

APPENDIX –R
<RULE 17 (14)>
INDEMINITY CUM AFFIDAVIT

THIS DEED of Indemnity is made this date
Of By son of
Resident of

WHEREAS I am the holder of Plot No / Khasra No. Situated at
..... Ward Name..... measuring Square meters.

AND WHEREAS purpose to construct a building over the said part of land

AND WHEREAS I submitted the building plan for the construction of the building over
the said plot for sanction with R.M.C. (vide Online dated)
As required by Rule 16 of the C.G.B.V.N. 1984.

AND WHEREAS for sanctioning of the building plan I had given undertaking in form of
affidavit (copy enclosed) to the Municipal Corporation.

NOW WHEREAS the Municipal Corporation, has agreed to sanction the
building plan on the aforesaid undertaking.

NOW THIS DEED WITNESSES that in pursuance of the aforesaid affidavit and
in consideration of Municipal Corporation having agreed to sanction the building
plans submitted. (vide my application Date..... in respect of the plot of land situated
at..... and referred to above I hereby undertake to indemnify and keep harmless
the..... Municipal Corporation from all proceedings in courts and before other authorities
including the competent authorities appointed under Urban Land (Ceiling and
Regulation) Act. 1976 all expenses / losses claims which the Municipal Corporation may
incur or become liable to pay as a result or in consequence of the sanction are ordered by it to
the building plan in respect of the ever said plot.

OWNER'S AFFIDAVIT

Affidavit of Shri.....
Son..... of.....
aged..... Years
Resident.....

I do hereby solemnly affirm and declares
under

1. That I am the holder of Plot No / Khasra No..... situated at.....Ward name.....measuring.....Square meters.
2. That I propose to construct a building over, the aforesaid plot of land
3. That I have submitted the plans for the construction of building over the saidplot of land for sanction vide my Onlinedated.....
4. That the aforesaid plot / land is free from all types of dispute and there is no legal issues are pending with it. The plot is free from all encumbrances.
5. The plot is lying vacant and no construction shall be started before sanction During submission of Online Proposal all coordinates, Details of Existing major structures adjacent to plot i.e., Railway land Boundary , Monuments, Distance from Airport and other data are true as per my acknowledge I have verified it with the help of my Engineer / Architect/.....and I take sole responsibility of it.
6. That the aforesaid plot of land is the only plot of vacant land held by me in any of the urban, agglomerations covers under the Urban Land (Ceiling and Regulation) Act. 1976 and the extent of that plot is within the celliag limit or vacant land imposed by the said Act.
7. That I do not held any other vacant land or any other land with building with following unit therein any of the urban agglomerations covered under the aid Act.
8. That in the event of the at Tore said plot of land being declared as excess by the competent. Authority under the Urban Land (Ceiling and Regulation) Act.1976 I shall affords by the decision of the competent authority under the Act.
9. That I will follow/ comply all the duties & responsibilities of owner as described in rule 31, 31A CGBVN 1984.
10. That in case anything contrary to the above is found or established at any stage, the concerned Authority shall be at liberty to take any action as it may deem fit including revocation of sanction of building plans and lodge a complaint to Competent Authority for appropriate action.

Signature
LAND/PLOTOWNER

Registered Architects/Engineers & others Affidavit

Ison ofArchitect/Engineer/Supervisor/Town planner/Structural Engineer/.....by profession having office at.....

Do hereby solemnly affirm and declare as under:

1. That I am a Licensed Architect/Engineer/Supervisor duly registered With the Authority/Municipal vide registration no.....
2. That I have been engaged as a Competent professional as per Rule no.26 of the CG BVN 1984 for preparing the building plans and to supervise construction in respect of Plot No.....Khasra No.....situated at.....Ward Name.....
3. That I have prepared the building plans in respect of the aforesaid plot.
4. That I have studied the layout plan / Master Plan and gone through the Instructions, policy decisions and other relevant documents in respect of the Plot.
5. That I have personally inspected the site. The plot under proposal forms part Of the Master Plan / approved layout plan with respect to its location, size shape and area of The plot and proposed land use is also in conformity with the approved layout Plan. The plot has been demarcated at site and the size, shape and area of plot Available at site tallies with the approved layout plan. During submission of Online Proposal all coordinates, Details of Existing major structures adjacent to plot i.e, Railway Land Boundary , Monuments , Distance from Airport and other data while submitting the Online application all are true as per my acknowledge and verified by me and I take sole responsibility of it.
6. That the ownership documents are in the shape of registered sale-deed/leasedeed In favour of the applicants and have been thoroughly examined and the Ownership in favour of the applicant is in order.
7. That there is no construction in existence at the plot and no construction shall Be started before sanction of the building plans.
8. That there is no encroachment on the Municipal land/road/other property and Road widths as shown in the layout plan are available at site.
9. That the proposal are in conformity with the terms and condition of lease deed Which is still valid and period of construction as per lease-deed and the Extension granted by the lessor is valid up to
10. That the proposal have been prepared strictly in accordance with the Building Bye-laws rules regulation (CG Municipal act 1956, CG BVN 1984, Master Plan, NBC, IS Codes etc.) and practice of the department and no Misinterpretation on inference of provision of Building Bye-Law has been Done while preparing the plans. Applying & attaching documents/certificates accordance to Rule 16, 17 of CGBVN1984 .

11. The construction shall be carried out strictly In accordance with the sanctioned building plans and in case any deviation is Carried out, I shall inform the concerned Authority within 48 hours.

12. That in case the owner dispenses with my services at any stage whatsoever, I Shall inform the concerned Authority within 48 hours.

13. That mandatory setbacks have been proposed and shall be maintained III Accordance with the setbacks marked in the layout plan/Master Plan.

14. That before submission of the proposal, necessary information/clarification Have been obtained from the concerned department of the concerned Authority. The plot is safe and is not affected in any scheme or the road Widening. Building activities for..... use are allowed with number of Storeys as per approved layout plan/ Master Plan.

15. That no non-compoundable deviations shall be carried out during the course of Construction.

16. That nothing has been concealed and no misrepresentation has been made While preparing and submitting the building plans.

17. Site inspection done by me in presence of land/plot owner & report in prescribed format as Annexure "A" is attached along with this Affidavit.

18. That in case anything contrary to the above is found or established at any Stage, the concerned Authority shall be at liberty to take any action as it may Deem fit including revocation of sanction of building plans and debarring me For submission of building plans with the Authority under the scheme and also Lodge a complaint with the Council of Architecture / Competent Authority for appropriate action.

Deponent

Verification:

I the above named deponent do hereby verify at.....
On thisof..... 20... that contents of the above affidavit are True and correct to my knowledge. No part of it is false and nothing has been Concealed there from.

Deponent

Annexure "A"
Site Inspection Report for Building Permission

(To be filled by Registered Architect / Engineer/ others.....and dully signed certified by
Architect/ engineer & owner of plot/Land)

- 1 Proposal Application No.
- 2 Client Name
- 3 Site Visit Date
- 4 Village name /Ward no. and Name
- 5 Is Location of land As per Approved Layout / Development Plan
- 6 Kutcha/Pakka Road is available up to site or not
- 7 Existing road Width in front side of plot (from wall to Wall in meter)
If road exist on other sides of plot mention road width accordingly.
- 8 Layout of land in question not approved as per Rules but Development
Of Area has been done (Road, Drain, Electricity)
- 9 HT Line is adjoining the site or not , if yes the distance of HT line from
Site in meters
- 10 Is Nalah (Major Drain) adjacent to plot or not if yes then nearest distance of nala
From plot.
- 11 Details and use of Present and Proposed Development at the Site
Development has been started on site before approval or not
Building has been completed on site as per submitted drawing before approval of building plan
- 12 Is Building Permission taken for site. If Yes State the Year of Permission and Details yes/no
- 13 Approved & Present Setback Front
- 14 Approved & Present Setback Rear
- 15 Approved & Present Setback RHS
- 15 Approved & Present Setback LHS
- 16 Is proposed site is with in regulated area of external agencies i.e. Railway, Monument authority,
airport authority yes/No

Site Inspection done by me & bove report is prepared /verified by me, I know any of the above detail is
found false than my application / proposal can be rejected and Authority may take appropriate action
on me according to byelaws.

Name & Sign Of Registered Architect/Engineer /Etc

Name & Sign Of Plot/ Land owner

Date:

