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Step2TNCDBR
Developed by COS AI PVT. LTD.

Site Feasibility Report – College, 2.0-Acre Plot

Step2TNCDBR · S2T/SFR/2026/0007 (sample)
TNCDBR 2019 · amended to G.O.171/2025
Report date 26 October 2026

Report summary

SAMPLE REPORT. All site, applicant and survey details are illustrative and do not refer to a real property.

Verdict: Feasible. An arts and science college of about 1,200 students fits as a U-shaped ground + 3 academic block. It uses 5,920 m² (FSI 0.73 against 2.0 allowed) and is 14.4 m high. A 1,920 m² court opens onto a 1,850 m² sports ground at the rear. Parking for 18 cars and 36 two-wheelers fits in the forecourt.

Item	Result
Site extent	8,093.70 m² (2.00 acres), 80.0 × 101.2 m (assumed shape)
Abutting road	12.0 m public road (assumed)
Use and rule	College: Rule 37 (Institutional)
Road for this use	Minimum 9.0 m for colleges: 12.0 m passes
Setbacks	6.0 m front, sides and rear (Rule 37 D)
Maximum built-up area	16,187.40 m² (FSI 2.0), height up to 18.30 m
Recommended scheme	U-shaped academic block G + 3, 68 × 50 m outside, 10 m wings
Built-up area / FSI	5,920.00 m² / 0.73
Students (indicative)	About 1,200 (30 classrooms of 60 m², 40 students each, two shifts not assumed)
Parking required	18 cars + 36 two-wheelers

The college parking rate counts only classroom area, so the requirement is low. Actual demand from about 1,200 students will be far higher; the forecourt and side setbacks have room for more.

Development options

Recommended: Option A. The U-shape gives a sheltered central court joined to the sports ground, with all rooms on corridors facing the court. Floor-to-floor height is taken as 3.6 m. Rooms are 8.0 × 7.5 m (60 m²).

	Option A: U-shaped block, G + 3	Option B: two parallel blocks, G + 3
Form	Front wing 68 × 10 m and two side wings 10 × 40 m; court 48 × 40 m open to the rear	Front and rear blocks, each 68 × 10 m, 30 m apart
Rooms per floor / total	12 / 48	12 / 48
Built-up area / FSI	5,920.00 m² / 0.73	5,440.00 m² / 0.67
Height	14.4 m	14.4 m
Open ground	Court 1,920 m² + sports ground 1,850 m²	Court 2,040 m² between blocks; small rear strip
Solar PV (Rule 44(2))	Mandatory (over 14 m)	Mandatory (over 14 m)
Assessment	**Recommended**	Feasible; simpler structure, no sports ground

Recommended scheme

Option A places the U-shaped block 18 m behind the front boundary. The forecourt holds parking, the court sits inside the U, and the sports ground occupies the rear.

Setback	Rule 37 minimum	Provided
Front – A (12.0 m road)	6.0 m	18.0 m (forecourt)
Side 1 – B	6.0 m	6.0 m
Side 2 – C	6.0 m	6.0 m
Rear – D	6.0 m	33.2 m (sports ground)

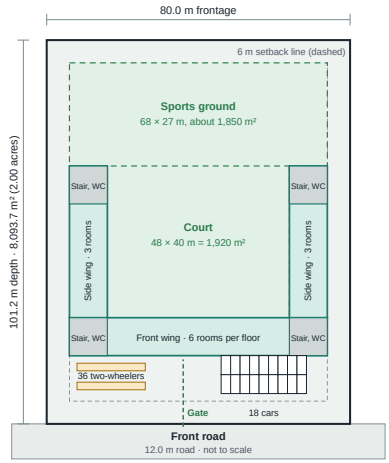
Floor	Use (12 rooms of 8.0 × 7.5 m per floor)	Area
Third floor	8 labs; 4 classrooms	1,480.00 m²
Second floor	12 classrooms	1,480.00 m²
First floor	12 classrooms	1,480.00 m²
Ground floor	Principal, administration and staff (4 rooms); library (4); seminar hall (2); 2 classrooms	1,480.00 m²
Total	30 classrooms, 8 labs; 2.0 m corridors; 4 stairs with toilets	**5,920.00 m² (FSI 0.73)**

- **Classroom area for parking:** 30 × 60 m² = 1,800 m². Labs, library and seminar hall are not counted as class room area here.
- **Stairs:** four, at the front corners and the rear ends of the side wings, under NBC 2016 travel distances.

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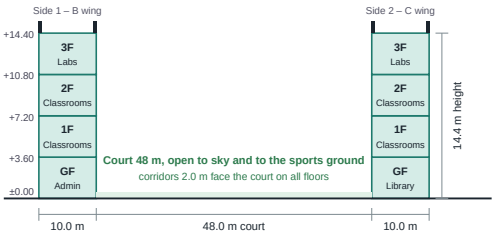
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Site plan · college campus



U-shaped block 18 m from the road; forecourt with 18 car bays and two-wheeler rows. The court opens to the sports ground at the rear. Grey squares hold the stairs and toilets.

Section · side wing, court, side wing



Vertical scale twice the horizontal. Floor-to-floor 3.6 m.

Parking

The college needs **18 cars and 36 two-wheelers**. Annexure IV Part I (13)(c), colleges: 1 car per 100 m² and 1 two-wheeler per 50 m² of class room area or part (1,800 m²). The rate is the same in Corporation, Municipality and Panchayat areas.

Item	Basis	Spaces
Cars	1,800 ÷ 100	18
Two-wheelers	1,800 ÷ 50	36
Differently abled (within total)	Over 2 floors: 10%, min 2 + 2 (Part II (B))	2 cars + 4 2W
EV charging	G.O.171/2025: institutional over 300 m², 10% with fast chargers	2 cars + 4 2W
Layout	Two rows of 9 perpendicular bays on a 4.5 m aisle; two-wheeler rows on the other side of the gate	Forecourt

Plan for more two-wheeler space than the rule requires: the side setbacks can hold several hundred more. Provide a college bus bay at the front.

Other statutory provisions

Provision	Rule	Requirement for this scheme
Height and FSI	Rule 37 B, C	Up to 18.30 m and FSI 2.0: 14.4 m and 0.73 pass
Setbacks	Rule 37 D, E	6 m all round; gate pillars, watchman booth, cycle stand, toilets up to 4 m allowed in setbacks
Corridors	Rule 42	2.0 m for educational buildings
Solar PV	Rule 44(2)	Mandatory: the block is 14.4 m, over 14 m
Open space reservation	Rule 41	10% (809 m²) for 3,000–10,000 m², but need not be insisted for institutional developments abutting a public road (Expl. (i))
Security deposit	Rule 37 J	50% of I&A charges, refundable (non-Government applicant)
Transformer room	Rule 46	6 × 4 m electrical room at ground level
Rainwater harvesting; accessibility	Annex. XXII; Rule 43	As per Annexure XXII; ramps, lifts and toilets for differently abled
Annexure XV	—	School rules only; not applicable to a college

Items to verify and documents required

To verify

☐ Assumed site shape (80.0 × 101.2 m) and road (12.0 m): correct from the FMB and site visit

☐ Land use zone allows an educational use

☐ University affiliation and UGC or AICTE norms for land, built-up area, playground and parking (outside TNCDBR, often stricter)

☐ Fire service clearance and exits under NBC 2016, including the seminar hall as an assembly space

☐ Hostel, if planned, is a separate building under Rule 37

Documents to upload in the app

☐ Sale deed, parent documents, patta, chitta, adangal, FMB sketch and TSLR extract

☐ Encumbrance certificate for 30 years; legal opinion from a bank-panel advocate

☐ Site photographs of the road and all four boundaries

Disclaimer and sign-off

This report is a pre-planning feasibility assessment, not a planning permission or building permit. It is based on the details the applicant submitted through the Step2TNCDBR app, and applies TNCDBR 2019 as amended up to G.O. (Ms).No.171/2025, read from an unofficial consolidation. Where they differ, the Tamil Nadu Government Gazette text and the competent authority's decision prevail. Figures and layouts are indicative and must be confirmed in the architectural drawings.

Prepared by	Step2TNCDBR, COS Consultancy Services, Madurai · 26 October 2026
Reviewed by	(Admin name and registration no.) · valid 6 months, or until the rules are amended

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