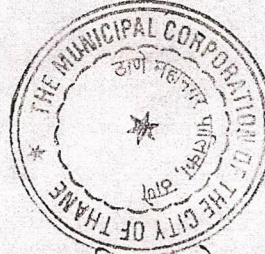


सहायक संचालक नगर रचना यांचे कार्यालय
ठाणे महानगरपालिका, ठाणे
जा.क्र. ठामपा/शविवि/वियोअंक - २२९
दि. १५/०५/१४

विषय :- मा. आयुक्त सो. यांचे दालनातील दि. ९/५/२०१४ रोजी MCHI
पदाधिका-यांसोबत झालेल्या बैठकीचे इतिवृत्त.

विषयांकित बैठकीचे इतिवृत्त सोबत जोडण्यात आले असून, सदर इतिवृत्त मा. आयुक्त
सो. यांनी दिलेल्या निर्देशानुसार आपल्या स्तरावरील कार्यावाहीनुसार करणेस विनंती आहे.



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सहायक संचालक नगर रचना,
ठाणे महानगरपालिका, ठाणे

- प्रत :- १) मा. नगर अभियंता, ठाणे महानगरपालिका, ठाणे.
२) कर निर्धारक व संकलक, ठाणे महानगरपालिका, ठाणे.
३) उप नगर अभियंता, शहर विकास विभाग, ठाणे महानगरपालिका, ठाणे.
४) सर्व कार्यकारी अभियंता, शहर विकास विभाग, ठाणे महानगरपालिका, ठाणे.
✓ ५) अध्यक्ष, MCHI ठाणे.
६) सेक्रेटरी, इंडीय इन्सटिट्यूट ऑफ आर्किटेक्ट, ठाणे शाखा.

**Minutes of Meeting with
MCHI on May 9th, 2014**

Meeting was conducted in Hon. M.C's chamber with MCHI, Thane Chapter to discuss and resolve the issues raised by MCHI.

After deliberate discussions Hon. M.C. has given following directions to streamline the process of issuing various NOC's by respective departments of TMC for development proposals.

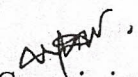
No.	Issue	Description	Directions
1.	Procedure to obtain Pre STP NOC	STP NOC is insisted prior to CC of work. Application is needed to be submitted to Drainage department along with the location plan and size of the STP. The concerned authorities scrutinizes the same and suggestion are given to change the size of STP, after the changes they come for site visit and then the file get sanctioned. STP is required for projects having more than 20000 Sq.Mts. builtup area. Such projects are already in purview of MOEF clearance, which requires that services consultants are appointed and detailed drgs. are prepared and submitted by them to MOEF. Detailed scrutiny of drgs is already carried out by SEAC as per their norms; Also consent to operate is required by M.P.C.B. for completion of work of STP. To avoid duplication, separate N.O.C. for STP approval and completion should not be insisted upon.	<ul style="list-style-type: none"> • Hon. Commissioner directed that a formula has to be derived by City Engineer for deciding capacity of STP according to the no. of proposed Tenements in the development proposal i.e. No of Tenements proposed X 5(person) x 250 litres (Avg. Water Usage per person) x 0.8 x 1.25 can be the size of STP. • Hon. Commissioner suggested that types of STP installations specified should be standardized for ease of maintenance. Not more than three types of STP systems should be allowed. • It was discussed and agreed by Hon. Commissioner that STP is required for projects having more than 20000 Sq.Mts. built up area. Such projects are already in purview of MOEF clearance, which requires that services consultants are appointed and detailed drgs. are prepared and submitted by them to MOEF. Detailed scrutiny of drgs is already carried out by SEAC as per their norms; further consent to operate is required by M.P.C.B. for completion of work of STP. To avoid duplication, separate N.O.C. for STP approval and completion should not be insisted upon. Hon. Commissioner suggested that panel of services consultants affiliated with MOEF/ MPCB with

			<p>required qualifications and experience should be formed and list of such consultants may be published by City Engineer. Drawings and calculations submitted by such consultants for STP as well as surface drain approval should be considered adequate for C.C.</p> <p>However Hon M.C. has clarified that for any deviations from standard specifications of MOEF/TMC/MPCB, applicant shall be responsible.</p>
2.	Procedure to obtain Pre Surface Drain NOC	<p>We have to apply to the Surface drain department, produce the plans indicating the size of surface drain outlet, calculations about the catchments areas etc, after submission TMC ask for site visit to verify, which is the nearest point of disposal of surface drain and after all the above things are in place we get the NOC for surface drain. We understand that as per the department they want the calculations which would be helpful in deciding the size of the drain outlet.</p>	<ul style="list-style-type: none"> Hon Commissioner directed that TDO shall not impose condition to obtain Drainage NOC before C.C. At the time of first approval, service consultant shall submit drainage layout and design calculations as per TMC's defined standards. City Engineer shall publish such norms for the benefit of service consultants. It shall be obligatory upon appointed service consultant to carry out drainage system as per designs given by him from applicant. Surface drain system shall be completed prior to approval of Plinth Certificate. If levels of plinths are not as per requirement of drainage Dept., necessary corrections should be made by Developers at their cost.
3.	Procedure to obtain Tree N.O.C	<p>We have to apply to the Garden Department for cutting the trees if they are affected while construction of the building/s, we have to submit the plans showing no of trees affected while construction. The plans are forwarded to the Tree committee and after site visit if the committee members it is referred the Commissioner for final signature on the N.O.C. Procedures needs to be simplified.</p>	<ul style="list-style-type: none"> Hon. M.C. conveyed that as the case is sub-judised in Hon. High Court, it will be discussed in the next General Body meeting. However Hon Commissioner conveyed the possibility to resolve the problem by June 2014.

4.	Procedure to obtain Tax Department N.O.C.	We have to apply to the Tax Department for payment of Vacant Land Tax before C.C. We submit the plans to the Department, they visit the site verifies the same and issues us N.O.C.	<ul style="list-style-type: none"> • Hon. Commissioner directed T.D.O. department to recover LUC (Land Under construction) at the time of First approval and during subsequent financial years along with the development and other charges. TAX Department shall provide necessary formula for computing LUC as well as advance property tax to TDO. Hence forth proposals shall not be insisted for TAX department NOC. • Department shall check provisions in the act for levy of Vacant Land Tax on the land which are lying vacant within TMC limits. Proposal to levy VLC in TMC limits shall be put up for approval of Hon. M.C. in 15 days.
5.	Water NOC	We have to apply to obtain pre Water NOC before C.C. and have to apply for final NOC before O.C. We had mentioned that since it is clearly written on C.C. and O.C. that water will be supplied as per the availability, the T.D.O. should not force us to obtain NOC from water department.	<ul style="list-style-type: none"> • Pre-NOC shall not be insisted for vacant lands. However for plots with structures such NOC shall be mandatory and to be submitted before asking for CC. However it may be noted in all cases that water be provided only as per availability.

City Engineer shall take approval for standard operating procedures for NOC applications, fix time frames, finalise deeming approval provisions.

Hon. M.C concluded the meeting with directions to respective department to streamline the procedures for issuance of NOC's as per above directions and issue office circulars within 15 days.


 Commissioner,
 Thane Municipal Corporation.