

**Circular No. 47/2025-26 dtd. 15.12.2025**

**Sub :-** Policy for Allowing Development of Municipal Leasehold Lands under Regulation 33(20)(B) of DCRP 2034.

**Ref :-** 1. AC/Estate/562251/AE(I)-III dtd 10.10.2025  
2. Ch.E/DP/16257/Gen dtd. 29.10.2025  
3. MGC/F/8398 dtd. 03.11.2025

The Government of Maharashtra, Urban Development Department, vide Notification No. TPB-4323/287/CR-35/2024/UD-II dated 15th October 2024, has sanctioned the proposed modifications to Regulation 33(20)(B) of the Development Control and Promotion Regulations (DCPR) 2034.

It was observed that redevelopment proposals submitted by Developers / Lessees / Cooperative Housing Societies situated on Municipal Leasehold lands were facing difficulties due to ambiguity regarding the applicability of Regulation 33(20)(B) on such plots. In order to bring uniformity, remove operational hurdles, and facilitate smooth processing of redevelopment proposals, the matter was examined in detail.

Based on the reports and recommendations submitted, and with a view to ensuring clarity in interpretation and implementation of the regulation, the Hon'ble Municipal Commissioner, vide Reference No. 3 above, has accorded approval for applying Regulation 33(20)(B) to Municipal Leasehold plots, subject to compliance with prescribed conditions and payment of applicable Estate premium to apply the provisions of Regulation 33(20)(B) of DCPR 2034 to Municipal Leasehold plots, subject to payment of Estate premium and fulfillment of the prescribed conditions.

**Key Points of Approval are :-**

**1. Applicability of Regulation 33(20)(B) of DCPR 2034:**

The provisions of Regulation 33(20)(B) of DCPR 2034 shall apply to all Municipal Leasehold plots, subject to payment of Estate premium and strict compliance with all prescribed conditions.

**2. Estate NOC Procedure:**

The procedural guidelines issued by the Chief Engineer (DP) through Circular No. Ch.E.(DP)/26259/Gen dated 19.03.2025 shall continue to govern the issuance of Estate NOC. All redevelopment proposals on Municipal Leasehold lands must follow these guidelines.

**3. Compliance of Guidelines:**

All conditions specified in the above-mentioned procedural guidelines shall be strictly followed by the concerned societies, architects, developers, and internal BMC departments.

All stakeholders/concerned departments are requested to take note of the above and ensure implementation accordingly.

Sd-12.12.2025  
**Executive Engineer**  
**(Estate)**

Sd-12.12.2025  
**Assistant Commissioner**  
**(Estate)**