

Failed List Report

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General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Educational
District	EAST SINGHBHUM	Plot SubUse	School
Authority	MANGO MUNICIPAL CORPORATION	PlotNearbyReligiousStructure	NA
Inward_No	MNAC/BP/0095/W09/2023	Plot/SubPlot No	678,679,680
Application Type	General Proposal	North	Road Width - 190.85
Project Type	Building Permission	South	Road Width - 128.95
Nature of Development	Addition or Alteration	East	Road Width - 172.89
Location of Development Area	Old Area	West	Road Width - 193.04
City Area/TPScheme No	NA		
Village	Mango		
Taluka	16		
Layout Sanction Date	29/11/2009		
Architect Details			
Architect Name	AWDHESH PRASAD		
License No.	MNAC/ARC/0009/2021		
Architect Address	AWDHESH PRASAD, S/O- SRIKANT PRASAD, FLAT NO - H/2, SHIV KUMAR ASTHALI , PHASE II, BLOCK B		
Architect EmailID	awdhesh.prasad@gmail.com		
Architect Mobile No	8404962518		
Owner's Details			
Name	SHARATCHANDRAN NAIR		
Address	KERALA PUBLIC SCHOOL, JAWAHARNAGAR, MANGO, JAMSHEDPUR, EAST SINGHBHUM		
Email ID	kpsdirector.ecaw@gmail.com		
Mobile No	9431133895		

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Plot area as per Document by Applicant	28738.50
2	Physical area measured at site	28738.50
3	Area as per Site Visit (Site Visit Report)	28738.50
4	Area as per Drawing	28738.50

Area of Plot Considered : 28738.50

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

[-] Table 2b

Proposal Detail :	
Unit	
Development Detail :	
Plot	KERALA PUBLIC SCHOOL -PLOT NO 678,679,680PLOT AREA - 28738.50 sqm
Plot Occupancy	Educational
Plot SubUse	School
Building Structure	Multistoried
Building Type	Special Building
Gross Plot Area	28738.50
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	28738.50
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	25764.40
Deductions for Balance Plot Area (from Gross Plot Area) - Common Plot	2974.10
Balance Plot Area	25764.40

[-] Table 2c

COVERAGE CHECK	
Permissible Coverage area (50.00 %)	14369.25
Proposed Coverage Area (1.78 %)	510.21
Existing Building Coverage area (14.97 %)	4301.04
Total Prop. Coverage Area (16.74 %)	4811.25
Balance coverage area (33.26 %)	9558.00
FAR CHECK	
Perm. FAR Area (2.250)	64661.63
Total Perm. FAR area	64661.63
Special FAR	1886.17
Proposed FAR Area	1886.17
Existing Building FAR Area	17205.85
Total Proposed FAR Area	19092.02
Consumed FAR (Factor)	0.66
Balance FAR Area	45569.61
BUA CHECK	
Proposed BuiltUp Area	2152.22

Existing Building BUA Area	17205.85
Total Proposed BuiltUp Area	19358.07

[-] 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	18	18.00
Proposed Road Width as per Master Plan	18	-
Road Widening Width	3	-
Plot size (as per measurement)	28738.5	28738.50

[-] Rules

Topic	Rule
Plot Level	
Plot Area	The minimum size of plot for Primary/Upper Primary school category shall be 2000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Width	The minimum size of plot for Primary/Upper Primary school category shall be 2000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Depth	The minimum size of plot for Primary/Upper Primary school category shall be 2000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Access Width	The minimum width of abutting road for Primary/Upper Primary school category shall be 9.0 mt. {As per Rule No. 35.1, Table 7}
Plot Frontage	The minimum size of plot for Primary/Upper Primary school category shall be 2000.0 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) No Rule Define.
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) No Rule Define.
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)
Margin Rule	For Educational Building, 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. 38.2.1}
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}
Basement Margin Rule	Basements/cellars may be permitted to be constructed leaving the prescribed set back/open space applicable to the building {As per Rule No. 48}
Building Level	
Building Height	For old area, on Road width 12.20-18.30 mt., Permissible height shall in no case exceed(1.5 times the width oftheroadonwhichtheplot abuts) + Road widening + the front setback or 30.0 mt. {As per Rule No. 39.1 Table 15}
Floor Height	(1) For Educational Building, The height of all rooms shall not be less than 3.3 m measured from the surface of the floor to the lowest point of the ceiling (2) For Educational Building, The height of all rooms shall not be less than 3.3 m measured from the surface of the floor to the lowest point of the ceiling (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) 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}
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 old area location,on Road width 12.20-18.30 mt., Maximum Height 30 meter shall be allowed. {As per Rule No. 39.1 Table 15}
Passage	No exit doorway shall be less than 1.00 m. in width. {As per Rule No.43.4.2} ;
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
Arch Projection	(1) No need to check (2) Chhajja,Cornice or Weather shed of upto 0.75m width shall be permitted. {As per Rule No. 46.1}
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) - (6) No need to check distance from Building Overhead WaterTank (7) No need to check distance from Building ENT.GATE 1 (8) No need to check distance from Building ENT.GATE 2 (9) No need to check distance from Building ENT.GATE 3 (10) Entrance Lobby of maximum size of 12 sq.m. shall be taken Free from FAR (11) No need to check distance from Building EntranceLobby
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) 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 (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 i n width in order to allow easy access to fire engine Entrance Gate
Building Level (Rooms)	

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