

Proposal Basic Information

Proposal File No.	CMC/BP/0188/W07/2022
Owner Name	BIRENDRA KUMAR SHARMA
Khata No	99
Plot No	3775
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION VERSION NO: 1.0.62
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/0188/W07/2022	Plot/SubPlot No: 3775
Application Type: General Proposal	North: Plot No. - PLOT NO. - 3788, 3786 & RADHU BAURI
Project Type: Building Permission	South: Road Width - 7.00 MTR WIDE ROAD
Nature of Development: New	East: Road Width - 4.57 MTR WIDE ROAD
Location of Development Area: Old Area	West: Plot No. - PLOT NO. - 3775 (PART)

AREA OF PLOT (Minimum)	(A)	SQ.MT.	272.22
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		272.22
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			21.02
Total			21.02
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		251.20
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		272.22
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)		272.22
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			163.33
Proposed Coverage Area (59.87 %)			162.99
Total Prop. Coverage Area (59.87 %)			162.99
Balance coverage area (0.12 %)			0.34
FAR CHECK			
Perm. FAR Area (2.50)			680.55
Total Perm. FAR area			680.55
Residential FAR			550.23
Proposed FAR Area			550.23
Total Proposed FAR Area			550.23
Consumed FAR (Factor)			2.02
Balance FAR Area			130.32
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			551.33
ARCHITECT (Regd)			DINABANDHU RAJAK
ENGINEER (Regd)			
SUPERVISOR (Regd)			
OWNER (Regd)			BIRENDRA KUMAR SHARMA
DEVELOPMENT AUTHORITY			LOCAL BODY

Building :A (B K SHARMA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	180.03	17.04	162.99	0.00	162.99	162.99	162.99	01
First Floor	194.17	0.00	194.17	0.00	194.17	194.17	194.17	00
Second Floor	194.17	0.00	194.17	1.11	193.06	193.06	193.06	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	568.37	17.04	551.33	1.11	550.22	550.22	550.22	01
Total Number of Same Buildings	1							
Total	568.37	17.04	551.33	1.11	550.22	550.22	550.22	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B K SHARMA)	D2	0.75	2.10	02
A (B K SHARMA)	D	1.00	2.10	06
A (B K SHARMA)	D1	1.20	2.10	02
A (B K SHARMA)	ARCH	1.27	2.10	01
A (B K SHARMA)	RS	3.48	2.10	02

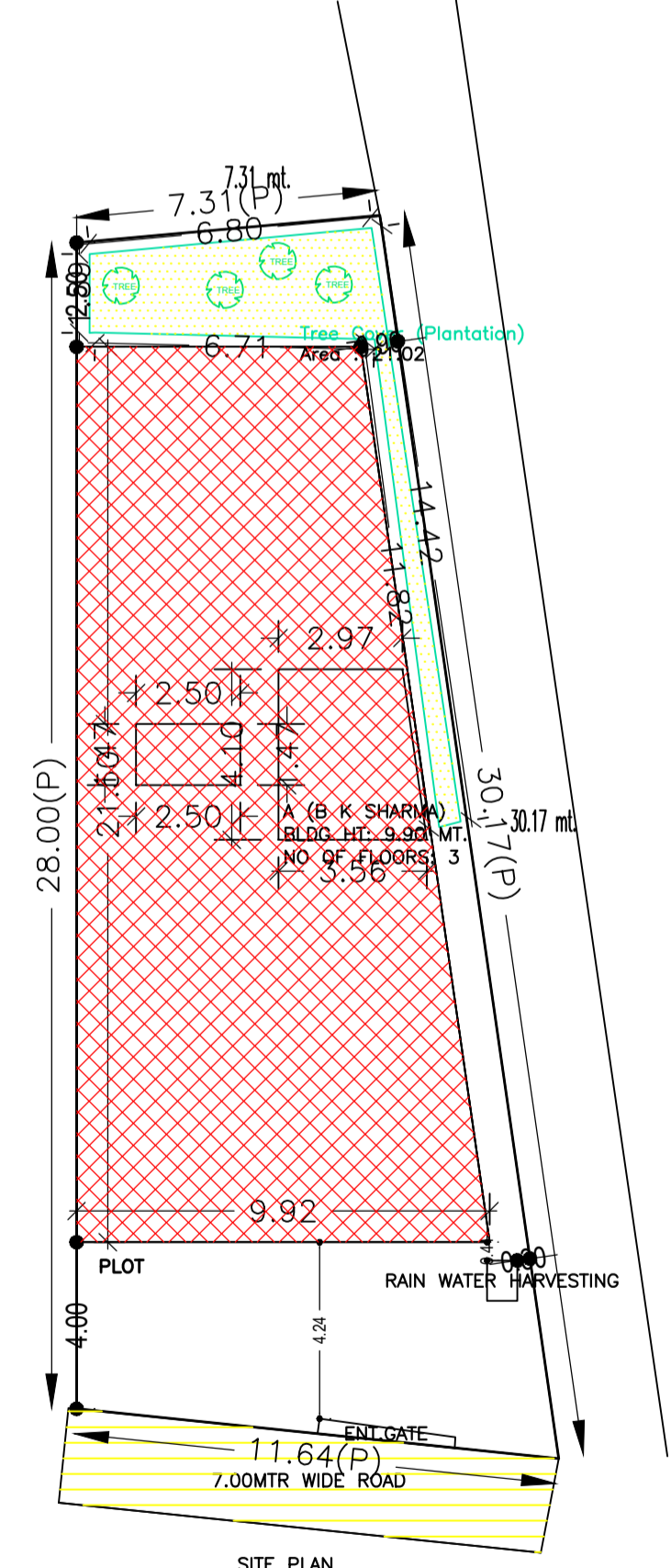
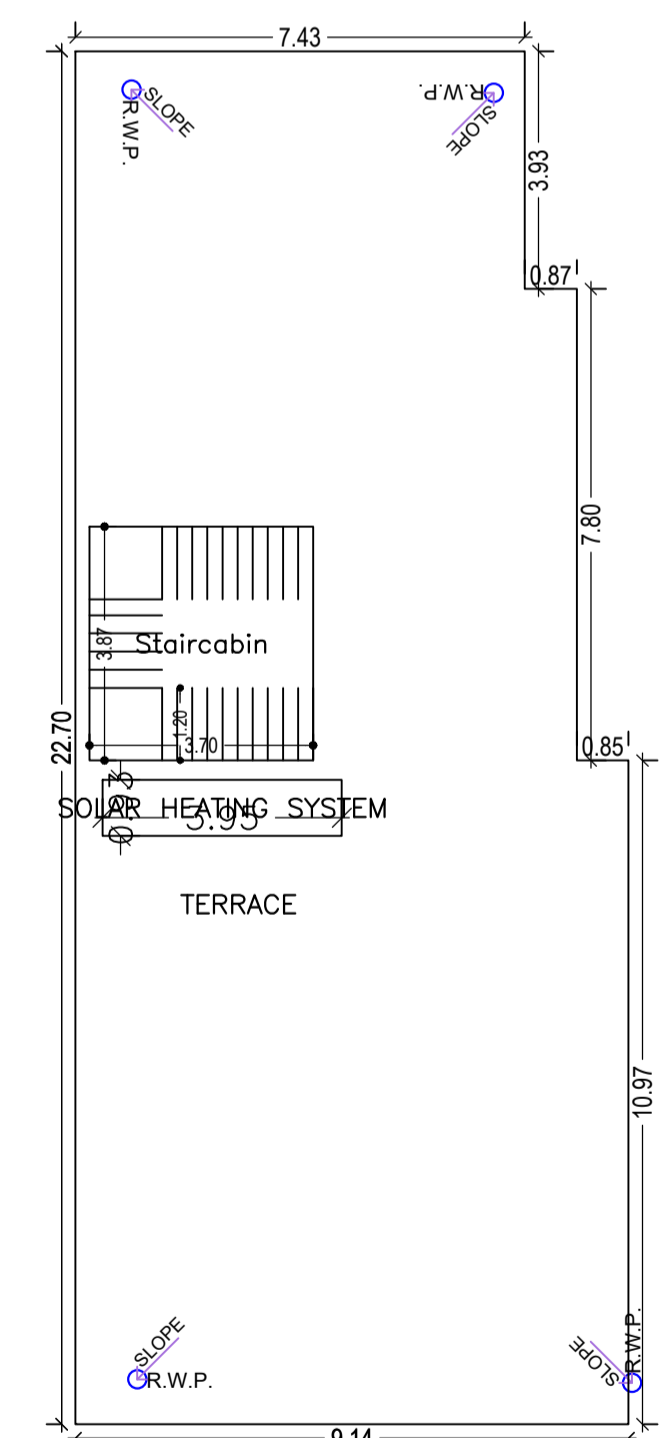
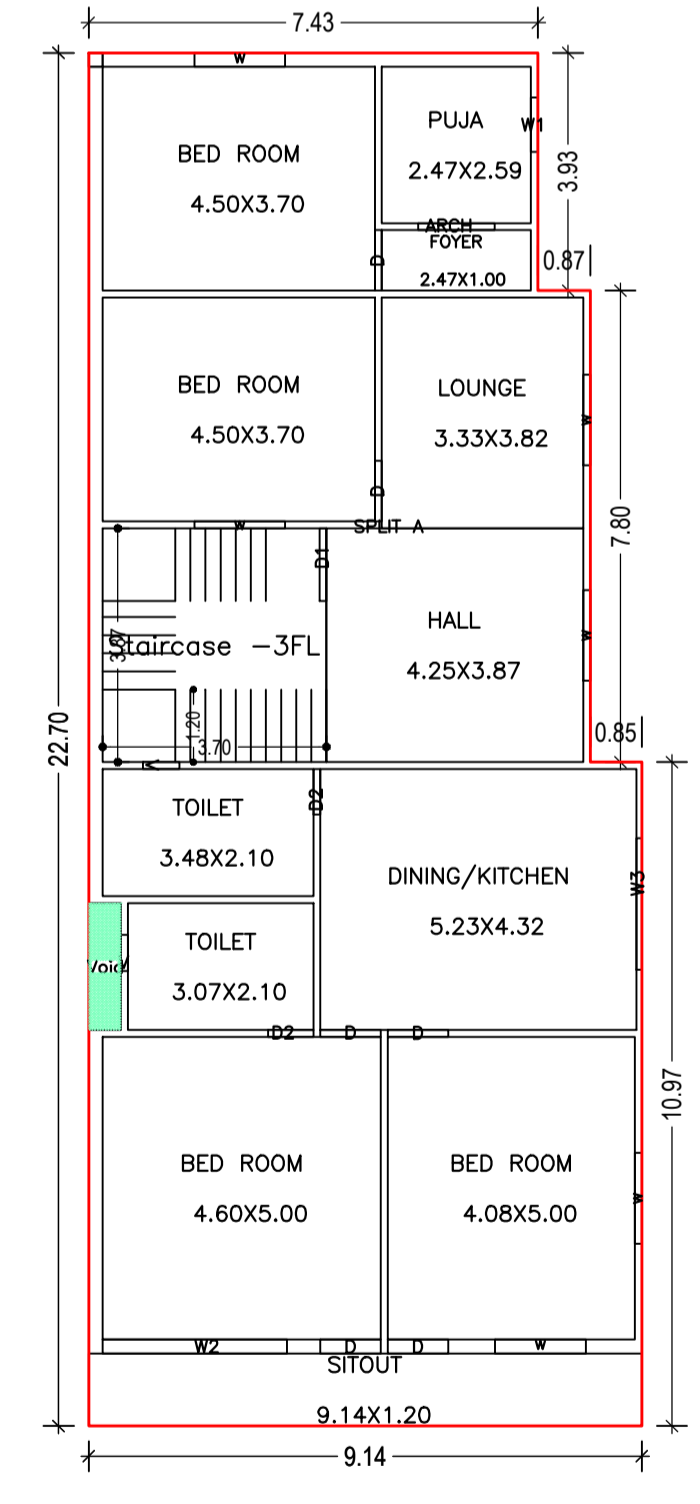
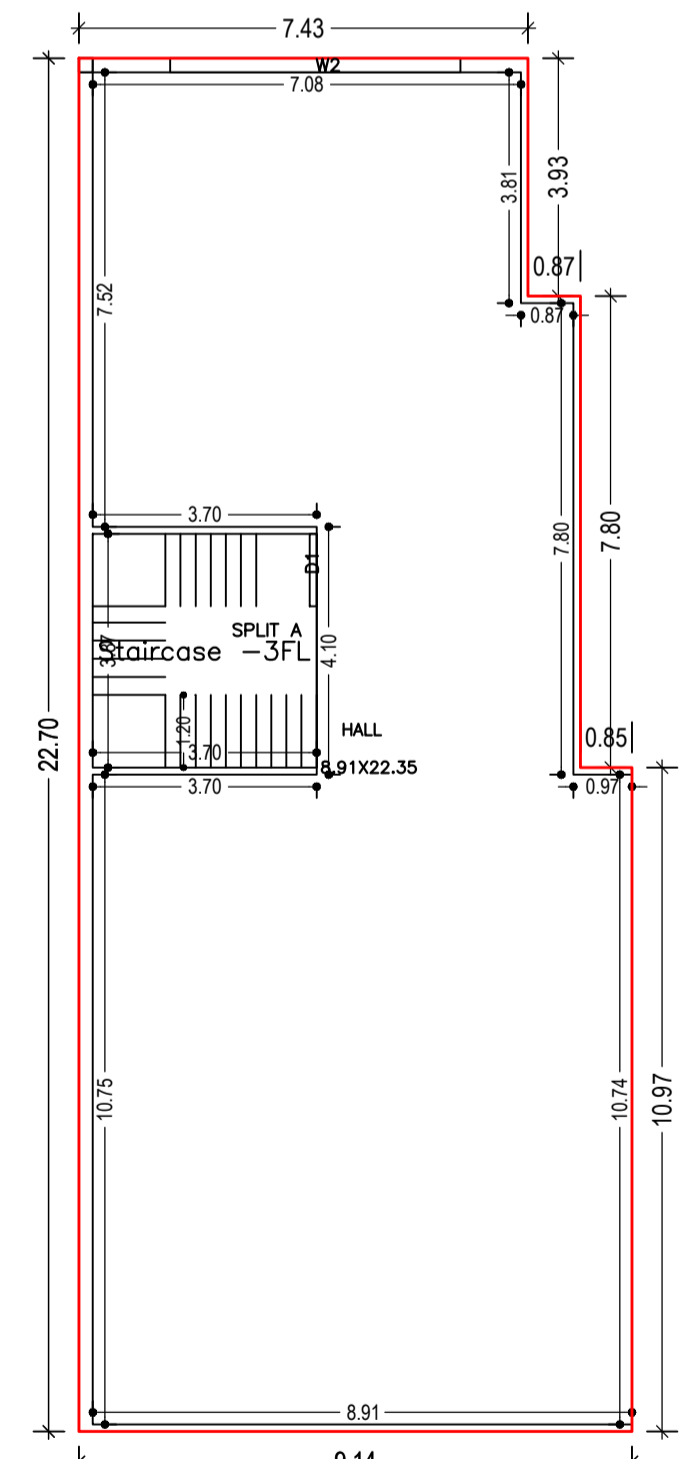
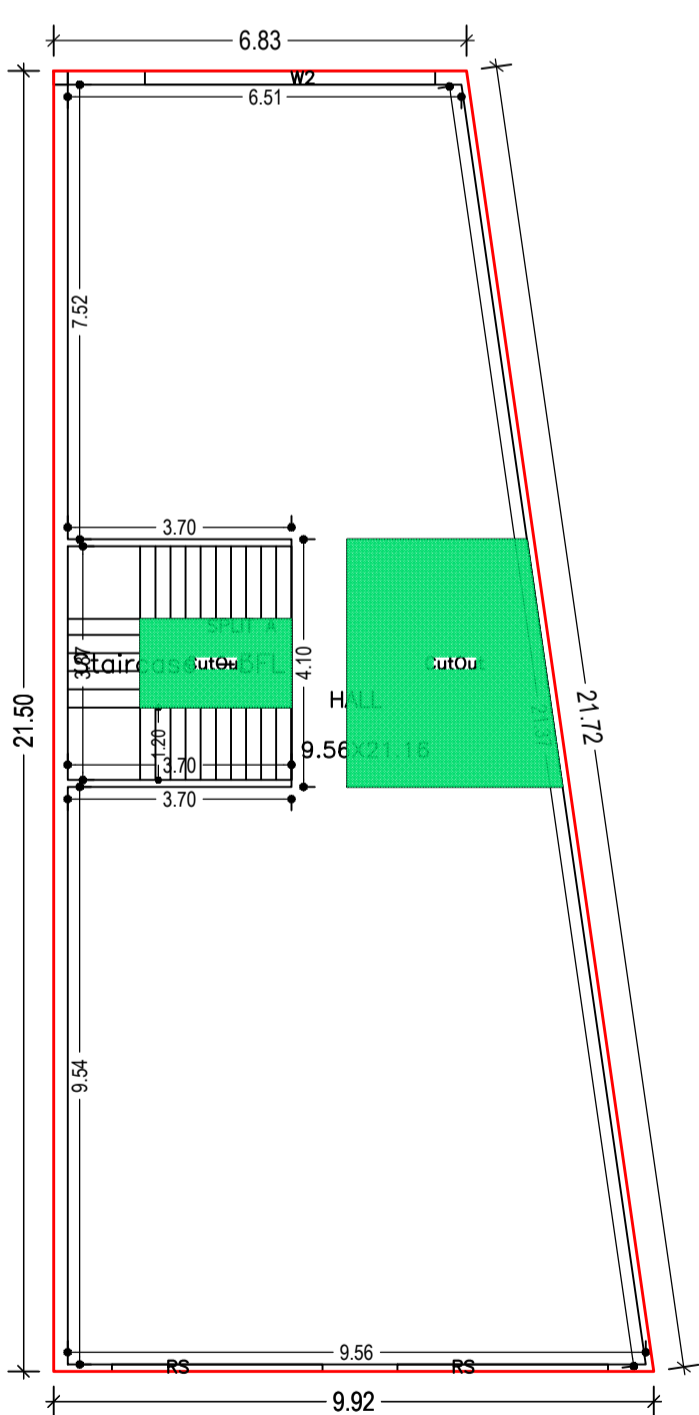
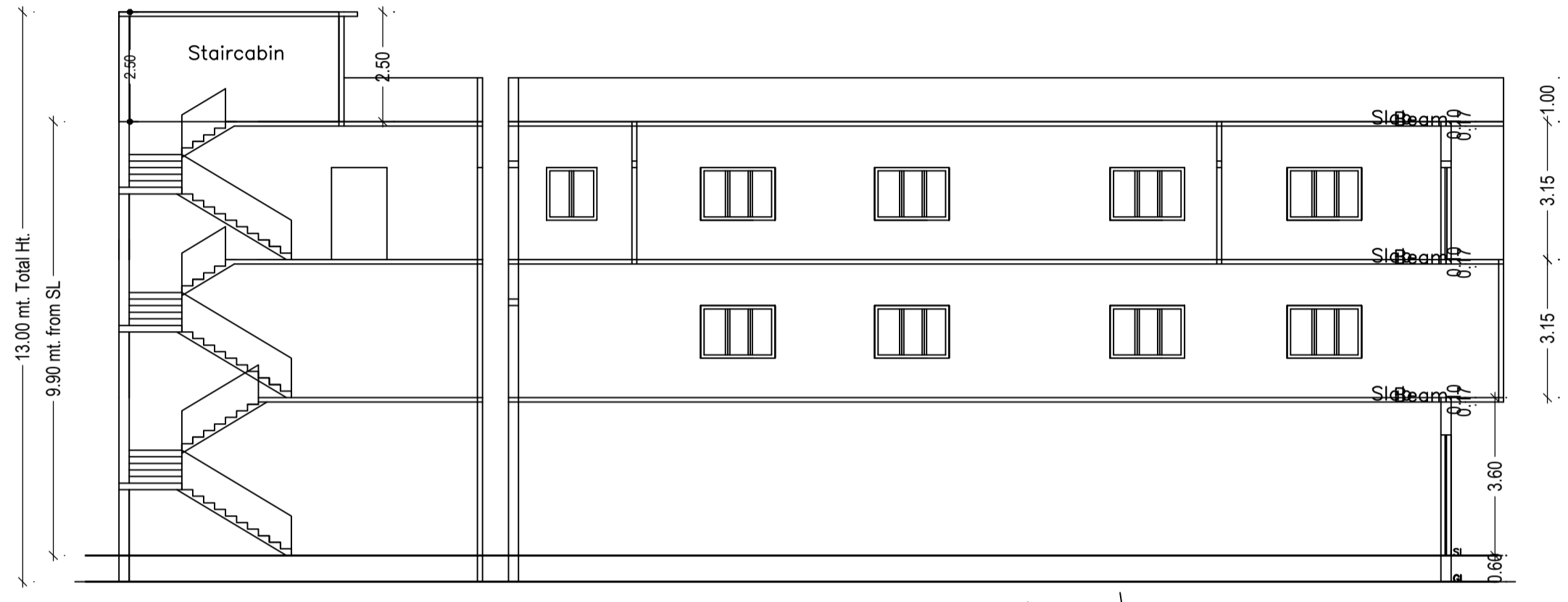
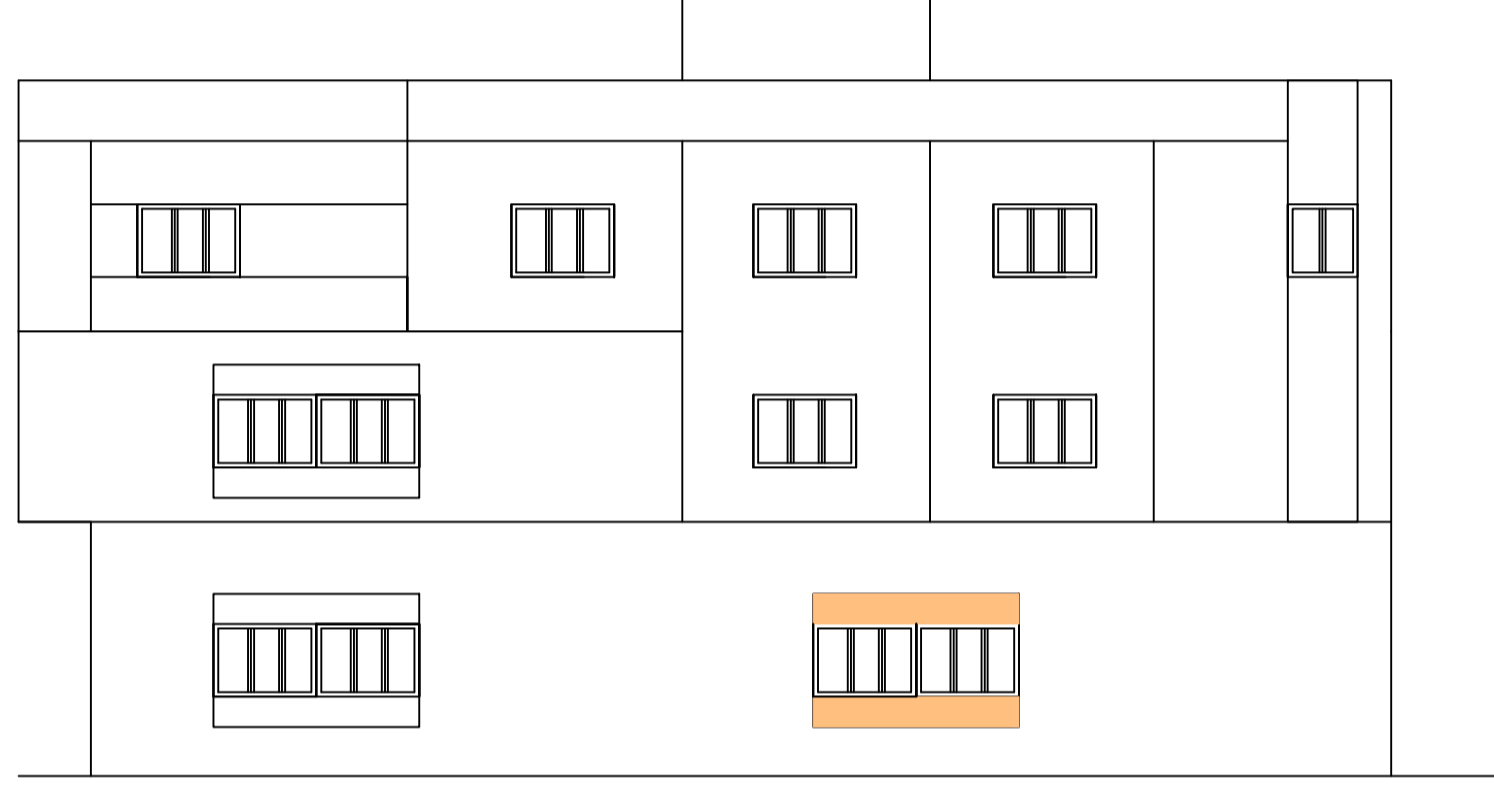
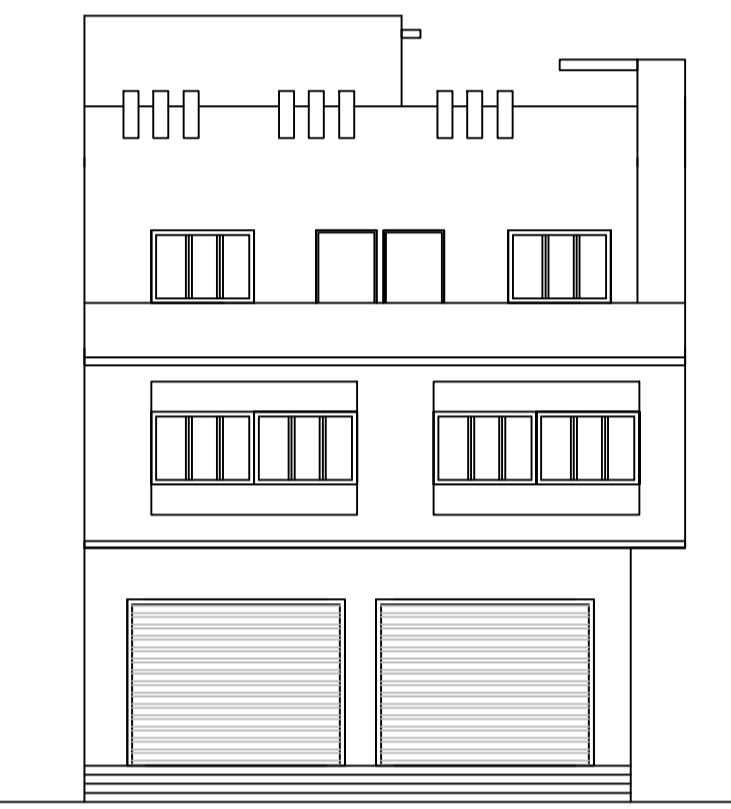
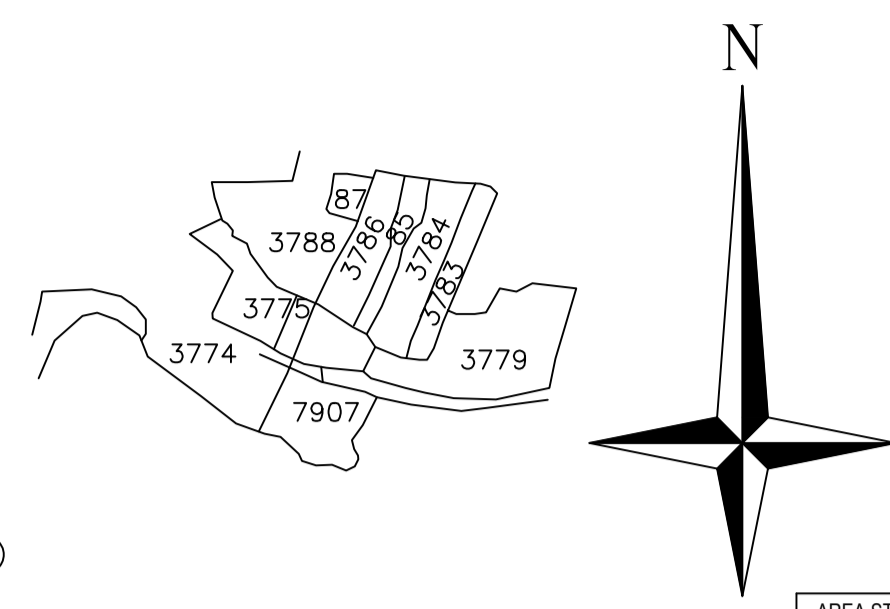
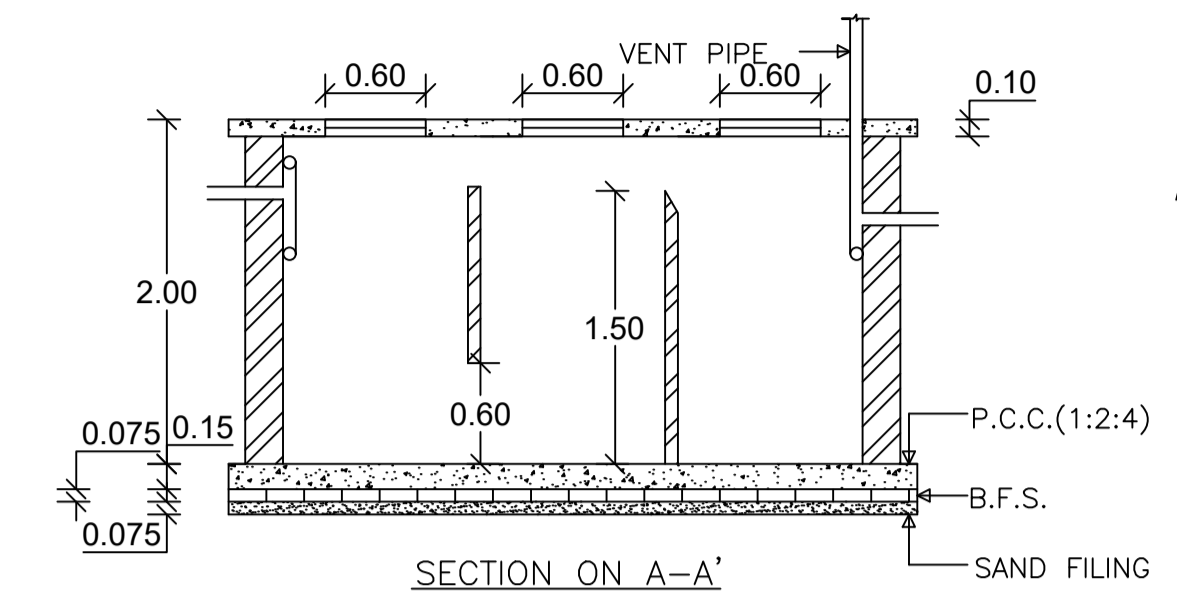
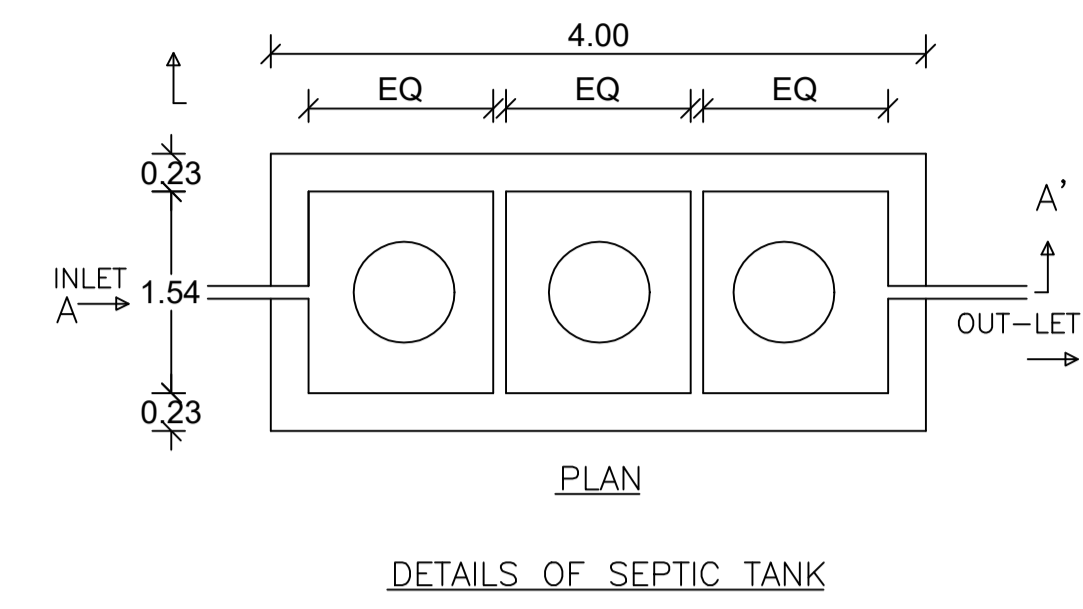
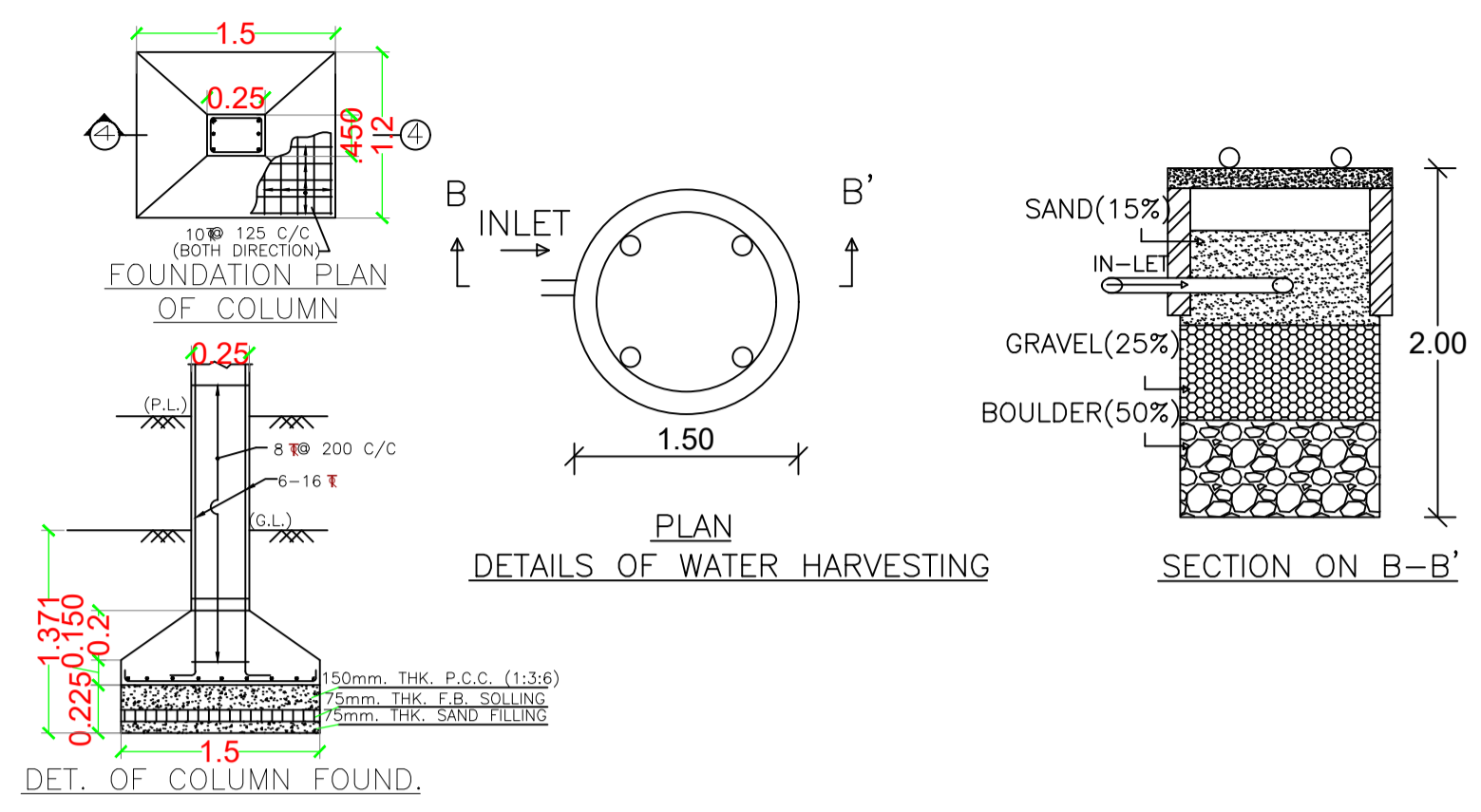
SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B K SHARMA)	V	0.60	1.20	02
A (B K SHARMA)	W1	0.90	1.20	01
A (B K SHARMA)	w	1.50	1.20	06
A (B K SHARMA)	W3	2.18	1.20	01
A (B K SHARMA)	W2	3.05	1.20	01
A (B K SHARMA)	W2	4.80	1.20	02

UnitBUA Table for Building :A (B K SHARMA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	1	0
GROUND FLOOR PLAN	SPLIT A	FLAT	550.23	550.07	1	1
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	12	0
Total:	-	-	550.23	550.07	14	1

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
DINABANDHU RAJAK CMC/ENG/001/2020			



FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	FIRST FLOOR (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (B K SHARMA)	1	568.37	17.04	551.33	1.11	550.22	550.22	550.22	01
Grand Total	1	568.37	17.04	551.33	1.11	550.22	550.22	550.22	01

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

TERRACE FLOOR PLAN (SCALE 1:100)

Buildingwise Floor FAR Details

Floor Name	Building Name A (B K SHARMA)		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	162.99	162.99	162.99	162.99
First Floor	194.17	194.17	194.17	194.17
Second Floor	194.17	194.17	194.17	193.06
Terrace Floor	0.00	0.00	0.00	0.00
Total :	551.33	550.22	551.33	550.22

COLOR INDEX

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

Building USE/SUBUSE Details

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