

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CHE/27408/DP/Gen. of 5-12-2012

CHE/DP/26

2012-13

CIRCULAR

Sub:- Acceptance of new proposals for plots in the MHADA layout where PRC showing area in words and MHADA's regular NOC are not submitted.

Ref.- 1) ChE/1761/DPBPWS of 18.10.2012.

2) MCP/4292 of 23.10.2012.

The circular has been issued under No.ChE/23453/DP/Gen of 23.1.2012 for time bound approvals.

1) As per Sr. No.3 of Annexure-I of the circular under No.ChE/23453/DP/Gen of 23.1.2012, it is mandatory to submit P.R. Cards (stating area in Words) along with the proposals while submitting proposal in Building Proposal Section. Representations are received from MCHI & PEATA in respect of difficulties faced in submission of proposal in M.H.A.D.A. layouts, where separate P.R cards are not available.

The issue has been examined and it has been decided that if the proposal is submitted on notionally sub-divided plots in M.H.A.D.A. layout, such proposal may be accepted without insisting upon separate P.R. Card.

However, the area of such plot shall be certified (in figures and words) alongwith the lease/demarcation plan of the said plot by the Ex.Eng. of M.H.A.D.A. while submitting the building proposal. .However, the P.R cards for the entire layout shall be insited, while scrutinizing the M.H.A.D.A. layout proposal, as per D.C. regulation 33(5). In the absence of P.R cards in words, the F.S.I. shall be restricted to 90% of the permissible F.S.I. within the Layout.

2) As per Sr.No.12 of Annexure - I of the circular under No.ChE/23453/DP/Gen of 23.1.2012 for time bound approval, NOC from MHADA for DCR 33(5) proposals shall be insisted while submitting the proposal. Representation are received in this respect on the grounds that M.H.A.D.A N.O.C. is not issued till the off site infrastructure charges are paid in M.C.G.M and for making of such payment, Building proposal file No. is necessary. The said condition has therefore been reviewed and is suitably modified as follows:

"The offer letter from MHADA with demand draft, for requisite payment towards off site infrastructure shall be insisted. Regular N.O.C. from M.H.A.D.A. shall be insisted before approval of building plans."

Sd/-
Dy.Ch.Eng.(D.P.)-II

Sd/-
Ch.Eng.(D.P.)

Sd/-
Municipal Commissioner