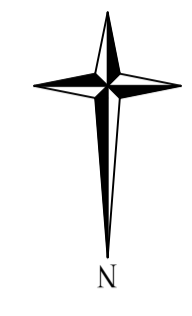
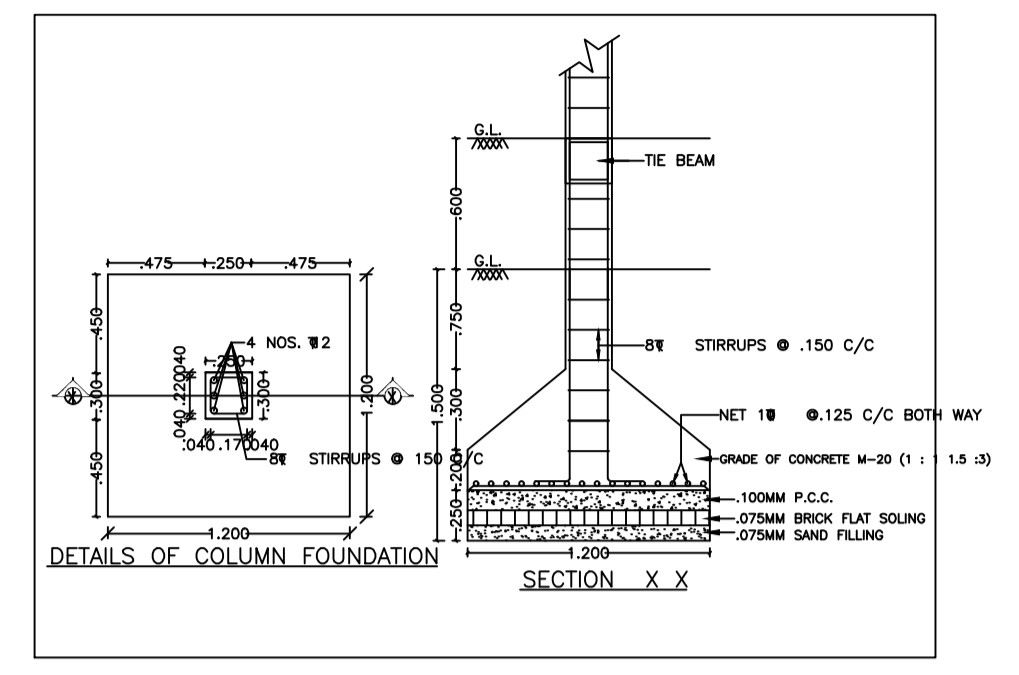
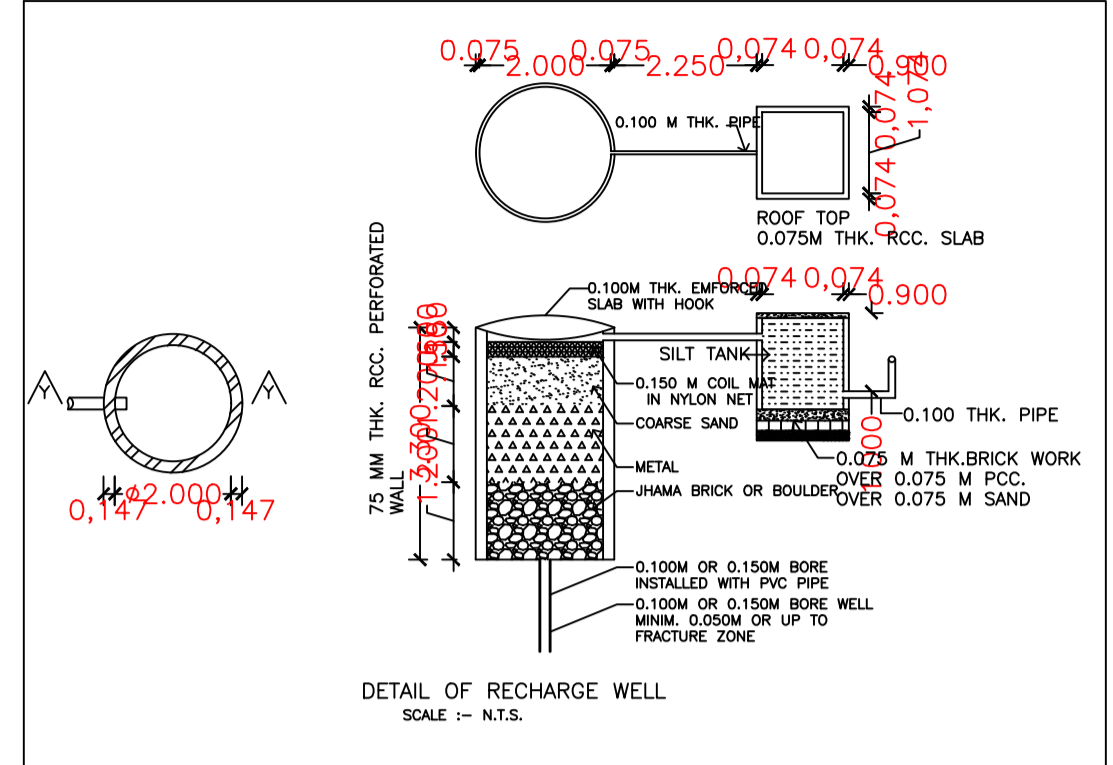


Proposal Basic Information

Proposal File No.	CMC/BP/0289/W02/2023
Owner Name	DURGA CHARAN RAY
Khata No	386
Plot No	612/7900
Village Name	Chas
Use	Commercial
SubUse	Shop

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. 1.0.68
PROJECT DETAIL	VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial
District: BOKARO	Plot SubUse: Shop
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: CMC/BP/0289/W02/2023	Plot/SubPlot No: 612/7900
Application Type: General Proposal	North Road Width - 9.14 MTR SURVEY ROAD
Project Type: Building Permission	South Plot No - PLOT NO 486
Nature of Development: New	East: CTS No. - SANDHYA DEVI
Location of Development Area: Old Area	West: CTS No. - CHANDAN KUMAR & ANAMIKA KUMARI
AREA DETAILS	SQ. MT.
AREA OF PLOT (Minimum)	252.34
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	252.34
Deduction for Balance Plot Area (from Gross Plot Area)	48.45
Common Plot Total	48.45
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	203.88
Plot Area for FAR (Net Plot Area + Road Widening Area)	252.34
COVERAGE CHECK	
Permissible Coverage Area (50.00 %)	126.17
Proposed Coverage Area (49.90 %)	125.91
Total Prop. Coverage Area (49.9 %)	125.91
Balance coverage area (0.10 %)	0.26
FAR CHECK	
Farm FAR Area (2500)	630.85
Total Farm FAR area	630.85
Commercial FAR	494.30
Proposed FAR Area	494.30
Total Proposed FAR Area	494.30
Consumed FAR (Factor)	96
Balance FAR Area	136.55
BUILT UP AREA CHECK	
Total Proposed Built Up Area	507.99
ARCHITECT (Regd)	PANKAJ GUPTA
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	DURGA CHARAN RAY
DEVELOPMENT AUTHORITY	LOCAL BODY



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DURGA RAI (BUILDING)	RS	0.65	2.40	03
DURGA RAI (BUILDING)	D	0.90	2.10	04
DURGA RAI (BUILDING)	C.G.	0.90	2.40	01
DURGA RAI (BUILDING)	C.G.	1.50	2.40	03
DURGA RAI (BUILDING)	RS1	1.54	2.10	04
DURGA RAI (BUILDING)	RS	2.15	2.40	08

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
DURGA RAI (BUILDING)	W1	2.10	2.40	12

Building :DURGA RAI (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 FAR Area (Sq.mt.)	Trent (No.)
Ground Floor	125.91	0.00	125.91	125.91	125.91	01
First Floor	127.36	4.56	122.80	122.80	122.80	01
Second Floor	127.36	4.56	122.80	122.80	122.80	01
Third Floor	127.36	4.56	122.80	122.80	122.80	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	507.99	13.68	494.30	494.31	494.31	04
Total Number of Same Buildings	1					
Total:	507.99	13.68	494.30	494.31	494.31	04

Balcony Calculations Table

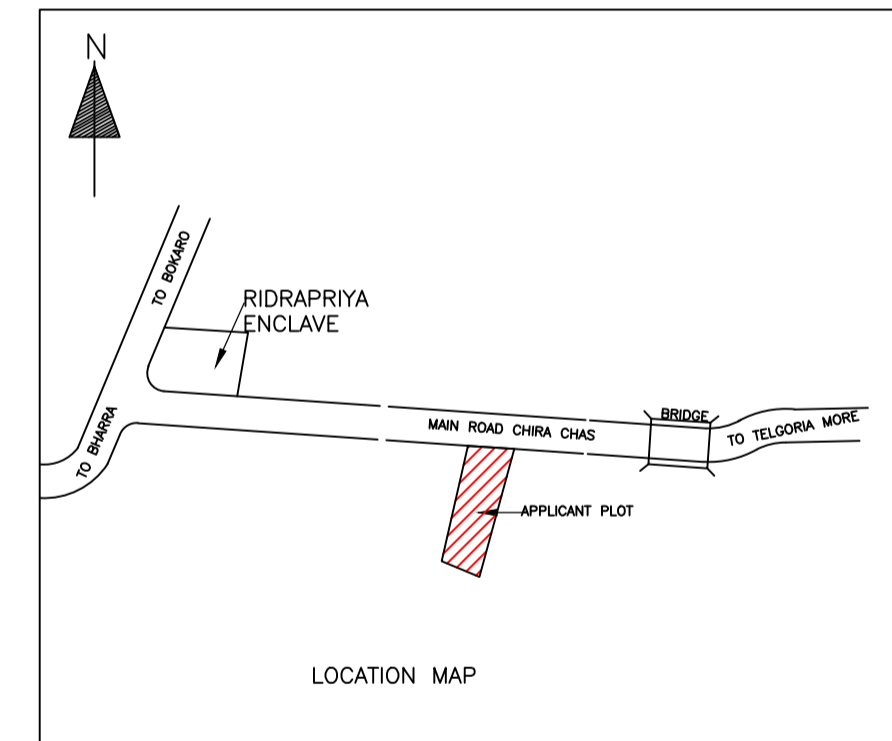
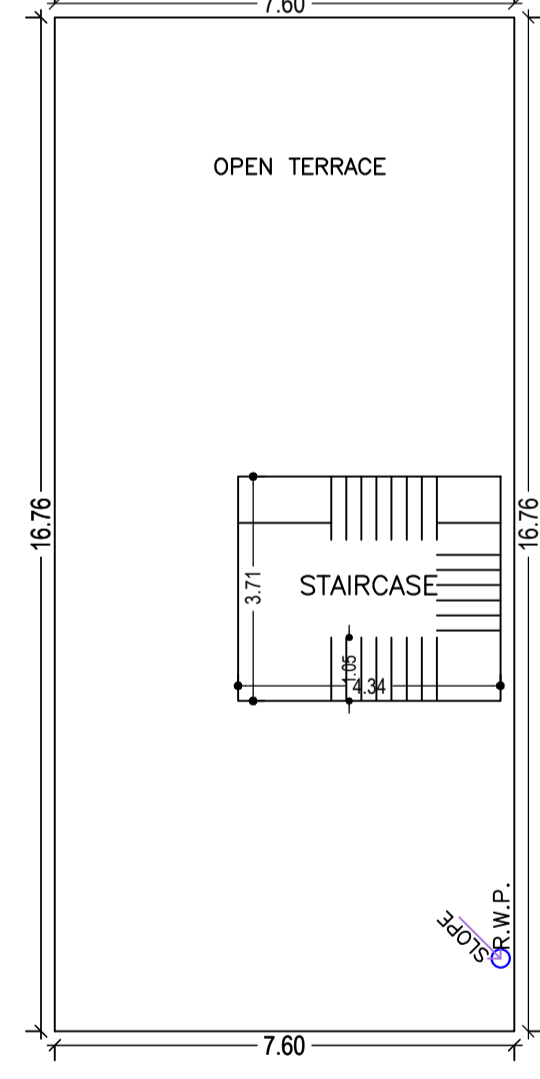
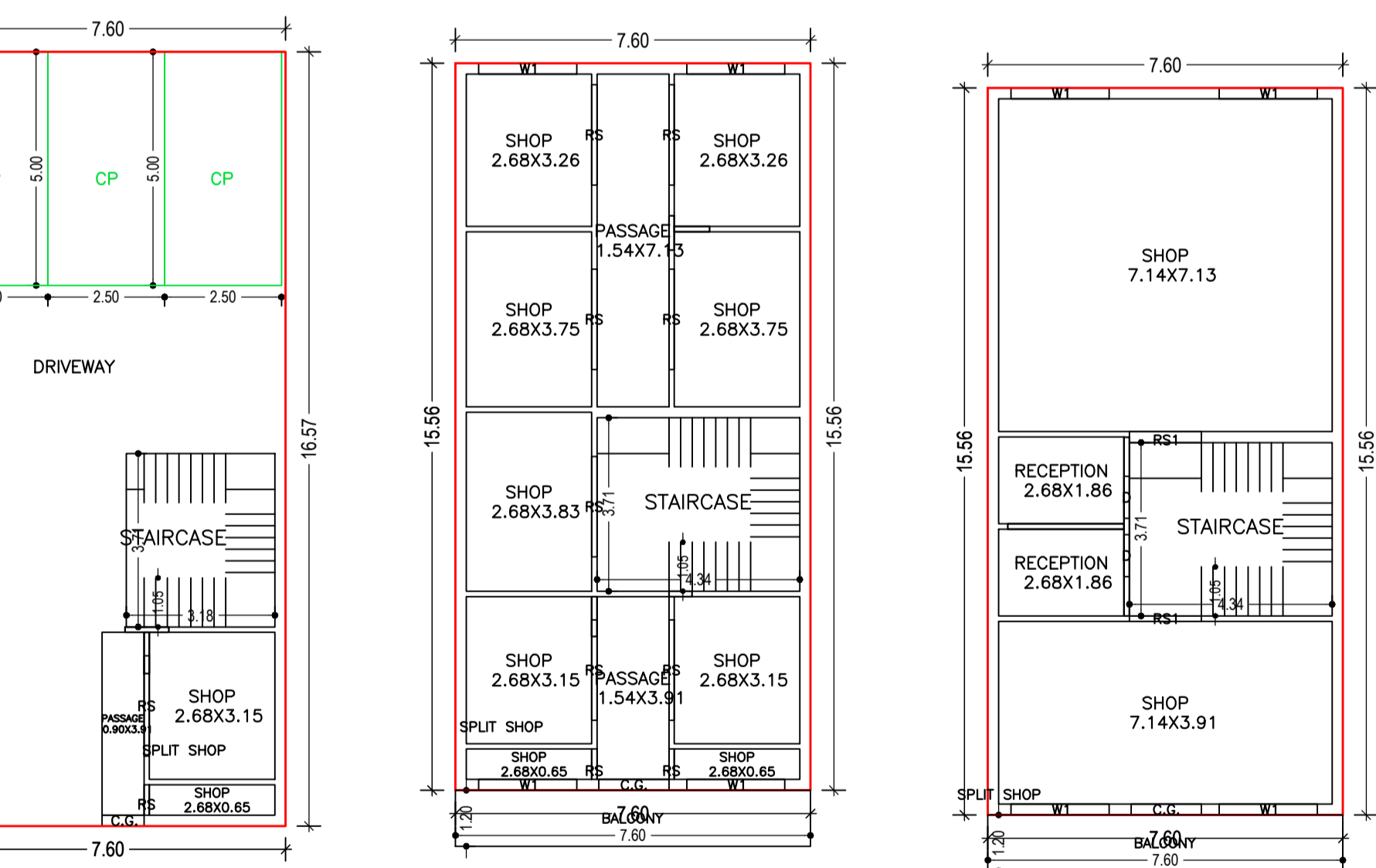
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 7.60 X 1 X 1	9.12	9.12
TYPICAL - 2 & 3 FLOOR PLAN	1.20 X 7.60 X 1 X 2	18.24	18.24
Total			27.36

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
DURGA RAI (BUILDING)	Commercial	Commercial Bldg	Non-Highrise

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue



Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
DURGA RAI (BUILDING)	Commercial	Commercial Bldg	> 0	100	434.21	1	3	-	-	-	-
Total:			> 0	100	434.21	-	-	1	10	-	-
				-	-	-	3	4	-	10	7

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	3	37.50	4	50.00
TwoWheeler	-	-	7	14.00
TwoWheeler	-	-	3	6.00
Total TwoWheeler	10	20.00	10	20.00
Total		57.50		90.00

Buildingwise Floor FAR Details

Floor Name	Building Name		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	125.91	125.91	125.91	125.91
First Floor	127.36	122.80	127.36	122.80
Second Floor	127.36	122.80	127.36	122.80
Third Floor	127.36	122.80	127.36	122.80
Terrace Floor	0.00	0.00	0.00	0.00
Total:	507.99	494.31	507.99	494.31

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trent (No.)
DURGA RAI (BUILDING)	1	507.99	13.68	494.30	494.31	494.31	04
Grand Total:	1	507.99	13.68	494.30	494.31	494.31	04

UnitBUA Table for Building :DURGA RAI (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SHOP	SHOP	14.48	14.38	3	1
FIRST FLOOR PLAN	SPLIT SHOP	SHOP	89.72	89.45	11	1
TYPICAL - 2 & 3 FLOOR PLAN	SPLIT SHOP	SHOP	89.72	89.43	4	2
Total:	-	-	283.63	282.69	22	4