

Ref. No. MCHI/PRES/24-25/170
Date: 12/12/2024

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Boman Irani

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Aditya Mirchandani
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YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Jesal Shah

To,
Dr. Bhushan Gagrani (I.A.S.),
Municipal Commissioner,
Brihanmumbai Municipal Corporation,
Fort, Mumbai - 400 0001



Subject: Representation for issues regarding various processes

Respected Sir,

Please note that as per SOP issued by BMC for EODB vide CHE/DP/49/GEN/2015-16 and CHE/DP/41375/Gen Dated 29/12/2015, wherein SOP to be followed for various approvals are defined.

In general guidelines point no (X) it is clearly mentioned that "NOC from assessment department will be insisted only for granting OCC/BCC, Otherwise Architect shall submit only receipt of last paid invoice issued by the department and self-certification from Developer/Owner as per format II-M-1". Extract of relevant clause is attached herewith for your reference.

It is to be noted that as per the current process of approval, the file goes to assessment department for every subsequent approval, and it takes significant time even though the payment is done as per last issued invoice by the department itself.

Request to issue necessary instructions to follow EODB guidelines for the same.

Thanking you,

Yours sincerely,
For CREDAI-MCHI

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
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CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

copy to C.A.(Treasurer) for permanent record and one true copy to Ex. Engr.(Bldg. Prop) for their information

c) The Area under the setback shall be taken over by Assistant Engineer (Maintenance) of the respective ward within 15 days from the date of application of handing over along with the requisite documents therewith. The possession receipt for the same shall be signed by the Asst. Eng. (Maint) of the relevant Ward office, and Owner / Developer. The Assistant Engineer (Maintenance) of the relevant ward shall submit the application, within 7 days from the date of possession, to City Survey office for transfer of the land under the setback in the name of MCGM.

The copy of the possession receipt of Area under the Setback and application to the City Survey Office shall be forwarded to BP Section for further action.

X. General:-

1) All payments for fees, charges, deposits, premium etc. payable in respect of the building proposal shall be paid at the office of Building Proposal only. Whenever the online payment gateway for such payments is ready the developer will have option to make payment.

2) The Architect / L.S. shall submit the last paid assessment bill receipt for property under development, along with self-certification received from the Developer / Owner to the Building Proposal Dept. The NOC from Assessment Department of MCGM shall be insisted only for granting OCC/BCC for the Building proposal. The NOC from Assessment Department of MCGM shall not be insisted for obtaining any other remarks or permissions or connections from any departments of MCGM.

3) The Collector NOC for granting development on government land having tenure B-1, shall not be insisted.

4) Separate remarks or NOC shall not be insisted from MCGM

Departments where the remarks from the consultants as detailed in serial no.1-3 of this circular or self-certification as applicable are submitted for the building proposal / layout on land under development.

5) All Applications, Remarks, Reports and completion certificates etc. shall be as per the standard format prepared in the manual.