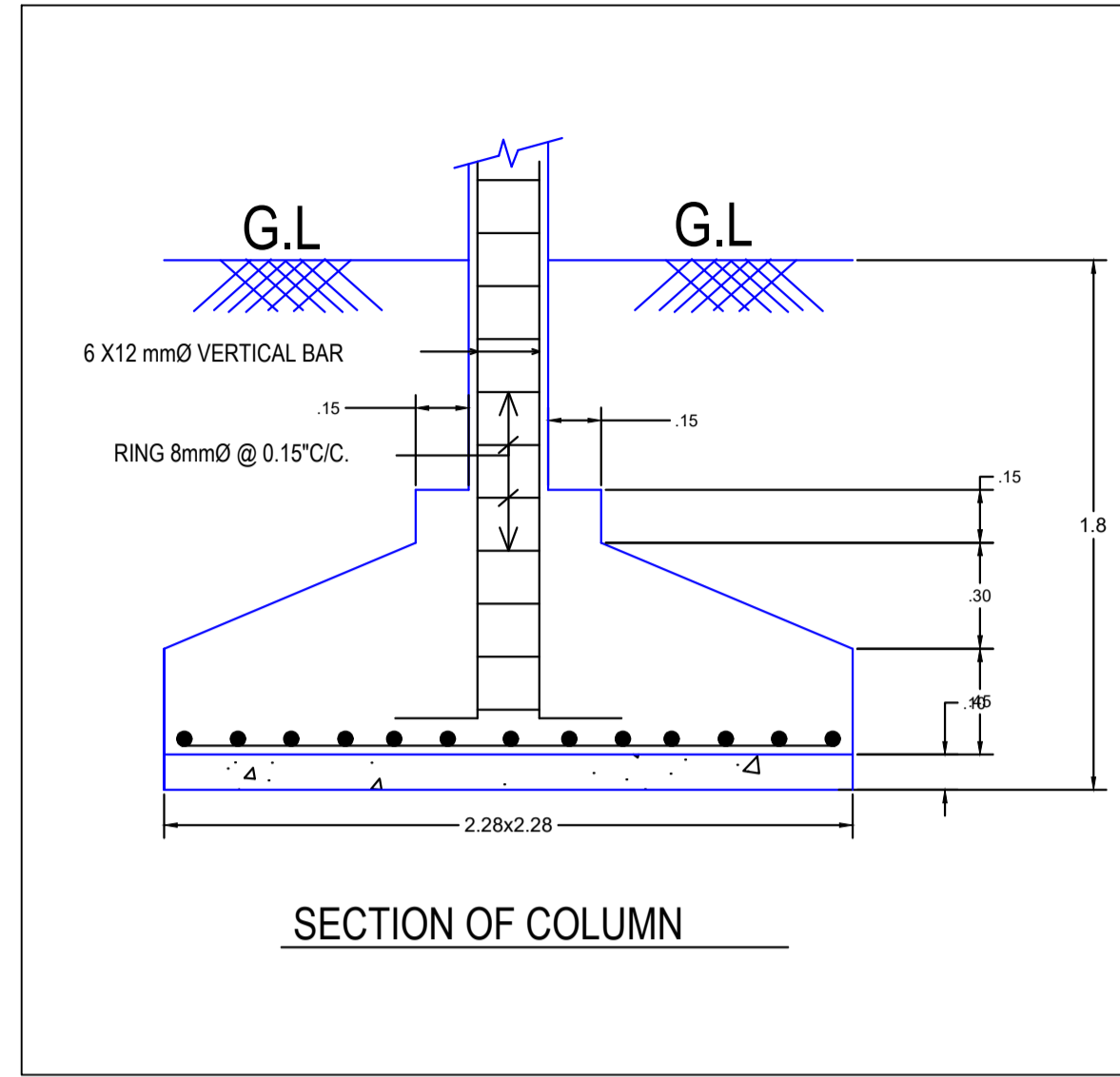
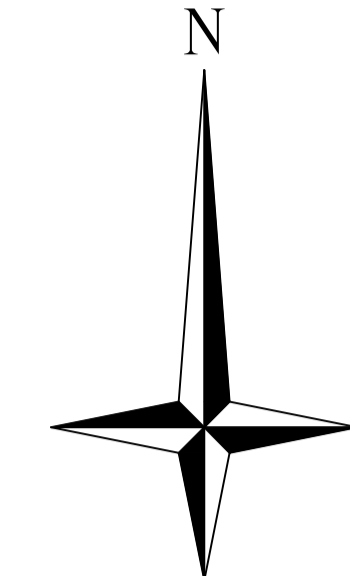


SECTION AT X-X

SECTION AT Y-Y

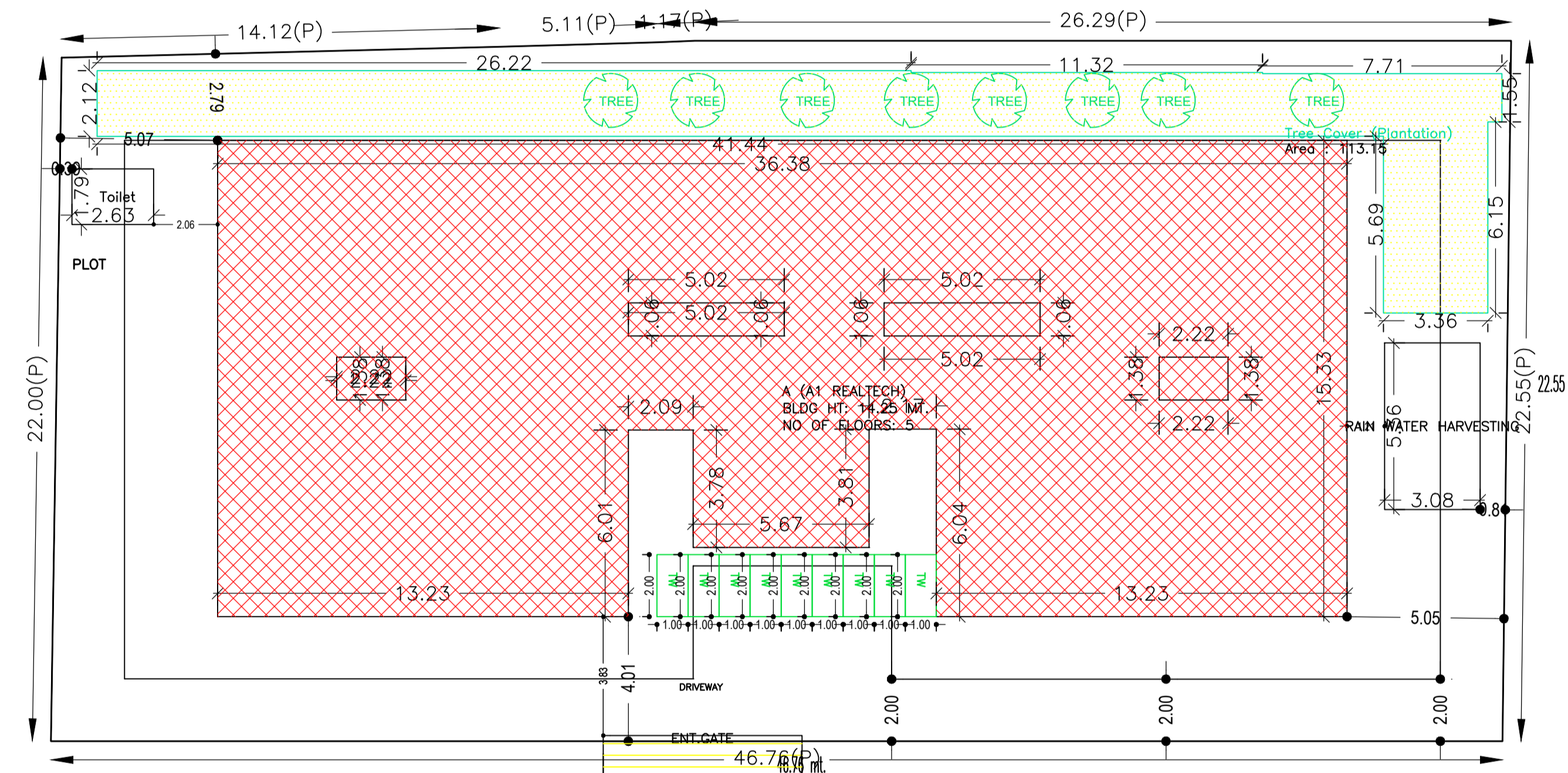


SECTION OF COLUMN

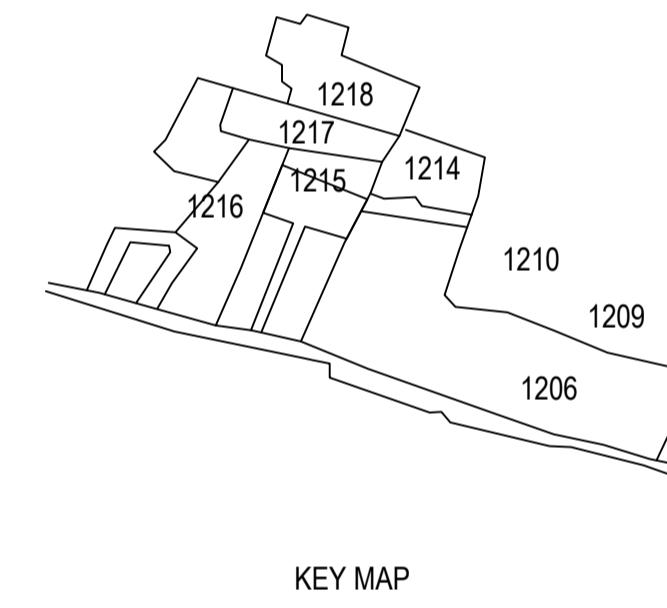


Proposal Basic Information	
Proposal File No.	CMC/BP/0069/W04/2023
Owner Name	A1 REALTECH REPRESENTED BY ITS PARTNER 1.RAJNEESH KUMAR SINHA 2. VISHAL KUMAR
Khata No	269
Plot No	1215
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.65
PROJECT DETAIL:		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential	
District: BOKARO	Plot SubUse: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	Plot/Nearby/Religious/Structure: NA	
Inward No. CMC/BP/0069/W04/2023	Plot/SubPlot No: 1215	
Application Type: General Proposal	North: CTS No. - SHRISTI VIHAR	
Project Type: Building Permission	South: Road Width - ROAD AND SAI SANDHYA APARTMENT	
Nature of Development: New	East: CTS No. - T.P.SINGH OTHERS	
Location of Development Area: Old Area	West: CTS No. - SUDHIR RAM OTHERS	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	1047.67
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	1047.67
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		113.15
Total		113.15
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	934.52
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	1047.67
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	1047.67
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		523.84
Proposed Coverage Area (47.99 %)		502.79
Total Prop. Coverage Area (47.99 %)		502.79
Balance coverage area (2.01 %)		21.05
FAR CHECK		
Perm. FAR Area (2.500)		2619.18
Total Perm. FAR area		2619.18
Residential FAR		2366.52
Proposed FAR Area		2378.86
Total Proposed FAR Area		2378.86
Consumed FAR (Factor)		2.27
Balance FAR Area		240.32
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		3390.28
ARCHITECT (Regd)		
MOHAMMED AZIZULLAH		
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		
A1 REALTECH REPRESENTED BY ITS PARTNER 1.RAJNEESH KUMAR SINHA 2. VISHAL KUMAR		
DEVELOPMENT AUTHORITY		
LOCAL BODY		



SITE PLAN



KEY MAP

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit
A (A1 REALTECH)	Residential	Residential Bldg/Apartment	> 0	1	25.00	1.00	25	-	-	-	-	
			> 0	1	25.00	-	-	-	-	1	25	
			> 0	1	25.00	-	-	1	3	-	-	
Total :			-	-	-	25	25	-	3	3	25	26

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	25	312.50
Total Car	25	312.50	25	312.50
Visitor's Car Parking	-	-	3	37.50
Total Visitor Parking	3	37.50	3	37.50
TwoWheeler	-	-	26	52.00
Total TwoWheeler	26	52.00	26	52.00
Other Parking	-	-	-	311.56
Total	400.00	-	-	765.56

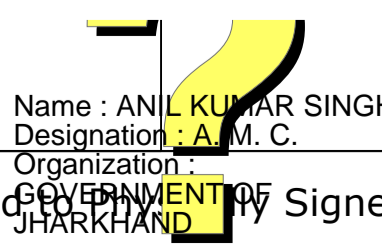
FAR & Tenement Details (Table 4c-1)

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.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Trmt (No.)
					Lift	Balcony	Accessory Use	Parking					
A (A1 REALTECH)	1	3474.28	84.00	3390.28	17.40	70.28	228.20	695.55	2366.51	12.34	2378.85	2378.85	25
Grand Total	1	3474.28	84.00	3390.28	17.40	70.28	228.20	695.55	2366.51	12.34	2378.85	2378.85	25

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

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



Name : ANIL KUMAR SINGH
Designation : A. M. C.
Organization : A1 REALTECH

