



AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.25
PROJECT DETAIL		VERSION DATE: 12/04/2018
Region: HARYANAD URBAN LOCAL BODIES	Plot Use: Residential	
District: BUKHAR	Plot Sub-Use: Residential Bldg/Apartment	
Authority: CHAS MUNICIPAL CORPORATION	Plot No./Plot No. 584.592.593	
Township No. CMO/PO/03/1W/02/2018	Plot No. - 665	
Application Type: General Proposal	North: Road Width - 6.09	
Nature of Development: New	East: Plot No. - 595	
Location of Development Area: Old	West: Plot No. - 662	
Area:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	2824.44
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	2824.44
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		323.64
Total		323.64
BALANCE AREA OF PLOT (Net Plot Area - Non-Residential/Industry Area)	(A-Deductions)	2500.80
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	2824.44
Plot Area for FAR (Net Plot Area - Non-Residential/Industry Area)	(A-Deductions)	2824.44
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		1412.22
Proposed Coverage Area (16.07 %)		453.96
Total Prop. Coverage Area (16.07 %)		453.96
Balance coverage area (33.93 %)		968.28
FAR CHECK		
Perm. FAR Area (2.52)		7061.10
Total Perm. FAR area		7061.10
Residential FAR		3972.37
Proposed FAR Area		3994.84
Total Proposed FAR Area		3994.84
Consumed FAR (Factor)		1.41
Balance FAR Area		3066.26
BUILT UP AREA CHECK		
Total Proposed Built Up Area		4759.65
ARCHITECT (Regd)		
ENGINEER (Regd)		Neha Singh
SUPERVISOR (Regd)		
OWNER (Regd)		OM PRAKASH PATHAK
DEVELOPMENT AUTHORITY LOCAL BODY		

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.)	Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
		StairCase	Lift	Balcony	Accessory Use					
Ground Floor	453.96	14.98	0.00	0.00	3.87	412.64	0.00	11.73	22.47	00
First Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Second Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Third Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Fourth Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Fifth Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Sixth Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Seventh Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Eighth Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Ninth Floor	478.41	14.98	10.73	11.33	0.00	0.00	441.37	0.00	441.37	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	4759.65	149.80	96.57	101.97	3.87	412.64	3972.33	11.73	3994.80	36

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER)	D4	0.78	2.10	252
B (TOWER)	D3	0.84	2.10	18
B (TOWER)	D0	0.90	2.10	36
B (TOWER)	D2	0.91	2.10	90
B (TOWER)	D1	1.07	2.10	35

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER)	V	0.50	1.20	90
B (TOWER)	W3	0.90	1.20	54
B (TOWER)	W1	0.97	1.20	09
B (TOWER)	W1	0.99	1.20	09
B (TOWER)	MECH VENT	1.14	1.20	18
B (TOWER)	W2	1.20	1.20	36
B (TOWER)	W1	1.45	1.20	29
B (TOWER)	W1	1.50	1.20	54
B (TOWER)	MECH VENT	1.80	1.20	54

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7	0.72 X 7.60 X 2 X 9	99.00	203.94
8 & 9 FLOOR PLAN	0.72 X 4.12 X 2 X 9	53.64	-
	1.07 X 2.67 X 2 X 9	51.30	-
Total			203.94

Building Floor FAR Details

Floor Name	Building Name B (TOWER)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Ground Floor	453.96	22.47	453.96	22.47
First Floor	478.41	441.37	478.41	441.37
Second Floor	478.41	441.37	478.41	441.37
Third Floor	478.41	441.37	478.41	441.37
Fourth Floor	478.41	441.37	478.41	441.37
Fifth Floor	478.41	441.37	478.41	441.37
Sixth Floor	478.41	441.37	478.41	441.37
Seventh Floor	478.41	441.37	478.41	441.37
Eighth Floor	478.41	441.37	478.41	441.37
Ninth Floor	478.41	441.37	478.41	441.37
Terrace Floor	0.00	0.00	0.00	0.00
Total:	4759.65	3994.80	4759.65	3994.80

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Grand Total
B (TOWER)	Residential	Residential Bldg/Apartment	MultiStorey	1
				4759.65

UnitBUA Table for Building :B (TOWER)

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.)	Consumed Additional FAR Area (Sq.mt.)	Tenmt (No.)
			StairCase	Lift	Balcony	Accessory Use					
B (TOWER)	1	4759.65	149.80	96.57	101.97	3.87	412.64	3972.33	11.73	3994.80	36

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
B (TOWER)	Residential	Residential Bldg/Apartment	>0	1	36.00	1.00	36	-	-	-	1	36
			>0	1	36.00	-	-	-	-	-	-	-
Total:			-	-	-	-	36	36	-	-	1	36

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	-	-	39	-	487.50
Total Car	36	450.00	39	-	487.50
Visitors Car Parking	4	50.00	5	-	62.50
TwoWheeler	36	72.00	37	-	74.00
Other Parking	-	-	-	-	178.64
Total	-	572.00	-	-	802.64

COLOR INDEX

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

LTP NAME AND SIGNATURE: Neha Singh  
 STRUCTURAL ENGS NAME AND SIGNATURE: CHAC/RC/03/2017  
 BUILDER NAME AND SIGNATURE: OM PRAKASH PATHAK