Town Planning & Valuation Department,Assistant Director Of Town Planning,Branch Wardha Regional Plan

Government of Maharashtra

BUILDING DEVELOPMENT
Scrutiny Report

Report Generated On :07/07/23 (APP version:1.3.08-Live , before payment)
Town Planning Department

All Dimensions are in Meter Unit

Ownership Report(Table1)

Village	S No/H No,Khasara No, Gut No,C S No, F P No	Holders as per Record of rights	Area as per Record of rights	Class of land	Easement rights, if any	ULC Details, if any.	Regd POA holder, if any
Chinchala	47-48/2/1		0				NA

Proposal And Plot Details (Table 2)

Project Code	RPWAR-23-36901
Project Name	City Center Wardha
Name of Services	Building Development
Type of Development	Detached
Type Of Proposal	Mixed
Location	Congested
Zone	Residential Zone - R-2, R-3
Administrative Ward No.	
Zone Number	Wardha
Ward Name	Mouza : Chinchala 82
City Specific Area	NA
Reservation Area Affected	NO
Road Width	24.00
No. Of Building	1

Case Type	New
Old Approval No.	NA
Sanctioned layout No.	RPWAR-23-25554
Type Of Plot/Layout	Sanction Layout/Sub Division
Non confirming.	NA

Proposed FSI components	Proposed Area in SqM
Additional FSI with Premium Proposed	0
Incentive FSI for Green Building	0.00
Incentive FSI for Redevelopment	NA
Incentive FSI for PPL	NA
Prorata	No

Building Name	Building Category	Building Sub Category
City Center Wardha	Mixed	Mixed

Applicant/Technical Person and Site Details(Table 3)

Technical Person Name	Rohit OMPRAKASH Punshi
Contact Number	9403419559
Site Address	Sr.No. 47-48/2/1, Mouja: Chinchala, Wardha
1.Technical Person Type	Architect
Multiple Owner	Sachin Madhusudan Singhaniya
Contact Number	9372740078
Postal Address	,nagpur road,near eknath mandir,,Wardha,Wardha-442001,Maharashtra
Multiple Owner	Kishor Vishwanath Bhoot
Contact Number	
Postal Address	Wardha
Structural Engineer Name	RITESH JAGDISH LADDHA

Regional Plan Remarks

Is plot affected by DP/RP road/s	No	DP/RP road width/s	NA
Is plot affected by Reservations	No	Name of Reservation/s	No
Is plot affected by CRZ	No	CRZ Zone	NA
Is plot affected by Chemical zone (only in case of Thane)	-	100m belt / 150 m low density zone	-
Is plot affected by flood lines	No	Red flood line/ Blue flood line	NA
Is plot affected by Restricted/Prohibited Area	No	Details	NA

Area utilisation of Roads and Reservations

Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
Reservation type	reseravation no	Name						
Total			0.00	0.00	0.00	0.00	0.00	0.00

AREA STATEMENT

Proforma – I: Area Statement (At Right Hand top Corner of Plans)	
AREA STATEMENT	
1. Area of plot/Land or area of plot of sanction layout or plot regularised under Gunthewari Act (Minimum area of a, b, c to be considered)	5087.86
(a) As per ownership document (7/12, CTS extract)	5087.86
(b) as per TILR or City Survey measurement sheet	5087.86
(c) as per Demarcated drawing area	5115.91
LESS	
2.Area not in possession	0.00
3. Area Proposed for development (out of 1-2)	5087.86
4. Deductions for(out of 3)	
(a) Proposed D.P./ D.P. Road widening Area/Proposed DP road, Road under MMC act	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5. Balance area of plot (3-4)	5087.86
6. Amenity Space Proposed	0.00
(Applicable if (1- 4) >20,000 sq.m / Not applicable if plot are from sanctioned layout or plot regularised under Gunthewari Act	
(Required -(a) Upto 20,000 sqmt - Nil	-
(b) Above 20,000 and more - (a) +5% of Total area	0.00
7. Net Plot Area (5-6)	5087.86
8.Recreational Open Space (Not applicable if plots are from sanctioned layout)	-
(a). If area is more than 4000 sqmt - 10 % of is required.	0.00
Proposed___	0.00
(b). If area is less than 4000 sqmt	-
(A)10 % Subject to minimum 200 sqmt(Not applicable if plots are from sanctioned layout or each plot admesuring less than 4000sq.m regularised under gunthewari act)	0.00
Proposed _____	0.00
(B)Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C)Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR/DR (on serial no 1)	Incentive fsi for green building If Applicable (on basic FSI)	Ancillary Area(60% of 2 + 3+4+5)	Ancillary Area(80% of 2 + 3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value	Status
9.1 Permissible Index	1.50	0.30	0.00	0.00	0.00	0.00	1.80	0.00	0.00	-
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-

9.3 Balance Index to be consumed	1.50	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-
9.4 Total Permissible (P Line Area)	7631.79	1526.35	0.00	0.00	766.90	4675.84	14600.88	0.00	0.00	-
9.5 Proposed P Line Area (should not exceed 9.4)	5596.64	1526.35	0.00	0.00	513.39	4675.84	12312.22	0.00	12369.54	OK
9.6 Index Consumed	1.10	0.30	0.00	0.00	0.00	0.00	1.39	0.00	0.00	-

Plot SetBack/MOS Considering Building

Building / Wing	Building Height	Front Side		Rear Side		Left Side		Right Side		Status
		Req.	Prop.	Req.	Prop.	Req.	Prop.	Req.	Prop.	
City Center Wardha	31.51	**4.50**	8.41	**6.30**	6.30	**3.00**	8.41	**6.30**	6.30	OK
Deadwall	nil	**nil**	nil	**nil**	nil	**nil**	nil	**nil**	nil	nil

Floor Height Check (Excluding slab Thickness)(Table 4c)

- Building : **City Center Wardha**

Floor Name	Floor Use	Height			Status
		Min Req.	Max per.	Prop	
Basement Floor	**Residential**	2.40	-	3	OK
Ground Floor	**Commercial**	3.00	4.50	3.65	OK
First Floor	**Commercial**	3.00	4.50	4.26	OK
Second Floor	**Residential**	2.75	4.50	3.35	OK
Typical Third Fourth Fifth Sixth Seventh Floor	**Residential**	2.75	4.50	3.35	OK
Eight Floor	**Residential**	2.75	4.50	3.35	OK

Duct

Name	Building	Length	Width	Area	Status
duct	**City Center Wardha**	**3.06**	3.05	9.32	OK
duct	**City Center Wardha**	**3.06**	3.05	9.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
DUCT	**City Center Wardha**	**3.06**	3.05	9.32	OK
DUCT	**City Center Wardha**	**3.06**	3.05	9.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
DUCT	**City Center Wardha**	**3.06**	3.05	9.32	OK
DUCT	**City Center Wardha**	**3.06**	3.05	9.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
DUCT	**City Center Wardha**	**7.24**	6.81	49.32	OK
	TOTAL			351.82	OK

Staircase Checks (Table 4f)

- Building : **City Center Wardha**

Floor Name	Stair Use	StairCase Area	No.of Flights	Riser Height			Riser No.On Flights		Stair Width		Tread Width		MidLanding Depth		FloorLanding Depth		Head Room Height		S
				Min Req.	Max per.	Prop	Max per.	Prop	Min Req.	Prop	Min per.	Prop	Min Req.	Prop	Min Req.	Prop	Min Req.	Prop	
Eight Floor	**NORMAL**	**17.63**	**4.00**	0.10	0.19	0.16	60.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00	
Eight Floor	**NORMAL**	**17.63**	**4.00**	0.10	0.19	0.16	60.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00	
Eight Floor	**NORMAL**	**17.63**	**2.00**	0.10	0.19	0.16	30.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00	
Eight Floor	**NORMAL**	**17.63**	**2.00**	0.10	0.19	0.16	30.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00	

Second Floor	NORMAL	17.63	4.00	0.10	0.19	0.16	60.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Second Floor	NORMAL	17.63	4.00	0.10	0.19	0.16	60.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Second Floor	NORMAL	17.63	2.00	0.10	0.19	0.16	30.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Second Floor	NORMAL	17.63	2.00	0.10	0.19	0.16	30.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Typical Third Fourth Fifth Sixth Seventh Floor	NORMAL	17.63	4.00	0.10	0.19	0.16	60.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Typical Third Fourth Fifth Sixth Seventh Floor	NORMAL	17.63	4.00	0.10	0.19	0.16	60.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Typical Third Fourth Fifth Sixth Seventh Floor	NORMAL	17.63	2.00	0.10	0.19	0.16	30.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
Typical Third Fourth Fifth Sixth Seventh Floor	NORMAL	17.63	2.00	0.10	0.19	0.16	30.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.98	2.10	0.00
First Floor	NORMAL	19.21	2.00	0.10	0.19	0.15	30.00	28.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
First Floor	NORMAL	19.21	2.00	0.10	0.19	0.15	30.00	28.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
First Floor	NORMAL	19.22	4.00	0.10	0.19	0.15	60.00	28.00	1.50	1.52	0.25	0.25	1.50	1.52	1.50	1.50	2.10	0.00
First Floor	NORMAL	19.22	4.00	0.10	0.19	0.15	60.00	28.00	1.50	1.53	0.25	0.25	1.50	1.52	1.50	1.50	2.10	0.00
Ground Floor	NORMAL	16.16	4.00	0.10	0.19	0.18	60.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
Ground Floor	NORMAL	16.16	4.00	0.10	0.19	0.18	60.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
Ground Floor	NORMAL	16.15	2.00	0.10	0.19	0.18	30.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
Ground Floor	NORMAL	16.15	2.00	0.10	0.19	0.18	30.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
Basement Floor	NORMAL	16.16	4.00	0.10	0.19	0.15	60.00	20.00	1.50	1.52	0.25	0.25	1.50	1.52	1.50	1.50	2.10	0.00
Basement Floor	NORMAL	16.16	4.00	0.10	0.19	0.15	60.00	20.00	1.50	1.53	0.25	0.25	1.50	1.52	1.50	1.50	2.10	0.00
Basement Floor	NORMAL	16.15	2.00	0.10	0.19	0.15	30.00	20.00	1.50	1.52	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00
Basement Floor	NORMAL	16.15	2.00	0.10	0.19	0.15	30.00	20.00	1.50	1.53	0.25	0.25	1.50	1.53	1.50	1.50	2.10	0.00

Building Wise FSI Detail (Table 4s)

Building	No. of Same Building	Proposed					Bal	Terr	Lift	Stair	Duct	Liftwell	Vent.Shaft	Other deduction	TOT.FSI
		Resi.	Comm.	Ind.	Spec.	Mez.	Prop.	Prop.							
City Center Wardha	1	7473.95	5739.56	0.00	0.00	0.00	886.21	0.00	99.10	0.00	617.68	155.28	0.00	71.01	12369.54
Total	1	7473.95	5739.56	0.00	0.00	0.00	886.21	0.00	99.10	0.00	617.68	155.28	0.00	71.01	12369.54

Building Floor Wise FSI Detail (Table 4t)

- Building : **City Center Wardha**

Total Tenement :41.00

Floor Name	No. of Same Floor	Proposed					Bal	Terr	Lift	Stair	Duct	LIFTWELL	VENT.SHAFT	Other deduction	TOT.FSI
		Resi.	Comm.	Ind.	Spec.	Mez.	Prop.	Prop.							
Eight Floor	1	1003.01	0.00	0.00	0.00	0.00	79.01	0.00	9.30	0.00	88.24	9.30	0.00	71.01	834.46
Second Floor	1	1078.49	0.00	0.00	0.00	0.00	96.70	0.00	9.30	0.00	88.24	9.30	0.00	0.00	980.95
Typical Third Fourth Fifth Sixth Seventh Floor	5	5392.45	0.00	0.00	0.00	0.00	483.50	0.00	46.50	0.00	441.20	46.50	0.00	0.00	4904.75
First Floor	1	0.00	3055.53	0.00	0.00	0.00	227.00	0.00	12.35	0.00	0.00	40.44	0.00	0.00	3015.09
Ground Floor	1	0.00	2583.14	0.00	0.00	0.00	0.00	0.00	12.35	0.00	0.00	40.44	0.00	0.00	2542.70
Basement Floor	1	0.00	100.89	0.00	0.00	0.00	0.00	0.00	9.30	0.00	0.00	9.30	0.00	0.00	91.59
Total	10	7473.95	5739.56	0.00	0.00	0.00	886.21	0.00	99.10	0.00	617.68	155.28	0.00	71.01	12369.54

Carpet area checks (Table 5g)

Building Name	Floor Name	Carpet Name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
City Center Wardha	Ground Floor	SHOP 2	1	208.72	0.00	0.00	0.00	208.72
City Center Wardha	Ground Floor	SHOP 3	1	208.01	0.00	0.00	0.00	208.01
City Center Wardha	Ground Floor	SHOP 4	1	159.50	0.00	0.00	0.00	159.50
City Center Wardha	Ground Floor	SHOP 5	1	159.50	0.00	0.00	0.00	159.50
City Center Wardha	Ground Floor	SHOP 6	1	208.27	0.00	0.00	0.00	208.27
City Center Wardha	Ground Floor	SHOP 7	1	208.46	0.00	0.00	0.00	208.46
City Center Wardha	Ground Floor	SHOP 8	1	271.43	0.00	0.00	0.00	271.43
City Center Wardha	Ground Floor	SHOP 9	1	63.16	0.00	0.00	0.00	63.16
City Center Wardha	Ground Floor	SHOP 10	1	62.63	0.00	0.00	0.00	62.63
City Center Wardha	Ground Floor	SHOP 11	1	63.03	0.00	0.00	0.00	63.03
City Center Wardha	Ground Floor	SHOP 12	1	63.23	0.00	0.00	0.00	63.23
City Center Wardha	Ground Floor	SHOP 1	1	716.57	0.00	0.00	0.00	716.57
City Center Wardha	First Floor	SHOP 1	1	850.69	0.00	0.00	0.00	850.69
City Center Wardha	First Floor	SHOP 2	1	208.74	0.00	0.00	0.00	208.74
City Center Wardha	First Floor	SHOP 3	1	208.04	0.00	0.00	0.00	208.04
City Center	First Floor	SHOP 4	1	207.99	0.00	0.00	0.00	207.99

Wardha								
City Center Wardha	First Floor	SHOP 5	1	207.99	0.00	0.00	0.00	207.99
City Center Wardha	First Floor	SHOP 6	1	208.25	0.00	0.00	0.00	208.25
City Center Wardha	First Floor	SHOP 7	1	208.42	0.00	0.00	0.00	208.42
City Center Wardha	First Floor	SHOP 8	1	271.43	0.00	0.00	0.00	271.43
City Center Wardha	First Floor	SHOP 9	1	63.16	0.00	0.00	0.00	63.16
City Center Wardha	First Floor	SHOP 10	1	62.63	0.00	0.00	0.00	62.63
City Center Wardha	First Floor	SHOP 11	1	63.03	0.00	0.00	0.00	63.03
City Center Wardha	First Floor	SHOP 12	1	63.21	0.00	0.00	0.00	63.21
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	301;401;501;601;701	5	109.24	0.00	6.88	0.00	109.24
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	302;402;502;602;702	5	114.33	0.00	16.85	0.00	114.33
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	303;403;503;603;703	5	123.64	0.00	12.26	0.00	123.64
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	304;404;504;604;704	5	107.17	0.00	16.70	0.00	107.17
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	305;405;505;605;705	5	109.15	0.00	3.70	0.00	109.15
City Center Wardha	Typical Third Fourth Fifth Sixth Seventh Floor	306;406;506;606;706	5	123.65	0.00	9.74	0.00	123.65
City Center Wardha	Second Floor	201	1	109.14	0.00	11.34	0.00	109.14
City Center Wardha	Second Floor	202	1	114.18	0.00	16.85	0.00	114.18
City Center Wardha	Second Floor	203	1	123.64	0.00	12.26	0.00	123.64
City Center Wardha	Second Floor	204	1	106.52	0.00	13.15	0.00	106.52
City Center Wardha	Second Floor	205	1	108.59	0.00	7.79	0.00	108.59
City Center Wardha	Second Floor	206	1	123.64	0.00	17.69	0.00	123.64
City Center	Eight Floor	801	1	109.24	0.00	10.58	0.00	109.24

Wardha								
City Center Wardha	Eight Floor	802	1	114.33	0.00	16.85	0.00	114.33
City Center Wardha	Eight Floor	803	1	123.64	0.00	17.50	0.00	123.64
City Center Wardha	Eight Floor	804	1	107.17	0.00	16.70	0.00	107.17
City Center Wardha	Eight Floor	805	1	109.15	0.00	9.59	0.00	109.15

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car/(Mini Bus)	scooter		car/(Mini Bus)	scooter	Transport Vehicle
City Center Wardha	Commertial	For every 100 sq.m. carpet area or fraction thereof	1	6	5016.23	50.16	300.97	-
City Center Wardha	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	41	41.00	41.00	-
Total	-	-	-	-	-	91.16	341.97	-
Visitors parking(5%)	-	-	-	-	-	2.05	2.05	-
Total	-	-	-	-	-	93.21	344.02	-

Parking Check As Per Multiplying Factor 0.40

Building Name	Required			Proposed			Status
	car	scooter	Transport Vehicle	car	scooter	Transport Vehicle	
Total	37	164	0	56	314	0	OK

Total Height (Table 4a)

Building	Height		Status
	Perm	Prop	
City Center Wardha	50.00	31.51	OK

Lift Details

Building	Height	Number Of Lifts		Lift Machine Room Area			Status
		Reqd	Prop	Height Per.	Height Prop.	Area	
City Center Wardha	31.51	1.00	6.00	1.2	--	28.02	OK

Fire lift

Building Name	Required			Proposed			Status
	No.of Lift	Lift Area	Door Width	No.of Lift	Lift Area	Door Width	
City Center Wardha	1.00	1.40	0.8	8.00	33.88	--	OK

Refuge area checks(Table 5f)

Building Name	Floor Name	Permissible(Min.) Area	Permissible(Max.) Area	Proposed area.	Area counted in FSI	Floor Height(from GL)	Status
City Center Wardha	Eight Floor (8)	47.08	94.17	71.01	0.00	28.16	OK

Refuge Area Details

Building Name	No of Refuse Area Perm.	No of Refuse Area Prop.	Status
City Center Wardha	1	1	OK

Summary (Table 5)

Name	Perm./Reqd.	Proposed	Status
Plot Area	**0.00**	5087.86	-
Plot Width	**0.00**	98.10	-
Access Road	**12**	24.00	OK
FSI DETAILS			
Residential	**0.00**	6720.16	-
Commercial	**0.00**	5649.38	-
Industrial	**0.00**	0.00	-
Refuse Area	**-**	0.00	-
Mezzanine	**-**	0.00	-
AR Handover FSI	**-**	0.00	-
Total FSI Area	**14600.88**	12369.54	OK

Rain water Harvesting

Permissible	Proposed	Status
1.00	1.00	OK

Solar Assisted water Heating

Permissible	Proposed	Status
1.00	0.00	FAIL

Plinth Height checks (Table 4i)

Building Name	Plinth(Basement Floor)	Plinth Height Required	Plinth Height Proposed	Status
City Center Wardha	**0.00**	0.00	0.15	OK

Water Requirement

Building Name	Water Tank	Requirement	OCCUPANT LOAD CALCULATION				Consumption per day (lit)	Required Capacity (lit)	Proposed Capacity (lit)	Status
			Tnmts/Area	Total builtup area(TOT FSI.)	Occupant Load Floor Area in sq.m per person	Number of Person				
City Center Wardha	OverHead	Residential	41.00	6720.16	12.50	205	135.00	27675.00	-	-
City Center Wardha	OverHead	Commercial	5016.23	5649.38	10.00	565	45.00	25425.00	-	-
	Total							53100.00	54000.00	OK
	Underground		1.5					79650.00	80000.00	OK

Sanitation Check (Table 4r)

Sanitation Check	No of Person/No of Tenant	Male	Female	W.C Required	W.C Propose	Bath Required	Bath Propose	Urinals Required	UrinalsPropose	Status
Residential	41	0	0	41	123.00	41	123.00	0.00	0.00	OK
Commercial	565	377	188	0	12.00	0	0.00	0.00	0.00	OK
Total	606	377	188	41	135.00	41	123.00	0.00	0.00	OK

Premium & charges calculation. (Table 9)

S No	Premium & Charges	Area in SqM	Rate	Amount
1	**Development Charges** **Land / Construction**			
2	**Scrutiny Fees**			
3	**Additional FSI Premium As Per Chapter 7**			
4	**Ancillary FSI Premium**			
	Premium FSI charges			

Scrutiny Officers Note:

I have verified the drawing/s submitted and found in order. I have also checked all the input parameter, DP remarks, surveyor's report with site inspection and scrutiny details which are not covered in this scrutiny. Also I have verified P-line on drawing and confirmed that all staircase balcony ,double height terraces are covered in it

Disclaimer :This scrutiny is done on input based software but the final approval lies with concerned Officer/Authority.

Conditions

S No	Conditions
1	The land vacated in a consequence of the enforcement of the set back line shall form part of the public street.
2	No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3	The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4	This permission does not entitle you to develop the land which does not vest in you.
5	This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6	Information Board to be displayed at the site till Occupation Certificate.
7	If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8	All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9	Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.

10	Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11	Permission for cutting of the tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12	registered agreement regarding reservation devlopment should be submitted prior to comencement of work.Such agreement part of this permission.
13	Registered transfered deed for transfer of contructed amenity/area in favour of Authority shall be executed after completion of the amenity and before handing over possession to the authority. No occupancy certificate will be granted to the owner share unless the amenity transfer to the authority.