

MUDA, Shillong
AUTOMATED BUILDING PERMIT APPROVAL SYSTEM
PLAN DOCUMENT SCRUTINY REPORT



STATUS : Accepted

APPLICATION DETAILS					
1	APPLICANT NAME	C	2	APPLICATION DATE	15/10/2025
3	APPLICATION NUMBER	02217-2025-LN	4	APPLICATION TYPE	Permit
5	OCCUPANCY TYPE	Residential	6	DCR NUMBER	DCR102025YBSON
7	PROPOSAL	New Construction			
PLOT DETAILS					
1	PLOT NO	10105	2	WARD NO	0
3	LOCALITY NAME	LOWER LUMPARING	4	CITY/TOWN	SHILLONG
5	PLOT AREA (As per declaration) in m²	260.33	6	PLOT AREA (As per measurement) in m²	296.3239
7	AVERAGE WIDTH OF PLOT in m	13.0	8	AVERAGE DEPTH OF PLOT in m	19.0
9	ROAD TYPE	2L	10	SLOPE(DEGREES)	32
11	SEISMIC ZONE	5	12	AREA TO BE RETAINED	Not Defined

Declaration in drawings

1	Whether building near monument?	NO
2	Whether building near stream/water body?	NO
3	Whether building surrounding office building and quarters of constitutional heads of government ?	NO
4	Provisions for green building and sustainability?	NO
5	NOC for construction from revenue department?	YES
6	City Centre Zone	NO
7	CBD_TOD	NO

Overall Summary

Total Area

Built Up Area in m ²	FAR Area in m ²
609.46	427.26

Block Wise Summary

Floor	Occupancy/Sub Occupancy	Built Up Area in m ²
0	Residential Apartment	148.8816
1	Residential Apartment	150.4510
2	Residential Apartment	161.1763
3	Residential Apartment	40.3366
LGF	Residential Apartment	108.6172
Total		609.46
1. Covered Area is 141.21 m ² 2. Height of building is 12.00 m		

Common - Scrutiny Details

1.Coverage in Percentage

Byelaw	Description	Permissible	Provided	Status
Section D/D2/Table D-2	Coverage	Should be <= 60.0%	54.24%	Accepted

2.FAR

Byelaw	Occupancy	Permissible	Provided	Status
Section D/D2/Table D-2	Residential Apartment	<= 2	1.44	Accepted

3.FAR Exemptions

Exempted Feature	Area	Regulations	Status
General Stairs	35.1468	Only One Floor Counted in Far	-
Open Projections	8.2557	Not Counted in Far	-
Stilt Parking	138.8045	Not Counted in Far	-
Total Exempted Area	182.2070		-

4.Parking

Byelaw	Occupancy	Type of Parking	Area Standard	Polygon Area in plan	Nos Provided in plan	Required Nos	Status
Section D/D1.1/ Table D-1	Residential Apartment / FAR Area(427.2557)	Stilt	28.0 m ²	138.80 m ²	5	-	-
	Total				5	4	Accepted

5.Plot Area

Byelaw	Description	Provided	Permissible Area	Status
Section B4	Plot Area	296.3239	>50	Accepted

6.Rain Water Harvesting

Byelaw	Description	Provided	Status
D8	Rain Water Harvesting	Defined in the plan	Verify

Block 1 - Scrutiny Details

1.Setback

Byelaw	Setback	Occupancy	Level	Field Verified	Permissible in meters	Provided in meters	Status
Section D/D2/Table D-3	Front	Residential Apartment	0	Minimum distance	3	3.29	Accepted
Section D/D2/Table D-3	Rear	Residential Apartment	0	Minimum distance	2.1	2.40	Accepted
Section D/D2/Table D-3	Side Setback 1	Residential Apartment	0	Minimum distance	1.80	2.09	Accepted
Section D/D2/Table D-3	Side Setback 2	Residential Apartment	0	Minimum distance	1.80	2.09	Accepted

2.Bathroom Water Closets

Byelaw	Description	Floor No	Required	Provided	Status
60(1)	Bathroom Water Closets	0	Area >= 2.8	Area = 2.86	Accepted
60(1)	Bathroom Water Closets	0	Area >= 2.8	Area = 6.81	Accepted
60(1)	Bathroom Water Closets	0	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	0	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	0	Width >= 1.2	Width = 1.20	Accepted
60(1)	Bathroom Water Closets	0	Width >= 1.2	Width = 1.35	Accepted
60(1)	Bathroom Water Closets	2	Area >= 2.8	Area = 9.52	Accepted
60(1)	Bathroom Water Closets	2	Area >= 2.8	Area = 13.47	Accepted
60(1)	Bathroom Water Closets	2	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	2	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	2	Width >= 1.2	Width = 1.20	Accepted
60(1)	Bathroom Water Closets	2	Width >= 1.2	Width = 1.35	Accepted
60(1)	Bathroom Water Closets	3	Area >= 2.8	Area = 17.42	Accepted
60(1)	Bathroom Water Closets	3	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	3	Width >= 1.2	Width = 1.35	Accepted
60(1)	Bathroom Water Closets	LGF	Area >= 2.8	Area = 20.18	Accepted
60(1)	Bathroom Water Closets	LGF	Area >= 2.8	Area = 23.06	Accepted
60(1)	Bathroom Water Closets	LGF	Height >= 2.2	Height = 3.00	Accepted

Byelaw	Description	Floor No	Required	Provided	Status
60(1)	Bathroom Water Closets	LGF	Height >= 2.2	Height = 3.00	Accepted
60(1)	Bathroom Water Closets	LGF	Width >= 1.2	Width = 1.20	Accepted
60(1)	Bathroom Water Closets	LGF	Width >= 1.2	Width = 1.20	Accepted

3.Closed Projection

Byelaw	Description	Floor	Setback	Permissible Projection	Provided Projection	Status
Section B3/Table B-1	Rear Projection	0	1.8	0.6	0.40	Accepted
Section B3/Table B-1	Front Projection	3	3	0.75	0.60	Accepted

4.Dwelling Units

Byelaw	Description	Floor	Provided	Status
-	Dwelling Units	0	2	-
-	Dwelling Units	1	0	-
-	Dwelling Units	2	2	-
-	Dwelling Units	3	0	-
-	Dwelling Units	LGF	2	-

5.General Stair - Width

Byelaw	Floor	Description	Permissible	Provided	Status
76	floor 0	Minimum width for general stair 1 flight 1	1.2	1.44	Accepted
76	floor 0	Minimum width for general stair 1 flight 2	1.2	1.44	Accepted
76	floor 1	Minimum width for general stair 1 flight 1	1.2	1.44	Accepted
76	floor 1	Minimum width for general stair 1 flight 2	1.2	1.44	Accepted
76	floor 2	Minimum width for general stair 1 flight 1	1.2	1.44	Accepted
76	floor 2	Minimum width for general stair 1 flight 2	1.2	1.44	Accepted
76	floor LGF	Minimum width for general stair 1 flight 1	1.2	1.44	Accepted
76	floor LGF	Minimum width for general stair 1 flight 2	1.2	1.44	Accepted

6.Height of Building

Byelaw	Description	Permissible	Provided	Status
Section D/D2/Table D-2	Maximum height of building allowed...	<= 14	12.0	Accepted

7.Kitchen

Byelaw	Description	Floor	Required	Provided	Status
Section B/Table B3	Kitchen Area	0	3.3	14.30 m²	Accepted

Byelaw	Description	Floor	Required	Provided	Status
Section B/Table B3	Kitchen Area	0	3.3	14.70 m ²	Accepted
Section B/Table B3	Kitchen Width	0	1.5	3.10 m	Accepted
Section B/Table B3	Kitchen Width	0	1.5	3.19 m	Accepted
Section B/Table B3	Kitchen Height	0	3	3.00 m	Accepted
Section B/Table B3	Kitchen Height	0	3	3.00 m	Accepted
Section B/Table B3	Kitchen Area	2	3.3	14.30 m ²	Accepted
Section B/Table B3	Kitchen Area	2	3.3	14.70 m ²	Accepted
Section B/Table B3	Kitchen Width	2	1.5	3.19 m	Accepted
Section B/Table B3	Kitchen Width	2	1.5	3.10 m	Accepted
Section B/Table B3	Kitchen Height	2	3	3.00 m	Accepted
Section B/Table B3	Kitchen Height	2	3	3.00 m	Accepted
Section B/Table B3	Kitchen Area	LGF	3.3	9.35 m ²	Accepted
Section B/Table B3	Kitchen Area	LGF	3.3	9.67 m ²	Accepted
Section B/Table B3	Kitchen Width	LGF	1.5	2.81 m	Accepted
Section B/Table B3	Kitchen Width	LGF	1.5	3.44 m	Accepted
Section B/Table B3	Kitchen Height	LGF	3	3.00 m	Accepted
Section B/Table B3	Kitchen Height	LGF	3	3.00 m	Accepted

8.No of Stories

Byelaw	Description	Permissible	Provided	Status
Section D/D2/Tabl e D-2	No Of Floors	4	4	Accepted

9.Open Projection

Byelaw	Description	Floor	Setback	Permissible Projection	Provided Projection	Status
Section B3/Tabl e B-1	Rear Projection	0	1.8	0.75	0.67	Accepted
Section B3/Tabl e B-1	Front Projection	3	3	1.2	0.48	Accepted
Section B3/Tabl e B-1	Side2 Projection	0	1.8	0.6	0.45	Accepted

10.Residual Floor

Byelaw	Description	Permissible Area	Provided Area	Permissible Height	Provided Height	Status
Section A2/29	Residual Floor	< 1/2 of Coverage Area(<=74.44080)	74.3972	<= 1.65	1.5	Accepted

11.Room

Byelaw	Description	Floor	Required	Provided	Status
Section A/A2.28	Habitable Room(Flat Slab) 1 Height	floor 0	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 2 Height	floor 0	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 3 Height	floor 0	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 5 Height	floor 0	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 7 Height	floor 0	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 8 Height	floor 0	3 m	3.00 m	Accepted
56(1)	Habitable Room(Flat Slab) 1 Area	floor 0	7.5 m ²	13.33 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 2 Area	floor 0	7.5 m ²	12.73 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 3 Area	floor 0	7.5 m ²	11.18 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 5 Area	floor 0	7.5 m ²	13.32 m ²	Accepted

Byelaw	Description	Floor	Required	Provided	Status
56(1)	Habitable Room(Flat Slab) 7 Area	floor 0	7.5 m ²	10.19 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 8 Area	floor 0	7.5 m ²	13.50 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 1 Width	floor 0	2.1 m	3.44 m	Accepted
56(1)	Habitable Room(Flat Slab) 2 Width	floor 0	2.1 m	3.29 m	Accepted
56(1)	Habitable Room(Flat Slab) 3 Width	floor 0	2.1 m	3.29 m	Accepted
56(1)	Habitable Room(Flat Slab) 5 Width	floor 0	2.1 m	3.44 m	Accepted
56(1)	Habitable Room(Flat Slab) 7 Width	floor 0	2.1 m	2.46 m	Accepted
56(1)	Habitable Room(Flat Slab) 8 Width	floor 0	2.1 m	3.43 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 1 Height	floor 2	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 2 Height	floor 2	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 3 Height	floor 2	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 5 Height	floor 2	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 7 Height	floor 2	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 8 Height	floor 2	3 m	3.00 m	Accepted
56(1)	Habitable Room(Flat Slab) 1 Area	floor 2	7.5 m ²	12.73 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 2 Area	floor 2	7.5 m ²	11.18 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 3 Area	floor 2	7.5 m ²	13.33 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 5 Area	floor 2	7.5 m ²	13.32 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 7 Area	floor 2	7.5 m ²	15.19 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 8 Area	floor 2	7.5 m ²	12.97 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 1 Width	floor 2	2.1 m	3.29 m	Accepted
56(1)	Habitable Room(Flat Slab) 2 Width	floor 2	2.1 m	3.29 m	Accepted
56(1)	Habitable Room(Flat Slab) 3 Width	floor 2	2.1 m	3.44 m	Accepted
56(1)	Habitable Room(Flat Slab) 5 Width	floor 2	2.1 m	3.44 m	Accepted
56(1)	Habitable Room(Flat Slab) 7 Width	floor 2	2.1 m	3.92 m	Accepted
56(1)	Habitable Room(Flat Slab) 8 Width	floor 2	2.1 m	3.09 m	Accepted

Byelaw	Description	Floor	Required	Provided	Status
Section A/A2.28	Habitable Room(Flat Slab) 1 Height	floor 3	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 2 Height	floor 3	3 m	3.00 m	Accepted
56(1)	Habitable Room(Flat Slab) 1 Area	floor 3	7.5 m ²	14.86 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 2 Area	floor 3	7.5 m ²	12.77 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 1 Width	floor 3	2.1 m	3.72 m	Accepted
56(1)	Habitable Room(Flat Slab) 2 Width	floor 3	2.1 m	3.09 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 1 Height	floor LGF	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 3 Height	floor LGF	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 4 Height	floor LGF	3 m	3.00 m	Accepted
Section A/A2.28	Habitable Room(Flat Slab) 5 Height	floor LGF	3 m	3.00 m	Accepted
56(1)	Habitable Room(Flat Slab) 1 Area	floor LGF	7.5 m ²	11.18 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 3 Area	floor LGF	7.5 m ²	13.33 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 4 Area	floor LGF	7.5 m ²	9.04 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 5 Area	floor LGF	7.5 m ²	13.32 m ²	Accepted
56(1)	Habitable Room(Flat Slab) 1 Width	floor LGF	2.1 m	2.89 m	Accepted
56(1)	Habitable Room(Flat Slab) 3 Width	floor LGF	2.1 m	3.44 m	Accepted
56(1)	Habitable Room(Flat Slab) 4 Width	floor LGF	2.1 m	3.01 m	Accepted
56(1)	Habitable Room(Flat Slab) 5 Width	floor LGF	2.1 m	3.44 m	Accepted

12.Soft Roofing

Byelaw	Description	Roof Area	Permissible Area	Provided Area	Permissible Height	Provided Height	Status
Section A2/29	Soft Roof	118.15	(<= 40% of RoofArea)= 47.26	22.75	<= 2.4	2.4	Accepted

13.Spiral Fire Stair

Byelaw	Floor	Description	Required	Permissible	Status
42-5-iv	floor 1	Diameter for spiral fire stair 1	1.20 to 1.50	1.50	Accepted
42-5-iv	floor 2	Diameter for spiral fire stair 1	1.20 to 1.50	1.50	Accepted
42-5-iv	floor LGF	Diameter for spiral fire stair 1	1.20 to 1.50	1.50	Accepted

