

Check List Report

[-] Collapse All

General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Assembly
District	EAST SINGHBHUM	Plot SubUse	Marriage Hall
Authority	MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure	NA
Inward_No	MNAC/BP/0072/W10/2022/ALT2	Plot/SubPlot No	773 , 774 , 775 , 776
Application Type	General Proposal	North	Plot No. - ASHIYANASUN CITY
Project Type	Building Permission	South	Road Width - N. H. - 33
Nature of Development	Addition or Alteration	East	Plot No. - OTHER'S PLOT
Location of Development Area	New Area	West	Plot No. - OTHER'S PLOT
City Area/TPScheme No	NA		
Village	Baliguma		
Taluka	16		
Layout Sanction Date	19/10/2022		
Architect Details			
Architect Name	MJKESH KUMAR		
License No.	MNAC/ENG/0002/2017		
Architect Address	Bistupur Jamshedpur		
Architect EmailID	srishtidesigner@rediffmail.com		
Architect Mobile No	9934333171		
Owner's Details			
Name	1 . MR. SUBHASH JAISUKA , 2 . MR. VIKASH JAISUKA , 3 . MR. RAJESH KUMAR AGARWAL , 4 . BABA SHYAM STEEL , 5 . NAND KISORE AGRWAL , 6 . LILLY AGARWAL		
Address	h. no. 22A, NAYA BAZAR ROAD , JUGSALI , JAMSHEDPUR		
Email ID	shreeshyamtraders5391@gmail.com		
Mobile No	9334099737		

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Deed(Sale Deed, Gift Deed and Lease Deed) or Agreement	9382.08
2	Plot area as per Document by Applicant	9382.08
3	Physical area measured at site	9382.08
4	Area as per Site Visit (Site Visit Report)	9382.08
5	Area as per Drawing	9382.08

Area of Plot Considered : 9382.08

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		Assembly
Plot SubUse		Marriage Hall
Building Structure		Non-Highrise
Building Type		Single Detached House
Gross Plot Area		9382.08
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)		9382.08
Balance Plot Area (Net Plot Area - Recreational/Amenity space)		6377.86
Deductions for Balance Plot Area (from Gross Plot Area)		3004.22
- Common Plot	3004.22	
Balance Plot Area		6377.86

[-] Table 2c

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		4691.04
Proposed Coverage Area (23.25 %)		2181.15
Total Prop. Coverage Area (23.25 %)		2181.15
Balance coverage area (26.75 %)		2509.89
FAR CHECK		
Perm. FAR Area (2.250)		21109.68
Total Perm. FAR area		21109.68
Commercial FAR		402.31
Special FAR		7817.20
Proposed FAR Area		8253.76
Total Proposed FAR Area		8253.76
Consumed FAR (Factor)		0.88
Balance FAR Area		12855.92
BUA CHECK		
Total Proposed BuiltUp Area		9476.69

[-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Length of Road	Exceeding 100 meter and upto 250 meter	-

Existing Road Width	48.76	48.76
Proposed Road Width as per Master Plan	48.76	-
Road Widening Width	0	-
Plot size (as per measurement)	9382.08	9382.08

-] 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.	1000.00	-	9382.08	OK
	Plot Width	Mt.	-	-	71.28	OK
	Plot Depth	Mt.	-	-	131.62	OK
	Access Width	Mt.	12.20	-	48.76	OK
	Plot Frontage	Mt.	-	-	85.60	OK
	Coverage Area	Sq.Mt.	-	4691.04	2181.15	OK
	FAR Area	Sq.Mt.	-	21109.68	8253.76	OK
	Consumed FAR	Sq.Mt.	-	2.25	0.88	OK
Common Plot Checks	Common Plot - Total Area	Sq.Mt.	938.21	-	3004.22	OK
Common Plot	Tree Cover (Plantation) - Minimum Area	Sq.Mt.	-	-	3004.22	OK
	Tree Cover (Plantation) - Coverage Area	Sq.Mt.	-	-	-	OK
	Tree Cover (Plantation) - Width	Mt.	-	-	46.87	OK
	Tree Cover (Plantation) - Angle	Degree	-	-	65.94	OK
	Tree Cover (Plantation) - Access	Mt.	-	-	-	OK
Tree	Tree - Nos Of Trees	No.	8	-	11	OK
Car	In Area	Sq.Mt.	-	-	450.00	OK
Total Car	In Area	Sq.Mt.	87.50	-	450.00	OK
TwoWheeler	In Area	Sq.Mt.	-	-	154.00	OK
Total TwoWheeler	In Area	Sq.Mt.	32.00	-	154.00	OK
Other Parking	In Area	Sq.Mt.	-	-	424.19	OK
DriveWay	B (BLOCK) - GROUND FLOOR PLAN - DRIVEWAY - Width	No.	3.00	-	7.14	OK
	B (BLOCK) - GROUND FLOOR PLAN - DRIVEWAY - Width	No.	4.50	-	4.57	OK
A-1 (BLOCK)	Front Margin... 48.76 M WIDE N. H. 33 ROAD	Mt.	12.00	-	12.07	OK
	Rear Margin	Mt.	6.00	-	52.20	OK
	Side1 Margin	Mt.	6.00	-	6.01	OK
	Side2 Margin	Mt.	6.00	-	51.73	OK
B-1 (BLOCK)	Front Margin... 48.76 M WIDE N. H. 33 ROAD	Mt.	12.00	-	12.10	OK
	Rear Margin	Mt.	6.00	-	75.06	OK
	Side1 Margin	Mt.	6.00	-	31.59	OK
	Side2 Margin	Mt.	6.00	-	6.09	OK
C-1 (BLOCK)	Front Margin... 48.76 M WIDE N. H. 33 ROAD	Mt.	9.00	-	65.14	OK
	Rear Margin	Mt.	6.00	-	42.81	OK
	Side1 Margin	Mt.	6.00	-	60.27	OK
	Side2 Margin	Mt.	6.00	-	6.00	OK
A-1 (BLOCK)	C-1 (BLOCK) - Margin	Mt.	9.00	-	51.23	OK
	B-1 (BLOCK) - Margin	Mt.	9.00	-	9.42	OK
B-1 (BLOCK)	A-1 (BLOCK) - Margin	Mt.	9.00	-	9.42	OK
	C-1 (BLOCK) - Margin	Mt.	9.00	-	25.38	OK
C-1 (BLOCK)	A-1 (BLOCK) - Margin	Mt.	9.00	-	51.23	OK
	B-1 (BLOCK) - Margin	Mt.	9.00	-	25.38	OK

Building Related Details

Name	Description	Unit	Reqd	Perm	Proposed	Status
A (BLOCK)	Second Floor - Height	Mt.	2.75	-	2.85	OK
	Second Floor - Clear Height	Mt.	2.75	-	2.75	OK
	Second Floor - Beam Clear Height	Mt.	2.40	-	2.55	OK
	First Floor - Height	Mt.	2.75	-	2.85	OK
	First Floor - Clear Height	Mt.	2.75	-	2.75	OK
	First Floor - Beam Clear Height	Mt.	2.40	-	2.55	OK
	Ground Floor - Height	Mt.	2.75	-	2.85	OK
	Ground Floor - Clear Height	Mt.	2.75	-	2.75	OK
	Ground Floor - Beam Clear Height	Mt.	2.40	-	2.55	OK
	B (BLOCK)	Fourth Floor - Height	Mt.	2.75	-	2.85
Fourth Floor - Clear Height		Mt.	2.75	-	2.76	OK
Fourth Floor - Beam Clear Height		Mt.	2.40	-	2.55	OK
Third Floor - Height		Mt.	2.75	-	2.85	OK
Third Floor - Clear Height		Mt.	2.75	-	2.76	OK
Third Floor - Beam Clear Height		Mt.	2.40	-	2.55	OK
Second Floor - Height		Mt.	2.75	-	2.85	OK
Second Floor - Clear Height		Mt.	2.75	-	2.76	OK
Second Floor - Beam Clear Height		Mt.	2.40	-	2.55	OK
First Floor - Height		Mt.	2.75	-	2.85	OK
First Floor - Clear Height		Mt.	2.75	-	2.76	OK
First Floor - Beam Clear Height		Mt.	2.40	-	2.55	OK
Ground Floor - Height		Mt.	2.75	-	3.31	OK
Ground Floor - Clear Height		Mt.	2.75	-	3.22	OK
Ground Floor - Beam Clear Height		Mt.	2.40	-	3.01	OK
C (BLOCK)		Second Floor - Height	Mt.	2.75	-	2.85
	Second Floor - Clear Height	Mt.	2.75	-	2.75	OK
	Second Floor - Beam Clear Height	Mt.	2.40	-	2.55	OK
	First Floor - Height	Mt.	2.75	-	2.85	OK
	First Floor - Clear Height	Mt.	2.75	-	2.75	OK
	First Floor - Beam Clear Height	Mt.	2.40	-	2.55	OK
	Ground Floor - Height	Mt.	2.75	-	2.85	OK
	Ground Floor - Clear Height	Mt.	2.75	-	2.75	OK
A (BLOCK)	Terrace Floor - Height	Mt.	-	-	1.06	OK
	Terrace Floor - Clear Height	Mt.	-	-	1.06	OK
	Terrace Floor - Beam Clear Height	Mt.	-	-	1.06	OK
	Terrace Floor - Height	Mt.	-	-	1.07	OK
B (BLOCK)	Terrace Floor - Clear Height	Mt.	-	-	1.07	OK
	Terrace Floor - Height	Mt.	-	-	1.07	OK

C (BLOCK)	Terrace Floor - Beam Clear Height	Mt.	-	-	1.07	OK
	Terrace Floor - Height	Mt.	-	-	1.07	OK
	Terrace Floor - Clear Height	Mt.	-	-	1.07	OK
	Terrace Floor - Beam Clear Height	Mt.	-	-	1.07	OK
A (BLOCK)	No. of Floors	No.	-	-	3	OK
	No. of Tenements	No.	-	-	1	OK
B (BLOCK)	No. of Floors	No.	-	-	5	OK
	No. of Tenements	No.	-	-	1	OK
C (BLOCK)	No. of Floors	No.	-	-	3	OK
	No. of Tenements	No.	-	-	-	OK
A (BLOCK)	Number Of Lift(s)	No.	-	-	1	OK
	Number Of Strature Lift(s)	No.	-	-	-	OK
	Capacity Of Lift(s) Passanger	No.	-	-	6	OK
B (BLOCK)	Number Of Lift(s)	No.	2	-	2	OK
	Number Of Strature Lift(s)	No.	-	-	-	OK
	Capacity Of Lift(s) Passanger	No.	12	-	12	OK
A (BLOCK)	SECOND FLOOR PLAN - Lift - Width	Mt.	1.70	-	1.75	OK
	SECOND FLOOR PLAN - Lift - Depth	Mt.	1.90	-	1.91	OK
	TERRACE FLOOR PLAN - Lift Machine Room - Width	Mt.	1.70	-	1.75	OK
	TERRACE FLOOR PLAN - Lift Machine Room - Depth	Mt.	1.90	-	1.91	OK
B (BLOCK)	TERRACE FLOOR PLAN - Lift Machine Room - Width	Mt.	1.70	-	2.13	OK
	TERRACE FLOOR PLAN - Lift Machine Room - Depth	Mt.	1.90	-	3.05	OK
	TERRACE FLOOR PLAN - Lift Machine Room - Width	Mt.	1.70	-	2.16	OK
	TERRACE FLOOR PLAN - Lift Machine Room - Depth	Mt.	1.90	-	4.34	OK
	TYPICAL - 2, 3& 4 FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.13	OK
	TYPICAL - 2, 3& 4 FLOOR PLAN - Lift - Depth	Mt.	1.90	-	3.05	OK
	TYPICAL - 2, 3& 4 FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.16	OK
	TYPICAL - 2, 3& 4 FLOOR PLAN - Lift - Depth	Mt.	1.90	-	4.34	OK
	FIRST FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.13	OK
	FIRST FLOOR PLAN - Lift - Depth	Mt.	1.90	-	3.05	OK
	FIRST FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.16	OK
	FIRST FLOOR PLAN - Lift - Depth	Mt.	1.90	-	4.34	OK
	GROUND FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.13	OK
	GROUND FLOOR PLAN - Lift - Depth	Mt.	1.90	-	3.05	OK
	GROUND FLOOR PLAN - Lift - Width	Mt.	1.70	-	2.16	OK
	GROUND FLOOR PLAN - Lift - Depth	Mt.	1.90	-	4.34	OK
	SECOND FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.900	-	1.219
STAIRCASE - Tread Width		Mt.	0.250	-	0.305	OK
STAIRCASE - Riser Height		Mt.	-	0.200	0.143	OK
STAIRCASE - Riser No. On Flight		No.	-	-	8	OK
STAIRCASE - Cabin Ht.		Mt.	-	-	-	OK
STAIRCASE - Flight Width		Mt.	0.900	-	1.067	OK
STAIRCASE - Tread Width		Mt.	0.250	-	0.267	OK
STAIRCASE - Riser Height		Mt.	-	0.200	0.150	OK
STAIRCASE - Riser No. On Flight		No.	-	-	9	OK
STAIRCASE - Cabin Ht.		Mt.	-	-	-	OK
TERRACE FLOOR PLAN	STAIRCASE - Flight Width	Mt.	-	-	1.219	OK
	STAIRCASE - Tread Width	Mt.	-	-	0.305	OK
	STAIRCASE - Riser Height	Mt.	-	-	-	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	-	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	2.591	OK
	STAIRCASE - Flight Width	Mt.	-	-	2.019	OK
	STAIRCASE - Tread Width	Mt.	-	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	-	-	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	-	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	2.593	OK
	STAIRCASE - Flight Width	Mt.	-	-	1.831	OK
	STAIRCASE - Tread Width	Mt.	-	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	-	-	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	-	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	2.593	OK
	STAIRCASE - Flight Width	Mt.	-	-	1.067	OK
	STAIRCASE - Tread Width	Mt.	-	-	0.267	OK
STAIRCASE - Riser Height	Mt.	-	-	-	OK	
STAIRCASE - Riser No. On Flight	No.	-	-	-	OK	
STAIRCASE - Cabin Ht.	Mt.	-	-	2.590	OK	
TYPICAL - 2, 3& 4 FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.900	-	2.019	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.130	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	1.831	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.130	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
FIRST FLOOR PLAN	STAIRCASE - Flight Width	Mt.	0.900	-	1.831	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.130	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	2.019	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.130	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	11	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	1.067	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.150	OK
STAIRCASE - Riser No. On Flight	No.	-	-	9	OK	
GROUND FLOOR PLAN	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	1.831	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.132	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	13	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	2.019	OK
STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK	
STAIRCASE - Riser Height	Mt.	-	0.200	0.132	OK	

	STAIRCASE - Riser No. On Flight	No.	-	-	13	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
	STAIRCASE - Flight Width	Mt.	0.900	-	1.067	OK
	STAIRCASE - Tread Width	Mt.	0.250	-	0.267	OK
	STAIRCASE - Riser Height	Mt.	-	0.200	0.150	OK
	STAIRCASE - Riser No. On Flight	No.	-	-	9	OK
	STAIRCASE - Cabin Ht.	Mt.	-	-	-	OK
Toilet1.36X3.68	Area	Sq.Mt.	-	5.00	4.86	OK
	Width	Mt.	-	-	1.36	OK
	Depth	Mt.	-	-	3.57	OK
	Height	Mt.	-	-	-	OK
Toilet	Area	Sq.Mt.	-	5.00	3.66	OK
	Width	Mt.	-	-	1.72	OK
	Depth	Mt.	-	-	2.13	OK
	Height	Mt.	-	-	-	OK
Swimming Pool	Area	Sq.Mt.	-	-	194.92	OK
	Width	Mt.	-	-	13.90	OK
	Depth	Mt.	-	-	14.02	OK
	Height	Mt.	-	-	-	OK
SUMP TANK	Area	Sq.Mt.	-	-	21.29	OK
	Width	Mt.	-	-	3.31	OK
	Depth	Mt.	-	-	6.43	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	7.03	OK
	Width	Mt.	-	-	2.07	OK
	Depth	Mt.	-	-	3.40	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	7.03	OK
	Width	Mt.	-	-	2.07	OK
	Depth	Mt.	-	-	3.40	OK
	Height	Mt.	-	-	-	OK
RAIN WATER HARVESTING	Area	Sq.Mt.	-	-	5.52	OK
	Width	Mt.	-	-	2.65	OK
	Depth	Mt.	-	-	2.65	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	5.53	OK
	Width	Mt.	-	-	2.65	OK
	Depth	Mt.	-	-	2.66	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	5.53	OK
	Width	Mt.	-	-	2.65	OK
	Depth	Mt.	-	-	2.66	OK
	Height	Mt.	-	-	-	OK
ENT.GATE	Area	Sq.Mt.	-	-	2.58	OK
	Width	Mt.	-	-	0.20	OK
	Depth	Mt.	-	-	12.86	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	2.37	OK
	Width	Mt.	-	-	0.39	OK
	Depth	Mt.	-	-	6.07	OK
	Height	Mt.	-	-	-	OK
GUARD ROOM	Area	Sq.Mt.	-	10.00	8.86	OK
	Width	Mt.	-	-	2.93	OK
	Depth	Mt.	-	-	3.02	OK
	Height	Mt.	-	-	-	OK
Entrance Lobby	Area	Sq.Mt.	-	12.00	8.19	OK
	Width	Mt.	-	-	1.79	OK
	Depth	Mt.	-	-	4.57	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	12.00	2.28	OK
	Width	Mt.	-	-	1.07	OK
	Depth	Mt.	-	-	2.13	OK
	Height	Mt.	-	-	-	OK
SOLAR HEATING SYSTEM	Area	Sq.Mt.	-	-	8.71	OK
	Width	Mt.	-	-	2.14	OK
	Depth	Mt.	-	-	4.07	OK
	Height	Mt.	-	-	-	OK
	Area	Sq.Mt.	-	-	42.57	OK
	Width	Mt.	-	-	5.27	OK
	Depth	Mt.	-	-	8.09	OK
	Height	Mt.	-	-	-	OK
Generator Room	Area	Sq.Mt.	-	-	42.37	OK
	Width	Mt.	-	-	4.88	OK
	Depth	Mt.	-	-	8.69	OK
	Height	Mt.	-	-	-	OK
A (BLOCK)	Rain Water Harvesting - No	No.	1	-	3	OK
	Solar Water Heating System - No	No.	1	-	2	OK
	Entrance Gate - No	No.	1	-	2	OK
B (BLOCK)	Rain Water Harvesting - No	No.	1	-	3	OK
	Solar Water Heating System - No	No.	1	-	2	OK
	Entrance Gate - No	No.	1	-	2	OK
C (BLOCK)	Rain Water Harvesting - No	No.	1	-	3	OK

All Rooms are as per Rule in Room Checking

[-] Rules

Topic	Rule
Plot Level	
Plot Area	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Width	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Depth	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Access Width	The minimum width of abutting road for Marriage Hall category shall be 12.20 mt. {As per Rule No. 35.1, Table 7}
Plot Frontage	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
FAR Area	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3}

	(2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
Consumed FAR	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3} (2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
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);
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) The minimum width of the drive way meant exclusively for 2 wheelers should be 3.0 mt {As per Rule No. 41.2} (2) 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}
Margin Rule	(1) For Assembly Building, Margin required in Front shall be 12.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.3} (2) For Commercial & Storage buildings having plotarea above 1000 sq.mt., Margin required in Front shall be 9.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.5}
PWork to PWork Margin	Reqd Building to Building margin shall be 6 mt. or 1.5 times side setback required for the taller block whichever is high {As per Rule No. 38.1}
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}
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	No Rule Defined
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 Non-Residential Building, No Lift is reqd for Building upto G+2 floor {As per Rule No. 49.2.2} (3) 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 } (4) For Non-Residential Building, Minimum number of lifts to be 2 for all non-residential building above ground +2 and the minimum capacity shall be 6 persons per floor. {As per Rule No. 49.2.3 and as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Lift	(1) The area of lift well shall not be counted for F.A.R calculation) (2) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC } (3) - (4) 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) (5) 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 }
StairCase	(1) Width of Winding staircase shall be mini. 0.90 mt.,Maximum rise 0.20 mt. & Minimum tread 0.25 mt. & Cabin Height 2.1 mt. {As per Rule No. 83.18} (2); No Rule Defined (3) No Rule Defined (4); No Rule Defined
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 Toilet1.36X3.68 (3) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR (4) No need to check distance from Building Toilet (5) - (6) No need to check distance from Building Swimming Pool (7) - (8) No need to check distance from Building SUMP TANK (9) The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 Sq. m. of roof area (10) No need to check distance from Building RAIN WATER HARVESTING (11) No need to check distance from Building ENT.GATE (12) Guard room of max. 10 sq.mt. maximum size of 5 sq.mt shall be taken Free from FAR (13) No need to check distance from Building GUARD ROOM (14) Entrance Lobby of maximum size of 12 sq.m. shall be taken Free from FAR (15) No need to check distance from Building Entrance Lobby (16) - (17) No need to check distance from Building SOLAR HEATING SYSTEM (18) Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m (19) 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 Community Centers, Banquet Halls, Barat ghars, Kalayana Mandaps and buildings for similar use, Provisions of Solar Water Heating System shall be done. Solar Water Heating System (3) 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)	
Conference4.95x4.20	No Rule Defined
Hall13.81x1.65	No Rule Defined
Hall13.81x18.40	No Rule Defined
Reception11.81x5.18	No Rule Defined
ro Room4.60x6.64	No Rule Defined
Room1.64x2.55	No Rule Defined
Room1.64x2.57	No Rule Defined
Room1.64x2.61	No Rule Defined
Room1.64x2.63	No Rule Defined
Room1.64x2.74	No Rule Defined
Room1.64x5.18	No Rule Defined
Room2.00x5.01	No Rule Defined
Room2.10x4.41	No Rule Defined
Room2.44x7.57	No Rule Defined
Room2.47x4.82	No Rule Defined
Room2.73x4.85	No Rule Defined
Room2.89x4.82	No Rule Defined
Room3.24x2.44	No Rule Defined
Room3.24x5.18	No Rule Defined
Room4.74x7.42	No Rule Defined
Room4.88x1.07	No Rule Defined
Room4.88x5.18	No Rule Defined
Sitout4.54x1.78	No Rule Defined
Spa3.96x6.48	No Rule Defined

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