



Proposal Basic Information

Proposal File No.	CMC/BP/0308/W04/2023
Owner Name	HARENDRA KUMAR
Khata No	570
Plot No	1399
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO. 1.0.67	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	Plot/Nearby/Religious/Structure: NA	
Inward No: CMC/BP/0308/W04/2023	Plot/SubPlot No: 1399	
Application Type: General Proposal	North: CTS No. - R.K.SINGH	
Project Type: Building Permission	South: Road Width - ROAD	
Nature of Development: New	East: Road Width - 6.10 MTR WIDE ROAD	
Location of Development Area: New Area	West: Plot No. - PLOT NO. 1399	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 185.39
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	185.39
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		30.15
Total		30.15
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	155.24
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	185.39
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions)	185.39
COVERAGE CHECK		
Permissible Coverage area (70.00 %)		129.77
Proposed Coverage Area (42.80 %)		79.34
Total Prop. Coverage Area (42.8 %)		79.34
Balance coverage area (27.20 %)		50.43
FAR CHECK		
Perm. FAR Area (2,000)		370.78
Total Perm. FAR area		370.78
Residential FAR		160.06
Proposed FAR Area		160.06
Total Proposed FAR Area		160.06
Consumed FAR (Factor)		0.86
Balance FAR Area		210.72
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		160.07
ARCHITECT (Regd)	AMRIT KUMAR MAHATO	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	HARENDRA KUMAR	
DEVELOPMENT AUTHORITY		LOCAL BODY

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HARENDRA)	D2	0.90	2.10	01
A (HARENDRA)	D3	0.91	2.10	03
A (HARENDRA)	D1	0.99	2.10	01
A (HARENDRA)	D1	1.07	2.10	02
A (HARENDRA)	D	1.22	2.10	02
A (HARENDRA)	D1	1.26	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (HARENDRA)	V	0.61	1.20	02
A (HARENDRA)	W	1.20	1.20	03
A (HARENDRA)	W	1.83	1.20	04

Building :A (HARENDRA)

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.)	Trmt (No.)
Ground Floor	79.34	79.34	79.34	79.34	01
First Floor	80.73	80.73	80.73	80.73	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total	160.07	160.07	160.07	160.07	01
Total Number of Same Buildings	1				
Total	160.07	160.07	160.07	160.07	01

Buildingwise Floor FAR Details

Floor Name	Building Name A (HARENDRA)		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	79.34	79.34	79.34	79.34
First Floor	80.73	80.73	80.73	80.73
Terrace Floor	0.00	0.00	0.00	0.00
Total	160.07	160.07	160.07	160.07

UnitBUA Table for Building :A (HARENDRA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT 1	FLAT	160.06	156.18	5	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	7	0
Total:	-	-	160.06	156.18	12	1

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.)	Trmt (No.)
A (HARENDRA)	1	160.07	160.07	160.07	160.07	01
Grand Total	1	160.07	160.07	160.07	160.07	01

Building USE/SUBUSE Details

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

COLOR INDEX

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

LTP NAME AND SIGNATURE AMRIT KUMAR MAHATO CMC/DFTM/0004/2019	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
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