

Proposal Basic Information

Proposal File No.	JNAC/BP/0073/W1/2024
Owner Name	1. KETTY R. KAPADIA 2. NARGIS PARVEZ BENGALI AND 3. JAWAJAR PARVEZ BENGALI POA HOLDER SAAK RUSTOM PATEL
Khata No	NA
Plot No	PLOT No. 231, SONARI WEST NLO
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

Required Parking (Table 7a)

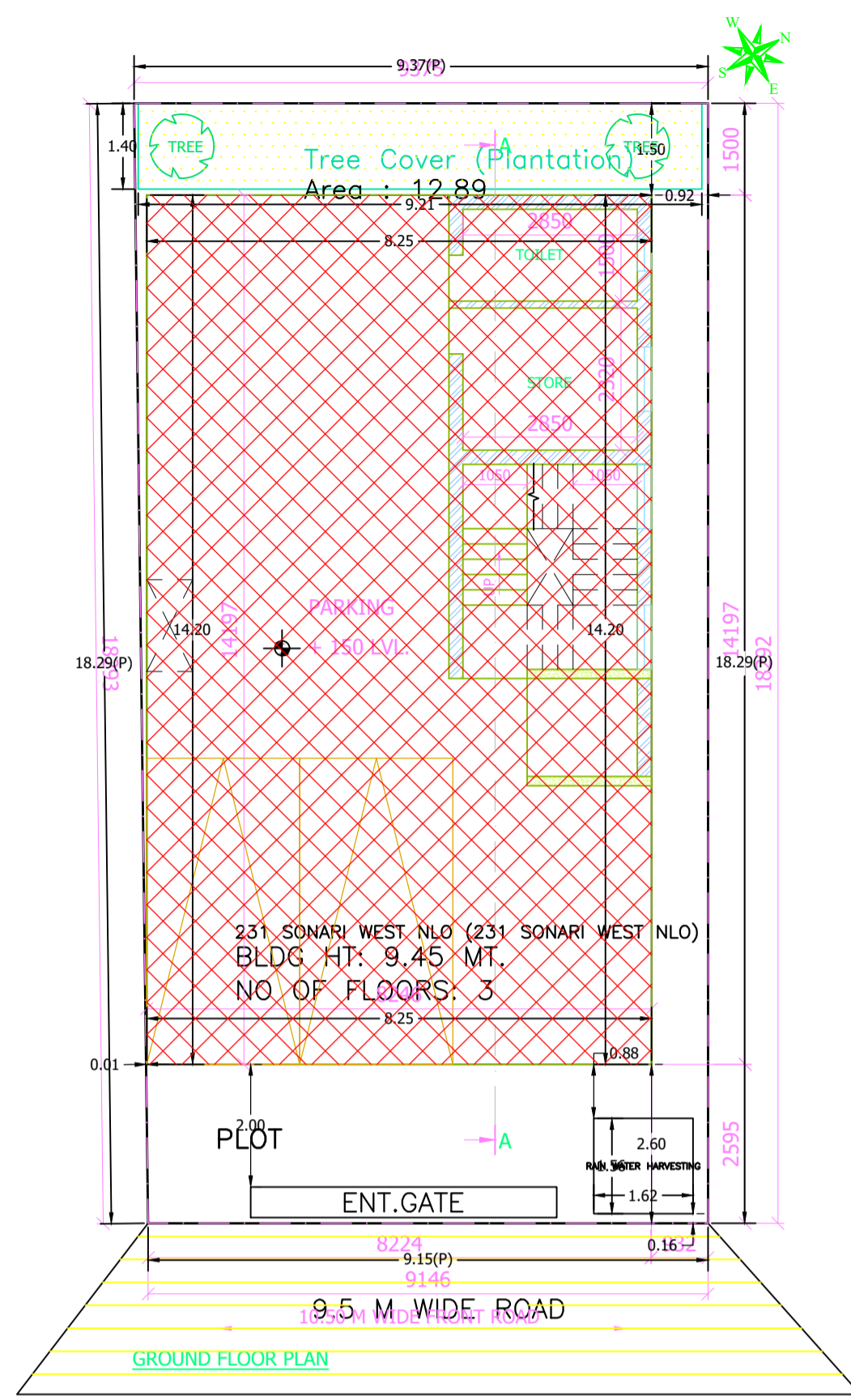
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
231 SONARI WEST NLO (231 SONARI WEST NLO)	Residential	Bungalow/ Dwelling / Non Apartment	> 0	1	3.00	1.00	3	-	-	-	-	-
			> 0	1	3.00	-	-	1	1	-	-	-
Total:			-	-	-	3	3	-	1	1	0	2

FAR & Tenement Details (Table 4c-1)

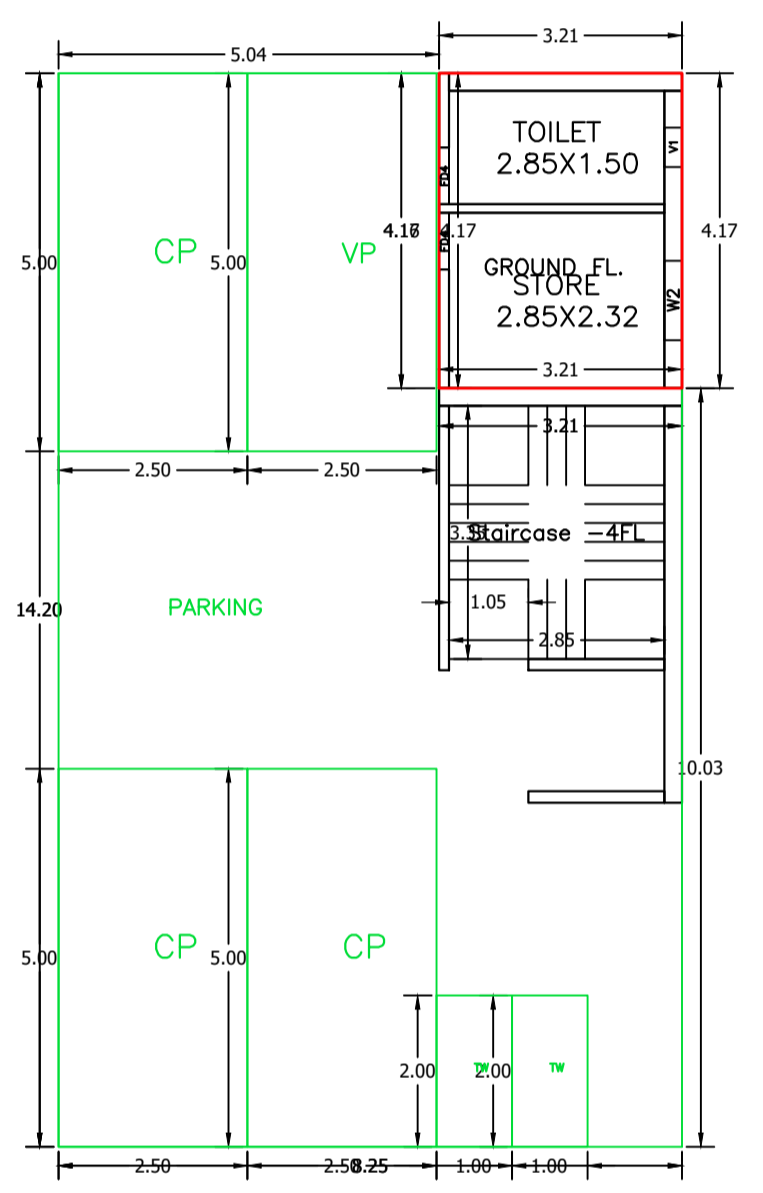
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
231 SONARI WEST NLO (231 SONARI WEST NLO)	1	351.21	2.26	348.95	94.15	245.25	9.55	254.80	254.80	03
Grand Total		1	351.21	2.26	348.95	94.15	245.25	254.80	254.80	03

Parking Check (Table 7b)

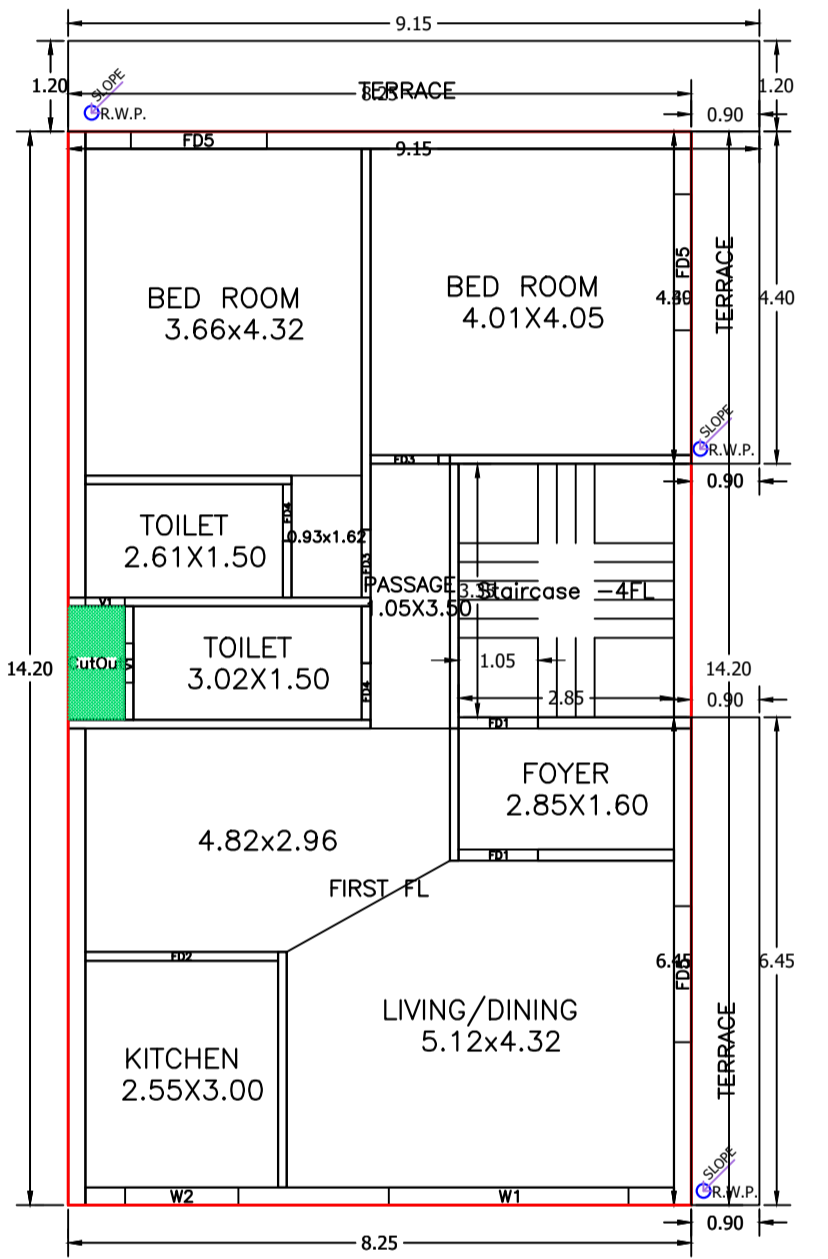
Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	3	37.50
Total Car	3	37.50	3	37.50
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	2	4.00
Total TwoWheeler	-	-	2	4.00
Other Parking	-	-	-	40.15
Total	-	50.00	-	98.15



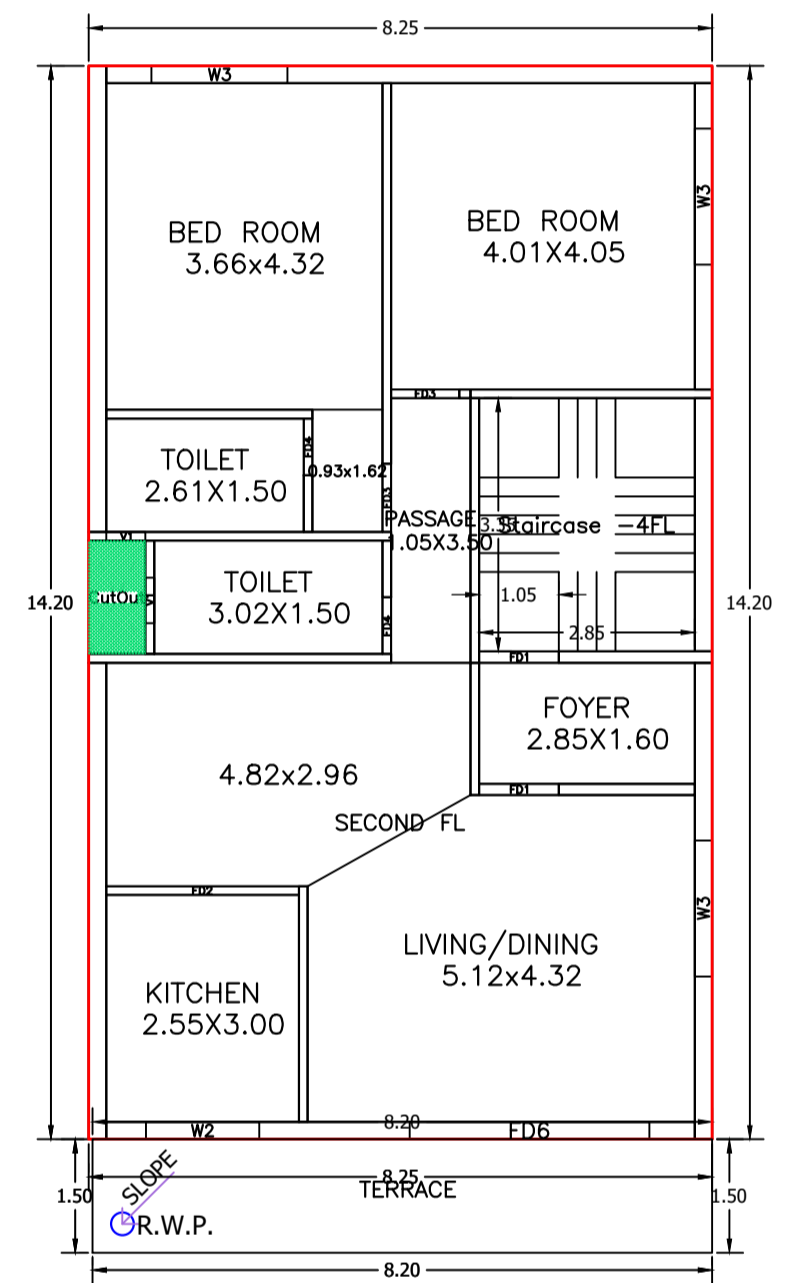
SITE PLAN



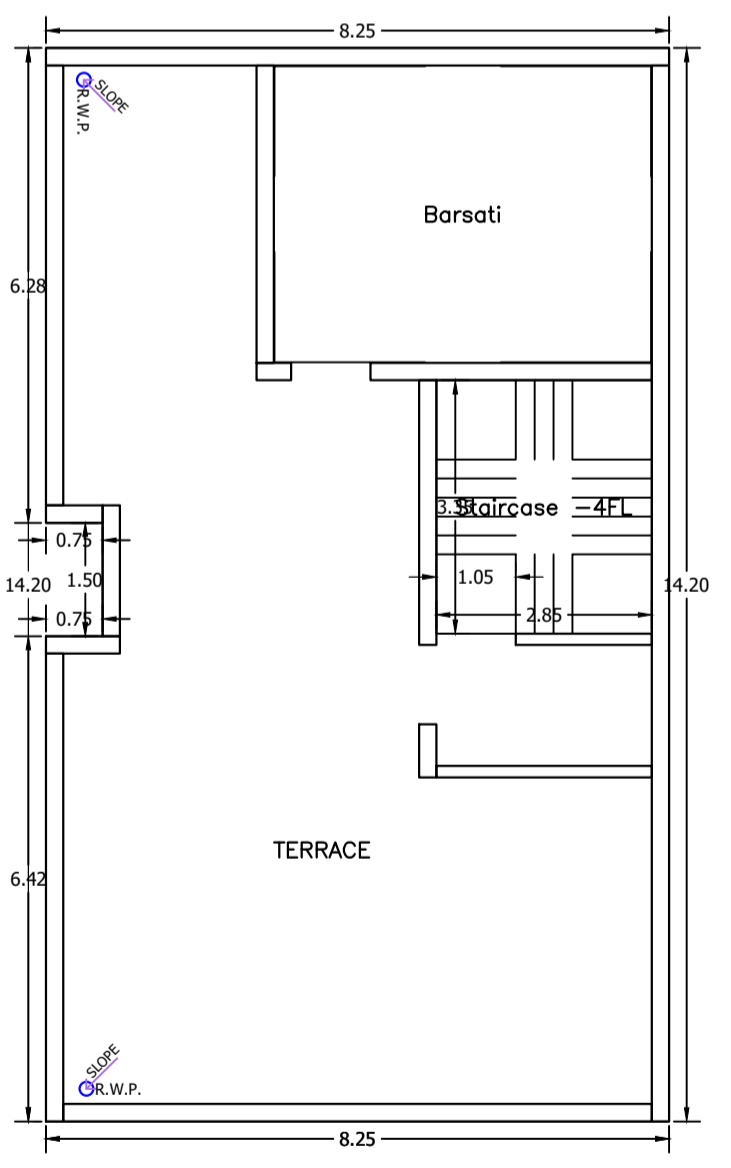
GROUND AND PARKING FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

AREA STATEMENT	VERSION NO.: 1.0.70
JAMSHEDPUR NAC	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/Neary/Religious/Structure: NA
Inward No: JNAC/BP/0073/W1/2024	Plot/SubPlot No: PLOT No. 231, SONARI WEST NLO
Application Type: General Proposal	North: -
Project Type: Building Permission	South: -
Nature of Development: New	East: -
Location of Development Area: Old Area	West: -
AREA DETAILS:	
AREA OF PLOT (Minimum)	(A)
NET AREA OF PLOT (Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)
Deduction for Balance Plot Area (from Gross Plot Area)	
Common Plot	12.89
Total	12.89
BALANCE AREA OF PLOT (Net Plot Area - Recreational/Amenity space)	(A-Deductions)
PLOT AREA FOR COVERAGE (Net Plot Area)	(A-Deductions)
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)
COVERAGE CHECK	
Permissible Coverage area ( 70.00 % )	118.57
Proposed Coverage Area ( 69.11 % )	117.07
Total Prop. Coverage Area ( 69.11 % )	117.07
Balance coverage area ( 0.89 % )	1.50
FAR CHECK	
Perm. FAR Area ( 2.50 )	423.48
Total Perm. FAR area	423.48
Residential FAR	245.26
Proposed FAR Area	254.80
Total Proposed FAR Area	254.80
Consumed FAR (Factor)	1.50
Balance FAR Area	168.68
BUILT UP AREA CHECK	
Total Proposed BuiltUp Area	348.95
ARCHITECT (Regd)	SUDIPTO MUKHERJEE
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1. KETTY R. KAPADIA 2. NARGIS PARVEZ BENGALI AND 3. JAWAJAR PARVEZ BENGALI POA HOLDER SAAK RUSTOM PATEL
DEVELOPMENT AUTHORITY LOCAL BODY	

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

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	231 SONARI WEST NLO (231 SONARI WEST NLO)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground And Parking Floor	117.07	22.92	117.07	22.92
First Floor	115.94	115.94	115.94	115.94
Second Floor	115.94	115.94	115.94	115.94
Terrace Floor	0.00	0.00	0.00	0.00
Total	348.95	254.80	348.95	254.80

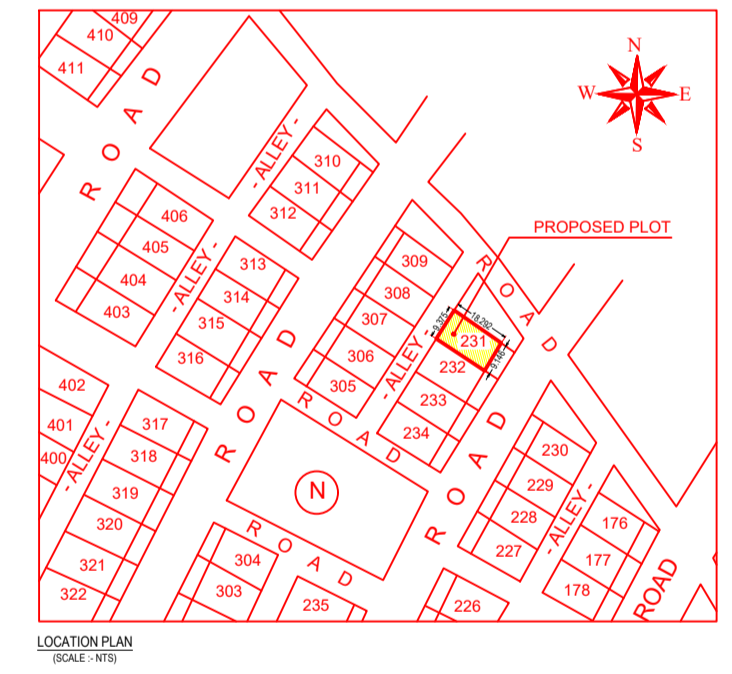
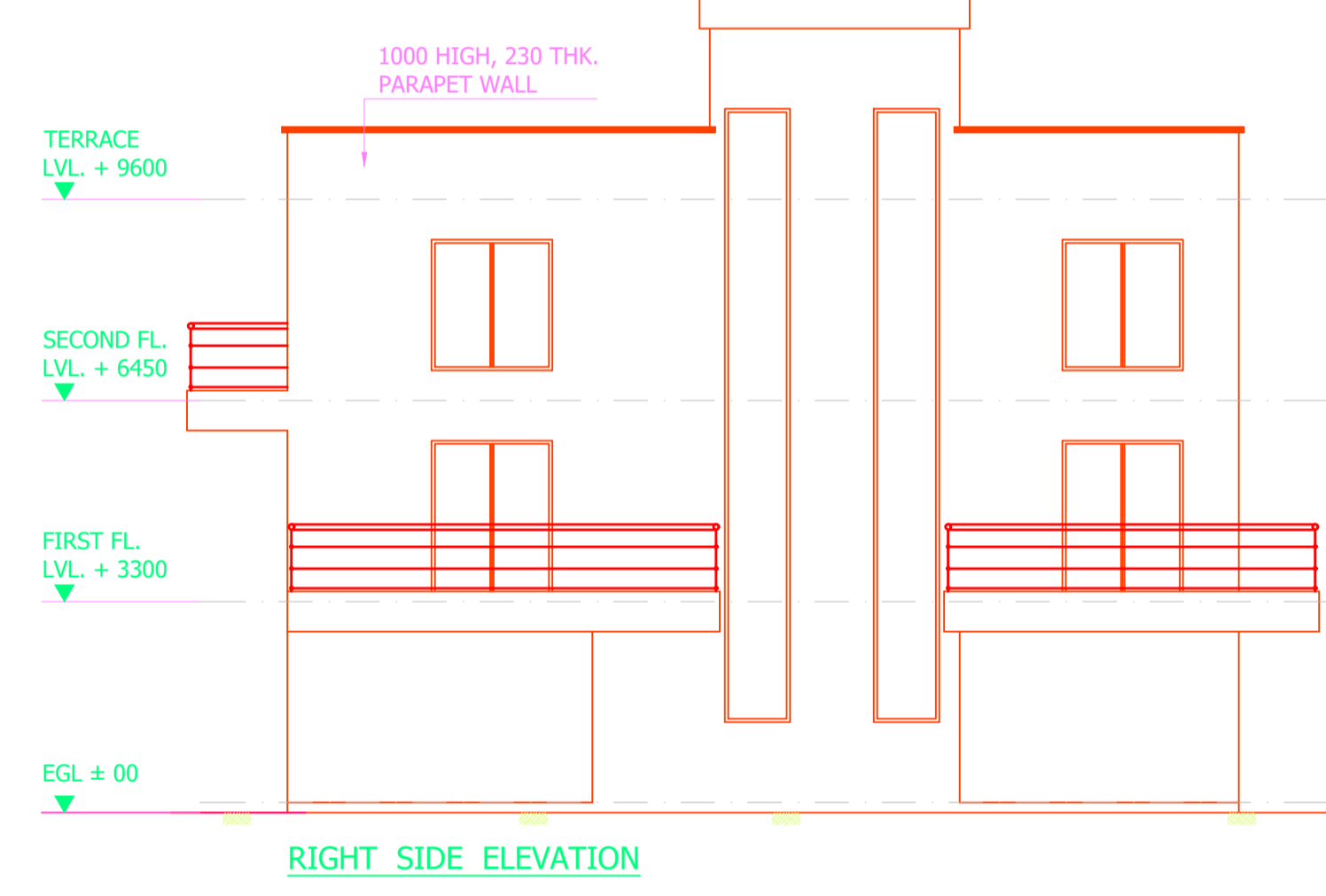
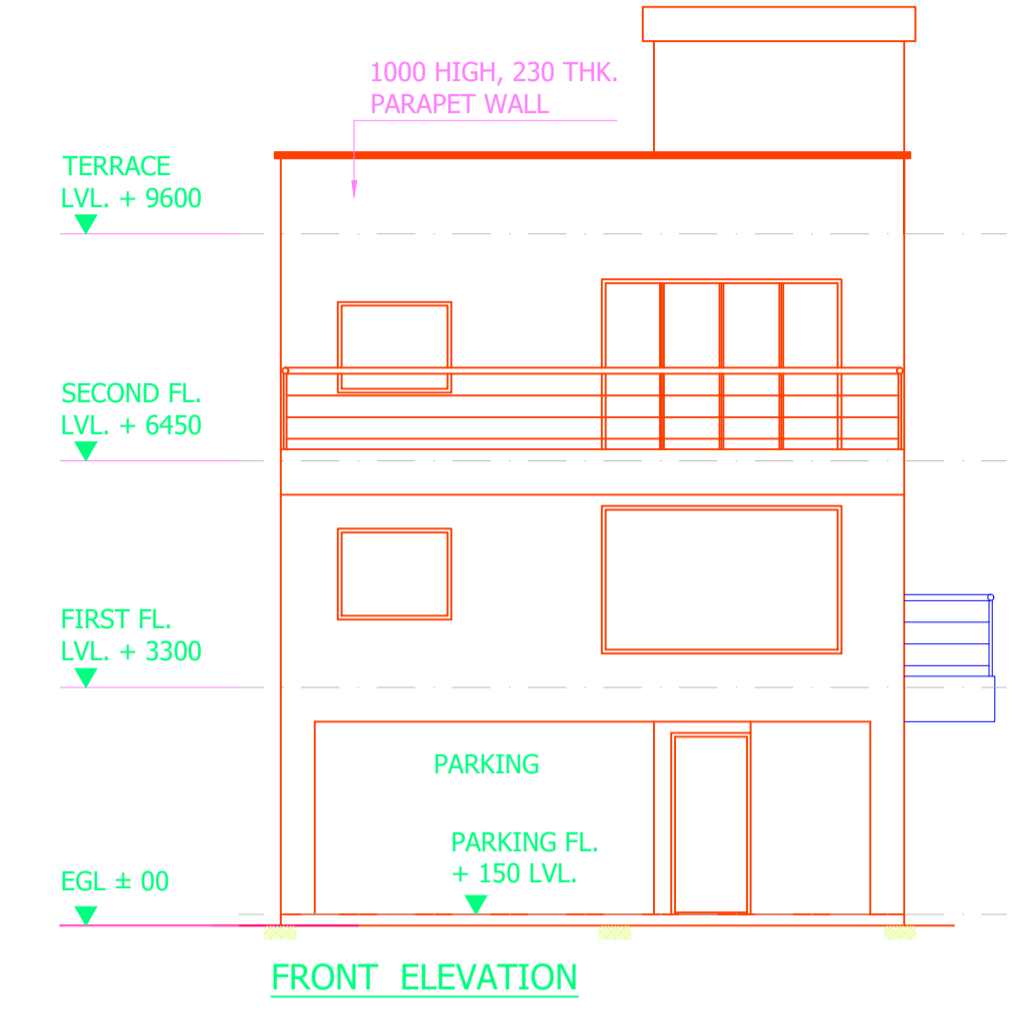
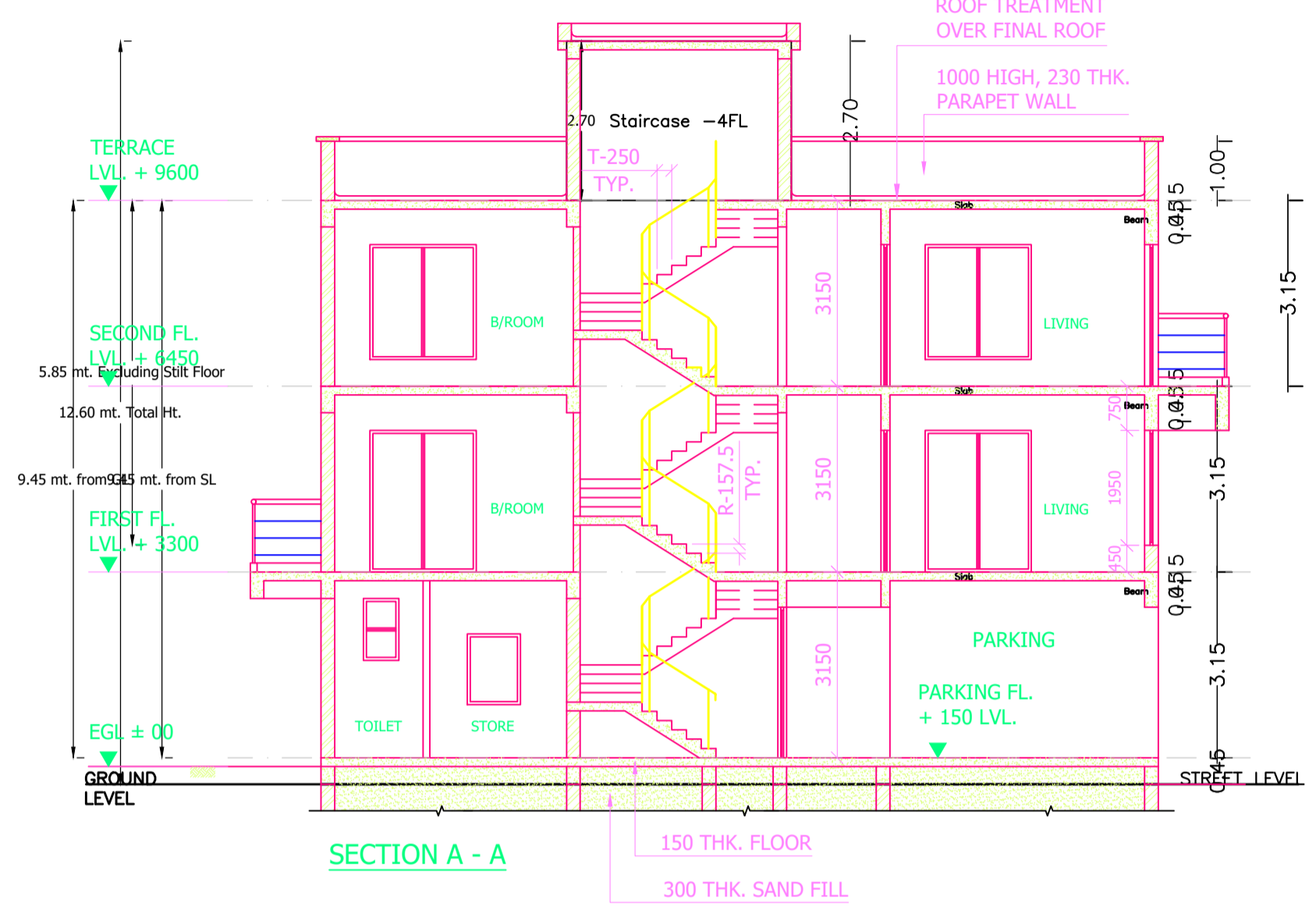
Building USE/SUBUSE Details			
Building Name	Building Use	Building SubUse	Building Structure
231 SONARI WEST NLO (231 SONARI WEST NLO)	Residential	Bungalow/ Dwelling / Non Apartment	Non-Highrise

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/0073/W1/2024
Owner Name	1. KETTY R. KAPADIA 2. NARGIS PARVEZ BENGALI ANI JAWAJAR PARVEZ BENGALI POA HOLDER SAVAK RUI
Khata No	NA
Plot No	PLOT No. 231, SONARI WEST NLO
Village Name	SONARI
Use	Residential
SubUse	Bungalow/ Dwelling / Non Apartment

(SCALE 1:100)

(SCALE 1:100)



Building :231 SONARI WEST NLO (231 SONARI WEST NLO)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.m.)	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Add Area In FAR (Sq.m.)	Total FAR Area (Sq.m.)	Total Consumed Additional FAR Area (Sq.m.)	Trmt (No.)
Ground And Parking Floor	117.07	0.00	117.07	94.15	13.37	9.55	22.92	22.92	01
First Floor	117.07	1.13	115.94	0.00	115.94	0.00	115.94	115.94	01
Second Floor	117.07	1.13	115.94	0.00	115.94	0.00	115.94	115.94	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	351.21	2.26	348.95	94.15	245.25	9.55	254.80	254.80	03
Total Number of Same Buildings :	1								
Total :	351.21	2.26	348.95	94.15	245.25	9.55	254.80	254.80	03

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD4	0.75	2.10	06
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD3	0.90	2.10	04
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD1	1.05	2.40	04
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD5	1.80	2.40	03
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD2	2.55	2.40	02
231 SONARI WEST NLO (231 SONARI WEST NLO)	FD6	3.17	2.40	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
231 SONARI WEST NLO (231 SONARI WEST NLO)	V1	0.52	1.05	04
231 SONARI WEST NLO (231 SONARI WEST NLO)	V1	0.60	1.05	01
231 SONARI WEST NLO (231 SONARI WEST NLO)	W2	1.05	1.20	01
231 SONARI WEST NLO (231 SONARI WEST NLO)	W2	1.50	1.20	02
231 SONARI WEST NLO (231 SONARI WEST NLO)	W3	1.80	1.95	03
231 SONARI WEST NLO (231 SONARI WEST NLO)	W1	3.17	1.95	01

UnitBUA Table for Building :231 SONARI WEST NLO (231 SONARI WEST NLO)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND AND PARKING FLOOR PLAN	GROUND FL.	FLAT	13.37	11.08	2	1
FIRST FLOOR PLAN	FIRST FL.	FLAT	104.39	92.51	8	1
SECOND FLOOR PLAN	SECOND FL.	FLAT	104.39	92.51	8	1
Total:	-	-	222.15	196.10	18	3

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