

PLAN DOCUMENT SCRUTINY REPORT

STATUS : Verified

APPLICATION DETAILS				
1	APPLICANT NAME	K ARUN	2	APPLICATION DATE
3	APPLICATION NUMBER	285440-2024-QQ	4	APPLICATION TYPE
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER
7	REGISTERED ARCHITECT/ENGINEER	-	8	DEVELOPMENT TYPE
PLOT DETAILS				
1	SURVEY NO	364/ 45		
2	PLOT NO	89	3	PATTA NO
4	TALUK	Poonamallee	5	DISTRICT
6	PLOT AREA (As per declaration) in m ²	108.0	7	PLOT AREA (As per measurement) in m ²
8	AVERAGE WIDTH OF PLOT in m	9.0	9	AVERAGE DEPTH OF PLOT in m
10	ROAD WIDTH in m	9.00	11	SURRENDER ROAD WIDTH AREA in m ²
12	AREA TYPE (Continuous/Economically Weaker Section/Others)	PRIMARY RESIDENTIAL	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
155.41	115.48	0.00	146.44	8.97

Non FSI Area Details(Proposed)

Area Details	Area in m ²
Head Room Area	8.97
Total	8.97

Plot Area Details

Description	Area in m ²
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Description	Area in m ²
As At Site	107.99
FMB or PLR	220.00
As Per Document	108.00

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	73.22	0	73.22	0	51.68
1	Individual residence	73.22	0	73.22	0	63.80
Total		146.44	0.00	146.44	0.00	115.48
1. Covered Area is 0.00 m ² 2. Height of building is 6.92 m 3. Head Room Area (Non FSI Area) is 8.97 m ² 4. Total Non FSI Area is 8.97 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	PRIMARY RESIDENTIAL	9.00	<= 2	1.356	Verified

3.Floor Units

Block	Floor	Unit Number	Unit Area
Block 1	Floor 0	1	73.22 Sq.m

4.Parking

As per TNCDBR	Description	Required	Provided	Status
Annexure iv - part I-13,17,b,part II-A,C	Two wheeler parking dimension	1 M x 1.8 M	Out of 1 parking 0 parking violated dimension.	Verified
Annexure iv - part I-13,17,b,part II-A,C	Car Parking	0	0	Verified
Annexure iv - part I-13,17,b,part II-A,C	Two Wheeler Parking	1	1	Verified

5.Septic Tank/drainage

As per TNCDBR	Description	Status
Part VII , 54-3(b)	Septic Tank/drainage Provided	Verified

6.Solar

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



7.No. of Dwelling units

Description	Provided	Status
Total Dwelling units	1	Verified

8.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	14m / G+2 or Stilt +3 / up to 16 Dwelling Units	6.92m / 2 Floors / 1 Dwelling units	Verified

9.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

10.Rain Water Harvesting

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

11.North Direction

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

12.Location Plan

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

13.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

14.Road Width

As per TNCDBR	Description	Occupancy	Required	Provided	Status
Part VI	Road Width	Individual residence	>=3m	9.00m	Verified

15.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 5.17 x 1.81	Verified
Annexure iv-part II-D	WICKET_GATE Length x Width x Height		1.81 x 1.0 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
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Rear	Individual residence	0	Minimum distance	0	0	Verified

As per TNCDBR	Setback	Occupancy	Level	Field Verified	Required	Provided	Status
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 1	Individual residence	0	Minimum distance	1	1.01	Verified
Part VI, Pt.35 / pt.36/ pt.37/ pt.38/ pt.39	Side Setback 2	Individual residence	0	Minimum distance	1	1.0	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	1.22	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	0.91	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 mid landing	0.75	0.91	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	5	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	5	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	0.25	Verified
Part VII , 52(17)	floor 0	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 1	0.25	0.25	Verified
Part VII , 52(17)	floor 1	Minimum tread for general stair 1 flight 2	0.25	0.25	Verified

6.General Stair - Width

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 1	0.75	0.91	Verified

As per TNCDBR	Floor	Description	Required	Provided	Status
Part VII , 52(17)	floor 0	Minimum width for general stair 1 flight 2	0.75	0.91	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 1	0.75	0.91	Verified
Part VII , 52(17)	floor 1	Minimum width for general stair 1 flight 2	0.75	0.91	Verified

7.Kitchen

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-6	Minimum height of kitchen	floor 0	2.75m	2.89m	Verified
part vii-pt52-6	Total area of kitchen	floor 0	5.00Sq.m	7.69Sq.m	Verified
part vii-pt52-6	Minimum Width of kitchen	floor 0	1.80m	2.36m	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 2.23 of Kitchen Area 7.69 at floor 0	Verified

9.OverHangs

As per TNCDBR	Floor	Description	Required	Provided	Status
part vi-pt28-a (i)	0	Maximum width of OverHangs	<=0.6	0.60	Verified

10.Plinth

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-1	Minimum plinth height	>= 0.45m	0.91m	Verified

11.Room

As per TNCDBR	Description	Floor	Required	Provided	Status
part vii-pt52-5,6,9,10	Minimum height of ac room	floor 0	2.75m	2.89m	Verified
part vii-pt52-5,6,9,10	Minimum height of room	floor 0	2.75m	2.89m	Verified
part vii-pt52-5,6,9,10	Minimum height of ac room	floor 1	2.75m	2.89m	Verified
part vii-pt52-5,6,9,10	Minimum height of room	floor 1	2.75m	2.89m	Verified

13.Stair Headroom

As per TNCDBR	Description	Required	Provided	Status
part vii-pt52-17(d)	Minimum clear of stair head-room	2.2	2.40	Verified
part vii-pt52-17(d)	Minimum Area of head-room	>0 Sq.m	8.97 Sq.m	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 6.53 of Room Area 29.48 at floor 0	Verified
part vii-52(16a)	Light and Ventilation	Minimum 1/8th of the floor area	Ventilation area 8.16 of Room Area 34.83 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.