

ISSUES RELATED TO AUTO DCR

1. In the Form, there should be option
 - Whether plot is situated in T.P. Scheme
 - If yes then only F.P. No. & T.P.S. No. _____.
2. Trees to be cut & transplant cannot be mentioned initially during submission as it will depend on permission of S.G.
3. Page No. option to be deleted as documents are attached and there is no facility to write Page No.
4. Freeze option only at the end of filling the application. Before finally sending the option, there should be option of Print & Edit so that the form can be rechecked before final submission.
5. There should be wings option in the application.
6. Zone is to be filled in at multiple place.
Once it is filled up, then in other place it should automatically pick up or should be deleted.
7. Gross BUA for CFO scrutiny fees to be corrected as the gross BUA includes FSI + Free of FSI + Refuge Area + Basement + Stilt + Podiums.
8. In area details, area as per B Form to be added.
9. Aadhar Card should not be mandatory
10. In Documents attachment, CFO & E.E.T&C is at two place. Should be at one place only.
11. For old proposal submission online, option should be Architects & L.S.
12. D.P. Remarks are now online & hence should be integrated. Hence, submission of D.P. Remarks should not be insisted. Fees can be recovered along with Scrutiny fees while submission of proposal. (Internal Integration).
13. Auto DCR not operating in Windows – 10 operating system.
14. Only Auto CAD full version compatibility. Auto CAD is very expensive. Recently full version of ZWCAD 2017 is launched. Hence the Auto DCR should be made compatible to ZWCAD as well as other CAD software.
15. Visitors parking should not be marked separately in PRE DCR as D.C. Reg. do not specify.
16. Lift M/C room, taken in F.S.I. option to be deleted in PRE DCR as the same is free of FSI as per DCR.
17. Once application is submitted and scrutiny fees paid online, permanent number to be given

to the proposal. There should not be scrutiny of documents by Sub-Engineer for acceptance of proposal by SE. The proposal should be accepted and processed further or rejected.

18. If Survey Remarks are obtained and submitted along with the proposal, the file should not be forwarded to the survey department. Since, the submission is online, one can easily search the file from the citizen search wherein various options are available to search the file.
19. In PRE DCR sub-structure to be named as Ancillary structures viz, U/G tank, lift M/C Room, O/H tank etc.
20. Recreational Ground to be named as Recreational Open Space.
21. In PRE DCR Lift M/C Room is to be marked compulsory over the lift shaft at terrace level. Now machineless lifts are available. Hence, there should not be mandatory field for lift M/C Room.
Also for O/H tank, hydraneumatic system is available and hence even O/H tank should not be mandatory field.
22. To confirm with Soft Tech that in case of slopping level of the plot, whether average ground is considered or not.
23. To check with Soft Tech how width of Recreational Open Space is checked.
24. Ht.of basement specified is maxm. 4.30mts. However, for stack parking minm ht. required is 3.90mt for stack parking + minm 0.60 beam = 4.50mts. Hence, the same should be corrected.
25. Open Space table should be generated as per the practice for past so many decades. In PRE DCR one more layer of L/V. should be added and the Software should pick up the open space from the marked layer of L/V & D/W to generate the open space table.
26. Visitors parking for non-residential should be calculated separately at 10% subject to minm of 2 nos. and not 25%.
27. Where ever, there is no requirements e.g. lift not required for ht. of bldg. less than 16.00mt then in the report should be required against not Prescribed.
28. EWS-LIG is not required for I to R. However, the scrutiny report states "Failed".
29. Electric Sub-Station are proposed beyond bldg. line but within the Podium at Ground floor shows Deviation. Option to be available for marking beyond bldg. line or within building line.
30. In case of Front Open Space, the report generates L/V or D/W. However, there is no criteria for L/V or D/W in FOS.
31. While logging in from Architect's login, the license no. shown is wrong. Also, after clicking the file no., the details of file shown is of some other Architect.
32. Checking of 9.00 mt. open space as per Reg. 43(1) (B) (a) is not done.

33. In case of plot having area between 2125 to 2500 [Sq.mt.](#) 15% R. G. is deducted instead of permissible area is to be restricted to 2125 [Sq.mt.](#)
34. In case of subdivided plot accessible by internal road it is not possible to show plot boundary abutting to layout road. In such case either internal road to be shown inside plot or main road to be marked which is wrong.
35. In margin check, i.e. table 5 of Auto DCR report, required front open space is incorrectly reflected as 6.00mt. instead of 4.50mt. In case of Road width is 18.00 mtr.
36. Front open space from the centreline of the road is not checked.
37. Whether there is any provision to show receiving station building in Pre DCR.
38. In case of large plot above 5000 [Sq.mt.](#) during Auto scrutiny the system hangs many times.
39. Proforma- A generated in Auto DCR is not as per DCR.
40. The parking tower height etc. is not checked in Auto DCR.
 - The carpet area check?
 - Tenement density?
 - Whether slab area details as per table 9 required?
41. Disclaimer mentioned in the end of scrutiny report to be deleted.
42. If less fungible area is proposed the same is not identified.
43. Total deficient area to be reflected in scrutiny report.
44. Recovery sheet should be generated automatically.
45. The computers used for running Auto DCR for softech staff are 32 bit instead of 64 bit.
46. Net speed to be increased.
47. Sometimes if refuge area is provided at mid landing level the same is work out 4% & excess area is counted in FSI which is incorrect (Soft Tech to verify).
48. For the lift, lift lobby or passage area in stilt / parking floor there is no provision to there some free of FSI (unpaid) in Pre DCR.
49. No provision for issuing online plinth IOD / plinth C.C. simultaneously as per EODB.

50. 1.00 FSI plans / amended cannot be scrutinised online in SE console.
51. The total area of staircase, lift & lobby free of FSI for habitable floors do not tally with manual calculation.

52. As per EODB, the fact sheet required for Bldg. Proposal & layout approval should be uploaded in the software immediately i.e. for Concession, IOD, Amended Plans, C.C. F.C.C. & O.C.C..
53. The Auto scrutiny should be done in respective Sub-Engineer's console only and not in the computer of the Soft Tech personal in each zonal office.
54. In the MRTP From following incorporated.
 - i) Option of T.P. Scheme clause 5(a) & 5(b).
 - ii) NOC from Commissioner of Police, Mumbai & not Thane & NOC from Collector, Mumbai & not Thane – Clause 7 (c) (II).
 - iii) Transfer of Development Rights (TDR) against State Development Rights – Clause II (b).
 - iv) Separate option for clause (i) or (m) of DCR 3 (2) –
- Clause 18 (a)
 - v) N.A. option for transport vehicle space and not Yes or No.
- Clause 19 (b) (i)
 - vi) N.A. option for Porches/ Canopies.
- Clause 20 (c) (ii)
 - vii) N.A. option for natural water courses

- Clause 27 (b)
 - viii) The spelling "Structure" instead of structure
 - Clause 31 (iv).
55. Ground Floor staircase deduction when mid-landing is cantilever.
 56. Artificial ventilation shaft deduction for basements.
 57. Toilet for schools to be different from other types of building.
 58. Provision to mark Administrative Office for parking in Educational Building.
 59. Provision to mark Entrance Lobby.
 60. Provision to mark Laboratory.
 61. Provision to mark green room to auditorium if provided.
 62. Provision to mark Library, Tiffin room, teachers Tiffin room.
 63. Parking calculated on entire building area it should be only on office area, auditorium and other commercial activities if provided in Educational Building.
 64. 15% RG deducted on plot area more than 1000 Sq.m.
 65. Client/owners digital signature provision required, and form 337, 342 should be online and not manual and then scanned with owners digital signature provision.
 66. 21-table not linked to FSI, incentive FSI not calculated, SO FSI has to be MANUALLY ENTERED WHICH WILL LEAD TO ERRORS.
 67. No provision for R&NR tenant 350sq.ft. and incentive thereon.
 68. Light ventilation not calculated as per DCR 1/6 but as 50% required which is incorrect.
 69. FSI in combination schemes esp in PPL should be calculated by software not manual entry.
 70. Layers not defined properly for example for Deck layer we were using Enclosed Balcony Layer, and chajja gets restricted to 0.75m.
 71. Separate Layers for Deck & Entrance Lobby should be introduced.
 72. Calculation of Refuge floor is not as per practice.
 73. Ventilation shaft for basement gets counted in FSI.
 74. Allocation of Flats to rehab tenants, After allocating flats to rehab tenants name of tenant should be seen on drawing to avoid duplication.
 75. We have to do trial and error to get the drawing corrected.
 76. Upgrades of Auto DCR & Pre DCR should be informed to architects.
 77. Support staff should explain the concerned architect the solutions done for files send to pune for correction and the corrections should be done by Soft Tech immediately.
 78. DCR norms not defined properly in layers as mentioned above in case of Ventilation shaft to basement, Servant toilet etc.
 79. Calculation of Excess parking area norms are not defined.
 80. There should be provision to upload documents in online application while file is in process. The provision is there but we can upload documents only in additional documents and not at slots meant for these documents.
 81. There is regular shutdown of online building plan approval system.
 82. SAC Number.

83. Filling up issues regarding regularization proposals
84. Fund code issue for scrutiny fee challan
85. Changing the name of applicant /owner/developer during midway file (after IOD etc)
86. Suggestion for incorporating "preview" option so that prints need not be taken for checking form before sending
87. Need of scanned 337 to be attached (to be removed after the provision of digital sign of applicant is done in due course)
88. Definition of every field to be filled should be given in pop up (e.g. Wing)
89. Filling up Branch of Demand Draft can not be mandatory
90. Geo co-ordination certification should not be on Architect.
91. "Withdrawal" term to be simplified and defined.
92. To replace LS in place of LR/ SE in the Form.
93. While submitting proposal what are requirements of other departments such as SWD...HE....SPetc.....
Because, we can not expect other departments to pick up required drawings from our proposal drawings and prepare remarks
94. As per EODB all NOC shall be submitted along with submission of proposal and as per auto DCR application shall be sent to other departments along with submission of proposal...this is confusing
95. To allow to upload old files documents from Architects console.
96. Conv shops are not recognized by software.
97. EODB forms for Building & Layout approval to be made online on priority and thereafter other forms.
98. All reports i.e. for layout, IOD, C.C., F.C.C. & O.C.C. should be online and not scan copies to be uploaded.