

Proposal Basic Information

Proposal File No.	CMC/BP/0272/W02/2021
Owner Name	1. AMIT KUMAR 2 PURUSHOTTAM TIWARY
Khata No	307
Plot No	198
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.61  
VERSION DATE: 16/10/2020

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/0272/W02/2021	Plot/SubPlot No: 198
Application Type: General Proposal	North: CTS No. - BANDISH CHANDRA JHA
Project Type: Building Permission	South: CTS No. - SATYENDRA KUMAR SINHA
Nature of Development: New	East: Road Width - 6.10 MTR WIDE ROAD
Location of Development Area: Old Area	West: CTS No. - ARBIND TIWARY

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	119.04
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		119.04
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			9.00
Total			9.00
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		110.04
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		119.04
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		119.04

COVERAGE CHECK

Permissible Coverage area ( 70.00 % )	83.33
Proposed Coverage Area ( 63.28 % )	75.33
Total Prop. Coverage Area ( 63.28 % )	75.33
Balance coverage area ( 6.72 % )	8.00

FAR CHECK

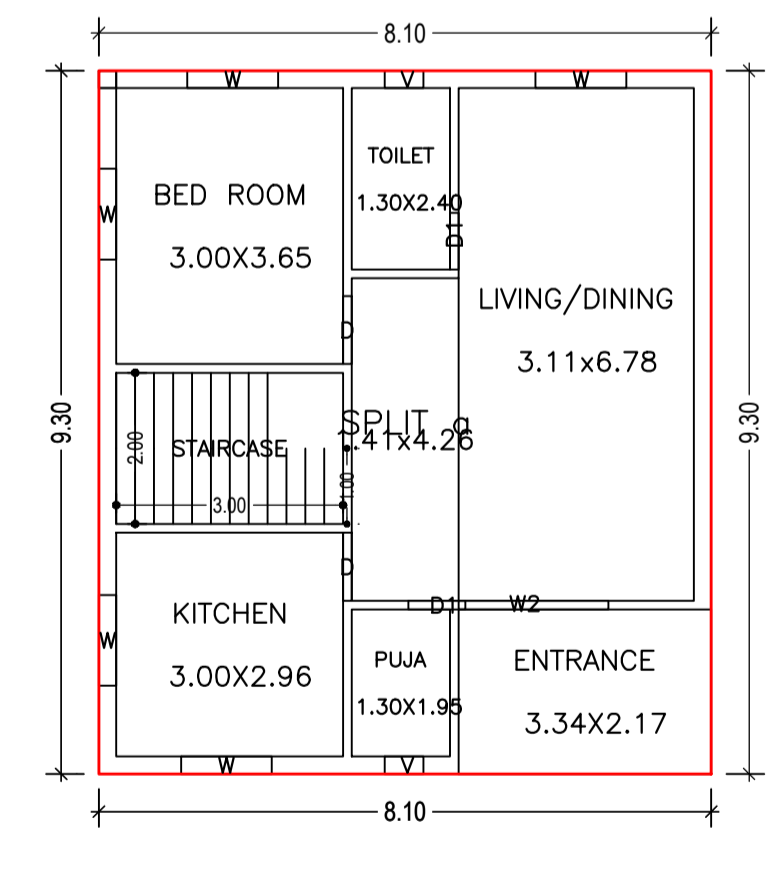
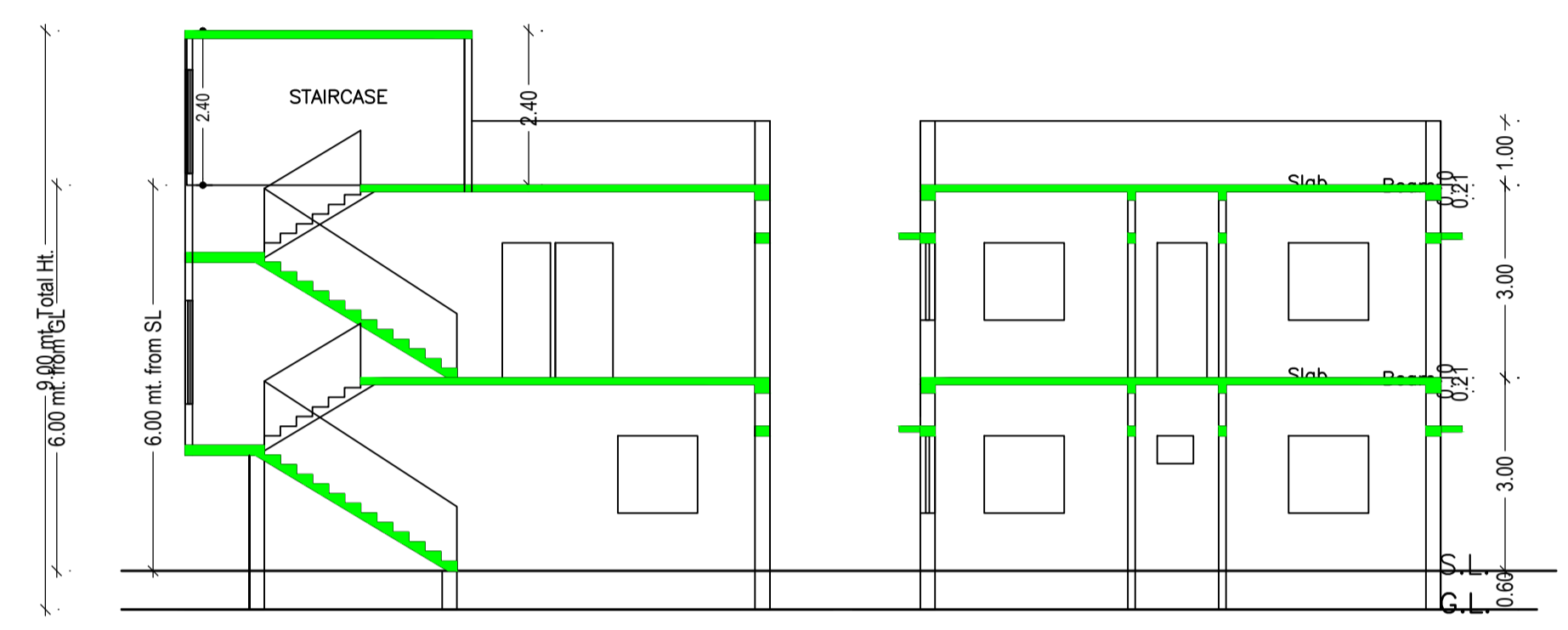
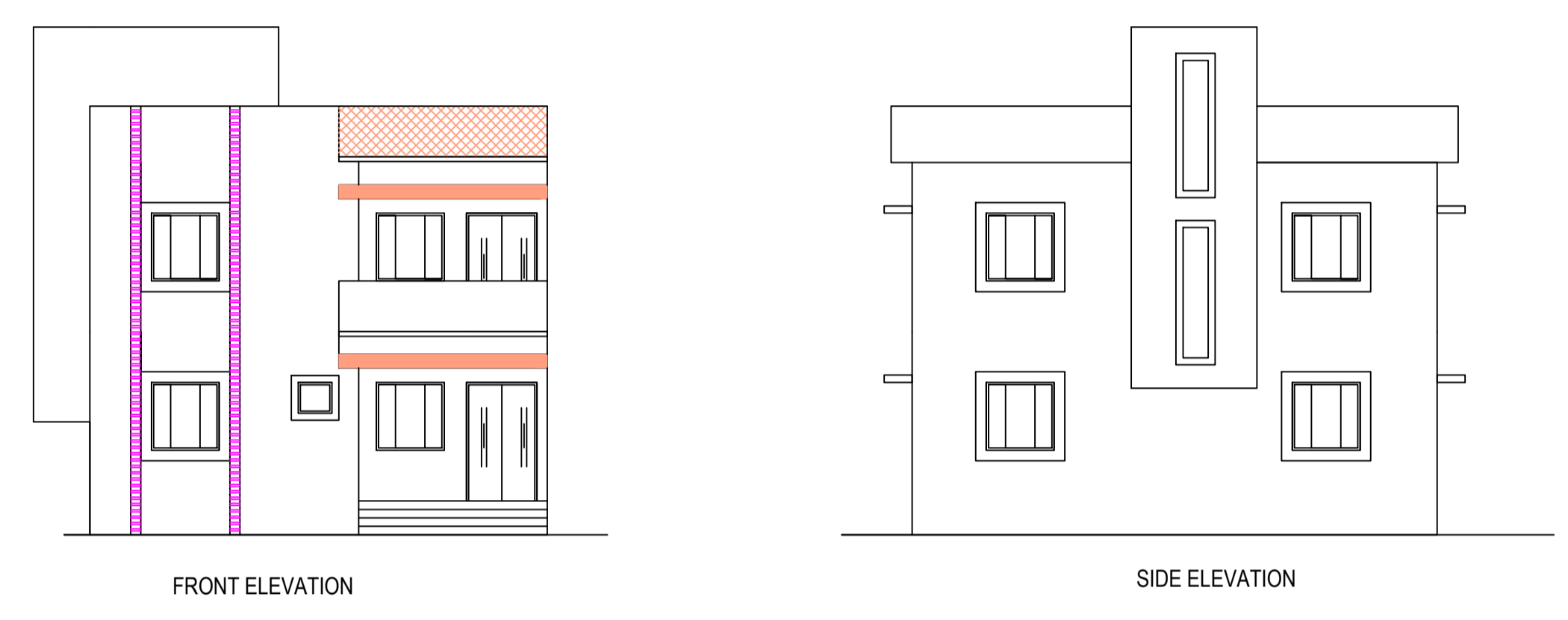
Perm. FAR Area ( 2.50 )	297.60
Total Perm. FAR area	297.60
Residential FAR	150.66
Proposed FAR Area	150.66
Total Proposed FAR Area	150.66
Consumed FAR (Factor)	1.27
Balance FAR Area	146.94

BUILT UP AREA CHECK

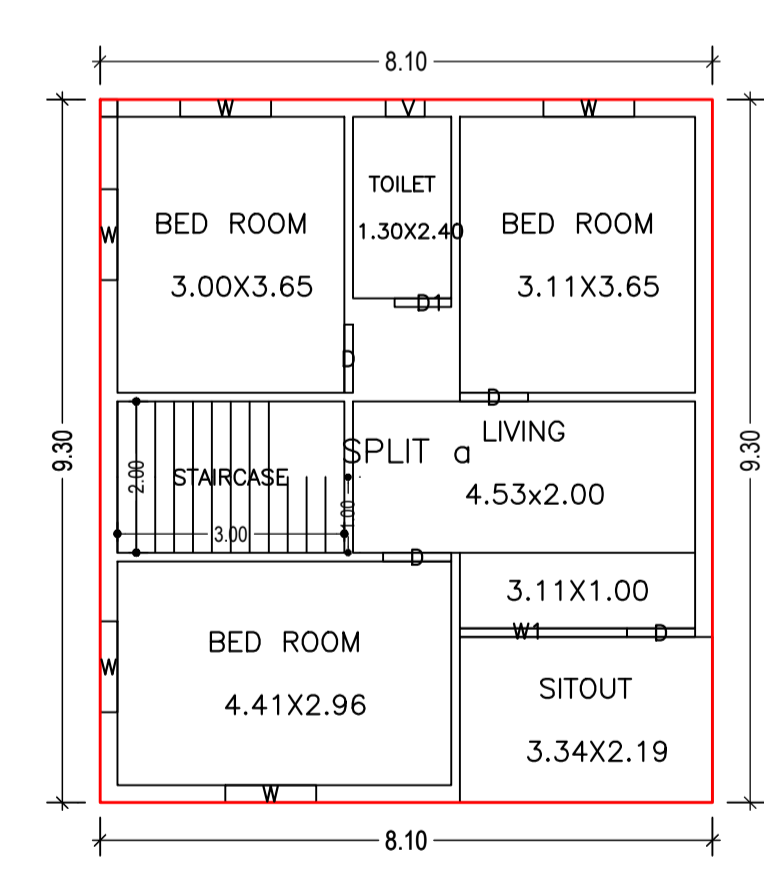
Total Proposed BuiltUp Area	150.66
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ARCHITECT (Regd) AMRIT KUMAR MAHATO  
ENGINEER (Regd)  
SUPERVISOR (Regd)  
OWNER (Regd) 1. AMIT KUMAR 2 PURUSHOTTAM TIWARY

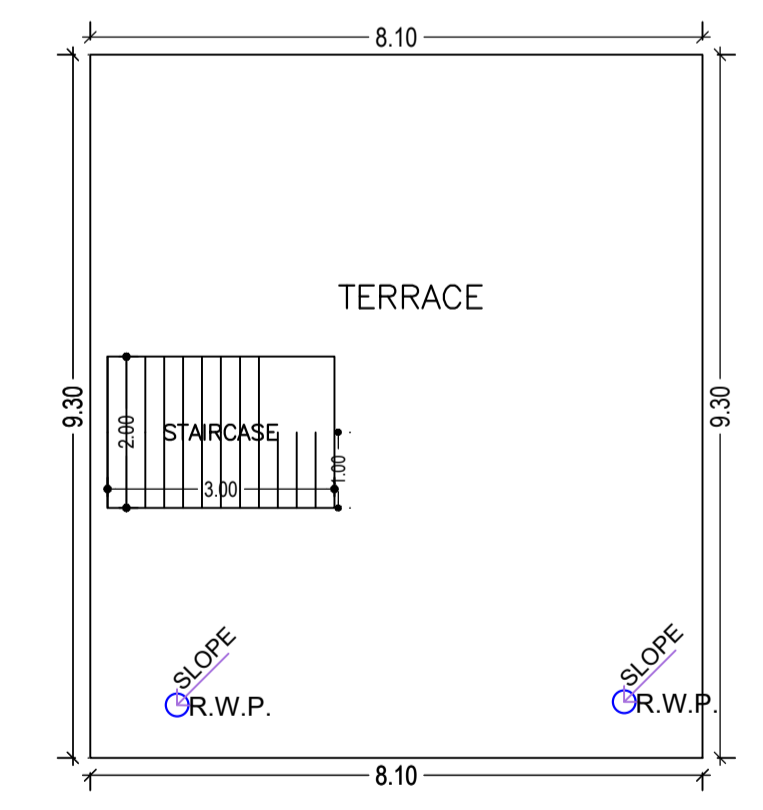
DEVELOPMENT AUTHORITY LOCAL BODY



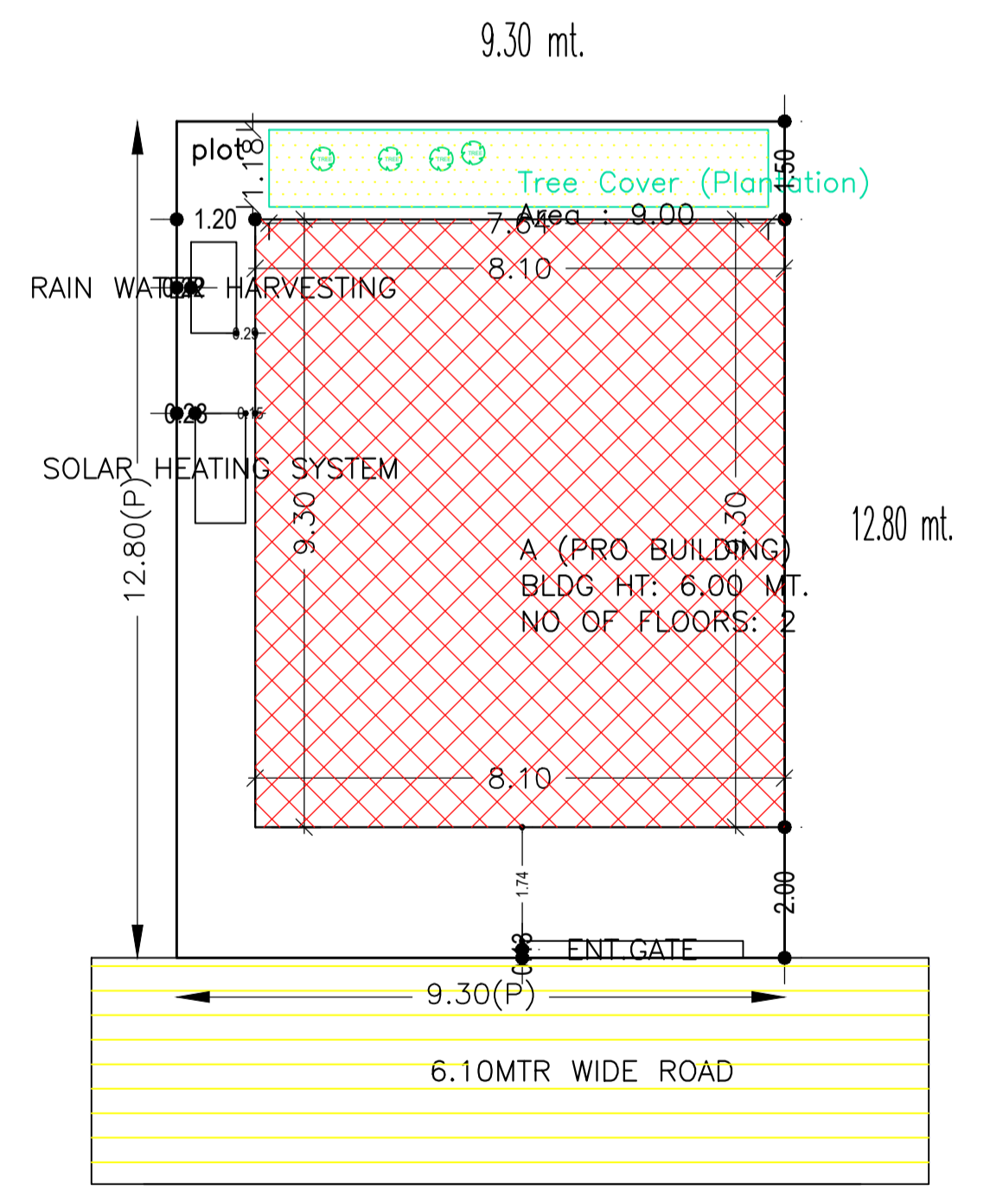
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)



SITE PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO BUILDING)	D1	0.75	2.10	03
A (PRO BUILDING)	D	0.90	2.10	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PRO BUILDING)	V	0.51	1.20	03
A (PRO BUILDING)	W	1.20	1.20	10
A (PRO BUILDING)	W2	1.98	1.20	01
A (PRO BUILDING)	W1	2.21	1.20	01

Building :A (PRO BUILDING)

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	75.33	75.33	75.33	75.33	01
First Floor	75.33	75.33	75.33	75.33	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	150.66	150.66	150.66	150.66	01
Total Number of Same Buildings :	1				
Total :	150.66	150.66	150.66	150.66	01

Buildingwise Floor FAR Details

Floor Name	Building Name A (PRO BUILDING)		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	75.33	75.33	75.33	75.33
First Floor	75.33	75.33	75.33	75.33
Terrace Floor	0.00	0.00	0.00	0.00
Total :	150.66	150.66	150.66	150.66

Building USE/SUBUSE Details

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

UnitBUA Table for Building :A (PRO BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement	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.)
GROUND FLOOR PLAN	SPLIT a	FLAT	150.66	150.55	6	1							
FIRST FLOOR PLAN	SPLIT a	FLAT	0.00	0.00	6	0	A (PRO BUILDING)	1	150.66	150.66	150.66	150.66	01
Total:	-	-	150.66	150.55	12	1	Grand Total :	1	150.66	150.66	150.66	150.66	01

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 (PRO BUILDING)	1	150.66	150.66	150.66	150.66	01
Grand Total :	1	150.66	150.66	150.66	150.66	01

COLOR INDEX

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

LTP NAME AND SIGNATURE

AMRIT KUMAR MAHATO CMC/DFTMN/0004/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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