



## **Business Reform Action Plan 2016 Response by Government of Maharashtra**

### **Area 4a: Construction Permit Enablers**

**71:** Allow authorized architects to issue the completion certificate at all ULBs and IDCs, instead of requiring a separate completion certificate to be issued

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**Response:** **Yes**

**Remarks:**

The Development Control Regulations 1991(Section 6.6), allow third parties to issue the completion certificate instead of requiring a separate completion certificate

Post issuance of the certificate, a randomised inspection is conducted.

Please refer to the DCR 1991 at <http://www.mcgm.gov.in/irj/portal/anonymous/qldecreg>

**Supporting Documents:**



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- (6) **Completion certificate** :- The owner, through his licensed plumber, shall furnish a drainage completion certificate to the Commissioner in the form in Appendix 'XIX'. The owner through his licensed surveyor/engineer/structural engineer/supervisor or his architect, who has supervised the construction, shall furnish a building completion certificate to the Commissioner in the form in Appendix XX. These certificates shall be accompanied by three sets of plans of the completed development. The Commissioner shall inspect the work and, after satisfying himself that there is no deviation from the approved plans, issue a certificate of acceptance of the completion of the work in the form in Appendix XXI.
- (7) **Occupancy certificate** :- On receipt of the acceptance of completion certificate in the form in Appendix XXI, the owner, through his licensed surveyor/engineer/structural engineer/supervisor or his architect shall submit to the Commissioner a development completion certificate in the form in Appendix XVIII with three copies of the completion plan, one of which shall be cloth mounted for record. The Commissioner may inspect the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in Appendix XXII or refuse to sanction the occupancy certificate within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner as the completed plans, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or refusal.
- (8) **Part occupancy certificate** :- When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work as per the development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owner's indemnifying the Commissioner in the form in Appendix XXIII.

### **7. Amendment/modification to Appendices :-**

Except where the same are prescribed in Mumbai Municipal Corporation Act, 1888, or Maharashtra Regional and Town Planning Act, 1966 or the rules or bye-laws framed thereunder, the Commissioner may, from time to time, add to, alter or amend Appendices X to XXIII.

### **8. Inspection**

- (1) **Inspection at various stages**:- The Commissioner may at any time during erection of a building or the execution of any work or development make an inspection thereof without giving previous notice of his intention so to do.
- (2) **Inspection by Fire Department**:- For all multi-storeyed, high-rise and special buildings the work shall also be subject to inspection by the Chief Fire Officer, and the Commissioner shall issue the occupancy certificate only after clearance by the said Chief Fire Officer.
- (3) **Unsafe building** :- All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Commissioner.
- (4) **Unauthorised development** :- In case of unauthorised development, the Commissioner shall -
- take suitable action which may include demolition of unauthorised works as provided in section 53 of the Maharashtra Regional and Town Planning Act, 1966 and the relevant provisions of the Mumbai Municipal Corporation Act, 1888.
  - take suitable action against the licensed technical person or the architect concerned.



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DCPR FOR REGIONAL PLAN AREA

### APPENDIX 'H' FORM FOR COMPLETION CERTIFICATE

To,  
Collector/Authority

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No \_\_\_\_\_ Plot No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_, mauje \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, Society \_\_\_\_\_ has been supervised by me and has been completed on \_\_\_\_\_ according to the plans sanctioned, vide office communication No \_\_\_\_\_ dated \_\_\_\_\_. The work has been completed to the best of my satisfaction. The workmanship and all the materials (type and grade) have been strictly in accordance with general and detailed specifications. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

Signature of Architect /Licensed Engineer/  
Structural Engineer/Supervisor

License No. of Architect :

Address of Architect or Licensed Engineer  
Structural Engineer / Supervisor :

Name of Architect or Licensed Engineer/  
Structural Engineer / Supervisor E-mail ID :

Mobile No. :

Encl : As above.

Date :

(Signature of Owner)

Name of Owner (in Block Letters)



## **Business Reform Action Plan 2016 Response by Government of Maharashtra**

DCPR FOR REGIONAL PLAN AREA

### **APPENDIX 'T' FORM FOR OCCUPANCY CERTIFICATE**

To,

- i) Owner:
- ii) Architect, Licensed Engineer Structural Engineer / Supervisor

Sir,

The part / full development work / erection re-erection / or alteration in of building / part building No \_\_\_\_\_ Plot No \_\_\_\_\_, Revenue Survey No. \_\_\_\_\_, City Survey No. \_\_\_\_\_, mauje \_\_\_\_\_, situated at Road/Street \_\_\_\_\_, Society \_\_\_\_\_ completed under the supervision of

Engineer / Supervisor, / License No \_\_\_\_\_ may be occupied on the following conditions-

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

A set of certified completion plans is returned herewith.

Encl : As above.

Yours faithfully

TheCollector/Authority

Office No.

Office Stamp

Date:

**Specimen of Stamp to be marked on the plan**