

Proposal Basic Information

Proposal File No.	CMC/BP/0129/W30/2021
Owner Name	DIGAMBAR MAHATHA
Khata No	19
Plot No	1064
Village Name	Bandhgora
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.59  
VERSION DATE: 16/10/2020

PROJECT DETAIL:

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: BOKARO	Plot SubUse: Resi+Comm
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward_No: CMC/BP/0129/W30/2021	PlotSubPlot No: 1064
Application Type: General Proposal	North: CTS No. - NIJ LAND
Project Type: Building Permission	South: Road Width - N.H. ROAD 45 MTR WIDE
Nature of Development: New	East: CTS No. - JAGBANDHU MAHATHA
Location of Development Area: New Area	West: CTS No. - SAGUN ENCLAVE

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ. MT.	199.36
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		199.36
Deduction for Balance Plot Area (from Gross Plot Area)			
Common Plot			20.02
Total			20.02
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)		179.34
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)		199.36
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		199.36

COVERAGE CHECK

Permissible Coverage area (70.00 %)	139.55
Proposed Coverage Area (63.96 %)	127.51
Total Prop. Coverage Area (63.96 %)	127.51
Balance coverage area (6.04 %)	12.04

FAR CHECK

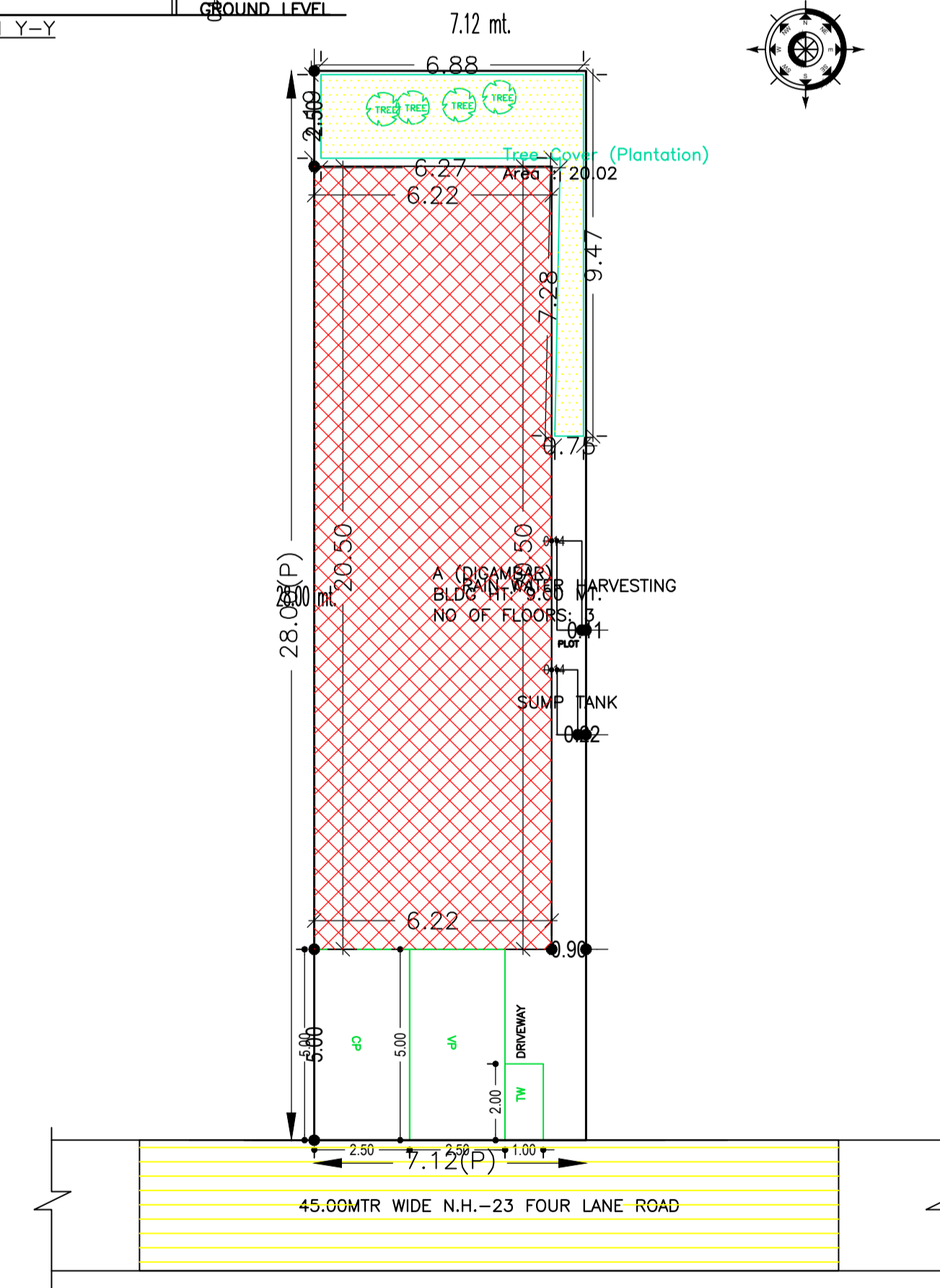
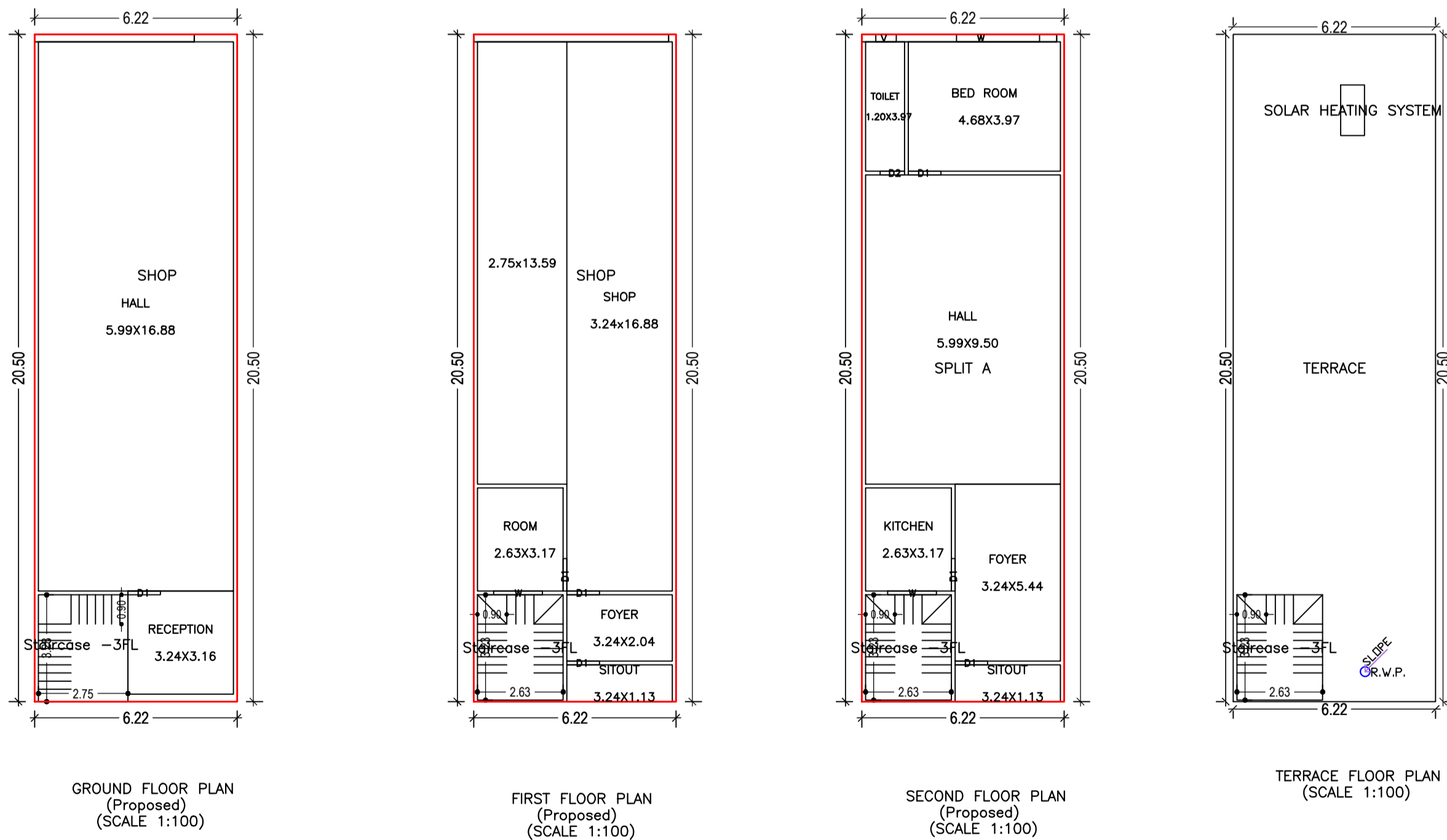
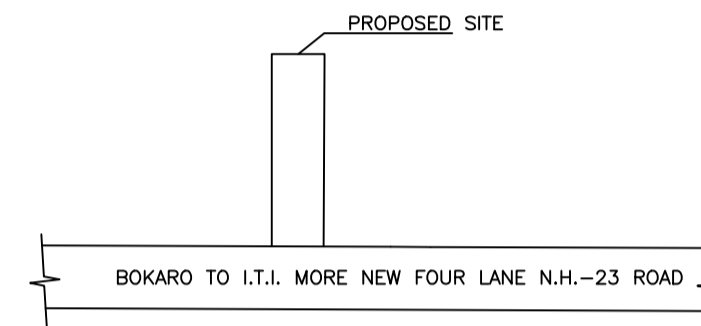
Perm. FAR Area (2.50)	498.40
Total Perm. FAR area	498.40
Residential FAR	127.51
Commercial FAR	255.02
Proposed FAR Area	382.53
Total Proposed FAR Area	382.53
Consumed FAR (Factor)	1.92
Balance FAR Area	115.87

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	382.53
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ARCHITECT (Regd) DINABANDHU RAJAK  
ENGINEER (Regd)  
SUPERVISOR (Regd)  
OWNER (Regd) DIGAMBAR MAHATHA

DEVELOPMENT AUTHORITY LOCAL BODY



UnitBUA Table for Building :A (DIGAMBAR)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	127.51	126.38	2	1
	SHOP	SHOP	127.51	126.13	4	1
FIRST FLOOR PLAN	SHOP	SHOP	127.51	126.13	6	1
	SPLIT A	FLAT	127.51	126.13	6	1
SECOND FLOOR PLAN	-	-	382.53	378.64	12	3
Total:	-	-	-	-	-	-

Building :A (DIGAMBAR)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	127.51	0.00	127.51	127.51	01
First Floor	127.51	0.00	127.51	127.51	01
Second Floor	127.51	127.51	127.51	127.51	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	382.53	127.51	382.53	382.53	03
Total Number of Same Buildings	1				
Total :	382.53	127.51	382.53	382.53	03

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (DIGAMBAR)	1	382.53	127.51	382.53	382.53	03
Grand Total :	1	382.53	127.51	382.53	382.53	03

COLOR INDEX

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

Building Use/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (DIGAMBAR)	Residential	Residential Bldg/Apartment	Non-Highrise

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DINABANDHU RAJAK CMC/ENG/001/2020			