

Detail Scrutiny Report

[-] Collapse All

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	29/1/2009		
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 :		Meters
Plot	KERALA PUBLIC SCHOOL - PLOT NO 678,679,680	PLOT 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)		2974.10
- 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

[-] Plot Level Checking (Table 3)

[-] Common Plot Checks (Table 3b)

Name	Total Area		Status
	Reqd	Prop	
Common Plot	2873.85	2974.10	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)	-	185.70	0.00	0.00	-	5.48	-	90.00	No Access Provided	OK
PlayGrounds	-	2788.40	0.00	0.00	-	26.95	-	87.97	No Access Provided	OK

[-] Tree Details (Table 3g)

Name	Nos Of Trees		Status
	Reqd	Prop	
Tree	8	18	OK

[-] Building Details (Table 4)

[-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (AUDITORIUM WITH CLASSROOM)	Educational	School	Multistoried

[-] Height Details (4a)

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

Building	Height		Height (From GL)	Height (From Street LVL)	Status
	Perm	Prop			
A (AUDITORIUM WITH CLASSROOM)	30.00	16.80	16.80	16.80	OK

[-] Total Existing Building Height

Building	Height		Status
	Perm	Prop	
Sanctioned/BPS Structure-3	30.00	13.80	OK
Sanctioned/BPS Structure-2	30.00	13.80	OK
Sanctioned/BPS Structure-1	30.00	13.00	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 (AUDITORIUM WITH CLASSROOM)	Third Floor	3.30	-	6.00	3.30	-	3.30	2.40	-	3.30	OK
	Second Floor	3.30	-	3.60	3.30	-	3.30	2.40	-	3.30	OK
	First Floor	3.30	-	3.60	3.30	-	3.30	2.40	-	3.30	OK
	Ground Floor	3.30	-	3.60	3.30	-	3.30	2.40	-	3.30	OK
	Basement Floor	2.40	-	3.60	2.40	-	3.45	2.10	-	3.30	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 (AUDITORIUM WITH CLASSROOM)	Terrace Floor	-	-	0.30	-	-	0.30	-	-	0.30	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 (AUDITORIUM WITH CLASSROOM)	Basement Floor	0.90	1.50	0.90	-	249.07	-	2.21	OK

[-] Basement Floor Area Check

Building Name	Area		Status
	Perm	Prop	
A (AUDITORIUM WITH CLASSROOM)	-	249.07	
Total	-	249.07	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-1 (AUDITORIUM WITH CLASSROOM)	18 M WIDE MAINROAD	9.00	142.39	6.00	6.12	6.00	6.21	6.00	153.82	OK

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

Building Name	No. of Floors		No. of Tenements		Status
	Perm	Prop	Perm	Prop	
A (AUDITORIUM WITH CLASSROOM)	-	4	-	5	OK

[-] Floor Number Check (For Existing Building)

Building Name	No. of Floors		Status
	Perm	Prop	
Sanctioned/BPS Structure-3	-	4	OK
Sanctioned/BPS Structure-2	-	4	OK
Sanctioned/BPS Structure-1	-	4	OK

[-] Basement Floor Number Check

Building Name	No. of Basement Floor		Status
	Perm	Prop	
A (AUDITORIUM WITH CLASSROOM)	2	1	OK

[-] Coverage Check (Table 4b)

Permissible	Proposed	Status
14369.25	4811.25	OK
50%	16.74%	

[-] Individual Coverage Check

Coverage Area	Perm.	Prop.
A-1 (AUDITORIUM WITH CLASSROOM)	-	510.21
Total Prop. Coverage Area	-	510.21
Existing Coverage Area	-	4301.04
Total Coverage Area	14369.25	4811.25

[-] FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	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.)
			Accessory Use	Educational				
A (AUDITORIUM WITH CLASSROOM)	1	2152.22	16.99		1886.17	1886.16	1886.16	05
Grand Total :	1	2152.22	16.99		1886.17	1886.16	1886.16	05

[-] Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (AUDITORIUM WITH CLASSROOM)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	249.07	0.00	249.07	0.00
Ground Floor	510.21	493.22	510.21	493.22
First Floor	449.60	449.60	449.60	449.60
Second Floor	449.60	449.60	449.60	449.60
Third Floor	493.74	493.74	493.74	493.74
Terrace Floor	0.00	0.00	0.00	0.00
Total :	2152.22	1886.16	2152.22	1886.16

[-] UnitBUA Table for Building :A (AUDITORIUM WITH CLASSROOM)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	GF - 510.21	OTHER	490.37	459.99	7	1
FIRST FLOOR PLAN	1F - 449.60	OTHER	447.72	437.63	9	1
SECOND FLOOR PLAN	2F - 449.60	OTHER	447.72	437.63	9	1
THIRD FLOOR PLAN	3F - 493.74	OTHER	493.74	465.94	8	1
BASEMENT FLOOR PLAN	B'MENT- 249.07	OTHER	249.07	227.30	5	1
Total:	-	-	2128.62	2028.49	38	5

[-] Building :A (AUDITORIUM WITH CLASSROOM)

Floor Name	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.)
		Accessory Use	Educational				
Basement Floor	249.07	0.00	0.00	0.00	0.00	0.00	01
Ground Floor	510.21	16.99	493.22	493.22	493.22	493.22	01
First Floor	449.60	0.00	449.60	449.60	449.60	449.60	01
Second Floor	449.60	0.00	449.60	449.60	449.60	449.60	01
Third Floor	493.74	0.00	493.74	493.74	493.74	493.74	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	2152.22	16.99	1886.17	1886.16	1886.16	1886.16	05
Total Number of Same Buildings :	1						
Total :	2152.22	16.99	1886.17	1886.16	1886.16	1886.16	05

[-] Table 4c-2

FAR Area	Perm.	Prop.	Status
Building FAR Area : 1886.17	64661.63	19092.02	OK
Existing FAR Area : 17205.85			

[-] 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-1 (AUDITORIUM WITH CLASSROOM)	18 M WIDE MAINROAD	9.00	135.35	6.00	6.12	6.00	6.05	6.00	145.70	OK

[-] Plot Margin (Table 5b)

Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
Sanctioned/BPS Structure-1	18 M WIDE MAINROAD	9.00	90.64	6.00	28.75	-	-	-	-	OK
Sanctioned/BPS Structure-2	18 M WIDE MAINROAD	9.00	26.28	6.00	74.50	-	-	-	-	OK
Sanctioned/BPS Structure-3	18 M WIDE MAINROAD	9.00	114.99	6.00	37.94	-	-	-	-	OK

[-] Building To Building Margin Check (Table 5b)

From Wing	To Wing	Margin		Status
		Reqd	Prop	
A-1 (AUDITORIUM WITH CLASSROOM)	Sanctioned/BPS Structure-2	9.00	36.31	OK

[-] Inner Building Details (Table 6)

[-] Passage Details

[-] For Building :A (AUDITORIUM WITH CLASSROOM)

Floor Name	Passage Name	Area Prop	Width		Length		Status
			Reqd	Prop	Perm	Prop	
GROUND FLOOR PLAN	2.30 mt. Wide Passage	57.57	1.00	2.30	-	25.03	OK
FIRST FLOOR PLAN	2.30 mt. Wide Passage	57.48	1.00	2.30	-	24.99	OK
SECOND FLOOR PLAN	2.30 mt. Wide Passage	57.48	1.00	2.30	-	24.99	OK

[-] Parking Details (Table 7)

[-] Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Status
				Reqd.	Prop.	Reqd./Unit	Reqd.	
A (AUDITORIUM WITH CLASSROOM)	Educational	Educational Building	> 0	70	-	1	-	-
			> 0	70	-	-	-	-
Total :			-	-	-	-	0	0

[-] Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Status
	No.	Area	No.	Area	
Total		0.00		0.00	OK

[-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

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

[-] For Building :A (AUDITORIUM WITH CLASSROOM)

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	
GROUND FLOOR PLAN	STAIRCASE	0.900	1.500	0.250	1.405	0.200	0.144	-	2	-	-	0.000	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.500	0.250	1.405	0.200	0.144	-	2	-	-	0.000	OK
SECOND FLOOR PLAN	STAIRCASE	0.900	1.500	0.250	1.405	0.200	0.144	-	2	-	-	0.000	OK
TERRACE FLOOR PLAN	STAIRCASE	-	1.500	-	0.300	-	0.000	-	0	-	-	2.400	OK
THIRD FLOOR PLAN	STAIRCASE	0.900	1.500	0.250	0.300	0.200	0.188	-	5	-	-	0.000	OK
BASEMENT FLOOR PLAN	STAIRCASE	0.900	1.500	0.250	1.405	0.200	0.000	-	0	-	-	0.000	OK

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

[-] For Building :A (AUDITORIUM WITH CLASSROOM)

Floor Name	Arch Proj Name	Width		Depth		Area		Status
		Perm	Prop	Perm	Prop	Perm	Prop	
GROUND FLOOR PLAN	CHHAJJA	0.75	0.75	-	21.69	-	16.27	OK
	CHHAJJA	0.75	0.75	-	6.70	-	5.03	OK
	CHHAJJA	0.75	0.75	-	8.65	-	6.49	OK
	CHHAJJA	0.75	0.75	-	1.66	-	1.25	OK
	CHHAJJA	0.75	0.75	-	7.46	-	5.60	OK
FIRST FLOOR PLAN	CHHAJJA	0.75	0.75	-	21.69	-	16.27	OK
	CHHAJJA	0.75	0.75	-	6.70	-	5.03	OK
	CHHAJJA	0.75	0.75	-	8.65	-	6.49	OK
	CHHAJJA	0.75	0.75	-	1.66	-	1.25	OK
	CHHAJJA	0.75	0.75	-	7.46	-	5.60	OK
SECOND FLOOR PLAN	CHHAJJA	0.75	0.75	-	21.69	-	16.27	OK

	CHHAJJA	0.75	0.75	-	6.70	-	5.03	OK
	CHHAJJA	0.75	0.75	-	8.65	-	6.49	OK
	CHHAJJA	0.75	0.75	-	1.66	-	1.25	OK
	CHHAJJA	0.75	0.75	-	11.64	-	8.73	OK
TERRACE FLOOR PLAN	CHHAJJA	0.75	0.75	-	1.66	-	1.25	OK
THIRD FLOOR PLAN	CHHAJJA	0.75	0.75	-	6.70	-	5.03	OK
	CHHAJJA	0.75	0.75	-	3.47	-	2.60	OK
	CHHAJJA	0.75	0.75	-	4.73	-	3.55	OK
	CHHAJJA	0.75	0.75	-	1.66	-	1.25	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	5.00	-	-	2.00	-	-	2.50	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	7.06	-	-	2.99	-	-	3.00	-	-	0.00	OK
Overhead WaterTank	-	-	10.92	-	-	3.30	-	-	3.31	-	-	0.00	OK
ENT.GATE 1	-	-	6.02	-	-	1.00	-	-	6.03	-	-	0.00	OK
ENT.GATE 2	-	-	6.01	-	-	1.00	-	-	6.01	-	-	0.00	OK
ENT.GATE 3	-	-	6.00	-	-	1.00	-	-	6.00	-	-	0.00	OK
EntranceLobby	-	12.00	11.99	-	-	1.73	-	-	6.93	-	-	0.00	OK

[-] Accessory Use No. Checks

Building Name	Accessory Use Name	No			Status
		Reqd	Perm	Prop	
A (AUDITORIUM WITH CLASSROOM)	Rain Water Harvesting	1	-	1	OK
	Toilet	1	-	1	OK
	Entrance Gate	1	-	3	OK

[-] Floor Details (Table 9)

[-] Building:A (AUDITORIUM WITH CLASSROOM)

[-] Floor:GROUND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:FIRST FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:SECOND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:THIRD FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:BASEMENT FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Summary (Table 10)

Name	Perm./Reqd.	Proposed	Status
Plot Area	2000.00	28738.50	OK
Plot Width	-	159.98	OK
Plot Depth	-	179.64	OK
Access Width	9.00	18.00	OK
Plot Frontage	-	128.95	OK
Coverage Area	14369.25	4811.25	OK
FAR Area	64661.63	19092.02	OK
	Bldg. FAR Area :	1886.17	
	Sanctioned FAR Area :	17205.85	

[-] 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 Parapet of suitable height, 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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