

Proposal Basic Information

Proposal File No.	CMC/BP/0165/W31/2020
Owner Name	USHA DEVI
Khata No	20
Plot No	14
Village Name	Kamaldih
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/0165/W31/2020	PlotSubPlot No: 14
Application Type: General Proposal	North: CTS No. - seema gupta
Project Type: Building Permission	South: CTS No. - PART OF PLOT
Nature of Development: New	East: CTS No. - B44 MARK LAND
Location of Development Area: New Area	West: Road Width - 6.10 MTR WIDE ROAD

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	88.80
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	88.80
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		6.28
Total		6.28
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	82.52
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	88.80
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	88.80

COVERAGE CHECK

Permissible Coverage area (70.00 %)	62.16
Proposed Coverage Area (64.90 %)	57.63
Total Prop. Coverage Area (64.9 %)	57.63
Balance coverage area (5.10 %)	4.53

FAR CHECK

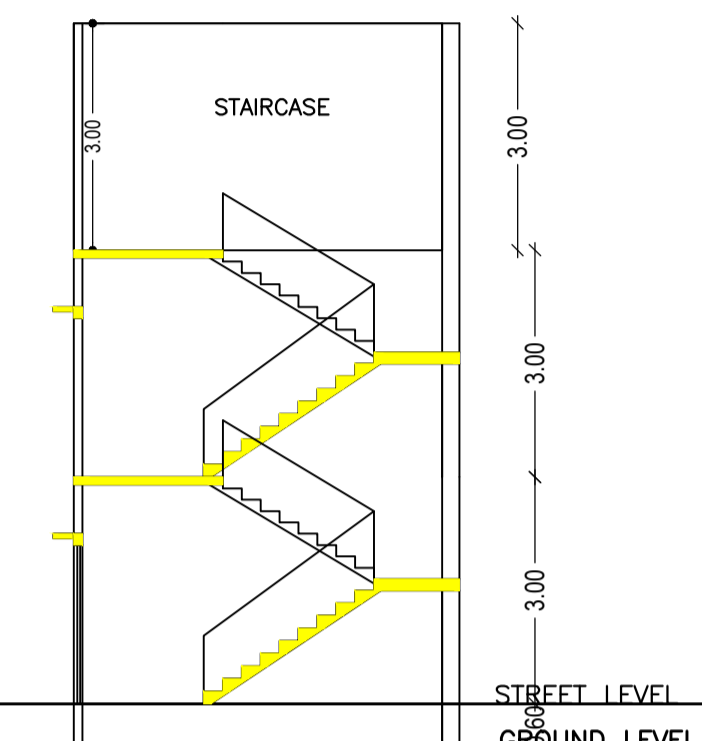
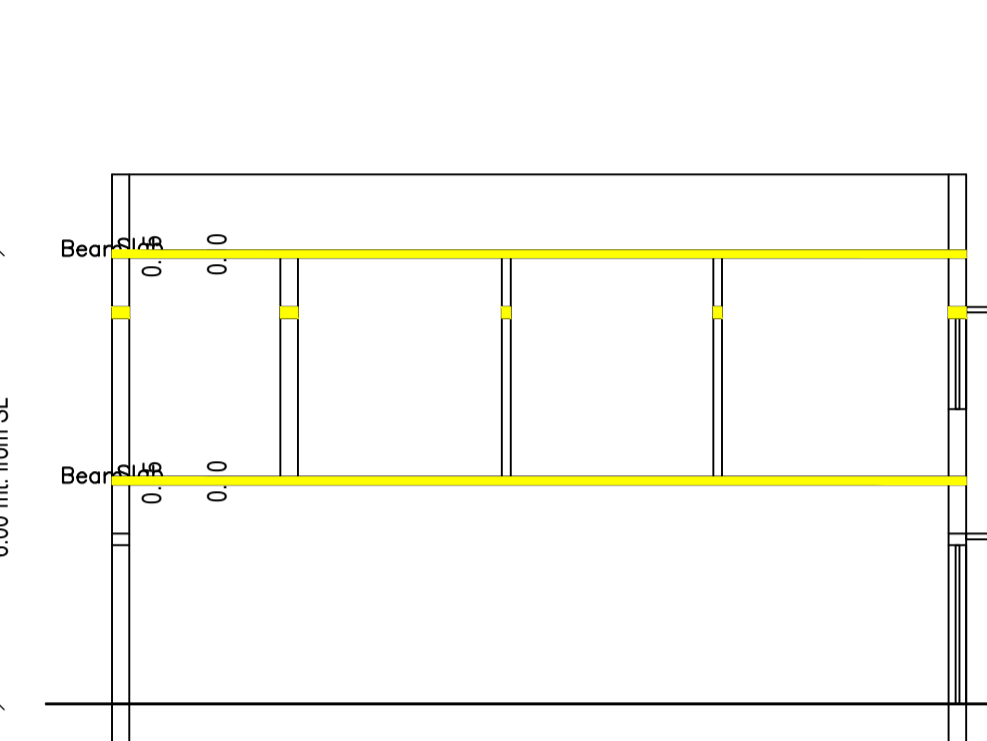
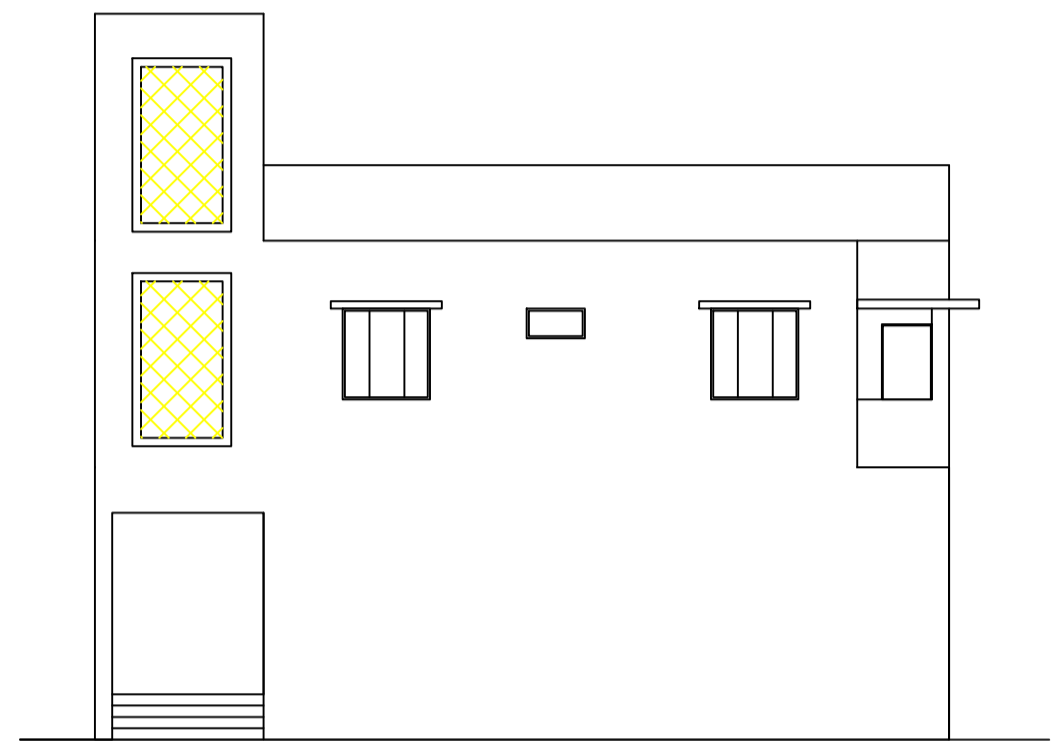
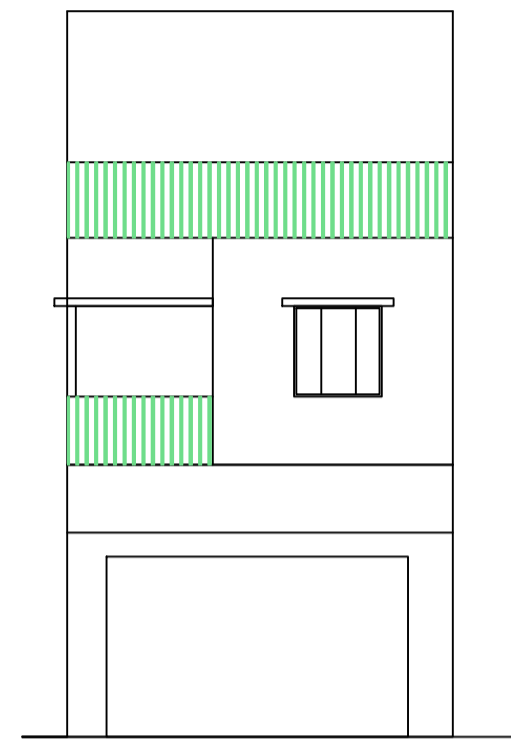
Perm. FAR Area (2.00)	177.60
Total Perm. FAR area	177.60
Residential FAR	115.26
Proposed FAR Area	115.26
Total Proposed FAR Area	115.26
Consumed FAR (Factor)	1.30
Balance FAR Area	62.34

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	115.26
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ARCHITECT (Regd) AMRIT KUMAR MAHATO  
ENGINEER (Regd)  
SUPERVISOR (Regd)  
OWNER (Regd) USHA DEVI

DEVELOPMENT AUTHORITY LOCAL BODY

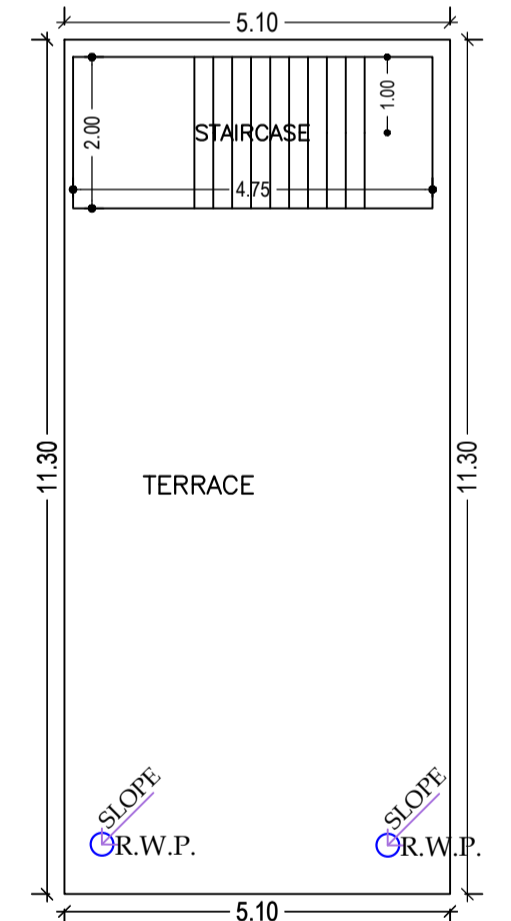
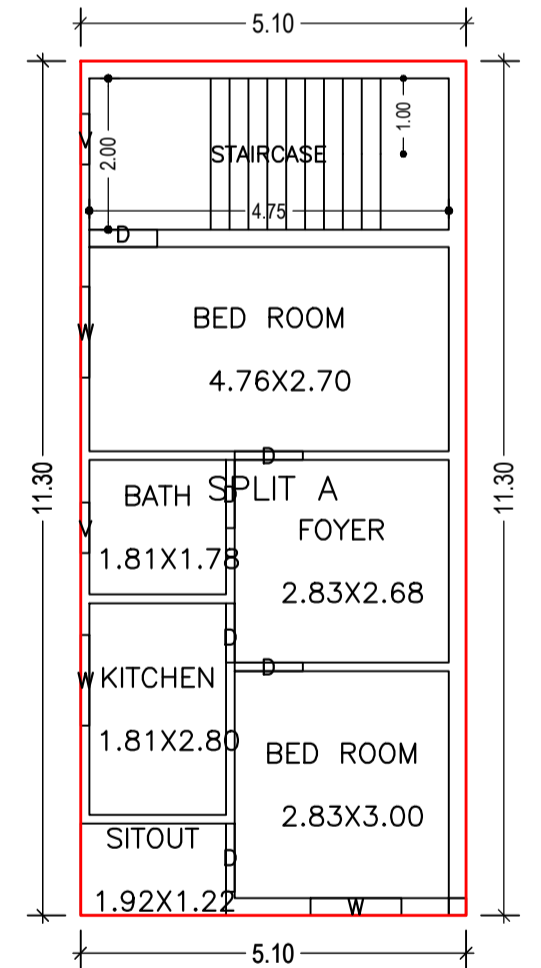
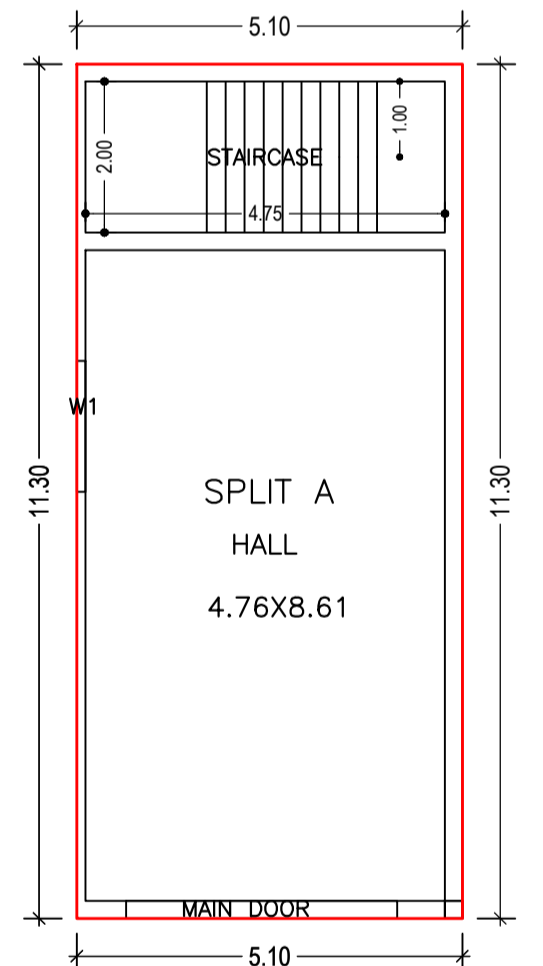


FRONT ELEVATION

SIDE ELEVATION

SECTION AT-A-A

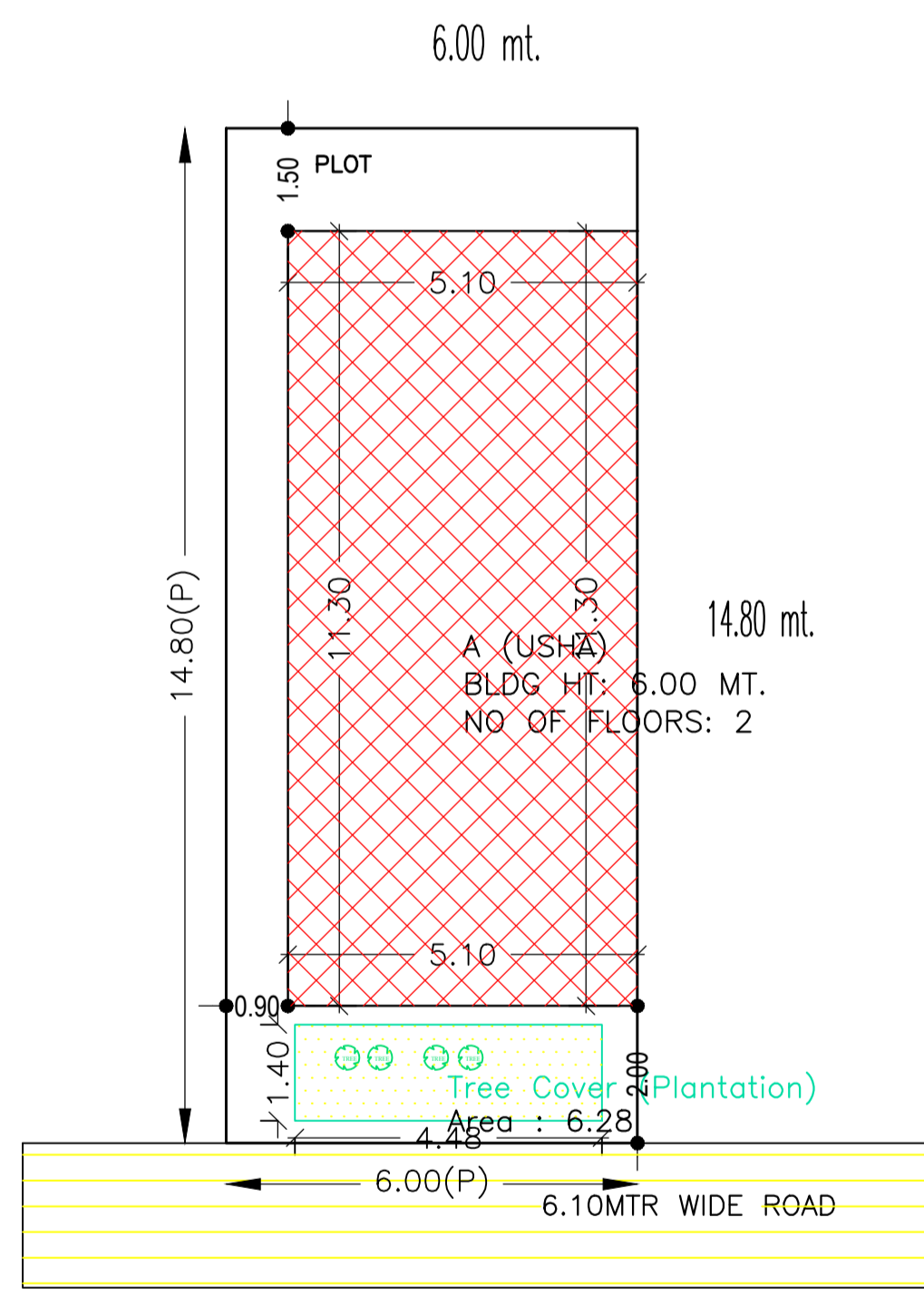
SECTION AT-B-B



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

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

TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

Buildingwise Floor FAR Details

Floor Name	Building Name A (USHA)		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	57.63	57.63	57.63	57.63
First Floor	57.63	57.63	57.63	57.63
Terrace Floor	0.00	0.00	0.00	0.00
Total	115.26	115.26	115.26	115.26

Building USE/SUBUSE Details

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

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 (USHA)	1	115.26	115.26	115.26	115.26	01
Grand Total:	1	115.26	115.26	115.26	115.26	01

UnitBUA Table for Building :A (USHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	115.26	115.15	1	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	115.26	115.15	7	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
AMRIT KUMAR MAHATO CMC/DFTMN/004/2019			

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)	Dark Blue

Building :A (USHA)

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	57.63	57.63	57.63	57.63	01
First Floor	57.63	57.63	57.63	57.63	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total:	115.26	115.26	115.26	115.26	01
Total Number of Same Buildings	1				
Total:	115.26	115.26	115.26	115.26	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA)	D	0.79	2.10	01
A (USHA)	D	0.90	2.10	05
A (USHA)	MAIN DOOR	3.58	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (USHA)	V	0.67	1.20	02
A (USHA)	W	1.20	1.20	03
A (USHA)	W1	1.73	1.20	01