

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

CHE/DP/52/Gen  
2017-18

Sub: Ease of Doing Business policy of M. B. R. & R. Board (Proposed) For DCR 33(7) along with MCGM Policy.

Ref: i) Note put up to Hon'ble M.C. and Hon'ble M.C.'s order at Page N-1 to N-2  
 ii) PEATA's Representation to Chief Engineer (D.P.) and Chief Engineer's (D.P.)'s remarks at Page C-455.

Reference is requested to earlier note submitted to Hon'ble M.C. on representation of M/S. NAREOCO and PEATA and Hon'ble M.C.'s endorsement thereon may please be seen. M/S. NAREDCO had submitted a draft policy as per EODB circular (proposed) of M.B. R. & R. Board for redevelopment of proposals under DCR 33(7). As regards approval of plans based on LOI issued by MBR & R. Board and self certified list of tenants, Hon'ble M.C. has approved the same with a condition that tenant list shall be certified by MHADA. Accordingly a letter was issued to M/S. NAREDCO and PEATA. (Copy of the same may please be seen).

Now, M/S. PEATA has requested to allow issue of IOD and concession approval on the basis of letter of intent (LOI) issued by M.B.R. & R. Board and the tenant list certified by Architect / L. S. M/s PEATA has stated that the same is required, so that the developers will get the plan approved from M.C.G.M. and show them to tenants to seek their consent. PEATA has represented that the same methodology may be approved in accordance with the spirit of EODB. The matter is discussed with the concern stake holders and following draft revised policy guidelines are submitted.

SR. NO.	ISSUES	REMARKS
1.	To approve plans based on LOI issued by MBRRB as per proposed EODP provision of MBRRB along with self-certified list of tenants / occupants by Architects as per GR of MBRRB which will be issued along with LOI for approval of plans.	On the basis of LOI, concession in principle for full consumption of FSI may be got approved, however IOD in case of incentive cases shall be restricted to FSI of 3.00 or Area (BUA) of existing rehab tenement as per DCR,

		<p>whichever is more, subject to following conditions.</p> <p>A. The registered undertaking shall be insisted, that the existing structures shall not be demolished unless regular NOC from MBRRB is submitted and the said IOD shall not be used to evict tenants under MHADA Act on the basis of LOI/IOD unless final NOC for redevelopment is issued by MBRRB.</p> <p>B. As per EODB, the applicant will not be eligible to get CC up to plinth for ZERO FSI on the basis of LOI.</p> <p>C. The list of existing tenants and plan of existing structures shall be duly certified by Architect and developer jointly.</p> <p>D. Notarised undertaking cum Indemnity bond shall be submitted by the Developer that he will not use the provision / IOD to evict the tenants and that he will indemnifying MCGM and its officers from any litigations in this respect</p>
2.	To allow OC for rehab portion without insisting NOC from M.B. R. & R. B., for, as	There is no specific condition to insist NOC for rehab O.C. in the

<p>per provision of MHADA Act, the developers have to give possession to tenants before OC and only post which NOC to OC is issued.</p>	<p><i>initial</i>                  NOC from M.B.R.&amp; R. Board. As such MCGM will not insist NOC from M.B.R.&amp; R. Board before grant of O.C. to rehab tenements. This will be made applicable forthwith.</p>
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Submitted for approval for point-Nos. 1 & 2 above.

Submitted please.

DYCHE/ 3222-1/(B.P.) CITY Dt:- 9/11/2017

Ch. Eng.(D.P.)

M.C.

Sr

*[Signature]*  
 Dy. Chief Eng. (B.P.) City

9/11/17  
 EE-1

*[Signature]*  
 Chief Engineer (DP)

बुहन्मुंबई महानगर पालिका प्रमुख अभियंता (विकास नियोजन) यांचे कार्यालय			
११	४५/३	१	
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१४	L22183	६	
क्र.प्र.अ.वि.नि/			
विभाग	शहर	पूर्व. उप	प. उप
गा. अ. वि.	टिडीआर	लेखा	आस्था

Approved as preferred. The Plan will be stamped for I.O.D. specifically stating that IOB is issued based on tentative list of tenants & their areas as certified by the architect & developer, and not certified by MHADA.

बुहन्मुंबई महानगरपालिका आयुक्तांचे कार्यालय			
10 NOV 2017			
समय	११.	१२.	१३.
	१४.	१५.	१६.
क्रमांक	MGC/A/7032		

*[Signature]*  
 Municipal Commissioner

CH EDP

*[Signature]*  
 21/11/2017


इ.स.सु.व.ई. महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
कांबे कार्यालय			
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ज.स.स.व.पि.			
साधारण	प्रमाण	पूर्व पत्र	ए. पत्र
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उप प्रमुख अभियंता (इमारत प्रस्ताव) शि.ए.ए.  
आवश्यक त्या कार्यवाहीकरीता

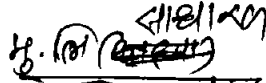
प्रमुख अभियंता  
(विकास नियोजन)

AOC(DP) I

please circulate

  
28/11/17

E.E. (P) to Ch. E. (DP)

  
28/11/17


No. CHE/DP/ 23262 /GEN DT. 28-11-17

CHE/DP/ 62/GEN  
2017-18

DY.Ch.Eng.(DP)-I/II  
Dy.Ch.Eng.(B.P.) City/ES/WS-I/WS-II/Spl. Cell/Dy.Ch.E.Pl.(AP)/Dy.Ch.E.(PPPP)  
EE (M.C.Office) / EE(P) to Ch.Eng.(DP)/ EE(DP) City/  
EE(DP)ES/ EE(DP)WS P&R/ EE(DP)WS H&K/ EE(TP)/  
EE(DP)Policy/ EE(DCR) / EE@P) Implimentation  
EE(BP)WS H/EE(BP)WS K/ EE(BP)WS P / EE(BP)WS R/EE(BP)CITY-I/  
EE(BP)CITY-II/ EE(BP)CITY-III/ EE(BP)ES-I/ EE(BP)ES-II/E.E.(B.P.) Spl. Cell.  
AE(DP)\_\_\_\_\_/SE(DP)\_\_\_\_\_.

Copy submitted for information and further necessary action please.

  
28/11/2017  
Administrative Officer  
(Development Plan).

28/11/17  
  
28/11/17  
reclgms