

Proposal Basic Information

Proposal File No.	CMC/BP/0205/W19/2018
Owner Name	VIKASH KUMAR AND RAVI SHANKAR
Khata No	108
Plot No	5290
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

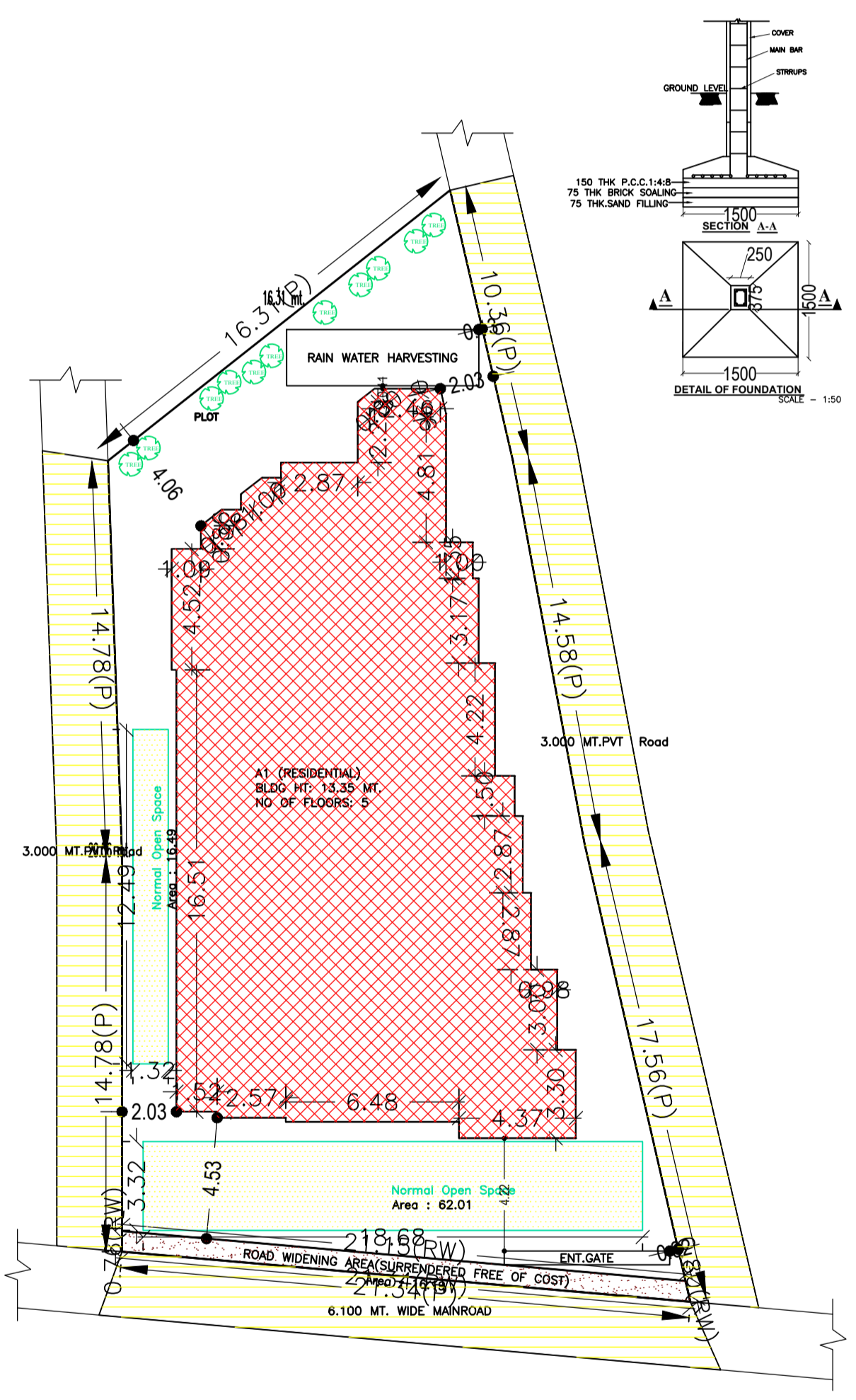
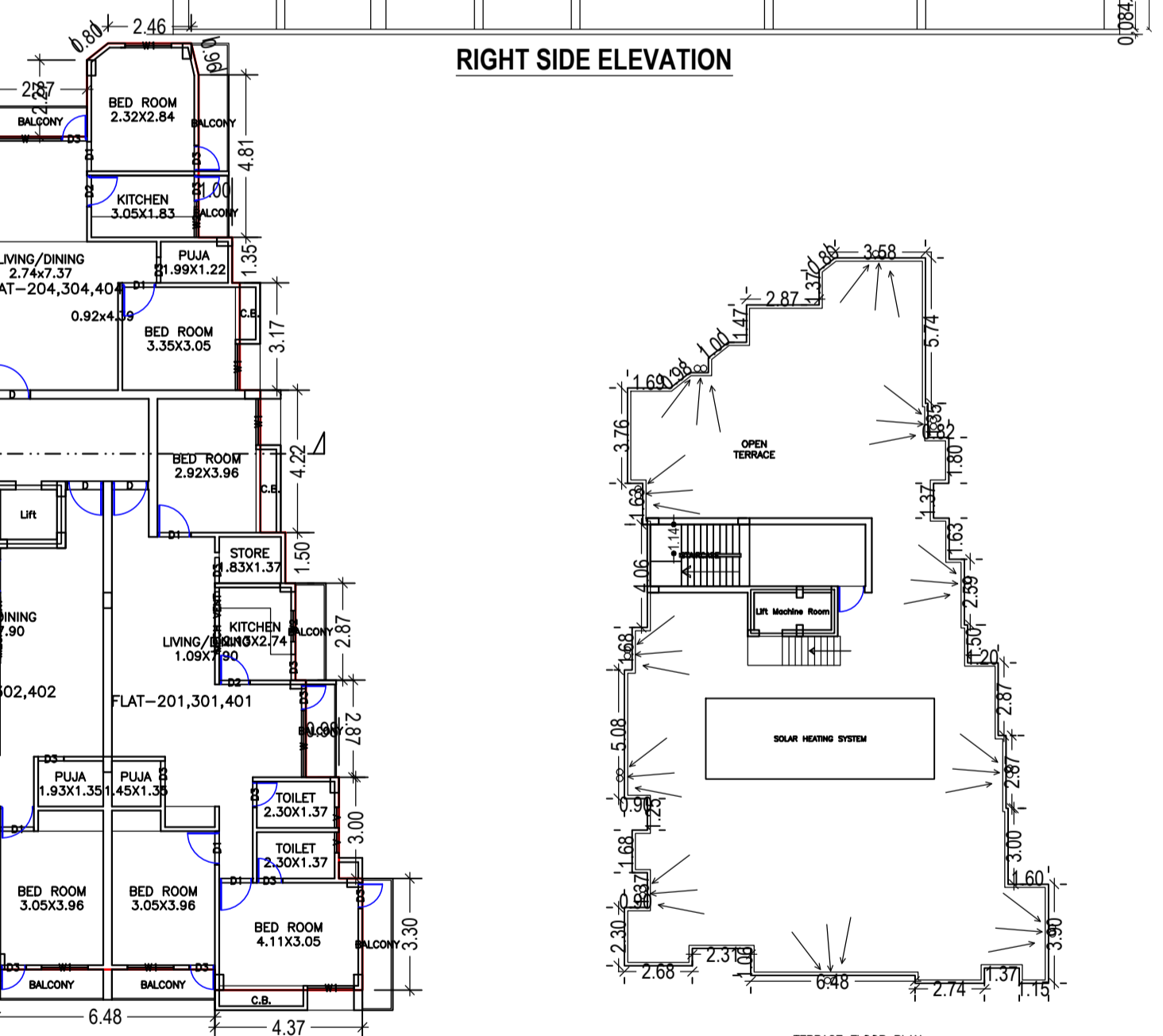
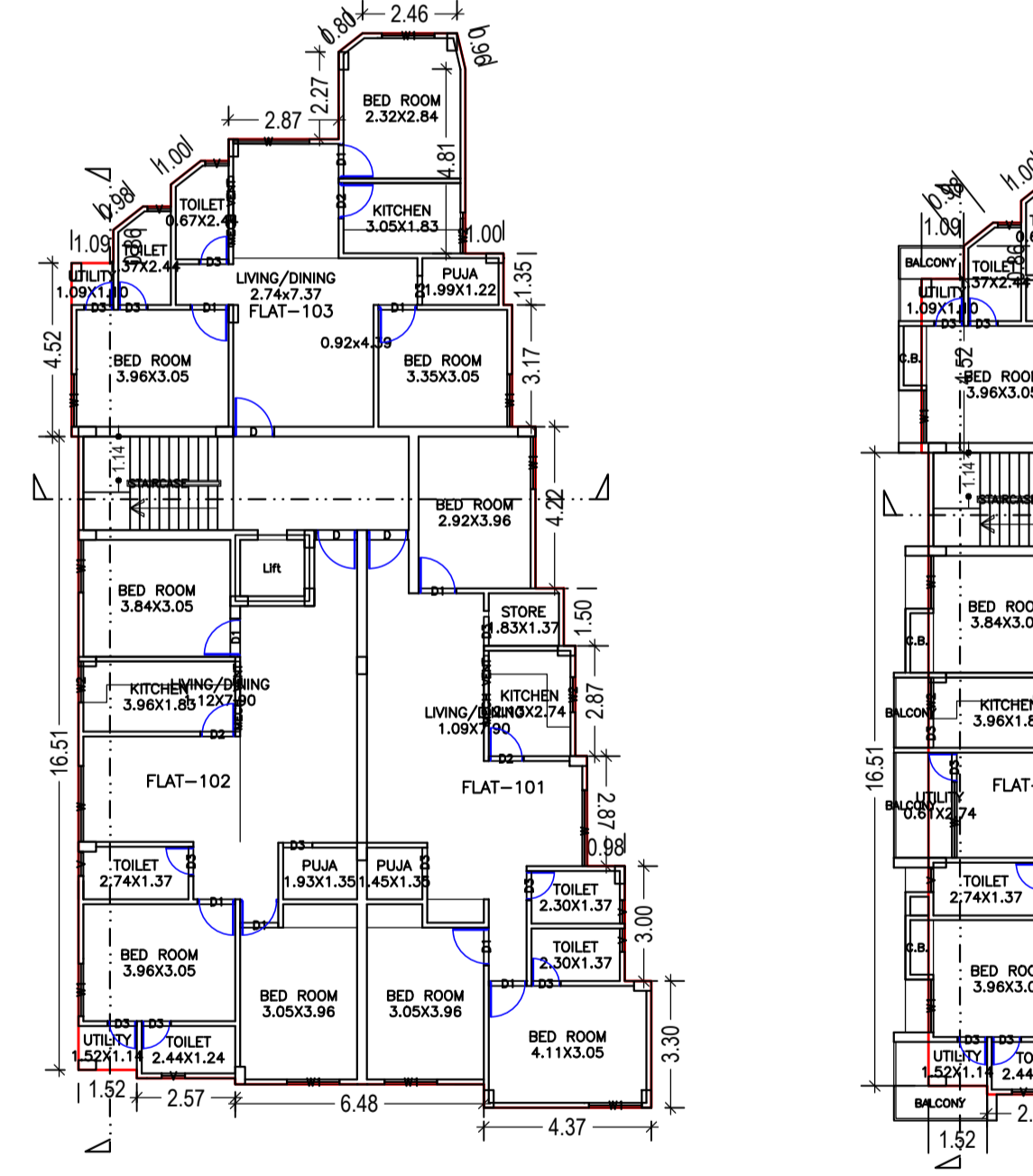
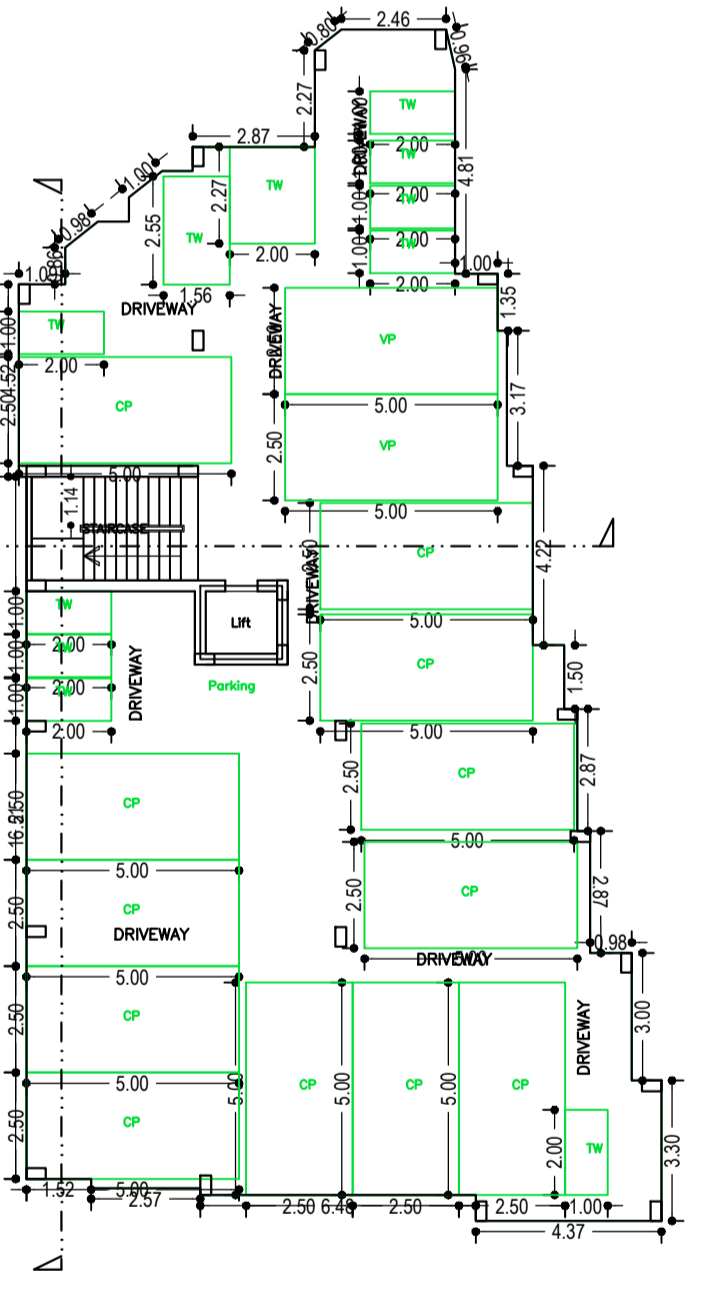
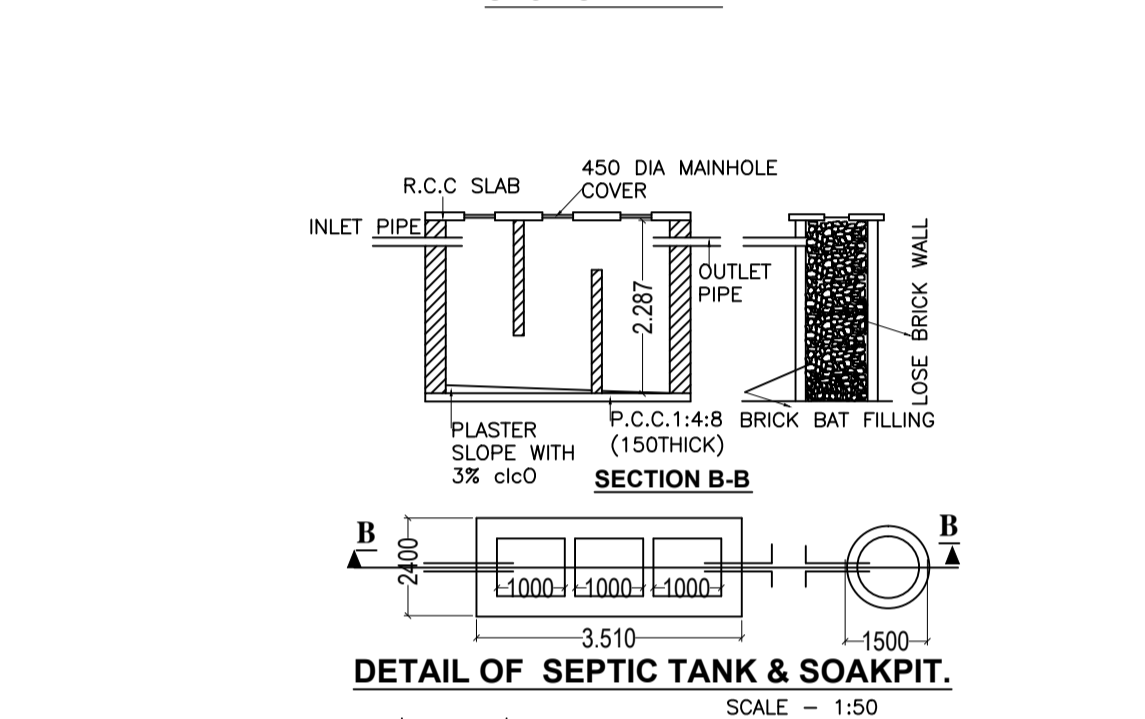
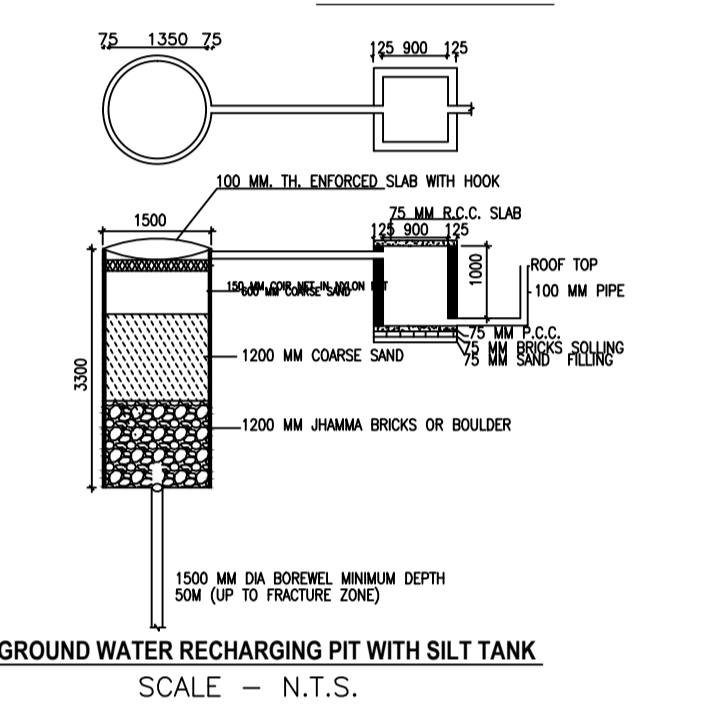
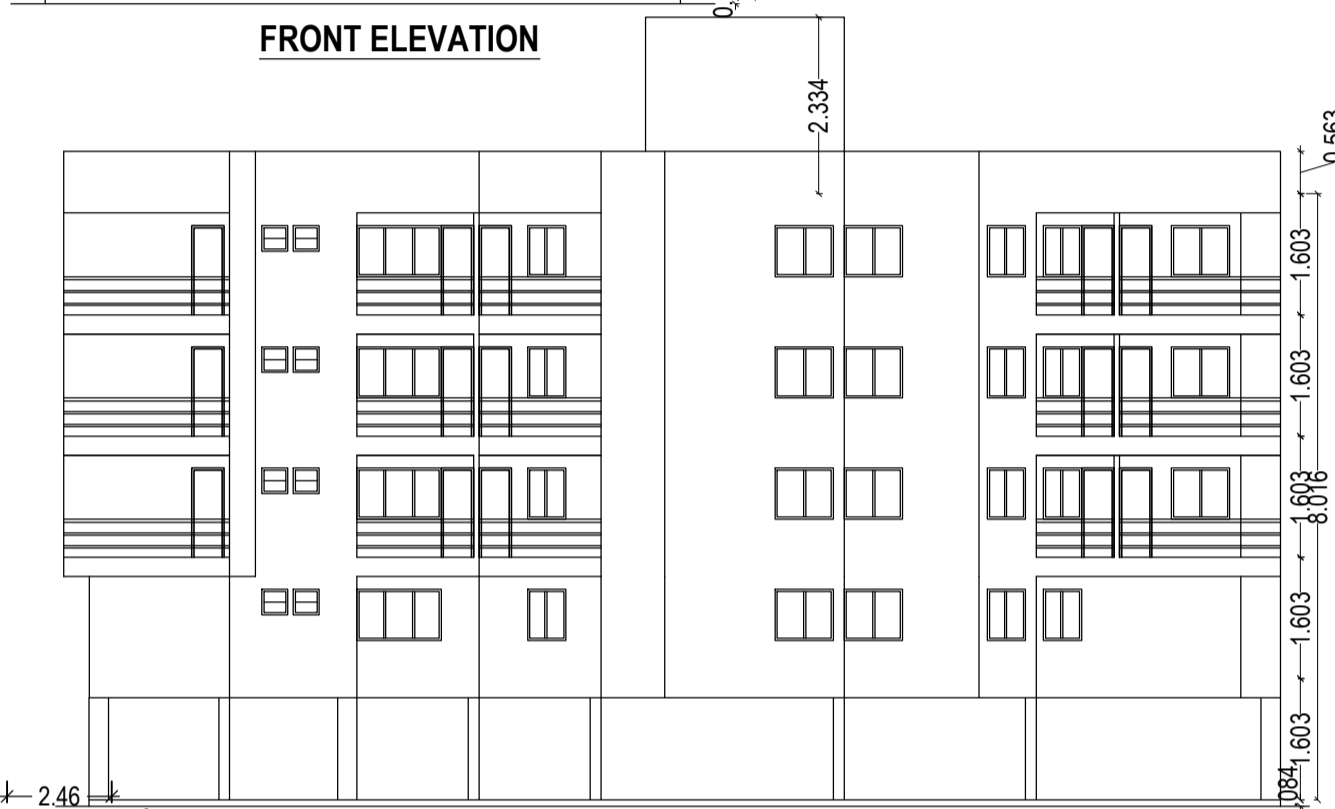
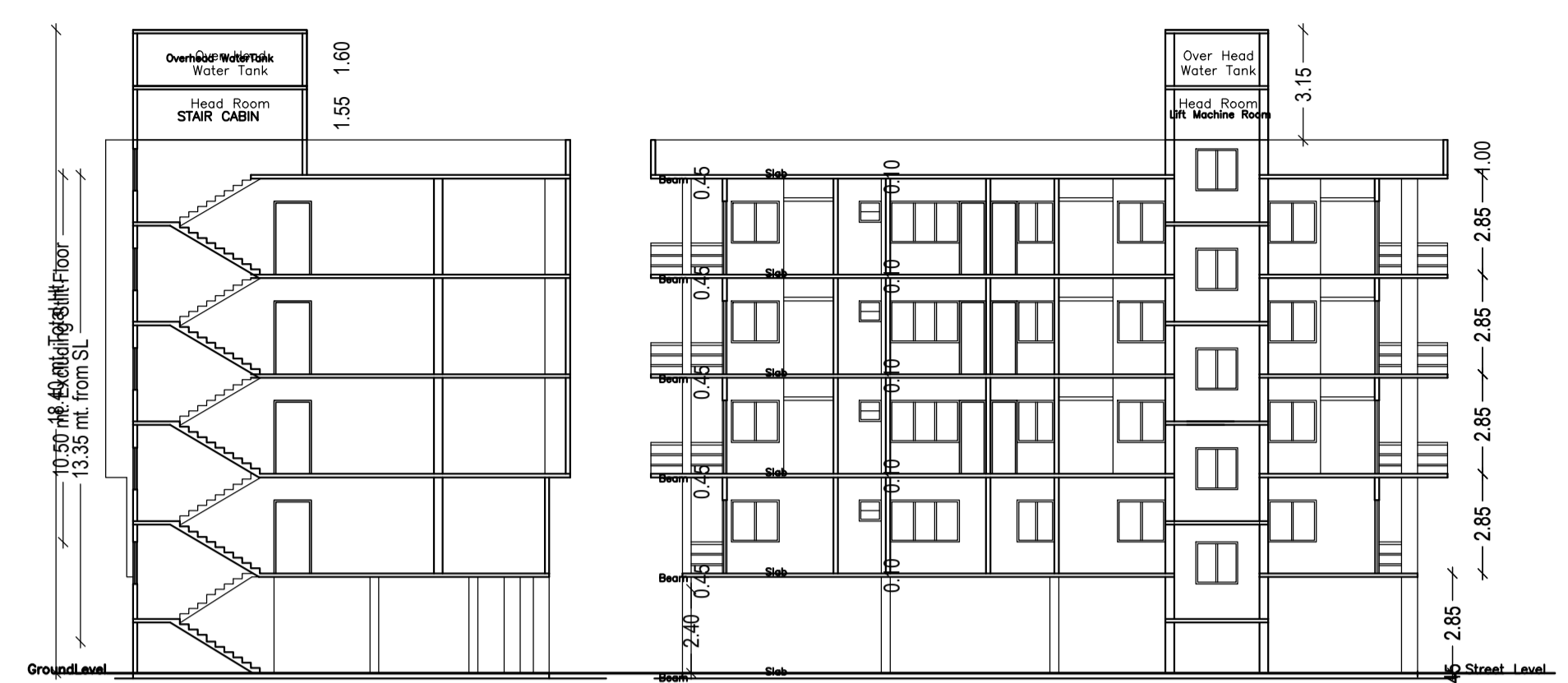
Balcony Calculations Table

FLOOR PLAN	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3& 4 FLOOR PLAN	0.28 X 0.00 X 1 X 3	8.22	86.16
	0.90 X 3.05 X 1 X 3	8.22	
	0.82 X 0.00 X 1 X 3	10.53	
	0.87 X 0.00 X 3 X 3	19.62	
	0.86 X 0.00 X 1 X 3	4.38	
	0.06 X 0.00 X 1 X 3	7.71	
	0.85 X 0.00 X 1 X 3	7.71	
	0.21 X 0.00 X 1 X 3	4.92	
	0.81 X 0.00 X 1 X 3	7.74	
Total	0.49 X 0.00 X 1 X 3	7.41	86.16

UnitBUA Table for Building :A1 (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FLAT-101	FLAT	99.17	98.92	9	3
	FLAT-102	FLAT	101.57	101.11	9	
	FLAT-103	FLAT	84.61	84.20	9	
TYPICAL - 2, 3& 4 FLOOR PLAN	FLAT-201,301,401	FLAT	110.47	110.23	9	9
	FLAT-202,302,402	FLAT	110.61	110.14	10	
	FLAT-204,304,404	FLAT	92.74	92.34	9	
Total:			1226.82	1222.38	111	12

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. : 1.0.32	SQ. MT.
PROJECT DETAIL:	VERSION DATE: 10/05/2018	
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/0205/W19/2018	PlotSubPlot No: 5290	
Application Type: General Proposal	North: Road Width - 6.00 M WIDE ROAD	
Project Type: Building Permission	South: CTS No. - AWANTI KANT ROY	
Nature of Development: New	East: Road Width - 3.05 M WIDE ROAD	
Location of Development Area: Old Area	West: CTS No. - ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	618.70
Deduction for NetPlot Area		
Surrender Free of Cost		16.19
Total		16.19
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	602.52
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		16.19
Common Plot		78.50
Total		94.69
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	524.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	602.52
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	618.70
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		361.51
Proposed Coverage Area (51.88 %)		312.58
Total Prop. Coverage Area (51.88 %)		312.58
Balance coverage area (8.12 %)		48.93
FAR CHECK		
Perm. FAR Area ( 2.50 )		1546.75
Total Perm. FAR area		1546.75
Residential FAR		1301.61
Proposed FAR Area		1314.48
Total Proposed FAR Area		1314.48
Consumed FAR (Factor)		2.12
Balance FAR Area		232.27
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		1670.24
ARCHITECT (Regd)		Suresh Prasad Singh
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		VIKASH KUMAR AND RAVI SHANKAR
DEVELOPMENT AUTHORITY		LOCAL BODY



Building :A1 (RESIDENTIAL)

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.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Stilt Floor	312.58	0.00	299.71	0.00	9.54	12.87	00
First Floor	312.58	3.33	0.00	309.25	0.00	309.25	03
Second Floor	348.36	3.33	14.24	0.00	330.79	330.79	03
Third Floor	348.36	3.33	14.24	0.00	330.79	330.79	03
Fourth Floor	348.36	3.33	14.24	0.00	330.79	330.79	03
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1670.24	13.32	42.72	299.71	1301.62	9.54	1314.49
Total Number of Same Buildings	1						
Total	1670.24	13.32	42.72	299.71	1301.62	9.54	1314.49

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 (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A1 (RESIDENTIAL)	1	1670.24	13.32	42.72	299.71	1301.62	9.54	1314.49
Grand Total	1	1670.24	13.32	42.72	299.71	1301.62	9.54	1314.49

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.
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	> 0	1	12.00	1.00	12	-	-	-	-
			> 0	1	12.00	-	-	-	1	12	-
			> 0	1	12.00	-	-	1	2	-	12
Total:			-	-	-	12	12	-	2	2	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	12	150.00
Total Car	12	150.00	12	150.00
Visitor's Car Parking	2	25.00	2	25.00
TwoWheeler	-	-	11	26.51
Total TwoWheeler	12	24.00	11	26.51
Other Parking	-	-	-	98.21
Total		199.00		326.23

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Total
A1 (RESIDENTIAL)	Residential	Residential Bldg/Apartment	Non-Highrise	1670.24
Total				1670.24

COLOR INDEX



Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Stilt Floor	312.58	12.87	312.58	12.87
First Floor	312.58	309.25	312.58	309.25
Second Floor	348.36	330.79	348.36	330.79
Third Floor	348.36	330.79	348.36	330.79
Fourth Floor	348.36	330.79	348.36	330.79
Terrace Floor	0.00	0.00	0.00	0.00
Total	1670.24	1314.49	1670.24	1314.49

SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	D3	0.76	2.10	78
A1 (RESIDENTIAL)	D1	0.87	2.10	04
A1 (RESIDENTIAL)	D2	0.91	2.10	12
A1 (RESIDENTIAL)	D1	0.99	2.10	32
A1 (RESIDENTIAL)	D	1.07	2.10	12

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A1 (RESIDENTIAL)	V	0.61	1.20	24
A1 (RESIDENTIAL)	W2	0.91	1.20	08
A1 (RESIDENTIAL)	W2	1.07	1.20	04
A1 (RESIDENTIAL)	W1	1.37	1.20	36
A1 (RESIDENTIAL)	MECH VENT	1.83	1.20	12
A1 (RESIDENTIAL)	W	1.98	1.20	12

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Suresh Prasad Singh CMC/ENG/0002/2017			