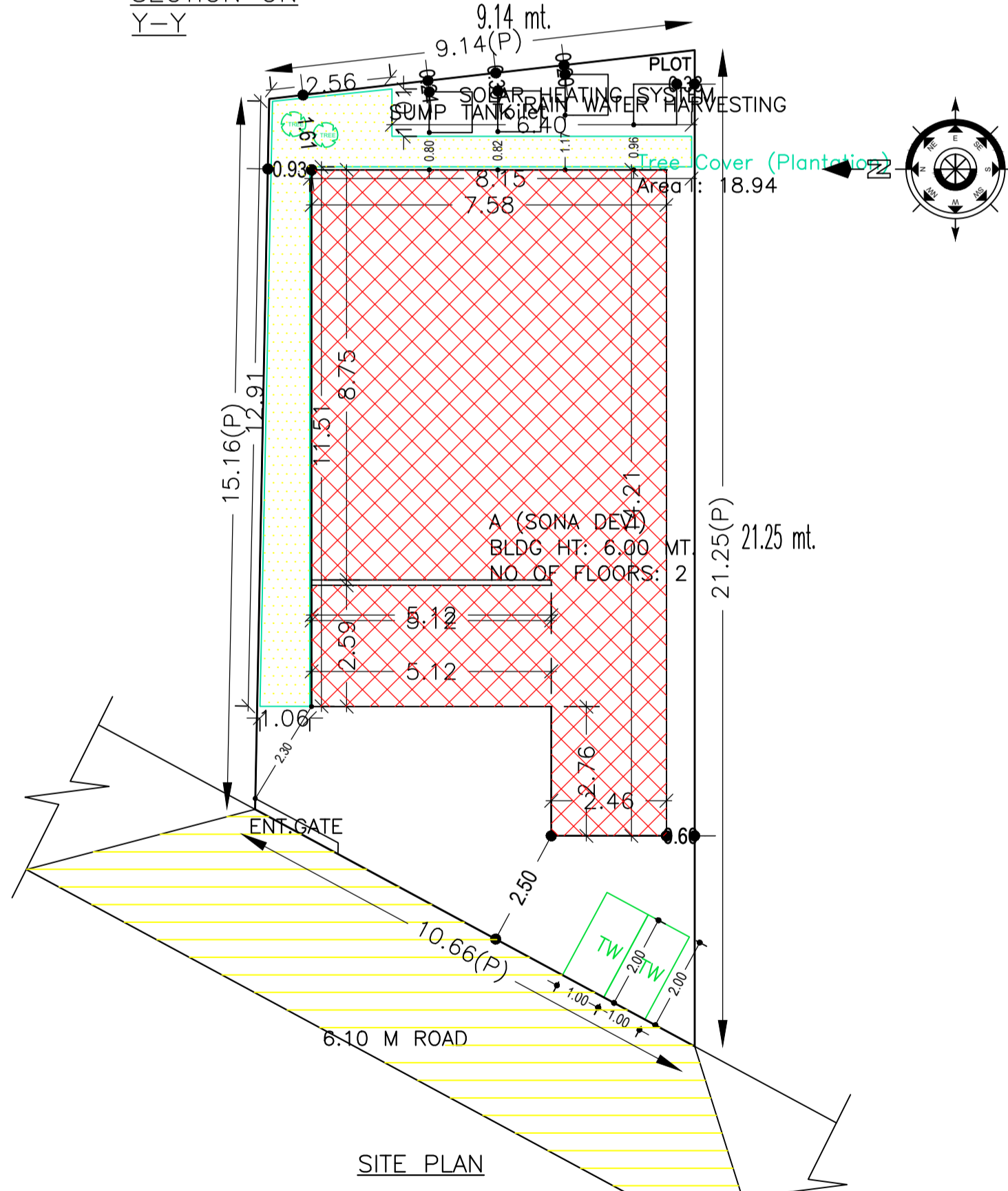
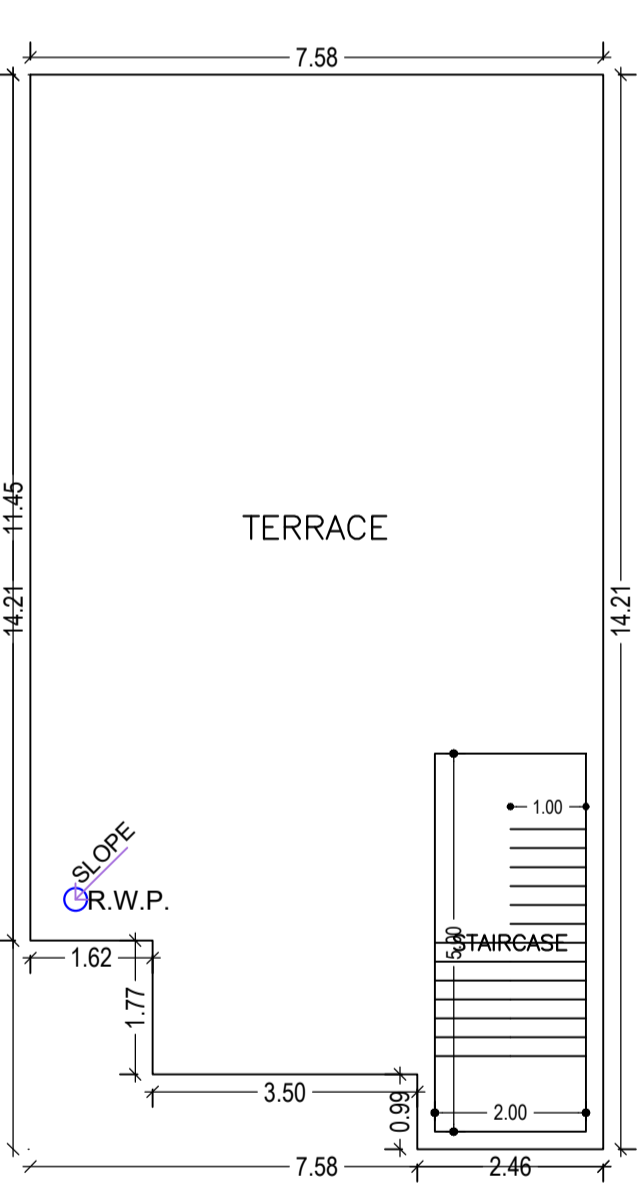
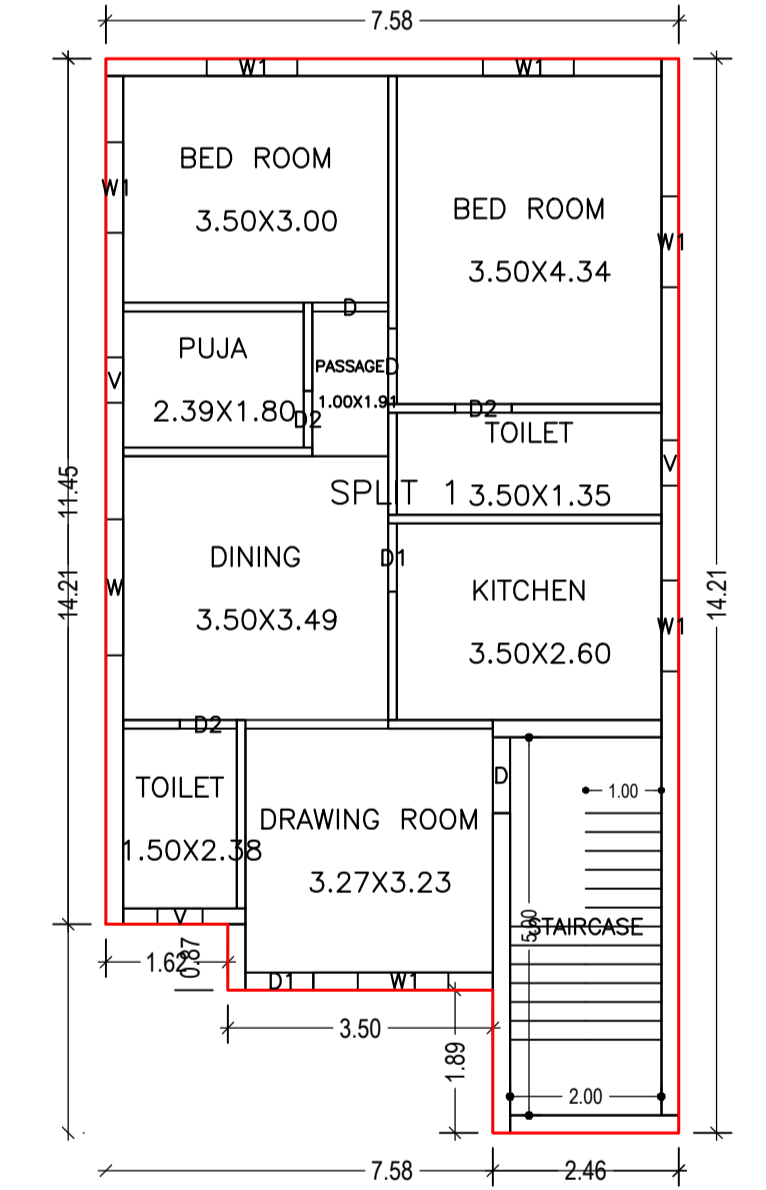
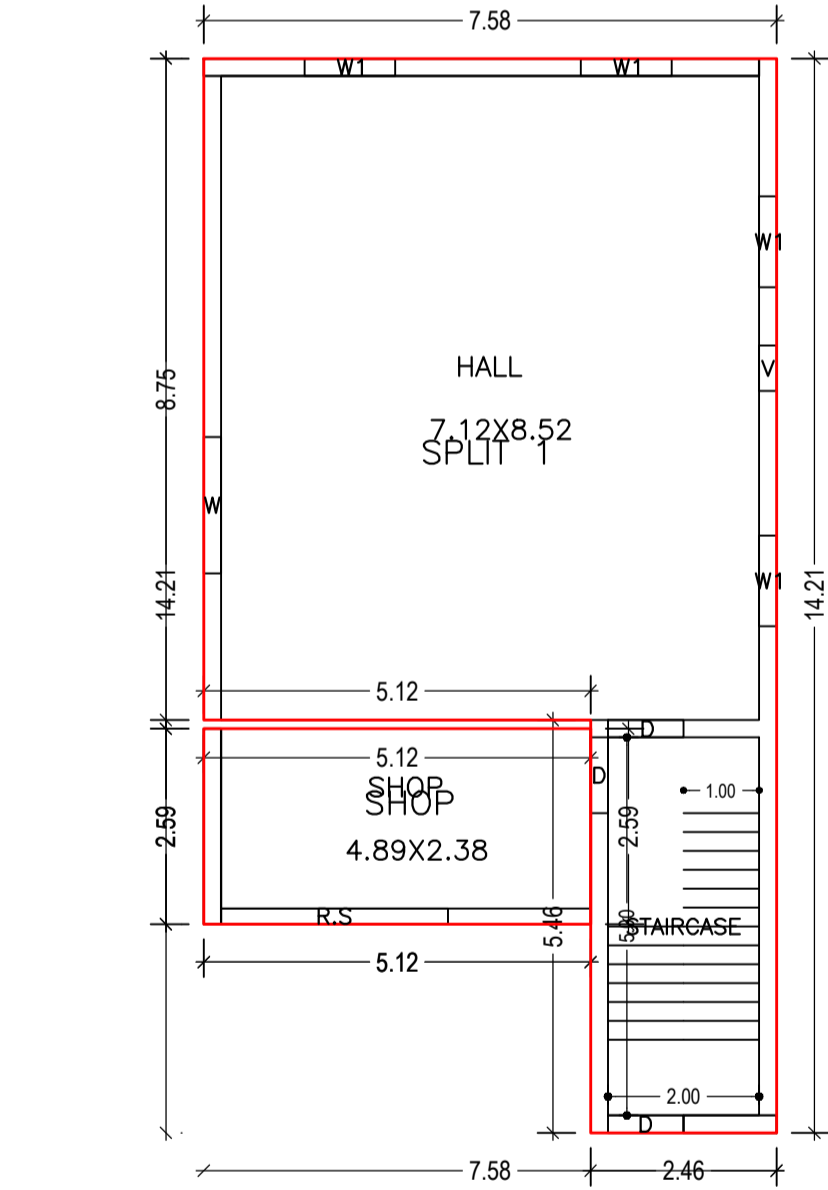
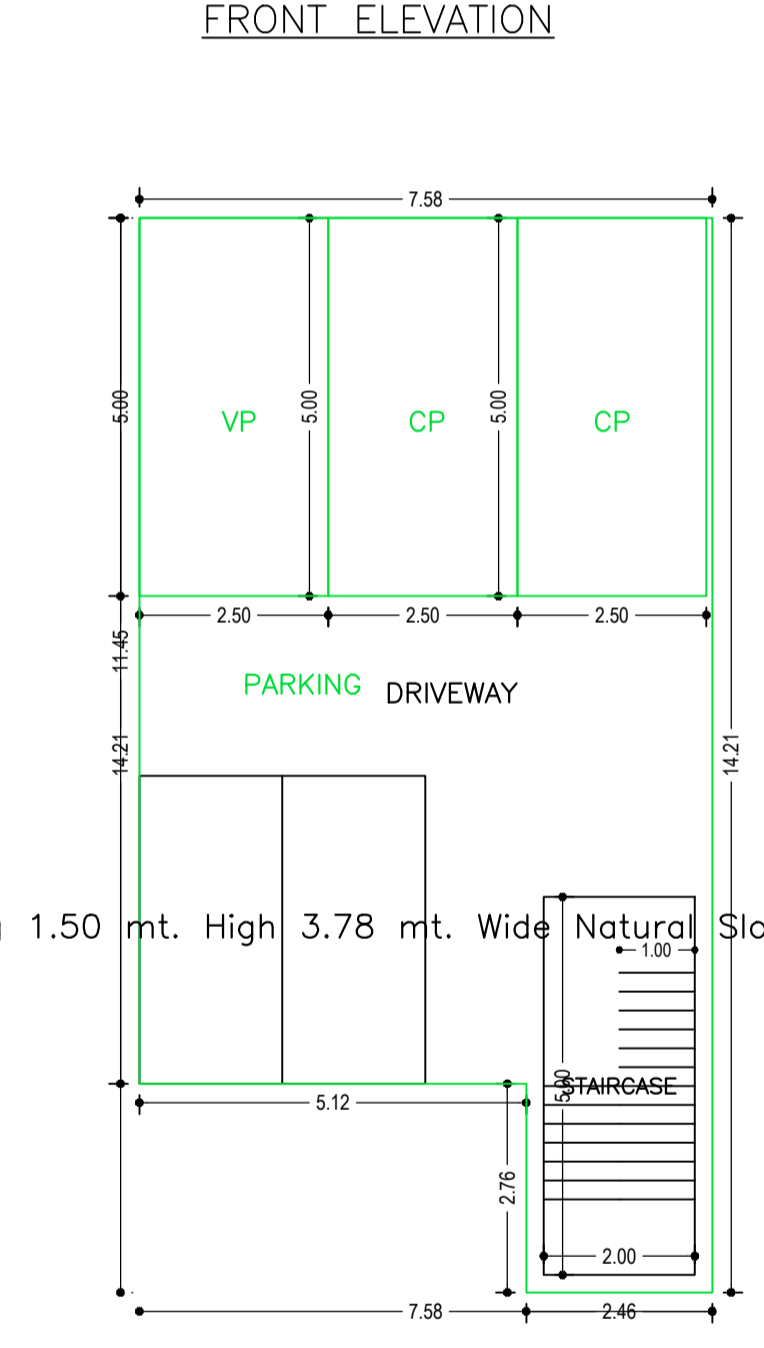
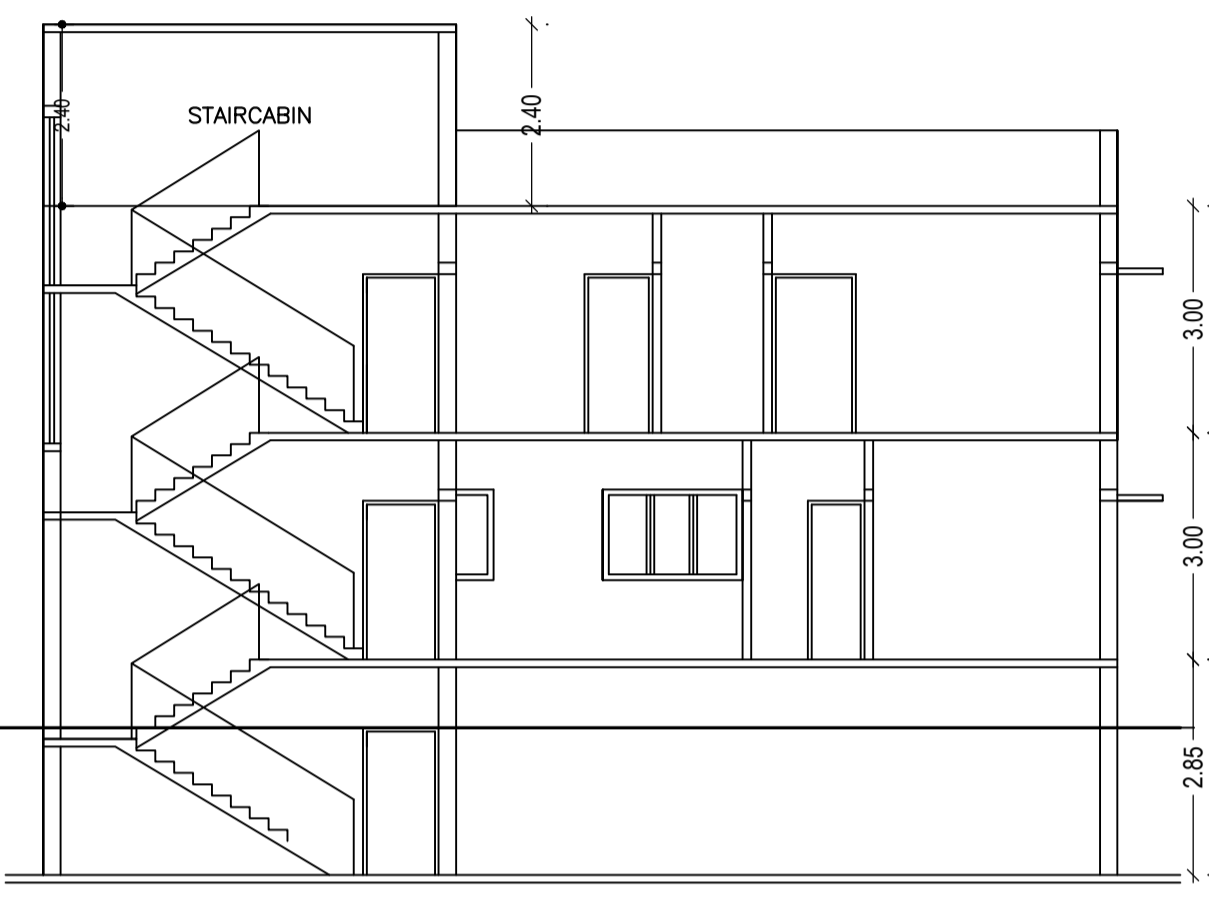
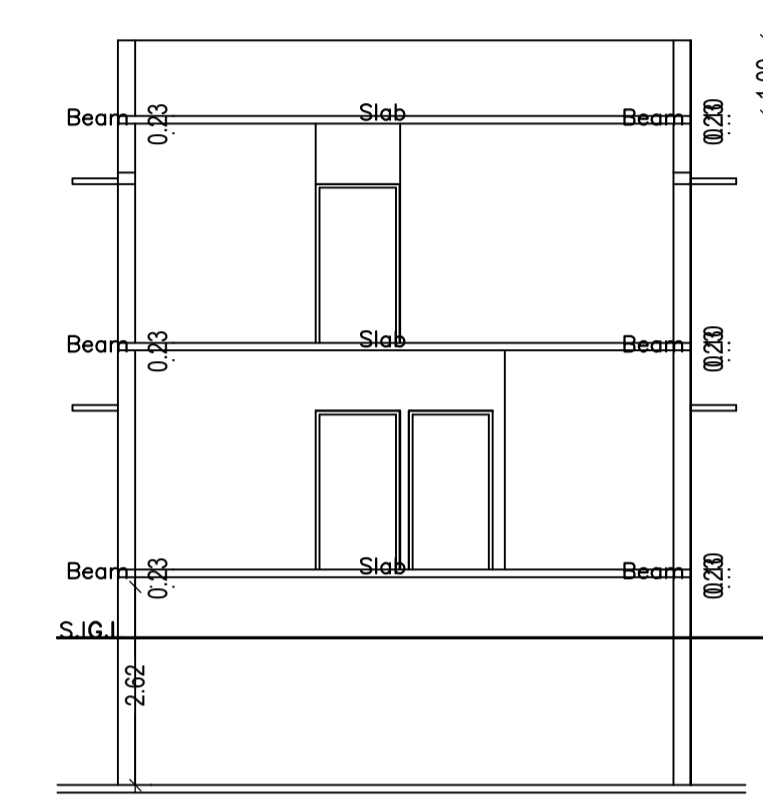
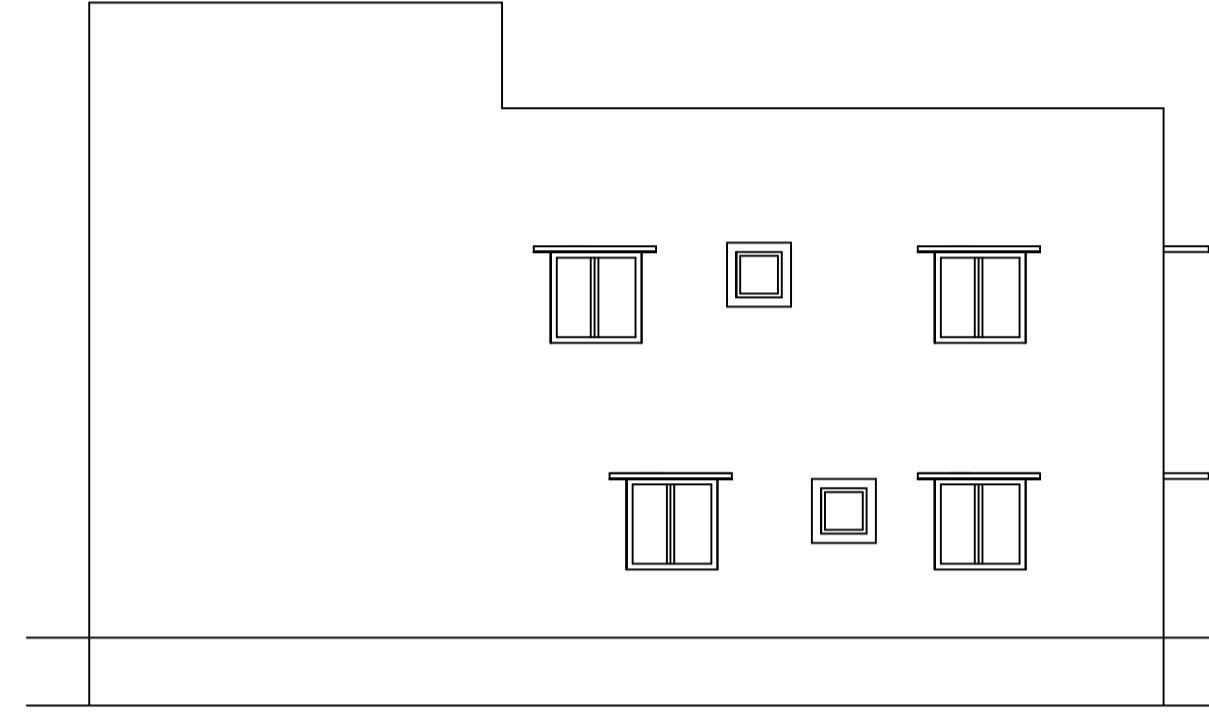
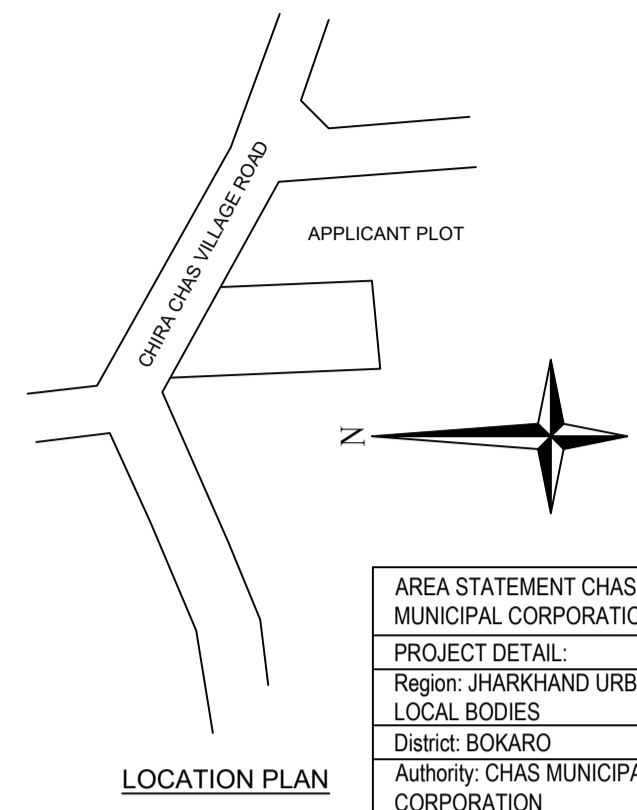
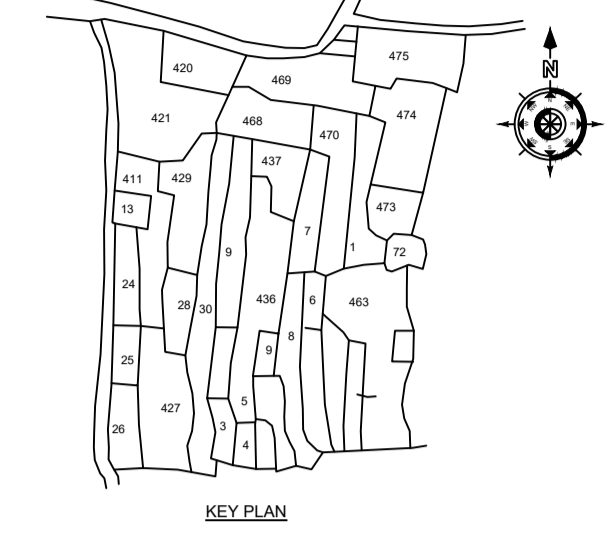
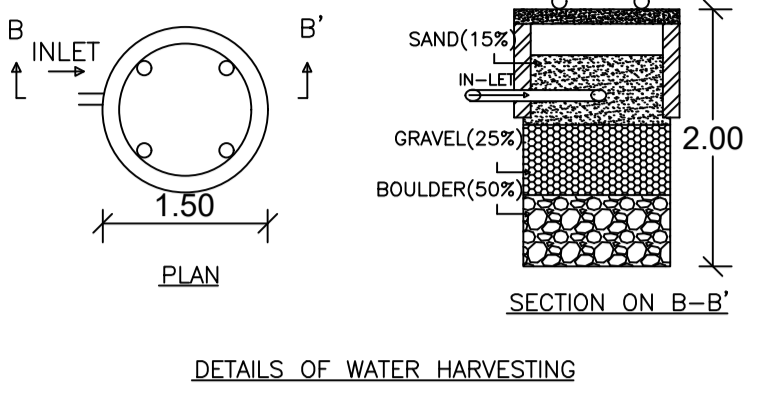
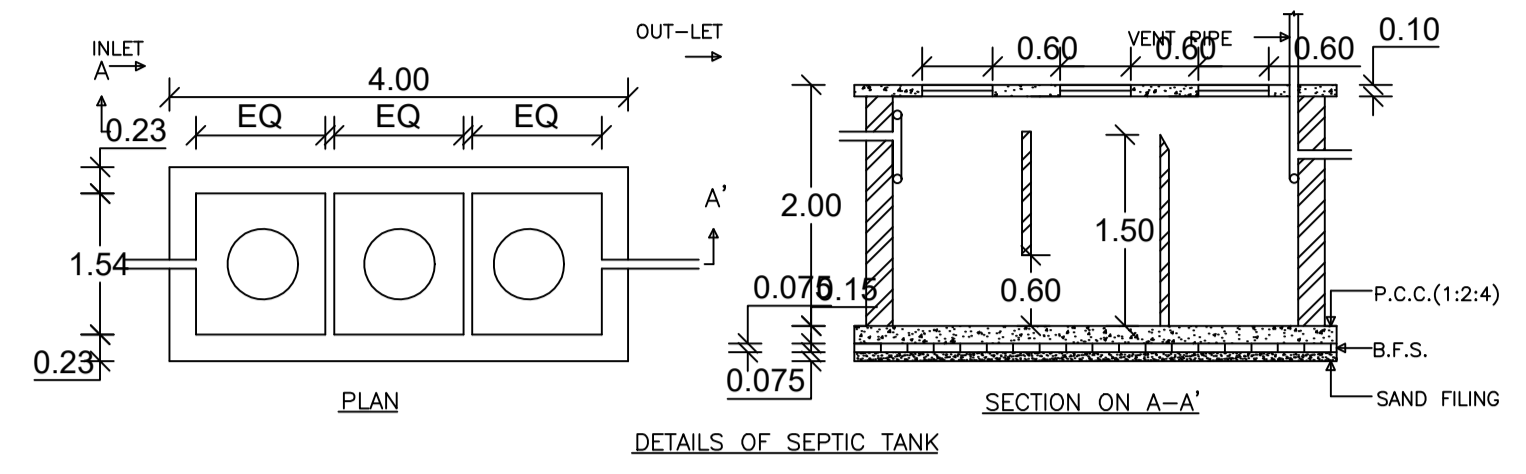
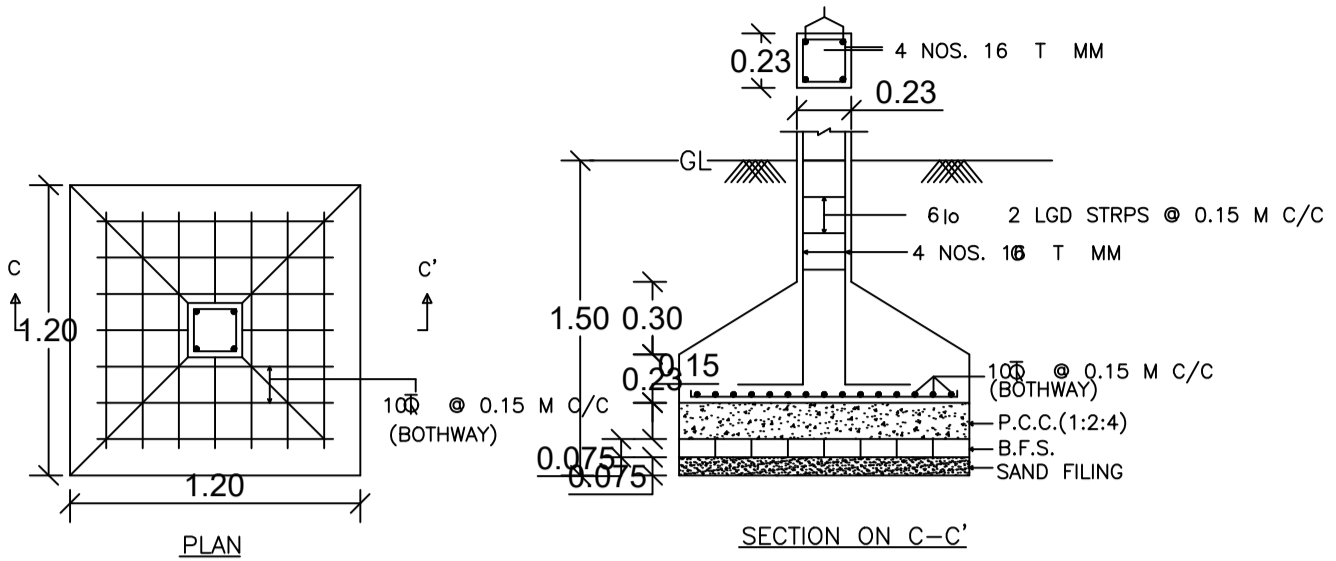


Proposal Basic Information

Proposal File No.	CMC/BP/0251/W02/2021
Owner Name	SONA DEVI
Khata No	94
Plot No	469
Village Name	Chas
Use	Mixed
SubUse	Resi+Comm

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: Mixed	
District: BOKARO	Plot SubUse: Resi+Comm	
Authority: CHAS MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA	
Inward_No: CMC/BP/0251/W02/2021	PlotSubPlot No: 469	
Application Type: General Proposal	North: Plot No. - PART OF SALE PLOT	
Project Type: Building Permission	South: Plot No. - MIRA DEVI	
Nature of Development: New	East: Plot No. - 475	
Location of Development Area: Old Area	West: Road Width - ROAD	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	168.34
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	168.34
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		18.94
Total		18.94
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	149.39
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	168.34
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	168.34
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		117.84
Proposed Coverage Area (55.22 %)		92.96
Total Prop. Coverage Area (55.22 %)		92.96
Balance coverage area (14.78 %)		24.88
FAR CHECK		
Perm. FAR Area (2.50)		420.85
Total Perm. FAR area		420.85
Residential FAR		176.33
Commercial FAR		13.24
Proposed FAR Area		199.56
Total Proposed FAR Area		199.56
Consumed FAR (Factor)		1.19
Balance FAR Area		221.29
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		283.11
ARCHITECT (Regd)		RAVI KUMAR
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		SONA DEVI
DEVELOPMENT AUTHORITY		LOCAL BODY



Building :A (SONA DEVI)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Basement Floor	93.55	68.15	0.00	0.00	10.00	10.00	00
Ground Floor	92.96	0.00	79.73	13.24	0.00	92.96	02
First Floor	96.60	0.00	96.60	0.00	0.00	96.60	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	283.11	68.15	176.33	13.24	10.00	199.56	02

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SONA DEVI)	D2	0.75	2.10	03
A (SONA DEVI)	D1	0.90	2.10	02
A (SONA DEVI)	D	1.00	2.10	05
A (SONA DEVI)	R.S	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (SONA DEVI)	V	0.60	1.20	04
A (SONA DEVI)	W1	1.20	1.20	10
A (SONA DEVI)	W	1.80	1.20	02

UnitBUA Table for Building :A (SONA DEVI)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	13.24	12.64	1	2
FIRST FLOOR PLAN	SPLIT 1	FLAT	155.32	150.64	1	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	9	0
Total	-	-	168.56	163.28	11	2

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler				
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.			
A (SONA DEVI)	Residential	Residential Bldg/Apartment	>0	1	1.00	-	-	-	-	-	-			
			>0	1	1.00	-	-	-	-	-	-			
	>0	1	1.00	-	-	-	-	-	-	-				
	>0	1	1.00	-	-	-	-	-	-	-				
Commercial	Shop	>0	50	13.24	1	1	-	-	-	-				
		>0	50	13.24	-	-	-	-	-	-				
Total			-	50	-	-	2	2	-	1	1	-	2	2

Building USE/SUBUSE Details

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

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	2	25.00
Total Car	2	25.00	2	25.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	2	4.00	2	4.00
Other Parking	-	-	-	30.65
Total	-	41.50	-	76.15

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (SONA DEVI)	1	283.11	68.15	176.33	13.24	10.00	199.56	02
Grand Total	1	283.11	68.15	176.33	13.24	10.00	199.56	02

Buildingwise Floor FAR Details

Floor Name	Building Name A (SONA DEVI)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	93.55	10.00	93.55	10.00
Ground Floor	92.96	92.96	92.96	92.96
First Floor	96.60	96.60	96.60	96.60
Terrace Floor	0.00	0.00	0.00	0.00
Total	283.11	199.56	283.11	199.56

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
RAVI KUMAR CMC/DFTM/0024/2017			