

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

No. : SROT/2500 /Regularisation Policy/979/2022

Date:

18 JUL 2022

Corrigendum-I to Standard Operating Procedure (SOP) for regularization

Sub: Procedures and Scale of Penalty Premium to be recovered for Regularization of Unauthorized Constructions in the Special Planning Authority Areas (SPA's) of MMRDA falling within the jurisdiction of Thane District.

Ref: 1) MMRDA's Notice no. SROT/2500 /Regularisation Policy/334/2022 dated 11.03.2022 published in newspapers dated 12.03.2022

2) MMRDA's circular dated no. SROT/2500 /Regularisation Policy/333/2022 dated 11.03.2022;

3) MMRDA's SOP for regularization no. No. SROT/2500 /Regularisation Policy /SOP/339/2022, dated 23.03.2022

Preamble:

MMRDA has issued Circular dt.11.03.2022 regarding the procedures and scale of Penalty Premium to be recovered for Regularization of Unauthorized Constructions in the Special Planning Authority Areas (SPA's) of MMRDA namely BSNA, AKBSNA and KGC in Thane District. Thereafter in order to ensure smooth processing of regularization proposals received for above SPA areas of MMRDA, Standard Operating Procedure (SOP) including Annexure-A with list of requisite documents is issued on 23.03.2022.

2. To further ease out the regularisation policy a meeting was held on 04.07.2022 In Sub-Regional Office, Thane with the architects/ licensed engineers who have submitted proposals as per said policy. Considering the requests made by architects/ Licensed Engineers of the proposals in the said meeting and considering the fact that the structures under proposal are already existing, in use and functioning MC, MMRDA for ensuring successful implementation of the said policy within limited policy tenure has approved the following:

1) not to insist following documents listed in annexure-A of SOP dt. 23.03.2022:

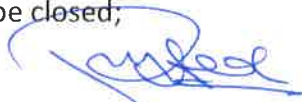
- a. Letter of appointment, acceptance and remarks of consultants' viz. Site supervisor, M & E consultants, road construction, fire safety, traffic parking and horticulturist etc.;
- b. MPCB's consent/ renewal of consent; however applicant will be responsible for obtaining the same and an appropriate condition shall be inserted in the permission for regularization;
- c. For the plots abutting Highways, NOC for access from PWD/ MSRDC/ any other concerned authority; however applicant will be responsible for obtaining the same and an appropriate condition shall be inserted in the permission for regularization;

Mumbai Metropolitan Region Development Authority

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- II) Further, following documents can be submitted instead of the documents listed in the said SOP:
- Regarding Electric supply and Water supply NOC from concerned authority or Bills/receipts shall be submitted; however applicant will be responsible for the supply of adequate water and electricity and an appropriate condition shall be inserted in the permission for regularization;
 - Instead of NOCs issued by Director of industries, PESO (for storage of hazardous materials) etc. their valid Licenses shall be submitted;
 - NOC from concerned authority or certification from Owner and Architect about road width and undertaking for authenticity, responsibility of uninterrupted access from existing road from applicant shall be submitted. A condition in this regard shall be inserted in the permission for regularization;
 - Instead of final CFO NOC, provisional CFO NOC can be submitted before processing the proposal however applicant will be responsible for completing the requirements/ conditions of the provisional NOC and also for obtaining final CFO NOC. A condition in this regard shall be inserted in the permission for regularization.
- III) Considering the policy tenure, regarding installation of additional building requirements as per UDCPR viz. Rain Water Harvesting, Solar /RTPV System, Grey water treatment plan, SWM system, provision for barrier free access etc. applicant will be responsible for making the said arrangements on site and condition in this regard will be inserted in the permission for regularization.
- IV) After scrutiny of the proposal, if it is observed that any part of the building needs to be demolished applicants consent along with structural report shall be submitted. Thereafter on approval of the proposal, demand letter for regularization along with condition to demolish said part within 30 days period shall be informed. On receipt of demolition report from architect with site photos (after demolition), a site visit will be carried out to confirm the same. On confirmation and on receipts of payments as communicated permission of regularization will be issued.
- V) For proposals with document/ drawing deficiencies, deficiency letter (for new as well as for old proposals) will be issued giving 60 days time from the date of issuance of the said letter for submitting the compliance. If the applicant doesn't comply within given time, their proposal shall not be processed further and the case will be closed;


(Pradeep Yadav)
o/c Chief, Urban Design Division,
MMRDA

To,

All Concerned.

- Chief, Planning Division
- Chief, Town & Country Planning Division


18.07.2022
निर्गमित

3. Chief, Town Planning Division
4. Chief, Urban Design Division
5. Chief, Land & Estate Cell
6. Senior Planner, Sub-Regional Office, Thane