EXECUTIVE SUMMARY

AUTOMATION OF ZONE CONFIRMATION STATEMENT

Rashmi Wanjari[1] (Dy. Planner, CIDCO) & Unmesh Chaphekar[2] (Dy. Planner, CIDCO)

Over the past few years' automation systems are becoming an integral part of all organizations/ Planning authorities/ Urban Local Bodies (ULBs) resulting in smooth managing and processing of several applications daily. Automation is one of the successful ways to process applications speedily, efficiently, and smartly. In this COVID pandemic situation, where the public interface is minimal, it is the prime need of time to make the processes automated for hassle-free, easy, and efficient outputs for the public domain.

The Government of India (GoI) has taken initiative such as Government to Citizen (G2C) Interactions under e-governance. On this line, various authorities falling under the ambit of Urban development have initiated processes to improve the public interface with Government through the online system such as granting permission for development through AutoDCR, land sale, and various related NOCs pertaining to land development. One such system is an issuance of the Zone Confirmation Statement (ZCS). Providing a zone statement is a **mandatory process** in all the Urban Local Bodies or Planning Authorities where it is mandated to prepare Development Plans (DP). This paper attempts to understand and simplify the conventional paper-based system of issuing ZCS through automation. The outcomes of the process of automation of ZCS explained in the paper shall be used worldwide for easy dissemination of information in the public domain. **This case study covers the Public service delivery through digital governance.**

ZCS is a statement that defines the zone of the land and it is prepared to understand its potential in terms of the permissibility of land use and Floor Space Index (FSI). ZCS specifically used during the land transaction i.e. sale & purchase of land and helps buyers & registrar to identify the monetary benefits and calculate the valuation of the land respectively. This paper explains the processes of ZCS for the newly notified area i.e Navi Mumbai

Airport Influence Notified Area (NAINA) having a vast area profile comprising 175 villages including three talukas of Raigad Districts (Panvel, Pen, and Uran). City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) is appointed as Special Planning Authority (SPA) for NAINA in 2013 under section 40(1) of the MR & TP Act, 1966.

CIDCO-NAINA office receives almost 15 to 20 applications per day requesting for issuance of ZCS with a varied combination of zones. The duration to process one application is about 7 to 8 working days including all necessary steps like scrutiny, confirmation, and final approval. CIDCO-NAINA envisages its vision to achieve smart, easy, fast, and user-friendly issuance of ZCS. The process of converting the current manual system to an online system is almost on the verge of launch.

This paper is divided into two parts viz. Part-I & Part-II as briefed below:

PART-I introduces the conventional paper-based system of issuing of Zone Confirmation Statement (ZCS). It further explains its purpose, elaborates on the current modus operandi, and focuses on the lacunas of this conventional process. It also describes the modification in the conventional system and its implications.

PART-II explains the need for automation and its advantages. It further recommends the online system which helps to reduce gaps that exist in the present conventional paper-based system of issuance of ZCS. This section also highlights the expanded benefits of the online system and its implied advantages across other domains involving land transactions.

Conclusion

The findings of the case study reveal that automation of ZCS would be useful for the authorities and municipal corporations/councils in the field of land records such as the office of land records (respective talukas), concern Grampanchayat, tehsildar offices, etc. dealing with land records. This documentation shall strengthen the Govt. initiatives of e-governance under Government to Citizen (G2C) interaction wherein building an exhaustive database of land records listing all Survey Nos/Gut Nos. in order to address various types of ZCS. Such Integration is truly a promising road map for the automation of ZCS in the future.

AUTOMATION OF ZONE CONFIRMATION STATEMENT

Rashmi Wanjari[1] and Unmesh Chaphekar[2]

PART-I

This section briefs about the Navi Mumbai Airport Influenced Notified Area project area and introduces the conventional paper-based system of issuance of Zone Confirmation Statement (ZCS). It further explains its purpose, elaborates on the current modus operandi, and focuses on the lacunas of this conventional process.

1. Introduction

Over the past few years' automation systems are becoming an integral part of all organizations/ Planning authorities/ Urban Local Bodies (ULBs). Simplifying the process of managing and processing several applications daily through automation is a pre-requisite in today's era. Automation is one of the successful ways to process applications speedily, efficiently, and smartly. Such automated initiatives improve public interface thereby providing a system that is user friendly in terms of saving time and money.

The Government of India (GoI) has taken an initiative to enhance the types of Government Interaction in e-governance (INSIGHTSIAS, 2014). One of the Government Interaction in e-governance is Government to Citizen (G2C) Interactions. On this line, various Administrative organizations had taken the step to improve the public interface with Government such as obtaining important document(s)/ certificate(s) like Passport, Aadhar card, land records, etc. from the concern websites; for addressing online grievances redressal, for conducting online common entrance exam for primary level selection in particular disciplines

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and many more. In this COVID pandemic situation, where the public interface is minimal, it is the prime need of time to make the processes automated for hassle-free, easy, and efficient outputs for the public domain.

Under the Maharashtra Right to Public Service Act 2015 and as a part of reforms for Ease of Doing Business in the Real Estate Sector, authorities covered under the ambit of Urban development has initiated various processes through an online system such as granting development permissions through AutoDCR, remarks for land sale, payment receipt generation and other related NOCs about land development. One such system is an issuance of the Zone Confirmation Statement (ZCS). Providing a zone statement is a mandatory process in all the Urban Local Bodies or Planning Authorities where it is mandated to prepare Development Plans (DP). This paper attempts to understand and simplify the conventional paper-based system of issuing ZCS through automation. First Section elaborates on the current paper-based system and its shortfalls. The second section explains the need for automation and its advantage. The outcomes of the process of automation of ZCS explained in the paper shall be used worldwide for easy dissemination of information in the public domain. This case study covers the Public service delivery through digital governance.

2. CIDCO as an organization in brief

City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO), is a company wholly owned by the Governments of Maharashtra (Undertaking) and was incorporated on 17th March 1970, with the specific aim of creating a new planned, self-sufficient and sustainable city on the mainland across Thane creek adjoining Mumbai i.e. Navi Mumbai. With times, the Concept of New Towns has evolved manifolds and CIDCO is designated Special Planning Authority for various new town projects like New Nanded, Waluj, Chikaldara, and Aurangabad. Further, CIDCO's planning expertise has extended its arm

toward promising future development around the proposed Navi Mumbai International Airport (NMIA) called 'Navi Mumbai Airport Influenced Notified Area'(NAINA).

3. NAINA Project in brief:

NAINA is a newly notified area for which CIDCO is appointed as Special Planning Authority (SPA) under section 40(1) of the MR & TP Act, 1966 (CIDCO, 2013). In light of the said role of CIDCO in NAINA, the smooth functioning of various systems such as granting Building permissions, part Plan issuance, ZCS issuance, grievances redressal, RTI, Plan preparation in GIS, etc. are need to emphasize. These functions are the significant structure of the NAINA project and involve interaction between CIDCO and the public at large. Out of these functions, this case study paper focuses on the processing of the issuance of ZCS.

Fig 1: Plan showing Boundary of Navi-Mumbai Airport Influence Notified Area (NAINA)

NAINA comprises 175 revenue villages from Panvel (93 Villages), Pen (77 Villages), and Uran (5 Villages) Talukas of Raigad District of Maharashtra admeasuring an area of 371 Sq. Km. This administrative entity as a whole is a sub-part of the Mumbai Metropolitan Region (MMR) (MMRDA, 1975). It has various notified entities such as Matheran Eco-Sensitive Zone (MESZ), Karnala Eco-sensitive Zone, Coastal Zones, Forest Zones, Industrial layouts, etc.

Considering the massive scale of the project, the Development Plan has prepared at two stages. At the first stage, the Interim development plan (IDP) has prepared for 23 villages of NAINA experiencing high development potential, as per all the procedures as laid down in the Maharashtra Regional and Town Planning Act (MR&TP Act)1966. This IDP plan sanctioned

by the Government in April 2017 and excluded parts sanctioned in March 2019. At the second stage, the Development Plan for the rest of 152 villages sanctioned by the Government in September 2019, and approval of the excluded part is expected in a short time.

Before the sanction of these development plans, multiple plans like draft Development Plans (DP) and draft /sanctioned Regional Plans (RP) needs to be referred at the time of preparation of ZCS because of stringencies. After sanctioning of Development plan, only sanctioned plans are referred. Though the various notified entities as mentioned above need to refer in both cases. CIDCO-NAINA office receives almost 15 to 20 applications per day requesting for issuance of ZCS with varied combination of zones. The duration to process one application is almost 7 to 8 working days including all necessary steps like scrutiny, confirmation and final approval.

4. ZCS and its process

Zone Confirmation Statement is a statement that defines the zone of the land. It is prepared to understand the potential of the land. The zone defines the land use and permissible Floor Space Index (FSI) on the land. ZCS is specifically used during the land transaction. For buyers, it helps to identify the monetary benefits and for registrar, it helps to calculate valuation based on annual Schedule of Rates.

4.1 Formulation of Objectives

NAINA envisages its vision for the improvisation of ZCS. The vision is to achieve smart, easy, fast and user-friendly issuance of ZCS. For this, a people-friendly framework for a smart online system for ZCS needs to be articulated. To achieve it, this paper formulates the objectives as follows:

i. To understand the current process of issuance of ZCS and identify its challenges as a conventional paper-based system.

ii. To identify methods of reducing the involvement of human resources and to reduce overall cost overheads.

iii. To provide means to create a paperless system that is less time-consuming.

4.2 Current process

The flowchart (Figure 2) explains the process of issuing single ZCS application in
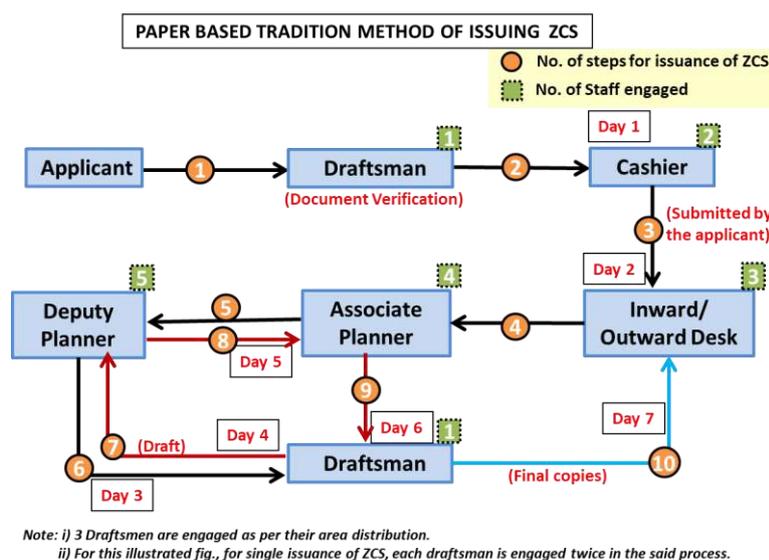

Fig 2: Flow chart explaining paper-based process of issuing single ZCS application

current conventional paper-based system:

In the current process, the applicant manually submits the application to the Draftsman along with 3 to 4 requisite documents that include an application form, original 7/12 Extract, Taluka Inspector of Land Records (TILR), Survey map/ Gut book, self-certification document (Identity proof) and notarised authority letter only if Owner is not able to visit office personally. After the basic scrutiny by Draftsman, the challan is created for the payment of scrutiny fees by the cashier. The scrutiny fees for each Survey Number/Gut number is Rs 100/-. On confirmation of payment from the cashier (payments are done mostly in cash by the applicants), the receipt of the payment is submitted to the dispatch section for inward of the document along with the application. The complete application is then forwarded to the Associate Planner. The Associate Planner forwards the application to the concerned draftsman

through the concerned Deputy Planner based on the area distribution at work. The concerned draftsman does detailed scrutiny and prepares a proposal illustrating the zone status and forward it to the Deputy Planner. The Deputy Planner examines the proposal, verifies, and confirms the Zone of land under reference. On confirmation, the Deputy Planner recommends the draft proposal to the Associate Planner for approval. The Associate Planner approves the draft ZCS and directs the Draftsman to put up final copies for signature. The draftsman prepares fair copies and gets it signed by the Associate Planner and forwards it to the dispatch section. The dispatches section outwards the proposal to the applicant either by hand delivery or by post. In the present offline system, 3 Draftsmen are engaged for issuing ZCS considering the horizon of the notified area. Processing a single ZCS application takes almost 7 to 8 working days which involves 10 steps as shown in fig 1. In the entire process, the applicant visits the office several times to apply, seek a status update of the same, and obtain the ZCS. For obtaining ZCS, the only landowner can make an application. If the owner is not able to apply then a notarized authorization letter from the landowner to authority person is required in this case.

4.3 Perspective of people engaged in current process:

To understand the perspective of the user and the employee, their feedback on the entire process of issuing ZCS was sought. The quotes are as follows:

"*Very time consuming and lengthy process*"- ZCS applicant

"*Exhaustive work and repetitive*" - Draftsman

"*Simplifying the current process of ZCS is must*"- Associate Planner

After taking reviews of the people involved in the conventional paper-based system of issuing ZCS, it is found that there is utmost need to streamline the current conventional manual based system. The reason being manual process consumes lot of manpower, time, incurs lots of cost overheads for printing/stationary including salaries. In this view, an approach is formulated to transform the conventional paper-based system into paperless automated system.

In the conventional paper-based system where chances of manual errors such as misplacement of documents, delaying in the approval process, typological errors etc. are high and can be avoided by adopting automated system.

4.4 Modification in current process of issuing ZCS

Meanwhile, to ease the manual process of issuing ZCS, two major changes were adopted in above mentioned process. They are as follows:

1) After preliminary scrutiny by the draftsman, the Deputy Planner generates challan for online payment where the applicant need not visit cashier for payment. Online payment mode is made mandatory where the applicant can make the payment from mobile or internet through the CIDCO portal. However, this process also consumes one daytime as the applicant need to attach a payment receipt in hardcopy while submitting the application. Mostly the applicant can submit it on the same day also.

2) Once the draftsman put up a proposal to the Deputy planner, the Deputy planner examines the proposal, verifies and marks the proposal back to the draftsman to put up final copies, except when there is any decision needed. These final copies are then forwarded to the Associate Planner for approval and signature. After signature, it is sent to the dispatch for outward. This process reduces one day of processing of ZCS. Fig 3 below illustrates the
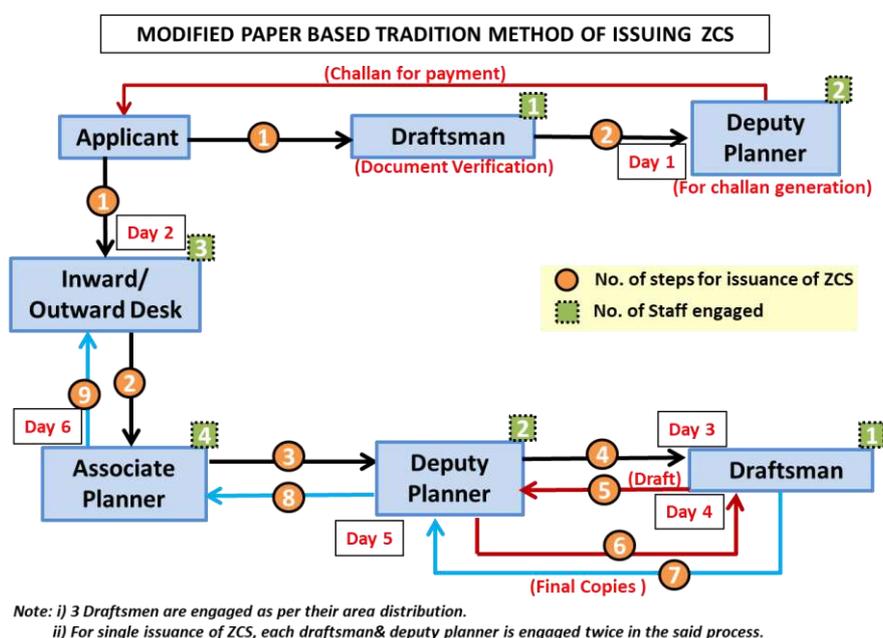

Fig 3: Flow chart explaining modified process of issuing single ZCS application

modified process of issuing ZCS.

Now with the modified processing method, a single ZCS application takes almost 6 to 7 working days. The number of persons engaged in each process is also reduced to 4 as it was 5 in earlier case. However, along with 3 draftsmen, 3 Deputy Planners are engaged in this modified paper-based method of issuing ZCS. The citizen charter of NAINA office offer various Services & Facilities to public including ZCS which frames a period of 15 days for issuance of single paper based ZCS. With this reference the issuing process of ZCS is relatively fast but the entire process becomes cumbersome which is explained as shortfalls in next segment.

5. Shortfalls of current process

The shortfalls of the conventional manual based system identified are briefly discussed below:

1. Sub-optimal use of manpower as it engages approx. eight employees for the work. This manpower can be utilized in some other domains for productive work.

2. Time consuming because of lengthy approval process results in period of 6 days in obtaining single paper ZCS. This may also extend up to period of 15 days or more in case of any discrepancies found in the document.

3. Involves manual work in terms of Manual Scrutiny of all zone plans and high chances of error/omission of checks.

4. Increase in cost overheads such as paper, printing, computers etc. including salaries.

5. Multiple visits of applicant/user to keep the check on status of processing. This shall result in malpractices, as applicant may face corruption through intermediaries.

6. No knowledge up-gradation being a laborious & standard process with no variations.

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PART-II-

This section explains the need of automation and its advantages. Its further recommends the online system which help to reduce gaps that exist in the present conventional paper-based system of issuance of ZCS. This section also highlights expanded benefits of the online system and its implied advantages across other domains involving land transaction.

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1. Need of Automation

The shortfalls of the conventional manual system can be resolved with automation. The paperless automated system helps in saving money on printing, cost overheads and also becomes user friendly. The automated system will improve the government to citizen interface by reducing/avoiding multiple visits of the user to the authorities/ organizations. CIDCO organization has almost completed the process of converting current manual process of issuing ZCS to the online issuance of ZCS through NAINA portal.

2. Proposed automated process

The proposed automated system of issuance of ZCS is an effort to ease out the prolong ways of obtaining ZCS. The flowchart (Figure 4) explains the 5 easy steps of online ZCS.

The user shall visit the NAINA portal, select the ZCS option and register by Sign-up. The user must enter the basic information like the name of applicant, email ID/Mobile details (required for OTP generation), enter Aadhaar card/ Pan card details and his/her address on the data screen. The user has to Sign in using one-time OTP generation either on mobile or email ID. The user shall further provide details about the location of plot in terms of district, Tehsil, Village and entire Survey Number/ Gut Number from the dropdown data list. While entering data, the location of selected survey number (No.) will be displayed on NAINA GIS (Geographic Information System) map window linked through CIDCO GIS server. NAINA

have all DP/ RP plans available in GIS database. All the village maps are compared with the cadastral data and updated accordingly while preparing the development plans in GIS. Therefore, these layers are proposed to make available in public forum with an objective to
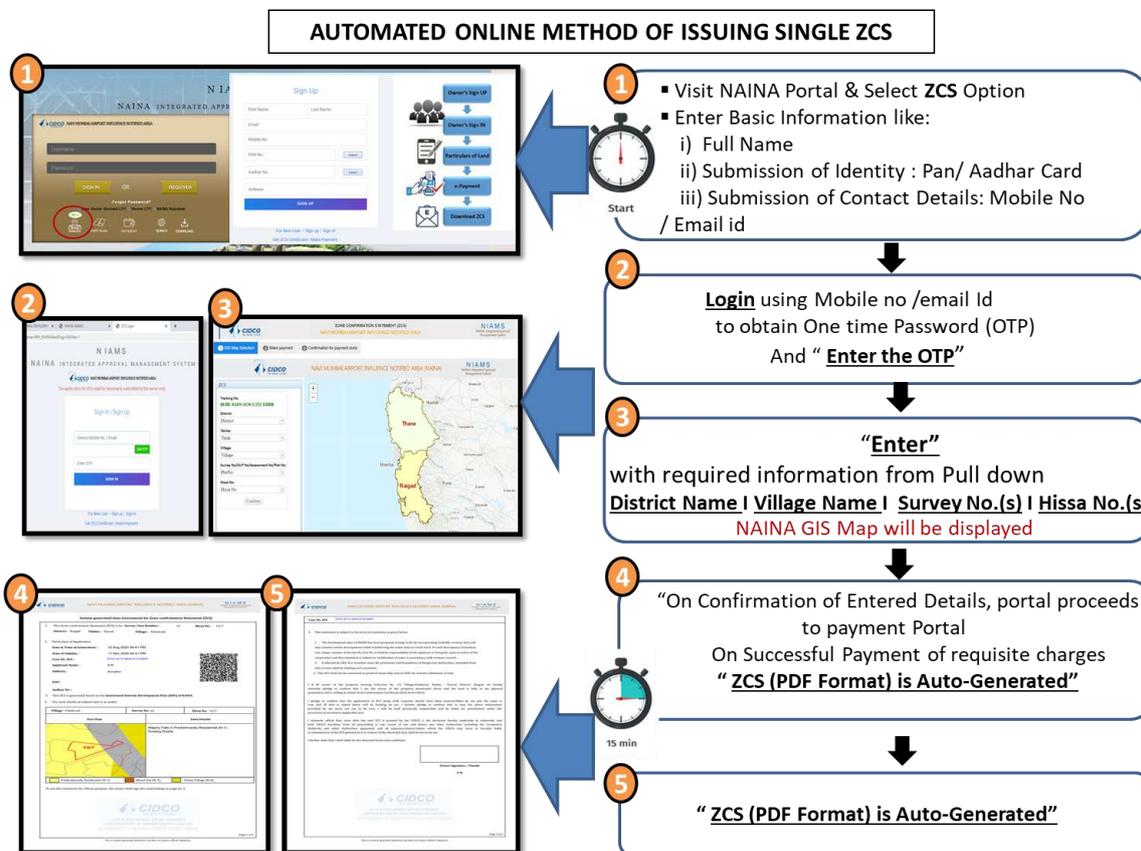
help user view it through NAINA portal.

Fig 4: Flow chart explaining automated process of issuing single ZCS

The user shall confirm above filled information along with location (shape & size of Survey Number/ Gut Number). On confirmation, payment gateway will open. After successful payment of requisite charges, ZCS statement will be auto generated (in .pdf format) mentioning zones along with plan of their land. The user can print or save the ZCS generated through online system. This auto-generated ZCS need to be signed by the landowner as the onus of proving ownership is with applicant itself. The sample of auto generated statement is enclosed at Annexure-1.

To bring 100% authenticity to ZCS generated through this online system, QR code is inserted on the final document. Any malpractice with the content of the document can be tracked with help of scanning the QR code printed on it which will reveal the original content. This brings in full protection to the content of the ZCS provided by the authority. The auto generated e-mail/alerts will be generated for issuance of ZCS to the concerned officials within the authority/organization for accountability.

3. Advantages of Automation

The proposed automation system will magnificently beneficial to the organization and will become highly user friendly. The advantages of the proposed automation system for ZCS are as follows:

3.1 Easy Access through online portal

Instead of submission of 3-4 requisite documents in the current process for which the users have to chase his feats from department to department, in proposed online system there is no need to submit any documents by the user. The only reason behind this is that in current process where the responsibility of checking the authenticity of landowner and documents submitted by them where vested with the organization, in proposed online system, the responsibility of the authenticity lies with the user as they fill the information, re-confirm the entered data and sign the final copy. If needed, a Short Message Service (SMS) based OTP (One True Pairing) system can be proposed for cross checking of ZCS issued.

3.2 Record keeping

The auto generated alerts are sufficient to keep the track on the number of ZCS issued per day which helps to keep records systematically and thereby bringing in more transparency. This reduces burden on keeping unnecessary records thereby making official records paperless.

3.3   Reduces Nos. of employees engaged

Instead of engaging 8 to 9 employees of organization in processing ZCS, the proposed automated system reduces the no. of employee engaged and makes the process of obtaining ZCS fast and user friendly. Only monitoring employee (1 person) for technical support may be required as back support for the effective operations of the automated system.

3.4   Less time consuming

The automated system will reduce the lengthy and laborious time-consuming approval process of conventional paper-based system. This provides relief to applicants from visiting doors of organizations to avail this facility. Instant online ZCS will be possible on just few clicks. Thus, the users are saved from varied expenses incurred towards commuting to NAINA office through offline system resulting to Cost –time benefits. With this online ZCS in place, it pertinent to highlight that it is one of first processes of NAINA project that has come down from period of 15 days to 15mins and shall add value addition to services provided to public in its Citizen Charter.

3.5   Reduction in manual errors/omission

Since the ZCS will be auto generated based on the system feed information, also the information provided by the user is reconfirmed by the user only, therefore, the chances of omission/error are minimal. Automated approval systems eliminate manual errors such as misplacement of documents, forgetting the approval deadlines, and delay in taking next step. A reduction in repetitive work and tedious procedures will enhance decision making process.

3.6   Cost overheads

The proposed system of the ZCS will significantly reduce the costs overhead which were very high in conventional paper-based system. Resources like paper, printing computer etc. are being consumed in large quantities. Earlier, the total revenue generated per day through ZCS is Rs 6,000.00/-and total expenditure incurred per ZCS per day as against total employee

engaged is Rs. 7,900.00/-(Appx.) as per 6th pay commission. Hence, the organization shall save revenue of Rs. 1,900/- per day earlier. With implementation of 7th Pay Commission, cost incurred against each employee in the organization increases substantially and the saving figures are modified as total expenditure incurred per ZCS per day as against total employee engaged is Rs.12,859/-(Appx.). This difference in cost savings against staff own cumulative implication on the expenditure incurred for the proposed online system and will continue to do so as salary bar keep increasing over the period of time.

3.7   User friendly– A Desktop initiative

Multiple visits of the user will get reduced improving the Government to Citizen Interface. This creates trust amongst users about this automated system wherein required information can be sought without any hurdles and complexities. One can access the online system at home or any other convenient location by following 5 easy steps at NAINA portal. Elderly users who were unable to visit NAINA office personally can also avail ZCS without engaging themselves in generating authority letter.

4. Limitations of Automation

In lieu of advantages, two major limitations of the proposed online system are described below:

4.1   Lack on e- knowledge

Most of the users in NAINA's jurisdiction are farmers/villagers. They are not well versed with the online system and therefore they are unable to access to web portal. This lack of knowledge to access the web portal is a point of concern. But this concern can be addressed by creation of information desk Or Kiosk at the entrance to educate users about this proposed online system for ZCS. In this regard, printing facility for users can be provided on payment of requisite charges for printing.

4.2   System failure

This is point of concern for the organization to keep ready remedies in case of unforeseen emergencies such as system failure. A robust system with proper backup and recovery can address this concern in time for its successful implementation.

5. Conclusion

This automated ZCS system is perceived as a simple step toward E-Governance by making people interface with the government easy and transparent. The findings and conclusions would be useful for the authorities and municipal corporations/councils for the easy automation of ZCS and similar systems elsewhere. This shall also widen a scope to carry out further research on how automated ZCS can be linked or can be helpful for various other depts. /organization such office of land records (respective talukas), concern Gram panchayat, tehsildar offices, etc. dealing with land records. The proposed online system can be upgraded through its integration with Geo-Information System (GIS), Systems, Application and Productions (SAP), and online payment system. GIS-based plans help the user with a better resolution view. SAP system upkeeps online records efficiently that can be extracted as in when required and an Online Payment system for bringing ease in payment processes.

This documentation shall strengthen the Govt. initiatives of e-governance under Government to Citizen (G2C) interaction and also encourages the Use of Information Technology for delivery of public services as stated under Maharashtra Right to Public Services Act, 2015. The case study also paves way for building an exhaustive database of land records listing all Survey Nos/Gut Nos. to further detail out zone status for complex cases wherein single Survey Nos./ Gut Nos. is under different zones. Such integration is a promising road map for the improvisation of ZCS and similar processes in the future.

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CIDCO
WE MAKE CITIES

N I A M S
NAINA Integrated Approval
Management System

System generated Auto Assessment for Zone confirmation Statement (ZCS)

1. This Zone Confirmation Statement (ZCS) is for **Survey /Gut Number :**   20   **Hissa No :**   20/4

    District : Raigad   **Taluka :** Panvel   **Village :** Chipale

2. **Particulars of Application**

    Date & Time of Generation :   12 Aug 2020 04:27 PM

    Date of Validity :   11 Nov 2020 04:27 PM

    Case No. ZCS :   0303-70A2-4891-C0B6-E5D8

    Applicant Name :   R W

    Address :   kharghar

    PAN :

    Aadhar No :

3. This ZCS is generated based on the **Sanctioned Interim Development Plan (IDP) of NAINA.**

4. The zone details of subject land is as under:

Village : Chipale	Survey No: 20	Hissa No: 20/4
Part Plan		**Zone Details**
		Partially Falls in Urban Villages (N-4) , and affected by Proposed Road - , and falls under Primary Health Centre (PHC)
☐ Predominantly Residential (N-1)	☐ Mixed Use (N-3)	☐ Urban Village (N-4)

To use this statement for official purpose, the owner shall sign the undertaking on page no. 2.

This is a system generated Statement and does not require official's signature.

Sample Zone Confirmation Statement (ZCS)

Case No. ZCS   0303-70A2-4891-C0B6-E5D8

5.   This statement is subject to the terms & conditions as given below:

    1.   The development plan of NAINA has been prepared at large scale by incorporating available revenue data and may contain certain discrepancies while transferring the raster data in vector form. In such discrepancy of location, size, shape, number of Survey No./Gut No, it shall be responsibility of the applicant to bring the same in notice of the corporation and this statement is subject to rectification of same in accordance with revenue records.

    2.   If affected by CRZ, Eco-sensitive zone, the provisions and boundaries of Respective Authorities, amended from time to time shall be binding and conclusive.

    3.   This ZCS shall not be construed as proof of ownership and/or NOC for transfer/allotment of land.

I R W owner of the property bearing S.No/Gut No -20, Village-Chipale, Taluka - Panvel, District- Raigad, do hereby solemnly pledge to confirm that I am the owner of the property mentioned above and the land is fully in my physical possession and is willing to obtain Zone Confirmation Certificate (ZCS) from CIDCO.

I pledge to confirm that the application of ZCS along with requisite details have been entered/filled by me and the same is true and all that is stated above will be binding on me. I further pledge to confirm that in case the above information provided by me turns out not to be true, I will be held personally responsible and be liable for punishment under the provisions of necessary/applicable Acts.

I solemnly affirm that, even after the said ZCS is granted by the CIDCO, I, the declarant hereby undertake to indemnify and hold CIDCO harmless from all proceeding in any courts of law and before any other Authorities including the Competent Authority and other Authorities appointed, and all expenses/losses/claims which the CIDCO may incur or become liable in consequence of the ZCS granted by it in respect of the aforesaid land, shall be borne by me.

I further state that I shall abide by the aforesaid terms and conditions.

Owner Signature / Thumb

R W

Table showing total expenditure incurred per ZCS per day as against total employee engaged as per 7th Pay Commission rules.

Sr. No	Particulars	Per day (in Rs)	Remarks
A.	**Revenue collected through offline ZCS**		
1	No of ZCS inward at this office	15.00	Assuming each application has request for 4 survey Nos.
	Total revenue collected	**6,000.00**	at Rs 100 per survey Nos.
B.	**Appx. Expenditure incurred through salary by deploying the employee for issuing offline ZCS**		
1	Associate Planner 2 hrs a day (1 in Nos)	1,000	Salary considered is 1.2Lacs per month
2	Deputy Planner for 2 hrs a day (1 in Nos)	2,425	Salary considered is 97k per month
3	Draftsman for 8 hrs. a day (3 in Nos)	5,700	Salary considered is 57k per month
4	Inward/ Outward (2 in Nos)	1,334	Salary considered is 20k per month
	Total	10,459	
C.	**Cost incurred for miscellaneous**		
	Cost incurred overhead for printing, for printing color plan, paper work etc.	2,400	Assuming Rs 300 per person (total no. of employees is 8)
	Total	2,400	
D.	**Total expenditure (B+C)**	**12,859**	
E.	**Excess expenditure incurred through offline ZCS**		
	Total Loss (D-A)	**6,859**	

*Note: The calculation shown above is tentative. Salary slab is considered based on grade of respective officers and not by the experience of the employee. In reference to implementation of 7th Pay Commission, revised salary for each of above mention official is taken into consideration