

Scrutiny Report of Building Plan

(Application Number : SWS-OBPAS/0104/2023/2827^993596)

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 : ASSEMBLY, RESIDENTIAL

Details of Application

Proposal Details		Applicant Details	
Proposed Area	Other than the Municipalities in Hill areas	Name	Om Prakash Agarwal
ULB	Siliguri	Address	SHIVMANDIR ROAD NEAR UPKAR MEDICAL ,PUNJABI PARA SILIGURI
ULB Type	Municipal Corporation	e-mail Address	ppbinay1@gmail.com
Proposal Type	New	Architect / LBS Details	
Proposal Case Type	-	Name of Architect/Licensed Building Surveyor	Riya Biswas
Reference Scrutiny Number	SCR-232502	Address	B.R AMBEDKAR COMPLEX,hill cart road siliguri
Building Type	Detached	e-mail Address	kkroyslg@gmail.com
Date of receipt of application	12 September 2023	Registration Number	CA/2019/112919
Date of Scrutiny	13 September 2023	Plot Abutting Details	
Government Scheme	No	Location	Direction
Site Address		Front	Details
Block	--	Side 1	Road
Borough No	5	Side 2	Building
Ward No	41	Rear	Road
Plot No Type	LR,RS		Plot
Plot No	125,268 P	Plot Boundary Details	
Location / Street Name	JYOTINAGAR		From Drawing
Holding No	VL/100/D/165	Boundaries of site on Front	32.21
Premises No	VL/100/D/165	Boundaries of site on Side1	52.88
Mouza	--	Boundaries of site on Side2	51.25
JL No	2	Boundaries of site on Rear	31.15
Police Station	Bhaktinnagar	Perimeter of Plot Boundary	167.49
Khatian No	388,389,556	Corner Plot	No
Post Office	SILIGURI	Subdivision of Plot	No
PIN	734005	Subdivision Number	-
Area of Land (Plot Area)		Additional FAR	N.A.
As per Deed	1672.24		

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

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Area of Land (Plot Area)		Additional FAR Category	N.A.
As per Physical Measurement mentioning necessary diagonals in site plan	1657.12	River Zone	N.A.
As per Drawing	1657.1		

Width of Abutting Road / Means of Access

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
45(2)(b)	Road Width (Higher)	2.40	N.A.	7.01	Satisfied
-	Road Width 1	N.A.	N.A.	6.10	N.A.
-	Road Width 2	N.A.	N.A.	7.01	N.A.

Mandatory Open Space

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
50 (2) (a)	Front Open Space	3.50	N.A.	4.04	Satisfied
50 (2) (a)	Side 1 Open Space	4.00	N.A.	4	Satisfied
50 (2) (a)	Side 2 Open Space	4.00	N.A.	4	Satisfied
50 (2) (a)	Rear Open Space	5.00	N.A.	5.01	Satisfied

Area Statement Summary

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
49(3)	Building Height	N.A.	20.00	20.00	Satisfied
48(A)	FAR	N.A.	2.00	1.95	Satisfied
46(1) (a) /(b)	Ground Coverage (in Percentage)	N.A.	50	37.27	Satisfied
-	Plot Area	N.A.	N.A.	1657.1	N.A.
-	Minimum Width of Plot	N.A.	N.A.	83.46	N.A.
-	Total Builtup Area	N.A.	N.A.	3919.35	N.A.
-	Floor Area (for FAR)	N.A.	3314.2	3236.822	Satisfied
-	Covered Area	N.A.	828.55	617.62	Satisfied

Proposed Height of the Building / No. of Stories

Block Name	Number of Floors	Height of the Building
Single Building	Ground + 5 Floors	20.00

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Comparison of Total Building Height

As per Web Input	Total Building Height	Result
25.00	25.00	Satisfied

Comparison of Total Builtup Area

As per Web Input	As per Drawing	Result
3919.35	3919.35	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	652.67	9.88	642.79	25.44			617.35
	FLOOR02	652.67	9.61	643.06	25.44			617.62
	FLOOR03	652.67	9.61	643.06	25.44			617.62
	FLOOR04	652.67	9.61	643.06	25.44			617.62
	FLOOR05	652.67	9.61	643.06	25.44			617.62
	FLOOR-GROUND	682.17	-	682.17	56.61	476.57	476.57	148.99
	FLOOR-TERRACE	22.15	-	22.15	22.15			-
	Total	3967.67	48.33	3919.35	205.96	476.57	476.57	3,236.82

- * 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	652.67	617.35
	FLOOR02	RESIDENTIAL	652.67	617.62
	FLOOR03	RESIDENTIAL	652.67	617.62
	FLOOR04	RESIDENTIAL	652.67	617.62
	FLOOR05	RESIDENTIAL	652.67	617.62
	FLOOR-GROUND	ASSEMBLY	59.62	59.62
	FLOOR-GROUND	ASSEMBLY	89.38	89.38
	Total			3412.35

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Tenements Details

Building Name	Floor Name	Tenements Reference	Single / Duplex	Tenements Area	
Single building	FLOOR01	FLAT-A	Single	110.69	
		FLAT-B	Single	161.32	
		FLAT-C	Single	161.49	
		FLAT-D	Single	110.69	
					Total : 544.19
	FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	FLAT-A	Single	110.69	
		FLAT-B	Single	161.32	
		FLAT-C	Single	161.49	
		FLAT-D	Single	110.69	
					Total : 544.19
					Total number of Tenements : 20
					Grand Total : 2720.95

Parking Details (Calculation)

Rule No 52 (B) (1)	Tenements	Area for Calculating Parking	Cars Required	Truck /Bus required
Tenements Above 60 Sq.M	20	2720.95	23	N.A.
ASSEMBLY-c		59.62	1	N.A.
ASSEMBLY-d		89.38	2	N.A.
Total	20	2869.95	26	-

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.	3.90	Satisfied
52(B)(1)	Car Parking Space	26 Nos.	N.A.	26 Nos.	Satisfied..26
52(B)(1)	Covered Parking Space	N.A.	N.A.	23	N.A.
52(B)(1)	OffStreet Parking Space	N.A.	N.A.	3	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.	Not Provided	N.A.

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
FLAT-A	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	23.68	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.95	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.97	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.33	Satisfied
		FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	23.68	Satisfied
			Habitable Room Width 1	2.4	N.A.	2.95	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.97	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.33	Satisfied
FLAT-B	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	46.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.48	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.35	Satisfied
		FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	46.92	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.48	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.35	Satisfied
FLAT-C	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	46.94	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.48	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.35	Satisfied
		FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	46.94	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.2	Satisfied
			Habitable Room Area 2	7.5	N.A.	12.48	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.35	Satisfied
FLAT-D	Single Building	FLOOR01	Habitable Room Area 1	9.5	N.A.	23.9	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.12	Satisfied
			Habitable Room Area 2	7.5	N.A.	13.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.33	Satisfied
		FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Habitable Room Area 1	9.5	N.A.	23.9	Satisfied
			Habitable Room Width 1	2.4	N.A.	3.12	Satisfied
			Habitable Room Area 2	7.5	N.A.	13.22	Satisfied
			Habitable Room Width 2	2.1	N.A.	3.33	Satisfied

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Habitant Proposed to be accommodated

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
58(1)	Floor to Floor Height	3.05	N.A.	3.1	Satisfied
74 (2)	Habitable Room Ventilation Area	1.25	N.A.	2.88	Mechanical Ventilation..20 Satisfied Out of 90
60(1)	Kitchen Area	4.5	N.A.	8.1	Satisfied
60(1)	Kitchen Width	1.8	N.A.	2.70	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.	1.20	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.	14.25	Satisfied
68	Store Room Height	2.10	N.A.	3.90	Satisfied

Sanitation Details

Rule No	Parameter	Minimum Required	Maximum Permissible	Provided	Result
62(1)	Toilet Area (Combined Bathroom & WC)	2.6	N.A.	3.42	Satisfied
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.	0.54	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)	1.20	N.A.	Not Provided	N.A.
62(2)	Water-Closet(WC) Width (Separate Unit)	1	N.A.	Not Provided	N.A.
-	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.	Not Provided	N.A.

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	0	1.95	1.95	Satisfied	1.85	1.85	Satisfied
	L2	1.6	5	0	2.3	2.3	Satisfied	1.85	1.85	Satisfied

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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	1	N.A.	2	2	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.

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.	1.53	Satisfied
174	Solar Panel Height	N.A.	N.A.	1.50	N.A.
48A(2)(iii)	Roof Tank Height of Support	N.A.	1.0	0.9	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.

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Staircase Count

Rule No	Block Name	Parameter	Minimum Required	Maximum Permissible	Provided	Result
80(1)	Single Building	Stair Case Width	1.25	N.A.	1.35	Satisfied
80(1) & 48(A)(2)(i)	Single Building	Staircase Landing Width	1.35	N.A.	1.35	Satisfied
-	Single Building	Riser	N.A.	N.A.	0.16	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)	Single Building	Stair Cover Height	N.A.	3	2.50	Satisfied
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.	4.01	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	Single Building	FLOOR-GROUND	One exit door and Stair case	N.A.	N.A.	Not Provided	N.A.
		FLOOR01	Between one exit and dead end of the corridor	N.A.	22.50	8.59	Satisfied
		FLOOR02, FLOOR03, FLOOR04, FLOOR05 - TYPICAL	Between one exit and dead end of the corridor	N.A.	22.50	8.59	Satisfied
		FLOOR-GROUND	Between one exit and dead end of the corridor	N.A.	6.00	4.77	Satisfied
		FLOOR-GROUND	Between two exit doors	N.A.	30.00	5.04	Satisfied
		FLOOR-GROUND	Travel distance between two exits	N.A.	30.00	8.02	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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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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