



**DEPARTMENT OF DEVELOPMENT CONTROL**

**DEVELOPMENT PERMIT DIVISION  
SITE ASSESSMENT REPORT**

**1.0 LOCATION DETAILS**

Plot No: \_\_\_\_\_

District: \_\_\_\_\_ Cadastral Zone: \_\_\_\_\_

Land use: \_\_\_\_\_

Purpose clause: \_\_\_\_\_

Plot size: \_\_\_\_\_

Density: \_\_\_\_\_

Street Name (if any): \_\_\_\_\_

**2.0 SITE DETAILS**

2.1a Nature of plot [a] well drained [b] rocky [c] water logged/marshy [d] others specify

\_\_\_\_\_

2.1b Estimated slope [a] below 5% (relatively flat) [b] 5%-8% (sloppy) [c] 8%-12% (steep)

[d] 12%-18% (very steep) [e] above 18% (hilly)

2.2 Vacancy of plot [a] vacant [b] not vacant

2.3 If not vacant,

[a] Describe the development on site: \_\_\_\_\_

\_\_\_\_\_

[b] Is the development approved earlier? Yes [ ] No [ ]

[c] State conformity of development with submission: \_\_\_\_\_

\_\_\_\_\_

[b] If no conformity, specify the nature of the non-conformity \_\_\_\_\_

\_\_\_\_\_

2.4i Level of service [a] Fully serviced [b] Not serviced

[c] Partially serviced (give details) \_\_\_\_\_

2.4ii If unserviced, is there any final detailed engineering infrastructure design?

[a] Yes [b] No [c] Don't know

2.4iii Is there a need to establish DPC level? [a] Yes [b] No

2.5 Are property beacons on the ground [a] Yes [b] No [c] Explain \_\_\_\_\_

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### 3.0 PLOT HISTORY

3.1 Is there any encumbrance on the site [a] Yes [b] No

3.2 If yes, give details [a] developed [b] double allocation [c] revocation [d] flooding [e] reclamation  
[f] old refuse dump site [f] others specify \_\_\_\_\_

### 4.0 ADJOINING LANDUSE DETAILS

4.1 Nature of the adjoining land uses [a] commercial [b] residential [c] others specify

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4.2 Are adjoining land uses developed [a] fully developed [b] not developed [c] partly developed.

4.3 Compatibility of adjoining land uses [a] compatible [b] not compatible

4.4 Any observable deviations on the part of the adjoining land uses? [a] Yeas [b] No

4.5 Please comment on the surrounding of this property especially sky line, building type orientation etc  
vis-à-vis the proposed development using either a sketch plan or the layout covering the plot.

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### 5.0 SETBACK DETAILS

5.1 Setback to:

i. High tension line [ \_\_\_\_\_ kv] \_\_\_\_\_ meters/not applicable

ii. Water line [ \_\_\_\_\_ main] \_\_\_\_\_ meters/not applicable

iii. Sewer line [ \_\_\_\_\_ sewer] \_\_\_\_\_ meters/not applicable

iv. Flood plains/water channels \_\_\_\_\_ meters/not applicable

v. GSM Mast \_\_\_\_\_ meters/not applicable

vi. Antenna \_\_\_\_\_ meters/not applicable

vii. Airport corridor [a] within [b] not within [c] not applicable

- viii. Quarry site:
  - [a] Active \_\_\_\_\_ meters/not applicable
  - [b] Inactive \_\_\_\_\_ meters/not applicable
- xi. Rail line \_\_\_\_\_ meters/not applicable
- x. Building line \_\_\_\_\_ meters/not applicable
- xi Building line of corner plots (2 alternate roads must be given) \_\_\_\_\_ meters/not applicable
- xii. Inter building line \_\_\_\_\_ meters/not applicable

**6.0 RELATIONSHIP OF PROPOSAL WITH URBAN TISSUE**

**6.1 Orientation of proposed Building Relative to Road:**

- a. Perpendicular and agreeable
- b. Perpendicular but not agreeable
- c. Oblique but agreeable
- d. Oblique but not agreeable
- e. Others (specify) \_\_\_\_\_

**6.2 Relationship with neighbouring buildings (where existing)**

- i. Harmonious
- ii. Not harmonious
- iii. Distinct but acceptable (give details) \_\_\_\_\_

**6.3 Relationship with sky-line**

- i. Harmonious
- ii. Not harmonious
- iii. Distinct but acceptable (give details) \_\_\_\_\_

**7.0 GENERAL REMARKS**

\_\_\_\_\_  
 \_\_\_\_\_

Full name of Reporting Officer: \_\_\_\_\_

Designation: \_\_\_\_\_

Signature: \_\_\_\_\_ Unit: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/20\_\_\_\_