

DRAFT PLANNING PROPOSAL



Draft Development Control & Promotion Regulations

for MbPT-SPA

December 2018

Mumbai Port Trust

Port House, Shoorji Vallabhdas Marg, Mumbai

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SECTION – A

PART: I

ADMINISTRATION

PREAMBLE:

The State Government, in exercise of its powers conferred under clause (1B) of section 40 of the MR&TP Act, 1966 (herein after referred to as “the said Act”), has appointed Mumbai Port Trust, Mumbai, as the Special Planning Authority for development of Mumbai Port Trust Notified Area. Therefore, MbPT-SPA, in exercise of powers under clause (d) of sub section 3 of section 40 of the said Act, makes the following Development Control & Promotion Regulations (DCPR) as a part of its Planning Proposals as envisaged under clause (d) of sub-section (1B) of Section 40 read with Section 115, of the said Act for the development of lands and buildings.

Development Control and Promotional Regulations -2034 for Greater Mumbai, shall apply for developments within MbPT-SPA Notified Area subject to following modifications:

- a. In the said DCPR- 2034 the expression of “MCGM” and “Municipal Commissioner” shall be substituted by the expression “MbPT-SPA” and “Competent Authority” respectively.
- b. The modifications made to various regulations of DCPR- 2034 are specified below.
Explanation: The term modification includes addition, deletions for the purpose of these regulations.
- c. In the case of conflict, discrepancy or repugnancy between the provisions of these regulation and provisions of DCPR- 2034, then the provisions of these regulations shall prevail.

1. SHORT TITLE, EXTENT AND COMMENCEMENT

- I. Title: These Regulations may be called the MbPT-SPA Notified Area Development Control & Promotion Regulations, 2018.
- II. Jurisdiction: These Regulations shall apply to building activity and development of lands in the MbPT-SPA Notified Area:
Provided that if there is conflict between sanctioned Town Planning Scheme in MbPT-SPA Notified Area then the provisions of these regulations shall prevail.
- IV. Date of coming into Force: These regulations shall come into force from the date on which the Draft Proposals for development of lands in MbPT- SPA Notified Area are published by MbPT as Special Planning Authority in accordance with the provision of clause (d) of sub-section (1B) of Section 40 read with Section 115 of the said Act.

2. DEFINITIONS OF TERMS AND EXPRESSIONS

IV. Definitions –

Additional Definitions applicable for MbPT-SPA Notified area are as follows:

1. **"Architectural Control Drawing"** means a drawing or drawings approved and issued by the Competent Authority, or by any officer not below the rank of the Executive Engineer, designated by such Authority, relating to matters as specified in Regulation no.71
2. **"Competent Authority"** means an Authority including Chairman of MbPT or a committee or officer of MbPT who have been delegated the powers of MbPT-SPA.
3. **"DCPR- 2034"** means Development Control and Promotional Regulations – 2034 for Greater Mumbai
4. **"Hoarding"** means any surface or structure erected on ground or any portion of a roof of a building or on or above the wall or parapet, with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or to give information regarding or to attract the public to any place, persons, public performance, article or merchandise whatsoever.
5. **"Land-Use Zones"** means the zone or area that has been designated for specific use of land in the planning proposals.
6. **"Land-Use Sub-Zones"** means the sub-zone or area that which may be designated for specific use of land in the city level/ sector level implementation proposals.
7. **"Land Use"** means the use or uses specified within the land-use zones/ sub-zone in the planning proposals.
8. **"MbPT (Mumbai Port Trust)"** means the Board of Trustees of Port of Mumbai constituted and established under the Major Ports Act 1963.
9. **"MbPT-SPA Notified Area"** means the area notified by the Maharashtra Government under its Notification No. TPB-4317/492/CR-289/2017/UD-11 dated 23rd April, 2018.
10. **"Planning Proposals of MBPT-SPA"** means the development proposals of MbPT-SPA made under clause (d) of sub-section (1B) of Section 40 read with Section 115, of said Act for the development of lands in the "MbPT-SPA Notified Area".
11. **"Special Planning Authority (SPA)"** means the MbPT-SPA as appointed by the State Government as Special Planning Authority for the MbPT-SPA Notified Area.

IV (A) Words and Expressions which are not defined in these regulations shall have the same meaning or sense as in the -

- I. Maharashtra Regional and Town Planning Act 1966 (MAH Act. XXXVII of 1966)
- II. DCPR- 2034

3. *APPLICABILITY*

2) Part construction:

Where the whole or part of building is demolished or altered or reconstructed/removed, except where otherwise specifically stipulated, these Regulations shall apply to the total extent of the work involved, and development as a whole on the said site/ plot in compliance with provisions of Planning Proposals of MbPT-SPA.

3) Change of occupancy:

Where the occupancy of a building is changed, except where otherwise specifically prescribed, these Regulations shall apply to all parts of the building affected by the change or on the whole said site/ plot in compliance with provisions of Planning Proposals of MbPT-SPA.

4) Reconstruction:

The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse/ calamity or demolition or needs to be demolished or reconstructed due to locational and/or nonconformity of land-use with the provisions of Planning Proposals of MbPT-SPA, shall be allowed, provided the proposed reconstruction on the same site for new/ permissible land-use is in conformity with provisions of Planning Proposals of MbPT-SPA.

6) Sequence of Application of Development Control regulations:

Any development or redevelopment or construction or repairs in the Notified area shall be governed in the following sequences:

- i) MbPT-SPA DCPR
- ii) DCPR 2034
- iii) National Building Code

4. *INTERPRETATION*

- (3) If any question or dispute arises with regard to interpretation of any of these Regulations the matter shall be referred to the Chairman MbPT and his decision on the interpretation of the provisions of these Regulations shall be final and binding on the concerned party or parties:

Provided that the decision of the State government on such interpretation shall prevail.

5. *DELEGATION OF POWERS*

Except where the Competent Authority's special Permission is expressly provided, the powers and/ or functions vested in it by these regulations may be delegated to any officer/s not below the rank of Executive Engineer, of MbPT by the Competent Authority; subject to its revision if necessary and such conditions and limitations, if any as it may prescribe in each of the said regulations.

PART: II

DEVELOPMENT PERMISSIONS

9. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

1) Necessity of obtaining permission:

No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment, on any plot of land or cause the same to be done without obtaining development permission and a commencement certificate from the MbPT-SPA.

3) Operational constructions excluded

- iv. All port operational structures such as jetties, wharfs, operational structures, slipways, lock gates, electrical sub- station, structure for refer points, inspection cabin, erosion control measures, quays, all other fore- shore facilities and other waterfront development facilities.

However, the organizations/ authorities/ Departments who are carrying on such operational structures, shall obtain permissions from the authorities such as MCZMA, Civil Aviation, Forest Department, MPCB before commencement of the work.

6) Applicability to partially completed works or works already commenced

- (a) For partially completed works or works already commenced or started with due permission before these Regulations have come into force, the Competent Authority may not, for reasons to be recorded in writing, necessarily insist on compliance with the provisions of these Regulations for extending the period of the development permission, which shall not exceed that specified in section 48 of the said Act or at the option of owner/ lessee/ developer, the proposal can be converted as per MbPT-SPA DCPR.
- (b) In case of such plots or layouts that started with due permission before these regulations have come into force and if the owner/ developer/ lessor, at his opinion, thereafter seeks further development of plot/ layout/ building as per MbPT-SPA DCPR, then the provisions of MbPT-SPA DCPR shall apply on to the balance development. The development potential of such entire plot shall be computed as per MbPT-SPA DCPR from which the sanctioned FSI of buildings/parts of buildings which are proposed to be retained as per approved plans as per then regulations shall be deducted to arrive at the balanced development potential of such plot or layout.

10. PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.

1) Application for Development Permission:

Every person who intends to carry out development or redevelopment, erect or re-erect a building or alter any building or part of a building shall give application in writing to the MbPT-SPA, of his said intention as per the forms being formulated by MbPT-SPA and such application shall be accompanied by plans and statements with sufficient number of copies, as required by sub-Regulations (2) and (3) hereunder. The plans may be ordinary prints. One set of such plans shall be retained in the office of the MbPT-SPA for record after the issue of permission or refusal. MbPT-SPA may set a policy by which all submissions, approvals and communication in regard to development permission shall be online.

3) Information accompanying application:

- (ii) Ownership/ lease hold title and area- Every application for development permission and commencement certificate shall be accompanied by a copy of certificate of the title of the land under development, obtained from an Advocate who has experience in this field of a minimum 10 years, in case where the land is not owned by Mumbai Port Trust. In case the application for Development Permission or Commencement Certificate is submitted by the holder of power of attorney, then a certificate from an Advocate certifying that the power of attorney in favour of the applicant is valid and subsisting shall be accompanied. In case the land is owned by Mumbai Port Trust then the copy of agreement between the applicant and Mumbai Port Trust is to be submitted accompanied by No Objection Certificate (NOC) from Estate Division of Mumbai Port Trust. In addition to the above certificate, the documents listed at 10(3) (ii) (a) to (k) in DCPR- 2034 of MCGM, for verifying the area of the land shall be submitted, accompanied by an Indemnity Bond indemnifying MbPT-SPA and its officer against legal consequences on account of ownership disputes, if any.

Ø In case of land owned and leased out by MbPT, the ownership clearance given by the Estate Division of MbPT shall be considered as a proof of Ownership accompanied by certified copy of the lease agreement.

- (xiii) No objection certificate- For occupancies requiring clearance from authorities like the Civil Aviation Department, Directorate of Industries, MCZMA, Maharashtra Pollution Control Board, Municipal Corporation Greater Mumbai for municipal services, Estate Division- MbPT, Inspectorate of Boilers and Smoke Nuisances, electrical distribution licensers regarding requirements of electrical transforming stations, the no objection certificate from these authorities, applicable to the occupancy, shall also accompany such application.

- 4) Signing of plans by owners and licensed personnel/ architect:
 - (ii) Qualification and competence of the licensed surveyor/engineer/structural engineer/supervisor/Professional on Record: The licenses as granted by Commissioner MCGM shall be considered valid for working in MbPT-SPA.
- 5) Processing of development permission application:
 - i) Grant of permission or refusal - The Competent Authority may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as it may deem necessary, and thereupon, it shall communicate its decision accordingly to the applicant.
- 7) Payments of the development charges/ premium/ development cess/off-site infrastructure charges/fees:

Development permission/ Commencement certificate/ NOC shall be granted only on payment of the requisite fees, development charges, premiums, Development cess/off-site infrastructure charges, etc. at the rates as applicable. The development shall be treated as unauthorized if carried out without requisite payments to MbPT-SPA.

12. INSPECTION

- 4) Unauthorized development: -

In case of unauthorized development, the Competent Authority shall –

 - a) take suitable action which may include demolition of unauthorized works as provided in section 52 to 56 of the said Act.

PART: III

LAND USES AND THE MANNER OF DEVELOPMENT

13. DEVELOPMENT STIPULATIONS

(1) General

In every case of development / re-development of any land, building or premises, the intended use shall conform to land-use zones, purpose of designation or reservations as per the provisions of Planning Proposals of MbPT-SPA.

(2) Development of the existing amenity/reservation/partly existing amenity/partly reserved/amenity Plot:

(b) Development of Reservations:

Land reserved in the Planning Proposals shall be developed as per the provisions of Regulation No.17, Table 2 & Table 3 for land use and manner of development. Further to that any other amenity as mentioned in Table 1, development shall be as subjected to Regulation No. 17, Table 3 & Table 4 of DCPR- 2034 of MCGM.

(c) Development of land/ allocated/ reserved/ partly shown as of existing amenity:

Where a building/s exists on a site shown as an allocation, existing in the Planning Proposals, only its appropriate part as used for such allocation, existing amenity shall be used for the said purpose (provisions and Planning Proposals of MbPT-SPA) and the remaining part of the building or of the developable land may be put to use in conformity with the purpose of development as otherwise permissible in these Regulations.

14. AMENITIES

A) Amenities for MbPT-SPA Notified Area.

While preparing detailed plans for the MbPT-SPA Notified Area/ Sector plans, the MbPT-SPA shall provide amenities as per the norms given below.

Table 1: Norms to be followed for provision of Facilities & Amenities

Category	Amenities	Norms	Area
		sqm/ capita	Ha.
Education	Integrated School without hostel facility (Class I-XII)	0.39	9.9
	College	0.08	2.16
	Professional College	0.08	2.16
Health	Dispensary	0.014	0.4
	Specialty Hospital (NBC)	0.08	2.16
	General Hospital (NBC)	0.24	6.5

Sports	Sport center- district	0.1	2.7
Public Utility	Fire brigade	0.05	1.35
	Police station	0.03	0.9
Social Amenities	Community welfare center	0.02	0.7
	Night Shelter	0.005	0.1
	Old age home	0.001	0.03
	Working Men- women hostel	0.001	0.07
	Burial ground	0.03	2.3
Public Open Space	Open space	4	

*Note:

1. The above amenities area includes the area of existing amenities.
2. Such amenities or facilities shall be deemed to be reservations in the Planning Proposals thereafter.
3. In case of educational amenities total permissible Built up area shall be consumed on 60% continuous part of the plot and remaining plot area shall be kept open for open door activities.

B. Conversion of Port Allied Activities Zone to Residential or Commercial Zone for the users permissible in Residential or Commercial Zone

In Regulation no.14 B. of DCPR -2034, word “Industrial Zone “shall be replaced by “Port Allied Activities Zone”.

17.DEVELOPMENT OF RESERVED LAND FOR PUBLIC PURPOSES

Table 2: Common set of conditions for development of Reservations and Authority/ Person who may develop Reservation (Table 3 of DCPR-2034 of MCGM)

Symbol	Applicable conditions for development
	All the reservations shall be either developed by MbPT-SPA or it may entrust the development, operation and maintenance of the reservation to an appropriate agency / authority/ owner/ lessee only for its intended purpose.
Za	Maximum % of plot area that can be used for ancillary uses.
Zb	Maximum % of permissible built up area at Zonal (basic) FSI of the built- up reservation area that can be used for ancillary users.

Table 3: Reservations to be developed for the intended purposes along with permitted uses & ancillary activities (Table 4 of DCPR- 2034 of MCGM)

Sr. No	Reser- vation main Cate- gory	Reservation Sub Category		Uses Permitted		Applicable conditions for development of ancillary uses
		Code	Name	Permissible uses	Ancillary Uses	
1.	Public Open	PG	Play ground	Open Play ground,	Watchman cabin, Gardener chowky, Public Toilet facilities,	Za & Zb= 10

Sr. No	Reservation main Category	Reservation Sub Category		Uses Permitted		Applicable conditions for development of ancillary uses
		Code	Name	Permissible uses	Ancillary Uses	
					shelter shed, first aid center.	
2.		G	Garden	Open Park, Kids park, Theme Park, Jogging Track, Wooded Areas Water Body, cycle tracks etc.	Toilets, vipassana/ yoga center, meditation center maintenance office	Za & Zb= 10
3.		P	Park	Open Park, Kids park, Theme Park, Jogging Tracks, Wooded Areas Water Body, cycle tracks, Botanical Garden etc. with permissible FSI of 0.01	Public Parking, Toilets, maintenance office, shelter, souvenir shop, food stall, related uses.	Za & Zb= 1
4.		TG	Tourism Garden	All uses permissible in Garden, Promenade, Playground, Golf Course, Sports arena, Amphitheatre, Open air stage, restaurant, Art and culture related uses, watchman's cabin, , social and cultural activity\amenities, opera theatre, theme street, Fair, Circus, Exhibition, Mela, Pandal, Trade Fairs, club, hotel, Expos, Theme/Amusement Park, Aquarium, similar uses with permissible FSI of 0.25	Rest rooms, welfare activities, hostel rooms and other ancillary facilities, gardener's chowky, instrument room, Sport Store/Shops.	Za=15 & Zb= 25
5.		EP	Eco-park	Eco-park/ Botanical Garden, Walkways, Interpretation center.	Watchman cabin, Gardener chowky, toilet block, Food courts, offices	Za & Zb= 10
6.	Education	S	School	Primary school, Secondary School, Higher Secondary School, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development center, Yogalaya, welfare center.	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	Zb= 10

Sr. No	Reservation main Category	Reservation Sub Category		Uses Permitted		Applicable conditions for development of ancillary uses
		Code	Name	Permissible uses	Ancillary Uses	
7.	Health	D	Municipal Dispensary / Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy, other related uses	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical Stores/Shops, Public toilet facilities	Zb= 30
8.		HO	Hospital	Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnostic center, Rehabilitation Centre, Peripheral / General Hospital, Specialty Hospital, Multi/ super-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, Dharmashala, other related uses	Nurses and other staff Quarters, Care taker Shelters, Generic Medicine dispensing facility and built up area of commercial uses such as Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) or 5% of permissible FSI whichever is more.	Zb= 30
9.	Public Utility & Facilities	PC	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms.		
10.		TM	Timber Market	Storage, Workshops, Shops, Offices, Loading & unloading Platform, Firefighting System, dormitories, weigh bridge, other related uses	Canteen, restaurants, community hall, office, utilities, bank	Zb= 20
11.		SM	Steel Market	Storage, Workshops, Shops, Offices, Loading & unloading Platform, Firefighting System, Dormitories, weigh bridge, other related uses	Canteen, restaurants, community hall, office, utilities, bank	Zb= 20
12.		PM	Port Allied Market	Storage, Workshops, Shops, Offices, Loading & unloading Platform, Firefighting System, Dormitories, weigh bridge, other related uses	Canteen, restaurants, community hall, office, utilities, bank	Zb= 20
13.	Social Amenities	Cemetery	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petrol Cremation Unit, Pyre shed.	Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body	Zb= 15

Sr. No	Reservation main Category	Reservation Sub Category		Uses Permitted		Applicable conditions for development of ancillary uses
		Code	Name	Permissible uses	Ancillary Uses	
					other supporting uses	
14.		Port Museum	Port Museum	Museum, Art Gallery, Exhibition Hall, Display Hall, Interpretation Center, Mini Theatre, library, Auditorium.	Souvenir Shop, Canteen/ Restaurants.	Zb= 20
15.		MT	Market with Vending Zone	Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required.	Reading rooms, Branch of Bank, Public toilet Facilities	Zb= 20
16.	Municipal Services	SWM	Solid Waste Management Facilities and Allied Activity	Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and Public Sanitary Convenience Block.	No ancillary uses	
17.		SC	Sanitary/ Public Convenience	Public Toilet, Toilet for Women, Rest Rooms, Drinking Water Hubs, other related uses	No ancillary uses	
18.	Public Offices	MO	Municipal Office	Municipal Office along with other uses if any, such as essential Staff Quarters, Disaster Management Facility.	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center, Public toilet block, canteen.	Zb= 10
19.		CGO	Central Government Office	Government Office along with other uses if any, such as essential Staff Quarters, Clubs, Welfare Center, Shops, Auditoriums, library, utility.	ATM of a Bank, Information Kiosk, maintenance office, police chowky, electric/ telephone bill payment center, kiosk, restaurant, clinic	Zb= 20
20.	Transport	PL	Parking Lot	Parking Lot, Municipal Chowky	Security Chowky, driver's room, toilet,	Zb= 10
21.		FY	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godowns, Fishing Related Industry, shops	Art and culture related uses, Food stalls/ Restaurant, Bank Branch,	Za & Zb= 30

Sr. No	Reservation main Category	Reservation Sub Category		Uses Permitted		Applicable conditions for development of ancillary uses
		Code	Name	Permissible uses	Ancillary Uses	
22.		WTT	Water Transport Terminal	Water Transport Terminal, passenger facilities, Maintenance offices, restaurants, terminal operational facilities, retail shops, custom office, Parking Lot for Public, Bus Stops, Sheds, Repairing Facilities, Canteen,	ATM of bank, other ancillary uses with facilities for staff and visitors, Taxi Parking	Zb= 20
23.		ICT/DCT	International/ Domestic Cruise Terminal	Terminal building, baggage handling area, terminal operational facilities, restaurants, Lodging facility, bars, retail shops, kitchens, custom office & network, lounge, security office	Port management offices, security offices, utility (water, power, sewerage, IT, telecom etc.) & air conditioning plants	Zb= 20
24.		RO RO PAX	Roll on/ Roll off passenger ferry	Water Transport Terminal, passenger facilities, Maintenance offices, restaurants, retail shops, custom office, Parking Lot for Public, Bus Stops, terminal operational facilities, Sheds, Repairing Facilities, Canteen.	ATM of bank, other ancillary uses with facilities for staff and visitors, Taxi Parking	Zb= 20
25.		MARINA	Marina	Marina with walkways, anchoring piles, fingers, gangway, pontoons, etc. Water body, berths, baggage handling area, Hotels, Club, swimming pool, indoor sports activity, restaurants, retail shops, kitchens, office, Toilets, utilities, parking, repair Yards, Dry stock yards, Storage and all other activity required for Marina.	ATM of bank, other ancillary uses with facilities for staff and visitors	Zb= 20
26.		ROPEWAY	Ropeway Station	Terminal Building, repair workshop, ropeway operational facilities, passenger handling area, restaurants, Parking	ATM, Toilets, utilities, shops	Zb= 10

*Note: 1. Apart from the above permissible uses and ancillary uses, Competent Authority shall have powers to allow additional uses which are similar to the above uses or complimentary to the above uses.

2. In all the reservations, utility structures shall be allowed over and above the permissible built-up area

3) Notwithstanding anything contained in these Regulations Development of lands falling in the various categories specified under Regulation No. 33 shall be as under:

(B) Redevelopment of cessed buildings in the Island City:

Such structures shall be redeveloped as per specified FSI of the zone and further as per other specifications which shall be applicable *mutatis mutandis* as provided in regulation 17 (3) sub-regulation (B) of DCPR 2034.

(C) (II) Redevelopment of BDD Chawls:

All the structures shall be redeveloped as per Specified FSI of the zone, all other specifications shall apply *mutatis mutandis* as provided in regulation 17 (3) sub-regulation (C) II of DCPR 2034.

(D) Redevelopment & rehabilitation of Slums:

All the structures shall be redeveloped as per Specified FSI of the zone, all other specifications shall apply *mutatis mutandis* as provided in regulation 17 (3) sub-regulation (D) of DCPR 2034.

(F) Redevelopment of existing Godowns for specific Goods such as Steel/ Timber etc.:

- a) Redevelopment/ reconstruction shall be allowed in Land-use Zone viz Port Allied Activities Zone and Commercial Zone.
- b) All the reservations, if any shall be rearranged if required, with the same area and same width of access road or as required under DCPR-2034, MCGM whichever is more.
- c) The additional FSI shall be permitted as specified under regulation No. 33 (24) of MbPT-SPA DCPR.

PART: IV

REQUIREMENT OF SITE AND LAYOUT

19. PUBLIC STREET AND MEANS OF ACCESS

3) Technical Committee for High- Rise building:

The regulation no. 19 (3) of DCPR- 2034 of MCGM shall be applicable for high rise buildings. Alternately MbPT-SPA may constitute a technical committee as per the requirements given in the said regulation.

27. LAYOUT/ PLOT RECREATIONAL GROUND/OPEN SPACES (LOS) IN LAYOUT/PLOT

1) LOS in residential and commercial plots/ layouts -

a) Extent –

In any single plot or layout or sub-division of land for residential and/or commercial use, open space of 15% shall be provided for minimum plot area of 2500 sqm.

These open spaces shall not include areas of vehicular accesses/ internal roads/ designations or reservations or existing amenities, Planning Proposal roads and shall as far as possible be provided in one place.

f) Tree growth - Except for the area covered by the structures permissible under (g) below, the recreational space shall be kept open to sky and accessible to all users, visitors, and occupants for recreational purpose as per the provisions under the Planning Proposals for MbPT-SPA.

g) Structures/ uses permitted in LOS –

(ii) In a LOS of 1000 sq. m or more in area (in one piece and at one place), structures for pavilions, gymnasias, club houses, swimming pools and other structures for the purpose of sports and recreation activities may be permitted with BUA not exceeding 15 per cent of the total required LOS. The area of the plinth of such a structure shall be restricted to 10 per cent of the area of the total required LOS in these regulations. The total height of any such structure, which may be Ground+ one storey shall not exceed 8m. The height may be increased to 13 m to accommodate badminton court/squash court/ special structures. Where club house is proposed in LOS, then provision for gymnasium/fitness center/yogalaya in club house shall be insisted upon. Structures for such sports and recreation activities shall conform to the following requirements

a. The ownership of such structures and other appurtenant users shall vest, with land owner or lessor or lessee, as the case may be. The LOS is required to be kept as LOS in the layout or sub-division of the land.

2) LOS in plots/layout within Port Allied Activities Zone and Port Eco-Tourism Zone, admeasuring 1000 sq. m or more in area, 10 per cent of the total area shall be provided as LOS subject to:

Note: 2. At least 50% of the required open space shall be exclusively provided on mother earth to facilitate the percolation of water. The LOS on ground (mother earth) shall not be paved and all LOS shall be accessible to all occupants of the plot/layout. Rest of the LOS shall be paved with perforated paving having adequate strength, in order to facilitate percolation into the ground.

PART: VFLOOR SPACE INDEX**30. FLOOR SPACE INDICES& FLOOR SPACE/ BUILT UP AREA (BUA) COMPUTATION, TENEMENT DENSITY AND PROTECTED DEVELOPMENT****A) Floor Space Indices & Floor space/ BUA computation**

1. The Maximum Permissible Floor Space Indices for various uses are:

Table 4: Permissible Floor Space indices in various Land-use Zones and Type of Development in various Sub- Zones. (Table No. 12 as DCPR-2034 of MCGM)

Sr. No.	Land-use Zone	Sub- Zone	Main Activities	Maximum permissible Gross FSI
1.	Residential	R Mix-1	High Rise high density housing for redevelopment of cessed buildings, dilapidated buildings, BDD Chawls and Slums	2.00
		R Mix-2	Development/ redevelopment for construction of staff quarters for govt. and statutory bodies	
		R Mix-3	Development of Residential Buildings	
		R- Other	Affordable housing as per State and Central govt. policy.	4.00
2.	Commercial	B Mix-1	Central Financial District, Central Business District, Hotels and other Business offices	4.00
		B Mix-2	Development of Commercial buildings	2.50
		B Mix-3	Warehouses, Storage, Godowns.	1.50
		CGO	State & Central Government and other Public Undertaking and Municipal Offices	2.50
3.	Port Operational Zone		Custom Bound area with port activities with all Port and Port related activities including cruise terminal buildings, jetties, offices, canteens, Godowns, garages, fueling stations.	1.00
4.	Port Allied Activities Zone	Port Storage	Godowns and warehouses used for storage of port containers/ materials outside the Custom bound area with all supporting services and facilities including offices, restaurants.	1.33
		Industry	Tanks farms for Petroleum Storage, petroleum processing, Fueling Stations, Auto Repair Workshops, Wood Workshops, Fabrication	

			Workshops, Public-Garage, Assembly Units, Printing Press.	
		Fish Industries and Tourism	Fishing activities, storage, markets, Ice Plants, fish processing and other related activities along with tourism, recreational and cultural activities of the fishing communities.	
5.	Health Care Zone		Hospital, Clinics, Nursing Home, Medical Shops, Pathology Labs, Blood Bank, Lodges, Hotels, Serviced Apartments & other complimentary activities.	1.50
6.	Port Eco-Tourism	Tourism Garden	Waterfront activities, promenades, recreational facilities, commercial facilities such as restaurants, hotels, clubs, shops, gardens, parks, museums, aquariums, theme streets, theme piers.	0.25
		Water Transport Terminals	Ropeway, RoRo Pax/ Cruise/ Passenger/ other Terminal Buildings.	2.00
		Waterbodies	Water sports and Basins of various docks except Indira Dock	0.00
7.	Transportation	Corridors	Uses as determined by respective Development Authority	0.1
		Station	Station Buildings, retail, offices, parking	3.00
8.	Natural Area		Mangroves/ Eco-park	0.00
Note	Over and above the FSI mentioned, the additional FSI under Regulation 33 shall also be available.			

For development/ redevelopment in any land-use zone FSI regulation shall be applied as per Table 4.

2. FSI Calculation:

The permissible FSI/ BUA shall be on the gross area of the respective land-use/ Sub-land-use zone which is in a contiguous land parcel including all DP roads & all reservations. The total permissible FSI shall be allowed to be consumed on the individual net plot area according to the approved Sector/ Unit detail layout plan which shall be prepared after approval of Planning Proposals. The architectural control drawing shall specify permissible FSI and built up area of each net plot along with other urban form controls.

31. **EXEMPTION FROM FSI / TO BE COUNTED IN FSI:**

(1) Exemption from FSI:

- (xli) Area of fire escape balcony as provided in Regulation No 48(6)
- (xlii) Niches below window sill.

PART: VIADDITIONAL FLOOR SPACE INDEX**33. ADDITIONAL FLOOR SPACE INDEX (FSI) WHICH MAY BE ALLOWED TO CERTAIN CATEGORIES:**

The provision for additional floor space index as specified under regulation no. 33 of DCPR-2034 MCGM shall be applicable mutatis mutandis except the following changes. The categories which are not applicable for MbPT-SPA Notified Area have been indicated in the Table 7

10) Redevelopment for Rehabilitation of Slum Dwellers:

VIII (3.8) Maximum FSI Permissible for consumption on the Plot identified for Resettlement: FSI that can be utilized on the identified plot for resettlement of the Slum dwellers shall be in accordance with the provisions mentions in table under Regulation 33 (10) (VIII) (3.8). In case of in-situ development Regulation No. 33 (10) of DCPR- 2034 of MCGM shall be applicable mutatis mutandis.

24) Redevelopment of existing Godowns for specific Goods such as Steel/ Timber etc.:

For the reconstruction / redevelopment of storage/ Godowns/ tenements which are occupied by authorized lessees for specific goods such as steel, timber, coal, etc. which has been identified and decided to redevelop by MbPT-SPA, the permissible FSI shall be up to 4.00 including Zonal (basic) FSI. The eligibility of lessee shall be decided and certified by MbPT. In the redevelopment project, all the allied facilities such as parking, Weigh Bridge, canteens, office space shall be provided by MbPT/ lessee/ society/ Association/ Company. The policy regarding eligibility criteria, norms for minimum carpet area of tenement, etc. under reconstruction /redevelopment shall be decided by MbPT.

PART: VIILAND USE CLASSIFICATION AND USES PERMITTED**34. LAND USE ZONING & USES PERMITTED**2) Zoning Definitions:

The uses of lands situated within the limits of Notified area of MbPT-SPA , which have been allocated/ designated for certain purposes in the Planning Proposals of MbPT-SPA, shall be regulated in regard to type and manner of development/ re-development, according to the Table 5 hereunder. Predominant activities shall be minimum 60% in the said land-use zone.

Table 5: Zone Definition (Table A of DCPR-2034 of MCGM)

Zone	Representation	Broad Description
Residential Zone	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other non-conflicting uses as specified are permitted.
Commercial Zone	C	The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other non- conflicting uses as specified are permitted.
Port Operational Zone	POZ	Port Operational Zone is a zone for development for Port and Port related activities including custom bound area.
Port Allied Activities Zone	PA	Port Allied Activities zone is a zone with Petroleum Storage and fishing as the primary activity. In addition, logistics and warehouses used for port cargo, goods, and other materials are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can be permitted as specified in these Regulations. All POZ activities shall be permissible in the said Zone.
Health Care Zone	HC	Health Care Zone is zone focusing on development of Medical facilities such as Hospital, Clinics, Nursing Home, along with supplementary services related pathological labs, diagnostic center, medical shop, Lodge, Serviced Apartment other related activities

Port Eco- Tourism Zone	PT	Port Eco- Tourism Zone is a zone with a focus on the water front development with mixed land use and tourism and tourism related activities.
Transportation	T	Transportation zone is a zone comprising of railway area, roads, parking, Metro Station Buildings, Terminal Buildings and public transport related areas along with supporting activities.
Natural Area	NA	Natural Area is an environmentally sensitive zone and not amenable for development, however wooden structures shall be allowed.

Note: In conformity with the intent and spirit of these Regulations, with the special permission of the Competent Authority may modify the boundary limit of a zone where the boundary line of the zone divides a plot.

3) Uses and ancillary uses permitted in the zones:

The purpose of this Regulation is to allow environmentally compatible uses in a zone on a given plot of land and specifically prevent non-compatible uses. Where an activity not specifically listed in these Regulations is proposed, its approval or rejection will be decided with the special permission of the Competent Authority

3.1 Conditions under which land-use are permissible.

The conditions under which users are permissible in the land-use zones are described in Table 6 below.

Table 6: Permissible activities in various Land-use Zones (Table C of DCPR- 2034 of MCGM)

P= Permissible

(-) = Not Permissible

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
1	Residential	-	P	P	P	P	P	-	-
2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	-	P	P	-	P	-	-	-
3	Residential care activities for the elderly and disabled, orphanages, boarding homes/institutions for children and women	-	P	P	P	-	-	-	-
4	Short term accommodation								
	(i) 4 or 5 Star category hotels	-	P	P	-	P	-	-	-
	(ii) 3 Star category hotels	-	P	P	P	P	-	-	-
	(iii) Other categories of Hotels	-	P	P	P	P	P	-	-
	iv) Motels, resorts,	-	P	P	P	P	-	-	-
	v) Guest houses, circuit houses, hostels and boarding / lodging houses, Dharmashala, service apartments	-	P	P	P	P	P	-	-
	vi) Club Houses or Gymkhanas with extension counter or branch of Bank	-	P	P	-	P	-	-	-
5	Urban agriculture, horticulture and fishing (but not dairy farming)	-	P	-	-	P	P	P	-
6	A) Health Care facilities without indoor bedding facilities for patients like, dental, medical practitioners, pathological laboratory, diagnostic clinic, eye clinic, veterinary clinic & clinics of other medical allied facilities	P	P	P	P	P	P	-	-
	B) Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities	-	P	P	P	P	P	-	-
	C) General Hospitals, Specialty/ super specialty Hospitals, Medical institutions attached to it and /or research institutes.	-	P	P	P	-	-	-	-
7	All other hospitals correctional and mental institutions, institutions for children, the aged or widow's sanatoria and hospitals. (except veterinary hospitals)	-	P	P	P	-	-	-	-
8	(i) Preprimary school, Montessori school, kinder-garten schools, balwadis & coaching classes	-	P	P	P	-	-	-	-
	(ii) Primary schools/Primary cum secondary school	-	P	P	P	-	P	-	-

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
	(iii) Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services. Educational Universities, Hostels	-	P	P	P	-	-	-	-
9	Institutional uses other than specified in this table	-	P	P	P	P	P	-	-
10	Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, telephone exchange, sub-office of consulate offices, sub offices of electric supply company, Post office, Civil Defense warden post and First Aid post, Home Guard & Civil Defense center.	P	P	P	P	P	P	-	P
11	Electricity consumer/ distribution sub stations	P	P	P	P	P	P	-	P
12	Fire station,	P	P	P	P	P	P	-	P
13	Electricity distribution/ receiving stations, public utilities & services such as pumping station, sewage disposal work, water supply installation & ancillary structures thereof	P	P	P	P	P	P	-	P
14	Convenience Shops, bank extension counter	P	P	P	P	P	P	-	P
15	Photographic studios with laboratories, Photo-copying, video-taping establishments etc, local sub-offices of any public utility, pawnshops, undertaker's premises, private lockers, data processing unit including desk top publishing, with use of computers, shoe repair and sports shops, fish or meat or frozen food store	-	P	P	P	P	P	-	P
	Water transport Terminal, Ropeway, Travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport, transport terminal,	P	-	P	-	P	P	-	P
16	Tailoring, embroidery and buttonhole making shops,	-	P	P	P	-	-	-	-
17	Cleaning and pressing establishments for clothes,	-	P	P	P	P	P	-	-
18	Coffee grinding establishments	-	P	P	-	P	P	-	-
19	Establishments using power only for heating, refrigeration or air-conditioning purposes.	-	P	P	P	P	P	-	-
20	Bulk storage of kerosene and bottled gas for domestic consumption	-	P	P	-	-	P	-	-
21	Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops.	-	P	P	-	P	P	-	-

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
22	Shops for goldsmiths, lock-smiths, watches and clocks, electronic goods and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work,	-	P	P	-	P	P	-	-
23	a) Art galleries i.e. display shops.	-	P	P	-	P	-	-	-
	b) Personal services establishments	-	P	P	P	P	-	-	-
	c) Motor driving schools	-	P	P	-	-	-	-	-
	d) Hair dressing saloons and beauty parlours.	-	P	P	P	P	-	-	-
24	Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work,	-	P	P	P	-	-	-	-
25	Business Offices and services establishments	-	P	P	-	P	P	-	-
26	Restaurants, eating houses, cafeteria, ice-cream and milk parlours	P	P	P	P	P	P	-	P
27	Retail trade and shops/stores or shops for conduct of retail business,	-	P	P	P	P	P	-	-
28	Malls/shopping centers / Multiplex/ Departmental Stores and Independent Market building along with their ancillary storage	-	P	P	-	P	P	-	-
29	Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.	-	P	P	-	P	P	-	P
30	Storage of furniture and household goods	-	P	P	-	P	P	-	-
31	Retailing of building materials, open or enclosed,	-	P	P	-	-	P	-	-
32	Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 100 sq. m	-	-	P	-	-	P	-	-
33	Repair, cleaning shops and analytical experimental or testing laboratories	P	P	P	P	P	P	-	P
34	Paper-box manufacturing including paper-cutting,	-	-	P	-	-	P	-	-
35	Establishments requiring power for sealing tins, package, etc.	P	-	P	-	-	P	-	-
36	Ice factories in independent buildings.	-	-	P	-	-	P	-	-
37	Aquariums.	-	P	P	-	P	-	-	-
38	Cemeteries and graveyards	-	P	P	P	-	P	-	-

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
39	Private parks, gardens and playfields on non-reserved plots	P	P	P	P	P	P	P	P
40	Stadiums, golf courses and amusement parks	-	P	P	-	P	-	-	-
41	Libraries, reading halls, study halls, creative arts, archives, museums and other cultural activities	-	P	P	P	P	P	-	-
42	Places of worship, Religious buildings.	-	P	P	P	P	P	-	-
43	Multipurpose Community halls, welfare centers,	P	P	P	P	P	P	-	-
44	Commercial halls, exhibition halls ,Marriage halls, Auditorium, clubs, assembly or concert halls, dance and music studios	-	P	P	-	P	P	-	-
45	Drama theatre, Cinema theatre, Drive-in-theatre	-	P	P	-	P	-	-	-
46	Gymnasiums,	-	P	P	P	P	P	-	-
47	Radio broadcasting and television studios,	-	P	P	-	P	-	-	-
48	Sound recording and dubbing studios/ Preview Theater	-	-	P	-	-	P	-	-
49	Flour Mill	-	P	P	P	-	P	-	-
50	Storage and Retail sale of household fuel Storage of liquefied petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of MbPT-SPA and subject to compliance with statutory safety requirements.	-	P	P	-	-	P	-	-
51	Vehicles repair/ servicing garages, driving school, repairing garages, without activities of body-building and spray painting,	P	P	P	-	P	P	-	P
52	Sale of motor vehicles, parts and accessories, Showrooms for motor vehicles	-	P	P	-	-	P	-	P
53	Bus stations, taxi stands, Bus Shelters, Bus Depots and Railway stations.	P	P	P	P	P	P	-	P
54	Heliports	-	P	P	-	P	P	-	-
55	Public parking areas, including multistoried parking	P	P	P	P	P	P	-	P
56	Cottage Industries,	-	P	P	-	P	P	-	-
57	Service Industrial uses as per Table D of sanctioned DCPR 2034	-	P	P	-	-	P	-	P
58	Service Industrial estates	-	-	P	-	-	P	-	-

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
59	Collection and disposal of nonhazardous waste	P	P	P	P	P	P	-	-
60	Warehousing,	-	-	P	-	-	P	-	-
61	Ware housing activities of hazardous material	-	-	-	-	-	P	-	-
62	Logistics activities and truck terminals	-	P	P	-	-	P	-	P
63	I.T & ITES unit/s (pertaining to software only as per IT policy of GoM or Central Govt.)	-	P	P	-	-	P	-	-
64	Offices, Information Technology Establishment	-	P	P	-	-	P	-	-
65	Biotechnology units	-	-	P	-	-	P	-	-
66	Wholesale trade and storage	-	-	P	-	-	P	-	-
67	Prisons	-	-	-	-	-	-	-	-
68	a) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.	-	P	P	-	-	-	-	-
	b) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m.	-	P	P	-	P	P	-	-
	c) Confectioneries and establishments for the preparation and sale of eatable each not occupying for production an area more than of 100 sq. m per establishment. .	-	P	P	-	P	P	-	-
	d) Sugarcane and fruit juice crusher	-	P	P	-	P	P	-	-
	e) Printing presses	-	P	P	-	-	P	-	-
	f) Battery charging and repairing establishment with an area not more than 50sq.m	-	P	P	-	P	P	-	-
	g) Electronic industry of assembly, but not of manufacturing type	-	P	P	-	-	P	-	-
69	Research ,experimental & testing laboratories (except Medical)	-	P	P	-	-	P	-	-
70	Industrial fabrication, assembly and processing activities other than Service Industries	-	-	-	-	-	P	-	-
71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle fuel	P	P	P	P	P	P	-	P
72	Ready Mix Plant	P	-	-	-	-	P	-	-
73	Port and its related activities such as Godowns, cargo yard, container Yards, railway good yards or any other activity which is permitted with approval of Ministry of shipping	P	-	-	-	-	P	-	-

Sr. No.	Uses and Occupancies	Permissibility of uses within Zones							
		POZ	R	C	HC	PT	PA	NA	T
74	Waterfront activities such as Marina along with ancillary facilities such as Club, Hotels, Shopping, recreational tourism activities	P	-	P	-	P	P	-	-
75	Transit Camp	-	P	P	-	-	P	-	-
76	Storage of sale of kerosene not exceeding 1000 liters in groceries and approved ration shop on a retail basis	-	P	P	P	-	P	-	-
77	Roads, Bridge culverts and construction for any mode of transportation	P	P	P	P	P	P	-	P
78	Fish farming, fish drying, Storage of boats, servicing, and repair of boats and allied activities	-	-	-	-	P	P	-	-
79	Offices of Govt., Public Undertakings, Municipal, and other statutory bodies	P	P	P	P	P	P	-	P
80	Vending Zone / Weekly bazaar	-	P	P	-	P	P	-	-
NOTE	1. The additional conditions/ parameters mentioned in Table C of Regulation no. 34 (3.2) of DCPR- 2034 shall be applicable as it is. 2. The MbPT-SPA shall be empowered to allow any other use that is not listed above in any zone with/ without conditions as per the character of the said land-use. 3. All utilities such electricity, water supply , sewerage etc shall be allowed in all zones.								

3.3 Exceptions

(1) Existing non-conforming uses to continue in certain circumstances

- (b) Any lawful use of land/ building existing before the coming into force of these Regulations may continue even if in non- conformity with provisions of Planning Proposals of MbPT-SPA. With the approval of MbPT-SPA the same may continue on a new location:

Provided that such non-conforming use is not extended or enlarged except as specified in these Regulations.

- (c) In case a building accommodating any non-conforming use collapses, vacated, is pulled down or is destroyed, any new building on the site shall conform to these Regulations and proposals of MBPT-SPA.

PART: XIMISCELLANEOUS PROVISIONS**59. SPECIAL PURPOSE NOCS**

Wherever necessary, special purpose NOCs shall be required to be submitted for the development of plot/s depending upon the location & type of work as specified in these Regulations. Observance of requirements of these and all other NOCs shall be the responsibility of Owner/Developer/Project Proponent. The Competent Authority may grant permissions/approvals for development based on an undertaking by the Owner/Developer/Project Proponent that he shall comply with all the requirements of special NOCs, Laws, and Regulations that are applicable from time to time. The illustrative list of special purpose NOC's is mentioned in **APPENDIX- III**

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PART: XIII

ADDITIONAL REGULATIONS

71. REGULATIONS FOR ARCHITECTURAL CONTROL:

1) Form Based Code:

Notwithstanding anything provided herein above, MbPT-SPA shall formulate “Special Architectural Control Regulations” for area to be designated by MbPT-SPA. The architectural controls which will specify amongst other, following matters on each individual plot or at sector/ unit level:

- a. Building use
- b. Permissible Floor space
- c. Height of building subject to other statutory norms.
- d. Ground coverage
- e. Connection with road
- f. Pedestrian path
- g. Any projection such as gallery, balcony, orions etc.
- h. Front, rear and margin open spaces
- i. Elevation or façade treatment
- j. Space for signage, nameplate and hoarding
- k. Parking areas
- l. Shopping line
- m. Boundary wall
- n. Arcades
- o. Utility planning
- p. Open space & Landscaping
- q. Any other matters MbPT-SPA decides to incorporate to govern the total aspects of the building on plot and its aesthetics.

72. MODIFICATION/ ADDITION/ DELETION IN FORMS/ APPENDICES/ ANNEXURES OF MBPT-SPA DCPR:

All the forms/ Appendices/ Annexures, administrative processes and procedure specified in DCPR- 2034 and in these regulations, shall be suitably modified/ altered/ added/ deleted by MbPT-SPA.

SECTION – B

LIST OF MODIFICATIONS

Table 7: List of Alteration/ Addition/ deleted Regulations/ Sections of MCGM DCPR2034 for MbPT-SPA DCPR

Regulation as per DCPR-2034		Modifications made to the DCPR	
Regulation	Sub-regulation No.	Sub- regulation Title	Addition/ Deletion / Modification of Regulations
PART I: ADMINISTRATION			
	Preamble	Mumbai Port Trust is appointed as Special Planning Authority (SPA) for MbPT-SPA Notified area.	<i>This paragraph has been added</i>
1	Short Title, Extent and Commencement		
	I	Title:	<i>Regulations for SPA has been Modified</i>
	II	Jurisdiction:	<i>MbPT-SPA has been modified</i>
	IV- ADD	Date of coming into Force:	<i>Regulation has been added</i>
2	DEFINITIONS OF TERMS AND EXPRESSIONS		
	IV	Definitions:	
	1- 10 ADD	<i>Architectural Control Drawing, MbPT-SPA Notified Area, DCPR-2034, Planning Proposals of MbPT-SPA, Hoarding, Land Use, others</i>	<i>Definitions have been added</i>
	IV (A)		<i>Regulation has been added</i>
3	APPLICABILITY		
	2	Part construction:	<i>Regulation has been Modified</i>
	3	Change of occupancy:	<i>Regulation has been Modified</i>
	4	Reconstruction:	<i>Regulation has been Modified</i>
	6- ADD	Sequence of Application of Development Control regulations:	<i>Regulation has been added</i>
4	INTERPRETATION		
	3		<i>Regulation has been Modified</i>
5	DELEGATION OF POWERS		
			<i>Regulation has been Modified</i>
PART II: DEVELOPMENT PERMISSIONS			
9	DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE		
	1	Necessity of obtaining permission:	<i>Regulation has been Modified</i>
	3	Operational constructions excluded:	
	iv- ADD	Operational constructions port activity excluded.	<i>Regulation has been added</i>
	6		<i>(a) Regulation has been Modified</i>

Regulation as per DCPR-2034		Modifications made to the DCPR	
		Applicability to partially completed works or works already commenced:	<i>b) Regulation has been Modified</i>
10	PROCEDURE FOR OBTAINING DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE.		
	1	Application for Development Permission:	<i>Regulation has been Modified</i>
	3	Information accompanying application	
	ii)	Ownership/ lease hold title and area	<i>Regulation has been Modified</i>
	ℳ- ADD		<i>Regulation has been added</i>
	xiii)	No objection certificate	<i>Regulation has been Modified</i>
	4	Signing of plans by owners and licensed personnel/architect	
	(ii)	Qualification and competence of the licensed Surveyor/ engineer/ structural engineer/ supervisor/ Professional on Record:	<i>Regulation has been Modified</i>
	5	Processing of development permission application	
	(i)	Grant of permission or refusal	<i>Regulation has been Modified</i>
	7	Payments of the development charges/ premium/ development cess/ off-site infrastructure charges/ fees	<i>Regulation has been Modified</i>
12	INSPECTION		
	4	Unauthorized development	<i>Regulation has been Modified</i>
PART III: LAND USES AND THE MANNER OF DEVELOPMENT			
13	DEVELOPMENT STIPULATIONS		
	1	General	<i>Regulation has been Modified</i>
	2	Development of the existing amenity/ reservation/ partly existing amenity/ partly reserved/ amenity Plot:	<i>b) Development of Reservations: Regulation has been modified</i> <i>c) Development of land / allocated/ reserved/ partly shown as of existing amenity: Regulation has been modified</i>
14	AMENITIES		
	A	Amenities for MbPT-SPA Notified Area	<i>Regulation has been modified</i>
	B	Conversion of Port Allied Activities Zone to Residential or Commercial Zone for the users permissible in Residential or Commercial Zone	<i>Regulation has been modified</i>
17	DEVELOPMENT OF RESERVED LAND FOR PUBLIC PURPOSES		

Regulation as per DCPR-2034		Modifications made to the DCPR	
	(1)	Table for reservation to be developed	<i>Entire table for various reservations and permissible activities has been modified</i>
	(3) (B)	Development of reservation in Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation under Regulation No. 33(7)	<i>This regulation is applicable for MbPT-SPA</i>
	3(C) (II)	Development of reservation in Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s) under Regulation No. 33(9)(B)	<i>This regulation is applicable for MbPT-SPA</i>
	3(D)	Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10)	<i>This regulation is applicable for MbPT-SPA</i>
	3(F) - ADD	Redevelopment of existing Godowns for specific Goods such as Steel/ Timber etc.	<i>Regulation has been added</i>
PART IV: REQUIREMENT OF SITE AND LAYOUT			
19	PUBLIC STREET AND MEANS OF ACCESS		
	(3)	Technical Committee for High- Rise building	<i>Regulation has been modified</i>
27	RECREATIONAL AMENITY/ OPEN SPACES		
	(1)	LOS in residential and commercial plots/ Layout	
	(a)	Extent	<i>Regulation has been modified</i>
	(f)	Tree growth	<i>Regulation has been modified</i>
	(g)	Structures/ uses permitted in LOS	<i>Regulation has been modified</i>
	(2)	LOS in plots/layout within Port Allied Activities Zone and Port Eco-Tourism Zone, admeasuring 1000 sq. m or more in area, 10 per cent of the total area shall be provided as LOS subject to	<i>Regulation heading has been modified</i>
	Note		<i>Regulation has been modified</i>
PART V: FLOOR SPACE INDEX			
30	FLOOR SPACE INDICES & FLOOR SPACE/ BUILT UP AREA (BUA) COMPUTATION, TENEMENT DENSITY AND PROTECTED DEVELOPMENT		

Regulation as per DCPR-2034		Modifications made to the DCPR	
	(A)	Floor Space Indices & Floor space /BUA computation	
	1.	Table has been modified	<i>Regulation has been Modified</i>
	2.	FSI Calculation	<i>Regulation has been Modified</i>
31	EXEMPTED FROM FSI / TO BE COUNTED IN FSI/ FUNGIBLE COMPENSATORY AREA		
	(1)	Exemption from FSI	
	xli –xlii- ADD		<i>Regulation has been added</i>
	(2)	The following shall be counted in FSI	
	ii), ix		<i>Regulation has been DELETED</i>
	(3)	Fungible Compensatory Area	<i>This regulation is not applicable for SPA- MbPT, hence DELETED</i>
32	TRANSFER OF DEVELOPMENT RIGHTS (TDR)		
			<i>This regulation is not applicable for SPA- MbPT, hence DELETED</i>
PART VI: ADDITIONAL FLOOR SPACE INDEX			
33	ADDITIONAL FLOOR SPACE INDEX (FSI)		
	1	Additional FSI to Religious building:	<i>This regulation is applicable for MbPT-SPA</i>
	2	Buildings of Medical and Educational Institutions and Other Institutional Buildings:	<i>This regulation is applicable for MbPT-SPA</i>
	3	Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices	<i>This regulation is applicable for MbPT-SPA</i>
	3(A)	(A) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or MCGM or its statutory bodies, on lands belonging to such Public Authorities	<i>This regulation is applicable for MbPT-SPA</i>
	3(B)	Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or Municipal Corporation of Greater Mumbai or its statutory bodies on private lands.	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	4	Building of Residential Hotels on independent plot:	<i>This regulation is applicable for MbPT-SPA</i>

Regulation as per DCPR-2034		Modifications made to the DCPR	
	5	Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)	<i>This regulation is applicable for MbPT-SPA</i>
	6	Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order	<i>This regulation is applicable for MbPT-SPA</i>
	7	Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation	<i>This regulation is applicable for MbPT-SPA</i>
	7(A)	Reconstruction or redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City.	<i>This regulation is applicable for MbPT-SPA</i>
	7(B)	Additional FSI for Redevelopment of existing residential housing societies excluding cessed buildings	<i>This regulation is applicable for MbPT-SPA</i>
	8	Construction of Affordable Housing in Special Development Zone (SDZ)	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	9	Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s)(CDS)	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	9(A)	Regulations for Dharavi Notified Area (DNA)	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	9(B)	Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s).	<i>This regulation is applicable for MbPT-SPA</i>
	10	Redevelopment for Rehabilitation of Slum Dwellers	<i>This regulation is applicable for MbPT-SPA and Modified</i>
	10 (A)	Slum Rehabilitation Scheme within Dharavi Notified Area (DNA) for Dharavi Redevelopment Project (DRP)	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	11	Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme	<i>This regulation is applicable for MbPT-SPA</i>

Regulation as per DCPR-2034		Modifications made to the DCPR	
	12	Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road	<i>This regulation is applicable for MbPT-SPA</i>
	13	Buildings of Information Technology Establishments	<i>This regulation is applicable for MbPT-SPA</i>
	14	Shifting of cattle sheds outside Greater Mumbai	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	15	Development of land earmarked for the MHADA/Mill Workers Housing under Regulation No 35	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	16	Reconstruction/Redevelopment in Gaothan/ Koliwada/Adiwasipada area	<i>This regulation is applicable for MbPT-SPA</i>
	17	Buildings of Biotechnology Establishments	<i>This regulation is applicable for MbPT-SPA</i>
	18	Development of Multi Storey Public Parking Lots (PPL)	<i>This regulation is applicable for MbPT-SPA</i>
	19	Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial Zone from Industrial zone	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	20 (A)	Affordable Housing (AH)/ Rehabilitation & Resettlement (R & R) on the lands of MCGM/Govt./ Appropriate Authority	<i>This regulation is applicable for MbPT-SPA</i>
	20 (B)	Development of AH/R&R on private plot or plot of authority other than Govt./ MCGM/ Appropriate Authority.	<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
	21	Development and Redevelopment of Municipal Market/Public Amenities by MCGM/Government	<i>This regulation is applicable for MbPT-SPA</i>
	22	Regulation for Exhibition-cum-Convention Centers	<i>This regulation is applicable for MbPT-SPA</i>
	23	The regulations for Transit Oriented Development (TOD) FSI with the other conditionality to promote densification along Mass Transport Corridor will be formulated separately.	<i>This regulation is applicable for MbPT-SPA, conditions shall be formulated separately</i>

Regulation as per DCPR-2034		Modifications made to the DCPR	
	24- ADD	Redevelopment of existing Godowns for specific Goods such as Steel/ Timber etc.:	<i>Regulation has been added</i>
PART VII: LAND USE CLASSIFICATION AND USES PERMITTED			
34	LAND USE ZONING & USES PERMITTED		
	2	Zoning Definitions	<i>Regulation has been Modified</i>
	3	Uses and ancillary uses permitted in the zones	<i>Regulation has been Modified</i>
	3.3	Exceptions	<i>Regulation has been Modified</i>
35	DEVELOPMENT OR REDEVELOPMENT OF LANDS OF COTTON TEXTILE MILLS (MILLS)		
			<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
PART X: SPECIAL PROVISIONS			
51	PARKING AUTHORITY		
			<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
PART: XI			
MISCELLANEOUS PROVISIONS			
59	SPECIAL PURPOSE NOCs		
	Appendix-III		<i>Appendix has been Modified</i>
60	REPAIRS TO EXISTING BUILDING		
			<i>This regulation is not applicable for MbPT-SPA, hence DELETED</i>
PART: XIII			
ADDITIONAL REGULATIONS			
71	REGULATIONS FOR ARCHITECTURAL CONTROL		
	ADD	Form Based Code	<i>Regulation has been added</i>
72	MODIFICATION/ ADDITION/ DELETION IN FORMS/ APPENDICES/ ANNEXURES OF MbPT-SPA DCPR		
	ADD	Forms/ Appendices/ Annexures	<i>Regulation has been added</i>
APPENDICES/ ANNEXURES			
Appendix	II & III		<i>Appendix has been Modified</i>
	IV, V & VI		<i>Appendix is not applicable for MbPT-SPA, hence DELETED</i>
Annexure	I to IX, XI to XXII		<i>Annexure has been Modified</i>
	XXIV- XXV		<i>Annexure is not applicable for MbPT-SPA, hence DELETED</i>

List of Appendices/ Annexures

APPENDICES / ANNEXURES:**APPENDIX- I**

Same as DCPR- 2034

APPENDIX- II

[Regulations 10.1, 10(3) (iii), (iv)]

Form of Notice and first Application for development Under Sections 44,45,58,69 of the Maharashtra Regional and Town Planning Act 1966.

To,
The Deputy Chief Engineer,
Mumbai Port Trust,
Mumbai.

Sir,

I intend to carry out development in the site/to erect, to re-erect/to make material alteration in the building..... on/ in plot No. C.S.No./ C.T.S. No..... of.....Division/ village/ Town Planning Scheme No situated at Road/ Street.....ward.....and in accordance with section 44,45, 58,69 of the Maharashtra Regional and Town Planning Act, 1966.

2. I enclose the following plans and statements (Items 1 to 6) wherever applicable, in quadruplicate, signed by (Name in block letter) Licensed surveyor/ engineer/ structural engineer/ supervisor, License No..... or architect, who has prepared the plans and designs on my behalf and copies of other statements/documents as applicable (Items 7 to 14): -

- 1) Key Plan (Location Plan)
- 2) Site Plan
- 3) Sub-division/layout plan
- 4) Building Plan
- 5) Particulars of development in the form in Annexure-I
- 6) Ownership Title documents and ownership title submitted by Solicitor/Advocate
- 7) Attested copy of receipt for payment of building permit fee
- 8) Self-certification from lessee regarding clearance of MbPT dues.
- 9) No objection certificate/s, where required.
- 10) Appointment letter in favour of licensed technical personnel or architect.
- 11) Supervision memorandum of licensed technical personnel or architect.

- 12) Property register card, and city survey plan for plot in original signed by the Competent City Survey Authority not issued prior to 12 months,
- 13) Owners' affidavit regarding area of the plot.
- 14) Architect's certificate for plot area along with area calculations by triangulation method.

Please approve the proposed development/construction and permit me to execute the work.

Yours faithfully,

Signature of Owner _____

Name of Owner (in Block Letters) _____

Address of Owner _____

Date: _____

APPENDIX- III

Regulation No 59

Table. List of special purpose NOCs.

Sr. No.	Authority	Location
1	Airport	For height of buildings as per the provisions of Regulation No 45(f)
2	Police	For Construction of Religious Structures
3	Jail Authority	Required by the Competent Authority and as notified by Urban Development Department, GoM
4	Railway	If situated within 30 m from Railway Track Boundary.
5	Defence	Required by the Defence Authority around defence installation and as notified by Urban Development Department, GoM
6	MHCC	For development related to Heritage Structures and in Heritage Precincts as specified in the Regulation No 52.
7	ASI (Archeological Survey of India)	As notified by the Competent Authority
8	MHADA/MBRR Board	In case of development of lands belonging to MHADA /development in MHADA layout, Cessed Buildings
9	MCZMA	For development in areas affected by Coastal Regulation Zone
10	MoEF	For development attracting the EIA Notification
11	Highway	Plot falling within highway buffer as shown on DP
12	MMRDA	In influence zone of Metro/Monorail as may be notified by the Competent Authority.
13	Estate Department of MCGM	Land of Improvement Trust
14	Collector	Government land/ NA/ ULC wherever applicable
15	Director of Industries	As specified in these Regulations
16	MCGM	For Municipal Services

The above cited list shall stand amended through additions/deletions mandated by GoM from time to time.

APPENDIX- IV

Not Applicable hence DELETED

APPENDIX- V

Not Applicable hence DELETED

APPENDIX- VI

Not Applicable hence DELETED

ANNEXURE 1**PARTICULARS OF DEVELOPMENT**

(Ref. - Part of Appendix II Item 5)

Particulars of Development

- 1) (a) (i) Applicant's Full Name (in block letters)
 (ii) Applicant's address

 (b) Name and address of Licensed Surveyor/Engineer/Structural Engineer or Supervisor/
 Architect employed/ Professionals on Records

 (c) No. and date of issue of license..... Valid up to.....
- 2) Is the plot affected by any reservation or road lines? If so, are these correctly and clearly marked on the block plan?
- 3) *(a) What is the total area of the plot according to the document?
 *(b) Does it tally with the Collector's record?
 *(c) What is the actual area available on site measured by the licensed surveyor/
 architect / engineer / supervisor or architect?
 (d) If there is any deduction in the original area of the plot on account of road lines or reservation? Please state the total area of such deductions.
 (e) If so, what is the net area?
 (f) Is the clearance under Urban Land (Ceiling and Regulations) Act, 1976 obtained? If so, what is the area allowed for development? Clearance under Urban Land (Ceiling and Regulations) Act, 1976 else an undertaking.
 *Permission will be based on the minimum of areas in (a), (c) or (f) above.

Note.- INDICATE DETAILS ON THE SITE/BUILDING PLAN AS IN FORM 1.

- 4) Are all plans as required under Regulations 10(3) enclosed?
- 5) (a) Is the plot part of a city triangulation survey number, revenue survey number or hissa number or a final plot number (city survey number) of a Town Planning Schemes or a part of an approved layout?
 (b) Please state sanction number and date of sub-division/layout.
- 6) (a) In what zone does the plot fall?
 (b) What is the permissible Floor Space Index of the Zone?
 (c) What is the number of tenements per net hectare permissible in the zone?
- 7) (a) Is the use of every room in the proposed work marked on the plans?
 (b) Is it in accordance with the Regulations?
 (c) Does the building fall in the category of-
 (i) Special building as defined in Regulations 2(iv)(17)(n)
 (ii) High rise building as defined in Regulations 2(iv)76
- 8) If the work is in connection with an industry

- a) Please briefly describe the main and accessory processes.
- b) Please state the maximum number of workmen and the total KW likely to be employed per shift in the factory.
- c) Under what industrial classification does it fall? (Reference to relevant Regulation should be given).
- d) Is the proposal for relocation of an existing industry? If so, give the name and address of the existing industry.

Note. - The permission will be based on the area which is minimum.

- e) If the proposal is for the establishment of a new industry or for the expansion of an existing industry, is a copy of the "No Objection Certificate" from the Department of Industries enclosed [see Regulations No.18(k) wherever applicable?
 - f) Will the building be away from the boundary of a residential or commercial zone or as per Table 18(B) in Regulations 41(4)?
 - g) Is the proposal for a service industrial estate on a plot reserved for service industries or in industrial zone?
 - h) Nature and quantum of industrial waste/effluents and methods of disposal be stated.
- 9) (a) What is the average-
- (i) Prescribed width and
 - (ii) Existing width of the street?
- (If the plot abuts two or more streets, information for all streets should be given).
- (b) What is the height of the building-?
- (i) above the average ground level of the plot?
- Does it comply with Regulations 43?
- 10) (a) If there are existing structures on the plot-
- (i) Are they correctly marked and numbered on the site plan?
 - (ii) Are those proposed to be demolished immediately colored yellow?
 - (iii) What is the plinth area and total floor area of all existing structures to be retained?
- (Please indicate in the appended Statement 'A 'with details)
- (iv) What is the number of existing tenements in the structure(s) to be retained?
- (b) What is the plinth area and total floor area of the proposed work or building?
- (Please indicate in appended statement 'B' with details)
- (c) What is the number of tenements proposed?
- Note. - INDICATE DETAILS OF THE BUILDING PLAN AS IN FORM 1.
- 11) (a) Please state the plinth area and total floor area, existing and proposed (i.e. totals of items 10) a) (iii) and 10(b).

- b) Please state the Development Rights, if any, proposed to be used and the floor space index credit available there under.
- c) Please state the overall floor space index [Item 11(a) divided by Item 3(e)] plus the floor space index available due to Development Rights.
- d) Does the work consume the full floor space index of the plot, as given in item 6(b)? If not, why not?
- e) Is the building proposed with setbacks on upper floors?
- f) What is the total number of tenements [Item 10(a) (iv) plus Item 10(c)]?

Note.- INDICATE DETAILS ON THE BUILDING PLAN AS IN FORM 1.

- 12) (a) What is the width of the front open space? If the building abuts two or more streets, does the front open space comply with Regulations 41(1)
- (b) Please state which of the sub-Regulations of Regulations 41 and/or any other Regulations is applicable for the open space?

13) Does the front open space comply with the Regulations?

14)(a) What is-

- (i) The width of side open space(s)?
- (ii) The width of rear open space(s)?
- (iii) The distance between buildings?

(b) Do they comply with Regulations 41(2)(i)(a)? Regulations 41(6)?

(c) Are there two or more wings to the buildings?

If so, are the open spaces separate or distinct for each wing as required by Regulations 41(1)(a)

15) If the plot is narrow, which clause under Regulations 41(7)(a) or Regulations 41(7)(b), do you propose to take advantage of (whatever applicable)?

16) (a) What are the dimensions of the inner or outer chowk?

(b) (i) Does any room depend for its light and ventilation on the chowk? If so, are the dimensions as required for each wing of the buildings?

(ii) If not, is the area at least equal to square of one-fifth of the height as per Regulations 41(8)

17) If the height of the building is greater than 16 m. above the average ground level, is provision for lift (s) made?

If so, give the following details of the lift(s): -

(a) Details of lift

Type	Passenger Capacity	No. of lifts	Types of doors

(b) Details of fire lift.

Type	Passenger Capacity	No. of lifts	Types of doors

- 18) (a) Does the building fall under the purview of clause 2(iv)76 or (n) of sub-Regulations (17), Regulations2?
- (b) If so, do the proposed fire protection requirements conform to those in Appendix I?
- (c) If not, give reasons.
- 19) (a)(i) What is the requirement of parking spaces under Regulation 44(2)and (3)?
- (ii) How many are proposed?
- (iii) How many lock-up garages are proposed?
- (b)(i) Are parking spaces for transport vehicles provided (Regulations 44(5))?
- (ii) If so, what is the requirement?
- (iii) How many are proposed?

NOTE: - INDICATE DETAILS ON BUILDING PLAN AS IN FORM 1.

- 20) a) (i) What are the maximum widths of balconies?
- (ii) Will they reduce the required open space to less than the provisions of the Regulation?
- (iii) Do they serve as a passage to any part of the building?
- (iv) What is their total area?
- (v) What is the maximum width of weather-frames, sun-shades(chajja), sun-breakers, cornices, caves, or other projections?
- (c)(i) Are any porches/canopies proposed?
- (ii) Do they comply with requirements of Regulations 42?
- 21)(a) What is the width of the means of access?
- (b) What is its clear height?
- (c) Will it be paved, drained and kept free of encroachment?
- 22) Is the recreational or amenity open space provided as required under Regulations 27(I), 27(2)?
- 23) (a) Are any accessory buildings proposed? If so, for what purpose?
- (b) What are their heights?
- (c) Are the 7.5 meters away from the street or front plot boundary and if located within the open spaces, 1.5 meters from any other boundary?
- (d) Is their area calculated in floor space Index?
- 24) (a) What is the proposed height of the compound wall? Is it at a junction?
- (b) Does it comply with Regulations 37(24)?
- 25) (a) (I) Is the proposal in the airport zone?
- (b) (ii) Is a "No Objection Certificate" for height and character of smoke from chimneys obtained from Civil Aviation Authorities (Attach copy).
- (c) Does the proposal fall in the category of tower-like structure vide Regulation 2(iv) 124 and 41(2)(i)(c)? If so, does it comply with the requirement thereof?

- 26) Indicate provision for common conventional antenna for receipt of television transmission in residential building with more than ten tenements (Regulations 42)
- 27) Does the proposal fall in any of the areas/zones such as those of the Mumbai Metropolitan Region Development Authority/ Maharashtra Housing and Area Development Authority/Railway/Highway/Slum Authorities/Power Transmission line/Coastal Area/No Development Zone/ Tourism Development Zone/Communication Authorities etc.?
- 28) (a) Does any natural water course pass through the land under development?
(b) Is the necessary set back provided according to Regulations 18(b)?
- 29) (a) Is the plinth level proposed to be above the level of the surrounding ground level?
(b) Will the proposed plinth level be above 27.55 m Town Hall Datum?
(c) Is the plot proposed to be filled up to the level of the abutting road or Reduced Level (R.L.) 27.55 m Town Hall Datum, whichever is more?
- 30) The details of the materials to be used in construction with specifications are as follows:
 Roofs-----
 Floors-----
 Walls-----
 Columns-----
 Beams-----
 Any other Material-----
 "Note:- Building material to be used in construction such as brick etc. shall contain fly ash. Fly ash shall also be used for construction and road/ maintenance as permissible as per I.S. specification"
- 31) The number of water closets, urinals, kitchens, and baths to be provided are as follows: Water closets | Baths | Urinals | Kitchen
 Existing-----
 Proposed-----
- 32) Details of the source of water to be used in the construction.
- 33) Distance from the sewer.
- 34) How much Mumbai Port Trust land, if any, will be used for stacking building material?
- 35) Please explain, in detail, in what respect the proposal does not comply with these Regulations and the reasons therefore, attaching separate sheets for this information, if necessary.

I am the owner-lessee/ mortgagee in possession/----- of the plot on which the work is proposed and that the statements made in this Form are true and correct.

Date:

Address:

Signature of the applicant.

Form of certificate be signed by the Licensed Surveyor/Engineer/Structural Engineer/
Supervisor or Architect/ Professional son Records employed by the Applicant

I (Name) ----- have been employed
by the applicant as his Licensed Surveyor/Engineer/Structural Engineer/ Supervisor
or Architect. I have carefully pursued his covenant or conveyance in respect of this
plot and have examined the boundaries and the area of the plot and I certify that I
have personally verified all the statements made by the applicant who is the
owner/lessee/mortgage in possession of the plot & possess ownership/absolute
development rights as in the above Form and the attached Statements A and B and
found them to be correct.

Date: Address

Signature of Licensed Surveyor/Architect

Engineer/Structural Engineer/Supervisor

Note: - INDICATE IN BUILDING PLAN AS IN FORM II.

STATEMENT 'A'

(Serial No. 10(a)(iii) in ANNEXURE 1)

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total floor area of the Existing Building	Use or Occupancy of floors
1	2	3	4	5

STATEMENT 'B'

[Sr. No. 10(b) in ANNEXURE "1"]

Proposed Work/Buildings

Building No.	Floor No.	Area	Total Floor Area of proposed work	Use or Occupancy of Floors

FORM I

(Sr. No. 2, 9,10,11,19 in ANNEXURE "1")

(At right top corner of site/building plan at Ground Floor Level)

I. Area Statement

1. Area of plot

- a) Area of Reservation in plot
- b) Area of Road Setback
- c) Area of D P Road

2. Deductions for.

(A) For Reservation/Road Area

- (a) Road set-back area to be handed over (100%) (Regulation No16)
- (b) Proposed DP road to be handed over (100%) (Regulation No16)
- (c)(i) Reservation area to be handed over (Regulation No17)

(B) For Amenity area

- (a) Area of amenity plot/ plots to be handed over as per DCPR 14(A)
- (b) Area of amenity plot/ plots to be handed over as per DCPR 14(B)
- (c) Area of amenity plot/ plots to be handed over as per DCPR 35 (abeyance)

(C) Deductions for Existing BUA to be retained if any/ Land component of Existing BUA as per regulation under which the development was allowed.

3. Total deductions: [2(A) +2(B)+2(C)] as and when applicable

4. Balance area of plot (1 minus 3)

5. Plot area under Development after areas to be handed over to MbPT/ Appropriate authority as per Sr. no 4 above.

6. Zonal (basic) FSI

7. Built up Area as per Zonal (basic) FSI (5*6)

8. Built up equal to area of land handed over as per Regulation 30(A)

9. Built up Area In lieu of Cost of construction of built up amenity to be handed over

10. Permissible Built up Area {as the case may be with / without BUA as per 2(c)}

11. Proposed Built Up Area {as the case may be with / without BUA as per 2(c)}

12. Total Built up Area proposed

13. FSI consumed on Net Plot [11/4]

(II) Other Requirements

(A) Reservation/ Designation

- a) Name of Reservation
 - b) Area of Reservation affecting the plot
 - c) Area of Reservation land to be handed/handed over as per Regulation No. 17
 - d) Built up area of Amenity to be handed over as per Regulation No. 17
 - e) Area/Built up Area of Designation
- (B) Plot area/ Built up Amenity to be Handed Over as per Regulation No
- (i) 14(A)
 - (ii) 14(B)
 - (iii) 15
- (C) Requirement of Recreational Open Space in Layout /Plot as per Regulation No. 27
- (D) Tenement Statement
- (i) Proposed built up area (13 above)
 - (ii) Less deduction of Non-residential area (Shop etc.)
 - (iii) Area available for tenements [(i) minus (ii).]
 - (iv) Tenements permissible (Density of tenements/ hectare)
 - (v) Total number of Tenements proposed on the plot
- (E) Parking Statement
- (i) Parking required by Regulations for. -
 - Car
 - Scooter/Motor cycle
 - Outsiders (visitors)
 - (ii) Covered garage permissible
 - (iii) Covered garages proposed
 - Car
 - Scooter/ Motor cycle
 - Outsider (Visitors)
 - (iv) Total parking provided
- (D) Transport Vehicles Parking
- (i) Spaces for transport vehicles parking required by Regulations
 - (ii) Total No. of transport vehicles parking spaces provided

Note—The Proforma is for an illustrative guideline only. The proforma may be modified to suit the provisions of DCPR under which the development is proposed.

FORM II

(At right bottom corner of plans/below Form I)

Contents of sheet

Stamp of date of

receipt of plans

Stamp of approval of
plans

Revision Description

Date

Signature

Certificate of Area

Certified that I have surveyed the plot under reference on..... and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is*..... square meters and tallies with the area stated in the document of ownership/ lease document /Town Planning Scheme records.

Signature of Licensed Surveyor/ Architect/ Engineer/ Structural Engineer/
Supervisor or Architect Description of proposal and property

Name of owner

Job No.

Drg no. Scale Checked by

Drawn by

North Line

Signature, Name (in block letters) and Address of Licensed Surveyor /Engineer/ Structural Engineer /Supervisor or Architect.

*Area to be stated in figures and also in words

ANNEXURE 2

FORM OF SUPERVISION ACCEPTANCE
(By Architect/ Licensed Surveyor for Building Permission)

To,
 The Dy. Chief Engineer,
 Special Planning Authority
 Mumbai Port Trust,
 Mumbai.

Subject: - Acceptance of supervision of proposed development.

Sir,

The development work of the

Full Particular of the work	
On plot bearing C.S. No./C.T.S.No./ F.P.No.	
Of Division/village/Unit/T.P. Scheme No.	
Type of Development	
Road Name:	
Ward	
Name of Architect/ Licensed Surveyor	

will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Yours faithfully,

Name of the Architect/Licensed Surveyor
License No.

Address:
Tel. No.:
Signature:
Date:

ANNEXURE 3**PLOT AREA CERTIFICATE**

(On the letter head of Architect/ Licensed Surveyor)

Date:.....

To,
 The Dy. Chief Engineer
 Special Planning Authority
 Mumbai Port Trust
 Mumbai

Subject: Proposed development on plot

Full Particular of the work	
On plot bearing C.S.No./C.T.S. No./F.P.No.	
Of Division/village/T.P. Scheme No.	
Ward	
Name of Owner	

Reference: Building Proposal File No. _____

Sir,

I have submitted a proposal on behalf of my/our client Shri/M/s. _____ for the proposed development on the above referred plot. The area of the plot is _____sq.m as per the P.R. Cards obtained from city Survey office dated _____. In order to verify the plot area, I/We have carried out the survey of the said plot through our staff to ascertain correctness of the area mentioned in the Property Register Card. The said survey has been carried out on the basis of the boundaries of the plot shown by the Owner/client. The said area as per the survey no works out to _____sq.m and FSI is claimed for the plot area _____sq.m

Thanking you,

Yours faithfully

Name of the Architect/ Licensed Surveyor
MCGM Registration No.:
Address:
Tel. No.:
Signature:
Date:

ANNEXURE 4**OWNER'S PLOT AREA AFFIDAVIT**

(To be typed on stamp Paper of Requisite value)

To

The Dy. Chief Engineer

Special Planning Authority

Mumbai Port Trust

Mumbai.

Subject: Proposed development on property bearing C.S./C.T.S.No./ F.P.
No. _____, Of Division/village/Unit/T.P. Scheme
No. _____ at _____ Road in _____ ward.

Reference: Building Proposal File No./ Proposal No. _____.

I _____, possessing the right of development by virtue
of conveyance/ Lease/ Development Agreement/ Power of Attorney dated
_____ for the property bearing C.S./C.T.S. No./ F.P. No. _____, of
Division/ village/ Unit/ T.P. Scheme No _____ at _____ Road in _____
ward and having my residence/office at _____
_____ solemnly affirm and say
as under:

I have submitted the plans through my Architect/ licensed surveyor _____
having License No. _____ for development of the aforesaid property.

In order to verify the area, I have also carried out survey of the said plot through my
Architect/ Licensed surveyor to ascertain the correctness of the area.

I say that my Architect/ licensed Surveyor has certified the said area on the basis of the
property register card duly certified by the Superintendent of Land Records and/or on
the basis survey carried out as per the boundaries of the property shown by me/us.

The said area works out to _____ sq. m (in words _____ sq. m.
and F.S.I is claimed for the plot area _____ sq. m.

It may also be stated here that I/we do not hold /own any contiguous land with the
subject land.

SOLEMNLY FIRMED AT MUMBAI DATED THIS _____ DAY OF

(Name Signature of Owner/C.A. to Owner) BEFORE ME.

Note: To be submitted in original duly notarized.

ANNEXURE-5**SUPERVISION MEMO OF STRUCTURAL ENGINEER**

(on letterhead of Structural Engineer)

To,
 The Dy. Chief Engineer
 Special Planning Authority
 Mumbai Port Trust
 Mumbai.

Subject: Proposed development work of

Building proposal No	
Full Particular of the work	
On plot bearing C.S.No./ C.T.S.No./ F.P.No./ Of Division/ village/ Unit/ T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect / Licensed Surveyor	
Name of Owner	

With reference to the letter of our appointment dated _____ addressed to you, by the Owner, I hereby confirm that I have agreed to act as the Consulting Structural Engineer for the above proposal.

I further confirm that the structural design and calculations shall be in conformity with the provisions of IS Code nos. 1875, 1893 & 4326 taking into consideration the Seismic forces etc. as required by the planning authority.

Thanking you,

Yours Faithfully

Name of the Consulting Structural Engineer:
MCGM Registration No
Address:
Tel. No.:
Signature:
Date:

C.C.to: 1. Owner.

2. Architect/ Licensed Surveyor

ANNEXURE 6**SUPERVISION MEMO OF LICENSED PLUMBER
(On the Letter Head of Licensed Plumber)**

To,
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai.

Name of Plumber:
License No.:
Date:

Subject: Drainage & Sanitation work of proposed development

Building proposal No	
Full Particular of the work	
Building comprising of (no of wings and floors)	
On plot bearing C.S.No./C.T.S.No./F.P.No./ Of Division/village/Unit/T.P. Scheme No	
Type of development	
Road Name:	
Ward	
Name of Architect / Licensed Surveyor	
Name of Owner	

This is in reference to the letter of appointment issued by the Owner/Developer, I hereby confirm having agreed to act as Licensed Plumber for the above proposal.

Thanking you,

Yours faithfully,

Name of the Licensed Plumber
MCGM License No.
Address:
Tel.No.:
Signature:
Date:

Copies submitted to:

- i) Architect/Licensed Surveyor
- ii) Structural Engineer
- iii) Owner/Developer

ANNEXURE 7**SUPERVISION MEMO OF SITE SUPERVISOR
(On the Letter Head of Site Supervisor)**

To,
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai.

Name of Site Supervisor:
License No.:
Date:

Subject: Proposed development work of

Building proposal No	
Full Particular of the work	
On plot bearing C.S.No./C.T.S.No./F.P.No./ Of Division/village/Unit/T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect/ Licensed Surveyor	
Name of Owner	

Dear Sir,

With reference to the letter of my appointment dated addressed to you, by the Owner, I hereby confirm that I have agreed to act as the Site Supervisor for the above proposal. I further confirm that the workmanship and material quality and material testing shall be in conformity with the provisions of IS standards and the development work shall be as per approved plans and the structural design etc.
Thanking you,

Yours Faithfully

Name of the Site Supervisor	
Registration No	
Address:	
Tel.No.:	
Signature:	
Date:	

C.C.to:1. Owner.

2.Architect/Licensed Surveyor

ANNEXURE 8**SUPERVISION MEMO OF OTHER PROFESSIONAL ON RECORD****(On the Letter Head of Professional)**

Name of Professional:

License No.

Date:

To,

The Dy. Chief Engineer

Special Planning Authority

Mumbai Port Trust

Mumbai.

Subject: Proposed development work of

Building proposal No	
Full Particular of the work	
On plot bearing C.S. No./C.T.S .No./F.P. No./ Of Division/village/Unit/T.P. Scheme No	
Type of development	
Road Name	
Ward	
Name of Architect/Licensed Surveyor	
Name of Owner	

Dear Sir,

With reference to the letter of my appointment dated addressed to you, by the Owner, I hereby confirm that I have agreed to act as the for the above proposal.

I further reconfirm that the work will be carried out in conformity with the provisions of IS standards and as per requirements of Regulations, Annexure for Duties and Responsibilities of Professional on Record and the development work shall be as per approved plans and the structural design etc.

Thanking you,

Yours Faithfully

Name of the Professional	
Registration No	
Address:	
Tel.No.:	
Signature:	
Date:	

C.C.to: 1. Owner.

2. Architect/Licensed-Surveyor

ANNEXURE 9

[Regulations 10 (3) (ix)]
Form for Supervision

To
Special Planning Authority
Mumbai Port Trust
Mumbai.

Sir,

The development/erection/re-erection/demolition or material alteration of the building on Plot No./C.S. No./C.T.S. No.of Division/village/Unit/Town Planning Scheme No..... situated at Road/ Street ward..... will be carried out under my supervision. All the materials (type and grade) and the workmanship of the work will generally tally with the general specifications submitted along with the plans and the work will be carried out according to the sanctioned plans. I shall be responsible for the execution of the work in all respects.

Yours faithfully,

Signature of Licensed/Surveyor/Engineer/ Structural
Engineer/supervisor of Architect.

Name: (in block letters)

License No:.....

Address:

Date:

ANNEXURE 10

Same as DCPR- 2034

ANNEXURE 11

Regulation (10) (5)(i)

Form of sanction of development permission, building permission and Commencement certificate

To

.....

Sir,

With reference to your application No.....dated.....for Development Permission and grant of Commencement Certificate under sections 44 and 69 of the Maharashtra Regional and TownPlanningAct,1966, to carry out development and building permission to erect/additions /alterations to building

On plot No./CS/C.T.S./FPNo.....Div./village/**Unit**/TownPlanning Scheme no.....situated at Road/street.....ward.....the Commencement certificate/ building permit is granted on the following conditions :-

1. The land vacated in consequence of the enforcement of the set-back line/road widening line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
- 5.....
- 6.....

Yours faithfully,

Competent Authority
 Special Planning Authority
 Mumbai Port Trust

Date

Office Stamp

ANNEXURE 12

[Regulation 10(5) (i)]

Form of Refusal of Development Permission, Building Permission and Commencement Certificate

To,

.....

.....

.....

Sir,

With reference to your application

No.....dated.....for the grant of sanction of the development works; the erection of a building/execution of work for Building onplot No./C.S.No./C.T.S.No/F.PNo.of.....Divn./ Village/ **Unit**/ Town Planning Scheme No..... Situated atRoad/ Street.....Ward, I regret to inform you that the sanction is refused on the following grounds under Section 45/69 of the Maharashtra Regional and Town Planning Act,1966.

1.

2.

3.

4.

5.

6.

Yours faithfully,

Competent Authority
Special Planning Authority

Mumbai Port Trust

Office Stamp

Date

ANNEXURE 13**[Regulations No.11(2)
Form of Notice for Start of Work**

To

The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai.

Sir,

The development work/ erection/ re-erection/ demolition or material alteration in/ of
Building No. on/in Plot No./C.S. No./C.T.S.No/ F.P No.
..... Division/ Village/Unit/ Town Planning Scheme No.
.situated at Street/ RoadWard
..... .will start on in accordance with your
permission No. date Under the
supervision of
Licensed Surveyor/ Engineer /Structural Engineer/ Supervisor, or Architect License No
..... and in accordance with the plans sanctioned.

Yours faithfully,

Signature of Owner

Name of the Owner (In Block Letters)

Address of Owner

Date:

ANNEXURE 14

[Regulations No.11(4)]

Form of Intimation of Completion of Work up to Plinth Level

To
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai.

Sir,

The construction up to plinth/column up to plinth level has been completed in Building No.....on/in PlotNo./ C.S.No./ C.T.S.No/ F.PNo..... Division/ Village/ Unit/ Town Planning Scheme No. Road/ Street.....Ward in accordance with your permission No. dated under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully,

Signature of Licensed Surveyor/

Engineer/Structural Engineer/Supervisor or Architect

Name.....(in block letters)

Address.....

Date :

ANNEXURE 15

[Regulations No.11(4)]

Form of Approval/Disapproval of Development Work up to Plinth Level

To

.....
.....
.....

Sir,

Please refer to your intimation No.datedregarding the completion of construction work up to plinth/columns up to plinth level in Building No.....on/in Plot No/C.S. No./C.T.S. No/F.P No.Division/Village/**Unit**/TownPlanningSchemeNo.....situatedatRoad/Street.....Ward.....You may/may not proceed with the further work as per sanctioned plans/as the construction up to plinth level does/does not conform to the sanctioned plans.

Yours faithfully,

Competent Authority
Special Planning Authority
Mumbai Port Trust

Office Stamp Date :

ANNEXURE 16

(Regulations No.11(6) & (7))

Form for Development Completion Certificate

To
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai,
Sir,

I certify that the erection/re-erection or part/full development work in/on building/part building No.....on/ in Plot No.,C.S.No./C,T,S,No/F.PNo..... Division/ Village/ Unit/Town Planning Scheme No. Situated at..... Road/Street.....Ward..... has been supervised by me and has been completed on.....according to the plans sanctioned (office communication No. dated.....).

The work has been completed to my best satisfaction the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of the Act or Development Control Regulations or no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Yours faithfully,

Signature of Licensed surveyor/Engineer/Architect/

Structural Engineer/ Site Supervisor/ Architect.

Name (In Block letters)

Address.....

License No.....

Date :

ANNEXURE 17
(Regulations No. 11(6))
Drainage Completion Certificate

To

The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai,

Sir,

The following work..... (insert full particulars of the work) has been completed to my satisfaction; the workmanship and the whole of the materials used are good; and no provision of the Act or the Development control Regulations or building Bye-laws and no requisition made, condition prescribed or order issued there under, has been transgressed in the course of the work,

Yours faithfully,

Signature of Licensed Plumber.....

Name (in Block letters)

Address

License No.

Date :

ANNEXURE 18**(Regulations No. 11(6))
Building Completion Certificate**

To
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai,

Sir,

The following building work (insert full particulars of the work) has been supervised by me and has been completed to my satisfaction; the workmanship's and the whole of the materials used are good; and no provision of the Act or the Regulations, Bye-laws and no requisitions made, condition prescribed or order issued there under, has been transgressed in the course of the work.

Yours faithfully,

Signature of Licensed Surveyor/ Engineer/Structural Engineers/Supervisor or Architect,

Name(in block letters)

Address.....

Date:.....

License No.....

ANNEXURE 19

(Regulations 11(6) and 11 (7))

Form of Acceptance of Drainage Completion Certificate

Special Planning Authority, Mumbai Port Trust No.....of

To,

.....

.....

.....

Subject: Reference :

Sir,

The Completion certificate submitted by you on.....for the above work is here
by accepted.

Yours faithfully

Executive Engineer

Special Planning Authority,

Mumbai Port Trust

Date:

Office Stamp:

No.of Copy forwarded toDn. The Assistant Engineer/
Executive Engineer, Development Plan/Chief Engineer, Vigilance,
..... For information

Executive Engineer

Special Planning Authority,

Mumbai Port Trust

ANNEXURE 20

(Regulation 11(7))

Form for Occupancy certificate

To

.....
.....
.....

Sir,

The part/full development work/erection/re-erection or alteration in/of building/part building No.....on/in Plot No.....Block No.....situated at.....Road/Street
.....C.S No/C.T.S. No/F.P no. S. No. Division/ Village/ Unit/ Town Planning scheme No.Situating at.....Road/ Street.....
.....Ward..... completed under the supervision of
..... Licensed surveyor/ Engineer/ Structural Engineer/ Supervisor, Architect/
License Nomay be occupied on the following conditions:-

- 1).....
- 2).....
- 3).....
- 4).....

A set of certified completion plans is returned herewith.

Yours faithfully,

The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust

Office No.
Office Stamp.....
Date

ANNEXURE 21

(Regulation 11(8))

Form of Indemnity for Part Occupancy Certificate

To,
The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai.

Subject:

Sir,
While thanking you for letting me occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved in communication No. dated I, *indemnify the Special Planning Authority Mumbai Port Trust against any risk, damage and danger which may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. This undertaking will be binding on me/ us, our heirs, administrators and our assignees.

Yours faithfully,

Signature of Owner

Name of the Owner (in block letters)

Witness

(Signature and name in block letters)

Address :.....

.....

Date:.....

*of such value as decided by the Commissioner.

ANNEXURE 22

(Regulations 11(6))

Form of Acceptance of Completion Certificate
Special Planning Authority, Mumbai Port Trust

To

.....
.....
.....

Subject:

Reference:

Sir,

The Completion certificate submitted by you on..... for the above work is here
by accepted and the premises may be occupied.

Yours faithfully,

The Dy. Chief Engineer
Special Planning Authority
Mumbai Port Trust
Mumbai

Date:

Office Stamp:

Copy forwarded to

ANNEXURE 23

Same as DCPR- 2034

ANNEXURE 24

Not Applicable hence DELETED

ANNEXURE- 25

Not Applicable hence DELETED