


Hussainabad Nagar Panchayat

 No Image
Found

Check List Report

Version Number: **1.0.65**
Version Date: **16/10/2020**
Report Generated On: **12-04-2023**

[-] Collapse All

General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Residential
District	PALAMU	Plot SubUse	Bungalow/ Dwelling / Non Apartment
Authority	Hussainabad Nagar Panchayat	PlotNearbyReligiousStructure	NA
Inward_No	HNPC/BP/0040/W08/2023	Plot/SubPlot No	73
Application Type	General Proposal	North	-
Project Type	Building Permission	South	-
Nature of Development	New	East	-
Location of Development Area	New Area	West	-
City Area/TPScheme No	NA		
Village	Japla Dharahra		
Taluka	27		
Architect Details			
Architect Name	Anuj Kumar Paswan		
License No.	HNPC/ENG/0002/2022		
Architect Address	Gamhariya post-Latheyra P.S, Chattarpur, palamu, jharkhand		
Architect EmailID	anuj87781@gmail.com		
Architect Mobile No	7974745630		
Owner's Details			
Name	MANISH KUMAR KASHYAP		
Address	VILL-JAPLA DHARAHRA WARD 08,POST JAPLA,DIST-PALAMU JHARKHAND		
Email ID	anuj87781@gamil.com		
Mobile No	9430350523		

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Deed(Sale Deed, Gift Deed and Lease Deed) or Agreement	200.67
2	Plot area as per Document by Applicant	200.67
3	Area as per Site Visit (Site Visit Report)	200.67
4	Area as per Drawing	200.67

Area of Plot Considered : 200.67

Plot area provided in drawing shall not be more than Plot area as per Document.

[-] Table 2b

Proposal Detail :	
Unit	
Development Detail :	
Plot	PLOT
Plot Occupancy	Residential
Plot SubUse	Bungalow/ Dwelling / Non Apartment
Building Structure	Non-Highrise

Building Type	Single Detached House
Gross Plot Area	200.67
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	200.67
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	179.57
Deductions for Balance Plot Area (from Gross Plot Area)	21.10
- Common Plot	21.10
Balance Plot Area	179.57

[-] Table 2c

COVERAGE CHECK	
Permissible Coverage area (70.00 %)	140.47
Proposed Coverage Area (65.38 %)	131.19
Total Prop. Coverage Area (65.38 %)	131.19
Balance coverage area (4.62 %)	9.28
FAR CHECK	
Perm. FAR Area (1.500)	301.01
Total Perm. FAR area	301.01
Residential FAR	262.39
Proposed FAR Area	262.39
Total Proposed FAR Area	262.39
Consumed FAR (Factor)	1.31
Balance FAR Area	38.62
BUA CHECK	
Total Proposed BuiltUp Area	262.38

[-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Lenght of Road	Up to 50 meter	-
Existing Road Width	3.65	3.65
Proposed Road Width as per Master Plan	3.65	-
Road Widening Width	3.65	-
Plot size (as per measurement)	200.67	200.67

[-] Extra Land Area Checks

Name	Area		Status
	Reqd	Prop	
Extra Land	-	0.00	OK

Extra Land Area Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
Extra Land Area Details	Extra Land Area		-	-	0.00	OK

Plot Related Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
PLOT	Plot Area	Sq.Mt.	-	-	200.67	OK
	Plot Width	Mt.	-	-	14.63	OK
	Plot Depth	Mt.	-	-	13.72	OK
	Access Width	Mt.	-	-	3.65	OK
	Plot Frontage	Mt.	-	-	14.63	OK
	Coverage Area	Sq.Mt.	-	140.47	131.19	OK
	FAR Area	Sq.Mt.	-	301.01	262.39	OK
	Consumed FAR	Sq.Mt.	-	1.50	1.31	OK
Common Plot Checks	Common Plot - Total Area	Sq.Mt.	10.03		21.10	OK
Common Plot	Tree Cover (Plantation) - Minimum Area	Sq.Mt.	-		21.10	OK
	Tree Cover (Plantation) - Coverage Area	Sq.Mt.		-	-	OK
	Tree Cover (Plantation) - Width	Mt.	-		2.09	OK
	Tree Cover (Plantation) - Angle	Degree	-		90.00	OK
	Tree Cover (Plantation) - Access	Mt.			-	OK
Tree	Tree - Nos Of Trees	No.	2		4	OK
MANISH KUMAR KASHYAP-1 (A BUILDING)	Front Margin... 3.65M MAIN ROAD Access Road	Mt.	2.00	-	2.00	OK
	Rear Margin	Mt.	1.50	-	1.50	OK
	Side1 Margin	Mt.	0.90	-	0.90	OK
	Side2 Margin	Mt.	0.90	-	0.90	OK
MANISH KUMAR KASHYAP-1 (A BUILDING)	BldgLine for 3.65M MAIN ROAD Access Road	Mt.	1.22		2.00	OK

MANISH KUMAR KASHYAP-1 (A BUILDING)	ResvRoad Width Check for... 3.65M MAIN ROAD Access Road	Mt.	1.22		0.00	Failed
--	--	-----	------	--	------	--------

Building Related Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
MANISH KUMAR KASHYAP (A BUILDING)	Height	Mt.		7.48	6.40	OK
MANISH KUMAR KASHYAP (A BUILDING)	First Floor - Height	Mt.	2.75	-	3.20	OK
	First Floor - Clear Height	Mt.	2.75	-	3.05	OK
	First Floor - Beam Clear Height	Mt.	2.40	-	2.95	OK
	Ground Floor - Height	Mt.	2.75	-	3.20	OK
	Ground Floor - Clear Height	Mt.	2.75	-	3.05	OK
	Ground Floor - Beam Clear Height	Mt.	2.40	-	2.95	OK
	Plinth - Height	Mt.	0.45	-	0.61	OK
	Plinth - Clear Height	Mt.	-	-	0.61	OK
	Plinth - Beam Clear Height	Mt.	-	-	0.61	OK
MANISH KUMAR KASHYAP (A BUILDING)	Terrace Floor - Height	Mt.	-	-	1.07	OK
	Terrace Floor - Clear Height	Mt.	-	-	1.07	OK
	Terrace Floor - Beam Clear Height	Mt.	-	-	1.07	OK
MANISH KUMAR KASHYAP (A BUILDING)	No. of Floors	No.		G + 2	2	OK
	No. of Tenements	No.		-	1	OK
GROUND FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.750		0.914	OK
	STAIRCASE - Tread Width	Mt.	0.225		0.254	OK
	STAIRCASE - Riser Height	Mt.		0.200	0.145	OK
	STAIRCASE - Riser No. On Flight	No.		-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
FIRST FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.750		0.914	OK
	STAIRCASE - Tread Width	Mt.	0.225		0.254	OK
	STAIRCASE - Riser Height	Mt.		0.200	0.145	OK
	STAIRCASE - Riser No. On Flight	No.		-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
TERRACE FLOOR PLAN	STAIRCASE - Flight Width	Mt.	-		0.914	OK
	STAIRCASE - Tread Width	Mt.	-		0.254	OK
	STAIRCASE - Riser Height	Mt.	-	-	-	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	-	OK
	STAIRCASE - Cabin Ht.	Mt.	2.100	-	2.286	OK
SUMP TANK	Area	Sq.Mt.	-	-	2.17	OK
	Width	Mt.	-	-	1.36	OK
	Depth	Mt.	-	-	1.60	OK
	Height	Mt.	-	-	-	OK
RAIN WATER HARVESTING	Area	Sq.Mt.	-	-	0.39	OK
	Width	Mt.	-	-	0.71	OK
	Depth	Mt.	-	-	0.71	OK
	Height	Mt.	-	-	-	OK
MANISH KUMAR KASHYAP (A BUILDING)	Rain Water Harvesting - No	No.	1	-	1	OK

[-] Building:MANISH KUMAR KASHYAP (A BUILDING)

[-] Floor:GROUND FLOOR PLAN

[-] Misc Checks (Table 9a)

Tnmt No.	Room Name	Area		Width		Depth		Ventilation		Status
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	

[-] Floor:FIRST FLOOR PLAN

[-] Misc Checks (Table 9a)

Tnmt No.	Room Name	Area		Width		Depth		Ventilation		Status
		Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	

[-] Rules

Topic	Rule
Plot Level	
Plot Area	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Width	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Depth	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Access Width	The minimum width of abutting road for any Building shall be with respect to Length of Road {As per Rule No. 34 Table No.6}
Plot Frontage	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
FAR Area	(1) In New Area, FAR for plot which lies on road less than 6.10 m. the width shall be taken as incase of Old Area {As per Addendum from Govt. of Jharkhand 3141 dated 15/05/2017} (2) For Hussainabad Nagar Panchayat, Max. 2.0 permissible FAR may be permitted for Residential Use {As per Annexure III}
Consumed FAR	(1) In New Area, FAR for plot which lies on road less than 6.10 m. the width shall be taken as incase of Old Area {As per Addendum from Govt. of Jharkhand 3141 dated 15/05/2017} (2) For Hussainabad Nagar Panchayat, Max. 2.0 permissible FAR may be permitted for Residential Use {As per Annexure III}
Common Plot Area	In every building area, at least 5% of the land shall be covered by plantation (tree cover). {As per Rule No.33}
Common Plot	(1) In every building area, at least 5% of the land shall be covered by plantation (tree cover). {As per Rule No.33} (2) ;
Tree Number	2-4 Trees shall be required for the Plot area upto 250.0 sq.mt. (As per Rule No. 20.1.6)
Margin Rule	For Non-highrise Residential Building upto 10.0 mt. Ht. having Plot Depth 10-15 mt. and Plot width 10-15 mt., Margin required in Front shall be 2.0 mt., Rear 1.5 mt. and 0.9 mt. shall be provided on both side. {As per Rule No. 36 (Table 8 & 9)}
Building Line Check	The min. width of Road for length of Road Upto 100 mt. shall be 6.1 mt. {As per Rule No. 34 Table No. 6}
ResvRoad Width Check	The min. width of Road for length of Road Upto 100 mt. shall be 6.1 mt. {As per Rule No. 34 Table No. 6}
Building Level	
Building Height	In New Area, for plot which lies on road less than 6.10 m. Perm. Building Ht. shall be taken as incase of Old Area {As per Addendum from Govt. of Jharkhand 3141 dated 15/05/2017}
Floor Height	(1) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab){As per Rule No.42.2.1} (2) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab){As per Rule No.42.2.1} (3) The plinth or any part of a building shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. The height of the plinth (except in case of stilted parking) shall be not less than 0.45 mt. from the surrounding ground level {As per Rule No. 42.10}
Parapet Height	(1) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021} (2) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021} (3) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
Floor Number	In New Area, for plot which lies on road less than 6.10 m. Perm. No of Floor shall be taken as incase of Old Area {As per Addendum from Govt. of Jharkhand 3141 dated 15/05/2017}
StairCase	(1) Width of Winding staircase shall be mini. 0.75 mt.,Maximum rise 0.20 mt. & Minimum tread 0.225 mt. {As per Rule No. 83.18} (2) ; No Rule Defined (3) Width of Winding staircase shall be mini. 0.75 mt.,Maximum rise 0.20 mt. & Minimum tread 0.225 mt. & Cabin height 2.1 mt {As per Rule No. 83.18} (4) ; No Rule Defined
Plot / Building Level	
Accessory Use	(1) - (2) No need to check distance from Building SUMP TANK (3) The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 Sq. m. of roof area (4) No need to check distance from Building RAIN WATER HARVESTING
Accessory Use Number	Provision of Rain Water Harvesting shall be mandatory for any use {Updated as per JBBL, Amendment VIII dated 16/03/2021} Rain Water Harvesting
Building Level (Rooms)	