

**PRAVEEN PARDESHI**  
I. A. S.  
Municipal Commissioner



बृहन्मुंबई महानगरपालिका

CIT.No. CHE/Dp/108/Gm  
2019-20

No. : MGR/821

Date : 17/02/2020

### **SPEAKING ORDER**

**Sub:-** Modification in Regulation 34 of DCPR 2034 with respect to allowing Warehouse activity in Residential & Commercial Zone.

The construction of Warehouse is permissible as per DCPR 2034 under Regulation 34, Table C, Sr.No.60. As per the regulation the user of Warehouse is permissible only in Industrial Zone and Warehouse for hazardous material is permissible in Industrial Zone with condition Nos.25, 26 & 27. As per provisions of DCPR 2034 the Warehouse without storage of hazardous material is not permissible in Residential as well as in Commercial Zone.

For EODB ranking the World Bank has provided example of construction of Warehouse on the plot area of 930 Sq.Mt. with built up area of 1500 Sq.Mt. and the building permission process for Warehouse is monitored on the basis of the permission for Warehouse and accordingly the ranking of country is decided.

The activity of construction of Warehouse in the Mumbai is almost nil. MCGM has not received a single proposal for construction of Warehouse for last 3 years. In order to boost this activity, it is necessary to allow this activity in Residential as well as in Commercial Zone, so that MCGM may receive the proposal of Warehouse and which can be presented before the World Bank in DBR 2020. The State Govt. has included the Warehouse category in the low risk and moderate risk category as per directives u/s 154 of MR&TP Act 1966 u/no. TPB -4320/17/CR11/2020/UD-11 dt. 29/1/2020.

The Note No.1(ii) below Table C of Regulation 34 clause 3.2 reads as "With special permission, Commissioner may from time to time add to, alter or amend the above tables".

In view of above provision, the Sr.No.60 of Table C of Regulation 34 of DCPR 2034 is amended as follows: -

Sr. No.	Uses and occupancies	Conditions/ Parameters under which land uses and occupancies will be permitted in Zones			
		R	C	I	Additional conditions/ parameters
60	a) Warehousing with storage of Non-hazardous material	1 or 2 and 16, & 19	1 or 2 and 16, & 19	1 or 2 and 16, & 19	Classified as Low Risk Category as per Regulation 60(A)
	b) Warehousing with storage of hazardous material	NP	NP	1, 2, 16 , 21,25,26 & 27	

Wherein condition Nos.1, 2, 16,19,21,25,26 & 27 reads as under: -

- 1) Independent plot
- 2) Independent building
- 16) Minimum width of street on which the plot abuts 18.30 mt.
- 19) Minimum width of side and rear marginal open space 6 mt.
- 21) With the Special permission of Commissioner
- 25) Subject to permission from Director of Industries
- 26) Subject to permission from Controller of Explosives
- 27) Minimum width of side & rear marginal open space - 9.0m

As per condition no.28 of policy guidelines sanctioned by State Government vide notification vide no. TPB-4317/629/CR-118/2017/DP/UD-11 dt. 08/5/2018 it is stated as: -

28. Every order passed by the Commissioner, involving changes in D.P. Proposals shall be sent along with plans to the Director of Town Planning,

*Maharashtra State, Pune and Government of Maharashtra in Urban Development for Record purpose.*

Accordingly, Chief Engineer (Development Plan) is hereby directed to forward a copy of Speaking Order to Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development for record purpose.

*Rambhadr*

**Municipal Commissioner**