



Proposal Basic Information		AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO.- 1.0.27	
DATE	04-06-2018	SHEET NO. 1		VERSION DATE: 18/05/2018	
Proposal File No.	CMC/BP/0128/W03/2018	PROJECT DETAIL:		Plot Use: Residential	
Owner Name	BALMUKUND MANDAL AND BINA KUMARI	Region: JHARKHAND URBAN LOCAL BODIES		Plot SubUse: Bungalow/ Dwelling / Non Apartment	
Khata No	576	District: BOKARO		Authority: CHAS MUNICIPAL CORPORATION	
Plot No	1371	Inward No: CMC/BP/0128/W03/2018		Plot/SubPlot No: 1371	
Village Name	Chas	Application Type: General Proposal		North: CTS No. - SHASHI KISHORE AND OTHERS	
Use	Residential	Project Type: Building Permission		South: CTS No. - NIJ	
SubUse	Bungalow/ Dwelling / Non Apartment	Nature of Development: New		East: Road Width - 6.09 M ROAD	
		Location of Development Area: Old Area		West: CTS No. - NIJ	
AREA DETAILS:		AREA OF PLOT (Minimum)		SQ.MT.	
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)		(A-Deductions)		102.20	
Deduction for Balance Plot Area (from Gross Plot Area)		Common Plot		9.44	
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)		(A-Deductions)		92.76	
PLOT AREA FOR COVERAGE (Net Plot Area)		(A-Deductions)		102.20	
Plot Area for FAR (Net Plot Area + Road Widening Area)		(A-Deductions)		102.20	
COVERAGES CHECK		Permissible Coverage area ( 70.00 % )		71.54	
		Proposed Coverage Area ( 61.90 % )		63.26	
		Total Prop. Coverage Area ( 61.9 % )		63.26	
		Balance coverage area ( 8.10 % )		8.28	
FAR CHECK		Perm. FAR Area ( 1.80 )		183.96	
		Total Perm. FAR area		183.96	
		Residential FAR		63.26	
		Proposed FAR Area		63.26	
		Total Proposed FAR Area		63.26	
		Consumed FAR (Factor)		0.62	
		Balance FAR Area		120.70	
BUILT UP AREA CHECK		Total Proposed BuiltUp Area		63.26	
ARCHITECT (Regd)		RAGHUNATH CHOUDHARY			
ENGINEER (Regd)					
SUPERVISOR (Regd)					
OWNER (Regd)		BALMUKUND MANDAL AND BINA KUMARI			
DEVELOPMENT AUTHORITY		LOCAL BODY			

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BALMUKUND)	D2	0.75	2.10	01
A (BALMUKUND)	D1	0.90	2.10	01
A (BALMUKUND)	D	1.00	2.10	03

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BALMUKUND)	V	0.78	1.20	01
A (BALMUKUND)	W	1.20	1.20	05

Building :A (BALMUKUND)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Ground Floor	63.26	63.26	63.26	63.26	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	63.26	63.26	63.26	63.26	01
Total Number of Same Buildings :	1				
Total :	63.26	63.26	63.26	63.26	01

UnitBUA Table for Building :A (BALMUKUND)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	63.26	57.84	6	1
Total:	-	-	63.26	57.84	6	1

FAR & Tenement Details (Table 4c-1)

Building	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
A (BALMUKUND)	63.26	63.26	63.26	63.26	01
Grand Total :	63.26	63.26	63.26	63.26	01

COLOR INDEX

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

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BALMUKUND)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	63.26	63.26	63.26	63.26
Terrace Floor	0.00	0.00	0.00	0.00
Total :	63.26	63.26	63.26	63.26

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE
RAGHUNATH CHOUDHARY CMC/DFTMN/0004/2018		