

CIRCULAR

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/Gen-410/DP dt. 29/01/2013

CHE/DP/30

2012-13

Sub :- Modification to policy guidelines in respect of land reserved for Municipal Primary School other Primary School and secondary School.

Ref.:- 1) Circular issued under No. CHE/1135/DP/Gen dt. 23.09.2010.

2) ICR No.101 dt. 12.09.2012.

A proposal for modification to the policy guidelines in respect of development of land reserved for Municipal Primary School (MΔP), other Primary school and secondary School(SΔS) was submitted for seeking sanction of Improvement Committee/Corporation under No. CHE/2571/DP/Gen dt. 25.07.2012.

The proposal primarily involved seeking of Corporation's approval to initiate modification as per provisions of Section 37 (1) of MR&TP Act 1966, for the proposed changes in DCR 1991, Clause 9, Table 4, Sr.NoV(2)(a)(b)(c) to allow for development of privately owned plots reserved for school under accommodation reservation principles envisaging handing over of 50% built up area of constructed school to MCGM free of cost and free of FSI while developing a school on the reservation plot with full permissible FSI. The revised policy guidelines also envisages that till such time that D.C.Regns. are modified to allow for development under accommodation reservation principles, the privately owned school plot could be allowed to be developed by the owner subject to the handing over 15% built up area for MCGM counted in FSI instead of 15% admission proposed in the earlier policy. The approval of Corporation was also requested to the above revised policy guidelines to be implemented till the aforesaid modification as proposed is sanctioned by Govt. in U.D.Deptt. The policy guidelines were based on the administrative decision already taken and circulated by the circular issued under No. CHE/1135/DP/GEN dt. 23.09.2010, wherein it was proposed to insist for 15% built up area in all development permission to be granted for Municipal Primary School reservation.

As per the circular, it was stipulated under Sr.No.2.3.1 that the condition of insisting on 15% built up area for MCGM school will be mandatory for all cases where IOD is not issued till the date of circular.

The Improvements Committee by their resolution no.101 dt.12.09.2012 have recommended the above proposal to Corporation for initiating modification proposal under Section 37(1) of MR&TP Act 1966. However, Improvement Committee has

suggested certain amendments in the policy guidelines in respect of insisting 15% built up area. One of the amendment pertaining to D.P.Deptt.is as under.

In cases where development permission for Municipal Primary School /Secondary school/Other Primary School has been granted and IOD as well as C.C. is issued, development will be insisted as per the conditions of intent letter of earlier development permission and no new condition will be insisted.

In view of the decision taken in the Improvement Committee meeting dt. 12.09.2012, the conditions No.2.3.1 and 2.3.2 stipulated in the circular No. CHE/1135/DP/Gen dt. 23.09.2012 will get modified as mentioned below :

2.3.1 It is proposed that in cases where the development permission for Municipal Primary School(MAP), Secondary School (SAS) other Primary schools has been already granted and the IOD and C.C. has been issued, development will be insisted as per the conditions of intent letter of earlier development permission and no new condition will be imposed.

2.3.2 However, if the development permission has already been granted IOD is issued but C.C.is not issued, new condition as per present policy will be insisted while developing the plot.

All the concerned staff of Building Proposal Deptt. and the D.P.Deptt. shall take note of the revised conditions and ensure that in cases where IOD is issued but C.C. is not issued till date, the revised condition of insisting of 15% built up area for built up school to be handed over to MCGM shall become applicable and the same shall be insisted upon by revising amending plans.

All the staff of Building Proposal deptt. And D.P.Deptt. shall take note of the above and ensure that the same will scrupulously followed.

Sd/-

**Chief Engineer,
(Development Plan)**

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