

WHAT IS PLUTO™?

The Primary Land Use Tax Lot Output (PLUTO™) data files' copyright is the trademark property of the City of New York Department of City Planning (DCP). PLUTO™ was developed by the Information Technology Division (ITD)/Database and Application Development Section to meet the growing needs for extensive land use and geographic data at the tax lot level in PC format. The data files are available as ASCII comma-delimited borough text files on CD-Rom. Each file contains the tax lots within the borough.

Users can either work with borough files or create study area files using the PLUTO Select application. The application creates data files for selected tax blocks or community districts/joint interest areas. The PLUTO Select application was developed in Visual Basic® under Windows XP® and can also run under other Windows® operating systems (95, 98, ME, NT and 2000). The Department of City Planning does not endorse any particular product.

The PLUTO tax lot data files contain over seventy data fields derived from extracts of mainframe data files maintained by the Department of City Planning (DCP), Department of Finance (DOF), Department of Citywide Administrative Services (DCAS), and from information contained in Landmarks Preservation Commission (LPC) publications and web site. The ITD/Database and Application Development Section has also created additional fields based on data obtained from one or more of the major data sources. PLUTO data files contain four basic types of data:

- Tax Lot Characteristics;
- Building Characteristics;
- Geographic/Political/Administrative Districts; and
- Geographic Fields formatted for use with DCP Geographic Mapping Files.

There are two idiosyncrasies regarding the tax lot data. The PLUTO data contain one record per tax lot except for condominiums. PLUTO data contain one record per condominium complex instead of records for each condominium unit tax lot. A tax lot is usually a parcel of real property. The parcel can be under water, vacant, or contain one or more buildings or structures. The Department of Finance assigns a tax lot number to each condominium unit and a "billing" tax lot number to the Condominium Complex. A Condominium Complex is defined as one or more structures or properties under the auspices of the same condominium association. Consequently, before the development of the PLUTO data, comparing Department of Finance tax lot data was difficult in study areas that contain both condominiums and other types of real property. To improve this situation, DCP summarized DOF's condominium unit tax lot data so that each Condominium Complex within a tax block is represented by only one record. The Condominium Complex record is assigned the "billing" tax lot number when one exists. When the "billing" tax lot number has not yet been assigned by DOF, the lowest tax lot number within the tax block of the Condominium Complex is assigned.

The second idiosyncrasy is related to borough and community district geography. Two portions of the City, Marble Hill and Rikers Island, are legally located in one borough but are serviced by another borough. Specifically, Marble Hill is legally located in Manhattan but is serviced by The Bronx, while Rikers Island is legally part of The Bronx but is serviced by Queens. Therefore,

Marble Hill tax lots are located in the Manhattan borough file and Rikers Island tax lots are in The Bronx borough file. The PLUTO Select application, which is discussed later in this document, will automatically select all of the tax lots in a community district even when the community district spans more than one borough. The PLUTO data are updated annually. Check the City Planning web site, www.nyc.gov/planning for update status. The files include eight date fields which provide the dates of the data. DATE OF RPAD DATA is the date of the Department of Finance RPAD Master file data. DATE OF MAJOR PROPERTY DATA is the date of the Department of Finance Major Property file data. DATE OF ZONING DATA is the date of the Department of Finance Zoning file data. DATE OF MAS DATA is the date of the Department of Finance Mass Appraisal System file data. DATE OF DCAS DATA is the date of the Department of Citywide Administrative Services IPIS data. DATE OF LANDMARKS DATA is the date of the Landmarks Preservation Commission data. DATE OF BASE MAP DATA is the date of the last update to the Department of City Planning Tax Lot Base Map files. DATE OF POLITICAL AND ADMINISTRATIVE MAP DATA is the date of the last update to the Department of City Planning Political and Administrative District Map files.

The CD-Rom contains the following files:

- BK07C.txt, BX07C.txt, MN07C.txt, QN07C.txt, SI07C.txt
Located in the Borofiles folder, where bk, bx, mn, qn and si represent the borough ASCII comma-delimited text files for Brooklyn, Bronx, Manhattan, Queens and Staten Island, respectively.
- MarbleHILL.txt, RIKERSISLAND.txt
Located in the Borofiles folder, the ASCII comma-delimited text files for Marble Hill and Rikers Island, which are used when selecting community districts that contain these areas.
- PLUTOSEL2007C.exe
PLUTO Select application developed in Visual Basic to create user defined study areas.
- Bkparams.txt, Bxparams.txt, Mnparams.txt, Qnparams.txt., Siparams.txt
Located in the Borofiles folder, five parameter text files used by the PLUTO Select application.
- Asydfilt.dll, Comcat.dll, Msvbvm60.dll, Oleaut32.dll, Olepro32.dll
Five dynamic-link libraries required to execute the PLUTO Select application.
- stdole32.tlb
A TLB file required to execute the PLUTO Select application.
- Readme07.pdf
Located in the Documentation folder, the Readme file provides a general introduction and step by step instructions for creating study area files. Adobe® Acrobat® Reader®, which is available from the Adobe website, is needed to read this file.

- Plutodd07c.pdf
Located in the Documentation folder, the PLUTO Data Dictionary defines the PLUTO data fields and contains the Field Name, Format, Data Source and a brief Description. Adobe® Acrobat® Reader®, which is available from the Adobe website, is needed to read this file.
- Plutolay07c.pdf
Located in the Documentation folder, the file layout of the PLUTO ASCII comma-delimited text files. Adobe® Acrobat® Reader®, which is available from the Adobe website, is needed to read this file.

If the files are copied to another disk drive, the files, with the exception of the documentation files (Readme, Plutodd, Plutolay), should remain in the same directories and subdirectories that they appear in on the CD-Rom. The proper location of the files will insure the successful execution of the PLUTO Select application.

City Planning also merged the PLUTO data with DCP's tax lot base map data to create MapPLUTO for use with various geographic information systems. MapPLUTO borough files are available for license. For more information on MapPLUTO see the DCP web site www.nyc.gov/planning.

The information contained in the PLUTO data files was compiled for governmental use by the New York City Department of City Planning. The Department and the City make no representation as to the accuracy of the information or its suitability for any purpose. The Department and the City disclaim any liability for errors that may be contained herein and shall not be responsible for any damages consequential or actual, arising out of or in connection with the use of this information.

If you have any questions concerning the data or the PLUTO Select application, please contact the BYTES of the BIG APPLE Coordinator at (212) 720-3505.

CREATING PLUTO STUDY AREA DATA FILES

There are two different ways to create a study area data table using the PLUTO Select application:

- By entering tax block numbers; or
- By entering community district or joint interest area numbers.

Although the PLUTO databases have been organized by borough tables it is not recommended that the user copy an entire borough table due to the size of the tables. In addition, to create a study area table that crosses borough boundaries it is recommended that separate tables are created for each borough and the tables are then copied to create a single study area table.

CREATING A STUDY AREA DATA FILE FROM TAX BLOCKS

To create a PLUTO study area data file by entering tax blocks:

1. Click **My Computer**; double click on the CD-Rom disk drive and then double click **PLUTOSelect.exe**
(Where PLUTOSelect represents the latest version)
The GEOGRAPHIC TYPE SELECTION SCREEN will appear.
2. Click **Enter Tax Block**; and then click **OK**.
The BOROUGH SELECTION SCREEN will appear.
3. Click the appropriate borough; and then click **OK**.
The TAX BLOCK DATA ENTRY SCREEN will appear.
4. Enter a tax block and/or range of tax blocks; press **Enter** after each entry; and, once all the tax blocks have been entered, then click **OK**.
The FILENAME DATA ENTRY SCREEN will appear.
5. Select the appropriate disk drive and directory from the drop down menus; enter the filename for the study area's ASCII comma-delimited PLUTO file; and then click **OK**.
The DATA FILE COMPLETION SCREEN will appear.
This screen displays the name of the table file and total number of records as well as a list of tax blocks with no data.
6. Review the screen and then click **OK**.
The Windows Explorer screen appears.

CREATING A STUDY AREA DATA TABLE FROM COMMUNITY DISTRICTS/JOINT INTEREST AREAS

To create a PLUTO study area data table by selecting community districts and/or joint interest areas:

1. Click **My Computer**; double click on the CD-Rom disk drive and then double click **PLUTOSelect.exe**
(Where PLUTOSelect represents the latest version)
The GEOGRAPHIC TYPE SELECTION SCREEN will appear.

2. Click **Enter Community District/Joint Interest Area**; and then click **OK**.
The BOROUGH SELECTION SCREEN will appear.

Note: The Marble Hill and Rikers Island tax lots are automatically included in the community districts that they are serviced by.

3. Click the appropriate borough; and then click **OK**.
The COMMUNITY DISTRICT/JOINT INTEREST AREA SELECTION SCREEN will appear.
4. Click one or more community districts and/or joint interest areas; and then click **OK**.
The FILENAME DATA ENTRY SCREEN will appear.
5. Select the appropriate disk drive and directory from the drop down menus; enter the filename for the study area's ASCII comma-delimited PLUTO file; and then click **OK**.
The DATA FILE COMPLETION SCREEN will appear.
This screen displays the name of the table file and total number of records as well as a list of tax blocks with no data.
6. Review the screen and then click **OK**.
The Windows Explorer screen appears.