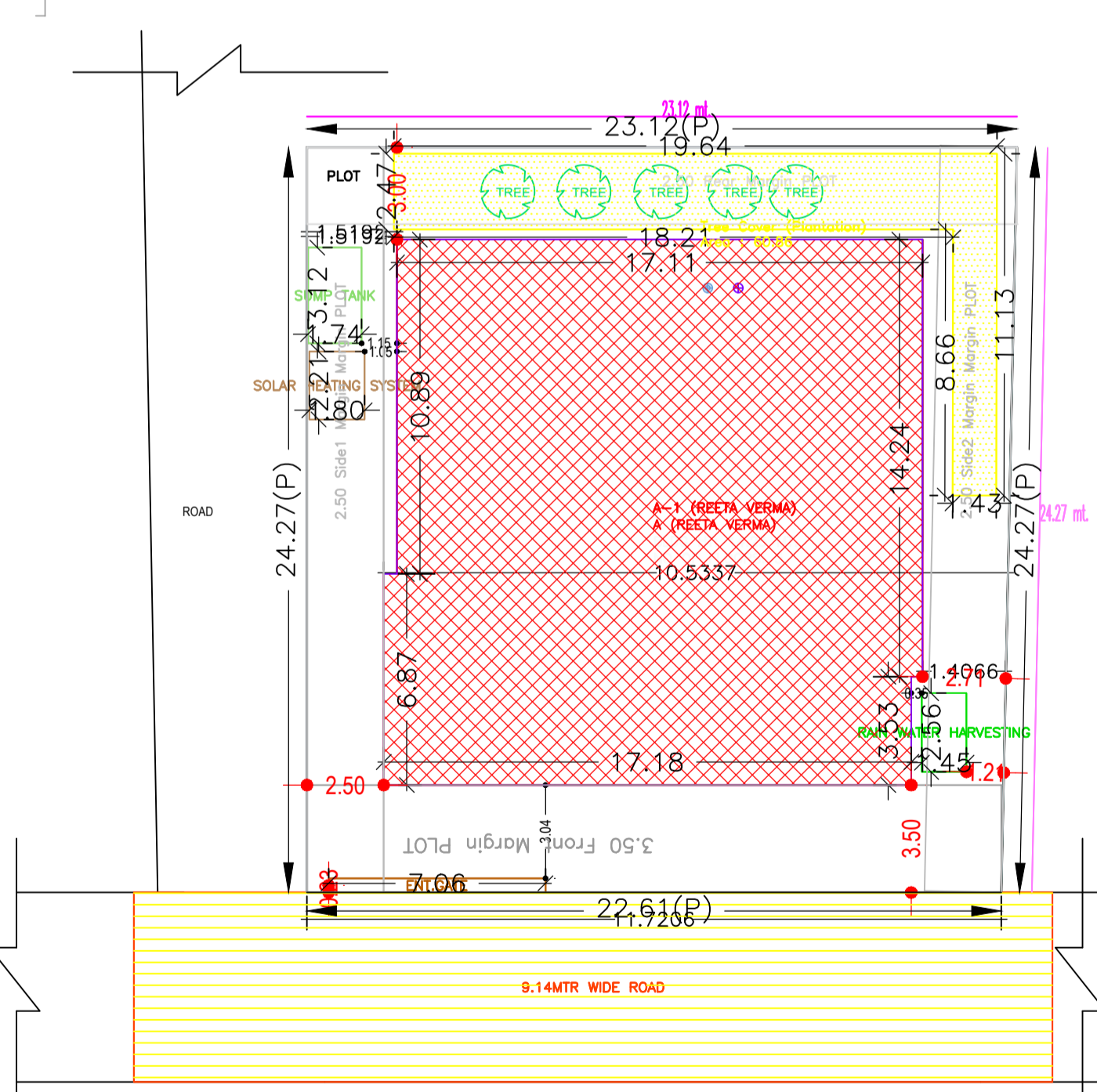
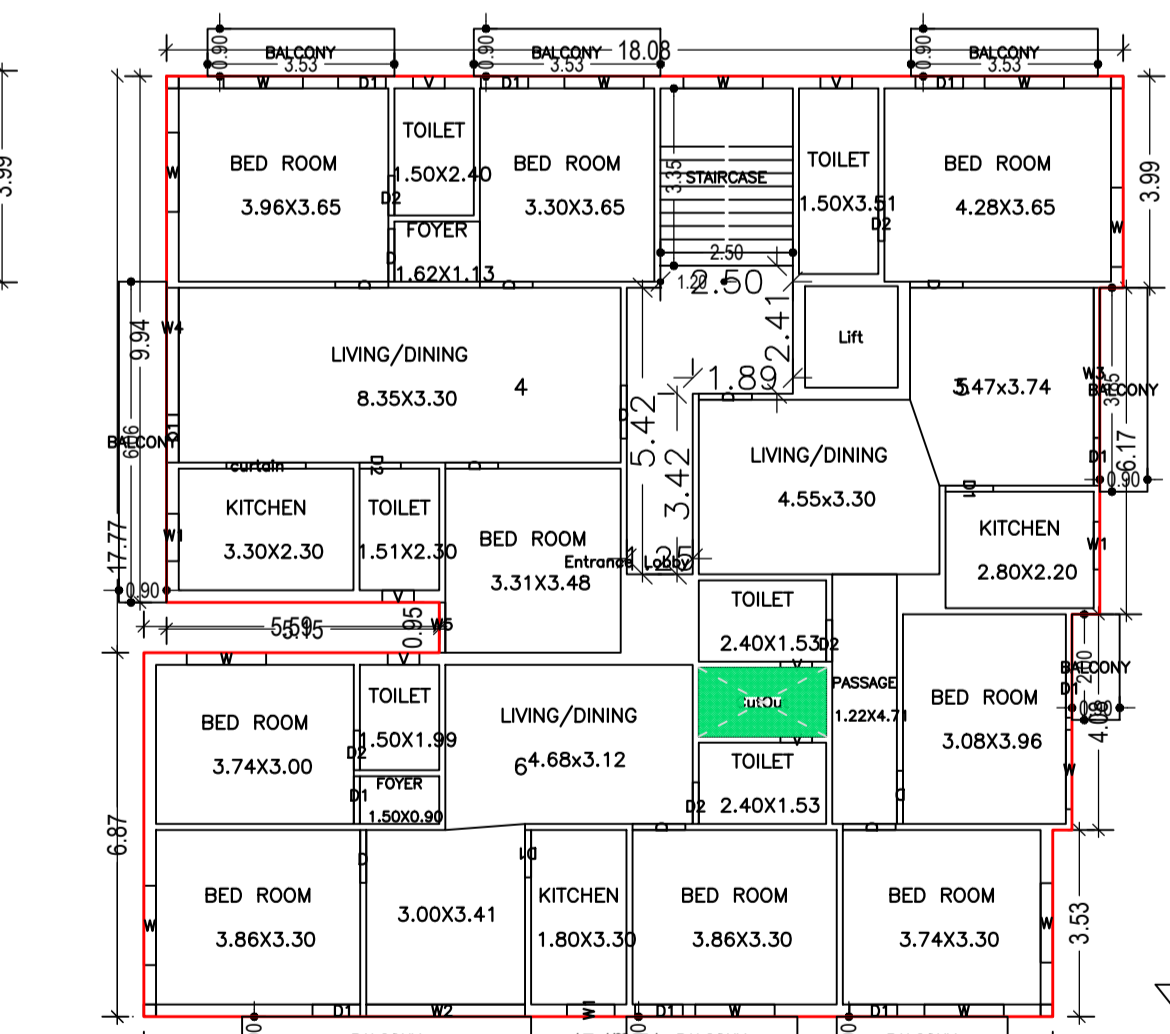
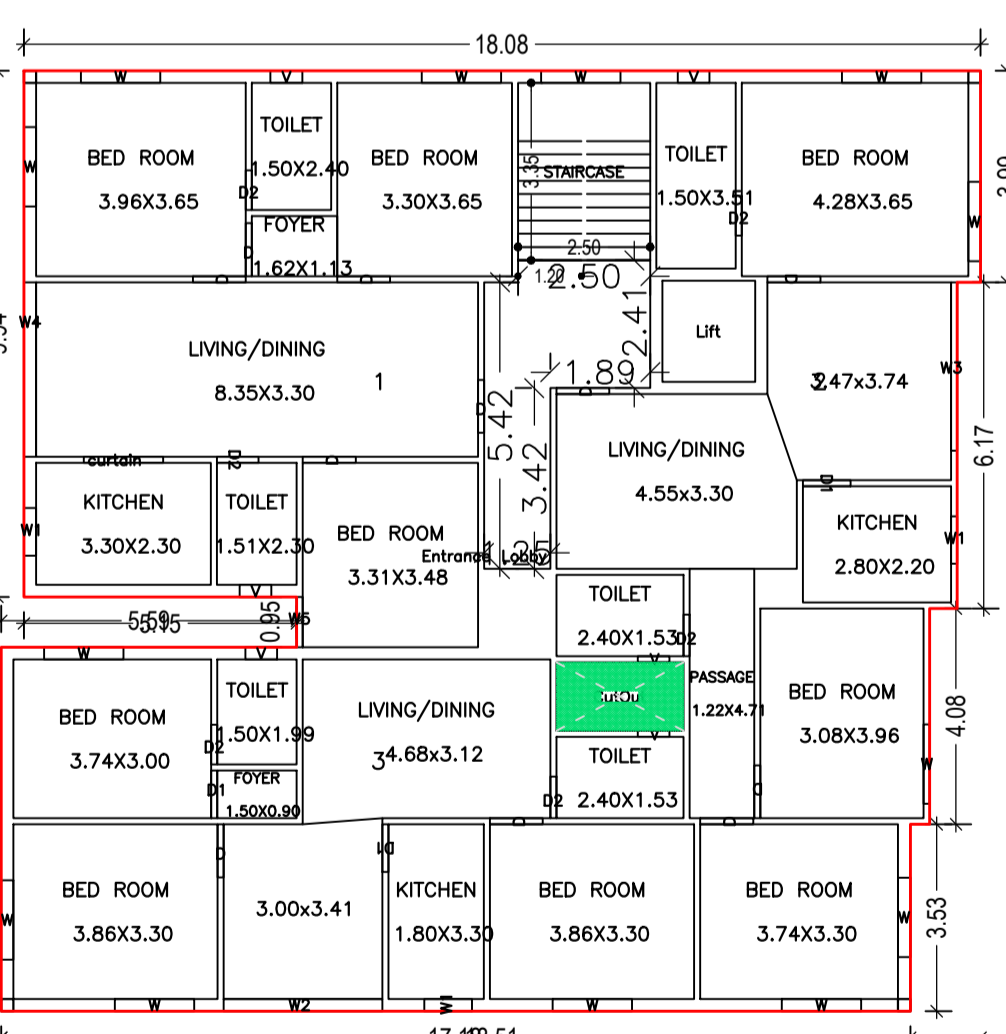
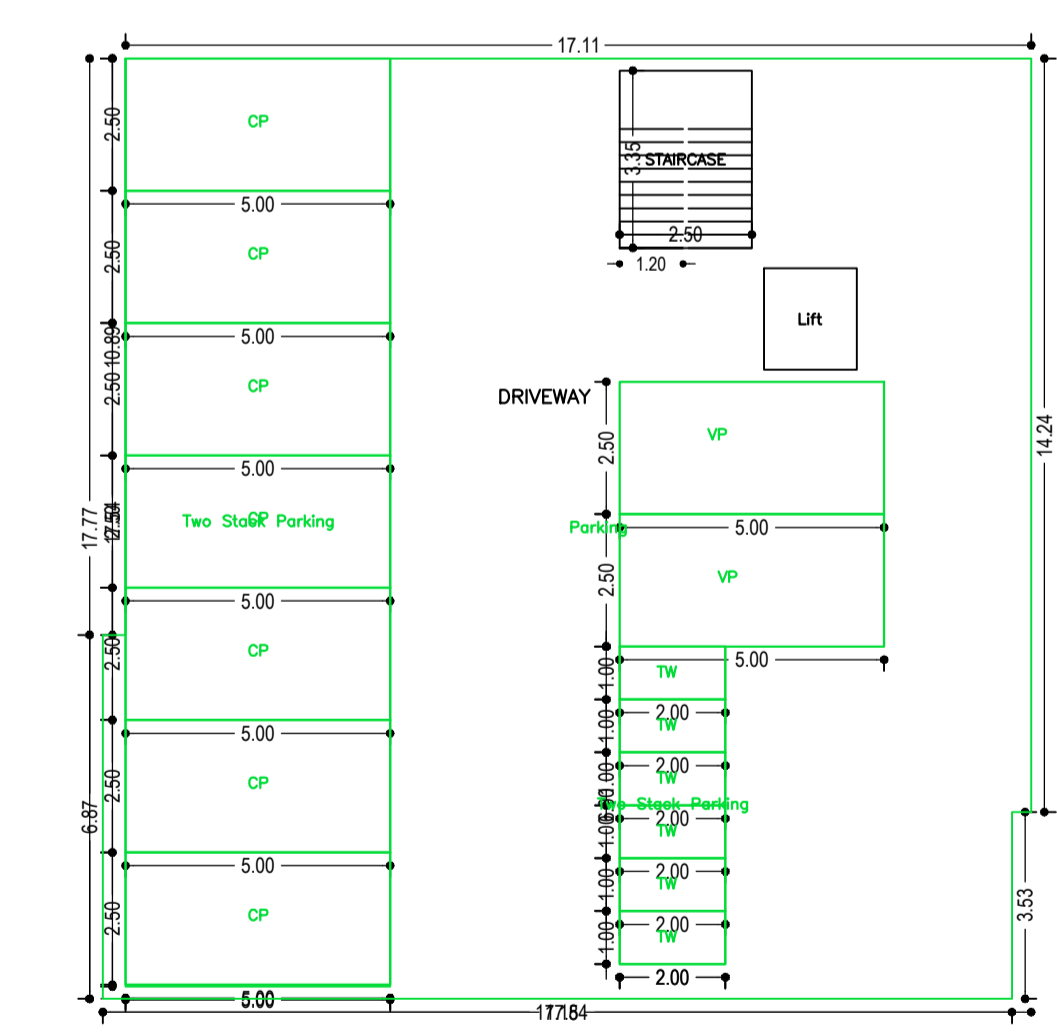
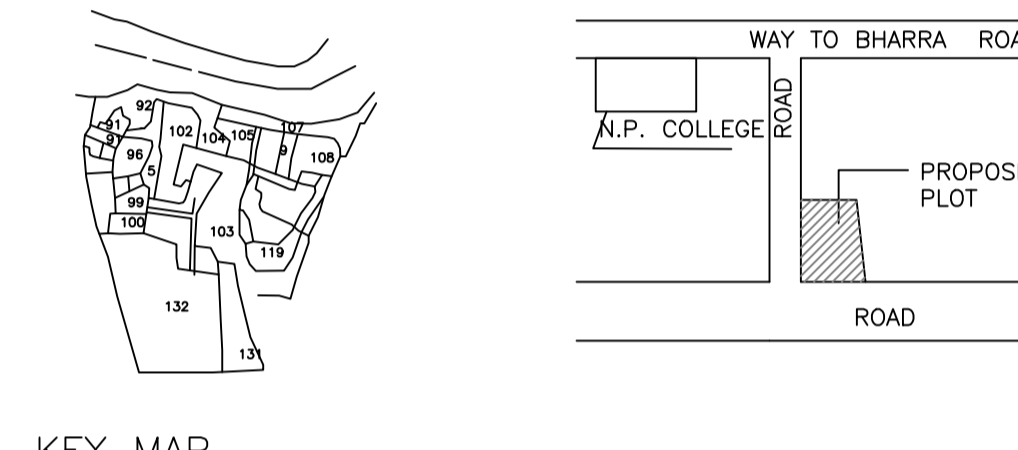
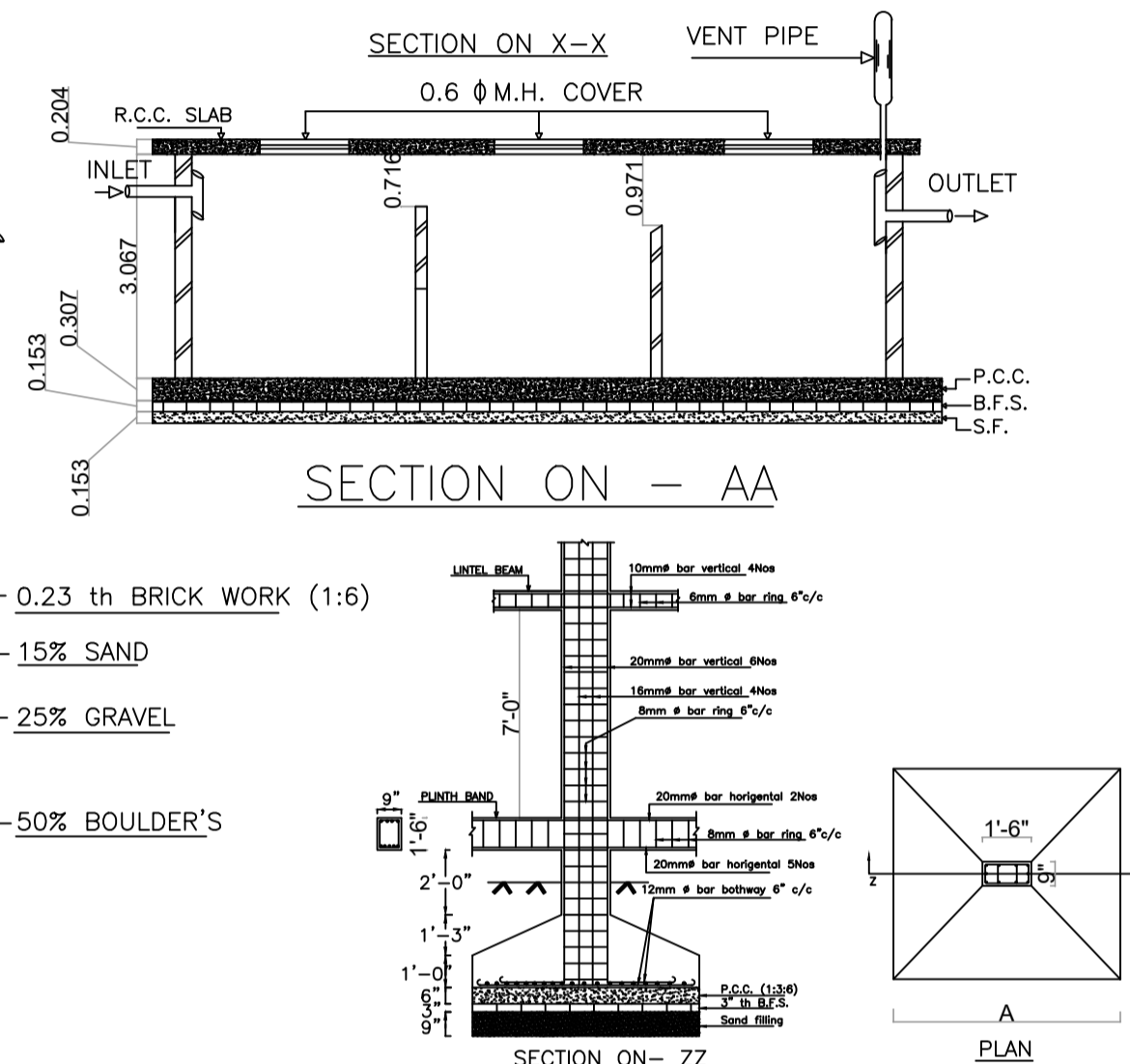
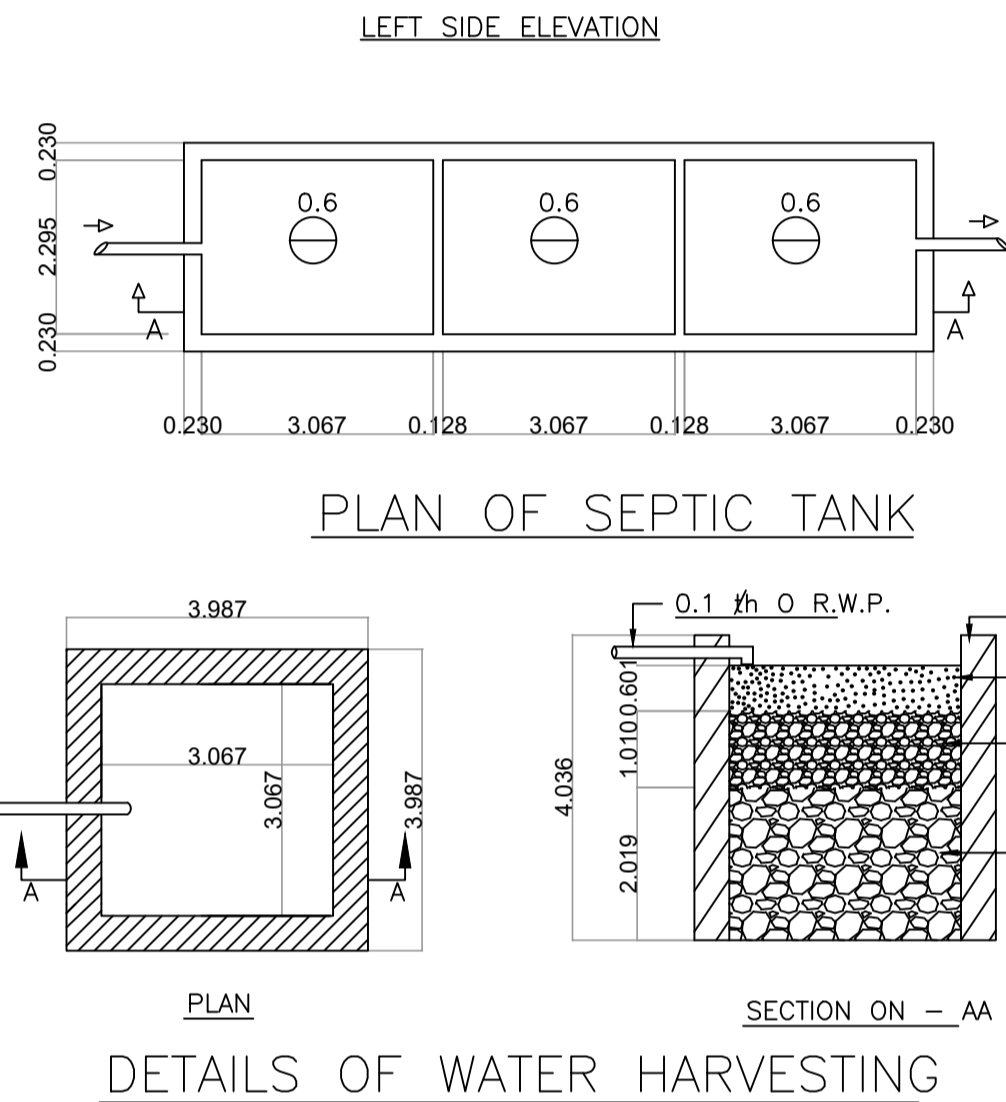
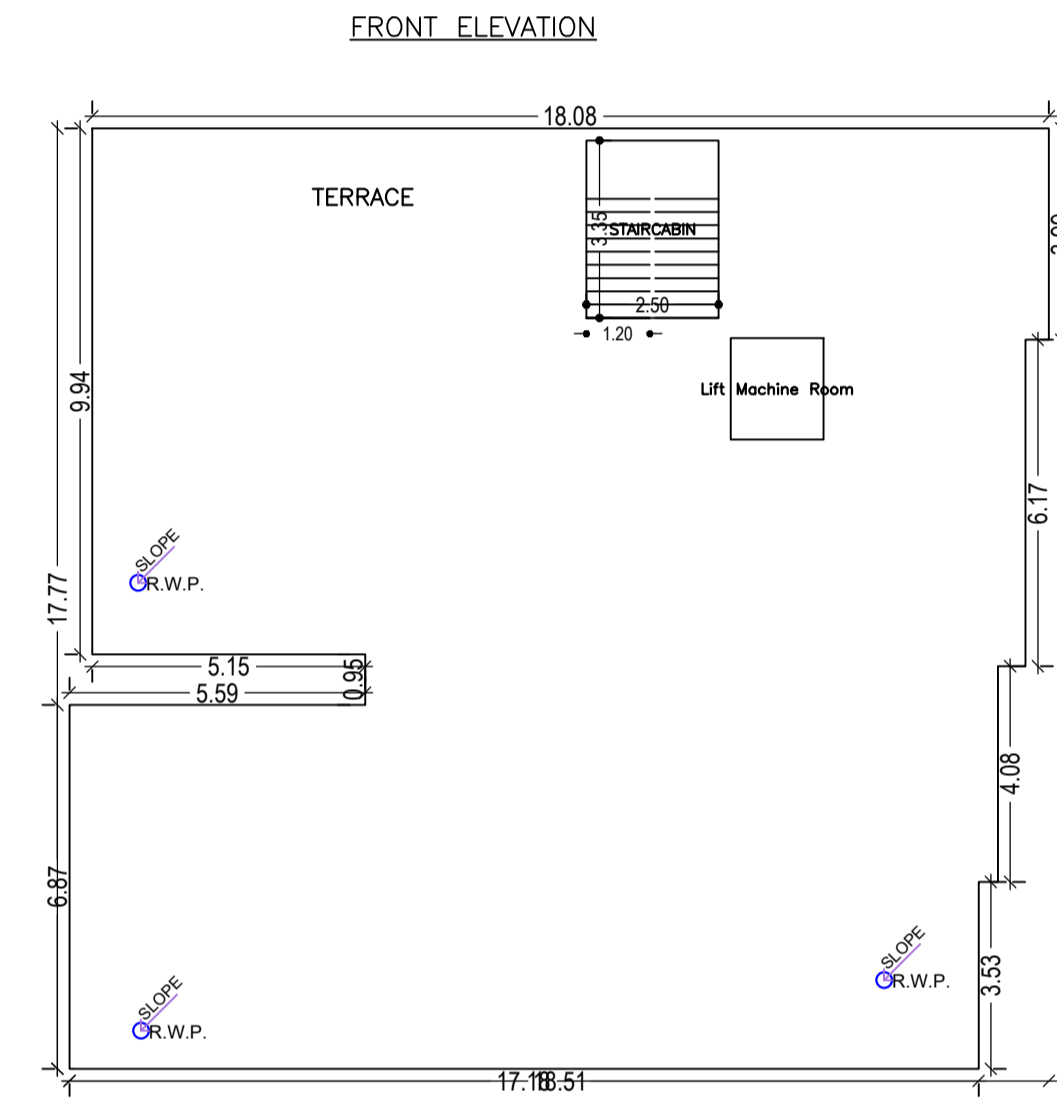


Proposal Basic Information	
Proposal File No.	CMC/BI/0301/W02/2021
Owner Name	REETA VERMA
Khata No	263
Plot No	103,131
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		Version No. 1.0.61	Version Date: 16/10/2020
PROJECT DETAIL:			
Region: AHRAKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: BOKARO	Plot SubUse: Residential Bldg/Apartment		
Authority: CHAS MUNICIPAL CORPORATION	Plot/Neighbourhood/Structure: NA		
Project No. CMC/BI/0301/W02/2021	Plot/Block No. 103,131		
Application Type: General Proposal	North: CTS No. - CO-OPERATIVE PLOT NO. 152		
Project Type: Building Permission	South: Road Width - ROAD 6.10 MTR WIDE		
Nature of Development: New	East: Road Width - 12.19 MTR WIDE ROAD		
Location of Development Area: Old Area	West: CTS No. - CO-OPERATIVE PLOT NO. 168,183		
AREA OF PLOT (Minimum)	(A)	554.91	
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	554.91	
Deduction for Balance Plot Area (from Gross Plot Area)	Common Plot	60.86	
	Total	60.86	
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	494.05	
PLOT AREA FOR COVERAGE (Net Plot Area for FAR (Net Plot Area + Road Widening Area))	(A-Deductions)	554.91	
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	554.91	
COVERAGE CHECK			
Permissible Coverage area (60.00 %)		332.95	
Proposed Coverage Area (55.10 %)		305.73	
Total Prop. Coverage Area (55.1 %)		305.73	
Balance coverage area (4.91 %)		27.22	
FAR CHECK			
Perm. FAR Area (2.50)		1387.27	
Total Perm. FAR area		1387.27	
Residential FAR		1205.61	
Proposed FAR Area		1217.54	
Total Proposed FAR Area		1217.54	
Consumed FAR (Factor)		2.19	
Balance FAR Area		169.73	
BUILT UP AREA CHECK			
Total Proposed Built Up Area		1617.80	
LOCATION PLAN			
ARCHITECT (Regd)	MOHAMMED AZIZULLAH		
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)	REETA VERMA		
DEVELOPMENT AUTHORITY		LOCAL BODY	



Floor Name	Gross Builtup Area (Sq.m)	Deductions From Gross Builtup Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No)	
SRF Floor	305.74	0.00	305.74	0.00	294.00	0.00	8.38	11.74	00	
Ground Floor	307.90	3.12	304.78	3.36	0.00	11.59	0.00	289.83	03	
First Floor	338.88	3.12	335.76	3.36	15.49	11.59	0.00	305.32	03	
Second Floor	338.88	3.12	335.76	3.36	15.49	11.59	0.00	305.32	03	
Third Floor	338.88	3.12	335.76	3.36	15.49	11.59	0.00	305.32	03	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	1630.28	12.48	1617.80	13.44	46.47	46.36	294.00	1205.79	8.38	1217.53

Building Name	Type	SubUse	Units	Area	Prop.	Area	Prop.	Area	Prop.
A (REETA VERMA)	Residential Bldg/Apartment		> 0	1	12.00	1.00	12	-	-
A (REETA VERMA)			> 0	1	12.00	-	-	1	2
Total							12	14	2

Vehicle Type	Regd	Area	No.	Prop.	Area
Car	-	-	7	-	87.50
Two Wheel Car	-	-	7	-	87.50
Total Car	-	-	14	-	175.00
Visitors Car Parking	-	-	2	-	25.00
Total Visitor Parking	-	-	2	-	25.00
Two Wheeler	-	-	6	-	12.00
Total Two Wheeler	-	-	6	-	12.00
Other Parking	-	-	12	-	24.00
Total	-	-	38	-	199.50

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (REETA VERMA)	D2	0.75	2.10	12
A (REETA VERMA)	D2	0.79	2.10	12
A (REETA VERMA)	D1	0.90	2.10	39
A (REETA VERMA)	D	1.00	2.10	44
A (REETA VERMA)	curtain	1.50	2.10	04

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (REETA VERMA)	V	0.60	1.20	24
A (REETA VERMA)	W1	0.90	1.20	12
A (REETA VERMA)	W5	0.95	1.20	04
A (REETA VERMA)	W	1.50	1.20	49
A (REETA VERMA)	W4	2.40	1.20	03
A (REETA VERMA)	W3	2.84	1.20	03
A (REETA VERMA)	W2	3.00	1.20	04
A (REETA VERMA)	W3	3.18	1.20	01
A (REETA VERMA)	W4	3.30	1.20	01

UnitBuA Table for Building :A (REETA VERMA)

FLOOR	Name	UnitBuA Type	UnitBuA Area (Sq.m)	Carpet Area (Sq.m)	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	1	FLAT	91.90	91.85	8	3
	2	FLAT	94.97	94.92	8	3
	3	FLAT	82.70	82.65	8	3
TYPICAL - 1, 2& 3 FLOOR PLAN	4	FLAT	103.71	91.85	8	9
	5	FLAT	103.12	94.90	8	9
	6	FLAT	90.52	82.65	8	9
Total			1161.63	1077.60	96	12

Buildingwise Floor FAR Details

Floor Name	Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)
SRF Floor	305.74	294.00	305.74	294.00
Ground Floor	307.90	304.78	307.90	304.78
First Floor	338.88	335.76	338.88	335.76
Second Floor	338.88	335.76	338.88	335.76
Third Floor	338.88	335.76	338.88	335.76
Terrace Floor	0.00	0.00	0.00	0.00
Total	1617.80	1217.53	1617.80	1217.53

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area (Sq.m)	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Add Area in FAR (Sq.m)	Total FAR Area (Sq.m)	Total Consumed Additional FAR Area (Sq.m)	Trmt (No)
A (REETA VERMA)	1	1630.28	12.48	1617.80	13.44	46.47	46.36	294.00	1205.79	8.38
Grand Total	1	1630.28	12.48	1617.80	13.44	46.47	46.36	294.00	1205.79	8.38

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2& 3 FLOOR PLAN	0.90 X 1.40 X 1.3	14.70	92.97
	0.90 X 2.20 X 2.3	17.48	
	0.90 X 2.00 X 1.3	1.40	
	0.90 X 3.85 X 1.3	10.41	
	0.90 X 3.55 X 1.3	28.62	
	0.90 X 6.00 X 1.3	35.92	
Total			92.97

COLOR INDEX

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