

Proposal Basic Information

Proposal File No.	CMC/BP/0138/W02/2021
Owner Name	PRATIBHA DEVI
Khata No	423
Plot No	977
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

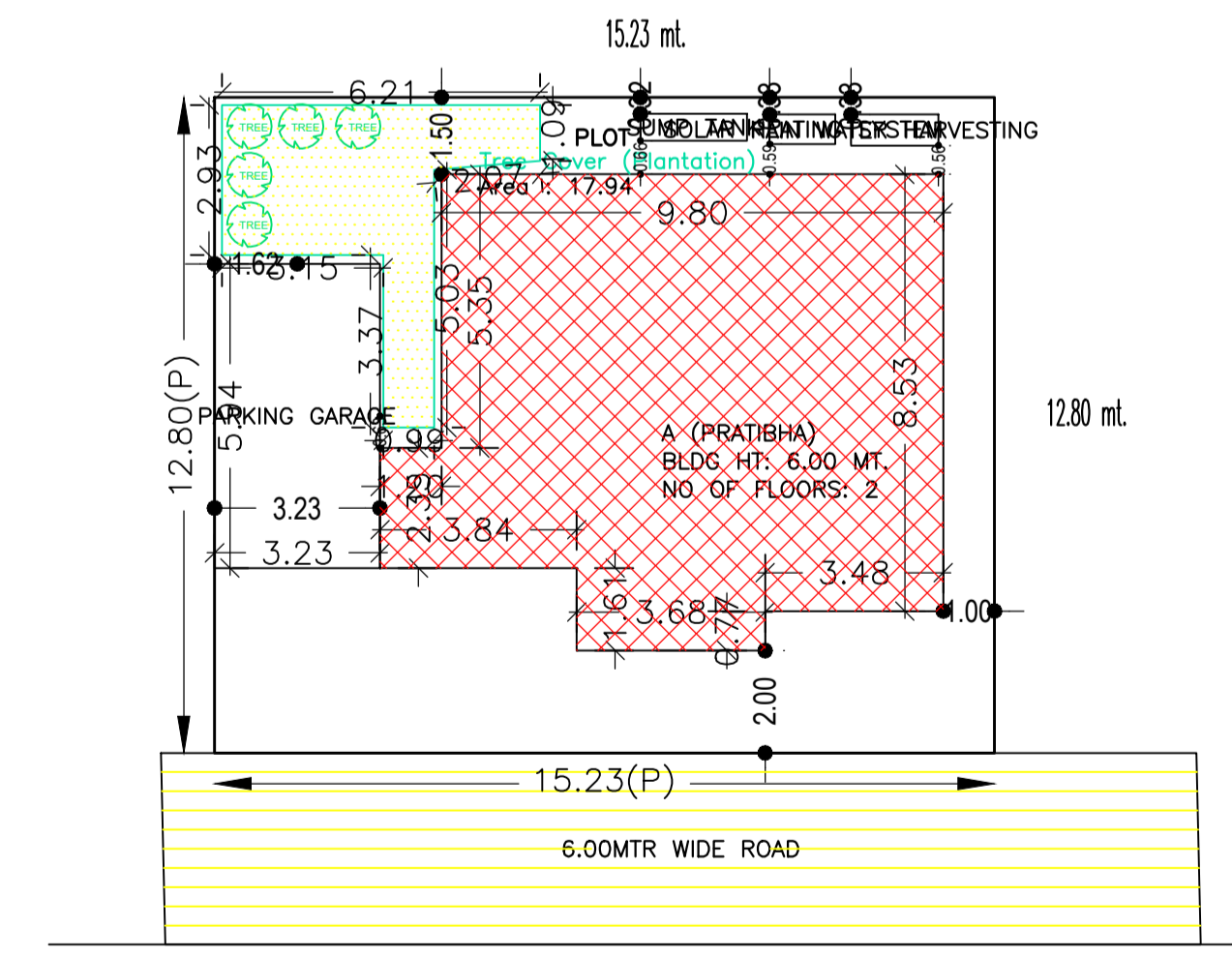
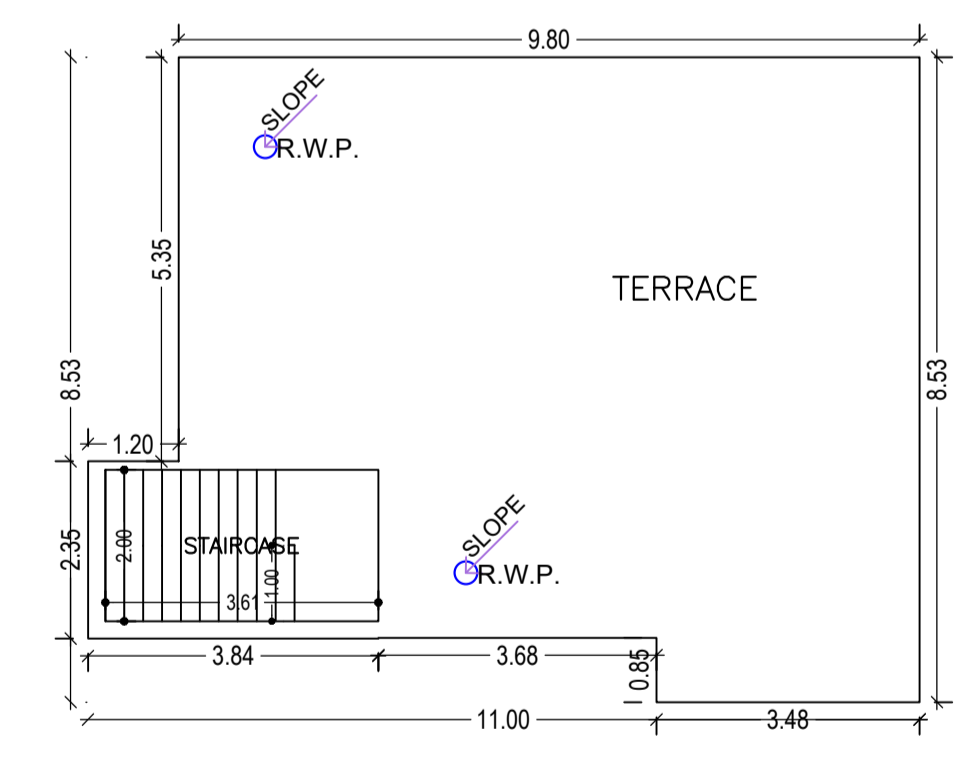
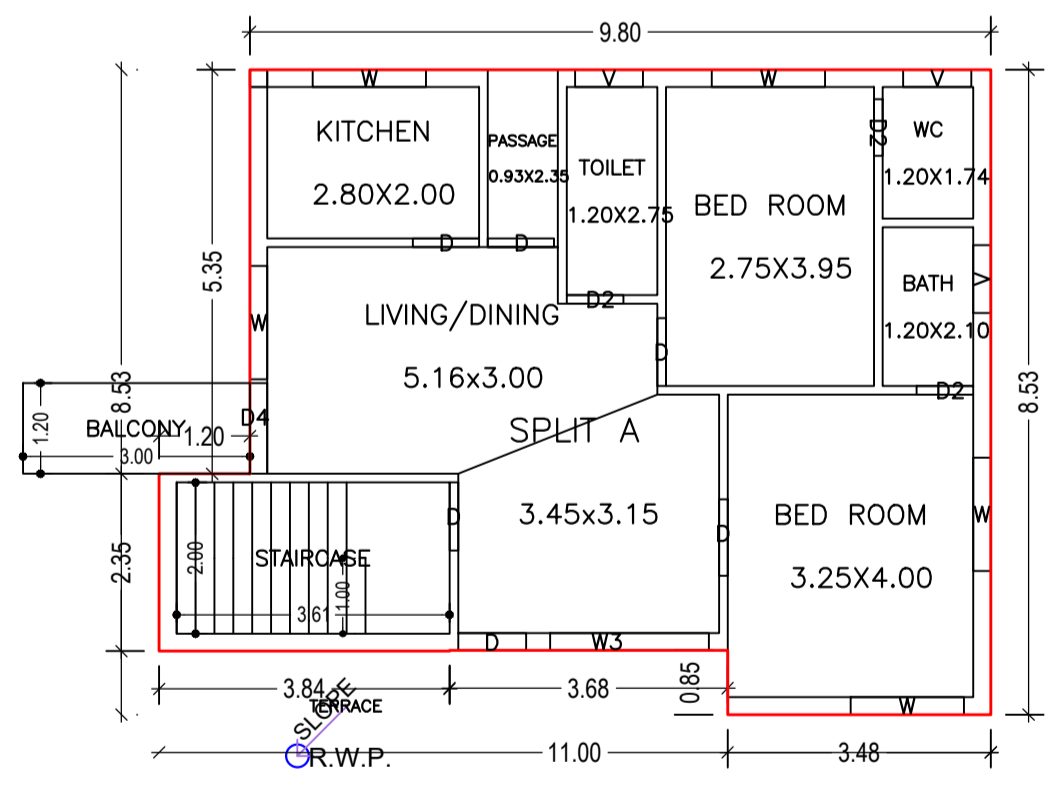
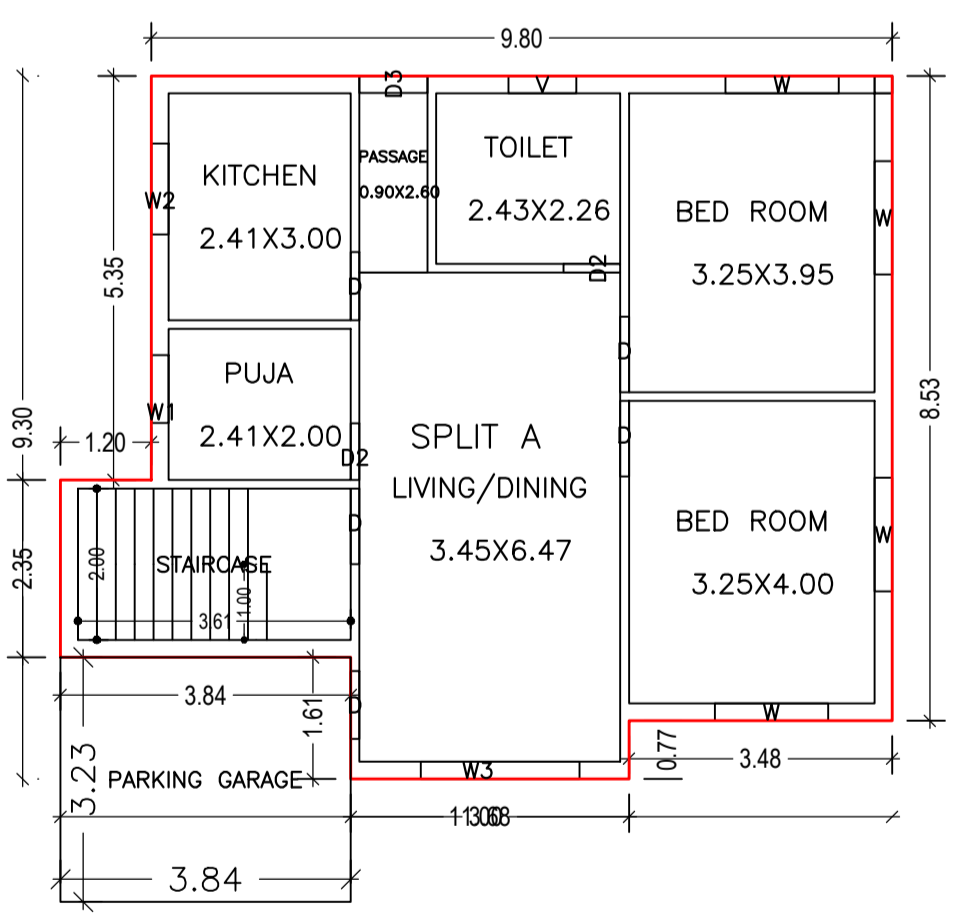
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: CMC/BP/0138/W02/2021	PlotSubPlot No: 977
Application Type: General Proposal	North: Road Width - ROAD
Project Type: Building Permission	South: CTS No. - SANT PAUL SCHOOL
Nature of Development: New	East: CTS No. - RACHNA JHA
Location of Development Area: Old Area	West: CTS No. - NU

AREA OF PLOT (Minimum)	(A)	194.94
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	194.94
Deduction for Balance Plot Area(from Gross Plot Area)		17.94
Common Plot		17.94
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	177.00
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	194.94
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	194.94

Permissible Coverage area ( 70.00 % )	136.46
Proposed Coverage Area ( 44.64 % )	87.02
Total Prop. Coverage Area ( 44.64 % )	87.02
Balance coverage area ( 25.36 % )	49.44

Perm. FAR Area ( 1.80 )	350.89
Total Perm. FAR area	350.89
Residential FAR	169.89
Proposed FAR Area	169.89
Total Proposed FAR Area	169.89
Consumed FAR (Factor)	0.87
Balance FAR Area	181.00

BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	184.10
ARCHITECT (Regd)	RAGHUNATH CHOUDHARY
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	PRATIBHA DEVI
DEVELOPMENT AUTHORITY	LOCAL BODY



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRATIBHA)	D2	0.75	2.10	05
A (PRATIBHA)	D	0.88	2.10	02
A (PRATIBHA)	D	0.90	2.10	05
A (PRATIBHA)	D3	0.90	2.10	01
A (PRATIBHA)	D	1.00	2.10	03
A (PRATIBHA)	D	1.01	2.10	01
A (PRATIBHA)	D4	1.20	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

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

Building :A (PRATIBHA)

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.)	Trmt (No.)
Ground Floor	99.44	0.00	12.42	87.02	87.02	01
First Floor	84.66	1.80	0.00	82.86	82.86	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	184.10	1.80	12.42	169.88	169.88	01

COLOR INDEX

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

Buildingwise Floor FAR Details

Floor Name	Building Name	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	A (PRATIBHA)	99.44	87.02	99.44	87.02
First Floor	A (PRATIBHA)	84.66	84.66	84.66	82.86
Terrace Floor	A (PRATIBHA)	0.00	0.00	0.00	0.00
Total :	A (PRATIBHA)	184.10	169.88	184.10	169.88

UnitBUA Table for Building :A (PRATIBHA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	SPLIT A	FLAT	171.69	167.98	7	1
FIRST FLOOR	SPLIT A	FLAT	0.00	0.00	8	0
Total:	-	-	171.69	167.98	15	1

Building USE/SUBUSE Details

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

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 1 X 1	3.60	3.60
Total	-	-	3.60

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.)	Trmt (No.)
A (PRATIBHA)	1	184.10	1.80	12.42	169.88	169.88	01
Grand Total :	1	184.10	1.80	12.42	169.88	169.88	01

LTP NAME AND SIGNATURE

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