

Proposal Basic Information

Proposal File No.	CMC/BP/0206/W16/2023
Owner Name	GULAM MUSTAFA AND OTHERS
Khata No	200
Plot No	5313,5314
Village Name	Chas
Use	Residential
SubUse	ResiComm Bldg

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO.: 1.0.68	VERSION DATE: 16/10/2020
PROJECT DETAIL			
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Residential
Local Body	CHAS MUNICIPAL CORPORATION	Plot SubUse	ResiComm Bldg
Distance (ROAD)		PlotNearbyReligiousStructure	NA
Inward No.	CMC/BP/0206/W16/2023	PlotSubPlot No.	5313,5314
Application Type	General Proposal	North Road Width - ROAD	
Project Type	Building Permission	South CTS No. - SURESH AGRAWAL	
Nature of Development	Addition or Alteration	East CTS No. - MD. SAFI	
Location of Development Area	Old Area	West Road Width - ROAD	
AREA DETAILS			
AREA OF PLOT (Minimum)	(A)		589.34
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)		589.34
Deduction for Balance Plot Area(from Gross Plot Area)			63.02
Total			63.02
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity spaces)	(A-Deductions)		526.14
PLOT AREA FOR COVERAGE (Net Plot Area - Road/Wheeling Area)	(A-Deductions)		589.34
PLOT AREA FOR FAR (Net Plot Area - Road/Wheeling Area)	(A-Deductions)		589.34
COVERAGE CHECK			
Permissible Coverage area (60.00 %)			353.60
Proposed Coverage Area (59.99 %)			352.99
Total Prop. Coverage Area (60.00 %)			352.99
Balance coverage area (0.01 %)			0.61
FAR CHECK			
Permissible FAR Area (2.00)			1173.38
Total Permissible FAR Area			1173.38
Residential FAR			747.21
Commercial FAR			352.99
Proposed FAR Area			1112.68
Total Proposed FAR Area			1112.68
Consumed FAR (Factor)			1.83
Balance FAR Area			360.65
BUILT UP AREA CHECK			
Total Proposed BuiltUp Area			1388.55
ARCHITECT (Regd)			
ENGINEER (Regd)			MUHAMMAD AZIZULLAH
SUPERVISOR (Regd)			
OWNER (Regd)			GULAM MUSTAFA AND OTHERS
DEVELOPMENT AUTHORITY LOCAL BODY			

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
Basement Floor	288.36	0.00	288.36	0.00	0.00	12.49	12.49	12.49	0.00	00
Ground Floor	352.99	352.99	0.00	0.00	352.99	0.00	0.00	352.99	352.99	01
First Floor	373.60	0.00	373.60	0.00	0.00	373.60	0.00	373.60	373.60	01
Second Floor	373.60	0.00	373.60	0.00	0.00	373.60	0.00	373.60	373.60	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	1388.55	726.59	661.96	254.32	726.59	373.60	12.49	1112.68	1112.68	02

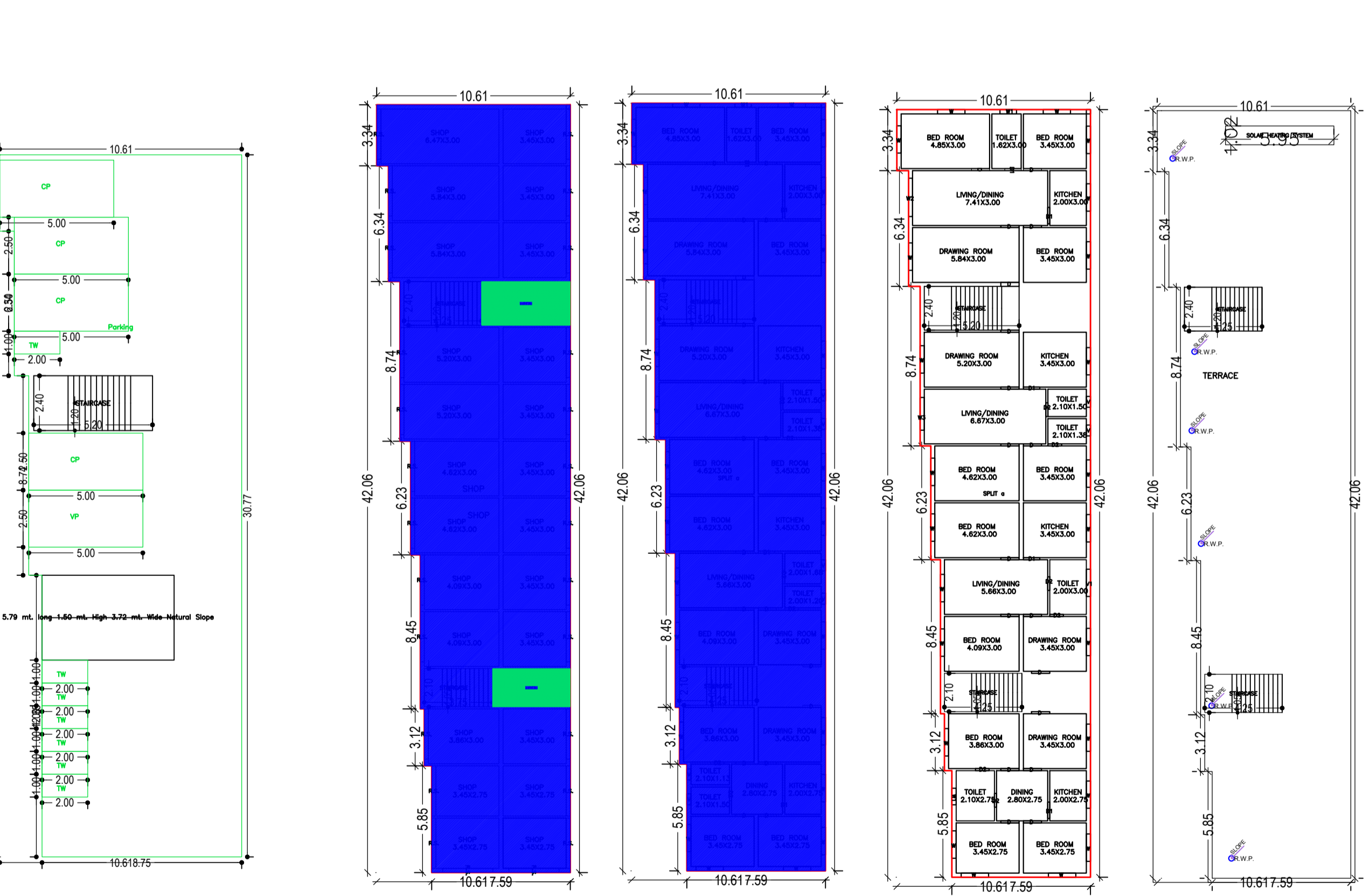
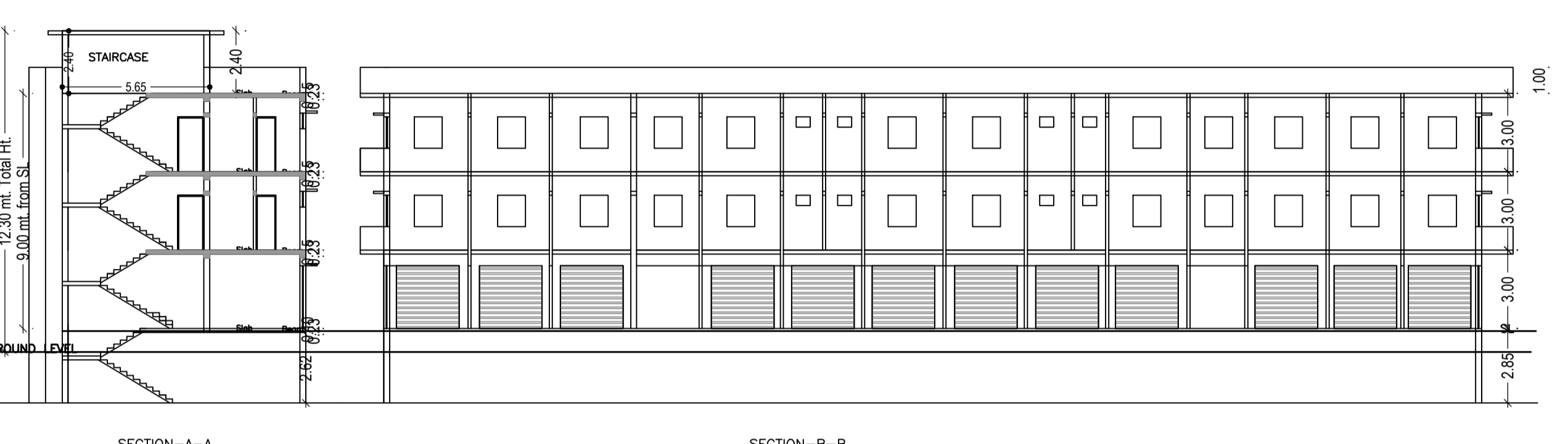
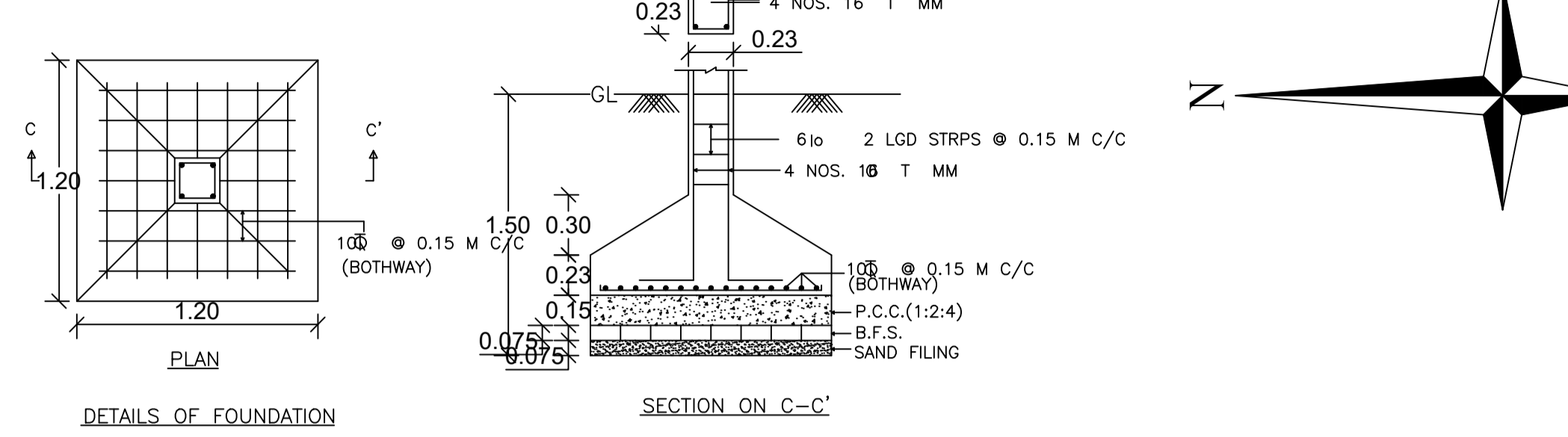
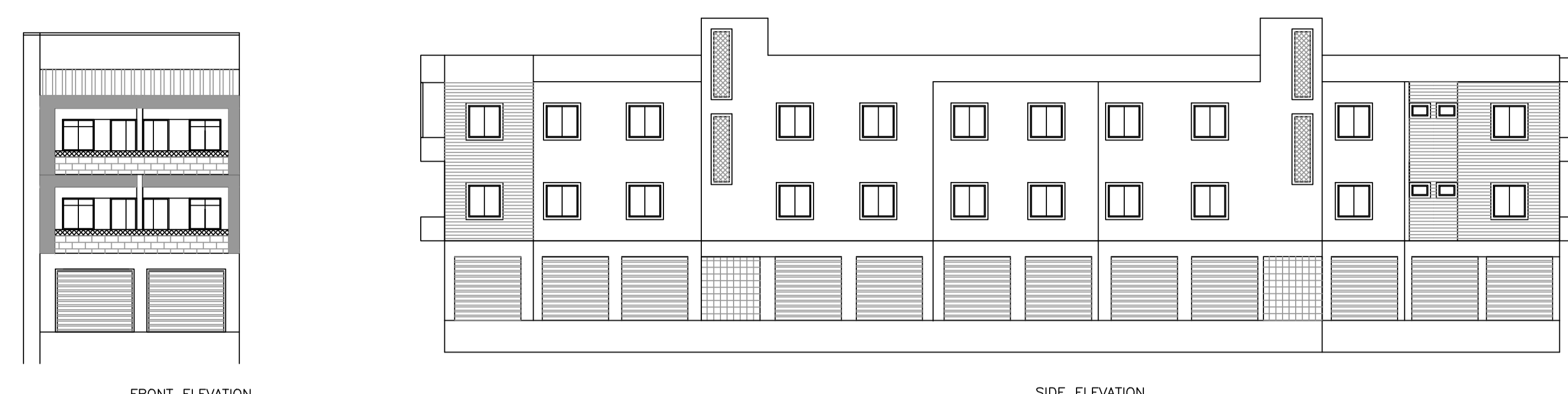
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	D2	0.75	2.10	12
A (PROPOSED BUILDING)	D1	0.90	2.10	10
A (PROPOSED BUILDING)	D	1.00	2.10	36
A (PROPOSED BUILDING)	R.S.	2.75	2.40	20

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PROPOSED BUILDING)	V	0.60	0.60	08
A (PROPOSED BUILDING)	W1	0.90	1.20	03
A (PROPOSED BUILDING)	W	1.50	1.20	48
A (PROPOSED BUILDING)	V1	1.50	1.20	01
A (PROPOSED BUILDING)	W3	1.80	1.20	01
A (PROPOSED BUILDING)	W2	2.10	1.20	01

Floor Name	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	288.36	0.00	12.49	288.36	0.00	12.49	0.00
Ground Floor	0.00	352.99	0.00	352.99	0.00	352.99	352.99
First Floor	0.00	373.60	0.00	373.60	0.00	373.60	373.60
Second Floor	373.60	0.00	0.00	373.60	0.00	373.60	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	661.96	726.59	386.09	1388.55	726.59	386.09	726.59

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



BASEMENT FLOOR PLAN (SCALE 1:100)

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

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

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

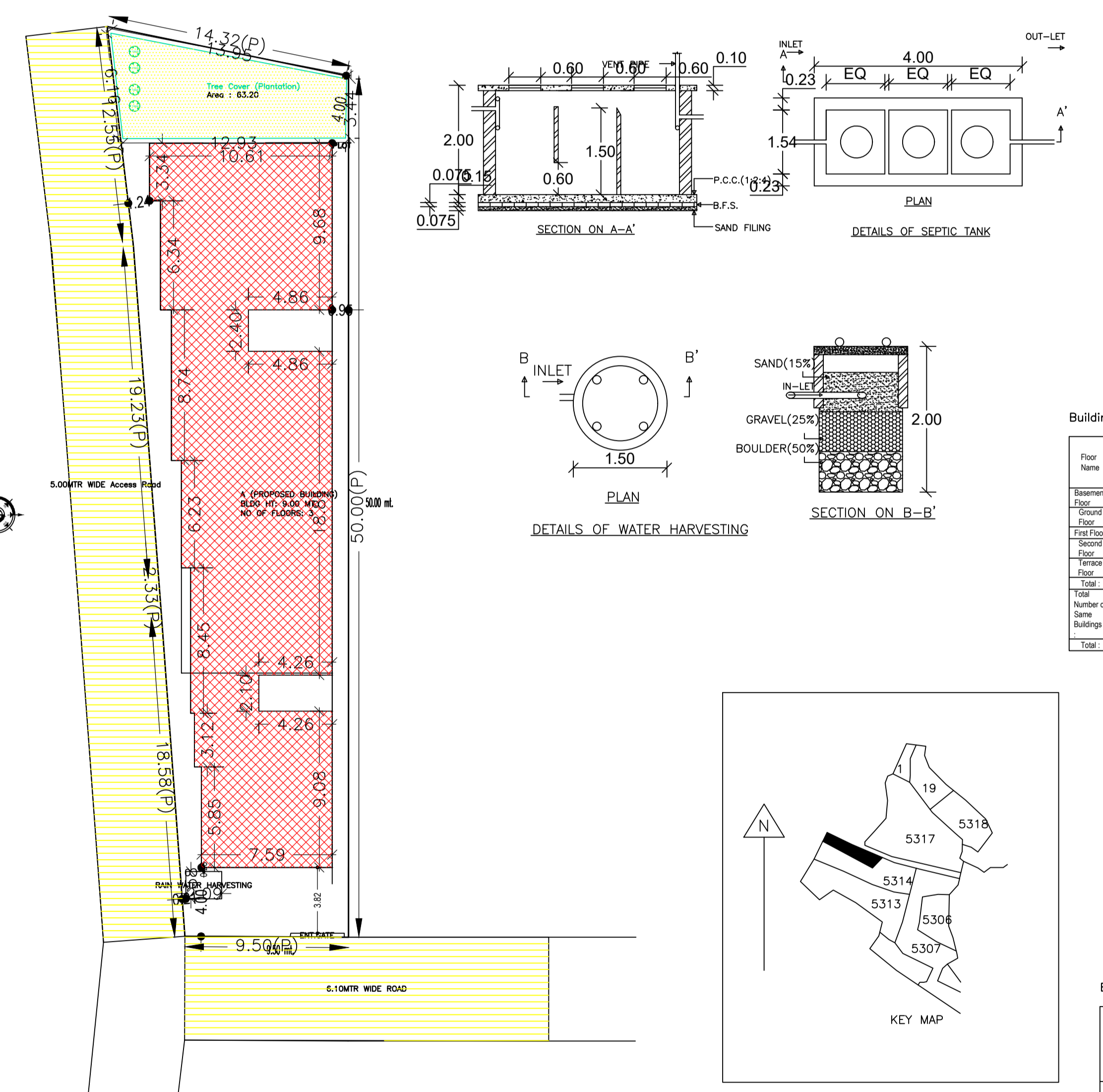
TERRACE FLOOR PLAN (SCALE 1:100)

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)		Existing FAR Area (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.)	Trmt (No.)
							Parking	Resi.		Stair	Resi.				
A (PROPOSED BUILDING)	1	1409.17	20.62	1388.55	726.59	661.96	254.32	726.59	373.60	12.49	1112.68	12.49	1112.68	1112.68	02
Grand Total	1	1409.17	20.62	1388.55	726.59	661.96	254.32	726.59	373.60	12.49	1112.68	12.49	1112.68	1112.68	02

UnitBUA Table for Building :A (PROPOSED BUILDING)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SHOP	SHOP	Existing	352.99	352.94	24	1
FIRST FLOOR PLAN	SPLIT a	FLAT	Existing	747.21	747.10	29	1
SECOND FLOOR PLAN	SPLIT a	FLAT	Proposed	0.00	0.00	27	0
Total	-	-	-	1100.20	1100.04	80	2



Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (PROPOSED BUILDING)	Residential	ResiComm Bldg	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (PROPOSED BUILDING)	Residential	ResiComm Bldg	> 0	1	1.00	1	1	-	-	-	-
			> 0	1	1.00	-	-	-	-	1	1
			> 0	1	1.00	-	-	1	1	-	-
Total			-	-	-	-	1	4	1	1	1

Parking Check (Table 7b)

Vehicle Type	No.	Reqd.		Prop.	
		Area	No.	Area	No.
Car	1	-	-	4	50.00
Total Car	1	-	-	4	50.00
Visitors Car Parking	-	-	-	1	12.50
Total Visitor Parking	1	-	-	1	12.50
TwoWheeler	-	-	-	7	14.00
Total TwoWheeler	1	-	-	7	14.00
Other Parking	-	-	-	-	177.82
Total	-	27.00	-	-	288.32

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
MUHAMMAD AZIZULLAH CMC/ARC/0006/2018			