



Detail Scrutiny Report

Proposal No: CTY/0008/A/337(NEW)

Scrutiny Status :Non
 Compliant

Note:This-is-an-electric-document-so-no-signature-is-needed-2-All-values-are-in-
 meters-sq-meters

Project Information

Project Details

Proposal Details		Property Address	
Architect's Name		Lot Number	-
Owner's Name	-	District	-
Case Type	New	Land Use Zone	Residential
Project Type	Proposed Development	Location	-
Occupancy Type	Residential	North	-
Construction Type	Type 1-A	East	-
Use Group	R3	South	-
Lot Use	Single Family Dwelling	West	-

Proposal Summary

Lot Information			
Name	Proposed	Name	Proposed
Lot Area	578.95	Proposed	
Lot Width	20.04	BUA	324.76
Lot Depth	32.22	Coverage	168.61
Lot Access Road Width	18.00	Parking	0.00

Building Information

Name	Proposed
Building Name	A (BUILDING)
Building Height	6.90
Number of Floors	2.00
Tenements	1.00

Name	Proposed
Front Yard	4.62
Rear Yard	3.62
Side 1 Yard	5.97
Side 2 Yard	2.99

Lot Level Parameter Checks

Lot Details

Lot Area			Non-Usable Area in Lot			Proposed Common Space	
As Per Ownership Document	Area Shown in Drawing	Gross Area (Minimum)	Road Setback Area	Proposed Road Area	Reserve Area	Amenity Space	Recreational Ground
0.00	578.95	578.95	0.00	0.00	0.00	0.00	252.24

Building Built-Up Area Analysis

Building : A (BUILDING)

Area	First Floor	Ground Floor	Total
Habitable Area	154.841	102.544	257.39
Staircase Area	7.210	4.609	11.82
Covered Balcony Area	27.599	27.599	55.20
Lobby Area	6.553	16.879	23.43
Ancillary Structure Area	0.000	37.912	37.91
Covered Terrace Area	44.591	0.000	44.59

FSI Area

FSIArea		Permissible	Proposed	Status
Residential	257.39	578.95	324.76	Compliant
Commercial	0.00			
Industrial	0.00			
Special	0.00			
Ancillary Structure	37.91			
Existing	0.00			
Excess Balcony	29.46			
Refuge Area	0.00			

Coverage Check

Permissible	Proposed	Status
434.21	168.61	Compliant

Yard Details

Yard Distance Surrounding lot

Building / Wing	Front Yard		Rear Yard		Side1 Yard		Side2 Yard		Status
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	
A-1 (BUILDING)	3.00	4.62	3.00	3.62	3.00	5.97	3.00	2.99	Non Compliant

Deck Yard Check

Building / Wing	Deck To Lot Front Yard		Deck To Lot Other Yard		Status
	Required	Proposed	Required	Proposed	
A-1 (BUILDING)	1.52	22.70	1.52	0.71	Non Compliant

Building Level Parameter Checks

Building/Floor Height Details

Building Height Check

Building	Height	
	Permissible	Proposed
A (BUILDING)	60.00	6.90

Floor No. Check

Permissible	Proposed
4	2

Floor Height Check

Building Name	Floor Name	Height	
		Required	Permissible
A (BUILDING)	First Floor	2.134	4.20
	Ground Floor	2.134	4.20

Exit Details

Staircase Number Check

Building Name	Number Of Common Stair(s)		Number
	Required	Proposed	Required
A (BUILDING)	1	1	NA

Ancillary Structure Details

Ancillary Structure Check

Ancillary Structure Name	Area			Width			Depth		
	Required	Permissible	Proposed	Required	Permissible	Proposed	Required	Permissible	Proposed
GARAGE	10.35	NA	37.91	4.50	NA	5.89	2.30	NA	

Floor Level Parameter Checks

Exit Details

Staircase Checks

Building: A (BUILDING)

Floor Name	StairCase Name	Flight Width		Intermediate Landing Width		Floor Landing Width		Tread Width	
		Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
GROUND FLOOR PLAN	STAIR	0.914	1.08	0.914	1.09	0.914	1.09	0.229	0.30
FIRST FLOOR PLAN	STAIR	0.914	1.29	0.914	1.09	0.914	1.09	0.229	0.30
TERRACE FLOOR PLAN	STAIR	0.914	1.29	0.914	1.09	0.914	1.09	0.229	0.30

Passage Details

For Building : A (BUILDING)

Floor Name	Passage Name	Area
		Proposed
GROUND FLOOR PLAN	PASSAGE	16.88
FIRST FLOOR PLAN	PASSAGE	6.55

Projections Details

Balcony/Deck Details

Building Name	Floor Name	Balcony/Deck Name
A (BUILDING)	GROUND FLOOR PLAN	DECK
	FIRST FLOOR PLAN	DECK

Architectural Projection Checks

Architectural Projection Not Proposed.

Carpet Details

Building Name	Floor Name	Carpet Name
A (BUILDING)	FIRST FLOOR PLAN	SPLIT 101
		SPLIT 101
	GROUND FLOOR PLAN	SPLIT 101
		SPLIT 101

Tenement Level Parameter Checks

Room Details

Building:A (BUILDING)

Floor:GROUND FLOOR PLAN

Tenement No.	Room Name	Area			Width		Depth		Volume
		Required	Permissible	Proposed	Required	Proposed	Required	Proposed	
SPLIT 101	LIV./KIT.	6.50	NA	39.88	2.13	5.40	2.13	8.50	3.19
	BED	6.50	NA	12.40	2.13	3.27	2.13	3.79	0.99
	KITCHEN	NA	NA	7.42	NA	2.19	NA	3.39	0.59
	WC	NA	NA	2.59	NA	1.46	NA	1.77	0.30
SPLIT 101	ROOM	6.50	NA	11.79	2.13	3.42	2.13	4.26	0.94
	BATH	NA	NA	4.88	NA	2.17	NA	2.25	0.30

Floor:FIRST FLOOR PLAN

Tenement No.	Room Name	Area			Width		Depth		Requ
		Required	Permissible	Proposed	Required	Proposed	Required	Proposed	
SPLIT 101	DRESSING	6.50	NA	6.21	2.13	1.52	2.13	4.08	0.5
	TOILET	NA	NA	7.61	NA	1.87	NA	4.08	0.3
	TOILET	NA	NA	6.16	NA	1.93	NA	3.19	0.3
	M.BED	6.50	NA	21.34	2.13	4.30	2.13	4.96	1.7
SPLIT 101	BED	6.50	NA	19.74	2.13	4.20	2.13	4.78	1.5
	BED	6.50	NA	20.12	2.13	3.60	2.13	5.60	1.6
	STUDY	6.50	NA	9.80	2.13	2.73	2.13	3.60	0.7

Miscellaneous Checks

Lot Miscellaneous Checks

All Lot Miscellaneous checks are as per the rules.

Building Miscellaneous Checks

All Building Miscellaneous checks are as per the rules.
