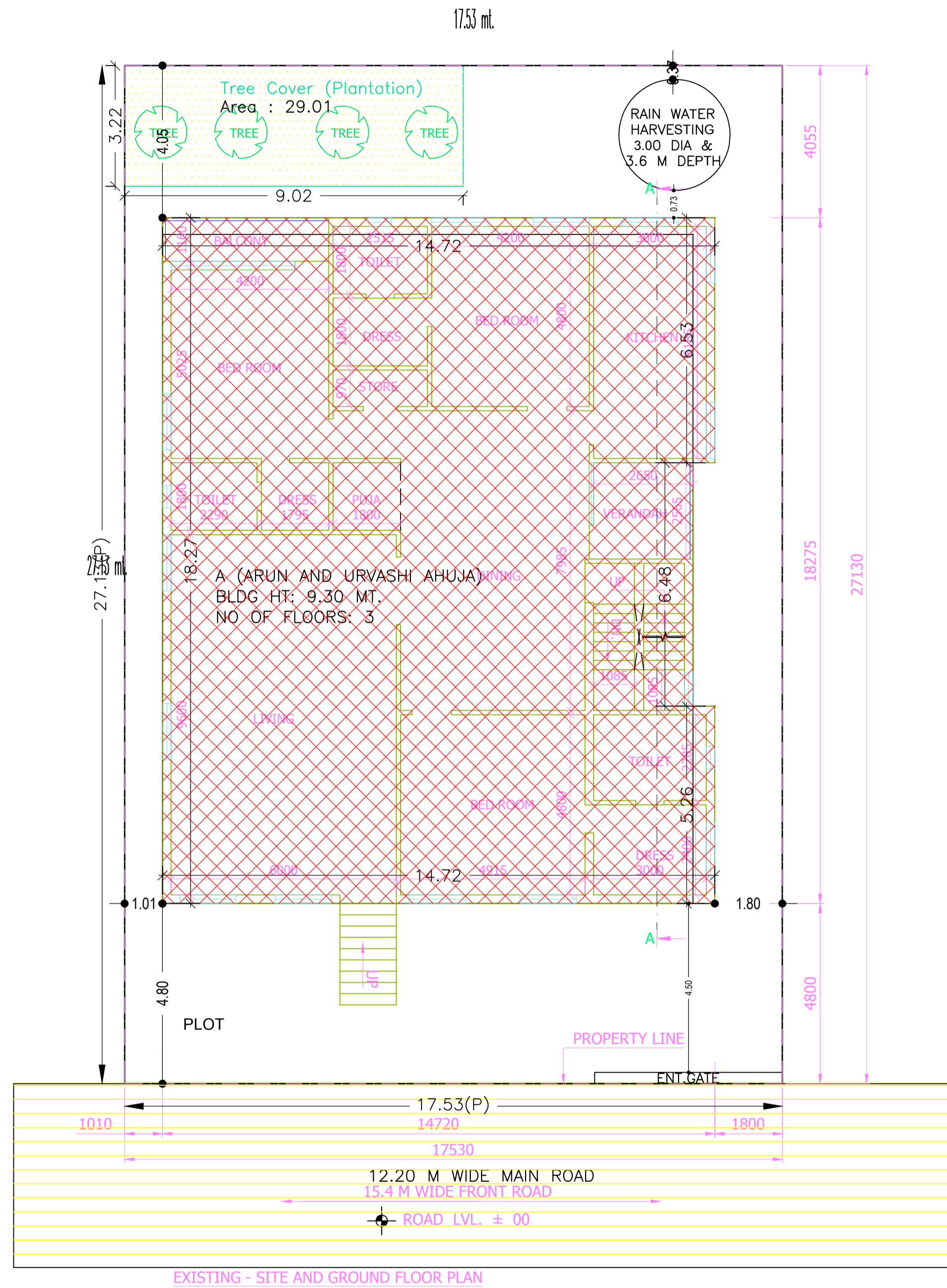


Proposal Basic Information	
Proposal File No.	JNAC/BP/0141/W6/2021
Owner Name	ARUN AHUJA AND URVASHI AHUJA
Khata No	245
Plot No	452 (Ho. No. 2B-1, CH AREA EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



AREA STATEMENT JAMSHEDPUR NAC	VERSION NO. : 1.0 62 VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Residential
District: EAST SINGHBHUM	Plot SubUse: Bungalow/ Dwelling / Non Apartment
Authority: JAMSHEDPUR NAC	Plot/Nearby/Religious Structure: NA
Inward No. :JNAC/BP/0141/W6/2021	Plot/SubPlot No. 452 (Ho. No. 2B-1, CH AREA EAST)
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: Addition or Alteration	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A) 475.59
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions) 475.59
Deduction for Balance Plot Area(from Gross Plot Area)	
Common Plot	28.01
Total	28.01
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions) 446.58
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions) 475.59
Plot Area for FAR (Net Plot Area + Road/Widening Area)	(A-Deductions) 475.59
COVERAGE CHECK	
Permissible Coverage area (60.00 %)	285.35
Proposed Coverage Area (55.77 %)	265.25
Total Prop. Coverage Area (55.77 %)	265.25
Balance coverage area (4.23 %)	20.10
FAR CHECK	
Perm. FAR Area (2.50)	1188.97
Total Perm. FAR area	1188.97
Residential FAR	795.74
Proposed FAR Area	805.23
Total Proposed FAR Area	805.23
Consumed FAR (Factor)	1.69
Balance FAR Area	383.74
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	1047.87
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	ARUN AHUJA AND URVASHI AHUJA
DEVELOPMENT AUTHORITY LOCAL BODY	

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

Buildingwise Floor FAR Details

Floor Name	Building Name A (ARUN AND URVASHI AHUJA)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement Floor	32.59	219.53	9.49	0.00	32.59	219.53	9.49	0.00
Ground Floor	0.00	265.25	0.00	265.25	0.00	265.25	0.00	265.25
First Floor	0.00	265.25	0.00	265.25	0.00	265.25	0.00	265.25
Second Floor	265.25	0.00	265.25	0.00	265.25	0.00	265.25	0.00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	297.84	750.03	274.74	530.50	297.84	750.03	274.74	530.50

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (ARUN AND URVASHI AHUJA)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler	
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.
A (ARUN AND URVASHI AHUJA)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	3.00	1.00	3	-	-	-	-
			> 0	1	3.00	-	-	1	1	-	-
Total:			-	-	-	-	3	3	-	1	1

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	6	12.00
Total TwoWheeler	-	-	6	12.00
Other Parking	-	-	-	157.53
Total	-	50.00	-	231.53

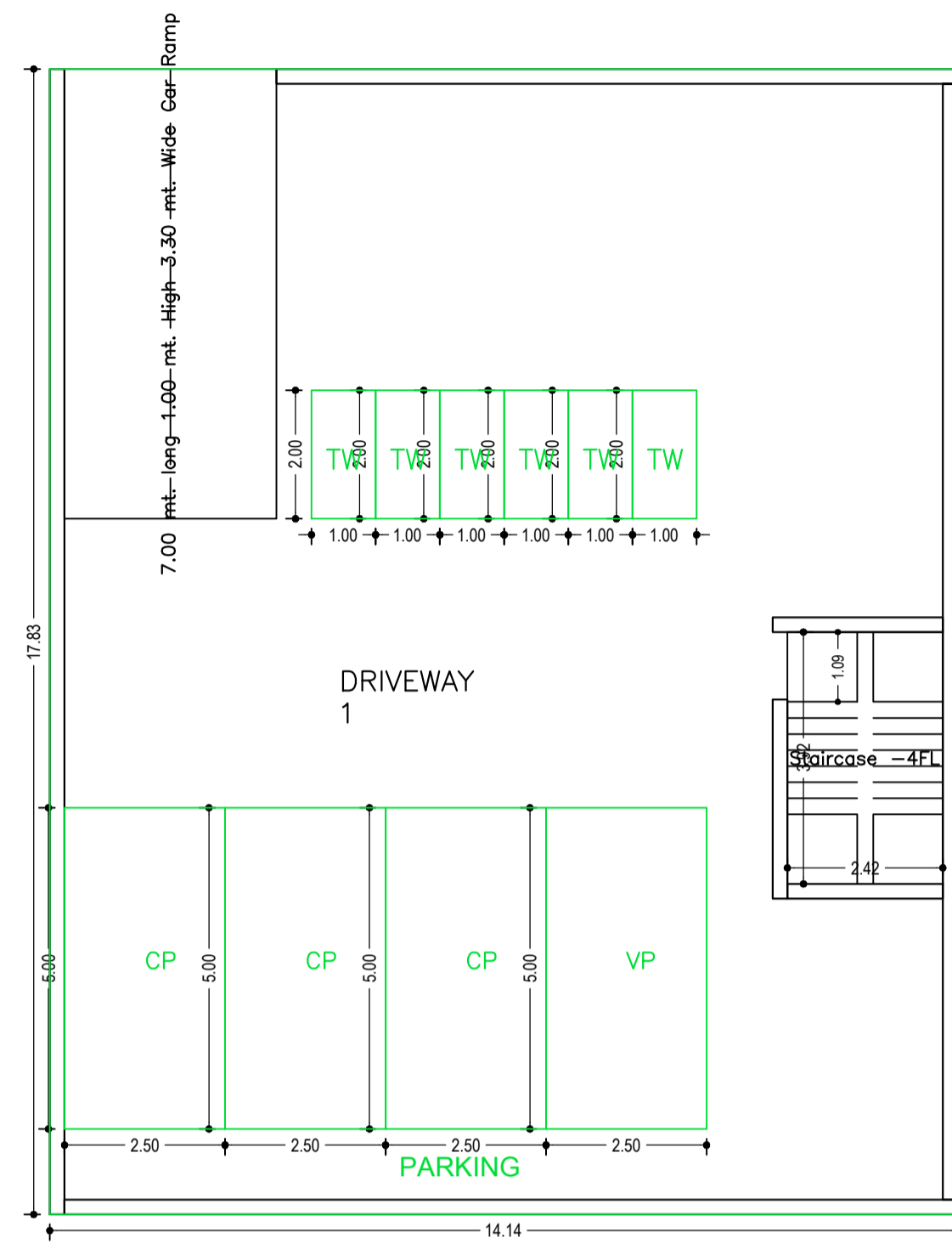
FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
A (ARUN AND URVASHI AHUJA)	1	1047.87	750.03	297.84	219.53	530.50	265.25	9.49	805.24	805.24	03
Grand Total	1	1047.87	750.03	297.84	219.53	530.50	265.25	9.49	805.24	805.24	03

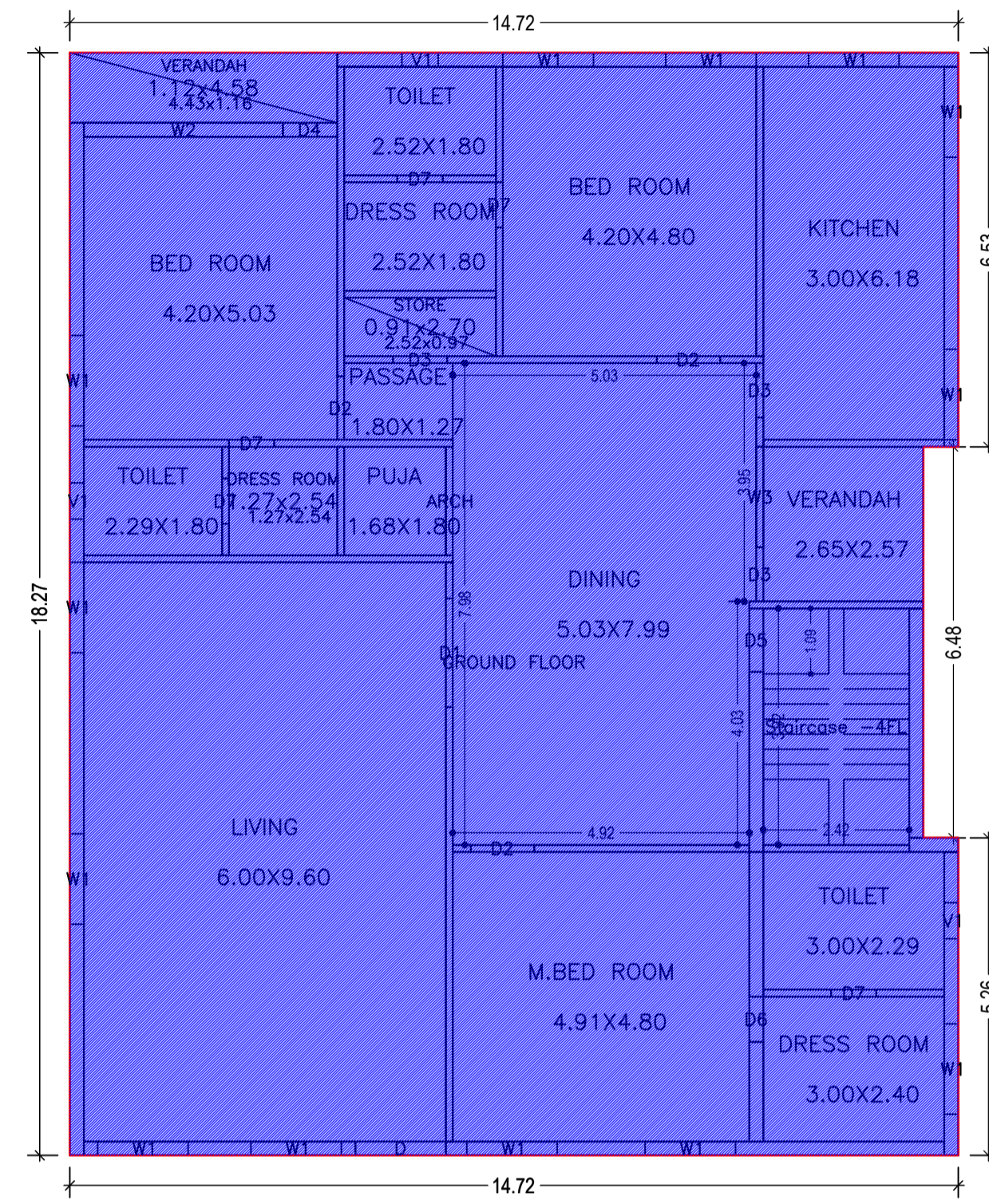
SITE PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0141/W6/2021
Owner Name	ARUN AHUJA AND URVASHI AHUJA
Khata No	245
Plot No	452 (Ho. No. 2B-1, CH AREA EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment




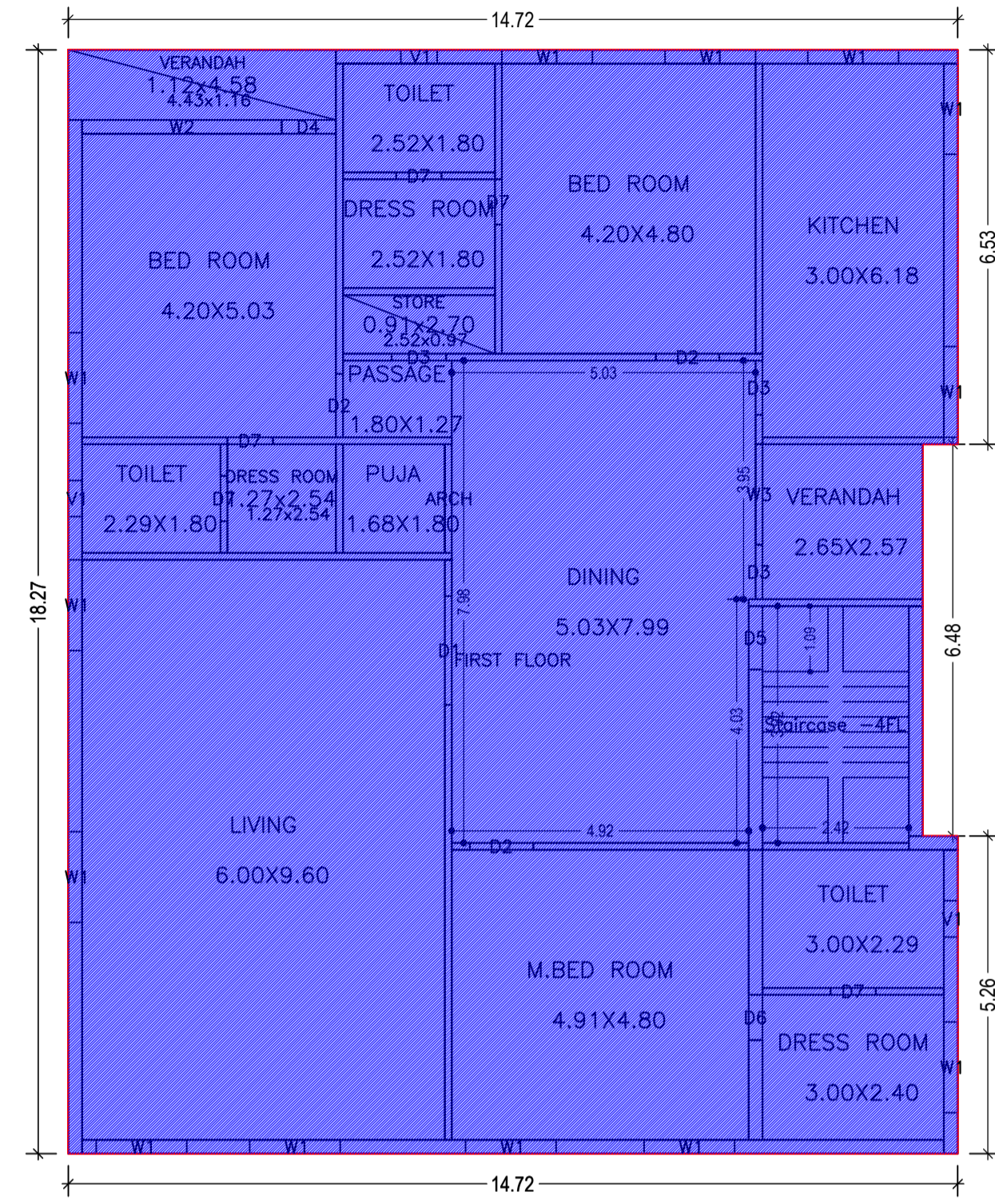
BASEMENT FLOOR PLAN
(SCALE 1:100)



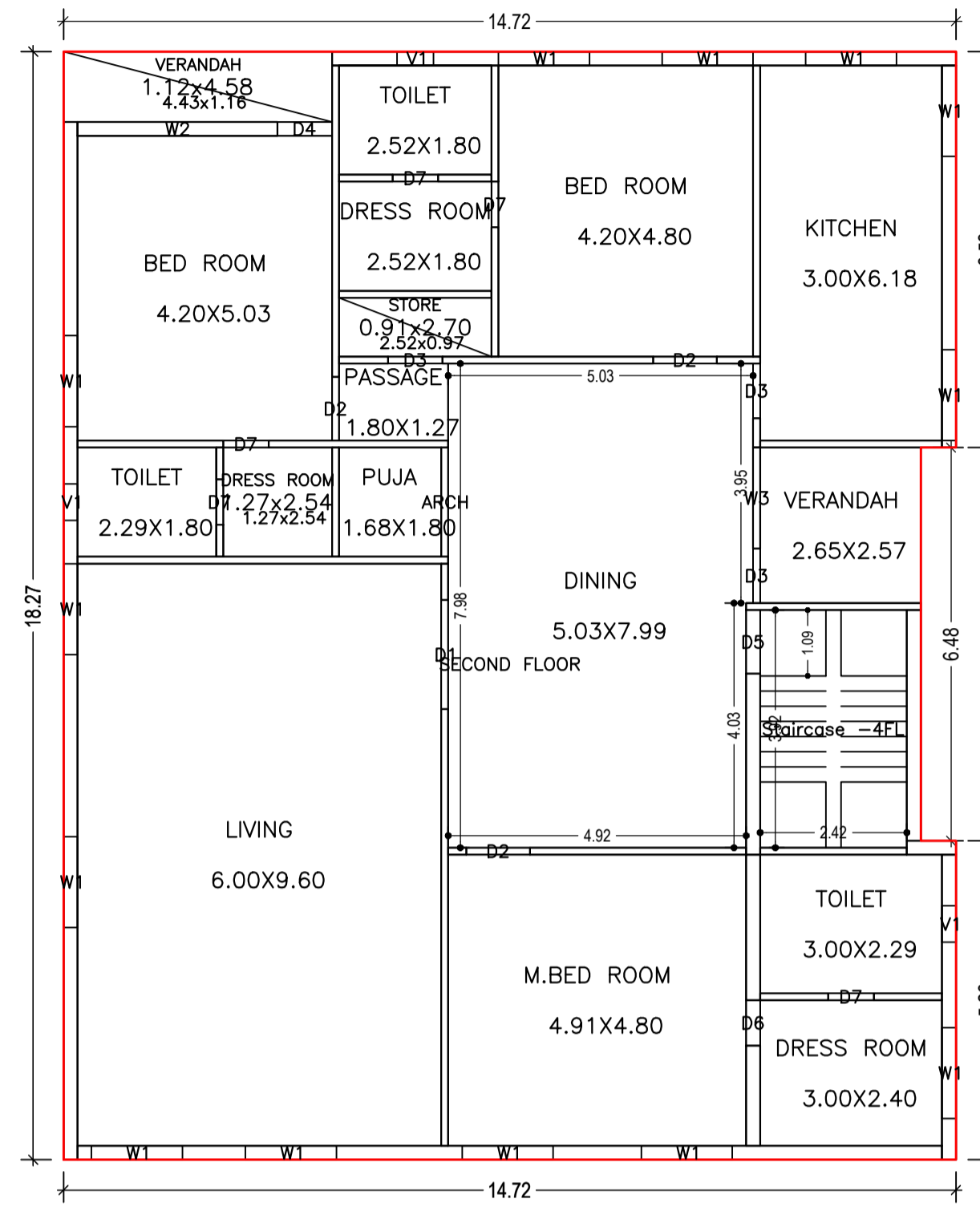
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

		DATE	24-05-2022
Proposal Basic Information		SHEET NO.	3
Proposal File No.	JNAC/BPI/0141/W6/2021		
Owner Name	ARUN AHUJA AND URVASHI AHUJA		
Khata No	245		
Plot No	452 (Ho. No. 2B-1, CH AREA EAST)		
Village Name	Bisthupur		
Use	Residential		
SubUse	Bungalow/ Dwelling / Non Apartment		



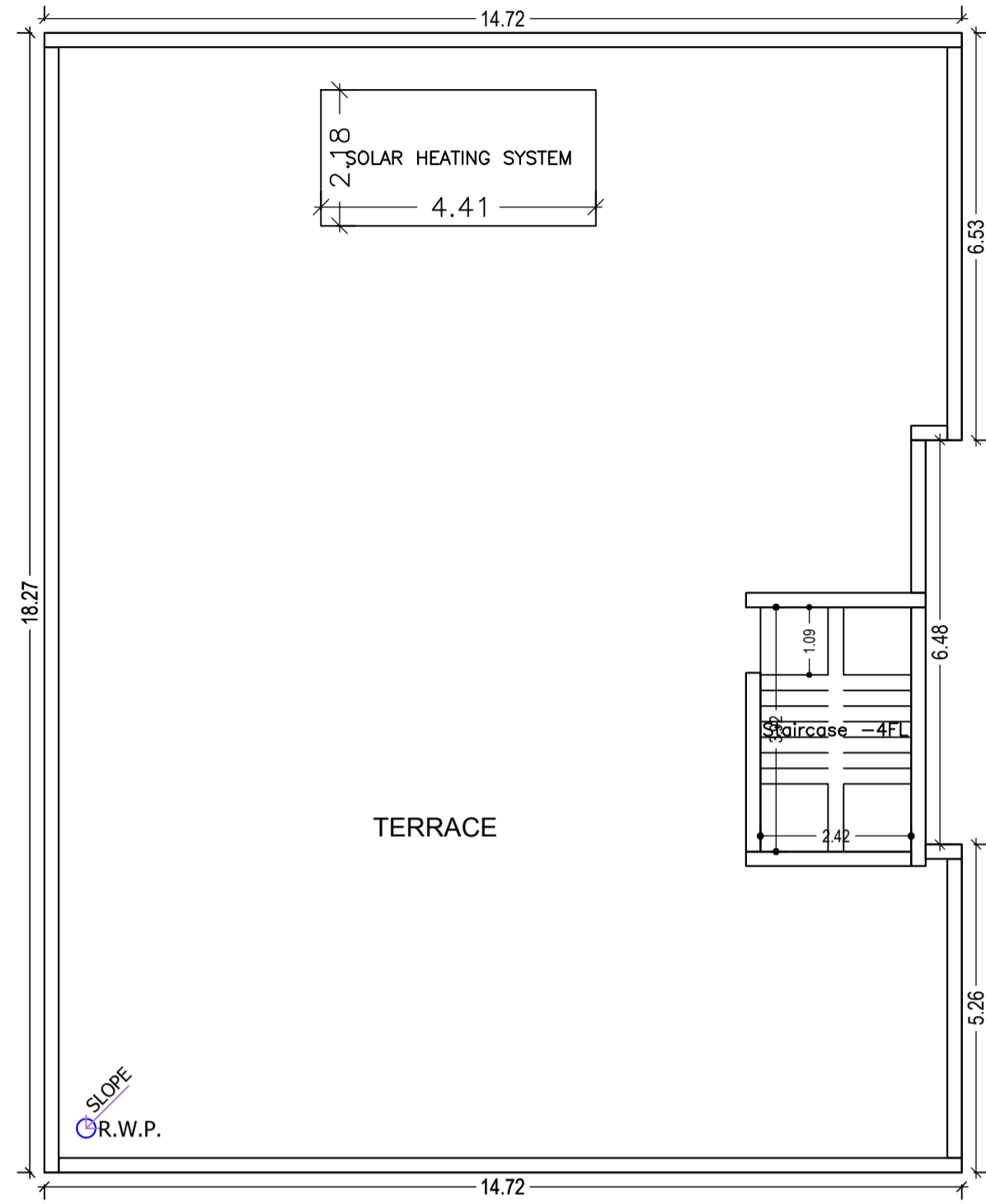
FIRST FLOOR PLAN
(Existing)
(SCALE 1:100)



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/BP/0141/W6/2021
Owner Name	ARUN AHUJA AND URVASHI AHUJA
Khata No	245
Plot No	452 (Ho. No. 2B-1, CH AREA EAST)
Village Name	Bisthupur
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment



TERRACE FLOOR PLAN
(SCALE 1:100)

Building :A (ARUN AND URVASHI AHUJA)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Trmt (No.)
						Resi.	Stair			
Basement Floor	252.12	219.53	32.59	219.53	0.00	0.00	9.49	9.49	9.49	00
Ground Floor	265.25	265.25	0.00	0.00	265.25	0.00	0.00	265.25	265.25	01
First Floor	265.25	265.25	0.00	0.00	265.25	0.00	0.00	265.25	265.25	01
Second Floor	265.25	0.00	265.25	0.00	0.00	265.25	0.00	265.25	265.25	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	1047.87	750.03	297.84	219.53	530.50	265.25	9.49	805.24	805.24	03
Total Number of Same Buildings :	1									
Total :	1047.87	750.03	297.84	219.53	530.50	265.25	9.49	805.24	805.24	03

UnitBUA Table for Building :A (ARUN AND URVASHI AHUJA)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GROUND FLOOR	FLAT	Existing	253.16	233.11	17	1
FIRST FLOOR PLAN	FIRST FLOOR	FLAT	Existing	253.16	232.77	17	1
SECOND FLOOR PLAN	SECOND FLOOR	FLAT	Proposed	253.16	232.77	17	1
Total:	-	-	-	759.48	698.65	51	3

SCHEDULE OF DOOR:

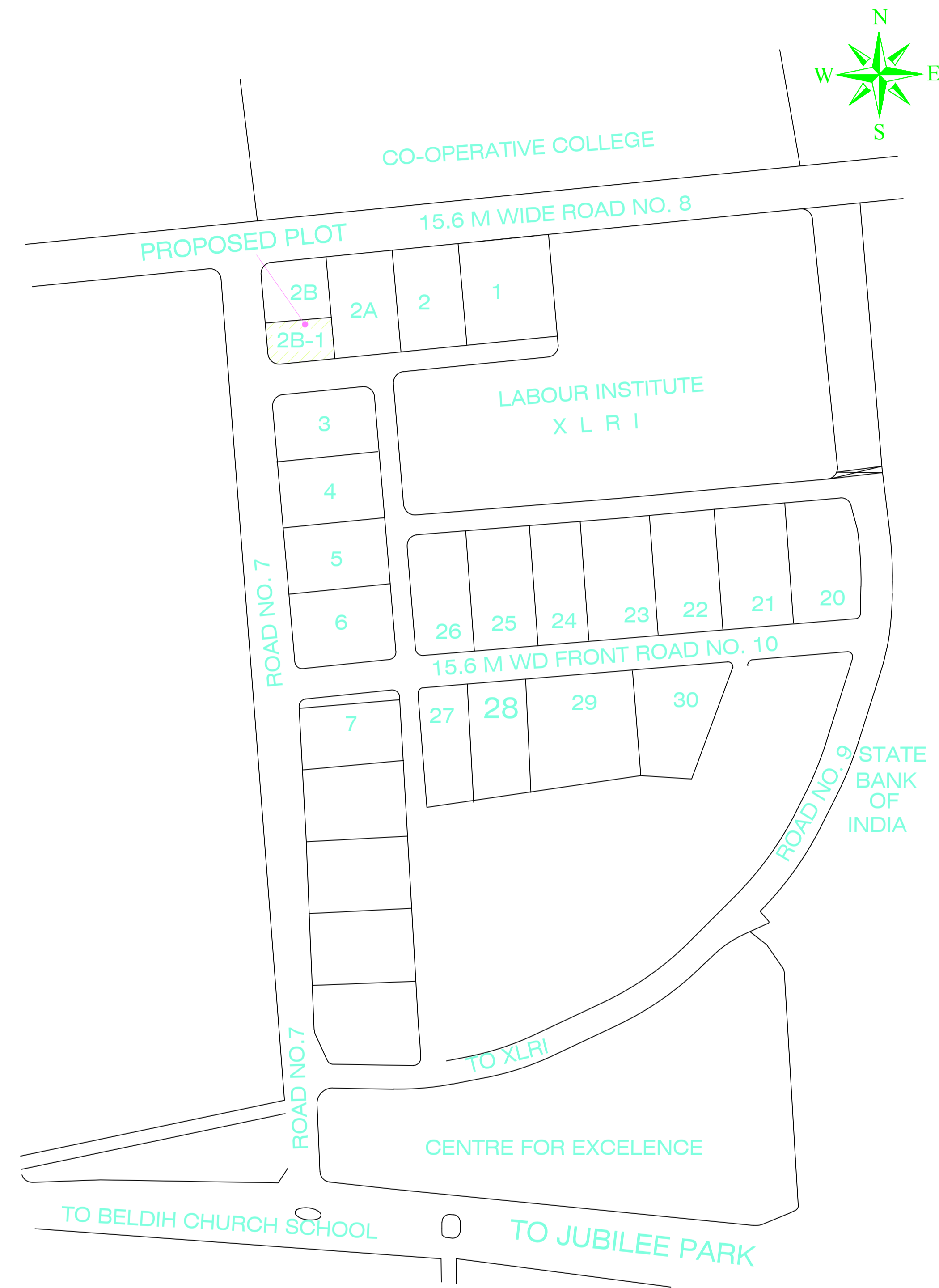
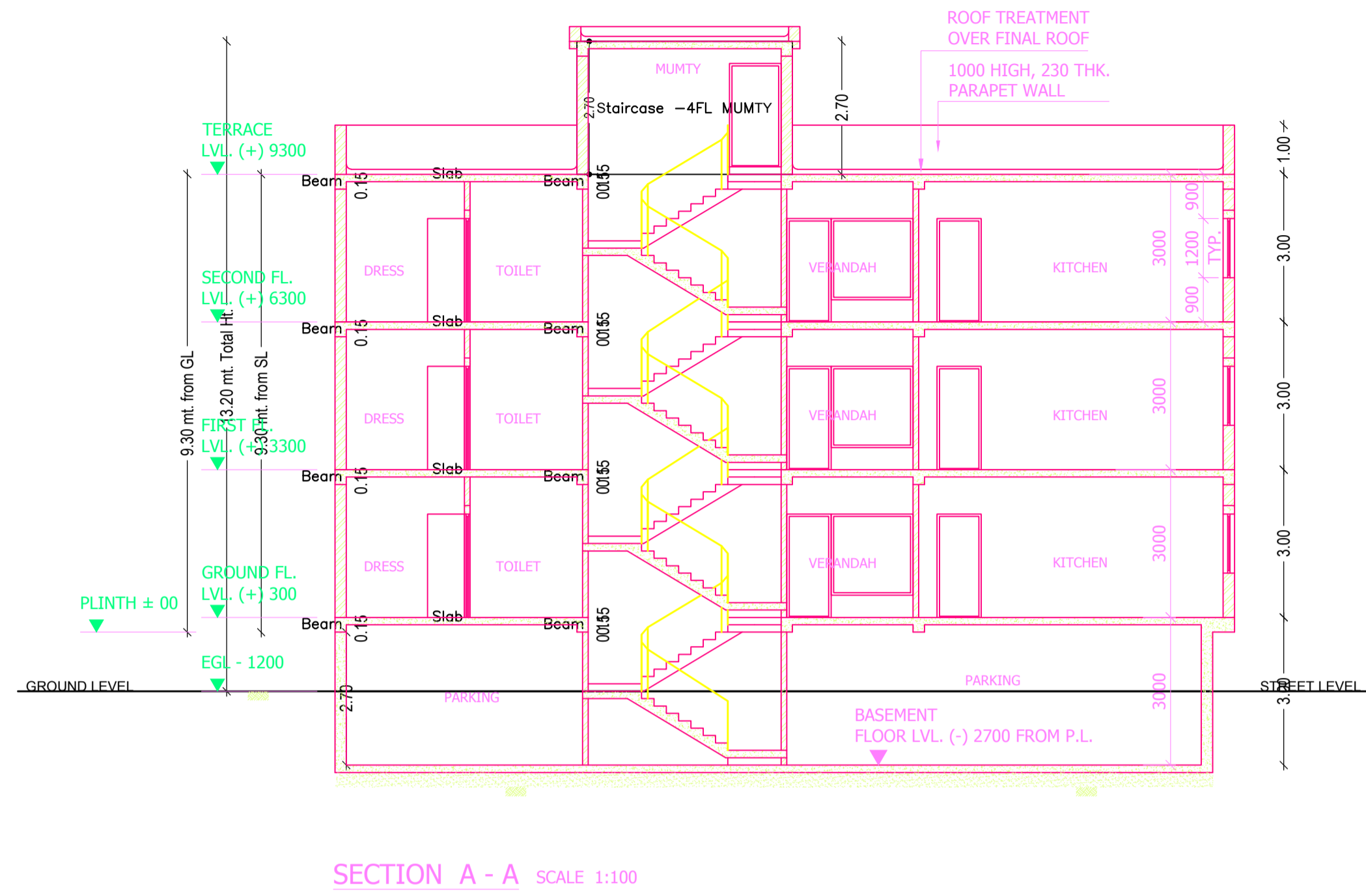
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ARUN AND URVASHI AHUJA)	D7	0.75	0.00	10
A (ARUN AND URVASHI AHUJA)	D6	0.75	0.00	02
A (ARUN AND URVASHI AHUJA)	D7	0.75	2.10	05
A (ARUN AND URVASHI AHUJA)	D6	0.75	2.10	01
A (ARUN AND URVASHI AHUJA)	D4	0.90	0.00	02
A (ARUN AND URVASHI AHUJA)	D3	0.90	0.00	06
A (ARUN AND URVASHI AHUJA)	D4	0.90	2.10	01
A (ARUN AND URVASHI AHUJA)	D3	0.90	2.10	03
A (ARUN AND URVASHI AHUJA)	D2	1.05	0.00	06
A (ARUN AND URVASHI AHUJA)	D5	1.05	0.00	02
A (ARUN AND URVASHI AHUJA)	D2	1.05	2.10	03
A (ARUN AND URVASHI AHUJA)	D5	1.05	2.10	01
A (ARUN AND URVASHI AHUJA)	D	1.50	0.00	01
A (ARUN AND URVASHI AHUJA)	D1	1.80	0.00	02
A (ARUN AND URVASHI AHUJA)	ARCH	1.80	0.00	02
A (ARUN AND URVASHI AHUJA)	D1	1.80	2.10	01
A (ARUN AND URVASHI AHUJA)	ARCH	1.80	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (ARUN AND URVASHI AHUJA)	V1	0.60	1.05	03
A (ARUN AND URVASHI AHUJA)	V1	0.60	1.20	06
A (ARUN AND URVASHI AHUJA)	W1	1.50	1.20	26
A (ARUN AND URVASHI AHUJA)	W1	1.50	1.50	13
A (ARUN AND URVASHI AHUJA)	W3	1.67	1.20	02
A (ARUN AND URVASHI AHUJA)	W3	1.67	1.80	01
A (ARUN AND URVASHI AHUJA)	W2	3.30	1.20	02
A (ARUN AND URVASHI AHUJA)	W2	3.30	1.50	01

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

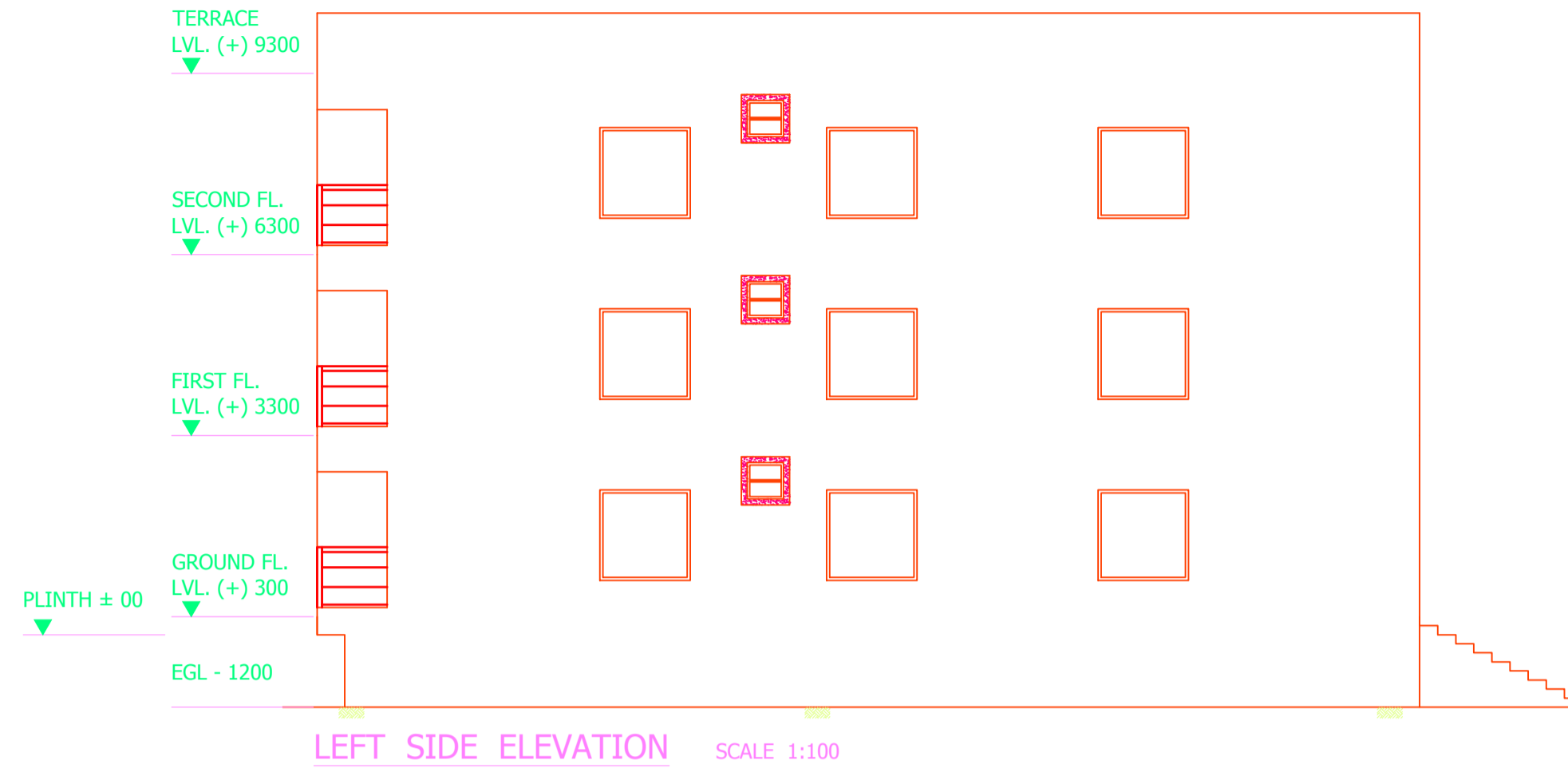
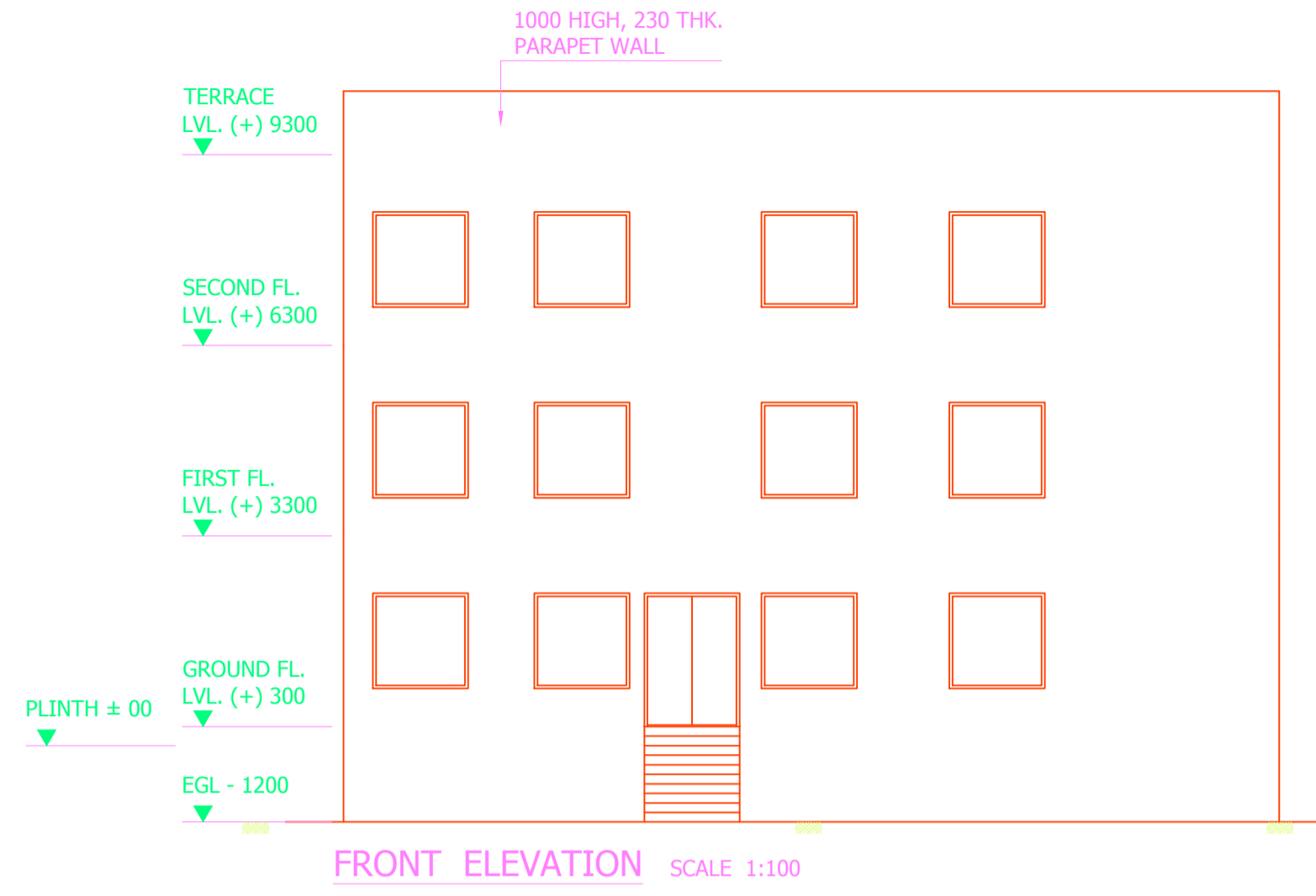
DATE		24-05-2022
SHEET NO.		5
Proposal Basic Information		
Proposal File No.	JNAC/BPI/0141/W6/2021	
Owner Name	ARUN AHUJA AND URVASHI AHUJA	
Khata No	245	
Plot No	452 (Ho. No. 2B-1, CH AREA EAST)	
Village Name	Bisthupur	
Use	Residential	
SubUse	Bungalow/ Dwelling / Non Apartment	



KEY PLAN

LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			

Proposal Basic Information	
Proposal File No.	JNAC/BPI/0141/W6/2021
Owner Name	ARUN AHUJA AND URVASHI AHUJA
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LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
SUDIPTO MUKHERJEE JNAC/ENG/0013/2019			