

Scrutiny Report of Building Plan

(Application Number : SWS-OBPAS/1301/2025/0051^1752936)

Scrutiny Status : Completed

Disclaimer : This is an automatically generated electronic document which requires no signature. The generated report specifies information regarding compliance of requirements of The West Bengal Municipal (Building) Rules, 2007 (Amended) in respect of the building proposal Submitted. However, the decision to grant construction permit for the building proposal is vested with the ULB Authority of WEST BENGAL

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	Subhabrata Ganguly	
ULB	Bankura	Address	HARANATH PALLY, SONAMUKHI, BANKURA, WEST BENGAL 722207	
ULB Type	Municipality	e-mail Address	gangulysubhabrata97@gmail.com	
Proposal Type	New	Architect / LBS Details		
Proposal Case Type	-			
Reference Scrutiny Number	SCR-396582	Name of Architect/Licensed Building Surveyor	Raj Kumar Agarwal	
Building Type	Detached	Address	8b ROYD STREET	
Date of receipt of application	31 January 2025	e-mail Address	shilpaakar@gmail.com	
Date of Scrutiny	31 January 2025-	Registration Number	CA/1994/17940	
Government Scheme	No	Plot Abutting Details		
Site Address				
Block	--	Location	Direction	Details
Borough No	--	Front	North	Road
Ward No	13	Side 1	East	Building
Plot No Type	LR,LR,LR,LR,LR	Side 2	West	Road
Plot No	925,925,925,925,925	Rear	South	Building
Location / Street Name	LOKEPUR GOBINDA NAGAR MEDICAL COLLEGE ROAD	Plot Boundary Details		From Drawing
Holding No	--	Boundaries of site on Front		26.03
Premises No	925	Boundaries of site on Side1		64.97
Mouza	PARBATIPUR	Boundaries of site on Side2		61.55
JL No	214	Boundaries of site on Rear		39.66
Police Station	Bankura P.S.	Perimeter of Plot Boundary		192.21
Khatian No	1839,3569,3570,3571,3572	Corner Plot	Yes	
Post Office	KENDUADIHI	Subdivision of Plot	No	
PIN	722102	Subdivision Number	-	
Area of Land (Plot Area)		Additional FAR	N.A.	
		Additional FAR Category	N.A.	
		River Zone	N.A.	
As per Deed	2175.17			

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	2175.17
As per Drawing	2175.16

Width of Abutting Road / Means of Access					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
45(2)(a)(i)	Road Width (Higher)	2.40	N.A.	12.20	Satisfied
-	Road Width 1	N.A.	N.A.	1.20	N.A.
-	Road Width 2	N.A.	N.A.	12.20	N.A.

Mandatory Open Space					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
50 (2) (a)	Front Open Space	6.00	N.A.	8.39	Satisfied
50 (2) (a)	Side 1 Open Space	6.50	N.A.	6.55	Satisfied
50 (2) (a)	Side 2 Open Space	6.50	N.A.	6.51	Satisfied
50 (2) (a)	Rear Open Space	8.50	N.A.	10.34	Satisfied

Area Statement Summary					
Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
49(3)	Building Height	N.A.	60.00	35.50	Satisfied
48(A)	FAR	N.A.	2.25	2.21	Satisfied
46(1) (a) /(b)	Ground Coverage (in Percentage)	N.A.	50	22.16	Satisfied
-	Plot Area	N.A.	N.A.	2175.16	N.A.
-	Minimum Width of Plot	N.A.	N.A.	87.58	N.A.
-	Total Builtup Area	N.A.	N.A.	6176.06	N.A.
-	Floor Area	N.A.	4894.11	4809.55	Satisfied
-	Covered Area	N.A.	1087.58	482.01	Satisfied

Proposed Height of the Building / No. of Stories		
Block Name	Number of Floors	Height of the Building
Single Building	BF-1 + Ground + 10 Floors	35.50

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Comparison of Total Building Height

As per Web Input	Total Building Height	Result
38.30	38.30	Satisfied

Comparison of Total Builtup Area

As per Web Input	As per Drawing	Result
6176.06	6176.06	Satisfied

Comparison of Covered Area

As per Web Input	As per Drawing	Result
482.01	482.01	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	511.39	8.88	502.51	20.50			482.01
	FLOOR02	511.39	8.88	502.51	20.50			482.01
	FLOOR03	472.59	8.88	463.71	17.50			446.21
	FLOOR04	472.59	8.88	463.71	17.50			446.21
	FLOOR05	472.59	8.88	463.71	17.50			446.21
	FLOOR07	472.59	8.88	463.71	17.50			446.21
	FLOOR08	472.59	8.88	463.71	17.50			446.21
	FLOOR09	472.59	8.88	463.71	17.50			446.21
	FLOOR06	472.59	8.88	463.71	17.50			446.21
	FLOOR10	385.91	8.88	377.03	17.50			359.53
	FLOOR-BF	790.01	-	790.01	8.75	781.26	781.26	-
	FLOOR-GROUND	758.03	-	758.03	20.50	375.00	375.00	362.53
	FLOOR-TERRACE	-	-	-	-			-
	Total	6264.86	88.80	6176.06	210.25	1156.26	1156.26	4,809.55

* 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

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Occupancy Details

Block Name	Floor Name	Occupancy	Occupancy Area (Gross)	Occupancy Area (Net)
Single Building	FLOOR01	RESIDENTIAL	511.39	482.01
	FLOOR02	RESIDENTIAL	511.39	482.01
	FLOOR03	RESIDENTIAL	472.59	446.21
	FLOOR04	RESIDENTIAL	472.59	446.21
	FLOOR05	RESIDENTIAL	472.59	446.21
	FLOOR06	RESIDENTIAL	472.59	446.21
	FLOOR07	RESIDENTIAL	472.59	446.21
	FLOOR08	RESIDENTIAL	472.59	446.21
	FLOOR09	RESIDENTIAL	472.59	446.21
	FLOOR10	RESIDENTIAL	385.91	359.53
	FLOOR-GROUND	MERCANTILE-RETAIL	351.93	351.93
	Total		5068.75	4798.95

Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area
Single building	FLOOR01	A1	Single	53.88
		A2	Single	74.37
		A3	Single	73.54
		Total : 201.79		
	FLOOR02	A1	Single	53.88
		A2	Single	74.37
		A3	Single	73.54
		Total : 201.79		
	FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	A1	Single	53.88
		A2	Single	74.37
		A3	Single	73.54
		A4	Single	70.09
		A5	Single	70.09
		Total : 341.97		
	FLOOR06	A1	Single	53.88
		A2	Single	74.37
		A3	Single	73.54
		A4	Single	70.09
		A5	Single	70.09

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Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area
Single building	FLOOR06	Total : 341.97		
	FLOOR10	A1	Single	53.88
		A3	Single	73.54
		A4	Single	70.09
		A5	Single	70.09
		Total : 267.60		
		Total number of Tenements : 45		
Grand Total : 3064.97				

Parking Details (Calculation)

Rule No 52 (B) (1)	Tenements	Area for Calculating Parking	Cars Required	Truck /Bus required
Tenements Above 60 Sq.M	35	3064.97	26	N.A.
MERCANTILE-RETAIL		351.93	4	N.A.
Total	35	3416.90	30	-

Parking / Garage Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
52(B)(1)	Car Parking Space	30 Nos.	N.A.	57 Nos.	Satisfied..57
52(B)(1)	Covered Parking Space	N.A.	N.A.	39	N.A.
52(B)(1)	OffStreet Parking Space	N.A.	N.A.	18	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.	0.15	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	-	Not Provided

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.	14.51	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	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 2	7.5	N.A.	9.53	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
		FLOOR02	Habitable Room Area 1	9.5	N.A.	14.51	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.53	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
		FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	Habitable Room Area 1	9.5	N.A.	14.51	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.53	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
		FLOOR06	Habitable Room Area 1	9.5	N.A.	14.51	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.53	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
		FLOOR10	Habitable Room Area 1	9.5	N.A.	14.51	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.53	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
A2	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.89	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.03	Satisfied
		FLOOR02	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.89	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.03	Satisfied
		FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.89	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.03	Satisfied
		FLOOR06	Habitable Room Area 1	9.5	N.A.	14.92	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
A2	Single Building	FLOOR06	Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.89	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.03	Satisfied
A3	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR02	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR06	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR10	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
A4	Single Building	FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR06	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	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
A4	Single Building	FLOOR10	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
A5	Single Building	FLOOR03, FLOOR04, FLOOR05, FLOOR07, FLOOR08, FLOOR09 - TYPICAL	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR06	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	Satisfied
		FLOOR10	Habitable Room Area 1	9.5	N.A.	14.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.75	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.6	Satisfied
			Habitable Room Width 2	2.1	N.A.	3	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	0.95	N.A.	2.25	Satisfied
60(1)	Kitchen Area	4.5	N.A.	4.57	Satisfied
60(1)	Kitchen Width	1.8	N.A.	1.80	Satisfied
60(1)	Kitchen Cum Dining Area	9.5	N.A.	Not Provided	N.A.
60(1)	Kitchen Cum Dining Width	2.4	N.A.	Not Provided	N.A.
60(3)(c)	Kitchen Window Area	1	N.A.	2.25	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.	2.89	Satisfied

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62(1)	Toilet Width (Combined Bathroom & WC)	N.A.	N.A.	2.10	N.A.
62(4)(a)	Toilet Ventilation Area	0.4	N.A.	0.42	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.	2.96	Satisfied
62(2)	Water-Closet(WC) Width (Separate Unit)	1	N.A.	1.30	Satisfied
-	Water-Closet(WC) Height (Separate Unit)	N.A.	N.A.	Not Provided	N.A.
62(4)(a)	Water-Closet(WC) Ventilation Area	0.4	N.A.	0.42	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	1.8	6	0	1.85	1.85	Satisfied	2.4	2.4	Satisfied
	L2	1.8	6	0	1.85	1.85	Satisfied	2.4	2.4	Satisfied

Lift Count

Rule No	Block Name	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided		Result
						From Web Input	From Drawing	
63	Single Building	-	No.of Lift	1	N.A.	2	2	Satisfied

Ramp / Basement Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
70(6)(d)	Vehicular Ramp Slope	N.A.	1:6	1:6	Satisfied..1
70(6)(d)	Vehicular Ramp Width	3.50	N.A.	3.6	Satisfied..1
70(6)(d)	Ramp Count Others	1	N.A.	1	Satisfied

Other Requirements

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
174	Solar Panel Height	N.A.	N.A.	1.80	N.A.
51(3)	Distance from Building to Transformer	4.0	N.A.	5.50	Satisfied
51(3)	Distance from Boundary Line to Transformer	1.2	N.A.	1.24	Satisfied

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

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Other Requirements

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
172	Waste Water Recycling	N.A.	N.A.	Not Provided	N.A.
174	Solar Panel	Required	N.A.	Provided	Satisfied
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	1.80	Satisfied
67	Service Floor Height	N.A.	1.5	Not Provided	N.A.

Staircase Count

Rule No	Block Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
80(1)	Single Building	Stair Case Width	1.25	N.A.	1.25	Satisfied
-	Single Building	Riser	N.A.	N.A.	Not Provided	N.A.
-	Single Building	Tread	N.A.	N.A.	0.25	N.A.
-	Single Building	Stair Case Ventilation Area	N.A.	N.A.	Not Provided	N.A.
49(2)(a)	-	Stair Cover Height	N.A.	3	Not Provided	N.A.
80(1)	Single Building	No. of Staircase	2	N.A.	2	Satisfied

Driveway

Rule No	Parameter	Minimum	Maximum	Provided	Result
52(A)(2)	Driveway Width (Car)	4	N.A.	5.01	Satisfied
52(A)(2)	Driveway Width (Truck)	5	N.A.	Not Provided	N.A.

Travel Distance

Rule No	Block Name	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
78(1)(b)	Single Building	FLOOR-GROUND	Travel distance between two exits	N.A.	30.00	18.77	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.

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Projections into Mandatory Open Spaces

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



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