

**SUB DIVISION OF LAND AS PLOTTED LAYOUT PROPOSAL**

(As per Regulation No. 6.2.5 of DCPR)

To,  
Hon. Metropolitan Commissioner  
Pune Metropolitan Region Development Authority, Pune

S.No.	Description	Page Nos./Remarks	
<b>1</b>	<b>Proposal</b>		
	Building Layout Proposal for Group Housing Project according to Section 18		
<b>2</b>	<b>Proposal Type (New/ Revised):</b>		
<b>3</b>	<b>Details of Applicant</b>		
	Name		
	Address		
	Contact Number/s		
	E-mail		
	Self addressed envelopes with stamp		
<b>4</b>	<b>Site Details</b>		
	a	S.No./Gut No./ CTS No.:	
	b	Village:	
	c	Taluka:	Dist. Pune
	d	Plot Area:	Sq. M.
	e	Location: (Latitude/ Longitude)	
	f	N/A Status: (Already Done/ To be Applied)	
	g	Environmental Clearance: (Required/ Not Required)	
<b>5</b>	<b>References</b>		
	a	Application From:	
		Application Date:	
		Indes of Enclosures/ Pages:	
	b	Compliance Letter/s:	
c	NOC/s Enclosed:	As per Annexure I	
<b>6</b>	<b>Ownership Title Documents (as per Regulation No. 6.2.2)</b>		
	a	Land Owner:	
	b	7/12 Extract:	
	c	e-Bhulekh:	
	d	P. O. A. Holder:	
	e	P. O. A. Documents:	
	f	Title & Search Report:	
		i) Report by:	
		ii) Date of Report:	
		iii) Period of Report:	
g	i) Within ULC Limits: (Yes/ No)		

	ii) If yes, as per list provided by ULC Department, status of Land as per ULC Act 1976.		
	iii) If yes, as per ULC 8(4) order dt. .... Excess Area = ..... Sq. M. Retain Area = ..... Sq. M.		
	iv) If Excess Area scheme U/S 20 of ULC Act 1976 is approved and extension of time limit taken.		
h	Land Status:		
	a) Class I Occupant    b)		
	b) Class II Occupant		
	c) Class III Occupant (Trust Land)		
j	a) Land reserved for any Govt. purpose including Rehabilitation, MIDC etc.		
	b) If yes, NOC from concerned Department.		
<b>Note : Ownership &amp; Development Rights are verified; certified that rights of applicants on Land are correct.</b>			

S.No.	Description	Page Nos./ Remarks	
7	<b>Uses Permissible</b>		
	a	Sector (A to Q):	
	b	Zone: (Landuse)	
	c	R. P. Road (12/15/18/24/30/36/45/60/90 M.):	
	d	Population of Village as per census 1991/ 2011:	
	e	Land within 200 M./ 500 M./ 1500 M. from Gaathan Limits:	
	f	Existing Road Width:	
	g	Classification of Road:	
	h	Uses Permissible:	
		Residential Residential/ Commercial	
	i	Landuse Proposed by Owner/ Architect:	
	j	Is proposed Landuse permissible as per R.P.:	
<b>Note:</b> Residential use is permissible as per Regulation No. 2.6.1 subject to condition of payment of N. A. premium as per Govt. Notice published U/S 20(3) dt. 06/05/2015			
<b>Note:</b> Land is in Residential Zone as per Sector ..... in Regional Plan & approach road is ..... M. wide, therefore residential use is permissible.			

<b>8</b>	<b>Previous Sanction (if yes, fill Sr. No. 8)</b>	Yes/No
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9	<b>Details of Previous Sanction</b>		
	a	Recommendation by ADTP, Pune Branch, Pune Vide Letter No. LAYOUT/NABP/Village: ...../ Tal: ...../ Dist. Pune S. No./Gut No./CTS NO. ....../ SSP/ ..... Dated : .....	
	b	Building Permission & Commencement Certificate from PMRDA, Pune vide Letter No. .... Dated: .....	
c	Non Agricultural Permission from Revenue Branch, Collector Office, Pune or Sub Divisional		

	Officer, ..... Sub Division, ..... Pune, vide Letter No. .... Dated : .....	
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S.No.	Description	Page Nos./Remarks			
<b>10</b>	<b>Details of Land</b>				
	S.No./Gut No./ CTS No.	Total Area as per 7/12 Extracts/ PRC (Sq. M.) (Within 06 Months)	Area under Proposal (Sq. M.)	Area as per Demarcation (Sq. M.) M. R. No. .... Dt. .... (Within 03 Years)	Minimum to be Considered (Sq. M.)
	a				
	b				
	c				
	d				
	e				
	f	Total			
g	All Dimensions of Layout Plan are same as Demarcation Plan (Yes/ No)				

11	Details of Site Visit	By Architect	By Asst. T.P.	
a	Date of Site Visit			
b	Width of Approach Road	M.	M.	
c	Approach Road Width - Even/Un-even			
d	Nature of Ground: Flat/ Contoured			
	i) Contour less than 1:5			
	ii) Contour more than 1:5			
	iii) If more than 1:5, give details including Countor Plan certified by Surveyor			
e	Any Existing Structures on the Plot			
	If yes, are they correctly marked in the Proposal			
	Are those proposed to be demolished immediately and hatched in yellow colour?			
	What is the plinth area and total floor area of all the existing structures to be retained?			
f	Location of water bodies like Nala/ River/ Lake/ Dam etc. on the Land.			
	i) To be verified from Village Map			
	ii) Factual Position at the time of Site Visit			
	iii) If applicable, indicate Red/ Blue Line			
g	Location of Electricity/ Gas/ Oil Line on the Land			

h	Location of Land in Defense Restricted Zone/ AAI etc.			
i	Location of Land next to Railway Line			
j	Land protected by compound wall/ fencing			
k	Location of Trees on the Land (No. of Trees, Type of Trees etc. - Indicate on			

S.No.	Description	Page Nos./ Remarks
<b>12</b>	<b>Details of Road/s (as per Regulation No. 12) - Defining the Construction Norms</b>	
a	Details of Main Street	
	i) Existing Road Width	M.
	ii) Proposed Road Width (as per R. P. / P.W.D.)	M.
	iii) Classification of Road	
b	Details of Approach Road (road adjoining plot)	
	i) Existing Road Width	M.
	ii) Proposed Road Width (as per R. P. / P.W.D.)	M.
	iii) Classification of Road	

<b>13</b>	<b>Details of Permissible Built Up Area as per Proforma I of DCPR</b>		
1	Plot Area		
	a) As per revenue records (7/12 extracts / PRC)	Sq. M.	
	b) As per demarcation	Sq. M.	
	c) Minimum to be considered	Sq. M.	
2	Area under existing road	Sq. M.	
3	Area under road widening for proposed Classified Road / R.P. road	Sq. M.	
4	Gross Net Plot Area [1c - (2+3)]	Sq. M.	
5	Required Open Space (4 x 10%)	Sq. M.	
6	Provided Open Space	Sq. M.	
7	Required Amenity Space (4 x 15%)	Sq. M.	
8	Provided Amenity Space	Sq. M.	
9	Area under Internal Roads	Sq. M.	
10	Plot Area under Sub-Divided Plots [4 - (6+8+9)]	Sq. M.	
11	Net Area of Plots for FSI Calculations = [1c - (2+3+8)] X 0.9	Sq. M.	
12	Permissible FSI Factor for Layout Plots (11/10)		

<b>14</b>	Proposed Layout Plans coloured as per colour code (as per Table No. 2)		Yes	No	
	Item	Colour	Item	Colour	
	Plot Lines	Thick Black	Recreational Open Space	Green Wash	
	Existing Street	Green	Amenity Space	Pink Wash	
	Future Street	Green Dotted	Open Balcony	Orange Wash	
	Permissible Building Lines	Thick Dotted Black	Enclosed Balcony	Sky Blue Wash	
	Marginal Open Spaces	NIL	Service Balcony	Orange Wash	

Existing Work	Blue	D/H Terraces	Green Wash	
Work proposed to be demolished	Yellow Hatched	Lander Under Nala	Parrot Green	
Proposed Work	Red	Internal Road	Brick Red	
Drainage & Sewerage Work	Red Dotted	Fire Staircase + Fire Lift	Violet	
Water Supply Work	Black Dotted Thin			
Deviations from the Sanctioned Plan	Red Hatched			

<b>18</b>	<b>Challan Details:</b>				
		Proposed Areas	Area In Sq. M.	Sub Total	
	a	Scrutiny Charges			
	b	Land Development Charges			
	c	N/A Premium			

<b>19</b>	<b>Challan Calculations:</b>	
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<b>A</b>	<b>Scrutiny Fee</b>				
	As per regulation No. 6.2.10 of DCPR and letter no. 1241 dated 07/09/2015 of PMRDA				
<b>Sr. No.</b>	<b>Description</b>	<b>Area (Sq.M.)</b>	<b>Rate (Rs./ Sq.M.)</b>	<b>Amount (Rs.)</b>	
1	Land Area				
	Total Scrutiny Charges				
	Rounded Off Figure				
	In Words:				

<b>B.</b>	<b>Development Charges:</b>				
	As per regulation No. 124 (A) of Maharashtra Regional And Town Planning Act 1966				
A. Ready Recknor of year					
B. Section & subsection					
C. Page No.					
D. Rate of open plot					
E. 0.5 % of D				..... For (1)	
F. 2 % of D				..... For (2)	
<b>Sr. No.</b>	<b>Details</b>	<b>Proposed Area</b>	<b>Premium Rates</b>	<b>Factor</b>	<b>Amount</b>
1	for Plot area				
	i) Residential			1.00	
	ii) Industrial			1.50	
	iii) Commercial			2.00	
	Total Development Charges				
	Rounded Off Figure				
	In Words:				

<b>C.</b>	<b>N.A. Premium Charges for proposals adjoining Gaothan Boundary</b>				
	As per Regulation No. 2.6.1 of DCPR and Govt. Notice published U/S 20(3) dt. 06/05/2015				
A. Ready Recknor of year					
B. Section & subsection					
C. Page No.					
D. Rate of N.A. land closet to the subject plot					
E. 50% of D				..... For (1)	

Sr. No.	Plot Area	Premium Rates	Amount
1			
	Total Premium		
	Rounded Off Figure		
<b>In Words:</b>			

<b>D.</b>	<b>Industrial to Residential Premium Charges</b>	
	As per Regulation No. 2.6.1 of DCPR and Govt. Notice published U/S 20(3) dt. 06/05/2015	
A.	Ready Recknor of year	
B.	Section & subsection	
C.	Page No.	
D.	Rate of N.A. land closet to the subject plot	
E.	20% of D	..... For (1)

Sr. No.	Plot Area	Premium Rates	Amount
1			
	Total Premium		
	Rounded Off Figure		
<b>In Words:</b>			

- i) We are aware that the Challans shall be received online.
- ii) We are aware that all the payments to be done to PMRDA shall be done from the Bank Account of the Owner/ Developer.
- iii) It is stated that the Proposal is submitted as per Rules & Regulations of DCPR and FSI Calculations are correct.
- iv) We have not appointed any agent on our behalf.

The Proposal Complies With all the rules & regulation of DCPR.

Applicant Details:

Name: .....

Architect (Signature & Stamp)

Registration No.

Mobile No.

Dated:

e-mail id:

Address:

Name: .....

Owner/ Developer (Signature & Stamp)

Mobile No.

Dated:

e-mail id:

Address:











