

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	Mixed Use
Plot Sub Use	Mixed Use
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	576.80
2	B-Form	0.00
3	Conveyance Deed Area	0.00
4	DILR Measurement Area	0.00
5	Plot Area On Map	546.799

Gross area of plot considered for scrutiny : 546.800

Plot Details (Table 2b)

Gross Plot Area (Minimum)	546.80
Area for Reservation in Plot	0.00
Area of Road SetBack	114.00
Area of D.P Road	0.00
Deductions (from Gross Plot Area)	114.00
-Road set-back area to be handed over (100%)	114.00
-Proposed D.P. Road to be handed over (100%)	0.00
-NDZ Area	0.00
-Area not in Possession	0.00
Balance Plot Area	432.80
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	432.80

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	432.80
Additions :	
Built up area in lieu of Setback area / DP road handed over	227.99
Admissible TDR (Amenity/Reservation/Road/RW)	182.96
Built up area due to "Additional FSI on Payment of Premium" (Factor: 0.50)	216.40
33(7) Existing tenement area	0.00
33(7) Add Area to tenants (5/8/15%)	0.00
Incentive FSI Area	120.00
Permissible Built-Up Area	1060.15
Proposed Built-Up Area:	
Proposed Floor (Built-Up) Area	959.90
Existing Built-Up Area	0.00
Details of Fungible Compensatory Area:	
Permissible Resi Fungible Compensatory Area	321.39
Permissible Non Resi Fungible Compensatory Area	13.87
Total Permissible Fungible Compensatory Area	335.26
Proposed Resi Fungible Compensatory Area	333.26
Proposed Non Resi Fungible Compensatory Area	13.87
Total Proposed Fungible Compensatory Area	347.13
Total Built-Up Area:	
Total Permissible Built-Up Area	1395.42
Total Built up Area proposed including Fungible Compensatory Area	1293.16
Consumed FSI (Factor)	2.2179

Project Summary

Proposed Road Width	13.40
Proposed Plot Area	546.80
Proposed Building Height	54.10

Layout Plan Specific Rules (Table 3)

Amenity (Layout) Check (Table 3a)

Amenity Space check Not Required

Recreational ground Checks (Table 3a)

Recreational Ground check Not Required

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 catagory

Building Specific Rules (Table 4)

Building Height Check (Table 4a)

Building Height Check (Table 4a-1)

Building	Height		Status
	Permissible	Proposed	
A (AMBROSE)	120.00	54.10	OK

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

Building	Floors Failing in Height	Height (Considering slab thickness)			Status
		Min	Max	Proposed	
A (AMBROSE)	Seventeenth Floor	2.75	4.20	2.80	OK
	Sixteenth Floor	2.75	4.20	2.80	OK
	Fifteenth Floor	2.75	4.20	2.80	OK
	Fourteenth Floor	2.75	4.20	2.80	OK
	Thirteenth Floor	2.75	4.20	2.80	OK
	Twelfth Floor	2.75	4.20	2.80	OK
	Eleventh Floor	2.75	4.20	2.80	OK
	Tenth Floor	2.75	4.20	2.80	OK
	Ninth Floor	2.75	4.20	2.80	OK
	Eighth Floor	2.75	4.20	2.80	OK
	Seventh Floor	2.75	4.20	2.80	OK
	Sixth Floor	2.75	4.20	2.80	OK
	Fifth Floor	2.75	4.20	2.80	OK
	Fourth Floor	2.75	4.20	2.80	OK
	Third Floor	2.75	4.20	2.80	OK
	Second Floor	2.75	4.20	2.80	OK
	First Floor	2.40	-	2.80	OK
	Ground Floor	12.60	-	4.10	Deviation

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 Built-up Area		Staircase	Lift	Passage	Tenement
		Comm.	Resi.				
A (AMBROSE)	1	53.50	1239.66	275.44	226.08	184.21	28
Grand Total	1	53.50	1239.66	275.44	226.08	184.21	28

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

Building : A (AMBROSE)

Floor Name	Proposed Built-up Area		Staircase	Lift	Passage	Tenement
	Com.	Resi.				
SEVENTEENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02

SIXTEENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
FIFTEENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
FOURTEENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
THIRTEENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
TWELFTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
ELEVENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
TENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
NINTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
EIGHTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
SEVENTH FLOOR	0.000	91.419	15.310	12.474	10.772	02
SIXTH FLOOR	0.000	82.664	15.310	12.464	10.772	02
FIFTH FLOOR	0.000	37.846	15.310	12.734	10.988	01
FOURTH FLOOR	0.000	37.846	15.310	12.734	10.988	01
THIRD FLOOR	0.000	37.846	15.310	12.734	10.988	01
SECOND FLOOR	0.000	37.846	15.310	12.734	10.988	01
FIRST FLOOR	0.000	0.000	15.310	12.734	0.000	00
GROUND FLOOR	53.504	0.000	15.172	12.735	10.995	00
Total :	53.50	1239.66	275.44	226.08	184.21	28
Total Number of Typical Buildings :	1					
Grand Total :	53.50	1239.66	275.44	226.08	184.21	28

Built-up Area (Table 4b-2)

Proposed Built-up Area Distribution					Permissible	Proposed	Status
Residential	1239.66	Sub-Structure Area	0.00		1395.42	1293.16	OK
Commercial	53.50	Arch Projection Area	0.00				
Industrial	0.00	Existing Built-up Area	0.00				
Special	0.00	Excess Parking Area	0.00				
		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	
A-1 (AMBROSE)	54.10	4.50	3.02	1.48	32.89%	3.00	1.82	1.18	39.33%	10.82	11.00	Nil	-	10.82	10.90	Nil	-	Deviation

Margin Check (Dead Wall / Ventilation Not Taken) (Table 5a-1)

Building / Wing	Dead Wall Name	Rear				Side1				Side2				Status
		Reqd	Prop	Def	% Def	Reqd	Prop	Def	% Def	Reqd	Prop	Def	% Def	
A-1 (AMBROSE)	DEADWALL-6	-	-	Nil	-	6.00	10.93	Nil	-	-	-	Nil	-	OK
A-1 (AMBROSE)	DEADWALL-7	3.00	1.77	1.23	41.00%	-	-	Nil	-	-	-	Nil	-	Deviation

Margin Check (Podium) (Table 5a-2)

Podium not Found

Margin Deficiency Area (Table 5a-2)

Building Name	Floor Name	Area
A-1 (AMBROSE)	EIGHTH FLOOR	64.77
	ELEVENTH FLOOR	64.77

	FIFTEENTH FLOOR	64.77
	FIFTH FLOOR	14.61
	FIRST FLOOR	14.61
	FOURTEENTH FLOOR	64.77
	FOURTH FLOOR	14.61
	GROUND FLOOR	20.52
	NINTH FLOOR	64.77
	SECOND FLOOR	0.00
	SEVENTEENTH FLOOR	64.77
	SEVENTH FLOOR	64.77
	SIXTEENTH FLOOR	64.77
	SIXTH FLOOR	58.94
	TENTH FLOOR	64.77
	THIRD FLOOR	14.61
	THIRTEENTH FLOOR	64.77
	TWELFTH FLOOR	64.77
Total Area	-	850.37

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	28	1	7.00	0	0	0	0
	45.01 - 60.0	2	0	1	0.00	0	0	0	0
	60.01 - 90.0	1	0	1	0.00	0	0	0	0
	90.01 - ...	0.50	0	1	0.00	0	0	0	0
Commercial	0-800	40	53.50	1	1.00	0	0	0	0
	800--1	80	0.00	1	0.00	0	0	0	0
	Visitor Parking ::		-	-	2.35	-	-	-	-
	50% Excess Parking ::		-	-	0.00	-	-	-	-
	Total ::		-	-	10	-	0	-	0

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

	Required		Proposed		Status
	Nos	Area	Nos	Area	
Total Cars	10	120.50	15	206.25	Ok
Car-L [Large Car(s)]	5	68.75	15	206.25	Ok
Car-S [Small Car(s)]	5	51.75	0	0.00	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	28	1	28.00	0	0	0	0
	45.01 - 60.0	1	0	1	0.00	0	0	0	0
	60.01 - 90.0	1	0	1	0.00	0	0	0	0
	90.01 - ...	0.5	0	1	0.00	0	0	0	0
Commercial	0-800	40	53,50	1	1.00	0	0	0	0
	800--1	80	0.00	1	0.00	0	0	0	0
	Visitor Parking ::		-	-	2.35	-	-	-	-
	Total ::		-	-	31	-	0	-	0

Permissible Cars	Proposed Cars	Excess Cars
31	15	0

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)

Artificial Ventilation Shafts Not Proposed

Balcony Check (Table 6c)

Balcony Not Proposed

Common Passage / Corridor Check (Table 7c)**For Building : A (AMBROSE)**

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

Lift Details (Table 7d)

Building	Height	Number Of Lifts		Status
		Required	Proposed	
A (AMBROSE)	54.10	2	2	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
A (AMBROSE)	28	0	0	0	28
Grand Total	28	0	0	0	28

Carpet / Tenement Details (Table 7f)

Building Name	Floor Name	Carpet/Tenement Name	Req. Area	Carpet Area	Balcony Area	Total Area	Status
A (AMBROSE)	TYPICAL - 7, 9, 11, 13, 15 FLOOR PLAN	xqc;701,901,1101,1301,1501	-	38.55	0.00	38.55	OK
		xqc;702,902,1102,1302,1502	-	44.72	0.00	44.72	OK
	TYPICAL - 8, 10, 12, 14, 16, 17 FLOOR PLAN	xqc;801,1001,1201,1401,1601,1701	-	38.55	0.00	38.55	OK
		xqc;802,1002,1202,1402,1602,1702	-	44.72	0.00	44.72	OK
	SIXTH FLOOR PLAN	xqc;601	-	33.54	0.00	33.54	OK
		xqc;602	-	41.37	0.00	41.37	OK

	TYPICAL - 3, 4, 5 FLOOR PLAN	xqc;301,401,501	-	33.54	0.00	33.54	OK
	SECOND FLOOR PLAN	xqc;201	-	33.54	0.00	33.54	OK

Rehab Tenement/Carpet Details (Table 7g)

Rehab Tenement Not Proposed

Tenements Density Check

As Per	Minimum Required Density Per Hector		Maximum Permissible Density Per Hector		Proposed Density Per Hector	Status
Net Plot	Not Prescribed	Not Prescribed	450.00/Hec.	63	28	OK

Sanitation Details (Table 7g)

For Building : A (AMBROSE)

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	1239.66 x 0.08 = 100 ==> Male = 67 Female = 33							
	WaterClosetIndividual	1 Per individualtenement		1 Per individualtenement		28		0	
	WaterClosetCommon	0 Per commontenement		0 Per commontenement		0		56	
	BathRoomIndividual	1 Per individualtenement		1 Per individualtenement		28		0	
	BathRoomCommon	0 Per commontenement		0 Per commontenement		0		56	
	WashBasinIndividual	1 Per individualtenement		1 Per individualtenement		28		0	
	WashBasinCommon	0 Per commontenement		0 Per commontenement		0		0	
	WashingTapIndividual	1 Per individualtenement		1 Per individualtenement		28		0	
	WashingTapCommon	0 Per commonbath,commonwc		0 Per commonbath,commonwc		0		0	
Commercial.	No. Of Persons	53.50 x 0.0166 = 1 ==> Male = 1 Female = 0							
	WaterCloset	25		15		1		0	
	Urinal	25		25		1		0	
	DrinkingWater	100		100		1		0	
	WashBasin	25		25		1		0	
	CleanerSink	1 Per floor		1 Per floor		18		0	

Sanitation Details (Table 8)

Tank Calculation (Table 8a)

Water Requirement								
Water Tank	Requirement	OCCUPANT LOAD (nos)			Consumption per day (lit)	Required Capacity (lit)	Proposed Capacity (lit)	Status
		Tnmts/Area	Factor					
OverHead	Mixed Use	1240	0.08	100	135	13500.00		Deviation
	Mixed Use	54	0.0166	1	45	45.00		
	Fire					20000		
	Total					33545.00	28853.64	
Underground	Fire					50000		
	Total					50000.00	29393.52	
Total						83545.00	58247.16	

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

Staircase Checks (Table 8a)

Building	Number Of Common Stairs		Status
	Required	Proposed	
A (AMBROSE)	1	1	OK

All Travel Distances are as per the Rules.

For Building:A (AMBROSE)

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		
xqc;SOCIETY OFFICE	-	10.42	-	2.85 X 3.65	NO	YES	YES	-	-
PUMP ROOM(FREE OF FSI)	-	2.83	-	1.36 X 2.37	NO	YES	YES	-	OK
xqc;FITNESS CENTER	25.86	25.38	-	3.15 X 8.05	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
SERVANTS TOILET	-	1.92	-	1.06 X 1.81	NO	YES	YES	-	OK
METER ROOM	-	1.88	-	0.73 X 2.57	NO	YES	YES	-	OK

Subsidiary/Ancillary Structure Number Check

Electric Substation		Status
Reqd	Prop	
NA	0	Ok

Ramp Checks (Table 8c)

Ramp not proposed.

Arch Projection Checks (Table 8d - a)

For Building:A (AMBROSE)

All arch projections are as per rules

Refuge Area Checks (Table 8e)

For Building:A-1 (AMBROSE)

Floor Name	Area		Excess Refuge Area	Status
	Reqd.	Prop		
FIFTEENTH FLOOR	-	11.51	-	OK
FOURTEENTH FLOOR	14.63	0.00	-	Deviation
THIRTEENTH FLOOR	-	11.51	-	OK
ELEVENTH FLOOR	-	11.51	-	OK
NINTH FLOOR	-	11.51	-	OK
SEVENTH FLOOR	25.60	11.51	-	Deviation

Compound Wall Check (Table 9h)

Compound Wall Name	Height		Status
	Perm.	Prop.	
1.50 m. HEIGHT 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 : A (AMBROSE)**Floor : TYPICAL - 7, 9, 11, 13, 15 FLOOR PLAN**

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

Floor : TYPICAL - 8, 10, 12, 14, 16, 17 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 - 3, 4, 5 FLOOR PLAN

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

Floor : SECOND FLOOR PLAN

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

Floor : FIRST FLOOR PLAN

No Room Found.

Floor : GROUND FLOOR PLAN

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

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
A (AMBROSE)	1	275.44	226.08	184.21
Grand Total	1	275.44	226.08	184.21

Building : A (AMBROSE)

Floor Name	Stair	Lift / Lift Machine Room	Passage
SEVENTEENTH FLOOR	15.310	12.474	10.772
SIXTEENTH FLOOR	15.310	12.474	10.772
FIFTEENTH FLOOR	15.310	12.474	10.772
FOURTEENTH FLOOR	15.310	12.474	10.772

THIRTEENTH FLOOR	15.310	12.474	10.772
TWELFTH FLOOR	15.310	12.474	10.772
ELEVENTH FLOOR	15.310	12.474	10.772
TENTH FLOOR	15.310	12.474	10.772
NINTH FLOOR	15.310	12.474	10.772
EIGHTH FLOOR	15.310	12.474	10.772
SEVENTH FLOOR	15.310	12.474	10.772
SIXTH FLOOR	15.310	12.464	10.772
FIFTH FLOOR	15.310	12.734	10.988
FOURTH FLOOR	15.310	12.734	10.988
THIRD FLOOR	15.310	12.734	10.988
SECOND FLOOR	15.310	12.734	10.988
FIRST FLOOR	15.310	12.734	0.000
GROUND FLOOR	15.172	12.735	10.995
Total :	275.44	226.08	184.21
Total Number of Typical Buildings :	1		
Grand Total :	275.44	226.08	184.21

Free Substructures

Building : A (AMBROSE)

Floor Name	Substructure Name	Area
GROUND FLOOR PLAN	PUMP ROOM(FREE OF FSI)	2.83

Segment Wise Margin Details (Table 12)

For A-1 (AMBROSE)

Side	Required Open Space(mts)	Proposed Open Space(mts)	Deficiency in mts	Deficiency in %	Remarks
Front Side					
S4 - S5	4.50	3.89	0.61	13.56 %	LW (FOS)
S16 - S1	4.50	4.53	Nil	Nil	LW (FOS)
Rear Side					
S14 - S15	-	2.16	Nil	Nil	LW (Plot)
S10 - S11	-	1.82	Nil	Nil	LW (Plot)
Side1 Side					
S7 - S8	6.00	11.00	Nil	Nil	DW (Plot)
Side2 Side					
S15 - S16	10.82	10.90	Nil	Nil	LW (Plot)

Summary (Table 13)

Total Surrender to corporation Area is 0.00 sq.m.

Total Slab Area is 1875.54 sq.m.

Name	Permissible/Required	Proposed	Status
Plot Area	Not Prescribed	546.80	OK
Plot Width	Not Prescribed	36.90	OK
Plot Depth	Not Prescribed	14.75	OK
Abutting Road	9.00	13.40	OK
TDR Area	302.96	182.96	OK
Ground Coverage Area	Not Prescribed	151.67	OK
Built-Up Area	1395.42	1293.16	OK
Residential	1239.66		
Commercial	53.50		

Industrial	0.00			
Special	0.00			
Existing	0.00			
In Process FSI Area	0.00			
Excess Parking	0.00			
Sub Structure	0.00			
Excess Refuge Area	0.00			
Excess ED Area	0.00			
Tenement Density		63	28	OK

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