

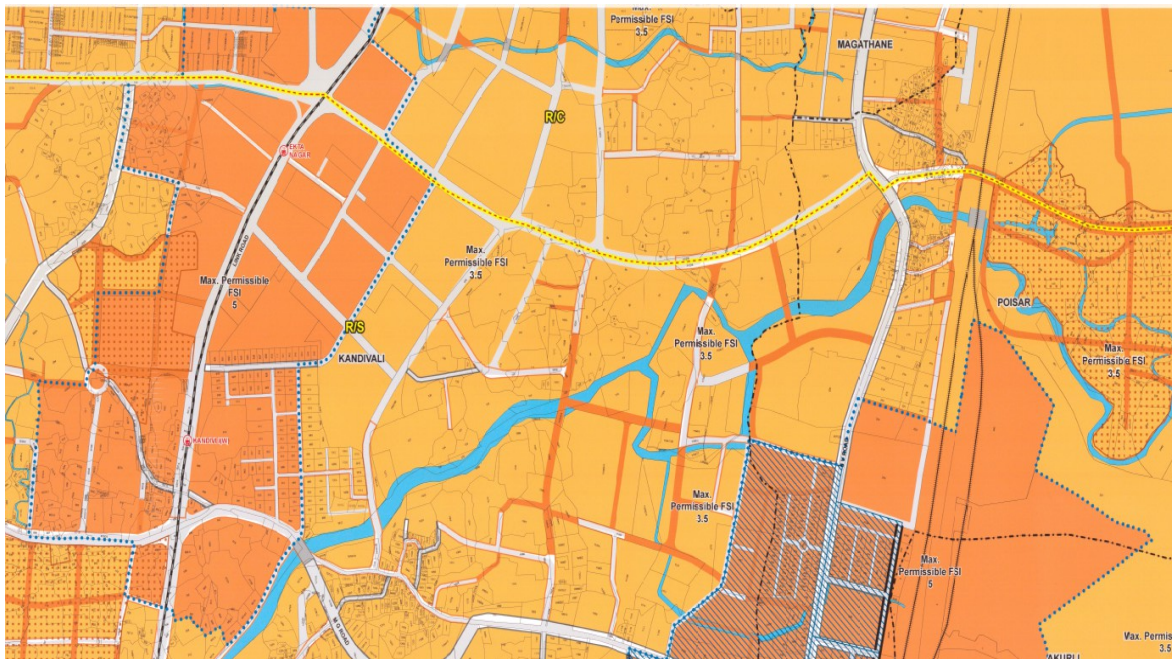
REDEVELOPMENT AND DEVELOPMENT CONTROL REGULATIONS

PRESENTATION BY ARCHITECT SANDEEP KANGUTKAR

Maharashtra Regional and Town Planning Act (MRTP-ACT) and Development Plan

- ▶ Development Plan of any region of Maharashtra is governed by MRTP ACT.
- ▶ Hence Development Plan for the jurisdiction of Greater Mumbai is governed by MRTP ACT-1966.
- ▶ 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 March 1991.
- ▶ 3rd Draft Development plan published on 25-02-2015.
which has been revised on 27th May 2016.

3RD Development Plan-2034 25th Feb 2015 has been rejected by the Government of Maharashtra due to its enormous mistakes.



Many Proposed D.P.Roads were passing through existing buildings. Many Private Recreation Grounds shown as Public Gardens. Redevelopment schemes such as SRA,MHADA,CESSED BUILDINGS not considered . Policy of fungible FSI which is beneficial to existing society members has been scraped. Government of Maharashtra has decided to revise this Draft 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.

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

- ▶ This Revised D.P.2034, published on 27th May 2016 is at par with present D.P.1991.
- ▶ This Revised D.P.2034 dated 27-05-2016 is an up gradation of present D.P.1991.
- ▶ There is uniformity in the F.S.I. distribution.
- ▶ Fungible F.S.I. is continued in this Revised D.P.2034
- ▶ Format for additional F.S.I. is almost unchanged except very minor modifications.
- ▶ Hence, to understand Revised D.P.2034, it is required

APPLICABILITY OF D.C.REGULATIONS 1991 and Revised D.P.2034 ARE SAME

- (1) *Development and construction* -Except as hereinafter otherwise provided, these Regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alterations to a building.
- (2) *Part construction* -Where the whole or part of building is demolished or altered or reconstructed/removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- (3) *Change of occupancy*- Where the occupancy of a building is changed, except where otherwise specifically stipulated these Regulations apply to all parts of the building affected by the change.
- (4) *Reconstruction* - The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe or which is likely to be demolished by or under an order of the Corporation or the Bombay Housing and Area Development Board and for which the necessary certificate has been given by either the said Corporation or the Board shall be allowed subject to the Regulations in Appendix II.
- (5) *Exclusions* - Nothing in these Regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Commissioner, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

JURISDICTION AND DATE OF COMING INTO FORCE of D.C.REGULATIONS 1991

Jurisdiction. -These Regulations apply to building activity and development work in areas under the entire jurisdiction of the Municipal Corporation of Greater Mumbai (hereinafter called "the Corporation "). If there is a conflict between the requirements of these Regulations and those of any other rules or byelaws, these Regulations shall prevail:

Provided however that in respect of areas included in a finally sanctioned Town Planning Scheme, the Scheme Regulations shall prevail, if there is a conflict between the requirements of these Regulations and the Scheme Regulations.

Date of coming into force.- These Regulations shall come into force on 25th March 1991 and shall replace the existing Development Control Rules for Greater Mumbai framed under the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966).

Present D.C.REGULATION 1991 IS DIVIDED INTO 5 PARTS and APPENDICES 1 TO 23

▶ **PART -1 :- ADMINISTRATION**

Consist of D.C.Regulations 1 to 8.

▶ **PART-2 :- GENERAL PLANNING REQUIREMENTS,
LAND USES & MANNER OF DEVELOPMENT**

Consist of D.C.Regulations 9 to 36 .

▶ **PART-3 :- GENERAL BUILDING REQUIREMENTS**

Consist of D.C.Regulations 37 to 48.

▶ **PART-4 :- LAND USE CLASSIFICATION AND USES PERMITTED**

Consist of D.C.Regulations 49 to 61.

▶ **PART-5 :- SUPPLIMENT AND MISCELLANEOUS PROVISIONS**

Consist of D.C.Regulations 62 to 68.

At the end APPENDICES-1 TO 23

D.C.REGULATION No.32 for F.S.I. as per present D.C.R.1991

▶ It deals with the 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 to this F.S.I.

▶ For suburbs and extended suburbs Max. F.S.I. cap is 1 (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. So that F.S.I. do not cross the limit of 1.33

ADDITIONAL F.S.I. up to 0.5 TO SUBURBS AND EXTENDED SUBURBS

- ▶ Each plot owner in the suburbs and extended suburbs can avail additional F.S.I. up to 0.5, but In all circumstances the total maximum permissible F.S.I. with this FSI of 0.5, Road and T.D.R. Should be restrained to TWO.
- ▶ For example if plot area is 1000 sq.mt. then maximum permissible built up area with 0.5 Additional F.S.I. would be 1500 Sq.mt.
- ▶ For this additional F.S.I., premium has to be paid to the tune of 60% of Ready Reckoner Rate of that particular plot.
- ▶ Of this premium 50% amount goes to Govt. Of Maharashtra and 50% goes to M.C.G.M.
- ▶ This additional F.S.I. up to 0.5 is not permissible for Bandra Kurla Complex, SRA schemes, CRZ area and Industrial user.

D.C.REGULATION-34 of present D.C.R.1991 for utilization of T.D.R.

- ▶ **Due to this regulation T.D.R. could be utilized on the receivable plot.**
Maximum cap on FSI is 2 i.e. cap of 1 for FSI relating to plot potential and in addition to this external FSI not related with the plot could be utilized so that maximum FSI could be utilized up to 2
- ▶ For example if plot area is 1000 sq.mt. then as per FSI up to one due to plot potential could allow to construct built up area up to 1000 sq.mt and Due to TDR additional built up area could be constructed up to 1000 sq.mt. So that total construction area could be 2000 Sq.Mt.
- ▶ **AS PER PRESENT DC.R.1991 T.D.R. COULD NOT BE UTILISED IN CITY AREA.**

D.C.REGULATION-35 of present D.C.R.1991

- ▶ 1) It deals with computation of FSI.
- ▶ 2) It deals with exemption from FSI computation.

For example

- a) Area of staircase, lift and lift lobby could be free from FSI computation by paying premium of the same.
- b) Area of one society office up to 12.00 sq.mt for society up to 20 members and area of one society office up to 20.00 sq.mt is counted free of premium.

D.C.REGULATION-35 (4) FUNGIBLE FSI of D.C.R.1991 and Fungible FSI is continued in new DCR 2034 as per Reg.No.31(3)

- ▶ **FUNGIBLE F.S.I. UP TO 35% OF PERMISSIBLE BUILT UP AREA COULD BE AVAILED WHILE DEVELOPMENT OR REDEVELOPMENT OF RESIDENTIAL PROJECT**
- ▶ **FOR COMMERCIAL USER THIS FUNGIBLE FSI IS RESTRICTED UP TO 20%**
- ▶ **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.**
- ▶ **FUNGIBLE FSI OF REHAB COMPONENT IS NON TRANSFERABLE i.e. IT IS NOT ALLOWED TO USE IT IN THE SALE COMPONENT.**

D.C.REGULATION 33 :- RELATING TO ADDITIONAL F.S.I. MAY BE ALLOWED TO

CERTAIN CATEGORIES

▶ 33 (1) :- Road widening and construction of new roads:- 100% but could be utilized up to 40% in city and upto 80% in suburbs and extended suburbs with respect to balance net plot area.

▶ 33 (2) :-Educational and Medical Institutions:-

Additional F.S.I. may be availed up to 4 or as per Govt. gazettes declared time to time.

D.C.REGULATIONS 33 :-

▶ 33(5):- Development or Redevelopment for housing schemes of MHADA

F.S.I. could be availed up to 3.00

a) Minimum entitlement of carpet area to existing tenant is existing carpet area plus 35% but in any case minimum carpet area is 300.00 sq.ft. i.e. when plot area is upto 4000 sq.mt.

D.C.REGULATIONS 33 :-

- ▶ 33(6):- Reconstruction of buildings destroyed by fire or collapsed or demolished.
- ▶ 33(7):- Reconstruction or Redevelopment of cessed buildings in the island city
F.S.I. could be availed up to 3.00 OR
Area required to rehabilitation of existing tenants + 50 % insentive area for sale component.
- ▶ 33(8) :- Construction for housing for dishoused.
- ▶ 33(9):- Cluster development in island city with F.S.I. up to 4.
- ▶ 33(10) :- For S.R.A. Schemes F.S.I. upto 3.
- ▶ 33(11):- Housing schemes under ULC Act 1976.
- ▶ 33(12):-Development by MHADA with world bank assistance.
- ▶ 33(13):- Rehabilitation for project affected persons.

D.C.REGULATION 33 :-

- ▶ 33(14):-Providing transit camps.

- ▶ 33(14)(d):- Handing over area to SRA free of cost for transit accommodation

Additional FSI upto 1.5 over and above existing one FSI .

Hence a total permissible maximum FSI 2.5

Out of which 0.75 FSI has to be handed over SRA.

- ▶ 33(15):- Redevelopment of contravening structures in the T.P.Scheme.

F.S.I. Upto 2.5 could be availed.

- ▶ 33(16):- Buildings of I.T.establishments

Additional F.S.I. up to 1.00 over and above existing FSI one could be availed by paying premium.

D.C.REGULATION 33 :-

- ▶ 33(17):- Shifting of cattle sheds.
- ▶ 33(18):- Additional F.S.I.for Mill workers.
- ▶ 33(19):- Gaothan Plots
 - a) FSI up to 1.5 for plots fronting road widths up to 9.00M
 - b) FSI up to 1.5 and additional 0.5 over and above 1.5 for commercial user for plots fronting road with more than 9.00M.
- ▶ 33((20):- Buildings of bio-technological establishments.
- ▶ 33(24):- Development of multi storied Parking:-

TOTAL PERMISSIBLE BUILT UP AREA UNDER D.C.REGULATIONS 32,34 AND 35 (4) as per D.C.R.1991

- ▶ PLOT AREA = 1000 SQ.M.
- ▶ Road set-back area = 200 SQ.M.
- ▶ BASIC FSI AS PER D.C.REG.32 IS ONE BUT IT IS ON NET PLOT AREA
- ▶ $1000 - 200 = 800$ SQ.M.
HENCE PERMISSIBLE BUILT UP AREA (Reg.No.32) = 800 SQ.MT.
- ▶ AS PER D.C.REG.34, MAX. T.D.R. PERMISSIBLE = 800 SQ.MT.
NET PERMISSIBLE BUILT UP AREA = 1600 SQ.MT.
- ▶ PERMISSIBLE FUNGILE FSI 35% OF 1800 = 560 SQ.MT.
TOTAL PERMISSIBLE BUILT UP AREA = 2160 SQ.MT.

But plot having no set-back, permissible Built-up area

$$= 1000 + 1000 (\text{T.D.R.}) + 35\% \text{ fungible of } (2000) = 2700 \text{ Sq.MT.}$$

IT IS LOSS TO PLOT OWNER WHO IS SACRIFICING HIS PLOT AREA FOR PUBLIC BENEFIT.

Regulation No.-30 for F.S.I. as per

(A) Floor Space Indices & Floor space /BUA computation

1. TABLE-12 of D.C.Reg.30 of Revised D.C.R.2034

SR. NO.	AREA	ZONE	ZONAL BASIC	ADDITIONAL FSI ON PAYMENT OF PREMIUM	ADMISSIBLE TDR	TOTAL PERMISSIBLE FSI
1	2	3	4	5	6	7
I	ISLAND CITY	RES./COM	1.33	0.34	0.33	2.00
II	Suburbs and extended suburbs					
	i	Restricted area in M and N Ward	Res./Com	0.75		0.75
	ii	Area of village Akse, Marve etc	Res./Com	0.50		0.50
	ii	The remaining Area of Suburbs and extended suburbs	Res./Com	1.00	0.50	2.00
III	Island City	Industrial	1.00			1.00
IV	Suburbs and extended suburbs	Industrial	1.00			1.00

F.S.I. as per D.C.R.2034 is based on Gross Plot Area as per D.C.reg.No.30(A)(2)

(A) Floor Space Indices & Floor space /BUAcomputation

(2) The permissible FSI shall be on gross plot area including area under DP roads/roads for which sanctioned Regular line as per MMC Act is prescribed and DP Reservation, and where

(4) The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills).

Provided further that BUA in lieu of cost of construction of built up amenity required to be handed over to MCGM under Regulation Nos 15, if any, shall be permissible over and above permissible BUA(as per column no 7 of Table No 12 above) or owner may avail the TDR thereof, if not consumed on the balance plot..

(5) BUA so arrived shall be allowed to be consumed on the balance plot after handing over of Reservation/Amenity/Plot/DP road/roads for which sanctioned Regular line is prescribed as per MMC Act to MCGM.

(6) Premium shall be charged for 'additional FSI on payment of premium' (as per column no 5 of table no 12) for BUA at the rate of 60% of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted. Premium so recovered shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilize the premium for implementation of D P.

If owner/developer is unable to consume even Zonal (basic) FSI due to planning constraints, he shall be entitled for TDR for the unconsumed BUA thereof including a & c above.

D.C.Reg.31 of D.C.R. 2034

Exempted from FSI to be counted in FSI/Compensatory (Fungible) Floor Space Index (FSI):

(1) Exemption from FSI

The following shall not be counted in FSI

- (i) Areas of structures permitted in ROS under clause (g) of sub-Regulation (1) of Reg.No.27
- (ii) Areas covered by features permitted in open spaces as listed in Regulation No.42 except for Regulation 42(i) (b), 42(ii)(d),42(ii) (e) (ii)&(iii) and 42(ii) (f) (ii)&(iii).
- (iii) Areas covered by staircase rooms, lift rooms above topmost storey, staircase/lift wells and passages in stilt, basement and floors exclusively used for parking and other ancillary uses as permitted in this

(v) Area of the basement used exclusively for parking and other ancillary uses as permitted in Regulation No. 37(9) (iv) (b, c, d, e & j).

(vi) Area of covered parking spaces as provided in sub-Regulation (6) (a) of Regulation No.44

Provided, however, that additional parking to the extent of 25% of the required parking may be permitted without payment of premium.

Provided further that in non-residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area.

(vii) Area of one office room as provided in sub-Regulation (11) of Regulation 37

(viii) Lofts [vide sub-Regulation 4 of Regulation 37]

(ix) Porches [vide sub-Regulation (20) of Regulation 37].

(x) Canopy [vide sub-Regulation (21) of Regulation 37].

(xi) Area of structures for an effluent treatment plant as required to be provided, as per the requirements of the MPCB or other relevant authorities:

Provided, however, in the case of an existing industry, if no vacant land is available the Commissioner may permit structures with dimensions to be approved by him for such effluent treatment plant on 15 per cent amenity open space.

(xii) A chajja, cornice, weather shade, sun-breaker; at lintel level only; projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 42 (ii) (e)(i).

Further Chajja, Cornice, Weather Shade, sun breaker or other ornamental projections etc. shall be permissible upto 0.3 m. in Gaothan area for the plots admeasuring upto 250 Sq.m .

(xiii) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no. 42(ii)(f)(i)

(xiv) Area covered by elevated/underground water reservoirs/tanks, electric sub-stations, pump houses, facility for treatment of wet waste in situ.

(xv) Area covered by new lift and passage thereto in an existing building with a height up to 16m. in the Island City [vide clause (ii) (f) of sub-Regulation (19) of Regulations 37]

(xvi) Area of a covered passage of clear width not more than 1.52m (5ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floor in a building to reach tenements not having direct access to a new lift in a building without an existing lift.

(xvii) Area of one fitness centre /Yogalaya for a Co-Op. Housing Society or Apartment Owners Association as provided in sub-regulation 37(30).

D.C.Reg.31 (2) of D.C.R. 2034

The following shall be counted in FSI

- (i) Covered parking spaces/Garage as provided under Regulation No. 44 (6)(d)
- (ii) Area of fire escape balcony as provided in Regulation No 48(6)
- (iii) Area of Sanitary block for the use of domestic servants engaged in the premises, other than at staircase mid-landing level, stilt level, parking level.
- (iv) Part/Pocket/Covered terraces, for whatever purpose, except open terrace above the top most storey and the part terrace at top most storey due to planning constraints but accessible from common staircase, terraces created due to restriction imposed by the Railway Authority and above shopping/Nonresidential area at one level only, in case of residential development on upper floors.
- (v) Area below open to sky swimming pool, clearance exceeding 1.5 m. from floor level.
- (vi) Air conditioning plant room/Air handling unit room, D.G.set room except provided in basement.
- (vii) Service floor of height exceeding 1.8 m.
- (viii) Area of balconies as provided in sub regulation 22 of Regulation No 37.

D.C.Reg.31 (3)

Compensatory (Fungible) Floor Space Index (FSI):-

Notwithstanding anything contained in the D.C.Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory FSI,

not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible FSI/BUA, by charging a premium at the rate of 60% for Residential and 80% for Industrial and Commercial development of ASR (for FSI 1).

Provided that in case of redevelopment under regulation 33(6),33(7),33(8),33(9), 33(20) and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory FSI admissible on rehabilitation component shall be granted without charging premium.

Provided further that redevelopment under Regulation No. 33(5) and redevelopment proposal of existing buildings in suburbs and extended suburbs by availing TDR, the fungible compensatory FSI admissible on FSI consumed in existing structure shall be granted without charging premium.

Provided further that such fungible compensatory FSI for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants/occupants.

D.C.Reg.32 of D.C.R.2034 Transfer of Development Rights (TDR)

1. TDR in lieu of handing over of areas affecting reservations including DP road:

Due to this TDR is generated and it could be utilised on receivable plot.

2. Utilization of TDR

Development Right Certificates (DRCs) can be used in entirety or in parts at any location, except mentioned in Sr No 3.(A)(8) below, in any land use zone within the limits of FSI prescribed in Table No. 12 above. The TDR at the receiving plots shall be governed by the following

$$\text{TDRr} = \text{TDRo} \times (\text{RRLo}/\text{RRLr})$$

Where:

TDRr = Transferable Development Rights on the receiving plot.

TDRo= Transferable Development Rights on the originating plot

RRLo =Land rates of Annual Statement of Rates (ASR) of the originating plot

RRLr =Land rates of Annual Statement of Rates (ASR) of the receiving plot

Note: Land rates of ASR of both RRLo & RRLr shall be of the relevant year in which

D.C.Reg.32 of D.C.R.2034

Transfer of Development Rights (TDR)

1) T.D.R. receiving plot is at Vile Parle (East)

Ready Reckoner rate is say Rs.95,000/-per sq.mt.

2) T.D.R. generated at Kandivli where Ready Reckoner rate is say Rs.50,000/-per sq.mt. and T.D.R. quantity purchased is 5000 Sq.Ft.

T.D.R. could be loaded = $5000 \times (50,000 / 95,000)$
= $5000 \times 0.53 = 2650.00$ Sq.ft.

3) Hence greater quantity of T.D.R. is required to be purchased.

D.C.Reg.33(22) of D.C.R 2034

Additional FSI for Redevelopment of existing residential housing societies, residential tenanted buildings excluding cessed buildings:

In case of redevelopment of existing residential housing societies, residential tenanted

buildings excluding cessed buildings proposed by Housing societies/land lords or through

their proponents where existing members, tenants are proposed to be re-accommodated

on the same plot, additional FSI for redevelopment of such existing residential buildings

shall be as follows:

1. Additional BUA in lieu of cost of construction of authorized existing BUA =
1.50 (Rate of construction per sq. m as per ASR rate /Rate of developed
land per sq. m as per ASR (for FSI1))*(authorized existing built up area+ area
of the balcony if claimed free of FSI as per then prevailing regulation)

► **Provided that this incentive shall not exceed 40% of existing authorized BUA**

Provided further that if the existing authorized BUA and incentive thereon as per

Additional built up area up to 40% of existing built-up area should be at par with D.C.Reg.No.30(A)(4)

4 The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills).

Provided further that BUA in lieu of cost of construction of built up amenity required to be handed over to MCGM under Regulation Nos 15, if any, shall be permissible over and above permissible BUA(as per column no 7 of Table No 12 above) or owner may avail the TDR thereof, if not consumed on the balance plot.

D.C.Reg.14 of D.C.R.2034

Amenities and Facilities

(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more

In case of development of land admeasuring 4000 sq.m and more(excluding the area under Road set back / DP Road) in Residential and Commercial Zones, amenity areas as specified below shall be fronting a public road or shall be provided with a perpetual independent right of way. Such amenity area shall be exclusive of area under perpetual independent right of way.

- (i) Development of plots with area 4,000 sq.m and more and up to 10,000 sq. m shall require handing over 5% of plot area to MCGM as POS.
- (ii) Developments of plot with area exceeding 10,000 sq. m shall require handing over 10% of plot area to MCGM as public amenity space. 50% of such public amenity space shall be used exclusively for POS and the balance 50% shall be used for provision of such amenities as education, health, social and other amenities as approved with the special permission of the Commissioner. In determining the amenity, the Commissioner shall give due regard to amenity deficits in the ward.
- (iii) Such public amenities or facilities (i) and (ii) above shall be deemed to be designations or reservations in the DP thereafter.

D.C.Reg.14 of D.C.R.2034

Amenities and Facilities

(A) In Plots/lay-outs of the land admeasuring 4000 sq. m or more

- a) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is less than the required area of public amenity space as per this Regulation, then only the additional area required shall be provided for public amenity space.
- b) If the area under DP reservation to be handed over to MCGM (excluding the DP Road/Road set back) is more than the required area of public amenity space as per this Regulation, then the provision for public amenity space shall not be necessary.
- c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.
- d) These areas will be in addition to the Recreational Open Space (ROS) as required under Regulation No. 27.
- e) The minimum dimension of any side of such amenity space shall not be less than 7.5 m and if the average width of such amenity space is less than 16.6 m, the length thereof shall not exceed 2 1/2 times the average width.

Note: No amenity plot will be carved out of any land entirely reserved for public

D.C.Reg.No.-15 Inclusive Housing (IH)

- ▶ In case of any residential development partially or fully consisting of subdivision/amalgamation/layout or single plot of land having gross plot area admeasuring 4000 sq. m or more (excluding the area under Road set back/DP Road/designation/reservation) shall have the provision of IH as described below:
- ▶ 1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation/reservation) shall be handed over to MCGM free of cost .The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.
- ▶ b) The aforesaid plot shall be handed over to MCGM within twelve months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% of gross plot area or granting Occupation Certificate to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to any of

D.C.Reg.No.-15

Inclusive Housing (IH)

- ▶ c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area between 27.88 sq. m. and 42sq. m. Further, such plots shall not be used for any other purpose.
- ▶ Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI. The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.
- ▶ Formula:
- ▶ $X = (R_g/R_r) * Y$
- ▶ Where, X = Utilization of Development Right (DR) on the receiving plot.
- ▶ R_g = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned.

REDEVELOPMENT AND D.C. REGULATIONS

PRESENTATION BY ARCHITECT SANDEEP KANGUTKAR

► SANDEEP KANGUTKAR

ARCHITECTS

YOU.

THANKING