

Proposal Basic Information

Proposal File No.	CMC/BP/0137/W10/2019
Owner Name	MD.KUDDUS ANSARI
Khata No	138
Plot No	45,48
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO: 1.0.36
PROJECT DETAIL:	VERSION DATE: 29/04/2019
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward_No: CMC/BP/0137/W10/2019	PlotSubPlot No: 45.48
Application Type: General Proposal	North: CTS No. - MANSUR ANSARI
Project Type: Building Permission	South: Road Width - 3.1
Nature of Development: New	East: CTS No. - NUJ
Location of Development Area: New Area	West: CTS No. - PLOT NO.-48

AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	283.25
Deduction for NetPlot Area		
Surrender Free of Cost		31.73
Total		31.73
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	251.52
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		31.73
Common Plot		109.51
Total		141.24
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	142.01
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	251.52
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	283.25

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		150.91
Proposed Coverage Area (37.28 %)		93.77
Total Prop. Coverage Area (37.28 %)		93.77
Balance coverage area (22.72 %)		57.14
FAR CHECK		
Perm. FAR Area (1.20)		339.90
Total Perm. FAR area		339.90
Residential FAR		187.55
Proposed FAR Area		187.55
Total Proposed FAR Area		187.55
Consumed FAR (Factor)		0.66
Balance FAR Area		152.35
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		187.54
ARCHITECT (Regd)	MANOJ KUMAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MD.KUDDUS ANSARI	
DEVELOPMENT AUTHORITY		LOCAL BODY

Buildingwise Floor FAR Details

Floor	Proposed FAR		Total FAR	
	Area (Sq.mt.)	Factor	Area (Sq.mt.)	Factor
First Floor	93.77	93.77	93.77	93.77
Terrace Floor	0.00	0.00	0.00	0.00
Total :	187.54	187.54	187.54	187.54

FAR & Tenement Details (Table 4c-1)

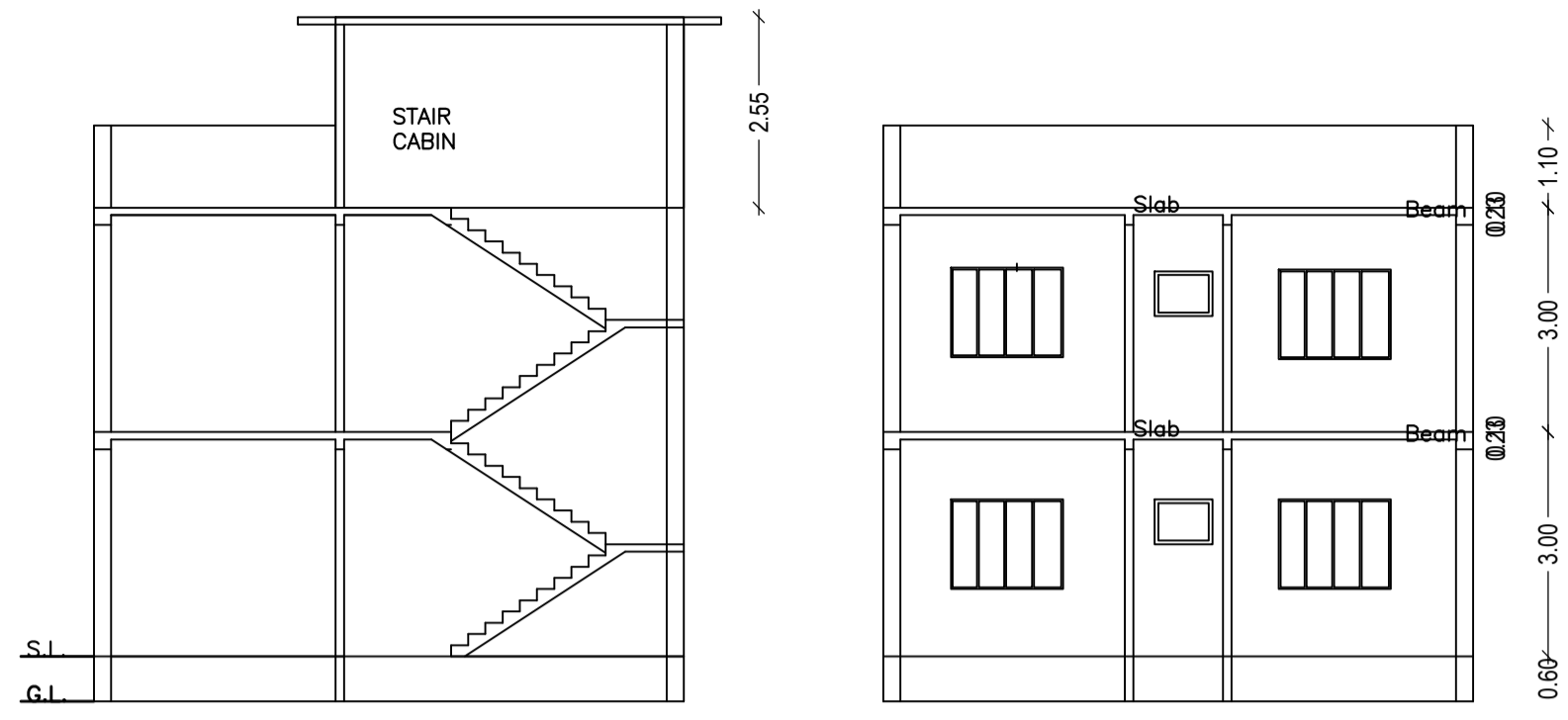
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	187.54	187.54	187.54	187.54	01
Grand Total :	1	187.54	187.54	187.54	187.54	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BUILDING)	Residential	Residential Bldg/Apartment	Non-Highrise

Building :A (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	93.77	93.77	93.77	93.77	01
First Floor	93.77	93.77	93.77	93.77	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	187.54	187.54	187.54	187.54	01
Total Number of Same Buildings :	1				
Total :	187.54	187.54	187.54	187.54	01

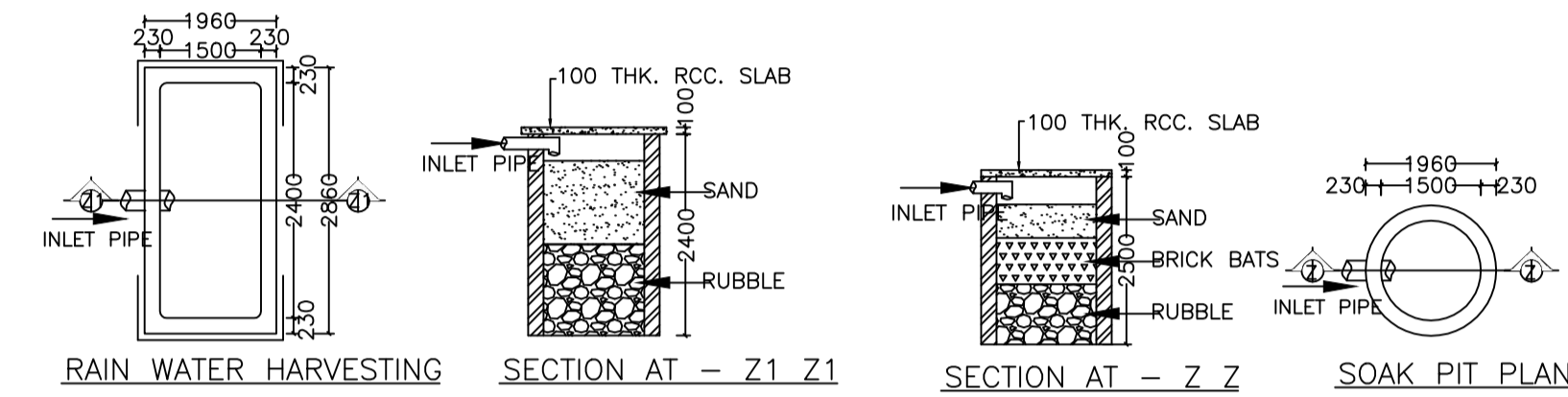


SECTION BB



FRONT ELEVATION

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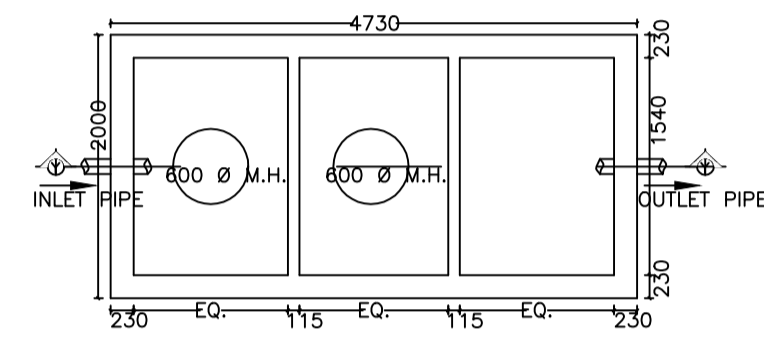


RAIN WATER HARVESTING

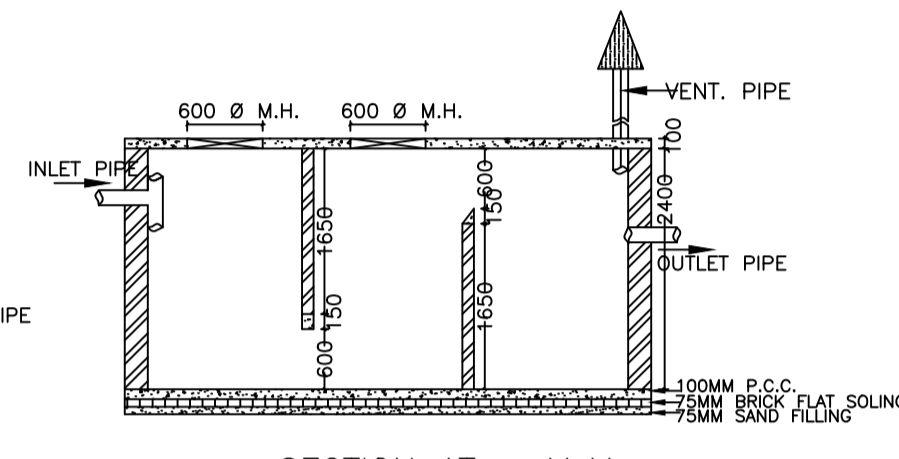
SECTION AT - Z1 Z1

SECTION AT - Z2 Z2

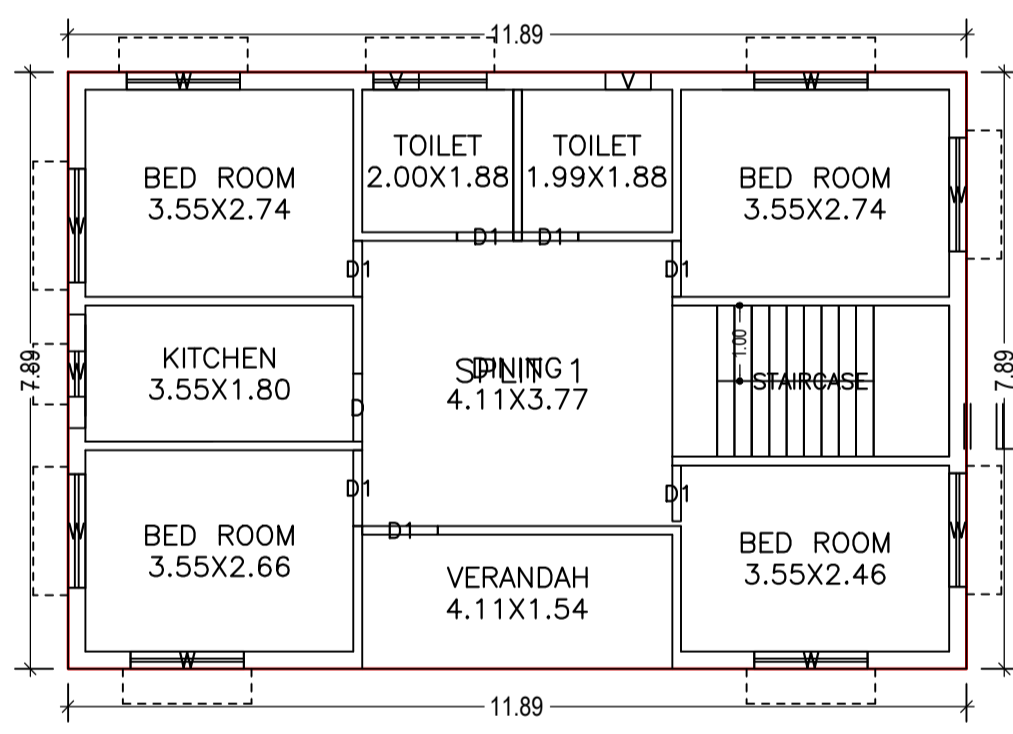
SOAK PIT PLAN



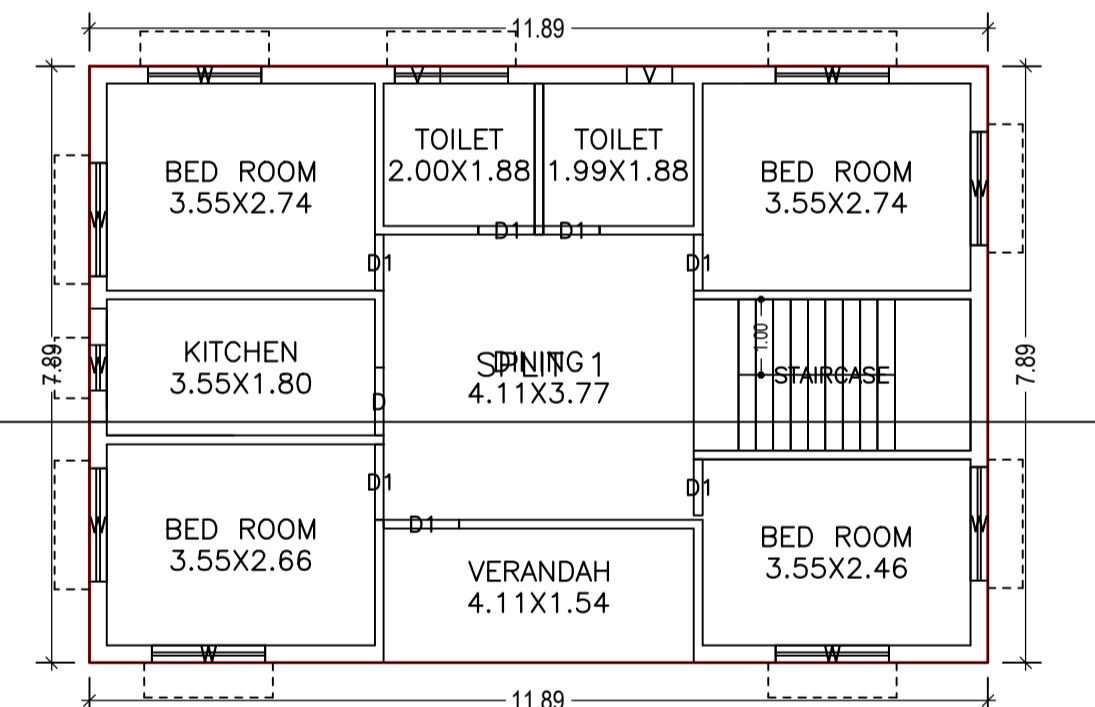
SEPTIC TANK PLAN



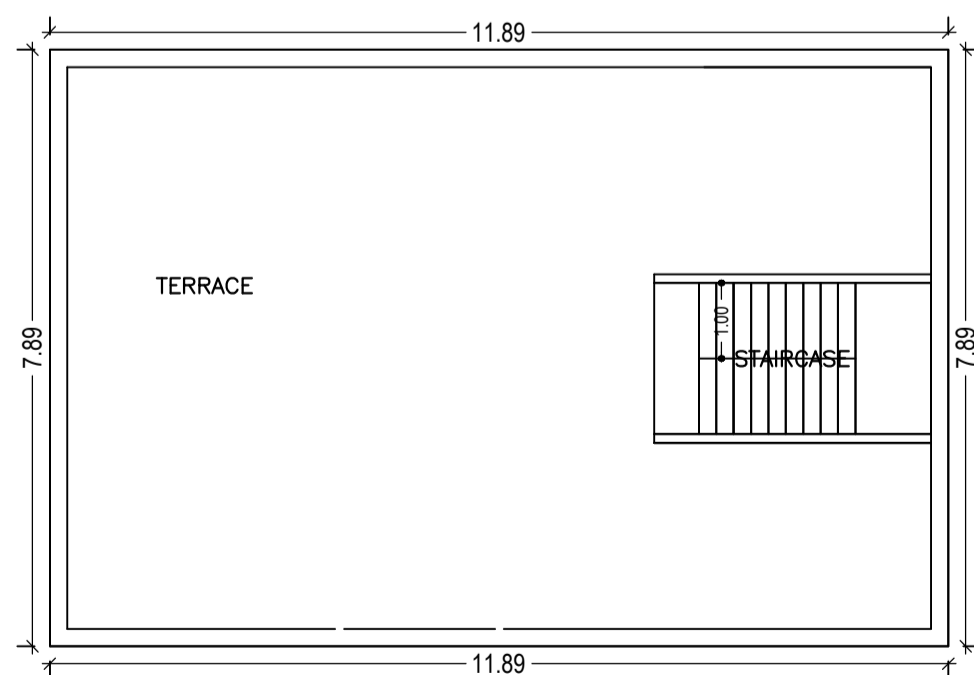
SECTION AT - Y Y



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpel Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	153.45	152.99	9	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	9	0
Total:	-	-	153.45	152.99	18	1

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D1	0.74	2.10	10
A (BUILDING)	D	0.90	2.10	02
A (BUILDING)	D1	1.00	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.20	04
A (BUILDING)	W	1.50	1.20	18

COLOR INDEX

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

LTP NAME AND SIGNATURE

MANOJ KUMAR
CMC/SUP/0016/2018

STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE