



PUNE MUNICIPAL CORPORATION

HELP MANUAL FOR ARCHITECTS AND ENGINEERS FOR APPLICATION SUBMISSION FOR REGULARIZATION OF COMPOUNDING STRUCTURE

[UNAUTHORIZED DEVELOPMENTS]

<http://www.punecorporation.org/>



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1 INTRODUCTION

Maharashtra Town Planning (Compounded Structures) Rules, 2017, these rules shall apply to the unauthorized developments carried out on or before **31/12/2015** within the jurisdiction of Local / Planning Authority area (PMC). The structure defined as “Compounded Structure” under clause (5A) of section 2 of the Maharashtra Regional and Town Planning Act, 1966.

2 UNAUTHORIZED BUILDINGS NOT TO BE CONSIDERED AS COMPOUNDED STRUCTURE

The following types of unauthorized developments shall not be considered for declaration as compounded structure under section 52(A) of the Act, namely:-

- **Unauthorized developments in the areas where development is prohibited by or under the law, such as rivers, canals, tanks, blue flood line, defense zone, quarry, heritage buildings, dumping grounds, ecologically sensitive areas like hill slope having slope greater than 1:5, CRZ-I areas, mangroves, forest etc.**
- **Unauthorized development in Buffer Zones.**
- **Structurally unsafe building**
- **Unauthorized development on lands in zones other than the Residential Zone, Public-Semipublic Zone, Commercial Zone & Industrial Zone.**
- **Unauthorized development carried out by violating the land use permissible in zones of Development Plan except in the Residential Zone.**



3 UNAUTHORIZED BUILDINGS CAN BE CONSIDERED AS COMPOUNDED STRUCTURE

- Unauthorized development on Inam lands and class-II Occupant lands on production of clearance or No Objection Certificate from the competent authority.
- Unauthorized developments on lands reserved for public purposes except playground, garden and open spaces in any plan, if the said reservation is shifted or deleted after following due process of law, subject to the condition that the cost of shifting or deletion is born by the owner and / or occupier.
- Unauthorized developments on lands reserved for linear reservations such as roads, railways, metros in any plan if the said linear reservations are shifted after following due process of law.
- Unauthorized developments on buildable reservations in any plan, if requirements of regulation for Accommodation Reservation are complied with.
- Unauthorized developments violating the land use zone, if the land use zone is changed after following due process of law subject to the condition that the cost of zone change is born by the owner and / or occupier.
- Unauthorized developments on Government lands or lands owned by other public authorities on production of -
 - No objection certificate from the land owning authority authorized to do so under the law applicable there to.
 - After transfer or allotment or lease of such land to the concerned person by following due process of law under the law applicable thereto.
 - Unauthorized developments on unauthorized plots subject to conditions mentioned in the table below.
 - Development which is permissible in Residential or Commercial or Public semipublic or Industrial Zone as per prevailing development control Regulations but constructed



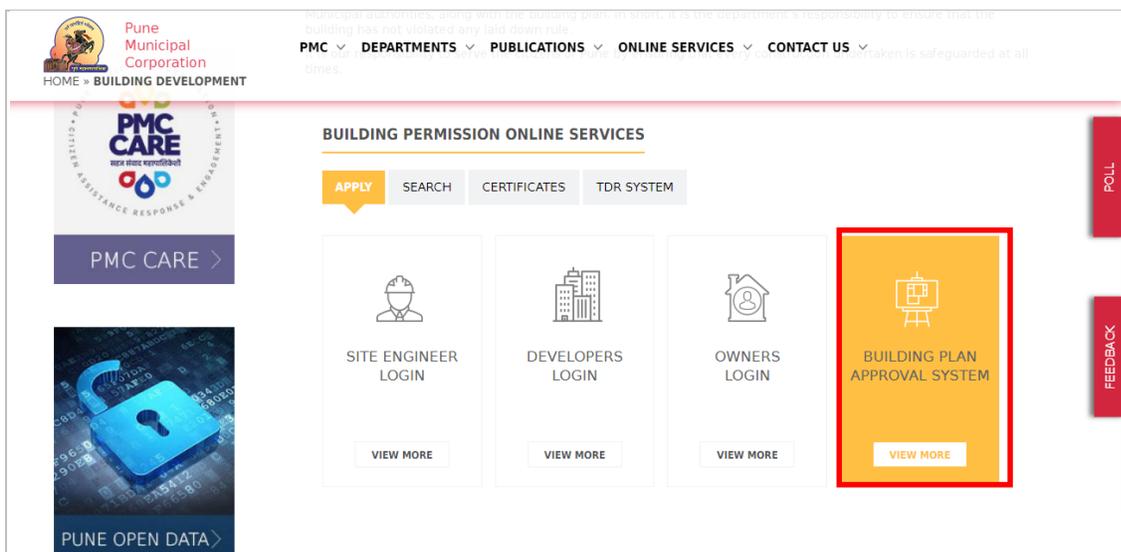
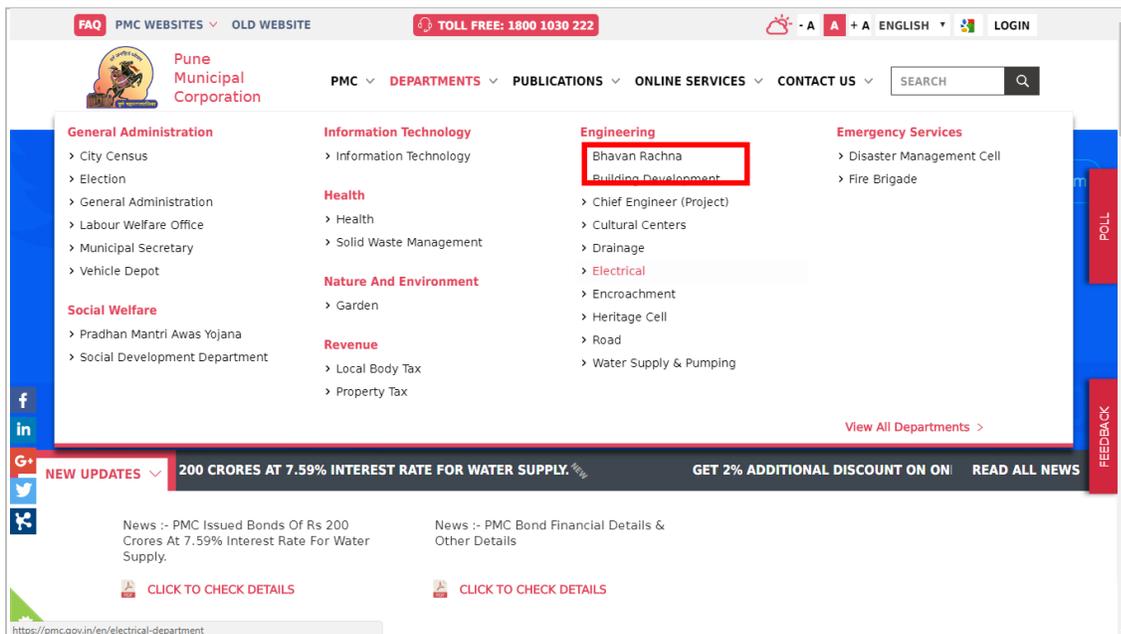
without obtaining prior permissions of the authority shall be considered for declaration as compounded structure by charging compounding charges.

- Unauthorized developments which is carried out in Residential or Commercial or Public-semipublic or Industrial Zone in violation of Regulations for the following grounds may be considered for declaration as compounded structure after taking into consideration the parameters specified as per the rules.
 - Floor Space Index (F.S.I.)
 - Height of building
 - Marginal open spaces
 - Coverage.
 - Road width or
 - Other development control matters specified.
- If PMC is satisfied in case or class of cases the unauthorized developments or use of such developments can be permitted for retention or continuation of use by charging and recovering premium, infrastructure charges and compounding charges, as specified in these rules and upon such payments, the Planning Authority may declare such unauthorized development as compounded structure.
- Premium shall be assessed, levied and recovered as applicable in the jurisdiction of planning authorities for the categories such as Addition Floor Space Index premium, Transferrable Development Rights (TDR) loading premium, infrastructure improvement charges, Deficiency premium etc. as the case may be.
- Where the PMC has declared any unauthorized development as compounded structure, no further development shall be permissible in such structure other than repairs and maintenance, and any redevelopment or reconstruction of such structure shall be permissible only as per the provisions of the prevailing Development Control and Promotion Regulations.

4 SCREENS HELP

4.1 LINK FROM PMC WEBSITE

The link will be found in the Pune Municipal Corporation web site- <https://pmc.gov.in/en>. In Department section go to “Building Development”, On Departmental Page there is “BUILDING PERMISSION ONLINE SERVICES” link listed in online services section.



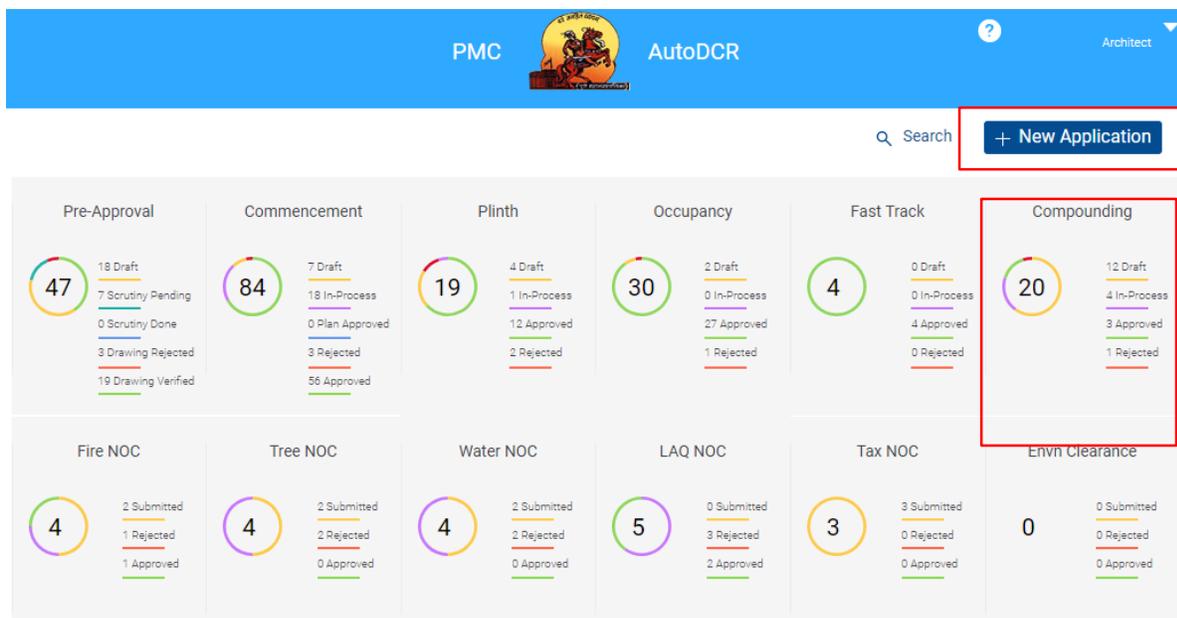
4.2 DIRECT LINK

Direct Link to Building Permission Application

<http://203.153.37.242/SWC.Client/login.aspx>

4.3 ARCHITECT CONSOLE – Application Submission

Architect/ Engineer or structural engineer can log in to system with their existing user ID and password, on successful login user will be redirected to his / her Dashboard for managing all the ongoing / completed projects applications in AutoDCR.



4.3.1 Step 1 → New Application →

- Provide **Project Title**
- Select **Commencement**
- Select Project Type as **Existing Building**
- Select Case Type as **Compounded Structure**
- Select respective Proposal Type as **(Residential or Commercial etc.)**
- Click **Create Application**



PMC  AutoDCR ? Architect ▾

TDR Utilization
40 Character max.

Permission Type
Select the type of permission you want to apply for

PreApproval Commencement Plinth Occupancy

Project Type: Existing Building ▾ Case Type: Compounded Structure ▾ Proposal Type: Select ▾

4.3.2 Step 2 → Application Created in **Draft**

- Select **Application Number newly issued**



HELP MANUAL FOR COMPOUNDING STRUCTURE APPLICATION @ PMC

The screenshot displays the AutoDCR application dashboard. The top navigation bar includes the PMC logo, the AutoDCR logo, a help icon, and the user role 'Architect'. The dashboard is divided into two rows of application category cards. The first row includes Pre-Approval, Commencement, Plinth, Occupancy, Fast Track, and Compounding. The second row includes Fire NOC, Tree NOC, Water NOC, LAQ NOC, Tax NOC, and Env'n Clearance. Each card shows a total count in a circle and a list of sub-statuses with their respective counts. The 'Compounding' card is highlighted with a red border and shows 20 total applications, with 12 Draft, 4 In-Process, 3 Approved, and 1 Rejected. Below the dashboard, a specific application is selected, showing its details: Application No: CE/TEMP/1407/17, Existing Building [Compounded Structure], and a progress bar indicating the current stage is Draft (Created On: 24/01/2018).

Category	Total	Draft	In-Process	Approved	Rejected	Scrutiny Pending	Plan Approved	Drawing Rejected	Drawing Verified
Pre-Approval	47	18	7	0	3	0	0	3	19
Commencement	84	7	18	0	3	0	0	3	56
Plinth	19	4	1	12	2	0	0	0	0
Occupancy	30	2	0	27	1	0	0	0	0
Fast Track	4	0	0	4	0	0	0	0	0
Compounding	20	12	4	3	1	0	0	0	0
Fire NOC	4	2	1	1	0	0	0	0	0
Tree NOC	4	2	2	0	0	0	0	0	0
Water NOC	4	2	2	0	0	0	0	0	0
LAQ NOC	5	0	3	2	0	0	0	0	0
Tax NOC	3	3	0	0	0	0	0	0	0
Env'n Clearance	0	0	0	0	0	0	0	0	0

Application No: CE/TEMP/1407/17
Existing Building [Compounded Structure]

Progress: Draft (Created On: 24/01/2018) → In-Process → Fee → Certificate

- Select **Compounding Application** to enter existing building details
- Provide existing building details in **Annexure (A to E)**



PMC  AutoDCR ? Architect

Projects → Demo at office KC → Building Application CE/TEMP/1407/17 Back

Building Application
CE/TEMP/1407/17

Submit Application

- Application Summary
- Compounding Application**
- Owner Details
- Document Checklist
- Compounding Checklist
- Application Checklist
- Project Team
- Fees, Challan and Payments

Annexure A **M RTP Form** [Note : all Areas in Sq. Mt. all Heights in Mt.]

^ PART A
^ PART B
^ PART C
^ PART D
^ PART E

18.
a What are the requirements of parking spaces under the Regulation no.20? How many are proposed?

	Required	Existing
Cars	<input type="text" value="0"/>	<input type="text" value="0"/>
Scooter	<input type="text" value="0"/>	<input type="text" value="0"/>

PMC  AutoDCR ? Architect

Projects → Demo at office KC → Building Application CE/TEMP/1407/17 Back

Building Application
CE/TEMP/1407/17

Submit Application

- Application Summary
- Compounding Application**
- Owner Details
- Document Checklist
- Compounding Checklist
- Application Checklist
- Project Team
- Fees, Challan and Payments

Annexure A **M RTP Form** [Note : all Areas in Sq. Mt. all Heights in Mt.]

^ PART A

Project Type: Existing Building
Case Type: Compounded Structure
Proposal Type: Residential
Proposal Date: 24/01/2018

[Note : Value from either of Survey No./ Final Plot No./ Hissa No./ CTS No./ Plot No. is mandatory]

Survey No.
Final Plot No.
Hissa No.
CTS No.
Area: Select
Prabhag: Select
JE Name
DE Name



PMC  AutoDCR ? Architect

Projects → Demo at office KC → Building Application CE/TEMP/1407/17 Back

Building Application
CE/TEMP/1407/17

Submit Application

- Application Summary
- Compounding Application**
- Owner Details
- Document Checklist
- Compounding Checklist
- Application Checklist
- Project Team

10.

a. Plinth area (in Sq.Mt.)

b. * Please state the total built up area, (existing + extra balconies + extra double height terraces.)

c. * What is the basic permissible F.S.I. of the zone according to front road width?

d. * What is the premium FSI proposed to be consumed?

e. * What is the area of TDR proposed to be consumed?

12. What is the width of the front marginal distance (s)?

If the building abuts two or more roads, does the front marginal distance comply with Regulation?
 Yes No

a. FSI area (in Sq.Mt.)

b. Non FSI area (in Sq.Mt.)



4.3.3 Step 3 → Provide relevant details under **Compounding Checklist**

- Provide a response to a predetermined question in form of **Yes/ No**
- Provide relevant data in form of area / height / width etc. (wherever applicable)

The screenshot shows the AutoDCR web application interface. The top navigation bar is blue and contains the PMC logo, the AutoDCR logo, a help icon, and the user role 'ARCHITECT'. Below the navigation bar, the breadcrumb trail reads 'Projects → Demo at office KC → Building Application CE/TEMP/1407/17'. A 'Back' button is located in the top right corner of the content area.

The main content area is divided into two sections. On the left is a sidebar menu with the following items: 'Building Application CE/TEMP/1407/17', 'Submit Application' (highlighted in blue), 'Application Summary' (with a green checkmark), 'Compounding Application' (with a green checkmark), 'Owner Details' (with a green checkmark), 'Document Checklist' (with a green checkmark), 'Compounding Checklist' (highlighted in orange and with a green checkmark), 'Application Checklist' (with a green checkmark), 'Project Team' (with a green checkmark), and 'Fees, Challan and Payments' (with a green checkmark).

The main content area displays the 'Compounding Checklist' with a red note: '[Note : all Areas in Sq. Mt. all Heights in Mt.]'. The checklist consists of eight numbered questions:

1. Whether the Unauthorized development is in the prohibited areas such as rivers, canals, tanks, blue flood line, defense zone, quarry, heritage buildings, dumping grounds, ecologically sensitive areas like hill slope having slope greater than 1:5, CRZ-I areas, mangroves, forest etc.?
 Yes No
2. Whether the Unauthorized development is in the Buffer Zones.?
 Yes No
3. Whether the structure is classified as Structurally unsafe building?
 Yes No
4. Whether the Unauthorized development carried out by violating the land use permissible in zones?
 Yes No
Permissible Land use Zone
7. Whether the Unauthorized development on lands reserved for linear reservations such as roads, railways, metros?
 Yes No
8. What is height of building with respect to Road Width?

Question 8 is followed by a table with three columns: 'Road width in Mt.', 'Maximum permissible height in Mt.', and a radio button. The first row of the table has the following values:

Road width in Mt.	Maximum permissible height in Mt.	
6.00	Upto 15.00	<input type="radio"/>



PMC  AutoDCR ? Architect

Projects → Demo at office KC → Building Application CE/TEMP/1407/17 Back

Building Application
CE/TEMP/1407/17

Submit Application

- Application Summary
- Compounding Application
- Owner Details
- Document Checklist
- Compounding Checklist**
- Application Checklist
- Project Team
- Fees, Challan and Payments

Compounding Checklist

[Note : all Areas in Sq. Mt. all Heights in Mt.]

11 .Set Backs

Building height in Mt.(Height from Ground Level till Terrace floor)	Minimum required Setback in Mt.	
Upto 10.00	0.75	<input type="radio"/>
10.00 to 24.00	50 % of required setback	<input type="radio"/>
Above 24 Mt	50 % of required setback	<input type="radio"/>

Permissible

Existing

Front

Side 1

Terrace Area

Non FSI

FSI

Total FSI (FSI + Non FSI)



4.3.4 Step 4 → Compounding Fully filled Application available for Digital Signature

The screenshot displays the AutoDCR web application interface. The top navigation bar includes the PMC logo, the AutoDCR logo, a help icon, and the user role 'Architect'. The breadcrumb trail shows the path: Projects → test proposal @ Office → Building Application CE/TEMP/1406/17. On the left, a sidebar lists application components, with 'Compounding Application' highlighted in orange and marked with a green checkmark. A 'Submit Application' button is visible above the sidebar. The main content area shows 'Annexure A' with a 'MRTTP Form' button and a note: '[Note : all Areas in Sq. Mt. all Heights in Mt.]'. Below this, there are expandable sections for PART A through PART E. A tooltip is visible over PART A, containing the text: 'Particulars Of Unauthorized/Existing Structure Form For Compounded Structure'. A 'Save' button is located below the PART E section. The footer of the main content area reads 'Developed on AutoDCR® Platform ©'.

- Digital Signature by **Architect and Developer in the MRTTP Application**
- For Digital Signature – **Refer e-Sign Procedure**



HELP MANUAL FOR COMPOUNDING STRUCTURE APPLICATION @ PMC

PMC AutoDCR Architect

Projects → test proposal @ Office → Building Application CE/TEMP/1406/17

Building Application
CE/TEMP/1406/17

Submit Application

- Application Summary ✓
- Compounding Application ✓**
- Owner Details ✓
- Document Checklist ✓
- Compounding Checklist ✓
- Application Checklist ✓
- Project Team ✓
- Fees, Challan and Payments ✓
- Geo Coordinates ✓

ActiveReport.ArCacheItem 1 / 2

 **PUNE MUNICIPAL CORPORATION**
FORM FOR COMPOUNDED STRUCTURE OF BUILDING

Application for regularization of unauthorized structure under Section 158 of The Maharashtra Regional and Town Plann Act, 1966 read with Section 5A of Section 2 of the said act.

From Amit K C
(Name of the owner/owners)
Address - Pune Wadgon

R K IMPERIAL
(Name of the Developer/owners)
Address - SN.82/5,RK PRIDE , FLAT NO. B 101,GURU GANESH NAGAR , KOTHRUD,HAVELI PUNE

Signature valid
Digitally signed by ARUN BHASKAR JOSHI
Date: 04-07-2017 11:26:05
Email: PUNE.MUNICIPAL.CORPORATION
Location: PUNE

Signature valid
Digitally signed by ARUN BHASKAR JOSHI
Date: 04-07-2017 11:26:05
Email: PUNE.MUNICIPAL.CORPORATION
Location: PUNE

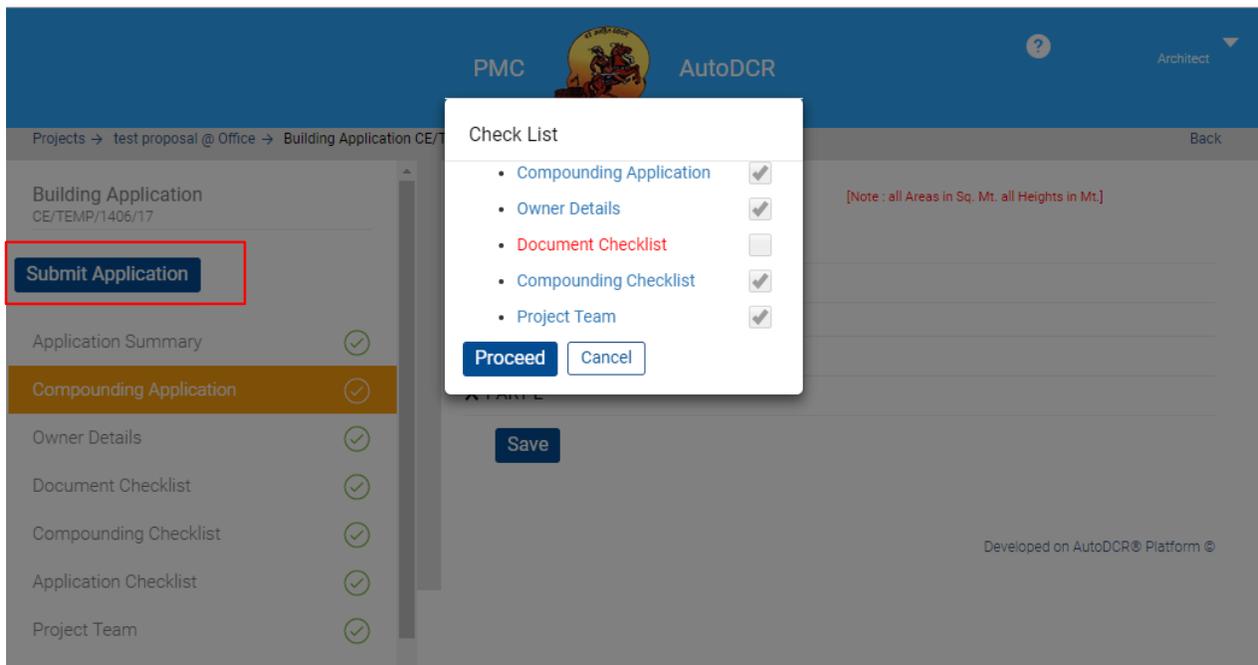
Signature of Architect
Name - ARUN BHASKAR JOSHI
License No. - CA
Contact No. - 9860330475
Date - 25/01/2018

Signature of Developer
Name - R K IMPERIAL
Address - SN.82/5,RK PRIDE , FLAT NO. B 101,
GANESH NAGAR , KOTHRUD,HAVELI PUNE
Date - 25/01/2018

Signature of Developer

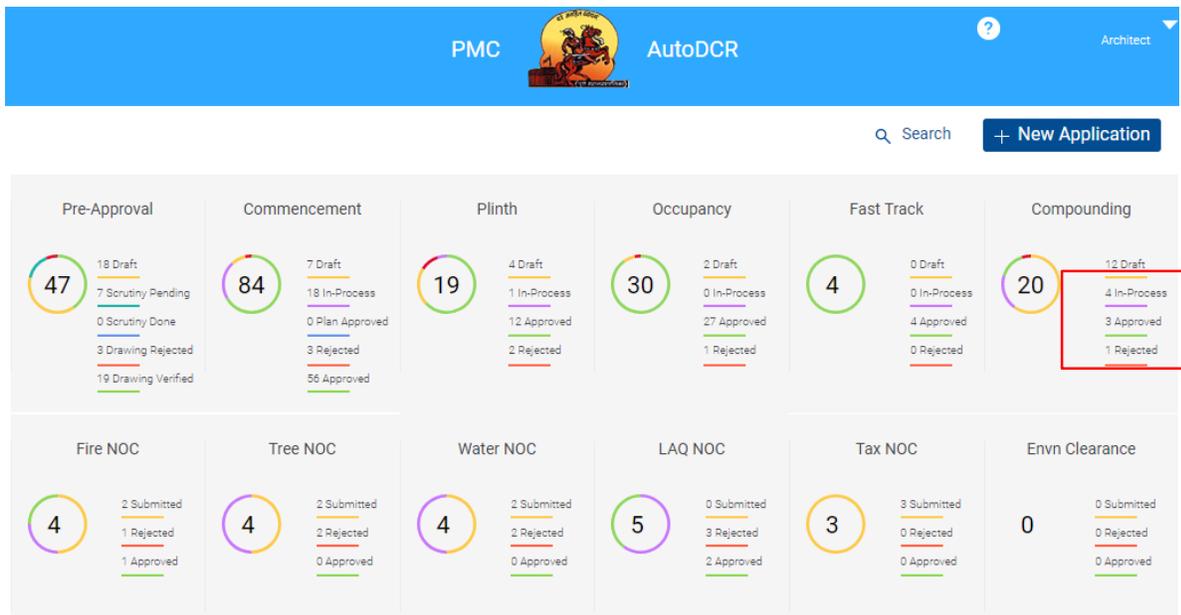
4.3.5 Step 5 → Submit Compounding Application to PMC

- For other sections – Refer **PMC BP Submission**
 - Sections include **Owner details,, Document checklist, Application Checklist ,Project Team, , Geo Coordinates and Plot details, Building Details and Area details**





4.3.6 Step 6 → Monitor Compounding Application **status at PMC**



- **Monitor Proposal progress from the Dash board.**
- **View and Receive Fees Letter, Rejection letter and Compounded Structure approval online from respective sections.**



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