

Regarding avoidance of delay and bringing uniformity in the process of according building permission, plinth checking, Occupancy certificate and allowing third party inspection of letter of approvals-Revised Directives.

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai - 400 032
Government Directives No.TPS-1815/CR-216/15/UD-13
Date :23/05/2017

Read:- Government Directives No.TPS-1815/CR-216/15/UD-13, dated 23/03/2016 and dated 15/06/2016.

Preamble:-

The cases seeking building permissions of various types / various uses in accordance with the relevant Development Control Regulations are received by the offices of respective Planning Authorities, Special Planning Authorities, New Town Development Authorities in the State. Also, applications requesting for grant of certificates regarding Plinth Checking, occupancy are received by these Authorities. In such cases, site visits are carried out by different sections of the respective Planning Authorities independently and on receipt of their reports the cases are processed further. In order to avoid delay and also bring uniformity in the process of according building permission, plinth checking, completion certificate and allowing third party inspection of the sanctioned proposals, Government has already issued directives vide No.TPS-1815/CR-216/15/UD-13, dated 23/03/2016 and dated 15/06/2016.

The matter of revising the said directives was under consideration of the State Government and therefore all Planning Authorities, Special Planning Authorities and New Town Development Authorities in the State are given revised directives under section 154 of MR & TP Act, 1966 in supersession of earlier directives as below:-

Revised Directives

- 1) Common application form inclusive of all the points concerned with No Objection Certificates required for Development permission should be prepared by all the concerned departments of planning authorities.
- 2) All the officers / employees of various departments who are supposed to inspect the site, regarding issue of No Objection Certificates for various permissions should plan and carry out the joint site visit on a specific day and time in a week. In order to plan such dates of inspection and timing, finalise the list of cases of site visit to be carried out on the specified date, co-ordinate all concerned and also to ensure the implementation of the site visit programme as per the schedule, a co-ordinating officer of the rank of head of the department of Planning / Engineering section should be appointed forthwith.



- 3) The concerned officer / employee should submit / upload the inspection report online to the concerned co-ordinating officer within 24 hours from the date of site visit.
- 4) During inspection in respect of various No Objection Certificates the concerned officials should inspect the site according to their checklist.
- 5) During inspection in respect of cases seeking plinth certificate, the concerned officer / employee of the building permission department should verify the demarcation of plot boundaries on site, availability of approach road, construction of plinth as per approval and availability of side margins.
- 6) During inspection in respect of cases seeking occupancy certificate, the concerned officer / employee of the building permission department should verify that construction done on site is as per the commencement certificate, and fire safety measures have been provided, water and electricity connections are given to each tenement, the lift is operational, proper drainage system is provided and ensure that the conditions regarding construction as mentioned in the commencement certificate have been fulfilled.
- 7) The list of the cases wherein building permission has been granted, shall be published by the concerned Planning Authorities on their web site and such list should be updated weekly. Also, on request, third party inspection of letters of approval in such cases shall be allowed.




 (R.M. Pawar)
 Under Secretary,
 Government of Maharashtra

Copy for information:-

- 1) Secretary to Hon'ble Chief Minister, Mantralaya, Mumbai.
- 2) Personal Secretary to Hon'ble State Minister (UD), Mantralaya, Mumbai.
- 3) Principal Secretary (UD-1), Mantralaya, Mumbai.
- 4) Director, Town Planning, Maharashtra State, Pune.

To publish these Directives on the web site of Directorate, Town Planning
www.dtp.maharashtra.gov.in.

- 5) Director and Joint Secretary (Town Planning), Urban Development Department, Mantralaya, Mumbai.
- 6) Deputy Director and Deputy Secretary (Town Planning), Urban Development Department, Mantralaya, Mumbai.

Copy for information and necessary action:-

- 1) Commissioners, All Municipal Corporations.
- 2) Chief Planner, Maharashtra Industrial Development Corporation, Mumbai.
- 3) Chief Executive Officers, All Planning Authorities / Special Planning Authorities.
- 4) Chief Officers, All Municipal Councils / Nagar Panchayats.
- 5) Joint Director, Town Planning, Implementation Wing / Valuation / Pune / Konkan / Nashik / Nagpur / Aurangabad / Amaravati Division.

- 6) Assistant Director, Town Planning / Town Planner, All Branch Offices, Town Planning Department.
- 7) Desk Officer (UD-29), Urban Development Department, Mantralaya, Mumbai - to publish these Directives on Government website.
- 8) Desk Officer, Information and Technology Department, Mantralaya, Mumbai.
- 9) Under Secretary, UD-11 / UD-30.
- 10) Desk Officer, UD-9 / UD-12.
- 11) Select File (UD-13)

