MUNICIPAL CORPORATION OF GREATER MUMBAI Cir. NO.CHE/DP/126 / Gen Dt. 12/07/2020 CIRCULAR (2020-21)

* 12. 20

Sub.: Policy regarding taking over Setback, Non buildable/Buildable reservation.

As per Ease of Doing Business, taking over of Setback, Non buildable/Buildable reservations is dealt by D.P. Department on receipt of proposal from Building Proposal Department or Architect/Licensed Surveyor. As per Sr.No. 4 of the note below table no.5 of Regulation No 17 of DCPR 2034, the owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot which is dealt by Building Proposal Department.

While processing the proposal, it is observed that there is no uniformity in the various sections of D.P Department. For smooth and uniform working, following uniform procedure shall be adopted.

- In case, if the sub division of the Setback, Non buildable reservations to be handed over is already approved by Collector (City)/ Collector(MSD) as per approved Layout/ approved Plan by appropriate Authority by issuing subdivision order / separate PRC, in such cases Joint Measurement shall not be insisted.
- 2) In all cases of taking over Setback, Non buildable/Buildable reservations in lieu of FSI, it shall be mandatory of verification of title by Legal Department of M.C.G.M.
- 3) As soon as advance possession of the land on approval of Layout/Plan is taken over, Building Proposal Department shall inform D.P department and Owner / Developer shall submit the proposal of handing over of land for physical possession to the office of D.P. Department, so that procedure for title clearance can be completed and time will not be lost in title clearance once it is ready.
- 4) a) Any proposal for taking over of Setback, Non buildable/Buildable reservations is to be approved by concerned Dy.Chief Engineer (D.P.).

- b) In some cases, wherever taking over Setback, Non buildable/Buildable reservations is to be processed without insisting Letter Of Intent (LOI) in such cases approval of Chief Engineer (D.P.) shall be obtained.
- 5) In case of S.R.Schemes, same procedure shall be followed for taking over plots affected by reservation/Amenity.

This circular will be followed scrupulously with immediate effect.

Chief Engineer (D.P.)

4E.LETTER FROM MCGM FOR SUBMISSION OF REGISTERED AGREEMENT

(from Architect / L.S./Owner)

To,
Executive Engineer (D.P.),
5 TH Floor, MCGM head office,
Mumbai
Sub: Submission of Draft Agreement for property bearing CTS no of village
—, — ward affected by the DP reservation of/DP road being handed over to MCGM in lieu of TDR
Ref: File No:
LOI dated
Dear Sir,
Please refer your letter dated We are herby submitting 1 set of Original Registered Agreement for property bearing CTS no of village, ward affected by the DP reservation of/DP road being handed over to MCGM in lieu of TDR for your record . We now request you to kindly complete the procedure for taking over possession of the said property .
Thanking You
Architect/L.S./Owner
Enclosed as above.

5.TAKING OVER POSSESSION OF NON BUILDABLE RESERVATION

MUNICIPAL CORPORATION OF GREATER MUMBAI No. TDR/ /dtd.

Sub:		over of nor village				
Ref:	My Appl	ication dated	:			
Case	no.:	٠				
CTS	No.:					

Reservation:

Sr. No.	Item No.	Remarks
1	If the land under reference is leveled by property filling, cutting to the formation level as given by the CH. E (Roads & SWD)	Yes
	a) What is average reduced level of the ground as certified by Architect.	More than Mt.
	b) Whether filling work has undergone one monsoon season.	Yes
2	If the compound wall with gates has been constructed as per design and specifications	Yes
3	Whether the Retaining wall on side as per design and specification, given by the City Engineer has been constructed	
4	If Nalla is passing through the land under reference, whether the nalla is shifted and / or trained as directed by the CH. E.(Roads & SWD)	
5	If the access to the land under reference has been provided. Whether the same is properly paved, channeled, lighted and provided with S.W.D. as per Municipal specifications	
6	a) Whether deposit towards for defect liability has been paid.	Yes

As puther reset the way	The gist of the case: Survey Remarks: Deer the Sanction Revised Development Plan of ' State Government, the land under reference be rived for the public purpose of plan. The land under subject is situated in the m wide DP road. The proposed plot has access to rexisting public road Demarcation by AE (Survey) nership: As per the copy of P.R.Card submitted, the is showing the name of submitted by empanelled advocate is attached the Inspection:	as shown on zone and affected by hrough DP road/right of e land bearing CTS No. The title certificate from
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10	rved for public purpose of in lieu of TDI	₹.
10	d over the possession of the land bearing CT	S NO
	With reference to my above referred application	dtI request to
	Agreement duly signed by owner	
	Encumbrance Details	
8	In case of land under acquisition whether payment of supervision charges is made	
7	If necessary amount towards Lessor's interest has been deposited? Lessor's NOC is submitted	Yes
	has been paid	

The site under reference was visited by SE(DP) and AE(DP) and it was obset that land under reference is vacant and leveled and no overhead HTL pass over it. The compound wall along with gate, SWD as per empanelled consult requirement, watchman cabin are also constructed. The photographs of same are at pg. It is to be mentioned here that the owner has submit Assessment Tax payment up to As such up to date payment taxes will be insisted for the land under reference before issue of the DRC Area of reservation plot: A Details of Plot Area under Reservation: Survey H.No. CTS/C.S.No. Village / Division Sq.Mtrs. Octal B Details of Encumbered Area along with appurtenant area: Survey H.No. CTS/C.S.No. Village / Area in Sq.Mtrs. Octal B Details of Encumbered Area along with appurtenant area: Survey H.No. CTS/C.S.No. Village / Division Sq.Mtrs. Octal B Details of Encumbered Area along with appurtenant area: Survey H.No. CTS/C.S.No. Village / Division Sq.Mtrs. Octal					
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Registered Agreement

The owner has submitted Registered Agreement for transfer of the reservation land to MCGM is attached at pg ______to ____.

Approval:

In view of above, Dy.Ch.E.(D.P.) ____, approval is requested for taking over possession and process TDR/F\$I.

Submitted please,

Site Inspected by S.E. on_____

Proposed by

Architect/L.S.

Recommended by

SEDP

AEDP

Approved by:

EE.(DP).__

6. TAKING OVER POSSESSION OF BUILDABLE RESERVATION

MUNICIPAL CORPORATION OF GREATER MUMBAI /dtd. No. TDR/

I-C Handing Over Taking over
Dy.M.A.vide letter no dated at pg to
have been approved by user department vide LOI nodated and
Plans of the buildable Reservation were submitted by the Architect and
Planning of Buildable Reservation:
submitted by empanelled advocate is attached at pg to
is showing the finite of to
As per the copy of P.R.Card submitted, the land bearing CTS No. is showing the name of The title certificate from
Ownership:
way/catsung public road
way/existing public road
m wide DP road. The proposed plot has access through DP road/right of
the plan. The land under subject is situated in the Zone and affected by
reserved for the public purpose of as shown on
As per the Sanction Revised Development Flair of the State Government, the land under reference bearing CTS Nos is
Survey Remarks: As per the Sanction Revised Development Plan of '' Ward sanctioned by
The gist of the case:
Layout /Plot.
for public purpose of in lieu of TDR/FSI on the
to hand over the possession of the developed/constructed reservation of
With Reference to my above referred application dt I request
I request
Ref: My Application dated:
of village reserved for public purpose of
Sub: Taking over of buildable reservation bearing CTS No.

I-C

Building Proposi	al status:	
IOD No.	dt	
CC No.	dt	
OCC NO.		
Area :So	q.mt.	
Site Inspection:		•
The site under referen	ce was jointly inspected;	it was observed that buildable
reservation under refe	rence is in accordance wi	th the internal plans approved
by the Dy.M.A. The co	ompound wall along with	gate, SWD as per empanelled
consultant requireme	nt and watchman cabi	n are also constructed. The
photographs of the sar	ne are at pg	
*		
It is to	be mentioned here tha	t the owner has submitted
Assessment Tax paym	ent up to As	s such up to date payment of
taxes will be insisted for	or the land under reference	e before issue of the DRC
Area of Built Up Rese	rvation to be handed ove	er
Floor Details	User /Reservation Name	Constructed Area handed over in Sq.Mtrs.
A	1141110	over in equincie.
-		
Area of reservation p	lot (if any):	
•		issqmt. Asper
The area of reservation	n plot for the CTS No	issqmt. Asper itect and approved by Dy.M.A.
The area of reservation	n plot for the CTS No	
The area of reservation	n plot for the CTS No	
The area of reservation triangulation calculation Scrutiny Fees:	n plot for the CTS No ons submitted by the Arch	•
The area of reservation triangulation calculation Scrutiny Fees:	n plot for the CTS Noons submitted by the Arch	itect and approved by Dy.M.A.
The area of reservation triangulation calculation servation. Scrutiny Fees: The owner has paid a	n plot for the CTS Noons submitted by the Arch	itect and approved by Dy.M.A.

Approval:

In view of above, Dy.Ch.E.(D.P.) ____, approval is requested for taking over possession and process TDR/FSI.

Submitted please.

Proposed by

Recommended by

Architect/L.S.

SEDP

AEDP

EEDP

Approved by:

Dy. Ch.(DP).__