



## eDCR-Scrutiny Report

Department of Town and  
Country Planning  
ver 1.5

(SCR-dd/mm/yyyy:Scrutiny no.) : SCR-23/05/2019:130775

DTCP DIRECTORATE OF TOWN  
AND COUNTRY PLANNING

Application Ref No : 2019002020016713-05

ChengalpattuRegion

### Application Details and Building Type

Drawing File Name	Ibreez-II Approval.dwg
Unique ID	SCR-23/05/2019:130775
Date of Scrutiny	Thursday, May 23, 2019
Applicant Name	M/S.AVIGNA PROPERTIES PVT LTD
Applicant Address	1822, 13th MAIN ROAD ANNA NAGAR WESTCHENNAI
Proposed at Address	ECHANKARANAI VILLAGE CHENGALPATTU TALUKKANCHIPURAM DISTRICT
Building Type	Residential
Public Building	NO
Premium FSI	YES
Number of Floors	Stilt + 5 Floors

Survey No.	51,51,51,51,51,51
Sub Division	83,84,85,89,90,91
Revised Survey No.	
Road Name	EXISTING ROAD
Village Name	Echankaranai
Locality	Panchayat
Taluk / District	Kancheepuram

PLR/FMB Area	1006.00
Document Area	1006.00
Super Imposed Plot Area	1003.12

Building Type From Drawing RESIDENTIAL

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

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Industrial Type -

Parameter List as per Tamil Nadu Combined Development and Building Rules, 2019 (DTCP)							
Section	Parameter	Minimum	Maximum	Provided	Violation	Violation %	Result
	No.of Dwellings	N.A.	N.A	30	N.A.	N.A.	N.A.
35	Site Extent	N.A.	N.A.	1003.12	N.A.	N.A.	N.A.
35	Plot width	N.A.	N.A.	27.43	N.A.	N.A.	Satisfied
35	Road Width	9	N.A.	12.20	N.A.	N.A.	Satisfied
35 1(b)	Building Height	N.A.	18.3	14.36	N.A.	N.A.	Satisfied
35	Floor Space Index	N.A.	2.8	2.592	N.A.	N.A.	Satisfied
35	Front setback	3.00	N.A.	3.52	N.A.	N.A.	Satisfied
35	Side1 setback	2.50	N.A.	3.04	N.A.	N.A.	Satisfied
35	Side2 setback	2.50	N.A.	3.24	N.A.	N.A.	Satisfied
35	Rear setback	2.50	N.A.	2.96	N.A.	N.A.	Satisfied
42(i)	Residential corridor	1	N.A.	Not Provided	N.A.	N.A.	

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	Commercial & Educational corridor	2	N.A.	Not Provided	N.A.	N.A.	N.A.
42(iii)	Hospital corridor	2.4	N.A.	Not Provided	N.A.	N.A.	N.A.
Annexure – IV PART-I	Car Parking stalls	10 Nos.	N.A.	10 Nos.	N.A.	N.A.	Satisfied..10
Annexure – IV PART-I	Two Wheeler Parking stalls	30 Nos.	N.A.	30 Nos.	N.A.	N.A.	Satisfied..30
Annexure – IV PART – II(c)	Single Driveway - Width	3	N.A.	No Failed Places	N.A.	N.A.	Satisfied..1
Annexure – IV PART-II(G)	Vehicular Ramp Slope - One Way	1:8	N.A.	Not Provided	N.A.	N.A.	N.A.
Annexure – IV PART-II(G)	Vehicular Ramp Width - One Way	3	N.A.	Not Provided	N.A.	N.A.	N.A.
Annexure – IV PART-II(G)	Vehicular Ramp Slope - Two Way	1:8	N.A.	Not Provided	N.A.	N.A.	N.A.
Annexure – IV PART-II(G)	Vehicular Ramp Width - Two Way	6	N.A.	Not Provided	N.A.	N.A.	N.A.
43 (d)(2)	Physically Challenged Ramp Slope	1:12	N.A.	Not Provided	N.A.	N.A.	N.A.

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43 (d)(2)	Physically Challenged Ramp Width	1.8	N.A.	Not Provided	N.A.	N.A.	N.A.
43 (d)(2)	Physically Challenged Ramp - Distance between landings	N.A.	9	Not Provided	N.A.	N.A.	N.A.
43 (d)(2)	Physically Challenged Ramp landing dimension	2 x 1.8	N.A.	Not Provided	N.A.	N.A.	N.A.
43(c)(i)	Physically Challenged Parking Travel Distance	N.A.	30	N.A.	N.A.	N.A.	N.A.
Annexure – XXII	Rain Water Harvesting	Required	N.A.	Provided	N.A.	N.A.	Satisfied
Annexure – XXII	RWH Dimension	1.5 x 1	N.A.	1.50 x 1.00	N.A.	N.A.	Satisfied
44	Solar System	Required	N.A.	Provided	N.A.	N.A.	Satisfied
41	Recreational Open Space	100	N.A.	Not Provided	N.A.	N.A.	N.A.
46(1)(b)	Transformer Yard (L x B)	5x5 or 10x4	N.A.	Not Provided	N.A.	N.A.	-
46(1)(a)(iii)	Electrical Transformer Room (L x B x H)	6x4x2.75	N.A.	6.00 X 4.00 X 2.75	N.A.	N.A.	Satisfied

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Section	Parameter	Minimum	Maximum	Provided	Violation	Violation %	Result
54	Septic Tank	Required if Sewerage system is not available	N.A.	2.21 X 0.89	N.A.	N.A.	Satisfied
35(20)(a)	Basement Height	2.4	N.A.	Not Provided	N.A.	N.A.	N.A.
35(20)(a)	Basement Height above GL	N.A.	1.2	Not Provided	N.A.	N.A.	N.A.
35(17)	Waste Disposal	Not Required	N.A.	Not Provided	N.A.	N.A.	N.A.

Tamil Nadu Combined Development and Building Rules, 2019 (DTCP)					
Section	Parameter	Minimum	Maximum	Provided	Result
52 5(b)	Habitation Room Minimum Area	7.5	N.A.	9.00	Satisfied..60
52(16)	Habitation Room Ventilation	12.5%	N.A.	20.00%	Satisfied..30 Mechanical Ventilation..30
52(5)(a)	Room Clear Height	2.75	N.A.	2.79	Satisfied
52 (6) (b)	Kitchen Area	5	N.A.	5.4	Satisfied.. 30

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Tamil Nadu Combined Development and Building Rules, 2019 (DTCP)					
Section	Parameter	Minimum	Maximum	Provided	Result
52 16(iv)	OTS Area	0	N.A.	2.34	Satisfied..5
	OTS Size	1.5 * 2.5	N.A.	1.3	Satisfied..5
52 (7)	WC Area	1	N.A.	3.04	Satisfied..5
52(7)(b)	WC width	0.9	N.A.	2.25	Satisfied..5
52(16)(iv)	WC Ventilation area	0.5	N.A.	0.56	Satisfied..5
52 (7)(b)	Toilet Area	2.4	N.A.	2.43	Satisfied..55
52 (7)(b)	Toilet width	1.2	N.A.	1.8	Satisfied..55
52(16)(iv)	Toilet Ventilation area	0.5	N.A.	0.56	Satisfied..55
52 (17)(d)	Staircase Headroom Height	2.2	N.A.	2.74	Satisfied
53(4)	Stair Access Distance	N.A.	22.5	1.11	Satisfied..30

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Non FSI Details						
Block Name	Floor Name (if not permitted)	Non FSI Text	Floor Permit	Allowable	Provided	Violation
Others		ELECTRICAL TRANSFORMER ROOM		No limit	24.00	-

Total Non FSI Violation: 0

Floorwise Breakup							
Typical Block Name	Floor Name	Total Builtup Area	Non FSI Area			Residential	Commercial / Public
			Covered Parking	Deduction	Incidental Structures	Total covered area	Total covered area
Others	FLOOR-STILT	-	541.33	-	24.00	-	-
	FLOOR01	541.30	-	21.25	-	520.05	-
	FLOOR02	541.30	-	21.25	-	520.05	-

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Typical Block Name	Floor Name	Total Builtup Area	Non FSI Area			Residential	Commercial / Public
			Covered Parking	Deduction	Incidental Structures	Total covered area	Total covered area
Others	FLOOR03	541.30	-	21.25	-	520.05	-
	FLOOR04	541.30	-	21.25	-	520.05	-
	FLOOR05	541.30	-	21.25	-	520.05	-
	<b>Total</b>	<b>2,706.48</b>	<b>541.33</b>	<b>106.24</b>	<b>24.00</b>	<b>2,600.24</b>	-

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Dwelling Details				
Block Name	Floor Name	Dwelling Reference	Single / Duplex	Dwelling Area
Single building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	F,S,T,F,F-A	Single	74.94
		F,S,T,F,F-B	Single	76.26
		F,S,T,F,F-C	Single	73.99
		F,S,T,F,F-D	Single	75.54
		F,S,T,F,F-E	Single	77.18
		F,S,T,F,F-F	Single	75.22

**Total number of Dwelling units : 30**

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Parking Details						
Parking Category	Dwelling Units	Parking Area/Class Room Area	Cars Required	Two Wheelers Required	Hotel Rooms	Lorries Required
Residential from 50 to 75	10	-	-	10	-	-
Residential from 75 to 100	10	-	10	20	-	-
<b>Total</b>	20	-	10	30	-	-

Query Letter		
Section	Parameter	Reference

**Disclaimer:** This is an automatically generated electronic document which requires no signature. The generated report specifies information regarding compliance of requirements of development control regulations(DCR) and connected building rules in respect of the building proposal. However, the decision to grant planning permission for the building proposal is vested with the competent officer of Town and country planning department, Government of Tamil Nadu.

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