



GREATER HYDERABAD MUNICIPAL CORPORATION

TOWN PLANNING SECTION

BUILDING APPLICATION SELF-SCRUTINY STATEMENT

[for buildings above 10m height & other than Individual Residential Building]

FILE No.	SI. No	SI. No	SI. No	SI. No	CSC	TP	Circle No.	Zone No.	2009
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Sub: GHMC-TPS-HO-Application for grant of permission for Construction of

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-Notice u/s 428 & 433 of HMC Act, 1955-Reg.

Date of submission at CSC **Dd** **mm** **2009**

PART: I BASIC INFORMATION									
A ADDRESS OF THE APPLICANT									
1	Name								
2	Door No./Flat No.								
3	Road/Street								
4	Locality / Mandal								
5	City				PIN				
6	District								
7	Phone / Mobile No.								
8	e-mail								
B LOCATION OF THE PROPOSED SITE									
1	Plot No.								
2	Sanctioned Layout No./ MCH file No. in case of Sanctioned subdivision / layout								
3	Survey No./village								
4	Premises No. / Door No.								
5	Road/Street								
6	Ward	Block No.							
7	Locality								
8	Mandal								
9	Circle	Zone							
10	City								
C DETAILS OF BUILDER / LICENSED PERSONNEL									
S. No.	Name			Address			License No.		Validity
1	Builder / Developer								
2	Architect/Engineer/Surveyor								
3	Structural Engineer								

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D DETAILS OF THE PROPOSED CONSTRUCTION								
1	Site Area (in Sq. m)	As per Documents						
		As on Ground						
2	Total Floor Area (in Sq. m)							
3	No. of Floors	Basements	Stilt	Ground	Mezzanine	Upper Floors		
4	Floor Area (in Sq. m)							
5	Use of the Building	Individual Residential	Group Housing	Commercial	Institutional	Others (specify)		
E DOCUMENTS SUBMITTED								
S. No.	Document details	Not required	Submitted	Not submitted				
1	Building Application duly signed by the Owner, Builder, Architect, Structural Engineer. (Sec.429 (aa) of HMC Act, 1955 & 4.2 of Building Bye-laws,1981)							
2	Building Plans (1 Tracing cloth + 7 Ammonia Prints) duly signed by Owner, Builder, Architect/Engineer/Surveyor, Structural Engineer containing (Sec.429 (aa) of HMC Act, 1955 & 4.2 (v) of Building Bye-laws,1981)							
a	Location (Topographical) Plan (scale 1:2000)							
b	Contour Plan (in case of undulating terrain)							
c	Site Plan (scale 1:100)							
d	Detailed Drawings of each floor (scale 1:100)							
e	Detailed Drawings of Parking Floors (scale 1:100)							
f	Terrace Plan (scale 1:100)							
g	Building Elevations (scale 1:100)							
h	Cross Section (scale 1:100)							
i	Longitudinal Section, (scale 1:100)							
j	Plan showing rainwater harvesting pits (scale 1:100) (as per G.O Ms. No.350 M.A dt.9.6.2000)							
k	Mortgage Plan (scale 1:100) (As per G.O.Ms.No.86 MA, dt 3.3.06)							
l	Extract of Master Plan / ZDP							
m	Extract of Road Widening Plan / Junction Improvement Plan, if any (scale 1:100)							
3	Photographs (4) showing four sides of the site.							
4	Demand Draft towards the fee & charges							
	Rs.							
	DD No. Dt.							
	Bank Name:							
	Branch:							
5	Declaration forms duly singed by the owner and attested by Gazetted Officer.							
6	Licence copy of Architect renewed by CIA (or) Licence copy of the Engineer / Surveyor issued by GHMC attested by Gazetted Officer.							
7	Licence copy of the Structural Engineer issued by GHMC attested by Gazetted Officer.							
8	Licence copy of the Builder / Developer issued by GHMC attested by Gazetted Officer.							
9	Town Survey Land Record from Tahsildar or Revenue Department							
10	N.O.C. from Joint Collector in case the site falls in Shaikpet (Village) Mandal							
11	Ownership documents (Two sets attested by Gazz. Officer) (Sec.429 (aa) of HMC Act, 1955 & 4.2 (v) of Building Bye-laws,1981)							
12	Link documents (Attested by Gazz. Officer)							
13	Latest Encumbrance Certificate issued by Registration Department							
14	Previous Sanctioned Plan Copy (if the existing building in the site was sanctioned previously)							
15	Up to date Property Tax Receipt							
16	Land Use Certificate (original) issued by HMDA (as per MP/ZDP)							
17	Feasibility Certificate from HMWW & S.B.							
18	N.O.C. from AAI, if applicable. (As per G.O.Ms.No.86 MA, dt 3.3.06)							
19	N.O.C. & approved plans from Fire Services Department, if applicable							

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	(As per G.O.Ms.No.86 MA, dt 3.3.06)								
20	ULC clearance (For site above 1000 Sq. m) (Sec.429 (aa) & 388 of HMC Act, 1955)								
21	ULC Affidavit (for site Below 1000 Sq. m)								
22	Rs.20/- Non-judicial stamp paper								
23	Soil Testing Report. (G.O.Ms.No.541 MA, dt:17.11.2000 & As per G.O.Ms.No.86 MA, dt 3.3.06)								
24	Structural Stability Certificate issued by Licensed Structural Engineer. (22.1 of Building Bye law 1981 & G.O.Ms.No.541 MA, dt:17.11.2000)								
25	Structural Drawings (G.O.Ms.No.541 MA, dt:17.11.2000)								
26	Undertaking Rs.100/- Non judicial stamp paper duly stating whether the construction is taken up by the owner. (G.O.Ms.No.541 MA, dt:17.11.2000)								
27	Declaration-Cum-Undertaking on Rs.100/- Non Judicial Stamp Paper from the Owner and Builder. (G.O.Ms.No.541 MA, dt:17.11.2000)								
28	Undertaking on Rs.100/- NJS by Owner, Builder, Architect, Structural Engineer (Duly Notarised). (G.O.Ms.No.541 MA, dt:17.11.2000)								
29	Undertaking on Rs.100/- NJS paper jointly by owner and Builder seeking Occupancy Certificate. (Duly Notarised). (G.O.Ms.No.541 MA, dt:17.11.2000)								
30	Joint undertaking on Rs.100/- Non Judicial Stamp paper for not stocking Building materials on road margin not to enclose balconies, usage of parking, payment of special sanitation charges, garbage charges and not to increase number of units. (G.O.Ms.No.541 MA, dt:17.11.2000)								
31	Comprehensive Insurance Policy for 3 years (G.O.Ms.No.541 MA, dt:17.11.2000)								
32	Undertaking on Rs. 20/- NJS paper for handing over road widening portion wherever applicable.								

F To be filled by CSC staff

Verified. All the required particulars submitted. The application is admitted & acknowledgement is issued.

File No. Assigned	0	0	0	0	CSC	TP	_ Z	2009
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Signature of I/c CSC

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G BACK REFERENCES & OTHER DETAILS (to be filled by clerk)

1	Back Reference	Enclosed File No.	Not enclosed as there is no back reference		
			Not enclosed as the back reference is not traceable		
2	Any other relevant files	Enclosed File No.	Not enclosed as there is no back reference		
			Not enclosed as the relevant files are not traceable		
3	Whether there is any court case connected with the site or the proposals.				
4	One set of documents, ULC references (if any) and one set of plans are referred to LAO, GHMC for his opinion regarding the prima-facie title and ULC aspect. (As per standing instructions vide.Proc.No.8197/TPS/HO/GHMC/2002, dt: 17.12.2002.)			Date of sending	

Signature of the Jr. Asst. / Sr. Asst.

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Signature of the TPA / ACP

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PART: II		LAND OWNERSHIP INFORMATION							
A	Ownership Details (U/s.429 & 431 of HMC Act and Building Byelaw of 4.2.V of 1981)								
	In support of ownership of title, the documents (attested by Gazetted Officer) submitted have been examined and the details are tabulated as follows :								
S. No.	Doc. No. & Date	Status	Vendor	Vendee	Sy.No. / Plot No./ H.No.	Extent (in Sq.m)	Schedule of boundaries		
1							E		
							S		
							W		
							N		
2							E		
							S		
							W		
							N		
3							E		
							S		
							W		
							N		
B	Details of the certificate issued by S.O., ULC. (If applicable)								
C	Details of the opinion of LAO regarding prima-facie title (FOR OFFICE USE)								
	Date of receipt of report: Remarks:								
PART: III		CERTIFICATES INFORMATION							
A	Certificates / Clearances submitted								
S. NO.	Govt. / Dept. / Agency	Memo / Certificate / Letter Ref.	Details		Remarks				
1	Govt. Orders, if any.								
2	NOC of Collector / JC / Tahsildar / Revenue Dept.								
3	Previous sanction Plan, if approved previously								
4	Land use certificate issued by HMDA								
5	Feasibility certificate issued by HMWS & SB								
6	NOC from AAI, wherever applicable								
7	NOC Fire Services & Emergency Department, wherever required								
8	Structural stability certificate issued by CE, GHMC								
9	NOC of Commissioner of Police, wherever required								
10	NOC of Traffic Assessment Report from Traffic Police, wherever required								
11	NOC from Heritage Conservation Committee								
12	Report from Irrigation/Revenue Department in case of lands abut water bodies, Water courses & nala								

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13					
14					

PART: IV TECHNICAL INFORMATION									
A	Details of the Proposals								
B	History of the Case (In case of revision / resubmission / additional proposals)								
C	Govt. Orders and Rules applicable to the submitted proposals: (Tick appropriate item)								
1	Zoning Regulations	Appended to Master Plan							
2	Building Byelaws	Appended to HMC Act, 1955							
3	Resolution of GHMC No. 94, dt. 30.6.08	Schedule of Rates & fees.							
4	G.O.Ms.No.86 MA, dt 3.3.06 & as amended in G.O.Ms.No.171 MA, dt:19.4.06 G.O.Ms.No.623 MA, dt:1.12.06	Hyderabad Revised Building Rules, 2006							
5	G.O.Ms.No.423 MA, dt:31.07.98	Rationalization of FAR & Building Requirements							
6	G.O.Ms.No.483 MA, dt:24.8.98	Eligible for concessions in setbacks other than in front setbacks							
7	G.O.Ms.No.541 MA, dt:17.11.00	Undertakings to be submitted							
8	G.O.Ms.No.508 MA, dt:15.11.02	Commercial roads declared							
9	G.O.Ms.No. 17 MA, dt:17.01.07	Eligible for concessions in setbacks other than in front setbacks							
10	G.O.Ms.No.486 MA, dt:07.07.07	Rules for Multiplexes, 2007							
11	G.O.Ms.No.744 MA, dt:04.10.07	Height Relaxation in Jubilee & Banjara Hills							
12	G.O.Ms.No.766 MA, dt:18.10.07	Categorisation of Notified Commercial roads							
13	G.O.Ms.No.279 MA, dt:01.04.08	Road widening – TDR facility							
14	G.O.Ms.No.288 MA, dt:03.04.08	Extensive Modification to Master Plan of HUDA							
15									
16									
D	Inspection Report (To be filled by inspecting officer)		Inspected on	<input type="checkbox"/>					
	Inspected the site and its surroundings and verified the measurements, Schedule of boundaries documents etc. of the site under reference.								
E	Ground Position								
1	Site falls in Approved Layout Area								
2	Site is a Regularised Plot								
3	Site falls in already developed area								
4	Site falls in unapproved layout area								
5	Plain Land / Undulated / Elevated from road level / Below the road level /								
7	Site enclosed with Fence / Compound wall / No Compound wall / Boundary Stones if no compound wall								
8	Work Commenced / Not Commenced								
9	If commenced, the status of construction at the time of inspection								
10	Site Surrounded by (physical features)								
	EAST								
	SOUTH								
	WEST								
	NORTH								
11	Whether the above physical features are tallying / Not tallying with the schedule of the Documents.			YES			NO		
				Remarks					

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F	Restrictions of building activity in vicinity of certain areas: (Vide Rule 5) Whether the site falls in the area where there are restrictions of building activity as stated in the G.O.Ms.No.86 dt 3.3.2006.	YES	NO
		If yes, give the details and specify the action to be taken:	

G Location of the Site (vide rule 6 of G.O.Ms.No.86 dt 3.3.2006)									
1 SITES IN OLD/EXISTING BUILT-UP AREAS / CONGESTED AREAS / SETTLEMENT (GRAM KHANTAM/ABADI)									
(a)	In Category I Areas of Annexure I	Minimum abutting road width required (in m)	Specify the area:						
			Ward No.	Block No.	Name of the Locality				
i	Residential Buildings – Maximum permissible up to 10m height	6							
ii	Non-residential buildings and mixed occupancies – Maximum permissible up to 12 m height	9							
iv) In case of existing areas not covered in Annexure – I and sites not covered in road widening, building approvals in interstitial sites may be considered by the sanctioning authority with reasons to be recorded in writing and with the following height restriction: Residential Buildings – Maximum permissible upto 10mts. height. Non-Residential buildings and mixed occupancies – maximum permissible upto 12mts. height. And after setting back the building 4.5mts. from the center line of such existing road / lane, the minimum setbacks on remaining sides shall be as per Table – III.									
(b)	In Category II Areas of Annexure I	Minimum abutting road width required (in m)	Specify the area:						
			Ward No.	Block No.	Name of the Locality				
i	Residential Buildings – Maximum permissible up to 15m height	9							
ii	Non-residential buildings and mixed occupancies – Maximum permissible below 18m height	12.2							
2	SITES IN NEW AREAS / APPROVED LAYOUT AREAS		Specify the area:						
	The type of buildings & intensity of development shall be w.r.t. the abutting road width, viz.,		Ward No.	Block No.	Name of Locality				
i	Proposal falls in (Tick appropriate type)		B1	B2	B3	B4			
	Minimum abutting road width required (in m)		9	12.2	18	24 & above			
3	IF THE PROPOSALS ARE FOR HIGH RISE BUIDLING, WHETHER IT IS PERMISSIBLE IN THE SITE		YES			NO			
	REMARKS								

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H	Land Use (As per ZR 6.1.2 of 1981 & GO Ms. No. 288, dt.3.4.08)	YES	NO
1	Whether Land Use Certificate of MP/ZDP has been obtained from HMDA and submitted	YES	NO
	Lr No.		
	dt.		
2	Whether the Extract of Land Use Map of MP/ZDP is enclosed	YES	NO
3	Land Use in which the site falls as per of MP/ZDP		
4	Proposed Use of the Building		
5	Whether permissible as per Zoning Regulations	YES	NO
6	Whether the site falls in the category of the uses permissible as per		
a	GOMS.NO.508 M.A. dt 15.11.02		
b	GOMS.NO.766 M.A. dt 18.10.07		

I	Access (in m)					
1	Direction	Min. required width	Existing width	Proposed width as per ZDP/RDP/MP	Affected in road widening	Remarks
					Depth	
	East					
	South					
	West					
	North					
2	If the site u/r is affected in road widening, whether the road affected portion has been handed over already?					YES NO
3	Whether the road is already formed in the widened portion					YES NO
4	Whether the road widening portion has been handed over free of cost by the applicant in full extent. If yes, when was it handed over?					YES NO
5	Whether the applicant has agreed to hand over the advance possession of the area affected physically at site free of cost through a prescribed undertaking and plan showing affected area.					YES NO
6	Whether the applicant is eligible to claim any relaxations as per the Government Orders					YES NO
7	If Yes, whether the applicant is claiming any relaxations					YES NO
8	If so, what are the relaxations being claimed					
9	If so, give the permissible details as per GO Ms. No. 279, dt. 1.4.08.				Permissible Floor area	
					Proposed Floor area	
					Remarks	

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J	Details of Plot area (in Sq. m)							
1	Total Plot Area as per Documents	Total Plot Area as per Site		Affected area, if any		Net Plot Area		
2	Whether the site involves a sub-division of plot / land.			YES		NO		
3	If yes, whether the residual plot fulfils the minimum requirements as per rules.			YES		NO		
4	If yes, sub-division charges are to be collected			YES		NO		

K	Height of the Building (in m.) (vide rule7.1; Table III & IV)	Net Plot area (m ²)		Road width (m)			No. of floors
S. No.	Item	Permissible Height	Proposed Height	Excess / Shortfall		Remarks	
		Stilt	Upper floors	Stilt	Upper floors		
1	As per G.O.Ms.No.86 MA, dt:3.3.06 (vide Rule 7.1 & Table III & conditions)						
2	As per NOC of AAI						
3	As per Sanctioned plan of Fire Services Deptt. (vide Rule 7.1 (f))						

As per the provisions of the A.P. Fire Service Act, 1999, Commercial buildings of height 15mts. and above, and buildings of public congregation like schools, Cinema theatres, function halls and other assembly buildings on plot area of 500Sq.mts. and above or of height above 6mts. are required to obtain prior clearance from Fire Department from fire safety point of view.

L	All-round Open Spaces (all in mts) (vide rule7.1; Table III & IV)					
1	Plot area (Net area) (in sq. m)					
2	Height of the proposed building excluding the parking floors (in m.)					
<i>Building line or minimum front setback (in mt.) to be left for abutting road width</i>						
Plot Size in Sq.m	Up to 12m	Above 12m & up to 18m	Above 18m & up to 24m	Above 24m & up to 30m	Above 30m	
<100	1.5	4	5	6	7.5	
=/ >100	3	4	5	6	7.5	
<i>a) Buildings of height above 15mts. and below 18m. shall be permitted only in plots of above 1000 and abut roads of 12mt. (40ft) minimum width.</i>						
Sides	Direction	Road width (in m)	Set back (in m)		Remarks	
			Required	Provided		
F						
R						
S1						
S2						

See rule 6.i : Whether the site falls in the "Sites in Old/existing built up areas/congested areas/settlement (Gram khantam / Abadi) as listed in Category I of annexure I"	YES	NO
If yes, where the existing road is less than 6m, whether the required set back of 4.5m from the centre line of the such road is proposed	YES	NO

3	Whether transfer of setbacks is involved (vide rule7.1 (xii))	YES	NO
4	a. Size of the plot: 300 sq m-up to 750 sq m (permitted to transfer up to 1m of setback from one side to the other side) b. Size of plot: above 750 sq m, (permitted to transfer up to 2 m of setback),	If Yes, give the details: (Plot area:(m ²))	
	Side	Permissible setback	Provided setback
	F		
	R		

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	<i>Needs to be uniform at any given point, subject to maintaining of minimum building line in the front.</i>		S1						
			S2						
5	Whether the site is a corner plot		YES			NO			
	The front setback proposed (<i>vide rule 7.1 (xiii)</i>)		Road width	Permissible setback	Provided setback	Remarks			
6	Whether the site is a narrow plot (<i>vide rule 7.1 (xiv)</i>)		YES			NO			
	if yes, the details to be given		Length of the plot (m)			width of the plot (m)			
			Side	Permissible setback	Provided setback	Remarks			
			F						
			R						
			S1						
			S2						
7	whether the proposals are more than 1 block (<i>vide rule 7.1 (xv), 10.7 & Table V</i>)		YES			NO			
	If, yes, the setbacks to be maintained		Height of the block (m)						
			Distance to be maintained			Required	Proposed	Remarks	
			From periphery						
			Between 2 Blocks						
M	Lighting and Ventilation [<i>vide rule 7.1 (V)</i>]								
1	Whether the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct		YES			NO			
	If yes, details		In case of buildings of height up to 12m						
			Minimum Duct area			Minimum Side Length			
			Required	Proposed	Remarks	Required	Proposed	Remarks	
			9 sq. m			1.5m			
			In case of buildings of height above 12m						
			Minimum Duct area			Minimum Side Length			
	Required	Proposed	Remarks	Required	Proposed	Remarks			
	9 sq. m			2.0m					
2	If there are no ducts, whether the lighting and ventilation proposed for the building is satisfying the rules		YES	NO	Remarks				
3	Ventilation to parking floors i.e. cellar & sub-cellars		Required	Provided	Remarks				
			2.5% of each floor area						
4	Width of the corridors(m)		2.0						

N	Greenery/Lawn [<i>vide rule 7.1 (VI & VII) & 9.9(b) [for High Rise Building]</i> whichever is applicable] :
1	A strip of at least 1.0 m greenery / lawn along the frontage of the site within the front setback.
	Marked on the plans and hence Satisfied
	Not Marked on the plans and hence not satisfied
2	For the plots area above 200 sq. mt from the 1 mt Greenery/lawn along the front and periphery are left.
	Marked on the plans and hence Satisfied
	Not Marked on the plans and hence not satisfied
3	For high rise buildings a minimum 2 mt Greenery/lawn along the front and periphery are left.
	Marked on the plans and hence Satisfied
	Not Marked on the plans and hence not satisfied

O	Recreational open space (Tot-lot) [<i>vide rule 7.1 (viii) & 9.9(a) [for High Rise Building]</i> whichever is applicable] (<i>To be provided for all residential / institutional / industrial plots above 750 sq. mt of plot area</i>)							
1	Proposed Use of the Building	Residential		Institutional		Industrial		Others
2	Plot area of the site (sq. mts.)							
3	Permissible		Proposed		Excess / Shortfall		Remarks	
	In percentage	in sq. mts.	In percentage	in sq. mts.	In percentage	in sq. mts.		

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4	No. of Locations where this open space is provided									
5	Whether a minimum width of 3m is available & satisfy as per the rule					YES	NO			

P	Public Utility [vide rule 7.1 (x)]	YES	NO
1	For Plots 750 M2 and above, whether an area of 3m x 3m for the purpose of setting of public utilities like Distribution transformer etc., is provided within the owners site subject to mandated public safety requirements.		
		(If yes, Provided towards):	
2	Whether the space for garbage bin is proposed	YES	NO
3	Whether the drainage & water line are existing	YES	NO
4	If so, whether the same is indicated on the plans		

Q	Common amenities & facilities [vide rule 10.7]	YES	NO
1	No. of Units proposed		
2	Whether Common amenities & facilities like shopping center, community hall or center / club house etc are required (where no. of units are more than 100)		
3	If Yes, the extent of area for common amenities & facilities provided	Required %	Provided % Remarks
		Extent (sq. m)	Extent (sq. m)
		5	

R	Parking Space [vide rule 11 & table VI & rule 9.10 (viii)]					
	Cellars are allowed for plots above 750 sq. m only					
1	Cellar 1					
2	Cellar 2					
3	Cellar 3					
4	Cellar 4					
5	Stilt					
6	Any upper floor					
7	Off street parking area (Space over & above 6m set back is considered) (11.3 (vii))					
8	TOTAL PARKING AREA					
9	Proposed Built Up Area	a	Residential			
		b	Commercial			
		c	Institutional			
		d				
		Total				
10	% of Parking area to total built up area		%			
12	CATEGORY OF BUILDING /ACTIVITY PROPOSED	Parking area to be provided as percentage of total built up area + visitor's Parking (%)		Parking area provided Percentage to total built up area + visitor's Parking (%)	Remarks	
a						
b						
c						
d						
<i>Category of Building /Activity</i>					<i>Parking area to be provided as percentage of total built up area + visitor's Parking (%)</i>	
Shopping Malls with Multiplexes, Multiplex Complexes, Information Technology Enabling Services complexes					66	
Hotels, Restaurants, Lodges, Cinema halls, business buildings, Other Commercial buildings, Kalyana Mandapams, Offices & High rise buildings/Complexes					44	
Hospitals, Institutional buildings, Industrial Buildings, Schools, Colleges & other Educational buildings					33	
Godowns & others					22	
Residential Apartment Complexes (In respect of Apartment Complexes/Building / Block, in sites up to 750 sq. m the parking requirement shall be deemed to be met if the entire stilt floor is left for parking. (vide rule 11.3 (ix))					33	
13	A WC/Toilet facility provided in the stilt floor (vide rule 11.3(x))			YES	NO	
14	The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for manoeuvring of vehicles. (11.3 (ii))			Permissible	Proposed	Remarks

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15	Minimum width of Single Ramp (m) (11.3 (iv))			5.4				
16	Minimum width of ramps if proposed more than one ramp (m) (11.3 (iv))			3.6				
17	Minimum Setback for a single basement (11.3 (v))			1.5				
18	Minimum Setback for more than one basement			3.0				
19	Cellar area proposed for utilities & non habitable purposes like A/C Plant room, Generator room, STP, Electrical installations, Laundry, etc, (11.3 (vi))			10%				
20	Height of the Basement floor proposed							
21	Height of the Stilt Floor proposed							
PART: V		SPECIAL CATEGORY BUILDING INFORMATION						
		In continuation of the above data, following information shall be filled up, if the building proposed is one of the following special buildings.						
		SPECIFY THE TYPE OF BUILDING			Tick the relevant item			
A		BUILDINGS WITH CENTRAL COURT-YARDS [vide rule 8]						
B		HIGH RISE BUILDING [vide rule 9]						
C		TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 50 M [vide rule 9.7]						
D		"STEPPED TYPE" OR "PYRAMIDAL TYPE" HIGH RISE STRUCTURE [vide rule 9.8]						
E		GROUP DEVELOPMENT & GROUP HOUSING SCHEMES [vide rule 10.7]						
F		ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS [vide rule 10.8]						
G		CLUSTER HOUSING [vide rule 10.9]						
H		RESIDENTIAL ENCLAVES [vide rule 10.10]						
A		BUILDINGS WITH CENTRAL COURT-YARD [vide rule 8]						
		Setback (m)			Required	Provided	Remarks	
1		Front						
2		Rear						
3		S1						
4		S2						
5		Area so saved which is transferred in the Central Court-yard (sq. m)						
6		Depth of Court yard which shall be at least 50% of the proposed 'U' type building depth (m)						
B		HIGH RISE BUILDING [vide rule 9] [FOR 'C' & 'D' ALSO THE FOLLOWING INFORMATION EXCEPT SET BACK REQUIREMENTS SHALL BE FILLED UP]*						
1		WHETHER THE SITE IS ELIGIBLE FOR HIGH-RISE BUILDING [vide rule 9.1]		YES		NO		
		Remarks						
2		Minimum size of plot (in sq. m) [vide rule 9.2] <i>"In respect of site proposed for high rise buildings and affected in road widening where there is shortfall of the net plot size, up to 10% of such shortfall in net plot area would be considered with the proposed height and corresponding minimum all round setbacks".</i>		Required	Provided	Remarks		
				2000 Without road widening				
				1800 With road widening				
3		NOC from Airport Authority of India is obtained [vide rule 9.4]		YES		NO		
4		If Yes, AAI letter No. & date						
5		Height Permitted by AAI		MSL (ground)	MSL (construction)	Height		
6		If not obtained, whether the site is an interstitial site in area which is away from the direction of the Airport Funnel Zone and already permitted with the heights cleared by AAI [vide rule 9.4]		YES		NO		
				If Yes, Details with references & height permitted shall be given				
				AAI letter No. & date				
				MSL	MSL	Height		
7		If not obtained and if not an interstitial site, remarks to be submitted						
8		NOC from Fire Services Department is obtained [vide rule 9.5]		YES		NO		

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9	If Yes, Letter No. & date of approval of FS dept.									
10	No. of Floors permitted by FS dept.									
11	Height Permitted (in m) by FS dept.									
12	Use of the proposed building permitted by FS dept.									
13	Setbacks permitted (in m) by FS dept.		Front	Rear	Side1		Side2			
14										
	Height of building	Min. abutting road width (m)	Front open space(m)		Min. open space on remaining sides(m) *					
	Up to 21 m	12.2	7		7					
	Above 21 m & up to 24 m	12.2	8		8					
	Above 24 m & up to 27 m	18	9		9					
	Above 27 m & up to 30 m	18	10		10					
	Above 30 m & up to 35 m	24	11		11					
	Above 35 m & up to 40 m	24	12		12					
	Above 40 m & up to 45 m	24	13		13					
	Above 45 m & up to 50 m	30	14		14					
	Above 50 m	30	16		16					
	Up to 30 m height, it is permitted to transfer up to two meters of setback from one side to the other side, which needs to be uniform at any given point, subject to maintaining of minimum setback of 7 m on all sides. [vide rule 9.6 (v)]									
15	Whether there are proposals for transfer of setbacks			YES		NO				
16 *	Height of the Building proposed (m) [vide rule 9.6 (i), (v), Table IV]	Min. abutting road width (m)	Front open space* (m)		Min. open space on remaining sides(m) *					
					Rear	Side 1	Side 2			
(m)	Satisfied / Not Satisfied	Satisfied / Not Satisfied		Satisfied / Not Satisfied	Satisfied / Not Satisfied	Satisfied / Not Satisfied			
17	Balcony projection proposed [vide rule 9.6 (iii)]	Yes	No		Remarks					
17	From which level proposed [vide rule 9.6 (iii)]	Permissible from 2nd floor onwards	Proposed from ---level		Permissible /Not permissible					
18	Open space to be left between two blocks shall be equivalent to 'Minimum open space on remaining sides'. [vide rule 9.6 (iv)]	Permissible ____	Proposed____		Permissible /Not permissible					
19	Lighting & Ventilation [vide rule 9.6 (vi)]									
20	Whether the lighting and ventilation of a building is through the means of a chowk or inner courtyard or interior open space/duct			YES			NO			
21	If Yes, give details	Minimum Duct area (sq. m)			Minimum Side Length (m)					
		Required	Proposed	Remarks	Required	Proposed	Remarks			
22	If there are no ducts, whether the lighting & ventilation proposed for all the rooms in the building is satisfying the rules			YES			NO			
23	Ventilation to parking floors	Required			Provided			Remarks		
		2.5 % of each floor								
24	Exclusive Fire escape staircase & lift are provided [vide rule 9.10(iv)]	YES	NO	Remarks						
C	TOWER AND PODIUM TYPE HIGH RISE STRUCTURE UPTO 50 M [vide rule 9.7]* [THE ABOVE INFORMATION EXCEPT SET BACK REQUIREMENTS IN 'B' SHALL BE FILLED UP]									
			Required			Provided		Remarks		
1	For Podium block	Ground plus first floor all-round setbacks (in m)	7							

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2	For the Tower block	Coverage	Minimum 50 % of the Podium Block																																																					
		All-round setbacks	At least 3m from the Podium edge on all sides																																																					
3	Whether the fire safety and fire escape measures for the Tower Block independent of the Podium Block are provided	YES	NO		REMARKS:																																																			
D	"STEPPED TYPE" OR "PYRAMIDAL TYPE" HIGH RISE STRUCTURE [vide rule 9.8]* Such type of high rise building blocks may be allowed for heights above 30 m [THE ABOVE INFORMATION EXCEPT SET BACK REQUIREMENTS IN 'B' SHALL BE FILLED UP]																																																							
1	At Ground Level	Minimum all round open space for the first five floors	9m.																																																					
2	At Upper Floors	Increase of 1m all round open spaces or more for every 5 upper floors or 15 m height or part thereof over and above the ground level open space of minimum 8m																																																						
E	GROUP DEVELOPMENT & GROUP HOUSING SCHEMES [vide rule 10.7] Group Housing Schemes are reckoned as Apartment blocks in two or more blocks. These could be high-rise or simple walk-up units. Group Development Schemes are reckoned as Building in two or more blocks in a campus or site, and could be normal height buildings or high-rise blocks or combination of both. (No Balcony Projection shall be allowed to extend onto the minimum distances to be maintained & other open spaces)																																																							
1	Height of the building (Stilt parking floor (3.0 mts height) is exclusive of height of building below 15 mts.)	Distance to be maintained from periphery to main block			Distance between two blocks																																																			
		Required	Proposed	Remarks	Required	Proposed	Remarks																																																	
2	Up to 10 m	3			2																																																			
	Above 10 m & up to 12 m	4			3																																																			
	Above 12 m & below 18 m	6			6																																																			
3	Common amenities & facilities like shopping center, community hall or center / club house etc. in case where the units are above 100. [vide rule 10.7 (d)]	Required	Proposed	Remarks																																																				
		5 % of the area																																																						
4	A through public access road of 9 m width with 2-lane black-topped is proposed on any one side at the periphery. [vide rule 10.7 (e)]			YES		NO																																																		
5	If yes, in which side of the site, this road is proposed																																																							
6	<table border="1"> <tr> <td colspan="2">Area of the site (sq. m.)</td> <td colspan="6"></td> </tr> <tr> <td colspan="8">Site area earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. is proposed over and above the mandatory open spaces. [vide rule 10.7 (g)]</td> </tr> <tr> <td colspan="2">Permissible</td> <td colspan="2">Proposed</td> <td colspan="2">Excess / Shortfall</td> <td colspan="2">Remarks</td> </tr> <tr> <td>In percentage</td> <td>in sq. m.</td> <td>In percentage</td> <td>in sq. m.</td> <td>In percentage</td> <td>in sq. m.</td> <td colspan="2"></td> </tr> <tr> <td>10%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td colspan="2">No. of Locations where this open space is provided</td> <td colspan="6"></td> </tr> </table>								Area of the site (sq. m.)								Site area earmarked for organised open space and be utilised as greenery, tot lot or soft landscaping, etc. is proposed over and above the mandatory open spaces. [vide rule 10.7 (g)]								Permissible		Proposed		Excess / Shortfall		Remarks		In percentage	in sq. m.	In percentage	in sq. m.	In percentage	in sq. m.			10%								No. of Locations where this open space is provided							
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F	ROW TYPE HOUSING / ROW TYPE SHOPPING PRECINCTS [vide rule 10.8]																																																							
				Required	Provided	Remarks																																																		
1	Minimum site area (sq. m)			1000																																																				
2	Minimum size of individual plot / Row shops (sq. m)			50																																																				
3	No. of plots in a Row Housing			8																																																				
4	Separation between two blocks (m)			6.0																																																				
5	Minimum width of internal roads(m)			9.0																																																				
6	Width of Internal cul-de-sac road with maximum length of 50m (m)			6.0																																																				
7	Minimum open space area			10% of total area																																																				

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8	Height of the building for plot up to 125 sq. m	2 floors Or 6m		
9	Height of the building for plot above 125 sq. m	G+2 floors		
10	Set backs (m) (The setbacks in a row can be interchangeable)	Required	Provided	Remarks
a	Front	3		
b	Rear	1.5		
	<i>In case of row type shopping precincts, back to back shops front setback of 3m is allowed.</i>			
	<i>In case of projects more than 5 acres common facilities are required to be provided with 5% of the area. [vide rule 10.8(g)]</i>			

G	CLUSTER HOUSING [vide rule 10.9]			
		Required	Provided	Remarks
1	Minimum site area (sq. m)	1000		
2	Minimum size of plot (sq. m)	25		
3	Maximum no. of Houses in cluster	20		
4	Minimum size of cluster open space(sq. m)	36		
5	Minimum width of cluster open space(m)	6		
6	Height of the building (m)	2 floors or 6m		
7	Minimum access road in (m)	9		
8	Internal access (m)	6		
9	Minimum space between two clusters (m)	6		
10	Setbacks shall be as per building line as per Table III			
a	Front			
b	Rear			
c	Side 1			
d	Side 2			

H	RESIDENTIAL ENCLAVES [vide rule 10.10]			
		Required	Proposed	Remarks
1	Minimum site area (sq. m)	4000 sq. m		
2	Size of plots As per type of housing and requirements as given above for the respective type of housing.			
3	Height As per type of housing and requirements as given above for the respective type of housing.			
4	Minimum Common Open space	10 % of Site area.		
5	Building setbacks a. As per type of housing & requirements given above for the said type of housing and as per Table III. b. Semi-detached buildings may also be allowed. The height of such buildings shall not exceed 10 mts. The set-backs shall be as per Table III.	F		
		R		
		S1		
		S2		
6	Internal Road requirements	9.0 to 18 m for main internal approach roads		
		9 m for other internal roads		

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		8 m for cul-de-sacs roads between 50-100 m length		
		9 m for looped roads		

PART VI OTHER DOCUMENTS TO BE SUBMITTED												
A COMPLIANCE BY OWNER FOR ENSURING CONSTRUCTION IS UNDERTAKEN AS PER SANCTIONED PLAN [vide rule 20 & G.O.Ms.No.526 MA, dt: 31.07.08 & Ir. No. 15230/I1/2008 dt. 6.10.08]												
1	Whether Affidavit / Declaration is submitted [vide rule 20 (a)]				YES		NO					
					Remarks							
2	Floor or 10% of the total built-up area, whichever is less, proposed to hand over [vide rule 20 (b & c)]				Required		Proposed		Remarks			
	Ground floor											
	First floor											
3	Whether the Notarized Affidavit submitted [vide rule 20 (c)]				YES		NO					
4	In respect of gated development schemes like row houses / independent houses / cluster housing / residential enclaves, 5% of the units shall be handed over to sanctioning authority. [vide rule 20 (c)]				Required No. of units		Proposed No. of units		Remarks			
5	No. of EWS Flats [5% of the total no. of flats with each 20 sq. m] G.O.Ms.No.526 MA, dt: 31.07.08 & Govt. Memo No. 15230/I1/2008 dt: 6.10.08											
6	No. of LIG Flats [5% of the total no. of flats with not more than 40 sq. m] G.O.Ms.No.526 MA, dt: 31.07.08 & Govt. Memo No. 15230/I1/2008 dt: 6.10.08											

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PART VII		FEE INFORMATION (As per Building Bye-law No.5.2 of 1981 and Notification No. 672/TPS/HO/GHMC/99-08 dt: 1.7.2008)							Rs.																										
1	INITIAL FEES	(2 % of Building Permit / License fees subject to a maximum of Rs.10,000 shall be paid along with the building application. <i>No fees and charges would be levied for parking spaces provided in any floor.</i>) [vide rule 19 (a)]																																	
2	Permission to obtain Layout / Sub-division of Site / Plot	388 & Layout Rules 1965																																	
3	(i) Betterment Charges for Internal Amenities / Works for site / Plot area		388 & Layout Rules 1965																																
4	Permission to Construct or Reconstruct or Additions or Alterations		428 to 433 & Building Bye Laws 1981																																
5	(A) Betterment charges for Built up area (for internal amenities)		444 (a) & Building Bye Laws 1981																																
	(B) External Betterment charges for Built up area (External-City-wide-amenities)																																		
6	Development Charges		G.O.Ms No.439 MA & UD dt:13/06/2007																																
7	Vacant Land Tax as per Registration Value in Sale Deeds. G.O. Ms No. 538 MA dt:29/10/2001		Vacant Land Tax																																
8	Rain Water Harvesting Charges																																		
9	Subdivision Charges																																		
10	Open Space Contribution Charges																																		
11	Layout Regularization Charges		G.O.Ms No.113 MA & UD dt:31/10/2007 G.O.Ms No.301 MA & UD dt:11/04/2008																																
12	Compounding Fee		440 & Building Bye Laws 1981																																
13	Special Fees & Other Provisions		G.O. Ms No.86 MA & UD dt 03/03/2006 (Under rule16)																																
14	CDA area		Value Addition Charges in CDA Area.																																
15	Impact Fee		G.O.Ms No.766 MA & UD dt:18/10/2007																																
16	CITY LEVEL INFRASTRUCTURE IMPACT FEE		G.O. Ms No.86 MA & UD dt 03/03/2006 (Under rule17)																																
	<i>Type II : Buildings of height above 15 m excluding stilt floor</i>																																		
	<i>CLIFF is levied for Buildings under Type II above as follows:</i>																																		
	<i>First 15 m or 5 floors (whichever is less): No levy of Impact fee.</i>																																		
	<i>For any additional floors or part thereof: at differential rates specified in Table below:</i>																																		
	<table border="1"> <thead> <tr> <th colspan="5">Height of Building (in m) and rate in Rs. per sq m of built up area</th> </tr> <tr> <th>Occupancy / Use</th> <th>Above 5 floors & up to 7 floors</th> <th>Above 7 floors & up to 10 floors</th> <th>Above 10 floors & up to 16 floors</th> <th>Above 16 floors</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>500</td> <td>750</td> <td>1500</td> <td>3000</td> </tr> <tr> <td>Commercial, Offices, ITES</td> <td>1000</td> <td>1500</td> <td>2500</td> <td>5000</td> </tr> <tr> <td>Institutional, educational & Others (except Industrial sheds)</td> <td>300</td> <td>500</td> <td>1000</td> <td>2000</td> </tr> </tbody> </table>										Height of Building (in m) and rate in Rs. per sq m of built up area					Occupancy / Use	Above 5 floors & up to 7 floors	Above 7 floors & up to 10 floors	Above 10 floors & up to 16 floors	Above 16 floors	Residential	500	750	1500	3000	Commercial, Offices, ITES	1000	1500	2500	5000	Institutional, educational & Others (except Industrial sheds)	300	500	1000	2000
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Commercial, Offices, ITES	1000	1500	2500	5000																															
Institutional, educational & Others (except Industrial sheds)	300	500	1000	2000																															
	<i>In MCH and CDA area CLIFF is collected as per above rates.</i>																																		
	<i>In case of HUDA area (including erstwhile Municipalities) 75% of the above rates shall be levied.</i>																																		
	<i>In case of HADA area 50% of the above rates shall be levied.</i>																																		
	GRAND TOTAL																																		
	Rupees																																		

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PART VII		REMARKS OF THE SCRUTINY OFFICER REGARDING SITE CONDITIONS / LAYOUT RULES / BUILDING BYE-LAWS / POLICIES / PLANS ETC. & GIST OF THE PROPOSALS. (OFFICE USE)							
1		PROPOSALS ARE RECOMMENDED FOR APPROVAL WITH CONDITIONS / REJECTION FOR REASONS/ RETURN FOR RESUBMISSION WITH PARTICULARS.							