

## CHECK LIST FOR INDUSTRIAL PLOT APPROVAL OF BUILDING PLAN

NAME OF FIRM M/S .....  
 ADDRESS.....  
 PLOT NO ..... SECTOR.....  
 LAND USE-..... PLOT AREA.....  
 DATE OF APPLICATION.....

### DOCUMENTS TO BE SUBMITTED BY APPLICANT.

- Copy of lease deed
- Copy of allotment letter
- Copy of lease plan and Dimension plan
- Copy of possession certificate
- Copy of SSI registration (If required.)
- Copy of N.O.C. for pollution (if applicable)
- Soft copy of drawings (Checked/Working)
- Fire N.O.C.
- Explosive NOC (If Applicable).
- Time Extension Certificate (If Applicable)
- Labour cess Registration
- No dues Certificate from Industrial Department .
- Pre- sanctioned map surrender

### APPROVAL FORM

- Supervision of building work (Appendix-2)
- Structural stability certificate from the licensed technical personal(Appendix-3)
- certificate of architect in case of simplified sanction of Industrial plots(App-4)
- Indemnity bond(incase basement only)On Rs.100/-stamp paper duly signed (App-5)
- General specification sheet(Appendix-6)
- Application for drainage of premises in duplicate (Appendix-7)
- Appendix 8A, 8B, 8C,8D
- Photo copy of registration of architect signing the building plan and appendix.
- Photo copy of certificate of M.E. structural engineer.
- Copy of certificate of Town Planner
- Affidavit of Rain water harvesting
- Affidavit of Tree plantation certificate.

### (A) COPY OF FEES CHALAN /CHARGES

S.No.	Heads/Category	Required	Deposited
1	Plan Processing fee		
2	Layout plan fee		
3	Malba charges		
4	Water Connection		
5	Sewer Connection		
6	Drain Connection		
7	Electric & Telephone pipe		
8	Service connection		
9	Temporary Structure		
10	Labour cess charge		
11	Revalidation charges		
12	Rain water Harvesting fees		

### **Set back for all buildings other than buildings on residential plots (2005)**

S.N.	PLOT SIZE	FRONT	REAR IN	SIDE (1	SIDE(2)
1	Up to 150	3.0	1.5	0.0	0.0
2	150-300	3.0	3.0	0.0	0.0
3	300-500	4.5	3.0	3.0	0.0
4	500-2000	6.0	3.0	3.0	3.0
5	2000-4000	9	6.0	6.0	6.0
6	4000-10000	15	6	6	6

7	10000-20000	15	9	9	9
8	20000-40000	20	9	9	9
9	40000-10,00,00	25	9	9	9

**Setbacks (2010)**

S.No.	Plot Size (in square meter)	Front (in meter)	Rear (in meter)	Side (1) (in meter)	Side (2) (in meter)
1.	Up to 150	3.0	1.5	0	0
2.	Above 151 upto 300	3.0	3.0	0	0
3.	Above 301 upto 500	4.5	3.0	3.0	0
4.	Above 501 upto 2000	6.0	3.0	3.0	3.0
5.	Above 2001 upto 6000	7.5	6.0	4.5	4.5
6.	Above 6001 upto 12000	9.0	6.0	6.0	6.0
7.	Above 12001 upto 20,000	12.0	7.5	7.5	7.5
8.	Above 20,001 upto 40,000	15.0	9.0	9.0	9.0
9.	Above 40,001	16.0	12.0	12.0	12.0

**AREA STATEMENT**

PLOT AREA					
PERMISSABLE GROUND COVERAGE					
PERMISSABLE TOTAL FAR					
15% ADDITIONAL FAR IF APPLICABLE					
	PRE- ISSUED SANCTIONED/COMPLETION	FAR	15%	FREE FAR	TOTAL
BASEMENT					
GROUND					
STILT					
FIRST					
SECOND					
THIRD					
MUMTY					
<b>TOTAL</b>					

**PARKING DETAIL :-**

PARTICULARS	AS PER REQUIRED	PROPOSED
CAR PARKING PER ECS @100		
ONE ECS SPACE @20 AND @30,36		
OPEN AREA		
GREEN AREA LANDSCAPING UP TO 12000 SQM 4 TIMES		
TREE PLANTATION		

BUILDING HEIGHT	
CANOPY/PORCH/BALCONY	
RAMP WIDTH	
ELECTRICAL LOAD	
BOUNDARY WALL	

**Note:-**

- Car parking indicated on drawings
- Circulation of the traffic on plot
- Variety of trees

Yes/No-----  
possible/not possible  
indicated/not indicated

**DRAWING DETAIL**

- Three copies of drawing
- One copy cloth bound
- Signature of applicant and Architect
- Building plan including service plan
- Parking plan and Calculation
- Landscape Plan and Calculation
- Layout Plan signed by Town Planner
- Guard Room Detail, Foundation details, Culvert detail
- Area statement
- Temporary Structure