

Manav

From: secretariat@mchi.net
Sent: Wednesday, February 01, 2012 1:11 PM
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Cc: 'Sharon - Gundecha'; 'Dipankar - Mantri'; 'Rajini - Akruti'; 'Rohit Chavan - Nirmal'; 'Vaishali - Marathon'; 'Suresh - Mayfair'; 'Murthy - Dosti'; 'Mohit - Rustomjee'; 'Allwyn - Rustomjee'; 'Kanakia - PA'; 'Olivia'; 'Anjali - Terraformrealty'; 'Satya'; 'Shital - Neelkanth'; 'Nazia - Jaycee Homes'; 'Rita - Jaycee Homes'; 'Shabnam - Nahar'; 'Sandhya'; 'Gracie - Runwal'; 'Dilnaz - Ajmera'; 'Tisha - Sky Build'; 'Marie - Kalpataru'; 'Raunak - Email 2'; 'Kashmira - Wadhwa Developers'; 'Vrinda - Neptune'; 'Neelam - Silver Group'; 'Nigel - Wadhwa'; 'Pheona - Shreepati'; 'Sujit Jadhav'; 'Divyal - Sanghavi'; 'Ajay Ashar - Email 02'; 'Jalaja - MCHI Kalyan - Dombivili'; 'Deepak - Haware'; 'Parul - Prajapati'; 'Bhumika - Acme'; 'Vinod Bhopatkar - Deshmukh'; 'Girija Menon - Hiranandani'; 'Kamalji - Kalpataru'; 'Malathy'
Subject: 2nd MCGM Circular : Procedures for Implementation of Modified DCR. dt. 30.1.2012
Attachments: 2nd MCGM Circular_Procedure_Implementation of Modified DCR. Dt. 30.1.2012.pdf
Importance: High

Ref. No. MCHI/SEC/11-12/183

February 1, 2012

To,

All Members, MCHI

Dear Friends,

Kindly find herewith attached **2nd Circular of MCGM issued on 30th January, 2012**, in concern to **"Clarifications regarding procedure to be followed for implementation of modified provisions of DCR for Greater Mumbai, 1991"**.

Thanking you,

Best Regards,
For **Maharashtra Chamber of Housing Industry**

Sd/-

Boman Irani

Hon. Secretary.



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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CHE/22276/DP/GEN dt.30.1.2012

Sub:- Clarifications regarding procedure to be followed for implementation of modified provisions of Development Control Regulations for Greater Mumbai, 1991.

Ref:- CHE/22276/DP/GEN Dt.12.1.2012

A circular has been issued for procedure to be followed for on going/ new proposal after sanction of modification to certain Regulations of Development Control Regulations for Greater Mumbai, 1991. There are queries and questions in the minds of Staff/ Licensed Surveyor/ Architect regarding implementation, hence it is felt necessary to clarify further, as under:-

1) Residential/ Non Residential user:-

The fungible FSI to the extent of 35% shall be available on prorata basis for purely residential tenements. Non residential users including Hotel, Lodging House, Hospital, Nursing Home, School, etc. will be eligible only for 20% fungible FSI on prorata basis.

2) As regards para A(3) of the circular dtd.12.1.2012 referred to above, it is to clarify that

- a) Internal changes without affecting the approved existing footprint will be permitted and will not be considered as amendment for making applicability of modified D.C.regulations, if FSI on each floor does not vary.
- b) Minor variation in dimension of the footprints may be permitted provided the approved F.S.I. on each floor does not vary and the deficiency in open spaces does not exceed .
- c) In case of two or more wings already approved building plans, if one or more wings is proposed to be amended, then modified regulation will not be made applicable to the wing/s where there is no change in the approved plans.

3) In case of terraces above shop, if the roof above shop is provided with R.C.C. slab having slope 1:5, then same will be considered as slopping roof and will not be counted in FSI. However, it will be verified at the time of grant of C.C. beyond floor above shop that R.C.C. slab with 1:5 slope has been cast as ceiling to the shop.

4) In case of artificially ventilated shaft provided with dimension not more than D.C.R.42(2) and further if all sides of such ventilation shaft is abutting toilet/

W.C./ bathroom only, then such a ventilation shaft can be allowed free of FSI provided the same is open to sky right from ground level.

5) In case of redevelopment/ reconstruction of the existing building in City & Suburbs/ extended Suburbs, the fungible compensatory FSI admissible for rehabilitation component shall be granted without charging premium. Such fungible FSI shall however be distributed on prorata basis for the area of each existing tenements. Fungible F.S.I. of one rehab tenement cannot be used for any other rehab tenement.

6) In case of the development under D.C.R.33(5) as also for the redevelopment proposals under D.C.R.33(7), 33(9) etc. where the O.C.C. is not granted and if owner/ developer/ society comes forward for availing the fungible F.S.I., in that case, fresh N.O.C. from M.H.A.D.A for utilisation of fungible FSI shall not be insisted.

7) A cantilevered projection not exceeding 2 mts. in width may be permitted beyond the building line. No such projection shall reduce the minimum marginal open space to 3 mts. at the three sides & 1.5 mt. in the front.

8) The top of chajja, cornice, weather shade, sun breaker etc. provided as per Regulation 35 (2) (xii) and (xiii) shall be atleast 600 mm below the floor level immediately above and the thickness of such chajja, cornice etc. shall not be more than 150 mm. Further, no fascia/railing of any kind shall be permitted for such chajja, cornice, weather shade, sun breaker etc.

Director(ES&P)/ Hon. M.C.'s approval is requested to above.

On receipt of approval, all concerned staff will be informed accordingly please.

Sd/- 30.1.2012
CH.ENG.(D.P.)

DIRECTOR(ES&P)

M. C.

Sir,

Sd/-	Sd/-
30.1.2012	30.1.2012
DIRECTOR(ES&P)	MUNICIPAL COMMISSIONER
(DIR/ES&P/3636/I)	(MGC/F/6827)

No: CHE/23942/DP/GEN dt.31.1.2012

Copy to...

Director(ES&P)/ D.M.C.(Vig.)/D.M.C.(M.C.'s Office)Ch.Eng.(D.P.)/

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