

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

Details of Application

Proposal Details		Applicant Details	
Proposed Area	Other than the Municipalities in Hill areas	Name	Parvez Kibria
ULB	Midnapore	Address	Rangamati, Near Mobile Tower, Midnapore
ULB Type	Municipality	e-mail Address	shahrealestate23@gmail.com
Proposal Type	Alteration	Architect / LBS Details	
Proposal Case Type	Internal Alteration, External Alteration - Horizontal	Name of Architect/Licensed Building Surveyor	Anandagopal Jana
Reference Scrutiny Number	SCR-221722	Address	Garkamalpur Mahishadal Purba Medinipur
Building Type	Detached	e-mail Address	a1g2jana3@gmail.com
Date of receipt of application	12 August 2023	Registration Number	CA/86/9738
Date of Scrutiny	13 August 2023-	Plot Abutting Details	
Government Scheme	No	Location	Direction
Site Address		Details	
Block	--	Front	East
Borough No	--	Side 1	North
Ward No	--	Side 2	South
Plot No Type	RS,LR	Rear	West
Plot No	223/361,757	Plot Boundary Details	
Location / Street Name	Midnapore Dherua Pwd Road	From Drawing	
Holding No	388	Boundaries of site on Front	16.9
Premises No	388	Boundaries of site on Side1	89.66
Mouza	Rangamati	Boundaries of site on Side2	111.46
JL No	150	Boundaries of site on Rear	25.22
Police Station	Midnapore Sadar	Perimeter of Plot Boundary	243.24
Khatian No	876,876	Corner Plot	No
Post Office	Midnapur	Subdivision of Plot	No
PIN	721102	Subdivision Number	-
Area of Land (Plot Area)		Additional FAR	N.A.
As per Deed	2213.97		

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

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Scrutiny Status : Completed

Area of Land (Plot Area)		Additional FAR Category	N.A.
As per Physical Measurement mentioning necessary diagonals in site plan	2210.53	River Zone	N.A.
As per Drawing	2168.19		

Width of Abutting Road / Means of Access

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
49(3)	Gifting of Strip of Land Width	N.A.	N.A.	2.5	N.A.
49(3)	Gifting of Strip of Land Area	N.A.	N.A.	42.35	N.A.
45(2)(b)	Road Width	2.40	N.A.	9.65	Satisfied

Mandatory Open Space

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
50 (2) (a)	Front Open Space	3.50	N.A.	9.73	Satisfied
50 (2) (a)	Side 1 Open Space	4.00	N.A.	4.37	Satisfied
50 (2) (a)	Side 2 Open Space	4.00	N.A.	4.1	Satisfied
50 (2) (a)	Rear Open Space	5.00	N.A.	5.15	Satisfied

Area Statement Summary

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
49(3)	Building Height	N.A.	N.A.	18.45	N.A.
48(A)	FAR	N.A.	2.25	2.21	Satisfied
46(1) (a) /(b)	Ground Coverage (in Percentage)	N.A.	50	44.16	Satisfied
-	Plot Area	N.A.	N.A.	2168.19	N.A.
-	Minimum Width of Plot	N.A.	N.A.	16.9	N.A.
-	Total Builtup Area	N.A.	N.A.	6171.16	N.A.
-	Floor Area (for FAR)	N.A.	4878.43	4787.4	Satisfied
-	Covered Area	N.A.	1084.1	957.48	Satisfied

Proposed Height of the Building / No. of Stories

Block Name	Number of Floors	Height of the Building
Single Building	Ground + 5 Floors	18.45

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Scrutiny Report of Building Plan

(Application Number : SWS-OBPAS/1606/2023/0373/ALT/1^942917)



Scrutiny Status : Completed

Comparison of Total Building Height

As per Web Input	Total Building Height	Result
21.18	21.18	Satisfied

Comparison of Total Builtup Area

As per Web Input	As per Drawing	Result
6171.16	6171.16	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	1014.79	5.18	1009.61	52.13			957.48
	FLOOR02	1014.79	5.18	1009.61	52.13			957.48
	FLOOR03	1014.79	5.18	1009.61	52.13			957.48
	FLOOR04	1014.79	5.18	1009.61	52.13			957.48
	FLOOR05	1014.79	5.18	1009.61	52.13			957.48
	FLOOR-GROUND	1014.79	-	1014.79	77.29	937.50	937.50	-
	FLOOR-TERRACE	108.32	-	108.32	108.32			-
	Total	6197.06	25.92	6171.16	446.26	937.50	937.50	4,787.40

- * 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	RESIDENTIAL	1014.79	957.48
	FLOOR02	RESIDENTIAL	1014.79	957.48
	FLOOR03	RESIDENTIAL	1014.79	957.48
	FLOOR04	RESIDENTIAL	1014.79	957.48
	FLOOR05	RESIDENTIAL	1014.79	957.48
	Total			5073.95

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Scrutiny Status : Completed

Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area
Single building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	A1	Single	78.08
		A10	Single	58.90
		A11	Single	63.05
		A12	Single	72.54
		A13	Single	59.12
		A2	Single	54.89
		A3	Single	49.91
		A4	Single	64.05
		A5	Single	65.38
		A6	Single	63.96
		A7	Single	76.38
		A8	Single	76.10
		A9	Single	55.41
		Total : 837.77		
Total number of Tenements : 65				
Grand Total : 4188.85				

Parking Details (Calculation)

Rule No 52 (B) (1)	Tenements	Area for Calculating Parking	Cars Required	Truck /Bus required
Tenements Above 60 Sq.M	40	4188.85	35	N.A.
Total	40	4188.85	35	-

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.	2.60	Satisfied
52(B)(1)	Car Parking Space	35 Nos.	N.A.	45 Nos.	Satisfied..45
52(B)(1)	Covered Parking Space	N.A.	N.A.	45	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.	0.15	Satisfied

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Scrutiny Status : Completed

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	-	0.15	Not Satisfied	57(3)	0.15	-	N.A.	72	1.50	0.90	Satisfied

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, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.3	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.22	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.62	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.11	Satisfied
A10	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.58	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.31	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A11	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.25	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A12	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.22	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.55	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A13	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.31	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A2	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.68	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	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
A3	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.5	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	10.52	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A4	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.22	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	7.81	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.69	Satisfied
A5	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.22	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.76	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.05	Satisfied
A6	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.22	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A7	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.61	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A8	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.62	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	11.21	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.2	Satisfied
A9	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	11.22	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	9.31	Satisfied
			Habitable Room Width 2	2.1	N.A.	2.91	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

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Habitant Proposed to be accommodated

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
74 (2)	Habitable Room Ventilation Area	0.78	N.A.	1.20	Satisfied
60(1)	Kitchen Area	4.5	N.A.	4.5	Satisfied
60(1)	Kitchen Width	1.8	N.A.	1.80	Satisfied
60(1)	Kitchen Cum Dining Area	9.5	N.A.	9.59	Satisfied
60(1)	Kitchen Cum Dining Width	2.4	N.A.	2.7	Satisfied
60(3)(c)	Kitchen Window Area	1	N.A.	1.10	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.	2.80	Satisfied
62(1)	Toilet Width (Combined Bathroom & WC)	N.A.	N.A.	1.88	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.	1.36	Satisfied
62(2)	Water-Closet(WC) Width (Separate Unit)	1	N.A.	1.13	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	1.65	5	0	1.9	1.9	Satisfied	1.45	1.45	Satisfied
	L2	1.65	5	0	1.67	1.67	Satisfied	1.45	1.45	Satisfied

Lift Count

Rule No	Block Name	Floor Name	Parameter	Minimum Required	Maximum Permissible	Provided		Result
						From Web Input	From Drawing	
63	Single Building	FLOOR01	No.of Lift	1	N.A.	2	2	Satisfied

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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.

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
168(12)	Width of Corridor	0.90	N.A.	0.91	Satisfied
174	Solar Panel Height	N.A.	N.A.	1.25	N.A.
48A(2)(iii)	Roof Tank Height of Support	N.A.	1.0	1	Satisfied
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	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	1.25	N.A.	1.25	Satisfied
80(1) & 48(A)(2)(i)	Single Building	Staircase Landing Width	1.25	N.A.	1.25	Satisfied

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Scrutiny Status : Completed

Staircase Count

Rule No	Block Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
-	Single Building	Riser	N.A.	N.A.	0.15	N.A.
-	Single Building	Tread	N.A.	N.A.	0.25	N.A.
-	Single Building	Stair Case Ventilation Area	N.A.	N.A.	3.00	N.A.
49(2)(a)	Single Building	Stair Cover Height	N.A.	3	2.73	Satisfied
80(1)	Single Building	No. of Staircase	2	N.A.	3	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
78(1)(a)	Single Building	FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	One exit door and Stair case	N.A.	22.50	14.97	Satisfied
		FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Between one exit and dead end of the corridor	N.A.	22.50	18.66	Satisfied
		FLOOR- GROUND	Between two exit doors	N.A.	22.50	18.78	Satisfied
		FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Travel distance between two exits	N.A.	22.50	20.87	Satisfied
		FLOOR- GROUND	Travel distance between two exits	N.A.	22.50	22.37	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.

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(Application Number : SWS-OBPAS/1606/2023/0373/ALT/1^942917)

Scrutiny Status : Completed



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	0.50	Satisfied



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

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Abbreviation : **Exg** = Existing, **Pro** = Proposed, **Prov** = Provided, **FMOS** = Front Mandatory Open Space, **S1MOS** = Side 1 Mandatory Open Space, **S2MOS** = Side 2 Mandatory Open Space, **RMOS** = Rear Mandatory Open Space. **FAR** = Floor Area Ratio.