

Detail Scrutiny Report

For this Proposal Layout is not approved.

Report Generated On: 06-12-2022

Proposal Information (Table 1)

Proposal Details (Table A)

| | |
|-------------------|----------------------|
| Project / Job No. | <PROJECT_ID> |
| Plot No. | <PLOT_ID> |
| Survey No. | <SURVEY_NO> |
| City Survey No. | <CITY_SURVEY_NO> |
| Village Name | <VILLAGE_ID> |
| Hissa No. | <HISSA_NO> |
| Road / Street | <STREET_ADDRESS> |
| Architect's Name | <ARCHITECT_NAME> |
| Owner's Name | <OWNER_OR_DEVELOPER> |

Project Details (Table B)

| | |
|--------------------------------|---------------------------------|
| Location | Suburbs/Ext. Suburbs/Reclaim |
| Area Zone | Residential Zone |
| Plot Use | Residential |
| Plot Sub Use | Resi. Apartments |
| Special Project Type | Not Applicable |
| TDR Zone of Generated property | R1 |
| TDR Zone of Receiving property | R1 |
| TDR Generated For | Owners / Developers |
| DC Rules | DCPR new 2034 |

Area Statement (Table 2)

Area From Document (Table 2a)

| No. | Form | Area |
|-----|-----------------------|---------|
| 1 | Property-Card | 2088.00 |
| 2 | B-Form | 0.00 |
| 3 | Conveyance Deed Area | 0.00 |
| 4 | DILR Measurement Area | 0.00 |
| 5 | Plot Area On Map | 2088.01 |

Gross area of plot considered for scrutiny : 2088.000

Plot Details (Table 2b)

| | |
|--|---------|
| Gross Plot Area (Minimum) | 2088.00 |
| Area for Reservation in Plot | 0.00 |
| Area of Road SetBack | 0.00 |
| Area of D.P Road | 0.00 |
| Deductions (from Gross Plot Area) | 0.00 |
| -Road set-back area to be handed over (100%) | 0.00 |
| -Proposed D.P. Road to be handed over (100%) | 0.00 |
| -NDZ Area | 0.00 |
| -Area not in Possession | 0.00 |
| Balance Plot Area | 2088.00 |
| Deductions for | 0.00 |
| - Recreational Ground | 0.00 |

| | |
|---|----------------|
| - Amenity (As per 14(A), As per 14(B), As per DCR 35) | 0.00 |
| - Reserved Area (Road, RW, reservation-As per PreDCR marking) | 0.00 |
| - Existing BUA to be retained if any/Land component of Existing BUA | 0.00 |
| Total Net Plot Area | 2088.00 |

Built-Up Area Details (Table 2c)

| | |
|--|----------------|
| Permissible FSI Factor /(Zonal (basic) FSI) | 1.0000 |
| Permissible Built-Up Area / Built up Area as per Zonal (basic) FSI | 2088.00 |
| Additions : | |
| Admissible TDR (Amenity/Reservation/Road/RW) | 1044.00 |
| Built up area due to "Additional FSI on Payment of Premium" (Factor: 0.50) | 1044.00 |
| 33(7) Existing tenement area | 0.00 |
| 33(7) Add Area to tenants (5/8/15%) | 0.00 |
| Permissible Built-Up Area | 4176.00 |
| Proposed Built-Up Area: | |
| Proposed Floor (Built-Up) Area | 4248.16 |
| Existing Built-Up Area | 0.00 |
| Details of Fungible Compensatory Area: | |
| Permissible Resi Fungible Compensatory Area | 1469.14 |
| Permissible Non Resi Fungible Compensatory Area | 0.00 |
| Total Permissible Fungible Compensatory Area | 1469.14 |
| Proposed Resi Fungible Compensatory Area | 1418.51 |
| Proposed Non Resi Fungible Compensatory Area | 0.00 |
| Total Proposed Fungible Compensatory Area | 1418.51 |
| Balance Fungible Compensatory Area | 50.63 |
| Total Built-Up Area: | |
| Total Permissible Built-Up Area | 5645.14 |
| Total Built up Area proposed including Fungible Compensatory Area | 5666.67 |
| Consumed FSI (Factor) | 2.0346 |

Project Summary

| | |
|--------------------------|---------|
| Proposed Road Width | 9.15 |
| Proposed Plot Area | 2088.00 |
| Proposed Building Height | 61.45 |

Layout Plan Specific Rules (Table 3)

Amenity (Layout) Check (Table 3a)

Amenity Space check Not Required

Recreational ground Checks (Table 3a)

| Required / Permissible | | Proposed | | Status |
|------------------------|--------|----------|---------|--------|
| Area | 313.20 | Area | 1041.65 | OK |

| | | | |
|-------------|--------|-------------|------|
| Plinth area | 104.17 | Plinth area | 0.00 |
|-------------|--------|-------------|------|

| Name | Minimum Required Area | | Built-Up | | Width | | Status |
|---------------------|-----------------------|----------|-------------|----------|----------|----------|-----------|
| | Required | Proposed | Permissible | Proposed | Required | Proposed | |
| RECREATIONAL GROUND | 125.00 | 901.82 | 135.27 | 0.00 | - | 18.97 | OK |
| RECREATIONAL GROUND | 125.00 | 101.45 | 15.22 | 0.00 | 18.18 | 1.62 | Deviation |
| RECREATIONAL GROUND | 125.00 | 27.99 | 4.20 | 0.00 | - | 2.48 | Deviation |
| RECREATIONAL GROUND | 125.00 | 10.39 | 1.56 | 0.00 | - | 1.50 | Deviation |

Recreational ground to Plot Margin

| Required | Proposed | Status |
|----------|----------|---------------|
| 0.00 | 0.00 | Margin Passed |

Proposed Internal Road Checks (Table 3b)

Internal road not proposed

PathWay Checks (Table 3c)

Pathway not proposed

Accommodation Reservation Details (Table 3d)

Plot is not under accommodation reservation category

Building Specific Rules (Table 4)

Building Height Check (Table 4a)

Building Height Check (Table 4a-1)

| Building | Height | | Status |
|-------------------|-------------|----------|--------|
| | Permissible | Proposed | |
| (VASUDEO TERRACE) | 70.00 | 61.45 | OK |

Floor Height Check (Table 4a-2) [Stacked Parking is Proposed]

None of the Floors Deviated in Height

Basement Floor Above Ground Level Height Check (Table 4a-3)

No Basement Floors Found

Built-up Area & Tenement Details (Table 4b)

| Building | No. of Same Bldg | Proposed | Staircase | Lift | Passage | Tenement |
|-------------------|------------------|---------------------|-----------|--------|---------|----------|
| | | Built-up Area Resi. | | | | |
| (VASUDEO TERRACE) | 1 | 5594.37 | 343.71 | 534.38 | 929.16 | 89 |
| Grand Total | 1 | 5594.37 | 343.71 | 534.38 | 929.16 | 89 |

Area & tenements in a building (Table 4b-1)

Building : (VASUDEO TERRACE)

| Floor Name | Proposed Built-up Area Resi. | Staircase | Lift | Passage | Tenement |
|-------------------------------------|------------------------------------|-----------|--------|---------|----------|
| | | | | | |
| SEVENTEENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| SIXTEENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| FIFTEENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| FOURTEENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| THIRTEENTH FLOOR | 271.005 | 20.218 | 31.420 | 51.631 | 04 |
| TWELFTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| ELEVENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| TENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| NINTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 05 |
| EIGHTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 06 |
| SEVENTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 06 |
| SIXTH FLOOR | 271.005 | 20.218 | 31.420 | 51.432 | 05 |
| FIFTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 06 |
| FOURTH FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 06 |
| THIRD FLOOR | 338.121 | 20.218 | 31.420 | 51.631 | 06 |
| SECOND FLOOR | 331.644 | 20.218 | 31.541 | 51.631 | 05 |
| FIRST FLOOR | 325.147 | 20.218 | 31.541 | 51.631 | 05 |
| PODIUM FLOOR | 0.000 | 0.000 | 0.000 | 0.000 | 00 |
| STILT FLOOR | 0.000 | 0.000 | 0.000 | 51.631 | 00 |
| Total : | 5594.37 | 343.71 | 534.38 | 929.16 | 89 |
| Total Number of Typical Buildings : | 1 | | | | |
| Grand Total : | 5594.37 | 343.71 | 534.38 | 929.16 | 89 |

Built-up Area (Table 4b-2)

| Proposed Built-up Area Distribution | | | Permissible | Proposed | Status |
|-------------------------------------|---------|------------------------|-------------|----------|--------|
| Residential | 5594.37 | Sub-Structure Area | 0.00 | | |
| Commercial | 0.00 | Arch Projection Area | 0.00 | | |
| Industrial | 0.00 | Existing Built-up Area | 0.00 | | |
| Special | 0.00 | Excess Parking Area | 72.30 | | |
| | | Excess Refuge Area | 0.00 | | |
| | | Excess ED Area | 0.00 | | |

Marginal Open Space Details (Table 5)

Margin (Ventilation Taken) (Table 5a)

| Building / Wing | Building Height | Front | | | | Rear | | | | Side1 Side | | | | Side2 Side | | | | Status |
|----------------------|-----------------|-------|-------|------|--------|------|------|-----|------|------------|------|-----|------|------------|-------|------|-------|-----------|
| | | Req | Prop | Def | %Def | Req | Prop | Def | %Def | Req | Prop | Def | %Def | Req | Prop | Def | %Def | |
| -1 (VASUDEO TERRACE) | 61.45 | 4.50 | 14.17 | 0.89 | 19.78% | - | - | Nil | - | - | - | Nil | - | 12.00 | 11.75 | 0.25 | 2.08% | Deviation |

Front Margins for Roads (Table 5a-1)

| Road Name | | | | | | | | 9.15 MT.WIDE KASTUR PARK LAYOUT ROAD | | 9.15 MT.WIDE KASTUR PARK LAYOUT ROAD | | 9.15 MT.WIDE KASTUR PARK LAYOUT ROAD | | Status |
|-----------------|--|--|--|--|--|--|--|--------------------------------------|------------|--------------------------------------|------------|--------------------------------------|------------|--------|
| Building / Wing | | | | | | | | Front Side | Front Side | Front Side | Front Side | Front Side | Front Side | |
| | | | | | | | | Req. | Prop. | Req. | Prop. | Req. | Prop. | |
| | | | | | | | | | | | | | | |

| | | | | | | | |
|----------------------|------|------|------|------|------|-------|-----------|
| -1 (VASUDEO TERRACE) | 4.50 | 4.53 | 4.50 | 3.61 | 4.50 | 14.17 | Deviation |
|----------------------|------|------|------|------|------|-------|-----------|

Margin Check (Dead Wall / Ventilation Not Taken) (Table 5a-2)

Dead Wall not Found

Margin Check (Podium) (Table 5a-3)

| Building / Wing | Podium Name | Front | | | | Rear | | | | Side1 | | | Side2 | | | Status | | |
|----------------------|-------------|-------|------|------|-------|------|------|------|---------|-------|------|-----|-------|------|------|--------|-------|-----------|
| | | Reqd | Prop | Def | % Def | Reqd | Prop | Def | % Def | Reqd | Prop | Def | % Def | Reqd | Prop | Def | % Def | |
| -1 (VASUDEO TERRACE) | PODUM | 3.00 | 2.99 | 0.01 | 0.33% | 1.50 | 0.00 | 1.50 | 100.00% | - | - | Nil | - | 1.50 | 1.67 | Nil | - | Deviation |

Margin Deficiency Area (Table 5a-3)

| Building Name | Floor Name | Area |
|----------------------|-------------------|-------|
| -1 (VASUDEO TERRACE) | EIGHTH FLOOR | 1.93 |
| | ELEVENTH FLOOR | 1.93 |
| | FIFTEENTH FLOOR | 1.93 |
| | FIFTH FLOOR | 1.93 |
| | FIRST FLOOR | 1.93 |
| | FOURTEENTH FLOOR | 1.93 |
| | FOURTH FLOOR | 1.93 |
| | NINTH FLOOR | 1.93 |
| | SECOND FLOOR | 1.93 |
| | SEVENTEENTH FLOOR | 1.93 |
| | SEVENTH FLOOR | 1.93 |
| | SIXTEENTH FLOOR | 1.93 |
| | SIXTH FLOOR | 1.93 |
| | TENTH FLOOR | 1.93 |
| | THIRD FLOOR | 1.93 |
| | THIRTEENTH FLOOR | 1.93 |
| | TWELFTH FLOOR | 1.93 |
| Total Area | - | 32.81 |

Building To Building Margin Check (Table 5b)

Building To Building Margins check not Required (Single Building)

Other Margin Check (Table 5c)

Other Margin Checks are OK

Margin from Physical Features Check (Table 5d)

No Physical Feature(Railway Line, Electric Line etc.) Found

Parking Details (Table 6)

Required Parking Details (Table 6a)

| Type | Carpet/FSI Area(Car) (m2) | Tenements(Car) | | Car | | Scooter | | Cycle | |
|-------------|---------------------------|----------------|------|----------|-------|----------|-----|----------|-----|
| | | Unit | Prop | Req/Unit | Req | Req/Unit | Req | Req/Unit | Req |
| Residential | 0.0 - 45.0 | 4 | 12 | 1 | 3.00 | 0 | 0 | 0 | 0 |
| | 45.01 - 60.0 | 2 | 51 | 1 | 25.50 | 0 | 0 | 0 | 0 |
| | 60.01 - 90.0 | 1 | 26 | 1 | 26.00 | 0 | 0 | 0 | 0 |
| | 90.01 - ... | 0.50 | 0 | 1 | 0.00 | 0 | 0 | 0 | 0 |
| | Visitor Parking :: | | - | - | 2.73 | - | - | - | - |
| | 50% Excess Parking :: | | - | - | 0.00 | - | - | - | - |
| | Total :: | | - | - | 57 | - | 0 | - | 0 |

Parking Requirement Check (Table 6b) [Stacked Parking is Proposed]

| Required | Proposed | Status |
|----------|----------|--------|
|----------|----------|--------|

| | Nos | Area | Nos | Area | |
|---------------------------|-----|--------|-----|---------|----|
| Total Cars | 57 | 688.55 | 98 | 1180.90 | Ok |
| Car-L [Large Car(s)] | 29 | 398.75 | 49 | 673.75 | Ok |
| Car-S [Small Car(s)] | 28 | 289.80 | 49 | 507.15 | Ok |
| SC [Scooter(s)] | 0 | 0.00 | 0 | 0.00 | Ok |
| CY [Cycles(s)] | 0 | 0.00 | 0 | 0.00 | Ok |
| M.Bus | 0 | 0.00 | 0 | 0.00 | Ok |
| B.Bus | 0 | 0.00 | 0 | 0.00 | Ok |
| Transport Vehicle | 0 | 0.00 | 0 | 0.00 | Ok |
| Ambulance | 0 | 0.00 | 0 | 0.00 | Ok |
| Differential Able Parking | 0 | 0.00 | 0 | 0.00 | Ok |

Required Parking Details(1-1 tenements) (Table 6a)

| Type | Carpet/FSI Area(Car) (m2) | Tenements(Car) | | Car | | Scooter | | Cycle | |
|--------------------|---------------------------|-----------------|------|----------|-------|----------|-----|----------|-----|
| | | Unit | Prop | Req/Unit | Req | Req/Unit | Req | Req/Unit | Req |
| Residential | 0.0 - 45.0 | 1 | 12 | 1 | 12.00 | 0 | 0 | 0 | 0 |
| | 45.01 - 60.0 | 1 | 51 | 1 | 51.00 | 0 | 0 | 0 | 0 |
| | 60.01 - 90.0 | 1 | 26 | 1 | 26.00 | 0 | 0 | 0 | 0 |
| | 90.01 - ... | 0.5 | 0 | 1 | 0.00 | 0 | 0 | 0 | 0 |
| | Visitor Parking :: | | - | - | 2.73 | - | - | - | - |
| | | Total :: | | - | - | 92 | - | 0 | - |

| Permissible Cars | Proposed Cars | Excess Cars |
|------------------|---------------|-------------|
| 92 | 98 | 6 |

Individual Parking Size Checks (Table 6c)

Dimensions and Area for all vehicle parking spaces are as per the Rules

Inner Building Details (Duct, Balcony, Corridor, Lift, Tenements, Sanitation) (Table 7)

Inner Chowk Details (Table 7a)

Inner Chowks Not Proposed

Artificial Ventilation Shaft Details (Table 7b)

For Building : (VASUDEO TERRACE)

All Artificial Ventilation Shafts are as per Rules.

Balcony Check (Table 6c)

Balcony Not Proposed

Common Passage / Corridor Check (Table 7c)

For Building : (VASUDEO TERRACE)

All Common Passages / Corridors of this Building are as per the Rules

Lift Details (Table 7d)

| Building | Height | Number Of Lifts | | Status |
|-------------------|--------|-----------------|----------|--------|
| | | Required | Proposed | |
| (VASUDEO TERRACE) | 61.45 | 2 | 4 | OK |

Tenements Details (Table 7e)

| Building | Area Wise Number of Tenements | | | | |
|----------|-------------------------------|------------------------|------------------------|----------------------|-------|
| | Residential | | | | |
| | 0-45 (Carpet Area) | 45-60 (Carpet Area) | 60-90 (Carpet Area) | >90 (Carpet Area) | Total |

| | | | | | |
|--------------------|-----------|-----------|-----------|----------|-----------|
| (VASUDEO TERRACE) | 12 | 51 | 26 | 0 | 89 |
| Grand Total | 12 | 51 | 26 | 0 | 89 |

Carpet / Tenement Details (Table 7f)

| Building Name | Floor Name | Carpet/Tenement Name | Req. Area | Carpet Area | Balcony Area | Total Area | Status |
|-------------------|------------------------------------|---|-----------|-------------|--------------|------------|--------|
| (VASUDEO TERRACE) | FIRST FLOOR PLAN | 101 | - | 50.14 | 0.00 | 50.14 | OK |
| | | 102 | - | 50.03 | 0.00 | 50.03 | OK |
| | | 103 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 104 | - | 61.90 | 0.00 | 61.90 | OK |
| | | 105 | - | 73.33 | 0.00 | 73.33 | OK |
| | SECOND FLOOR PLAN | 201 | - | 53.76 | 0.00 | 53.76 | OK |
| | | 202 | - | 53.65 | 0.00 | 53.65 | OK |
| | | 203 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 204 | - | 61.90 | 0.00 | 61.90 | OK |
| | | 205 | - | 73.33 | 0.00 | 73.33 | OK |
| | TYPICAL - 3- 5, 7- 8 FLOOR PLAN | 301,401,501,701,801 | - | 53.76 | 0.00 | 53.76 | OK |
| | | 302,402,502,702,802 | - | 53.65 | 0.00 | 53.65 | OK |
| | | 303,403,503,703,803 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 304,404,504,704,804 | - | 61.90 | 0.00 | 61.90 | OK |
| | | 305,405,505,705,805 | - | 40.10 | 0.00 | 40.10 | OK |
| | | 306,406,506,706,806 | - | 39.99 | 0.00 | 39.99 | OK |
| | SIXTH FLOOR PLAN | 601 | - | 53.76 | 0.00 | 53.76 | OK |
| | | 602 | - | 53.65 | 0.00 | 53.65 | OK |
| | | 603 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 605 | - | 40.10 | 0.00 | 40.10 | OK |
| | | 606 | - | 39.99 | 0.00 | 39.99 | OK |
| | TYPICAL - 9- 12, 14- 17 FLOOR PLAN | 901,1001,1101,1201, 1401,1501,1601,1701 | - | 53.76 | 0.00 | 53.76 | OK |
| | | 902,1002,1102,1202, 1402,1502,1602,1702 | - | 53.65 | 0.00 | 53.65 | OK |
| | | 903,1003,1103,1203, 1403,1503,1603,1703 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 904,1004,1104,1204, 1404,1504,1604,1704 | - | 61.90 | 0.00 | 61.90 | OK |
| | | 905,1005,1105,1205, 1405,1505,1605,1705 | - | 80.64 | 0.00 | 80.64 | OK |
| | THIRTEENTH FLOOR PLAN | 1301 | - | 53.76 | 0.00 | 53.76 | OK |
| | | 1302 | - | 53.65 | 0.00 | 53.65 | OK |
| | | 1303 | - | 58.35 | 0.00 | 58.35 | OK |
| | | 1305 | - | 80.64 | 0.00 | 80.64 | OK |

Rehab Tenement/Carpet Details (Table 7g)

Rehab Tenement Not Proposed

Tenements Density Check

| As Per | Minimum Required Density Per Hectar | | Maximum Permissible Density Per Hectar | | Proposed Density Per Hectar | Status |
|----------|-------------------------------------|----------------|--|-----|-----------------------------|--------|
| Net Plot | Not Prescribed | Not Prescribed | 450.00/Hec. | 255 | 89 | OK |

Sanitation Details (Table 7g)

For Building : (VASUDEO TERRACE)

| Building Use | Rule Name | By Rule | | | | Required | | | Proposed |
|--------------|-----------------------|--|--------------------------|----------------|------------------|----------|--------|-------|----------|
| | | 1st Male Group | 1st Female Group | Male Increment | Female Increment | Male | Female | Total | |
| Residential. | No. Of Persons | $5594.37 \times 0.08 = 448 \Rightarrow \text{Male} = 299 \text{ Female} = 149$ | | | | | | | |
| | WaterClosetIndividual | 1 Per individualtenement | 1 Per individualtenement | | | 89 | | 0 | |
| | WaterClosetCommon | 0 Per commontenement | 0 Per commontenement | | | 0 | | 198 | |

| | | | | |
|-----------------------------|---------------------------|---------------------------|----|-----|
| BathRoomIndividual | 1 Per individualtenement | 1 Per individualtenement | 89 | 0 |
| BathRoomCommon | 0 Per commontenement | 0 Per commontenement | 0 | 198 |
| WashBasinIndividual | 1 Per individualtenement | 1 Per individualtenement | 89 | 0 |
| WashBasinCommon | 0 Per commontenement | 0 Per commontenement | 0 | 0 |
| WashingTapIndividual | 1 Per individualtenement | 1 Per individualtenement | 89 | 0 |
| WashingTapCommon | 0 Per commonbath,commonwc | 0 Per commonbath,commonwc | 0 | 0 |

Sanitation Details (Table 8)

Tank Calculation (Table 8a)

| Water Tank | Requirment | Water Requirment | | | | | | Status | |
|--------------------|------------------|------------------------|--------|-----------------------------|----------------------------|----------------------------|-----------|-----------|--|
| | | OCCUPANT LOAD (nos) | | Consumtion per day (lit) | Required Capacity (lit) | Proposed Capacity (lit) | | | |
| | | Tnmts/Area | Factor | | | | | | |
| OverHead | Resi. Apartments | 89 | 5 | 445 | 135 | 60075.00 | | OK | |
| | Fire | | | | | 20000 | | | |
| | Total | | | | | 80075.00 | 68505.91 | | |
| Underground | Fire | | | | | 50000 | | | |
| | Total | | | | | 50000.00 | 258290.02 | | |
| Total | | | | | | 130075.00 | 326795.93 | | |

Inner Building Details (Staircase, Subsidiary structure, Ramp, Projections, Refuge area) (Table 8)

Staircase Checks (Table 8a)

| Building | Number Of Common Stairs | | Status |
|-------------------|-------------------------|----------|-----------|
| | Required | Proposed | |
| (VASUDEO TERRACE) | 1 | 1 | OK |

All Travel Distances are as per the Rules.

For Building:(VASUDEO TERRACE)

Width of all the Stairs on this Building are as per the Rules

Subsidiary/Ancillary Structure Check (Table 8b)

| Name | Area | | Size | | Allowed in Margin | | | Area Considered in FSI | Status |
|----------------------------------|--------|--------|--------------|--------------|-------------------|----------------|----------------|------------------------|------------------|
| | Reqd | Prop | Reqd/Perm | Prop | Front | Rear | Side | | |
| ELECTRIC SUBSTATION(FREE OF FSI) | - | 25.32 | 5.50 X 12.00 | 4.93 X 5.65 | NO | YES | YES | - | Deviation |
| SOCIETY OFFICE | - | 17.00 | - | 3.65 X 5.35 | NO | YES | YES | - | - |
| PUMP ROOM(FREE OF FSI) | - | 31.87 | - | 5.76 X 8.17 | NO | YES | YES | - | OK |
| FITNESS CENTER | 113.33 | 111.29 | - | 7.73 X 18.35 | Not Prescribed | Not Prescribed | Not Prescribed | - | OK |
| LETTER BOX(FREE OF FSI) | - | 17.99 | - | 3.63 X 5.42 | Not Prescribed | Not Prescribed | Not Prescribed | - | OK |
| METER PANEL | - | 12.67 | - | 2.65 X 5.42 | Not Prescribed | Not Prescribed | Not Prescribed | - | OK |

| | | | | | | | | | |
|-----------------------|---|------|---|-------------------|----------------|----------------|----------------|---|----|
| SERVICE UTILITY ROOMS | - | 9.57 | - | 2.35 X 4.78 | YES | YES | YES | - | OK |
| WATCHMAN ROOM | - | 2.89 | - | 1.70 X 1.70 | Not Prescribed | Not Prescribed | Not Prescribed | - | OK |

Subsidiary/Ancillary Structure Number Check

| Electric Substation | | | Status |
|---------------------|------|--|--------|
| Reqd | Prop | | |
| 1 | 1 | | Ok |

Ramp Checks (Table 8c)

Ramp not proposed.

Arch Projection Checks (Table 8d - a)

For Building:(VASUDEO TERRACE)

All arch projections are as per rules

Refuge Area Checks (Table 8e)

For Building:-1 (VASUDEO TERRACE)

| Floor Name | Area | | Excess Refuge Area | Status |
|------------------|-------|-------|--------------------|--------|
| | Reqd. | Prop | | |
| THIRTEENTH FLOOR | 64.94 | 67.12 | - | OK |
| SIXTH FLOOR | 91.99 | 92.16 | - | OK |

Compound Wall Check (Table 9h)

| Compound Wall Name | Height | | Status |
|----------------------------|--------|-------|--------|
| | Perm. | Prop. | |
| 1.50 M. HIGH COMPOUND WALL | 2.40 | 1.50 | OK |

Floor Details (Table 9)

Misc Checks (Table 9a)

Area Ventilated from Opening:

Area Ventilated 7.5 m from opening is as per Rules.

Building : (VASUDEO TERRACE)

Floor : STILT FLOOR PLAN

No Room Found.

Floor : PODIUM FLOOR PLAN

No Room Found.

Floor : FIRST FLOOR PLAN

| Tenement No. | Room | Required/Permissible | | | | Proposed | | | | Status |
|--------------|------|----------------------|-------|-------|-------------|----------|-------|-------|-------------|-----------|
| | | Area | Width | Depth | Ventilation | Area | Width | Depth | Ventilation | |
| 105 | ROOM | - | 2.40 | 2.40 | 1.09 | 6.56 | 2.15 | 3.05 | 2.58 | Deviation |

Floor : SECOND FLOOR PLAN

| Tenement No. | Room | Required/Permissible | | | | Proposed | | | | Status |
|--------------|------|----------------------|-------|-------|-------------|----------|-------|-------|-------------|-----------|
| | | Area | Width | Depth | Ventilation | Area | Width | Depth | Ventilation | |
| 205 | ROOM | - | 2.40 | 2.40 | 1.09 | 6.56 | 2.15 | 3.05 | 2.58 | Deviation |

Floor : TYPICAL - 3- 5, 7- 8 FLOOR PLAN

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

Floor : SIXTH FLOOR PLAN

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

Floor : TYPICAL - 9- 12, 14- 17 FLOOR PLAN

| Tenement No. | Room | Required/Permissible | | | | Proposed | | | | Status |
|--|------|----------------------|-------|-------|-------------|----------|-------|-------|-------------|-----------|
| | | Area | Width | Depth | Ventilation | Area | Width | Depth | Ventilation | |
| 905,1005,1105,1205, 1405,1505,1605,1705 | ROOM | - | 2.40 | 2.40 | 1.09 | 6.56 | 2.15 | 3.05 | 2.58 | Deviation |

Floor : THIRTEENTH FLOOR PLAN

| Tenement No. | Room | Required/Permissible | | | | Proposed | | | | Status |
|--------------|------|----------------------|-------|-------|-------------|----------|-------|-------|-------------|-----------|
| | | Area | Width | Depth | Ventilation | Area | Width | Depth | Ventilation | |
| 1305 | ROOM | - | 2.40 | 2.40 | 1.09 | 6.56 | 2.15 | 3.05 | 2.58 | Deviation |

Miscellaneous Checks (Table 10)**Miscellaneous Checks**

All Other Checks (Row House Block, Tower-Like Structure etc.) Are As Per The Rules.

EWS-LIG Checks

Inclusive housing rule is not applicable

Exclusion from FSI computation assuming special permission of the commissioner (Table 11)**FSI Deduction Details**

| Building | No. of Same Bldg | Stair | Lift / Lift Machine Room | Passage |
|-------------------|------------------|--------|--------------------------|---------|
| (VASUDEO TERRACE) | 1 | 343.71 | 534.38 | 929.16 |
| Grand Total | 1 | 343.71 | 534.38 | 929.16 |

Building : (VASUDEO TERRACE)

| Floor Name | Stair | Lift / Lift Machine Room | Passage |
|-------------------|--------|--------------------------|---------|
| SEVENTEENTH FLOOR | 20.218 | 31.420 | 51.631 |
| SIXTEENTH FLOOR | 20.218 | 31.420 | 51.631 |
| FIFTEENTH FLOOR | 20.218 | 31.420 | 51.631 |
| FOURTEENTH FLOOR | 20.218 | 31.420 | 51.631 |
| THIRTEENTH FLOOR | 20.218 | 31.420 | 51.631 |
| TWELFTH FLOOR | 20.218 | 31.420 | 51.631 |
| ELEVENTH FLOOR | 20.218 | 31.420 | 51.631 |
| TENTH FLOOR | 20.218 | 31.420 | 51.631 |
| NINTH FLOOR | 20.218 | 31.420 | 51.631 |
| EIGHTH FLOOR | 20.218 | 31.420 | 51.631 |
| SEVENTH FLOOR | 20.218 | 31.420 | 51.631 |
| SIXTH FLOOR | 20.218 | 31.420 | 51.432 |
| FIFTH FLOOR | 20.218 | 31.420 | 51.631 |
| FOURTH FLOOR | 20.218 | 31.420 | 51.631 |

| | | | |
|-------------------------------------|--------|--------|--------|
| THIRD FLOOR | 20.218 | 31.420 | 51.631 |
| SECOND FLOOR | 20.218 | 31.541 | 51.631 |
| FIRST FLOOR | 20.218 | 31.541 | 51.631 |
| PODIUM FLOOR | 0.000 | 0.000 | 0.000 |
| STILT FLOOR | 0.000 | 0.000 | 51.631 |
| Total : | 343.71 | 534.38 | 929.16 |
| Total Number of Typical Buildings : | 1 | | |
| Grand Total : | 343.71 | 534.38 | 929.16 |

Free Substructures

Building : (VASUDEO TERRACE)

| Floor Name | Substructure Name | Area |
|------------------|----------------------------------|-------|
| PODIUM FLOOR | ELECTRIC SUBSTATION(FREE OF FSI) | 25.32 |
| PLAN | LETTER BOX(FREE OF FSI) | 17.99 |
| STILT FLOOR PLAN | PUMP ROOM(FREE OF FSI) | 31.87 |

Segment Wise Margin Details (Table 12)

For -1 (VASUDEO TERRACE)

| Side | Required Open Space(mts) | Proposed Open Space(mts) | Deficiency in mts | Deficiency in % | Remarks |
|-------------------|--------------------------|--------------------------|-------------------|-----------------|-----------|
| Front Side | | | | | |
| S33 - S34 | 4.50 | 18.35 | Nil | Nil | LW (FOS) |
| S22 - S23 | 4.50 | 7.24 | Nil | Nil | LW (FOS) |
| S21 - S22 | 4.50 | 15.81 | Nil | Nil | LW (FOS) |
| S46 - S1 | 4.50 | 20.91 | Nil | Nil | LW (FOS) |
| S29 - S30 | 4.50 | 12.38 | Nil | Nil | LW (FOS) |
| S6 - S7 | 4.50 | 11.80 | Nil | Nil | LW (FOS) |
| S26 - S27 | 4.50 | 13.16 | Nil | Nil | LW (FOS) |
| Side2 Side | | | | | |
| S34 - S35 | 12.00 | 23.12 | Nil | Nil | LW (Plot) |
| S5 - S6 | 12.00 | 11.75 | 0.25 | 2.12 % | LW (Plot) |
| S1 - S2 | 12.00 | 11.77 | 0.23 | 1.89 % | LW (Plot) |

Summary (Table 13)

Total Surrender to corporation Area is 0.00 sq.m.

Total Slab Area is 9400.32 sq.m.

| Name | Permissible/Required | Proposed | Status |
|----------------------|----------------------|----------|-----------|
| Plot Area | Not Prescribed | 2088.00 | OK |
| Plot Width | Not Prescribed | 41.38 | OK |
| Plot Depth | Not Prescribed | 50.35 | OK |
| Abutting Road | 9.00 | 9.15 | OK |
| TDR Area | 1044.00 | 1044.00 | OK |
| Ground Coverage Area | Not Prescribed | 600.66 | OK |
| Built-Up Area | | | |
| Residential | 5594.37 | 5645.14 | |
| Commercial | 0.00 | 5666.67 | Deviation |
| Industrial | 0.00 | | |
| Special | 0.00 | | |
| Existing | 0.00 | | |
| In Process FSI Area | 0.00 | | |
| Excess Parking | 72.30 | | |
| Sub Structure | 0.00 | | |
| Excess Refuge Area | 0.00 | | |

| | | | | |
|------------------|------|-----|----|----|
| Excess ED Area | 0.00 | | | |
| Tenement Density | | 255 | 89 | OK |

Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations.
