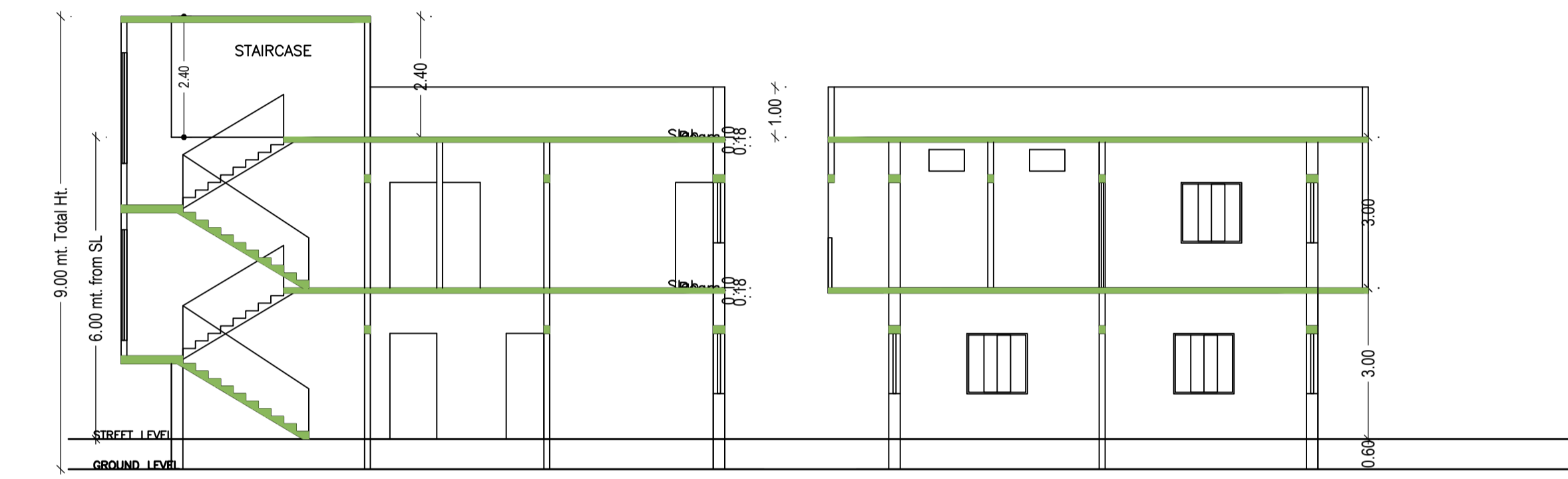
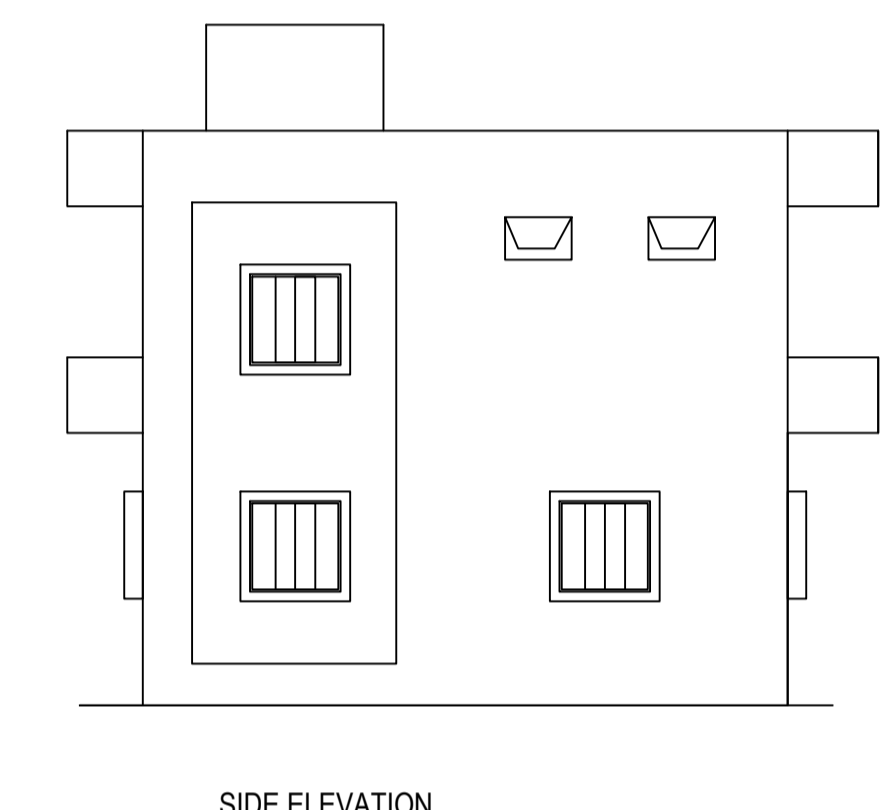
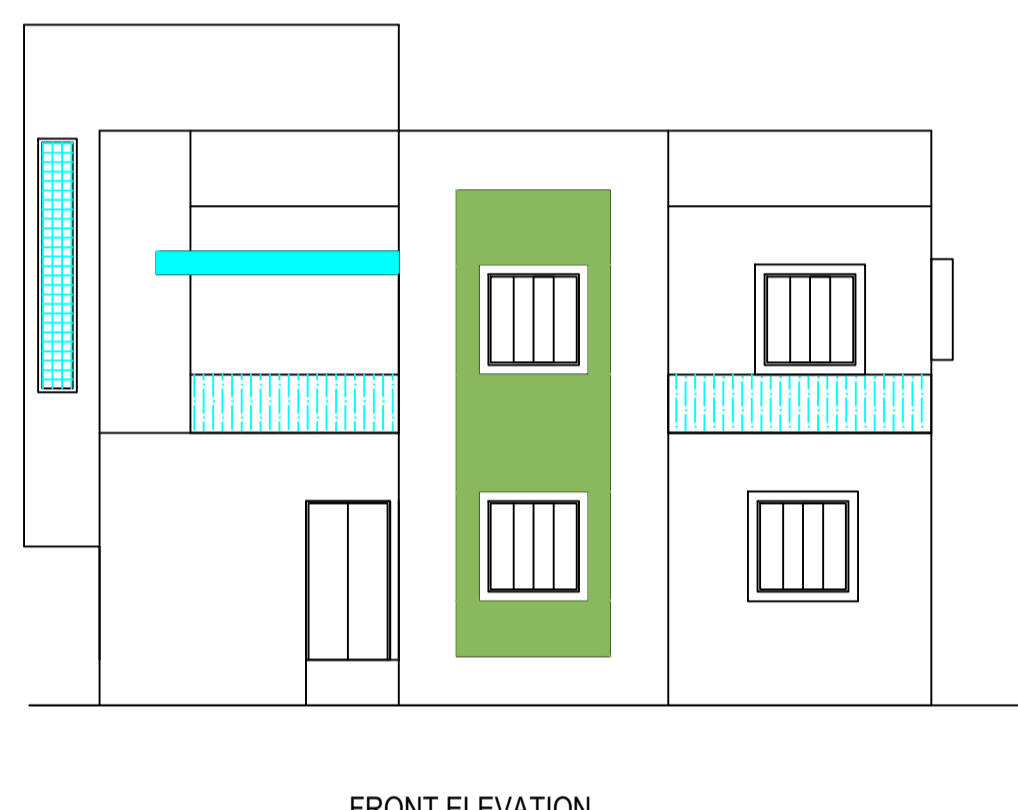


Proposal Basic Information

Proposal File No.	CMC/BP/0141/W02/2021
Owner Name	KUMARI RACHNA
Khata No	423
Plot No	977
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

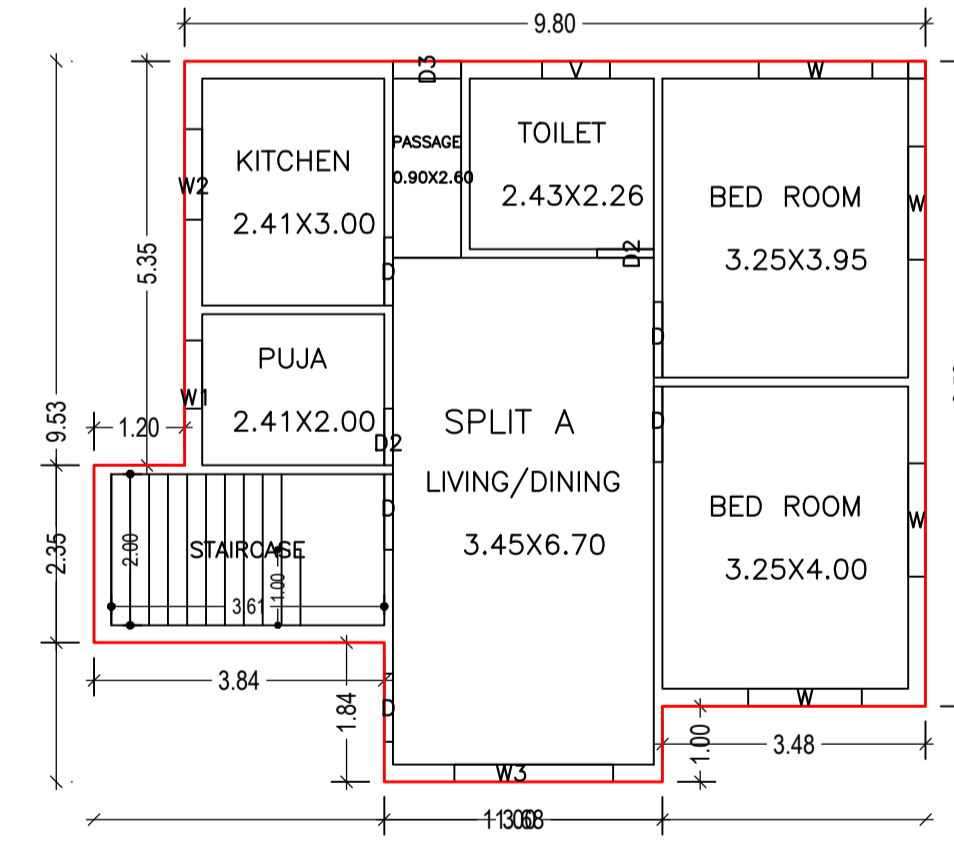
VERSION NO. : 1.0.57	VERSION DATE: 16/10/2020
PROJECT DETAIL:	Plot Use: Residential
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: BOKARO	PlotNearbyReligiousStructure: NA
Authority: CHAS MUNICIPAL CORPORATION	PlotSubPlot No: 977
Inward No: CMC/BP/0141/W02/2021	North: Road Width - ROAD
Application Type: General Proposal	South: CTS No. - SANT PAUL SCHOOL
Project Type: Building Permission	East: Plot No. - PLOT NO.- 978
Nature of Development: New	West: Plot No. - PLOT NO.- 977
Location of Development Area: Old Area	
AREA DETAILS:	SQ. MT.
AREA OF PLOT (Minimum)	(A) 276.88
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 276.88
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	31.53
Total	31.53
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 245.35
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 276.88
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions) 276.88
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	166.13
Proposed Coverage Area (31.74 %)	87.87
Total Prop. Coverage Area (31.74 %)	87.87
Balance coverage area (28.27 %)	78.26
FAR CHECK	
Perm. FAR Area (1.80)	498.38
Total Perm. FAR area	498.38
Residential FAR	176.54
Proposed FAR Area	176.54
Total Proposed FAR Area	176.54
Consumed FAR (Factor)	0.64
Balance FAR Area	321.84
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	184.14
ARCHITECT (Regd)	RAGHUNATH CHOUDHARY
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	KUMARI RACHNA
DEVELOPMENT AUTHORITY	LOCAL BODY



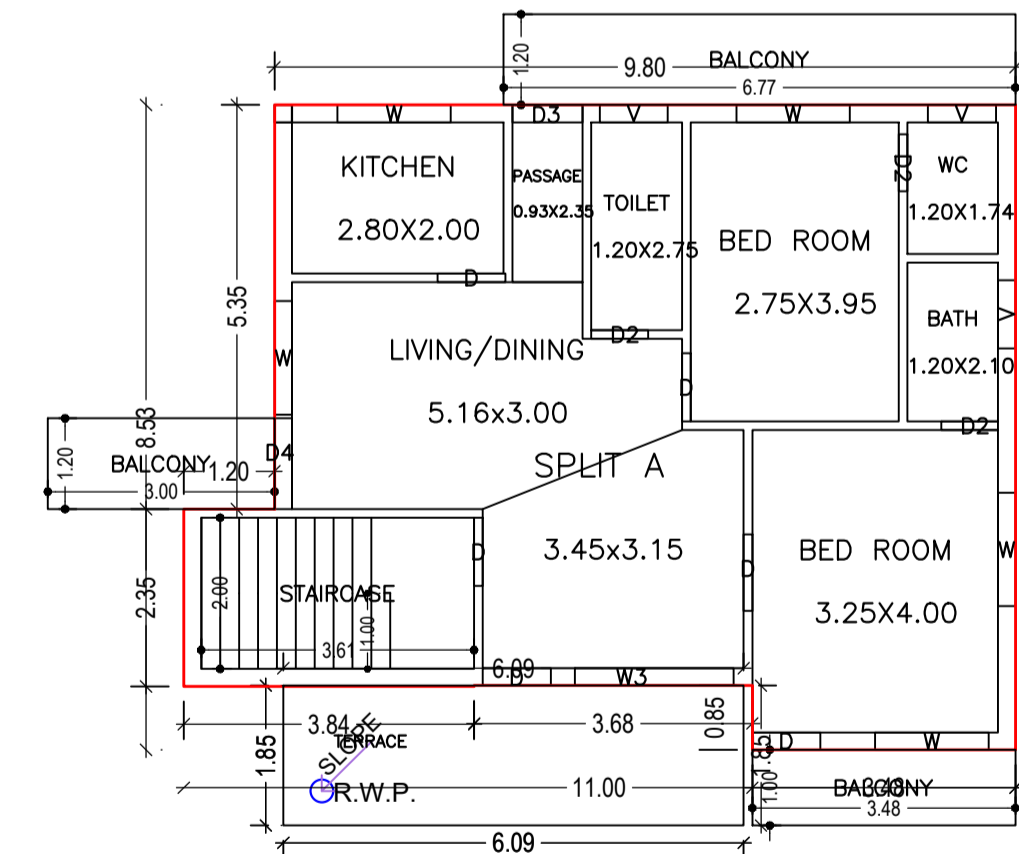
FRONT ELEVATION

SIDE ELEVATION

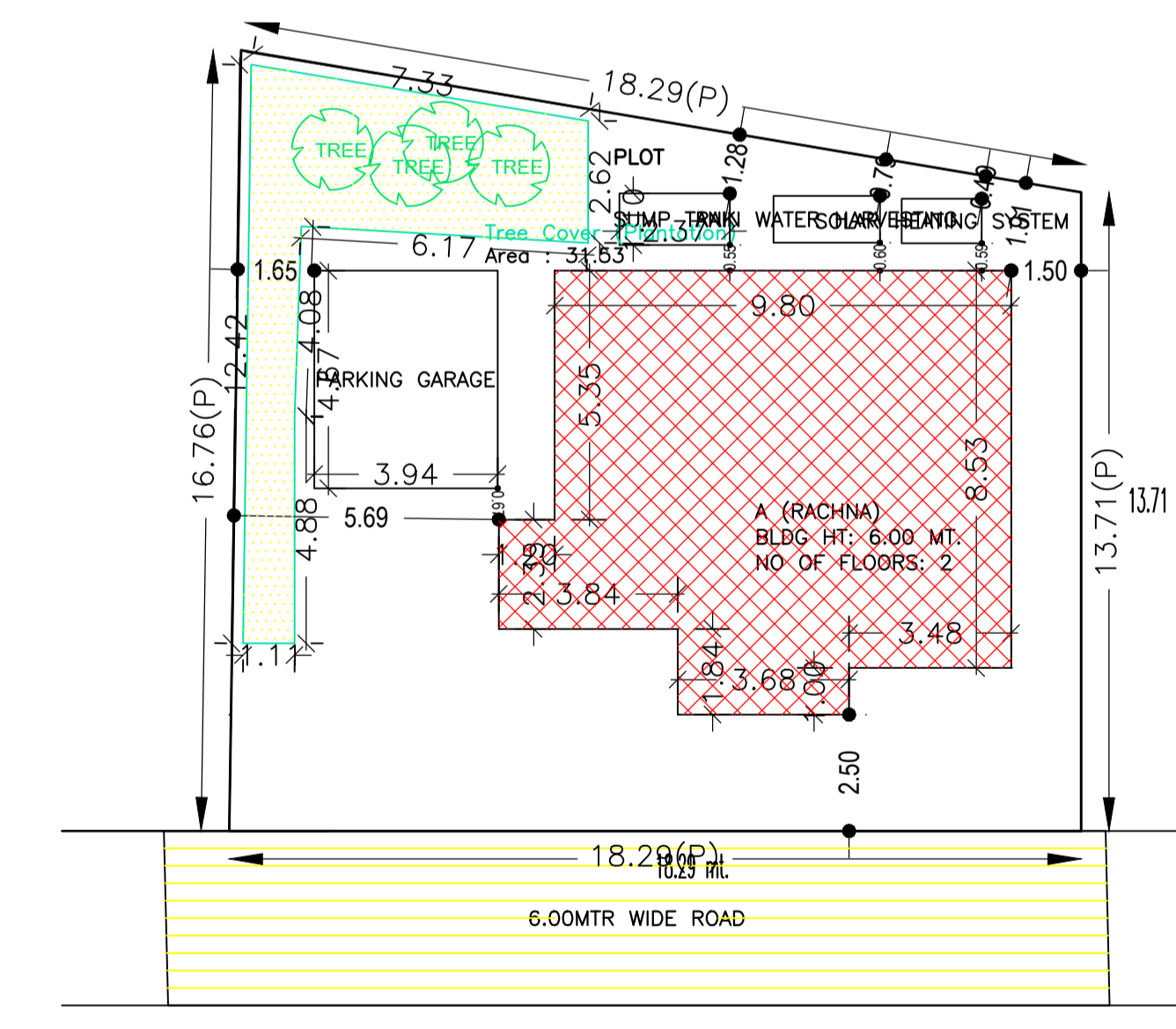
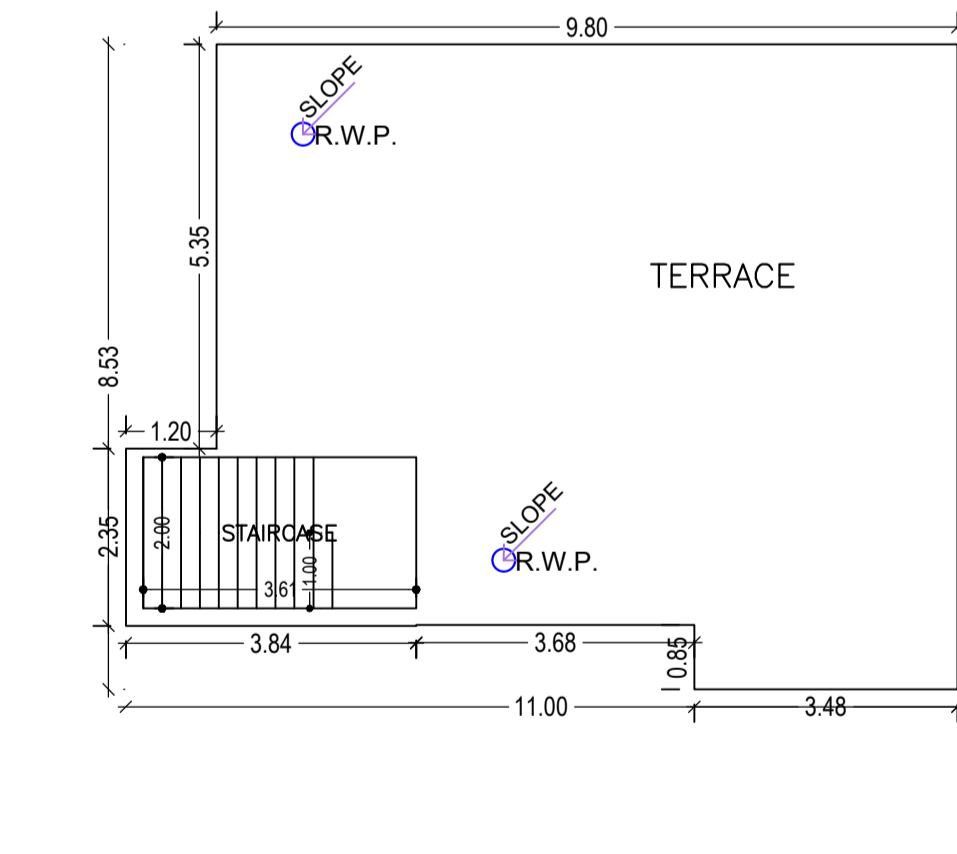
TERRACE FLOOR PLAN (SCALE 1:100)



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



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



SITE PLAN

Building :A (RACHNA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	87.87	0.00	87.87	87.87	87.87	01
First Floor	96.27	7.60	88.67	88.67	88.67	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total:	184.14	7.60	176.54	176.54	176.54	01
Total Number of Same Buildings	1					
Total:	184.14	7.60	176.54	176.54	176.54	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RACHNA)	D2	0.75	2.10	05
A (RACHNA)	D	0.90	2.10	07
A (RACHNA)	D3	0.90	2.10	01
A (RACHNA)	D3	0.93	2.10	01
A (RACHNA)	D	1.00	2.10	03
A (RACHNA)	D	1.01	2.10	01
A (RACHNA)	D4	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RACHNA)	V	0.90	1.20	04
A (RACHNA)	W1	0.90	1.20	01
A (RACHNA)	W2	1.20	1.20	01
A (RACHNA)	W	1.50	1.20	09
A (RACHNA)	W3	2.10	1.20	02

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

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.00 X 3.48 X 1 X 1	3.48	15.20
	1.20 X 6.77 X 1 X 1	8.12	
	1.20 X 3.00 X 1 X 1	3.60	
Total			15.20

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RACHNA)	1	184.14	7.60	176.54	176.54	176.54	01
Grand Total:	1	184.14	7.60	176.54	176.54	176.54	01

Buildingwise Floor FAR Details

Floor Name	Building Name A (RACHNA)		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	87.87	87.87	87.87	87.87
First Floor	96.27	88.67	96.27	88.67
Terrace Floor	0.00	0.00	0.00	0.00
Total:	184.14	176.54	184.14	176.54

UnitBUA Table for Building :A (RACHNA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	184.14	168.83	7	1
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	8	0
Total:			184.14	168.83	15	1

Building USE/SUBUSE Details

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAGHUNATH CHOUDHARY CMC/DFTM/0004/2018			