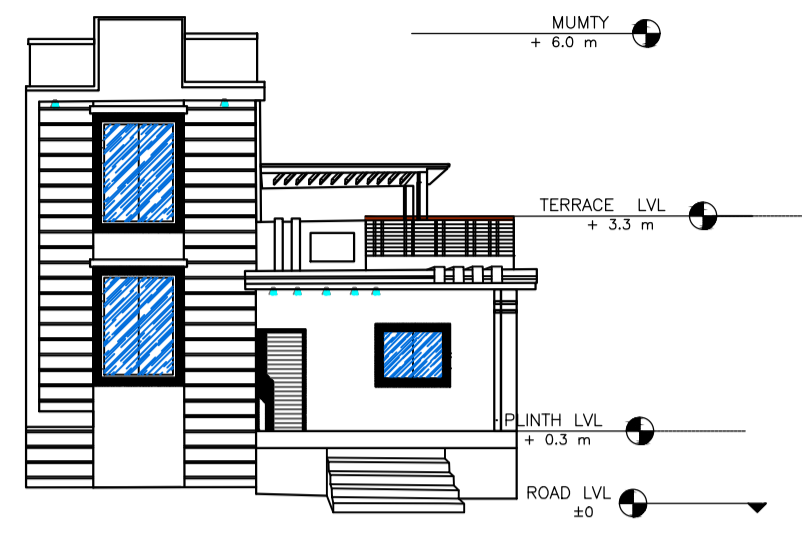
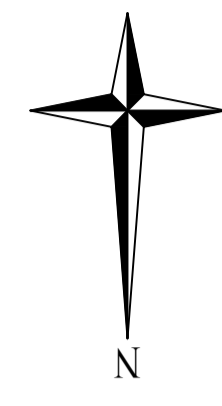
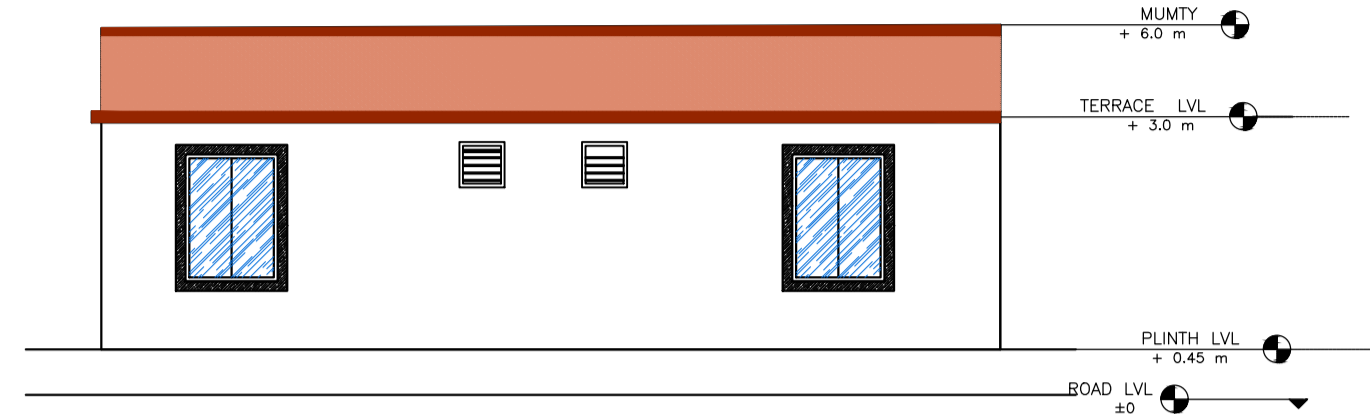


Proposal Basic Information

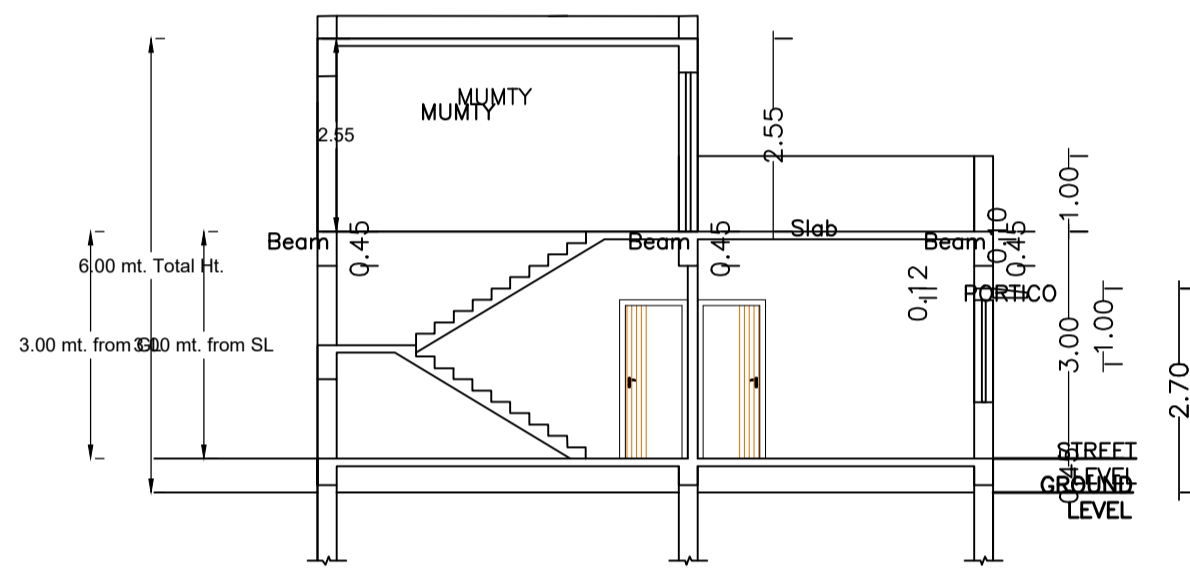
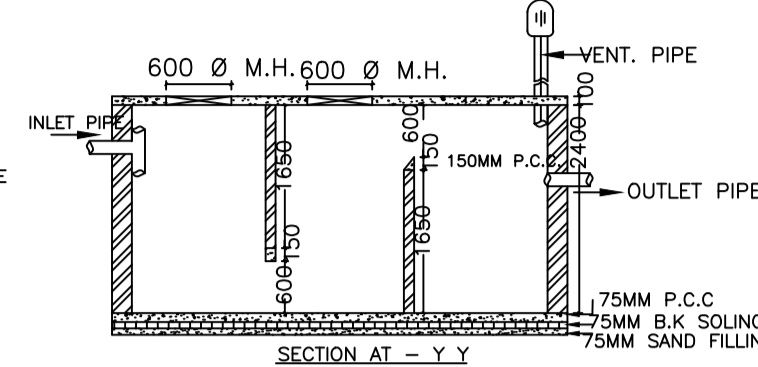
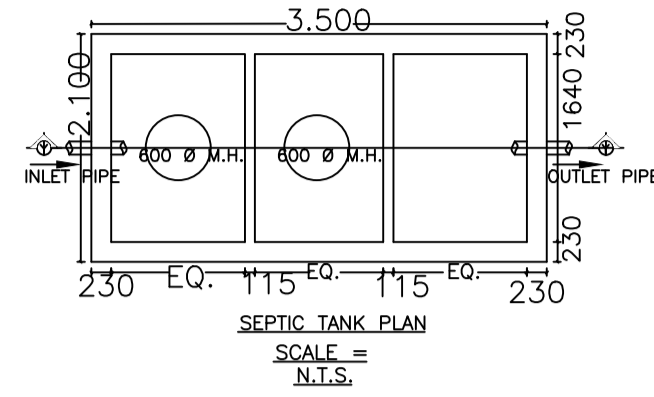
Proposal File No.	CMC/BP/0076/W22/2024
Owner Name	KANCHAN TIWARI
Khata No	405
Plot No	6912
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



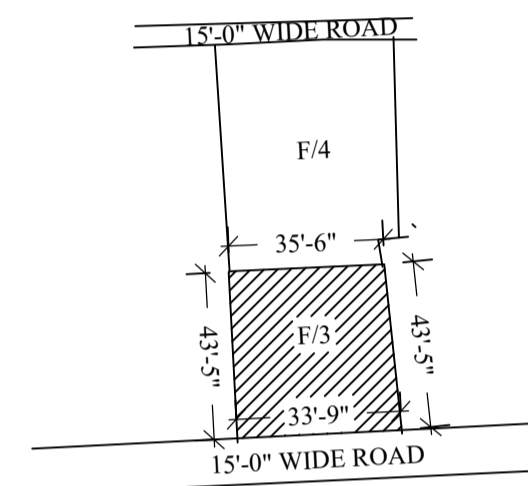
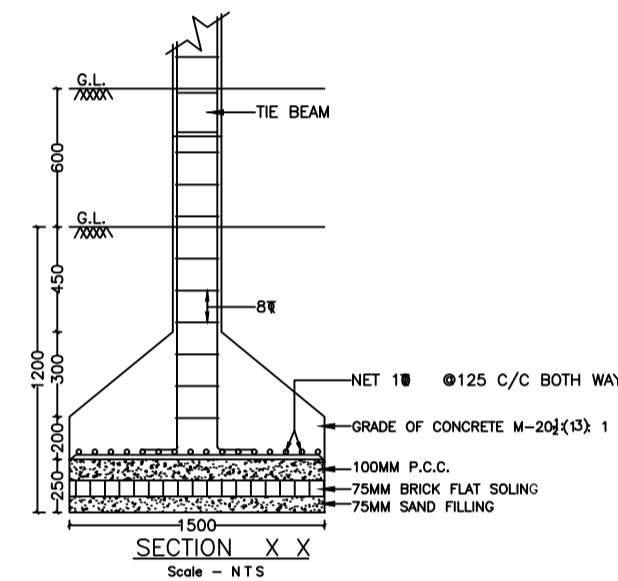
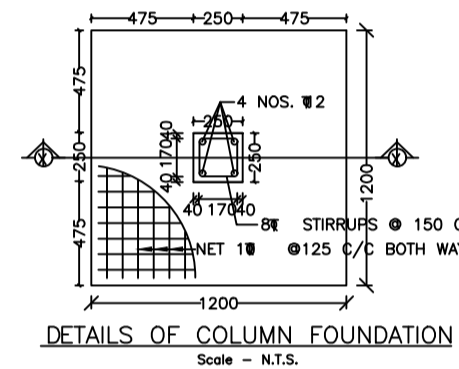
FRONT ELEVATION



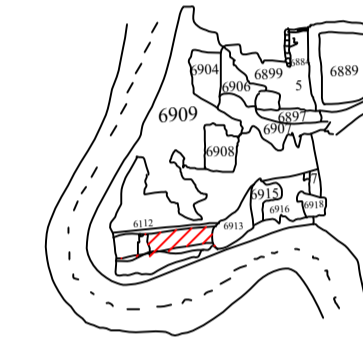
SIDE ELEVATION



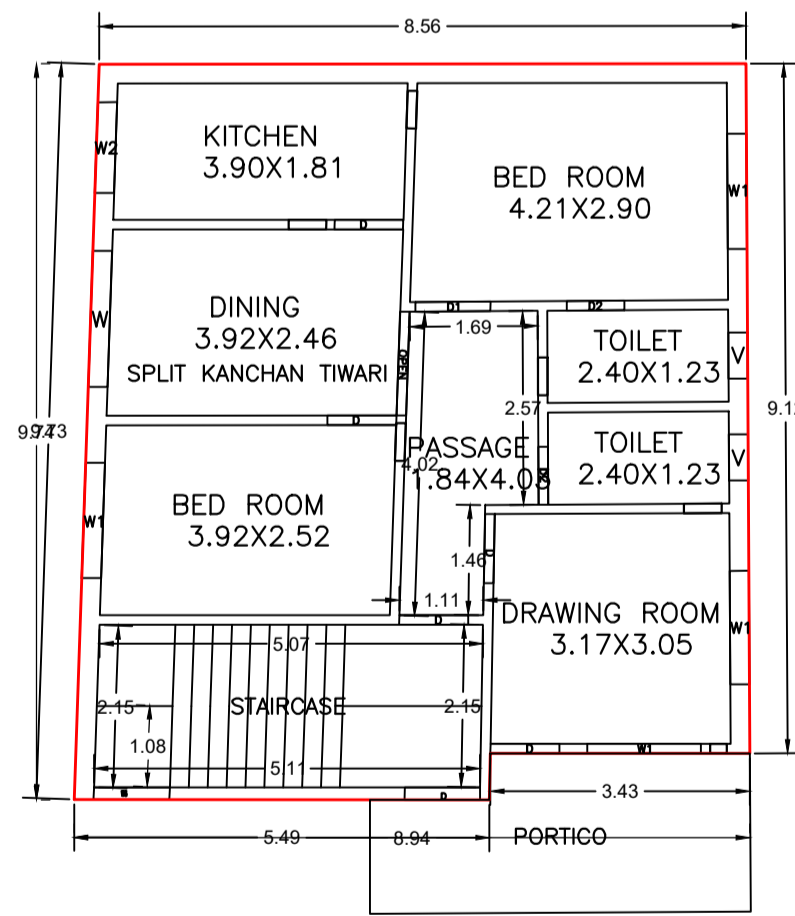
SECTION



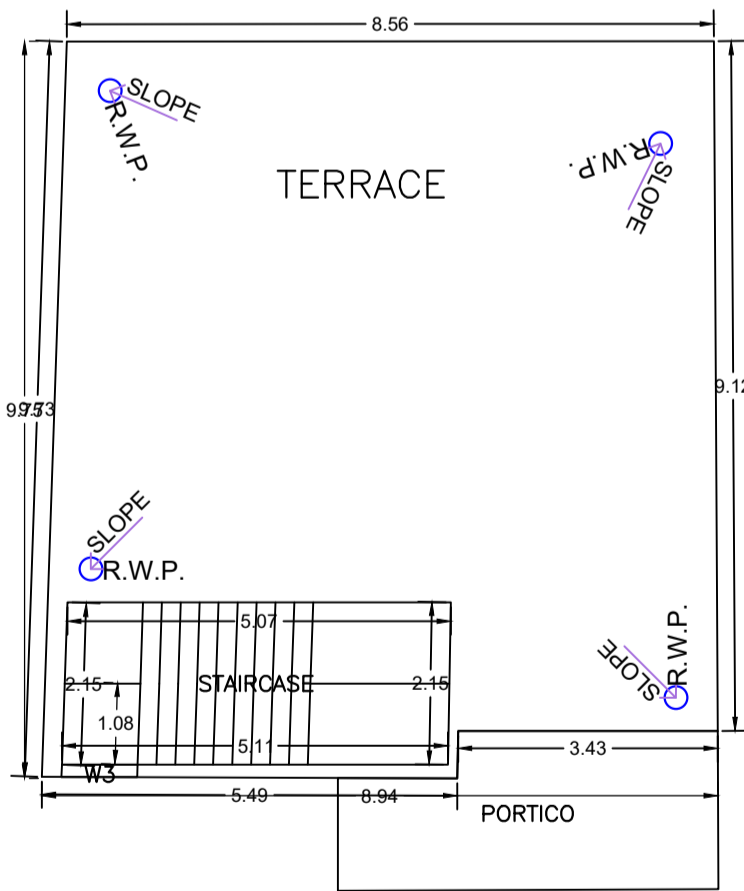
ROUTE PLAN



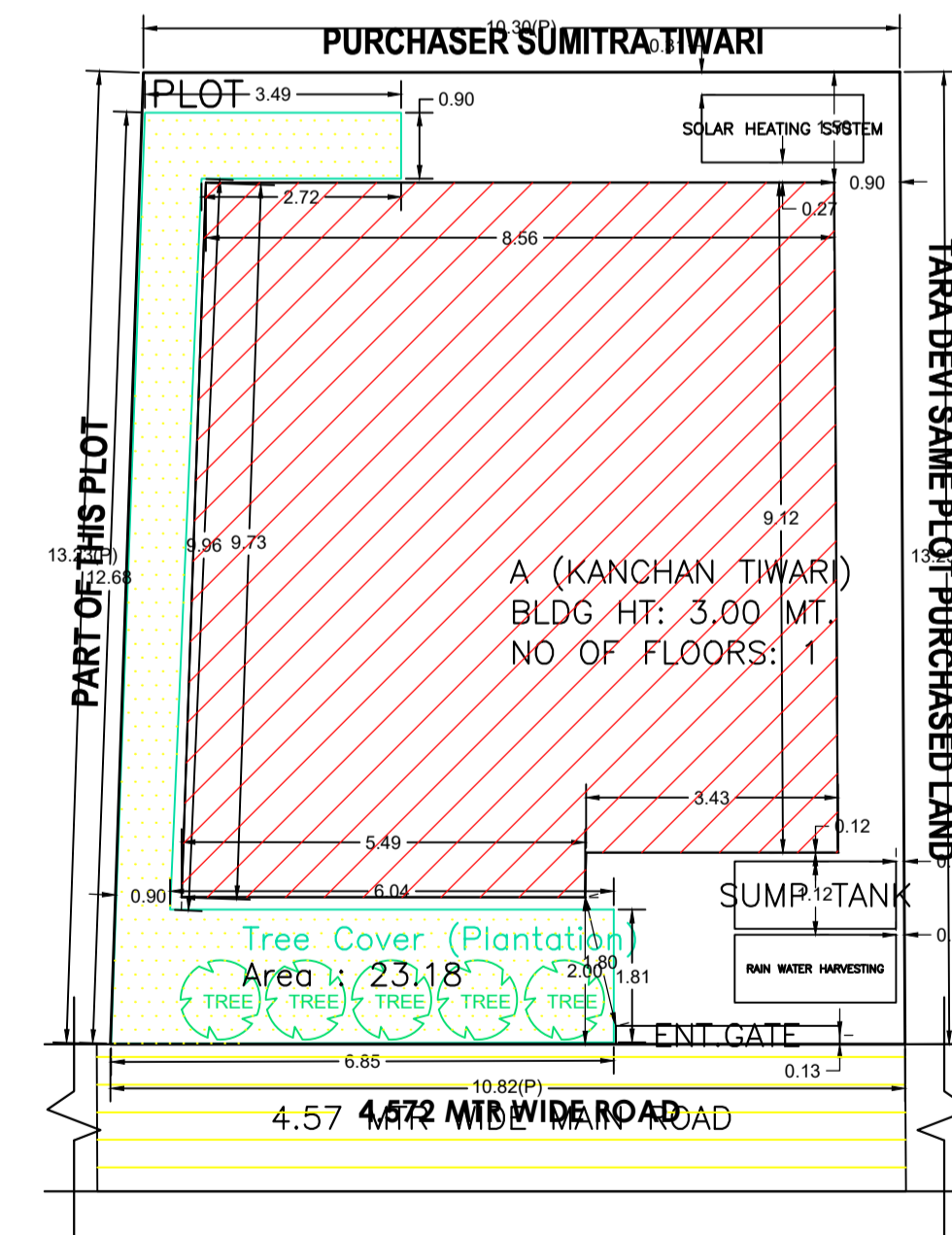
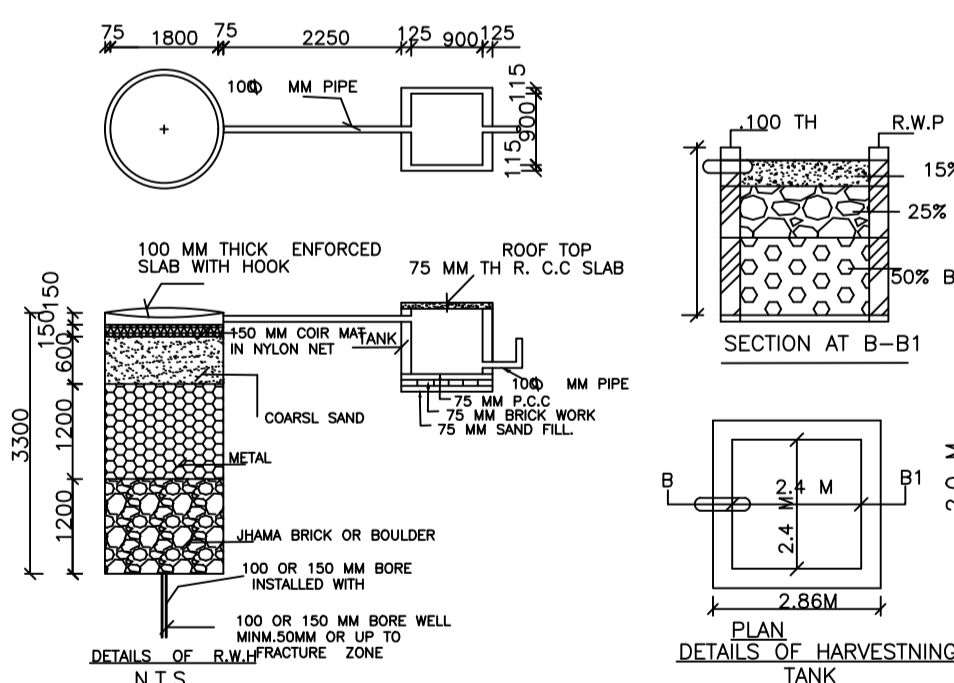
KEY PLAN



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



TERRACE FLOOR PLAN
(SCALE 1:100)



SITE PLAN

SITE PLAN

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.70	
	VERSION DATE: 16/10/2020	
PROJECT DETAIL:		
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA	
Inward_No: CMC/BP/0076/W22/2024	Plot/SubPlot No: 6912	
Application Type: General Proposal	North: Road Width - 15 FEET WIDE PROP. RASTA	
Project Type: Building Permission	South: CTS No. - PURCHASER SUMITRA TIWARI	
Nature of Development: New	East: CTS No. - PART OF THIS PLOT	
Location of Development Area: Old Area	West: CTS No. - TARA DEVI SAME PLOT PURCHASED LAND.	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	139.69
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	139.69
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		23.18
Total		23.18
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	116.51
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	139.69
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	139.69
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		97.78
Proposed Coverage Area (59.43 %)		83.02
Total Prop. Coverage Area (59.43 %)		83.02
Balance coverage area (10.57 %)		14.76
FAR CHECK		
Perm. FAR Area (1.500)		209.54
Total Perm. FAR area		209.54
Residential FAR		83.02
Proposed FAR Area		83.02
Total Proposed FAR Area		83.02
Consumed FAR (F Factor)		0.59
Balance FAR Area		126.52
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		92.64
ARCHITECT (Regd)		SHUBHAM KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		KANCHAN TIWARI
DEVELOPMENT AUTHORITY LOCAL BODY		

Building :A (KANCHAN TIWARI)

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 Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	92.64	9.62	83.02	83.02	83.02	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total	92.64	9.62	83.02	83.02	83.02	01
Total Number of Same Buildings	1					
Total	92.64	9.62	83.02	83.02	83.02	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KANCHAN TIWARI)	D2	0.76	2.10	01
A (KANCHAN TIWARI)	D2	0.77	2.10	01
A (KANCHAN TIWARI)	D	0.90	2.10	01
A (KANCHAN TIWARI)	D	0.91	2.10	04
A (KANCHAN TIWARI)	D1	1.00	2.10	01
A (KANCHAN TIWARI)	OPEN	1.37	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (KANCHAN TIWARI)	V	0.61	1.20	02
A (KANCHAN TIWARI)	W3	1.00	1.20	02
A (KANCHAN TIWARI)	W2	1.20	1.20	01
A (KANCHAN TIWARI)	W1	1.50	1.20	02
A (KANCHAN TIWARI)	W1	1.52	1.20	02
A (KANCHAN TIWARI)	W	1.80	1.20	01

UnitBUA Table for Building :A (KANCHAN TIWARI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT KANCHAN TIWARI	FLAT	62.98	62.67	8	1
Total:	-	-	62.98	62.67	8	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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
A (KANCHAN TIWARI)	1	92.64	9.62	83.02	83.02	83.02	01
Grand Total:	1	92.64	9.62	83.02	83.02	83.02	01

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	92.64	83.02	92.64	83.02
Terrace Floor	0.00	0.00	0.00	0.00
Total:	92.64	83.02	92.64	83.02

COLOR INDEX

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

LTP NAME AND SIGNATURE

SHUBHAM KUMAR
CMC/ENG/0003/2023

STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE