

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. MDD/OD/6050 dt. 21.09.2019

Sub:- Taking over of Reservations land, amenities from the developers under various provisions of DCR-1991/DCPR/2034.

Ref:- Hon'ble M.C.'s Minutes of meeting issued u/n bo.MGC/A/75 dt.28.08.2019

The meeting was held on 28.8.2019 in the chamber of Hon'ble M.C. along with CH.E.(DP) department staff and various user depts. like, health, market, education, etc. in respect of handing over of various reservations/amenities from developers to MCGM. The minutes of said meeting are issued u/nbo.MGC/A/75 dt.28.08.2019.

Accordingly, Dy.CH.E. (DP)/(BP) shall maintain the digital record of all schemes in pipeline where PAP or reservations like hospitals, markets are due to MCGM from developers. Hon'ble M.C. will be taking review of progress in monthly meeting with A.Cs.

I. DMC(I)'s meeting on 07.09.2019

A meeting was arranged in the chamber of DMC (I) along with A.C.(Estates), all DY.CH.E.(BP), Dy.CH.E.(DP)-II, E.E. (Estates) & representative of M.A. In the meeting various issues related to taking over of reservations/amenities were discussed, some important points noticed, are briefed as under,

- i. PAP tenements to MCGM are available under development of plots reserved for PH,HDH,HD as per DP-1991 and as per the provisions of DCR-1991. Now in DP-2034 the reservations of R/R, AH are included in DP-2034 & DCPR-2034, in place of PH, HDH, HD. Similarly various reservations like hospitals, dispensary, maternity home, school, welfare centre, etc are shown in DP-1991/2034..
- ii. The reservations /amenities, PAP tenements were also being taken over by the office of A.C.(Estates) till 15.12.2019 and now the same is being taken over by Dy.Ch.E.(DP) office to minimise the time, steps and procedures for taking over

of reservations from the developers as per EODB circular & as per the suggestions of PEATA, MCHI-CREDAI and NAREDCO. Thereafter all the amenities are being taken over by the office of DY.CH.E.(DP).

- iii. The handing over of reservations/amenities, PAP requires Occupation Certificate for the same & involves verification of ownership title which is very important to avoid any further litigations and to ensures that the same are taken over from the right person/authority.
- iv. The acquisition of land under various reservations are being processed by DY.CH.E.(DP)-I/II. Many plots/amenity plots are received to MCGM under TDR/FSI & under Accommodation Reservations Principle. The record for the same is available with DY.CH.E.(DP) section.
- v. A.C.(Estates) has already compiled details of PAP tenements available on their record as well as ward wise requirements of PAP tenements in near future.(C- to C-).
- vi. Dy.Ch.E.(DP) to informed that the letter to SRA is already written to provide the details about the reservations to be handed over to MCGM in various SR Schemes.
- vii. All DY.CH.E.(BP) have prepared the detail list of Reservations/amenities, PAPs, available with their offices. However it is observed that the same is required to be updated by taking into consideration the development permissions granted by DP section in past.
- viii. Many reservations/amenities are already handed over to MCGM and needs to be confirmed from user dept to update their record and to put such amenities in use.
- ix. A.C.(Estates) maintains the record of properties of erstwhile Bombay Improvement Trust(BIT) ; the reservations which are taken by Estate Dept are immediately handed over to the user dept/respective ward A.E.(Maint) at that time only.
- x. A.C.(Estates) is taking over the possession of PAP tenements which are received under 3.11 of 33(10) of DCR0-1991 & where Estates department is project implementing authority. Such PAP tenements are taken over by the department and handed over to respective ward office for further allotment and maintenance.

II. Proposed line of action

In view of above & in order to take over various reservations/amenities from the developers and also to maintain up to date record for the same, following line of action is proposed to be followed :-

Sr. No	Subject/Particulars	DMC(I) Instructions	Action to be taken by
1	To maintain & update the details of existing amenities/ reservations in possession of various user departments.	1) The data shall be up dated quarterly as a part of DP implementation, digitally as well as under One-GIS. 2)Respective user department shall provide quarterly details about the amenities in their possession to CH.E.(DP).	CH.E.(DP) Respective user depts.
2.	i) To prepare up to date list of the development permission granted for various reservations. ii) Preparation of schedule for handing over of reservations/ amenities.	A.C.(Estates) to prepare the standard format as discussed in the meeting & hand over the same to all DY.CH.E.(DP)I/II & DY.CH.E.(BP) on or before 30.09.2019.	A.C.(Estates) DY.CH.E.(DP)I/II All DY.CH.E.(BP)

		<p>DyCh(DP)-I /II shall prepare the detail list of development permission granted by their office and forward the same to respective DyChE(BP) on or before 15.10.2019, for verification and preparation of final list of the reservations / amenities under development. The statement shall be inclusive of reasons for delay if any, expected month of handing over of the reservation/amenity, action initiated against developer for not handing over of reservations in time.</p> <p>DY.CH.E.(BP) on or before 15.10.2019 shall prepare the computerised statement, on or before 15.11.2019, such that it will reflect the likely handing over of amenities on quarter to quarter basis, so that proper follow up can be taken with developer to take over the same.</p>	
3	Preparation of statement for PAP likely to be received under reservation of PH, HDH, HD, R/R, AH on quarter to quarter basis	Separate statements for PAP tenements, likely to be received under reservation of PH, HDH, HD, R/R, AH on quarter to quarter basis shall be prepared as stated in sr.no. 2 above on or before 15.11.2019.	All Dy.CH.E. (BP)

4	Details of the reservations/ amenities under the redevelopment project on Estate Dept. plots	A.C.(Estates) shall hand over the statement of reservations/ amenities affected by ongoing redevelopment proposals on municipal tenanted properties to respective Dy.Ch.E.(BP) on or before 30.09.2019.	A.C.(Estates) All DY.CH.E.(BP)
5	Details of the reservations/ amenities under the redevelopment project on plots of depts. other than Estate Dept.	Similarly, other user departments like SWM, HIC, SIC, Ashray Yojana Cell, shall hand over the statement of reservations/amenities affected by ongoing redevelopment proposals, to respective DY.CH.E.(BP) on or before 15.10.2019.	Respective User depts. All Dy.Ch.E.(BP)

6	<p>i) Visit to the reservation sites under development.</p> <p>ii) Action on illegal occupation</p>	<p>The concerned staff of respective Building Proposal office shall visit all the sites under reservations /amenities and file FIR, wherever the amenities, PAPs are found sold illegally and occupied unauthorizedly. The site visit & the action shall be initiated on or before 30.11.2019.</p> <p>In case of no response from the respective Police station for filing the FIR, concerned Ex.Engr.(BP) will escalate the matter with Senior Police officials under the signature of Dy.Ch.E (BP) / Ch.E(DP) & wherever required under the signature of Hon. Municipal Commissioner. Wherever the complaint is already launched in Police station, the same shall be followed & FIR against the developer must be registered before 15.10.2019.</p>	<p>All DY.CH.E.(B P)</p>
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7	Action for Unauthorised occupation of PAP tenements which are handed over to MCGM	In case, where the PAP tenements are found un-authorizedly occupied after handing over the same to MCGM, respective A.C.(Ward) shall initiate the action for evicting the occupants from such tenements by following due process.	A.C.(Ward)
8	Verification of ownership title in advance for taking over of the reservation/amenity.	DY.CH.E.(BP) shall obtain ownership documents from developer before granting Commencement Certificate to the amenity/reservation and forward the same to DY.CH.E.(DP) to confirm the ownership title. Dy.CH.E.(DP) shall obtain clearance from Legal Dept. for the same, so that the amenity/reservation can be taken immediately on receipt of Occupation Certificate for the same.	DY.CH.E.(D P)I/II All DY.CH.E.(B P)
9	To maintain up to date record of reservations/amenities.	Ch.E.(DP) shall maintain up to date record of existing, acquired reservation land, Built up reservation, amenities, every quarter, in coordination with the respective user departments.	Ch.E.(DP) Respective user departments.

10	Taking over of PAP tenements under PH,HDH,HD,R/R,AH	Dy.Ch.E.(DP)-I/II shall take over the PAP tenements under PH, HDH, HD, R/R, AH(i.e. except under regulation 3.11 of 33(10) of DCR-1991/DCPR-2034) & hand over the same to A.C.(ward), under intimation to AC(Estates). Thereafter, AC(Estates) will include these PAP tenements in online allotment system/ application, within 3 days for further allotment. PAP tenements for which A.C.(Estates) is project implementing authority / PAP tenements which will be received under regulation 3.11 of 33(10) of DCR-1991/DCPR-2034,shall be taken over by A.C.(Estates) and included in the online allotment system, within 3 days for further allotment.	Dy.CH.E.(D P) I/II A.C. (ward). A.C. (Estates)
11	Possession receipt of reservations/amenities taken over by MCGM.	All DY.CH.E.(BP) shall forward the copies of possession receipt of reservations/amenities taken over, till to date, to Dy.Ch.E.(DP) I/II on or before 30.10.2019., to update the record and to be continued every quarter.	

12	Possession receipt of PAP tenements taken over by MCGM.	<p>All DY.CH.E.(BP) shall forward the copies of possession receipt of PAP tenements taken over till to date, to A.C.(Estates) on or before 30.10.2019.</p> <p>Thereafter, A.C.(Estates) shall forward the same to respective A.C.(ward) to confirm whether the same are already allotted and occupied or not. In case the PAP tenements are not allotted, then A.C.(Estates) shall include such PAP tenements in Online allotment System, within 3 days from date of receipt of intimation for further allotment.</p> <p>In case of illegal occupation AC(Ward) shall initiated the action as stated in Sr. No. 7 above.</p>	<p>DY.CH.E. (BP) A.C. (Estates) Respective A.C.(ward)</p>
13	Reservations affected by SR Schemes	<p>Ch.E.(DP) shall obtain the details of reservations/amenities, PAP tenements likely to be received in various SR schemes by sending separate format of reporting & and update the record.</p>	Ch.E.(DP)

14	Review of progress of handing over of reservations/amenities	CH.E.(DP) shall review the progress of handing over of reservations/amenities, PAP tenements under reservations, preferably quarterly with all DY.CH.E(BP)/DP and to decide the further course of action wherever required.	DY.CH.E (BP) / DP
15	Review of progress of handing over of reservations/amenities	DMC(I) with the assistance of A.C.(Estates) will review the progress periodically and decide further course of action.	A.C. (Estates)
16	Taking over of PAP tenements likely to get in near future to MCGM	Dy.Ch.E. (BP) WS-I informed that 16 PAP tenements in H/E ward. Dy.CH.E.(BP) ES informed that 115 PAP tenements at Nahur, 9 PAP tenements in M/W ward, 34 PAP tenements at Kanjur East are nearing completion. The developers shall be followed scrupulously to hand over the said PAP tenements to MCGM at earliest.	DY.CH.E. (BP) WS & ES

All concerned are instructed to note and follow the above line of actions.

(C.D.Chofe)
D.M.C.(Imp) 02/19

Ch.E(DP) / ChE(SWM) / Dy. ChE(DP) -I/II /
DyChE(BP)City / WS -I/II/ ES/Spl Cell
DyChE(HIC) / SIC / Ashray Yojna Cell
AC(Estates) / AC (A to R ward)

Copy to : Jt.M.C (Education), Jt.M.C (SWM) , Jt.M.C (Zone-4), Jt.M.C (Zone-V)
Director (ES&P), DMC(E), DMC(Environment) DMC (PH),
DMC(Education), DMC(SWM), DMC(Zone I,II,III,VI,VII)

(A.L.Jarhad)

Copy to : AMC(City)

Submitted for information please.

[Signature]
(C.D.Chore)
D.M.C.(Imp)
21/9/19

(Ramesh Pawar)

Copy to : DMC(MCO)

Ref:- MGC/A/75 dt.28.08.2019

For information please

[Signature]
(C.D.Chore)
DMC(I)
21/9/19

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बृहन्मुंबई महानगर पालिका			
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मा. अधि.	टिडीआर	लेखा	आस्था

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