

Proposal Basic Information	
Proposal File No.	CMC/BP/0100/W17/2020
Owner Name	MALTI SHARMA
Khata No	458
Plot No	3708
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.48
PROJECT DETAIL:		VERSION DATE: 22/06/2020
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/0100/W17/2020	PlotSubPlot No: 3708	
Application Type: General Proposal	North: CTS No. - NU	
Project Type: Building Permission	South: Road Width - 3.65	
Nature of Development: New	East: CTS No. - HOUSE OF BANGALI	
Location of Development Area: New Area	West: CTS No. - NU	

AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	160.76
Deduction for NetPlot Area		
Surrender Free of Cost		10.30
Total		10.30
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	150.46
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		10.30
Common Plot		44.66
Total		54.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	105.80
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	150.46
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	160.76

COVERAGE CHECK		
Permissible Coverage area (70.00 %)		105.32
Proposed Coverage Area (50.36 %)		75.77
Total Prop. Coverage Area (50.36 %)		75.77
Balance coverage area (19.64 %)		29.55

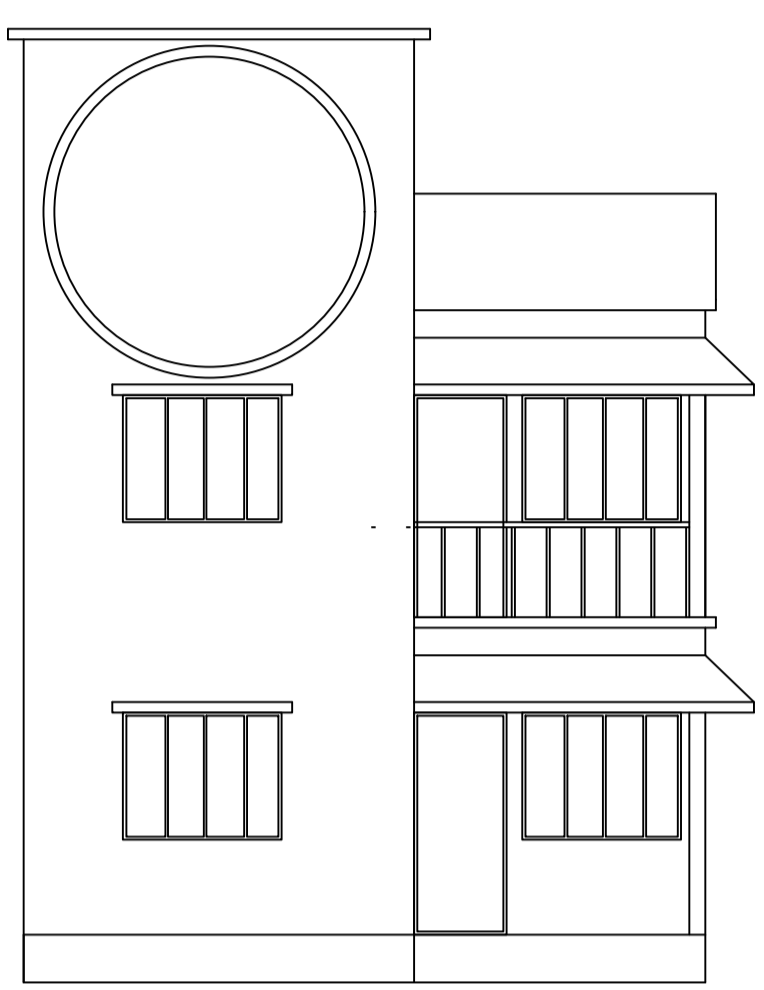
FAR CHECK		
Perm. FAR Area (1.50)		241.14
Total Perm. FAR area		241.14
Residential FAR		151.53
Proposed FAR Area		151.53
Total Proposed FAR Area		151.53
Consumed FAR (Factor)		0.94
Balance FAR Area		89.61

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		151.54
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	MALTI SHARMA	
DEVELOPMENT AUTHORITY		LOCAL BODY

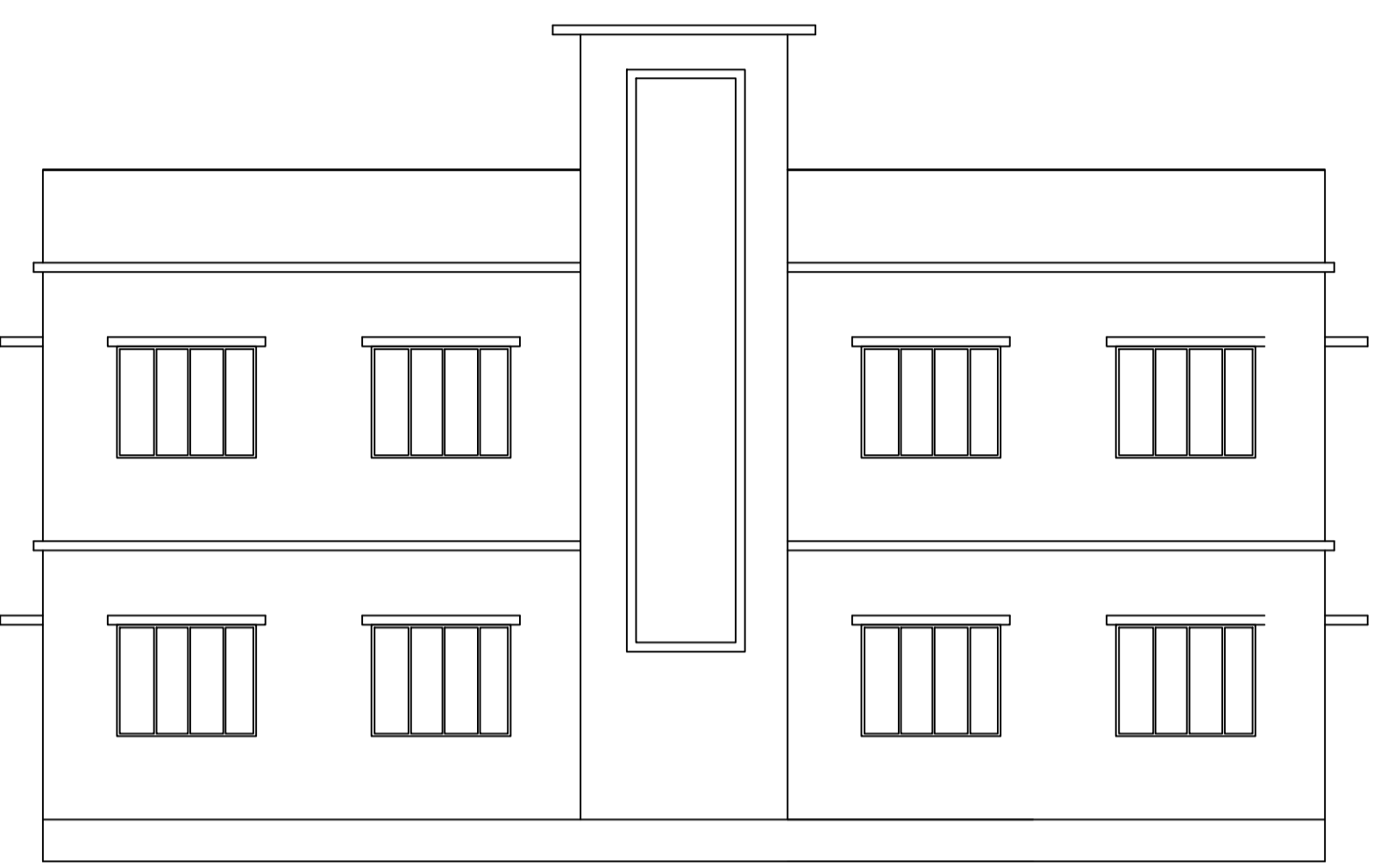
Building :A (BUILDING)					
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	75.77	75.77	75.77	75.77	01
First Floor	75.77	75.77	75.77	75.77	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	151.54	151.54	151.54	151.54	01
Total Number of Same Buildings :	1				
Total :	151.54	151.54	151.54	151.54	01

Buildingwise Floor FAR Details				
Floor Name	Building Name A (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	75.77	75.77	75.77	75.77
First Floor	75.77	75.77	75.77	75.77
Terrace Floor	0.00	0.00	0.00	0.00
Total :	151.54	151.54	151.54	151.54

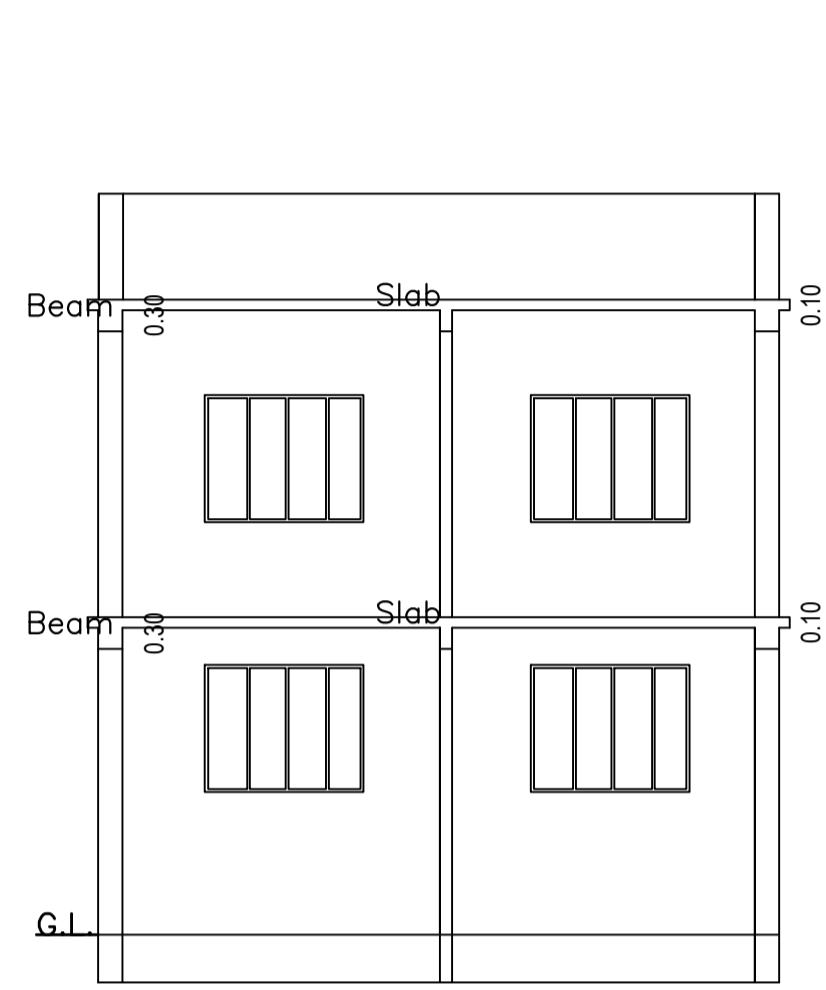
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue



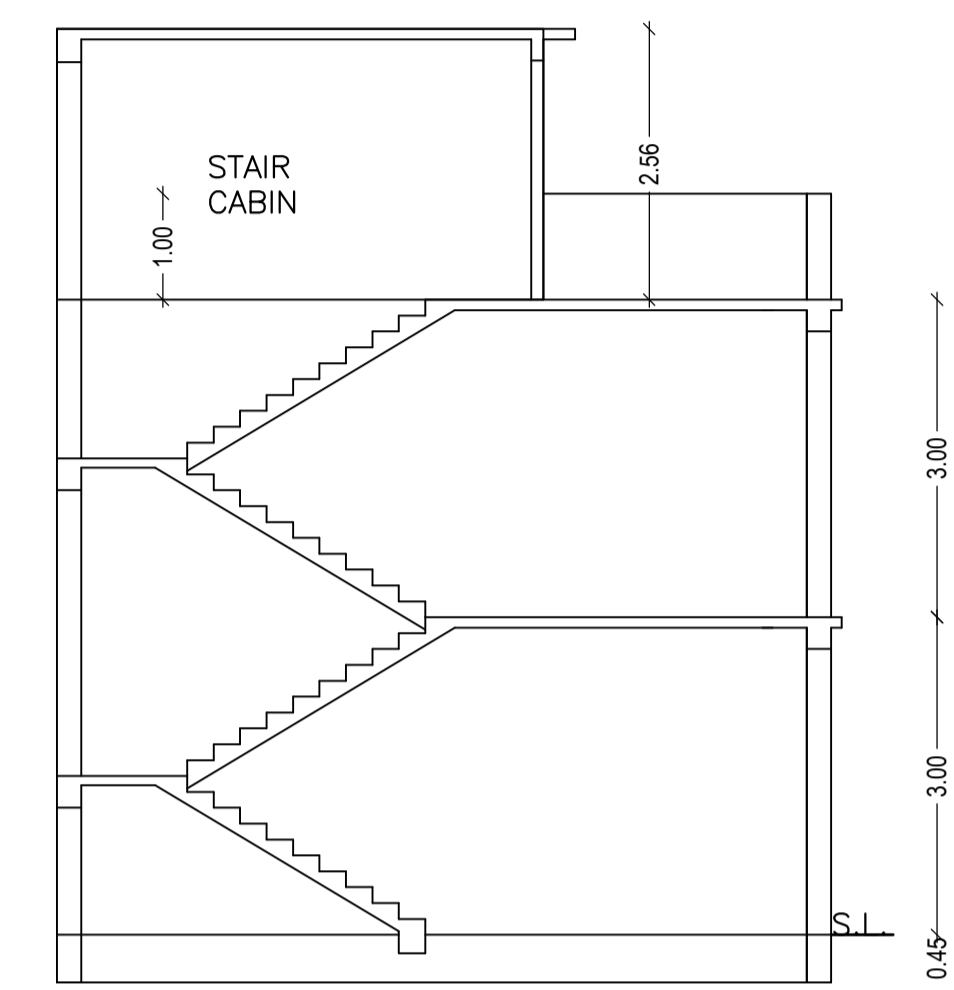
FRONT ELEVATION



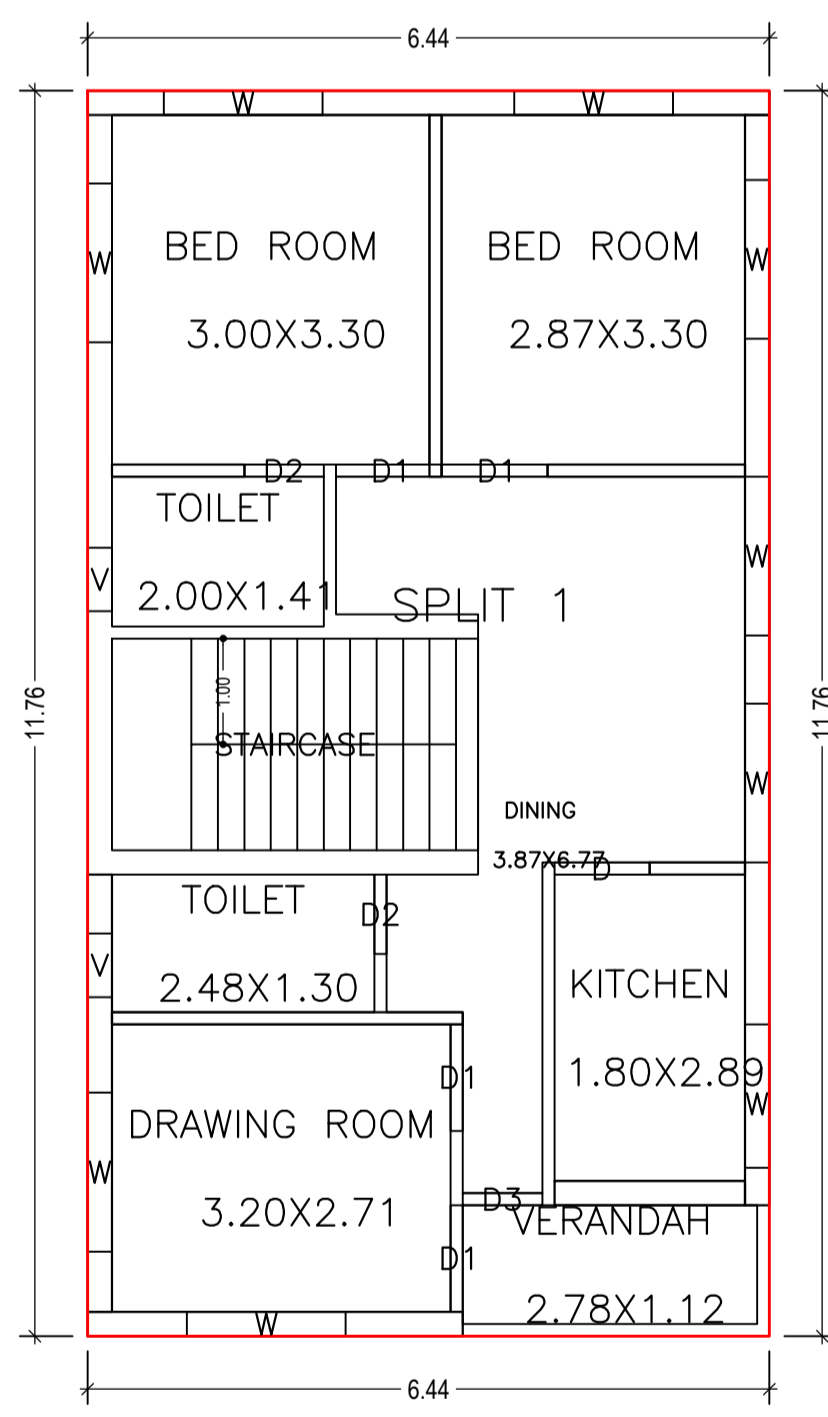
LEFT SIDE ELEVATION



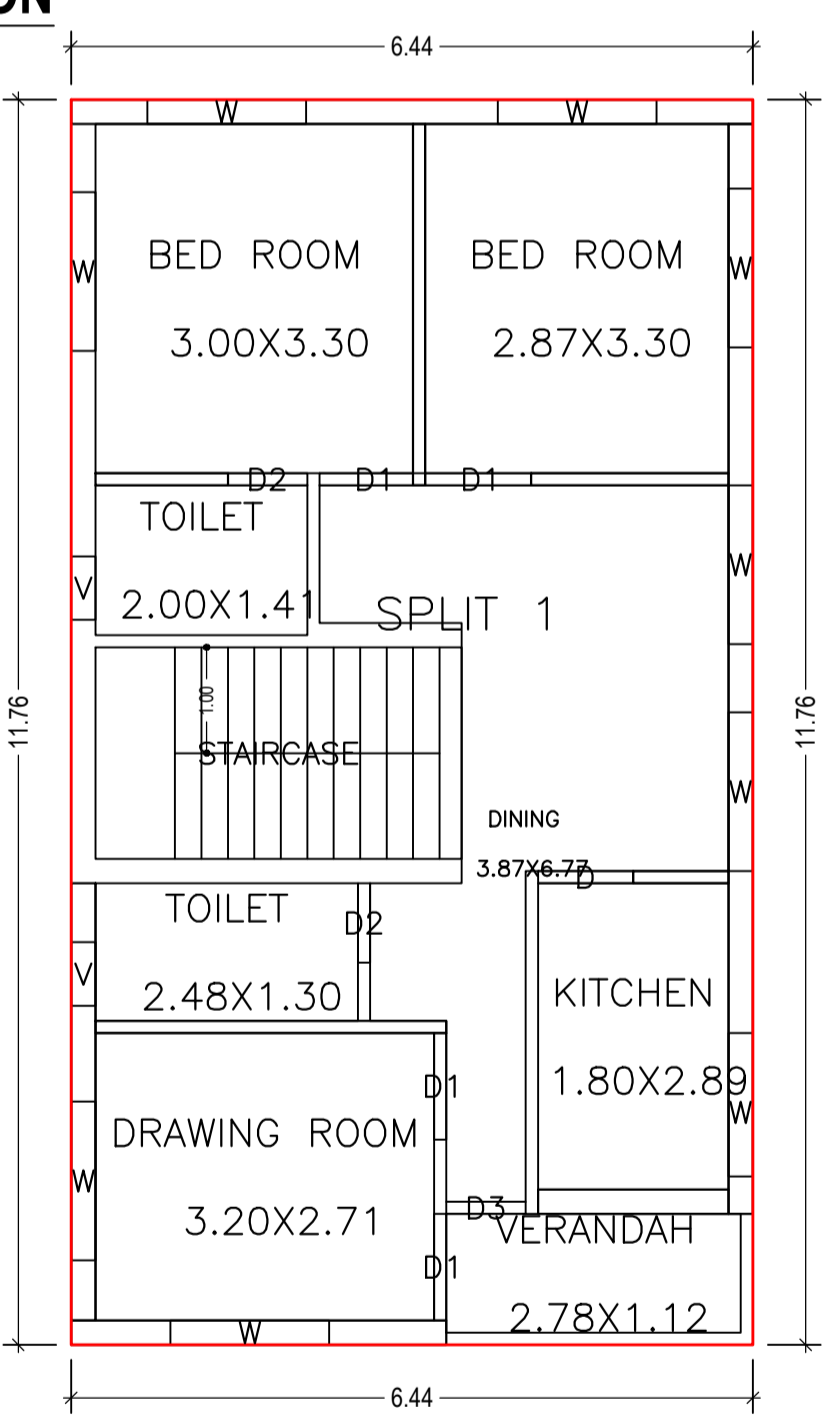
SECTION AT-AA



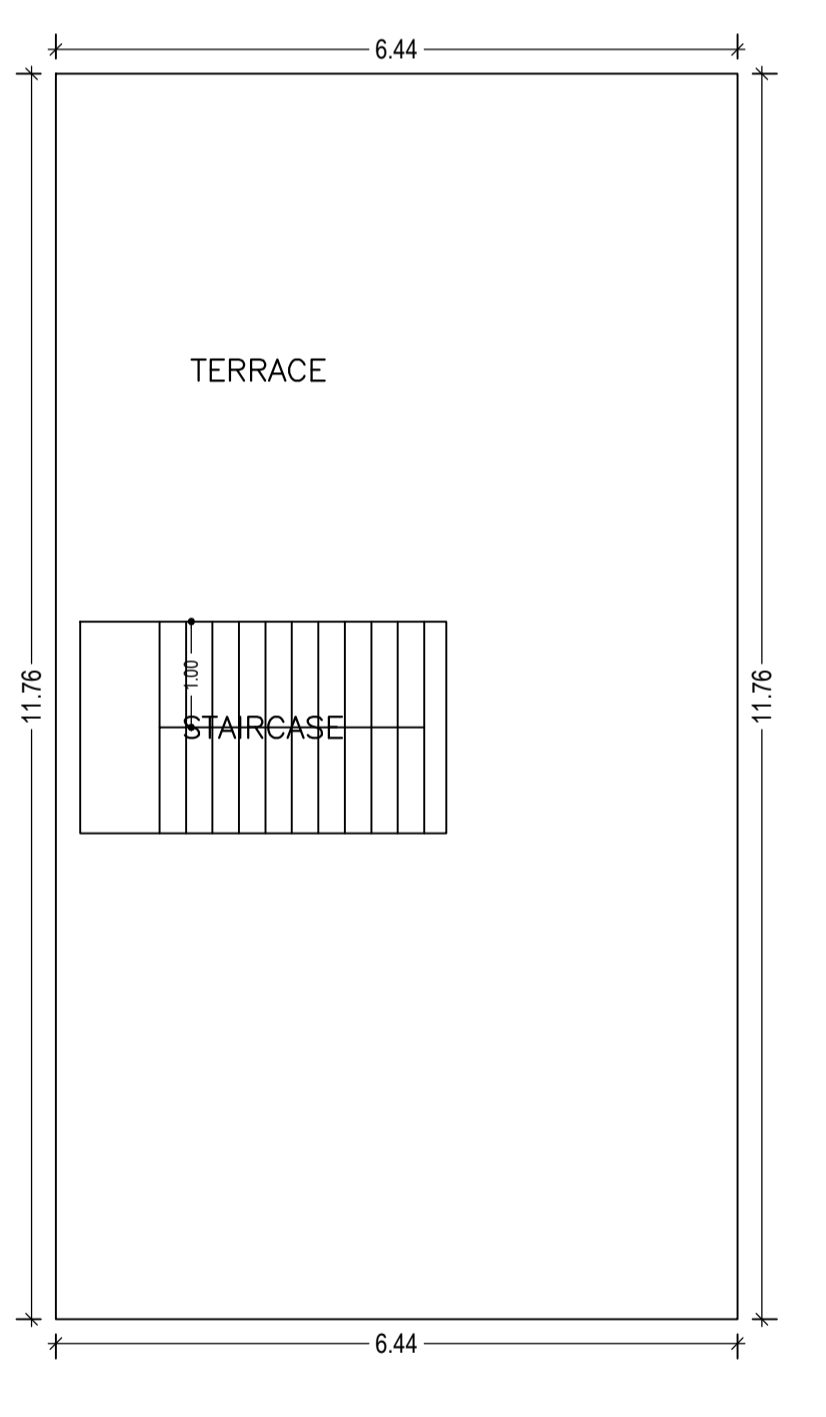
SECTION AT-BB



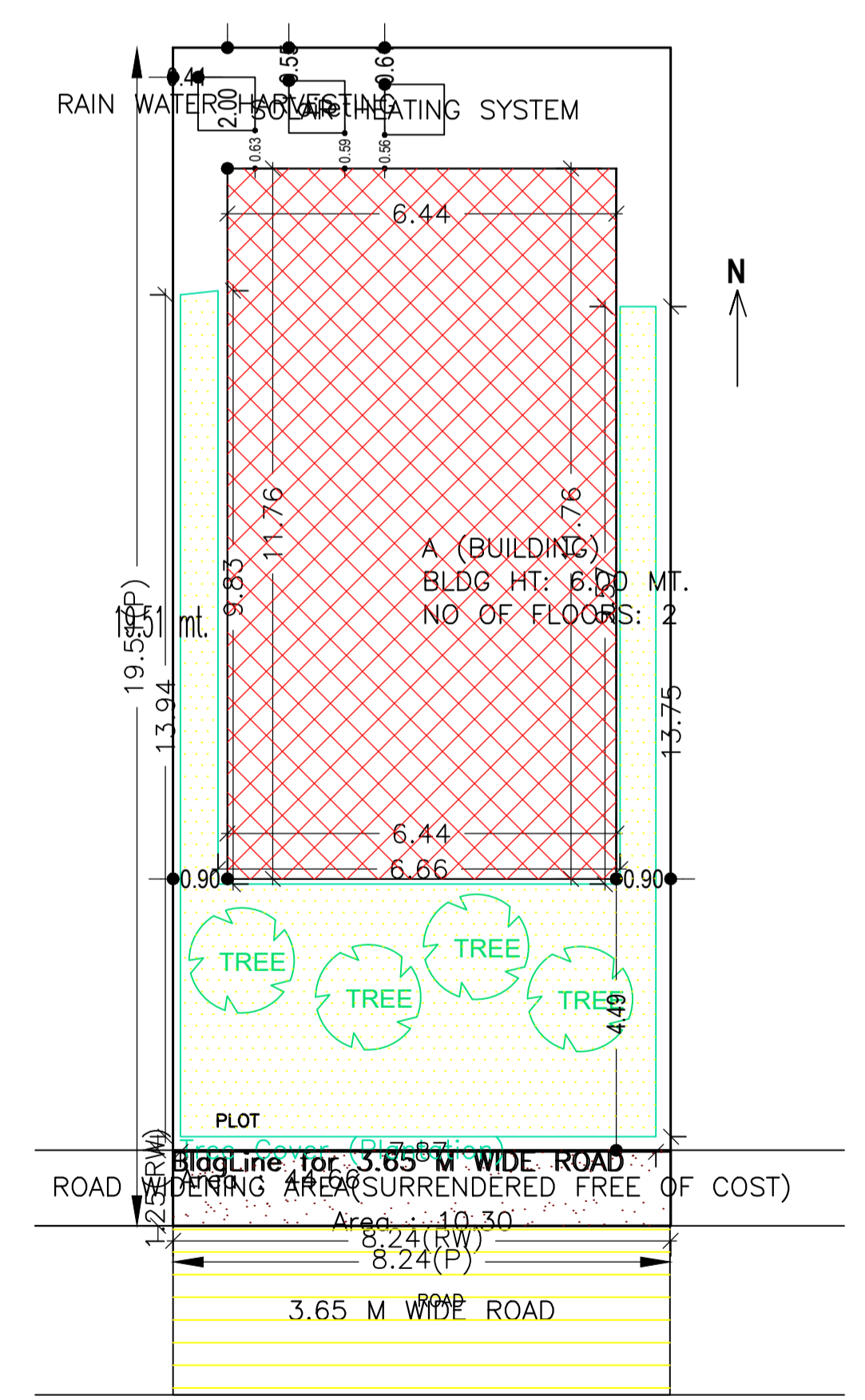
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	04
A (BUILDING)	D3	0.75	2.10	02
A (BUILDING)	D	0.90	2.10	02
A (BUILDING)	D1	1.00	2.10	04
A (BUILDING)	D1	1.01	2.10	04

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	V	0.60	1.20	04
A (BUILDING)	W	1.35	1.20	02
A (BUILDING)	W	1.50	1.20	16

UnitBUA Table for Building :A (BUILDING)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	119.52	116.22	8	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
Total:	-	-	119.52	116.22	16	1

FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (BUILDING)	1	151.54	151.54	151.54	151.54	01
Grand Total :	1	151.54	151.54	151.54	151.54	01

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

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