

Annexure- 1 Particulars of Development

(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 or road lines? 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) *Does it tally with the Collector's record?
 - c) *What is the actual area available on site measured by the LS/ architect/ engineer/ supervisor or architect?
 - d) If there is any deduction in the original area of the plot on account of road lines or reservation? Please state the total area of such deductions.
 - e) If so, what is the net area of the plot?
 - f) Is the clearance under Urban Land (Ceiling and Regulations) Act, 1976 obtained? If so, what is the area allowed for development? Clearance under Urban Land (Ceiling and Regulations) Act, 1976 else an undertaking.

*Permission will be based on the minimum of areas in (a), (c) or (f) above.

Note: Indicate details on the site/ building plan as in Form 1.
- 4) Are all plans enclosed?
- 5)
 - a) Is the plot part of a city triangulation survey number, revenue survey number or hissa number or a final plot number (city survey number) of a Town Planning Schemes or a part of an approved layout?
 - b) Please state sanction number and date of subdivision/ layout.
- 6)
 - a) In what zone does the plot fall?
 - b) What is the permissible FSI of the Zone?
 - c) What is the number of tenements per net hectare permissible in the zone?
- 7)
 - a) Is the use of every room in the proposed work marked on the plans?
 - b) Is it in accordance with the Regulations?
 - c) Does the building fall in the category of-
 - i) Special building as defined in the Regulation?

ii) High rise building as defined in Regulation?

8) If the work is in connection with an industry

- a) Please briefly describe the main and accessory processes.
- b) Please state the maximum number of workmen and the total KW likely to be employed per shift in the factory.
- c) Under what industrial classification does it fall? (Reference to relevant Regulation should be given).
- d) Is the proposal for relocation of an existing industry? If so, give the name and address of the existing industry.

Note: The permission will be based on the area which is minimum.

- e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the "No Objection Certificate" from the Department of Industries enclosed wherever applicable?
- f) Will the building be away from the boundary of a R/ C/ PT/ HC zone or as per Table 23?
- g) Is the proposal for a service industrial estate on a plot reserved for service industries or in PA/ POZ zone?
- h) Nature and quantum of industrial waste/ effluents and methods of disposal be stated.

9)

a) What is the average-

- i) Prescribed width of the street?
- ii) Existing 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 proposed building above the average ground level of the plot?

10)

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.

11)

- a) Please state the plinth area and total floor area, existing and proposed (i.e. totals of items 10) a) iii) and b).
- b) Please state the overall FSI [11) a) divided by 3) e)].
- c) Does the work consume the full FSI of the plot, as given in item 6) b)? If not, why not?
- d) Is the building proposed with setbacks on upper floors/ step-backs?

e) What is the total number of tenements [10) a) iv) +10) c)]?

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

12)

- a) What is the width of the front setback? If the building abuts two or more streets, does the front setback comply with Regulations?
- b) Please state which of the sub-Regulations of the DCPR and/or any other Regulations is applicable for the setback?

13) Does the front setback comply with the Regulations?

14)

- a) What is-
 - i) The width of side-setback(s)?
 - ii) The width of rear setback(s)?
 - iii) The distance between buildings?
- b) Do they comply with the Regulation?
- c) Are there two or more wings to the buildings? If so, are the setbacks separate or distinct for each wing.

15) If the plot is narrow, which clause under the DCPR do you propose to take advantage of (whatever applicable)?

16)

- a) What are the dimensions of the inner or outer chowk?
- b)
 - i) Does any room depend for its light and ventilation on the chowk? If so, are the dimensions as required for each wing of the buildings?
 - ii) If not, is the area at least equal to square of one-fifth of the height.

17) 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):

Details of lift

| Type | Passenger Capacity | No. of lifts | Types of doors |
|------|--------------------|--------------|----------------|
| | | | |

18)

- a) Does the building fall under the purview of special buildings with the requirement of fire protection?
- b) If so, do the proposed fire protection requirements conform to those in Appendix- 1?
- c) If not, give reasons.

19)

- a)
 - i) What is the requirement of parking spaces under the Regulations?
 - ii) How many are proposed?
 - iii) How many lock-up garages are proposed?
- b)

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

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

20)

- a)
 - i) What are the maximum depth and 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 their total area?
 - v) What is the maximum width 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?

21)

- a) What is the width of the means of access?
- b) What is its clear height?
- c) Will it be paved, drained and kept free of encroachment?

22) Is the recreational or layout open space provided?

23)

- a) Are any accessory buildings proposed? If so, for what purpose?
- b) What are their heights?
- c) Are the 7.5 m away from the street or front plot boundary and if located within the setback, 1.5 m from any other boundary?
- d) Is their area calculated in FSI?

24)

- a) What is the proposed height of the compound wall? Is it at a junction?
- b) Does it comply with Regulation?

25)

- a) Is the proposal in the airport zone?
- b) Is a "No Objection Certificate" for height and character of smoke from chimneys obtained from Civil Aviation Authorities (Attach copy)?

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

27) Does the proposal fall in any of the areas/ zones such as those of the Mumbai Metropolitan Region Development Authority/ Maharashtra Housing and Area Development Authority/ Railway/ Slum Authorities/ Power Transmission line/ Coastal Area/ Tourism Development Zone/ Communication Authorities etc.?

28)

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

29)

- 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?

30) 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”

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

| | WCs | Baths | Urinals | Kitchen |
|----------|-----|-------|---------|---------|
| Existing | | | | |
| Proposed | | | | |

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

33) Distance from the sewer.

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

35) 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/ mortgagee in possession/----- 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/ mortgage in possession of the plot & possess ownership/ absolute development rights 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 | th 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 |
|--------------|-----------|------|---------------------------------------|----------------------------|
| | | | | |