

Cir.No. CHE/DP/149/Gen

2020-21

MUNICIPAL CORPORATION OF GREATER MUMBAI

Ch.E./DP./8150/Gen. Dtd.

03 DEC 2020

Sub: Standard formats for processing the proposals under Reg. No. 33(7)A of DCPR 2034 in respect of reconstruction or redevelopment of dilapidated / unsafe existing authorised tenant occupied building.

Ref: Dy.Ch.E./BP/2853/WS-I dtd. 13.10.2020.

The formats for processing the tenanted properties redevelopment proposals in Suburbs under Reg. No. 33(7)A were scrutinised and found in order.

However, it is felt that issues such as irrevocable consent and such, are needed to be vetted through Legal officer.

Submitted please.

Ch.E.(D.P.) & Dir. (E.S. & P.)

[Signature]
Dy.Ch.E.(D.P.)-I

[Signature]
Dy.Ch.E.(D.P.)-I
01.12.2020

[Signature]
27/11/2020

when the policy is already in force then why 'x' above is pointed out now? The policy is already approved and in force. Only formats are now suggested to streamline the process. Pl. reconcile & put up quickly.

[Signature]
Dy.Ch.E.(D.P.)-I

[Signature]
Ch. Engineer (D.P.)
& Dir. (E.S. & P.)
01/12/2020

It was not clear whether these were vetted by Legal. However, since these are used, there are no complaints w.r.t. formats.

Hence the formats can be used.

Submitted.

[Signature]
02/12/2020

Dy. Chief Engineer
(Development Plan)

Ch.E.(D.P.) &
Dir.(E.S. & P.)

Reference is requested to note PN-13 to N-15 from DPC/ERP/WSI-
There are many proposals for redevelopment under 33(7) A &
DCPR-2034 in sub. The guidelines are already circulated in
past. However for smooth implementation & for transparency,
few new formats are required to be certified by DO/AC to
ward for the dilapidated buildings. This is also required as
per H.C. directions.

After scrutinizing by D.P. Dept, now the formats
as at PC-57 to C-65 are final and will be part of
policy circular already issued in this regards.

In view of above, the formats as at PC-57 to
C-65 are recommended for approval of Hon. M.C.
once this file is received the formats will be
circulated to all concerned for implementation.

Submitted please.

[Signature]
02/12/2020
Ch. Engineer (D.P.)
& Dir. (E.S. & P.)

Hon. M.C.
Sir,

[Signature]
16/12/20

Municipal Commissioner

Ch. E (D.P.)

for n/a pl
[Signature]
16/12

AOC DP II

pl-circulate to all
& put up on website
21/12/20
EECP

03 DEC 2020

समय ११, १२, १३, १४,
१५, १६, १७, १८,
क्रमांक MCP/5358

15-12-2020

✓ Ch. E (D.P.) & Dir (E.S. & P.)

H.C. (General)

for n/a pl.

Yem
22/12/2020
AOC DP II

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
११	१२	१३	१४
१५	१६	१७	१८
16 DEC 2020		014545	
क्र.प्र.अ/वि.नि.	रा.हर	पूर्व. उप	प. उप
मा. अधि.	टिडीआर	लेखा	आस्था

441
457

(Application from Developer /Society)

Date: _____

To,
Assistant Commissioner _____ ward

Sub: Request to /certified list of existing tenants for the proposed redevelopment of dilapidated/ unsafe authorized tenant occupied building known as _____ on plot bearing CS No. _____ ward under Regulation 33(7) (A) of Development Control and Promotion Regulations for Greater Mumbai 2034.

Ref: Current / fresh policy number.

Sir,

With reference to the policy guidelines referred above we are submitting herewith following documents:

A) Building Plan:	i) Approved plan and full commencement certificate.
	ii) OCC Plan
	iii) BCC Plan
B) Tolerated Category:	i) CS/CTS Plan
	ii) Inspection extract prior to 01.04.1962 for non residential and prior to 17.04.1964 for residential user.
C) Tenancy:	i) Inspection extract for the year of 1995-96 to ascertain tenancy not created after 13.06.1996.
	ii) Other documents as mentioned in Annexure-A.
D) List of tenant, user of the tenants, and existing carpet area.	
E) Consent of tenants as per format.	

The building is dilapidated / unsafe tenant occupied building.

You are requested to issue certified list of existing tenants for redevelopment of building in light of policy circular U/ No. _____ dated _____.

Thanking you,

Yours faithfully

(Developer/ Society)

443
459

BRIHANMUMBAI MAHANAGARPALIKA

No.

To,

1) Developer/ Society

Sub: Certified list of existing tenants for the proposed redevelopment of dilapidated/ unsafe authorized tenant occupied building known as _____ on plot bearing CS No. / CTS No. _____ of Division/ Village _____ in _____ ward under Regulation 33(7)(A) of Development Control and Promotion Regulations for Greater Mumbai- 2034.

Ref.: Your request to grant of list of eligible/ non eligible tenants vide letter dtd. _____.

Sir,

With reference to your request for issuance of certified list of eligible/ non eligible tenants vide letter dated _____, it is to inform that, the verification of eligibility of tenancy and its existing carpet area is carried out by this office based on the documents submitted by you and from the following documents:

(A)	Building Plan:	i) Approved plan and full commencement certificate.
		ii) OCC Plan
		iii) BCC Plan
(B)	Tolerated Category:	i) CS/CTS Plan
		ii) Inspection extract prior to 01.04.1962 for non residential and prior to 17.04.1964 for residential user.
(C)	Tenancy:	i) Inspection extract for the year of 1995-96 to ascertain tenancy not created after 13.06.1996.
		ii) Other documents as mentioned in Annuxure-A.

Name of the tenant, user of the tenants, existing carpet area eligible for rehab/ non eligible tenant and the said list is attached herewith as requested.

Yours truly,

Asstt. Commissioner _____ ward

Copy to:

- 1) All existing tenants in Building
- 2) Ex.Engineer (Building Proposal) _____ ward.

- i) The building under reference is dilapidated/ unsafe tenant occupied building as per the report of D.O./ Ward E.E./ TAC *As notice was issued w/n _____ dt. _____ by D.O. - ward .*

etg
clg

- ii) The irrevocable written consent of more than 51% tenants is submitted by developer and the same is verified with relevant documents/ Society.
- iii) There is no new tenancy created after 13.06.1996.
- iv) Tenancy is verified from the inspection extract of the year 1995-96.
- v) The existing carpet area is verified on site/ approved plan/ inspection extract and certified as mention in list attached herewith.
- vi) Copy of the certified list of tenants is attached herewith.

Forwarded for information.

Asstt.Commissioner _____ ward

477
C/63

MUNICIPAL CORPORATION OF GREATER MUMBAI

No : _____ Dtd _____

Area Information Statement in Proposal under Reg. 33(7)(A) ^(M)

As per the direction and the minutes of order of Hon'ble Court in Writ Petition 1135 of 2014, the area of owner/occupier ~~js~~ possession is taken on record for office purpose only.

This carpet area measurement do not supersede the area noted in the records of other department of MCGM i.e. Building Proposal Deptt./Assessment Deptt. Etc./Registered agreement, Sale Deeds if any/any Govt. agencies.

This following data/information is for office record purpose only and expresses the area in possession of occupier at present i.e. prior to the demolition/ collapsed of building. However it cannot be produced in any litigation matter.

The recorded area in possession, is as per the inspection of this office staff and it does not endorse any authorization of the area over and above the area approved in sanction plan if any.

Name of Building with address: _____, Mumbai - 400 0__.

Name of the owner/Developer of Building: _____ dt. _____
Notice No. _____

Sr. No.	Floor	Tenement No	Name of Owner/Tenant/Occupier	Use of Structure (ie. R/ NR /R & NR)	Measurement taken on date _____ in Sq.Mt.	Status of room/shop at the time of measurement (open / Closed/or)	Name of person present at the time of measurement	Carpet area in possession in Sq.Mt.	Tenancy Accepted or Rejected	Reason for rejection of tenancy	Remarks
1	2	3	4	5	6	7	8	9	10	11	12
1											
2											
3											
4											

Copy to:

(1) Applicant / Developer

(2) Tenant / Occupier

(3) _____

D.O./Exe.Engr.(B&F) Ward _____

Asstt.Comm. Ward _____

TABLE FOR PROCESSING THE TENANTED PROPERTIES REDEVELOPMENT PROPOSAL IN SUBURBS UNDER REG.33(7)A

Details of Existing Tenements					Rehab Carpet Area			Incentive BUA			BUA Including Fungible Area									
Sr.No	Name of the Tenant / Occupant / Member of Society	Floor	Shop No/Flat No	R or NR or R & NR	Existing Carpet Area including Balcony Area but Excluding Common Toilet, Staircase & Passages Area Etc.	Carpet Area Eligible For Rehab (Minimum 27.88 sqmt for 'R', 'NR' and with 'NR' and Actual Carpet Area for 'NR')	Additional Rehab Area (5% for Single plot, 8% for 2 to 5 Plots & 15% for 6 & more plots)	Total Carpet Area Eligible For Rehab	Total Carpet Area Considered for Incentive Purpose	Rehab BUA for Incentive Purpose	Incentive BUA (50% for Single plot, 60% for 2 to 5 Plots & 70% for 6 & more plots)	Rehab BUA	Permissible Fungible Area for Rehab	Total permissible Rehab BUA including Fungible Area	Details of Tentative Allotment of Rehab Tenement			Fungible BUA (16 - 15)		
															Wing	Floor	R or NR or R &NR No.	Total Proposed Rehab BUA as per Plan	Excess	Deficit (To be kept In Abyeance)
1																				
2																				
3																				
4																				
5																				
6																				
7																				
8																				
9																				
10																				
TOTAL																				

Legends		
R	Residential	
NR	Non Residential	
R with NR	Residential & Non Residential Combined	

Arch / L-5