

Scrutiny Report of Building Plan

(Application Number : SWS-OBPAS/2207/2023/1513^868871)

Scrutiny Status : Completed

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BUILDING CATEGORY : RESIDENTIAL BUILDING
BUILDING USE GROUP : MERCANTILE-RETAIL, RESIDENTIAL

Details of Application

Proposal Details		Applicant Details		
Proposed Area	Other than the Municipalities in Hill areas	Name	Nasir Ali Molla	
ULB	Rajpur-Sonarpur	Address	North Kumrakhali	
ULB Type	Municipality	e-mail Address	nasiralimolla12@gmail.com	
Proposal Type	New	Architect / LBS Details		
Proposal Case Type	-	Name of Architect/Licensed Building Surveyor	Kalyan Chakrabarti	
Reference Scrutiny Number	SCR-205027	Address	494 Purba Phool Bagan RoadPo Baghajatin	
Building Type	Detached	e-mail Address	kalyanchakraburtt@gmail.com	
Date of receipt of application	29 June 2023	Registration Number	309/RJPSON/EBA/98-99	
Date of Scrutiny	30 June 2023-	Plot Abutting Details		
Government Scheme	No	Location	Direction	Details
Site Address		Front	West	Road
Block	--	Side 1	North	Plot
Borough No	--	Side 2	South	Plot
Ward No	Ward-27	Rear	East	Plot
Plot No Type	RS,LR	Plot Boundary Details		From Drawing
Plot No	1514,1593	Boundaries of site on Front		18.55
Location / Street Name	Kumrakhali 3	Boundaries of site on Side1		15.74
Holding No	306	Boundaries of site on Side2		14.72
Premises No	306	Boundaries of site on Rear		18.5
Mouza	Kumrakhali	Perimeter of Plot Boundary		67.51
JL No	48	Corner Plot	No	
Police Station	sonarpur	Subdivision of Plot	No	
Khatian No	74,3045	Subdivision Number	-	
Post Office	Narendrapur	Additional FAR	N.A.	
PIN	700103	Additional FAR Category	N.A.	
Area of Land (Plot Area)		River Zone	N.A.	
As per Deed	283.88			

Note: All measurement values are in **Metres** and **Area** values in **Square Metres**

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Area of Land (Plot Area)	
As per Physical Measurement mentioning necessary diagonals in site plan	283.86
As per Drawing	283.86

Width of Abutting Road / Means of Access					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
45(2)(b)	Road Width	2.40	N.A.	13.50	Satisfied

Mandatory Open Space					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
50 (2) (a)	Front Open Space	1.20	N.A.	1.22	Satisfied
50 (2) (a)	Side 1 Open Space	1.20	N.A.	1.2	Satisfied
50 (2) (a)	Side 2 Open Space	1.50	N.A.	1.5	Satisfied
50 (2) (a)	Rear Open Space	3.00	N.A.	3	Satisfied

Area Statement Summary					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
49(3)	Building Height	N.A.	60.00	12.50	Satisfied
48(A)	FAR	N.A.	2.25	1.68	Satisfied
46(1) (a) /(b)	Ground Coverage (in Percentage)	N.A.	60.81	53.23	Satisfied
-	Plot Area	N.A.	N.A.	283.86	N.A.
-	Minimum Width of Plot	N.A.	N.A.	18.55	N.A.
-	Total Builtup Area	N.A.	N.A.	667.73	N.A.
-	Floor Area (for FAR)	N.A.	638.68	476.94	Satisfied
-	Covered Area	N.A.	172.62	151.10	Satisfied

Proposed Height of the Building / No. of Stories		
Block Name	Number of Floors	Height of the Building
Single Building	Ground + 3 Floors	12.50

Comparison of Total Building Height		
As per Web Input	Total Building Height	Result
17.10	17.10	Satisfied

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Comparison of Total Builtup Area

As per Web Input	As per Drawing	Result
667.73	667.73	Satisfied

Comparison of Building Category

As per Web Input	As per Drawing	Result
Residential	RESIDENTIAL BUILDING	Satisfied

Floorwise Breakup

Block Name	Floor Name	Total Area	Deduction	Builtup Area	Exemption 48 (A) (2)(ii)	Covered Parking	Exemption for covered Parking	Floor Area (for FAR)
Single Building	FLOOR01	168.18	11.90	156.28	15.32			140.96
	FLOOR02	168.18	1.76	166.43	15.32			151.10
	FLOOR03	168.18	1.76	166.43	15.32			151.10
	FLOOR-GROUND	162.62	-	162.62	28.84	100.00	100.00	33.78
	FLOOR-TERRACE	15.97	-	15.97	15.97			-
	Total	683.13	15.41	667.73	90.77	100.00	100.00	476.94

* Will be Deducted and Exempted from floor area if provided in the Drawing
 * List of Deduction - Lift, Duct, Chimney, Ventilation Shaft
 * List of Exemption - Staircase, Staircase Landing Width, Lift Lobby, Service Equipments

Occupancy Details

Block Name	Floor Name	Occupancy	Occupancy Area (Gross)	Occupancy Area (Net)
Single Building	FLOOR01	MERCANTILE-RETAIL	96.61	86.47
	FLOOR01	RESIDENTIAL	71.57	54.49
	FLOOR02	RESIDENTIAL	168.18	151.10
	FLOOR03	RESIDENTIAL	168.18	151.10
	FLOOR-GROUND	MERCANTILE-RETAIL	39.30	25.78
	Total		543.84	468.94

Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area
Single building	FLOOR01	A1	Single	53.75
		Total : 53.75		

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Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area
Single building	FLOOR02, FLOOR03 - TYPICAL	A1	Single	53.75
		A2	Single	46.74
		A3	Single	49.88
		Total : 150.37		
Total number of Tenements : 7				
Grand Total : 354.49				

Parking Details (Calculation)

Rule No 52 (B) (1)	Tenements	Area for Calculating Parking	Cars Required	Truck /Bus required
Tenements Below 60 Sq.M	7	354.49	1	N.A.
MERCANTILE-RETAIL		62.25	2	N.A.
Total	7	416.74	3	-

Parking / Garage Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
52(A)(1)(a)	Parking Head Room Height (Car)	2.2	N.A.	3.05	Satisfied
52(B)(1)	Car Parking Space	3 Nos.	N.A.	4 Nos.	Satisfied..4
52(B)(1)	Covered Parking Space	N.A.	N.A.	4	N.A.
52(B)(1)	OffStreet Parking Space	N.A.	N.A.	Not Provided	N.A.
69(4)	Garage Size Truck	3.75 x 10	N.A.	Not Provided	N.A.
69	Garage Size Car	2.5 x 5	N.A.	Not Provided	N.A.
69(4)	Garage Head Room Height (Truck)	3.5	N.A.	Not Provided	N.A.
69(2)	Garage Head Room Height (Car)	2.25	N.A.	Not Provided	N.A.
57(3)	Plinth of Garage	0.15	N.A.	0.16	Satisfied

Details of Structures / Buildings

Block Name	Building Plinth Height					Parking Plinth Height				Parapet Wall Height			
	Rule No	Min	Max	Provided	Result	Rule No	Min	Provided	Result	Rule No	Max	Provided	Result
Single Building	57(1)	0.60	-	0.60	Satisfied	57(3)	0.15	-	N.A.	72	1.50	1.00	Satisfied

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Habitant Proposed to be accommodated- Habitable Room Details - Rule 58(1)

Dwell name	Block name	Floor Name	Parameter	Minimum	Maximum	Provided	Result
A1	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	11.34	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.03	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.11	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.75	Satisfied
		FLOOR02, FLOOR03 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.34	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.03	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.11	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.75	Satisfied
A2	Single Building	FLOOR02, FLOOR03 - TYPICAL	Habitable Room Area 1	9.5	N.A.	9.97	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.43	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.92	Satisfied
A3	Single Building	FLOOR02, FLOOR03 - TYPICAL	Habitable Room Area 1	9.5	N.A.	10.43	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.78	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.57	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.78	Satisfied

Habitant Proposed to be accommodated

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
58(1)	Floor to Floor Height	3.05	N.A.	3.05	Satisfied
74 (2)	Habitable Room Ventilation Area	0.94	N.A.	1.20	Satisfied
60(1)	Kitchen Area	4.5	N.A.	Not Provided	N.A.
60(1)	Kitchen Width	1.8	N.A.	Not Provided	N.A.
60(1)	Kitchen Cum Dining Area	9.5	N.A.	15.92	Satisfied
60(1)	Kitchen Cum Dining Width	2.4	N.A.	2.73	Satisfied
60(3)(c)	Kitchen Window Area	1	N.A.	1.80	Satisfied
61(1)	Pantry Area	3.00	N.A.	Not Provided	N.A.
61(1)	Pantry Width	1.40	N.A.	Not Provided	N.A.
68	Store Room Area	1.50	N.A.	Not Provided	N.A.
68	Store Room Height	2.10	N.A.	Not Provided	N.A.

Sanitation Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
62(1)	Toilet Area (Combined Bathroom & WC)	2.6	N.A.	2.97	Satisfied

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Sanitation Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
62(1)	Toilet Width (Combined Bathroom & WC)	N.A.	N.A.	2.05	N.A.
62(4)(a)	Toilet Ventilation Area	0.4	N.A.	0.45	Satisfied
-	Toilet Height (Combined Bathroom & WC)	N.A.	N.A.	Not Provided	N.A.
62(1)	Bathroom Area (Separate Unit)	1.80	N.A.	Not Provided	N.A.
62(1)	Bathroom Width (Separate Unit)	1.2	N.A.	Not Provided	N.A.
62(1)	Bathroom Height (Separate Unit)	2.2	N.A.	Not Provided	N.A.
62(4)(a)	Bathroom Ventilation Area	0.4	N.A.	Not Provided	N.A.
62(2)	Water-Closet(WC) Area (Separate Unit)	1.2	N.A.	1.68	Satisfied
62(2)	Water-Closet(WC) Width (Separate Unit)	1	N.A.	0.98	Satisfied
-	Water-Closet(WC) Height (Separate Unit)	N.A.	N.A.	2.95	N.A.
62(4)(a)	Water-Closet(WC) Ventilation Area	0.4	N.A.	0.45	Satisfied

Lift Details

Block Name	Lift Name	From Web Input			Shaft Width			Shaft Depth		
		Pit Depth	OverHead Room Height	Machine Room Height	From Web Input	From Drawing	Result	From Web Input	From Drawing	Result
Single Building	L1	1.6	6.6	2.4	1.3	1.3	Satisfied	1.35	1.35	Satisfied

Lift Count

Rule No	Block Name	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided		Result
						From Web Input	From Drawing	
63	Single Building	FLOOR-GROUND	No.of Lift	N.A.	N.A.	1	1	Satisfied

Loft /Ledge Details

Block Name	Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
-	64(2)	Loft Area	N.A.	N.A.	Not Provided	N.A.
	64(3)	Clear height below the loft	2.1	N.A.	Not Provided	N.A.
	64(3)	Height between any loft and ceiling	N.A.	1.2	Not Provided	N.A.
	65(1)	Ledge Area	N.A.	N.A.	Not Provided	N.A.
	65(2)	Ledge Clear Height from Floor Level	2.1	N.A.	Not Provided	N.A.
	65(3)	Ledge Width	N.A.	0.6	Not Provided	N.A.

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Ramp / Basement Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
70(6)(d)	Vehicular Ramp Slope	N.A.	1:6	Not Provided	N.A.
70(6)(d)	Vehicular Ramp Width	3.50	N.A.	Not Provided	N.A.

Other Requirements

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
48A(2)(iii)	Roof Tank Height of Support	N.A.	1.0	0.6	Satisfied
174	Solar Panel	N.A.	N.A.	Not Provided	N.A.
71(2)	Height of Chimney above any flat roof	0.9	N.A.	Not Provided	N.A.
71(2)	Height of Chimney (above the ridge of Sloping Roof)	0.6	N.A.	Not Provided	N.A.
73	Road Side Boundary wall Total Height	N.A.	2.00	Not Provided	N.A.
67	Service Floor Height	N.A.	1.5	Not Provided	N.A.

Inner Courtyard / Outer Courtyard / Ventilation Shaft Details

Block Name	Rule No	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
-	50(3)(a)(iii)	-	Inner Courtyard Dimension	3.00	N.A.	Not Provided	N.A.
-	57(2)	-	Inner Courtyard Plinth Height for the Abutting Footpath	0.3	N.A.	Not Provided	N.A.

Staircase Count

Rule No	Block Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
80(1)	Single Building	Stair Case Width	1.35	N.A.	1.35	Satisfied
80(1) & 48(A)(2)(i)	Single Building	Staircase Landing Width	1.80	N.A.	1.88	Satisfied
-	Single Building	Riser	N.A.	N.A.	0.15	N.A.
-	Single Building	Tread	N.A.	N.A.	0.23	N.A.
-	Single Building	Stair Case Ventilation Area	N.A.	N.A.	Not Provided	N.A.
49(2)(a)	Single Building	Stair Cover Height	N.A.	3	2.40	Satisfied
80(1)	Single Building	No. of Staircase	1	N.A.	2	Satisfied

Driveway

Rule No	Parameter	Minimum	Maximum	Provided	Result
52(A)(2)	Driveway Width (Car)	4	N.A.	Not Provided	N.A.

Travel Distance

Rule No	Block Name	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
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78(1)(a)	Single Building	FLOOR01	One exit door and Stair case	N.A.	22.50	2.76	Satisfied
		FLOOR02, FLOOR03 - TYPICAL	One exit door and Stair case	N.A.	22.50	3.52	Satisfied
		FLOOR- GROUND	One exit door and Stair case	N.A.	30.00	9.15	Satisfied

Public Open Space Requirement

Rule No	Parameter	Minimum	Maximum	Provided	Result
54(3)	Public Open Spaces Area	N.A.	N.A.	Not Provided	N.A.
54(3)	Public Open Spaces Width	10	N.A.	N.A.	N.A.
54(3)	Public Open Spaces in One Parcel	400	N.A.	Not Provided	N.A.

Projections into Mandatory Open Spaces

Rule No	Parameter	Minimum	Maximum	Provided	Result
54(d)	Projection of Cornice	N.A.	0.50	Not Provided	N.A.
54(d)	Projection of Chajja	N.A.	0.50	0.45	Satisfied



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