



Proposal Basic Information	
Proposal File No.	CMC/BP/0062/W28/2021
Owner Name	M / S SARJU CONSTRUCTION ON BEHALF OF SHREE BHAGWAN YADAV
Khata No.	444
Plot No.	7393
Village Name	Chas
Use	Residential
SubUse	Residential Bldg/Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO.:	1.0.55
PROJECT DETAIL:		VERSION DATE:	16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential		
District: BOKARO	Plot SubUse: Residential Bldg/Apartment		
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/ReligiousStructure: NA		
Inward No: CMC/BP/0062/W28/2021	Plot/SubPlot No: 7393		
Application Type: General Proposal	North: Plot No. - CHANDESWAR GIRI		
Project Type: Building Permission	South: Road Width - 3 M WIDE P.C.C ROAD		
Nature of Development: New	East: Plot No. - TARUN SARAN		
Location of Development Area: Old Area	West: Road Width - 6.1		
AREA DETAILS:			SQ. MT.
AREA OF PLOT (Minimum)	(A)		599.43
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		599.43
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			67.86
Total			67.86
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		531.57
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		599.43
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		599.43
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			359.66
Proposed Coverage Area (55.41 %)			332.17
Total Prop. Coverage Area (55.41 %)			332.17
Balance coverage area (4.59 %)			27.49
FAR CHECK			
Perm. FAR Area (2.50)			1498.57
Total Perm. FAR area			1498.57
Residential FAR			1328.67
Proposed FAR Area			1338.37
Total Proposed FAR Area			1338.37
Consumed FAR (Factor)			2.23
Balance FAR Area			160.20
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1672.52
ARCHITECT (Regd)			MUKESH KUMAR
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			M / S SARJU CONSTRUCTION ON BEHALF OF SHREE BHAGWAN YADAV
DEVELOPMENT AUTHORITY			LOCAL BODY

Building :PLOT7393 (BHAGWAN YADAV)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.	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.)
				Cutout	Lift	Ramp					
Parking Floor	343.84	0.00	343.84	3.26	25.62	305.26	0.00	9.70	9.70	9.70	00
First Floor	343.90	11.73	332.17	0.00	0.00	0.00	332.17	0.00	332.17	332.17	04
Second Floor	343.90	11.73	332.17	0.00	0.00	0.00	332.17	0.00	332.17	332.17	04
Third Floor	343.90	11.73	332.17	0.00	0.00	0.00	332.17	0.00	332.17	332.17	04
Fourth Floor	343.90	11.73	332.17	0.00	0.00	0.00	332.17	0.00	332.17	332.17	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1719.44	46.92	1672.52	3.26	25.62	305.26	1328.68	9.70	1338.38	1338.38	16

UnitBUA Table for Building :PLOT7393 (BHAGWAN YADAV)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN	UNIT-2	FLAT	76.84	71.06	10	16
	UNIT-3	FLAT	77.59	72.66	10	
	UNIT-4	FLAT	76.47	69.69	8	
	UNIT-1	FLAT	69.76	62.92	9	
Total:	-	-	1202.66	1105.31	148	16

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	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.)
					Cutout	Lift	Ramp					
PLOT7393 (BHAGWAN YADAV)	1	1719.44	46.92	1672.52	3.26	25.62	305.26	1328.68	9.70	1338.38	1338.38	16
Grand Total	1	1719.44	46.92	1672.52	3.26	25.62	305.26	1328.68	9.70	1338.38	1338.38	16

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Parking Floor	343.84	9.70	343.84	9.70
First Floor	332.17	332.17	332.17	332.17
Second Floor	332.17	332.17	332.17	332.17
Third Floor	332.17	332.17	332.17	332.17
Fourth Floor	332.17	332.17	332.17	332.17
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1672.52	1338.38	1672.52	1338.38

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
PLOT7393 (BHAGWAN YADAV)	Residential Bldg/Apartment		> 0	1	16.00	-	-	-	-	1	16	
			> 0	1	16.00	-	-	-	-	1	16	
			> 0	1	16.00	-	-	1	2	-	-	
Total :			-	-	16	18	-	2	2	-	16	18

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	6	75.00
Three Stack Car	-	-	12	150.00
Total Car	16	200.00	18	225.00
Visitor's Car Parking	-	-	2	25.00
Total Visitor Parking	2	25.00	2	25.00
TwoWheeler	-	-	18	36.00
Total TwoWheeler	16	32.00	18	36.00
Other Parking	-	-	-	181.26
Total		257.00		503.26

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
PLOT7393 (BHAGWAN YADAV)	Residential	Residential Bldg/Apartment	Non-Highrise

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT7393 (BHAGWAN YADAV)	D2	0.76	2.13	68
PLOT7393 (BHAGWAN YADAV)	D1	0.91	2.13	64
PLOT7393 (BHAGWAN YADAV)	D	1.07	2.13	16

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT7393 (BHAGWAN YADAV)	V	0.61	0.61	36
PLOT7393 (BHAGWAN YADAV)	W2	0.91	1.20	16
PLOT7393 (BHAGWAN YADAV)	W1	1.22	1.20	22
PLOT7393 (BHAGWAN YADAV)	W	1.52	1.20	48
PLOT7393 (BHAGWAN YADAV)	W	1.65	1.20	16

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD WIDENING AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUKESH KUMAR CMC/ENG/0011/2017			