MCHI - CREDAI

Additional Chief Secretary (Retd.)
Government of Maharashtra

S. S. Hussain *I.A.S. (Ex)*
Chief Executive Officer

Ref. No. : MCHI/CEO/16-17/069

31st August 2016

Sub : **Amendment in the existing circular for grant of CC upto podium top pending HRC NOC**

Ref. : **Earlier circular issued u/no. ChE/2962/DPWS/HRB dt. 24.9.2015**

Dear

The development scenario in the city of Mumbai has changed in the last three four years on account of increase in FSI, due to various amendments in the DC Regulations. To consume the full potential, one has to go vertically, considering the space crunch in city of Mumbai & its suburbs. This has given rise to planning of High Rise buildings and its construction. The proposals are required to be submitted to High Rise Committee and obtain prior approval for construction of buildings with height more than 70 mts.

You were kind enough to grant relief to allow CC upto plinth for High Rise buildings pending HRC NOC. A circular was issued by CH.E.(DP) vide no ChE/2962/DPWS/ HRB dt. 24.9.2015 for grant of CC upto plinth for the High Rise buildings pending HRC NOC, subject to submission of Registered Undertaking stating to revise the work as per suggestions, if any, given by High rise Committee and also to indemnify MCGM and its officers against any claim, if any part of work executed upto plinth needs to be demolished and reconstructed.

However, it may be brought to your kind notice that, the podiums are provided free of FSI and basically designed for parking of cars. As such, the grid and structure is designed for accommodating maximum car parkings. The sizes & shapes of columns in podiums are different than that of the livable upper floors. The building line above podium top is changed and since FSI, deficiency in open spaces, etc. is involved from the livable floors, plinth and open spaces are checked at podium top level. It would be, therefore, prudent to allow construction upto podium top pending HRC NOC, subject to Regd. U/T as mentioned above which would be a step ahead in achieving Ease of Doing Business with the authority.

It is, therefore, requested to amend the circular issued u.no. ChE/2962/ DPWS/HRB dt. 24.9.2015 so as to allow CC upto podium top pending HRC NOC, subject to Indemnity cum undertaking as mentioned in the said circular please.

Thanking you,

Yours

S. S. Hussain

To,
Shri Ajoy Mehta (I.A.S.)
Municipal Commissioner,
Municipal Commissioner of Greater Mumbai
Mumbai – 400 001

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