

Proposal Basic Information

Proposal File No.	CMC/BP/0244/W02/2023
Owner Name	SARITA DEVI
Khata No	119
Plot No	638,639
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION

VERSION NO.: 1.0.66  
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	PlotNearbyReligiousStructure: NA
Inward No: CMC/BP/0244/W02/2023	PlotSubPlot No: 638,639
Application Type: General Proposal	North: Plot No. - CHOTU GOPE
Project Type: Building Permission	South: Plot No. - KARTIK GOPE
Nature of Development: New	East: Plot No. - PART OF PLOT
Location of Development Area: Old Area	West: Road Width - ROAD

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.	181.91
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		181.91
Deduction for Balance Plot Area(from Gross Plot Area)			
Common Plot			37.96
Total			37.96
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		143.95
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		181.91
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)		181.91

COVERAGE CHECK

Permissible Coverage area ( 70.00 % )	127.34
Proposed Coverage Area ( 52.54 % )	95.58
Total Prop. Coverage Area ( 52.54 % )	95.58
Balance coverage area ( 17.46 % )	31.76

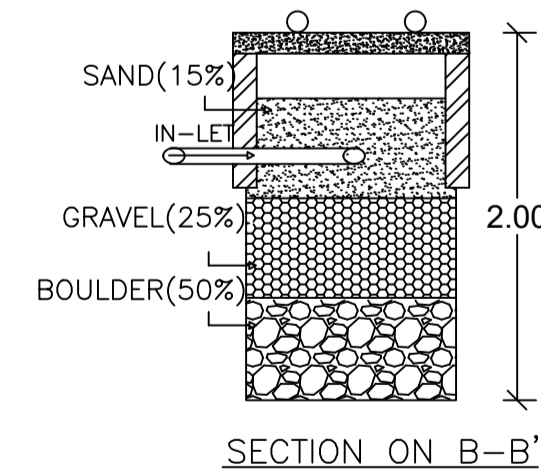
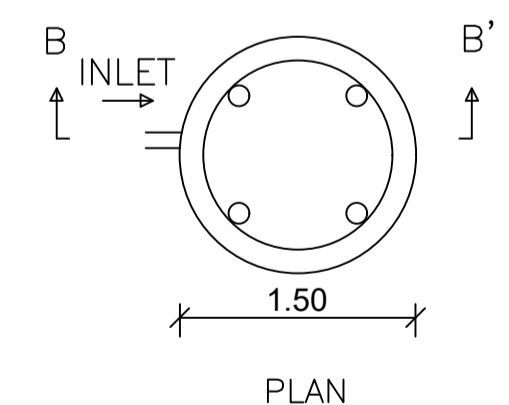
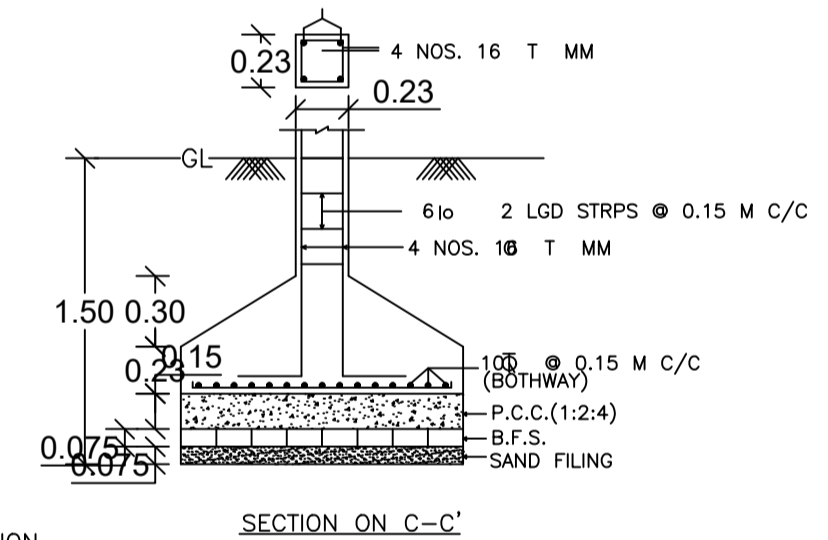
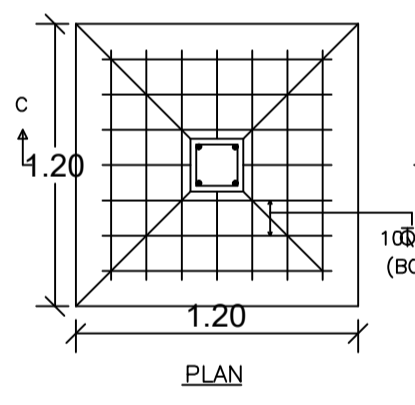
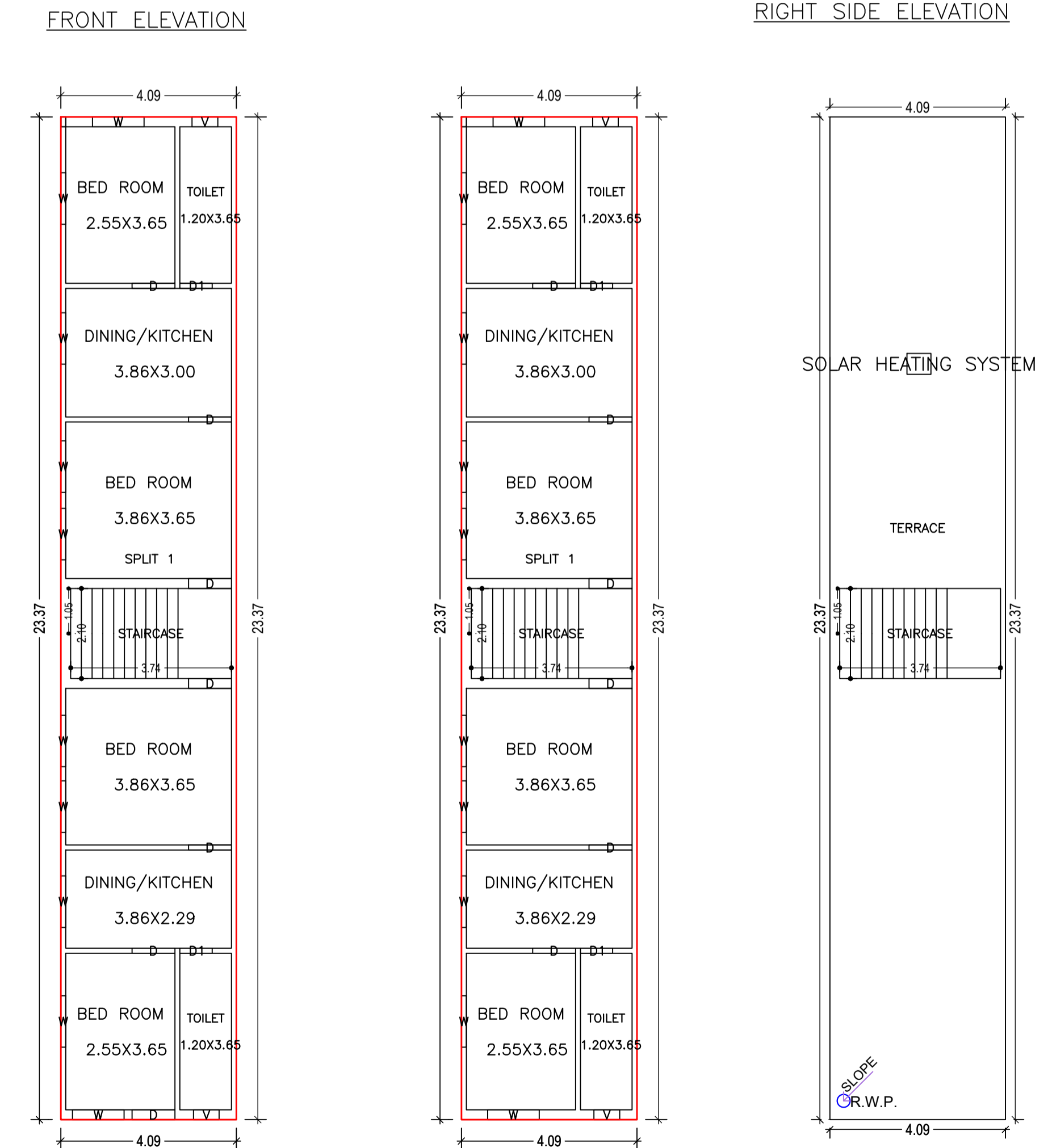
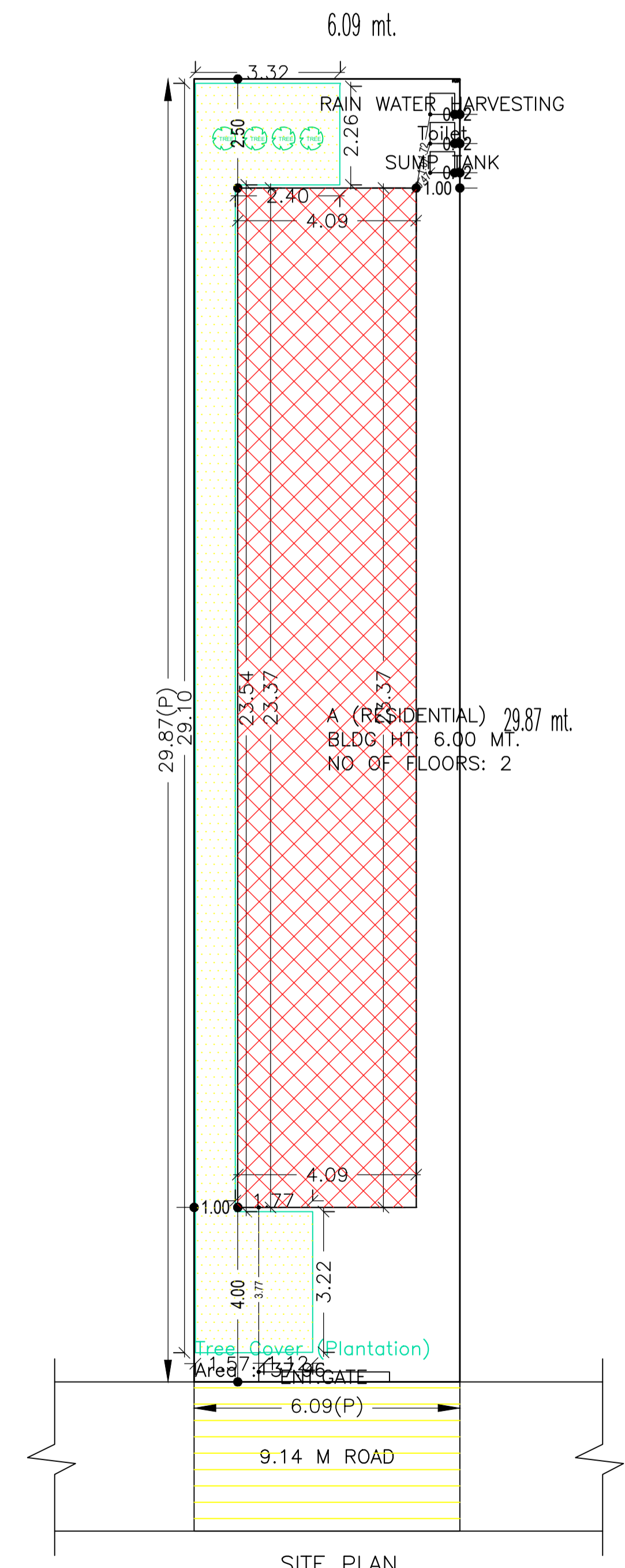
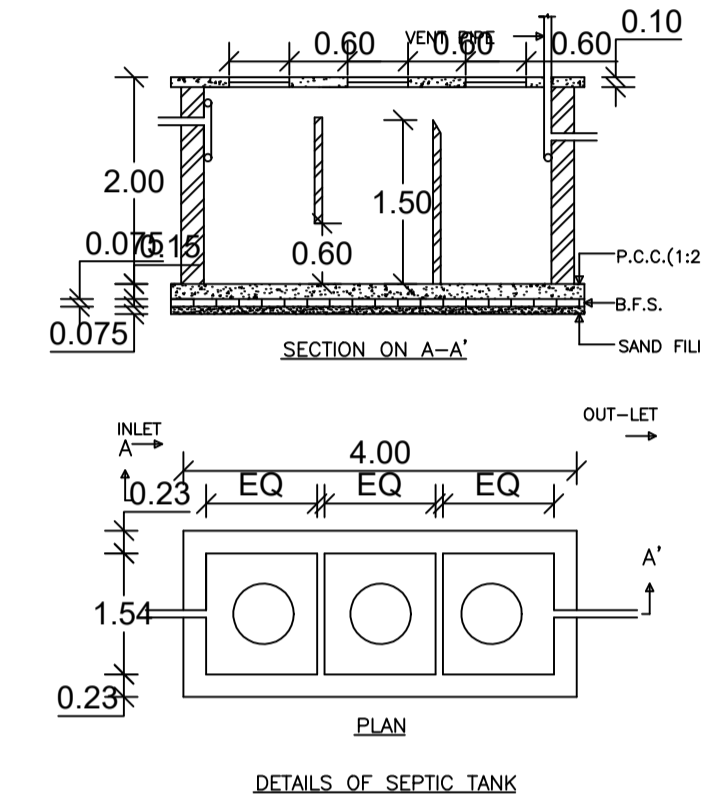
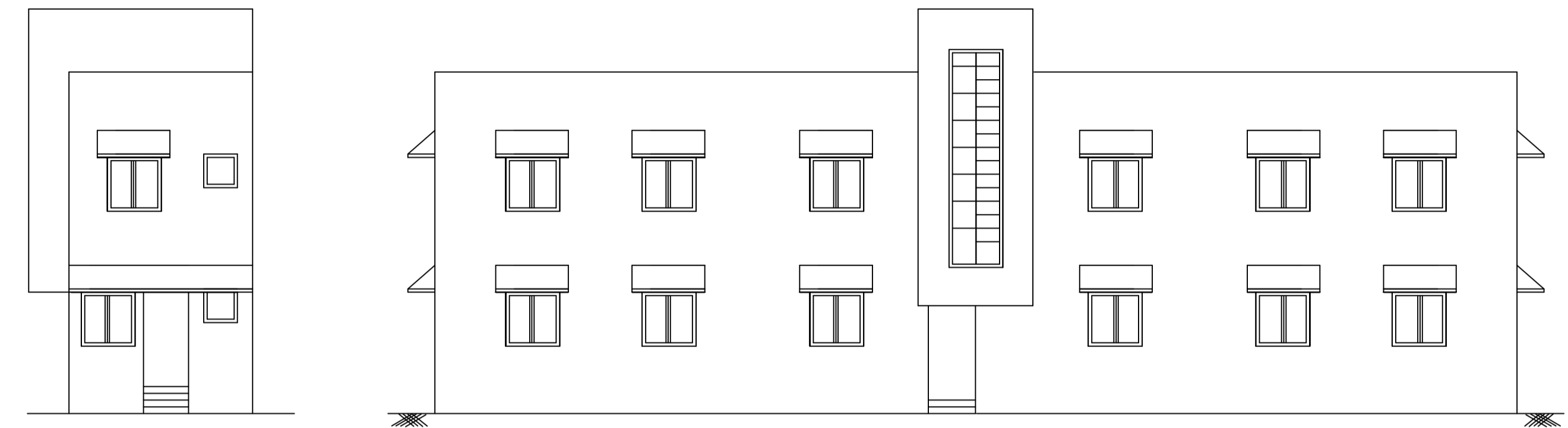
FAR CHECK

Perm. FAR Area ( 2.500 )	454.78
Total Perm. FAR area	454.78
Residential FAR	191.17
Proposed FAR Area	191.17
Total Proposed FAR Area	191.17
Consumed FAR (Factor)	1.05
Balance FAR Area	263.61

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	191.16
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ARCHITECT (Regd) RAVI KUMAR  
ENGINEER (Regd)  
SUPERVISOR (Regd) SARITA DEVI  
OWNER (Regd)  
DEVELOPMENT AUTHORITY LOCAL BODY



SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.75	2.10	04
A (RESIDENTIAL)	D	1.00	2.10	13

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	0.60	1.20	04
A (RESIDENTIAL)	W	1.20	1.20	20

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: RAVI KUMAR, CMC/DFTM/0024/2017

Building :A (RESIDENTIAL)

Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	95.58	95.58	95.58	95.58	01
First Floor	95.58	95.58	95.58	95.58	00
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	191.16	191.16	191.16	191.16	01
Total Number of Same Buildings	1				
Total :	191.16	191.16	191.16	191.16	01

Buildingwise Floor FAR Details

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	95.58	95.58	95.58	95.58
First Floor	95.58	95.58	95.58	95.58
Terrace Floor	0.00	0.00	0.00	0.00
Total :	191.16	191.16	191.16	191.16

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	191.17	191.11	8	1
FIRST FLOOR PLAN	SPLIT 1	FLAT	0.00	0.00	8	0
Total:	-	-	191.17	191.11	16	1

FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (RESIDENTIAL)	1	191.16	191.16	191.16	191.16	01
Grand Total :	1	191.16	191.16	191.16	191.16	01

Building USE/SUBUSE Details

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