

PUNE MUNICIPAL CORPORATION
OFFICE OF THE CITY ENGINEER (PMC),

Architectural Scrutiny Sheet For High Rise Building

Tracking / Case No

1) Plot Owner:-

2) Plot No.:- , Kh. No.:-_ , Mouza:-_ , Tah. :-

3) **Submission Details**

a) Date of Submission :-

b) Date of Rejection :-

c) Date of letter of PMC issued for compliances :-.

d) Date of compliance submitted by applicant :-

4) **Land / Plot Details**

a) User of Land :- As per Draft D.P. :- & As per sanctioned D.P. -

b) This is to certify that the plot is not affected by proposed D.P. Reservation.

c) Land is from PMC Final approved Layout dated :-

d) Plot area as per Final approved layout plan :-

e) Date of N.A. letter issued: -

f) Date of Development Agreement : -

g) Release from Collector sanctioned layout date :-

h) Release as per Development Agreement with PMC date:-

i) Plot area as per Release Sanctioned Layout :-

5) **Plot Abuts on _____ mt. wide Road towards _____ Side.**

6) **Net Plot Area for FSI computation as per sanctioned layout: - _____ Sq.mt**

7) **F.S.I. Calculation**

Sr No	F.S.I. Calculation	As per Rule	Proposed
A	Plot area as per sanctioned layout/plan		
B	Net plot area for F.S.I. Calculation		
C	Permissible Basic F.S.I./B/u area		
D	Permissible Additional FSI on premium		
E	Permissible B/U area		
F	Maximum Building Potential on Plot/Land (c + d + e)		
G	If required Inclusive Housing area 20 % OF Base F.S.I. = x 20 %		

8) **Details of L.S./Architect**

- i) Name of Architect. :-
- ii) Qualification of Architect :-
- iii) L.S. is Architect / **Engineer**/Structural Engineer/
Supervisor-I/Supervisor-II
- iv) L.S. No. _____ Validity up to _____
- v) Authorized to submit the plans up to _____ floors
- vi) Structural Details competency:-
 - a. up to _____ Sq.m. plot area.
 - b. up to _____ Storey's Floors.
 - c. up to _____ mtr. Height of Building
- vii) In case of non competence L.S. :-
 - 1)
 - 2)
 - a) Name of Structural Engineer :-
 - b) Qualification of Structural Engineer. :-
 - c) Competency of Structural Engineer :-

viii) Structural Stability sufficiency certificate signed by

9) **User of Plot :**

- 10) Area of Plot: As proposed: _____ Sq.m.
- 11) Height of Proposed Building _____ Mtr.
- 12) Fire NOC _____ dated _____
- 13) Civil Aviation Authority NOC _____ dated _____
- 14) Marginal Spaces
 Height _____ mt. above Parking Floor, Total Ht. mt.

Sr No	Margin in mt.	As per Rule	Proposed
A	Front		
B	Rear		
C	Sides		
D	Sides		

Sketch

- 15) Balcony Area Calculations:

Balcony Area - Floor	Building No	Total
Permissible 15 % as per rule	Sq. m (Each)	sq.m
Proposed	Sq.m (Each)	sq.m

- 16) Charges to be recovered for Building Sanction

Sr No	Details	Areasqm	Challan No And Date	Amount
1	Land Development Charges			
2	Development Charges			
3	Balcony charges			
4	Lift machine room/ lift area			
5	Passage charges			
6	Staircase charges			
7	Local body tax			
8	Terrace premium			
9	upkar			
10	Water line dvp.charges			
11	Column excavation			
12	Radaroda charges			

17) **Parking**

Carpet area	No of tenements	Required parking			Proposed parking		
		Car	Scooter	Cycle	Car	Scooter	Cycle
Upto 40 sqm (including visitors parking 5%)							
80 sqm to 150 sqm							
Above 150 sqm							
Visitores parking 5%							
Total							

18) Width of Stair Case flight /Corridor : As per rule _____ **mtr**, Proposed _____ **mtr**

19) Meter./ Transformer Room: - Required _____ sqm, Proposed _____ sqm.

20) Society Office :
Society office is proposed in Ground floor of stilt parking (Type –‘A’) :- Size :- **mt. x mt.**

21) Refuse Area :

22) Sanitation requirement for **Residential Use**

23) If Required Waste water Treatment Plant

24) Supported Double Height Terrace

25) Total covered Built-up Area (FSI +Non FSI): _____ **Sq.mt.**

26) **Environment Clearance required:**

27) **As the Building height is more than 70.00 mt. from the ground level as per notification dated 15/11/2007 rule no 21.6.6 (i) the case shall be submitted before High Rise Committee is required.**