

Annexure- 24 Particulars of Development for Redevelopment Site

(Ref.- Part of Appendix- 2 Item 5)

Particulars of Development

- 1)
 - a)
 - i) Applicant's Full Name
(in block letters)
 - ii) Applicant's address
.....
 - b) Name and address of LS/ Engineer/ Structural Engineer or Supervisor/ Architect employed/
Professionals on Records
.....
 - c) No. and date of issue of license..... Valid up to.....
- 2) Is the plot affected by any reservation? If so, are these correctly and clearly marked on the block plan?
- 3)
 - a) What is the total area of the plot according to the document?
 - b) What is the actual area available on site measured by the LS/ architect/ engineer/ supervisor or architect?
 - c) If there is any deduction in the original area of the plot on account of reservation? Please state the total area of such deductions.
 - d) If so, what is the net plot area?

Note: Indicate details on the site/ building plan as in Form 1.
- 4) Are all plans as required under DCPR enclosed?
- 5) Please state the plot number and date of starting the lease.
- 6)
 - a) In what zone does the plot fall?
 - b) What is the permissible floor area for the plot excluding parking and amenity floor area as specified in Part 2- Regulation Drawings?

Note: Part 2- regulation drawings are available at the MbPA office for inspection.
- 7)
 - a) Is the use of every room in the proposed work marked on the plans?
 - b) What are the uses proposed in the construction? And its percentage compares to total construction area.

Area covered by shopping line at ground floor.
- 8)
 - a) What is the width of the street? If the plot abuts two or more streets, information for all streets should be given.
 - b) What is the height of the building above the average ground level of the plot? Does it comply with the Regulations?

9)

- a) If there are existing structures on the plot-
 - i) Are they correctly marked and numbered on the site plan?
 - ii) Are those proposed to be demolished immediately colored yellow?
 - iii) What is the plinth area and total floor area of all existing structures to be retained? (Please indicate in the appended Statement 'A' with details)
 - iv) What is the number of existing tenements in the structure(s) to be retained?
- b) What is the plinth area and total floor area of the proposed work or building?
(Please indicate in appended Statement 'B' with details)
- c) What is the number of tenements proposed?

Note: Indicate details of the building plan as in Form 1.

10)

- a) Please state the plinth area and total floor area, existing and proposed (i.e. totals of items 9) a) iii) and b).
- b) Does the work consume the full floor area of the plot, as given in item 6) b)? If not, why not?
- c) What is the ground coverage?
- d) Is the building proposed with setbacks on upper floors/ step-backs?
- e) What is the total number of tenements [9) a) iv) + c)]?

Note: Indicate details on the building plan as in Form 1.

11)

- a) Is built to line applicable for the building as per Part 2- Regulation Drawings?
- b) If so, then what is the percentage of the front side of the plot line is covered with built to line excluding side setbacks?
- c) What is the width of the front setback? Have provisions been made as per Part 2- Regulation Drawings?
- d) What is the width of side setback(s)? Do they comply with Regulations?
- e) What is the width of rear setback? Do they comply with Regulations?
- f) Are there two or more buildings? If so, are the setbacks separate or distinct for each building as required by Regulation?
- g) What is the distance between buildings?
- h) What is open space and landscaping area excluding setbacks?

Note: Part 2- regulation drawings are available at the MbPA office for inspection.

12) Does the proposed construction comply with the Regulation?

- a) Is there provision of Arcade as per Part 2- Regulation Drawings?
- b) If so, what is the clear width of the Arcade?
- c) What is the depth of the Columns used for Arcade?
- d) What is the clear distance between the columns forming Arcade?
- e) What is the height of the Arcade?
- f) Does proposed Arcade comply with all the parameters specified in the Regulations?

- g) Does any of the building feature is proposed outside the given envelope? If so, then specify the reason.
- h) What is the height of boundary wall?
- i) What is the height of the grill fence above boundary? Does it comply with Regulation?
- j) Does proposed layout follow the No Vehicular Entry as per Part 2- Regulation Drawings?

Note: Part 2- regulation drawings are available at the MbPA office for inspection.

13) If the height of the building is greater than 16 m above the average ground level, is provision for lift(s) made?

If so, give the following details of the lift(s):

Type	Passenger Capacity	No. of lifts	Types of doors

14)

- a) Do the proposed fire protection requirements conform to those in Appendix- 1?
- b) If not, give reasons.

15)

- a)
 - i) What is the requirement of parking spaces under the Regulations?
 - ii) How many parking spaces are proposed?
- b)
 - i) Are parking spaces for transport vehicles provided?
 - ii) If so, what is the requirement?
 - iii) How many are proposed?

16) Is there provision of basement for the proposed construction?

- a) What is the total height of the basement below average ground level?
- b) Number of floors proposed for basement?
- c) What are activities proposed in the basement? And the floor area used for each activity.
- d) Is basement connected/ shared with adjacent plot/s?

Note: Indicate details on building plan as in Form 1.

17)

- a)
 - i) What are the maximum widths of balconies?
 - ii) Will they reduce the required setback to less than the provisions of the Regulation?
 - iii) Do they serve as a passage to any part of the building?
 - iv) What is the total area?
 - v) What is the maximum width and depth of weather-frames, sun-shades (chajja), sun-breakers, cornices, caves, or other projections?
- b)

- i) Are any porches/ canopies proposed?
- ii) Do they comply with requirements of Regulation?
- c) Is there space designated for signage/ nameplate/ hoarding? If so, what is the area assigned for it?

18)

- a) What is the width of the internal street/ pathway?
- b) What is its clear height?
- c) Will it be paved, drained and kept free of encroachment? Does it comply with Regulation?

19)

- a) Are any accessory buildings proposed? If so, for what purpose?
- b) What are the heights?
- c) Are these 7.5 m away from the street or front plot boundary and if located within the setback, 3 m from any other boundary?
- d) Is their area calculated in floor area? If exempted, then as per which regulation?

20) Is a "No Objection Certificate" for height and character of smoke from chimneys obtained from Civil Aviation Authorities (Attach copy).

21) Indicate provision for common conventional antenna for receipt of television transmission in residential building with more than ten tenements

22) What are the utilities provided in the building? Attach a copy with detailed description and area consumption.

23)

- a) Does any natural water course pass through the land under development?
- b) Is the necessary setback provided according to the Regulations?

24)

- a) Is the plinth level proposed to be above the level of the surrounding ground level?
- b) Will the proposed plinth level be above 27.55 m Town Hall Datum?
- c) Is the plot proposed to be filled up to the level of the abutting road or Reduced Level (R.L.) 27.55 m Town Hall Datum, whichever is more?
- d) What is the average ground/ plot level?
- e) What is the average plinth height above ground/ plot level?

25) The details of the materials to be used in construction with specifications are as follows:

Roofs-----

Floors-----

Walls-----

Columns-----

Beams-----

Any other Material-----

Note: Building material to be used in construction such as brick etc. shall contain fly ash.

Fly ash shall also be used for construction and road/ maintenance as permissible as per I.S. specification”

26) The number of water closets, urinals, kitchens, and baths to be provided are as follows: Water closets |Baths |Urinals |Kitchen

	Water closets	Baths	Urinals	Kitchen
Existing				
Proposed				

27) Details of the source of water to be used in the construction.

28) How much Mumbai Port Authority land, if any, will be used for stacking building material?

29) Please explain, in detail, in what respect the proposal does not comply with the DCPR and the reasons therefore, attaching separate sheets for this information, if necessary.

I am the owner/ lessee/ ----- of the plot on which the work is proposed and that the statements made in this Form are true and correct.

Date:

Address:

Signature of the applicant

Form of certificate be signed by the LS/ Engineer/ Structural Engineer/ Supervisor or Architect/ Professionals on Records employed by the Applicant

I (Name) ----- have been employed by the applicant as his LS/ Engineer/ Structural Engineer/ Supervisor or Architect. I have carefully pursued his covenant or conveyance in respect of this plot and have examined the boundaries and the area of the plot and I certify that I have personally verified all the statements made by the applicant who is the owner/ lessee of the plot & possess ownership as in the above Form and the attached Statements A and B and found them to be correct.

Date:

Address:

Signature of LS/Architect

Engineer/Structural Engineer/Supervisor

Note: INDICATE IN BUILDING PLAN AS IN FORM II.

STATEMENT 'A'

(Sr. No. 10) a) iii) in Annexure-1)

Existing Building to be retained

Existing Building No. 1	Floor No. 2	Plinth Area 3	Total floor area of the Existing Building 4	Use or Occupancy of floors 5

STATEMENT 'B'

(Sr. No. 10) b) in Annexure- 1)

Proposed Work/ Buildings

Building No.	Floor No.	Area	Total floor area of Proposed Building	Use or Occupancy of floors