



Daman Planning and Development Authority

Preliminary Scrutiny Report

Fresh test of new project

Compliant

Project Id :

Inward No :

Date : 12-Jun-2023

PROJECT

Info

Proposal Detail

Project Type	Building Permission
Permission	New
Dated on	12 June 2023
Zone	U2 Gaunthan Expansion
Costal Regulation	
Boundary Of Schedule : North	58 - Plot (Plot Number)
Boundary Of Schedule : East	56 - Plot (Plot Number)
Boundary Of Schedule : West	48 - Plot (Plot Number)
Boundary Of Schedule : South	15 - Plot (Plot Number)
Plot Number	Plot-1
Revenue Number	Rev-1
VCTS Number	Sur-1
Street	Address of daman
Town	Dunetha

PLOT USE

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Plot Use

Building	Actual Use	Builtup	
		Required	Proposed
A-1 (BLDG)	Residence - Apartment	Residential	Residential
	Retail Shop	Commercial	Commercial
B-1 (BLDG)	Residence - Apartment	Residential	Residential
C-1 (BLDG)	Residence - Apartment	Residential	Residential

Note: All dimensions are in Square meters (m2) or Meters (m)

PERSON ON RECORD

Info

Title	Name	Lisence No	Mobile No	EMail	Address
Structure Engineer	priyanka Patel	SStructure-Licese/1			Daman Address
Architect	Ms. Binayfer Buhariwala		9999999999	binayfer@yahoo.co	
Owner	Satish Shah		9714501059	binayfer@vareinfotech.com	Surat-695002
Owner	Tushar Shah		9999999999	binayfer@vareinfotech.com	Surat-658965

MAIN ROAD

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User Input	5.71
Considered User Input	5.71
Maximum Road Width	5.71

PLOT

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Plot Area

As Per 7/12 or Property Card	-
As Per Site Measurement	-
Required minimum plot area	200.00
As Per Validation Certificate	5600.00
As Per Drawing	5540.86

Net Plot

Considered Plot Area	5600.00
Deduction of Alignment (Road Widening)	0.00
Deduction of any other reservation	-
Net Plot Area	5540.86

Frontage & Access

Required Frontage	12.00
Frontage	46.86
Access Length	-

FLOOR SPACE INDEX

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Section 26.3.4 Table 8 Floor Space Index : Permissible FSI

	Base		Paid		Total		Balance
	Permissible	Proposed	Permissible	Proposed	Permissible	Proposed	
Factor	1.25	0.92	0.00	0.00	1.25	0.92	0.33
Area	6926.08	5124.41	0.00	0.00	6926.08	5124.41	1801.67

Use Wise FSI

Use	Consumed FSI Area
Residential	4935.44
Commercial	188.97
Industrial	0.00
Special	0.00

BUILTUP & FSI AREA

Info

Building Name	Floor Name	Use	Builtup Area	Total Deduction	Clear FSI Area
A-1 (BLDG)	GROUND FLOOR PLAN	Commercial	188.97	0.00	188.97
A-1 (BLDG)	1 FLOOR PLAN	Residential	748.45	101.77	646.68
B-1 (BLDG)	GROUND FLOOR PLAN	Residential	561.84	549.52	12.32
	TERRACE FLOOR PLAN	Residential	48.23	45.59	2.64
	TYPICAL 2 FLOOR PLAN	Residential	751.10	101.77	649.33
	TYPICAL 3 FLOOR PLAN	Residential	751.10	101.77	649.33
	1 FLOOR PLAN	Residential	808.21	99.76	708.45
	PARKING FLOOR PLAN	Residential	541.01	533.30	7.71
C-1 (BLDG)	TERRACE FLOOR PLAN	Residential	45.48	43.75	1.73
	TYPICAL 2 FLOOR PLAN	Residential	807.88	99.76	708.12
	TYPICAL 3 FLOOR PLAN	Residential	807.88	99.76	708.12
	PARKING FLOOR PLAN	Residential	206.00	199.71	6.29
	TERRACE FLOOR PLAN	Residential	14.16	14.16	0.00
	TYPICAL 1 FLOOR PLAN	Residential	311.69	33.45	278.24
	TYPICAL 2 FLOOR PLAN	Residential	311.69	33.45	278.24
	TYPICAL 3 FLOOR PLAN	Residential	311.69	33.45	278.24
Total			7215.38		5124.41
Area Deduction For Common Plot Construction		-	-	-	0.00
Total			7447.30		5124.41

GROUND COVERAGE

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Section 26.3.4 Table 8Ground Coverage : Permissible Coverage Area

	Permissible	Proposed
Area	2216.34	1945.41
Percentage	40.00	35.11

COMMON PLOT

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Section 26.3.4 Table 7Common Plot - Area : Required Common Plot Area

Section 26.3.4Common Plot : Side, Angle & Construction : Required Common Plot Side Length and area

Area

Required Total Common Plot Area		
Required		Proposed
554.09		654.82

Individual Common Plot : Area, Side Length & Approach

Common Plot	Area		Side length (min)		Approach	
	Required	Proposed	Required	Proposed		
C.O.P-1	500.00	654.82	15.00	15.05	YES	Details

INTERNAL ROAD

Not Found - N/A

MARGINS

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Section 26.3.4 Table 8Margins : Rear And Side margin

Section 26.3.4 Table 8Margins : Building to Road Side Margin

Proposed Work : Road Side(Front) Margin

Building Name	Road Name	Road Width	Margin	
			Required	Proposed
A-1 (BLDG)	5.71MT. WIDE MAINROAD (Municipality Road)	5.71	6.00	6.00
B-1 (BLDG)	5.71MT. WIDE MAINROAD (Municipality Road)	5.71	6.00	39.21
C-1 (BLDG)	5.71MT. WIDE MAINROAD (Municipality Road)	5.71	6.00	43.05

Proposed Work : Rear And Side Margin

Building Name	Height	Required			Proposed		
		Rear	Side 1	Side 2	Rear	Side 1	Side 2
A-1 (Bldg)	11.90	3.00	4.00	4.00	9.98	4.87	10.00
B-1 (Bldg)	9.30	3.00	4.00	4.00	4.58	46.02	11.80
C-1 (Bldg)	9.45	3.00	4.00	4.00	4.00	82.11	4.46

Building To Building Margin

From Building	To Building	Required Margin	Proposed Margin
A-1 (BLDG)	B-1 (BLDG)	0.00	11.79
	C-1 (BLDG)	0.00	49.15
B-1 (BLDG)	C-1 (BLDG)	0.00	9.10
	A-1 (BLDG)	0.00	11.79
C-1 (BLDG)	B-1 (BLDG)	0.00	9.10
	A-1 (BLDG)	0.00	49.15

BASEMENT

Not Found - N/A

BUILDING & FLOOR HEIGHT

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Section 42.4(ii) Floor height

Section 42.3 Floor height : Building Plinth floor Permissible Height

Section 42.33 Floor height : Building parapet floor Permissible Height

Building Height

Building	Total Height	Deduction	Height From GL/HFL (excluding parking floor)		No of floors (G+n)	
			Permissible	Proposed	Permissible	Proposed
A-1 (BLDG)	11.90	0.00	13.50	11.90	4.00	4.00
B-1 (BLDG)	11.80	2.50	13.50	9.30	4.00	4.00
C-1 (BLDG)	11.95	2.50	13.50	9.45	4.00	4.00

Floor Height

Building	Floor	Floor Height			Clear Height		
		Required	Permissible	Proposed	Required	Permissible	Proposed
A-1 (BLDG)	PLINTH	0.30	-	0.30	-	-	0.30
	TERRACE FLOOR (Perapet)	1.15	-	1.15	-	-	1.15
	GROUND FLOOR	2.75	4.30	2.90	-	-	2.78

B-1 (BLDG)	FIRST FLOOR	2.75	4.30	2.90	-	-	2.78
	SECOND FLOOR	2.75	4.30	2.90	-	-	2.78
	THIRD FLOOR	2.75	4.30	2.90	-	-	2.78
	PARKING FLOOR	2.75	4.30	2.50	-	-	2.20
	PLINTH	0.30	-	0.60	-	-	0.60
	TERRACE FLOOR (Perapet)	1.15	-	1.15	-	-	1.15
	FIRST FLOOR	2.75	4.30	2.90	-	-	2.78
	SECOND FLOOR	2.75	4.30	2.90	-	-	2.78
	THIRD FLOOR	2.75	4.30	2.90	-	-	2.78
C-1 (BLDG)	PARKING FLOOR	2.75	4.30	2.50	-	-	2.20
	PLINTH	0.30	-	0.60	-	-	0.60
	TERRACE FLOOR (Perapet)	1.15	-	1.15	-	-	1.15
	FIRST FLOOR	2.75	4.30	2.95	-	-	2.83
	SECOND FLOOR	2.75	4.30	2.95	-	-	2.83
	THIRD FLOOR	2.75	4.30	2.95	-	-	2.83

PARKING

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Section 26.4.2 Parking : Area : Total Required

Section 26.4.2 Parking : Area : Total Visitor's Parking

Parking	Use	Total Parking		Visitor's Parking	
		Required	Proposed	Required	Proposed
Total Parking	Residential	175.00	1126.54	43.75	50.79
	Commercial	26.25	64.39	8.75	19.09
	Industrial	0.00	0.00	0.00	0.00
	Special	0.00	0.00	0.00	0.00
	Total	201.25	1190.95	52.50	69.88
Disabled Parking		False	-	-	-
Visior Parking on ground floor		-	-	0.00	69.88
Loading Unloading		0.00	0.00	-	-
Parking on plot		-	0.00	-	-
Car Parking	Residential	0.00	886.02	-	-
	Commercial	0.00	45.30	-	-
	Industrial	0.00	0.00	-	-
	Special	0.00	0.00	-	-
	Total Car Parking	0.00	931.32	-	-
Two Wheeler Parking	Residential	0.00	189.73	-	-
	Commercial	0.00	0.00	-	-
	Inndustrial	0.00	0.00	-	-
	Special	0.00	0.00	-	-
	Total Two Wheeler Parking	0.00	189.73	-	-

Parking Floor : Construction

No Hollow Plinth / Construction in hollow plinth found

Parking In Front Margin : Distance From Proposed Work

No parking in front margin

Parking In Common Plot : Distance From Main Road

No parking in common plot

PASSAGE

Not Found - N/A

RAMP

Not Found - N/A

Not applicable

STAIRCASE

Compliant

Section 42.20, 42.21, 42.22 Staircase : Flight Width, Tread, Riser : Required Stair width

Section 42.43 Table 19, Table 21 Staircase : Required Stair width

Staircase : Count

Building	Total Staircase		Fire Escape Staircase(x of total)	
	Required	Proposed	Required	Proposed
A-1 (BLDG)	1	2	0	2
B-1 (BLDG)	1	2	0	2
C-1 (BLDG)	1	1	0	0

Staircase : Flight Width, Tread, Riser

Building	Floor	Staircase	Type	No. of risers in flight		Flight width			Tread		Riser	
				Permissible	Proposed	Required	Permissible	Proposed	Required	Proposed	Permissible	Proposed
A-1 (BLDG)	1 FLOOR PLAN	Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.16
		Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	-	-
	TERRACE FLOOR PLAN	Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	-	-
				-	8.00	1.20	-	1.50	0.25	0.25	-	-
				-	2.00	1.20	-	1.50	0.25	0.25	-	-
		Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	-	-
				-	9.00	1.20	-	1.50	0.25	0.25	-	-
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
	Typical Floor : 2, 3,	Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.16
		Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16

B-1 (BLDG)	GROUND FLOOR PLAN	Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.16
		Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
	1 FLOOR PLAN	Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
		Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.16
	PARKING FLOOR PLAN	Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.14
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.14
		Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.14
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.14
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.14
	TERRACE FLOOR PLAN	Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	-	-
				-	9.00	1.20	-	1.50	0.25	0.25	-	-
		Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	-	-
				-	8.00	1.20	-	1.50	0.25	0.25	-	-
				-	2.00	1.20	-	1.50	0.25	0.25	-	-
	Typical Floor : 2, 3,	Fire Escape Staircase	Residential	-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.50	0.25	0.25	0.19	0.16
		Fire Escape Staircase	Residential	-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	8.00	1.20	-	1.50	0.25	0.25	0.19	0.16
				-	2.00	1.20	-	1.50	0.25	0.25	0.19	0.16
	PARKING FLOOR PLAN	STAIRCASE	Residential	-	9.00	1.20	-	1.22	0.25	0.25	0.19	0.14
				-	9.00	1.20	-	1.22	0.25	0.25	0.19	0.14
	TERRACE FLOOR PLAN	STAIRCASE	Residential	-	9.00	1.20	-	1.22	0.25	0.25	-	-
				-	9.00	1.20	-	1.22	0.25	0.25	-	-
	Typical Floor : 1, 2, 3,	STAIRCASE	Residential	-	9.00	1.20	-	1.22	0.25	0.25	0.19	0.16
				-	9.00	1.20	-	1.22	0.25	0.25	0.19	0.16

LIFT						Compliant	
Section 42.27 Lift doors & lobby : Width check : Required Lift-lobby and lift-door dimention							
Building	Fire Lift		Passenger Lift		Vehicular Lift		
	Required	Proposed	Required	Proposed	Required	Proposed	
A-1 (BLDG)	0	0	4	4	0	0	

B-1 (BLDG)	0	0	3	3	0	0
C-1 (BLDG)	0	0	1	1	0	0

Lift : Doors & Lobby

Building	Floor	Lift	Area(Dimension)		Door Width		Lobby Dimension	
			Required	Proposed	Required	Proposed	Required	Proposed
A-1 (BLDG)	1 FLOOR PLAN	Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
	GROUND FLOOR PLAN	Lift	3.23 (1.9 x 1.7)	3.42	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	0.90	1.8 x 1.8	1.95 x 1.87
		Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
	Typical Floor : 2, 3,	Lift	3.23 (1.9 x 1.7)	3.24	0.90	0.90		
		Lift	3.23 (1.9 x 1.7)	3.42	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
		Lift	3.23 (1.9 x 1.7)	3.42	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	0.90	1.8 x 1.8	1.95 x 1.87
		Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
B-1 (BLDG)	1 FLOOR PLAN	Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
	PARKING FLOOR PLAN	Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00	1.8 x 1.8	1.95 x 2.27
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
	Typical Floor : 2, 3,	Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
		Lift	3.23 (1.9 x 1.7)	4.05	0.90	0.90		
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00	1.8 x 1.8	1.95 x 2.27
		Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
C-1 (BLDG)	PARKING FLOOR PLAN	Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		
	Typical Floor : 1, 2, 3,	Lift	3.23 (1.9 x 1.7)	3.24	0.90	1.00		

ACCESSORY	Info
	Proposed
Rain water harvesting unit	2
Rain Water Storage Tank	2

Plot Accessories

Plot	Element	Depth	Width	Area
S.No.468/4	Rain Water Harvesting (10000.00 Ltr)-1	1.00	1.00	1.00
S.No.468/4	Rain Water Harvesting (10000.00 Ltr)-1	1.00	1.00	1.00
S.No.468/4	Rain Water Storage Tank (5000.00 Ltr)-1	0.98	0.76	0.74
S.No.468/4	Rain Water Storage Tank (5000.00 Ltr)-1	0.98	0.76	0.74
S.No.468/4	Septic Tank	3.14	1.27	3.98
S.No.468/4	Septic Tank	3.14	1.27	3.98
S.No.468/4	Soak Pit	1.53	1.26	1.93
S.No.468/4	Soak Pit	1.53	1.26	1.93

Building Accessories

Building	Element	Depth	Width	Area
A-1 (Bldg)	Generator Room	2.00	1.50	3.00
A-1 (Bldg)	Transformer Room	2.00	1.50	3.00
B-1 (Bldg)	Generator Room	2.00	1.50	3.00
B-1 (Bldg)	Transformer Room	2.00	1.50	3.00
C-1 (Bldg)	Generator Room	2.00	1.50	3.00
C-1 (Bldg)	Transformer Room	2.00	1.50	3.00