

CHE/DP/45/Gen
2017-18

MUNICIPAL CORPORATION OF GREATER MUMBAI

(Chief Engineer(Development Plan) Department)

CHE/DP/45/2017-18/GEN Dt. 04.10.2017

CHE/DP/17377/Gen dt 4.10.17
CIRCULAR

Sub: Procedural guidelines for granting permission for the construction of Compound wall of only vacant plot only.

Ref:- Hon'ble Mun.Commissioners' sanction no.MCP/500 dt.20.09.2017

The regular proposals are receiving for granting the permission for only constructing compound wall along the plot boundary of the vacant plot. In order to streamline the procedure to grant the permission expeditiously, it is felt necessary to prepare the procedural guidelines for granting the permission for Compound wall as stated above.

The proposals for the construction of Compound wall can be distinguished in two categories viz.

- A. Plot either affected or not affected/abutting any road.**
- B. Plot affected or not affected/abutting any road & plots affected by CRZ, Heritage or by any other restrictions as per DCR-1991 /regulatory authority, Litigation, adverse possession of land.**

1. Documents required for the proposal,

- i.** Notice under section 342 of MMC Act & 44/69 of MR&TP Act 1966 duly signed by the owner & Architect/License Surveyor.
- ii.** Ownership documents of plot under reference.
- iii.** City Survey Plan/M.R. plan of plot under reference, latest by one year.
- iv.** Demarcation of existing road if the plot under reference is abutting/affected by the existing road.
- v.** Plan for the proposal inclusive of section of Compound wall in consonance with the prevailing D.C. Regulation.
- vi.** Any additional documents required for the proposal as the case may be, such as, NOC from the respective authority, court directives, etc. (For category -B).
- vii.** Requisite scrutiny fee.

2. Procedure


- i.** The proposal shall be submitted through online Building Proposal Approval System.

- ii. On receipt of proposal along with above requisite documents report, the proposal shall be processed for granting permission for constructing compound wall along the CTS boundary of the plot clear of existing road area as per the demarcation for the existing road.
- iii. The demarcation of the existing road shall be obtained from respective Asst.Engr(Ward) and from respective Asstt. Engr (Survey) in case of D.P.Road /R.L. which is existing at site.
- iv. Some of the proposals likely to be received in this category are detailed below,
 - a) Plot under reference is neither affected by existing road nor by proposed road, I compound wall shall be allowed to be constructed along the plot boundary as per the C.T.S/C.S. boundaries & subject to requisite conditions.
 - b) Plot under reference is affected by existing road and even if ownership of portion of plot affected by existing road is not transferred in the name of Competent Authority & said portion is part of existing road then compound wall shall be allowed to be constructed clear of road area i.e. along the Road line as per existing road at site & subject to requisite conditions. The compound wall on other sides of the plot may be allowed along the plot boundary as per the C.T.S/C.S. boundaries & subject to requisite conditions.
 - c) If the plot under reference is affected by proposed road & set back in that case compound wall shall be allowed to be constructed along the plot boundary as per the demarcation given by City Survey Officer subject to requisite conditions.

General notes:-

- i. The Refusal/rejection to the proposal shall be intimated to the applicant and Architect within 5 days from the receipt of proposal, with specific reasons.
- ii. The approval for the proposal in Category - A shall be granted within 7 days from the date of submission of all compliance required for the proposal, on its merits.
- iii. The approval for the proposal in Category-B shall be granted within 30 days from the date of submission of all compliance required for processing the proposal, on its merits.
- iv. The approval for construction of compound wall as per this circular shall be in the letter format and no commencement certificate will require to commence the work.

- v. The project proponent shall give only work start notice to the concern Executive Engineer(Building Proposal) before commencing the construction work and work completion intimation through concern Architect/L.S,on completion of the construction work .
- vi. Architect/L.S. shall submit the compliance plan for constructed compound wall, along with,
- a) Structural stability certificate from the Registered Structural Engineer,
- b) Measurement Plan from the respective City Survey Officer showing the alignment of constructed Compound wall with respect to CTS/CS boundary of the plot.


(Vivek More)
Dy.Ch.E.(D.P.)-I


(Sanjay P Darade)
Ch.E.(D.P.)

Sd/-
(Ajoy Mehta)
Municipal Commissioner

No. CHE/DP/ 17377 /GEN DT. 4.10.17

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Copy for information and further necessary action please.


(Chief Engineer)
(Development Plan)