

Proposal Basic Information

Proposal File No.	CMC/BP/0322/W04/2022
Owner Name	PREM KUMAR SINGH
Khata No	580
Plot No	1411
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO: 1.0.65
VERSION DATE: 16/10/2020

PROJECT DETAIL:

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/0322/W04/2022	PlotSubPlot No: 1411
Application Type: General Proposal	North: Plot No. - PLOT NO.-1420
Project Type: Building Permission	South: CTS No. - JITENDRA KUMAR SRIVASTAVA
Nature of Development: New	East: Road Width - ROAD
Location of Development Area: New Area	West: Plot No. - PLOT NO. - 1411

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	185.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		185.39
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			30.15
Total			30.15
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		155.24
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		185.39
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		185.39

COVERAGE CHECK

Permissible Coverage area (70.00 %)	129.77
Proposed Coverage Area (42.19 %)	78.22
Total Prop. Coverage Area (42.19 %)	78.22
Balance coverage area (27.81 %)	51.55

FAR CHECK

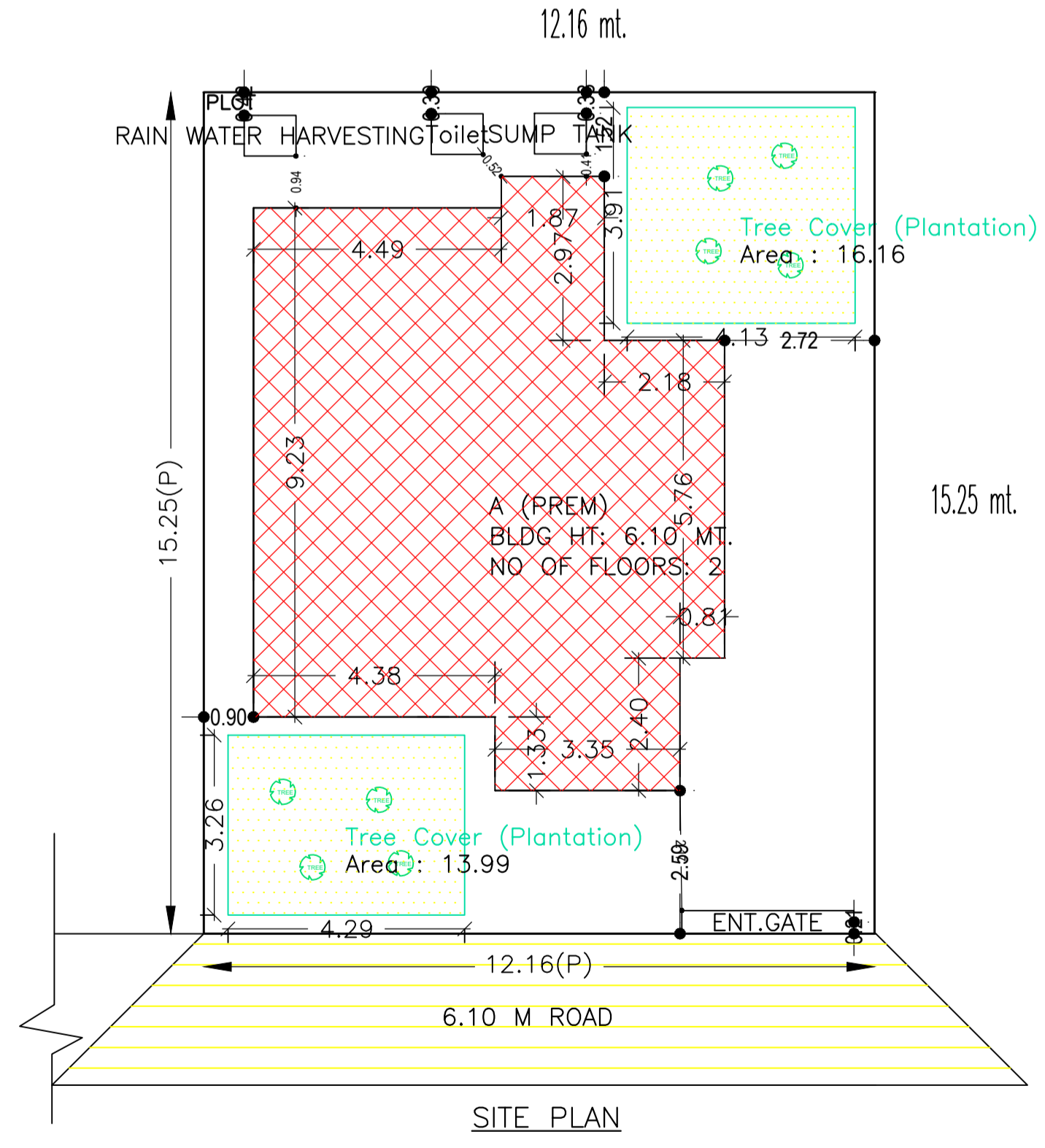
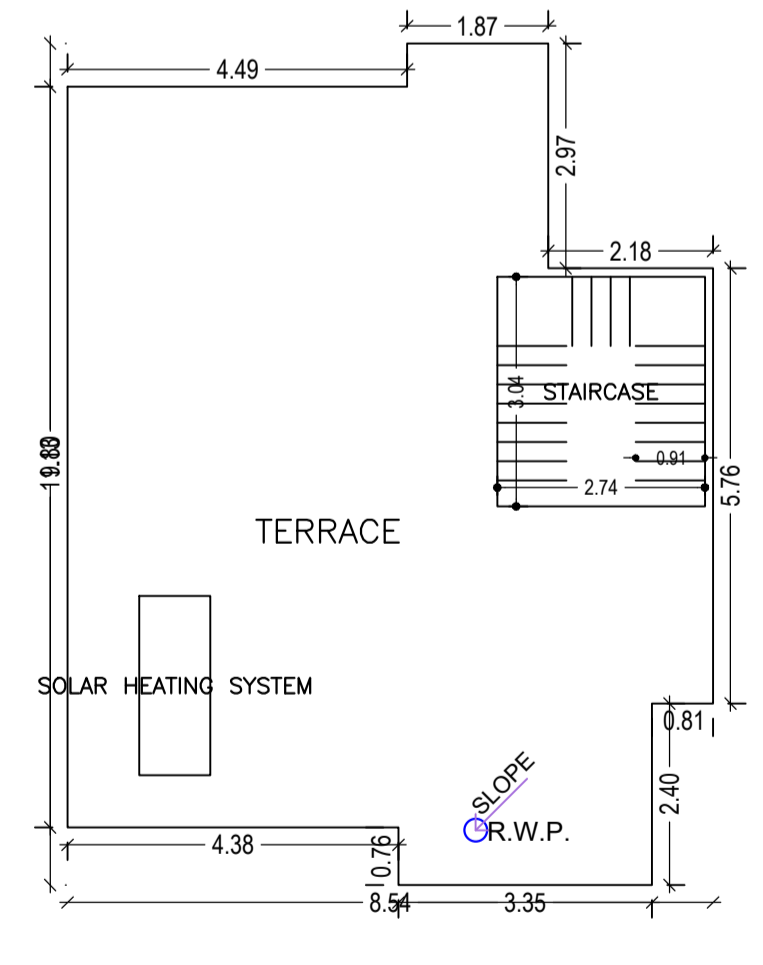
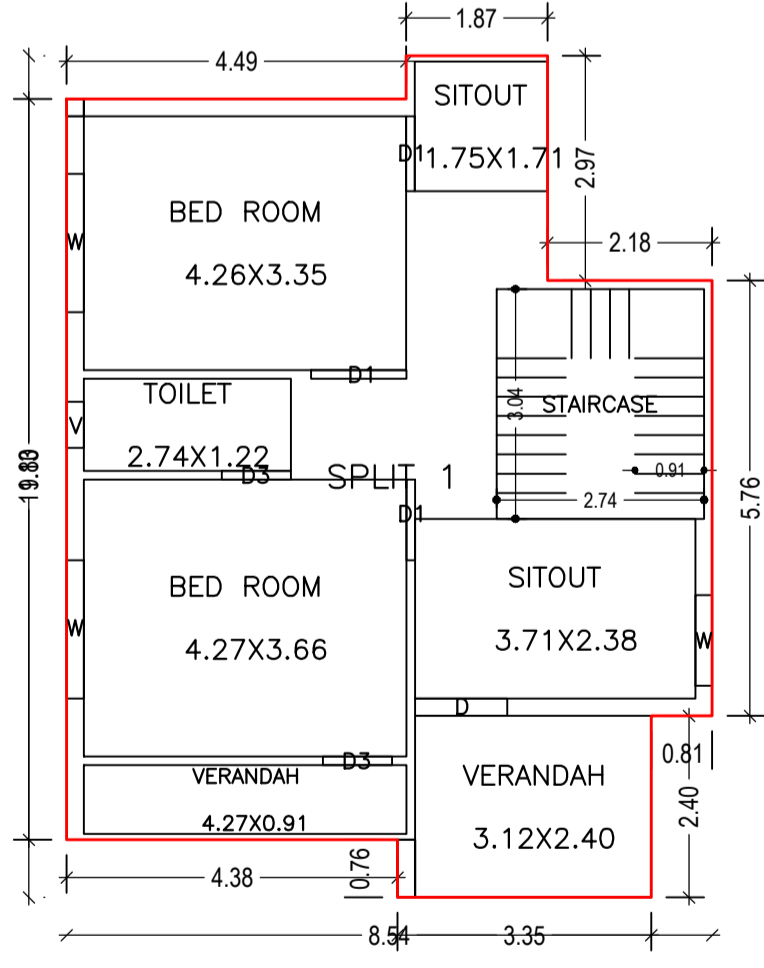
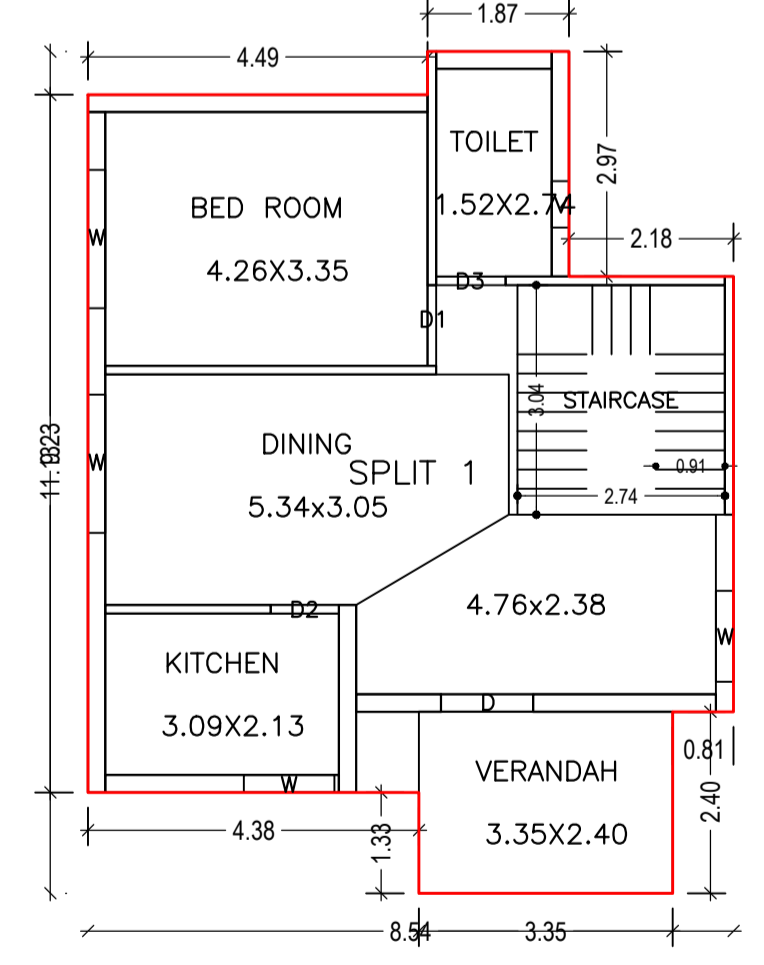
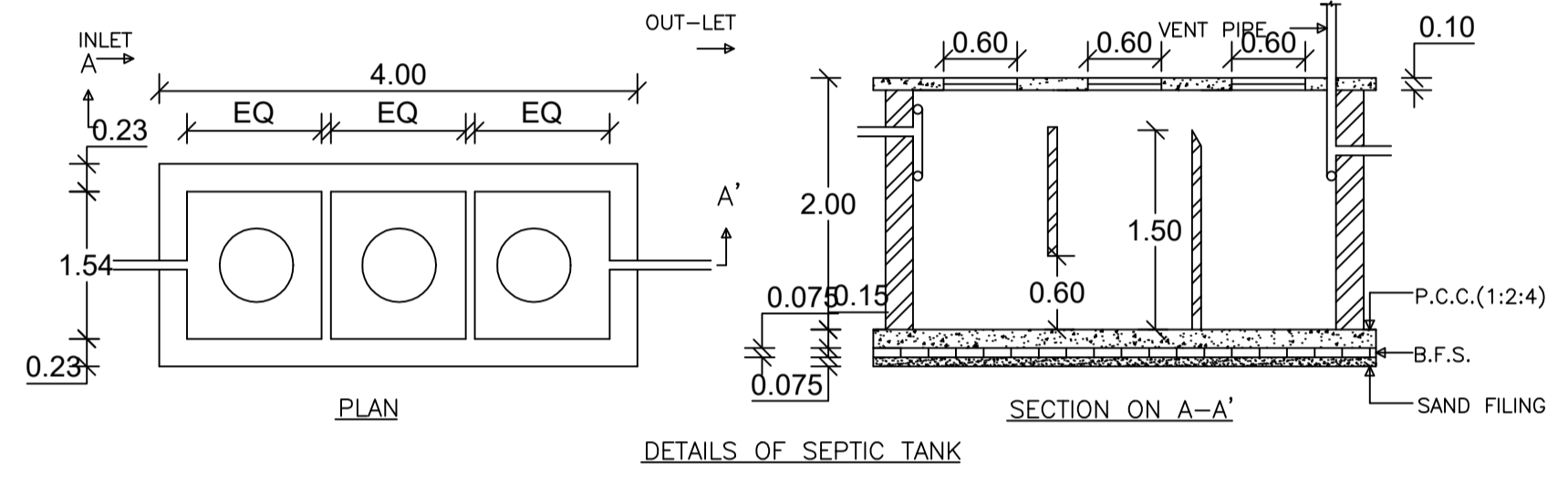
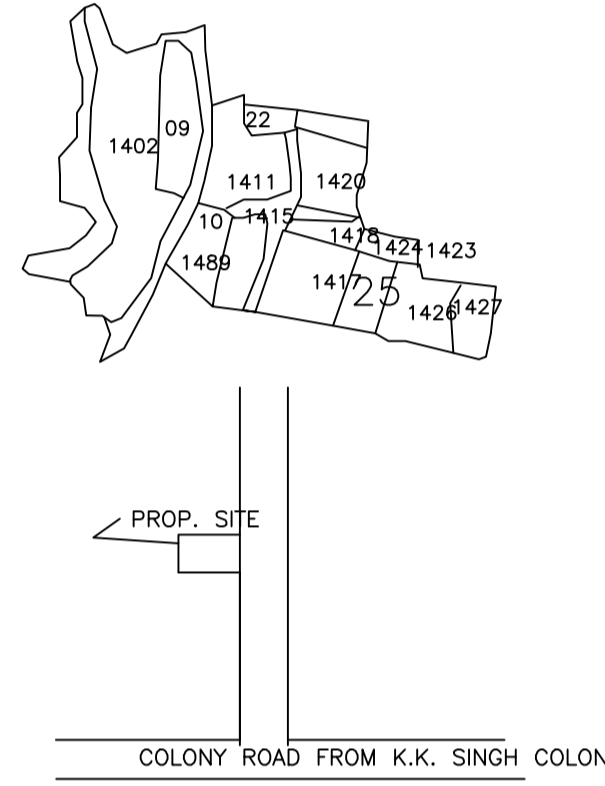
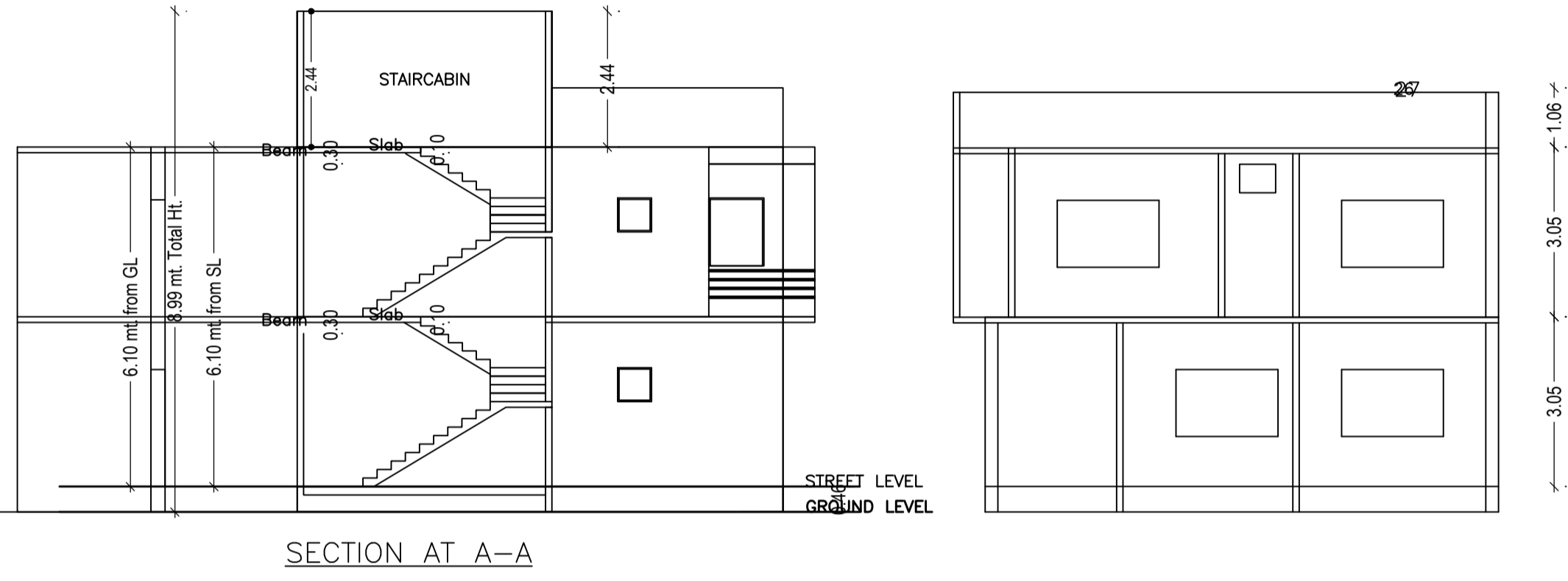
Perm. FAR Area (2.00)	370.78
Total Perm. FAR area	370.78
Residential FAR	158.95
Proposed FAR Area	158.95
Total Proposed FAR Area	158.95
Consumed FAR (Factor)	0.86
Balance FAR Area	211.83

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	158.95
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ARCHITECT (Regd) AMRIT KUMAR MAHATO
ENGINEER (Regd)
SUPERVISOR (Regd)
OWNER (Regd) PREM KUMAR SINGH

DEVELOPMENT AUTHORITY LOCAL BODY



Building :A (PREM)

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.)	Trmt (No.)
Ground Floor	78.22	78.22	78.22	78.22	01
First Floor	80.73	80.73	80.73	80.73	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	158.95	158.95	158.95	158.95	01
Total Number of Same Buildings	1				
Total:	158.95	158.95	158.95	158.95	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PREM)	D2	0.90	2.10	01
A (PREM)	D3	0.91	2.10	03
A (PREM)	D1	0.99	2.10	01
A (PREM)	D1	1.07	2.10	02
A (PREM)	D	1.22	2.10	02
A (PREM)	D1	1.26	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PREM)	V	0.61	1.20	02
A (PREM)	W	1.20	1.20	03
A (PREM)	W	1.83	1.20	04

Buildingwise Floor FAR Details

Floor Name	Building Name A (PREM)		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	78.22	78.22	78.22	78.22
First Floor	80.73	80.73	80.73	80.73
Terrace Floor	0.00	0.00	0.00	0.00
Total:	158.95	158.95	158.95	158.95

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

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

TERRACE FLOOR PLAN (SCALE 1:100)

SITE PLAN

FAR & Tenement Details (Table 4c-1)

UnitBUA Table for Building :A (PREM)

Building USE/SUBUSE Details

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

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.)	Trmt (No.)	FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
A (PREM)	1	158.95	158.95	158.95	158.95	01	GROUND FLOOR	SPLIT 1	FLAT	158.95	150.73	5	1
Grand Total:	1	158.95	158.95	158.95	158.95	01	FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
							TOTAL	-	-	158.95	150.73	12	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: AMRIT KUMAR MAHATO
CMC/DFTM/0004/2019

STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE