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Check List Report

Version Number: 1.0.68
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General Details

Region	JHARKHAND URBAN LOCAL BODIES
District	BOKARO
Authority	PHUSRO NAGAR PARISHAD
Inward_No	PNP/BP/0001/Ward27/2024
Application Type	General Proposal
Project Type	Building Permission
Nature of Development	New
Location of Development Area	Old Area
City Area/TPScheme No	NA
Village	Naya Road
Taluka	17

Plot Details

Plot Use	Residential
Plot SubUse	Bungalow/ Dwelling / Non Apartment
PlotNearbyReligiousStructure	NA
Plot/SubPlot No	2388
North	Plot No. - BABI DEVI DEVI
South	Plot No. - NIZ VENDOR
East	Road Width - 3.66
West	Plot No. - LUXAMI DEVI, NIZ VENDOR

Architect Details

Architect Name	LAW CHATURVEDI
License No.	PNP/ENG/0002/2020
Architect Address	VILL - LEMBOGRA, POST - GANGI, P.S. - BARACHATTI, GAYA
Architect EmailID	law8688@gmail.com
Architect Mobile No	8987252771

Owner's Details

Name	INDUMATI KUMARI
Address	SHYAM BHANDAR GHALIU
Email ID	ghuria8688@gmail.com
Mobile No	9798774924

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Deed(Sale Deed, Gift Deed and Lease Deed) or Agreement	120.82
2	Plot area as per Document by Applicant	120.82
3	Physical area measured at site	120.82
4	Area as per Site Visit (Site Visit Report)	120.82
5	Area as per Drawing	120.93

Area of Plot Considered : 120.82

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	120.82
Deduction from Gross Plot area	5.50

- Surrender Free of Cost	5.50	
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)		115.32
Balance Plot Area (Net Plot Area - Recreational/Amenity space)		102.71
Deductions for Balance Plot Area (from Gross Plot Area)		18.11
- Surrender Free of Cost	5.50	
- Common Plot	12.61	
Balance Plot Area		102.71

[-] Table 2c

COVERAGE CHECK	
Permissible Coverage area (70.00 %)	80.72
Proposed Coverage Area (65.14 %)	75.12
Total Prop. Coverage Area (65.14 %)	75.12
Balance coverage area (4.86 %)	5.60
FAR CHECK	
Perm. FAR Area (1.200)	144.98
Total Perm. FAR area	144.98
Residential FAR	75.12
Proposed FAR Area	75.12
Total Proposed FAR Area	75.12
Consumed FAR (Factor)	0.62
Balance FAR Area	69.86
BUA CHECK	
Total Proposed BuiltUp Area	75.12

[-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Lenght of Road	Up to 50 meter	-
Existing Road Width	3.66	3.05
Proposed Road Width as per Master Plan	3.66	-
Road Widening Width	3.66	0.61
Plot size (as per measurement)	120.82	120.93

[-] Road width Details Checks

No	Rule	Status
1	For Existing Road Width, value as per site visit and value as per drawing should be same.	Failed

[-] 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.	-	-	115.32	OK
	Plot Width	Mt.	-	-	9.02	OK
	Plot Depth	Mt.	-	-	12.80	OK
	Access Width	Mt.	-	-	3.05	OK
	Plot Frontage	Mt.	-	-	9.02	OK
	Coverage Area	Sq.Mt.	-	80.72	75.12	OK
	FAR Area	Sq.Mt.	-	144.98	75.12	OK
	Consumed FAR	Sq.Mt.	-	1.20	0.62	OK
Common Plot Checks	Common Plot - Total Area	Sq.Mt.	5.77		12.61	OK
Common Plot	Tree Cover (Plantation) - Minimum Area	Sq.Mt.	-		12.61	OK
	Tree Cover (Plantation) - Coverage Area	Sq.Mt.		-	-	OK
	Tree Cover (Plantation) - Width	Mt.	-		1.42	OK
	Tree Cover (Plantation) - Angle	Degree	-		90.00	OK
	Tree Cover (Plantation) - Access	Mt.			-	OK
Tree	Tree - Nos Of Trees	No.	2		11	OK
A-1 (INDU)	Front Margin... 0.61M ROAD WIDENING AREA(SURRENDERED FREE OF COST)	Mt.	2.00	-	2.01	OK
	Rear Margin	Mt.	1.50	-	1.52	OK

	Side1 Margin	Mt.	-	-	0.00	OK
	Side2 Margin	Mt.	0.90	-	0.92	OK
A-1 (INDU)	BldgLine for 3.05M MAINROAD Access Road	Mt.	0.27		2.62	OK
A-1 (INDU)	ResvRoad Width Check for... 3.05M MAINROAD Access Road	Mt.	0.27		0.61	OK

Building Related Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
A (INDU)	Ground Floor - Height	Mt.	2.75	-	3.05	OK
	Ground Floor - Clear Height	Mt.	2.75	-	2.95	OK
	Ground Floor - Beam Clear Height	Mt.	2.40	-	2.79	OK
	Plinth - Height	Mt.	0.45	-	0.91	OK
	Plinth - Clear Height	Mt.	-	-	0.91	OK
	Plinth - Beam Clear Height	Mt.	-	-	0.91	OK
A (INDU)	Terrace Floor - Height	Mt.	-	-	0.99	OK
	Terrace Floor - Clear Height	Mt.	-	-	0.99	OK
	Terrace Floor - Beam Clear Height	Mt.	-	-	0.99	OK
A (INDU)	No. of Floors	No.		G + 1	1	OK
	No. of Tenements	No.		-	1	OK
TERRACE FLOOR PLAN	STAIRCASE - Flight Width	Mt.	-		0.991	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	-	3.128	OK
GROUND FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.750		0.991	OK
	STAIRCASE - Tread Width	Mt.	0.225		0.254	OK
	STAIRCASE - Riser Height	Mt.		0.200	0.203	Failed
	STAIRCASE - Riser No. On Flight	No.		-	10	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
A (INDU)	Rain Water Harvesting - No	No.	1	-	0	Failed

All Rooms are as per Rule in Room Checking

[-] 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 Old Area, for Residential Building on abutting roadwidth less than 3.60 mt., the Floor Area Ratio-FAR shall be 1.2 {As per Rule No.39, Table 15, Note i} (2) For Phusro Nagar Parishad, Max. 2.0 permissible FAR may be permitted for Residential Use {As per Annexure III}
Consumed FAR	(1) In Old Area, for Residential Building on abutting roadwidth less than 3.60 mt., the Floor Area Ratio-FAR shall be 1.2 {As per Rule No.39, Table 15, Note i} (2) For Phusro Nagar Parishad, 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 Atleast 0.9 mt. shall be provided at one side. {As per Rule No. 36 (Table 8 & 9)}
Building Line Check	The min. width of Road for length of Road upto 50 mt. shall be 3.6 mt. {As per Rule No. 34 Table No. 6}
ResvRoad Width Check	The min. width of Road for length of Road upto 50 mt. shall be 3.6 mt. {As per Rule No. 34 Table No. 6}
Building Level	
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	For old area location, on Road width upto 3.6 mt. only G+1 floors shall be allowed {As per Rule No. 39.1 Note 1}
StairCase	(1) 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} (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. {As per Rule No. 83.18} (4) ; No Rule Defined
Plot / Building Level	
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)	
Bed Room3.40x4.01	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room3.40x4.50	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Dining1.50x4.01	No Rule Defined
Kitchen1.83x3.35	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Toilet2.44x1.22	Area for Toilet shall be Mini. 2.8 sq.mt. having side mini. 1.2 mt. {Rule No. 42.4.2}