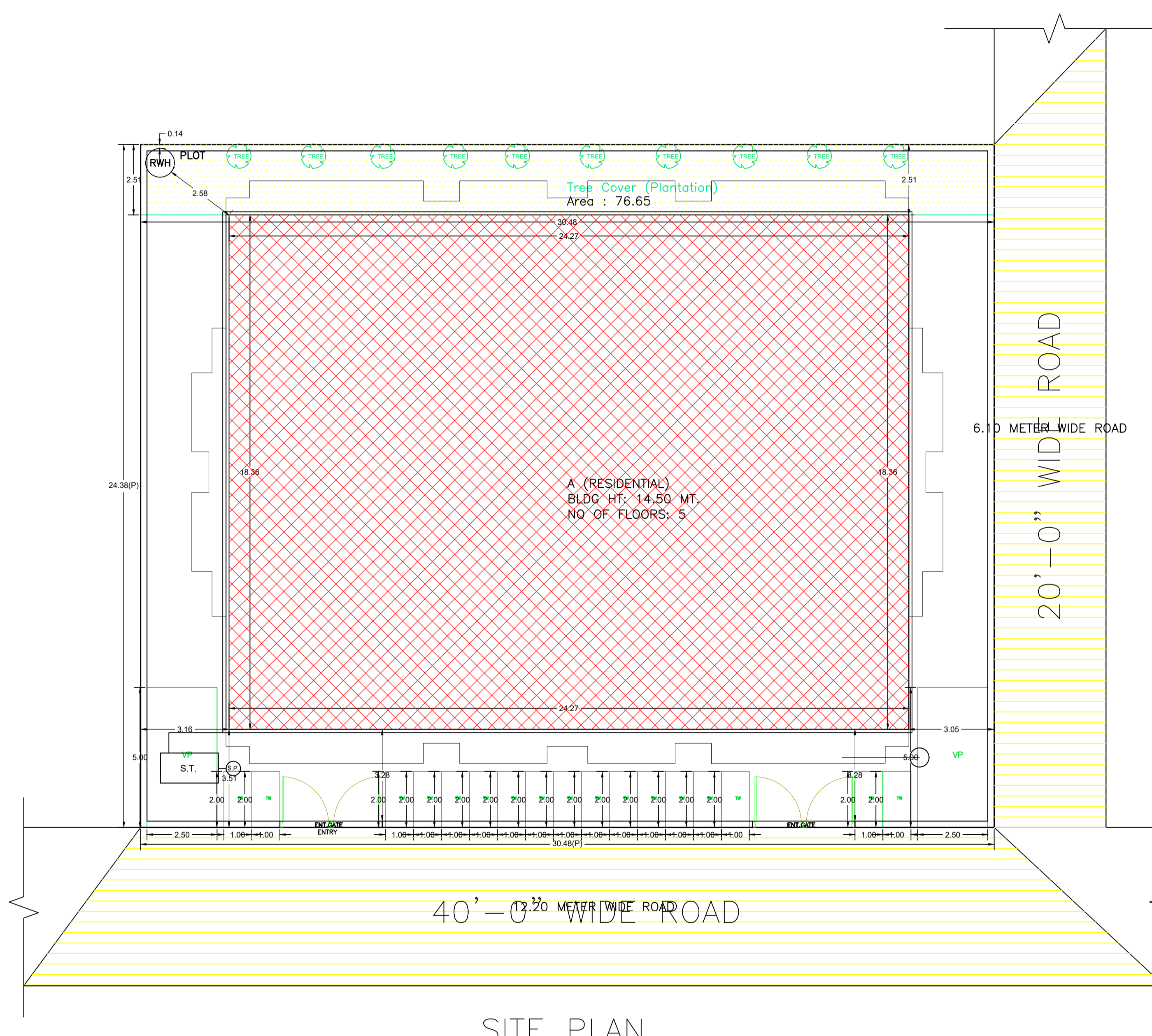


Proposal Basic Information	
Proposal File No.	CMC/BP/0056/W04/2024
Owner Name	OSAMA FIROZ AND OTHERS
Khata No	574,584
Plot No	1401,1402
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

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: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: CMC/BP/0056/W04/2024	Plot/SubPlot No: 1401,1402	
Application Type: General Proposal	North: Plot No. - 1401,1402	
Project Type: Building Permission	South: Road Width - 12.20	
Nature of Development: New	East: Road Width - 6.10	
Location of Development Area: Old Area	West: Road Width - 6.10	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 743.22
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	743.22
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		76.65
Total		76.65
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	666.58
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	743.22
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	743.22
COVERAGE CHECK		
Permissible Coverage area ( 60.00 % )		445.93
Proposed Coverage Area ( 59.98 % )		445.77
Total Prop. Coverage Area ( 59.98 % )		445.77
Balance coverage area ( 0.02 % )		0.16
FAR CHECK		
Perm. FAR Area ( 2.500 )		1858.05
Total Perm. FAR area		1858.05
Residential FAR		1829.52
Proposed FAR Area		1846.80
Total Proposed FAR Area		1846.80
Consumed FAR (Factor)		2.48
Balance FAR Area		11.25
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		2485.69
ARCHITECT (Regd)	Neha Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	OSAMA FIROZ AND OTHERS	
DEVELOPMENT AUTHORITY		LOCAL BODY



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.		
A (RESIDENTIAL)	Residential	Residential Bldg/Apartment	>0	1	16.00	1.00	16	-	-	-	-	-	
			>0	1	16.00	-	-	-	-	-	1	16	-
			>0	1	16.00	-	-	-	1	2	-	-	-
Total :			-	-	-	16	16	-	2	2	-	16	17

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	16	200.00
Total Car	16	200.00	16	200.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	17	34.00
Total TwoWheeler	16	32.00	17	34.00
Other Parking	-	-	-	228.49
Total		257.00		521.49

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	32
A (RESIDENTIAL)	D1	0.90	2.10	48
A (RESIDENTIAL)	D	1.05	2.10	16
A (RESIDENTIAL)	SD2	1.50	2.10	16
A (RESIDENTIAL)	OP	1.50	2.75	16
A (RESIDENTIAL)	SD1	1.80	2.10	32
A (RESIDENTIAL)	SD	2.40	2.10	16

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	0.90	32
A (RESIDENTIAL)	W	1.20	1.20	16
A (RESIDENTIAL)	SD2	1.50	2.10	16
A (RESIDENTIAL)	SD1	1.80	2.10	32
A (RESIDENTIAL)	SD	2.40	2.10	16

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area In FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Lift	Balcony	Void	Accessory Use	Parking					
Ground Floor	445.77	0.00	0.00	0.00	0.00	428.49	0.00	12.82	17.28	17.28	00
First Floor	509.98	4.46	25.33	11.32	11.49	0.00	457.38	0.00	457.38	457.38	04
Second Floor	509.98	4.46	25.33	11.32	11.49	0.00	457.38	0.00	457.38	457.38	04
Third Floor	509.98	4.46	25.33	11.32	11.49	0.00	457.38	0.00	457.38	457.38	04
Fourth Floor	509.98	4.46	25.33	11.32	11.49	0.00	457.38	0.00	457.38	457.38	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2485.69	17.84	101.32	45.28	45.96	428.49	1829.52	12.82	1846.80	1846.80	16

Building USE/SUBUSE Details

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

COLOR INDEX

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

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	445.77	17.28	445.77	17.28
First Floor	509.98	457.38	509.98	457.38
Second Floor	509.98	457.38	509.98	457.38
Third Floor	509.98	457.38	509.98	457.38
Fourth Floor	509.98	457.38	509.98	457.38
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2485.69	1846.80	2485.69	1846.80

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 In FAR (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Balcony	Void	Accessory Use	Parking					
A (RESIDENTIAL)	1	2485.69	17.84	101.32	45.28	45.96	428.49	1829.52	12.82	1846.80	1846.80	16
Grand Total :	1	2485.69	17.84	101.32	45.28	45.96	428.49	1829.52	12.82	1846.80	1846.80	16

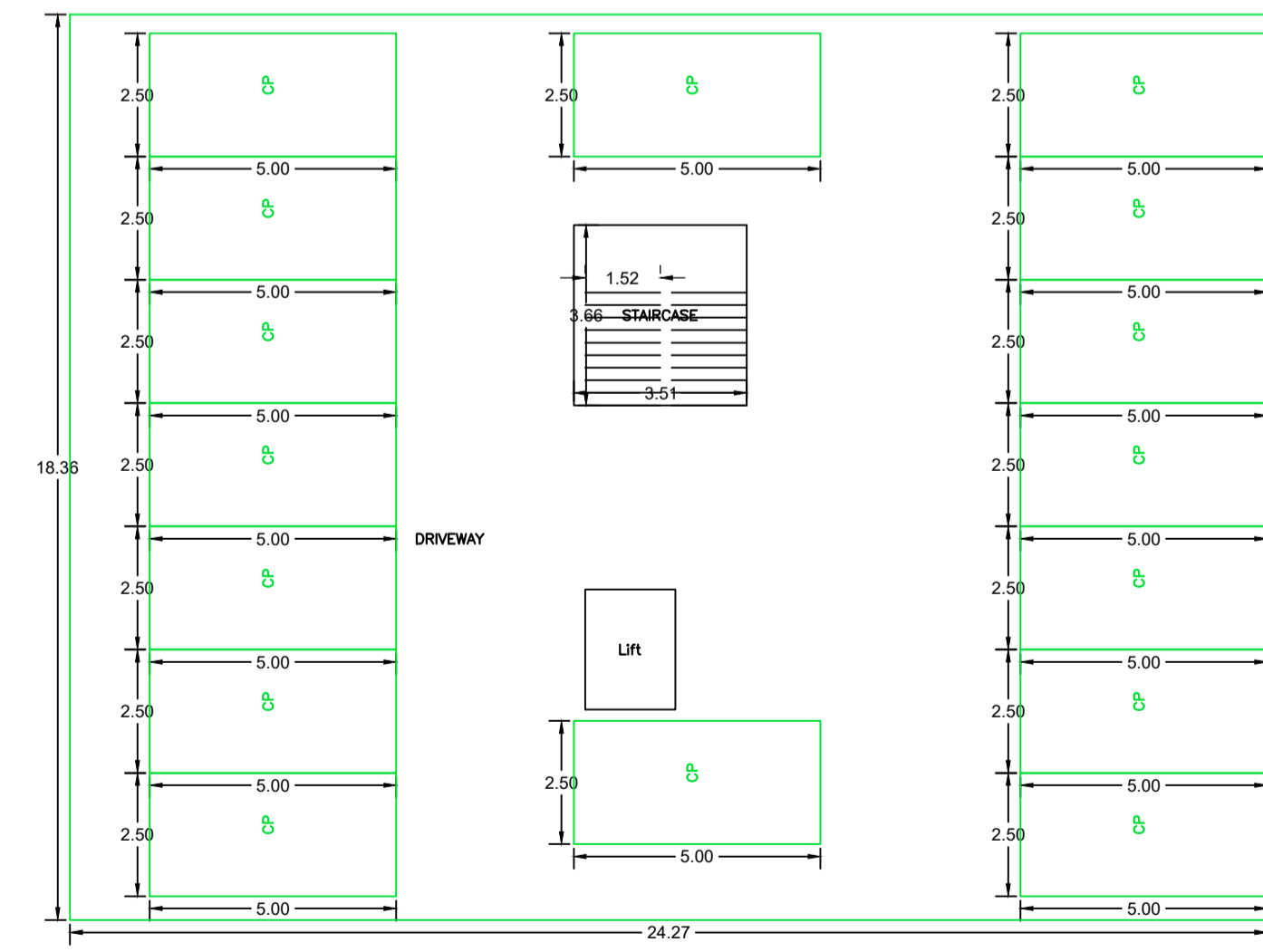
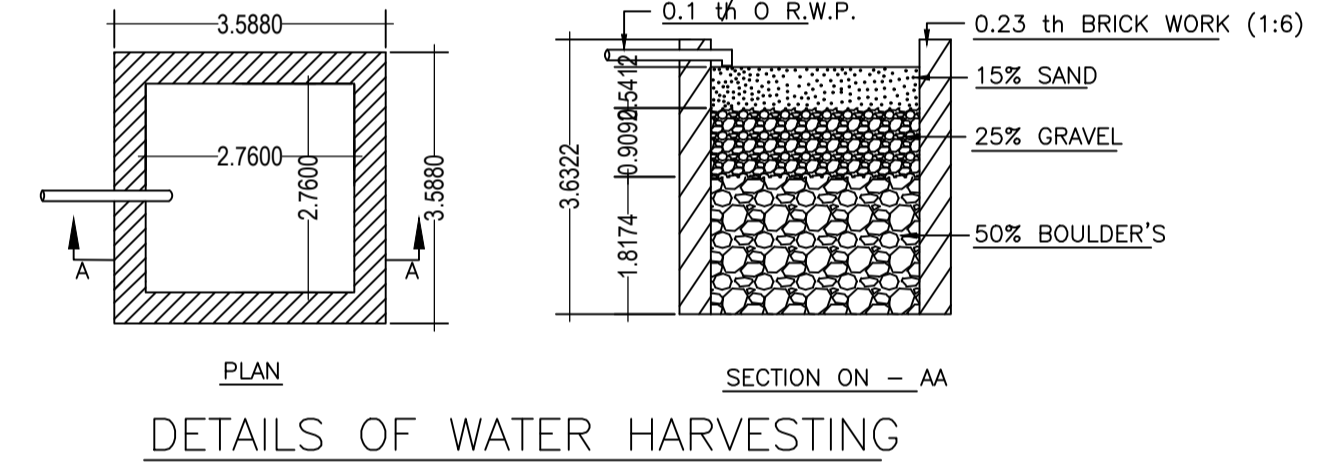
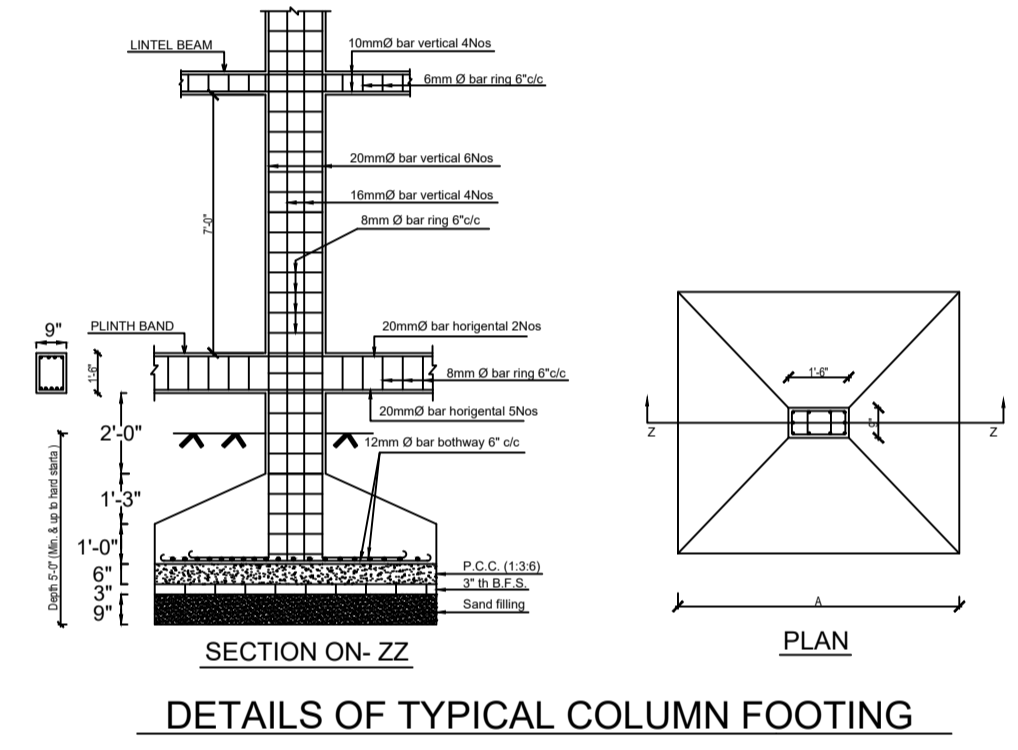
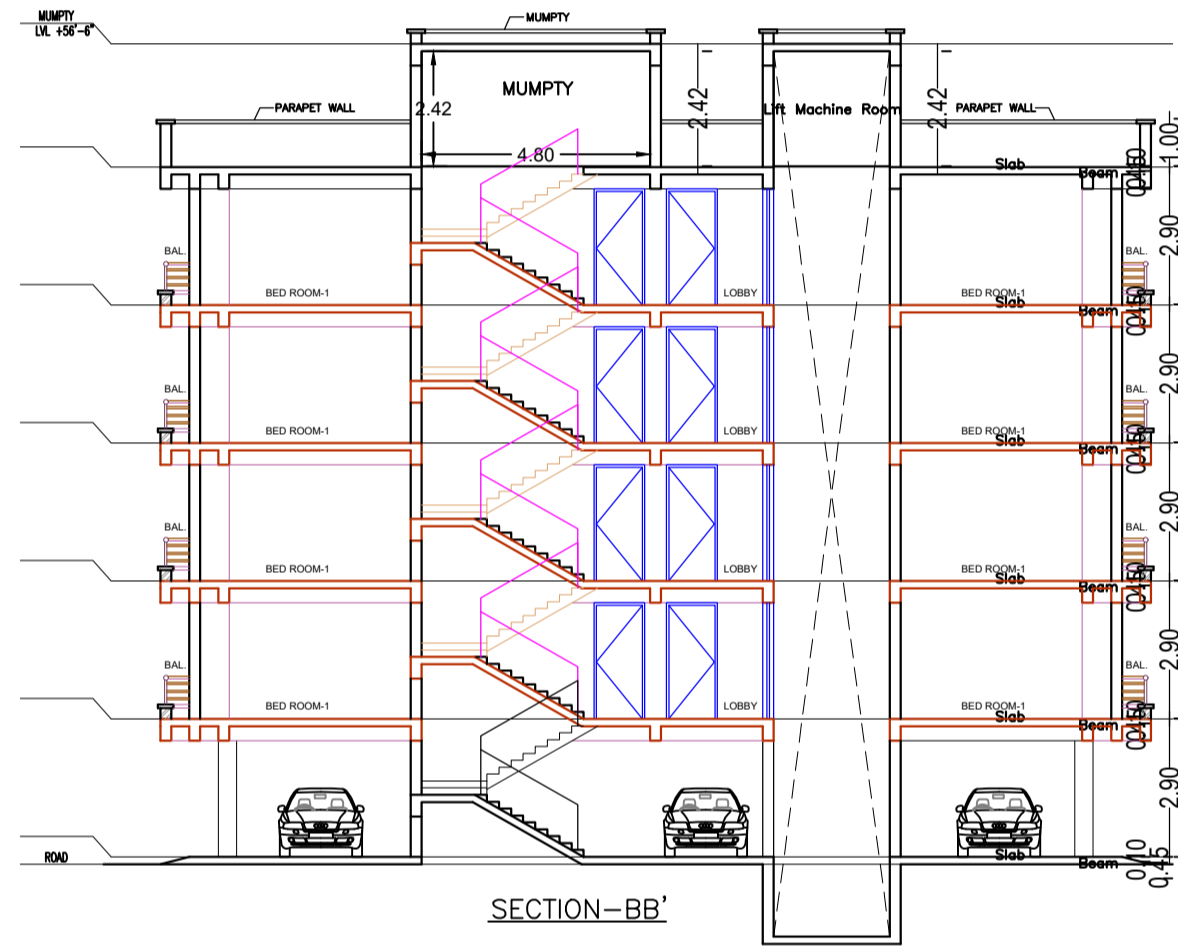
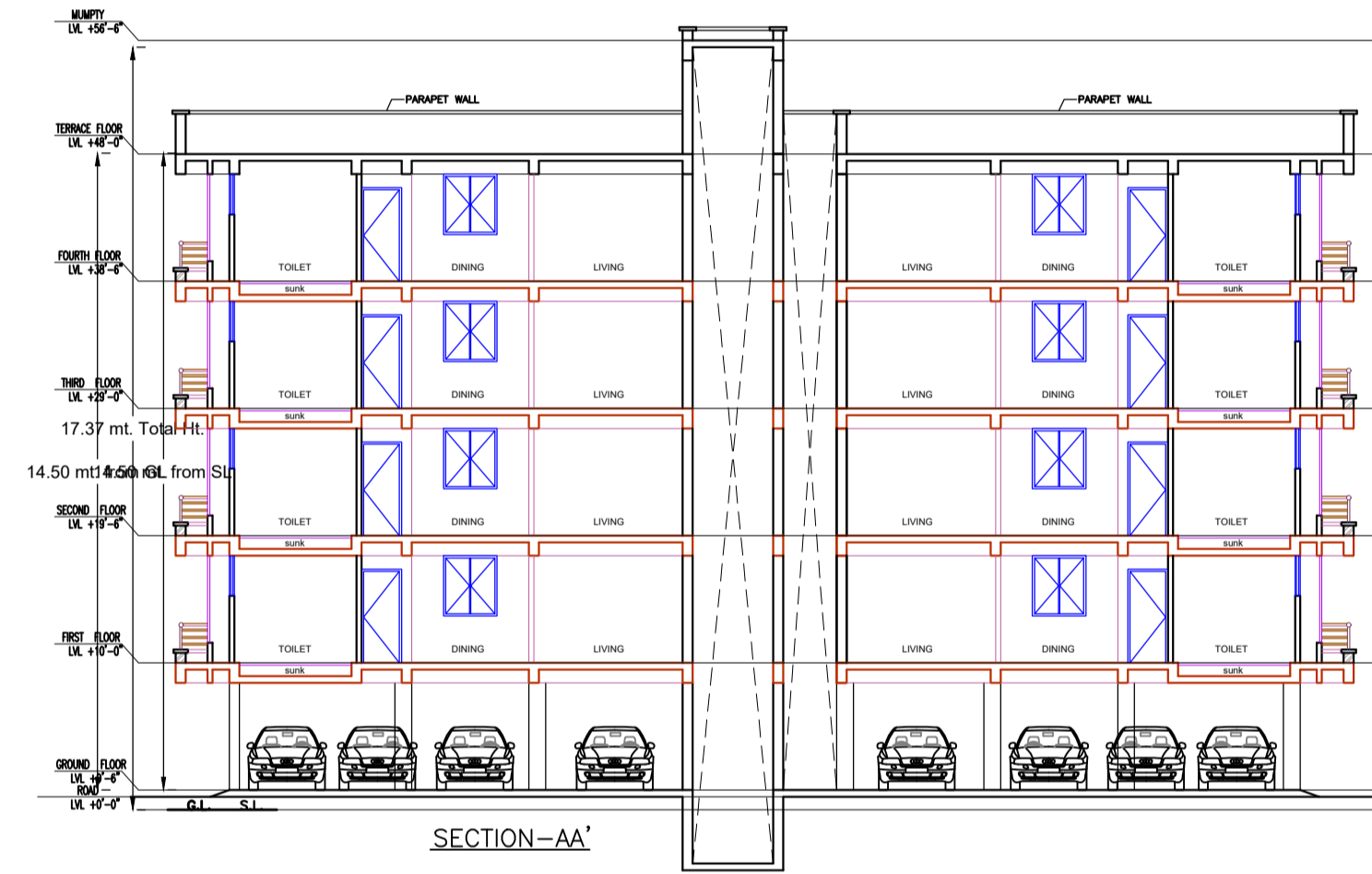
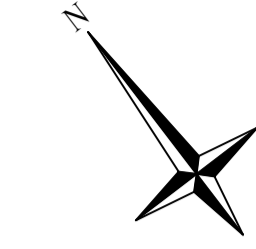
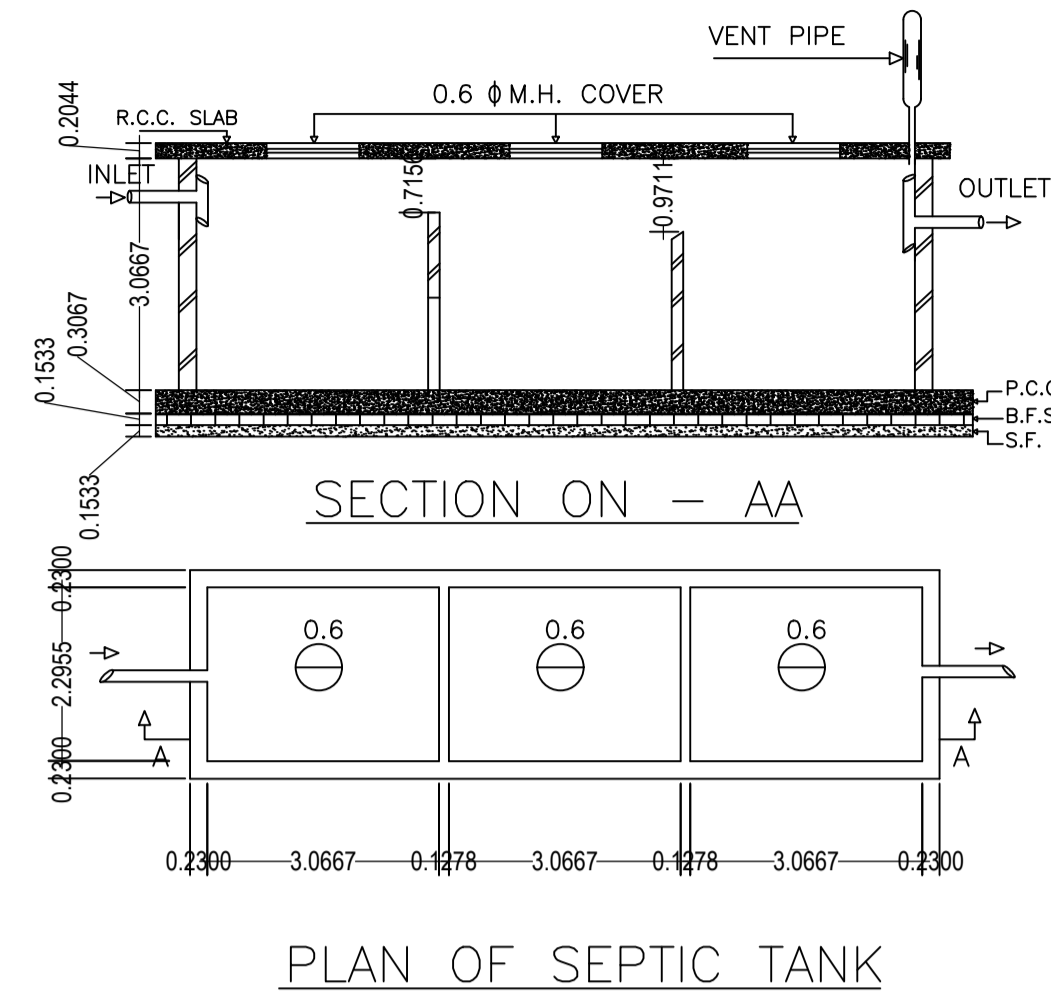
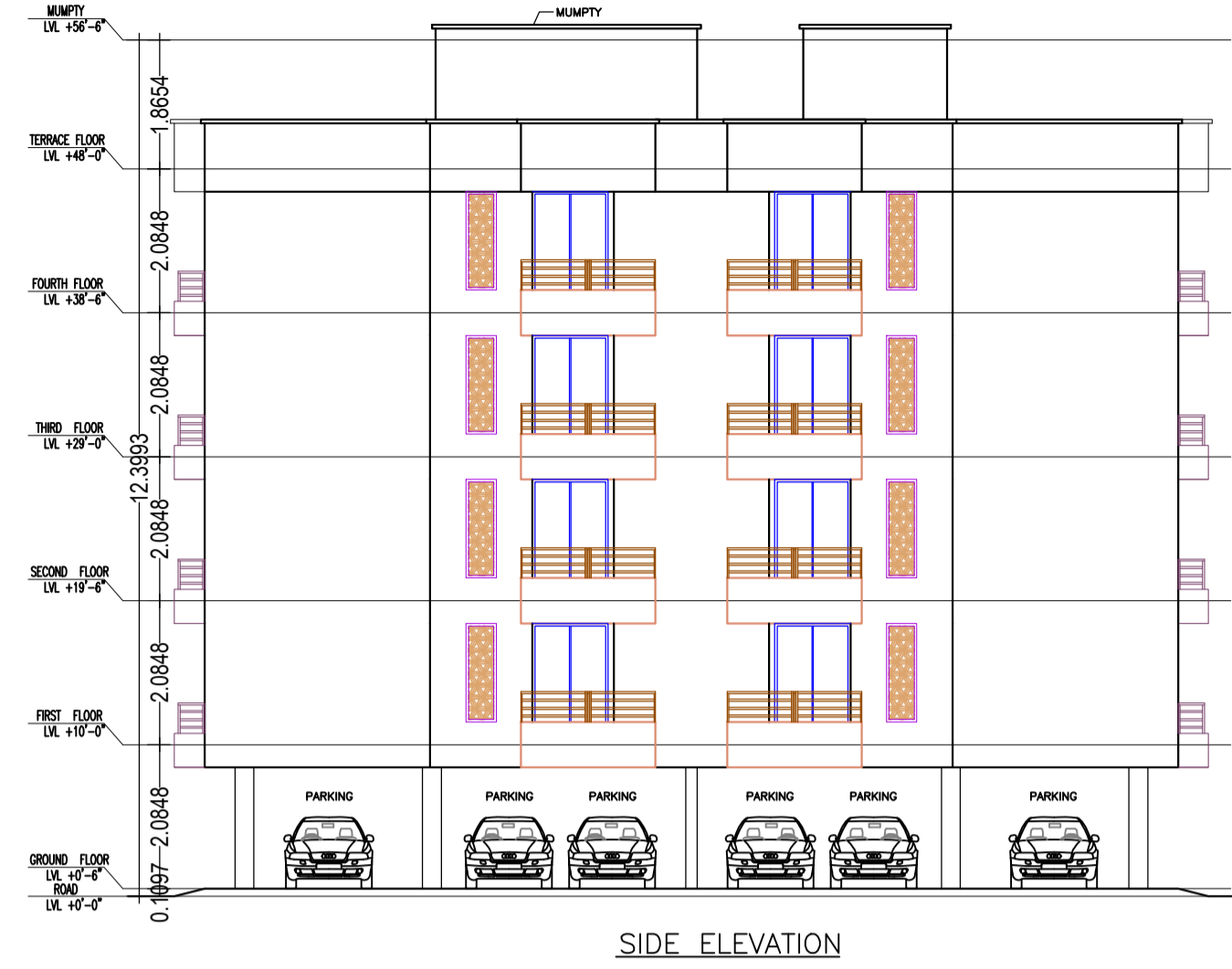
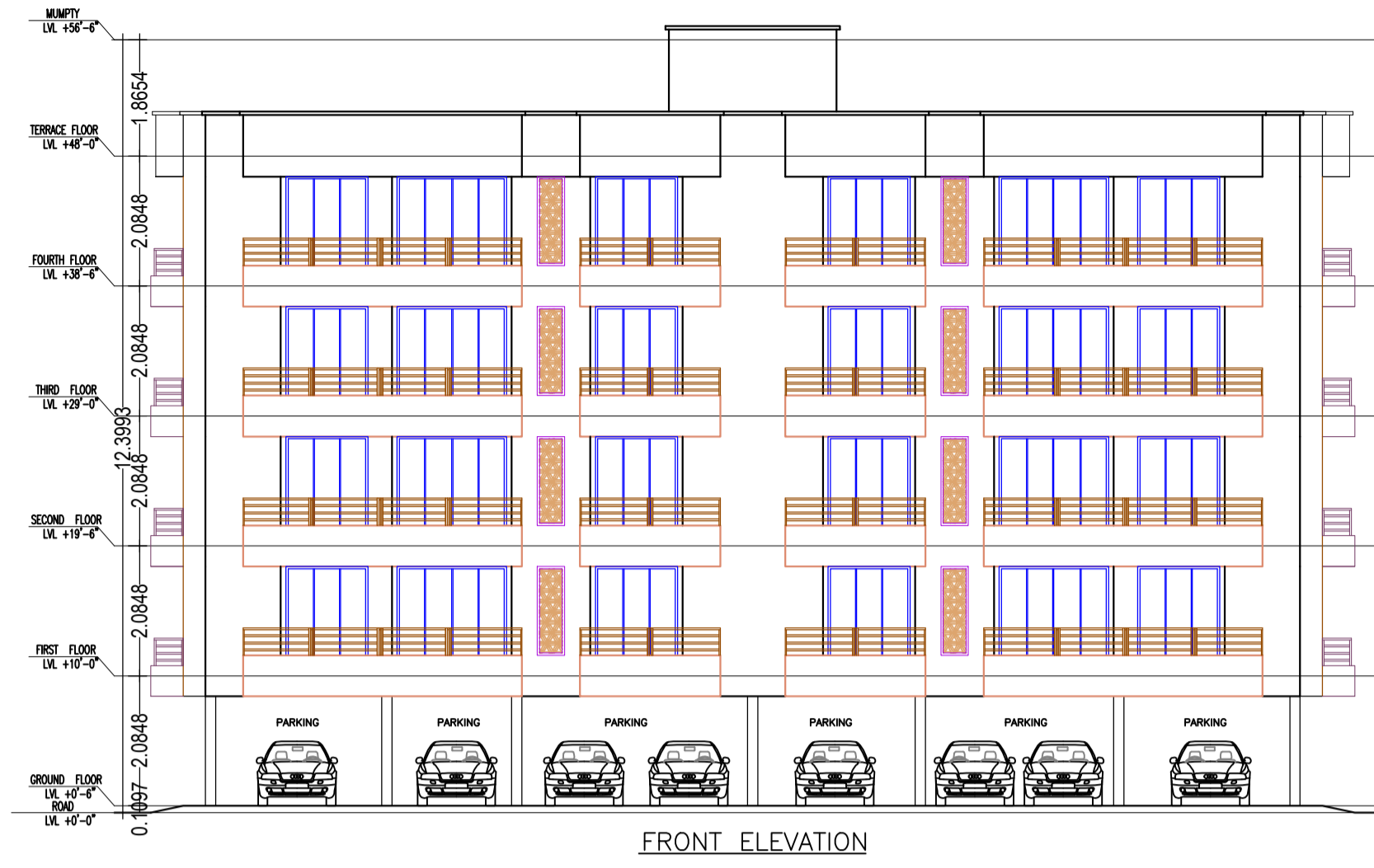
Balcony Calculations Table

FLOOR PLAN	SIZE	AREA	TOTAL AREA
TYPICAL - 1-4 FLOOR PLAN	1.20 X 2.71 X 4 X 4	43.84	202.56
	1.20 X 6.10 X 4 X 4	108.96	
	1.20 X 3.01 X 4 X 4	49.76	
Total			202.56

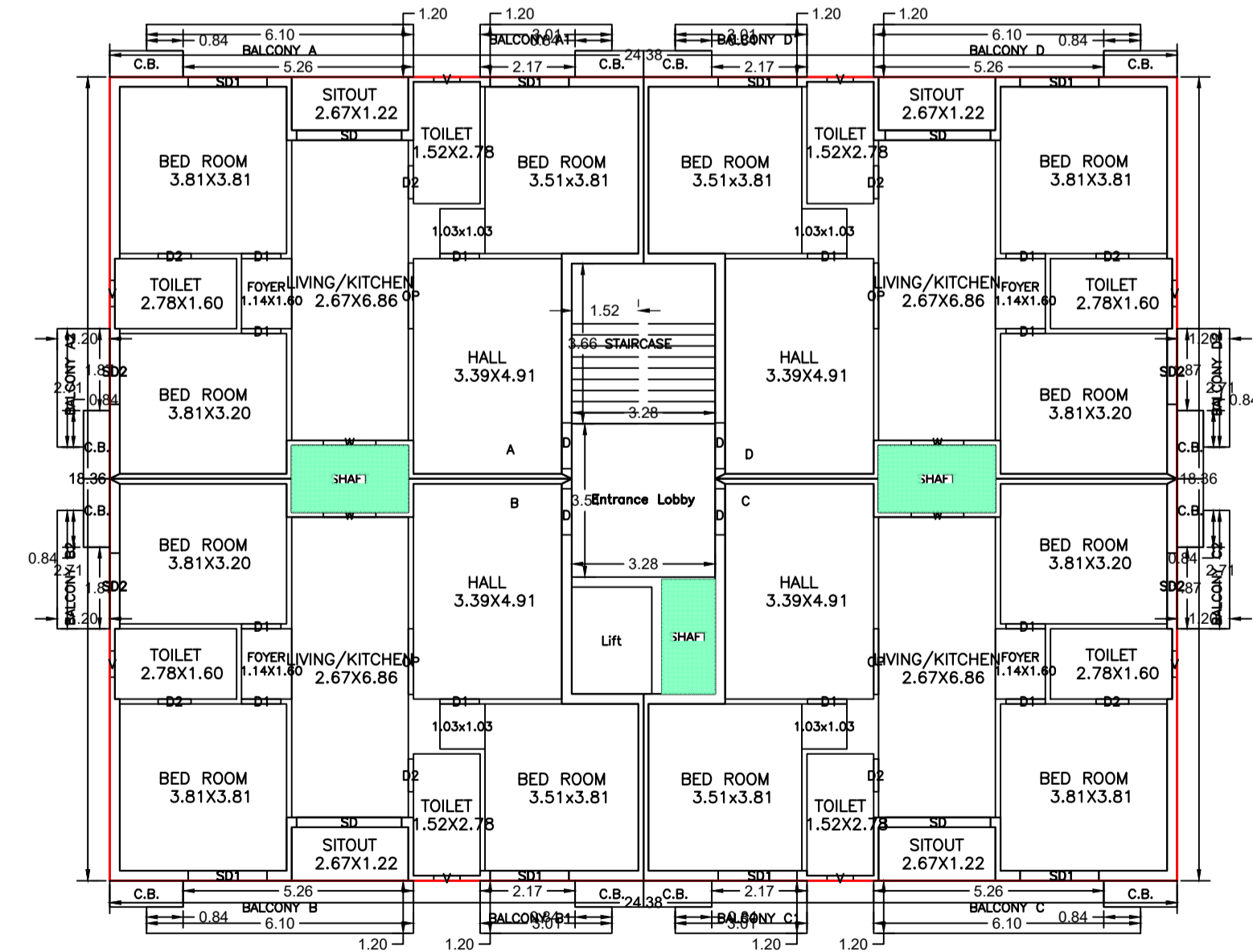
UnitBUA Table for Building :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1-4 FLOOR PLAN	A	FLAT	114.53	93.79	9	16
	B	FLAT	114.53	93.79	9	
	C	FLAT	114.53	93.79	9	
	D	FLAT	114.53	93.79	9	
Total:	-	-	1832.46	1500.71	144	16

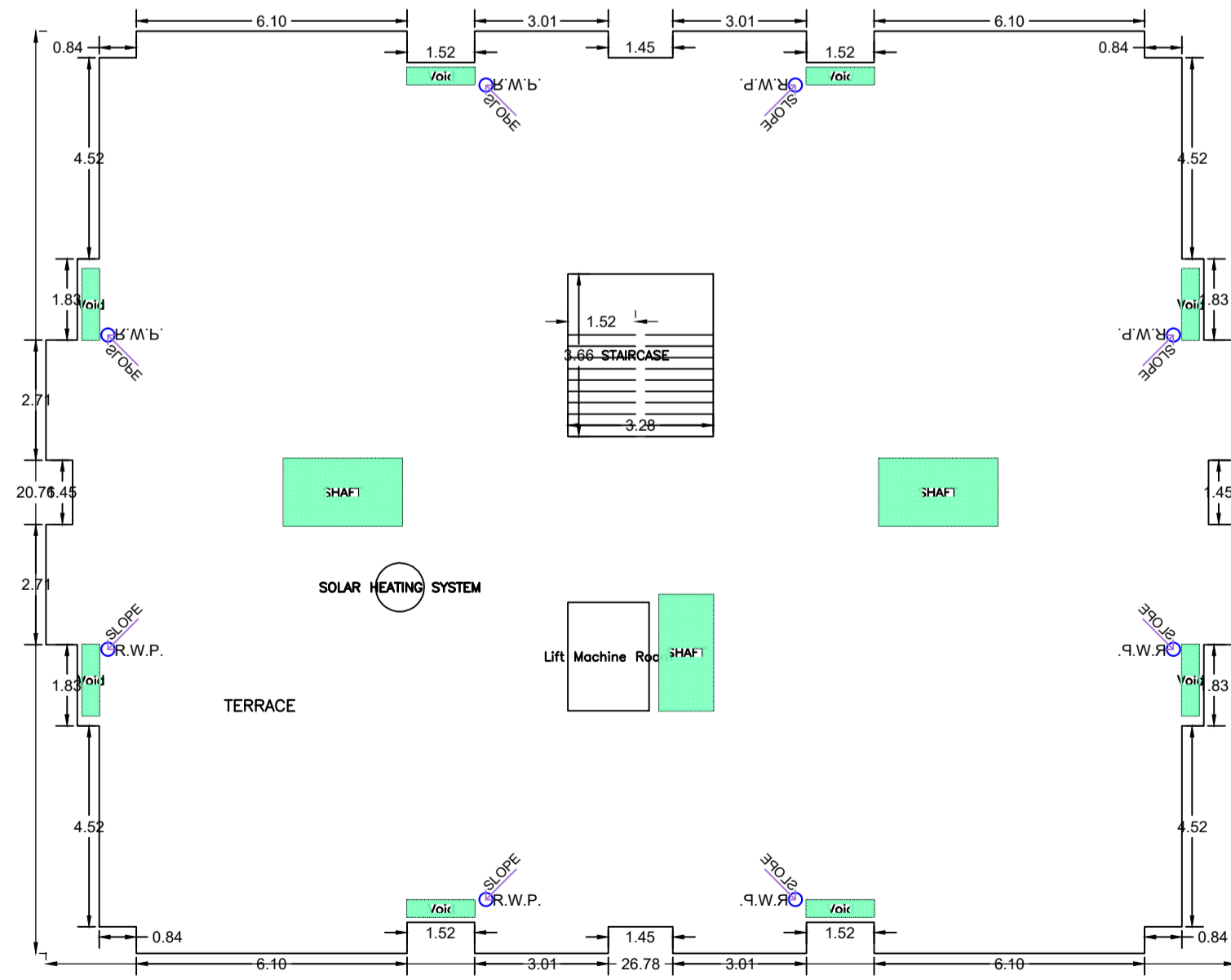
Proposal Basic Information	
Proposal File No.	CMC/BP/0056/W04/2024
Owner Name	OSAMA FIROZ AND OTHERS
Khata No	574,584
Plot No	1401,1402
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



GROUND FLOOR PLAN  
(SCALE 1:100)



TYPICAL - 1- 4 FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Neha Singh CMC/ARC/0030/2017			