

Schedule 4b : Drawings, Specifications and Documents to be submitted with Application for Obtaining/Revising Development Permission for Sub-division and Amalgamation

(Refer Regulation No. 5.1.3 and 5.2.3)

The Owner / Developer shall submit to the Competent Authority the following documents, drawings and specifications along with application for obtaining and revising a Development Permission.

A. COPIES OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS

1. 5 copies of all plans and statements shall be made available along with the notice. Soft copy of the drawings in cad format shall also be submitted.
2. All documents, drawings and specifications to be submitted along with the notice shall be duly signed by the Owner and the appropriate Person on Record and shall indicate their names, address, and Registration number.
3. Every drawing, document and report shall be signed by the Owner and the Architect on Record or Engineer on Record, and the Clerk of Works on Record as the case may be and in accordance with the Development Regulations. If copies of original maps or drawings are submitted, they shall be true copies.

B. LIST OF DOCUMENTS

1. Satisfactory documentary legal evidence of the Right to Develop or Build on the Building-unit, including photocopies of the relevant extract from the Property Register for City Survey Lands or Record of Rights for Revenue Lands or Index of Registered Sale Deed as applicable.
2. Certificate of approved sub-divisions or layout of the final plot from the concerned Authority as the case may be showing:
 - a. City Survey No. or Revenue No.
 - b. Area and Measurements of the Building-unit
3. Copy of Sanctioned Layout including date of sanction and Reference No.
4. Certified part plan and Zoning Certificate from the Authority
5. Form No 5/8: Application for Obtaining/Revising a Development Permission
6. Form No. 2/2A: Certificate of Undertaking by the Architect on Record or Engineer on Record as applicable
7. Form No. 2C: Certificate of Undertaking by the Clerk of Works on Record
8. Form No. 6B: Area Statement for Sub-Division and Amalgamation;
9. NOC from Appropriate Authority as per Regulation No. 30.0, as applicable
10. Calculation statement for payment of all relevant Development Permission Scrutiny Fees or any other charges;
11. Photographic Identity Proof of Owner or Developer
12. Photograph of Building-unit
13. Certificate, NOC, copy of soil testing report and opinions as may be required by competent authority.

C. LIST OF DRAWINGS

1. Key Plan:

A key plan shall be drawn to scale of minimum 1:8000 and shall explain the boundary and location of the site with respect to neighborhood landmarks.

2. Site Plan

The site plan shall be drawn to scale of minimum 1:500 for plots less than 10 hectares and to scale minimum 1:1000 for plots more than 10 hectares and shall show the following details:

- (a) Boundaries of the plot and of any contiguous plots belonging to the Owner, position of the plot in relation to the neighbouring street, street names and direction of north point relative to the plan of buildings;
- (b) Building-unit Level in relation to the neighboring street level;
- (c) All existing buildings standing on, over or under the plot;
- (d) The position of the building, and of all other buildings (if any) which the applicant intends to erect upon the contiguous land and referred to in (a) in relation to:
 - i. The boundaries of the plot and in case where the plot has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - ii. All streets, buildings (with number of storeys and height) and premises adjacent to the plot and of the contiguous land, if any, referred to in (a); and;
 - iii. If there is no street within a distance of 12m of the plot, the nearest existing street;
 - iv. Any street prescribed under the Act and passing through the plot/s;
 - v. Building lines and margins of streets
- (e) Sub-division of the land or plot or Building-unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
- (f) The width and length of the proposed streets and internal roads.
- (g) Dimensions and Areas of Open space to be left as per the Development Regulations
- (h) Any existing natural or manmade physical features, such as wells, drains, trees, high tension line, gas pipeline, railway line, etc.
- (i) The area of the whole plot and the break-up of covered area on each floor with the calculations for percentage covered as required under the Development Regulations,
- (j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot. 2A.Detail Drawings: Detailed Drawings shall be submitted showing the boundary walls and gates

3. Landscape Plan

The landscape plan shall be drawn to scale of minimum 1:100 for plots less than 500 sq. m. and to scale minimum 1:500 for plots more than 500 sq. m. and shall show the following details:

- a. the space for circulation and parking;
- b. paved pathways;
- c. existing trees
- d. proposed tree plantation
- e. green areas.

D. DEVELOPMENT PERMISSION FEES

Receipt of Development Permission Fees paid as per Schedule 3 and of other charges leviable on the Building-unit shall be attached with the application.