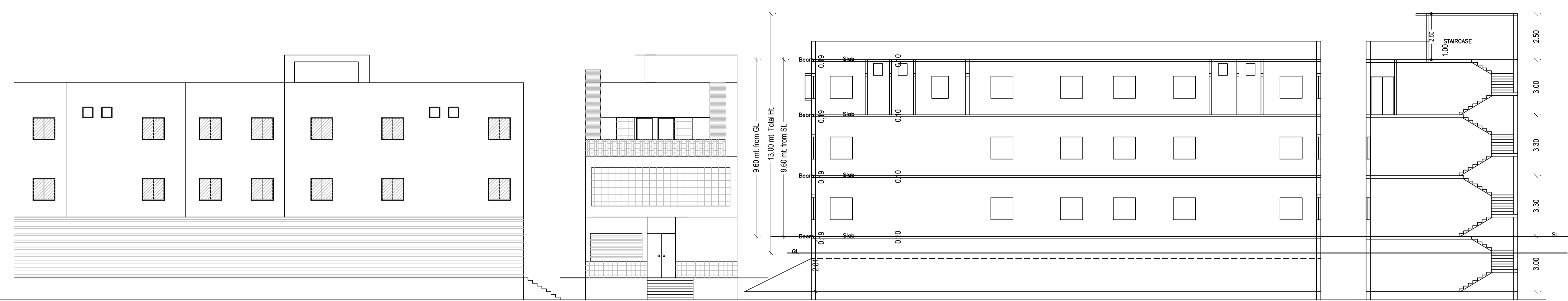
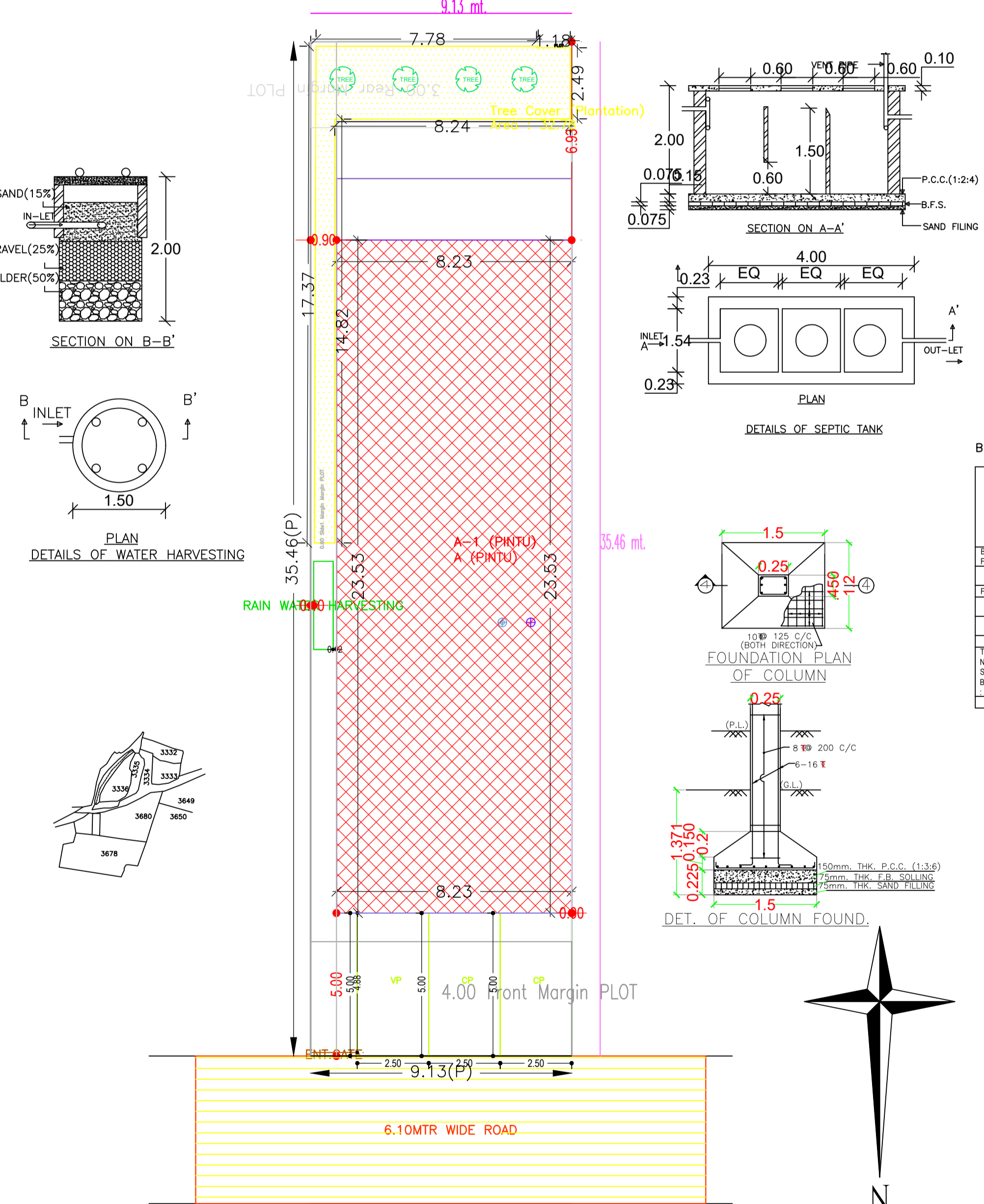
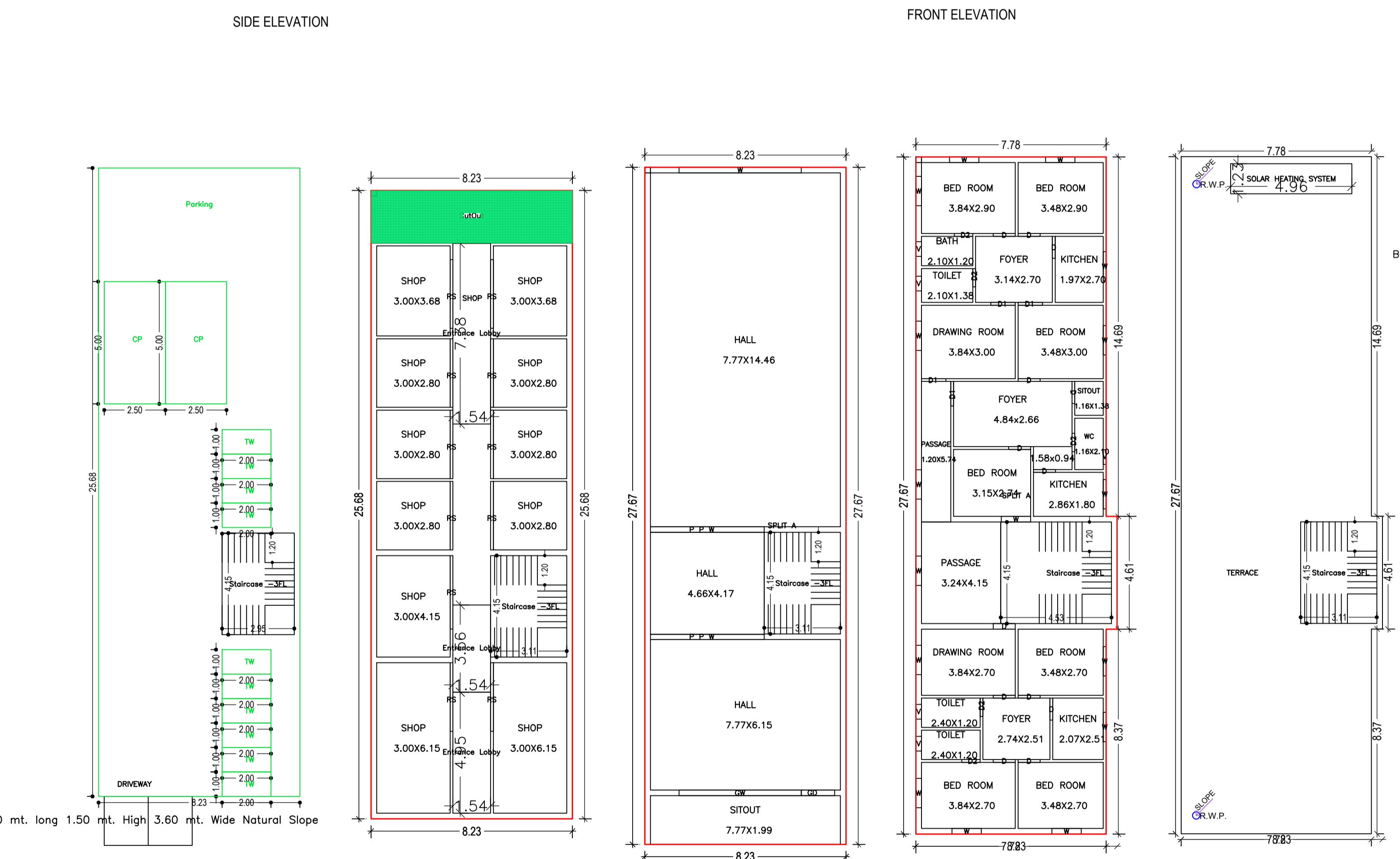


Proposal Basic Information	
Proposal File No.	CMC/BP/0005/W17/2023
Owner Name	PINTU SAW
Khata No	681
Plot No	3680
Village Name	Chas
Use	Mixed
SubUse	Res+Comm



AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. 1.0.65
PROJECT DETAIL		VERSION DATE: 16/10/2020
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed	
District: BOKARO	Plot SubUse: Res+Comm	
Authority: CHAS MUNICIPAL CORPORATION	PlotWeatlyReligiousStructure: NA	
Inward No: CMC/BP/0005/W17/2023	PlotSubPlot No: 3680	
Application Type: General Proposal	North: Road Widen - SURVEY ROAD	
Project Type: Building Permission	South: Plot No. - PLOT NO. 3678	
Nature of Development: New	East: Plot No. - PART OF PLOT	
Location of Development Area: Old Area	West: Plot No. - PART OF PLOT	
AREA DETAILS: SQ MT		
AREA OF PLOT (Minimum)	(A)	323.77
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	323.77
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		32.78
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	290.98
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	323.77
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	323.77
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		194.26
Proposed Coverage Area (59.81 %)		193.65
Total Prop. Coverage Area (59.81 %)		193.65
Balance coverage area (0.19 %)		0.61
FAR CHECK		
Perm. FAR Area (2.500)		809.42
Total Perm. FAR area		809.42
Residential FAR		445.07
Commercial FAR		169.18
Proposed FAR Area		626.49
Total Proposed FAR Area		626.49
Consumed FAR (Factor)		1.94
Balance FAR Area		182.93
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		850.07
ARCHITECT (Regd)	DINABANDHU RAJAK	
ENGINEER (Regd)		
SUPERVISOR (Regd)	PINTU SAW	
OWNER (Regd)		
DEVELOPMENT AUTHORITY LOCAL BODY		



Building :A (PINTU)												
Floor Name	Gross Builtup Area	Deductions From Gross Builtup Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Accessory Use	Parking	Res.	Commercial	Stair	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
Basement Floor	211.35	0.00	211.35	0.00	199.10	0.00	0.00	12.24	12.24	12.24	0.00	00
Ground Floor	211.34	17.69	193.65	24.47	0.00	0.00	169.18	169.18	169.18	169.18	0.00	01
First Floor	227.72	0.00	227.72	0.00	0.00	227.72	0.00	0.00	227.72	227.72	0.00	01
Second Floor	217.35	0.00	217.35	0.00	0.00	217.35	0.00	0.00	217.35	217.35	0.00	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	867.76	17.69	850.07	24.47	199.10	445.07	169.18	12.24	626.49	626.49	0.00	02
Total Number of Same Buildings	1											

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PINTU)	D2	0.75	2.10	05
A (PINTU)	D	0.90	2.10	13
A (PINTU)	D1	1.00	2.10	04
A (PINTU)	GD	1.36	2.10	01
A (PINTU)	RS	2.80	2.40	10
A (PINTU)	RS	3.00	2.40	01
A (PINTU)	P P W	4.66	2.10	02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PINTU)	V	0.60	1.20	05
A (PINTU)	W	1.20	1.20	16
A (PINTU)	GW	5.00	2.10	01
A (PINTU)	W	5.00	2.10	01

Buildingwise Floor FAR Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	211.35	12.24	211.35	12.24
Ground Floor	193.65	169.18	193.65	169.18
First Floor	227.72	227.72	227.72	227.72
Second Floor	217.35	217.35	217.35	217.35
Terrace Floor	0.00	0.00	0.00	0.00
Total	850.07	626.49	850.07	626.49

Required Parking (Table 7a)														
Building Name	Type	SubUse	Area (Sq.mt.)			Units			Car			Two Wheeler		
			Reqd.	Prop.	Area	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A (PINTU)	Commercial	Shop	>= 0	50	156.25	1	3	-	-	-	-	-	-	-
			>= 1	1.00	1	1	-	-	-	-	-	-	-	-
			>= 2	1.00	4	4	-	-	-	-	-	-	-	-
Residential	ResComm Bldg	Shop	>= 0	1.00	1	1	-	-	-	-	-	-	-	
			>= 1	1.00	1	1	-	-	-	-	-	-	-	
			>= 2	1.00	1	1	-	-	-	-	-	-	-	
Total						4	4	-	-	1	1	-	8	

UnitBUA Table for Building :A (PINTU)											
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement					
GROUND FLOOR PLAN	SHOP	SHOP	193.65	193.65	11	1					
FIRST FLOOR PLAN	SPLIT A	FLAT	445.07	444.97	4	1					
SECOND FLOOR PLAN	SPLIT A	FLAT	0.00	0.00	23	0					
Total			638.72	638.62	38	2					

Parking Check (Table 7b)					
Vehicle Type	No.	Reqd.	Area	No.	Area
Car	4	-	4	4	50.00
Total Car	4	-	4	4	50.00
Two Wheeler	8	-	8	8	12.50
Total Two Wheeler	8	-	8	8	12.50
Other Parking	1	-	1	1	20.00
Total	13	-	13	13	82.50

FAR & Tenement Details (Table 4c-1)													
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Accessory Use	Parking	Res.	Commercial	Stair	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tent (No.)
A (PINTU)	1	867.76	17.69	850.07	24.47	199.10	445.07	169.18	12.24	626.49	626.49	0.00	02
Grand Total	1	867.76	17.69	850.07	24.47	199.10	445.07	169.18	12.24	626.49	626.49	0.00	02

Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
A (PINTU)	Residential	Res/Comm Bldg	Non-Highrise

COLOR INDEX		LTP NAME AND SIGNATURE		STRUCTURAL ENG'S NAME AND SIGNATURE		BUILDER NAME AND SIGNATURE		DIGITAL SIGNATURE	
PLOT BOUNDARY	ABUTTING ROAD	DINABANDHU RAJAK							
PROPOSED CONSTRUCTION	COMMON PLOT	CMC/ENG/001/2020							
ROAD WIDENING AREA	EXISTING (To be retained)								
EXISTING (To be demolished)									