

CHECK LIST FOR INDUSTRIAL PLOT APPROVAL OF BUILDING PLAN

NAME OF FIRM M/S
 ADDRESS.....
 PLOT NO SECTOR.....
 LAND USE-..... PLOT AREA.....
 DATE OF APPLICATION.....

DOCUMENTS TO BE SUBMITTED BY APPLICANT.

- Copy of lease deed
- Copy of allotment letter
- Copy of lease plan and Dimension plan
- Copy of possession certificate
- Copy of SSI registration (If required.)
- Copy of N.O.C. for pollution (if applicable)
- Soft copy of drawings (Checked/Working)
- Fire N.O.C.
- Explosive NOC (If Applicable).
- Time Extension Certificate (If Applicable)
- Labour cess Registration
- No dues Certificate from Industrial Department .
- Pre- sanctioned map surrender

APPROVAL FORM

- Supervision of building work (Appendix-2)
- Structural stability certificate from the licensed technical personal(Appendix-3)
- certificate of architect in case of simplified sanction of Industrial plots(App-4)
- Indemnity bond(incase basement only)On Rs.100/-stamp paper duly signed (App-5)
- General specification sheet(Appendix-6)
- Application for drainage of premises in duplicate (Appendix-7)
- Appendix 8A, 8B, 8C,8D
- Photo copy of registration of architect signing the building plan and appendix.
- Photo copy of certificate of M.E. structural engineer.
- Copy of certificate of Town Planner
- Affidavit of Rain water harvesting
- Affidavit of Tree plantation certificate.

(A) COPY OF FEES CHALAN /CHARGES

| S.No. | Heads/Category | Required | Deposited |
|-------|----------------------------|----------|-----------|
| 1 | Plan Processing fee | | |
| 2 | Layout plan fee | | |
| 3 | Malba charges | | |
| 4 | Water Connection | | |
| 5 | Sewer Connection | | |
| 6 | Drain Connection | | |
| 7 | Electric & Telephone pipe | | |
| 8 | Service connection | | |
| 9 | Temporary Structure | | |
| 10 | Labour cess charge | | |
| 11 | Revalidation charges | | |
| 12 | Rain water Harvesting fees | | |
| | | | |

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

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

Setbacks (2010)

| S.No. | Plot Size (in square meter) | Front (in meter) | Rear (in meter) | Side (1) (in meter) | Side (2) (in meter) |
|-------|-----------------------------|------------------|-----------------|---------------------|---------------------|
| 1. | Up to 150 | 3.0 | 1.5 | 0 | 0 |
| 2. | Above 151 upto 300 | 3.0 | 3.0 | 0 | 0 |
| 3. | Above 301 upto 500 | 4.5 | 3.0 | 3.0 | 0 |
| 4. | Above 501 upto 2000 | 6.0 | 3.0 | 3.0 | 3.0 |
| 5. | Above 2001 upto 6000 | 7.5 | 6.0 | 4.5 | 4.5 |
| 6. | Above 6001 upto 12000 | 9.0 | 6.0 | 6.0 | 6.0 |
| 7. | Above 12001 upto 20,000 | 12.0 | 7.5 | 7.5 | 7.5 |
| 8. | Above 20,001 upto 40,000 | 15.0 | 9.0 | 9.0 | 9.0 |
| 9. | Above 40,001 | 16.0 | 12.0 | 12.0 | 12.0 |

AREA STATEMENT

| PLOT AREA | | | | | |
|----------------------------------|--------------------------------------|-----|-----|----------|-------|
| PERMISSABLE GROUND COVERAGE | | | | | |
| PERMISSABLE TOTAL FAR | | | | | |
| 15% ADDITIONAL FAR IF APPLICABLE | | | | | |
| | PRE- ISSUED SANCTIONED/COMPLETION | FAR | 15% | FREE FAR | TOTAL |
| BASEMENT | | | | | |
| GROUND | | | | | |
| STILT | | | | | |
| FIRST | | | | | |
| SECOND | | | | | |
| THIRD | | | | | |
| MUMTY | | | | | |
| TOTAL | | | | | |

PARKING DETAIL :-

| PARTICULARS | AS PER REQUIRED | PROPOSED |
|---|-----------------|----------|
| CAR PARKING PER ECS @100 | | |
| ONE ECS SPACE @20 AND @30,36 | | |
| OPEN AREA | | |
| GREEN AREA LANDSCAPING UP TO 12000 SQM 4 TIMES | | |
| TREE PLANTATION | | |

| | |
|----------------------|--|
| BUILDING HEIGHT | |
| CANOPY/PORCH/BALCONY | |
| RAMP WIDTH | |
| ELECTRICAL LOAD | |
| BOUNDARY WALL | |

Note:-

- Car parking indicated on drawings
- Circulation of the traffic on plot
- Variety of trees

Yes/No-----
possible/not possible
indicated/not indicated

DRAWING DETAIL

- Three copies of drawing
- One copy cloth bound
- Signature of applicant and Architect
- Building plan including service plan
- Parking plan and Calculation
- Landscape Plan and Calculation
- Layout Plan signed by Town Planner
- Guard Room Detail, Foundation details, Culvert detail
- Area statement
- Temporary Structure