

MUNICIPAL CORPORATION OF GREATER MUMBAI

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

CIRCULAR DCPR2034 C-14

Sub: Procedure to be followed for Implementation of various Provisions of sanctioned DCPR 2034.

In order to deal with ongoing Proposals Transitional Policy Circulars (T-1, T-2 & T-3) have been issued. However, there are further queries in the minds of MCGM officers / Licensed Surveyors/ Architects regarding implementation of provisions of DCPR 2034 and procedure to be followed while processing building proposals submitted under the provisions of DCPR 2034 as expressed in the Joint Stake Holders Meeting held on 28/02/2019 with the representatives of PEATA, MCHI & NAREDCO.

Accordingly, some of the issues raised in the meeting are proposed to be clarified as under: -

- 1. As per regulation 2(75) of DCPR 2034, the definition of High-Rise Building is changed from building having height more than 24 mts. to building having height more than 32 mt. As such, the building with height up to 32 m will now be Low rise building.

Hence for buildings having height up to 32 m, the open space requirement as per DCPR 41(2) Table A, Sr. No. 1. shall apply and requirement of Regulation 47 (1)(A) / 47 (1) (B) shall not be applicable for Buildings with height up to 32m.

However, for the purpose of regulation 31 (1)(xix) of DCPR'34, the high-rise building shall be considered above 70 mt. height.

- 2. In cases of old proposal submitted prior to 15-05-2015 and where the plans are approved, then the proposal shall be processed further through online approval system and not required to be auto scrutinized through AUTODCR as per the earlier policy circular in this regards u/no. CHE/DP/17001/Gen to 23-08-16 & CHE/DP/27163/Gen dt.30-11-16.

However, in case of conversion of the proposal in toto as per clause 9(6) (a) of DCPR 2034, AUTO DCR scrutiny is mandatory.

- 3. In case of ongoing building proposals where it is proposed to utilise only balance potential as per DCPR 2034, vide Sr. No. 1 of T-2 & T-3 Circulars issued, it is already clarified that for such ongoing building proposals, the built up area proposed to be retained as approved earlier as per provisions of DCR 1991 & BUA proposed as per provisions of DCPR2034 shall be shown clearly in separate columns along with total BUA in proforma A, wherever applicable.

If the entire proposal is either as per provisions of DCR 1991 or DCPR 2034, separate columns in proforma A will not be necessary, however, in case the proposal is proposed as per DCR 1991, the same must be mentioned in proforma A at the top. In absence of any mention of DCR, the proposal will be presumed to be proposed as per DCPR 2034.

CH.E. (DP)
30/11/2020

Chauhan

MUNICIPAL COMMISSIONER