

BRIHANMUMBAI MUNICIPAL CORPORATION

No.CHE/076657 DPES dated 24 JUN 2026

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Sub:- Minutes of Meeting held on 27.05.2026 in the Chamber of Chief Engineer (Development Plan) regarding Modification to new provision 56A for Special Safety Control Regulations for Building Vulnerable to Man-made Disaster in Part X Special Provision in Development Control & Promotion Regulation, 2034.

Preamble:

Pursuant to Hon'ble High Court's directives in case of PIL 80/2019 and Govt. Resolution dtd.18.08.2022; Expert Committee under chairmanship of Mr.Praveen Pardeshi, former Municipal Commissioner, BMC was established to prepare necessary Rules recommendation in respect of Special Safety Control Regulations for Building Safety against Man Made Disasters. The committee consisted of distinguished experts in this field. Subsequently, said Committee submitted its report to State Government. The committee discussed the various factors involved in the scope of Man-made disasters and decided to include topics namely protection against terrorist attack, fire protections and electrical installations. Other factors requiring special study involving much more time were not scope of the report. Draft Regulations for the Safety of Buildings Vulnerable to Man-made Disasters was also part of the said Report. The copy of the Committee's report was already forwarded to UDD, GoM,

The notification dtd.15.03.2024 was published under Section 37(1AA) of MRTTP for proposed modifications in DCPR 2034 inviting objections/ suggestions with respect of proposed modification to add New provision 56A in DCPR 2034. Subsequently, the Government published notification u/s. 37(1AA)(C) of MR&IP Act vide No.टिपीबी-४३२२/१०/प्र.क्र..४५/२०२२/नवि-११ दि.१०.१०.२०२४.

National Real Estate Development Council (NAREDCO) vide their representation dtd.18.11.2024 to Principal Secretary, Urban Development Department requested to carry out modification in Regulation 56A of DCPR 2034 and requested to issue suitable clarifications/ directions to CFO of BMC and other Planning Authorities that this regulation does not apply to the residential and commercial buildings and to scrutinize the proposal in line with the applicability of the regulations as specified in Sub Clause A of the said regulation.

Based on this representation, this office vide letter dtd.15.04.2025 requested Urban Development Department to issue clarification/ direction on

the representation of NAREDCO. Later on Urban Development Department vide their letter dtd.22.09.2025 stated that BMC shall obtain remarks from CFO of BMC and if BMC is satisfied that it is necessary to amend the said provision and if BMC submits proposal of amendment under Section 37(1) of M.R.&T.P.Act,1966 with reason, the proposal will be processed on its merits.

CFO Department vide their letter dtd.18.02.2026 forwarded their remarks to Chief Engineer (Development Plan).

The Special Regulation has been formed based on report of Expert Committee established in respect of Special Safety Control Regulations for special building safety again Man-made Disaster. Therefore, it was necessary to consider the representation of NAREDCO and Urban Development Department's direction at the Committee level.

Accordingly, meetings were scheduled on 24.04.2026 and 20.05.2026 in the Chamber of Chief Engineer (Development Plan) along with CFO and Expert Committee Members. Due to unavailability of certain Members, the said meetings were cancelled on both the dates.

Thereafter the meeting was scheduled on 27.05.2026 along with CFO, Expert Committee Members and Members of NAREDCO.

The following Officers/ Representatives were present:-

1.	Shri Sunil H.Rathod	-	Chief Engineer(Development Plans)
2.	Shri Chandrakant D.Chaudhari	-	Deputy Engineer(Development Plans)-I
3.	Shri J.Khonde	-	Deputy Engineer(Development Plans)-II
4.	Shri Ravindra Ambulgekar	-	C.F.O.
5.	Shri Amit.P.Patil	-	Asssistant Engineer (DCPR)
6.	Shri Sagar Ghumatkar	-	Sub Engineer(D.P.)S/West, G/N
7.	Shri Shashikant Jadhav	-	Vice President, PEATA
8.	Shri Sandip Isore	-	President, PEATA
9.	Shri Shashank Mehendale	-	Structural Consultant
10.	Shri Jagdish Thakur	-	NAREDCO
11.	Shri Vishal Thakkar	-	NAREDCO
12.	Shri Keval Valambhia	-	CREDAI-MCHI
13.	Shri Jayesh Chauhan	-	CREDAI-MCHI

1) During the meeting the NAREDCO raised their issues and queries regarding Regulation 56A and raised some doubts regarding applicability of this Regulation to Special Building/ Residential/ Commercial Building. CFO and other Committee Members discussed the issues.

- 2) The Committee Members also stated that the regulation has been formed based on the report of Expert Committee. Therefore, if there is any ambiguity in the regulation, the same can be addressed after studying report. NAREDCO, therefore, requested to furnish the copy of the report of the Expert Committee to them for study, the soft copy is furnished to concern immediately.
- 3) CFO explained about their remarks which were furnished earlier vide letter dtd.18.02.2026. The copy of the same also circulated amongst all the participants in the meeting.
- 4) CFO also further stated that if any modification required to be carried out in the regulation, they required suitable directions from the Competent Authority and also added that Director, Fire Safety Services, Maharashtra was also Member of the Expert Committee. Therefore, it is necessary to take remarks from Director, Fire Safety Services, and Maharashtra. Dy.Ch.Eng.(D.P.)-I added that suitable directions from Authority i.e. U.D.D. needs to be taken in regards to this Regulation.
- 5) NAREDCO also stated that they will try to seek remarks from Director, Fire Safety Services, Maharashtra and other Experts in the field.

Chief Engineer (Development Plan) in conclusion directed NAREDCO to submit their representation within 15 days as per Report of Expert Committee and seeking remarks from Director, Fire Safety Services, Maharashtra and Experts in the field. If the remarks are not received from NAREDCO within 15 days of receipt of this letter, it will be presumed that NAREDCO is not have additional say in the matter and the proposal will be processed accordingly.

Thereafter compiled remarks pertaining to BMC as forwarded by C.F.O. will be circulated to Members of Expert Committee for consideration and opinion. On receipt of the same, compiled report will be put before Hon'ble Municipal Commissioner for approval and after receipt, same will be submitted U.D.D.

The meeting then concluded with the vote of thanks to Chair.


Shri Sunil H. Rathod
Chief Engineer
(Development Plan)