

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. AC / Estates / 1777 / A.E. (I) - III dtd. 6/4/16

**Sub** :- Proposed policy for redevelopment of land hold plot under "Ease of Doing Business policy"

**Ref** :- CHE / City / 1176 / C/A dtd. 01/03/2016.

This department is in receipt of the note from Building Proposal Department in one of the case requesting there by to inform whether IOD and C.C. upto plinth level can be issued by Building proposal office on the basis of the provisional NOC issued by Estates Department.

In this respect it is to mention here that, as per the present policy adopted under simplification procedure in case or redevelopment of lease hold plot, NOC from Estates Department is mandatory at following three stages.

1. **Provisional NOC:** Before submitting plans to Building proposal Department for approval (i.e. to get IOD). The provisional NOC is issued without recovering any premium except for the penalty / deposit for breaches.
2. **NOC to C.C. / NOC to amended C.C.:** NOC to C.C. is being issued after recovery of 50% of one time premium for excess chargeable area, premium for fungible FSI. NOC to amended C.C. is being issued after recovery of one time premium / premium for fungible FSI for the additional area proposal.
3. **NOC to Occupation Certificate:** NOC to O.C. is being issued after recovery of balance 50% onetime premium (along with interest, if applicable, beyond project period).

However, as per the recent circular approved by Hon'ble Municipal Commissioner under "Ease of Doing Business", IOD (approval of plans) and plinth C.C. is being issued simultaneously by the Building proposal Department.

As such, the prevailing practice of Estate Department for issue of formal NOC to process the proposal for approving plans needs to be changed. As such it is proposed to issue formal NOC stating that the provisional NOC is being issued for the purpose of getting plans approved along with issue of plinth C.C.

However, Building proposal Department will be intimated not to issue Further C.C. / amended C.C. without specific NOC of the Estates Department, since it involves revenue matter.

Accordingly, the necessary 50% onetime premium for excess chargeable area, fungible premium will be recovered as per earlier procedure at the time of issue of NOC to further C.C. The procedure for NOC to O.C. is uncharged.

In agreed to, D.M.C. (Imp.) / AMC (E.S.) / M.C.'s sanction is requested to deal the proposals received from Architects / Developers as well as referred by Building Proposal Department under "Ease of Doing Business Policy" on the lines mentioned below.

On receipt of proposal under Ease of Doing Business Policy, the same will be scrutinized by Estates Department

- 1) If the proposal is received under Ease of Doing Business policy, then formal NOC stating that the provisional NOC is being issued for the purpose of getting plans approved along with issue of plinth C.C.
- 2) If the proposal is not submitted under Ease of Doing Business policy, then only formal NOC as per the earlier sanction dtd. MGC/F/7926 dtd 20-10-2015 as at pg. N/1 and C/107-111, will be followed.

On receipt of approval the revised guideline will be circulated to all concern department.

Submitted please.

  
 Asstt. Commissioner  
 (Estates)

D.M.C. (Imp.)

AMC(ES)

Hon'ble M.C.  
Sir,

The only implication of above proposal is that the 50% one time premium will be received at the time of NOC to C.C. beyond plinth in stead of NOC to C.C. this period generally will be of approximately six months.

However in view of E.O.D.B approved already for B.P. dept

MDD/5209  
11/4/16

N-5

the proposal on page no. N-4 at  
Sr. no. 1 & 2 may please be  
approved.

submitted please

(In FB)

AMC (E.S.)

(HQU. M/C.)

Submitted for consideration  
11/4/16  
जति. आयुक्त (पू.ड.)  
10/11/4/16  
रम शासुक्त (सुवार)

As proposed.

Rij Melb  
4/3/16

जति. आयुक्त (पू.ड.) 13/4/16/IV  
आयका दि. 11/04/16.  
जायका दि. 11/04/16.

(In FB)

Municipal Commissioner  
जति. आयुक्त (पू.ड.)  
Amc (S)  
Ac (estate)

(17/4)

वृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय  
11 APR 2016  
समय : ११, १२, १३, १४  
१५, १६, १७, १८  
प्रमाणित MGC/P/7926

infb

13/4/16

जति. आयुक्त/पू.ड./5007/IV  
आयका दि. 13/04/16.  
जायका दि. 13/04/16

(Infb)