

## HIGHLIGHTS OF DCPR – 2034 :

- 1) For conversion of I to R/C, if plot less than 2000 sqmts then option of handing over 10% land as AOS for hand over 5% BUA as amenity. Such BUA will be over and above perm. FSI. Earlier it was for plot less than 4000 sqmts.
- 2) For conversion of I to R/C, the amenity table changed to flat 10%, 20% and 25%.
- 3) For IH tenements, if carpet area of existing tenements is more than 80 sqmts., then IH tenements will have to be given in proportion to the BUA of the tenements having carpet area more than 80 sqmts.
- 4) Regulation 16 is not changed which states that road FSI will be over and above the permissible FSI. ( In FSI table 12(A), the FSI of road is within the TDR limit.)
- 5) Clause 19(2)(a),(b) are deleted which was not in EP.  
These clause were permitting 70 mt height if
  - i) The existing 6.00 mt road is proposed to be widened to 9.00 mts by prescribed RL.
  - ii) If plot abuts two roads of 6.00 mts.
- 6) The clause 19(2)(c) is also deleted which states that for proposal under 33(7), 9.00 mts road was adequate for any height.
- 7) HRC for height more than 120.00 mts. The committee is changed and will comprise of :
  - i) Retired IAS officer not below rank of Principal Secretary -Chairman
  - ii) Structural Engineering faculty from IIT/VJTI/SPCE - Member
  - iii) Soil Mechanics faculty from IIT/ VJTI/SPCE- Member
  - iv) Practicing registered structural Engineer having experience in the field Structural Designing of 10 years or more- Member
  - v) Chief Fire Officer, MCGM- Member
  - vi) or any other Technical memberTerms of Reference (TOR) including duration for Committee shall be decided by the Municipal Commissioner.
- 8) Additional FSI for granting access to land locked properties is deleted.
- 9) Width of access to be provided will be as per the plot area served.
- 10) Unpaved strip of 1.50 mts within plot boundary to be kept open for tree plantation and not to be accounted in required LOS.

- 11) Construction of solid waste management system in LOS of 2000 sqmts and above within 10% LOS area.
- 12) Entire LOS may be allowed on podium.
- 13) FSI on road width from 6.00, 9.00 , 12.00, 18.00, and 27.00 mts. The ambiguity of 12.20 and 18.30 is removed.
- 14) For public roads of 6.00 mts in width will get FSI as per 9.00 mts road if the said road is proposed to be widened to 9.00 mts or more.
- 15) FSI on net plot area i.e. after deducting area under road, set back, amenity as Reg. 14 (AOS for plot area more than 4000 sqmts & AOS for conversion from I to R/C ) and Reg 17 (Accommodation reservation) or entire reservation is handed over. (Contradicting to Reg. 16 for Roads).
- 16) FSI of land and BUA in lieu of cost of construction of Amenity to be handed over will be allowed within the permissible limit as per the road width.
- 17) 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.  
This clause is kept in abeyance. (Not in EP)
- 18) Incentive TDR is 10% and 5% if handed over within 24 and 36 months.
- 19) Utilisation of Slum TDR is minimum 20% and maximum 50%.
- 20) Clause of existing road width of minimum 9.00 mts for utilisation of TDR is deleted. However, the TDR utilisation will be as per the Reg. 30(A) i.e. as per the road width.
- 21) TDR permissible on net plot area after deducting roads & reservations. (Contradicting to Reg. 16 for Roads).
- 22) Reg. 33(7)(B) for tenanted properties in Suburbs and non-cessed properties in City, for single plot the incentive FSI is 50% and the tenant will get 5% additional carpet area.  
For 2 to 5 plots amalgamated and redeveloped the incentive FSI is 60% and tenant will get 8% additional carpet area.  
For 6 and more plots the incentive FSI is 70% and the tenant will get 12% additional carpet area.

- 23) Reg. 33(7)(B) for redevelopment of housing societies, the incentive FSI is 15% of the existing authorised BUA or 10 sqmt per tenement whichever is more and without charging premium.  
If the existing FSI and incentive FSI is less than the permissible FSI as per road width then the same can be availed upto the limit as per the road width.
- 24) Reg 33(13) for IT Establishment, the premium is reduced to 40% from 80%.  
The road width of 30mt is changed to 27 mt.  
Total FSI of 3, 4 and 5 on road width of 12, 18 and 27 mts respectively.
- 25) Reg 33(13) for Bio-Tech Establishment, the premium is reduced to 40% from 80%.  
The road width of 30mt is changed to 27 mt.  
Total FSI of 3, 4 and 5 on road width of 12, 18 and 27 mts respectively.
- 26) Reg 33(19) for Commercial user in CBD or in R & C zone, premium for additional FSI IS 80% OF R.R.Rates.  
The road width of 30mt is changed to 27 mt.  
Total FSI of 3, 4 and 5 on road width of 12, 18 and 27 mts respectively.  
Additional FSI to be utilised after consuming FSI as per Reg. 30(A) i.e basic + additional FSI+ TDR as per the road width.
- 27) Open space for basement is 1.50 mts for 8.40 mts depth and for every additional 8.40 mts depth the open space to be increased by 1.50 mts. ( Not in EP)
- 28) Balconies will not be allowed to be enclosed.
- 29) For Cinema/Theatres front open space of 6.00 mts is not sanctioned.
- 30) Height restriction for Funnel Vission of Nehru centre is not sanctioned.
- 31) Provision of Fire check floor is deleted.