

जिल्हाधिकारी व जिल्हादंडाधिकारी कार्यालय, मुंबई शहर

ऑल्ड कस्टम हाऊस, शाहीद भगतसिंग मार्ग, फोर्ट, मुंबई - ४०० ००१
Fax २२६६२२३९, Tel. २२६६५२३३, Email : collector_mumbaicity@maharashtra.gov.in
(भूमापन व भूमि अभिलेख शाखा)

क्र.सीएसएलआर/एसअण्डएलआर-१/टे- /२०१८ | २३५७
दिनांक: १८ /०७/२०१८.

मा. जिल्हाधिकारी, मुंबई शहर यांचे अध्यक्षतेखाली PEATA चे सभासद यांचे समवेत जुने
जकात घर, मुंबई येथे Ease of Doing Business बाबत दि. १५ नोव्हेंबर, २०१७ रोजी झालेली
बैठक.
इतिवृत्त

सदर बैठकीस खालीलप्रमाणे अधिकारी / प्रतिनिधी उपस्थित होते .

- १) श्री. महेश इंगळे (अधीक्षक), मुंबई नगर भूमापन व भूमि अभिलेख (शहर)
- २) श्री. तरुण मोड्रा (अध्यक्ष)
- ३) श्री. अनिल पाटील (अध्यक्ष, महसूल उपसमिती)
- ४) उदय वर्ती (उपाध्यक्ष)
- ५) मिलिंद चांगानी (सभासद)
- ६) निलेश कडाकीया (सभासद)
- ७) प्रफुल्ल गांधी (सभासद)

| | Points for Discussion | Suggestions by PEATA (I) | Comments from Collector on dt. 15 th November 2017. |
|----|---|---|--|
| 1. | PRC with area in words : MCGM authority insists for Submission of PRC with area of Property written in the words as one of the prerequisites for submission of new proposal in online system. | City Survey data to be linked to MCGM's portal through integrated system Hence there will not be any need in future to obtain separate property card in words, Ownership details, City survey plan etc. which will be readily available online & will reduce the time taken for obtaining it. | मुंबई शहर जिल्ह्यामधील मिळकत पत्रिकांवर अक्षरी क्षेत्र प्रमाणित केलेची नोंद असते. त्यामुळे स्वतंत्र प्रमाणपत्राची आवश्यकता नाही. |
| 2. | City Survey Plans : The existing process of issuing CTS plans is out dated and 60 to 70 years old in which tracing paper is prepared from the original sheet | CTS office should issue digitized city Survey plan. PEATA (I) can help in the process of digition of available old CTS original records, if shared with PEATA (I). | नगर भूमापन आलेखांचे Digitization झालेले असून, नकाशे Online पहाणीसाठी उपलब्ध आहेत. |

| | | | |
|----|--|--|---|
| | available in CTS office which are not in proper condition & Sometimes even are not readable or torn. | | |
| 3. | <p>Demarcation and M.R. Plans :</p> <p>Application for Demarcation and M.R. plans need to be appended with property card and City Survey plans. Which should not be more than 3 months old as mentioned in application forms available in CTS office. These records are already available in CTS office. City Survey Offices also insist for name and addresses of the adjoining owners which is readily not available. These requirements make the entire process very slow, time taking and Cumbersome.</p> | <p>Application for M.R. Plan & demarcations shall be processed on priority by reducing the time by making application online & without insisting 3 months old P.R. Card as this data is available in their office. Whole process of demarcation should be completed within 3 weeks time from date of application and reducing the time of notice given to adjoining owners from 7 days instead of 15 days. So that whole process can be completed in 3 to max. 4 weeks time.</p> | <p>सद्याची प्रचलित कार्यपद्धती कायम ठेवणेत येऊन, मोजणी अर्जासोबत मिळकत पत्रिका, नकाशे सादर करणेबाबत कोणतीही सक्ती न करणेबाबत संबंधितांना सूचना दिलेल्या आहेत.</p> |
| 4. | <p>Sub -Division & Natural Subdivision :</p> <p>Most of the properties in Mumbai are naturally subdivided as per D.P. approved by Govt. of Maharashtra due to set back in road, D. P. roads and D.P. Reservation In case of Natural Sub Division due to reservation in development Plan approved by Government of Maharashtra Revenue Department insists for approval from MCGM.</p> | <p>a) Sub-division application can be made to C.T.S. office directly without insisting approval from MCGM and taking undertaking from owner concerned for sub-division of land to ease the procedure of sub-division under EODB.</p> <p>b) Further in case of Natural Sub-division due to roads and reservation as shown in development plan, Property should be sub-divided by obtaining undertaking from owner for natural sub-division of the land for reservation area & transferring directly to concerned authority by</p> | <p>सद्याची प्रचलित कार्यपद्धती कायम ठेवणेत येत आहे.</p> |

| | | | |
|----|---|---|--|
| | | obtaining concurrence from Government of Maharashtra as per EODB Policy. | |
| 5. | Payment of Royalty for Excavation for development / redevelopment of buildings | As per today's procedure owner has to apply for payment of royalty with all necessary data. Then Department makes site visit & ascertain the facts which takes lot of time, instead owner can give the undertaking for site conditions & quantity of excavation can be done online in MCGM portal by linking it with CTS office so that payment of royalty can be done in MCGM office. | सदरची बाब 'इज ऑफ डुईंग बिझनेस' योजने अंतर्गत वृहन्मुंबई महानगर पालिकेने Online केलेली आहे. |
| 6. | Updating of Website : Few years before Revenue Department has uploaded the data on internet and made accessible to common citizen. However these sites which provides information and area of the plot needs to be regularly updated. | Most of the time the Website is not accessible Hence needs to be done for making it accessible. | Website Updating चे काम सुरु आहे. |
| 7. | Updating of Record : On application for C.T.S. Plan / P.R.C. with area in words many times usual prototype reply is given "File not traceable or torn sheets" etc. | Records for such files or sheets to be maintained and declared in advance for public information and necessary orders to concerned authorities to be given to update the records in time bound manner. Further we request You to formulate guideline as per ease of Doing Business policy to avoid delay in getting various documents, Permissions, orders etc. from Collector, City Survey office, SLR Office etc. | मुंबई शहर जिल्ह्यामधील मिळकत पत्रिकांवर अक्षरी क्षेत्र प्रमाणित केलेची नोंद असते. |
| 8. | Amalgamation of Collector plots where separate NOC has been issued to different | In case where individual NOC has been issued to plots and which are proposed to be | सद्याची प्रचलित कार्यपद्धती कायम ठेवणेत येत आहे. |

| | | | |
|-----|--|---|--|
| | | <p>planning formal NOC Should be issued immediately for amalgamation and amalgamated proposal can be approved within period of 3 Months.</p> | |
| 9. | Levy of Assessment Tax | <p>In no. of cases property os not assessed and hence when property card is demanded, it takes long time to issue P.R. Card, which is dong after fixing the assessment and P.R. Card is issued with marking cross on area.</p> <p>In Such cases, on the basis of area deposit should be insisted for proposed asseste tax and property card should be issued without any cross marking and blance tax can be collected after fixing the assessment tax if required undertaking can be insisted for paying difference in tax to be paid.</p> | <p>PEATA यांना विनंती करणेत येते की, त्यांनी विकसित होत असलेल्या प्रकल्पाची माहिती दिल्यास त्यानुसार सद्याचे प्रचलित धोरणानुसार करनिर्धारणा करणबाबतची सत्वर कार्यवाही केली जाईल.</p> |
| 10. | Approvals of Plans i.e. IOD should be considered as approval for amalgamation of Plots | <p>In many of the cases, wherein MCGM approves plan amalgamating 2 or more plots and considering same as a single plot where condition has been imposed to bring single P.R. Card of amalgamated plots, Collector office demands separate layout approval plan since MCGM has approved the amalgamated proposal, same i.e. separate layout approval should not be insisted and IOD can be considered for issue of amalgamated property card.</p> | <p>याबाबत जर बृहन्मुंबई महानगरपालिकेकडील संबंधित विभागाचे ना हरकत पत्र व प्रकल्पाचे IOD सह मंजूर नकाशा, Concession Report ची प्रत संबंधितांनी सादर केल्यानंतर एकत्रिकरणाची कार्यवाही करणे शक्य होईल.</p> |
| 11. | Single P.R. Card in case of amalgamation of different tenures of plots i.e. amalgamation of ownership plot with | <p>C.T. Survey office does not give single P.R.C. in case of different tenure of plot even if MCGM approves the amalgamation of</p> | <p>सद्याची प्रचलित कार्यपद्धती कायम ठेवणेत येत आहे.</p> |

| | | |
|------------------------|---|--|
| lease hold plot | different tenure plots. As per 33/9 urban renewal scheme can be approved on minimum 4000 sq. mtrs. of different amalgamated plots of different tenures, either free hold or lease hold land considering this provision Collector should approve the amalgamation of different tenures of lands and issue single P.R. Cards by taking necessary directions from Revenue Department of Govt. of Maharashtra. | |
|------------------------|---|--|

19/7/18

(महेश इंगळे)

अधीक्षक,

मुंबई नगर भूमापन व भूमि अभिलेख (शहर)