Government Directives under section 154(1) of Maharashtra Regional & Town Planning Act, 1966 regarding Approvals of Building / structure, based on Risk Based categorization, for Fast Tracking Approval (Pre-construction, during construction, post construction).

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 32.

Date:22/08/2017

Government Directives

No.TPB-4317/109/CR-11/2017/UD-11:- Whereas, Development Control Regulations (hereinafter referred to as the said DCR) of all Local Authorities i.e Municipal Councils/Corporations, Nagar Panchayat and ZP appointed for Non-Municipal Town Development Plan (hereinafter referred to as the Said Authorities) have already been sanctioned and accordingly building permissions are mandated to be issued under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act) by the respective Authorities as per the provisions of respective said DCR;

And whereas, the owner or owner through his License Surveyor / Engineer / Architect, as the case may be, shall be required to submit an application to the respective Authorities at various stages of Constructions like Commencement of work, Plinth Checking, Completion Certificate and Occupancy Certificate and the said Authorities have to grant permission or refusal to such proposals according to the provisions of the said DCR.

And whereas, under DIPP, Ease of Doing Business Assessment, 2017, the Government of India has mandated as a part of obtaining construction permission and completion cum Occupancy Certificate, a Computerized system for identifying building/areas that need to be inspected based on Risk Assessment has to be designed and implemented (hereinafter referred to as the said EoDB Reforms).

And whereas in-order to implement the said EoDB reforms, it is necessary to incorporate the provision regarding Risk Based categorization of buildings and process of approval of Building Plans in the said DCR (hereinafter referred to as the said Proposed Modification as per Annexure-I);

And whereas Government of Maharashtra published the Notice No TBP-4317/109/CR-11/2017/UD-11/Notice, Dated 22/08/2017, regarding the said Proposed Modification Under Section 37 (1AA)( c) of the said Act;

And whereas in view of the fact mention above, the Government found it expedient in the Public Interest to take recourse of the Section 154 of the said Act to start Immediate Implementation of the said Proposed Modification as per Annexure-I published by notice dated 22/08/2017 regarding Risk Based categorization of buildings and process of approval of Building Plans by all the said Authorities;

Now, therefore, in view of the above Central Government DIPP Reforms - 2017 as well as Ease of Doing Business Assessment, 2017 reforms, Government of Maharashtra hereby issues the following directives under section 154 of the said Act to all the said
Authorities Regarding Fast Track Approvals of Building / structure, based on Risk Based categorization.

Directives

In exercise of the powers conferred by Section 154(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, issues Directives to all the said Authorities, to start Immediate Implementation of the Fast Track Approvals of Building / Structure, based on Risk Based categorization of Buildings specifically as mentioned in Annexure-I attached herewith Pending Sanction to the proposed modification Published by Government vide Notice No. TPB-4317/109/CR-11/2017/UD-11/Notice, dated 22/08/2017 under section 37(1AA) (c) of the said Act.

By order and in the name of Governor of Maharashtra,

Digitally signed by Sanjay Balkrishna Saoji
Date: 2017.08.22 15:53:57 +05'30'
(Sanjay Saoji)
Deputy Secretary to Government

Copy for information:-

1) Secretary to Hon’ble Chief Minister, Mantralaya, Mumbai.
2) Personal Secretary to Hon’ble State Minister (UD), Mantralaya, Mumbai.
3) Principal Secretary (UD-1), Mantralaya, Mumbai.
4) Principal Secretary Information and Technology Department, Mantralaya, Mumbai
4) Director, Town Planning, Maharashtra State, Pune.

To publish these Directives on the web site of Directorate, Town Planning www.dtp.maharashtra.gov.in.

Copy for information and necessary action:-

1) Commissioners, All Municipal Corporations.
2) Chief Executive Officers, Zilha Parishad.
3) Chief Officers, All Municipal Councils / Nagar Panchayats.
4) Joint Director, Town Planning, Implementation Wing / Valuation / Pune / Konkan / Nashik / Nagpur / Aurangabad / Amaravati Division.
5) Deputy Director Town Planning Urban Research Cell Pune
6) Assistant Director, Town Planning / Town Planner, All Branch Offices, Town Planning Department.
7) Under Secretary, UD-11 / UD-30, Urban Development Department, Mantralaya, Mumbai.
8) Desk Officer, UD-9 / UD-12, Urban Development Department, Mantralaya, Mumbai.
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
राज्यतील स्थानिक प्राथिकरणाच्या (बृहन्मुंबई महानगरपालिका बागळा) विकास नियंत्रण
नियमावलीमध्ये जोखीम आधारित (Risk based) इमारत
परवानगी मंजूरीच्या प्रक्रियेबाबत तरतूडी अंतर्भूत
करण्यासाठी कलम ३७(१३६) अन्व्ये प्रस्तावित
फेरबदल....

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-३२
दिनांक : २२/०८/२०१७

शासन निर्णय क्रमांक: टिपीबी-४३१७/१०९/प्र.क्र.१४/२०१७/सूचना/नवि-२१

शासन निर्णय :- सोबतची शासकय सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये
प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांबाने,

Digitally signed by Sanjay Balkrishna Saoji
Date: 2017.08.22 15:55:13 +05’30’
(संजय बालकिरण)
उप सचिव, महाराष्ट्र शासन

प्रति,

१) मामुळ्यांमध्ये यांचे सचिव, मंत्रालय, मुंबई.
२) मामूल्यांमध्ये, (नगर विकास) यांचे खानगी सचिव, मंत्रालय, मुंबई.
३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
२) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
४) आयुक्त, महानगरपालिका (सर्व).
५) मुख्याधिकारी, नगरपरिषद / नगर पंचायती (सर्व).
६) सह संचालक, नगर रचना, अंतर्गतनवाणी कक्ष / मुल्यांकन / पुणे / कोकण / नाशिक / नागपूर /
औरंगाबाद / अमरावती विभाग.

त्याच्या विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि.१३/०६/२०१० रोजीच्या
परिष्कारकरण निदेशमुलक व खालील सुचनाप्रमाणे जाहीरात म्हणून प्रसिद्ध करून येण्यावाळ करूण
सत्त्व कार्यवाही करावी तसेच विभागाच्या संकृतत्थाकरून त्याचे प्रसिद्ध करावी.
<table>
<thead>
<tr>
<th>नं.</th>
<th>विषय</th>
<th>विभाग, मंत्रालय, मुंबई-32.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>जाहिरात देणार्या कार्यालयाचे नाव</td>
<td>तातकाच</td>
</tr>
<tr>
<td>2</td>
<td>जाहिरात कोणत्या दिनाकापेक्षा द्यावयाची आहे.</td>
<td>स्थानिक</td>
</tr>
<tr>
<td>3</td>
<td>प्रसिद्धीचे ध्वनी</td>
<td>संबोधित जिल्हामध्ये.</td>
</tr>
<tr>
<td>4</td>
<td>कोणत्या जिल्हामध्ये</td>
<td>संबोधित ध्वनीमध्ये.</td>
</tr>
<tr>
<td>5</td>
<td>किती वृत्तपत्रात</td>
<td>एका मराठी व एका इंग्लिश वृत्तपत्रात</td>
</tr>
<tr>
<td>6</td>
<td>वृत्तपत्राचे नाव</td>
<td>संबोधित खपाच्या वृत्तपत्रात</td>
</tr>
<tr>
<td>7</td>
<td>कितीविहार</td>
<td>एकदा</td>
</tr>
<tr>
<td>8</td>
<td>जाहिरात खचाचे देयक कोणत्या अधिकार्यांकडे पाठवली जाेकर कार्यालयाचे नाव व सूचिपत्र पत्ता</td>
<td>संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-५११००१.</td>
</tr>
</tbody>
</table>

6) सहायक संचालक, नगर रचना / नगर रचनाकार, सव शाखा कार्यालये, नगर रचना विभाग.

7) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चन्दी रोड, मुंबई.

8) अब्बर सचिव, नवि-११/नवि-१३/नवि-३० / कक्ष अधिकारी,नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.

9) निवड नस्ती (कार्यसंस्-१२).

**********
Government Notice under section 37 (1 A A) of Maharashtra Regional & Town Planning Act, 1966 Regarding Approvals of Building / structure, based on Risk Based categorization, for Fast Tracking Approval (Pre-construction, during construction, post construction).

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 32.

Date: 22/08/2017

Notice

No.TPB-4317/109/CR-11/2017/Notice/UD-11:- Whereas, Development Control Regulations (hereinafter referred to as the said DCR) of all Local Authorities i.e Municipal Councils/Corporations, Nagar Panchayat and ZP appointed for Non-Municipal Town Development Plan (hereinafter referred to as the Said Authorities) have already been sanctioned and accordingly building permissions are mandated to be issued under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act) by the respective Authorities as per the provisions of respective said DCR;

And whereas, the owner or owner through his License Surveyor / Engineer / Architect, as the case may be, shall be required to submit an application to the respective Authorities at various stages of Constructions like Commencement of work, Plinth Checking, Completion Certificate and Occupancy Certificate as per the provisions of respective DCR and the said Authorities have to grant permission or refusal to such proposals according to the provisions of the said DCR.

And whereas, under DIPP, Ease of Doing Business Assessment, 2017, the Government of India has mandated as a part of obtaining construction permission and completion cum Occupancy Certificate, a Computerized system for identifying building/areas that need to be inspected based on Risk Assessment has to be designed and implemented (hereinafter referred to as the said EoDB Reforms).

And whereas in-order to implement the said EoDB reforms, it is necessary to incorporate the provision regarding Risk Based categorization of Buildings and process of approval of Building Plans in the said DCR of the said Authorities (hereinafter referred to as the said Proposed Modification as per Annexure-I);

And whereas in view of the fact mention above, the Government found it expedient in the Public Interest to take recourse of the Section 37 (1 A A) (a) of the said Act to incorporate the said Proposed Modification (as per Annexure-I) in the said DCR of the said Authorities (excluding MCGM) and proposes to publish a notice in this regard;

Now therefore, in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, declares its intention to incorporate the said Proposed modification regarding Risk Based categorization of Buildings and process of approval of Building Plans in the said DCR of the said Authorities (excluding MCGM) and more specifically mentioned at Annexure-I attached herewith; (hereinafter referred to as the said proposed modification) and for that purpose publishes a notice for inviting suggestions/objections from any person with respect to the said proposed regulations within a period of one month from the date of publication of this notice in the Maharashtra Government Gazette.
Any objections and suggestions to the said proposed modifications be forwarded before the expiry of one month from the date of publication of this notice in Maharashtra Government Gazette to the concerned Divisional Joint Director of Town Planning who is hereby authorised as an officer under section 162 of the said act on behalf of Government. The objections or suggestions, which may be received by the concerned Officer appointed, shall be considered and opportunity of being heard shall be given. Concerned Officer appointed under section 162 of the said act, is hereby authorized to give hearing and to submit his report to the Government. The Government will take final decision in accordance with the provision of the sub section (1AA) (c) of Section 37 of the said act.

This notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

(i) Office of the Director of Town Planning, Central Building, Pune;
(ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Konkan
Aurangabad, Amravati Division;

This Notice shall also be published on the Government website www.maharashtra.gov.in (कायदे/वनयम).

By order and in the name of Governor of Maharashtra,

Digitally signed by Sanjay Balkrishna Saoji
Date: 2017.08.22 15:56:43 +05'30'
(Sanjay Saoji)
Deputy Secretary to Government
सार: महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई 400032

दिनांक: २२/०८/२०१७.

सूचना

क्रमांक: - टिप्पणी ४३७११०/प्र.क्र. १४/२०१७/सूचना/ नवि-१२:- ज्या आधी, राज्य शासनाने राज्यातील महानगरपालिका, नगरपरिषद, नगरपालिका व बिलगर नगर परिषदांची असलेल्या विकास योजना असेल तेठी निर्णय (यापूरे "उकत प्राधिकरण" असा उलेख केलेला आहे) यांच्याकडून महाराष्ट्र प्राधिकरण व नगर रचना अधिनियम, १९६६ वा (यापूरे "उकत अधिनियम" असा उलेख केलेला आहे) तयारीयुवनसार विकास विनियम विधेयक मंजूर केलेले आहेत (यापूरे "उकत विधेयक" असा उलेख केलेला आहे);

आणि ज्या आधी, जागतिक स्तरावर भारताचा दर्जने उंचाविषयी जागतिक बॅंक तसेच केंद्र शासनाच्या ओपरेशनल अध्यक्ष अस्वर्णनिधन भाषानि आणि संवर्धन विभागकळ नियंत्रणप्राधिकरण (Department of Industrial Policy & Promotion) बऱ्याचार करणे संदभानरी इमारत परिनियंत्रणाच्या तयारीयुवनसार असा केलेला आहे जोखीम असलेल्या (Risk based) इमारत परिनियंत्रणाची मंजूरी अनुसारी असे धोरण उलेख केलेला आहे;

आणि ज्या आधी, शासन नगर विकास विभागाचे असे मत झालेले आहेत की, इमारत मंजूरीच्या उंचाविषयी अनेक प्राधिकरण तसेच त्याच्या लागण्याचा कारण असा आणि त्याच्या विनियम प्रकारच्या घटकाच्या अर्थात निषिद्ध होण्याची जोखीम असलेल्या विनियम प्रकरणात परवर्तीकारक वास्तविकरण/प्रवकटक/अन्यान्य योनी संपर्क मंजूरीच्या अधिकार दाबेत;

आणि ज्या आधी, सार्वजनिक हित विचारात झेटा शासन नगर विकास विभागाचे असे मत झालेले आहेत की, जोखीम आधारित (Risk based) इमारत परिनियंत्रणाच्या मंजूरी अनुसूची १ मध्ये दर्शनोपदेशांमध्ये राज्यातील उकत प्राधिकरणाच्या (वृहत्मुखी महानगरपालिका व्यापक) (यापूरे याचा उलेख "उकत नियोजन प्राधिकरण" असा केलेला आहे) लागू करणे असा केलेला आहे;

आता त्यांच्या, उपरोक्त परिप्रेक्ष्यात आणि वास्तविकी विचारात झेटा आणि उकत अधिनियमाच्या कलम ३७ च्या पोट कलम (२५क) अनथ्ये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तीच्या वापर करत, शासन यादारे उकत प्राधिकरणांच्या विकास विनियंत्रण विधेयकमाखली प्रकारचे फेरबदलांकियां, उकत अधिनियमाच्या कलम ३७, पोट कलम (२५क) चेंडक (क) नुसार, कोणत्याही
व्यक्तीकडून प्रस्तावित फेरवदलावाच, सदरची सूचना शासन राजपत्रामध्ये प्रसिद्ध झालेल्या दिनांकपासून एक महत्त्वाचे मुद्दतीमध्ये, सूचना/हरकती मागविण्यासाठी सूचना प्रसिद्ध करीत आहे.

शासनाकडून असेही कठिनाचाय सुद्धा शासन राजपत्रात सदर सूचना प्रसिद्ध झालेल्या दिनांकपासून एक महत्त्वाच्या आत संबंधित विभागाच्या संचालक, नगर रचना यांना पाठविण्यासाठी यांवरत. संबंधित विभागाच्या संचालक, नगर रचना यांना उक्त अधिनियमाचे कलम १६२ अन्वेषण अधिकारी म्हणून शासनातून नियुक्त करण्यात येत असून ल्याच्याकडे सदरच्या कालिखाच्या प्राप्त होण्याच्या हरकती/सूचना यांना उक्त अधिनियमाच्या कलम ३७च्या पोट कलम (१२क्रम) अन्वेषणाच्या कार्यक्षेत्रात येईल.

सदर फेरवदलाच्या सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे/नियम) या वेबसाइटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

Digitally signed by Sanjay Balkrishna Saoji
Date: 2017.08.22 15:57:59 +05'30'
(संजय सावजी)
उप सचिव, महाराष्ट्र शासन
ANNEXURE- I

Approvals of Building Permission on Fast Track based on Risk Based categorization

Notwithstanding Anything Contains in DCR/DCPR of the respective said Authority the Regulations Regarding Approval Of Building Permission by the Architect /L.S./Engineer at the Stage of Commencement, Plinth Checking and Completion cum Occupancy shall be as per Risk Based Classification of Building given in Table below:

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>Parameters to be consider for Risk Base.</th>
<th>Low Risk Category</th>
<th>Moderate Risk Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Plot Area considered for Risk Based Assessment.</td>
<td>Buildings on a Plot Area upto 150 sq.mt.</td>
<td>Buildings on a Plot Area between 151 Sq mtr and upto 200 sq.mt.</td>
</tr>
<tr>
<td>2</td>
<td>Permissibility In Development Plan Zone</td>
<td>Residential Zone, Commercial zone and Public-Semi-public Zone</td>
<td>Residential Zone, Commercial zone and Public-Semi-public Zone</td>
</tr>
<tr>
<td>3</td>
<td>Plot status</td>
<td>The plot should be vacant. The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.</td>
<td>The plot should be vacant. The Plot Status ,Plot criteria and permissibility in above land use zone shall be as per respective DCR/DCPR.</td>
</tr>
<tr>
<td>4</td>
<td>Type of building</td>
<td>Residential and other buildings as per DCR/DCPR</td>
<td>Residential and other buildings as per DCR/DCPR</td>
</tr>
<tr>
<td>5</td>
<td>Proposed Structure of Building/Storey</td>
<td>G.F. / P+1 RCC./Load Bearing</td>
<td>G.F.+1 / P+2 RCC./Load Bearing</td>
</tr>
<tr>
<td>6</td>
<td>Front and side open spaces, Provision of Basement, Parking requirement and other requirements.</td>
<td>As per the provisions of Development Control Regulations.</td>
<td>As per the provisions of Development Control Regulations.</td>
</tr>
<tr>
<td>7</td>
<td>Tree cutting/ Tree replantation.</td>
<td>Not permitted.</td>
<td>Not permitted</td>
</tr>
<tr>
<td>8</td>
<td>Experience Criteria for Architect /L.S./Engineer for self-certification and all approval mentioned in this regulation.</td>
<td>As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.</td>
<td>As per Appendix-C of the respective DCR / DCPR regarding licensing and qualifications of the technical person.</td>
</tr>
<tr>
<td>9</td>
<td>NOCs and Documents</td>
<td>Wherever required as per the respective DCR / DCPR</td>
<td>Wherever required as per the respective DCR / DCPR</td>
</tr>
<tr>
<td>10</td>
<td>Site inspection and Computer based allocation of inspector for site inspection.</td>
<td>No site inspection is necessary by the Planning Authority at any stage. Approval Procedure is to be followed as mentioned in Point No.11 excluding point no 11 (c).</td>
<td>Site inspection at Plinth level is necessary by the Planning Authority. Approval Procedure is to be followed as mentioned in Point No.11 including point no 11 (c).</td>
</tr>
</tbody>
</table>
11 Procedure for Building Permission

Architect/Licence Surveyor (L.S.)/Engineer (Architect registered with Council of Architecture & License Surveyor &Engineer registered with Planning Authority) are empowered to grant provisional approval with self-certification to the building proposal plans categorised as Low Risk & Moderate Risk in Table given above, subject to the following:-

Building Permission/Commencement Certificate:-

a) Submission of Proposal:- The proposal shall comprise of application u/s 44/69 of MR&TP Act, 1966, in format prescribed by Municipal Commissioner/Chief Officer/Chief Executive Officer, along with documents and undertakings required for the proposal as per regulation & required by the Municipal Commissioner/Chief Officer/Chief Executive Officer from time to time. All the required documents shall be certified and signed by the Architect /L.S./Engineer confirming with the original documents. The documents required shall be as per the DCPR of the said Authority.

b) Commencement Certificate (CC) :- After receipt of the application, the Demand Note regarding payment of Scrutiny Fee, Development Charges and other Charges based on the proposed Plans / Drawing submitted shall be given by the concern Engineer of the authority within 10 days. The owner / Architect /L.S./Engineer shall deposit the Charges as demanded. Upon deposit of such Charges with the Planning Authority, the concerned Architect/ Licence Surveyor (L.S.)/Engineer are empowered to grant provisional approval in the form of self-certification certifying that the plan / entire building proposal is strictly in conformity with the DCR / DCPR. This self-certification shall be treated as Commencement for the construction work.

The owner/concern Architect/Licence Surveyor (L.S.)/Engineer shall submit the said self-certified plan to the Authority within 10 days. Upon such submission, The Junior most Officer / Junior Engineer at ward level, authorized by Municipal Commissioner / Municipal Chief Officer shall countersign the plans without any scrutiny and issue Commencement Certificate Under Section-45 of Maharashtra Regional and Town Planning Act, 1966 within 10 days from the receipt of such plan. The Scrutiny at Authority level need not be necessary. Concern Architect /L.S./Engineer is empowered/Authorised to issue the copies of such approved plans & Certificates with his signature.

c) Plinth Checking For Moderate Risk building proposal:- The concern Architect /L.S./Engineer shall apply for certificate of plinth checking in prescribed application for Moderate Risk building proposal only. The inspection shall be done by the concern Junior Engineers. The inspection report shall be prepared and uploaded within 48 hours. The Plinth checking certificate shall be grant within the period of 7 days from the receipt of the application, if found as per the sanctioned plan.

d) Building completion certificate :- On completion of work, the concern Architect/L.S./Engineer shall issue the Building completion certificate and Occupation certificate, as required as per the provision of DCR / DCPR to the completed building/structure and submit two set of completion plan along with the required certificate and all site inspection report to the authority. The concerned Junior Engineer / Ward Officer authorised by Municipal Commissioner / Chief Officer shall countersign the said Completion Plan along with Occupancy Certificate within 10 days without any scrutiny and on site inspection.

12 Responsibility of the Architect/L.S./Engineer

a) The work shall be supervised by the concerned Architect/L.S./Engineer who will ensure that the same is carried out strictly as per the approval. Confirmation of ownership of land / plot area and land boundaries in the name of applicant shall be jointly responsibility of concerned Architect/L.S./Engineer and the owner.
b) It will be the responsibility of the concern Architect / L.S./Engineer, Site Supervisor & Structural Engineer appointed for the proposed development, jointly or severally to ensure that all plans shall be in consonance with provisions of Development Control Regulations. All the requirements of the DCR / DCPR shall have to be complied with due care and the work is carried out as per the approval only. Any deviation required during the construction shall be approved by Architect/L.S./Engineer before execution. The concerned Architect / L.S./Engineer shall be empowered for any amendments in the plan in process of construction within the purview of DCR.

c) Frequency of Inspection By the Architect/L.S./Engineer: The Architect/L.S./Engineer shall inspect and submit the site inspection report along with photographs/video clips, at stages while submitting the building proposal, after completion of plinth work, and finally at the time of Building completion certificate to the authority. Such inspection reports shall be submitted and uploaded within 48 hours from the date of inspection.

d) After submitting the application or during the construction of building if the Architect/L.S./Engineer are changed, he shall intimate the competent authority immediately that he is no longer responsible for the project from the date of intimation. The construction work shall have to be suspended until the new Architect/L.S./Engineer as the case may be appointed by the owner. Owner’s intimation regarding change of licensee shall be considered to be final. After intimation of the new appointed licensee shall then undertakes and start the project.

13 Authorisation to Authority :-

a) In case of any deviations/irregularities noticed in the process or after completion, the Planning Authority may immediately issue notice to the owner and or to the concerned licensee to suspend the further work and rectify the deviations/irregularities. Only after satisfaction of rectification made by the owner or concerned licensee, the Planning Authority issue intimation to start the work. In major violations, the Planning Authority shall authorise to take appropriate action against Architect/L.S./Engineer as the case may be, as per the DCR or as per respective Acts and Laws.

b) Municipal Commissioner/Chief Officer, as the case may be, of the respective Authority are authorised to prepare common application forms, proformas, affidavit etc. wherever required for the smooth implementation of this regulation.

c) The above procedure shall be integrated with the Online Building Permission Management System (BPMS) by the concerned Authority.

14 Exceptions from this Procedure:--The above Procedure for Building Permission shall not bar the owner/ Architect/L.S./Engineer to obtain development permission as per Regular provisions of the DCR/DCPR. Also this Directives shall not be applicable to the proposals who desired to obtain Development Permission as per Type Design Pattern which was issued by Government vide TPS-1813/3200/CR 520/13/UD 13, Dated 03/01/2015.

By order and in the name of Governor of Maharashtra,

Digitally signed by Sanjay Balkrishna Saoji
Date: 2017.08.22 16:00:04 +05'30'
(Sanjay Saoji)
Deputy Secretary to Government