

**2) Procedure of granting Formal NOC for redevelopment of
Municipal Lease property under DCR 33(7) / 32**

Documents required :

- i) Application from lessee/developer/Architect
- ii) Copy of Lease Deed
- iii) License/Lease Plan if any
- iv) Remarks from A.O. (Lease) whether lessee has paid all the dues.
- v) Earlier development file if any.
- vi) Registered undertaking regarding 30 yrs, 2% lease rent, 10% transfer premium of proposed Society as per prevailing policy.

Points to be scrutinized/Procedure adopted:

Expected time period

Site visit for computing breaches if any &
Preparation of proposal.

07days

Proposal is forwarded to Dy.CA (Rev.III) for
Audit and scrutiny of Audit Dept.

03 days

On receipt from Dy.C.A. (Rev.) Approval from
A.C. (Estates)

03 days

Issue Demand Letter for payment of
breach amount.

02 days

Issue Formal NOC under signature of
A.E. (Imp.) after payment.

02 days

Total : 17 working days.

**Application for obtaining Formal NOC for redevelopment of
Municipal Lease property under DCR 33(7)**

From : Name of Applicant, Address of
Applicant.

To,
Asstt. Commissioner (Estates)
4th floor, Extension Bldg.
Mahapalika Marg, Fort,
Mumbai – 400 001.

Sub. : Redevelopment of municipal lease hold Plot No.
_____ in _____ Estates, Scheme No. _____

Sir,

I / We the undersigned is / are Lessee,/ Lessees / POA/Development Right holder / or Society having POA Development Right of the Municipal lease hold Plot No. _____, _____, in the Estate Scheme No. _____. wants to develop / redevelop the said plot. I / We are enclosing following documents.

1. Lease Agreement / Lease Deed.
2. Lease plan / Licence plan of the plots.
3. Registered Power of Attorney and /or registered Development Agreement.
4. Proposed plan of development or redevelopment duly signed by Architect.
4. Registered undertaking for 30 years tenure 2% lease rent, 10% transfer premium etc. (as per policy).

I / We the undersigned is / are willing to pay the prescribed scrutiny fees* for the same.

Kindly process our application of above subject formal NOC at the earliest and oblige.

Yours faithfully,

Name of Lessee./POA/Dev. Right Holder.

* Schedule of Scrutiny Fees :

Area of the plot :

- | | |
|--------------------------|---------------|
| a) upto 2000 sq.mtr. | = Rs.12,100/- |
| b) 2001 to 4000 sq.mtr. | = Rs.30,250/- |
| c) More than 4000 sq.mtr | = Rs.60,500/- |

The above fees is subject to change on 1st December of every year or as decided by MCGM from time to time.