



Proposal Basic Information	
Proposal File No.	CMC/BP/0130/W30/2023
Owner Name	SHRI AMIT KUMAR JHA
Khata No	28
Plot No	13
Village Name	Bandhgora
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION		VERSION NO. : 1.0.66
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	PlotNearbyReligiousStructure: NA	
Inward No: CMC/BP/0130/W30/2023	PlotSubPlot No: 13	
Application Type: General Proposal	North: Road Width - 9 MTR	
Project Type: Building Permission	South: Plot No. - 10 N.H.D	
Nature of Development: New	East: Plot No. - 36 N.H.D	
Location of Development Area: Old Area	West: Plot No. - 34 N.H.D	

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	396.60
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	396.60
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		22.92
Total		22.92
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)	373.68
PLOT AREA FOR COVERAGE (Net Plot Area - Road Widening Area)	(A-Deductions)	396.60
Plot Area for FAR (Net Plot Area - Road Widening Area)	(A-Deductions)	396.60

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		237.96
Proposed Coverage Area (59.87 %)		237.45
Total Prop. Coverage Area (59.87 %)		237.45
Balance coverage area (0.13 %)		0.51
FAR CHECK		
Perm. FAR Area (2.500)		991.50
Total Perm. FAR area		991.50
Residential FAR		651.59
Proposed FAR Area		651.59
Total Proposed FAR Area		651.59
Consumed FAR (Factor)		1.64
Balance FAR Area		339.91
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		712.35
ARCHITECT (Regd)	SUBHASH NARHARRAO NETRAGAONKAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SHRI AMIT KUMAR JHA	
DEVELOPMENT AUTHORITY		LOCAL BODY

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AK (BUILDING)	D2	0.75	2.10	17
AK (BUILDING)	D1	1.00	2.10	30
AK (BUILDING)	D	1.20	2.10	11

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AK (BUILDING)	V1	0.75	0.60	09
AK (BUILDING)	V	0.75	0.60	05
AK (BUILDING)	W4	0.90	1.50	02
AK (BUILDING)	W3	1.20	1.20	14
AK (BUILDING)	W1	1.50	1.20	12
AK (BUILDING)	W	1.80	1.20	30

Building :AK (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.)	Tnmt (No.)
		Void	Parking				
Ground Floor	237.45	0.00	56.47	180.98	180.98	180.98	01
First Floor	237.45	2.15	0.00	235.30	235.30	235.30	00
Second Floor	237.45	2.15	0.00	235.30	235.30	235.30	00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	712.35	4.30	56.47	651.58	651.58	651.58	01
Total Number of Same Buildings :	1						
Total :	712.35	4.30	56.47	651.58	651.58	651.58	01

Building USE/SUBUSE Details

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

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.)
			Void	Parking				
AK (BUILDING)	1	712.35	4.30	56.47	651.58	651.58	651.58	01
Grand Total :	1	712.35	4.30	56.47	651.58	651.58	651.58	01

Buildingwise Floor FAR Details

Floor Name	Building Name AK (BUILDING)		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	237.45	180.98	237.45	180.98
First Floor	237.45	235.30	237.45	235.30
Second Floor	237.45	235.30	237.45	235.30
Terrace Floor	0.00	0.00	0.00	0.00
Total :	712.35	651.58	712.35	651.58

UnitBUA Table for Building :AK (BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT AK	FLAT	564.98	535.95	17	1
TYPICAL - 1, 2 FLOOR PLAN	SPLIT AK	FLAT	0.00	0.00	20	0
Total :	-	-	564.98	535.95	57	1

COLOR INDEX

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

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUBHASH NARHARRAO NETRAGAONKAR CMC/ARC/0014/2018			