

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EE/TP/Variation/Gen/79/TPS/Date - 03/05/2017

Subject : Utilisation of Transfer of Development Rights (TDR) & Road width relations.

Reference : Urban Development Department (Govt. of Maharashtra)'s notification under No.TPS-1813/3067/CR-122/MCORP/12/UD-13 dtd. 16-11-2016 (C/1-12).

Reference is requested to Urban Development Department (Govt. of Maharashtra)'s notification under No.TPS-1813/3067/CR-122/MCORP/12/UD-13 dtd. 16-11-2016 regarding modification to Regulation No.34 of D.C.Regulation 1991, in respect of "Transferable Development Rights."

As per provision of Paragraph No.5.4.1 of the said Notification, Utilisation of Transferable Development Rights (TDR) on receiving Plot is as prescribed below :

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

The proposals for utilisation of TDR are being processed as per the above table by Zonal Building Proposal Offices/D.P. Deptt. However, in certain cases, for allowing utilisation of TDR in various Town Planning Schemes, the road width is not mentioned in the Sanctioned Development Plan as roads situated in these Schemes are Town Planning Roads. The details of such schemes alongwith Provisions of Town Planning Development Plan are as under :-

Sr. No.	Name of T. P. Scheme (Plan C/31 to C/81)	Date of effect of Scheme	Road width as per the T. P. Scheme	Road width as per SRDP 1991	Road width as per RDDP 27th May 2016
1)	Mandvi & Elphinstone	01-12-1957 (Principal) (Final)	40' (C/31)	Not mentioned (C/8)	Not mentioned (C/135)
2)	Mandvi Section	01-12-1957 (Principal) (Final)	40' (C/33)	Not mentioned (C/85)	Not mentioned (C/137)
3)	City Mahim II	01-04-1986 (1 st Variation) (Final)	12.192 Mtr. (40') (C/35)	Not mentioned (C/87)	Not mentioned (C/139)

Sr. No.	Name of T. P. Scheme (Plan C/31 to C/81)	Date of effect of Scheme	Road width as per the T. P. Scheme	Road width as per SRDP 1991	Road width as per RDDP 27th May 2016
4)	City Mahim III	01-05-1986 (1 st Variation) (Final)	12.19 Mtr. (40') (C/37)	Not mentioned (C/89)	Not mentioned (C/141)
5)	City Mahim IV	01-05-1977 (1 st Variation) (Final)	12.19 Mtr. (40') (C/39)	Not mentioned (C/91)	Not mentioned (C/143)
6)	City Mahim V	01-05-1977 (1 st Variation) (Final)	12.192 Mtr. (40') (C/41)	Not mentioned (C/93)	Not mentioned (C/145)
7)	Bandra III	04-02-1985 (1 st Variation) (Final)	12.19 Mtr. (40') (C/43 & 45)	Not mentioned (C/95 & 97)	Not mentioned (C/147)
8)	Bandra IV	01-02-1959 (1 st Variation) (Final)	40' (C/47)	Not mentioned (C/99)	Not mentioned (C/149)
9)	Bandra VI	01-02-1982 (1 st Variation) (Final)	40' (C/49)	Not mentioned (C/101)	Not mentioned (C/153)
10)	Santacruz I	01-04-1967 (1 st Variation) (Final)	40' (C/51)	Not mentioned (C/103)	Not mentioned (C/155)
11)	Santacruz II	15-02-1978 (2 nd Variation) (Final)	12.192 (40') (C/53 & 55)	Not mentioned (C/105 & 107)	Not mentioned (C/157 & C/150)
12)	Santacruz III	01-02-1961 (1 st Variation) (Final)	40' (C/57)	Not mentioned (C/109)	Not mentioned (C/161)
13)	Santacruz IV	01-04-1965 (1 st Variation) (Final)	40' (C/59)	Not mentioned (C/111)	Not mentioned (C/163)
14)	Santacruz V	01-02-1982 (1 st Variation) (Final)	12.19 Mtr. (40') (C/61 & 63)	Not mentioned (C/113)	Not mentioned (C/165)
15)	Vile Parle I	20-09-1976 (2 nd Variation) (Final)	12.19 Mtr. (C/65)	Not mentioned (C/117)	Not mentioned (C/169)
16)	Vile Parle II	10-12-1973 (2 nd Variation) (Final)	40' (C/167)	Not mentioned (C/119)	Not mentioned (C/171)
17)	Vile Parle III	15-12-1969 (2 nd Variation) (Final)	40' (C/169)	Not mentioned (C/121)	Not mentioned (C/173)
18)	Vile Parle VI	20-09-1976 (2 nd Variation) (Final)	12.19 Mtr. (40') (C/71)	Not mentioned (C/123)	Not mentioned (C/175)
19)	Andheri II	31-08-1974 (2 nd Variation) (Final)	40' (C/173)	Not mentioned (C/125)	Not mentioned (C/177)
20)	Andheri VI	01-10-1976 (2 nd Variation) (Final)	12.19 Mtr. (40') (C/175)	Not mentioned (C/127)	Not mentioned (C/179)

Sr. No.	Name of T. P. Scheme (Plan C/31 to C/81)	Date of effect of Scheme	Road width as per the T. P. Scheme	Road width as per SRDP 1991	Road width as per RDDP 27th May 2016
21)	Ghatkopar I	01-01-1962 (1 st Variation) (Final)	40' (C/177)	Not mentioned (C/129)	Not mentioned (C/181)
22)	Ghatkopar II	02-12-1970 (2 nd Variation) (Final)	40' (C/179)	Not mentioned (C/131)	Not mentioned (C/183)
23)	Ghatkopar III	01-05-1985 (1 st Variation) (Final)	12.19 Mtr. (C/81)	Not mentioned (C/133)	Not mentioned (C/185)

It may be seen from the above table that the width of 12.20 mtr. (40' wide) Town Planning Scheme roads is mentioned as either 40'; or 12.192 Mt. (40'), or 12.19 Mt. (40'), in various Town Planning Schemes. Besides, the road width of these Town Planning Scheme roads is not reflected in Sanctioned Revised Development Plan 1991 & Revised Draft Development Plan published in 27th May 2016. It may also be mentioned here that in case of proposed D.P. roads (i.e. roads situated outside T.P.Schemes), the road width is mentioned as 12.20 mtrs. in the S.R.D.P. 1991 & R.D.D.P. May 2016, as can be seen from the plans.

Thus, in order to avoid ambiguity; a uniform policy needs to be adopted to decide about the utilisation of Transfer of Development Rights (TDR) & Road width relations for Plots situated within the Town Planning Schemes and for the Plots situated outside Town Planning Schemes. As such; width of roads situated in Town Planning Schemes where road width is shown as 40'; 12.192 Mt. (40'), 12.19 Mt. (40') will be considered at par with the road width of proposed D.P. roads mentioned in Sanctioned Development Plans (i.e. 12.20 Mtrs.) for the purpose of processing the utilization of T.D.R. in T.P.Schemes & Zonal B.P. Office/D.P. Deptt. will be instructed to process utilisation proposals of Town Planning Scheme Plots accordingly. Also UDD will be informed accordingly. Submitted please.

(Vinod P. Chithore)
Chief Engineer (D. P.)

(Ajoy Mehta)
Municipal Commissioner

Sir,

As proposed

Ajoy Mehta
20/5/17