

Municipal Corporation of Greater Mumbai

CHE(DP) 71 Gen

CHE(DP) 25105/Gen of 11-12-17

2017-18

Subject: Reduction in number of stages for approval of concessions in the proposals in B.P. department.

- Ref: 1) CHE/DP/24295/Gen.dt.30.11.2017
- 2) MCP/2328 dt.08.12.2017

The copy, of Hon'ble Municipal Commissioner's approval in the subject matter is enclosed herewith for immediate action please.

Encl.: Application copy.

[Signature] 11.12.17
 Ch.E.(D.P.)

Dy.Ch.E.(B.P.) City/E.S./W.S./W.S.II

E. E. (BP) W.S. (P/R) WARD
 A. E. (BP) W.S. P R/S, R/C, R/N, (Survey)
 H. Ch.E. (D.P.) W.S.
 E.E. (BP) W.S.
 A.O. BP W.S. for circulation
 A.O. (BP) W.S. Records & RTI
 H.C. (BP) W.S.
 for further necessary action & report pl.
[Signature] 13.12.17
 Dy.Ch. E. (B.P.) W.S.-II, E.E./A.E. /A.O. BP WS II

13 DEC 2017
 6865

MUNICIPAL CORPORATION OF GREATER MUMBAI

ChE/DP/24295/Gen of 30.11.2017

Sub: Reduction in number of stages for approval of concessions in the proposals in B.P. department

Reference is requested to the meeting held in the conference hall of Hon'ble M.C. on 08.11.2017 along with the representatives of PEATA, MCHI and NAREDCO. In the said meeting, the representative of PEATA suggested that the stages / levels while submitting the relaxation/concession report to the Hon'ble M.C. shall be reduced to maximum 4 levels including Hon'ble M.C.. Hon'ble M.C. has directed that Ch.Eng. (D.P.) will suggest maximum 4 levels including Hon'ble M.C. and the necessary correction in the Auto DCR module shall be affected.

At present there are 6 levels including Hon'ble M.C. for submitting and approving the concession report in respect of Building Proposals. The proposals submitted by the Architect / License Surveyor on behalf of Developers / Owners are accepted by Sub-Engineers posted at Zonal Building Proposal offices. The various documents submitted by the Architect are scrutinised by Sub-Engineers and after receipt of the requisite scrutiny fee, the proposals are accepted by Sub-Engineers. The Sub-Engineer does the basic scrutiny of the proposal and plans in terms of ownership details, F.S.I. calculations and various important aspects of D.C. Regulation. The scrutiny report so generated in respect of concession report is verified by the concerned Asstt. Engineer. The concerned Asstt. Engineer then prepares his statement of concessions along with the reasons for concessions and put up the same to the respective Executive Engineer for approval and onward submission to Dy.Ch.Eng.(B.P.)/ Ch.Eng.(D.P.)/Hon'ble M.C. for consideration/approval. The Dy.Ch.Eng.(B.P.) collates the report as per the prevailing rules, regulations & policies and after vetting it, submit to Ch.Eng. (D.P.)/ Hon'ble M.C. for approval. The powers and duties of the officers in Building Proposal department are at pgs.C/1-7

It may be submitted that in the recent past the process of approving the concession is streamlined and circulars were issued in this respect under no. ChE/22276/DP/GEN dated 12.01.2012 and 30.01.2017 pursuant to the modifications sanctioned by Government in U.D. department to DCR 35(4) for fungible compensatory F.S.I. Subsequently, the process is further streamlined by M.C.G.M. and a comprehensive circular is issued under Ease of Doing Business policy.

Now, M/S.PEATA is further requesting to modify the above processes and bring down the levels of concessions / approvals from 6 to 4.

Proposals that are being received in BP office can be categorised in

1. Fresh Proposals
2. Amended Proposals

The above category of proposals can be further dealt with in stages varying from 4 to 6 in order to curtail further time required for processing the proposals.

Thus Fresh proposal will be split in two sub category i.e. proposal with gross plot area less than 500 sq m & proposal with gross plot area equal to & more than 500 sq m. These proposals will be dealt with in 5 & 6 stages as detailed on page C/11.

Amended proposals will be dealt with in 4 stages only irrespective of gross plot area as detailed on page C/13.

Between 15.05.2015 & 27.11.2017 Building Proposal Department had approved total 4102 proposals which include 1489 fresh proposals & 2613 amended proposals. By considering the above stages of approval in respect of fresh proposals & the above data of approved proposals about 29.08% of fresh proposals would have got the benefit of 5 stages whereas 100% proposals would have gone through 6 stages. By considering the above stages of approval in respect of amended proposals & the above data of approved proposals, 100% of amended proposals would have got the benefit of 4 stages.

By considering the total proposals approved & by adopting the above stages about 26% would have got the benefit of 6 stages, about 10% would have got the benefit of 5 stages & about 64% would have got the benefit of 4 stages as detailed on page C/15.

During the discussion with the building proposal staff it was informed to the undersigned that some of the LS/Architects while submitting the amended plans to be issued do not incorporate the changes shown in the approved draft plans. Further the amendments which have been rejected in the past & not approved, incorporate in the plans to be issued as approval. Hence while adopting the above stages of approval it will also the responsibility of the concerned LS/Architect to avoid these types of mistakes/things. In spite of this if such things noticed during approval stages or subsequently, PEATA shall take the responsibility for taking the necessary action against the concerned LS/Architects. Moreover actions will be taken against such defaulting LS/Architects.

It may be submitted that M.C.G.M. has undertaken online Building Proposal approval system through AutoDCR module as a part of Ease of Doing Business initiative and the system is settling down after initial teething problems. As such in order to have minimum disturbance to the already settled approval process, at this stage it is proposed to adopt the above steps. Further this process will be implemented in one of the zones of the Building Proposal i.e. City on trial basis for two months and after analysing the results of the process, the same will be implemented in remaining three zones of the Building Proposal Department.

Submitted please.

Hon'ble M.C.
Sir,

*As proposed. However it will apply to MCGM
complete immediately.
By Melba
5/12/17*

29/11/17
Ch. Eng. (D.P.)

*mcp/2328
5.12.17*

Municipal Commissioner

बृहन्मुंबई महानगरपालिका
आबुदत्तांचे कार्यालय

30 NOV 2017

समन : ११, १२, १३, १४
१५, १६, १७, १८

क्रमांक MCP/2328

१२.१७

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

११-	१
१२	४
१	५
२	६

08 DEC 2017

क.प्र.अ./वि.नि. (25105)

अधीकरण	राहण	पूर्व. उप	प. उप
मा. अधि.	टिडीआर	लेखा	आस्था

१२.१७ (१७) १७

Chief Engineer (CP)

for immediate 7/1 a train software

Chief Engineer (CP)

MUNICIPAL CORPORATION OF GREATER MUMBAI

Chief Engineer (Development plan) Department

For Amended Proposals only

Proposed Proposal stages for approval			
3)	Amendment Proposals	Concessions Flow	
		Asst. Engineer	Irrespective of plot area
		Exe. Engineer	
		Chief engineer	
		Municipal commissioner	



MUNICIPAL CORPORATION OF GREATER MUMBAI

Chief Engineer (Development plan) Department

Fresh Proposals only

Proposed Proposal stages for approval			
1)	Fresh Proposals	Concessions Flow	one time
		Sub Engineer	(in case Plot Area < 500 sq.m.)
		Asst. Engineer	
		Exe. Engineer	
		Chief engineer	
		Municipal commissioner	
2)	Fresh Proposals	Concessions Flow	one time
		Sub Engineer	(in case Plot Area > 500 sq.m.)
		Asst. Engineer	
		Exe. Engineer	
		Dy.Ch.E.(BP)	
		Chief Engineer	
		Municipal Commissioner	

