

Detail Scrutiny Report

[-] Collapse All

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 Mss 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	Meters
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

[-] Plot Level Checking (Table 3)

[-] Common Plot Checks (Table 3b)

Name	Total Area		Status
	Reqd	Prop	
Common Plot	716.96	1028.09	OK

[-] Common Plot Checks (Table 3b)

Name	Minimum Area		Coverage Area		Width		Angle		Access	Status
	Reqd	Prop	Perm	Prop	Reqd	Prop	Reqd	Prop		
Tree Cover (Plantation)	-	118.86	0.00	0.00	-	7.08	-	90.00	No Access Provided	OK
Tree Cover (Plantation)	-	228.94	0.00	0.00	-	7.10	-	77.37	No Access Provided	OK
PlayGrounds	-	680.28	0.00	0.00	-	13.19	-	37.70	No Access Provided	OK

[-] Tree Details (Table 3g)

Name	Nos Of Trees		Status
	Reqd	Prop	
Tree	8	10	OK

[-] Building Details (Table 4)

[-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A B C AND D (AHANA)	Residential	Group Housing	Multistoried

[-] Height Details (4a)

[-] Total Height (Table 4a-1)

Building	Height		Height (From GL)	Height (From Street LVL)	Status
	Perm	Prop			
A B C AND D (AHANA)	-	44.09	44.09	44.09	OK

[-] Floor Height Check (Table 4a-2)

Building Name	Floor Name	Height			Clear Height			Beam Clear Height			Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A B C AND D (AHANA)	Eleventh Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Tenth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Ninth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Eighth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Seventh Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Sixth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Fifth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Fourth Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Third Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
	Second Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK
First Floor	2.75	-	3.35	2.75	-	3.18	2.40	-	2.75	OK	
Ground Floor	2.75	-	3.66	2.75	-	3.48	2.40	-	3.06	OK	
Basement Floor	2.40	-	4.57	2.40	-	4.40	2.10	-	3.97	OK	

[-] Parapet Height Check (Table 4a-2.1)

Building Name	Floor Name	Height			Clear Height			Beam Clear Height			Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A B C AND D (AHANA)	Terrace Floor	2.75	-	3.53	2.75	-	3.38	2.40	-	2.93	OK

[-] Basement Floor Check (Table 4a-3)

Building Name	Floor Name	Height of Basement Floor above GL			Area		Ventilation Area		Status
		Reqd	Perm	Prop	Perm	Prop	Reqd	Prop	
A B C AND D (AHANA)	Basement Floor	0.90	-	1.50	-	5514.15	-	0.00	OK

[-] Basement Floor Area Check

Building Name	Area	Status	
			Perm
A B C AND D (AHANA)	-	5514.15	
Total	-	5514.15	OK

1 [-] Basement Margin Check

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A B C AND D-1 (AHANA)	7.5 M WIDE ROAD	2.00	5.06	2.00	2.09	2.00	2.01	2.00	2.22	OK

[-] Floor Number Check (Table 4a-4)

Building Name	No. of Floors		No. of Tenements		Status
	Perm	Prop	Perm	Prop	
A B C AND D (AHANA)	-	12	-	124	OK

[-] Basement Floor Number Check

Building Name	No. of Basement Floor		Status
	Perm	Prop	
A B C AND D (AHANA)	2	1	OK

[-] Coverage Check (Table 4b)

Permissible	Proposed	Status
2509.35	1731.46	OK
35%	24.15%	

[-] Individual Coverage Check

Coverage Area	Perm.	Prop.
A B C AND D-1 (AHANA)	-	1731.46
Total Prop. Coverage Area	-	1731.46
Total Coverage Area	2509.35	1731.46

[-] 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.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)					Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
					StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial	Assembly	Public Utility	Hazardous			
A B C AND D (AHANA)	1	30820.50	248.11	30572.39	2173.49	609.96	441.82	106.82	5741.05	20440.51	39.85	827.51	66.62	4.75	21379.24	21379.24	124
Grand Total :		130820.50	248.11	30572.39	2173.49	609.96	441.82	106.82	5741.05	20440.51	39.85	827.51	66.62	4.75	21379.24	21379.24	124

[-] Buildingwise Floor FAR Details

Floor Name	Building Name		Total					
	A B C AND D (AHANA)		Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Maximum Permissible FAR Area (Sq.mt.)	Total Paid Built Up Area (Sq.mt.)
Basement Floor	5514.15		0.00		5514.15	0.00	0.00	5514.15
Ground Floor	2024.27			1254.72	2024.27	1254.72	1254.72	2024.27
First Floor	2058.75			1791.02	2058.75	1791.02	1791.02	2058.75
Second Floor	2047.31			1787.62	2047.31	1787.62	409.58	469.08
Third Floor	2058.75			1791.02	2058.75	1791.02	0.00	0.00
Fourth Floor	2047.30			1785.30	2047.30	1785.30	0.00	0.00
Fifth Floor	2058.75			1791.02	2058.75	1791.02	0.00	0.00
Sixth Floor	2047.31			1787.62	2047.31	1787.62	0.00	0.00
Seventh Floor	2058.75			1791.02	2058.75	1791.02	0.00	0.00
Eighth Floor	2047.30			1785.30	2047.30	1785.30	0.00	0.00
Ninth Floor	2058.75			1791.02	2058.75	1791.02	0.00	0.00
Tenth Floor	2047.31			1787.62	2047.31	1787.62	0.00	0.00
Eleventh Floor	2058.75			1791.02	2058.75	1791.02	0.00	0.00
Terrace Floor	444.94			444.94	444.94	444.94	0.00	0.00
Total :	30572.39			21379.24	30572.39	21379.24	3455.32	10066.25

[-] UnitBUA Table for Building :A B C AND D (AHANA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	BLDG A GR FL	FLAT	156.66	152.88	4	10
	BLDG B GR FL	FLAT	136.30	130.40	3	
	BLDG C GR FOYER	FLAT	55.38	49.67	2	
	BLDG D GR FOYER	FLAT	79.50	79.42	2	
	BLDG D GR PART 2	FLAT	187.92	176.14	12	
	COMMUNITY HALL	Public Utility Area	242.08	227.51	8	
	GYMNASIUM	Public Utility Area	135.22	124.45	9	
	PUBLIC	Public Utility Area	66.62	60.25	1	
	RETAIL SHOP	SHOP	39.85	36.30	1	
	STP	OTHER	4.75	3.72	1	
	FIRST FLOOR PLAN	BLDG A 101	FLAT	179.72	159.23	
BLDG A 102		FLAT	181.62	158.39	12	
BLDG B 101		FLAT	249.42	220.55	17	
BLDG B 102		FLAT	248.84	221.07	16	
BLDG C 101		FLAT	249.42	220.55	17	
BLDG C 102		FLAT	248.84	221.07	16	
BLDG D 101		FLAT	180.91	159.48	13	
BLDG D 102		FLAT	186.72	153.62	12	
SERVANT BLK A FIRST FL		FLAT	7.84	7.26	2	
SERVANT BLK D 1ST FL		FLAT	8.42	7.15	2	
TYPICAL - 2, 6& 10 FLOOR PLAN		BLDG A 201, 601, 1001	FLAT	179.72	163.47	13
	BLDG A 202, 602, 1002	FLAT	181.62	158.39	12	
	BLDG B 201, 601, 1001	FLAT	249.42	220.55	17	
	BLDG B 202, 602, 1002	FLAT	248.84	221.07	16	
	BLDG C 201, 601, 1001	FLAT	249.42	220.55	17	
	BLDG C 202, 602, 1002	FLAT	248.84	221.07	16	
	BLDG D 201, 601, 1001	FLAT	180.91	159.48	13	
	BLDG D 202, 602, 1002	FLAT	175.26	153.62	12	
	SERVANT BLK A 2ND 6TH 10TH	FLAT	7.84	7.26	2	
	SERVANT BLK D 2ND 6TH 10TH	FLAT	8.42	7.15	2	
	TYPICAL - 4& 8 FLOOR PLAN	BLDG A 401, 801	FLAT	179.72	159.23	13
BLDG A 402, 802		FLAT	181.62	158.39	12	
BLDG B 401, 801		FLAT	249.42	220.55	17	
BLDG B 402, 802		FLAT	248.84	221.07	16	
BLDG C 401, 801		FLAT	249.42	220.55	17	
BLDG C 402, 802		FLAT	248.84	221.07	16	
BLDG D 401, 801		FLAT	180.91	159.48	13	
BLDG D 402, 802		FLAT	175.26	153.62	12	
SERVANT BLK A 4TH N 8TH		FLAT	7.84	7.26	2	
SERVANT BLK D 4TH N 8TH		FLAT	8.42	7.15	2	
TYPICAL - 3, 7& 11 FLOOR PLAN		BLDG A 301, 701, 1101	FLAT	179.72	159.23	13
	BLDG A 302, 702, 1102	FLAT	181.62	158.39	12	
	BLDG B 301, 701, 1101	FLAT	249.42	220.55	17	
	BLDG B 302, 702, 1102	FLAT	248.84	221.07	16	
	BLDG C 301, 701, 1101	FLAT	249.42	220.55	17	
	BLDG C 302, 702, 1102	FLAT	248.84	221.07	16	
	BLDG D 301, 701, 1101	FLAT	180.91	159.48	13	
	BLDG D 302, 702, 1102	FLAT	186.72	154.42	12	

TYPICAL - 5& 9 FLOOR PLAN	SERVANT BLK A 3RD 7TH 11TH	FLAT	7.84	7.26	2	20
	SERVANT BLK D 3RD 7TH 11TH	FLAT	8.42	7.15	2	
	BLDG A 501 & 901	FLAT	179.72	159.23	13	
	BLDG A 502 & 902	FLAT	181.62	158.39	12	
	BLDG B 501 & 901	FLAT	249.42	220.55	17	
	BLDG B 502 & 902	FLAT	248.84	221.07	16	
	BLDG C 501 & 901	FLAT	249.42	220.55	17	
	BLDG C 502 & 902	FLAT	248.84	221.07	16	
	BLDG D 501 & 901	FLAT	180.91	159.48	13	
	BLDG D 502 & 902	FLAT	186.72	154.42	12	
	SERVANT BLK A	FLAT	7.84	7.26	2	
	SERVANT BLK D	FLAT	8.42	7.15	2	
TERRACE FLOOR PLAN	INDOOR GAMES	Public Utility Area	152.38	141.21	1	4
	LIBRARY	Public Utility Area	63.56	57.58	1	
	LIBRARY	Public Utility Area	76.62	70.09	1	
	MINI THEATER AND DISCO	Public Utility Area	152.38	139.85	2	
Total:			20651.27	18278.15	1368	124

[-] Building :A B C AND D (AHANA)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Cutout	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)					Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				StairCase	Lift	Balcony	Accessory Use	Parking	Resi.	Commercial	Assembly	Public Utility	Hazardous			
Basement Floor	5514.15	0.00	5514.15	91.49	50.83	0.00	0.00	5251.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Ground Floor	2077.24	52.97	2024.27	173.50	0.00	0.00	106.82	489.23	760.93	39.85	382.57	66.62	4.75	1254.72	1254.72	10
First Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Second Floor	2065.05	17.74	2047.31	173.50	50.83	35.36	0.00	0.00	1787.62	0.00	0.00	0.00	0.00	1787.62	1787.62	10
Third Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Fourth Floor	2065.04	17.74	2047.30	173.50	50.83	37.67	0.00	0.00	1785.30	0.00	0.00	0.00	0.00	1785.30	1785.30	10
Fifth Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Sixth Floor	2065.05	17.74	2047.31	173.50	50.83	35.36	0.00	0.00	1787.62	0.00	0.00	0.00	0.00	1787.62	1787.62	10
Seventh Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Eighth Floor	2065.04	17.74	2047.30	173.50	50.83	37.67	0.00	0.00	1785.30	0.00	0.00	0.00	0.00	1785.30	1785.30	10
Ninth Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Tenth Floor	2065.05	17.74	2047.31	173.50	50.83	35.36	0.00	0.00	1787.62	0.00	0.00	0.00	0.00	1787.62	1787.62	10
Eleventh Floor	2076.49	17.74	2058.75	173.50	50.83	43.40	0.00	0.00	1791.02	0.00	0.00	0.00	0.00	1791.02	1791.02	10
Terrace Floor	444.94	0.00	444.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	444.94	0.00	0.00	444.94	444.94	04
Total :	30820.50	248.11	30572.39	2173.49	609.96	441.82	106.82	5741.05	20440.51	39.85	827.51	66.62	4.75	21379.24	21379.24	124
Total Number of Same Buildings :	1															
Total :	30820.50	248.11	30572.39	2173.49	609.96	441.82	106.82	5741.05	20440.51	39.85	827.51	66.62	4.75	21379.24	21379.24	124

[-] Table 4c-2

FAR Area	Perm.	Prop.	Status
Building FAR Area : 21379.26	21508.71	21379.26	OK
Existing FAR Area : 0.00			

[-] Margin Checks (Table 5)

[-] Plot Margin (Table 5a)

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A B C AND D-1 (AHANA)	7.5 M WIDE ROAD	11.00	66.72	7.25	8.05	7.25	8.99	7.25	7.29	OK

[-] Inner Building Details (Table 6)

[-] Balcony Details (Table 6c)

[-] For Building:A B C AND D (AHANA)

Floor Name	Balcony Name	Width		Status
		Perm	Prop	
FIRST FLOOR PLAN	BALCONY	1.20	1.13	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.13	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	BALCONY	1.20	1.20	OK
	TYPICAL - 2, 6& 10 FLOOR PLAN	BALCONY	1.20	1.13
BALCONY		1.20	1.20	OK
BALCONY		1.20	1.20	OK
BALCONY		1.20	1.13	OK
BALCONY		1.20	1.20	OK
BALCONY		1.20	1.20	OK

Vehicle Type	Reqd.		Prop.		Status
	No.	Area	No.	Area	
Car	-	-	134	1675.00	OK
Total Car	123	1537.50	134	1675.00	OK
Visitor's Car Parking	-	-	19	237.50	OK
Total Visitor Parking	8	100.00	19	237.50	OK
TwoWheeler	-	-	164	328.00	OK
Total TwoWheeler	135	270.00	164	328.00	OK
Other Parking	-	-	-	3488.05	OK
Total		1907.50		6056.55	OK

Individual Parking Checks (Table 7c)

Dimensions and Area for all Vehicle(s) are as per the Rules

[-] Driveway Parking Checks (Table 7d)

Building/Plot Name	Floor Name	Driveway Name	Width			Status
			Reqd	Perm	Prop	
A B C AND D (AHANA)	BASEMENT FLOOR PLAN	DRIVEWAY5	4.50	-	4.57	OK
		DRIVEWAY4	4.50	-	4.60	OK
		DRIVEWAY9	4.50	-	4.88	OK
		DRIVEWAY1	4.50	-	4.50	OK
		DRIVEWAY11	4.50	-	5.23	OK
		DRIVEWAY10	-	-	4.88	OK
		DRIVEWAY2	4.50	-	5.18	OK
		DRIVEWAY3	4.50	-	5.66	OK
		DRIVEWAY8	4.50	-	4.57	OK
		DRIVEWAY6	4.50	-	4.51	OK
		DRIVEWAY7	4.50	-	5.39	OK
		DRIVEWAY12	3.00	-	3.00	OK
		DRIVEWAY13	3.00	-	3.00	OK
		DRIVEWAY14	3.00	-	3.00	OK

[-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

[-] Staircase Checks (Table 8a-1)

[-] For Building :A B C AND D (AHANA)

Floor Name	StairCase Name	Flight Width		Tread Width		Riser Height		Riser No. On Flight		Cabin Ht.			Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
BASEMENT FLOOR PLAN	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
GROUND FLOOR PLAN	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.152	16	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.166	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.166	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.141	16	13	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.166	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.166	16	11	-	-	0.000	OK
FIRST FLOOR PLAN	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.140	16	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.129	16	13	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
TYPICAL - 2, 6& 10 FLOOR PLAN	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.140	16	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.129	16	13	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
TYPICAL - 4& 8 FLOOR PLAN	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.140	16	12	-	-	0.000	OK

	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.129	16	13	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
TYPICAL - 3, 7& 11 FLOOR PLAN	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.140	16	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.129	16	13	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
TYPICAL - 5& 9 FLOOR PLAN	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.002	0.250	0.300	0.200	0.140	16	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.140	16	8	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.001	0.250	0.300	0.200	0.129	16	13	-	-	0.000	OK
TERRACE FLOOR PLAN	Fire Escape Staircase	0.900	1.524	0.250	0.300	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	0.900	1.015	0.250	0.294	0.200	0.152	16	11	-	-	0.000	OK
	Fire Escape Staircase	-	1.002	-	0.300	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.524	-	0.300	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.524	-	0.300	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.015	-	0.294	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.524	-	0.300	-	0.000	16	0	-	-	3.530	OK
TERRACE FLOOR PLAN	Fire Escape Staircase	-	1.001	-	0.300	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.524	-	0.300	-	0.000	16	0	-	-	3.530	OK
	Fire Escape Staircase	-	1.015	-	0.294	-	0.000	16	0	-	-	3.530	OK

[-] Ramp Checks (Table 8b-a)

Ramp Name	Width		Depth		Slope			Status
	Reqd	Prop	Reqd	Prop	Reqd	Perm	Prop	
18.00 mt. long 1.80 mt. High 6.10 mt. Wide Car Ramp	5.40	6.10	1.00	1.80	1.00	-	01 : 7.00	OK

[-] Ramp Checks (Table 8b)

Building Name	Floor Name	No.		Status
		Reqd	Prop	
A B C AND D (AHANA)	BASEMENT FLOOR PLAN	1	1	OK

[-] Arch Projection Checks (Table 8c - a)

[-] For Building :A B C AND D (AHANA)

Floor Name	Arch Proj Name	Width		Depth		Area		Status
		Perm	Prop	Perm	Prop	Perm	Prop	
TERRACE FLOOR PLAN	Barsati	-	4.34	-	4.58	20.00	19.90	OK
	Barsati	-	4.34	-	4.58	20.00	19.90	OK

[-] Accessory Use Check (Table 8d)

Accessory Use Name	Area			Width			Depth			Height			Status
	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
Toilet	-	5.00	2.32	-	-	1.52	-	-	1.52	-	-	0.00	OK
Toilet	-	5.00	2.32	-	-	1.52	-	-	1.52	-	-	0.00	OK
Toilet	-	5.00	3.04	-	-	1.37	-	-	2.21	-	-	0.00	OK
Toilet	-	5.00	3.17	-	-	1.37	-	-	2.31	-	-	0.00	OK
Toilet	-	5.00	4.98	-	-	1.55	-	-	3.21	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	24.96	-	-	3.47	-	-	7.19	-	-	0.00	OK
METER ROOM	-	-	12.14	-	-	3.15	-	-	3.86	-	-	0.00	OK
Overhead WaterTank	-	-	25.68	-	-	4.52	-	-	5.68	-	-	0.00	OK
Overhead WaterTank	-	-	25.68	-	-	4.52	-	-	5.68	-	-	0.00	OK
Overhead WaterTank	-	-	7.84	-	-	1.93	-	-	4.07	-	-	0.00	OK
Overhead WaterTank	-	-	7.84	-	-	1.93	-	-	4.07	-	-	0.00	OK
ENT.GATE	-	-	2.50	-	-	0.50	-	-	5.00	-	-	0.00	OK
ENT.GATE	-	-	2.50	-	-	0.50	-	-	5.00	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	7.79	-	-	1.56	-	-	5.01	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	7.79	-	-	1.56	-	-	5.01	-	-	0.00	OK
Generator Room	-	-	25.76	-	-	4.63	-	-	5.57	-	-	0.00	OK
Generator Room	-	-	31.31	-	-	5.41	-	-	5.79	-	-	0.00	OK
Generator Room	-	-	21.77	-	-	3.97	-	-	5.48	-	-	0.00	OK

[-] Accessory Use No. Checks

Building Name	Accessory Use Name	No			Status
		Reqd	Perm	Prop	
A B C AND D (AHANA)	Rain Water Harvesting	1	-	1	OK
	Solar Water Heating System	1	-	2	OK
	Toilet	1	-	5	OK
	Entrance Gate	1	-	2	OK

[-] Floor Details (Table 9)

[-] Building: A B C AND D (AHANA)

[-] Floor: BASEMENT FLOOR PLAN

No Room Found.

[-] Floor: GROUND FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor: FIRST FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor: TYPICAL - 2, 6 & 10 FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor: TYPICAL - 4 & 8 FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor: TYPICAL - 3, 7 & 11 FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor: TYPICAL - 5 & 9 FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Summary (Table 10)

Name	Perm./Reqd.	Proposed	Status
Plot Area	3000.00	7169.57	OK
Plot Width	-	50.58	OK
Plot Depth	-	141.76	OK
Access Width	6.10	7.50	OK
Plot Frontage	-	18.75	OK
Coverage Area	2509.35	1731.46	OK
FAR Area	21508.71	21379.26	OK
Bldg. FAR Area :	21379.26		
Sanctioned FAR Area :	0.00		

[-] Rules

Topic	Rule
Plot Level	
Plot Area	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 than 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 than 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 than 500sq.mt., atleast two ramp of minimum of 3.30m width if it is straight 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 i n 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 ---