

APPENDIX 'K'			
APPROVALS OF BUILDING PERMISSION BASED ON RISK BASED CATEGORIZATION			
Sr. No.	Parameters to be considered for Risk Base	Risk Category	
		Low Risk Category	Moderate Risk Category
1	Plot area	Building on a Plot Area upto 150 Sq.m.	Buildings on a Plot Area more than 150 Sq.m. and upto 300 Sq.m.
2	Plot status	Plot should be from sanctioned layout released for construction or regularised under Gunthewari Act, if plot is from congested area / gaathan it should have undivided original City Survey Number / original Property Card Number / Independent 7/12 abstract. (Plot should not be from un-authorised sub-division.)	Plot should be from sanctioned layout released for construction or regularised under Gunthewari Act, if plot is from congested area / gaathan it should have undivided original City Survey Number / original Property Card Number / Independent 7/12 abstract. (Plot should not be from un-authorised sub-division.)
3	Buildability of Plot	Plot should be buildable in view of the provisions in Regulation No.3.1.	Plot should be buildable in view of the provisions in Regulation No.3.1.
4	Zone in Development Plan	Residential or Commercial Zone or in a zone wherein Residential development is allowed.	Residential or Commercial Zone or in a zone wherein Residential development is allowed.
5	Type of Building	Residential or Residential with shop on ground floor.	Residential or Residential with shop on ground floor or mixed use.
6	Front, side and rear open spaces, access, parking and other requirements.	As per the provisions of UDCPR.	As per the provisions UDCPR.
7	Storeys allowed.	G. F. + 2 or Stilt + 3 floors.	G.F. + 2 or Stilt + 3 floors.
8	FSI	Construction should be within basic FSI + Premium FSI along with ancillary area FSI thereon	Construction should be within basic FSI + Premium FSI along with ancillary area FSI thereon
9	Submission of Application for approval.	Applicant shall submit the intimation letter as per Appendix K-1 along with i) Ownership document. ii) Copy of approved layout showing plot / measurement plan of plot. iii) Building plan showing periphery of construction (P-line) floor wise and details of property, FSI calculation as mentioned in Proforma-I with the signature of owner and licensed personal.	Applicant shall submit the application as per UDCPR and all required document shall be certified and signed by the licensed personal. The licensed personal shall also submit the certificate stating that the proposal is strictly in accordance with the provisions of UDCPR.

		<p>iv) Copy of receipt of development charges including labour cess paid to Authority, if any</p> <p>v) The certificate of licensed personal stating that the proposal is strictly in accordance with the provisions of UDCPR.</p> <p>No more details shall be necessary.</p>	
10	Issue of Commencement Certificate/ Approval.	The receipt of application along with the required documents and fees / charges mentioned in 9 above, by the authority shall be treated as permission for development.	After receipt of the application, the Demand Note regarding payment of Development Charges and other Charges based on the proposed Plans/ Drawing submitted, shall be given by the concerned Engineer of the authority within 10 days. After the receipt of payment, the Authority shall issue Commencement Certificate within 10 days from receipt of such plans without any scrutiny, solely based on the certificate of the licensed personal.
11	Plinth Checking	Plinth Checking shall not be required.	Plinth Checking shall not be required.
12	Occupation Certificate.	After completion of the work, the owner shall intimate to the Authority about the occupation of the building.	Licensed personal shall submit the completion certificate in Appendix - H to the Authority. The licensed personal shall not issue the completion certificate unless the construction is completed strictly as per plan. The Authority shall issue the occupation certificate within 10 days after site inspection.
13	Other Stipulations.	----	Any deficiency of documents or payments as per UDCPR shall amount to unauthorised construction and shall be liable for action under the provisions of the Act.
<p>Note - The above procedure for permission shall not bar the owner to obtain development permission as per provisions of this UDCPR, if he so desires.</p>			