



AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO.: 1.0.25
PROJECT DETAIL:		VERSION DATE: 12/04/2018
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Commercial	
District: BOKARO	Plot SubUse: Shop	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: CMC/BP/0049/W17/2018	Plot/SubPlot No: 3760.3762	
Application Type: General Proposal	North: CTS No. - DEPAK KUMAR DEY SIDDHARTHA KR. DEY OTHER	
Project Type: Building Permission	South: Road Width - 45 M W ROAD	
Nature of Development: New	East: CTS No. - GOPAL DEY OTHER AND SIDDHARTHA KR. DEY OTHER	
Location of Development Area: Old Area	West: CTS No. - JORE NALA	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	338.77
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	338.77
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		36.09
Total		36.09
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	302.68
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	338.77
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	338.77
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		169.38
Proposed Coverage Area (40.87 %)		138.47
Total Prop. Coverage Area (40.87 %)		138.47
Balance coverage area (9.12 %)		30.91
FAR CHECK		
Perm. FAR Area (2.50)		846.92
Total Perm. FAR area		846.92
Commercial FAR		310.15
Proposed FAR Area		324.41
Total Proposed FAR Area		324.41
Consumed FAR (Factor)		0.96
Balance FAR Area		522.51
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		486.43
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SIDDHARTHA KUMAR DEY DEEPAK KUMAR DEY	
DEVELOPMENT AUTHORITY		LOCAL BODY

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. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
					Parking	Commercial	Stair			
A (BUILDING)	1	519.63	33.20	486.43	121.08	310.15	14.26	324.40	324.40	
Grand Total	1	519.63	33.20	486.43	121.08	310.15	14.26	324.40	324.40	

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (BUILDING)	Commercial	Shop	> 0	50	227.00	1	4	-	-
Total:				-	-	-	4	4	10 10

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Total Car	4	50.00	4	50.00
TwoWheeler	10	20.00	10	20.00
Other Parking	-	-	-	69.08
Total	14	70.00	14	139.08

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	unit A1	SHOP	34.99	32.81	1	3
	UNIT A1	OTHER	45.38	43.10	1	
	UNIT C1	OTHER	6.30	5.91	1	
FIRST FLOOR PLAN	unit B1	SHOP	66.73	64.74	2	3
	UNIT B1	OTHER	50.35	47.82	1	
	UNIT D1	OTHER	6.30	5.91	1	
Total:	-	-	210.05	200.31	7	6

Buildingwise Floor FAR Details

Floor Name	Building Name A (BUILDING)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	176.29	14.26	176.29	14.26
Ground Floor	138.47	138.47	138.47	138.47
First Floor	171.67	171.67	171.67	171.67
Terrace Floor	0.00	0.00	0.00	0.00
Total:	486.43	324.40	486.43	324.40

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
Suresh Prasad Singh CMC/ENG/002/2017		

Building :A (BUILDING)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt. Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
				Parking	Commercial	Stair		
Basement Floor	176.29	0.00	176.29	121.08	0.00	14.26	14.26	
Ground Floor	171.67	33.20	138.47	0.00	138.47	0.00	138.47	
First Floor	171.67	0.00	171.67	0.00	171.67	0.00	171.67	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total:	519.63	33.20	486.43	121.08	310.15	14.26	324.40	
Total Number of Same Buildings :	1							
Total:	519.63	33.20	486.43	121.08	310.15	14.26	324.40	

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD WIDENING AREA
EXISTING (To be retained)
EXISTING (To be demolished)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	02
A (BUILDING)	D	1.20	2.40	08
A (BUILDING)	FD	3.00	2.50	02

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	0.75	02
A (BUILDING)	W	1.80	1.65	08

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Commercial	Shop	Non-Highrise