

Permissions/ Sanctions for Development & Redevelopment

Brief Presentation By

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Total Land Area for the jurisdiction of Municipal Corporation of Greater Mumbai

Units	Administrative Coverage	Land Area (Sq. Km.)	Land Area (Sq. Mi.)
Mumbai City	(1) Mumbai Island City District only	68.71	26.53
Mumbai Suburbs and Extended Suburbs	(2) Mumbai Suburban District only	369.00	142.47
Greater Mumbai (Under MCGM)	(1) + (2) Mumbai City and Mumbai Suburban Districts Greater Mumbai extends from Colaba in the south to Mulund, Mankhurd, and Dahisar in the north, and is under the jurisdiction of MCGM. Greater Mumbai forms two districts of Maharashtra, each under the jurisdiction of a District Collector. The Collectors are in charge of property records and revenue collection for the Central Government, and oversee the national elections held in the city.	437.71	169.00

1ST Development Plan for the jurisdiction of Greater Mumbai came into force on 9th Feb.1967.

2nd Development Plan for the jurisdiction of Greater Mumbai came into force on 25th March1991.

3rd Draft Development Plan published on 25-02-2015 which has been revised on 27th May 2016; Expected to come into force before June 2018.

Present D.C.Regulations 1991 are divided into 5 parts and Appendices 1 to 22

PART-1

ADMINISTRATION

Consist of D.C.Regulations 1 to 8.

PART-2

General Planning Requirements, Land Uses & Manner of Development:- D.C.Regulations 9 to 36

PART-3

General Building Requirements

Consist of D.C.Regulations 37 to 48.

PART-4

LAND USE CLASSIFICATIONS & USES PERMITTED

Consist of D.C.Regulations 49 to 61

PART-5

SUPPLEMENT AND MISCELLANEOUS PROVISIONS

Consist of D.C.Regulations 62 TO 68

D.C.Reg.32 of D.C.R.1991 deals with F.S.I.
i.e. Floor Space Index

F.S.I. is relation between Built up Area and Plot area

$$\text{F.S.I.} = \text{BUILT UP AREA} / \text{PLOT AREA}$$

To control the maximum Built up area on any plot

D.C.Regulations imposes cap by means of F.S.I.

For suburbs and extended suburbs Max. F.S.I. cap is One

For example if plot area is 1000 sq.mt. then maximum permissible built up area is 1000 sq.mt. So that F.S.I. do not cross limit of one.

For Island city area Max. F.S.I. is 1.33

For example if plot area is 1000 Sq.Mt. then maximum permissible built up area is 1330 sq.mt.

D.C.Reg.33 of D.C.R.1991

Additional F.S.I. allowed in certain categories.

e.g. 33(5):- For MHADA Buildings

33(7):- For Cess Category Buildings

33(9):- For Cluster Development

33(10):- For Slum Re-development

D.C.Reg.34 of D.C.R.1991

It deals with T.D.R.

Due to this regulation, T.D.R. could be utilized on receivable plots. Therefore permissible Built up area increases.

D.C.R. 35(4) :- Fungible F.S.I.

- 1) FUNGIBLE F.S.I. UP TO 35% OF PERMISSIBLE BUILT UP AREA COULD BE AVAILED WHILE DEVELOPMENT OR REDEVELOPMENT OF RESIDENTIAL PROJECT
- 2) FOR COMMERCIAL USER THIS FUNGIBLE FSI IS RESTRICTED UP TO 20%
- 3) FOR REHAB COMPONENT FUNGIBLE FSI IS FREE OF PREMIUM AND FOR SALE COMPONENT PREMIUM TO BE PAID 60% OF READY RECKONER RATE FOR RESIDENTIAL USER AND FOR COMMERCIAL USER IT IS 100% OF READY RECKONER RATE.
- 4) **FUNGIBLE FSI OF REHAB COMPONENT IS NON TRANSFERABLE i.e. IT IS NOT ALLOWED TO USE IT IN THE SALE COMPONENT.**

**What will be permissible
construction area ?**

PERMISSIBLE BUILT UP AREA

Prior to T.D.R. Policy dated 16-11-2016

PERMISSIBLE CONSTRUCTION AREA				SQ.MT.	SQ.FT.
1	b)	AREA OF PLOT AS PER P.R.CARD		1000.00	10764.00
		AREA OF PLOT ACCEPTED		1000.00	10764.00
2	DEDUCTION FOR				
	a)	ROAD SET BACK AREA		200.00	2152.80
3	BALANCE AREA OF PLOT (1-2)			800.00	8611.20
4	DEDUCTION FOR 15% R.G.			0.00	0.00
5	NET AREA OF PLOT			800.00	8611.20
6	FLOOR SPACE INDEX PERMISSIBLE (D.C.R.No.33)			1	1.00
7	a)	T.D.R. Permissible (D.C.R. No.-34)		200.00	2152.80
		(400.00-200.00 i.e. Setback area)			
	b)	0.50% F.S.I. AS PER D.C.REG.33		400.00	4305.60
	c)	Set back (As per Notification dt.:- 16-11-2016)		200.00	2152.80
	TOTAL (a + b + c)			800.00	8611.20
8	PERMISSIBLE FLOOR AREA (5x6)plus 7 above			1600.00	17222.40
9	FUNGIBLE FSI (D.C.R.No.35(4))				
	a)	RESIDENTIAL FUNGIBLE FSI 35%		560.00	6027.84
10	TOTAL PERMISSIBLE BUILT UP AREA (10+11)			2160.00	23250.24

**Is there any incentive for
housing societies?**

**ANSWER IS
NO.**

**IS IT POSSIBLE TO INCREASE
THE PERMISSIBLE
CONSTRUCTION AREA?**

**ANSWER IS
YES.
In certain plots.**

Permissible T.D.R. as per Road width

T.D.R. Policy published by U.D.Department u/No
TPS-1813/3067/CR-122/MCORP/12/UD-II dated 16-11-2016

Sr. No.	Plots fronting on road width (in Meter)	Maximum Permissible TDR Loading in Greater Mumbai	
		TDR in Island City	TDR in Suburb/ Extended Suburb
(1)(2)	(3)	(4)	
1.	less than 9.00 m	—	---
2.	9 m. and above but less than 12.20m	0.17	0.50
3.	12.20 m. and above but less than 18.30 m.	0.37	0.70
4.	18.30 m. and above but less than 30.00 m.	0.57	0.90
5.	30 m. and above	0.67	1.00

To know what is permissible Built-UP Area it is required to understand D.P.Remarks



Plot is situated in Residential Zone AND FRONTING 18.30M
WD. D.P.ROAD

PERMISSIBLE BUILT UP AREA

As per TDR Policy dated 16-11-2016

PERMISSIBLE CONSTRUCTION AREA				SQ.MT.	SQ.FT.
1	b)	AREA OF PLOT AS PER P.R.CARD		1000.00	10764.00
		AREA OF PLOT ACCEPTED		1000.00	10764.00
2		DEDUCTION FOR			
	a)	ROAD SET BACK AREA		200.00	2152.80
3		BALANCE AREA OF PLOT (1-2)		800.00	8611.20
4		DEDUCTION FOR 15% R.G.		0.00	0.00
5		NET AREA OF PLOT		800.00	8611.20
6		FLOOR SPACE INDEX PERMISSIBLE (D.C.R.No.33)		1	1.00
7	a)	T.D.R. Permissible (D.C.R. No.-34)		720.00	7750.08
		As per Road width (Notification dt.:-16-11-2016)			
		Plot is fronting 18.30m wide Road (800 x 0.90)			
	b)	0.50% F.S.I. AS PER D.C.REG.33		400.00	4305.60
	c)	Set back (As per Notification dt.:- 16-11-2016)		200.00	2152.80
		TOTAL (a + b + c)		1320.00	14208.48
8		PERMISSIBLE FLOOR AREA (5x6)plus 7 above		2120.00	22819.68
9		FUNGIBLE FSI (D.C.R.No.35(4))			
	a)	RESIDENTIAL FUNGIBLE FSI 35%		742.00	7986.89
10		TOTAL PERMISSIBLE BUILT UP AREA (10+11)		2862.00	30806.57

**What will be permissible
construction area as per
D.P.2034?**

Revised Development Plan-2034 published on 27th May 2016.

Municipal Corporation of Greater Mumbai undertook revision of Development Plan under Section 38 of the MRTP Act and has prepared the Draft Development Plan of Greater Mumbai 2034.

As part of the Revision of Development Plan, these Development Control Regulations - 2034 have been formulated under Clause (m) of Section 22 of the MR & TP Act 1966.

The purpose of these Regulations is to guide the Municipal Officials, landowners and the concerned professionals to formulate development proposal in accordance with the objectives and provisions of Development Plan.

Highlights of D.P.-2034

- 1) This Revised D.P.2034, published on 27th May 2016 is at par with present D.P.1991.
- 2) This Revised D.P.2034 dated 27-05-2016 is an up-gradation of present D.P.1991.
- 3) There is uniformity in the F.S.I. distribution.
- 4) Fungible F.S.I. is continued in this Revised D.P.2034
- 5) Format for additional F.S.I. is almost unchanged except very minor modifications.
- 6) For calculating FSI Gross plot area is considered.

Highlights of D.P.-2034

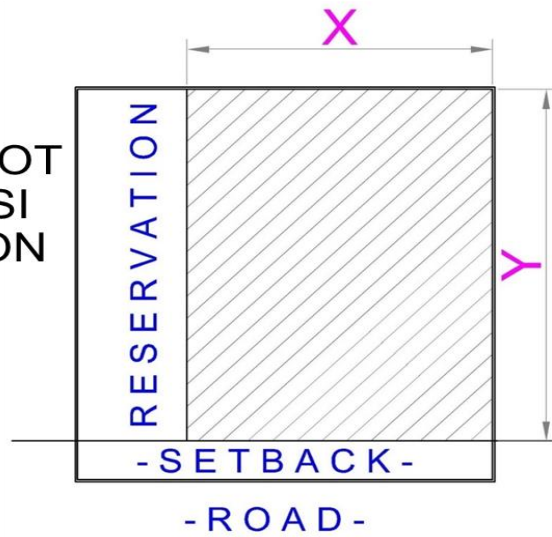
- A) PREM. F.S.I & TDR UTILIZATION PERMITTED IN ISLAND CITY
- B) PERMISSIBLE F.S.I. INCREASED FROM 1.33 TO 2.00 IN ISLAND CITY
- C) NO INCREASE IN F.S.I. FOR SUBURBS
- D) TDR UTILIZATION STOPPED FOR INDUSTRIAL ZONE

Highlights of D.P.-2034

DCR 30 (A) 2 PERMISSIBLE F.S.I. ON ~~NET~~ GROSS PLOT AREA

BALANCE PLOT
AREA FOR FSI
COMPUTATION

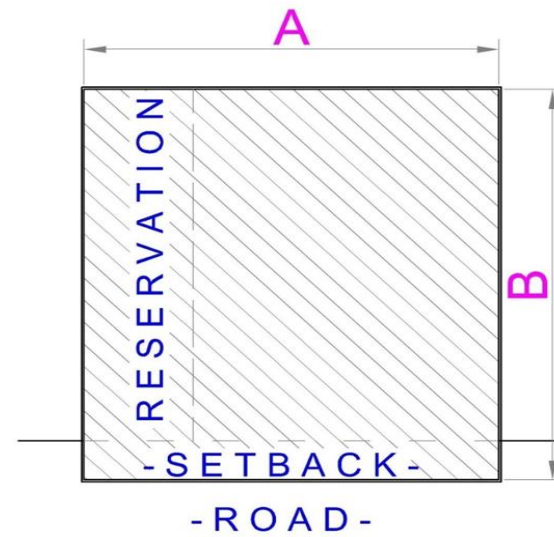
$$= X \times Y$$



1991-DCR

GROSS PLOT
AREA FOR FSI
COMPUTATION

$$= A \times B$$

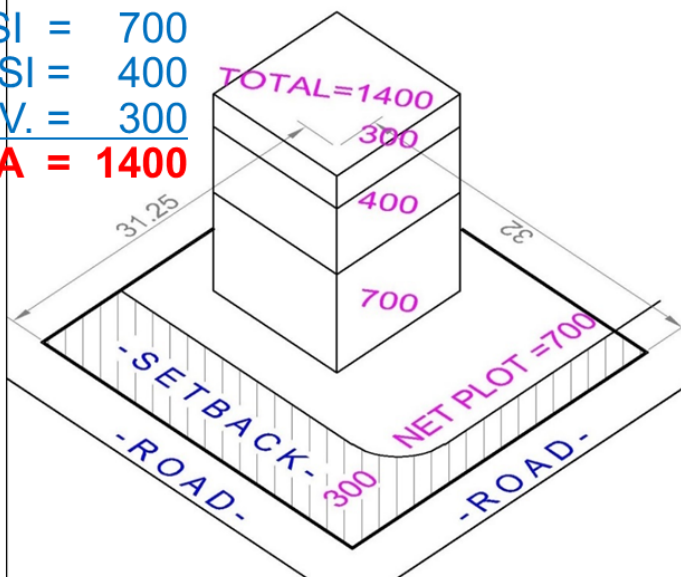


DCR-2034

DCR 30 (A) 3 RESERVn./SETBACK ADV....OVER & ABOVE PERMISSIBLE 2.00 FSI

PLOT AREA = 1000
 SETBACK/RES. = (-)300
 NET PLOT AREA = 700

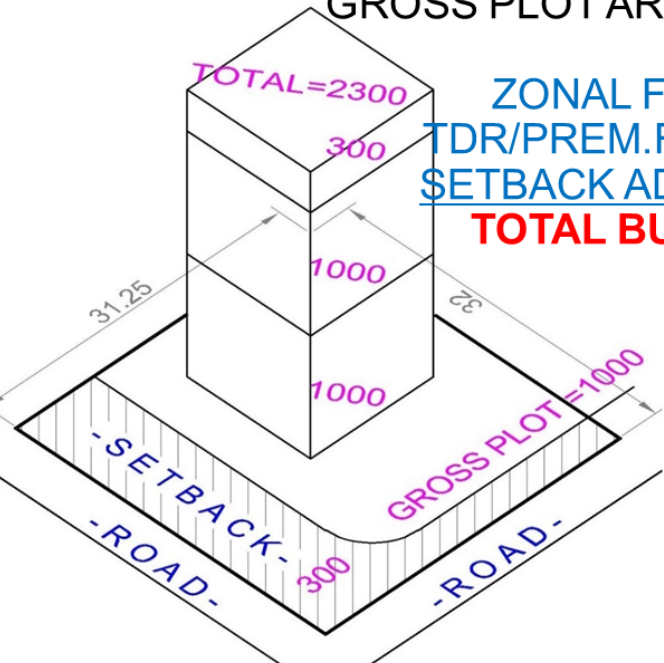
ZONAL FSI = 700
 TDR/PREM.FSI = 400
 SETBACK ADV. = 300
TOTAL BUA = 1400



1991-DCR

PLOT AREA = 1000
 SETBACK/RESERV. = 300
 GROSS PLOT AREA = 1000

ZONAL FSI = 1000
 TDR/PREM.FSI = 1000
 SETBACK ADV. = 300
TOTAL BUA = 2300



DCR-2034

PERMISSIBLE BUILT UP AREA

As per D.P.2034

PERMISSIBLE CONSTRUCTION AREA AS PER D.P.2034					SQ.MT.	SQ.FT.
1	b)	AREA OF PLOT AS PER P.R.CARD			1000.00	10764.00
		AREA OF PLOT ACCEPTED			1000.00	10764.00
2	DEDUCTION FOR					
	a)	ROAD SET BACK AREA			200.00	2152.80
3	BALANCE AREA OF PLOT (1-2)				800.00	8611.20
4	DEDUCTION FOR 15% R.G.				0.00	0.00
5	NET AREA OF PLOT				800.00	8611.20
6	FLOOR SPACE INDEX PERMISSIBLE (D.C.R.No.33)				1	1.00
7	a)	T.D.R. Permissible (D.C.R. No.-34)			900.00	9687.60
		Plot is fronting 18.30m wide Road (800 x 0.90)				
	b)	0.50% F.S.I. AS PER D.C.REG.33			500.00	5382.00
	c)	Set back (As per Notification dt.:- 16-11-2016)			200.00	2152.80
	TOTAL (a + b + c)				1600.00	17222.40
8	PERMISSIBLE FLOOR AREA (5x6)plus 7 above				2600.00	27986.40
9	FUNGIBLE FSI (D.C.R.No.35(4))					
	a)	RESIDENTIAL FUNGIBLE FSI 35%			910.00	9795.24
10	TOTAL PERMISSIBLE BUILT UP AREA (10+11)				3510.00	37781.64

Regulation for Inclusive Housing

This regulation was incorporated in the D.C.Regulations vide u/No. TPB 4312/CR/45/2012/(2) UD-11 dated 08-11-2013 and it is further amended on 27th May 2015.

For the sub-division or the Layout of the land admeasuring 4000 sq.mts or above to be developed for Housing Scheme consisting of one or more buildings,EWS/LIG Housing in the form of tenements of size ranging between 30 to 50 sq.mts.shall be constructed at least to the extent of 20% of the basic zonal FSI.

The built up area of the EWS/LIG tenements constructed under the scheme shall not be counted towards FSI.

Provided that there shall be no obligation to construct affordable Housing tenements in the redevelopment project of any co-operative society in which the carpet area of all existing individual residential tenements does not exceed 80.00 Sq.mts.

The land owner/developer shall dispose off such tenements to MHADA or such allottees, as the case may be at rates equal to 125% of the construction rates in the ASR applicable at the time of grant of Occupation Certificate to such Affordable Housing tenements.

THANK YOU

