

CHECK LIST FOR APPROVAL OF BUILDING PLAN

NAME OF FIRM.....
 ADDRESS.....
 LOCATION OF SITESECTOR.....
 LAND USE..... PLOT AREA CONST. PERIOD

(A) OWNERSHIP DOCUMENTS

1. Copy of lease deed
2. Copy of allotment letter
3. Copy of lease plan and dimension plan
4. Copy of possession certificate
5. Copy of transfer deed and transfer letter
6. Time extension certificate (if applicable)
7. Soft Copy of drawings(Checked/working)
8. Air port NOC (if applicable)
9. Fire NOC (if applicable)
10. Structure Stability certificate from I.I.T. or equivalent (if applicable)
11. Pollution NOC /Affidavit (if applicable)
12. Explosive NOC (if applicable)
13. Environment NOC / Affidavit (if applicable)
14. Copy of labour cess Registration
15. Original Approved Drg. Surrendered
16. Form "A" Original.....
17. Form "A" Revised.....
18. Applicant NOC given by M/s (As per u.p. Apartment 2010).....

(B) CHALAN COPY OF FEES / CHARGES

S. No	Heads/Category	Required	Deposited
1.	Plan Processing fee@30		
2.	Layout Plan fee@ 2.0/		
3.	Malba Charges (up to -2000@20.0/, size 2001 to 10000@15.0 above 10		
4.	Water + Sewer + Drain + Electric & Telephone pipe Connection (Service connection)		
5.	Revision fees		
6.	Revised Layout Fees		
7.	Revalidation Fees		
8.	Inspection Charges		
9.	R.W.H	100/-	
10.	Temporary Structure a) Labour Huts (b) Offices & Stores		
11.	Bank Guarantee (a)Amount Rs./ (b)Time up to		
12.	Declaration Fees		
13.	Forfeited Fees		
14.	Labour Cess		
15.	Purchasable FAR (min. 10% of Total amount at c-)		

(B) DRAWING:

1. Three copies of drawing.....
2. One copy cloth bound.....
3. Signature of applicant and Architecture.....
4. Building plan including service plan.....
5. Layout Plan signed by Town Planner.....
6. Parking plan and Calculation.....
7. Landscape Plan and calculation.....
8. Guard Room Detail.....
9. Coverage plan of each floor.....
10. Total Building Height.....
11. Area statement
12. Foundation details.....
13. Culvert detail.....
14. Electrical load.....
15. Rain Water Harvesting.....
16. Temporary structure.....
17. Distance between Two Blocks as per BBL.....

(C) VERIFICATION FROM OTHER DEPARTMENT

1. Report of Horticulture Department.....
2. Water supply, sewerage, drainage Verification from Eng. Dept.
3. Rain water harvesting verification from Urban services.....
4. Electrical verification from Electrical Dept.....
5. Defaulter certificate from Property Dept

(D) AFFIDAVITS

1. Affidavit regarding Tree plantation.....
2. Affidavit regarding Central Ground Water Authority/STP Water.....
3. Affidavit regarding Non Construction of Purchasable FAR.....
4. Affidavit regarding Revision in Peevishly Approved drawing.....
5. Affidavit regarding Current Status Construction Permissible FAR.....
6. Affidavit regarding Labour Cess.....
7. Affidavit regarding Declaretion (Appt Act 2010).
8. Affidavit regarding Architect NOC.....
9. Affidavit regarding Structural engineer NOC.....
10. Board Resolution for Authorised Signatory.....
11. Registration for Geen Building (Griha/ Leed)
12. News Paper-1.....
13. News Paper-2.....

(E) APPROVAL FORM

1. Appendix-1
2. revision of building work (Appendix-2)
3. Structural stability certificate from the licensed technical personal(Appendix-3)
4. certificate of architect in case of simplified sanction of Industrial residential plots(Appendix-4)
5. Indemnity bond(incase basement only)On Rs.100/-stamp paper duly signed by notary (Appendix-5)
6. General specification sheet(Appendix-6)
7. Application for drainage of premises in duplicate (Appendix-7)
8. Appendix 8A, 8B, 8C.
9. Photo copy of registration of architect signing the building plan and appendix.
10. Photo copy of certificate of M.E. structural engineer
11. Copy of certificate of town planner

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

S.N.	PLOT SIZE	FRONT IN mts.	REAR IN mts.	SIDE (1) IN mts	SIDE(2) IN mts.
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

(H) Set back for all buildings other than buildings on residential plots (2010)

S.N.	PLOT SIZE	FRONT IN mts.	REAR IN mts.	SIDE (1) IN mts	SIDE(2) IN mts.
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	2000-6000	7.50	6.0	4.5	4.5
6	6000-12000	9.0	6.0	6.0	6.0
7	12000-20000	12.0	7.50	7.50	7.50
8	20000-40000	15	9	9	9
9	Above 40001	16	12	12	12

AREA BREAK UP FOR IT BUILDING

S.NO.	PARTICULARS	PEMISSIBLE		PROPOSD	
		AREA IN SQMT.	%	AREA IN SQMT.	%
	AREA UNDER IT USE				
	RESIDENTIAL USE				
	COMMERCIAL USE				
	INSITUTIONAL USE				
	FACILITY UNDER SCHEDULE				

(I) AREA CHART

S.N.	PARTICULARS	PERMISSIBLE	PROPOSED		
			FAR	ADD.FAR	Total covg.
1	BASMENT (including in F.A.R.)				
	BASMENT (free from F.A.R.)				
	GROUND COVERAGE				
	1 ST . COVERAGE				
	2 ND . . COVERAGE				
	3 RD . FLOOR COVERAGE				
	4 TH . FLOOR COVERAGE				
	5 TH . FLOOR COVERAGE				
	METER ROOM				
	GUARD ROOM				
	AREA UNDER CANOPY				
	Total Area under FAR (details at c-				
	Area under additional (15%)FAR				
	Total Area under free from FAR				
	Total coverage at all floor				
	No. of gate				

PARKING & LANDSCAPE

PARTICULARS	REQUIRED	PROPOSED
Total parking Area		
Nos. of car parking	-----/ =	
Car parking space (20 / 30)	-----x =	
Space for two wheeler parking	-----/ =	
Nos. of trees	Open area/100=	
Soft landscaping(plot area less than 12000 Sqm) 25% of open area		
S.L. (area 12000sqm. above) 50% of open area		

Parking

Note:-

- | | |
|---|-------------------------|
| 1. Car parking indicated on drawings | Yes/No----- |
| 2. Two wheeler parking indicated on drawing | Yes/No----- |
| 3. Circulation of the traffic on plot | possible/not possible |
| 4. Variety of trees | indicated/not indicated |
| 5. Showing hard & soft landscaping on drawing | |

HEIGHT OF BOUNDARY WALL 500+1000 SOLID+1100 RAILING FROM DRAIN TOPE
(N) Width of Ramp

(L) Sun Shade (750 mm)

(M) Canopy 2.No (2.40X 4.50) (E) DRAWING :

Remark---