Department of Town and Country Planning
Govt. of Tamil Nadu

Online Building Plan Scrutiny (eDCR)

eDCR

USER MANUAL

VERSION 1.3

POWERED BY

VINZA SOLUTIONS

“eDCR” SOFTWARE DEVELOPED

BY

R.SIVA (Architect & CEO) and Team

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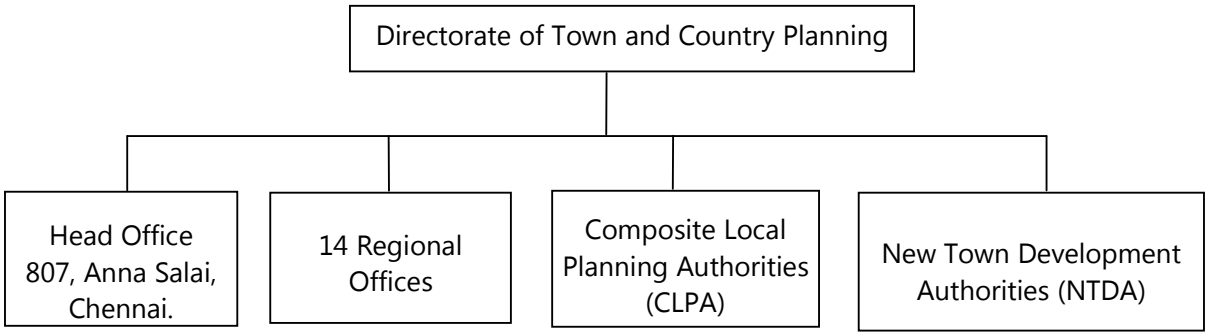
1. INTRODUCTION

The Directorate of Town and Country Planning functions as per the Town and Country Planning Act, 1971. This act covers the entire state and provides the preparation of Regional Plan, Master Plan and Detailed Development Plan, and the constitution of Regional Planning Authorities, SLPAs, CLPAs and NTDAs. There is a provision for the constitution of State Town and Country Planning Board. The Director of Town and Country Planning is the Head of the Directorate. The HO is located at Chennai, with 14 Regional Deputy Directors (RDD), 27 Composite Local Planning Authorities (CLPA) and 8 New Town Development Authorities (NTDA) under its control.



DTCP does the plan approval adhering to Developemnt Regulations (DR). The scrutiny has two parts namely 1. Document Scrutiny 2. Plan Scrutiny. Apart from that validation of documents, verification of the site, land use classification, building plan parameters, Parking, Reservations and various No Objection Certificates are to be produced wherever necessary are being done.

All the feasible parameters in the drawing are verified against specifications in DR like land use, Building Activity and various types of Building parameters such as Special Building, Multi-storied Building, Industries & Institutional Buildings etc.

The following are the core activities of the DTCP, however current scope is to facilitate Building plan Application Scrutiny only.

1. Land Planning
2. Technical approval for Layout plan
3. **Building plan Application Scrutiny**
4. Change of land use approval

DTCP facilitates the building plan application scrutiny through full fledged software named eDCR which is developed by its Consultant, Vinza Solutions Chennai.

The Online Building Plan Scrutiny Module in eDCR helps the Architect/Licensed Builders to submit the Drawing in .dwg Format and get the Scrutiny Result and also the Applicant can view the status of the drawing online. The LPA Officer sends the result through e-mail.

The Scrutiny Module in "eDCR" helps the LPA Officers to complete the scrutiny process as per DR Norms of DTCP.

The "eDCR" technically scrutinize all the categories viz. Special Buildings, Multi-Storied Buildings and Group Developments.

2. PROMINENT PROCESS OF THE SOFTWARE

2.1 Online Building Plan Application Scrutiny Process:

Automation of Online Building Plan Application Scrutiny (OBPAS) is the main part of the eDCR which is used by Architect/Licensed Builders and the LPA officers.

- System is designed for Architect/Licensed Builders to register and submit the drawing and get the Reference Number of the Application.
- The drawing will get processed, i.e. Scrutiny online and the reports will be generated by the Software, eDCR without any Human intervention.
- The Authorized LPA officer will download the Reports.
- The software will facilitate communication between Architect/Licensed Builders and LPA Officer via E-Mail, Public can also view the status of their File Online.
- The system also contains a relational database having list of Architect/Licensed Building Surveyors, LPA officer's details.
- The applicant can also get the scrutiny report through online (OBPAS) using their Reference Number.

2.2 "eDCR" Scrutiny Process:

In this process the Applicant submits the drawing. There are two stages of drawing scrutiny. In the first stage, basic checker software runs, which checks, if the drawing meets the basic standards like correctness of polylines, text and lines, Scrutiny software processes the drawing and generates Scrutiny report.

If the drawing is not as per the standards defined in this User Manual, the drawing will be marked as 'returned' with the errors written as text in the drawing itself. The drawing can be downloaded and the errors can be corrected by the Applicant and then re-uploaded.

3. OBJECTIVES

To bring transformation in the plan scrutiny processing system with speed, accuracy, consistency and transparency in the entire scrutiny process. To achieve the goal, it is proposed to automate the planning scrutiny process by customization with the help of technically competitive software.

4. SCOPE OF THE SYSTEM

- The Automation helps to increase the Productivity and Accuracy of the Drawing Result.
- Speed up the Scrutiny process.
- Easier Public Interaction with Online System.
- Reduce the Time consumption and Manual Errors of Scrutiny Process.
- Savings on the infrastructure required to store paper drawings.
- Easy to retrieve data since the data is stored in digital format.

5. DRAWING FILES SPECIFICATIONS

Preparations of computerized plans under eDCR has the following steps, which are to be followed compulsory. Otherwise the software will not process the given drawing.

5.1 Layers (Layer names) to be followed

- Floor layer – Floor01, Floor02, etc…. corresponding to the floor count.
- Floor-Stilt or Floor-Ground for common details like stair details, Road width etc.
- For Stilt Floor, layer should be Floor-Stilt.
- For Basement floor, layer should be Floor-BF1, Floor–BF2 etc. Corresponding to the Basement Floor Count.
- Don't use unnecessary spaces in the layer creation.
  Eg: **Do's** - Floor01, Floor-BF1 etc….

  Don'ts – Floor 01, Floor - BF 1 etc…

5.2 The drawing should have the following specifications

- Proposal Drawing should be in .DWG Format.
- All objects in the drawing should be drawn using Line, Polyline and Text.
- Layers and Colours should be followed as per the colour code table.
- Remove the unused layers, blocks, dimension styles etc.
- Drawing units and dimension should be in meters.
- Dimension mentioned in drawing should not be exploded.
- All details should be drawn in scale 1:1(True Scale) except solar system, Column foundation and Topo Sketch etc.
- Avoid unnecessary objects in the drawing.
- In the site plan, Front Setback should be in the Bottom of the drawing.
- In the site plan Side1 (colour: 6) should be in left side & Side2 (colour: 2) should be in Right side.
- All Details should be submitted in a Single Drawing.
- Avoid unnecessary coordinates in polyline.
- Don't Overlap the Objects.

- ❖ Room Boundary should be drawn excluding the Pillars (Columns).
- ❖ Avoid unnecessary "Typical" text in the Drawing.

6. PROCEDURE TO CREATE DRAWING

Basically three types of AutoCAD Objects are used for drawing generation, via:

1) Line
2) Polyline
3) Text

6.1 Parameters to be Drawn using LINE Objects:

1. Front Set back
2. Rear Set Back
3. Side 1 Set Back (Left)
4. Side 2 Set Back (Right)
5. Road width
6. Entry & Exit Gate
7. Basement Floor Height
8. Stilt Height
9. Basement Floor Height above Ground level
10. Room Clear Height
11. Headroom Height
12. Building Height
13. Total Building Height
14. Mezzanine Floor Height
15. Staircase width
16. Tread
17. Riser
18. Handrail
19. Electrical Room Height
20. Habitation Door width
21. Main Door Width
22. Non Habitation Door width

6.2 Parameters to be Drawn using POLYLINE Objects:

1. Super Imposed Site Boundary
2. Patta Land Record or Field Measurement Book boundary
3. As on site Boundary
4. Setback Boundary
5. Open Space Reservation (OSR)
6. Rain Water Harvesting (RWH) (Object: Polyline/Circle)
7. Rain Water Harvesting Dimension (RWH Dimension)
8. Solar System
9. Septic Tank
10. Sewage Treatment Plant
11. Waste Management Provision
12. Transformer Yard
13. Gifted Road
14. Plot Frontage/width
15. Closed Staircase Area
16. Open Staircase Area
17. Staircase Ventilation Area
18. Open & Emergency Staircase Area
19. Parking Area
20. Single Driveway
21. Double Driveway
22. Lorry Driveway
23. Two Wheeler Parking Stall Size
24. Lorry Parking Stall Size
25. FSI Area
26. Non FSI Area
27. Habitation Room area (Hall, living room, Bed room, etc….)
28. Window for habitation area (Hall, living room, Bed room, etc….)
29. Mechanical Ventilation for Habitation Room area
30. Kitchen
31. Dwelling unit (Individual Dwelling Area)
32. Balcony Area
33. Lift Area
34. Open to Sky (OTS)
35. Deductions (Void, Shaft, etc.,)
36. Water Closet (WC)
37. Toilet Area
38. Bath Room Area
39. Ventilator for Non Habitation Room (Water Closet, Toilet, Bath Room, etc….)
40. Corridor Boundary Width
41. Block (Block Details of Group Development)

6.3 Parameters to be Drawn using TEXT Objects:

1. Non FSI Area as per DR (as prescribed in the Annexure)
2. Use of various parts of the building such as kitchen in a dwelling unit, office, Restaurants, departmental store, shops, Educational, Fire escape etc.
3. Dwelling units numbering or Hotel room numbering
4. Names of blocks, Typical Block text
5. Typical floor text:

In the Text Objects for Typical Floors are followed as

Format: **"Floor01, Floor02, Floor03……Floornth - Typical"**

In the Text Objects for Typical Blocks are followed as

Format: **"Block01, Block02, Block03……Blocknth - Typical"**

7. DETAILS OF COLOUR CODE FORMAT:

RESIDENTIAL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Residential FSI Area	181		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	31		Polyline	Applicable floor layer*
3.	Dwelling Units	230		Polyline	Applicable floor layer*
4.	Cantilevered Balcony	35		Polyline	Applicable floor layer*
5.	LIG Block FSI Area	15		Polyline	Applicable floor layer*
6.	LIG Block Dwelling Unit	211		Polyline	Applicable floor layer*
7.	Kitchen (only for hill station and hill area)	25		Polyline	Applicable floor layer*
8.	Super Imposed Plot Boundary	7	White	Polyline	FLOOR-STILT / FLOOR-GROUND
9.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
10.	Plot Frontage/Width of the Site	96		Open Polyline	FLOOR-STILT / FLOOR-GROUND
11.	Open Space Reservation Area(OSR)	36		Polyline	FLOOR-STILT / FLOOR-GROUND
12.	Parking Area Boundary	5		Polyline	Applicable floor layer*
13.	Angular Car Parking Stalls	140		Polyline	Applicable floor layer*
14.	Parallel Car Parking Stalls	147		Polyline	Applicable floor layer*
15.	Perpendicular Car Parking Stalls	146		Polyline	Applicable floor layer*
16.	Two Wheeler Parking Stalls	101		Polyline	Applicable floor layer*
17.	Physically Challenged Car Parking Stalls	231		Polyline	FLOOR-STILT / FLOOR-GROUND
18.	Physically Challenged Access Distance	231		Open Polyline	FLOOR-STILT / FLOOR-GROUND
19.	Single Driveway	34		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
20.	Double Driveway	39		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
21.	Physically Challenged Ramp	170		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
22.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	FLOOR-STILT / FLOOR-BF1..
23.	Vehicular Ramp One way	107		Polyline	FLOOR-STILT / FLOOR-BF1..

24.	Vehicular Ramp Two way	108		Polyline	FLOOR-STILT / FLOOR-BF1..
25.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND
26.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
27.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND
28.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
29.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
30.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
31.	Staircase Area	115		Polyline	Applicable floor layer*
32.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
33.	Lift	22		Polyline	Applicable floor layer*
34.	Gifted Road	118		Polyline	FLOOR-STILT / FLOOR-GROUND
35.	Non FSI Area	4		Polyline	APPLICABLE FLOOR LAYER*
36.	Solar Energy Capture	95		Polyline	FLOOR-TERRACE
37.	Habitation Room Area (Hall, Living, Bedroom, Bets etc.,)	23		Polyline	Applicable floor layer*
38.	Window for Habitation Room(Hall,Living,Bedroom,etc.,)	103		Polyline	Applicable floor layer*
39.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
40.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
41.	Water Closet Area	80		Polyline	Applicable floor layer*
42.	Toilet Area	81		Polyline	Applicable floor layer*
43.	Bath Area	83		Polyline	Applicable floor layer*
44.	Voids,Ducts,Shafts (Deductions)	3		Polyline	Applicable floor layer*
45.	OTS within FSI Area	11		Polyline	Applicable floor layer*
46.	Staircase Access Distance	194		Open Polyline	Applicable floor layer*
47.	Parking Area(only for Hill Station and Hill Area only)	111		Polyline	Applicable floor layer*
48.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
49.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND

50.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND
51.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
52.	Kitchen Height (only for Hill Station and Hill Area)	25		Line	Applicable floor layer*
53.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND
54.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
55.	Stilt Floor Height	21		Line	FLOOR-STILT
56.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
57.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
58.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND
59.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND
60.	Headroom Height	211		Line	Applicable floor layer*
61.	Room Clear Height	210		Line	Applicable floor layer*
62.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
63.	Habitation Door Width(Hall,Living,Bedroom,etc.,)	22		Line	Applicable floor layer*
64.	Non Habitation Door Width(WC,Toilet,Bathroom etc.,)	82		Line	Applicable floor layer*
65.	Main Door Width(Entrance Door)	84		Line	Applicable floor layer*
66.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
67.	Tread	190		Line	Applicable floor layer*
68.	Riser	192		Line	Applicable floor layer*
69.	Handrail	193		Line	Applicable floor layer*
70.	Staircase Width	191		Line	Applicable floor layer*
71.	Non FSI Room Name (Refer to 9)	4		Text	Applicable floor layer*
72.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
73.	Dwelling Units Numbering and Kitchen Text	230		Text	Applicable floor layer*
74.	Block Naming and Typical Block text	50		Text	FLOOR-STILT / FLOOR-GROUND

75.	LIG Dwelling Units Numbering and Kitchen Units	211		Text	Applicable floor layer*
76.	Fire Staircase	115		Text	Applicable floor layer*

COMMERCIAL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Commercial FSI Area	6		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	51		Polyline	Applicable floor layer*
3.	Super Imposed Plot Boundary	7	White	Polyline	FLOOR-STILT / FLOOR-GROUND
4.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
5.	Plot Frontage/Width of the Site	96		Open Polyline	FLOOR-STILT / FLOOR-GROUND
6.	Open Space Reservation Area(OSR)	36		Polyline	FLOOR-STILT / FLOOR-GROUND
7.	Parking Area Boundary	5		Polyline	Applicable floor layer*
8.	Angular Car Parking Stalls	140		Polyline	Applicable floor layer*
9.	Parallel Car Parking Stalls	147		Polyline	Applicable floor layer*
10.	Perpendicular Car Parking Stalls	146		Polyline	Applicable floor layer*
11.	Two Wheeler Parking Stalls	101		Polyline	Applicable floor layer*
12.	Physically Challenged Car Parking Stalls	231		Polyline	FLOOR-STILT / FLOOR-GROUND
13.	Physically Challenged Access Distance	231		Open Polyline	FLOOR-STILT / FLOOR-GROUND
14.	Single Driveway	34		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
15.	Double Driveway	39		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
16.	Physically Challenged Ramp	170		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
17.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	FLOOR-STILT / FLOOR-BF1..
18.	Vehicular Ramp One way	107		Polyline	FLOOR-STILT / FLOOR-BF1..
19.	Vehicular Ramp Two way	108		Polyline	FLOOR-STILT / FLOOR-BF1..
20.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND

21.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
22.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND
23.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
24.	Parking Area(only for Hill Station and Hill Area only)	111		Polyline	Applicable floor layer*
25.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
26.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
27.	Staircase Area	115		Polyline	Applicable floor layer*
28.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
29.	Lift	22		Polyline	Applicable floor layer*
30.	Gifted Road	118		Polyline	Applicable floor layer*
31.	Non FSI Area	4		Polyline	Applicable floor layer*
32.	Solar Energy Capture	95		Polyline	Applicable floor layer*
33.	Habitation Room Area	23		Polyline	Applicable floor layer*
34.	Window for Habitation Room(Hall,Living,Bedroom,etc.,)	103		Polyline	Applicable floor layer*
35.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
36.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
37.	Water Closet Area	80		Polyline	Applicable floor layer*
38.	Toilet Area	81		Polyline	Applicable floor layer*
39.	Bath Area	83		Polyline	Applicable floor layer*
40.	Voids,Ducts,Shafts (Deductions)	3		Polyline	Applicable floor layer*
41.	OTS within FSI Area	11		Polyline	Applicable floor layer*
42.	Staircase Access Distance	194		Open Polyline	Applicable floor layer*
43.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
44.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND
45.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND

46.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
47.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND
48.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
49.	Stilt Floor Height	21		Line	FLOOR-STILT
50.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
51.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
52.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND
53.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND
54.	Headroom Height	211		Line	Applicable floor layer*
55.	Room Clear Height	210		Line	Applicable floor layer*
56.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
57.	Habitation Door Width(Hall,Living,Bedroom,etc.,)	22		Line	Applicable floor layer*
58.	Non Habitation Door Width(WC,Toilet,Bathroom,etc.,)	82		Line	Applicable floor layer*
59.	Main Door Width(Entrance Door)	84		Line	Applicable floor layer*
60.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
61.	Tread	190		Line	Applicable floor layer*
62.	Riser	192		Line	Applicable floor layer*
63.	Handrail	193		Line	Applicable floor layer*
64.	Staircase Width	191		Line	Applicable floor layer*
65.	Non FSI Room Name	4		Text	Applicable floor layer*
66.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
67.	Building Use Text (Refer to 10)	6		Text	Applicable floor layer*
68.	Fire Staircase	115		Text	Applicable floor layer*

INSTITUTIONAL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Institutional FSI Area	33		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	51		Polyline	Applicable floor layer*
3.	Staircase Mid Landing	172		Polyline	Applicable floor layer*
4.	Super Imposed Plot Boundary	7	White	Polyline	FLOOR-STILT / FLOOR-GROUND
5.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
6.	Plot Frontage/Width of the Site	96		Open Polyline	FLOOR-STILT / FLOOR-GROUND
7.	Open Space Reservation Area(OSR)	36		Polyline	FLOOR-STILT / FLOOR-GROUND
8.	Parking Area Boundary	5		Polyline	Applicable floor layer*
9.	Angular Car Parking Stalls	140		Polyline	Applicable floor layer*
10.	Parallel Car Parking Stalls	147		Polyline	Applicable floor layer*
11.	Perpendicular Car Parking Stalls	146		Polyline	Applicable floor layer*
12.	Two Wheeler Parking Stalls	101		Polyline	Applicable floor layer*
13.	Physically Challenged Car Parking Stalls	231		Polyline	Applicable floor layer*
14.	Physically Challenged Access Distance	231		Open Polyline	Applicable floor layer*
15.	Single Driveway	34		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
16.	Double Driveway	39		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
17.	Physically Challenged Ramp	170		Polyline	FLOOR-STILT / FLOOR-BF1..
18.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
19.	Vehicular Ramp One way	107		Polyline	FLOOR-STILT / FLOOR-BF1..
20.	Vehicular Ramp Two way	108		Polyline	FLOOR-STILT / FLOOR-BF1..
21.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND
22.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
23.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND

24.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
25.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
26.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
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28.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
29.	Lift	22		Polyline	Applicable floor layer*
30.	Gifted Road	118		Polyline	FLOOR-STILT / FLOOR-GROUND
31.	Non FSI Area	4		Polyline	Applicable floor layer*
32.	Solar Energy Capture	95		Polyline	FLOOR-TERRACE
33.	Class Room Area	23		Polyline	Applicable floor layer*
34.	Window for Habitation Room(Hall,Living,Bedroom,etc.,)	103		Polyline	Applicable floor layer*
35.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
36.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
37.	Water Closet Area	80		Polyline	Applicable floor layer*
38.	Toilet Area	81		Polyline	Applicable floor layer*
39.	Bath Area	83		Polyline	Applicable floor layer*
40.	Voids,Ducts,Shafts (Deductions)	3		Polyline	Applicable floor layer*
41.	OTS within FSI Area	11		Polyline	Applicable floor layer*
42.	Staircase Access Distance	194		Open Polyline	Applicable floor layer*
43.	Parking Area(Hill Station and Hill Area only)	111		Polyline	Applicable floor layer*
44.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
45.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND
46.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND
47.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
48.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND

49.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
50.	Stilt Floor Height	21		Line	FLOOR-STILT
51.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
52.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
53.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND
54.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND
55.	Headroom Height	211		Line	Applicable floor layer*
56.	Room Clear Height	210		Line	Applicable floor layer*
57.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
58.	Class Room Door Width	22		Line	Applicable floor layer*
59.	Non Habitation Door Width(WC,Toilet,Bathroom,etc.,)	82		Line	Applicable floor layer*
60.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
61.	Tread	190		Line	Applicable floor layer*
62.	Riser	192		Line	Applicable floor layer*
63.	Handrail	193		Line	Applicable floor layer*
64.	Staircase Width	191		Line	Applicable floor layer*
65.	Parapet Wall Width(Institutional-School only)	71		Line	Applicable floor layer*
66.	Parapet Wall(Institutional-School only)	17		Line	Applicable floor layer*
67.	Building Wall Width(Institutional-School only)	73		Line	Applicable floor layer*
68.	Door Height(Institutional-School only)	89		Line	Applicable floor layer*
69.	Non FSI Room Name	4		Text	Applicable floor layer*
70.	Building Use Text	33		Text	Applicable floor layer*
71.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
74.	Fire Staircase	115		Text	Applicable floor layer*

INDUSTRIAL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Industrial FSI Area	134		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	51		Polyline	Applicable floor layer*
3.	Super Imposed Plot Boundary	7	White	Polyline	FLOOR-STILT / FLOOR-GROUND
4.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
5.	Plot Frontage/Width of the Site	96		Polyline	FLOOR-STILT / FLOOR-GROUND
6.	Parking Area Boundary	5		Polyline	Applicable floor layer*
7.	Lorry Parking Stall	144		Polyline	FLOOR-STILT / FLOOR-GROUND
8.	Lorry Driveway	43		Polyline	FLOOR-GROUND
9.	Physically Challenged Ramp	170		Polyline	Applicable floor layer*
10.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	Applicable floor layer*
11.	Vehicular Ramp One way	107		Polyline	Applicable floor layer*
12.	Vehicular Ramp Two way	108		Polyline	Applicable floor layer*
13.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND
14.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
15.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND
16.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
17.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
18.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
19.	Staircase Area	115		Polyline	Applicable floor layer*
20.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
21.	Lift	22		Polyline	Applicable floor layer*
22.	Gifted Road	118		Polyline	FLOOR-STILT / FLOOR-GROUND

23.	Non FSI Area	4		Polyline	Applicable floor layer*
24.	Solar Energy Capture	95		Polyline	FLOOR-TERRACE
25.	Habitation Room Area	23		Polyline	Applicable floor layer*
26.	Window for Habitation	103		Polyline	Applicable floor layer*
27.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
28.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
29.	Water Closet Area	80		Polyline	Applicable floor layer*
30.	Toilet Area	81		Polyline	Applicable floor layer*
31.	Bath Area	83		Polyline	Applicable floor layer*
32.	Voids,Ducts,Shafts (Deductions)	3		Polyline	Applicable floor layer*
33.	OTS within FSI area	11		Polyline	Applicable floor layer*
34.	Parking Area(Hill Station and Hill Area only)	111		Polyline	Applicable floor layer*
35.	Staircase Access Distance	194		Open Polyline	Applicable floor layer*
36.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
37.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND
38.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND
39.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
40.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND
41.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
42.	Stilt Floor Height	21		Line	FLOOR-STILT
43.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
44.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
45.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND
46.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND

47.	Headroom Height	211		Line	Applicable floor layer*
48.	Room Clear Height	210		Line	Applicable floor layer*
49.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
50.	Door and Rolling Shutter Width	22		Line	Applicable floor layer*
51.	Non Habitation Door Width(WC,Toilet,Bathroom,etc.,)	82		Line	Applicable floor layer*
52.	Main Door Width(Entrance Door)	84		Line	Applicable floor layer*
53.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
54.	Tread	190		Line	Applicable floor layer*
55.	Riser	192		Line	Applicable floor layer*
56.	Handrail	193		Line	Applicable floor layer*
57.	Staircase Width	191		Line	Applicable floor layer*
58.	Non FSI Room Name	4		Text	Applicable floor layer*
59.	Building Use Text	134		Text	Applicable floor layer*
60.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
61.	Fire Staircase	115		Text	Applicable floor layer*

HOTEL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Hotel FSI Area	122		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	51		Polyline	Applicable floor layer*
3.	Hotel Room	32		Polyline	Applicable floor layer*
4.	Cantilevered Balcony	35		Polyline	Applicable floor layer*
5.	Super Imposed Plot Boundary	7	White	Polyline	FLOOR-STILT / FLOOR-GROUND
6.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
7.	Plot Frontage/Width of the Site	96		Open Polyline	FLOOR-STILT / FLOOR-GROUND

8.	Open Space Reservation Area(OSR)	36		Polyline	FLOOR-STILT / FLOOR-GROUND
9.	Parking Area Boundary	5		Polyline	Applicable floor layer*
10.	Angular Car Parking Stalls	140		Polyline	Applicable floor layer*
11.	Parallel Car Parking Stalls	147		Polyline	Applicable floor layer*
12.	Perpendicular Car Parking Stalls	146		Polyline	Applicable floor layer*
13.	Two Wheeler Parking Stalls	101		Polyline	Applicable floor layer*
14.	Physically Challenged Car Parking Stalls	231		Polyline	Applicable floor layer*
15.	Physically Challenged Access Distance	231		Open Polyline	Applicable floor layer*
16.	Single Driveway	34		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
17.	Double Driveway	39		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
18.	Physically Challenged Ramp	170		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
19.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	FLOOR-STILT / FLOOR-BF1..
20.	Vehicular Ramp One way	107		Polyline	FLOOR-STILT / FLOOR-BF1..
21.	Vehicular Ramp Two way	108		Polyline	FLOOR-STILT / FLOOR-BF1..
22.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND
23.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
24.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND
25.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
26.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
27.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
28.	Staircase Area	115		Polyline	Applicable floor layer*
29.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
30.	Lift	22		Polyline	Applicable floor layer*

31.	Gifted Road	118		Polyline	FLOOR-STILT / FLOOR-GROUND
32.	Non FSI Area	4		Polyline	Applicable floor layer*
33.	Solar Energy Capture	95		Polyline	FLOOR-TERRACE
34.	Habitation Room Area	23		Polyline	Applicable floor layer*
35.	Window for Habitation Room(Hall,Living,Bedroom,etc.,)	103		Polyline	Applicable floor layer*
36.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
37.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
38.	Water Closet Area	80		Polyline	Applicable floor layer*
39.	Toilet Area	81		Polyline	Applicable floor layer*
40.	Bath Area	83		Polyline	Applicable floor layer*
41.	Voids,Ducts,Shafts (Deductions)	3		Polyline	Applicable floor layer*
42.	OTS within FSI area	11		Polyline	Applicable floor layer*
43.	Staircase Access Distance	194		Open Polyline	Applicable floor layer*
44.	Parking Area(Hill Station and Hill Area only)	111		Polyline	Applicable floor layer*
45.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
46.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND
47.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND
48.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
49.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND
50.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
51.	Stilt Floor Height	21		Line	FLOOR-STILT
52.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
53.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
54.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND

55.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND
56.	Headroom Height	211		Line	Applicable floor layer*
57.	Room Clear Height	210		Line	Applicable floor layer*
58.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
59.	Habitation Door Width	22		Line	Applicable floor layer*
60.	Non Habitation Door Width(WC,Toilet,Bathroom,etc.,)	82		Line	Applicable floor layer*
61.	Main Door Width(Entrance Door)	84		Line	Applicable floor layer*
62.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
63.	Tread	190		Line	Applicable floor layer*
64.	Riser	192		Line	Applicable floor layer*
65.	Handrail	193		Line	Applicable floor layer*
66.	Staircase Width	191		Line	Applicable floor layer*
67.	Non FSI Room Name	4		Text	Applicable floor layer*
68.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
69.	Hotel Room Numbering Text	32		Text	Applicable floor layer*
70.	Building Use Text	122		Text	Applicable floor layer*
71.	Fire Staircase	115		Text	Applicable floor layer*

HOSPITAL					
S. No	**Description**	**Color Code**		**Object Type**	**Layer**
1.	Hospital FSI Area	110		Polyline	Applicable floor layer*
2.	Corridor Boundary Width	243		Polyline	Applicable floor layer*
3.	Bed Space Area	190		Polyline	Applicable floor layer*
4.	Super Imposed Plot Boundary	7	White	Open Polyline	FLOOR-STILT / FLOOR-GROUND
5.	Setback Boundary	10		Polyline	FLOOR-STILT / FLOOR-GROUND
6.	Plot Frontage/Width of the Site	96		Polyline	FLOOR-STILT / FLOOR-GROUND

7.	Open Space Reservation Area(OSR)	36		Polyline	FLOOR-STILT / FLOOR-GROUND
8.	Parking Area Boundary	5		Polyline	Applicable floor layer*
9.	Angular Car Parking Stalls	140		Polyline	Applicable floor layer*
10.	Parallel Car Parking Stalls	147		Polyline	Applicable floor layer*
11.	Perpendicular Car Parking Stalls	146		Polyline	Applicable floor layer*
12.	Two Wheeler Parking Stalls	101		Open Polyline	Applicable floor layer*
13.	Physically Challenged Car Parking Stalls	231		Polyline	FLOOR-STILT / FLOOR-GROUND
14.	Physically Challenged Access Distance	231		Polyline	FLOOR-STILT / FLOOR-GROUND
15.	Single Driveway	34		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
16.	Double Driveway	39		Polyline	FLOOR-STILT / FLOOR-GROUND / FLOOR-BF1..
17.	Physically Challenged Ramp	170		Polyline	FLOOR-STILT / FLOOR-BF1..
18.	Physically Challenged Ramp Landing(Dimension)	171		Polyline	FLOOR-STILT / FLOOR-BF1..
19.	Vehicular Ramp One way	107		Polyline	FLOOR-STILT / FLOOR-BF1..
20.	Vehicular Ramp Two way	108		Polyline	FLOOR-STILT / FLOOR-BF1..
21.	Septic Tank	112		Polyline	FLOOR-STILT / FLOOR-GROUND
22.	Sewage Treatment Plan	120		Polyline	FLOOR-STILT / FLOOR-GROUND
23.	Waste Management Provision	55		Polyline	FLOOR-STILT / FLOOR-GROUND
24.	Rain water Harvesting Trench	42		Polyline	FLOOR-STILT / FLOOR-GROUND
25.	Rain water Harvesting Dimension(RWH Dimension)	175		Polyline	FLOOR-STILT / FLOOR-GROUND
26.	Transformer Yard	20		Polyline	FLOOR-STILT / FLOOR-GROUND
27.	Staircase Area	115		Polyline	Applicable floor layer*
28.	Staircase Ventilation Area	105		Polyline	Applicable floor layer*
29.	Lift	22		Polyline	Applicable floor layer*
30.	Gifted Road	118		Polyline	FLOOR-STILT / FLOOR-GROUND
31.	Non FSI Area	4		Polyline	APPLICABLE FLOOR

					LAYER*
32.	Solar Energy Capture	95		Polyline	FLOOR-TERRACE
33.	Habitation Room Area	23		Polyline	Applicable floor layer*
34.	Window for Habitation Room(Hall,Living,Bedroom,etc.,)	103		Polyline	Applicable floor layer*
35.	Ventilator for Water Closet,Bathroom,Toilet	102		Polyline	Applicable floor layer*
36.	Mechanical Ventilation for Habitation Room	104		Polyline	Applicable floor layer*
37.	Water Closet Area	80		Polyline	Applicable floor layer*
38.	Toilet Area	81		Polyline	Applicable floor layer*
39.	Bath Area	83		Polyline	Applicable floor layer*
40.	Voids,Ducts,Shafts (Deductions)	3		Open Polyline	Applicable floor layer*
41.	OTS within FSI Area	11		Polyline	Applicable floor layer*
42.	Parking Area(Hill Station and Hill Area only)	111		Polyline	FLOOR-STILT / FLOOR-GROUND
43.	Staircase Access Distance	194		Line	Applicable floor layer*
44.	Setback (Front)	4		Line	FLOOR-STILT / FLOOR-GROUND
45.	Setback (Side1)	6		Line	FLOOR-STILT / FLOOR-GROUND
46.	Setback (Side2)	2		Line	FLOOR-STILT / FLOOR-GROUND
47.	Setback (Rear)	3		Line	FLOOR-STILT / FLOOR-GROUND
48.	Height of the Building	151		Line	FLOOR-STILT / FLOOR-GROUND
49.	Total Height of the Building	233		Line	FLOOR-STILT / FLOOR-GROUND
50.	Stilt Floor Height	21		Line	FLOOR-STILT
51.	Basement Floor Height	123		Line	FLOOR-BF1, FLOOR-BF2 etc.
52.	Basement Floor Height above Ground Level	105		Line	FLOOR-GROUND
53.	Electrical Transformer Room Height	160		Line	FLOOR-STILT / FLOOR-GROUND
54.	Road Width	41		Line	FLOOR-STILT / FLOOR-GROUND
55.	Headroom Height	211		Line	Applicable floor layer*
56.	Room Clear Height	210		Line	Applicable floor layer*

57.	Mezzanine Floor Height	23		Line	FLOOR-MF**Startfloor**TO**EndFloor**
58.	Habitation Door Width(Hall,Living,Bedroom,etc.,)	22		Line	Applicable floor layer*
59.	Non Habitation Door Width(WC,Toilet,Bathroom,Kitchen,etc.,)	82		Line	Applicable floor layer*
60.	Main Door Width(Entrance Door)	84		Line	Applicable floor layer*
61.	Entry & Exit Gates	161		Line	FLOOR-STILT / FLOOR-GROUND
62.	Tread	190		Line	Applicable floor layer*
63.	Riser	192		Line	Applicable floor layer*
64.	Handrail	193		Line	Applicable floor layer*
65.	Staircase Width	191		Line	Applicable floor layer*
66.	Non FSI Room Name (Refer to 9)	4		Text	Applicable floor layer*
67.	Building Use Text	110		Text	Applicable floor layer*
68.	Bed Space Text	190		Text	Applicable floor layer*
69.	Floor Naming and Typical Text for Identifying Typical Floors	7	White	Text	Applicable floor layer*
70.	Fire Staircase	115		Text	Applicable floor layer*

8. NON FSI PARAMETERS:

The following parameters are not included in the FSI area as per DCR.

1. Lumber Room - Ground Floor or Stilt or Basement.
2. Association Room area - Not Exceeding 15 Square meters
3. Open Stilt - Stilt Height does not exceed 3.0 meters.
4. Open To Sky (OTS).
5. Portico area.
6. Balcony - Balcony area up to 5% of dwelling unit area included in the Non FSI Area.
7. Service Room - Height not exceeding 1.5 meters.
8. Open Staircase area.
9. Emergency Staircase area.
10. Electrical Room area - Ground Floor or Stilt.
11. Physically Challenged Lift area.
12. Meter Room area- Ground Floor or Stilt.
13. Watchmen or Caretaker Room - Ground Floor or Stilt.
14. Pump Room - Ground Floor or Stilt.
15. Lift area.
16. Generator Room - Ground Floor or Stilt or Basement.
17. Servants/Driver's Bath Room and Water Closet (WC) area - Floor-Ground or Floor-Stilt (20 sq.m).
18. Gym area - Not Exceeding 150 Square meters.
19. Other Non FSI (Electrical/Switch Gear Room, Air Handling Unit, etc.).

9. Non FSI Item text:

The Following are the list of Non FSI text which are to be used while drawing the plan and it shall be correctly typed completely within the polyline in the drawing file so as to be captured by the software for considering them as Non-FSI area as per DR.

AHU (or) Air Handling Unit	Air conditioning plant room
Association room	Caretaker booth
Driver bathroom	Driver water closet
Electrical meter room	Electrical transformer room
Generator room	Gym
Letter box	Lumber room
Meter room	Pump room
Servant bathroom	Servant water closet
Switch gear room	Watchmen room
Water closet	

10. Commercial Building Use text ordered as per category:

The following are the list of Commercial Building use text which are to be used while drawing the plan and it shall be correctly typed completely within the polyline in the drawing file so as to be captured by the software for considering them as Building Use area as per DR.

Air-Conditioned Cinema Theatre	Assembly Hall
ATM	ATM Centre
Auditorium	Bakery Shop
Bank	Bank-Service
Boarding House	Broadcasting Station
Business Office	Chennai City Corporation office
Cinema Theatre	Clinic
Computer centre	Computer Technology Application Building
Confectionary Shop	Consulate
Cycle Repair Shop	Daily Market
Departmental Store	Dispensary
Dormitory	Dubbing Theatre
Electricity Board Office	Embassy
Experimental Laboratory	Farm
Flower Shop	Foreign Mission
Fruit Shop	Fuel Filling station

Garden	Govt Office
Hairdressing Saloon	Health Facility
Hotel	Internet centre
Kalyana Mandapam	Library
Lodging House	Market
Meat Shop	Milk Kiosk
Multiplex Complex	Mutton Stall
Office	Park
Pay Office	Wholesale stores, Godown Warehouse
Play Ground	Post Office
Preview Theatre	Professional Consulting Office
Reading Room	Research Laboratory
Restaurant	Retail Sale
Retail shop	Safe Deposit Vault
Semi Govt Office	Sewage Pumping Station
Shop	Shopping Centre
Storage of Commodity	Storage of Domestic Cooking Gas Cylinder
Store	Super Market
Tailoring Shop	Tamil Nadu Cooperative Milk Producers Federation Limited Office
Hospital, Nursing homes	Telecasting Station
Telecommunication Station	Telephone Exchange
Testing Laboratory	Transport Depot
Vegetable Shop	Industrial, Factory
Weekly Market	Educational, Institutional, College, School

11. How to submit the Drawing:

11.1. Architect Registration Process:

The Architect/Licensed Builders has to create a user account online for submitting Application & Drawing. The Architect/Licensed Building Surveyors need to provide a valid email address, username and password for Registration.

11.2 Architect Login Process:

Once the Registration process gets completed, Architect/Licensed Builders will receive mail from the Development Authority office. Architect/Licensed Building Surveyors has to login using username and password which is provided in the Registration process.

11.3 Architect Plan Submission Process:

New Plan Submission: To submit a new proposal, Licensed Building Surveyors have to click the "New Plan" from the Plan menu.

11.4 Plan Submission Details:

To submit the drawing file, enter all the Mandatory fields and then upload the Drawing file in **.dwg** format.

11.5 Reference Number Details:

Architect/Licensed Builders will get an Unique ID for the submission of Application. This will be used for finding the status of this Application in future.

11.6 LPA Officers Login to view the Report:

Once the Scrutiny process completed, LPA Officers has to login using username and password and then Download the “Report”.

Vinzas eDCR generated report

eDCR-Scrutiny Result

Chennai
South

Application Details and Building Type

File Name	MSB ASV-NAVALUR-SITE PLAN
Unique ID	DTCP-25
Date of Scrutiny	28 January 2015
Scrutiny ID	SCR-104
Building Category	Multi Storeyed Building
Applicant Name	TEXT
Address	ANNANAGAR
Village Name	Annasalai
Locality	Municipality
Architect Details	

Plot No	34
TS No	76
Sub Division	Annasalai
DTP No	DTP 321
Type of Construction	-Select One-
Building Type	Residential
Sub Type	Residential

Number of Blocks	7
Number of Floors	See Blockwise area statement

Electronic Document - No Signature is required

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

Vinzas eDCR generated report

eDCR-Scrutiny Result

Rules Applicable to Non Compliant Parameters

Section	Rules
B(13)	Riser - Refer to MUNICIPALITIES BUILDING RULES, 1972, 15. Stairs (2) (c)
B(15)	Sum of 2 Riser and Tread - Refer to MUNICIPALITIES BUILDING RULES, 1972,15. Stairs (2) (c)
B(9)	Electrical Room Area - Refer to G.O.130;Sect. 4 Group Development (16) Meter Room - Refer to G.O.130, Schedule (III). B (f)
G(1)	Building Height - Refer to G.O.130; Sect.3: Special Building Table S.No. 4; Sect.5 Multi- Storeyed Building Table S.No. F
G(10)	Transformer Yard - Refer to G.O.130; Sect.3: Sect.4 Group Development (16)
G(12)	Basement height & Basement height above ground level - Refer to G.O.130;sect.4 Group Development (24), Sect.5 Multi-storeyed Building 4(a)
G(3)	Stilt Height - Refer to G.O.130 ; Sect 4: Group Development (12)
G(9)	Electrical Transformer Room - Refer to G.O.130;Sect.5 Multi-Storeyed Building(6) b(iii)
S(12)	Block Distance - Refer to G.O.130; Sect.4: Group Development Table S.No., 1- (D (iv));Sect.5 Multi- Storeyed Building Table S.No., H
S(7)	RWH Dimensions - Refer to G.O.130, Schedule V. A

Electronic Document - No Signature is required

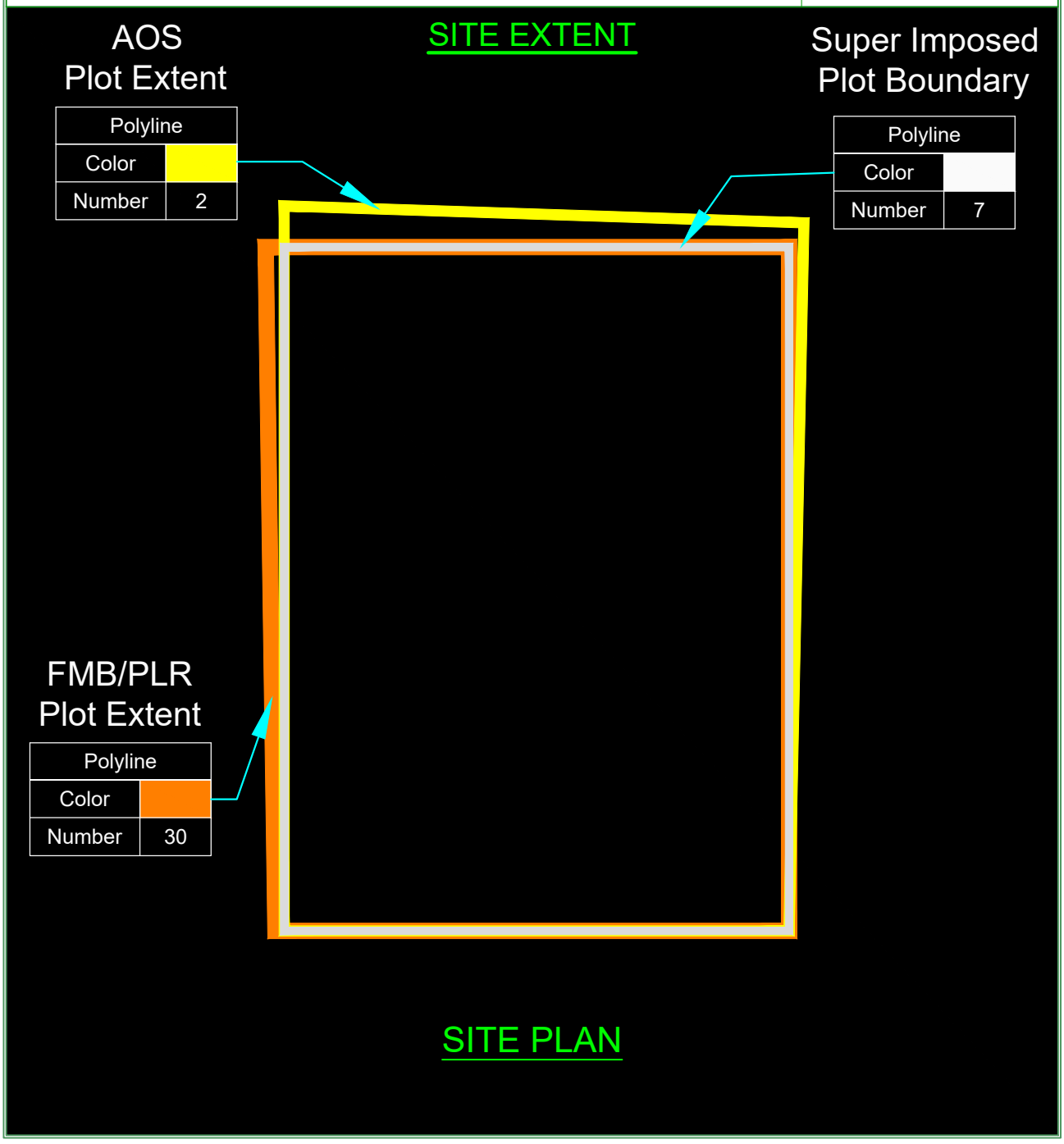
Note: All **Linear** measurement values are in **Metres** and **Area** values in **Square Metres**

11.7 Administrative Authority Login:

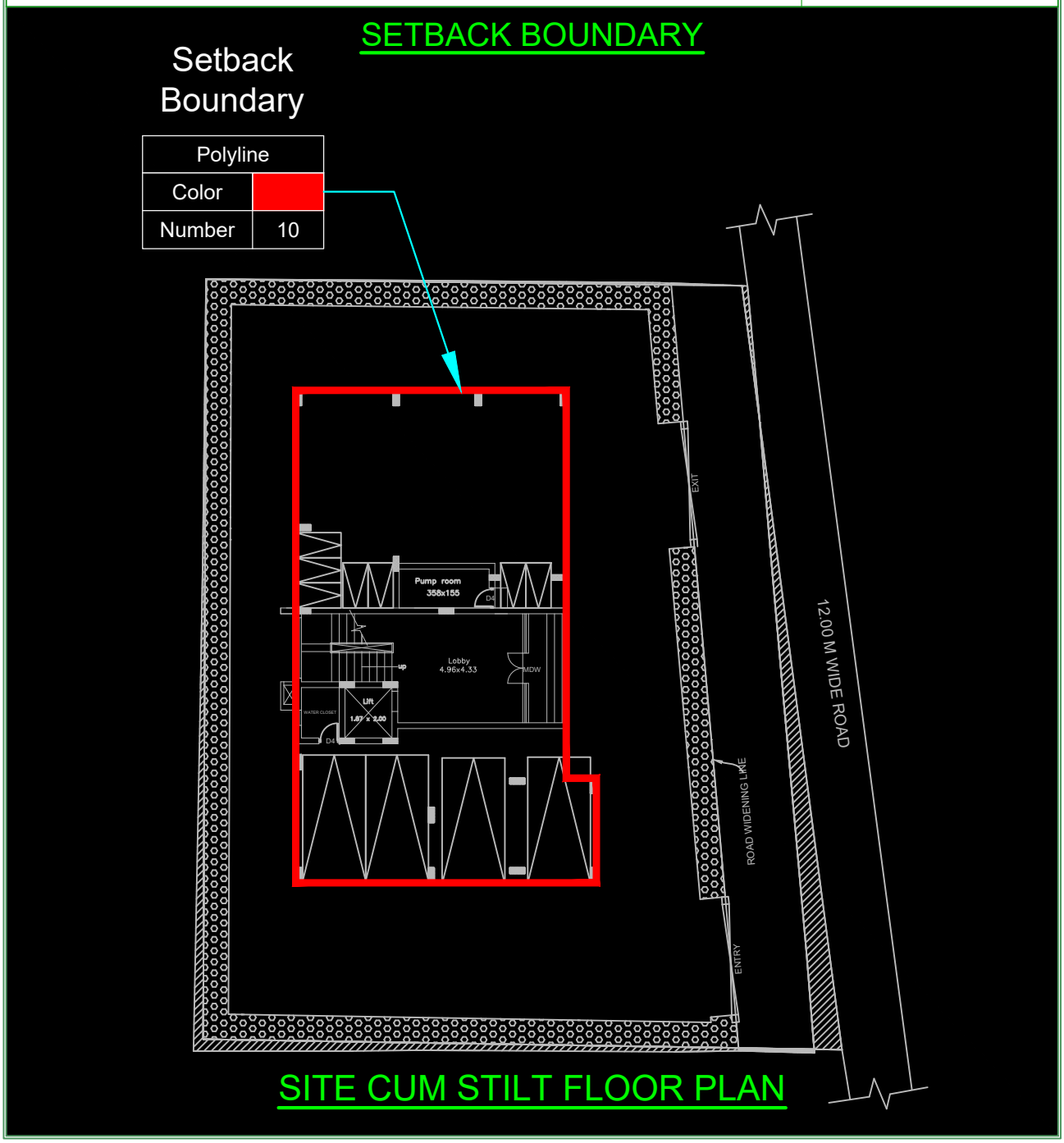
This login is applicable for Director. The total applications processed can be viewed along with individual Scrutinized drawings and reports.

ANNEXURE
PARAMETERS SNAPSHOT

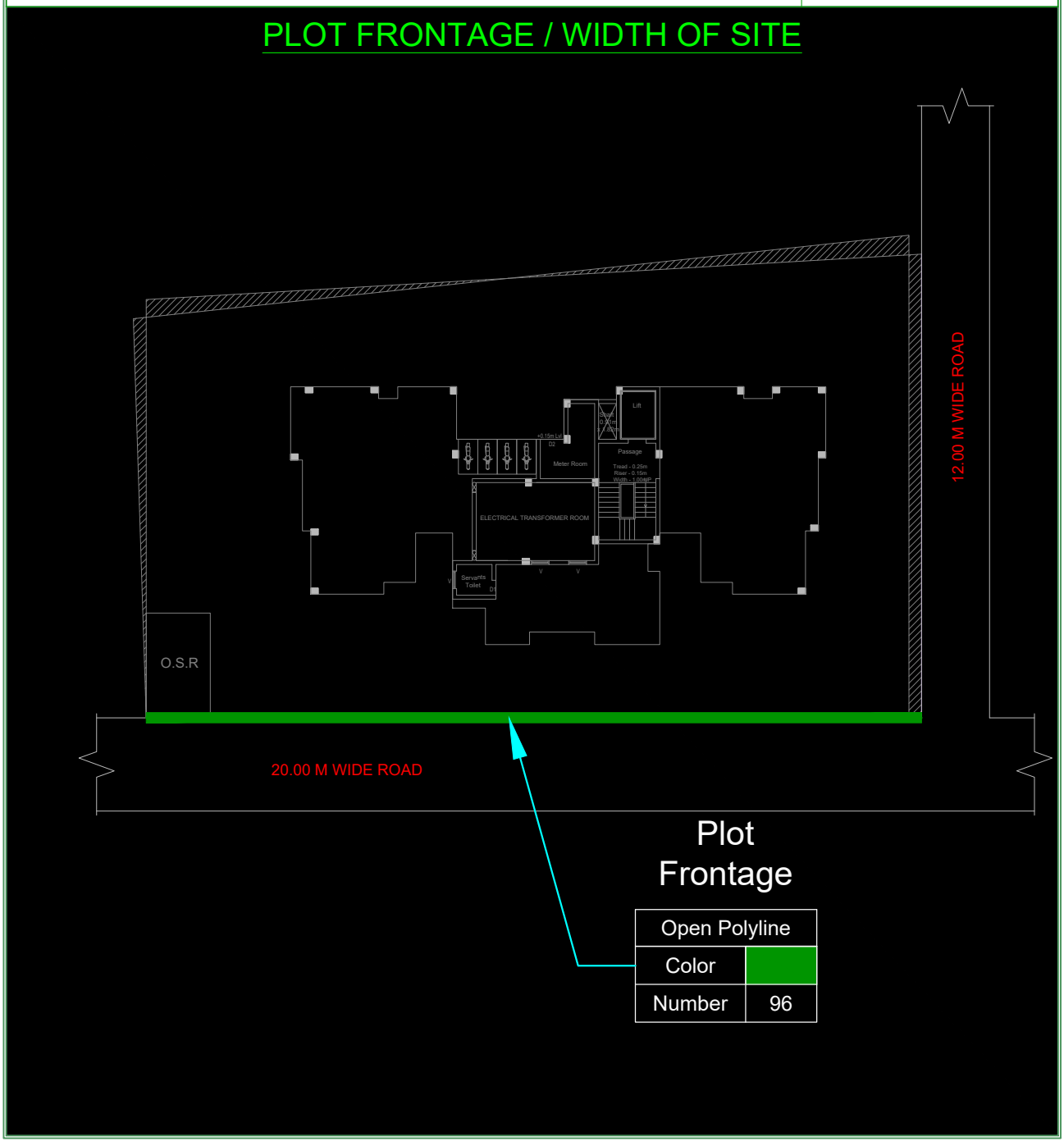
Description	Layer
AOS Plot extent shall be drawn as Polyline in Color No. 2.	FLOOR-GROUND (or) FLOOR-STILT
FMB/PLR Plot extent shall be drawn as Polyline in Color No. 30.	
Super-Imposed plot extent (Color No. 7). After drawing AOS and PLR/FMB one over the other, the Super imposed plot extent shall be generated to be the minimum of the Two said before.	



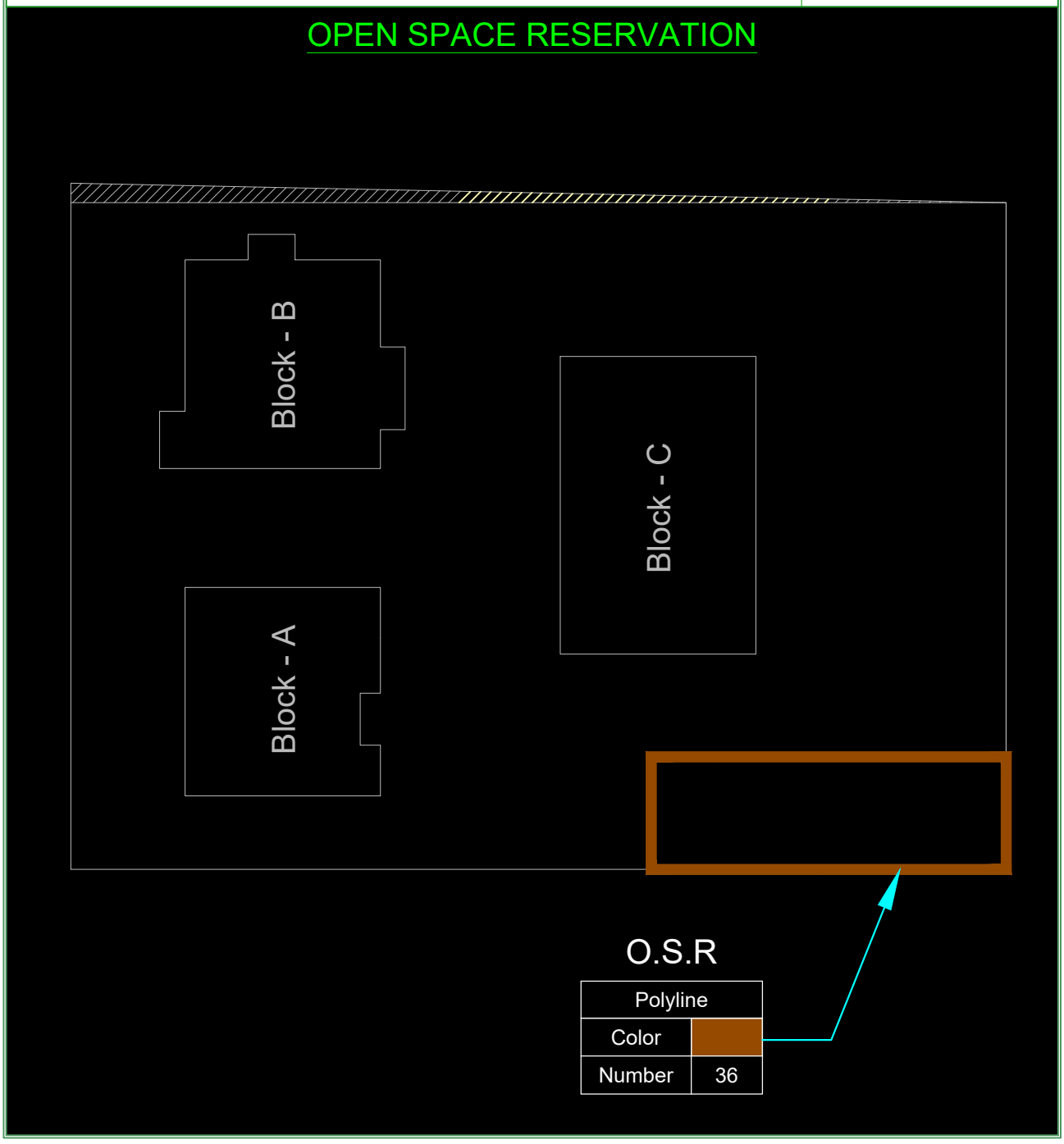
Description	Layer
Setback boundary shall be drawn as Polyline in Color No. 10.	FLOOR-GROUND (or) FLOOR-STILT



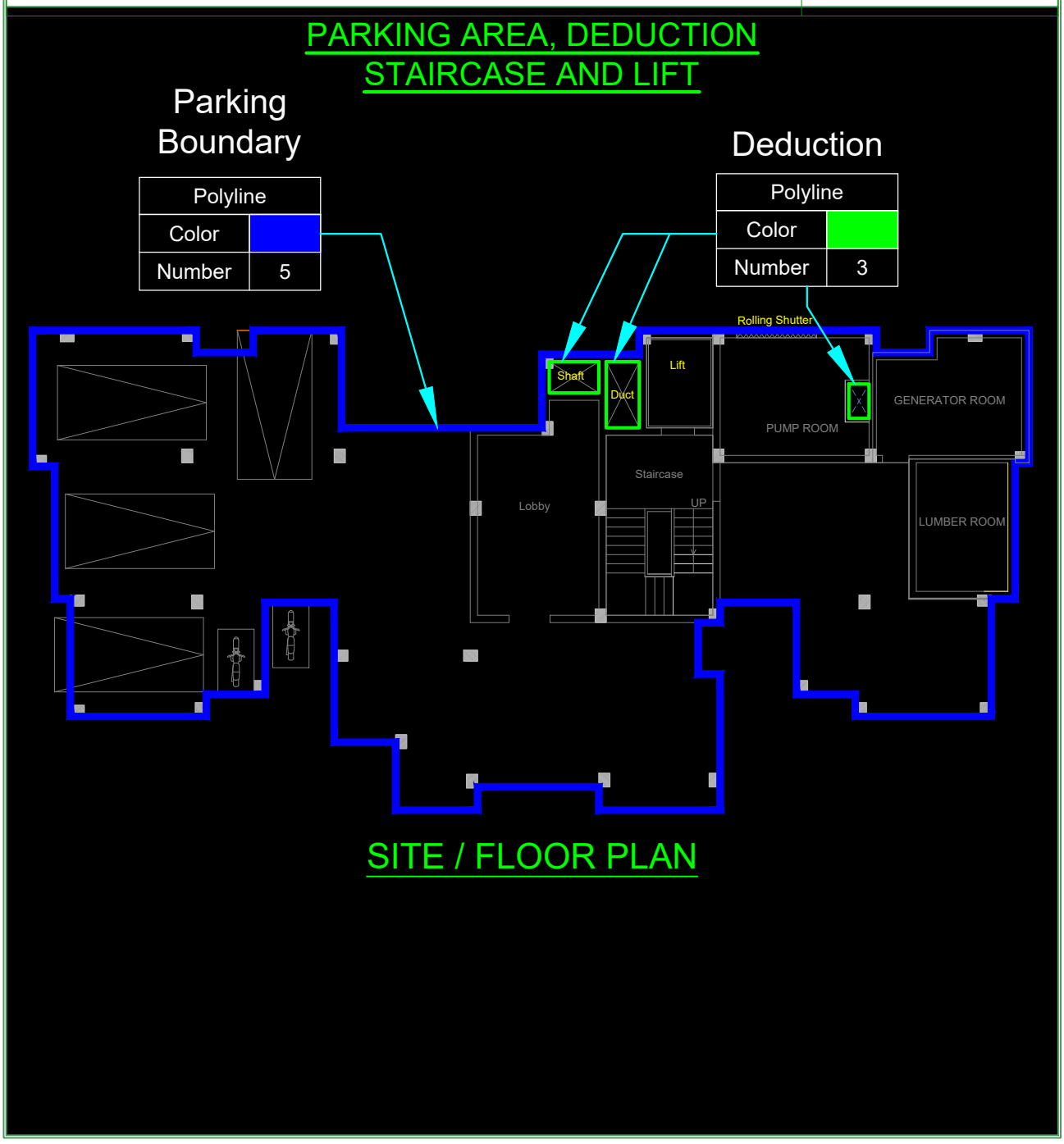
Description	Layer
Plot frontage / Width of site shall be drawn as Open Polyline in Color No. 96.	FLOOR-GROUND (or) FLOOR-STILT



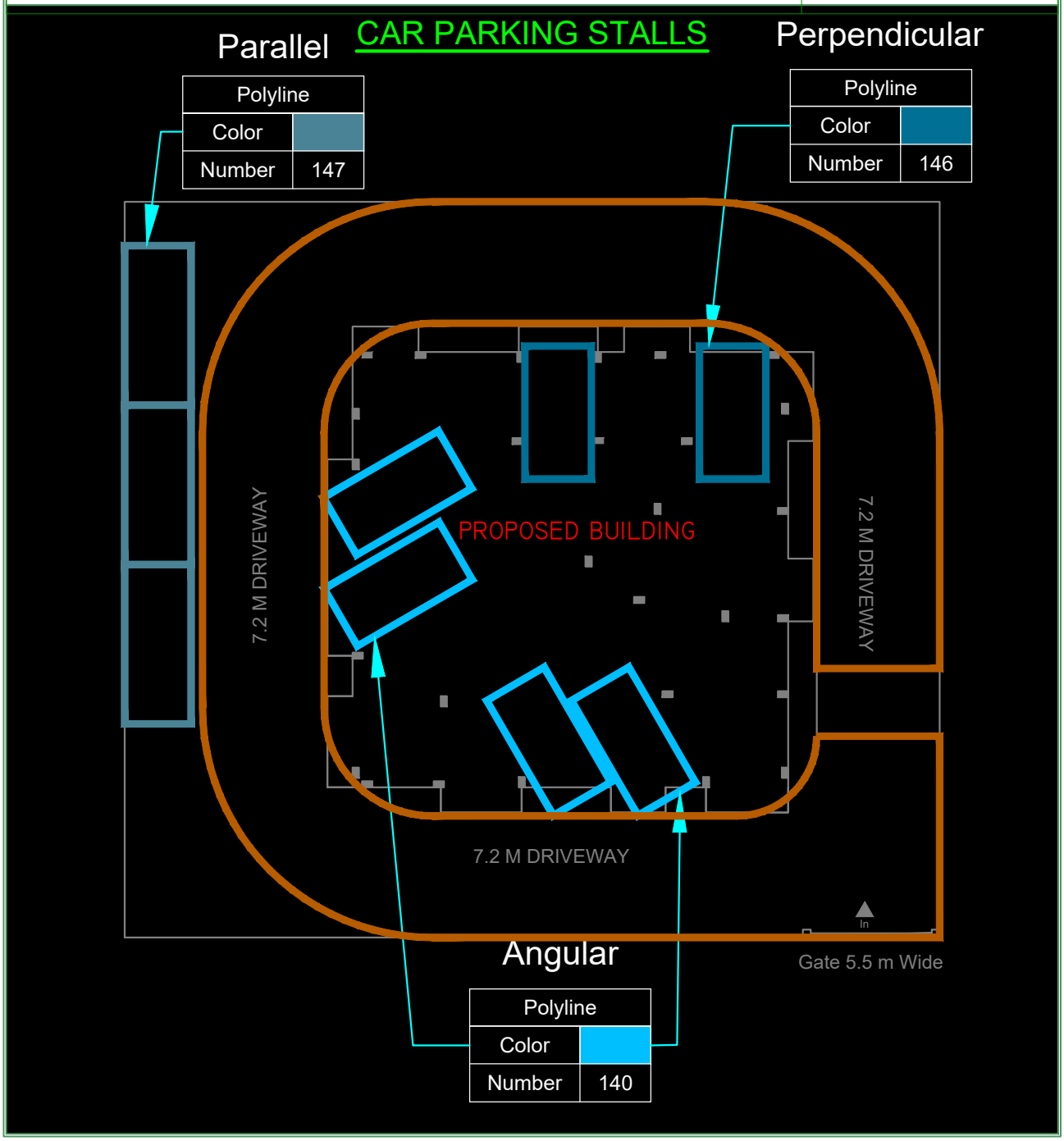
Description	Layer
Open Space Reservation shall be drawn as polyline using the Color No. 36.	FLOOR-GROUND (or) FLOOR-STILT



Description	Layer
Parking Area boundary shall be drawn as polyline in the Color No. 5.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYERS.
Deduction shall be drawn as polyline in the Color No. 3.	
Staircase shall be drawn as polyline in the Color No. 115.	
Lift shall be drawn as polyline in the Color No. 22.	

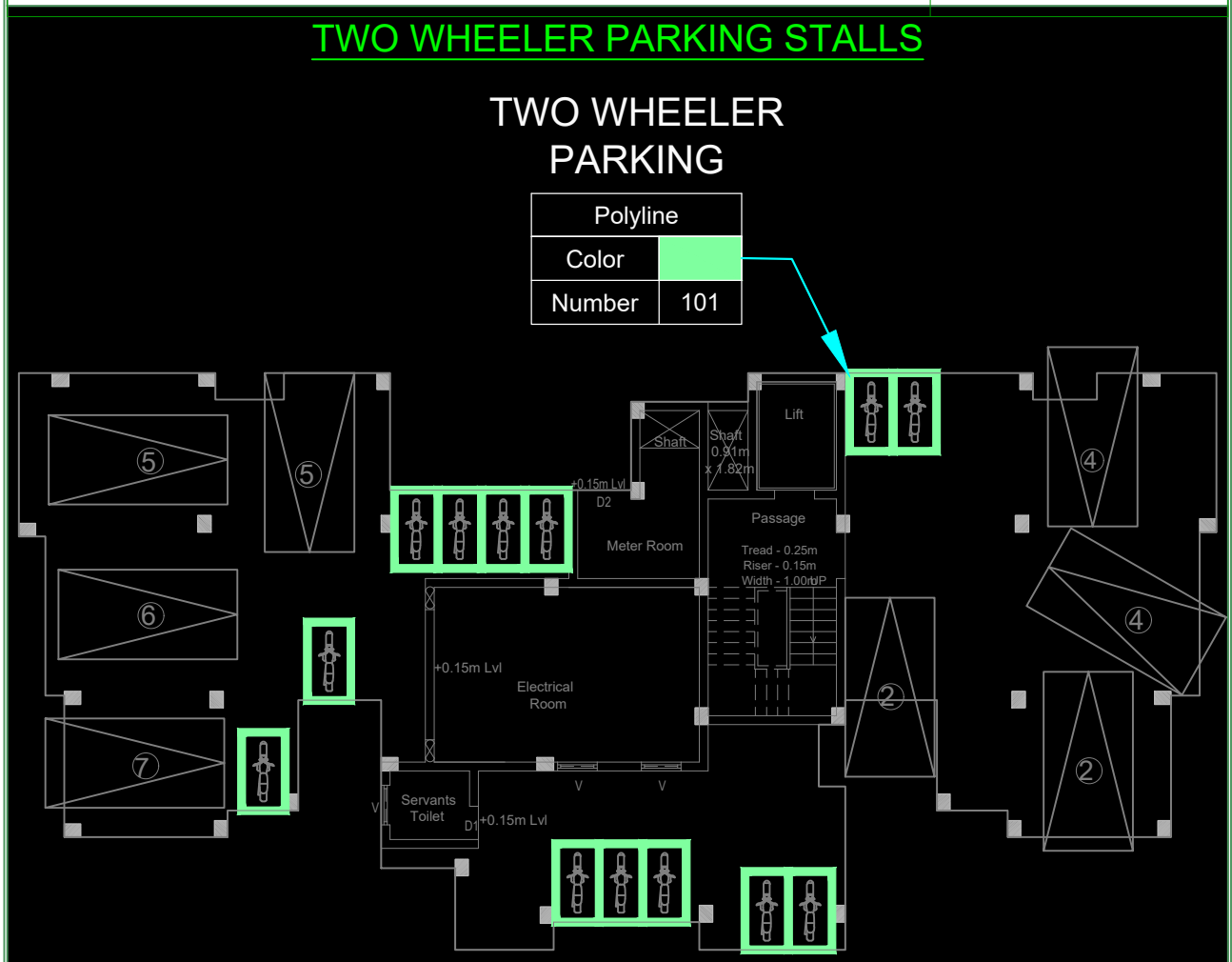


Description	Layer
Parallel car Parking Stall shall be drawn as polyline in the Color No. 147.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYER.
Perpendicular car Parking Stall shall be drawn as polyline in the Color No. 146.	
Angular car Parking Stall shall be drawn as polyline in the Color No. 140.	



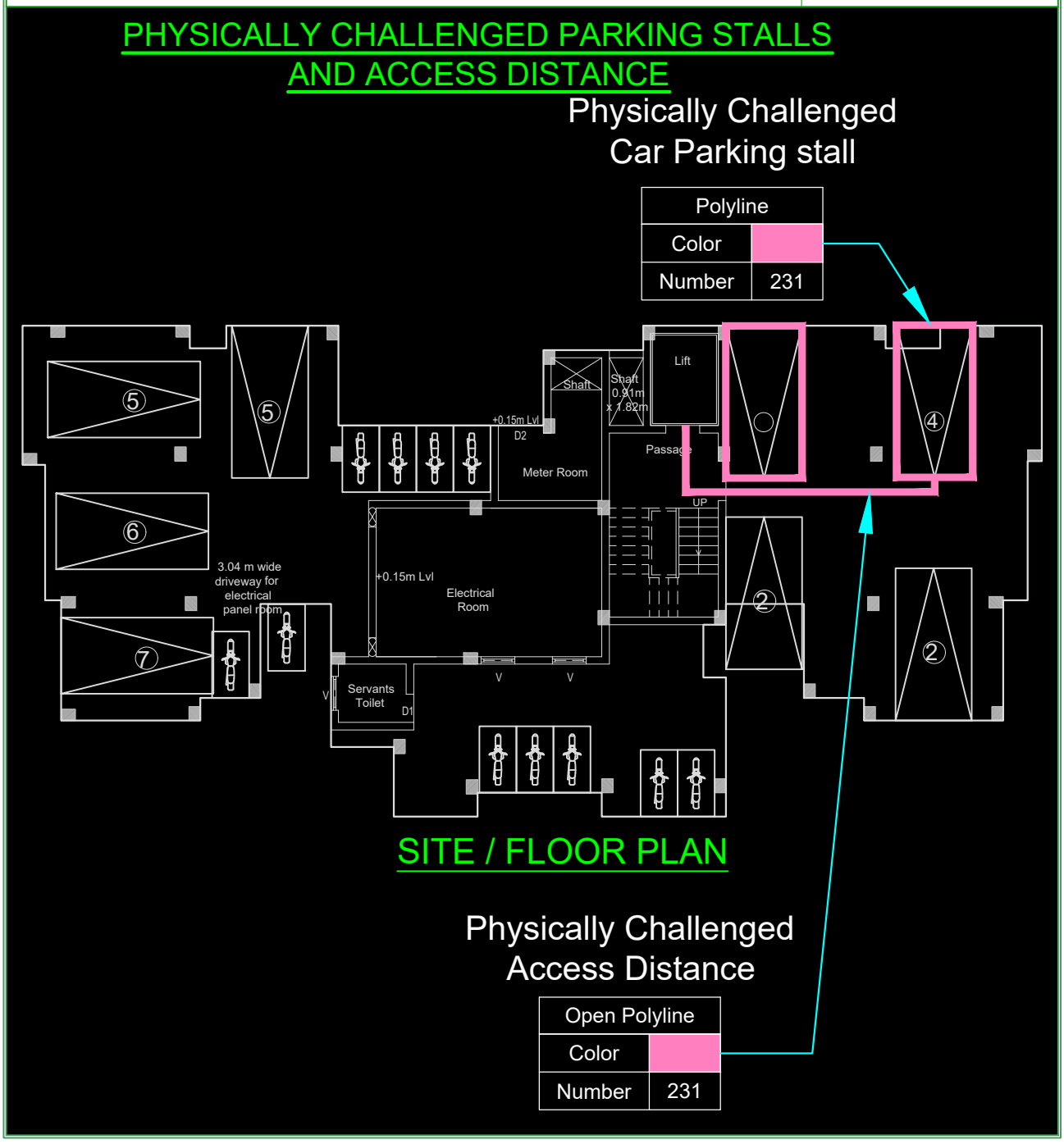
Description	Layer
Two Wheeler Parking Stall shall be drawn as polyline in the Color No. 101.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYERS.

TWO WHEELER PARKING STALLS

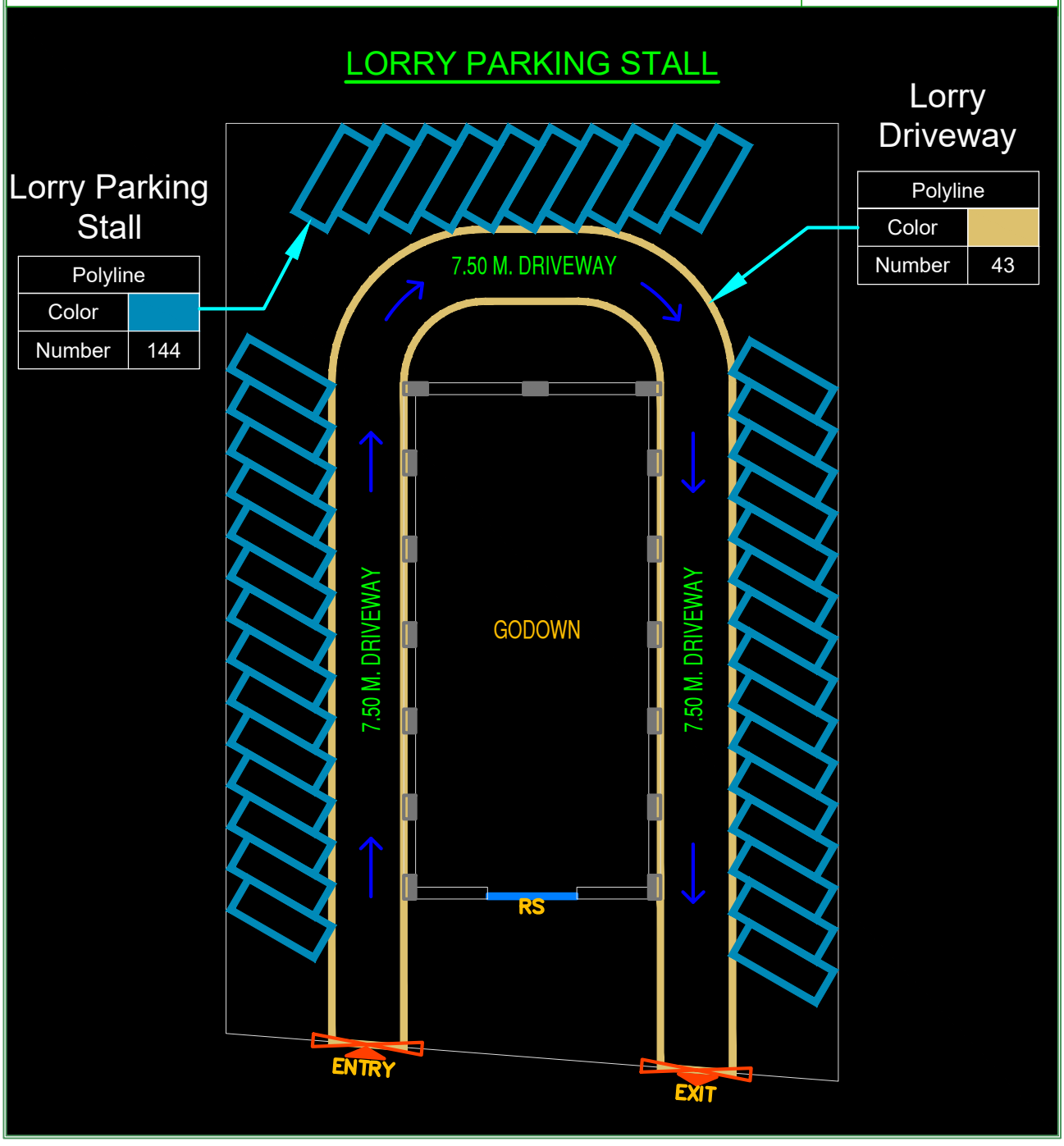


STILT FLOOR PLAN

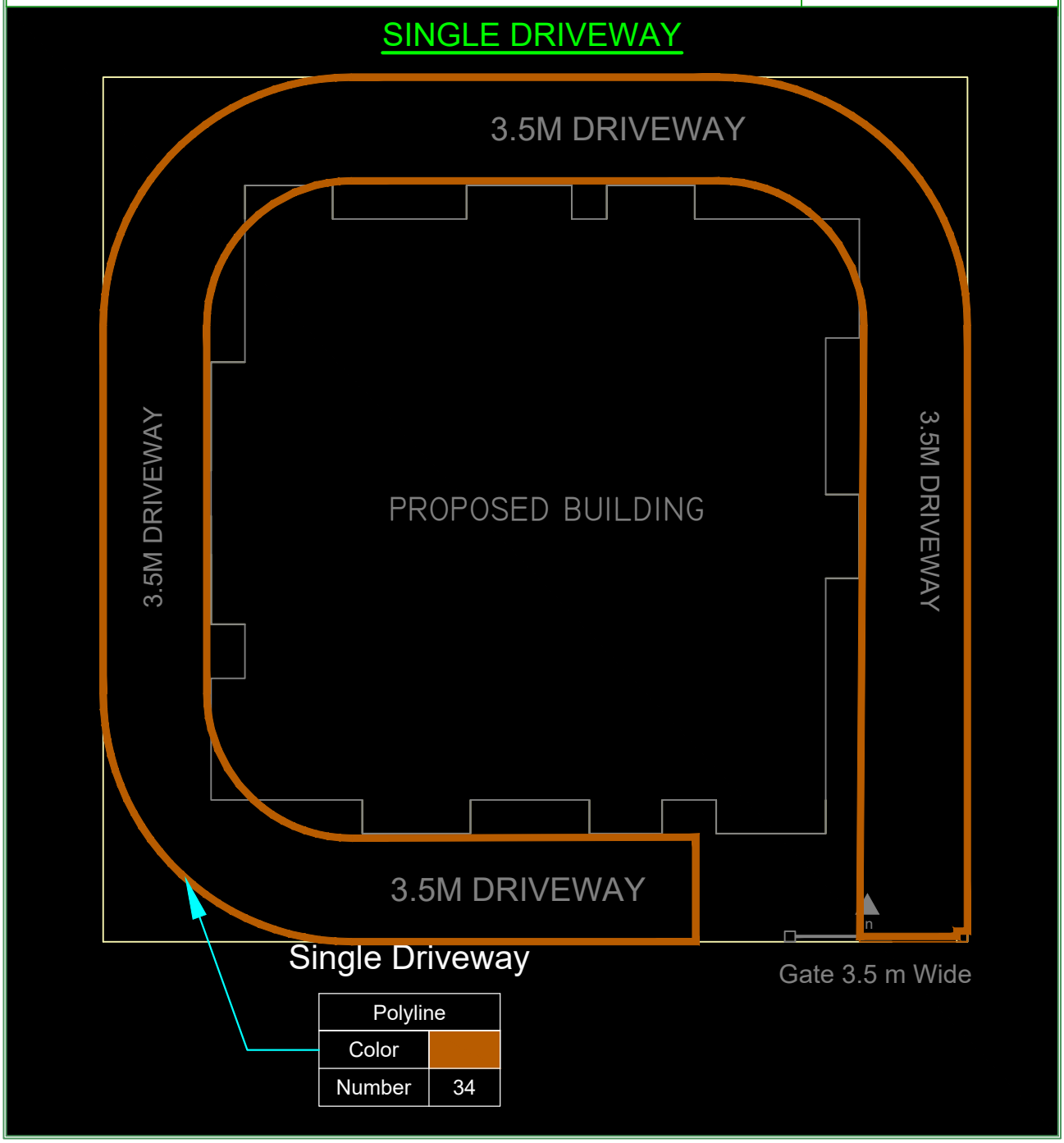
Description	Layer
Physically challenged Parking Stall shall be drawn as polyline in the Color No. 231.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2
Physically challenged Access Distance shall be drawn as Open polyline in the Color No. 231.	



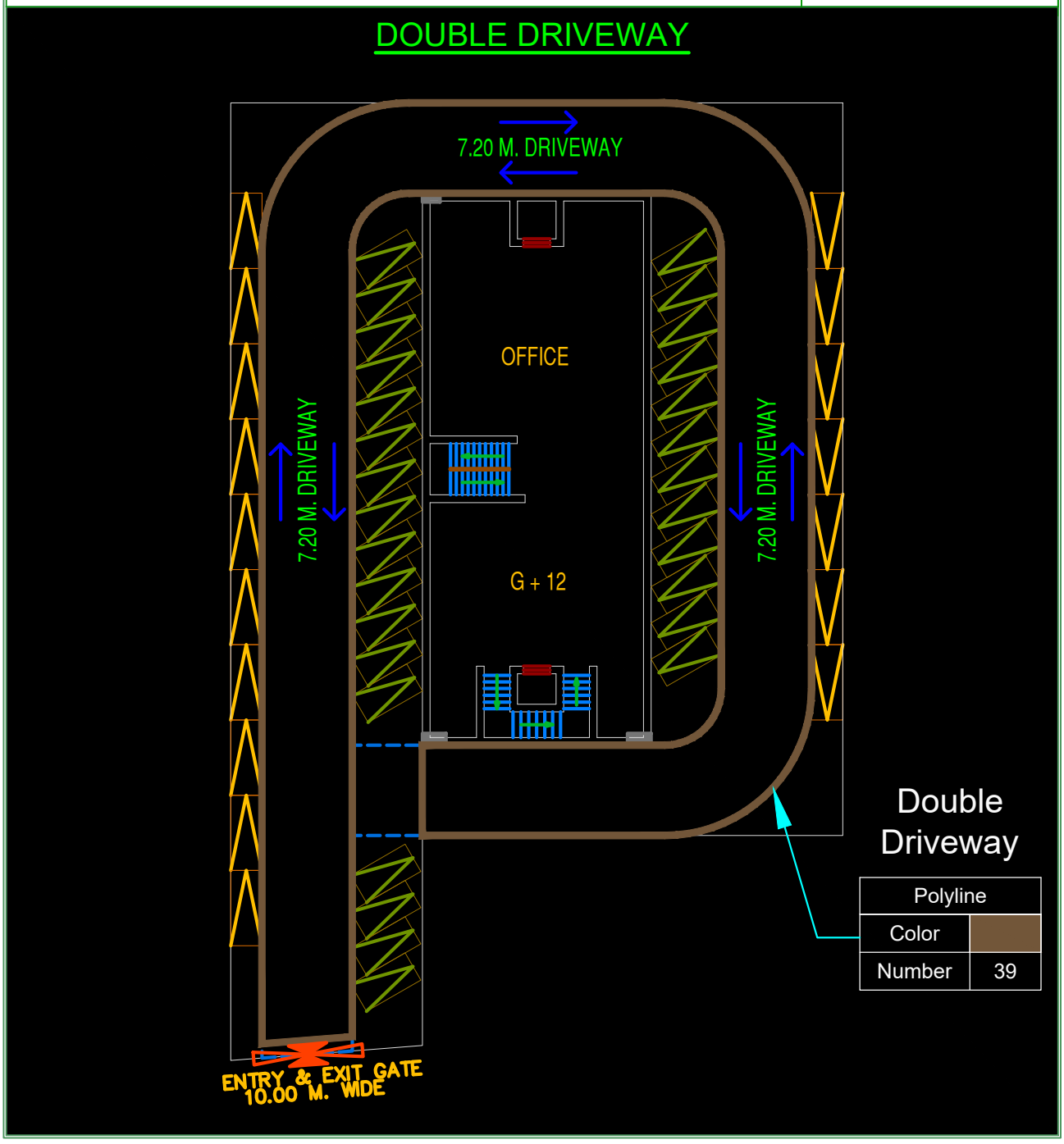
Description	Layer
Lorry Parking stall shall be drawn as Polyline in Color No. 144. Lorry Driveway shall be drawn as polyline using the Color No. 43.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYERS.



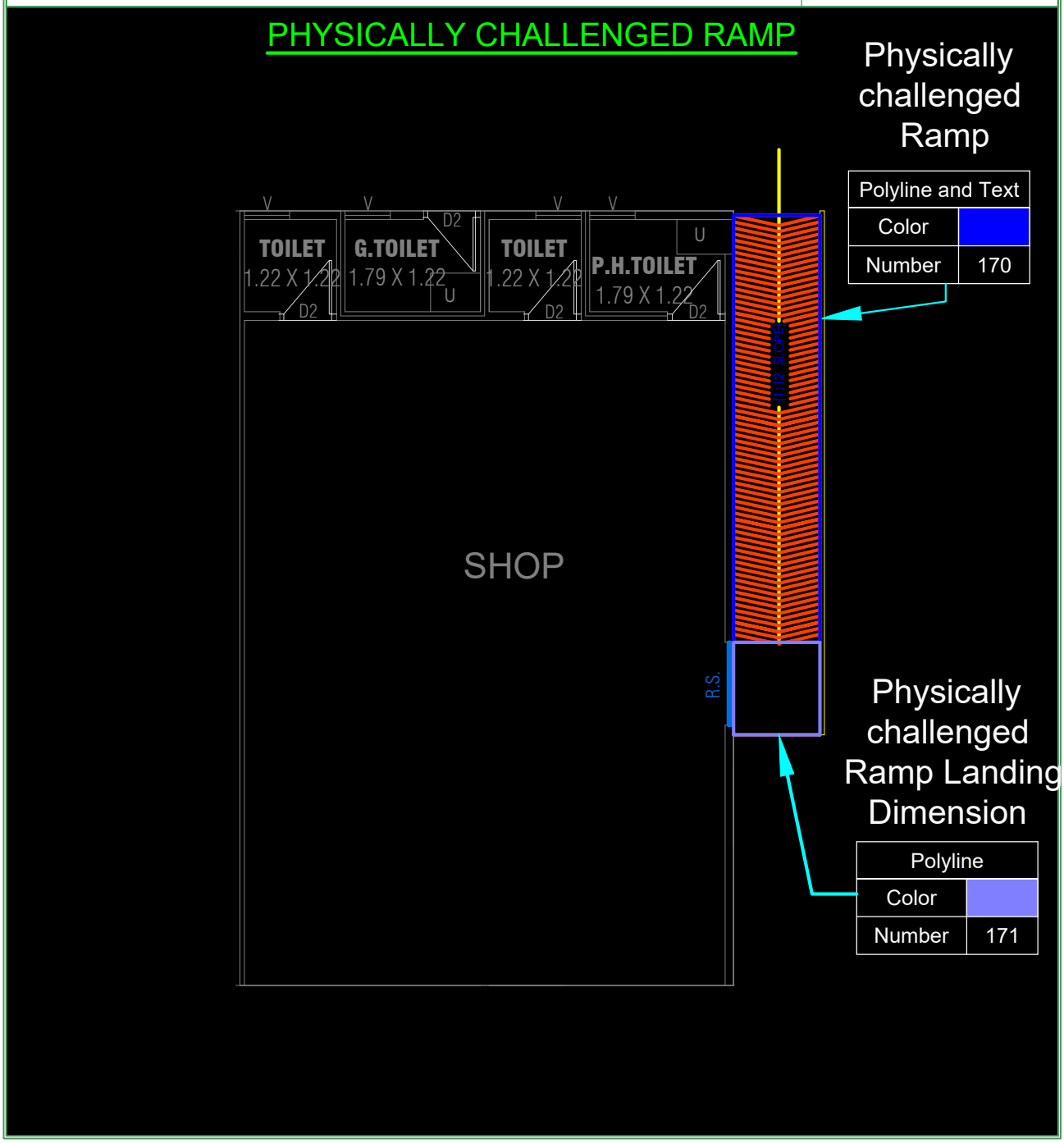
Description	Layer
Single Driveway shall be drawn as Polyline in Color No. 34.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYERS.



Description	Layer
Double Driveway shall be drawn as Polyline in Color No. 39.	FLOOR-GROUND (or) FLOOR-STILT (or) FLOOR-BF1 (or) FLOOR-BF2 OR ANY SUITABLE LAYERS.

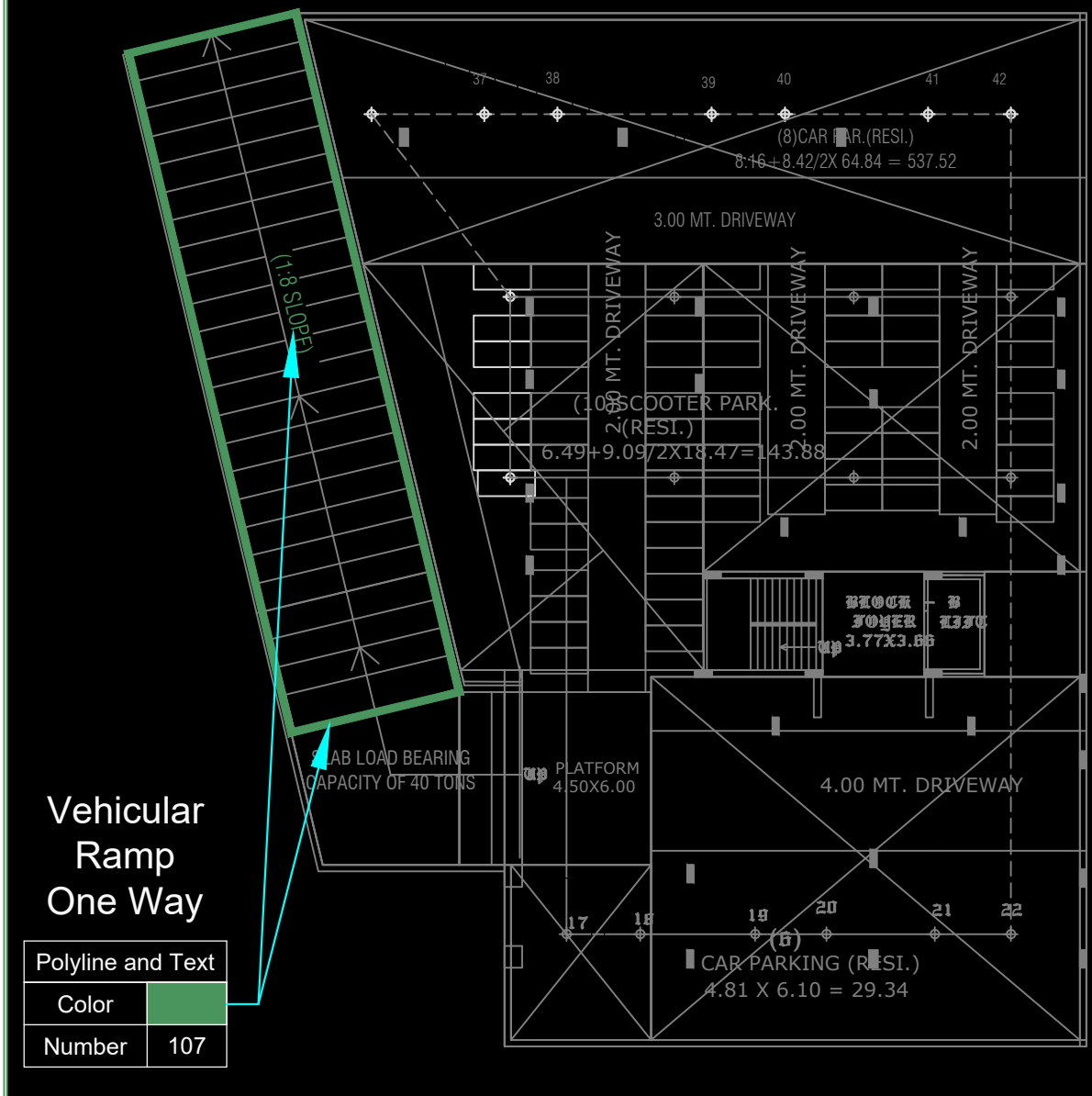


Description	Layer
Physically challenged Ramp Landing shall be drawn as polyline in the Color No. 171 and Text to be kept inside the Polyline.	FLOOR-STILT (or) FLOOR-BF floor layers or any other suitable layer.
Physically challenged Ramp shall be drawn as polyline in the Color No. 170.	

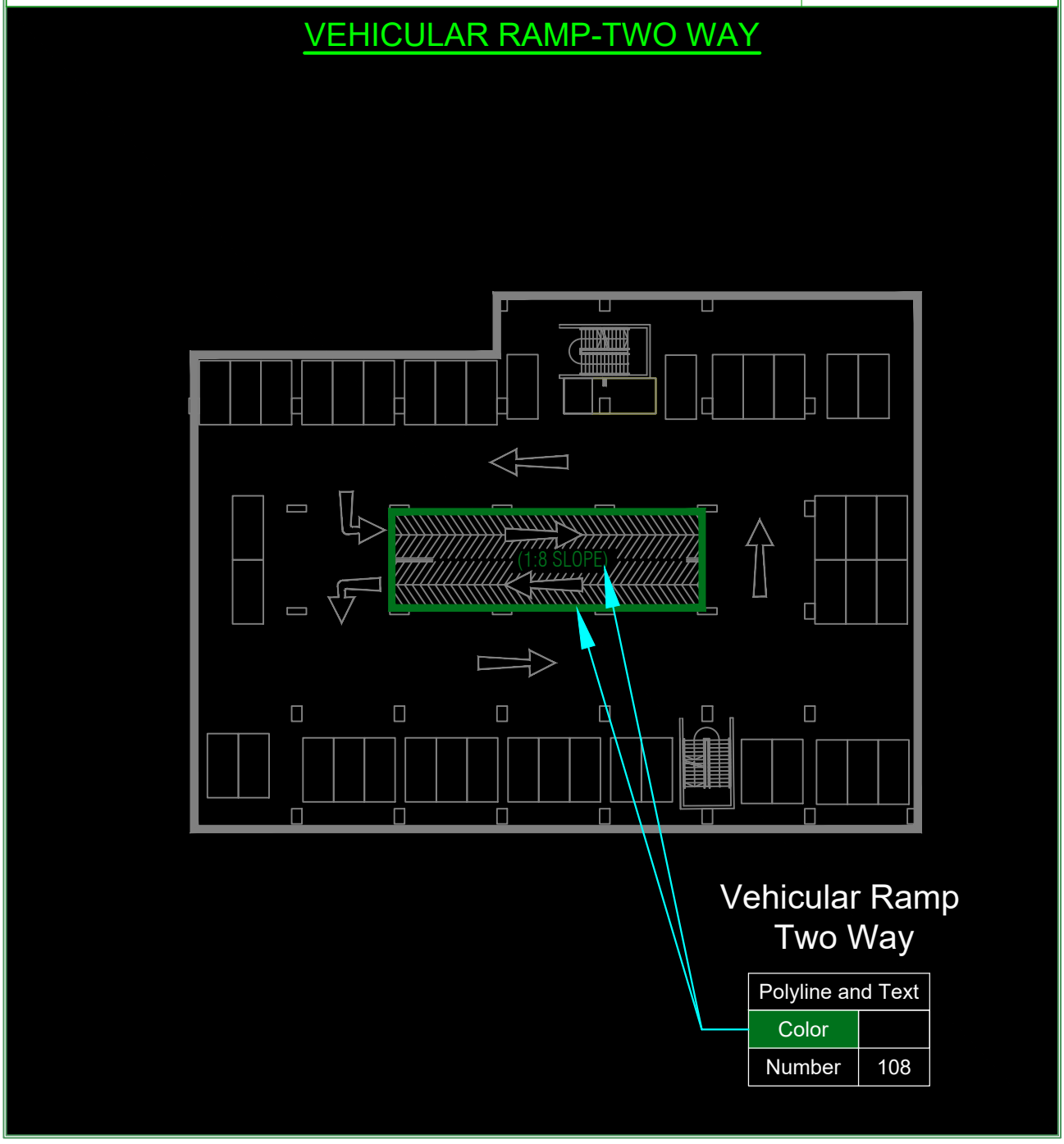


Description	Layer
Vehicular Ramp-One Way shall be drawn as polyline in the Color No. 107 and Text to be kept inside the Polyline.	FLOOR-STILT (or) FLOOR-BF floor layers or any other suitable layer.

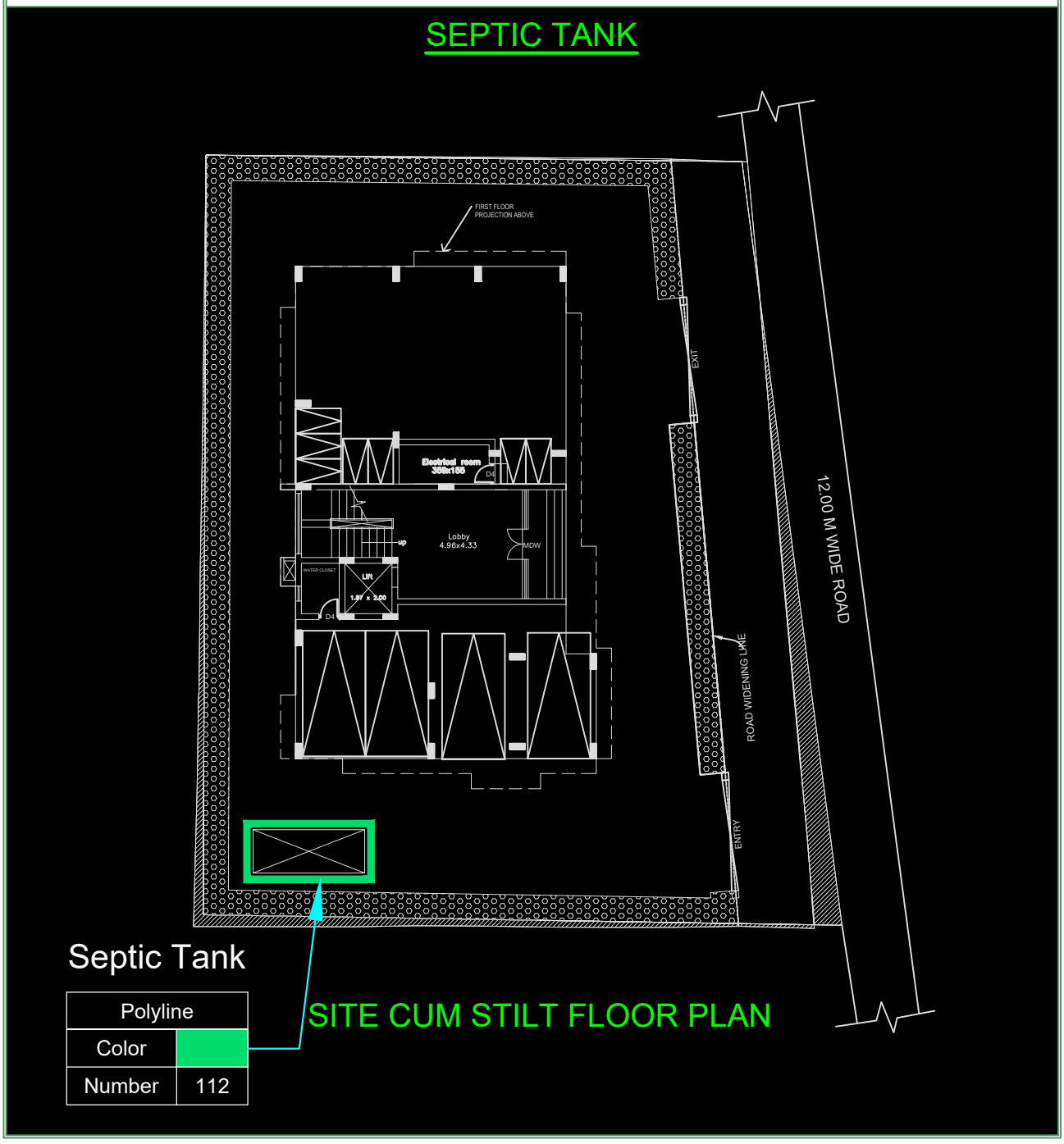
Vehicular Ramp-One Way



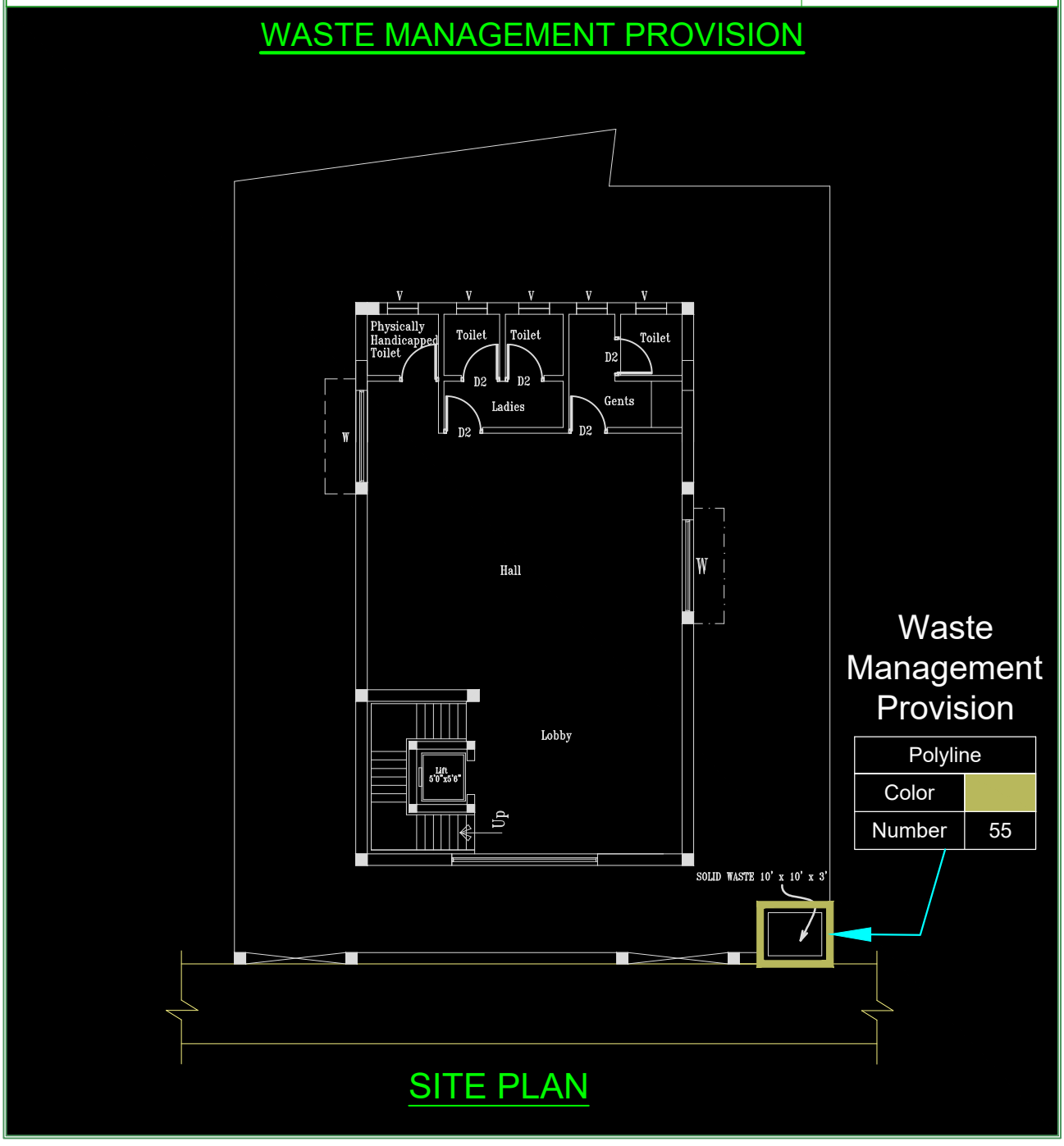
Description	Layer
Vehicular Ramp-Two Way shall be drawn as polyline in the Color No. 108 and Text to be kept inside the Polyline.	FLOOR-STILT (or) FLOOR-BF floor layers or any other suitable layer.



Description	Layer
Septic tank shall be drawn as polyline in the Color No. 112.	FLOOR-STILT (or) FLOOR-GROUND

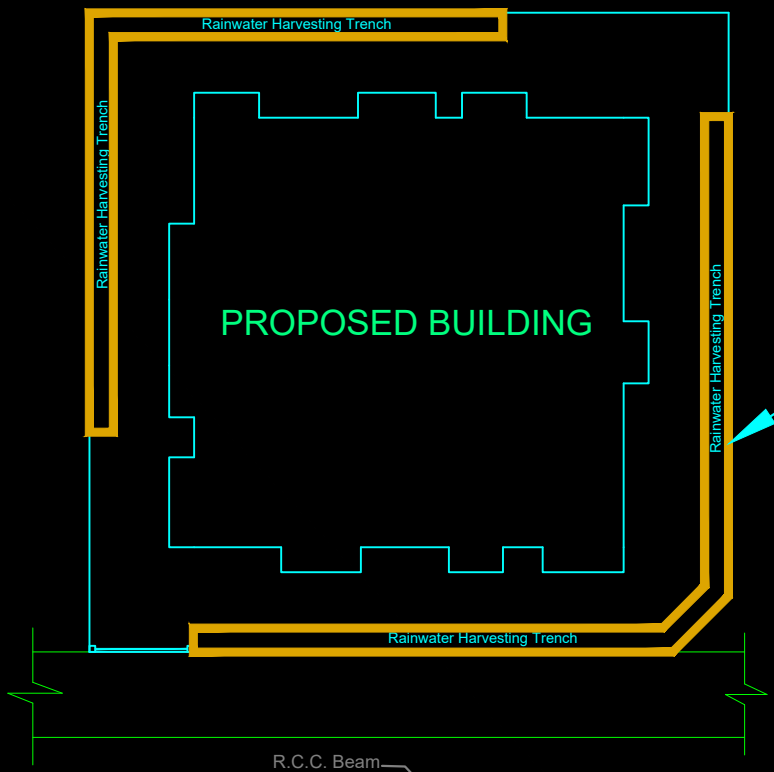


Description	Layer
Waste management provision shall be drawn as polyline in the Color No. 55. The space shall abut road or gate.	FLOOR- STILT (or) FLOOR-GROUND



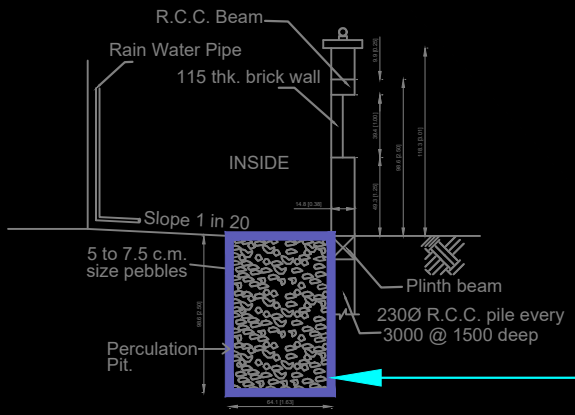
Description	Layer
Rain water harvesting trench shall be drawn as polyline in the Color No. 42.	FLOOR- STILT (or) FLOOR-GROUND
Rain water harvesting trench dimension shall be drawn as polyline in the Color No. 175.	

RAIN WATER HARVESTING TRENCH AND DIMENSION



Rain Water Harvesting Trench

Polyline	
Color	
Number	42

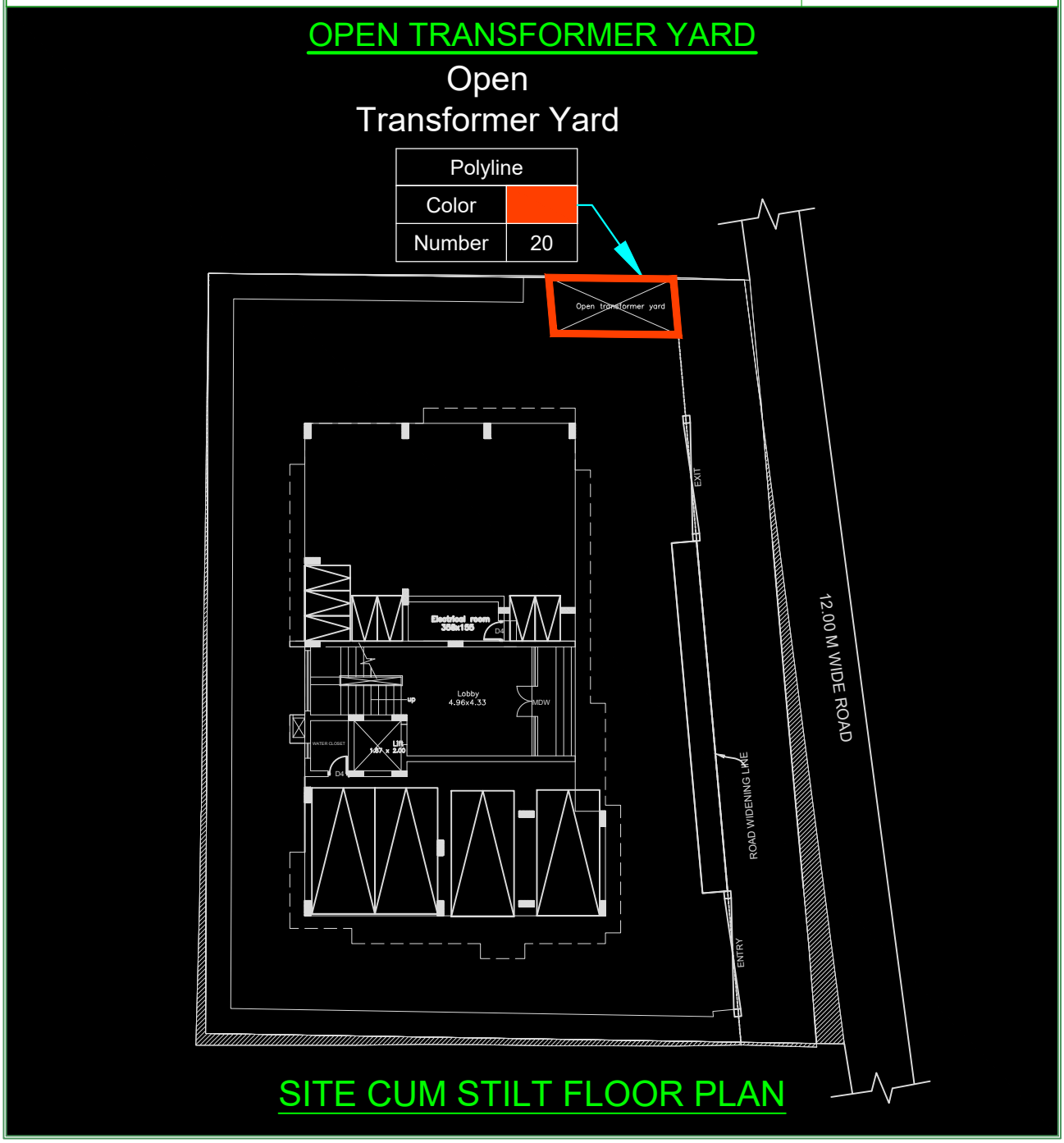


Rain Water Harvesting Pit Dimension

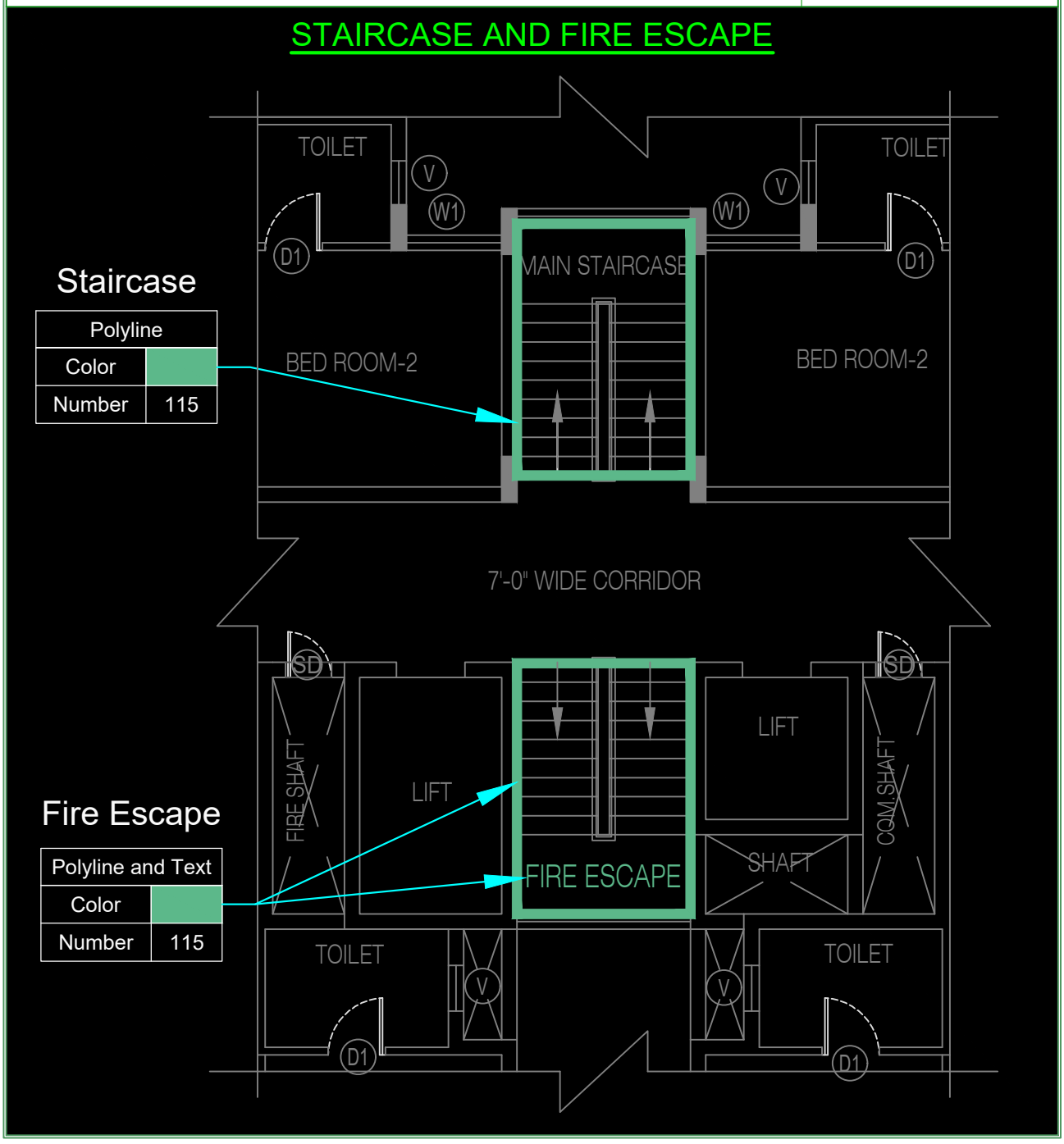
Polyline	
Color	
Number	175

Percolation pit

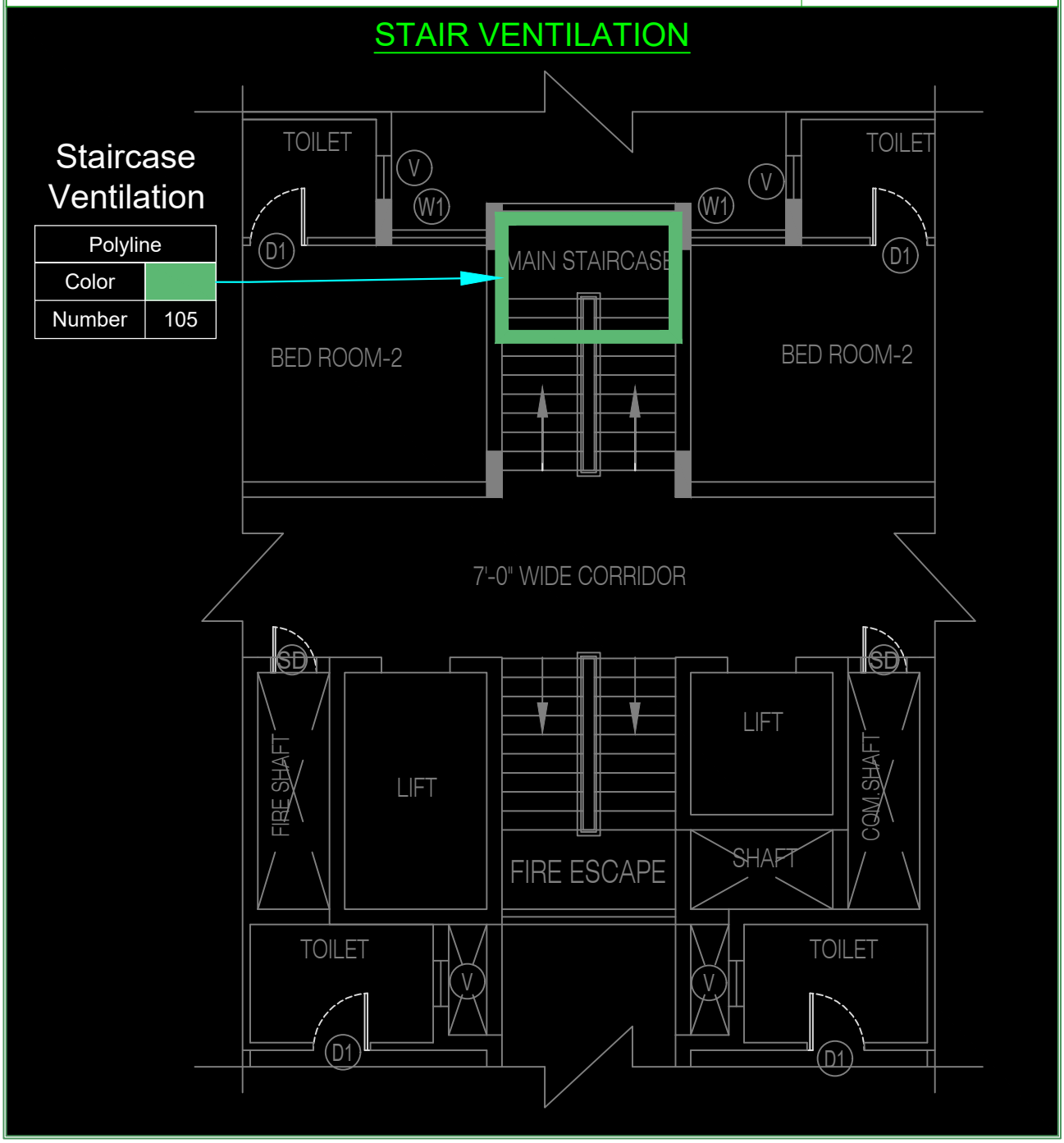
Description	Layer
Open transformer yard shall be drawn as polyline in the Color No. 20.	FLOOR- STILT (or) FLOOR-GROUND



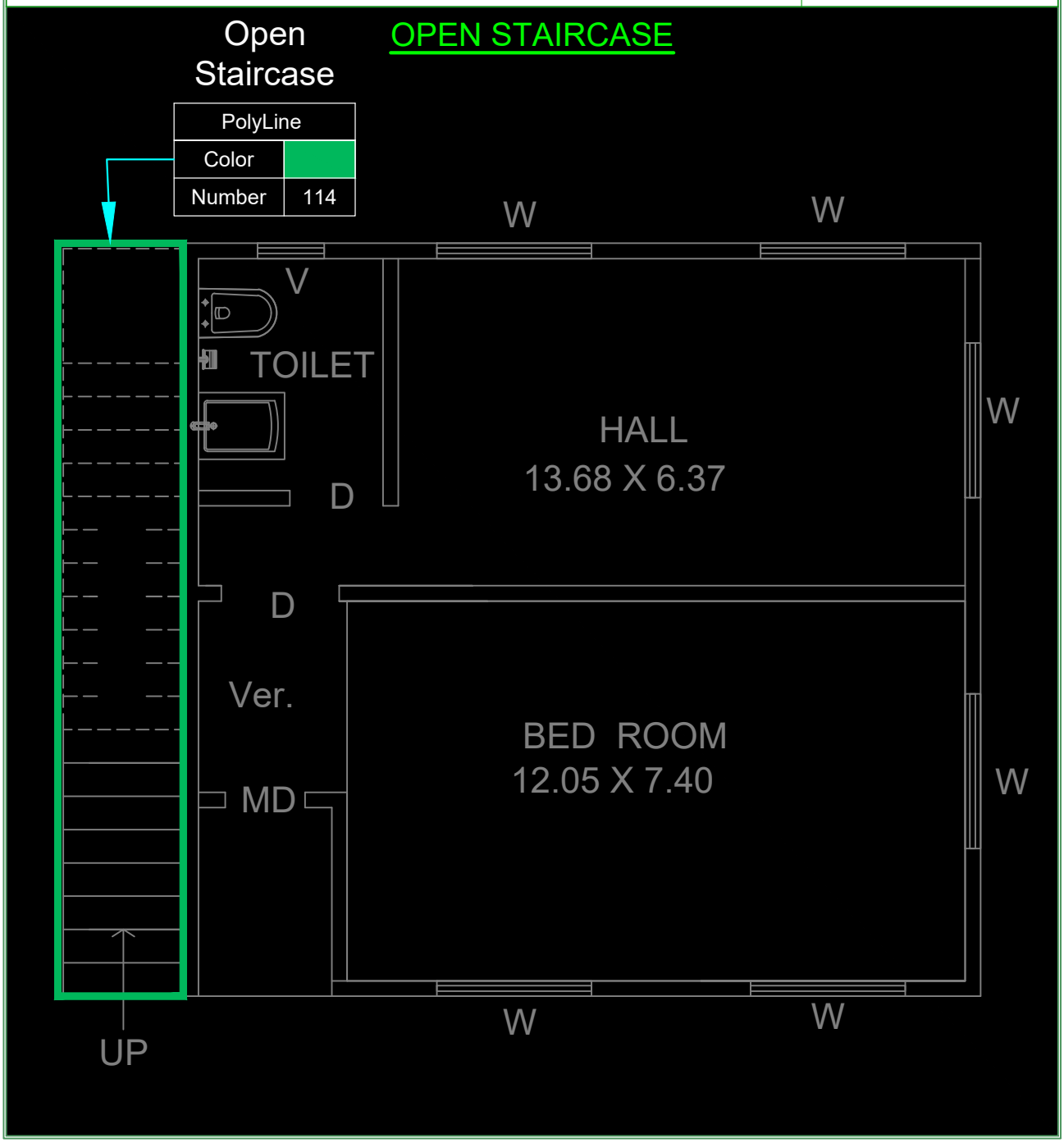
Description	Layer
For Normal Staircase Color No.115 polyline to be drawn. For Fire Escape staircase Color No. 115 to be drawn and Text to be kept inside the Polyline.	FLOOR- STILT (or) FLOOR-GROUND



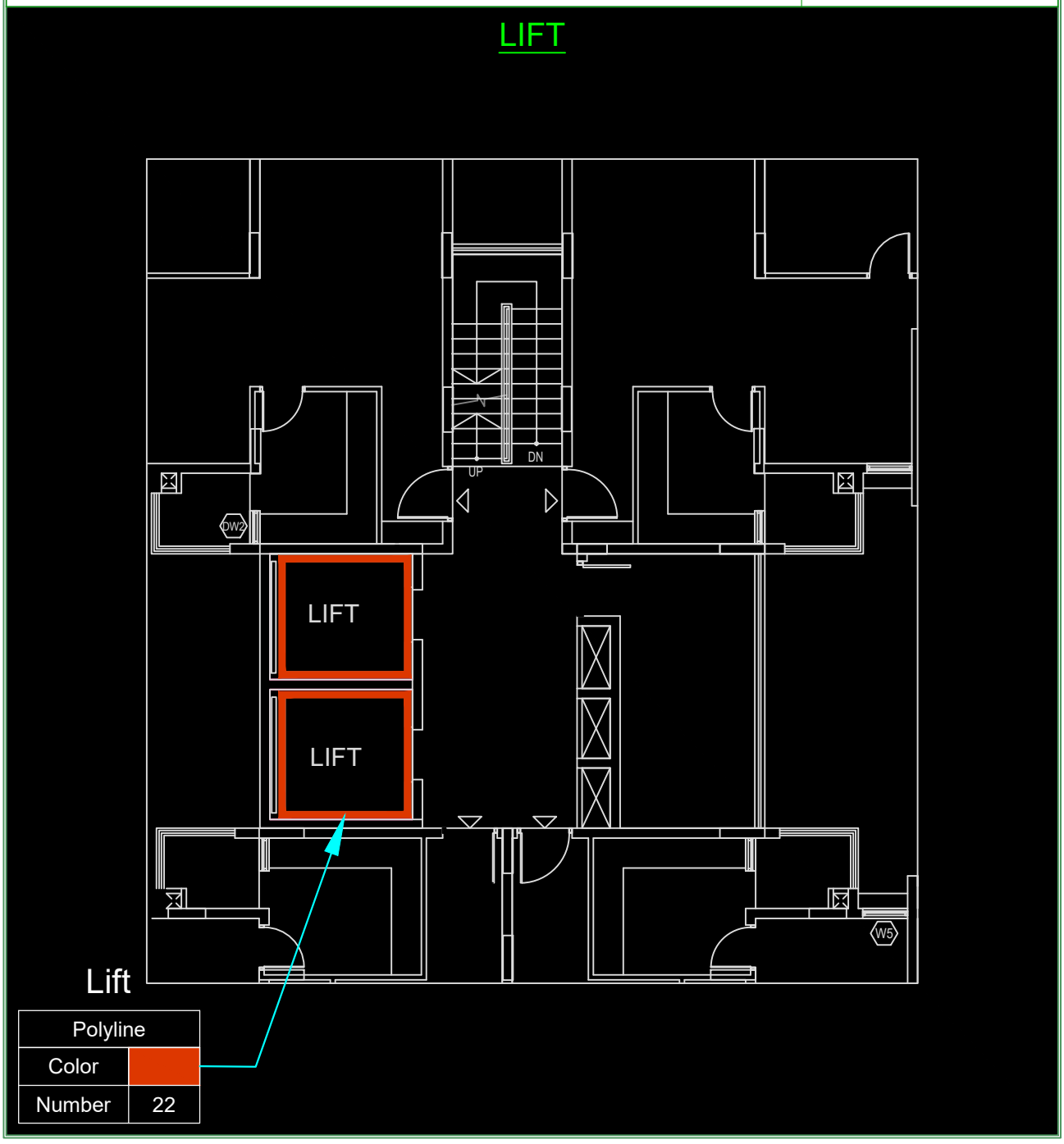
Description	Layer
Stair Ventilation shall be drawn as polyline in the Color No. 105. The size of the rectangle shall be equal to the size of the actual window or ventilator.	The same Floor layer where staircase exists.



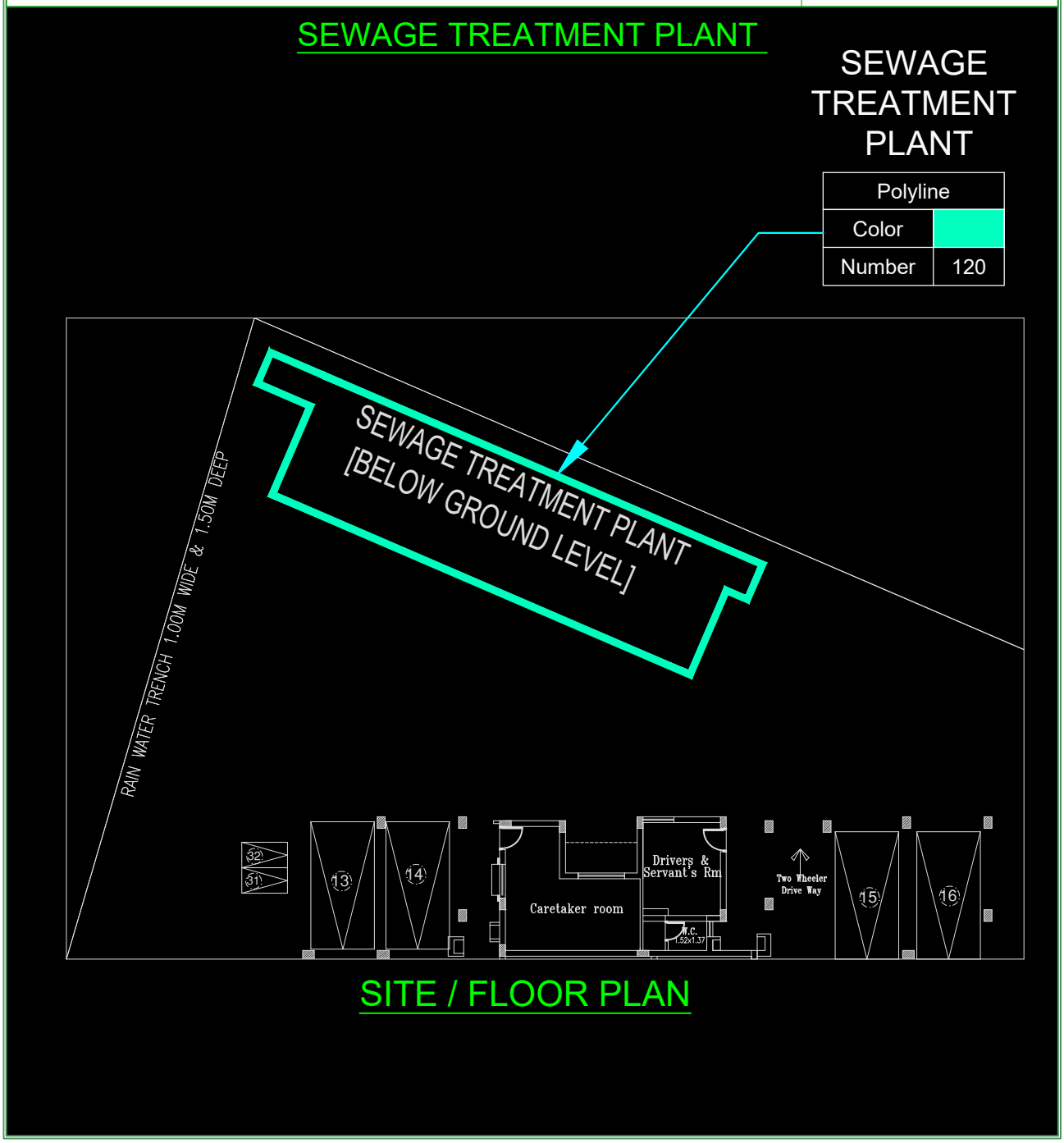
Description	Layer
Open staircase shall be drawn as a Polyline in the Color No. 114 and Text to be kept inside the Polyline.	In all the floors wherever applicable



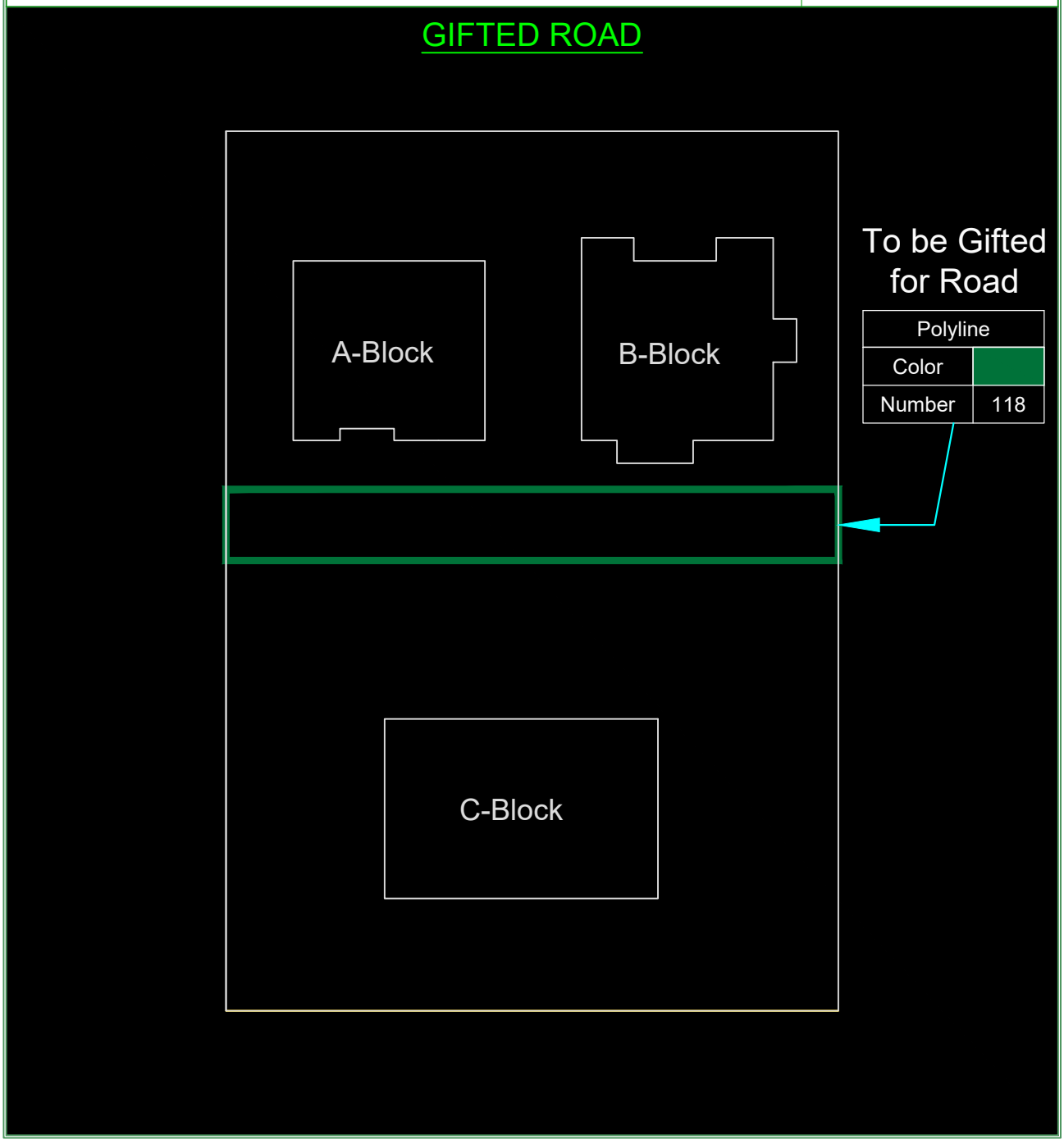
Description	Layer
Lift shall be drawn as polyline in the Color No. 22.	The same Floor layer where Lift exists.



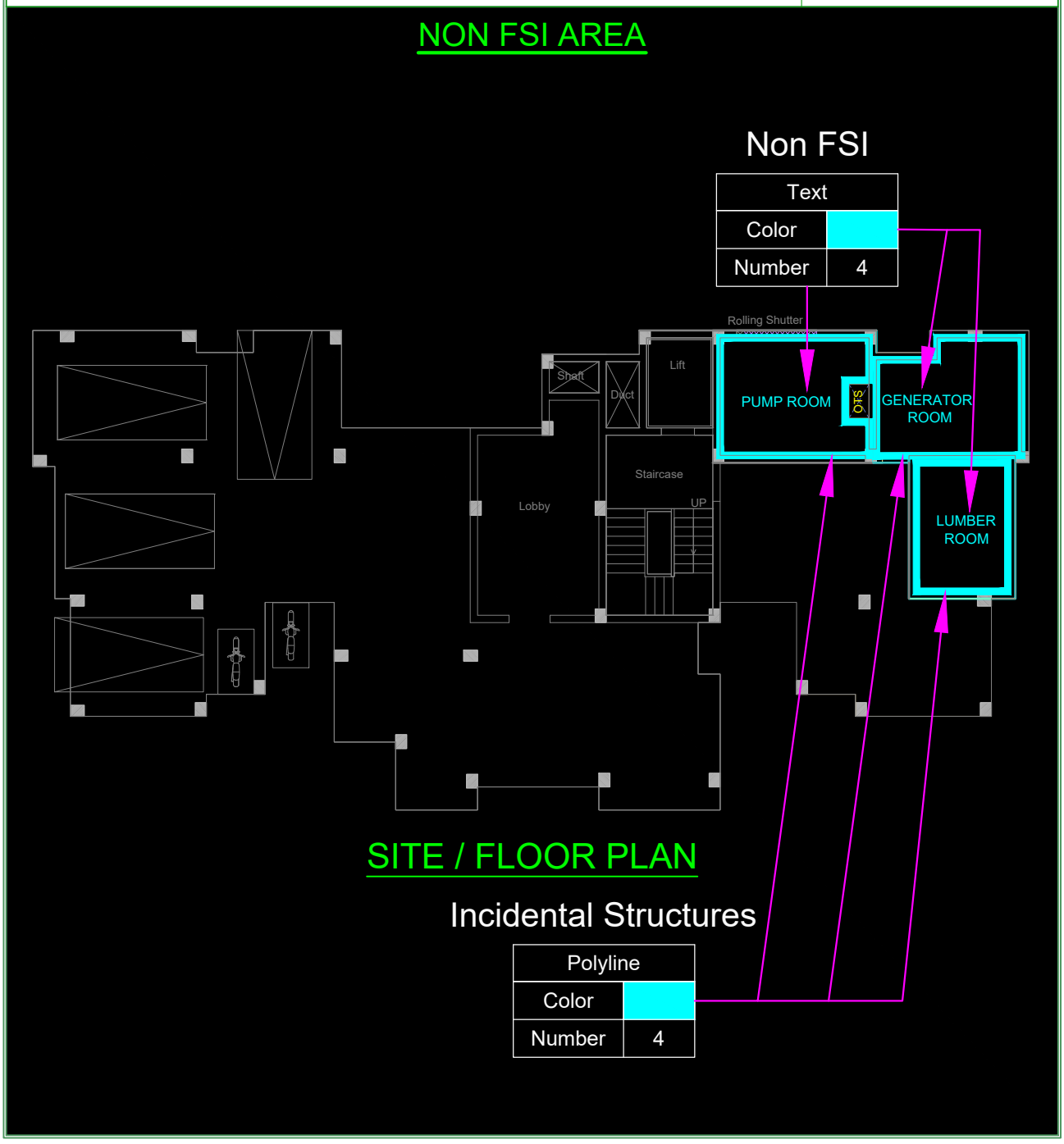
Description	Layer
Sewage Treatment Plant shall be drawn as polyline in the Color No. 120.	FLOOR- STILT (or) FLOOR-GROUND



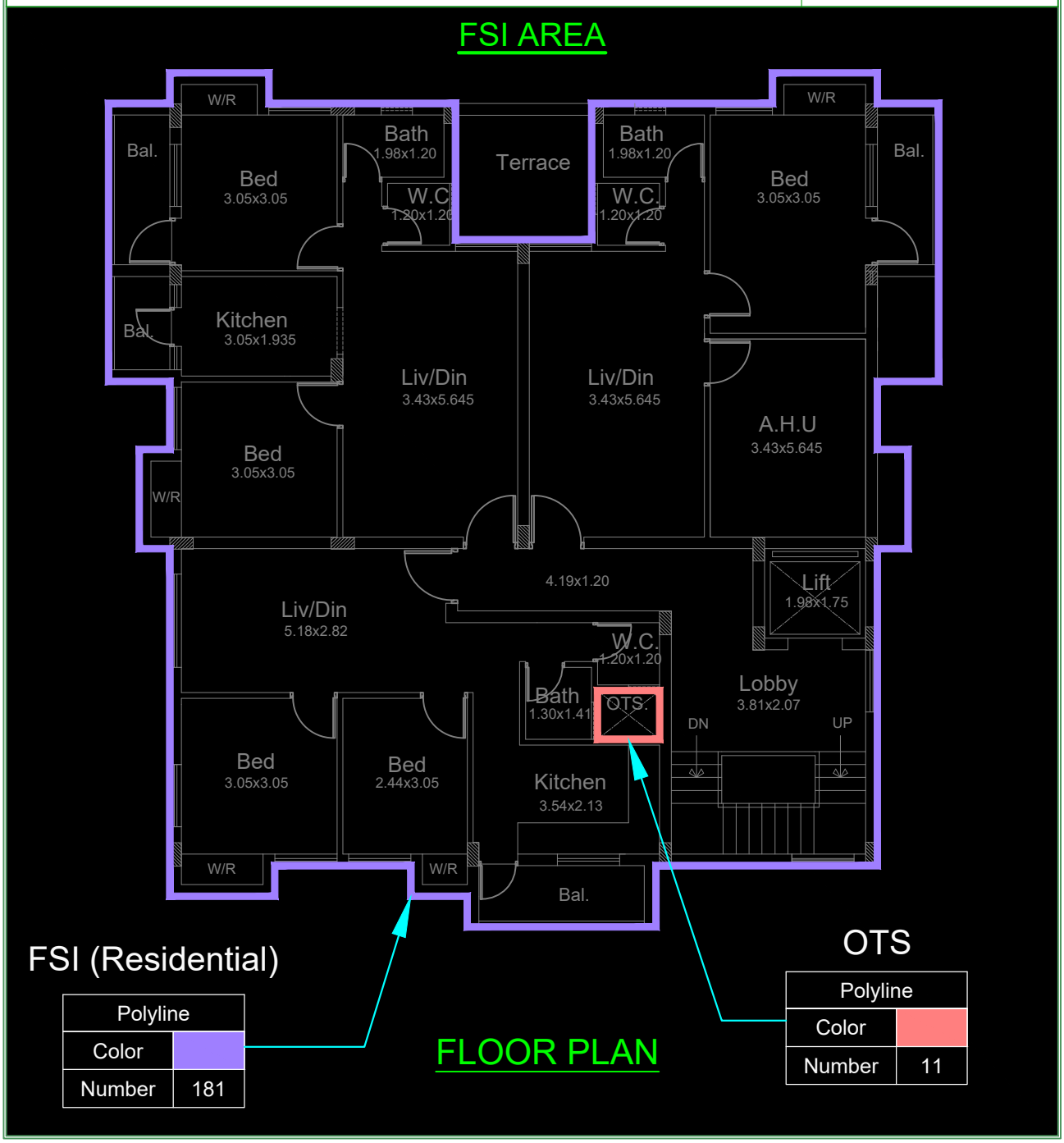
Description	Layer
Gifted roads, i.e. those areas within the site gifted to Local Body or Authority for connectivity purpose shall be drawn as polyline using the Color No. 118.	FLOOR-GROUND (or) FLOOR-STILT



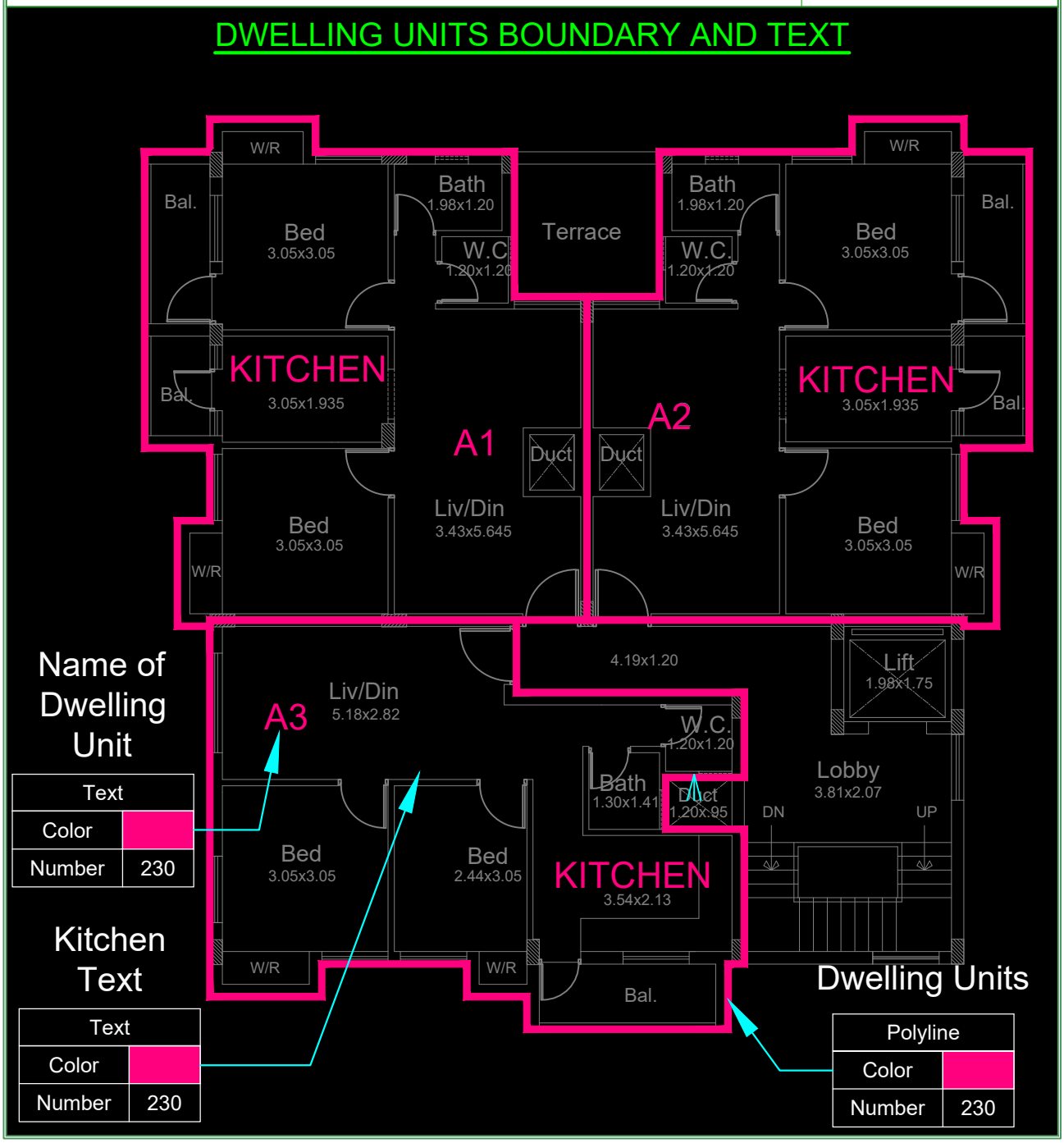
Description	Layer
Incidental structures for a building shall be drawn as polyline in Color No. 4 with a text in the same Color. These are also referred to as Non FSI area. The text shall be strictly one from the Incidental Structure Names. Otherwise software will mark the text as wrong.	In all the floors wherever applicable.



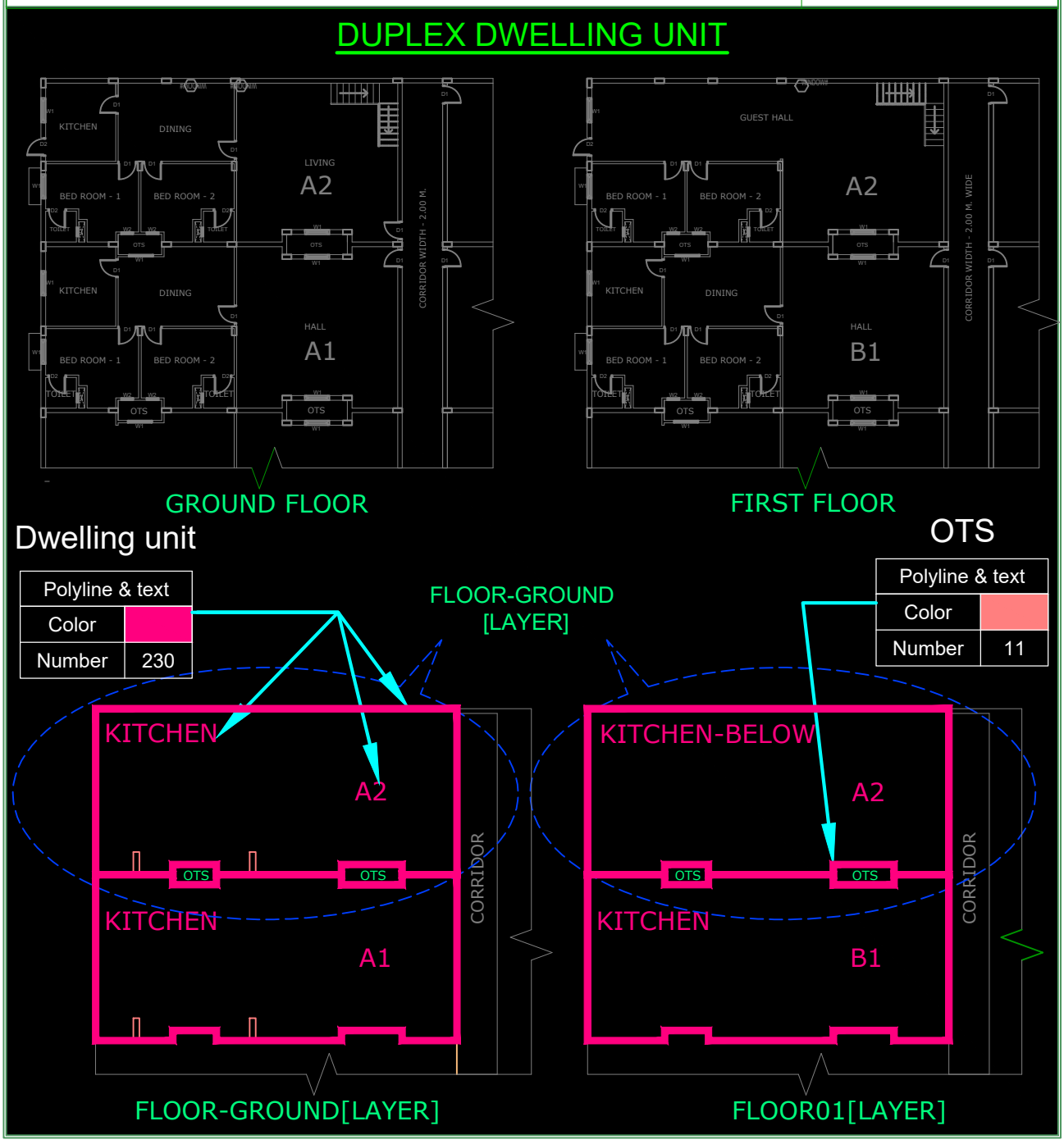
Description	Layer
FSI area for a Residential building shall be drawn as polyline in the Color no. 181.	In all the floors wherever applicable.
The deductions such as OTS shall be drawn in Polyline in the Color No. 11.	



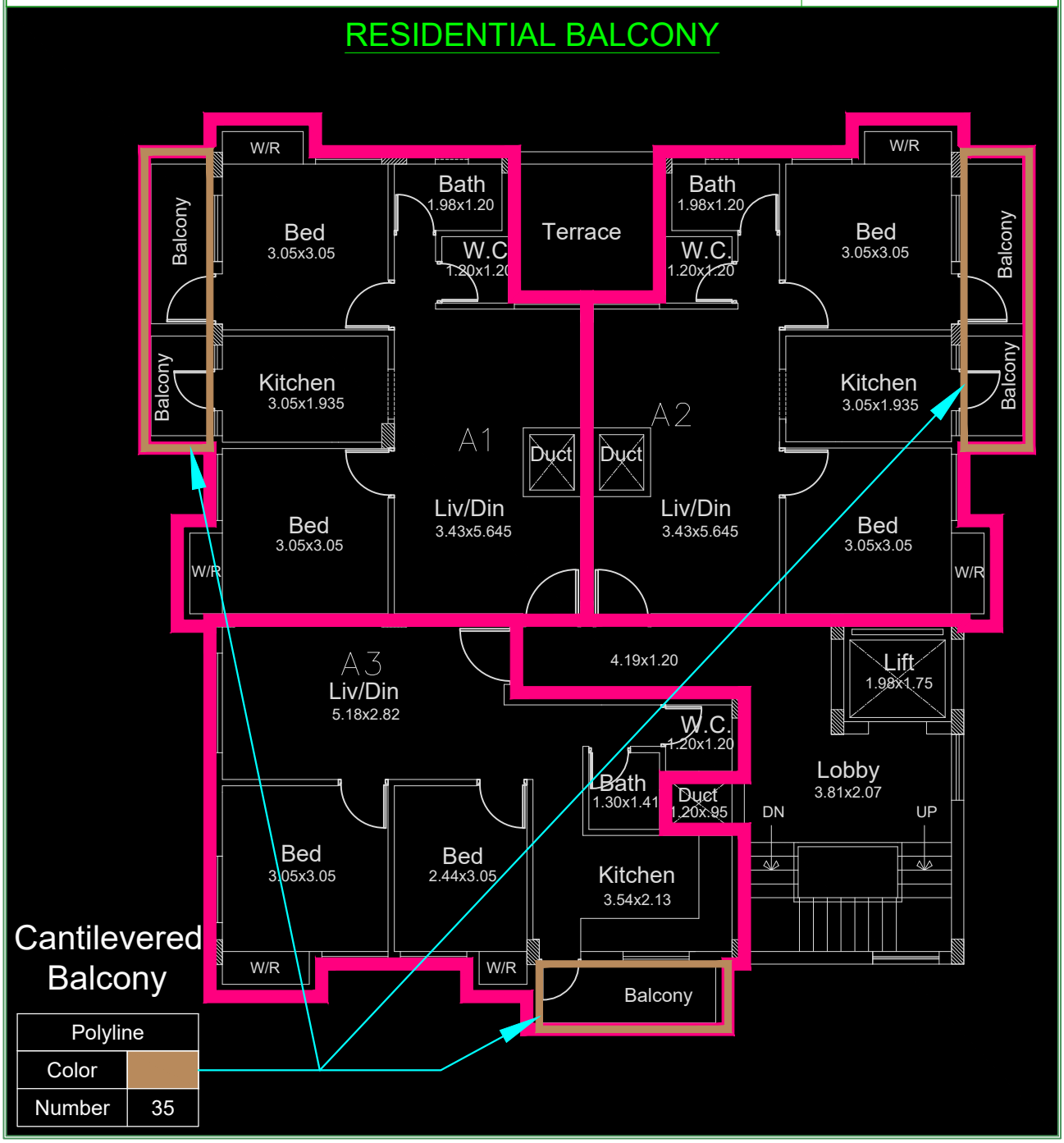
Description	Layer
Dwelling units boundary shall be drawn as polyline in the Color No. 230 with Dwelling unit number or name as text in the same Color. Additionally another text 'KITCHEN' shall be placed. Both the text mentioned above shall be completely enclosed inside the dwelling unit of polyline.	In the same layer as the Residential FSI Polyline.



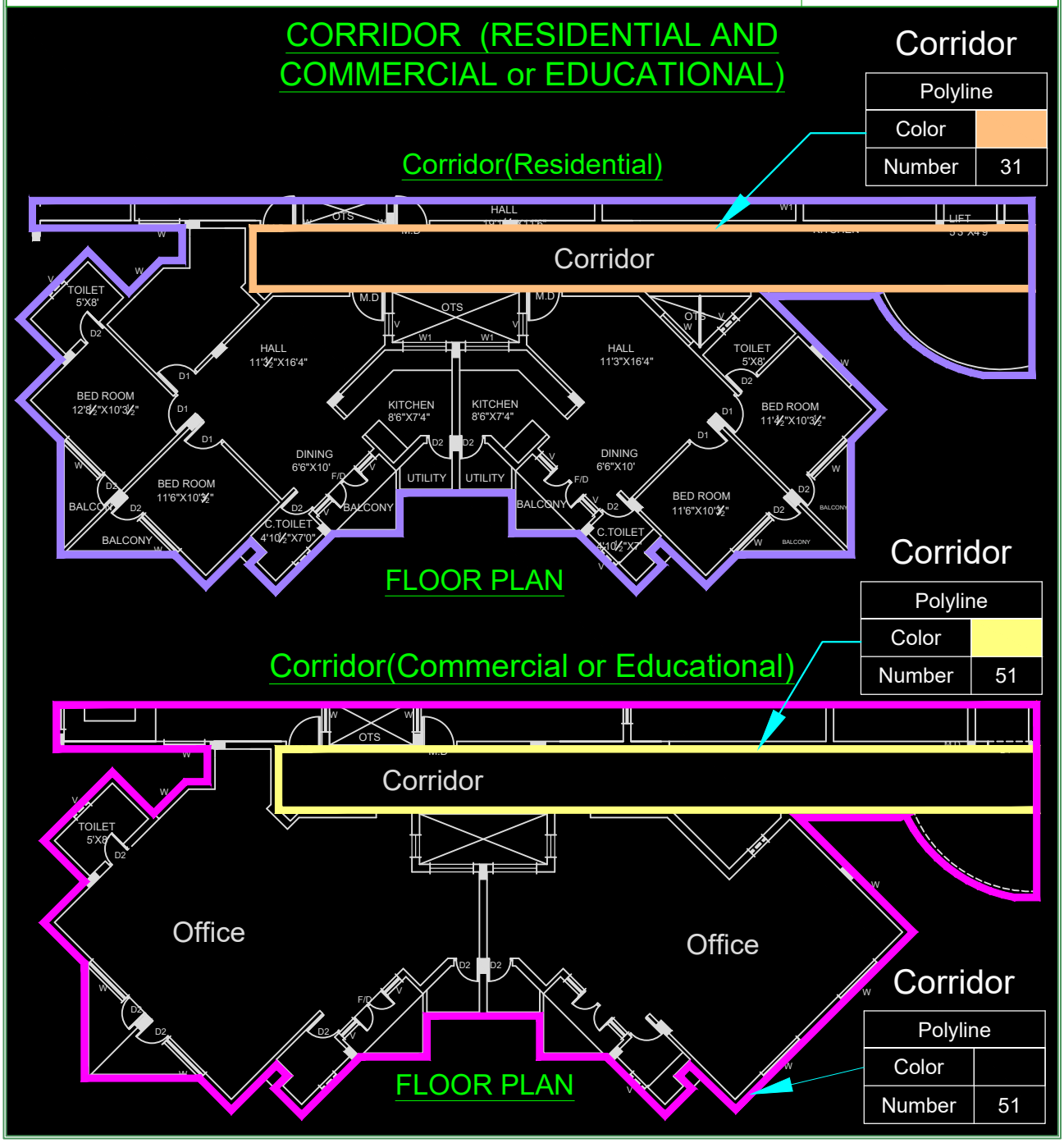
Description	Layer
If a Duplex unit exists combining FLOOR-GROUND and FLOOR1, the lower floor's dwelling unit polyline shall be drawn in FLOOR-GROUND and the upper floor's dwelling unit ploy line shall also be placed in FLOOR-GROUND,with a cutout of deduction Color No. 11 corresponding to any open area in the upper floor shall be drawn in FLOOR1, Additionally 'KITCHEN" text shall be given in lower floor and 'KITCHEN-BELOW' text shall be given in the upper floor. There is no change in FSI polyline layers. The Dwelling unit names should also be the same. In this example, below A2 is Duplex, whereas A1 and B1 are single units.	Base floor of the duplex unit.



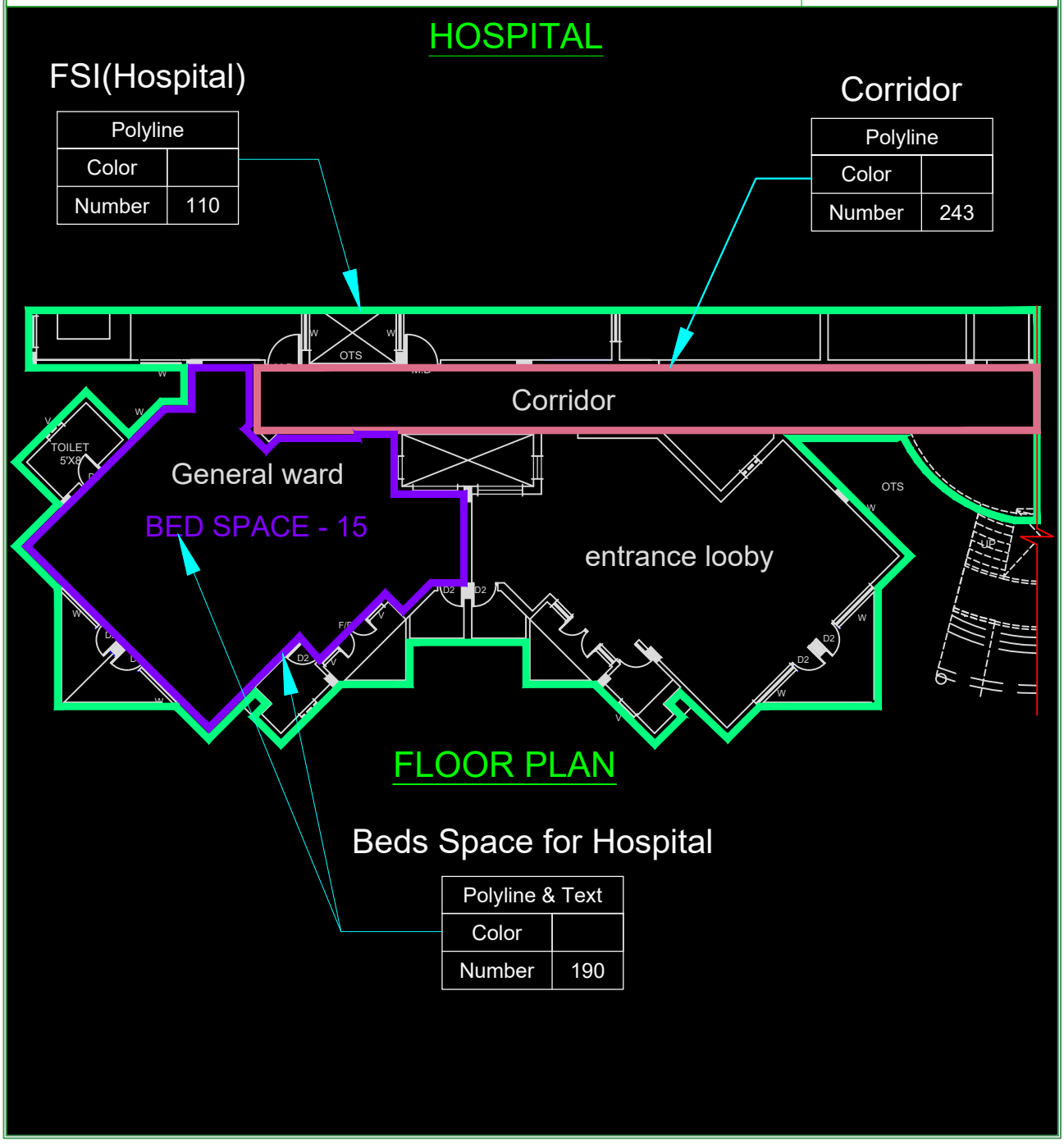
Description	Layer
Cantilevered balconies shall be drawn as polyline in the Color No. 35. The Residential FSI polyline shall completely enclose the Balcony polyline.	In all the floors wherever applicable.



Description	Layer
Corridor for residential building shall be drawn as polyline in the Color No. 31. The width shall be the inner space between the walls.	In all the floors wherever applicable.
Corridor for Commercial or Educational building shall be drawn as polyline in the Color No. 51. The width shall be the inner space between the walls.	

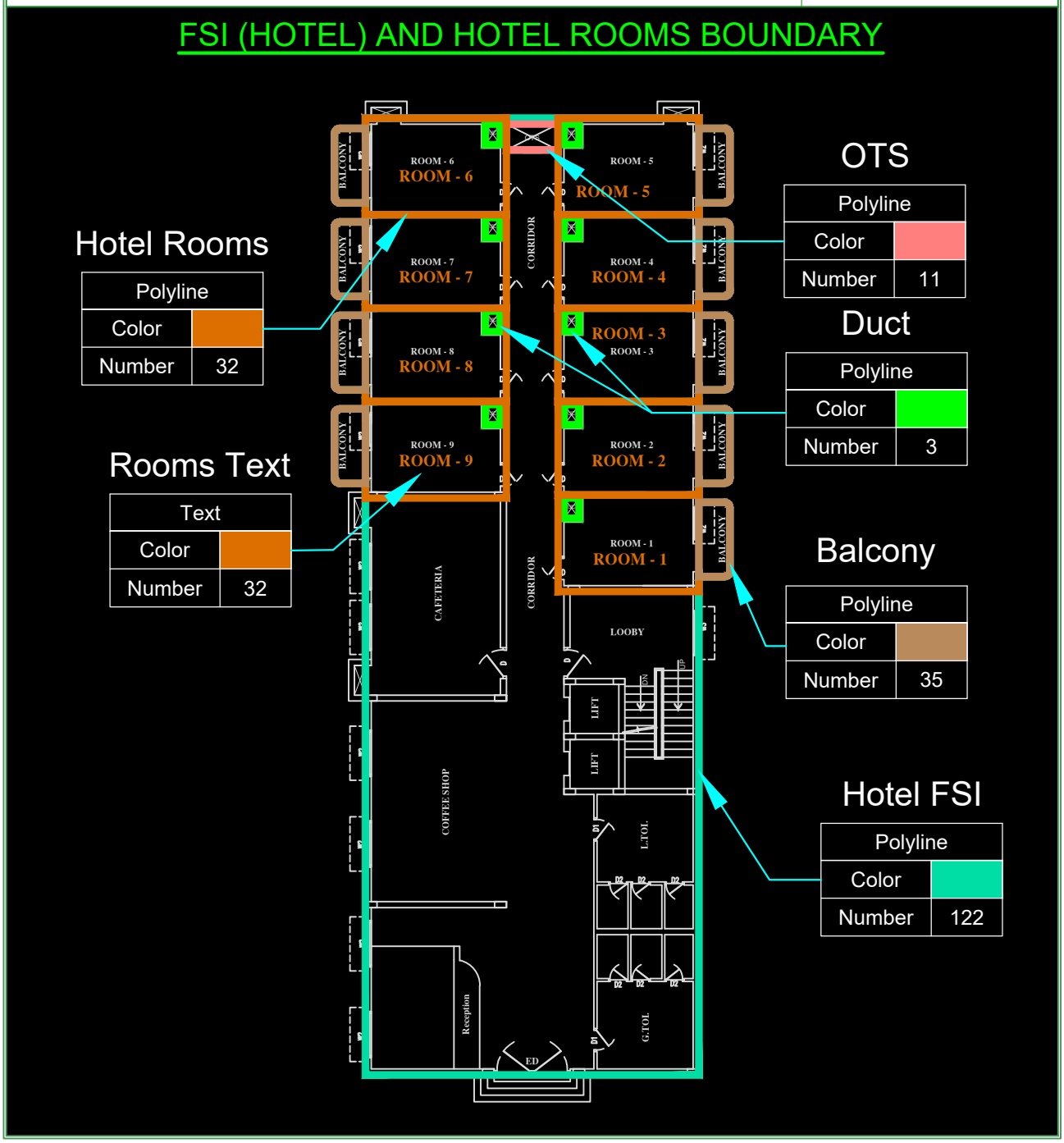


Description	Layer
FSI Area of the Hospital building shall be drawn as polyline in the Color No. 110 and Hospital Beds space in ward shall be drawn as polyline & No. of beds text in the Color No. 190	In all the floors wherever applicable.
Corridor for Hospital building shall be drawn as polyline in the Color No. 243. The width shall be the inner space between the walls.	

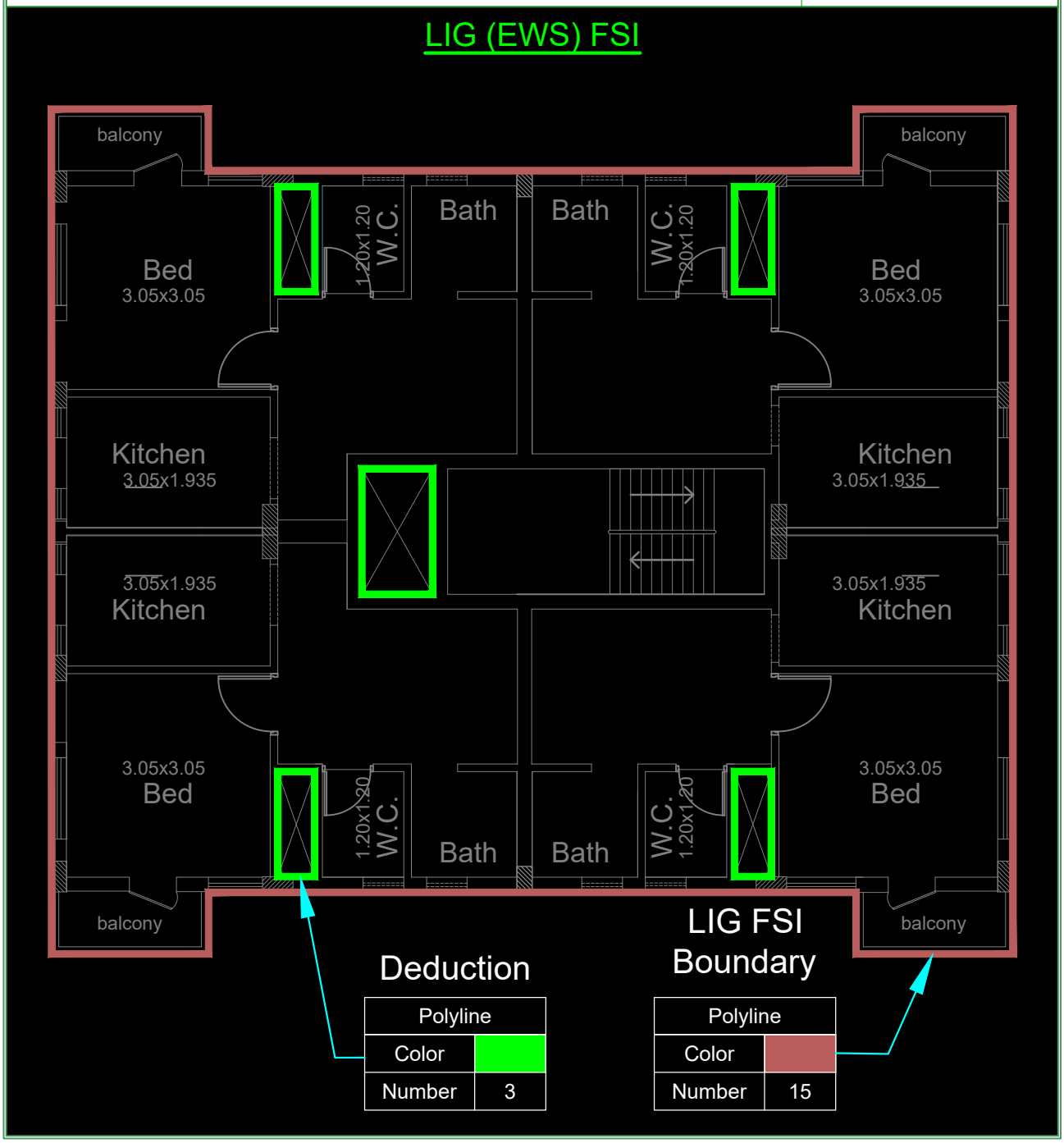


Description	Layer
FSI area for a Hotel building shall be drawn as polyline in the Color No. 122.	In all the floors wherever applicable.
Hotel rooms boundary shall be drawn as polyline in the Color No. 32 . The hotel rooms and numbers as text shall be completely enclosed in the hotel room polyline boundary.	
OTS shall be drawn as polyline in the Color No. 11 for Deduction.	
Duct shall be drawn as polyline in Color No. 3 for Deduction.	

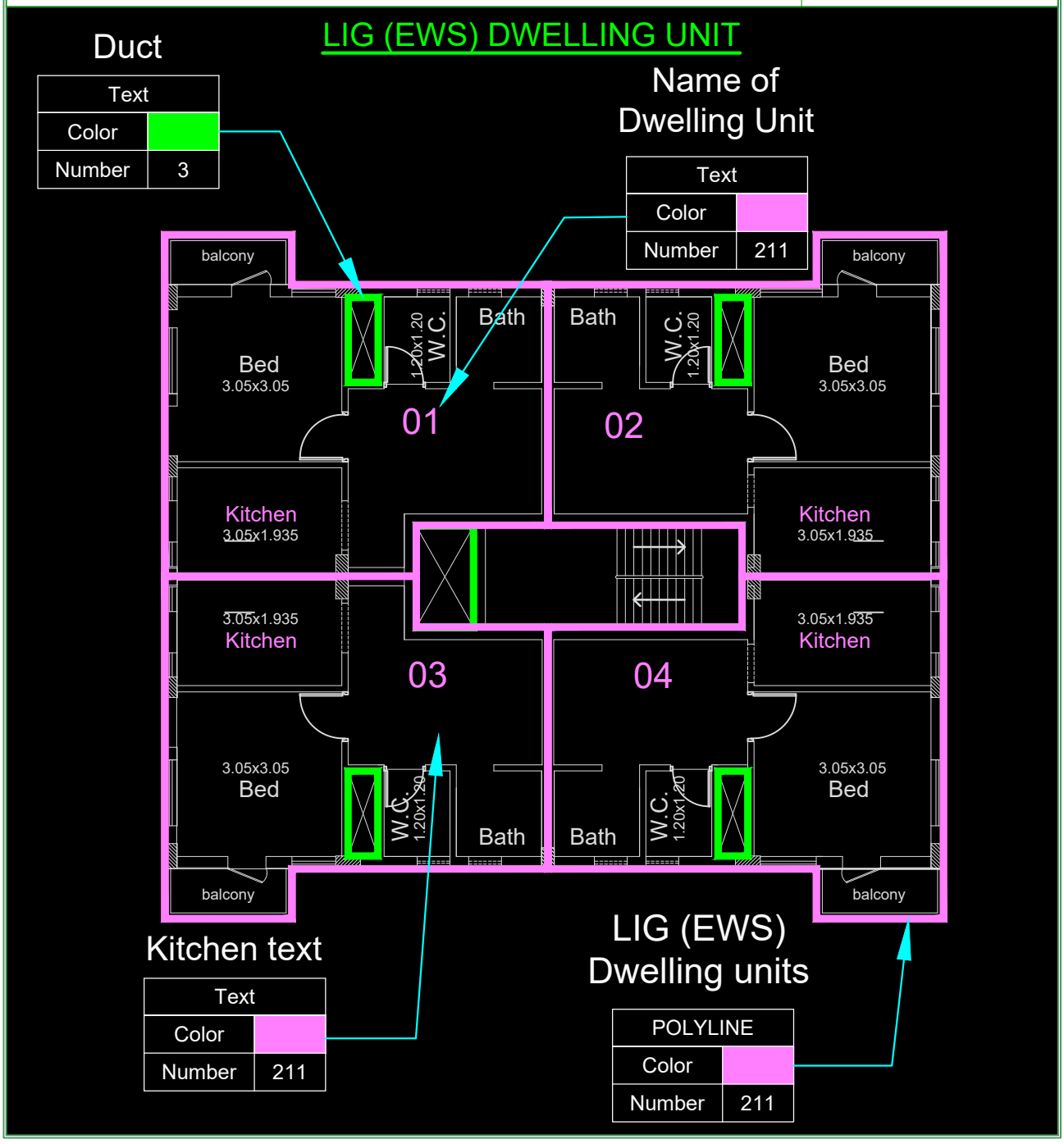
FSI (HOTEL) AND HOTEL ROOMS BOUNDARY



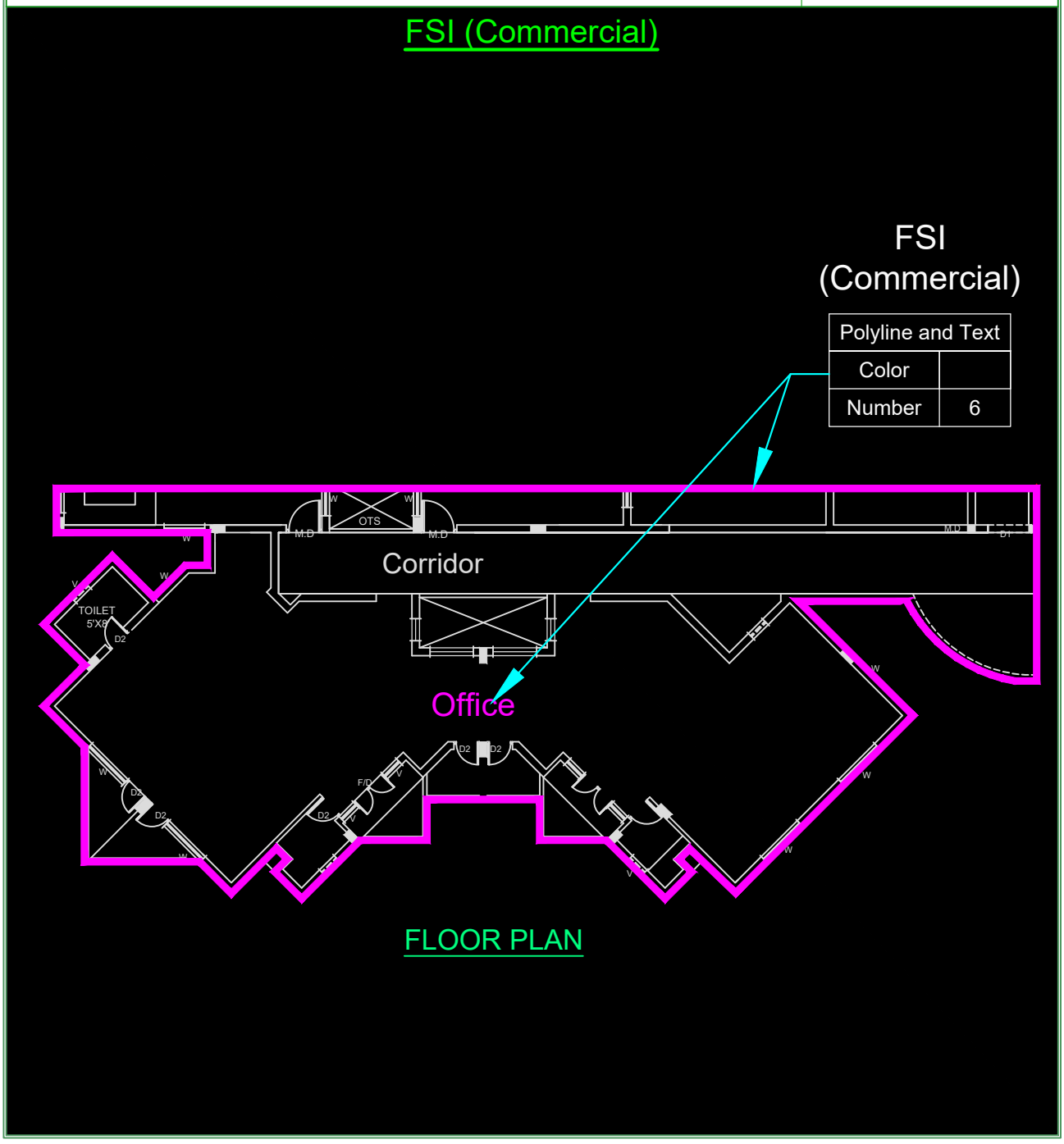
Description	Layer
Residential FSI polyline for LIG (EWS) Blocks shall be drawn as polyline in the Color No. 15.	In all the floors wherever applicable.
The deduction as polyline in the Color No. 3	



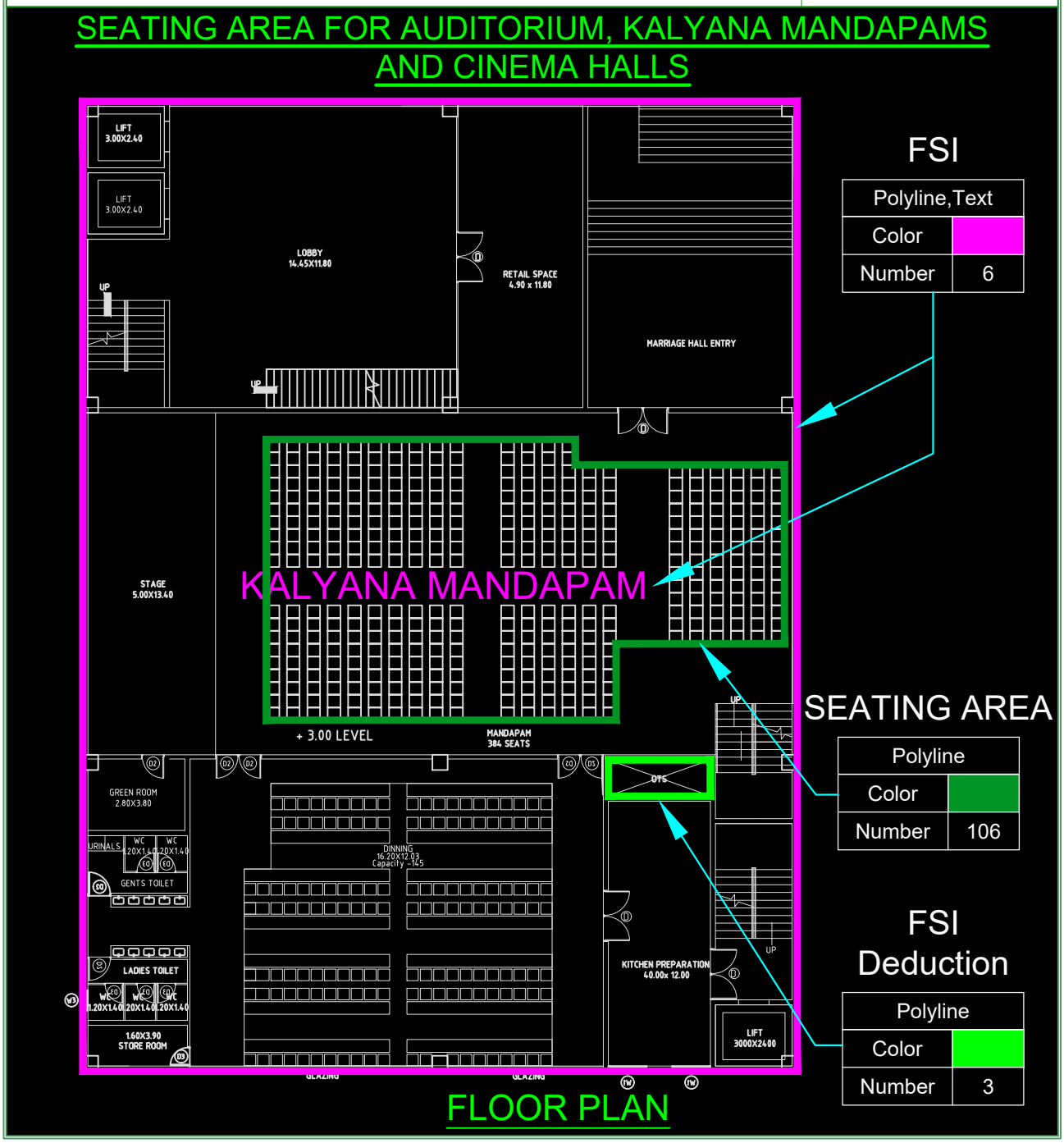
Description	Layer
Residential FSI polyline for LIG (EWS) Dwelling Unit shall be drawn as polyline in the Color No. 211	In all the floors wherever applicable.
The deduction as polyline in the Color No. 3	



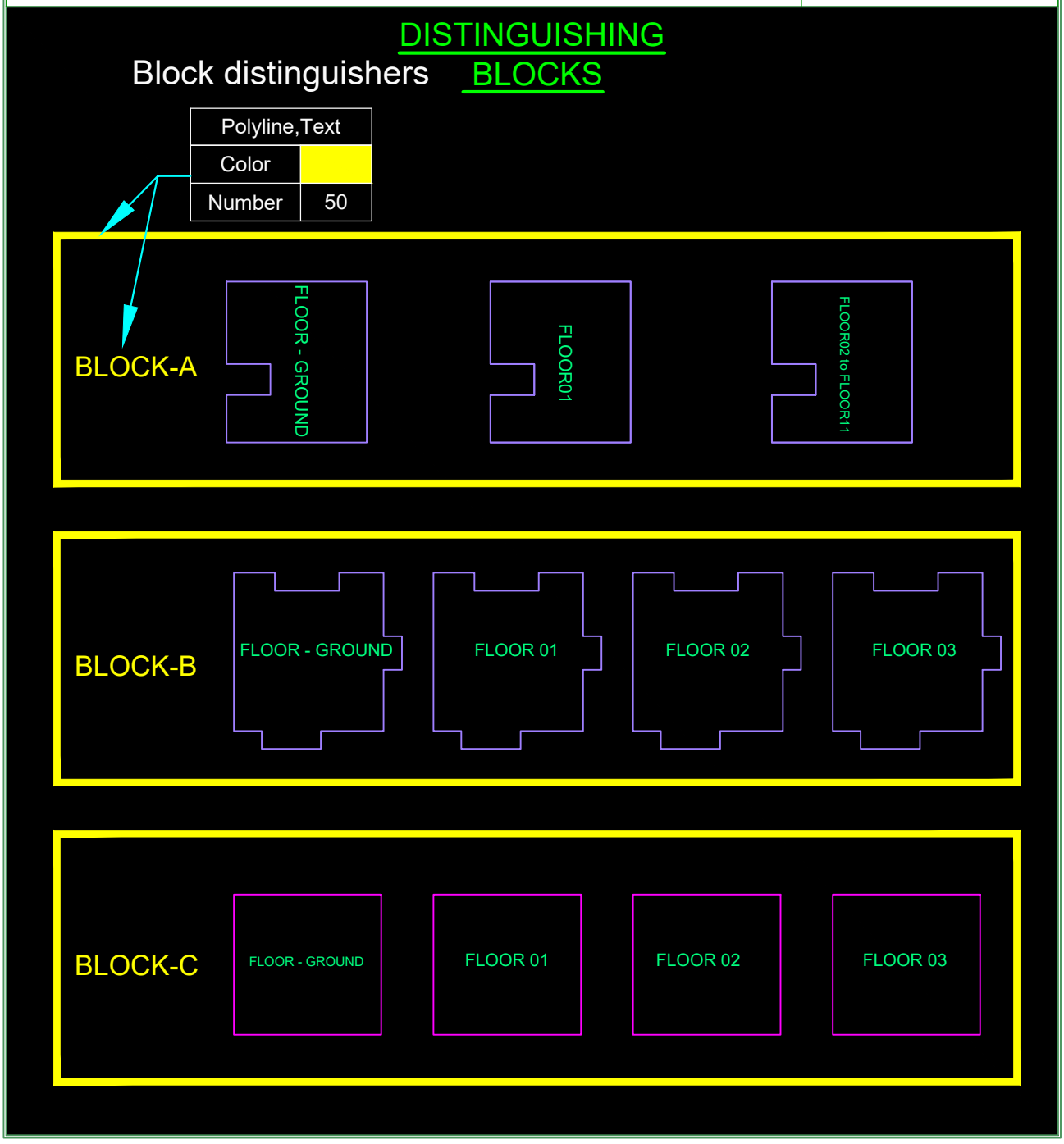
Description	Layer
For Commercial building, FSI area shall be clearly marked with a polyline in the Color No. 6 and the Text shall be completely enclosed inside the polyline boundary. The text shall be strictly one from the Commercial Building Use text. Otherwise software will mark the text as wrong.	In all the floors wherever applicable.



Description	Layer
For Commercial buildings like Auditorium, kalyana mandapam and cinema halls, the seating area shall be clearly marked with a polyline in the Color No. 106	In all the floors wherever applicable.
The deductions shall be drawn as polylines in the Color No. 3.	

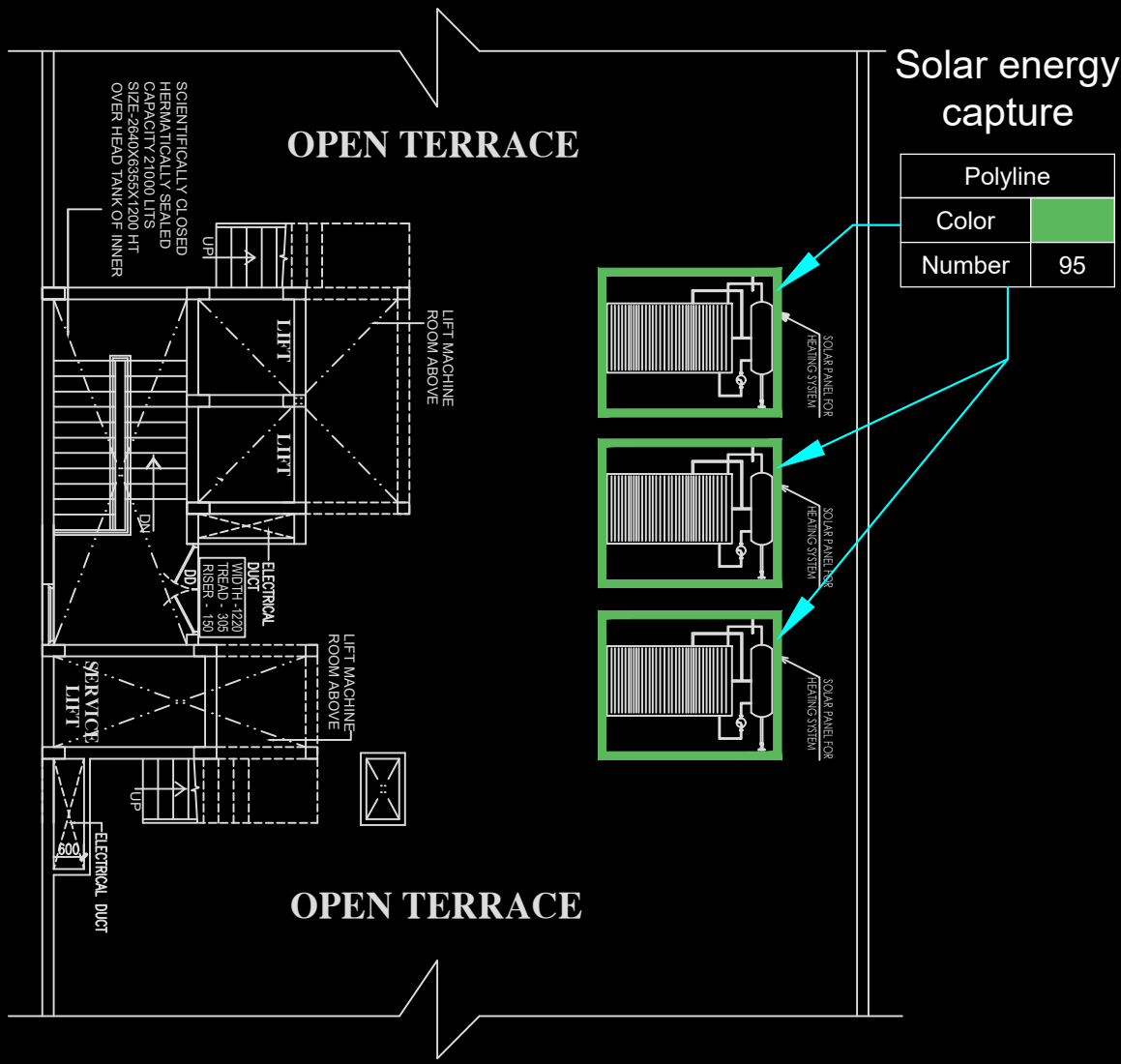


Description	Layer
Building blocks shall be distinguished from each other in case Group Developments. Distinguishing of blocks shall be done by drawing polylines in the Color No. 50 along with individual text in the same Color for identifying block names such as Block-A, Block-B etc. Individual floor plans shall be drawn completely within the Color No. 50 rectangle.	FLOOR-STILT (or) FLOOR-GROUND



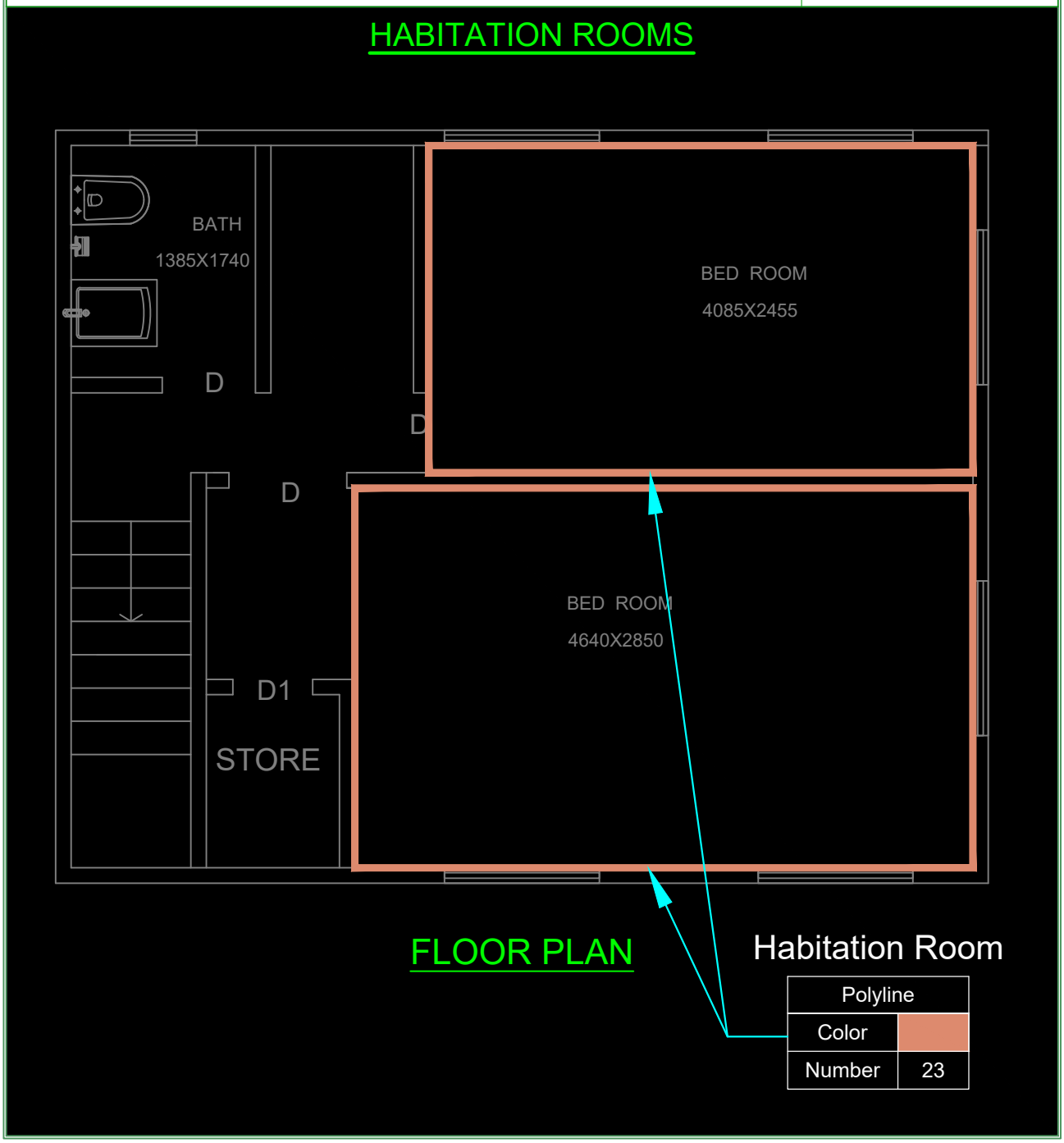
Description	Layer
Solar energy capture for Hotels, Lodges etc. shall be drawn as polylines in Color No. 95.	FLOOR-TERRACE

SOLAR ENERGY CAPTURE

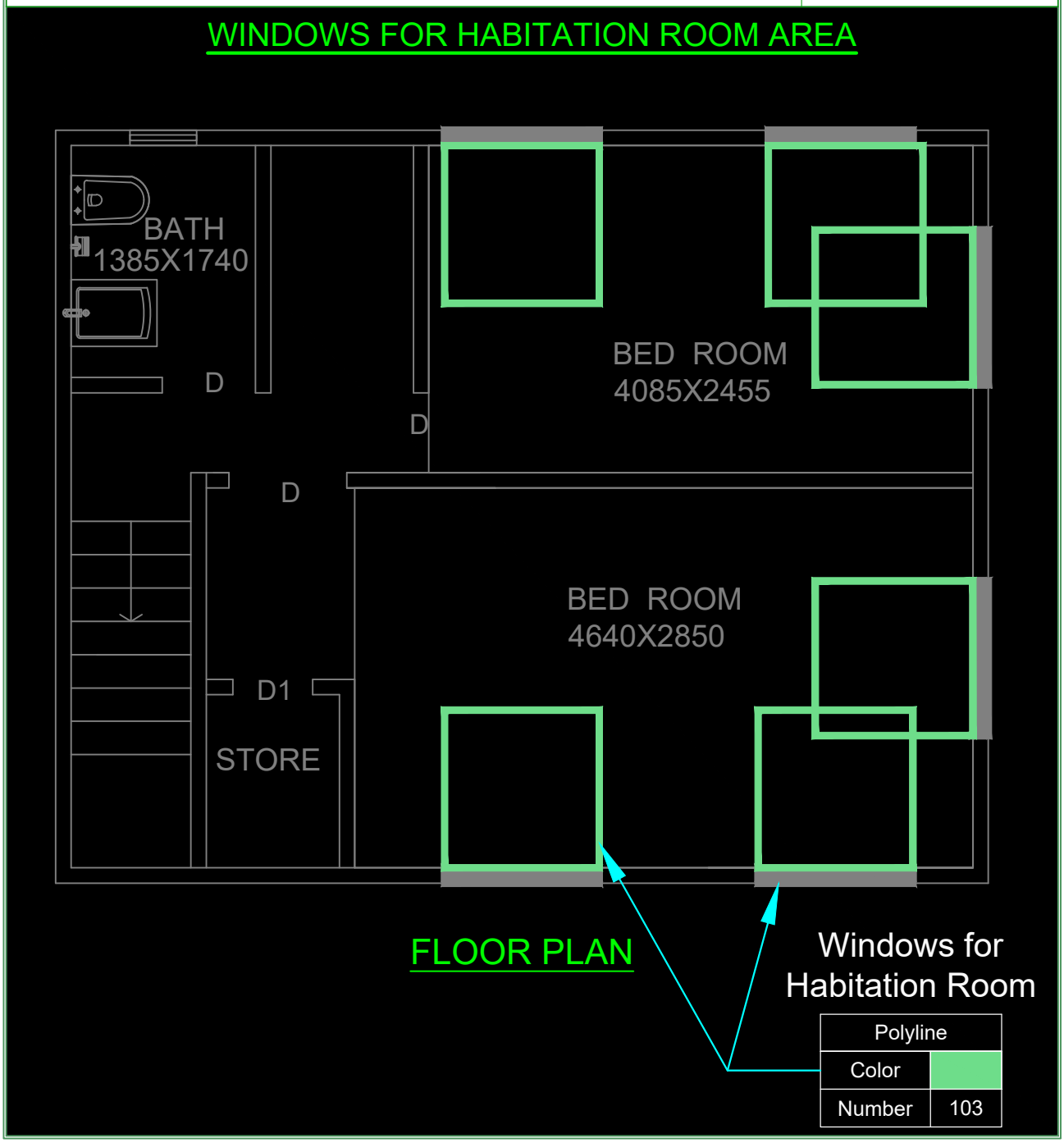


TERRACE FLOOR PLAN

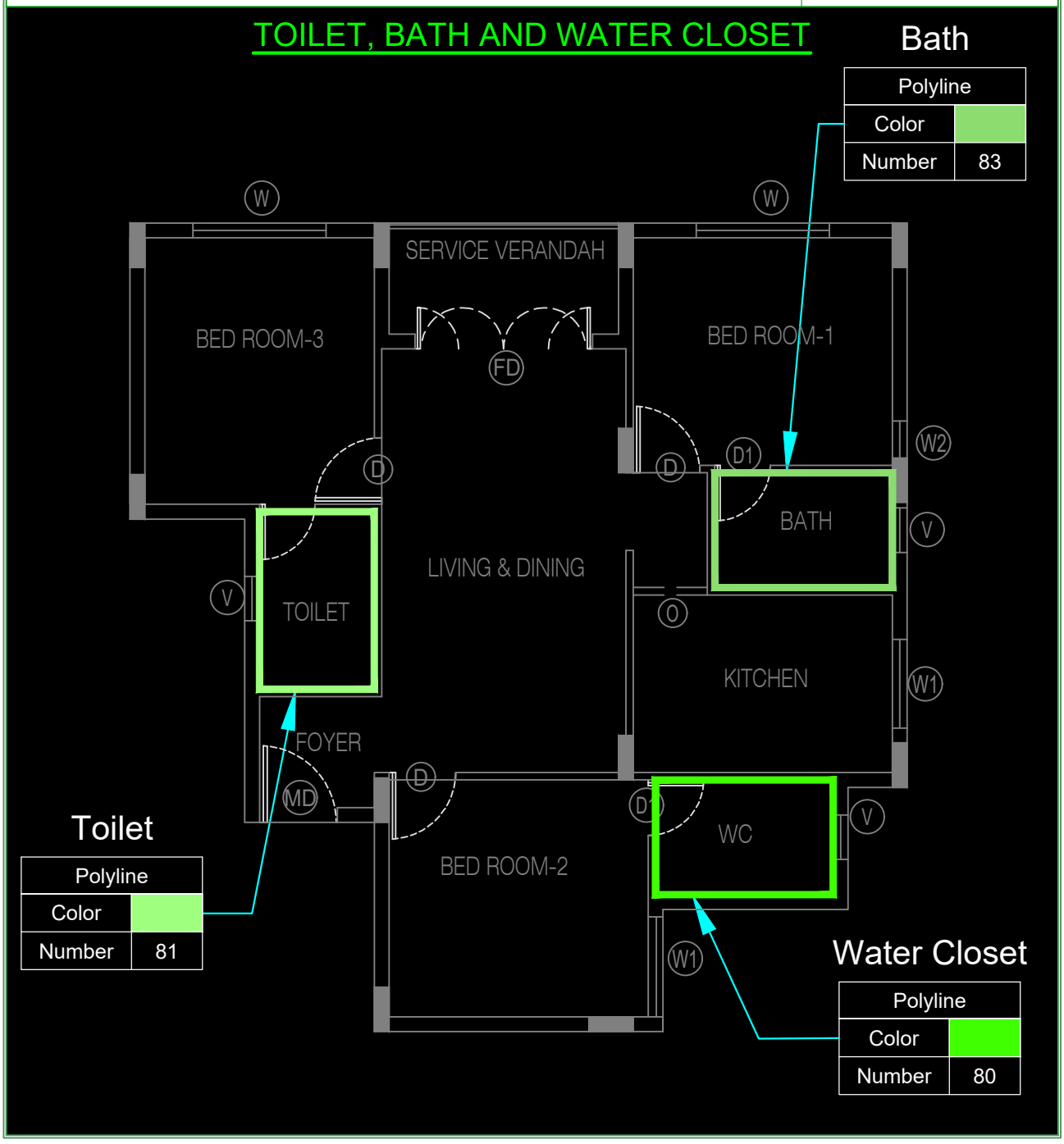
Description	Layer
Habitation rooms shall be drawn as rectangular polylines in Color No. 23.	In all the floors wherever applicable.



Description	Layer
Windows for Habitation room shall be drawn as Polyline in the Color No. 103. The size of the rectangle shall be equal to the size of the actual window.	In all the floors wherever applicable.

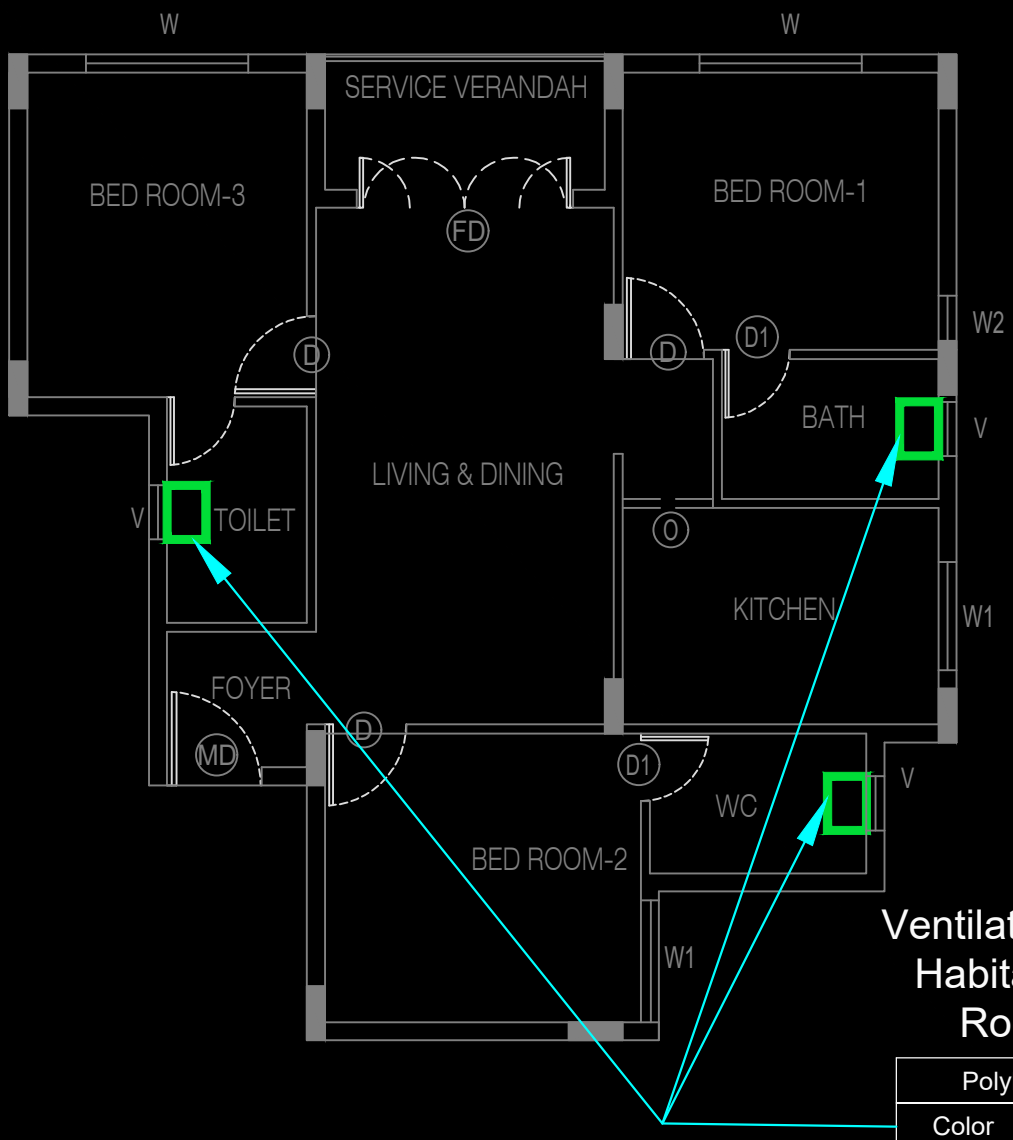


Description	Layer
Toilet room shall be drawn as Polyline in the Color No. 81.	In all the floors wherever applicable.
Water closet room shall be drawn as polyline in the Color No. 80	
Bath room shall be drawn as polyline in the Color No. 83.	

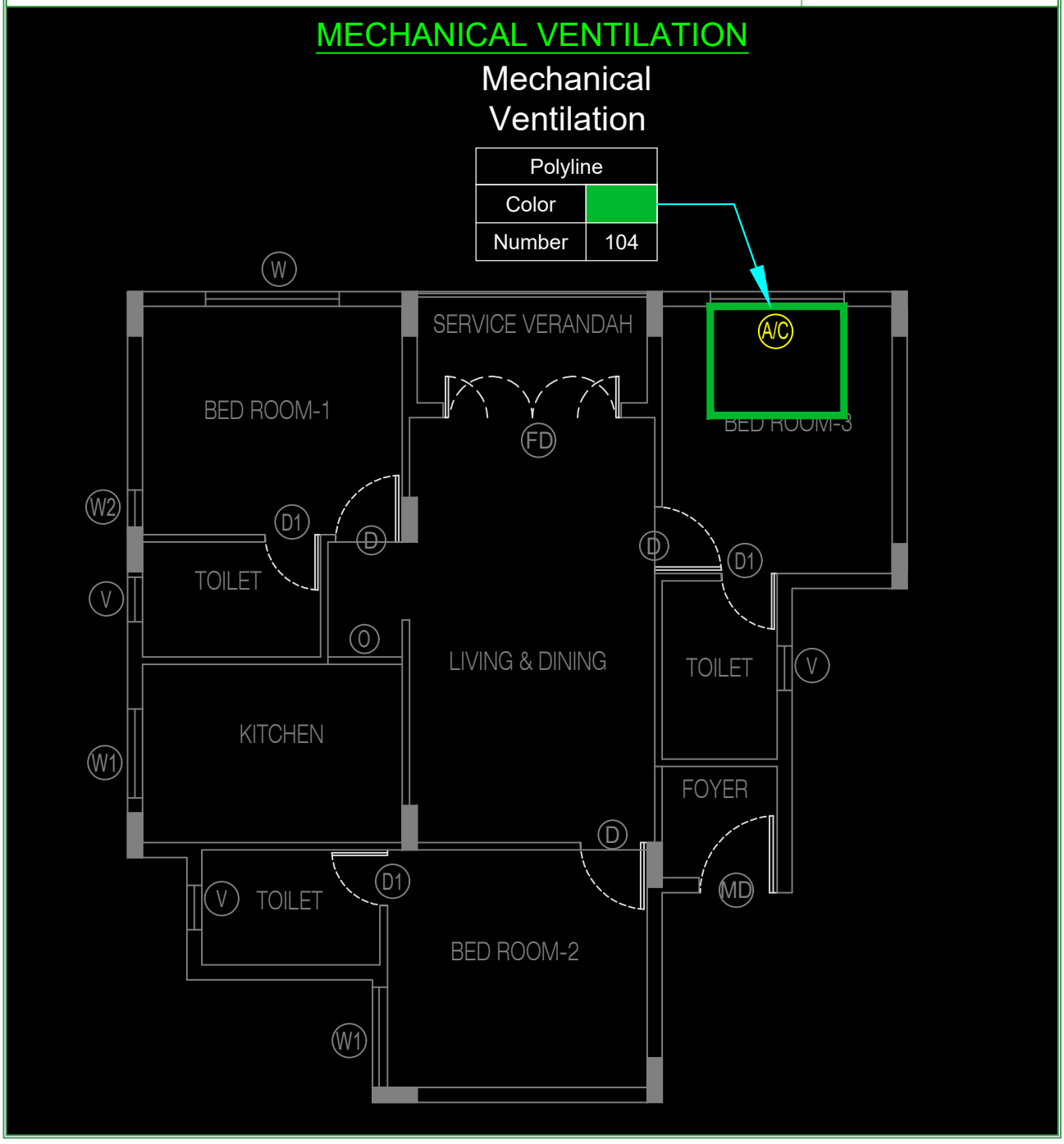


Description	Layer
Ventilator for Toilet, Bath and Water closet shall be drawn as Polyline in the Color No. 102. The size of the rectangle shall be equal to the size of the actual window or ventilator.	In all the floors wherever applicable.

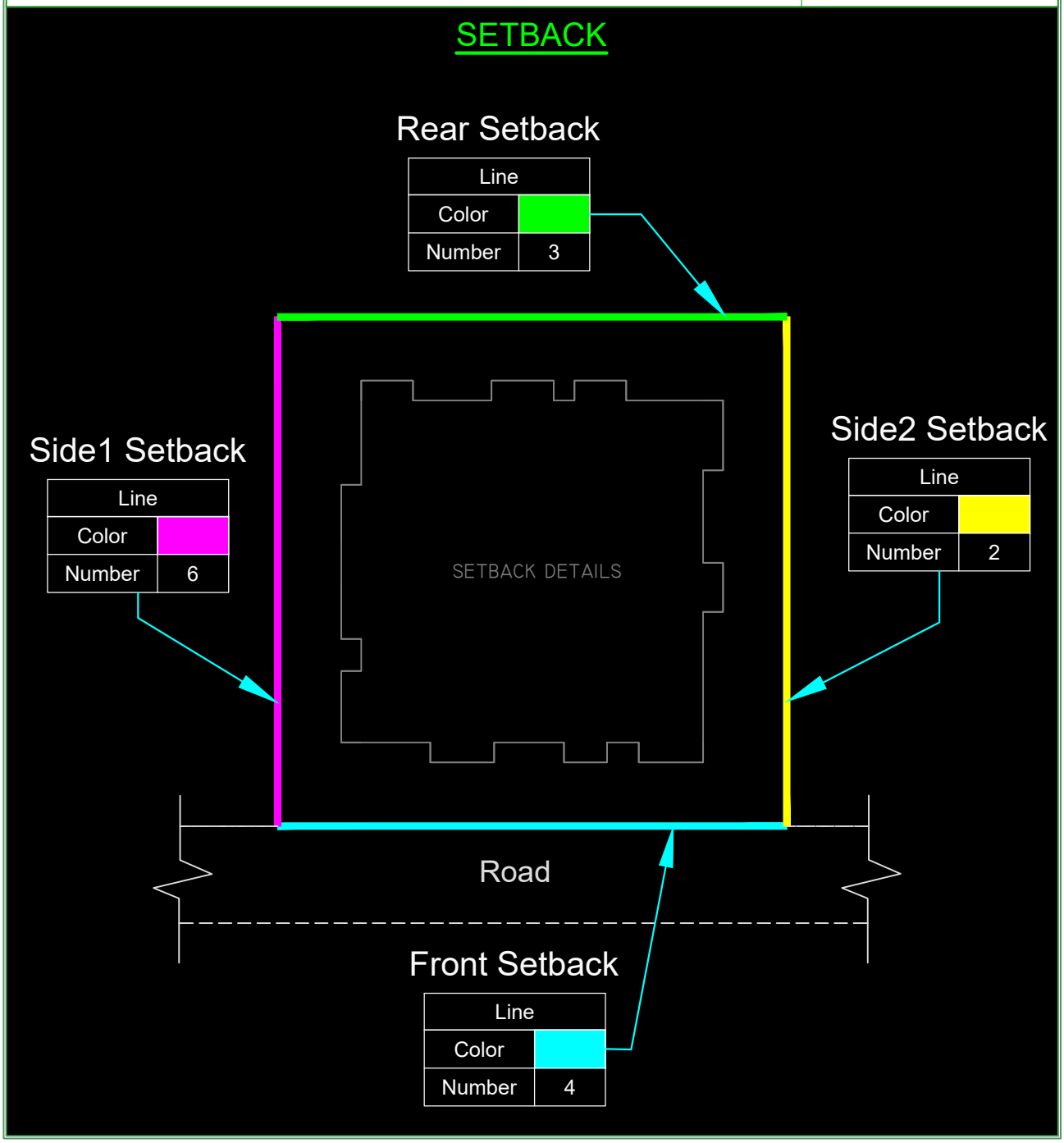
TOILET, BATH & WATER CLOSET VENTILATOR



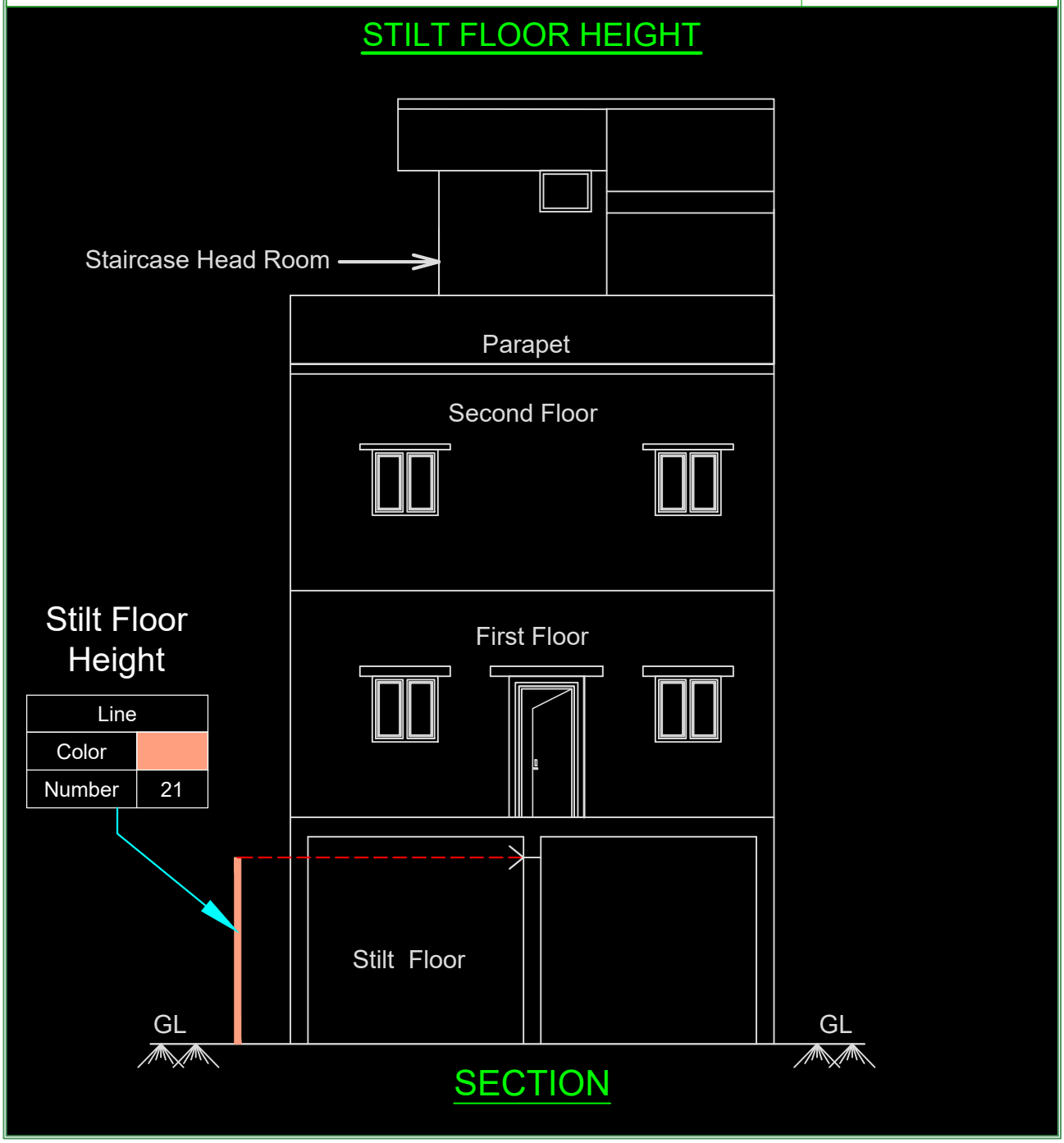
Description	Layer
Mechanical ventilation shall be drawn as Polyline in the Color No. 104.	In all the floors wherever applicable.



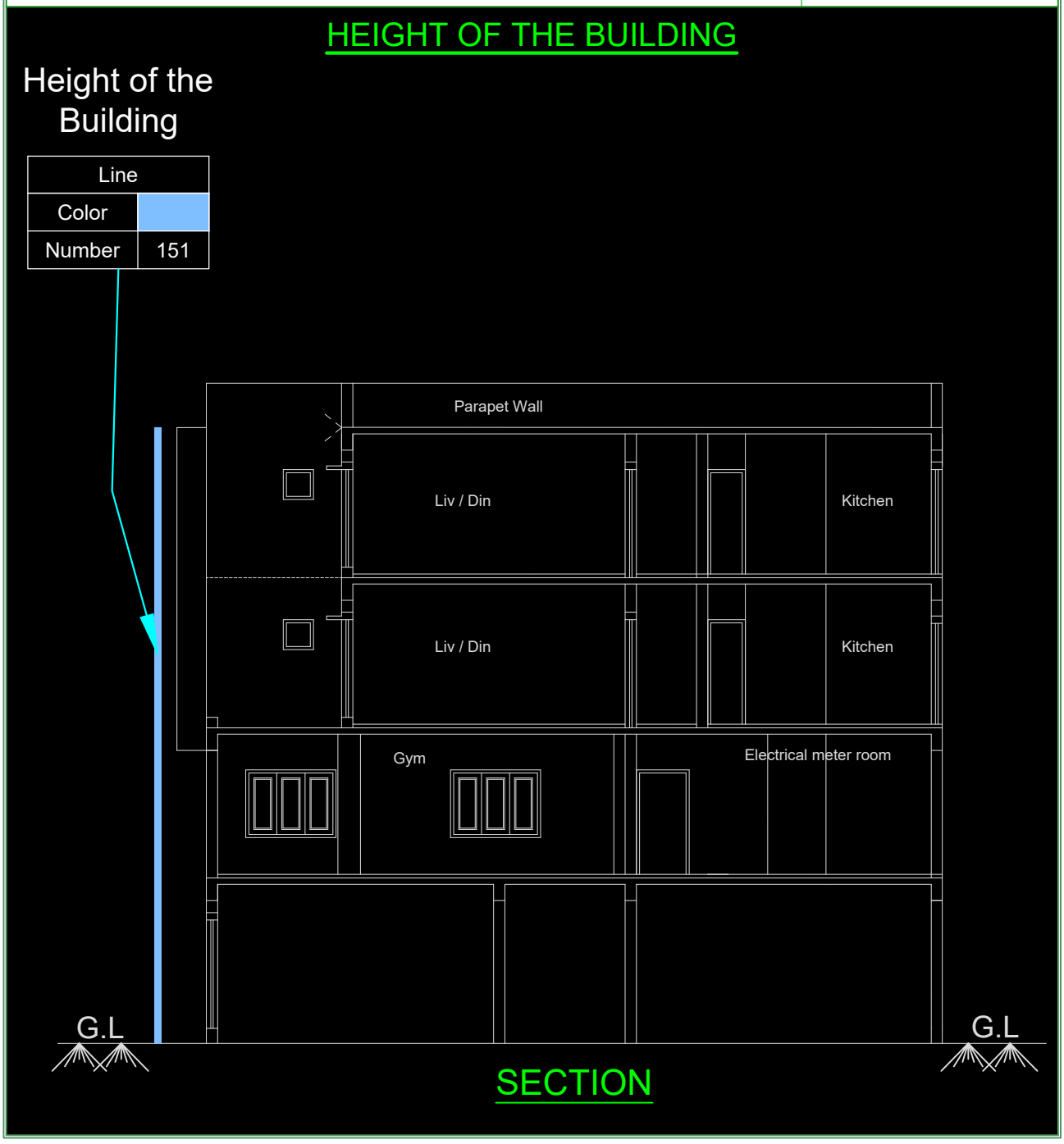
Description	Layer
Front setback line shall be drawn as line in the Color No. 4, if the proposal faces two or more roads, then the Front setback is taken from the road with the maximum width. All Setback lines are drawn exactly on the super imposed plot polyline.	FLOOR-STILT (or) FLOOR-GROUND
Side 1 setback shall be drawn as line in Color No. 6.	
Side 2 setback shall be drawn as line in Color No. 2	
Rear setback shall be drawn as line in Color No. 3.	



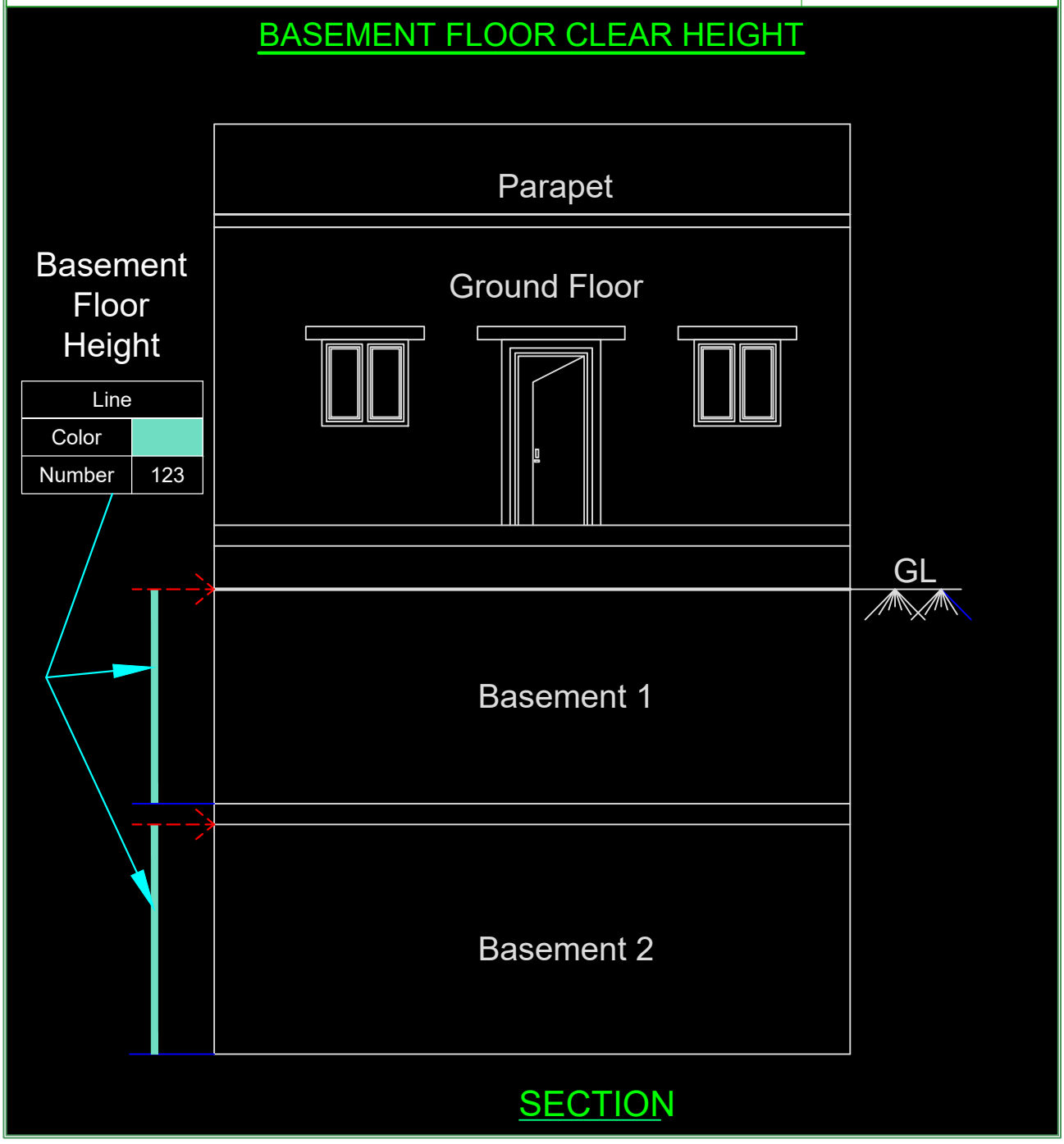
Description	Layer
Stilt Floor Height shall be drawn as line in the Color No. 21.	FLOOR-STILT



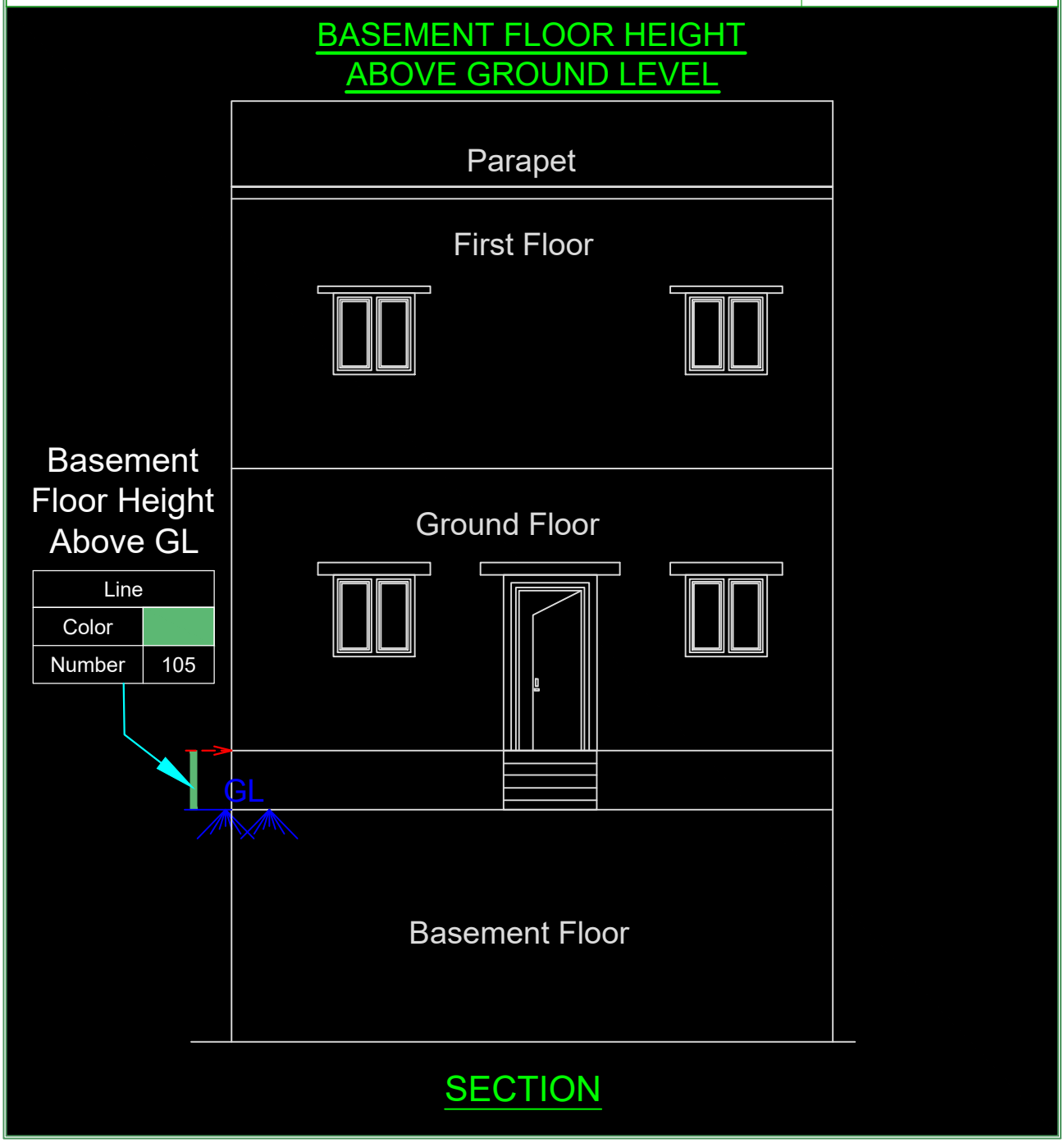
Description	Layer
Height of the building is the height measured generally from the formed ground level abutting the road to the roof level of the topmost floor. Architectural features and parapet walls up to one metre shall not be included in calculating the height of the building. It shall be drawn as line in the Color No. 151.	FLOOR-STILT



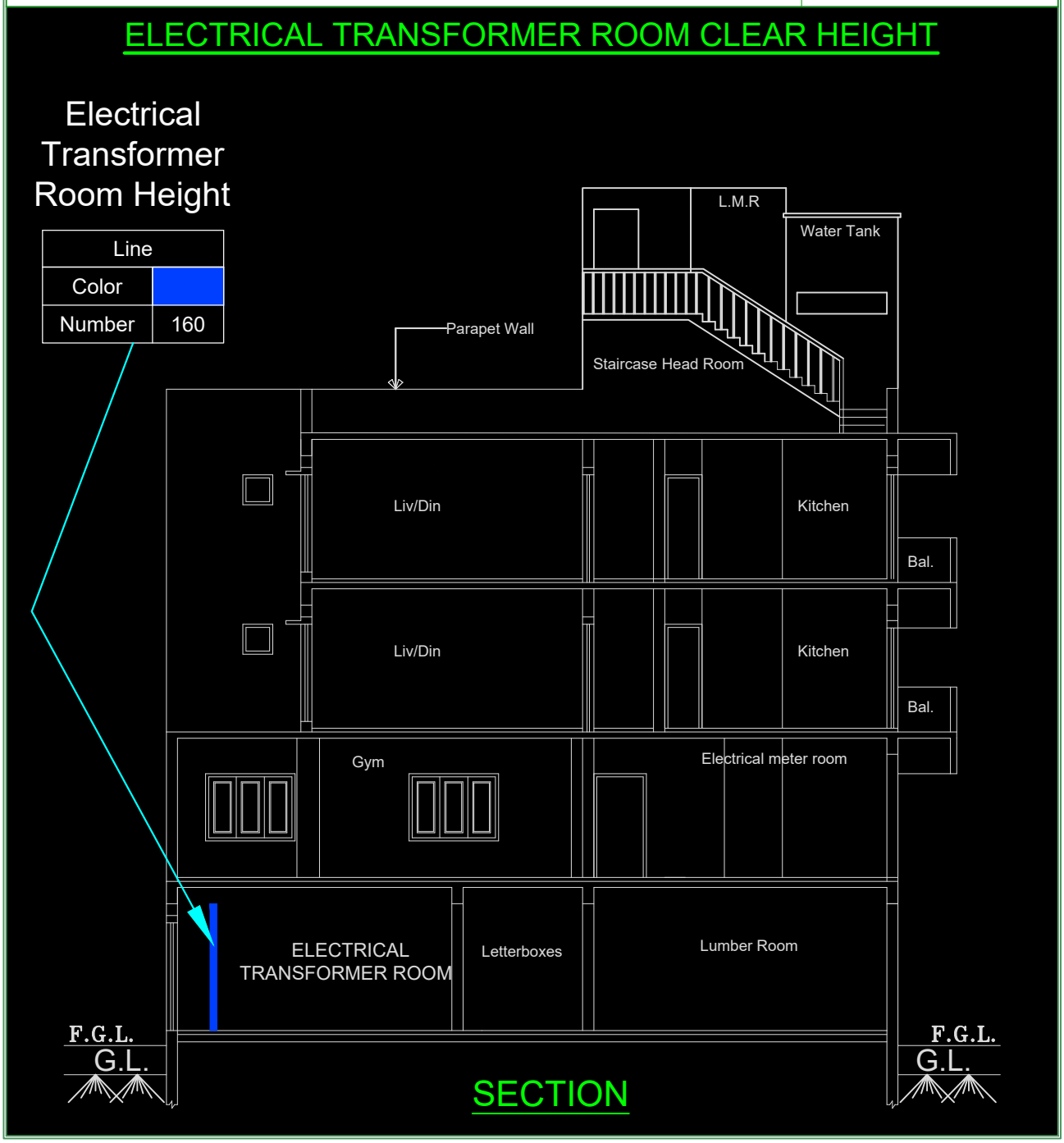
Description	Layer
Basement floor clear height is the distance measured between the bottom of the basement floor and roof of the same basement floor level. It shall be drawn as line in the Color No. 123. If there is more than one basement floor, its height shall be given in the corresponding basement floor layer.	FLOOR-BFx where 'x' is the basement floor number.



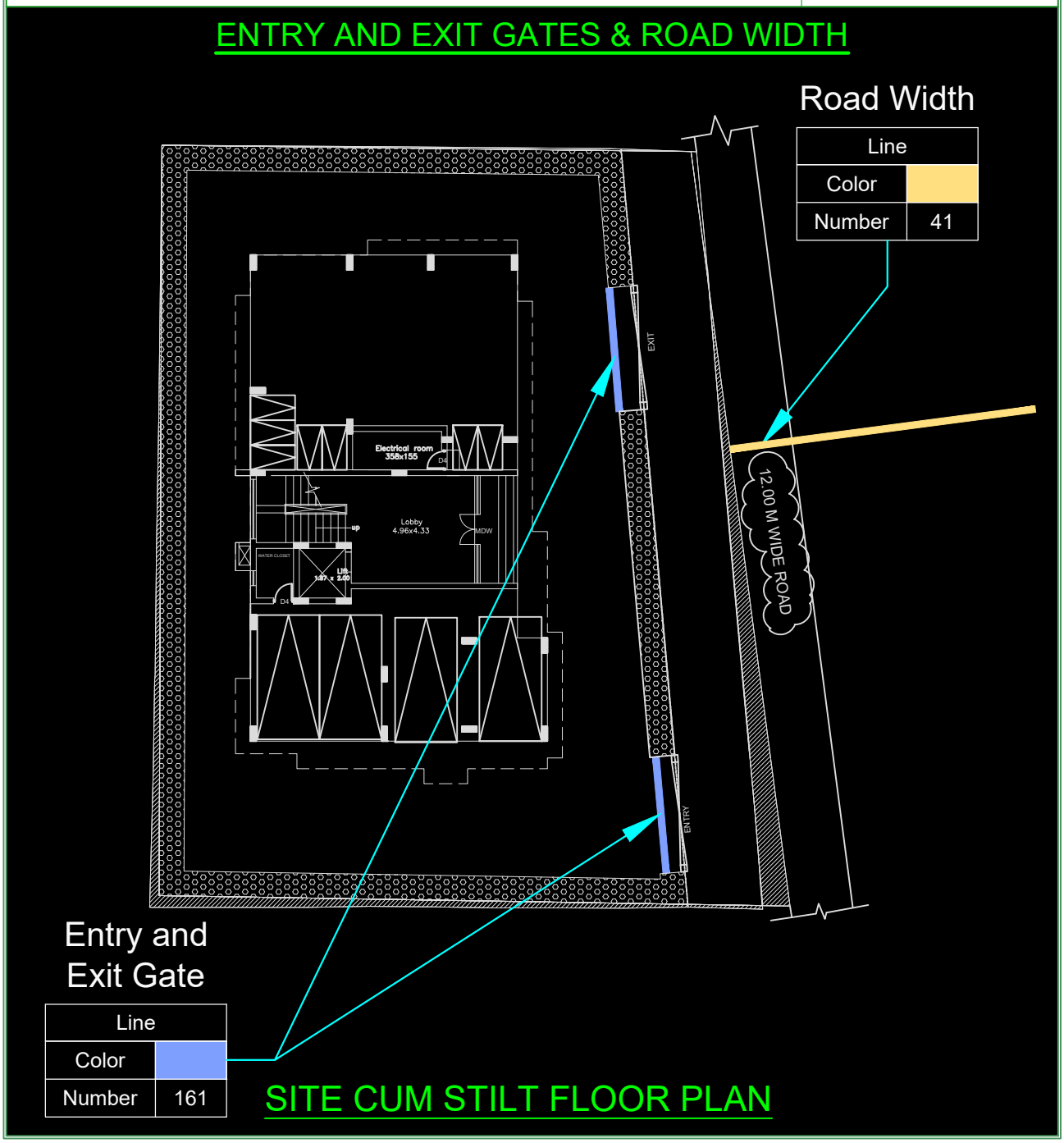
Description	Layer
Basement floor height above ground level is the distance measured between the roof of the upper most basement floor and formed Ground level. It shall be given as line in the Color No. 105.	FLOOR-BFx where 'x' is the basement floor number.



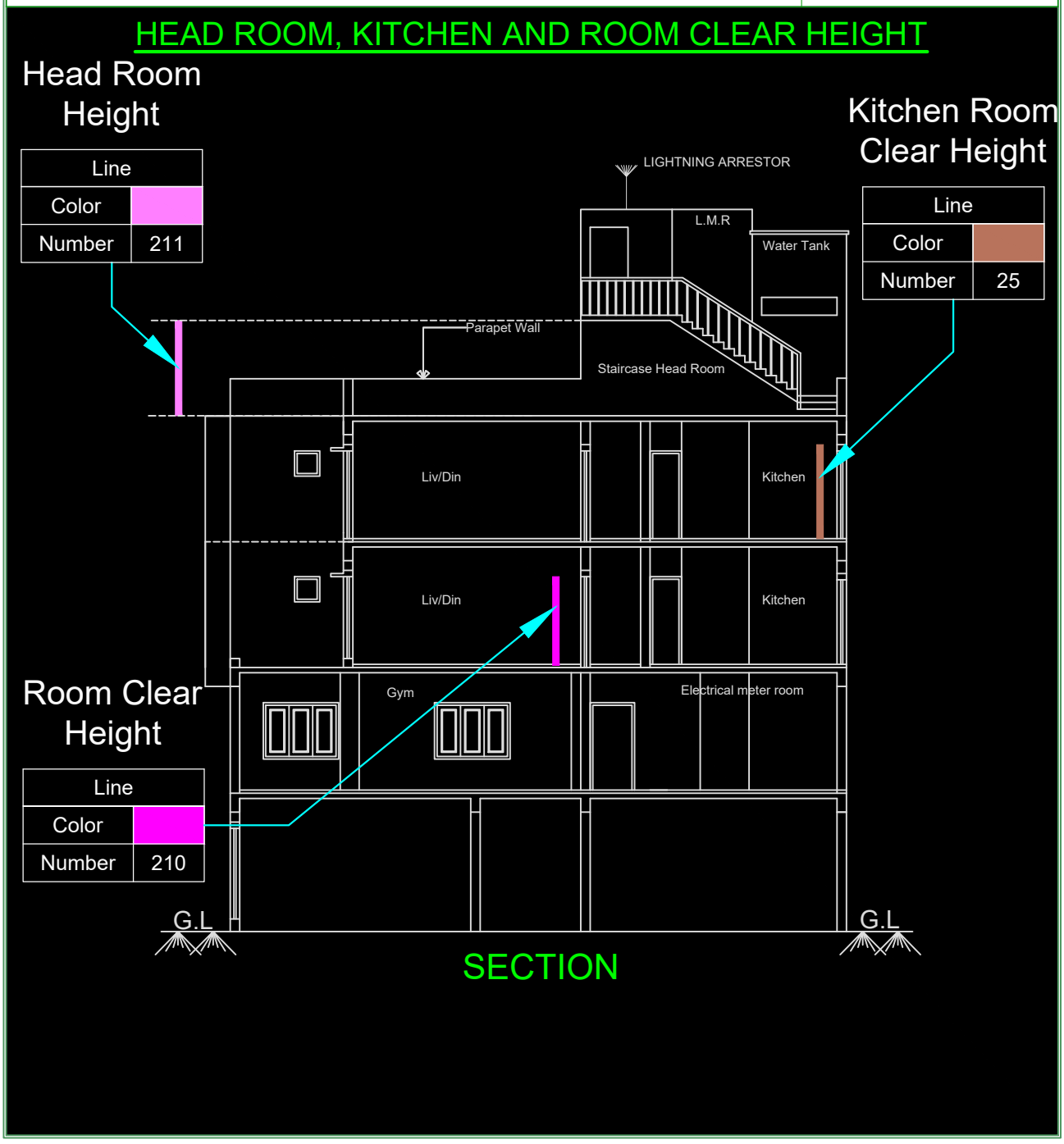
Description	Layer
Electrical transformer room height shall be drawn as a line in the Color No. 160	FLOOR-STILT (or) FLOOR-GROUND



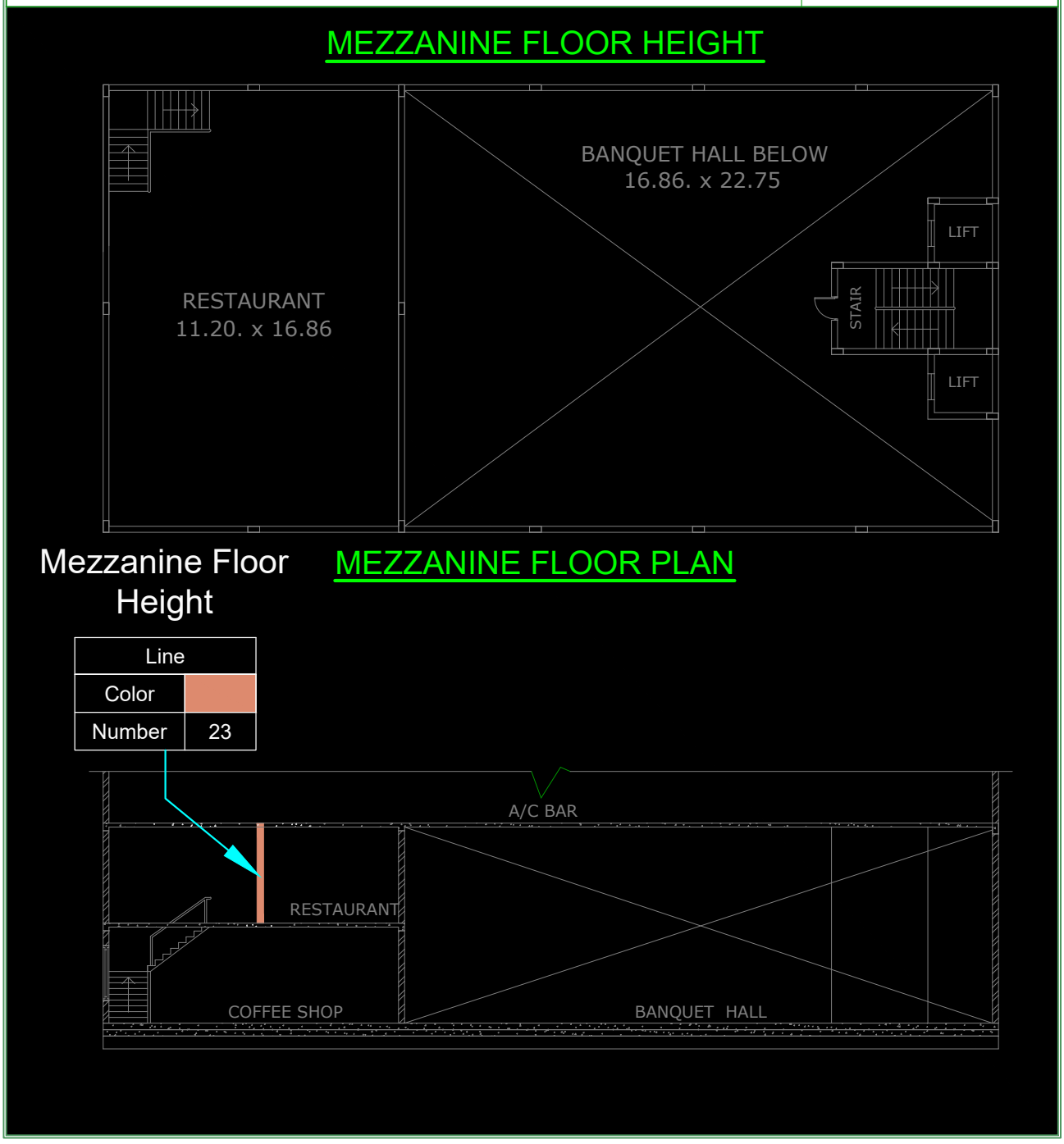
Description	Layer
Entry and Exit gates shall be drawn as lines in the Color No. 161.	FLOOR-STILT (or) FLOOR-GROUND
Road Width shall be drawn as line in the Color No. 41 and Scale should be 1:1.	



Description	Layer
Room Clear height shall be drawn as line in the Color No. 210.	In all the floors wherever applicable.
Kitchen Room Clear height shall be drawn as line in the Color No. 25.	
Head Room Clear height shall be drawn as line in the Color No. 211.	

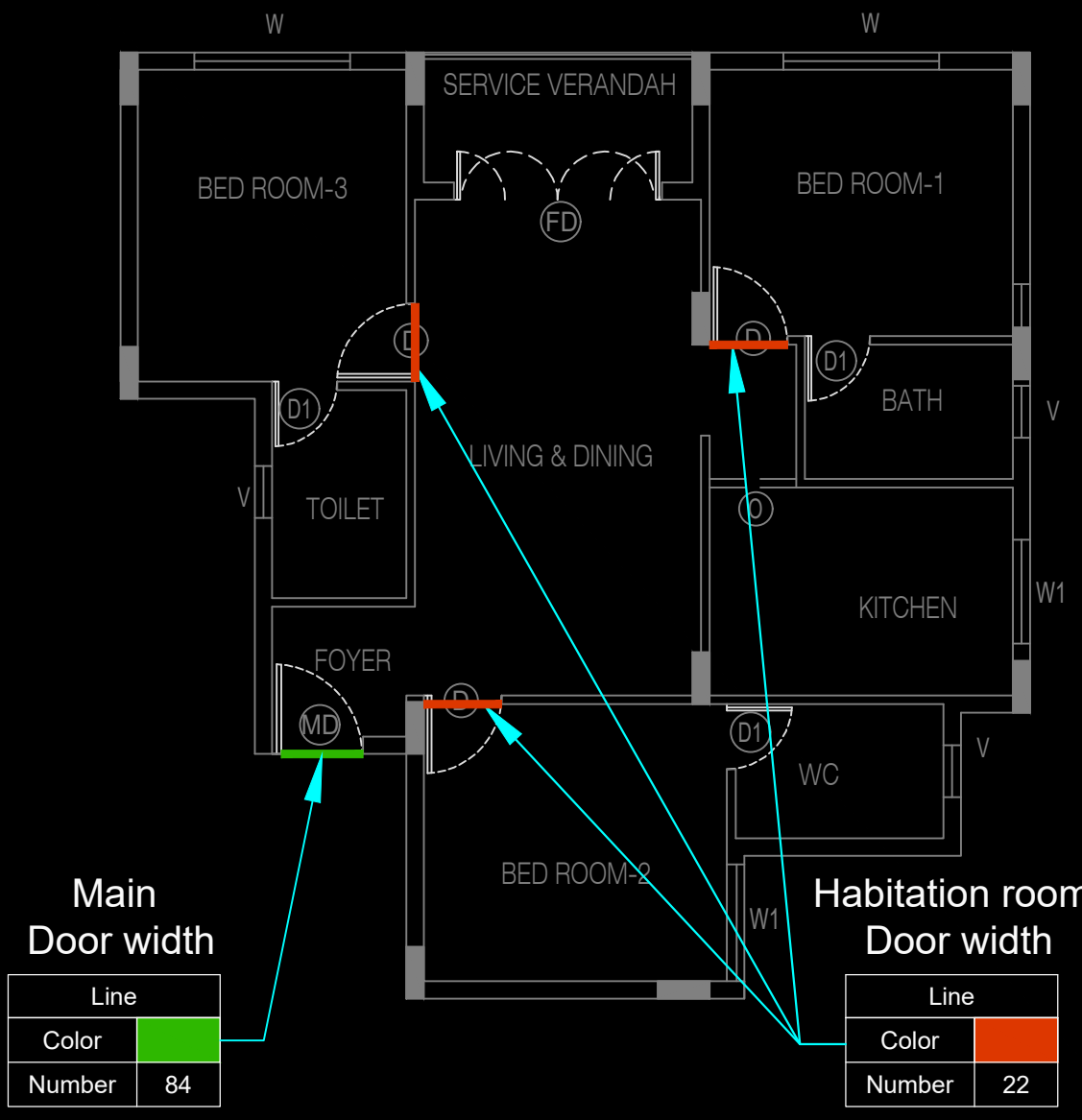


Description	Layer
Mezzanine Floor Height shall be drawn as line in the Color No. 23.	In all the floors wherever applicable



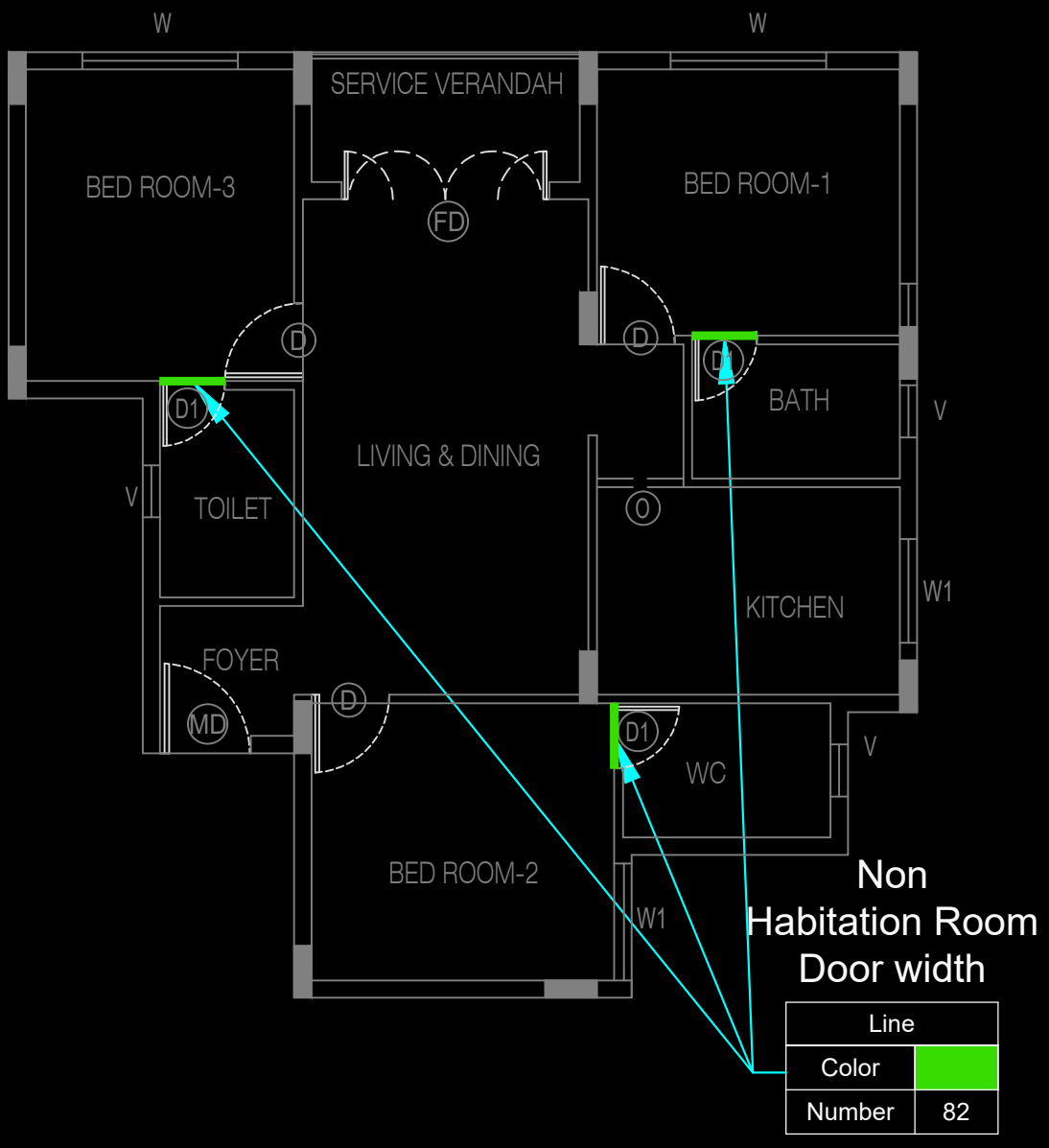
Description	Layer
Main Door width shall be drawn as line in the Color No. 84.	In all the floors wherever applicable.
Habitation room Door width shall be drawn as line in the Color No. 22.	

MAIN DOOR & HABITATION ROOM DOOR WIDTH



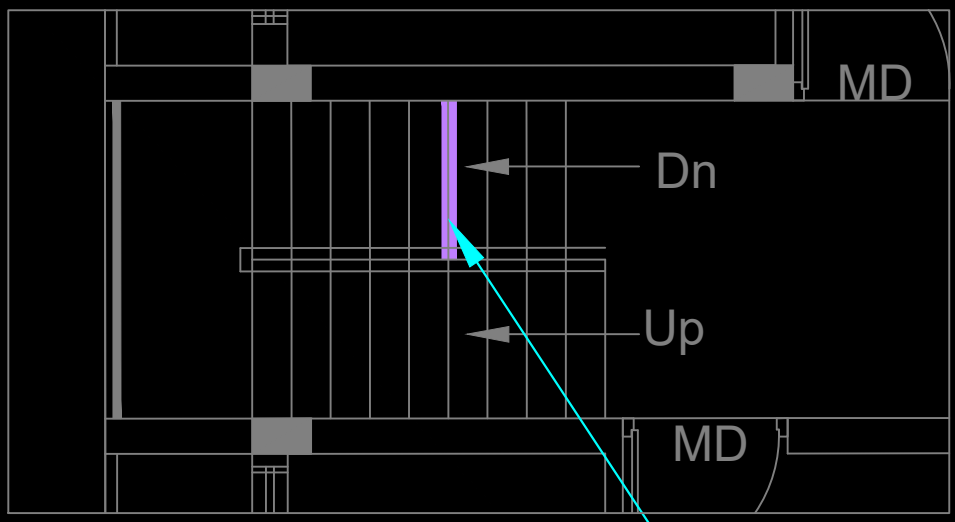
Description	Layer
Non Habitation room Door width shall be drawn as line in the Color No. 82.	In all the floors wherever applicable.

NON HABITATION ROOM DOOR WIDTH



Description	Layer
Staircase width shall be drawn as line in the Color No. 191. All staircase lines shall be drawn in 1:1 scale.	In all the floors wherever applicable.
Handrail Height shall be drawn as line in the Color No. 193.	
Stair Tread shall be drawn as line in the Color No. 190.	
Stair Riser shall be drawn as line in the Color No. 192.	

STAIRCASE WIDTH, TREAD, RISER AND HANDRAIL



FLOOR PLAN

Staircase width

Line	
Color	
Number	191

Tread

Line	
Color	
Number	190

Riser

Line	
Color	
Number	192

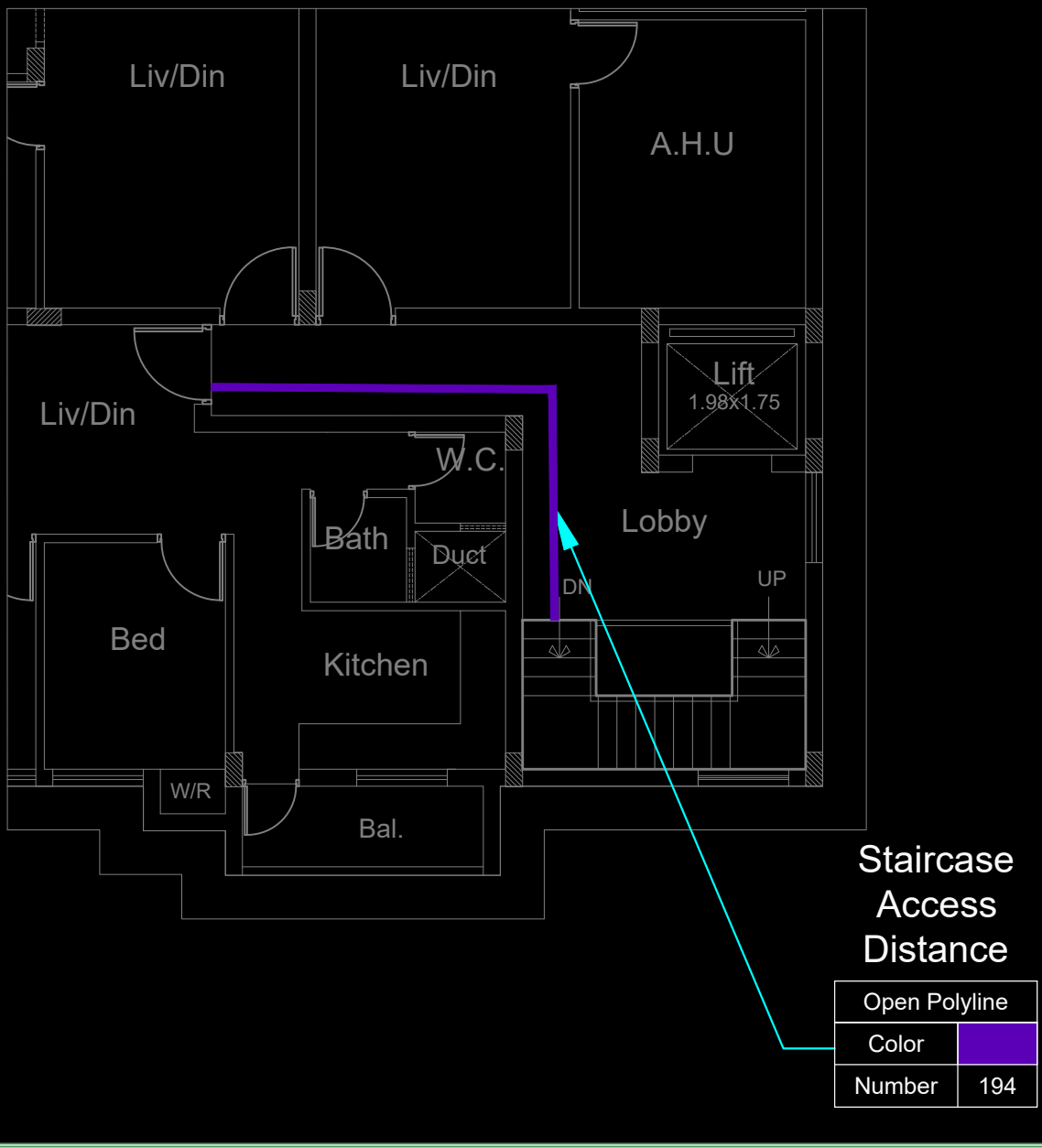
Handrail

Line	
Color	
Number	193

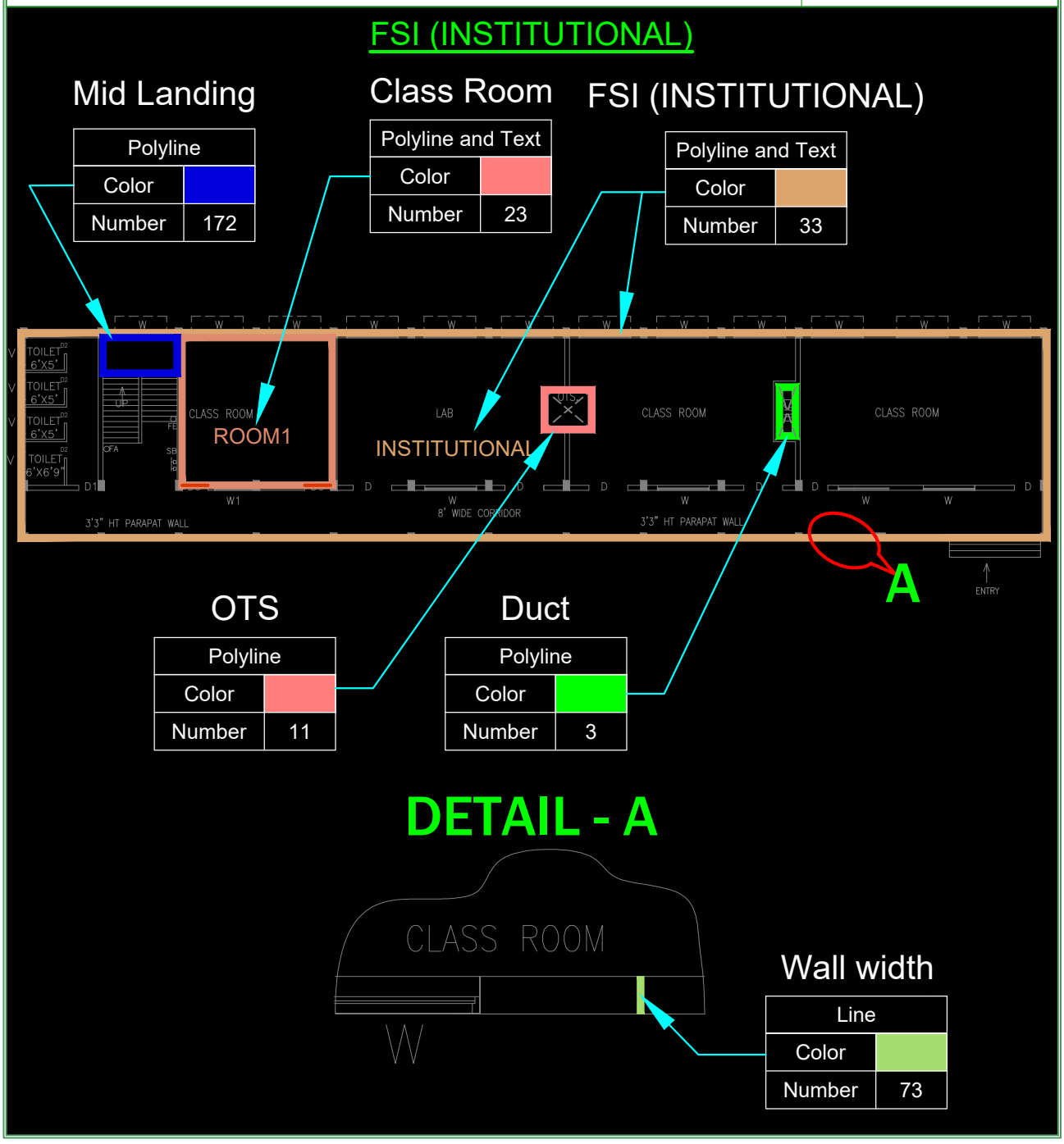
STAIRCASE SECTION

Description	Layer
Staircase Access Distance shall be drawn as open polyline in the Color No. 194. for Individual dwelling units. It is the distance between the main door of the dwelling unit and the nearest stair case.	In all the floors wherever applicable.

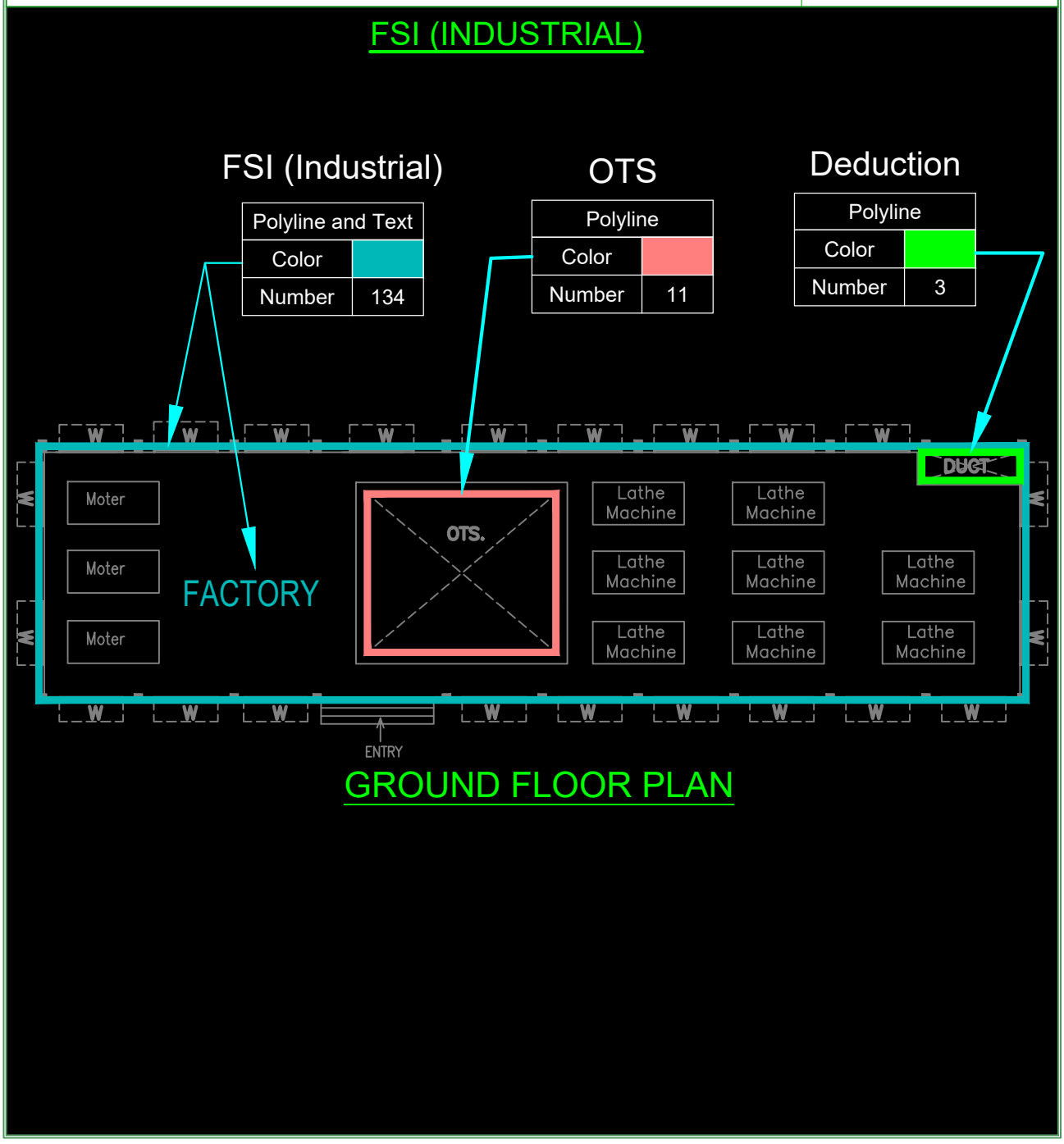
STAIRCASE ACCESS DISTANCE



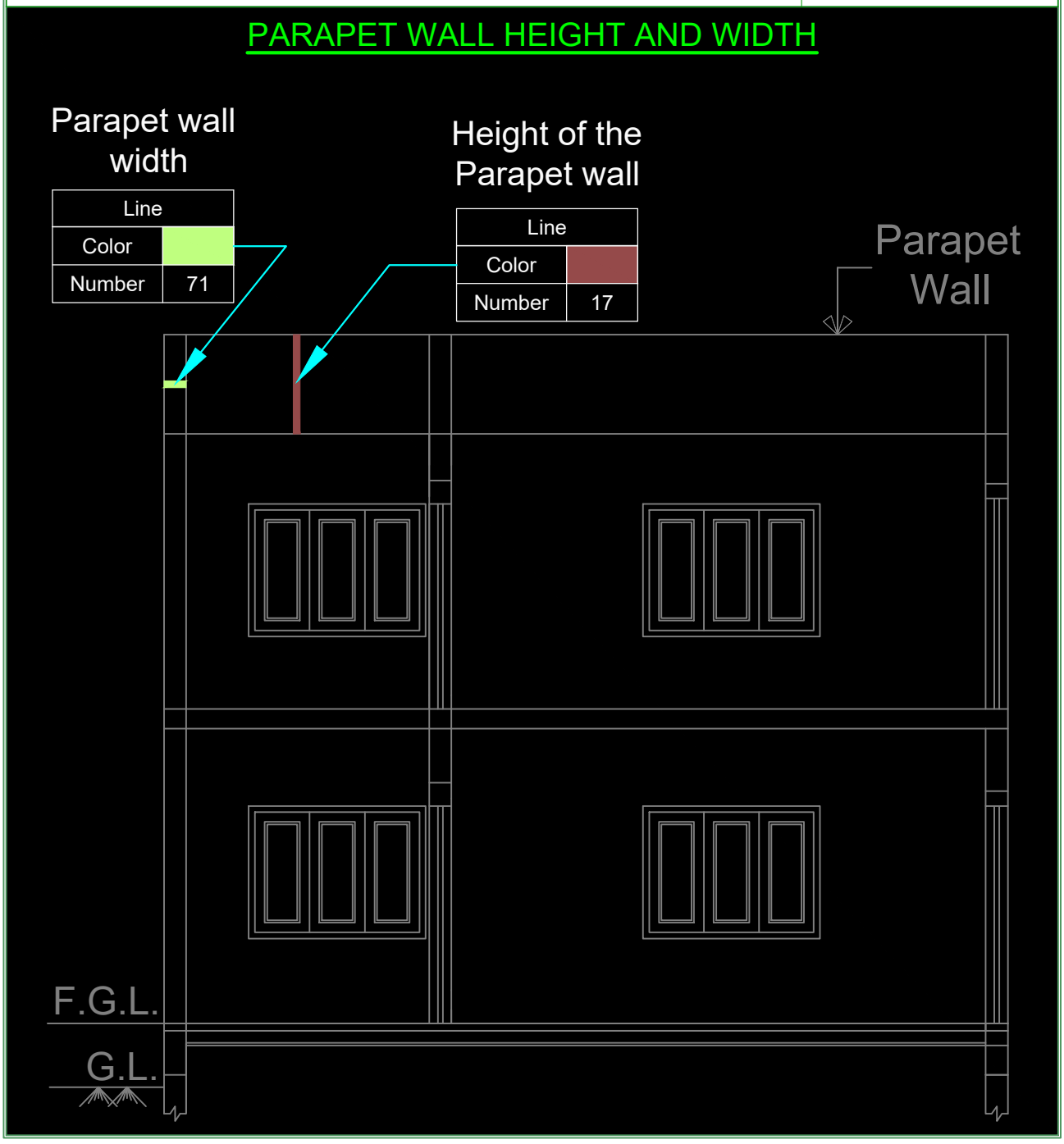
Description	Layer
FSI area for a Institutional building shall be drawn as polyline using the colour No. 33.	In all the floors wherever applicable.
Deductions such as OTS (in Color No. 11), Duct (in Color No. 3) within FSI shall be drawn as polylines.	
Class room shall be drawn as polyline in the Color No. 23.	
Stair Mid Landing shall be drawn as polyline in the Color No. 172.	
Wall width shall be drawn as line in the Color No. 73.	



Description	Layer
FSI area for Industrial building shall be drawn as polyline using the Colour No. 134.	In all the floors wherever applicable.
Deduction such as OTS (in Color No. 11), Ducts (in Color No. 3) within FSI shall be drawn as polyline.	



Description	Layer
Parapet wall height shall be drawn as a line in the Color No. 17. Applicable for Schools only	FLOOR-STILT (or) FLOOR-GROUND
Parapet wall width shall be drawn as a line in the Color No. 71.	



Description	Layer
Total height of the building is the height measured from the formed ground level along with the staircase head room, lift rooms water tanks, WC above topmost floor, lightning arrestor, architectural features and parapet walls. The top most height will be taken as total height of the building. it shall be drawn as line in the colour No. 233.	FLOOR-STILT (or) FLOOR-GROUND