

**Detail Scrutiny
Report**

Version Number: **1.0.70**
Version Date: **16/10/2020**
Report Generated On: **06-06-2024**

[-] Collapse All

General Details		Plot Details	
Region	JHARKHAND URBAN LOCAL BODIES	Plot Use	Medical
District	RANCHI	Plot SubUse	Hospital
Authority	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY	PlotNearbyReligiousStructure	NA
Inward_No	JIADA/BP/0015/2022/ALT2	Plot/SubPlot No	Industrial Plot No. IT-3 & IT-5; Survey Plot No. 354P
Application Type	General Proposal	North	-
Project Type	Building Permission	South	-
Nature of Development	Addition or Alteration	East	-
Location of Development Area	New Area	West	-
City Area/TPScheme No	NA		
Village	Hathiadih and Bhatia		
Taluka	0		
Layout Sanction Date	10/2/2023		
Architect Details			
Architect Name	Nikhil Jain		
License No.	JIADA/ARC/0001/2018		
Architect Address	Bothra Bhawan, Opposite Indra Place, Main Road, Hinoo		
Architect EmailID	bdpranchi@gmail.com		
Architect Mobile No	8087667001		
Owner's Details			
Name	PADMABATI DEV MULTISPECIALITY HOSPITAL PVT. LTD. REPRESENTED BY DIRECTOR MR NISHIT BEHERA		
Address	IT - 3 & IT - 5 INDUSTRIAL AREA NEAR PHASE - 7 ADITYAPUR INDUSTRIAL AREA, SARAİKELA - KHARSAWAN, JHARKHAND		
Email ID	samrat.roy@rsbglobal.com		
Mobile No	8420065456		

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No.	Form	Area
1	Deed (Sale Deed, Gift Deed and Lease Deed) or Agreement	24301.37
2	Plot area as per Document by Applicant	24301.37
3	Physical area measured at site	24301.37
4	Area as per Site Visit (Site Visit Report)	24301.37
5	Area as per Drawing	24300.64

Area of Plot Considered : 24300.64

[-] Table 2b

Proposal Detail :		Unit	Meters
Development Detail :			
Plot			PLOT
Plot Occupancy			Medical
Plot SubUse			Hospital
Building Structure			Multistoried
Building Type			Single Detached House
Gross Plot Area			24300.64
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)			24300.64
Balance Plot Area (Net Plot Area - Recreational/Amenity space)			21240.60
Deductions for Balance Plot Area (from Gross Plot Area)			3060.04
- Common Plot		3060.04	
Balance Plot Area			21240.60

[-] Table 2c

COVERAGE CHECK		
Permissible Coverage area (50.00 %)		12150.32
Proposed Coverage Area (42.70 %)		10377.53
Total Prop. Coverage Area (42.7 %)		10377.53
Balance coverage area (7.30 %)		1772.79
FAR CHECK		
Perm. FAR Area (3.000)		72901.92
Total Perm. FAR area		72901.92
Special FAR		71885.27
Proposed FAR Area		72128.09
Total Proposed FAR Area		72128.09
Consumed FAR (Factor)		2.97
Balance FAR Area		773.83
BUA CHECK		
Total Proposed BuiltUp Area		97391.27

[-] Site Visit Data Report

Details	Values as per Site Visit	Values as per Drawing
Length of Road	Up to 50 meter	-
Existing Road Width	25	25.00
Proposed Road Width as per Master Plan	0	-
Road Widening Width	0	-
Plot size (as per measurement)	24301.37	24300.64

[-] 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	2430.06	3060.04	OK

[-] Common Plot Checks (Table 3b)

Name	Minimum Area		Access	Status
	Reqd	Prop		
Normal Open Space	-	113.99	No Access Provided	OK
Normal Open Space	-	138.35	No Access Provided	OK
Normal Open Space	-	169.49	No Access Provided	OK
Normal Open Space	-	225.42	No Access Provided	OK
Normal Open Space	-	940.96	No Access Provided	OK
Normal Open Space	-	1471.83	No Access Provided	OK

[-] Tree Details (Table 3g)

Name	Nos Of Trees		Status
	Reqd	Prop	
Tree	8	12	OK

[-] Building Details (Table 4)

[-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure	No Of Beds
A (HOSPITAL)	Medical	Hospital	Multistoried	10

[-] Height Details (4a)

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

Building	Height (From GL)	Height (From Street LVL)	Status
A (HOSPITAL)	44.40	42.90	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 (HOSPITAL)	Ninth Floor	2.75	-	3.75	2.75	-	3.60	2.40	-	3.47	OK
	Eighth Floor	2.75	-	3.75	2.75	-	3.60	2.40	-	3.47	OK
	Seventh Floor	2.75	-	3.75	2.75	-	3.60	2.40	-	3.47	OK
	Sixth Floor	2.75	-	3.75	2.75	-	3.60	2.40	-	3.47	OK
	Fifth Floor	2.75	-	3.90	2.75	-	3.75	2.40	-	3.62	OK
	Fourth Floor	2.75	-	3.90	2.75	-	3.75	2.40	-	3.62	OK
	Third Floor	2.75	-	4.80	2.75	-	4.65	2.40	-	4.52	OK
	Second Floor	2.75	-	3.90	2.75	-	3.75	2.40	-	3.62	OK
	First Floor	2.75	-	3.90	2.75	-	3.75	2.40	-	3.62	OK
	Upper Ground Floor	2.75	-	3.90	2.75	-	3.75	2.40	-	3.62	OK
Lower Ground Floor	2.75	-	5.10	2.75	-	4.95	2.40	-	4.82	OK	
Basement Floor	2.40	-	5.10	2.40	-	4.95	2.10	-	4.82	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 (HOSPITAL)	Terrace Floor	-	-	1.20	-	-	1.20	-	-	1.20	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 (HOSPITAL)	Basement Floor	-	-	1.20	-	10955.27	-	333.85	OK

[-] Basement Floor Area Check

Building Name	Area	Status
A (HOSPITAL)	10955.27	OK
Total	10955.27	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 (HOSPITAL)	25.0 M ROAD	2.00	26.05	2.00	27.42	2.00	10.85	2.00	10.79	OK

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

Building Name	No. of Floors		No. of Tenements		Status
	Perm	Prop	Perm	Prop	
A (HOSPITAL)	-	11	-	13	OK

[-] Basement Floor Number Check

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

[-] Coverage Check (Table 4b)

Permissible	Proposed	Status
12150.32	10377.53	OK
50%	42.7%	

[-] Individual Coverage Check

Coverage Area	Perm.	Prop.
A-1 (HOSPITAL)	-	10377.53
Total Prop. Coverage Area	-	10377.53
Total Coverage Area	12150.32	10377.53

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

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
							StairCase	Lift	Accessory Use	Ramp	Parking							
A (HOSPITAL)	1	99631.48	2240.21	97391.27	84650.41	12625.98	1940.08	1506.14	6746.25	2222.61	12568.82	68821.69	3063.57	127.93	63.63	72128.08	72128.08	13
Grand Total :		99631.48	2240.21	97391.27	84650.41	12625.98	1940.08	1506.14	6746.25	2222.61	12568.82	68821.69	3063.57	127.93	63.63	72128.08	72128.08	13

[-] Buildingwise Floor FAR Details

Floor Name	Building Name					Total			
	A (HOSPITAL)					Total Proposed Built up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)					
Basement Floor	10955.27	0.00	1832.67	0.00	10955.27	0.00	1832.67	0.00	
Lower Ground Floor	1670.71	8725.62	1473.72	3774.65	1670.71	8725.62	1473.72	3774.65	
Upper Ground Floor	0.00	7464.41	0.00	6034.34	0.00	7464.41	0.00	6034.34	
First Floor	0.00	6928.81	0.00	5907.26	0.00	6928.81	0.00	5907.26	
Second Floor	0.00	7697.86	0.00	6674.21	0.00	7697.86	0.00	6674.21	
Third Floor	0.00	7818.80	0.00	6978.04	0.00	7818.80	0.00	6978.04	
Fourth Floor	0.00	7698.70	0.00	6151.30	0.00	7698.70	0.00	6151.30	
Fifth Floor	0.00	7718.68	0.00	6767.91	0.00	7718.68	0.00	6767.91	
Sixth Floor	0.00	7648.51	0.00	6656.06	0.00	7648.51	0.00	6656.06	
Seventh Floor	0.00	7648.51	0.00	6656.06	0.00	7648.51	0.00	6656.06	
Eighth Floor	0.00	7648.32	0.00	6695.27	0.00	7648.32	0.00	6695.27	
Ninth Floor	0.00	7652.19	0.00	6526.59	0.00	7652.19	0.00	6526.59	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total :	12625.98	84650.41	3306.39	68821.69	12625.98	84650.41	3306.39	68821.69	

[-] UnitBUA Table for Building :A (HOSPITAL)

FLOOR	Name	UnitBUA Type	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
FIRST FLOOR PLAN	FIRST	OTHER	Existing	6404.85	6024.92	176	1
SECOND FLOOR PLAN	SECOND	OTHER	Existing	7261.77	6883.36	177	1
THIRD FLOOR PLAN	THIRD	OTHER	Existing	7501.81	7109.68	140	1
FOURTH FLOOR PLAN	FOURTH	OTHER	Existing	6628.16	6268.46	159	1
FIFTH FLOOR PLAN	FIFTH	OTHER	Existing	7358.69	7083.29	29	1
TYPICAL - 6 & 7 FLOOR PLAN	SIXTH	OTHER	Existing	7346.51	6903.40	269	2
EIGHTH FLOOR PLAN	8TH FLOOR	OTHER	Existing	7313.22	6897.25	289	1
NINTH FLOOR PLAN	9TH FLOOR	OTHER	Existing	7317.09	6901.12	285	1
BASEMENT FLOOR PLAN	LOWER GROUND	OTHER	Proposed	1704.70	1539.35	48	1
LOWER GROUND FLOOR PLAN	UPPER 1	OTHER	Proposed	1663.39	1582.83	50	2
UPPER GROUND FLOOR PLAN	UPPER GROUND	OTHER	Existing	4079.47	3902.27	34	
UPPER GROUND FLOOR PLAN	G GROUND	OTHER	Existing	7207.38	6859.85	100	1
Total:	-	-	-	79133.54	74859.18	2025	13

[-] Building :A (HOSPITAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Add Area In Existing FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
						StairCase	Lift	Accessory Use	Ramp	Parking							
Basement Floor	11281.35	326.08	10955.27	0.00	10955.27	161.86	142.95	0.00	0.00	8538.50	0.00	1704.74	127.93	0.00	1832.67	1832.67	01
Lower Ground Floor	10530.79	19.58	10511.21	8725.62	1670.71	161.86	0.00	963.84	106.82	4030.32	3774.65	1358.84	0.00	63.63	5248.37	5248.37	02
Upper Ground Floor	7732.61	268.20	7464.41	7464.41	0.00	164.11	144.21	926.73	195.02	0.00	6034.34	0.00	0.00	0.00	6034.34	6034.34	01
First Floor	7708.08	779.27	6928.81	6928.81	0.00	161.43	135.41	513.04	211.67	0.00	5907.26	0.00	0.00	0.00	5907.26	5907.26	01
Second Floor	7706.15	8.29	7697.86	7697.86	0.00	161.43	135.43	513.16	213.63	0.00	6674.21	0.00	0.00	0.00	6674.21	6674.21	01
Third Floor	8415.75	596.95	7818.80	7818.80	0.00	161.43	135.42	330.27	213.64	0.00	6978.04	0.00	0.00	0.00	6978.04	6978.04	01
Fourth Floor	7706.15	7.45	7698.70	7698.70	0.00	161.43	135.43	1036.91	213.63	0.00	6151.30	0.00	0.00	0.00	6151.30	6151.30	01
Fifth Floor	7725.98	7.30	7718.68	7718.68	0.00	161.45	135.55	440.13	213.64	0.00	6767.91	0.00	0.00	0.00	6767.91	6767.91	01
Sixth Floor	7706.16	57.65	7648.51	7648.51	0.00	161.27	135.44	482.10	213.64	0.00	6656.06	0.00	0.00	0.00	6656.06	6656.06	01
Seventh Floor	7706.16	57.65	7648.51	7648.51	0.00	161.27	135.44	482.10	213.64	0.00	6656.06	0.00	0.00	0.00	6656.06	6656.06	01
Eighth Floor	7706.15	57.83	7648.32	7648.32	0.00	161.27	135.43	442.71	213.64	0.00	6695.27	0.00	0.00	0.00	6695.27	6695.27	01
Ninth Floor	7706.15	53.96	7652.19	7652.19	0.00	161.27	135.43	615.26	213.64	0.00	6526.59	0.00	0.00	0.00	6526.59	6526.59	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	99631.48	2240.21	97391.27	84650.41	12625.98	1940.08	1506.14	6746.25	2222.61	12568.82	68821.69	3063.57	127.93	63.63	72128.08	72128.08	13
Total Number of Same Buildings :	1																
Total :	99631.48	2240.21	97391.27	84650.41	12625.98	1940.08	1506.14	6746.25	2222.61	12568.82	68821.69	3063.57	127.93	63.63	72128.08	72128.08	13

[-] Table 4c-2

FAR Area	Perm.	Prop.	Status
Building FAR Area : 72128.09	72901.92	72128.09	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.	
A-1 (HOSPITAL)	25.0 M ROAD	10.00	26.05	6.50	27.42	6.50	10.85	6.50	10.80	OK

[-] Inner Building Details (Table 6)

[-] Lift Details (Table 6d)

Building Name	Height Prop	Number Of Lift(s)		Number Of Strature Lift(s)		Capacity Of Lift(s) Passanger		Status
		Reqd	Prop	Reqd	Prop	Reqd	Prop	
A (HOSPITAL)	42.90	2	19	-	0	12	114	OK

[-] Lift Check Table

[-] For Building :A (HOSPITAL)

Floor Name	Lift Name	Width		Depth		Status	
		Reqd	Prop	Reqd	Prop		
TERRACE FLOOR PLAN BASEMENT FLOOR PLAN	Lift Machine Room	1.70	3.45	1.90	7.80	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	Lift	1.70	2.40	1.90	3.05	OK	
	LOWER GROUND FLOOR PLAN	Lift	1.70	2.40	1.90	3.05	OK
		Lift	1.70	2.40	1.90	3.05	OK
Lift		1.70	2.40	1.90	3.05	OK	
Lift		1.70	2.40	1.90	3.05	OK	
Lift		1.70	2.40	1.90	3.05	OK	
Lift		1.70	2.40	1.90	3.05	OK	
Lift		1.70	2.40	1.90	3.05	OK	

[-] Parking Details (Table 7)

[-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

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

[-] For Building :A (HOSPITAL)

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	
TERRACE FLOOR PLAN	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
	HEAD ROOM	-	2.000	-	0.300	-	0.000	-	0	-	-	3.050	OK
BASEMENT FLOOR PLAN	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.000	16	0	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.000	-	0	-	-	0.000	OK
LOWER GROUND FLOOR PLAN	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.170	16	14	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.131	-	12	-	-	0.000	OK
	Staircase -3FL	0.900	2.000	0.250	0.300	0.200	0.131	-	12	-	-	0.000	OK
	Fire Escape Staircase	0.900	2.000	0.250	0.300	0.200	0.182	16	14	-	-	0.000	OK

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

Ramp Name	Width		Depth		Slope			Status
	Reqd	Prop	Reqd	Prop	Reqd	Perm	Prop	
21.80 mt. long 3.00 mt. High 9.80 mt. Wide Natural Slope	-	9.80	-	3.00	-	-	-	OK
21.40 mt. long 3.00 mt. High 4.80 mt. Wide Natural Slope	-	4.90	-	3.00	-	-	-	OK
39.20 mt. long 3.00 mt. High 10.20 mt. Wide Natural Slope	-	10.20	-	3.00	-	-	-	OK
39.20 mt. long 3.00 mt. High 10.20 mt. Wide Natural Slope	-	10.20	-	3.00	-	-	-	OK

[-] Ramp Checks (Table 8b)

Building Name	Floor Name	No.		Status
		Reqd	Prop	
A (HOSPITAL)	FIRST FLOOR PLAN	-	2	OK
	SECOND FLOOR PLAN	-	2	OK
	THIRD FLOOR PLAN	-	2	OK
	FOURTH FLOOR PLAN	-	2	OK

GUARD ROOM	-	10.00	9.97	-	-	3.00	-	-	3.34	-	-	0.00	OK
GUARD ROOM	-	10.00	7.39	-	-	2.50	-	-	2.96	-	-	0.00	OK
Under ground water tank	-	-	195.61	-	-	12.41	-	-	15.77	-	-	0.00	OK
Liquid Oxygen tank	-	-	162.00	-	-	9.00	-	-	18.00	-	-	0.00	OK
Gas Manifold	-	-	278.89	-	-	16.13	-	-	17.29	-	-	0.00	OK
TEMPLE	-	-	36.00	-	-	6.00	-	-	6.00	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	835.43	-	-	16.48	-	-	50.70	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	1276.76	-	-	25.00	-	-	51.07	-	-	0.00	OK

[-] Accessory Use No. Checks

Building Name	Accessory Use Name	No			Status
		Reqd	Perm	Prop	
A (HOSPITAL)	Rain Water Harvesting	1	-	1	OK
	Solar Water Heating System	1	-	2	OK
	Toilet	1	-	1	OK
	Entrance Gate	1	-	2	OK

[-] Floor Details (Table 9)

[-] Building:A (HOSPITAL)

[-] Floor:FIRST FLOOR PLAN

No Room Found.

[-] Floor:SECOND FLOOR PLAN

No Room Found.

[-] Floor:THIRD FLOOR PLAN

No Room Found.

[-] Floor:FOURTH FLOOR PLAN

No Room Found.

[-] Floor:FIFTH FLOOR PLAN

No Room Found.

[-] Floor:TYPICAL - 6& 7 FLOOR PLAN

No Room Found.

[-] Floor:EIGHTH FLOOR PLAN

No Room Found.

[-] Floor:NINTH FLOOR PLAN

No Room Found.

[-] Floor:BASEMENT FLOOR PLAN

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

[-] Floor:LOWER GROUND FLOOR PLAN

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

[-] Floor:UPPER GROUND FLOOR PLAN

No Room Found.

[-] Summary (Table 10)

Name	Perm./Reqd.	Proposed	Status
Plot Area	300.00	24300.64	OK
Plot Width	-	119.00	OK
Plot Depth	-	204.22	OK
Access Width	12.20	25.00	OK
Plot Frontage	-	123.81	OK
Coverage Area	12150.32	10377.53	OK
FAR Area	72901.92	72128.09	OK
<i>Bldg. FAR Area :</i>	<i>72128.09</i>		
<i>Sanctioned FAR Area :</i>	<i>0.00</i>		

[-] Rules

Topic	Rule
Plot Level	
Plot Area	The minimum size of plot for Nursing homes/Polyclinics/Hospital category shall be 300.0 sq.mt.{As per Rule No. 35.1, Table 7 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Width	The minimum size of plot for Nursing homes/Polyclinics/Hospital category shall be 300.0 sq.mt.{As per Rule No. 35.1, Table 7 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
Plot Depth	The minimum size of plot for Nursing homes/Polyclinics/Hospital category shall be 300.0 sq.mt.{As per Rule No. 35.1, Table 7 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
Access Width	The minimum width of abutting road for High rise building (building with a height of 16.40 meters and above) shall be 12.20 mt.{As per Rule No. 35.1, Table 7}
Plot Frontage	The minimum size of plot for Nursing homes/Polyclinics/Hospital category shall be 300.0 sq.mt.{As per Rule No. 35.1, Table 7 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
FAR Area	(1) In New Area, for Non-Residential Building on abutting roadwidth 24.40 mt. (80 ft.) and above, the Floor Area Ratio-FAR shall be 3.0 {As per Rule No.39, Table 15} (2) For this Authority, No Max. permissible FAR has been provided {As per Annexure III}
Consumed FAR	(1) In New Area, for Non-Residential Building on abutting roadwidth 24.40 mt. (80 ft.) and above, the Floor Area Ratio-FAR shall be 3.0 {As per Rule No.39, Table 15} (2) For this Authority, No Max. permissible FAR has been provided {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); (2); (3);
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	In case of buildings of more than 30m height, for every increase in height of 6.7 m. or fraction thereof or addition of two floor, 1m. in the front set back and 0.75 m. in the sides and rear setbacks shall be added {As per Rule No. 37 Table 14 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
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	
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, 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	-
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	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, 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) - (2) The area of lift well shall not be counted for F.A.R calculation) (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) 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) No Rule Defined (2); No Rule Defined (3) 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} (4); No Rule Defined (5) Width of the Fire Stair case shall be mini. 0.90 mt.,Maximum rise 0.20 mt. & Minimum tread 0.25 mt. {As per Rule No. 43.5.3.6} (6); Number of riser shall not exceed 16 per flight of stairs. {As per Rule No. 43.5.3.6}
Ramp	No Need to Check Natural Slope width, Depth or height. ;
Ramp No.	(1) - (2) For parking spaces in basements and upper storey of parking floors, if car parking is more than 500sq.mt.,atleast two ramp of minimum of 3.30m width if it is straight and 3.60m width if it is curved or one ramp of minimum 5.4m width shall be provided
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) - (2) No need to check distance from Building TERRACE (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) The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 Sq. m. of roof area (6) No need to check distance from Building RAIN WATER HARVESTING (7) Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m (8) No need to check distance from Building AC PLANT (9) - (10) No need to check distance from Building TRANSFORMERS (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) - (15) No need to check distance from Building Under ground water tank (16) - (17) No need to check distance from Building Liquid Oxygen tank (18) - (19) No need to check distance from Building Gas Manifold (20) - (21) No need to check distance from Building TEMPLE (22) - (23) 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) For Hospitals and Nursing Home type of Building, Provisions of Solar Water Heating System shall be done. Solar Water Heating System (3) 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 (4) 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)	