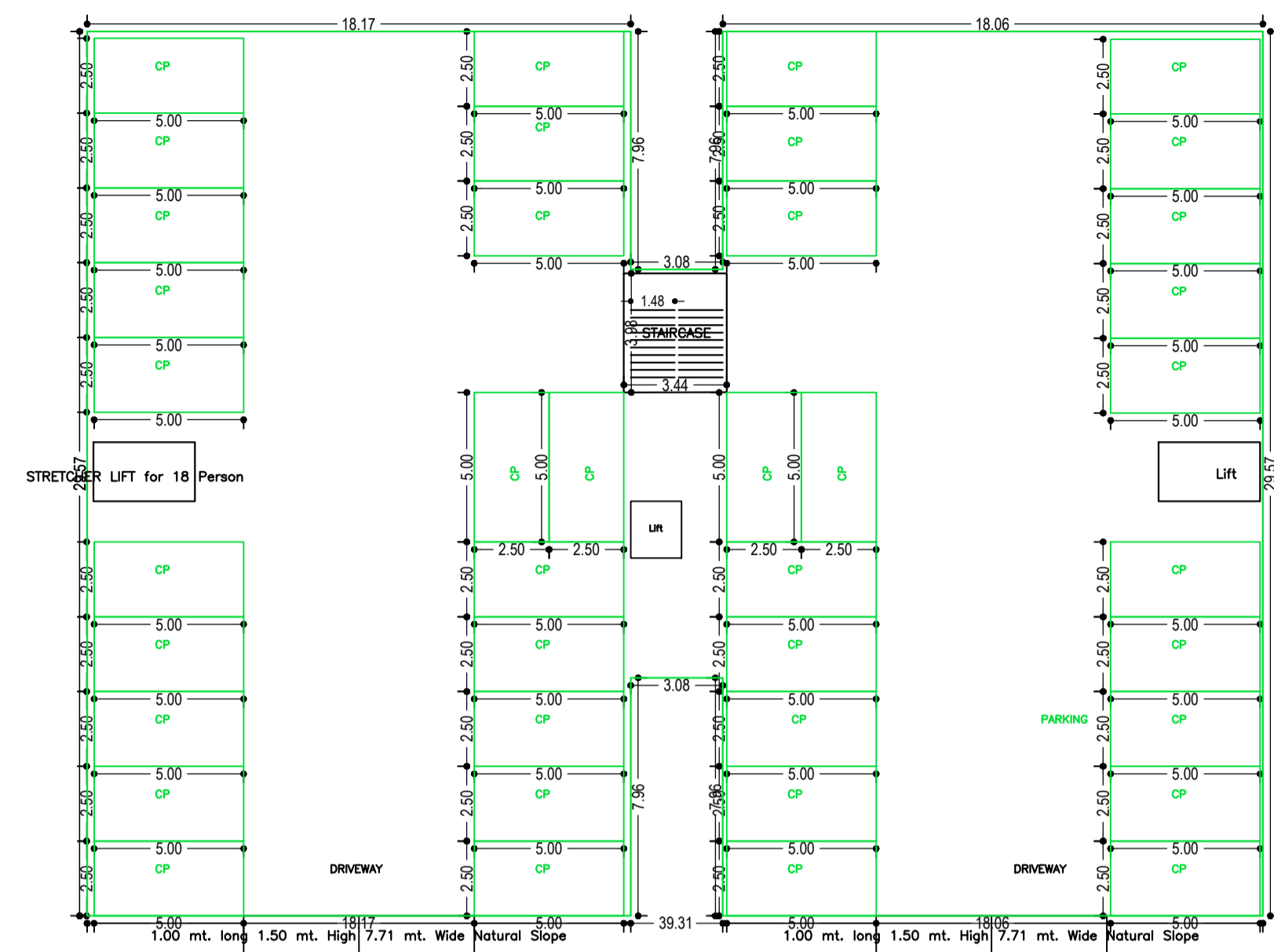
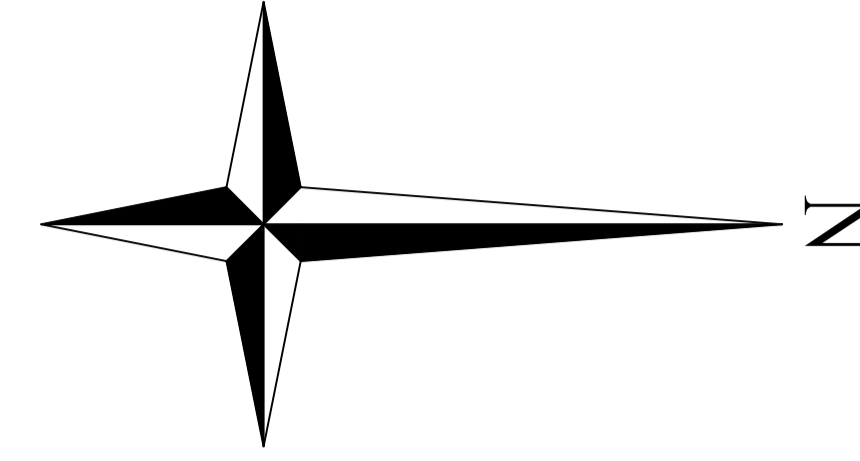
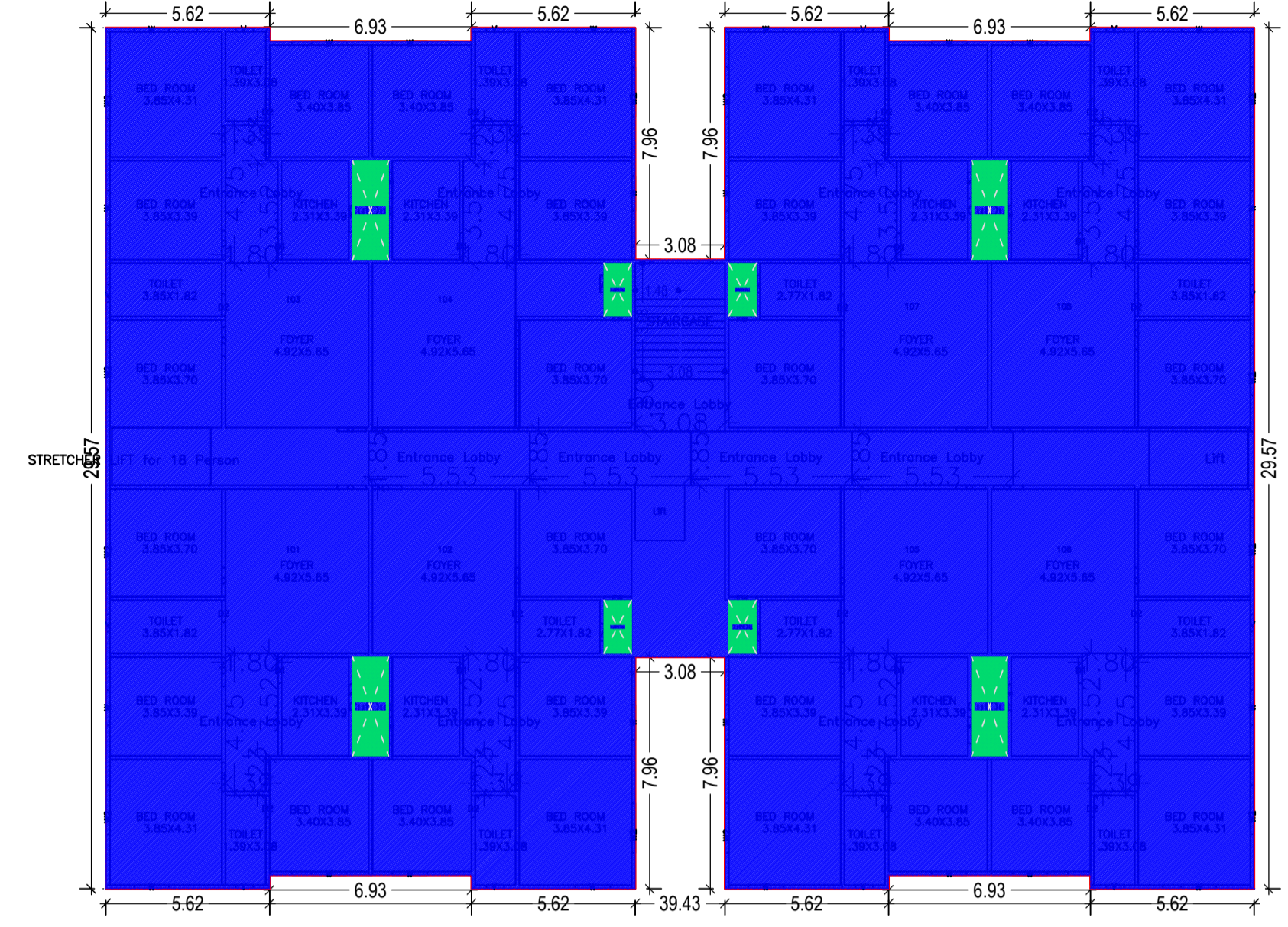


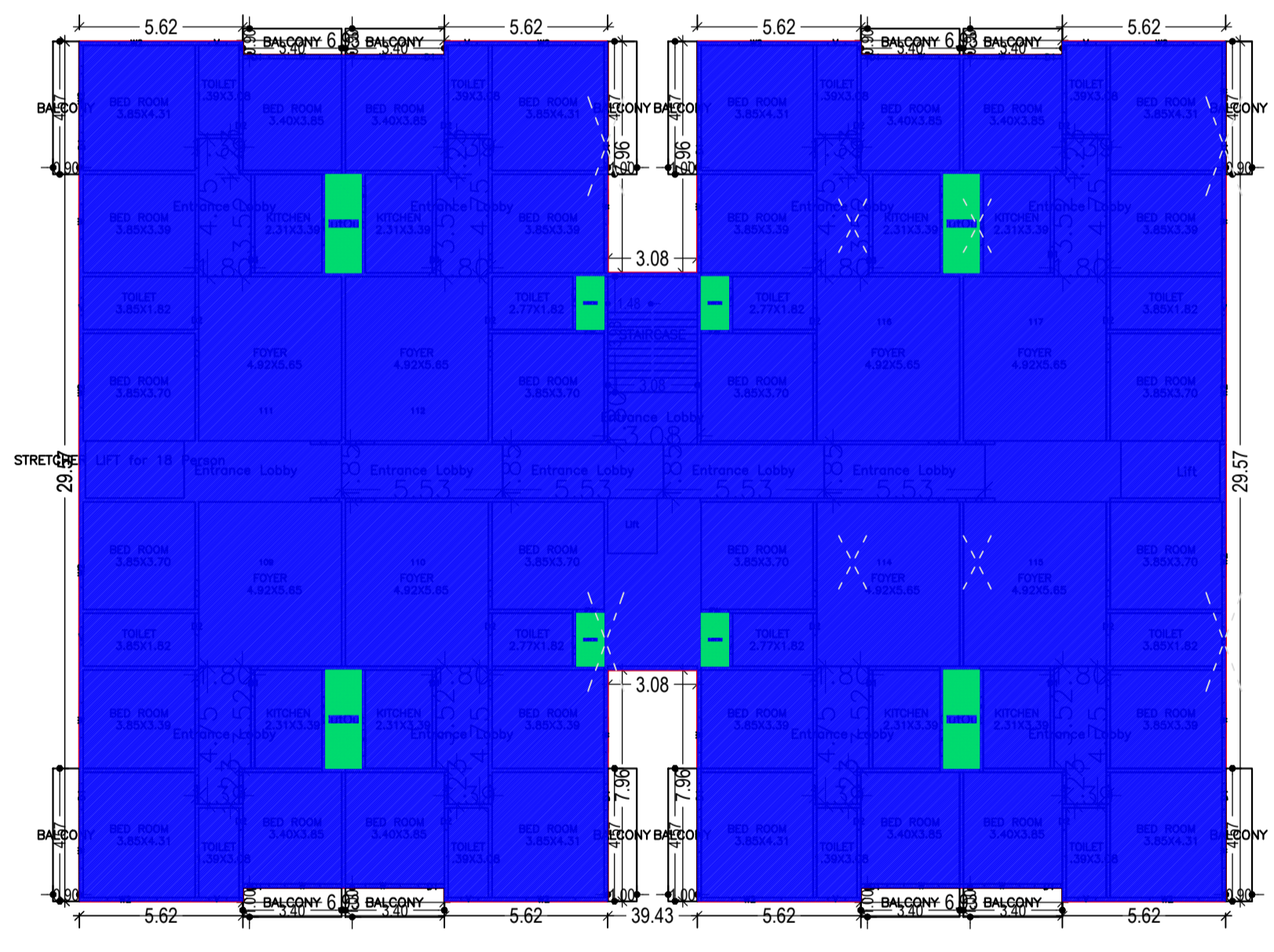
Proposal Basic Information	
Proposal File No.	CMC/BP/0273/W02/2023
Owner Name	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2.KAVITA DEY DALAL
Khata No	307
Plot No	167,168,188,171
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



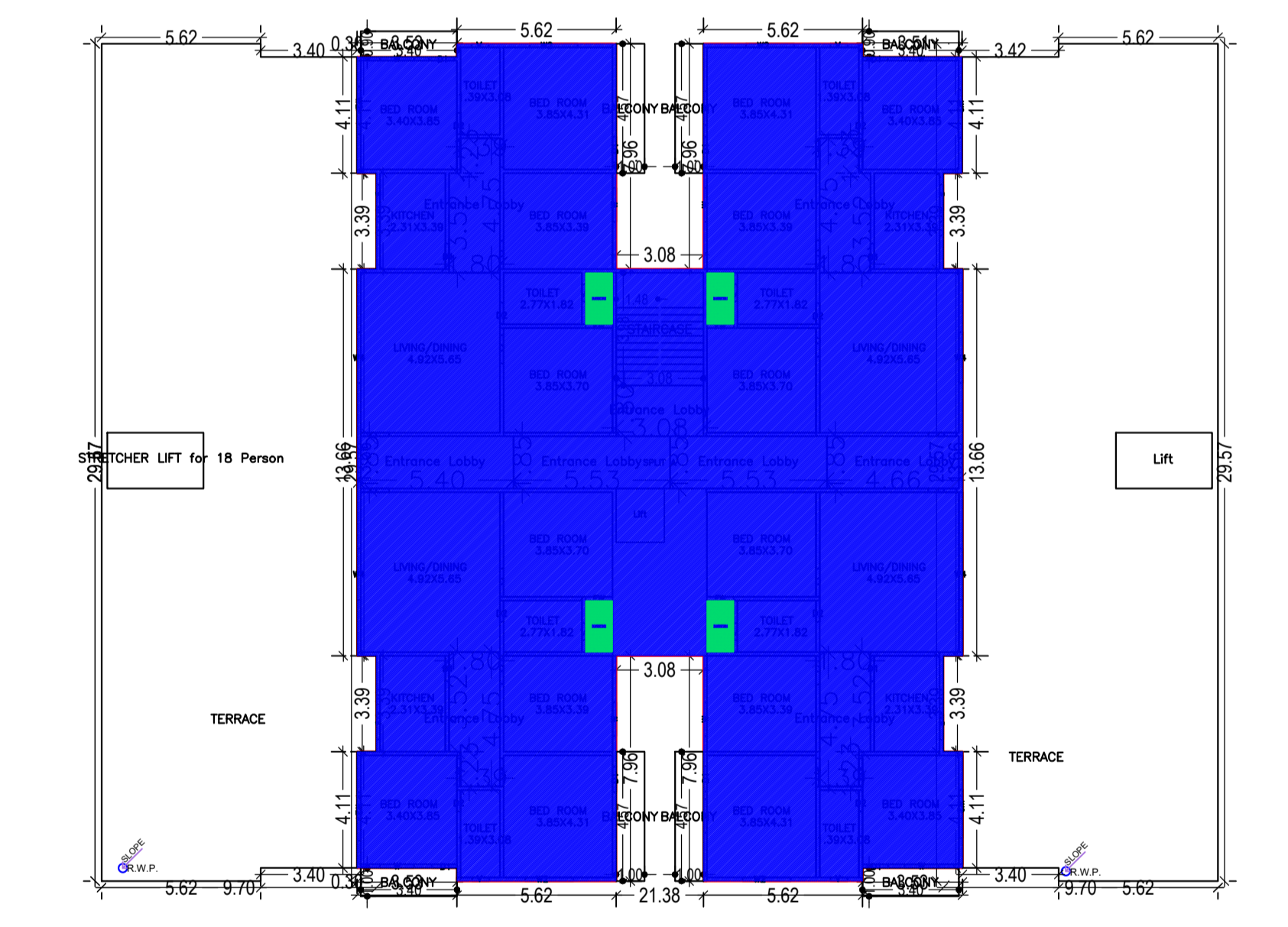
STILT FLOOR PLAN (SCALE 1:100)



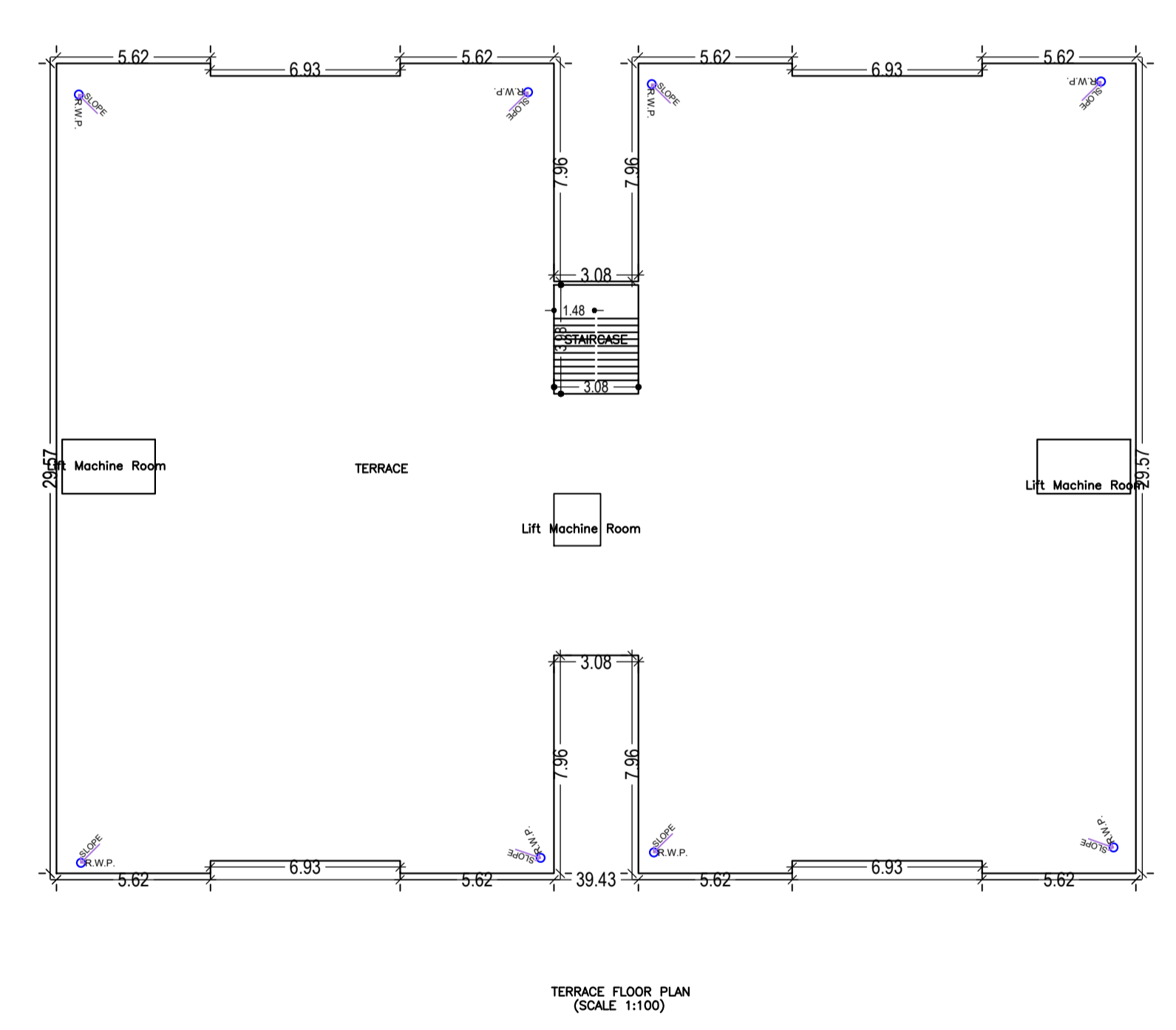
TYPICAL - 1, 3 & 5 FLOOR PLAN (SCALE 1:100)



TYPICAL - 2 & 4 FLOOR PLAN (SCALE 1:100)



SIXTH FLOOR PLAN (SCALE 1:100)



TERRACE FLOOR PLAN (SCALE 1:100)

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.
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	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

Buildingwise Floor FAR Details

Floor Name	A (BUILDING A)		A (BUILDING B)		Total	
	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Stilt Floor	1113.41	0.00	886.19	50.59	1999.60	0.00
First Floor	0.00	1080.36	0.00	969.72	1080.36	969.72
Second Floor	30.37	1110.75	0.00	983.45	1110.75	983.45
Third Floor	0.00	1080.36	0.00	969.72	1080.36	969.72
Fourth Floor	30.37	1110.75	0.00	983.45	1110.75	983.45
Fifth Floor	0.00	1080.36	0.00	969.72	1080.36	969.72
Sixth Floor	29.06	575.92	0.00	496.02	575.92	496.02
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total :	1203.21	6038.50	13.68	5372.08	6505.55	6038.50

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 Additional FAR Area (Sq.mt.)	Trmt (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	64.27	9576.72	9576.72	81	

COLOR INDEX

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

Building USE/SUBUSE Details

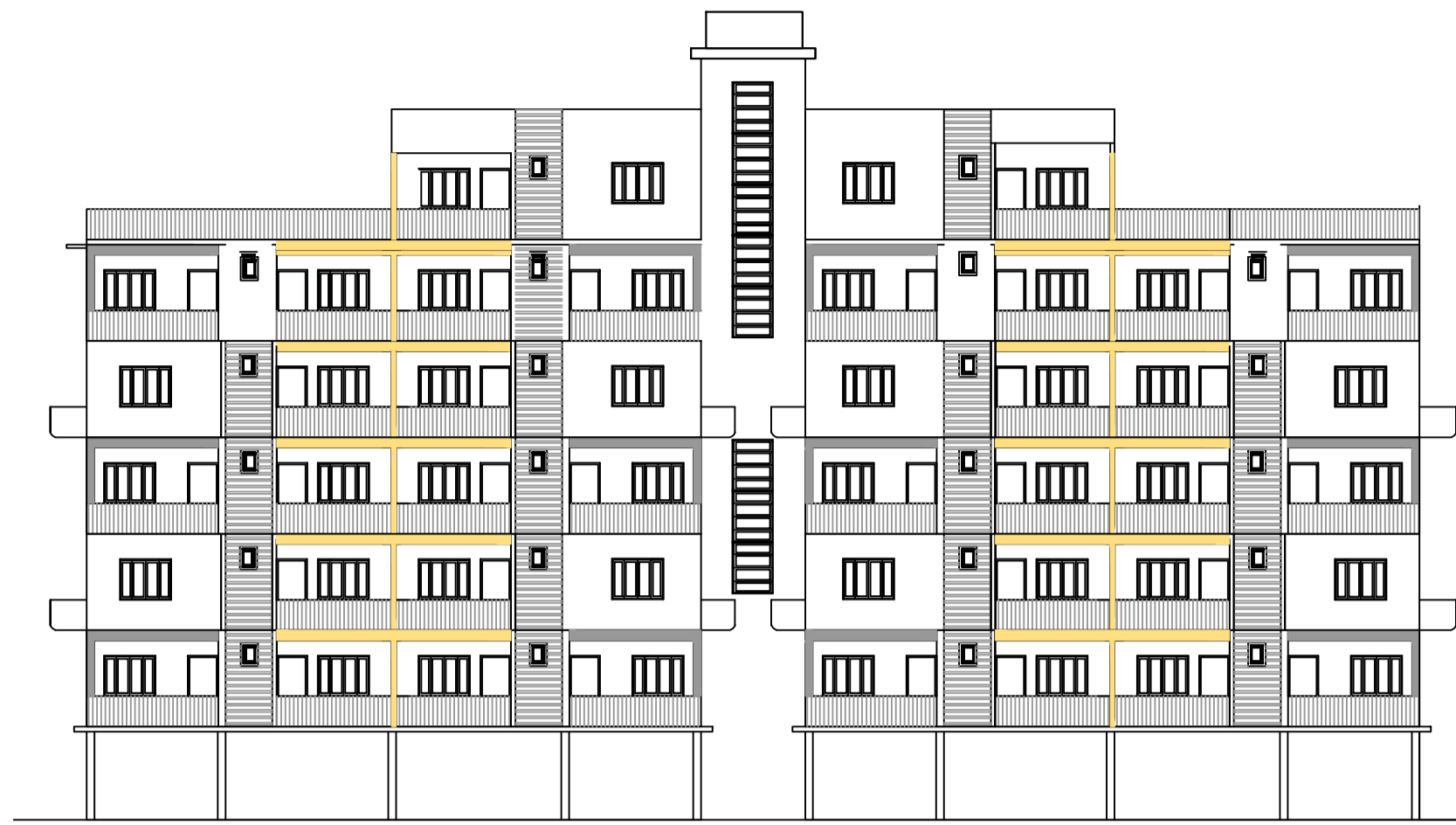
Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING A)	Residential	Residential Bldg/Apartment	Multistoreyed
A (BUILDING B)	Residential	Residential Bldg/Apartment	Multistoreyed

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

AREA STATEMENT CHAS		VERSION NO. 1.0.88
MUNICIPAL CORPORATION		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	Plot Nearty/Religious/Structure: NA	
Invnt. No: CMC/BP/0273/W02/2023	Plot SubPlot No: 167,168,188,171	
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 + Road Widening 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 Built Up 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

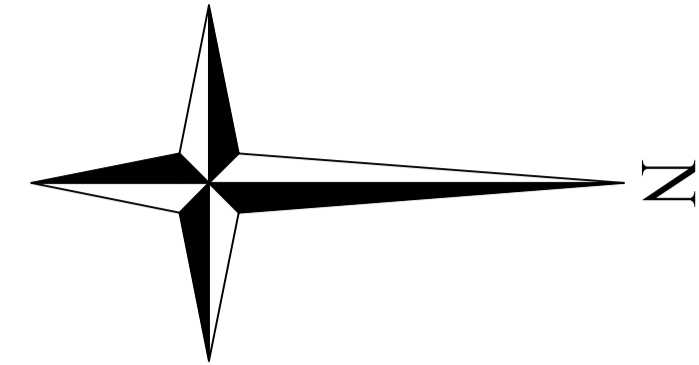
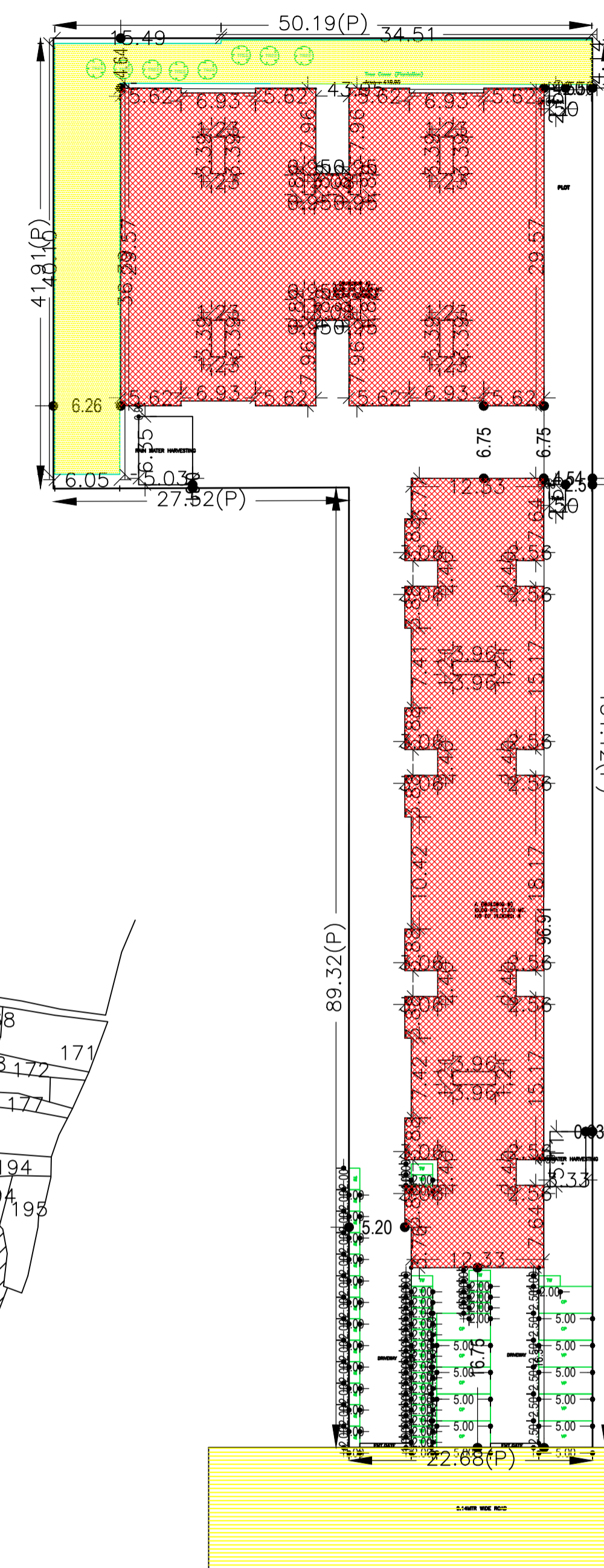
Proposal File No.	CMC/BP/0273/W02/2023
Owner Name	1. T B C PVT LTD REP. BY DHIRENDRA KUMAR 2.KAVITA DEY DALAL
Khata No	307
Plot No	167,168,188,171
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment



ELEVATION A

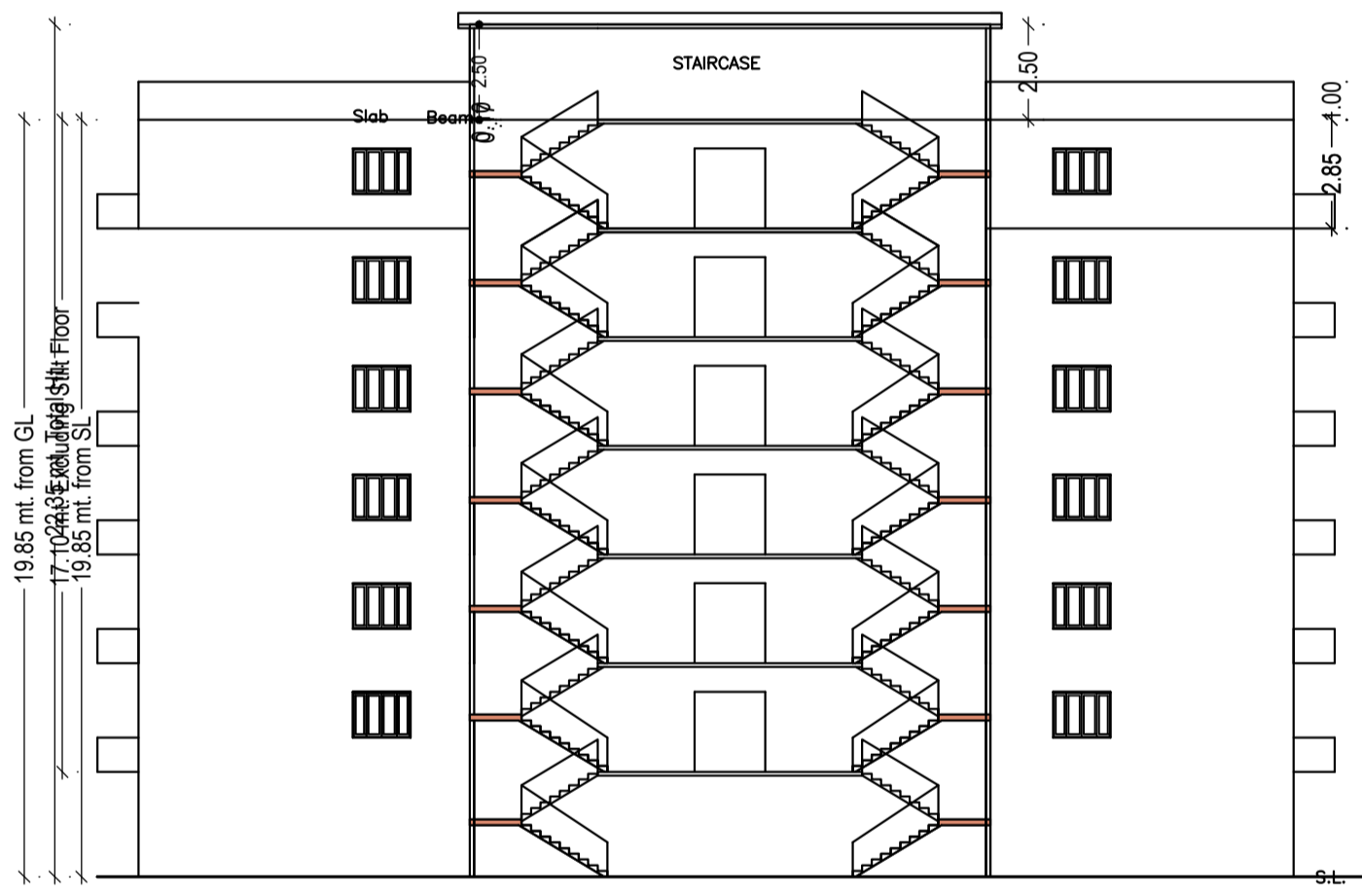


ELEVATION B

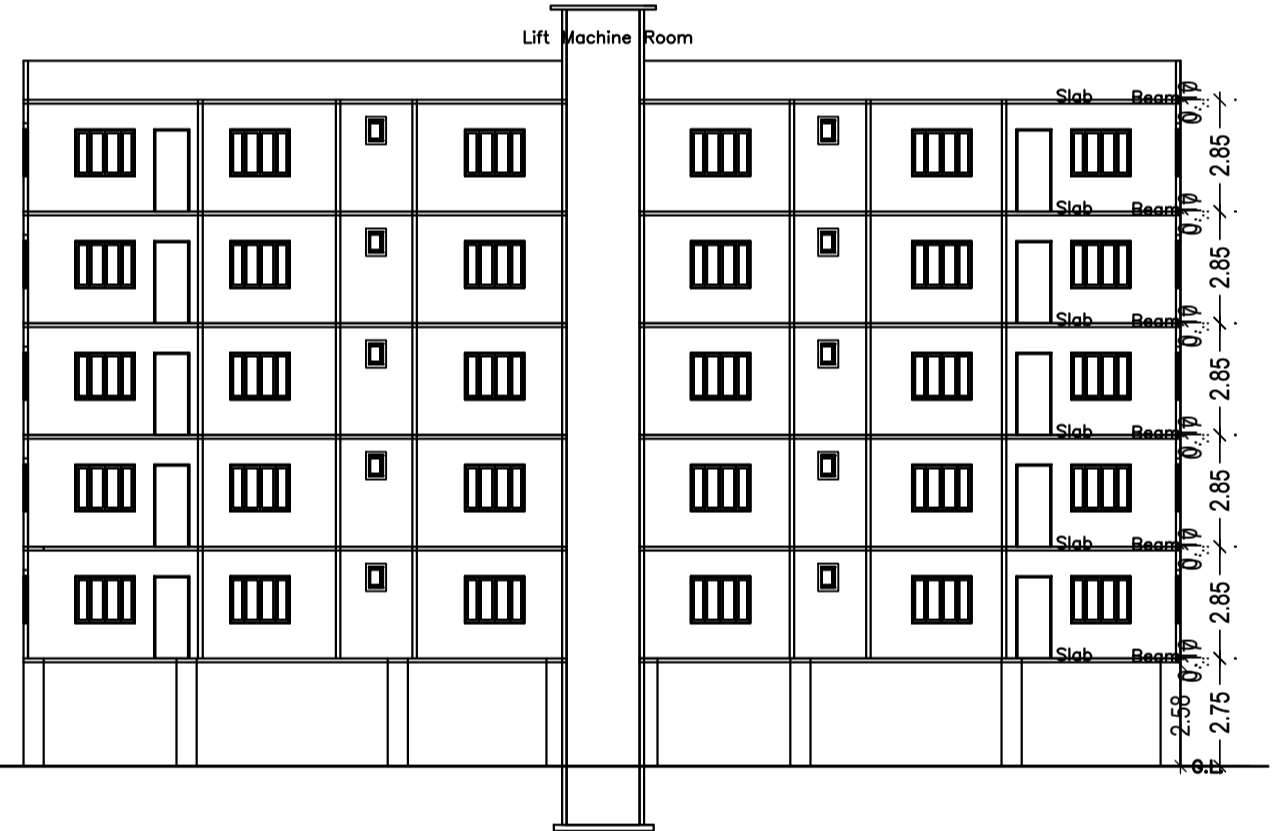


Building : A (BUILDING A)

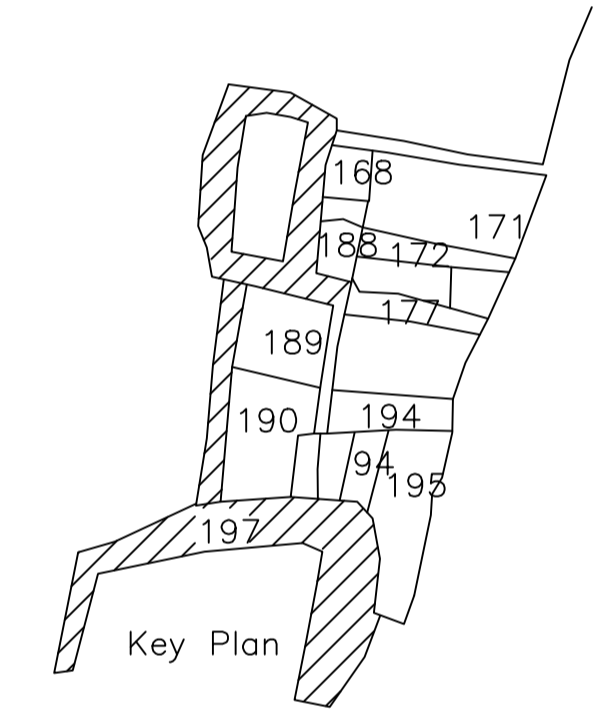
Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Existing FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
				Lift	Balcony	Accessory Use					
Still Floor	1113.41	0.00	1113.41	16.66	0.00	0.00	1083.07	0.00	13.68	13.68	00
First Floor	1080.36	1080.36	0.00	0.00	0.00	110.64	0.00	969.72	0.00	969.72	08
Second Floor	1141.12	1110.75	30.37	16.66	30.37	110.64	0.00	983.45	0.00	983.45	08
Third Floor	1080.36	1080.36	0.00	0.00	0.00	110.64	0.00	969.72	0.00	969.72	08
Fourth Floor	1141.12	1110.75	30.37	16.66	30.37	110.64	0.00	983.45	0.00	983.45	08
Fifth Floor	1080.36	1080.36	0.00	0.00	0.00	110.64	0.00	969.72	0.00	969.72	08
Sixth Floor	604.98	575.92	29.06	16.65	15.63	76.68	0.00	496.02	0.00	496.02	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
<b>Total:</b>	<b>7241.71</b>	<b>6038.50</b>	<b>1203.21</b>	<b>66.63</b>	<b>76.37</b>	<b>629.88</b>	<b>1083.07</b>	<b>5372.08</b>	<b>13.68</b>	<b>5385.76</b>	<b>41</b>
Total Number of Same Buildings	1										
<b>Total:</b>	<b>7241.71</b>	<b>6038.50</b>	<b>1203.21</b>	<b>66.63</b>	<b>76.37</b>	<b>629.88</b>	<b>1083.07</b>	<b>5372.08</b>	<b>13.68</b>	<b>5385.76</b>	<b>41</b>



SECTION AA'



SECTION X-Y



Key Plan

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:

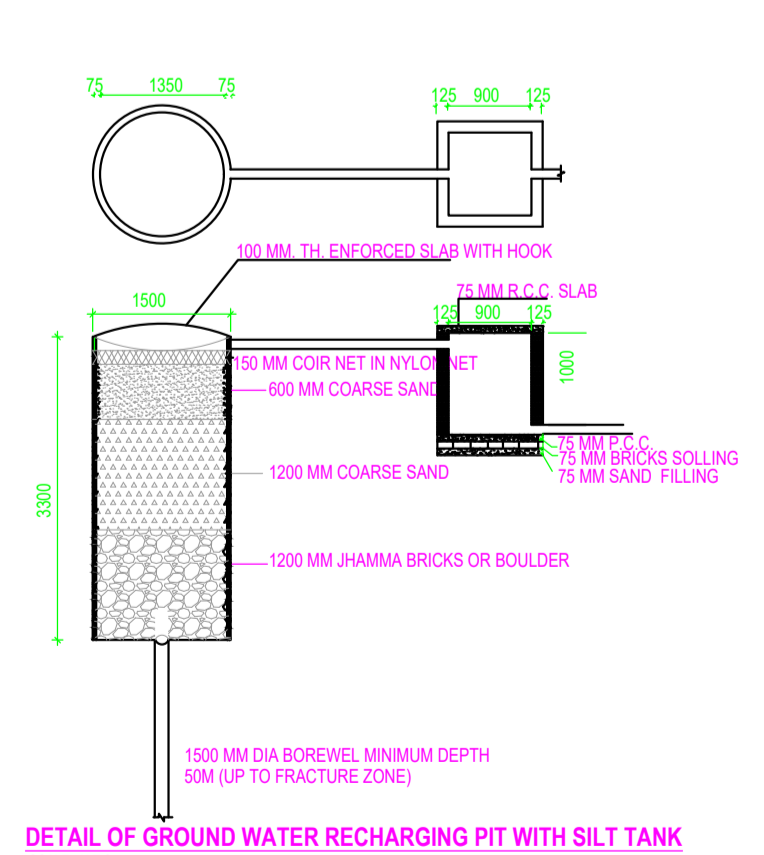
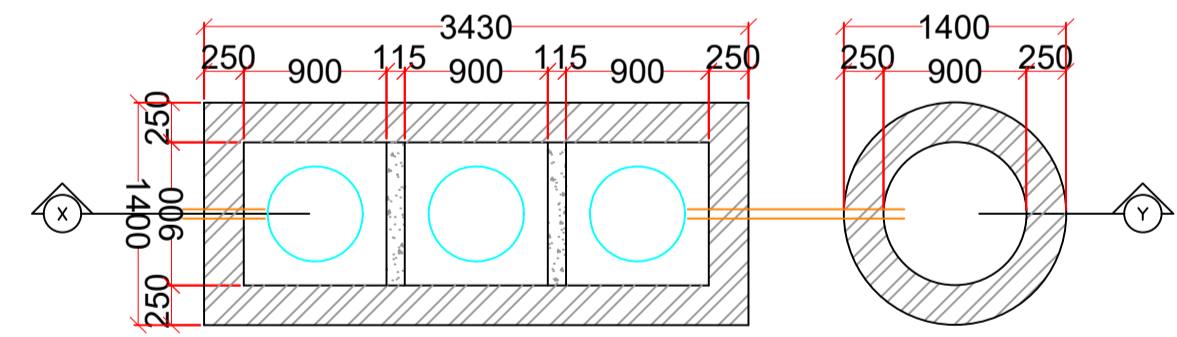
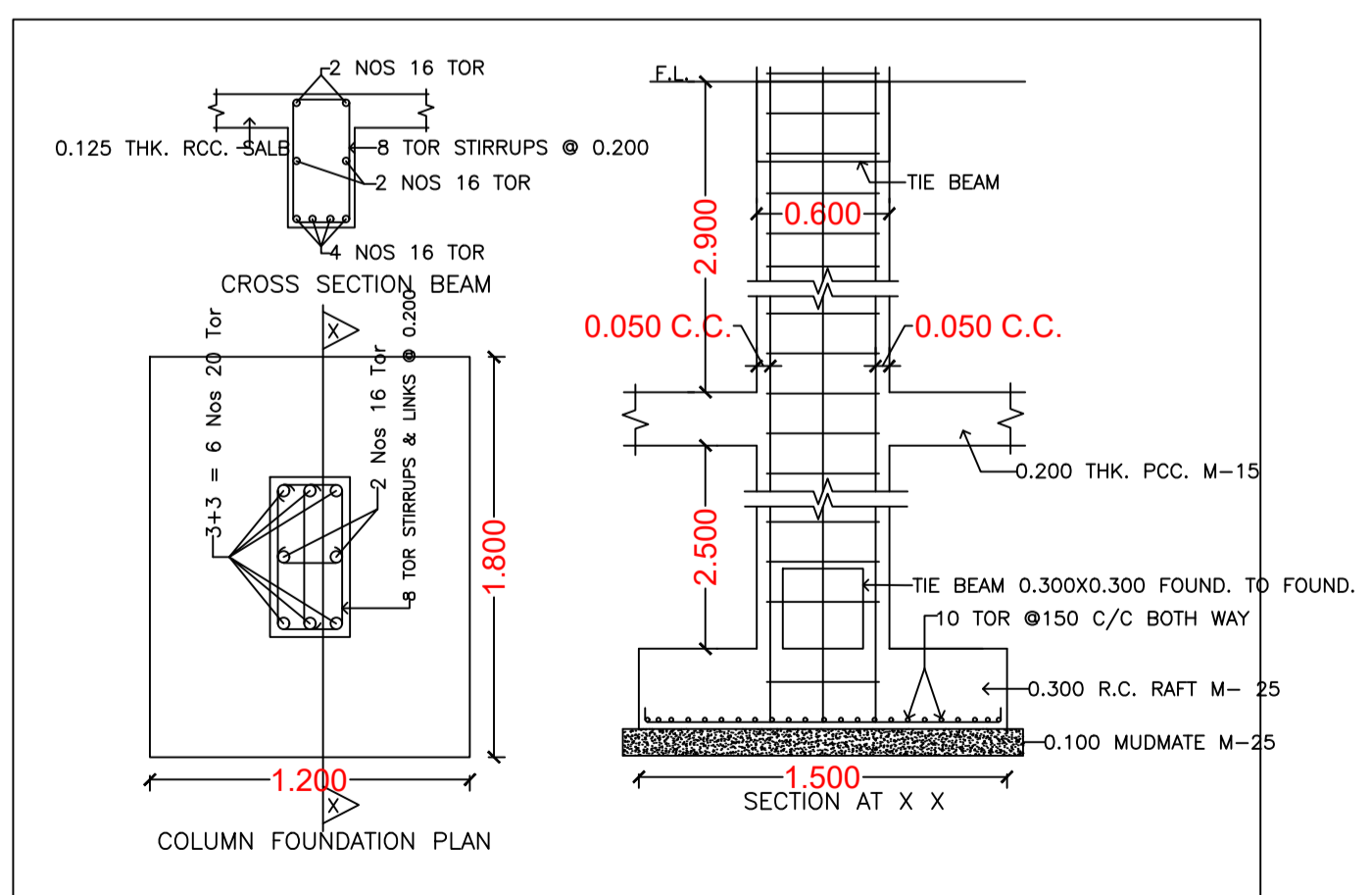
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING A)	V	0.60	1.20	85
A (BUILDING A)	W1	0.90	1.20	44
A (BUILDING A)	FW	0.95	2.10	24
A (BUILDING A)	W	1.20	1.20	124
A (BUILDING A)	W2	1.20	1.20	02
A (BUILDING A)	W2	1.70	1.20	70
A (BUILDING A)	W4	1.80	2.10	04

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	
<b>Total</b>			<b>152.58</b>

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	112.14	7	
	105	FLAT	Existing	115.28	113.47	8	
	106	FLAT	Existing	117.40	114.18	8	
	107	FLAT	Existing	115.29	112.01	8	
	108	FLAT	Existing	117.40	114.49	8	
TYPICAL - 2& 4 FLOOR PLAN	109	FLAT	Existing	120.44	115.25	8	16
	110	FLAT	Existing	118.96	114.26	8	
	111	FLAT	Existing	120.63	116.80	8	
	112	FLAT	Existing	118.63	115.04	8	
	114	FLAT	Existing	118.61	111.03	8	
	115	FLAT	Existing	120.81	112.88	8	
	116	FLAT	Existing	118.36	114.08	8	
	117	FLAT	Existing	120.48	114.20	8	
	SIXTH FLOOR PLAN	SPLIT A	FLAT	Existing	588.33	538.97	
<b>Total:</b>				<b>5292.41</b>	<b>5100.51</b>	<b>349</b>	<b>41</b>



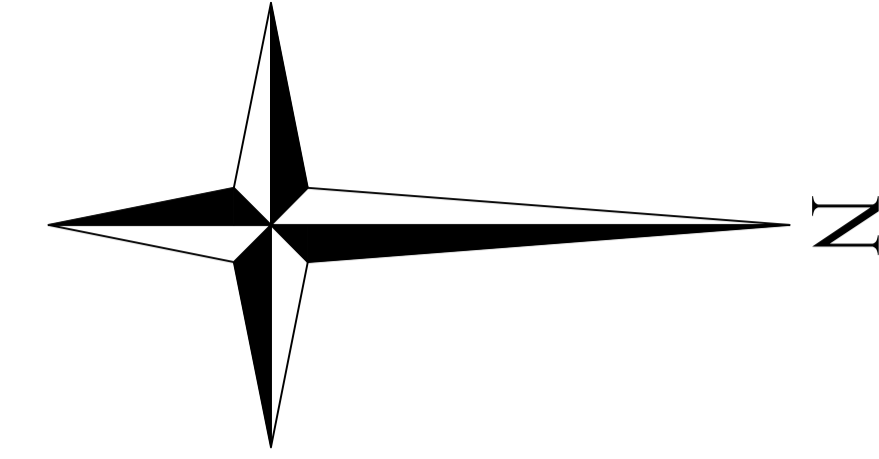
DETAIL OF GROUND WATER RECHARGING PIT WITH SILT TANK SCALE: 1:15

SITE PLAN

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

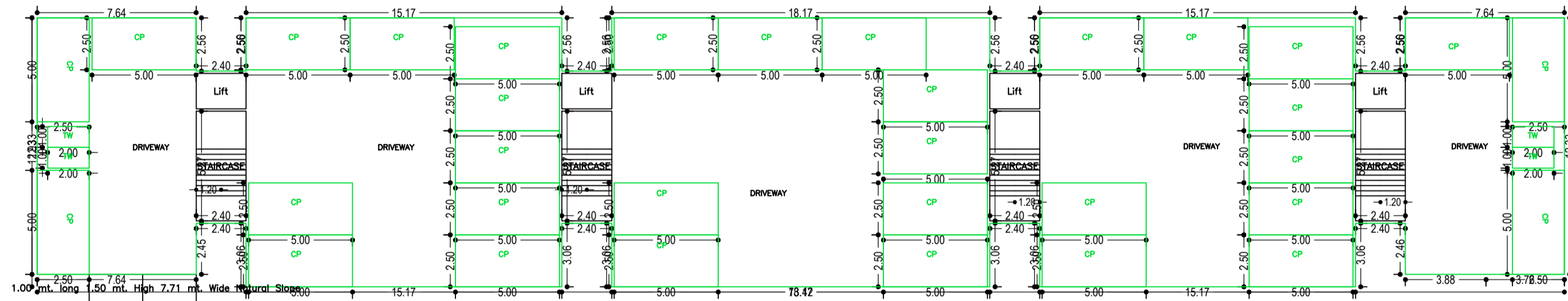
SIDE ELEVATION

SCHEDULE OF DOOR:

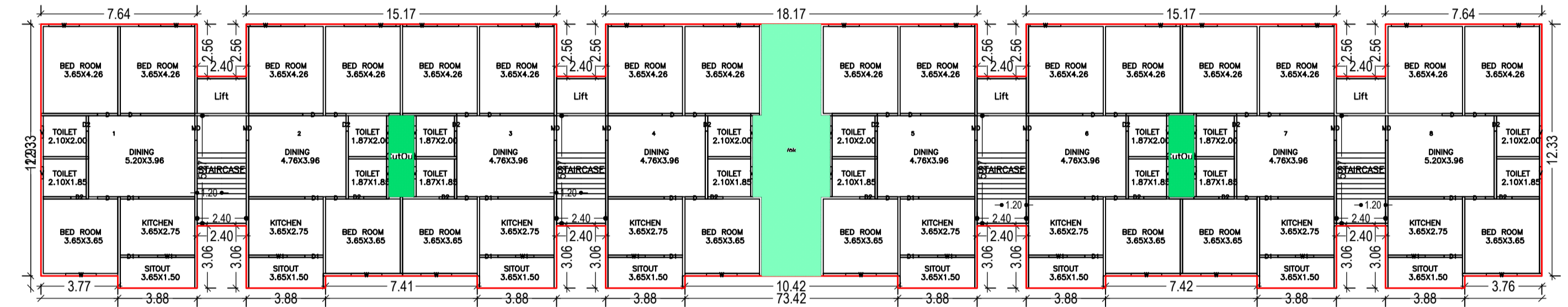
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING B)	D2	0.75	2.10	80
A (BUILDING B)	D1	0.90	2.10	144
A (BUILDING B)	D	1.00	2.10	120
A (BUILDING B)	MD	1.20	2.10	40

SCHEDULE OF WINDOW/VENTILATION:

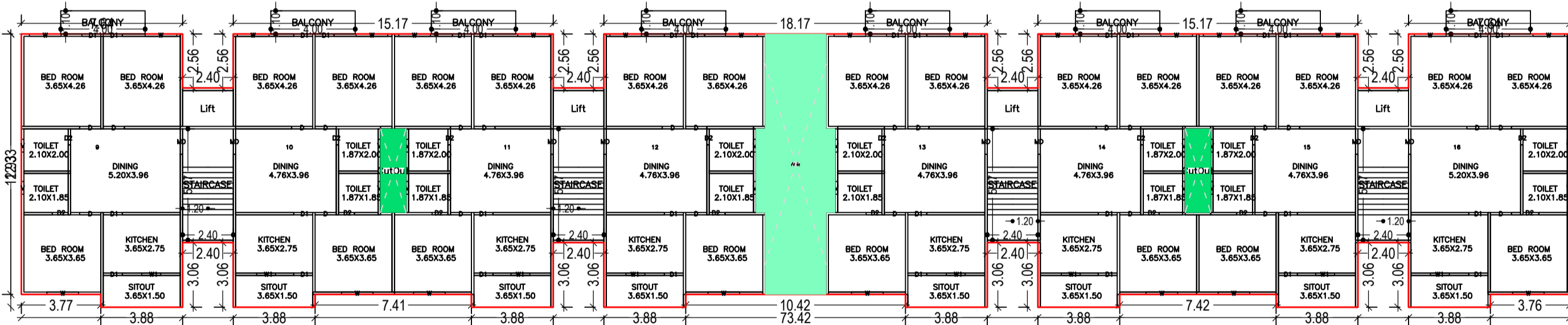
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING B)	V	0.60	0.60	80
A (BUILDING B)	W1	0.90	1.20	40
A (BUILDING B)	W	1.50	1.20	120



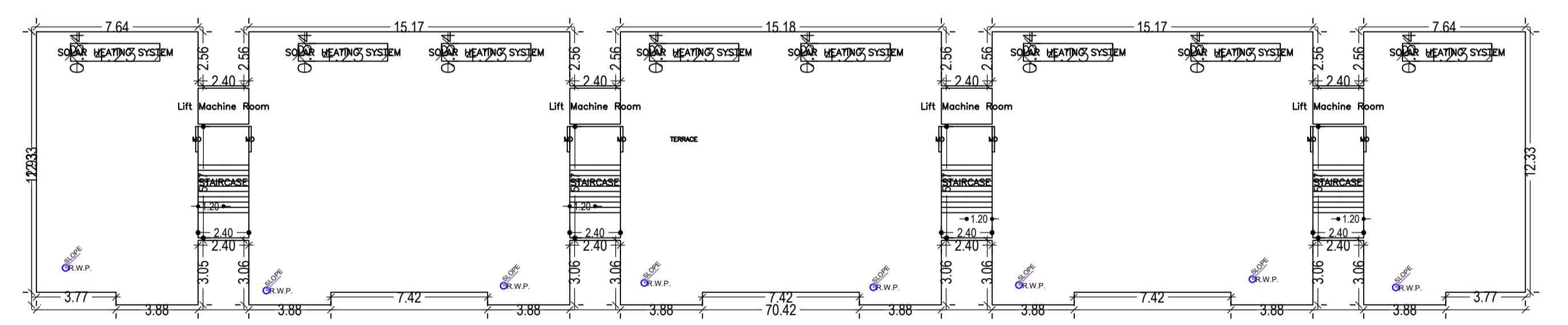
STILT FLOOR PLAN (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

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

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	
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN	8	FLAT	92.33	90.13	8	32
	10	FLAT	89.54	87.88	8	
	11	FLAT	89.54	88.24	8	
	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	-	-	3619.30	3547.73	320	40

Building :A (BUILDING B)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in 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 Additional FAR Area (Sq.m.)	Tnmt (No.)
				Lift	Balcony	Void	Parking					
Stilt Floor	886.19	0.00	886.19	16.32	0.00	0.00	819.28	0.00	50.59	50.59	50.59	00
First Floor	875.69	9.62	866.07	0.00	0.00	39.02	0.00	827.05	0.00	827.05	827.05	08
Second Floor	910.89	9.62	901.27	16.32	17.60	39.02	0.00	828.33	0.00	828.33	828.33	08
Third Floor	910.89	9.62	901.27	16.32	17.60	39.02	0.00	828.33	0.00	828.33	828.33	08
Fourth Floor	910.89	9.62	901.27	16.32	17.60	39.02	0.00	828.33	0.00	828.33	828.33	08
Fifth Floor	910.89	9.62	901.27	16.32	17.60	39.02	0.00	828.33	0.00	828.33	828.33	08
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	5405.44	48.10	5357.34	81.60	70.40	195.10	819.28	4140.37	50.59	4190.96	4190.96	40
Total Number of Same Buildings	1	-	-	-	-	-	-	-	-	-	-	-
Total	5405.44	48.10	5357.34	81.60	70.40	195.10	819.28	4140.37	50.59	4190.96	4190.96	40



SECTION ON X-X

SECTION ON Y-Y

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