

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/DP/ 110 / Gen dated 2019-20

**CIRCULAR DCPR2034 C- 2**

**Subject :- Decisions taken by Technical Advisory Committee**

<b>Sr. No.</b>	<b>Issue</b>	<b>Guidelines to be followed</b>
1.	Whether to insist Railway NOC for proposals where basement is proposed within 30 mt. from Railway Track Boundary.	As per Regulation 45 (C) of DCPR 2034, for construction of building within 30 m from Railway Track boundary, NOC from Railway authority is required. Since basement is also part of the building, the same will not be permitted within 30 mt. from Railway Track Boundary without obtaining Railway N.O.C.
2.	To allow the amenities viz parking spaces & other amenities proposed in Basement/Stilt/Podium for full permissible FSI even though the plans are submitted for the Zonal (Basic) FSI on the basis of concessions approved by the Hon. M.C. for full consumption of FSI	Where the concessions are approved for full consumption of permissible F.S.I./TDR and the parking requirement is proposed at basement/stilt/podiums, the plans with entire parking requirement may be considered for approval even for consumption of zonal (Basic) FSI.(i.e. 1.00 /1.33 etc.) being a construction difficulty subject to suitable safeguards i.e. by insisting registered undertaking agreeing to handover excess parking spaces to MCGM free of cost without claiming any compensation in any form in case full permissible FSI/TDR is not consumed.

*CH.E.(D.P.)*  
32/01/2020

*Prabhu*  
MUNICIPAL COMMISSIONER