

Detail Scrutiny Report
For this Proposal Layout is not approved.

Report Generated On: 29-11-2022

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	Island City
Area Zone	Residential Zone
Plot Use	Mixed Use
Plot Sub Use	Mixed Use
Special Project Type	33(7)-Reconstruction and Redevelopment of ceased building in the Island City
DC Rules	DCPR new 2034

Area Statement (Table 2)

Area From Document (Table 2a)

No.	Form	Area
1	Property-Card	0.00
2	B-Form	0.00
3	Conveyance Deed Area	0.00
4	DILR Measurement Area	0.00
5	Plot Area On Map	1448.314

Gross area of plot considered for scrutiny : 1440.070

Plot Details (Table 2b)

Gross Plot Area (Minimum)		1440.07
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		1440.07
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		1440.07

Built-Up Area Details (Table 2c)

Permissible FSI Factor / (Zonal (basic) FSI)	NA
Permissible Built-Up Area / Built up Area as per Zonal (basic) FSI	9032.77
Additions :	
33(7) Existing tenement area	0.00
33(7) Add Area to tenants (5/8/15%)	0.00
Incentive FSI Area	2377.04
Permissible Built-Up Area	9032.77
Proposed Built-Up Area:	
Proposed Floor (Built-Up) Area	9909.56
Existing Built-Up Area	0.00
Details of Fungible Compensatory Area:	
Permissible Resi Fungible Compensatory Area	3188.85
Permissible Non Resi Fungible Compensatory Area	279.50
Total Permissible Fungible Compensatory Area	3468.35
Proposed Resi Fungible Compensatory Area	3188.85
Proposed Non Resi Fungible Compensatory Area	279.50
Total Proposed Fungible Compensatory Area	3468.35
Total Built-Up Area:	
Total Permissible Built-Up Area	12501.12
Total Built up Area proposed including Fungible Compensatory Area	13377.91
Consumed FSI (Factor)	6.8813

Project Summary

Proposed Road Width	15.23
Proposed Plot Area	1440.07
Proposed Building Height	99.60

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	144.01	Area	282.47	
Plinth area	28.25	Plinth area	0.00	OK

Name	Minimum Required Area	Built-Up	Width	Status

	Required	Proposed	Permissible	Proposed	Required	Proposed	
RECREATIONAL GROUND	-	157.19	23.58	0.00	-	3.06	OK
RECREATIONAL GROUND	-	125.29	18.79	0.00	-	6.28	OK

Recreational ground to Plot Margin

Required	Proposed	Status
0.00	0.00	Margin Passed
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	
B (SALE)	Not Prescribed	99.60	OK
A (REHAB)	Not Prescribed	69.95	OK

Floor Height Check (Table 4a-2)

Building	Floors Failing in Height	Height (Considering slab thickness)			Status
		Min	Max	Proposed	
B (SALE)	Twenty ninth Floor	2.75	4.20	3.20	OK
	Twenty eighth Floor	2.75	4.20	3.20	OK
	Twenty seventh Floor	2.75	4.20	3.20	OK
	Twenty sixth Floor	2.75	4.20	3.20	OK
	Twenty fifth Floor	2.75	4.20	3.20	OK
	Twenty fourth Floor	2.75	4.20	3.20	OK
	Twenty third Floor	2.75	4.20	3.20	OK
	Twenty second Floor	2.75	4.20	3.20	OK
	Twenty first Floor	2.75	4.20	3.20	OK
	Twentieth Floor	2.75	4.20	3.20	OK
	Nineteenth Floor	2.75	4.20	3.20	OK
	Eighteenth Floor	2.75	4.20	3.20	OK
	Seventeenth Floor	2.75	4.20	3.20	OK
	Sixteenth Floor	2.75	4.20	3.20	OK
	Fifteenth Floor	2.75	4.20	3.20	OK
	Fourteenth Floor	2.75	4.20	3.20	OK
	Thirteenth Floor	2.75	4.20	3.20	OK
	Twelfth Floor	2.75	4.20	3.20	OK
	Eleventh Floor	2.75	4.20	3.20	OK
	Tenth Floor	2.75	4.20	3.20	OK
	Ninth Floor	2.75	4.20	3.20	OK
	Eighth Floor	2.75	4.20	3.20	OK
	Seventh Floor	2.40	-	3.20	OK
	Sixth Floor	2.40	-	4.55	OK
	Fifth Floor	2.40	-	2.80	OK
	Fourth Floor	2.40	-	2.80	OK

	Third Floor	2.40	-	2.80	OK
	Second Floor	2.40	-	2.80	OK
	First Floor	2.75	4.20	3.30	OK
	Ground Floor	2.75	4.20	3.50	OK
A (REHAB)	Twentysecond Floor	2.75	4.20	2.80	OK
	Twentyfirst Floor	2.75	4.20	2.80	OK
	Twentieth Floor	2.75	4.20	2.80	OK
	Nineteenth Floor	2.75	4.20	2.80	OK
	Eighteenth Floor	2.75	4.20	2.80	OK
	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

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

None of the Basement Floors Fail in Height above GL

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

Building	No. of Same Bldg	Proposed Built-up Area		Staircase	Lift	Passage	Tenement
		Comm.	Resi.				
B (SALE)	1	1078.06	7235.77	1427.29	141.80	247.10	107
A (REHAB)	1	0.00	5059.91	324.94	234.40	518.35	106
Grand Total	2	1078.06	12295.67	1752.24	376.20	765.45	213

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

Building : B (SALE)

Floor Name	Proposed Built-up Area		Staircase	Lift	Passage	Tenement
	Com.	Resi.				
TWENTYNINTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYEIGHTH FLOOR	0.000	256.985	59.485	25.925	39.945	04
TWENTYSEVENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYSIXTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYFIFTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYFOURTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYTHIRD FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYSECOND FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWENTYFIRST FLOOR	0.000	269.342	59.485	0.000	0.000	04
TWENTIETH FLOOR	0.000	338.485	59.485	0.000	0.000	05
NINETEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
EIGHTEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
SEVENTEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
SIXTEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
FIFTEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05

FOURTEENTH FLOOR	0.000	269.342	59.485	0.000	0.000	04
THIRTEENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TWELFTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
ELEVENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
TENTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
NINTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
EIGHTH FLOOR	0.000	338.485	59.485	0.000	0.000	05
SEVENTH FLOOR	0.000	8.884	50.744	26.244	39.760	00
SIXTH FLOOR	0.000	0.000	0.000	0.000	0.000	00
FIFTH FLOOR	0.000	0.000	0.000	0.000	0.000	00
FOURTH FLOOR	0.000	0.000	0.000	0.000	0.000	00
THIRD FLOOR	0.000	0.000	0.000	0.000	0.000	00
SECOND FLOOR	0.000	0.000	0.000	0.000	0.000	00
FIRST FLOOR	647.776	0.000	0.000	0.000	0.000	00
GROUND FLOOR	430.281	0.000	67.880	89.628	167.390	00
Total :	1078.06	7235.77	1427.29	141.80	247.10	107
Total Number of Typical Buildings :	1					
Grand Total :	1078.06	7235.77	1427.29	141.80	247.10	107

BASEMENT FLOOR :: Area proposed 979.7 sqm but not considered in BUA

Building : A (REHAB)

Floor Name	Proposed Built-up Area	Staircase	Lift	Passage	Tenement
	Resi.				
TWENTYSECOND FLOOR	331.573	20.309	14.650	32.397	07
TWENTYFIRST FLOOR	331.573	20.309	14.650	32.397	07
TWENTIETH FLOOR	331.573	20.309	14.650	32.397	07
NINETEENTH FLOOR	331.573	20.309	14.650	32.397	07
EIGHTEENTH FLOOR	331.573	20.309	14.650	32.397	07
SEVENTEENTH FLOOR	331.573	20.309	14.650	32.397	07
SIXTEENTH FLOOR	331.573	20.309	14.650	32.397	07
FIFTEENTH FLOOR	331.573	20.309	14.650	32.397	07
FOURTEENTH FLOOR	236.608	20.309	14.650	32.397	04
THIRTEENTH FLOOR	331.573	20.309	14.650	32.397	07
TWELFTH FLOOR	331.573	20.309	14.650	32.397	07
ELEVENTH FLOOR	331.573	20.309	14.650	32.397	07
TENTH FLOOR	331.573	20.309	14.650	32.397	07
NINTH FLOOR	331.573	20.309	14.650	32.397	07
EIGHTH FLOOR	302.405	20.309	14.650	32.397	06
SEVENTH FLOOR	210.443	20.309	14.650	32.397	05
Total :	5059.91	324.94	234.40	518.35	106
Total Number of Typical Buildings :	1				
Grand Total :	5059.91	324.94	234.40	518.35	106

Built-up Area (Table 4b-2)

Proposed Built-up Area Distribution			Permissible	Proposed	Status
Residential	12275.59	Sub-Structure Area	24.26	12501.12	13377.91
Commercial	1078.06	Arch Projection Area	0.00		Deviation
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			

Commercial FSI proposed is less than 20 % of total FSI, is as per the rule

Marginal Open Space Details (Table 5)

Margin (Ventilation Taken) (Table 5a) (Existing Rehab Area is 4754.09sqm and Rehab Component is 110.00%)

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 (REHAB)	69.95	3.00	1.50	1.50	50.00%	-	-	Nil	-	-	-	Nil	-	6.00	1.97	4.03	67.17%	Deviation
B-1 (SALE)	99.60	3.00	1.50	1.50	50.00%	-	-	Nil	-	-	-	Nil	-	24.90	4.74	20.16	80.96%	Deviation

Front Margins for Roads (Table 5a-1)

Road Name				15.23 MTR. WIDE SOFIA ZUBAIR ROAD		12.18 MTR. WIDE PEERKHAN 3RD LANE		Status	
Building / Wing				Front Side		Front Side			
				Req.	Prop.	Req.	Prop.		
A-1 (REHAB)				3.00	1.50	3.00	29.85	Deviation	
B-1 (SALE)				3.00	1.50	3.00	3.01	Deviation	

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

Dead Wall not Found

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

Podium not Found

Margin Deficiency Area (Table 5a-3)

Building Name	Floor Name	Area
B-1 (SALE)	EIGHTEENTH FLOOR	397.97
	EIGHTH FLOOR	397.97
	ELEVENTH FLOOR	397.97
	FIFTEENTH FLOOR	397.97
	FIRST FLOOR	970.26
	FOURTEENTH FLOOR	397.97
	GROUND FLOOR	755.18
	NINETEENTH FLOOR	397.97
	NINTH FLOOR	397.97
	SEVENTEENTH FLOOR	397.97
	SEVENTH FLOOR	979.05
	SIXTEENTH FLOOR	397.97
	TENTH FLOOR	397.97
	THIRTEENTH FLOOR	397.97
	TWELFTH FLOOR	397.97
	TWENTIETH FLOOR	397.97
	TWENTYEIGHTH FLOOR	397.97
	TWENTYFIFTH FLOOR	397.97
	TWENTYFIRST FLOOR	397.97
	TWENTYFOURTH FLOOR	397.97

TWENTYNINTH FLOOR		397.97
TWENTYSECOND FLOOR		397.97
TWENTYSEVENTH FLOOR		397.97
TWENTYSIXTH FLOOR		397.97
TWENTYTHIRD FLOOR		397.97
Total Area	-	11459.83
A-1 (REHAB)	EIGHTEENTH FLOOR	105.78
	EIGHTH FLOOR	88.80
	ELEVENTH FLOOR	105.78
	FIFTEENTH FLOOR	105.78
	FOURTEENTH FLOOR	105.78
	NINETEENTH FLOOR	105.78
	NINTH FLOOR	105.78
	SEVENTEENTH FLOOR	105.78
	SEVENTH FLOOR	86.04
	SIXTEENTH FLOOR	105.78
	TENTH FLOOR	105.78
	THIRTEENTH FLOOR	105.78
	TWELFTH FLOOR	105.78
	TWENTIETH FLOOR	105.78
	TWENTYFIRST FLOOR	105.78
	TWENTYSECOND FLOOR	105.78
Total Area	-	1655.76

Building To Building Margin Check (Table 5b)

From Wing	To Wing	Reqd.	Prop.	Status
B-1 (SALE)	A-1 (REHAB)	20.00	6.43	Deviation

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	8	168	1	21.00	0	0	0	0
	45.01 - 60.0	4	43	1	10.75	0	0	0	0
	60.01 - 90.0	2	2	1	1.00	0	0	0	0
	90.01 - ...	1	0	1	0.00	0	0	0	0
Commercial	0-800	40	800.00	1	20.00	0	0	0	0
	800--1	80	278.06	1	3.00	0	0	0	0
	Visitor Parking ::		-	-	3.94	-	-	-	-
	50% Excess Parking ::		-	-	0.00	-	-	-	-
	Total ::		-	-	60	-	0	-	0

Parking Requirement Check (Table 6b)

	Required		Proposed		Status
	Nos	Area	Nos	Area	
Total Cars	60	723.00	88	1060.40	Ok
Car-L [Large Car(s)]	30	412.50	44	605.00	Ok
Car-S [Small Car(s)]	30	310.50	44	455.40	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	168	1	168.00	0	0	0	0
	45.01 - 60.0	1	43	1	43.00	0	0	0	0
	60.01 - 90.0	1	2	1	2.00	0	0	0	0
	90.01 - ...	0.5	0	1	0.00	0	0	0	0
Commercial	0-800	40	800.00	1	20.00	0	0	0	0
	800--1	80	278.06	1	3.00	0	0	0	0
	Visitor Parking ::			-	3.94	-	-	-	-
	Total ::			-	240	-	0	-	0

Permissible Cars	Proposed Cars	Excess Cars
240	88	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)

For Building : A (REHAB)

Floor Name	Ventilation Shaft Name	Area		Width		Status
		Required	Proposed	Required	Proposed	
EIGHTH FLOOR PLAN	DUCT	9.00	7.82	3.00	1.49	Deviation
TYPICAL - 9- 13, 15-22 FLOOR PLAN	DUCT	9.00	7.82	3.00	1.49	Deviation
	DUCT	9.00	1.62	3.00	1.20	Deviation
FOURTEENTH FLOOR PLAN	DUCT	9.00	1.62	3.00	1.20	Deviation
	DUCT	9.00	7.82	3.00	1.49	Deviation
TWENTYFIRST FLOOR PLAN	DUCT	9.00	1.62	3.00	1.20	Deviation
	DUCT	9.00	7.82	3.00	1.49	Deviation
TERRACE FLOOR PLAN	DUCT	9.00	7.82	3.00	1.49	Deviation

For Building : B (SALE)

Floor Name	Ventilation Shaft Name	Area		Width		Status
		Required	Proposed	Required	Proposed	

TWENTYEIGHTH FLOOR PLAN	DUCT	9.00	1.20	3.00	0.92	Deviation
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Balcony Check (Table 6c)

Balcony Not Proposed

Common Passage / Corridor Check (Table 7c)

For Building : A (REHAB)

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

For Building : B (SALE)

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 (REHAB)	69.95	2	3	OK
B (SALE)	99.60	2	9	OK

For B (SALE) building: Fireman Lift is Proposed

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
B (SALE)	65	41	1	0	107
A (REHAB)	101	3	1	0	105
Grand Total	166	44	2	0	212

Carpet / Tenement Details (Table 7f)

Building Name	Floor Name	Carpet/Tenement Name	Req. Area	Carpet Area	Balcony Area	Total Area	Status
A (REHAB)	EIGHTH FLOOR PLAN	801	27.88	40.52	0.00	40.52	OK
		802	27.88	40.51	0.00	40.51	OK
		803	27.88	30.83	0.00	30.83	OK
		804	27.88	81.00	0.00	81.00	OK
		805	27.88	32.16	0.00	32.16	OK
		806	27.88	32.09	0.00	32.09	OK
	TYPICAL - 9- 13, 15-22 FLOOR PLAN	901	27.88	40.52	0.00	40.52	OK
		902	27.88	40.51	0.00	40.51	OK
		903	27.88	40.49	0.00	40.49	OK
		904	27.88	40.50	0.00	40.50	OK
		905	27.88	40.50	0.00	40.50	OK
		906	27.88	40.52	0.00	40.52	OK
		907	27.88	40.51	0.00	40.51	OK
	FOURTEENTH FLOOR PLAN	1401	27.88	55.43	0.00	55.43	OK
		1402	27.88	40.51	0.00	40.51	OK
		1403	27.88	40.49	0.00	40.49	OK
		1404	27.88	55.36	0.00	55.36	OK
	TWENTYFIRST FLOOR PLAN	2101	27.88	55.41	0.00	55.41	OK
		2102	27.88	40.51	0.00	40.51	OK
		2103	27.88	40.49	0.00	40.49	OK
		2104	27.88	40.50	0.00	40.50	OK
		2105	27.88	40.50	0.00	40.50	OK
		2106	27.88	40.52	0.00	40.52	OK
	SEVENTH FLOOR PLAN	701	27.88	40.52	0.00	40.52	OK
		702	27.88	40.51	0.00	40.51	OK

		703	27.88	30.83	0.00	30.83	OK
		704	27.88	32.20	0.00	32.20	OK
		705	27.88	32.43	0.00	32.43	OK
B (SALE)	TYPICAL - 8- 13, 15-20, 22- 27, 29 FLOOR PLAN	801	-	42.03	0.00	42.03	OK
		802	-	59.64	0.00	59.64	OK
		803	-	42.70	0.00	42.70	OK
		805	-	41.87	0.00	41.87	OK
		CFSI-247	-	51.61	0.00	51.61	OK
	FOURTEENTH FLOOR PLAN	1401	-	42.03	0.00	42.03	OK
		1402	-	39.81	0.00	39.81	OK
		1405	-	41.87	0.00	41.87	OK
		CFSI-297	-	51.61	0.00	51.61	OK
	TWENTYFIRST FLOOR PLAN	2101	-	42.03	0.00	42.03	OK
		2102	-	39.81	0.00	39.81	OK
		2105	-	41.87	0.00	41.87	OK
		CFSI-348	-	51.61	0.00	51.61	OK
	TWENTYEIGHTH FLOOR PLAN	2801	-	42.03	0.00	42.03	OK
		2802	-	82.96	0.00	82.96	OK
		2805	-	41.87	0.00	41.87	OK
		CFSI-408	-	51.61	0.00	51.61	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		450.00/Hec.	563	212	OK

Sanitation Details (Table 7g)

For Building : A (REHAB)

Building Use	Rule Name	By Rule				Required		Proposed
		1st Male Group	1st Female Group	Male Increment	Female Increment	Male	Female	
Residential.	No. Of Persons	$5059.91 \times 0.08 = 405 \Rightarrow \text{Male} = 270 \text{ Female} = 135$						
	WaterClosetIndividual	1 Per individualtenement	1 Per individualtenement			46	0	
	WaterClosetCommon	0 Per commontenement	0 Per commontenement			0	210	
	BathRoomIndividual	1 Per individualtenement	1 Per individualtenement			46	0	
	BathRoomCommon	0 Per commontenement	0 Per commontenement			0	210	
	WashBasinIndividual	1 Per individualtenement	1 Per individualtenement			46	0	
	WashBasinCommon	0 Per commontenement	0 Per commontenement			0	0	
	WashingTapIndividual	1 Per individualtenement	1 Per individualtenement			46	0	
	WashingTapCommon	0 Per commonbath,commonwc	0 Per commonbath,commonwc			0	0	

For Building : B (SALE)

Sanitation requirements are as per rules.

Sanitation Details (Table 8)

Tank Calculation (Table 8a)

Water Tank	Requirement	Water Requirment					Status	
		OCCUPANT LOAD (nos) Tnmts/Area	Factor	Consumtion per day (lit)				
				Required Capacity (lit)	Proposed Capacity (lit)			
OverHead	Mixed Use	12276	0.08	983	135	132705.00	OK	
	Mixed Use	1079	0.0166	18	45	810.00		
	Fire					20000		

	Total	153515.00	282818.50	
Underground	Fire	100000		
	Total	100000.00	1085666.76	
Total		253515.00	1368485.26	

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 (REHAB)		1		1	OK
B (SALE)		1		3	OK

All Travel Distances are as per the Rules.

For Building:A (REHAB)

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

For Building:B (SALE)

Floor Name	Stair Name	Perm/Reqd Width			Proposed Width			Riser Height		Riser No. On Flight	Riser No	Cabin Ht.		Ventilation		Status			
		Flight	Landing Int	Floor	Tread	Flight	Landing Int	Floor	Tread	Perm	Prop	Perm	Prop	Reqd	Prop	Reqd	Prop		
GROUND FLOOR PLAN	(P)	1.20	1.20	1.20	0.25	2.86	2.05	2.00	0.25	0.175	0.17	12	10	21	-	-	1.00	0.00	Deviation
	(P)	1.20	1.20	1.20	0.25	2.22	2.05	2.05	0.25	0.175	0.15	12	8	23	-	-	1.00	0.00	Deviation
	(P)	1.20	1.20	1.20	0.25	2.18	1.58	1.50	0.25	0.175	0.15	12	10	23	-	-	1.00	0.00	Deviation

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		
BMS ROOM	-	3.79	-	1.30 X 2.93	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
FIRE CONTROL ROOM	-	5.11	-	1.75 X 2.93	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
ELECTRIC SUBSTATION(FREE OF FSI)	-	41.93	-	6.21 X 6.75	NO	YES	YES	-	Deviation
SOCIETY OFFICE	-	13.29	-	4.28 X 5.03	NO	YES	YES	-	-
SOCIETY OFFICE	-	15.01	-	4.11 X 6.20	NO	YES	YES	-	-
PUMP ROOM(FREE OF FSI)	-	2.42	-	0.95 X 2.55	NO	YES	YES	-	OK
PUMP ROOM(FREE OF FSI)	-	27.92	-	3.00 X 9.30	NO	YES	YES	-	OK
FITNESS CENTER	267.56	106.40	-	5.18 X 22.92	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
FITNESS CENTER	267.56	93.75	-	5.14 X 20.37	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
SANITARY BLOCK	-	19.81	-	3.46 X 5.73	NO	YES	YES	-	OK

SANITARY BLOCK	-	2.97	-	0.94 X 3.16	NO	YES	YES	-	OK
DG SET ROOM	-	37.87	-	5.25 X 7.21	Not Prescribed	Not Prescribed	Not Prescribed	-	OK
METER ROOM	-	14.59	-	2.93 X 4.98	NO	YES	YES	-	OK
METER ROOM	-	8.52	-	2.33 X 3.85	NO	YES	YES	-	OK
METER ROOM	-	3.99	-	0.95 X 4.20	NO	YES	YES	-	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:A (REHAB)

All arch projections are as per rules

For Building:B (SALE)

All arch projections are as per rules

Refuge Area Checks (Table 8e)

For Building:A-1 (REHAB)

Floor Name	Area		Excess Refuge Area	Status
	Reqd.	Prop		
TWENTYFIRST FLOOR	26.53	0.00	-	Deviation
FOURTEENTH FLOOR	89.04	93.77	-	OK
SEVENTH FLOOR	86.83	90.78	-	OK

For Building:B-1 (SALE)

Floor Name	Area		Excess Refuge Area	Status
	Reqd.	Prop		
TWENTYEIGHTH FLOOR	-	22.40	-	OK
TWENTYSECOND FLOOR	105.06	0.00	-	Deviation
TWENTYFIRST FLOOR	-	77.19	-	OK
FIFTEENTH FLOOR	92.01	0.00	-	Deviation
FOURTEENTH FLOOR	-	77.19	-	OK
EIGHTH FLOOR	92.01	0.00	-	Deviation
SEVENTH FLOOR	-	69.14	-	OK

Compound Wall Check (Table 9h)

Compound Wall Name	Height		Status
	Perm.	Prop.	

1.50 MTR. HIGH COMPOUND WALL	2.40	1.50	OK
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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 (REHAB)

Floor : EIGHTH FLOOR PLAN

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

Floor : TYPICAL - 9- 13, 15- 22 FLOOR PLAN

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

Floor : FOURTEENTH FLOOR PLAN

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

Floor : TWENTYFIRST FLOOR PLAN

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

Floor : SEVENTH FLOOR PLAN

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

Building : B (SALE)

Floor : GROUND FLOOR PLAN

Tenement No.	Room	Required/Permissible				Proposed				Status
		Area	Width	Depth	Ventilation	Area	Width	Depth	Ventilation	
20	SHOP	6.00	1.20	0.00	1.00	2.28	0.73	3.15	1.52	Deviation
21	SHOP	6.00	1.20	0.00	1.00	2.85	0.91	3.15	1.90	Deviation

Floor : FIRST FLOOR PLAN

No Room Found.

Floor : TYPICAL - 2- 5 FLOOR PLAN

No Room Found.

Floor : SIXTH FLOOR PLAN

No Room Found.

Floor : TYPICAL - 8- 13, 15- 20, 22- 27, 29 FLOOR PLAN

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

Floor : FOURTEENTH FLOOR PLAN

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

Floor : TWENTYFIRST FLOOR PLAN

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

Floor : TWENTYEIGHTH FLOOR PLAN

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

Floor : SEVENTH FLOOR PLAN

No Room Found.

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
B (SALE)	1	1427.29	141.80	233.56
A (REHAB)	1	324.94	234.40	422.22
Grand Total	2	1752.24	376.20	655.79

Building : B (SALE)

Floor Name	Stair	Lift / Lift Machine Room	Passage
TWENTYNINTH FLOOR	59.485	0.000	0.000
TWENTYEIGHTH FLOOR	59.485	25.925	33.179
TWENTYSEVENTH FLOOR	59.485	0.000	0.000
TWENTYSIXTH FLOOR	59.485	0.000	0.000
TWENTYFIFTH FLOOR	59.485	0.000	0.000
TWENTYFOURTH FLOOR	59.485	0.000	0.000
TWENTYTHIRD FLOOR	59.485	0.000	0.000
TWENTYSECOND FLOOR	59.485	0.000	0.000
TWENTYFIRST FLOOR	59.485	0.000	0.000
TWENTIETH FLOOR	59.485	0.000	0.000
NINETEENTH FLOOR	59.485	0.000	0.000
EIGHTEENTH FLOOR	59.485	0.000	0.000
SEVENTEENTH FLOOR	59.485	0.000	0.000
SIXTEENTH FLOOR	59.485	0.000	0.000
FIFTEENTH FLOOR	59.485	0.000	0.000
FOURTEENTH FLOOR	59.485	0.000	0.000
THIRTEENTH FLOOR	59.485	0.000	0.000
TWELFTH FLOOR	59.485	0.000	0.000
ELEVENTH FLOOR	59.485	0.000	0.000
TENTH FLOOR	59.485	0.000	0.000
NINTH FLOOR	59.485	0.000	0.000

EIGHTH FLOOR	59.485	0.000	0.000
SEVENTH FLOOR	50.744	26.244	32.994
SIXTH FLOOR	0.000	0.000	0.000
FIFTH FLOOR	0.000	0.000	0.000
FOURTH FLOOR	0.000	0.000	0.000
THIRD FLOOR	0.000	0.000	0.000
SECOND FLOOR	0.000	0.000	0.000
FIRST FLOOR	0.000	0.000	0.000
GROUND FLOOR	67.880	89.628	167.390
BASEMENT FLOOR	0.000	0.000	0.000
Total :	1427.29	141.80	233.56
Total Number of Typical Buildings :	1		
Grand Total :	1427.29	141.80	233.56

Building : A (REHAB)

Floor Name	Stair	Lift / Lift Machine Room	Passage
TWENTYSECOND FLOOR	20.309	14.650	26.389
TWENTYFIRST FLOOR	20.309	14.650	26.389
TWENTIETH FLOOR	20.309	14.650	26.389
NINETEENTH FLOOR	20.309	14.650	26.389
EIGHTEENTH FLOOR	20.309	14.650	26.389
SEVENTEENTH FLOOR	20.309	14.650	26.389
SIXTEENTH FLOOR	20.309	14.650	26.389
FIFTEENTH FLOOR	20.309	14.650	26.389
FOURTEENTH FLOOR	20.309	14.650	26.389
THIRTEENTH FLOOR	20.309	14.650	26.389
TWELFTH FLOOR	20.309	14.650	26.389
ELEVENTH FLOOR	20.309	14.650	26.389
TENTH FLOOR	20.309	14.650	26.389
NINTH FLOOR	20.309	14.650	26.389
EIGHTH FLOOR	20.309	14.650	26.389
SEVENTH FLOOR	20.309	14.650	26.389
Total :	324.94	234.40	422.22
Total Number of Typical Buildings :	1		
Grand Total :	324.94	234.40	422.22

Free Substructures

Building : B (SALE)

Floor Name	Substructure Name	Area
BASEMENT FLOOR PLAN	PUMP ROOM(FREE OF FSI)	27.92
GROUND FLOOR PLAN	ELECTRIC SUBSTATION(FREE OF FSI)	41.93
	PUMP ROOM(FREE OF FSI)	2.42

Segment Wise Margin Details (Table 12)

For B-1 (SALE)

Side	Required Open Space(mts)	Proposed Open Space(mts)	Deficiency in mts	Deficiency in %	Remarks
Front Side					
S30 - S31	3.00	7.40	Nil	Nil	LW (FOS)

S40 - S1	3.00	1.50	1.50	50.03 %	LW (FOS)
S1 - S2	3.00	1.50	1.50	50.05 %	LW (FOS)
S2 - S3	3.00	6.44	Nil	Nil	LW (FOS)
Side2 Side					
S39 - S40	24.90	7.50	17.40	69.88 %	LW (Building)
S20 - S21	24.90	41.81	Nil	Nil	LW (Plot)
S22 - S23	24.90	6.81	18.09	72.66 %	LW (Building)
S15 - S16	24.90	4.91	19.99	80.29 %	LW (Plot)
S19 - S20	24.90	4.74	20.16	80.97 %	LW (Plot)
S27 - S28	24.90	6.43	18.47	74.17 %	LW (Building)

For A-1 (REHAB)

Side	Required Open Space(mts)	Proposed Open Space(mts)	Deficiency in mts	Deficiency in %	Remarks
Front Side					
S38 - S39	3.00	1.50	1.50	49.97 %	LW (FOS)
S12 - S13	3.00	1.51	1.49	49.80 %	LW (FOS)
S4 - S5	3.00	1.51	1.49	49.78 %	LW (FOS)
Side2 Side					
S22 - S23	6.00	5.15	0.86	14.24 %	LW (Plot)
S36 - S37	6.00	4.72	1.28	21.38 %	LW (Plot)
S37 - S38	6.00	1.97	4.03	67.21 %	LW (Plot)
S26 - S27	6.00	5.53	0.47	7.85 %	LW (Plot)

Summary (Table 13)

Total Surrender to corporation Area is 0.00 sq.m.

Total Slab Area is 19088.99 sq.m.

Name	Permissible/Required	Proposed	Status
Plot Area	Not Prescribed	1440.07	OK
Plot Width	Not Prescribed	20.52	OK
Plot Depth	Not Prescribed	55.22	OK
Abutting Road	9.00	15.23	OK
TDR Area	0.00	0.00	OK
Ground Coverage Area	Not Prescribed	1708.27	OK
Built-Up Area		12501.12	13377.91 Deviation
Residential	12275.59		
Commercial	1078.06		
Industrial	0.00		
Special	0.00		
Existing	0.00		
In Process FSI Area	0.00		
Excess Parking	0.00		
Sub Structure	24.26		
Excess Refuge Area	0.00		
Excess ED Area	0.00		
Tenement Density		563	212 OK

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