

No.VP & CEO/MHADA/General/ **4937** /2026

Date :- **17 JUL 2026**

Sub:- Standard Operating Procedure for Granting of Revised NOC / Fresh NOC under DCR 33(7) as per sanctioned Amendments by Govt. in U.D. Department.

Ref:- Review Meeting held on 20.05.2026.

PREAMBLE:

The old cessed buildings in the Island city of Mumbai comes under the purview of MBRRB as per the provisions of MHAD Act 1976 Chapter VIII. The Government in Housing and Special Assistance Department vide its Resolution No.BRB.1094/CR-201/R&R-1, dated 13th June 1996 had appointed a Study Group under the Chairmanship of Shri D.M. Sukthankar to suggest measures for speedy repairs and reconstruction of old and dilapidated cessed buildings. The said Study Group has submitted its report to the Government in Housing and Special Assistance Department in July 1997. After examining the recommendations of the said Study Group in details, Government has accepted the recommendation made by the said Study Group with some modifications. In order to bring into effect the recommendations made by the said Study Group as have been accepted by the Government, it was found expedient to modify certain regulations of the Development Control Regulations for Greater Mumbai, 1991. Accordingly, the Govt. in Urban Development Department has made provisions in DCR 33(7) for redevelopment of old cessed building in the Island city of Mumbai.

The redevelopment of old cessed buildings in the Island City of Mumbai is being carried out by the Owners / Developers with the consents of tenants/occupants as per the Provisions of DCR 33(7). As per the Provisions of DCR 33(7), the certification of tenants/occupants residing in the old cessed buildings is done by MBRRB & NOC for redevelopment is granted by MBRRB.

The Govt. in Urban Development Department from time to time as amended the provisions of DCR 33(7) for various reasons mentioned therein in order to make the Development schemes feasible, and the details of same are mentioned below.

Sr.No.	Govt.U.D.Notification & Date	Sanctioned Modifications / DCR 33(7)
1.	Notification published in Govt. Gazette dated 25th January 1999	- For 'A' Category cessed Building - FSI 2.50 OR rehab + 50% to 70% Incentive FSI on no.of plots. - For 'B' Category cessed Building - FSI rehab + 50%. Minimum Residential Rehab Carpet area 225sq.ft. (20.90sq.mt) Maximum Residential Rehab Carpet area 753sq.ft. (70sq.mt)
2.	No.TPB 4308/ 3224/ CR-268 /08/UD-11 dated 02nd March 2009	Minimum Residential Rehab Carpet area increased to 300sq.ft. (27.88sq.mt)
	No.TPB 4308/ 3224/CR-268/ 2008/ A/UD-11 dated 21 May 2011	FSI 3.00 OR rehab + 50% to 70% Incentive FSI on no.of plots. Surplus area allowed to be surrendered within

Sr.No.	Govt.U.D.Notification & Date	Sanctioned Modifications / DCR 33(7)
		the same Municipal Ward of MCGM.
	No.TPB 4308/533/CR-63/03/UD-11 dated 31 October, 2011	Decessed 'A' Category cessed building FSI 2.50 OR Rehab + 50% Incentive FSI
	No. TPB-4312/CR-5/ 2012/UD-11, dated 14.08.2013	Permissible FSI 3.00 of rehab + 50% to 70% Incentive FSI on no.of plots Made applicable to all cessed buildings prior to 30.09.1969.
	No.TPB 4317/ 629/ CR-118(III)/2017/EP(DCPR) /UD-11 dated 21 September 2018 DCPR - 2034	• Minimum Rehab carpet area 300sq.ft + 5% /8%/15% on no.of plots. • Maximum Rehab carpet area 1292sq.ft (120sq.mt)
	No.TPB 4317/ 629/CR-118(III)/UD-11, dated 12 November 2018 DCPR - 2034	• Consent of 51% tenants/occupants instead of 70%. • Certification of non-cessed buildings also to be done by MBRRB. • All the eligible tenants/occupants of cessed & non-cessed buildings to be rehabilitated.
	No.TPB-4320/107/CR-72/ 2020 (Part-I)/ UD-11 dated 08.07.2021.	• Incentive FSI on rehab as per LR/RC (75% to 100%) • Redevelopment of buildings constructed by MHADA under PMGP included. • Clubbing of schemes allowed within distance of 10 kilometers. • Conversion of scheme in progress allowed with prior approval of Hon'ble Vice President & C.E.O/MHADA.

As per the above mentioned sanctioned modifications by Govt. in Urban Development Department from time to time MHADA / MBRRB has been issuing NOC's / Revised NOC's. However, it is observed that the Owners / Developers who have obtained NOC for redevelopment are coming forward for issuance of Revised NOC's, even after the redevelopment schemes are completed fully / partly as per the earlier approval plans by MCGM, for availing the benefit of enhanced FSI but without passing on the benefits to the tenants/occupants.

Considering the above said facts, it is felt necessary to issue the Standard Operating procedure in order to streamline the process for issuance of NOC's/Revised NOC's under DCR 33(7) so that maximum benefits of enhanced FSI is extend to the tenants/occupants of old cess buildings. Accordingly, following SOP / Guidelines are issued.

STANDARD OPERATIONG PROCEDURE / GUIDELINES

A. Revised NOC for FSI 2.00 / 2.50 to 3.00:-

i) Works Not Started:-

If the NOC holder has obtained NOC with permissible FSI 2.00/2.50 and due to any reason has not yet started the work, Revised NOC with permissible FSI 3.00 as per prevailing D.C. Regulation 33(7) shall be granted.

ii) Works Left Incomplete:-

If the NOC holder after obtaining NOC with permissible FSI 2.00/2.50, has obtained approval to IOD/Plans and demolished the old cess building but left the work incomplete due to any reason, then in such case Revised NOC with FSI 3.00 can be granted only after ascertaining whether NOC holder is providing the tenants/occupants with permissible Rehab carpet area as per prevailing D.C. Regulation 33(7) Provision.

iii) Works in Progress / partly Completed as per FSI 2.00/2.50 but not obtained Part Occupation Certificate / Full Occupation Certificate from MBRRB/MCGM:-

In cases where the work is in progress / partly completed of Rehab/Sale Component Building with FSI 2.00/2.50 but not obtained Part/Full Occupation Certificate from MBRRB/MCGM, then in such cases if the NOC holder proposes to provided tenants/occupants with minimum rehab carpet area of 300 sq.ft. + 5% / 8% / 15% additional entitlement as per prevailing DCR 33(7) provision by way of horizontal/vertical extension or by regularizing additions/alterations done by the tenants/occupants, then in such cases after ascertaining the factual position on site and satisfied with hardships, the Chief Officer/MBRRB may recommend the proposal for granting Revised NOC with FSI 3.00. However in such cases the surplus area due to MHADA/MBRRB as per last original NOC will have to be surrendered by the NOC holder & Notarized Undertaking on Rs.500/- Stamp Paper to that effect shall be obtained from the NOC holder before recommending the proposal for grant of Revised NOC.

iv) Works Completed as per FSI 2.00/2.50 but Full Occupation Certificate not obtained from MBRRB / MCGM :-

In cases where NOC holder has completed the work of Rehab & Sale Component with FSI 2.00/2.50 as per plans approved by the MCGM, but not obtained Full Occupation Certificate from MBRRB/MCGM, then in such cases, if the NOC holder proposes to provided tenants/occupants with minimum rehab carpet area of 300 sq.ft. + 5% / 8% / 15% additional entitlement as per prevailing DCR 33(7) provision by way of horizontal/vertical extension or by regularizing additions/alterations done by the tenants/occupants, then in such cases after ascertaining the factual position on site and satisfied with hardships, the Chief Officer/MBRRB may recommend the proposal for granting Revised NOC with FSI 3.00. However in such cases the surplus area due to MHADA/MBRRB as per last original NOC will have to be surrendered by the NOC holder & Notarized Undertaking on Rs.500/- Stamp Paper to that effect shall be obtained from the NOC holder before recommending the proposal for grant of Revised NOC.

v) Phasewise Redevelopment Schemes, Works partly Completed/ In Progress with FSI 2.00/2.50 :-

In cases where Redevelopment Schemes of larger plots involves Phasewise Redevelopment of cess buildings as per approved Amalgamation / Layout / Plans of MCGM, and part Rehab component is completed but part Rehab component is yet to be constructed or constructed up to plinth level, then in such cases Chief Officer/MBRRB after ascertaining the factual position on site and satisfied with hardships as per Provision of DCR 33(7), may recommend the proposal for granting Revised NOC with permissible FSI 3.00. However, before recommending such proposals it shall be ascertained that, equal benefits in terms of admissible rehab carpet area as per DCPR 2034 are given to all the tenants/occupants who are already rehabilitated or to be rehabilitated.

B. Revised NOC as per amended D.C. Regulation 33(7), Govt. in UD Notification No.TPB-4320/107/CR-72/2020(Part I) / UD-11, dated 08.07.2021:-

i) Works Not Started :-

In cases where NOC holder after obtaining NOC has not yet started the work, then in such cases Revised NOC with enhanced Incentive FSI shall be granted.

ii) Works in Progress :-

In cases where NOC holder has obtained approval to IOD/Plans from MCGM and work of Rehab building is carried out up to plinth level, then

Revised NOC can be granted, provided NOC holder is ready to give additional entitlement to the tenants/occupants as per prevailing D.C. Regulation 33(7). In cases where the work of Rehab building is done beyond plinth level, then in such cases Revised NOC shall not be granted. Such proposal shall be rejected at the level of Chief Officer/MBRRB.

iii) **Works Completed but Full Occupation Certificate no obtained from MBRRB/MCGM :-**

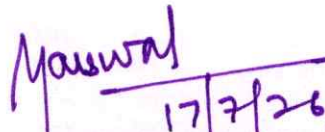
In cases where works of rehab building is completed then in such cases Revised NOC shall be granted only if the NOC holder proposes to provided tenants/occupants with minimum rehab carpet area of 300 sq.ft. + 5% / 8% / 15% additional entitlement as per prevailing DCR 33(7) provision by way of horizontal/vertical extension or by regularizing additions/alterations done by the tenants/occupants, then in such cases after ascertaining the factual position on site and satisfied with hardships, the Chief Officer/MBRRB may recommend the proposal for granting Revised NOC with FSI 3.00.

iv) **Phasewise Redevelopment Schemes, Works partly Completed /In Progress:-**

In cases of Redevelopment schemes of larger plots which involves Phasewise redevelopment as per approved Amalgamation / Layout / Plan of MCGM, wherein work of Part Rehab Building is completed and part Rehab Building is not started or work done upto plinth level, then in such cases Revised NOC can be granted for Rehabilitation of balance tenants/occupants. The benefit of enhanced Incentive FSI shall be allowed on balance Rehab tenants/occupants only and not for tenants/occupants who are already rehabilitated. The Chief Officer/MBRRB after ascertaining the factual position on site and satisfied with hardship as per Provisions of Amended DCR 33(7), may recommend the proposal for granting of Revised NOC.

All the concerned officers of Resident Executive Engineer/MBRRB Office and Chief Officer/MBRRB are required to follow the above said SOP / Guidelines while submitting proposal for granting of Revised NOC/ Fresh NOC under DCR 33(7).

APPEAL:- In cases where the proposal of NOC holder/ Owner for granting of Revised NOC is rejected by the Chief Officer/MBRRB, then in such cases NOC holder/Owner may submit his Appeal Application within 30 days to V.P. & Chief Executive Officer/Authority. The decision taken by the V.P. & Chief Executive Officer/Authority on the Appeal shall be final.


(Sanjeev Jaiswal)

Vice President & Chief Executive Officer,
MHADA, Mumbai.

Copy to **The Chief Officer/MBRRB** for information & necessary action.

Copy to **The Chief Engineer-III/Authority**, for information & necessary action

Issued to:-

1. **Resident Executive Engineer/MBRRB**, for information & necessary action
2. **All Dy. Engineers & Sectional Engineers of REE Office/MBRRB**, for information & necessary action

Copy to **Dy. Chief Engineer, (Zone-I, II, III, IV)/MBRRB** for information

Copy to **Executive Engineer (A, B-1, B-2, C-1, C-2, D-1, D-2, D-3, E-1, E-2, F-South, G-South, F-North & G-North) /MBRRB** for information.