

Proposal Basic Information

Proposal File No.	CMC/BP/0246/W02/2021
Owner Name	KALYANI TUDU
Khata No	115
Plot No	996
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO: 1.0.61	SQ. MT.
PROJECT DETAIL:	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	PlotNearby/ReligiousStructure: NA	
Inward No: CMC/BP/0246/W02/2021	PlotSubPlot No: 996	
Application Type: General Proposal	North: CTS No. - NIJ	
Project Type: Building Permission	South: CTS No. - SUKHLAL TUDU	
Nature of Development: New	East: Road Width - 6	
Location of Development Area: New Area	West: CTS No. - SUKHLAL TUDU	

AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	638.20
Deduction for NetPlot Area		
Surrender Free of Cost		30.86
Total		30.86
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	607.34
Deduction for Balance Plot Area(from Gross Plot Area)		
Surrender Free of Cost		30.86
Common Plot		164.37
Total		195.22
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	442.98
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	607.34
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	638.20
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		364.40
Proposed Coverage Area ( 16.97 % )		103.04
Total Prop. Coverage Area ( 16.97 % )		103.04
Balance coverage area ( 43.03 % )		261.36
FAR CHECK		
Perm. FAR Area ( 1.80 )		1148.76
Total Perm. FAR area		1148.76
Residential FAR		206.07
Proposed FAR Area		206.07
Total Proposed FAR Area		206.07
Consumed FAR (Factor)		0.32
Balance FAR Area		942.69
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		206.08
ARCHITECT (Regd)	Suresh Prasad Singh	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	KALYANI TUDU	
DEVELOPMENT AUTHORITY	LOCAL BODY	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	D2	0.75	2.10	04
A (BUILDING)	D	0.90	2.10	04
A (BUILDING)	D1	1.00	2.10	10

SCHEDULE OF WINDOW/VENTILATION:

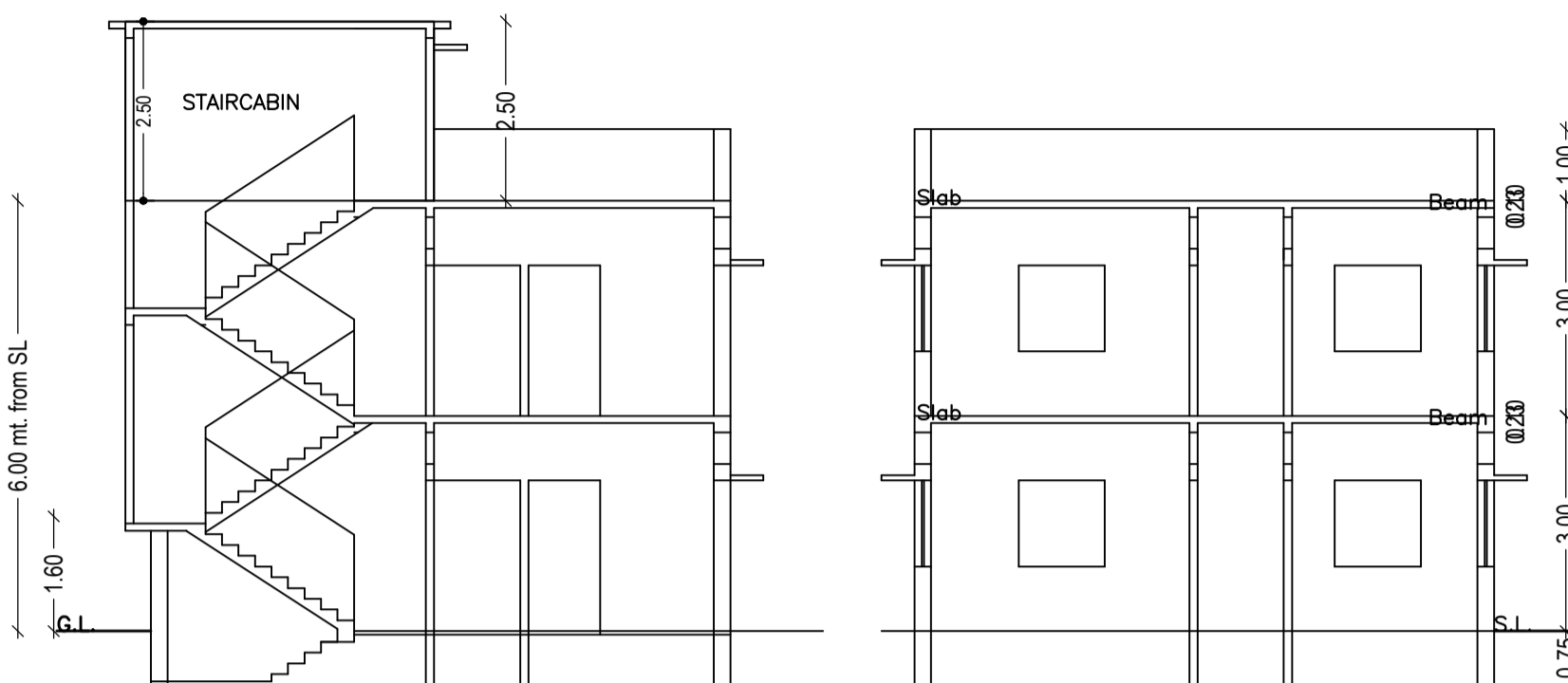
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (BUILDING)	v	0.60	1.20	04
A (BUILDING)	w1	1.00	1.20	02
A (BUILDING)	w	1.80	1.20	18

Building :A (BUILDING)

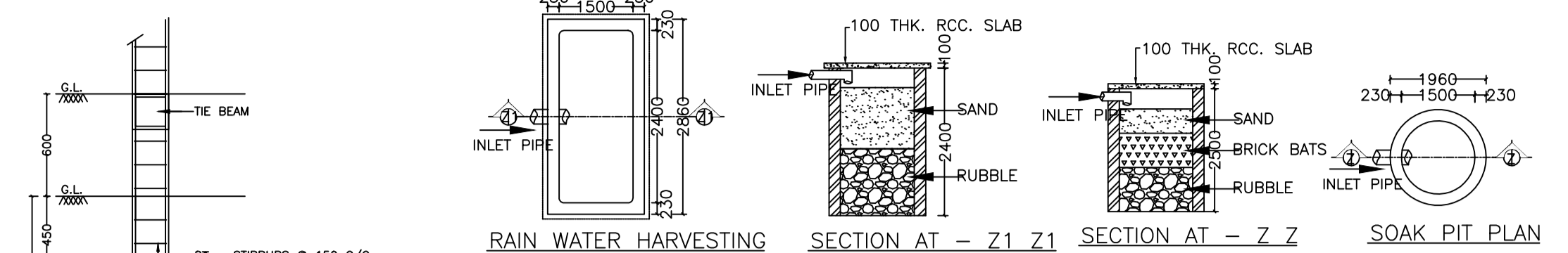
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	103.04	103.04	103.04	103.04	01
First Floor	103.04	103.04	103.04	103.04	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	206.08	206.08	206.08	206.08	01
Total Number of Same Buildings	1				
Total :	206.08	206.08	206.08	206.08	01

Buildingwise Floor FAR Details

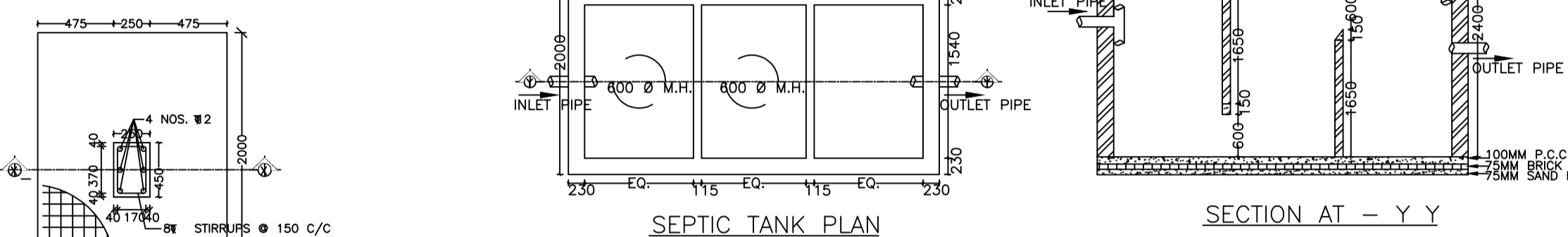
Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	103.04	103.04	103.04	103.04
First Floor	103.04	103.04	103.04	103.04
Terrace Floor	0.00	0.00	0.00	0.00
Total :	206.08	206.08	206.08	206.08



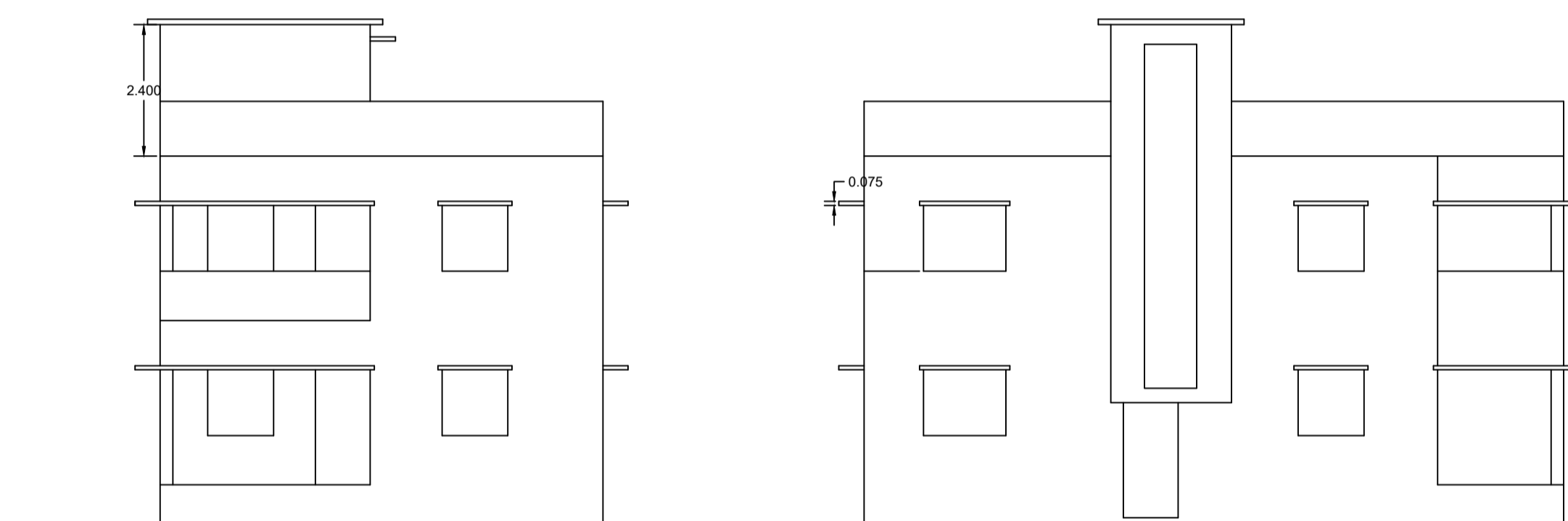
SECTION AT-AA SECTION AT-BB



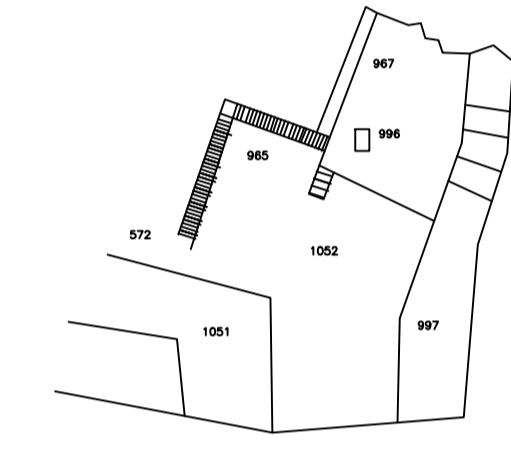
RAIN WATER HARVESTING SECTION AT - Z1 Z1 SECTION AT - Z Z Z SOAK PIT PLAN



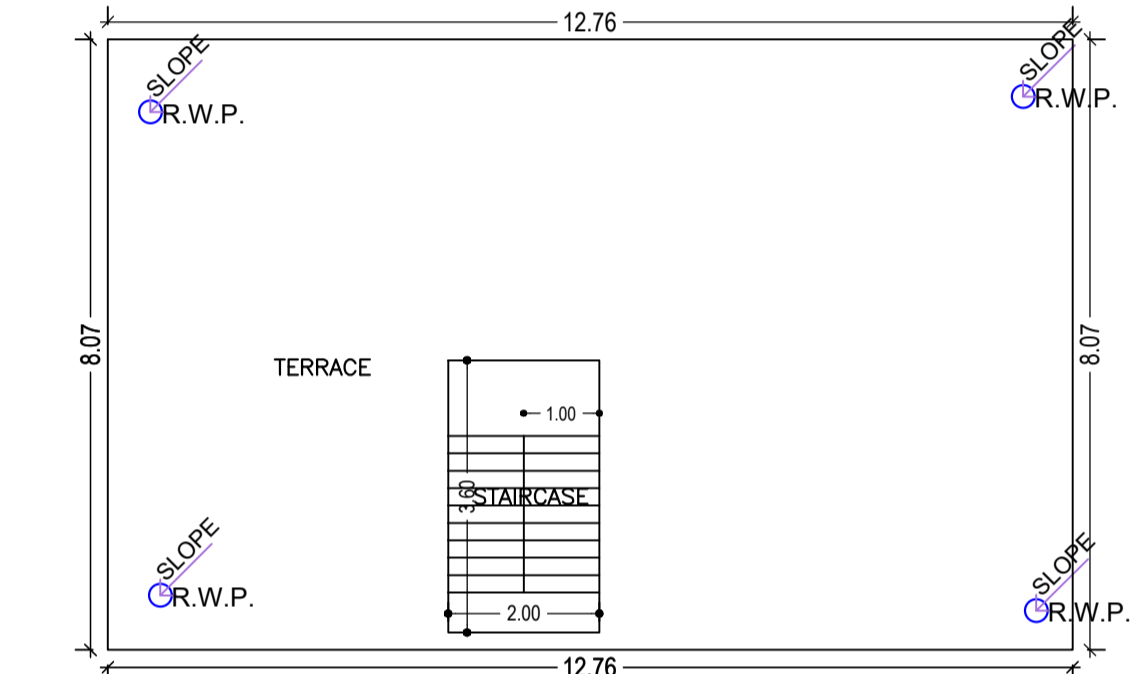
SEPTIC TANK PLAN SECTION AT - Y Y



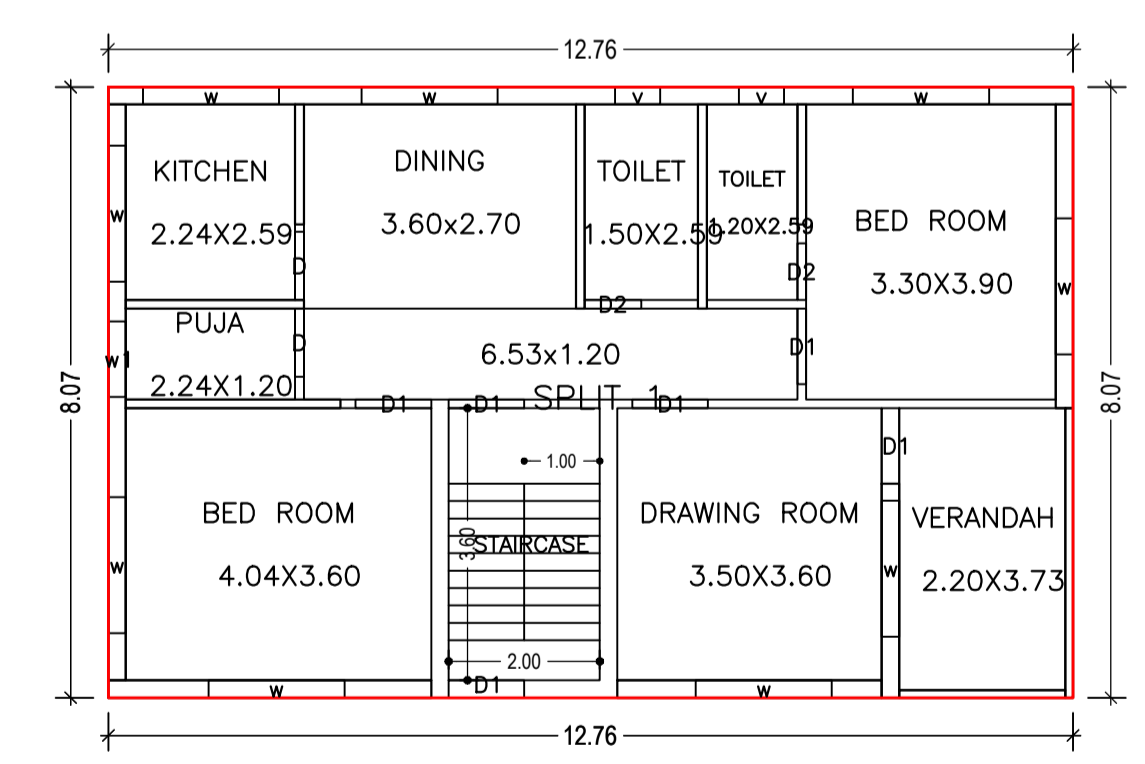
RIGHT SIDE ELEVATION FRONT ELEVATION



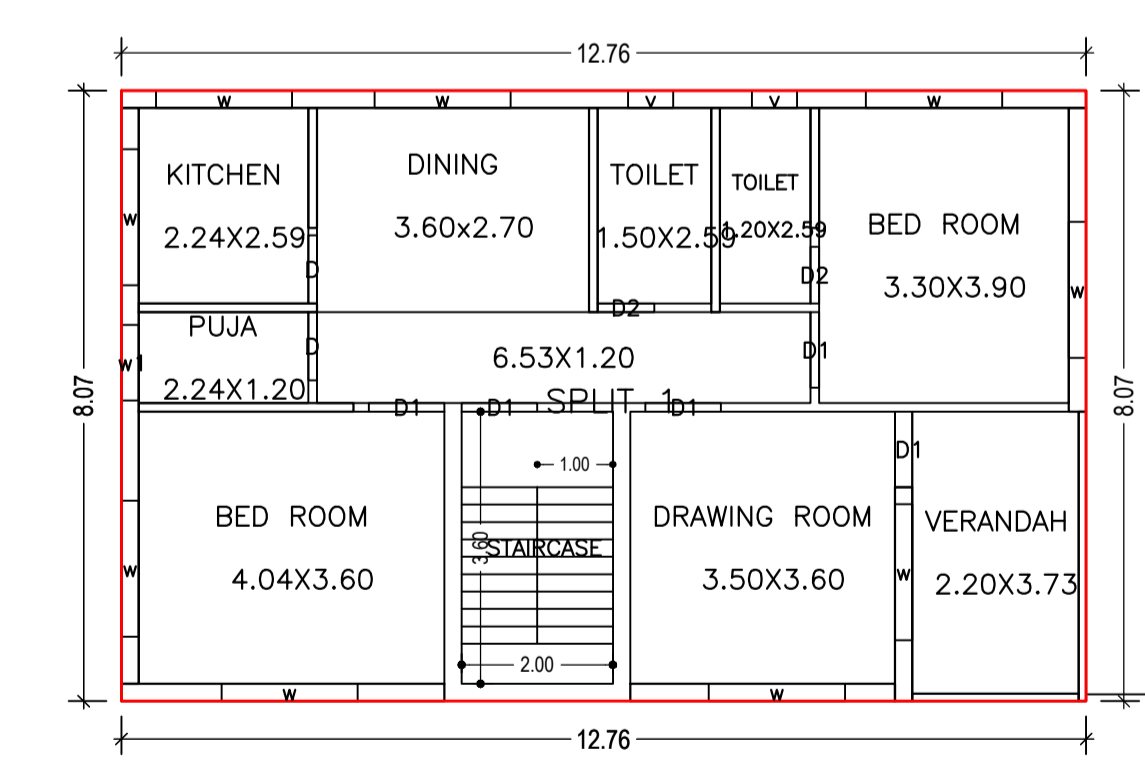
KEY PLAN



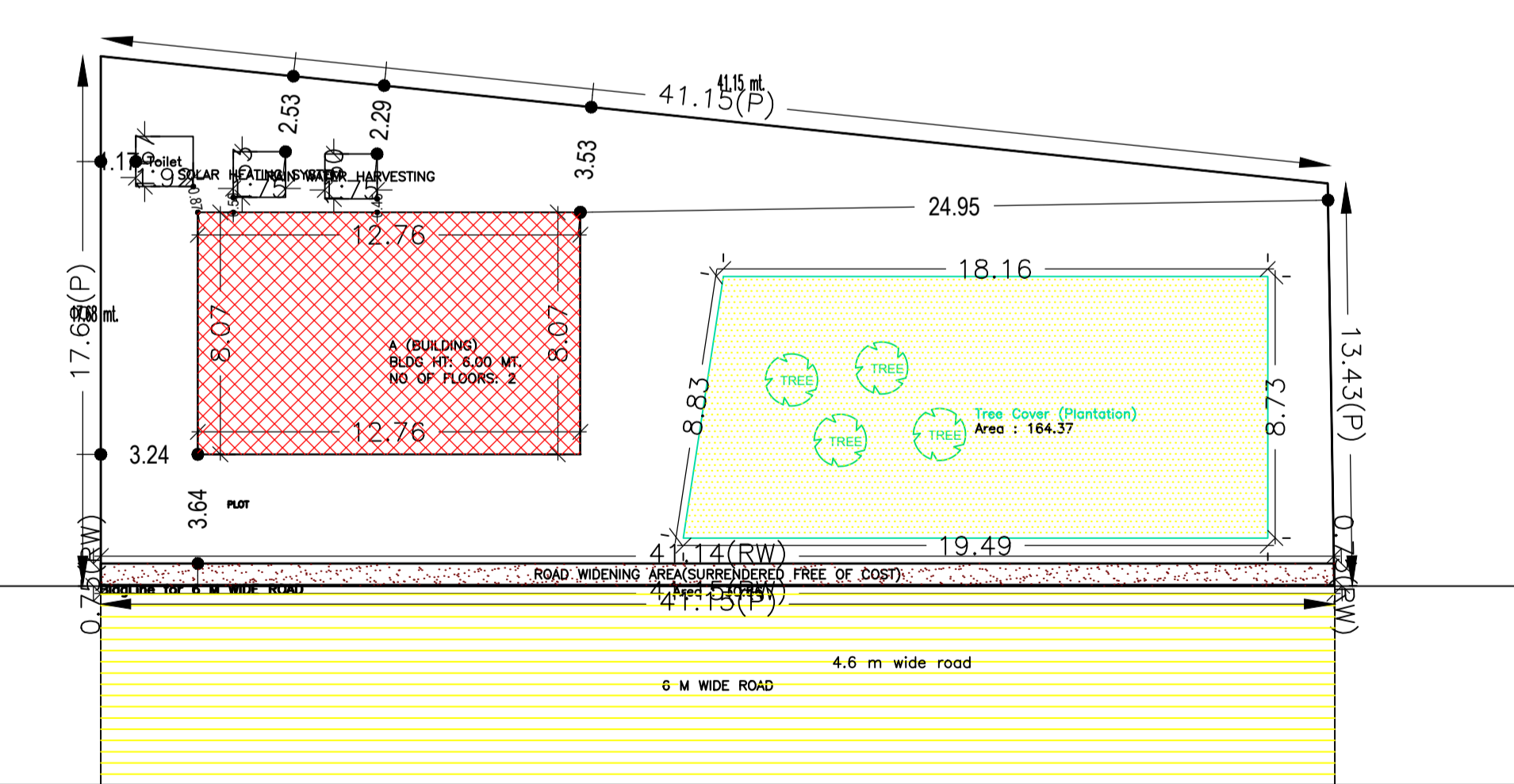
TERRACE FLOOR PLAN (SCALE 1:100)



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



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



SITE PLAN

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 (BUILDING)	1	206.08	206.08	206.08	206.08	01
Grand Total :	1	206.08	206.08	206.08	206.08	01

UnitBUA Table for Building :A (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	169.36	166.20	9	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	9	0
Total:	-	-	169.36	166.20	18	1

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	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Suresh Prasad Singh CMC/ENG/0002/2017			

Building USE/SUBUSE Details

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