

** plan with the PPA
 ** Revised Plan dated

MULTI-STOREYED BUILDING - SCRUTINY SHEET

1	Name of the applicant and address			
2	Name of the Architect with address			
3	Name of the Registered Structural Engineer - Class I with address			
4	Proposal at (Whether Special Area)			
5	No. of floors & Proposed usage			
6	Land Use	As per Initial scrutiny remarks	Proposal	Whether permissible
	(I) Zoning as per Master Plan / Detailed Development Plan / Layout Plan			YES/NO
	(ii) Any acquisition in the site			YES/NO
	(iii) Whether the site attracts CRZ Regulation			YES/NO
	(iv) Any objection			YES/NO
7	Inspection Remarks (Road width as per Office Order 8/2007, dt 15.2.2007)			
8	Approved demolition plan for existing old buildings /Approved plan for existing buildings, if retained	Finished / Not furnished		

9	Site extent 17(a)1(a)	(1) Minimum required for MSB:1500 sq.m. (2) IT MSB: 2000 sq.m (for ELCOT NOC) (3) 1500 sq.m. for IT MSB (with no extra FSI benefit)		
		MSB	IT MSB	Whether satisfies DCR
	As per Document			YES/NO
	As per Patta			
	As on site			
Least extent				
10	PLR Attestation by revenue official not below the rank of Deputy Tahsildar			YES/NO
11	Abutting road width 17 (a)1(b) (As per O/O No. 8/2007, dt. 15.2.2007, minimum road width required must be available atleast for a continuous stretch of 500m)	Minimum required	Available road width	Whether satisfies DCR YES / NO
		18.00 m		
	(I) Road width certificate from Local Body			Furnished / Not Furnished / Not required
	(II) FMB / Block map from Revenue Dept. (Deputy Tahsildar)			Furnished / Not Furnished / Not required
	Street Alignment/Road widening	As proposed in MP / DDP / DCR/TNRDC	As available as on site	Whether conforms to DCR YES / NO
12	Plot Coverage 17(a)2	Maximum permissible 50%	Achieved coverage	Whether permissible
	Floor area for coverage			YES / NO
13	Floor Space Index (FSI) 17(a)2/17(e) 6	Permissible FSI		
	FSI Area in sq.m.	DCR 17(a) 2	DCR 17 (e) 6	Special Area (for commercial purpose only)
	Coverage	MSB	IT MSB	MSB I.T. MSB
	upto 30%	2.50	3.75	2.75 4.125
	Above 30% - 40%	2.25	3.375	2.50 3.750
	Above 40% - 50%	2.00	3.000	2.25 3.375
	Achieved FSI	Whether eligible YES / NO		

14	Height of the building as per DCR 17 (a)(4)	Maximum permissible height (1.5 times the width of the abutting road for MSB and 2 times for IT MSB or 60 m with double DC, whichever higher)		Whether the proposed height is permissible YES / NO
	a	Height of the building		
		Height above 1.5 times of road width for MSB		
		Height above 2 times of road width for IT MSB		
	Whether double DC is to be collected			
b	Total height of the building including lightning arrester			
c	Whether NOCs from CRAC & AAI are required			
15	Clear Set Back all around at all floor levels of the building 17(a)3 (I)b	Minimum required	Provided/ Available.	Whether satisfies DCR YES / NO
	North			
	South			
	East			
	West			
	North			
	South			
	East			
	West			
	Street Alignment/Road widening			
	Splay			
16	Distance between blocks (Group development) 17(a)3(b)	Minimum required: 7.00 m (min.) or	Provided/ Available	Whether satisfies DCR YES / NO

17	Parking 17(a)5(1)(a)	Required	Provided	Whether satisfies requirement YES / NO
	(I) Cars			
	As per DCR			
	20% additional for visitors			
	1.5 times for sites abutting grade separators			
	Total car parking			
	(ii) Two wheelers (Only for commercial buildings)			
18	Vehicular access (Group Development) 17(a)5(4)	Minimum required 7.2m for every building block	Available	Whether satisfies requirement YES / NO
19	Corridor width 17(a)6	Minimum required	Provided	Whether satisfies requirement
		Residential : 1.80 m		YES / NO
		Others : 2.40 m		YES / NO
20	Height of basement floor above ground level 17(a)7(a)	Maximum permissible 1.2m, Minimum required 0.91m	Provided	Whether permissible YES / NO
	Basement floor headroom 17(a)7(a)	Minimum required 2.2m	Provided	Whether satisfies requirement YES/ NO
22	Stilt Floor Height	Maximum permissible 2.2 m from bottom of beam	Provided	Whether satisfies requirement YES / NO

23	Mezzanine floor 17(a)8(a)			Whether satisfies requirement
	Floor area	Maximum 1/3rd of floor area	Provided	YES / NO
	Height	Minimum 2.2m	Provided	YES / NO
24	Lifts 17(a)9 b (I)			Whether satisfies requirement YES / NO
	Slope of the Ramp	Minimum 1:8	Provided	YES / NO
	Section along ramp	Furnished / Not furnished		
25	Standby generator 17(a)9 b(ii)	minimum required 1No.	Provided	Whether satisfies requirement YES / NO
26	Transformer room in ground floor 17(a)9(b)(iii)			Whether satisfies requirement YES / NO
	Open Transformer Yard	Required 6 m X 3 m	Provided	Whether satisfies requirement YES / NO
27	Meter room 17(a)9(b)(iv)	Required 2.4m X 2.4m (For every 10 consumers or 3 Floors, whichever less)	Provided	Whether satisfies requirement YES / NO
28	Open Space Reservation Area 17(a)10			Whether satisfies requirement YES / NO
	Site extent upto 3000sqm	nil		
	above 3000 - 10000sqm (@ 10% of site extent excluding the first 3000 sq.m.)			
	above 10000sqm (@ 10% of total site extent)	10%		
	Whether Public access to OSR area is available			YES / NO
Whether Willingness letter to pay equivalent land cost is furnished in case OSR is not made			Furnished / Not Furnished / Not applicable	

29	Sub division	Approved / Existing prior to 1975 / Unauthorised		
	Whether residuary plot details satisfy DCR (for unauthorised subdivision)			
	Whether Plot Regularisation Charge (RC) is to be collected (if found regularisable)			
30	Fire safety staircase 17(a)(11)	Minimum required 2Nos.	Provided	Whether satisfies requirement YES / NO
31	Scrutiny Fee	Receipt No	Date	Amount (in Rupees)
32	DF&RS Remarks			
33	Traffic Police remarks			
34	Chennai Corporation / Local Body remarks			
35	CRAC NOC			
36	AAI NOC			
37	ELCOT NOC			
38	Metrowater Remarks for STP			

39	NOC from PWD			
	Level of site to be filled			
	Crossing of drains / channels			
40	NOC from Highways			
41	NOC from Railways			
42	Rain water harvesting structure	Provided / Not Provided		
43	Structural stability certificate	Furnished / Not furnished		
44	Provisions for physically challenged			
	Lift	Provided / Not Provided		
	Ramp 1:12	Provided / Not Provided		
	Toilet	Provided / Not Provided		
	10% Car parking	Provided / Not Provided		
	Handrails at 75cm level	Provided / Not Provided		
45	Plan incorporating DFS conditions	Furnished / Not furnished		
46	Plan incorporating STP design approved by CMWSSB	Furnished / Not furnished		
47	Provision for Solar water heater	Provided / Not Provided / Not required		
48	Provisions for sump and over head tank	Sump	OHT	Whether provided YES / NO
	Drinking/ Domestic			
	Fire fighting			
	Rain water collection			
	Sullage water recycling			

49	MEF Clearance (EIA) - If total floor area exceeds 20,000 sq.m.	Furnished / Not furnished / Undertaking to be obtained / Not required	
50	Clearance from state level environment committee (CRZ)	Total cost of the project	Whether required YES / NO
51	Undertakings		
(i)	Street alignment/road widening		
(ii)	Acceptance of consitions laid by DF&RS and other agencies		
(iii)	Pergola		
52	Availability of links to adjacent areas (for developments more than 200 dwelling units)		
53	Others		