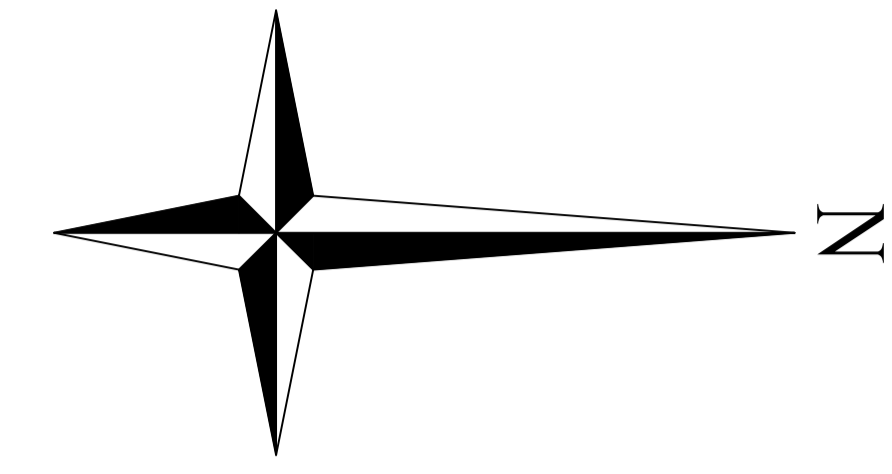
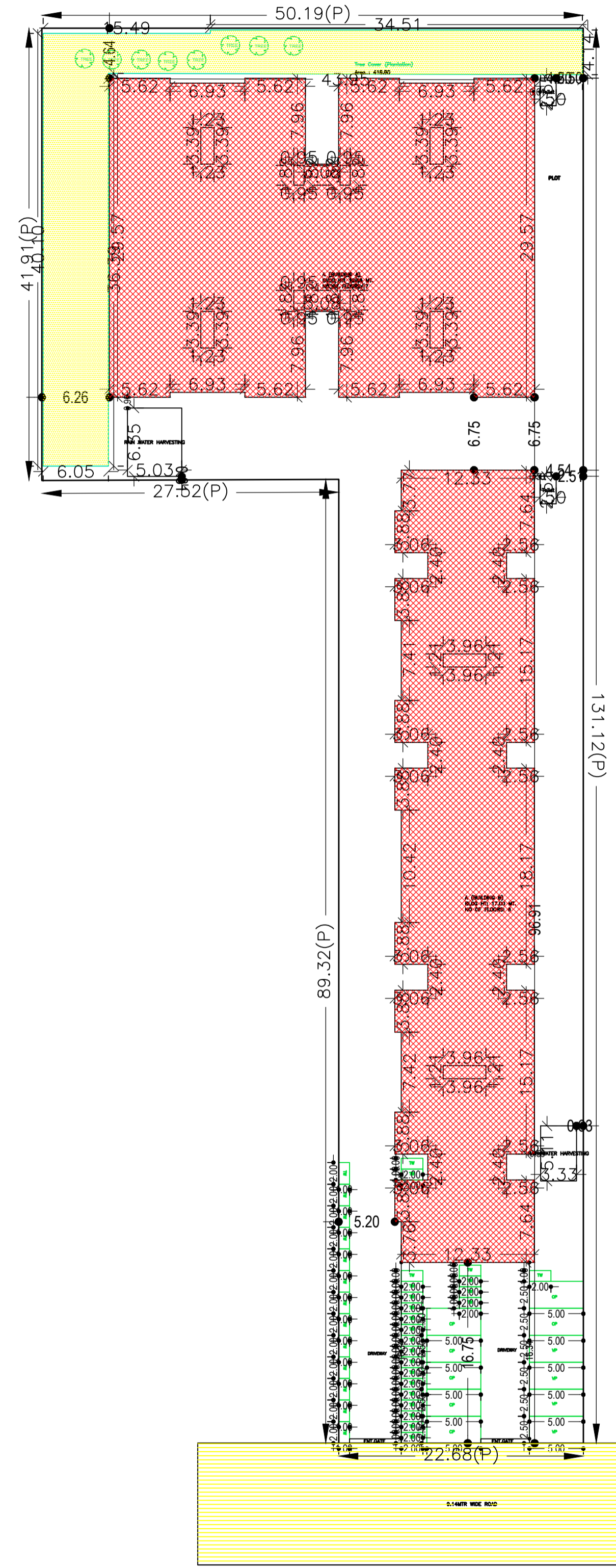


AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.68	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward_No: CMC/BP/0273/W02/2023	Plot/SubPlot No: 167,168,171	
Application Type: General Proposal	North: CTS No. - ARYAN APARTMENT	
Project Type: Building Permission	South: Plot No. - 172 & OTHER	
Nature of Development: Addition or Alteration	East: Road Width - ROAD	
Location of Development Area: Old Area	West: CTS No. - KAPILA APARTMENT	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 4124.81
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	4124.81
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		418.80
Total		418.80
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	3706.02
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	4124.81
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	4124.81
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		2062.41
Proposed Coverage Area (47.19 %)		1946.42
Total Prop. Coverage Area (47.19 %)		1946.42
Balance coverage area (2.81 %)		115.99
FAR CHECK		
Perm. FAR Area (2.500)		10312.03
Total Perm. FAR area		10312.03
Residential FAR		9512.43
Proposed FAR Area		9576.71
Total Proposed FAR Area		9576.71
Consumed FAR (Factor)		2.32
Balance FAR Area		735.32
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		12599.05
ARCHITECT (Regd)	MOHAMMED AZIZULLAH	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2.KAVITA DEY DALAL	
DEVELOPMENT AUTHORITY	LOCAL BODY	



Proposal Basic Information	
Proposal File No.	CMC/BP/0273/W02/2023
Owner Name	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2.KAVITA DEY DALAL
Khata No	307
Plot No	167,168,171
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING A)	Residential	Residential Bldg/Apartment	Multistored
A (BUILDING B)	Residential	Residential Bldg/Apartment	Multistored

Buildingwise Floor FAR Details

Floor Name	Building Name				Total					
	A (BUILDING A)		A (BUILDING B)		Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)		
Stilt Floor	1113.41	0.00	13.68	0.00	886.19	50.59	1936.60	0.00	64.27	0.00
First Floor	0.00	1080.36	0.00	969.72	866.07	827.05	866.07	1080.36	827.05	969.72
Second Floor	30.37	1110.75	0.00	983.45	901.27	828.33	931.64	1110.75	828.33	983.45
Third Floor	0.00	1080.36	0.00	969.72	901.27	828.33	901.27	1080.36	828.33	969.72
Fourth Floor	30.37	1110.75	0.00	983.45	901.27	828.33	931.64	1110.75	828.33	983.45
Fifth Floor	0.00	1080.36	0.00	969.72	901.27	828.33	901.27	1080.36	828.33	969.72
Sixth Floor	29.06	575.92	0.00	496.02	0.00	0.00	29.06	575.92	0.00	496.02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1203.21	6038.50	13.68	5372.08	5357.34	4190.96	6560.55	6038.50	4204.64	5372.08

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.	Reqd./Unit	Prop.
A (BUILDING B)	Residential	Residential Bldg/Apartment	>0	1	40.00	1.00	40	-	-	-	-	-
			>0	1	40.00	-	-	-	-	-	1	40
			>0	1	40.00	-	-	-	1	4	-	-
Total			-	-	-	-	40	80	-	4	4	40

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	80	1000.00
Total Car	40	500.00	80	1000.00
Visitor's Car Parking	-	-	4	50.00
Total Visitor Parking	4	50.00	4	50.00
TwoWheeler	-	-	40	80.00
Total TwoWheeler	40	80.00	40	80.00
Other Parking	-	-	-	981.85
Total		630.00		2191.85

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
							Lift	Balcony	Void	Accessory Use	Parking						
A (BUILDING A)	1	7366.81	125.10	7241.71	6038.50	1203.21	66.63	76.37	0.00	629.88	1083.07	5372.08	0.00	13.68	5385.76	5385.76	41
A (BUILDING B)	1	5405.44	48.10	5357.34	0.00	5357.34	81.60	70.40	195.10	0.00	819.28	0.00	4140.37	50.59	4190.96	4190.96	40
Grand Total	2	12772.25	173.20	12599.05	6038.50	6560.55	148.23	146.77	195.10	629.88	1902.35	5372.08	4140.37	64.27	9576.72	9576.72	81

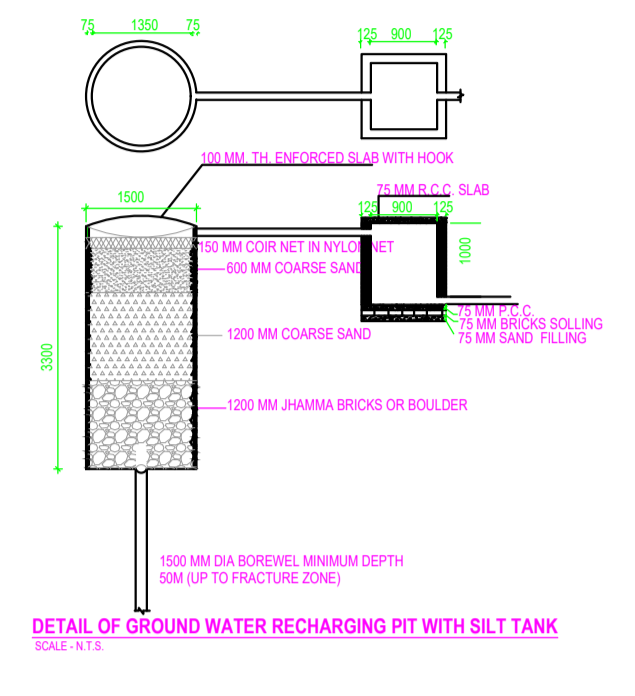
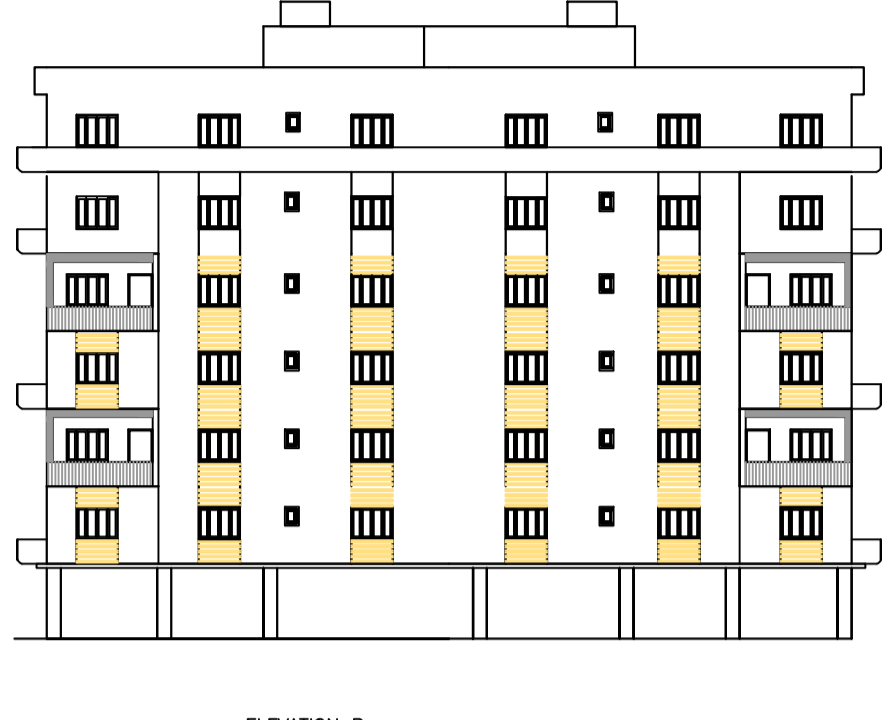
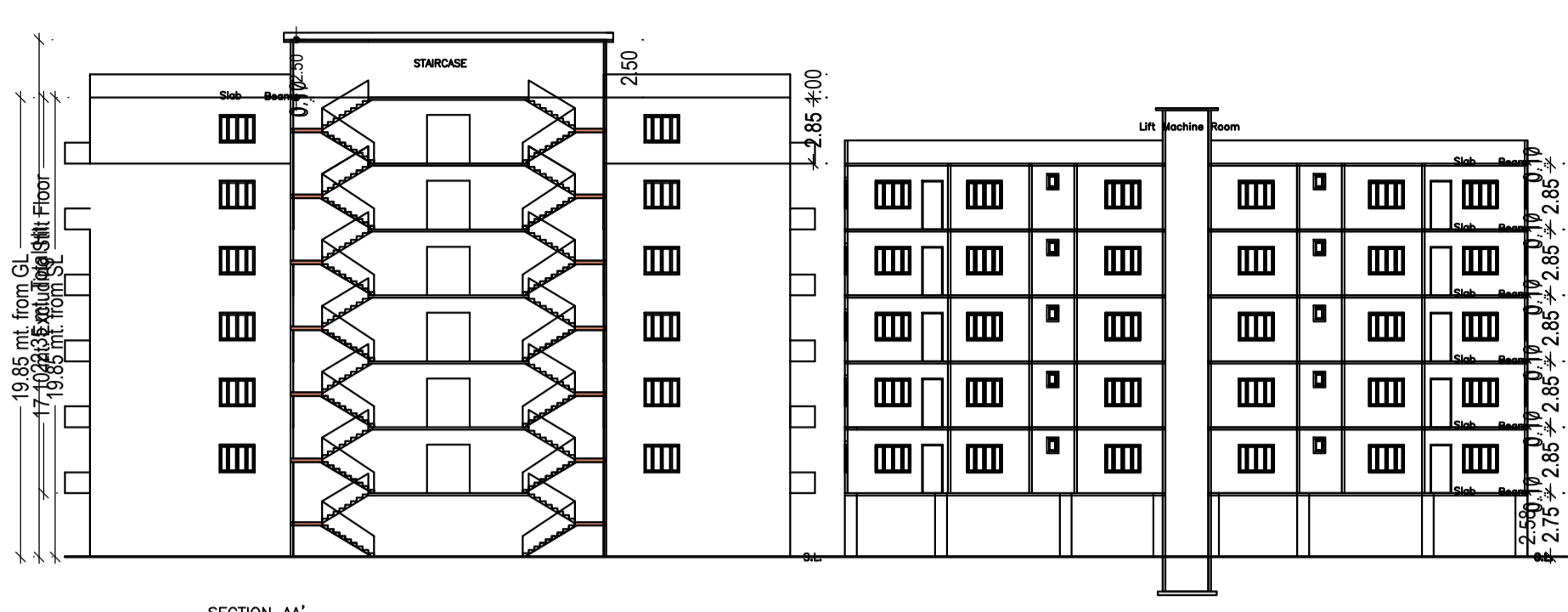
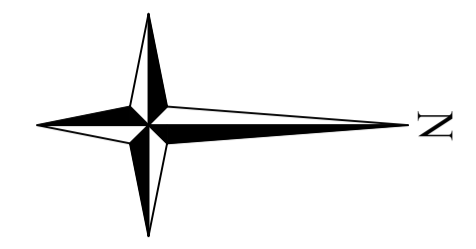
COLOR INDEX

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMED AZIZULLAH CMC/ARC/0006/2018			

Proposal Basic Information

Proposal File No.	CMC/BI/0273/W02/2023
Owner Name	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2. KAVITA DALAL
Khata No.	307
Plot No.	167, 168, 171
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING A)	D2	0.75	2.10	85
A (BUILDING A)	D1	0.90	2.10	84
A (BUILDING A)	D	1.00	2.10	220

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING A)	V	0.60	1.20	85
A (BUILDING A)	W1	0.90	1.20	44
A (BUILDING A)	FW	0.95	2.10	24
A (BUILDING A)	W	1.20	1.20	124
A (BUILDING A)	W2	1.20	1.20	02
A (BUILDING A)	W2	1.70	1.20	70
A (BUILDING A)	W4	1.80	2.10	04

UnitBUA Table for Building -A (BUILDING A)

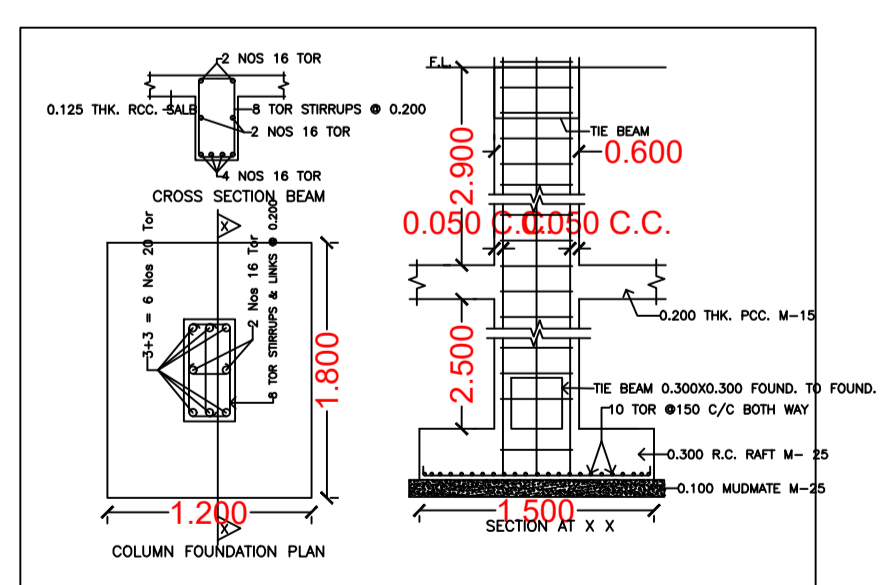
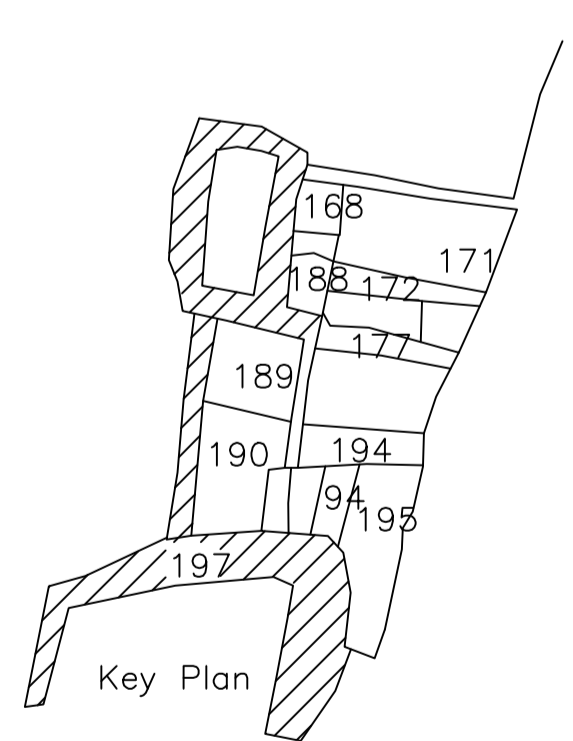
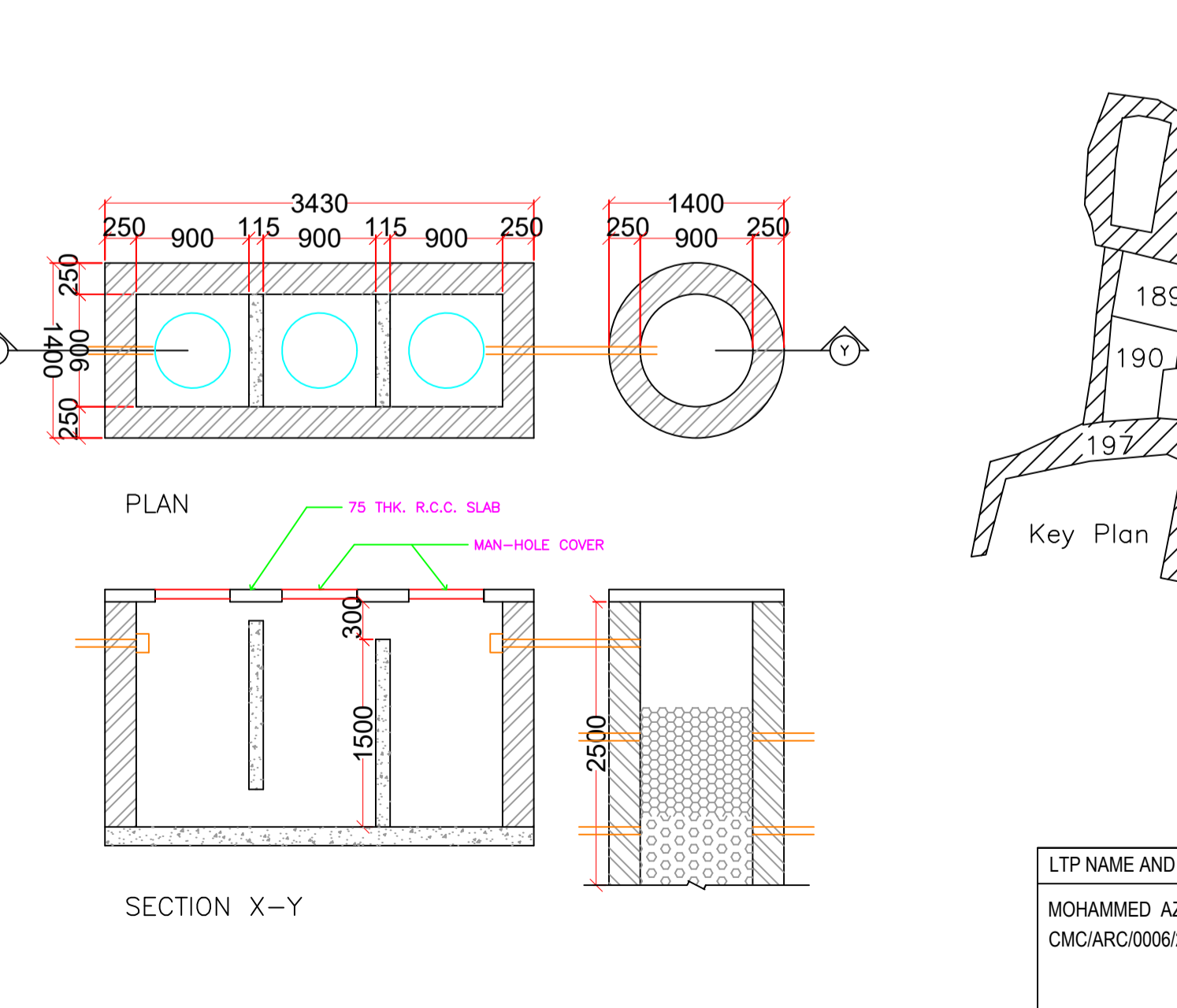
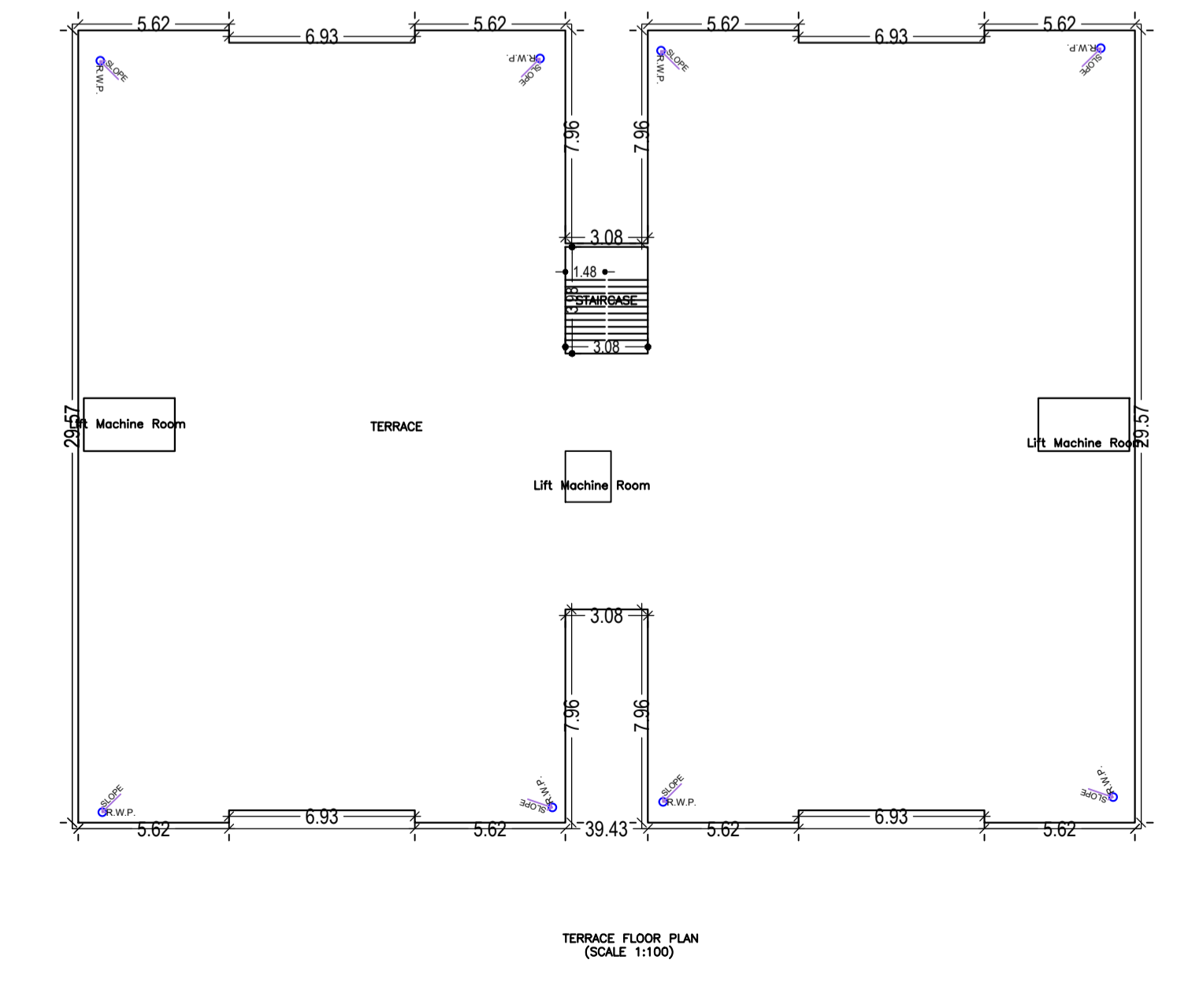
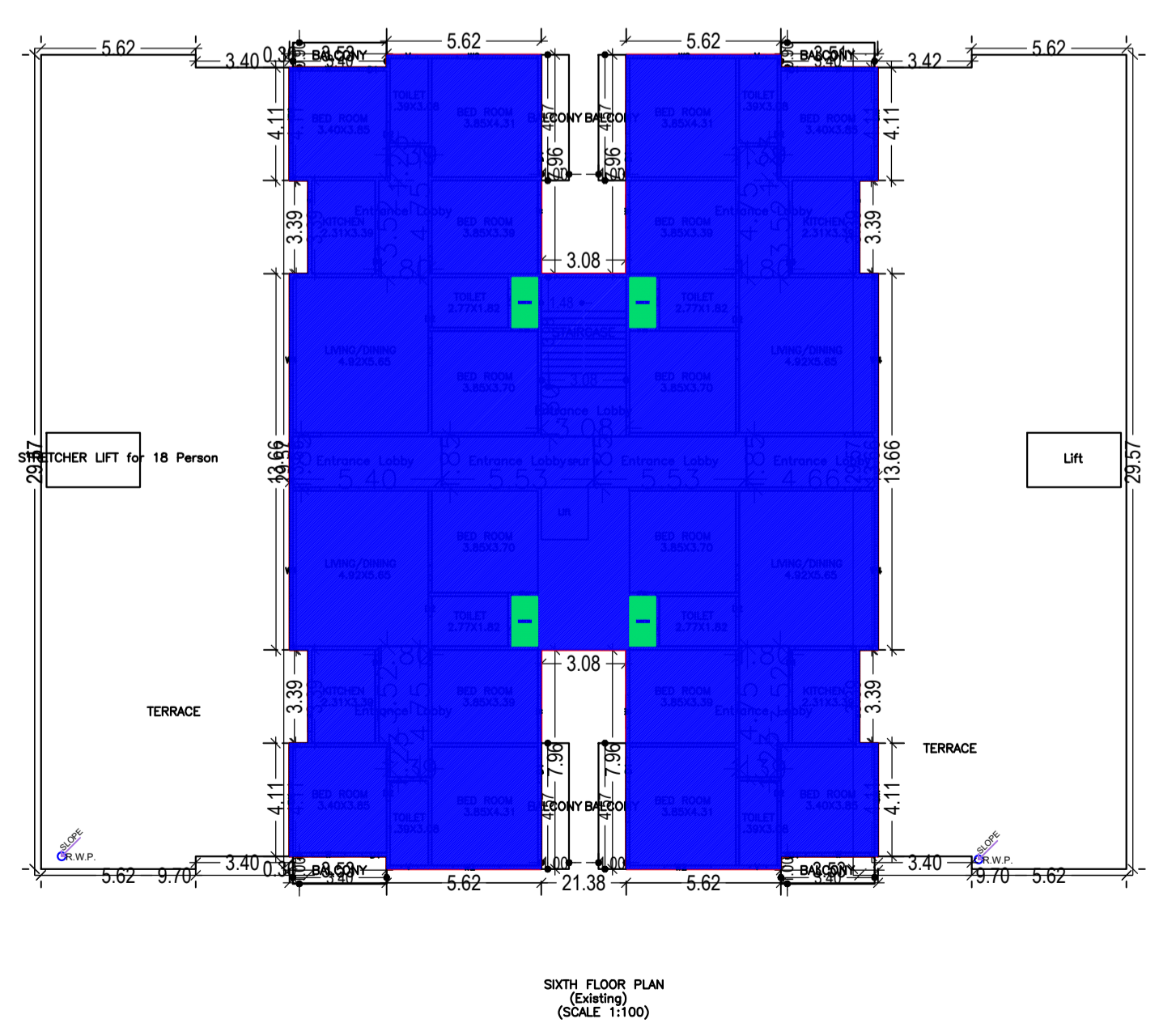
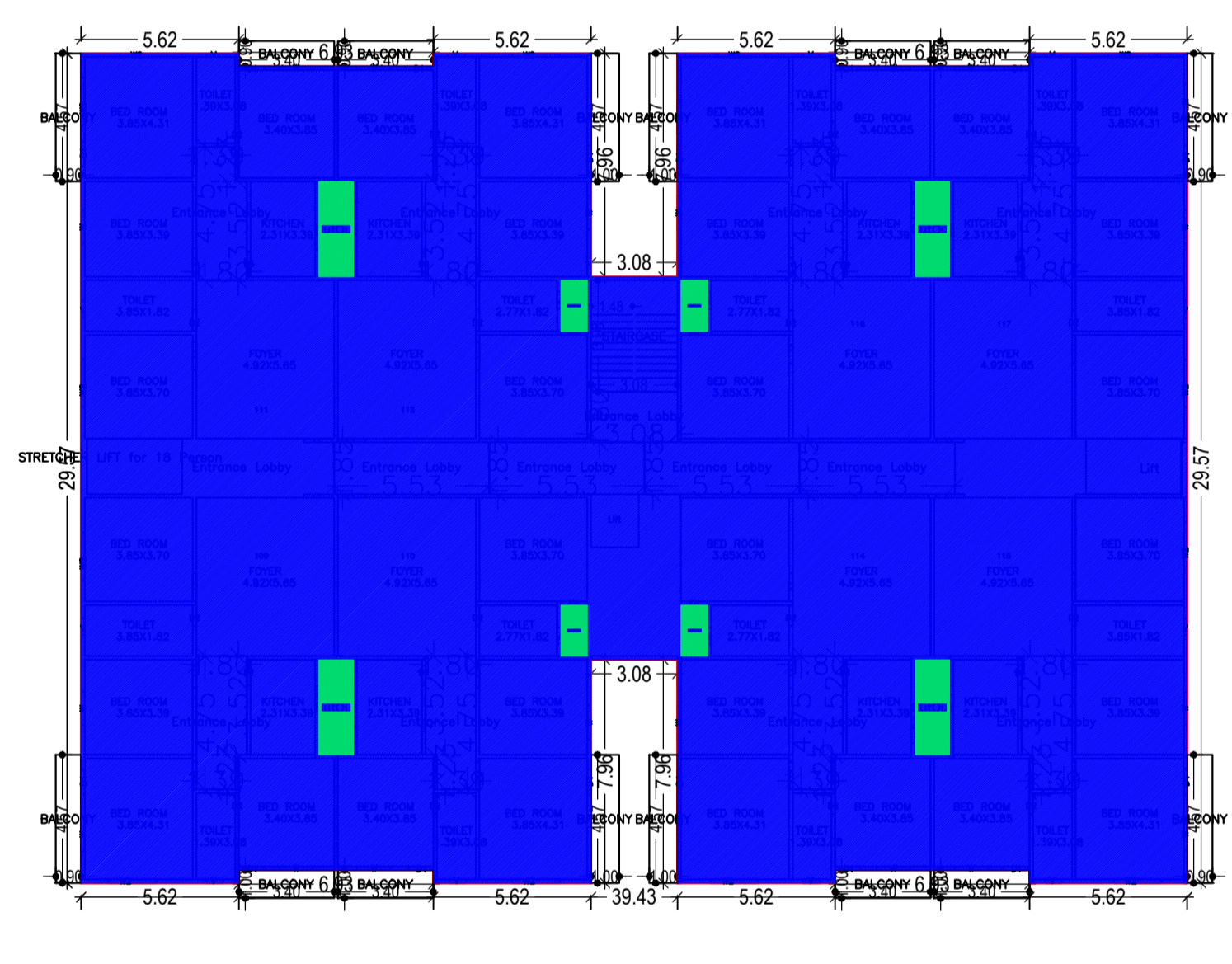
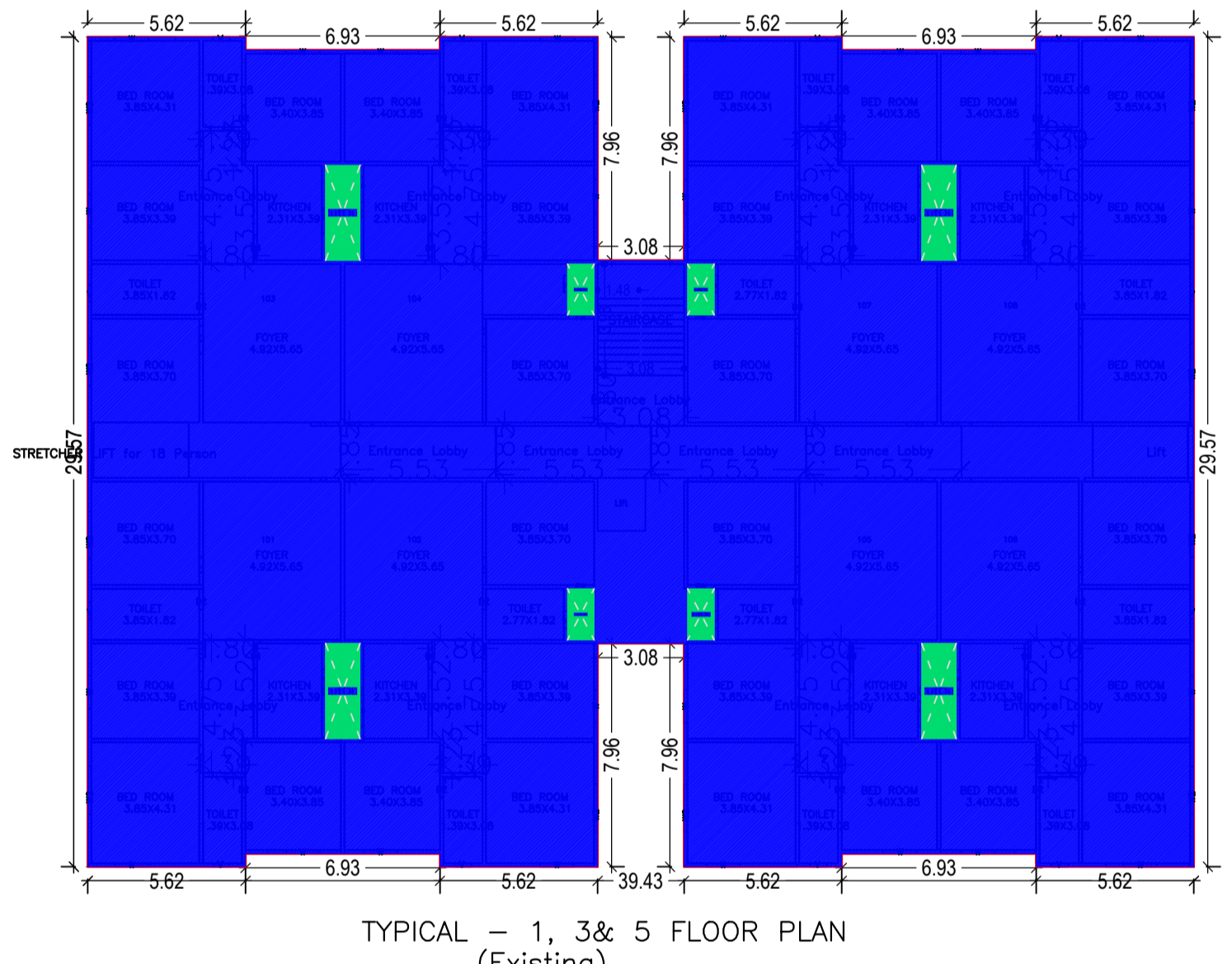
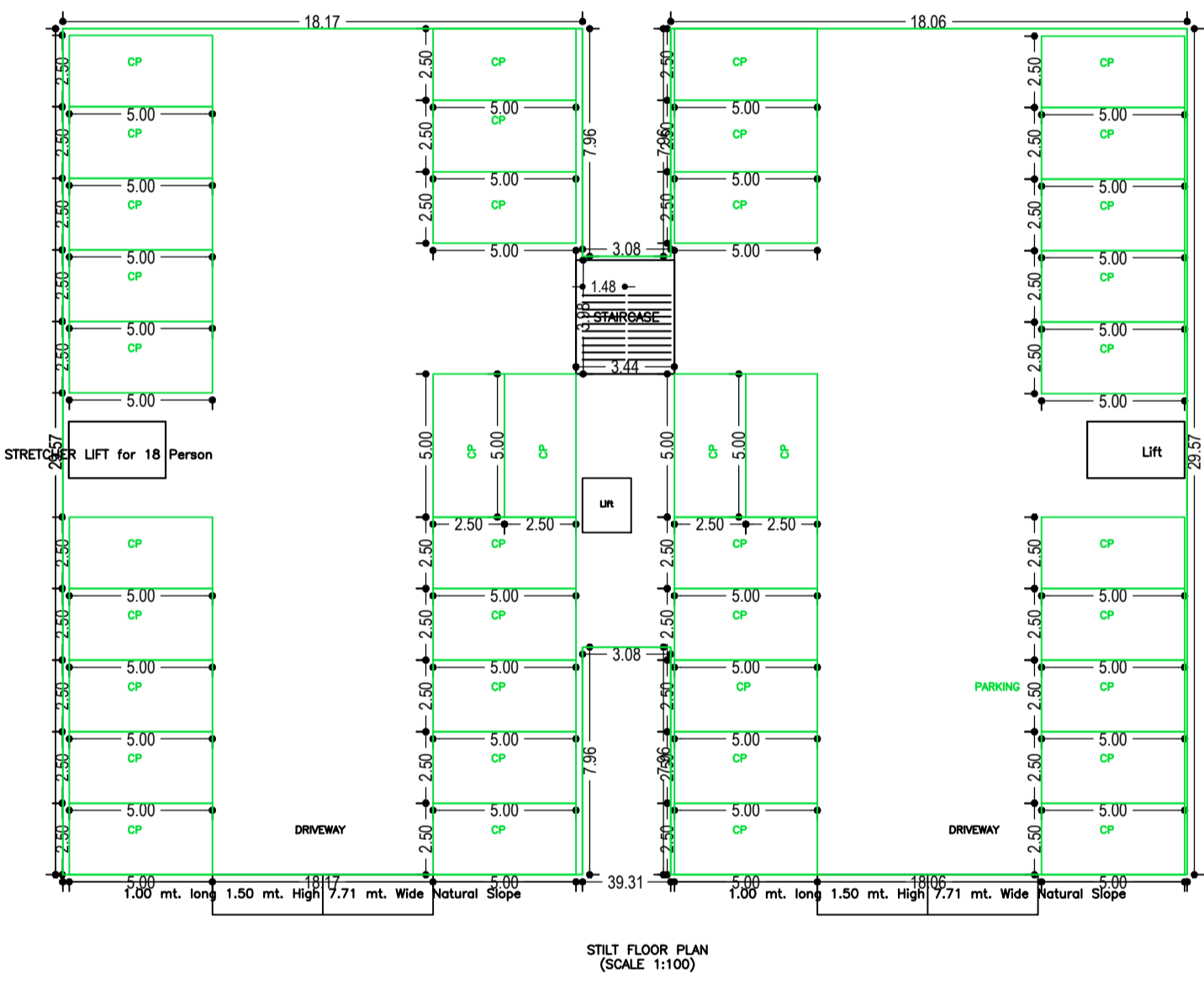
FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 3 & 5 FLOOR PLAN	101	FLAT	Existing	117.03	113.56	8	24
	102	FLAT	Existing	115.55	115.11	8	
	103	FLAT	Existing	117.03	116.52	8	
	104	FLAT	Existing	115.09	112.34	7	
	105	FLAT	Existing	115.28	113.47	8	
	106	FLAT	Existing	117.40	114.18	8	
TYPICAL - 2 & 4 FLOOR PLAN	107	FLAT	Existing	115.20	112.01	8	16
	108	FLAT	Existing	117.40	114.49	8	
	109	FLAT	Existing	120.44	115.25	8	
	110	FLAT	Existing	118.96	114.26	8	
	111	FLAT	Existing	120.63	116.80	8	
	112	FLAT	Existing	118.63	115.04	8	
SIXTH FLOOR PLAN	SPLIT A	FLAT	Existing	988.33	938.97	30	1
	Total	-	-	5292.41	5100.51	349	41

Building -A (BUILDING A)

Floor Name	Total Built-Up Area (Sq.mt.)	Existing Built-Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Total (No.)
			Lift	Balcony	Accessibility					
308 Floor	1113.41	0.00	1113.41	16.86	0.00	1096.55	0.00	1096.55	13.68	1368
309 Floor	1080.36	0.00	0.00	110.64	0.00	969.72	0.00	969.72	969.72	08
310 Floor	1141.12	1110.75	30.37	16.66	30.37	1104.64	0.00	983.45	0.00	983.45
311 Floor	1080.36	1080.36	0.00	0.00	0.00	1104.64	0.00	969.72	0.00	969.72
312 Floor	1141.12	1110.75	30.37	16.66	30.37	1104.64	0.00	983.45	0.00	983.45
313 Floor	1080.36	1080.36	0.00	0.00	0.00	1104.64	0.00	969.72	0.00	969.72
314 Floor	604.98	675.92	29.00	16.66	15.63	76.68	0.00	496.02	0.00	496.02
315 Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
316 Floor	7241.71	6038.55	1203.17	68.63	76.37	629.68	1083.07	572.08	13.68	538.76
Total	7241.71	6038.55	1203.17	68.63	76.37	629.68	1083.07	572.08	13.68	538.76

Balcony Calculations Table

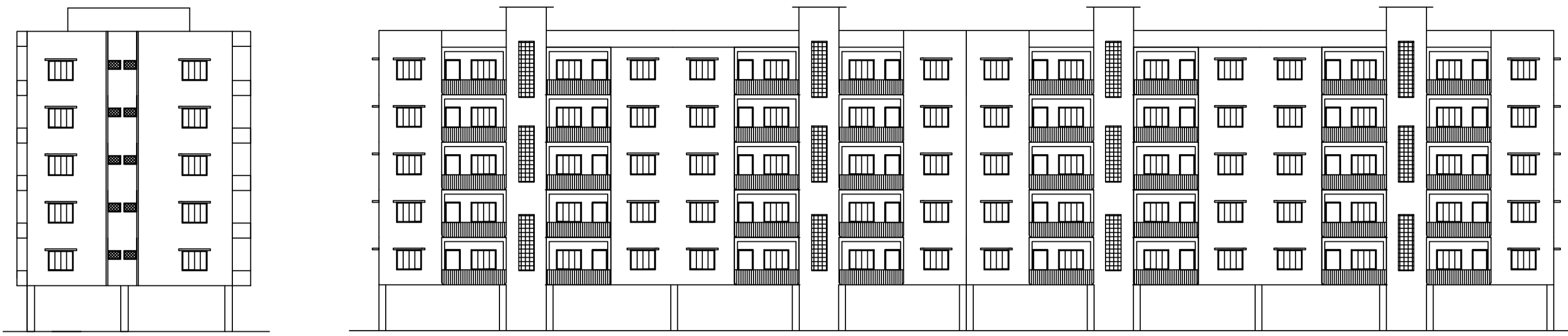
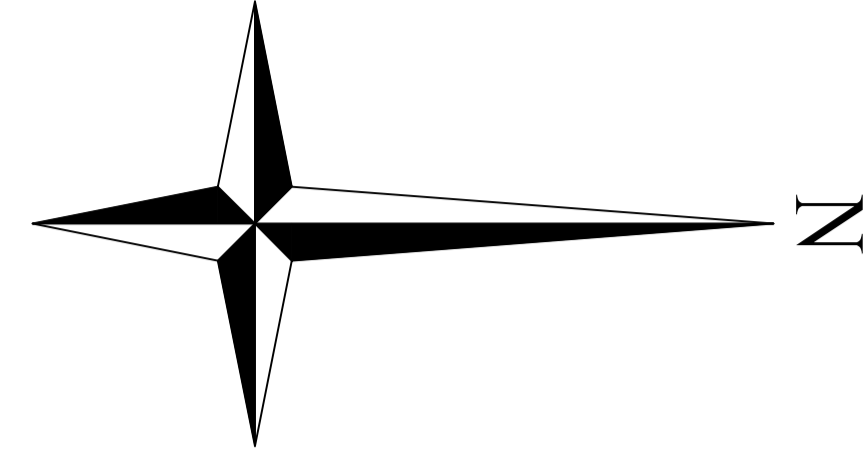
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2 & 4 FLOOR PLAN	0.91 X 3.40 X 4 X 2	24.56	121.36
	0.91 X 4.57 X 4 X 2	33.04	
	1.00 X 3.40 X 4 X 2	27.20	
	1.00 X 4.57 X 4 X 2	36.56	
SIXTH FLOOR PLAN	0.91 X 3.40 X 2 X 1	6.14	31.22
	1.00 X 3.40 X 2 X 1	6.80	
	1.00 X 4.57 X 4 X 1	18.28	
Total	-	-	152.58



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMED AZIZULLAH CMC/ARC/0006/2018			

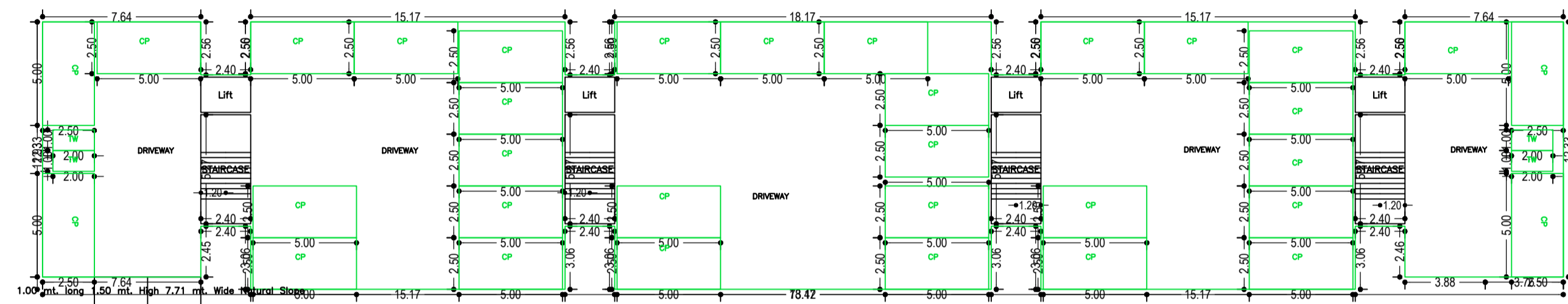
Proposal Basic Information

Proposal File No.	CMC/BI/0273/W02/2023
Owner Name	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2. KAVITA DEY DALAL
Khata No	307
Plot No	167,168,188,171
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

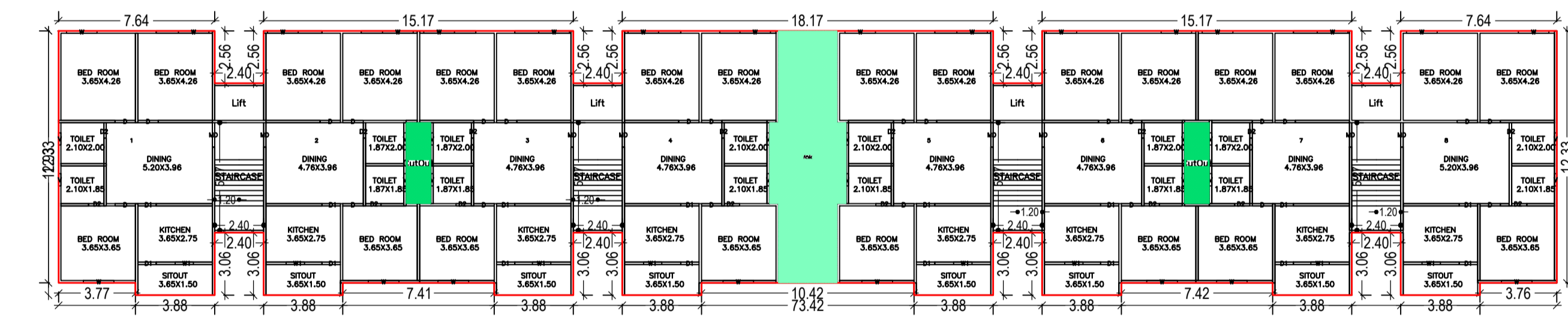


FRONT ELEVATION

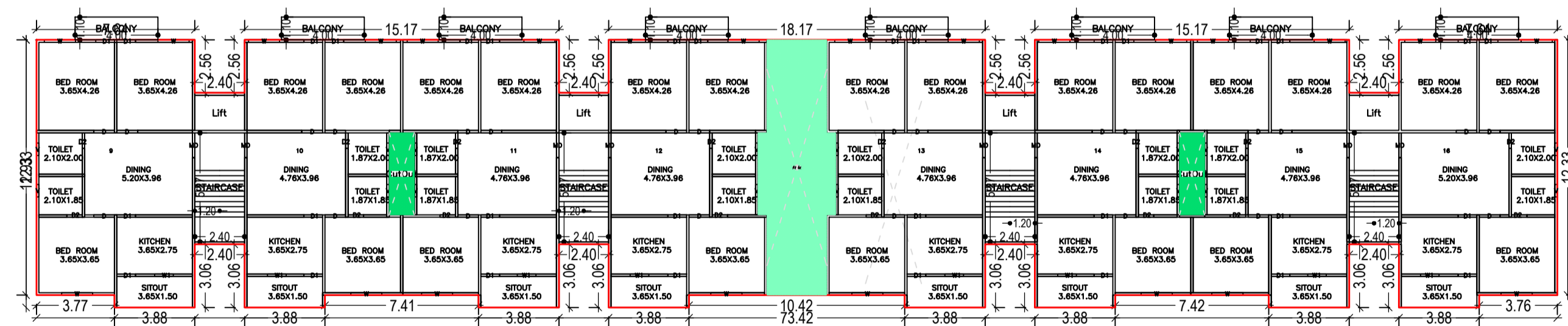
SIDE ELEVATION



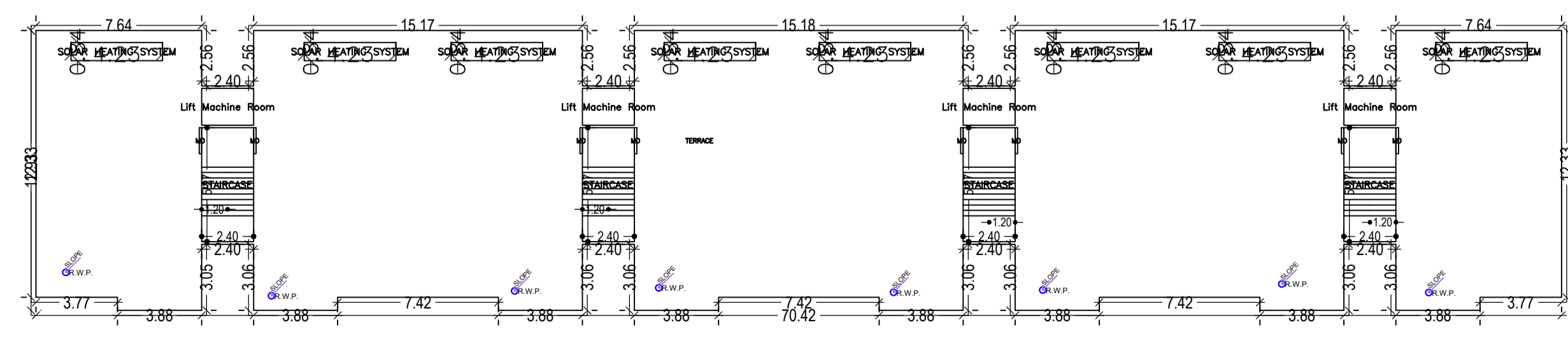
STILL FLOOR PLAN (SCALE 1:100)



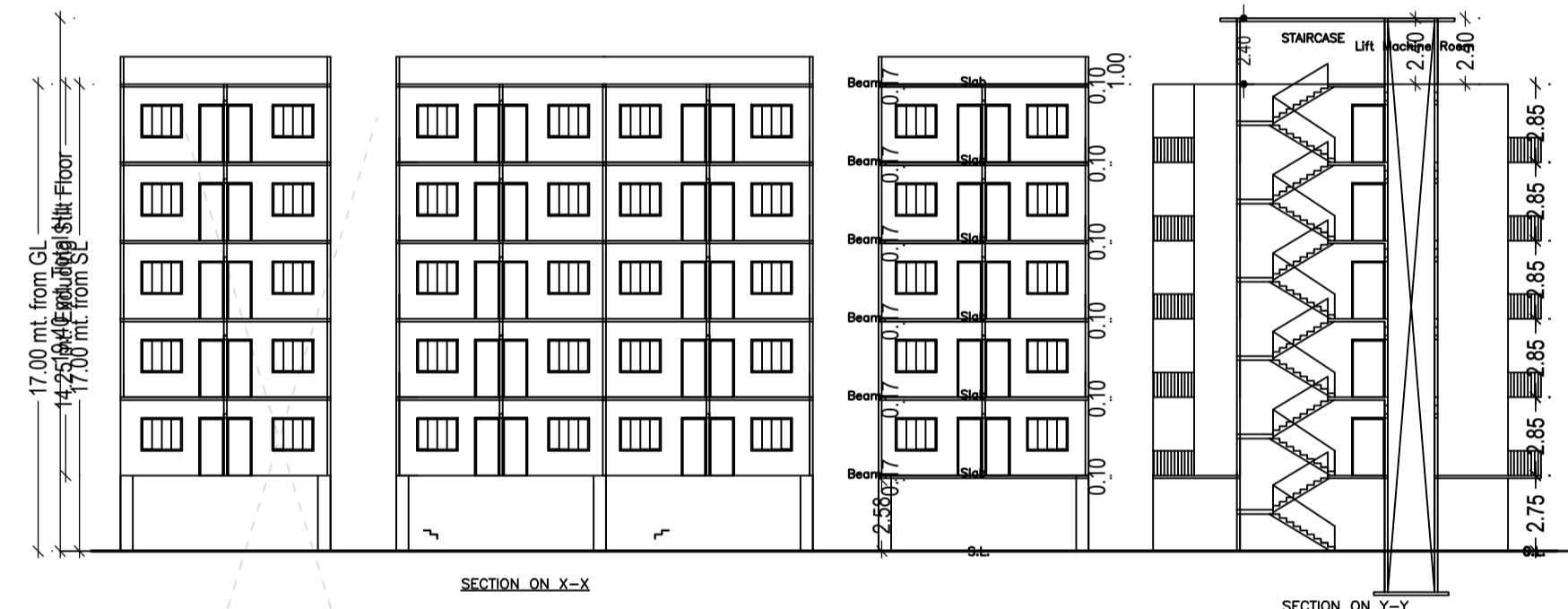
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



SECTION ON X-X

SECTION ON Y-Y

UnitBUA Table for Building :A (BUILDING B)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	1	FLAT	92.33	90.10	8	8
	2	FLAT	89.54	87.88	8	
	3	FLAT	89.54	88.24	8	
	4	FLAT	90.51	88.69	8	
	5	FLAT	90.51	88.68	8	
	6	FLAT	89.54	88.40	8	
	7	FLAT	89.54	87.42	8	
	8	FLAT	92.33	90.13	8	
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	11	FLAT	89.54	88.24	8	32
	12	FLAT	90.51	88.69	8	
	13	FLAT	90.51	88.68	8	
	14	FLAT	89.54	88.40	8	
	15	FLAT	89.54	87.42	8	
	16	FLAT	92.33	90.13	8	
	9	FLAT	92.33	90.10	8	
	Total:			3819.30	3547.73	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING B)	D2	0.75	2.10	80
A (BUILDING B)	D1	0.90	2.10	144
A (BUILDING B)	D	1.00	2.10	120
A (BUILDING B)	MD	1.20	2.10	40

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING B)	V	0.60	0.60	80
A (BUILDING B)	W1	0.90	1.20	40
A (BUILDING B)	W	1.50	1.20	120

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	1.10 X 4.00 X 8 X 4	140.80	140.80
Total			140.80

Building :A (BUILDING B)

Floor Name	Gross Builtup Area (Sq.m)	Inductors From Gross Builtup Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)				Proposed FAR Area (Sq.m)	Add Area In FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed FAR Area (Sq.m)	Tent (No.)
				Lift	Balcony	Void	Parking					
Site	886.19	0.00	886.19	16.32	0.00	819.28	0.00	50.59	50.59	827.05	0.00	00
First Floor	875.69	9.62	885.07	0.00	0.00	39.62	0.00	827.05	0.00	827.05	827.05	08
Second Floor	910.89	9.62	920.27	16.32	17.60	39.62	0.00	828.33	0.00	828.33	828.33	08
Third Floor	910.89	9.62	920.27	16.32	17.60	39.62	0.00	828.33	0.00	828.33	828.33	08
Fourth Floor	910.89	9.62	920.27	16.32	17.60	39.62	0.00	828.33	0.00	828.33	828.33	08
Terrace	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	5485.44	48.10	5537.34	81.00	70.40	195.10	819.28	4140.37	50.59	4190.96	4190.96	40

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MOHAMMED AZIZULLAH CMC/ARC/0006/2018			