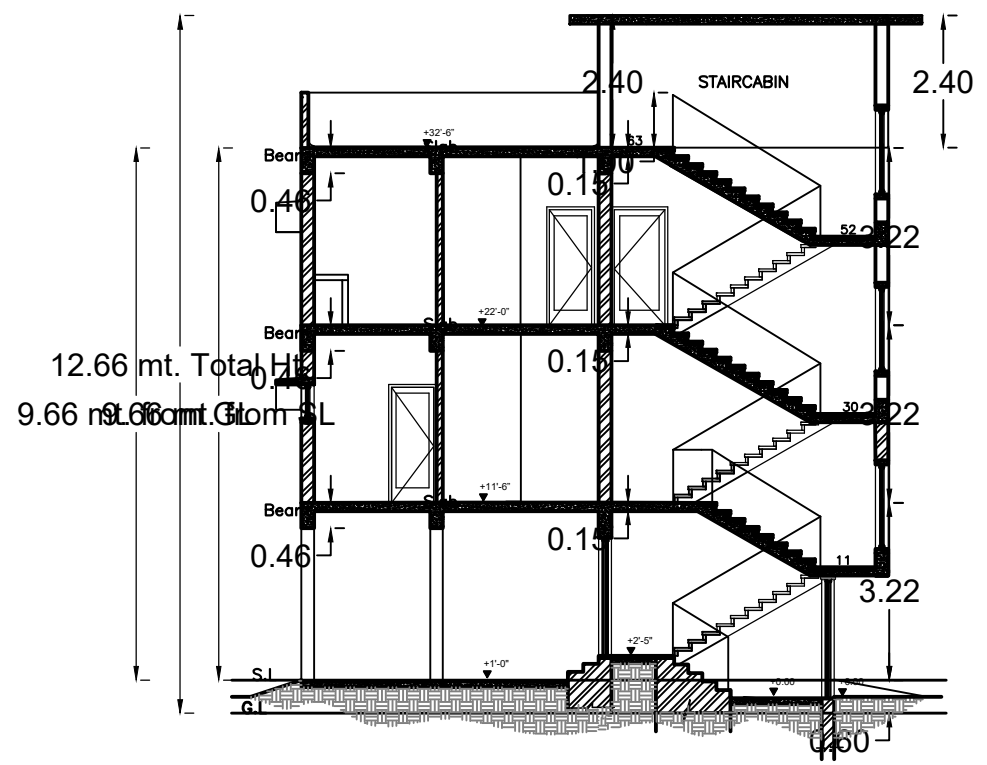
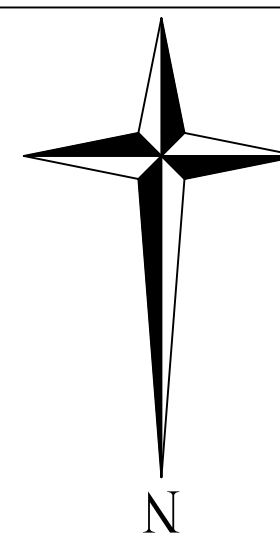


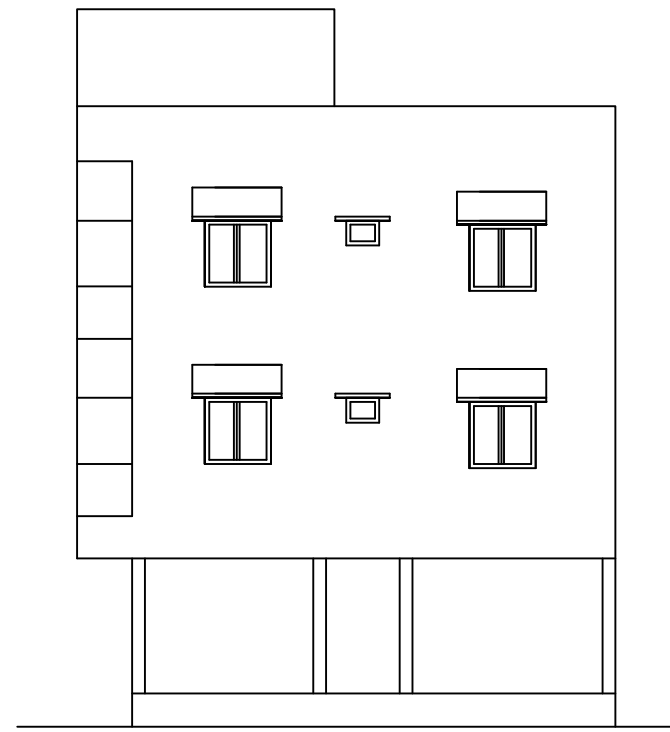
Proposal Basic Information	
Proposal File No.	CMC/BP/0086/W31/2024
Owner Name	MISHRI LAL GUPTA
Khata No	20
Plot No	13,14
Village Name	Kamaldih
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



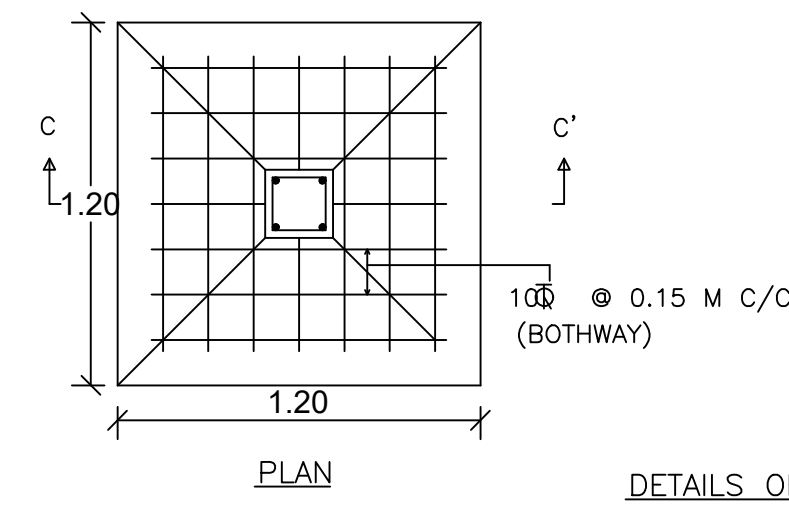
SECTION XX



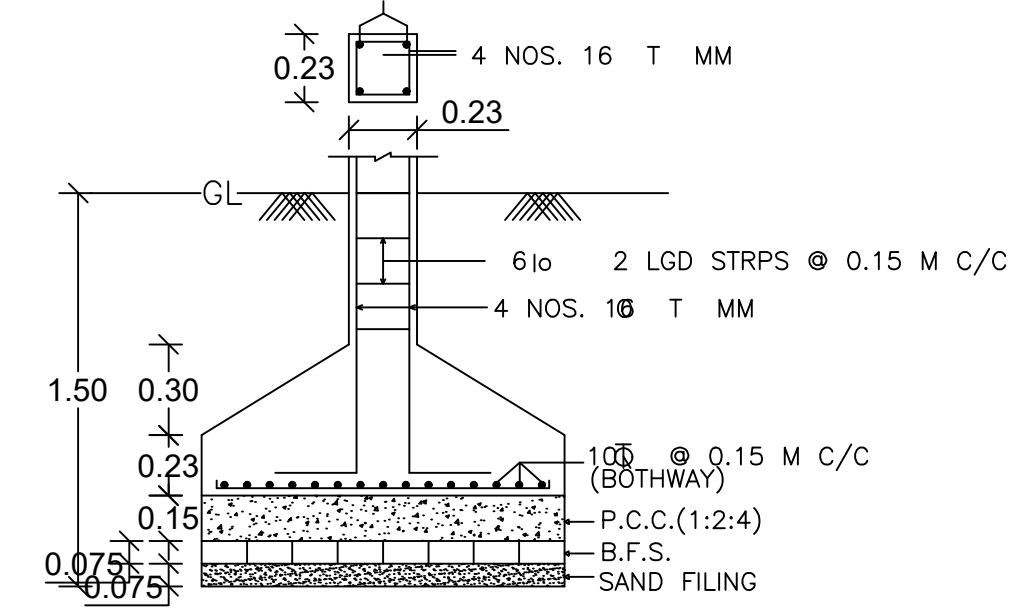
FRONT ELEVATION



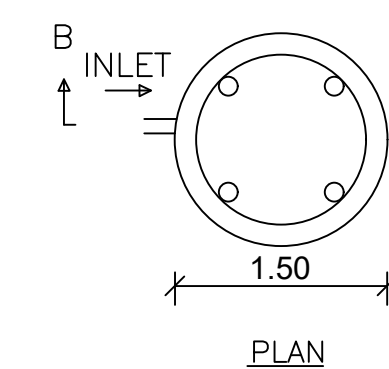
RIGHT SIDE ELEVATION



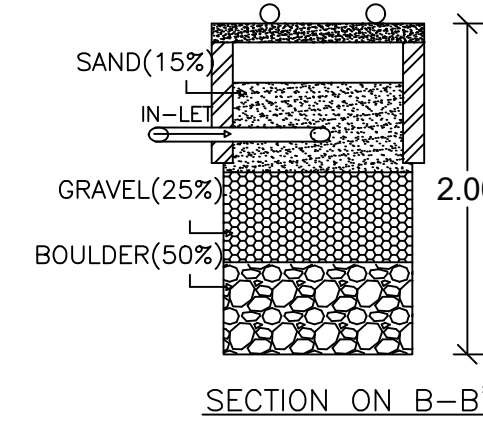
DETAILS OF FOUNDATION



SECTION ON C-C'

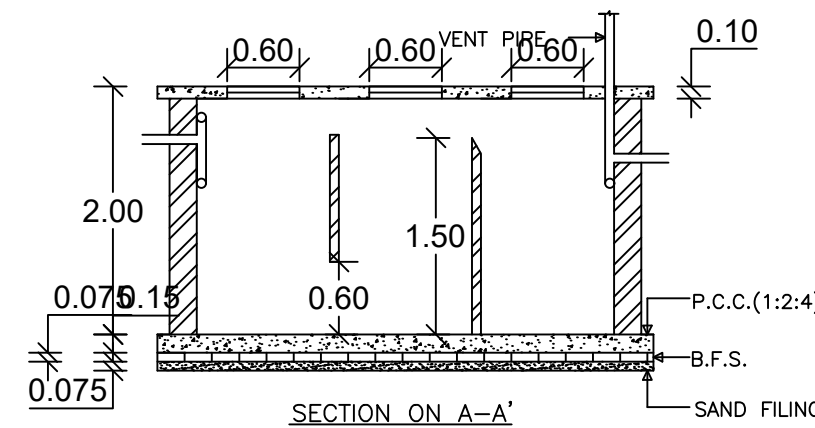


PLAN

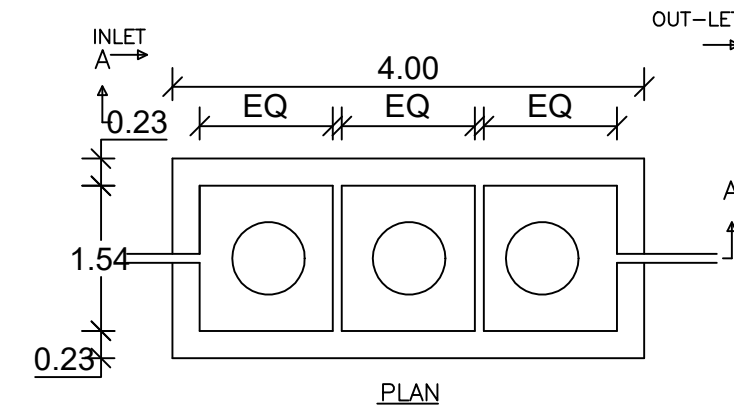


SECTION ON B-B'

DETAILS OF WATER HARVESTING

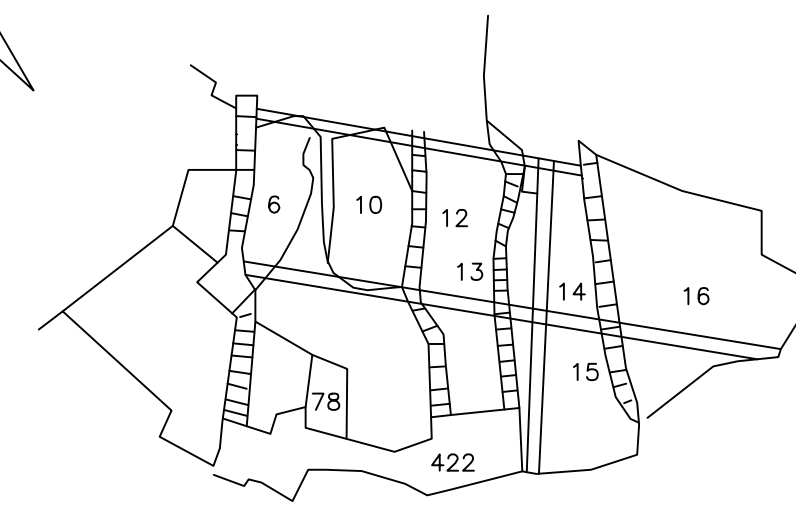


SECTION ON A-A'

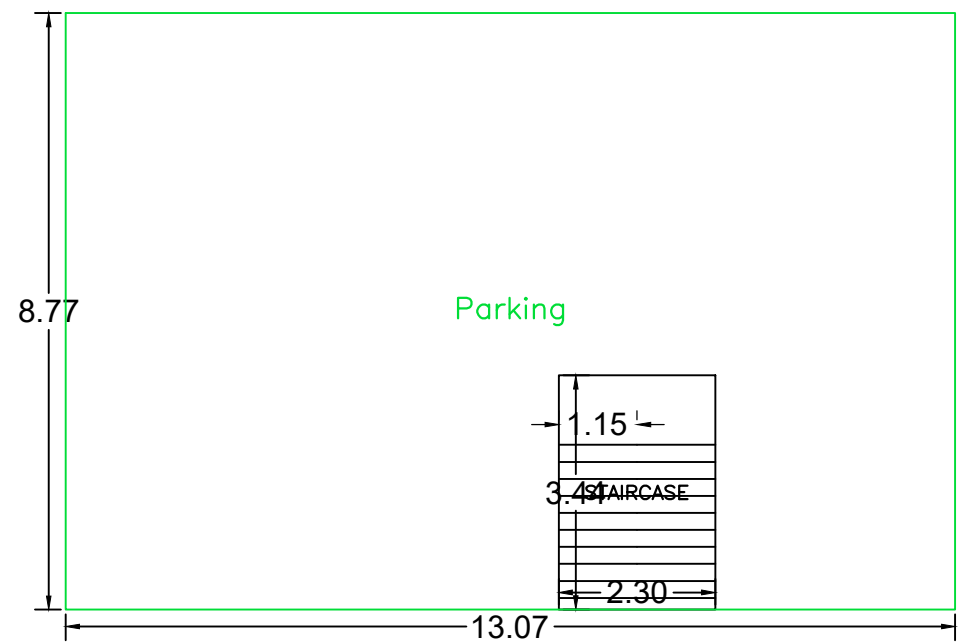


PLAN

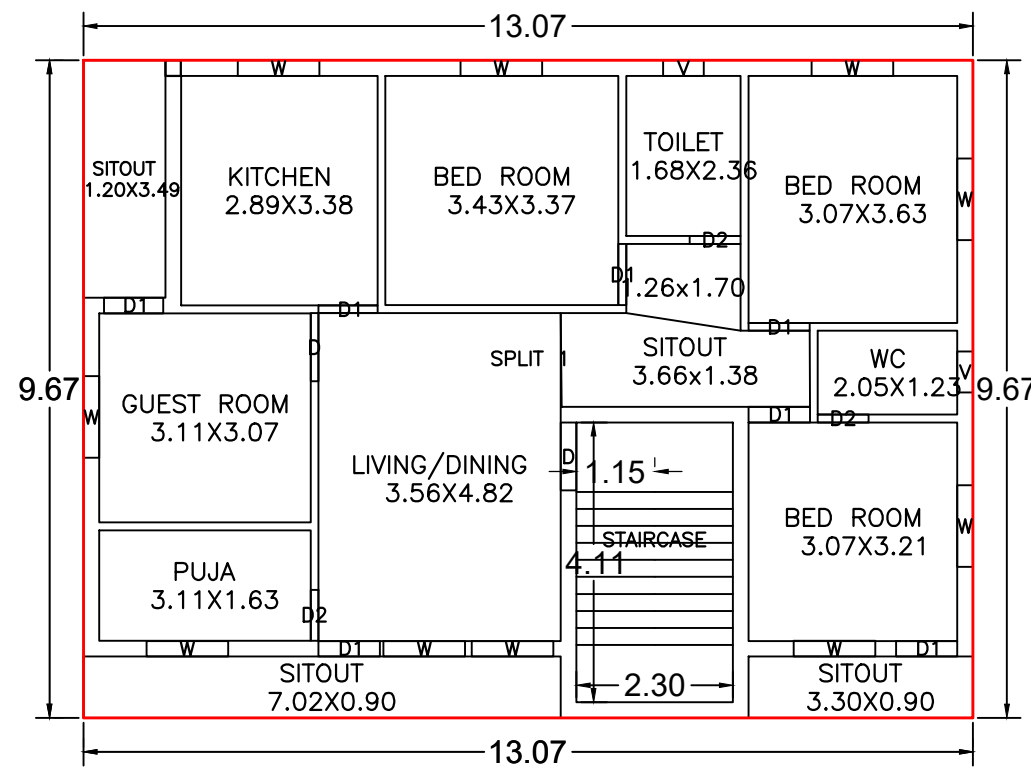
DETAILS OF SEPTIC TANK



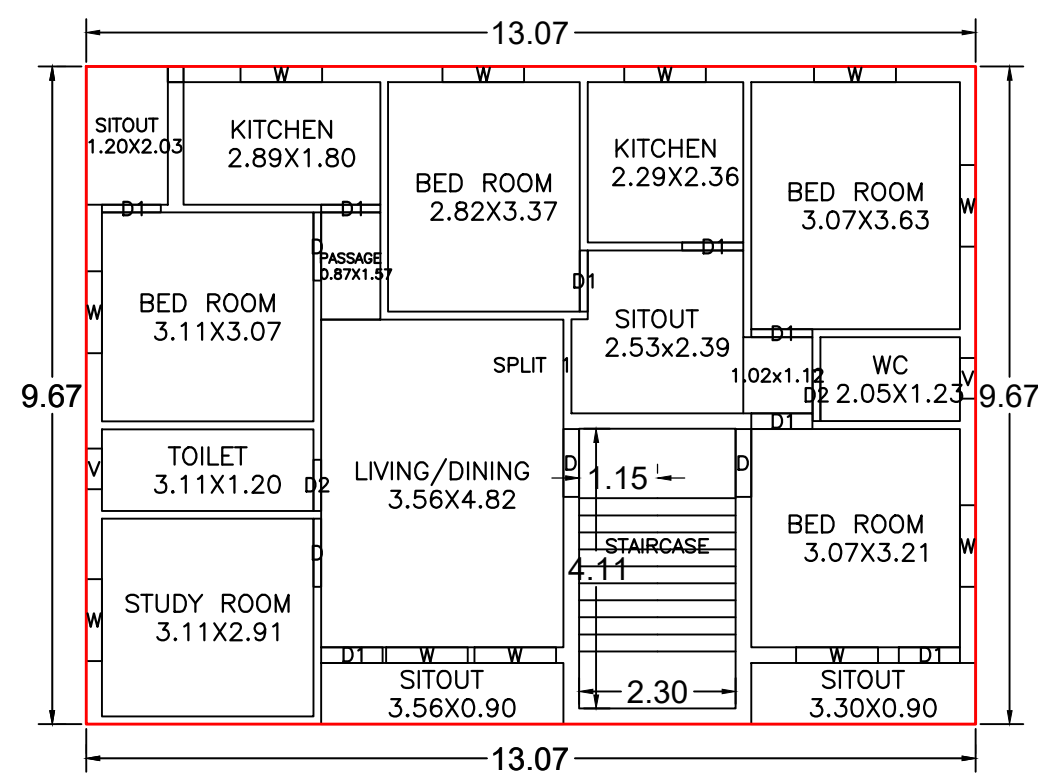
KEY PLAN



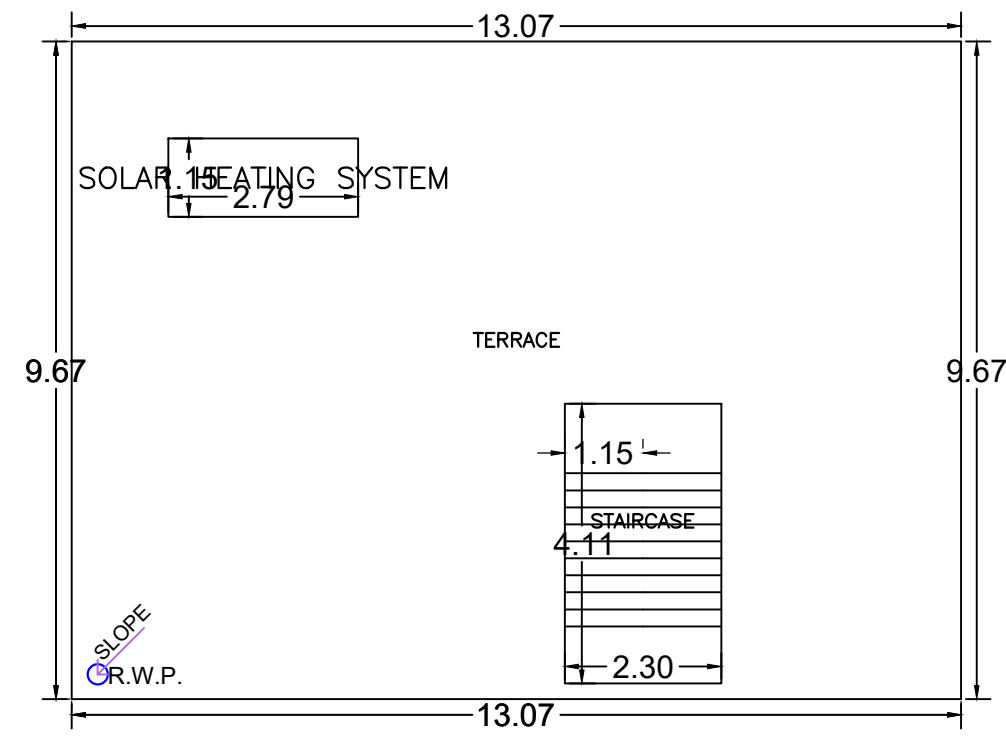
GROUND FLOOR PLAN (SCALE 1:100)



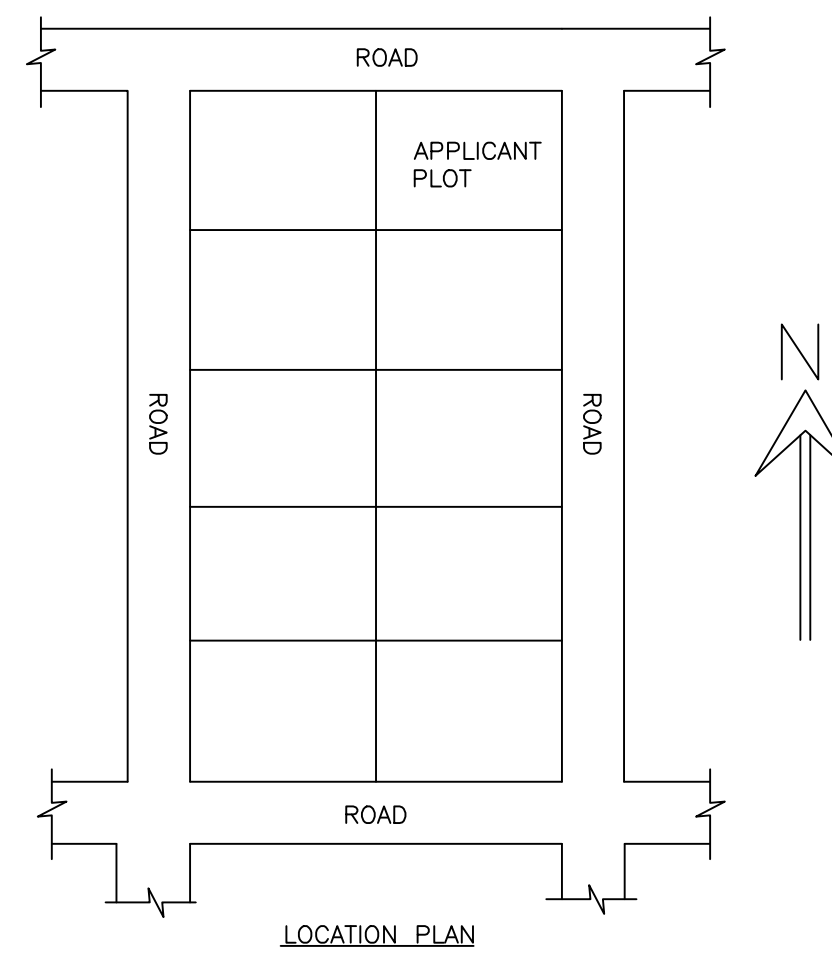
FIRST FLOOR PLAN (Proposed) (SCALE 1:100)



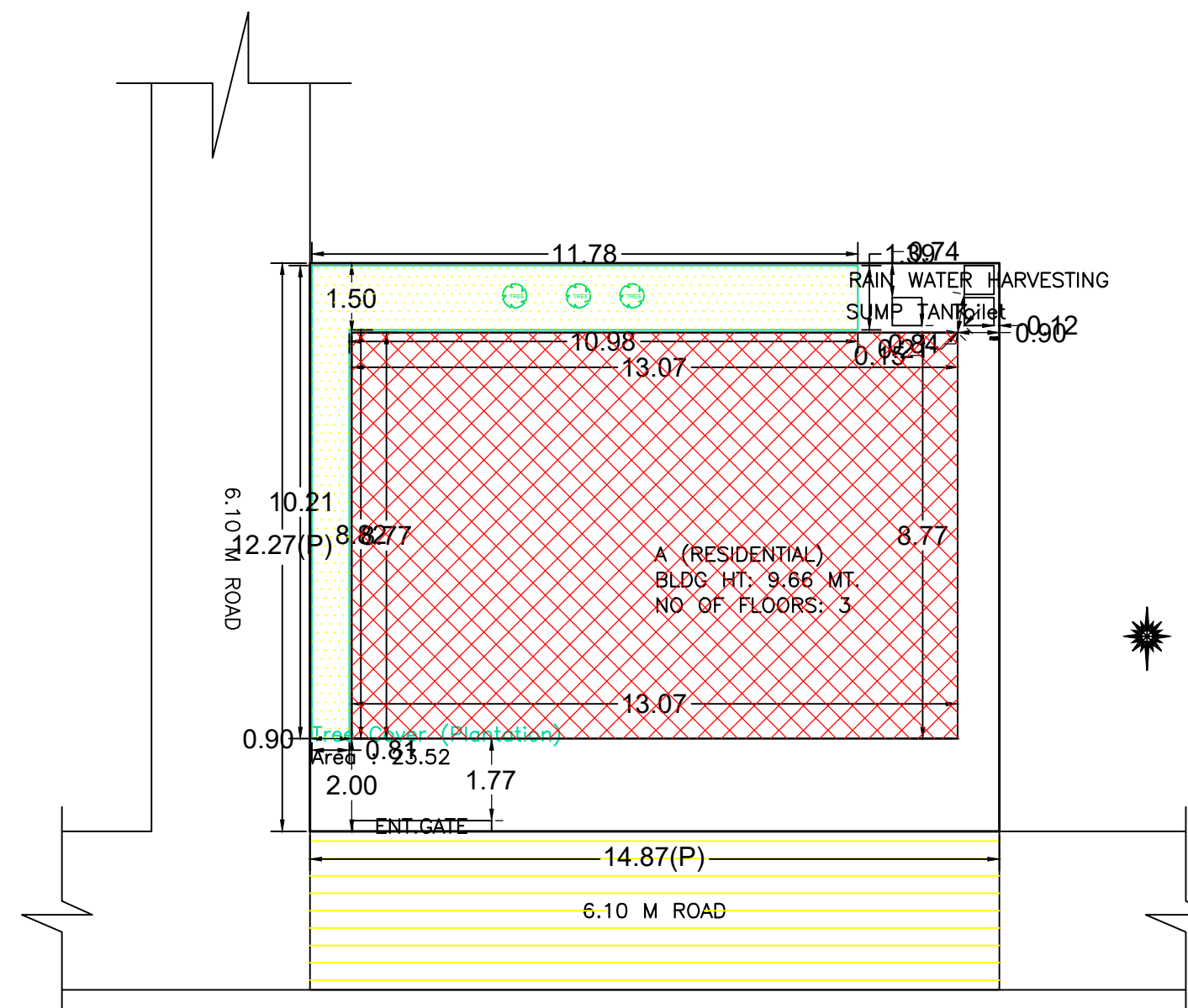
SECOND FLOOR PLAN (Proposed) (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)



LOCATION PLAN



SITE PLAN

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.70
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: CHAS MUNICIPAL CORPORATION	Plot/Nearby/Religious/Structure: NA	
Inward No: CMC/BP/0086/W31/2024	Plot/SubPlot No: 13, 14	
Application Type: General Proposal	North: Road Width - 6.10 ROAD	
Project Type: Building Permission	South: Plot No. - A/27 MARK LAND	
Nature of Development: New	East: Road Width - 6.10 M ROAD	
Location of Development Area: Old Area	West: Plot No. - A/21 MARK LAND	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	182.45
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	182.45
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		23.52
Total		23.52
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	158.93
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	182.45
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	182.45
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		127.71
Proposed Coverage Area (62.82 %)		114.61
Total Prop. Coverage Area (62.82 %)		114.61
Balance coverage area (7.18 %)		13.10
FAR CHECK		
Perm. FAR Area (2.500)		456.13
Total Perm. FAR area		456.13
Residential FAR		252.75
Proposed FAR Area		260.66
Total Proposed FAR Area		260.66
Consumed FAR (Factor)		1.43
Balance FAR Area		195.47
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		367.37
ARCHITECT (Regd)	Avinash Ulkarsh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MISHRI LAL GUPTA	
DEVELOPMENT AUTHORITY		LOCAL BODY

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 (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	114.61	106.70	0.00	7.91	7.91	7.91	00
First Floor	126.38	0.00	126.38	0.00	126.38	126.38	01
Second Floor	126.38	0.00	126.38	0.00	126.38	126.38	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	367.37	106.70	252.76	7.91	260.67	260.67	01
Total Number of Same Buildings	1						
Total :	367.37	106.70	252.76	7.91	260.67	260.67	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	05
A (RESIDENTIAL)	D1	0.87	2.10	04
A (RESIDENTIAL)	D1	0.90	2.10	11
A (RESIDENTIAL)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	04
A (RESIDENTIAL)	W	1.20	1.20	21

UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT 1	FLAT	252.75	252.65	13	1
SECOND FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	15	0
Total:	-	-	252.75	252.65	28	1

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.)
A (RESIDENTIAL)	1	367.37	106.70	252.76	7.91	260.67	260.67	01
Grand Total :	1	367.37	106.70	252.76	7.91	260.67	260.67	01

Building USE/SUBUSE Details

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

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.)
Ground Floor	114.61	7.91	114.61	7.91
First Floor	126.38	126.38	126.38	126.38
Second Floor	126.38	126.38	126.38	126.38
Terrace Floor	0.00	0.00	0.00	0.00
Total :	367.37	260.67	367.37	260.67

COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Line]
COMMON PLOT	[Blue Line]
ROAD WIDENING AREA	[Orange Line]
EXISTING (To be retained)	[Grey Line]
EXISTING (To be demolished)	[Black Line]

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