

**Detail Scrutiny Report**  
For this Proposal Layout is not approved.

Report Generated On: 29-09-2022

**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	33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding cesses buildings
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	1239.35
2	B-Form	0.00
3	Conveyance Deed Area	0.00
4	DILR Measurement Area	0.00
5	Plot Area On Map	1239.664

Gross area of plot considered for scrutiny : 1239.350

**Plot Details (Table 2b)**

Gross Plot Area (Minimum)	1239.35
Area for Reservation in Plot	0.00
Area of Road SetBack	230.53
Area of D.P Road	0.00
Deductions (from Gross Plot Area)	243.14
-Road set-back area to be handed over (100%)	230.53
-Proposed D.P. Road to be handed over (100%)	0.00
-NDZ Area	0.00
-Area not in Possession	12.62

<b>Balance Plot Area</b>	<b>996.21</b>
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
<b>Total Net Plot Area</b>	<b>996.21</b>

### Built-Up Area Details (Table 2c)

Permissible FSI Factor / (Zonal (basic) FSI)	Not Allowed
Permissible Built-Up Area / Built up Area as per Zonal (basic) FSI	0.00
<b>Additions :</b>	
Built up area in lieu of Setback area / DP road handed over	461.05
Admissible TDR (Amenity/Reservation/Road/RW)	67.57
Built up area due to "Additional FSI on Payment of Premium" (Factor: 0.50)	498.10
33(7) Existing tenement area	0.00
33(7) Add Area to tenants (5/8/15%)	0.00
<b>Permissible Built-Up Area</b>	<b>1026.72</b>
<b>Proposed Built-Up Area:</b>	
Proposed Floor (Built-Up) Area	1992.07
Existing Built-Up Area	0.00
<b>Details of Fungible Compensatory Area:</b>	
Permissible Resi Fungible Compensatory Area	697.25
Permissible Non Resi Fungible Compensatory Area	0.00
<b>Total Permissible Fungible Compensatory Area</b>	<b>697.25</b>
Proposed Resi Fungible Compensatory Area	697.31
Proposed Non Resi Fungible Compensatory Area	0.00
<b>Total Proposed Fungible Compensatory Area</b>	<b>697.31</b>
<b>Total Built-Up Area:</b>	
Total Permissible Built-Up Area	1723.97
<b>Total Built up Area proposed including Fungible Compensatory Area</b>	<b>2689.38</b>
<b>Consumed FSI (Factor)</b>	<b>1.9997</b>

### Project Summary

Proposed Road Width	9.15
Proposed Plot Area	1239.35
Proposed Building Height	31.75

### 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 (MITHILA)	70.00	31.75		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 (MITHILA)	Ninth Floor	2.75	4.20	2.90	OK
	Eighth Floor	2.75	4.20	2.90	OK
	Seventh Floor	2.75	4.20	2.90	OK
	Sixth Floor	2.75	4.20	2.90	OK
	Fifth Floor	2.75	4.20	2.90	OK
	Fourth Floor	2.75	4.20	2.90	OK
	Third Floor	2.75	4.20	2.90	OK
	Second Floor	2.75	4.20	2.90	OK
	First Floor	2.75	4.20	2.90	OK
	Stilt Floor	5.40	-	4.50	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 Resi.	Staircase	Lift	Passage	Tenement
A (MITHILA)	1	2689.38	174.10	88.16	141.41	41
Grand Total	1	2689.38	174.10	88.16	141.41	41

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

#### Building : A (MITHILA)

Floor Name	Proposed Built-up Area Resi.	Staircase	Lift	Passage	Tenement
NINTH FLOOR	134.946	19.344	9.796	14.488	02
EIGHTH FLOOR	324.045	19.344	9.796	14.102	05
SEVENTH FLOOR	324.045	19.344	9.796	14.102	05
SIXTH FLOOR	324.045	19.344	9.796	14.102	05
FIFTH FLOOR	324.045	19.344	9.796	14.102	05
FOURTH FLOOR	324.045	19.344	9.796	14.102	05
THIRD FLOOR	324.045	19.344	9.796	14.102	05

<b>SECOND FLOOR</b>	324.045	19.344	9.796	14.102	05
<b>FIRST FLOOR</b>	286.118	19.344	9.796	14.102	04
<b>STILT FLOOR</b>	0.000	0.000	0.000	14.102	00
<b>Total :</b>	<b>2689.38</b>	<b>174.10</b>	<b>88.16</b>	<b>141.41</b>	<b>41</b>
<b>Total Number of Typical Buildings :</b>	<b>1</b>				
<b>Grand Total :</b>	<b>2689.38</b>	<b>174.10</b>	<b>88.16</b>	<b>141.41</b>	<b>41</b>

### Built-up Area (Table 4b-2)

Proposed Built-up Area Distribution			Permissible	Proposed	Status
<b>Residential</b>	2689.38	<b>Sub-Structure Area</b>	0.00		
<b>Commercial</b>	0.00	<b>Arch Projection Area</b>	0.00		
<b>Industrial</b>	0.00	<b>Existing Built-up Area</b>	0.00		
<b>Special</b>	0.00	<b>Excess Parking Area</b>	0.00		
		<b>Excess Refuge Area</b>	0.00		
		<b>Excess ED Area</b>	0.00		

### Marginal Open Space Details (Table 5)

#### Margin (Ventilation Taken) (Table 5a)

Building / Wing	Building Height	Front Side				Rear Side				Side1 Side				Side2 Side				Status			
		Req	Prop	Def	% Def	Req	Prop	Def	% Def	Remark	Req	Prop	Def	% Def	Remark	Req	Prop	Def	% Def	Remark	
A-1 (MITHILA)	31.75	3.00	3.37	Nil	-	3.00	5.75	Nil	-	Default	3.00	4.66	Nil	-	Default	3.00	3.78	Nil	-	Default	OK

#### 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 (MITHILA)	DEAD WALL	-	-	Nil	-	6.00	4.37	1.63	27.17%	-	-	Nil	-	Deviation
A-1 (MITHILA)	DEAD WALL	-	-	Nil	-	-	-	Nil	-	6.00	3.75	2.25	37.50%	Deviation
A-1 (MITHILA)	DEAD WALL	-	-	Nil	-	6.00	9.30	Nil	-	-	-	Nil	-	OK
A-1 (MITHILA)	DEAD WALL	-	-	Nil	-	-	-	Nil	-	6.00	5.69	0.31	5.17%	Deviation
A-1 (MITHILA)	DEADWALL-13	-	-	Nil	-	-	-	Nil	-	6.00	5.88	0.12	2.00%	Deviation

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

Podium not Found

#### Margin Deficiency Area (Table 5a-2)

Building Name	Floor Name	Area
A-1 (MITHILA)	EIGHTH FLOOR	15.61
	FIFTH FLOOR	15.61
	FIRST FLOOR	15.61
	FOURTH FLOOR	15.61
	NINTH FLOOR	15.61
	SECOND FLOOR	15.61
	SEVENTH FLOOR	15.61
	SIXTH FLOOR	15.61
	THIRD FLOOR	15.61
<b>Total Area</b>	-	140.49

#### 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
<b>Residential</b>	<b>0.0 - 45.0</b>	8	7	1	0.88	0	0	0	0
	<b>45.01 - 60.0</b>	4	0	1	0.00	0	0	0	0
	<b>60.01 - 90.0</b>	2	34	1	17.00	0	0	0	0
	<b>90.01 - ...</b>	1	0	1	0.00	0	0	0	0
	<b>Visitor Parking ::</b>	-	-	-	1.79	-	-	-	-
	<b>50% Excess Parking ::</b>	-	-	-	0.00	-	-	-	-
	<b>Total ::</b>	-	-	-	20	-	0	-	0

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

	Required		Proposed		Status
	Nos	Area	Nos	Area	
<b>Total Cars</b>	20	241.00	38	488.50	<b>Ok</b>
<b>Car-L [Large Car(s)]</b>	10	137.50	28	385.00	<b>Ok</b>
<b>Car-S [Small Car(s)]</b>	10	103.50	10	103.50	<b>Ok</b>
<b>SC [Scooter(s)]</b>	0	0.00	0	0.00	<b>Ok</b>
<b>CY [Cycles(s)]</b>	0	0.00	0	0.00	<b>Ok</b>
<b>M.Bus</b>	0	0.00	0	0.00	<b>Ok</b>
<b>B.Bus</b>	0	0.00	0	0.00	<b>Ok</b>
<b>Transport Vehicle</b>	0	0.00	0	0.00	<b>Ok</b>
<b>Ambulance</b>	0	0.00	0	0.00	<b>Ok</b>
<b>Differential Able Parking</b>	0	0.00	0	0.00	<b>Ok</b>

### 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
<b>Residential</b>	<b>0.0 - 45.0</b>	1	7	1	7.00	0	0	0	0
	<b>45.01 - 60.0</b>	1	0	1	0.00	0	0	0	0
	<b>60.01 - 90.0</b>	1	34	1	34.00	0	0	0	0
	<b>90.01 - ...</b>	0.5	0	1	0.00	0	0	0	0
	<b>Visitor Parking ::</b>	-	-	-	1.79	-	-	-	-
	<b>Total ::</b>	-	-	-	43	-	0	-	0

Permissible Cars	Proposed Cars	Excess Cars
43	38	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 (MITHILA)

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 (MITHILA)	31.75	Not Prescribed	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 (MITHILA)	7	0	34	0	41
<b>Grand Total</b>	<b>7</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>41</b>

## Carpet / Tenement Details (Table 7f)

Building Name	Floor Name	Carpet/Tenement Name	Req. Area	Carpet Area	Balcony Area	Total Area	Status
A (MITHILA)	FIRST FLOOR PLAN	10	-	62.41	0.00	62.41	OK
		11	-	69.80	0.00	69.80	OK
		8	-	69.80	0.00	69.80	OK
		9	-	62.41	0.00	62.41	OK
	TYPICAL - 2- 8 FLOOR PLAN	1	-	62.41	0.00	62.41	OK
		2	-	33.29	0.00	33.29	OK
		3	-	62.41	0.00	62.41	OK
		4	-	69.80	0.00	69.80	OK
		5	-	69.80	0.00	69.80	OK
	NINTH FLOOR PLAN	6	-	62.46	0.00	62.46	OK
		7	-	62.41	0.00	62.41	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.	41

## Sanitation Details (Table 7g)

### For Building : A (MITHILA)

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	2689.38 x 0.08 = 216 ==> Male = 144 Female = 72							
	WaterClosetIndividual	1 Per individualtenement	1 Per individualtenement			41		0	
	WaterClosetCommon	0 Per commontenement	0 Per commontenement			0		41	
	BathRoomIndividual	1 Per individualtenement	1 Per individualtenement			41		0	
	BathRoomCommon	0 Per commontenement	0 Per commontenement			0		41	
	WashBasinIndividual	1 Per individualtenement	1 Per individualtenement			41		0	
	WashBasinCommon	0 Per commontenement	0 Per commontenement			0		0	
	WashingTapIndividual	1 Per individualtenement	1 Per individualtenement			41		0	

WashingTapCommon	0 Per commonbath,commonwc	0 Per commonbath,commonwc	0	0
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## Sanitation Details (Table 8)

### Tank Calculation (Table 8a)

Water Tank	Requirement	Water Requirment						Status
		OCCUPANT LOAD (nos)		Consumtion per day (lit)		Required Capacity (lit)	Proposed Capacity (lit)	
		Tnmnts/Area	Factor					
OverHead	Resi. Apartments	41	5	205	135	27675.00		OK
	Fire					15000		
	Total					42675.00	46345.16	
Underground	Fire					0		
	Total					0.00	13208.19	
Total						42675.00	59553.35	

## 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 (MITHILA)	1	1		OK

All Travel Distances are as per the Rules.

### For Building:A (MITHILA)

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		
SOCIETY OFFICE	-	6.14	-	2.28 X 2.70	NO	YES	YES	-	-
PUMP ROOM(FREE OF FSI)	-	8.11	-	2.58 X 3.15	NO	YES	YES	-	OK
FITNESS CENTER	53.79	37.18	-	5.95 X 9.31	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
METER PANEL	-	8.11	-	2.58 X 3.15	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
SERVANTS TOILET	-	1.09	-	0.85 X 1.28	NO	YES	YES	-	OK
SERVANTS TOILET	-	1.09	-	0.85 X 1.28	NO	YES	YES	-	OK
SERVANTS TOILET	-	1.09	-	0.85 X 1.28	NO	YES	YES	-	OK
SERVANTS TOILET	-	1.09	-	0.85 X 1.28	NO	YES	YES	-	OK

**Subsidiary/Ancillary Structure Number Check**

Electric Substation		Status
Reqd	Prop	
1	0	Deviation

**Ramp Checks (Table 8c)**

Ramp not proposed.

**Arch Projection Checks (Table 8d - a)****For Building:A (MITHILA)**

All arch projections are as per rules

**Refuge Area Checks (Table 8e)****For Building:A-1 (MITHILA)**

RefugeArea Not Proposed

**Compound Wall Check (Table 9h)**

Compound Wall Name	Height		Status
	Perm.	Prop.	
1.50 MTR. HT. 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 (MITHILA)****Floor : STILT FLOOR PLAN**

No Room Found.

**Floor : FIRST FLOOR PLAN**

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

**Floor : TYPICAL - 2- 8 FLOOR PLAN**

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

**Floor : NINTH FLOOR PLAN**

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

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

Sr. No.	Description	Status
1	Electric meter room is not proposed.	Deviation

**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 (MITHILA)	1	174.10	88.16	141.41
Grand Total	1	174.10	88.16	141.41

### Building : A (MITHILA)

Floor Name	Stair	Lift / Lift Machine Room	Passage
NINTH FLOOR	19.344	9.796	14.488
EIGHTH FLOOR	19.344	9.796	14.102
SEVENTH FLOOR	19.344	9.796	14.102
SIXTH FLOOR	19.344	9.796	14.102
FIFTH FLOOR	19.344	9.796	14.102
FOURTH FLOOR	19.344	9.796	14.102
THIRD FLOOR	19.344	9.796	14.102
SECOND FLOOR	19.344	9.796	14.102
FIRST FLOOR	19.344	9.796	14.102
STILT FLOOR	0.000	0.000	14.102
Total :	174.10	88.16	141.41
Total Number of Typical Buildings :	1		
Grand Total :	174.10	88.16	141.41

### Free Substructures

### Building : A (MITHILA)

Floor Name	Substructure Name	Area
STILT FLOOR PLAN	PUMP ROOM(FREE OF FSI)	8.11

## Segment Wise Margin Details (Table 12)

### For A-1 (MITHILA)

Side	Required Open Space(mts)	Proposed Open Space(mts)	Deficiency in mts	Deficiency in %	Remarks
<b>Front Side</b>					
S7 - S8	3.00	4.78	Nil	Nil	LW (FOS)
<b>Rear Side</b>					
S1 - S2	-	5.75	Nil	Nil	LW (Plot)
<b>Side1 Side</b>					
S6 - S7	6.00	10.58	Nil	Nil	DW (Plot)
S2 - S3	6.00	4.66	1.34	22.39 %	DW (Plot)
<b>Side2 Side</b>					
S14 - S15	6.00	6.06	Nil	Nil	DW (Plot)
S8 - S9	6.00	6.26	Nil	Nil	DW (Plot)
S22 - S1	6.00	3.78	2.22	36.95 %	DW (Plot)

## Summary (Table 13)

Total Surrender to corporation Area is 0.00 sq.m.

Total Slab Area is 3440.50 sq.m.

Name	Permissible/Required	Proposed	Status
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<b>Plot Area</b>	Not Prescribed	1239.35	<b>OK</b>
<b>Plot Width</b>	Not Prescribed	41.93	<b>OK</b>
<b>Plot Depth</b>	Not Prescribed	32.08	<b>OK</b>
<b>Abutting Road</b>	9.00	9.15	<b>OK</b>
<b>TDR Area</b>	498.10	67.57	<b>OK</b>
<b>Ground Coverage Area</b>	Not Prescribed	367.29	<b>OK</b>
<b>Built-Up Area</b>	Not Allowed	2689.38	<b>Deviation</b>
Residential	2689.38		
Commercial	0.00		
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		
<b>Tenement Density</b>		78	<b>OK</b>

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

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