

PRAVEEN PARDESHI
I. A. S.
Municipal Commissioner



No. :

Date :

Sub: Preparing separate Regulation for redevelopment of existing buildings in airport funnel zone.

Dear Dr. Kareer,

In respect of the subject matter, representation was received by MCGM from Hon'ble Minister, GoM, Shri Ashish Shelar and MLA, Shri. Parag Alvani for allowing higher zonal (Basic) FSI for plots affected by height limitations within the proximity of airport funnel zone. MCGM constituted Committee to study the proposal, whose report is attached herewith.

The said Committee has scrutinized the proposal and concluded that Zonal FSI in affected areas is required to be enhanced to i) Vile Parle - 4.48 ii) Santacruz - 4.97 iii) Kurla- 9.22. After going through the submissions of Committee, it is observed that implementation of recommendation of Committee will require amendments in MR&TP Act & DCPR 2034 to allow TDR to recover the cost of construction, loss of profit etc. However, wherever development requires granting concessions in open spaces, lift, and stair case etc., same can be considered by MCGM, as per provisions of Reg. 6(b) of DCPR 2034.

There are certain areas where the zonal (Basic) FSI permitted as per Reg. 30(C) of DCPR 2034 can not be consumed due to Aviation funnel Zone. Hence, as per the provision of Note to Regulation 45 (which is kept in abeyance) TDR can be allowed after finalizing the said Regulation. The TDR so generated may not be indexed at par with ongoing S.R. projects at the option of applicant, as per DCPR 2034, to compensate for unutilized potential & viability of such projects.

Forwarded for suitable directions from Govt. in U.D. Department in the matter.

With regards.

Yours sincerely,

Praveen Pardeshi

(Praveen Pardeshi)

Dr. Nitin Kareer,
Principal Secretary,
Urban Development Department -1,
Mantralaya.