

MUNICIPAL CORPORATION OF GREATER MUMBAI

Chief Engineer (Development Plan) Department

No.CHE/DP/ 03450

/ dtd. 26 AUG 2020

Sub: Interpretation in respect of applicability of Reg. 41(5) for Provisions of open spaces in redevelopment of a private Co.op Hsg. Soc. Under Reg. 33(7)(B) of DCPR -2034.

Reference is requested to the detailed report of the undersigned in the above subject matter and Hon.M.C.'s approval thereon u/no.MCP/2633 dtd. 07.08.2020. Hon.M.C. has accorded approval for following:

1. To forward draft letter to UDD for clarification of subject matter.
2. To insist upon open space requirements as per the provision of Reg.41(1), 41(2) & 43 in respect of proposals which will be processed under Reg. 33(7)(B) & to charge the premium to the extent of 75% of the regular premium towards condonation of deficiency in open space which is being charged in case of regular development. This order is applicable prospectively and the same will not be applicable for proposals wherein the premium towards condonation of deficiency in open space has been recovered while processing the proposal under Reg. 33(7)(B).

Encl: As above

-sd-

(V.P. Chithore)
Ch.E. (DP) & DMC (SE)

Dy.Ch.E.(BP) City/ ES/ WS I/ WS II/ Spl Cell

C.C. to : A.O. (DP) I

Circulate & put it on portal.

(V.P. Chithore)
Ch.E. (DP) & DMC (SE)

Cin. No. CHE/DP/134/Gen
2020-21

MUNICIPAL CORPORATION OF GREATER MUMBAI

Chief Engineer (Development Plan) Department

No.CHE/DP/134/WS/42896/ dtd. 15 JUN 2020

Sub: Interpretation in respect of applicability of Reg. 41(5) for Provisions of open spaces in redevelopment of a private Co.Op Hsg. Soc. Under Reg. 33(7)(B) of DCPR -2034.

Reference is please requested to the detailed note of Dy.Ch.E.(BP) WS - II in the subject matter. As reported in the said matter, the clarification of UDD will be sought regarding the applicability of Reg. 41(5) in respect of proposals which are being processed under Reg. 33(7)(B). It is to mention here that the staircase/ lift area in existing building is exempted from FSI without charging premium while going under Development under Reg. 33(7)(B), if documentary evidence towards payment of premium in the past is submitted by the Project Proponent. Hence, some consideration while condoning deficiency in open space may be considered in respect of proposals which are being processed under Reg. 33(7) (B) as these societies are being paying their assessment charges, sewerage / water charges etc. regularly which contribute to revenue of corporation and in view of present market condition some of the redevelopment are being carried out by the societies themselves without appointing project proponent. Hence, it is felt that premium to the extent of 75% of the premium i.e. being charged for the regular redevelopment may be considered for proposals which are being processed under Regulation 33(7)(B) by insisting upon open space requirement as per Reg. 41(1), 41(2) and 43.

In view of above, Hon.M.C.'s approval is requested to the sidelined portion 'A' & 'B' on page N/6 and sidelined portion 'C' above.

Submitted please.

(I.S. Chahal)

Hon.M.C.

Sir,

(V.P. Chithore)
Ch.E. (DP) & Director (ES & P)

Municipal Commissioner
Ch. Eng (D.P.)