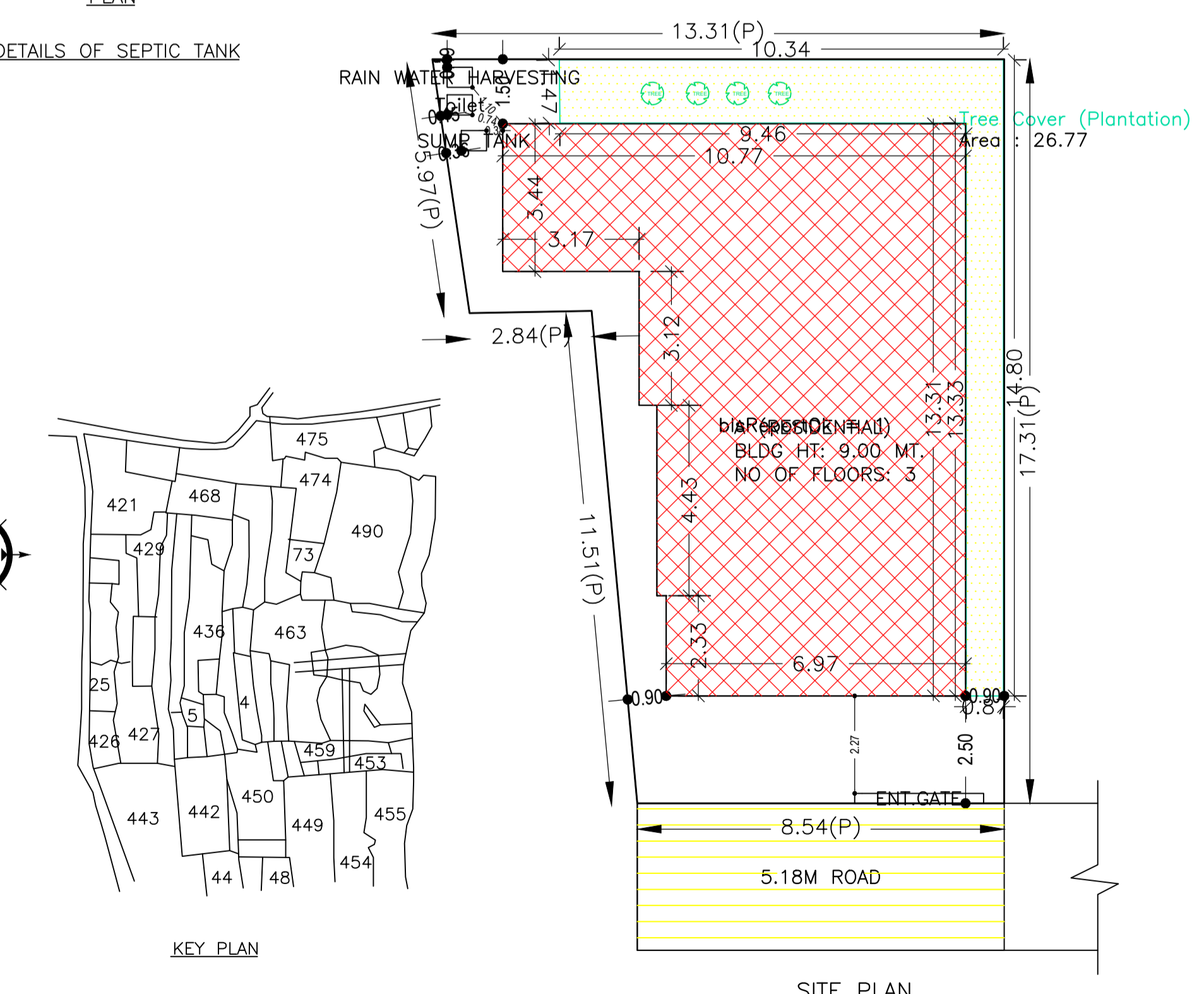
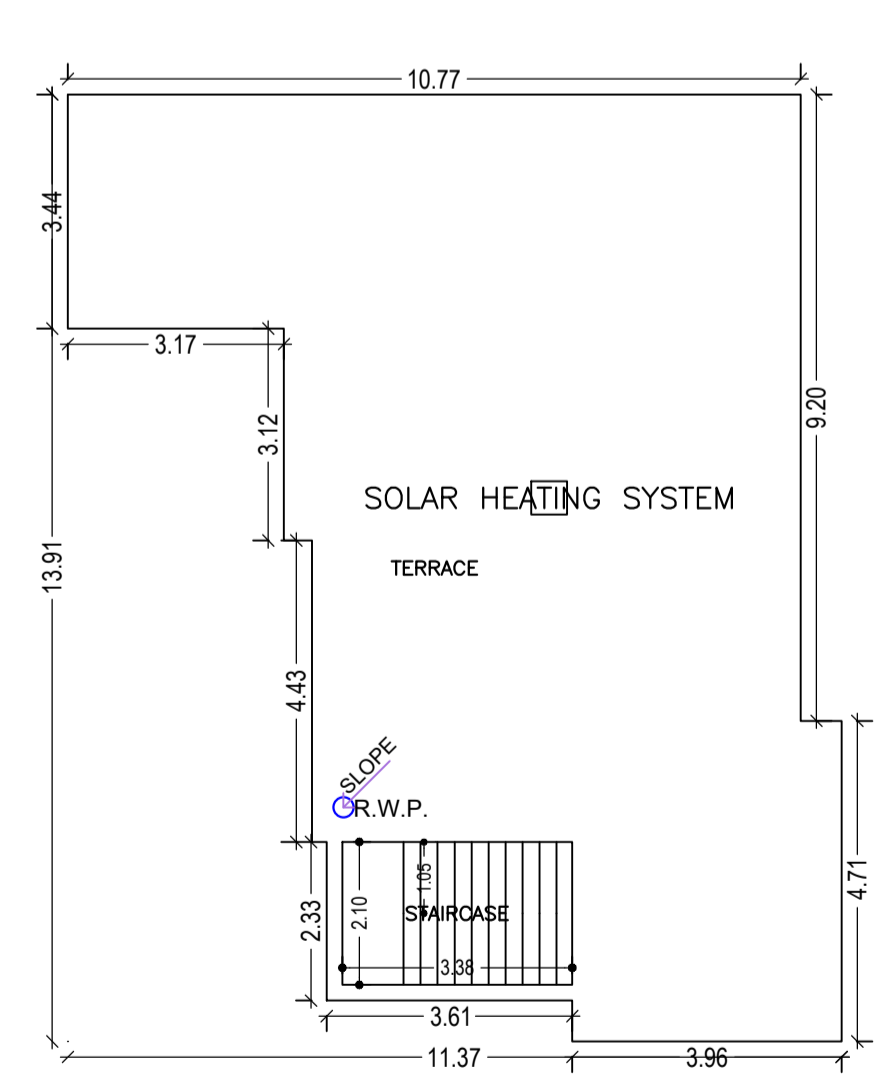
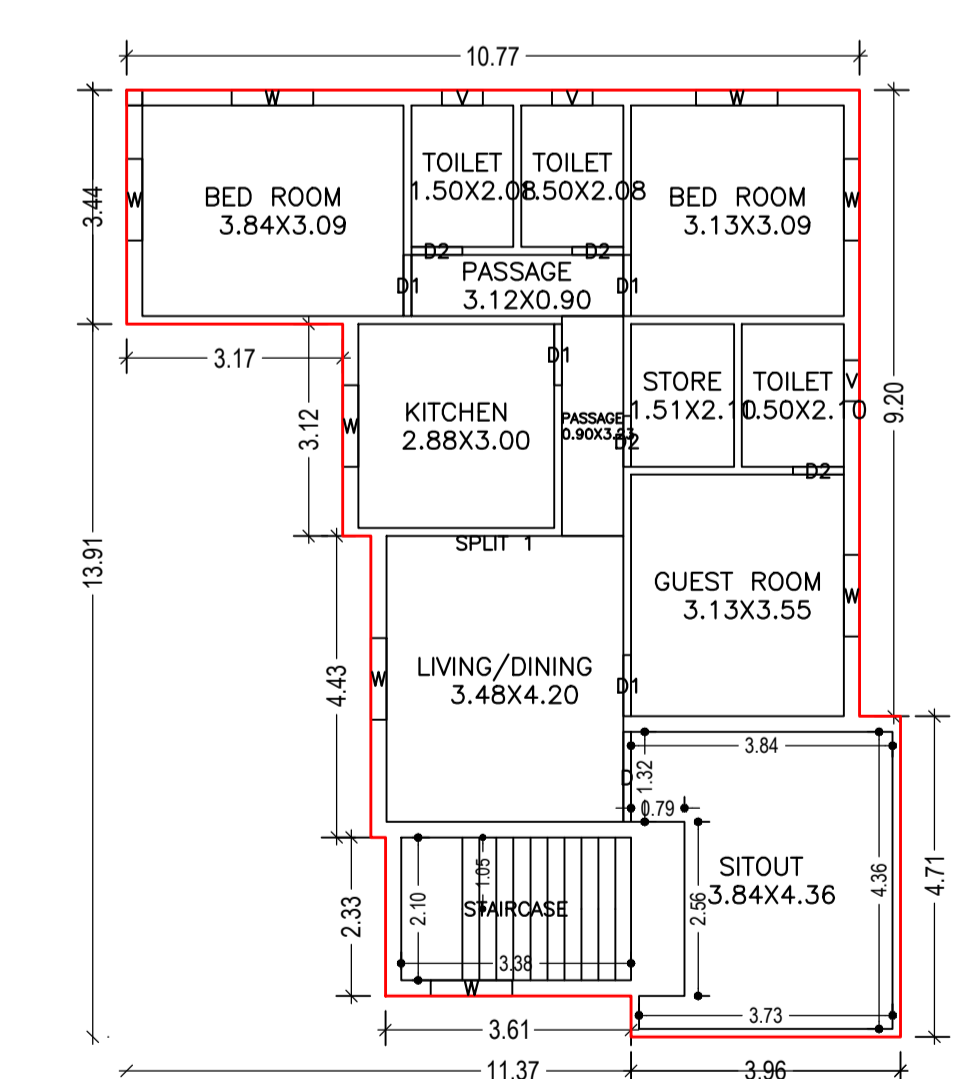
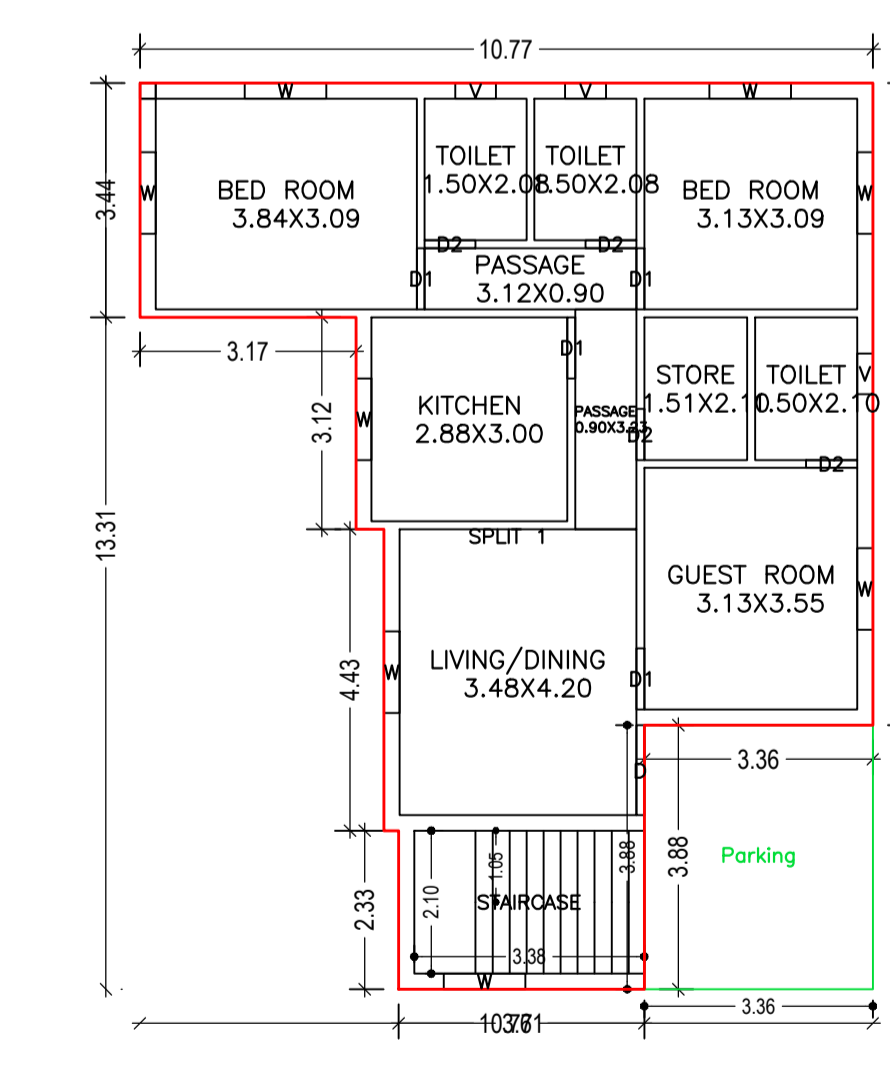
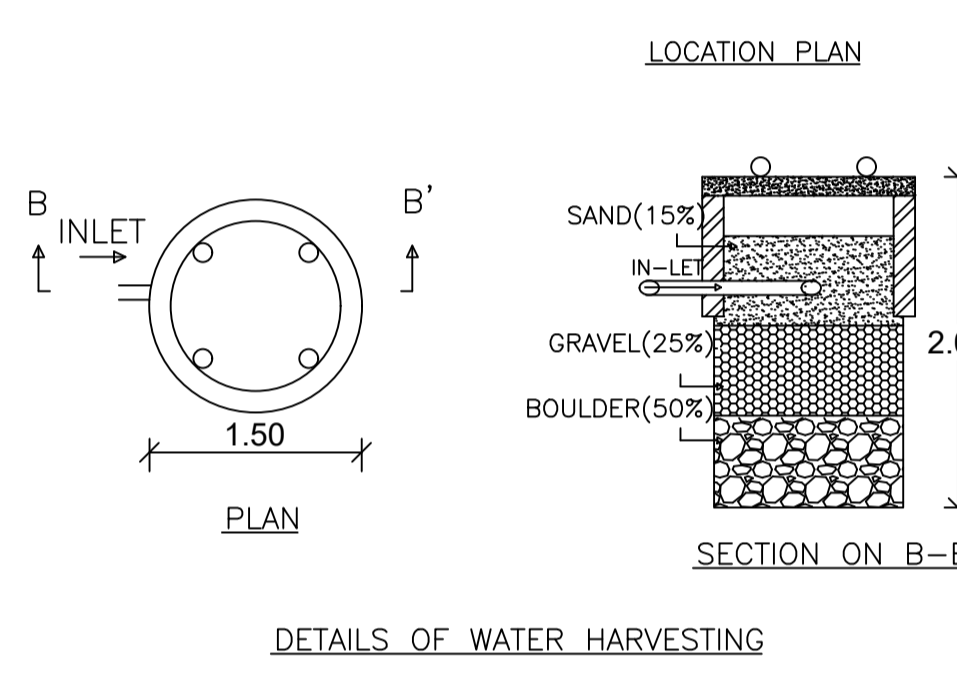
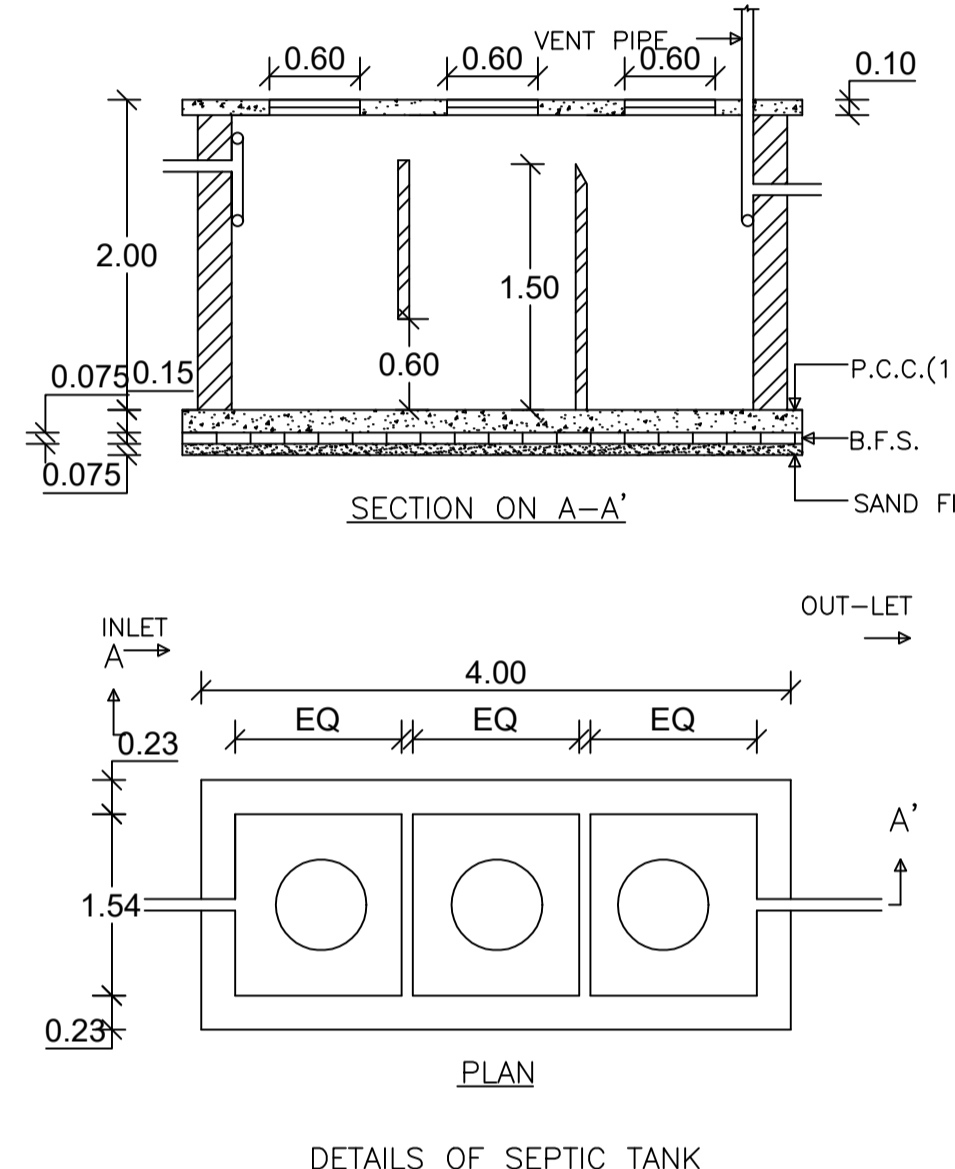
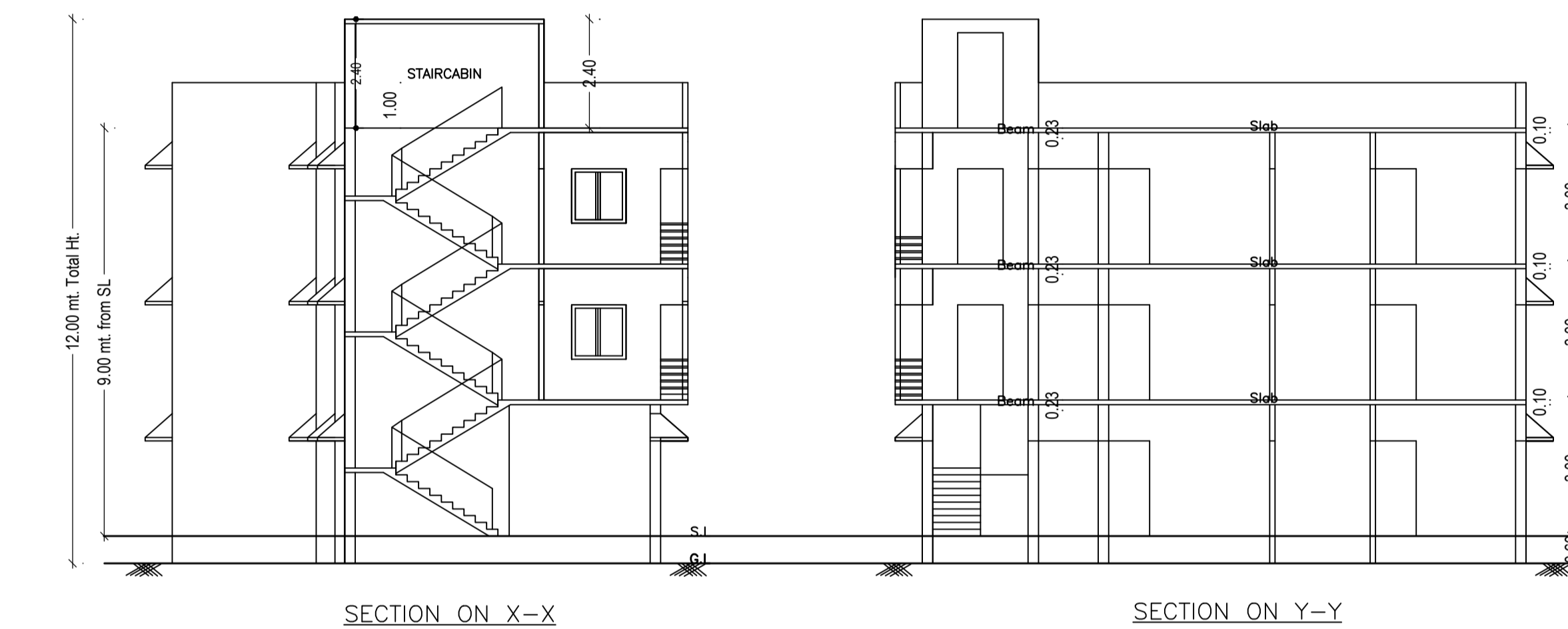
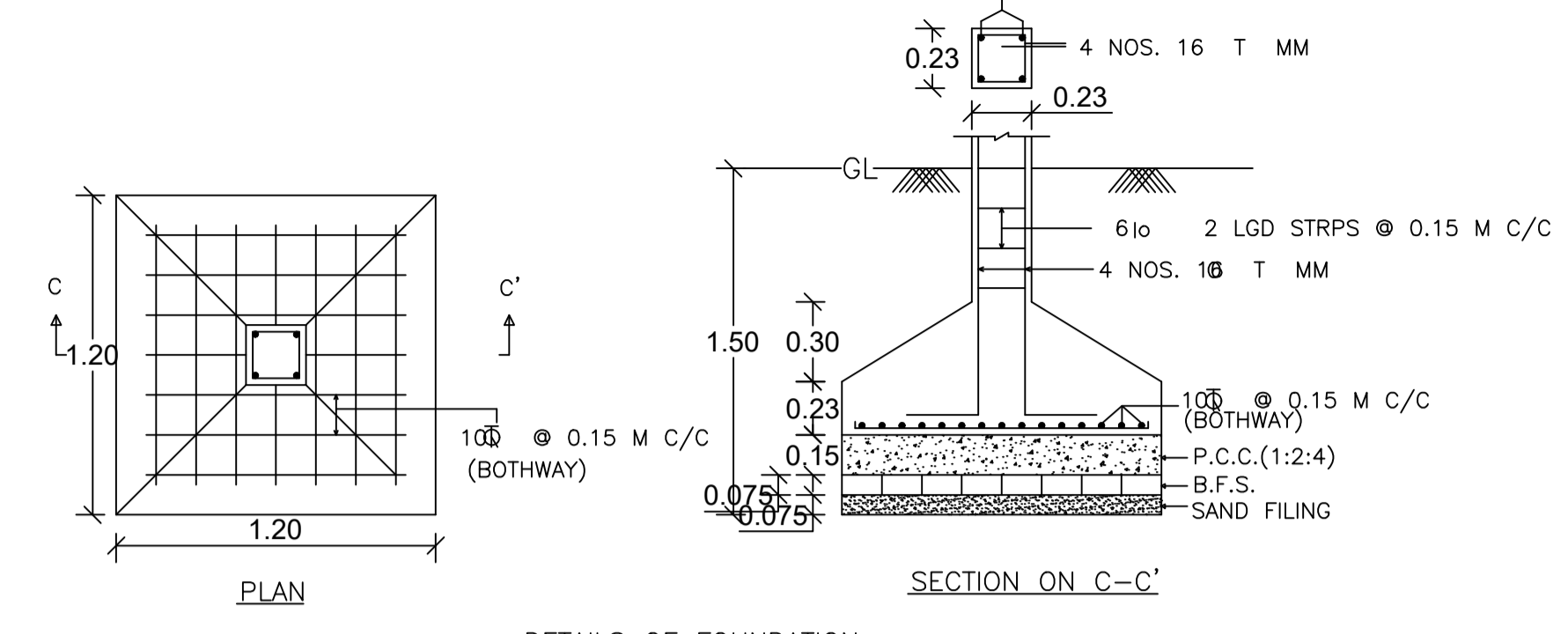
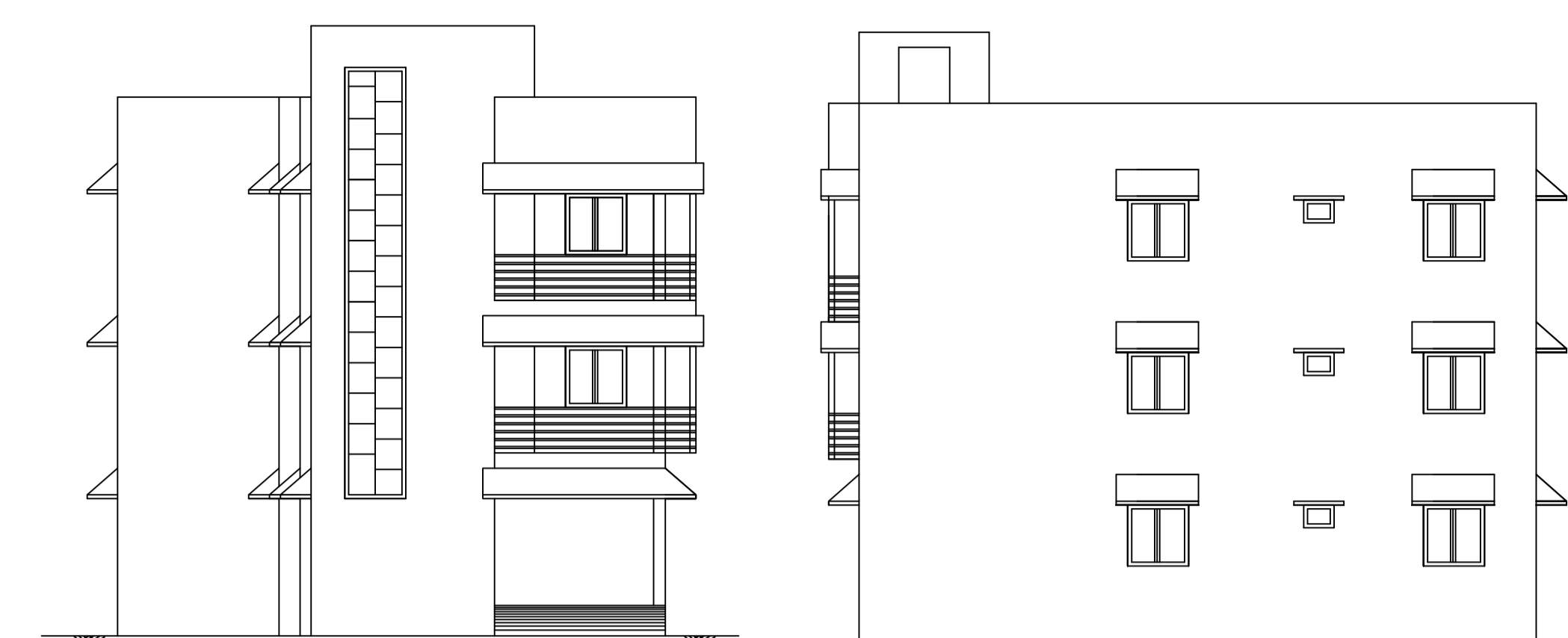


Proposal Basic Information

Proposal File No.	CMC/BP/0303/W02/2023
Owner Name	INDRAJIT ROY
Khata No	795
Plot No	453
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0/67	
PROJECT DETAIL:	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	Plot/Nearby/Religious/Structure: NA	
Inward No: CMC/BP/0303/W02/2023	Plot/SubPlot No: 453	
Application Type: General Proposal	North: Plot No. - COOPERATIVE PLOT NO. 53	
Project Type: Building Permission	South: Plot No. - COOPERATIVE BOUNDARY	
Nature of Development: New	East: Road Width - 5.18 M ROAD	
Location of Development Area: Old Area	West: Plot No. - COOPERATIVE PLOT NO. 49A	
AREA DETAILS:	SQ.MT.	
AREA OF PLOT (Minimum)	(A)	179.48
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	179.48
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		26.77
Total		26.77
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	152.70
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	179.48
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	179.48
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		125.64
Proposed Coverage Area (60.61 %)		108.78
Total Prop. Coverage Area (60.61 %)		108.78
Balance coverage area (9.39 %)		16.86
FAR CHECK		
Perm. FAR Area (1.800)		323.06
Total Perm. FAR area		323.06
Residential FAR		323.00
Proposed FAR Area		323.00
Total Proposed FAR Area		323.00
Consumed FAR (Factor)		1.80
Balance FAR Area		0.06
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		336.02
ARCHITECT (Regd)		Avinash Utkarsh
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)		INDRAJIT ROY
DEVELOPMENT AUTHORITY		LOCAL BODY



COLOR INDEX	
PLOT BOUNDARY	[Red Line]
ABUTTING ROAD	[Green Line]
PROPOSED CONSTRUCTION	[Yellow Area]
COMMON PLOT	[Blue Area]
ROAD WIDENING AREA	[Blue Area]
EXISTING (To be retained)	[Green Area]
EXISTING (To be demolished)	[Red Area]

Floor Name	Building Name A (RESIDENTIAL)		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	108.78	95.75	108.78	95.75
First Floor	113.62	113.62	113.62	113.62
Second Floor	113.62	113.62	113.62	113.62
Terrace Floor	0.00	0.00	0.00	0.00
Total :	336.02	322.99	336.02	322.99

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.)	Tnmt (No.)
Ground Floor	108.78	13.03	95.75	95.75	95.75	01
First Floor	113.62	0.00	113.62	113.62	113.62	00
Second Floor	113.62	0.00	113.62	113.62	113.62	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	00
Total :	336.02	13.03	322.99	322.99	322.99	01

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

UnitBUA Table for Building :A (RESIDENTIAL)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	323.00	322.84	11	1
TYPICAL - 1& 2 FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	12	0
Total:	-	-	323.00	322.84	35	1

SCHEDULE OF DOOR:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	D2	0.75	2.10	12	
A (RESIDENTIAL)	D1	0.90	2.10	12	
A (RESIDENTIAL)	D	1.32	2.10	03	

SCHEDULE OF WINDOW/VENTILATION:					
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	
A (RESIDENTIAL)	V	0.60	1.20	09	
A (RESIDENTIAL)	W	1.20	1.20	24	

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.)	Tnmt (No.)
A (RESIDENTIAL)	1	336.02	13.03	322.99	322.99	322.99	01
Grand Total :	1	336.02	13.03	322.99	322.99	322.99	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Avinash Utkarsh CMC/ENG/0003/2022			