

# Impact of Land Records on Architecture Profession in Pune City

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**Abstract-** Land records are a substantial aspect in the architecture profession as it's not just paperwork. In Pune region. Pune City is develop after 1990 by Industrial, Educational, Information Technology Development and Pune Region area Consider for Research Paper is PUNE Municipal Corporation (PMC) and Pimpri Chinchwad Corporation (PCMC) along with three Nagapalika Land Record and documents like Property card, 7/12 Extract, Demarcation, Zone Demarcation, Encroachments, and development rights play an important role in the process of Architectural Design and Services.

Research objective is to analyse how cadastral and digital of land records influence architectural practice workflows and to identify professional challenges faced by architects due to land record discrepancies. Research question: What is the influence of land records and documentation on architectural practice? Research aim is to investigate how the inaccurate land records in Pune city influence on architectural practice. The research adopts a qualitative case study research design using document analysis of land records as the primary data source and a qualitative secondary research methodology through a systematic review of relevant literature. The study adopts a cross-sectional survey by using secondary data from land-related documents, analysed through quantitative content analysis.

This paper realizes the impact of land documents on architectural services and professions. Also, focusing on their influence on Design Process, Approvals of Amalgamation subdivision, Commencement Certificate (CC) as per Regional Plans (RP) and Developments plans (DP), RERA Approvals, plinth check, revised approvals, NA Orders, OC etc. Notable research gap is that land records are mostly studied from legal and planning perspective while limited attention has been given to their relevance to Architecture Education and Architecture Profession. The paper concludes that accurate land records, digital accessibility, inputs from multiple departments, proper ownership, legal

documentation, and changes in the approval process support sustainable architectural practices in Pune Region.

**Keywords:** - Commencement certificate (CC), DP and RP Maps, RERA, NA order, 7/12 Extract.

## I. INTRODUCTION

Pune Nagar Palika Established in 1858 and Expansion of Pune completed in 1950 as Pune Municipal Corporation, Area of Pune Municipal Corporation is 527 Sq./Kilometer and Development plan is published in 1978, 1997, 2021, Population of Pune is as per the 2011 Census is 94,26,959. Revenue of the areas is carried out as per the MRTP Act 1966, Municipal Council Act 1949, Maharashtra land Acquisition Act 1966 etc.

Registered Architect must render seven Comprehensive services towards the Project as Council of Architecture, New Delhi First Three Comprehensive services are related to design processes, in fourth service is Approval from the Statutory Authority (PMC, TP, PMRDA) and here is the important role of architects in analysis of land record, rules and regulations. In the Architectural Profession Practice land record is the only fundamental resource to engage extensively with address verify Ownership of land, Area of Land, Number of Owners, Type of Land, Revenue of Site, Site Boundaries, Zones, Possession of Property, development rights, reservations etc. Architect must interrelate the land record for Statutory Approvals, opinions from different departments, the feasibility study and Design Decisions. Floor space Calculations and finally all required Statutory Approvals of the Project. Reading of Ownership Document is very

important for the primary analysis of Property (Site) on the basis of these ownership documents professional person has to take the Demarcation, Zone Demarcation, Zone Certificate for analysis of Development Plan of Pune city with newly merged village of 23 and 11 (DP), Regional Plan(RP), Roads, reservations, surrounding developments and Floor Space Index (FSI) Calculations as per the UDCPR and financial feasibility of Projects is the influence on architecture profession. outlining the objective of research is Accurate and correct of documents ownership, cadastral maps and digital of land records and development plans helps architectural practice workflows and reduce professional challenges faced by architects due to land record discrepancies, verification of documents, design decisions etc. In the Urban Area of Pune City and surrounding towns in the Pune region and Rural Area of Pune surrounded by PMC (Pune Municipal Corporation limit due to inaccurate and correct documents delay in the approval of the projects, NA Orders, RERA approvals further Comprehensive services stop for the execution of the Project on Site.

Accurate and incorrect land records enhance the Design process and legal approvals for the development, redevelopment Projects, infrastructure projects, slum rehabilitation schemes thereby reduce delays of in approvals, legal actions, complaints with the help of accurate documents, architects must extend their role beyond design responsibilities. The Aim of the research paper is to study the Impact of land records on the architectural profession in Pune Region and understand how the Architectural Profession is affected by land documentation in Pune City

II.LAND RECORD SYSTEMS IN PUNE CITY

A) Land Record for Revenue and Development Purpose

Pune division of Revenue department follows the land record system from the British period for revenue purpose urban and rural area of Maharashtra have 7/12 Extract Fig.1 Ownership title documents in Extended area of the City and Property card in the Gaathan area of Village as well as the City (Congested area of the City).

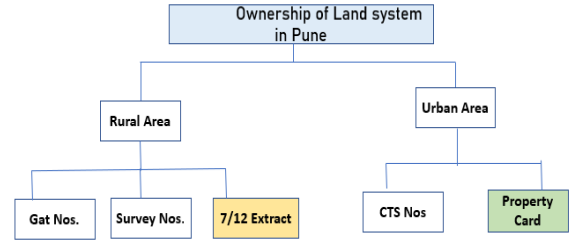


Fig. No.1: Flow Chart by Author

B) 7/12 Extract Fig.No.3: 7/12 Utara Source by authors property document After the registration Documents ownership are complete in the Sub-register office Index -II is available to check the detail information of registration and name of owners' byers and seller of land. After the submission of copy of the Registration document in Talathi Office Gravamina no 6 (Ferfar ) is generate which gives you the summery of transfer of land etc. then 7/12 extract of document are available after the 45 days of registration of land without any complaints etc. 7, 7A and 12 these three documents available in one page generic all popular term is 7/12 utara it's not only 7 and 12 it is 7, 7Aand 12. After that 8A documents is available and then the transfer of ownership process is Completed. Digital copy of 7/12, 8A, Property Card is available online by website of Mahabhumi / Abhilekh Portal. Reading the 7/12 Extract is very important for verifying clear property details such as Survey Number (S. No.), Gat Number, etc., and for identifying whether the land is of Khalsa or Dumala type. If Bhogwata No. 1 is mentioned, it indicates that the property is near a water body in such cases, the architect must visit the site and understand the site's topography and hydrology. If Bhogwata No. 2 is mentioned, permission must be obtained for the Non-Agricultural (NA) process. In the 7/12 Extract, Form 7 shows the owner's name, property area, and any remarks, while Form 7A shows the name of the current land user, the year, and the agricultural season (Kharif, Rabi, Hangam). Form 12 indicates whether the land is agriculturally usable or not, the types of crops grown, and the source of water used for agricultural purposes. In summary of the 7/12 Extract (Fig No3a&b) reading is very important before starting the architectural design process.it help till last services of the project.



E) Digitalization and Standardization of Land Records To prevent fraud and enhance traceability, all changes to land records should be mandated through online systems. Recent reforms have granted legal validity to digitally signed land records, making digitally accessed Records of Rights (RoR) and property cards legally acceptable across government departments. The Government of India has implemented the National Land Records Modernization Programme (NLRMP) as a centrally sponsored scheme by merging two existing schemes, computerization of Land Records (CLR) and Strengthening of Revenue Administration and Updating of Land Records (SRA&ULR), under the Department of Land Resources (DoLR), Ministry of Rural Development.

### III.LITRATURE REVIEW

A) (Quapp and Holschemacher 2019) This research paper highlights the legal aspects and skills an architect needs in professional practice. If architects or civil engineers breach the law, it may result in serious consequences, for example in a corresponding penalty or in a lawsuit. The objective was to obtain more information about the value of teaching law topics in architecture and civil Engineering Education. The literature highlights on how legal knowledge is very important in architectural and civil Engineering professional practices, and in education, more focus is to be given on the legal subjects after analysing various university curriculum study. The gap shows the need of further research to examine and understand the impact on architecture practice in the legal subjects. Quantitative Research Method used for the research and was conducted through the surveys in between institutes and organizations at two conferences to analyse professional competencies of architects. The Paper concludes with a strong statement that architects face problems of legal knowledge required in width and depth for better competency in the profession.

B) (Anurag Saini, Suraj Suresh, 2021) The paper exemplifies the Real Estate Regulation and Development Act, 2016 (RERA), introduced to facilitate transparency in the real estate industry's home buying process and regulation. The objective was to identify and understand the extent of the Architect's role in the act focusing on punishments

and arbitration for various offenses. Quantitative Method such as an online Survey of architect's professionals has been conducted to understand their perspective. This was undertaken to understand different viewpoints of working professionals on the topic and identify what they feel are the biggest positives and negatives of RERA, 2016. The paper concluded that an architect's signature is required at five different stages in the life cycle of a project and the penalties for any violations of the regulations of the act. The paper enhances the role of architect under the RERA Act 2016 and hoe architects are responsible while rendering certificates of five important states of RERA in the life cycle of the project and if any violation of the regulation of the RERA Act 2026 penalties area mentioned up to 5% of the project Cost Finding of gap required further research on highlighting the responsibility of Architect in Documentation of Ownership, Drawings Submission, Violation of rules and regulations and its impact of the Rera act on architecture Profession.

C) (R.T.Golgire, 2003) Published Book written in Marathi Language on *Vastu Vishes* explores the awareness of land record to the common man and professional working in Maharashtra. The book explores on how to collect the land record and how to read and interpret with other departments. The Author explains detailed information of land typology as per the Maharashtra Revenue act 1966 and explains the significance of the land documents and cadastral documents and Talathi daptar (Talathi-Revnuce office for land documents at the gram panchayat level) in Talathi Office. Also, how to read 7/12 extract ownership document of land in detail. Overall, the study creates an awareness to the common people and professionals like Advocates, Architects, Builder's, Promoters and Estate agents about the land records, and required documents and interrelate with their property documents and reduce the time to search in various departments and aware before the purchase of property and reduce financial losses. This book bridges the gap between theory and practice and serves as a guide to young architects and students of Architecture about the land record and documents.

C.CASE STUDY OF AMBEGAON (BK) PROJECT. A case study conducted in Pune Newly merger of area Ambegaon (Bk)in 1997 of s.no 26/ 3 having area of

plot 40R (1 Acre) of 24 owners. Background of case study is 24 owners purchased the Plot from real estate agent in 1985, after the registration of documents 24 owners only name presented on 7/12 extract with Ferfar no 6, Area plot, plot no of each owner was not mentioned in the ownership document, unauthorized sub division was done by surveyor's and start sale of plots. the significant impact after the development plan (DP) Published the proposed Site is affecting by two DP Roads 18.0M Wide and 12.0 Wide few of the plot affected by proposed road. As per the ULC Act, land acquisition act, Mumbai Municipal Council Act Owner has to take the FSI of Road winding and design the building but all owner wants frontage to 18.0 M wide road refer fig no 11a&b.

Conclusion of the case study is after the 7Year delay for the approval of project finally one decision has taken and solution is finalized and compromised by the owner and project is approved by the Pune Municipal Corporation and NA order is obtained from the Pune Collector Office. However, the RERA Approval, Finance approval, Society Registration, Tax dept approval, Possession of Property, Encroachment in the boundaries, few of the pass away new members issues, for all the issues solved by Architect with huge impact of land records on his profession. Overall, the case study demonstrates that the Accurate land records has positively influenced efficiency, transparency, and accessibility in property-related processes within Pune city

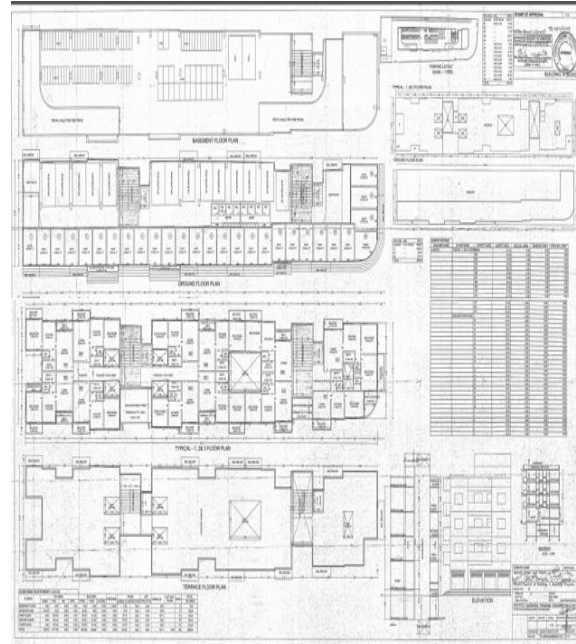


Fig no 11b Case study of Project at Ambegaon bk  
Source by Author

V.APPROVALS AND LEGAL COMPLIENCE

A) Submission for Approval of The Project  
In Pune Municipal Councils and Town Planning Departs stated the online application process of the project for the scrutiny. Architect has prepared submission drawings of Amalgamation or Subdivision as per the Conditions and final submission of the project in some case. Architect has to fill the submission form as per the MRTTP Act 1966 Guidelines with Sign of Owners and Architect with Registration No and detail information of Building with Specification etc and set of required documents mentioned in the Submission Form. Architect has to take follow-up of approval process regularly personally or through the Assistants. rejection by drawings architects easily correct any objections and rejection by the documentation it will delay the approval process. it will effect on further service of the project. Approval of Project is given by Commencement Certificate and Approval Stamp on Drawings with so many conditions it is a duty of Architect to carefully read the terms and Conditions mentioned in CC (Commencement Certificate) it is the only green signal to the architects and owners to proceed for the execution of the project. Commencement Certificate, Commencement of

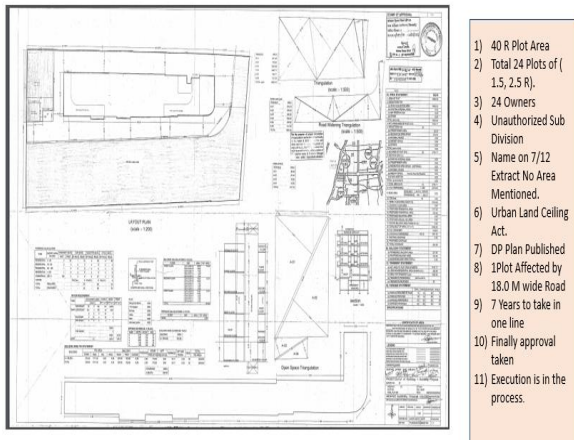


Fig no 11a Case study of Project at Ambegaon bk  
Source by Author

Work, Plinth Checking, revised if any, full or Part Completion of project after all NOC of Different Departments like Water supply, drainage, environment, lift, Road, Electricity, Garden etc.in this journey of approval any delay, rejections, stop work Notices etc due to the land records and documents. Professional Practice of Architect Badly affected. Officers' hierarchy In Maharashtra for land records and Approval of projects.

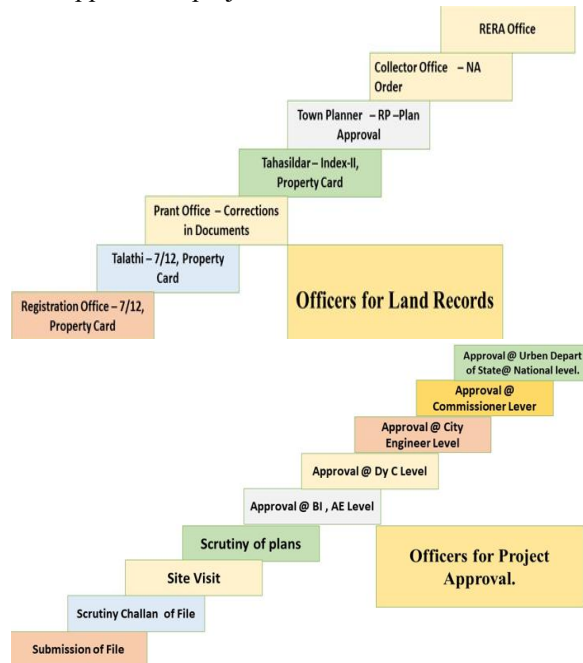


Fig No 10. Officers for Land Records and Approval of the project in Pune Region (Source by Author).

VI. FACT FINDING AND ANALYSIS

A) Risk in the process of project after approval is Architect and Owners has to follow all terms and conditions mention in the Plan and CC (Commencement Certificate). Violation of terms and Condition revocation of approval Notice will be Given and within 24 hours Architect must submit the satisfactory Documents /Answers etc. revocation of approval is the big risk in the process of project from the authority

B) Commencement certificate (Fig no -11) from the Authority is given without considering legal ownership right of land and building. if any issues come after the approval authority may give work stop notice to architect and owner.



Fig no 11 Commencement Certificate Source from Authors project from PMC

C) After the approval of the project with in one-year execution of work is to be start. otherwise, extension of approval must be taken in between land ownership etc issue raised, Court Case filed etc. hence the delay of project by impact of land records

D) Before start of work all terms and Conditions Mention in the Collector order of Non-Agriculture use land permission (NA order) must be taken, ULC (Urban Land Ceiling Order, Environment Control Department Order, Labour Insurance Letter etc must be follow strictly in the process of project till Completion Stage.

E) Verification of Land Documents (Fig no 12), Research, irregularities, outdated records, possession of land. Accessibility of land, Zoning, Reservations, new amendments in building byelaws, Gazettes. Regional Plans (RP) and Developments plans (DP), Road Widening, Misrepresentation of Drawings etc for the safeguard to client, Investments and Professional Practice of Architect, Financial Agencies Architects need to verify all the documents rigorously for later legal hang-up of Project.

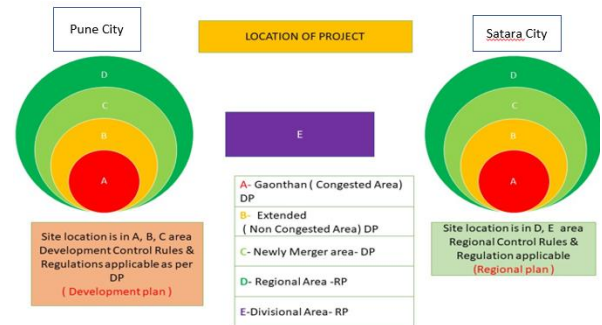


Fig No 12. Land Documents Pune and Satara City (Source by Author)

VII. RESEARCH METHODOLOGY

The study was completed through an analysis of land records, land documents, and maps, supplemented by a review of the literature. The review examined the role and importance of land records before initiating the project design. Analysis of land records was carried out on a case-by-case basis through actual building permission analysis, commencement certificate, and related reports. The author also reviewed and wrote chapters for the book “*Vastu Vishesh*,” to create public awareness of land records in the Marathi language. A cross-sectional survey of land-related documents was conducted to examine the relationship between professional architectural practice and land records, using a quantitative research methodology. The research adopts a qualitative case study of document analysis of land records of projects as the primary data source and a qualitative secondary research methodology through a systematic review of relevant literature by using tool Academic papers and books. The study adopts a cross-sectional survey by using secondary data from land-related documents, analysed through quantitative content analysis through the tool Project records and legal documents.

VIII.FUTURE RECOMMENDATIONS

A) Development in 7/12 Extract  
 In the 7/12 Extract of the land two point to be add one is recent Zone of land and second is land is accessible or not. Online digital document is available through the Govt Websites. Digital 7/12 extract hyperlinks with Regional and Development plan is benefited to the promoters, builders, land estate agents, financial agencies and govt officers and with Architect for the verification of feasibility of land in one click.

B) GIS Integration  
 GIS Maps to be consider as legal land documents at everywhere this as national reforms help to architects for Automated check, verifications, analysis, generate repots, conclusions for the repot and taking final decision for the design process.

C) Challenges in Transition  
 Architects handle the Challenges in the process of Design but approval from the statutory and land documents are the challenges remain.

- 1)Inaccurate documents, land disputes between owners’ family members, clear title of ownerships, legal aspect related land, courses, Encroachments’.
- 2)Old Maps. Old land records digitalisation is incomplete verification and confirmation is to be complete manually.
- 3) Need of Training to the architect for how to interpret digital systems or manual verification systems and integrate the workflow of project as per the. (Fig no14)

D) Capacity Building  
 Five years B. Arch Course of Architecture Education from second year land record and documents and legal aspect of the project such subject or topics to be introduce. Training to the students given at academic level how to interpret the online land documents of the project. More focus is to be given on approval process from statuary authorities, list documents for the approvals, dialog with officers for guidelines from Govt side. Relevant Acts and Amendments. Gazettes, Development Control Rules and Regulations etc fig no 13 shows the role and responsibilities of Architect towards the project.

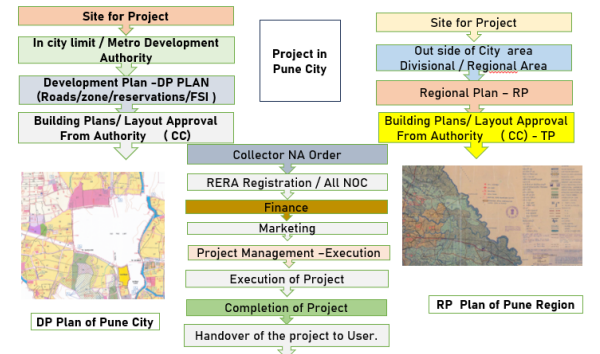


Fig.no. 14: flow chart of project source by Author

IX. CONCLUSION

Land record in Pune Region plays a major role in the process of development of project and land records apply a significant influence on architecture profession with enhancing efforts in the transference in legal aspects, accuracy, quick compliance of site Data, site disputes, fostering collaborative workflow with statutory authorities. Work culture in land records and documentation is to be transform from paper base to digitalisation in accessible, integration with GIS, for verification. However, inaccurate data, gap in digitalisation in land record, awareness, education,

training, skill gap, changes in different acts mean that architect must be more vigilant, responsible, correct information of land record, technically sound while doing the professional practice in Pune Region. In conclusion, land records play a crucial role in ensuring legal security, transparent governance, and effective land management. They serve as authoritative evidence of ownership, help prevent disputes, support economic development, and enable fair taxation and planning. Accurate and updated land records are therefore essential for protecting individual rights and promoting sustainable development. Verification of ownership documents online and further verification through the hyperlinks for checking Zones, reservations, remarks, roads, FSI etc in the online documents and fast track approval process through the online support sustainable architectural practices in Pune Region.

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