

Proposal Basic Information	
Proposal File No.	CMC/EP/0328/W05/2022
Owner Name	PUSHPA DEVI
Khata No.	102
Plot No.	1217,1218
Village Name	Jangoria
Use	Residential
SubUse	Bungalow Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. 1.0.05	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	ProUse/Religious/Structure: NA	
Insard No: CMC/EP/0328/W05/2022	Plot/SubPlot No: 1217, 1218	
Application Type: General Proposal	North Plot No: - 1194	
Project Type: Building Permission	South Plot No: - 9	
Nature of Development: New	East Road Width - 6	
Location of Development Area: Old Area	West Plot No: - 3	
AREA DETAILS		
AREA OF PLOT (Minimum)	(A)	50 MT
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	164.77
Deduction for Balance Plot Area/From Gross Plot Area		
Common Plot		20.61
Total		20.61
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	144.16
FLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	164.77
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	164.77
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		115.34
Proposed Coverage Area (51.50 %)		84.85
Total Prop. Coverage Area (51.50 %)		84.85
Balance coverage area (18.50 %)		30.49
FAR CHECK		
Perm. FAR Area (1.800)		296.59
Total Perm. FAR area		296.59
Residential FAR		169.70
Proposed FAR Area		169.70
Total Proposed FAR Area		169.70
Consumed FAR (Factor)		1.03
Balance FAR Area		126.89
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		169.70
ARCHITECT (Regd)	abhishek kumar gaurav	
ENGINEER (Regd)		
SUPERVISOR (Regd)	PUSHPA DEVI	
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

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

Buildingwise Floor FAR Details					
Floor Name	Building Name A (PUSHPA DEVI)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor		84.85	84.85	84.85	84.85
First Floor		84.85	84.85	84.85	84.85
Terrace Floor		0.00	0.00	0.00	0.00
Total		169.70	169.70	169.70	169.70

Building USE/SUBUSE Details					
Building Name	Building Use	Building SubUse	Building Structure		
A (PUSHPA DEVI)	Residential	Bungalow Dwelling / Non Apartment	Non-Highrise		

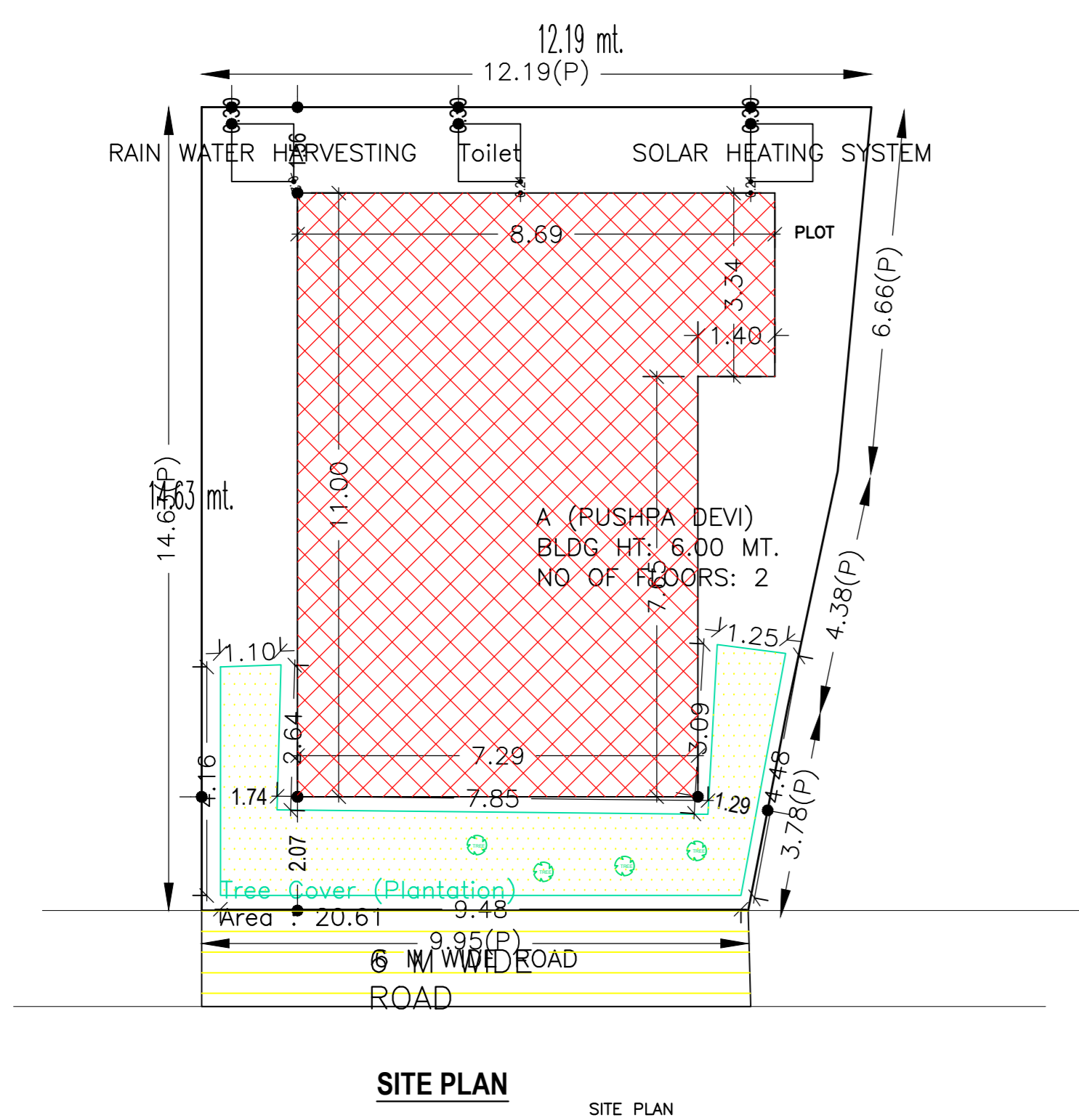
FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenent (No.)
A (PUSHPA DEVI)	1	169.70	169.70	169.70	169.70	01
Grand Total	1	169.70	169.70	169.70	169.70	01

Building 'A' (PUSHPA DEVI)					
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tenent (No.)
Ground Floor	84.85	84.85	84.85	84.85	01
First Floor	84.85	84.85	84.85	84.85	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	169.70	169.70	169.70	169.70	01
Total Number of Same Buildings	1				
Total	169.70	169.70	169.70	169.70	01

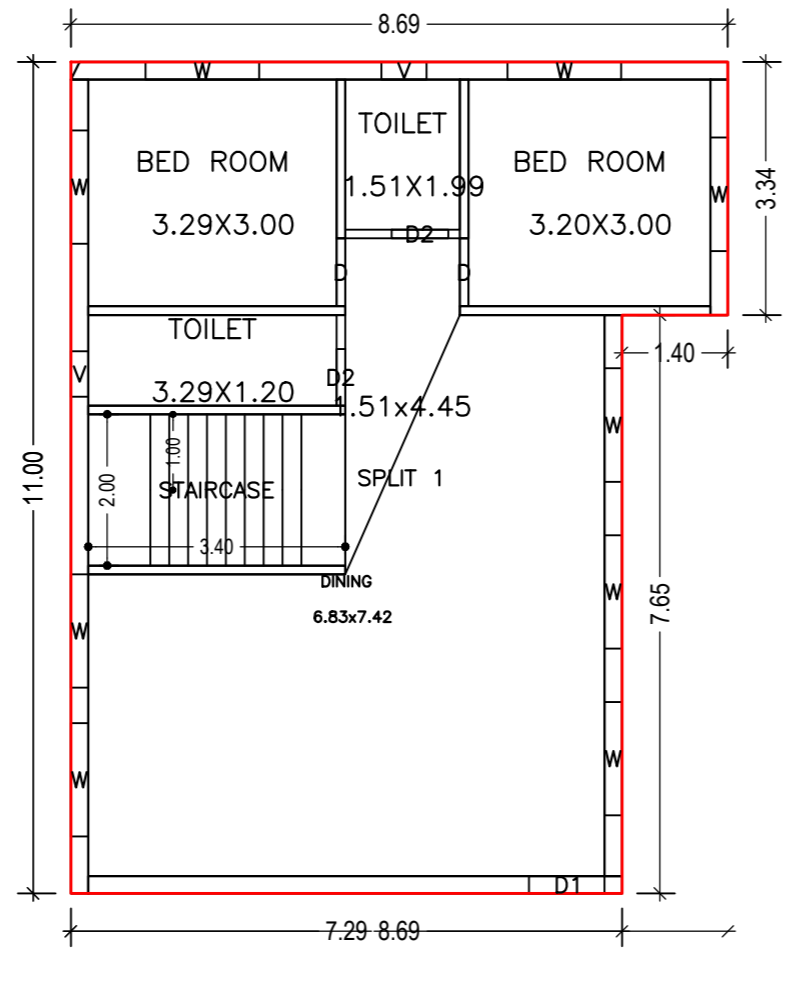
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PUSHPA DEVI)	D2	0.75	2.10	06
A (PUSHPA DEVI)	D	0.90	2.10	04
A (PUSHPA DEVI)	D1	1.00	2.10	03

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PUSHPA DEVI)	V	0.80	1.20	04
A (PUSHPA DEVI)	W	1.50	1.30	18

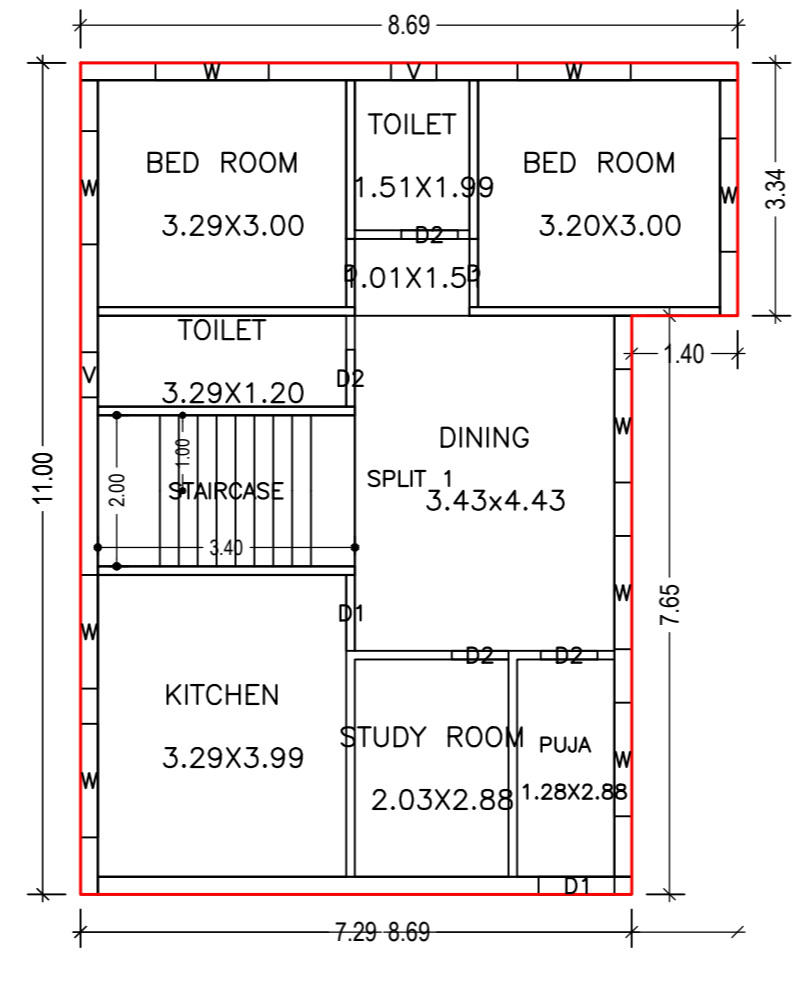
UnitBUA Table for Building 'A' (PUSHPA DEVI)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	137.17	135.42	5	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
PLAN	-	-	137.17	135.42	13	1



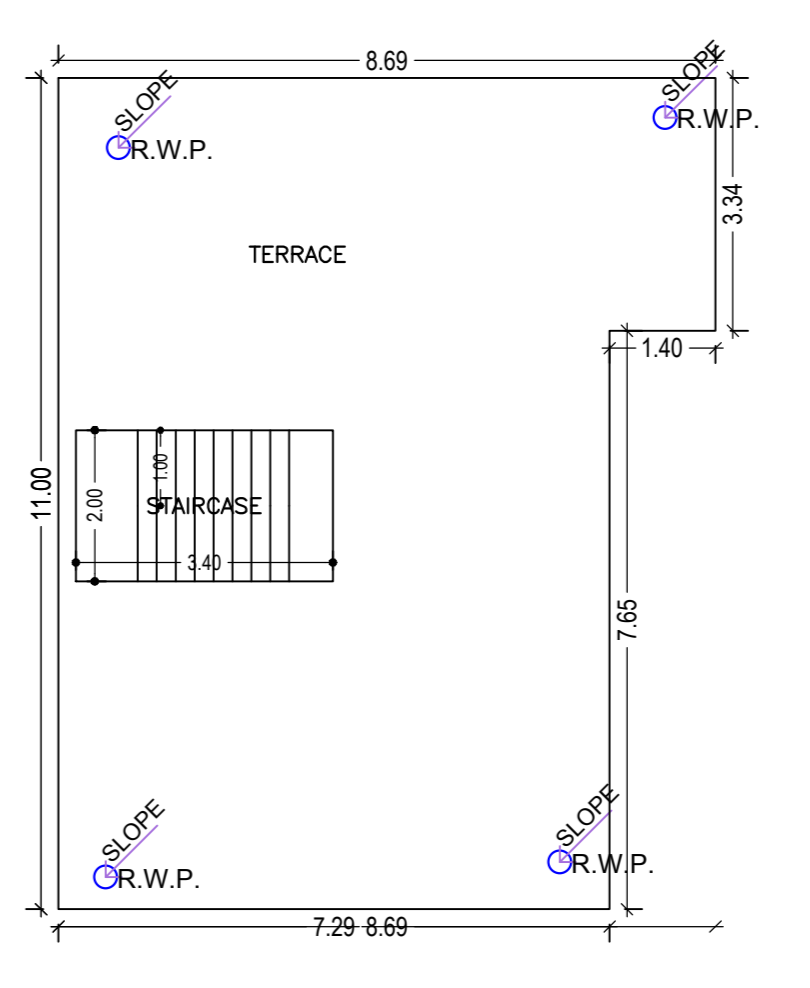
SITE PLAN



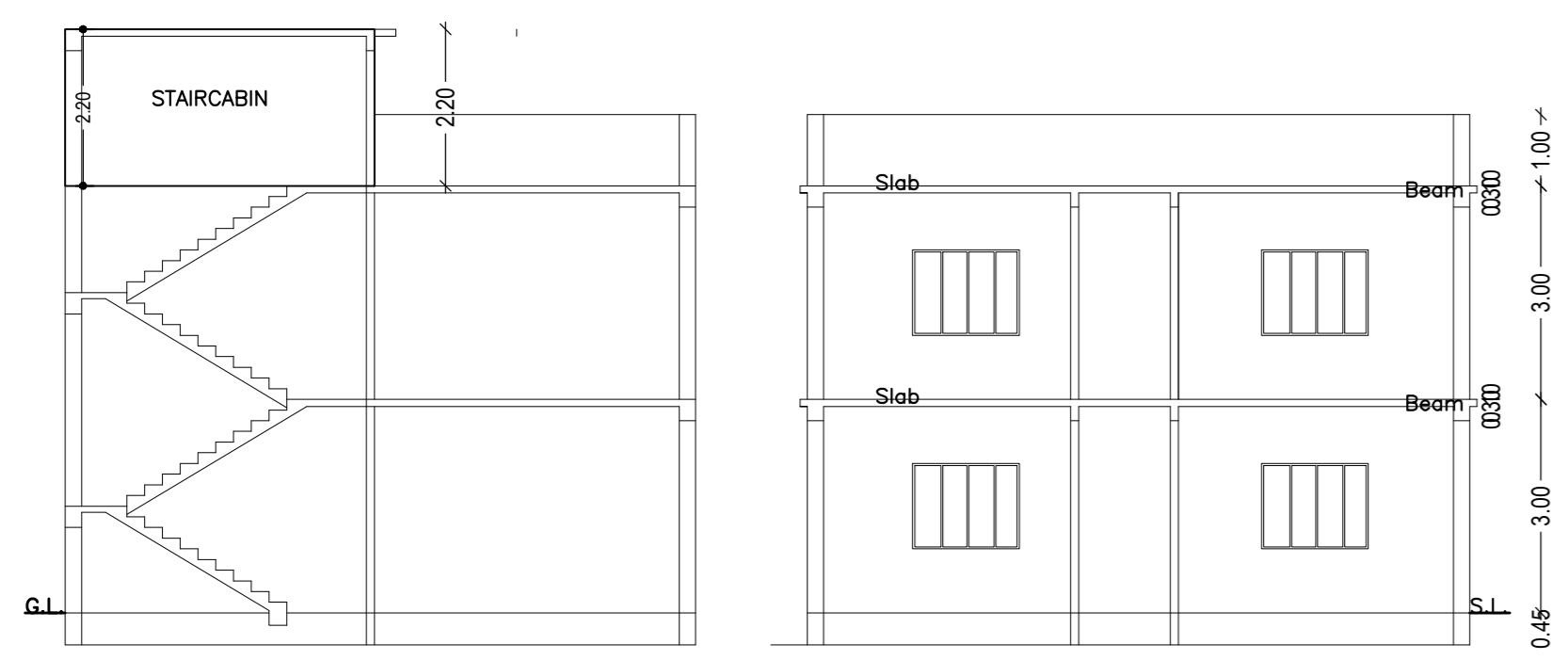
GROUND FLOOR PLAN (Proposed) (SCALE 1:100)



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



TERRACE FLOOR PLAN (SCALE 1:100)

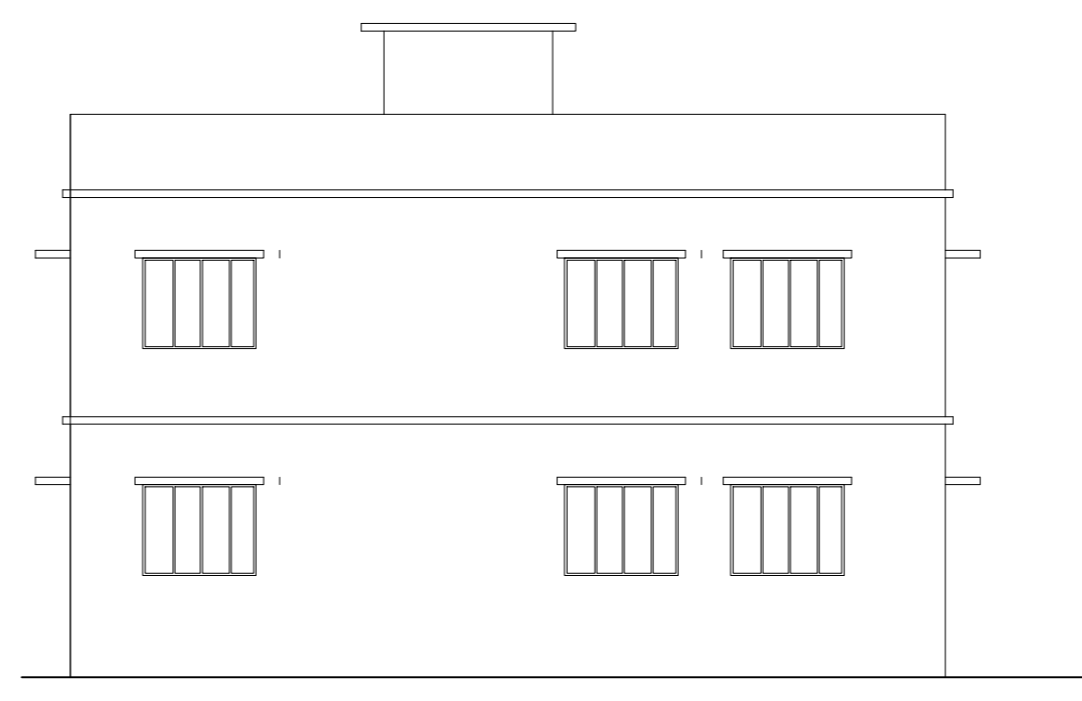


SECTION AT-BB

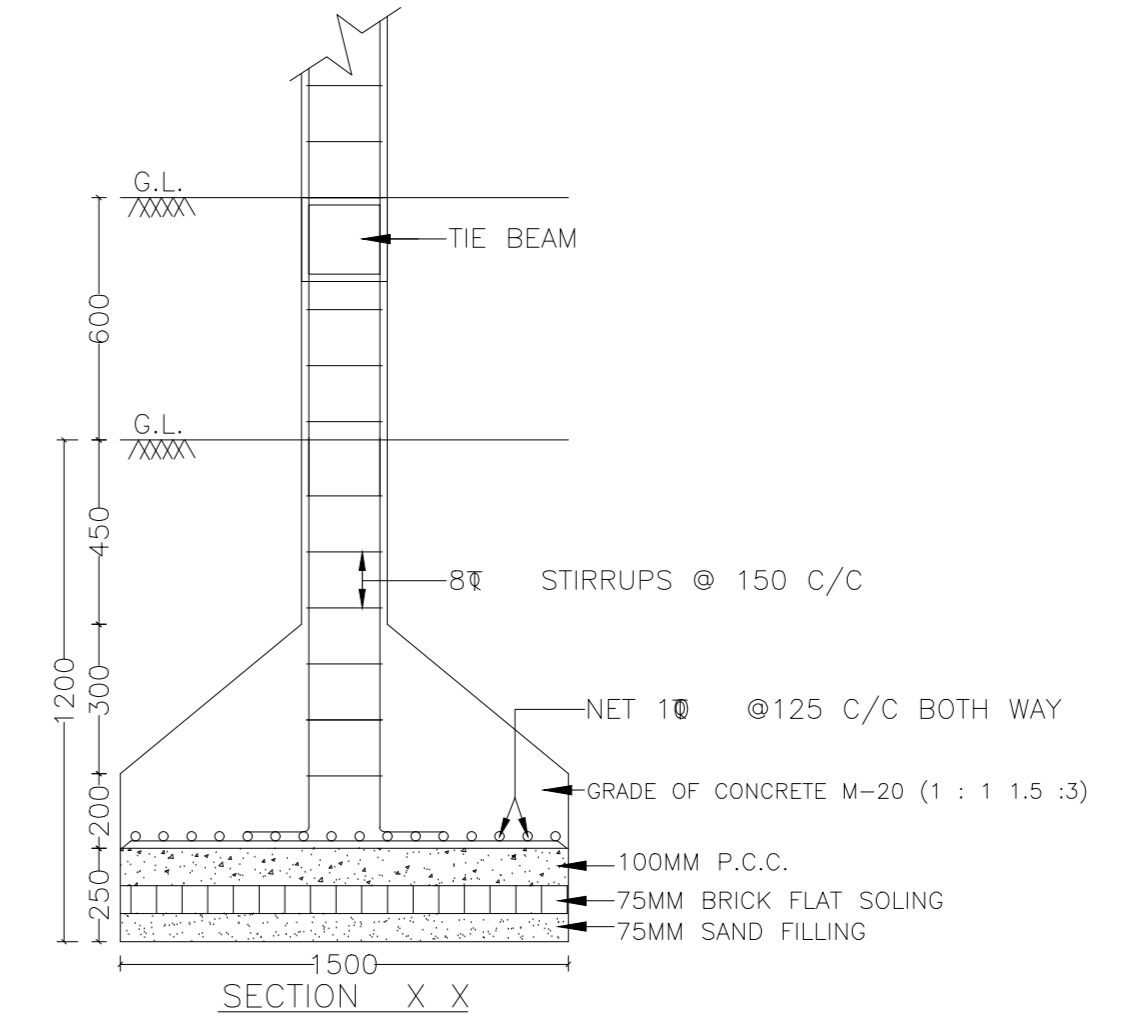
SECTION AT-AA



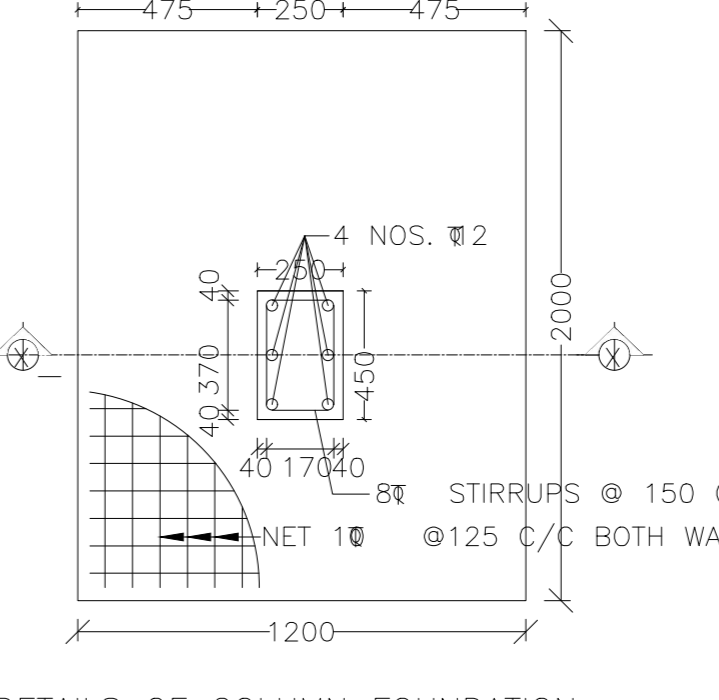
FRONT ELEVATION



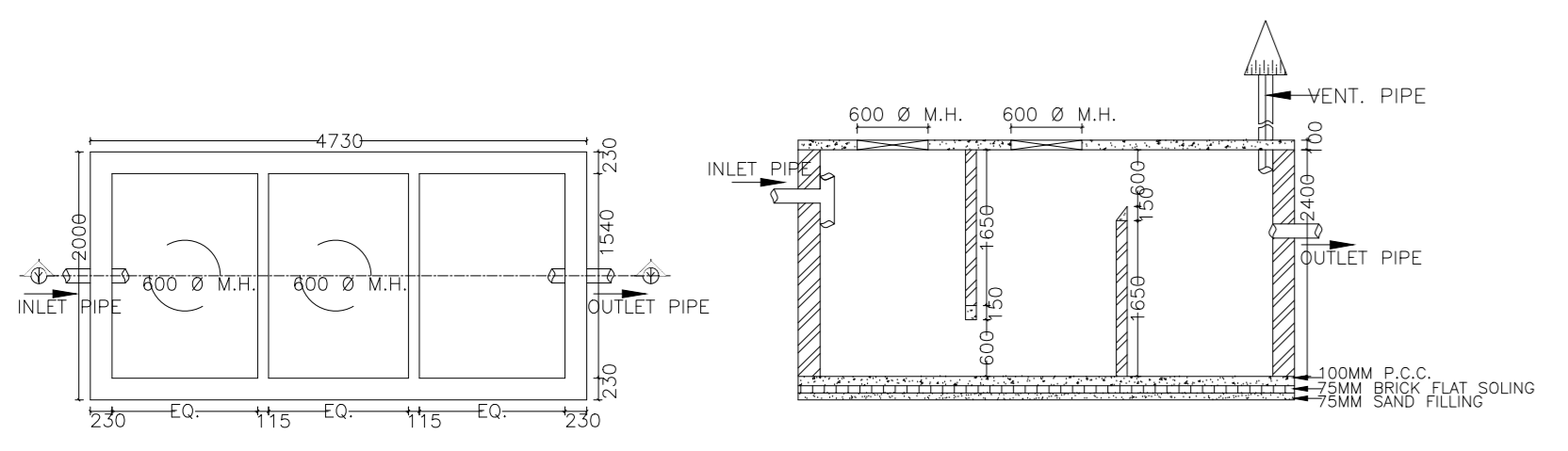
SIDE ELEVATION



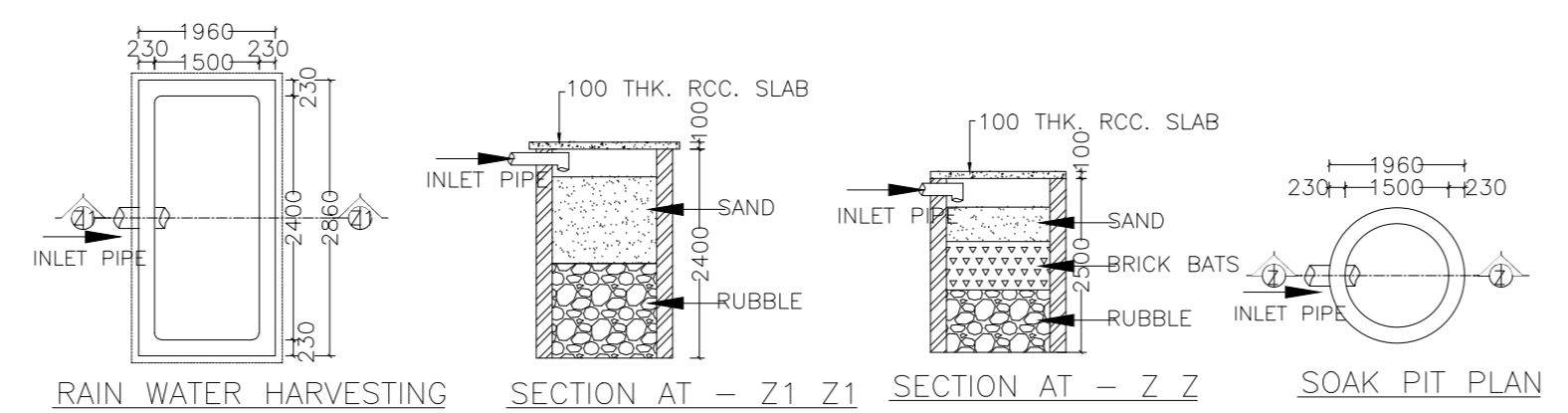
SECTION X-X



DETAILS OF COLUMN FOUNDATION



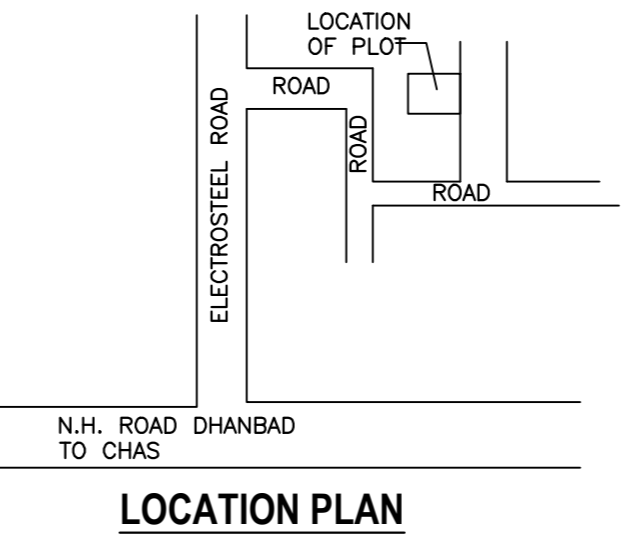
RAIN WATER HARVESTING



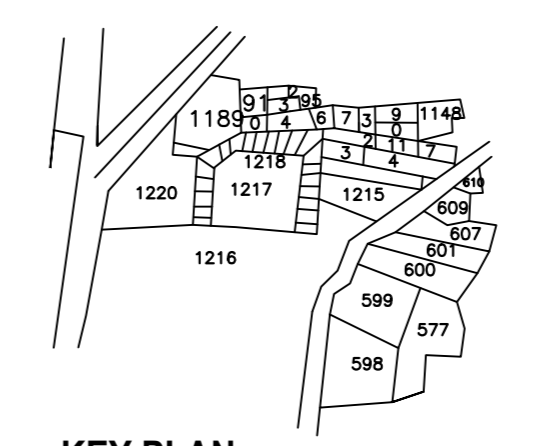
SECTION AT - 71

SECTION AT - 77

SOAK PIT PLAN



LOCATION PLAN



KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENGS NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
abhishek kumar gaurav CMC/ENG/010/2022			