

Proposal Basic Information

Proposal File No.	CMC/BP/0188/W04/2020
Owner Name	BIBHA DEVI
Khata No	582
Plot No	1379
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.53
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN	Plot Use: Residential
LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: BOKARO	PlotNearby/ReligiousStructure: NA
Authority: CHAS MUNICIPAL CORPORATION	Plot/SubPlot No: 1379
Inward_No: CMC/BP/0188/W04/2020	North: CTS No. - NIJ
Application Type: General Proposal	South: CTS No. - NIJ
Project Type: Building Permission	East: CTS No. - RAJNIGANDHA
Nature of Development: New	West: Road Width - 6009MTR WIDE 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)	101.92
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		21.46
Total		21.46
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	80.46
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	101.92
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	101.92

COVERAGE CHECK

Permissible Coverage area (70.00 %)	71.34
Proposed Coverage Area (59.47 %)	60.61
Total Prop. Coverage Area (59.47 %)	60.61
Balance coverage area (10.53 %)	10.73

FAR CHECK

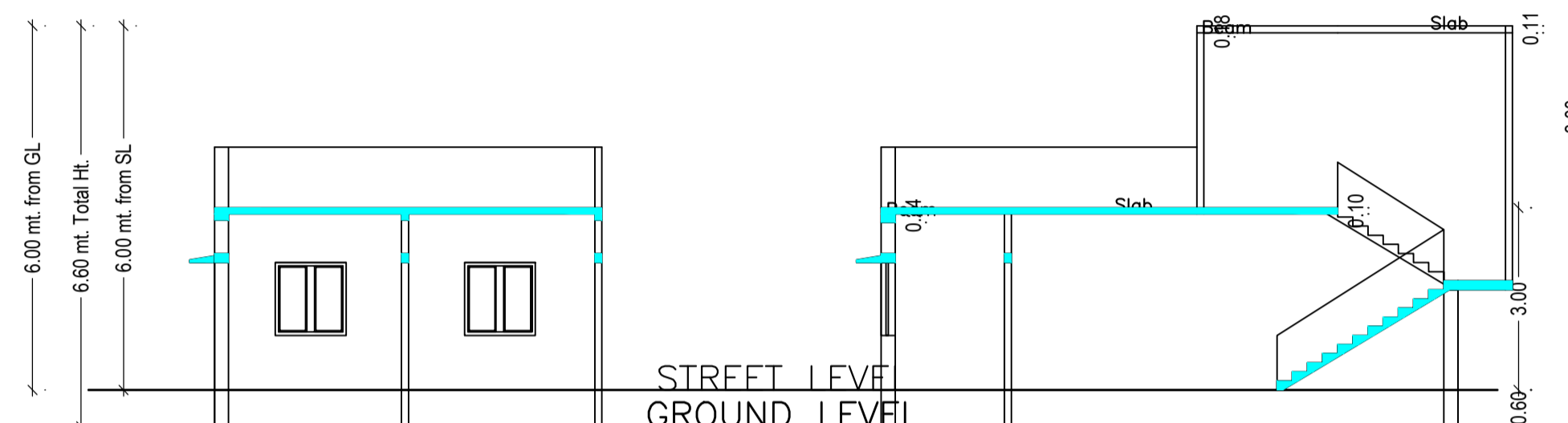
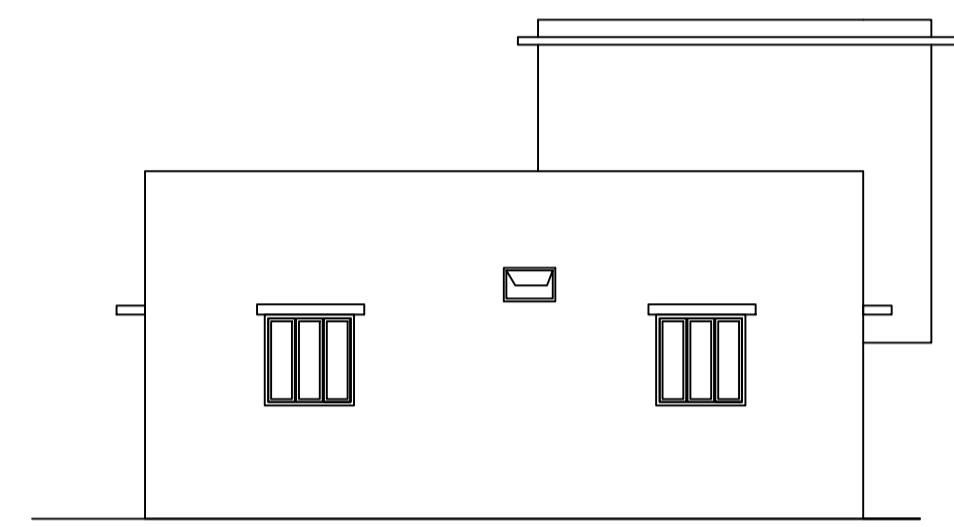
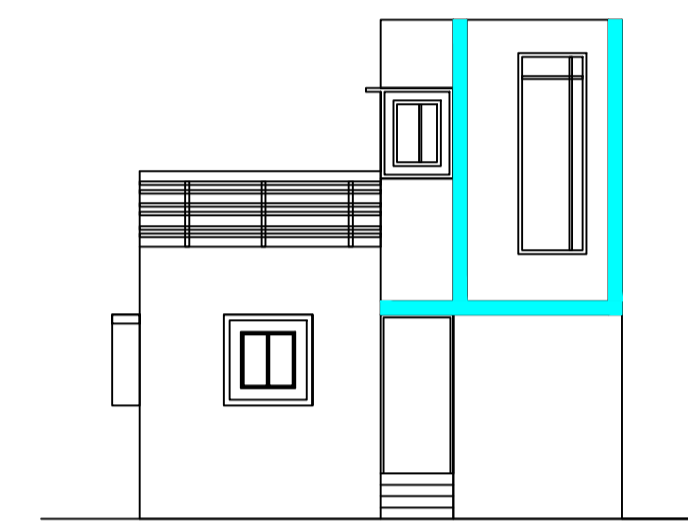
Perm. FAR Area (2.50)	254.80
Total Perm. FAR area	254.80
Residential FAR	70.44
Proposed FAR Area	70.44
Total Proposed FAR Area	70.44
Consumed FAR (Factor)	0.69
Balance FAR Area	184.36

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	70.44
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ARCHITECT (Regd) AMRIT KUMAR MAHATO
ENGINEER (Regd)
SUPERVISOR (Regd) BIBHA DEVI
OWNER (Regd)

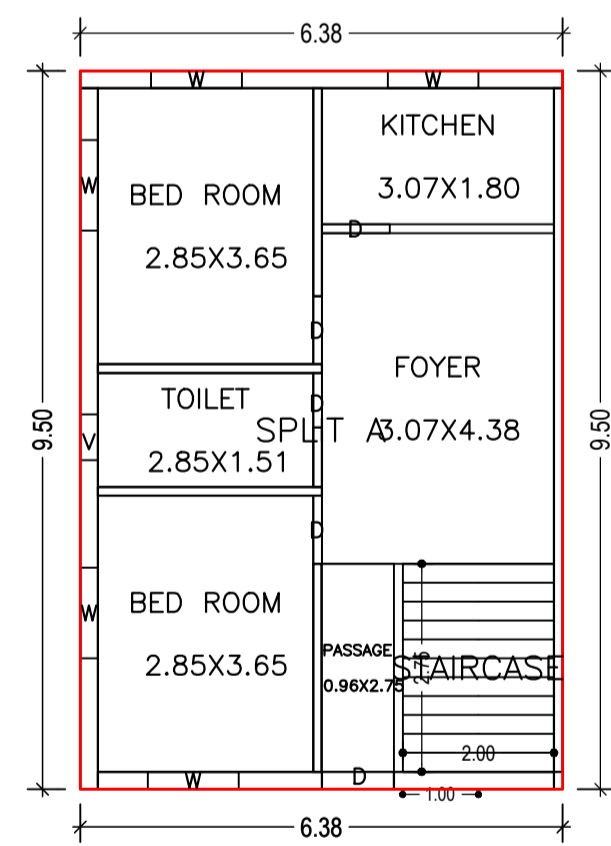
DEVELOPMENT AUTHORITY LOCAL BODY



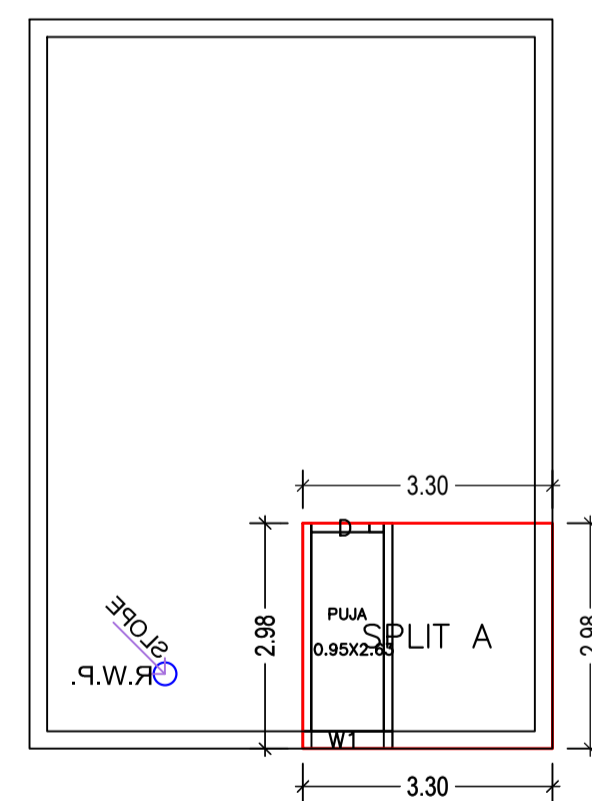
FRONT ELEVATION

RIGHT SIDE ELEVATION

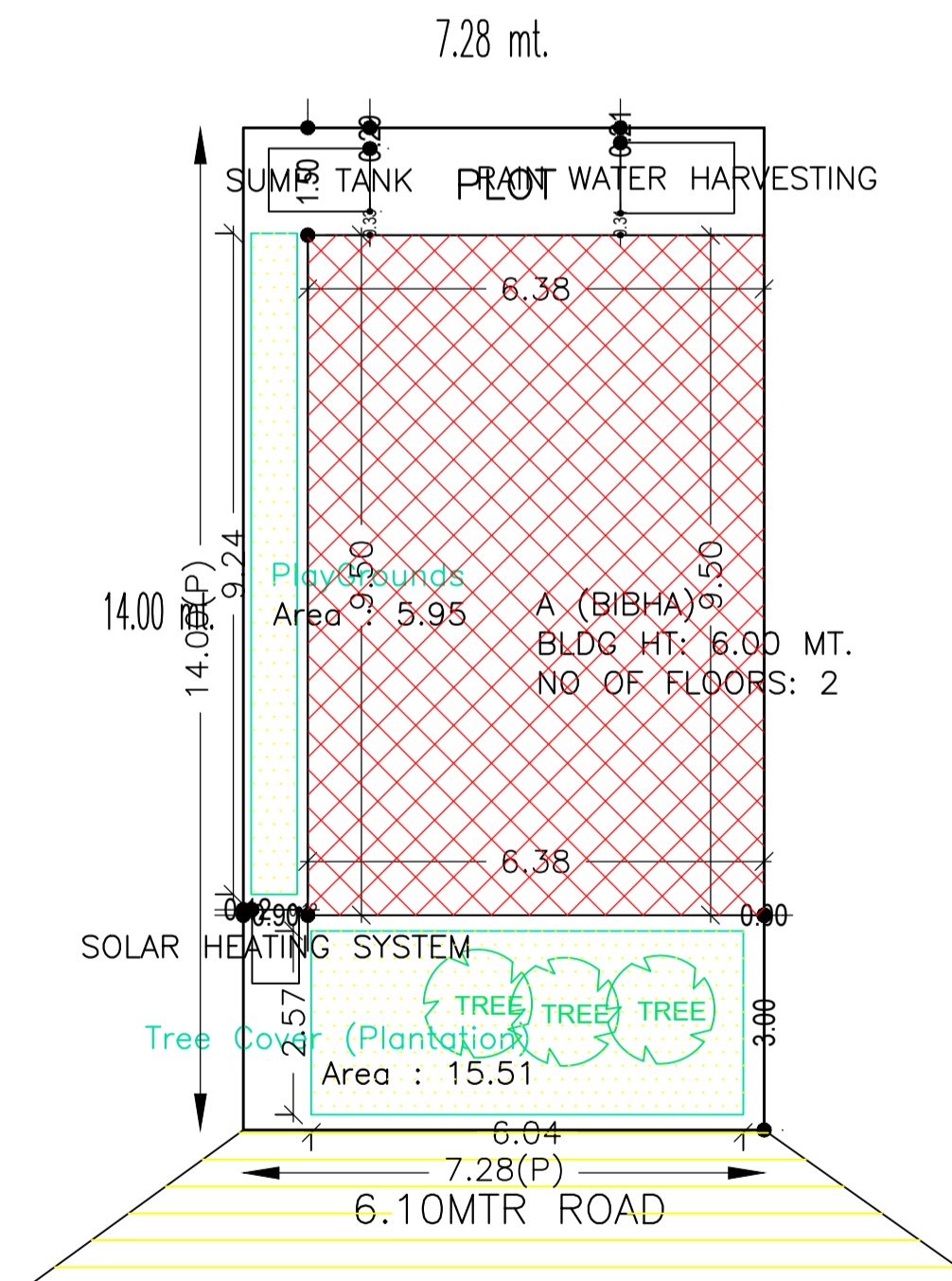
SECTION AT-A-A SECTION AT-B-B



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



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



SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BIBHA)	D	0.72	2.10	01
A (BIBHA)	D	0.77	2.10	01
A (BIBHA)	D	0.90	2.10	03
A (BIBHA)	D	0.96	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BIBHA)	V	0.61	1.20	01
A (BIBHA)	W1	0.96	1.20	01
A (BIBHA)	W	1.20	1.20	05

UnitBUA Table for Building :A (BIBHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	70.44	62.33	6	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	1	0
Total:	-	-	70.44	62.33	7	1

Buildingwise Floor FAR Details

Floor Name	Building Name A (BIBHA)		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	60.61	60.61	60.61	60.61
First Floor	9.83	9.83	9.83	9.83
Total:	70.44	70.44	70.44	70.44

COLOR INDEX

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

Building :A (BIBHA)

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	60.61	60.61	60.61	60.61	01
First Floor	9.83	9.83	9.83	9.83	00
Total:	70.44	70.44	70.44	70.44	01
Total Number of Same Buildings	1				
Total:	70.44	70.44	70.44	70.44	01

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 (BIBHA)	1	70.44	70.44	70.44	70.44	01
Grand Total:	1	70.44	70.44	70.44	70.44	01

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (BIBHA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

LTP NAME AND SIGNATURE AMRIT KUMAR MAHATO CMC/DFTM/0004/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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