

Failed List Report

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| General Details | | Plot Details | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------|
| Region | JHARKHAND URBAN LOCAL BODIES | Plot Use | Residential |
| District | EAST SINGHBHUM | Plot SubUse | Group Housing |
| Authority | JAMSHEDPUR NAC | PlotNearbyReligiousStructure | NA |
| Inward_No | JNAC/GH/0051/W1/2024 | Plot/SubPlot No | 54 & 56 |
| Application Type | General Proposal | North | - |
| Project Type | Group Development Scheme | South | - |
| Nature of Development | New | East | - |
| Location of Development Area | Old Area | West | - |
| City Area/TPScheme No | NA | | |
| Village | SONARI | | |
| Taluka | 16 | | |
| Architect Details | | | |
| Architect Name | SUDIPTO MUKHERJEE | | |
| License No. | JNAC/ENG/0013/2019 | | |
| Architect Address | Ho. No. 1A, CLASSIC APARTMENT, NEW BARADWARI, P.O. SAKCHI, JAMSHEDPUR, EAST SINGHBHUM | | |
| Architect EmailID | sudipto_mukherg@yahoo.co.in | | |
| Architect Mobile No | 9431348519 | | |
| Owner's Details | | | |
| Name | M/S ADLN SUPERSTRUCTURE LLP REPRESENTED BY ITS PARTNER Mr. LALIT MOHAN AGARWAL POA HOLDER OF Mrs. MIRA DEVI AGARWAL Mrs. PRATIBHA AGARWAL AND Miss SHRUTI AGARWAL | | |
| Address | 3RD FLOOR, BASANT CENTRAL, MILLS & GODOWN AREA, SAKCHI, JAMSHEDPUR | | |
| Email ID | adln2022@rediffmail.com | | |
| Mobile No | 8877987736 | | |

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

| No. | Form | Area |
|-----|---------------------------------------------------------|---------|
| 1 | Deed (Sale Deed, Gift Deed and Lease Deed) or Agreement | 7169.58 |
| 2 | Plot area as per Document by Applicant | 7169.58 |
| 3 | Physical area measured at site | 7169.58 |
| 4 | Area as per Site Visit (Site Visit Report) | 7169.58 |
| 5 | Area as per Drawing | 7169.57 |

Area of Plot Considered : 7169.57

[-] Table 2b

| Proposal Detail : | |
|------------------------------------------------------------------|-----------------------|
| Unit | |
| Development Detail : | |
| Plot | PLOT |
| Plot Occupancy | Residential |
| Plot SubUse | Group Housing |
| Building Structure | Multistoried |
| Building Type | Single Detached House |
| Gross Plot Area | 7169.57 |
| Net Plot Area (Gross Plot Area - Deduction from Gross Plot area) | 7169.57 |
| Balance Plot Area (Net Plot Area - Recreational/Amenity space) | 6141.49 |
| Deductions for Balance Plot Area (from Gross Plot Area) | 1028.09 |
| - Common Plot | 1028.09 |
| Balance Plot Area | 6141.49 |

[-] Table 2c

| COVERAGE CHECK | |
|---------------------------------------|----------|
| Permissible Coverage area (35.00 %) | 2509.35 |
| Proposed Coverage Area (24.15 %) | 1731.46 |
| Total Prop. Coverage Area (24.15 %) | 1731.46 |
| Balance coverage area (10.85 %) | 777.89 |
| FAR CHECK | |
| Perm. FAR Area (2.500) | 17923.92 |
| Maximum Permissible FAR Area (3.00) | 21508.71 |
| Total Perm. FAR area | 21508.71 |
| Residential FAR | 20440.52 |
| Commercial FAR | 39.85 |
| Special FAR | 898.88 |
| Proposed FAR Area | 21379.26 |
| Total Proposed FAR Area | 21379.26 |
| Consumed FAR (Factor) | 2.98 |
| Balance FAR Area | 129.45 |
| Total Paid Proposed FAR Area | 3455.34 |
| BUA CHECK | |
| Total Proposed BuiltUp Area | 30572.39 |

[-] Site Visit Data Report

| Details | Values as per Site Visit | Values as per Drawing |
|-----------------------------------------------|---------------------------------------|-----------------------|
| Length of Road | Exceeding 50 meter and upto 100 meter | - |
| Existing Road Width | 7.5 | 7.50 |
| Proposed Road Width as per Master Plan | 7.5 | - |
| Road Widening Width | 0 | - |
| Plot size (as per measurement) | 7169.58 | 7169.57 |

[-] Extra Land Area Checks

| Name | Area | | Status |
|-------------------|------|------|--------|
| | Reqd | Prop | |
| Extra Land | - | 0.00 | OK |

[-] Rules

| Topic | Rule |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plot Level | Group Development Scheme is reckoned as development of Residential Buildings in a Campus or Site of 3000 sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High- Rise buildings or mix or combination of the above |
| Plot Width | Group Development Scheme is reckoned as development of Residential Buildings in a Campus or Site of 3000 sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High- Rise buildings or mix or combination of the above |
| Plot Depth | Group Development Scheme is reckoned as development of Residential Buildings in a Campus or Site of 3000 sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High- Rise buildings or mix or combination of the above |
| Access Width | The minimum width of abutting road for Group Housing shall be 6.10 mt. {As per Chapter VI} |
| Plot Frontage | Group Development Scheme is reckoned as development of Residential Buildings in a Campus or Site of 3000 sq.m and above in area and could be row houses, semi-detached, detached Houses, Apartment blocks or High- Rise buildings or mix or combination of the above |
| FAR Area | (1) In Group Housing, the Floor Area Ratio-FAR shall be 3.0 {As per Chapter VI} (2) For JAMSHEDPUR NAC, Max. 2.5 permissible FAR may be permitted for Residential Use {As per Annexure III} (3) In Group Housing, the Floor Area Ratio-FAR shall be 3.0 {As per Chapter VI} |
| Consumed FAR | (1) In Group Housing, the Floor Area Ratio-FAR shall be 3.0 {As per Chapter VI} (2) For JAMSHEDPUR NAC, Max. 2.5 permissible FAR may be permitted for Residential Use {As per Annexure III} (3) In Group Housing, the Floor Area Ratio-FAR shall be 3.0 {As per Chapter VI} |
| Common Plot Area | In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33} |
| Common Plot | (1) ; In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33} (2) ; (3) In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33} (4) ; |
| Tree Number | Mini. 8 Trees shall be required for the Plot area above 1000.0 sq.mt. (As per Rule No. 20.1.6) |
| DriveWay Rule | (1) For Plor area above 2000 sq.mt., The minimum width or driveways should not be less than 4.50 mt. {As per Rule No. 41.2 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017} (2) The minimum width of the drive way meant exclusively for 2 wheelers should be 3.0 mt {As per Rule No. 41.2} |
| Margin Rule | In case of buildings of more than 30m height, for every increase in height of 6.7 m. or fraction thereof or addition of two floor, 1m. in the front set back and 0.75 m. in the sides and rear setbacks shall be added {As per Rule No. 37 Table 14 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017} |
| Basement Margin Rule | In case of apartment/ group housing/commercial building and basements may be allowed to be constructed under the entire plot area leaving mini. 2 mt. space from the boundary of the premises {As per Rule No. 48} |
| Building Level | |
| Building Height | For Group Housing, No height limitation shall be applicable except in areas near protected monuments and airport, etc {As per Chapter VI} |
| 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) o Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of the roof slab or ceiling and mini. Of 2.1 mr. below the soffit of beams {As per Rule No. 48} |
| Parapet 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} |
| Below GL Floor Height | The minimum height of the ceiling of upper basement shall be 0.90m. and the maximum, 1.5 m. above the average surrounding ground level {As per Rule No. 48}, |
| Basement Floor No. | Maximum two basements/cellars may be permitted to be constructed for the plot size above 750 sq.mt. leaving the prescribed set back/open space applicable to the building {As per Rule No. 48} |
| Floor Number | For Group Housing, No floor number limitation shall be applicable {As per Chapter XI} |
| Balcony | Projected balcony may be allowed with a width of 1.2 mt. where the setback is more than 4.5 mt. and 4.5 mt. respectively clear driveway is available for the Fire tender movement {As per Rule No. 46.4 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017 and Updated as per JBBL, Amendment VIII dated 16/03/2021} |
| Lift Count | (1) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt. {As per clause no 4 and page no. 14 NBC } (2) For Residential building (Apartment and Group Housing) height more then 21.00 mt one stature lift is mandatory. {as per Vth Amendment JBBL 49.1.4 } |
| Lift | (1) The area of lift well shall not be counted for F.A.R calculation (2) The lift shall have a minimum width 1.8 mt. and minimum depth 3.0 mt. {As per clause no 4 and page no. 14 NBC } (3) The area of lift well shall not be counted for F.A.R calculation (4) The lift shall have a minimum width 1.9 mt. and minimum depth 1.9 mt. {As per clause no 4 and page no. 14 NBC } (5) The area of lift well at one floor only (not the sum of total area of lift well at every floor) shall be counted for F.A.R calculation (6) The lift shall have a minimum width 1.8 mt. and minimum depth 3.0 mt. {As per clause no 4 and page no. 14 NBC } (7) The area of lift well at one floor only (not the sum of total area of lift well at every floor) shall be counted for F.A.R calculation (8) The lift shall have a minimum width 1.9 mt. and minimum depth 1.9 mt. {As per clause no 4 and page no. 14 NBC } (9) - |
| StairCase | (1) Width of the Fire Stair case shall be mini. 0.90 mt., Maximum rise 0.20 mt. & Minimum tread 0.25 mt. {As per Rule No. 43.5.3.6} (2) ; Number of riser shall not exceed 16 per flight of stairs. {As per Rule No. 43.5.3.6} (3) No Rule Defined (4) ; Number of riser shall not exceed 16 per flight of stairs. {As per Rule No. 43.5.3.6} |
| Ramp | For parking spaces in basements and upper storey of parking floors, if car parking is more then 40, two ramp of minimum of 3.30m width if it is strait and 3.6m width if it is curved at any point, or one ramp of minimum 5.4 m width and with minimum slope gradient of 1:7 for depth up to 1.8m and 1:10 for more than 1.8m depth shall be provided. For height more than 2.4m, slope shall not exceed 1:20. {As per Rule No. 41.8 and as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017} ; |
| Ramp No. | For parking spaces in basements and upper storey of parking floors, if car parking is more then 500sq.mt., atleast two ramp of minimum of 3.30m width if it is strait and 3.60m width if it is curved or one ramp of minimum 5.4m width shall be provided |
| Arch Projection | (1) No need to check (2) Barsati of upto 20.0sq.mt. area shall be permitted. {As per Rule No. 2.15} |
| Plot / Building Level | |
| Accessory Use | (1) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR (2) No need to check distance from Building Toilet (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 (5) Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m (6) No need to check distance from Building METER ROOM (7) - (8) No need to check distance from Building Overhead WaterTank (9) No need to check distance from Building ENT.GATE (10) - (11) No need to check distance from Building SOLAR HEATING SYSTEM (12) Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m |

| | |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | (13) No need to check distance from Building Generator Room |
| Accessory Use Number | (1) Provision of Rain Water Harvesting shall be mandatory for any use {Updated as per JBBL, Amendment VIII dated 16/03/2021} Rain Water Harvesting (2) For Group Housing Building, Provisions of Solar Water Heating System shall be done. Solar Water Heating System (3) Provision of toilets for visitors and separate toilets for guards and drivers shall be provided for Multistoried for Commercial and multidwelling units including Apartments Toilet (4) In case of buildings with a height of 15.0 meters and above or ground coverage more than 500 sqm., the main entrance to the premise shall not be less than 5 (five) meters in width in order to allow easy access to fire engine Entrance Gate |
| Building Level (Rooms) | |
| Entrance5.18x7.07 | No Rule Defined |
| Foyer10.53x3.96 | No Rule Defined |
| Foyer13.89x3.96 | No Rule Defined |
| Foyer3.66x10.71 | No Rule Defined |
| Foyer3.96x17.31 | No Rule Defined |
| Kitchen3.66x5.04 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Kitchen3.66x5.13 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Kitchen3.96x4.78 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Kitchen4.06x3.51 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Kitchen4.21x3.96 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Kitchen6.35x3.35 | Area for Kitchen when store room is provided shall be Mini. 4.5 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2} |
| Lounge6.54x10.46 | No Rule Defined |
| Servant Room2.59x1.83 | No Rule Defined |
| Sitout22.53x4.57 | No Rule Defined |
| Verandah1.35x4.06 | No Rule Defined |
| Verandah1.45x3.96 | No Rule Defined |
| Verandah2.01x3.96 | No Rule Defined |
| Verandah3.46x1.62 | No Rule Defined |
| Verandah3.66x6.43 | No Rule Defined |
| Verandah3.89x6.27 | No Rule Defined |
| Verandah5.28x1.32 | No Rule Defined |
| Verandah9.54x1.32 | No Rule Defined |
| Wc1.37x1.83 | No Rule Defined |

--- End ---