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**President, Mira Virar City**  
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**President, Navi Mumbai Unit**  
Prakash Baviskar



Ref. No. MCHI/PRES/18-19/033

October 16, 2018

To,

**Shri Ajoy Mehta (I.A.S.)**  
Municipal Commissioner,  
Municipal Corporation of Greater Mumbai  
Mumbai - 400 001

**Sub: Transition policy for DCPR 2034 :Request for Continuation of provisions of development permission issued by DP department as per the DCR 1991.**

Respected Sir,

In continuation to our earlier submissions with respect to provisions of transition policy, the following submission may be kindly looked into while finalizing the transition policy.

We take this opportunity to bring to your notice that in one of the cases of redevelopment of an existing ceased category structures in City area, the DP department had issued development permission as the land was reserved for public purpose, Municipal Retail Market and Housing for the Dis-housed. The development permission had been issued for Municipal Retail Market with a condition that as the plot was reserved for two reservations, the remarks from Dy. Director Town Planning (DDTP) had to be obtained for finalization of the area of individual reservation. As per the said development permission, built up area of 275.0 sq.mts was required to be handed over to MCGM.

As per the said development permission, Building Proposal Department had approved the plans and granted the CC to the said project.

Meanwhile, DDTP informed that the reservation should be considered 80% for Housing for the Dis-housed and 20% for Municipal Retail Market. As per these remarks, the area required to be handed over to MCGM for Retail Market works out to 110.0 sq.mts instead of the earlier approved 275.0 sq.mts. The development permission has been modified and as per the amended development permission, the built up area of 110.0 sq.mts is required to be handed over to MCGM. In accordance, the Architect has submitted amended plans proposing 110.0 sq.mts of built up area for Municipal Retail Market to Building Proposal department. The proposal for approval of various concessions required for approval of amended plans has been submitted to Hon'ble Municipal Commissioner and the same has been approved. However, the amended plans are not approved prior to declaration of draft development plan and DCPR 2034.

As per the provisions of draft development plan the land under reference is now shown as Designated Municipal Retail Market.

Now, as per the policy finalized by Corporation the area of 275.0 sq.mts is required to be handed over to MCGM, but the amended development permission which was issued prior to declaration of draft DP shows the area as 110.0 sq.mts. Further, the original development permission has been issued with

the condition that the area will be finalized as per the remarks of DDTP and the said condition has also been reflected in the IOD as per which the CC had been issued. The Corporation had already made commitment in the IOD and CC for acceptance of the area confirmed by DDTP. The amended development permission is still valid.

Considering the aforesaid facts in the matter, we would like to draw your kind attention and request you to make necessary provisions in the transition policy for honoring such development permission and commitments made in the development permission.

Thanking you,

Yours Sincerely,  
For CREDAI-MCHI



**Nayan A. Shah**  
President



**Bandish Ajmera**  
Hon. Secretary



**Sanjiv S. Chaudhary (MRICS)**  
CREDAI-MCHI Secretariat