

281

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. AC / Estates / 998 dtd. 25.04.2016

Sub :- Proposed policy for redevelopment of Lease hold plot under "Ease of Doing Business policy".

Ref :- AC/Estates/17771/A.E.(I)-III dtd 06.04.2016.

This office is in receipt of a note from Building Proposal Department requesting thereby to inform whether I.O.D. and C.C. up to plinth level can be issued by Building Proposal Department on the basis of the Provisional NOC issued by Estates Department.

This office also received various proposals as per the recent circular approved by Hon'ble Municipal Commissioner under "Ease of doing business", where by I.O.D. and plinth C.C. is being issued simultaneously by Building Proposal Department.

In this respect, this office has put up a detailed report and obtained sanction from DMC(I), AMC(ES) & Hon'ble M.C. for proposed policy for redevelopment of lease hold plot under "Ease of Doing Business policy". Copy of the same is attached herewith for your information and necessary action, please.

[Signature]
Asstt. Commissioner (Estates)

✓ Ch.E.(D.P.)

- Dy.Ch.E.(B.P.) City
- Dy.Ch.E.(B.P.) W.S.
- Dy.Ch.E. (B.P.) E.S.

~~BDDP ES~~
 उप प्रमुख अभियंता (इन्फ्रान्स्ट्रक्चर प्रस्ताव) 73/93/932/21/ए
 आवश्यक त्या कार्ये निदेशित
 ① send files to take note of circular
 ② BDDP ES to take note & put up
 correction in manual/circular of EODB.
 प्रमुख अभियंता (विकास नियोजन) 27/04

बृहन्मुंबई महानगर पालिका
 प्रमुख अभियंता (विकास नियोजन)
 यांचे कार्यालय

2850

27 APR 2016

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क्र.प्र.अ/वि.नि./	साधारण	शहर	पूर्व. उप	प. उप
	मा. अधि.	टिडीआर	लेखा	आस्था

(1/85)

Dy. Ch.E. (B.P) City / ES / WS I / WS II

Dy. ch. E. (D.P) I / II

The circular NO. AC / Estate / 998
 dt 25-4-2016 on subject matter
 is enclosed herewith for to take
 note & necessary action please

[Signature]
 CH/E (D.P)

बृहन्मुंबई महानगरपालिका
उपप्रमुख अभियंता (इ.प्र.) शहर
यांचे कार्यालय (2PP)

दिनांक - 3 MAY 2016

सर्वताधारण
आस्थापना
योग्य

उप. अ. इ. प्र. श. / 422

वेळ १० ३० ११ १२, १, २, ३, ४, ५, ६, ३०,

(2)

कार्यकारी अभियंता (इमारत प्रस्ताव) शहर १२३

for Circulate
2.5.16
उप प्रमुख अभियंता (इ.प्र.) शहर

E.E (B.P) CITY - (I) / II / III

for your information pl.

03/05/16

A.O (B.P) CITY

बृहन्मुंबई महानगरपालिका
कार्यकारी अभियंता
इमारत प्रस्ताव (शहर) ? यांचे कार्या.

दिनांक 10 9 MAY 2016

670

इ. इ. बी. पी. / शहर ? (2PPS)

A E. (BP) (City) I, II, III, VI

for noting + n/a b)

E.E.(BP) (City) 10/05

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MUNICIPAL CORPORATION OF GREATER MUMBAI

No. AC / Estates / 998 dtd. 25.04.2016.

Circular

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

Ref :- MGC / F / 7926 dtd. 13/04/2016.

This office is in receipt of the note from Building Proposal Department 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.

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

As per the present policy adopted under simplification procedure in case of redevelopment of lease hold plots sanctioned u/no. MGC / F / 7926 dtd. 20/10/2015, 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, considering various proposals being received under "Ease of doing Business", a report was submitted to D.M.C. (Imp.) / A.M.C. (E.S.) / Hon'ble M.C. and

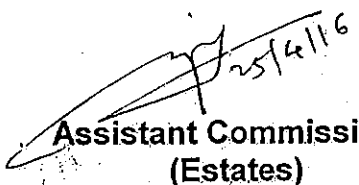
as per Hon'ble M.C's sanction vide no. MGC / F / 7926 dtd. 13/04/2016 revised guidelines have been formed in this regard as under :-

- 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.

However, Building proposal Department will not 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.

- 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 will be followed.


**Assistant Commissioner
(Estates)**