

Proposal Basic Information

Proposal File No.	CMC/BP/0209/W22/2023
Owner Name	URMILA CHOUDHARY
Khata No	409
Plot No	6941
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. 1.0.66
LOCAL BODIES	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN MUNICIPAL CORPORATION	Plot Use: Residential
District: BOKARO	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: CHAS MUNICIPAL CORPORATION	PlotNeary/Religious/Structure: NA
Invest. No. CMC/BP/0209/W22/2023	PlotSubPlot No: 6941
Application Type: General Proposal	North: CTS No. - RAJPATI DEVI & LOTA MISTRI
Project Type: Building Permission	South: CTS No. - HOUSE OF SUDARSAN CHOUDHARY
Nature of Development: New	East: Plot No. - 6946
Location of Development Area: Old Area	West: Road Width - 6.1 MTR. WIDE ROAD
AREA DETAILS:	
AREA OF PLOT (Minimum)	154.12 SQ.MT.
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	154.12
Deduction for Balance Plot Area(from Gross Plot Area)	33.11
Common Plot	33.11
Total	121.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	121.01
PLOT AREA FOR COVERAGE(Net Plot Area)	154.12
Plot Area for FAR (Net Plot Area + Road/Widening Area)	154.12
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	107.88
Proposed Coverage Area ( 59.45 % )	91.63
Total Prop. Coverage Area ( 59.45 % )	91.63
Balance coverage area ( 10.54 % )	16.25
FAR CHECK	
Perm. FAR Area ( 2.50 )	385.30
Total Perm. FAR area	385.30
Residential FAR	264.24
Proposed FAR Area	264.24
Total Proposed FAR Area	264.24
Consumed FAR (Factor)	1.71
Balance FAR Area	121.06
BUILT UP AREA CHECK	
Total Proposed Built-Up Area	281.35
ARCHITECT (Regd)	
Mukesh Kumar	
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	
URMILA CHOUDHARY	
DEVELOPMENT AUTHORITY	
LOCAL BODY	

Building :URMILA DEVI (BUILDING)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
		Balcony	Parking	Resi.				
Ground Floor	91.63	0.00	14.91	76.72	76.72	76.72	01	
First Floor	92.66	0.00	0.00	92.66	92.66	92.66	03	
Second Floor	97.06	2.20	0.00	94.86	94.86	94.86	00	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total:	281.35	2.20	14.91	264.24	264.24	264.24	01	
Total Number of Same Buildings	1							
Total:	281.35	2.20	14.91	264.24	264.24	264.24	01	

Buildingwise Floor FAR Details

Floor Name	Building Name			Total		
	URMILA DEVI (BUILDING)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)
Ground Floor	91.63	91.63	76.72	91.63	76.72	76.72
First Floor	92.66	92.66	92.66	92.66	92.66	92.66
Second Floor	97.06	94.86	94.86	97.06	94.86	94.86
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00
Total:	281.35	264.24	264.24	281.35	264.24	264.24

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
URMILA DEVI (BUILDING)	D2	0.75	2.10	09
URMILA DEVI (BUILDING)	D1	0.75	2.10	01
URMILA DEVI (BUILDING)	D1	0.76	2.10	03
URMILA DEVI (BUILDING)	D1	0.90	2.10	09

SCHEDULE OF WINDOW/VENTILATION:

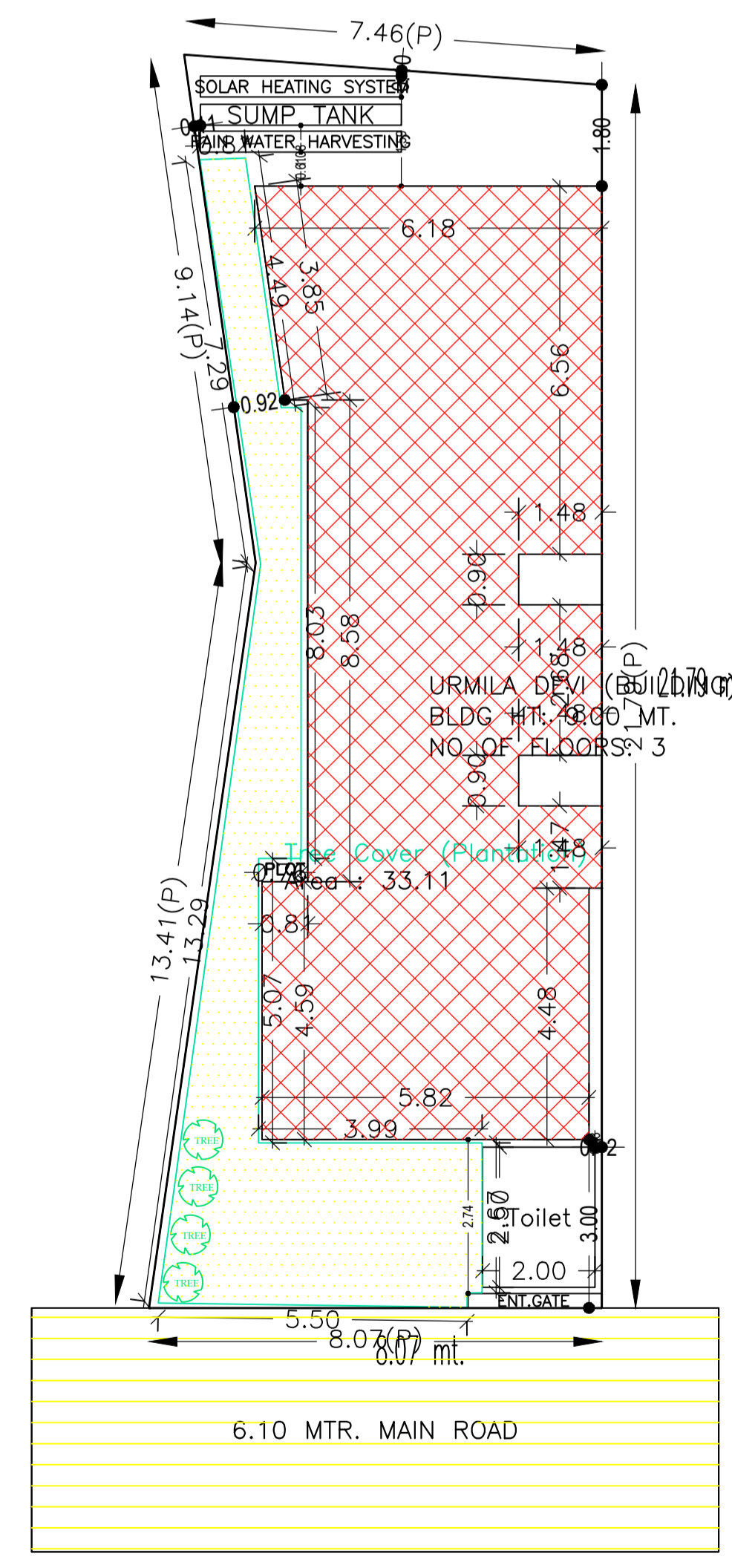
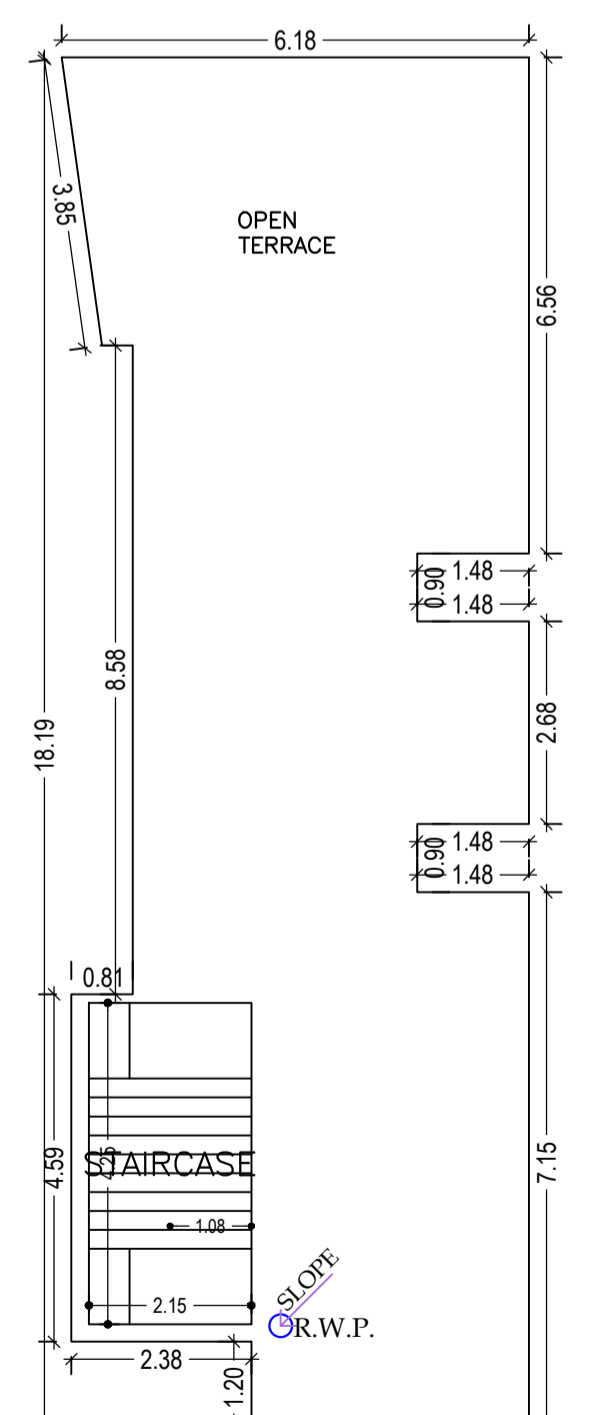
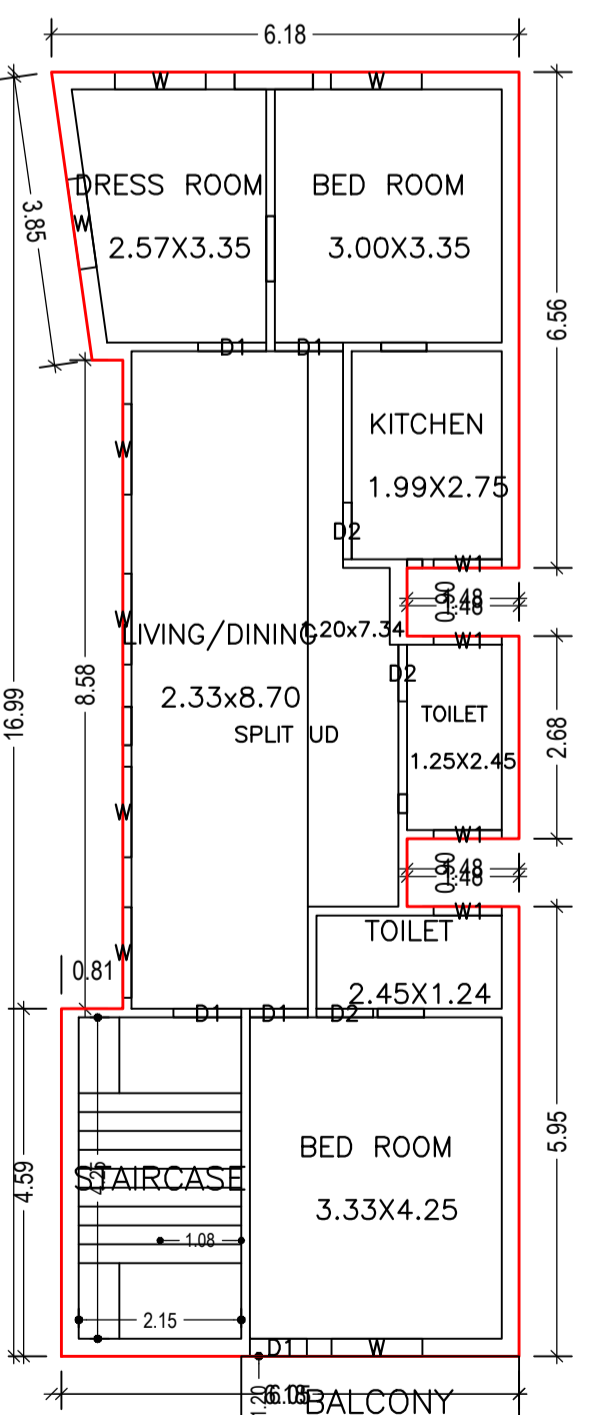
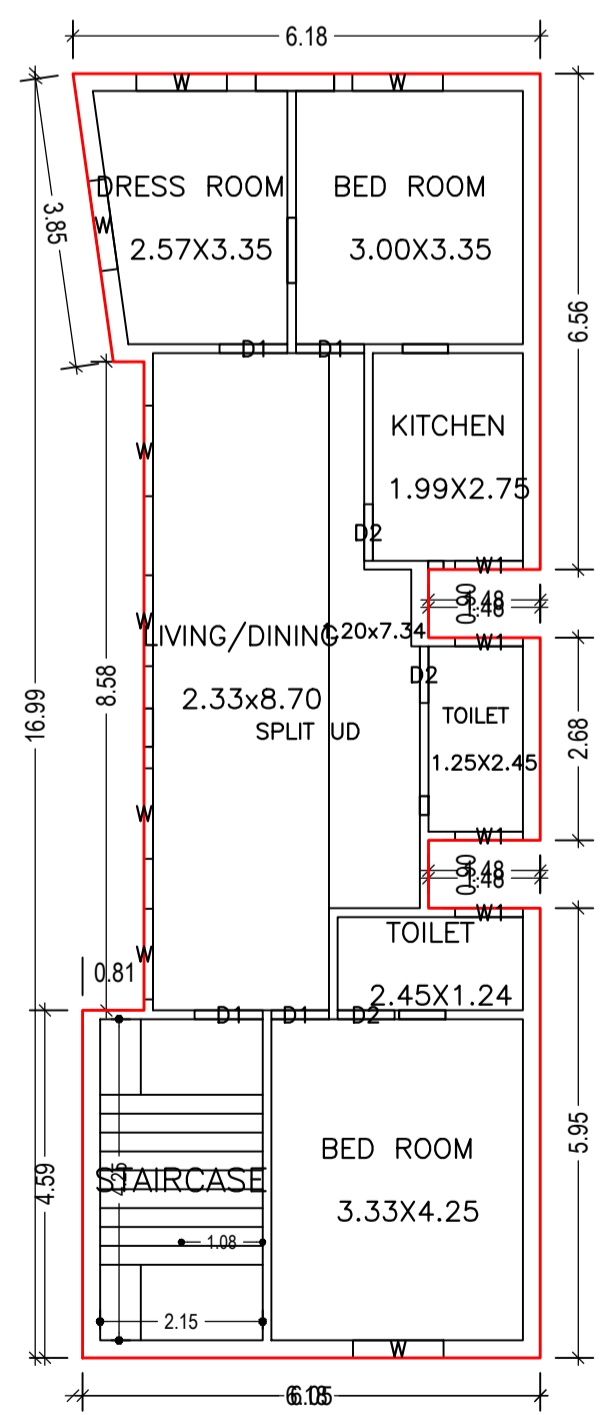
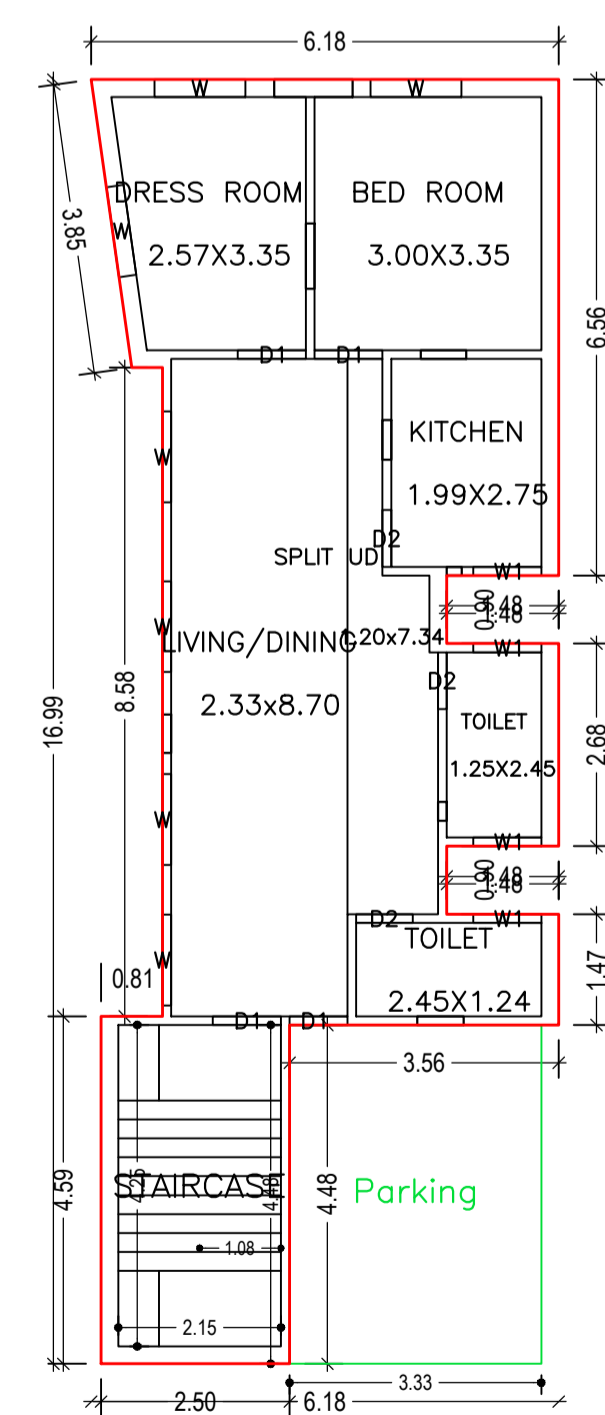
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
URMILA DEVI (BUILDING)	W1	0.90	1.20	12
URMILA DEVI (BUILDING)	W	1.20	1.20	23

UnitBUA Table for Building :URMILA DEVI (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT UD	FLAT	203.62	202.83	6	1
FIRST FLOOR PLAN	SPLIT UD	FLAT	0.00	0.00	7	0
SECOND FLOOR PLAN	SPLIT UD	FLAT	0.00	0.00	7	0
TOTAL:			203.62	202.83	20	1

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.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
URMILA DEVI (BUILDING)	1	281.35	2.20	14.91	264.24	264.24	01
Grand Total:	1	281.35	2.20	14.91	264.24	264.24	01



Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
SECOND FLOOR PLAN	1.20 X 3.67 X 1 X 1	4.41	4.41
Total			4.41

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
URMILA DEVI (BUILDING)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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

LTP NAME AND SIGNATURE	Mukesh Kumar	STRUCTURAL ENG'S NAME AND SIGNATURE	CMC/ENG/0004/2017	BUILDER NAME AND SIGNATURE	URMILA CHOUDHARY	DIGITAL SIGNATURE
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