

**REGULATION FOR MAHARASHTRA**  
**GUTHEWARI VIKAS ACT 2001 (AMENDMENT)**  
**2021 IN PUNE MUNICIPAL CORPORATION**

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## **1. PURPOSE :-**

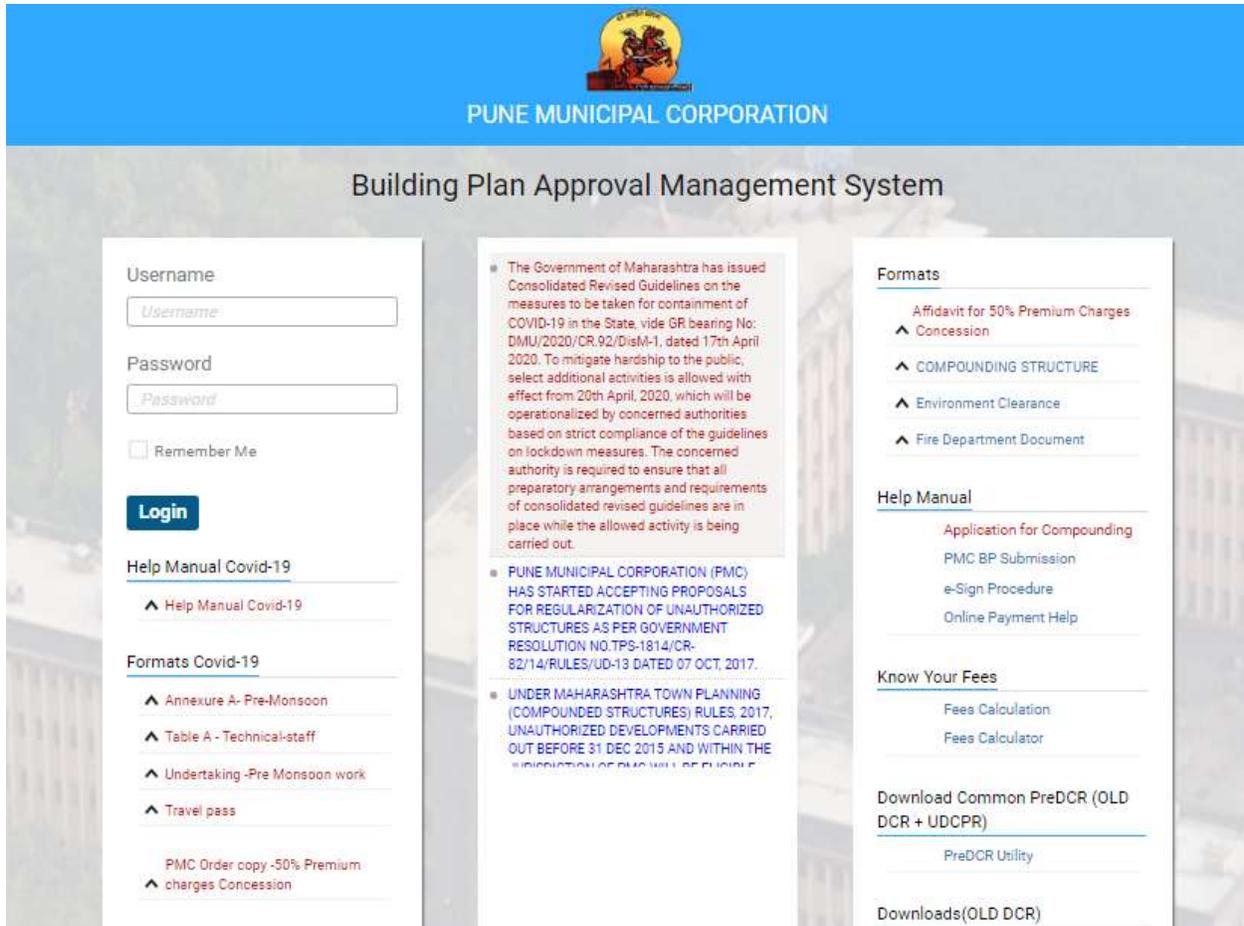
1. The purpose of this document is to define the applicable conditions and proposed workflow of the Gunthewari Application in PMC Building Permit System.
2. The Document is made based on the Maharashtra Gunthewari Vikas Act 2001 (Amendment) 2021

## **2. DESCRIPTION :-**

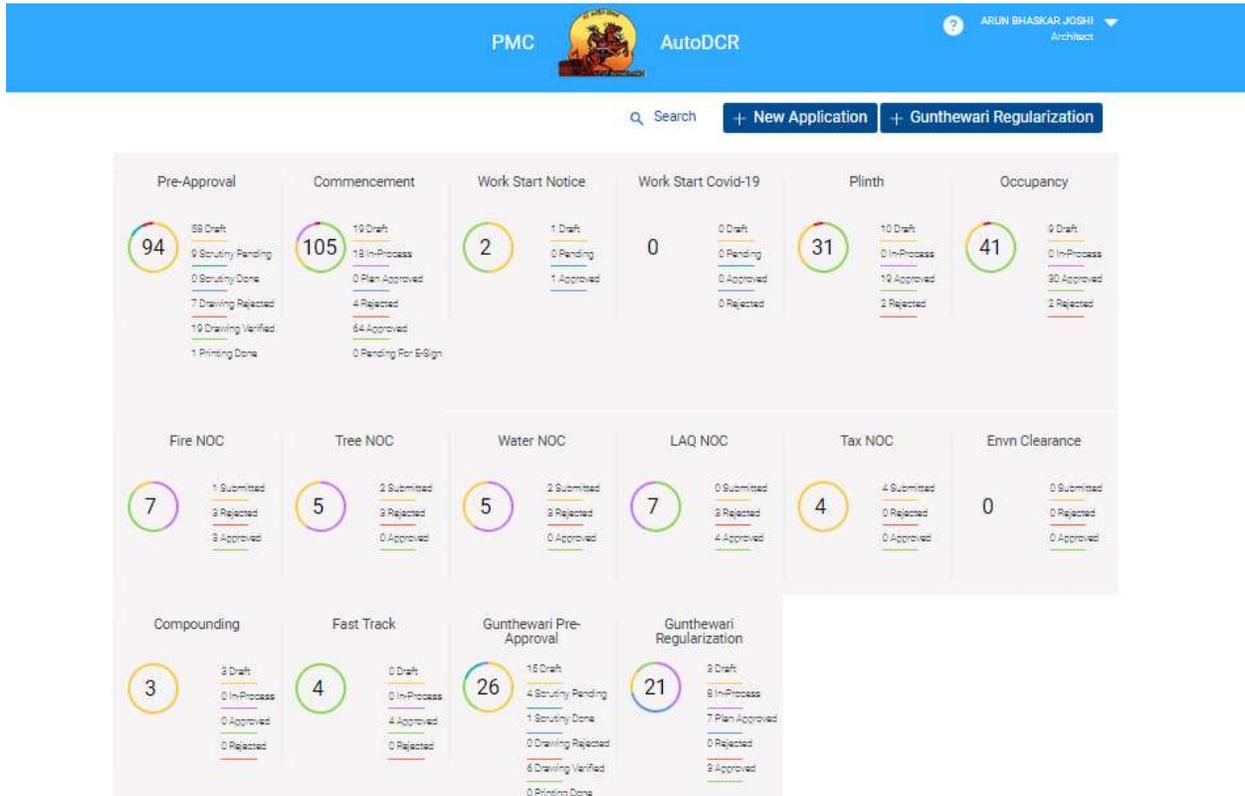
Section 3 of the Maharashtra Gunthawari Development (Insuring, Enhancing and Deregulation) Act, 2001 Development size using the rights conferred by the provisions of sub-section (3) of and the order dated 18.05.2001 was issued regarding Maharashtra Gunthawari Development. However, now the order dated 18.05.2001 is being issued. Sub-section of Section 3 of the Gunthewari Development (Insuring, Upgrading and Distribution) Act, 2001 exercising the powers conferred by the provisions of (3). In order to manage the development, as mentioned below, there is a need for development and sustainable development distributing the word.

## PROCESS: -

1. Architect will login for Gunthewari Regularization.



2. After login, applicant will apply in Gunthewari Regularization tab.



3. In Gunthewari Application Applicant will select **pre-approval** and in pre-approval **only Proposed Building** in Project type will selected for Gunthewari regularization, Also only **NEW** case type selected and also in proposal type residential, resi-commercial and commercial proposal type need to select. After selection applicant will submit the application.

The screenshot shows a web application interface for creating a Gunthewari application. At the top, there is a blue header with 'PMC' and 'AutoDCR' on the left, and a user profile 'ARUN BHASKAR JOSHI Architect' on the right. Below the header is a text input field containing 'Demo' with a '40 Character max.' label. Underneath is a 'Permission Type' section with two radio buttons: 'PreApproval' (selected) and 'Regularize'. Below this are three dropdown menus: 'Project Type' (Proposed Building), 'Case Type' (New), and 'Proposal Type' (Residential). At the bottom of the form are two buttons: 'Create Application' and 'Cancel'. A small footer text at the bottom right reads 'Developed on AutoDCR® Platform ®'.

- In **Application Details**, applicant will select area in drop down and also on GIS plot map and proceed to fill case information and save it for gunthewari regularization.

Demo ARUN BHASKAR JOSHI Architect

Projects → Demo → PreApproval Application APCR/0083/21 Back

PreApproval Application APCR/0083/21

**Submit Application**

- Application Summary
- Application Details**
- Owner Details
- Drawings
- Plot Details
- Building Details/Floor(s)
- Area Details

GIS Plot Case Information

Select/View Map Particulars

Area : Yerwada

Geo Status : Awaiting Plot Selection Input.

Help Note : Select Village Area and Survey Number. Mark Plot and save polygon. Click Refresh after saving the plot.

PMC ARUN BHASKAR JOSHI Architect

Projects → A → PreApproval Application APCR/0026/21 Back

PreApproval Application APCR/0026/21

**Submit Application**

- Application Summary
- Application Details**
- Owner Details
- Drawings
- Plot Details
- Building Details/Floor(s)
- Area Details

GIS Plot Case Information

\* Apply For : **Gunthewari Regularaization**

\* Project Type: Proposed Building

\* Proposal Type: Residential

\* TDR Zone: Select

\* Area Zone: Select

\* Gross Plot Area (in Sq.Meter): 0

Proportionate Internal Road Area (in Sq.Meter): 0

Ancillary Area FSI (Sq. Mt): 0.0

Accommodation Reservation: NA

\* Case Type: New

\* Permissible FSI (need to input index only): Select

TDR Area (in Sq.Meter): 0

\* Area: BANER

Existing Area (in Sq.Meter): 0

\* Location Zone: Select

Premium FSI (Sq.mt.): 0.0

Type of Accommodation Reservation (Sub Type): NA

- In owner details [Aadhar card no., Pan Card no. and E-mail Address](#) fields also need to provide. [First name, middle name, last name and owners address](#) need to fill mandatory.

Owner Information

**NOTE: The name enter by you will appear same in Commencement Certificate.**

\* First Name:  ✓

\* Middle Name:  ✓

\* Last Name:  ✓

Peth / Village:  ✓

Addhar Card No.:  ✓

Pan Card No.:  ✓

Email Address:  ✓

Contact Number:  ✓

\* Owners Address:  ✓

[Save](#)

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- In Drawings tab, PriDCR drawing need to be attached. For gunthewari regularization Pridcr is same as UDCPR.

Drawing Information

Proposal Drawing

Attachment:

CAD Drawing	Attached On	PDF Drawing	Reviewed Plan (Commented PDF)	PDF Commented By
No data found				

7. In Plot details pages, all info. Regarding plot need to be field.

Demo PMC  AutoDCR ? ARUN BHASKAR JOSHI Architect

Projects → Demo → PreApproval Application ADCR/0083/21 Back

PreApproval Application  
ADCR/0083/21

**Submit Application**

- Application Summary ✔
- Application Details ✔
- Owner Details ✔
- Drawings ✔
- Plot Details ✔
- Building Details/Floor(s) ✔
- Area Details ✔

**Plot Details** Gunthewari Checklist

\* Area: Regular Area ▼      \* Area Zone: R1 ▼

R-7 for: NA ▼      \* Ward: 2 ✔

\* Development Zone (DP): Residential ▼

**Plot Abutting Details**

\* Plot Type: Regular ▼

Plot Width: 39 ✔      Plot Depth: 19 ✔

\* Open Space Calculation Plot is:  Individual  Common

North: Road ▼      Width: 7 ▼

South: Plot ▼      No.: 8 ▼

PMC  AutoDCR ? ARUN BHASKAR JOSHI Architect

Projects → A → PreApproval Application ADCR/0026/21 Back

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✔
- Application Details ✔
- Owner Details ✔
- Drawings ✔
- Plot Details ✔
- Building Details/Floor(s) ✔
- Area Details ✔

North: Select ▼

South: Select ▼

West: Select ▼

East: Select ▼

\* Ready Reconer Valuation of Plot:

\* Excavation per footing in m<sup>3</sup>:

\* Excavation for basement in m<sup>3</sup>:

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Architect

Projects → A → PreApproval Application ADCR/0026/21 Back

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓

### Additions in net Plot Area

Additional Special Use FSI Area

Additional Special FSI Factor

Additional Special FSI Remark

**Road widening**  
 Yes  No

**Amenity**  
 Yes  No

**Reservation**  
 Yes  No

**Existing road**  
 Yes  No

**Transformer area**  
 Yes  No

**Internal road**  
 Yes  No

**Proposed access road**  
 Yes  No

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Projects → A → PreApproval Application ADCR/0026/21 Back

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓

**DP road**  
 Yes  No

**Common amenity**  
 Yes  No

**Recreational Open space**  
 Yes  No

Is plot sub-divided after 11th January, 1967 without taking prior permission ?  
 Yes  No

• Is plot regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001?  
 Yes  No

Is this I To R Proposal  
 Yes  No

Is the Plot from an approved layout ?  
 Yes  No

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Architect

Projects → A → PreApproval Application ADCR/0026/21 Back

PreApproval Application  
ADCR/0026/21

[Submit Application](#)

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓

layout sanction vide CC no. <input type="text"/>	Layout sanction date <input type="text" value="dd/MM/yyyy"/>
Proportionate layout Internal road area <input type="text"/>	Proportionate layout DP road area <input type="text"/>
NDZ Area <input type="text"/>	Common COP area <input type="text"/>
Is There slum TDR area available? <input type="radio"/> Yes <input type="radio"/> No	
Is There amenity TDR area available? <input type="radio"/> Yes <input type="radio"/> No	
Existing Structure Building Area <input type="text"/>	Existing Coverage Area <input type="text"/>
Plot Use <input type="text" value="Select"/>	

[Save](#)

8. In [Gunthewari Checklist](#), fields marked with red sign are need to fill mandatory. If the constructions / Layout done in the following places cannot be regulated by Gunthewari method. **If Applicant Submit Application in this places then file will be rejected and in Junior Engineer login file will sent to Auto rejection tab. Junior Engineer will generate rejection letter with digital signature and will directly sent to Applicant.**

The screenshot displays the 'Gunthewari Checklist' interface. On the left, a sidebar lists application stages: 'Application Summary', 'Application Details', 'Owner Details', 'Drawings', 'Plot Details' (highlighted in orange), 'Building Details/Floor(s)', and 'Area Details'. Each stage has a green checkmark icon. A 'Submit Application' button is visible above the sidebar. The main content area is titled 'Plot Details Gunthewari Checklist' and contains the following checklist items:

- \* Is Plot in Defense land?  
 Yes  No
- \* Is this Plot in Central Government lands?  
 Yes  No
- \* Is the Plot in Railway land?  
 Yes  No
- \* Is the Plot in forest reserved India?  
 Yes  No
- \* Is this Plot Areas declared as Ecologically Sensitive areas?  
 Yes  No
- \* Is this Plot divided and transferred after 31st December 2020?  
 Yes  No
- \* Is this land acquired for public use?  
 Yes  No
- \* Is this Plots existing on land e.g. Hill Top ,Hill slope zone , Green Belt, River Nala as well as adjoining ?  
 Yes  No
- \* Is this Construction on water line , drainage line ?  
 Yes  No
- \* Is this constructions in Blue Line and Red Line?  
 Yes  No
- \* Is this construction below high voltage line?  
 Yes  No
- \* Is this plot in the public interest ?

Demo PMC  AutoDCR ARUN BHASKAR JOSHI Architect

Projects → Demo → PreApproval Application ADCR/0083/21 Back

PreApproval Application  
ADCR/0083/21

**Submit Application**

- Application Summary
- Application Details
- Owner Details
- Drawings
- Plot Details**
- Building Details/Floor(s)
- Area Details

Yes  No

\* Is this Plots existing on land e.g. Hill Top, Hill slope zone, Green Belt, River Nala as well as adjoining ?

Yes  No

\* Is this Construction on water line, drainage line ?

Yes  No

\* Is this constructions in Blue Line and Red Line?

Yes  No

\* Is this construction below high voltage line?

Yes  No

\* Is this plot in the public interest ?

Yes  No

\* Is this Plot in case is justiable ?

Yes  No

\* Is this Plot is obstructed by a court decision on order ?

Yes  No

\* Is this Plot is in Agriculture Zone?

Yes  No

\* Is this Plot in No development Zone?

Yes  No

**Save**

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9. In Building details pages, fields are same as PMC regular application.

A
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Architect

Projects → A → PreApproval Application ADCR/0026/21
Back

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓

### Building Details

Note :Fire NOC checks:  
 a. For Building up to 15 Mt. Fire Premium and Infrastructure Charges Not Applicable, Hence floor details is NA .  
 b. For Building above 15 Mt. Floor details is mandatory.

Name

Use

Type

No. of Beds/Seating Capacity

Proposed Height (Meter)

Activate Windows

Go to Settings to activate Win

A
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Architect

Projects → A → PreApproval Application ADCR/0026/21
Back

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓

### Building Details

Note :Fire NOC checks:  
 a. For Building up to 15 Mt. Fire Premium and Infrastructure Charges Not Applicable, Hence floor details is NA .  
 b. For Building above 15 Mt. Floor details is mandatory.

Name

Use

Type

No. of Beds/Seating Capacity

Proposed Height (Meter)

Activate Windows

Go to Settings to activate Win

Projects → A → PreApproval Application ADCR/0026/21

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓**
- Area Details ✓

Select

No. of Staircase(s)  
Enter

No. of Lift(s)  
Enter

Location of Parking  
Enter

No of stretcher Lift  
Enter

Do you want to apply FIRE NOC based on?  
 Proposed Height  Potential Height

**Save** **Cancel**

10. In [Area Details](#) page, all the required document area as per regular application with sale deed area needs to add as follows:-

Projects → A → PreApproval Application ADCR/0026/21

PreApproval Application  
ADCR/0026/21

**Submit Application**

- Application Summary ✓
- Application Details ✓
- Owner Details ✓
- Drawings ✓
- Plot Details ✓
- Building Details/Floor(s) ✓
- Area Details ✓**

**Area Details**

Add plots and enter area for each extract of the plot. All areas are in sq. mtr.

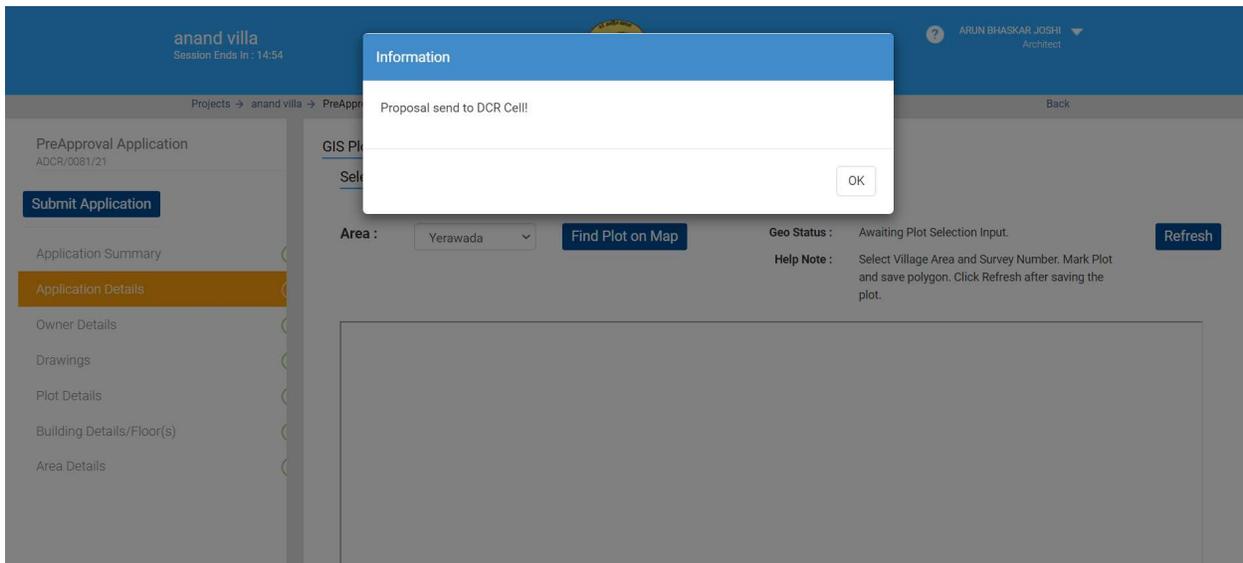
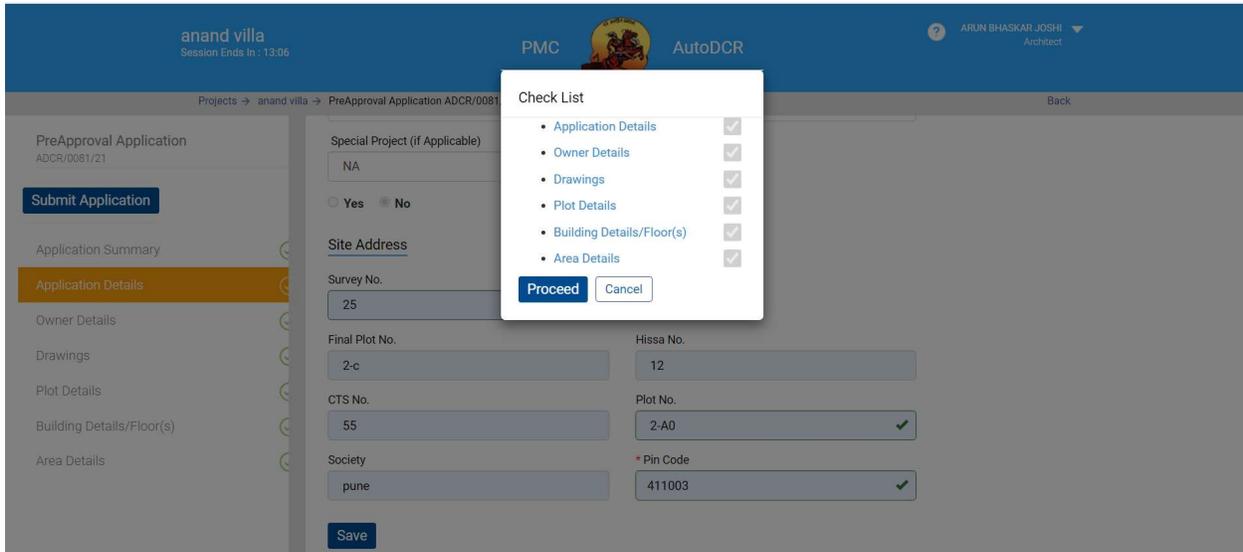
Plot No.: **1** Name: *Enter* Type:  7/12  PRC Extract: **1**

Extract no.	7/12 Area	PRC Area	B-Form Area	Index	PAH Area	Allotment Letter Area	Gunthewari Area	Sale Deed Area
1	0	NA	0	0	0	0	0	0
+ Extract								
<b>Total</b>	0	0	0	0	0	0	0	0

**Save**

+ Add Plot

After submitting the application, application will sent to DCR Cell and file will be available at [scrutiny pending](#) tab where [Auto scrutiny](#) will be done and file will be proceed to [scrutiny done](#) tab where scrutiny challan will paid and file will be forward to [drawing verified](#) tab.



11. After **Scrutiny done**, applicant will generate PDF in drawing tab, E sign it and verify it in **drawing verified** tab. After verified file will move to **printing done** tab and applicant will apply For Regularization.
12. For Regularization, applicant will copy temporary Application no. and apply for gunthewari regularization.

The screenshot displays the AutoDCR software interface. At the top, a blue header bar contains the text "Session Ends In : 7:23", the "PMC" logo, the "AutoDCR" logo, and the user profile "ARUN BHASKAR JOSHI Architect".

Below the header, there are four main status dashboards:

- Compounding:** 3 Draft, 0 In-Process, 0 Approved, 0 Rejected.
- Fast Track:** 4 Draft, 0 In-Process, 4 Approved, 0 Rejected.
- Gunthewari Pre-Approval:** 15 Draft, 7 Scrutiny Pending, 1 Scrutiny Done, 0 Drawing Rejected, 5 Drawing Verified, 0 Printing Done.
- Gunthewari Regularization:** 6 Draft, 8 In-Process, 7 Plan Approved, 0 Rejected, 3 Approved.

Below these dashboards, two application progress trackers are shown:

- Application No: ADCR/0087/21**  
Proposal Type: Gunthewari Proposal  
Warje  
PreApproval [New]  
Draft  
Created On: 10/01/2022  
Progress: Draft (filled), Proposal Submitted (empty), Scrutiny Done (empty), Drawing Verified (empty).
- Application No: ADCR/0077/21**  
Proposal Type: Gunthewari Proposal  
KOTHRUD-NORTH  
PreApproval [New]  
Draft  
Created On: 05/01/2022  
Progress: Draft (filled), Proposal Submitted (empty), Scrutiny Done (empty), Drawing Verified (empty).

An "Activate Windows" watermark is visible in the bottom right corner of the screenshot.

13. In Regularization, applicant will submit temporary Application no. and apply for Regularization.

Session Ends In : 14:44

PMC  AutoDCR

ARUN BHASKAR JOSHI  
Architect

Project Title

40 Character max.

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

PreApproval  Regularize

Project Type: Proposed Building Case Type: New Proposal Type: Residential

ADCR No.

Enter ADCR No.

Activate Windows

14. In Regularization, M RTP is replaced with the SARAL FORM.

5  
Session Ends In : 14:49

PMC AutoDCR

ARUN BHASKAR JOSHI  
Architect

Projects → 5 → Commencement Application 0032/21

Commencement Application  
0032/21

Submit Application

- Application Summary ✓
- Saral Gunthewari Form ✓**
- Owner Details ✓
- Document Checklist ✓
- Project Team ✓
- Fees, Challan and Payments ✓
- View Challan ✓
- Site Progress ✓
- Tentative Challan ✓

**Saral Gunthewari Form**

Survey No.

Final Plot No.  Hissa No.

CTS No.  Plot No.

Society  \* Pin Code

Name of the respective field office  Word No.

Plot Area  Construction Area

Save

15. Owner's details will be fill same as per application info.

10  
Session Ends In : 14:48

PMC AutoDCR

ARUN BHASKAR JOSHI  
Architect

Projects → 10 → Commencement Application YER/0017/21

Commencement Application  
YER/0017/21

Submit Application

- Application Summary ✓
- Saral Gunthewari Form ✓
- Owner Details ✓**
- Document Checklist ✓
- Project Team ✓
- Fees, Challan and Payments ✓
- View Challan ✓
- Site Progress ✓
- Tentative Challan ✓

**Owner Information**

**NOTE: The name enter by you will appear same in Commencement Certificate.**

\* First Name  \* Middle Name  \* Last Name

Peth / Village  Addhar Card No.

Email Address  Contact Number

\* Owners Address

POA Info [if checked furnish PAH/Owner Affidavit]

16. Document checklist as per applicable need to be fill as follows.

Test Proposal
ARUN BHASKAR JOSHI  
Architect

Projects → Test Proposal → Commencement Application ADCR/0013/18
Back

Commencement Application  
ADCR/0013/18
Mandatory Optional

Submit Application

- Application Summary ✓
- M RTP/(Declaration on e-sign) ✓
- Owner Details ✓
- Application Checklist ✓
- Document Checklist ✓
- Project Team ✓
- Fees, Challan and Payments ✓
- View Challan ✓
- Site Progress ✓

Sr No		Documents Name		Attachment View
1	<input type="checkbox"/>	7/12 (Extract)		
2	<input type="checkbox"/>	Property Card		
3	<input type="checkbox"/>	Demarcation Certificate		
4	<input type="checkbox"/>	Indemnity Bond, As Per (affidavit) Pattern.		
5	<input type="checkbox"/>	Municipal tax payment receipt / TAX NOC.		
6	<input type="checkbox"/>	Light bill.		
7	<input type="checkbox"/>	Proof that the construction / plot is before 1st January 2021. (Property tax receipt, documents regarding construction / purchase of land, transcript of change, receipt of NA penalty from tehsildar's office.)		
8	<input type="checkbox"/>	Copies of unofficial / official layout of the premises (Three copies).		
9	<input type="checkbox"/>	If there is construction on the plot, 6 copies of the existing Structure of license from the architect / engineer as well as the landlord's		
10	<input type="checkbox"/>	Structural Stability Certificate issued by Structural Engineers regarding construction on property.		

17. In [project Team window](#) Architect/license information, Structural information and owner's information need to select from list.

18. After fulfilled required information applicant will submit application for approval for gunthewari regularization. After approval file will be available in [Plan approve](#) where applicant will pay challan for regularization and challan will generated
19. After paying challan Regularization Certificate will generated and sign by approval authority will be available in [Approved tab](#).
20. Rejected file will be available in a [Rejected tab](#) with rejection certificate.