

Proposal Basic Information

Proposal File No.	CMC/BP/0054/W06/2024
Owner Name	MEERA RANI DEVI AND AMIT KUMAR DUBEY
Khata No	148
Plot No	300
Village Name	Bhawanipur
Use	Mixed
SubUse	Res+Comm

AREA STATEMENT CHAS MUNICIPAL CORPORATION

Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: BOKARO	Plot SubUse: Res+Comm
Authority: CHAS MUNICIPAL CORPORATION	PlotNearby/Religious/Structure: NA
Inward No: CMC/BP/0054/W06/2024	Plot/SubPlot No: 300
Application Type: General Proposal	North: Plot No - RAMRUDRA HIGH SCHOOL
Project Type: Building Permission	South: Plot No - VENDOR NUJ
Nature of Development: New	East: Road Width - NH 32
Location of Development Area: Old Area	West: Road Width - GALI RASTA

AREA DETAILS:

AREA OF PLOT (Minimum)	(A)	SQ.MT.
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot Area)	(A-Deductions)	163.92
Deduction for Balance Plot Area (from Gross Plot Area)		
Common Plot		22.70
Total		22.70
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity Special)	(A-Deductions)	141.22
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)	163.92
Plot Area for FAR (Net Plot Area - Road/Widening Area)	(A-Deductions)	163.92

COVERAGE CHECK

Permissible Coverage area (60.00 %)	98.35
Proposed Coverage Area (56.42 %)	92.48
Total Prop. Coverage Area (56.42 %)	92.48
Balance coverage area (3.58 %)	5.87

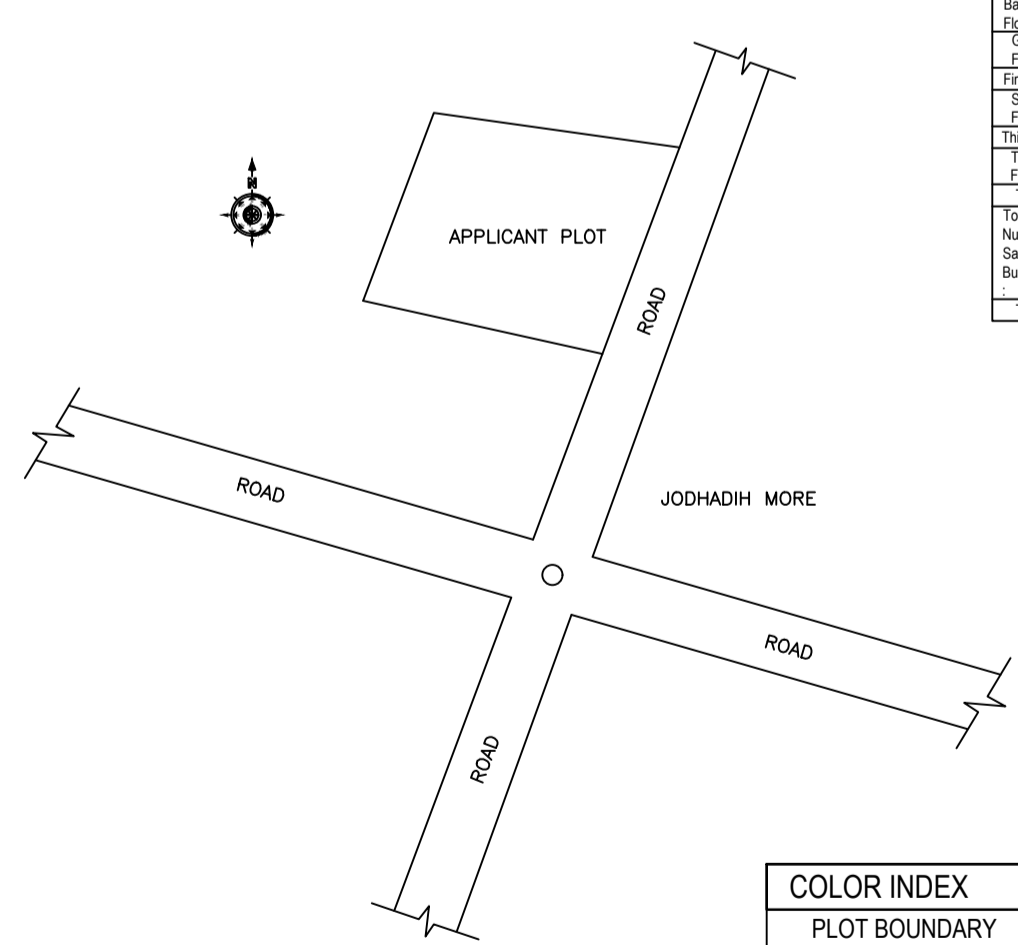
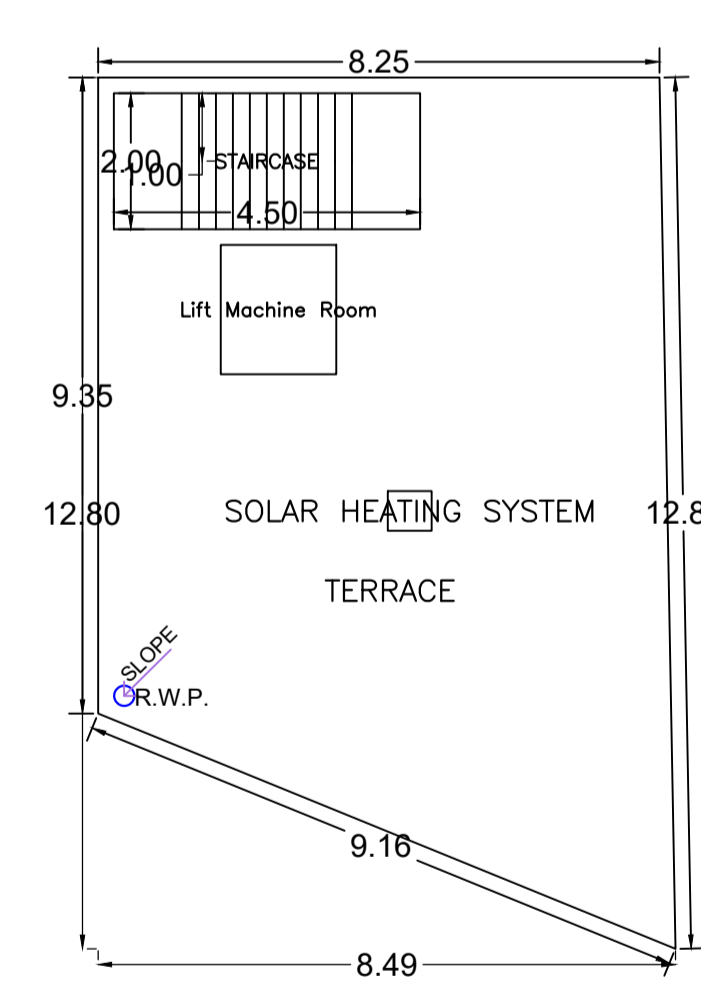
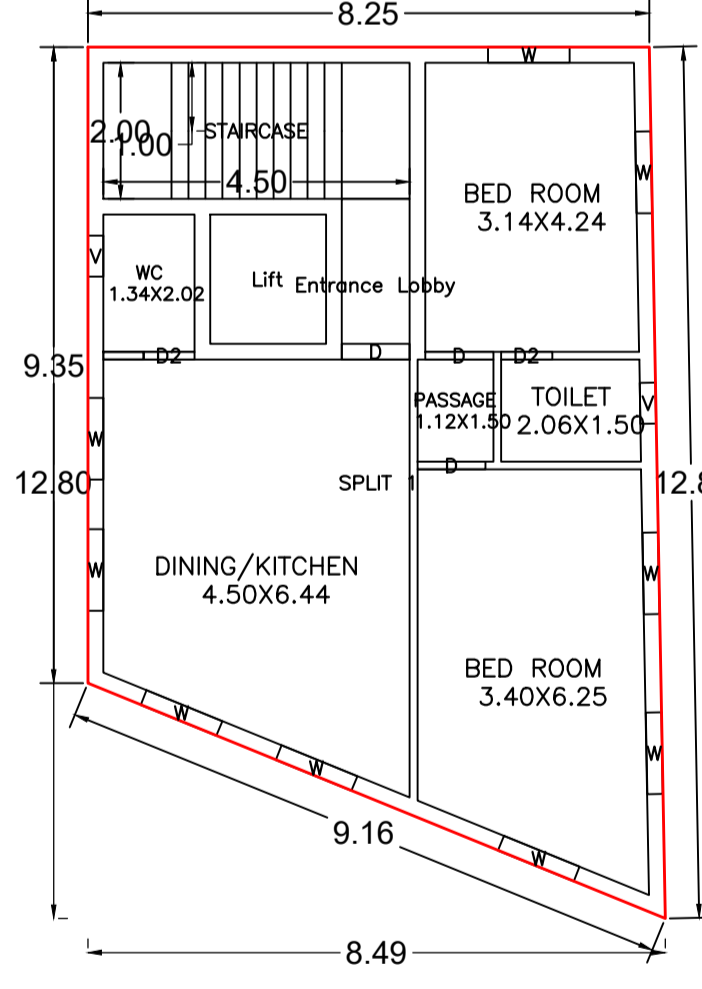
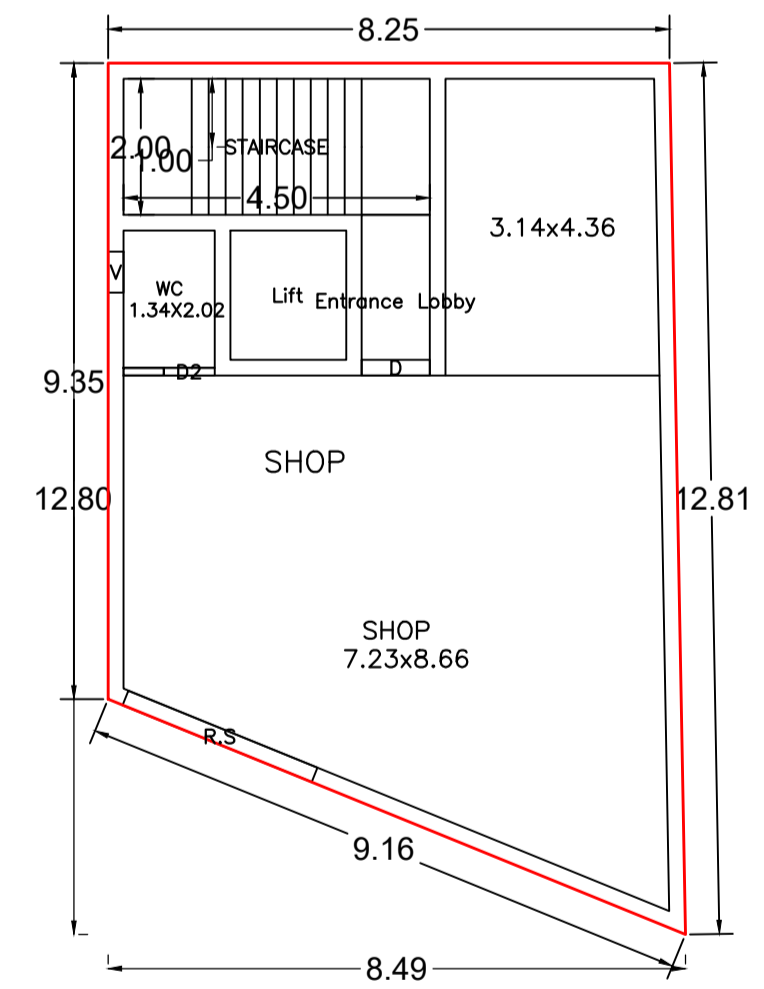
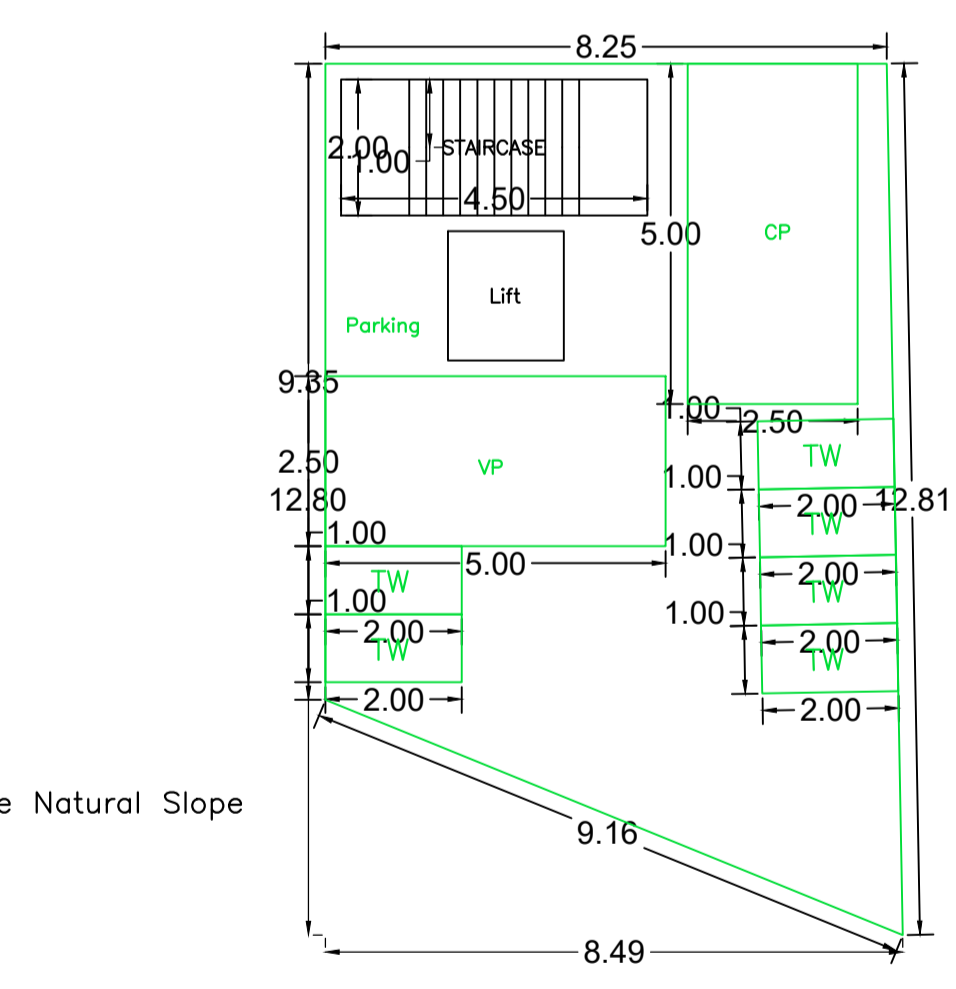
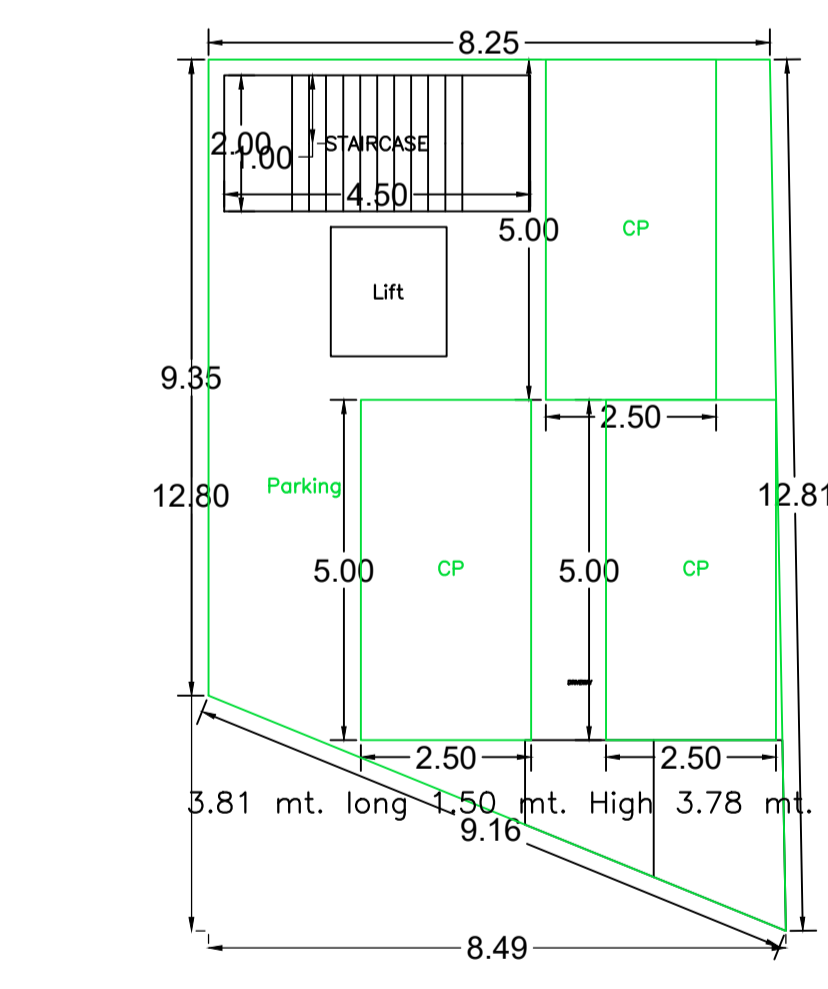
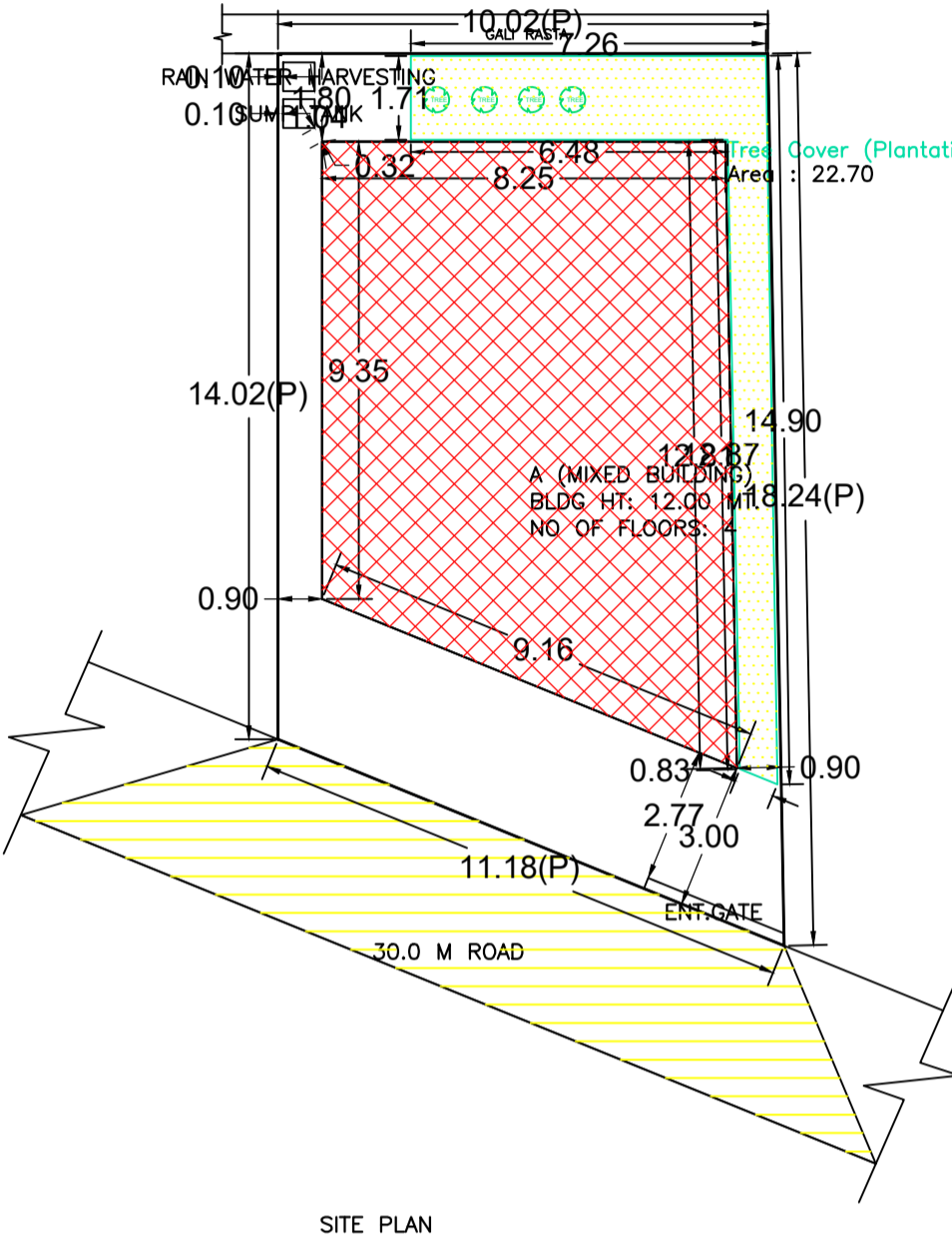
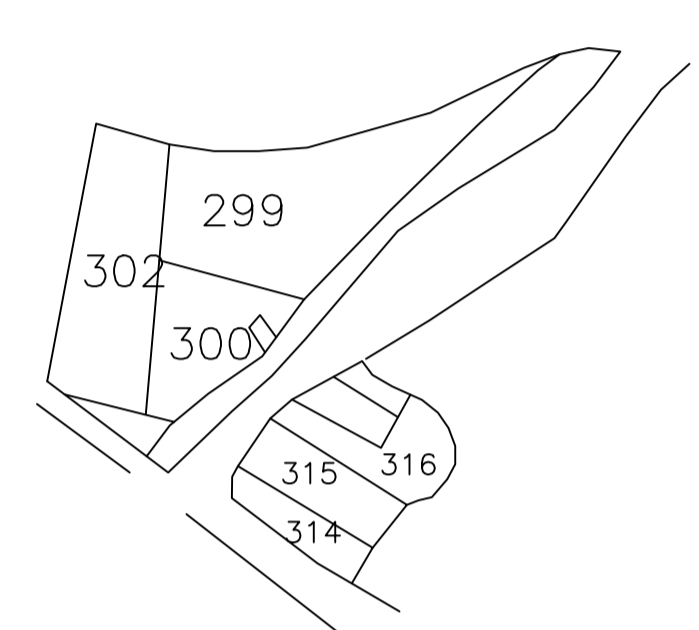
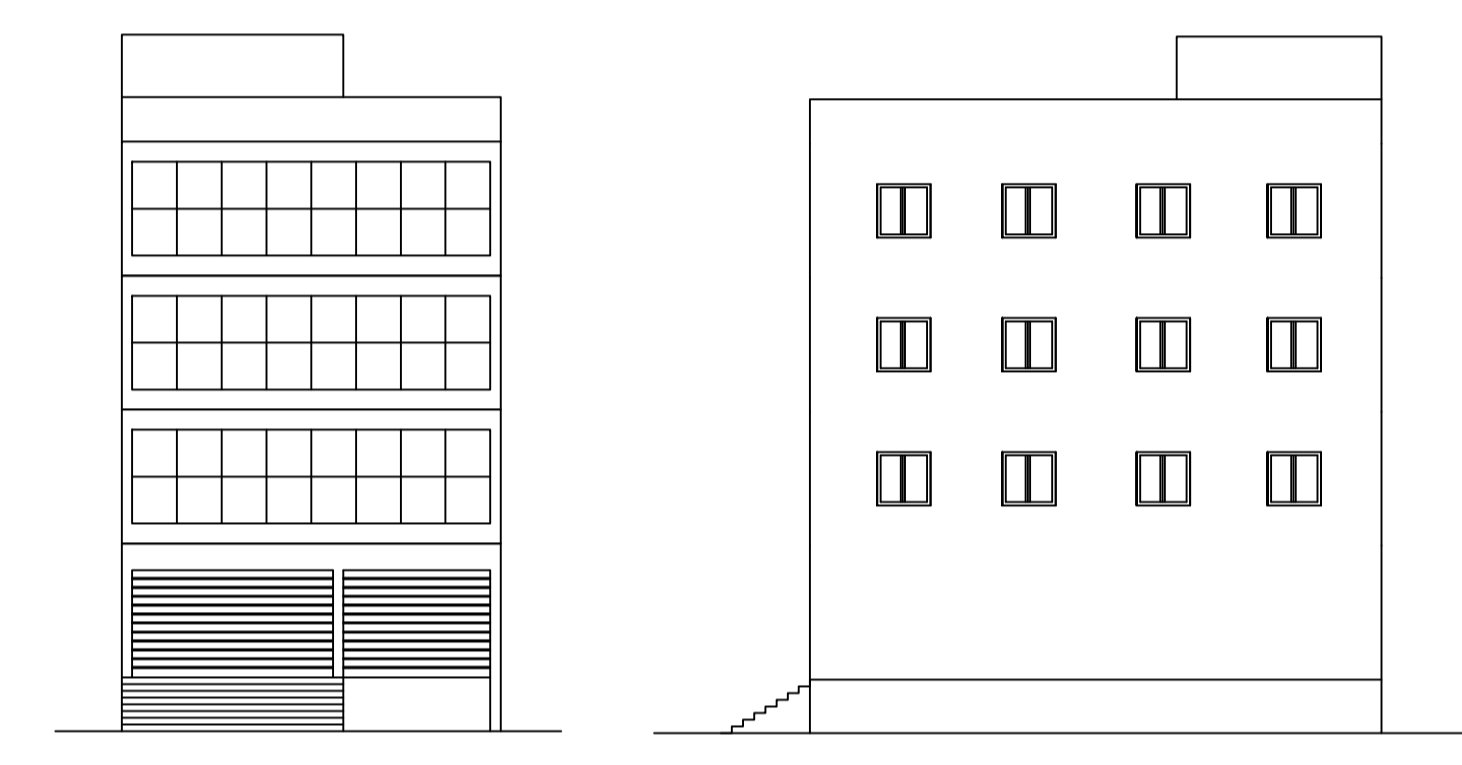
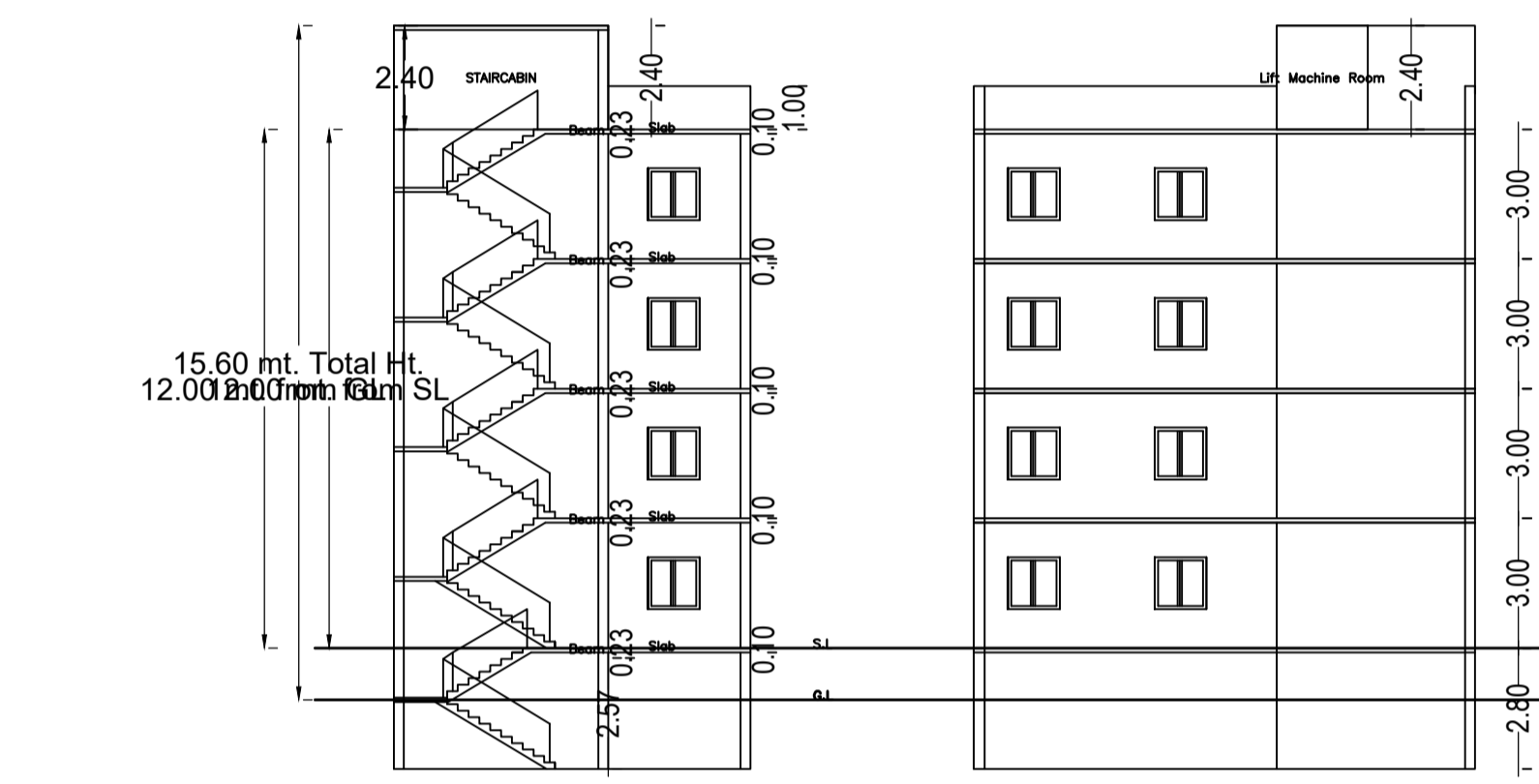
FAR CHECK

Perm. FAR Area (2.500)	409.80
Total Perm. FAR area	409.80
Residential FAR	173.75
Commercial FAR	86.89
Proposed FAR Area	281.90
Total Proposed FAR Area	281.90
Consumed FAR (Factor)	1.72
Balance FAR Area	127.90

BUILT UP AREA CHECK

Total Proposed BuiltUp Area	462.40
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ARCHITECT (Regd): PUJA KUMARI
ENGINEER (Regd):
SUPERVISOR (Regd):
OWNER (Regd): MEERA RANI DEVI AND AMIT KUMAR DUBEY
DEVELOPMENT AUTHORITY: LOCAL BODY



COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD WIDENING AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt)	Units	Car	Visitor Car	Taxi/Trailer
A (MIXED BUILDING)	Commercial	Shop	17.88	1	2	-	1
A (MIXED BUILDING)	Residential	Res/Comm Bldg	197.50	14	4	1	1
Total:					6	1	2

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (MIXED BUILDING)	Residential	Res/Comm Bldg	Non-Highrise

UnitBUA Table for Building :A (MIXED BUILDING)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR	SHOP	SHOP	65.83	65.76	2	1
TYPICAL - 2& 3 FLOOR	SPLIT 1	FLAT	65.83	65.76	6	2
Total:			197.50	197.29	14	3

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED BUILDING)	D2	0.75	2.10	05
A (MIXED BUILDING)	D	1.00	2.10	07
A (MIXED BUILDING)	R.S	3.00	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (MIXED BUILDING)	V	0.60	1.20	05
A (MIXED BUILDING)	W	1.20	1.20	18

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.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
			Lift	Accessory Use	Parking	Resi.					
A (MIXED BUILDING)	1	462.40	12.92	7.08	152.82	173.78	86.89	18.00	281.90	281.90	03
Grand Total	1	462.40	12.92	7.08	152.82	173.78	86.89	18.00	281.90	281.90	03

LTP NAME AND SIGNATURE: PUJA KUMARI, CMC/ENG/0005/2023

STRUCTURAL ENG'S NAME AND SIGNATURE: _____

BUILDER NAME AND SIGNATURE: _____

DIGITAL SIGNATURE: _____