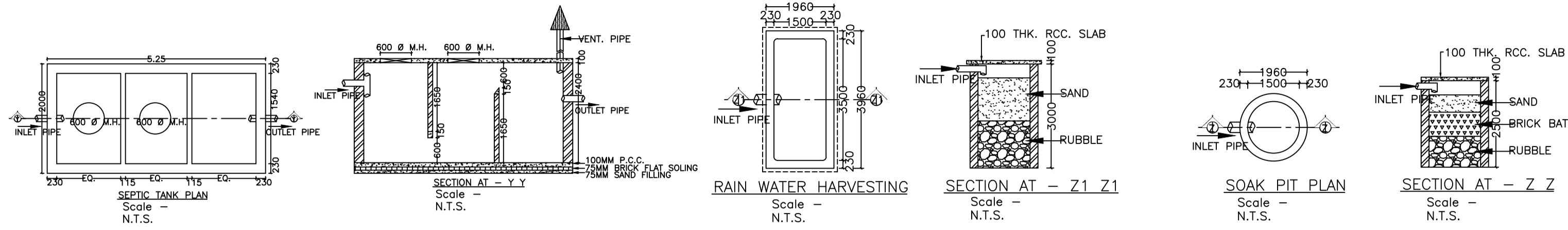


Building USE/SUBUSE Details

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



COLOR INDEX

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

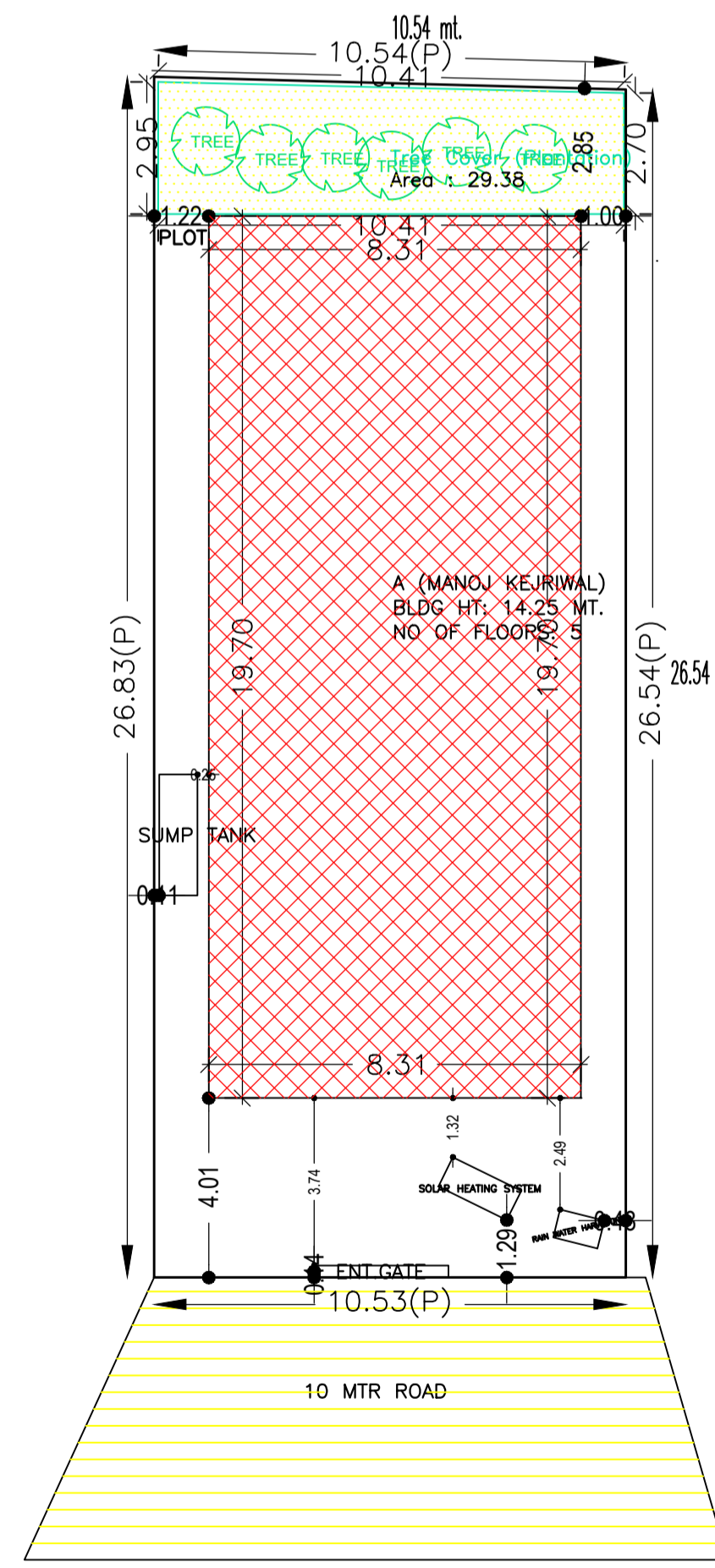
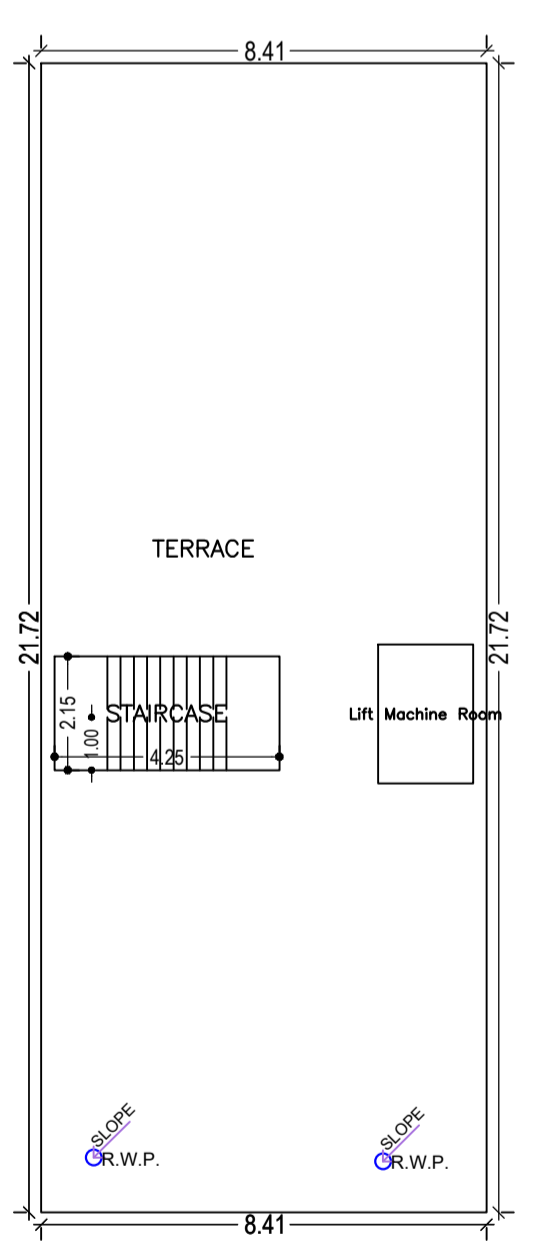
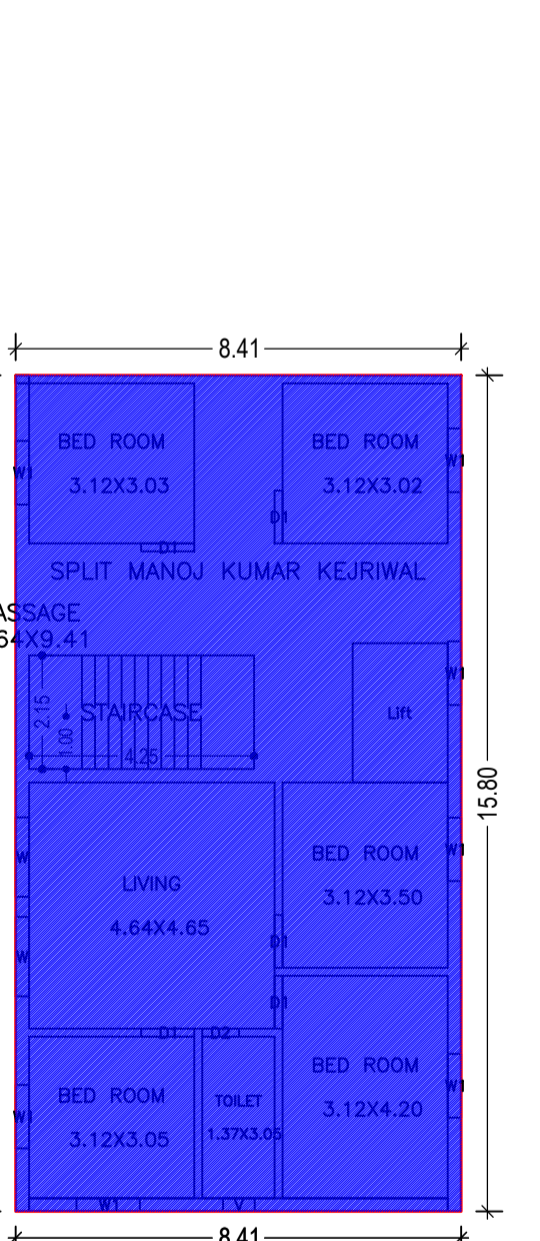
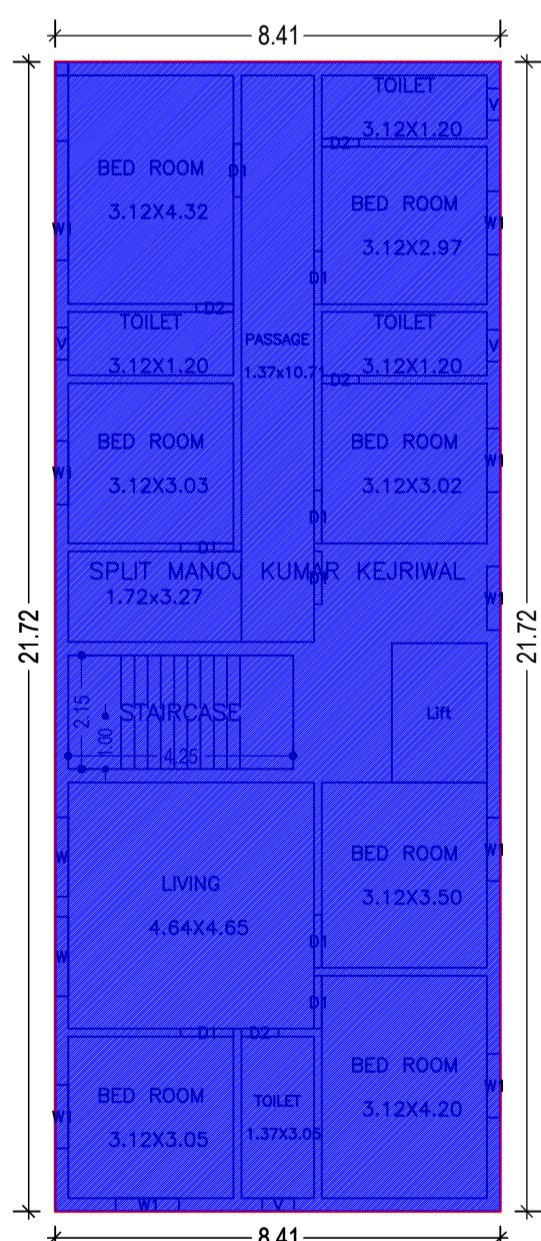
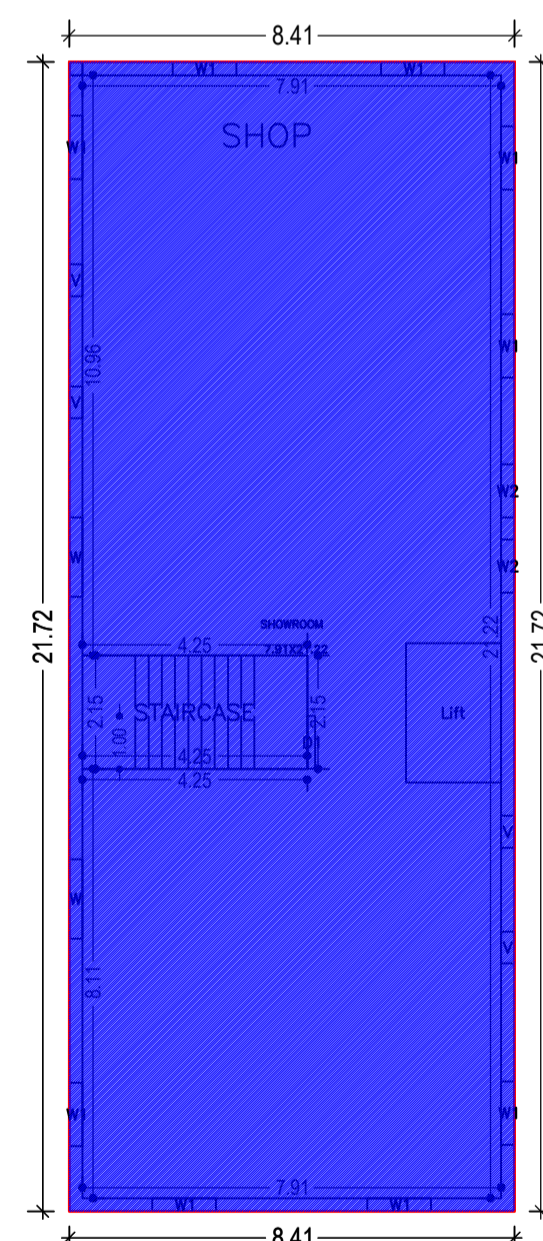
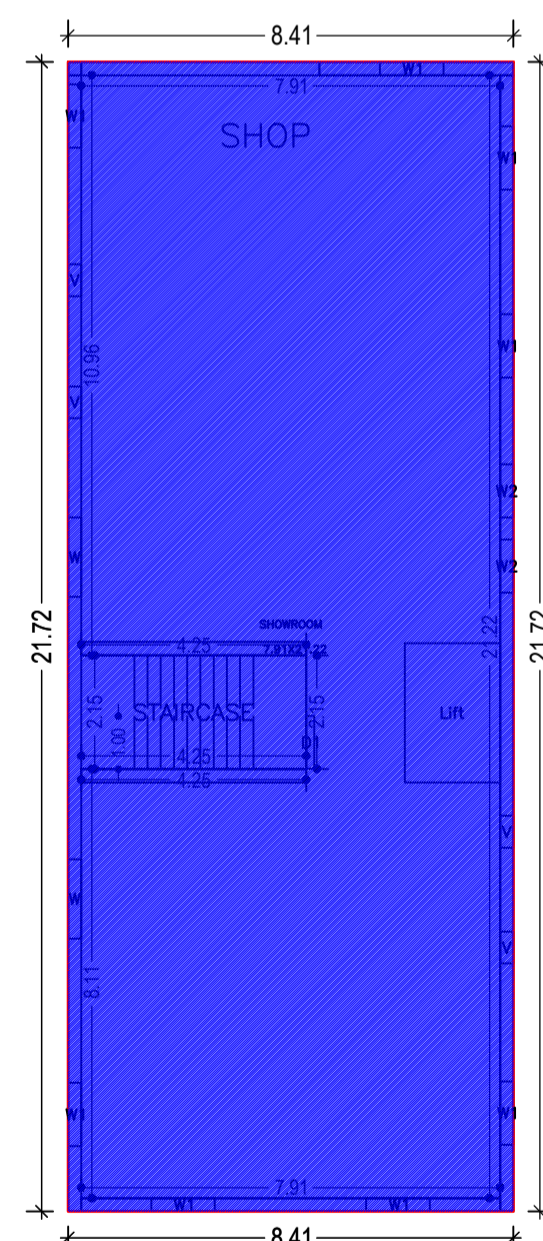
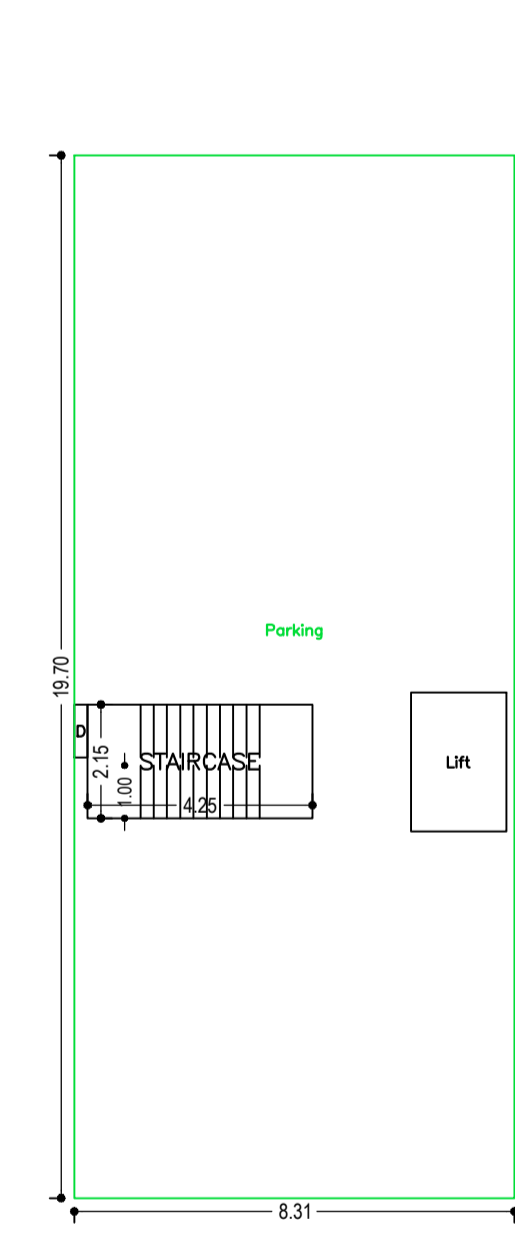
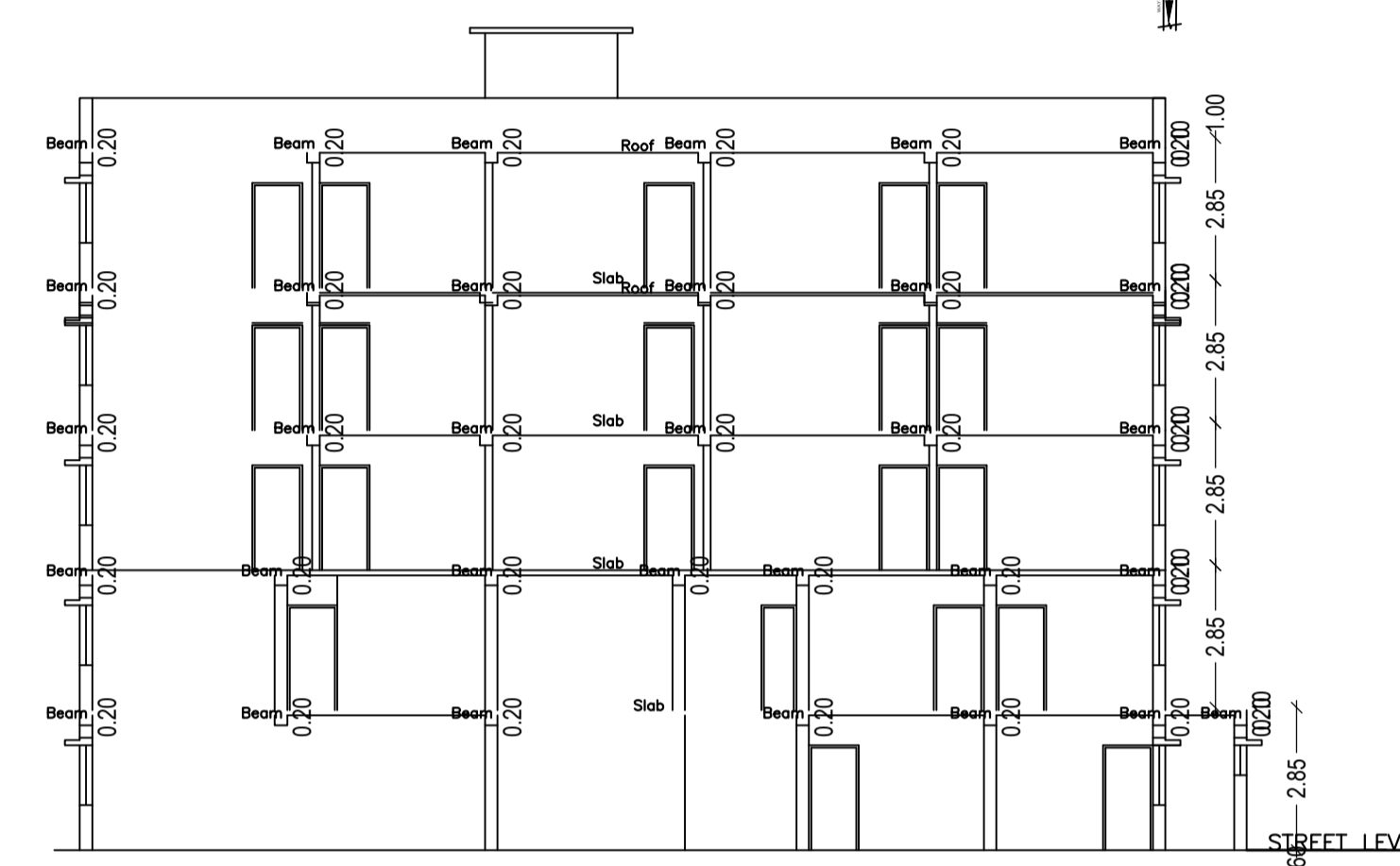
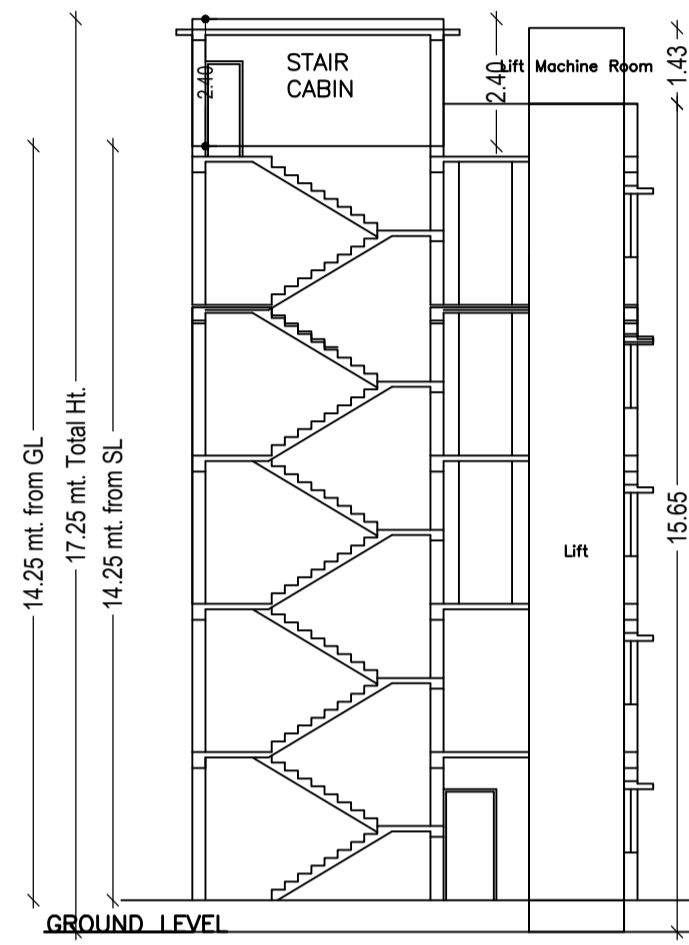
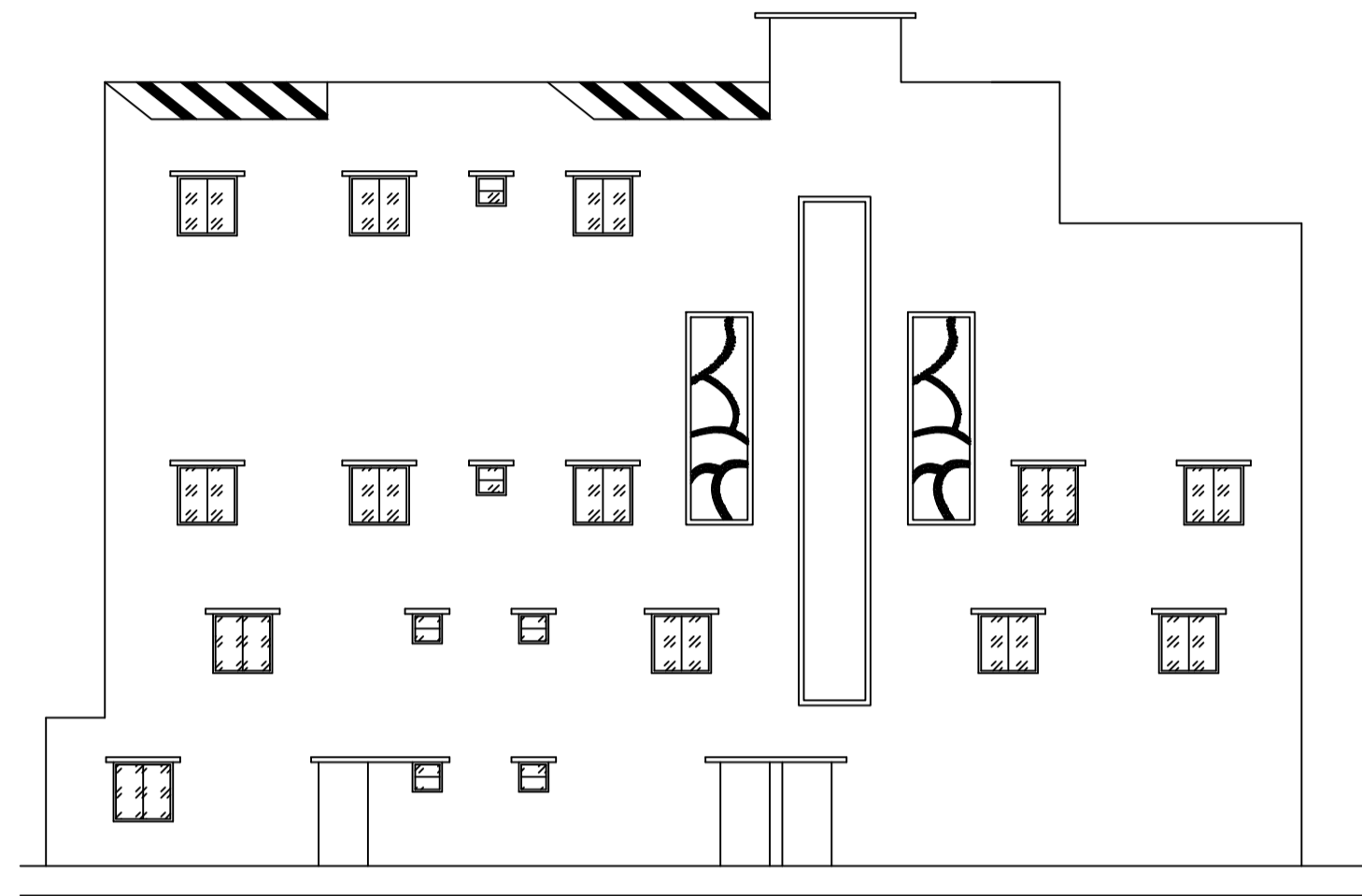
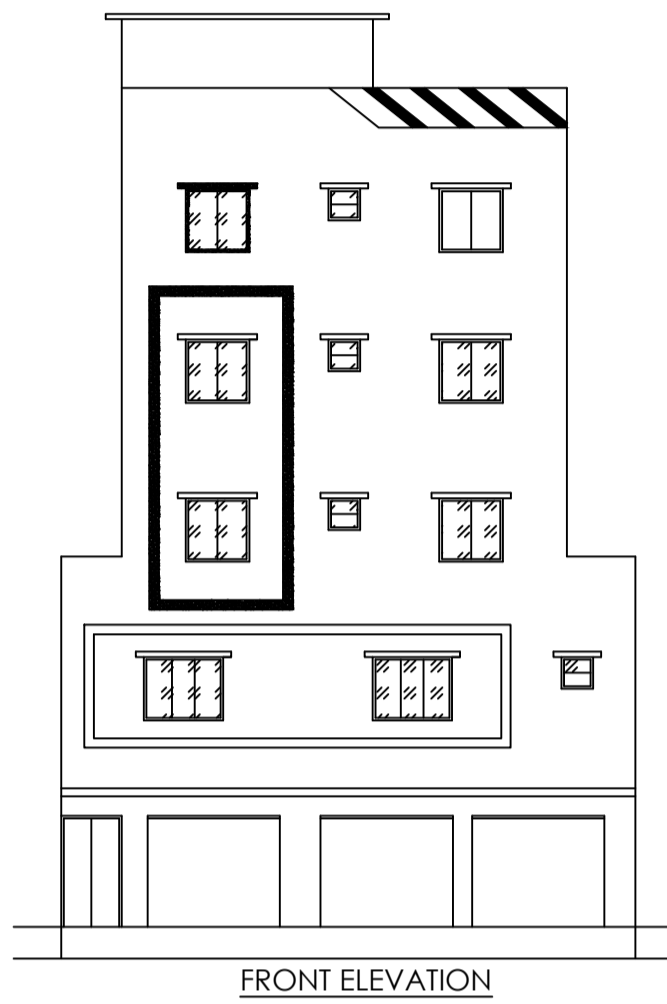
Proposal Basic Information

Proposal File No.	CMC/BP/0237/W19/2020
Owner Name	MANOJ KUMAR KEJRIWAL
Khata No.	107
Plot No.	7449,7450,7452
Village Name	Chas
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO.: 1.0.55
VERSION DATE: 16/10/2020

PROJECT DETAIL:	Plot Use: Mixed	
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Resi+Comm	
District: BOKARO	PlotNearbyReligiousStructure: NA	
Authority: CHAS MUNICIPAL CORPORATION	PlotSubPlot No: 7449,7450,7452	
Inward No: CMC/BP/0237/W19/2020	North: CTS No. - MANI DEVI LODHA	
Application Type: General Proposal	South: CTS No. - KANAI DEY DIGAR	
Project Type: Building Permission	East: CTS No. - RAM DAD DEY	
Nature of Development: Addition or Alteration	West: Road Width - ROAD	
Location of Development Area: Old Area		
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	281.04
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		29.38
Total		29.38
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	251.65
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	281.04
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	281.04
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		168.62
Proposed Coverage Area (58.28 %)		163.80
Total Prop. Coverage Area (58.28 %)		163.80
Balance coverage area (1.72 %)		4.82
FAR CHECK		
Perm. FAR Area (2.50)		702.60
Total Perm. FAR area		702.60
Residential FAR		306.16
Commercial FAR		355.96
Proposed FAR Area		675.99
Total Proposed FAR Area		675.99
Consumed FAR (Factor)		2.41
Balance FAR Area		26.61
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		844.85
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MANOJ KUMAR KEJRIWAL	
DEVELOPMENT AUTHORITY	LOCAL BODY	



FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					Lift	Parking					
A (MANOJ KEJRIWAL)	1	844.85	681.04	163.81	18.92	149.94	662.12	9.14	675.99	675.99	03
Grand Total	1	844.85	681.04	163.81	18.92	149.94	662.12	9.14	675.99	675.99	03

Buildingwise Floor FAR Details

Floor Name	Building Name				Total				
	A (MANOJ KEJRIWAL)				Total				
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	
Ground Floor	163.81	0.00	13.87	0.00	163.81	0.00	13.87	0.00	
First Floor	0.00	182.71	0.00	177.98	0.00	182.71	0.00	177.98	
Second Floor	0.00	182.71	0.00	177.98	0.00	182.71	0.00	177.98	
Third Floor	0.00	182.71	0.00	177.98	0.00	182.71	0.00	177.98	
Fourth Floor	0.00	132.91	0.00	128.18	0.00	132.91	0.00	128.18	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	163.81	681.04	13.87	662.12	163.81	681.04	13.87	662.12	

UnitBUA Table for Building :A (MANOJ KEJRIWAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpent Area	No. of Rooms	No. of Tenement
SECOND FLOOR PLAN	SHOP	SHOP	Existing	177.98	177.92	1	1
THIRD FLOOR PLAN	SPLIT MANOJ KUMAR KEJRIWAL	FLAT	Existing	306.16	304.08	13	1
FIRST FLOOR PLAN	SHOP	SHOP	Existing	156.01	153.88	1	1
FOURTH FLOOR PLAN	SPLIT MANOJ KUMAR KEJRIWAL	FLAT	Existing	0.00	0.00	7	0
Total	-	-	-	640.15	635.88	22	3

Building :A (MANOJ KEJRIWAL)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	163.81	0.00	163.81	0.00	149.94	0.00	149.94	13.87	00
First Floor	182.71	182.71	0.00	4.73	0.00	177.98	0.00	177.98	01
Second Floor	182.71	182.71	0.00	4.73	0.00	177.98	0.00	177.98	01
Third Floor	182.71	182.71	0.00	4.73	0.00	177.98	0.00	177.98	01
Fourth Floor	132.91	132.91	0.00	4.73	0.00	128.18	0.00	128.18	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	844.85	681.04	163.81	18.92	149.94	662.12	9.14	675.99	03
Total Number of Same Buildings	1								
Total	844.85	681.04	163.81	18.92	149.94	662.12	9.14	675.99	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MANOJ KEJRIWAL)	D2	0.70	2.10	05
A (MANOJ KEJRIWAL)	D1	1.00	2.10	15

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MANOJ KEJRIWAL)	V	0.60	1.20	13
A (MANOJ KEJRIWAL)	W2	1.00	1.20	04
A (MANOJ KEJRIWAL)	W1	1.20	1.20	30
A (MANOJ KEJRIWAL)	W	1.50	1.20	08
A (MANOJ KEJRIWAL)	W1	2.26	1.20	01

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