

Detail Scrutiny Report

[-] Collapse All

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	Meters
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
Lenght 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

[-] Plot Level Checking (Table 3)

[-] Common Plot Checks (Table 3b)

Name	Total Area		Status
	Reqd	Prop	
Common Plot	59.95	75.26	OK

[-] Common Plot Checks (Table 3b)

Name	Minimum Area		Access	Status
	Reqd	Prop		
Normal Open Space	-	75.26	No Access Provided	OK

[-] Tree Details (Table 3g)

Name	Nos Of Trees		Status
	Reqd	Prop	
Tree	4	4	OK

[-] Building Details (Table 4)

[-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
DHANANJAY (SHEELA)	Commercial	ResiComm Bldg	Non-Highrise	11	4	BASEMENT FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
								Commercial FAR	Commercial	Shop	
						GROUND FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
						FIRST FLOOR PLAN	Commercial	Shop	Commercial FAR	Commercial	Shop
						TYPICAL - 2-3 FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
						FOURTH FLOOR PLAN	Residential	Residential Bldg/Apartment	Residential FAR	Residential	Residential Bldg/Apartment
TERRACE FLOOR PLAN	Commercial	ResiComm Bldg	-	-	-						

[-] Height Details (4a)

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

Building	Height		Height (From GL)	Height (From Street LVL)	Status
	Perm	Prop			
DHANANJAY (SHEELA)	53.38	14.34	14.34	14.34	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	
DHANANJAY (SHEELA)	Fourth Floor	2.75	-	2.87	2.75	-	2.77	2.40	-	2.52	OK
	Third Floor	2.75	-	2.87	2.75	-	2.77	2.40	-	2.52	OK
	Second Floor	2.75	-	2.87	2.75	-	2.77	2.40	-	2.52	OK
	First Floor	2.75	-	2.87	2.75	-	2.77	2.40	-	2.52	OK
	Ground Floor	2.75	-	2.87	2.75	-	2.77	2.40	-	2.52	OK
	Basement Floor	2.40	-	2.84	2.40	-	2.74	2.10	-	2.49	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	
DHANANJAY (SHEELA)	Terrace Floor	-	-	0.76	-	-	0.76	-	-	0.76	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	
DHANANJAY (SHEELA)	Basement Floor	0.90	1.50	0.90	-	322.03	-	0.00	OK

[-] Basement Floor Area Check

Building Name	Floor Name	Reqd	Perm	Prop	Area	Status

Building Name	Area		Status
	Perm	Prop	
DHANANJAY (SHEELA)	-	322.03	
Total	-	322.03	OK

1 [-] Basement Margin Check

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
DHANANJAY-1 (SHEELA)	30 mt. Wide MainRoad	2.00	7.48	2.00	9.41	1.00	1.01	1.00	1.03	OK

> [-] Permissible Use In Basement

Basement Area		Status
Permissible	Proposed	
26.36	8.40	OK

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

Building Name	No. of Floors		No. of Tenements		Status
	Perm	Prop	Perm	Prop	
DHANANJAY (SHEELA)	-	5	-	15	OK

[-] Basement Floor Number Check

Building Name	No. of Basement Floor		Status
	Perm	Prop	
DHANANJAY (SHEELA)	1	1	OK

[-] Coverage Check (Table 4b)

Permissible	Proposed	Status
299.77	299.14	OK
50%	49.89%	

[-] Individual Coverage Check

Coverage Area	Perm.	Prop.
DHANANJAY-1 (SHEELA)	-	299.14
Total Prop. Coverage Area	-	299.14
Total Coverage Area	299.77	299.14

[-] 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.)		Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
DHANANJAY (SHEELA)	1	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	15
Grand Total :	1	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	15

[-] Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	DHANANJAY (SHEELA)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	322.03	46.77	322.03	46.77
Ground Floor	310.35	233.27	310.35	233.27
First Floor	313.20	264.05	313.20	264.05
Second Floor	344.28	313.99	344.28	313.99
Third Floor	344.28	313.99	344.28	313.99
Fourth Floor	257.28	230.64	257.28	230.64
Terrace Floor	0.00	0.00	0.00	0.00
Total :	1891.42	1402.71	1891.42	1402.71

[-] UnitBUA Table for Building :DHANANJAY (SHEELA)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
BASEMENT FLOOR PLAN	SHOP	SHOP	20.18	20.15	1	2
	SHOP	SHOP	15.58	15.49	1	
GROUND FLOOR PLAN	SHOP	SHOP	292.68	292.53	11	1
FIRST FLOOR PLAN	SHOP	SHOP	306.74	306.63	6	1
TYPICAL - 2- 3 FLOOR PLAN	X01	FLAT	71.88	64.72	7	8
	X02	FLAT	77.95	70.79	7	
	X03	FLAT	73.22	73.19	7	
	X04	FLAT	52.54	50.05	5	
FOURTH FLOOR PLAN	401	FLAT	72.53	65.37	7	3
	402	FLAT	77.95	70.79	7	
	403	FLAT	49.94	49.89	5	
Total:	-	-	1386.77	1338.38	90	15

[-] Building :DHANANJAY (SHEELA)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.) Stair	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Balcony	Accessory Use	Parking	Resi.	Commercial				
Basement Floor	322.03	3.23	0.00	8.40	263.63	0.00	37.73	9.04	46.77	46.77	02
Ground Floor	310.35	0.00	0.00	77.08	0.00	0.00	233.27	0.00	233.27	233.27	01
First Floor	313.20	6.46	0.00	42.69	0.00	0.00	264.05	0.00	264.05	264.05	01
Second Floor	344.28	6.46	9.89	13.94	0.00	313.99	0.00	0.00	313.99	313.99	04
Third Floor	344.28	6.46	9.89	13.94	0.00	313.99	0.00	0.00	313.99	313.99	04
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Fourth Floor	257.28	6.46	6.42	13.76	0.00	230.64	0.00	0.00	230.64	230.64	03
Total :	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	15
Total Number of Same Buildings :	1										
Total :	1891.42	29.07	26.20	169.81	263.63	858.62	535.06	9.04	1402.71	1402.71	15

[-] Table 4c-2

FAR Area	Perm.	Prop.	Status
Building FAR Area : 1402.72	1498.85	1402.72	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.	
DHANANJAY-1 (SHEELA)	30 mt. Wide MainRoad	6.00	8.38	5.00	10.54	1.00	1.03	1.00	1.03	OK

[-] Inner Building Details (Table 6)

[-] Balcony Details (Table 6c)

[-] For Building:DHANANJAY (SHEELA)

Floor Name	Balcony Name	Width		Status
		Perm	Prop	
TYPICAL - 2- 3 FLOOR PLAN	BALCONY	1.20	1.20	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	1.20	OK
FOURTH FLOOR PLAN	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	0.90	OK
	BALCONY	1.20	1.20	OK

For PWork At Layout :

No Balcony Found.

[-] Lift Details (Table 6d)

Building Name	Height	Number Of Lift(s)		Number Of Strature Lift(s)		Capacity Of Lift(s) Passanger		Status
	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
DHANANJAY (SHEELA)	14.34	2	2	-	0	12	12	OK

[-] Lift Check Table

[-] For Building :DHANANJAY (SHEELA)

Floor Name	Lift Name	Width		Depth		Status
		Reqd	Prop	Reqd	Prop	
BASEMENT FLOOR PLAN	Lift	1.70	1.70	1.90	1.90	OK
GROUND FLOOR PLAN	Lift	1.70	1.70	1.90	1.90	OK
FIRST FLOOR PLAN	Lift	1.70	1.70	1.90	1.90	OK
	Lift	1.70	1.70	1.90	1.90	OK
TYPICAL - 2- 3 FLOOR PLAN	Lift	1.70	1.70	1.90	1.90	OK
	Lift	1.70	1.70	1.90	1.90	OK
FOURTH FLOOR PLAN	Lift	1.70	1.70	1.90	1.90	OK
	Lift	1.70	1.70	1.90	1.90	OK
TERRACE FLOOR PLAN	Lift Machine Room	1.70	2.09	1.90	2.19	OK

[-] Parking Details (Table 7)

[-] Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler			
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.		
DHANANJAY (SHEELA)	Commercial	Shop	> 0	50	510.61	1	7	-	-	-	-		
			> 0	50	510.61	-	-	-	-	1	22		
	Residential	Residential Bldg/Apartment	0 - 140	1	11.00	1.00	11	-	-	-	-		
			> 140	1.5	-	1	-	-	-	-	-		
			> 0	1	11.00	-	-	-	-	1	11		
			> 0	1	11.00	-	-	-	-	1	11		
Total :			-	-	-	18	18	-	2	2	-	33	34

[-] Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.		Status
	No.	Area	No.	Area	
Car	-	-	18	225.00	OK
Total Car	18	225.00	18	225.00	OK
Visitor's Car Parking	-	-	2	25.00	OK
Total Visitor Parking	2	25.00	2	25.00	OK
TwoWheeler	-	-	34	68.00	OK
Total TwoWheeler	33	66.00	34	68.00	OK
Other Parking	-	-	-	46.13	OK
Total			316.00	432.13	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	
PLOT DHANANJAY (SHEELA)	BASEMENT FLOOR PLAN	DRIVEWAY	3.60	-	5.61	OK
		DRIVEWAY	3.60	-	7.50	OK
		DRIVEWAY	3.60	-	3.60	OK
		DRIVEWAY	3.60	-	4.86	OK
		DRIVEWAY	3.60	-	7.51	OK

[-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

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

[-] For Building :DHANANJAY (SHEELA)

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	STAIRCASE	0.900	1.066	0.250	0.254	0.200	0.000	-	0	-	-	0.000	OK
GROUND FLOOR PLAN	STAIRCASE	0.900	1.066	0.250	0.254	0.200	0.179	-	8	-	-	0.000	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.066	0.250	0.254	0.200	0.179	-	8	-	-	0.000	OK
TYPICAL - 2- 3 FLOOR PLAN	STAIRCASE	0.900	1.066	0.250	0.254	0.200	0.179	-	8	-	-	0.000	OK
FOURTH FLOOR PLAN	STAIRCASE	0.900	1.066	0.250	0.254	0.200	0.179	-	8	-	-	0.000	OK
TERRACE FLOOR PLAN	STAIRCASE	-	1.066	-	0.254	-	0.000	-	0	-	-	2.386	OK

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

Ramp Name	Width		Depth		Slope			Status
	Reqd	Prop	Reqd	Prop	Reqd	Perm	Prop	
10.00 mt. long 1.50 mt. High 3.00 mt. Wide Natural Slope	-	3.12	-	1.50	-	-	-	OK

[-] Ramp Checks (Table 8b)

Building Name	Floor Name	No.		Status
		Reqd	Prop	
DHANANJAY (SHEELA)	BASEMENT FLOOR PLAN	1	1	OK

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

[-] For Building :DHANANJAY (SHEELA)

Floor Name	Arch Proj Name	Width		Depth		Area		Status
		Perm	Prop	Perm	Prop	Perm	Prop	
TYPICAL - 2- 3 FLOOR PLAN	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
FOURTH FLOOR PLAN	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	OK
	C.B.	0.60	0.50	-	1.75	-	0.87	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	
SUMP TANK	-	-	3.25	-	-	1.30	-	-	2.51	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	3.49	-	-	1.56	-	-	2.24	-	-	0.00	OK
Overhead WaterTank	-	-	13.66	-	-	2.66	-	-	5.14	-	-	0.00	OK
ENT.GATE	-	-	0.91	-	-	0.24	-	-	3.82	-	-	0.00	OK
Entrance Lobby	-	12.00	4.20	-	-	0.90	-	-	4.68	-	-	0.00	OK
Entrance Lobby	-	12.00	4.20	-	-	0.90	-	-	4.68	-	-	0.00	OK
Entrance Lobby	-	12.00	9.03	-	-	2.04	-	-	4.42	-	-	0.00	OK
Entrance Lobby	-	12.00	11.93	-	-	2.44	-	-	4.89	-	-	0.00	OK
Entrance Lobby	-	12.00	11.94	-	-	2.44	-	-	4.90	-	-	0.00	OK
Entrance Lobby	-	12.00	11.91	-	-	2.44	-	-	4.89	-	-	0.00	OK
Entrance Lobby	-	12.00	11.91	-	-	2.44	-	-	4.89	-	-	0.00	OK
Entrance Lobby	-	12.00	9.15	-	-	2.44	-	-	3.75	-	-	0.00	OK
Entrance Lobby	-	12.00	11.21	-	-	0.90	-	-	12.49	-	-	0.00	OK
Entrance Lobby	-	12.00	9.16	-	-	2.08	-	-	4.42	-	-	0.00	OK
Entrance Lobby	-	12.00	11.70	-	-	1.83	-	-	6.40	-	-	0.00	OK
Entrance Lobby	-	12.00	11.41	-	-	1.83	-	-	6.24	-	-	0.00	OK
Entrance Lobby	-	12.00	10.41	-	-	2.06	-	-	5.07	-	-	0.00	OK
Entrance Lobby	-	12.00	11.97	-	-	2.71	-	-	4.42	-	-	0.00	OK
Entrance Lobby	-	12.00	1.98	-	-	0.93	-	-	2.13	-	-	0.00	OK
Entrance Lobby	-	12.00	11.81	-	-	2.68	-	-	4.42	-	-	0.00	OK
Entrance Lobby	-	12.00	1.95	-	-	0.92	-	-	2.13	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	1.55	-	-	0.85	-	-	1.83	-	-	0.00	OK

[-] Accessory Use No. Checks

Building Name	Accessory Use Name	No			Status
		Reqd	Perm	Prop	
DHANANJAY (SHEELA)	Rain Water Harvesting	1	-	1	OK
	Entrance Gate	1	-	1	OK

[-] Floor Details (Table 9)

[-] Building:DHANANJAY (SHEELA)

[-] Floor:BASEMENT FLOOR PLAN

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

[-] 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:TYPICAL - 2- 3 FLOOR PLAN

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

[-] Floor:FOURTH 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	-	599.54	OK
Plot Width	-	11.70	OK
Plot Depth	-	51.22	OK
Access Width	6.10	30.00	OK
Plot Frontage	-	14.55	OK
Coverage Area	299.77	299.14	OK
FAR Area	1498.85	1402.72	OK
Bldg. FAR Area : 1402.72			
Sanctioned FAR Area : 0.00			

[-] 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, A 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 than 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, A 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 in width in order to allow easy access to fire engine Entrance Gate
Building Level (Rooms)	
Bed Room 2.74x3.49	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 2.74x3.65	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 3.05x3.20	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 3.05x3.35	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 3.05x3.49	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 3.05x3.65	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Bed Room 3.96x3.19	The area of habitable room shall not be less than 9.5 m ² , 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 m ² and the other not less than 7.5 m ² , with a minimum width of 2.1 mt.
Hall 2.74x2.21	No Rule Defined
Hall 2.74x5.56	No Rule Defined
Hall 2.74x8.34	No Rule Defined
Hall 2.74x8.80	No Rule Defined
Kitchen 1.83x3.00	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen 2.55x2.21	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen 3.16x2.21	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Kitchen 3.16x2.82	Area for Kitchen shall be Mini. 5.0 sq.mt. having side mini. 1.8 mt. {Rule No. 42.3.2}
Toilet 2.44x1.22	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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