



"FOREWORD"

The 'MHADA' has issued number of circulars / guidelines on various occasions for the benefit of field officers. It was our endeavour for quite sometime to bring all the Circulars related to a subject under one cover. It is felt that not only the field officers will be immensely benefitted by finding the related circulars under one cover, but such an effort could be the first step towards preparation of "MHADA Manual".

Though all efforts have been made to collect as many circulars / resolutions as could be possible, no claim is made that it is the end of the road. We will feel highly obliged if the user could point out any mistake/omission on our part which would get it's due consideration in our next attempt.

I would avail this opportunity to mention that personal interest of Shri J.C. Shah, Dy. Chief Engineer (Reconstruction) with the assistance of Shri N.P.Shetty Deputy Engineer has contributed a lot in bringing out this compendium.

sd/-

Chief Engineer/A(Bombay)

I N D E X

**VARIOUS TECHNICAL RESOLUTIONS AND CIRCULARS
ISSUED BY COMPETENT AUTHORITY FOR RECONSTRUCTION OF
DILAPIDATED BUILDINGS NOC FOR REDEVELOPMENT**

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**CIRCULARS ON
RECONSTRUCTION WORKS**

No. CIR/12710

MHB-B of 85,
Office of the Maharashtra Housing Griha Nirman
Bhavan, Bandra (East), Bombay-51, Dated
21.09.1970.

Sub: Refund of 50% Security Deposit to the
contractors on account of delay in payment of
final bill.

C I R C U L A R

It is observed that the Assistant Housing Commission and the Executive Engineers are submitting proposals to this office recommending refund of 50% security deposit on as of delay in finalising the final bills of the Contractors. Proposals are received incomplete in this office as to certificate regarding liabilities of the contractors towards the Board are given therein.

It is therefore, necessary to know whether the amount lying with the Board after the refund of 50% Security Deposit is sufficient to meet the liabilities of the contractors towards to Board before sanctioning the refund of 50% security deposit.

The Assistant Housing Commissioners and the Executive Engineers are hereby instructed to submit the proposals for refund of 50% security deposit to the contractors in the proforma enclosed with this circular while submitting proposals for refund of 50% Security Deposit to the contractors in future.

Sd/-

For HOUSING COMMISSION, BOMBAY.

No. E/R.U.I/Tender/443/of 85,
Dated: 24.07.88.

Copy to All Deputy Engineer, A,B,C,D ward for
guideline.

PROFORMA FOR REFUND OF 50% SECURITY DEPOSIT

1. Name of work:-
2. Name of Contractors:-
3. Amount of Contract:-
4. Amount of Security Deposit:-
5. Date of Start:-
6. Date of Completion:-
7. Date of recording final measurements:-
8. Date of preparation of final Bills:-
9. Amount of final bill to be paid:-
10. Amount of liabilities of the Contractor towards the Board:-
11. Date of checking the final bill in Divisional Office:-
12. Date of receipt of final bill in Chief Accounts Officer's Office:-
13. Remarks for delay in Col.Nos. 7,8,11 and 12:-
14. Action taken to expedite final bill:-
15. Recommendations of the Asst. Housing Commissioner ():-
16. Date of occupation of tenements:-

No. R&R/Gen/5942/BB-E'80.

Bombay Housing & Area Dev. Board
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 16.05.1980.

C I R C U L A R:-

Subject: Provision of space for lift,
in Reconstruction Schemes.

The Board in its meeting held on 6.5.80 has directed that in all future Reconstruction Schemes, suitable space should be left in the Building for providing a lift in future if required by the tenants/Co.Op. Society at their cost. This is already intimated to you vide Para-3 of the note issued to you on 06.05.80.

The Architects should be informed accordingly prior to forming the Reconstruction Scheme and this provision be adhered to carefully.

Sd/-

for Chief Engineer,
Bombay Hsg. & Area Dev. Board, Bombay.

Copy to Dy. Chief Engineer, North/South/Reconstructions.
The Executive Engineers (R & R Wing).

No. CE/BB/Estt/4924/BB-E of 84.
Office of the Bombay Hsg. & Area
Dev. Board, Bombay-51.

Dated: 22.03.1984.

C I R C U L A R :

**Sub: Standardisation of the estimates in respect of
'Reconstruction' works.**

**Ref: Meeting held by Chief Engineer/BB in
Dy.Chief Engr. (R)'s Office at Dadar
on 12.03.1984.**

It has been observed that the estimates prepared by the Architects in respect of 'Reconstruction' scheme vary considerably, from Architect to Architect. This was pointed out by Chief Engineer/Bombay board during above referred meeting.

With a view to standardising the type of estimate, Dy. Chief Engineer (R) should prepare a standard type of estimates & Architects should be instructed to follow the items prescribed in the standard form. Only in case of certain special type of conditions, some deviation in the items may be allowed.

The following points should be noted while preparing the standard form.

- 1) In future all rooms should be minimum 160 sq. ft. having common W.C. and washing places. For tenants having larger rooms should be planned where people had originally flats independent W.C. and bath should be provided.
- 2) Provision of lofts in room should not be made.
- 3) R.C.C. Pardi drops in chajjas should not be provided.
- 4) Skirting or Dado should not be provided.
- 5) For wall facing the stair case upto 3 ft. height B.B. Masonry should be provided at each floor and above that R.C.C. Jali should be provided.

: 2 :

- 6) Ventilator for Doors/Windows should not be provided, from economy point of view.
- 7) The size of the window should be 4'-0" x 3'-0" clear (between frames). Provision of glazed windows should be made.
- 8) The main door size should be of 2'-6" x 6'-6" clear.
- 9) Provision of collapsable door item should not be made.
- 10) Externally sand faced plaster should be 20 mm thick in two coats.
- 11) The flooring in the rooms should be of plain cement tiles or all passages should be provided with rough shahabad stone flooring.
- 12) For Nahanis flooring should be provided or plain cement tiles.
- 13) The provision of the raised cooking platform in the kitchen be deleted.
- 14) The provision of purchase of locks item should not be made locks purchased previously should only be used.
- 15) Compound wall should not be provided. Instead only barbed wire reducing should be provided if required as per B.M.C's requirements.
- 16) In all new projects the ceiling plaster should be deleted. The slab should laid on plywood centering and work should be in a form finish. Plaster will be provided only to columns/beams and walls.

The reconstructed buildings are generally G - 5. There are different rate for G + 4 and 5th floor and beyond. For our estimates rates of G + 4 only should be used for all the G + 5 floors.

...2.

: 2 :

All the reconstruction work estimates should be revised according to the instructions contained in this circular. This circular should be recorded in the "Standing Order" files.

Sd/-
for Chief Engineer,
B.H. & A. D. Board, Bombay

Copy to Dy. Chief Engineers (All)
Copy to Executive Engineers (All)
Copy to Resident Executive Engineer

No. CE/BB/15235/ /of BB-E,
Office of the Bombay Housing and
Area Development Board,
Bombay - 51,

Dated: 20.09.1985.

C I R C U L A R

Sub: Granting of Secured Advance.

Ref: 1) CE/BB's circular No. CE/4867 BB-E
dated 28.3.1984.

2) CE/BB's circular No. CE/18963 BB-E
dated 23.12.1983.

In-spite of above circulars it has been brought to my notice that the Secured Advances are given to contractors as a routine matter without assuming that the same will be used on works within 3 months and recovery therefore made within 3 months.

There are also instances where advance granted were not recovered for several months.

Proposal are received for extending the three month's limit at the end of which the secured advance is to be recovered on the reason that site is not available etc.

All Ex.Engrs. are once again requested to note that secured advances on materials are granted only in deserving cases where they can definitely be utilised within the next three months.

The indiscriminate granting of secured advances can land the officer in trouble. All Executive RsEngineers should therefore, be vigilant in granting Secured Advance.

Sd/-
Chief Engineer,
B.H. & A.D. Board, Bombay.

No. CE/BB-Vig/15565 BB-E
Office of the Bombay Housing and
Area Development Board,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Dated: 24.09.1985.

C I R C U L A R

**Sub: Grant of Secured Advance against materials
in works by Housing and Reconstruction
Wing.**

Instructions and guidelines for granting Secured advance against materials brought to site by contractors of works in Housing and Reconstruction Wing have been already issued by the Secretary/MHADA under his Conf. letter No. MHADA/2136 of 1980 dated 07.03.1980. These instructions were in additions to the one that are governed by the rules of M.P.W. manual with regards to grant of secured advance. Further Chief Engineer/BB has issued instructions for granting Secured Advances vide Chief Engineer/BB's Circular No. CE/18963 BB-E dated 23.12.1983 and No. CE/4867/BB-E of 84 dated 22.03.1984. It is observed that inspite of these circulars field officers are not taking proper precaution that is required while submitting proposals for granting Secured Advance against materials. For the benefit of the field officers, the copy of the circular issued by MHADA is again forwarded to all field officers and their personal attention is brought to para 3(xii) of the same and they are requested to intimate the office of the Chief Engineer/BB, Chief Accounts Officer/BB, Jt. Chief Accounts Officer BB, whenever the amount of secured advance exceeds Rs.50,000/- in each case. A certificate to the effect that such a report was sent to Chief Engineer/BB, Chief Accounts Officer/BB, Jt. Chief Accounts Officer/BB should accompany the bill whenever Chief Accounts Officer/BB should accompany the bill whenever secured Advance are granted exceeding Rs. 50,000/-

Receipt of this should be acknowledged by all the concerned.

Encl.
Circular of
MHADA

Sd/-

For Chief Engineer,
B.H. & A.D. Board,
Bombay.

: 2 :

Copy f.w.cs to All Deputy Chief Engineers.

Copy f.w.cs to All Ex.Engrs. of Housing/Reconstruction Wing.

Copy f.w.cs to the Chief Accounts Officer (with 6 spare copies).

Copy f.w.cs to the Jt. Chief Accounts Officer/BB (with 6 spare copies).

No. 17389 of 1985.
Office of the Bombay Housing &
Area Dev. Board, Griha
Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Date: 28.10.1985.

C I R C U L A R

It has been observed that inspite of repeated instructions regarding the quality of concrete in construction of slabs for floors and roofs of tenements, roof slab, particularly show considerable sub-standard work. This results into leakages inviting protracted correspondence and complaints from the tenants. In a large number of cases, we have advised construction of slopping roof slabs. Even in such construction leakages have been observed.

2. I observe with regret that the engineering officers are taking the leakages in slabs very lightly. Arguments are many times advanced that the leakage will be covered after water proofing treatment is given indicating thereby that without waterproofing treatment, the slabs are bound to leak. This is totally incorrect. The original slab constructed must themselves should be thoroughly leak proof.

3. In order, therefore, to remedy the situation, the following directives are issued.

(a) In all estimates of building a provision of water proofing treatment should be made where the slab is flat or sloping.

(b) While preparing tender papers, the items of water proofing for roof also should be deleted. This must be scrupulously observed and in no case provision of water proofing be made for roof slab in tender papers.

(c) While framing specifications for roof slab, following additional specification should be introduced:-

"the roof slab must be thoroughly leak proof. The incidence of leakages will be checked in the next monsoon after construction is completed. Pending such an inspection, the payment for the slab will be released only at part rate. The rate will be reduced will be Rs. 70/- per sq.mtr. This reduction should not be changed under any circumstances.

: 2 :

Inspection will be carried out in the next monsoon and if leakages are not observed, the part rate will be released. However, if leakages are observed, even in small quantity, part rate will be confirmed and treated as final rate.

In the event of leakages observed, the Board will carry out water proofing treatment through specialised constructor at its own cost".

4. It will thus be seen that water proofing treatment will be provided for all works invariably. However, wherever leakages are observed, treatment will be at the cost of the contractors. Wherever no leakages are observed water proofing treatment will be at the cost of the Board. Care should be taken by the EEs to record a certificate after the monsoon whether the slab is leaking or not. At the time of releasing the part payment a clear certificate that the slab is fully leak proof should be insisted by the CAO/BB before part rate is released and full payment is made.

Sd/-

(S.R. Wadekar)
Chief Officer

To,

Chief Engineer/BB

Dy. Chief Engineer (All)

Executive Engineers (All) with
five spare copies for D.E's for
circulation.

CAO/BB

Date:

Copy forwarded to the Deputy Engineer Housing
Poisar Sub-Division No. I, II, IV, & V Bombay for
information.

Copy to TC/CB.

Executive Engineer,
Housing Poisar Dn., Bombay

No. Gen/7662 BB-B
Office of the Bombay Housing &
Area Development Board,
Griha Nirman Bhavan, Bandra (E),
Bombay - 400 051.

7th May, 1986.

Sub: Inclusion of Establishment charges in S.R. & C.R.
Works estimates.

C I R C U L A R

It is observed that while preparing the estimates for S.R. and C.R. works some of the Executive Engineers are not making provision of establishment charges in the estimates as required. In this connection their attention is invited to the Circular Nos. (1) 14005 dated 2.9.68 and (2) 24865 dated 23.9.1968 issued by the then Housing Commissioner of defunct M.H.B. All the Executive Engrs. are therefore, requested that henceforth they should make necessary provision of 10% establishment charges within the available provision of the respective assets while preparing the estimates for S.R. and C.R. works. Copies of the circulars are enclosed for information. These orders are also applicable in respect of S.R. works financed from special funds/additional funds provided by the Authority.

Encl:

2 copies.

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

Copy f. to the Dy. Chief Engineers (All) BH & ADB for information.

Copy f. to the All Executive Engineers for information.

Copy f. to the Chief Accounts Officer/BH&ADB for information.

Copy to E Branch.

No. 14005 MHB-B/of 86.
Office of the Maharashtra
Housing Board, Azad Maidan,
Mahapalika Marg,
Bombay - 400 002.

2nd September, 1968.

Sub: Insurance of the tenements constructed by the
M.H. Board, against the risk of fire, etc.

C I R C U L A R

It has been decided that a separate provisions for
(i) Insurance charges at 0.10% of the capital cost in
respect of tenements under subsidised Industrial Housing
Scheme and the tenements completed and occupied prior to
1.4.1962 and (ii) Establishment charges at 8% of the works
expenditure in respect of all the assets for which the
repairs and maintenance is with the Board should invariably
be made within the available provisions of the respective
assets in the C.R. estimates.

(2) The order to give effect to the above from the
Current financial year i.e. 1968-69, the provision at the
following rates should be made in the C.R. Estimates for
the year 1968-69. In the case of assets for which the C.R.
Estimates for the year 1968-69 are already sanctioned, the
same should be revised and got sanctioned.

Particulars of provisions	In respect of S.I.H.S. upto date and the other tenements completed and occupied prior to 1.4.62.	In respect of tenements other than S.I.H.S. com- pleted and occupied after 1.4.62 under all the schemes except S.I.H.S.
1	2	3
1. Work	83	0.92
2. Insurance	10	-
3. Estt.	07	0.08

: 2 :

Copies of such sanctioned estimates should be furnished to this office and other offices as usual.

Sd/-

D.C. signed by H.C.

For Housing Commissioner, Bombay

) Copy forwarded to

i) The Asst. Housing Commr. (East)/(West)/E.M.Bombay.

ii) The Ex.Gnrs. (All) E.Ms. (All) for information, guidance and compliance.

Copy forwarded to the C.A.O./MHB with reference to his letter No. EM/82/3302, dt. 4.6.68.

Copy forwarded to the R.E.E. MHB Bombay for information.

Copy forwarded to the Works and Design Officer/ MHB for information.

Copy forwarded with compliments to the R.A.O./ MHB. Bombay for information.

Copy to 'B' and 'F' Branch.

No.BB/9992 BB-E of '86.

Office of the Bombay Housing and
Area Development Board,
Griha Nirman Bhavan,
Bombay - 51.

C I R C U L A R

19th June, 1986

Sub: Intimation about the acquired properties.

Large number of cessed properties are being acquired by Board in the City of Bombay for the purpose of reconstruction schemes. Instances have come to the notice of undersigned that timely intimation of such acquired properties is not being given to the concerned Executive Engineer of the respective repair ward and Dy.Chief Officer (T.C.) / Bombay Board with the result that not only rents from the tenants of such acquired properties are not being collected by the Board and the tenants continue to pay rent to the original owner, but also such buildings are got repaired as cessed buildings under M.H.&A.D. Act '76 which is not proper.

All the Executive Engineers of Reconstruction wing are therefore hereby directed that, as soon as the property starts vesting with the Board, such intimation should please immediately be given to the Executive Engineer of respective ward under Repair Wing and Dy. Chief Officer (T.C.)/Bombay Board. These instructions should be followed scrupulously failing which serious view will be taken.

Sd/-

For Chief Engineer,
B.H. & A.D. Board, Bombay.

To:

The Dy. Chief Engineer(R)/(N)/(S)/Dy. Chief Officer (TC)
Executive Engineer, RU-I, II, III.

All Executive Engineers of Repair Wing.

'E' Branch.

No. R/Estt/4493/BB-E
Office of the Bombay Housing
and Area Development Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

C I R C U L A R

Dated: 18.03.1987

Sub: Standardisation of estimation in respect of
Reconstruction works.

Ref: CE/BB's Circular Nos.

- 1) CE/BB/ESTT/4924 dated 22.3.1984.
- 2) CE/5438 dated 31.3.1984.

In supercession of circulars mentioned above, the
various provisions to be made for Reconstruction Schemes
should be according to guidelines given in Annexure 'A'
enclosed herewith.

The above guidelines should invariably be supplied to
the Architects while appointing them for the reconstruction
scheme, so as to facilitate them in preparing detailed
plans and estimates for reconstruction schemes.

The above instructions should be followed
scrupulously.

Sd/-

Encl:

Chief Engineer,
B.H.&A.D. Board, Bombay.

Guidelines.
Annexure A.

All Deputy Chief Engineers of RR Wing.

All Executive Engineers of Reconstruction Unit (RD-II) with
5 spare copies to their Deputy Engineers.

Copy forwarded with compliments to the Chief Accounts
Officer/BH&ADB.

Copy f. to the Executive Engineer (P.T)/Ex.Engr. (P)/
Resident Executive Engineer in REE's Office.

Copy to E Branch/B Branch and P.A. to CE/BB.

Encl: As above.

ANNEXURE "A"

Guidelines for preparation of Schemes for Reconstruction Buildings.

- 1) The Building should be designed for permissible F.S.I. of 1.33 x 2.4. The building should be restricted to ground floor and upto five upper floors without provisions of lifts. Planning of building with more than 5 upper floors with provision of lifts to be made only where specifically ordered. Relaxation in the open space around the building should be kept in view while planning the building.
- 2) Each tenement should be minimum 180 sq.ft. and maximum 730 sq. ft. (68.00 sq.m.). Area to be provided should be equivalent to the previously occupied area by each tenant and should be decided in consultation with Dy. Chief Engineer (Reconstruction). Each room should have one W.C., One washing place (Nahani) and a raised cooking platform. The height of the room from floor to ceiling should be minimum permissible as per building Bye-laws/D.C. rules.
- 3) Provision of 2'-0" wide R.C.C. loft projecting from any one wall in each tenement should be made.
- 4) Plain cement tiled flooring should be provided in each tenement, including Nahnis and W.Cs. For common passages and midlandings also plain cement tiles should be provided.
- 5) Provision of half tile skirting should be made in the rooms as well as common passages.
- 6) Main door of the tenement should be 2'-6" x 6'-6" clear between door frames and provided with 35 mm solid core flush shutter and teak wood frame. No sill need be provided.
- 7) W.C. door should be 2'-6" clear between door frame and should have 35 mm thick fully panelled shutter and teak wood frame. Door shutter should be one inch above floor level and two inch high tile thresh-hold may be provided.
- 8) Wherever teakwood doors are provided flush with the face of the wall, Teak wood architraves or Teak wood cover moulding 40 mm x 20 mm should be provided along the frame.

: 2 :

9) In case of Meter Room Teak wood single leaf 2/3rd pannelled and 1/3 venetioned shutters to be provided. Necessity of providing separate meter room should be examined in each case.

10) Fully glazed steel windows with hot dip Zinc coating 0.9 mtrs. x 1.2 mtrs. should be provided. Instead of M.S. Grill or M.S. Bars 12 mm square bars should be welded to the steel windows at 12 cm. centre to centre for full height of the window on ground floor only and only three such bars at 15 cm c/c may be provided for windows on upper floors. Sill height for windows should be 2'-9",

11) Minimum area of opening as per D.C. Rules should be provided and cross ventilation should be ensured.

12) No ventilators should be provided and instead of that only R.C.C. Jallis may be provided upto bottom of beam so as to avoid provision of lintels.

13) Ceiling Plaster should not be provided and smooth finish obtained by using proper plywood shutteirng as is being done at present. (form finish). Provision of fan hooks with proper box arrangement should be made.

14) R.C.C. drop pardi projecting 1'-0" below R.C.C. Chajja may be provided, wherever considered necessary taking care to ensure that it does not obstruct opening of window shutters.

15) Width of stair-case should be 1 meter or as required by D.C. Rules.

16) Teak wood hand rail over the parapet or pardi should be deleted and only smooth plaster finish in half round shape may be provided.

17) Treads of stair-case should be either polished Shahabad (two pieces) or Kadappa stone in one piece, Risers should be plasters only.

18) Opening between midlanding to midlanding of staircase should be provided with 3'-0" height B.B. masonry and R.C.C. jalli above.

19) Provision of R.C.C. jalli over washing place (Nahani) should also be made.

- 20) Common passage width should be minimum as per building Bye-laws/D.C. Rules.
- 21) Provision of colapsible doors should not be made unless specifically directed.
- 22) External finish should be sand faced plaster in cm 1:4 in two coats with 15 mm as base coat and 6 mm to 8 mm sand face cement.
- 23) Internal plaster walls should be 12 mm thick in single coat in c.m. 1:4 with Neeru finish.
- 24) Soffit of R.C.C. slabs should be white washed in 3 coats.
- 25) Internal faces of walls should be provided with 1 coat of white wash and 2 coats of colour wash.
- 26) External faces of walls should be provided with 2 coats of water proofing cement paint.
- 27) Masonary compound wall may be proposed wherever required.
- 28) Tor-steel should be used for structural design for all R.C. members, except 6 mm M.S. bars for distribution steel.
- 29) Rates for Ground + four may be used for the purpose of estimate.
- 30) All buildings should have a sloping roof with a slope of 1 in 15 and sloping in both directions along the width of the building. Roof slope to project 1'-6" beyond vertical wall and parapet should not be provided.
- 31) Roof slab should be given suitable water proofing treatment to make it leak proof.
- 32) At the end of common passage 3'-6" high and 4½' thick B.B. masonry wall should only be provided. Weather shed of 2'-6" width over the opening may be provided.
- 33) Plain cement tile dado of 2'-6" height may be proposed for W.C. and upto full height of dwarf wall for Nahani.

: 4 :

34) Attempt should be made to attain high ratio of efficiency between carpet area and built-up area. A minimum efficiency of 80% to 85% is expected. Efficiency attained in each case should be indicated on the plan of the building.

35) Location of suction tank should be shown on the plan. Separate suction tank, sump house and O.H. water tank for individual building in a large complex should be provided to keep in view the feasibility of selling individual buildings.

36) Shop sizes should be well planned so as to accommodate maximum frontage.

37) Tenements should not be provided with any rear door so as to discourage partition of rooms.

38) O.H. and suction tanks MUST have water proofing treatment from inside with guarantee of leak proof. Also in addition epoxy coating from outside may be applied wherever considered necessary before plastering.

39) General arrangement and height of kitchen platform should be as per approved type plan.

40) All opening including W.C. washing place and windows should be provided with 1'-6" wide whether sheds..

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

No. DYCE(R)/38/87,
Office of the Dy.Chief Engineer(R),
Bombay Housing & Area Dev.Board,
8, S.A. Palav Marg, Sonawala Bldg,
Dadar (East), Bombay-400 014.

Dated: 05.01.1988.

To,

M/s. _____

Sub: Preparation of Scheme-Guidelines to the
Architects.

Sir,

In order to have uniformity in preparation of plans, detailed estimates, R.C. designs, (structural drawings) and D.T.P's enclosed herewith are necessary guidelines in appendices 1 to 4.

Please acknowledge.

Yours sincerely,

DA:

Appendix
1 to 4

Sd/-

(C.S. SURYAWANSHI)
Dy. Chief Engineer (R),
B.H.&A.D. Board, Bombay

Copy submitted to the Chief Engineer, Bombay Board, for information.

Copy to the Executive Engineer, RU-I/RU-II/RU-III, for information.

Accompaniment to letter No.

APPENDIX - I

Guidelines for Architectural Planning of Schemes

By indigenous planning, it can be ensured that the ratio between carpet area and total built area up is maintained as high as possible with economy. In order to do this, following guidelines shall be borne in mind by the Architects while planning the scheme.

- I. Planning shall confirm to the provisions under section 92 of MHADA Act 1976, i.e. equivalent area shall be provided to the tenants to their existing areas as far as possible. Residential tenements shall be proposed for a minimum area of 180 sft. and non residential as far as possible to the extent of existing, one in the old building.
- II. Tenements shall be planned in such a fashion that unnecessary offsets in passage as well ducts be avoided.
- III. Generally for the tenements of 180 sft. one W.C. and one Nahani shall be provided. In no case, partition wall bifurcating bath and W.C. be provided.
- IV. Central passage shall be provided according to provisions of the D.C. Rules.
- V. While providing the area for N.R. tenements, the area shall be equivalent as far as possible or when it is not possible the area may be reduced proportionately equal for all the tenements. Shops may be provided with onje Nahani in some cases keeping in view category of user i.e. dispensary, hotel, etc. Non residential cum residential tenements shall be provided with existing occupied area with Nahani and common Lavatory Block depending on the ment of existing case.
- VI. 1.45m x 0.75m x 3.70m kitchen platform with black cuddapah top shall be provided in the tenements. (clear height of the kitchen platform shall be adequately enough to a house a gas cylinder which is generally about 2'-3 high) Nahani 1 x 1m shall be 1m x 1m provided with cement tiles floor and cement tile dado.
- VII. Meter rooms shall be provided as per the B.E.S.T's requirement's and specifications. No W.C. or Nahani in upper floor tenements be located above the

: 2 :

meter room portion. It shall be ensured that according to requirements, minimum size of meter room is provided and use of maximum space made towards accommodating the tenements.

VIII. Pump room size shall be minimum 8'-0" x 6'-0" since two pumps, switch gears have to be provided.

IX. Water storage tank of adequate size shall be provided over the terrace which shall fulfill the capacity as required by the Hydraulic Engineer / B.M.C. as per Municipal byelaws.

X.(a) Access to property, right of way etc. shall be planned keeping in view the provision of 'Easement Act' and relevant provisions in D.C. Rules.

(b) Planning of sewage disposal, water supply position of O.H. and U.G. tank shall be simultaneously carried out.

XI.(a) Provisions such as type of flooring, doors, windows, etc. shall conform with the guidelines issued by Chief Engineer/BB (Copy of same can be had from office of Executive Engineer).

(b) Preliminary line plans shall be discussed with Dy.Chief Engineer & got approved before detailed plans are submitted for approval of M.C.G.B.

(c) All relevant documents required by M.C.G.B. shall be attached with scheme proposal and variation in the original documents shall not be caused.

(d) Alongwith the plans to be submitted for approval, existing building plans, tenant's list with existing occupied areas and proposed areas shall be enclosed.

(e) Remarks raised by M.C.G.B. authorities shall be complied with immediately if pertain to Architectural planning/Engineering planning etc.

(f) Cyclostyled forwarding letter in 5 copies shall be submitted so as to facilitate early submission of scheme to Municipal authorities.

(g) Tenants requirement if any shall be entertained only at the official level i.e. Executive Engineer or Dy. Chief Engineer and no copies of record shall be made available to unauthorised persons.

Appendix

Accompaniment letter
No. DYCE(R)/ /87.
dated:

"Guidelines for R.C. Designs of Buildings"

A building has to perform various functions, viz. utility, structural safety, fire safety, and compliance with various standards. To have uniformity in R.C. designs, following design procedure shall be followed.

- (1) Unit weights of Building materials be taken only from IS.1911-1967.
- (2) Wherever required, values of loads, stresses etc. be rounded off in accordance with IS.2:1960.
- (3) Values of live loads, wind pressures, impact of vibrations, and seismic loads shall be assumed, as per relevant provisions in IS.875-1964.
- (4) Depending upon end conditions, pattern of loadings and orientations, similar members shall be grouped together.
- (5) Following provisions of IS.456: 1978 be strictly adhered to.
 - i) Structural elements shall be designed by following 'Limit state method' of designs vide Clause 18.2 & Clause 35.
 - ii) Structural frame shall be analysed in accordance with Clause 21.4.
 - iii) Assessment of moments at centre and support of various elements be arrived at by following either 'Kanis Method or "Hardy Cross" (2 cycles) method' of moment distribution.
 - iv) Beams containing one way slabs in particular whether roof or floor slabs shall be designed in accordance with Clause 22. (All provisions in particular) and slabs as per Clause 23.2.
 - v) Columns sizes shall be in accordance with Clause 24.0 and designed Uniaxial or biaxial depending upon the orientation, with provisions at Clause 36.10 & onwards.

- vi) Detailing and requirement of reinforcement shall strictly be in accordance with Clause 25.
- vii) Compression members shall be designed in accordance with provision at Clause 38.0.
- viii) Tension members shall follow procedure outlined at Clause 37.
- ix) Shear & Torsion reinforcement shall be calculated in accordance with Clause 39 & 40.
- x) Stability of structure shall wherever required be checked in accordance with provisions at Clause 19.
- xi) Relevant provisions for designs of foundation & stair elements at Clause 33 & 32 shall be followed.

6) Bombay being a coastal city, design shall strictly follow provisions at Clause 7 with Appendix A, for durability; Clause 25.4, for cover to main reinforcement and relevant seismic provision (since it falls in seismic zone III) in accordance with Clause 4 & 5 of IS.1893:1975).

(7) Concrete mix shall be specified in accordance with provisions at Clause 8 of IS.456:1978.

(8) Detailing of reinforcement shall be in accordance with provision is IS.5525:1969.

- a) Wherever possible sketches be given.
- b) Structural drawing & scheduling shall be strictly in accordance with Clause 5 of IS.5525:1969.

(9) Any specific Assumption made shall be clearly mentioned.

(10) Wherever possible, precautions about sizes of form shall be mentioned alongwith design of centering to avoid any failure.

(11) Instructions regard -

- a) Provisions of construction joints, expansion joints, stripping of forms if any particular shall be clearly given on schedule.

: 3 :

- b) Congestion of steel be avoided, if not possible, maximum size of aggregate be mentioned on schedule.
- c) Specific information if any be clearly mentioned.

Accompaniment of letter
No.

APPENDIX - II.

Guidelines for preparation of Estimates

In order to have uniform practice in preparation of estimates and to facilitate the scrutiny of the same in higher offices, following guidelines shall be followed.

- i) General description of the scheme containing the information about condition of the then existing building, number of residential and non-residential tenements and date and number of 88(3) certificate be invariably mentioned. The position of tenements (Residential & Non-Residential) in the proposed scheme, position of the land acquisition, proposed type of foundation and year of DSR on which estimate is based shall also be mentioned. The special provisions made in the estimate, should invariably be indicated. The cost per sq. meter shall also be mentioned in the general description.
- ii) The recapitulation sheet shall be attached next to the general description which should give civil work below plinth and above plinth and other items.
- iii) Units, rates & specifications be typed clearly without any vagueness and in case of correction, necessary attestation be made by Architect & Executive Engineer.
- iv) The working of item of work shall confirm with the one in schedule of rates and standard specifications. The rates mentioned in the current schedule of rates for finished items of work shall be adopted. Wherever required, in respect of non-DSR items, rate analysis approved by the Dy.Chief Engineer shall only be followed and No. and date of the letter approving such non-DSR items shall be quoted against such rate analysis when appended with the estimate. In case of any specific item, rate analysis be got approved well in advance from Dy. Chief Engineer & then incorporated in the estimate.
- v) All the sizes of RCC members shall be excluding finishing. In respect of R.C. items the estimate shall be based upon actual sizes and quantity of steel as calculated by Structural Engineer and no variation be caused in it in future so as to invite revision of estimate.

vi) Provision of parapet wall shall not be made in the terrace, instead slopping terrace slab be provided and considered in the estimate & R.C. Design.

vii) Measurement sheet¹ should be attached with the estimate alongwith the plans and section of the building so as to facilitate the scrutiny.

viii) Depth of foundation shall be assessed from the trial pits or bore results physically taken on site of work.

Assessment relying on the fact that in the adjoining building, some type is useful unless justifying data is available, be not made.

ix) Calculations in respect of water tank or size of sewer be appended with the estimate duly considering the norms laid down by B.M.C.

x) All necessary drawings and details, such as kitchen platform, R.C. details, window details, if any be attached with estimate.

xi) Estimate be submitted to Executive Engineer's office under intimation to Dy. Chief Engineer.

Executive Engineer/Dy. Chief Engineer's office be assisted in scrutinising the estimate in case of necessity.

**

Accompaniment to
Letter No.

APPENDIX IV

Guidelines for the preparation of D.T.Ps.

While submitting the D.T.Ps for approval, following important points shall be borne in mind.

i) Face sheet containing different columns with page numbers for the use of intending tenderers shall be provided; followed by Tender notice, corrigendum issued if any.

ii) Wording of item of work in Schedule-B shall confirm to the one in schedule of rate and standard specification as per sanctioned estimate no deviation shall be permitted.

Rates to be entered in Schedule-B shall be those from sanctioned estimate and Rate analysis approved by Dy. Chief Engineer. No correction in the same shall be permitted unless, authority sanctioning such rates is convinced about workability of the rates.

iii) The water proofing items for U.G., O.H. and Terrace tank shall not be included in the D.T.Ps, since they are to be carried out separately from the specialised water proofing agency. The total amount of work portion of technically sanctioned estimate shall be corrected by deleting amount of these items in D.T.P.

iv) The quantity of cement & steel (Tor & MS) required to be issued on schedule A of tender shall be calculated for those items which are included in schedule B only as per the Board's circular or as per the P.W.D. circular for deriving the quantity of cement and steels. For estimating quantity of steel use of

: 2 :

design details be invariably made instead of use of some formulae.

The quantities so arrived at shall be rounded to the nearest decimal.

v) The quantity sheets of calculations of steel and cement shall be attached with the D.T.Ps to avoid delay in the approval and general scrutiny.

vi) While framing the D.T.Ps. the latest modification as per M.H. & A.D.A's instructions from time to time shall be incorporated viz. classification of Contractors, validity period of rates for period of 60 days, condition regarding turnover tax and maintenance period, etc. now specified (this information shall be collected from respective Executive Engineer).

vii) No vague statements be made in Schedule B under the column of specification such as "as per additional specification" which are normally not attached. This shall be got verified at Ex. Engineer's level also.

viii) A set of important Architectural, Engineering and structural drawings shall be attached with the DTP, which shall form the part of Tender papers and shall bear a chronological number in the set.

ix) Contradictory provisions in Schedule B and drawings shall be deleted and wherever necessary shall be supported with necessary clarifications, so as to avoid contractual and financial complications in future.

: 3 :

x) Particular specifications shall be provided against non DSR items and items not appearing in standard specifications, these shall be clear and if need arises be supported with necessary drawings.

**

CENTRAL RAITWAM

CE's Office,
Bombay V.T.
Date: 26.5.1988

No: W.419/G.39/VII

Sr. DENs BB & Others,

Sub: Erection of buildings/structures in the vicinity of Railway land and issue of 'No Objection Certificate'.

Railway Board in their letter No. 5456-W dated 24.04.1946 addressed to all provincial Governments & local Administrations had stipulated that an open space of 100 ft. (30 m.) approximately on both side of the Railway land to be left and the exact space should be governed by local conditions. This has been accepted by all the State Governments.

2) In the cities and towns where the land is valuable and the cost is high, it may not be possible for the owners to leave a large space (30 m.) between the Railway boundary and the nearest edge of the building. At the same time, it is necessary that the Railways 'interest are adequately safeguarded'.

3) There has been a case in the past in Bombay area (Western Railway) when the collapse of a building which was close to the Railway boundary and high enough, had caused obstruction to Railway traffic with the fall of the material on railway track. Therefore, in order to cover the safety aspect, the following guidelines are issued for consideration of issue of 'No Objection Certificate' to the owners for erection of their buildings/structures in the vicinity of Railway land within 30 m. (100 ft.) from the existing Railway boundary.

- i) It should be certified by the Division that the land is not required for Railways' own developemnt in the foreseeable future.
- ii) The party concerned would be required to submit a plan showing the location of the proposed construction in respect of the existing Railway boundary, location of the nearest kilometer post or electric overhead structure or any prominent landmark belonging in to Railway. The drawing should also indicate the structural

: 2 :

details such as foundation, height of the building in reference to the nearest rail level, type of structures and drainage arrangements. The Division will satisfy about the factual position at site.

- iii) The height of the building should be restricted so that a clear space equal to half the height of the building is available between the nearest edge of the building and the Railway boundary.
- iv) The foundation of the building is considered strong enough to avoid foundation settlement and failure of the building. For multistoreyed buildings, pile foundation may be preferred.
- v) In case the ground level on which the building to be constructed is higher than the railway formation level, the same shall be examined by the Railway with regard to safety and if necessary, the clear distance from the Railway boundary to the face of the building may be suitably increased.
- vi) Provided such structures do not obstruct the visibility of the train drivers on curves.

4. After scrutiny of the proposal on the above lines, the proposal alongwith the application should be submitted to the Headquarters immediately for further action.

5. The matter should be dealt with expeditiously so that the total time taken by the Railway (i.e. Division & HA) should not be more than 45 days for issue of 'No Objection Certificate'.

6. The receipt of this may please be acknowledged.

Sd/-
(B.D. Kardam)
CHIEF ENGINEER

57

No. R/ESTT/6376 /BB-E

Office of the Bombay Housing
and Area Development Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 29.06.1988

C I R C U L A R

Sub: Standardisation of estimates in respect of
Reconstruction works.

Ref: Chief Engineer/BB's Circular No.R/Estt/4493,
dated 18.03.1987.

It has been mentioned in the guideline No.10 of
above mentioned circular that 12 mm square bars should
be welded to the steel windows at 12 cm centre to
centre for full height of the window on ground floor
only and only three such bars at 15 cm c/c may be
provided for windows on upper floors.

In supercession of above guideline now it is
decided that 12 mm square bars at 12 cm. centre to
centre for full height of window shall be provided for
all the floors hereafter as a security measure.

The above instructions should be followed
scrupulously.

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay

Copy forwarded to the Executive Engineer,
Reconstruction Unit I/II/III with 5 spare
copies.

Copy f.to the Executive Engineer (P)/Resident
Executive Engineer. BH&ADB.

Copy to E/B Branch.

No. SLUM/2/7613/BB-E of 88.
Bombay Housing & Area Development
Board, Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 03.08.1988

C I R C U L A R

It has come to notice of undersigned that in a certain tenders invited by field officer, contractors quoted very low rates. Since such a low rates are not generally workable, the contractor try to do sub standard work.

Therefore if any work is allotted to the contractor who has quoted very low rates that work should be watched carefully to get executed in accordance with standard specification.

Accordingly such cases of quoting low rates, i.e. more than 10% below should be reported to this office every month so that the Executive Engineer, Vig. & Quality Control can keep close watch on such works.

All field officers are also instructed herewith to be alert in respect of quality of work of such contractors. Any lapses on part of field officers will be viewed seriously and any lapse on the part of contractor to give proper quality of work will be dealt with seriously.

Executive Engineer incharge of Vigilance & Quality Control, should specifically keep close watch on such works for which contractors are quoting very low rates.

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

Copy forwarded to All Dy. Chief Engineers for information and necessary action.

Copy forwarded for information and necessary action to all Executive Engineer alongwith 15 spare copies to supply every officer upto the rank of Junior Engineer.

Copy forwarded to the Executive Engineer, Vigilance & Quality Control for information and necessary action.

Copy forwarded with compliments to the Chief Accounts Officer, Bombay Board, Bombay, for information.

No. SLM/2/7615/BB-E of 88.
Bombay Housing & Area Dev. Board,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Date: 03.08.1988.

C I R C U L A R

Sub: Splitting of works.

It has generally been observed that the field officers split up the works at their level without proper consideration of grouping etc. Due to this tendency of field officer to split up the work, not only quality of the work suffers but the entire technical and financial control on the execution gets loose. After splitting these works are carried out on piece work system i.e. on A-1, A-2 and rate list without any defect-liability on the part of the piece works and without binding of time limit etc.

To avoid the above, situation and to have proper control over the quality of work as well as time factor, the works should not be split up by field officers without prior permission of Dy. Chief Engineer. The permission of split up be granted only under exceptional circumstances. Normally such circumstances may arise due to following reasons.

- 1) Urgency of work.
- 2) Non availability of a appropriate regular registered corporator.
- 3) High rate quoted by the regular contractor.
- 4) Works situated in interior and unapproachable area.
- 5) Particular nature of the work involving special treatment.
- 6) Inadequate fund for major works.
- 7) Non availability of land for entire work.

Such circumstances should be closely scrutinised at the level of Dy. Chief Engineer.

Dy. Chief Engineers are also instructed that they should keep watch on the above aspect and if any irregularities are noticed they should immediately take action against concerned field officer and inform this office for taking suitable action against the defaulting officer.

: 2 :

Executive Engineer in-charge of Vigilance & quality control division is instructed to verify whether there is any deviation of the above fulfilment, while inspection of works.

The above orders should be scrupulously followed with immediate effect.

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

Copy forwarded to all Dy. Chief Engineer, Bombay, for information and necessary action.

Copy forwarded to all Executive Engineers/ Dy. Engineers, Bombay, for information.

Copy forwarded with compliments to the Chief Accounts Officer, Bombay Board, Bombay, for information.

No. CE/BB-Designs/11653 BB-B
Office of the Bombay Housing &
Area Development Board, Bombay,

Dated: 25.10.1988.

Use of minimum M-20 Concrete for R.C.C.
Buildings in Bombay for B.H. & A.D. Board.

C I R C U L A R

It is expected that all designs and construction in plain and reinforced concrete for buildings of BH&ADB conform to IS:456-1978.

It is observed that in almost all BH&ADB buildings already constructed or under construction, concrete of minimum grade M-15 is used for R.C.C. columns, beams, footings, slabs, etc. probably since this grade of concrete satisfies the strength requirements.

The question of prescribing the minimum cement content and the minimum grade of concrete in case of concrete from point of view of durability considering saline atmosphere and pollution levels in Greater Bombay was under consideration. It is now decided that for structural use of concrete, following specifications shall be followed for BH&ADB works:-

- i) MIX: IS:456-1978 has specified that concrete in sea water or exposed to weathering, chemical attack (due to industrial area air pollution etc.) or exposed directly along the sea-coast etc. shall be of atleast M-20 grade. Considering this concrete of minimum grade M-20 for R.C.C. and M-15 for P.C.C. shall be used in Greater Bombay.
- ii) Minimum Cement Content: Since the building construction in Greater Bombay would fall under moderate type of exposures, the minimum cement content which would normally work out for mix design of M-20 grade may be generally acceptable for buildings particularly where R.C.C. work is mostly provided with plaster or some other finish even for the external portion. So minimum cement content as below be prescribed.

R.C.C.	290 kg/cmt ³
P.C.C.	250 kg/cm ³

: 2 :

- iii) However, in case of buildings located directly along the sea-coast or exposed to sea water spray and other severe adverse conditions meriting classification under, "Severe" exposures, the authority technically sanctioning the estimate should prescribe such minimum cement content and water cement ratio for specific buildings of that kind, taking guidance from the provisions of Appendix 'A' of IS:456-1978 and specialist literature etc. For the convenience of field Officers, copy of Appendix "A" of IS:456-1978 is appended with this circular. It is however, directed that since supersulphated cement as prescribed in table 20 of Appendix 'A' is not available for class '2' condition indicated in the table the structural reinforced concrete elements to come in contact with ground water or soil shall be provided with a sacrificial cover of minimum 25 mm over and above the designed cover.

Encl:

Appendix 'A'
of IS:456-1978

Sd/-

Chief Engineer

Copy f.w.cs to the -

- 1) Chief Engineer/MHADA
 - 2) Chief Engineer/PMGP
 - 3) Chief Engineer/WBP.
- for information.

Copy for information and necessary action to -

- 1) All Dy. Chief Engineers / BH&ADB.
- 2) All Executive Engineers/BH&ADB.

A P P E N D I X "A"
(Clauses 7.2 and 13.4.1)

REQUIREMENTS FOR DURABILITY

A-1. Minimum cement contents for different exposures and sulphate attack are given in Tables 19 and 20, for general guidance.

TABLE 19 MINIMUM CEMENT CONTENT REQUIRED IN CEMENT
CONCRETE TO ENSURE DURABILITY UNDER SPECIFIED
CONDITIONS OF EXPOSURE

(Clauses 34.3.2 and A-1)

EXPOSURE	PLAIN CONCRETE		REINFORCED CONCRETE	
	Min. Cement Content	Max. Water Cement Ratio	Min. Cement Content	Max. Water Cement Ratio
(1)	(2)	(3)	(4)	(5)
	(kg/m ³)		(kg/m ³)	
Mild - For example, completely protected against weather, or aggressive conditions, except for a brief period of exposure to normal weather conditions during construction.	220	0.7	250	0.65
Moderate-For example, sheltered from heavy and wind driven rain and against freezing, whilst saturated with water buried concrete in soil and concrete continuously under water.	250	0.6	290	0.55
Severe-For example, exposed to sea water, alternate wetting and drying and to freezing whilst wet, subject to heavy condensation or corrosive fumes.	310	0.5	360	0.45

Note 1 - When the maximum water-cement ratio can be strictly controlled the cement content in the above Table may be reduced by 10 percent.

Note 2 - The minimum cement content is based on 20 mm aggregate. For 40mm aggregate, it should be reduced by about 10 percent; for 12.5 mm aggregate, it should be increased by about 10 percent.

TABLE 20-REQUIREMENTS FOR CONCRETE EXPOSED TO SULPHATE ATTACK
(Clause A-1)

CLASS	CONCENTRATION OF SULPHATES EXPRESSED AS SO ₃			TYPE OF CEMENT	REQUIREMENTS FOR FULLY COMPACTED CONCRETE MADE WITH AGGREGATES COMPLYING WITH IS:383-1970*	
	In Soil		In Ground Water (Parts per (100 000)		Min. Cement Content	Max. Free Water/ Cement Ratio
	Total SO ₃ (%) Water	SO ₃ in 2:1 Water Extract g/l				
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Less than 0.2	-	Less than 30	Ordinary Portland cement or Portland slag cement or Portland pozzolana cement	280	0.55
2.	0.2 to	-	30-120	Ordinary Portland cement or Portland slag cement or Portland pozzolana cement	330	0.50
				Supersulphated cement	310	0.50
3.	0.5 to 1.0	1.9 to 3.1	120-250	Supersulphated Cement	330	0.50

NOTE 1 - This table applies only to concrete made with 20 mm aggregates complying with the requirements of IS:383-1970* placed in near-neutral groundwaters of pH 6 to pH 9, containing naturally occurring sulphates but not contaminants such as ammonium salts. For 40 mm aggregate the value may be reduced by about 15 percent and for 12.5 mm aggregate the value may be increased by about 15 percent. Concrete prepared from ordinary Portland cement would not be recommended in acidic conditions (pH 6 or less). Supersulphated cement gives an acceptable life provided that the concrete is dense and prepared with a water/cement ratio of 0.4 or less, in mineral acids, down to pH 3.5.

NOTE 2 - The cement contents given in Class 2 are the minimum recommended. For SO₃ contents near the upper limit of Class 2, cement contents above these minimum are advised.

NOTE 3 - Where the total SO₃ in col 2 exceeds 0.5 percent, then a 2:1 water extract may result in a lower site classification if much of the sulphate is present as low solubility calcium sulphate.

NOTE 4 - For severe conditions such as thin sections under hydro-static pressure on one side only and sections partly immersed, considerations should be given to a further reduction of water/cement ratio, and if necessary an increase in the cement content to ensure the degree of workability needed for full compaction and thus minimum permeability.

NOTE 5 - Portland slag cement conforming to IS:455-1976 with slag content more than 50 percent exhibits better sulphate resisting properties.

NOTE 6 - Ordinary Portland cement with the additional requirement that C_3A content be not more than 5 percent and $2 C_3A + C_4AF$ (or its solid solution $4CaO, Al_2O_3, Fe_2O_3 + 2CaO, Fe_2O_3$) be not more than 20 percent may be used in place of supersulphated cement.

Specification for coarse and fine aggregates from natural sources for concrete (second revision).

Specification for Portland slag cement (third version).

A-2. To minimize the chances of deterioration of concrete from harmful chemical salts, the levels of such harmful salts in concrete coming from the concrete materials, that is, cement, aggregates, water and admixtures, as well as by diffusion from the environments should be limited. Generally, the total amount of chlorides (as Cl) and the total amount of soluble sulphates (as SO_3) in the concrete at the time of placing should be limited to 0.15 percent by mass of cement and 4 percent by mass of cement respectively.

No.CE/BB-Designs/12078 (BB-B)
Office of the Bombay Housing and
Area Development Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

02.11.1988.

C I R C U L A R

Design of Concrete Mix for Structural Use.

At present, though the practice is to specify concrete by 28 days' cube strength, actual execution of said concrete on site is by nominal mix which approximately gives the specified strength e.g. Items like - Providing and casting of cement concrete 1:2:4 (M-15) or Providing and casting cement Concrete 1:1½:3 (M-20) .. etc.

It is felt that the practice needs to be modified to bring in possible economy in cement by proper designing of Mix. Following instructions are hereby given for works for which detailed plans and estimates are to be prepared hereafter.

- 1) The item shall be specified by strength only e.g. M-15, M-20 and so on and no volumetric proportions of mix ingredients be given.
- 2) Concrete mix shall be got designed as per I.S.456-1964 in the approved laboratory to obtain strength 33% higher than required.
- 3) Works tests shall be carried out for concrete cast at site. For this refer to para B.7.3.2 of standard specifications.
- 4) Acceptance criteria shall be as per I.S.456(1964).
- 5) The Dy. Chief Engr. (R) shall get the rates of items M-15, M-20, M-25, M-30, M-35 etc. worked out and sanction them and inform all the Dy.Chief Engrs. and Ex. Engrs. in B.H.&A.D. Board.

Sd/-

Chief Engineer
B.H. & A.D. Board, Bombay

copy f.w.cs to the -

- 1) Chief Engineer / MHADA
 - 2) Chief Engineer / W.B.P.
 - 3) Chief Engineer / PMGP
- for information.

Copy to Dy. Chief Engineers (Recon.) and Exec. Engrs.
B.H. & A.D. Board, Bombay.

No. CE/BB/Designs/11307 of 88
Office of the Bombay Housing &
Area Development Board.
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.
Dated: 07.11.1988.

C I R C U L A R

Sub: ~~Sub-Surface~~ investigations for Buildings'
foundations.

1) There is an unfortunate tendency in field Officers to avoid adequate investigations for design of foundations of building. Such inadequate investigations could prove costly; causing also many a time delay in completion of the project. It is therefore, considered advisable to issue following instructions in this regard to field officers.

2) The extent of site investigations should depend on the size and importance of the structure and the complexity of soil conditions and availability of information on the behaviour of existing foundations on similar soils. In particular, buildings being constructed by BH&ADB (Bombay Board) may be generally divided in following three categories.

- a) Ground and ground + 1 storey
(i.e. single and two storeyed)
- b) More than 2 storeys but upto
Ground plus 4 upper floors.
- c) Structures, Ground + 5 upper floors and above.

3) The following minimum investigations shall be done for the project.

- a) The foundation strata and its depth may be determined from the appearance of soil at site, from existing cutting, well by examining open sewer trenches or shallow excavations etc. in the

vicinity. Record drawings of foundations of buildings in the immediate vicinity also shall be referred to.

- b) Trial pits - If suitable foundation is possible within a depth of 3 to 4 metres, trial pits shall be taken. The strata from the trial pits shall be classified by an Officer of the rank, not below that of a Dy. Engineer, one trial pit shall be taken for every 50 sq.mtrs. of building plan and not less than 5 numbers per building, the disposition being 4 at each corner and one at the centre. The safe bearing capacity of foundation strata shall be certified by the Ex. Engr. concerned in the field and he shall inform Ex. Engr. (Designs) accordingly. If the Ex.Engr. is unable to decide SBC by inspection of strata then he has to obtain it from plate bearing tests. Nevertheless when buildings of height upto and above Ground + 4 floors are to be founded on open foundations on strata other than rock, plate bearing tests shall invariably be taken.
- c) Trial Bores:- If according to the Ex. Engr. concerned, no foundation is possible within 3 to 4 meters from the surface, trial bores shall be taken. Trial bores shall be taken atleast 3 metres in rock. Number of trial bores shall be minimum two per building but could be more to be decided by the Dy. Chief Engineer concerned. In cases where the Ex.Engr. is unable to decide the foundation strata and the safe bearing capacity, he may carry out standard penetration tests and calculate the safe bearing capacity. In complicated cases the Ex. Engr. may employ the Services of a Specialist after consulting his Dy. Chief Engineer.
- d) Pressure Meter tests:- In special cases of strata showing cohesive soils or sand only, for

considerable depth, pressure meter tests may be carried out; through specialised agencies.

e) Chlorides content in the ground water and the sub-soil. Number of samples to be tested shall be minimum 3..

f) Sulphate content in ground water and the subsoil. The number of samples shall be minimum 3.

4. It is suggested that the field officers should refer to the following Indian Standards in case of any difficulty and if more information is required by them.

- i) IS 1892-1979-Code of Practice for Sub-Surface investigations for foundations.
- ii) IS 6403-1977-Code of Practice for Determination of allowable bearing pressure on shallow foundations.
- iii) IS 8009-PART-I-1976 code of practice for calculation of settlement of foundation - Part I shallow foundations subject to symmetrical static vertical loads.
- iv) IS 8009-1977 for Design and construction of spread foundations.
- v) IS 2950-Part I-1973-Design and construction of Raft foundations.

Sd/-

Chief Engineer
B.H. & A.D. Board, Bombay

Copy f.w.cs to the (1) Chief Engineer/MHADA, (2) Chief Engineer/W.B.P., (3) Chief Engineer/PMGP for information.

Copy f. to the Dy. Chief Engineers/Executive Engineers of BH&ADB.

No. CE/BB/General/104 of 1989.

Office of the Bombay Housing &
Area Development Board,
Griha Nirman Bhavan, Bandra
(E), Bombay - 400 051.

Date: 03.01.1989.

ORDER

In order to exercise the powers as per M.P.W. para No. 187 for deciding schedule of rates for the current year for B.H. & A.D. Board, following officers are appointed for approving the schedule of rates.

- | | |
|---|---|
| 1) Shri C.S. Suryavanshi, Dy.Chief Engr.
(Reconst.)/BB | - Schedule of rates related to housing & other works. |
| 2) Shri V.M. Patny, Dy.Chief Engr.
(South)/BB. | - Schedule of rates related to repairs. |

These rates shall be adopted for the works which Bombay Board will be executing under its' jurisdiction.

All the Executive Engineers are required to get the schedule of rates approved from the concerned Dy.Chief Engineers as per the provision of M.P.W.

Sd/-

Chief Engineer / BB.

Copy submitted to the Chief Officer/Bombay Board for information.

Copy to Dy. Chief Engineer (East)/(West)/(North)/(South) (Reconstn.)/BB.

Copy to all Executive Engineers / BB.

Copy to Chief Accounts Officer/Bombay Board.

Copy to Jt. Chief Accounts Officer/Bombay Board.

Gist of the Meeting held in the Chamber of Chief Officer, B.H.&A.D. Board on 11.12.1989.

**

A meeting was held in the Chamber of Chief Officer, Bombay Board on 11.12.1989 to discuss regarding problems of Co-ordination between Engineering & Estate Management Wing of Repair and Reconstruction Wings of Bombay Board. The following officers were present.

- 1) Chief Officer/B.B.
- 2) Chief Engineer/B.B.
- 3) Deputy Chief Engineer (R)/B.B.
- 4) Deputy Chief Engineer (South).
- 5) Deputy Chief Engineer (North).
- 6) Executive Engineer 'B' Ward.
- 7) Executive Engineer FN/GN.
- 8) Executive Engineer RU-III.
- 9) Executive Engineer RU-II,
- 10) Deputy Chief Officer (RR)
- 11) Deputy Chief Officer (T/C).
- 12) Resident Executive Engineer.

Following problems were discussed in detail pertaining to Estate Management Wing and Repairs and Reconstruction in the meeting.

I. Problems pertaining to Deputy Chief Officer (R/R) in allotment of tenements in constructed buildings:-

Chief Officer/BB noticed from the letter of Deputy Chief Engineer (R) (Please refer letter No. D.O./Dy.C.E.(R)/46 dated 27.11.1989) that the tenements in reconstructed buildings completed in March 1989 and some of the buildings completed in March 1988 are yet to be allotted to the dishoused occupiers of the old building. In view of expediting the process of allotment, after detailed discussion on the subject, the Chief Officer/BB, gave following instructions to Deputy Chief Officer (E.M.) R/R.

i) On starting the work of reconstruction, Deputy Chief Engineer (R) should inform to Deputy Chief Officer, (E.M.) (R/R) for starting the process of scrutinies of the cases of the occupiers in the old buildings.

ii) On completion of work (including obtaining water supply and Electric connection) an intimation be given

...2.

: 2 :

to Deputy Chief Officer (E.M.)/(R/R) in the check memo duly furnishing him the numbering plan and all the information required by Deputy Chief Engineer (R) so as to enable Deputy Chief Officer (E.M.) (R/R) to allot the reconstructed tenements to the dishoused occupiers. Whose cases have been finally decided by him.

iii) The information required by Deputy Chief Officer (E.M.) (R/R) from Repairs Wing be furnished to him by Deputy Chief Engineer (N)/(S) on priority. The defaulters cases should be put up to Chief Officer / Bombay Board separately by Deputy Chief Officer (E.M.) (R.R.).

II. Management of tenements in reconstructed buildings:-

It was brought to the notice of Chief Officer / BB that the encroachment problem in the premises of reconstructed building is on its increase even including illegal tapping of energy from common meter. In view of managing, the tenements property, Chief Officer/EB instructed Deputy Chief Officer (E.M.) (R/R).

(a) On getting the intimation regarding completion of reconstructed building in all respect (including energy and water supply connection) Dy. Chief Officer (R/R) should manage all such tenements thereafter, including (i) collection of rent (ii) dis-connecting unauthorised electric connections (iii) Dismantling unauthorised extension, erected, sheds, in the premises and addition and alteration by tenant. (iv) Evicting illegal occupants (v) After doing court case, etc.

The necessary held i.e. services of Wireman, demolition party etc. as and when required will be given by Reconstruction Circle on hearing from Deputy Chief Officer (E.M.)/(R/R).

III. Management of Acquired cessed properties in Island City of Bombay.

(A) It was noticed by Chief Officer/BB that a number of properties have been acquired through Special Land Acquisition Officer/BB and Authority by the detailed list of such properties including list of tenements, area occupied by tenants and rent paid by them to the old owner is not available with Deputy Chief Officer (E.M.)/(T.C.) and this has resulted in a loss of revenue to the Board. In view of identifying all such properties and tenants Chief Officer/BB directed by Chief Officer (E.M.)(T/C) to

: 3 :

i) Collect list of acquired properties showing year of acquisition, name of tenants, category of occupation (R/NR) area occupied by tenants and rate of rent paid by them to the previous owner from Executive Engineer of Reconstruction Wing.

ii) On collecting the information as in (i) above, the Deputy Chief Officer (E.M.)/(T.C.) shall pen a rent roll register and start collecting the rent from all such occupiers w.e.f. the date the property is vested with the Board.

iii) On getting information from Dy. Chief Engineer (R) about fixing of agency for the reconstruction of building (which should be sent 45 days well in advance by Dy. Chief Engineer (R) should allot temporary alternate accommodation to such occupiers who are on his rent roll by following due procedure mentioned in clause 33 of Part VIII of Estate Management, Sale transfer and exchange Regulations 1981.

iv) Deputy Chief Officer (E.M.)(T.C.) with the hold of Deputy Chief Engineer (R) should arrange to (a) disconnect unauthorised electric/water connection (b) dismantle unauthorised extension and additions and alteration, erected sheds in the premises. The necessary held i.e. services of Wireman, Carpenter and demolition party etc. will be given by concerned Executive Engineer (Reconstruction) Unit on hearing from Deputy Chief Officer (E.M.)/(T.C.).

v) In all such cases Deputy Chief Officer (E.M.)(T.C.) should arrange shifting of tenants from Island City to transit camp without awaiting any information about the tenants from Engineering Wing.

vi) For shifting of tenants, lodging of necessary police complaint, and caveat in the court of law etc. should be done by Deputy Chief Officer (EM)(T/C) only.

B) It was brought to the notice of Chief Officer/BB by Deputy Chief Engineer (R), (Please vide letter No. D.O.DYCE (R)/Circle/47 dated 28.11.1989 that various difficulties are faced by him in getting the old buildings vacated as on today. After detailed discussion regarding allotment of alternate accommodation to the tenants of the erstwhile cessed properties acquired in the Island City of Bombay of which most of them are either partly demolished or fully demolished and alternative accommodation to them is not allotted promptly.

: 4 :

In view of expediting allotment of alternative accommodation, Chief Officer/Bombay Board directed to Deputy Chief Officer (E.M.)/(T.C.).

i) Alternate temporary accommodation should be allotted by Deputy Chief Officer (E.M.) (T.C.) on the basis of information made available to him by reconstructing Wing, from the records of 88(3)(a) certificate or the list of vacation Notices issued by the Repairs Wing.

ii) Form no. VII shall be got filled in by Deputy Chief Officer (E.M.)(T/C) from the dishoused occupiers through his staff.

iii) Renewal of notices under Section 77(b) in the past by the repair wing should not be insisted since such notices are not valid for the purpose of getting vacated the Board's property.

iv) All the alternative accommodation allotment cases be dealt with on priority.

No. 16678 of 1989
Bombay Housing & Area Development Board, Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

20th December, 1989.

Copy forwarded for necessary action to : -

1. Chief Engineer/BB-
2. Deputy Chief Engineer (R)/BB.
3. Deputy Chief Engineer (South)/BB.
4. Deputy Chief Engineer (North)/BB.
5. Executive Engineer 'B' Ward.
6. Executive Engineer FN/CN.
7. Executive Engineer RU/III.
8. Executive Engineer RU-II.
9. Deputy Chief Officer (R/R) B.B.
10. Deputy Chief Officer (T/C) B.B.
11. Resident Executive Engineer.

The above decisions should be implemented scrupulously by all the concerned.

Sd/-

(Madhukar Fatil)
Chief Officer,
Bombay Housing & Area Dev. Board,
Bombay.

No. CE/BB/REE/ /89
29th December, 1989.

C I R C U L A R

It is observed during the scrutiny of proposals received in the Technical Committee for the sanction of revised estimates that analysis of excess for the increased amount is not given properly. Most of the reasons causing excess are clearly known they are as follows:-

- 1) Collection of inadequate survey data. This may be due to following:-
 - i) Rooms found locked at the time of inspection.
 - ii) There is false ceiling in the tenements for which tenants do not allow to be opened up during inspection.
 - iii) Limitation of usual inspections.
 - iv) Tenants do not allow closer inspection as the buildings are already occupied and lie in congested area. Other reasons for excess due to contractor's extra percentage. Excess due to change of scope of work. Excess due to extra items etc.

The concerned Dy. C.E. and the Secretary, Technical Committee should ensure that unless the revised estimates are accompanied by such analysis the same should not be put to Technical Committee at all. If such an estimate is put up henceforth, it will not be passed and the responsibility will be with the concerned Dy. C.E.

Sd/-

Chief Engineer/BB.

Copy to all Dy. Chief Engineers/Executive Engineers/
Dy. Engineers of Repair & Reconstruction Wing/BB.

No. CE/BB/ 491/ of 1990
Office of the Bombay Housing &
Area Development Board,
Grihanirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 22.03.1990.

C I R C U L A R

Sub: Submission of revised plans and estimates for
original works.
=====

It is observed that full details giving analysis of excess are not submitted by the Dy. Chief Engineers while submitting the revised estimates for approval of the Technical Committee. It is now instructed to submit the revised estimates with the following details and reasons for the same.

1) Administrative approval:

All details such as amount, month, year and number of Board meeting with full details as put up while approving the scheme shall be given.

2) Technical Sanction:

Amount of technical sanction with details of work portion, contingencies, etc. together with the number and date of authority sanctioning the estimate shall be given.

3) Revised Administrative Approval:

Analysis of excess shall be given as under:

- a) Cost of revised estimate =
b) Cost of original admini-
stratively approved
estimate. =

Therefore, excess = (a - b).

: 2 :

Analysis of excess civil portion:

- i) Excess due to increase in the D.S.R. while giving technical sanction =
- ii) Excess due to increase in tendered rates (over tendered quantities) =
- iii) Excess due to change in foundations such as deeper foundations such as or change of foundations =
- iv) Excess in amount due to change in estimated quantities at estimated rates (for superstructure) i.e. items not covered in (iii) above =
- v) Excess in amount due to change in quantities in (iv) above =
- vi) Excess in amount due to increase in Schedule "A" rates =
- vii) Excess in amount due to cropping of extra items. (Give details of extra items) =

Electrical Portion:

- viii) Excess in electrical installation over the estimated amount =
- ix) Excess in land acquisition =
- x) Excess in Architects' fees =

Net Excess	=	_____
Excess in contingencies	=	
Total Excess	=	

: 3 :

This total excess shall tally with the excess worked out above as (a - b).

All estimates shall be accompanied by the analysis of excess as above.

Sd/-

(V.D. MANNIKAR)
Chief EngineerBB.

Copy to Dy. Chief Engineer (Reconst.)/(East)/(West)/(North)/(South)/BB., for information and necessary action.

Copy to all Executive Engineers.

The instructions may be brought to the notices of all concerned.

Copy to Resident Executive Engineer, BB./Executive Engineer (Slums), BB.,/Executive Engineer (Vigilance), BB.. Executive Engiener (PPT), BB.

Copy to all Dy. Engineers in C.E./BB.'s office.

No. CE/BB/10011

Bombay Housing & Area Development
Board, Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 12th June, 1990

C I R C U L A R

Sub: Providing Watch & Ward to completed tenements.

It has been experienced in the past, that due to various procedural delays for allotment, the completed tenements have been lying vacant for months together, with the results, condition of these, tenements become deteriorated. Watch and ward arrangements provided to these tenements, usually by the Contractors who have done the building construction work, are also not found to be effective. In order to overcome this deficiency and to stream line the activities from completion of tenements till allotment, it is hereby directed to take action on the following guidelines henceforth.

1) As soon as the occupation certificate to the tenements are received from Bombay Municipal Corporation, it should be ensured by the Executive Engineer that Water Supply is received to these tenements expeditiously. The main building Contractors are bound to maintain the buildings six months from the date of occupation certificate without any extra cost and hence watch and ward will be provided to the tenements for these six months by the Contractor as per the tender conditions. If water supply is made available within these six months, allotment can be started immediately. If all tenements are allotted within 6 months from the date of receipt of occupation certificate, no watch and ward charges are admissible.

2) If by the end of the above 6 months, allotment could not be started, Executive Engineer concerned should arrange for the necessary Watch and Ward to these tenements, not through the same building contractor but through separate agency, with approval of Competent Authority. Once allotment to the 1st lot of tenements are commenced, these tenements alongwith rest of the tenements are to be handed over, either to Dy. Chief Officer (T.C.) or Dy. Chief Officer (E.M.) as the case may be. However, prior to that, all the tenements should be got completed by the Executive Engineer in all respects including Water Supply and Electricity and a certificate to this effect is issued by him, before handing over these tenements to the Dy. Chief Officers.

3) As regards to number of tenements to be occupied by the Contractors during the period, the tenements are not handed over, proposals should be sent to Chief Engineer/B.B. for approval which should be based on No. of tenements to be constructed, locality and other factors.

Contents of this circular should be brought to the notice of all concerned and action should be taken accordingly. If watch and ward of any buildings/tenements are entrusted to any Contractors at present, efforts should be made to appoint separate agency for the purpose and watch and ward is withdrawn from the Contractors after getting all the tenements completed in all respects from the concerned Contractors.

Sd/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

To,

The Dy. Chief Engineer (East)/(West)/(R),
B.H. & A.D. Board, Bombay.

Copy submitted to the Chief Officer/B.B. for favour of information please.

Copy forwarded to the Dy. Chief Engineer (North)/(South)/(PPD) for information.

Copy forwarded to the Executive Engineers (All) for immediate action.

Copy forwarded to the Chief Accounts Officer / B.B. for information.

Copy forwarded to the Dy. Chief Officer (T.C.) / (E.M.) for immediate action.

NO. CE/ 10472

BB-E

Office of the Bombay Housing and
Area Development Board,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Dated: 20.06.90

C I R C U L A R

**Sub: Maintenance of Reconstructed buildings and
Transit Camps.**

During the discussion in the meeting held on 12.6.1990 by the President/MHADA, it has been brought out by the Akhil Mumbai Bhadekaru Sangathana that the maintenance such as water supply, electric supply etc. to the reconstructed buildings and Transit camp tenements is not properly looked into. This has resulted in inconvenience and hardships to the residents in the buildings. A particular case of reconstructed building Swami Samarth Darshan, Sant Sena Marg, building Nos. 50,54,56 and 60 was brought out in these discussions. As there is no water supply the residents have even expressed that why they should pay the rent when even the basic facilities like water supply are not provided to them. It is, therefore, imperative for the concerned Maintenance staff and the Officers responsible for the maintenance to look into the matter at once and restore the basic amenities in the buildings.

The President/MHADA desired that he would like to visit some of the reconstructed buildings and transit camps in order to personally verify the basic amenities available to the residents in those buildings. It is, therefore, directed that

Contd....

the field staff responsible for the maintenance including the Dy. Engineers/Executive Engineers should take review of maintenance position of the transit camps and reconstructed buildings in their charge and do the needful. It should be noted that laxity in maintenance leads to criticism on our organization.

Dy. Chief Engineers are responsible for the overall supervision on the maintenance of the reconstructed buildings and transit camps, and should take periodical review and ascertain that the required facilities are made available to the residents to avoid inconveniences and hardships resulting in criticism on our organisation.

sa/-

Chief Engineer,
B.H. & A.D. Board, Bombay.

Copy to the Dy. Chief Engineers/Executive Engineers/ Dy. Engoneers and Jr. Engineers. Spare copies are sent for giving to Dy. Engrs. & Jr. Engrs.

sgs/18.6.90

CONFIDENTIAL

No.DY.CE(R)/Con./150 / of'90
 Office of the Dy.Chief Engineer(R)
 B.H. & A.L. Board, Sonawala
 Bldg. 8-S, A.P. Marg,
 Dadar (E), Bombay - 400 014.

Dated: 25.07.1990

Sub: Expeditions commencement of
 Reconstruction schemes.

President/Authority is keen on commencing works proposed under Chief Minister's project 1990. Ten schemes pertain to your division. You are directed to call the Architect, get prepared the estimates/D.T.P.'s and submit then to this office so as to enable you to fix up the agency. Simultaneously, you should also liase with Dy. C.O.(T.C.) as instructed by Chief Officer/BB to get the existing buildings vacated.

In view of preparing correct estimates by following due procedure you may fix one common agency for taking trial pits/trial bores so as to decide exact type of foundation to be adopted and avoid future complications in the matter.

If the schemes are not started by following procedure, please note an entry to that effect is likely to be taken in your ephamenal Roll at the time of writing considential report.

Sd/-

Dy.Chief Engineer (R)
 B.H. & A.D. Board, Bombay.

To,
 The Executive Engineer
 RU-I, II, III.

All Deputy Engineers RU-I/II/III.

Asd/- 25790.

No. (Y.C.E.(R)/ 1887 /BH'90

Office of the Dy.Chief Engineer,
(Reconst), Bombay Housing & Area
Devp. Board, Sonawala Bldg.,
8, S.A.P. Marg, Dadar,
Bombay - 400 014.

Date: 11.09.1990

To,

The Executive Engineer,
R.U.-I, R.U.-II, & R.U.-III,
Bombay Hsg. & Area Devp. Board,
BOMBAY.

Sub: Job Chart for Dy. Engineers in the
Reconstruction Units.

It is noticed, the Deputy Engineers in the Reconstruction units have not been given any job chart so far, but traditionally they have been carrying out the work executed by their predecessors in the past.

You are also aware that there has been a large pendency in each Division right from the initiation of the project to pushing ahead the works in progress. After a lot of consideration, a job chart in respect of reconstruction schemes to be processed in any Unit is prepared in respect of Deputy Engineers in the Reconstruction units (copy enclosed herewith). The job chart consists of the tasks on the yearly basis and Deputy Engineers may be asked to submit diary in that regard in your office so as to monitor the processing of the schemes. You are advised to submit such diaries to this office for record and overall monitoring.

Account of such diary should be taken into consideration at the time of writing Annual confidential report

of the Deputy Engineers.

Acknowledgement in respect of issuing such job chart to each Deputy Engineer may please be submitted to this office by return of post.

Sd/-

Dy. Chief Engineer (R)
Bombay Hsg. & Area Devp. Board.

Copy submitted to :

C.E./BB for information along with the copy of the job chart.

Sr. No.	Description	Activities to be Performed by Deputy Engineers	Minimum Numbers to be Completed in a Year's Time.
(1)	(2)	(3)	(4)
(1)	Proposal for feasibility of reconstruction scheme.	Building those declared U/s.88(3) (a) in the T.C. Committee. The proposal for app- ointment of Archi- tect for finding out feasibility report be prepared and follow up.	
	(1-A) Appointment of Architect for processing the reconstruction scheme.	Proposal be prepared and pursued.	10
	(1-B)Preparation of line plan.	The scrutiny of plan as prepared by Architect, followup action and some changes suggested by higher authority.	10
(2)	Submission of plans to BMC approval.	Detailed plans prepared by Architect, be submitted to BMC duly verified the provisions for existing tenants, shop- keepers & follow- up action with BMC as well architects.	10

Contd....

(1)	(2)	(3)	(4)
	(2-A) Proposal for financial approval from Technical Committee.	The detailed proposal of reconstruction scheme as prepared by architects for submitting to necessary financial approval from T.C. be verified and scrutinised at his level.	10
	(2-B) Proposal for 88(3) (b) certificate.	The proposal for approval from T.C. for 88(3) (b) certificate be prepared duly inspecting the site, tenants and their occupied area etc.	If required
(3)	Submission for Govt. approval to accord the land acquisition proposal.	Scrutiny of Govt. proposal, duly verifying the relevant documents and follow up action, etc.	05
(4)	Land Acquisition proposal.		
	(4-A) Proposal submitted to SLAO/LM & persuasion.	After according sthe L.A. proposal the same be pursued with SLAO, owners/ tenants objections if any necessary documents to SLAO as if required persua-tion for issuing orders U/s. 93 (3) (4) etc; attending the Court cases if any and efforts to get vacate Court injunction.	05

Contd....

(1)	(2)	(3)	(4)
	(4-B) Orders U/s. 93'5)(6)	Persuasion and followup action..	
(5)	Possession of land from Collectorate of Bombay.	Persuasion and follow up action with land Survey Deptt for handing over the land.	05
	(5-A) Preparation of Plans & Estimates, D.T.P.s and calling Tenders etc.	Fixing name boards on land whose possession is taken over and take trial pits/bore to assess SBC for foundation depth & persuasion with architects for preparation of plans & Estimates, DTPs and detailed scrutiny at his level, calling for tenders and processing up of tenders.	
	(5-B) Demolition of old (exist- ing) buildings.	Arrange for to get the alternative accommodation to old tenants and to get vacated the shops so as to enable handover of clear site to Contractor immediately.	10
(6)	Fixing of agency	Duly completing the tender pro- cedure and hand over the clear/open site to contractor for executing the work. To prepare the bar chart	05

Contd.....

(1)	(2)	(3)	(4)
		programme for execution of work within stipulated time period, site supervision, to maintain quality of work, progress/ speed of work.	
	(6-A) Achievement for targetted work.	To make efforts to achieve target work programme as per sanctioned Budget.	
	(6-B) Efforts to new work.	Efforts to new works these works could be started during the years.	
(7)	Persuasion with BMC Official (pending case)	Good efforts to get Occupation certificate, water supply and electric supply connections, clearance to BMC dues & pending cases with BMC Offices.	10
(8)	Properties handed over to Estate Wing.	The buildings completed in all respect be handed over to Estate Wing duly completing all the relevant documents in check-memo, allotment of tenements in new bldgs. and safety of tenements till handing over to Estate Wing to make locking arrangement and	10 -10-

Contd.....

(1)	(2)	(3)	(4)
-----	-----	-----	-----

save the property
from antisocial
elements, thieves,
etc.

(9) Efforts to
 process the
 new reconst-
 ruction schemes.

The building declared
U/s. 88(3)(a) be
processed by reconst-
ruction scheme. The
details of Scheme
i.e. location of plan,
tenants list, plot
areas, property card
etc. be got obtained
from repair wing and
to process the
reconstruction scheme
duly finding out the
feasibility of
reconstruction scheme.

No.CE/BB/REE/18190 of 90.
Bombay Housing & Area Dev. Board,
Bombay.

Dated: 07.12.1990

C I R C U L A R

**Sub: Inspection of works by Engineering
Officers.**

It has been observed that the inspection of works done at various levels needs to be further augmented in order to keep close control on time completion of the works. So also, the inspections made should suggest the remedial measures so as to keep the quality of work to the desired standard. The norms for inspection of works have already been specified and circulated for implementation. The norms of inspection by the Architect and also the inspections to be made in case of the works being executed by the N.O.C. holders also need to be adhered to.

The Dy. Chief Engineers should inspect the works wherever necessary and issue the Inspection Notes to guide the Field Officers/Staff; so that the quality is maintained and at the same time the Projects are monitored for timely completion. Executive Engineers and Deputy Engineers should make close inspections and programme the works in such a fashion that both the quality and quantity are maintained under vigil by them. The contractors as well as Architects who execute and supervise

Contd.....

the work on spot respectively need to be made aware that the inspections from the Board's Officers are vigilant and they cannot take it for granted that whatever they feel will be accepted.

The Executive Engineer, Vigilance Unit should also inspect the works for which separate norms are being prescribed. The inspection of the Executive Engineer (Vigilance) should bring out the technical audit as well as financial audit. He should also bring out the efforts made in resolving the complaints at the site (specially those made by the tenants, landlords etc.) and prove to be helpful to the Field Officers in improving quality and also in timely completion of the work.

The Chief Engineer/Bombay Board also inspects the works of repairs, re_construction, slum Housing etc. INspection Notes are also issued from time to time as per the necessity. It is observed that the compliance is not made in time. The same should be taken sincerely and compliance reported as early as possible. It is felt that the inspection by the Chief Engineer/bombay Board once in a week on the works of repairs, re-construction, Housing, slums may be arranged by giving the list of various works in progress and specially for the works where the guidelance is necessary or where the complaints have been received and the complaicne is to be made known.

Contd.....

The Dy. Chief Engineer should give thought to this and arrange the visits fo the Chief Engineer, Bombay Board, accordingly.

Sd/-
Chief Engineer/BB

To,

All Deputy Engineer

All EXecutive Engineers.

All Dy. Chief Engineers.

No. CE/R.E.E./18553/E-90
Bombay Housign & Area DEv. Board,
Bombay - 51.

Date: 15.12.1990

To,

The EXecutive Engineer,
A, B, C1-2, C3-4, D1, D2, E1, E2,
F/G(South)/ F/G (North), R.U. 1/II/III.
Bandra/Chembur/Ghatkopar/Coregaon.
Poisar/Maintenance Division,
Bombay Board, Bombay.

Sub: The procedure for caveat.

Ref: A letter No. 4628 Dt. 14.11.90
from Legal Adviser, Authority.

I am enclosing ehrewith a copy of above referred
letter, for taking necessary action in the matter.

Sd/-
For Chief Engineer/BB.

D.A.

As above (3 Pages)

Copy alongwith copy of letter forwarded to the Dy.
Chief Engineer, (South) / (North) / (East) / (West) / RR,
Bombay Board, Bombay, for information aand nesssry action.

Copy forwarded to the RESident Executive Engineer,
Bombay Board, Bombay for information.

RS/14.12.90

जा.क्र.विधी विभाग /प्रा. /४६२४/९०

दिनांक १४-११-१९९०

विषय = कॅव्हीअट दाखल करण्याबाबत.

न्यायालयात ख्याद्या व्यक्तीस महाराष्ट्र गृहनिर्माण व प्राधिकरणाच्या विस्तृत करण्यांत येणा-या दाव्यामध्ये कुलीही पूर्वसूचना न देता स्थगिती आदेश मिळू नयेत, यास्तव कलम १४८-अ, सिव्हील प्रोसिजर कोड अन्वये प्राधिकरणातर्फे अशा न्यायालयात रीतसर अर्ज [CAVEAT] केल्यास, प्राधिकरणाला सूचना दिल्याशिवाय अशा न्यायालयास सदरील दाव्यामध्ये प्राधिकरणाविस्तृत तूर्तातूर्त स्थगिती आदेश देता येणार नाहीत. सदर अर्ज करण्याची पध्दत वरील १४८-अ कलमाप्रमाणे करावयाची असते, ती अशी -

१. न्यायालयांत असा अर्ज करताना ज्या मिकतीसंबंधी अर्ज करावयाचा आहे, त्याचे पूर्ण वर्णन, ज्याव्यक्ती किंवा व्यक्तीविस्तृत अर्ज करावयाचा आहे त्याची नावे व पूर्ण पत्ते अर्जात नमूद करावे लागतात.
 २. तसेच अर्जात अशा व्यक्तींना [प्रतिवादी] "रीतसर रीजस्टर्ड पोस्टाने नोटीस देऊ" • अशा आशयाचे विधान नमूद करावे लागते.
 ३. अशी R.P.A.D. ने नोटीस देऊन झाल्यानंतर सदर बाबत पोस्टाच्या पावतीचा नंबर वा त्याची स्क सत्य प्रत वेगळ्या अर्जासोबत कोर्टात दाखल करावी लागते.
 ४. वरील कॅव्हीअट न्यायालयांत दाखल झालेल्या तारखेपासून त्या अर्जाचा अंमल फक्त ९० दिवसांचा असतो. वरील ९० दिवसांच्या मुदतीनंतर वरील पध्दतीचा स्वतंत्र अर्ज व अर्जात लागणा-या इतर आवश्यक बाबींची पूर्तता पुन्हा करावी लागते.
- सदर कॅव्हीअटचा सर्वसाधारण नमुना पाठवित आहे.

सही/-

विधी सल्लागार/प्राधिकरण.

मुख्य अधिकारी /मुंबई मंडळ

मुख्य अभियंता / मुंबई मंडळ

उप सचिव / मृ. नि. व. वि. स. वि.

: 2 :

The Caveators abovenamed therefore pray that no ad-interim or interim reliefs of whatever nature be granted in favour of the proposed respondents against the Caveators without giving prior notice thereof to them under Section 148-A of the code of Civil Procedure if any appeal application or miscellaneous application for such ad-interim or interim reliefs is presented in this Hon'ble Court against the Caveators in any appeal/miscellaneous application/application filed by the respondents abovenamed.

The Caveator's address for service is:-

The Caveators undertake to this Hon'ble Court to give notice by Registered Post Acknowledgement Due (R.P.A.D.) to all the respondents.

Dated this day of 1990.

Signature of the Caveator

BEFORE THE APPELLATE OFFICER, AT BOMBAY

CAVEAT NO.

OF 1990.

in the matter of Caveat under Section
148-A of the Code of Civil Procedure;

And

In the matter of

.. .. .

(here the details of the property, details of whether it is reconstruction or repairs and the details of the officer concerned such as Executive Engineer, Estate Manager etc. may be given).

AND

In the matter of eviction order NO.....
dated..... passed by the
Competent Authority I/II/III.

1. Name of the concerned officer
and address.
2. Maharashtra Housing and Area
Development Authority and its
address.

Caveators.

V/s

- 1) Full name of each individual
and their addresses.

Respondents

THE CAVEATORS ABOVENAMED PRAY AS FOLLOWS:

The Competent Authority by his order no.....
dated..... has passed an eviction order against
the abovenamed respondents with directions to vacate the
suit premises abovementioned within days.

The reference regarding caveat addressed to the Chief Engineer/BB has been returned back to the Legal Adviser/A. In this respect, it is pointed out that the reference has been sent to the Chief Engineer/BB for giving suitable instructions to all the Officers working under the Chief Engineer/BB for taking suitable actions as regards the filing of caveat before the Appellate Officer as soon as the eviction order, proposed by the Department, has been issued by the Competent Authority.

Sd/-
Legal Adviser/A.

Sd/-
Chief Engineer/BB.

ठेकेदारांनी कामावर लावलेल्या
मजुरांना किमान मजुरी मिळाल्यानंतरच
त्यांच्या अंतिम देयकाची रक्कम देण्या बाबत.

महाराष्ट्र शासन

सार्वजनिक बांधकाम विभाग

परिपत्रक क्रमांक - पीएसी/१०९०/सीआर/१६१/इमारती/[२]

मंत्रालयमुंबई-४०० ०३२.

दिनांक २८ जानेवारी १९९१.

संदर्भ - परिपत्रक क्रमांक पीएसी/१०९०/सीआर/१६१/इमारती/[२],
दिनांक २७-७-१९८९.

सार्वजनिक बांधकाम विभागाकडून ठेकेदारांच्या मार्फत अनेक कामे पार पाडली जातात. सदरची कामे करून घेत असतांना ठेकेदारांनी कामावर लावलेल्या मजुरांना किमान मजुरी मिळाल्या नंतरच ठेकेदारांच्या अंतिम देयकाची रक्कम अदा करण्या बाबत विचार करण्याची सूचना लोकलेखा समितीने केली होती. त्यानुसार ही बाब मुख्य अभियंताच्या संयुक्त समितीकडे व अधीक्षक अभियंता परिषदेमध्ये अभिप्राय / शिफारशीसाठी पाठविण्यात आली होती. त्याप्रमाणे मुख्य अभियंताच्या संयुक्त समितीने व अधीक्षक अभियंता परिषदेने केलेली शिफारस लक्षांत घेऊन त्या अनुषंगाने सर्वक्षेत्रीय अधिका-यांना ज्ञाता खालीलप्रमाणे सूचना देण्यात येत आहेत.

" कोणत्याही कामाचे संबंधात ठेकेदाराला अंतिम देयक अदा करण्यापूर्वी कामगार विभागाच्या समक्ष अधिका-यांकडून त्या कामा वरील मजुरांना किमान वेतन कायद्याखाली अदा करण्यांत येणा-या मजुरी बाबत कोणातीही तक्रार आली आहे. किंवा कोसे या बाबत खात्री करून घेतल्या शिवाय त्या अंतिम देयकाची रक्कम अदा करू नये."

हे परिपत्रक सार्वजनिक बांधकाम विभाग व पाटबंधारे विभाग यांच्या सहमतीने निर्गमित करण्यांत येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

सही/-

अवसर सचिव, महाराष्ट्र शासन.

प्रत ,

कामगार विभाग, मंत्रालय, मुंबई.

प्रत श्री .पं.दी.वाणी, मुख्य अभियंता, मुंबई गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, वांढा मुंबई -५१.

यांना माहितीसाठी.

पुनर्रचित इमारतीतील गाळ्यांचे वाटप

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,
कृ.मुंम/विकाअ/
मुंबई - ४०००५१ दिनांक :

२७/२३

२७-२-९१

परिपत्रक

=====

पुनर्रचित इमारतीतील गाळ्यांचे वाटप करण्याच्या वेळी इमारतीचा ताबा अभियांत्रिकी विभागाकडून मिळत व्यवस्थापन विभागास दिला जातो. यावेळी इमारतीतील गाळ्यांचे वाटप कार्यपर्यन्तच्या कालावधीसाठी त्यांना कुलपे लावून बंद ठेवण्याच्या दृष्टिने कुलपांची व्यवस्था करावी लागते. ब-याच वेळा यासाठी नव्याने कुलपे खरेदी करावी लागतात. यांत खर्च होणारा वेळ व काम वाधावेत यादृष्टिने आता असे ठरविण्यात आले आहे की, अभियांत्रिकी विभागाने इमारतीच्या बांधकामाचा ठेका देताना इतर बांधकाम साहित्या बरोबरच कुलपांची व्यवस्था करण्याची अट त्यांत समाविष्ट करावी. यापुढील बांधकामाचे ठेके देताना याप्रमाणे व्यवस्था करण्यात यावी. यासाठी गोद्रेज नवताल पुरविण्याची तरतुद करण्यात यावी.

सध्याच्या पुनर्रचित इमारतीचे बांधकामपूर्ण होत आले व ज्याचे ताबे मिळकत व्यवस्थापन विभागाने घ्यावयाचे आहेत त्यांच्या बाबतीत देखील गाळ्यांना कुलपे लावून देण्याचे काम संबंधित कंत्राटदारांवर सोपविण्यात यावे. या कुलपांची किंमत गाळ्यांचे वाटप ज्यांना करण्यात येईल त्यांच्याकडून वसूल करावयाची आहे. याप्रमाणे ज्या म्हा इमारतीचा ताबा मिळकत व्यवस्थापन विभागास लवकरच दिला जावयाचा आहे. त्यांतील गाळ्यांना गोद्रेज नवताल कुलपे कंत्राटदारांकडून पुरविली जातील याची व्यवस्था अभियांत्रिकी विभागाने करावी.

सही

[प्रकाश जोशी]
विशेष कार्य अधिकारी / मुं. मं.

पुत ,

१. मुख्य अभियंता, मुंबई मंडळ
२. उपमुख्य अभियंता, पुनर्रचना , मुंबई मंडळ
३. सहमुख्य लेखाधिकारी, मुं. म.
४. उपमुख्य अधिकारी [सं. गा.] मुंबई मंडळ.
५. कार्यकारी अभियंता, पुनर्रचना विभाग [१] मुंबई मंडळ
६. ,, ,, ,, [२] ,,
७. ,, ,, ,, [३] ,,

यांच्याकडे माहिती व आवश्यक त्या कार्यवाहीसाठी पाठविण्यात येते

पुत,

मिळकत व्यवस्थापक, [पु. गा.], मुंबई मंडळ [दोन्ही]
सहाय्यक मिळकत व्यवस्थापक [पु. गा.] मुंबई मंडळ [दोन्ही]
अधिक्षक/पु. गा. मं. मं.
श्रीमती श्रीफि व श्री राजत, वरिष्ठ सहाय्यक, पु. गा.
श्रीमती राव व श्रीमती सामंत, वरिष्ठ लिपिका, पु. गा.
यांच्याकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी
पाठविण्यात येते.

उ. मु. अ. / पु. गा.

NO.R-1/REE/ 4964 /BB-E of 91
Bombay Housing & Area Development Board
Bombay - 400 051.

Dated: 27.03.1991

C I R C U L A R

**Sub: Regarding Extra items in the
reconstruction works.**

It is observed from the revised estimates of various reconstruction schemes submitted by the Dy. Chief Engineer, (Reconstruction)/Bombay Board that number of extra items are being executed in these schemes.

It is also observed that the amount of revised estimate is increasing considerably due to cropping up of extra items which if considered properly at the time of preparation of estimate, could be avoided. The revised estimate, exceeding 15% excess on the estimated cost, need to be put to Technical Committee of the Bombay Board for approval. This requires some period to get them approved. Realistic preparation of estimates will not only reduce the time delay due to the requirement of revised administrative approval in some cases due to such items but will also reduce ultimate cost of estimate, the items being provided in the Estimate at the rate of that year only. With a view therefore to avoiding the occurrence of the extra items it is now instructed that care should be taken to consider all the required items while preparing of estimates for the reconstruction schemes.

Contd.

The following are the main extra items observed which could have been included in the original estimate.

- 1) Dewatering the excavated trenches.
- 2) Providing and fixing plain cement tile dado skirting.
- 3) Providing and fixing black cadapah stones.
- 4) Providing and fixing collapsible steel gates.
- 5) Providing and fixing 12 mm. dia M.S. square bars to windows.
- 6) Providing and fixing 80 mm. dia C Class G.I. Pipes.
- 7) Removal of any kind of debris.
- 8) Providing water proofing treatment.
- 9) Pile foundation.

It is therefore, directed to adhere to the following while preparing the estimates.

- 1) Soil investigations should invariably be carried out in advance & foundation items should be adopted accordingly.
- 2) Estimate should be based on building plan approved by B.M.C. at the time of issue of I.O.D. & as per requirement of local Authority.
- 3) Architects should be instructed in detail about the items to be provided for reconstruction type work in advance so that they can frame the realistic estimates accordingly & reduce the scope of extra items.
- 4) All estimates should be thoroughly scrutinized at the level of Executive Engineer and Dy. Chief

Contd...

Engineer so that cropping up of extra items can be minimised to the maximum extent possible.

- (5) Dy. Chief Engineer should examine the feasibility of Extra Item before its execution & approval.

Sd/-

Chief Engineer,
Bombay Board, Bombay.

Copy forwarded to the Dy. Chief Engineer, (R) (East)/ (North) / (South) / (West) and (PP0), Bombay Board, Bombay, for information and necessary action.

Copy forwarded to the Executive Engineer, RU-I/II/III for necessary action.

RS/26.3.91

NO. Dy.C.E.(R)/Circle-67/ 1003 of '91

Office of the Dy.Chief Engineer (R)
B.H. & A.D.H., Sonawala Bldg.,
S.A.P. Marg, Dadar (E).
Bombay - 400 014.

Dated: 11.04.1991

C I R C U L A R

**Sub: Plans & Estimates for
Reconstruction Works.**

During scrutiny of estimates received by this office for approval or onward submission, it is noticed that, provision for railing to terrace with G.I. Pipe of 'B' class is made. Therefore, it is directed G.I. 'A' class pipes be provided hereafter for the railing purpose at terrace level.

Further all the Executive Engineers are directed to pay reduce rate for the work in progress by providing 'A' class pipe for railing wherever there is provision of 'B' class G.I. pipes in the tender.

sd/-

Dy. Chief Engineer (R),
B.H. & A.D. Board, Bombay.

Copy submitted to Chief Engineer/BH for favour of information.

Copy of Executive Engineer, R.U.-I, II & III along with 5 spare copies for information and necessary action.

CE/BB/ARCHITECT/BB/7523
BB-E of 91 BOMBAY HSG.

Office of the
Area Development Board, Bombay.

Dated: 02.05.1991

C I R C U L A R

**Sub: Improvements in Planning of Reconstruction
of cessed Buildings.**

1) Chief Engineer, BHADB vide Circular No. Architect/3754 /BB-E, of 1991, dated 5th March, 1991 has prescribed a procedure of obtaining approval to the sketch plans of proposed Buildings for Reconstruction of cessed buildings, from Architect/ BHADB, before submission of plans to Municipal Corporation of Greater Bombay.

2) The above subject matter was discussed with Hon'ble President/MHADA on 20th March, 1991, when, V.P. & CEO/MHADA, Chief Officer/BB, Chief Engineer/BB, Architect/BB, Dy. Chief Engineer (Reconstruction), Officer on Spl. Duty/BB, Dy. Chief Officer (RR) and REE/BB were present. The following observations were made, about inadequate Light and Ventilation and Elevations of Reconstruction Buildings constructed in the island city of Bombay.

- a) The Reconstruction of old and dilapidated buildings is generally designed with ground + 5 upper floors, with hardly 1.50 meters (5'-0") side margine distance as against 6.00 mts. (20'-0")

Contd....

required as per D.C. Rules.

- b) The rooms are provided with less than required windows.
- c) Central corridors, with rooms on both sides are designed. Long passages, without adequate source of Light & Ventilation, creates dark passages, besides inadequate cross ventilation.
- d) Building Elevations are not designed, with due care to aesthetics. The Board is constructing, Reconstruction schemes, at prominent locations and due to sole objective of economy, this important aspect gets neglected.

3) The above observations were discussed in detail during the meeting and as per the instructions issued during the meeting and as per the instructions issued during the the following guidelines are issued for planning of Reconstruction of cessed Buildings, for the purpose of improving Light, Ventilation and Building Elevations.

- a) The efforts should be made to consume full permissible F.S.I. and present practice of providing 1.50 meters (5'-0") margin open space should continue.

Contd....

- b) The rooms should be provided with Ventilations as far as possible to the extent of $\frac{1}{6}$ th of the carpet area.
- c) Planning of Habitable room Carpet area, beyond 7.50 meters distance from the principle source of Ventilation (External side) should be as far as possible avoided.
- d) For effective cross ventilation of rooms high level R.C.C. Jall of adequate size towards passage/ lobby side may be provided.
- e) The planning of Building having central corridor, with rooms on both sides should be as far as possible avoided. The Building Designs of staircase with small lobby serving limited number of rooms or corridor having rooms only on one side should be attempted first, only where absolutely necessary central corridor may be considered with proper and careful planning for light and ventilation.
- f) If the Building is planned with Central corridor and rooms on both sides (other planning options being not feasible) adequate precautions should be taken for Light/Ventilation and cross ventilations.

Contd.....

The source of Light and Ventilation should not be placed more than 15.25 mts. (50'-C") away from each other. The corridors should be preferably planned with opening at ends and adequate break may be proposed at intervals to meet with Light Ventilation requirements. Outer chowks or inner chowks can be proposed, if necessary, for improved Cross ventilation.

g) The Building Elevation should be given due consideration. Although heavy facade treatment is not expected but with proper care it is possible to improve upon the Building Elevation. If necessary limited bands with Santex Paint may be considered (not exceeding 30% of total external area).

h) The Building entrance should be planned having proper location/size/area. If necessary, face lift by marble flooring and dado may be proposed in the Building Entrance lobby.

i) It is necessary to prepare a model of the proposed Building to the appropriate scale. Unless model is made and got approved, work order should not be issued to the contractor.

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The above suggestions are made with a view to improve Planning of Reconstruction Buildings. The efforts will have to be made to keep the costs at minimum and any increase in cost due to above mentioned few suggestions are expected to be negligible and should be strictly controlled.

The above suggestions have been accepted during the meeting held on 20.3.1991 by Hon'ble President/Authority, and Vice President & CEO/Authority. All the concerned officers dealing with the reconstruction of cessed buildings should take note of these instructions and observe the compliance without fail.

The Private Architects on panel should also be informed about the instructions contained in this Circular.

sd/=|
Chief Engineer,
B.H. & A.D. Board, Bombay.

To,

- 1) Dy. Chief Engineer, Reconstruction/North/South, BB.
 - 2) Architect and Planner-I/BB.
 - 3) Resident Executive Engineer/BB.
 - 4) Executive Engineers, RU-I/RU-II and III.
 - 5) Executive Engineers, RR Cell/Dy. Engineers in CE/BB's Office.
 - 6) All Deputy Engineers in RR Wing.
 - 7) Superintendent 'E' Branch.
- Copy submitted for information to:
- 1) President/MHADA
 - 2) Vice President/MHADA.
 - 3) Chief Officer/BB.
 - 4) Chief Engineer/MHADA, Bombay.
 - 5) Officer on Special Deputy/BHADB, Bombay.

No. MH/CE/CIR/ 3157
Office of the Chief Engineer,
Maharashtra Housing & Area
Development Authority,
Griha Nirman Bhavan, Bandra (East)
Bombay - 400 051.

Date: 02.08.1991

C I R C U L A R

It has been observed that works are technically sanctioned without proper investigation of foundations and preparing detailed drawing and designs of foundation work and R.C.C. frame work. Many a times this results in excess during construction. Resulting in extra time period and extra cost of construction due to interest capitalisation. It is therefore, hereby directed that before the work is technically sanctioned proper investigation of foundation be got done so that there is no difficulty in execution.

sd/-

CHIEF ENGINEER/AUTHORITY

Copy to Chief Officer/Bombay Board/Konkan Board/Nagpur Board/
Aurangabad Board/Pune Board.

Copy to Chief Engineer/Bombay Board/P.M.G.P./W.B.P.

No. MH/EE-III/Vigilance/R & R/3425
Office of the Chief Manager,
Maharashtra Housing & Area
Development Authority, Griha
Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Date: 21.08.1991

Maharashtra Housing & Area Development Authority

C I R C U L A R

Sub: Repairs & Reconstruction to dilapidated
cessed buildings.

Up-keep of Office Record.

The Executive Engineer-III/A has observed, during its recent inspection of some of Divisions under North Circle/ Bombay Board, that the work files of the respective schemes are not properly maintained. Relevant various orders and other documents are not being filed properly in work file. For one work couple of files are maintained. In the Repairs & Reconstruction wing there is single file system and hence it is stressed that all work orders, sanctioned estimate, and other relevant papers & correspondence etc. should be filed in one file, date wise and by giving page number. Noting section and correspondence section be kept separately. No file should contain more than 500 papers and thereafter Part II of the file or IIIrd Part should be opened. These instructions should be followed by all the staff working in R & R Wing and any negligence in attending to this will be viewed seriously. Officer

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concerned will be solely be held responsible for deficiency.

2. Assistant Accounts Officer/North & South had been already requested, vide this office letter NO. MH/VGC-I/Gen/190 CE, dated 11.1.1989, for sending certified copy of B-1 Agreement alongwith set of specifications and Schedule 'B' to Division office as the original agreement is executed with agency. However, proper compliances are not being submitted. It is necessary that Division office must have the certified copy of above said documents for record and further reference. This should be noted and complied scrupulously hereinafter.

Sd/-

(V. D. Mannikar)
Chief Engineer/
MHADA, Bombay.

Copy f.w.cs. to Chief Officer/Chief Engineer, Bombay Housing & Area Development Board for information. Please insist that above instructions are followed by Dy. Chief Engineer/(North)(South) (Reconstruction).

Copy forwarded for information and necessary action to:

- 1) The Deputy Chief Engineer(South)/(North)/Reconstruction, B.H. & A.D. Board, Bombay Five spare copy.
- 2) The Jt. Chief Accounts Officer/BHADB.
- 3) All Executive Engineers of Repairs & Reconstruction Wing _____ Divn./Unit Five Spare copy.
- 4) The Assistant Accounts officer/(North)/(South) B.H. & A.D. Board. (Five spare copy).
- 5) Executive Engineer/I, II, III/A, & Research Officer/A.

Copy to all Dy. Engineer's/A.

No: DYCE(R)/2435 of 91

Office of the Dy. Chief Engineer(R)
B.H. & A.L. Board,
Sonawala Bldg., 8-S, A.P. Marg,
Dadar (E), Bombay - 400 014.

Date: 29.08.1991

To,

The Chief Engineer,
Bombay Housing & Area
Development Board,
BOMBAY.

Sub: Suggestions for expeditious processing of cases
for land Acquisition.

Sir,

I am submitting the Office Note proposing some changes
in the present system followed for sending the Government
proposal for land acquisition for reconstruction Schemes in future,
for further necessary action.

Yours faithfully,

Sd/-

Dy.Chief Engineer(Reconstn)
Bombay Housing & Area Devp. Board

D.A.: Copy of Office Note.

Copy forwarded to Executive Engineer, R.U-I, II & III
for information.

D.A.: Copy of Office Note.

Office of the Dy. Chief Engineer,
Bombay Housing & Area Devp. Board.

SUGGESTIONS FOR EXPEDITIOUS PROCESSING OF CASES FOR LAND ACQUISITION.

Present System :

When the cost of Structural Repairs is more than the prevailing Ceiling Limit prescribed in the MHADA Act 1976, a Certificate is issued declaring the building as beyond economical repairs by Repairs Wing under Section 88(3) (a).

Similarly when the building is pulled down or collapsed, the tenants are provided accommodation in Transit Camp and the property is treated to be taken for Reconstruction. On receipt of the details from the Repairs Division regarding the number of tenements, area occupied, etc. the further action for appointing the Architect from the Panel of Architects of the Board is taken, after finding out the feasibility of the Scheme on the plot of the dilapidated building, by considering the building individually or by preparing a Combined Draft Reconstruction Scheme as per the necessity to make the Scheme viable. The Architect appointed for feasibility report is supposed to carry out the following work:

- i) Details of bldg. under reference with Number of floors and tenements with list of occupants with their areas,

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size of plot by site enquiry and by approaching Executive Engineer, Repairs Wing.

- ii) Details of the adjoining bldgs with their present condition as regards repairs by site enquiry.
- iii) Block plan indicating the road line, set-back, reservations if any, as per the Development Plan in force by approaching M.C.G.B.

On receipt of the feasibility Report after considering information about the proposed tenaments that can be accommodated on the plot, duly considering reservations as per Development Plan, Set-back for road-widening, etc., a proposal for appointment of an architect for the Draft Scheme is submitted to Chief Engineer/Bombay Board alongwith the comments on feasibility report and with a request to appoint regular Architect for the Scheme.

On appointment of an Architect for the Draft Scheme, he prepares line plans for the Scheme. The line plans are sent to the Dy. Chief Engineer (Reconstruction)/BH & ADB for approval by Unit alongwith comments. After approval of the line plans by the Dy. Chief Engineer (Reconstn)/BB, Architect prepares detailed plans of the proposed bldg. for sending the same to BMC by the Dy. Chief Engineer (R)/BB for approval. After obtaining approval to the plans from B.M.C., Administrative approval to

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the Scheme is obtained from Technical Committee of the Bombay Board, for which cost of the scheme is worked out on adhoc rate of Rs. 2450/- per Sq. M (at present) of built-up area of approved Plan.

After obtaining Administrative Approval, the proposal for acquiring the property is submitted to the State Govt. After approval of State Government, the land acquisition proposal is sent to S.L.A.O./MHADA or Ex-Officio, Deputy Secretary to Government, Housing & Spl. Assistance Dept., (Secretary/MHADA) as the case may be, for starting the land acquisition proceedings.

Simultaneously, the Architect prepares detailed plans and estimates and technical sanction is accorded by the Competant Authority, to the Scheme. The tenders are also invited publicly from contractors registered in the appropriate category. On accepting the tender by Competent Authority, work order is issued and work is started.

As per the present practice, much time is consumed for processing a Reconstruction Scheme, i.e. from declaring the dilapidated bldg. beyond economical repairs to starting the actual reconstruction work as each activity is taken one after another. Thus at present minimum period required to process a Reconstruction Scheme is approx. 20 months, provided that there is no litigation.

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The following Documents are required to be sent to Government to approve the proposal for Land Acquisition.

- 1) P.R. Card
- 2) Rateable value of old property and Assessment Registration abstract from BMC.
- 3) Tenants' list as per 88(3) (a).
- 4) Details of existing/demolished bldg.
- 5) Existing built-up area.
- 6) BMC's approval to the proposed Reconstruction Scheme.
- 7) Built-up area for proposed bldg.
- 8) Cost of land and salvage value of existing structures.
- 9) Plinth area rate.
- 10) Stating details such as Date of 88 (3)(a), Name & Address of Owner, Reservation, if any, F.S.I. actual, proposed F.S.I., any litigation, Rent calculation, Cost of Acquisition, Brief History, etc.

As per the present arrangement of appointing the Architect for feasibility report, he is not required to prepare the above details which is done by the regular Architect appointed for the Scheme.

It is proposed to entrust the Architect appointed for feasibility report the additional work as listed above, except preparation and approval to the plans of Reconstruction Scheme from BMC. As it is normally seen that lot of time is consumed in getting the approval of BMC. As well as some times is

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consumed in appointing regular Architect for the REconstruction Scheme. By following the above suggested procedure all the required details will be available except approval to bldg plans and it would be possible to sent the Govt. Proposal right at the first stage for obtaining Govt. approval. On obtaining Govt approval, land acquisition proceedings can be started and during time required for land acquisition and obtaining possession from the Collector, simultaneous action of appointment of Architect for Draft Scheme, preparation of detailed plans and obtaining approval of the M.C.C.B., preparation and approval of detailed estimate & D.T.P. from Competent Authority, invitation and acceptance of tender etc. so that as soon as possession of property is received from the Collector, work order can be issued and work can be started.

However, in the procedure suggested above, it would be necessary to obtain administrative approval of the T.C. Committee without obtaining approval of the plan from B.M.C. which is a deviation from the present procedure for which T.C. Committee will be apprised of the same.

The nominal fees of Rs. 300/- is paid to the ARchitect for preparing feasibility report. This fee has been in practice since 1978 and the same is not revised till then. It is proposed to increase the fee to Rs. 6000/- per scheme for preparing feasibility report and other functions as listed out above which will definitely save the delay in submission of the proposal to Govt. for Land Acquisition.

Dy.Chief Engineer(R)
Bombay Hsg & Area Devp. Board.

NO. 13524

BB-E

Office of the Bombay Housing and
Area Development Board, Bombay.

Dated: 30.08.91

C I R C U L A R

Sub: Management of ACquired cessed properties in
Island City of Bombay.

Inspite of instructions issued by Chief Officer/BH & ADB vide letter No. 16678 dated 20.12.89 it was noticed by the Chief Officer/BH & ADB that a number of properties have been acquired through Special Land Acquisition Officer/BH & ADB and Authority but the detailed list of such properties including list of tenements, area occupied by tenants and rent paid by them to the old owner is not available with Dy. Chief Officer (FM) (TC). This has resulted in a loss of revenue to the Board. In view to identifying all such properties and tenants it is hereby once again directed as under -

i) When the building is dangerous, some of the occupants are shifted to the transit camps and some remain in original building. The person in transit camp area required to pay rent to the owner and service charges to the Bombay Board.

As soon as the property is acquired, the occupants in transit camp should pay rent and service charges to the

Contd.....

Bombay Board. The remaining occupants on acquisition in the old building shall pay rent to Bombay Board and shall also continue to pay rent and service charges to BH & ADB when they are shifted to Transit camp on acquisition. Executive Engineer of RU shall intimate to Dy. Chief Engineer (TC) as soon as the property is vested in the Board.

Similarly Ex. Engr. of RU shall intimate to the Dy. Chief Officer (TC) the details of those buildings which cannot be reconstructed due to reservation/narrow plots etc. Tenants staying in Transit camps of such buildings shall pay rent to Dy. Chief Officer (TC) on occupation.

ii) Dy. Chief Engineer (Reconstn) will furnish to Dy. Chief Officer (TC) list of acquired properties showing year of acquisition, name of tenants, category of occupation (R/AR), area occupied by tenants and rate of rent paid by them to previous owner after obtaining the same from the Ex. Engr. of Reconstn. Wing.

iii) On collecting the information as in (ii) above, the Dy. Chief Officer (TC) shall open a rent roll register and start collecting the rent from all such occupiers w.e.f. the date the property is vested with the Board.

iv) The list of acquired properties, with details to be submitted. In this connection copy of Gist of the meeting held

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in the chamber of Chief Officer/BB on 11.12.89 and issued under this office letter No. 16678 dated 20.12.89 is enclosed herewith for information and taking early necessary action.

The directions given in this Circular and in the gist of the meeting should be implemented scrupulously by all the concerned.

Sd/-

Chief Officer,
B.H. & A.D. Board, Bombay.

Encl: As above.

No. DY.CE.(R)/Circular-67/2533 of '91
Office of the DY.Chief Engineer (R),
B.H. & A.D. Board, Sonawala Bldg.,
8-S, A.P. Marg, Dadar (E),
Bombay - 400 014.

Date: 05.09.1991

To,

The Executive Engineer
RU-I/II/III,
B.H. & A.D. Board,
Bombay.

Sub: Feasibility Report of reconstruction scheme &
proposal for making appointment of an Architect
for processing the draft scheme for reconstruction.

With reference to above you are hereby directed that
henceforth feasibility report of reconstruction scheme should be
submitted in the prescribed proforma (copy is enclosed
herewith.

D.A.: As above.

Sd/-

For DY. Chief Engineer(R)
B.H. & A.D. Board, Bombay.

OFFICE NOTE

No.EX.Eng./RU/ of '91
Office of the DY.Chief Engineer(R)
B.H. & A.D. Board, Sonawala Bldg.,
8-S, A.P. Marg, Dadar (E), Bombay-14.

Dated:

Sub: Feasibility Report of Reconstruction Scheme & Proposal for making appointment of an Architect for processing the Draft Scheme for Reconstruction at _____

Ref: 1) DY.CE(R) letter NO. _____

With reference to above, Architect M/s. _____

_____ have surveyed the site and submitted the feasibility report in duplicate in this office. (attached herewith in duplicate) As per the report.

- 1)
 - a) Name of the Bldgs. _____
 - b) Municipal Street No. _____
 - c) If cessed, Cess No. _____
 - d) Type of Existing Bldg. & their Nos. _____
 - e) Existing Built up area _____
 - f) No. of Tenements Existing: RES + NR = TOTAL _____
- 2)
 - i) C.S. NO. Division _____
Ward _____
 - ii) Plot Area _____ Sq.mt. set back & Reservation _____ sq.mt.
 - iii) Net plot area may available for development _____ Sq.mt.

Contd....

- iv) a) Permissible F.S.I. _____
b) Proposed Area in Sq.mt. _____
c) Existing B.A. Area _____ Sq.mt.
d) Net Surplus area _____ Sq.mt.
v) Tenements may be available in proposed draft
Scheme = RES + N.R. = TOTAL

3. Cost of the project may be _____
4. Other details :
5. Recommendation :

Sd/-

Executive Engineer
RU-I/II/III

B.H. & A.D. Board, Bombay.

To,

The DY. Chief Engineer (R)
B.H. & A.D. Board,
Bombay.

NO.REE/ 922
Office of the Bombay Housing and
Area Development Board,
Bombay - 400 051.

Dated: 21.01.1992

C I R C U L A R

**Sub: Inspection of all reconstructed building/
Acquired buildings.**

It was observed that a canopy portion of a building owned by the Board collapsed with the result that a boy underneath met with a fatal accident.

Similarly it is noticed that a steel window shutter of a building reconstructed recently fell down, resulting in the death of person below.

These incidents therefore, demand for a system of inspections for avoiding such incidents in future.

Reconstruction unit has reconstructed many buildings and also has acquired some properties. It is therefore, necessary in view of the above prevents to inspect the buildings in their charge by the Executive Engineer and Deputy Engineer atleast twice in a year.

A proforma of inspection is attached herewith. All

Contd....

Ex.Engrs. and Dy. Engrs. are requested to carry out the inspection at least twice a year.

Proforma of registration to be maintained is attached herewith. The register will be reviewed by the Chief Engineer/BB/Dy. Chief Engineer(Reconstn) BB during the inspection of the office.

Sd/=

Chief Engineer
B.H. & A.D. Board, Bombay

Encl: Proforma.

Copy to all Dy. Chief Engineer (South) (Noth) (Reconstn)/
Executive Engineers/Deputy Engineers of Repairs & Reconstruction
Unit for information and necessary actino.

Encl : Proforma.

NO.PB/Dy. CE(E)/ 586 /BBU of 1992,
Office of the Bombnay Housing & Area
Development Board, Grihanirman Bhavan
Bandra (East), Bombay - 400 051.

Dated: 23.03.1992

C I R C U L A R

Sub: Submission of proposal

It is observed that Executive Engineers are not making scrutiny of proposal and submitting proposals received by them from Jr. Engineer/Dy. Engineer. Such proposals are found incomplete and improper due to negligence of Executive Engineer. In many cases, lapses noticed by this office are brought to notice of concerned Executive Engineer, even then improvement is not seen.

The proposals of technical subject and contract matters are received without any sound justification. Measurement sheets, drawings, specifications, rates with rate analysis with proper proof are not enclosed with such proposal from Executive Engineer. Many such statement if enclosed, are not signed by the Executive Engineer.

The relevance of technical requirements, the provisions of manual, competency as per delegation of powers, rules and regulations applicable, budget provisions, procedural

Cntdd.....

requirements are not endorsed by the Executive Engineer while submitting such proposals. However, they are executing many more small or major works on the ground of emergency. It is also experienced that Executive Engineers are submitting files of such proposal for getting approval with the say that this is very important and instructions are issued by higher officials. Such kind of works are executed in past and on similar lines this proposal and since there is budget provision, Dy. Chief Engineer's general/specific approval is necessary. The Divisional Accountants working under Divisions are commenting on budget provision only and not offering any comments on reasonability, authenticity, competency. They are not giving specific say whether such proposals is to be discarded totally or to be approved positively as per specific rule, etc.

Executive Engineers are now finally warned that none of proposal in incomplete/improper form is to be submitted to this office by them. Each and every proposal is to be properly checked and advice of Chief Accounts Officer/Bombay Board Board or Accounts Officer is to be obtained prior to submission. The lapses and negligence of the Executive Engineer are noted in this office for record purpose, so as to observe improvement in future. Non followance of instructions certainly shall affect adversely in their confidential report and therefore, once again they are instructed to follow all the procedural rules, guidelines, orders, circulars and improve the overall working.

Contd.....

The cases which are administratively approved by the Authority and if technical sanction is also given by the Authority, shall invariably be submitted to Authority for subsequent approvals. As the case of compound wall of Central Administrative Office Building renovation work execution contract needed. Authority's approval, the precaution is to be taken in all cases for avoiding disciplinary action. Since Executive Engineers are not making any scrutiny and adopting casual attitude, because of their negligence, such incompetence and improper submission endangering the situation. The D.T.P.s submitted by Executive Engineers are found mistakes more than hundred, which shows that they are not exercising their powers and if continued, liable for withdrawal of powers or disciplinary action. Similar is the observation for execution of construction works. At no site, Executive Engineer has taken sections for bad workmanship and passed the bills in favour of contractor. The inferior R.C.C. walls, columns & brick masonry got demolished, and at some places, samples sent for laboratory testing during the site inspection of Dy. Chief Engineer. This shows that Executive Engineers are taking the contract matter casually and their negligence resulting into the bad workmanship for which Executive Engineers are equally responsible. The field record, registers, tests, quality of work and timely completion of work are the essence of contract for which Executive Engineers will have to be more careful for producing zero-defect product. Consumers' Protection Act is already made effective if any liability results, it shall be

Contd.....

made fully recoverable from the concerned Executive Engineer.

According to these orders, the issues elaborated above, should ordinarily not come up beyond the level of Executive Engineer. Difficulties if any, should have been brought to the attention of the higher office. In any case, all efforts should be made to use the existing man-power and if any difficulties faced regarding performance through existing staff, specific case shall be submitted for departmental action by following all pre-requisites, etc.

The Officers at the level of Executive Engineer must perform their duties and plan the works under their charge independently without causing necessity of giving detailed instructions as in this case. Action taken by you, may please be intimated.

SD/-

Dy. Chief Engineer
(East) / BB

Copy submitted to the Chief Officer/Chief Engineer BH & ADB for perusal.

Copy f.w.cs to the Dy. Chief Engineer (PPD)/(West)/(Reconstn)/(North)/Chief Accountants Officer BH & ADB for information.

Copy f. to the Ex. Engr. H. Chatkopar/Chembur/Maintenance/Slum (East) Dn/Electrical Dn. BB. with 20 copies for necessary action.

Encl: 20 copies.

MAHARASHTRA HOUSING AREA DEVELOPMENT AUTHORITY
Griha Nirman Bhavan, Bandra (E), Bombay - 400 051

T E C H N I C A L C I R C U L A R

No.MH/Technical Circular/VQZ-1/92/3298

Dated: 03.09.1992

**Sub: Measures to improve the quality of works.
 Rejection of substandard work.
 Allowing changes in specifications during
 execution.**

It is noticed that in a number of cases substandard work is accepted by the field staff. Subsequently we receive a lot of complaints and have to face public criticism. This tarnishes the image of MHADA in general.

In order to improve the quality of the works the following instructions are issued.

- 1. No substandard work should be accepted. Such work should be straight away rejected, dismantled and redone at contractor's cost. If substandard work is accepted by the field officer he will be liable for disciplinary action.**
- 2. (a) Hence forth no work should be paid at reduced rate. This means that each and every item should be executed as per the specifications only.**
- (b) If reduced rate is inevitable due to approved change in specification, such reduced rate shall be approval by the concerned Dy. Chief Engineer.**

Contd.....

3. As far as possible no changes shall be made in the technically sanctioned estimate. If changes are inevitable, such changes should be got approved from the officer who originally gave the technical sanction to the estimate, keeping the reasons thereof on record. Exception to the above is that if Executive Engineer is the original technical sanctioning authority then he should inform the reasons of this change of his immediate superior under intimation to the Dy. Chief Engineer, VQC/A.

These instructions should be followed scrupulously from the date of issue of this circular. Past cases if any be reported to the concerned Chief Engineer for action.

(o/c approved by CE/A)

Sd/-

For Chief Engineer / Authority.

MHADA

Copy submitted to Vice President/A for perusal.

Copy forwarded with compliments to :-

- 1) Director / W.B.P./R.G.Z.S.N.P./MHADA.
- 2) Chief Engineer/BHADB.
- 3) Chief Engineer/R.G.Z.S.N.P./MHADA.
- 4) Financial Controller/MHADA.
- 5) Vigilance Officer/MHADA.

Contd.....

- 6) Legal Adviser/MHADA.
- 7) Secretary/MHADA/BHADB.
- 8) Enquiry Officer/MHADA.
- 9) Dy. Chief Ex. Officer/MHADA.
- 10) Competent Authority/I/II/III/MHADA.
- 11) Chief Officer/BHADB/PHADB/AHADB/NHADB/KHADB.
- 12) Dy. Chief Engineer/East/West/North/South/M H P/
Repairs & Reconstruction/PPD/BHADB.
- 13) Dy. Chief Engineer/PPD/SI Scheme/WBP/RCZSNP
- 14) Executive Engineer/Electric/Poisar/Chembur/Repairs/
Ghatkopar/Bandra/Slum Improvement, East/West/BHADB.
- 15) Executive Engineer/Maintenance Division, East/West/BHADB.
- 16) Executive Engineer, A/B/C-1/2/4/D-1/2,E-1/2,FS/GS,
FN/GN, RU-I/II/III/BHADB.
- 17) Executive Engineer, WBP/RCZSNP/MHADA.
- 18) Executive Engineer, I/II/III/VQC-I/II/III/Authority.

Copy forwarded to:

Dy. Engineer/Authority.

Shri, Maheshi/Shri Virani/Shri Gadkari/Shri Choubey/
Shri Bhujbal/Shri Shaikh/Shri Sawant/Shri Yerawar/
Shri Hiregoudar.

N. MH/EE-II/3388

Office of the Chief Engineer,
Maharashtra Housing & Area
Development Authority,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Dated: 14.09.1992

The question of setting time limit of submission and payment of contractors bill was raised in the Unit Chief's Meeting held in VP & CEO/A's Chamber on 7.8.92. It is hereby directed that the Dy. Engineer/Architect appointed for the scheme, should prepare and submit contractors bill on appointed date. This date should be fixed by the Executive Engineer depending upon the date of work order and works, available with the concerned Dy. Engineer/Architect. This bills should be submitted by the Dy. Engineer/Architect to the concerned Executive Engineer within 3 days, completed in all respects.

The Executive Engineer should apply necessary check, if required, and submit the bill to Accounts Branch for payment within next 3 days.

The Accounts Branch should clear the payment within next 7 days. IN case, are some serious objections, the bill may returned to the Executive Engineer concerned with remarks for compliance but a copy of such letter may be given concenred Dy. Chief Engineer.

Each Dy. Chief Engineer should call a meeting of the affected contractors fortnightly in his office and to inform them about the position of their pending bills. He should also guide the Executive Engineer's concerned for compliance of the objections. In no case, running accounts bill should be delayed for what ever reasons for morethan one month. In normal circumstances, bill should be paid within 15 days of their due date of payment.

In case of final bills, the measurements to be recorded by the Dy. Engineer/Architect concerned within 15 days of completion of the work/measurement date of completion of work which ever is earlier. They should submit the bill to the Executive Engineer concerned within next 7 days compelte in all respects. The Executive Engineer should carry out necessary check measurements and submit the bill to the Accounts Branch within next 7 days. The Accounts Branch will scrutinise and pay the bill within next 15 days. If there are serious objections, they should return the bill to the concerned Executive Engineer with a copy of objections to the concerned Dy. Chief Engineer. The Dy. Chief Engineer concerned should guide the concerned Executive Engineer so that bills duly complied with all the objections is resubmitted within next one month to the Accounts Branch. The final bill should be paid by the Accounts Branch within one month of its submission. In no case, there should be delay of more than 5 months after completion of the work/extended date of completion. The Chief

Contd...

Engineer concerned should hold a quarterly review meeting of pending final bills in his office.

Sd/-
Chief Engineer/MHADA.

- 1) FC/A
- 2) Sr. ARchitect/A
- 3) EE/I/II/III/A
- 4) Accounts Officer/A
- 5) Dy. Chief Engineer (LISP)/WBP.
- 6) Dy. Chief Engineer (SUP)/WBP
- 7) EE-H/H/WBP.
- 8) EE(SUP)(W)/WBP.
- 9) EE SUP(E)/WBP.
- 10) Architect/WBP.
- 11) Accounts Officer/WBP.
- 12) Dy. CE9SUP)/RGZNSP.
- 13) Dy. CE(UR)RGZSNP.
- 14) EE (SUP-1)/RGZSNP.
- 15) EE (SUP-II)/RGZSNP.
- 16) EE (UR-I)/(UR-II)/RGZSNP.
- 17) EE(Dharavi-I/II)/RGZSNP.
- 18) EE (E Resl.)/RGSNP.
- 19) Architect/RGZSNP.
- 20) CE/BHADB.
- 21) Chief Accounts Officer/BB.
- 22) Joint Chief Accounts Officer/BB
- 23) Dy. CE(E)/BB.

Contd.....

- 25) Dy.CE9West)/BB
- 26) Dy.CE(South)/BB
- 27) Dy.CE(North)/BB.
- 28) Dy.CE(Reconstn)/BB
- 29) Dy.CE(PPD)/BB
- 30) Architect-1/BB
- 31) Resident EE/BB
- 32) Executive Engineer(Vigilance)/BB
- 33) Executive Engineer (PPD/BB
- 34) Executive Engineer (Slum/BB
- 35) Executive Engineer Elec.Da/BB.
- 36) EXecutive Engineer
- 37) EE(
- 38) EE.Co-P. Cell/DB
- 39) EE Chatkopar Dn/BB
- 40) EE, Chambur Dn/BB
- 41) EE(Hsg) Maint. DA./BB
- 42) EE. Slum (East Da/BB
- 43) EE. Slum (West Da/BB
- 44)(EE. Bandra Dn.
- 45(EE. Poisar Dn/BB
- 46) EE. Hsg. Elect. Dn/BB
- 47) EE. "A" Sard/BB
- 48) EE. "B" Ward/BNB
- 49) EE. C-1/2 Ward C-3/4 Ward/D-1 Ward/D-2 Ward/E-1
Ward/E-2 Ward-FS/GS Ward/FN/CN Ward/RU-1/RU-II/RU-III/
P.P.D.(R.R.)/BB.

Contd....

- 50) Architect-II/BB.
- 52) Accounts Officer-I & H/BB
- 53) EE/KB
- 54) EE-1 & H/PB
- 55) EE. AHADB
- 56) EE, Nasik Dn.
- 57) Chief Accounts Officer/AHADB
- 58) EE. Napur, Dn
- 59) EE, Mowad Spl. Project-Nagpur Dn
- 60) EE, Amravati Dn.
- 61) Chief Accounts Officer/MHADB.

No. PB-1/1662/
No. PB/Dy. CE9E & W)/BB/ of 92
Bombay Housing & Area DEvelopment
Board,
Bombay - 400 051.

Date: 09.12.1992

C I R C U L A R

**Sub: Violation & dereliction of PWD Manual para 189 (i)
at Divisional level.**

Instances have come to notice when sanctioned estimates at Division level were submitted to Circle Office for information lacking in essential and important aspects of P.W.D. Manual Para 189 (i) to clarify the Lacune in the said para. Following instructions are therefore issued for observance while carrying out the works on "Rate List" "Piece Work" system and submission thereof.

Executive Engineer are according technical sanction to plans and estimates as per powers delegated vide Authority's order No. MH/REG-1187/287/A-1 dated 17th November 87 after getting administrative approval wherever involved. However, while allotting the works of CR/SR/Slum Improvement Works on "Rate list" and "Piece Work" estimated to cost over Rs. 50,000/- the Executive Engineer should obtain prior permission from the competent Authority to carry out the work as per provisions laid down in above said para.

Contd...

All the Executive Engineers are instructed to follow the above instructions scrupulously and failure to comply with these instructions will be viewed seriously.

Please acknowledge the receipt.

Sd/-

Dy. Chief Engineer
(East) & West)/BB, Bombay

To,

The Executive Engineer,
Housing All Division,
Bombay.

Copy submitted to the Chief Engineer/Chief Officer,
Bombay Board, Bombay, for favour of information.

Copy forwarded with compliments to the -

- i) Dy. Chief Engineer, (North/South/Reconst.)/BB.
- ii) Chief Accounts Officer/BB.

Copy to : 1) Shri V.D. Saurkar, Deputy Engineer,
2) Smt. V. Premraj, Deputy Engineer,
3) Shri K.H. Mankani, Sec. Engineer,
4) Shri P.H. Dhande, Asstt. Engineer.
for Information.

No. DY.CE(R)/Gen. 3264 of'92.
Office of the DY. Chief Engineer (R)
B.R. & R. Board, Sonawala Bldg.,
8 S.A.P. Marg, Dadar (E),
Bombay - 400 014.

Dated: 14.12.1992

To,

The Executive Engineer,
RU-III,
B.R. & R. Board,
Bombay.

Sub: Check list for scrutinising the Reconstn. Schemes
plan required to be submitted to B.M.C. for
approval

With reference to above subject, find enclosed
herewith a 18 points check list prepared by this office you are
directed to scrutinise the plans of reconstruction scheme as per
the check list before submissions to this office for onward
submission to B.M.C. and ensure that all the requirements are
fulfilled to avoid remarks from Ex.Eng. Bldg. Proposals (R &
R) on the plans and delay in approval of plans.

D.A.: Check list copy.

Sd/-

Dy. Chief Engineer(R)
B.R. & R. Board, Bombay.

Copy to P.A.1 & 2 of DY.C.E.(R)/ BR & RB office for
information & necessary action.

Copy of Sectional Engineer & Jr. Engr. of DY.C.E.(R)/BR & RB
Office for information and necessary action.

Asd/- 031292.

CHECK LIST FOR SENDING PLAN TO B.M.C.

- 1) P.R. Card and True extract plan form land record office is required to be submitted.
- 2) Proportionate Area statement for existing tenements and proposed tenements i.e. R & N.R.
- 3) Details of N.R. users is given or not.
- 4) Block plan showing plot boundaries & No. of stories of existing structure is attached or not.
- 5) Location plan attached or not.
- 6) Remarks of Exe. Engr. D.P. regarding reservation etc.
- 7) Section through U.G. tank & Staircase is given or not.
- 8) Slopping roof with loop line at terrace level should be shown in section as well as on plan.
- 9) Dust bin of standard size should be shown on plan.
- 10) Location of U.G. Tank should not be near W.C. Block.
- 11) Is there necessary of providing expansion joint.
- 12) W.C. over metre room is not permitted unless providing (double slab) loft.
- 13) W.C. block provided for N.R. user is sufficient or not.
- 14) Provision of adequate size metre room is provided or not.
- 15) Min.size of tenements should be 180 Sq.ft.
- 16) Height of Gr. floor including plinth should not be exceed 12'.
- 17) W.C. block adjecant to U.G. tank not permitted.
- 18) Present position of old structure should be given in the forwarding letter i.e. partly/fully existing, demolished, open land etc.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. Dy.Ch. G.B.P.(c)/2633/Gen.

dt: 16.12.1992

To,

Office of the

The Chief Engineer,
The Bombay Repair and
Reconstruction Board,
Bandra (East),
Bombay - 400 051.

Chief Engineer
Development Plan,
Municipal Corpn. of
Greater Bombay,
Annex. Bldg.
4th Floor,
Mahapalika Marg,
Bombay - 400 001.

Sub: Contamination of water in suction tanks in the
construction schemes in the Island City of Bombay.

Sirs,

Many complaints of contamination of water in the suction tank have been received from various reconstructed buildings particularly from the reconstructed buildings by the MHADA.

The buildings in the Reconstruction Schemes undertaken by MHADA are constructed leaving 5'-0" open space all around. In such buildings internal drain lines are required to be laid in open space of 5'-0" and suction tank is proposed either at the corners of the plot in the open space if there is more space is available or within the building at the Ground floor. Because of this in almost all cases of buildings reconstructed by MHADA, internal drainage lines, chambers and W.C's of the tenements are very near to the underground suction tanks.

In order to avoid contamination of drinking water in the underground tank the following precautions are absolutely necessary to be taken:-

- 1) To insist suction tank to be waterproofed from either side.

- 2) To construct suction tank 1'-6" above ground level, if proposed in the open space to avoid sewage water entering the suction tank in case of Drainage overflow.
- 3) To insist encasing of drainage line upto 30'-0" distance from suction tank or to provide drain line.
- 4) Area surrounding suction tank shall be paved and proper slope shall be provided so that water does not accumulate and enter into the suction tank.
- 5) All the water pipes underground and above ground upto 5'-0" height shall be provided with coating wrapping with hessian cloth with coal tar etc.

You are requested to instruct the concerned staff to observe the above precautions strictly, in all the Reconstruction Schemes undertaken by the M.H.A.D.A.

Yours faithfully,

Sd/-

Chief Engineer
Development Plan.

Copy forwarded to:-

- 1) The Dy. Chief Engineer,
(Reconstruction)
B.H. & A.D. Board,
8, S.A. Palav Marg,
Dadar (East),
Bombay - 400 014.

For information and necessary action.

Chief Engineer
Development Plan.

No. MH/EE-I/ 4531
Office of the Chief Engineer,
Maharashtra Housing & Area
Development Authority, Griha
Nirman Bhavan, Bandra (East),
Bombay - 400 051.

/CE

Date: 19.12.1992

C I R C U L A R

Sub: Operational aspects and procedure of Technical work under the Chief Engineers of MHADA.

Read: Secretary/A's letter No. MH/STP/ 1592,
Dt. 14.12.1992.

Three Regional Boards under MHADA have been established in City of Bombay in place of erstwhile Bombay Housing & Area Development Board viz.

- 1) Bombay Housing & Area Development Board.
- 2) Bombay Repairs & Reconstruction Board.
- 3) Bombay slum Improvement Board.

In order to control the technical matters at the Chief Engineer/Authority's level it has become necessary to rearrange the working jurisdiction of the Chief Engineers. The Designation of the various Chief Engineers will remain as follows.

Previous**Chief Engineer/Authority****New****Chief Engineer/Authority
(General)**

Contd.....

**Chief Engineer?Bombay
Housing & Area DEvelopment
Board**

**Chief Engineer/Authority
(Bombay)**

Chief Engineer/Project

Chief Engineer/A. (Projects)

Chief Engineer/Vidharbha

Chief Engineer/Authority

Marathwada Region

Nagpur.

The following changes are made effective in the working pattern with immediate effect.

- 1. All technical sanctions of BHADB and RR Board will be attended by chief Engineer/Authority (Bombay) with the help of PPD and REE of BHADB.**
- 2. Cases of administrative approval will be processed by Chief Engineer/Authority(Bombay) with the help of concerned staff of Authority.**
- 3. Cases and correspondence regarding BHADB and RR Board being referred to Authority, willbe dealt by CE/A (Bombay) with the help of staff of the Authority.**
- 4. Review meetings of BHADB and RR Board conducted by VP & CEO/A will be attended by Cheif Engineer/A (Bombay) with the help of staff of the Authority.**
- 5. Day to day working of BHADB will be managed by Dy. CE's. They will put up cases to Chief Officer/Bombay**

Board has any specific difficulties, Chief Officer/Bombay Board will send concerned Dy. CE to CE/MHADA (Bombay) and after considering the case, will guide the Dy. CE suitably. Thereafter, the Chief Officer/Bombay Board will have to take further action under intimation to this office. If the guidance of CE/MHADA is not required in specific cases, the cases will have to be disposed off at his own level with the help of Dy.CE.

6. The work programme will be submitted by Chief Officer/Bombay Board to VP & CEO/A as per normal practice. The Chief Engineer/Authority(Bombay) will not be able to contribute to it on the other hand, he will be required to scrutinise at Authority's level and comment for VP & CEO/A's persual.

Monthly Progress Report will be sent by Chief Officer/Bombay Board in consultation with the Dy. CE, PPD or REE. Other administrative reports will also be sent by him directly.

8 LAQ & LCQ's and other correspondence cases will be dealt with by the Chief Officer/Bombay Board at his level with the help of REE, Dy. CE, PPD and his staff. NO reference directly to CE/A (Bombay) need be made except when specific advice is required. In such cases, the concerned Dy. CE of REE may route through the CE/A (Bombay) for advice. Each

Contd.....

and every paper need not be sent to CE/A (Bombay) for putting up to Authority.

9. Regarding Architectural work, ARchitect/Bombay Board will prepare layout plans, discuss with Architect/A and get them finalised for administrative approval, then only detailed plans will be prepared so as to save efforts and paper work.

10. Routine case referred to Architect or prepared by ARchitect should be finalised by him with the help of Dy. CE/Bombay Board.

11. In case of collapse of buildings, the concerned Dy. CE will attend to it duly intimating the Chief Officer/BB and other higher officers. If the situation so wants, the CE/A (Bombay) may accompany the VP & CEO/A for site inspection or as per VP & CEO/A's direction he can visit the site and guide the field staff.

12. The CE/A(Bombay) may review technical works in Bombay Board & Repairs Reconstruction once in 2 months along with the Dy. CE and his staff in order to monitors.

13. The inspection of works in BB and RR Board may be carried out by CE/BB after indentifying the works which he would like to monitor periodically depending upon the cases and

Contd....

other important issues.

14. As far as MHP is concerned constant monitoring as was being done previously may be continued to be done by CE/MHADA (Bombay).
- 15,. The slum works will be looked after by CE/A (Projects) for which separate order needs to be issued.
16. The CE/A(Bombay) attached to Authority with his Steno, P.A., Vehicle, Driver, Telephone and he will occupy the same Chamber untill further order.
17. The CE/A (Bombay) will write the C.R.'s of all technical part of Dy. CE's Sr. Architect/BB and ARchitect/BB and he will also review the reports of technical staff written by Dy. CE's as per present practice.
18. Regarding MHP WORKS, Dy. CE(MHP) will put up cases directly to CO/BB. If necessary, he may consult CE/A (Bombay).
19. Normal work will be handled by Dy. CE's/EE's under the guidance of Chief Officer/Bombay Board. Cheif Engineer/A (Bombay) shall rende technical advise whenever necessary.

20. Registration of contractors as usual will be processed by Dy. CE(s). Wherever required he should obtain orders from CE/A(Bombay) and finalize the cases.

The above procedure will come into operation with immediate effect.

The Circular is issued as per approval of VP & CEO/Authority.

Sd/-

Chief Engineer/Authority
(General)
MHADA.

No. CO/REE/5/ 244 of 93
Bombay Building Repairs &
Reconstruction Board,
Bombay.

Dated: 29/03/1993

C I R C U L A R

Sub: Eviction of tenants/occupants from old
dilapidated cesses buildings in Island City of
Bombay.

In the review meeting held with Dy. Chief Engineer/s
Executive Engineers of Repairs Wing of BBRRB on 11.3.1993,
Vice President & Chief Executive Officer/MHADA emphasised the
need of eviction of the tenants/occupants from the dangerous
buildings by using proper force as per the necessity so that
there would not be any damage to the life of the people.
After discussion on this issue, it was decided that Encroachment
Squad available in the B.H. & A.D. Board may be utilised for
the eviction of tenants in case of cess building where vacation
notices are issued by the Executive Engineer. Accordingly,
Vice President & Chief Executive Officer/MHADA directed the
Chief Officer/BH & ADB vide letter No. 197 dated 22.3.1993 to
issue necessary instructions to their concerned staff to assist
Executive Engineers of Repair Wing, wherever required.

The Executive Engineers are hereby directed to
utilise the Encroachment Squad of BH & ADB for the eviction of
tenants/occupants from the dangerous buildings.

Sd/-

Chief Officer
B.B.R. & Reconstn. Board
Bombay.

Copy submitted to the Vice President/MHADA for information.

Copy f.w.c.s. to the Chief Officer/BH & ADB for information and necessary action.

Copy to:

- i) The Dy. Chief Engineer (South) (North) (Reconstn)**
- ii) All Executive Engineers RR Wing.**
- iii) Resident Executive Engineer/BBRRB.**
- iv) P.A. to Chief Officer/BBRRB for information.**

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MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

Griha Nirman Bhavan, Bandra (East), Bombay - 400 051

No. MH/Technical Circular/VQC-7/93/159

Dt: 16.04.93

SUB: SAMPLE BLOCK

In order to ensure that work conforms to acceptable quality and to avoid criticism from beneficiaries and public at large, a special condition in every contract should be included for a Sample Block, which should in addition to production of Samples of materials by Contractor for approval by Executive Engineer. The clause should read as under.

To determine acceptable standard of materials and workmanship, a sample tenement/block shall be constructed by the Contractor, complete in all respects, including building work, fittings, water supply plumbing, sanitation internal painting external paint colour scheme and internal electric work. Work in the Sample Block will be a few stages ahead of work in other buildings. All items of work in the Sample Block will be executed under close supervision of the Executive Engineer in charge. On completion, each of these samples of items of work/trade approved by the Executive Engineer will be endorsed as 'Guideline Samples'. These will then serve as guiding samples so that further work is executed in strict conformity with materials and workmanship of the sample block".

This procedure should be strictly followed for all schemes as this will be beneficial in the long run for all the parties concerned.

In case of multistoreyed construction, once R.C.C. frame work is completed one sample tenement on Ground Floor could be completed in all respects as stated above.

Sd/-

CHIEF ENGINEER/AUTHORITY (GEN)

Copy submitted to VP/A for perusal please.

Copy forwarded to CE/A (Bom) II for perusal please.

Copy forwarded with compliments to:

- 1) Director/WBP/RGZSN/MHADA
- 2) Chief Engineer/BB/RGZSNP.
- 3) Financial Controller/Vigilance Officer/Legal Adviser/
Secretary/Authority/Equiry Officer/Dy. Chief
Ex.Officer/MHADA.

...2.

- 4) Competent Authority/I/II/III/MHADA
- 5) Chief Officer/BHADB/PHADB/AHADB/NHADB/KHADB.
- 6) Dy. Chief Engineer/East/West/North/South/
R & R/PPD/BHADB/Mass Housing.
- 7) Dy. Chief Engineer/PPD/SI Scheme/WBP/RGZSNP.
- 8) Executive Engineer/Electrical/Poisar
Chembur/Repairs/Ghatkopar/Bandra/Slum
Imp.East/West/AB/C-1/C-2/C-3/C-4/D1
D2, E-1/B2, RS/GS, FN/GN, RU-I/II/III/BHADB.
- 9) Ex. Engineer/WBP/RGXSNP/MHADA

Office of the Chief Engineer,
Maharashtra Housing & Area Devp.
Authority, Griha Nirman Bhavan,
Bandra (E), Bombay - 400 051.

Dated: 21st April 1993.

C I R C U L A R

It has been observed that the regional Boards are giving secured advances to the contractors without following the rules and regulations stipulated in Bombay Public Works Manual. The secured advance is to be given to a contractor for the materials brought by him on site which are immediately required for consumption. The materials brought should be such a stage and the contractor working should be such that the Executive Engineer reasonably feels that he will carry out the work further than only the secured advance may be given by the Executive Engineer to the contractor by obtaining necessary indenture Bond. In any case, the recovery of the materials on which the advance is so granted has to be effected within next 3 months. If for any reasons, the recovery cannot be made, the concerned Executive Engineer, would be personally held responsible for giving advances without making discreet enquiry and putting MHADA to loss. There are cases in which after the secured advance is given, the contractor further stopped the work and put in claim cases and a client to the court. In some cases, materials brought on site are removed and used on some other work without even the knowledge of the Executive Engineer. The Executive Engineers are hereby cautioned to be careful and make discreet enquiry before proposing such advances. In any case, it will be their personal responsibility to recover the advance within the stipulated period, if not done the concerned Executive Engineer will be liable for severe disciplinary action. Please note.

Sd/-

Chief Engineer/A (Gen)

Copy to:-

Director/WBP, Director/RGNP.

Chief Officer/Bombay/Konkan/BRRB/SIB/Pune/Aurangabad/
Nagpur/Nasik, Amravati.

CAO/BB, CAO/RGNP

EE-1/EE-II/EE-III/A,

Copy to PA to CE/A (Gen).

No. Dy.C.O.(R.B.)/Acctt./ 3936 /93
Bombay Housing & Area Dev. Board,
Bombay-51. Dated: 5.6.93

C I R C U L A R

Sub: Payment of water consumption charges in respect
of Reconstructed Buildings.

The Bombay Board/Repair Reconst. Board has reconstructed a number of buildings in Bombay City Spread Over Colaba to Mahim where the tenants are provided with metered water supply from the Municipal Corporation of Greater Bombay. In return, the Board has to make the payment of water consumption charges bills served by the Corporation within the prescribed time limit.

2) These Bills are served in the office of Executive Engineer (R.U.I/II/III) by the Inspector of Municipal Ward Office that are required to paid within 15 days from the date of service. The Dy. Engineer in charge immediately. On receipt, should verify the bills with reference to respective water connections and record a certificate on the same in token of verification and send the bills to the office of Estate Manager (R.T) within 5 days positively. Immediately on receipt of the above, the Estate Manager (R.T.) should see that the bills are verified with reference to the register of water charges bills maintained in his office, checked arithmetically, the particulars of bills noted in the register and send the said bills to the office of Chief Accounts Officer, B.B. R.R.B. duly certified for payment, within 5 days from the date of receipts positively. The Chief Accounts Officer/ B.B. R.R.B. should see that the cheques are drawn immediately and the payment made to respective Municipal Ward Offices within 5 days positively in order to avoid the possibility of disconnection of water supply due to non-payment of bills.

3) The above instructions should be followed scrupulously. Failure to do shall be viewed seriously and disciplinary action shall be taken which they should note.

Sd/-

For Chief Officer,
B.B.R.R.B. Bombay.

Copy forwarded to the:-

- 1) The Dy. Chief Engineer (Reconst.)/B.B.R.R.B.
- 2) The Executive Engineer, R.U.I./II/III.
- 3) The Dy. Chief Officer (R.T.)
- 4) The Chief Accounts Officer/B.B.R.R.B.
for information and necessary action.

No. MR/515/3202/93

Maharashtra Housing & Area Dev.
Authority, Griha Nirman Bhavan
Bandra (East), Bombay - 400 051.

Dated: 24th June, 1993.

C I R C U L A R

It has been observed in some of the projects that, inspite of taking trial pits before laying the foundation or even before preparation of estimate, to ascertain the foundation strata of a proposed building, the cracks and uneven settlement of foundation are occurring after the completion of work.

2. In order to ensure the suitability of sub-soil strata for laying the foundation, it is necessary that the officer (not below the rank of Executive Engineer) should certify the foundation bed/strata immediately on completion of excavation work for laying of foundation and to this effect remark must be made in work order book for passing of foundation. It should indicate the date of completion of excavation/soil condition/type of foundation to be laid/check exercised by Deputy Engineer/check exercised by the Executive Engineer and remarks ----- specifying suitability of foundation & copy of this be filed in EE & CO office.

3. In case, where the Executive Engineer, due to some other administrative difficulty could not reach the site of work for certifying of foundation strata, he may delegate the powers for certifying the foundation to the Deputy Engineer incharge of the work.

4. The remark made in work order book as indicated above should be maintained at the site of work, else the Executive Engineer, will be held responsible for any later date consequence arising due to failure of foundation or failure of structure.

Sd/-

Chief Engineer/MHADA.

To,

The CE/(Bombay)/A

The CE/(Projects)/A, CE/(Nagpur).

The Chief Officer,

Bombay/Poona/Konkan/BRRB/Slum
Amravati/Nagpur.

Board/Nasik/Aurangabad/

Dy. CE- i) (Recon)/BRRB, ii) (South)/BRRB, iii) (North)/BRRB, iv) WBP/A, v) (East)/BHADB, vi) (West)/BHADB, vii) RGP(slum) A, viii) (Q & VC) A, ix) MHP/BHADB. X) RGP(UR)/

With 10 extra copies to each.

No: Authority/V.G./3746

Maharashtra Housing & Area
Development Authority,
Griha Nirman Bhavan,
Bandra (East), Bombay - 400 051.

Date: 26th July, 1993.

C I R C U L A R

Sub: Guidelines for MHADA employees for discharging field duties. Obstruction to the MHADA employees while discharging their duties is an offence under Section 353, 332, 333 I.P.C.

On many occasions our employees are doing the field work of various nature. Field work mainly consists the vacation of buildings under repairs, checking tenements, removal of encroachment and other matters pertaining to MHADA. To carry out the field works, everybody insists for police bandobast. Unfortunately, MHADA is not provided with regular police assistance and we have to depend upon local police station for bandobast. Sometime, police have their own priorities and we do not get police bandobast when required. Non availability of the police bandobast becomes an excuse and desired action is not taken or delayed.

As a matter of fact MHADA employees are the public servants within the meaning under Section 21 of the Indian Penal Code. Whenever any public servant is obstructed, threatened, deterred or assaulted while discharging his duties as such public servant is an offence under Section 353, 332, 333 of the Indian Penal Code.

However it appears that, though our employees are the public servants within the meaning under Section 21 IPC, they are not aware of the above legal provisions. It also appears that they are not aware that they are legally protected while they are discharging their duties as a public servant even if police force is not physically present. On obstruction, threatening, deterring or assaulting the MHADA employees, the employees should lodge a complaint with the concerned police station and police will take cognizance under the above sections of law.

If this system is adopted, it is sure that our employees will be able to carry out the minor field works even without police assistance.

These instructions should please be brought to the notice of all the concerned officer/staff for their guidance.

Sci/-

(R.Y. Gaikwad)

: 2 :

Copy f.w.cs. to the:-

- 1) Director/World Bank Project/Rajeev Gandhi Zopadpatti Sudhar and Niwara Prakalp/A.
- 2) Chief Officer/Bombay Housing & Area Development Board.
- 3) Chief Officer/Bombay Building Repairs & Reconstruction Board/Bombay Slum Improvement Board.
- 4) Chief Engineer/I/II/Project/A.
- 5) Chief Engineer/World Bank Project/A.
- 6) Financial Controller/A.
- 7) Dy. Chief Engineer (SUP)/World Bank Project/A.
- 8) Vigilance Officer/A.
- 9) Legal Adviser/A.
- 10) Dy. Chief Executive Officer/A.
- 11) Enquiry Officer/A.
- 12) Competent Authority I/II/III/A.
- 13) Chief Accounts Officer/World Bank Project/ Rajeev Gandhi Zopadpatti Sudhar & Niwara Prakalp/A.
- 14) Public Relations Officer/MHADA/WBP.
- 15) Dy. Chief Engineer (E)/(W)/(MHP)/(PPD)/ Bombay Housing and Area Development Board.
- 16) Dy. Chief Engineer (North)/(South)/Repairs & Reconstruction/Bombay Building Repairs and Reconstruction Board.
- 17) Dy. Chief Engineer/Vigilence and Quality Control/MHADA.
- 18) Architect/MHADA/BH&ADB/WBP/RGZS&NP.
- 19) Executive Engineer (Electrical)/(Poisar)/(Chembur)/(Repairs)/(Ghatkopar)/(Bandra)/(East)/(West)/Bombay Housing and Area Development Board, I/II/III/M.H. & A.D. Authority.
- 20) Chief Accounts Officer/B.H. & A.D.Board/B.B.R. & R. Board/B.S.I. Board.
- 21) Secretary/Bombay Housing and Area Dev. Board.
- 22) Officer on Special Duty (F.C)/(R.R.).
- 23) Officer of Special Duty (Land)/A/ (SIS)/A.
- 24) Dy. Chief Officer (E.M. I/II)/(R. & R)/(T.C.).
- 25) Asstt. Registrar (Co.Op. Society)/BH&ADB.
- 26) Estate Manager I/II/III/IV/V/(Sale)/(R.R.)/(T.C.)/BH&ADB.

: 3 :

- 27) Chief Officer/Pune/Aurangabad/Nasik/Amravati/Nagpur/
Konkan Housing & Area Development Board.
- 28) Chief Accounts Officer/Pune/Aurangabad/Nasik/Amravati/
Nagpur/Konkan Housing and Area Development Board.
- 29) Asstt. Accounts Officer (North)/(South)/BH&ADB.
- 30) Executive Engineere (A)/(B)/(C-1-2-3-4)(D-1-2)/E-1-
2/(FS/GS)/(FN/GN/(RU-I-II-III).
- 31) Asstt. Architect & Planner/MHADA.
- 32) Resident Audit Officer/MHADA.

Copy to:

- 1) President, MHB Employees Association.
- 2) Secretary, MHB Employees Sangh.
- 3) Secretary, Housing Board Mazdoor Union.
- 4) Secretary, MHB Officers Association.
- 5) Secretary, B.C. Employees Association.

No. Dy.C.E.(R)/ST/1655

Office of the Dy. Chief Engr. (R),
Bombay Bldg. Repairs & Reconstn.
Board, Sonawala Bldg. 8 SAP Marg,
Dadar, Bombay - 400 014.

Dated: 28.07.93.

Ro,

The Executive Engineer,
R.U.-I, II & III,
B.B.R. & R.B. Board,
BOMBAY.

Sub: Processing of Reconstruction Schemes - Submission
of line plan etc.

After the building is declared under 88(3)(a) and after ascertaining the feasibility of the scheme, the regular Architect is being appointed. As per the agreement executed with the Architect he has to submit the line sketch plan for necessary approval. Prior to submission of line sketch plan the Architect is collecting the details about existing building plan, list of the tenants, area occupied by each tenant, from the Executive Engineer (Repairs).

In case if it is proposed to have a Combined Draft Scheme, the Architect is supposed to get the details of the buildings included in the Combined Draft Scheme and also he collects the details of about existing building, name of the tenants, area occupied by each tenant, irrespective of whether the building is declared under 88(3)(a) or not.

It has been seen during one of the case that though the scheme has reached the stage of sending the proposal to Govt. the basic details are being sought from the Executive Engineer, and also after going through the record there is no proper report giving the complete picture about the number of buildings involved, number of tenants in each building etc.

It is therefore requested that while submitting the line sketch, the plan for approval of this office, all the details mentioned above should also be furnished along with the Project Report, as it is but obvious you cannot plan the building unless all the liabilities are known to you.

The proforma to be filled in along with the proposal for approval to this office for line sketch plan is sent herewith. This proforma should invariably be sent with the line sketch plan to be got approved from the undersigned.

D.A., Proforma,

Dy. Chief Engineer (R),

INFORMATION TO BE SENT WITH THE LINE SKETCH PLAN

- i) Name of the Scheme
- ii) Whether Individual/CDS
- iii) No. of old Bldgs. involved.
Cessed/Non-cessed:
- iv) (a) C.S.No. of Old Bldg. ((Note if there are
) more Bldgs. then
(b) Name of the old Bldg. (details should be
) given serialwise
(c) No. of Storeyes in Old Bldg. (individually).
)
(d) No. of tenants (R & NR) (
)
(e) List of tenants with area (
occupied by much.)
(f) Repair Cess Nos. (
- v) Date of approval of 88(3)(a)
- vi) Date of declaration of 86(3)(a)
- vii) Name of the bldg. to be declared
under section 88(3)(b) if any.
- viii) No. of Tenements proposed
- ix) No. of Tenements Surplus/Deficit.

अति महत्वाचे ...
=====

जा.क्र./देख/भांडार/जप्त सामान/४९६७/९३.
कार्यकारी अभियंता[देखभाल-भांडार विभाग],
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई -५१.

दिनांक : २०.८.१९९३.

परिपत्रक ...
=====

विषय : अनधिकृत बांधकामे तोडल्यानंतर जप्त करण्यांत आलेले सामान व परत करणे बाबत...

संदर्भ : मुख्य अधिकारी, मुंबई मंडळ, मुंबई यांचे आदेश क्र.मु.अ./स्वी.स./१७८९०, दिनांक ३.१२.१९९१...

वरील विषयाला अनुसरून मी आपणास, असे कळवू इच्छितो की, गृहनिर्माण मंडळाच्या वसाहतींमधील झालेली अनधिकृत बांधकामे तोडल्यानंतर जप्त करण्यांत आलेले सामान अथिरी गोदामांत साठवून ठेवण्यांत येते. व त्या सामानाचे जाहिर लिलांव घडवून दोनदा म्हणाजे माहे "मे" व "डिसेंबर" या महिन्यांत करावे, अशा प्रकारचे आदेश मुख्य अधिकारी, मुंबई मंडळ, मुंबई ह्यांनी त्याचि आदेश क्र.मु.अ./स्वी.स./१७८९०, दिनांक ३.१२.१९९१ अन्वये कळविलेले आहे.

ब-याच वेळा [मागील काळात] असे निर्दोषास आले आहे की, जप्त केलेले सामान परत मिळविण्यासाठी स्बाधा व्यक्तीने अर्ज केला किंवा कोर्टाचे आदेश सादर केले की, ताबडतोब संबंधीत कार्यकारी अभियंता किंवा संबंधित अधिकारी हे मुख्य अधिकारी, मुंबई मंडळ, मुंबई यांनी दिलेल्या आदेशाचे पालन न करता, कार्यकारी अभियंता, देखभाल विभाग किंवा सहाय्यक भांडार नियंत्रक यांना पत्र पाठवून मुख्य अधिकारी, मुंबई ह्यांची पूर्ण संमती न घेता सदरील जप्त केलेले सामान परत करण्यास परस्पर आदेश देतात व त्यामुळे सामान परत मिळविणारी व्यक्ती वारंवार आमच्या कार्यालयांत येऊन किंवा अथिरी गोदामांत जाऊन, भांडार पालांना उपद्रव करतात. त्यामुळे सुरळीत कामांमध्ये अडथळे निर्माण होतात.

वास्तविक मुख्य अधिकारी, मुंबई मंडळ, मुंबई ह्यांनी त्यांच्या वरील परिपत्रक क्रमांक मुख्य अधि/स्वी.स./१७८९०, दिनांक ३.१२.२१ मधील परिच्छेद क्रमांक ६ नुसार स्पष्ट नमूद करून कोणत्या प्रकारे सामान परत करताना कार्यवाही करावयाची ह्या संबंधी कार्यकारी अभियंता [सर्व] व मिळकत व्यवस्थापक [अतिक्रमाणा] यांना सूचना दिलेल्या आहेत, व ते परिपत्रक सर्व कार्यालयांना पाठविलेले होते. [त्याची प्रत माहितीसाठी सोबत पाठवित आहे.] तरी ह्या संबंधी योग्य ती नोंद घेऊन संबंधित कार्यकारी अभियंता ह्यांनी नियमाचे पालन करून जप्त केलेले सामान परत करण्याची कार्यवाही पूर्ण करूनच तसल्या प्रकारचे कागदपत्र या कार्यालयात सादर करावेत, व त्यावर भांडारपाल ह्यांना या कार्यालयात परत करण्यास संबंधित कार्यकारी अभियंता किंवा त्यांच्याकर्मचारी वर्गास गोदामातून " सामान परत करण्यास अटकाव करू नये " अशा प्रकारच्या सूचना दिल्यानंतरच त्या - त्या व्यक्तिस जप्त केलेले सामान संबंधित कर्मचारी पुंदाने परत करावयाचे ते सामान परत करण्याची जबाबदारी वरील बाबी पूर्ण न करता भांडारपालांची किंवा ह्या कार्यालयाची राहणार नाही. तरी ह्याची कृपया योग्य ती नोंद घ्यावी....

सोबत : मुख्य अधिकारी, मुंबई मंडळ, मुंबई
याचे परिपत्रकाची प्रत...

सही

कार्यकारी अभियंता [देखभाल विभाग],
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई.

प्रति,

कार्यकारी अभियंता [पोईसर / चेंबूर / घाटकोपर/वाट्टे / महाप्रकल्प १ व २ / गलिच्छवस्ती सुधार [पूर्व-पश्चिम]/ए / बी / [सी - १,२,३,४,], / [डी-१,२] / [ई-१,२] / [एफएस-जीएस] / [एफ-एन/जी-एन] /
आर.यु.१,२,३.

मिळकत व्यवस्थापक क्रमांक १,२,३,४,५.

- પ્રત : મુખ્ય અધિકારી, મુંબઈ મંડલ, મુંબઈ હયાના યોગ્ય ત્યા આદેશાર્થ સાદર.
- પ્રત : મુખ્યઅભિયંતા, મુંબઈ મંડલ, મુંબઈ યાના માહિતીસ્ત્વ સાદર.
- પ્રત : ઉપમુખ્ય અભિયંતા [પૂર્વ], મુંબઈ મંડલ, મુંબઈ હયાના માહિતીસ્ત્વ વ યોગ્ય ત્યા સંબંધિત કાર્યકારી અભિયંતા યાના આદેશ દેખાસાઠી સાદર.
- પ્રત : ઉપમુખ્ય અભિયંતા [પશ્ચિમ/દક્ષિણ/ઉત્તર/દુ.વ પુ/રા.ગાં.જો.વિ-પ્રા/જા.બં.પ્ર-પ્રા. યાના યોગ્ય ત્યા કાર્યવાહીસાઠી સાદર.
- પ્રત : સહાયક મિલકત વ્યવસ્થાપક [અતિક્રમ્પા], મુંબઈ મંડલ, મુંબઈ યાના માહિતીસાઠી.
- પ્રત : સહાયક ભાંડાર, નિયંત્રક હયાના માહિતીસાઠી વ યોગ્ય તે આદેશ ભાંડારપાલ - અંધેરી ગોદામ યાના દેખેસાઠી...
- પ્રત : ભાંડારપાલ [અંધેરી, ગોદામ] હયાના યોગ્ય તી નોંદ ધેન કાર્યવાહી કરેસાઠી...

जा.क्र./मु.अ./स्वी.स/१७८९०/१९९१...
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,
गृहनिर्माण भवन, पाट्टी-पूर्व, मुंबई-४०००५१.

दिनांक : ३.१२.१९९१...

परिपत्रक ...

विषय : मुंबई गृहनिर्माण मंडळाची गोदामे सुरक्षित व
कार्यक्षम राखण्याबाबत....

मुंबई गृहनिर्माण मंडळाच्या अधिरी येथील गोदामास दक्षता अधिकारी / प्राधिकरणा यांनी भेट देऊन तेथील एकूण कामकाजाची पहाणी केली होती. तेव्हा गोदामाच्या तपासणीत गोदामाची सुरक्षितता, तेथील कर्मचा-यांची उपस्थिती गोदामाच्या आकस्मित तपासणीची आवश्यकता, संबंधित उपअभियंता यांची तेथील भांडारपालावरीलदेखरेख, गोदामात ठेवण्यात येणा-या सामानाची मोजदाद या बाबत सर्व संबंधितांनी ब-याच सूचनांचे पालन करणे आवश्यक झाले आहे, म्हणून गोदामावर काम करणा-या कर्मचारी / अधिकारी यांनी आपापली कर्तव्ये चोख व कार्यक्षमतेने बजावणेचे दृष्टीने खालील सूचनांचे काटेकोरपणे पालन करावे.

१. गोदामांमध्ये काम करणा-या भांडारपालांची कामाची वेळ सांपृत सकाळी ९.०० ते संध्याकाळी ५.०० अशी आहे. सहाय्यक भांडार नियंत्रक हे गोदामावर पर्यवेक्षण करीत असले तरी दर दिवशी गोदामांना भेट देऊन अन्य कामे करणे एकाच व्यक्तिस काहीसे अडचणीचे होते. त्यामुळे त्यामुळे भांडारपाल व अन्य कर्मचारी यांची गोदामावरील उपस्थिती संबंधी प्रत्येक दिवशी पहाणी होत नाही. गोदामाच्या सुरक्षिततेसाठी रखवालदारांची ३ पाळ्यांमध्ये नेमणूक केलेली आहे. त्यांच्या वेळ पहािली पाळी सकाळी ७.०० ते ३.०० दुसरी पाळी दुपारी ३.०० ते रात्री ११.०० व तिसरी पाळी रात्री ११.०० ते सकाळी ७.०० अशा आहेत, म्हणजे रात्री ११.०० ते सकाळी ७.०० या पाळीच्या रखवालदारांच्या उपस्थितीची भांडारपाल अथवा सहाय्यक भांडार नियंत्रक यांचेकडून पहाणी होत नाही. ही परिस्थिती गोदामांच्या सुरक्षिततेच्या दृष्टीने बदलणे आहे. यास्तव गोदामावर काम करणा-या भांडारपालांच्या कामाच्या वेळ सकाळी ८.०० ते संध्याकाळी ४.०० अशी करावी. तसेच रखवालदारांच्या पाळ्यांची संध्याची वेळ बदलून पहिली पाळी सकाळी ८.०० ते संध्याकाळी ४.०० पर्यंत, दुसरी पाळी संध्याकाळी ४.०० ते रात्री १२.०० पर्यंत आणि

तिसरी पाळी रात्री १२.०० ते सकाळी ८.००पर्यंत अशी करावी, म्हणजे खवालदा-यांच्या तिन्ही पाळ्यांची उपस्थिती तसेच इतर कारकून वगैरेंची उपस्थिती दर दिवशी भांडारपाल पाहू शकतील. त्यांनी उपस्थित असल्याबद्दलची खातरजमा / प्रमाण म्हणून त्यांच्या हजेरी पटावर दर दिवशी स्वाक्षरी करावी....

२. सहाय्यक भांडार नियंत्रक यांनी तिन्ही गोदामावर काम करणा-या भांडारपाल आणि इतर सर्व कर्मचा-यांच्या हजेरीपट कमीत कमी आठवड्यातून एकदा पाहून त्यावर स्वाक्षरी करावी...

३. "गोदामास अधिका-यांची भेट" या शिर्षाखाली एक नोंद वही प्रत्येक गोदाम कार्यालयात ठेवण्यात यावी, व त्यामध्ये अनुक्रमांक, अधिका-यांचे नांव, हुद्दा, दिनांक, शोरा व सही हे कालम आखावेत, गोदामास भेट देणा-या वा गोदामाची तपासणी करणा-या अधिका-यांनी या वहीत शोरे लिहावेत. या नोंदवहीतील नोंदी भांडार नियंत्रक व सहाय्यक भांडार नियंत्रक यांनी कार्यवाहीसाठी नियमित पहाव्यात, व नोंद घेऊन स्वतःच्या स्वाक्ष-या कराव्यात.

४. अशा प्रकारची तपासणी ही संबंधित उपमुख्य अभियंता यांनी माहिण्यातून एकदा अस्मितीरित्या करावी. तसेच संबंधित कार्यकारी अभियंता यांनी दर पंधरवाड्यानी एकदा व उपअभियंता यांनी दर आठवड्यास एकदा याप्रमाणे, करावी, जेकसत अधिका-यांची गोदामातील सामानाच्या देवाणा घेणांवर योग्य नजर व वचक राहिल, या तपासण्यावरील प्रमाणे ठरवून दिलेल्या कालावधीमध्ये होतील, याची खाबरदारीसंबंधित अधिका-यांनी घ्यावी, अन्यथा या कालावधीत काही गैरव्यवहार झाल्यास त्याची संपूर्ण जबाबदारी संबंधित अधिका-यांची राहिल याची त्यांनी नोंद घ्यावी.

५. गोदामाच्या आतील परिसरात वैयक्तिक वाहनांना प्रवेश देण्यांत येऊ नये. गोदामातील दूरध्वनी यंत्रावरून अन्य ठिकाणी करण्यात येणा-या दूरध्वनीचे क्रमांक सकाळी अलग रजिस्टरमध्ये तारीख - वार नमूद करून ठेवावेत, दूरध्वनी देयक पारीत करताना हे रजिस्टर विचारात घेता येईल.

६. गृहनिर्माण मंडळाच्या वसाहतीमध्ये झालेली अनधिकृत बांधकामे तोडल्यानंतर जप्त करण्यात आलेले सामान अंधेरी गोदामातील नेमून दिलेल्या मोकळ्या जागेवर ज्या ट्रक, लारी, टेम्पो मधून उतस्न घेण्यात आलेले असेल त्या ट्रक, टेम्पोचा क्रमांक त्या दिवसांची तारीख आणि सदर ट्रक टेंपो अर्धवट किंवा पूर्ण भरलेला होता व त्यामध्ये नमुद करण्याजोगी किंमती वस्तु कोणत्या होत्या, याचा तपशील स्का रजिस्टरमध्ये कॉलम आखून ज्या छात्याच्या प्रतिनिधी त्या ट्रक, लारी बरोबर असेल त्यानेच लिहिणे आवश्यक आहे. त्या कार्यालयाच्या प्रतिनिधीनेच या रजिस्टरवर सहो, तारीख लिहून करावी आणि भांडारपालाने त्याचवेळी असा माल गोदामात जमा केल्याबद्दल त्या प्रतिनिधी समक्ष आपली दिनांकित स्वाक्षरी करावी. अशा प्रतिनिधीने वरील रजिस्टरमध्ये लिहिलेल्या तपशीलाची कार्बन कॉपी बनवून त्यावर भांडारपालाची गोदामाचा शिक्का लावून सहो घ्यावी, तोडलेले सामान नेण्यासाठी नेमलेल्या ट्रकची देयके लेखापरिक्षा पूर्व आणि पारीत करणेसाठी पाटीवतांना देयकास वरील कार्बन कॉपी जोडलेली असल्याशिवाय अशी देयके पारीत करण्यांत येऊ नयेत. सहाय्यक मिळकत व्यवस्थापक [अतिक्रमण] किंवा कार्यकारी अभियंता यांनी जप्त केलेले सामान एकदा गोदामात जप्त केल्यानंतर कोणात्याही परिस्थितीत ते त्यांना परत नेण्यास मुळीच देऊ नये.

जप्त केलेले सामान खालील विविष्ट परिस्थितीत परत करण्याचा प्रसंग उद्भवल्यास ते सामान ज्याचे त्याला परत करणे का अपरिहार्य आहे, याचा खुलासा करणारी टिप्पणी मुख्य अधिकारी, मुंबई मंडळ, मुंबई यांना सादर करून त्यांनी सामान परत करण्याची अनुमती दिल्यास तशा आश्रयाचे पत्र मूळ टिप्पणीच्या झेराक्स प्रतीसह भांडारपाल यांना देण्यासाठी भांडार-नियंत्रक यांना निर्देशित करावे, व असे पत्र प्राप्त झाल्यानंतरच असे सामान मूळ रजिस्टर मधील नोंद विचारात घेऊन गोदामातून परत घेऊन जाण्यासाठी संबंधित कार्यकारी अभियंता किंवा सहाय्यक मिळकत व्यवस्थापक [अतिक्रमण] यांना किंवा त्यांच्या प्रतिनिधींना भांडारपालाने परवानगी घावी. मात्र असे सामान सुमान ज्या जागेवस्तु अंधेरी गोदामात आणण्यासाठी ट्रकवर व कर्मचारी वृंदावर जो खर्च झालेला असेल, तो ज्या व्यक्तिस संस्थेस सामान परत करावयाचे असेल, त्यांच्याकडून परत घेण्या बाबत मुख्य अधिकारी, मुंबई मंडळ, यांचे स्पष्ट आदेश घेऊनच ते सामान परत करण्याबाबत संबंधित सहाय्यक मिळकत व्यवस्थापक [अतिक्रमण] किंवा कार्यकारी अभियंता यांनी भांडार नियंत्रक यांना पत्र लिहावयाचे आहे. आणि अशा सामानावर

झालेल्या छर्वाच्या रकमेचा भरणा मंडळाकडे झालेला आहे याची खात्री करून घेऊन तदनुसार भांडार नियंत्रक यांनी भांडारपाल यांना सामान परत करण्याबद्दल आदेशा घाव्याचे आहेत. ही बाब प्रामुख्याने घ्यानी घ्यावी..

७. जप्त केलेल्या सामान सुमानाचे गोदामातील मोकळी जागा पूर्ण भरल्यावर अशा सामानाचे त्वरीत लिलाव करावे. याशिवाय दरवर्षी "मे" आणि "डिसेंबर" या महिन्यात नियमितपणे अशा जप्त केलेल्या सामान सुमानाचे लिलाव करण्यात यावे. लिलावाची तारीख निश्चित केल्यानंतर त्यापुढील तारखे पासून जप्त केलेले सामान, लिलावाचे सामान त्या जागेवरून हलविण्यात येईपर्यंत अलग ठेवण्यात यावे आणि, चालू लिलावात अंतर्भूत नसलेले सामान " अशी पाटी त्या जागेवर लावण्यात यावी, म्हणजे चालू लिलाव ठरविलेले सामान हलवितांना लिलाव ठरविल्यानंतर तारखेस जमा झालेले सामान लिलावाच्या सामाना बरोबर नंतर गोदामा बाहेर जाण्याची शक्यता उद्भवणार नाही, याची दक्षता भांडारपाल आणि खजालदार यांनी घ्याव्याची आहे.

८. गोदामावरील चौकीदार रात्रपाळी [दसरी-तिसरी पाळी] च्या वेळी आपापली कर्तव्ये निश्चितपणे बजावत आहेत, याची खातरजमा करणे आवश्यक आहे. त्यासाठी भांडार नियंत्रक / सहाय्यक भांडार नियंत्रक यांनी संबंधित गोदामाच्या भांडार पालासोबत दर महिन्यातून कमीत कमी एकदा प्रत्येक गोदामास संध्याकाळी ६.०० च्या नंतर आकीस्मत भेट घावी. गोदामास अशाप्रकारे अकस्मात दिलेल्या भेटीच्या वेळी दिसून आलेली परिस्थिती मुख्य अधिकारी, मुंबई मंडळ, मुंबई यांना त्वरीत लेखी कळवावी. परीतपरिपत्रकाची परिणामकारक अंमलबजावणीची संपूर्ण जबाबदारी कार्यकारी अभियंता, देखभाल यांची राहिल, व त्यांनी त्यासणीमध्ये दोष आढळल्यास ती बाब मुख्य अभियंता, मुंबई मंडळ यांच्या निदर्शनास तात्काळ आणावी...

वरील सूचनांचे काटेकोरपणे पालन करण्यात यावे, हे परिपत्रक सर्व संबंधितांच्या नजरेस आणावे.

सही/-

[मधुकर पाटील],
मुख्य अधिकारी.

Dated the 24th September 1993

C I R C U L A R

Sub: Irregularities by the officers of the B.H. & A.D. Board in splitting huge works into small parts in a fraudulent way.

Recently instances have come to light where the officers of the Bombay Housing and Area Development Board have taken recourse to splitting of several large works from a programme of Rs. 2.5 crores into small parts of Rs.2.00 Lakhs each. This has been done in an evidently fraudulent manner, flouting standing orders and the provisions laid down in M.P.W.D. Manual. The attention of all engineers working in the Bombay Housing & Area Development Board is drawn to the provision in Para 209 of P.W.D. Manual and Para (7v) of allotment of works to Labour Co-Op. Societies issued by Govt. of Maharashtra vide its Resolution No. LCS 1077/55933 Desk-27 of 30.03.1979 which has been adopted by MHADA vide its Resolution attached with it No. 41/12 of 5.8.1983. Contrary to these provisions, some Labour Co-Op. Societies have, in one Division, been given 20/21 works, costing around Rs. 36.00 lakh within the span of a short period of 6 months or so.

It has also come to light that the works which were not required to be taken up have been executed, in most substandard way, harming the interests of the M.H. & A.D. Authority. Recently constructed (and collapsed within a period of six months) compound walls at Oshiwara, Kandivali under Housing Poisor Division are glaring examples of such irregularities/fraudulent practices. Appropriate action is being separately initiated against the delinquent officers.

Splitting up of works may be done in an emergent situation where sufficient time is not available to follow the regular procedure. However, this should be done as an exception, after following the prescribed procedure and only with the prior concurrence of C.E. (A) Bombay and of the Chief Officer, BHADB.

Sd/-

(ASHOK LAL)
Chief Officer,
Bombay Housing & Area Dev. Board.
Bombay.

Copy submitted to:

The Vice-President, Maharashtra Housing & Area Dev.
Authority, Bombay.

Dy. CE(R)/Gen.162/2742 of 93.

Office of the Dy. Chief Engineer (R)
B.B.R.R. Board, Sonawala Bldg.
8-S.A.P. Marg, Dadar (E),
Bombay - 400 014.

Dt: 03.12.1993.

To,

The Executive Engineer,
G-I, II, III,
B.B.R. & R. Board,
Bombay.

Sub: Actions to be taken after vesting of or taking
over possession of properties.

With reference to subject cited above, in spite of intimation by way of notices u/s. 93(5) or 41(1) to Asstt. Assessor & Collector, M.C.G.B., it has come to the notice of this office that M.C.G.B. is recovering repair cess from the ex-owners, after either property vests with Board or possession there or is taken by Board. Also, further it is observed that tenants / occupants of some of the such properties also continue to pay rent etc. to the ex-owners. You are, therefore, instructed to take following action after vesting of or after having possession of properties with the Board.

- 1) In-form Y.C.O. (T.C.) to recover rent from the tenants, who have been allotted transit camp accommodation.
- 2) Paste the notice on conspicuous place of the building if it exists stating that the tenants should now make payment of rent to Board or if the building, does not

exist, then make the tenants aware about payment of the rent to department by any method.

- 3) Inform the Asstt. Assessor & Collector of concerned ward of M.C.G.B. not to recover/demand repair cess from the ex-owner onwards since the property now vests with or in possession of Deptt.

Sd/-

Dy. Chief Engineer (R)
B.B.R. & R Board, Bombay

Copy submitted to Chief Officer/BBR&RB for favour of information.

Copy f.w.cs to Jt. C.O. /BBR&RB for information and necessary action.

Copy f.w.cs. to DY.C.O. (T.C.)/BBR&RB for information and necessary action.

C I R C U L A R S O N
N O C F O R R E D E V E L O P M E N T

कुर्मांक एआरएस १०८४/६२२५/दोन,
गृहनिर्माण व विशेष तहाराय विभाग
मंत्रालय, मुंबई -४०००३२.
दिनांक १-१२-८४

प्रति,
उपाध्यक्ष व मुख्य कार्यकारी अधिकारी,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकारण,
गृहनिर्माण भवन, वाट्टे [पूर्व],
मुंबई -४०००५१.

विषय - मुंबई शहरातील जुन्या व मोडकळीस आलेल्या
उपकर प्राप्त इमारतींची पुनर्रचना ---
घरमालक / रहिवाशी यांचा सहभाग.

म्होदय,

मुंबई शहरातील जुन्या व मोडकळीस आलेल्या उपकर प्राप्त
इमारतींच्या पुनर्रचना योजनेचे प्रचंड स्वप्न, त्यासाठी मोठ्या प्रमाणावर
निधींची गरज तसेच या बाबतीतील आर्थिक मर्यादा लक्षात घेऊन काही ठराविक
कालावधीत असा कार्यक्रम पुरा करावयाचे म्हटल्यास गृहनिर्माण मंडळासारखी
एक संस्था हा कार्यक्रम राबविण्यास पुरी पडणार नाही या परिस्थितीचा
विचार करून शासनाने असे ठरविले आहे की, या कार्यक्रमात मुंबई शहरातील
जुन्या मोडकळीस आलेल्या उपकर प्राप्त इमारती घरमालक / भाडेकरू व
रहिवाशी यांना सहभागी करावे तसेच त्यांना सहभागी होण्यास प्रोत्साहन
देण्याच्या उद्देशाने मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाप्रमाणे २.४ पट
चटई क्षेत्र न देता फक्त २ किंवा मूळ इमारतींसाठी पूर्वी वापरण्यात आलेला
चटई निर्देशांक जास्त असेल इतका चटई निर्देशांक वापरण्याची सवलत पुढील
अटीवर देण्यात यावी असा निर्णय शासनाने घेतला आहे. :-

- अ) जुन्या इमारती मधील सर्व रहिवाशांचे पुनर्रचित इमारतींमध्ये
पुनर्वसन करावे.
- ब) प्रत्येक रहिवाशाला शक्य तो त्याच्या जुन्या जागेच्या क्षेत्रफळा
एवढी जागा जी कमीत कमी विकास नियंत्रण नियमांमध्ये विहित
केल्याप्रमाणे असेल आणि जास्तीत जास्त मुंबई महानगरविकास
प्राधिकारणाने विहित केल्याप्रमाणे ७० चौ.मी.पर्यंत क्षेत्रफळाची
जागा देण्यात यावी.

- क) रहिवाश्यांची यादी आणि ते राहत असलेल्या जुन्या इमारतीतील त्यांच्या जागेचे क्षेत्रफळ मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने प्रमाणित करावे.
- ड) प्रस्ताविक रहिवाश्यांची सीविस्तर यादी मंडळाने प्रमाणित केल्यानंतर पुनर्रचित इमारती मधील गाळ्यांचे वाटप घरमालक / रहिवाश्यांच्या सहकारी संस्था यांनी करावे.
- इ) विद्यमान रहिवाश्यांचे पुनर्वसन केल्यानंतर सोबत जोडलेल्या तक्त्यामध्ये नमूद केल्याप्रमाणे चटई क्षेत्र निर्देशांकाचा प्रमाणित भाग मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाला संकृष्ट शिबिरांत राहणा-या रहिवाश्यांचे पुनर्वसन करण्यासाठी देण्यांत यावा. मंडळाने संकृष्ट शिबिरांतील नामनिर्देशित केलेल्या रहिवाश्यांना पुनर्रचित इमारतीतील गाळे जास्तीत जास्त रु.१३३/- दर चौ. फू. दराने किंमत आकास मालकी हक्काने देण्यांत यावेत. [नागरी कमाल जमिन धारणा अधिनियमाला उपलब्ध होणा-या गाळ्यांसाठी शासनाने मान्य केलेली ही किंमत आहे.]
- फ) जुन्या इमारतींतील रहिवाश्यांना गाळ्यांच्या विक्रीसाठी अट घालण्यांत येणार नाही, ह्या संबंधात भाडेकरू / रहिवाशी यांच्या बरोबर तडजोड करण्यांत यावी. रहिवाशी / भाडेकरू यांच्या संमतीनेच ही योजना अंमलांत आणावयाची आहे. जुन्या इमारतींतील किमान ७० टक्के रहिवाशी या योजनेत सहभागी होणार असल्यास अशा योजनेस मंजूरी घावी व उरलेल्या ३० टक्के किंवा त्यापेक्षा कमी रहिवाश्यांना [जे योजनेत सहभागी होण्यास तयार नसतील.] मंडळाच्या संकृष्ट शिबिरात मित्रलाशी भाडे [स्कॉनामिक रेंट] आकास पर्यायी जागा देण्यांत येईल.
- ग) पुनर्रचित काळात जुन्या इमारती मधील रहिवाश्यांच्या पर्यायी जागेच्या व्यवस्थेची जबाबदारी संबंधित घरमालक / सहकारी संस्थेची राहिल.
- ड) इमारतींची पुनर्रचना करतांना खालील अटीचे पालन करण्यांत यावे :-
- [१] रस्ता रेंदीसाठी आवश्यक जमिन सोडण्यांत यावी,
- [२] प्रत्येक इमारतीमध्ये ५ फुट खुली जागा असावी. [जरूर वाटल्यास जोतक्षेत्र कमी करून इमारतींची रुंदी वाढविण्यांत येईल.]

- [३] ५ मजल्यां पर्यन्त पुनर्रचित इमारतीमध्ये लिफ्टसाठी आगृह धरला जाणार नाही. मात्र अग्निशामक नियम आणि विनियम याचे पालन करणे आवश्यक आहे.
- [४] वाणिज्य / ऑफिस / दुकाने यांच्यासाठी जेवढी जागा जुन्या इमारतीमध्ये होती, त्यापेक्षा अधिक जागा नवीन पुनर्रचित इमारतीमध्ये दिली जाणार नाही.
- ण] जर घरमालक मालमत्ता विकसित करण्यास तयार नसतील तर ती मालमत्ता संपादित करून रहिवाश्यांच्या सहकारी संस्थांना विकसित करण्यासाठी देण्यांत येईल.
- क] मंडळाने संपादित केलेली जमिन रहिवाश्यांच्या गृहनिर्माण संस्थांना सुखातीला अनुप्राप्तीवर व नंतर इमारत पुरी झाल्यावर १० वर्षांच्या भाडेपट्टीने घावी.
- न] जर खादी मालमत्ता विकसित करण्यास घरमालक / रहिवाशी असमर्थ ठरल्यास ती मालकांनी संक्रमण शिबिरात राहणा-या रहिवाश्यांना जर ते स्वतःच्या खर्चाने विकसित करण्यास तयार असतील तर त्यांना देण्यांत येईल.

वरील निर्णय लक्षांत घेऊन आपणांस विनंती की, आपण आवश्यक त्या सुचना मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाच्या अधिका-यांना देवून मुंबई शहरातील जुन्या व मोडकळीस आलेल्या उपकर प्राप्त इमारतींची पुनर्रचना करण्यास जे घरमालक वारिहवाश्यांच्या सहकारी गृहनिर्माण संस्था पुढे येतील त्यांना वरील अटींवर ना हरकत प्रमाणपत्र देण्याबाबत सुचना घाव्यांत. त्याचप्रमाणे या योजनेचे उत्तम प्रोत्साद मिळण्यासाठी सर्वतोपरी प्रसिध्दी देण्यांत यावी.

त्याचप्रमाणे शासनाने मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने यापूर्वीच पुनर्रचित केलेल्या इमारतींमधील गाळे विद्यमान रहिवाश्यांना मालकी तत्वावर दीर्घकालीन मुदतीच्या भाडे खरेदीच्या पध्दतीने देण्याच्या प्राधिकारणाच्या प्रस्तावास तत्त्वतः मान्यता दिली आहे. याबाबतचा सविस्तर प्रस्ताव शासनास तात्काळ सादर करावा.

वरील निर्णयाची अंमलबजावणी करण्याच्या दृष्टिकोनातून महाराष्ट्र गृहनिर्माण व क्षेत्रविकास अधिनियम १९७६ मधील कोणाच्या कलमांना दुरुस्ती

करावयाची आवश्यकता आहे. या बाबतचा प्रस्ताव सुद्धा शासनात तात्काळ सादर करण्यात यावा.

आपला विश्वासू,

सही/-

[ना.द.दंडवते]
अवर सचिव.

प्रत आवश्यक त्या कार्यासाठी अग्रेषित -

मुख्य अधिकारी व उप सभापती, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,
गृहनिर्माण भवन, बांद्रा [पूर्व], मुंबई-४०००५१.

प्रशासक, मुंबई महापालिका, पालिका मुख्यालय, मुंबई -४००००१.

प्रशासक विनंती करण्यात येते की, वरील शासनाच्या निर्णयानुसार पुनरीषित इमारतीचे नकाशे महापालिकेकडून मंजूर करून घेणे आवश्यक आहे. अशा नकाशांना मंजूरी देतांना महापालिकेने त्याची कसून छाननी करावी. तसेच आवश्यक ते परवाने देतांना जुन्या इमारतीचे मूळ चटई क्षेत्र व वरील निर्णयानुसार देण्यात येणारे २ पर्यंतचे चटई क्षेत्र यांची सुद्धा काळजीपूर्वक छाननी करावी. त्याचप्रमाणे प्रत्येक रहिवाश्याकडे जुन्या इमारतीत असलेल्या जागांचे क्षेत्रफल त्यांचा निवासी वा अनिवासी वापर या संबंधीची वस्तुस्थिती विशेष करून तपासून त्याप्रमाणे त्याबाबत आवश्यक ते प्रमाणपत्र देण्यात यावे असे प्रमाणपत्र देण्याचे अधिकार तसेच ही सर्व छाननी करण्याचे अधिकारी प्रशासकांनी शहर अभियंता व तत्सम अधिका-यांकडे सोपवावी. त्यापेक्षा कमी दर्जाच्या अधिका-यांकडे हे काम सोपविण्यात येऊ नये. तसेच छाननीचे अधिकार वरील अधिका-यांस प्रदान केले तरी प्रमाणपत्र मात्र प्रशासकांनीच स्वाक्षरीने देण्यात यावे.

प्रत माहितीसाठी अग्रेषित -

नगर विकास विभाग, मंत्रालय,

मुंबई महानगर प्रौढशिक्षण विकास प्राधिकरण, गृहनिर्माण भवन, वांद्रे, मुंबई-५१.
कार्यासन-२, गृहनिर्माण व विशेष सहाय्य विभाग [विशेष सूचि]

मंडळाला घावयाचे जादा बांधकाम क्षेत्राचे प्रमाण

**निवासी आणि अनिवासी साठी
वापर केल्यास**

**फक्त निवासासाठी वापर
केल्यास**

**जादा उपलब्ध
होणारे बांधकाम
क्षेत्र**

**मंडळाला घावयाचे
बांधकाम क्षेत्र**

**जादा उपलब्ध
होणारे बांधकाम
क्षेत्र .**

**मंडळाला घावयाचे
बांधकाम क्षेत्र**

४० टक्के

काही नाही

५० टक्के

काही नाही

४५ टक्के

५ टक्के

५५ टक्के

५ टक्के

५५ टक्के

१० टक्के

६५ टक्के

१० टक्के

६० टक्के

१५ टक्के

७० टक्के

१५ टक्के

६५ टक्के

२० टक्के

७५ टक्के

२० टक्के

७० टक्के

२५ टक्के

८० टक्के

२५ टक्के

८० टक्के

३० टक्के

९० टक्के

२० टक्के

९० टक्के

४० टक्के

९५ टक्के

३५ टक्के

९५ टक्के

५० टक्के

९५ टक्क्यांपेक्षा
अधिक

४० टक्के

क्रमांक : एआरस्स १०८१/[११४]/२,
गृहनिर्माण व विशेष सहाय्य विभाग,
मंत्रालय, मुंबई -४०० ०३२.

दिनांक ५ जुलै, १९८४

प्रति,

प्रशासक,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण,
गृहनिर्माण भवन, वांद्रा [पूर्व],
मुंबई ४०००५१.

विषय : मुंबई शहरातील पुन्या व मोडकळीस आलेल्या
उपकर प्राप्त इमारतींची पुनर्रचना योजना ना
हरकत प्रमाणपत्र देणे व प्राधि रणा तर्फे
पुनर्रचना करण्यासाठी नियोजिलेल्या ३४ पुनर्रचना
योजना बाबत....

महोदय,

कृपया, वरील विषया बाबतचे आपले अर्थशासकीय पत्र क्र.एमस्व/
व्हीपी/पी३/५०८४, दिनांक १३ फेब्रुवारी, १९८५ चे पत्र पहावे.

संक्रमणाशिबीरामध्ये मोठ्या संख्येने १०-१५ वर्षांपेक्षा अधिक
काळ अनेक कुटुंब रहात आहेत. या कुटुंबाचे लवकरात लवकर पुनर्वसन
करण्याच्या उद्देशाने ज्या पुनर्रचना योजनेमध्ये मोठ्या प्रमाणात
अतिरिक्त गाळे उपलब्ध होऊ शकतील, अशा काही जागांची निवड
करण्यास प्राधिकरणास सांगण्यात आले होते, त्यानुसार प्राधिकरणाने
अशा ३४ जागांची निवड केली होती. या जागेच्या बाबतीत मंडळाने
ना हरकत प्रमाणपत्र दिल्या शिवाय मुंबई महानगरपालिकेने या
जागेवरील कोणतेही नकाशे मंजूर करू नये असे आदेश महापालिकेस
शासन निर्णय, गृहनिर्माण व विशेष सहाय्य विभाग क्र.एआरस्स १०८१/
२१७३०/सीआर-११४/डी-२, दिनांक २१.५.८१ पदारे देण्यात आले

- २ -

होते • सदर ३४ जागांची यादी सोबत जोडली आहे • त्यापैकी १६ ए.बी. खेतवाडी, १२ वी क्रांस गल्ली आणि सोनावाला कंपाउंड या जागांसाठी अगोदरच शासनाने ना हरकत प्रमाणपत्र दिलेले आहे • उरलेल्या ३२ जागांपरील भू संपादन कार्यवाही चालू केल्यानंतरकाही अडथळ्यांमुळे भू-संपादन कार्यवाही पूर्ण होऊ शकली नाही, या त्या योजनांची अंमलबजावणी करणे व्यावहारिकदृष्ट्या अशक्य असल्याचे आढळून आल्याने प्राधिकरणाने रयेन जागेपैकी काही जागा वगळण्याचा प्रस्ताव शासनाकडे पाठविला • याप्रस्तावावर त्यावेळचे राज्यमंत्री [गृहनिर्माण] यांच्याकडे अनेक बैठका झाल्या • त्यानंतर प्राधिकरणाच्या अधिका-यांशी चर्चा केल्यानंतर असे ठरविण्यात आले की या जागांपैकी काही जागेच्या बाबतीत विचार न करता जुन्या व मोडकळीस आलेल्या सर्वच इमारतींच्या बाबतीत परत धोरणात्मक निर्णय घ्यावा • त्यामध्ये भाडेकरू व मालक यांना सहभागी करून घेयात यावे • पुनर्रचना योजनेतील गाळ्यांच्या भाड्याची जबाबदारी हळूहळू कमी करावी • त्याप्रमाणे शासनाने दि. ७ फेब्रुवारी, ८४ रोजी भाडेकरू व मालक यांना या कार्यक्रमात सहभागी करून घेऊन त्यांना दोन किंवा वापरलेला चटईनेत्र निर्देशांक यापैकी जो अधिक असेल तो चटई क्षेत्र निर्देशांक प्रोत्साहनात्मक देण्याचा निर्णय घेतलेला आहे • या निर्णयानुसार प्राधिकरणाने या ३२ जागांच्या बाबतीत पुन्हा योग्य तो आदेश देण्याची शासनास विनंती केली आहे •

वरील निर्णयानुसार या ३२ जागेच्या धोरणांचे पुनर्विलोकन करून शासनाखालील प्रमाणे आदेश देत आहे : ५

१०. या ३२ जागांपैकी ज्या जागेची भू-संपादन कार्यवाही पूर्ण झालेली आहे, आणि ज्यावर पुनर्रचना योजनेनुसार इमारतीचे काम चालू झाले आहे, अशा जागा सोडून इतर जागेच्या बाबतीत मालक / रहिवाशी यांच्या सहकारी संस्थाना ना हरकत प्रमाणपत्र देण्यात यावे •

३. ज्या जागेच्या बाबतीत भू-संपादन कार्यवाही चालू आहे, आणि मालक तेथे पुनर्रचना राबविण्यास तयार असतील, तर ही भू-संपादन कार्यवाही रद्द करावी. जर मालक तयार नसतील आणि भाडेकरू सधर पुनर्रचना योजना राबविण्यास तयार असतील तरच भू-संपादन कार्यवाही चालू ठेवावी.

३. ज्या जागेच्या बाबतीत अद्याप भू-संपादन कार्यवाही चालू केलेली नाही अशा जागेच्या बाबतीत जर मालक पुनर्रचना योजनेच्या प्रस्तावासहित आले नाहीत किंवा भाडेकरू अशा प्रस्तावासहित आले तरच भू-संपादन कार्यवाही चालू करण्यात यावी.

४. ज्या जागेच्या बाबतीत भू-संपादन कार्यवाही पूर्ण झालेली आहे, पण पुनर्रचना योजनेचे काम चालू झालेले नाही, अशा जागांच्या बाबतीत मालक आणि तेथील रहिवाश्यांनी यांच्या सहकारी संस्थांनी तेथील जागेचा पुनर्विकास करण्याची विनंती केल्यास त्यांनी तेथील सर्व रहिवाश्यांना सामावून घेतले पाहिजे, तसेच ही जमिनी अशा सहकारी संस्थांना प्रथम अनुज्ञाप्रीत्यर्थ व नंतर इमारत पुरी झाल्यावर १० वर्षांच्या भाडेपट्टीने घ्यावी, अतिरिक्त गाळ्यांपैकी सोबत जोडलेल्या तक्त्यात दर्शविलेल्या विहित प्रमाणातील टक्केवारी प्रमाणे गाळे मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाला संक्रमण शाबिरात राहणा-या लोकांच्या पुनर्वसनासाठी देण्यात यावे, या अटीवर त्यांना ना हरकत प्रमाणपत्र देण्यात यावे.

सहपत्र - ३४ जागांची यादी व
मंडळाला घावयाच्या बांधकाम
क्षेत्राचा तक्ता.

आपला विश्वासू,
सही.
[ना.द.दंडवते]

अवर सचिव, महाराष्ट्र शासन.

प्रत, सहपत्रासह माहिती करिता :-

१. उपसभापती व मुख्य अधिकारी,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,
गृहनिर्माण भवन, वांद्रा (पूर्व),
मुंबई ४०० ०५१.

२. मुख्य अभियंता,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ,
गृहनिर्माण भवन, वांद्रा (पूर्व),
मुंबई ४०००५१.

प्रत सहपत्रासह माहितीसाठी व आवश्यक कार्यवाहीसाठी -

१. महापालिका आयुक्त, वृहन्मुंबई महापालिका, पालिका मुख्यालय,
मुंबई क्र. ४०० ००१.

२. शहर अभियंता, वृहन्मुंबई महानगर पालिका, पालिका मुख्यालय,
मुंबई- १.

३. संपालक [अभियंत्रिकी सेवा आणि प्रकल्प] वृहन्मुंबई महानगरपालिका,
मुंबई यांना अग्रेषित.

२. त्यांना विनंती करण्यात येते की, या सुधारीत आदेशानुसार मुंबई
गृहनिर्माण व क्षेत्रविकास मंडळाने " ना हरकत प्रमाणपत्र " दिल्यानंतरच
नकाशे वगैरे मंजूर करण्या बाबतची पुढील कार्यवाही करण्यात यावी.

विकसित करावयाच्या ३४ जागांची यादी

अनु.क्र.	विभाग	योजनेचे नांव	ठिकाण, भूकर, सर्वेक्षणा क्र मांक वगैरे
१	२	३	४
१]	अ	धोबी चाळ, लाला निगम रोड, कुलाबा	भूकर सर्वेक्षणा क्र ४९९९/५००, कुलाबा विभाग.
२]	ब	नागरी नुतनीकरण योजना, उमरखाडी	१] भूकर सर्वेक्षणा क्र-२०१३-२०१६ २०२०-२०२१, मांडवी विभाग टप्पा-१.
			२] भूकर सर्वेक्षणा क्र-२००८-२०१२- टप्पा -२, मांडवी विभाग
			३] भूकर सर्वेक्षणा क्र-१९९३-१९९५-१९९८-२००४-२००७-मांडवी विभाग - टप्पा - ३
			४] भूकर सर्वेक्षणा क्र-२०१२-२००८-मांडवी विभाग, टप्पा-४
			५] भूकर सर्वेक्षणा क्र-१९८९-१९-२ २००३-मांडवी विभाग, टप्पा-५.
३]	क	नागरी नुतनीकरण योजना, १४ झावबावाडी	भूकर सर्वेक्षणा क्र-२२३४, २२३५ २२४१, २२४८, २२४७, ५/२२४९, भुलेश्वर विभाग.
४]	ड]	१०, पिंपळवाडी	गिरगांव विभाग.
५]	ड	१७, जेबी-सीडीइएफ आणि १६-अ बी-सी-डी. आराधना.	भूकर सर्वेक्षणा क्र-१९७-१९८ व २/१९८, ताडदेव विभाग
६]	ड	जायफळ वाडी	भूकर सर्वेक्षणा क्र-६६१, मलबार हिल विभाग

१.	२.	३.	४
७]	ड-१	१६-६ अ-बी खेतवाडी १२ वी गल्ली	भूकर सर्वेक्षण कृ. १११६ गिरगांव विभाग. ना हरकत प्रमाण पत्र देण्यात आलेले आहे
८]	ड-१	सोनावाला कंपाऊन्ड	भूकर सर्वेक्षण कृ. ३१५/२/३१६ ताडदेव विभाग. ना हरकत प्रमाण पत्र देण्यात आलेले आहे
९]	ई	रंगावाला इस्टेट कंपाऊन्ड माझगाव	भूकर सर्वेक्षण कृ. ४०२, माझगाव विभाग
१०]	ई	मापलावाडी इस्टेट चोठ मोतीशा लेन माझगाव.	भूकर सर्वेक्षण कृ. ४०४/१/४०४, १-बे/ ४०४, माझगाव विभाग
११]	ई	१-१६ डॉ. कंपाऊन्ड दत्ताराम लाड मार्ग	भूकर सर्वेक्षण कृ. ७८२ ते ७८७ २/७८५, १-अ/७८२ माझगाव विभाग
१२]	ई	२३-२५ मौलाना आझाद रोड, बीर महमद चाळ	भूकर सर्वेक्षण कृ. १९८१, भायळा विभाग.
१३]	ई	८१, मोरलेंड रोड	भूकर सर्वेक्षण कृ. १५७७/१, १५७०, १५७१, १५७२, भायळा डिप्लेज
१४]	फ/दक्षिण	१ ते ५ काळेवाडी भट चाळ, जी.डी.आबिकर मार्ग	भूकर सर्वेक्षण कृ. १९७-१९८ परक, शिवाडी विभाग.
१५]	ग/उत्तर	गुंझीयल वाडी, पितांबर लेन माहिम.	अंतिम भूखंड नं. र. यो. ३, माहिम
१६]	ग/उत्तर	१५-डी, १५-ई आणि १७ वाझिवाडी, लेडी जमशेटजी रोड, माहिम	अंतिम भूखंड कृ. ६७५-६७५ ६७७/६७९/६८० नं. र. यो. ३, माहिम

१०	२०	३०	४०
१७]	ग/उत्तर	२९-डी-ई वाइवाडी, लेडी जमेवाटजी रोड, माहिम	अंतिम भूखंड क्र० ६६६-६६६अ, ६६८/ ६६९/६७० न.र.यो.३ माहिम
१८]	ग/उत्तर	१-२-३-४ मिठाईवाला चाळ, खेडगल्ली, काकासाहेब गाडगीळ मार्ग	अंतिम भूखंड क्र० ५७७, न.र.यो.३ माहिम
१९]	ग/उत्तर	२-५-७, जुनी सिद्धीचाळ आणि नवीन सिद्धीचाळ, भयानीशंकर रोड, दादर.	अंतिम भूखंड क्र० ५५०-५५१ न.र.यो.४, माहिम
२०]	ग/उत्तर	१४६ भयानी शंकर रोड, नायकीणी वकील चाळ, वी.स्स.रोड, दादर.	अंतिम भूखंड क्र० ४३१ न.र.यो. ४, माहिम
२१]	ग/उत्तर	कपळीवाडी कंपाऊन्ड, के.व्ही.पिल्ले पथ, दादर.	अंतिम भूखंड क्र० ४६९ न.र.यो.४
२२]	ग/उत्तर	किर्तीकर मार्केट, डी.एल. वैद्यरोड, किर्ती इस्टेट	अंतिम भूखंड क्र० ४७, न.र.यो.४, माहिम
२३]	ग/उत्तर	१९-१९ अ विर सावरकर मार्ग, घुनावाला चाळ, माहिम.	अंतिम भूखंड क्र० ७६१ न.र.यो.३, माहिम
२४]	ग/उत्तर	८-१०-१२-१६-१८ भयानीशंकर रोड, जावळेवाडी, दादर.	टप्पा-१ अंतिम भूखंड क्र० ३२२-३२३-३२४- ३२५, न.र.यो.३, माहिम
			टप्पा-२ अंतिम भूखंड क्र० ३१८-३१९-३२०- ३२१ न.र.यो.४, माहिम.
२५]	ग/उत्तर	५ अब्दुल गनी चाळ दादर पोलिस स्टेशन, दादर	अंतिम भूखंड क्र० ४२४, न.र.यो.४, माहिम

 १. २. ३. ४.

- २६] ग/उत्तर १४-१६, डाॅ. रायटस
गल्ली, भोरीचाक क.
१-२-३, बाबुराव
पस्कर मार्ग, दादर अंतिम भूखंड क्र. ४४०-४४१, न.र.यो.
४, माहिम
- २७] ग/उत्तर ६३-, ६४-एफ पुलन
मिल लेन, जया भवन
दादर. अंतिम भूखंड क्र. २४, न.र.यो.
३, माहिम
- २८] ग/दक्षिण ३८७-अ, सेनापती बापट
मार्ग, सक्सेरिया मिल
कम्पाऊन्ड भूकर सर्वेक्षण क्र. ४५६ [भाग]
लोकर परेल विभाग.
- २९] ग/दक्षिण वायंगणकर वाडी,
हास्तीसकर मार्ग,
पुष्पादेवी. अंतिम भूखंड क्र. १२८१ [भाग],
न.र.यो. ४, माहिम.
- ३०] ग/दक्षिण २६-२८-१५-५५५ सी.
७६-७८ खेडगल्ली, तयानी
रोड, हिरवे गुस्नी मार्ग,
जंक्शन. अंतिम भूखंड क्र. १००५, १००६/
१००७, न.र.यो. ४, माहिम.
- ३१] ग/उत्तर २६३-अ-बी-सी-डी
२५९, २६६, २७३, ना.म.
जोषाजी मार्ग, जुनी
कुंभार चाक, इमारणी चाक,
दामजी गोवर चाक,
पगेरे. सर्वेक्षण क्र. ९३/९४/९५
लोअर परेल विभाग

-०५६-२१६-३१६
 • मंडीत, ४. १०. ५. ५ १९६६

४. १०. ५. ५, ४५४-६ टी. १९६६
 मंडीत

४१० नि. १७६ ५ १९६६ [५५]
 ५१७३ मंडीत ५१७३
 ५१७३

१.	२	३	४
३२]	ग/दीक्षणा	५२-५४ बी-सी-डी-इ, हनुमानगल्ली, फर्ग्युसन रोड, राजी बाबाजीघाळ, श्रीकरराव नारायण वैद्य	भूकर सर्वेक्षणा क्र.४४२, लोअर परळ विभाग
३३]	ग/उत्तर	३०४, ना.म.जोशी मार्ग कांदरघाळी	भूकर सर्वेक्षणा क्र.२९, लोअर परळ विभाग
३४]	ग/उत्तर	३४९-३५१, एन.एम.जोशी मार्ग, सेवाराव घाळ	भूकर सर्वेक्षणा क्र.८२, लोअर परळ विभाग.

मंडळाला घावयाचे जादा बांधकाम क्षेत्राचे प्रमाण

निवासी आणि अनिवासीसाठी
वापर केल्यास

फक्त निवासासाठी वापर
केल्यास

जादा उपलब्ध
होणारे बांधकाम
क्षेत्र

मंडळाला घावयाचे
बांधकाम क्षेत्र

जादा उपलब्ध
होणारे बांधकाम
क्षेत्र

मंडळाला घावा
याचे बांधकाम
क्षेत्र

४० टक्के

काही नाही

५० टक्के

काही नाही

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३५ टक्के

९० टक्के

५० टक्के

९५ टक्क्यापेक्षा

४० टक्के

अधिक.

=====

क्रमांक सआरस्त १०८४/६२२५-व/का.२
गृहनिर्माण व विशेष सहाय्य विभाग
मंत्रालय, मुंबई - ४०००३२.
दिनांक - ८ ऑगस्ट १९८५.

प्रति,
प्रशासक,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, वाट्टी (पूर्व),
मुंबई-४०००५१.

विषय : उपकर प्राप्त जुन्या व मोडकळीस आलेल्या
इमारतींची पुनर्रचना योजना - घर मालक
वा इमारतीतील रहिवाश्यांच्या सहकारी
संस्थांचा सहभाग - दोन किंवा इमारतीत
पूर्वीच वापरण्यात आलेले चटई क्षेत्र यापैकी
जास्तीत जास्त चटई क्षेत्र देण्याबाबत.

संदर्भ : समक्रमांकाचे शासकीय पत्र, दिनांक
१ डिसेंबर, १९८४.

महोदय,

उपरोक्त समक्रमांकाच्या दिनांक १ डिसेंबर १९८४ च्या
शासनाच्या पत्राव्दारे शाहरातील उपकर प्राप्त जुन्या व मोडकळीस
आलेल्या इमारतींच्या पुनर्रचना योजना हाती घेण्यासाठी जे घरमालक
वा रहिवाश्यांच्या सहकारी संस्था पुढे येतील, त्यांना प्रोत्साहनात्मक
दोन किंवा इमारतीत पूर्वीच वापरण्यात आलेले चटई क्षेत्र यापैकी जास्त
असेल, ते चटई क्षेत्रीवहित अटींवर उपलब्ध करून देण्या बाबतचे आदेश
देण्यात आले होते, परंतु नगर विकास विभागाने महापालिका कार्यातील
तरतूदींचा दोन पर्यंत वाढीच चटई क्षेत्र उपलब्ध करून देण्याबाबत
आवश्यक ते प्रशासकीय आदेश महापालिकेला देण्यात न आल्यामुळे
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने ज्या अशा योजनांना ना हरकत
प्रमाणपत्रे दिले आहेत, त्या अधाप कार्यान्वित झालेल्या नाहीत असे
शासनाच्या दृष्टीतपतीस आलेले आहे.

२. दोन पर्यंत वाढीच चटई क्षेत्र उपकर प्राप्त इमारतींना उपलब्ध
करून देण्याबाबतच्या प्रश्नांबाबत शासनातर्फे अधिक सखोल अभ्यास चालू आहे.

प्रत अग्रेषित -

- १] नगर विकास विभाग.
- २] मुख्य अधिकारी, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ.
गृहनिर्माण भवन, वाट्टी [पूर्व], मुंबई - ४०० ०५१.
- ३] महापालिका आयुक्त, मुंबई महापालिका, मुंबई - १.
- ४] शाहर अभियंता, मुंबई महापालिका, मुंबई - १
- ५] मुख्य अभियंता, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, गृहनिर्माण भवन,
वाट्टी [पूर्व], मुंबई-४०००५१.

२. पालिका आयुक्त यांना अशाी विनंती करण्यात येते की, त्यांनी जे उपकर प्राप्त इमारतीचे घरमालक व रहिवाश्यांच्या सहकारी गृहनिर्माण संस्था त्या इमारतीच्या पुनर्रचना योजनेसाठी शाहर विकास नियंत्रण नियमातील सर्व तरतूदींचा अवलंब करून १०३३ वा इमारतीत वापरण्यात आलेले चटई क्षेत्र या दोहोपैकी जे अधिक असेल अशाचटई क्षेत्राचा वापर करून त्यांची पुनर्विकास योजना अंमलांत आणण्यास तयार असतील व त्यांना मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने वर उल्लेख केलेल्या अटीवर ना हरकत प्रमाणपत्र दिले असेल त्यांना आवश्यक ती महापालिकेची मान्यता तात्काळ देण्याबाबतची कार्यवाही करण्याच्या सूचना संबंधित अधिका-यांना देण्यांत याव्यात की, जेणे करून या धोकादायक इमारतीत रहाणा-या रहिवाश्यांची जिवित व वित्त हानी टाळण्याचे दृष्टीने त्या इमारतीच्या पुनर्रचना योजना तात्काळ अंमलात आणणे घरमालक वा रहिवाश्यांच्या सहकारी गृहनिर्माण संस्थांना शक्य होईल.

त्याचप्रमाणे मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने यापूर्वीच ज्या घरमालक व रहिवाश्यांच्या सहकारी गृहनिर्माण संस्थांस दोन किंवा पूर्वीच वापरणात आलेले चटई क्षेत्र या दोहोपैकी जे अधिक असेल अशा चटई क्षेत्राचा वापर करून त्यांच्या पुनर्रचना योजनेस ना हरकत प्रमाणपत्र दिली असतील व अशाी जी प्रकरणे महापालिकेकडे प्रलंबित असतील अशा प्रकरणाच्या बाबतीत जे घरमालक वा रहिवाश्यांच्या सहकारी गृहनिर्माण संस्था प्रचलित शाहर विकास नियंत्रण नियमातील सर्व तरतूदींचे पालन करून १०३३ वा त्या इमारतीत वापरण्यात आलेले चटई क्षेत्र यापैकी जे जास्त असेल अशा चटई क्षेत्राचा वापर करून शासनाने यापूर्वीच दिनांक १ डिसेंबर १९८४ च्या शासकीय आदेशांत विहित केलेल्या अटीचे पालन

कस्त त्यांची पुनर्विकास योजना अंमलात आणण्यास तयार असतील व त्यांनी विनंती संबंधितांनी महापालिकेकडे केल्यास अशा प्रकणामध्ये महापालिकेने आवश्यक ती मान्यता त्यांच्या पुनर्विकास योजनेच्या अंमलबजावणीस देण्या बाबत तात्काळ कार्यवाही करावी व अशा योजनांसाठी मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाकडे पुन्हा संदर्भ करण्याची गरज असू नये.

वर दिलेल्या आदेशांचे अनुपालन अहवाल शासनास तात्काळ सादर करावेत.

Urban Development Department
Bombay: 20th March, 1987.

To:

Shri S.S. Tinaikar
Municipal Commissioner,
Municipal Corporation of
Greater Bombay,
Bombay.

Sub: D.C. Rules for Greater Bombay.

Grant of permission with additional FSI for reconstruction of old and dilapidated cessed building in Island city of Bombay by Landlords/ Occupant's Co-Operative Housing Society.

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Sir,

Please refer to the letter no. CE/13948/DPC dated 1st October, 1985 from the Chief Engineer, Development Plan, on the above subject.

2) The problem of reconstruction of old and dilapidated cessed buildings in City of Bombay which have completed their life span and pose a danger to life has become rather serious. Considering the large expenditure likely to be involved in the reconstruction of about 19.600 old cessed buildings, Government was considering whether it would be appropriate to allow private development by granting incentives/relaxation under the D.C. Rules, if the landlords/occupant's Co-operative Housing Societies would themselves undertake reconstruction of buildings. Taking an over all view of the matter, Government in Housing and Special Assistance Department have formulated a scheme under the provisions of M.H.&A.D. Act. 1976 by involving

: 2 :

landlords/occupants to take up reconstruction of such buildings. For this purpose Government in Housing and Special Assistance Department has decided to give incentives in the form of FSI which would involve relaxations under the D.C. rules.

3. Government is accordingly pleased to issue under Sub-section (1) of Section 154 of the Maharashtra Regional and Town Planning Act, 1966 a directive to the Municipal Corporation of Greater Bombay that the Special regulations embodied in Annex 'A' of this letter (which are by way of relaxation of the respective provisions of the existing Development Control Rules for Greater Bombay) will be deemed to be part of Development Control Rules for Greater Bombay. These Special regulations should be given immediate effect by the Greater Bombay Municipal Corporation in respect of such reconstruction schemes as have been approved under the provisions of Maharashtra Housing and Area Development Act, 1976.

The receipt of this letter may be acknowledged.

Yours faithfully,

Sd/-

(M.S. Hardikar)

Union Secretary to Government

Copy to:

1. The Secretary to Government, Housing & Special Assistance Department, Mantralaya, Bombay-32.
2. The Metropolitan Commissioner, Bombay Metropolitan Region Development Authority, Bandra, Bombay-51.
3. The Director of Town Planning, Maharashtra State, Pune.

4. The Administrator, Maharashtra Housing & Area Development Authority, Bandra, Bombay - 400 051.
5. The Chief Officer, Bombay Housing & Area Development Board, Griha Nirman Bhavan, Bandra, Bombay - 400 051.
6. The Chief Engineer, Development Plan, Bombay Municipal Corporation, Bombay.
7. Shri R.B. Donald, Member Secretary/Officer on Special Duty, (Bombay Development Plan Advisory Committee) Mantralaya, Bombay.
8. The Dy. Director of Town Planning, Greater Bombay, Bombay.

A G E N D A " A "

Special Reulations for Reconstruction Redevelopment Scheme approved by the Housing and Special Assistance Department and or M.H. & A.D.A. under the provisions of Maharashtra Housing & Area Development Act, 1976.

The following regulations shall be applicable for Reconstruction/Redevelopment undertaken by Landlords/ Occupant's Co-operative Housing Societies in respect of the cessed properties located in the Island City of Bombay which attract the provisions of Maharashtra Housing and Area Development Act, 1976.

- a) The F.S.I. shall not exceed 2.00 or the consumed FSI of the existing old building whichever in more provided the following conditions are fulfilled:
 - i. All the occupants in the existing old building shall be rehabilitated in the redeveloped buidling.
 - ii. Each occupant shall be given the area occupied by him in the old building subject to the minimum area as prescribed in the building Bye Laws / Development Control Rules, of Municipal Corporation of Greater Bombay, Bombay and or maximum area upto 70 sq. metres, as provided in the B.H.&.A.D. Act, 1976.
 - iii. The list of occupants and area occupied by them in the old building shall be certified by the Bombay Housing and Area Development Board.

: 2 :

- iv) The tenements in the reconstructed building shall be allotted by the owners or occupants co-operative housing society as per the list certified by the Bombay Housing and Area Development Board, Prescribed percentage of the surplus built up area as provided in the table in the 3rd schedule of the Maharashtra Housing and Area Development Act, 1976, shall be made available to the Bombay Housing and Area Development Board for accommodating the occupants in the transit camp or the cessed buildings which cannot be reconstructed on payment of cost not exceeding Rs.135/- per sq. ft.
- b) No construction or reconstruction of any old building shall be permitted on set back areas or area required for road widening and on sites reserved in the Development Plan for specific purpose other than residential.
- c) Marginal open spaces on all sides shall be atleast 5 provided distance between two buildings on the same plot shall not be less than 10'.
- d) Lift need not be provided for the reconstructed building with 5 floors. However, all precautions, or steps shall be taken for avoidance of fire or such accidents.
- e) In the new buildings, commercial/ office area/ shopping area not be more than what was existing prior to demolition or reconstruction of the old building. No additional commercial/office/shopping area shall be allowed in any case. The extent of commerical area will be in accordance with Maharashtra Housing and Area Development Act 1976 as amended.
- f) No premium shall be charged on account of concessions granted under Rule 48 (b) of Development Control Rule

48(b) of Development Control Rule for Greater Bombay in the matter of open space around the developed property viz. 5 ft. lift provision etc.

- 2) The Municipal Commissioner is authorised to exercise powers at his level under development control rule 48(b) for relaxation of the Development Control rules in respect of Reconstruction of such buildings.

क्रमांक सआरस्स १०८४/६२२५[अ]/दोन,
गृहनिर्माण व विशेष सहाय्य विभाग,
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक - २४ एप्रिल, १९८७.

प्रति,

प्रशासक,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण,
गृहनिर्माण भवन, वाट्टी [पूर्व],
मुंबई - ४०००५१.

विषय = मुंबई शहरातील जुन्या व मोडकळीस आलेल्या
उपकर प्राप्त इमारतींची पुनर्रचना - घरमालक /
रहिवासी यांचा सहभाग - " ना हरकत प्रमाण-
पत्र देण्याबाबत."

संदर्भ - १. या विभागाच्या क्र. सआरस्स-१०८४/
६२२५/दोन, दिनांक १०.१२.१९८४ चे पत्र.
२. या विभागाचे क्र. सआरस्स १०८४/६२२५/
व/ दोन, दिनांक ८ ऑगस्ट १९८५ चे पत्र.

महोदय,

मुंबई शहरातील जुन्या व मोडकळीस आलेल्या उपकर प्राप्त इमारतींची
घरमालक व रहिवाशी त्यांच्या इमारतींची पुनर्रचना करण्यास पुढे आल्यास
त्यांना दोन किंवा वापरलेला चटई क्षेत्र निर्देशांक यापैकी जो जास्त असेल तो
निर्देशांक प्रोत्साहनात्मक काही अटीवर देऊन त्यांना त्यांच्या इमारतींची
पुनर्रचना करण्यास " ना हरकत प्रमाणपत्र " देण्यांत यावे असा आदेश या
विभागाच्या दि. १ डिसेंबर १९८४ च्या पत्रान्वये दिलेला आहे. परंतु या
निर्णयाची अंमलबजावणी करण्यासाठी नगर विकास विभागाने बृहन्मुंबई
महानगरपालिकेस जे आदेश देणे आवश्यक होते ते ओढा देण्यामध्ये काही
अडचणी निर्माण झाल्यामुळे या विभागाने आपणास उपकरप्राप्त इमारतीचे
घरमालक व रहिवाशी यांच्या इमारतींची पुनर्रचना करण्यास पुढे आल्यास
त्यांना महापालिकेच्या विकास नियंत्रण नियंत्रण नियमाप्रमाणे देय असलेला
१.३३ चटई क्षेत्र निर्देशांक किंवा वापरलेला चटई क्षेत्र निर्देशांक यापैकी

जो जास्त असेल तो निर्देशांक , या विभागाच्या दि. १ डिसेंबर १९८४ च्या आदेशांत नमूद केलेल्या अटींवर देउन त्यांना " ना हरकत प्रमाणपत्र" देण्याचे सुधारीत आदेश दि. ८ ऑगस्ट १९८५ च्या पत्रान्वये दिले होते.

२. या विभागाच्या दि. १ डिसेंबर १९८४ च्या आदेशांत अनुसास्त नगर विकास विभागाने मुंबई शहरातील जुन्या मोडकळीस आलेल्या उपकर प्राप्त इमारतींच्या पुनर्रचनेसाठी तेथील घरमालक व रहिवाश्यांच्या सहकारी संस्था पुढे आल्यास त्यांना दोन किंवा वापरलेला घटई क्षेत्र निर्देशांक यापेकी जो जास्त असेल तो निर्देशांक काडी अटींवर देण्याबाबत सविस्तर आदेशा त्या विभागाच्या क्र. स्पस्सआय-११८५/१०००/युडी- दि. २० मार्च १९८७ च्या पत्रान्वये महापालिका आयुक्त, बृह न्युंबई महापालिका, मुंबई यांना दिलेले आहेत. या आदेशानुसार, या विभागाच्या १ डिसेंबर १९८४ च्या पत्रान्वये नमूद केलेल्या ज्या अटींबाबत नगर विकास विभागाने बृह न्युंबई महापालिकेस आदेश देणे आवश्यक होते, त्या सर्व अटींबाबत नगर विकास विभागाने महापालिकेस आवश्यक ते आदेश दिलेले आहेत. या परिस्थितीत या विभागाच्या दि. १ डिसेंबर १९८४ च्या पत्रातील आदेशानुसार दिलेल्या " ना हरकत प्रमाण पत्राप्रमाणे " महापालिकेकडून उपकर प्राप्त इमारतींच्या पुनर्रचनेच्या नकाशांना मंजूरी मिळण्यास कोणात्याही अडचणी येणार नसल्याने आपणांस विनंती करण्यात येते की, १ डिसेंबर ८४ च्या या विभागाच्या आदेशांत नमूद केल्याप्रमाणे मुंबई शहरातील उपकर प्राप्त इमारतींच्या पुनर्रचनेस घरमालक व रहिवाशी यांना " ना हरकत प्रमाणपत्र" देण्यांत यावे. तसेच मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने या बाबतीत ना हरकत प्रमाणपत्र दिल्यानंतर नगर विकास विभागाच्या दि. २० मार्च १९८७ च्या आदेशानुसार उपकर प्राप्त इमारतींच्या पुनर्रचनायोजनांना मंजूरी तात्काळ देण्यात यावी, अशी विनंती महापालिका केली करण्यात येत आहे. तसेच महाराष्ट्र गृहनिर्माण व क्षेत्रविकास अधिनियम १९७६ च्या प्रकरण ८अ , मधील तरतूदीनुसार रहिवाशींच्या ज्या सहकारी संस्थेकडे उपकर प्राप्त इमारतींचे मालकी हक्क हस्तांतरित होतील अशा रहिवाशांच्या सहकारी संस्थांनाही या विभागाच्या दि. १ डिसेंबर ८४ च्या आदेशांत तसेच सदर अधि नियमांत नमूद केलेल्या अटींवर त्यांच्या इमारतींची पुनर्रचना करण्यातस ना हरकत प्रमाणपत्र देण्यांत यावे.

२. आपणांस विनंती करण्यात येते की, वरील प्रमाणे आवश्यक ते आदेश मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ देण्यात यावेत व या बाबत केलेल्या कार्यवाहीचा अनुपालन अहवाल शासनास तात्काळ सादर करावा.

आपला विश्वासू,

सही/-

[ध.सं. च्छट्कर]

उप सचिव, महाराष्ट्र शासन.

प्रत सन्नेह अग्रेषित =

१. महापालिका आयुक्त, बृहन्मुंबई महानगर पालिका,
पालिका मार्ग, फोर्ट, मुंबई.
२. मुख्य अधिकारी, मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, गृहनिर्माण
भवन, वाट्टी [पूर्व], मुंबई - ४०० ०५१.
३. नगर अभियंता, बृहन्मुंबई महानगरपालिका, पालिका मार्ग,
फोर्ट, मुंबई - १.
४. मुख्य अभियंता, मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ, गृहनिर्माण
भवन, वाट्टी [पूर्व], मुंबई - ४०० ०५१.

महापालिका आयुक्तांना विनंती करण्यांत येते की, नगर विकास विभागाच्या वर उल्लेखिलेल्या दि. २० मार्च १९८७ च्या आदेशानुसार मुंबई शहरांतील जुन्या व मोडकळीस आलेल्या उपकर प्राप्त इमारतींच्या पुनर्रचनेच्या नकाशांना त्यांनी या बाबतीत मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाने आवश्यक क ते ना हरकत प्रमाणपत्र दिल्यानंतर, या विभागाच्या दि. १ डिसेंबर १९८४ च्या महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकारणास पाठविलेल्याव आपणांस पृष्ठलांकित केलेल्या आदेशानुसार, मंजूरी देण्यात यावी.

तसेच महाराष्ट्र गृहनिर्माण व क्षेत्रविकास अधिनियम १९७६ च्या प्रकरण ८-अ, मधील तरतुदीनुसार रहिवाशांच्या ज्या सहकारी संस्थेकडे उपकर प्राप्त इमारतीचे मालकी हक्क हस्तांतरित होतील अशा रहिवाशांच्या सहकारी संस्थानाही २० मार्च १९८७ च्या नगर विकास

विभागाच्या आदेशांतील तरतुदीनुसार इमारतीच्या पुनर्रचनासाठी
सर्व सवलती देऊन त्याच्या नकाशांना मुंबई मृदनिर्माण व क्षेत्रपिण्ड
मंडळाने ना हरकत प्रमाणपत्र दल्यानंतर मंजुरी देण्यात यावी.

सही/-

[ध. सं.च्छटकर]

उप सचिव, महाराष्ट्र शासन.

प्रत माहितीकरिता अग्रेषित -

सचिव, नगर विकास विभाग, मंत्रालय, मुंबई-३२

आयुक्त, मुंबई महानगर प्रादेशीक विकास प्राधिकारण, गु.नि.भवन,
वाट्टी, मुंबई -५१.

कार्यासन - दोन गु.नि.व वि.स.विभाग[निवडसूची] .

No. ARS:1084/6225(A/7)/D.II.
Housing and Special Assistance
Department,
Mantralaya,
Bombay - 400 032.

Dated the 6th Oct' 1988.

To,

Shri S.S. Tinaikar,
Municipal Commissioner,
Municipal Corporation of Gr. Bombay,
Bombay.

Sub: D.C. Rules for Greater Bombay.

Grant of permission with additional FSI for
reconstruction of old and dilapidated cessed
building in Island City of Bombay by Landlord/
Occupant's Co-operative Housing Society

Sir,

In amplification of the directives issued by the
Urban Development Department under its letter No.
FSI-1185/1000/UD-5, dated 20th March, 1987, Government is
pleased to issue revised Special Regulations for
Reconstruction/Redevelopment Schemes approved by the Housing
and Special Assistance Department and or Maharashtra
Housing and Area Development Authority under the provisions
of Maharashtra Housing and Area Development Act, 1976 as
detailed in Annexure-I.

Yours faithfully,

Sd/-

(D.K. Afzulpurkar)
Secretary to Government

Copy to:

- 1) The Secretary to Government,
Urban Development Department, Mantralaya, Bombay.
- 2) The Metropolitan Commissioner, Bombay Metropolitan
Regional Development Authority, Bandra, Bombay-51.

- 3) The Director of Town Planning, Maharashtra State, Pune.
- 4) The Chief E.O. Maharashtra Housing & Area Development Board Griha Nirman Bhavan, Bandra, Bombay-51.
- 5) The Chief Officer, Bombay Housing & Area Development Board Griha Nirman Bhavan, Bandra, Bombay-51.
- 6) The Chief Engineer, Development Plan, Bombay Municipal Corporation, Bombay.
- 7) Shri R.B. Donald, Member Secretary, Officer of Special Duty, (Bombay Development Plan Advisory Committee), Mantralaya, Bombay.
- 8) The Dy. Director of Town Planning, Greater Bombay, Bombay.

ANNEXURE - I

Special Regulations for Reconstruction/Redevelopment Schemes approved by the Housing and Special Assistance Department and or Maharashtra Housing and Area Development Authority under the provisions of Maharashtra Housing and Area Development Act, 1976.

The following regulations shall be applicable for Reconstruction/Redevelopment to be undertaken by Co-operative Housing Societies in respect of the cessed properties located in the Island City of Bombay which attract the provisions of Maharashtra Housing & Area Development Act, 1976 or by Co-operative Housing Societies of landlord and occupiers of the cessed building of 'A' category, subject to the provisions of Maharashtra Housing & Area Development Act, 1976:-

- (a) Proposal/Plan to reconstruct such a building shall be submitted with the approval of Bombay Housing & Area Development Board to the Municipal Commissioner, Bombay Municipal Corporation by the Co-operative Housing Society of the occupiers of the cessed building or the owner of the property, 70% of the occupiers should be willing to participate in the scheme on mutually acceptable terms.
- (b) The F.S.I. shall not exceed 2.0 or the consumed FSI of the existing old building whichever is higher provided the following conditions are fulfilled:-
 - i) All the occupant in the existing old building shall be rehabilitated in the redeveloped building.
 - ii) Each occupant in the existing building shall be given an area equal to the built-up area (not carpet area) occupied by him in the old building subject to the minimum area as prescribed in the Building Bye Laws Development Control Rules of Municipal Corporation of Greater Bombay, Bombay/and or maximum area upto

68 square metres as provided in the Maharashtra Housing and Area Development Act, 1976.

- iii) The list of occupants and the built-up areas occupied by them in the old building shall be certified by the Bombay Housing and Area Development Board.
- iv) The tenements in the reconstructed buildings shall be allotted by the formed or proposed Co-operative Housing Society as per the list certified by the Bombay Housing & Area Development Board. Prescribed percentage of the surplus built-up area as provided in the table in the Third Schedule of the Maharashtra Housing & Area Development Act, 1976 shall be made available to the Bombay Housing & Area Development Board at a cost not exceeding Rs. 135/- per sq.foot to be utilised for accommodating the occupants of those cessed buildings which cannot be reconstructed.

The additional floor space that will be created by granting of FSI equal to 2.0 in respect of buildings where the consumed FSI is less than 2, may be offered on preferential basis to the existing occupiers on mutually settled terms.

- (c) No construction or reconstruction of any old building shall be permitted on set back areas or areas required for road widening or on sites reserved in the Development Plan for specific purpose other than residential, or in any manner which is violative of Development Plan and Development Control Rules except to the extent specifically provided in this notification.
- (d) Marginal open spaces on all sides shall be atleast 5' provided distance between two buildings on the same plot shall not be less than 10'.

- (e) It will not be obligatory to provide lift for the reconstructed building with not more than 5 floors. However, all precautions or steps shall be taken for providing fire fighting measures and tackling similar accidents or emergencies.
- (f) In the new building, commercial/office area/shopping area shall be allowed wherever admissible as per existing D.C. rules. However in such cases where the same is not admissible as per existing D.C. Rules, in the commercial/office/shopping shall be allowed to the extent existing in the old building prior to demolition or reconstruction of the old buildings. No additional commercial/office/shopping area shall be allowed under any circumstances. The extent of commercial area will be in accordance with Maharashtra Housing & Area Development Act, 1976 as amended.
- (g) No premium shall be charged on account of concessions granted under Rule 48(b) of Development Control Rules for Greater Bombay in the matter of open space around the developed property, viz. 5 feet, lift provisions, etc.
- (h) A scheme of redevelopment of a property by the co-operative housing society of the occupiers of the cessed building will be accepted, if the requisite formalities for conferring ownership rights in the occupiers have been duly completed. A scheme for redevelopment of a cessed property by its owner will be accepted only if a co-operative housing society of the occupiers has been formed and if the owner has completed the formalities as set out in foregoing clauses.

The Municipal Commissioner is hereby authorised to exercise powers at his level under Development Control Rules 48(b) for relaxation of the Development Control Rules in respect of reconstruction of such buildings.

No. FSI 1188/1000/UU-11,
Urban Development Department
Mantralaya,
Bombay - 400 032.

Dated 10th January 1989.

To,

Shri S.S. Tinaikar,
Municipal Commissioner,
Bombay Municipal Corporation,
Bombay.

Sub: Development Control Rules for Gr. Bombay
Grant of 2.00 or consumed FSI for
reconstruction/redevelopment of cessed building
Category 'A' undertaken by Co-op. Housing
Society of the occupants.

Sir,

Please refer to the directive under Section 154 of the Maharashtra Regional and Town Planning Act 1966, under our letter of even number dated 20.03.87 to the Bombay Municipal Corporation . This issue came up later under consideration of BMRDA for exclusion of such cases from the purview of its notification issued under section 13 of BMRDA Act 1974. After deliberations of the meeting held on it was felt that the earlier regulations forwarded to you as part of section 154 directive under letter dated 20.03.87 should be amended. This has been considered further in consultation with Housing and Special Assistance Department and the amended regulations are contained in Annexure 'A' of the letter. These will duly figure in the Revised Development Control Rules when sanctioned by Government. In view of the above, following revised directives are being issued in supersession of the earlier directives.

2) I am now desired to inform you that the Government have decided to issue a revised directive in the matter under section 154 (1) of the Maharashtra Regional and Town Planning Act, 1966 that the Special Regulations appearing in Annexure of this letter (which are by way of relaxation of the relevant provisions relating to FSI and marginal distances in the existing Development Control Rules for Greater Bombay) will be deemed to be part of Development Control Rules for Greater Bombay. It is further directed that these special regulations would be given immediate effect by the Bombay Municipal Corporation in respect of such reconstruction schemes as have been approved under the provisions of Maharashtra Housing and Area Development Act, 1976 and subject to the rules framed/directives issued by Housing and Special Assistance Department in this regard.

The receipt of this letter may be acknowledged.

Yours faithfully,

Sd/-

(N.S. Kulkarni)

Under Secretary to Government

Copy to:

- 1) Shri D.K. Afzulpurkar,
Secretary to Government,
Housing & Special Assistance Dept. Mantralaya, Bombay.
- 2) The Metropolitan Commissioner, BMRDA,
5th Floor, Maharashtra Griha Nirman Bhavan,
Bandra (E), Bombay - 400 051.

He is requested to issue necessary guidelines to BMRDA for granting No Objection Certificate to such Reconstruction/Redevelopment proposals on the basis of which the Bombay Municipal Corporation could scrutinise, the development permission and send a copy of the Notification of Housing & Special Assistance Department and Urban Development Department.

- 3) Director of Town Planning, MS (Pune) Central Office, Pune.
- 4) The Chief Executive Officer, MHADA, Griha Nirman Bhawan, Bandra (E), Bombay - 51.
- 5) Chief Officer, BH&ADB, Griha Nirman Bhawan, Bandra (E), Bombay - 51.
- 6) Officer on Special Duty, Mantralaya.
- 7) Deputy Director of Town Planning, Gr. Bombay.

**

ANNEXURE "A"

Special Regulation for Reconstruction/Redevelopment Scheme of cessed building of 'A' Category subject to the provision of MHADA Act, undertaken by C.O.H.S. of the occupiers of the cessed building.

- 1) FSI 2.00 or FSI consumed whichever is higher shall be available for reconstruction/redevelopment of cessed properties of category 'A' undertaken by the occupiers of the cessed building under Section 103 of the MHADA Act, the owner of the property and such other persons as admitted by the society as prospective buyer of the flats subject to the following conditions:-
- i) Proposals/Plan to reconstruct such a building shall be submitted with due approval of BHADA.
 - ii) All the occupants in the building shall be rehabilitated and each occupant be given area equal to the built up area (not carpet area) occupied by him in the old building subject to minimum area as prescribed in Development Control Rules of the Municipal Corporation of Greater Bombay and maximum area upto 70 sq.mtr. as provided under section of MHADA Act, 1976.
- 2) Marginal open space on all sides may be relaxed to 5'-0" provided distance between two buildings shall not be less than 10'-0".
- 3) Lift need not be provided for reconstructed building with five floors.

Commercial Area:

- 5) Non residential user shall be restricted to the built up area occupied by them in the old building prior to reconstruction.

No. ARS-1084/6225/(A/7)/D-II
Housing and Special Assistance
Department,
Mantralaya,
Bombay - 400 032.

23rd January, 1989.

To,

The Vice President and Chief Executive Officer,
Maharashtra Housing and Area
Development Authority,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Sub: D.C. Rules for Greater Bombay.

Grant of 2 or consumed FSI for reconstruction/
redevelopment of cessed building category 'A'
undertaken by Co-operative Housing Society of
the occupants/owner.

Sir,

Government has issued revised directive in the matter under Section 154(1) of the Maharashtra Regional and Town Planning Act 1966 under Government letter, Urban Development Department No. FSI-1188/1000/UD-11, dated 10.01.1989.

2) Government is now pleased to issue following guidelines in the matter:-

- (a) Proposal/Plan to reconstruct such a building shall be submitted with the approval of Bombay Housing and Area Development Board to the Municipal Commissioner, Bombay Municipal Corporation by the Co-operative Housing Society of the occupiers of the cessed building, the owner of the property, and such other persons who are admitted by this Society as prospective buyers of the surplus flats.
- (b) The F.S.I. shall not exceed 2.0 or the consumed F.S.I. of the existing old building whichever is higher provided the following conditions are fulfilled.

: 2 :

- i) All the occupants in the existing old building shall be rehabilitated in the redeveloped in the redeveloped building.
 - ii) Each occupant in the existing building shall be given the area equal to the built-up area (not carpet area occupied by him in the old building subject to the minimum area as prescribed in the Building Bye-Laws Development Control Rules of Municipal Corporation of Greater Bombay, Bombay/and or maximum area upto 70 square meters as provided in the Maharashtra Housing and Area Development Act, 1976.
 - iii) The list of occupants and the built-up areas occupied by them in the old buildings shall be certified by the Bombay Housing and Area Development Board.
 - iv) The tenements in the reconstructed buildings shall be allotted by the proposed Co-operative Housing Society as per the list certified by the Bombay Housing and Area Development Board. Prescribed percentage of the surplus built-up area as scheduled in the table in the Third Schedule of the Maharashtra Housing and Area Development Act, 1976 shall be made available to the Bombay Housing and Area Development Board for accommodating occupants in transit camps or in the cessed buildings which cannot be reconstructed, on payment of amount not exceeding Rs. 135/- per sqft.
 - v) The additional floor space that will be created by granting of F.S.I. equal to 2.0 in respect of buildings where the consumed F.S.I. is less than 2, will be offered on preferential basis to the existing occupiers at mutually agreed rates.
- (c) No construction or reconstruction of any old building shall be permitted on set back area or areas required for road widening or on sites reserved in the

Development Plan for specific purpose other than residential, or in any manner which is violative of Development Plan and Development Control Rules except to the extent specifically provided in this Notification.

- (d) Marginal open spaces on all sides shall be atleast 5' provided distance between two buildings on the same plot shall not be less than 10'.
- (e) It will not be obligatory to provide lift for the reconstructed building with not more than 5 floors. However, all precautions or steps shall be taken for providing fire fighting measures and tackling similar accidents or emergencies.
- (f) In the new building, commercial/office area/shopping area shall not exceed such area existing prior to demolition or reconstruction of the old building. No additional commercial/office/shopping area shall be allowed under any circumstances. The extent of commercial area will be in accordance with Maharashtra Housing and Area Development Act, 1976 as amended.
- (g) No premium shall be charged on account of concessions granted under Rule 48(b) of Development Control Rules for Greater Bombay in the matter of open space around the developed property, viz. 5 feet, lift provisions, etc.
- (h) A scheme of redevelopment of a property by a co-operative housing society of the occupiers of a cessed building, the owner of the property, etc. will be accepted only if the Co-operative Society of occupiers has not already been formed and if the requisite formalities for conferring ownership rights on the co-operative housing society of occupiers and

the payment to the property owner by the proposed society have not been completed.

Yours faithfully,

Sd/-

(D.K. Afzulpurkar)

Secretary to Government of Maharashtra

Copy forwarded with compliments to:-

- 1) The Secretary to Government,
Urban Development Department, Mantralaya, Bombay.
- 2) The Municipal Commissioner, Bombay Municipal
Corporation, Bombay.
- 3) The Metropolitan Commissioner, Bombay Metropolitan
Regional Development Authority, Bandra, Bombay-51.
- 4) The Director of Town Planning, Maharashtra State, Pune.
- 5) The Chief Engineer, Bombay Housing and Area Development
Authority, Bandra, Bombay - 400 051.
- 6) The Chief Engineer, Development Plan, Bombay Municipal
Corporation, Bombay.
- 7) The Chief Officer, Bombay Housing and Area Development
Board, Griha Nirman Bhavan, Bandra (East), Bombay-51.
- 8) Shri R.B. Donald, Member Secretary, Officer on Special
Duty (Bombay Development Plan Advisory Committee),
Mantralaya, Bombay.
- 9) The Deputy Director of Town Planning,
Greater Bombay.

No.R/NOC/F-48/8986/E-89

Bombay Housing & Area Dev. Board
Bombay - 400 051.

To,

01.06.89

The Dy. Chief Engineer,
(Reconstn)/(North)/(South),
Bombay Board, Bombay.

Sub: Grant of 2 or consumed F.S.I. for
reconstruction/redevelopment of cessed
buildings Category 'A' undertaken by Co.op.
Housing Society of the Occupants.

Ref: Executive Engineer's (Bldg. proposals/R.R.),
Municipal Corporation of Greater Bombay letter
No. CE/380/RB, dt. 3.5.89.

Copy of letter mentioned under reference is
enclosed herewith for favour of information and necessary
action.

Sd/-

For Chief Engineer.

Copy forwarded with compliments to the Executive Engineer,
A, B, C1-C2, C3-C4, D-1, D-2, E-1, E-2, FS/GS, FN/GN Divn.,
RU I/II/III for information and necessary action.

BRIHAMNMUMBAI MAHANAGARPALIKA

No. CE/380/ OB

3 May 1989.

To,

The Resident Executive Engineer,
The B.H. & A.D. Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Sub: Grant of 2 or consumed F.S.I. for reconstruction/
redevelopment of cessed buildings Category 'A'
undertaken by Co.Op. Housing Society of the
occupants.

Sir,

As per condition No.(b)(iii) of the notification vide
A/ROM-1088/910 of 2.2.89 issued by the B.M.R.D. Authorities
in respect of above, the list of the occupants and the built
up area occupied by them is required to be certified by your
office.

However, in the Reconstruction Proposals received by
this office for approval, it is found that you are
certifying carpet areas occupied by the occupants in the old
buildings and not the built up areas occupied by them.

You are, therefore, requested to supply information of
built up areas occupied by the occupants in the old
buildings and not the carpet areas. The required information
may be supplied in the following proforma alongwith the
letters of intent issued by your office to help this office

: 2 :

make proper scrutiny of the proposals.

Sr.No.	Name of the (Occupant) (Tenant)	Existing user	Built up area occupied by occupant in the old building	Remarks
--------	---------------------------------------	------------------	---	---------

Yours faithfully,

Sd/-

Executive Engineer,
Building Proposals (R&R)

BRIHAN MUMBAI MAHANAGARPALIKA

No. CHE/17/DPC

C I R C U L A RSub: Development Cont. Rules for Gr.Bombay

Grant of 2.00 consumed F.S.I. for
reconstruction/development of cessed building
category 'A' undertaken by Co.Op. Housing
Society of the occupants.

The State Government in Urban Development Department have issued a revised directive under section 154(1) of the Maharashtra Regional and Town Planning Act, 1966, vide their Resolution No. FSI 1188/1000/UD-11, dated 10th January, 1989, laying that the special regulations appearing in Annexure 'A' of the said letter will be deemed, to be part of Development Control Rules for Greater Bombay. The Government has further directed that these special regulations would be given immediate effect by the Bombay Municipal Corporation in respect of reconstruction schemes as has been approved under the provisions of the Maharashtra Housing and Area Development Act, 1976 and subject to the rules framed by the Housing and Special Assistance Department in this regard. A copy of the aforesaid Government regulation alongwith Annexure 'A' is enclosed for ready reference.

The State Government Housing and Special Assistance Department have laid down guidelines in respect of grant of 2.00 or consumed F.S.I. whichever is higher, for reconstruction/redevelopment of the cessed building of Category 'A' undertaken by the Co.Op. Housing Society of the occupants/owners, vide letter from the Secretary to Government of Maharashtra, Housing and Special Assistance Department under No. ARS:1084/6224/(A/7), II, dated 23rd January, 1989. A copy of the said letters also enclosed for ready reference.

: 2 :

Consequently, the Bombay Metropolitan Regional Development Authority has amended their earlier notification issued under No. /BOM-1 /910, dated 7th October, 1987, under section 13 of Bombay Metropolitan Region Development Act. A copy of the amended notification issued by the Bombay Metropolitan Region Development Authority under No. A/RDM-8/910, dated 2nd February, 1989, which has appeared in the extra-ordinary gazette Part-IV-K is also enclosed for ready reference.

In view of the aforesaid resolution issued by the State Government on a Bombay Metropolitan Region Development Authority, yielding proposal for reconstruction/redevelopment of the cased buildings of category A undertaken by co-operative housing society, the occupants/owner may be considered as per the guidelines issued by the Government in this behalf and further subject to the following guidelines.

- 1) Proposal for reconstruction of such a property including still or submitted by the co-operative housing society of the occupiers of the old building, the owner of the property etc., with the approval of the Bombay Housing and Area Development Board.
- 2) In case of the proposal is received from a person other than the co-operative housing society of the existing occupants, a condition shall be incorporated in the I.O.D. regarding formation of the co-operative society as clarified in condition No.(1) above and occupation shall be granted only after the formation of the co-operative society.
- 3) The list of the occupants and the built up area occupied by them in the old building shall be certified by the Bombay Housing and Area Development Board.

4) Each occupant in the existing building shall be given the area equal to the built up area or complete area occupied by him in the old building subject to the minimum area as prescribed in the building Bye-laws/Development Control Rules subject to maximum area upto 70 sq.mtrs. The minimum area thus provided shall be 16.9 sq.mtrs. (12.5 sq.mtrs. for multipurpose room, 24 sq.mtrs. for kitchen or cooking closet and 2.00 sq.mtrs. for combined bathroom and water closet).

5) Prescribed percentage of the surplus built up area shall not exceed such area existing prior to demolition or reconstruction of the old building. Thus no additional commercial/office/shopping area shall be allowed until any circumstances.

6) In the new building, commercial/office area/ shopping area shall not exceed such area existing prior to demolition or reconstruction of the old building. Thus no additional commercial/office/shopping area shall be allowed with any circumstances.

7) Lift shall not be insisted upon for construction of a building consisting of ground + 5 upper floors but for any additional floors provision of the lift as per Development Control Rules shall be insisted upon;

8) If it is possible to provide more marginal open spaces while taking up reconstruction/redevelopment of the building as per aforesaid government directive and guidelines, then open space as per provisions of the Development Control Rules for Greater Bombay shall be insisted. However, where it may not be feasible to provide marginal required open spaces as per the Development Control Rules, the same may be allowed to the reduced upto

: 4 :

5' without charging any premium. Similarly for other concession required to be granted under the provision of the Development Control Rules No. 48(b)(ii), as premium be recovered, and

9) Where the staircase derives access from side marginal open space, the same shall not be less than 10' upto staircase as per the policy in vogue;

The proposal received for reconstruction/redevelopment of such cessed property, therefore shall be considered by the staff in accordance with the guidelines issued by the Secretary, Housing & Special Assistance Department in this respect and the consequent directive issued by the State Government in Urban Development Department and further subject to compliance of the above guidelines

Sd/- 20.3.89
CH.E.D.P.

Sd/- 21.3.89
DIR. (E.S.&P)

Sd/- 29.3.89
M.C.

Copy to: -

No. CHE/17/DPC of 08.04.1989

M.C./A.M.C.(G)/A.M.C.(V)/DIR(E.S.&P)/D.M.C.(S.E.)
D.M.C.(I)/D.M.C.(ZI)/D.M.C.(ZII)/D.M.C.(ZIV)/DMC(ZII)
D.M.C.(E)/D.M.C.(P)/D.M.C.(ZV)/C.E./CH.E.D.P./C.A.
CH.E.(RDS)/DIR(CTIRC)/DY.C.E.D.P./DY.C.E.B.P.(City)/
DY.C.E.B.P.(WS)/DY.C.E.B.P.(ES)/DY.C.E.(VIG)/
DY.C.E.(P&D)/DY.C.E.(S.I.)/E.E.P. to DIR(ES&P)
EEP to CE/EEP to CH.E.D.P./E.E.B.P.(CITY)/E.E.B.P. (E)
E.E.B.P.(WS)/H&K/E.E.B.P.(WS)P&R/PS to MC.
PS to A.M.C.(G)/PS to A.M.C.(V)/A&C/E.E.(SPL)CITY
E.E.(SPL)(WS)/E.E.(SPL)(ES)/E.E.B.P.P&R/E.E.D.P.(Z)
E.E.D.P.(S)/E.E.D.P.(G)/E.E.T.P.D.P./DY. M.A.D.P.I/c.
E.E.S.I.(I)/E.E.SI.(II)/Ward Officer (R.E.)/
W.O.(Estates)/All Ward Officers from 'A' to 'T' Wards
Ward Officer _____ Ward.

(Acc. _____ more copies)

Copy forwarded for information and necessary action please.

Sd/-
DY. CHIEF ENGINEER
(DEVELOPMENT PLAN)

महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

गुस्वार, फेब्रुवारी २, १९८९ / माघ १३, शके १९१०

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले
आहेत.

भाग चार - क

महाराष्ट्र शासनाव्यतिरिक्त इतर वैधानिक प्राधिका-यांनी तयार केलेले [भाग एक, एक-अ व एक - ल यांमध्ये प्रसिद्ध केलेले वैधानिक नियम व आदेश यां व्यतिरिक्त इतर] वैधानिक नियम व आदेश ; भारत सरकार, उच्च न्यायालय, पोलीस आयुक्त, संचालक [दाखंडी व उत्पादन शुल्क], जिल्हा दंडाधिकारी व निवडणूक आयोग, निवडणूक न्यायधिकरण निवडणूक निर्णय अधिकारी व निवडणूक आयोगाखालील इतर प्राधिकारी, यांनी तयार केलेले वैधानिक नियम व आदेश यांचा समावेश होतो.

BY THE BOMBAY METROPOLITAN REGION DEVELOPMENT
AUTHORITY

Griha Nirman Bhavan, 5th Floor, Bandra (East),
Bombay - 400 051

No. A/RDM/1088/910 - Whereas, the Bombay Metropolitan Development Authority (hereinafter referred to as "the Authority") has in exercise of its powers under sub-section (i) of section 13 of the Bombay Metropolitan Region Development Authority Act, 1974 (Maharashtra Act No. IV of 1975), and all other powers enabling it in this behalf issued Notification

No. MC/RDM/3285/77, dated the 10th June, 1977 (hereinafter referred to as "the said Notification").

And whereas, the Authority extended the application of the said Notification from time to time as stated more particularly in Notifications. No. C/RDM-1079/2695, dated 31st March, 1979; No. C/RDM-1082/910, dated 3rd October, 1983; No. A/RDM-1085/910, dated 8th October, 1985 and No. A/RDM-1087/910, dated 7th October, 1987 and the said Notification is accordingly due to subsist upto 10th October, 1989.

And whereas, the Authority amended the said Notification from time to time as stated more particularly in Notifications, No. MC/RDM-1080/21 (A) dated 7th October, 1980; No. C/RDM-1080/2118(C), dated 23rd October, 1980, No. C/RDM-1082/910, dated 3rd October, 1983, No. A/RDM-1082/910, dated 19th December, 1983; No. A/RDM-1085/910, dated 8th October, 1985; No. A/RDM-1087/910; dated 20th May, 1987 and No. A/RDM-1087/910, dated 7th October, 1987.

And whereas, the Authority considers it expedient to amend the said Notification further:

Now, therefore, in exercise of the powers under sub-section (1) of section 13 of the said Act read with section 21 of the Bombay General Clauses Act, 1904 (Bombay I of 1904), and all other powers enabling it in this behalf, the Bombay Metropolitan Region Development Authority hereby directs that the said Notification shall be further amended as follows:-

"In the figure and word 'VII-A' appearing in the third paragraph of Part (B) of the said Notification

the figure and word 'VIII-A' shall be substituted and after the words and figures in parenthesis. (Mah.XXI of 1986), the following shall be added:-

"or by a co-operative housing society of landlord and occupiers of the cessed building of 'A' category, subject to the provisions of the Maharashtra Housing and Area Development Act, 1976 and subject further to the following conditions:-

(a) Proposal/Plan to reconstuct such a building shall be submitted with the approval of Bombay Housing and Area Development Board to the Municipal Commissioner, Bombay Municipal Corporation by the co-operative housing society of the occupiers of the cessed building, the owner of the property, and such other persons who are admitted by this society as prospective buyers of the surplus flats.

(b) The F.S.I. shall not exceed 2.0 or the consumed FSI of the existing old building whichever is higher provided the following conditions are fulfilled:-

i. All the occupants in the existing old building shall be rehabilitated in the redeveloped building.

ii. Each occupant in the existing building shall be given the area equal to the built-up area (not carpet area) occupied by him in the old building subject to the minimum area as prescribed in the Building Bye Laws/Development Control Rules of Municipal Corporation of Greater Bombay, Bombay and/or maximum area upto 70 square meters as provided in the Maharashtra Housing and Area Development Act, 1976.

iii. The list of occupants and the built-up areas occupied by them in the old building shall be certified by the Bombay Housing and Area Development Board.

iv. The tenements in the reconstructed buildings shall be allotted by the Co-operative Housing Society as per the list certified by the Bombay Housing and Area Development Board. Prescribed percentage of the surplus built-up area as provided in the table in the Third Schedule of the Maharashtra Housing and Area Development Act, 1976 shall be made available to the Bombay Housing and Area Development Board for accommodating the occupants in the Transit Camps or in the cessed buildings which cannot be reconstructed, on payment of amount not exceeding Rs. 135 per sq.ft.

v. The additional floor space that will be created by granting of FSI equal to 2.0 in respect of buildings where the consumed FSI is less than 2, will be offered on preferential basis to the existing occupiers at mutually agreed rates.

c) No construction or reconstruction of any old building shall be permitted on set back areas or areas required for road widening or on sites reserved in the Development Plan for specific purpose other than residential, or in any manner which is violative of Development Plan and Development Control Rules except to the extent specifically provided in this Notification.

d) Marginal open spaces on all sides shall be at least 5' provided distance between two buildings on the same plot shall not be less than 10'.

e) It will not be obligatory to provide lift for the reconstructed building with not more than 5 floors. However, all precautions or steps shall be taken for providing fire fighting measures and tackling similar accidents or emergencies.

f. In the new building, commercial/office area/ shopping area shall not exceed such area existing prior to demolition or reconstruction of the old building. No additional commercial/office/ shopping area shall be allowed under any circumstances. The extent of commercial area will be in accordance with Maharashtra Housing and Area Development Act, 1976 as amended.

g. No premium shall be charged on account of concessions under Rule 48(b) of the Development Control Rules for Greater Bombay in the matter of open space around the developed property, viz. 5 ft, lift provisions, etc.

h) A scheme of redevelopment of a property by a co-operative housing society of the occupiers of a cessed building, the owner of the property, etc. will be accepted only if the co-operative housing society of occupiers has not already been formed and if the requisite formalities for conferring ownership rights on the co-operative housing society of occupiers and the payment to the property owner by the proposed society have not been completed.

Sd/-

S.R. KAKODKAR

Metropolitan Commissioner

Bombay, dated 2nd day of February 1989.

No. ARS-1084/6225/(A)/D-II

Housing & Special Assistance
Department, Mantralaya,
Bombay - 400 032.

Dated the January 11th, 1990.

To,

The Vice President & Chief Executive Officer,
Maharashtra Housing & Area Development Authority,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

Sub: D.C. Rules for Greater Bombay.

Grant of 2 or consumed FSI for reconstruction/
redevelopment of cessed building category 'A'
undertaken by Co-operative Housing Society of
the Occupants/Owner.

Sir,

I am directed to invite your attention to Government orders contained in this Department letter No. ARS-1084/6225/A-7/E-II dated the January 23, 1989 and more particularly para 2. (h) of the said orders and to clarify that if the property is acquired for the co-operative housing society of the occupiers, compensation is paid, in that case the proposals from the landlord/ or owners should not be accepted for redevelopment purposes. In case the property is not acquired, it is not necessary for the owner to form a society of occupiers initially and such proposals should be considered for grant for No Objection Certificate for re-development with benefit of F.S.I.2.

Yours faithfully,

Sd/-

(K.S. BHAGAT)

Under Secretary to the Govt. of Maharashtra

Copy forwarded with compliments to:

- 1) The Secretary to Govt. Urban Dev. Dept. Mantralaya, Bombay.
- 2) The Municipal Commissioner, B.M.C. Bombay-400 001.
- 3) The Metropolitan Commissioner, BMRDA, Bandra (E), Bombay-51.

- 4) The Director of Town Planning, Maharashtra State, Pune.
- 5) The Chief Engineer, Bombay Hsg. & Area Dev. Board, Bandra (E), Bombay - 51.
- 6) The Chief Engineer, Development Plan, B.M.C., Bombay-1.
- 7) The Chief Officer, Bombay Housing & Area Dev. Board, Bombay-51.
- 8) Shri R.B. Donald, Member Secry. O.S.D. Bombay Dev. Plan Advisory Committee, Mantralayal, Bombay-32.
- 9) The Deputy Director of Town Planning, Gr.Bombay, Bombay-1.

No: CHE/5912/DP/89

Date: 12/02/90

To,

The Chief Engineer,
Bombay Housing & Area
Development Authority,
Griha Nirman Bhavan,
Bandra (East),
BOMBAY - 400 051.

Sub: Proposed F.S.I. 2.00 proposed on
F.P. No. 494-C, T.P.S. III.

Architect - M/s. J.P. Parekh & Sons.

Sir,

Recently, the Government has sanctioned F.S.I. for redevelopment of ceased properties. However, the F.S.I. for non-cessed buildings has remained unchanged (F.S.I. 1.33). It is necessary to decide a guide-lines for working out land components for the ceased buildings and non-cessed buildings, if existing in a common plot. The following four different alternatives suggested may be seen. They have been worked out from different view points, taking a care study of the property under reference.

1. Alternative I:-

Area of plot 494 'C'	889.50 sq.mts.
Area of non-cessed structures	110.11 sq.mts.
Area of plot required for non-cessed structure 110.11 - 1.33	82.79 sq.mts.
Remaining area for cess structures (809.50 - 82.79 sq.mts.)	806.71 sq.mts.

Permissible Built-up area:

a) F.S.I. for non-cessed structure
 $82.79 \times 1.33 = 110.11 \text{ sq.mts.}$

- b) F.S.I. for cesses structures
 $806.71 \times 2 = 1613.42$

Total permissible built-up area 1723.53 sq.mts.

Alternative II:-

Area of plot 494'C' 889.50 sq.mts.

Area of non-cessed structures 110.11 sq.mts.

Add: area of land appertanant 45.24 sq.mts.

i.e. plot area for non-cessed structures
 $110.11 + 45.24 = 155.35$ 155.35 sq.mts.

Remaining plot area for cessed structures
 $889.50 - 155.35 = 734.15$ 734.15 sq.mts.

Permissible Built-up Area:

- a) F.S.I. for non-cessed structure
 155.35×1.33 206.62 sq.mts.

- b) F.S.I. for non-cessed structures
 734.15×2.00 1468.30 sq.mts.

Total permissible built-up area 1674.92 sq.mts.

Alteranative III:-

Area of plot 494.0 889.50 sq.mts.

Permissible built-up area on the
 basis of 1.33 F.S.I. 1163.04 sq.mts.

Existing built-up area of non-cessed
 structures. 110.11 sq.mts.

Built existing built up area on plot 987.35 sq.mts.

Total existing built up area on plot 1017.46 sq.mts.

As total built up area of cessed and non cessed structures on the plot is less than the permissible built up area with FSI of 1.33 proportionate land component on the basis of existing structures comes to -

Land component for non cessed structure:

Total permissible
built up area

Total existing
built up area

X Existing built up area
of non cessed structure

$$\frac{1183.04 \times 110.11}{1017.46} = 128.03 \text{ sq.m}$$

∴ Lane component = 96.26 sq.mt.

(which is more than what is suggested
in alternative (1) above.

Lane component for
cessed structure
Total permissible

Built up area

Total existing built
up area

X Existing built up
area of cessed
structures

$$= \frac{8183.16 \times 907.35}{1017.46} = 1055.01 \text{ sq.m..}$$

$$= 793.24 \text{ sq.mt.}$$

Permissible Built up area:-

a) FSI for non cessed structure
96.26 x 1.33

$$= 128.03 \text{ sq. mtrs.}$$

b) FSI for cessed structures
793.24 x 2.00

$$= 1586.48 \text{ sq.mtrs.}$$

Total permissible built up area

$$= 1714.51 \text{ sq.mtrs.}$$

Alternative IV:-

Area of the plot 494 'C'

$$889.50 \text{ sq.mtrs.}$$

Area of the non cessed structure

$$110.11 \text{ sq.mtrs.}$$

Area of the cessed structure

$$907.35 \text{ sq.mtrs.}$$

Land component of non cessed
structures will be

$$\frac{110.11 \text{ sq.m.}}{1.33}$$

$$= 82.79 \text{ sq.mtrs.}$$

Land component for cessed
structure will be

$$\frac{907.35 \text{ sq.m.}}{2.00}$$

$$= 453.68 \text{ sq.mtrs.}$$

280 4 :

.. Land component of the existing
built up area including
cessed and non cessed
structure is $453.68 + 82.79 = 536.47 \text{ sq.mts}$

.. Proportionate land
component (built up area
for non cessed
structures) $\frac{82.79 \text{ sq.m.} \times 889.50 \text{ sq.m.}}{536.47 \text{ sq.mtrs.}}$
 $= 137.27 \text{ sq.mtrs.}$

.. Proportionate land
component (plot area) for
cessed structures. $\frac{453.60 \text{ sq.m.} \times 889.50 \text{ sq.m.}}{536.47 \text{ sq.mtrs.}}$
 $= 752.23 \text{ sq. mtrs.}$

.. The total land
component including=
cessed and non-
cessed structures $= 137.27 \text{ sq.m.} + 752.23 \text{ sq.m.}$
 $= 889.50 \text{ sq.m.} = \text{Plot area.}$

Computation of
permissible $= 137.27 \text{ sq.m} \times 1.33$
built up area for
non cessed structures 182.57 sq.mtrs.

Similarly, computation $752.23 \text{ sq.m.} \times 2.00$
of permissible built
up area for cessed
structures. $= 1504.46 \text{ sq.mtrs.}$

.. Total permissible built $= 182.57 \text{ sq.m} + 1504.46 \text{ sq.m.}$
up area for cessed
and non cessed structures
will be $= 1667.03 \text{ sq.mtrs.}$

You are now requested to state as to which of the above
alternative formula shall be most appropriate. In the
alternative, you may suggest any other formula in case you
have better one.

..5.

गु.नि.व.पि.स.पि.

मुख्य सचिवांच्या दालतात दि.२४-५-१९९० रोजी

झालेल्या सभेचे इतिवृत्त

विषय : उपकर प्राप्त झालेल्यांची पुनर्बांधणी करताना
२ पर्यन्त घटईने निर्देशांक वाढवून देण्याविषयी -

कै.डी.सहकारी गृहनिर्माण संस्थेचा अर्ज

दिनांक २४.५.९० रोजी मुख्य सचिव यांचे दालनात वरील
विषयावरदुपारी ४.३० वाजता बैठक बोलाविण्यात आली. या
बैठकीस खालील अधिकारी उपस्थित होते.

१. सचिव, नगर विकास विभाग.
२. सचिव, गृहनिर्माण व विशेष सहाय्य विभाग.
३. सचिव, विधी व न्याय विभाग
४. उपाध्यक्ष, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकारण
५. संचालक [इंजिनिअरींग सेवा] मुंबई महानगरपालिका
६. विधी अधिकारी, बृहन्मुंबई महानगरपालिका.
७. उप विधी अधिकारी, बृहन्मुंबई महानगरपालिका.
८. उप सचिव, गृहनिर्माण व विशेष सहाय्य विभाग
९. उप सचिव, नगर विकास विभाग.
१०. विधी सल्लागार, महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकारण.
११. मुख्य अधिकारी, मुंबई अधिकारी गृहनिर्माण व क्षेत्र विकास मंडळ
१२. मुख्य उप अभियंता व [पुनर्रचना] मुंबई गु.नि.व.क्षे.पि.मं.
१३. मुख्य अभियंता, मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ
१४. निवासी कार्यकारी अभियंता, मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ
१५. प्रमुख नगर रचना विभाग, मुंबई महानगर प्रादेशिक विकास प्राधिकारण
१६. सचिव, कार्यकारी परिषद, मुंबई महानगरप्रादेशिक विकास विकास प्राधिकारण.

बैठकीच्या सुरवातीस सचिव गृहनिर्माण यांनी याविषयाची
पार्श्वभूमी थोडक्यात विशद केली. दि.५ फेब्रुवारी १९९० रोजी झालेल्या

समेत मुख्य सचिव यांनी आदेशा दिल्याप्रमाणे १.१२.१९८४ नंतर वादीव चटई क्षेत्र निर्देशांकासाठी आलेल्या प्रकरणांची ५ प्रकारे वर्गवारी करण्यात आली व या वर्गवारी संबंधी महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरणाकडून अहवाल मागविण्यात आला. तसेच वरील वर्गवारी संबंधी गृहनिर्माण विभागाचे मत व म्हाडाचे दिलेले अभिप्राय यांची माहिती स्का तक्त्यात स्कत्रित करण्यात आली. त्याचप्रमाणे के.डी. सहकारी गृहनिर्माण संस्थेस वादीव चटई क्षेत्र निर्देशांक देण्यासंबंधीचा मुंबई गृहनिर्माण व क्षेत्रविकास मंडळाचा दि.१०मे १९९० चा अहवाल पृ १८८ त झालेला आहे. त्याच्या प्रती सर्व संबंधित अधिका-यांना बेळकीच्या निमंत्रणासोबत देण्यात आलेल्या आहेत. त्यानंतर सदरील विषयावर सविस्तर चर्चा झाली. चर्चेचा गोष्ट्यारा खालील प्रमाणे आहे -

१] ज्या सोयाचटयांच्या बाबतीत बांधकामाचे नकाशे व अर्ज म्हापालिके कडून मंजूर झालेले नाहीत अथवा बांधकाम सुरु करण्याचे प्रमाणपत्र दिलेले आहे, पण अद्याप बांधकाम सुरुवात झालेली नाही, तसेच बांधकामास सुरुवात झालेली आहे व बांधकाम अपूर्ण स्थितीत आहे [वर्ग १, २ व ३] अशासहकारी संस्थांनी जर वादीव चटई क्षेत्र निर्देशांकासाठी १.१२.८४ नंतर मागणी केली असल्यास त्याचा विचार करणे शक्य होईल.

२] ज्या संस्थांच्या बाबतीत बांधकाम पूर्ण झालेले आहे, तेथे वादीव चटई निर्देशांकाचा फेरविचार करता येणार नाही. परंतु जेथे बांधकाम अंशतः पूर्ण झालेले आहे व अंशतः पूर्ण झालेल्या बांधकामाचे प्रमाणपत्र देण्यात आलेले आहे, अशा ठिकाणी उरलेल्या बांधकामा बाबत वादीव चटई क्षेत्र निर्देशांकाचा विचार करणे शक्य होईल. परंतु हा वादीव निर्देशांक जे भाडेकरू पूर्वीच्या चटई क्षेत्र निर्देशांकाप्रमाणे त्या संपांना सामावून घेणे शक्य होत असेल तरच फेरविचार करणे योग्य होईल. ज्या इमारतींच्या बाबतीत मूळ नकाशाप्रमाणे बांधकाम पूर्ण

झालेले आहे व त्याप्रमाणे प्रमाणपत्र

देण्यात आलेले आहे अशा ठिकाणी वादीव घटईत्र निर्देशांकाचा विचार करता येणार नाही.

३. परील प्रमाणे चर्चेत मत्स्य दिसून आले. तथापि या निष्कर्षाचे मुंबई महापालिकेच्या अधिका-यांनी सखोल परीक्षण करून आपले अभिप्राय घावे असे मुख्य सचिव यांनी सुचविले व हे अभिप्राय प्राप्त होताच या निष्कर्षाचे विधी व न्याय विभागाने परीक्षणाकरून ते कायदेशीर आहे की नाहीत याबाबत आपले मत घावे. त्यानंतर मुख्य अधिकारी, मुंबई गृहनिर्माण व क्षेत्र विकास मंडळ यांनी पाठविलेल्या अहवालावर चर्चा झाली. के.डी. गृहनिर्माण संस्थेच्या प्रकरणामध्ये आतापर्यंत झालेल्या तपशीलाचा आढावा घेण्यात आला तो खालील प्रमाणे.

सि.स.नं.२३३ [२८३३.२५ चौ.मी. सि.स.नं. २३४

[३८४२.५० चौ.मी.] या भूखंडाचा स्कूण १३ इमारती होत्या. या सर्व इमारती १ सप्टेंबर १९४० पूर्वी बांधिलेल्या होत्या व त्या उपकार प्राप्त होत्या आणि त्यास दुस्तती उपकर लागू होता. या इमारतींची मंडळाकडून त्या पाडण्यापूर्वी दुस्तती करण्यात आली होती व त्यावर ४-५ लक्ष इतका खर्च करण्यात आला होता. पटेल ब्रदर्स या कंपनीने सदरील उपकर प्राप्त मिळकत विकासासाठी घेतली व दोन्हीही भूखंड सि.स.नं.२३३ व २३४ यांचे स्कीकरण करून बांधकामास १९८० साली मंजूरी देण्यात आली. त्यानंतर या भाडेकरूंना सामावून घेणे शक्य होणार नाही म्हणून वादीव घटईत्र निर्देशांकासाठी मागणी करण्यात आली व नागरी विकास खात्याच्या नोव्हेंबर १९८३ च्या पत्रान्वये १.६६ हा वादीव घटई व निर्देशांक मान्य करण्यात आला व जुन्या सर्व भाडेकरूंना सामावून घेण्याची अट घालण्यात आली.

यानंतर असे आढळून आले की, सदर मिळकतीचे क्षेत्र हे ६६७५-७५ चौ.मी इतके असतांना ते ९,३२५ चौ.मी.इतके दाखविण्यात आले व वादीव क्षेत्रावर १-६६ इतका घटईने निर्देशांक मंजूर करण्यात आला. यासंबंधीचे स्वतंत्र प्रकरण न्यायप्रविष्ट आहे.कमीत कमी वादातील क्षेत्रावर [६६७५-७५ चौ.मी.] बांधकाम करण्याची पटेल बुदर्सला परवानगी देण्यात आली.

स्कूण ६,६७५-७५ इतक्या क्षेत्रावर १-६६ इतक्या घटईने निर्देशांकाचा आराखडा महापालिकेने मंजूर केलेला होता व सर्व भाडेकरूंना सामावून घ्यावे अशी अट होती. आता के.डी.सोसायटीचे असे म्हणाणे आहे की, स्कूण १२३ भाडेकरू नसून १८७ आहेत व त्या सर्व भाडेकरूंना सामावून घेण्यासाठी घटई निर्देशांक २ पर्यंत वाढवून मिळावा, त्याप्रमाणे सोसायटीने मुंबई मंडळाला २७-२-१९८९ रोजी अर्ज केलेला आहे. पूर्वीच्या उपक्रमाप्राप्त इमारतीने व्यापलेले घटई क्षेत्र निर्देशांक १-९७ इतका आहे. संस्थेच्या अर्जावर मुंबई मंडळाने इरादापत्र १ जुलै १९८९ रोजी दिलेले आहे व त्यात काही अटी घातलेल्या आहेत. त्या अटीची परिपूर्ती झाल्यावर ना हरकत प्रमाणपत्र घावे असा ठराव मुंबई मंडळाने दि.२१-१२-८९ रोजी संमत केला आहे.

मुख्य सचिवांना असा मुद्दा उपस्थित केला की, म्हाडा कार्यालयाला २६ फेब्रुवारी १९८६ रोजी केलेली दुरुस्ती पूर्णत्वाकरी प्रभावाने के.डी.सोसायटीच्या प्रकरणामध्ये लावणे योग्य होईल का, हे तपासणे जरूर आहे.सदरील कार्यातील दुरुस्ती अस्तित्वात आली त्यावेळी बांधकाम कोणाच्या स्तरावर होते व बांधकामपूर्ण झाल्याच्या प्रमाणपत्रासाठी महापालिकेकडे अर्ज करण्यात आला होता काय व अर्ज आराखड्या प्रमाणे मान्य असलेल्या संपूर्ण इमारतींसाठी होता अथवा अंशतः काम पूर्ण झाल्या

बदल होता याची छाननी होणे जरूर आहे. सदरील बाबतीत
महापालिकेच्या अधिका-यांनी व महापालिकेच्या कायदेशीरसल्लागारांनी
छाननी करून शासनाकडे अहवाल पाठवावा. तो अहवालप्राप्त
झाल्यानंतर त्यातील कायदेशीर बाबींची तपासणी विधी व न्याय
विभागाकडून करून घेण्यात यावी.

अटव्हाचे आभार मानून बैठकीचे कामकाज संपले.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/4/45/RB; dt. 05.02.91

To,

The Under Secretary,
Urban Development Department,
Govt. of Maharashtra,
Mantralaya,
BOMBAY - 400 032.

Sub: Formula for deciding permissible built up area
for the cessed structures and non-cessed
structures, if existing in a common plot.

Dear Sir,

Reference is please requested to your letter
NO.FOB:10902142/D.II dated 27th December, 1990 addressed to
the Vice Chairman and Chief Officer, Bombay Housing & Area
Development Board and the copy sent to this office.

In this connection, I have to inform you that in
the initial state when various matters as to how calculate
the permissible F.S.I. in respect of F.S.I. 2 proposals on
the plot where there are buildings having B & C class
cessed buildings and or non-cessed building along with A-
Class cessed buildings, four different alternatives have
been worked out and suggested to the Chief Officer,
B.H.&A.D. Board for them to examine and requested them to
communicate their views. However, thereafter on further
examining on merits, the various alternatives, it was found
that alternative (1) is more rational and therefore it has
been decided to adopt alternative (1) and accordingly the
alternatively (1) is being adopted for working out the
premises F.S.I. This has also been communicated to B.H. &
A.D. Board in a number of cases approved by the Municipal
Corporation.

In view of the above, the Municipal Corporation
will continue to adopt alternative (1) for working out the
premises F.S.I. which may please be noted.

Yours faithfully,
Sd/-
CHIEF ENGR. (R)

No: FOB:10902142/D.II

Housing & Special Assistance
Department,
Mantralaya,
Bombay - 400 032.

Dated the 27th Dec. 1990.

To,

The Vice Chairman and Chief Officer,
Bombay Housing and Area Development Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Sub: Formula for deciding permissible built-up area
for the cessed structures and non-cessed
structures, if existing in a common plot.

Ref: Chief Engineer, Bombay Housing & Area
Development Board's letter
No.R/NOC/Gen/4085/BB-E, dated the 7th March,
1990.

Sir,

Your attention is invited to your letter under reference enclosing therewith four alternatives suggested by Chief Engineer (Development Plan), Bombay Municipal Corporation for working out land component for the cessed buildings and non-cessed buildings.

In accordance with the scheme of the Chapter VIII-A and Government instructions contained in this Department Circular No. ARS:1081/6225/A-7/D.II, dated the 23rd January, 1989 cessed building of category 'A' are eligible for the FSI 2.00 or Consumed FSI whichever is more. The cessed buildings of B & C categories stand on the same footing as the non-cessed structures so far as availability of FSI-2.00 is concerned. The Bombay Municipal Corporation has worked out different alternatives for cessed and non-cessed structure. The category of non-cessed structure

would evidently includes the buildings of B & C categories. After careful consideration of all the four alternatives, Govt. have decided to accept the alternative - II.

You are therefore, requested to follow the guidelines given in the alternative II for determining pro-rata FSI for structure of category 'A' and other structures.

Yours faithfully,

Sd/-
(K.S. Bhagat)

Copy forwarded with compliments :-

The Chief Engineer (Development Plan)
The Municipal Corporation of Greater Bombay,
Municipal Head Office, Extension Building,
4th Floor, Mahapalika Marg, Fort,
Bombay - 400 001.

No. ARS:1091/2609/D.II
Housing & Special Assistance
Department,
Mantralaya,
Bombay - 400 032.

Dated: 6th July 1991.

To,

The Chief Officer,
Bombay Housing & Area Development Board,
Griha Nirman Bhavan, Bandra (East),
BOMBAY - 400 051.

Sub: D.C. Rules for Greater Bombay.

Grant of 2 or consumed FSI for reconstruction/
redevelopment of cessed building Category 'A'
undertaken by Co-operative Housing Society of
the occupants/owner.

Sir,

I am directed to refer to your letter no. R/NOC/F-48/ 741/F-91, dated 22nd March, 1991 on the subject mentioned above and to state that after careful consideration of the issue Government has observed that the surplus area means an area left out after accommodating the tenants of the old building and the Housing Board is required to work out its share from such a surplus area on percentage basis as described in the third schedule. For example if, in a new building 10,000 sq.ft. built up area is consumed for accommdating the old tenants, then the remaining i.e. 5500 sq.ft. area is treated as surplus area and out of this surplus area, the Board is required to share 5% i.e. 275 sq.ft. and the balance area ie. 5225 sq.ft. could be disposed of by the landlord in his own way. Government has, therefore, decided that the Board should share on percentage basis the area, out of the surplus area. In other words, while working out the area to be shared by the Board, the total built up area of the

building should not be taken into account but only the surplus area i.e. an area left out after accommodating the old tenants.

2) The question of upward revision of the price of the area to be shared by the Housing Board was under consideration of Government. After taking into account the increase which has taken place in a cost of building materials during the last few years, Government has decided to revise the rate of Rs. 135 per sq.ft. to Rs. 235 per sq.ft. and this rise in rate shall be effective from 25th October, 1990. This rate is applicable to the area to be shared by the Housing Board from the surplus area.

3) As per the Government Circular No. ARS:1084/6225/D-7/A.II, dated the 23rd January, 1989, the Developer or Landlord is not allowed to have commercial or non-residential area more than what was available in the old and demolished building. In other words, in a building to be reconstructed with FSI 2.00 commercial area will not be more than what is required for accommodating the old shopkeepers, and thus there will be no surplus accruing to the developer in commercial area, though the building may be having mixed use i.e. residential and commercial. In such a situation, Government has decided that the entire building should be treated as residential one and the surplus to be shared by the Housing Board should to be worked out, on the basis of column 3 and 4 of the Third Schedule. In other words there will be no occasion to apply column 1 and 2 of the Third scheduled, so far as, the reconstructed buildings with FSI 2.00 are concerned.

I am further directed to request you to take action in the light of above decisions in respect of cases pending with the Board.

Yours faithfully,

Sd/-

(K.S. Bhagat)
Under Secretary to Government

No. TPB/4391/1681/UD-11
Urban Development Department
Mantralaya,
Bombay - 400 032.

12th November, 1991.

To,

The Municipal Commissioner,
Municipal Corporation of Gr. Bombay.

Sub: Provisions of the Development Control
Regulations of Gr. Bombay pertaining to recon-
struction or redevelopment of cessed properties,
Directives under Section 37(2) of the M.R. & T.P.
Act of initiating minor modification to the -

Sir,

The Bombay Housing and Area Development Board supported by the Housing Department have represented for extending the benefit of floor space index of 2.00 or the consumed floor space in ded of the existing old buildings whichever is more available to reconstruction/redevelopment proposal of cessed properties of 'A' Category to those from 'D'/B and 'C' categories.

2) The BHAD Board has pointed out that in addition to 16502 properties of 'A' Category constructed prior to 1st September, 1940 to whom the concession of 2.00 or consumed FSI is available there are 1489 buildings from 'D' category constructed during 1.1.1940 to 31.12.50 and 1651 buildings from 'C' category constructed during 1.1.51 to 1.10.79 which too are cessed buildings are in equally dilapidated conditions and need urgent reconstruction, but still they do not enjoy the benefit of FSI 2.00 or that actually consumed. It has been brought to the notice that if the Board comes forward for reconstruction of these old and dilapidated cessed buildings from any of these categories it is eligible for 2.4 times the normal 1.33 FSI (i.e. FSI of 3.192) vide regulation 33(7). This has created a situation that every reconstruction or redevelopment of a cessed buildings from category B and C is necessarily required to be undertaken by the Board alone since there is no incentive to the Co-operative Housing Society of landlord and occupiers of these categories unlike these of 'A' category cessed buildings.

In connection of the above, it has been decided that the said concession available for cessed buildings of 'A'

category should also be extended to cessed buildings of 'B' category and 'C' category. I am therefore directed by the Government to communicate the following directives u/s 37(2) of the Maharashtra Regional and Town Planning Act to the Planning Authority namely the Municipal Corporation of Gr. Bombay, to substitute Regulation 33(7) from the Development Control Regulations for Gr. Bombay, 1991 by the following:

- 7) Reconstruction or redevelopment by Co-operative Housing Societies or of old buildings belonging to the Corporation:-

For reconstruction/redevelopment to be undertaken by Co-operative Housing Societies in respect of cessed properties located in the Island City which attract the provision of Maharashtra Housing and Area Development Act, 1976 or by Co-operative Housing Societies of landlord and occupiers of accessed building subject to the provisions of the said Act and for reconstruction/redevelopment of buildings of the Corporation, constructed before 1940, the floor space index shall be 2.00 or the consumed floor space index of the existing old building whichever is more. This FSI will be subject to the Regulation in Appendix III so far as construction or redevelopment by such Co-operative Housing Societies is concerned.

It is requested that an early action to initiate action u/s 37(1) of the M.R. & T.P. Act, 1966 be taken.

Yours faithfully,

Sd/-

(N.S. Kulkarni)

Under Secretary to Government

Copy forwarded with compliments for information to:

- 1) The Secretary,
Housing & Special Assistance Department.
- 2) The Chief Executive Officer/MHADA.
- 3) The Chief Officer BHAD Board, Bandra.
- 4) The Dy. Director of Town Planning Gr. Bombay.
- 5) The Chief Engineer (Development Plan)
Municipal Corporation of Gr. Bombay.
- 6) Select file (2 copies).

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. DY.ChE BP(C)/945/Gen; dt.08.07.92

To,

The Chief Engineer,
B.H. & A.D. Board,
Griha Nirman Bhavan,
Bandra (East),
Bombay - 400 051.

Sub: Formula for deciding permissible built up area
for cessed structures and non-cessed structures
if existing on the sample plot.

Ref: Your letter under No. R/NOC/F-48/6813 dated
20.06.1992 addressed to Chief Engineer (D.P.).

Sir,

In the initial stages, for working out the permissible built up area, in case cessed and non-cessed buildings exist on the same plot, four alternatives were suggested by the M.C.G.B. to the Government of Maharashtra. The Government then suggested that alternative II be followed in such cases. However after giving further thought to the subject, it was felt that alternative I suggested by the M.C.G.B. would be more rational and fair. As such, the Under Secretary to the Urban Development Department, Government of Maharashtra was again informed vide letter under NO. ChE/8363/DP/BP dated 5.2.91 (copy of which is attached herewith for your ready reference) that M.C.G.B. will adopt alternative NO.I for working out the permissible built up area.

The alternative I is since being adopted uniformly in all the cases and not different alternatives for different plots as stated in your letter.

Yours faithfully,

Sd/-

Dy. Chief Engineer,
Building Proposals (City)

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY
GRIHA NIRMAN BHAVAN, BANDRA (EAST), BOMBAY - 400 051

COMPENDIUM OF CIRCULARS AND GUIDELINES ON THE
VARIOUS SUBJECTS

Sr.No.	Subject of Compendium (Circulars and Guidelines)
1.	Repairs to old dilapidated buildings
2.	Reconstruction of old dilapidated buildings
3.	Housing:- i) Lands and Pricing Policy of Lands ii) Planning and Architecture iii) Preparation of Plans and Estimates iv) Technical, Vigilence & Quality Control v) Sale Price and Pricing Policy
4.	i) S.I.P. (ii) S.U.P. (iii) Redevelopment of Slums (iv) P.P.S.P.
5.	HUDCO Norms, Submission of HUDCO Proposals
6.	Miscellaneous Subject i) Improvement of Service in Colonies (IIC) ii) Building Centres
7.	Invitation of Tenders, Opening of Tenders, Delegation of Powers, Measurements & Bills
8.	Claims of Contractors.
9.	Works to be given to Labour Co-operative Societies
10.	Responsibilities and Duties of Engineers
11.	Registration of Contractors
12.	Estate Management

NO:REE/98230178/2686
Mumbai Bldg. Repair & Reconstruction Board,
Griha Nirman Bhavan, Bandra (East),
Mumbai-400 051.

Dated: 29/05/1999.

C I R C U L A R :

Subject: Increase in the Ceiling limit of expenditure on structural Repair Works of Cessed buildings from Rs. 750/- per Square metre to Rs. 1000/- per Sq.mt.

The Government of Maharashtra has enacted the Maharashtra Act No. XVI of 1998, which has been in force with effect from 15th May, 1998. In view of the provisions now made vide Section 4 of the said Act and with a Special reference to Section 88 of the Maharashtra Act No. XXVIII of 1977, following guidelines are hereby issued:-

a) Expenditure to the extent of Rs. 1000/- per Sq.Mtr. may be incurred on repair works of cessed buildings for which Administrative approval was given to the plans and estimated cost beyond the then (prior to 15-5-1998) prevailing ceiling limit of Rs. 750/- per Sq. Mtr. The amount of expenditure beyond Rs. 1000/- per Sq.Mtr. shall however be borne by the Occupiers of the building.

2) The above provision is applicable to those structural repair works which were in progress as on 15.5.98 or thereafter and not to those which were completed before 15.5.98.

3) The Government has so far not intimated the Board of any revision to the Schedule II in the MHAD Act, 1976 as an effect of enactment of the Maharashtra Act No. XVI of 1998. However, an option letter from the Occupiers of the buildings taken up for repairs shall be obtained as per the format attached herewith.

The above guidelines shall be followed scrupulously by all the Officers of the Repair wing and Accounts Branch of the Mumbai Building Repair and Reconstruction Board.

Encl: As above.

Vandana Khullar
(VANDANA KHULLAR)
Chief Officer,
M.B.R.&R. Board, Mumbai.

TO:

1. The Dy. Chief Engineer (South)/(North) | MBR&RB.
 2. The Chief Accounts Officer | MBR&RB
 3. The Executive Engineer A | B | C-1-2 | C-3-4 | D1 | D-2 | E | FS-GS | FN-GN | MBR&RB, Mumbai.
 4. Assistant Accounts Officer (South)/(North)/(RC) | MBRRB.
- Copy submitted for favour of f.w.cs. for information to the (1) Hon. Chairman | RR (2) Hon. V.P. & CEO | Authority (3) Chief Engineer-II | A. (4) Financial Controller | A.

k/

289

NO:CE-II/EE-III/A/812/2004
DATE: 29 June, 2004

CIRCULAR

SUB: Issue of NOC in case of repair of cessed buildings.
REF: Hon'ble Minister/Housing's Meeting held on 15/6/04.

Hon'ble Minister/Housing conducted a meeting on 15th June, 2004 regarding various issues in M.B.R. & R. Board. Dy. Chief Engineer (South), Dy. Chief Engineer (North), Dy. Chief Engineer (Reconstn.) and other officers of the M.B.R. & R. Board were present in the meeting.

During the discussion, it was given to understand that there is considerable delay in completion of the work in case of NOC given to the tenants for undertaking repairs.

It was informed that this delay is because of approval of the plans from MCGM. It was also given to understand that the time given for completion of the work is 18 months which includes 3 months initial period for getting approval of MCGM. However, it was noticed that MCGM takes considerable time for approval of the plan and eventually the building can not be taken up for repairs in time. This also delays the completion period. It was given to understand that extension for NOC is granted by concerned Dy. Chief Engineer.

It was pointed out that delays are done deliberately during which plans are amended without the knowledge of tenants/MHADA, causing legal/administrative problem at a later stage.

कसाक

कार्यवाही

22/7/04

Noted
Sd/-
31/7


Noted
31/7

291

.2:

In order, therefore, to streamline the procedure, it is hereby directed that Dy.Chief Engineer should ensure the timely approval of the plans from MCGM. They shall instruct the concerned NOC holder and Architect of the NOC holder to see that the plans are approved by the MCGM within 3 months of grant of NOC, failing which their NOC will be cancelled and Board may undertake the repairs of the building.

It is directed that the extension to the NOC will be granted by VP&CEO/A. The Dy.Chief Engineers are therefore directed to send the file of extension of such NOC to VP&CEO/A for approval. Such files should be routed through Chief Engineer-II/A by giving justifications for extension and enclosing copy of sanctioned and the amended plans.


VP&CEO/A

Copy to Chief Officer/MBR&RB.

Copy to Dy.CE(N), Dy.CE(S), Dy.CE(Reconstn.)/MBR&RB.

Copy to all Executive Engineers in M.B.R. & R.Board.

Copy to Dy.CE (V.QC)/A.

Copy with compliments to P.A. to Minister (Housing).

Copy with compliments to P.A. to Minister of State (Housing).

Copy with compliments to Principal Secretary (Housing).


VP&CEO/A

✓ Shri N. V. Yerawar Ex-Engg. D-2 Ward

No. REE/CO/RR/2840/2004
 Mumbai Building Repairs &
 Reconstruction Board
 Griha Nirman Bhavan,
 Mumbai 400 051
 Dated 29 JUN 2004

Circular

Sub :- Increase in the Ceiling limit of expenditure on structural repair works of
 cessed buildings from Rs. 1000/- per sq.mtrs to Rs. 1200/- per sqm.

The Govt. of Maharashtra has enacted the Maharashtra Act No. XVI of , 1998. In
 view of the provisions now made vide section 4 of the said Act and with a special
 reference to section 88 of the Maharashtra Act No. XXVIII of 1977, following guidelines
 are hereby issued :-

- a) Expenditure to the extent of Rs. 1200/- per sqm. may be incurred on repair works of
 cessed buildings for which Administrative approval was given to the plans and
 estimated cost beyond the then (prior to 29.03.2004) prevailing ceiling limit of
 Rs.1000/- per sqm. The amount of expenditure beyond Rs. 1200/- per sqm. shall
 however be borne by the Occupiers of the building.
- 2) The above provision is applicable to those structural repair works which were in
 progress as on 29.03.2004 or thereafter and not to those which were completed before
 29.03.2004.
- 3) The Government has so far not intimated the Board of any revision to the Schedule II
 in the MHAD Act 1976 as an effect of enhancement of the Maharashtra Act No. XVI
 of 1998. However , an option letter from the Occupiers of the buildings taken up for
 repairs shall be obtained as per the format attached herewith.

The above guidelines shall be followed scrupulously by all the officers of the Repair
 wing and Accounts Branch of the Mumbai Building Repairs & Reconstruction Board.

Encl :- As above

ISSUED
 29/6/04
 Date:

Chief Officer,
 M.B. & R. Board, Mumbai.

To:-

- 1) The Dy. Chief Engineer (South) / (North) , MBRRB
- 2) The Chief Accounts Officer / MBRRB
- 3) The Executive Engineer, (A/B/C1-C2/C3-G/ D-1/D-2/ E/FS-GS/ FN-GN) MBRRB,
 Mumbai.
- 4) Asstt. Accounts Officer (South) / (North) / (RC) / MBRRB

Copy submitted for favour of ~~files~~ for information to the

- 1) Hon'ble Chairman / MBRRB
- 2) Hon'ble V.P. & C.E.O. / Authority
- 3) Chief Engineer-II / A
- 4) Financial Controller / A

U₁716
 S.E.

RM 3/8/6
 D.E.

29/6/04
 REE/1/2

29/6/04
 29/6/04

4/285

जा.क्र.निकाअ/दु.व पु./परिपत्रक/ 3077.
दिनांक :- 16 JUL 2008

विषय :- जुन्या व मोडकळीस आलेल्या इमारतींची संरचनात्मक दुरुस्ती
करण्यासाठी शासन प्रचलित मर्यादा रु.१२००/- प्रती
चौ.मी.वरुन रु.२०००/- प्रती चौ.मी.करण्याबाबत शासनाच्या
विचारधीन असलेल्या प्रस्तावास मंजूरी दिल्याबाबत.

परिपत्रक :-

उपरोक्त विषयास अनुसरुन आपणांस कळविण्यात येते की, जुन्या व मोडकळीस
आलेल्या इमारतींची संरचनात्मक दुरुस्ती करण्यासाठी असलेली प्रचलीत मर्यादा रु.१२००/-
प्रती चौ.मी.वरुन रु.२०००/- प्रती चौ.मी.करण्याबाबत शासन निर्णय अंतिम टप्प्यात असून
याबाबत शासनाकडून शासन निर्णय प्राप्त झाल्यानंतर आपणांस अवगत करण्यात येईल.
तथापि, दुरुस्तीच्या कामास विलंब लागु नये म्हणुन आपल्या विभागातील जुन्या व मोडकळीस
आलेल्या इमारतींच्या दुरुस्तीची अंदाजपत्रके बनविताना तसेच कलम ८८(३)(अ) खाली
इमारत दुरुस्तीपलिकडे घोषित करण्याचा प्रस्ताव तयार कराताना दुरुस्ती खर्चाची मर्यादा
रु.२०००/- प्रत चौ.मी.प्रमाणे समजुन प्रस्ताव तयार करण्यात यावेत. शासन निर्णय प्राप्त
झाल्यानंतर पुढील कार्यवाही करण्यात यावी.

ISSUED
16/7/08

2/10/08

मुख्य अधिकारी / दु.व पु.

प्रत माहितीसाठी व उचित कार्यवाहीसाठी रवाना :-

१. उपमुख्य अभियंता (पुनरचना)/(दक्षिण)/(उत्तर)/मुं.इ.दु.व पु.मंडळ,मुंबई.
२. कार्यकारी अभियंता अ/ बी/ सी १-२/सी ३-४/ डी १-२/ई/फग-उ/फग-द/पु.वि. १/२/३
दु.व पु.मंडळ,मुंबई.

जा.क्र.मुं.अ./निकाअ/दुवपु/ 1402 /१४.
मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ,
गृहनिर्माण भवन, वांद्रे, पूर्व, मुंबई-५१
दिनांक:-

- 4 MAR 2014!

परिपत्रक:-

विषय:- शासनाने दुरुस्ती मर्यादा रु.२०००/- वरून रु.३०००/- वाढ केल्यानंतर रु. २०००/- प्रती चौ.मी.प्रमाणे सुरु असलेली कामे रु.३०००/-प्रति चौ.मी.च्या मर्यादेत रूपांतरीत करण्याबाबत तसेच रु.३०००/-प्रती चौ.मी. मर्यादेत नवीन कामे हाती घेण्याबाबत.

शासनाने दिनांक ७ डिसेंबर २०१३ च्या अधिसूचनेद्वारे उपकरप्राप्त इमारतीच्या दुरुस्ती करिता प्रचलित दर रु.२०००/- प्रती चौ.मी. वरून रु.३०००/- प्रती चौ.मी.करण्यात आलेला आहे.सदरची अधिसूचना प्रसिध्द झालेल्या दिनांकापासून अंमलात येणार आहे.

येथून पुढे उपकरप्राप्त इमारतीच्या दुरुस्तीसाठी अंदाजपत्रके रु.३०००/- प्रती चौ.मी.या दराने तयार करून मंजूरीसाठी सादर करण्यात यावी. अंदाजपत्रके तयार करतांना सदर इमारतीमध्ये प्रत्यक्षात तांत्रिक दृष्ट्या तितके काम आहे किंवा नाही याची पडताळणी करणे आवश्यक आहे. सुधारीत अंदाजपत्रकामुळे जर खर्चात वाढ होत असेल तर नविन कामे हाती घेताना मंजूर बांधकाम कार्यक्रमापेक्षा खर्च वाढणार नाही याची दक्षता घ्यावी. तसेच इमारतीची सद्यःस्थिती लक्षात घेऊन प्राधान्यक्रम ठरविण्यांत यावा. जेणेकरून मान्यताप्राप्त बांधकाम कार्यक्रमावर विपरीत परिणाम होणार नाही.

वाढीव दुरुस्ती मर्यादा रु.३०००/- चौ.मी. सुरु असलेल्या कामांना लागू करतेवेळी अशी कामे भौतिकदृष्ट्या पूर्ण झाले असेल तसेच अंतिम देयकांमध्ये अतिशय कमी रक्कम शिल्लक असल्यामुळे व अशी अंतिम देयके पारीत करण्यात बराच कालावधी होऊनही देयक अदा केलेले नसल्याने अशी कामे रु.३०००/- चौ.मी. च्या मर्यादेत रूपांतरित करण्यात येऊ नये.

दुरुस्तीची अंदाजपत्रके दरसुची सन २००६-०७ वर आधारित आहेत, अशा कामांना वाढीव प्रमाणित मर्यादा लागू होणार नाही, असे प्रकार होऊ नये याची संपूर्ण जबाबदारी संबंधित कार्यकारी अभियंता व उपमुख्य अभियंता यांची राहिल. तरी रूपांतरणाचे प्रस्ताव पाठविताना संबंधित कार्यकारी अभियंता व उपमुख्य अभियंता यांनी प्रस्ताव योग्य असल्याची खात्री स्थळ निरीक्षण करूनच सादर करावी व कुठल्याही परिस्थितीत मान्यता प्राप्त बांधकाम कार्यक्रमाच्या वर खर्च जाणार नाही याची दक्षता घ्यावी व उपलब्ध निधीनुसार आवश्यक ती दुरुस्तीची कामे प्राधान्यक्रमानुसार हाती घेण्यात यावी.तसेच यापुर्वी दुरुस्ती खर्चाची मर्यादा रु.१२००/- वरून रु.२०००/- प्रती चौ.मी.करतांना ज्या अटी व शर्ती लागू करण्यात आलेल्या आहेत त्या सर्व अटी सुधारित मर्यादेसाठी लागू राहतील.

सोबत : १)अधिसूचना प्रत दि.७.१२.२०१३

२)अटी व शर्तीचा नमूना

५/३/१४
मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
मुंबई

मुख्य अधिकारी ३/३/२०१४
मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
मुंबई

प्रति,

१. उपमुख्य अभियंता/परिमंडळ-१,२,३ व ४ /दुवपु मंडळ.
२. मुख्य लेखाधिकारी/मुं.इ.दु. व पु. मंडळ
३. कार्यकारी अभियंता, अ,बी-१,२, सी-१,२,३, डी-१,२,३, ई-१,२, फ/दक्षिण, फ/उत्तर, ग/दक्षिण, ग/उत्तर/दुवपु मंडळ.
४. सहाय्यक लेखाधिकारी-१,२,३ व ४/दुवपु मंडळ.

परिपत्रक: प्राधिकरण / 12014

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळाच्या उपकरप्राप्त इमारतीच्या दुरुस्तीवर नियंत्रण ठेवण्याच्या संदर्भातील सुधारीत मार्गदर्शक तत्वे.

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई ४०० ०५१.
जा.क्र.एमएच/व्हीपी/निकाअ/मुंडुवपुम/संकिर्ण 10670/14, दि. ऑगस्ट, २०१५.
30 ऑगस्ट, 2015

संदर्भ: १) मा.उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी/प्राधिकरण यांचे परिपत्रक क्र.एमएच/ व्हीपी/ निकाअ/ मुंडुवपुम/संकीर्ण -४९/४३६/१३, दि.१४.०१.२०१३.

मुंबई बेटावरील उपकरप्राप्त इमारतीच्या संरचनात्मक दुरुस्ती करताना मूळ अंदाजपत्रकानुसार दुरुस्तीचे काम सुरू झाल्यानंतर दुरुस्तीच्या खर्चात झालेल्या वाढीचे प्रस्ताव सुधारीत प्रशासकीय मान्यतेसाठी सादर करताना निदर्शनास आलेल्या बाबी/त्रुटी व उपकरप्राप्त इमारतीची दुरुस्ती अचूक पद्धतीने वेळेत आणि योग्य त्या देखरेखीखाली करण्यासाठी संदर्भाधिन पत्रान्वये मार्गदर्शक तत्वे जारी करण्यात आली होती.

सदर परिपत्रकातील मुद्दा क्र.२.१३ व २.१५ मध्ये खालीलप्रमाणे तरतुद करण्यात आली होती.

- २.१३ खाजगी वास्तुशास्त्रज्ञाने तयार केलेल्या मूळ प्रस्तावानुसार अंदाजपत्रकाप्रमाणे प्रत्यक्षात काम अंमलात आणताना किंवा काही तफावत दिसून येत असल्यास आणि एकूण प्रशासकीय मान्यतेच्या रक्कमेपेक्षा जर खर्च ३०% पेक्षा अधिक वाढत असेल किंवा पीसीएल मर्यादेच्या बाहेर जात असेल तर खाजगी वास्तुशास्त्रज्ञाने चुकीचे प्रस्ताव केला असे समजण्यात येईल. मात्र सदर काम त्याच वास्तुशास्त्रज्ञाकडून करून घेण्यात यावे. तशी नोटीस वास्तुशास्त्रज्ञाला देऊन त्यानंतर अशा खाजगी वास्तुशास्त्रज्ञाला पुढील एक वर्षाकरिता कोणतेही दुरुस्ती काम देण्यात येऊ नये.
- २.१५ परिमंडळाच्या उपमुख्य अभियंत्यांनी प्रगतीपथावरील सर्व कामाचा वेळोवेळी आढावा घ्यावा. त्याचप्रमाणे हे परिपत्रक जारी करण्याच्या दिवशी एकूण सुरू झालेल्या प्रगतीपथावरील कामाची तपासणी करून दुरुस्तीची अंमलबजावणी करण्यामध्ये विलंब होण्याची काय कारणे आहेत याची नोंद घ्यावी. विलंब होण्याच्या कारणासाठी किंवा मूळ अंदाजपत्रकापेक्षा वाढलेल्या ३०% पेक्षा जास्त अंदाजपत्रकाच्या प्रस्तावाबाबत संबंधित खाजगी वास्तुशास्त्रज्ञाला व कंत्राटदाराला तात्काळ नोटीस जारी करण्यात यावी. याबाबतचा खुलासा घेऊन उपमुख्य अभियंत्यांनी त्यावर त्यांचे अभिप्राय नोंदवून, वाढलेल्या खर्चाला अनुसरून सुधारीत प्रशासकीय मान्यतेचा प्रस्ताव विचारात घ्यावा किंवा नाही असे सुस्पष्ट (कॅटॅगिरीकल) अभिप्राय उपमुख्य अभियंत्यांनी दिल्यानंतरच प्रशासकीय मान्यतेचा प्रस्ताव विचारात घेण्यात येईल. खाजगी वास्तुशास्त्रज्ञाची फी वर नमूद केलेल्या पद्धतीने सीमित केली जाणार असल्याची बाब खाजगी वास्तुशास्त्रज्ञांना तात्काळ सात दिवसांच्या अवधीच्या नोटीशीने कळविण्यात यावी. जर त्यावर त्यांनी आक्षेप घेतला तर सदरहू काम अशा खाजगी वास्तुशास्त्रज्ञाकडून काढून घेण्याची कार्यवाही करण्यात येईल असे देखील जारी करावयाच्या नोटीसमध्ये नमूद करावे. जर खाजगी वास्तुशास्त्रज्ञाला हे मान्य नसेल तर त्यांनी ७ दिवसात त्या विभागास कळवावे व कार्यकारी अभियंत्यांनी लगेचच पॅनेलवरील अन्य वास्तुशास्त्रज्ञाची नेमणूक करावी. मात्र जुन्या वास्तुशास्त्रज्ञाला या कारणास्तव काढल्यानंतर कामाच्या संदर्भातील त्याची जबाबदारी संपलेली आहे असे समजण्यात येऊ नये. किंबहुना त्याने केलेल्या मूळ प्रस्तावाला अनुसरून अंमलबजावणी सुरू झालेली असल्यामुळे कामामध्ये काही त्रुटी आढळल्यास मूळ

अश्या सुधारित अंदाजपत्रकांना प्रशासकीय मान्यता देण्यात येऊ नये. सदर प्रकरणी जे मूळ अंदाजपत्रक संमत / मंजूर झालेले आहे, त्यानुसारच दुरुस्तीचे काम पूर्ण करण्यात यावे व अशा प्रकरणी संबंधित कार्यकारी अभियंता व उप अभियंता यांनी इमारतीच्या दुरुस्तीची योग्य ती काळजी घेऊन अपघात होणार नाही याची खबरदारी घ्यावी. तसेच सदर कामाचे अंतिम देयक तयार करून अदा करण्यात यावे व वाढीव कामासाठी स्वतंत्र अंदाजपत्रक तयार करून प्रस्तावित धोरणानुसार पुढील कार्यवाही करण्यात यावी.

वरील प्रकरणी वाढीव अंदाजपत्रके शहानिशा न करता सादर करणाऱ्या संबंधित वास्तुशास्त्रज्ञ यांच्यावर पुढील दोन वर्षांकरिता कोणतेही काम वितरीत न करण्याची कारवाई करण्यात यावी.

तसेच मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळातील विविध पुनर्विकासाची कामे / दुरुस्तीची कामे हाती घेतली जातात. सदर काम करत असताना काही तांत्रिक व प्रशासकीय बाबींमुळे अश्या योजनांची कामे वेळेवर पूर्ण करता येत नाहीत. तसेच उपकरप्राप्त इमारतीच्या संरचनात्मक दुरुस्तीच्या कामात भरमसाठ वाढ होत असल्यामुळे, त्यांचीही छाननी होणे आवश्यक आहे. यासाठी प्राधिकरण स्तरावर खालील Technical Advisory Committee गठीत करण्यात आली आहे.

- | | |
|---|----------------|
| १. मुख्य अभियंता -३ / प्राधिकरण | अध्यक्ष |
| २. वित्त नियंत्रक / प्राधिकरण | सदस्य |
| ३. वास्तुशास्त्रज्ञ / प्राधिकरण | सदस्य |
| ४. संबंधित परिमंडळाचे उपमुख्य अभियंता/ दुवपु मंडळ | सचिव तथा सदस्य |

वरील समिती मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळातील विविध योजनेच्या तांत्रिक बाबी जसे योजनेचे नकाशे, अंदाजपत्रक, अतिरीक्त बाबी, मुंबई बेटावरील उपकर प्राप्त इमारतीच्या संरचनात्मक दुरुस्तीच्या सुधारित अंदाजपत्रक व तत्सम इतर बाबी तपासून आवश्यक त्या शिफारशीनुसार वरिष्ठांना मंजूरीसाठी सादर करतील.

उपनिर्दिष्ट परिच्छेदात नमुद केलेल्या सूचना या तात्काळ अंमलात आणाव्यात व दि.१४.०१.२०१३ च्या परिपत्रकामधील इतर तरतूदी / अटी कायम राहतील.

उपाध्यक्ष व मुख्य कार्यकारी अधिकारी,
प्राधिकरण

प्रत:

- १) मुख्य अभियंता-३/प्राधिकरण यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- २) मुख्य अधिकारी / दुवपु मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- ३) सहमुख्य अधिकारी / दुवपु मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- ४) उपमुख्य अभियंता / परिमंडळ-१/२/३/४ / दुवपु मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- ५) कार्यकारी अभियंता /अ /बी-१/बी-२/सी-१/सी-२/सी-३/डी-१/डी-२/डी-३/ई-१/ई-२/ग-दक्षिण/ग-उत्तर/फ-उत्तर/फ-दक्षिण/मुं.इ.दु.वपु. मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- ६) मुख्य लेखाधिकारी /मुं.इ.दु.वपु. मंडळ यांना माहिती व पुढील योग्य त्या कार्यवाहीसाठी.
- ७) परिपत्रक नस्ती क्र.४८ करिता
- ८) सचिव/ प्राधिकरण यांना माहितीस्तव सादर.
- ९) स्वयं सहाय्यक मा.उपाध्यक्ष / प्राधिकरण यांना माहितीस्तव सादर.

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD
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जा.क्र. /निकाअ/P&D/ 4789/दुवपु-२०२०.

दिनांक: 13/11/2020

परिपत्रक

विषय:- Propping & Demolition कामांच्याकार्योत्तर मंजूरीसाठी सादर होणा-या प्रस्तावांबाबत ...

- संदर्भ:- १. मा.उपाध्यक्ष तथा मुख्यकार्यकारी अधिकारी/प्रा. यांनी मुख्य अधिकारी/दुवपु मंडळांना लिहिलेले पत्र क्र.०४० दि.०९.०१.२०२०.
२. या कार्यालयाचे पत्र क्र.२६६, दि.०९.०१.२०२०

असे निदर्शनास आले आहे की Propping & Demolition कामांच्याकार्योत्तर मंजूरीसाठी सादर होणा-या प्रस्तावांमध्ये सुसुत्रता दिसून येत नाही. कार्योत्तर मंजूरीसाठी प्राप्त होणा-या बहुतांश प्रस्तावांमध्ये इमारतीसंबंधित सविस्तर तपशिल सोबत जोडण्यात येत नाही. तसेच, इमारतीवर आजपावेतो झालेल्या खर्चाचा तपशिलही ब-याच प्रकरणात सादर केला जात नाही. एवढेच नव्हे तर, इमारतीची पाहणी करणा-या अभियंत्याचे पदनाम, सदर कामाबाबत / दुर्घटनेबाबत कळविणा-या व्यक्ती / कार्यालय (नियंत्रण कक्ष/पोलीस/अग्नीशमनदल/महापालिका) यांचा तपशील, इमारत पाहणीचा दिनांक इ. तपशील नमुद करण्यात येत नाही.

सदर प्रस्तावांमध्ये सुसुत्रता आणण्याच्या दृष्टीने कार्योत्तर मंजूरीसाठी सादर होणा-या उपकरप्राप्त धोकादायक इमारतीस टेकू लावणे व धोकादायक भाग पाडून घेण्याच्या प्रस्तावांसोबत सोबत जोडलेल्या तक्त्यानुसार सविस्तर माहिती सादर करण्यात यावी. तसेच, इमारतीचे फोटो, काम सुरू होण्यापूर्वी व काम सुरू झाल्यानंतर, Angle Cam - Angular कॅमे-याने (सदर App, Google Play Store वर उपलब्ध आहे) काढूनच प्रस्तावासह सादर करावेत. प्रस्ताव त्वरीत किंवा काम सुरू झाल्यापासुन ०१ महिन्याच्या आत सादर करावा. अपूर्ण अवस्थेतील व फार उशीरा प्राप्त प्रस्ताव, कार्योत्तर मंजूरीसाठी विचारात घेतले जाणार नाहीत.

सोबत: वरीलप्रमाणे.

Sd/-

(अरूण डोंगरे)

मुख्य अधिकारी

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.

प्रत:

१. मुख्य अभियंता-३/प्राधिकरण
२. उपमुख्य अभियंता, परिमंडळ - १/२/३/४ मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई
३. कार्यकारी अभियंता, अ/ब-१, ब-२/सी-१/सी-२/सी-३, डि-१, डि-२, डि-३, ई-१/ई-२, फ-उत्तर/ग-उत्तर/फ-दक्षिण/ग-दक्षिण, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई

C-445

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ

(म्हाडाचा घटक)

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD
A MHADA UNIT



जा.क्र.मुअ/निकाअ/न.क्र.GEN-११३/४८६०/दुवपु-२०२०,

दिनांक: 20 NOV 2020

परिपत्रक:-

विषय: शासनाने दुरुस्ती मर्यादा रुपये ३०००/- वरून रुपये ४०००/- वाढ केल्यानंतर रुपये ३०००/- प्रति चौ.मी. प्रमाणे सुरु असलेली कामे रुपये ४०००/- प्रति चौ.मी. मर्यादेत रुपांतरीत करण्याबाबत तसेच रुपये ४०००/- प्रति चौ.मी. मर्यादेत नवीन कामे हाती घेण्याबाबत.

शासनाने दिनांक ०७ ऑक्टोबर २०२० च्या अधिसूचनेद्वारे उपकरप्राप्त इमारतींच्या दुरुस्तीकरिता प्रचलित दर रुपये ३०००/- प्रति चौ.मी. वरून रुपये ४०००/- प्रति चौ.मी. करण्यात आलेला आहे. सदरची अधिसूचना प्रसिध्द झालेल्या दिनांकापासून अंमलात येणार आहे.

येथून पुढे उपकरप्राप्त इमारतींच्या दुरुस्तीसाठी अंदाजपत्रके रुपये ४०००/- प्रति चौ.मी. या दराच्या मर्यादेत तयार करून मंजूरीसाठी सादर करण्यात यावी. अंदाजपत्रके तयार करताना सदर इमारतींमध्ये प्रत्यक्षात तांत्रिक दृष्ट्या तितके काम आहे किंवा नाही याची पडताळणी करणे आवश्यक आहे. सुधारित अंदाजपत्रकामुळे जर खर्चात वाढ होत असेल तर नवीन कामे हाती घेताना मंजूर बांधकाम कार्यक्रमापेक्षा खर्च वाढणार नाही याची दक्षता घ्यावी. तसेच इमारतींची सद्यःस्थिती लक्षात घेऊन, प्राधान्यक्रम ठरविण्यात यावा. जेणेकरून मान्यताप्राप्त बांधकाम कार्यक्रमावर विपरीत परिणाम होणार नाही.

वाढीव दुरुस्ती मर्यादा रुपये ४०००/- प्रति चौ.मी. सुरु असलेल्या कामांना लागू करतेवेळी अशी कामे भौतिकदृष्ट्या पूर्ण झाले असेल तसेच अंतिम देयकांमध्ये अतिशय कमी रक्कम शिल्लक असल्यामुळे व अशी अंतिम देयके पारीत करण्यात बराच कालावधी होऊनही देयक अदा केलेले नसल्याने अशी कामे रुपये ४०००/- चौ.मी. च्या मर्यादेत रुपांतरीत करण्यात येऊ नयेत.

सद्यःस्थितीत कोवीड-१९ या साथीच्या उद्रेकामुळे खर्चावर मर्यादा आलेली असल्याकारणाने, सन २०१९ व सन २०२० यावर्षी अतिधोकादायक घोषित केलेल्या इमारती व्यतिरीक्त कुठल्याही इमारतींना सन २०२०-२१ च्या सुधारित अंदाजपत्रकामध्ये या सुधारित रक्कमेचा लाभ देवू नये.

पुर्वीपासून हाती घेतलेल्या कामांचे सालगट अंदाजपत्रक सुधारित करू नये. ज्या धोकादायक इमारतींना संरचनात्मक दुरुस्तीची निकड असेल. त्या इमारतींचे सुधारित अंदाजपत्रकाची मान्यता घेताना फक्त संरचनात्मक कामांचा अंतर्भाव केला असल्याची खात्री, संबंधित वास्तुशास्त्रज्ञ, कार्यकारी अभियंता तसेच उपमुख्य अभियंता यांनी करून घ्यावी.

धोकादायक / दुरुस्तीची निकड असणाऱ्या इमारतींचे अंदाजपत्रक (रुपये ४०००/- प्रति चौ.मी.च्या दराच्या मर्यादेत) तयार करताना इमारतींच्या सर्व संरचनात्मक दुरुस्तीचा अंतर्भाव करावा, जर अंदाजपत्रकीय रक्कम रुपये ४०००/- प्रति चौ.मी. च्या दराच्या पुढे जात असल्यास, अतिरीक्त रक्कमेचा भरणा केल्यानंतरच अंदाजपत्रक मान्यतेसाठी सादर करावे.

यापुर्वी दुरुस्ती खर्चाची रुपये २०००/- वरून रुपये ३०००/- प्रति चौ.मी. करताना ज्या अटी व शर्ती लागू करण्यात आलेल्या आहेत त्या सर्व अटी सुधारित मर्यादेसाठी लागू राहतील.

सोबत: १) अधिसूचना प्रत दि.०७.१०.२०२०

२) अटी व शर्तीचा नमुना

Manager
OC

ISSUED

प्रति,

१. उपमुख्य अभियंता, परिमंडळ - १/२/३/४,

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.

२. मुख्य लेखाधिकारी, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.

३. कार्यकारी अभियंता, अ/ब-१, ब-२/सी-१/सी-२/सी-३, डि-१,

डि-२, डि-३, ई-१/ई-२, फ-उत्तर/ ग-उत्तर/फ-दक्षिण/ग-दक्षिण,

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.

४. सहाय्यक लेखाधिकारी, परिमंडळ - १/२/३/४, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.

अरुण डोंगरे
(अरुण डोंगरे),
मुख्य अधिकारी,

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई

निमा
२/१९

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD)

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD
A MHADA UNIT

Office of the Dy. CE
Inward No. 5049, Dt. 28/07/2021
P.A. [Signature]
[Stamp]

क्र.मु.अ/नकाअ/न.क्र. (CHEN-११३)/6132 /दु.पु. २०२०
दिनांक: 27 JUL 2021

परिपत्रक:-

विषय: शासनाने उभारप्राप्त इमारतीसाठी लागू केलेली दुरुस्ती मर्यादा रुपये ४०००/- प्रति चौ.मी. याप्रमाणे विभागीय कार्यालयामार्फत मार्गदर्शक मुद्रना.

संदर्भ: १) शासन अधिसूचना दि.०७.१०.२०२०
२) मुख्य अधिकारी, दु.पु. मंडळ यांचे परिपत्रक क्र.मु.अ/नकाअ/न.क्र. (CHEN-११३) / ४८६० /दु.पु. २०२०, दि.२०.११.२०२०

उपरोक्त संदर्भाधीन क्र.१ च्या शासन निर्णयाची अंमलबजावणी करण्याबाबतच्या मुद्रना संदर्भ क्र.२ च्या परिपत्रकाद्वारे निर्गमित करण्यात आल्या होत्या. सदर परिपत्रकात संरचनात्मक दुरुस्तीची निकड असलेल्या इमारतीनाच गुंभारित मर्यादा लागू करावी, असे स्पष्टपणे नमूद करण्यात आले होते.

मान्यपुत्र सर्वेक्षण व निर्यात तपासणी दरम्यान दुरुस्ती आवश्यक असलेल्या इमारतीची निवड झाल्यावर त्यासाठी मंडळातर्फे आवश्यक ती संरचनात्मक दुरुस्ती प्रस्तावित करण्यात आल्यास या आवश्यकता असल्यास मंडळातर्फे सदर काम हाती घेण्यात यावे. इमारतीच्या दुरुस्तीसाठी ना-हरकत प्रमाणपत्राद्वारे प्रस्ताव प्राप्त झाल्यास अशा प्रस्तावाच्या अंदाजपत्रकात संरचनात्मक दुरुस्तीच्या कामाच्या समावेश एकूण कामांच्या रकमेच्या ५० टक्के असल्यास व गुंभई महानगरपालिकेकडून दुरुस्तीसाठी आयआंदो व काम चालू करण्याचे आरंभ पत्र (Commencement Certificate) प्राप्त असल्यास रुपये ४०००/- प्रति चौ.मी. प्रमाणित मर्यादेपर्यंत अंदाजपत्रक मंजूरितय सदर करण्यात यावे.

इमारतीच्या दुरुस्तीसाठी ना-हरकत प्रमाणपत्राद्वारे अंमलबजावणी दुरुस्तीच्या कामाचा प्रस्ताव प्राप्त झाल्यास अशा प्रस्तावाच्या अंदाजपत्रकास अधिकतम रुपये ३०००/- प्रति चौ.मी. प्रमाणित मर्यादेपर्यंत अंदाजपत्रक मंजूरितय सदर करण्यात यावे.

तसेच माझे असे निदर्शनास आले की, अनेक प्रकरणांत असंरचनात्मक दुरुस्तीची कामे प्रस्तावित करण्यात येतात व त्यामुळे निधीचा अपव्यय होत आहे. त्यामुळे केवळ अत्यावश्यक स्वरूपाचीच दुरुस्तीची कामे प्रस्तावित करण्यात यावीत.

सर्व संवर्धित अधिकारी यांनी निधीचा अपव्यय होणार नाही व अनावश्यक कामे होणार नाही, याची दक्षता घ्यावी.

[Signature]
(अरुण डोंगरे)

मुख्य अधिकारी,

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ,
मुंबई

प्रति,

१. उपमुख्य अभियंता, परिमंडळ - १/३/४/४, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
२. मुख्य लेखाधिकारी, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
३. कार्यकारी अभियंता, अ/व-१, व-२/सी-१/सी-२/सी-३, डि-१, डि-२, डि-३, ई-१/ई-२, फा-उत्तर/ग-उत्तर/फ-दक्षिण/ग-दक्षिण, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
४. सहाय्यक लेखाधिकारी, परिमंडळ - १/३/४/४, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.



स्वातंत्र्याचा अप्रत महोत्सव

म्हाडा
MHADA



मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळांतर्गत ४
परिमंडळे व १५ विभागामधील कामामध्ये एकसुत्रता
आणणेच्या दृष्टिने सुचना निर्गमित करणेबाबत.

परिपत्रक: मुअ/निकाअ/न.क्र.४८/१२३१ /दुवपु-२०२२, दि. ' 09 DEC 2022

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
गृहनिर्माण भवन, कलानगर, वांद्रे-पुर्व, मुंबई ४०० ०५१

संदर्भ: १)१५.०७.२०२२ रोजीची आढावा बैठक .

म्हाडाच्या अधिपत्याखाली असलेल्या मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळामार्फत मुंबई बेटावरील उपकरप्राप्त इमारतींची दुरुस्ती तसेच धोकादायक इमारतीच्या धोकादायक भागाचे पाडकाम करणे व टेकू लावणे, पुनर्रचित व सक्रमण शिबीर यांची दुरुस्ती अशा आशयाची कामे करण्यात येतात. मंडळाच्या आढावा बैठकी दरम्यानच्या चर्चेत आढळून आल्यानुसार उपकरप्राप्त इमारतीच्या दुरुस्ती दरम्यान प्राप्त होत असलेल्या Excess Qty., Extra Item, Propping & Demolition तसेच S.R. work चे प्राप्त होत असलेल्या प्रस्तावामध्ये चार परिमंडळामध्ये एकसुत्रता नसल्याचे दिसून येत आहे. त्यामुळे दैनंदिन काम करताना अडचणी निर्माण होत आहेत. त्यामुळे चार परिमंडळ व १५ विभागीय कार्यालयांच्या कामामध्ये सुसूत्रता आणण्याचे दृष्टीने दि. १५.०७.२०२२ रोजी मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळामध्ये कार्यरत सर्व उपमुख्य अभियंता यांची बैठक आयोजित करण्यात आलेली होती. सदर बैठकीमध्ये उपकरप्राप्त इमारतींची दुरुस्ती, धोकादायक इमारतीचे पाडकाम व टेकू लावणे. वास्तुशास्त्रज्ञ यांची नेमणूक, पुनर्रचित व सक्रमण शिबीर यांची दुरुस्ती इत्यादी यादीवर सविस्तर चर्चा करण्यात आली. सदर चर्चेच्या अनुषंगाने खालील मुद्द्यांबाबत सूचना निर्गमित करण्यात येत आहे.

अ) उपकरप्राप्त इमारतीच्या धोकादायक भागाचे अंशतः पाडकाम व टेकू लावणे .

- ज्या उपकरप्राप्त इमारतींना म्हाडाकडून पुनर्विकासाकरीता ना हरकत प्रमाणपत्र वितरीत करण्यात आलेले आहे किंवा मंडळाकडून किंवा ना हरकत प्रमाणपत्राद्वारे उपकरप्राप्त इमारतींची दुरुस्ती हाती घेण्यात आलेली आहे, पुनर्विकासाचा प्रस्ताव प्राप्त झाला असून, प्रत्यक्ष पाहणी, छाननी, प्रकटीकरण प्रक्रिया सुरु आहे अशा उपकरप्राप्त इमारतीचे अंशतः पाडकाम करणे व टेकू लावणे ही कामे शक्यतो हाती घेण्यात येवू नयेत. परंतु काही करण्यास्तव सदर उपकरप्राप्त इमारतीच्या धोकादायक भागाचे पाडकाम करणे व टेकू लावण्याजोगी परिस्थिती उद्भवल्यास त्याबाबत या मुख्य अधिकारी /मुं.इ.दु. व पु.मंडळ यांची पुर्व परवानगी घेण्यात यावी, तथापी काही अपरीहार्य कारणास्तव तातडीने पाडकाम करावे लागल्यास त्यास मुख्य अधिकारी/मुं. इ. दु. व पु. मंडळ यांची कार्योत्तर मान्यता घेण्यात यावी. तसेच म्हाड अधिनियम

- c) निविदा स्विकृतील किमान टक्केवारीच्य दरानुसार
- iv. निविदा कमी टक्केवारीने भरलेली असल्यास सदर कमी टक्केवारी Saving म्हणून घेण्यात येऊ नये.
 - v. निविदेमध्ये घेण्यात आलेल्या Schedule - B मधील Item मध्ये होत असलेली Saving ची रक्कम Extra Item & Excess ला मंजुरी देताना विचारात घेण्यात यावी.
 - vi. कार्यकारी अभियंता व उपमुख्य अभियंता यांना ५% व १५% अधिकची रक्कम मंजूर करण्याचे अधिकार हे अंदाजपत्रकीय रक्कमेवरती देण्याऐवजी मंजूर निविदा रक्कमेवरती देण्यात यावेत.
 - vii. निविदा भरण्यापुर्वी संबंधीत उपअभियंता व कार्यकारी अभियंता यांनी क्षेत्रिय पाहणी करावी व Schedule "B" मध्ये सर्व बाबी व परिमाणे अंतर्भूत असल्याचे खात्री करून Extra Item व Excess Quantity उद्भवणार नाहीत, याबाबत दक्षता घेण्यात यावी. याबाबत संबंधीत वास्तुशास्त्रज्ञास व्यक्तीशः जबाबदार धरण्यात येईल व अशा अतिरीक्त रक्कमेचे शुल्क अदा केले जाणार नाही.
 - viii. निविदा भरण्यापुर्वी कंत्राटदाराने क्षेत्रिय पाहणी करावी व Schedule B मध्ये सर्व बाबी व परिमाणे अंतर्भूत असल्याची खात्री केल्याबाबतचे प्रमाणपत्र घ्यावे.
 - ix. उपकरप्राप्त इमारतीच्या दुरुस्तीसाठीच्या ना-हरकत प्रमाणपत्र दिलेल्या कामाला प्रथम मुदतवाढ (Revalidation) देण्याचे अधिकार, उपमुख्य अभियंता यांना एक वर्षासाठी, द्वितीय मुदतवाढ देण्याचे अधिकार मुख्य अधिकारी, दुवपु मंडळ यांना दोन वर्षासाठी असतील.
- *टिप: (अनुक्रमांक (ब)(१)(i), (ब)(१)(iii), (ब)(१)(vi) व (ब)(१)(viii) याबाबत आवश्यक ती दुरुस्ती निविदेमध्ये करण्यात यावी)

२. निविदा स्विकृतीबाबत :-

मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळामध्ये सद्यस्थितीत ४० ते ५० % टक्के कमी दराने निविदा प्राप्त होत आहेत व अशाप्रकारे प्राप्त होणा-या निविदांमध्ये दिवसेंदिवस वाढ होत असल्याचे दिसून येत आहे. त्यामुळे कमी दराने प्राप्त होणा-या निविदांच्या स्विकृतीबाबत खालीलप्रमाणे निर्देश देण्याचे प्रस्तावित आहे.

- i. एखाद्या दुरुस्तीच्या कामासाठी ना-हरकत प्रमाणपत्राद्वारे ठेकेदाराची नेमणूक करताना मुखत्यारपत्र (Power of Attorney) दुय्यम निबंधक यांच्याकडून नोंदणीकृत असणे बंधनकारक आहे.
 - ii. १०% व त्यापर्यंत कमी दराच्या निविदा स्विकृती करण्यास हरकत नसावी. परंतु अशा कमी दराच्या निविदांबाबत संबंधित ठेकेदाराकडून प्रत्येक बाबीचे समर्थन (Justification) घेण्यात यावे.
 - iii. १०% पेक्षा अधिक कमी दराच्या निविदा प्राप्त झाल्यास सदर कामाच्या निविदा पुन्हा दोन वेळ मागविण्यात याव्यात. (Recall) व तिसऱ्या वेळेत जर निविदा १०% पेक्षा अधिक कमी दराची प्राप्त झाल्यास संबंधित ठेकेदारास भरावी लागणारी Performance Security ही कामाच्या अंतिम देयकानंतर दोन वर्षांनंतर परत करण्यात यावी.
- *टिप: (अनुक्रमांक (ब)(२)(i), (ब)(२)(ii) व (ब)(२)(iii) याबाबत आवश्यक ती दुरुस्ती निविदेमध्ये करण्यात यावी)

३. उपकरप्राप्त इमारतीच्या दुरुस्तीवर यावर्षी झालेल्या खर्चाबाबत:-

उपकरप्राप्त इमारतीच्या दुरुस्तीवर यापुर्वी झालेल्या खर्चाचा तपशिल मुख्यलेखाधिकारी / मुं.इ.दु. व पु.मंडळ यांचे कार्यालयाने, कार्यकारी अभियंता यांनी विचारणा केल्यापासून १ महिन्याच्या आत दयावा व खर्चाचा तपशिल उपलब्ध करून देण्याची संपूर्ण जबाबदारी मुख्यलेखाधिकारी / मुं.इ.दु. व पु.मंडळ यांची राहिल. मुख्यलेखाधिकारी / मुं.इ.दु. व पु.मंडळ यांचेकडून प्राप्त होणा-या खर्चाच्या तपशिलाची पडताळणी कार्यकारी अभियंता यांनी त्यांच्या कार्यालयामध्ये उपलब्ध असलेल्या दस्तावेजावरून करावी. सदर

उपकरप्राप्त इमारतीची मुळ नस्ती कार्यकारी अभियंता यांचे कार्यालयात उपलब्ध नसल्यास सदर खर्चाची पडताळणी ही कार्यालयामध्ये उपलब्ध असलेले इतर दस्तऐवजावरून जसे की, Technical Sanction Register , Work Order Register, Cess Enhancement Register , M.P.R. इत्यादी मधून करण्यात यावी. तसेच पडताळणी अंती जो खर्च जास्त असेल तो ग्राह्य धरावा. **सदर खर्चाबाबतची अंतिम जबाबदारी ही मुख्य लेखाधिकारी, दुवपु मंडळ यांची असेल.**

४. ज्या कामास मंडळामार्फत दुरुस्तीचे काम प्रस्तावित आहे अशा कामाच्या अंदाजपत्रकास मिळालेल्या वैध प्रशासकीय मान्यते नंतर ना हरकत प्रमाणपत्राद्वारे (परतावासह) इमारत दुरुस्तीचा प्रस्ताव प्राप्त झाल्यास सदर कामास पुनश्च प्रशासकीय मान्यता (आवश्यकतेनुसार आय. ओ. डी. व सी. सी. घेऊन) घेणे जरूरीचे राहिल.
५. पुनर्रचित इमारती , सक्रमण शिबीर इमारतीच्या , PMGP इमारतीच्या विशेष दुरुस्तीबाबत.
 - i. पुनर्रचित इमारती व संयुक्त शिबीराच्या इमारतीच्या PMGP इमारतीच्या विशेष दुरुस्तीच्या अंदाजपत्रकाच्या प्रस्तावासोबत सदर इमारतीवर मागील ५ वर्षांमध्ये करण्यात आलेल्या खर्चाचा व दुरुस्तीचा तपशिल देण्यात यावा.
 - ii. पुनर्रचित इमारती , सक्रमण शिबीर , PMGP इमारतीच्या विशेष दुरुस्तीचे सुधारीत अंदाजपत्रक सादर करण्याची गरज लागल्यास सदर सुधारीत अंदाजपत्रकास मंजूरीचे अधिकार हे मुख्य अभियंता -३ / प्रा. संबंधित उपमुख्य अभियंता, मुख्यलेखाधिकारी / मुं.इ.दु. व पु.मंडळ यांच्या संयुक्त समितीस राहतील.
 - iii. इमारतीतील बांधकामाचे (तुकडे न करता) विभाजन न करता संपूर्ण कामाची एकच निविदा काढण्यात यावी. कामास सुसुत्रता राहिल.
 - iv. इमारतीचे तोडकाम केल्यानंतर भाडेकरू / रहिवाश्यांना संक्रमण शिबीरात स्थलांतरीत करण्यात येते. सदर इमारतीचे दुरुस्तीचे काम १ वर्षाभरात किंवा पूर्ण झाल्यानंतर, ०७ दिवसांच्या आत इमारतीतील रहिवाश्यांना पुन्हा स्थलांतरीत करण्यात यावे. याबाबतची सर्व जबाबदारी मुख्यत्वे उपमुख्य अधिकारी(संगा),दुवपु मंडळ व संबंधित कार्यकारी अभियंता यांची असेल.
६. आमदार निधीअंतर्गत सुरु असलेल्या कामांतर्गत मंडळाच्या निधीचे काम हाती घेण्यात येवू नये.

सदर परिपत्रक निर्गमित झाल्याच्या दिनांकापासुन लागू राहिल.

(अनिश डिंगीकर),

उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण,मुंबई

प्रति,

१. स्वीय सहायक, मा. उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी/प्राधिकरण
२. स्वीय सहायक, मा. सभापती, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
३. उपमुख्य अभियंता, परिमंडळ - १/२/३/४, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
४. मुख्य लेखाधिकारी, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
५. कार्यकारी अभियंता, अ/ब-१, ब-२/सी-१/सी-२/सी-३, डि-१, डि-२, डि-३, ई-१/ई-२, फ-उत्तर/ ग-उत्तर/फ-दक्षिण/ग-दक्षिण, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.
६. सहाय्यक लेखाधिकारी, परिमंडळ - १/२/३/४, मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ, मुंबई.