

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/7204 /DP/GEN. Dt. 30/05/2016

CHE/DP/18/Gen

2016-17

CIRCULAR

Sub: Procedure to deal with the implications of publication of Draft Development Plan 2034 as per notification in Government Gazette under no. CHE/6457/DP/Revision. Dated 27th may 2016.

The policy guidelines in respect of procedure to deal with the building proposals during the transitional period from the date of publication of Draft DP-2034 till the date of sanction of the Draft DP 2034 by the state Government, has already been circulated earlier vide circulars as detailed below.

1. CHE/34194/DP/GEN, dated 10.03.2015
2. CHE/002456/DP/GEN, dated 06.04.2015.
3. CHE/015745/DP/GEN, dated 27.05.2015.
4. CHE/26063/DP/GEN, dated 20.08.2015.
5. CHE/29628 & 30003/DP/GEN, dated 24.09.2015.

The Government Directives issued under Sec. 154 of the M.R. & T.P. Act, 1966 under no. DP Proposal/2015/9747/56/UD-11, dated 23.04.2015, for correction / rectification in the Draft DP 2034, which was published in the Govt. Gazette under No.CHE/32596/DP/GEN, dated 25.02.2015. Accordingly, after correction and rectification, the draft D.P. 2034 was placed before the Municipal Corporation on 27.05.2016 and the Municipal Corporation vide its Resolution under No. 307, dated 27.05.2016 accorded the sanction to publish the said Revised Draft DP-2034 as per the provisions of Sec. 26(1) of the M. R. & T.P. Act, 1966, by repealing the earlier Corporation's sanction under No. 1195, dated 23.02.2015. A notification to that effect has been published under No. CHE/6457/DP/Revision, dated 27.05.2016, in the Govt. Gazette and in the local newspaper notifying that the Draft DP 2034 and Draft Development Control Regulations 2034, have been published for the invitation of suggestions and/or objections from the public within period of 60 days from the date of republication of the Draft DP 2034 and the Draft DC Regulations 2034.

In view of above, it is needed to spell out a policy to deal with the building proposal during the transitional period that is from the date of republication of Draft DP 2034 and Draft DC Regulations 2034 till the date of final sanction of Draft DP

2034 and Draft DC Regulations 2034 as per provisions of Sec. 31 of the M.R. & T.P. Act, 1966, as amended up to date.

It is therefore, decided to continue with the earlier circulars as cited at Sr. No. (1) to (5) above, except by substituting the following words and figures in the said above circulars till the date of final sanction of Draft DP 2034 and Draft DC Regulations 2034 as per provisions of Sec. 31 of the M.R. & T.P. Act, 1966, as amended up to date.

Sr. No.	Details as per Earlier Circulars at Sr. No. (1) to (5) above	Words and figures to be replaced
1.	Date 25.02.2015	Dated 27.05.2016
2.	Draft D.P. 2034	DDP 2034 (May-2016)
3.	Development permission / demarcation by D.P.	E.E.B.P. as per Ease of doing business circular issued under no. CHE/DP/49/GEN/2015-16 dt 29/12/2015.

Reservations if any, not reflected in DP 1991, but reflected in the DDP 2034(May-2016), and where there is no provision in DCR 1991 for the development of such reservations, the same shall be developed as per DDP-2034(May-2016). The permissibility of FSI shall be as per DCR 1991 as amended up to date and provisions of CRZ, if applicable.

BP/DP Staff shall take the cognizance of DDP 2034(May-2016) and attach the extract copy of DDP 2034(May-2016) with the proposal; remarks shall be accordingly incorporated in the report for the proposals which are under process for concessions. For the new proposals to be submitted regular remarks of DDP 2034(May-2016) shall be insisted from Developer / LS/ Architect. However, the ongoing proposals which are already submitted and under process at different stages, L.S./ Architect should submit the extract copy of the DDP 2034 (May 2016) which shall be confirmed by concerned Sub-Engineer and proposals can be processed further without insisting DDP 2034 (May 2016)/ Survey remarks.

The proposals for which the concessions are approved or proposals are submitted for approval of concessions, in all such proposals where approvals not yet issued, the provisions of DDP 2034 (May 2016) shall be taken into account while issuing approvals.

The proposals submitted after 27/05/2016 shall be processed as per provisions of DCR-1991 as amended up to date and CRZ provisions whenever applicable. However, benefit of FSI/ TDR as per DCR 2034 will be applicable to these proposals only after final sanction of Draft DP 2034 and Draft DC Regulations 2034 by the state Government as per provisions of Sec. 31 of the M.R. & T.P. Act, 1966.

The proposals which were sanctioned with respect to proposed widening to the existing road/new road shown in DDP 2034 and widening /new roads are deleted in DDP 2034 (May-2016), may be processed/ amended as per DDP 2034(May-2016).

In case of any specific situation which is not covered in the above guidelines and where there is lack of clarity about provision of this circular, the case shall be referred to Ch E (DP)/ Hon'ble Municipal Commissioner for further directive.

The above said guidelines are issued in continuation to above mentioned circulars and should be followed scrupulously by BP/DP staff and any lapse in this regards will be viewed seriously.


Dy Ch E (DP)-I.


Ch E (DP) i/c.


Municipal Commissioner.