

Failed List Report

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General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Commercial
District	DHANBAD	Plot SubUse	ResiComm Bldg
Authority	DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure	NA
Inward_No	DMC/BP/0195/W01/2024	Plot/SubPlot No	32
Application Type	General Proposal	North	Road Width - 45M WIDE ROAD
Project Type	Building Permission	South	Plot No. - PLOT NO- 41, 32(P), & LAND OF RAMU RAI
Nature of Development	New	East	Plot No. - MARUTI WORKSHOP,
Location of Development Area	Old Area	West	Plot No. - DULARI DEV
City Area/TPScheme No	NA		
Village	Katras		
Taluka	15		
Architect Details			
Architect Name	RAJEEV/RANJAN SINGH		
License No.	DMC/ENG/0032/2017		
Architect Address	Suba Singh Mainson, R.K NAGAR, Nawadih Near Vinod Bihari Chowk, Opposite Aalkari Hospital.		
Architect EmailID	rajeev7sai@gmail.com		
Architect Mobile No	6202360891		
Owner's Details			
Name	1) SRI DHANANJAY KUMAR NANDAN, 2)SMT SHEELA DEV		
Address	KATRAS BAZAR DHANBAD.		
Email ID	overseasgarments01@gmail.com		
Mobile No	9835109497		

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Deed (Sale Deed, Gift Deed and Lease Deed) or Agreement	607.30
2	Plot area as per Document by Applicant	607.30
3	Physical area measured at site	600.00
4	Area as per Site Visit (Site Visit Report)	600.00
5	Area as per Drawing	599.54

Area of Plot Considered : 599.54

[-] Table 2b

Proposal Detail :	
Unit	
Development Detail :	
Plot	PLOT
Plot Occupancy	Commercial
Plot SubUse	ResiComm Bldg
Building Structure	Non-Highrise
Building Type	Single Detached House
Gross Plot Area	599.54
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)	599.54
Balance Plot Area (Net Plot Area - Recreational/Amenity space)	524.29
Deductions for Balance Plot Area (from Gross Plot Area)	75.26
- Common Plot	75.26
Balance Plot Area	524.29

[-] Table 2c

COVERAGE CHECK	
Permissible Coverage area (50.00 %)	299.77
Proposed Coverage Area (49.89 %)	299.14
Total Prop. Coverage Area (49.89 %)	299.14
Balance coverage area (0.11 %)	0.63
FAR CHECK	
Perm. FAR Area (2.500)	1498.85
Total Perm. FAR area	1498.85
Residential FAR	858.62
Commercial FAR	535.06
Proposed FAR Area	1402.72
Total Proposed FAR Area	1402.72
Consumed FAR (Factor)	2.34
Balance FAR Area	96.13
BUA CHECK	
Total Proposed BuiltUp Area	1891.42

[-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Length of Road	Exceeding 600 meter and upto 1000 meter	-
Existing Road Width	30	30.00
Proposed Road Width as per Master Plan	30	-
Road Widening Width	0	-
Plot size (as per measurement)	600	599.54

[-] Extra Land Area Checks

Name	Area		Status
	Reqd	Prop	
Extra Land	-	0.00	OK

[-] Rules

Topic	Rule
Plot Level	
Plot Area	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Width	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Depth	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
Access Width	The minimum width of abutting road for any Building more than 13.3 mt. ht. shall be 6.1 mt. {As per Rule no. 35.1 Note 4}
Plot Frontage	No rule provided for Min. Plot size for proposed Use or Multistoried Building {Updated as per JBBL, Amendment VIII dated 16/03/2021}
FAR Area	(1) In Old Area, for Non-Residential Building on abutting roadwidth 18.30 (60 ft) and above, the Floor Area Ratio-FAR shall be 3.0 {As per Rule No.39, Table 15} (2) For Dhanbad Municipal Corporation and MADA Area, Max. 2.5 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
Consumed FAR	(1) In Old Area, for Non-Residential Building on abutting roadwidth 18.30 (60 ft) and above, the Floor Area Ratio-FAR shall be 3.0 {As per Rule No.39, Table 15} (2) For Dhanbad Municipal Corporation and MADA Area, Max. 2.5 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	; ;
Tree Number	4-8 Trees shall be required for the Plot area above 250.0 and upto 1000.0 sq.mt. (As per Rule No. 20.1.6)
DriveWay Rule	For Plor area upto 2000 sq.mt., the minimum width or driveways should not be less than 3.60 mt. {As per Rule No. 41.2 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Margin Rule	For Non-highrise Residential Building 13.3-16.4 mt. Ht. having Plot Depth 45 mt. or above and Plot width 10-15 mt., Margin required in Front shall be 6.0 mt., Rear 5.0 mt. and 1.0 mt. shall be provided on both side. {As per Rule No. 36 (Table 8 & 9 and updated as per 4th Amendment dated 2nd Jan, 2019)}
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 old area, on Road width above 18.30 mt., No restriction on height and number of floors however it may be regulated by the master plan/development plan/zonal plan {As per Rule No. 39.1 Table 15}
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) 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, A 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, A 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, A 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.	Individual residential and small commercial buildings, plot size upto minimum 750 Sq. Meter may have one basement {As per Rule No. 48}
Floor Number	For old area location, on Road width 18.30 mt. and above, No restriction on height and number of floors however it may be regulated by the master plan/development plan/zonal plan {As per Rule No. 39.1 Table 15}
Balcony	Projected balcony may be allowed with a width of 1.2 mt. where the setback is more than 2.5 mt. {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 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) 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) (4) 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 } (5) -
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
Ramp	No Need to Check Natural Slope width, Depth or height. ;
Ramp No.	For parking spaces in basements and upper storey of parking floors, if car parking is less then 40 one ramp of minimum of 3.30m width if it is straight and 4.50m width if it is curved shall be provided
Arch Projection	(1) No need to check (2) Cupboard up to 0.60 mt. in width shall be permitted. {As per Rule 6.26.1 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Plot / Building Level	
Accessory Use	(1) - (2) No need to check distance from Building SUMP TANK (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 (8) Entrance Lobby of maximum size of 12 sq.m. shall be taken Free from FAR (9) No need to check distance from Building Entrance Lobby (10) - (11) No need to check distance from Building SOLAR HEATING SYSTEM
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) 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)	
Bed Room2.74x3.49	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room2.74x3.65	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room3.05x3.20	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room3.05x3.35	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room3.05x3.49	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Bed Room3.05x3.65	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.

Bed	The area of habitable room shall not be less than 9.5 m2, where there is only one room with a minimum width of 2.4 m. Where there are two rooms, one of these shall not be less than 9.5 m2 and the other not less than 7.5 m2, with a minimum width of 2.1 mt.
Room3.96x3.19	
Hall2.74x2.21	No Rule Defined
Hall2.74x5.56	No Rule Defined
Hall2.74x8.34	No Rule Defined
Hall2.74x8.80	No Rule Defined
Kitchen1.83x3.00	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen2.55x2.21	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen3.16x2.21	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen3.16x2.82	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Toilet2.44x1.22	Area for Toilet shall be Mini. 2.8 sq.mt. having side mini. 1.2 mt. {Rule No. 42.4.2}

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