

Proposal Basic Information

Proposal File No.	CMC/BP/0141/W06/2024
Owner Name	JALIL ANSARI
Khata No	46
Plot No	623
Village Name	Bhawanipur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

AREA STATEMENT CHAS MUNICIPAL CORPORATION
VERSION NO: 1.0.73
VERSION DATE: 16/10/2020

PROJECT DETAIL:	Plot Use: Residential
Region: JHARKHAND URBAN LOCAL BODIES	Plot SubUse: Bungalow/ Dwelling / Non Apartment
District: BOKARO	PlotNearbyReligiousStructure: NA
Authority: CHAS MUNICIPAL CORPORATION	PlotSubPlot No: 623
Inward No: CMC/BP/0141/W06/2024	North: CTS No. - SHAHID ANSARI AND JAINAB BIBI
Application Type: General Proposal	South: CTS No. - SHAHID ANSARI
Project Type: Building Permission	East: CTS No. - GULAM ALI
Nature of Development: New	West: Road Width - PROPOSED ROAD
Location of Development Area: Old Area	

AREA DETAILS:		SQ. MT.
AREA OF PLOT (Minimum)	(A)	381.37
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)	381.37
Deduction for Balance Plot Area(from Gross Plot Area)		
Common Plot		31.97
Total		31.97
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)	349.39
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)	381.37
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)	381.37

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		228.82
Proposed Coverage Area (58.03 %)		221.31
Total Prop. Coverage Area (58.03 %)		221.31
Balance coverage area (1.97 %)		7.51
FAR CHECK		
Perm. FAR Area (1.500)		572.05
Total Perm. FAR area		572.05
Residential FAR		221.31
Proposed FAR Area		221.31
Total Proposed FAR Area		221.31
Consumed FAR (Factor)		0.58
Balance FAR Area		350.74

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		221.31
ARCHITECT (Regd)		RAGHUNATH CHOUDHARY
ENGINEER (Regd)		
SUPERVISOR (Regd)		JALIL ANSARI
OWNER (Regd)		
DEVELOPMENT AUTHORITY		LOCAL BODY

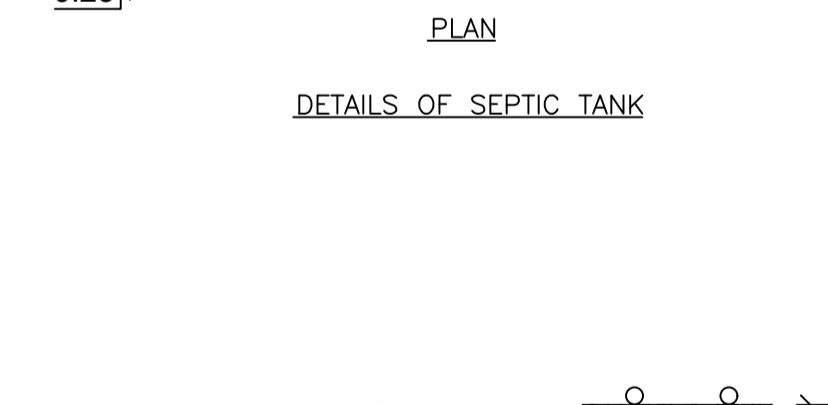
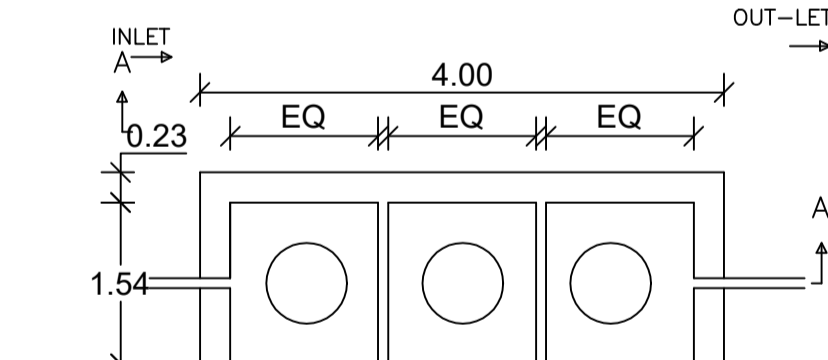
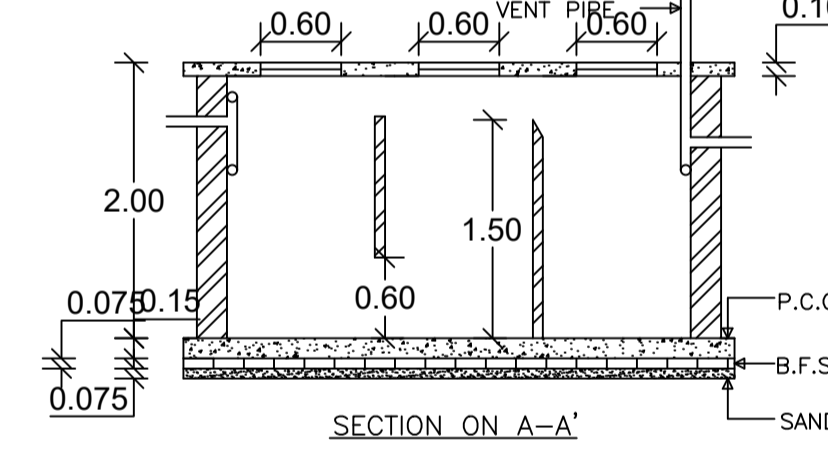
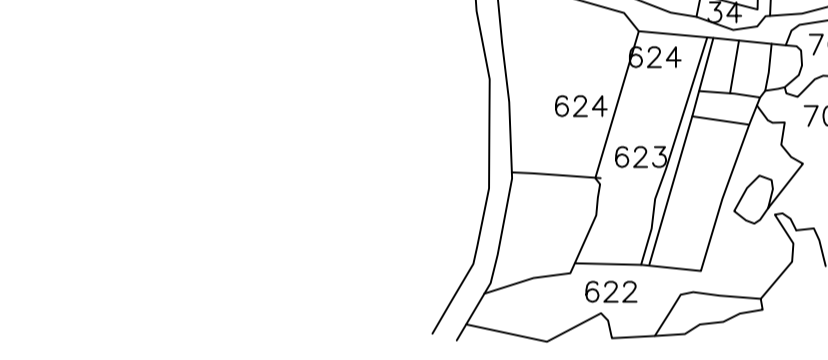
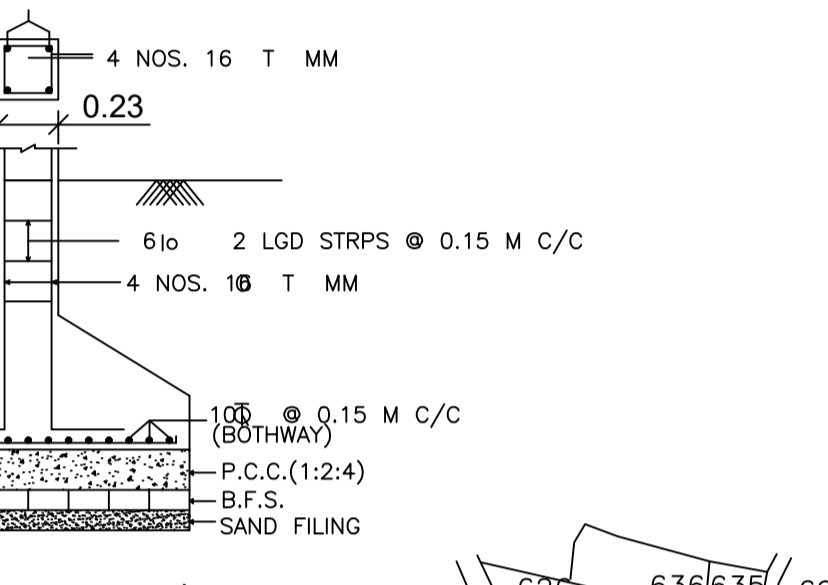
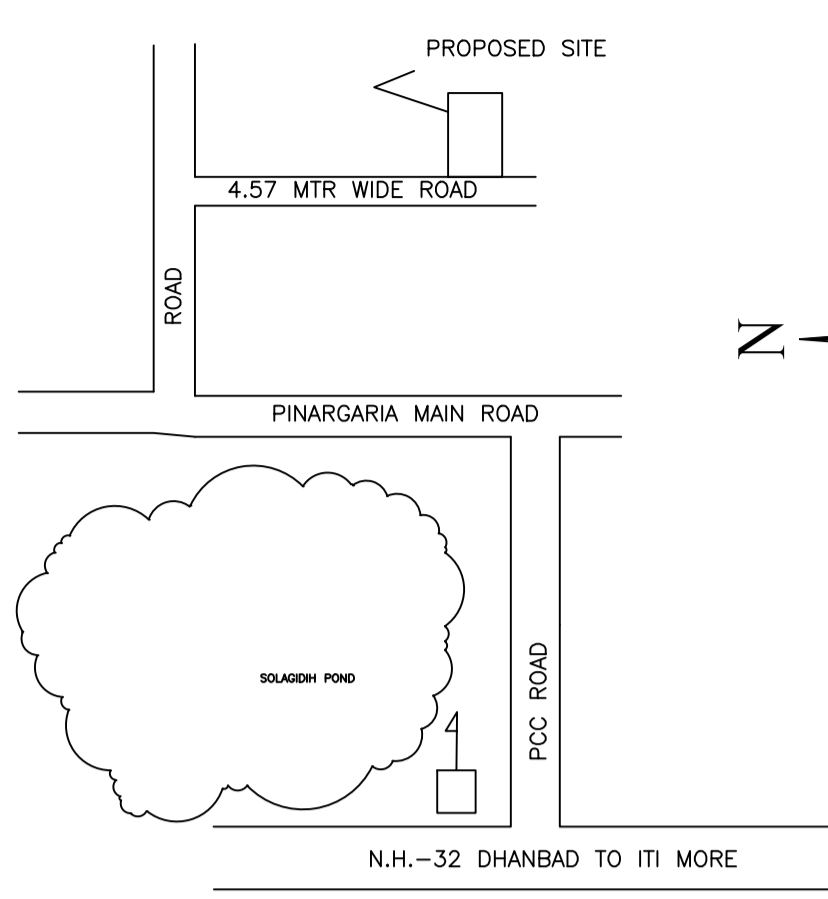
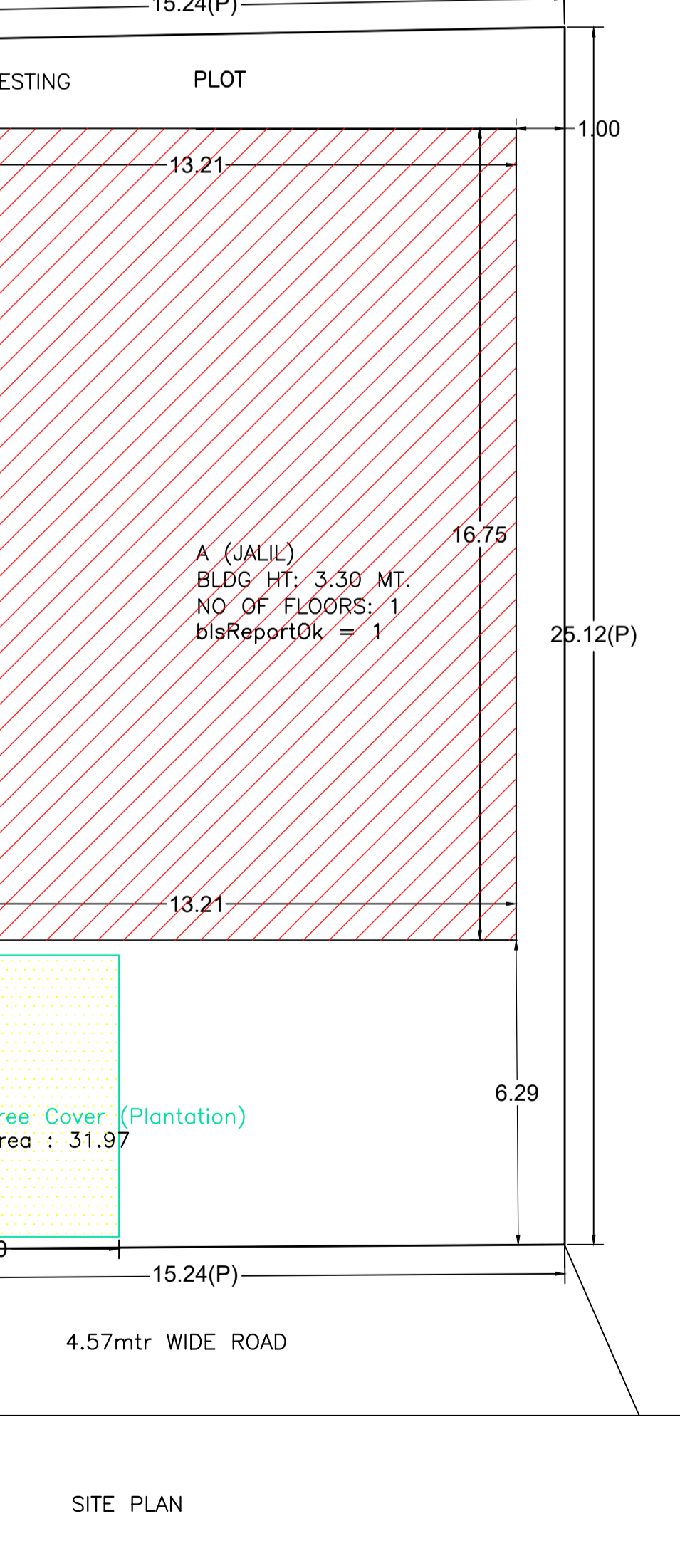
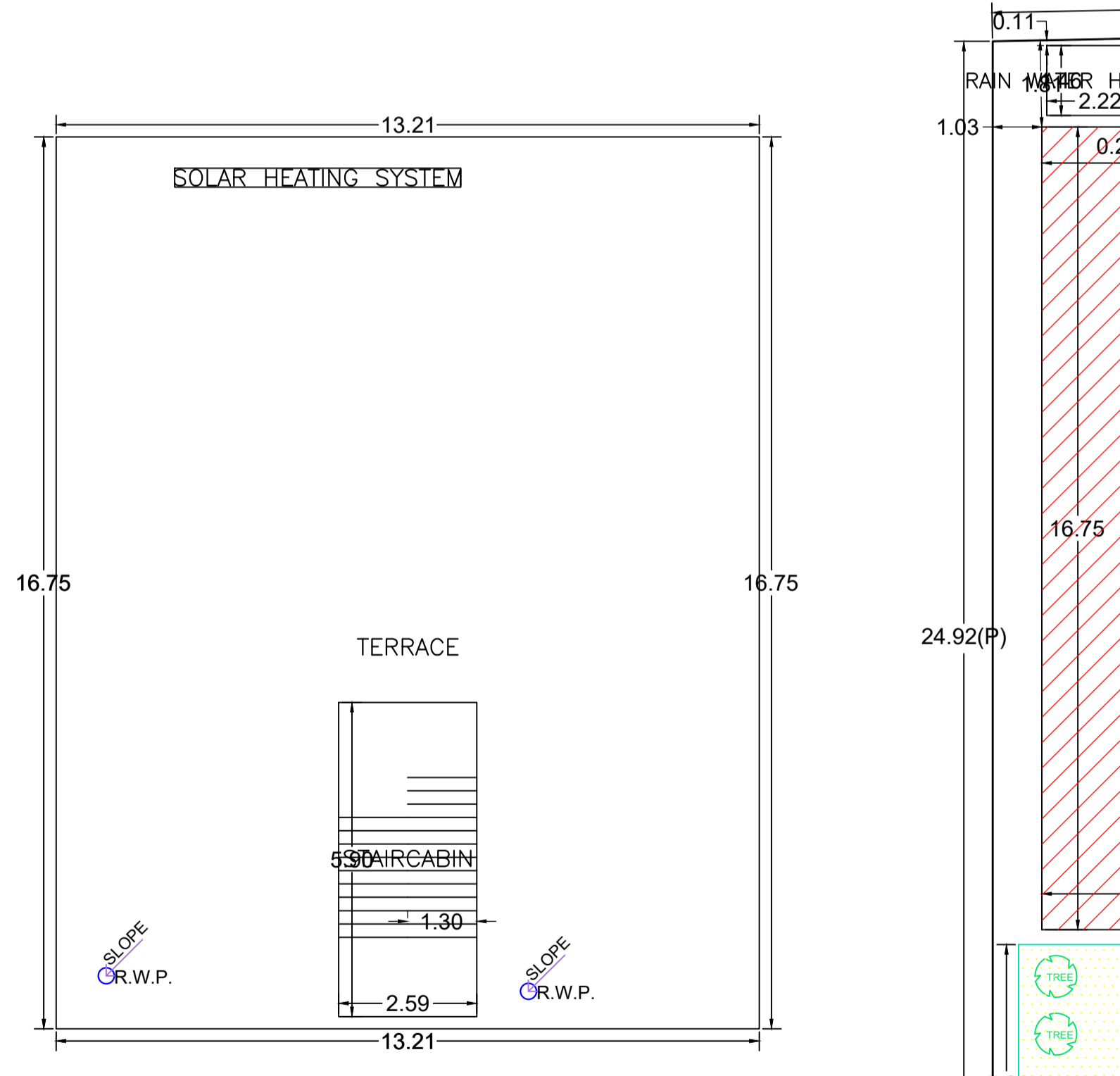
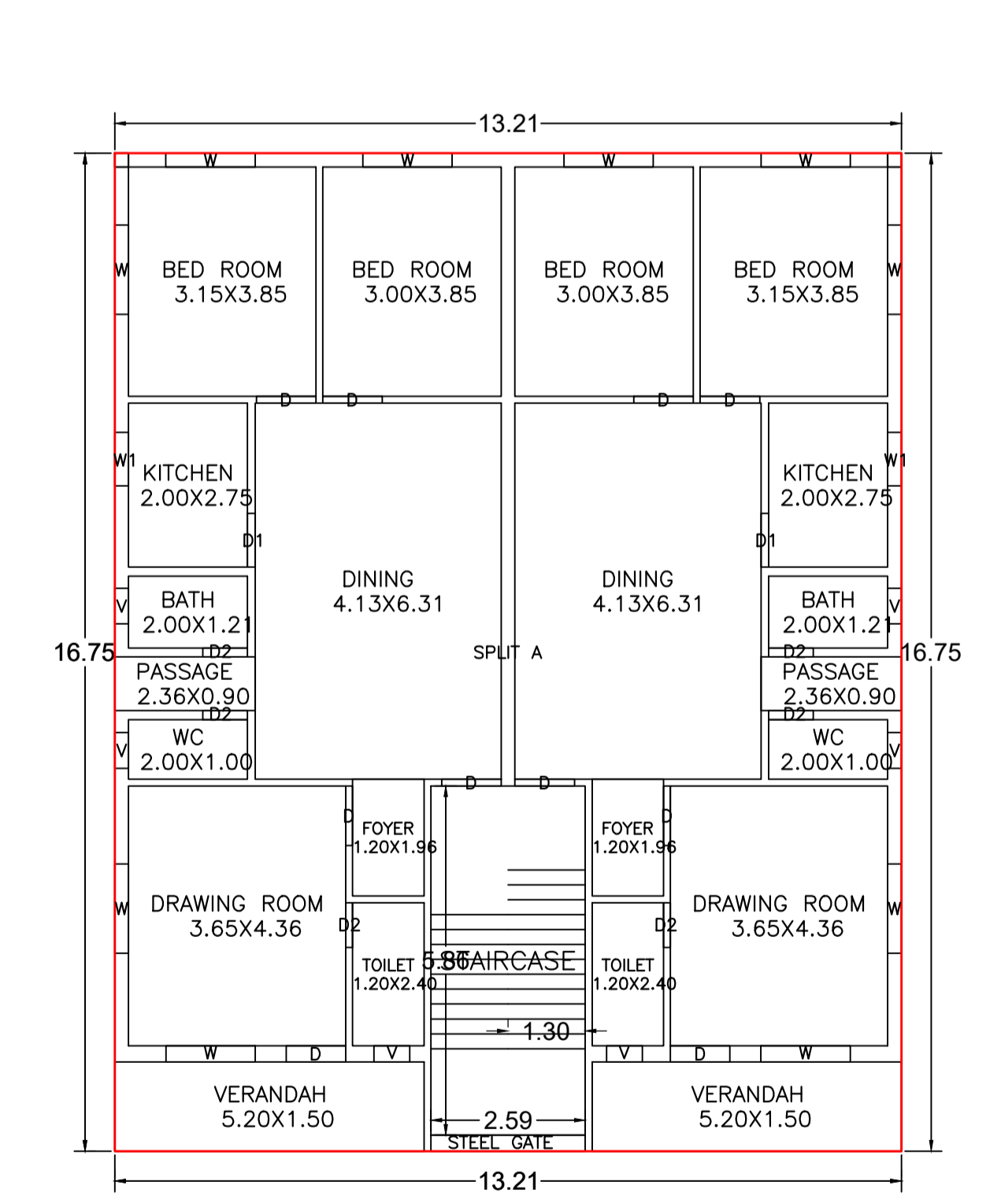
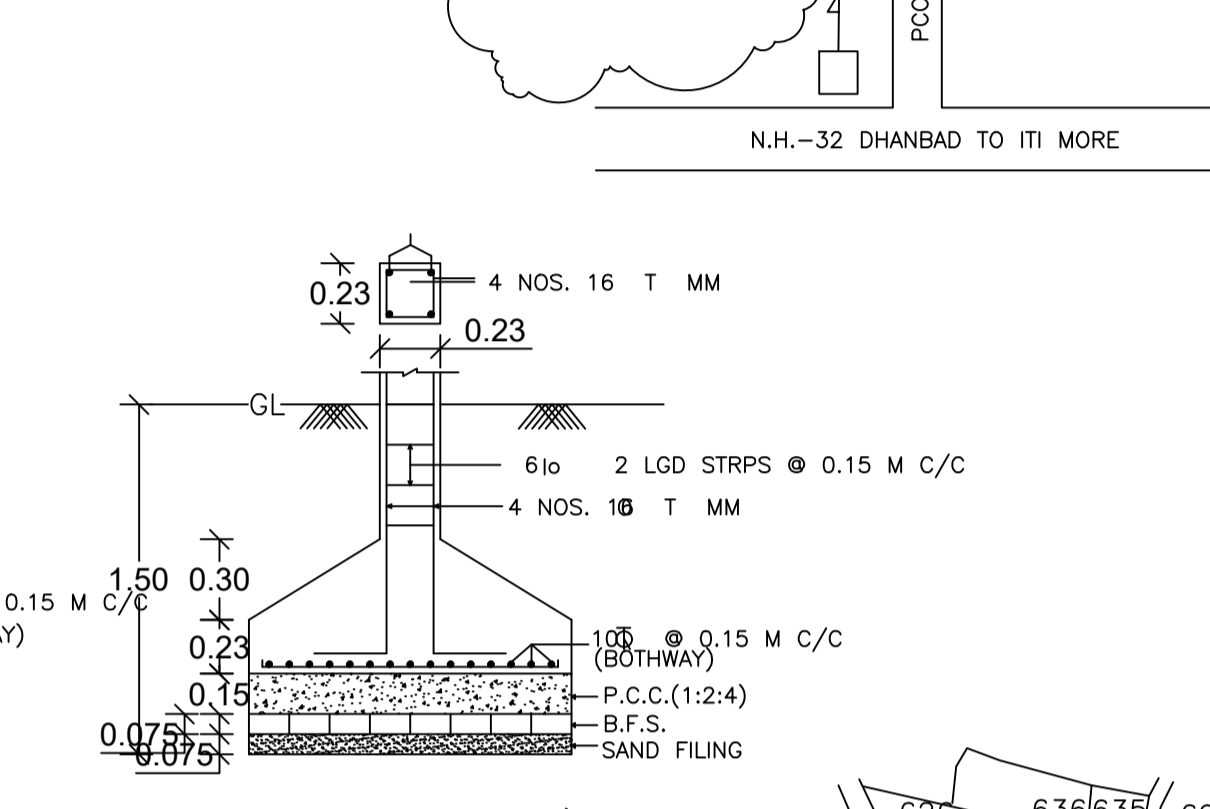
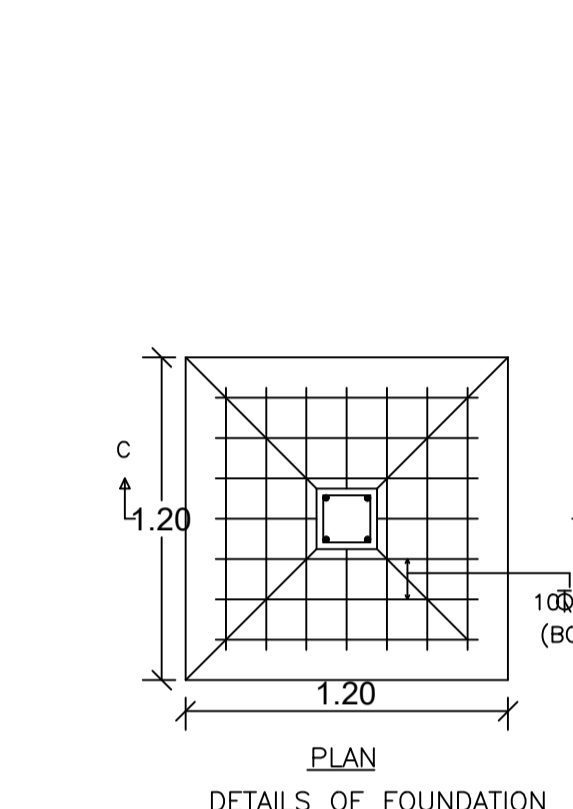
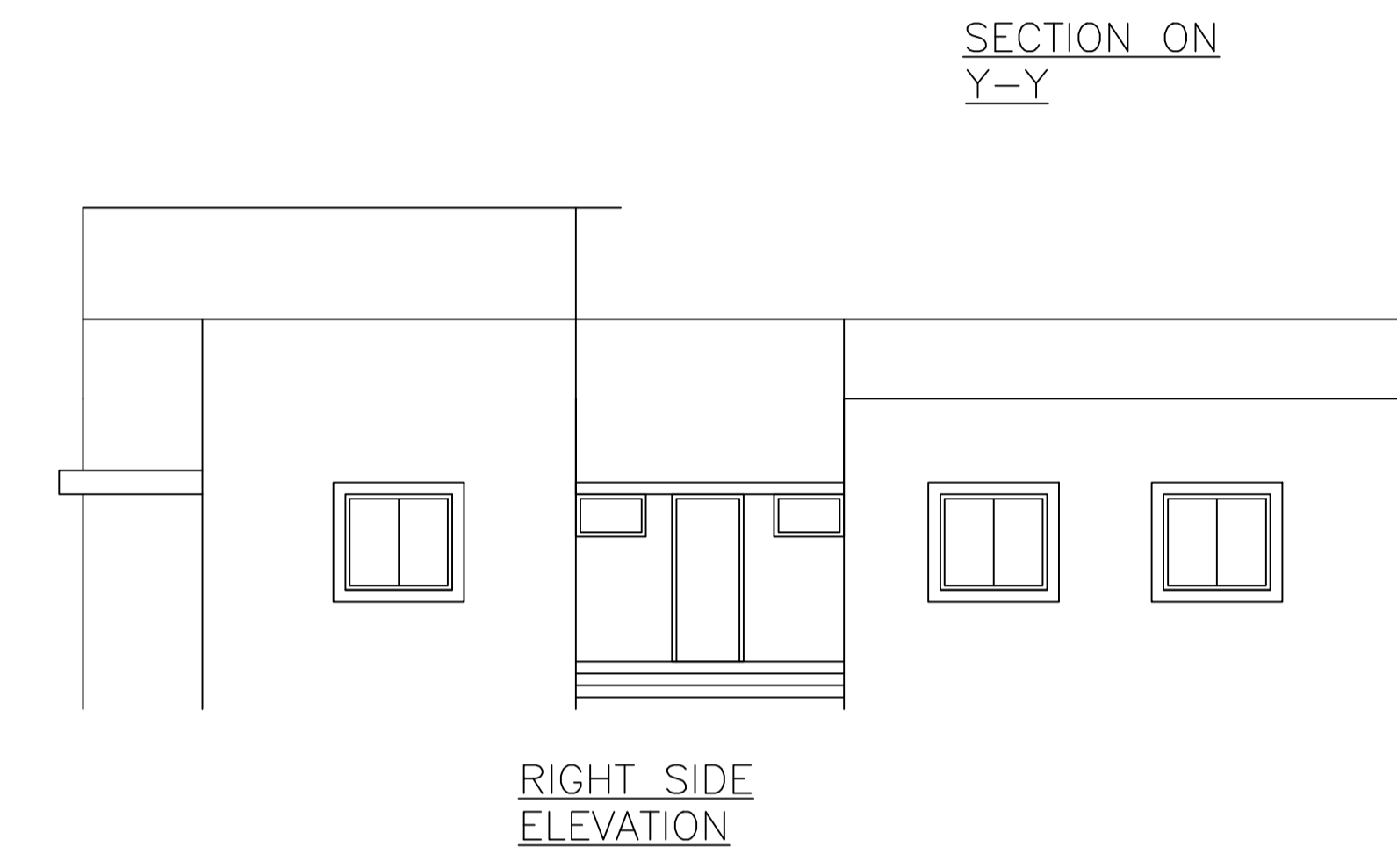
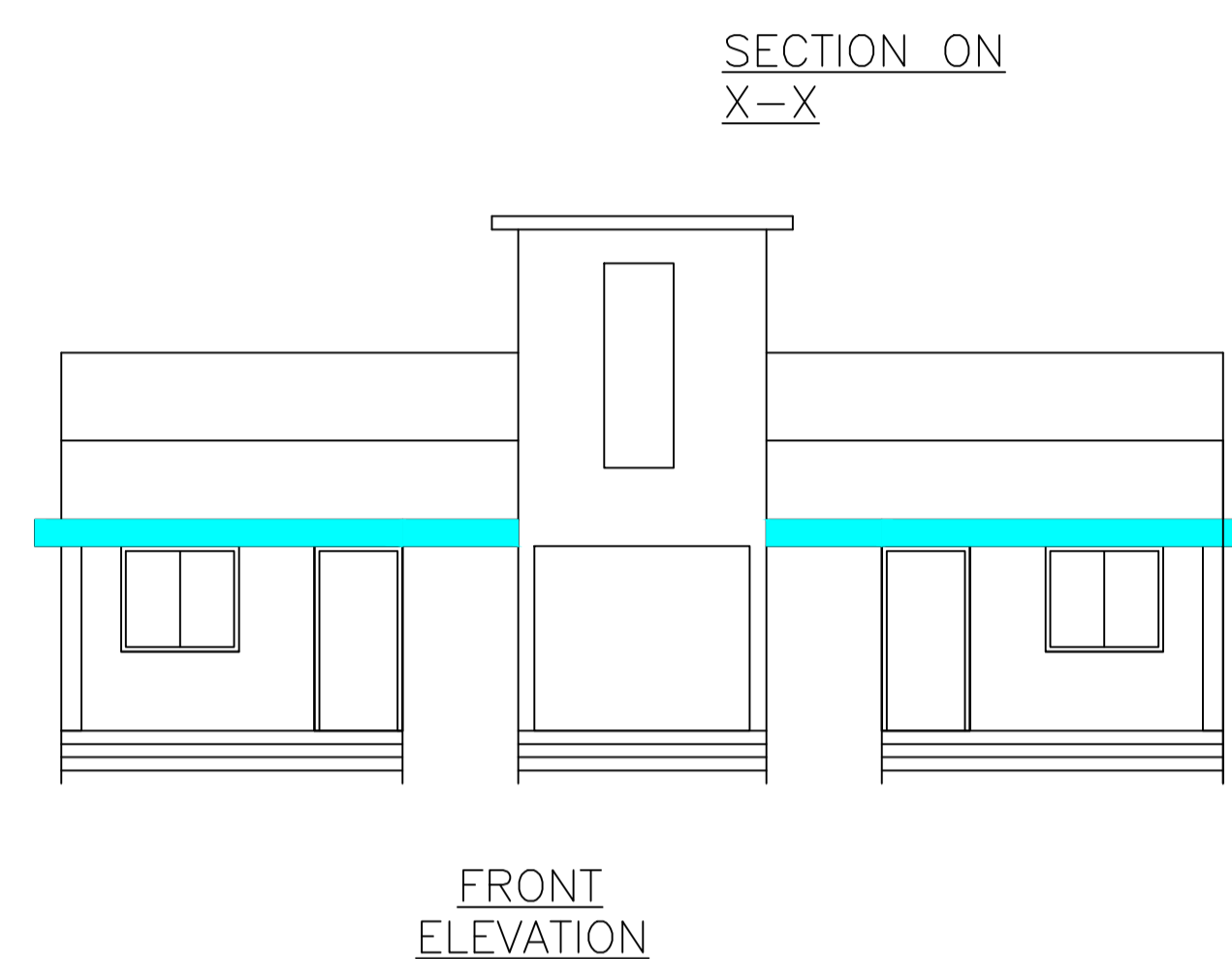
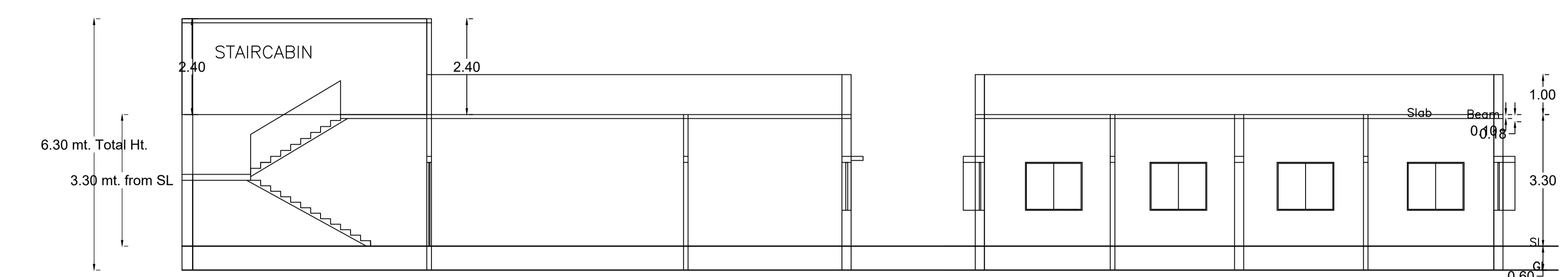
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD WIDENING AREA	Blue
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Light Yellow

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	221.31	221.31	221.31	221.31
Terrace Floor	0.00	0.00	0.00	0.00
Total :	221.31	221.31	221.31	221.31

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Structure	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (JALIL)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise	GROUND FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	Residential FAR	Residential	Bungalow/ Dwelling / Non Apartment
				TERRACE FLOOR PLAN	Residential	Bungalow/ Dwelling / Non Apartment	-	-	-

FAR & Tenement Details (Table 4c-1)						
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (JALIL)	1	221.31	221.31	221.31	221.31	01
Grand Total :	1	221.31	221.31	221.31	221.31	01

UnitBUA Table for Building :A (JALIL)						
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT A	FLAT	221.31	221.21	22	1
Total:	-	-	221.31	221.21	22	1



Building :A (JALIL)					
Floor Name	Total Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
Ground Floor	221.31	221.31	221.31	221.31	01
Terrace Floor	0.00	0.00	0.00	0.00	00
Total :	221.31	221.31	221.31	221.31	01
Total Number of Same Buildings	1				
Total :	221.31	221.31	221.31	221.31	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (JALIL)	D2	0.75	2.10	06
A (JALIL)	D1	0.90	2.10	02
A (JALIL)	D	1.00	2.10	10
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (JALIL)	V	0.60	0.60	06
A (JALIL)	W1	0.90	1.20	02
A (JALIL)	W	1.50	1.20	10