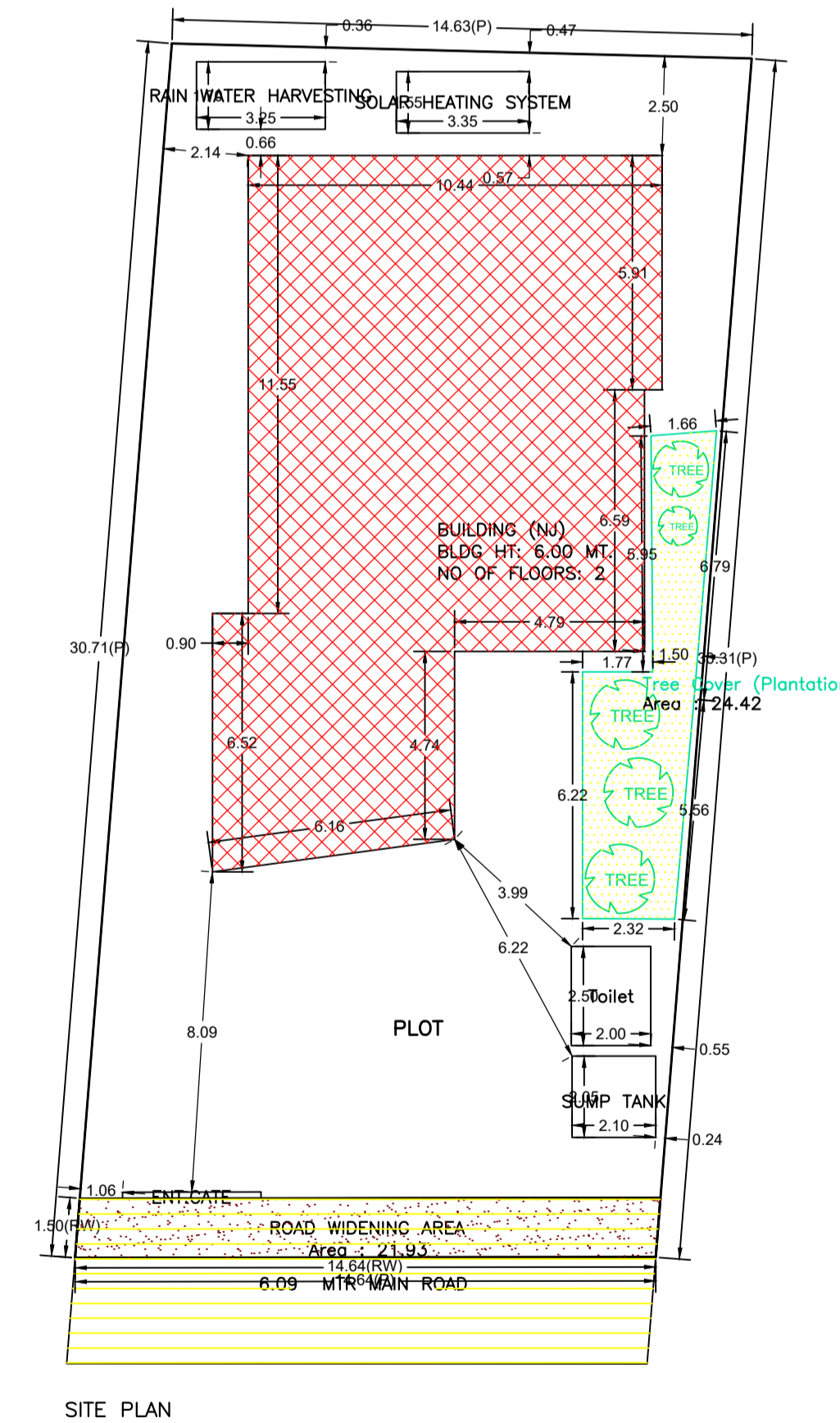
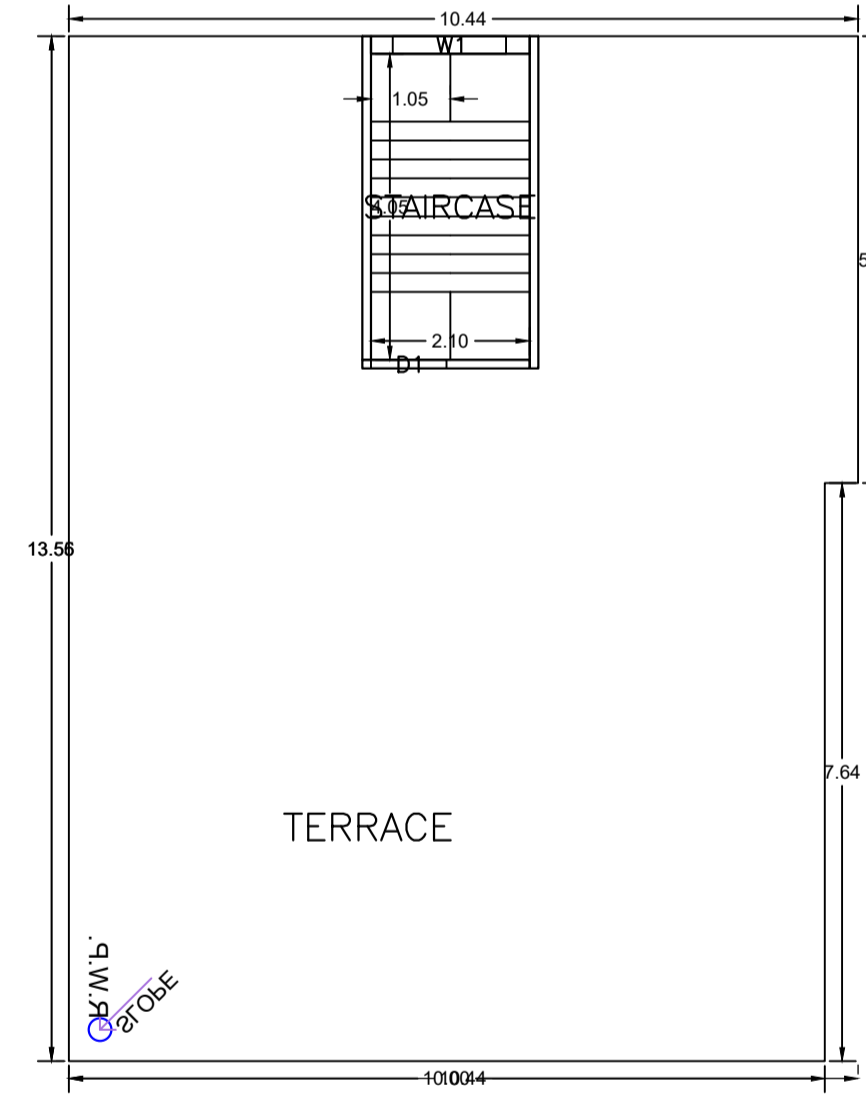
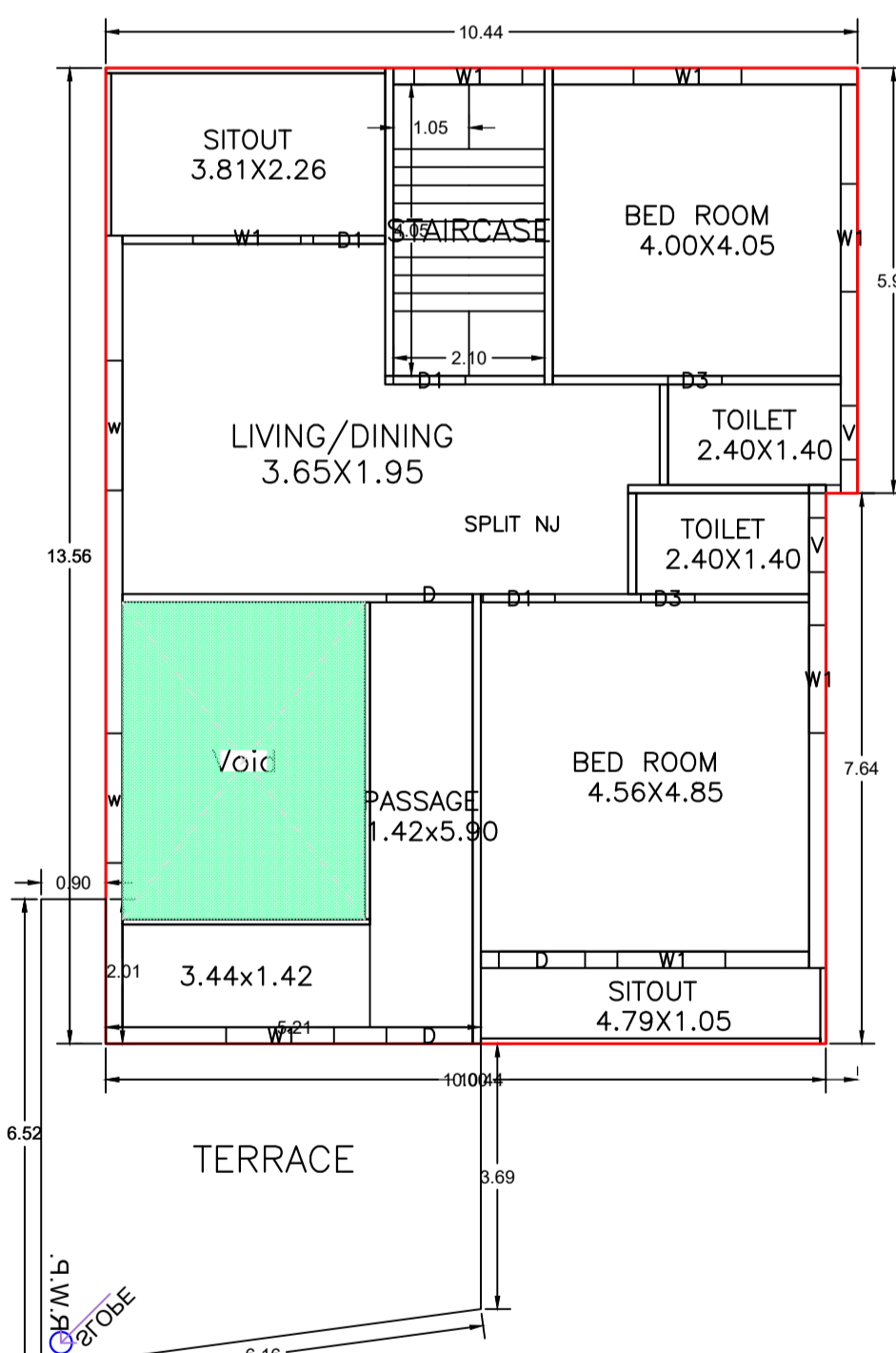
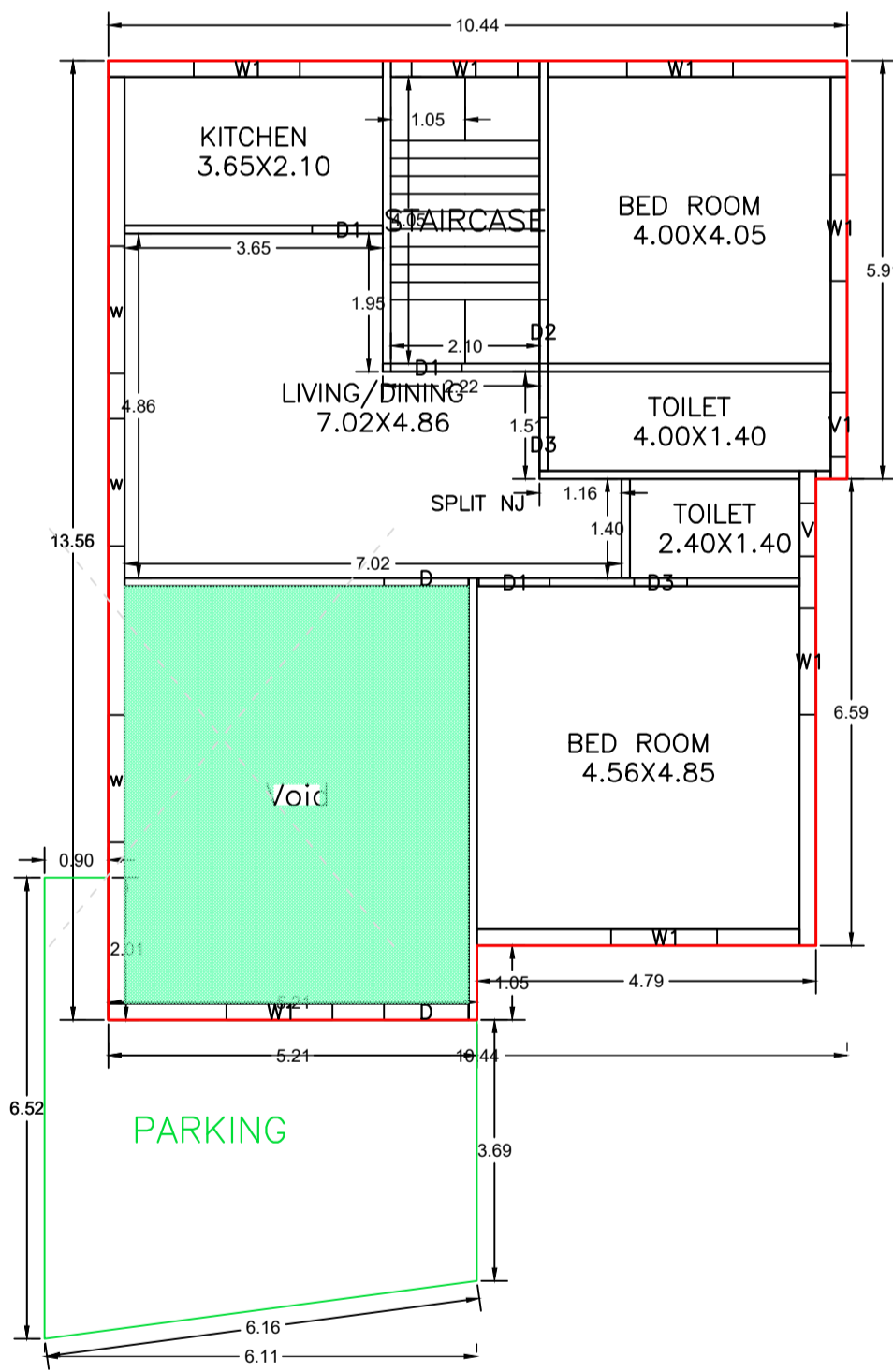
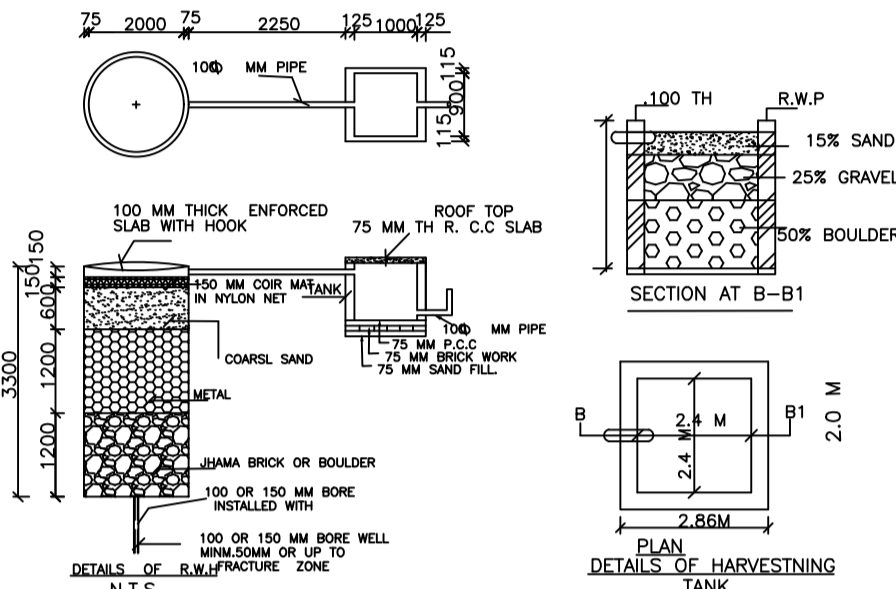
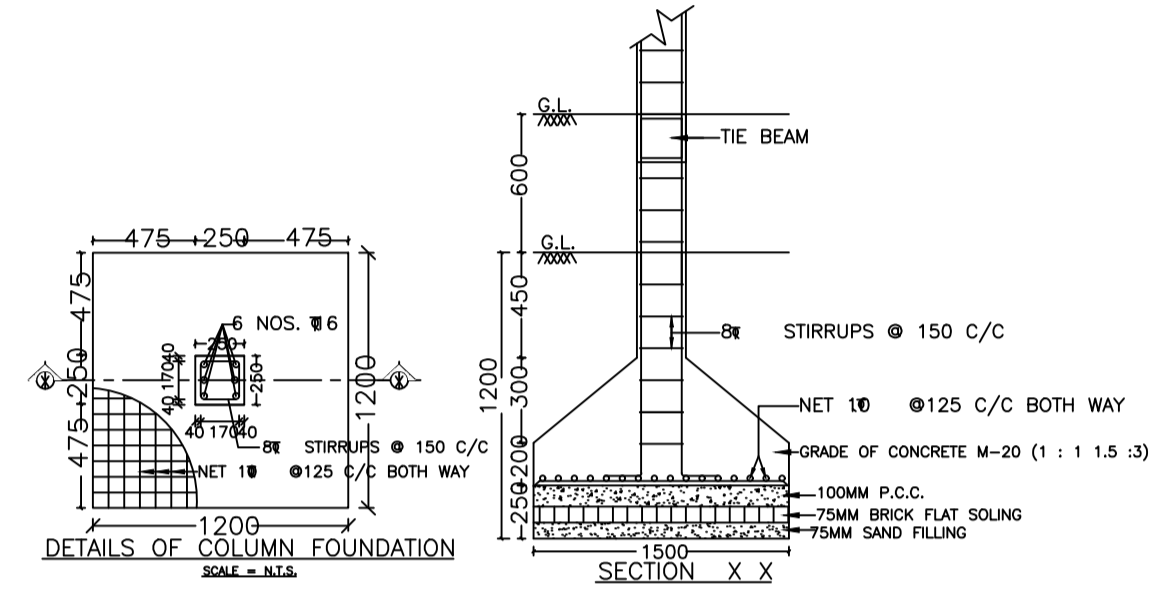
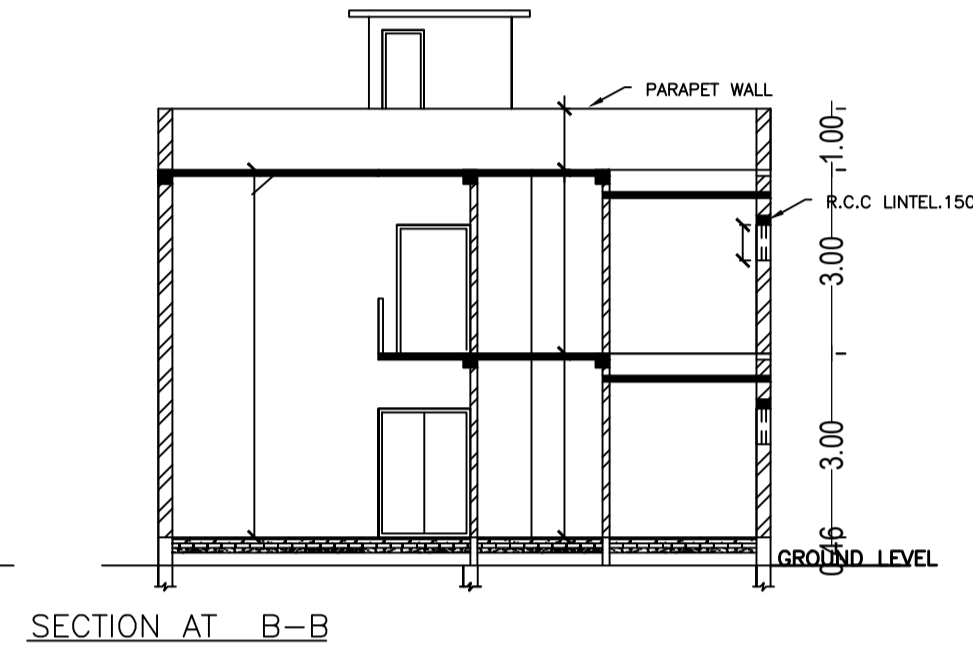
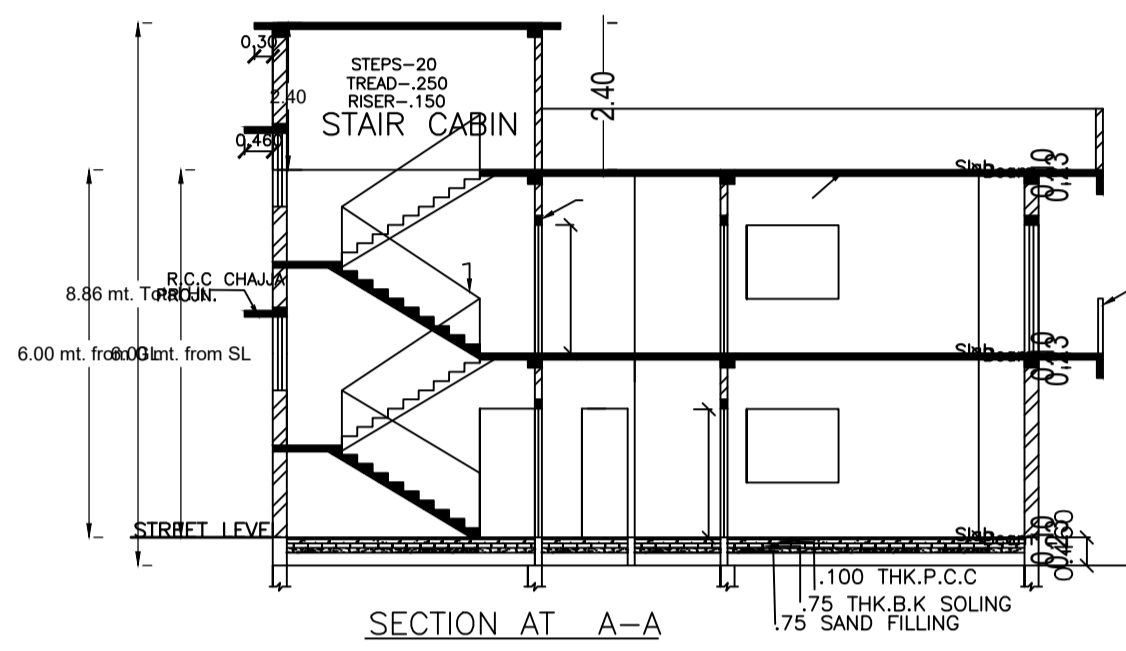


Proposal Basic Information

Proposal File No.	CMC/BP/0064/W07/2024
Owner Name	SMT NEELU JHA
Khata No	114
Plot No	3889,3890,542
Village Name	Chas
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT CHAS MUNICIPAL CORPORATION	VERSION NO.: 1.0.70	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/0064/W07/2024	Plot/SubPlot No: 3889,3890,542	
Application Type: General Proposal	North: Road Width - 6.09 MTR	
Project Type: Building Permission	South: Plot No. - PLOT NO-3889	
Nature of Development: New	East: Plot No. - PLOT NO-3889,3890	
Location of Development Area: Old Area	West: Plot No. - PLOT NO-542,3890	
AREA DETAILS:		
AREA OF PLOT (Minimum)	(A)	SQ.MT. 445.52
Deduction for NetPlot Area		
Road Widening Area		21.93
Total		21.93
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	423.59
Deduction for Balance Plot Area(from Gross Plot Area)		
Road Widening Area		21.93
Common Plot		24.42
Total		46.35
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	399.17
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	423.59
Plot Area for FAR (Net Plot Area + RoadWidening Area)	(A-Deductions)	423.59
COVERAGE CHECK		
Permissible Coverage area (60.00 %)		254.15
Proposed Coverage Area (37.76 %)		159.96
Total Prop. Coverage Area (37.76 %)		159.96
Balance coverage area (22.24 %)		94.19
FAR CHECK		
Perm. FAR Area (1.800)		762.46
Total Perm. FAR area		762.46
Residential FAR		227.76
Proposed FAR Area		227.76
Total Proposed FAR Area		227.76
Consumed FAR (Factor)		0.54
Balance FAR Area		534.70
BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		298.11
ARCHITECT (Regd)	SUBHASH NARHARRAO NETRAGAONKAR	
ENGINEER (Regd)		
SUPERVISOR (Regd)		
OWNER (Regd)	SMT NEELU JHA	
DEVELOPMENT AUTHORITY	LOCAL BODY	

Building :BUILDING (NJ)

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.)	Trmt (No.)
		Void Parking	Resi.			
Ground Floor	159.96	28.70 26.84	104.42	104.42	104.42	01
First Floor	138.15	14.81 0.00	123.34	123.34	123.34	00
Terrace Floor	0.00	0.00 0.00	0.00	0.00	0.00	00
Total:	298.11	43.51 26.84	227.76	227.76	227.76	01
Total Number of Same Buildings	1					
Total:	298.11	43.51 26.84	227.76	227.76	227.76	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (NJ)	D3	0.75	2.10	04
BUILDING (NJ)	D2	0.90	2.10	01
BUILDING (NJ)	D1	1.00	2.10	05
BUILDING (NJ)	D	1.20	2.10	04

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BUILDING (NJ)	V	0.75	0.60	03
BUILDING (NJ)	V1	0.90	0.75	01
BUILDING (NJ)	W1	1.50	1.20	14
BUILDING (NJ)	w	1.80	1.20	02

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
BUILDING (NJ)	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.)	Trmt (No.)
			Void Parking	Resi.			
BUILDING (NJ)	1	298.11	43.51 26.84	227.76	227.76	227.76	01
Grand Total:	1	298.11	43.51 26.84	227.76	227.76	227.76	01

UnitBUA Table for Building :BUILDING (NJ)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT NJ	FLAT	188.81	181.00	6	1
FIRST FLOOR PLAN	SPLIT NJ	FLAT	0.00	0.00	7	0
Total:	-	-	188.81	181.00	13	1

Buildingwise Floor FAR Details

Floor Name	Building Name		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	159.96	104.42	159.96	104.42
First Floor	138.15	123.34	138.15	123.34
Terrace Floor	0.00	0.00	0.00	0.00
Total:	298.11	227.76	298.11	227.76

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