

PLAN DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS				
1	APPLICANT NAME	M Saritha w o Murugan	2	APPLICATION DATE
3	APPLICATION NUMBER	120308-2024-DP	4	APPLICATION TYPE
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE
PLOT DETAILS				
1	SURVEY NO	88/1A1A1A1A1		
2	PLOT NO	87	3	PATTA NO
4	TALUK	Attur	5	DISTRICT
6	PLOT AREA (As per declaration) in m ²	116.12	7	PLOT AREA (As per measurement) in m ²
8	AVERAGE WIDTH OF PLOT in m	7.62	9	AVERAGE DEPTH OF PLOT in m
10	ROAD WIDTH in m	7.62	11	SURRENDER ROAD WIDTH AREA in m ²
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	OTHERS	13	DEMOLITION AREA in m ²
14	OSR APPLICABLE	NO	15	OSR SURRENDER/ BUYBACK/ RETAIN

Overall Summary

Total Area

Built Up Area in m ²	Carpet Area in m ²	Covered Area in m ²	FSI Area in m ²	Non FSI Area in m ²
181.10	63.78	90.55	181.10	0.00

Plot Area Details

Description	Area in m ²
As At Site	116.13
FMB or PLR	116.12
As Per Document	116.12

Block Wise Summary

Block No 1 - Proposed Details

Floor	Occupancy/Sub Occupancy	Floor Area in m ²	Deduction Area in m ²	FSI Area in m ²	Non FSI Area in m ²	Carpet Area in m ²
0	Individual residence	90.55	0	90.55	0	31.89
1	Individual residence	90.55	0	90.55	0	31.89
Total		181.10	0.00	181.10	0.00	63.78
1. Covered Area is 90.55 m ² 2. Height of building is 6.36 m 3. Head Room Area (Non FSI Area) is 0.00 m ² 4. Total Non FSI Area is 0.00 m ²						

Common - Scrutiny Details

1.No. of Blocks

Description	Provided	Status
Total Number Of Blocks	1	Verified

2.FSI

As per TNCDBR	Occupancy	Area Type	Road Width	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Residential	OTHERS	7.62	<= 2	1.560	Verified

3.Floor Units

Block	Floor	Unit Number	Unit Area
Block 1	Floor 0	0	90.55 Sq.m
Block 1	Floor 1	1	90.55 Sq.m

4.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Parking Slots Area	5 M x 2.5 M Minimum Area of Each parking	No violation of area in 2 parking	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 2 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	1	2	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	2	2	Verified

5.Bathroom

As per TNCDBR	Description	Required	Provided	Status
Part vii-pt52-7	Bathroom	Height >= 2.1, Total Area >= 1.4, Width >= 1.0	Height >= 3.05, Total Area >= 5.76, Width >= 1.5199999999999818	Verified
Part vii-pt52-7	Bathroom	Height >= 2.1, Total Area >= 1.4, Width >= 1.0	Height >= 3.05, Total Area >= 5.76, Width >= 1.5199999999999818	Verified

6.Parapet

As per TNCDBR	Description	Required	Provided	Status
Part VII , 52(13)	Parapet	Height >= 1.2 and height <= 1.5	Height >= 1.26 and height <= 1.26	Verified

7.Solar

As per TNCDBR	Description	Required	Provided	Status
Part VI 44(2)	Solar Assisted Water Heating / Lighting system		Defined in the plan.	Verified

8.No. of Dwelling units

Description	Provided	Status
Total Dwelling units	2	Verified

9.Height of Building

As per TNCDBR	Description	Required	Provided	Status
Part VI Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Height of Building for Block 1	12m / G+2 or Stilt +3 / up to 16 Dwelling Units	6.36m / 2 Floors / 2 Dwelling units	Verified

10.Collection and disposal of Solid and Liquid Waste

As per TNCDBR	Description	Field Verified	Status
part vi-pt 35-17	Collection and disposal of solid and liquid Waste	Defined in the Plan.	Verified

11.Rain Water Harvesting

As per TNCDBR	Description	Provided	Status
Annexure XXII-A	Rain Water Harvesting	Defined in the plan	Verified

12.North Direction

As per TNCDBR	Description	Provided	Status
part ii - 8 -iii-(l)	North Direction	North directions provided	Verified

13.Location Plan

As per TNCDBR	Description	Provided	Status
part ii - 8 -i	Location Plan	Location plans provided	Verified

14.Toilet Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Toilet Ventilation	Min 0.5 Sq.m	0.56 Sq.m	Verified

15.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Individual residence	>=3m	7.62m	Verified

16.Gate

As per TNCDBR	Description	Required	Provided	Status
Annexure iv-part II-D	MAIN_GATE Length x Width x Height	Width of main gate should be minimum 3m	1.81 x 6.0 x 1.81	Verified

Block 1 - Scrutiny Details

1.Setback

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Front	Individual residence	0	Minimum distance	1.5	1.52	Verified

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Individual residence	0	Minimum distance	0	0	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Individual residence	0	Minimum distance	1	1.02	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Individual residence	0	Minimum distance	0	0.0	Verified

2.Balcony

As per TNCDBR	Floor	Description	Required	Provided	Status
part vii-pt52-13	floor 1	Height of balcony 1	Height ≥ 1.2 and ≤ 1.5 m	1.49	Verified

3.General Stair - Mid landing

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 mid landing	0.75	1.18	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 mid landing	0.75	1.18	Verified

4.General Stair - Number of risers

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 1	15	8	Verified
Part VII , 52(17)	floor 0	Maximum no of risers required per flight for general stair 1 flight 2	15	8	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 1	15	8	Verified
Part VII , 52(17)	floor 1	Maximum no of risers required per flight for general stair 1 flight 2	15	8	Verified

5.General Stair - Tread width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 1	0.25	0.30	Verified
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 2	0.25	0.30	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 1	0.25	0.30	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 2	0.25	0.30	Verified

6.General Stair - Width

As per TNCDBR	Floor	Description	Required	Provided	Status
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As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 1	0.75	0.92	Verified
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 2	0.75	0.92	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 1	0.75	0.92	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 2	0.75	0.92	Verified

7.Kitchen

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-6	Minimum height of kitchen	floor 0	2.75m	3.05m	Verified
part vii-pt52-6	Total area of kitchen	floor 0	5.00Sq.m	24.34Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 0	1.80m	3.96m	Verified
part vii-pt52-6	Minimum height of kitchen	floor 1	2.75m	3.05m	Verified
part vii-pt52-6	Total area of kitchen	floor 1	5.00Sq.m	24.34Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 1	1.80m	3.96m	Verified

8.Kitchen Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 5.56 of Kitchen Area 24.34 at floor 0	Verified
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 5.56 of Kitchen Area 24.34 at floor 1	Verified

9.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.46m	Verified

10.Portico

As per TNCDBR	Description	Required	Provided	Status
PORTICO DEDUCTION AREA	Portico 1 deduction area	-	0 Sq.Mtr.	Verified

11.Room

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-5,6,9,10	Minimum height of room	floor 0	2.75m	3.05m	Verified
	Minimum Width of room	floor 0	2.1m	2.86m	Verified
part vii-pt52-5,6,9,10	Minimum height of room	floor 1	2.75m	3.05m	Verified
	Minimum Width of room	floor 1	2.1m	2.86m	Verified

13.Stair Headroom

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-17(d)	Minimum clear of stair head-room	2.2	2.75	Verified

14.Ventilation

As per TNCDBR	Description	Required	Provided	Status
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 5.56 of Room Area 28.84 at floor 0	Verified
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 5.56 of Room Area 28.84 at floor 1	Verified

This report is generated based on the Applicant Declaration and a provided drawing. The drawing has been verified with TNCDBR rules and final decision on approval will be taken by Department officials. Completion Certificate will not be issued if any deviation from the submitted drawing more than tolerance Limits.