

Proposal Basic Information

Proposal File No.	CMC/BP/0186/W02/2021
Owner Name	SMT RAJANI KUMARI
Khata No	307
Plot No	187,189,190,191
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

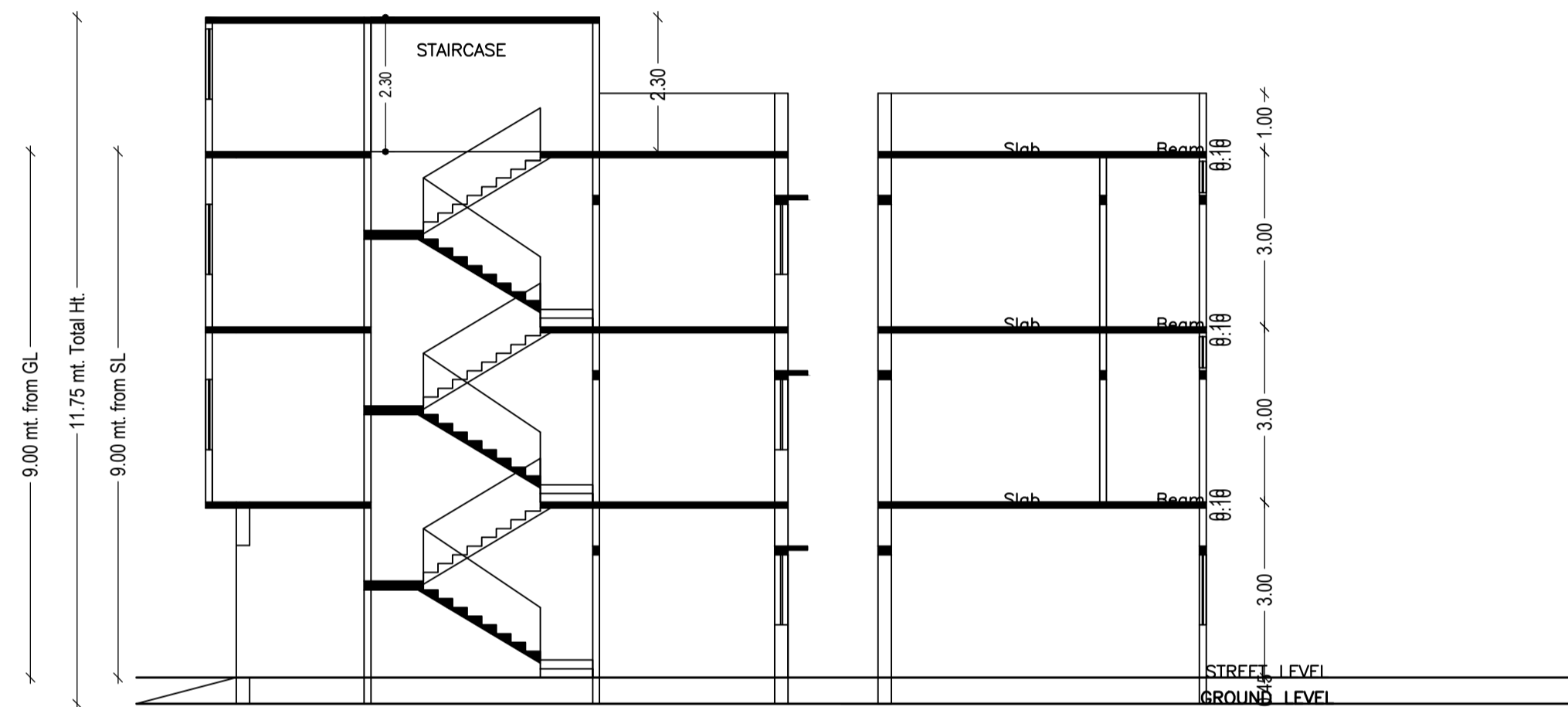
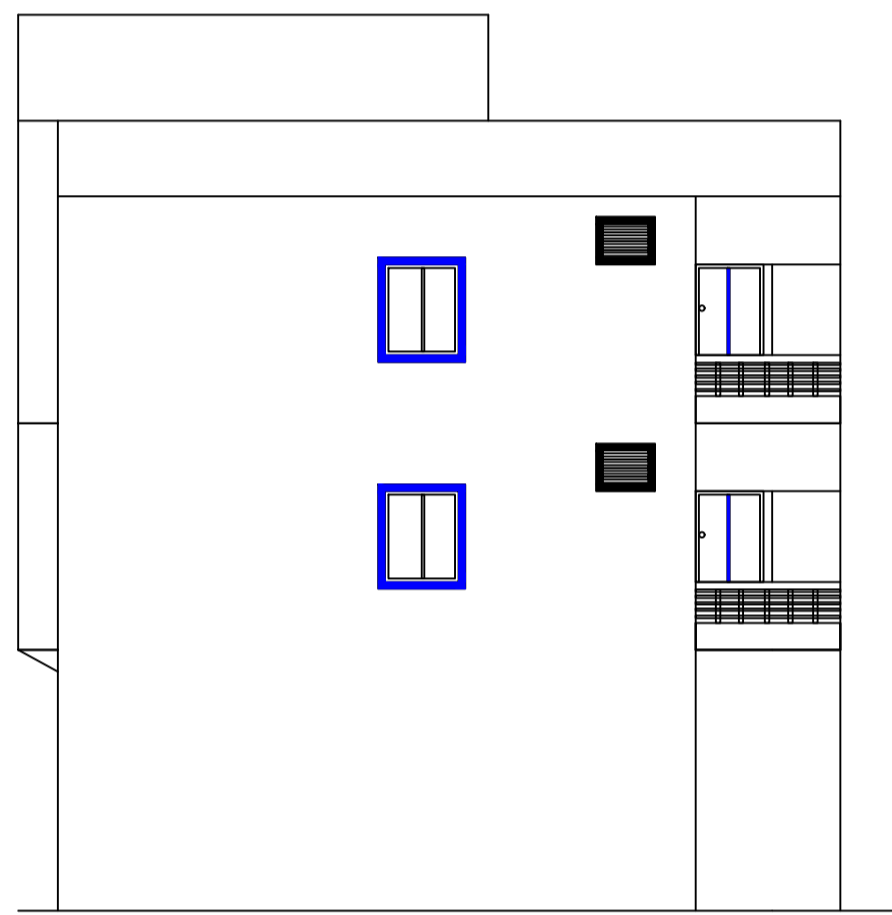
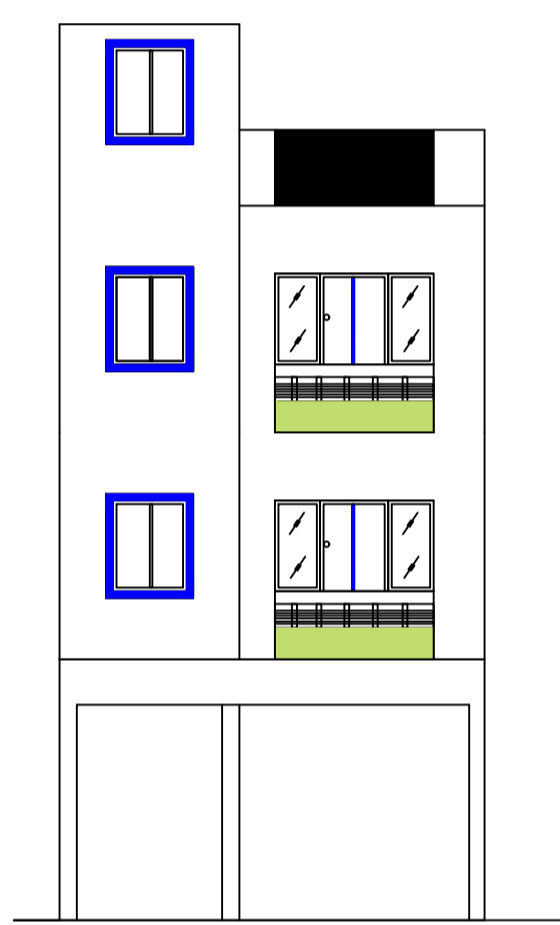
AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.60  
VERSION DATE: 16/10/2020

PROJECT DETAIL:  
Region: JHARKHAND URBAN LOCAL BODIES  
District: BOKARO  
Authority: CHAS MUNICIPAL CORPORATION  
Inward No: CMC/BP/0186/W02/2021  
Application Type: General Proposal  
Project Type: Building Permission  
Nature of Development: New  
Location of Development Area: Old Area

Plot Use: Residential  
Plot SubUse: Bungalow/ Dwelling / Non Apartment  
PlotNearbyReligiousStructure: NA  
PlotSubPlot No: 187,189,190,191  
North: CTS No. - NIJ  
South: CTS No. - NIJ  
East: Plot No. - 6.10 MTR WIDE ROAD  
West: CTS No. - BOUNDARY WALL

AREA DETAILS:	SQ. MT.
AREA OF PLOT (Minimum)	84.43
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	84.43
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	7.54
Total	7.54
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	76.90
PLOT AREA FOR COVERAGE(Net Plot Area)	84.43
Plot Area for FAR (Net Plot Area + Road/Widening Area)	84.43
COVERAGE CHECK	
Permissible Coverage area (70.00 %)	59.10
Proposed Coverage Area (62.90 %)	53.11
Total Prop. Coverage Area (62.9 %)	53.11
Balance coverage area (7.09 %)	5.99
FAR CHECK	
Perm. FAR Area (2.50)	211.07
Total Perm. FAR area	211.07
Residential FAR	108.72
Proposed FAR Area	116.44
Total Proposed FAR Area	116.44
Consumed FAR (Factor)	1.38
Balance FAR Area	94.63
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	161.83
ARCHITECT (Regd)	DINABANDHU RAJAK
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	SMT RAJANI KUMARI
DEVELOPMENT AUTHORITY LOCAL BODY	



FRONT ELEVATION

SIDE ELEVATION

Buildingwise Floor FAR Details

Floor Name	Building Name A (RAJANI)		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	53.11	7.73	53.11	7.73
First Floor	54.36	54.36	54.36	54.36
Second Floor	54.36	54.36	54.36	54.36
Terrace Floor	0.00	0.00	0.00	0.00
Total :	161.83	116.45	161.83	116.45

UnitBUA Table for Building :A (RAJANI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	108.72	108.61	5	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	6	0
Total:	-	-	108.72	108.61	11	1

Building :A (RAJANI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Parking	Resi.					
Ground Floor	53.11	45.38	0.00	7.73	7.73	7.73	00	
First Floor	54.36	0.00	54.36	0.00	54.36	54.36	01	
Second Floor	54.36	0.00	54.36	0.00	54.36	54.36	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	161.83	45.38	108.72	7.73	116.45	116.45	01	
Total Number of Same Buildings :	1							
Total :	161.83	45.38	108.72	7.73	116.45	116.45	01	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJANI)	D2	1.10	2.10	02
A (RAJANI)	D2	0.79	2.10	02
A (RAJANI)	D1	0.90	2.10	05

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RAJANI)	V	0.60	1.20	02
A (RAJANI)	W1	0.90	1.20	02
A (RAJANI)	W	1.20	1.20	05
A (RAJANI)	W2	1.77	1.20	01
A (RAJANI)	DW	2.00	2.10	01

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

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

TERRACE FLOOR PLAN (SCALE 1:100)

Building USE/SUBUSE Details

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

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RAJANI)	1	161.83	45.38	108.72	7.73	116.45	116.45	01
Grand Total :	1	161.83	45.38	108.72	7.73	116.45	116.45	01

COLOR INDEX

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

LTP NAME AND SIGNATURE

DINABANDHU RAJAK  
CMC/ENG/001/2020

STRUCTURAL ENG'S NAME AND SIGNATURE

BUILDER NAME AND SIGNATURE

DIGITAL SIGNATURE