

Proposal Basic Information

Proposal File No.	CMC/BP/0298/W02/2019
Owner Name	SMT GAYTRI DEVI
Khata No	447
Plot No	477
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

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/0298/W02/2019	PlotSubPlot No: 477
Application Type: General Proposal	North: Road Width - 6M
Project Type: Building Permission	South: Plot No. - 489
Nature of Development: New	East: Plot No. - 478
Location of Development Area: Old Area	West: CTS No. - SITA RAM SHARMA

VERSION NO: 1.0.62
VERSION DATE: 16/10/2020

AREA OF PLOT (Minimum)	(A)	121.29
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	121.29
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		7.10
Total		7.10
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	114.19
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	121.29
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	121.29

COVERAGE CHECK

Permissible Coverage area (70.00 %)	84.90
Proposed Coverage Area (45.56 %)	55.26
Total Prop. Coverage Area (45.56 %)	55.26
Balance coverage area (24.44 %)	29.64

FAR CHECK

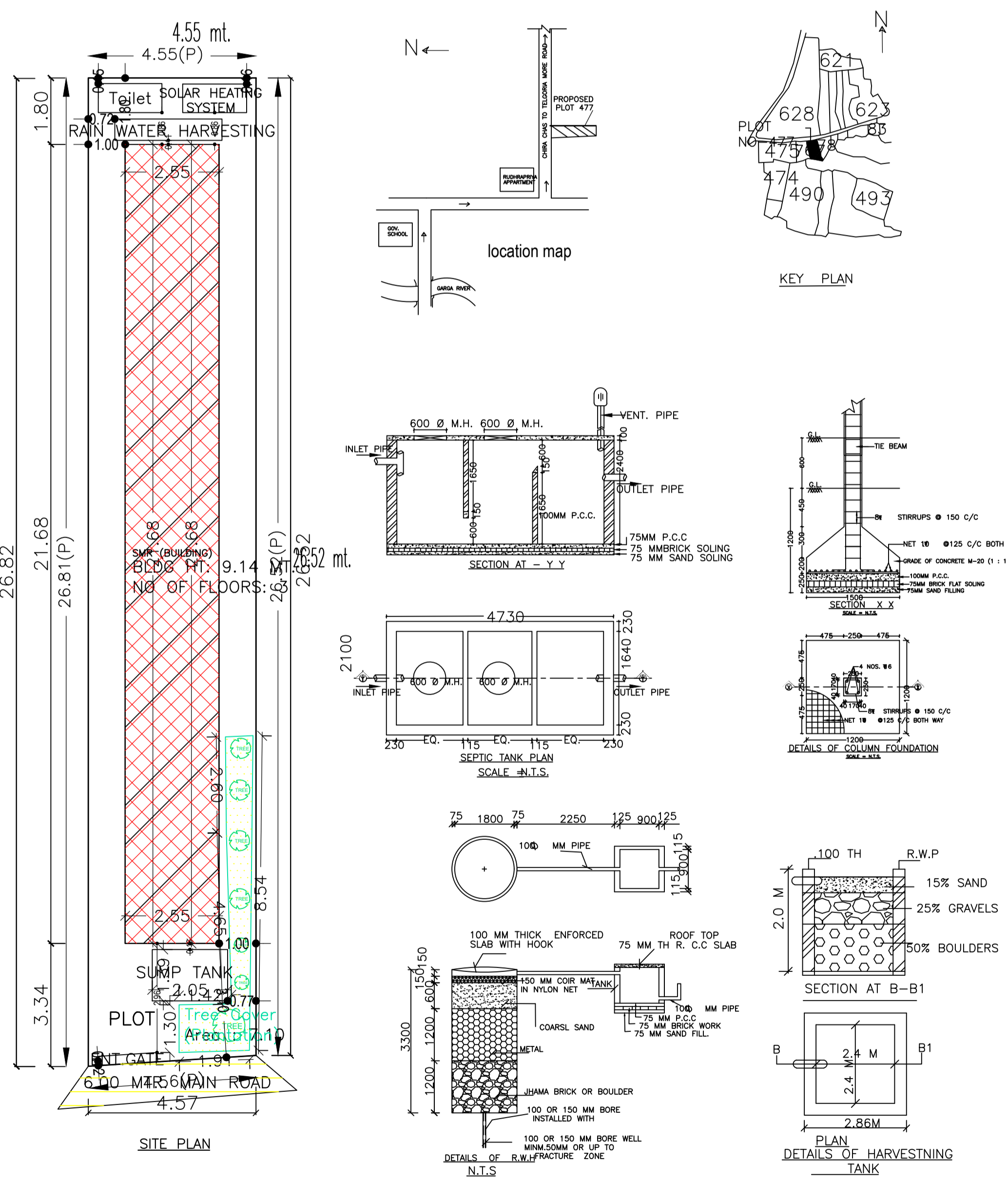
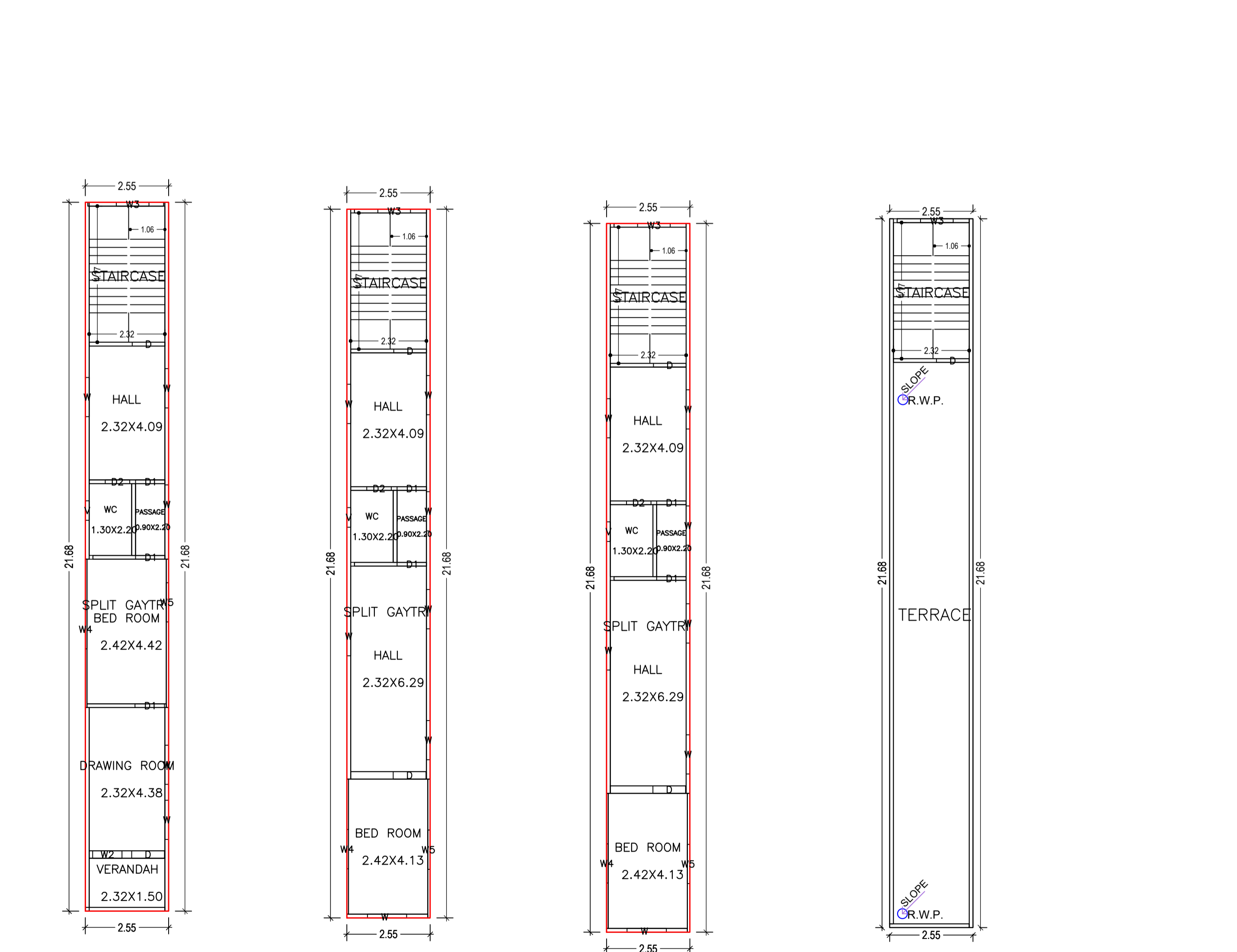
Perm. FAR Area (1.80)	218.32
Total Perm. FAR area	218.32
Residential FAR	165.78
Proposed FAR Area	165.78
Total Proposed FAR Area	165.78
Consumed FAR (Factor)	1.37
Balance FAR Area	52.54

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	165.78
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ARCHITECT (Regd) SUBHASH NARHARRAO NETRAGAONKAR
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) SMT GAYTRI DEVI

DEVELOPMENT AUTHORITY LOCAL BODY



Buildingwise Floor FAR Details

Floor Name	SMR (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.)
Ground Floor	55.26	55.26	55.26	55.26
First Floor	55.26	55.26	55.26	55.26
Second Floor	55.26	55.26	55.26	55.26
Terrace Floor	0.00	0.00	0.00	0.00
Total:	165.78	165.78	165.78	165.78

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
SMR (BUILDING)	D2	0.75	2.10	03
SMR (BUILDING)	D1	0.90	2.10	07
SMR (BUILDING)	D	1.00	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
SMR (BUILDING)	V	0.60	1.20	03
SMR (BUILDING)	W2	0.90	1.20	01
SMR (BUILDING)	W3	1.00	1.20	04
SMR (BUILDING)	W	1.20	1.20	19
SMR (BUILDING)	W4	1.20	1.20	03
SMR (BUILDING)	W5	1.20	1.20	03

Building :SMR (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	55.26	55.26	55.26	55.26	01
First Floor	55.26	55.26	55.26	55.26	00
Second Floor	55.26	55.26	55.26	55.26	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	165.78	165.78	165.78	165.78	01
Total Number of Same Buildings	1				

FAR & Tenement Details (Table 4c-1)

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed FAR Area (Sq.mt.)	Tnmt (No.)
SMR (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	SMR (BUILDING)	1	165.78	165.78	165.78	165.78	01
Grand Total:					1	165.78	165.78	165.78	165.78	01

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)	Light Blue

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUBHASH NARHARRAO NETRAGAONKAR CMC/ARC/0014/2018			