

**Maharashtra Regional and
Town Planning Act, 1966**

**Sanction under Section 31(1) to the
Excluded Part of Development Control
and Promotion Regulations-2034, for
Greater Mumbai.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032.
Date :-21st September, 2018**

NOTIFICATION

No. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11

Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as "the said Corporation ") as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter refer as "the said Act"). The first Development Plan prepared by the said Corporation, was sanctioned in the year 1964-1967. Thereafter, the said Corporation revised the first Development Plan as per provisions of the said Act, and the said revised Development Plan was sanctioned by the State Government in the year 1991-1994. The last part of the said Revised Development Plan was sanctioned on 4th March, 1994 and has come into force accordingly;

And whereas, the said Corporation vide its Resolution No.767, dated 20th October, 2008 declared its intention to revise the Sanctioned Revised Development Plan of Greater Mumbai within its jurisdiction as laid down under Section 38 read with Section 23(1) of the said Act. Accordingly, a notice to that effect, was published in the official Government Gazette on 1st July, 2009. Thereafter, the survey of Existing Land Use of the entire area within the jurisdiction of the said Corporation was carried out as laid down under Section 25 of the said Act and the Existing Land Use maps were prepared;

And whereas, the said Corporation had prepared the Draft Revised Development Plan along with Development Control Regulations and after obtaining sanction from General Body, vide Resolution No.1195 dated 23rd February 2015, published a Notice in the Maharashtra Government Gazette dated 25.2.2015, under sub-Section (1) of Section 26 of the said Act for inviting objections / suggestions from general public on the Draft Revised Development Plan -2034;

And Whereas, the objections/suggestions received by the said Corporation in respect of errors in Draft Revised Development Plan -2034 and representations from



various organizations, general public, members of legislative assembly/Council, the State Government has issued direction vide letter dated 23.4.2015, under Section 154(1) of the said Act, to the said Corporation to revamp/recast the Draft Revised Development Plan-2034 after examining all the errors on the basis of existing site conditions and its merits by considering the planning and legal issues and republish the Draft Revised Development Plan-2034 after incorporating all the corrections for the purpose of inviting objections/suggestions as per the provision of Section 26 of the said Act;

And whereas, as per direction of the State Government, the Draft Revised Development Plan-2034 along with Development Control Regulations-2034 were prepared by the said Corporation within the time extension granted under Section 26(A) introduced by way of an ordinance No. XVIII of 2015, dated 29th August, 2015 by State Government and after obtaining sanction from General Body, vide Resolution No.307 dated 27th May, 2016, a notice for inviting objections/suggestions from the general public as required under the provision of sub-Section (1) of Section 26 the said Act is republished in the Maharashtra Government Gazette dated 27th May 2016, (hereinafter referred to as "the said Draft Development Plan");

And whereas, the Planning Committee constituted under Section 28(2) of the said Act, has considered the objections and / or suggestions to the said Draft Development Plan received within stipulated period by the said Corporation and submitted its report along with recommendations to the said Corporation under Section 28(3) of the said Act on 6th March, 2017;

And whereas, after considering the report of the Planning Committee, the said Corporation vide its Resolution No.393, dated 31st July, 2017 has sanctioned the Draft Development Plan with modifications or changes carried out by Planning Committee subject to the modifications suggested by the said Corporation, which were published under Section 28(4) of the said Act and submitted the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 in accordance with the provisions of sub-section (1) of Section 30 of the said Act, to the State Government for sanction vide letter dated 2nd August 2017;

And whereas, in accordance with Sub-Section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part) of Greater Mumbai in K/E, S,G/S Ward vide Notification No. TPB- 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and Notification No. TPB- 4317/778/CR-267/2017/UD-11, dated 7th February, 2018 ;



And whereas, in accordance with provisions of sub Section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 excluding the substantial Modification as shown in SCHEDULE-B appended thereto read with corrigendum and Addendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notification;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications in respect of Development Control and Promotion Regulations -2034, which were published as EP-1 to EP 168 for inviting objections and / or suggestions from the general public vide Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, Dt. 08/05/2018 read with corrigendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notice. And whereas said Notice dated 08/05/2018 was published in the Maharashtra Government Gazette, Kokan Division Supplement dated 17-23 May, 2018 and corrigendum of even number dated 22/06/2018 and dated 29/06/2018 were published in the Maharashtra Government Gazette, Konkan Division Supplement dated 30th June, 2018;

And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an "Officer" to give hearings and submit his report to the Government on the objections/suggestions received by him, as per said Notice;

And whereas, the said Officer after giving hearing in respect of the objections and / or suggestions received from the general public, on the said Excluded Part No.EP-1 to EP168 in respect of Development Control and Promotion Regulations-2034, and has submitted his report to the Government vide his letter dated 24/08/2018 for EP-1to EP168 and whereas, the Director of Town Planning, Maharashtra State, Pune vide his letter dated 29/08/2018 has also submitted his report on the aforesaid report of the said Officer;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby:-

- (a) Sanctions the said Excluded Part No- EP-1 to EP 168 (Excluding certain EP and the provisions which were kept in abeyance) of the said Development Control and Promotion Regulations- 2034, as more precisely specified in Schedule- A appended hereto.



- (b) Fixes the date 24th Oct,2018 to be the date on which the said Excluded Parts as described in the Schedule-A shall come into force.
- (c) Copy of the Development Control and Promotion Regulations- 2034, showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra,



P. Gohil

(Pradeep Gohil)
Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

बृहन्मुंबई क्षेत्राच्या सुधारित प्रारूप विकास योजनासह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ ला अंतिम मंजूरी देताना शासनाने मंजूरीतून वगळलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सारभूत स्वरूपाचे फेरबदल (ई.पी.) संदर्भात उक्त अधिनियमाचे कलम ३१(१) अन्वये मंजूरी

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक :- २१ सप्टेंबर, २०१८

अधिसूचना

क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(III)/२०१७ /ई.पी.(विनिवप्रोनि)/नवि-११

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपालिकेने तयार केलेला पहिला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तदनंतर उक्त अधिनियमाच्या तरतुदीनुसार सदर पहिला विकास आराखडा उक्त महानगरपालिकेने सुधारीत केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शासनाकडून मंजूर करण्यात आला. सदर सुधारीत विकास आराखड्याचा शेवटचा भाग दिनांक ४ मार्च १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुदीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर २००८ चा ठराव क्र.७६७ अन्वये बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्रांतील क्षेत्राकरिता, विकास आराखडा सुधारीत करण्याच्या उद्देशास मंजूरी दिली. त्यानुसार या संदर्भातील सूचना दिनांक १ जुलै २००९ च्या शासकीय राजपत्रात प्रसिध्द करण्यात आली. तदनंतर, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम २५ मधील तरतुदीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जमिनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते ;



आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारूप सुधारित विकास आराखडा-२०३४ विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र.११९५ अन्वये मंजूरी घेऊन प्रारूप सुधारित विकास आराखड्यावर नागरिकांच्या हरकती / सूचना मागविणारी उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) खालील सूचना दिनांक २५ फेब्रुवारी २०१५ रोजीच्या शासन राजपत्रामध्ये प्रकाशित करणेत आली होती ;

आणि ज्याअर्थी, सुधारित प्रारूप विकास आराखडा-२०३४ मध्ये असलेल्या त्रुटीच्या अनुषंगाने प्राप्त झालेल्या हरकती /सूचना, सर्वसाधारण जनतेची तसेच विविध संस्थांची निवेदने, विधानसभा/विधानपरिषद सदस्य यांची निवेदने विचारात घेऊन शासनाने उक्त अधिनियमाच्या कलम १५४(१) अन्वये, योजनेमधील सर्व त्रुटींची सखोल शहानिशा करून जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरूप दुरुस्ती करून प्रारूप सुधारित विकास योजना-२०३४ उक्त अधिनियमाच्या कलम २६ अन्वये नागरिकांच्या हरकती / सूचनासाठी पुनर्प्रसिध्द करणेचे निदेश दिनांक २३ एप्रिल २०१५ रोजी उक्त महानगरपालिकेस दिलेले होते ;

आणि ज्याअर्थी, शासनाच्या निदेशाप्रमाणे उक्त महानगरपालिकेने, शासनाने उक्त अधिनियमाच्या कलम २६(१) अन्वये वाढवून दिलेल्या कालावधीमध्ये प्रारूप सुधारित विकास योजना-२०३४ विकास नियंत्रण नियमावली-२०३४ सह तयार केलेली होती आणि महासभेची दिनांक २७ मे २०१६ च्या ठराव क्र.३०७ अन्वये मंजूरी घेऊन, उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) च्या तरतुदीनुसार आवश्यक असलेप्रमाणे नागरिकांच्या हरकती/ सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिध्द केलेली होती (या पुढे याचा उल्लेख "उक्त प्रारूप विकास योजना" असा केलेला आहे.) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ (२) अन्वये गठीत केलेल्या नियोजन समितीने उक्त प्रारूप विकास योजनेबाबत महानगरपालिकेकडे विहित मुदतीत प्राप्त झालेल्या हरकती आणि / वा सूचना विचारात घेऊन उक्त अधिनियमाचे कलम २८(३) नुसार, दिनांक ६ मार्च २०१८ रोजी उक्त महानगरपालिकेस त्यांच्या शिफारशीसह अहवाल सादर केलेला होता ;

आणि ज्याअर्थी, नियोजन समितीचा अहवाल विचारात घेऊन उक्त महानगरपालिकेने ठराव क्र.३९३, दिनांक ३१ जुलै २०१७ अन्वये महानगरपालिकेने सुचविलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचविलेल्या बदलासह उक्त प्रारूप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिध्द करून, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४ शासनास दिनांक २ ऑगस्ट २०१७ रोजीचे पत्रान्वये मंजूरीसाठी सादर केलेली आहे ;



आणि ज्याअर्थी उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करुन के/पूर्व,एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी/४३१७/प्र.क्र.११८/ २०१७/नवि-११ दिनांक ०९.१०.२०१७ आणि अधिसूचना क्र.टीपीबी/४३१७/७७८/प्र.क्र.२६७/ २०१७/नवि-११ दिनांक ०७.०२.२०१८ अन्वये शासनाने मंजूरी दिली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन शासनाने बृहन्मुंबईचे प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ ला शासन अधिसूचना क्र.टीपीबी-४३१७/६२९/ प्र.क्र.११८/ २०१७/विनि/नवि-११, दिनांक ०८/०५/२०१८ सह समक्रमांकाचे दि. २२/०६/२०१८ व दि. २९/०६/२०१८ रोजीचे समक्रमांकाचे शुध्दीपत्रक व पुरकपत्रक अन्वये सदर अधिसूचने सोबतचे परिशिष्ट-ब' मध्ये नमूद केलेले मंजूरीतून वगळलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे.

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेले विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ मधील सारभूत स्वरुपाचे फेरबदल ई.पी. १ ते ई.पी. १६८ संबंधाने सर्वसाधारण जनतेकडून हरकती आणि/ वा सूचना मागविण्यासाठी सूचना क्र. टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७ /(ई.पी.)/नवि-११, दि. ८/०५/२०१८ सह शुध्दीपत्रक दि. २२/६/२०१८ व दि. २९/०६/२०१८ द्वारे प्रसिध्द करण्यात आली आहे आणि ज्याअर्थी सदरहु सूचना दि. ८/०५/२०१८ महाराष्ट्र शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दि. १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुध्दीपत्रक दि. २२/०६/२०१८ व दि. २९/०६/२०१८ ही शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आली आहे;

आणि ज्याअर्थी उप संचालक, नगररचना, बृहन्मुंबई यांना उक्त सुचनेनुसार प्राप्त होणा-या हरकती / सूचनांना सुनावणी देवून अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ मधील मंजूरीतून वगळलेल्या सारभूत स्वरुपाचे फेरबदल ई.पी.-१ ते ई.पी.-१६८ संबंधी जनतेकडून प्राप्त हरकती आणि / वा सूचनादारांना सुनावणी देऊन त्यांचेकडील दि. २४/०८/२०१८ रोजीचे पत्राद्वारे ई.पी.-१ ते ई.पी.-१६८ बाबत नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. तसेच संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांनी त्यांचेकडील दि. २९/८/२०१८ रोजीचे पत्राद्वारे उक्त अधिकारी यांचे अहवालावर अभिप्राय सादर केले आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात




आणि त्या अनुषंगाने असलेल्या अधिकारांचा वापर करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासन याद्वारे :-

- अ) सोबतचे परिशिष्ट-अ मध्ये नमूद केलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सदरहु सारभूत स्वरूपाचे बदल - ई.पी.-१ ते ई.पी.-१६८ ला (ठराविक ई.पी.-व निर्णयास्तव प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मान्यता देण्यात येत आहे.
- ब) उक्त परिशिष्ट-अ नुसार मंजूरी दिलेल्या सारभूत स्वरूपाचे बदल (ई.पी.) दि.२४ ऑक्टोबर, २०१८ पासून अंमलात येतील.
- क) विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील शासनाने मंजूरी दिलेले सारभूत स्वरूपाचे बदल (ई.पी.) मंजूरीची प्रत सर्वसाधारण जनतेच्या निरीक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई-४००००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.




(प्रदीप गोहिल)
अवर सचिव महाराष्ट्र शासन

SCHEDULE-A

(Appended to Government in Urban Development Department's Notification No. TPB-4317/629/CR-118(III)/2017/EP/UD-11,

Dated - 21 /09/2018)

Schedule of Substantial Modifications Sanctioned by the Government under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966. In respect of Development Control and Promotion Regulations-2034 for Greater Mumbai.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6
EP-1	Part I 1 (II) Second Para	Provided, however, that in respect of areas included in a finally sanctioned Town Planning Scheme, if there is a conflict between the requirements of these Regulations and the Town Planning Scheme Regulations, the provisions of these Regulations shall prevail, except provisions regarding access, where Town Planning Scheme Regulations shall prevail.	Provided, however, that in respect of areas included in a finally sanctioned Town Planning Scheme, if there is a conflict between the requirements of these Regulations and the Town Planning Scheme Regulations, the provisions of these Regulations shall prevail, except provisions regarding access, where Town Planning Scheme Regulations shall prevail.	Provided, however, that in respect of areas included in a finally sanctioned Town Planning Scheme, if there is a conflict between the requirements of these Regulations and the Town Planning Scheme Regulations, the provisions of these Regulations shall prevail. —, except provisions regarding access, where Town Planning Scheme Regulations shall prevail. Provided further that, these regulations shall not apply to the Manori-Gorai-Uttan Notified area. (EP-1)	Sanctioned as proposed.
EP-2	Part I 1 (III)	(III)Protection: Any action of the Commissioner in respect of	(III)Protection: Action of the Commissioner in respect of	(III)Protection: Any a Action of the Commissioner	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966 ^{xxx}	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		the implementation of Development Plan in accordance with the provisions of these Regulations, grant of permissions, and action against violations, etc. shall be deemed to have been done in good faith.	the implementation of Development Plan in accordance with the provisions of these Regulations, shall be deemed to have been done in good faith.	in respect of the implementation of Development Plan in accordance with the provisions of these Regulations, grant of permissions, and action against violations, etc. shall be deemed to have been done in good faith. No suit, prosecution or other legal proceedings shall lie against any person for any thing which is in good faith done or intended to be done under the MR&TP Act or any rules or regulations made their under. (EP-2)	
EP-3	Part I 1 (V)	(V) Transitional arrangement: Section 46 of the MR&TP Act, 1966 provides that “The Planning Authority in considering application for permission shall have due regard to the provisions of any draft or final plan or proposal published by means of notice submitted or sanctioned under this Act.” Notwithstanding such provision, it is clarified that	(V) Transitional arrangement: Section 46 of the MR&TP Act, 1966 provides that “The Planning Authority in considering application for permission shall have due regard to the provisions of any draft or final plan or proposal published by means of notice submitted or sanctioned under this Act.” Notwithstanding such	(V) Transitional arrangement: Section 46 of the MR&TP Act, 1966 provides that “The Planning Authority in considering application for permission shall have due regard to the provisions of any draft or final plan or proposal published by means of notice submitted or sanctioned under this Act.” Notwithstanding such	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966`	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>from the date of publication of Revised Draft Development Plan 2034 (RDDP) of Greater Mumbai under Section 26 of the said Act till its sanction under Section 31 of the said Act, the following transitional provisions shall apply.</p> <ol style="list-style-type: none"> 1. Land Use Zones: The stringent of Land Use Zones of DP 1991 and RDDP shall prevail. 2. Development of Land Reserved for Public Purposes: The reservations from SRDP 1991 including those proposed to be deleted in the RDDP will continue to be in force. The reservations as reflected in RDDP shall be considered as reservations. However, the land reserved for public purpose shall be developed as per provisions of DCR 1991 till its sanction under section 31 of the said Act. Reservations if any, not reflected in DP 1991, 	<p>provision, it is clarified that from the date of publication of Revised Draft Development Plan 2034 (RDDP) of Greater Mumbai under Section 26 of the said Act till its sanction under Section 31 of the said Act, the following transitional provisions shall apply.</p> <ol style="list-style-type: none"> 1. Land Use Zones: The stringent of Land Use Zones of DP 1991 and RDDP shall prevail. 2. Development of Land Reserved for Public Purposes: The reservations from SRDP 1991 including those proposed to be deleted in the RDDP will continue to be in force. The reservations as reflected in RDDP shall be considered as reservations. However, the land reserved for public purpose shall be developed as per provisions of DCR 1991 	<p>provision, it is clarified that from the date of publication of Revised Draft Development Plan 2034 (RDDP) of Greater Mumbai under Section 26 of the said Act till its sanction under Section 31 of the said Act, the following transitional provisions shall apply.</p> <ol style="list-style-type: none"> 3. Land Use Zones: The stringent of Land Use Zones of DP 1991 and RDDP shall prevail. 4. Development of Land Reserved for Public Purposes: The reservations from SRDP 1991 including those proposed to be deleted in the RDDP will continue to be in force. The reservations as reflected in RDDP shall be considered as reservations. However, the land reserved for public purpose shall be developed as per provisions of DCR 1991 till its sanction under 	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>but reflected in the RDDP, and where there is no provision in DCR 1991 for the development of such reservations, shall be developed as per RDDP. The permissibility of FSI, however, shall be as per DCR 1991.</p> <p>3. Control of other Development: All other aspects of development shall continue to be governed by the DCR 1991 including payments for premium as amended up to date till the RDDP is sanctioned.</p>	<p>till its sanction under section 31 of the said Act. Reservations if any, not reflected in DP 1991, but reflected in the RDDP, and where there is no provision in DCR 1991 for the development of such reservations, shall be developed as per RDDP. The permissibility of FSI, however, shall be as per DCR 1991.</p> <p>Provided further that, if the plot is reserved for a different public purpose in DP 1991 than the proposed reservation in RDDP, then the reservation as per DP 1991 shall prevail till the sanction of RDDP 2034.</p> <p>3. Control of other Development: All other aspects of development shall continue to be governed by the DCR 1991 including payments for premium as amended</p>	<p>section 31 of the said Act. Reservations if any, not reflected in DP 1991, but reflected in the RDDP, and where there is no provision in DCR 1991 for the development of such reservations, shall be developed as per RDDP. The permissibility of FSI, however, shall be as per DCR 1991.</p> <p>Provided further that, if the plot is reserved for a different public purpose in DP 1991 than the proposed reservation in RDDP, then the reservation as per DP 1991 shall prevail till the sanction of RDDP 2034.</p> <p>5. Control of other Development: All other aspects of development shall continue to be governed by the DCR 1991 including payments for premium as amended up to date till the RDDP is sanctioned.</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			up to date till the RDDP is sanctioned.	(EP-3)	
EP-4	Part I 2(IV)(10)	(10) "Amenity Space" means space for public amenities such as Recreational Open Spaces, Markets, Welfare Centres, Adhar Kendras, Police Chowkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms, Gymkhanas/Gymnasium, Municipal Chowkies, Shelter for Destitutes, Multi-purpose Housing for Working women, Homeless Shelters, Old Age Homes, Pumping Stations, Citizen Facility Centres, Municipal Dispensaries, Schools, Facility for Solid Waste Management, Fire Station, Fuel Stations, Electric Sub Station, etc. either for single facility or for multiple facilities as specified in these Regulations.	—————	(10) "Amenity Space" means a statutory space provided in any layout/plot to be used for any of the amenities/utilities specified in these regulations space for public amenities such as Recreational Open Spaces, Markets, Welfare Centres, Adhar Kendras, Police Chowkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms, Gymkhanas/Gymnasium, Municipal Chowkies, Shelter for Destitutes, Multi-purpose Housing for Working women, Homeless Shelters, Old Age Homes, Pumping Stations, Citizen Facility Centres, Municipal	Sanctioned as proposed with following modification. "Affordable Housing" means social housing in the nature of housing meant for economically weaker section, lower income group and middle income group.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				<p>Dispensaries, Schools, Facility for Solid Waste Management, Fire Station, Fuel Stations, Electric Sub Station, etc. either for single facility or for multiple facilities as specified in these Regulations.</p> <p>(EP-4)</p>	
EP-5	Part I 2(IV)(21)	(21) "Carpet area" means the net usable floor area of a unit within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.	(22) "Carpet area" would have the same meaning as defined in Real Estate (Regulation and Development) Act, 2016.	<p>(21)(22) "Carpet area" means the net usable floor area of a unit within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.</p> <p>"Carpet area" would have the same meaning as defined in Real Estate (Regulation and Development) Act, 2016. Provided further that in case of redevelopment schemes under the provision of DCPR 33(5), 33(7), 33(7)</p>	Sanctioned as modified below. "Carpet area" would have the same meaning as defined in Real Estate (Regulation and Development) Act, 2016."

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				(A), 33(9), 33(9)A, 33(10), 33(10)A for the purpose of rehabilitation area and incentive thereon only, "Carpet area" means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations. (EP-5)	
EP-6	Part I 2(IV)(30)	(30) "Convenience shopping," means shops, each with a carpet area not exceeding 50sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes-	(32) "Convenience shopping," means shops, each with a carpet area not exceeding 50 sq. m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping, provided on the ground and/or first floor of building with internal means of access. It includes-	(30) (32) "Convenience shopping," means shops, each with a carpet area not exceeding 50 30 sq. m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping, provided on the ground and/or first floor of building with internal means of access. It	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				includes- (EP-6)	
EP-7	Part I 2(IV)(36)	_____	_____	(36) "Demonstrable Hardship" Demonstrable hardship means plot under development/ redevelopment affected due to Nalla, Nallah/river buffer, road widening, height restriction due to statutory restriction as per these Regulations such as railway buffer, height restrictions in the vicinity of Airport, height restriction in the vicinity of defence establishments, and/or any other restrictions as per the provisions of these Regulations affecting the project, odd shape plot, rehabilitation of existing tenants/occupants on small size plot/s . This list is illustrative & not exhaustive. (EP-7)	Sanctioned as modified below. (36) "Demonstrable Hardship" Demonstrable hardship means plot under development/ redevelopment affected due to Nalla, Nallah/river buffer, road widening, height restriction due to statutory restriction as per these Regulations such as railway buffer, height restrictions in the vicinity of Airport, height restriction in the vicinity of defence establishments, and/or any other restrictions as per the provisions of these Regulations affecting the project, odd shape plot, rehabilitation of existing tenants/occupants on small size plot/s .
EP-8	Part I	(57) "Floor space index	(61) "Floor space index	(57) (61) "Floor space index	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
	2(IV)(61)	<p>(FSI)" means the quotient of the ratio of the combined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:</p> $\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$	<p>(FSI)" means the quotient of the ratio of the total covered area on all floors, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:</p> $\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$	<p>(FSI)" means the quotient of the ratio of the combined gross floor area of all total covered area on all floors combined gross floor area of all floors, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:</p> $\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$ <p>(EP-8)</p>	
EP-9	Part I 5 (para 1)	<p>3. Delegation of powers Except where the Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any municipal official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe. In</p>	<p>5. Delegation of powers Except where the Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any municipal official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe. In</p>	<p>4. Delegation of powers Except where the Commissioner's special permission is expressly stipulated, the powers or functions vested in him by these Regulations may be delegated to any municipal official under his control, subject to his revision if necessary and to such conditions and limitations, if any, as he may prescribe.</p>	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966`´´´	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		each of the said Regulations, the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to include such official.	each of the said Regulations, the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to include such official.	<p>In each of the said Regulations, the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to include such official.</p> <p>In conformity with the intent and spirit of these Regulations, the Commissioner may:-</p> <p>(i) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any municipal officer under delegation of powers in application of the Regulations or in interpretation of these Regulations;</p> <p>(ii) interpret the provisions of these Regulations where a street layout actually on the ground varies from the street layout shown on the development plan;</p> <p>(EP-9)</p>	

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1	2	3	4	5	6
EP-10	Part II 9(4)	(4) Exclusion from requirement of permissions: No permission shall be required to carry out tenable repair works to existing buildings, which have been constructed with the approval from the competent authority or are in existences since prior to 17.04.1964 in respect of residential structures and 01.04.1962 in respect of non residential structures, as described under section 342 of MMC Act 1888. No permission shall be required for provision of safety grills to window/ventilator. No permission shall be required for repairs to the Existing Consumer/Distribution/Receiving Substation of the BEST/Electric Supply Company. However, no addition/alteration shall be permissible without the approval of the Commissioner.	(4) Exclusion from requirement of permissions: -No permission shall be required to carry out tenable repair works to existing buildings, which have been constructed with the approval from the competent authority or are in existence since prior to 17.04.1964 in respect of residential structures and 01.04.1962 in respect of non-residential structures, as described under section 342 of MMC Act 1888. No permission shall be required for provision of safety grills to window/ventilator. No permission shall be required for repairs to the Existing Consumer/Distribution/Receiving Substation of the BEST/Electric Supply Company. However, no addition/alteration shall be permissible without the approval of the Commissioner. No permission shall be required for providing fencing, construction of compound wall along CTS/CS boundaries of land under his	(4) Exclusion from requirement of permissions: -No permission shall be required to carry out tenable repair works to existing buildings, which have been constructed with the approval from the competent authority or are in existence since prior to 17.04.1964 in respect of residential structures and 01.04.1962 in respect of non-residential structures, as described under section 342 of MMC Act 1888. No permission shall be required for provision of safety grills to window/ventilator. No permission shall be required for repairs to the Existing Consumer/Distribution/Receiving Substation	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		No permission shall be required for internal light weight partitions/cabins up to height of 2.2 in the commercial building/establishment subject to structural stability from the Licensed Structural Engineer.	ownership, installation of Solar Panels ensuring structural stability from the Licensed Structural Engineer. No permission shall be required for internal light weight partitions/cabins up to height of 2.2 in the commercial building/establishment subject to structural stability from the Licensed Structural Engineer.	of the BEST/Electric Supply Company. However, no addition/alteration shall be permissible without the approval of the Commissioner. No permission shall be required for providing fencing, construction of compound wall along CTS/CS boundaries of land under his ownership, installation of Solar Panels having base of solar panel at height 1.8m from terrace, ensuring structural stability from the Licensed Structural Engineer. (EP-10)	
EP-11	Part II 9(5)	(5) Validity of development permission: The development permission granted in the past shall be governed by the provision of	(5) Validity of development permission: The development permission granted in the past shall be governed by the provision of section 48 of the MR&TP Act,	(5) Validity of development permission: The development permission granted in the past shall be governed by the provision of	Sanctioned as modified below. Where development has commenced as per the development

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		section 48 of the MR&TP Act, 1966.	1966. Where development has commenced as per the IOD issued prior to publication of these Regulations, the CC shall be issued or revalidated till completion of development in accordance with the plans/concessions approved for full permissible FSI, in respect of the said IOD.	section 48 of the MR&TP Act, 1966. Where development has commenced as per the development permission/ IOD issued prior to publication of these Regulations, the CC shall be issued or revalidated till completion of development in accordance with the plans/concessions approved for full permissible FSI, in respect of the said IOD as per the then Regulations. (EP-11)	permission/IOD issued prior to publication of these Regulations, the CC shall be issued or revalidated till completion of development in accordance with the plans approved, in respect of the said IOD including minor amendment thereof as per the then Regulations.
EP-12	Part II 9(6) (a)	(6) Applicability to partially completed works: (a) For partially completed works, started with due permission before these Regulations have come into force, the developer/owner may continue to complete the said works in accordance with the conditions under which permission stood granted. However, the period of the development	(6) Applicability to partially completed works: (a) For works where IOD/IOA/LOI has been issued or for partially completed works, started with due permission before these Regulations have come into force, the developer/owner may continue to complete the said works in accordance with the conditions under which permission stood granted. However, the period of the development permission granted shall not exceed that	(6) Applicability to partially completed works: (a) For works where development permission IOD/IOA/LOI has been issued or for partially completed works, started with due permission before these Regulations have come into force, the	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		permission granted shall not exceed that specified in section 48 of the MR&TP Act, 1966.	specified in section 48 of the MR&TP Act, 1966.	<p>developer/owner may continue to complete the said works in accordance with the conditions under which permission stood granted. However, the period of the development permission granted shall not exceed that specified in section 48 of the MR&TP Act, 1966 or at the option of owner/developer, the proposal can be converted as per DCPR-2034 in toto.</p> <p>(EP-12)</p>	
EP-13	Part II 9(6) (b)	(6) Applicability to partially completed works: (b) In case of such plots or layouts that started with due permission before these Regulations have come into force, where part development is completed and full Occupation Certificate or Building	(6) Applicability to partially completed works: (b) In case of such plots or layouts that started with due permission before these Regulations have come into force, where part development is completed and full Occupation Certificate or Building Completion Certificate is granted or	(b) In case of such plots or layouts that started with due permission before these Regulations have come into force, where part development is completed and full Occupation Certificate or Building	Sanctioned as modified below. In case of such plots or layouts that started with due permission before DCPR 2034 have come into force, where development is commenced and if the owner /developer, at his

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		<p>Completion Certificate is granted or building/buildings stand assessed to the Municipal taxes, and if the owner /developer thereafter seeks further development of plot/layout as per these Regulations, then the provision of these Regulations shall apply to land excluding the land component of such buildings.</p> <p>Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development shall have to be brought in conformity with these Regulations.</p>	<p>building/buildings stand assessed to the Municipal taxes, and if the owner /developer thereafter seeks further development of plot/layout as per these Regulations, then the provision of these Regulations shall apply to land excluding the land component of such buildings. Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development shall have to be brought in conformity with these Regulations</p>	<p>Completion Certificate is granted or building/buildings stand assessed to the Municipal taxes, and if the owner /developer thereafter seeks further development of plot/layout as per these Regulations, then the provision of these Regulations shall apply to land excluding the land component of such buildings.</p> <p>Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development</p>	<p>option, thereafter seeks further development of plot/layout/buildings as per DCPR 2034, then the provisions of DCPR 2034 shall apply to the development. The development potential of such entire plot shall be computed as per DCPR 2034 from which the sanctioned FSI as per the approved plans in respect of building(s) having part and / or full Occupation Certificate or Building Completion Certificate or building/buildings stand assessed to the Municipal taxes shall be deducted to arrive at the balance development potential of such plot or layout. However, for smooth implementation and removal of difficulties in transitional proposals, the Municipal Commissioner may formulate a policy.</p>

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				<p>shall have to be brought in conformity with these Regulations.</p> <p>(b) In case of such plots or layouts that started with due permission before DCPR 2034 have come into force, where part development is completed and part or full Occupation Certificate or Building Completion Certificate is granted or building/buildings stand assessed to the Municipal taxes, and if the owner /developer, at his option, thereafter seeks further development of plot/layout/buildings as per DCPR 2034, then the provision of DCPR 2034 shall apply to the further development. The development potential of the entire plot shall be computed as per DCPR 2034 from which the sanctioned FSI as per the approved plans in respect</p>	

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				of building(s) having part and / or full Occupation Certificate or Building Completion Certificate or building/buildings stand assessed to the Municipal taxes shall be deducted to arrive at the balance development potential of the plot. (EP-13)	
EP-14	Part II 9(7)	-----	-----	(7) The reservations in the DP-2034 is kept for private persons/institutions then such reservation will laps and development on such plots will be allowed as per the adjoining zone of the said land as per DCPR-2034. (EP-14)	Refuse to accord sanctioned.
EP-15	Part II 10(3) (ii)	(3) Information accompanying notice: (ii) Ownership title and area.-Every application for	(3) Information accompanying notice: (ii) Ownership title and area. - Every application for development	(3) Information accompanying notice: (ii) Ownership title and area. -Every	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:-</p> <p>a) Attested copy or original sale/lease deed/power of attorney/enabling ownership documents wherever applicable;</p> <p>b) Title clearance certificate with title search from Solicitors/Advocate on record;</p>	<p>permission and commencement certificate shall be accompanied by a copy of certificate of the title of the land under development, obtained from an Advocate who has experience in this field of a minimum 10 years. In case the application for Development Permission or Commencement Certificate is submitted by the holder of power of attorney, then a certificate from an Advocate certifying that the power of attorney in favour of the applicant is valid and subsisting shall be accompanied. In addition to above the certificate, the following documents for verifying the area of the land shall be submitted, accompanied by an Indemnity Bond indemnifying MCGM and its officer against legal consequences on account of ownership disputes, if any.</p> <p>a) Property register card of a date not earlier than twelve months prior to the date of submission of the development proposal;</p> <p>b) Statement of area of the holding</p>	<p>application for development permission and commencement certificate shall be accompanied by a copy of certificate of the title of the land under development, obtained from an Advocate who has experience in this field of a minimum 10 years. In case the application for Development Permission or Commencement Certificate is submitted by the holder of power of attorney, then a certificate from an Advocate certifying that the power of attorney in favour of the applicant is valid and subsisting shall be accompanied. In addition to above the certificate, the following documents for verifying the area</p>	

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			<p>by triangulation method from a licensed surveyor or architect with an affidavit from the owner certifying the boundaries of the plot and area in the form prescribed by the Commissioner;</p>	<p>of the land shall be submitted, accompanied by an Indemnity Bond indemnifying MCGM and its officer against legal consequences on account of ownership disputes, if any. of the following documents for verifying the ownership and area etc. of the land:-</p> <p>a) Attested copy or original sale/lease deed/power of attorney/enabling ownership documents wherever applicable;</p> <p>b) Title clearance certificate with title search from Solicitors/Advocate on record;</p>	

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				(EP-15)	
EP-16	Part II 10(3) (ii) e) & f)	—————	<p>e) In case of property owned by more than one owner, certificate from an advocate who has experience in this field of a minimum 10 years, certifying that all co-owners have consented for development.</p> <p>f) In case of tenanted properties to be developed under Reg. No. 33(7), 33(9), certificate from MHADA/Land owning public authority, certifying that at least 70% of the certified and eligible tenants of the property/each building have granted irrevocable consent for development in favour of owner/developer.</p>	<p>e) In case of property owned by more than one owner, certificate from an advocate who has experience in this field of a minimum 10 years, certifying that all co-owners have consented for development.</p> <p>f) In case of tenanted properties to be developed under Reg. No. 33(7), 33(9), certificate from MHADA/Land owning public authority, certifying that at least 70% 51% of the certified and eligible tenants of the property/each building have granted irrevocable consent for development in favour of owner/developer & in case of tenanted properties to be developed under Reg. No. 33(9) certificate from MHADA/Land owning public authority, certifying that at least 51% of the certified and eligible</p>	<p>Sanctioned as proposed with following modifications.</p> <p>e) In case of property owned by more than one owner, certificate from an advocate who has experience in this field of a minimum 10 years, certifying that all co-owners have consented for development.</p> <p>f) In case of tenanted properties to be Redeveloped under Reg. No. 33(7), certificate from MHADA/Land owning public authority, certifying that at least 51% of the certified and eligible tenants of the property/each building have granted irrevocable consent for redevelopment in favour of owner/developer & in case of tenanted properties to be redeveloped under Reg.</p>

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				<p>tenants of the property/each building & overall 70% eligible tenants have granted irrevocable consent for development in favour of owner/developer.</p> <p>(EP-16)</p>	<p>No. 33(9) certificate from MHADA/Land owning public authority, certifying that at least 51% of the certified and eligible tenants of the property/each building or overall 70% eligible tenants have granted irrevocable consent for redevelopment in favour of owner/developer.</p>
EP-17	Part II 10(3) (ii) g) & h)			<p>g) In case of properties owned by co-operative societies, certificate from an Advocate who has experience, in this field, of a minimum 10 years, confirming that the registered society/society on the plot of development have entered into registered agreement with the developer wherein it has granted permission for development of the project and at least 70% of member of the society present in a Special General Body Meeting convened for the</p>	<p>Sanctioned as proposed with following modifications.</p> <p>g) In case of properties owned by co-operative societies, certificate from an Advocate who has experience, in this field, of a minimum 10 years, confirming that the registered society/society on the plot of redevelopment have entered into registered agreement with the developer wherein it has granted permission for</p>

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				<p>purpose, have approved development and have consented in favour of the development by the applicant.</p> <p>h) In case of properties situated in the layout and owned by MHADA/Land owning public authority, a certificate from MHADA or land owning public authority certifying that minimum 70% 51% of the certified and legal occupants of the property have granted consent in favour of owner/developer.</p> <p>(EP-17)</p>	<p>redevelopment of the project and at least 70% of member of the society present in a Special General Body Meeting convened for the purpose, have approved redevelopment and have consented in favour of the redevelopment by the applicant as per provision of relevant Act.</p> <p>h) In case of properties situated in the layout and owned by MHADA/Land owning public authority, a certificate from MHADA or land owning public authority certifying that minimum 51% of the certified and legal occupants of the property have granted consent in favour of developer.</p>
EP-18	Part-II 11(1)	(1)Construction to be in conformity with Regulations.- Owner`s liability.-Neither the grant of permission nor approval of the drawing and	(1)Construction to be in conformity with Regulations: Owner`s liability-Neither the grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner	11. Procedure during Construction (1) Construction to be in conformity with Regulations: Owner`s liability-Neither the	Sanctioned as modified below. The relevant provisions of The Noise Pollution (Regulation and Control), Rules 2000 be

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		specifications nor inspections by the Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out carrying out the work in accordance with these Regulations.	during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations. While allowing development, the Commissioner shall ensure that relevant provisions of The Noise Pollution (Regulation and Control), Rules 2000 be adhered to in letter and spirit.	grant of permission nor approval of the drawing and specifications nor inspections by the Commissioner during erection of the building, shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with these Regulations. While allowing development, the Commissioner shall ensure that relevant provisions of The Noise Pollution (Regulation and Control), Rules 2000 be adhered to in letter and spirit. (EP-18)	adhered to in letter and spirit.
Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
1	2	3	4	5	6
EP-19	Part-III 13(2)	13. Development Stipulations (2) Development of the designation /reservation /partly designated /partly	13. Development Stipulations. a) Development of the designation: Where a building on a site comprises a designation, the development of such land shall	13. Development Stipulations. (2) Development of the designation existing amenity/reservation/partly	Sanctioned as modified below. (2) Development of the existing amenity/reservation/partly existing amenity /partly

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		<p>reserved/amenity Plot: Development of the designation: Where a building on a site comprises a designation, the development of such land shall necessarily comprise minimum BUA equal to the existing designation. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations.</p>	<p>necessarily comprise minimum BUA equal to the existing designation. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations. In Development Plan if plot is designated for a public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot. Provided that where the Commissioner with special written permission, decides that the said designated amenity is no longer required in view of the available amenity in the vicinity, then the amenity shall be developed for other public purpose considering the deficiency in the administrative ward. Provided further that, on surrender of tenancy by MCGM/Appropriate Authority in a private designated plot, the designation on the said plot shall</p>	<p>designation existing amenity /partly reserved/amenity Plot: a) Development of the designation existing amenity: Where a building on a site comprises a designation existing amenity, the development of such land shall necessarily comprise minimum BUA equal to the existing designation existing amenity. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations. In Development Plan if plot is designated shown as existing amenity for a public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot. Provided that where the Commissioner with special written permission, decides that the said designated existing amenity is no longer required in view of the available amenity in the vicinity, then the amenity shall be developed for other</p>	<p>reserved/amenity Plot: a) Development of the existing amenity: Where a building on a site comprises a existing amenity, the development of such land shall necessarily comprise minimum BUA equal to the existing amenity. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations. In Development Plan if plot is shown as existing amenity for a public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot. Provided that where the Commissioner with special written permission, decides that the said existing amenity is no longer required in view of the</p>

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			<p>be deemed to be lapsed. If schools which have been developed on unreserved plots and are now designated in RDDP 2034 considering their land use, desire to redevelop in future with the additional benefits of FSI available in DCPR, they shall comply with all other regulations of DCPR/ terms & conditions / policy of Govt. regarding schools issued from time to time. By virtue of showing the existing land use as designation in respect of school will not give the status of authorization unless it is constructed authorisedly as per the then prevailing DCR/ terms & conditions / policy of Govt.</p>	<p>public purpose considering the deficiency in the administrative ward. Provided further that, on surrender of tenancy by MCGM/Appropriate Authority in a private designated existing amenity plot, the designation existing amenity on the said plot shall be deemed to be lapsed. If the use of the existing amenity on the private land is stopped with due permission from competent authority then such private land can be developed with the special permission of the Commissioner for the permissible land uses in the said zone. If schools which have been developed on unreserved plots and are now designated shown as existing amenity in RDDP 2034 considering their land use, desire to can be redeveloped in future with the additional benefits of FSI available in DCPR, provided that they shall comply with all other regulations of DCPR/ terms & conditions / policy of Govt. regarding schools is issued from time to time. Merely by virtue of</p>	<p>available amenity in the vicinity, then the amenity shall be developed for other public purpose considering the deficiency in the administrative ward. Provided further that, on surrender of tenancy by MCGM/Appropriate Authority in a private existing amenity plot, the existing amenity on the said plot shall be deemed to be lapsed. If the use of the existing amenity on the private land is stopped with due permission from competent authority then such private land can be developed with the special permission of the Commissioner for the permissible land uses in the said zone. If schools which have been developed on unreserved plots and are now shown as existing amenity in RDP 2034 considering their land use, can be redeveloped in future with the additional</p>

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				<p>showing the existing land use as designation existing amenity in respect of school will not give the status of authorization unless it is constructed authorisedly as per the then prevailing DCR/ terms & conditions / policy of Govt.</p> <p><u>(EP-19)</u></p>	<p>benefits of FSI available in DCPR, provided that they shall comply with all other regulations of DCPR/ terms & conditions / policy of Govt.—Merely by virtue of showing the existing land use as existing amenity in respect of school will not give the status of authorization unless it is constructed authorisedly as per the prevailing Regulations/ terms & conditions / policy of Govt.</p>
EP-20	Part-III 13(2)(a) Last Proviso	<p>Provided further that if a land is designated and such designation is spread over a number of adjoining plots as per DP 2034 and if any of such plot has not contributed towards its reservation as per DP 1991 now forming designation, such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.</p>	<p>Provided further that if a land is designated and such designation is spread over a number of adjoining plots as per DP 2034 and if any of such plot has not contributed towards its reservation as per DP 1991 now forming designation, such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.</p> <p>Exception: Traffic Islands constituting part of the road may be merged with carriageway in</p>	<p>Provided further that if a land is designated shown as existing amenity and such designation existing amenity is spread over a number of adjoining plots as per DP 2034 and if any of such plot has not contributed towards its reservation as per DP 1991 now forming—designation Part of existing amenity, then such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.</p>	Sanctioned as proposed.

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			order to improve the traffic movement with the special written permission of Commissioner.	Exception: Traffic Islands constituting part of the road may be merged with carriageway in order to improve the traffic movement with the special written permission of Commissioner. (Unless these are shown in open space calculation) (EP-20)	
EP-21	Part-III 13(4)	(2) Reservation for Multiple Public Purposes:Where land is reserved for multiple public purposes in the DP, the distribution of land area/BUA under reservation for each public purpose shall be preferably equal.	(4)Reservation for Multiple Public Purposes: Where land is reserved for multiple public purposes in the DP, the distribution of land area/BUA under reservation for each public purpose shall be preferably equal. Provided further that, if the plot is reserved for some public purpose with plus (+) sign, then at least 50% of the plot area shall be developed for the purpose for which it is reserved in DP and rest of the plot can be developed for other purposes related to plus (+) sign as per the deficiency in that ward.	(4) Reservation for Multiple Public Purposes: Where land is reserved for multiple public purposes in the DP, the distribution of land area/BUA under reservation for each public purpose shall be preferably equal. Provided further that, if the plot is reserved for some public purpose with plus (+) sign, then at least 50% of the plot area shall be developed for the purpose for which it is reserved in DP and rest of the plot can be developed for other purposes related to plus (+) sign as per the	Sanctioned as modified below. (4)Reservation for Multiple Public Purposes: Where land is reserved for multiple public purposes in the DP, the distribution of land area/BUA under reservation for each public purpose shall be preferably equal. Provided that, if the plot is reserved for some public purpose with plus (+) sign, then at least 50% of the plot area shall be developed for the purpose for which it is reserved in DP and rest of the plot can be developed for other purposes related to

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				deficiency in that ward. (EP-21)	plus (+) sign considering the deficiency in that ward.
EP-22	Part-III 13(6)	(6) Shifting and/or interchanging the purpose of designations/reservations: In the case of specific designations/reservations in the DP, the Commissioner, with the consent of owners may shift, interchange the designation/reservation in the same or on, adjoining lands/buildings in the same zone, provided that the relocated designation/reservation abuts a public street and it is not encumbered and the area of such designation/reservation is not reduced.	6) Shifting and/or interchanging the purpose of designations/reservations: In the case of specific designations/reservations in the DP, the Commissioner, with the consent of owners may shift, interchange the designation/reservation in the same or on, adjoining lands/buildings in the same zone, provided that the relocated designation/reservation abuts a public street of same width or more as per DP and it is not encumbered and the area of such designation/reservation is not reduced. Provided that no such shifting of designation/reservation shall be permissible (a) if the reservation proposed to be relocated is in parts; (b) beyond 200 m. of the location in the DP; (c) beyond the same holding of the owner in which such	(6) Shifting and/or interchanging the purpose of designations existing amenity /reservations: In the case of specific designations existing amenity /reservations in the DP, the Commissioner, with the consent of owners may shift, interchange the designation existing amenity /reservation in the same or on, adjoining lands/buildings in the same zone, provided that the relocated designation existing amenity/reservation abuts a public street of same width or more as per DP and shall have the same amount of visibility from the road and it is not encumbered and the area of such designation existing amenity	Sanctioned as proposed with following modifications. (6) Shifting and/or interchanging the purpose of existing amenity /reservations: In the case of specific existing amenity /reservations in the DP, the Commissioner, with the consent of owners may shift, interchange the existing amenity /reservation in the same or on adjoining lands/buildings in the same zone, provided that the relocated existing amenity/reservation abuts a public street of same or more

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			<p>reservation is located;</p> <p>(d) unless the alternative location and size at least similar to the location and size of the DP as regards to access.</p> <p>(e) Balance part of the reservation shall have sufficient area and proper access.</p>	<p>/reservation is not reduced.</p> <p>The Municipal Commissioner shall pass the reasoned order for the aforesaid changes and intimate the same alongwith plan to the Director of Town Planning, Pune & State Govt.</p> <p>Provided that no such shifting of designation/reservation shall be permissible</p> <p>(a) if the reservation proposed to be relocated is in parts;</p> <p>(b) beyond 200 m. of the location in the DP;</p> <p>(c) beyond the same holding of the owner in which such reservation is located;</p> <p>(d) unless the alternative location and size at least is similar to the original location and size of the DP as regards to access. original DP reservation.</p> <p>(e) Balance part of the</p>	<p>width as per DP and shall have the same visibility from the road and it is not encumbered and the area of such existing amenity /reservation is not reduced.</p> <p>The Municipal Commissioner shall pass the reasoned order for the aforesaid changes and intimate the same alongwith certified copy of plan to the Director of Town Planning, Pune & State Govt.</p> <p>Provided that no such shifting of designation/reservation shall be permissible</p> <p>(a) if the reservation proposed to be relocated is in parts;</p> <p>(b) beyond the same holding of the owner</p>

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				reservation shall have sufficient area and proper access. (EP-22)	in which such reservation is located; (c) unless the alternative location and size is similar to the original location and size of the original DP reservation.
EP-23	Part-III 13(9)	-----	(9) Art & Culture, Temporary Vending Zone/Bazar-hat/Athawadi Bazar/Equal Street: The Commissioner shall identify and provide space for Art & Culture, Recreational/ Play area/Temporary Vending Zone or Bazar-hat/Athawadi Bazar/ Equal Street, on street/road, on weekend/ holidays etc. On such days, as specified by Commissioner, such streets/roads or stretch of streets/roads, can be used as recreational/play area & space for activity as stated herein. The Commissioner shall also identify public spaces, including roads for night bazar to be conducted.	(9) Art & Culture, Temporary Vending Zone/Bazar-hat/Athawadi Bazar/Equal Street: The Commissioner shall identify and provide space for Art & Culture, Recreational/Play area/Temporary Vending Zone or Bazar-hat/Athawadi Bazar/Equal Street, on street/road, on weekend/holidays etc. On such days, as specified by Commissioner, such streets/roads or stretch of streets/roads, can be used as recreational/play area & space for activity as stated herein. The Commissioner shall also identify public	Sanctioned as modified below. (9) Art & Culture, Temporary Vending Zone/Bazar-hat/Athawadi Bazar/Equal Street: The Municipal Commissioner shall identify and provide space for Art & Culture, Recreational/Play area/Temporary Vending Zone or Bazar-hat/Athawadi Bazar/Equal Street, on street/road, on weekend/holidays etc. on such days, as specified by the Municipal Commissioner, such

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New EP—23A	14(A)(iii) (c)	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	c) Such amenity shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)	Sanctioned as proposed.
EP-24	Part-III 14(B)	<u>Provision u/s. Section 26</u> (B) Conversion of Industrial Zone to allow the Uses permissible in Residential or Commercial Zone With the previous approval of the Commissioner, any open land in the Industrial Zone, (I- Zone) (including industrial estates), excluding lands of cotton textile mills, may be permitted to be converted into Commercial or Residential zone for permissible uses in the Residential Zone (R-Zone) or Commercial Zone (CZone) The area for conversion shall be considered after deduction of area under proposed DP Road/Sanctioned Regular line/Existing Municipal Road affecting the			Sanctioned as proposed with following modifications. 1) Para second of Sub Regulation 14(b) is modified as below. Such conversion shall be subject to payment of the premium at the rate of 20% of Annual

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		<p>plot/s.</p> <p>Such conversion shall be subject to the following:</p> <p>(a) Conversion of Industrial Zone to Residential/Commercial Zone in respect of closed industries shall be permitted subject to NOC from Labour Commissioner, GoM. Provided that where conversion has been permitted on the basis of this certificate, Occupation Certificate will not be given unless a no dues certificate is granted by the Labour Commissioner.</p> <p>(b) However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner will not be required.</p> <p>(c) If the land under such conversion admeasures</p> <p>(i) less than 2000 sq. m, 5% of built up area worked out at zonal (base) FSI shall be handed over to MCGM free of cost in the form of residential or commercial premises. Such areas shall be over and above the FSI permissible on the plot.</p> <p>(ii) Equal to 2000 sq. m or more amenity space area to be handed over to MCGM shall be as detailed below-</p>			<p>Schedule of Rates (ASR rate) of developed land or as may be decided by Government from time to time out of which 50% amount towards Government share shall be deposited in the office of the Deputy Director of Town Planning, Greater Mumbai and subject to the following:</p> <p>2) Sub Regulation 14(B)(c) is modified as below.</p> <p>(c) If the land under such conversion admeasures</p> <p>(i) less than 2000 sq. m, either 10% amenity in the form of open land or 5% of built up area worked out at Zonal (basic) FSI in the proposed construction and appropriate location preferably on ground floor shall be handed over to MCGM free of</p>													
<table border="1"> <thead> <tr> <th data-bbox="483 911 562 1015">Sr. No</th> <th data-bbox="562 911 943 1015">Plot Area for conversion</th> <th data-bbox="943 911 1368 1015">% of land area as Amenity space to be handed over to MCGM</th> <th data-bbox="1368 911 1733 1015">Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 1015 562 1118">1</td> <td data-bbox="562 1015 943 1118">2000 sq. m or more, but less than 2 ha</td> <td data-bbox="943 1015 1368 1118">10</td> <td data-bbox="1368 1015 1733 1118">Entire amenity space shall be designated as POS</td> </tr> <tr> <td data-bbox="483 1118 562 1222">2</td> <td data-bbox="562 1118 943 1222">2 ha or more, but less than 5 ha</td> <td data-bbox="943 1118 1368 1222">20</td> <td data-bbox="1368 1118 1733 1222">At least 50% of the amenity space shall be designated as POS reservation.</td> </tr> <tr> <td data-bbox="483 1222 562 1310">3</td> <td data-bbox="562 1222 943 1310">5 ha or more</td> <td data-bbox="943 1222 1368 1310">25</td> <td data-bbox="1368 1222 1733 1310"></td> </tr> </tbody> </table>		Sr. No	Plot Area for conversion	% of land area as Amenity space to be handed over to MCGM	Condition	1	2000 sq. m or more, but less than 2 ha	10	Entire amenity space shall be designated as POS	2	2 ha or more, but less than 5 ha	20	At least 50% of the amenity space shall be designated as POS reservation.	3	5 ha or more	25		
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		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="801 1074 945 1209">Sr. No</th> <th data-bbox="945 1074 1435 1209">Plot Area for conversion</th> <th data-bbox="1435 1074 1807 1209">% of land area as Amenity space to be handed over to MCGM</th> <th data-bbox="1807 1074 2069 1209">Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="801 1209 945 1343" style="text-align: center;">1</td> <td data-bbox="945 1209 1435 1343">2000 sq. m or more, but less than 2 ha</td> <td data-bbox="1435 1209 1807 1343" style="text-align: center;">10</td> <td data-bbox="1807 1209 2069 1343">Entire amenity space shall be designated as POS</td> </tr> </tbody> </table>				Sr. No	Plot Area for conversion	% of land area as Amenity space to be handed over to MCGM	Condition	1	2000 sq. m or more, but less than 2 ha	10	Entire amenity space shall be designated as POS
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<p>Howerve, if the Developer provide constructed amenity alongwith land appurtenant as decided by the Commissioner on the plot to be handed over and Commissioner shall give due regard to amenity deficits in the ward. In such cases, TDR in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation 17(1) note 1(d).</p>						
		<p><u>Provision u/s. Section 30</u> (B) Conversion of Industrial Zone to Residential or Commercial Zone for the Uses permissible in Residential or Commercial Zone With the previous approval of the Commissioner, any open land in the Industrial Zone, (I- Zone) (including industrial estates), excluding lands of cotton textile mills, may be permitted to be converted into Commercial or Residential zone for permissible uses in the Residential Zone (R- Zone) or Commercial Zone (CZone) The area for conversion shall be considered after deduction of area under proposed DP Road/Prescribed Regular line/Existing Municipal Road affecting the plot/s. Such conversion shall be subject to the following:</p> <ul style="list-style-type: none"> (a) Conversion of Industrial Zone to Residential/Commercial Zone in respect of closed industries shall be permitted subject to NOC from Labour Commissioner, GoM. Provided that where conversion has been permitted on the basis of this certificate, Occupation Certificate will not be given unless a no dues certificate is granted by the Labour Commissioner. (b) However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner will not be required. (c) If the land under such conversion admeasures <ul style="list-style-type: none"> (i) less than 4000 sq. m, 5% of built up area worked out at Zonal (basic) FSI shall be handed over to MCGM free of cost in the form of residential or commercial premises. Such areas shall be over and above the FSI permissible on the plot.BUA in lieu of cost of construction of built up amenity 				

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		<p>to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d). (ii) Equal to 4000 sq. m or more amenity area to be handed over to MCGM shall be as detailed below-</p> <table border="1" data-bbox="483 464 1733 868"> <thead> <tr> <th data-bbox="483 464 564 563">Sr. No</th> <th data-bbox="564 464 943 563">Plot Area for conversion</th> <th data-bbox="943 464 1368 563">% of land area as Amenity space to be handed over to MCGM</th> <th data-bbox="1368 464 1733 563">Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 563 564 663">1</td> <td data-bbox="564 563 943 663">4000 sq. m or more, but less than 2 ha</td> <td data-bbox="943 563 1368 663">10</td> <td data-bbox="1368 563 1733 663">Entire amenity shall be designated as POS</td> </tr> <tr> <td data-bbox="483 663 564 764">2</td> <td data-bbox="564 663 943 764">2 ha or more, but less than 5 ha</td> <td data-bbox="943 663 1368 764">2000 plus 20% of plot area in excess of 2 ha</td> <td data-bbox="1368 663 1733 764" rowspan="2">At least 50% of the amenity shall be designated as POS reservation.</td> </tr> <tr> <td data-bbox="483 764 564 868">3</td> <td data-bbox="564 764 943 868">5 ha or more</td> <td data-bbox="943 764 1368 868">8000 plus 25% of plot area in excess of 5 ha</td> </tr> </tbody> </table> <p>Developer shall have an option to provide constructed amenity as decided by the Commissioner on the plot to be handed over and Commissioner shall give due regard to amenity deficits in the ward. In such cases, BUA in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d).</p>			Sr. No	Plot Area for conversion	% of land area as Amenity space to be handed over to MCGM	Condition	1	4000 sq. m or more, but less than 2 ha	10	Entire amenity shall be designated as POS	2	2 ha or more, but less than 5 ha	2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity shall be designated as POS reservation.	3	5 ha or more	8000 plus 25% of plot area in excess of 5 ha	
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		<p>Such conversion shall be subject payment of the premium at the rate of 20% of Annual Schedule of Rates (ASR rate) of developed land (for FSI 1) and subject to the following:</p> <p>(d) Conversion of Industrial Zone to Residential/Commercial Zone in respect of closed industries shall be permitted subject to NOC from Labour Commissioner, GoM. Provided that where conversion has been permitted on the basis of this certificate, Occupation Certificate will not be given unless a no dues certificate is granted by the Labour Commissioner.</p> <p>(e) However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner will not be required.</p> <p>(f) If the land under such conversion admeasures</p> <p>(iii) less than 2000 4000 sq. m, 5% of built up area worked out at Zonal (basic) FSI shall be handed over to MCGM free of cost in the form of residential or commercial premises. Such areas shall be over and above the FSI permissible on the plot. BUA in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d).</p> <p>(iv) Equal to 2000 4000 sq. m or more amenity space area to be handed over to MCGM shall be as detailed below-</p> <table border="1" data-bbox="483 970 1733 1372"> <thead> <tr> <th data-bbox="483 970 564 1070">Sr. No</th> <th data-bbox="564 970 943 1070">Plot Area for conversion</th> <th data-bbox="943 970 1368 1070">% of land area as Amenity space to be handed over to MCGM</th> <th data-bbox="1368 970 1733 1070">Condition</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 1070 564 1171">1</td> <td data-bbox="564 1070 943 1171">2000 4000 sq. m or more, but less than 2 ha</td> <td data-bbox="943 1070 1368 1171">10</td> <td data-bbox="1368 1070 1733 1171">Entire amenity space shall be designated as POS</td> </tr> <tr> <td data-bbox="483 1171 564 1272">2</td> <td data-bbox="564 1171 943 1272">2 ha or more, but less than 5 ha</td> <td data-bbox="943 1171 1368 1272">20 2000 plus 20% of plot area in excess of 2 ha</td> <td data-bbox="1368 1171 1733 1272" rowspan="2">At least 50% of the amenity a shall be designated as POS reservation.</td> </tr> <tr> <td data-bbox="483 1272 564 1372">3</td> <td data-bbox="564 1272 943 1372">5 ha or more</td> <td data-bbox="943 1272 1368 1372">25 8000 plus 25% of plot area in excess of 5 ha</td> </tr> </tbody> </table>			Sr. No	Plot Area for conversion	% of land area as Amenity space to be handed over to MCGM	Condition	1	2000 4000 sq. m or more, but less than 2 ha	10	Entire amenity space shall be designated as POS	2	2 ha or more, but less than 5 ha	20 2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity a shall be designated as POS reservation.	3	5 ha or more	25 8000 plus 25% of plot area in excess of 5 ha	
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		Developer shall have an option to provide constructed amenity as decided by the Commissioner on the plot to be handed over and Commissioner shall give due regard to amenity deficits in the ward. In such cases, BUA in lieu of cost of construction of built up amenity to be handed over shall be as per the provisions of Regulation number 17(1) note 1(d). (EP-24)			
EP-25	Part-III 14(B) Note III	III. Out of the total floor area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements, each having BUA upto 50 sq. m.	III. Out of the total floor area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements, each having BUA up to 50 sq. m (without fungible compensatory area) or 67.50 sq. m inclusive of fungible compensatory area.	III. Out of the total floor area proposed to be utilized for residential development, as per basic FSI, 20% of the same shall be built for residential tenements, each having BUA carpet area up to 50 sq. m (without fungible compensatory area) or 67.50 sq. m inclusive of fungible compensatory area. (EP-25)	Sanctioned as proposed with following modification. 1) Note (II)(c) under Sub Regulation 14(B) is modified as below. c. In case plot area under conversion is less than 2000 sq. m, land component either 10% amenity in the form of open land or 5% built-up amenity shall be considered for the purpose of calculation of amenity as per note (a) and (b) above.
New EP-25A	Part-III 14 (B) Note (V) is newly added			v. out of the built up area proposed to be utilized for residential purpose as per basic FSI, minimum 20% built up area shall be used for commercial	Sanctined as modified below. v. out of the built up area proposed to be utilized for residential purpose as per

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				purpose. (EP-25A)	zonal basic FSI, minimum 20% built up area shall be used for commercial purpose as permissible in these regulations.
new EP-25B	Part-III 14(B) Note(VI) is newly add as EP-25B			VI) If the lands for industrial units are acquired under the provisions of part VII of the land acquisition Act 1894, then prior permission of the Government is necessary before permitting residential use in such lands and additional terms and conditions mentioned in land and Revenue Department, G.R. No. MISC-01/2017/C.R.11/A-2, Dated. 11/01/2018 shall be applicable. (EP-25B)	Sanctined as modified below. VI) If the lands for industrial units are acquired under the provisions of part VII of the land acquisition Act 1894, then prior permission of the Government is necessary before permitting residential / commercial use in such lands and additional terms and conditions mentioned in Revenue Department, G.R. No. MISC-01/2017/C.R.11/A-2, Dated. 11/01/2018 shall be applicable.
EP-26	Part-III 15(1)(d) & 15(2)	OR 2) EWS/LIG Housing in the form of tenements of size ranging between carpet area shall be 27.88 sq. m. and 42 sq. m. (hereinafter	OR 2) EWS/LIG Housing in the form of tenements of size ranging between carpet area shall be 25 sq. m. and—27.88sq. m (hereinafter referred to as 'IH tenements') and	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including	Sanctioned as proposed with following modifications. 1)Frist para of Sub Regulation 15(2) is modified as below. EWS/LIG Housing in

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		<p>referred to as 'IH tenements') and shall be constructed at least to the extent of 20% of the Zonal (basic) FSI. Such housing shall preferably be in separate wing/building subject to the following conditions:--</p> <p>(a) The BUA of the EWS/LIG tenements constructed under the scheme shall not be counted towards FSI and such built up area shall be allowed over & above the permissible BUA under these regulations.</p> <p>(b) The Landowner/Developer shall construct the stock of IH tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for IH tenements under the said Scheme and handed over to MCGM.</p> <p>“Provided that the BUA of IH i.e. 20% of the Zonal (basic) FSI of the plot can also</p>	<p>shall be constructed at least to the extent of 20% of the Zonal(basic) FSI. Such housing shall preferably be in separate wing/building subject to the following conditions:</p> <p>(a) The BUA of the IH tenements constructed under the scheme shall not be counted towards FSI and such built up area shall be allowed over & above the permissible BUA under these regulations.</p> <p>(b) The Landowner/Developer shall construct the stock of IH tenements in the same plot and the Planning Authority shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for IH tenements under the said Scheme and handed over to MCGM.</p> <p>“Provided that the BUA of IH i.e. 20% of the Zonal (basic) FSI of the plot can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation and the same shall be proportionate to the stamp duty ready reckoner of such</p>	<p>excluding the area to be handed over to MCGM for IH.</p> <p>2) EWS/LIG Housing in the form of tenements of size ranging between carpet area as decided by the Housing Department, Government of Maharashtra, from time to time. shall be 27.88 25 sq. m. and 42- 27.88 sq. m (hereinafter referred to as 'IH tenements') and shall be constructed at least to the extent of 20% of the Zonal(basic) FSI. Such housing shall preferably be in separate wing/building subject to the following conditions: -</p> <p>(a) The BUA of the EWS/LIG IH tenements constructed under the scheme shall not be counted towards FSI and such built up area shall be allowed over & above the permissible BUA under these regulations.</p> <p>(b) The Landowner/Developer shall construct the stock of IH tenements in the same plot and the Planning Authority</p>	<p>the form of tenements of size ranging between carpet area of size 25 to 27.88 sq.mt. or as decided by the Housing Department, Government of Maharashtra, from time to time. (hereinafter referred to as 'IH tenements') and shall be constructed at least to the extent of 20% of the Zonal(basic) FSI. Such housing shall preferably be in separate wing/building and shall be handed over to MCGM subject to the following conditions: -</p> <p>2)Proviso under Sub Regulation 15(2)(b) is modified as below.</p> <p>“Provided that the BUA of IH i.e. 20% of the Zonal (basic) FSI of the plot can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation provided that the BUA to be handed over</p>

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		<p>be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation and the same shall be proportionate to the stamp duty ready reckoner of such respective lands. Such construction shall be free of FSI to the extent of 20% of Zonal (basic) FSI over & above of the permissible BUA of such plot/alternative plot.</p> <p>Built up Area B= Built up Area A X (RR-A / RR-B)</p> <p>Where:</p> <p>Built up Area A= BUA of IH units proposed to be transferred from plot A</p> <p>Built up Area B= BUA of IH units to be handed over to MCGM at plot B in lieu of BUA of plot A</p> <p>Where plot A and plot B are situated in the same Municipal Ward</p>	<p>respective lands. Such construction shall be free of FSI to the extent of 40% of Zonal (basic) FSI over & above of the permissible BUA of such plot/alternative plot.</p> <p>Built up Area B= Built up Area A X (RR-A / RR-B)</p> <p>Where:</p> <p>Built up Area A= BUA of IH units proposed to be transferred from plot A</p> <p>Built up Area B= BUA of IH units to be handed over to MCGM at plot B in lieu of BUA of plot A</p> <p>Where plot A and plot B are situated in the same Municipal Ward</p> <p>RR-A= Ready Reckoner Rate for BUA at Plot A</p> <p>RR-B = Ready Reckoner Rate for BUA at Plot B</p>	<p>shall ensure that the Occupation Certificate for the rest of the development under the said Scheme is not issued till the Occupation Certificate is issued for IH tenements under the said Scheme and handed over to MCGM.</p> <p>“Provided that the BUA of IH i.e. 20% of the Zonal (basic) FSI of the plot can also be provided at some other location (s) within the same Administrative Ward of the Municipal Corporation and the same shall be proportionate to the stamp duty ready reckoner of such respective lands. Such construction shall be free of FSI to the extent of 20% 40% of Zonal (basic) FSI over & above of the permissible BUA of such plot/alternative plot.</p> <p>(EP-26)</p>	<p>to MHADA shall be of equivalent value as per ASR of that year. Such construction shall be free of FSI to the extent of 40% of Zonal (basic) FSI over & above of the permissible BUA of such plot/alternative plot.</p>

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		RR-A= Ready Reckoner Rate for BUA at Plot A RR-B = Ready Reckoner Rate for BUA at Plot B			
EP-27	Part-III 15(3) iv)	iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below: BUA in lieu of cost of construction of IH = 1.50 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH This BUA shall be subject to maximum 40% of the BUA of IH handed over to MCGM	iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below: BUA in lieu of cost of construction of IH = 1.50 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH	iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below: BUA in lieu of cost of construction of IH = 1.50 1.25 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH This BUA shall be subject to maximum 40% of the BUA of IH handed over to MCGM (EP-27)	Sanctioned as modified below. iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below: BUA in lieu of cost of construction of IH = 1.5 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH
EP-28	Part-III 15 Note 3 (IH)	For arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (including requirements as per provision of these Regulations). No separate compensation shall	3) For arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (including requirements as per provision of these Regulations). No separate compensation shall be given for areas under Regulation	3) For arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2 (including requirements as per provision of these Regulations). No separate compensation shall be given for areas under	Sanctioned as proposed with following modification. 1) Note 2 under sub Regulation 15(2) is modified as below. Commencement

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		<p>be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby& other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for the provision of IH tenements.</p> <p>“Provided that there shall be no obligation to construct IH tenements in the redevelopment project of any Co-operative Housing Society in which the carpet area of all existing individual residential tenements does not exceed 80 sq. m.</p> <p>This provision shall not apply to redevelopment of individual bungalows in Bungalow Scheme. However, this provision shall be applicable if redevelopment in Bungalow Scheme or plot having area more than 4000 sq. m under layout is proposed,</p> <p>There shall be no obligation to construct IH tenements in accordance with these</p>	<p>No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby& other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for the provision of IH tenements.</p> <p>“Provided that there shall be no obligation to construct IH tenements in the redevelopment project of any Co-operative Housing Society/federation of societies/association/condominium/apartment owner’s association in which the carpet area of all existing individual residential tenements does not exceed 80 sq. m.</p> <p>Provided further that, if existing carpet area of some of the residential tenements, in Co-operative Housing Society/federation of societies/association/condominium/ /apartment owners association is more than 80 sq. m, then the obligation to hand over the BUA in the form of IH tenements/plot area would be proportionate to the ratio of BUA of such tenement having carpet area more than 80 sq. m and existing BUA, otherwise required as per this Regulation considering plot area.</p>	<p>Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for the provision of IH tenements.</p> <p>“Provided that there shall be no obligation to construct IH tenements in the redevelopment project of any Co-operative Housing Society/federation of societies/association/condominium/apartment owner’s association in which the carpet area of all existing individual residential tenements does not exceed 80 sq. m.</p> <p>Provided further that, if existing carpet area of some of the residential tenements, in Co-operative Housing Society/federation of societies/association/condominium/ /apartment owners association is more than 80 sq. m, then the obligation to hand over the BUA in the form of IH tenements/plot</p>	<p>Certificate in lieu of BUA of IH can be granted only after handing over of such BUA to MCGM or before availing Zonal (basic) FSI beyond 75% of plot area or granting Occupation Certificate to last 25% of admissible FSI in any of the building other than IH, whichever is earlier.</p> <p>2) Second proviso below note 3 under sub Regulation 15(2) is reinstated as below.</p> <p>Provided further that, if existing carpet area of some of the residential tenements, in Co-operative Housing Society/federation of societies/association/condominium/ /apartment owners association is more than 80 sq. m, then the obligation to hand over the BUA in the form of IH tenements/plot area would be proportionate to the ratio of BUA of such tenement having carpet area more than 80 sq. m and</p>

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		<p>provisions in any redevelopment project under Regulation No. 33(5),33(6),33(7), 33(8), 33(9), 33(9)(A), 33(10), 33(10)(A), 33(11), 33(20) and specified under Regulation No.35(3) and 14(B) as well as any Housing scheme or residential development project wherein owing to the relevant provisions of the DCRs, more than 20% of the Zonal (basic) FSI is required to be utilized towards construction of residential EWS/LIG tenements and development of land situated in NDZ as per the regulation no 34 .3.4 and also for the development/redevelopment of any land owned by the Govt. or any Semi-Govt. Organization, provided such development I redevelopment is undertaken by Govt. or Semi-Govt. organization itself.</p> <p>Provided that in cases of development of reservation for Rehabilitation & Resettlement (R & R)/ Affordable Housing</p>	<p>This provision shall not apply to redevelopment of individual bungalows in Bungalow Scheme. However, this provision shall be applicable if redevelopment in Bungalow Scheme or plot having area more than 4000sq. m. under layout is proposed,</p> <p>There shall be no obligation to construct IH tenements in accordance with these provisions in any redevelopment project under Regulation No. 33(2),33(3)(A),33(5),33(6),33(7),33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(11), 33(20), development under Regulation No 35 and specified under Regulation No. 14(B) as well as any Housing scheme or residential development project wherein owing to the relevant provisions of the DCRs, more than 20% of the Zonal (basic) FSI is required to be utilized towards construction of residential EWS/LIG tenements and development of land situated in SDZ as per the regulation no 33(8) and also for the development/redevelopment of any land owned by the Govt. or any Semi-Govt. Organization, provided such</p>	<p>area would be proportionate to the ratio of BUA of such tenement having carpet area more than 80 sq. m and existing BUA, otherwise required as per this Regulation considering plot area.</p> <p>(EP-28)</p>	<p>existing BUA, otherwise required as per this Regulation considering plot area.</p>

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		(AH)and the construction of EWS/ LIG tenements under the provisions of any other Act, this provision shall not be applicable. (3) Amalgamation of IH plots/IHtenements shall not be allowed.	development I redevelopment is undertaken by Govt. or Semi-Govt. organization itself or through a developer/contractor under public private partnership. (3) Amalgamation of IH plots/IHtenements shall not be allowed.		
EP-29	Part-III 17(2)	2) For plot having reservation area less than 1000 sq. m i) The owner will be allowed to develop the land if he agrees to construct BUA equivalent to 'X'% of Zonal (basic) FSI and agrees to hand it over to MCGM without insistence of separate plot as mentioned in the table no 5. ii) The construction of built up amenity (with all requirements as per the provisions of these regulations) to be handed over to MCGM as stated above under accommodation reservation may be allowed to be developed in independent building/wing/semi-detached to the structures/in the building premises of other	2) For plot having reservation area less than 2000 sq. m i) The owner will be allowed to develop the land if he agrees to construct BUA equivalent to 'X'% of Zonal (basic) FSI and agrees to hand it over to MCGM without insistence of separate plot as mentioned in the table no 5. ii) The construction of built up amenity (with all requirements as per the provisions of these regulations) to be handed over to MCGM as stated above under accommodation reservation may be allowed to be developed in independent building/wing/semi-detached to the structures/in the building premises of other permissible development proposed by the owner/developer, preferably with	2) For plot having reservation area less than 1000 2000 sq. m i) (a) The owner may exercise the option to construct BUA equivalent to 'X'% of Basic (zonal) FSI and agrees to hand it over to MCGM/Appropriate Authority in lieu of FSI/TDR, as specified in this regulation along with 'Y'% of area of reserved plot, free of cost as per the designs, specifications, terms and conditions duly approved by the Commissioner as per 1) above. or (b) The owner will be allowed to develop the land if he agrees to	Sanctioned as proeposed with following modifications. 1) In Regulation (17) 1 condition 2 – i(b) modify as follows- subject to payment of premium at the rate as specified in the note no. 23(i) below table 5 or at the rate as may be decided by Government and amended from time to time, for the optional non handing over Y% of area of reserved plot and following conditions ii) and iii).

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		<p>permissible development proposed by the owner/developer, preferably with independent access.</p> <p>iii) The mutation entry in respect of built up area to be handed over to MCGM shall be made in property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/ buildings other than the built up amenity.</p>	<p>independent access.</p> <p>iii)The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authority for making a mutation entry shall be submitted by owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shall enter in other rights column a mutation entry of BUA handed over to MCGM. in property register card/Revenue records. On receipt of such intimation and on payment of such fees by owner as may be decided by the Government, Revenue department shall correct the revenue records accordingly. The owner shall submit property register card with the mutation entry before seeking Occupation Certificate for any part of building/buildings beyond 75% of permissible BUA as per Zonal (basic) FSI, or granting Occupation Certificate to last 25% of admissible FSI in any of the building, whichever is earlier.</p>	<p>construct BUA equivalent to 'X'% of Zonal (basic) FSI and agrees to hand it over to MCGM without insistence of separate plot as mentioned in the table no 5 subject to payment of premium at the rate as specified in this regulation note no. 23(i) below table 5 or at the rate as decided by Government and amended time to time, for the optional non handing over Y% of area of reserved plot and following conditions ii) and iii).</p> <p>(EP-29)</p>	

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EP-30	Part-III 17 - Table No: 4	Section 26 Table No: 4 Reservations to be developed for the intended purposes along with permissible uses & ancillary activities.			Sanctioned as proposed.																															
<table border="1"> <thead> <tr> <th data-bbox="463 593 539 820">Sr. No</th> <th data-bbox="539 593 636 820">Reservation on main Category</th> <th colspan="2" data-bbox="636 593 875 699">Reservation Sub Category</th> <th colspan="2" data-bbox="875 593 1525 699">Users Permitted</th> <th data-bbox="1525 593 1727 820">Applicable conditions for development</th> </tr> <tr> <td></td> <td></td> <th data-bbox="636 699 748 820">Code</th> <th data-bbox="748 699 875 820">Name</th> <th data-bbox="875 699 1263 820">Permissible uses</th> <th data-bbox="1263 699 1525 820">Ancillary Activities</th> <td></td> </tr> </thead> <tbody> <tr> <td data-bbox="463 820 539 1054">1</td> <td data-bbox="539 820 636 1366" rowspan="3">Public Open Spaces</td> <td data-bbox="636 820 748 1054">ROS1.2</td> <td data-bbox="748 820 875 1054">Promenades</td> <td data-bbox="875 820 1263 1054">Costal Road , Promenade/Promenades along periphery of water body/river/sea/pipeline</td> <td data-bbox="1263 820 1525 1054">Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet facilities</td> <td data-bbox="1525 820 1727 1054">1</td> </tr> <tr> <td data-bbox="463 1054 539 1254">2</td> <td data-bbox="636 1054 748 1254">ROS2.3</td> <td data-bbox="748 1054 875 1254">Zoo</td> <td data-bbox="875 1054 1263 1254">Zoo, Aquarium</td> <td data-bbox="1263 1054 1525 1254">Ancillary compatible uses with the special permission of the Commissioner</td> <td data-bbox="1525 1054 1727 1254">1</td> </tr> <tr> <td data-bbox="463 1254 539 1366"></td> <td data-bbox="636 1254 748 1366"></td> <td data-bbox="748 1254 875 1366"></td> <td data-bbox="875 1254 1263 1366">Sports Complex for various or individual sports activity, Enclosed Sports Facility for</td> <td data-bbox="1263 1254 1525 1366">Open air stage, cafeteria, restaurant, rest</td> <td data-bbox="1525 1254 1727 1366"></td> </tr> </tbody> </table>		Sr. No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development			Code	Name	Permissible uses	Ancillary Activities		1	Public Open Spaces	ROS1.2	Promenades	Costal Road , Promenade/Promenades along periphery of water body/river/sea/pipeline	Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet facilities	1	2	ROS2.3	Zoo	Zoo, Aquarium	Ancillary compatible uses with the special permission of the Commissioner	1				Sports Complex for various or individual sports activity, Enclosed Sports Facility for	Open air stage, cafeteria, restaurant, rest			
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		3		ROS2.4	Municipal Sports Complex	indoor games, Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities	rooms, changing rooms, welfare activities, social and cultural activity\amenities, Art and culture related uses, hostel rooms and other ancillary facilities watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	1, Zb=15	
		4		ROS2.5	Sports Complex/Stadium	Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Gymnasium, Swimming Pool	i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amenities, watchman's cabin, gardeners chowky, instrument room, Changing Rooms. Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport	1 or 2, a) Za= 25 b)Zb= 50	

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						Store/Shop.				
		5		ROS2.7 Green Belt	Green belt / Promenades	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1			

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		6	RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		1		
		7	RR1.3	Government Staff Quarters	Govt. Staff Quarters , Govt. Office		1		
		8	RR1.6	Police Housing	Police Housing		1		
		9	RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel		1		
		10	RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	1		
		11	RPU2.1	Fuel Station	Fuel filling station with vehicle washing facility.	Ancillary uses of ATM, book shop, cafeteria, canteen,(without cooking with open flame)	1 or 2 Za=10 Zb=10		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.		
		12	Public Utility and Facilities	RPU 3.1	Police Station	Police station, Police Chowky, Lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	1, Zb=10	
		13		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		1	
		14		RPU3.3	Correction Facilities	Jail, Juvenile Home, Police Station etc. as decided by Appropriate Authority	Bank ATM, Ancillary uses as decided by Appropriate Authority	1 Za= 10 Zb=10	
		15		RPU3.4	Police Facilities	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop, Ancillary uses as decided by Police Authority	1 Zb=15	
		16		RPU 3.5	Courts	Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office	Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store	1 , Zb=10	

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		17		RPU5.2	Electricity Transmission & Distribution Facility	Sub Station , Receiving station, Bill Collection Centres, Administrative Office		1	
		18		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1, Zb =10	
		19		RSA3.5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 Zb=30	
		20		RSA4.8	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed	Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc	1 Zb=15	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
		21	Social Amenities	RSA.1	Exhibition Centre	Exhibition Center cum Convention Hall, along with other uses if any, such as, Organizers office, Protocol Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, strong room, first aid and emergency response room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, ATM, recreation area, Art and culture related uses, Indoor games area, fitness center, fire services	Branch of a Bank, ATM, Information Kiosk, CFC, police chowky, etc.	1 or 2 Zb=10	
22	RSA 7.1	Film Studio/ TV Studio		Film Studio/ TV Studio/Dubbing & Recording Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shops, Dispensary, Canteen,	1 or 2 Zb=10			
23	RSA 8.1	Animal shelter		Animal shelter, shed for animals with animal eating & drinking facilities	Chowkie & toilet block	1 or 2 Zb=10			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
		24	RMS3.1	Solid Waste management Facilities and Allied Activity	Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block		1	
		25	RMS3.2	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site		1 Za=10 Zb=10	
		26	RMS4.1	Sewage Treatment Plant/Facilities	Sewerage Treatment Plant, Aerated Lagoons, ETP & Allied Services along with other uses if any, such as Municipal Chowky, Municipal Store, Municipal Office, Workshop With Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as Decided by the Commissioner	1 Za = 10, Zb = 10	
		27	RMS4.3	Sewage Pumping Station	Sewage Pumping Station along with other uses if any, such as, Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as Decided by the Commissioner	1 Zb=10	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.		
		28		RMS5.1 Reservoir	Water Reservoir, Overhead Service Reservoirs, Garden and Play Ground Pumping Station along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1 Zb=10	
		29		RMS5.2 Water Pumping Stations	Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1 Zb=10	
		30		RMS5.3 Water Treatment Plant	Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1 Zb=10	
		31	Municipal Services	RMS6.1 Storm Water Pumping Station	Storm Water Pumping Station		1 Zb = 10	

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		32	Primary Activities	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses ,Food stalls/ Restaurant, Bank Branch	1 or 2 a) Za= 15 b) Zb=15
		33	Transport	RT1.2	State Transport Depot	State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters,Canteen.	Branch of a bank, Ancillary uses as decided by the Appropriate Authority.	1, Zb=10
		34		RT2.1	Water Transport Terminal	Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities, Rickshaw and Taxi Parking	Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors as decided by the Appropriate Authority	1 Zb=15
		35		RT2.2	Jetty	Jetty, along with other uses if any, such as, Office ,Parking, Emergency Medical Centre	Other ancillary uses with facilities for staff and visitors as decided by the	1 Zb=15

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.																				
						Appropriate Authority																						
		36	RT3.1	Metro/ Mono Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot Store, Workshop, Office.	As may be decided by MMRDA or Appropriate Authority	1																					
		37	RAM	Reservation Amenity	Social/Education/Health services & facilities as decided by Municipal Commissioner considering deficiency in Amenity in ward/ Appropriate Authorities		1																					
		<p>Section 30</p> <p>Table No: 4</p> <p>Reservations to be developed for the intended purposes along with permissible uses & ancillary activities.</p> <table border="1" data-bbox="465 1034 1731 1394"> <thead> <tr> <th rowspan="2">Sr. No</th> <th rowspan="2">Reservation on main Category</th> <th colspan="2">Reservation Sub Category</th> <th colspan="2">Users Permitted</th> <th rowspan="2">Applicable conditions for development</th> </tr> <tr> <th>Code</th> <th>Name</th> <th>Permissible uses</th> <th>Ancillary Activities</th> </tr> </thead> <tbody> <tr> <td></td> <td>Public Open Spaces</td> <td>ROS1.2</td> <td>Promenades</td> <td>Coastal Road, Promenade /Promenades along periphery of water</td> <td>Watchman cabin, Gardener chowky, toilet block, Art and</td> <td>1</td> </tr> </tbody> </table>								Sr. No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development	Code	Name	Permissible uses	Ancillary Activities		Public Open Spaces	ROS1.2	Promenades	Coastal Road, Promenade /Promenades along periphery of water	Watchman cabin, Gardener chowky, toilet block, Art and	1	
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		1			body/river/sea/pipeline	culture related uses, Public Toilet facilities	
		2	ROS2.3	Zoo	Zoo, Aquarium with permissible FSI of 0.025		1
		3	ROS2.4	Municipal Sports Complex	Sports Complex for various or individual sports activity, Enclosed Sports Facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities, Changing Rooms, Locker Room	Open air stage, cafeteria, restaurant, rest rooms, , welfare activities, social and cultural activity\amenities, Art and culture related uses, hostel rooms and other ancillary facilities watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	1, Zb=15
		4	ROS2.7	Green Belt	Green belt / Promenades and Substation, Distribution Facility	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	

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		5		ROS2.8	Botanical Garden	Botanical Garden	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1,
		6	Public Utility and	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, City gate station, Gas distribution station and battery charging facility.	Administrative building, Ancillary uses of ATM, book shop, cafeteria, canteen, (without	1 or 2 Za=10 Zb=10

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966				Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.			Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
			Facilities				cooking with open flame)			

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		7		RSA5.1	Exhibition Centre	Exhibition Center cum Convention Hall, along with other uses if any, such as, Organizers office, Protocol Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, strong room, first aid and emergency response room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, ATM, recreation	Branch of a Bank, ATM, Information Kiosk, CFC, police chowky, etc.		1 or 2 Zb=10	

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					area, Art and culture related uses, Indoor games area, fitness center, fire services				
		8		RSA 7.1	Film Studio/ TV Studio Film Studio/ TV Studio TV Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shops, Dispensary, Canteen,	1 or 2 Zb=10		
		9		RSA 8.1	Animal shelter	Animal shelter, shed for animals with animal eating & drinking facilities	Chowky & toilet block	1 or 2 Zb=10	
		10		RMS3. 2	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site		1, Za=10 Zb=10	
		11		RMS4. 1	Sewage Treatment Plant/Facilities	Sewerage Treatment Plant, Aerated Lagoons, ETP & Allied Services along with other uses if any, such as Municipal Chowky, Municipal Store, Municipal Office, Workshop with Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank,	1, Za = 10, Zb = 10	

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		12		RMS4.3	Sewage Pumping Station	Sewage Pumping Station along with other uses if any, such as, Municipal Chowky, Municipal Office, Municipal Workshop, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10	
		13		RMS5.1	Reservoir	Water Reservoir, Overhead Service Reservoirs, Garden and Play Ground Pumping Station along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10	
		14		RMS5.2	Water Pumping Stations	Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10	
		15		RMS5.3	Water Treatment Plant	Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank,	1, Zb=10	

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		16		RMS6.1	Storm Water Pumping Station	Storm Water Pumping Station		1, Zb = 10	
		17		RT1.2	State Transport Depot	State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen.	Branch of a bank.	1, Zb=10	
		18	Transport	RT2.1	Water Transport Terminal	Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities, Rickshaw and Taxi Parking	Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors .	1, Zb=15	
		19		RT2.2	Jetty	Jetty, along with other uses if any, such as, Office, Parking, Emergency Medical Centre	Other ancillary uses with facilities for staff and visitors	1, Zb=15	

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		20		RT3.1	Metro/ Mono Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot Store, Workshop, Office.		1																							
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					body/river/sea/pipeline facilities			
		2	ROS2.3	Zoo	Zoo, Aquarium with permissible FSI of 0.025	Ancillary compatible uses with the special permission of the Commissioner	1	
		3	ROS2.4	Municipal Sports Complex	Sports Complex for various or individual sports activity, Enclosed Sports Facility for indoor games, <u>Facility for Indian sports</u> , Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities, Changing Rooms, Locker Room	Open air stage, cafeteria, restaurant, rest rooms, changing rooms , welfare activities, social and cultural activity\amenities, Art and culture related uses, hostel rooms and other ancillary facilities watchman's cabin, gardener's chowky, instrument room, Sport Store/Shop etc.	1, Zb=15	
		4		Sports	Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games,	i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\	1 or 2,	

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				ROS2.5	Complex /Stadium	Gymnasium, Swimming Pool	amenities, watchman's cabin, gardeners chowky, instrument room, Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.	a) Za= 25 b) Zb= 50	
		5 4		ROS2.7	Green Belt	Green belt / Promenades and Substation, Distribution Facility	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1,	
		5		ROS2.8	Botanical Garden	Botanical Garden	Watchman cabin, Gardener chowky, toilet block. (at suitable location)	1,	
		6		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		1	
		7		RR1.3	Government Staff Quarters	Govt. Staff Quarters, Govt. Office		1	

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		8	Housing	RR1.6	Police Housing	Police Housing		±
		9		RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel		±
		10		RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	±
		11-6	Public Utility and Facilities	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, City gate station, Gas distribution station and battery charging facility.	Administrative building, area, Ancillary uses of ATM, book shop, cafeteria, canteen (without cooking with open flame) with subject to NOC from CFO and NOC from controller of Explosive.	1 or 2 Za=10 Zb=10
		12		RPU 3.1	Police Station	Police station, Police Chowky, Lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	1, Zb=10

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		13		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		±	
		14		RPU 3.3	Correction Facilities	Jail, Juvenile Home, Police Station etc.as decided by Appropriate Authority	Bank ATM, Ancillary uses as decided by Appropriate Authority	± Za=10 Zb=10	
		15		RPU 3.4	Police Facilities	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop, Ancillary uses as decided by Police Authority	—± Zb=15	
		16		RPU 3.5	Courts	Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office	Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store	±, Zb=10	
		17		RPU 5.2	Electricity Transmission & Distribution	Sub Station, Receiving station, Bill Collection Centres, Administrative Office		—±,	

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		18		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1, Zb=10
		19		RSA3.5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 Zb=30
		20		RSA4.8	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed	Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc	1 Zb=15
		21 7		RSA5.1	Exhibition Centre	Exhibition Center cum Convention Hall, along with other uses if any, such as, Organizers office, Protocol	Branch of a Bank, ATM, Information Kiosk, CFC, police chowky, etc.	

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			Social Amenities		Lounge, VIP Lounge, Press Lounge, Registration Area, Pre-function Area, Canteen cum refreshment area, surveillance and security rooms, strong room, first aid and emergency response room with supporting activities as Hotels not less than 3-Star category, Food court, fine dining, restaurant area, shopping, ATM, recreation area, Art and culture related uses, Indoor games area, fitness center, fire services		1 or 2 Zb=10	
	228	RSA 7.1		Film Studio/ TV Studio	Film Studio/ TV Studio/Dubbing & Recording Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shops, Dispensary, Canteen,	1 or 2 Zb=10	
	239	RSA 8.1		Animal shelter	Animal shelter, shed for animals with animal eating & drinking	Chowky & toilet block	1 or 2 Zb=10	

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				facilities		
		24	RMS3.1	Solid Waste management Facilities and Allied Activity	Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block	1
		25 10	RMS3.2	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site	1, Za=10 Zb=10
		26 11	RMS4.1	Sewage Treatment Plant/Facilities	Sewerage Treatment Plant, Aerated Lagoons, ETP & Allied Services along with other uses if any, such as Municipal Chowky, Municipal Store, Municipal Office, Workshop with Staff Quarters	1, Za = 10, Zb = 10
		27		Sewage	Sewage Pumping Station along with other uses if any, such as,	1, Zb=10

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		12	Municipal Services	RMS4.3	Pumping Station	Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarters	Uses as Decided by the Commissioner		
		28 13		RMS5.1	Reservoir	Water Reservoir, Overhead Service Reservoirs, Garden and Play Ground Pumping Station along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store, Staff Quarters	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1, Zb=10	
		29 14		RMS5.2	Water Pumping Stations	Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1, Zb=10	
		30 15		RMS5.3	Water Treatment Plant	Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters.	Canteen, Dispensary Unit, Branch of a Bank, Ancillary Uses as decided by the Commissioner	1, Zb=10	

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		31 16		RMS6.1 Storm Water Pumping Station	Storm Water Pumping Station		1, Zb = 10		
		32	Primary Activities	RP1.1 Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses, Footstalls/ Restaurant, Bank Branch	1 or 2 a) Za= 15 b) Zb=15		
		33 17		RT1.2 State Transport Depot	State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen.	Branch of a bank, Ancillary uses as decided by the Appropriate Authority.	1, Zb=10		
		34 18	Transport	RT2.1 Water Transport Terminal	Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities, Rickshaw and Taxi Parking	Canteen, ATM of bank, other ancillary uses with facilities for staff and visitors as decided by the Appropriate Authority	1, Zb=15		
					Jetty, along with other uses if any, such as,	Other ancillary uses with facilities for			

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		35 19	RT2.2	Jetty	Office, Parking, Emergency Medical Centre	staff and visitors as decided by the Appropriate Authority	1, Zb=15				
36 20	RT3.1	Metro/Mon o-Rail Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot, Store, Workshop, Office.	As may be decided by MMRDA or Appropriate Authority	—1						
17(1) Table -4 Sr. No. 20 deleted and inserted in Table No 5 as Sr. No.66A and Sr. No. 68 is newly added by corrigendum dated 29.06.2018.											
37 21	RAM	Reservation Amenity	Social/Education/Health services & facilities as decided by Municipal Commissioner considering deficiency in Amenity in ward/ Appropriate Authorities		1						
(EP-30)											
EP-31	Part-III 17 - Table No: 5	Section 26 Table No 5							Sanctioned as proposed with following modifications.		

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		Reservations to be developed for the intended purposes or as per Accommodation Reservation.																	
		<table border="1"> <thead> <tr> <th data-bbox="472 395 562 627">Sr No</th> <th data-bbox="562 395 712 627">Reservation on main Category</th> <th colspan="2" data-bbox="712 395 920 627">Reservation Sub Category</th> <th colspan="2" data-bbox="920 395 1563 627">Users Permitted</th> <th data-bbox="1563 395 1749 627">Applicable conditions for development</th> </tr> <tr> <td></td> <td></td> <th data-bbox="712 528 808 627">Code</th> <th data-bbox="808 528 920 627">Name</th> <th data-bbox="920 528 1317 627">Permissible uses</th> <th data-bbox="1317 528 1563 627">Ancillary Activities</th> <td></td> </tr> </thead> </table>				Sr No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development			Code	Name	Permissible uses	Ancillary Activities	
Sr No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development													
		Code	Name	Permissible uses	Ancillary Activities														
		1		RE1. 1	Municipal School	Primary school, Secondary School, Higher Secondary School, Integrated School with hostel, Pre School Centre , Nursery or other educational purposes Auditorium, art and culture related users After hours of principal uses, other educational / permitted uses as decided by the Commissioner.	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50											
		2		RE1. 2	Primary And Secondary School	Primary School, Secondary School, Higher Secondary School, Integrated School with hostel, Pre School Centre, Nursery or other educational purposes Auditorium and art and culture related users. After hours of principal uses, other educational / permitted uses as decided by the Commissioner.	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50											

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						b)Y=50	
		3	Education	RE1.3 Special School	Institute for Differentlyabled, hostel or other educational purposes, Auditorium.Other facilities for children with special needs, such as soft play areas, sensory rooms or swimming pools which are necessary for treating students with certain conditions.After hours of principal uses other educational / permitted uses as decided by the Commissioner.	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen.	1 or 2 or 3 Zb = 10 In case of 3 a)X= 50 b)Y=50
					Bachelors and higher degree colleges including Technical, Medical, Architecture, Management Institutions with/without hostel, or other educational purposes	Sports Center, Gymnasium, Canteen, Banks, Post	1 or 2 or 3 Zb = 20

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		4		RE2.1	Higher Education	auditorium and art and cultural related users. After hours of principal uses, other educational / permitted uses as decided by the Commissioner.	Office, Dispensary, Shops.	In case of 3 a) X= 50 b) Y=50	
		5		RE3.1	Other Education	Vocational Training Institutes Training Centre etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditorium and art and culture related users. After hours of principal uses other educational / permitted uses as decided by the Commissioner	Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50	
		6		RE 4.1	Urban Planning Institute	Urban Planning , Environmental Planning and other related Institutes viz. Transportation , Housing , Public Policy , Infrastructure Planning, GIS and Geography with/without hostel facilities and art and culture related users	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a)X=50 b)Y=50	

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		7	RE 4.2	Medical Institute	Institutes for Medical Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related users	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 X=50 Y=50
		8	RE 4.3	Financial Institute	Institutes devoted to the study of Financial , Economics and such other fieldwith/without hostel facilities and art and culture related users	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X = 50 b) Y = 50
			RE 4.4	Other Institute	Institutes for Art, Culture, Fine Arts, Social educationwith/without hostel	Sports Center, Gymnasium,	1 or 2 or 3

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		9			es facilities and art and culture related users	Canteen, Banks, Post Office, Dispensary, Shops.	Zb = 20 In case of 3 a) X=50 b) Y=50	
		10		RH1.1	Municipal Dispensary/Health Post Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy etc.	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical Stores/Shops, Public toilet facilities	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b)Y=40	
		11		RH1.2	Hospital, Dispensary, Maternity Home, Municipal Health Facility, , Diagnostic centre, Rehabilitation Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate	Nurses and other staff Quarters, Night Shelters, Generic Medicine dispensing facility and built up area of commercial uses such as	1 or 2 or 3 Zb =30 In case of 3	

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					Hospital	Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) FSI	a) X= 50 b) Y=40	
		12	Health	RH1.3 Municipal Maternity Home	Maternity Hospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Nurses and other staff Quarters, Night Shelters for staff, Generic Medicine dispensing facility and built up area of commercial uses such as Medical Stores/Shops & Public toilet facilities shall not exceed 10% of the Zonal(basic) FSI	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40	
		13		RH3 Rehabilitation	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Nurses and other staff Quarters, Generic Medicine dispensing facility, Commercial uses	1 or 2 or 3 Zb=20 In case of 3 a) X=50	

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				.1	Centre		such as Medical Stores/Shops & Public toilet facilities.	b)Y=40
		14		RH3.4	Veterinary Hospital	Veterinary hospital	Other compatible uses, Medical Stores/Shops	1 or 2 or 3 Zb=20 In case of 3 a)X=50 b)Y=40
		15	Public Open Spaces	ROS1.4	Play Ground	Play Ground	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block	1 or 3 In case of 3 Y=70
		16		ROS 1.5	Garden / Park	Garden, Parks, Botanical Garden, Children Park with Waking Track, Wooded Areas Water Body	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block.	1 or 3 In case of 3 Y=70

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		17		ROS2.1	Club/ Gymkhana	Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block.	1 or 2 or 3 In case of 3 a) X=50 b) Y=40	
		18	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal Office		1 or 3, In case of 3 a) X=50 b) Y=40	
		19		RR1.5	Municipal Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS		1 or 3, In case of 3 a) X=50 b) Y=40	
		20		RR2.1	Rehabilitation & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40	

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		21		RR2.2	Affordable Housing	Affordable Housing	1 or 3, In case of 3 a) X=50 b) Y=40	
		22	Public Utilities & Facilities.	RPU 1.1	Fire Station	Fire Brigade Station, Training center, staff quarters, Municipal office.	As may be decided by the Commissioner	1 or 3, In case of 3 a) X=50 b) Y=50
		23		RPU 6.1	Service Industrial Estate	Service industrial users, shop/commercial user permitted in service industrial Estate		1 or 3, In case of 3 a) X=50 b) Y=40
		24		RO1.3	Municipal Office	Municipal Office along with other uses if any, such as Staff Quarters, Disaster Management Facility	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center, Public	1 or 3, Zb =10 In case of 3

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			Public Offices			toilet block.	a) X=50 b) Y=40		
		25		RO3 .1 Disaster Management Facility	Administrative Office, Storage facility for materials/goods, Fire Station, Medical aid, any ancillary/ Training Centre for Disaster Management/Municipal/Govt. office/Home guard station & facilities thereof	Canteen, dispensary, ATM, Public toilet facilities.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40		
		26		RSA 1.1 Municipal Market with Vending Zone	Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Municipal office, Police chowky, Drama theatre, reading rooms, Branch of Bank, Refuse shed, Public toilet facilities.	1 or 3. Zb =30. In case of 3, a) x = 50 b) y = 40		
		27		RSA 1.2 Retail Market with Vending	Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50%	Reading rooms, Branch of Bank, Public toilet facilities	1 or 2 Or 3. Zb =20.		

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				Zone for women)		In case of 3, a) x = 50 b) y = 40	
		28		Multi-Purpose Community Centre RSA 2.1	Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students, Public toilets, Community hall, exhibition hall	Art and cultural related users ,Banks,Restaurants, bill payment kiosk, Citizen Facilitation Centre 1 or 2 or 3 Zb =30 In case of 3 a) x = 50 b) y = 40	
		28 29	Social	RSA 2.7 Students Hostel	Students Hostel	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen 1 or 2 or 3 Zb =30 In case of 3 a) x = 50 b) y = 40	

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		30	Amenities	RSA 2.9	Homeless Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary, Watchman's cabin	1 or 2 or 3. Zb = 10 In case of 3 a) x = 50 b) y = 40	
31	RSA 3.3	Cultural Centre /Drama Theatre/ Theatre		Cultural Centre/Drama Theatre Open Air Theatre, Art Gallery, Aquarium, Auditorium along with other uses if any, such as rest room, make-up room, welfare activity center, welfare activity center, Parking Lot	Recording rooms, dubbing rooms, restaurant, café, Reading halls, Library ,hostel rooms for artists	1 or 2 or 3 Zb=30 In case of 3 a) X=50 b) Y=40			
32	RSA 3.6	Art Gallery		Art and cultural facilities	Public Toile facilities.ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50			

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						b) Y=40
		33	RSA 3.7	Leisure Park Garden, Semi Open areas, Food stalls with temporary roofing facility, Food courts with temporary roofing facility, Open spaces, Children play area, Art display area, Cultural spaces, Amphitheaters, etc.	Watchman cabin, Gardener chowky, Public toilet facilities.	1 or 3 In case of 3 Y=70
		34	RSA 4.9	Old Age Home Dormitories along with other uses if any, Health Clinic, Canteen, Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care For Children	Branch of a bank, ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40
		35	RSA 5.2	Multi-Purpose housing for working Women Hostel, Dormitories and guest rooms for working women, for women in distress, single Women/Student, dormitories for women, activity room, Balwadi, Day Care for children, Old Age people, Counselling Centre, Care centre	ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40

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		36		RSA 6.1	Care Centre	Care centre for Children and Women, Children Play area, Reading area, activity area	ATM, shops, Dispensary	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		37		RSA 6.2	Adhar Kendrawith skill development centre	Women Skill Development Centre & Livelihood Centre	Art and culture related uses, ATM, CFC	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		38		RSA 6.3	Public Convenience	Public Toilet, Toilet For Women, Rest Rooms, Drinking Water Hubs		1 or 2 or 3 In case of 3 a) X= 50 b) Y = 40	

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		39		RMS1 .1	Road Depot	Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office	Public facilities	Toilet	1 or 3, In case of 3 a) X=50 b) Y=40
		40		RMS1 .2	Municipal Chowky	Municipal Labour Chowky, Material Depot, Store, Workshop, Municipal Office	Public facilities	Toilet	1 or 3, In case of 3 a) X=50 b) Y=40
		41	Municipal Services	RMS1 .3	Municipal Facilities	Municipal Workshop, Municipal Central Store, Municipal Labour Chowky, Material Depot, Store, Municipal Office	Public facilities	Toilet	1 or 3, In case of 3 a) X=50 b) Y=40
		42		RMS2 .1	Transport Garage	Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky., Municipal Office,	Auto-parts shop, ATM of bank, canteen, municipal store, Public Toilet		1 or 3, Za= 10

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				e	Workshop	facilities Ancillary uses as decided with the special permission of the Commissioner	Zb=10 In case of 3 a) X=50 b) Y=40		
		43		RMS3 .3	Scrap Yard	ATM of bank, canteen, store, Ancillary uses as decided with the special permission of the Commissioner	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40		
		44		RMS5 .5	Hydraulic Engineering Store/ Office	Municipal Store, Municipal Office, Municipal Chowky, Pumping station, Workshop with staff quarters	ATM, Information Kiosk, CFC, Public Toilet facilities	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	

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		45	Primary Activity	RP2.1	Dhobi Ghat	Art and culture related uses	Public facilities Toilet	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40		
46	RP3.1	Cattle Pound		Animal shelter, shed for animals with animal eating & drinking facilities	Chowkie & toilet block	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40				
	RT1.1	Truck Terminus		Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath	Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky,	1 or 2 or 3, Za= 10 Zb=10				

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		47	Transport				PSC	In case of 3 a) X=50 b) Y=40		
48	RT1 .4	BEST Bus Facilities		BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads, Rickshaw and Taxi Parking and Administrative office	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40				
49	RT1 .6	Parking Lot		Parking Lot, Municipal Chowky	PSC Security Chowky	1 or 3 Zb=10 In case of 3 X=100				
		Section 30								

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		Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation																															
		<table border="1"> <thead> <tr> <th data-bbox="472 464 584 692">Sr No</th> <th data-bbox="584 464 734 692">Reservation on main Category</th> <th colspan="2" data-bbox="734 464 958 592">Reservation Sub Category</th> <th colspan="2" data-bbox="958 464 1525 592">Users Permitted</th> <th data-bbox="1525 464 1711 692" rowspan="2">Applicable conditions for development</th> </tr> <tr> <td></td> <td></td> <th data-bbox="734 592 824 692">Code</th> <th data-bbox="824 592 958 692">Name</th> <th data-bbox="958 592 1279 692">Permissible uses</th> <th data-bbox="1279 592 1525 692">Ancillary Activities</th> <td></td> </tr> </thead> <tbody> <tr> <td data-bbox="472 692 584 1134">1</td> <td data-bbox="584 692 734 1134"></td> <td data-bbox="734 692 824 1134">RE1.1</td> <td data-bbox="824 692 958 1134">Municipal School</td> <td data-bbox="958 692 1279 1134">Primary school, Secondary School, Higher Secondary School, Integrated School hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art culture related users, hours of principal uses, educational / permitted including Aadhar Kendra skill development centre, Yogalaya, welfare centre</td> <td data-bbox="1279 692 1525 1134">Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,</td> <td data-bbox="1525 692 1711 1134">1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50</td> </tr> <tr> <td data-bbox="472 1134 584 1385">2</td> <td data-bbox="584 1134 734 1385"></td> <td data-bbox="734 1134 824 1385">RE1.2</td> <td data-bbox="824 1134 958 1385">Primary and Secondary School</td> <td data-bbox="958 1134 1279 1385">Primary School, Secondary School, Higher Secondary School, Integrated School with hostel, Pre-School Centre, Nursery or other educational</td> <td data-bbox="1279 1134 1525 1385">Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary,</td> <td data-bbox="1525 1134 1711 1385">1 or 2 or 3 Zb = 10 In case of 3</td> </tr> </tbody> </table>				Sr No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development			Code	Name	Permissible uses	Ancillary Activities		1		RE1.1	Municipal School	Primary school, Secondary School, Higher Secondary School, Integrated School hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art culture related users, hours of principal uses, educational / permitted including Aadhar Kendra skill development centre, Yogalaya, welfare centre	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50	2		RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, Integrated School with hostel, Pre-School Centre, Nursery or other educational	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary,	1 or 2 or 3 Zb = 10 In case of 3
Sr No	Reservation on main Category	Reservation Sub Category		Users Permitted		Applicable conditions for development																											
		Code	Name	Permissible uses	Ancillary Activities																												
1		RE1.1	Municipal School	Primary school, Secondary School, Higher Secondary School, Integrated School hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art culture related users, hours of principal uses, educational / permitted including Aadhar Kendra skill development centre, Yogalaya, welfare centre	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50																											
2		RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, Integrated School with hostel, Pre-School Centre, Nursery or other educational	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary,	1 or 2 or 3 Zb = 10 In case of 3																											

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		3	Education		<p>purposes Auditorium and art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre</p>	Canteen,	<p>a) X= 50 b) Y=50</p>	
RE1. 3	<p>Institute for Differently abled, hostel or other educational purposes, Auditorium. Other facilities for children with special needs, such as soft play areas, sensory rooms or swimming pools which are necessary for treating students with certain conditions. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre</p>			Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen.	<p>1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50</p>			

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		4		RE2.1	Higher Education	Bachelors and higher degree colleges including Technical, Medical, Architecture, Management Institutions with/without hostel, or other educational purposes auditorium and art and cultural related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yagalaya, welfare centre	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 c) X= 50 d) Y=50		
		5		RE3.1	Other Education	Secondary School, Higher Secondary School, Integrated School General College Vocational Training Institutes Training Centre, Industrial Training Institute, etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other	Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 c) X= 50 d) Y=50		

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						educational purposes, Auditorium and art and culture related uses. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre				
		6		RE 4.1	Urban Planning Institute	Urban Planning, Environmental Planning and other related Institutes Viz. Transportation, Housing, Public Policy, Infrastructure Planning, GIS and Geography with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops. Post	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50		
		7		RE 4.2	Medical Institute	Institutes for Medical Institutions Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related uses	Sports Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops. Post	1 or 2 or 3 Zb = 20 In case of 3 X=50 Y=50		

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		8		RE 4.3	Financial Institute	Institutes devoted to the study of Financial, Economics and such other field with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops. Post	1 or 2 or 3 Zb = 20 In case of 3 c) X = 50 d) Y = 50 e)	
		9		RE 4.4	Other Institutes	Institutes for Art, Culture, Fine Arts, Social education with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops. Post	1 or 2 or 3 Zb = 20 In case of 3 c) X=50 d) Y=50	
		10		RH1.1	Municipal Dispensary/ Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab, Physiotherapy etc.	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine dispensing facility. Medical	1 or 2 or 3 Zb = 30 In case of 3 a) X= 50	

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						Stores/Shops, Public toilet facilities	b) Y=40		
		11		RH1. 2	Hospital	Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnostic centre, Rehabilitation Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, Dharmashala.	Nurses and other staff Quarters, Night Shelters, Generic Medicine dispensing facility and built up area of commercial uses such as Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) or 5% of permissible FSI whichever is more	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40	
		12	Health	RH1.	Municipal Maternity Home	Maternity Hospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Nurses and other staff Quarters, Night Shelters for staff, Generic Medicine dispensing facility and built up area of commercial uses such as	1 or 2 or 3 Zb =30 In case of 3 a) X= 50	

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				3		Medical Stores/Shops & Public toilet facilities shall not exceed 10% of the Zonal (basic)FSI	b) Y=40	
		13		RH3.1	Rehabilitation Centre Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Nurses and other staff Quarters, Generic Medicine dispensing facility, Commercial uses such as Medical Stores/Shops & Public toilet facilities.	1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40	
		14		RH3.4	Veterinary Hospital Veterinary hospital	Other compatible uses, Medical Stores/Shops	1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40	
					Play	Art and culture related uses,	1 or 3 In case of 3,	

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		15	Public Open Spaces	ROS1 .4	Ground	Play Ground	Watchman cabin, Gardener chowky, toilet block.	Y=70 and minimum area of reserved plot shall be 1000 sq. m.		
16	ROS 1.5	Garden/ Park		Garden, Parks, Botanical Garden, Children Park with Waking Track, Wooded Areas Water Body	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block.	1 or 3 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m				
17	ROS2 .1	Club/ Gymkhana		Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block.	1 or 2 or 3 In case of 3 a) X=50 b) Y=40				
	ROS2 .5	Sports Complex/ Stadium		Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Changing Rooms,	i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amenities,	1 or 2 or 3 a) Za= 25 b) Zb= 50 In case of 3 Y=70 and minimum				

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		18				Locker Room	watchman's cabin, gardeners chowky, instrument room. Art and culture related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.	area of reserved plot shall be 50000 sq. m.	
		19	Housing	RR1. 1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal Office		1 or 3, In case of 3 a) X=50 b) Y=40	
		20		RR1. 2	Police Staff Quarters	Police Staff Quarters with Police Station		1 or 3, In case of 3 a) X=50 b) Y=40	
		21		RR1. 3	Government Staff Quarters	Govt. Staff Quarters, Govt. Office		1 or 3, In case of 3 a) X=50 b) Y=40	

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		22		RR 1.5	Municipal Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS		1 or 3, In case of 3 a) X=50 b) Y=40	
		23		RR1.6	Police Housing	Police Housing		1 or 3, In case of 3 a) X=50 b) Y=40	
		24		RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel		1 or 3, In case of 3 a) X=50 b) Y=40	
		25		RR2.1	Rehabilitation & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40	
				RR2.	Affordab			1 or 3,	

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		26		2	le Housing	Affordable Housing		In case of 3 a) X=50 b) Y=40		
		27		RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	1 or 3, In case of 3 a) X=50 b) Y=40		
		28	Public Utilities & Facilities.	RPU 1.1	Fire Station	Fire Brigade Station, Training center, staff quarters, Municipal office.		1 or 3, In case of 3 a) X=50 b) Y=50		
		29		RPU 3.1	Police Station	Police station, Police Chowky, lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	1 or 3 Zb=10 In case of 3 a) X=50 b) Y=40		
		30		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		1 or 3, In case of 3 a) X=50		

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						b) Y=40		
		31	RPU3.3	Correction Facilities	Jail, Juvenile Home, Police Station etc.	Bank ATM	1 or 3 Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40	
		32	RPU3.4	Police Facilities	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop	1 or 3 Zb=15 In case of 3 a) X=50 b) Y=40	
		33	RPU 3.5	Courts	Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office, judicial quarters	Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40	

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		34		RPU 4.1	Post & Telegraphic Office	Post & Telegraphic Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40	
		35		RPU5 .2	Electricity Transmission & Distribution Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office	Emergency/essential staff quarters	1 or 3 Zb=20 In case of 3 a) X=50 b) Y=40 and minimum area of reserved plot shall be 1000 sq. m	
		36		RPU 6.1	Service Industrial Estate	Service industrial users, shop/commercial user permitted in service industrial Estate		1 or 3, In case of 3 a) X=50 b) Y=40	
				RO1	Municipa	Municipal Office along with other uses if any, such as Staff Quarters,	ATM of a Bank, Information Kiosk, CFC,	1 or 3,	

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		37	Public Offices	.3	1 Office	Disaster Management Facility	police chowky, electric/ telephone bill payment center, Public toilet block.	Zb =10 In case of 3 a) X=50 b) Y=40			
		38		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40			
		39		RO3.1	Disaster Management Facility	Administrative Office, Storage facility for materials/goods, Fire Station, Medical aid, any ancillary/ Training Centre for Disaster Management/Municipal/ Govt. office/Home guard station & facilities thereof	Canteen, dispensary, ATM, Public toilet facilities.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40			

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		40		RSA 1.1	Municipal Market with Vending Zone	Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Municipal office, Police chowky, Drama theatre, reading rooms, Branch of Bank, Refuse shed, Public toilet facilities.	1 or 3. Zb =30. In case of 3, a) X = 50 b) Y = 40	
		41		RSA 1.2	Retail Market with Vending Zone	Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Reading rooms, Branch of Bank, Public toilet facilities	1 or 2 or 3. Zb =20. In case of 3, a) X = 50 b) Y = 40	
		42		RSA 2.1	Multi-Purpose Community Centre	Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students, Public toilets, Community hall, exhibition hall	Art and cultural related users, Banks, Restaurants, bill payment kiosk, Citizen Facilitation Centre	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y= 40	

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		43	Social Amenities	RSA 2.7	Students Hostel	Students Hostel including quarters for faculty and staff	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen	1 or 2 or 3 Zb =30 In case of 3 a) X = 50 b) Y = 40		
		44		RSA 2.9	Homeless Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary, Watchman's cabin	1 or 2 or 3. Zb = 10 In case of 3 a) X= 50 b) Y= 40		
		45		RSA 3.3	Cultural Centre/ Drama Theatre/ Theater	Cultural Centre/Drama Theatre Open Air Theatre, Art Gallery, Aquarium, Auditorium along with other uses if any, such as rest room, make-up room, welfare activity center, welfare activity center, Parking Lot	Recording rooms, dubbing rooms, restaurant, café, Reading halls, Library, hostel rooms for artists	1 or 2 or 3 Zb=30 In case of 3 a) X=50 b) Y=40		
		46		RSA 3.5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 or 3 Zb=30		

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							In case of 3 a) X = 50 b) Y = 40		
		47		RSA 3.6	Art Gallery	Art and cultural facilities	Public Toilet facilities. ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		48		RSA 3.7	Leisure Park	Garden, Semi Open areas, Food stalls with temporary roofing facility, Food courts with temporary roofing facility, Open spaces, Children play area, Art display area, Cultural spaces, Amphitheaters, water sports facility etc.	Watchman cabin, Gardener chowky, Public toilet facilities.	1 or 3 In case of 3 Y=70	
				RSA	Cemeter	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petro 1 Cremation Unit, Pyre	Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer	1 or 3 Zb=15 In case of 3, Y=70and	

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		49	4.8	y	shed	Hall, Religious Facility, Water Body etc.	minimum area of reserved plot shall be 1000 sq. m.		
		50	RSA 4.9	Old Age Home	Dormitories along with other uses if any, Health Clinic, Canteen, Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care for Children	Branch of a bank, ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40		
		51	RSA 5.2	Multi-Purpose housing for working Women	Hostel, Dormitories and guest rooms for working women, for women in distress, single Women/Student, dormitories for women, activity room, Balwadi, Day Care for children, Old Age people, Counseling Centre, Care centre	ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40		
		52	RSA 6.1	Care Centre	Care centre for Children and Women, Children	ATM, shops, Dispensary	1 or 2 or 3		

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					Play area, Reading area, activity area		Zb=10 In case of 3 a) X=50 b) Y=40		
		53		RSA 6.2	Adhar Kendra with skill development centre	Women Skill Development Centre & Livelihood Centre	Art and culture related uses, ATM, CFC	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		54		RSA 6.3	Public Convenience	Public Toilet, Toilet for Women, Rest Rooms, Drinking Water Hubs		1 or 2 or 3 In case of 3 a) X= 50 b) Y = 40	
		55		RMS1 .1	Road Depot	Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	

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		56	Municipal Services	RMS1 .2	Municipal Chowky	Municipal Labour Chowky, Material Depot, Store, Workshop, Municipal Office	Public facilities Toilet	1 or 3, In case of 3 a) X=50 b) Y=40		
57	RMS1 .3	Municipal Facilities		Municipal Workshop, Municipal Central Store, Municipal Labour Chowky, Material Depot, Store, Municipal Office	Public facilities Toilet	1 or 3, In case of 3 a) X=50 b) Y=40				
58	RMS2 .1	Transport Garage		Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky., Municipal Office, Workshop	Auto-parts shop, ATM of bank, canteen, municipal store, Public Toilet facilities	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40				

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		59		RMS3 .1	Solid Waste Management Facilities and Allied Activity	Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office, Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block		1 or 3 In case of 3 Y=60 and minimum area of reserved plot shall be 1000 sq. m.		
		60		RMS3 .3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store,	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40		
		61		RMS5 .5	Hydraulic Engineering Store/Office	Municipal Store, Municipal Office, Municipal Chowky, Pumping station, Workshop with staff quarters	ATM, Information Kiosk, CFC, Public Toilet facilities	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50		

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							b) Y=40		
		62	Primary Activity	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses, Footstalls/ Restaurant, Bank Branch	1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m.	
		63		RP2.1	Dhobi Ghat	Art and culture related uses	Public Toilet facilities	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	
				RT1.1	Truck Terminus	Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath	Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky, PSC	1 or 2 or 3, Za= 10 Zb=10 In case of 3	

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		64	Transport					a) X=50 b) Y=40		
		65		RT1 .4	BEST Bus Facilities	BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads, Rickshaw and Taxi Parking and Administrative office, fuel station	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40		
		66		RT1 .6	Parking Lot	Parking Lot, Municipal Chowky	PSC Security Chowky	1 or 3 Zb=10 In case of 3 X=100		
		Section 31(1) Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.								
		Sr No	Reservation main	Reservation Sub Category	Users Permitted			Applicable conditions for		

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		Category	Code	Name	Permissible uses	Ancillary Activities	development	
		1	RE1.1	Municipal School	Primary school, Secondary School, Higher Secondary School, High School, College, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium, art and culture related users After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre as decided by the Commissioner.	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50	
		2	RE1.2	Primary and Secondary School	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School with hostel, Pre-School Centre, Nursery or other educational purposes Auditorium	Other non-educational compatible uses such as branch of a Bank, Stationery Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50	

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		3	Education	RE1.3	Special School	<p>and art and culture related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre as decided by the Commissioner.</p> <p>Institute for Differently abled, hostel or other educational purposes, Auditorium. Other facilities for children with special needs, such as soft play areas, sensory rooms or swimming pools which are necessary for treating students with certain conditions. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre as decided by the</p>	<p>Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen.</p>	<p>1 or 2 or 3 Zb = 10</p> <p>In case of 3 a) X= 50 b) Y=50</p>	

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					Commissioner.			
		4	RE2.1	Higher Education	Primary School, High School, Bachelors and higher degree colleges including Technical, Medical, Architecture, Management Institutions with/without hostel, or other educational purposes auditorium and art and cultural related users. After hours of principal uses, other educational / permitted uses including Aadhar Kendra with skill development centre, Yagalaya, welfare centre as decided by the Commissioner.	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 e) X= 50 f) Y=50	
		5	RE3.1	Other Education	Primary School, Secondary School, Higher Secondary School, High School, College, Integrated School General College Vocational Training	Sport Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 e) X= 50 f) Y=50	

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					<p>Institutes Training Centre, Industrial Training Institute, etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditorium and art and culture related uses. After hours of principal uses other educational / permitted uses including Aadhar Kendra with skill development centre, Yogalaya, welfare centre as decided by the Commissioner.</p>			
		6	RE 4.1	Urban Planning Institute	<p>Urban Planning, Environmental Planning and other related Institutes Viz. Transportation, Housing, Public Policy, Infrastructure Planning, GIS and Geography with/without hostel facilities and art and culture related uses</p>	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50	

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		7	RE 4.2	Medical Institute	Institutes for Medical Institutions Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 e) X= 50 f) Y= 50	
		8	RE 4.3	Financial Institute	Institutes devoted to the study of Financial, Economics and such other field with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3	
		9	RE 4.4	Other Institutes	Institutes for Art, Culture, Fine Arts, Social education with/without hostel facilities and art and culture related uses	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 e) X= 50 f) Y= 50	
		10	RH1.1	Municipal Dispensary/ Health Post	Dispensary, Health Post, Urban Primary Health Centre, Urban Community Health Centre, Pathology Lab,	Nurses Quarter Post-Partum center, Recovery centers, Generic Medicine	1 or 2 or 3 Zb =30 In case of 3 a) X= 50	

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					Physiotherapy etc.	dispensing facility. Medical Stores/Shops, Public toilet facilities	b) Y=40	
		11	Health	RH1.2	Hospital Hospital, Dispensary, Maternity Home, Municipal Health Facility, Diagnostic centre, Rehabilitation Centre, Peripheral / General Hospital, Specialty Hospital, Multi-specialty / Tertiary Hospital, Peripheral / Intermediate Hospital, Dharmashala.	Nurses and other staff Quarters, Night Care taker Shelters, Generic Medicine dispensing facility and built up area of commercial uses such as Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) or 5% of permissible FSI whichever is more	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40	
		12		RH1.3	Municipal Maternity Home Maternity Hospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Nurses and other staff Quarters, Night Care taker Shelters for staff, Generic Medicine dispensing facility and built up area	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40	

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						of commercial uses such as Medical Stores/Shops& Public toilet facilities shall not exceed 10% of the Zonal (basic) FSI		
		13		RH3.1	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Nurses and other staff Quarters, Generic Medicine dispensing facility, Commercial uses such as Medical Stores/Shops& Public toilet facilities.	1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40	
		14		RH3.4	Veterinary Hospital	Other compatible uses, Medical Stores/Shops	1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40	
		15	Public Open Spaces	ROS1.4	Play Ground	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener	1 or 3 In case of 3, Y=70 and minimum area of reserved	

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						chowky, toilet block.	plot shall be 1000 sq. m.	
		16		ROS 1.5	Garden/ Park Garden, Parks, Botanical Garden, Children Park with Waking Track, Wooded Areas Water Body	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener chowky, toilet block.	1 or 3 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m	
		17		ROS2.1	Club/ Gymkhana Club/ Gymnasium/ Yoyalaya, swimming pool	Art and culture related uses, Vipassana/ yoga meditation, Watchman cabin, Gardener chowky, toilet block.	1 or 2 o 3 In case of 3 a) X=50 b) Y=40	
		18		ROS2.5	Sports Complex/ Stadium Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Facility for Indian sports, Gymnasium, Swimming Pool, Changing Rooms, Locker Room	i) Hostel rooms and other ancillary facilities, welfare activities, social and cultural activity\ amenities, watchman's cabin, gardeners chowky, instrument room. Art and culture	1 or 2 or 3 a) Za= 25 b) Zb= 50 In case of 3 Y=70 and minimum area of reserved plot shall be 50000 sq. m.	

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						related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.		
		18 19	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal Office Administrative area		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
		20		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
		21		RR1.3	Government Staff Quarters	Govt. Staff Quarters, Govt. Office Administrative Area		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40
		19 22		RR 1.5	Municipal Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS		1 or 3, In case of 3 a) X=50 b) Y=40

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		23		RR1.6	Police Housing	Police Housing		1 or 3, In case of 3 a) X=50 b) Y=40	
		24		RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel		1 or 3, In case of 3 a) X=50 b) Y=40	
		20 25		RR2.1	Rehabilitation & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40	
		24 26		RR2.2	Affordable Housing	Affordable Housing		1 or 3, In case of 3 a) X=50 b) Y=40	
		27		RR3.1	Koli Housing	Koli Housing	Art and Culture related uses,	1 or 3, In case of 3 a) X=50 b) Y=40	
		22 28	RPU 1.1	Fire Station	Fire Brigade Station, Training center, staff quarters, Municipal office.	As may be decided by the Commissioner	1 or 3, In case of 3 a) X=50 b) Y=50		
			Public Utilities &						

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		29	Facilities.	RPU 3.1	Police Station	Police station, Police Chowky, lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters	Branch of Bank, Bill payment Kiosk	1 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		30		RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms		1 or 3, In case of 3 a) X=50 b) Y=40	
		31		RPU3.3	Correction Facilities	Jail, Juvenile Home, Police Station etc.	Bank ATM	1 or 3 Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40	
		32		RPU3.4	Police Facilities	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	Canteen, branch of a bank, stationary shop, meeting rooms for lawyers, photo copying shop	1 or 3 Zb=15 In case of 3 a) X=50 b) Y=40	

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		33		RPU 3.5	Courts	Court, along with other uses if any, such as Library, Canteen, Meeting Rooms for Lawyers, Administrative Office, judicial quarters	Branch of a bank, stationary shop, cafeteria, Photocopying shop, book store	1 or 3, Zb=10 3 subject to NOC from Law and Judiciary Department. In case of 3 a) X=50 b) Y=40	
		34		RPU4.1	Post & Telegraphic Office	Post & Telegraphic Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40	
		35		RPU5.2	Electricity Transmission & Distribution Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office	Emergency/essential staff quarters	1 or 3 Zb=20 In case of 3 a) X=50 b) Y=40 and minimum	

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						area of reserved plot shall be 1000 sq. m		
		23 36		RPU 6.1	Service Industrial Estate	Service industrial users, shop/commercial user permitted in service industrial Estate	1 or 3, In case of 3 a) X=50 b) Y=40	
		24 37	Public Offices	RO1.3	Municipal Office	Municipal Office along with other uses if any, such as Staff Quarters, Disaster Management Facility	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center, Public toilet block.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
		38		RO2.1	Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank, Information Kiosk, CFC, police chowky, electric/ telephone bill payment center etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40
		25 39		RO3.1	Disaster Management Facility	Administrative Office, Storage facility for materials/goods, Fire Station, Medical aid, any ancillary/ Training Centre for Disaster	Canteen, dispensary, ATM, Public toilet facilities.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40

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					Management/Municipal/ Govt. office/Home guard station & facilities thereof		
		26 40		RSA1. 1	Municipal Market with Vending Zone Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Municipal office, Police chowky, Drama theatre, reading rooms, Branch of Bank, Refuse shed, Public toilet facilities.	1 or 3. Zb =30. In case of 3, a) X = 50 b) Y = 40 50
		27 41		RSA1. 2	Retail Market with Vending Zone Markets for Fruits and vegetables, Flower, Fish and Shops for Rehabilitation of PAP's if required (Min. 15% vending area of which 50% for women)	Reading rooms, Branch of Bank, Public toilet facilities	1 or 2 or 3. Zb =20. In case of 3, a) X = 50 b) Y = 40 50
		28 42		RSA2. 1	Multi-Purpose Community Centre Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students, Public toilets, Community hall, exhibition hall	Art and cultural related users, Banks, Restaurants, bill payment kiosk, Citizen Facilitation Centre	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y= 40 50

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		28 43	Social Amenities	RSA2. 7	Students Hostel	Students Hostel including quarters for faculty and staff	Other non-educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen	1 or 2 or 3 Zb =30 In case of 3 a) X = 50 b) Y = 40 50	
30 44	RSA2. 9	Homeless Shelter		Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary, Watchman's cabin	1 or 2 or 3. Zb = 10 In case of 3 a) X= 50 b) Y= 40 50			
34 45	RSA3. 3	Cultural Centre/ Drama Theatre/ Theater		Cultural Centre/Drama Theatre Open Air Theatre, Art Gallery, Aquarium, Auditorium along with other uses if any, such as rest room, make-up room, welfare activity center, welfare activity center, Parking Lot	Recording rooms, dubbing rooms, restaurant, café, Reading halls, Library, hostel rooms for artists	1 or 2 or 3 Zb=30 In case of 3 a) X=50 b) Y=40 50			
46	RSA3. 5	Museum		Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Drama Theatre	1 or 2 or 3 Zb=30 In case of 3 a) X = 50 b) Y = 40			

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						50
		32 47		RSA3.6 Art Gallery	Art and cultural facilities Public Toilet facilities. ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y= 40 50
		33 48		RSA3.7 Leisure Park	Garden, Semi Open areas, Food stalls with temporary roofing facility, Food courts with temporary roofing facility, Open spaces, Children play area, Art display area, Cultural spaces, Amphitheaters, water sports facility etc.	1 or 3 In case of 3 Y=70
		49		RSA4.8 Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petro 1 Cremation Unit, Pyre shed	1 or 3 Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m.
		34 50		RSA4.9 Old Age Home	Dormitories along with other uses if any, Health Clinic, Canteen,	1 or 2 or 3 Zb=10 In case of 3

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				Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care for Children		a) X=50 b) Y=40	
		35 51	RSA5.2	Multi-Purpose housing for working Women Hostel, Dormitories and guest rooms for working women, for women in distress, single Women/Student, dormitories for women, activity room. Balwadi, Day Care for children, Old Age people, Counseling Centre, Care centre shall not be more than 10% of the zonal basic FSI.	ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		36 52	RSA6.1	Care Centre Care centre for Children and Women, Children Play area, Reading area, activity area	ATM, shops, Dispensary	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		37 53	RSA6.2	Adhar Kendra with skill development centre Women Skill Development Centre & Livelihood Centre, Municipal Purpose	Art and culture related uses, ATM, CFC	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		38	RSA6.3	Public Convenience Public Toilet, Toilet for Women, Rest Rooms,		1 or 2 or 3 In case of 3	

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		54			Drinking Water Hubs		a) X= 50 b) Y = 40	
		39 55		RMS1.1	Road Depot Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	
		40 56		RMS1.2	Municipal Chowky Municipal Labour Chowky, Material Depot, Store, Workshop, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	
		41 57	Municipal Services	RMS1.3	Municipal Facilities Municipal Workshop, Municipal Central Store Municipal Labour Chowky, Material Depot, Store, Municipal Office	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	
		42 58		RMS2.1	Transport Garage Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky., Municipal Office, Workshop	Auto-parts shop, ATM of bank, canteen, municipal store, Public Toilet facilities Ancillary uses as decided with the special permission of the Commissioner	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40	
		59		RMS3.1	Solid Waste Management Facilities and Allied Refuse Shed, Solid Waste Sorting Center, Refuse Transfer Station, Municipal Chowky, Municipal Office,		1 or 3 In case of 3 Y=60 and minimum	

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			Activity	Municipal Store, Refuse Compactor, Rest Rooms, Workers or Rag Picker Shed and PSC Block	area of reserved plot shall be 1000 sq. m.
	43 60	RMS3.3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store, Ancillary uses as decided with the special permission of the Commissioner 1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40
	44 61	RMS5.5	Hydraulic Engineering Store/Office	Municipal Store, Office, Municipal Chowky, Pumping station, Workshop with staff quarters	ATM, Information Kiosk, CFC, Public Toilet facilities 1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40
	62	RP1.1	Fish & Net Drying yards	Fish & Net Drying yards, fish drying related industries along with other uses if any, such as, diesel storage, Fish Godown, Fishing Related Industry	Art and culture related uses, Footstalls/ Restaurant, Bank Branch 1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m.
			Primary Activity		

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		63	RP2.1	Dhobi Ghat	Art and culture related uses	Public facilities	Toilet	1 or 2 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	
		46	RP3.1	Cattle Pound	Animal shelter, shed for animals with animal eating & drinking facilities	Chowkie & toilet block		1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	
		47 64	RT1.1	Truck Terminus	Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath	Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky, PSC		1 or 2 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40	
		486 5	RT1.4	BEST Bus Facilities	BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads without affecting traffic, Essential staff quarters for operational uses Rickshaw and Taxi Parking and Administrative office, fuel station	Cafeteria, Canteen, Police Chowky, CFC, ATM of a Bank,		1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40	
		49	RT1.6	Parking Lot	Parking Lot, Municipal Chowky	PSC Security Chowky		1 or 3 Zb=10	

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		66					In case of 3 X= 100 125
		66 A	RT 3.1	Metro /Mono Rail car shed	Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop, office.	As may be decided by MMRDA or Appropriate Authority	1 or 3 (Y= 50)
		67	Industrial Training Institute/ Centre		ITI as per the Norms prescribed by the concerned Technical Authority (Inclusive of provision for required parking space) for the designated amenity.	Art and culture, Cafeteria, Canteen, ATM of a Bank	1 or 3 Zb=10 In case of 3 a) X= 50=% b) Y=40% Conditions:
		68		National Law University of Maharashtra	Education etc.	As per requirement ancillary to law University	1 or 3 (Y= 40)
17(1) Table -4 Sr. No. 20 deleted and inserted in Table No 5 as Sr. No.66A and Sr. No. 68 is newly added by corrigendum dated 29.06.2018.							
(EP-31)							

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68	Other Education	RE 2.1	National Law University of Maharashtra	Education etc.	As per requirement ancillary to law University	1 or 3 (Y= 50)																									
EP-32 & EP-32	Part-III 17 - Table	Note	Note: -	Table No 5 Reservations to be developed for	Sanctioned as proposed with following																										

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(Part)	<p>No: 5 Note 1 to 23.</p> <p>New Note No.24 is added after 23 below Table -5</p>	<p>1 a)The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A)except in respect of proposal processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A),33(21)).</p> <p>b)The BUA handed over to MCGM shall be free of FSI and balance plot will be allowed to be developed as per these Regulations, without</p>	<p>a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A)except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A),33(8), 33(9), 33(9)(A), 33(9)(B),33(10), 33(10) (A), 33(20) (A),33(21).</p> <p>b) The BUA handed over to MCGM shall be free of FSI and balance plot will be allowed to be developed as per these Regulations, without taking into account said BUA so handed over</p> <p>c)BUA of staircase, lift & lift lobby and BUA permissible free of FSI as per the provisions of Regulation no 31(1) shall not be counted in BUA to be handed</p>	<p>the intended purposes or as per Accommodation Reservation.</p> <p>Note: -</p> <p>1 a) The plot area to be handed over to MCGM under AR shall not be deducted from the gross plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot. Additional BUA equal to area of the plot so surrendered to MCGM free of cost and free of encumbrances shall be permissible over and above the permissible BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A),33(21).</p> <p>b) The BUA handed over to MCGM shall be free of FSI and balance plot will be allowed to be developed as per these Regulations, without taking into account said BUA so handed over</p>	<p>modifications.</p> <p>Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation.</p> <p>Note: -</p> <p>1)Notes below Table No. 5 are sanctioned with following modification.</p> <p>1) a) The plot area to be handed over to MCGM / appropriate Authority under AR shall be deducted from the plot area for the purpose of calculation of full permissible BUA under these regulations and may be utilized on the balance plot, except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>d)The developer/owner</p>

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		<p>taking into account said BUA so handed over</p> <p>c)BUA of staircase, lift & lift lobby and BUA permissible free of FSI as per the provisions of Regulation no 31(1) shall not be counted in BUA to be handed over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR.</p> <p>d)The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows:</p> <p>BUA in lieu of cost of construction of built up amenity handed over under AR</p> <p>= 1.50(Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR</p> <p>In case of Sr. No. 66 (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without</p>	<p>over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR.</p> <p>d)The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows:</p> <p>BUA in lieu of cost of construction of built up amenity handed over under AR</p> <p>= 1.50(Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR.</p> <p>In case of Sr. No. 66 (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without</p>	<p>c)BUA of staircase, lift & lift lobby and BUA permissible free of FSI as per the provisions of Regulation no 31(1) shall not be counted in BUA to be handed over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR.</p> <p>d)The developer/owner shall be entitled for the BUA/TDR in lieu of cost of construction of built up amenity under AR as follows:</p> <p>BUA/TDR in lieu of cost of construction of built up amenity handed over under AR</p> <p>= 1.50 1.25 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR.</p> <p>This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p> <p>In case of Sr. No. 49 66(PPL),</p>	<p>shall be entitled for the BUA / TDR in lieu of cost of construction of built up amenity under AR as follows:</p> <p>BUA/TDR in lieu of cost of construction of built up amenity handed over under AR</p> <p>= 1.50 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR) * BUA of constructed built up amenity handed over under AR.</p> <p>11) In case of development, of unreserved plot, for the purposes mentioned in Table No 4 & 5, the ancillary activity as specified in Table No 4 & 5 will be permissible.</p> <p>12) Structures constructed in existing POS, with due sanction of Competent Authority, before coming</p>

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		<p>as per ASR)* BUA of constructed built up amenity handed over under AR.</p> <p>This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM</p> <p>In case of Sr. No. 49 (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2</p>	<p>charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2</p> <p>ii) The applicable rate of ASR shall be ASR rate of the year in which IOD/IOA is issued.</p> <p>iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.</p> <p>a) e) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p> <p style="text-align: center;">Or</p> <p>2) If the land is reserved as per the DP and owner desires to hand over the land without any encumbrances to MCGM/ Appropriate Authority, then he</p>	<p>the incentive BUA shall be 50% of the above cited BUA as calculated above.</p> <p>i) No separate compensation shall be given for areas under Regulation No.31 (1). BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without charging premium for built up amenity under AR. In case of residential amenity for arriving at number of tenements, ratio of BUA to carpet area shall be considered as 1.2</p> <p>ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM IOD/IOA is issued.</p> <p>iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI</p>	<p>into force of these regulations stand protected.</p> <p>13) Existing POS, with encumbered structures shall be cleared of the encumbrances and shall be maintained entirely for the intended purpose only and cannot be developed under any redevelopment scheme.</p> <p>14) Existing Play Ground attached to Educational and Medical Institutions/Museum/Trust and under same ownership, shown as Existing Play Ground in DP, shall not be subject to mechanical acquisition and shall be for the use of that Educational and Medical Institution/ Museum/Trust.</p> <p>16) Public Open Spaces in K/E Ward: In accordance with, Govt. of Maharashtra, Urban Development Department notification no</p>

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		<p>ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM.</p> <p>iii) The constructed built up amenity along with plot to be handed over to MCGM under AR shall have structural provisions for vertical extension in order to consume additional FSI permissible as per provisions of these Regulations in future.</p> <p>a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p> <p>Or</p> <p>2) If the land is reserved as per the DP and owner desires to hand over the land without any encumbrances to MCGM/ Appropriate Authority, then he shall be entitled for the grant of TDR as per Regulation No 32.</p> <p>Or</p>	<p>shall be entitled for the grant of TDR as per Regulation No 32.</p> <p>Or</p> <p>3) If the land reserved as per the DP is acquired by MCGM/Appropriate Authority, the Owner shall be entitled for the grant of TDR as per Regulation No 32 or monetary compensation.</p> <p>4) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot. It shall be responsibility of the land owner to clear all the encumbrances and complete the formalities towards transferring the land in the name of MCGM/Appropriate Authority. Proforma of possession receipt shall be as per Appendix V.</p> <p>5) The area of built up amenity</p>	<p>permissible as per provisions of these Regulations in future.</p> <p>a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI.</p> <p>Or</p> <p>2) If the land is reserved as per the DP and owner desires to hand over the land without any encumbrances to MCGM/ Appropriate Authority, then he shall be entitled for the grant of TDR as per Regulation No 32.</p> <p>Or</p> <p>3) If the land reserved as per the DP is acquired by MCGM/Appropriate Authority, the Owner shall be entitled for the grant of TDR as per Regulation No 32 or monetary compensation.</p> <p>4) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate</p>	<p>TPB4392/4716/CR-181/92/UD-11(RDP) dated 12.11.1992: -</p> <p>50% of the lands from CTS Nos 1483, 1491, 1495, 1496, 1497, 1500, 1503, CTS Nos 1420, 1437, 1445, 1448, 1439, 1457, 1443, 1485 and S No.110(pt.),117(pt.),118(pt.),122(pt.),123(pt.) of Village Sahar be reserved for the Park not to be acquired, as shown on DP and remaining 50% of the land be deleted and included in C Zone only for Hotel plus commercial purpose subject to condition that the parties should develop and maintain the parks and shall keep it open for general public during restricted hours or the owner may at his option handover 20% of this area to be kept permanently open as Park/ Play Ground for General public without any compensation without any</p>

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		<p>up amenity the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built up amenity handed over to MCGM under AR can be granted only after handing over of such built up amenity or before availing zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/ buildings beyond 50% of permissible BUA as per Zonal (basic) FSI, other than the built up amenity.</p> <p>6) In case where Principal and Ancillary users are not reflected in the above table but are compatible to the reservation development, such users shall be permissible with the special permission of the Commissioner.</p>	<p>7) In case of development of the plot reserved for Public Open Spaces under AR as per Serial No. 15, 16 & 3348 of Table No 5, the provisions of Regulation No.27 may not be insisted.</p> <p>8) In case a reserved plot under Sr No.1 of Table No 5 (Municipal School) is developed and run entirely by the private owner, then conditions, including admissions, stipulated by the Municipal Commissioner shall be applicable.</p> <p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these</p>	<p>building/ buildings beyond 50%—75% of permissible admissible BUA as per Zonal (basic) FSI, other than the built-up amenity.</p> <p>6) In case where Principal and Ancillary users are not reflected in the above table but are compatible to the reservation development, such uses shall be permissible with the special permission of the Commissioner.</p> <p>7) In case of development of the plot reserved for Public Open Spaces under AR as per Serial No. 15, 16 & 3348 of Table No 5, the provisions of Regulation No.27 may not be insisted.</p> <p>8) In case a reserved plot under Sr No.1 of Table No 5 (Municipal School) is developed and run entirely by the private owner, then conditions, including admissions, stipulated by the Municipal Commissioner</p>	<p>over and transferring the land along with the built up amenity to MCGM/Appropriate Authority then the area of the plot along with the built up amenity shall be deemed to be existing amenity in the DP and the remaining land of the owner shall stand included in the land use zone.</p> <p>Provided that when the development is composite and where it is not possible to hand over part of land to MCGM in such cases entire area shall be deemed to be marked as existing amenity with the + sign indicating other uses on the said plot.</p> <p>(20) General conditions to allow development under above regulations:- i) If the area of reservation is not adequate to construct independent building as mentioned above OR When</p>

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		<p>7) In case of development of the plot reserved for Public Open Spaces under ARas per Serial No. 15, 16 & 33 of Table No 5, the provisions of Regulation No.27 may not be insisted.</p> <p>8) In case a reserved plot under Sr No.1 of Table No 5 (Municipal School) is developed and run entirely by the private owner, then conditions, including admissions, stipulated by the Municipal Commissioner shall be applicable.</p> <p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot</p>	<p>regulations.</p> <p>10) In case of social amenities, the built-up amenities received under AR will be made available by the MCGM to GOM for operation, either through its own departments or through other institutions, only for the intended purpose on terms & conditions as decided by GOM. MCGM shall have the option of running such facility wherever it decides to do so, by formulating the guidelines for the implementation.</p> <p>11) In case of development, of unreserved plot, for the purposes mentioned in Table No 4 & 5, the ancillary activity as specified in Table No 4 & 5</p>	<p>shall be applicable.</p> <p>9) Where a private plot is notified by GOM or reserved in DP for infrastructure related facilities in respect of public transportation authorities (such as MRVC, MMRDA, BEST etc.), the said authority shall have the option of acquiring part plot under AR where 50% of plot shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations.</p> <p>Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.</p> <p>10) In case of social amenities, the built-up amenities received under AR</p>	<p>it is not possible to handover individual plot along with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium at the rate of 35% and 40% of ASR of the develop land for the zonal (basic) FSI (In case of suburbs where FSI is 1 it shall be as per ASR of the developed land and in case of City it shall be 1.33 times of ASR of the developed land) for AH/R&R and for other reservations respectively or as may be decided by Government from time to time. If ground floor is utilised for parking, then</p>

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		<p>shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations.</p> <p>Provided further that notwithstanding anything contained in these Regulations, if such plot is situated in NDZ, then the maximum permissible FSI shall be 0.8 on the gross plot area to be utilized on the remainder plot.</p> <p>10) In case of social amenities, the built up amenities received under AR will be made available by the MCGM to GOM for operation, either through its own departments or through other institutions, only for the intended purpose on terms & conditions as decided by GOM. MCGM shall have the option of running such facility wherever it</p>	<p>shall be permissible.</p> <p>12) Structures constructed in designated POS, with due sanction of Competent Authority, before coming into force of these regulations stand protected. However such protected structures, shall earmark an exclusive space/area of 8 sq. m to serve as Baby Feeding Room.</p> <p>13) Designated POS, with encumbered structures shall be cleared of the encumbrances and shall be maintained entirely for the intended purpose only and cannot be developed under any redevelopment scheme.</p> <p>14) Existing Play Ground attached to Educational and Medical Institutions/Museum/Trust and under same ownership, shown as designation in DP, shall not be subject to mechanical acquisition and shall be for the use of that Educational and Medical Institution/Museum/Trust.</p>	<p>will be made available by the MCGM to GOM for operation, either through its own departments or through other institutions, only for the intended purpose on terms & conditions as decided by GOM. MCGM shall have the option of running such facility wherever it decides to do so, by formulating the guidelines for the implementation.</p> <p>11) In case of development, of unreserved plot, for the purposes mentioned in Table No 4 & 5, the ancillary activity as specified in Table No 4 & 5 shall be permissible.</p> <p>12) Structures constructed in designated POS, with due sanction of Competent Authority, before coming into force of these regulations stand protected. However such protected structures, shall earmark an exclusive space/area of 8 sq.</p>	<p>the built up area mentioned above may be handed over on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no compensation of proportionate undivided land share shall be permissible to the land owner / developer.</p> <p>ii) It shall be obligatory on Municipal Commissioner to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.</p>

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		decides to do so.	<p>15) In case of development of plot affected by reservation under AR and where Appropriate Authority is other than MCGM, then NOC/remarks of the concerned Appropriate Authority shall be insisted before allowing development under AR. List of Appropriate Authorities is enclosed in Annexure 24</p> <p>16) In the case of development or redevelopment of land of Department of Police, Police Housing Corporation, and Home guard, commercial user permissible under D.C. Regulations; may be permitted up to 40% of the Zonal (basic) FSI.</p> <p>17) Sites reserved and designated for BEST Bus Facilities and BEST Quarters may be developed by the BEST Undertaking for the specified purpose coupled with commercial use, subject to the following conditions:</p> <p>a) The BUA of such commercial</p>	<p>m to serve as Baby Feeding Room.</p> <p>13) Designated POS, with encumbered structures shall be cleared of the encumbrances and shall be maintained entirely for the intended purpose only and cannot be developed under any redevelopment scheme.</p> <p>14) Existing Play Ground attached to Educational and Medical Institutions/Museum/Trust and under same ownership, shown as designation in DP, shall not be subject to mechanical acquisition and shall be for the use of that Educational and Medical Institution/ Museum/Trust.</p> <p>15) In case of development of plot affected by reservation under AR and where Appropriate Authority is other than MCGM, then NOC/remarks of the concerned Appropriate Authority shall be insisted</p>	<p>iii) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations.</p> <p>iv) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made</p>

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			<p>uses shall not exceed 30% of the permissible FSI, out of such permissible commercial uses BUA not exceeding 50% of the total permissible commercial uses may be permitted on the ground floor, while remaining BUA for commercial uses may be permitted on the upper floor.</p> <p>b) Extent of BUA proposed to be used for commercial purpose shall be such that it does not adversely affect the principle uses.</p> <p>c) Considering the strategic location of reserved sites with reference to the volume and nature of the traffic in the vicinity of the reserved site, Municipal Commissioner shall have right to prescribe additional condition as deemed fit and also restrict the commercial area to the justifiable extent.</p> <p>d) Provision for separate parking shall have to be provided as per prevailing norms in such a way that it does not affect movement of BEST buses as well as the traffic of road.</p>	<p>before allowing development under AR. List of Appropriate Authorities is enclosed in Annexure 24</p> <p>16) In the case of development or redevelopment of land of Department of Police, Police Housing Corporation, and Home guard, commercial user permissible under D.C. Regulations; may be permitted up to 40% of the Zonal (basic) FSI.</p> <p>17) Sites reserved and designated for BEST Bus Facilities and BEST Quarters may be developed by the BEST Undertaking for the specified purpose coupled with commercial use, subject to the following conditions:-</p> <p>a) The BUA of such commercial uses shall not exceed 30% of the permissible FSI, out of such permissible commercial uses BUA not exceeding 50% of the total permissible commercial uses</p>	<p>available to the general public by the Municipal Commissioner within 6 month from possession as per the condition as the Municipal Commissioner may deem fit.</p> <p>v) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid as per provisions of Regulation 9(5).</p> <p>vi) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development of Reservation under this Regulation.</p> <p>vii) Notwithstanding anything contained in these regulations, for development under Accomodatin Reservation (AR) there shall be no cap</p>

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			<p>e) The above commercial uses shall be permitted on plot having area of 2000 sq. m. & above.</p> <p>f) If there is any storage of diesel/ p</p> <p>18) Public Open Spaces in K/E Ward: In accordance with, Govt. of Maharashtra, Urban Development Department notification no TPB4392/4716/CR-181/92/UD-11(RDP) dated 12.11.1992: - 50% of the lands of Hotels from CTS Nos 1483, 1491, 1495, 1496, 1497, 1500, 1503, CTS Nos 1420, 1437, 1445, 1448, 1439, 1457, 1443, 1485 and S No.110(pt.),117(pt.),118(pt.),122(pt.),123(pt.) of Village Sahar be reserved for the Park not to be acquired, as shown on DP and remaining 50% of the land be deleted and included in C Zone only for Hotel purpose subject to condition that the parties should develop and maintain the parks and shall keep them open for general public during restricted hours before undertaking development of the Hotels.</p>	<p>may be permitted on the ground floor, while remaining BUA for commercial uses may be permitted on the upper floor.</p> <p>b) Extent of BUA proposed to be used for commercial purpose shall be such that it does not adversely affect the principle uses.</p> <p>e) Considering the strategic location of reserved sites with reference to the volume and nature of the traffic in the vicinity of the reserved site, Municipal Commissioner shall have right to prescribe additional condition as deemed fit and also restrict the commercial area to the justifiable extent.</p> <p>f) Provision for separate parking shall have to be provided as per prevailing norms in such a way that it does not affect movement of BEST buses as well as the traffic of road.</p> <p>g) The above commercial uses shall be permitted on plot having area of 2000 sq. m. &</p>	<p>on the remaining plot, for utilization of available in-situ FSI/ TDR potential in lieu of plot to be handed over to MCGM or appropriate Authority.</p> <p>viii) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by the Municipal Commissioner. The Municipal Commissioner may levy penalty for delay if any.</p> <p>ix) Refused to accord sanction.</p> <p>(21) The existing amenity can be allowed by the Municipal Commissioner to be retained and run by the Owner, then the owner</p>

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			<p>(19) Development of reservation on the plot of land situated in SDZ II shall be allowed as per the table No 5 of Regulation No 17(1). If the owner of plot opts for the development of reservation under AR and hands over the plot, then the plot automatically deemed to be situated in R/C Zone and shall be eligible for the additional BUA equal to plot area surrendered to MCGM/Appropriate Authority along with cost of construction of built up amenity as per Note 1(d) of Regulation No 17(1). 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) along with fungible compensatory area as per Regulation No. 31(3), shall be permissible on this piece of land. TDR in lieu of unconsumed BUA may be granted as per the Regulation No 32. Moreover, additional FSI as per the applicable Regulation 33 may be availed if permissible.</p> <p>(20) Green belt (ROS 2.7) shall</p>	<p>above.</p> <p>f) If there is any storage of diesel/ petrol or any explosive material on the plot, then the above commercial uses is permissible by maintaining segregating distance between them as decided by the Chief Fire Officer and license from PESO shall be obtained for such storage if exceeds above the permissible limit of 2500 lit.</p> <p>18) Public Open Spaces in K/E Ward: In accordance with, Govt. of Maharashtra, Urban Development Department notification no TPB4392/4716/CR-181/92/UD-11(RDP) dated 12.11.1992: - 50% of the lands of Hotels from CTS Nos 1483, 1491, 1495, 1496, 1497, 1500, 1503, CTS Nos 1420, 1437, 1445, 1448, 1439, 1457, 1443, 1485 and S No.110(pt.),117(pt.),118(pt.),1</p>	<p>shall be allowed to develop the remaining site, up to the full permissible FSI of the plot under reservation by taking into account the FSI utilised for the construction of the amenity building.</p> <p>Provided that in specific cases, where a clearly demonstrable hardship is caused and it is not possible to develop and /or handover individual plot alongwith built-up amenity, then in such cases Municipal Commissioner may allow composite development on the said land subject to condition that the built up area mentioned as above may be allowed to be develop and / or handed over to the Public Authority as the case may be preferably in separate structure /</p>

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			<p>not be treated as reservation but it's the nature of restriction and shall not be subjected to acquisition</p>	<p>22(pt.),123(pt.) of Village Sahar be reserved for the Park not to be acquired, as shown on DP and remaining 50% of the land be deleted and included in C Zone only for Hotel plus commercial purpose subject to condition that the parties should develop and maintain the parks and shall keep them it open permanently for general public during restricted hours before undertaking development of the Hotels.</p> <p>(19) Development of reservation on the plot of land situated in SDZ II shall be allowed as per the table No 5 of Regulation No 17(1). If the owner of plot opts for the development of reservation under AR and hands over the plot, then the plot automatically deemed to be situated in R/C Zone and shall be eligible for the additional BUA equal to plot area surrendered to MCGM/Appropriate Authority along with cost of construction of built up amenity as per Note 1(d) of Regulation</p>	<p>wing or on the ground floor or composite building. If ground floor is utilized for parking then on stilt / above floors with separate entry and exit from public street. In such cases the Municipal Commissioner may recover the cost of 40 % land area as per prevailing Ready R eckoner Rate, as per policy of Municipal Corporation.</p>

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				<p>No 17(1), 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) along with fungible compensatory area as per Regulation No. 31(3), shall be permissible on this piece of land. TDR in lieu of unconsumed BUA may be granted as per the Regulation No 32. Moreover, additional FSI as per the applicable Regulation 33 may be availed if permissible. (EP 32 Part)</p> <p>(20) Green belt (ROS 2.7) shall not be treated as reservation but it's the nature of restriction and shall not be subjected to acquisition.</p> <p>(21) Play Ground reservation attached to Educational Institutions shown as reservation in DP, and owned by such educational Institution, shall not be subject to acquisition and shall be used as 40 % play ground required for the existing Educational Institutions. Provided it shall also be accessible to the general public as per the policy of</p>	

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				<p>corporation.</p> <p>(22) On development of the land as per accommodation reservation and on handing over and transferring the land along with the built up amenity to MCGM/Appropriate Authority then the area of the plot along with the built up amenity shall be deemed to be existing amenity in the DP and the remaining land of the owner shall fall in the land use zone without any reservation/ existing amenity.</p> <p>Provided that when the development is composite where the plot is not handed over to MCGM in such cases entire area shall be deemed to be marked as existing amenity with the + sign indicating other uses on the said plot.</p> <p>(23) General conditions to allow development under above regulations:-</p> <p>i) If the area of reservation is not adequate to construct independent building as mentioned above OR When it is not possible to handover individual plot along</p>	

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				with public amenity, then in such cases Municipal Commissioner may allow composite building on said land subject to condition that the built up area mentioned as above may be allowed to be handed over to the Planning Authority or Appropriate Authority, as the case may be, preferably on ground floor and subject to premium at the rate of 35% and 40% of ASR of the develop land for the zonal (basic) FSI (In case of suburbs where FSI is 1 it shall be as per ASR of the developed land and in case of City it shall be 1.33 times of ASR of the developed land) for AH/R&R and for other reservations respectively or as may be decided by Government from time to time. If ground floor is utilised for parking, then on stilt/first floor with separate entry & exit from public street. In such cases, built-up area along with proportionate undivided share of land shall be handed over to the Planning Authority or Appropriate Authority, as the case may be. In such cases no	

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				<p>compensation of proportionate undivided land share shall be permissible.</p> <p>ii) It shall be obligatory on Planning Authority to make registered agreement with the developer /owner at the time of granting the development permission subject to terms and conditions as it deem fit. Occupancy Certificate shall be issued only after compliance of all terms & conditions and getting possession of the constructed amenity.</p> <p>iii) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations.</p> <p>iv) The area / built-up area to be handed over to the Planning Authority under these Regulations shall be earmarked on the sanctioned building plan clearly mentioning the same, and registered agreement to that effect shall be executed. After completion of construction, the said amenity shall be handed over by executing the deed of transfer</p>	

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				<p>in this respect and expenses thereon shall be borne by the owner. The occupation certificate to the construction belonging to owner shall be granted only after handing over said amenity to the Planning Authority. The constructed amenity shall be made available to the general public by the Municipal Commissioner within 3 month from possession as per the condition as Commissioner deem fit.</p> <p>v) In cases, where permission for development under accommodation reservation principle is already granted as per earlier regulations, the same shall continue to be valid till completion of construction.</p> <p>vi) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation.</p> <p>vii) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the</p>	

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				<p>entire plot on the remaining plot</p> <p>viii) Once sanction is granted under this regulation, the owner /developer shall have to complete the development and hand over the developed reservation to Planning Authority within the period as specified by Planning Authority. Thereafter Planning Authority may levy penalty for any delay.]</p> <p>ix) The TDR generated of any reservations in lieu of accommodation reservation can be utilized plot in same layout belonging to the same owner subject to following conditions.</p> <p>a) The plot should be under one ownership.</p> <p>b) The plot cannot be sub-divided in revenue records.</p> <p>c) Necessary entry has to be made in the development plan sheet that there is no balance FSI potential on such plot.</p> <p>d) It should be communicated to the Revenue Department to make necessary entry in the P.R. card to that effect.</p> <p>(24) (a) The existing amenity can be allowed by the</p>	

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				<p>Municipal Commissioner to be retained and run by the Owner, then the owner shall be allowed to develop the remaining site, up to the full permissible FSI of the plot under reservation by taking into account the FSI utilised for the construction of the amenity building.</p> <p>Provided that in specific cases, where a clearly demonstrable hardship is caused and it is not possible to develop and /or handover individual plot alongwith built-up amenity, then in such cases Municipal Commissioner may allow composite development on the said land subject to condition that the built up area mentioned as above may be allowed to be develop and / or handed over to the Public Authority as the case may be preferably in separate structure / wing or on the ground floor or composite building. If ground floor is utilized for parking then on</p>	

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				<p>stilt / above floors with separate entry and exit from public street. In such cases the Municipal Commissioner may recover the cost of 40 % land area as per prevailing Ready Reckoner Rate, as per policy of Municipal Corporation.</p> <p>for land owned by Appropriate Authority :- Development of reserved plot shall be subject such conditions as may be prescribed by the Government.</p> <p>(EP-32)</p>	
EP-33	Part-III 17 (2)	<p>17 (2) Redevelopment of authorisedly closed designated/allocated existing Cinema/Theater:</p> <p>Notwithstanding anything contained in these Regulations, existing authorisedly closed cinema/theater, shall be redeveloped in the following manner:</p> <p>1. In case of redevelopment of an</p>	<p>17 (2) Redevelopment of designated/existing Cinema/Theater</p> <p>Notwithstanding anything contained in these Regulations, designated/existing cinema/theater shall be redeveloped in the following manner:</p> <p>1. In case of redevelopment of an existing cinema/Theater on designated/allocated plot, the user for the cinema/ theater may be permitted in combination with the permissible uses in</p>	<p>17 (2) Redevelopment of authorisedly closed designated/allocated existing Cinema/Theater:</p> <p>Notwithstanding anything contained in these Regulations, designated/existing authorisedly closed cinema/theater shall be redeveloped in the following manner:</p> <p>4. In case of</p>	<p>Sanctioned as modified below.</p> <p>17(2) Redevelopment of existing Cinema/Theater: Notwithstanding anything contained in these Regulations, existing cinema/theater shall be redeveloped in the following manner: In case of redevelopment of an existing cinema/Theater on allocated plot, the user for the cinema/ theater may be permitted in</p>

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		<p>existing cinema/ Theater on designated/allocated plot, the user for the cinema/theater may be permitted in combination with the permissible uses in Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges, or any other uses as may be deemed fit by the Municipal Commissioner.</p> <p>In case of redevelopment of an existing cinema/theater on designated/allocated plot in addition to other uses which are to be permitted, cinema/Theater having seating capacity to the extent of 33% of the number of seats in the old existing cinema/Theater and in any case not less than 150 seats shall be provided.</p> <p>Provided further that if development of cinema/theater along-with other uses except residential</p>	<p>Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges.</p> <p>In case of redevelopment of an existing cinema/theater on designated/allocated plot in addition to other uses which are to be permitted, cinema/Theater having seating capacity to the extent of 33% of the last licensed number of seats in the old existing cinema/Theater and in any case not less than 150 seats or as may be decided by GOM from time to time shall be provided.</p> <p>Further for Cinema/Theater having number of seats 1000 or more mentioned in the last license, in the old existing cinema/Theater may be developed with at least 300 seats without insisting provision of 33% of the number of seats mentioned in the last license, in the old existing cinema/Theater.</p> <p>Existing one screen cinema/Theater can be converted into multiple</p>	<p>redevelopment of an existing cinema/Theater on designated/allocated plot, the user for the cinema/ theater may be permitted in combination with the permissible uses in Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges, or any other uses as may be deemed fit by the Municipal Commissioner.</p> <p>In case of redevelopment of an existing cinema/theater on designated/allocated plot in addition to other uses which are to be permitted, cinema/Theater having seating capacity to the extent of 33% of the last licensed number of seats</p>	<p>combination with the permissible uses in Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges.</p> <p>In case of redevelopment of an existing cinema/theater on allocated plot in addition to other uses which are to be permitted, cinema/Theater having seating capacity to the extent of 33% of the last licensed number of seats in the old existing cinema/Theater and in any case not less than 150 seats or as may be decided by GOM from time to time shall be provided.</p> <p>Further for Cinema/Theater having number of seats 600 or more mentioned in the last license, in the old existing cinema/Theater may be developed with at least 200 seats without</p>

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		<p>use is proposed in single building then the open space requirement shall be considered as required for the special building. The residential uses shall be permitted in separate building.</p> <p>Or</p> <p>2. The Owner/Developer may develop the entire designated/ allocated plot for the purpose of entertainment of general public such as Drama Theater/Opera theater/Mini-theater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial /Dubbing & Recording studio/Preview Theater etc.</p> <p>Or</p> <p>3. i)The designated/allocated plot of the cinema/theatre can be developed at par with AR. For the plot area up to 1000 Sq. m, 40 % of BUA as per Zonal (basic) FSI and in case of the plot area more than</p>	<p>screens subject to observing above conditions and these Regulations.</p> <p>Provided further that if development of cinema/theater along-with other uses except residential use is proposed in single building then the open space requirement shall be considered as required for the special building. The residential uses shall be permitted in separate building/separate wing with separate access.</p> <p>Or</p> <p>2. The Owner/Developer may develop the entire designated/ allocated plot for the purpose of entertainment of general public such as Drama Theater/Opera theater/Mini-theater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial /Dubbing & Recording studio/Preview Theater etc.</p> <p>Or</p> <p>3. i)The designated/allocated plot of the cinema/theatre can be developed</p>	<p>in the old existing cinema/Theater and in any case not less than 150 seats or as may be decided by GOM from time to time shall be provided.</p> <p>Further for Cinema/Theater having number of seats 1000 or more mentioned in the last license, in the old existing cinema/Theater may be developed with at least 300 seats without insisting provision of 33% of the number of seats mentioned in the last license, in the old existing cinema/Theater. Existing one screen cinema/Theater can be converted into multiple screens subject to observing above conditions and these Regulations.</p> <p>Provided further that if development of cinema/theater along-</p>	<p>insisting provision of 33% of the number of seats mentioned in the last license, in the old existing cinema/Theater.</p> <p>BUA of such redeveloped theatre will be in addition to zonal (basic) FSI. However, it will be within the overall permissible FSI as mentioned in column 7 of table 12. No premium shall be charged for this BUA. Existing one screen cinema/Theater can be converted into multiple screens subject to observing above conditions and these Regulations.</p> <p>Provided further that if development of cinema/theater along-with other uses except residential use is proposed in single building then the open space requirement shall be considered as required for the special building. The residential uses shall be permitted in</p>

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		<p>1000 sq. m, 40 % plot area & built up amenities to the extent of 50% of the Zonal (basic) FSI of the plot shall have to be handed over to MCGM free of cost & free of FSI.</p> <p>ii) The Built up amenity shall be in the form of the activity related to the public entertainment as decided by the Commissioner such as Opera theater/Mini-theater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/ Preview theater. In case of plots up to 1000 sq. m, such activity shall preferably be located in a separate wing and with the separate access.</p> <p>iii) The owner shall be entitled for the development of the balance potential as per the provision of Regulation No 17(1) and uses permissible in residential/commercial zones. Provided further that residential use shall be</p>	<p>at par with AR. For the plot area, up to 2000 sq. m, 40 % of BUA as per Zonal (basic) FSI and incase of the plot area more than 2000 sq. m, 40 % plot area & built up amenities to the extent of 50% of the Zonal (basic) FSI of the plot shall have to be handed over to MCGM free of cost & free of FSI.</p> <p>ii) The Built-up amenity shall be in the form of the activity related to the public entertainment as decided by the Commissioner such as Opera theater/Mini-theater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/ Preview theater. In case of plots up to 2000 sq. m, such activity shall preferably be located in a separate wing and with the separate access.</p> <p>iii) The owner shall be entitled for the development of the balance potential as per the provision of Regulation No 17(1) and uses permissible in residential/commercial zones. Provided further that residential use shall be allowed in a separate building.</p>	<p>with other uses except residential use is proposed in single building then the open space requirement shall be considered as required for the special building. The residential uses shall be permitted in separate building/separate wing with separate access.</p> <p>Or</p> <p>5. The Owner/Developer may develop the entire designated/ allocated plot for the purpose of entertainment of general public such as Drama Theater/Opera theater/Mini-theater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial /Dubbing & Recording studio/Preview Theater etc.</p> <p>Or</p> <p>6. i)The</p>	<p>separate building/separate wing with separate access.</p> <p>Or</p> <p>The Owner/Developer may develop the entire plot for the purpose of entertainment of general public such as Drama theatre /Opera theatre /Mini-theatre/Multiplex/ Art Gallery/Video Hall /Library/Reading rooms/ Hall for Musical events or Experiment Theatre or children Theatre/Acting Schools /Preview Theatre etc. along ancillary uses.</p> <p>Or</p> <p>i) The plot of the cinema/theatre can be developed at par with AR. For the plot area, up to 2000 sq. m, 40 % of BUA as per Zonal (basic) FSI and incase of the plot area more than 2000 sq. m, 40 % plot area & built up amenities to the extent of 50% of the Zonal (basic) FSI of the plot shall have to</p>

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		allowed in a separate building.	iv) The owner shall be entitled for the development of the balance plot as per the provisions of these Regulations	designated/allocated plot of the cinema/theatre can be developed at par with AR. For the plot area, up to 1000 2000 sq. m, 40 % of BUA as per Zonal (basic) FSI and incase of the plot area more than 1000 2000 sq. m, 40 % plot area & built up amenities to the extent of 50% of the Zonal (basic) FSI of the plot shall have to be handed over to MCGM free of cost & free of FSI. ii) The Built-up amenity shall be in the form of the activity related to the public entertainment as decided by the Commissioner such as Opera theater/Mini-theater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/ Preview theater. In case of plots up to 1000 2000	be handed over to MCGM free of cost & free of FSI.

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				<p>sq. m, such activity shall preferably be located in a separate wing and with the separate access.</p> <p>iii) The owner shall be entitled for the development of the balance potential as per the provision of Regulation No 17(1) and uses permissible in residential/commercial zones. Provided further that residential use shall be allowed in a separate building.</p> <p>iv) The owner shall be entitled for the development of the balance plot as per the provisions of these Regulations.</p> <p>(EP-33)</p>	
EP-34	Part-III 17 (3)			17(3) Notwithstanding anything contained in these Regulations Development of Reserved land falling under the development under the various provisions of	Sanctioned as modified below. 17(3) Notwithstanding anything contained in these

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				<p>Regulation No. 33 shall be as under: (A)Development of reservation in Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA) under Regulation No. 33(5) All the reservations excluding open space reservation which are actually layout Recreational Open Spaces (LOS) as per the approved MHADA layout, may be developed as per the provisions of Regulation No. 17. All reservation to be developed entirely for intended purpose. (EP-34)</p>	<p>Regulations Development of Reserved land falling under the various provisions of Regulation No. 33 shall be as under: A) "Development of reservation in Development/Redevelopment of Housing Schemes of MHADA under Regulation No. 33(5). All reservations to be developed entirely for the intended purpose.</p>
EP-35	Part-III 17 (3)(B)	<p>7. Construction or reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows</p> <p>7. Construction or</p>	<p>(B)Development of reservation in Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation under Regulation No. 33(7)</p> <p>33(7)7.Construction or</p>	<p>(B)Development of reservation in Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation under Regulation No. 33(7)</p> <p>(1) Redevelopment/reconstruction</p>	<p>Sanctioned as proposed with following modifications. 1) Clause No. (2),(3) & (4) of Sub Regulation 17(3)(B) are modified as below. (2) Notwithstanding anything contained in these</p>

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		<p>reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows</p> <p>(a) Redevelopment/reconstruction in any zone shall be allowed to be taken in site without going through the process of change of zone. For the Industrial user the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>(b) Any plot/layout having area under non-buildable/open space reservations admeasuring only up to 500 sq. m shall be cleared by shifting the existing tenants from that site. Where the area of</p>	<p>reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as specified in Regulation No.17(3)(B).</p> <p>Regulation No. 17(3)(B).</p> <p>(1) Redevelopment/reconstruction in any zone shall be allowed on site without going through the process of change of zone. For the Industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>(2) Notwithstanding anything contained in these regulations, in case of redevelopment of plot/(s) having cessed structure/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI shall be deemed to have been automatically deleted from reservation. However, reservation</p>	<p>in any zone shall be allowed on site without going through the process of change of zone. For the Industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>(2) Notwithstanding anything contained in these regulations, in case of redevelopment of plot/(s) having cessed structure/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI shall be deemed to have been automatically deleted from reservation. However, reservation area beyond the land component of cessed structure/s shall have to be developed entirely for the intended purpose only.</p> <p>(2) Notwithstanding anything contained in these regulations, in case of redevelopment of plot/(s) having cessed structures/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI</p>	<p>regulations, in case of redevelopment of plot/(s) having cessed structures/s and having reservation in the DP, the land component of the said cessed structure as per Zonal (basic) FSI shall be deemed to have been automatically deleted from reservation.</p> <p>The reservation area beyond the land component of cessed structures/s may be developed as per provision of Regulation 17(1) under the principle 'Accommodation Reservation' for the intended purposes.</p> <p>(3) In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size or</p>

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		<p>reservation, either independently located or in cluster, is more than 500sq. msuch sites may be allowed to be redeveloped in accordance with this Regulation subject to the condition that the area of the land so used shall not be more than 67% of the reservation, leaving 33% rendered clear thereafter for reservation& shall be handed over to MCGM.</p> <p>(c) In any plot having reserved/designated open space of more than of 500 sq.m and which is vacant beyond the land component of existing cessed structure as per Zonal (basic)FSI shall have to be developed as per provisions of Regulation no 30.</p> <p>(d) Existing cessed structures on lands reserved for Municipal School (RE 1.1) or Primary and Secondary School</p>	<p>area beyond the land component of cessed structure/s shall have to be developed entirely for the intended purpose only.</p>	<p>shall be deemed to have been automatically deleted from reservation.</p> <p>The reservation area beyond the land component of cessed structures/s may be developed as per provision of Regulation 17(1) under the principle 'Accommodation Reservation' for the intended purposes. Provided that the 25% land component of non-cessed structures as describe in clause 19 of Regulation 33(7) will be eligible for FSI as per Regulation 33(7) only and shall not be eligible for Zonal (basic) FSI."</p> <p>(3) In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size as decided by commissioner shall be made available to MCGM and the developer/ owner shall be entitled to BUA in lieu of cost of</p>	<p>premium as may be decided by the Municipal Commissioner in lieu of said tenements shall be made available to MCGM and the developer shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1).</p> <p>(4) Notwithstanding anything contained in any of these Regulations reconstruction/ redevelopment of buildings of Corporation existing prior to 30.09.1969, falling under reservation in Development Plan shall be permitted as under</p> <p>(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the existing tenants from that site.</p> <p>(ii) Where the area of site</p>

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		<p>(RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:-</p> <p>(i) In case of land reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1) or Primary</p>	<p>(3) In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size as decided by commissioner shall be made available to MCGM.</p> <p>The developer/owner shall be entitled to BUA in lieu of cost of</p>	<p>construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above.</p> <p>(4) Notwithstanding anything contained in any of these Regulations reconstruction/redevelopment of buildings of Corporation existing prior to 30.09.1969, falling under reservation contemplated in Development Plan shall be permitted as under</p> <p>(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the existing tenants from that site.</p> <p>(ii) Where the area of site having non-buildable/open space reservation/Cemetery, is more than 500 sq. m & if the land component of existing structures is more than or equal to 67%, 70% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than 67%, 70% of the reservation and leaving 33% 30% rendered</p>	<p>having non-buildable/open space reservation/Cemetery, is more than 500 sq. m & if the land component of existing structures is more than or equal to 65% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than 65% of the reservation and leaving 35% rendered clear thereafter for the reservation. If the land component of existing structures is less than 65% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than land component of existing structures and leaving balance reservation land rendered clear thereafter for the reservation.</p>

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		<p>and Secondary School (RE1.2) the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.</p> <p>(ii) In the case of lands affected by reservation for Higher Education (RE2.1) in the DP, a building of accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built-up area occupied by the</p>	<p>construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above.</p> <p>(4) Notwithstanding anything contained in any of these Regulations reconstruction/redevelopment of buildings of Corporation existing prior to 30.09.1969, falling under reservation contemplated in Development Plan shall be permitted as under</p> <p>(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the existing tenants from that site.</p> <p>(ii) Where the area of site having non-buildable/open space reservation/Cemetery, is more than 500 sq. m & if the land component of existing structures is more than or equal to 67%, such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than 67% of the reservation and leaving 33% rendered clear thereafter for the reservation. If the land component of existing structures is</p>	<p>clear thereafter for the reservation. If the land component of existing structures is less than 67%, 70% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than land component of existing structures and leaving balance reservation land rendered clear thereafter for the reservation.</p> <p>(iii) Existing structures on lands reserved for Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:</p> <p>(a) In case of land reserved for Municipal School (RE 1.1), Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case, for not less than 500 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI</p>	

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		<p>constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation</p> <p>(iii) In case area under reservation of Municipal School (RE 1.1), or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such</p>	<p>less than 67% such sites may be allowed for the redevelopment subject to condition that the ground area of the land so used shall not be more than land component of existing structures and leaving balance reservation land rendered clear thereafter for the reservation.</p> <p>(iii) Existing structures on lands reserved for Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:</p> <p>(a) In case of land reserved for Municipal School (RE 1.1), Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case, for not less than 500 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.</p> <p>(b) In the case of lands affected by reservation of a Higher Education</p>	<p>computation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.</p> <p>(b) In the case of lands affected by reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case for not less than 800 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.</p> <p>(iv) In case of the plot reserved for the Parking Lot, 100% 125% BUA as per Zonal (basic) FSI of such reserved area shall be constructed.</p> <p>(v) Existing structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of such structures and shall be allowed for redevelopment</p>	

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		<p>cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development.</p> <p>(iv) Requirements of Play Ground as per regulation no 38(I) (2) of these regulations may not be insisted upon for (i),(ii) and (iii) above.</p> <p>(e) In case of the plot reserved for Parking Lot, 100% BUA as per Zonal (basic)FSI of such reserved area shall be handed over to the MCGM.</p> <p>(f) For other buildable reservations except (d) & (e) above, BUA equal to 25 per cent of the area under reservation in that plot,</p>	<p>(RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case for not less than 800 students, shall be constructed. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.</p> <p>(iv) In case of the plot reserved for the Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be constructed.</p> <p>(v) Existing structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of such structures and shall be allowed for redevelopment according to this Regulation.</p> <p>(vi) For other buildable reservations excluding (ii),(iii), (iv) & (v) above and reservations as reflected in the table no 4 of Regulation No 17(1), BUA equal to 25 percent of the area under that reservation in that plot, shall be constructed.</p>	<p>according to this Regulation.</p> <p>(vi) For other buildable reservations excluding (ii),(iii), (iv) & (v) above and reservations as reflected in the table no 4 of Regulation No 17(1), BUA equal to 25 percent of the area under that reservation in that plot, shall be constructed.</p> <p>(EP-35)</p>	

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		<p>shall be made available free of cost for the MCGM or for any other Appropriate Authority.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1).</p> <p>(g) Notwithstanding anything contained in these Regulations, site of existing cessed structures on lands reserved/designated for Rehabilitation & Resettlement (RR2.1) shall be treated as sites for development of cessed structures and shall be allowed for redevelopment according to this Regulation.</p>			
EP-36	Part-III 17 (3)(C)(I)	8. Development of DP Reservations:	(C) (I) Development of reservation in Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster	(C) (I) Development of reservation in Reconstruction or redevelopment of Cluster(s) of	Sanctioned as proposed with following modifications.

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		<p>8. Development of DP Reservations: Construction or reconstruction of slums/buildings falling under Reservations contemplated in the DP shall be permissible as under-</p> <p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring upto 500 sq. m may be cleared by shifting the existing tenants from that site.</p> <p>c. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM,</p>	<p>Development Scheme(s) under Regulation No. 33(9):</p> <p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p> <p>c. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary,</p>	<p>Buildings under Cluster Development Scheme(s) under Regulation No. 33(9):</p> <p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p> <p>c. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the</p>	<p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity (designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and</p>

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		<p>subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the</p>	<p>with the same area and the same width of access road or as required under DCPR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in CDS, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may</p>	<p>remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCPR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in CDS, 125% BUA equivalent to as per Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate</p>	<p>incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the CDS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 30% of such plot area as per Zonal (basic) FSI in the form tenements of size as decided by Commissioner shall be made available to MCGM and the developer shall be entitled to BUA in</p>

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		<p>MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible. Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p>	<p>permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the UDS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 30% of such plot area as</p>	<p>Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the UDS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or</p>	<p>lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1), in case of (e) & (f) above.</p> <p>h. No premium shall be charged for the fungible compensatory area admissible as per Regulation 31(3) for rehabilitation component of an CDS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible compensatory area admissible to the rehabilitation tenements shall be utilized for rehabilitation component only, its utilization for Sale Component under the UDS shall not be permissible.</p> <p>i. Notwithstanding anything</p>

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		<p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1).</p> <p>g. Where a proposed DP Road or Regular line of street passes through the URS area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.</p> <p>The location of and the area under DP road/ existing roads falling in the URS may be allowed to rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per</p>	<p>per Zonal (basic) FSI in the form tenements of size as decided by Commissioner shall be made available to MCGM.</p> <p>The developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1), in case of (d), (e) & (f) above.</p> <p>g. Where a proposed DP Road or Regular line of street passes through the UDS area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.</p> <p>The location of and the area under DP road/ existing roads falling in the UDS may be allowed to be rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per provisions of MMC Act.</p>	<p>users if any.</p> <p>In case of reconstruction/redevelopment of building of Corporation, for the area of plot having no reservation or having designation of Municipal Housing, then the BUA equal to 30% of such plot area as per Zonal (basic) FSI in the form tenements of size as decided by Commissioner shall be made available to MCGM.</p> <p>The developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1), in case of (d), (e) & (f) above.</p> <p>g. Where a proposed DP Road or Regular line of street passes through the UDS area, the entire FSI admissible under this Regulation for the area of the road may be given in the same Scheme.</p>	<p>contained in these regulation in case of slum located on unbuildable reservation (fully occupied) at the option of the owner / developer and subject to rehabilitation of existing slum dwellers / occupants within the same / adjoining municipal ward with the consent of slum dwellers / occupiers as per the provision of these regulations at owners / developers cost without any compensation and handing over the said entire land under reservation to MCGM without any compensation, then it shall be permissible to utilize the permissible FSI of this land within the cluster area. No concession of whatsoever nature permissible under these regulation or regulation no. 33 (10) shall be permissible to the building where slum dwellers are rehabilitated.</p>

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		<p>provisions of MMC Act.</p> <p>h. No premium shall be charged for the fungible FSI admissible as per Regulation 31(3) for rehabilitation component of an URS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible FSI admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale Component under the URS shall not be permissible.</p>	<p>h. No premium shall be charged for the fungible compensatory area admissible as per Regulation 31(3) for rehabilitation component of an UDS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible compensatory area admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale Component under the UDS shall not be permissible.</p>	<p>The location of and the area under DP road/ existing roads falling in the UDS may be allowed to be rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per provisions of MMC Act.</p> <p>h. No premium shall be charged for the fungible compensatory area admissible as per Regulation 31(3) for rehabilitation component of an UDS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible compensatory area admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale</p>	

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				Component under the UDS shall not be permissible. (EP-36)	
EP-37	Part-III 17 (3)(C)(II)	-----	<p>C)(II) Development of reservation in Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s) under Regulation No. 33(9)(B).</p> <p>Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as under –</p> <p>a. Redevelopment / reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>b. Any land under non-buildable reservations, admeasuring only up to 500 sq. m may be cleared by shifting</p>	<p>(C)(II) Development of reservation in Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s) under Regulation No. 33(9)(B).</p> <p>Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as under –</p> <p>b. Redevelopment / reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing industrial unit.</p>	

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			<p>the existing tenants from that site.</p> <p>c. If the area under a non-buildable reservation is more than 500 sq. m., minimum 50% of the area under reservation shall be developed for the same purpose and handed over to Planning Authority, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the Development Plan shall be rearranged/relocated, if necessary, with the same area and the same width of access road or as required under DCPR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the Officer appointed by the Planning Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, built up area equal to 60% of the Zonal (basic) FSI under such reservations or existing built up area of the amenity whichever is more, on that plot shall be made available free of FSI and free of cost to the Planning</p>	<p>b. Any land under non-buildable reservations, admeasuring only up to 500 sq. m may be cleared by shifting the existing tenants from that site.</p> <p>c. If the area under a non-buildable reservation is more than 500 sq. m., minimum 50% of the area under reservation shall be developed for the same purpose and handed over to Planning Authority, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the Development Plan shall be rearranged/relocated, if necessary, with the same area and the same width of access road or as required under DCPR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the</p>	

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			<p>Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks/plot depending on the area and nature of such reservations and Officer appointed by the Planning Authority may permit composite development of reservations in case of such reservations. The vacant plot of DP reservation shall be allowed for residential development, if the BUA of DP reservation is amalgamated and constructed on one or more block/plot. However, if the Empowered Committee requires BUA under any designation /reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation F.S.I, and Free sale FSI as admissible under this Regulation shall be permissible.</p> <p>g. Where a proposed Development Plan Road or Regular line of street passes through the Urban Renewal Scheme area, the entire FSI admissible under these Regulations for the area of the road may be given in the same Scheme.</p>	<p>Officer appointed by the Planning Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, built up area equal to 60% of the Zonal (basic) FSI under such reservations or existing built up area of the amenity whichever is more, on that plot shall be made available free of FSI and free of cost to the Planning Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks/plot depending on the area and nature of such reservations and Officer appointed by the Planning Authority may permit composite development of reservations in case of such reservations. The vacant plot of DP reservation shall be allowed for residential development, if the BUA of DP reservation is amalgamated and constructed on one or more block/plot. However, if the Empowered Committee requires BUA under any designation</p>	

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				<p>/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation F.S.I, and Free sale FSI as admissible under this Regulation shall be permissible.</p> <p>g. Where a proposed Development Plan Road or Regular line of street passes through the Urban Renewal Scheme area, the entire FSI admissible under these Regulations for the area of the road may be given in the same Scheme. (EP-37)</p>	
EP-38	Part-III 17(3)(D)			<p>(D) Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10)</p> <p><u>(a) Slums in Residential/ Commercial Zone</u></p> <p>(1) Slums situated in lands falling under Residential/Commercial Zone and affected by the reservation in the DP shall be developed in</p>	<p>Sanctioned as proposed with following modifications.</p> <p>(6) Existing slum boundary excluding non-slum area / nala as certified by Competent Authority on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for</p>

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				<p>accordance with the following provisions.</p> <p>(2)(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slum-dwellers from that site.</p> <p>(ii) Where the area of site having non-buildable/open space reservation, is more than 500 sq. m such sites may be allowed to be developed for slum redevelopment subject to condition that the ground area of the land so used shall not be more than 67% 65% of the reservation and leaving 33% 35% rendered clear thereafter for the reservation.</p> <p>(3) Existing slum structures on lands reserved for Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:</p> <p>(i) In case of land reserved for</p>	<p>development of slum structures and shall be allowed for redevelopment according to this Regulation.</p> <p>(7) Reservation area beyond the slum boundary on open land/ non-slum area /nala shall have to be developed entirely for the intended purpose only.</p> <p>(8) In case where LOI/IOA was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.</p> <p>(9) In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public</p>

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				<p>Municipal School (RE 1.1), Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case, for not less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1) Primary and secondary school (RE1.2), the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation</p> <p>(ii) In the case of lands affected by reservation of a Higher</p>	<p>purpose for equal or more area of reservation in DP 2034 than DP 1991, then development shall be as per this regulation. The DP road shall be reckoned with as per DP 2034.</p>

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				<p>Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, but in any case for not less than 800 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the BUA occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.</p> <p>(iii) In case area under reservation of Municipal School (RE 1.1)/</p>	

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				<p>Primary and secondary school (RE1.2) or a Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development. Requirements of Play Ground as per Regulation No 38 (I) (2) of these regulations may not be insisted for (i) above.</p> <p>(4) For other buildable reservations excluding Municipal School (RE 1.1)/ Primary and Secondary School (RE1.2) or a Higher Education (RE2.1) on lands under slum, BUA equal to 25 percent of the area under that reservation in that plot, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority.</p>	

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				<p>(5) In case of the plot reserved for the Parking Lot, 400% 125% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to MCGM.</p> <p>The developer/owner shall be entitled for the Built-Up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of clause 3,4 & 5 above.</p> <p>(6) Existing slum structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation.</p> <p>Note:—(a) (7) However, reservation area beyond the slum structures shall have to be developed entirely for the intended purpose only.</p> <p>(2) (8) In case where LOI/IOA was issued by CEO (SRA) prior</p>	

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				<p>to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.</p> <p>In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public purpose for equal or more area of reservation in DP 2034 than DP 1991, then development shall be as per this regulation. The DP road shall be reckoned with as per DP 2034</p> <p>(EP-38)</p>	
EP-39	Part-III 17(3)(D)(b)	Section 26 -----			Sanctioned as proposed with following modification.
		Section 30 (b) <u>Slums in Industrial Zone (I)</u> (1) Slums in Industrial Zone (I) shall be allowed to be redeveloped in-situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential uses, all the uses permitted for the original zone shall be permitted. For industrial uses, the segregating distance shall be maintained from the existing industrial unit			1) Sub Regulation 17(3)(D)(b)(2) along with table is modified as below.

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		(2) Any plot/layout having area excluding area under DP Road/ prescribed RL as per MMC Act as mentioned in the table below, may be allowed to be developed under this Regulation by insisting handing over of amenity as detailed below:			2. Any plot/layout having area excluding area under DP Road/ prescribed RL as per MMC Act, may be allowed to be developed under this Regulation by insisting handing over of 50 % amenity of the required under Regulation No. 14(B) (c).																					
		<table border="1"> <thead> <tr> <th data-bbox="483 459 589 595">Sr. No</th> <th data-bbox="589 459 1070 595">Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC Act</th> <th data-bbox="1070 459 1720 595">BUA of built up amenity to be handed over</th> </tr> </thead> <tbody> <tr> <td data-bbox="483 595 589 663">1</td> <td data-bbox="589 595 1070 663">Up to 2000 sq. m</td> <td data-bbox="1070 595 1720 663">BUA equal to 16% of plot area under development</td> </tr> <tr> <td data-bbox="483 663 589 772">2</td> <td data-bbox="589 663 1070 772">More than 2000 sq. m, but up to 1 ha</td> <td data-bbox="1070 663 1720 772">BUA equal to 14% of plot area under development</td> </tr> <tr> <td data-bbox="483 772 589 943">3</td> <td data-bbox="589 772 1070 943">More than 1 ha, but up to 2 ha</td> <td data-bbox="1070 772 1720 943">BUA equal to 12% of plot area under development or 10% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road</td> </tr> <tr> <td data-bbox="483 943 589 1114">4</td> <td data-bbox="589 943 1070 1114">More than 2 ha, but up to 5 ha</td> <td data-bbox="1070 943 1720 1114">BUA equal to 10% of plot area under development or 8% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road.</td> </tr> <tr> <td data-bbox="483 1114 589 1284">5</td> <td data-bbox="589 1114 1070 1284">More than 5 ha, but up to 10 ha</td> <td data-bbox="1070 1114 1720 1284">BUA equal to 8 % of plot area under development or 6% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road</td> </tr> <tr> <td data-bbox="483 1284 589 1382">6</td> <td data-bbox="589 1284 1070 1382">More than 10 ha</td> <td data-bbox="1070 1284 1720 1382">BUA equal to 5 % of plot area under development or 3% of plot directly accessible from public road or an uninterrupted means of access as per this</td> </tr> </tbody> </table>				Sr. No	Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC Act	BUA of built up amenity to be handed over	1	Up to 2000 sq. m	BUA equal to 16% of plot area under development	2	More than 2000 sq. m, but up to 1 ha	BUA equal to 14% of plot area under development	3	More than 1 ha, but up to 2 ha	BUA equal to 12% of plot area under development or 10% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road	4	More than 2 ha, but up to 5 ha	BUA equal to 10% of plot area under development or 8% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road.	5	More than 5 ha, but up to 10 ha	BUA equal to 8 % of plot area under development or 6% of plot directly accessible from public road or an uninterrupted means of access as per this regulation from the public road	6	More than 10 ha	BUA equal to 5 % of plot area under development or 3% of plot directly accessible from public road or an uninterrupted means of access as per this
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<p>(3) Requirement of LOS as per the provisions of Regulation No.27 (1)(a) shall be insisted.</p> <p>(4) In the event of DP having provided reservation/reservations on a plot where development under Regulation No 33(10) is proposed, the following shall apply:</p> <p>a. If the area under DP reservation to be handed over to MCGM (excluding the areas under D P roads/ road setback) is less than the land component of built up amenity required as per this Regulation, only the additional land area shall be provided for amenity.</p> <p>b. If the area under DP reservation to be handed over to MCGM, (excluding the areas under DP roads/ road setback), is more than the land component of built up amenity required as per this Regulation, then the provision for amenity is not necessary.</p> <p>5) The owner shall give advanced possession of the land wherever applicable (to be handed over) to MCGM/Appropriate Authority at the time of seeking Approval for Development of plot. It shall be responsibility of the land owner to clear all the encumbrances and complete the formalities towards transferring the land in the name of MCGM/Appropriate Authority. Proforma of possession receipt shall be as per Appendix V.</p> <p>6) The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity handed over to MCGM can be granted only after handing over of such built up amenity or before availing zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/ buildings beyond 75% of admissible BUA, other than the built-up amenity.</p> <p>(7) The developer shall be entitled to the cost of construction of development of buildable amenity as per provision of regulation 17(1) Note (d).</p>					

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EP-40	Part-III 17(3)(D)(c)	Section 26 -----			Sanctioned as proposed.								
		Section 30 -----											
		<p>Section 31(1) (c) Slums in Special Development Zone I (SDZ I) Slums situated in lands falling under SDZ I in the DP, shall be developed in accordance with the following provisions</p> <p>(1) Any plot/layout having area admeasuring up to 4000 sq. m excluding area under DP Road/ prescribed RL as per MMC Act shall not be allowed to be developed under this Regulation and be cleared by shifting the slum dwellers from that site.</p> <p>(2) Any plot/layout having area admeasuring more than 4000 sq. m excluding area under DP Road/ prescribed RL as per MMC Act may be allowed to be developed under this Regulation by insisting handing over of amenity as detailed below:</p> <table border="1" data-bbox="483 1206 1731 1335"> <thead> <tr> <th data-bbox="483 1206 591 1335">Sr. No</th> <th data-bbox="591 1206 943 1335">Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC</th> <th data-bbox="943 1206 1368 1335">% of land area as Amenity to be handed over to MCGM as POS</th> <th data-bbox="1368 1206 1731 1335">BUA of built up amenity to be handed over</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Sr. No	Plot Area Under Development excluding area under DP Road/ prescribed RL as per MMC	% of land area as Amenity to be handed over to MCGM as POS	BUA of built up amenity to be handed over					
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EP-41	Part-III 17(3)(E)	-----	-----	(E) Metro Station interchanges: The buildable reservations if any, on plots abutting Metro Station interchanges shall cease to exist on identification of such Metro Station interchanges to that extent, subject to condition that minimum 20% of plot area shall be kept reserved for parking lot, which can be developed under accommodation reservation policy under regulation 17(1). However the non-buildable (open spaces) reservations shall be	Sanctioned as modified below. (E) Metro Station interchanges: The buildable reservations if any, on plots abutting Metro Station interchanges shall cease to exist on identification of such Metro Station interchanges within 500 m. from such interchange to that extent, subject to condition that 20% of plot area shall be

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				implemented to the full extent. (EP-41)	kept reserved for parking lot, which can be developed under accommodation reservation policy under regulation 17(1). However the non-buildable (open spaces) reservations shall be implemented to the full extent.

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1	2	3	4	5	6
EP-42	Part-IV 18 (a) & (b)	<p>18. Requirement of Site</p> <p>No land shall be used as a site for the construction of building –</p> <p>(a) if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;</p> <p>(b) if the site is within 6.0 m from the edge of the water mark of a minor water course, or 15m from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Commissioner are made to drain the flow of the water course;</p> <p>Provided that where a water course passes through</p>	<p>18. Requirement of Site</p> <p>No land shall be used as a site for the construction of building –</p> <p>(a)if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;</p> <p>(b) if the site is within 6.0 m from the edge of the water mark of a minor water course, or 15m from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Commissioner are made to drain the flow of the water course;</p> <p>Provided that where a water course passes through low-</p>	<p>18. Requirement of Site</p> <p>No land shall be used as a site for the construction of building –</p> <p>(a) if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;</p> <p>(b) if the site is within 6.0 m from the edge of the water mark of a minor water course, or 15m from the edge of the water mark of a major water course, unless arrangements to the satisfaction of the Commissioner are made to drain the flow of the water course;</p> <p>Provided that where a</p>	Sanctioned as proposed.

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		low-lying land without well-defined banks, the Commissioner may, as determined by him, permit the owner of the property to restrict or divert the water course to an alignment and cross section.	lying land without well-defined banks, the Commissioner may, as determined by him, permit the owner of the property to restrict or divert the water course to an alignment and cross section.	water course passes through low-lying land without well-defined banks, the Commissioner may, as determined by him, permit the owner of the property to restrict or divert the water course to an alignment and cross section. Provided that, in case of trained nallah 6.0m marginal open space shall have to be maintained (EP-42)	
EP-43	Part-IV 19 (2)(c) & (d)	c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(10),33(10)(A),33(15),33(20)(A)width of Road 9 m shall be deemed to be adequate for any height. NOTE:-Wherever feasible, the MCGM shall strive to widen all roads having width below 9 m to a minimum 9 m, after a comprehensive traffic study	c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A),33(7)(B),33(10),33(10)(A),33(15),33(20) (A) width of Road 9 m shall be adequate for any height. NOTE: - MCGM shall convert all roads of width less than 9 m to 9 m and above as per site condition through MR &TP	c) Provided further that in case of redevelopment under Regulation No 33(5), 33(6), 33(7), 33(7)(A),33(7)(B),33(10),33(10)(A),33(15),33(20) (A) width of Road 9 m shall be deemed to be adequate for any height for the development up to the FSI permissible under that regulation. (d) The Municipal Commissioner shall constitute a High-Rise Committee to advise on issues	Sanctioned as modified below. 1)Clause No.(2)(a),(b) & (c) are deleted. 2)Clause (2)(d) is renumbered as (3)and modified as below. The Municipal Commissioner shall constitute a Technical Committee for high rise buildings to advise on issues related to high-rise building having height more than 120

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		and due implementation analysis and sanction as per MMC Act 1888.	Act or MMC Act. 2. Roads excluding existing public road/Municipal road, reflected in DP shall not be treated as public Road, unless and until declared under appropriate section of MMC Act & shall not be subjected to mechanical acquisition.	related to high-rise building having height more than 120 m. in which followings persons shall be included: 1) Practicing structural Engineer-Member 2) Teaching structural Engineer-Member 3) Chief Fire Officer, MCGM-Member 4) Or any other member Subject to prior permission of H'ble Supreme court. (Clause (d) shall be subject to supreme Court permission) (EP-43)	m. or any building having slenderness ratio 9 or more irrespective of height of building, in which following persons shall be included: 1) Retired IAS officer not below rank of Principal Secretary -Chairman 2) Structural Engineering faculty from IIT/VJTI/SPCE - Member 3) Soil Mechanics faculty from IIT/ VJTI/SPCE-Member 4) Practicing registred structural Engineer having experience in the field Structural Designing of 10 years or more- Member 5) Chief Fire Officer, MCGM- Member 6) or any other Technical member Terms of Reference (TOR) including duration for Committee shall be decided by the Municipal Commissioner.

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EP-44	Part-IV 19 Note	NOTE:-Wherever feasible, the MCGM shall strive to widen all roads having width below 9 m to a minimum 9 m, after a comprehensive traffic study and due implementation analysis and sanction as per MMC Act 1888.	NOTE: - MCGM shall convert all roads of width less than 9 m to 9 m and above as per site condition through MR &TP Act or MMC Act. 2. Roads excluding existing public road/Municipal road, reflected in DP shall not be treated as public Road, unless and until declared under appropriate section of MMC Act & shall not be subjected to mechanical acquisition.	NOTE: - 1. Wherever feasible, the MCGM shall strive to widen all roads having width below 9 m to a minimum 9 m, after a comprehensive traffic study and due implementation analysis and sanction as per MMC Act 1888. MCGM shall convert all roads of width less than 9 m to 9 m and above as per site condition through MR &TP Act or MMC Act. 2. Roads excluding existing public road/Municipal road, reflected in DP shall not be treated as public Road, unless and until declared under appropriate section of MMC Act & shall not be subjected to mechanical acquisition. (EP-44)	Sanctioned as proposed.
EP-45	Part-IV 19 (3)	(2) Other buildings: (a) The Commissioner shall permit access from streets having width of not less than 6.0 m over which the public have a customary right of access or have used it or	(3) Other buildings: (a)The Commissioner shall permit access from streets having width of not less than 6.0 m over which the public have a customary right of access or have used it or passed over it uninterruptedly for	(3) Other buildings: (b) The Commissioner shall permit access from streets having width of not less than 6.0 m over which the public have a	Sanctioned as proposed.

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		<p>passed over it uninterruptedly for a period of 12 years.</p> <p>(b) The Commissioner may permit access from</p> <p>(i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan),</p> <p>(ii) any existing street not less than 3.6 m wide which is proposed to be widened either in DP or by sanctioned regular line of street under the MMC Act, 1888,</p> <p>(iii) any street less than 3.6 m wide in a gaothan if the plot boundary is shifted 2.25m from the central line of the street. Provided that shifting of plot boundary to 2.25 m from central line of the street will be insisted upon only in respect of identified streets forming part of Traffic</p>	<p>a period of 12 years.</p> <p>(b) The Commissioner may permit access from</p> <p>(i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan),</p> <p>(ii) any existing street not less than 3.6 m wide which is proposed to be widened either in DP or by sanctioned regular line of street under the MMC Act, 1888,</p> <p>(iii) any street less than 3.6 m wide in a gaothan/Koliwada/Adivasipada if the plot boundary is shifted 2.25m from the central line of the street. Provided that shifting of plot boundary to 2.25 m from central line of the street will be insisted upon only in respect of identified streets forming part of Traffic Circulation System in gaothan/Koliwada/Adivasipada. Such streets will be identified</p>	<p>customary right of access or have used it or passed over it uninterruptedly for a period of 12 years.</p> <p>(b) The Commissioner may permit access from</p> <p>(i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan),</p> <p>(ii) any existing street not less than 3.6 m wide which is proposed to be widened either in DP or by sanctioned regular line of street under the MMC Act, 1888,</p> <p>(iii) any street less than 3.6 m wide in a gaothan/Koliwada/Adi vasipada if the plot boundary is shifted 2.25m from the</p>	

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		<p>Circulation System in Gaothan. Such streets will be identified with specific approval of the Municipal Commissioner. In all other cases, existing access will be considered as adequate in Gaothan areas, subject to the physical verification on site,</p> <p>(iv) any street or road more than 52.0 m in width specifically identified in the DP for giving direct access except where NOC has been granted by the appropriate road authorities,</p>	<p>with specific approval of the Municipal Commissioner. In all other cases, existing access will be considered as adequate in gaothan/Koliwada/Adivasipada areas, subject to the physical verification on site,</p> <p>(iv) any street or road more than 52.0 m in width specifically identified in the DP for giving direct access except where NOC has been granted by the appropriate road authorities,</p>	<p>central line of the street. Provided that shifting of plot boundary to 2.25 m from central line of the street will be insisted upon only in respect of identified streets forming part of Traffic Circulation System in gaothan/Koliwada/Adi vasipada. Such streets will be identified with specific approval of the Municipal Commissioner. In all other cases, existing access will be considered as adequate in gaothan/Koliwada/Adi vasipada areas, subject to the physical verification on site,</p> <p>(iv) any street or road more than 52.0 m in width specifically identified in the DP for giving direct access except where</p>	

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				<p>NOC has been granted by the appropriate road authorities,</p> <p>(c) In case of TP schemes access provided in TP scheme shall be considered adequate.</p> <p>Provided further that, in case where it is not feasible/possible to provide 6.0 m wide access (except T P Scheme), the Commissioner, by special permission, may consider access up to 3.6 m for the proposed building not exceeding 32m in height. For greater height provision of sub Regulation (2) of this regulation shall apply.</p> <p>Provided further that where any road is proposed to be widened in the DP for which a regular line of</p>	

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				<p>street has been prescribed under the MMC Act, 1888, the resulting proposed width shall be reckoned in dealing with a request for development permission. Provided further that a high rise building shall require actual access as described in Sub-Regulation (2) of this regulation shall apply. Regular line of street prescribed under the MMC Act, 1888 shall prevail as per Regulation No 20, even if it is not reflected in DP.</p> <p>(EP-45)</p>	
EP-46	Part-IV 22	<p>22. Access to land-locked plot.</p> <p>In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked</p>	<p>22. Access to land-locked plot.</p> <p>In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked plot which has no access to any street or road, the</p>	<p>22. Access to land-locked plot.</p> <p>In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked plot which</p>	<p>Refuse to accord sanction. Provision is deleted.</p>

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		<p>plot which has no access to any street or road, the Commissioner may require access through an adjoining plot or plots which shall, as far as possible, be nearest to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-locked plot and subject to other conditions prescribed by the Commissioner. Alternatively, if the owner of the adjoining plot, which is accessible from a public street, is willing to provide right of access to such land-locked plot then the same may be permitted from the required marginal side open space of the building on such adjoining plots.</p>	<p>Commissioner may require access through an adjoining plot or plots which shall, as far as possible, be nearest to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-locked plot and subject to other conditions prescribed by the Commissioner. Alternatively, if the owner of the adjoining plot, which is accessible from a public street, is willing to provide right of access to such land-locked plot then the same may be permitted from the required marginal side open space of the building on such adjoining plots. Notwithstanding anything contained in these Regulations, additional FSI equal to Zonal (basic) FSI of area of access provided to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access handed over to MCGM. In SDZ II if such right of way is provided then, additional FSI equal to Zonal (basic) FSI prevailing in adjoining zone, for area of access provided</p>	<p>has no access to any street or road, the Commissioner may require access through an adjoining plot or plots which shall, as far as possible, be nearest to the public street. The cost of land acquisition and development of such access shall be borne by the owner of land-locked plot and subject to other conditions prescribed by the Commissioner. Alternatively, if the owner of the adjoining plot, which is accessible from a public street, is willing to provide right of access to such land-locked plot then the same may be permitted from the required marginal side open space of the building on such adjoining plots.</p>	

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			to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access being handed over to MCGM.	Notwithstanding anything contained in these Regulations, additional FSI equal to Zonal (basic) FSI of area of access provided to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access handed over to MCGM. In SDZ H if such right of way is provided then, additional FSI equal to Zonal (basic) FSI prevailing in adjoining zone, for area of access provided to land locked plot shall be granted to plot owner who is providing the access to such land locked property subject to condition that such access being handed over to MCGM.	

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				(EP-46)																									
EP-47	Part-IV 23 TABLE No 7	<p>Section 26</p> <p>23. Internal means of access</p> <p>(1) Minimum road width vis-à-vis the area served- Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table No 7 hereunder for residential and commercial zones and as given in Table No8 hereunder for an industrial zone.</p> <p>TABLE No 7</p> <p>Width of access for Residential and Commercial Zones</p> <table border="1" data-bbox="752 1050 1509 1388"> <thead> <tr> <th data-bbox="752 1050 898 1251" rowspan="2">Access length in meters (m)</th> <th colspan="4" data-bbox="898 1050 1509 1091">Area served (sq.m)</th> </tr> <tr> <th data-bbox="898 1091 1037 1251">Less than 1500</th> <th data-bbox="1037 1091 1200 1251">More than 1500 & up to 4,000</th> <th data-bbox="1200 1091 1355 1251">More than 4000 & up to 10,000</th> <th data-bbox="1355 1091 1509 1251">More than 10,000</th> </tr> <tr> <th data-bbox="752 1251 898 1294"></th> <th colspan="4" data-bbox="898 1251 1509 1294">Width in meters (m)</th> </tr> <tr> <th data-bbox="752 1294 898 1388">(1)</th> <th data-bbox="898 1294 1037 1388">(2)</th> <th data-bbox="1037 1294 1200 1388">(3)</th> <th data-bbox="1200 1294 1355 1388">(4)</th> <th data-bbox="1355 1294 1509 1388">(5)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Access length in meters (m)	Area served (sq.m)				Less than 1500	More than 1500 & up to 4,000	More than 4000 & up to 10,000	More than 10,000		Width in meters (m)				(1)	(2)	(3)	(4)	(5)						Sanctioned as proposed.
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			Less than 75	7.5	9	12		
			Less than 75	6	7.5	9	12	
			More than 75 & upto 150	7.5	7.5	9	12	
			More than 150 & up to 300	9	9	9	12	
			Over 300	12	12	12	12	
		<p>Provided that in residential layouts, straight cul-de-sacs upto 150 m long roads are permissible. An additional length up to 125m will be permissible, if an additional turning space is provided at 150 m. The turning space, in each case, should not be less than 81sq.min area, no dimension being less than 9 m.</p>						
		<p>Section 30</p> <p>23. Internal means of access</p> <p>(1) Minimum road width vis-à-vis the area served- Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table No 7 hereunder for residential and commercial zones and as given in Table No 8 hereunder for an industrial zone.</p> <p>TABLE No 7</p>						

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Access length in meters (m)	Area served (sq.m)																																											
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		<p>Section 31(1)</p> <p>23. Internal means of access</p> <p>(1) Minimum road width vis-à-vis the area served- Plots which do not abut on a street shall abut/front on a means of access, the width and other requirements of which shall be as given in Table No 7 hereunder for residential and commercial zones and as given in Table No 8 hereunder for an industrial zone.</p> <p>TABLE No 7</p> <p>Width of access for Residential and Commercial Zones for plot area to be served</p> <table border="1" data-bbox="573 783 1688 1383"> <thead> <tr> <th data-bbox="573 783 781 847" rowspan="2">Access length in meters (m)</th> <th colspan="4" data-bbox="781 783 1688 847">Area served (sq. m)</th> </tr> <tr> <th data-bbox="781 847 992 943">Less than 1500</th> <th data-bbox="992 847 1234 943">More than 1500 & up to 4,000</th> <th data-bbox="1234 847 1458 943">More than 4000 & up to 10,000</th> <th data-bbox="1458 847 1688 943">More than 10,000</th> </tr> <tr> <th data-bbox="573 943 781 975">(1)</th> <th colspan="4" data-bbox="781 943 1688 975">Width in meters (m)</th> </tr> <tr> <th data-bbox="573 975 781 1070"></th> <th data-bbox="781 975 992 1070">(2)</th> <th data-bbox="992 975 1234 1070">(3)</th> <th data-bbox="1234 975 1458 1070">(4)</th> <th data-bbox="1458 975 1688 1070">(5)</th> </tr> </thead> <tbody> <tr> <td data-bbox="573 1070 781 1129">Less than 75</td> <td data-bbox="781 1070 992 1129">6</td> <td data-bbox="992 1070 1234 1129">7.5</td> <td data-bbox="1234 1070 1458 1129">9</td> <td data-bbox="1458 1070 1688 1129">12</td> </tr> <tr> <td data-bbox="573 1129 781 1225">More than 75 & upto 150</td> <td data-bbox="781 1129 992 1225">7.5</td> <td data-bbox="992 1129 1234 1225">7.5</td> <td data-bbox="1234 1129 1458 1225">9</td> <td data-bbox="1458 1129 1688 1225">12</td> </tr> <tr> <td data-bbox="573 1225 781 1321">More than 150 & up to 300</td> <td data-bbox="781 1225 992 1321">9</td> <td data-bbox="992 1225 1234 1321">9</td> <td data-bbox="1234 1225 1458 1321">9</td> <td data-bbox="1458 1225 1688 1321">12</td> </tr> <tr> <td data-bbox="573 1321 781 1383">Over 300</td> <td data-bbox="781 1321 992 1383">12</td> <td data-bbox="992 1321 1234 1383">12</td> <td data-bbox="1234 1321 1458 1383">12</td> <td data-bbox="1458 1321 1688 1383">12</td> </tr> </tbody> </table>			Access length in meters (m)	Area served (sq. m)				Less than 1500	More than 1500 & up to 4,000	More than 4000 & up to 10,000	More than 10,000	(1)	Width in meters (m)					(2)	(3)	(4)	(5)	Less than 75	6	7.5	9	12	More than 75 & upto 150	7.5	7.5	9	12	More than 150 & up to 300	9	9	9	12	Over 300	12	12	12	12	
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		<p>Provided that in residential layouts, straight cul-de-sacs up to 150 m long roads are permissible. An additional length up to 125m will be permissible, if an additional turning space is provided at 150 m. The turning space, in each case, should not be less than 81sq.min area, no dimension being less than 9 m.</p> <p>Provided that in residential layouts, straight cul-de-sacs upto 150 m. long roads are permissible. An additional length upto 125m. will be permissible, if an additional turning space is provided at 150 m. The dead end shall be at a level higher than the main road from where the cul-de-sac road takes off. The turning space, in each case, should not be less than 81sq.m. in area, no dimension being less than 9 m.</p> <p>(EP-47)</p>			
EP-48	Part-IV 26	<p>26. Layout/amalgamation/subdivision of plots</p> <p>(1) Circumstances warranting preparation of a layout or subdivision/amalgamation: A layout or subdivision/amalgamation shall be submitted for the following:</p> <p>(a) when more than one building (except for building accessory to the main building) is proposed on any land;</p> <p>(b) when development or redevelopment of any tract of land includes its division or</p>	<p>26. Layout/amalgamation/subdivision of plot</p> <p>(1) Circumstances warranting preparation of a layout or subdivision/amalgamation: A layout or subdivision/amalgamation shall be submitted for the following:</p> <p>(a) when more than one building (except for building accessory to the main building) is proposed on any land;</p> <p>(b) when development or redevelopment of any tract of land includes its division or sub-division/amalgamation of</p>	<p>26. Layout/amalgamation/subdivision of plot</p> <p>(1) Circumstances warranting preparation of a layout or sub-division /amalgamation: A layout or subdivision/amalgamation shall be submitted for the following:</p> <p>(a) when more than one building (except for building accessory to the main building) is proposed on any land;</p> <p>(b) when development or redevelopment of any tract</p>	<p>Sanctioned as modified below.</p> <p>c) when the land under development admeasures 2000 sq. m or more in any zone, where the development is permissible.</p>

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		sub-division/amalgamation of plots ; when the land under development admeasures 2000sq.m or more in any zone.	plots; when the land under development admeasures 2000sq.m or more in any zone.	of land includes its division or sub-division/amalgamation of plots; (c) when the land under development admeasures 2000 sq. m or more in any zone. in 'R', 'C' & 'I' Zone, except 'G' & 'N.A.' Zone, where the development is permissible. (EP-48)									
EP-49	Part-IV 26 TABLE No 10 Note	Section 26 (3) Minimum plot areas: The minimum plot areas permissible for different categories of use types of development permissible and the minimum dimension shall be as in Tables No 10 here under: TABLE No 10 Minimum Plot areas for various Uses <table border="1" data-bbox="465 1054 1599 1342"> <thead> <tr> <th data-bbox="465 1054 618 1267">Sr. No (1)</th> <th data-bbox="618 1054 976 1267">Land use (2)</th> <th data-bbox="976 1054 1413 1267">Plot area (sq.m) (3)</th> <th data-bbox="1413 1054 1599 1267">Type of Development (4)</th> </tr> </thead> <tbody> <tr> <td data-bbox="465 1267 618 1342">1</td> <td data-bbox="618 1267 976 1342">Residential and Commercial (except those</td> <td data-bbox="976 1267 1413 1342">(i) 25 and above but less than 40</td> <td data-bbox="1413 1267 1599 1342">Row</td> </tr> </tbody> </table>			Sr. No (1)	Land use (2)	Plot area (sq.m) (3)	Type of Development (4)	1	Residential and Commercial (except those	(i) 25 and above but less than 40	Row	Sanctioned as proposed with following modifications. Notes below Table No. 10 are modified as below. Note: - 1) If new proposed DP Road/RL is prescribed in already approved layout, then imbalance of FSI in subdivided plots because of new proposed DP Road/RL shall be allowed. 2) In cases of an erstwhile contiguous land under one ownership which got
Sr. No (1)	Land use (2)	Plot area (sq.m) (3)	Type of Development (4)										
1	Residential and Commercial (except those	(i) 25 and above but less than 40	Row										

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			in 2,3 and 4 below)	(ii)40 and above but less than 125	Row/semi-detached.	<p>subdivided by existing public road, the Owner/Developer may opt for development by utilizing the entire potential of an erstwhile contiguous land under these Regulations on one of the subdivided plot on any side of the existing road subject to the following.</p> <p>i) The subplot/plots of an erstwhile contiguous land shall not be part of any layout earlier approved prior to coming into force of these Regulations.</p> <p>ii) The subplot/plots whose potential used to be utilized on the other subplot/plots shall become devoid of any potential and shall be handed over to MCGM and ownership of the same shall be transferred in the name of MCGM in P.R. Card, free of cost, free of encumbrances, as per the terms and conditions specified by Municipal Commissioner.</p>
				(iii)125 and above with no dimension less than 9.0 m	Row/semi-detached/detached.	
		2	Plots in Rehabilitation and Resettlement/Slum up-gradation/Reconstruction scheme.	21 with minimum width of 3.0 m	Row.	
		3.	Petrol filling Station -			
			(a) without service bay	545 (with one dimension not less than 16.75 m).	Detached	
			(b) with service bay	1100 (with one dimension not less than 30.5 m).	Detached	
		4	Cinema theatre, assembly hall	3 sq.m per seat including parking requirements		
		5	MangalKaryalaya/ Public Hall	1000		
		6	Industrial (I)	300 (with width not less than 15m)	Detached	

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					<p>iii) The area of subplot/plots where the entire potential is proposed to be utilized shall not be less than 50% of aggregate area of all sub plot/plots without taking into account the area of existing public road.</p> <p>iv) The subplot/plots so handed over to MCGM shall be used for public purpose as may be decided by Municipal Commissioner, MCGM.</p> <p>v) The Owner/Developer shall not be entitled for any monetary compensation or TDR of the plot handedover to MCGM.</p>								
		<p>Section 30 (3) Minimum plot areas: The minimum plot areas permissible for different categories of use types of development permissible and the minimum dimension shall be as in Tables No 10 here under:</p> <p>TABLE No 10 Minimum Plot areas for various Uses</p> <table border="1" data-bbox="510 1262 1749 1350"> <thead> <tr> <th data-bbox="510 1262 636 1350">Sr. No (1)</th> <th data-bbox="636 1262 994 1350">Land use (2)</th> <th data-bbox="994 1262 1429 1350">Plot area (sq.m) (3)</th> <th data-bbox="1429 1262 1749 1350">Type of Development (4)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Sr. No (1)	Land use (2)	Plot area (sq.m) (3)	Type of Development (4)					
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EP-50	Part-IV 27(1) (a) last para	Provided further that the provisions of ROS in case of the redevelopment schemes under the regulation no	Provided further that the provisions of ROS LOS in case of the redevelopment schemes under the regulation no	Provided further that the provisions of ROS LOS in case of the redevelopment schemes under the regulation	Sanctioned as modified below. Provided further that the provisions of LOS in case																																			

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		33(5),33(7),33(8),33(10),33(15) and 33(20)(A) may be reduced due to planning constraints, minimum of at least 8% shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of ROS shall be maintained if it is more than 8 % of the layout.	33(5),33(7),33(8),33(10),33(15) and 33(20) (A) may be reduced due to planning constraints, minimum of at least 8% shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of LOS shall be maintained.	no 33(5),33(7),33(8), 33(10) ,33(15) and 33(20) (A) may be reduced due to planning constraints, minimum of at least 8% 10%shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of ROS LOS shall be maintained if it is more than 8 % of the layout. (EP-50)	of the redevelopment schemes under the regulation no 33(5),33(7),33(8),33(15) and 33(20) (A) may be reduced due to planning constraints, minimum of at least 10%shall be maintained. Provided further that in case of redevelopment proposal under Regulation No 33(5), the existing area of LOS shall be maintained. If it is more than 10% of layout.
EP-51	Part-IV 27(1)(f) (c)	-----	(c) In between the indigenous trees planted along the boundary of plot shrubs with grass shall be planted. (d)The native species which have the capacity to attract birds for nesting shall be preferably selected. Note: - Indigenous trees are naturally growing trees available locally like mango, neem, jackfruit, banyan, piple etc.	(c) In between the indigenous trees planted along the boundary of plot shrubs with grass shall be planted. (d)The native species which have the capacity to attract birds for nesting shall be preferably selected. Note: - Indigenous trees are naturally growing trees available locally like mango, neem, jackfruit, banyan, piple etc. (EP-51)	Sanctioned as proposed.

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EP-52	Part-IV 27(1) (g) (f)&(h)	-----	(d) LOS in a private layout shall be for the exclusive use of the residents of such private layout only and shall not be subjected to acquisition by MCGM/Appropriate Authority. Further in such cases area of existing Recreational Open Space shall have to be maintained by residents of such private layout.	(f) LOS in a private layout shall be for the exclusive use of the residents of such private layout only and shall not be subjected to acquisition by MCGM/Appropriate Authority. Further in such cases area of existing Recreational Open Space shall have to be maintained by residents of such private layout. (h) Unpaved strip: The area of 1.5 m. wide strip within the plot boundary shall be kept unpaved for ground water recharge and plantation of trees and it shall not be counted in required LOS: (EP-52)	Sanctined as proposed.
EP-53	Part-IV 27(1) (g) (i)	-----	-----	(i) Structures/Uses permitted in recreational open spaces “Construction of Solid Waste Management System as per the National Building Code of India,	Sanctioned as modified below. (j) Structures/Uses permitted in recreational open spaces

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				Part 9 Plumbing Services, Section 1-Water Supply, Drainage & Sanitation (including Solid Waste Management) paragraph 6 /bio degradable waste treatment plant, in the layout RG, having plot area 2000 Sq.mt. & above within 10% of the plot area.”	“Construction of Solid Waste Management System as per the National Building Code of India, Part 9 Plumbing Services, Section 1-Water Supply, Drainage & Sanitation (including Solid Waste Management) paragraph 6 /bio degradable waste treatment plant, in the layout RG, having area 2000 Sq.mt. & above within 10% of the LOS area.”
EP-54	Part-IV 27(2) Note (2)	2. The minimum 60% of the required ROS shall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the percolation of water and balance 40% of required ROS may be provided on podium area extending beyond the building line. The ROS on mother earth shall not be paved and all ROS shall be accessible to all the occupants of the plot/layout.	2. The minimum 60% of the required LOS shall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the percolation of water and balance 40% of required LOS may be provided on podium area extending beyond the building line. The LOS on mother earth shall not be paved and all LOS shall be accessible to all the occupants of the plot/layout. Rest of the compound pavement other than stated above shall be paved with perforated paving having	2. The minimum 60% of the required ROS LOS shall be provided exclusively on the ground and at least 50% of this shall be provided on mother earth to facilitate the percolation of water and balance 40% of required ROS LOS may be provided on podium area extending beyond the building line. The ROS LOS on mother earth shall not be paved and all ROS LOS shall be accessible to all the occupants of the plot/layout. Rest of the compound	Sanctioned as modified below. Rest of the compound pavement other than stated above shall be paved with perforated paving having adequate strength, in order to facilitate percolation of rain water into the ground. The entire LOS may be provided on the terrace of top most podium / open to sky subject to condition that 1.5 m. unpaved distance shall be kept for planting of

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			adequate strength, in order to facilitate percolation of rain water into the ground.	pavement other than stated above shall be paved with perforated paving having adequate strength, in order to facilitate percolation of rain water into the ground. The entire LOS may be provided on top most podium subject to condition that 1.5 m. unpaved distance shall be kept for planting of trees and thereafter marginal open space required as per Regulation 47(1) for the maneuvering of fire fighting engine (& other equipments) on site from where light & ventilation is derived shall be provided on two sides. (EP-54)	trees and thereafter marginal open space required as per these Regulations 47(1) for the maneuvering of fire fighting engine (& other equipments) on site from where light & ventilation is derived shall be provided on two sides. The area of said 1.5 m. wide strip shall not be counted in required LOS. If R.G is proposed on podium, then no parking shall be allowed on the same and rain water harvesting shall be provided for podium also.

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1	2	3	4	5	6

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EP-55	Part-V 30 (A) (1) TABLE 12	<p><u>Provision u/s. Section 26</u> 30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development (A) Floor Space Indices & Floor space /BUA computation 1 The total area of a plot shall be reckoned in FSI/BUA calculations applicable only to new development to be undertaken hereafter as under: - TABLE 12 Floor Space Indices in Residential, Commercial and Industrial Zones</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Areas</th> <th>Zone</th> <th>Zonal (Basic)</th> <th>Additional FSI on payment of Premium</th> <th>Admissible TDR</th> <th>Permissible FSI(4+5+6)</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Island City</td> <td>Residential/Commercial</td> <td>1.33</td> <td>0.34</td> <td>0.33</td> <td>2.0</td> </tr> <tr> <td>II</td> <td>Suburbs and Extended Suburbs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>i</td> <td>The area earmarked for BARC from M Ward and the areas comprised in N Ward bounded on the west by the Eastern Express Highway, on the north by the northern boundary of the N ward, on the east by the Thane creek and on the south by the southern boundary of N ward.</td> <td>Residential/Commercial</td> <td>0.75</td> <td>-</td> <td>-</td> <td>0.75</td> </tr> <tr> <td></td> <td>ii</td> <td>Areas of the village of Akse, Marve and CRZ affected</td> <td>Residential/Commercial</td> <td>0.5</td> <td></td> <td>-</td> <td>0.50</td> </tr> </tbody> </table>			Sr No	Areas	Zone	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI(4+5+6)	1	2	3	4	5	6	7	I	Island City	Residential/Commercial	1.33	0.34	0.33	2.0	II	Suburbs and Extended Suburbs							i	The area earmarked for BARC from M Ward and the areas comprised in N Ward bounded on the west by the Eastern Express Highway, on the north by the northern boundary of the N ward, on the east by the Thane creek and on the south by the southern boundary of N ward.	Residential/Commercial	0.75	-	-	0.75		ii	Areas of the village of Akse, Marve and CRZ affected	Residential/Commercial	0.5		-	0.50		Sanctioned as proposed with following modification in Table No.12 and Notes thereunder.
Sr No	Areas	Zone	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI(4+5+6)																																												
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		<p><u>Provision u/s. Section 30</u> 30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development (A) Floor Space Indices & Floor space /BUA computation 1 The total area of a plot shall be reckoned in FSI/BUA calculations applicable to development to be undertaken as under: -</p> <p style="text-align: center;">TABLE 12 Floor Space Indices in Residential, Commercial and Industrial Zones</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Areas</th> <th>Zone</th> <th>Zonal (Basic)</th> <th>Additional FSI on payment of Premium</th> <th>Admissible TDR</th> <th>Permissible FSI (4+5+6)</th> </tr> <tr> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Island City</td> <td>Residential/Commercial</td> <td>1.33</td> <td>0.34</td> <td>0.33</td> <td>2.0</td> </tr> <tr> <td>II</td> <td>Suburbs and Extended Suburbs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>i</td> <td>The area earmarked for BARC from M Ward</td> <td>Residential/Commercial</td> <td>0.75</td> <td>-</td> <td>-</td> <td>0.75</td> </tr> </tbody> </table>					Sr No	Areas	Zone	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)	1	2	3	4	5	6	7	I	Island City	Residential/Commercial	1.33	0.34	0.33	2.0	II	Suburbs and Extended Suburbs							i	The area earmarked for BARC from M Ward	Residential/Commercial	0.75	-	-	0.75
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1	2	3		4			5			6
		Sr No	Areas	Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (4+5+6)	
		1	2	3	4	5	6	7	8	
		1	Island City	Residential/Commercial	up to less than 9m	1.33	--	--	1.33	
					More than 9m and above but up to less than 12.20m	1.33	0.34 0.5	0.33 0.17	2.0	
					More than 12.20m and above but up to less than 18.3m	1.33	0.62	0.45	2.4	
					More than 18.3m. and above but up to less than 30m	1.33	0.73	0.64	2.7	
					more than 30m and above	1.33	0.74	0.83	3.0	

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					1.00	--	--	1.00	
					1.00	0.5	0.5	2.0	

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1	2	3		4		5				6
			excepting gaathan proper.		More than 12.20m and above but up to less than 18.3m	1.0	0.5	0.7	2.2	
					More than 18.3m. and above but less than 30m	1.0	0.5	0.9	2.4	
					more than 30m and above	1.0	0.5	1.0	2.5	
		III	Island City	Industrial		1.0	0.5	0.5	1.0 2.0*	
		IV	Suburbs and Extended Suburbs	Industrial		1.0	0.5	0.5	1.0 2.0*	
<p>*Utilization of TDR in I Zone for the uses permissible only in I Zone except for the hazardous activities, as per Table No C, of Regulation No 34.3 will be allowed.</p> <p>Condition:- TDR & paid additional FSI on payment of premium Ratio can be change from time to time keeping the total Cap as it is.</p> <p>(EP-55)</p>										
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EP-56	Part-V 30 (A) (2)	The permissible FSI shall be on gross plot area including area under DP roads/roads for which sanctioned Regular line as per	2 The permissible FSI shall be on gross plot area including area under DP roads/roads for which	2 The permissible FSI shall be on gross plot area including area under DP roads/roads for which sanctioned	Sanctioned as modified below. The permissible FSI shall																																																				

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1	2	3	4	5	6
		MMC Act is prescribed and DP Reservation, and where the land is to be surrendered to MCGM/Appropriate Authority under Regulation no 16 and 17.	sanctioned Regular line as per MMC Act is prescribed and DP Reservation, and where the land is to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing), 16 and 17.	Regular line as per MMC Act is prescribed, and as per regulation 16,14 (amenity plots) , 15(inclusive housing), and area of DP Reservation if entire area of reserved and is surrendered to MCGM, and where also excluding but including the land is to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing), 16, and 17, if developed under the provision of 'Accommodation Reservation'. (EP-56) (EP-56)	be on plot area excluding area under DP roads/ roads for which sanctioned Regular line as per MMC Act is prescribed, as per regulation 16, 14 (amenity plots), and area of DP Reservation to be surrendered to MCGM/ Appropriate Authority under regulation 17.
EP-57	Part-V 30 (A) (3)	3 In case of Sr. No. 2 above; a) Additional BUA equal to area of land so surrendered to MCGM/Appropriate Authority shall be allowed to be consumed over and above the permissible BUA(as per column no 7 of Table no 12 above) on the remainder/balance plot or may be availed in the form of TDR as per these Regulations.	3 In case of Sr. No. 2 above; a) Additional BUA equal to area of land so surrendered to MCGM/Appropriate Authority shall be allowed to be consumed over and above the permissible BUA (as per column no 7 of Table no 12 above) on the remainder/balance plot or may be availed in the form of TDR	30. Floor Space Indices & Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development (A) Floor Space Indices & Floor space /BUA computation 3 In case of Sr. No. 2 above; a) In case where area under DP roads / roads for which sanctioned Regular line as per MMC Act is prescribed as per regulation 16,14 (amenity plots), 15 (inclusive housing), and if entire area of DP	Sanctioned as proposed with following modifications. (A) Floor Space Indices & Floor space /BUA computation 3 In case of Sr. No. 2 above; 1) Clause (a) is modified as below. a) TDR as per regulation 32 Table 12(A) of the land surrender to MCGM / Appropriate

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1	2	3	4	5	6
		<p>b) It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.</p> <p>c) BUA in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) shall be permissible over and above permissible BUA or owner may avail the TDR thereof if not consumed on the remainder land.</p> <p>d) 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.</p> <p>In such cases no additional FSI on payment of premium/TDR shall be allowed to be utilized on</p>	<p>as per these Regulations.</p> <p>b) It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.</p> <p>c) BUA in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) shall be permissible over and above permissible BUA or owner may avail the TDR thereof if not consumed on the remainder land.</p> <p>d) 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.</p> <p>In such cases, no additional</p>	<p>Reservation land is surrendered to MCGM then BUA as per regulation 32(1) Table 12(A) shall be allowed to be consumed over and above the permissible BUA (as per column no 7 of Table no 12 above) on the remainder / balance plot, if any, as the case may be or may be availed in the form of TDR as per these Regulations.</p> <p>b) It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.</p> <p>c) BUA in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) shall be permissible over and above permissible BUA or owner may avail the TDR thereof if not consumed on the remainder land.</p>	<p>Authority as per Sr.No.2 above may be allowed to be consumed in the form of FSI as per coloum No.6 of Table no. 12 above on the remainder / balance plot within the admissible limit of TDR.</p> <p>2) Clause (b) is deleted.</p> <p>3) Clause (C) renumbered as (b) and is modified as below.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14, 15 & 17 shall be permissible within permissible BUA or owner may</p>

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1	2	3	4	5	6
		remainder /balance plot.	FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot.	<p>d) 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.</p> <p>In such cases, no additional FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot.</p> <p>(EP-57)</p>	<p>avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p> <p>4) Clause (d) renumbered as (c) is kept in abeyance.</p> <p>In such cases, no additional FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot.</p>
EP-58	Part-V 30 (A) (4)	<p>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).</p> <p>Provided further that BUA in lieu of cost of construction of built up</p>	<p>4 The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 35 (development of cotton textile mills).</p>	<p>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).</p> <p>Provided further that BUA in</p>	Kept in abeyance.

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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..		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. (EP-58)	
EP-59	Part-V 30 (A) (6)	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. Provided further that utilization of	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	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	Refuse to accord sanction. Provision is deleted.

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1	2	3	4	5	6
		<p>‘additional FSI on payment of Premium’ and TDR is optional and can be utilized in any combination subject to limit prescribed in column no 7 of Table No 12 above & shall be non-transferable. ‘Additional FSI on payment of Premium’ is to be granted on application and payment of premium & shall be used on the same plot only.</p>	<p>of D P.</p> <p>Provided further that utilization of ‘additional FSI on payment of Premium’ and TDR is optional and can be utilized in any combination subject to limit prescribed in column no 7 of Table No 12 above & shall be non-transferable. ‘Additional FSI on payment of Premium’ is to be granted on application and payment of premium & shall be used on the same plot only.</p>	<p>of D P.</p> <p>Provided further that utilization of ‘additional FSI on payment of Premium’ and TDR is optional and can be utilized in any combination subject to limit prescribed in column no 7 of Table No 12 above & shall be non-transferable. ‘Additional FSI on payment of Premium’ is to be granted on application and payment of premium & shall be used on the same plot only.</p> <p>Provided further that of the admissible TDR as per column 6 of the Table 12 of this regulation, utilization of minimum 20% of admissible TDR generated from slum redevelopment scheme, shall be compulsory, but shall not exceed 50% of the admissible TDR as per column 6.</p> <p>(EP-59)</p>	

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1	2	3	4	5	6
EP-60	Part-V 30 (A) (9) to (11)	<p>9 The aforesaid plot, free of encumbrances, shall be handed over to MCGM/MHADA within twelve months from the date of approval of building plans/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 buildings, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM/ MHADA in Land Revenue Records before seeking occupation to any of the buildings in the layout.</p> <p>10 The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity, the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built up amenity to be</p>	<p>9 The aforesaid plot, free of encumbrances, shall be handed over to MCGM/MHADA/Appropriate Authority within twelve months from the date of approval of building plans/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 75% of gross plot area or granting Occupation Certificate to any of the buildings, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM/ MHADA/Appropriate Authority in Land Revenue Records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout.</p> <p>10 The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity,</p>	<p>9 The aforesaid plot, free of encumbrances, shall be handed over to MCGM/MHADA/Appropriate Authority within twelve months from the date of approval of building plans/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% 75% of gross plot area or granting Occupation Certificate to any of the buildings, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM/ MHADA/Appropriate Authority in Land Revenue Records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than amenity.</p> <p>10 The area of built up amenity shall be counted in FSI</p>	<p>Sanctioned as proposed with following modifications.</p> <p>7. A Development cess at the rate of 100% of Development charge, for BUA over and above the Zonal (basic) FSI / Protected BUA whichever is higher (excluding fungible compensatory area) in accordance with the Time Schedule for such payment as may be laid down by the Commissioner, MCGM shall be paid. This development cess shall not be applicable to BUA to be handed over to MCGM/ Appropriate authority & BUA which are excluded from FSI computation. This Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966. This development cess shall not be applicable for</p>

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1	2	3	4	5	6
		<p>handed over to MCGM under AR can be granted only after handing over of such built up amenity or before availing Zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/buildings beyond 50% of permissible BUA as per Zonal (basic) FSI, other than the built up amenity.</p> <p>11 Fungible FSI/BUA shall be permissible as per the provisions of Regulation no 31(3).</p>	<p>the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity to be handed over to MCGM under AR can be granted only after handing over of such built up amenity.</p> <p>11 Fungible Compensatory Area/BUA shall be permissible over and above permissible FSI as per column no 7 of Table No.12 above and as per the provisions of Regulation no 31(3).</p>	<p>initially and after handing over of said built up amenity, the area of built up amenity shall be allowed free of FSI. Commencement Certificate in respect of BUA in lieu of the built-up amenity to be handed over to MCGM under AR can be granted only after handing over of such built up amenity or before availing Zonal (basic) FSI beyond 75% of gross plot area or before seeking Occupation Certificate to any part of building/buildings beyond 50% of permissible BUA as per Zonal (basic) FSI, other than the built up amenity.</p> <p>11 Fungible FSI Compensatory Area/BUA shall be permissible over and above permissible FSI as per column no 7 of Table No.12 above and as per the provisions of Regulation no 31(3). (EP-60)</p>	<p>proposals of Govt. /MCGM executed departmentally.</p> <p>The payment of Development Surcharge cess as detailed above will not be payable in cases where development cess is proposed under Regulation no 33(3),33(3)(A),33(3)(B) 33(5), 33(7), 33(7)(A), 33(9), 33(9)(B),33(10),33(11)and for development where the payment of off-site infrastructure charges/development cess is applicable and for these Regulations development cess/off-site infrastructure charges shall be payable as described in the concerned Regulations.</p> <p>9 The aforesaid plot, free of encumbrances, shall be handed over to</p>

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1	2	3	4	5	6
					<p>MCGM/MHADA/Appropriate Authority within twenty four months from the date of approval of building plans/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 75% of plot area or granting Occupation Certificate to any of the buildings, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM/MHADA/Appropriate Authority in Land Revenue Records before seeking occupation to any of the buildings in the layout other than amenity.</p>

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1	2	3	4	5	6
EP-61	Part-V 30 (A) (12) & (14)	-----	-----	<p>12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective any of the applicable regulations.</p> <p>14 In case of development as per this regulation and/or under the provisions of 33(2), 33(3), 33(3) (A), 33(3) (B), 33(8) (B), 33(11), 33(20) (A) the premium shall be applicable all the Central Govt. and their statutory bodies/Central Govt. undertaking/State Govt. undertaking etc. except State Govt. and MCGM itself.</p> <p>(EP-61)</p>	<p>Sanctioned as modified below.</p> <p>In case of development as per this regulation and/or under the provisions of 33(2), 33(3), 33(3) (A), 33(3) (B), 33(8) (B), 33(11), 33(20) (A) the premium shall be applicable to the Central Govt. and their statutory bodies/Central Govt. undertaking/State Govt. undertaking etc. except State Govt. and MCGM itself.</p>
EP-62	Part-V 30 (B)	(B) Tenement Density i. Maximum tenement	(B) Tenement Density 1. Maximum tenement	(B) Tenement Density iii. Maximum tenement density	Sanction as modified below. 2)Minimum tenement

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1	2	3	4	5	6
		<p>density shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.</p> <p>ii. Minimum tenement density shall be 200 per ha for FSI 1.00 and shall be appropriately increased/ reduced proportionate to FSI 1.00, applicable only to plots of 1 ha and above and sub-divided plots each of 1 ha and above from larger layouts or sub-divisions.</p> <p>Minimum tenement density for Rehabilitation and Resettlement/ affordable housing plots/ shall be 325 per ha for FSI 1.00 and shall be appropriately increased/ reduced proportionate to FSI 1.00.</p>	<p>density shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.</p>	<p>shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.</p> <p>iv. Minimum tenement density shall be 200 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00, applicable only to plots of 1 ha and above and sub-divided plots each of 1 ha and above from larger layouts or sub-divisions.</p> <p>v. Minimum tenement density for Rehabilitation and Resettlement/ affordable housing plots/shall be 325 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.</p> <p>(EP-62)</p>	<p>density for Rehabilitation and Resettlement/ affordable housing plots shall be 325 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00</p>
EP-63	Part-V 30 (C)	(C) Protected Development	(C) Protected	(C) Protected Development	Sanctioned as proposed.

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1	2	3	4	5	6
		<p>(a) The FSI permitted as per Table No. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights/BUA</p> <p>Provided further that in cases where benefit of additional FSI as per the then prevailing regulations was availed for the purpose of educational, medical, starred category hotels, religious development and Information Technology establishments and if redevelopment is proposed by discontinuing such users, then such additional BUA will not be protected. The development shall have to be in consonance with the provisions of these Regulations. The premium paid in past for such user will not be adjusted.</p>	<p>Development</p> <p>(a) The FSI permitted as per Table No. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights/BUA and shall be also entitled for the additional FSI as per relevant regulations.</p> <p>Provided further that in cases where benefit of additional FSI as per the then prevailing regulations was availed for the purpose of educational, medical, starred category hotels, religious development and Information Technology establishments and if redevelopment is proposed by discontinuing such users, then such additional BUA will not be protected. The development shall have to be in consonance with the provisions of these</p>	<p>(a) The FSI permitted as per Table No. 12 will be allowed to be exceeded for redevelopment of existing authorized building to the extent of existing authorized development rights/BUA and shall be also entitled for the additional FSI as per relevant regulations.</p> <p>(EP-63)</p>	

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1	2	3	4	5	6
			Regulations. The premium paid in past for such user will not be adjusted.		
EP-64	Part-V 30 (C) (b)	(b) In cases where development is not completed, it shall be permissible to avail the balance development rights as permissible under these Regulations by utilizing the TDR or additional FSI on payment of Premium by adjusting the payments made earlier for availing FSI if any, or payments made for grants of any concessions, condonations etc. but no refund shall be permissible. However, such additional utilization of the development right in the plot/layout, shall be permissible on the plot area beyond the land component of the buildings for which occupation is granted/existing building as specified in Regulation No 9 as per the then prevailing Regulation under	(b) In cases where development is not completed, it shall be permissible to avail the balance development rights as permissible under these Regulations by utilizing the TDR or additional FSI on payment of Premium by adjusting the payments made earlier for availing FSI if any, or payments made for grants of any concessions, condonations etc. but no refund shall be permissible. However, such additional utilization of the development right in the plot/layout, shall be permissible on the plot area beyond the land component of the buildings for which occupation is granted/existing building as	(b) In cases where development is not completed, it shall be permissible to avail the balance development rights as permissible under these Regulations by utilizing the TDR or additional FSI on payment of Premium by adjusting the payments made earlier for availing FSI if any, or payments made for grants of any concessions, condonations etc. but no refund shall be permissible. However, such additional utilization of the development right in the plot/layout, shall be permissible on the plot area beyond the land component of the buildings for which occupation is granted/existing building as	Sanctioned as modified below. Provided that if the development is proposed to the extent of protected built-up area only as per a) above, 9 m. road width shall consider adequate. However, if development is proposed with more area than protected as per regulation then, the restrictions as per regulation 19(2) shall be applicable.

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1	2	3	4	5	6
		which the development was approved.	specified in Regulation No 9 as per the then prevailing Regulation under which the development was approved.	specified in Regulation No 9 as per the then prevailing Regulation under which the development was approved. Provided that if the development is proposed to the extent of protected built-up area only as per a) and b) above, 9 m. road width shall consider adequate. However, if development is proposed with more area than protected as per regulation then, the restrictions as per regulation 19(2) shall be applicable. (EP-64)	
EP-65	Part-V 31 (1) (vi)	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	(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% 50% of the required parking may be permitted without payment of premium. Provided further that in non-	(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% 50% of the required parking may be permitted without payment of premium. Provided further that in non-	Sanctioned as proposed with following modification. 1) Clause No.(1)(ii) is modified as below. (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), 42(ii) (f) (ii) & (iii).

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1	2	3	4	5	6
		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.	residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of 20% of the required parking shall be permitted free of FSI as vehicle holding area.	residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of 40% 20% of the required parking shall be permitted free of FSI as vehicle holding area. (EP-65)	2) Second proviso under Clause No.(1)(iv) is modified as below. Provided further that for the reconstruction scheme under Regulation No. 33(6), 33(7)(A), 33(7)(B) such exclusion will be permissible as hereunder. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.

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1	2	3	4	5	6
EP-66	Part-V 31 (1) (xxvi)	(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq.m at staircase mid-landing level and at stilt, parking floor level.	(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.	(xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level and at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed. (EP-66)	Santioned as proposed with following modification. xxiv) Ornamental projection of cladding/ glass façade/glazing not exceeding 0.30 m from building line for residential/ non-residential building. (xxvi) Area of sanitary block for use of domestic servants engaged in the premises, not exceeding 2.2 sq. m at staircase mid-landing level or at stilt level, area of sanitary block for use of drivers engaged by the car owners not exceeding 2.2 sq. m at each of the parking floor level. In case number of car parks exceeds 200 per parking floor level, additional sanitary block for every 200 cars or part there of shall be allowed.

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1	2	3	4	5	6
EP-67	Part-V 31 (1) (xxx)	(xxix) Area of DG set at stilt and podium level as specified in Regulation No 37(33)	(xxix) Area of DG set at stilt and podium level as specified in Regulation No 37(31)	(xxx) Area of DG set, electric sub-station with protective walls having voids/perforated walls above 1 m height, at stilt and podium level or in side and rear marginal open space, or in a separate independent structure specified in Regulation No 37(33 31) (EP-67)	Sanctioned as proposed.
EP-68	Part-V 31 (3)	<u>Provision u/s. Section 26</u> 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 further that in case of entirely commercial building, mall/multiplex, additional fungible BUA maximum to the extent of 10% of BUA, only for more width of corridors/passages than required under these Regulations may be allowed by charging a premium at the rate of 80% of ASR (for FSI 1).			Sanctioned as proposed with following modification. 1)Sub Regulation 31(2) (vii) is modified as below :- Service floor other than specified in reegulation No. 37(32) and 31(1) (xx). 2) The last proviso of Regulation 33(3) is modify as below. Provided that in case

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1	2	3	4	5	6
		<p>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.</p> <p>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.</p> <p>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.</p> <p>Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.</p> <p>Provided also that in case of development under Regulation No. 33(15), the fungible compensatory FSI shall be admissible without charging premium.</p> <p>“Provided that in case of development under Regulation No. 33(2) excluding buildings of private medical institutions under Regulation No. 33(2)(A),the fungible compensatory FSI shall be admissible on 50 % rebate in premium to be charged as per this regulation and the development under Regulation No 33(3) shall be admissible without charging premium for fungible FSI.</p> <p>Explanatory Note:-</p> <p>(i) Where IOD/IOA has been granted butthe building is not complete then this Regulation shall apply, only at the option of the owner/developer,</p> <p>(ii) For plots/layouts, where IOD is granted for partial development, this Regulation will apply for the balance potential of the plot,</p>			<p>of development under Regulation No. 33(2) excluding buildings of private medical institutions under Regulation No. 33(2)(A), the fungible compensatory area shall be admissible on 50 % rebate in premium to be charged as per this regulation the fungibal compensatory area for development under Regulation No 33(3) shall be admissible without charging premium for MCGM and State Government only.</p> <p>3)The proviso No.1 below Regulation No. 31(3) is modified as below:-</p> <p>Provided that in case of redevelopment under regulation 33(7),33(7)(A), 33(8), 33(9), 33(9)(B), 33(20) and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory area admissible on rehabilitation</p>

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1	2	3	4	5	6
		<p>(iii)The fungible FSI is useable as regular FSI,</p> <p>Note:</p> <p>(a)The premium paid for fungible BUA prior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted; for additional fungible BUA, if any, premium as per this Regulation shall have to be paid.</p> <p>(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.</p> <p><u>Provision u/s. Section 30</u></p> <p>3. Fungible Compensatory Area:—</p> <p>Notwithstanding anything contained in the D. C. Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory area, not exceeding 35% for residential/Industrial/Commercial development, over and above admissible FSI/BUA, by charging a premium at the rate of 60% of ASR (for FSI 1).</p> <p>Provided that in case of redevelopment under regulation 33(5),33(6),33(7),33(7)(A),33(7)(B),33(8),33(9), 33(9)(B),33(20), and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory FSI area admissible on rehabilitation component shall be granted without charging premium.</p> <p>Provided further that for redevelopment proposal of existing buildings by availing TDR/Additional FSI on payment of Premium, the fungible compensatory area admissible on FSI consumed in existing structure shall be granted without charging premium.</p> <p>Provided further that such fungible compensatory FSI area 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. Fungible compensatory area admissible to one rehabilitation tenement cannot</p>			<p>AH /R&R component shall be granted without charging premium.</p> <p>4) The proviso No. 2 below Regulation No. 31(3) is modified as below.</p> <p>Provided further that for redevelopment proposal of existing buildings by availing TDR/Additional FSI on payment of Premium, the fungible compensatory area admissible on FSI consumed in existing structure shall be granted without charging premium. if existing user is proposed to be continued in proposed redevelopment then it shall be granted without charging premium.</p>

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1	2	3	4	5	6
		<p>be utilized for another rehabilitation tenement.</p> <p>Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.</p> <p>Provided also that in case of development under Regulation No. 33(15), the fungible compensatory area shall be admissible without charging premium.</p> <p>“Provided that in case of development under Regulation No. 33(2) excluding buildings of private medical institutions under Regulation No. 33(2)(A), the fungible compensatory area shall be admissible on 50 % rebate in premium to be charged as per this regulation and the development under Regulation No 33(3) shall be admissible without charging premium for fungible compensatory area .</p> <p>Explanatory Note: -</p> <p>(i)Where IOD/IOA has been granted but the building is not complete then this Regulation shall apply, only at the option of the owner/developer,</p> <p>(ii) For plots/layouts, where IOD is granted for partial development, this Regulation will apply for the balance potential of the plot,</p> <p>(iii)The fungible compensatory area is useable as regular FSI,</p> <p>Note:</p> <p>(a)The premium paid for fungible compensatory area prior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted; for additional fungible compensatory area, if any, premium as per this Regulation shall have to be paid.</p>			

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1	2	3	4	5	6
		<p>(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.</p> <p>(c) The deficiency in open space created due to utilization of fungible compensatory area shall be condoned by charging premium at 25% of normal premium.</p> <p><u>Provision u/s. Section 31(1)</u></p> <p>3. Fungible Compensatory (Fungible) Floor Space Index (FSI) Area:–</p> <p>Notwithstanding anything contained in the D. C. Regulations 30, 32 & 33, the Commissioner may, by special permission, permit fungible compensatory FSI area, 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), which is to be shared between MCGM, State Govt. and MSRDC (for Sea Link) in 50%, 30% and 20% respectively.</p> <p>Provided further that in case of entirely commercial building, mall/multiplex, additional fungible BUA maximum to the extent of 10% of BUA, only for more width of corridors/passages than required under these Regulations may be allowed by charging a premium at the rate of 80% of ASR (for FSI 1).–</p> <p>Provided that in case of redevelopment under regulation 33(5),33(6),33(7),33(7)(A),33(7)(B),33(8),33(9),33(9)(B),33(20), and 33(10) excluding clause No.3.11 of the Regulation the fungible compensatory FSI area admissible on rehabilitation component shall be granted without charging premium.</p> <p>In case of redevelopment under regulation 33(5), 33(6) & 33(7)(B) of the Regulation the fungible compensatory FSI area admissible on existing BUA shall be granted without charging premium.</p> <p>Provided further that redevelopment under Regulation No. 33(5) and for redevelopment proposal of existing buildings in suburbs and extended suburbs by availing TDR/Additional FSI on payment of Premium, the fungible compensatory FSI area admissible on FSI consumed in existing structure shall be</p>			

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1	2	3	4	5	6
		<p>granted without charging premium.</p> <p>Provided further that such fungible compensatory FSI area 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. Fungible compensatory area admissible to one rehabilitation tenement cannot be utilized for another rehabilitation tenement.</p> <p>Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.</p> <p>Provided also that in case of development under Regulation No. 33(15), the fungible compensatory FSI area shall be admissible without charging premium.</p> <p>“Provided that in case of development under Regulation No. 33(2) excluding buildings of private medical institutions under Regulation No. 33(2)(A), the fungible compensatory FSI area shall be admissible on 50 % rebate in premium to be charged as per this regulation and the development under Regulation No 33(3) shall be admissible without charging premium for fungible compensatory area FSI.</p> <p>(EP-68)</p>			
EP-69	Part-V 31 (3) Note	Note: (a)The premium paid for fungible BUA prior to coming into force of	Note: (a)The premium paid for fungible compensatory area	Note: (a)The premium paid for fungible compensatory area BUA prior to	Sanctioned as proposed with following modification:- Note :

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1	2	3	4	5	6
		<p>this Regulation particularly in case of Commercial/Industrial development will not be adjusted; for additional fungible BUA, if any, premium as per this Regulation shall have to be paid.</p> <p>(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.</p>	<p>prior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted; for additional fungible compensatory area, if any, premium as per this Regulation shall have to be paid.</p> <p>(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.</p> <p>(c) The deficiency in open space created due to utilization of fungible compensatory area shall be condoned by charging premium at 25% of normal premium.</p>	<p>coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted ; for grant of additional fungible compensatory area BUA under this regulation, and premium if any, premium as per this Regulation shall have to be paid. Fungible Compensatory F.S.I. granted under Regulation 35(4) of DCR 1991 shall be continued as Fungible Compensatory Area under Regulation 31(3) of DCPR 2034 & no premium shall be demanded or refunded or adjusted.</p> <p>(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.</p> <p>(c) The deficiency in open space created due to utilization of fungible compensatory area shall be condoned by charging premium at 25% of normal premium.</p> <p>(EP-69)</p>	<p>(a)The premium paid for fungible compensatory area prior to coming into force of this Regulation particularly in case of Commercial/Industrial development will not be adjusted; for grant of additional fungible compensatory area under this regulation, and premium if any, as per this Regulation shall have to be paid. Fungible Compensatory F.S.I. granted under Regulation 35(4) of DCR 1991 shall be continued as Fungible Compensatory Area under Regulation 31(3) of DCPR 2034 & no premium shall be demanded or refunded or adjusted for such area.</p>

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1	2	3	4	5	6								
EP-70	Part-V 32 – 1.0	<p><u>Provision u/s. Section 26</u></p> <p>32 Transfer of Development Rights (TDR) In certain circumstances the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable Development Rights (TDR). These Rights may be made available and be subject to the Regulations as detailed below. TDRs as per provision of this regulation shall be applicable only to prospective development: - 1.TDR in lieu of handing over of areas affecting reservations including DP road: 1.TDR in lieu of handing over of areas affecting reservations including DP road: The land reserved for public purposes in the DP can be compulsorily acquired, according to the provisions of Section 125, and clauses (a) and (c) of Sub-section (1) of Section 126 of the MR&TP Act. Alternatively, owner of the land reserved for public purposes can be granted “Transferable Development Rights” (TDR) in lieu of the monetary compensation as provided under Sub Clause (b) of Sub-section (1) of Section 126 of the MR&TP Act. The grant of Development Right will be governed by the following: Owner of the land reserved for any public purpose desirous of availing the TDR may apply to the Commissioner in prescribed form, expressing his willingness to surrender the land so reserved, free of cost and free of all encumbrances to MCGMor as described below. The cases in which TDR will be offered are further defined below.</p> <p>Table No 12(A)</p> <p>Instances in which TDR can be availed.</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Instances</th> <th>Extent of TDR</th> <th>Remarks/conditions</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>a) If entire plot of land reserved for public purpose in the DP and land is surrendered to</td> <td>BUA as per the Zonal (basic) FSI of land so surrendered + BUA equal to</td> <td>a)Where land is not handed over yet and FSI benefit is not approved in the</td> </tr> </tbody> </table>			Sr No	Instances	Extent of TDR	Remarks/conditions	1	a) If entire plot of land reserved for public purpose in the DP and land is surrendered to	BUA as per the Zonal (basic) FSI of land so surrendered + BUA equal to	a)Where land is not handed over yet and FSI benefit is not approved in the	<p>Sanctioned as proposed with following modification.</p> <p>1)In clause 2.0 modifications are as below:- (v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of these Regulations, due to restrictions imposed in that regulation;</p> <p>(vii) the purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control and promotion Regulations.iii) If the owner of a unreserved accessible plot not falling in SDZ/NA is willing to offer the land for public purpose and the Municipal Commissioner, MCGM is of the opinion that such land is suitable for public</p>
Sr No	Instances	Extent of TDR	Remarks/conditions										
1	a) If entire plot of land reserved for public purpose in the DP and land is surrendered to	BUA as per the Zonal (basic) FSI of land so surrendered + BUA equal to	a)Where land is not handed over yet and FSI benefit is not approved in the										

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1	2	3	4	5	6
		MCGM/Appropriate Authority.	plot area of land so surrendered	development proposal on remainder plot & no TDR/monitory compensation is availed. b)award is not declared under Section 11 of L.A. Act or any compensation has not been paid	purpose then such land shall be deemed to be a reservation and eligible for grant of TDR under this regulation. ix) The TDR of lands owned by Central Govt./ State Govt. and it's undertakings and which are allotted by payment of market value and which are reserved in the Development Plan for public purpose shall be eligible. However, TDR shall not be eligible to the lands under reservations which are granted on lease at concessional rates by the Central Govt. and State Govt. 2)In clause 3.0 modifications are as below:- iii) In cases where layout has already been sanctioned prior to these Regulations and layout roads are incorporated as
		b) Plot of land of IH as per Regulation No. 15/AOS as per Regulation No. 14/ Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be surrendered to MCGM/MHADA/ Appropriate Authority	BUA as per the Zonal (basic) FSI of land so surrendered.	Only where land is not handed over and FSI benefit is not approved in the development proposal and not proposed to be utilized on remainder plot nor TDR is availed, then TDR of unutilized BUA.	
		c) DP Roads/RL under MMC Act/land under River widening,Nalla widening surrendered to MCGM	BUA as per the Zonal (basic) FSI of land so surrendered + BUAEqual to plot area of land so surrendered	Only if FSI benefit is not approved in the development proposal/ availed and not proposed to be utilized on remainder plot nor TDR is availed	
		d) Setback due to Subsequent Road widening in case where development of plot/layout is completed in all respect/where no development is proposed/is in	BUA as per the Zonal (basic) FSI of land so surrendered		

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1	2	3	4	5	6
		progress at the time of handing over of such area to MCGM			Development Plan roads.
		2 If owner/developer develops the reservation under provisions of AR and is unable to consume even Zonal(basic) FSI, BUA equal to plot area of land so surrendered to MCGM/Appropriate Authority and BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority.	If no BUAs are available in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	iv) In cases plotted layout, where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per these Regulations;
		3 BUA in lieu of cost of construction of BUA to be handed over to MCGM/Appropriate Authority as per the Regulation No. 15 & 17	If no BUAs are available in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	vii) For an existing user or retention user or any required compulsory open space or layout open space in any layout required /provided as per these Regulation.
		4 In case of redevelopment of Cessed buildings 33(7), Urban renewal schemes 33(9) and slum redevelopment scheme 33(10)/permanent transit tenements in the form of permanent structures 33(11),	As prescribed under the relevant provision of DCR		viii) For any existing amenity, allocation of the use or zone which is not subjected to acquisition.
		5 BUA of Affordable Housing/Rental Housing constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost	As prescribed under the provision of corresponding regulation		

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1	2	3	4	5	6	
		as per the Regulation No. 33(20).				
		6	Heritage buildings	{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} – BUA consumed by Heritage building	Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of Municipal Commissioner in consultation with & on recommendation of MHCC The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.	x) Existing nalla, River, Natural Stream, Natural Pond, Tank, Water bodies etc. 3)Table No. 12 A modified as below and proviso under Table 12A are also modified as below. Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No. 4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations/ not incised by MCGM then the developer will have to pay the cost construction / leveling to MCGM as per policy of MCGM or equals the quantum of TDR shall be reduced to 1:2.35 and 1:1.85 in Mumbai City area (island city) and Mumbai Suburban /Extended Suburban area respectively.
		7	Encumbered plots which are required for implementation of public project on very urgent basis a. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority, b. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing authority,	To the extent of 50%of BUA as per Zonal (basic) FSI of the plot area. (i)For the portion of land which is/was vacant as per serial no 1(a) of this table (ii) For the portion of land which is/was encumbered to the extent of 50% of BUA as	Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be clearly distinguished and demarcated, otherwise the land under part	

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1	2	3		4	5	6
				per Zonal (basic) FSI of the vacant plot area.	encumbrance shall be treated as fully encumbered land. The owner has to follow the procedure laid down by the MCGM for availing the DRC.	<p>Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) if land is surrender to MCGM within 24 months and 36 months respectively from the date of coming into force of these Regulations. The owner may opt for the said entitalment in the form of FSI on the balance plot or in the same layout as permissible under these Regulation.</p> <p>Provided that the quantum of Transferable Development Rights (TDR) generated for D.P. Road/reservation in CRZ/BDP/HTHS/Low</p>
8	Unreserved accessible plot not falling in NDZ/NA	BUA as per the Zonal (basic) FSI of land so surrendered + BUA equal to plot area of land so surrendered	If owner willingly offers the land and the Municipal Commissioner, MCGM requires the land for public purpose such as POS/SWM facility/Municipal Chowky/PSC blocks.			
9	Reserved Land of D. P. Road in NDZ area accessible from existing Road	BUA equal to 0.8 times of land area so surrendered				
<p>2. Utilization of TDR</p> <p>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</p> $TDR_r = TDR_o \times (RRL_o / RRL_r)$ <p>Where:</p> <p>TDR_r = Transferable Development Rights on the receiving plot.</p>						

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1	2	3	4	5	6
		<p>TDRo= Transferable Development Rights on the originating plot</p> <p>RRLo =Land rates of Annual Statement of Rates (ASR) of the originating plot</p> <p>RRLr =Land rates of Annual Statement of Rates (ASR) of the receiving plot</p> <p>Note: Land rates of ASR of both RRLo&RRLr shall be of the relevant year in which scrutiny fees for utilization of TDR is paid. In case there are more than one land rate applicable to different parts of the plot under development, a weighted average of all the applicable rates shall be taken for calculation.</p> <p>Transferable Development Rights (TDRr) and the corresponding Transferable Development Rights (TDRo) shall be clearly indicated on the Development Rights Certificate that are used.</p> <p>Note: 1.Utilisation of TDR generated as per Table No 12(A) or as provided under these Regulations shall be dealt at par.</p> <p>2. Utilization of DRC/DRC's issued prior to coming into force of these Regulations shall be dealt with as per the then prevailing Regulations/policy only.</p> <p><u>Provision u/s. Section 30</u> 32 Transfer of Development Rights (TDR)</p> <p>In certain circumstances the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of Transferable Development Rights (TDR). These Rights may be made available and be subject to the Regulations as detailed below.</p> <p>TDRs as per provision of this regulation shall be applicable only to prospective development</p> <p>1. TDR in lieu of handing over of areas affecting reservations including DP road</p> <p>The land reserved for public purposes in the DP can be compulsorily acquired, according to the</p>			<p>Density Zone/ Hazardous Zone/ Special Development Zone areas or in areas which have some natural or full legal impediment or constraint on construction or development etc. shall be 50% of normal TDR generated as prescribed above in Table 12 A of these Regulation. Provided that the Municipal Commoissioner shall be satisfied that the said land can be used for the intended purpose.</p> <p>4)Clause No. 4.1.2 is modified as below. 4.1.2 DRC shall be issued only after the land is transferred to the Municipal Corporation, only after compliance of conditions stipulated in these regulations and after handing over and taking over possession of the reserved land for which TDR is sought at free of</p>

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1	2	3	4	5	6								
		<p>provisions of Section 125, and clauses (a) and (c) of Sub-section (1) of Section 126 of the MR&TP Act.</p> <p>Alternatively, owner of the land reserved for public purposes can be granted “Transferable Development Rights” (TDR) in lieu of the monetary compensation as provided under Sub Clause (b) of Sub-section (1) of Section 126 of the MR&TP Act. The grant of Development Right will be governed by the following:</p> <p>Owner of the land reserved for any public purpose desirous of availing the TDR may apply to the Commissioner in prescribed form, expressing his willingness to surrender the land so reserved, free of cost and free of all encumbrances to MCGM or as described below. The cases in which TDR will be offered are further defined below.</p> <p>Provided also that Additional/incentive Transferable Development Rights (TDR) to the extent of 20 %, 15%, 10% and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 and 5 years respectively from sanction of this Regulation.</p> <p>Table No 12(A)</p> <p>Instances in which TDR can be availed.</p> <table border="1" data-bbox="459 1098 1706 1383"> <thead> <tr> <th data-bbox="459 1098 562 1158">Sr No</th> <th data-bbox="562 1098 936 1158">Instances</th> <th data-bbox="936 1098 1355 1158">Extent of TDR</th> <th data-bbox="1355 1098 1706 1158">Remarks/conditions</th> </tr> </thead> <tbody> <tr> <td data-bbox="459 1158 562 1383">1</td> <td data-bbox="562 1158 936 1383">a) If entire plot of land reserved for public purpose in the DP and land is transferred in the name of MCGM/Appropriate Authority.</td> <td data-bbox="936 1158 1355 1383">BUA as per the Zonal (basic) FSI of land so transferred + BUA equal to plot area of land so transferred</td> <td data-bbox="1355 1158 1706 1383">a) Where land is not handed over yet and FSI benefit is not approved in the development proposal on remainder plot & no TDR/monitory</td> </tr> </tbody> </table>	Sr No	Instances	Extent of TDR	Remarks/conditions	1	a) If entire plot of land reserved for public purpose in the DP and land is transferred in the name of MCGM/Appropriate Authority.	BUA as per the Zonal (basic) FSI of land so transferred + BUA equal to plot area of land so transferred	a) Where land is not handed over yet and FSI benefit is not approved in the development proposal on remainder plot & no TDR/monitory			<p>cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, or not insited by MCGM, then the developer will have to pay the cost of construction / leveling to MCGM as per policy of MCGM or else quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 4.1.1.</p>
Sr No	Instances	Extent of TDR	Remarks/conditions										
1	a) If entire plot of land reserved for public purpose in the DP and land is transferred in the name of MCGM/Appropriate Authority.	BUA as per the Zonal (basic) FSI of land so transferred + BUA equal to plot area of land so transferred	a) Where land is not handed over yet and FSI benefit is not approved in the development proposal on remainder plot & no TDR/monitory										

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1	2	3	4	5	6
				compensation is availed. b) award is not declared under Section 23 of Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement L.A. Act 2013 or any compensation has not been paid	Provided further that such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads/ set back due to road wideing. In such cases TDR equivalent to entitlement as mentioned in regulation no 4.1.1 shall be granted without any reduction.
		b) Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be transferred in the name of MCGM/MHADA/ Appropriate Authority	BUA as per the Zonal (basic) FSI of land so transferred.	Only where land is not handed over and FSI benefit is not approved in the development proposal and not proposed to be utilized on remainder plot nor TDR is availed, then TDR of unutilized BUA.	5)Cluse No 4.1.3 modified as below. 4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer
		c) DP Roads/RL under MMC Act/land under River widening, major Nalla widening transferred to in the name of MCGM	BUA as per the Zonal (basic) FSI of land so transferred + BUA equal to plot area of land so transferred	Only if FSI benefit is not approved in the development proposal/ availed and not proposed to be utilized on remainder plot nor TDR is availed	

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1	2	3	4	5	6
		d) Setback due to Subsequent Road widening/Proposed DP Road/Right of way to land locked plot as per Regulation No.22, in case where development of plot/layout is completed in all respect/where no development is proposed/is in progress at the time of handing over of such area to MCGM.	BUA as per the Zonal (basic) FSI of land so transferred. In case of SDZ-II, BUA equal to Zonal (basic) FSI prevailing in adjoining zone of land so surrendered.		hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilized for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the Commissioner may decide and if such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.
		2 If owner/developer develops the reservation under provisions of AR and is unable to consume even Zonal (basic) FSI, BUA equal to plot area of land so transferred in the name of MCGM/Appropriate Authority and BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority.	If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	6) Clause No. 4.1.4 is deleted. 7) Clause No.4.2 is modified as below.
		3 BUA in lieu of cost of	If no BUA is availed in the form	Due to planning	4.2 Transferable

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1	2	3	4	5	6
		construction of built up amenity to be handed over to MCGM/Appropriate Authority as per the Regulation No. 14,15 &17	of FSI or such unutilized BUA on the balance plot.	constraints.	<p>Development Rights (TDR) against Construction of Amenity-</p> <p>When an owner or lessee with prior approval of Municipal Commissioner, develops or constructs the amenity on the plot to be surrendered at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity along with amenity plot free of cost to the Municipal Commissioner then in addition to land TDR he may be granted a Transferable Development Rights (TDR) against construction of such amenity as per the following formula:-</p> <p>Construction Amenity TDR in sq.m. = A/B * -1.50 * BUA</p>
		4 In case of redevelopment of Cessed buildings 33(7), 33(7)(B), 33(8), Cluster Development Scheme 33(9) and slum redevelopment scheme 33(10), Permanent transit tenements for Slum Rehabilitation Scheme/Rental housing under Regulation No.33(11),	As prescribed under the relevant provision of DCPR		
		5 BUA of Affordable Housing/Rental Housing constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost as per the Regulation No. 33(20).	As prescribed under the under the provision of corresponding regulation		
		6 Heritage buildings	{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} – BUA consumed by Heritage building	Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of	

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1	2	3		4	5	6
					<p>Municipal Commissioner in consultation with & on recommendation of MHCC</p> <p>The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.</p>	<p>Where,</p> <p>A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.</p> <p>B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.</p> <p>BUA = Builtup area of constructed/developed amenity.</p> <p>Provided that in case Slum Redevelopment Scheme under clause 3.11 of Regulation 33(10) the Construction Amenity TDR shall be increased by 1.35</p>
		7	<p>Encumbered plots which are required for implementation of public project on very urgent basis</p> <p>c. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority,</p> <p>d. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing authority,</p>	<p>To the extent of 50% of BUA as per Zonal (basic) FSI of the plot area.</p> <p>(i) For the portion of land which is/was vacant as per serial no 1(a) of this table</p> <p>(ii) For the portion of land which is/was encumbered to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot</p>	<p>Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be clearly distinguished and demarcated, otherwise the land under part encumbrance shall be</p>	

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1	2	3	4	5	6
			area.	treated as fully encumbered land. The owner has to follow the procedure laid down by the MCGM for availing the DRC.	times the TDR generated as per above formula. 8) Clause No. 5.2 is modified as below. 5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission.
		8	Unreserved accessible plot not falling in SDZ/NA	BUA as per the Zonal (basic) FSI of land so transferred + BUA equal to plot area of land so transferred	If owner willingly offers the land and the Municipal Commissioner, MCGM requires the land for public purpose such as POS/SWM facility/ Municipal Chowky/ PSC blocks.
		9	Reserved Land for D. P. Road/public purpose in SDZ-II area accessible from existing Road.	BUA as per the Zonal (basic) FSI prevailing in the adjoining Zone of land so transferred + BUA equal to plot area of land so transferred	9) In Clause No. 5.4.1 Note No. (i) is deleted.
		10	Roads/uninterrupted access to SH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)	BUA equal to area of land so surrendered/ transferred	10) Clause No. 5.4.1 Note No. (ii) to (iv) are modified and renumbered including (vi) as below. i) The maximum permissible TDR that can be
NOTE: - Even if plot is affected by River widening, major Nalla widening and ownership of portion of					

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		<p>plot affected by River widening, major Nalla widening has been transferred in the name of MCGM, the plot on which development has been proposed shall not be treated as sub divided plot under these Regulations</p> <p>2. Utilization of TDR</p> <p>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</p> $TDR_r = TDR_o \times (RRL_o/RRL_r)$ <p>Where: TDR_r = Transferable Development Rights on the receiving plot.</p> <p>TDR_o= Transferable Development Rights on the originating plot</p> <p>RRL_o =Land rates of Annual Statement of Rates (ASR) of the originating plot</p> <p>RRL_r =Land rates of Annual Statement of Rates (ASR) of the receiving plot</p> <p>Note: Land rates of ASR of both RRL_o & RRL_r shall be of the relevant year in which scrutiny fees for utilization of TDR is paid. In case there are more than one land rate applicable to different parts of the plot under development, a weighted average of all the applicable rates shall be taken for calculation.</p> <p>Transferable Development Rights (TDR_r) and the corresponding Transferable Development Rights (TDR_o) shall be clearly indicated on the Development Rights Certificate that are used.</p> <p>Note: 1. Utilisation of TDR generated as per Table No 12(A) or as provided under these Regulations shall be dealt at par.</p>			<p>utilised on any plot shall be as per regulation 30(A) and/or as specified in these Regulations.</p> <p>ii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.</p> <p>iii) The quantum of maximum permissible TDR loading mentioned above shall include slum TDR at least 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A) or as decided by Govt. time to time. Slum TDR as per this regulation and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above.</p> <p>11) Clause No 5.4.2 is modified as below.</p>

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		<p>2. Utilization of DRC/DRC's issued prior to coming into force of these Regulations shall be dealt with as per the then prevailing Regulations/policy only.</p> <p><u>Provision u/s. Section 31(1)</u></p> <p>32 Transfer of Development Rights (TDR)</p> <p>1.0 TRANSFERABLE DEVELOPMENT RIGHTS -</p> <p>Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area subject to provisions in this regulation. This FSI credit shall be issued in a certificate which shall be called as Development Right Certificate (DRC).</p> <p>Development Rights Certificate (DRC) shall be issued by Municipal Commissioner under his signature and endorse thereon in writing in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee is entitled, the place from where it is generated and the rate of that plot as prescribed in the Annual Statement of Rates issued by the Registration Department for the concerned year.</p> <p>2.0 CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-</p> <p>Compensation in terms of Transferable Development Rights (TDR) shall be permissible for-</p> <p>i) lands under various reservations for public purposes, new roads, road widening etc. which are subjected to acquisition, proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act,1966;</p> <p>ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;</p>			<p>5.4.2 The restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned in these Regulation, shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions sanctioned by the Government shall apply.</p> <p>12) Clause No. 5.4.3 is modified as below.</p> <p>5.4.3. The additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical /</p>

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		<p>iii) lands under any new road or road widening proposed under the provisions of Mumbai Municipal Corporation Act, 1888;</p> <p>iv) development or construction of the amenity on the reserved land;</p> <p>v) unutilized FSI of any structure or precinct which is declared as Heritage structure or Precinct under the provisions of Development Control Regulations, due to restrictions imposed in that regulation;</p> <p>vi) in lieu of constructing housing for slum-dwellers according to regulations prepared under the Maharashtra Regional & Town Planning Act, 1966;</p> <p>vii) the purposes as may be notified by the Government from time to time, by way of, modification to, new addition of, any of the provisions of sanctioned Development Control Regulations.</p> <p>viii) Unreserved accessible plot not falling in NDZ/NA and if owner willing to offer the land and the Municipal Commissioner, MCGM needed the said land for public purpose shall be deemed to be a reservation and eligible for TDR under this regulation.</p> <p>ix) The TDR of lands owned by Central Govt. and its undertakings under reservations shall be granted to the Central Govt. and its undertakings. However, it will not be eligible to the lands under reservations which are granted on lease at concessional rates by the Central Govt. and State Govt.</p> <p>3.0 CASES NOT ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-</p> <p>It shall not be permissible to grant Transferable Development Rights (TDR) in the following circumstances:-</p> <p>i) For earlier land acquisition or development for which compensation has been already paid partly or fully by any means;</p>			<p>Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Regulations, if any, can be availed either by full or part utilization of TDR if permissible in this regulation or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as these regulations shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation no 5.4.1 shall not be applicable.</p> <p>13) Clause No. 5.4.4 is modified as below.</p> <p>5.4.4 The utilisation of Transferable Development Rights (TDR) shall be permissible by considering</p>

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		<p>ii) Where award of land has already been declared and which is valid under the Land Acquisition Act, 1894 or the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 unless lands are withdrawn from the award by the Appropriate Authority according to the provisions of the relevant Acts.</p> <p>iii) In cases where layout has already been sanctioned and layout roads are incorporated as Development Plan roads prior to these regulations.</p> <p>iv) In cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;</p> <p>v) If the compensation in the form of FSI / or by any means has already been granted to the owner.</p> <p>vi) Where lawful possession including by mutual agreement /or contract has been taken.</p> <p>vii) For an existing user or retention user or any required compulsory open space or recreational open space or recreational ground, in any layout.</p> <p>viii) For any designation, allocation of the use or zone which is not subjected to acquisition.</p> <p>ix) The incentive TDR will not be applicable to deemed reservations.</p> <p>4.0 GENERATION OF THE TRANSFERABLE DEVELOPMENT RIGHTS (TDR) –</p> <p>4.1 Transferable Development Rights (TDR) against surrender of land :-</p> <p>4.1.1 For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the very said land to be surrender and also that of land surrounding to such land</p>			<p>Plot Area excluding area affected by reservations or deemed reservation or plot area to be surrendered under the provisions of Accommodation Reservation and development plan road/ prescribed R.L., to be handed over to MCGM/Appropriate Authority if any.</p> <p>14) In Clause No. 5.4.5 provisions under (a),(b) & (c) are modified as below.</p> <p>(a) Areas in Special Development Zones and areas for which the Mumbai Metropolitan Region Development Authority or Maharashtra Housing and Area Development Authority or Maharashtra Industrial Development Corporation or Mumbai port trust or</p>

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1	2	3	4	5	6						
		transferred in the name of MCGM/MHADA/ Appropriate Authority		TDR is availed, then TDR of unutilized BUA.	(basic) FSI is less than 1.0. 15)Clause No.6.4.1(i)is modified as below. 6.4.1 The Commissioner shall allow transfer of DRC in the following manner - i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by the Commissioner from time to time, after due verification and satisfaction regarding title and legal successor. 16) Clause No. 6.6 is modified as below. Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with these Regulations.						
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		d) Setback due to Subsequent Road widening/Proposed DP Road/Right of way to land locked plot as per Regulation No.22, in case where	BUA as per the Zonal (basic) FSI of land so transferred. In case of SDZ, BUA equal to Zonal (basic) FSI prevailing in adjoining zone of land so surrendered.								

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		development of plot/layout is completed in all respect/where no development is proposed/is in progress at the time of handing over of such area to MCGM.			17) Clause No.6.7 modified as below. 6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per these Regulations.
		2 If owner/developer develops the reservation under provisions of AR and is unable to consume even Zonal (basic) FSI, BUA equal to plot area of land so transferred in the name of MCGM/Appropriate Authority and BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate Authority.	If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	18) Clause Sub Regularion No.7.1 modified as below. 7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Property Registered Card (PRC) to be corrected in the name of Planning Authority.
		3 BUA in lieu of cost of construction of built up amenity to be handed over to MCGM/Appropriate	If no BUA is availed in the form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	19) Cluse No. 8.0 is modified as below. 8.0 EFFECT OF THIS

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		Authority as per the Regulation No. 14,15 &17			<p>REGULATION:- Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to publication of these regulations. "However DRCs issued under the DCR-1991 of slum redevelopment & Heritage shall be allowed to be utilised as per DCR 1991 without indexation for one year only. Provided that balance of DRCs issued under the DCR-1991 of slum redevelopment & Heritage shall be indexed for utilisation. Provided also that old Slum and heritage TDR purchased for utilisation on a specific plot with registered documents of sale and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per</p>
		4 In case of redevelopment of Cessed buildings 33(7), 33(7)(B), 33(8), Cluster Development Scheme 33(9) and slum redevelopment scheme 33(10), Permanent transit tenements for Slum Rehabilitation Scheme under Regulation No.33(11),	As prescribed under the relevant provision of DCPR		
		5 BUA of Affordable Housing constructed on unreserved private land and handing over of entire plot along with constructed tenements to MCGM free of cost as per the Regulation No. 33(20).	As prescribed under the under the provision of corresponding regulation		
		6 Heritage buildings	{BUA as per Zonal (basic) FSI+ area of plot on which Heritage Structure is existing} – BUA consumed by Heritage	Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of Municipal Commissioner in	

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		<p>7 Encumbered plots which are required for implementation of public project on very urgent basis</p> <p>e. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority,</p> <p>f. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing</p>	<p>building</p> <p>To the extent of 50% of BUA as per Zonal (basic) FSI of the plot area.</p> <p>(i) For the portion of land which is/was vacant as per serial no 1(a) of this table</p> <p>(ii) For the portion of land which is/was encumbered to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot area.</p>	<p>consultation with & on recommendation of MHCC</p> <p>The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.</p> <p>Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be clearly distinguished and demarcated, otherwise the land under part encumbrance shall be treated as fully encumbered land.</p> <p>The owner has to follow the procedure laid down by the MCGM for availing the DRC.</p>	<p>the DCR 1991".</p> <p>Notwithstanding anything contained in these Regulation, at the option of owner/developer the TDR to be generated in the ongoing schemes as per Regulation 33(10) & 33(14) of DCR 1991 where CC is already issued which is valid & work is in progress accordingly, then in such cases the TDR generation & utilisation shall be allowed as per DCR 1991. Provided that the utilisation of such TDR as per then Regulation shall be allowed within period of 1 year from the date of issue of such DRC without indexation and balance quantum after one year shall be indexed.</p>

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		<p>authority,</p> <p>8 Unreserved accessible plot not falling in SDZ/NA</p> <p>9 Reserved Land for D. P. Road/public purpose in SDZ area accessible from existing Road.</p>	<table border="1"> <tr> <td data-bbox="880 469 1055 600">Area under reservation</td> <td data-bbox="1055 469 1279 600">Entitlement for TDR/DR</td> </tr> <tr> <td data-bbox="880 600 1055 831">Mumbai City area (island City)</td> <td data-bbox="1055 600 1279 831">2.5 times the area of surrendered land. (Maximum 2.5)</td> </tr> <tr> <td data-bbox="880 831 1055 1062">Mumbai Suburban/ Extended Suburban</td> <td data-bbox="1055 831 1279 1062">2 times the area of surrendered land. (Maximum 2.00)</td> </tr> </table> <table border="1"> <tr> <td data-bbox="880 1123 1055 1254">Area under reservation</td> <td data-bbox="1055 1123 1279 1254">Entitlement for TDR/DR</td> </tr> <tr> <td data-bbox="880 1254 1055 1364">Mumbai City area (island</td> <td data-bbox="1055 1254 1279 1364">2.5 times the area of surrendered</td> </tr> </table>	Area under reservation	Entitlement for TDR/DR	Mumbai City area (island City)	2.5 times the area of surrendered land. (Maximum 2.5)	Mumbai Suburban/ Extended Suburban	2 times the area of surrendered land. (Maximum 2.00)	Area under reservation	Entitlement for TDR/DR	Mumbai City area (island	2.5 times the area of surrendered	<p>If owner willingly offers the land and the Municipal Commissioner, MCGM requires the land for public purpose such as POS/SWM facility/ Municipal Chowky/ PSC blocks.</p>	
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				City)	land. (Maximum 2.5)		
		10	Roads/uninterrupted access to AH/POS/OA to be handed over to MCGM in proposed development under Regulation No 33(8)	BUA equal to area of land so transferred			
<p>(Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.)</p> <p>Provided that, if leveling of land and construction/erection of the compound wall / fencing as per Clause No. 4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:2.35 and 1:1.85 in Mumbai City area (island city) and Mumbai Suburban /Extended Suburban area respectively.</p> <p>Provided also that Additional / incentive Transferable Development Rights (TDR) to the extent of 20 %, 15 % , 10 % and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2 ,3 and 5 years from this</p>							

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		<p>notification respectively.</p> <p>Provided that the quantum of Transferable Development Rights (TDR) generated for D.P. Road/reservation in CRZ/BDP/HTHS/Low Density Zone/ Hazardous Zone/ Special Development Zone areas or in areas which have some natural or legal constraint on development etc. shall be as decided by the Government separately.</p> <p>Provided further that in case of Govt. land which are fully encumbered then the TDR of such encumbered plot shall be granted as per the clarifications given by the Govt. from time to time.</p> <p>4.1.2 DRC shall be issued only after the land is transferred to the Municipal Corporation, only after compliance of conditions stipulated in these regulations and after handing over and taking over possession of the reserved land for which TDR is sought at free of cost and free from encumbrances and after leveling the land to the surrounding ground level and after constructing / erecting a 1.5 m. high compound wall / fencing i.e. brick/stone wall up to 0.60 mt above ground level and fencing above that up to remaining height with a gate, at the cost of the owner and to the satisfaction of the Municipal Commissioner. Provided that, if on certain lands such construction / erection of compound wall / fencing is prohibited or restricted by any regulation, then quantum of Transferable Development Rights (TDR) shall be reduced as prescribed in proviso to Clause 4.1.1.</p> <p>Provided further that such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation no 4.1.1 shall be granted without any reduction.</p> <p>4.1.3 If any contiguous land of the same owner/developer, in addition to the land under surrender for which Transferable Development Rights (TDR) is to be granted, remains unbuildable, the Municipal Commissioner may grant Transferable Development Rights (TDR) for such remaining unbuildable land also if the owner / developer hands it over free of cost and free from all encumbrance and encroachment. If such land is from the proposed roads then such land shall be utilized for road side parking, garden, open space or road side amenities including bus bays, public toilets or any compatible user as the</p>			

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		<p>Commissioner may decide and if the such land is from the proposed reservation then same shall be included in such proposed reservation and shall be developed for the same purpose. The Municipal Commissioner shall quarterly report such cases to Government.</p> <p>4.1.4 In case of lessee, the award of Transferable Development Rights (TDR) shall be subject to lessee paying the lessor or depositing with the Planning Authority for payment to the lessor, an amount equivalent to the value of the lessors' interest to be determined by the Planning Authority on the basis of Land Acquisition Act, 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 against the area of land surrendered free of cost and free from all encumbrances.</p> <p>4.2 Transferable Development Rights (TDR) against Construction of Amenity-</p> <p>When an owner or lessee with prior approval of Municipal Commissioner, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the Planning Authority, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the Municipal Commissioner and hands over the said developed/constructed amenity free of cost to the Municipal Commissioner then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula:-</p> <p>Construction Amenity TDR in sq.m. = A/B * 1.25</p> <p>Where,</p> <p>A= cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.</p> <p>B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.</p>			

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		<p>5.0 UTILISATION TRANSFERABLE DEVELOPMENT RIGHTS (TDR):--</p> <p>5.1 A holder of DRC who desires to use FSI credit therein on a particular plot of land shall attach valid DRCs to the extent required with his application for development permission. Proposal for Transferable Development Rights (TDR) utilisation shall be submitted alongwith the documents as may be prescribed by the Commissioner or by the Government from time to time.</p> <p>5.2 With an application for development permission, where an owner seeks utilisation of DRC, he shall submit the DRC to the Municipal Commissioner who shall endorse thereon in writing in figures and words, the quantum of the TDR proposed to be utilised, before granting development permission. Before issuance of Occupation Certificate, the Commissioner shall endorse on the DRC, in writing in figures and words, the quantum of TDR/DRs actually used and the balance remaining if any.</p> <p>5.3 The Transferable Development Rights (TDR) generated from any land use zone shall be utilised on any receiving plot irrespective of the land use zone and anywhere in Mumbai City area (island city) and Mumbai Suburban /Extended Suburban area. The equivalent quantum of Transferable Development Rights (TDR) to be permitted on receiving plot shall be governed by the formula given below:-</p> <p>Formula: $X = (R_g / R_r) \times Y$ Where, X = Permissible Utilisation of TDR/DR in sqm on receiving plot</p> <p>R_g = Rate for land in Rs. per sq.m. as per ASR of generating plots in generating year</p> <p>R_r = Rate for land in Rs. per sq.m. as per ASR of receiving plot in generating year</p> <p>Y = TDR debited from DRC in sq.m.</p> <p>Note:- All TDR including slum and heritage TDR shall be utilized as per this regulation only.</p>			

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		<p>5.4 Utilization of TDR :</p> <p>5.4 5.4.1 Utilization of Transferable Development Rights (TDR) and Road Width Relation will be govern by regulation 30 (A) subject to following notes:-</p> <p>Note:-</p> <p>i) Municipal Corporation of Greater Mumbai shall convert all roads of width less than 9.00m. to 9.00m. and above as per site conditions through MR & TP. Act or MMC Act provisions.</p> <p>ii) The maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/ congested areas.</p> <p>Provided also that the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act.</p> <p>iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.</p> <p>iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include slum TDR atleast 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A). slum TDR (wherever applicable) as per this regulation and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above .</p> <p>v) If a plot is situated on internal road having dead end within 50 mt. from the main road, having minimum width of 9m or more then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. Similarly if the plot derives from 9m wide internal road then such plots also eligible for the purpose for utilisation of TDR.</p> <p><u>vi) The relaxation premium for the use of slum TDR i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces.</u></p> <p>5.4.2 Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply.</p>			

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		<p>5.4.3. Provided that, the additional FSI permissible in certain categories of buildings such as, Educational building, Registered Charitable Institutional/ Medical / Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Development Control Regulations, if any, can be availed either by full or part utilization of TDR or full or part utilization of additional FSI at the option of owner. However, the restriction of road width mentioned as above shall not be applicable when the owner exercises his option of availing utilization of additional FSI and in such cases limitation of maximum building potential as mentioned in regulation no 5.4.1 shall not be applicable.</p> <p>5.4.4 The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any. This principle shall also be applicable to the reservations to be developed under the provisions of Accommodation Reservation, by considering the total area of such reservation before surrender.</p> <p>5.4.5 Areas Restricted from Utilisation of Transferable Development Rights (TDR) :-</p> <p>Utilisation of Transferable Development Rights (TDR) shall not be permitted in following areas:- DRC shall not be valid for use on receivable plots in the areas listed below:-</p> <p>(a) Coastal areas and areas in Special Development Zones and areas for which the Mumbai Metropolitan Region Development Authority or Maharashtra Housing and Area Development Authority or Maharashtra Industrial Development Corporation is the Special Planning Authority;</p> <p>(b) On plots for housing schemes of slum dwellers for which additional FSI is permissible under sub-regulation (7), (9) & (10) of Regulation 33; On plots for housing schemes of slum dwellers for which additional FSI is permissible under sub-regulation (10) of Regulation 33. However, in cases where non-slum plot is amalgamated with the slum plot for the purpose of better planning etc. then DRC will be receivable on the non-slum plot/non-cessed plot. In such cases utilization of DCR shall be governed as per procedure and provisions stipulated in this Regulation and sub clause (B).</p>			

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		<p>(c) Areas where the permissible FSI is less than 1.0.</p> <p>(d) Coastal regulation zone, except in cases where it is permissible to Utilised TDR as per CRZ Notification 2011 and subsequent amendment from time to time’.</p> <p>e) Area having developmental prohibition or restrictions imposed by any notification issued under the provisions of any Central/State Act (like CRZ regulations, Defense restriction areas, etc.) or under these regulations.</p> <p>6.0 GENERAL STIPULATION:-</p> <p>6.1 Development Rights (DRs) will be granted to an owner or lessee, only for reserved lands which are retainable and not vested or handed over to the Government /Urban Local Bodies and not exempted under section 20 or 21 of the then Urban Land (Ceiling and Regulations) Act, 1976 and undertaking to that effect shall be obtained, before a Development Right is granted. In the case of schemes sanctioned under section 20 or 21 of the said Act, the grant of Development Rights (DRs) shall be to such extent and subject to the conditions mentioned in section-20 scheme and such conditions as the Government may prescribed. In case of non-retainable land, the grant of Development Rights shall be to such extent and subject to such conditions as the Government may specify. The provisions of this Regulation shall be subject to the orders issued by the Government from time to time in this regard.</p> <p>Provided that, in case of lands having tenure other than Class-I, like Inam lands, tribal lands etc., N.O.C. from Competent Authority, mentioning i)share of Government and land holder ii)transfer of such land in the name of Planning / Appropriate Authority, shall be produced by the land holder at the time of submission of application for grant of TDR.</p> <p>6.2 DRC shall be issued by the Municipal Commissioner as a certificate printed on bond paper in an appropriate form prescribed by him. Such a certificate shall be a “transferable and negotiable instrument” after the authentication by the Municipal Commissioner. The Municipal Commissioner shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of, or utilisation of, DRC.</p>			

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1	2	3	4	5	6
		<p>6.3 The Commissioner shall issue DRC within 180 days from the date of application or reply from the applicant in respect of any requisition made by him, whichever is later.</p> <p>6.4 Transfer of DRC-</p> <p>6.4.1 The Commissioner shall allow transfer of DRC in the following manner -</p> <p>i) In case of death of holder of DRC, the DRC shall be transferred only on production of the documents as may be prescribed by him from time to time, after due verification and satisfaction regarding title and legal successor.</p> <p>ii) If a holder of DRC intends to transfer it to any other person, he shall submit the original DRC to the Commissioner with an application alongwith relevant documents as may be prescribed by the Commissioner and a registered agreement which is duly signed by Transferor and Transferee, for seeking endorsement of the new holders name, i.e., the transferee, on the said certificate. The transfer shall not be valid without endorsement by the Commissioner and in such circumstances the Certificate shall be available for use only to the holder / transferor.</p> <p>6.4.2 The utilisation of TDR from certificate under transfer procedure shall not be permissible, during transfer procedure.</p> <p>6.5 The Commissioner may refrain the DRC holder from utilizing the DRC in the following circumstances:-</p> <p>i. Under direction from a competent Court.</p> <p>ii. Where the Commissioner has reason to believe that the DRC is obtained a) by producing fraudulent documents b) by misrepresentation,</p> <p>6.6 Any DRC may be utilised on one or more plots or lands whether vacant, or already developed fully or partly by erection of additional storeys, or in any other manner consistent with the prevailing</p>			

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1	2	3	4	5	6
		<p>Development Control Regulations,</p> <p>6.7 DRC may be used on plots/land having Development Plan reservations of buildable nature, whether vacant or already developed for the same purpose, or on the lands under deemed reservations, if any, as per prevailing Regulations.</p> <p>6.8 DRC may be used on plots/land available with the owner after surrendering the required land and construction to the Planning Authority under the provisions of Accommodation Reservation. In such circumstances, for the purpose of deciding Transferable Development Rights (TDR) receiving potential, the total area of the reservation before surrender, shall be considered.</p> <p>6.9 Infrastructure Improvement Charges- The utilizer shall pay to the Planning Authority, an infrastructure improvement charges, for a proposed quantum of TDR to be utilised, at the rate of 5% of construction cost as per the prevailing Annual Statement of Rates.</p> <p>7.0 VESTING OF LAND :-</p> <p>7.1 The Commissioner, before issuing DRC, shall verify and satisfy himself that the ownership and title of the land proposed for surrender is with the applicant, and get the Record of Right to be corrected in the name of Planning Authority.</p> <p>7.2 In case the Appropriate Authority for reservation is other than Planning Authority, it shall be permissible for the Commissioner on the request of such authority to grant TDR under this regulation and hold such possession as a facilitator. Provided that, the Municipal Commissioner shall handover the possession of such land to concerned Appropriate Authority, after receipt of value of land, from such Appropriate Authority as per Annual Statement of Rates prevailing at the time of handing over possession of land under reservation.</p> <p style="text-align: center;">Provided also that, if such Appropriate Authority is the State Government Department, the</p>			

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1	2	3	4	5	6								
		<p>Municipal Commissioner shall handover the possession of such land to the concerned Department free of cost.</p> <p>8.0 EFFECT OF THIS REGULATION:- Provision of Generation of TDR from these regulations shall not be applicable where DRC has been issued prior to publication of these regulations. "However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these Regulations. Such utilisation shall be allowed for one year only. Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations". (EP-70)</p>											
		<p>Tabel No. 12A modified as below.</p> <table border="1" data-bbox="456 1334 2029 1394"> <thead> <tr> <th data-bbox="456 1334 539 1394">Sr</th> <th data-bbox="539 1334 994 1394">Instances</th> <th data-bbox="994 1334 1509 1394">Extent of TDR</th> <th data-bbox="1509 1334 2029 1394">Remarks/conditions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Sr	Instances	Extent of TDR	Remarks/conditions				
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1	2	3	4	5	6						
		No									
		1	a) If entire plot of land reserved for public purpose in the DP and land is transferred in the name of MCGM/Appropriate Authority.	<table border="1"> <thead> <tr> <th>Area under reservation</th> <th>Entitlement for TDR/DR</th> </tr> </thead> <tbody> <tr> <td>Mumbai City area (island City)</td> <td>2.5 times the area of surrendered land. (Maximum 2.5)</td> </tr> <tr> <td>Mumbai Suburban/Extended Suburban</td> <td>2 times the area of surrendered land. (Maximum 2.00)</td> </tr> </tbody> </table>	Area under reservation	Entitlement for TDR/DR	Mumbai City area (island City)	2.5 times the area of surrendered land. (Maximum 2.5)	Mumbai Suburban/Extended Suburban	2 times the area of surrendered land. (Maximum 2.00)	<p>a) Where land is not handed over yet and FSI benefit is not approved in the development proposal on remainder plot & no TDR/monitory compensation is availed.</p> <p>b) award is not declared under Section 23 of Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement L.A. Act 2013 or any compensation has not been paid</p>
Area under reservation	Entitlement for TDR/DR										
Mumbai City area (island City)	2.5 times the area of surrendered land. (Maximum 2.5)										
Mumbai Suburban/Extended Suburban	2 times the area of surrendered land. (Maximum 2.00)										
			b) Setback due to Subsequent Road widening/Proposed DP Road in case where development of plot/layout is completed in all respect/where no development is proposed/is in progress at the time of handing over of such area to MCGM.	TDR equivalent to the Zonal (basic) FSI of land so transferred.							
		2	Heritage buildings	<table border="1"> <thead> <tr> <th>Area under reservation</th> <th>Entitlement for TDR/DR</th> </tr> </thead> <tbody> <tr> <td>Mumbai</td> <td>2.5 times the</td> </tr> </tbody> </table>	Area under reservation	Entitlement for TDR/DR	Mumbai	2.5 times the	Where the Development of building is not permissible as per provision of Regulation No 52 and with the permission of Municipal Commissioner in consultation with & on		
Area under reservation	Entitlement for TDR/DR										
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1	2	3		4	5	6
				City area unconsumed plot area as per zonal (basic FSI)	recommendation of MHCC	
				Mumbai Suburban/ Extended Suburban	2.0 times the unconsumed plot area as per zonal (basic FSI)	The potential of the plot shall be perpetually reduced and freed to the extent of Existing BUA of the Structure.
		3	Encumbered plots which are required for implementation of public project on very urgent basis g. In case of land which are fully encumbered and where encumbrances had/have to be removed and rehabilitated elsewhere by the project implementing authority, h. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing authority,	To the extent of 50% of BUA as per Zonal (basic) FSI of the plot area. (i) For the portion of land which is/was vacant as per serial no 1(a) of this table (ii) For the portion of land which is/was encumbered to the extent of 50% of BUA as per Zonal (basic) FSI of the vacant plot area.	Project Implementing authority shall separately certify the area of land which was vacant and the area of land under encumbrance along with details as per the joint measurement survey carried out in this respect with the City Survey Officer. The area of vacant land and land under encumbrance shall be clearly distinguished and demarcated, otherwise the land under part encumbrance shall be treated as fully encumbered land. The owner has to follow the procedure laid down by the MCGM for availing the DRC.	

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EP-71	Part-VI 33(2)	33 (2)Buildings of Medical and Educational Institutions and Other Institutional Buildings covered under Regulation (2) (IV) (16) (g):-	33 (2)Buildings of Medical and Educational Institutions and Other Institutional Buildings covered under Regulation (2) (IV) (17) (g): -	33 (2) Buildings of Medical and Educational Institutions and Other Institutional Buildings covered under Regulation (2) (IV) (17) (g): -	Sanctioned as proposed with following modification. The Municipal Commissioner, by special permission, may permit up to FSI 5 for medical Institutions and FSI up to 4 for educational & other Institutional buildings including the Zonal (basic) FSI specified in Table No 12 in respect of buildings on independent plots of educational/medical institutions and institutional buildings of Govt./MCGM or public authorities or of registered public charitable trusts or of medical institutions run on cooperative basis established for charitable purposes and registered under the provisions of Income Tax Act or Maharashtra Cooperative Societies Act or

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1	2	3	4	5	6
					<p>private medical institutions subject to terms and conditions he may specify subject to minimum width of 13.40m except educational institutions;</p> <p>Provided that in the case of additional FSI allowed to the above cited institutions, except institutional buildings of State Govt. & MCGM, premium for BUA, at the rate of 10% of the land rates as per ASR (for FSI 1) for educational institutions, at the rate of 15% of the land rates as per ASR (for FSI 1) for medical institutions, at the rate of 20% of the land rates as per ASR (for FSI 1) for the private hospitals, medical institutions and at the rate of 30% of the land rates as per ASR (for FSI 1) for other institutional buildings shall have to be paid, — beyond Zonal</p>

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1	2	3	4	5	6
					(basic) FSI. Govt. may from time to time change the rate of premium. The amount of premium shall be equally shared between Govt. and MCGM.
		The Municipal Commissioner, by special permission, may permit up to FSI 5 for medical Institutions and FSI up to 4 for educational & other Institutional buildings including the Zonal (basic) FSI specified in Table No 12 in respect of buildings on independent plots of educational/medical institutions and institutional buildings of Govt./MCGM or public authorities or of registered public charitable trusts or of medical institutions run on cooperative basis established for charitable purposes and registered under the provisions of Income Tax Act or Maharashtra Cooperative Societies Act subject to terms and conditions he may	The Municipal Commissioner, by special permission, may permit up to FSI 5 for medical Institutions and FSI up to 4 for educational & other Institutional buildings including the Zonal (basic) FSI specified in Table No 12 in respect of buildings on independent plots of educational/medical institutions and institutional buildings of Govt./MCGM or public authorities or of registered public charitable trusts or of medical institutions run on cooperative basis established for charitable purposes and registered under the provisions of Income Tax Act or Maharashtra Cooperative Societies Act subject to terms and conditions he may	The Municipal Commissioner, by special permission, may permit up to FSI 5 for medical Institutions and FSI up to 4 for educational & other Institutional buildings including the Zonal (basic) FSI specified in Table No 12 in respect of buildings on independent plots of educational/medical institutions and institutional buildings of Govt./MCGM or public authorities or of registered public charitable trusts or	

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		specify;	specify;	of medical institutions run on cooperative basis established for charitable purposes and registered under the provisions of Income Tax Act or Maharashtra Cooperative Societies Act subject to terms and conditions he may specify subject to minimum width of 13.40m except educational institutions;	
		Provided that in the case of additional FSI allowed to the above cited institutions, except institutional buildings of Govt. /MCGM, premium, if any, beyond Zonal (basic) FSI, as fixed by Govt. shall be equally shared between Govt. and MCGM.	Provided that in the case of additional FSI allowed to the above cited institutions, except institutional buildings of Govt. /MCGM, premium, if any, beyond Zonal (basic) FSI, as fixed by Govt. shall be equally shared between Govt. and MCGM.	Provided that in the case of additional FSI allowed to the above cited institutions, except institutional buildings of State Govt. & MCGM, premium for BUA, at the rate of 10% of the land rates as per ASR (for FSI 1) for educational institutions, at the	

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1	2	3	4	5	6
				<p>rate of 10% of the land rates as per ASR (for FSI 1) for medical institutions, at the rate of 20% of the land rates as per ASR (for FSI 1) for the private hospitals and at the rate of 30% of the land rates as per ASR (for FSI 1) for other institutional buildings shall have to be paid, if any, beyond Zonal (basic) FSI, or as fixed by Govt. from time to time shall be equally shared between Govt. and MCGM.</p>	
		<p>Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing the</p>	<p>Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing the</p>	<p>Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed as per the option of</p>	

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		<p>remaining additional FSI.</p> <p>In regard to other Institutional Buildings covered under Regulation (2) (IV) (16) (g), Govt. /Municipal Commissioner may from time to time specify terms and conditions.</p>	<p>remaining additional FSI.</p> <p>In regard to other Institutional Buildings covered under Regulation (2) (IV) (17) (g), Govt. /Municipal Commissioner may from time to time specify terms and conditions.</p>	<p>the owner/developer only after availing the remaining additional FSI.</p> <p>In regard to other Institutional Buildings covered under Regulation (2) (IV) (17) (g), Govt. /Municipal Commissioner may from time to time specify terms and conditions.</p> <p>(EP-71)</p>	
EP-72	Part-VI 33(2) (C)	<p>(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions</p> <p>(a) Such additional FSI (except the TDR component) will be permissible subject to the payment of premium as decided by Govt. from time to time, to be shared equally between GoM and MCGM.</p> <p>(b) Conditions stipulated in (A) & (B) above shall be adhered to.</p>	<p>(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions</p> <p>(a) Such additional FSI (except the TDR component) will be permissible subject to the payment of premium as decided by Govt. from time to time, to be shared equally between GoM and MCGM.</p> <p>(b) Conditions stipulated in (A) & (B) above shall be</p>	<p>(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions</p> <p>(a) Such additional FSI (except the TDR component) will be permissible subject to the payment of premium as decided by Govt. from time to time, to be shared equally between GoM and MCGM.</p>	<p>Sanction as modified below.</p> <p>Note:-</p> <p>(1)The Municipal Corporation shall intimate the concerned appropriate implementing authority regarding grant of building permission / occupation certificate to enable such authority to comply with the aforesaid conditions mentioned in (A), (B) & (C).</p> <p>(2) If the additional FSI as per</p>

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1	2	3	4	5	6
			adhered to.	<p>(b) Conditions stipulated in (A) & (B) above shall be adhered to.</p> <p>The Municipal Corporation shall intimate the concerned appropriate implementing authority regarding grant of building permission / occupation certificate to enable such authority to comply with the aforesaid conditions mentioned in (A), (B) & (C).</p> <p>(EP-72)</p>	<p>the above provisions has availed and subsequently it is found that the built-up space is being used for non medical/ educational /institutional commercial activities / any other activity, not permitted as per these regulations, a penal action as below will be taken, the payment shall be shared between the MCGM and the Government in the ratio of 3:1.</p> <p>a) The misuse shall be ascertained by physical site verification by a team of officers from the MCGM, which has approved the building plans.</p> <p>b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non medical/ educational/institutional activities, shall be imposed.</p> <p>c) The penalty will be recovered from the date of commencement of unauthorized use till the day</p>

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1	2	3	4	5	6
					<p>non medical/ educational /institutional activities.</p> <p>After payment of the penalty to the MCGM, which has sanctioned the building plans of the concerned medical/ educational/institutional, the said medical/ educational /institution will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the said medical/ educational/institution fails to pay penalty and / or restore the use to its original intended use, the MCGM will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the concern.</p> <p>These provisions will be over and above the penal provisions of the MRTP Act, 1966.</p>

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EP-73	Part-VI 33(3)	<p>Section 26</p> <p>33(3) Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices:</p> <p>The Commissioner, by special permission, may permit FSI 5 including Zonal (basic) FSI specified in Table No 12 for office use & other allied purposes except residential use considering the specific requirement of Govt. /MCGM and their Statutory Bodies, Semi Govt. and PSUs. Provided further that in case of Public Sector Undertaking the premium for FSI beyond Zonal (basic) FSI shall be payable as decided by Govt. from time to time.</p>			<p>Sanctioned as proposed with following modification.</p> <p>1) In table minimum road width 30m should be read as 27 m.</p> <p>Premium shall be applicable for BUA in lieu of additional FSI at the rate of 50% of ASR of developed land (for FSI 1) or as decided by the Government from time to time, except for the development by State Government & MCGM.</p>						
		<p><u>Section 30</u></p> <p>33(3) Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices:</p> <p>The Commissioner, by special permission, may permit FSI up to 5 including Zonal (basic) FSI specified in Table No 12 for office use & other allied purposes except residential use considering the specific requirement of Govt./MCGM and their Statutory Bodies, Semi Govt. and PSUs as detailed below:</p> <table border="1" data-bbox="465 1289 1485 1366"> <thead> <tr> <th>Sr No</th> <th>Plot area</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000 sq. m</td> <td>Up to 3</td> </tr> </tbody> </table>	Sr No	Plot area	Maximum Permissible FSI	1	Up to 2000 sq. m	Up to 3			
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		<table border="1"> <tr> <td>2</td> <td>Above 2000 and up to 3000 sq. m</td> <td>Up to 4</td> </tr> <tr> <td>3</td> <td>Above 3000 Sq. m</td> <td>Up to 5</td> </tr> </table> <p>Provided further that in case of Public Sector Undertaking the premium for FSI beyond Zonal (basic) FSI shall be payable as decided by Govt. from time to time</p>	2	Above 2000 and up to 3000 sq. m	Up to 4	3	Above 3000 Sq. m	Up to 5														
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		<p><u>Section 31(1)</u></p> <p>33(3) Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices:</p> <p>The Commissioner, by special permission, may permit FSI up to 5 including Zonal (basic) FSI specified in Table No 12 for office use & other allied purposes except residential use considering the specific requirement of Govt./MCGM and their Statutory Bodies, Semi Govt. and PSUs as detailed below:</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Plot area</th> <th>Minimum Road Width</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000 sq. m</td> <td>12m</td> <td>Up to 3</td> </tr> <tr> <td>2</td> <td>Above 2000 and up to 3000 sq. m</td> <td>18m</td> <td>Up to 4</td> </tr> <tr> <td>3</td> <td>Above 3000 Sq. m</td> <td>30m</td> <td>Up to 5</td> </tr> </tbody> </table> <p>Provided further that in case of Public Sector Undertaking the premium for FSI beyond Zonal (basic) FSI shall be payable as decided by Govt. from time to time.</p> <p>Premium shall be applicable for additional FSI except for the development by</p>			Sr No	Plot area	Minimum Road Width	Maximum Permissible FSI	1	Up to 2000 sq. m	12m	Up to 3	2	Above 2000 and up to 3000 sq. m	18m	Up to 4	3	Above 3000 Sq. m	30m	Up to 5		
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		State Government & MCGM as decided by the Government from time to time.			
		(EP-73)			
EP-74	Part-VI 33(3)(A)	33(3) (A) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or MCGM or its statutory bodies, on lands belonging to such Public Authorities: 1.The Commissioner may permit FSI up to 4 including Zonal (basic) FSI specified in Table No 12on the gross plot area solely for the project of construction of staff quarters (hereinafter referred to as “staff quarters project”) for the employees of the Govt./MCGM, or theirstatutory bodies (hereinafter collectively referred to as “User Authority”) on land belonging to such User Authority, by the Public Works Department of the GoM or MHADA or	33(3) (A) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or MCGM or its statutory bodies, on lands belonging to such Public Authorities: 1.The Commissioner may permit FSI up to 4 including Zonal (basic) FSI specified in Table No 12on the gross plot area solely for the project of construction of staff quarters (hereinafter referred to as “staff quarters project”) for the employees of the Govt./MCGM, or their statutory bodies (hereinafter collectively referred to as “User Authority”) on land belonging to such User Authority, by the Public Works Department of the GoM or MHADA or	33(3) (A) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or MCGM or its statutory bodies, on lands belonging to such Public Authorities: 1.The Commissioner may permit FSI up to 4 including Zonal (basic) FSI specified in Table No 12 on the gross plot area, abutting a road having minimum width of 12 m, solely for the project of construction of staff quarters (hereinafter referred to as “staff quarters project”) for the employees of the Govt./MCGM, or their statutory bodies (hereinafter collectively	Sanctioned as proposed with following modifications. 1. Premium shall be applicable for BUA in lieu of additional FSI at the rate of 50% of ASR of developed land (for FSI 1) or as decided by the Government from time to time, except for the development by State Government & MCGM. 2. (c) The flats constructed under the free sale component shall be first offered to the Central Govt, its statutory bodies, Central/ State PSUs for purchase as staff quarters and if the Central Govt. or its statutory Bodies or

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1	2	3	4	5	6
		<p>Maharashtra Police Housing Corporation or MCGM or its statutory bodies or any other Public Agency nominated by the Govt. for this purpose which would also include any Special Purpose Vehicle, wherein the Govt. or a fully owned Company of the Govt. holds at least 51% equity share (hereinafter collectively referred to as “Implementing Public Authority”).</p> <p>2.The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following:</p> <p>(i)The area of staff quarters/free sale component for various categories of employees shall be as per the norms prescribed by the concerned User Authority.</p>	<p>Maharashtra Police Housing Corporation or MCGM or its statutory bodies or Private Public Partnership (PPP) project or any other Agency nominated by the Govt. for this purpose which would also include any Special Purpose Vehicle, wherein the Govt. or a fully owned Company of the Govt. holds at least 51% equity share (hereinafter collectively referred to as “Implementing Public Authority”).</p> <p>2. The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following:</p> <p>(i) The area of staff quarters/free sale component for various categories of employees shall be as per the norms</p>	<p>referred to as “User Authority”) on land belonging to such User Authority, by the Public Works Department of the GoM or MHADA or Maharashtra Police Housing Corporation or MCGM or its statutory bodies or Private Public Partnership (PPP) project or any other Public Agency nominated by the Govt. for this purpose which would also include any Special Purpose Vehicle, wherein the Govt. or a fully owned Company of the Govt. holds at least 51% equity share (hereinafter collectively referred to as “Implementing Public Authority”).</p> <p>Premium shall be applicable for additional FSI except for the development by State Government & MCGM as decided by the Government</p>	<p>Central/ State PSUs do not indicate willingness to purchase the same within the prescribed time limit, then such flats shall be sold in open market.</p>

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1	2	3	4	5	6
		<p>(ii) (a) Commissioner may also permit upto 1/3rd of the total permissible FSI under this Regulation for construction of free sale area (hereinafter referred to as “free sale component”) to be disposed of by the Implementing Public Authority to recover the cost of project implementation as provided herein.</p> <p>The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by Commissioner.</p> <p>(b) The flats constructed under the free sale component shall be first offered to</p>	<p>prescribed by the concerned User Authority.</p> <p>(ii) Commissioner may also permit upto 1/3rd of the total permissible FSI under this Regulation for construction of free sale area (hereinafter referred to as “free sale component”) to be disposed of by the Implementing Public Authority to recover the cost of project implementation as provided herein.</p> <p>The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by Commissioner.</p>	<p>from time to time.</p> <p>2. The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following:</p> <p>(i) The area of staff quarters/free sale component for various categories of employees shall be as per the norms prescribed by the concerned User Authority.</p> <p>ii) (a) Commissioner may also permit up to 1/3rd of the total permissible FSI under this Regulation for construction of free sale area (hereinafter referred to as “free sale component”)</p>	

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1	2	3	4	5	6
		<p>Govt/MCGM or their statutory bodies. If no willingness is forthcoming or their demand falls short of total stock, the same may be off loaded in the open market.</p> <p>3. An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI) shall be paid to MCGM. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966</p> <p>4. (i) No premium shall be charged for fungible FSI admissible as per DCR 31(3) for construction of staff quarters.</p> <p>(ii) No premium shall be payable for stair case, lift and lift lobby for the construction of staff</p>	<p>3. Development cess at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (excluding fungible compensatory area) shall be paid to MCGM. The Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966</p> <p>4. (i) No premium shall be charged for fungible compensatory area admissible as per DCR 31(3) for construction of staff quarters.</p> <p>(ii) No premium shall be payable for stair case, lift and lift lobby for the construction of staff quarters.</p> <p>(iii) Open space deficiency shall be charged at the rate of 2.5% of the land rate of ASR (for FSI 1).</p> <p>(iv) Provisions of IH shall not</p>	<p>to be disposed of by the Implementing Public Authority to recover the cost of project implementation as provided herein.</p> <p>The free sale component shall preferably be constructed in a separate block. Sub-division of plots shall be permissible on the basis of equitable distribution of FSI, in case construction of free sale component is permitted by Commissioner.</p> <p>(b) If the User Authority requires construction of staff quarters to the extent of full permissible FSI of 3.0 4.0, then the User Authority shall pay full cost of construction to the Implementing Public Authority, in lieu of the free sale component.</p> <p>(c) The flats constructed under the free sale component shall be first</p>	

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1	2	3	4	5	6
		<p>quarters.</p> <p>(iii) Open space deficiency shall be charged at the rate of 2.5% of the land rate of ASR (for FSI 1).</p> <p>(iv) Provisions of IH shall not be applicable for development under this Regulation.</p> <p>5. For any staff quarters project under this Regulation, a Development Agreement shall be executed between the User Authority and Implementing Public Authority authorizing the Implementing Authority to dispose of the flats constructed under the free sale component of the project wherever applicable.</p>	<p>be applicable for development under this Regulation.</p> <p>5. For any staff quarters project under this Regulation, a Development Agreement shall be executed between the User Authority and Implementing Public Authority authorizing the Implementing Authority to dispose of the flats constructed under the free sale component of the project wherever applicable.</p>	<p>offered to the Central Govt, its statutory bodies, Central/ State PSUs for purchase as staff quarters and if the Central Govt. or its statutory Bodies or Central/ State PSUs do not indicate willingness to purchase the same within the prescribed time limit, such flats shall be sold in open market.</p> <p>(b) The flats constructed under the free sale component shall be first offered to Govt/MCGM or their statutory bodies. If no willingness is forthcoming or their demand falls short of total stock, the same may be off loaded in the open market.</p> <p>3. An infrastructure charge Development cess at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond</p>	

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1	2	3	4	5	6
				<p>Zonal (basic) FSI (including excluding fungible FSI compensatory area) shall be paid to MCGM. These The infrastructure charges Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966</p> <p>4. (i) No premium shall be charged for fungible FSI compensatory area admissible as per DCR 31(3) for construction of staff quarters of MCGM & State Government.</p> <p>(ii) No premium shall be payable for stair case, lift and lift lobby for the construction of staff quarters of MCGM & State Government.</p> <p>iii) Open space deficiency shall be charged at the</p>	

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1	2	3	4	5	6
				<p>rate of 2.5% of the land rate of ASR (for FSI 1).</p> <p>(iv) Provisions of IH shall not be applicable for development under this Regulation.</p> <p>5. For any staff quarters project under this Regulation, a Development Agreement shall be executed between the User Authority and Implementing Public Authority authorizing the Implementing Authority to dispose of the flats constructed under the free sale component of the project wherever applicable.</p> <p>(EP-74)</p>	
EP-75	Part-VI 33(3)(B)	<u>Section 26</u> 33(3)(B)Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies			Sanctioned as proposed with following modification. 1. The Commissioner

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		<p>(including CISF) or Municipal Corporation of Greater Mumbai or its statutory bodies on private lands</p> <p>1. The Commissioner may permit construction of staff quarters for the employees of Govt. /MCGM/their statutory bodies (hereinafter referred to as “User Authority”) on private plots of lands, having minimum area of 2000sq.m and abutting a road having minimum width of 12 m and grant incentive FSI, as provided herein below, in lieu of BUA of staff quarters created and handed over free of cost to the User Authority, subject to the following provisions:</p> <p>(i) The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case shall the area of Staff Quarters exceed the maximum limit of carpet area as prescribed therein.</p> <p>(ii) Incentive FSI shall be admissible against the FSI required for construction of Staff Quarters as per following table: -</p> <p style="text-align: center;">Table A</p> <table border="1" data-bbox="685 938 1473 1198"> <thead> <tr> <th data-bbox="685 938 1010 1050">Location of project</th> <th data-bbox="1010 938 1473 1050">Incentive (As% of required BUA of staff Quarters)</th> </tr> </thead> <tbody> <tr> <td data-bbox="685 1050 1010 1102">Island city</td> <td data-bbox="1010 1050 1473 1102">40%</td> </tr> <tr> <td data-bbox="685 1102 1010 1198">Suburbs & Extended Suburbs</td> <td data-bbox="1010 1102 1473 1198">80%</td> </tr> </tbody> </table> <p>(basic)/permissible FSI shall be used on the same plot and as stated in the Table below.</p> <table border="1" data-bbox="672 1273 1487 1353"> <thead> <tr> <th data-bbox="672 1273 1003 1353">Plot Area</th> <th data-bbox="1003 1273 1487 1353">Maximum permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="672 1353 1003 1375"></td> <td data-bbox="1003 1353 1487 1375"></td> </tr> </tbody> </table>	Location of project	Incentive (As% of required BUA of staff Quarters)	Island city	40%	Suburbs & Extended Suburbs	80%	Plot Area	Maximum permissible FSI					<p>may permit construction of staff quarters for the employees of Govt. /MCGM/their statutory bodies (hereinafter referred to as “User Authority”) on private plots of lands, having minimum area of 2000sq.m and abutting a road having minimum width of 12 m and grant incentive FSI, as provided herein below, in lieu of BUA of staff quarters created and handed over free of cost to the User Authority, subject to payment of premium at the rate of 50% of ASR of developed land (for FSI 1) or as decided by the Government from time to time except for the buildings of State Government & MCGM and the following provisions:</p>
Location of project	Incentive (As% of required BUA of staff Quarters)														
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1	2	3	4	5	6				
		<table border="1"> <tr> <td>2000 sq. m or more but less than 4000 sq. m</td> <td>3.00</td> </tr> <tr> <td>4000 sq. m or more</td> <td>4.00</td> </tr> </table> <p>(iv) (a) No premium shall be charged for features permitted as per DCR 31 (1) and 31(3), for the construction of staff quarters to be handed over to MCGM/Appropriate Authority.</p> <p>(b) Open space deficiency shall be charged at 2.5% of the land rate of ASR (for FSI 1).</p> <p>(c) The provision of IH shall not be applicable for development under this Regulation.</p> <p>v. An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI) shall be paid to MCGM. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>vi. Development/redevelopment of a vacant plot belonging to a private landholder for constructing staff quarters for a user Authority shall be permitted by the Municipal Commissioner with prior approval of the location and requirement of such Staff Quarters by the Committee formed for this purpose by GoM.</p> <p>vii. In case of flats proposed for conservancy staff quarters under this Regulation, a percentage of flats as decided by GoM shall be available on ownership basis under ShramSaphalya scheme.</p>	2000 sq. m or more but less than 4000 sq. m	3.00	4000 sq. m or more	4.00			
2000 sq. m or more but less than 4000 sq. m	3.00								
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		<p><u>Section 30</u></p> <p>33(3)(B) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies</p>							

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		<p>(including CISF) or Municipal Corporation of Greater Mumbai or its statutory bodies on private lands.</p> <p>1. The Commissioner may permit construction of staff quarters for the employees of Govt. /MCGM/their statutory bodies (hereinafter referred to as “User Authority”) on private plots of lands, having minimum area of 2000sq.m and abutting a road having minimum width of 12 m and grant incentive FSI, as provided herein below, in lieu of BUA of staff quarters created and handed over free of cost to the User Authority, subject to the following provisions:</p> <p>(i)The area of staff quarters for various categories of employees shall be as per the norms prescribed by the concerned User Authority and in no case, shall the area of Staff Quarters exceed the maximum limit of carpet area as prescribed therein.</p> <p>(ii)Incentive FSI shall be admissible against the FSI required for construction of Staff Quarters as per following table: -</p> <p style="text-align: center;">Table A</p> <table border="1" data-bbox="692 1066 1460 1353"> <thead> <tr> <th data-bbox="696 1070 1032 1177">Location of project</th> <th data-bbox="1032 1070 1456 1177">Incentive (As% of required BUA of staff Quarters)</th> </tr> </thead> <tbody> <tr> <td data-bbox="696 1177 1032 1241">Island city</td> <td data-bbox="1032 1177 1456 1241">40%</td> </tr> <tr> <td data-bbox="696 1241 1032 1348">Suburbs &Extended Suburbs</td> <td data-bbox="1032 1241 1456 1348">80%</td> </tr> </tbody> </table> <p>(iii)FSI Zonal</p>	Location of project	Incentive (As% of required BUA of staff Quarters)	Island city	40%	Suburbs &Extended Suburbs	80%		including	
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		<p><u>Section 31(1)</u></p> <p>33(3) (B) Development/Redevelopment for construction of staff quarters of Govt. or its statutory bodies (including CISF) or Municipal Corporation of Greater Mumbai or its statutory bodies on private lands.</p>									

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EP-76	Part-VI 33(4)	<p><u>Section 26</u></p> <p>33(4) Building of Residential Hotels on independent plot:</p> <p>Subject to payment of premium as decided by Govt. from time to time or else as per the provision of Regulation No 33(19), equally to be shared between Govt.& MCGM, and subject to other terms and conditions, the maximum permissible FSI [including Zonal (basic) FSI] shall be as below for all residential hotels on independent plots and satisfies other related provisions of these Regulations and under one establishment.</p> <table border="1" data-bbox="692 694 1458 1136"> <thead> <tr> <th>Sr No</th> <th>Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000sq. m</td> <td>3</td> </tr> <tr> <td>2</td> <td>Above and up to 3000 sq. m</td> <td>4</td> </tr> <tr> <td>3</td> <td>Above 3000 Sq. m</td> <td>5</td> </tr> </tbody> </table> <p>Conditions:</p> <p>(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.</p> <p>(2) An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for</p>	Sr No	Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI	1	Up to 2000sq. m	3	2	Above and up to 3000 sq. m	4	3	Above 3000 Sq. m	5			<p>Sanctioned as proposed with following modification.</p> <p>1) In table minimum road width 30m should be read as 27 m.</p> <p>2) Following note is inserted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.</p> <p>3) Conditions are modified as below.</p> <p>Conditions:</p> <p>(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be</p>
Sr No	Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI															
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1	2	3	4	5	6
		<p>FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI) shall be paid to MCGM. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966</p> <p>Note: Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing of the remaining additional FSI.</p>			<p>monitored by the MTDC and Protocol Department. The Municipal Corporation shall intimate MTDC and protocol department regarding grant of building permission/ occupation certificate to enable MTDC protocol department to comply with these conditions.</p> <p>(4) In respect of star category Hotel, projects classified as Mega/Ultra Mega Project as per Maharashtra Tourism Policy-2016, up to 20% of additional FSI available by charging premium can be used for Tourism support activities on payment premium at the rate decided by Government from time to time for the uses as proposed by Tourism Department from time to time.</p>

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1	2	3	4	5	6
					<p>(5) All concessions available to star category Hotel are also applicable to Tourism Units classified under Mega Projects, Ultra mega Projects and Large tourism units.</p> <p>(6) No condonation in parking and other requirements as in these Regulations shall be allowed except in the side and rear Marginal open spaces condonation upto 25% may be granted with the special permission of the Commissioner.</p> <p>(4) Note modified as below. Note: (I) Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of</p>

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1	2	3	4	5	6
					<p>such TDR will be allowed only after availing of the remaining additional FSI.</p> <p>(II) If mixed user other than 3 above alongwith star category hotel is proposed subject to fulfillment of road width for such mix use, then no additional FSI will be availbale at concessional rate. Separate entrances, Parking arrangements, lifts/ Lobbies shall be provided to segregate such mix uses.</p>
		<p><u>Section 30</u></p> <p>33(4) Building of Residential Hotels on independent plot:</p> <p>Subject to payment of premium as decided by Govt. from time to time or else as per the provision of Regulation No 33(19), equally to be shared between Govt. & MCGM, and subject to other terms and conditions, the maximum permissible FSI [including Zonal (basic) FSI] shall be as below for all residential hotels on independent plots and satisfies other related provisions of these Regulations and under one establishment.</p>			

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		<table border="1" data-bbox="465 363 1305 751"> <thead> <tr> <th data-bbox="472 363 539 528">Sr No</th> <th data-bbox="539 363 1305 528">Plot area excluding area to be handed over in lieu of Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th data-bbox="1305 363 1525 528">Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 528 539 596">1</td> <td data-bbox="539 528 1305 596">Up to 2000sq. m</td> <td data-bbox="1305 528 1525 596">Up to 3</td> </tr> <tr> <td data-bbox="472 596 539 675">2</td> <td data-bbox="539 596 1305 675">Above 2000 and up to 3000 sq. m</td> <td data-bbox="1305 596 1525 675">Up to 4</td> </tr> <tr> <td data-bbox="472 675 539 751">3</td> <td data-bbox="539 675 1305 751">Above 3000 Sq. m</td> <td data-bbox="1305 675 1525 751">Up to 5</td> </tr> </tbody> </table> <p data-bbox="510 820 667 847">Conditions:</p> <p data-bbox="510 887 1686 986">(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.</p> <p data-bbox="510 1023 1686 1153">(2) Development cess at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (excluding fungible compensatory area) shall be paid to MCGM Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p data-bbox="510 1190 1686 1257">(3) Commercial uses upto 20% of Zonal(basic) FSI, in addition to uses permissible in hotel i.e. banquet hall, conference hall and meeting room etc. shall be permissible.</p> <p data-bbox="465 1294 1664 1390">Note: Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing of the remaining additional FSI.</p>	Sr No	Plot area excluding area to be handed over in lieu of Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI	1	Up to 2000sq. m	Up to 3	2	Above 2000 and up to 3000 sq. m	Up to 4	3	Above 3000 Sq. m	Up to 5			
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		<p><u>Section 31(1)</u></p> <p>33(4) Building of Residential Hotels on independent plot:</p> <p>Subject to payment of premium for BUA at the rate of 30% of the land rates as per ASR (for FSI 1) or as decided by Govt. from time to time or else as per the provision of Regulation No 33(19), equally to be shared between Govt. & MCGM, and subject to other terms and conditions, the maximum permissible FSI [including Zonal (basic) FSI] shall be as below for all residential hotels on independent plots and satisfies other related provisions of these Regulations and under one establishment.</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Plot area excluding area covered under to be handed over in lieu of Reservation/ Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Minimum Road Width</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000 sq. m</td> <td>12m</td> <td>Up to 3</td> </tr> <tr> <td>2</td> <td>Above 2000 and up to 3000 sq. m</td> <td>18m</td> <td>Up to 4</td> </tr> <tr> <td>3</td> <td>Above 3000 Sq. m</td> <td>30m</td> <td>Up to 5</td> </tr> </tbody> </table> <p>Conditions:</p> <p>(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGM free of cost (only room charges) & it may be monitored by the MTDC and Protocol Department.</p> <p>(2) An infrastructure charge Development cess at 7% of the Land Rate for the BUA as per</p>			Sr No	Plot area excluding area covered under to be handed over in lieu of Reservation/ Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Maximum Permissible FSI	1	Up to 2000 sq. m	12m	Up to 3	2	Above 2000 and up to 3000 sq. m	18m	Up to 4	3	Above 3000 Sq. m	30m	Up to 5	
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1	2	3	4	5	6
		<p>ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including excluding fungible FSI compensatory area) shall be paid to MCGM. These infrastructural charges Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>(3) Commercial uses up to 20% of Zonal (basic) FSI, in addition to uses permissible in hotel i.e. banquet hall, conference hall and meeting room etc. shall be permissible.</p> <p>Note: Out of the additional FSI beyond Zonal (basic) FSI, 50% may be availed by utilizing TDR (without payment of premium), provided that the utilization of such TDR will be allowed only after availing of the remaining additional FSI.</p> <p>(EP-76)</p>			
EP-77	Part-VI 33(5)	<p>Section 26</p> <p>33(5)Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)</p> <p>1) FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for EWS, LIG and MIG categories (as stipulated by Govt. from time to time) shall be 4.0on the gross plot area (excluding Fungible FSI). 70 % BUA of such schemes shall be for EWS, LIG and MIG.FSI 4 will not be applicable to HIG.</p> <p>2) The above cited condition would also apply to redevelopment of existing housing schemes of MHADA.</p> <p>2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of</p>			<p>Sanctioned as proposed with following modification:-</p> <p>1)Provisos of Clause-1 and Clause -2 are modified as below.</p> <p>Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more with prior approval of Govt.</p>

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1	2	3	4	5	6									
		<p>balance FSI shall be as follows: -</p> <p>A) Rehabilitation Area Entitlement:</p> <p>(a) Carpet area of existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sq. m, an additional carpet area, in accordance with the Table-A below:</p> <p>Table-A</p> <table border="1" data-bbox="528 692 1581 979"> <thead> <tr> <th data-bbox="528 692 994 762">Area of the Plot under Redevelopment</th> <th data-bbox="994 692 1581 762">Additional Carpet Area on the Existing Carpet Area of Tenement</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 762 994 804">Above 4000 sq. m to 2 ha</td> <td data-bbox="994 762 1581 804">15%</td> </tr> <tr> <td data-bbox="528 804 994 845">Above 2 ha to 5 ha</td> <td data-bbox="994 804 1581 845">25%</td> </tr> <tr> <td data-bbox="528 845 994 887">Above 5 ha to 10 ha</td> <td data-bbox="994 845 1581 887">35%</td> </tr> <tr> <td data-bbox="528 887 994 928">Above 10 ha</td> <td data-bbox="994 887 1581 928">45%</td> </tr> </tbody> </table> <p>Explanation: Plot under redevelopment means land demarcated by MHADA for redevelopment.</p> <p>Provided that the maximum rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by Govt. as applicable on the date of approval of the redevelopment project.</p> <p>Under redevelopment of buildings in existing housing schemes of MHADA, rehabilitation area of any existing non-residential/amenity unit in Residential Housing Scheme shall be equal to carpet area of the existing unit plus 20% thereof.</p> <p>B) Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as</p>	Area of the Plot under Redevelopment	Additional Carpet Area on the Existing Carpet Area of Tenement	Above 4000 sq. m to 2 ha	15%	Above 2 ha to 5 ha	25%	Above 5 ha to 10 ha	35%	Above 10 ha	45%		<p>2) Explanation below Table-A is modified as below.</p> <p>Explanation:</p> <p>(a) Plot under redevelopment means land demarcated by MHADA for redevelopment.</p> <p>(b) For the purpose, “existing Carpet area/carpet area” means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from floor space index computation as per then/ prevailing Regulation but including the areas of balcony, if allowed free of FSI as per then Regulation.</p> <p>3) Sub Regulation 2.1(B) is modified as below.</p> <p>B) Incentive FSI: Incentive FSI admissible against the</p>
Area of the Plot under Redevelopment	Additional Carpet Area on the Existing Carpet Area of Tenement													
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1	2	3	4	5	6										
		<p>calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate(LR)and Rate of Construction (RC)* and shall be as given in the Table B below:-</p> <p>Provided that the above incentive will be subject to availability of FSI on the Plot under redevelopment and its distribution by MHADA.</p> <p style="text-align: center;">Table B</p> <table border="1" data-bbox="506 660 1207 992"> <thead> <tr> <th data-bbox="506 660 813 740">Basic Ratio (LR/RC)</th> <th data-bbox="813 660 1207 740">Incentive (As % of Admissible Rehabilitation Area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 740 813 788">Above 6.00</td> <td data-bbox="813 740 1207 788">40%</td> </tr> <tr> <td data-bbox="506 788 813 868">Above 4.00 and up to 6.00</td> <td data-bbox="813 788 1207 868">50%</td> </tr> <tr> <td data-bbox="506 868 813 948">Above 2.00 and up to 4.00</td> <td data-bbox="813 868 1207 948">60%</td> </tr> <tr> <td data-bbox="506 948 813 992">Up to 2.00</td> <td data-bbox="813 948 1207 992">70%</td> </tr> </tbody> </table> <p>Explanation</p> <p>Land Rate (LR)*—Rate of Open Land for FSI 1 in Rs/sq. m of the plot under redevelopment &</p> <p>* Rate of Construction (RC) --- Rate in Rs/ sq. m applicable to the area of RCC construction as per ASR</p> <p>Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority. Provided further that in case there is more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate for deriving</p>			Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)	Above 6.00	40%	Above 4.00 and up to 6.00	50%	Above 2.00 and up to 4.00	60%	Up to 2.00	70%	<p>FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs/sq. m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs/sq. m applicable to the area as per the ASR of the date of approval of plan and shall be as given in the Table B below:-</p> <p>4) In sub Regulation 2.1 proviso below table C is modified as below.</p> <p>Provided that in case of plots up to 4000 sq. m, MHADA without insisting MHADA's Share in the form of BUA, may allow additional BUA over and above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below:-</p>
Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)														
Above 6.00	40%														
Above 4.00 and up to 6.00	50%														
Above 2.00 and up to 4.00	60%														
Up to 2.00	70%														

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1	2	3	4	5	6																	
		<p>the Basic Ratio.</p> <p>C)Sharing of the Balance FSI:</p> <p>The balance remaining FSI/BUA after providing for rehabilitation and the incentive components, calculated as per Table (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table (C) below. The share of MHADA shall be handed over to MHADA free of cost.</p> <p style="text-align: center;">Table C</p> <table border="1" data-bbox="629 727 1525 1070"> <thead> <tr> <th data-bbox="629 727 1099 887" rowspan="2">Basic Ratio (LR/RC)</th> <th colspan="2" data-bbox="1099 727 1525 807">Sharing of Balance FSI</th> </tr> <tr> <th data-bbox="1099 807 1339 887">Cooperative Society Share</th> <th data-bbox="1339 807 1525 887">MHADA Share</th> </tr> </thead> <tbody> <tr> <td data-bbox="629 887 1099 935">Above 6.00</td> <td data-bbox="1099 887 1339 935">30%</td> <td data-bbox="1339 887 1525 935">70%</td> </tr> <tr> <td data-bbox="629 935 1099 983">Above 4.00 and up to 6.00</td> <td data-bbox="1099 935 1339 983">35%</td> <td data-bbox="1339 935 1525 983">65%</td> </tr> <tr> <td data-bbox="629 983 1099 1031">Above 2.00 and up to 4.00</td> <td data-bbox="1099 983 1339 1031">40%</td> <td data-bbox="1339 983 1525 1031">60%</td> </tr> <tr> <td data-bbox="629 1031 1099 1070">Upto 2.00</td> <td data-bbox="1099 1031 1339 1070">45%</td> <td data-bbox="1339 1031 1525 1070">55%</td> </tr> </tbody> </table> <p>2.2 Where redevelopment of buildings in the existing housing schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area, incentive FSI and sharing of balance FSI shall be as follows:</p> <p>A) Rehabilitation Area: The Rehabilitation Area shall be increased by 15% of the existing carpet area, over and above the Rehabilitation</p>			Basic Ratio (LR/RC)	Sharing of Balance FSI		Cooperative Society Share	MHADA Share	Above 6.00	30%	70%	Above 4.00 and up to 6.00	35%	65%	Above 2.00 and up to 4.00	40%	60%	Upto 2.00	45%	55%	<p>5) In Sub Regulation 2.1 third proviso below table C1 and Note is deleted.</p>
Basic Ratio (LR/RC)	Sharing of Balance FSI																					
	Cooperative Society Share	MHADA Share																				
Above 6.00	30%	70%																				
Above 4.00 and up to 6.00	35%	65%																				
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1	2	3	4	5	6
		<p>Area calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government.</p> <p>B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1</p> <p>C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1</p> <p>Note: Fungible FSI as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible area in respect of area to be handed over to MHADA and surplus area to be handed over to MHADA shall be exclusive of the Fungible BUA if availed.</p> <p>3) For the purpose of calculating FSI, the entire area of the layout including DP roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.</p> <p>4)a) An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI) shall be paid to MCGM. 75 % of the Infrastructure Charge levied and collected by MHADA shall be transferred to MCGM for developing necessary offsite infrastructure. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>b) No premium shall be charged under Regulation 31(1) & 31 (3) for construction of EWS/LIG/MIG tenements by MHADA on a vacant plot, in a redevelopment project for EWS/LIG/MIG tenements towards the share of MHADA and for rehabilitation component (existing BUA in old building) of a redevelopment project.</p> <p>5) Notwithstanding anything contained in these Regulations, the other relaxation</p>			<p>6) In sub Regulation No.3 provision modified as below.</p> <p>The reservations in the MHADA layout may be developed as per the provisions of Regulation No. 17(3).</p> <p>7) In sub Regulation No.5 provision of (b)(iii) is deleted.</p> <p>8) Sub Regulation No.6 is modified as below.</p> <p>6) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these</p>

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		<p>incorporated in Regulation No. 33(10) of these Regulations except clause 6.18 shall apply to the housing schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.</p> <p>6) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members.</p> <p>b) For redevelopment of buildings in any existing housing scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the MHAD Act, 1976 may be taken by MHADA.</p> <p>7. A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of new buildings under the Rehabilitation Component.</p> <p>8. Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall continue to be governed by the Regulation applicable prior to this Regulation.</p> <p>Convenience Shopping shall be permitted along layout roads with 12 m to 18m width.</p>			<p>Regulations except clause 6.11,6.15,6.16,& 6.18 shall apply. The payment of premium at the rate of 25% of normal premium or at rate of 6.25% of the land rate as per ASR (for FSI 1) whichever is more shall apply to the Housing Schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.</p> <p>9)Sub Regulation No. 7 (a) is modified as below.</p> <p>7)a) In any Redevelopment Scheme where the Registered Co-operative Housing Society/Developer appointed by the Registered Co-operative Housing Society/Federation/ Association/ Union has obtained NOC from the MHADA/Mumbai Board, thereby sanctioning</p>

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					<p>additional balance FSI with the consent of 51% of its members and where such NOC holder has made provision for alternative permanent accommodation in the proposed building (including transit accommodation/Rent Compensation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of the MHAD Act. mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members.</p> <p>10) Sub Regulation No. 10 & 11 are change as 9 & 10 respectively.</p>

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					11) Sub Regulation No. 10(b)(ii) is modified as below. Existing or 20.90 sq. m whichever is less in case of non-residential.
		<p>Section 30</p> <p>33(5) Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)</p> <p>1) The FSI for a new scheme of Housing, implemented by MHADA on MHADA lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area) and at least 60% BUA in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.</p> <p>Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.</p> <p>2) For redevelopment of existing housing schemes of MHADA, containing (i)EWS/LIG and/or(ii)MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area).</p> <p>Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.</p> <p>2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the</p>			

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		<p>lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-</p> <p>A) Rehabilitation Area Entitlement:</p> <p>i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of</p> <p>(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sq. m, and</p> <p>(b) an additional entitlement, governed by the size of the plot under redevelopment, in accordance with the Table-A below: -</p> <table border="1" data-bbox="465 730 1249 986"> <thead> <tr> <th data-bbox="465 730 808 810">Area of the Plot under Redevelopment</th> <th data-bbox="808 730 1249 810">Additional Carpet Area on the Existing Carpet Area of Tenement</th> </tr> </thead> <tbody> <tr> <td data-bbox="465 810 808 858">Above 4000 sq. m to 2 ha</td> <td data-bbox="808 810 1249 858">15%</td> </tr> <tr> <td data-bbox="465 858 808 906">Above 2 ha to 5 ha</td> <td data-bbox="808 858 1249 906">25%</td> </tr> <tr> <td data-bbox="465 906 808 954">Above 5 ha to 10 ha</td> <td data-bbox="808 906 1249 954">35%</td> </tr> <tr> <td data-bbox="465 954 808 986">Above 10 ha</td> <td data-bbox="808 954 1249 986">45%</td> </tr> </tbody> </table> <p style="text-align: right; margin-right: 50px;">Table-A</p> <p>Explanation: The plot under redevelopment means the land demarcated by MHADA for redevelopment.</p> <p>Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt, as applicable on the date of approval of the redevelopment project.</p> <p>ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial /amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.</p> <p>B) Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs/sq. m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs/sq. m applicable to the area as per the</p>			Area of the Plot under Redevelopment	Additional Carpet Area on the Existing Carpet Area of Tenement	Above 4000 sq. m to 2 ha	15%	Above 2 ha to 5 ha	25%	Above 5 ha to 10 ha	35%	Above 10 ha	45%	
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		<p>ASR and shall be as given in the Table B below:-Table B</p> <table border="1" data-bbox="506 395 1211 692"> <thead> <tr> <th data-bbox="506 395 848 509">Basic Ratio (LR/RC)</th> <th data-bbox="848 395 1211 509">Incentive (As % of Admissible Rehabilitation Area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="506 509 848 555">Above 6.00</td> <td data-bbox="848 509 1211 555">40%</td> </tr> <tr> <td data-bbox="506 555 848 601">Above 4.00 and up to 6.00</td> <td data-bbox="848 555 1211 601">50%</td> </tr> <tr> <td data-bbox="506 601 848 647">Above 2.00 and up to 4.00</td> <td data-bbox="848 601 1211 647">60%</td> </tr> <tr> <td data-bbox="506 647 848 692">Up to 2.00</td> <td data-bbox="848 647 1211 692">70%</td> </tr> </tbody> </table> <p>Provided that the above incentive will be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.</p> <p>Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio. Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority.</p> <p>C) Sharing of the Balance FSI: The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table C below and the share of MHADA shall be handed over to MHADA free of cost.</p> <p>Table C</p> <table border="1" data-bbox="465 1273 1234 1391"> <thead> <tr> <th data-bbox="465 1273 786 1358" rowspan="2">Basic Ratio (LR/RC)</th> <th colspan="2" data-bbox="786 1273 1234 1358">Sharing of Balance FSI</th> </tr> <tr> <th data-bbox="786 1358 1039 1391">Cooperative</th> <th data-bbox="1039 1358 1234 1391">MHADA</th> </tr> </thead> <tbody> <tr> <td data-bbox="465 1358 786 1391"></td> <td data-bbox="786 1358 1039 1391"></td> <td data-bbox="1039 1358 1234 1391"></td> </tr> </tbody> </table>			Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)	Above 6.00	40%	Above 4.00 and up to 6.00	50%	Above 2.00 and up to 4.00	60%	Up to 2.00	70%	Basic Ratio (LR/RC)	Sharing of Balance FSI		Cooperative	MHADA				
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		<table border="1"> <thead> <tr> <th></th> <th>Society Share</th> <th>Share</th> </tr> </thead> <tbody> <tr> <td>Above 6.00</td> <td>30%</td> <td>70%</td> </tr> <tr> <td>Above 4.00 and up to 6.00</td> <td>35%</td> <td>65%</td> </tr> <tr> <td>Above 2.00 and up to 4.00</td> <td>40%</td> <td>60%</td> </tr> <tr> <td>Up to 2.00</td> <td>45%</td> <td>55%</td> </tr> </tbody> </table> <p>Explanation * RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates. Provided that in case of plots up to 2000 sq. m, MHADA without insisting MHADA's Share in the form of BUA, may allow additional BUA over and above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below:-</p> <p>Table C1</p> <table border="1"> <thead> <tr> <th>LR/RC Ratio</th> <th>EWS/LIG</th> <th>MIG</th> <th>HIG</th> </tr> </thead> <tbody> <tr> <td>0 to 2</td> <td>40%</td> <td>60%</td> <td>80%</td> </tr> <tr> <td>2 to 4</td> <td>45%</td> <td>65%</td> <td>85%</td> </tr> <tr> <td>4 to 6</td> <td>50%</td> <td>70%</td> <td>90%</td> </tr> <tr> <td>above 6</td> <td>55%</td> <td>75%</td> <td>95%</td> </tr> </tbody> </table> <p>Note: - The above percentage may change with prior approval of the Govt. from time to time.</p>				Society Share	Share	Above 6.00	30%	70%	Above 4.00 and up to 6.00	35%	65%	Above 2.00 and up to 4.00	40%	60%	Up to 2.00	45%	55%	LR/RC Ratio	EWS/LIG	MIG	HIG	0 to 2	40%	60%	80%	2 to 4	45%	65%	85%	4 to 6	50%	70%	90%	above 6	55%	75%	95%		
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1	2	3	4	5	6
		<p>Provided further that in case of plots having area of 4000 sq. m or above which front on roads having width of 18.00 m or more, the FSI 1.00 over and above 3.00 shall be permissible in the form of Social Housing stock as decided by MHADA and it shall be handed over to MHADA on payment of cost of construction as per ASR.</p> <p>2.2 Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:</p> <p>A) Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.</p> <p>B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1</p> <p>C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1</p> <p>Note: Fungible compensatory area as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible compensatory area, in respect of area to be handed over to MHADA and surplus area to be handed over to MHADA shall be exclusive of the Fungible compensatory BUA if availed</p> <p>3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.</p> <p>The reservations in the MHADA layout may be developed as per the provisions of Regulation No. 17(1).</p> <p>Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.</p>			

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		<p>4) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.</p> <p>5) a) For providing the requisite infrastructure for the increased population, Development Cess at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible compensatory area) granted over and above the normal FSI for the redevelopment schemes. 5/7th part of the Development Cess levied and collected by MHADA shall be transferred to the Municipal Corporation of Greater Mumbai for developing necessary offsite infrastructure. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>b) No premium shall be charged under Regulation No 31(1) and 31(3) (for the fungible compensatory area) for</p> <ul style="list-style-type: none"> (i) Construction of EWS/LIG and MIG tenements by MHADA on a MHADA plot or (ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or (iii) for rehabilitation component of a redevelopment project. <p>6) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.18 shall apply to the Housing Schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.</p> <p>7) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from the MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative permanent accommodation in the proposed building (including transit accommodation/Rent Compensation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of the MHAD Act. mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members.</p>			

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		<p>b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.</p> <p>8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.</p> <p>9) The Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall either continue to be governed by the Regulation under which the proposal is approved or the proposal may be converted under this regulation, subject to fulfillment of the provisions of this regulation applicable.</p> <p>10) Convenience Shopping shall be permitted along layout roads with 12 m to 18m width.</p> <p>11) (a) In case of layout of MHADA where development is proposed under this Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote flexibility, MHADA may propose development, including area occupied by the slum, under this regulation.</p> <p>(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and (ii) Existing or max 20.90 sq. m whichever is less in case of non-residential</p> <p>(c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(C)</p> <p>(d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No</p>			

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		33(10) shall be deposited with MHADA Authority for each eligible slum dwellers.							
		<p>Section 31(1)</p> <p>33(5) Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA)</p> <p>1) FSI for a new scheme of Low Cost Housing, implemented by MHADA departmentally on vacant lands for EWS, LIG and MIG categories (as stipulated by Govt. from time to time) shall be 4.0 on the gross plot area (excluding Fungible FSI). 70 % BUA of such schemes shall be for EWS, LIG and MIG. FSI 4 will not be applicable to HIG.</p> <p>2) The above cited condition would also apply to redevelopment of existing housing schemes of MHADA.</p> <p>2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:—</p> <p>A) Rehabilitation Area Entitlement:</p> <p>Table A</p> <table border="1"> <thead> <tr> <th>Area of the Plot under Redevelopment</th> <th>Additional Carpet Area on the Existing Carpet Area of Tenement</th> </tr> </thead> <tbody> <tr> <td>Above 4000 sq. m to 2 ha</td> <td>15%</td> </tr> </tbody> </table>			Area of the Plot under Redevelopment	Additional Carpet Area on the Existing Carpet Area of Tenement	Above 4000 sq. m to 2 ha	15%	
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<p data-bbox="555 699 707 727">Explanation</p> <p data-bbox="555 762 1697 823">Land Rate (LR)* — Rate of Open Land for FSI in Rs/sq. m of the plot under redevelopment &</p> <p data-bbox="555 863 1697 924">* Rate of Construction (RC) — Rate in Rs/ sq. m applicable to the area of RCC construction as per ASR</p> <p data-bbox="555 963 1697 1161">Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority. Provided further that in case there is more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate for deriving the Basic Ratio.</p> <p data-bbox="555 1201 904 1230">C) Sharing of the Balance FSI:</p> <p data-bbox="555 1270 1697 1394">The balance remaining FSI/BUA after providing for rehabilitation and the incentive components, calculated as per Table (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table (C) below. The share of MHADA shall be handed over to MHADA free of</p>															

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		<p>2.2 Where redevelopment of buildings in the existing housing schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area, incentive FSI and sharing of balance FSI shall be as follows:</p> <p>A) Rehabilitation Area: The Rehabilitation Area shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government.</p> <p>B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1</p> <p>C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1</p>																				

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				<p>Note: Fungible FSI as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible FSI, in respect of area to be handed over to MHADA and surplus area to be handed over to MHADA shall be exclusive of the Fungible BUA if availed.</p> <p>3) For the purpose of calculating FSI, the entire area of the layout including DP roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.</p> <p>4)a) An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for FSI 1) of the year of approval beyond Zonal (basic) FSI (including fungible FSI) shall be paid to MCGM. 75 % of the Infrastructure Charge levied and collected by MHADA shall be transferred to MCGM for developing necessary offsite infrastructure. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>b) No premium shall be charged under Regulation 31(1) & 31 (3) for construction of EWS/LIG/MIG tenements by MHADA on a vacant plot, in a redevelopment project for EWS/LIG/MIG tenements towards the share of MHADA and for rehabilitation component (existing BUA in old building) of a redevelopment project.</p> <p>5) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.18 shall apply to the housing schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.</p>	

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		<p>7) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.</p> <p>b) For redevelopment of buildings in any existing housing scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the MHAD Act, 1976 may be taken by MHADA.</p> <p>8. A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of new buildings under the Rehabilitation Component.</p> <p>9. Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall continue to be governed by the applicable prior to this Regulation.</p> <p>Convenience Shopping shall be permitted along layout roads with 12 m to 18m width.</p>			

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		<p>1) The FSI for a new scheme of Housing, implemented by MHADA on MHADA lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area) and at least 60% BUA in such scheme shall be in the form of tenements under the EWS, LIG and MIG categories, as defined by the Government in Housing Department from time to time.</p> <p>Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.</p>			
		<p>2) For redevelopment of existing housing schemes of MHADA, containing (i)EWS/LIG and/or(ii)MIG and/or (iii) HIG houses with carpet area less than the maximum carpet area prescribed for MIG, the total permissible FSI shall be 3.0 on the gross plot area (exclusive of the Fungible Compensatory Area).</p> <p>Provided that the Floor Space Indices above may be permitted to be exceeded up to 4.00 FSI in case of plots, having area of 4000 sq. m or above which front on roads having width of 18.00 m or more.</p>			
		<p>2.1 Where redevelopment of buildings in existing housing schemes of MHADA is undertaken by the housing co-operative societies or the occupiers of such buildings or by the lessees of MHADA, the Rehabilitation Area Entitlement, Incentive FSI and sharing of balance FSI shall be as follows:-</p>			
		<p>A) Rehabilitation Area Entitlement:</p> <p>i) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area for an existing residential tenement shall be equal to sum total of</p> <p>(a) a basic entitlement equivalent to the carpet area of the existing tenement plus 35% thereof, subject to a minimum carpet area of 35 sq. m, and</p> <p>(b) an additional entitlement, governed by the size of the plot under redevelopment, in</p>			

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		<p>accordance with the Table-A below: -</p> <table border="1" data-bbox="488 432 1525 719"> <thead> <tr> <th colspan="2" data-bbox="904 432 1016 459">Table-A</th> </tr> <tr> <th data-bbox="488 464 904 539">Area of the Plot under Redevelopment</th> <th data-bbox="904 464 1525 539">Additional Carpet Area on the Existing Carpet Area of Tenement</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 544 904 587">Above 4000 sq. m to 2 ha</td> <td data-bbox="904 544 1525 587">15%</td> </tr> <tr> <td data-bbox="488 592 904 635">Above 2 ha to 5 ha</td> <td data-bbox="904 592 1525 635">25%</td> </tr> <tr> <td data-bbox="488 639 904 683">Above 5 ha to 10 ha</td> <td data-bbox="904 639 1525 683">35%</td> </tr> <tr> <td data-bbox="488 687 904 719">Above 10 ha</td> <td data-bbox="904 687 1525 719">45%</td> </tr> </tbody> </table> <p data-bbox="465 756 1688 820">Explanation: The plot under redevelopment means the land demarcated by MHADA for redevelopment.</p> <p data-bbox="465 825 1688 922">Provided that the maximum entitlement of rehabilitation area shall in no case exceed the maximum limit of carpet area prescribed for MIG category by the Govt, as applicable on the date of approval of the redevelopment project.</p>			Table-A		Area of the Plot under Redevelopment	Additional Carpet Area on the Existing Carpet Area of Tenement	Above 4000 sq. m to 2 ha	15%	Above 2 ha to 5 ha	25%	Above 5 ha to 10 ha	35%	Above 10 ha	45%	
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		<p>ii) Under redevelopment of buildings in existing Housing Schemes of MHADA, the entitlement of rehabilitation area of any existing commercial /amenity unit in the Residential Housing Scheme shall be equal to the carpet area of the existing unit plus 20% thereof.</p>															
		<p>B) Incentive FSI: Incentive FSI admissible against the FSI required for rehabilitation, as calculated in (A) above, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR) in Rs/sq. m. of the plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of Construction (RC)* in Rs/sq. m applicable to the area as per the ASR and shall be as given in the Table B below:-</p> <table border="1" data-bbox="656 1262 1659 1396"> <thead> <tr> <th colspan="2" data-bbox="1088 1262 1196 1289">Table B</th> </tr> <tr> <th data-bbox="656 1294 1070 1358">Basic Ratio (LR/RC)</th> <th data-bbox="1070 1294 1659 1358">Incentive (As % of Admissible Rehabilitation Area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="656 1362 1070 1396">Above 6.00</td> <td data-bbox="1070 1362 1659 1396">40%</td> </tr> </tbody> </table>			Table B		Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)	Above 6.00	40%							
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		<p>Provided that the above incentive will be subject to the availability of the FSI on the Plot under redevelopment and its distribution by MHADA.</p> <p>Provided further that in case there are more than one land rate applicable to different parts of the plot under redevelopment, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio. Provided further that the Land Rate (LR) and the Rate of Construction (RC) for calculation of the Basic Ratio shall be taken for the year in which the redevelopment project is approved by the Competent Authority.</p>																				
		<p>C) Sharing of the Balance FSI:</p> <p>The FSI remaining in balance after providing for the rehabilitation and the incentive components, calculated as per (A) and (B) above respectively, shall be shared between the Cooperative Housing Society and MHADA in the form of BUA, as given in Table C below and the share of MHADA shall be handed over to MHADA free of cost.</p> <p style="text-align: center;">Table C</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Basic Ratio (LR/RC)</th> <th colspan="2">Sharing of Balance FSI</th> </tr> <tr> <th>Cooperative Society Share</th> <th>MHADA Share</th> </tr> </thead> <tbody> <tr> <td>Above 6.00</td> <td>30%</td> <td>70%</td> </tr> <tr> <td>Above 4.00 and up to 6.00</td> <td>35%</td> <td>65%</td> </tr> <tr> <td>Above 2.00 and up to 4.00</td> <td>40%</td> <td>60%</td> </tr> <tr> <td>Up to 2.00</td> <td>45%</td> <td>55%</td> </tr> </tbody> </table>			Basic Ratio (LR/RC)	Sharing of Balance FSI		Cooperative Society Share	MHADA Share	Above 6.00	30%	70%	Above 4.00 and up to 6.00	35%	65%	Above 2.00 and up to 4.00	40%	60%	Up to 2.00	45%	55%	
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		Annual Schedule of Rates. Provided that in case of plots up to 2000 sq. m, MHADA without insisting MHADA's Share in the form of BUA, may allow additional BUA over and above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below:-																							
		Table C1 <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>LR/RC Ratio</th> <th>EWS/LIG</th> <th>MIG</th> <th>HIG</th> </tr> </thead> <tbody> <tr> <td>0 to 2</td> <td>40%</td> <td>60%</td> <td>80%</td> </tr> <tr> <td>2 to 4</td> <td>45%</td> <td>65%</td> <td>85%</td> </tr> <tr> <td>4 to 6</td> <td>50%</td> <td>70%</td> <td>90%</td> </tr> <tr> <td>above 6</td> <td>55%</td> <td>75%</td> <td>95%</td> </tr> </tbody> </table>				LR/RC Ratio	EWS/LIG	MIG	HIG	0 to 2	40%	60%	80%	2 to 4	45%	65%	85%	4 to 6	50%	70%	90%	above 6	55%	75%	95%
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		Note: - The above percentage may change with prior approval of the Govt. from time to time. Provided further that in case of plots having area of 4000 sq. m or above which front on roads having width of 18.00 m or more, the FSI 1.00 over and above 3.00 shall be permissible in the form of Social Housing stock as decided by MHADA in the ratio of 1 MHADA: 0.5 Cooperative Society and it shall be handed over to MHADA on payment of cost of construction as per ASR free of cost & without any compensation.																							
		Provided that at the option of or with the approval of MHADA, the tenements coming to the share of MHADA can also be provided by the Promoter/Developer elsewhere within the same or adjoining Municipal Ward. Provided that the BUA area to be handed over to MHADA shall be as per equivalent value of BUA as per the market value (as per ASR of that year)																							
		Provided that in case of plots having plot area between 2000 to 4000 sq. m may allow additional BUA over and above existing BUA up to 3.00 FSI, however for this plot area over and above 2000 sq. m to 4000 sq. m the social housing stock as per above Table C shall be handed over to MHADA. In this case the Social Housing Stock in situ will have to be handed over to MHADA.																							

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		2.2 Where redevelopment of buildings in the existing Housing Schemes of MHADA is undertaken by MHADA or jointly by MHADA along with the housing societies or the occupiers of such building or by the lessees of MHADA, the Rehabilitation Area Entitlement, incentive FSI and sharing of balance FSI shall be as follows:			
		<p>A) Rehabilitation Area Entitlement: The Rehabilitation Area Entitlement shall be increased by 15% of the existing carpet area, over and above the Rehabilitation Area Entitlement calculated in (A) of 2.1 above, subject to the maximum of the size of MIG prescribed by the Government in the Housing Department.</p> <p>B) Incentive FSI: Incentive FSI shall be the same as in (B) of 2.1</p> <p>C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1</p>			
		Note: Fungible compensatory area as applicable on the surplus area to be handed over to MHADA shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible compensatory area, in respect of area to be handed over to MHADA and surplus area to be handed over to MHADA shall be exclusive of the Fungible compensatory BUA if availed			
		<p>3) For the purpose of calculating the FSI, the entire area of the layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots shall be permissible on the basis of the compulsory open spaces as in these Regulations.</p> <p>The reservations in the MHADA layout may be developed as per the provisions of Regulation No. 17(1).</p> <p>Provided that there shall be no restriction on the utilization of the FSI permissible under this Regulation except for the restrictions under any law, rule or regulation.</p>			
		4) For the purpose of this Regulation, the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.			

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		<p>5) a) For providing the requisite infrastructure for the increased population, Development Cess at the rate of 7% of the Land Rate as per the ASR of the year of approval of the redevelopment project shall be chargeable for the extra FSI (excluding the fungible compensatory area) granted over and above the normal FSI for the redevelopment schemes. 5/7th part of the Development Cess levied and collected by MHADA shall be transferred to the Municipal Corporation of Greater Mumbai for developing necessary offsite infrastructure. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>b) No premium shall be charged under Regulation No 31(1) and 31(3) (for the fungible compensatory area) for</p> <p>(i) Construction of EWS/LIG and MIG tenements by MHADA on a MHADA plot or</p> <p>(ii) in a redevelopment project for the construction of EWS/LIG and MIG tenements towards the share of MHADA, or</p> <p>(iii) for rehabilitation component of a redevelopment project.</p>			
		<p>6) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The payment of premium or at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply to the Housing Schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall not be less than 3.0 m.</p>			
		<p>7) a) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained NOC from the MHADA/Mumbai Board, thereby sanctioning additional balance FSI with the consent of 51% 70% of its members and where such NOC holder has</p>			

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		made provision for alternative permanent accommodation in the proposed building (including transit accommodation/Rent Compensation), then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenements for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95 A of the MHAD Act. mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non-co-operative members. b) For redevelopment of buildings in any existing Housing Scheme of MHADA under clause 2.2 hereinabove, by MHADA, the consent of the Cooperative Housing Society in the form of a valid Resolution as per the Co-operative Societies Act, 1960 will be sufficient. In respect of members not co-operating as per approval of the redevelopment project, action under section 95(A) of the Maharashtra Housing and Area Development Act, 1976 may be taken by MHADA.			
		8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which shall remain with the Co-operative Housing Societies for the maintenance of the new buildings under the Rehabilitation Component.			
		9) The Redevelopment proposals where NOC has been issued by Mumbai Board or Offer Letter has already been issued prior to the date of coming into force of this Regulation (hereinafter referred to as the "appointed date") and which is valid as on the appointed date, shall either continue to be governed by the Regulation under which the proposal is approved or the proposal may be converted under this regulation, subject to fulfillment of the provisions of this regulation applicable.			
		10) Convenience Shopping shall be permitted along layout roads with 12m 9m to 18m width.			
		11) (a) In case of layout of MHADA where development is proposed under this			

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		<p>Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote flexibility, MHADA may propose development, including area occupied by the slum, under this regulation.</p> <p>(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and</p> <p>(ii) Existing or max 20.90 sq. m whichever is less in case of non-residential</p> <p>(c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(C)</p> <p>(c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(C)</p> <p>(d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MHADA Authority for each eligible slum dwellers.</p>			
EP-78	Part-VI 33(6) 33(6) The clauses and sub—	33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order:	33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order or which is being demolished voluntarily by the owner:	33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order— or which is being demolished voluntarily by the owner:	Sanctioned as modified below. Reconstruction of buildings that existed on or after 10th June 1977 and have ceased to exist for reasons cited above,

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1	2	3	4	5	6
	clauses are numbered	<p>Reconstruction of buildings that existed on or after 10th June 1977 and have ceased to exist for reasons cited above, shall be allowed to be reconstructed with FSI not exceeding that of the original building. This FSI will be subject to the following conditions:-</p> <p>Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations. Reconstruction will be subject to an agreement executed by at least 70 per cent of the landlord/occupants (if any) in the original building, within the meaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re-accommodate the said landlord/all occupants in the new building on agreed terms and a copy of such agreement shall be deposited with the Corporation before commencing reconstruction of the new</p>	<p>Reconstruction of buildings that existed on or after 10th June 1977 and have ceased to exist for reasons cited above, shall be allowed to be reconstructed with FSI as per the Regulation No 30(C). This FSI will be subject to the following conditions: -</p> <ol style="list-style-type: none"> 1. Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations. 2. Reconstruction will be subject to an agreement executed by at least 70 per cent of the landlord/occupants (if any) in the original building, within the meaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re-accommodate the said landlord/all occupants in the new building on agreed terms and a certificate from a practicing advocate having minimum of 10 years' experience, is submitted confirming that on the date of application, reconstruction, 	<p>Reconstruction of buildings that existed on or after 10th June 1977 and have ceased to exist for reasons cited above, shall be allowed to be reconstructed with FSI not exceeding that of the original building exceeding that of the original building as per the Regulation No 30(C). This FSI will be subject to the following conditions:-</p> <ol style="list-style-type: none"> 1) Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations. 2) Reconstruction will be subject to an agreement executed by at least 70 per cent of the landlord and occupants each (if any) in the original building, within the meaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re- 	<p>shall be allowed to be reconstructed with FSI as per the Regulation No 30(C).</p> <p>Provided that if the area covered under staircase/lift has not been claimed free of FSI as per then prevailing Regulation as per the occupation plan, the area covered under staircases/ lifts shall be considered while arriving protected BUA in such cases the premium for entire staircase lift area in the proposed building as per these Regulations shall be recovered.</p> <p>This FSI will be subject to the following conditions: -</p> <p>Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations. Reconstruction will be subject to an agreement executed by at least 70 per cent of the</p>

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1	2	3	4	5	6
		<p>building. The Carpet area of residential/non-residential premises shall remain unaltered. Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over to the Corporation. These provisions shall not apply to buildings wholly occupied by warehouses and godowns. If the building is reconstructed with existing FSI/BUA prior to its collapse, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations. If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply: a) Requirements of open spaces shall be as per Regulation nos. 41(1) and 41(2) b) Premium for area covered under Regulation No.31(1)&31(3) beyond the existing FSI/BUA shall be applicable. Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 7</p>	<p>agreements are executed by at least 70% of the landlords/occupants (if any) in the original building with the developer/owner. The Advocate shall also certify that the agreements with occupants are valid and subsisting on the date of application. 3. The Carpet area of residential/non-residential premises shall remain unaltered. 4. Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over to the Corporation. 5. These provisions shall not apply to buildings wholly occupied by warehouses and godowns. 6. If the building is reconstructed with existing FSI/BUA prior to its collapse/demolition, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations. 7. If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply: a) Requirements of open spaces</p>	<p>accommodate the said landlord/all occupants in the new building on agreed terms and a certificate from a practicing advocate having minimum of 10 years' experience, is submitted confirming that on the date of application, reconstruction, agreements are executed by at least 70% of the landlords/occupants (if any) in the original building with the developer/owner. The Advocate shall also certify that the agreements with occupants are valid and subsisting on the date of application. copy of such agreement shall be deposited with the Corporation before commencing reconstruction of the new building. 3) The Carpet area of residential/non-residential</p>	<p>landlord/ and occupants each in the original building, within the meaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re-accommodate the said landlord/all occupants in the new building on agreed terms and a certificate from a practicing advocate having minimum of 10 years' experience, is submitted confirming that on the date of application, reconstruction, agreements are executed by at least 70% of the landlords/ and occupants each in the original building with the developer/owner. The Advocate shall also certify that the agreements with occupants are valid and subsisting on the date of application. The Carpet area of residential/non-residential premises may be altered with the consent of occupants. Reconstruction shall be disallowed on set-back areas</p>

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1	2	3	4	5	6
		above.	<p>shall be as per Regulation nos. 41(1) and 41(2)</p> <p>b) Premium for area covered under Regulation No. 31(1) & 31(3) beyond the existing FSI/BUA shall be applicable.</p> <p>Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 7 above.</p>	<p>premises may be altered with the consent of occupants.</p> <p>4) Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over to the Corporation.</p> <p>5) These provisions shall not apply to buildings wholly occupied by warehouses and godowns.</p> <p>6) If the building is reconstructed with existing FSI/BUA prior to its collapse/ demolition, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations.</p> <p>Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The</p>	<p>or areas required for road-widening and such areas shall be handed over to the Corporation.</p> <p>These provisions shall not apply to buildings wholly occupied by warehouses and godowns.</p> <p>If the building is reconstructed with existing FSI/BUA prior to its collapse/demolition, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations.</p> <p>Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply.</p> <p>If the existing FSI is less than the permissible FSI then the owner may opt for</p>

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				<p>payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply.</p> <p>7) If the existing FSI is less than the permissible FSI then the owner may opt for development up to permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30.</p> <p>7 8) If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply:</p> <p>a) Requirements of open spaces shall be as per Regulation nos. 41(1) and 41(2) and 43</p> <p>b) Premium at the normal rate for area covered under Regulation No. 31(1) & 31(3) beyond the existing FSI/BUA shall be applicable.</p> <p>8 9) Provision of Inclusive</p>	<p>development upto permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30.</p> <p>If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply:</p> <p>a) Requirements of open spaces shall be as per Regulation nos. 41(1) and 41(2) & 43.</p> <p>b) Premium at the normal rate for area covered under Regulation No. 31(1) & 31(3) beyond the existing FSI/BUA shall be applicable.</p> <p>10) Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 9 above, if applicable.</p>

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1	2	3	4	5	6
				Housing as per Regulation No.15 shall have to be made in case of 7-10 8 above, if applicable (EP-78)	
EP-79	Part-VI 33(7)	33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation: (1)A. For reconstruction/redevelopment to be undertaken by Cooperative Housing Societies of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI	33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation: (1)A. For reconstruction/redevelopment to be undertaken by same or different landlords or Co-operative societies of landlords and Cooperative Housing Societies (existing or proposed) of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of	33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation: (1) A. For reconstruction/redevelopment to be undertaken by same or different landlords or Co-operative societies of landlords and Cooperative Housing Societies (existing or proposed) of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of a cessed building existing prior	Sanctioned as proposed with following modification. 1) Sub Regulation (1)A is modified as (1), Numbering (B) is deleted and numbering of Sub Regulation no. (2)1(a) is modified as (a). 2) In Sub Regulation 2 following definition as proviso is added. :-- For purpose of rehabilitation existing "Carpet area"/rehabilitation "carpet area" means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from floor space index computation as per then/prevailing Regulation

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1	2	3	4	5	6
		<p>required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p> <p>B. Provided further that reconstruction/redevelopment undertaken by proposed Co-operative Housing Society of occupiers of buildings, which were earlier "A" category cessed buildings but thereafter due to purchase/acquisition of the same by Co-operative Housing Society of Occupiers, such buildings are exempted from payment of cess and which have been declared unsafe by BHAD Board/MCGM, the FSI required for rehabilitation of existing occupier plus incentive FSI as specified in Sr. no 5(c)below will be available.</p> <p>(2)1. (a) The new building may be permitted to be constructed in pursuance of</p>	<p>Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p> <p>B. Provided further that reconstruction/redevelopment undertaken by proposed Co-operative Housing Society of occupiers of buildings existing prior to 30.09.1969, which were earlier cessed buildings and were attracting the provisions of MHAD Act, 1976but thereafter due to purchase/acquisition of the same by Co-operative Housing Society of Occupiers, such buildings are exempted from payment of cess the FSI required for rehabilitation of existing occupier plus incentive FSI as specified in Sr. no 5(c)below will be available.</p> <p>(2)1. (a) The new building may be permitted to be</p>	<p>to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more.</p> <p>B. Provided further that reconstruction/redevelopment undertaken by proposed Co-operative Housing Society of occupiers of buildings existing prior to 30.09.1969, which were earlier "A" category cessed buildings and were attracting the provisions of MHAD Act, 1976 but thereafter due to purchase/acquisition of the</p>	<p>but including the areas of balcony if allowed free of FSI as per then Regulation.</p> <p>3)Sub Regulation No.5 (a) & (b) are modified as below.</p> <p>5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:</p> <p>(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by landlord or Co-operative societies of landlord and Co-operative Housing Societies of landlord / occupiers, the total FSI shall be 3.00 of the gross plot area or the</p>

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1	2	3	4	5	6
		<p>an irrevocable written consent by not less than 70% of the occupiers of the old building.</p> <p>(b) All the occupants of the old building shall be re-accommodated in the redeveloped building.</p> <p>2. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq.ft.)and/or maximum carpet area upto 70 sq.m (753 sq. ft.) as provided in the MHAD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70 sq. m (753 sq. ft.) the cost of construction for the area over and</p>	<p>constructed in pursuance of an irrevocable written consent by not less than 70% of the occupiers of the old building.</p> <p>(b) All the eligible occupants of cessed and non-cessed building/structures (existing prior to 30.09.1969) certified by MBRRB, existing on the plot having cessed building only, shall be re-accommodated in the redeveloped building.</p> <p>3. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq.ft.) and/or maximum carpet area upto 70 sq.m (753 sq. ft.) as provided in the MHAD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be</p>	<p>same by Co-operative Housing Society of Occupiers, such buildings are exempted from payment of cess and which have been declared unsafe by BHAD Board/MCGM, the FSI required for rehabilitation of existing occupier plus incentive FSI as specified in Sr. no 5(c)below will be available.</p> <p>(2)1. (a) The new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than 70% 51% of the occupiers of the old building.</p> <p>(b) All the eligible occupants of the old building of cessed and non-cessed building/structures (existing prior to 30.09.1969) certified by MBRRB, existing on the plot having cessed building only, shall be re-</p>	<p>FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more and the occupier shall be eligible for 5% additional rehab Carpet Area.</p> <p>(b) In case of composite redevelopment undertaken by landlord or Co-operative societies of landlords and Co-operative Housing Societies of landlord/ occupiers jointly of 2 or more plots but not more than 5 plots with cessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to exiting occupiers plus 60% incentive FSI, whichever is more and</p>

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1	2	3	4	5	6
		<p>above 70 sq. m shall be paid by tenant /occupant to the developer. The cost of construction shall be as per ASR of that year. However, the carpet area exceeding 70 sq. m (753 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).</p> <p>3. The list of occupants and area occupied by each of them in the old cessed building shall be certified by the Mumbai Repairs and Reconstruction Board and the irrevocable written consent as specified in 1 (a) above shall be certified by the Board.</p> <p>4. Tenements in the reconstructed building shall be allotted by the landlord/occupants' co-operative housing society to</p>	<p>equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70 sq. m (753 sq. ft.) the cost of construction for the area over and above 70 sq. m shall be paid by tenant /occupant to the developer. The cost of construction shall be as per ASR of that year. However, the carpet area exceeding 70 sq. m (753 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).</p> <p>3 The list of eligible occupants and area occupied by each of them of cessed and non-cessed building/structures (existing prior to 30.09.1969) shall be certified by the Mumbai Repairs and Reconstruction Board and the irrevocable written consent as</p>	<p>accommodated in the redeveloped building.</p> <p>2. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft.) and/or maximum carpet area up to 70120 sq. m (753 1292 sq. ft.) as provided in the MHAD Act, 1976. In case of non-residential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided that if carpet area for residential purpose exceeds 70120 sq. m (753 1292 sq. ft.) the cost of construction for the area over and above 70120 sq. m shall be paid by tenant /occupant to the developer. The cost of construction shall be as per ASR of that year. However,</p>	<p>the occupier shall be eligible for 8% additional rehab Carpet Area as per serial no 2 above subject to maximum limit.</p> <p>Provided, further that if the number of plots jointly undertaken for redevelopment of six or more with cessed buildings existing prior to 30/9/1969 or in case of redevelopment of municipal properties under this regulation having eligible tenements density more than 650/ ha, the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more and the occupier shall be eligible for 12% additional rehab Carpet Area as per serial no 2 above subject to maximum</p>

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1	2	3	4	5	6
		<p>the occupiers as per the list certified by the Mumbai Repairs and Reconstruction Board. The prescribed percentage of the surplus BUA as provided in the Table in the Third Schedule of the MHAD Act, 1976, shall be made available to the Mumbai Repairs and Reconstruction Board for accommodating the occupants in transit camps or cessed buildings which cannot be reconstructed, on payment of an amount as may be prescribed under MHAD Act, 1976.</p> <p>Further in case of reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969 as per this Regulation, the BUA beyond area required for re-accommodation of existing occupants and incentive thereon of such rehab area if any shall have to be shared between MCGM and Society</p>	<p>specified in 1 (a) above shall be verified by the Board.</p> <p>4 Tenements in the reconstructed building shall be allotted by the landlord/occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Repairs and Reconstruction Board. The prescribed percentage of the surplus BUA as provided in the Table in the Third Schedule of the MHAD Act, 1976, shall be made available to the Mumbai Repairs and Reconstruction Board for accommodating the occupants in transit camps or cessed buildings which cannot be reconstructed, on payment of an amount as may be prescribed under MHAD Act, 1976.</p> <p>Further in case of reconstruction/redevelopment of the buildings of</p>	<p>the carpet area exceeding 70 120 sq. m (753 1292 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).</p> <p>5 The list of eligible occupants and area occupied by each of them of cessed and non-cessed building/structures (existing prior to 30.09.1969) in the old-cessed building shall be certified by the Mumbai Repairs and Reconstruction Board and the irrevocable written consent as specified in 1 (a) above shall be certified verified by the Board.</p> <p>4. Tenements in the reconstructed building</p>	<p>limit.</p> <p>Provided further that, the above provision 5(b) shall also be applicable to municipal plots under redevelopment under this Regulation having different residential societies on different plots.</p> <p>In Sub Regulation No.8 Para No.2 is modified as below. Even if the layout open space (LOS) is reduced to make the project viable a minimum of at least 10% of open space shall be maintained.</p> <p>5)Sub Regulation No.10 is deleted.</p> <p>6)Sub Regulation No.13 modified as below.</p> <p>Since the permissible FSI in clause 5 above is dependent upon the number of occupiers and</p>

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1	2	3	4	5	6
		<p>of occupants in the ratio of 1(MCGM): 0.5(Society of occupants),</p> <p>Fungible FSI as applicable on the surplus area to be handed over to MHADA/MCGM shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible area in respect of area to be handed over to MHADA/MCGM and surplus area to be handed over to MHADA/MCGM shall be exclusive of the Fungible BUA if availed.</p> <p>Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same municipal ward of MCGM.</p> <p>5. The FSI for rehabilitation of existing tenants/occupiers in a</p>	<p>Corporation existing prior to 30.09.1969 as per this Regulation, the BUA beyond area required for re-accommodation of existing occupants and incentive thereon of such rehab area if any shall have to be shared between MCGM and Society of occupants in the ratio of 1(MCGM): 0.5(Society of occupants),</p> <p>Fungible Compensatory Area as applicable on the surplus area to be handed over to MHADA/MCGM shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible compensatory area in respect of area to be handed over to MHADA/MCGM and surplus area to be handed over to MHADA/MCGM shall be exclusive of the Fungible compensatory BUA if availed.</p>	<p>shall be allotted by the landlord/occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Repairs and Reconstruction Board. The prescribed percentage of the surplus BUA as provided in the Table in the Third Schedule of the MHAD Act, 1976, shall be made available to the Mumbai Repairs and Reconstruction Board for accommodating the occupants in transit camps or cessed buildings which cannot be reconstructed, on payment of an amount as may be prescribed under MHAD Act, 1976.</p> <p>Further in case of reconstruction/redevelopment of the buildings of Corporation existing prior to 30.09.1969 as per this Regulation, the BUA</p>	<p>the actual area occupied by them, no new tenancy created after 13.6.1996 shall be considered. Further unauthorized constructions made in the cessed buildings shall not be considered while computation of existing FSI.</p> <p>7)Sub Regulation No. 19 is modified as below.</p> <p>Non-Deduction of non-cessed Structure area in the scheme of 33(7) for FSI purpose: In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30/9/69, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot</p>

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1	2	3	4	5	6
		<p>reconstructed building and incentive FSI that will be available shall be as under:</p> <p>(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be 3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.</p> <p>(b) In case of composite redevelopment undertaken by the different landlords and/or Co-op. Housing Societies of landlords and/or occupiers jointly of 2 or more plots but not more than 5 plots with cessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to exiting occupiers plus 60% incentive FSI, whichever is</p>	<p>Provided that the area equivalent to the market value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same municipal ward of MCGM.</p> <p>5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:</p> <p>(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers, the total FSI shall be 3.00 of the gross plot area or the FSI required for rehabilitation of existing</p>	<p>beyond area required for re-accommodation of existing occupants and incentive thereon of such rehab area if any shall have to be shared between MCGM and Society of occupants in the ratio of 1(MCGM): 0.5(Society of occupants),</p> <p>Fungible FSI Compensatory Area as applicable on the surplus area to be handed over to MHADA/MCGM shall not be allowed to be utilized on sale component. No premium shall be charged on the fungible compensatory area in respect of area to be handed over to MHADA/MCGM and surplus area to be handed over to MHADA/MCGM shall be exclusive of the Fungible compensatory BUA if availed.</p> <p>Provided that the area equivalent to the market</p>	<p>area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No 30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall be made applicable to non-cessed occupier.</p> <p>Provided that the 25% land component of non-cessed structures will be eligible for FSI as per Regulation 33(7) only and shall not be eligible for zonal (basic) FSI.</p> <p>7) Sub Regulation No 20(b)(i) & (ii) is modified as below.</p> <p>(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m</p>

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1	2	3	4	5	6
		<p>more and the occupier shall be eligible for 5% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided further, that if the number of plots jointly undertaken for redevelopment is six or more with cessed buildings existing prior to 30/9/1969, the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more and the occupier shall be eligible for 10% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided further that the above provision 5(b) shall also be applicable to municipal plots under redevelopment under this Regulation having different residential societies on</p>	<p>occupiers plus 50% incentive FSI whichever is more.</p> <p>(b) In case of composite redevelopment undertaken by same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers jointly of 2 plots with cessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to exiting occupiers plus 65% incentive FSI, whichever is more and the occupier shall be eligible for 5% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided , that if the number of plots jointly undertaken for redevelopment is three or more with cessed buildings existing prior to 30/9/1969, the incentive FSI available</p>	<p>value (as per ASR of that year) of area admissible as per the prescribed percentage of BUA to MHADA can be made available within the same or adjoining municipal ward of MCGM.</p> <p>5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:</p> <p>(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers, the total FSI shall be</p>	<p>(269 sq. ft.).</p> <p>(ii) Existing or 20.90 sq. m whichever is less in case of non-residential.</p> <p>6) New Sub Regulation No. 21 is added as below.</p> <p>21) Notwithstanding anything contained in these Regulations existing 9m. width of road shall be essential for any height of building above 32 m. height.</p>

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1	2	3	4	5	6
		<p>different plots.</p> <p>(c) In case redevelopment undertaken by Co-operative Housing Society of occupiers of building, which was earlier "A" category cessed building but thereafter due to purchase/acquisition by Co-operative Housing Society of Occupiers, it was exempted from payment of cess and which has been declared unsafe by BHAD Board/MCGM, the total FSI shall be 2.5 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.</p> <p>6. The entire FSI available under clause 5 shall be allowed to be utilised on plot/plots under redevelopment scheme. However, if the owner/society so desire, they can avail the incentive FSI on the same plot or can avail the benefit of</p>	<p>will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more and the occupier shall be eligible for 10% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided further that, the above provision 5(b) shall also be applicable to municipal plots under redevelopment under this Regulation having different residential societies on different plots.</p> <p>(c) Provided further that reconstruction/redevelopment undertaken by proposed Co-operative Housing Society of occupiers of buildings existing prior to 30/9/1969 in Island City, which were earlier cessed building and were attracting the provisions of MHAD Act, 1976 but thereafter due to</p>	<p>3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.</p> <p>(b) In case of composite redevelopment undertaken by same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or proposed) of existing tenants and/or occupiers jointly of 2 or more plots but not more than 5 plots with cessed buildings existing prior to 30/9/1969, the FSI permissible will be 3.00 or FSI required for rehabilitation to exiting occupiers plus 60% 65% incentive FSI, whichever is more and the occupier shall be eligible for 5%</p>	

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1	2	3	4	5	6
		<p>TDRs to be used in accordance with the Regulations no 32</p> <p>7. Construction or reconstruction of old building falling under reservation/zones contemplated in the DP shall be permitted as follows</p> <p>(c) Redevelopment/reconstruction in any zone shall be allowed to be taken in site without going through the process of change of zone. For the Industrial user the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>(d) Any plot/layout having area under non-buildable/open space reservations measuring only upto 500 sq. m shall be cleared by shifting the existing</p>	<p>purchase/acquisition of the same by Cooperative Housing Society of Occupiers, such buildings are exempted from payment of cess, the total FSI shall be 2.5 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.</p> <p>6. The entire FSI available under clause 5 shall be allowed to be utilised on plot/plots under redevelopment scheme. However, if the owner/society so desire, they can avail the incentive FSI on the same plot or can avail the benefit of TDRs to be used in accordance with the Regulations no. 32.</p> <p>7. Construction or reconstruction of old building falling under reservation/zones contemplated in the DP shall</p>	<p>additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided further, that if the number of plots jointly undertaken for redevelopment is six three or more with cessed buildings existing prior to 30/9/1969, the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more and the occupier shall be eligible for 10% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.</p> <p>Provided further that, the above provision 5(b) shall also be applicable to municipal plots under redevelopment under this</p>	

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1	2	3	4	5	6
		<p>tenants from that site. Where the area of reservation, either independently located or in cluster, is more than 500sq. m such sites may be allowed to be redeveloped in accordance with this Regulation subject to the condition that the area of the land so used shall not be more than 67% of the reservation, leaving 33% rendered clear thereafter for reservation & shall be handed over to MCGM.</p> <p>(c) In any plot having reserved/designate open space of more than of 500 sq.m and which is vacant beyond the land component of existing cessed structure as per Zonal (basic)FSI shall have to be developed as per provisions of Regulation no 30.</p> <p>(d) Existing cessed structures on lands reserved for</p>	<p>be permitted as specified in Regulation No.17(3)(B).</p>	<p>Regulation having different residential societies on different plots.</p> <p>Provided further that in case of redevelopment of municipal properties under this regulation having eligible tenements more than 600 in numbers the govt. may consider higher incentive.</p> <p>(c) In case redevelopment undertaken by Co-operative Housing Society of occupiers of building, which was earlier "A" category cessed building but thereafter due to purchase/acquisition by Co-operative Housing Society of Occupiers, it was exempted from payment of cess and which has been declared unsafe by BHAD Board/MCGM, Provided further that</p>	

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1	2	3	4	5	6
		<p>Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:-</p> <p>(i) In case of land reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it</p>		<p>reconstruction/redevelopment undertaken by proposed Cooperative Housing Society of occupiers of buildings existing prior to 30/9/1969 in Island City, which were earlier cessed building and were attracting the provisions of MHAD Act, 1976 but thereafter due to purchase/acquisition of the same by Cooperative Housing Society of Occupiers, such buildings are exempted from payment of cess, the total FSI shall be 2.5 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.</p> <p>6. The entire FSI available under clause 5 shall be allowed to be utilised</p>	

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1	2	3	4	5	6
		<p>is intended for a Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.</p> <p>ii) In the case of lands affected by reservation for Higher Education (RE2.1) in the DP, a building of accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer according to the size, design, specification and conditions prescribed by</p>		<p>on plot/plots under redevelopment scheme. However, if the owner/society so desire, they can avail the incentive FSI on the same plot or can avail the benefit of TDRs to be used in accordance with the Regulations no. 32.</p> <p>7. Construction or reconstruction of old ceased building falling under reservation/zones contemplated in the DP shall be permitted as follows—specified in Regulation No.17(3)(B).</p> <p>(e) — Redevelopment/reconstruction in any zone shall be allowed to be taken in site without going through the process</p>	

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1	2	3	4	5	6
		<p>the Municipal Commissioner, the built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation</p> <p>iii) In case area under reservation of Municipal School (RE 1.1), or Primary and Secondary School (RE1.2) or Higher</p>		<p>of change of zone. For the Industrial user the existing segregating distance shall be maintained from the existing industrial unit.</p> <p>(f) Any plot/layout having area under non-buildable/open space reservations admeasuring only up to 500 sq. m shall be cleared by shifting the existing tenants from that site. Where the area of reservation, either independently located or in cluster, is more than 500 sq. m such sites may be allowed to be redeveloped in accordance with this Regulation subject to the condition that the area of the land so used shall not be more than 67% of the reservation, leaving 33% rendered clear thereafter for reservation & shall be</p>	

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1	2	3	4	5	6
		<p>Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development.</p> <p>(iv) Requirements of Play Ground as per regulation no 38(I) (2) of these regulations may not be insisted upon for (i),(ii) and (iii) above.</p> <p>(e) In case of the plot reserved for Parking Lot, 100% BUA as per Zonal (basic)FSI of such reserved area shall be handed over to the MCGM.</p>	<p>Contravening structures in TP Scheme and structures on the road shall also be included in the redevelopment scheme. FSI for the same will be as under DCR33 (12) or as provided in these Regulations whichever is more.</p> <p>8. Relaxation in building and other requirements for rehabilitation: Notwithstanding anything contained in these Regulations, the relaxations incorporated in sub Regulation No.6 of Regulation No. 33 (10) of these Regulations except clause 6.18 shall apply.</p>	<p>handed over to MCGM.</p> <p>(e) In any plot having reserved/designated open space of more than of 500 sq. m and which is vacant beyond the land component of existing eessed structure as per Zonal (basic) FSI shall have to be developed as per provisions of Regulation no 30.</p> <p>(d) Existing eessed structures on lands reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:-</p> <p>(i) In case of land reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) in the</p>	

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1	2	3	4	5	6
		<p>(f) For other buildable reservations except (d) & (e) above, BUA equal to 25 per cent of the area under reservation in that plot, shall be made available free of cost for the MCGM or for any other appropriate Authority.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1).</p> <p>(g) Notwithstanding anything contained in these Regulations, site of existing cessed structures on lands reserved/designated for Rehabilitation & Resettlement (RR2.1) shall be treated as sites for development of cessed structures and shall be</p>	<p>9. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible in the DCPR.</p> <p>10(a) In case of redevelopment scheme in progress and such schemes where LOI has been issued, the Owner/Developer/Co-op. Housing Society with the prior approval of Authority as decided by Govt. may convert the proposal in accordance with modified regulations, only regarding size of tenements and loading of FSI, in-situ. However, such conversion is optional and shall not be binding.</p> <p>(b) In case of redevelopment of buildings undertaken by MHADA, where construction is in progress, whether the area of new tenement should be 20.90 sq. m or otherwise the question shall be decided by MHADA in each case. However, if area of tenements</p>	<p>DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The BUA occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) the building or part thereof intended for the school use shall be handed over free of cost and charge to the</p>	

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1	2	3	4	5	6
		<p>allowed for redevelopment according to this Regulation.</p> <p>(h) Contravening structures in TP Scheme and structures on the road shall also be included in the redevelopment scheme. FSI for the same will be as under DCR33(12) or as provided in these Regulations whichever is more.</p> <p>8. Relaxation in building and other requirements for rehabilitation: Notwithstanding anything contained in these Regulations, the relaxations incorporated in Regulation No. 33 (10) of these Regulations except clause 6.18 shall apply.</p> <p>9. 20% of the incentive FSI can be used for non-residential purposes otherwise</p>	<p>is not increased to 20.90 sq. m then development will have to be carried out as per approved plan and FSI.</p> <p>11. FSI under these Regulations should be allowed by the Commissioner only after Mumbai Repairs and Reconstruction Board is satisfied that the said redevelopment proposal fulfills all conditions to be eligible for the benefits under these regulations.</p> <p>12. In case of the redevelopment of cessed buildings, the concessions regarding exclusion of areas from computation of FSI for general buildings stipulated in Regulation No.31(1) shall apply.</p> <p>13. Since the permissible FSI</p>	<p>Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation.</p> <p>(ii) In the case of lands affected by reservation for Higher Education (RE2.1) in the DP, a building of accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built up area occupied by the constructed</p>	

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1	2	3	4	5	6
		<p>permissible in the DCR.</p> <p>10(a) In case of redevelopment scheme in progress and such schemes where LOI has been issued, the Owner/Developer/Co-op. Housing Society with the prior approval of Govt. may convert the proposal in accordance with modified regulations, only regarding size of tenements and loading of FSI, insitu. However, such conversion is optional and shall not be binding.</p> <p>(b) In case of redevelopment of buildings undertaken by MHADA, where construction is in progress, whether the area of new tenement should be 20.90 sq. m or otherwise the question shall be decided by MHADA in each case.</p> <p>However, if area of tenements is not increased to 20.90 sq. m then development will have to be carried out as per</p>	<p>in clause 5 above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996 or date as decided by GoM from time to time shall be considered. Further unauthorized constructions made in the cessed buildings shall not be considered while computation of existing FSI.</p> <p>14. For smooth implementation of the redevelopment scheme undertaken by owners and/or Co-operative Housing Society of the occupiers, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same owner/developer with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit</p>	<p>building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation</p> <p>(iii) In case area under reservation of Municipal School (RE 1.1), or Primary and</p>	

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1	2	3	4	5	6
		<p>approved plan and FSI.</p> <p>11. FSI under these Regulations should be allowed by the Commissioner only after Mumbai Repairs and Reconstruction Board is satisfied that the said redevelopment proposal fulfills all conditions to be eligible for the benefits under these regulations.</p> <p>12. In case of the redevelopment of cessed buildings, the concessions regarding exclusion of areas from computation of FSI for general buildings stipulated in Regulation No.31(1) shall apply.</p> <p>13. Since the permissible FSI in clause 5 above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996 shall be considered. Further unauthorized constructions</p>	<p>camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings for the existing tenants/occupants.</p> <p>15. Additional development cess equivalent to 100% of Development charges on BUA (excluding the fungible compensatory area/BUA), or Rs 5,000 per sq. m whichever is more for BUA over and above the existing BUA shall be paid by the owner/developer/society, for the rehabilitation and free sale components. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM provided the payment of installments shall not go beyond the completion of construction. This amount</p>	<p>Secondary School (RE1.2) or Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or Primary and Secondary School (RE1.2) or Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development.</p> <p>(iv) Requirements of Play Ground as per regulation no 38(I) (2) of these regulations may not be insisted upon for (i), (ii) and (iii) above.</p> <p>(e) In case of the plot</p>	

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1	2	3	4	5	6
		<p>made in the cessed buildings shall not be considered while computation of existing FSI. However the occupier may be allowed to declare whether the tenement is residential or non-residential.</p> <p>14. For smooth implementation of the redevelopment scheme undertaken by owners and/or Co-operative Housing Society of the occupiers, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same owner/developer with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings for the existing</p>	<p>shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>16. As per the provision of clause 2above, each residential/non-residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No.2above and such areas shall be clearly shown on the building plan submitted to the Corporation/MHADA.</p> <p>17. A corpus fund shall be created as prescribed by MHADA.</p> <p>18. Restriction on transfer of tenements shall be governed</p>	<p>reserved for Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to the MCGM.</p> <p>(f) For other buildable reservations except (d) & (e) above, BUA equal to 25 per cent of the area under reservation in that plot, shall be made available free of cost for the MCGM or for any other Appropriate Authority.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1).</p> <p>(g) Notwithstanding anything contained in these Regulations, site of existing cessed structures on lands</p>	

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1	2	3	4	5	6
		<p>tenants/occupants.</p> <p>15. Additional development cess equivalent to 100% of Development charges on BUA (including the fungible FSI/BUA), or Rs 5,000 per Sq. m whichever is more for BUA over and above the zonal (basic) FSI shall be paid by the owner/developer/society, for the rehabilitation and free sale components. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM provided the payment of installments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. These infrastructural charges shall be in addition to</p>	<p>by provision of Rent Control Act till Co. Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.</p> <p>19. Non-Deduction of non-cessed Structure area in the scheme of 33(7) for FSI purpose: In case of mix of the structure i.e. cessed & non-cessed structure and if the area of non-cessed structure existing prior to 30/9/69, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No 30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall not be made</p>	<p>reserved/designated for Rehabilitation & Resettlement (RR2.1) shall be treated as sites for development of cessed structures and shall be allowed for redevelopment according to this Regulation.</p> <p>(h) Contravening structures in TP Scheme and structures on the road shall also be included in the redevelopment scheme. FSI for the same will be as under DCR 33(12) or as provided in these Regulations whichever is more.</p> <p>8. Relaxation in building and other requirements for rehabilitation: Notwithstanding anything contained in these Regulations, the relaxations incorporated in sub Regulation No.6 of Regulation No. 33 (10) of</p>	

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1	2	3	4	5	6
		<p>development charges levied as per section 124 of MR&TP Act 1966.</p> <p>16. As per the provision of clause 2above, each residential/non-residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No.2above and such areas shall be clearly shown on the building plan submitted to the Corporation/MHADA.</p> <p>17. A corpus fund shall be created as prescribed by MHADA.</p> <p>18. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co.Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.</p> <p>19. Non Deduction of non-</p>	<p>applicable to non-cessed occupier.</p> <p>20. (a) In case of layout of MCGM owned plots/ Municipal plot where development is proposed under this Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote flexibility, MCGM may propose development, including area occupied by the slum, under this regulation.</p> <p>(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and (ii)Existing or max 20.90 sq. m whichever is less in case of non-residential.</p> <p>(c) If such land occupied by slum is observed to be affected by reservation then the development</p>	<p>these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The payment of premium at the rate of 25% of normal premium or at the rate of 6.25% of the land rates as per ASR (for FSI 1), whichever is more shall apply.</p> <p>Even if the amenity open space (LOS) is reduced to make the project viable a minimum of at least 10% of open space shall be maintain.</p> <p>9. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible in the DCPR.</p> <p>10(a) In case of redevelopment scheme in progress and such schemes where LOI has been issued, the Owner/Developer/Co-op. Housing Society may convert with the prior</p>	

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1	2	3	4	5	6
		<p>cessed Structure area in the scheme of 33(7) for FSI purpose: In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30/9/69, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI Shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per regulation 30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall not be made applicable to non-cessed occupier.</p>	<p>of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(D) (d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MCGM for each eligible slum dwellers</p>	<p>approval of Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority, Authority as decided by Govt. may convert the proposal in accordance with modified regulations, only regarding size of tenements and loading of FSI, in-situ. However, such conversion is optional and shall not be binding and further subject to ascertaining and due verification of redevelopment scheme in progress by Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority .</p> <p>Provided that in case of building of Corporation, the conversion with approval of Municipal Commissioner subject to ascertaining and due verification of</p>	

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1	2	3	4	5	6
				<p>redevelopment scheme.</p> <p>(b) In case of redevelopment of buildings undertaken by MHADA, where construction is in progress, whether the area of new tenement should be 20.90 sq. m or otherwise the question shall be decided by MHADA in each case.</p> <p>However, if area of tenements is not increased to 20.90 sq. m then development will have to be carried out as per approved plan and FSI.</p> <p>11. FSI under these Regulations should be allowed by the Commissioner only after Mumbai Repairs and Reconstruction Board is satisfied that the said redevelopment proposal fulfills all conditions to be eligible for the benefits</p>	

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1	2	3	4	5	6
				<p>under these regulations.</p> <p>12. In case of the redevelopment of cessed buildings, the concessions regarding exclusion of areas from computation of FSI for general buildings stipulated in Regulation No. 31(1) shall apply.</p> <p>13. Since the permissible FSI in clause 5 above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996 or date as decided by GoM from time to time shall be considered. Further unauthorized constructions made in the cessed buildings shall not be considered while computation of existing FSI. However, the occupier may be allowed to declare whether the tenement is residential or non-</p>	

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1	2	3	4	5	6
				<p>residential.</p> <p>14. For smooth implementation of the redevelopment scheme undertaken by owners and/or Co-operative Housing Society of the occupiers, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same owner/developer with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings for the existing tenants/occupants.</p> <p>15. Additional development cess equivalent to 100% of Development charges on</p>	

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1	2	3	4	5	6
				<p>BUA (including excluding the fungible FSI compensatory area/BUA), or Rs 5,000 per sq. m whichever is more for BUA over and above the Zonal (basic) FSI existing BUA shall be paid by the owner/developer/society, for the rehabilitation and free sale components. This amount shall be paid to the Corporation in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM provided the payment of installments shall not go beyond the completion of construction. This amount shall be used for Scheme to be prepared for the improvement of off-site infrastructure in the area around the development. These infrastructural charges Development cess shall be in addition to development charges levied</p>	

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1	2	3	4	5	6
				<p>as per section 124 of MR&TP Act 1966.</p> <p>16. As per the provision of clause 2 above, each residential/non-residential occupant shall be rehabilitated only for carpet area mentioned in the said clause No.2 above and such areas shall be clearly shown on the building plan submitted to the Corporation/MHADA.</p> <p>17. A corpus fund shall be created as prescribed by MHADA.</p> <p>18. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co. Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-op. Society's Act.</p> <p>19. Non-Deduction of non-</p>	

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1	2	3	4	5	6
				<p>cessed Structure area in the scheme of 33(7) for FSI purpose: In case of mix of the structure i.e. cessed & non cessed structure and if the area of non cessed structure existing prior to 30/9/69, area of land component under non-cessed structure works out up to a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per Regulation No 30 and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall not be made applicable to non-cessed occupier.</p> <p>20. (a) In case of layout of MCGM owned plots/ Municipal plot where development is proposed</p>	

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1	2	3	4	5	6
				<p>under this Regulation and where such land is observed to be partially occupied by slum, under section 4 of Slum Act existing prior to 1.1.2000 or such other reference date notified by the Govt., then for integrated development of the entire layout area and in order to promote flexibility, MCGM may propose development, including area occupied by the slum, under this regulation.</p> <p>MCGM shall be the Planning Authority for the areas declared as slum under section 4 of Maharashtra Slum Area (Improvement) Act, 1971 on Municipal land existing prior to 01.01.2000 or date as notified by Govt., wherein slum area do not constitute more than 50% of the plot area under redevelopment.</p> <p>(b) (i) Each eligible residential or residential cum commercial slum dweller shall be entitled to a tenement of carpet area of 25.00 sq. m (269 sq. ft.) and</p> <p>(ii) Existing or max 20.90</p>	

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1	2	3	4	5	6
				sq. m whichever is less in case of non-residential. (c) If such land occupied by slum is observed to be affected by reservation then the development of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(D) (d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MCGM for each eligible slum dwellers (EP-79)	
EP-80	Part-VI 33(7)(A)		33(7)(A) Reconstruction or redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City. For reconstruction/redevelopment of existing	33(7)(A) Reconstruction or redevelopment of dilapidated/unsafe existing authorized tenant occupied building in Suburbs and extended Suburbs and existing authorized non-cessed tenant occupied buildings in Mumbai City.	Sanctioned as proposed with following modification. 1) sub Regulation 33(7)(A)(a) is modified as below. In case of the plot consisting of only tenant occupied building, the F.S.I. shall be equal to F.S.I. required for rehabilitation of existing lawful tenant plus 50% incentive F.S.I. and the occupier shall be eligible for

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1	2	3	4	5	6
			<p>authorized tenant-occupied buildings, which have been declared unsafe for human habitation by or are to be demolished for the same reason under a lawful order by the Municipal Corporation of Greater Mumbai and duly certified as such, undertaken by landlord/s or Co-operative Housing Societies of existing tenants, the permissible FSI prescribed under these regulations and Appendix below, shall be admissible as under: -</p> <p>a) In case of the plot consisting of only tenant occupied building, the F.S.I. shall be equal to F.S.I. required for rehabilitation of existing lawful tenant plus 50% incentive F.S.I.</p> <p>b) In case of composite development i.e. the plot consisting of tenant occupied building along with non-tenanted building such as owner occupied building/existing Co-op Housing Society buildings etc.,</p>	<p>For reconstruction/redevelopment of existing authorized tenant-occupied buildings, which have been declared unsafe for human habitation by or are to be demolished for the same reason under a lawful order by the Municipal Corporation of Greater Mumbai and duly certified as such, undertaken by landlord/s or Co-operative Housing Societies of existing tenants, the permissible FSI prescribed under these regulations and Appendix below, shall be admissible as under: -</p> <p>c) In case of the plot consisting of only tenant occupied building, the F.S.I. shall be equal to F.S.I. required for rehabilitation of existing lawful tenant plus 50% incentive F.S.I.</p> <p>d) In case of composite development i.e. the plot consisting of tenant occupied building along with non-</p>	<p>5% additional rehab carpet area.</p> <p>2) New proviso is added in sub Regulation 33(7)(A)(b). Provided further that in case of composite redevelopment undertaken as mention in (a) & (b) above for two or more but not more than five plots of tenant occupied buildings the incentive FSI shall be 60% & the occupier shall be eligible for 8% additional rehab carpet area and for plots six or more then incentive shall be 70% and the occupier shall be eligible for 12% additional rehab carpet area.</p> <p>3) Clause 3 in Appendix is modified as below.</p> <p>3)Each tenant shall be rehabilitated and given the carpet area occupied by him</p>

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1	2	3	4	5	6
			<p>the FSI available shall be equal to FSI required for rehabilitation of existing lawful tenant plus 50% incentive FSI plus FSI that has already authorisedly been utilized/consumed by the non-tenanted buildings/structures.</p> <p style="text-align: center;">Appendix</p> <p>1. The F.S.I. permissible for the new building shall be as given in sub-regulation (7) (A) of Regulation No.33</p> <p>2. (a) A new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than 70 per cent of the tenants of the old building. (b) All the tenants of the old building shall be re-accommodated in the redeveloped building.</p> <p>3. Each tenant shall be rehabilitated and given the carpet area occupied by him for</p>	<p>tenanted building such as owner occupied building/existing Co-op Housing Society buildings etc., the FSI available shall be equal to FSI required for rehabilitation of existing lawful tenant plus 50% incentive FSI plus FSI that has already authorisedly been utilized/consumed by the non-tenanted buildings/structures.</p> <p style="text-align: center;">Appendix</p> <p>7. The F.S.I. permissible for the new building shall be as given in sub-regulation (7) (A) of Regulation No.33</p> <p>8. (a) A new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than 70 51 per cent of the tenants of the old building. (b) All the tenants of the old building shall be re-accommodated in the</p>	<p>for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft) and/or maximum carpet area up 120 sq.m. (1292 sq.ft.) free of cost. In case of non-residential occupier the area to be given free of cost in the reconstructed building shall be equivalent to the area occupied in the old building.</p> <p>Provided that if carpet area for residential purpose exceeds 120 sq.m. (1292 sq.ft.) the cost of construction shall be paid by tenant to the developer. The cost of construction shall be as per ready reckoner rate of that year. However, the carpet area exceeding 120 sq.m. (1292 sq.ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet</p>

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1	2	3	4	5	6
			<p>residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft) and/or maximum carpet area up to 70 sq. m (753 sq. ft) free of cost. In case of non-residential occupier the area to be given free of cost in the reconstructed building shall be equivalent to the area occupied in the old building.</p> <p>Provided that if carpet area for residential purpose exceeds 70.00 sq. m (753 sq. ft.) the cost of construction shall be paid by tenant to the developer. The cost of construction shall be as per ready reckoner rate of that year. However, the carpet area exceeding 70.00 sq. m (753 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88</p>	<p>redeveloped building.</p> <p>9. Each tenant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the minimum fixed carpet area of 27.88 sq. m (300 sq. ft) and/or maximum carpet area up to 70 sq. m (753 sq. ft) free of cost. In case of non-residential occupier the area to be given free of cost in the reconstructed building shall be equivalent to the area occupied in the old building.</p> <p>Provided that if carpet area for residential purpose exceeds 70.00 sq. m (753 sq. ft.) the cost of construction shall be paid by tenant to the developer. The cost of construction shall be as per ready reckoner rate of that year. However, the carpet area exceeding 70.00 sq. m (753 sq. ft.) shall be considered for rehab FSI but shall not be considered for incentive FSI.</p>	<p>area of 27.88 sq. m (300 sq. ft.).</p> <p>For purpose of existing "Carpet area"/ rehabilitation "carpet area" means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from floor space index computation as per then Regulation but including the areas of balcony if allowed free of FSI as per then Regulation. This shall not be applicable for non-tenanted buildings.</p> <p>3) Clause 4 is modified as below.</p> <p>No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing</p>

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1	2	3	4	5	6
			<p>sq. m (300 sq. ft.).</p> <p>4. No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while doing computation of existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court Order proving the existence of tenements prior to 13/6/96 shall be considered adequate evidence to establish the number of tenements. However, the Govt. may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.</p> <p>5. The list of tenants and area occupied by each of them in the old building and the irrevocable written consent as specified in 2 (a) above shall be certified by the Municipal Corporation of Greater</p>	<p>Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.).</p> <p>10. No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while doing computation of existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court Order proving the existence of tenements prior to 13/6/96 shall be considered adequate evidence to establish the number of tenements. However, the Govt. may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.</p> <p>11. The list of tenants</p>	<p>tenancies shall not be considered while doing computation of existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court Order proving the existence of tenements prior to 13/6/96 shall be considered adequate evidence to establish the number of tenements.</p> <p>4) Clause No. 20 is deleted.</p> <p>5) Clause No.21 is renumbered as 20.</p>

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1	2	3	4	5	6
			<p>Mumbai.</p> <p>6. The tenements in the reconstructed building shall be allotted by landlord/s or Co-operative Housing Societies of existing tenants to the tenants as per list certified by the Municipal Corporation of Greater Mumbai.</p> <p>7. The entire FSI available under this regulation shall be allowed to be utilized on plot/plots under redevelopment scheme.</p> <p>8. Reconstruction of a new building on the plot should strictly conform to the provisions of the development plan and these Regulations.</p> <p>9. No construction or reconstruction shall be permitted on set-back areas or areas required for road-widening and such areas shall be handed over to the Municipal Corporation</p> <p>10. For the purpose of</p>	<p>and area occupied by each of them in the old building and the irrevocable written consent as specified in 2 (a) above shall be certified by the Municipal Corporation of Greater Mumbai.</p> <p>12. The tenements in the reconstructed building shall be allotted by landlord/s or Co-operative Housing Societies of existing tenants to the tenants as per list certified by the Municipal Corporation of Greater Mumbai.</p> <p>21. The entire FSI available under this regulation shall be allowed to be utilized on plot/plots under redevelopment scheme.</p> <p>22. Reconstruction of a new building on the plot should strictly conform to the provisions of the development plan and these Regulations.</p> <p>23. No construction or</p>	

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1	2	3	4	5	6
			<p>calculating the FSI for tenanted building, the entire area of the plot/layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered.</p> <p>11. New building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Municipal Commissioner may exercise his powers under Regulation No 6 for condonation of minor variations in respect of such reconstruction.</p> <p>12. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible as per the DCPR.</p> <p>13. The fungible compensatory area admissible on rehab component shall be granted without charging</p>	<p>reconstruction shall be permitted on set-back areas or areas required for road-widening and such areas shall be handed over to the Municipal Corporation</p> <p>24. For the purpose of calculating the FSI for tenanted building, the entire area of the plot/layout including Development Plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered.</p> <p>25. New building shall be reconstructed in accordance with these Regulations and all other Regulations and orders as applicable from time to time. The Municipal Commissioner may exercise his powers under Regulation No 6 for condonation of minor variations in respect of such reconstruction.</p> <p>26. 20% of the incentive</p>	

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1	2	3	4	5	6
			<p>premium and such fungible compensatory area 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 .</p> <p>14. For smooth implementation of the redevelopment scheme undertaken by landlord/s or Co-operative Housing Societies of existing tenants, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same landlord/s with the concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings.</p> <p>15. An amount of</p>	<p>FSI can be used for non-residential purposes otherwise permissible as per the DCPR.</p> <p>27. The fungible compensatory area admissible on rehab component shall be granted without charging premium and such fungible compensatory area 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 .</p> <p>28. For smooth implementation of the redevelopment scheme undertaken by landlord/s or Co-operative Housing Societies of existing tenants, temporary transit camps may be permitted on the same land or land situated elsewhere belonging to the same landlord/s with the concessions permissible under SRS project under Regulations</p>	

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1	2	3	4	5	6
			<p>Rs.5000/- per sq. m shall be paid by the landlord/s or Co-operative Housing Societies of existing tenants, as additional development cess for the built-up area over and above the F.S.I. permissible as per table 12 under Regulation 30, for the rehabilitation and free sale components. This amount shall be paid to the Municipal Corporation in accordance with the time schedule for such payment as may be laid down by the Municipal Commissioner, MCGM, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for improvement of off-site infrastructure in the area around the development. The above development cess shall be enhanced @ 10% every three years.</p> <p>16. As per the provision of clause 3, each</p>	<p>33(10) of these Regulations. Such transit camps should be demolished within one month from the date of occupation certificate granted by the Corporation for the reconstructed buildings.</p> <p>29. An amount of Rs.5000/- per sq. m shall be paid by the landlord/s or Co-operative Housing Societies of existing tenants, as additional development cess for the built-up area over and above the F.S.I. permissible as per table 12 under Regulation 30, for the rehabilitation and free sale components. This amount shall be paid to the Municipal Corporation in accordance with the time schedule for such payment as may be laid down by the Municipal Commissioner, MCGM, provided the payment of instalments shall not go beyond the completion of construction. This amount shall be used for Scheme to be</p>	

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1	2	3	4	5	6
			<p>residential/non-residential tenant shall be rehabilitated only for carpet area mentioned in the said clause 3 and such areas shall be clearly shown on the building plan submitted to the Municipal Corporation.</p> <p>17. The landlord/s or Co-operative Housing Societies of existing tenants shall commence the reconstruction or redevelopment work within the period of one year from the date of demolition of the building and complete it within a period of five years. In the meantime the landlord/s or Co-operative Housing Societies of existing tenants shall make arrangement of alternate accommodation of tenants.</p> <p>18. A corpus fund is to be created by the landlord/s or Co-operative Housing Societies of existing tenants which will take care of the maintenance of the building for a period of 10 years.</p>	<p>prepared for the improvement of off-site infrastructure in the area around the development. The above development cess shall be enhanced @ 10% every three years.</p> <p>30. As per the provision of clause 3, each residential/non-residential tenant shall be rehabilitated only for carpet area mentioned in the said clause 3 and such areas shall be clearly shown on the building plan submitted to the Municipal Corporation.</p> <p>31. The landlord/s or Co-operative Housing Societies of existing tenants shall commence the reconstruction or redevelopment work within the period of one year from the date of demolition of the building and complete it within a period of five years. In the meantime the landlord/s or Co-operative Housing Societies of existing tenants</p>	

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1	2	3	4	5	6
			<p>19. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co. Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-Op. Society's Act.</p> <p>20. The State Government/ Municipal Commissioner shall prescribe the guidelines for better implementation of the scheme in respect of model agreement, alternate accommodation of existing tenants, eligibility criteria for tenants etc. separately.</p>	<p>shall make arrangement of alternate accommodation of tenants.</p> <p>32. A corpus fund is to be created by the landlord/s or Co-operative Housing Societies of existing tenants which will take care of the maintenance of the building for a period of 10 years.</p> <p>33. Restriction on transfer of tenements shall be governed by provision of Rent Control Act till Co. Op. Society is formed and after that the same shall be governed by the provision of Maharashtra Co-Op. Society's Act.</p> <p>34. The State Government/ Municipal Commissioner shall prescribe the guidelines for better implementation of the scheme in respect of model agreement, alternate accommodation of existing tenants, eligibility</p>	

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1	2	3	4	5	6
				criteria for tenants etc. separately. If the rehab plus incentive as per this regulation is less than the permissible FSI as per regulation 30, then the owner may opt for development up to permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30. (EP-80)	
EP-81	Part VI 33(7)(B)	33(22) 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	33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding cessed buildings In case of redevelopment of existing residential housing societies excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional FSI for redevelopment of such existing residential buildings shall be as	33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding cessed buildings: In case of redevelopment of existing residential housing societies excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same	Sanctioned as modified below. 33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A): (1) In case of redevelopment of existing residential housing societies excluding buildings covered under regulation 33(7) and 33(7)(A) proposed by Housing societies/land lords or through their proponents where existing

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1	2	3	4	5	6
		<p>redevelopment of such existing residential buildings shall be as follows:</p> <p>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 FSI 1))* (authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided that this incentive shall not exceed 40% of existing authorized BUA.</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per above is less than the permissible FSI 2.0 then society may avail the 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI up to 2.</p>	<p>follows:</p> <p>1. Incentive 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 FSI 1)) *(authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is less than the permissible FSI 2.0, then society shall first avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI of 2. If the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is more than the permissible FSI 2.0, then society shall be eligible for incentive additional BUA in lieu of cost of construction of authorized existing BUA, which</p>	<p>plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more shall be permissible without premium. FSI for redevelopment of such existing residential buildings shall be as follows:</p> <p>1. Incentive 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 FSI 1)) *(authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per stated above i.e. incentive Additional BUA is less than the permissible FSI 2.0 as per regulation 30(A)(1), then society shall first may avail</p>	<p>members are proposed to be re-accommodated on the same plot, incentive additional BUA to the extent of 15% of existing BUA or 10 sq. m per tenement whichever is more shall be permissible without premium.</p> <p>Provided further that if the existing authorized BUA and incentive thereon as stated above is less than the permissible FSI as per regulation 30(A)(1), then society may avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI.</p> <p>2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI</p>

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1	2	3	4	5	6
		<p>2.If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies/tenants are proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per</p>	<p>exceeds the permissible FSI of 2. However, this proviso shall not be applicable to redevelopment of building falling under Regulation No 45, in which case, the full incentive additional BUA in lieu of cost of construction of authorized existing BUA will be available in the form of TDR.</p> <p>2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies are</p>	<p>‘Additional FSI on payment of premium/TDR’ up to limit of permissible FSI of 2. If the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is more than the permissible FSI 2.0, then society shall be eligible for incentive additional BUA in lieu of cost of construction of authorized existing BUA, which exceeds the permissible FSI of 2. However, this proviso shall not be applicable to redevelopment of building falling under Regulation No 45, in which case, the full incentive additional BUA in lieu of cost of construction of authorized existing BUA will be available in the form of TDR.</p> <p>2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of</p>	<p>as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5.This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>Explanation: -Age of a building shall be as on the 1st of January of the year in</p>

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966
1	2	3	4	5	6
		<p>then prevailing Regulations.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5),33(7),33(8),33(9),33(9)(A), 33(10),33(10)(A),33(20)(A),33(21).</p> <p>Explanation: -Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building, available with the MCGM.</p>	<p>proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>Explanation: -Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property</p>	<p>FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5. This regulation shall not be applicable in respect of redevelopment proposal to</p>	<p>which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.</p> <p>6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.</p> <p>7. Fungible compensatory area admissible under Regulation No. 31(3) on the existing authorised BUA shall be without charging premium and over the incentive additional BUA by charging</p>

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1	2	3	4	5	6
		<p>6. This additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.</p> <p>7. Fungible FSI admissible under Regulation No. 31(3) shall also be allowed over the additional BUA in lieu of cost of construction of authorized existing BUA & existing authorised BUA on payment of premium.</p>	<p>tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.</p> <p>6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.</p> <p>7. Fungible compensatory area admissible under Regulation No. 31(3) shall also be allowed over the incentive additional BUA in lieu of cost of construction of authorized existing BUA & existing authorised BUA without charging of premium.</p> <p>8. The in situ FSI on any plot after development under this Regulation shall not exceed 4 in any case. Unconsumed BUA under this Regulation due to planning consideration and site constraint can be allowed in the</p>	<p>be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>Explanation: -Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.</p> <p>6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A),</p>	<p>of premium.</p> <p>8. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.</p>

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1	2	3	4	5	6
			<p>form of TDR under the provisions of these Regulations. In such cases the potential of the plot shall be perpetually restricted to the extent of consumed BUA under this Regulation.</p> <p>9. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.</p>	<p>15, 16 and 17, if any.</p> <p>7. Fungible compensatory area admissible under Regulation No. 31(3) on the existing authorised BUA shall be without charging premium and also be allowed over the incentive additional BUA by in lieu of cost of construction of authorized existing BUA & existing authorised BUA without charging of premium.</p> <p>8. The in situ FSI on any plot after development under this Regulation shall not exceed 4 in any case. Unconsumed BUA under this Regulation due to planning consideration and site constraint can be allowed in the form of TDR under the provisions of these Regulations. In such cases the potential of the plot shall be perpetually restricted to the extent of consumed BUA under this Regulation.</p> <p>9. If tenanted building/s and</p>	

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1	2	3	4	5	6
				<p>building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.</p> <p>(EP-81)</p>	
EP-82	Part VI 33(8)	<p><u>Provision u/s. Section 26</u></p> <p>3.4 No Development Zone (NDZ):-</p> <p>(A) Development of land in No Development Zone (NDZ):</p> <p>(A) Development of land in No Development Zone (NDZ):</p> <p>1. General</p> <p>The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, excluding the land under reservation for the public purpose, not less than 4.0 ha, and not disqualified from development on account of other laws or regulations that are binding. Such plot shall have means of access of width not less than 18m. Owners of land parcels having plot area lesser than 4 ha may come together to create contiguous land parcels of 4 ha or more & submit proposal for</p>			<p>Sanctioned as proposed with following modification.</p> <p>1) Sub title (A) General. With provision under it is modified as below.</p> <p>(I) Private land following in SDZ.</p> <p>The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, not less than 2.0 ha, and not</p>

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1	2	3	4	5	6																							
		<p>development under this Regulation.</p> <p>2. Submission of Proposal</p> <p>The proposal shall be submitted by the Owner containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains.</p> <p>3. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the Public Open Space (POS) falls centrally and Affordable Housing (AH) and Owner's development fall on either side of the Public Open Space (POS).</p> <p>(b) A Road shall be proposed on both sides of the POS to be made public, as per the provision of these Regulations subject to each having minimum width of 12 m. They shall also serve as connecting roads for the area proposed to be developed beyond the area for which proposal under this Regulation is submitted. These roads shall be handed over to MCGM.</p> <p>(c) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Owner's Share, AH, POS, Institutional Amenities (IA), and Other Amenities as detailed below:</p> <table border="1" data-bbox="468 1094 1503 1362"> <thead> <tr> <th data-bbox="468 1094 535 1214">Sr. No</th> <th colspan="2" data-bbox="535 1094 889 1214">Public Open Spaces & Institutional Area 33%</th> <th colspan="4" data-bbox="889 1094 1391 1214">Affordable Housing, Education, Health & Social Amenities 33%</th> <th data-bbox="1391 1094 1503 1362" rowspan="2">Area for Other Development</th> </tr> <tr> <td data-bbox="468 1214 535 1362">·</td> <th data-bbox="535 1214 692 1362">Public Open Space</th> <th data-bbox="692 1214 889 1362">Institutional Area</th> <th data-bbox="889 1214 990 1362">Affordable Housing</th> <th data-bbox="990 1214 1113 1362">Educational</th> <th data-bbox="1113 1214 1214 1362">Medical</th> <th data-bbox="1214 1214 1391 1362">Social</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sr. No	Public Open Spaces & Institutional Area 33%		Affordable Housing, Education, Health & Social Amenities 33%				Area for Other Development	·	Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social											<p>disqualified from development, on account of other laws or regulations that are binding. Owners of land parcels having plot area lesser than 2 ha may come together to create contiguous land parcels of 1ha or more & submit proposal for development under this Regulation along with proper access as per these Regulations. However, the Municipal Commissioner shall sanction the proposal with prior approval of Govt.</p> <p>2)Sub Regulation No. (B)(g) is deleted.</p> <p>3)Sub Regulation No. (B) (h) is renumbered as Sub Regulation No. (B)(g) .</p> <p>4)Provisions No. (b) & (g) under Sub Regulation (E) are modified as below.</p> <p>b) The ratio of BUA to carpet area shall be considered as</p>
Sr. No	Public Open Spaces & Institutional Area 33%		Affordable Housing, Education, Health & Social Amenities 33%				Area for Other Development																					
·	Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social																						

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		<table border="1" data-bbox="465 363 1503 408"> <tr> <td data-bbox="465 363 539 408">1</td> <td data-bbox="539 363 696 408">25 %</td> <td data-bbox="696 363 878 408">8 %</td> <td data-bbox="878 363 987 408">25%</td> <td data-bbox="987 363 1097 408">4 %</td> <td data-bbox="1097 363 1207 408">3%</td> <td data-bbox="1207 363 1317 408">1%</td> <td data-bbox="1317 363 1503 408">34 %</td> </tr> </table> <p data-bbox="465 411 801 443">4. Procedure of Approval</p> <p data-bbox="465 475 1686 544">The Owner shall submit his proposal in accordance with Sr. No. 1, 2 and 3 above to the Commissioner MCGM. While making such submission he will take care of the following:</p> <p data-bbox="465 576 1686 676">(a) He shall distinctly mark lands for AH, POS, 2 numbers of roads and Owner's share in the layout. Further earmarking of lands for Institutions, education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.</p> <p data-bbox="465 679 1686 812">(b) Advance possession of all lands other than the Owner's Share as detailed in Sr. No 3(b) & (c) above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.</p> <p data-bbox="465 815 1686 916">(c) The Land Owner shall have the option of developing all AH, POS, Institution, education, health and social amenities (hereafter referred to as AH & Amenities) and handing them over to the MCGM.</p> <p data-bbox="465 919 1686 1019">(d) The development of AH & Amenities shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH, POS and amenities, unless extended by the Municipal Commissioner for valid, recorded reasons.</p> <p data-bbox="465 1023 1686 1091">(e) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p data-bbox="465 1123 1686 1287">(f) The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p data-bbox="465 1291 1686 1359">(g) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p data-bbox="465 1362 1686 1386">(h) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise</p>	1	25 %	8 %	25%	4 %	3%	1%	34 %			<p data-bbox="1709 363 2076 464">1.2 for considering the various requirements as per these Regulations.</p> <p data-bbox="1709 496 2076 1070">g) Consumption of FSI on owner's share of land shall be restricted to 4 only. TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities to MCGM.</p>
1	25 %	8 %	25%	4 %	3%	1%	34 %						

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966
1	2	3	4	5	6
		<p>permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land.</p> <p>5. Infrastructure Development</p> <p>The owner shall develop the infrastructure network within the layout (AH & Amenities) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p> <p>6. Permissible FSI:</p> <p>(a) If the Owner opts out of the responsibility of developing AH & Amenities, he will get FSI 0.8 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(b) If the Owner opts to develop the cited AH & Amenities, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(c) The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & other amenities as described in serial no. 7(a) below.</p> <p>(d) In addition, the Owner would be eligible to receive the sale proceeds of 15 % of AH units from MCGM after deduction of administrative charges.</p> <p>(e) The Development of the plot handed over for AH shall be with FSI 3.0 on the plot of the AH area. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements& built up amenities shall be paid in the form of BUA.</p> <p>(f) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities/Institutional Amenities shall be final and binding on the concerned.</p>			

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1	2	3	4	5	6			
		<p>(g) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible FSI as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.</p> <p>(h) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>(i) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>(j) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible FSI as per Regulation No. 31(3) for BUA to be handed over to MCGM.</p> <p>(k) Off-site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. These off-site infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>7. Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.</p> <p>a) The owner shall be entitled for the following:</p> <table border="1" data-bbox="472 1038 1223 1278"> <tr> <td data-bbox="472 1038 831 1278">BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land</td> <td data-bbox="831 1038 869 1278">=</td> <td data-bbox="869 1038 1223 1278">2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all AH</td> </tr> </table> <p>This shall be subject to maximum 50% of the BUA of AH/Amenity to be handed over to MCGM.</p> <p>b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various</p>			BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land	=	2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all AH	
BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land	=	2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all AH						

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1	2	3	4	5	6
		<p>requirements as per these Regulations).</p> <p>c) Area covered under staircase/lift/staircase and lift lobby for AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.</p> <p>d) No premium shall be charged for Fungible FSI and features permitted free of FSI as per Regulation No 31 for the development of AH tenements/Amenities/IA.</p> <p>e) Commencement Certificate beyond 75 % of the BUA as per serial No 6(a) shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities/IA is completed & occupation granted.</p> <p>f) The Commencement Certificate beyond 75 % of BUA as per serial No 6(a) may be released once the Occupation Certificate for AH tenements/Amenities/IA is granted.</p> <p>g) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities/IA, as detailed in 7(a) above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity/IA area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities/IA & infrastructure development can be released only after handing over of entire AH tenements/Amenities/IA as per (f) above.</p> <p>h) TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities/IA may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities/IA to MCGM.</p> <p>i) Requirement of ROS as per Regulation No 27 may be kept at 8% on Owners share of land & in respect of plot of AH.</p>			
		<p><u>Provision u/s. Section 30</u> 33(8) Construction of Affordable Housing in Special Development Zone II (SDZ II)</p> <p>(A) General The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, not less than 1.0 ha, and not disqualified from development, on account of other laws or regulations that are binding. Owners of land parcels having plot area lesser than 1 ha may come</p>			

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1	2	3	4	5	6
		together to create contiguous land parcels of 1ha or more & submit proposal for development under this Regulation along with proper access as per these Regulations.			
(B) Planning Considerations /Submission of Proposal					
The proposal shall be submitted by the Owner, containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains along with clearly earmarking the area for Public Open Spaces (POS), Affordable Housing (AH), Other Amenities (OA), (viz. Education, Health & Social Amenities) and area for other development i.e. owners share of land. If OA/POS/AH to be handed over to MCGM is not abutting the municipal road, the same shall be provided with uninterrupted access as per table no 7 of Regulation No 23(1).The area of the land after deduction of the area covered under road/uninterrupted access proposed as above, shall be apportioned among Owner's Share, AH, POS, and OA as detailed below. These roads/uninterrupted access shall be handed over to MCGM and will be eligible for additional BUA equal to area of land surrendered/transferred					
over and above FSI as stipulated below in Sr. No. D					
The Owner shall submit his proposal as per above to the Commissioner MCGM. While making such submission, he will take care of the following:					
(a) He shall distinctly mark lands for AH, POS, OA and Owner's share in the layout. Further earmarking of lands for other amenities like education, health and social amenities cited above shall be done by the					
Sr. No	Plot Area	Affordable Housing	Public Open Spaces	Other Amenities	Area for Other Development
1	Not less than 1 ha & up to 2 ha	30%	15 %	16%	39%
2	More than 2 ha & up to 4 ha	30%	15 %	14%	41%
3	More than 4 ha	30%	15 %	12%	43%

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1	2	3	4	5	6
		<p>Commissioner taking the amenity standards prescribed as minimum.</p> <p>(b) Advance possession of all lands other than the Owner's Share as detailed in the table above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.</p> <p>(c) The Land Owner shall have the option of developing AH, OA and handing them over to the MCGM. However, area earmarked for POS, AH, OA shall be levelled along with construction of compound wall before handing over to MCGM.</p> <p>(d) The development of AH & OA shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH and OA, unless extended by the Commissioner for valid, recorded reasons.</p> <p>(e) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p>(f) The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m.</p> <p>(g) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(h) Requirement of LOS as per the provisions of Regulation No.27 on AH plot and owner's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.</p> <p>(C)Infrastructure Development The owner shall develop the infrastructure network within the layout (AH,POS & OA) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p>			

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1	2	3	4	5	6
		<p>(D)Permissible FSI</p> <p>(a) If the Owner opts out of the responsibility of developing AH & OA, he will get FSI 1.0 of the gross plot (AH + POS+OA + area covered under road to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(b)If the Owner opts to develop the cited AH & OA, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS+ OA + area covered under roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land along with cost of construction in the form of BUA as per Clause (E) (a)</p> <p>(c)The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & OA as described below.</p> <p>(d)The Development of the plot handed over for AH shall be with FSI 2.5 on the plot of the AH area. The Development of the plot handed over for OA shall be with FSI 2 on the plot of OA with the structural provision for vertical extension for consumption of FSI up to 4 on OA plot. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements & built up amenities shall be paid in the form of BUA.</p> <p>(e)'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible Compensatory area as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.</p> <p>(f)The land handed over to MCGM for OA as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>(g)Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land. 15% of admissible FSI on SH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout.</p> <p>(h)Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible compensatory area as per Regulation No. 31(3) for BUA to be handed over to MCGM.</p>			

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1	2	3	4	5	6			
		<p>(i)Development cess at 7% of the Land Rate (for FSI 1) for the BUA (excluding fungible compensatory area) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. The Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>(E)Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.</p> <p>a) The owner shall be entitled for the following:</p> <table border="1" data-bbox="472 699 1272 906"> <tr> <td data-bbox="472 699 853 906">BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land</td> <td data-bbox="853 699 891 906">=</td> <td data-bbox="891 699 1272 906">2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all SH</td> </tr> </table> <p>b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various requirements as per these Regulations).</p> <p>c) Area covered under staircase/lift/staircase and lift lobby for SH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.</p> <p>d) Commencement Certificate beyond 75 % of the admissible BUA shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities is completed& occupation is granted.</p> <p>e) The Commencement Certificate beyond 75 % of the admissible BUA may be released once the Occupation Certificate for AH tenements/Amenities is granted.</p> <p>f) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities, as detailed above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities& infrastructure development can be released only after handing</p>			BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land	=	2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)]x BUA of all amenities & all SH	
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		<p>over of entire AH tenements/Amenities as per (e) above.</p> <p>g) FSI on owner's share of land shall be restricted to 4 only. TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities to MCGM.</p>															
		<p><u>Provision u/s. Section 31(1)</u> 33(8) Construction of Affordable Housing in Special Development Zone H (SDZ H)</p> <p>(B) General The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, not less than 1.0 2.0 ha, and not disqualified from development, on account of other laws or regulations that are binding. Owners of land parcels having plot area lesser than 1/2 ha may come together to create contiguous land parcels of 1ha or more & submit proposal for development under this Regulation along with proper access as per these Regulations. However, the proposal shall be submitted with prior approval of Govt.</p> <p>(B) Planning Considerations /Submission of Proposal The proposal shall be submitted by the Owner, containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains along with clearly earmarking the area for Public Open Spaces (POS), Affordable Housing (AH), Other Amenities (OA), (viz. Education, Health & Social Amenities) and area for other development i.e. owners share of land. If OA/POS/AH to be handed over to MCGM is not abutting the municipal road, the same shall be provided with uninterrupted access as per table no 7 of Regulation No 23(1). The area of the land after deduction of the area covered under road/uninterrupted access proposed as above, shall be apportioned among Owner's Share, AH, POS, and OA as detailed below. These roads/uninterrupted access shall be handed over to MCGM and will be eligible for additional BUA equal to area of land surrendered/transferred over and above FSI as stipulated below in Sr. No. D</p> <table border="1" data-bbox="465 1311 1601 1393"> <thead> <tr> <th>Sr.</th> <th>Plot Area</th> <th>Affordable Housing</th> <th>Public Open Spaces</th> <th>Other Amenities</th> <th>Area for Other</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Sr.	Plot Area	Affordable Housing	Public Open Spaces	Other Amenities	Area for Other							
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		<p>(n) The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m.</p> <p>(o) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(p) Requirement of LOS as per the provisions of Regulation No.27 on AH plot and owner's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.</p> <p>(C)Infrastructure Development</p> <p>The owner shall develop the infrastructure network within the layout (AH, POS & OA) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p> <p>(D)Permissible FSI</p> <p>(a) If the Owner opts out of the responsibility of developing AH & OA, he will get FSI 1.0 of the gross plot (AH + POS+OA + area covered under road to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(b)If the Owner opts to develop the cited AH & OA, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS+ OA + area covered under roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land along with cost of construction in the form of BUA as per Clause (E) (a)</p> <p>(c)The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & OA as described below.</p> <p>(d)The Development of the plot handed over for AH shall be with FSI 2.5 on the plot of the AH area. The Development of the plot handed over for OA shall be with FSI 2 on the plot of OA with the structural provision for vertical extension for consumption of FSI up to 4 on OA plot. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of</p>			

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		<p>construction of AH tenements & built up amenities shall be paid in the form of BUA.</p> <p>(e) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible Compensatory area as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.</p> <p>(f) The land handed over to MCGM for OA as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>(g) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land. 15% of admissible FSI on SH AH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout.</p> <p>(h) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible compensatory area as per Regulation No. 31(3) for BUA to be handed over to MCGM.</p> <p>(i) Development cess at 7% of the Land Rate (for FSI 1) for the BUA (excluding fungible compensatory area) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. The Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>(E) Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.</p> <p>a) The owner shall be entitled for the following:</p> <p style="margin-left: 40px;"> $\text{BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land} = \frac{2.0[\text{Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR (for FSI 1)] \times \text{BUA of all amenities}}{\text{SH AH}}$ </p> <p>b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various</p>			

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		<p>requirements as per these Regulations).</p> <p>c) Area covered under staircase/lift/staircase and lift lobby for SH AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.</p> <p>d) Commencement Certificate beyond 75 % of the admissible BUA shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities is completed & occupation is granted.</p> <p>e) The Commencement Certificate beyond 75 % of the admissible BUA may be released once the Occupation Certificate for AH tenements/Amenities is granted.</p> <p>f) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities, as detailed above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities & infrastructure development can be released only after handing over of entire AH tenements/Amenities as per (e) above.</p> <p>g) FSI on owner's share of land shall be restricted to 4 only. TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities to MCGM.</p> <p>(EP-82)</p>			
EP-83	Part VI 33(8)(B)	<p>Section 26</p> <p>B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt falling in NDZ</p> <p>1. General</p> <p>Notwithstanding anything contained in these Regulations the land of Govt./Semi-Govt./Appropriate Authority falling in NDZ, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 4.0 ha, excluding the land under reservation for the public purpose and not disqualified from development on account of other laws or regulations</p>			<p>Sanctioned as proposed with following modifications.</p> <p>1)The Number of Tital change form (B) to (II).</p> <p>2)Sub Regulation No. 1 is modified as below.</p> <p>1. General</p> <p>Notwithstanding anything contained in these Regulations</p>

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		<p>that are binding.</p> <p>2. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the POS falls centrally and AH and area for other development fall on either side of POS. These areas shall have proper access as per provisions of these Regulations.</p> <p>(b) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Appropriate Authorities' Share, AH, POS + Roads, IA, and Other Amenities as detailed below:</p> <table border="1" data-bbox="481 826 1561 1209"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th colspan="2">Public Open Spaces & Institutional Area 33%</th> <th colspan="4">Affordable Housing, Education, Health & Social Amenities 33%</th> <th rowspan="2">Area for Other Development</th> </tr> <tr> <th>Public Open Space</th> <th>Institutional Area</th> <th>Affordable Housing</th> <th>Educational</th> <th>Medical</th> <th>Social</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>25 %</td> <td>8 %</td> <td>25%</td> <td>4 %</td> <td>3%</td> <td>1%</td> <td>34 %</td> </tr> </tbody> </table> <p>3. Procedure of Approval</p> <p>The Appropriate Authority shall submit the proposal to the Commissioner, MCGM, distinctly showing</p>	Sr. No.	Public Open Spaces & Institutional Area 33%		Affordable Housing, Education, Health & Social Amenities 33%				Area for Other Development	Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social	1	25 %	8 %	25%	4 %	3%	1%	34 %			<p>for lands of Govt./Semi-Govt./Appropriate Authority falling in SDZ II, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 1.0 2.0 ha, and not disqualified from development on account of other laws or regulations that are binding. However, the proposals shall be sanctioned with prior approval of Government.</p> <p>3)Sub Regulation No. 2(f) is deleted.</p> <p>4)Sub regulation No.4 (b) is modified as below. The plot earmarked for AH may be developed by Government/semi-government/ Appropriate Authority appointed by Govt. with FSI 2.5 on the plot of AH, then the premium for the BUA is payable at 60% of land rate as per ASR (for FSI 1) except if the development</p>
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		<p>lands for AH, POS, 2 numbers of roads and share of other development in the layout. Further earmarking of lands for education, health and other amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.</p> <p>(a) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p>(b) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(c) The area of social amenities, POS and roads shall be handed over to MCGM. Advance possession receipt shall be submitted at the time of approval of proposal and the ownership shall be transferred in the name of MCGM in revenue records before seeking Occupation to any of the development in layout.</p> <p>4. Permissible FSI:</p> <p>a) Govt./Semi-Govt./Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM) on area of other Development.</p> <p>b) The Development of the plot earmarked for AH with FSI 3.0 on the plot of AH area shall be done by Government/semi-government/ Appropriate Authority appointed by Govt. These tenement shall be made available for general public for the affordable Housing as per policy of Government.</p> <p>c) The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p>d) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development</p>			<p>undertaken by State Govt. & MCGM itself. These tenements shall be made available for general public for the AH as per policy of Govt.</p>

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		<p>of Amenities shall be final & binding.</p> <p>e) Institutional Amenities may be developed by Govt./Semi-Govt./Appropriate Authority appointed by Govt, as decided by the Govt. /Appropriate Authority.</p> <p>f) 'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible FSI.</p> <p>g) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>h) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>i) Off-site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM.</p> <p>j) Requirement of ROS as per Regulation No 27 may be kept at 8% on area of other development & in respect of plot of AH</p> <p>5. Interchanging the location:</p> <p>The Appropriate Authority may interchange the location of land earmarked as Affordable Housing (AH) + Public Open Space (POS) + Institutional Area (IA) in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 2 ha.</p>			
		<p>Section 30 (B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt. falling in SDZII 1. General</p> <p>Notwithstanding anything contained in these Regulations for lands of Govt./Semi-Govt./Appropriate Authority falling in SDZ II, the provision of this Regulation shall apply to any contiguous, unbroken</p>			

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		<p>and uninterrupted piece of land having area not less than 1.0 ha, and not disqualified from development on account of other laws or regulations that are binding.</p> <p>2. Planning Considerations /Submission of Proposal</p> <p>The proposal shall be submitted containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains along with clearly earmarking the area for Public Open Spaces (POS), Affordable Housing (AH), Other Amenities(OA), (viz. Education, Health & Social Amenities) and area for other development i.e. Govt./Semi-Govt./Appropriate Authority's share of land. If OA/POS to be handed over to MCGM and AH are not abutting the municipal road, the same shall be provided with uninterrupted access as per table no 7 of Regulation No 23(1).The area of the land after deduction of the area covered under road/uninterrupted access proposed as above, shall be apportioned among Govt./Semi-Govt./Appropriate Authority's Share, AH, POS, and OA as detailed below. These roads/uninterrupted access shall be handed over to MCGM and will be eligible for additional BUA equal to area of land as surrendered/transferred over and above FSI as stipulated below in Sr. No. 4</p> <table border="1" data-bbox="510 911 1626 1378"> <thead> <tr> <th data-bbox="510 911 600 1110">Sr. No</th> <th data-bbox="600 911 792 1110">Plot Area</th> <th data-bbox="792 911 983 1110">Affordable Housing</th> <th data-bbox="983 911 1189 1110">Public Open Spaces</th> <th data-bbox="1189 911 1379 1110">Other Amenities</th> <th data-bbox="1379 911 1626 1110">Area for Other Development</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 1110 600 1246">1</td> <td data-bbox="600 1110 792 1246">Not less than 1 ha & up to 2 ha</td> <td data-bbox="792 1110 983 1246">30%</td> <td data-bbox="983 1110 1189 1246">15 %</td> <td data-bbox="1189 1110 1379 1246">16%</td> <td data-bbox="1379 1110 1626 1246">39%</td> </tr> <tr> <td data-bbox="510 1246 600 1378">2</td> <td data-bbox="600 1246 792 1378">More than 2 ha & up to 4 ha</td> <td data-bbox="792 1246 983 1378">30%</td> <td data-bbox="983 1246 1189 1378">15 %</td> <td data-bbox="1189 1246 1379 1378">14%</td> <td data-bbox="1379 1246 1626 1378">41%</td> </tr> </tbody> </table>			Sr. No	Plot Area	Affordable Housing	Public Open Spaces	Other Amenities	Area for Other Development	1	Not less than 1 ha & up to 2 ha	30%	15 %	16%	39%	2	More than 2 ha & up to 4 ha	30%	15 %	14%	41%	
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		3	More than 4 ha	30%	15 %	12%	43%	<p>The Govt./Semi-Govt./Appropriate Authority shall submit their proposal as per above to the Commissioner MCGM. While making such submission, they will take care of the following:</p> <ol style="list-style-type: none"> a) Govt./Semi-Govt./Appropriate Authority shall distinctly mark lands for AH, POS, OA and Govt./Semi-Govt./Appropriate Authority's share in the layout. Further earmarking of lands for other amenities like education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum. b) Advance possession of all lands other than the Govt./Semi-Govt./Appropriate Authority's Share and AH plot as detailed in the table above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Govt./Semi-Govt./Appropriate Authority's share, whichever is earlier. c) Govt./Semi-Govt./Appropriate Authority shall hand over area earmarked for POS & OA after levelling of land along with construction of compound wall to MCGM. d) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation. e) The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m. f) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner. g) Requirement of LOS as per the provisions of Regulation No.27 on AH plot and Govt./Semi-Govt./Appropriate Authority's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.

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		<p>development under this Regulation.</p> <p>e) The carpet areas of the tenements to be constructed shall be for EWS, LIG and MIG or as decided by Govt. from time to time subject to a minimum 25 sq. m.</p> <p>f) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>g) Requirement of LOS as per the provisions of Regulation No.27 on AH plot and Govt./Semi-Govt./Appropriate Authority's share of land shall be 15%. Thus overall 25% cumulative LOS of entire holding shall be achieved by considering POS to be handed over to MCGM and owners share of land/AH plot.</p> <p>3. Infrastructure Development Govt./Semi-Govt./Appropriate Authority shall develop the infrastructure network within the layout (AH, POS & OA) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p> <p>4. Permissible FSI:</p> <p>a) Govt./Semi-Govt. /Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS+ OA + area covered under roads to be handed over to MCGM) on area of other Development.</p> <p>b) The plot earmarked for AH shall may be developed by Government/semi-government/ Appropriate Authority appointed by Govt. with FSI 2.5 on the plot of AH, then the premium for the BUA is payable at 60% of land rate as per ASR (for FSI 1) except if the undertaken by State Govt. & MCGM itself. These tenements shall be made available for general public for the AH as per policy of Govt.</p> <p>c) The development of OA as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of OA shall be final & binding.</p> <p>d) 'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible</p>			

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1	2	3	4	5	6
		<p>compensatory area.</p> <p>e) The land handed over to MCGM for OA as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>f) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Govt./Semi-Govt./Appropriate Authority's share of land. 15% of admissible FSI on AH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout</p> <p>g) Development cess at 7% of the Land Rate (for FSI 1) for the BUA (excluding fungible compensatory area) to be constructed on Govt./Semi-Govt./Appropriate Authority's share of land as per ASR of the year of approval shall be paid to MCGM.</p> <p>5. Interchanging the location:</p> <p>The Appropriate Authority may interchange the location of land earmarked as AH + POS + OA in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 0.5 ha.</p> <p>(EP-83)</p>			
EP-84	Part VI 33(9)	33(9) Reconstruction or redevelopment of Cluster(s) of Buildings under Urban Renewal Scheme(s): For reconstruction or	33(9) Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s)(CDS):	33(9) Reconstruction or redevelopment of Cluster(s) of Buildings under Urban Renewal Cluster Development Scheme(s)(CDS):	Sanctioned as proposed with following modifications. 1)Sub Regulation No.1.1 is modified as below. 1.1 Cluster Development Scheme(CDS) means any

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1	2	3	4	5	6
		<p>redevelopment of Cluster(s) of buildings under Urban Renewal Scheme(s) in the Island City of Mumbai undertaken by (a) the MHADA or the MCGM either departmentally or through any suitable agency or (b) MHADA/MCGM, jointly with land owners and/or Co-op. Housing Societies of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers therein, or (c) land owners and/or Co-op. Housing Society of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers, independently or through a Promoter /Developer, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers plus incentive FSI whichever is more as per the provisions of this Regulation as follows .</p> <p>1.1 Urban Renewal Scheme"</p>	<p>For reconstruction or redevelopment of Cluster(s) of buildings under Cluster Development Scheme(s)(CDS) in the Island City of Mumbai undertaken by (a) the MHADA or the MCGM either departmentally or through any suitable agency or (b) MHADA/MCGM, jointly with land owners and/or Co-op. Housing Societies of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers therein, or (c) land owners and/or Co-op. Housing Society of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers, independently or through a Promoter /Developer, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers plus incentive FSI whichever is more as per the provisions of this Regulation as follows .</p>	<p>For reconstruction or redevelopment of Cluster(s) of buildings under Urban Renewal Scheme(s) Cluster Development Scheme(s)(CDS) in the Island City of Mumbai undertaken by (a) the MHADA or the MCGM either departmentally or through any suitable agency or (b) MHADA/MCGM, jointly with land owners and/or Co-op. Housing Societies of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers therein, or (c) land owners and/or Co-op. Housing Society of tenants/occupiers of buildings and/or Co-op. Housing Society of hutment dwellers, independently or through a Promoter /Developer, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers plus</p>	<p>scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 6000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 18 m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as Cluster Development(CD) shall be a cluster or a group of clusters identified for urban renewal:</p> <p>Provided further that HPC may consider after verifying trafficking simulation study to allow CDS on a plot having</p>

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1	2	3	4	5	6
		<p>(URS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 12 m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Urban Renewal Cluster or (URC)" shall be a cluster or a group of clusters identified for urban renewal:</p> <p>1) Under the Urban Renewal Plan (URP) for the concerned area, to be prepared by the Commissioner, who may revise the same as and when</p>	<p>1.1 Cluster Development Scheme(CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 12 m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888. Such cluster of buildings (hereinafter referred to as "Cluster Development(CD)" shall be a cluster or a group of clusters identified for urban renewal:</p>	<p>incentive FSI whichever is more as per the provisions of this Regulation as follows .</p> <p>1.1 Urban—Renewal Scheme" (URS) Cluster Development Scheme(CDS) means any scheme for redevelopment of a cluster of buildings and structures over a minimum area of 4000 sq. m in the Island City of Mumbai and 10000 sq. m in the Mumbai Suburbs & Extended Suburbs, bounded by existing distinguishing physical boundaries such as roads, nallas and railway lines etc. and accessible by an existing or proposed D.P. road which is at least 12 18 m wide whether existing or proposed in the D.P. or URP or a road for which Sanctioned Regular line of street has been prescribed by the MCGM under MMC Act, 1888.</p>	<p>access from existing minimum 12m. wide dead end road originating from 18 m. wide public road.</p>

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1	2	3	4	5	6
		<p>required; or</p> <p>2) By the Promoter of the URS,</p> <p>Provided that no cluster or clusters shall be identified for redevelopment or implementation of URS by the Municipal Commissioner without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of URS on such cluster or clusters.</p> <p>Explanation:</p> <p>1. The land under URS, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.</p>	<p>1) Under the Cluster Development Plan (CDP) for the concerned area, to be prepared by the Commissioner, who may revise the same as and when required; or</p> <p>2) By the Promoter of the CDS,</p> <p>Provided that no cluster or clusters shall be identified for redevelopment or implementation of URSCDS by the Municipal Commissioner without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of URSCDS on such cluster or clusters.</p> <p>Explanation:</p>	<p>Such cluster of buildings (hereinafter referred to as "Urban Renewal Cluster or (URC) Cluster Development(CD)" shall be a cluster or a group of clusters identified for urban renewal:</p> <p>1) Under the Urban Renewal Cluster Development Plan (URP CDP) for the concerned area, to be prepared by the Commissioner, who may revise the same as and when required; or</p> <p>Under the Development Plan (DP), where the DP contains such well-defined cluster</p> <p>2) By the Promoter of the URS CDS,</p> <p>Provided that no cluster or clusters shall be identified for redevelopment or implementation of URS CDS by the Municipal</p>	

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1	2	3	4	5	6
			<p>1. The land under CDS, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.</p> <p>Amalgamation/ Subdivision of plots: On approval of CDS, any land proposed / considered under CDS on various C.S. Nos. or CTS Nos. and/or F.P. Nos. shall be treated as natural amalgamation for the purpose of CDS. for which no separate approval for amalgamation of lands would be necessary.</p> <p>Boundaries and Area of Proposed CDS shall be decided as per the approved layout and be confirmed by City Survey Officer after actual measurement of CDS on site and the same shall be</p>	<p>Commissioner without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of URS CDS on such cluster or clusters.</p> <p>Explanation:</p> <p>2. The land under URS CDS, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.</p> <p>Amalgamation/ Subdivision of plots: On approval of CDS, any land proposed / considered under CDS on various C.S. Nos. or CTS Nos. and/or F.P. Nos. shall be treated as natural</p>	

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1	2	3	4	5	6
			<p>adopted for planning purpose. However wherever necessary, the area may be further subdivided to earmark separate plots/Sectors for the planning purpose, handing over of Reservations, amenities, realigned roads, etc. to MCGM/ Appropriate Authority. The Plot area and the BUA in terms of sq. m of the said subdivided plots/Sectors shall be separately mentioned in the Conveyance Deed or lease deed. In case of land of different tenures, single PRC shall not be insisted. However, necessary entries about CDS shall be made in respective PRC.</p>	<p>amalgamation for the purpose of CDS. for which no separate approval for amalgamation of lands would be necessary.</p> <p>Boundaries and Area of Proposed CDS shall be decided as per the approved layout and be confirmed by City Survey Officer after actual measurement of CDS on site and the same shall be adopted for planning purpose. However wherever necessary, the area may be further subdivided to earmark separate plots/Sectors for the planning purpose, handing over of Reservations, amenities, realigned roads, etc. to MCGM/ Appropriate Authority. The Plot area and the BUA in terms of sq. m of the said subdivided plots/Sectors shall be separately</p>	

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1	2	3	4	5	6
				mentioned in the Conveyance Deed or lease deed. In case of land of different tenures, single PRC shall not be insisted. However, necessary entries about CDS shall be made in respective PRC. (EP-84)	
EP-85	Part VI 33(9)(3)(4)	4. a) Redevelopment or Reconstruction under URS may be permitted in pursuance of an irrevocable registered written consent by not less than 70 percent of the eligible tenants/occupiers of all the authorized buildings on each plot involved in the URS or as provided in MHAD Act, 1976. Consent as aforesaid of such 70% tenants/occupiers for reconstruction or redevelopment shall not be required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer.	4. a) Redevelopment or Reconstruction under CDS may be permitted in pursuance of an irrevocable registered written consent by not less than 70 percent of the eligible tenants/occupiers of all the authorized buildings on each plot involved in the CDS or as provided in MHAD Act, 1976. Consent as aforesaid of such 70% tenants/occupiers for reconstruction or redevelopment shall not be required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer.	4. a) Redevelopment or Reconstruction under URS CDS may be permitted in pursuance of an irrevocable registered written consent by not less than 51 percent of each building or 70 percent overall of the scheme of the eligible tenants/occupiers of all the authorized buildings on each plot involved in the URS CDS or as provided in MHAD Act, 1976. Consent as aforesaid of such 51 percent of each building and 70% overall of the scheme of tenants/occupiers for reconstruction or redevelopment shall not be	Sanctioned as proposed with following modification. Sub Regulation 4(a) is renumbered with modification as below. 6(a) Redevelopment or Reconstruction under CDS may be permitted in pursuance of an irrevocable registered written consent by not less than 51 percent of each building and 51 percent overall of the scheme of the eligible tenants/occupiers of all the authorized buildings on each plot involved in the CDS or as provided in MHAD Act, 1976. Consent

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1	2	3	4	5	6
				required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer. (EP-85)	as aforesaid of such 51 percent of each building and 51 percent overall of the scheme of tenants/occupiers for reconstruction or redevelopment shall not be required, if MHADA/MCGM undertakes redevelopment, on its own land, directly without any developer.
EP-86	Part VI 33(9)(8)	8.Development of DP Reservations: Construction or reconstruction of slums/buildings falling under Reservations contemplated in the DP shall be permissible as under- a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial user, the existing segregating distance shall be maintained from the existing	8. Development of DP Reservations: Construction or reconstruction of slums/buildings falling under Reservations contemplated in the DP shall be permissible as stipulated in the Regulation No.17(3)(C)(I)	8. Development of DP Reservations: Construction or reconstruction of slums/buildings falling under Reservations contemplated in the DP shall be permissible as under- stipulated in the Regulation No.17(3)(C)(I) a: Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial 194	Sanctioned as proposed with following modification. Sub Regulation No. 6 (e) and its Para No.4 are modified as below. It shall be permissible to implement the sanctioned CDS in phases provided the area of CD is more than 8000 sq. m in Island City and 12000 sq. m. in Suburbs and Extended Suburbs and the development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire CDS. The minimum area for each phase shall be 4000 sq.

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1	2	3	4	5	6
		<p>industrial unit.</p> <p>b. Any land under non-buildable/open space reservations, admeasuring upto 500 sq. m may be cleared by shifting the existing tenants from that site.</p> <p>c. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.</p> <p>d. All the reservations in the DP shall be rearranged, if necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal</p>		<p>PART VI ADDITIONAL FLOOR SPACE INDEX DCPR 2034 Draft Development Plan 2034 Municipal Corporation Development Control and Promotion Regulation 2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit. b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site. e. If the area under a non-buildable/ open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development. d. All the reservations in the DP shall be rearranged, if</p>	<p>m. in Island City and 6000 sq. m. in Suburbs and Extended Suburbs.</p>

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1	2	3	4	5	6
		<p>(basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess</p>		<p>necessary, with the same area and the same width of access road or as required under DCR, whichever is more.</p> <p>e. For the reservation of parking lot on a land included in URC, BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p> <p>f. For other buildable reservations on land, BUA equal to 60% of the Zonal (basic) FSI under such reservations or existing BUA of the amenity(designation) whichever is more, on that plot shall be made available free of FSI and free of cost to the MCGM or the Appropriate Authority. The reservations of compatible nature can be preferably constructed in one or more separate blocks, depending on the area and nature of such reservations and</p>	

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1	2	3	4	5	6
		<p>of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1).</p> <p>g. Where a proposed DP Road or Regular line of street passes through the URS area, the entire FSI admissible under this Regulation for the area of the</p>		<p>Municipal Commissioner may permit composite development of reservations in case of such reservations. However, if the HPC/Planning Authority requires BUA under any designation/reservation in excess of the Zonal (basic) FSI, then such excess area shall be considered as rehabilitation FSI, and incentive FSI as admissible under this Regulation shall be permissible.</p> <p>Provided that in case of development of reservations of Rehabilitation & Resettlement under the URS, BUA equal to 30% of the Zonal (basic) FSI shall be handed over to the MCGM free of FSI and free of cost, in addition to the rehabilitation of the existing tenements or users if any.</p> <p>The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation No. 17 (1);</p>	

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1	2	3	4	5	6
		<p>road may be given in the same Scheme.</p> <p>The location of and the area under DP road/ existing roads falling in the URS may be allowed to rearranged based on the comprehensive traffic study without affecting the continuity of the existing traffic movement and without reducing the total area of the existing road & DP Road. The existing roads may be realigned or relocated as per provisions of MMC Act.</p> <p>h. No premium shall be charged for the fungible FSI admissible as per Regulation 31(3) for rehabilitation component of an URS as sanctioned by HPC and for the tenements to be handed over to MHADA and for the areas of reservation to be handed over to MCGM/Appropriate Authority. This fungible FSI admissible to the rehabilitation tenements shall be utilized for rehabilitation component only. Its utilization for Sale</p>		<p>(EP-86)</p> <p>(EP-86)</p> <p>EP-86 is deleted by corrigendum dated 29.06.2018.</p>	

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1	2	3	4	5	6
		Component under the URS shall not be permissible.			
EP-87	Part VI 33(9)(21)	<p>21. HPC shall be constituted which shall be competent to approve the URS with the previous sanction of the Govt under this Regulation. On approval by HPC, the proposal shall be submitted to the Municipal Commissioner, MCGM for approval of plans.</p> <p>The decision of HPC shall be appealable as if it is an appeal under section 47 of the MRTP Act, 1966.</p> <p>Provided that no URS shall be sanctioned by the Govt without giving due regard to the Impact Assessment study referred to in clause 1.1 above.</p>	<p>21. HPC, headed by Municipal Commissioner and constituted by the Govt., shall be competent to approve the CDS under this Regulation. The decision of HPC shall be appealable as if it is an appeal under section 47 of the MR&TP Act, 1966.</p> <p>Provided that no CDS shall be sanctioned by the HPC without giving due regard to the Impact Assessment study referred to in clause 1.1 above.</p>	<p>21. HPC, headed by Municipal Commissioner and shall be constituted by the Govt., which shall be competent to approve the URS CDS with the previous sanction of the Govt under this Regulation. On approval by HPC, the proposal shall be submitted to the Municipal Commissioner, MCGM for approval of plans. The decision of HPC shall be appealable as if it is an appeal under section 47 of the MR&TP Act, 1966.</p> <p>Provided that no URS CDS shall be sanctioned by the Govt HPC without giving due regard to the Impact Assessment study referred to in clause 1.1 above.</p> <p>22. Regardless of its area, any Cluster Renewal Scheme (CRS) for which LOI has been</p>	Sanctioned as proposed.

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1	2	3	4	5	6
				issued under Regulation 33(9) of DCR 1991 prior to the date of coming into force of this Regulation can be allowed to be converted by the Commissioner in toto as per this Regulation at the request of the Promoter/Developer, with the prior approval of the State Govt. (EP-87)	
EP-88	Part VI 33(9)(B)	Section 26 -----			Sanctioned as proposed.
		<p>Section 30 33(9) (B): Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s). For reconstruction or redevelopment of Cluster(s) of buildings under Urban Renewal Scheme(s) in the Island City of Mumbai undertaken by the Planning Authority, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers certified by competent Authority appointed by Government for this purpose, plus Incentive FSI as per the provisions of Appendix whichever is more</p> <p style="text-align: center;">Appendix Regulation for Reconstruction or Redevelopment of Cluster(s) of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi by implementing Urban Renewal Scheme(s). 1.1 "Urban Renewal Scheme" (URS) of BDD Chawls means a scheme for redevelopment of the cluster of buildings and structures constructed by Bombay Development Division in the Island City of Mumbai, at four locations and boundaries of the area as shown in DPhereinafter referred to as " Urban Renewal Cluster or URC " shall be a cluster identified for urban renewal :--</p>			

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		<p>1) Under the Development Plan (DP) , where the DP contains such well-defined Clusters; or 2) Under the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the Officer appointed by the Planning Authority, who may revise the same as and when required; or 3) By Planning Authority, where such clusters of BDD Chawls are not shown on the DP and the URP is yet to be prepared.</p> <p>Provided that no cluster or clusters shall be identified for redevelopment or implementation of Urban Renewal Scheme by the Officer appointed by the Planning Authority without carrying out an Impact Assessment Study regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment of the implementation of URS on such cluster or clusters.</p> <p>Explanation—</p> <p>1. The land under URS, irrespective of the tenure of the plots comprised therein, shall be treated as one plot for the purpose of FSI and computation of marginal distances.</p> <p>2 In specific cases where URS is not bounded by roads, nallas and Railway lines, the boundary of the Cluster may be decided by the Officer appointed by the Planning Authority.</p> <p>1.2 The Urban Renewal Cluster may consist of a mix of structures of different characteristics such as –</p> <p>(i) Cessed buildings in Island City, which attract the provisions of MHAD Act, 1976.</p> <p>(ii) (a) Buildings at least 30 years of age and acquired by MHADA (b) Authorized buildings at least 30 years of age constructed by Bombay Development Division (BDD).</p> <p>Explanation. -- Age of a building shall be as on the 1st of January of the year in which redevelopment proposal for the URC complete in all respects, is submitted to the Officer appointed by the Planning Authority and shall be calculated from the date of occupation certificate or where such occupation certificate is not available, from the first date of assessment as per the property tax record in respect of such building, available with the PWD.</p> <p>(iii) (a) Buildings belonging to the State Government and Central Government (b) Any land belonging to the State Government, any semi-Government Organization, MCGM and MHADA (either vacant or built upon) which falls within the area of the proposed Urban Renewal Scheme including that which has been given on lease or granted on the tenure of Occupant Class II.</p> <p>Provided that in case of buildings or lands belonging to the Central Govt., the State Government, Semi-Government Organizations and MCGM or MHADA, prior consent of the</p>			

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		<p>concerned Department shall have to be obtained for including such buildings or lands in any proposal of Urban Renewal Scheme.</p> <p>(iv) Other buildings which by reasons of dis-repair or because of structural/sanitary defects, are unfit for human habitation or by reasons of their bad configuration or the narrowness of streets are dangerous or injurious to the health or safety of the inhabitants of the area, as certified by the Officer or the Agency designated for this purpose by Planning Authority.</p> <p>(v) All dwelling structures, as defined in Section 3 X of Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act, 1971, existing prior 1-1-2000</p> <p>Explanation: If some areas are previously developed/or are in the process of development under different provisions of the DCPR, such areas can be included in the urban renewal cluster only for planning purposes. However, such areas shall be excluded for calculation of FSI under this Regulation and the admissible FSI shall be calculated as per the relevant provisions of the DCPR under which such areas are developed or are being developed.</p> <p>2. Eligibility of Occupants for Rehabilitation under Urban Renewal Scheme (URS)</p> <p>(A) For Buildings --</p> <p>i. No new tenancy created after 13/6/1996 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing tenancies shall not be considered while computing existing FSI. A certified inspection extract of the Competent Authority/MCGM prior to 13/6/1996 and certification by Competent Authority appointed by Government for this purpose as decided by GR dated 30/03/2016 proving the existence of tenements prior to 13/6/1996 shall be considered adequate evidence to establish the number of tenements and tenants/occupants of such tenements. However, the Govt. in Housing Department, if necessary may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.</p> <p>ii. The list of eligible tenants and the area occupied by each of them in BDD Chawls shall be certified by the Competent Authority appointed by Government for this purpose.</p> <p>B) For Dwelling Structures (other than tenements in B.D.D. Chawls buildings)</p> <p>i) Dwelling Structures means all dwelling structures, as defined in Section 3 X of Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act, 1971, existing prior 1-1-2000.</p> <p>ii) The eligibility of the participants will be certified by the Competent Authorities appointed by Government.</p>			

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		<p>iii) The eligibility of such occupiers including transferee under this project shall be established in accordance with Chapter 1-B of Maharashtra Slum Area (Improvement, Clearance, Redevelopment) Act, 1971 and orders issued there under.</p> <p>3. Rehabilitation Entitlements:-</p> <p>(i) Each certified residential tenant/occupant shall be rehabilitated and given on ownership basis, a tenement of Carpet area 46.45 sq. m. This entitlement is consolidated entitlement of rehab area. No further compensatory or other FSI would be available.</p> <p>(ii) Eligible Religious structure/Eligible onsite amenities/Eligible any other non-residential structure shall be given existing carpet area or as decided by the Government.</p> <p>(iii) Each eligible slum dweller shall be entitled to a tenement of carpet area of 25 sq. m (269 sq.ft.)</p> <p>4. Total Permissible FSI for URS:-</p> <p>a) The total permissible FSI for an Urban Renewal Scheme shall be 4.00 on gross plot area, but excluding the reservations/designations, Road set back, area under existing Municipal Roads but including the built up area under reservation/designation, Road set back or sum total of the Rehabilitation FSI + Incentive FSI, whichever is more.</p> <p>Provided that the aforesaid FSI shall be exclusive of the Fungible FSI admissible under the provision of DCPR 31 (3).</p> <p>b) The FSI for Urban Renewal Schemes in CRZ area shall be governed by the MOEF Notifications issued from time to time.</p> <p>c) The incentive FSI admissible against the FSI required for rehabilitation, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m, of the lands included in the Urban Renewal Cluster, as per the Annual Statement of Rates (ASR) and Rate of Construction (RC)* in Rs/sq. m., applicable to the area as per the ASR and shall be given as per the Table-B below :-</p> <table border="1" data-bbox="490 1206 1312 1385" style="margin-left: auto; margin-right: auto;"> <caption data-bbox="1025 1177 1122 1206" style="text-align: center;">Table B</caption> <thead> <tr> <th data-bbox="495 1209 712 1286">Basic Ratio (LR/RC)*</th> <th colspan="4" data-bbox="712 1209 1308 1286">Incentive (As % of Admissible Rehabilitation Area)</th> </tr> </thead> <tbody> <tr> <td data-bbox="495 1286 712 1382"></td> <td data-bbox="712 1286 875 1382">For 0.4ha to 1.0 ha.</td> <td data-bbox="875 1286 1032 1382">For 1.0 ha to 5.0 ha</td> <td data-bbox="1032 1286 1189 1382">For 5.0 ha to 10.0 ha</td> <td data-bbox="1189 1286 1308 1382">For 10ha and</td> </tr> </tbody> </table>			Basic Ratio (LR/RC)*	Incentive (As % of Admissible Rehabilitation Area)					For 0.4ha to 1.0 ha.	For 1.0 ha to 5.0 ha	For 5.0 ha to 10.0 ha	For 10ha and	
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1	2	3	4					5	6
							above		
Above 6.00	55%	60%	65%	70%					
Above 4.00 and upto 6.00	65%	70%	75%	80%					
Above 2.00 and upto 4.00	75%	80%	85%	90%					
Upto 2.00	85%	90%	95%	100%					
<p>Explanation:-</p> <p>(i) *RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statement of Rates.</p> <p>Provided further that in case there are more than one land rates applicable to different parts of the plot under the Urban Renewal Scheme, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.</p> <p>Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which the Cluster Development Project is approved and LOI is issued by the Authority competent to approve it and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.</p> <p>"tolerated structures" encroaching upon the roads in nearby vicinity shall be allowed to be included in the Urban Renewal Scheme and its BUA shall be included in rehabilitation area, provided such structures are permanently removed.</p> <p>Explanation: -The term "tolerated structure" means the structure used for residential or non-residential purpose and existing prior to 17th April 1964 or 1st April 1962 respectively.</p> <p>e) It shall be permissible to implement the sanctioned Urban Renewal Scheme in phases. The development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire Urban Renewal Scheme.</p>									

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		<p>Subject to the master plan for the whole cluster being followed, phase wise implementation of Urban Renewal Scheme may be allowed, with pro rata utilization of the total admissible FSI for rehab and incentive component simultaneously.</p> <p>Provided, further that, while giving permission for phased implementation of the Urban Renewal Scheme, the time frame for implementation of each phase shall also be given. The minimum area for each phase shall be as decided by the Planning Authority.</p> <p>5. Development of DP Reservations:-- Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as per Regulation No17(3)(C)(II).</p> <p>6.30% of the Incentive FSI can be used for non-residential purposes as otherwise permissible under the DCPR.</p> <p>7. Development cess at the rate of 100% of Development charge otherwise applicable subject to a minimum of Rs 5000 per sq. m for the BUA over and above the Zonal (basic) FSI, for the rehabilitation and incentive sale component, shall be leviable in respect of any URS by the MCGM in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM. This amount shall be kept in a separate account and shall be used for the improvement of off-site infrastructure around the urban renewal cluster. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>This surcharge shall not be applicable to the BUA to be handed over to the MCGM or any Public Authority in lieu of reservation or to the amenity areas to be handed over to the MCGM as per the requirement indicated by the MCGM or the Empowered Power Committee.</p> <p>8.The temporary transit camps may be permitted in the same Urban Renewal Cluster or elsewhere in MCGM limits on land belonging to the Planning Authority up to 4.00 FSI with the concessions permissible under SRA. Scheme under Regulation 33(10) of these DCPR. Such transit camps shall have to be demolished after full occupation certificate is granted to the Rehabilitation Component by the Officer appointed by the Planning Authority for the reconstructed building. Till the transit camps are fully demolished, the Officer appointed by the Planning Authority shall not release FSI for the Incentive component area under the URS in excess of 75% of the total admissible Incentive FSI.</p> <p>9.In the case of specific designations/reservations in the Development Plan, the Officer appointed by the Planning Authority, may shift, interchange the designation/reservation in the same cluster, to which</p>			

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		<p>an access is available from peripheral or outer road or has to be provided and the same is not encumbered, provided that the area of such designation /reservation is not reduced.</p> <p>10.Non-conforming Activities – All activities which are existing shall be allowed to be re-accommodated regardless of the nonconforming nature of such activities excepting those which are hazardous and highly polluting and those where alternative accommodation has to be provided elsewhere by the Planning Authority.</p> <p>11. Relaxation in Building and other requirements:- In case of tenements of 46.45 sq. m carpet area for rehabilitation or tenements to be handed over to the Planning Authority, the following shall be applicable.</p> <p>11.1 Calculation of FSI for all purposes shall be on gross area of the URS i.e. without deducting any percentage for recreational open space. This shall not affect the requirement of physical recreational open space, to be kept on the site as per prevailing DCPR</p> <p>11.2 The provision in Regulation 37(20) relating to balcony shall apply to the URS with the following specifications: - Balcony shall not reduce marginal open space to less than 3.00 m. However, at ground level, minimum 4.5 m clear margin shall be maintained.</p> <p>11.3 Notwithstanding anything contained in Regulation 31(3) of the DCPR, areas of common passages not exceeding 2.0 m. in width, provided for giving access to the tenements in rehabilitation component and the tenements to be handed over against reservation and Planning Authority component shall not be counted towards FSI.</p> <p>11.4 Front and marginal open spaces, for a building having height up to 32.0 m. in the rehabilitation component or a composite building, shall be 4.5 m. Provided that open space of the width of 6 meters at least on one side at ground level within the plot, accessible from the road side shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two sides, or another access of 6 meters to the building is available, apart from the road abutting the building.</p> <p>11.5 Notwithstanding the provisions in Regulation 41 (Table 18) where the location of the URC plot abuts a DP Road having width of 18.3 m and above. The front marginal open space shall not be insisted upon beyond 4.5 m provided, such road is not an Express Highway or a road wider than 52 m</p>			

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		<p>11.6 Where the location of the URC plot abuts a trained nallah, the marginal open space along the nallah shall be 6.0 m from the edge of the trained nallah, or as required by SWD Department of MCGM, whichever is greater.</p> <p>11.7 The distance between any two rehabilitation buildings shall not be less than 6.00 m</p> <p>11.8 If the height of any building constructed under URS is more than 32 m, marginal open space of 6 m or as required by CFO whichever is greater shall be maintained.</p> <p>11.9 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered wherever necessary, as part of the amenity open space under the URS comprising both rehabilitation and incentive FSI components, without charging any premium, in relaxation of the stipulation in Regulation No. 27.</p> <p>11.10 Pathways and Means of Access.—the ratio between the length of the pathway and the width thereof shall be as follows:</p> <table border="1" data-bbox="640 767 1151 946"> <thead> <tr> <th>Length</th> <th>Width</th> </tr> </thead> <tbody> <tr> <td>Upto 20 m</td> <td>1.5m</td> </tr> <tr> <td>21 to 30 m.</td> <td>2.0m</td> </tr> <tr> <td>31 to 40 m.</td> <td>2.5m</td> </tr> <tr> <td>41 to 59 m</td> <td>3.0m</td> </tr> </tbody> </table> <p>11.11 Between the dimensions prescribed for the pathway and the marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.</p> <p>11.12 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the URS, wherever the design of the buildings up to 32 m. height requires relaxation in the width of access, the same may be given. However, high rise building shall be permissible only on access having width of 9 m. and above.</p> <p>11.13 Even if the recreational open space is reduced to make the project URS viable, at least 10 % of URC plot area shall be provided as recreational open space. In addition to this, 10% of URC plot area shall be earmarked for amenity space which can be adjusted against the D.P. reservation if any, existing on such plot. The type or location of the amenity to be decided by Officer appointed by the Planning Authority and shall be handed over free of cost to Planning Authority. The BUA of such amenity shall be added to the Rehab component while calculating the share of incentive component.</p>			Length	Width	Upto 20 m	1.5m	21 to 30 m.	2.0m	31 to 40 m.	2.5m	41 to 59 m	3.0m	
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		<p>11.14 Premium shall not be charged for exclusion of staircase and lift well etc. as covered under the provisions of Regulation No 31(1)</p> <p>11.15 In order to make the Urban Renewal Scheme viable, the Officer appointed by the Planning Authority shall be competent to sanction any relaxation in marginal open spaces except front marginal open spaces and parking requirements wherever necessary due to bonafide hardship, for reasons to be recorded in writing which shall not affect general health, fire and safety requirements. However the Govt. or Empowered Committee shall have the power to relax any of the provisions in these Regulations.</p> <p>11.16 All relaxations outlined hereinabove shall be admissible to entire project area under the URS. Premium shall not be charged for all or any of the relaxations given hereinabove or for any other relaxations mentioned in Regulation No 31(1).</p> <p>11.17 The parking in the scheme shall be provided as per Regulation No.44.</p> <p>12.The approving / sanctioning authority for the building plans under the URS shall be the Officer appointed by the Planning Authority as per the MRTP Act, 1966 even if the URS partly consists/of declared slums/slums on Municipal/Govt. lands existing prior to 1st January 2000 or such/other reference date notified by the Government.</p> <p>13 .Religious structures existing on the site of URS prior to redevelopment, if allowed to be redeveloped in accordance with the guidelines issued by the Government from time to time, shall not, following such redevelopment, have area exceeding their area prior to redevelopment.</p> <p>14.Restriction on transfer of tenements shall be governed by the provisions of Maharashtra Rent Control Act, till Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act. However, tenements constructed for slum rehabilitation shall not be transferable for a period of 10 years. Transfer fee and period for tenants and other beneficiary shall be as decided by Government.</p> <p>15.CORPUS FUND.—A Corpus fund shall be created by the Planning Authority as directed by the Empowered Committee, which will be utilised for maintenance of the rehabilitation buildings for a period of 10 years.</p> <p>16.If Empowered Committee as per Govt. GR dated 30/03/2016 approves areas for amenities such as Fire Stations/Hospitals/Police Stations/Schools, etc. other than the reservations/designations under the Development Plan, such amenities shall be handed over to the Planning Authority free of cost and the</p>			

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		<p>BUA of such amenity shall be considered towards rehabilitation F.S.I, and Incentive FSI as admissible under this Regulation shall be permissible.</p> <p>17. Upon the recommendation by Planning Authority , the Empowered Committee constituted vide GR dated 30/03/2016 shall be competent to approve the schematic plans of Urban Renewal Schemes under this Regulation. On approval by the Empowered Committee, the Officer appointed by the Planning Authority shall sanction the final plans of URS.</p> <p>Provided that no Urban Renewal Scheme shall be sanctioned by the Empowered Committee as per GR dated 30/03/2016 without giving due regard to the Impact Assessment study referred to in clause 1.1 of this Appendix.</p>			
		<p>Section 31(1) 33(9) (B): Reconstruction or redevelopment of Cluster of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi under Urban Renewal Scheme(s).</p> <p>For reconstruction or redevelopment of Cluster(s) of buildings under Urban Renewal Scheme(s) in the Island City of Mumbai undertaken by the Planning Authority, the FSI shall be 4.00 or the FSI required for rehabilitation of existing tenants/occupiers certified by competent Authority appointed by Government for this purpose, plus Incentive FSI as per the provisions of Appendix whichever is more.</p> <p style="text-align: center;">Appendix</p> <p>Regulation for Reconstruction or Redevelopment of Cluster(s) of BDD chawls at Naigaon, Worli, N.M.Joshi Marg and Shivdi by implementing Urban Renewal Scheme(s).</p> <p>1.1 "Urban Renewal Scheme" (URS) of BDD Chawls means a scheme for redevelopment of the cluster of buildings and structures constructed by Bombay Development Division in the Island City of Mumbai, at four locations and boundaries of the area as shown in DP hereinafter referred to as " Urban Renewal Cluster or URC " shall be a cluster identified for urban renewal :--</p> <p>2) Under the Development Plan (DP) , where the DP contains such well-defined Clusters; or</p> <p>4) Under the Urban Renewal Plan (URP) for the concerned area, prepared and notified by the</p>			

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		<p>13/6/1996 and certification by Competent Authority appointed by Government for this purpose as decided by GR dated 30/03/2016 proving the existence of tenements prior to 13/6/1996 shall be considered adequate evidence to establish the number of tenements and tenants/occupants of such tenements. However, the Govt. in Housing Department, if necessary may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein.</p> <p>ii. The list of eligible tenants and the area occupied by each of them in BDD Chawls shall be certified by the Competent Authority appointed by Government for this purpose.</p> <p>B) For Dwelling Structures (other than tenements in B.D.D. Chawls buildings)</p> <p>i) Dwelling Structures means all dwelling structures, as defined in Section 3 X of Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act, 1971, existing prior 1-1-2000.</p> <p>ii) The eligibility of the participants will be certified by the Competent Authorities appointed by Government.</p> <p>iii) The eligibility of such occupiers including transferee under this project shall be established in accordance with Chapter 1-B of Maharashtra Slum Area (Improvement, Clearance, Redevelopment) Act, 1971 and orders issued there under.</p> <p>3. Rehabilitation Entitlements:-</p> <p>(iv) Each certified residential tenant/occupant shall be rehabilitated and given on ownership basis, a tenement of Carpet area 46.45 sq. m. This entitlement is consolidated entitlement of rehab area. No further compensatory or other FSI would be available.</p> <p>(v) Eligible Religious structure/Eligible onsite amenities/Eligible any other non-residential structure shall be given existing carpet area or as decided by the Government.</p> <p>(vi) Each eligible slum dweller shall be entailed to a tenement of carpet area of 25 sq. m (269 sq. ft.)</p> <p>4. Total Permissible FSI for URS:-</p>			

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		<p>a) The total permissible FSI for an Urban Renewal Scheme shall be 4.00 on gross plot area, but excluding the reservations/designations, Road set back, area under existing Municipal Roads but including the built up area under reservation/designation, Road set back or sum total of the Rehabilitation FSI + Incentive FSI, whichever is more.</p> <p>Provided that the aforesaid FSI shall be exclusive of the Fungible FSI admissible under the provision of DCPR 31 (3).</p> <p>e) The FSI for Urban Renewal Schemes in CRZ area shall be governed by the MOEF Notifications issued from time to time.</p> <p>f) The incentive FSI admissible against the FSI required for rehabilitation, shall be based on the ratio (hereinafter referred to as Basic Ratio) of Land Rate (LR), in Rs/sq. m, of the lands included in the Urban Renewal Cluster, as per the Annual Statement of Rates (ASR) and Rate of Construction (RC)* in Rs/sq. m., applicable to the area as per the ASR and shall be given as per the Table-B below :-</p> <p style="text-align: center;">Table B</p> <table border="1" data-bbox="495 938 1597 1294"> <thead> <tr> <th data-bbox="495 938 748 1007">Basic Ratio (LR/RC)*</th> <th colspan="4" data-bbox="748 938 1597 1007">Incentive (As % of Admissible Rehabilitation Area)</th> </tr> <tr> <th data-bbox="495 1007 748 1075"></th> <th data-bbox="748 1007 976 1075">For 0.4 ha to 1.0 ha.</th> <th data-bbox="976 1007 1205 1075">For 1.0 ha to 5.0 ha</th> <th data-bbox="1205 1007 1431 1075">For 5.0 ha to 10.0 ha</th> <th data-bbox="1431 1007 1597 1075">For 10 ha and above</th> </tr> </thead> <tbody> <tr> <td data-bbox="495 1075 748 1112">Above 6.00</td> <td data-bbox="748 1075 976 1112">55%</td> <td data-bbox="976 1075 1205 1112">60%</td> <td data-bbox="1205 1075 1431 1112">65%</td> <td data-bbox="1431 1075 1597 1112">70%</td> </tr> <tr> <td data-bbox="495 1112 748 1181">Above 4.00 and up to 6.00</td> <td data-bbox="748 1112 976 1181">65%</td> <td data-bbox="976 1112 1205 1181">70%</td> <td data-bbox="1205 1112 1431 1181">75%</td> <td data-bbox="1431 1112 1597 1181">80%</td> </tr> <tr> <td data-bbox="495 1181 748 1249">Above 2.00 and up to 4.00</td> <td data-bbox="748 1181 976 1249">75%</td> <td data-bbox="976 1181 1205 1249">80%</td> <td data-bbox="1205 1181 1431 1249">85%</td> <td data-bbox="1431 1181 1597 1249">90%</td> </tr> <tr> <td data-bbox="495 1249 748 1294">Up to 2.00</td> <td data-bbox="748 1249 976 1294">85%</td> <td data-bbox="976 1249 1205 1294">90%</td> <td data-bbox="1205 1249 1431 1294">95%</td> <td data-bbox="1431 1249 1597 1294">100%</td> </tr> </tbody> </table> <p data-bbox="454 1331 1697 1394">Explanation:- (i) *RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief</p>			Basic Ratio (LR/RC)*	Incentive (As % of Admissible Rehabilitation Area)					For 0.4 ha to 1.0 ha.	For 1.0 ha to 5.0 ha	For 5.0 ha to 10.0 ha	For 10 ha and above	Above 6.00	55%	60%	65%	70%	Above 4.00 and up to 6.00	65%	70%	75%	80%	Above 2.00 and up to 4.00	75%	80%	85%	90%	Up to 2.00	85%	90%	95%	100%	
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1	2	3	4	5	6
		<p>Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Statement of Rates.</p> <p>Provided further that in case there are more than one land rates applicable to different parts of the plot under the Urban Renewal Scheme, a weighted average of all the applicable rates shall be taken for calculating the Average Land Rate and the Basic Ratio.</p> <p>Provided further that for calculation of the Basic Ratio, the Land Rate (LR) and the Rate of Construction (RC) shall be taken for the year in which the Cluster Development Project is approved and LOI is issued by the Authority competent to approve it and the said ratio shall remain unchanged even if such Scheme undergoes any revision or modification subsequently during its course of completion.</p> <p>g) "tolerated structures" encroaching upon the roads in nearby vicinity shall be allowed to be included in the Urban Renewal Scheme and its BUA shall be included in rehabilitation area, provided such structures are permanently removed.</p> <p>Explanation: - The term "tolerated structure" means the structure used for residential or non-residential purpose and existing prior to 17th April 1964 or 1st April 1962 respectively.</p> <p>e) It shall be permissible to implement the sanctioned Urban Renewal Scheme in phases. The development in each phase is strictly in conformity with the Master Plan/Layout Plan approved for the entire Urban Renewal Scheme.</p> <p>Subject to the master plan for the whole cluster being followed, phase wise implementation of Urban Renewal Scheme may be allowed, with pro rata utilization of the total admissible FSI for rehab and incentive component simultaneously.</p> <p>Provided, further that, while giving permission for phased implementation of the Urban Renewal Scheme, the time frame for implementation of each phase shall also be given. The</p>			

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		<p>minimum area for each phase shall be as decided by the Planning Authority.</p> <p>5. Development of DP Reservations:-- Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as per Regulation No17(3)(C)(II)</p> <p>6. 30% of the Incentive FSI can be used for non-residential purposes as otherwise permissible under the DCPR.</p> <p>7. Development cess at the rate of 100% of Development charge otherwise applicable subject to a minimum of Rs 5000 per sq. m for the BUA over and above the Zonal (basic) FSI, for the rehabilitation and incentive sale component, shall be leviable in respect of any URS by the MCGM in accordance with the time schedule for such payment as may be laid down by the Commissioner, MCGM. This amount shall be kept in a separate account and shall be used for the improvement of off-site infrastructure around the urban renewal cluster. Development cess shall be in addition to development charges levied as per section 124 of MR&TP Act 1966. This surcharge shall not be applicable to the BUA to be handed over to the MCGM or any Public Authority in lieu of reservation or to the amenity areas to be handed over to the MCGM as per the requirement indicated by the MCGM or the Empowered Power Committee.</p> <p>8. The temporary transit camps may be permitted in the same Urban Renewal Cluster or elsewhere in MCGM limits on land belonging to the Planning Authority up to 4.00 FSI with the concessions permissible under SRA. Scheme under Regulation 33(10) of these DCPR. Such transit camps shall have to be demolished after full occupation certificate is granted to the Rehabilitation Component by the Officer appointed by the Planning Authority for the reconstructed building. Till the transit camps are fully demolished, the Officer appointed by the Planning Authority shall not release FSI for the Incentive component area under the URS in excess of 75% of the total admissible Incentive FSI.</p> <p>9. In the case of specific designations/reservations in the Development Plan, the Officer appointed by the Planning Authority, may shift, interchange the designation/reservation in the same cluster, to which an access is available from peripheral or outer road or has to be provided</p>			

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1	2	3	4	5	6
		<p>and the same is not encumbered, provided that the area of such designation /reservation is not reduced.</p> <p>10. Non-conforming Activities – All activities which are existing shall be allowed to be re-accommodated regardless of the nonconforming nature of such activities excepting those which are hazardous and highly polluting and those where alternative accommodation has to be provided elsewhere by the Planning Authority.</p> <p>11. Relaxation in Building and other requirements:- In case of tenements of 46.45 sq. m carpet area for rehabilitation or tenements to be handed over to the Planning Authority, the following shall be applicable.</p> <p>11.1 Calculation of FSI for all purposes shall be on gross area of the URS i.e. without deducting any percentage for recreational open space. This shall not affect the requirement of physical recreational open space, to be kept on the site as per prevailing DCPR</p> <p>11.2 The provision in Regulation 37(20) relating to balcony shall apply to the URS with the following specifications: - Balcony shall not reduce marginal open space to less than 3.00 m. However, at ground level, minimum 4.5 m clear margin shall be maintained.</p> <p>11.3 Notwithstanding anything contained in Regulation 31(3) of the DCPR, areas of common passages not exceeding 2.0 m. in width, provided for giving access to the tenements in rehabilitation component and the tenements to be handed over against reservation and Planning Authority component shall not be counted towards FSI.</p> <p>11.4 Front and marginal open spaces, for a building having height up to 32.0 m. in the rehabilitation component or a composite building, shall be 4.5 m. Provided that open space of the width of 6 meters at least on one side at ground level within the plot, accessible from the road side shall have to be maintained for the maneuverability of a fire engine, unless the building abuts two roads of 6 meters or more on two sides, or another access of 6 meters to the building is available, apart from the road abutting the building.</p> <p>11.5 Notwithstanding the provisions in Regulation 41 (Table 18) where the location of the URC plot abuts a DP Road having width of 18.3 m and above. The front marginal open space</p>			

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		<p>shall not be insisted upon beyond 4.5 m provided, such road is not an Express Highway or a road wider than 52 m</p> <p>11.6 Where the location of the URC plot abuts a trained nallah, the marginal open space along the nallah shall be 6.0 m from the edge of the trained nallah, or as required by SWD Department of MCGM, whichever is greater.</p> <p>11.7 The distance between any two rehabilitation buildings shall not be less than 6.00 m</p> <p>11.8 If the height of any building constructed under URS is more than 32 m, marginal open space of 6 m or as required by CFO whichever is greater shall be maintained.</p> <p>11.9 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered wherever necessary, as part of the amenity open space under the URS comprising both rehabilitation and incentive FSI components, without charging any premium, in relaxation of the stipulation in Regulation No. 27.</p> <p>11.10 Pathways and Means of Access.—the ratio between the length of the pathway and the width thereof shall be as follows:</p> <table border="1" data-bbox="860 836 1370 1013"> <thead> <tr> <th>Length</th> <th>Width</th> </tr> </thead> <tbody> <tr> <td>Up to 20 m</td> <td>1.5m</td> </tr> <tr> <td>21 to 30 m.</td> <td>2.0m</td> </tr> <tr> <td>31 to 40 m.</td> <td>2.5m</td> </tr> <tr> <td>41 to 59 m</td> <td>3.0m</td> </tr> </tbody> </table> <p>11.11 Between the dimensions prescribed for the pathway and the marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.</p> <p>11.12 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the URS, wherever the design of the buildings up to 32 m. height requires relaxation in the width of access, the same may be given. However, high rise building shall be permissible only on access having width of 9 m. and above.</p> <p>11.13 Even if the recreational open space is reduced to make the project URS viable, at least 10 % of URC plot area shall be provided as recreational open space. In addition to this, 10% of URC plot area shall be earmarked for amenity space which can be adjusted against the D.P.</p>			Length	Width	Up to 20 m	1.5m	21 to 30 m.	2.0m	31 to 40 m.	2.5m	41 to 59 m	3.0m	
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		<p>reservation if any, existing on such plot. The type or location of the amenity to be decided by Officer appointed by the Planning Authority and shall be handed over free of cost to Planning Authority. The BUA of such amenity shall be added to the Rehab component while calculating the share of incentive component.</p> <p>11.14 Premium shall not be charged for exclusion of staircase and lift well etc. as covered under the provisions of Regulation No 31(1)</p> <p>11.15 In order to make the Urban Renewal Scheme viable, the Officer appointed by the Planning Authority shall be competent to sanction any relaxation in marginal open spaces except front marginal open spaces and parking requirements wherever necessary due to bonafide hardship, for reasons to be recorded in writing which shall not affect general health, fire and safety requirements. However the Govt. or Empowered Committee shall have the power to relax any of the provisions in these Regulations.</p> <p>11.16 All relaxations outlined hereinabove shall be admissible to entire project area under the URS. Premium shall not be charged for all or any of the relaxations given hereinabove or for any other relaxations mentioned in Regulation No 31(1).</p> <p>11.17 The parking in the scheme shall be provided as per Regulation No. 44.</p> <p>12. The approving / sanctioning authority for the building plans under the URS shall be the Officer appointed by the Planning Authority as per the MRTP Act, 1966 even if the URS partly consists/of declared slums/slums on Municipal/Govt. lands existing prior to 1st January 2000 or such/other reference date notified by the Government.</p> <p>13. Religious structures existing on the site of URS prior to redevelopment, if allowed to be redeveloped in accordance with the guidelines issued by the Government from time to time, shall not, following such redevelopment, have area exceeding their area prior to redevelopment.</p> <p>14. Restriction on transfer of tenements shall be governed by the provisions of Maharashtra Rent Control Act, till Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act. However, tenements constructed for slum rehabilitation shall not be transferable for a period of 10 years. Transfer fee and period for tenants and other beneficiary shall be as decided by Government.</p> <p>15. CORPUS FUND.—A Corpus fund shall be created by the Planning Authority as directed</p>			

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		<p>by the Empowered Committee, which will be utilised for maintenance of the rehabilitation buildings for a period of 10 years.</p> <p>16. If Empowered Committee as per Govt. GR dated 30/03/2016 approves areas for amenities such as Fire Stations/Hospitals/Police Stations/Schools, etc. other than the reservations/designations under the Development Plan, such amenities shall be handed over to the Planning Authority free of cost and the BUA of such amenity shall be considered towards rehabilitation F.S.I, and Incentive FSI as admissible under this Regulation shall be permissible.</p> <p>17. Upon the recommendation by Planning Authority, the Empowered Committee constituted vide GR dated 30/03/2016 shall be competent to approve the schematic plans of Urban Renewal Schemes under this Regulation. On approval by the Empowered Committee, the Officer appointed by the Planning Authority shall sanction the final plans of URS.</p> <p>Provided that no Urban Renewal Scheme shall be sanctioned by the Empowered Committee as per GR dated 30/03/2016 without giving due regard to the Impact Assessment study referred to in clause 1.1 of this Appendix.</p> <p>(EP-88)</p>			
EP-89	Part VI 33(10) (VI) 1.16(vii)	(vii) Pitch of about 3 m x 3.5 m will be given elsewhere if and when available, and construction therein will have to be done on their own.	(vii) Pitch of about 3 m x 3.5 m will be given elsewhere if and when available, and construction therein will have to be done on their own.	(vii) Pitch of about 3 m x 3.5 m will be given elsewhere if and when available, and construction therein will have to be done on their own. (EP-89)	Sanctioned as proposed with following modifications. 1) Sub Regulation No.33(10) VI (1.1) is modified as below. Hutment-dwellers, in the slum or on the pavement, eligible in accordance with the provisions of this Regulation shall in exchange of the protected dwelling structure, be given free of cost a residential tenement having a carpet area of 25 sq.

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					<p>m including balcony, bath and water closet, but excluding common areas.</p> <p>For this purpose of “carpet area” means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from floor space index computation as per prevailing Regulation.</p> <p>2)The provision of Sub Regulation No. 33(10)(VI)(1.16)(vii) is deleted.</p>
EP-90	Part VI 33(10) (VIII) 3.5	3.5 In difficult areas as may be notified by the SRA hereafter, if the rehab component is 10 sq. m of built-up area, then an additional 13.33 sq. m of built-up area will be permitted and this area of additional 13.33 sq. m can be utilised for disposal in the open market and the rehab	3.5 In difficult areas as may be notified by the SRA hereafter, if the rehab component is 10 sq. m of built-up area, then an additional 13.33 sq. m of built-up area will be permitted and this area of additional 13.33 sq. m can be utilised for disposal in the open market and the rehab	3.5 In difficult areas as may be notified by the SRA hereafter, if the rehab component is 10 sq. m of built-up area, then an additional 13.33 sq. m of built-up area will be permitted and this area of additional 13.33 sq. m can be utilised for disposal in the open market	Sanctioned as proposed with following modification. 1)Sub Regulation No.33(10)(VIII) Cluse 3.3, 3.4 & 3.5 are deleted= 2)New Tabel as under is incerted.

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EP-91	Part VI 33(10) (VIII) 3.6	<u>Provision u/s. Section 26</u> 3.6 In addition to the entitlement under Provisions in 3.3 and 3.4 herein above, for slum rehabilitation schemes that attempt larger agglomerated development allowing enhanced planning & quality of life, the following additional BUA incentive will be admissible under free sale component of Slum Rehabilitation Schemes as shown in table below: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Area of the S.R. Scheme</th> <th>Additional built-up area admissible under free sale component</th> </tr> </thead> <tbody> <tr> <td>5 acre up to 10 acres</td> <td>5 %</td> </tr> <tr> <td>above 10 acre up to 20 acres</td> <td>10 %</td> </tr> <tr> <td>above 20 acre up to 40 acres</td> <td>15 %</td> </tr> <tr> <td>above 40 acres</td> <td>20%</td> </tr> </tbody> </table>			Area of the S.R. Scheme	Additional built-up area admissible under free sale component	5 acre up to 10 acres	5 %	above 10 acre up to 20 acres	10 %	above 20 acre up to 40 acres	15 %	above 40 acres	20%	Sub Regulation No. 33(10)(VIII)(3.6) along with Table is deleted.
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above 40 acres	20%														
		<u>Provision u/s. Section 30</u> 3.6 In addition to the entitlement under Provisions in 3.3 and 3.4 herein above, for slum rehabilitation schemes that attempt larger agglomerated development allowing enhanced planning & quality of life, the following additional BUA incentive will be admissible under free sale component of Slum Rehabilitation Schemes as shown in table below: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Area of the S.R. Scheme</th> <th>Additional built-up area admissible under free sale component</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>			Area of the S.R. Scheme	Additional built-up area admissible under free sale component									
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1	2	3	4	5	6												
		5 acre up to 10 acres	5 %														
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		above 20 acre up to 40 acres	15 %														
		above 40 acres	20%														
		<u>Provision u/s. Section 31(1)</u> 3.6 In addition to the entitlement under Provisions in 3.3 and 3.4 herein above, for slum rehabilitation schemes that attempt larger agglomerated development allowing enhanced planning & quality of life, the following additional BUA incentive will be admissible under free sale component of Slum Rehabilitation Schemes as shown in table below: <table border="1" data-bbox="465 730 1464 1197"> <thead> <tr> <th>Area of the S.R. Scheme</th> <th>Additional built-up area admissible under free sale component</th> </tr> </thead> <tbody> <tr> <td>5 acre up to 10 acres upto 1 ha</td> <td>5 % NIL</td> </tr> <tr> <td>above 10 acre up to 20 acres 2 to 4 ha</td> <td>10 % 5%</td> </tr> <tr> <td>above 20 acre up to 40 acres 4 ha to 8 ha</td> <td>15 % 10%</td> </tr> <tr> <td>above 40 acres 8 ha to 16 ha</td> <td>20 % 15%</td> </tr> <tr> <td>16 ha & above</td> <td>20%</td> </tr> </tbody> </table>			Area of the S.R. Scheme	Additional built-up area admissible under free sale component	5 acre up to 10 acres upto 1 ha	5 % NIL	above 10 acre up to 20 acres 2 to 4 ha	10 % 5%	above 20 acre up to 40 acres 4 ha to 8 ha	15 % 10%	above 40 acres 8 ha to 16 ha	20 % 15%	16 ha & above	20%	
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EP-92	Part VI 33(10) (VIII) 3.7	<u>Provision u/s. Section 26</u> 3.7 FSI to be sanctioned on a Slum Rehabilitation scheme site may exceed 4.0 3.8 Maximum FSI Permissible for Consumption on the Plot:FSI that can be utilised in-situ on any			Sanctioned as proposed with following modification. 3.8)Maximum Permissible												

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1	2	3	4	5	6
		<p>slum site shall be 4 or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 650 per Net Hectare. Due to local planning constraints and viability of the Slum Rehabilitation Project the density norms of 650 per net hectare may be reduced up to 25% by Chief Executive Office. Thereupon the difference between sanctioned FSI that can be utilized in-situ, will be made available in the form TDR in accordance with the provisions of Regulation no 32. The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No. 31(1). While the areas referred in sub-regulations No 6.8 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sq. m in sub-Regulations 3.3 to 3.5 hereinabove. . In all such cases where FSI sanctioned cannot be utilised in situ even after relaxation of 650 per net hectare norms by Chief Executive Office the difference between sanctioned FSI that can be constructed in-situ and 4.00 if any, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32</p> <p>Provided that the aforesaid FSI shall be exclusive of the Fungible FSI admissible under the provision of DCR 31(3).</p>			<p>FSI : FSI that can be sanctioned on any slum site shall be 4 or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 650 per Net Hectare. Thereupon the difference between sanctioned FSI and in-suit permissible FSI will be made available in the form TDR in accordance with provision of Regulation No.32. The computation of FSI shall be done for both rehab and free sale component in the normal manner, that is giving benefit of what is set down in Regulation No. 31(1). While the areas referred in sub-regulations No 6.6 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be</p>

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1	2	3	4	5	6						
					<p>included for computation of the rehab component . In all cases where permissible in-situ FSI cannot be utilised in situ the difference between permissible FSI and that can be constructed in situ, will be made available in the form of TDR in accordance with provision of Regulation No.32.</p> <p>Provided that permissible in-situ FSI shall be as below.</p> <table border="1" data-bbox="1715 938 2074 1377"> <thead> <tr> <th data-bbox="1715 938 1890 1038">Criteria</th> <th data-bbox="1890 938 2074 1038">Permissible in situ FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="1715 1038 1890 1209">Access road of 9.0m. and above but less than 13.0 m.</td> <td data-bbox="1890 1038 2074 1209">3.0</td> </tr> <tr> <td data-bbox="1715 1209 1890 1377">Access road of 13.0m. and above</td> <td data-bbox="1890 1209 2074 1377">4.00 or More upto sanctioned FSI of the scheme. No</td> </tr> </tbody> </table>	Criteria	Permissible in situ FSI	Access road of 9.0m. and above but less than 13.0 m.	3.0	Access road of 13.0m. and above	4.00 or More upto sanctioned FSI of the scheme. No
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		<p data-bbox="454 767 1697 804"><u>Provision u/s. Section 30</u></p> <p data-bbox="454 839 1697 876">3.7 FSI to be sanctioned on a Slum Rehabilitation scheme site may exceed 3.0</p> <p data-bbox="454 887 1697 1377">3.8 Maximum FSI Permissible for consumption on the Plot: FSI that can be utilised in-situ on any slum site shall be 43 or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 500 per Net Hectare. The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No. 31(1). While the areas referred in sub regulations No 6.6 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sq. m in sub-Regulations 3.3 to 3.5 herein above. In all such cases where FSI sanctioned cannot be utilised in situ the difference between sanctioned FSI and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32. Provided that if the existing tenement density is more than 650 hectares, the CEO(SRA) after ascertaining and due verification of proposal may allow FSI consumption in-situ to be exceeded up to 4. The difference between sanctioned FSI (rehabilitation FSI plus incentive FSI) and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32.</p>					

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1	2	3	4	5	6
		<p><u>Provision u/s. Section 31(1)</u> 3.9 FSI to be sanctioned on a Slum Rehabilitation scheme site may exceed 4.03.0</p> <p>3.8 Maximum FSI Permissible for consumption on the Plot: FSI that can be utilised in-situ on any slum site shall be 4.3 or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 650 500 per Net Hectare. Due to local planning constraints and viability of the Slum Rehabilitation Project the density norms of 650 per net hectare may be reduced up to 25% by Chief Executive Office. Thereupon the difference between sanctioned FSI that can be utilized in-situ, will be made available in the form TDR in accordance with the provisions of Regulation no 32. The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No. 31(1). While the areas referred in sub regulations No 6.8 6.6 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be included for computation of the rehab component of 10 sq. m in sub-Regulations 3.3 to 3.5 herein above. In all such cases where FSI sanctioned cannot be utilised in situ even after relaxation of 650 per net hectare norms by Chief Executive Officer the difference between sanctioned FSI and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32. Provided that if the existing tenement density is more than 650 hectares, the CEO (SRA) after ascertaining and due verification of proposal may allow FSI consumption in-situ to be exceeded up to 4. The difference between sanctioned FSI (rehabilitation FSI plus incentive FSI) and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation No. 32.</p> <p>Provided that the aforesaid FSI shall be exclusive of the Fungible FSI compensatory area admissible under the provision of DCR 31(3).</p> <p>(EP-92)</p>			
EP-93	Part VI 33(10) (VIII) 3.11	33 (10) Redevelopment for Rehabilitation of Slum Dwellers:	33 (10) Redevelopment for Rehabilitation of Slum Dwellers:	3.11 Notwithstanding anything contained in this regulation, if if rehabilitation project of a slum located on land	Sanctioned as proposed with following modifications. 1)The first para of Sub

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		<p>VIII. Rehabilitation and Free-Sale Component:</p> <p>3.11 If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose and where eligible slum dwellers which cannot be accommodated in the in-situ SRS of land under non-buildable reservations, is taken up on an unencumbered plot in addition to the rehabilitation and free-sale components as laid down hereinabove, TDR equal to the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot. Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after</p>	<p>VIII. Rehabilitation and Free-Sale Component:</p> <p>3.11 If rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose and where eligible slum dwellers which cannot be accommodated in the in-situ SRS of land under non-buildable reservations, is taken up on an unencumbered plot in addition to the rehabilitation and free-sale components as laid down hereinabove, TDR equal to the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot. Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions:</p>	<p>belonging to public authority and needed for a vital public purpose and where eligible slum dwellers which cannot be accommodated in the in-situ SRS of land under non-buildable reservations, is taken up on an unencumbered plot in addition to the rehabilitation and free-sale components as laid down hereinabove, TDR as per regulation 32(1) sr.no. 8 of table 12(A) equal to for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot and the TDR in due lieu of cost of construction tenements as per note (d) of regulation 17(1) shall be permissible or in proportion as per provision of 33(11)(A) for the land and BUA so transferred. Provided that the State Govt. or Public authority or a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after</p>	<p>Regulation No. 3.11 is modified as below.</p> <p>3.11 Notwithstanding anything contained in this regulation, rehabilitation project of a slum located on land belonging to public authority and needed for a vital public purpose and where eligible slum dwellers which cannot be accommodated in the in-situ SRS of land under non-buildable reservations, is taken up on an unencumbered plot, TDR as per regulation 32 table 12(A) for the area of the land spared for this purpose shall be sanctioned to the owner of the said unencumbered plot and the TDR in lieu of cost of construction tenements as per sub regulation 4.2 of regulation 32(A) shall be permissible. No sale component shall be permissible.</p> <p>2)The last proviso of Sub</p>

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		<p>referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions:</p> <p>1) The Rehabilitation Project is approved by the SRA.</p> <p>2) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.</p> <p>3) If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so</p>	<p>1)The Rehabilitation Project is approved by the SRA.</p> <p>2) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.</p> <p>3)If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so constructed shall be offered;</p>	<p>referred as the Agency) may undertake Slum Rehabilitation Project on its own land and be eligible for the benefits under this Regulation subject to following conditions:</p> <p>5) The Rehabilitation Project is approved by the SRA.</p> <p>6) The tenements so constructed in execution of the Project are offered to slum dwellers located on land belonging to Govt. or Public Authority and needed for vital public purpose and within 270 days from the date of issue of LOI the Agency shall identify the slum dwellers.</p> <p>7) If the Agency fails to identify the slum dwellers needed to be shifted for a vital public purpose, as above, then the tenements so constructed shall be offered;</p> <p>d) to the slum dwellers located on land belonging to</p>	<p>Regulation No. 3.11(4) is modified as below.</p> <p>Provided further that in case of the ongoing scheme as per this provision and where the work as per tenements of size 20.90 sq. m or less for which full commencement certificate/ occupation permission is issued/work competed and where the TDR in lieu of this rehab area is already availed; in such cases at the option of owner/developer with consent of occupants and with the approval of CEO(SRA), developer may convert these tenements as per this regulation and then the TDR for difference of carpet area may be made permissible. (while granting the additional TDR as per this regulation. The land TDR shall not be permissible.)</p> <p>This proviso is also applicable to other scheme</p>

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1	2	3	4	5	6
		<p>constructed shall be offered;</p> <p>a) to the slum dwellers located on land belonging to Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or</p> <p>b) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or</p> <p>c) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.</p> <p>Provided further that in all the three categories of slum dwellers referred to at (a), (b) & (c) TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum</p>	<p>a) to the slum dwellers located on land belonging to Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or</p> <p>b) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or</p> <p>c) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.</p> <p>Provided further that in all the three categories of slum dwellers referred to at (a), (b) & (c) TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum dwellers.</p>	<p>Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or</p> <p>e) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or</p> <p>f) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency.</p> <p>Provided further that in all the three categories of slum dwellers referred to at (a), (b) & (c) TDR of land component shall not be given and the construction TDR shall be released only after identification of eligible slum dwellers.</p> <p>8) Further provided that in all above cases the relocation of slum dwellers in any case will be undertaken not with</p>	<p>under Regulation 33(10) wherein the buildings are declared dangerous and dilapidated.</p> <p>3) New proviso is added as last proviso in Clause 3.11(4):-</p> <p>Provided further that, for rehabilitation of adivasi in Sanjay Gandhi National Park and Adivasi/ encrochera in AAREY Colony Govt. Land, if undertaken on Govt. land by the developer, shall be eligible for TDR in lieu of construction of rehabilitation and resettlement tenements through a competitive Tender process by the Govt. or the implementing Govt. agency.</p>

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1	2	3	4	5	6
		<p>dwellers.</p> <p>4) Further provided that in all above cases the relocation of. slum dwellers in any case will be undertaken not with reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.</p> <p>Provided that notwithstanding anything mentioned above, project affected persons under Mumbai Urban Transport Project (MUTP) being resettled as per the provisions contained in Government Resolution, Housing and Special Assistance Department, by order no. 700/CR 31/slum-2 dated 12/12/2000 and certified by the Project Director, MUTP will also be eligible for redevelopment scheme under this Regulation, as amended</p>	<p>4) Further provided that in all above cases the relocation of. slum dwellers in any case will be undertaken not with reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.</p> <p>Provided that notwithstanding anything mentioned above, project affected persons under Mumbai Urban Transport Project (MUTP) being resettled as per the provisions contained in Government Resolution, Housing and Special Assistance Department, by order no. 700/CR 31/slum-2 dated 12/12/2000 and certified by the Project Director, MUTP will also be eligible for redevelopment scheme under this Regulation, as amended from time to time.</p>	<p>reference to individuals but reference to assembly of slum dwellers for the purpose of releasing the plot of land wholly from slums and not only the patches of land.</p> <p>Provided that notwithstanding anything mentioned above, project affected persons under Mumbai Urban Transport Project (MUTP) due to any vital Public Projects undertaken by MMRDA including PAP's under Mumbai Urban Transport Project (MUTP) being resettled as per the provisions contained in Government Resolution, Housing and Special Assistance Department, by order no. 700/CR 31/slum-2 dated 12/12/2000 and certified by the Project Director, MUTP will also be eligible for redevelopment scheme under this Regulation, as amended from time to time.</p>	

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1	2	3	4	5	6
		from time to time.		<p>Provided further that in case of the ongoing scheme as per this provision and where the work as per tenements of size 20.90 sq. m in building for which full commencement certificate/occupation permission is issued/work completed but not occupied and where the TDR in lieu of this rehab area is already availed; in such cases at the option of owner/developer and with the approval of CEO(SRA), may convert this tenements as per this regulation (of size 25 sq. m), then the TDR for additional BUA as per size of 25 sq. m carpet area may be made permissible (while granting the additional TDR as per this regulation the quantum of the TDR already availed shall be deducted from the total admissible TDR).</p> <p>(EP-93)</p>	
EP-94	Part VI	3.10 Minimum Density on the	3.12(A) Minimum Density on	3.12(A) Minimum Density on	Sanctioned as proposed.

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1	2	3	4	5	6
	33(10) (VIII) 3.12	Plot Including Non-Residential Units: The minimum density of rehabilitation so as to generate adequate number of additional rehabilitation tenements and affordable housing tenements in situ under any Slum Rehabilitation Project will be 650 tenements per net hectare as, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to all eligible hutment dwellers is less than the minimum so constructed as per minimum density of 650 per net hector, the balance shall be handed over free of cost to the SRA. The Authority shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums or distribution would be done as per	the Plot Including Non-Residential Units: The minimum density of rehabilitation so as to generate adequate number of additional rehabilitation tenements and affordable housing tenements in situ under any Slum Rehabilitation Project will be 500 tenements per net hectare as, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to all eligible hutment dwellers is less than the minimum so constructed as per minimum density of 500 per net hector, the balance shall be handed over free of cost to the SRA. The Authority shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums or distribution would be done as per policy decided by the	the Plot Including Non-Residential Units: The minimum density of rehabilitation so as to generate adequate number of additional rehabilitation tenements and affordable housing tenements in situ under any Slum Rehabilitation Project will be 650 500 tenements per net hectare as, that is, after deducting all reservations actually implemented on site including the land appurtenant thereto, but not deducting the recreational/amenity open space on the remaining area. If the number of tenements to be provided to all eligible hutment dwellers is less than the minimum so constructed as per minimum density of 650 500 per net hector, the balance shall be handed over free of cost to the SRA. The Authority shall use them for the purpose of transit or Project-affected persons or pavement-dwellers or slum dwellers from other slums or distribution would be	

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1	2	3	4	5	6
		policy decided by the GOM.		<p>done as per policy decided by the GOM.</p> <p>(B) If there is balance FSI available in a slum scheme, after in situ development of rehab as well as sale component, development of additional tenements for the purpose of rehabilitation of slum dwellers on untenable land or for any other category as per policy & priority decided by Government, may be allowed in the scheme up to an extent such that this development and corresponding sale component development remains within the limit of maximum permissible FSI in the said scheme.</p> <p>(EP-94)</p>	
EP-95	Part VI 33(10) (VIII) 3.12 (C)	-----	-----	C) whenever total number of slum dwellers as certified Annexure-II of any proposed or slum rehabilitation is more than 500 but less than 650 or more than 650 / per hectare, as the case may be, such Slum	<p>Sanctioned as proposed with following modifications.</p> <p>1)Sub Regulation No. 3.12 (C) is modified as below.</p> <p>To achieve rehabilitation of</p>

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1	2	3	4	5	6
				<p>Rehabilitation Scheme will be sanctioned with the FSI 4 in-situ taking into account all slum dwellers in Annexure-II so that rehabilitation slum dwellers can happen together including those declared illegible at the later stages by Competent or Appellate Authorities. 7</p> <p>Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than less rehab tenements so constructed under any Slum Rehabilitation Scheme then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of transit or PAP or pavement dwellers or slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra.</p> <p>(EP-95)</p>	<p>all Slum dwellers together including those declare eligible at later stage by the competent or Appellate Authority and for speedy implementation of the scheme the Slum Rehabilitation Scheme shall be sanctioned by taking into account all Slum dwellers as per certified slum plan, and Draft Annexure-II.</p> <p>Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum Rehabilitation Scheme, then remaining tenements shall be used by Slum Rehabilitation Authority for the purpose of rehabilitating non-protected occupants before 1st January 2011. Thereafter remaining tenements if any, shall be used for the purpose of transit tenements or PAP or for pavement dwellers in slum rehabilitation area or non-</p>

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1	2	3	4	5	6
					protected occupants 1 st January, 2011 from other slums and distribution would be done as per policy decided by the Government of Maharashtra or slum dwellers from other areas and its distribution may be done as per policy decided by Government of Maharashtra. 2)The sub Regulations provision 3.12(A), 3.12(B), 3.12(C)are substituted below sub Regulation 3.12.
EP-96	Part VI 33(10) (VIII) 3.18	3.11 Declaration of Additional Areas as Difficult Category: The SRA may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled: (i) Overcrowding, High density, and Unhygienic conditions, or (ii) To vacate land required for	3.18 Declaration of Additional Areas as Difficult Category: The SRA may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled: i. Overcrowding, High density, and Unhygienic conditions, or ii. To vacate land required for implementation of reservations	6.18 Declaration of Additional Areas as Difficult Category: The SRA may consider declaring additional areas as difficult and publish it in the Maharashtra Government Gazette, provided the following criterion/criteria are fulfilled: (i) Overcrowding, High	Sanctioned as proposed.

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1	2	3	4	5	6
		<p>implementation of reservations for essential public purposes/for implementation of vital public projects, or</p> <p>(iii) Required for rehabilitation to avoid loss of human life</p> <p>Provided that for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 20 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.</p>	<p>for essential public purposes/for implementation of vital public projects, or</p> <p>iii. Required for rehabilitation to avoid loss of human life</p> <p>Provided that for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 20 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.</p>	<p>density, and Unhygienic conditions, or</p> <p>(ii) To vacate land required for implementation of reservations for essential public purposes/for implementation of vital public projects, or</p> <p>(iii) Required for rehabilitation to avoid loss of human life</p> <p>Provided that for difficult areas to be declared on account of overcrowding, high density and unhygienic conditions, the area required shall not be less than 20 hectares in one contiguous area fulfilling the conditions mentioned in (i) above.</p> <p>(EP-96)</p>	
EP-97	Part VI 33(10) 6. & 7.	6. Relaxation in Building and Other Requirements:	6. Relaxation in Building and Other Requirements:	6. Relaxation in Building and Other Requirements:	Sanctioned as proposed with following modifications.
		Provision	Provision		1) Below Sub

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1	2	3	4	5	6
		6.1 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq. m provided the width shall be at least 1.5 m.	6.1 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq. m provided the width shall be at least 1.5 m.	Provision 6.1 Separate kitchen shall not be necessary. Cooking space (alcove) shall be allowed without any minimum size restrictions. Where a kitchen is provided, the minimum area shall be 5 sq. m provided the width shall be at least 1.5 m.	Regulation No. 5.3 following definition is added. For this purpose of "carpet area" as per 5.2 and 5.3 above means the net usable floor area within a tenement excluding that covered by the walls or any other areas specifically exempted from floor space index computation as per prevailing Regulation. 2)Sub Regulation No. 6.9 is modified as below. 6.9) A composite building shall contain at least 50 percent of the built-up area as rehabilitation components.
		6.2 There shall be no size restriction for bath or water closet unit. Moreover for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light & ventilation through any means are provided.	6.2 There shall be no size restriction for bath or water closet unit. Moreover, for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light & ventilation through any means are provided.	6.2 There shall be no size restriction for bath or water closet unit. Moreover, for bathroom, water closet or kitchen, there shall be no stipulation of one wall abutting open space, etc. as long as artificial light & ventilation through any means are provided.	
		6.3 In water closet flushing system shall be provided with minimum seat size of 0.46 m (18 inches).	6.3 In water closet flushing system shall be provided with minimum seat size of 0.46 m (18 inches).	6.3 In water closet flushing system shall be provided with minimum seat size of 0.46 m (18 inches).	
		6.4 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years	6.4 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years	6.3 In water closet flushing system shall be provided with minimum seat size of 0.46 m (18 inches).	
		6.5 In the rehabilitation component, lift shall not be insisted upon, upto ground plus	6.5 In the rehabilitation component, lift shall not be insisted upon, up to ground plus five floors.	6.4 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the municipal services are likely to be available within 4-5 years	

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1	2	3	4	5	6
		<p>five floors.</p> <p>6.6 Notwithstanding anything contained in this regulation areas of common passages not exceeding 2.0 m in width provided in rehabilitation component to give access shall not be counted towards FSI even while computing FSI on site.</p> <p>6.7 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3 m from the edge of the trained nallah.</p> <p>6.8 The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m</p> <p>6.9 A composite building shall contain at least 50 percent of the built up area as rehabilitation components provided it shall be reduced to 40 percent for the projects in difficult areas.</p>	<p>6.6 Notwithstanding anything contained in this regulation areas of common passages not exceeding 2.0 m in width provided in rehabilitation component to give access shall not be counted towards FSI even while computing FSI on site.</p> <p>6.7 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3m from the edge of the trained nallah provided at least on one side of nalla, marginal open space of 6 m is provided.</p> <p>6.8 The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m</p> <p>6.9 A composite building shall contain at least 50 percent of the built-up area as rehabilitation components provided it shall be reduced to 40 percent for the projects in difficult areas.</p>	<p>6.5 In the rehabilitation component, lift shall not be insisted upon, up to ground plus five floors.</p> <p>6.6 Notwithstanding anything contained in this regulation areas of common passages not exceeding 2.0 m in width provided in rehabilitation component to give access shall not be counted towards FSI even while computing FSI on site.</p> <p>6.7 Where the location of the plot abuts a nallah, the marginal open space along the nallah shall not be insisted upon beyond 3 m from the edge of the trained nallah provided at least on one side of nalla, marginal open space of 6 m is provided.</p> <p>6.8 The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m</p> <p>6.9 A composite building shall contain at least 50 percent of the built-up area as</p>	

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1	2	3	4	5	6
		<p>6.10 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium, in a relaxation of the stipulations in DCR No. 27,</p> <p>6.11 Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space shall be maintained at ground level.</p> <p>6.12 Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.</p> <p>6.13 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the project,</p>	<p>6.10 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium, in a relaxation of the stipulations in DCR No. 27,</p> <p>6.11 Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space shall be maintained at ground level.</p> <p>6.12 Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathways.</p> <p>6.13 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the project, wherever the design of the buildings in the</p>	<p>rehabilitation components provided it shall be reduced to 40 percent for the projects in difficult areas.</p> <p>6.10 Wherever more than the minimum front and marginal spaces have been provided, such additional area provided may be considered as part of the amenity open space in the project comprising both rehabilitation and free sale components, and without charging any premium, in a relaxation of the stipulations in DCR No. 27,</p> <p>6.11 Even if the amenity space is reduced to make the project viable a minimum of at least 8% of amenity open space (LOS) shall be maintained at ground level.</p> <p>6.12 Between the dimensions prescribed for the pathway and marginal distances, the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to</p>	

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1	2	3	4	5	6
		<p>wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under section 63K of the MMC Act, 1888 but not less than 3.6 m in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height up to 32 m including stilts</p> <p>6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1).</p> <p>6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged for all or any of the relaxations given herein above. Provided that if any further relaxation in open spaces is granted by Chief Executive Officer then the same</p>	<p>same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under section 63K of the MMC Act, 1888 but not less than 3.6 m in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height up to 32 m including stilts</p> <p>6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1).</p> <p>6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged for all or any of the relaxations given herein above. Provided that if any further relaxation in open spaces is granted by Chief Executive Officer then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.</p> <p>6.16 Relaxations for the free sale</p>	<p>touch pathways.</p> <p>6.13 The means of access shall be normally governed by the provisions of Regulation No. 23. However, in the project, wherever the design of the buildings in the same land requires relaxation, it may be given. Access through existing pathways including the roads maintained under section 63K of the MMC Act, 1888 but not less than 3.6 m in width, shall be considered adequate for any slum rehabilitation project, containing buildings having height up to 32 m including stilts</p> <p>6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1).</p> <p>6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project. Premium shall not be charged</p>	

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1	2	3	4	5	6
		<p>shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.</p> <p>6.16 Relaxations for the free sale component – Relaxation contained in sub-regulation No. 6.9 above on payment of premium at the rate of 2.5% of Ready Reckoner Rate, as well as other necessary relaxation shall be given to the free sale components.</p> <p>6.17 In order to make the SRS viable, the CEO of SRA shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.</p> <p>6.18 Notwithstanding anything contained in the regulations for rehabilitation tenements under regulation 33 (10) the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided</p>	<p>component – Relaxation contained in sub regulation No. 6.9 above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Ready Reckoner Rate or 10% of normal premium whichever is more.</p> <p>6.17 In order to make the SRS viable, the CEO of SRA shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.</p> <p>6.18 Notwithstanding anything contained in the regulations for rehabilitation tenements under regulation 33 (10) the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided</p>	<p>for all or any of the relaxations given herein above. Provided that if any further relaxation in open spaces is granted by Chief Executive Officer then the same shall be subject to compliance of CFO requirement and recovery of premium at the rate 2.5% of ASR.</p> <p>6.16 Relaxations for the free sale component – Relaxation contained in sub regulation No. 6.9 above, as well as other necessary relaxation shall be given to the free sale components on payment of premium at the rate of 2.5% of Ready Reckoner Rate or 10% of normal premium whichever is more.</p> <p>6.17 In order to make the SRS viable, the CEO of SRA shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.</p> <p>6.18 Notwithstanding anything contained in the regulations for rehabilitation tenements under</p>	
		7. Slums and Development	7. Slums and Development Plan Reservations:		

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1	2	3	4	5	6
		<p>Plan Reservations:</p> <p>7.1 Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the following provisions</p> <p>7.2 Slums in any zone shall be allowed to be redeveloped in-situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential uses, all the uses permitted for the original zone shall be permitted. For industrial uses, the segregating distance shall be maintained from the existing industrial unit.</p> <p>7.3(i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slum-dwellers from that site.</p> <p>(ii) Where the area of site having non buildable/open space reservation, is more than 500 sq.</p>	<p>Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the Regulation No 17(3)(D).</p> <p>7.1 Wherever slum and municipal/MHADA property are found together or adjoining, it would be eligible for redevelopment using provisions of both DCR 33(7) and of DCR 33(10) Development of slum and contiguous non-slum area provided slum area shall be more than 75% of the scheme area under any other provisions of regulations may be allowed together in order to promote flexibility of design as well as to raise more resources, provided that the FSI of non-slum quantum of area shall be restricted to that permissible in the surrounding zone, inclusive of admissible TDR on non-slum area. Such a project shall be deemed to be a Slum Rehabilitation Project and plans for non-slum area including the</p>	<p>regulation 33 (10) the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided</p> <p>7. Slums and Development Plan Reservations:</p> <p>7.1—Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the Regulation No 17(3)(D). following provisions</p> <p>7.2—Slums in any zone shall be allowed to be redeveloped in situ without going through the process of change of zone. In the free-sale component in any zone, in addition to residential uses, all the uses permitted for the original zone shall be permitted. For industrial uses, the segregating distance shall be maintained from the</p>	

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		<p>in such sites may be allowed to be developed for slum redevelopment subject to condition that the ground area of the land so used shall not be more than 67% of the reservation and leaving 33% rendered clear thereafter for the reservation.</p> <p>7.4 Existing slum structures on lands reserved for Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) may be developed subject to the following:</p> <p>(i) In case of land reserved for Municipal School (RE 1.1), Primary and secondary school (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, nor in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal</p>	<p>plans for admissible TDR shall be approved by CEO, SRA. The power under D.C. Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the CEO, SRA. However, in case of shifting of the alignment of Road /D P Road, same shall be done in consultation with MCGM.</p> <p>Whenever a non-slum land other than SDZ-I, where zonal (basic) FSI offered is less than one in residential zone, is contiguous to a slum plot getting developed under 33(10) & is needed for better planning, SRA may sanctioned the amalgamation of the said plot with the scheme provided that 30% of the area of non-slum plot is handed over free of cost & encumbrances to the Corporation for purposes of POS or amenity open space. On such amalgamation 70% of the area getting appended to the slum scheme shall be treated at par with non-slum residential</p>	<p>existing industrial unit.</p> <p>7.3 (i) Any plot/layout having area under non-buildable/open space reservations admeasuring up to 500 sq. m shall be cleared by shifting the slum dwellers from that site.</p> <p>(ii) Where the area of site having non buildable/open space reservation, is more than 500 sq. m such sites may be allowed to be developed for slum redevelopment subject to condition that the ground area of the land so used shall not be more than 67% of the reservation and leaving 33% rendered clear thereafter for the reservation.</p> <p>7.4 Existing slum structures on lands reserved for Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education</p>	

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		<p>Commissioner. The built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation, and where it is intended for a Municipal School (RE 1.1), the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation</p> <p>(ii) In the case of lands affected by the designation or reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built-up area occupied by the</p>	<p>plot that are attached to the scheme. However, utilization of 'TDR' or 'Additional FSI on payment of premium' on such non-slum plot shall not be permissible.</p> <p>7.2 Slum Rehabilitation Permissible on Town Planning Scheme Plots: Slum Rehabilitation Project can be taken up on Town Planning Scheme plots also, after they are declared as slums/slum rehabilitation areas.</p> <p>7.3 Contravening structures in the adjoining final plots, if declared as a slum rehabilitation area by the competent authority, may be included in the Slum Rehabilitation Scheme in the relevant Final Plot of the Town Planning Scheme.</p> <p>7.4 In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 m in height</p>	<p>(RE2.1) may be developed subject to the following:</p> <p>(i) In case of land reserved for Municipal School (RE 1.1), Primary and secondary school (RE1.2) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, nor in any case for less than 500 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner. The built-up area occupied by the constructed building shall be excluded for the purpose of FSI</p>	

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		<p>constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him. Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.</p> <p>(iii) In case area under reservation of Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or a Higher Education (RE2.1) in proportion to the area under reservation affecting the</p>	<p>shall be constructed.</p>	<p>computation, and where it is intended for a Municipal School (RE 1.1), the building or part thereof intended for the school use shall be handed over free of cost and charge to the Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation</p> <p>(ii) In the case of lands affected by the designation or reservation of a Higher Education (RE2.1) in the DP, a building for accommodating such number of students as may be decided by the Municipal Commissioner, not in any case for less than</p>	

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		<p>plot under development. Requirements of Play Ground as per Regulation No 38 (I) (2) of these regulations may not be insisted for (i) above.</p> <p>7.5 For other buildable reservations excluding Municipal School (RE 1.1) or a Higher Education (RE2.1) on lands under slum built-up area equal to 25 percent of the area under that reservation in that plot, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority.</p> <p>7.6 In case of the plot reserved for the Parking Lot 100% built up area as per zonal basic permissible FSI of such reserved area shall be handed over to the MCGM.</p> <p>The developer/owner shall be entitled for the Built up Area (BUA) in lieu of cost of construction against handing over</p>		<p>800 students, shall be constructed by the owner or developer at his cost according to the size, design, specification and conditions prescribed by the Municipal Commissioner, the built-up area occupied by the constructed building shall be excluded for the purpose of FSI computation. The constructed building shall be handed over to the Corporation free of cost and charge and the Municipal Commissioner may hand over the same or part thereof intended for the School use to a recognized and registered educational institution for operation and maintenance on terms decided by him.</p>	

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1	2	3	4	5	6
		<p>of built up amenity as per Note (d) of Regulation 17(1).</p> <p>7.7 Existing slum structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation.</p> <p>7.8 Where DP road passes through slum rehabilitation area, the entire 100 per cent FSI of the road may be given in the same site, on the remainder of the plot.</p> <p>7.9 Wherever slum and municipal/MHADA property are found together or adjoining, it would be eligible for redevelopment using provisions of both DCR 33(7) and of DCR 33(10) Development of slum and contiguous non-slum area under any other provisions of regulations may be allowed together in order to promote flexibility of design as well as to raise more resources, provided</p>		<p>Thereafter the land may be allowed to be redeveloped with full permissible FSI of the plot according to this Regulation.</p> <p>(iii) In case area under reservation of Municipal School (RE 1.1)/ Primary and secondary school (RE1.2) or a Higher Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist upon construction of Municipal School (RE 1.1) or a Higher Education (RE2.1) in proportion to the area under reservation affecting the plot under development. Requirements of Play</p>	

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1	2	3	4	5	6
		<p>that the FSI of non-slum quantum of area shall be restricted to that permissible in the surrounding zone, inclusive of admissible TDR on non-slum area. Such a project shall be deemed to be a Slum Rehabilitation Project and plans for non-slum area including the plans for admissible TDR shall be approved by CEO, SRA. The power under D.C. Regulation 13(6) for shifting and/or interchanging the purpose of designations/reservations shall be exercised by the CEO, SRA. However in case of shifting of the alignment of Road /D P Road, same shall be done in consultation with MCGM.</p> <p>Whenever a non-slum land other than NDZ, where zona (basic) FSI offered is less than one in residential zone, is contiguous to a slum plot getting developed under 33(10) & is needed for better planning, SRA may sanctioned the amalgamation of the said plot with the scheme provided that 30% of the area of</p>		<p>Ground as per Regulation No 38 (1) (2) of these regulations may not be insisted for (i) above.</p> <p>7.5 For other buildable reservations excluding Municipal School (RE 1.1) or a Higher Education (RE2.1) on lands under slum built up area equal to 25 percent of the area under that reservation in that plot, shall be demanded free of cost by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority.</p> <p>7.6 In case of the plot reserved for the Parking Lot 100% built up area as per zonal basic</p>	

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1	2	3	4	5	6
		<p>non-slum plot is handed over free of cost & encumbrances to the corporation for purposes of POS or amenity open space. On such amalgamation 70% of the area getting appended to the slum scheme shall be treated at par with non-slum residential plot that are attached to scheme. However, utilization of 'TDR' or 'Additional FSI on payment of premium' on such non-slum plot shall not be permissible.</p> <p>7.10 Slum Rehabilitation Permissible on Town Planning Scheme Plots: Slum Rehabilitation Project can be taken up on Town Planning Scheme plots also, after they are declared as slums/slum rehabilitation areas.</p> <p>7.11 Contravening structures in the adjoining final plots, if declared as a slum rehabilitation area by the competent authority, may be included in the Slum Rehabilitation Scheme in the</p>		<p>permissible FSI of such reserved area shall be handed over to the MCGM.</p> <p>The developer/owner shall be entitled for the Built up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1)</p> <p>7.7 Existing slum structures on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for development of slum structures and shall be allowed for redevelopment according to this Regulation.</p> <p>7.8 Where DP road passes through slum rehabilitation area, the</p>	

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1	2	3	4	5	6
		<p>relevant Final Plot of the Town Planning Scheme.</p> <p>7.12 In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 m in height shall be constructed.</p> <p>Note: In case where LOI was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.</p>		<p>entire 100 per cent FSI of the road may be given in the same site, on the remainder of the plot.</p> <p>(EP-97)</p>	
EP-98	Part VI 33(10) (8)	<p>8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:</p> <p>8.1 There shall be health Centre/outpost, Aaganwadi, skill development centre, women</p>	<p>8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:</p> <p>8.1 There shall be health Centre/outpost, Aaganwadi, skill development centre, women</p>	<p>8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures:</p> <p>8.1 There shall be Balwadi, Welfare hall and any of two</p>	Sanctioned as proposed.

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1	2	3	4	5	6
		<p>entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple of part of 250 hutment dwellers, but located so as to serve all the floors and buildings equitably. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also provide for on a similar scale. An office for the Co-operative housing society shall be also constructed in accordance will D.C. Regulations No. 37(11). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the building or 200 sq. m whichever is less.</p>	<p>entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple of part of 250 hutment dwellers. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance will D.C. Regulations No. 37(9). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less.</p> <p>Religious structures existing</p>	<p>amenities mentioned above. There shall be health Centre/ outpost, Aaganwadi, skill development centre, women entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple of part of 250 hutment dwellers. In case of misuse, it shall be taken over by the SRA which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance will D.C. Regulations No. 37(11). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The</p>	

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1	2	3	4	5	6
		<p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment .Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p> <p>8.2 All the areas underlying Aaganwadi, health centre / outpost, communityhall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library community hall/s, society office, balwadi/s, religious structure/s, social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, the commercial areas given by way of incentives to the co-operative society and the non-</p>	<p>prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p> <p>However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9).CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall</p>	<p>area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p> <p>However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt</p>	

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1	2	3	4	5	6
		<p>governmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the free-sale component will be computed. These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.</p> <p>8.3 Aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library society office, and religious structures, social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust in the rehab component shall not be counted towards the FSI even while computing permissible FSI on site.</p>	<p>serve equitably to the rehab area.</p> <p>8.2 All the areas underlying Aaganwadi, health centre / outpost, communityhall /gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library community hall/s, society office, balwadi/s, religious structure/s, social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, the commercial areas given by way of incentives to the co-operative society and the non-governmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the free-sale component will be computed. These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.</p> <p>8.3 Aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill</p>	<p>and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9). CEO, SRA may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p> <p>(EP-98)</p>	

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1	2	3	4	5	6
			development centre, women entrepreneurship centre, yuvakendra / library society office, Balwadi/s and religious structures, social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust in the rehab component shall not be counted towards the FSI even while computing permissible FSI on site		
EP-99	Part VI 33(10) 9.2	9.2. An amount at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI per sq. m or such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (including fungible BUA), for the rehabilitation and free-sale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for construction of transit camps in accordance	9.2. An amount at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI per sq. m or such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (excluding fungible compensatory area), for the rehabilitation and free-sale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for construction of permanent	9.2. An amount at the rate of 2% of ready reckoner rate as prevailing on the date of issue of LOI per sq. m or such an amount as may be decided by GOM from time to time shall be paid by the Owner/Developer/Society/NGO for the BUA over and above the Zonal (basic) FSI (including excluding fungible compensatory area BUA), for the rehabilitation and free-sale components. Similarly, it shall be paid for the built-up area over and above the normally permissible FSI for	Sanctioned as proposed with following modifications. 1) Sub Regulation No.10 is modified as below. The entire rehabilitation components for resettlement & rehabilitation of slum as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer for

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1	2	3	4	5	6
		<p>with the provisions under DCR 33(11). This amount shall be paid to the SRA in accordance with the time-schedule for such payment as may be laid down by the CEO, SRA provided the installments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.</p> <p>10 Clubbing:</p> <p>In case of two or more nos. of slum schemes or two or more slum rehabilitation schemes 33</p>	<p>transit camps in accordance with the provisions under DCR 33(11). This amount shall be paid to the SRA in accordance with the time-schedule for such payment as may be laid down by the CEO, SRA provided the installments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.</p>	<p>construction of permanent transit camps in accordance with the provisions under DCR 33(11). This amount shall be paid to the SRA in accordance with the time-schedule for such payment as may be laid down by the CEO, SRA provided the installments shall not exceed beyond the completion of construction. This amount shall be used for Schemes to be prepared for the improvement of infrastructure in slum or slum rehabilitation areas. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.</p> <p>10 Clubbing:</p>	<p>/ developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer resettlement & rehabilitation of slum on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with tenements being handed over to Planning Authority.</p> <p>The developer shall have to pay premium as an unearned income Equal to 30% of sale value of interchanged BUA of Sale component as per ASR.</p> <p>Provided further that, if Scheme under this Regulation is clubbed with Scheme under clause 3.11 of Regulation 33(10) or 33(11), then the</p>

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1	2	3	4	5	6
		<p>(11) or slum rehabilitation scheme along with ancillary Slum Scheme taken up for development by same or collaborating owners/developers/Co-Operative Societies of the slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined & located in any proportion in those plots provided in any plot, the FSI does not exceed permissible FSI subject to the condition that the said slums have the same ratio of Rehab component to Free Sale Component as laid down in the Clause 3.3 to 3.5 of this Regulation</p> <p>Whenever such clubbing of SR schemes on plots/lands having different ASR rates is approved & sale component is shifted on land having higher ASR rate, then Developer shall have to pay the premium equal to 51% unearned income on extra sale component being available</p>	<p>10 Clubbing:</p> <p>In case of two or more nos. of slum schemes or two or more slum rehabilitation schemes 33 (11) or slum rehabilitation scheme along with ancillary Slum Scheme taken up for development by same or collaborating owners/developers/Co-Operative Societies of the slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined & located in any proportion in those plots provided in any plot, the FSI does not exceed permissible FSI subject to the condition that the said slums have the same ratio of Rehab component to Free Sale Component as laid down in the Clause 3.3 to 3.5 of this Regulation</p> <p>Whenever such clubbing of SR schemes on plots/lands having</p>	<p>In case of two or more nos. of slum schemes or two or more slum rehabilitation schemes 33 (11) or slum rehabilitation scheme along with ancillary Slum Scheme taken up for development by same or collaborating owners/developers/Co-Operative Societies of the slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined & located in any proportion in those plots provided in any plot, the FSI does not exceed permissible FSI subject to the condition that the said slums have the same ratio of Rehab component to Free Sale Component as laid down in the Clause 3.3 to 3.5 of this Regulation</p> <p>Whenever such clubbing of SR schemes on plots/lands having different ASR rates is</p>	<p>premium as unearned income at the rate of 40% of Sale of interchanged BUA of Sale component as per ASR shall be recovered from the developer.</p> <p>Provided further that, the non-variable scheme if CEO, SRA directed to club compulsarily with onther scheme under this Regulation then same shall be allowed by charging premium at the rate of 20% of the ASR.</p> <p>Such clubbing can be allowed for the schemes falling within same administrative ward or within adjoining ward. Provided that, for a scheme where clubbing has been permitted by the earlier DCR, the same can be continue for the slum dwellers who become eligible at latter stage.</p> <p>Note (I) :- This provision shall not apply to the plots wherein permissible Zonal</p>

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1	2	3	4	5	6
		<p>than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. m as per ASR for BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted.</p> <p>Such premium shall be paid to SRA in two stages viz-50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same.</p> <p>Such clubbing shall not be permissible for development under the provision of scheme under the clause 3.11</p> <p>Note: The premium amount so collected under rehabilitation scheme under this regulation shall be kept in the separate account to be utilized as shelter fund for the State of</p>	<p>different ASR rates is approved & sale component is shifted on land having higher ASR rate, then Developer shall have to pay the premium equal to 51% unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. m as per ASR for BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted.</p> <p>Such premium shall be paid to SRA in two stages viz-50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same.</p> <p>Such clubbing shall not be permissible for development under the provision of scheme under the clause 3.11</p> <p>Clubbing by the same</p>	<p>approved & sale component is shifted on land having higher ASR rate, then Developer shall have to pay the premium equal to 51% unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. m as per ASR for BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted.</p> <p>Such premium shall be paid to SRA in two stages viz-50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same.</p> <p>Clubbing by the same developers, holding company & subsidiary company under the provisions of Companies</p>	<p>F.S.I. is less than 1.00.</p> <p>2)The sanctioned note under sub Regulation No.10 is renumbered as (II)</p> <p>In view of above the proviso's mention below are deleted.</p> <p>Provided further that the development under this regulation and under regulation 33(11) on non-reserved plot having the zonal (basic) FSI 1 or more, shall be permissible.</p> <p>Such clubbing shall not be permissible for Development under the provision of scheme under clause 3.11.</p> <p>3) In this Regulation 33(10) wherever carpet area of rehab tenamens appears as 25 sq.mt. it should be read as 27.88 sq.mt.</p>

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1	2	3	4	5	6
		Maharashtra.	<p>developers, holding company & subsidiary company under the provisions of Companies Act shall be permissible. However, in the case of independent companies/Firms, common directors/partners shall have more than 75% shareholding in both the companies/firms</p> <p>Note: The premium amount so collected under rehabilitation scheme under this regulation shall be kept in the separate account to be utilized as shelter fund for the State of Maharashtra.</p>	<p>Act shall be permissible. However, in the case of independent companies/Firms, common directors/partners shall have more than 75% shareholding in both the companies/firms</p> <p>Note.— This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00. The entire rehabilitation components including Base FSI may be categorized as permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting</p>	

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1	2	3	4	5	6
				<p>sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit component being handed over to Planning Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Planning Authority after deducting cost of construction of sale as well as Planning Authority's component and the cost incurred to various authorities towards statutory payments relating to Planning Authority as well as sale</p>	

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1	2	3	4	5	6
				<p>component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalizing unearned income, and this difference shall be calculated as 100% towards premium. Such clubbing can be allowed for the schemes falling within the distance of 5 km. Provided further that the development under this regulation and under regulation 33(11) on non-reserved plot having the zonal (basic) FSI 1 or more, shall be permissible. (EP-99)</p>	
EP-100	Part VI 33(10) (A)(iv)1. 11	1.11 Premium for ownership and terms of lease-. That part of Government/MCGM/MHADA land on which the rehabilitation component of the SRS will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers on 30 years.	1.11 Premium for ownership and terms of lease-. That part of Government/MCGM/MHADA land on which the rehabilitation component of the SRS will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers on 30 years.	1.11 Ownership and Terms of lease The part of Govt/MCGM/MHADA/MMRDA/Any Undertaking land on which the rehabilitation component of DRP will be constructed shall be leased to the co-operative Housing	Sanctioned as proposed.

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1	2	3	4	5	6
		Annual lease rent of Rs. 1001 for 4000 per sq. m. of land or part thereof and lease shall be renewable for a further period of 30 years at a time simultaneously land under free sale component shall be leased directly to the Society/Association of the purchasers of the tenement under free sale component. Pending the formation of the Society/Association of the purchasers in the free sale component with a provision for further renewal for a period of 30 years at a time. The lease rent for the free sale component shall be fixed by SRA.	Annual lease rent of Rs. 1001 for 4000 per sq. m. of land or part thereof and lease shall be renewable for a further period of 30 years at a time simultaneously land under free sale component shall be leased directly to the Society/Association of the purchasers of the tenement under free sale component. Pending the formation of the Society/Association of the purchasers in the free sale component with a provision for further renewal for a period of 30 years at a time. The lease rent for the free sale component shall be fixed by SRA.	<p>Society of the slum dwellers on 30 years lease at the lease rent of Rs. 1001 for 4000 sq. m. of land or part thereof and renewable for a further period of 30 years. The same conditions shall prevail for the land under the free sale component and the land shall be leased directly to the Society/Association of the purchasers in the free sale component and not through the society of hutment dwellers.</p> <p>‘Premium for ownership and terms of lease-. That part of Government/MCGM/MHADA land on which the rehabilitation component of the SRS will be constructed shall be leased to the Co-operative Housing Society of the slum-dwellers for 30 years. Annual lease rent of Rs. 1001 for 4000 per sq. m. of land or part thereof and lease shall be renewable for a further period of 30 years at a time. Simultaneously, land under</p>	

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1	2	3	4	5	6
				<p>free sale component shall be leased directly to the Society/Association of the purchasers of the tenement under free sale component. Pending the formation of the Society/Association of the purchasers in the free sale component with a provision for further renewal for a period of 30 years at a time. The lease rent for the free sale component shall be fixed by SRA.</p> <p>In addition to above, the Developer/Co-op. Housing Society shall pay premium at the rate of 25% of ASR in respect of SRS proposed to be undertaken on lands owned by Government, Semi-Government undertakings and Local Bodies and premium shall go to land owing authority such as MHADA, MCGM, MMRDA as the case may be. The premium installment so recovered shall be remitted to concerned land</p>	

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1	2	3	4	5	6
				<p>owing authority within 30 days from the date of recovery.</p> <p>In the case of Govt. land, the premium shall be deposited in Nivara Nidhi.</p> <p>The amount of premium shall be recovered in installment as may be prescribed by Govt. from time to time. Land owning authority such as MCGM, MMRDA, MHADA shall not recover land premium in any other form. Proposals for SRS on land owned by Central Govt shall be accepted only after NOC for the scheme is obtained from the concerned Central Govt. Department.</p> <p>(EP-100)</p>	
New EP-168	33(10) (A) add new clause 1.17 after clause 1.16			1.17) In respect of those eligible occupiers on site who do not join the project willingly the provisions laid down under clause no 1.14 of Regulation No.33 (10) (A) and provisions of MHADA Act.	Sanctioned as proposed.

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1	2	3	4	5	6
				shall be applicable. (EP-168)	
New E.P. No 166	33(10)(A) clause 4.1			4. Temporary Transit Camps: 4.1 The temporary transit camp/transit accommodation shall be provided within DNA or nearby lands with prior approval of DRP(SRA) and if need be on the area of statutory open space to be left in accordance with Regulation No. 27 on the plot. Temporary transit accommodation shall be provided within DNA. If it falls on the area of amenity open space excluding D P road/open space reservation in accordance with the procedure laid down under this Regulation. (EP No 166)	Sanctioned as proposed.
EP-101	Part-VI 33(10)(A) IV 8.	8. WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE: 8.1 There shall be a welfare	8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, and Religious	8. WELFARE HALL, BALWADI, SOCIETY OFFICE AND RELIGIOUS STRUCTURE Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966
1	2	3	4	5	6
		<p>hall in each project as part of the rehabilitation component. It shall be at the rate of 25.00 sq. m for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. Further, they may be clubbed together suitably for its better utility. In case of misuse, it shall be taken over by the DRP (SRA) which will be competent to allot the same to some other organization/institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative Housing Society shall also be constructed in accordance with Regulation No. 37(11). However, if the number of Rehab Tenements exceeds 100 then for every 100 Rehab Tenements such additional society office shall be constructed. Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt from time to time as part of redevelopment shall not exceed</p>	<p>Structures:</p> <p>8.1 There shall be health Centre/ outpost, Aaganwadi, skill development centre, women entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple or part of 250 hutment dwellers. In case of misuse, it shall be taken over by the DRP(SRA) which will be competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance will D.C. Regulations No. 37(9). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of</p>	<p>Entrepreneurship Centre, Yuva Kendra / Library, Society Office, and Religious Structures:</p> <p>8.1 There shall be a welfare hall in each project as part of the rehabilitation component. It shall be at the rate of 25.00 sq. m for every multiple or part of 100 hutment dwellers' families, but located so as to serve all the floors and buildings equitably. Further, they may be clubbed together suitably for its better utility. In case of misuse, it shall be taken over by the DRP (SRA) which will be competent to allot the same to some other organization/institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative Housing Society shall also be constructed in accordance with Regulation No. 37(11). However, if the number of Rehab Tenements</p>	

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1	2	3	4	5	6
		<p>the area that existed prior to redevelopment. Social infrastructure/s like School/s, Dispensary/s, Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment shall be allowed without increase in existing area.</p> <p>8.2 All the areas underlying social infrastructure/s like School/s, Dispensary/s, Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment shall be free of cost & shall form part of rehabilitation component and it is on this basis the free sale component will be computed.</p> <p>8.3 Welfare halls, society</p>	<p>rehab built up area of all the buildings or 200 sq. m whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p> <p>However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9). OSD, DRP(SRA) may permit accumulation of the amenities</p>	<p>exceeds 100 then for every 100 Rehab Tenements such additional society office shall be constructed. Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt from time to time as part of redevelopment shall not exceed the area that existed prior to redevelopment. Social infrastructure/s like School/s, Dispensary/s, Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment shall be allowed without increase in existing area.</p> <p>There shall be health Centre/ outpost, Aaganwadi, skill development centre, women entrepreneurship centre, yuvakendra / library of size 25 20.90 sq. m for every multiple of or part of 250 100 hutment dwellers. In case of misuse, it shall be taken over by the DRP(SRA) which will be</p>	

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1	2	3	4	5	6
		<p>office, balwadis and religious structure/s, “Social infrastructure/s like school/s, Dispensary/s and Gymnasium/s certified by the Competent Authority as existing prior to the redevelopment in the Rehab Component shall not be counted towards the FSI even while computing 4.00 FSI on site.</p> <p>However, social infrastructure like school, dispensary and gymnasium run by other than Public Authority or Charitable Trust shall be counted towards F.S.I.</p>	<p>mentioned above but ensure that it shall serve equitably to the rehab area.</p> <p>8.2 All the areas underlying Aaganwadi, health centre / outpost, community hall/gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library community hall/s, society office, balwadi/s, religious structure/s, social infrastructure like School, Dispensary, Gymnasium run by Public Authority or Charitable Trust, the commercial areas given by way of incentives to the co-operative society and the nongovernmental organisation shall be free of cost and shall form part of rehabilitation component and it is on this basis the free-sale component will be computed.</p> <p>These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.</p> <p>8.3 Aaganwadi, health centre / outpost, community hall</p>	<p>competent to allot the same to some other organization /institution for public use. Balwadi shall also be provided for on a similar scale. An office for the Co-operative housing society shall be also constructed for every 100 rehab tenements in accordance with D.C. Regulations No. 37(9). However, if the number of rehab tenements exceeds 100 then for every 100 rehab tenements such additional society office shall be constructed. There shall be a community hall for rehab bldg. of the Project as a part of the rehabilitation component. The area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less.</p> <p>Religious structures existing prior to redevelopment, if allowed in accordance with the guidelines issued by Govt. from time to time as part of redevelopment shall not exceed the area that existed</p>	

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1	2	3	4	5	6
			/gymnasium / fitness centre, skill development centre, women entrepreneurship centre, yuvakendra / library, society office, Balwadi/s, and religious structures, social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust in the rehab component shall not be counted towards the FSI even while computing permissible FSI on site.	<p>prior to redevelopment. Other social infrastructure like School, Dispensary and Gymnasium run by Public Authority or Charitable Trust that existed prior to the redevelopment shall be allowed without increase in existing area.</p> <p>However, it is provided that in the slum rehabilitation project of less than 250 hutments, there shall be Balwadi, Welfare hall and any of two amenities mentioned above, as decided by co-operative housing society of slum dwellers, of size of 25 sq.mt and office for the Co-operative housing society in accordance with D.C. Regulations No. 37(9). OSD, DRP(SRA) may permit accumulation of the amenities mentioned above but ensure that it shall serve equitably to the rehab area.</p> <p>(EP-101)</p>	

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1	2	3	4	5	6
				<p>may be laid down by the OSD, DRP of SRA, provided the installments shall not exceed beyond the completion of construction. These infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966. Provided that out of amount so recovered as Infrastructural Charges, 90% amount shall be go to MCGM and 10% amount will go to DRP (SRA). Provided that amount so recovered as Infrastructural Charges, will remain with DRP (SRA) and same shall be use for schemes to be prepared for improvement of infrastructure within Dharavi Redevelopment Project Areas. (EP-167)</p>	
EP-102	Part VI 33(11)	<p><u>Provision u/s. Section 26</u></p> <p>33(11)Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme/Rental housing: Total FSI on gross plot area may be allowed to be exceeded upto 4 for construction of Transit Camp</p>			<p>Sanctioned as proposed with following modifications. 1) "Rential Housing" word is deleted from sub Regulation 33(11).</p>

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act, 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act, 1966																		
1	2	3	4	5	6																		
		<p>tenements for SRA/Rental Housing.</p> <p>(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as shown below:</p> <table border="1" data-bbox="472 528 1697 802"> <thead> <tr> <th data-bbox="472 528 730 676">Location</th> <th data-bbox="730 528 936 676">Total permissible FSI</th> <th data-bbox="936 528 1088 676">Zonal FSI</th> <th data-bbox="1088 528 1281 676">Additional FSI</th> <th data-bbox="1281 528 1509 676">FSI for Transit tenements for SRA/ Rental Housing</th> <th data-bbox="1509 528 1697 676">FSI for sale component</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 676 730 719">Island City</td> <td data-bbox="730 676 936 719">4.00</td> <td data-bbox="936 676 1088 719">1.33</td> <td data-bbox="1088 676 1281 719">2.67</td> <td data-bbox="1281 676 1509 719">1.67</td> <td data-bbox="1509 676 1697 719">1.0</td> </tr> <tr> <td data-bbox="472 719 730 802">Suburbs & Extended Suburbs</td> <td data-bbox="730 719 936 802">4.00</td> <td data-bbox="936 719 1088 802">1.00</td> <td data-bbox="1088 719 1281 802">3.00</td> <td data-bbox="1281 719 1509 802">1.5</td> <td data-bbox="1509 719 1697 802">1.5</td> </tr> </tbody> </table> <p>(B) Such Schemes shall not be permissible on lands reserved/designated in the DP & in NDZ.</p> <p>(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 25 sq. m (269 sq. ft.). Ground floor shall be used for commercial tenements having carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt Staff Quarters etc.</p> <p>(D) Provision of Balwadi/Welfare Centre & Society office shall be as per regulation 33(10) to these transit camps.</p> <p>(E) Additional FSI over & above Zonal (basic) FSI may be released in co-relation to the BUA of the tenements that are required to be handed over free of cost to SRA/ MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) and Rental Housing for which SRA will be the Planning Authority.</p>	Location	Total permissible FSI	Zonal FSI	Additional FSI	FSI for Transit tenements for SRA/ Rental Housing	FSI for sale component	Island City	4.00	1.33	2.67	1.67	1.0	Suburbs & Extended Suburbs	4.00	1.00	3.00	1.5	1.5			<p>2) Column No.1 in Table below sub Regulation (A) is deleted.</p> <p>3) Following note is inserted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act .</p> <p>4) Sub Regulation No.(G) is modified as below.</p> <p>This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.</p> <p>The entire Permanent Transit Camp components including Base FSI may be categorized as permanent transit camp component as applicable and the</p>
Location	Total permissible FSI	Zonal FSI	Additional FSI	FSI for Transit tenements for SRA/ Rental Housing	FSI for sale component																		
Island City	4.00	1.33	2.67	1.67	1.0																		
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1	2	3	4	5	6
		<p>(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.</p> <p>(G) Clubbing: In case of two or more nos. of PTC/schemes taken up for development by same owner or collaborating owners/developers/Co-Operative Societies of slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined and located in any proportion in those plots provided that the FSI as stipulated in Table above is not exceeded. However, clubbing shall be allowed only if it leads to an independent plot/Building/Wing as the case may be with SRA component being handed over to SRA.</p> <p>Whenever such clubbing of PTC schemes on plots/lands having different ASR is approved & PTCs are shifted on land having lesser ASR, the Developer shall have to pay premium equal to 51% of unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. mas per as per ASR (on the date of clubbing of the scheme) of BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted. Such premium shall be paid to SRA in two stages viz-50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same. However, such clubbing shall not be permissible for development under the provision of SRA scheme under clause 3.11</p> <p>Note: The premium amount so collected under rehabilitation scheme under this Regulation shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra.</p>			<p>corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit camp component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit camp component being handed over to Planning Authority. The developer shall have to pay as an unearned income equal to 40% of difference of sale value of shifted</p>

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1	2	3	4	5	6
					<p>built up area of Permanent Transit Camp component as per ASR.</p> <p>Such clubbing can be allowed for the schemes falling in same ward or adjoining ward or within the distance of 5 km.</p> <p>The premium shall be paid to the Planning Authority in two stages 50% at the time IOA and 50% at the time of issuing C.C. for the incentive FSI. or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year of such surrender of built up area.</p> <p>6) New Sub Regulation No.(H) is added as below.</p> <p>Notwithstanding anything contained in these regulations for rehabilitation</p>

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1	2	3	4	5	6																		
					tenements the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided.																		
		<p><u>Provision u/s. Section 30</u> 33(11) Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme/Rental housing:</p> <p>Total FSI on gross plot area may be allowed to be exceeded up to 4 for construction of Transit Camp tenements for SRA/Rental Housing.</p> <p>(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental Housing shall be as shown below:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Total permissible FSI</th> <th>Zonal FSI</th> <th>Additional FSI</th> <th>% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI</th> <th>% FSI for sale component of total additional FSI</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Island City</td> <td>Up to 2000 sq. m</td> <td>Up to 3.0</td> <td>1.33</td> <td>Up to 1.67</td> <td rowspan="2">63%</td> <td rowspan="2">37%</td> </tr> <tr> <td>Above 2000 sq. m</td> <td>Up to</td> <td>1.33</td> <td>Up to</td> </tr> </tbody> </table>			Location	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI	% FSI for sale component of total additional FSI	Island City	Up to 2000 sq. m	Up to 3.0	1.33	Up to 1.67	63%	37%	Above 2000 sq. m	Up to	1.33	Up to	
Location	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI	% FSI for sale component of total additional FSI																	
Island City	Up to 2000 sq. m	Up to 3.0	1.33	Up to 1.67	63%	37%																	
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		4.0		2.67																						
Suburbs & Extended Suburbs	Up to 2000 sq. m	Up to 3.0	1.00	Up to 2.0	50%	50%																				
	Above 2000 sq. m	Up to 4.0	1.00	Up to 3.00																						
<p>(B) Such Schemes shall not be permissible on lands reserved/designated in the DP & in SDZ/GZ.</p> <p>(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 25 sq. m (269sq.ft.). Ground floor shall be used for commercial tenement shaving carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt Staff Quarters etc.</p> <p>(D) Provision of Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, Balwadi, shall be as per sub-regulation 8 of regulation 33(10) to these transit camps. 25% of Zonal (basic) FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.</p> <p>(E) Additional FSI over & above Zonal (basic) FSI may be released in co-relation to the BUA of the tenements that are required to be handed over free of cost to SRA/ MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) and Rental Housing for which SRA will be the Planning Authority.</p> <p>(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.</p>																										

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966
1	2	3	4	5	6
		<p>(G) Clubbing: In case of two or more nos. of PTC/schemes taken up for development by same owner or collaborating owners/developers/Co-Operative Societies of slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined and located in any proportion in those plots provided that the FSI as stipulated in Table above is not exceeded. However, clubbing shall be allowed only if it leads to an independent plot/Building/Wing as the case may be with SRA component being handed over to SRA.</p> <p>Whenever such clubbing of PTC schemes on plots/lands having different ASR is approved & PTCs are shifted on land having lesser ASR, the Developer shall have to pay premium equal to 51% of unearned income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. mas per as per ASR (on the date of clubbing of the scheme) of BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted. Such premium shall be paid to SRA in two stages viz-50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same. However, such clubbing shall not be permissible for development under the provision of SRA scheme under clause 3.11</p> <p>Note: The premium amount so collected under rehabilitation scheme under this Regulation shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra.</p>			
		<p><u>Provision u/s. Section 31(1)</u> 33(11) Provisions relating to Permanent Transit Camp tenements for Slum Rehabilitation Scheme/Rental housing:</p> <p>Total FSI on gross plot area may be allowed to be exceeded up to 4 for construction of Transit Camp tenements for SRA/Rental Housing.</p> <p>(A) The FSI & distribution of additional FSI for the construction of Transit Camp Tenements/Rental</p>			

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		<table border="1"> <thead> <tr> <th>Location</th> <th>Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Minimum Road Width</th> <th>Total permissible FSI</th> <th>Zonal FSI</th> <th>Additional FSI</th> <th>% FSI for Transit tenements for SRA/Rental Housing of total additional FSI</th> <th>% FSI for sale component of total additional FSI</th> </tr> <tr> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Island City</td> <td>Up to 2000 sq. m</td> <td>12m</td> <td>Up to 3.0</td> <td>1.33</td> <td>Up to 1.67</td> <td>1.67 63%</td> <td>1.0 37%</td> </tr> <tr> <td>Above 2000 sq. m</td> <td>18m</td> <td>Up to 4.0</td> <td>1.33</td> <td>Up to 2.67</td> <td></td> <td></td> </tr> <tr> <td rowspan="2">Suburbs & Extended Suburbs</td> <td>Up to 2000 sq. m</td> <td>12m</td> <td>Up to 3.0</td> <td>1.00</td> <td>Up to 2.0</td> <td>1.50 50%</td> <td>1.50 50%</td> </tr> <tr> <td>Above 2000 sq. m</td> <td>18m</td> <td>Up to 4.0</td> <td>1.00</td> <td>Up to 3.00</td> <td></td> <td></td> </tr> </tbody> </table>	Location	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI	% FSI for sale component of total additional FSI		1	2	3	4	5	6	7	Island City	Up to 2000 sq. m	12m	Up to 3.0	1.33	Up to 1.67	1.67 63%	1.0 37%	Above 2000 sq. m	18m	Up to 4.0	1.33	Up to 2.67			Suburbs & Extended Suburbs	Up to 2000 sq. m	12m	Up to 3.0	1.00	Up to 2.0	1.50 50%	1.50 50%	Above 2000 sq. m	18m	Up to 4.0	1.00	Up to 3.00						
Location	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Total permissible FSI	Zonal FSI	Additional FSI	% FSI for Transit tenements for SRA/ Rental Housing of total additional FSI	% FSI for sale component of total additional FSI																																													
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1	2	3	4	5	6
		<p>(C) Transit tenements for SRA out of additional FSI could be used for construction of Transit Camp of tenements having carpet area of 25 sq. m (269sq.ft.). Ground floor shall be used for commercial tenement shaving carpet area of 20.90 sq. m (225 sq. ft.) for project affected commercial tenements & same shall be handed over free of cost to SRA. Alternatively, residential tenements can be used for Govt Staff Quarters etc.</p> <p>(D) Provision of Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library, Society Office, Balwadi, shall be as per sub-regulation 8 of regulation 33(10) to these transit camps. 25% of Zonal (basic) FSI shall be exclusively used for the purpose of shops along layout road for use of residential occupants of layout.</p> <p>(E) Additional FSI over & above Zonal (basic) FSI may be released in co-relation to the BUA of the tenements that are required to be handed over free of cost to SRA/ MCGM as the case may be. Alternatively, TDR in lieu of unconsumed sale component of additional FSI, as per this Regulation, may be permitted for Permanent Transit Camp (PTC) and Rental Housing for which SRA will be the Planning Authority.</p> <p>(F) Only after the Transit Camps are handed over free of cost to the SRA, the Occupation Certificate, water connection, power connection etc. for the other portion shall be given by the Appropriate Authority.</p> <p>(G) Clubbing: In case of two or more nos. of PTC/schemes taken up for development by same owner or collaborating owners/developers/Co-Operative Societies of slum dwellers under any legal arrangement approved by CEO (SRA), both rehab and sale components of the said slums can be combined and located in any proportion in those plots provided that the FSI as stipulated in Table above is not exceeded. However, clubbing shall be allowed only if it leads to an independent plot/Building/Wing as the case may be with SRA component being handed over to SRA.</p> <p>Whenever such clubbing of PTC schemes on plots/lands having different ASR is approved & PTCs are shifted on land having lesser ASR, the Developer shall have to pay premium equal to 51% of unearned</p>			

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1	2	3	4	5	6
		<p>income on extra sale component being available than which would have been otherwise available on such plot as standalone scheme. Such unearned income shall be equal to difference of rate of open land in sq. mas per as per ASR (on the date of clubbing of the scheme) of BUA of land where such extra sale component to be allowed & from the land from which such sale component is shifted. Such premium shall be paid to SRA in two stages viz 50% at the time of IOA of such extra sale component to be allowed & balance at the time of issuing CC for the same. However, such clubbing shall not be permissible for development under the provision of SRA scheme under clause 3.11</p> <p>Note.— This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00. The entire rehabilitation components including Base FSI may be categorized as rental housing and permanent transit component as applicable and the corresponding sale components from the additional FSI amongst two or more schemes under this regulation can be permitted to be interchanged. A developer / developers making an application under this regulation may club more than one plot belonging to single or multiple owners and offer permanent transit component on a single plot while shifting sale component as well as base FSI of the plot to other plots provided all right holders of these plots agree and make a joint application. However, clubbing shall be allowed only if it leads to an independent plot / building / wing as the case may be with permanent transit component being handed over to Planning Authority.</p> <p>The developer shall have to pay premium equal to 40% of unearned income calculated with the rates of construction as well as sale given in ASR of the year of payment. The unearned income shall be computed by calculating valuation of sale component awarded in lieu of component for Planning Authority after deducting cost of construction of sale as well as Planning Authority's component and the cost incurred to various authorities towards statutory payments relating to Planning Authority as well as sale component. In case there is shifting of base FSI within plots in clubbing scheme, difference of land valued in ASR shall be taken into account while finalizing unearned income, and this difference shall be calculated as 100% towards premium.</p> <p>Such clubbing can be allowed for the schemes falling within the distance of 5 km.</p> <p>The premium shall be paid to the Planning Authority in two stages 50% at the time IOA and 50% at the time of issuing C.C. for the incentive FSI. or the developer has to surrender equivalent sale FSI in form of constructed BUA to the extent of premium in the scheme to be valued at ASR rate of sale in the year</p>			

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1	2	3	4	5	6	
		<p>of such surrender of built up area. Note: Out of the The total premium amount so collected under rehabilitation scheme under this these Regulation, 2/3 shall be kept in a separate account to be utilized as shelter fund for the State of Maharashtra and 1/3 shall be deposited at the Office of the Deputy Director of Town Planning, Greater Mumbai.</p> <p>(EP-102)</p>				
EP-103	Part-VI 33(12) (A) c. & f.	<p>33(12).Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road:</p> <p>(A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme.</p> <p>For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible</p>	<p>33(12). Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road:</p> <p>(A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme.</p> <p>For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:</p>	<p>33(12). Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and re-accommodation of tolerated structures falling in the alignment of road:</p> <p>(A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme.</p> <p>For the redevelopment/reconstruction of contravening structures situated in</p>	<p>Sanctioned as proposed with following modification.</p> <p>Sub Regulation (A)(f) is modified as below.</p> <p>f. The Fungible compensatory area shall be permissible for rehab component for the tenants as recorded in the TP Scheme Book and residing in the contravening structures without charging premium and to the incentive BUA by charging premium.</p>	

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1	2	3	4	5	6
		<p>as under:</p> <p>a. In the redevelopment scheme the number of tenants as recorded in the TP Scheme Book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes having carpet area of 25sq. m(269 Sq. ft.) each, irrespective of their original holding provided the overall FSI consumption of the Final Plot shall not exceed 4.0.</p> <p>b. The Commercial users may be permitted in the redevelopment scheme to accommodate the existing commercial tenants, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.</p> <p>c. The tenants not listed in the records of TP Scheme but residing in contravening structure or such structures which have come up after TP Scheme is</p>	<p>a. In the redevelopment scheme the number of tenants as recorded in the TP Scheme Book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes in the same scheme or in the same administrative ward having carpet area of 25 sq. m (269 Sq. ft.) each, irrespective of their original holding provided the overall FSI consumption of the Final Plot shall not exceed 4.0.</p> <p>b. The Commercial users may be permitted in the redevelopment scheme to accommodate the existing commercial tenants, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.</p> <p>c. The tenants not listed in the records of TP Scheme but residing in contravening structure or such structures which have come up after TP Scheme is</p>	<p>TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:</p> <p>a. In the redevelopment scheme the number of tenants as recorded in the TP Scheme Book and residing in the contravening structures shall be accommodated by giving alternative accommodation in the redevelopment schemes in the same scheme or in the same administrative ward having carpet area of 25 sq. m (269 Sq. ft.) each, irrespective of their original holding provided the overall FSI consumption of the Final Plot shall not</p>	

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1	2	3	4	5	6
		<p>finalized, but are existing before 01.01.1995 and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of 1995 shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of 25sq. m of carpet area per tenant provided the total FSI of the plot does not exceed 4.0.</p> <p>d. BUA equivalent to the area held by the tenant or 25sq. m whichever is less shall be handed over free of cost to the respective tenant by the Developer/Owner, while for the balance BUA, an amount as may be mutually agreed to between tenant and Owner/Developer shall be paid by the tenant. Condition to this effect shall be prescribed by the MCGM while approving redevelopment proposal.</p> <p>e. For the purpose of this</p>	<p>finalized, but are existing on date as notified by the GoM from time to time and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of year as notified by the GoM from time to time shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of—25 sq. m. in case of residential/residential cum commercial occupants and in case of commercial occupants, existing area or 20.90 sq. m, whichever is less provided the total FSI of the plot does not exceed 4.0.</p> <p>d. BUA equivalent to the area held by the tenant or 25 sq. m whichever is less shall be handed over free of cost to the respective tenant by the Developer/Owner, while for the balance BUA, an amount as may be mutually agreed to between tenant and Owner/Developer shall be paid by the tenant. Condition to this</p>	<p>exceed 4.0.</p> <p>b. The Commercial users may be permitted in the redevelopment scheme to accommodate the existing commercial tenants, provided the commercial area in the redevelopment scheme shall not exceed the original commercial area.</p> <p>c. The tenants not listed in the records of TP Scheme but residing in contravening structure or such structures which have come up after TP Scheme is finalized, but are existing before 01.01.1995 on date as notified by the GoM from time to time and where structures and inhabitants names are</p>	

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1	2	3	4	5	6
		<p>redevelopment scheme, the owner/ developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (a),(b),(c)&(d) above provided further that the overall FSI of the Final Plot shall not exceed 4.0.</p> <p>Notes: For the purpose of this Regulation the contravening structures shall mean:</p> <p>i. Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme.</p> <p>ii. Structures which are partly included in the final plot allotted to a person and partly included in the roads sites reserved for public</p>	<p>effect shall be prescribed by the MCGM while approving redevelopment proposal.</p> <p>e. For the purpose of this redevelopment scheme, the owner/ developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (a), (b), (c) & (d) above provided further that the overall FSI of the Final Plot shall not exceed 4.0.</p> <p>f. The Fungible compensatory area shall be permissible for rehab component without charging premium and to the incentive BUA by charging premium for the tenants as recorded in the TP Scheme Book and residing in the contravening structures.</p> <p>Notes: For the purpose of this Regulations the contravening structures shall mean:</p> <p>I. Structure situated outside</p>	<p>appeared in the Legislative Assembly Voter's List of 1995 year as notified by the GoM from time to time shall also be eligible for being included in the Redevelopment Scheme. Such tenants shall also be granted accommodation at the rate of 25sq. m of carpet area per tenant 25 sq. m. in case of residential/residential cum commercial occupants and in case of commercial occupants, existing area or 20.90 sq. m, whichever is less provided the total FSI of the plot does not exceed 4.0.</p> <p>d. BUA equivalent to the area held by the tenant or 25 sq. m whichever is less shall</p>	

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1	2	3	4	5	6
		<p>purpose/adjoining final plot.</p> <p>iii. Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures.</p> <p>iv. However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.</p>	<p>the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme.</p> <p>II. Structures which are partly included in the final plot allotted to a person and partly included in the roads sites reserved for public purpose/adjoining final plot.</p> <p>III. Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures.</p> <p>However, structures included in the common area comprising of</p>	<p>be handed over free of cost to the respective tenant by the Developer/Owner, while for the balance BUA, an amount as may be mutually agreed to between tenant and Owner/Developer shall be paid by the tenant. Condition to this effect shall be prescribed by the MCGM while approving redevelopment proposal.</p> <p>e. For the purpose of this redevelopment scheme, the owner/developer shall get further additional FSI to the extent of 50% of the area of the structures covered under Sr. No. (a), (b), (c) & (d) above provided further that</p>	

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			original plots and final plots shall not be treated as contravening structures.	<p>the overall FSI of the Final Plot shall not exceed 4.0.</p> <p>f. The Fungible compensatory area shall be permissible for rehab component without charging premium and to the incentive BUA by charging premium for the tenants as recorded in the TP Scheme Book and residing in the contravening structures.</p> <p>(EP-103)</p>	
EP-104	33(13)	<p>Section 26</p> <p>33(13) – Buildings of Information Technology Establishments:</p> <p>With the Special permission the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No.30 Table No. 12 up to 5.0 subject to following conditions, in respect of</p> <p>a) All IT and ITES units in Public IT Parks</p>			<p>Sanctioned as proposed with following modification.</p> <p>1) 33(13) – Buildings of Information Technology Establishments:</p> <p>With the Special permission, the Commissioner may permit the floor space indices to be</p>

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1	2	3	4	5	6
		<p>b) All registered IT and ITES Units located in Private IT Parks, approved by Director of Industries in the State. Provided that maximum of 80% of the total FSI may be used for IT/ITES/IT supported Financial Services with the prior approval of the State Govt. and remaining 20% may be used for commercial services.</p> <p>c) The IT supported financial services shall be restricted to the users specified by the Industries Department, in its Government Resolution IMC/2008/CR-46/IND-2 dated 13/8/08 and as may be amended from time to time by the High Power Committee and Industries Department.</p> <p>d) The additional FSI shall be granted beyond upon the payment of premium. Such premium shall be recovered at the rate of 25% for IT/ITES users, 40% for the IT supported financial services and 100% for commercial users of the present market value of the land under reference as indicated in the Ready Reckoner. Provided that 40% of the present market value of land under reference as indicated in the Ready Reckoner will be liable to be paid even if only a part of 80% of the total area is used for IT supported Financial Services.</p> <p>e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority.</p> <p>f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off-site infrastructure.</p> <p>g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use.</p> <p>Users as permissible as per IT policy of Govt. Amended from time to time shall be allowed.</p>			<p>exceeded beyond Zonal (basic) FSI specified in this Regulation No.30 Table No. 12 as given in the following table, to all registered Public & Private IT/ITES Parks/AVGC Parks/IT SEZs or IT Parks in SEZs/Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/Commercial/Industrial or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present/previous IT/ITES policies by charging premium as per the conditions specified below this table.</p> <p>2) In the Table column 2 minimum road width is modified from 30m to 27 m.</p>

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1	2	3	4	5	6
					<p>3) Following note is inserted below table.</p> <p>2) Following note is inserted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.</p> <p>4)In Sub Regulation (a) premium rate is change as 40% instead of 80%.</p> <p>5)The last para of this Regulation is modified as below.</p> <p>These provisions will be over and above the penal provisions of the MRTP Act.1966.</p>

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1	2	3	4	5	6												
		<p>Section 30</p> <p>33(13) – Buildings of Information Technology Establishments</p> <p>With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No.30 Table No. 12 as detailed below:</p> <table border="1" data-bbox="472 563 1240 874"> <thead> <tr> <th data-bbox="472 563 555 767">Sr No</th> <th data-bbox="555 563 1070 767">Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th data-bbox="1070 563 1240 767">Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 767 555 804">1</td> <td data-bbox="555 767 1070 804">Up to 2000 sq. m</td> <td data-bbox="1070 767 1240 804">Up to 3</td> </tr> <tr> <td data-bbox="472 804 555 841">2</td> <td data-bbox="555 804 1070 841">Above 2000 and up to 3000 sq. m</td> <td data-bbox="1070 804 1240 841">Up to 4</td> </tr> <tr> <td data-bbox="472 841 555 874">3</td> <td data-bbox="555 841 1070 874">Above 3000 Sq. m</td> <td data-bbox="1070 841 1240 874">Up to 5</td> </tr> </tbody> </table> <p>The grant of additional FSI as stated above shall be subject to following conditions, in respect of</p> <p>a) All IT and ITES units in Public IT Parks</p> <p>b) All registered IT and ITES Units located in Private IT Parks, approved by Director of Industries in the State. Provided that maximum of 80% of the total FSI may be used for IT/ITES/IT supported Financial Services with the prior approval of the State Govt. and remaining 20% may be used for commercial services.</p> <p>c) The IT supported financial services shall be restricted to the users specified by the Industries Department, in its Government Resolution IMC/2008/CR-46/IND-2 dated 13/8/08 and as may be amended from time to time by the High-Power Committee and Industries Department.</p> <p>d) The additional FSI shall be granted beyond upon the payment of premium. Such premium shall</p>			Sr No	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI	1	Up to 2000 sq. m	Up to 3	2	Above 2000 and up to 3000 sq. m	Up to 4	3	Above 3000 Sq. m	Up to 5	
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2	Above 2000 and up to 3000 sq. m	Up to 4															
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1	2	3	4	5	6
		<p>be recovered at the rate of 25% for IT/ITES users, 40% for the IT supported financial services and 100% for commercial users of the present market value of the land under reference as indicated in the Ready Reckoner.</p> <p>Provided that 40% of the present market value of land under reference as indicated in the Ready Reckoner will be liable to be paid even if only a part of 80% of the total area is used for IT supported Financial Services.</p> <p>e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority.</p> <p>f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off-site infrastructure.</p> <p>g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use</p> <p>Users as permissible as per IT policy of Govt. amended from time to time shall be allowed.</p>			
		<p>Section 31(1)</p> <p>33(13) – Buildings of Information Technology Establishments</p> <p>With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No.30 Table No. 12 up to 5.0 as given in the following table, to all registered Public & Private IT/ITES Parks/ AVGC Parks/IT SEZs or IT Parks in SEZs/Stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/Industrial/Special Development Zone/ Green Zone or any other land-use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present/ previous</p>			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act, 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act, 1966																
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		<p>IT/ITES policies by charging premium as per the conditions specified as detailed below in this table.</p> <table border="1" data-bbox="488 464 1666 707"> <thead> <tr> <th data-bbox="488 464 663 603">Sr No</th> <th data-bbox="663 464 1261 603">Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th data-bbox="1261 464 1435 603">Minimum Road Width</th> <th data-bbox="1435 464 1666 603">Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 603 663 639">1</td> <td data-bbox="663 603 1261 639">Up to 2000 sq. m</td> <td data-bbox="1261 603 1435 639">12m</td> <td data-bbox="1435 603 1666 639">Up to 3</td> </tr> <tr> <td data-bbox="488 639 663 676">2</td> <td data-bbox="663 639 1261 676">Above 2000 and up to 3000 sq. m</td> <td data-bbox="1261 639 1435 676">18m</td> <td data-bbox="1435 639 1666 676">Up to 4</td> </tr> <tr> <td data-bbox="488 676 663 707">3</td> <td data-bbox="663 676 1261 707">Above 3000 Sq. m</td> <td data-bbox="1261 676 1435 707">30m</td> <td data-bbox="1435 676 1666 707">Up to 5</td> </tr> </tbody> </table> <p>The grant of additional FSI as stated above shall be subject to following conditions, in respect of</p> <p>h) All IT and ITES units in Public IT Parks</p> <p>i) All registered IT and ITES Units located in Private IT Parks, approved by Director of Industries in the State.</p> <p>Provided that maximum of 80% of the total FSI may be used for IT/ITES/IT supported Financial Services with the prior approval of the State Govt. and remaining 20% may be used for commercial services.</p> <p>j) The IT supported financial services shall be restricted to the users specified by the Industries Department, in its Government Resolution IMC/2008/CR-46/IND-2 dated 13/8/08 and as may be amended from time to time by the High Power Committee and Industries Department.</p> <p>a) ⊕) The additional FSI shall be granted beyond permissible FSI as per regulation 30(A)(1) upon the payment of premium. Such premium shall be recovered for the BUA at the rate of 80% of ASR for open develop land (for FSI 1) 25% for IT/ITES users, 40% for the IT supported financial services and 100% for commercial users of the present market value of the land under reference as indicated in the Ready Reckoner</p> <p>Provided that 40% of the present market value of land under reference as indicated in the Ready Reckoner will be liable to be paid even if only a part of 80% of the total area is used for IT supported</p>			Sr No	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Maximum Permissible FSI	1	Up to 2000 sq. m	12m	Up to 3	2	Above 2000 and up to 3000 sq. m	18m	Up to 4	3	Above 3000 Sq. m	30m	Up to 5	
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1	2	3	4	5	6
		<p>Financial Services.</p> <p>b) e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority. The premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The share of the Government shall be paid to the Deputy Director of Town Planning, Greater Mumbai.</p> <p>(Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)</p> <p>f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off site infrastructure.</p> <p>g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use.</p> <p>h) Users as permissible as per IT policy of Govt. amended from time to time shall be allowed. Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services as defined in IT/ITES Policy 2015, in IT Parks and remaining built-up area shall be utilized for IT/ITES.</p> <p>Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks in Municipal Corporations which are not covered under Serial No. c) above and remaining built-up area shall be utilized for IT/ITES.</p> <p>New said unit shall allocate at least 2% of the total proposed built-up area, for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.</p> <p>Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund</p>			

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1	2	3	4	5	6
		<p>shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries:</p> <p>Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate.</p> <p>Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.</p> <p>Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the Commissioner as per the procedure followed for development permission or otherwise as may be decided by the Government.</p> <p>While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015, shall be allowed.</p> <p>Notwithstanding anything contained in these regulations, no amenity space is required to be left for development of plot/land up to 2.00 Hect. for IT/ITES.</p> <p>The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide/update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the It Park for IT/ITES and support services on yearly basis.</p> <p>If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities/ any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3: 1.</p> <p>a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the</p>			

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1	2	3	4	5	6
		<p>building plans of the said private IT park.</p> <p>b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non- IT/ITES activities.</p> <p>c) The penalty will be recovered from the date of commencement of unauthorized use till the day non IT use continues.</p> <p>After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/Registration was granted. If the private IT Park fails to pay penalty and / or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.</p> <p>These provisions will be over and above the penal provisions of the MRTP Act. 1965</p> <p>(EP-104)</p>			
EP-105	33(13)(A)	<p>Matrix(App No. 832)</p> <p>a) ↔ The additional FSI shall be granted beyond permissible FSI as per regulation 30(A)(1) upon the payment of premium. Such premium shall be recovered for the BUA at the rate of 30% of ASR for open develop land (for FSI 1) 25% for IT/ITES users,</p> <p>total area is used for IT supported Financial Services.</p> <p>1. (FSI is linked to plot area</p>	-----	<p>33(13)(A) Buildings of Smart Fin Tech Centre</p> <p>1) The Commissioner may permit additional FSI up to 200 % over and above the basic permissible F.S.I. to Smart Fin Tech Centre located in Residential / Industrial/Commercial Zone, which have been approved by the Directorate of Information Technology, proposed to be set up (hereinafter</p>	<p>Sanctioned as proposed with following modification.</p> <p>In this Regulation the premium rate is modified as 40% instead of 30%.</p>

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1	2	3	4	5	6
		<p>and not road area as there are few roads in Mumbai suburban and city having width more than 12mtr)</p> <p>2. (Increase in Additional IT FSI premium form existing 30% to 80% of ASR will see drop in developers applying for IT FSI)</p> <p>Additional in IT FSI premium Should be at par with addition FSi premium of 30% of land rate permitted in regulation 33 (13)(A) for building of smart Fin tech Centre.</p>		<p>referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I.</p> <p>Provided that additional FSI shall be permissible only on plots having an access road of minimum 18 meters width and subject to approval by committee chaired by the Principal Secretary, Information Technology and comprising representatives of Industries, Finance and Urban Development Department (UD-1).</p> <p>Provided further that, the premium so collected shall be shared between the</p>	

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1	2	3	4	5	6
				<p>Planning Authority and the Government in the proportion of 50 : 50. The share of the Government shall be deposited in the Fin Tech Corpus fund which is being set up by Director of Information Technology.</p> <p>(Explanation :- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)</p>	

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1	2	3	4	5	6
				<p>2) The total maximum permissible F.S.I. shall not exceed limit of 3.00. in suburbs and extended suburbs and Mumbai City. In case of plot having area of 2,00,000 sq. mtr. or above, which front on roads having width of 24.00m or more, the F.S.I. may be permitted to be exceeded upto 4.00.</p> <p>3) Notwithstanding anything contained in these Regulations, no amenity space is required to be left for development of plot/land up to 2.00 Hectare for Smart Fin Tech Centre.</p> <p>4) At least 85% of total proposed Built-up area (excluding parking area) shall be permitted for business of Fin Tech (start-ups, incubators, and accelerators), banking, financial service including</p>	

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1	2	3	4	5	6
				<p>NBFC and insurance, and IT/ITES with focus on Fin Tech.</p> <p>5) The Directorate of Information Technology will develop a web portal on which the developer of every Smart Fin Tech Centre will be bound to provide / update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the Smart Fin Tech Centre on yearly basis.</p> <p>6) If a Smart Fin Tech Centre has availed additional FSI as per the provisions of Smart Fin Tech Centre policy and subsequently it is found that the built-up space in the Smart Fin Tech Centre is being used for non-Fin Tech / commercial activities / any other activity, not permitted as</p>	

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1	2	3	4	5	6
				<p>per the Smart Fin Tech Centre policy under which the said Centre was approved, a penal action as below will be taken, the payment shall be shared between the MCGM and the Government in the ratio of 3:1.</p> <p>a) The misuse shall be ascertained by physical site verification of the said Smart Fin Tech Centre policy by a team of officers from the Directorate of Information Technology and the MCGM, which has approved the building plans of the said Smart Fin Tech Centre.</p> <p>b) A per day penalty equal to 0.3% of the prevailing ready reckoner value of the built-up area that has been found to be used for non-Fin Tech activities, shall be imposed</p> <p>c) The penalty will be recovered from the date of commencement of unauthorized use till the day non-Fin Tech activities.</p>	

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1	2	3	4	5	6
				<p>After payment of the penalty to the MCGM, which has sanctioned the building plans of the concerned Smart Fin Tech Centre, the said Smart Fin Tech Centre will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the Smart Fin Tech Centre fails to pay penalty and / or restore the use to its original intended use, the MCGM will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring Smart Fin Tech Centre under intimation to the Directorate of Information Technology.</p> <p>These provisions will be over and above the penal provisions of the MRTP Act, 1966.</p> <p>7) In this regulation the terms and expression shall have the meaning specified in Fin Tech Policy declared by Directorate of Information Technology</p>	

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1	2	3	4	5	6
				vide Govt. Resolution No.DIT-2018/CR-17/D-1/39 dated 16 th February 2018. Notwithstanding anything contained in the existing regulation, the above provisions shall be applicable for Smart Fin Tech Centre. Other provisions of existing regulations, which are not specifically mentioned in this regulation shall be applicable. (EP-105)	
EP-106	33(15)	33(15) - Development of land earmarked for the MHADA/Mill Workers Housing under Regulation No 35. For development of land for transit camp/mill workers housing undertaken by MHADA, FSI up to 4.0 including Zonal (basic) FSI shall be allowed on land earmarked for MHADA/Mill Workers Housing under Regulation No 35 subject to	33(15) - Development of land earmarked for the MHADA/Mill Workers Housing under Regulation No 35. For development of land for transit camp/mill workers housing undertaken by MHADA, FSI up to 4.0 including Zonal (basic) FSI shall be allowed on land earmarked for MHADA/Mill Workers Housing under Regulation No 35 subject to following	33(15) - Development of land earmarked for the MHADA/Mill Workers Housing under Regulation No 35. For development of land for transit camp/mill workers housing undertaken by MHADA, FSI up to 4.0 including Zonal (basic) FSI shall be allowed on land earmarked for MHADA/Mill Workers Housing under Regulation No 35 subject to	Sanctioned as proposed.

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1	2	3	4	5	6
		<p>following conditions -</p> <p>(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing,</p> <p>(ii)The development of land earmarked for MHADA for public housing, atleast 100%FSI shall be exclusively used for mill workers housing and balance FSI for transit camp only.</p> <p>Relaxation in buildings and other requirements:</p> <p>1)The permissible FSI shall be calculated on gross plot area.</p> <p>2) Recreational Open Spaces up to 8% shall be allowed.</p> <p>3)Requirement of open spaces shall be as per the Regulation No 41</p> <p>4)No premium shall be charged for the fungible FSI & BUA excluded as per the provision of regulation no 31(1)to be utilized</p>	<p>conditions –</p> <p>(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing,</p> <p>(ii)The development of land earmarked for MHADA for public housing, at least 100% FSI shall be exclusively used for mill workers housing and balance FSI for transit camp only.</p> <p>Relaxation in buildings and other requirements:</p> <p>1) The permissible FSI shall be calculated on gross plot area.</p> <p>2) Recreational Open Spaces up to 8% shall be allowed.</p> <p>3) Requirement of open spaces shall be as per the Regulation No 41</p> <p>4) No premium shall be charged for the fungible compensatory area & BUA excluded as per the provision of regulation no 31(1) to be utilized for Mill workers housing/transit tenements & component to be handed over to MHADA.</p>	<p>following conditions -</p> <p>(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing,</p> <p>(ii)The development of land earmarked for MHADA for public housing, at least 100% FSI shall be exclusively used for mill workers housing and balance FSI for transit camp only.</p> <p>Relaxation in buildings and other requirements:</p> <p>1) The permissible FSI shall be calculated on gross plot area.</p> <p>2) Recreational Open Spaces up to 8% shall be allowed.</p> <p>3) Requirement of open spaces shall be as per the Regulation No 41(5)</p> <p>4) No premium shall be charged for the fungible FSI compensatory area & BUA excluded as per the provision of regulation no 31(1) to be utilized for Mill workers housing/transit tenements &</p>	

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1	2	3	4	5	6
		for Mill workers housing/transit tenements & component to be handed over to MHADA.		component to be handed over to MHADA. (EP-106)	
EP-107	Part VI 33 (16) (c) & (d)	33(16) Reconstruction/Redevelopment in Gaothan/ Koliwada/Adiwasipadaarea – FSI for reconstruction/ redevelopment of any property in gaothan/koliwada/adiwasipada i.e. on land with tenure ‘A’ shall be as follows: (a) For plots fronting on roads below 9 m width, permissible FSI will be 1.5 (b) for plot fronting on road width of 9 m and above (existing or proposed),additional 0.5 FSI shall be allowed for commercial use subject to condition that margin and parking space as required under these Regulations are provided. Provided that for (a) & (b) above,	33(16) Reconstruction/Redevelopment in Gaothan/ Koliwada/Adiwasipada area – FSI for reconstruction/ redevelopment of any property in gaothan /koliwada/ adiwasipada i.e. on land with tenure ‘A’ shall be as follows: (a) For plots fronting on roads below 9 m width but more than 6.0 m, permissible FSI will be 1.5 (b) for plot fronting on road width of 9 m and above (existing or proposed), additional 0.5 FSI shall be allowed for commercial use subject to condition that margin and parking space as required under these Regulations are provided. Provided that for (a) & (b) above, consumed FSI of existing buildings, utilized authorizedly shall be permitted.	33(16) Reconstruction/Redevelopment in Gaothan/ Koliwada/Adiwasipada area – FSI for reconstruction/redevelopment of any property in gaothan /koliwada/ adiwasipada i.e. on land with tenure ‘A’ shall be as follows: (a) For plots fronting on roads below 9 m width but more than 6.0 m, permissible FSI will be 1.5 (b) for plot fronting on road width of 9 m and above (existing or proposed), additional 0.5 FSI shall be allowed for commercial use subject to condition that margin and parking space as required under these Regulations are provided. Provided that for (a) & (b)	Sanctioned as proposed by keeping 33(16)(d) in abeyance.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966
1	2	3	4	5	6
		consumed FSI of existing buildings, utilized authorizedly shall be permitted.		<p>above, consumed FSI of existing buildings, utilized authorizedly shall be permitted.</p> <p>(c) The boundaries of Gaothan/ Koliwada/Adiwasipada as finalized by Revenue Department shall be deemed to be reflected as boundaries of Gaothan/ Koliwada/Adiwasipada on the Development Plan.</p> <p>(d) Independent provision for development of Gaothan/ Koliwada/Adiwasipada areas may be made by Government. (EP-107)</p>	
EP-108	33(17)	<p>Section 26</p> <p>33(17) Buildings of Biotechnology Establishments: -</p> <p>With the Special permission the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No. 30 Table No. 12 up to 5.0 in respect of buildings in independent plots for exclusively developing Biotechnology units set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than</p>			<p>Sanctioned as proposed with following modification.</p> <p>1) Sanctioned as proposed with following modification.</p> <p>1) In table minimum road width 30m should be read as 27 m.</p>

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1	2	3	4	5	6
		<p>11% stake of these bodies or their lessees. The Commissioner may specify terms and conditions.</p> <p>Provided that in the above cited cases of grant of additional FSI for Biotechnology units, premium as may be determined by Govt shall be paid to MCGM out of which 50% shall be payable to the Govt.</p>			<p>2) Following note is incerted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.</p> <p>3) In this Regulation premium rate is change as 40% instead of 80%.</p>
		<p>Section 30</p> <p>33(17) Buildings of Biotechnology Establishments: -</p> <p>With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No. 30 Table No. 12 as specified in the following table, in respect of buildings in independent plots for exclusively developing Biotechnology units set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or their lessees.</p>			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966												
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		<table border="1" data-bbox="472 363 1240 675"> <thead> <tr> <th data-bbox="472 363 555 568">Sr No</th> <th data-bbox="555 363 1070 568">Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th data-bbox="1070 363 1240 568">Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 568 555 604">1</td> <td data-bbox="555 568 1070 604">Up to 2000 sq. m</td> <td data-bbox="1070 568 1240 604">Up to 3</td> </tr> <tr> <td data-bbox="472 604 555 641">2</td> <td data-bbox="555 604 1070 641">Above 2000 and up to 3000 sq. m</td> <td data-bbox="1070 604 1240 641">Up to 4</td> </tr> <tr> <td data-bbox="472 641 555 675">3</td> <td data-bbox="555 641 1070 675">Above 3000 Sq. m</td> <td data-bbox="1070 641 1240 675">Up to 5</td> </tr> </tbody> </table> <p data-bbox="472 675 1099 708">The Commissioner may specify terms and conditions.</p> <p data-bbox="472 746 1686 810">Provided that in the above cited cases of grant of additional FSI for Biotechnology units, premium as may be determined by Govt shall be paid to MCGM out of which 50% shall be payable to the Govt.</p>	Sr No	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI	1	Up to 2000 sq. m	Up to 3	2	Above 2000 and up to 3000 sq. m	Up to 4	3	Above 3000 Sq. m	Up to 5			
Sr No	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI															
1	Up to 2000 sq. m	Up to 3															
2	Above 2000 and up to 3000 sq. m	Up to 4															
3	Above 3000 Sq. m	Up to 5															
		<p data-bbox="472 847 629 879">Section 31(1)</p> <p data-bbox="472 911 1088 943">33(17) Buildings of Biotechnology Establishments: -</p> <p data-bbox="472 975 1686 1145">With the Special permission, the Commissioner may permit the floor space indices to be exceeded beyond Zonal (basic) FSI specified in this Regulation No. 30 Table No. 12 up to 5.0 as specified in the following table, in respect of buildings in independent plots for exclusively developing Biotechnology units set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or their lessees.</p> <table border="1" data-bbox="546 1177 1608 1383"> <thead> <tr> <th data-bbox="546 1177 629 1313">Sr No</th> <th data-bbox="629 1177 1227 1313">Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th data-bbox="1227 1177 1402 1313">Minimum Road Width</th> <th data-bbox="1402 1177 1608 1313">Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="546 1313 629 1350">1</td> <td data-bbox="629 1313 1227 1350">Up to 2000 sq. m</td> <td data-bbox="1227 1313 1402 1350">12m</td> <td data-bbox="1402 1313 1608 1350">Up to 3</td> </tr> <tr> <td data-bbox="546 1350 629 1383">2</td> <td data-bbox="629 1350 1227 1383">Above 2000 and up to 3000 sq. m</td> <td data-bbox="1227 1350 1402 1383">18m</td> <td data-bbox="1402 1350 1608 1383">Up to 4</td> </tr> </tbody> </table>	Sr No	Plot area excluding area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Maximum Permissible FSI	1	Up to 2000 sq. m	12m	Up to 3	2	Above 2000 and up to 3000 sq. m	18m	Up to 4			
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1	Up to 2000 sq. m	12m	Up to 3														
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1	2	3	4	5	6				
		<table border="1" data-bbox="546 363 1608 400"> <tr> <td data-bbox="546 363 622 400">3</td> <td data-bbox="622 363 1218 400">Above 3000 Sq. m</td> <td data-bbox="1218 363 1404 400">30m</td> <td data-bbox="1404 363 1608 400">Up to 5</td> </tr> </table> <p data-bbox="472 400 1106 432">The Commissioner may specify terms and conditions.</p> <p data-bbox="465 467 1686 564">Provided that in the above cited cases of grant of additional FSI for Biotechnology units, premium recovered for the BUA at the rate of 80% of ASR for open develop land (for FSI 1) or as may be determined by Govt shall be paid to MCGM out of which 50% shall be payable to the Govt.</p> <p data-bbox="465 600 584 632">(EP-108)</p>	3	Above 3000 Sq. m	30m	Up to 5			
3	Above 3000 Sq. m	30m	Up to 5						
EP-109	33(18)	<p data-bbox="465 663 869 767">33(18) Development of Multi Storey Public Parking Lots (PPL):</p> <p data-bbox="465 802 869 1305">With the previous approval of the Govt for development of Multi-storeyed PPL on any plot abutting a road and/or a stretch of road, additional FSI (hereinafter referred to as "Incentive FSI") as specified below on built up parking area, created and handed over to the MCGM free of cost, shall be allowed, on the land belonging to a private owner, which is not reserved for any public purpose, subject to the conditions contained herein below:</p>	<p data-bbox="913 663 1272 767">33(18) Development of Multi Storey Public Parking Lots (PPL):</p> <p data-bbox="913 834 1294 1305">For development of Multi-storeyed PPL on any plot abutting a road and/or a stretch of road, additional FSI (hereinafter referred to as "Incentive FSI") as specified below on built up parking area, created and handed over to the MCGM free of cost, shall be allowed, on the land belonging to a private owner, which is not reserved for any public purpose, subject to the conditions contained herein below:</p>	<p data-bbox="1317 663 1686 767">33(18) Development of Multi Storey Public Parking Lots (PPL):</p> <p data-bbox="1317 802 1686 1372">With the previous approval of the Govt for For development of Multi-storeyed PPL on any plot abutting a road of minimum width of 18m, and/or a stretch of road, additional FSI (hereinafter referred to as "Incentive FSI") as specified below on built up parking area, created and handed over to the MCGM free of cost, shall be allowed, on the land belonging to a private owner /Lease hold plots of Govt. and MCGM with prior consent, which is not reserved for any public</p>	Sanctioned as proposed.				

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1	2	3	4	5	6
				purpose, subject to the conditions contained herein below: (EP-109)	
EP-110	33(18) I to VII	<p>Section 26</p> <p>33(18) Development of Multi Storey Public Parking Lots (PPL):</p> <p>I. The minimum area of plot shall be 1000 sq. m in Island City & 2000 sq. m in suburb and extended suburbs of Greater Mumbai. The minimum number of Motor Vehicle public parking spaces provided shall not be less than 50 subject to minimum parking space of 700 sq. m. The location of parking spaces can be in basement, ground floor or upper floors, with access through ramp/lift or combination of both subject to clearance from CFO with special emphasis on fire hazard.</p> <p>II. A Committee under the Chairmanship of Municipal Commissioner, MCGM shall earmark/select the plots for public parking, on the basis of their suitability and seek Government's approval for it. The Committee shall comprise the following or their representatives (i) Metropolitan Commissioner, MMRDA. (ii) Joint Commissioner of Police (Traffic), (iii) Dy. Director of Town Planning, Greater Mumbai (iv) Chief Engineer (Road), MCGM (Member Secretary).</p> <p>III. The incentive FSI given on this account will be over and above the Zonal (basic) FSI permissible under any other provisions of DCR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCR/DP, within the overall cap/limit of total maximum permissible FSI as given at (vii) below.</p> <p>IV. The proposed development shall be subject to any other conditions prescribed by the Municipal Commissioner.</p>			Sanctioned as proposed.

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1	2	3	4	5	6
		<p>V. Concerned land owner/development/society/company shall not be allowed to operate the public parking.</p> <p>VI. Area covered under parking shall not be counted towards FSI consumption.</p> <p>I. The incentive FSI permissible under this Regulation against BUA of the PPL, shall be 50% of the BUA of the PPL, such that the total permissible FSI including the incentive FSI under this Regulation does not exceed 4.0 in the Island City and 3.0 in the Suburbs and extended Suburbs.</p>			
		<p>Section 30</p> <p>I. The minimum area of plot shall be 1000 sq. m. The minimum number of Motor Vehicle public parking spaces provided shall not be less than 50 subject to minimum parking space of 700 sq. m. The location of parking spaces can be in basement, ground floor or upper floors, with access through ramp/lift or combination of both subject to clearance from CFO with special emphasis on fire hazard.</p> <p>II. Till the formation of Parking Authority, a Committee under the Chairmanship of Municipal Commissioner, MCGM shall earmark/select the plots for public parking, on the basis of their suitability. The Committee shall comprise the following or their representatives (i) Metropolitan Commissioner, MMRDA. (ii) Joint Commissioner of Police (Traffic), (iii) Dy. Director of Town Planning, Greater Mumbai (iv) Chief Engineer (Road), MCGM (Member Secretary).</p> <p>III. The incentive FSI given on this account will be over and above the Zonal (basic) FSI permissible under any other provisions of DCPR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCPR/DP, within the overall cap/limit of total maximum permissible FSI as given at (vii) below.</p> <p>IV. The proposed development shall be subject to any other conditions prescribed by the Municipal Commissioner.</p>			

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1	2	3	4	5	6						
		<p>V. Concerned land owner/development/society/company shall not be allowed to operate the public parking.</p> <p>VI. Area covered under parking shall not be counted towards FSI consumption.</p> <p>VII. The incentive FSI permissible under this Regulation against BUA of the PPL, shall be 50% of the BUA of the PPL, such that the total permissible FSI including the incentive FSI under this Regulation does not exceed as detailed below: -</p> <table border="1" data-bbox="667 730 1487 880"> <thead> <tr> <th data-bbox="667 730 1003 778">Plot Area</th> <th data-bbox="1003 730 1487 778">Maximum permissible FSI</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 778 1003 834">Up to 2000 sq. m</td> <td data-bbox="1003 778 1487 834">3.00</td> </tr> <tr> <td data-bbox="667 834 1003 880">Above 2000 sq. m</td> <td data-bbox="1003 834 1487 880">4.00</td> </tr> </tbody> </table>			Plot Area	Maximum permissible FSI	Up to 2000 sq. m	3.00	Above 2000 sq. m	4.00	
Plot Area	Maximum permissible FSI										
Up to 2000 sq. m	3.00										
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		<p>Section 31(1)</p> <p>I. The minimum area of plot shall be 1000 sq. m. in Island City & 2000 sq. m in suburb and extended suburbs of Greater Mumbai. The minimum number of Motor Vehicle public parking spaces provided shall not be less than 50 subject to minimum parking space of 700 sq. m. The location of parking spaces can be in basement, ground floor or upper floors, with access through ramp/lift or combination of both subject to clearance from CFO with special emphasis on fire hazard.</p> <p>II. A Till the formation of Parking Authority, a Committee under the Chairmanship of Municipal Commissioner, MCGM shall earmark/select the plots for public parking, on the basis of their suitability and seek Government's approval for it. The Committee shall comprise the following or their representatives (i) Metropolitan Commissioner, MMRDA. (ii) Joint Commissioner of Police (Traffic),</p>									

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1	2	3	4	5	6						
		<p>(iii) Dy. Director of Town Planning, Greater Mumbai (iv) Chief Engineer (Road), MCGM (Member Secretary).</p> <p>III. The incentive FSI given on this account will be over and above the Zonal (basic) FSI permissible under any other provisions of DCPR. This incentive FSI shall be allowed to be used on the same plot in conformity with DCPR/DP, within the overall cap/limit of total maximum permissible FSI as given at (vii) below.</p> <p>IV. The proposed development shall be subject to any other conditions prescribed by the Municipal Commissioner.</p> <p>V. Concerned land owner/development/society/company shall not be allowed to operate the public parking.</p> <p>VI. Area covered under parking shall not be counted towards FSI consumption.</p> <p>VII. The incentive FSI permissible under this Regulation against BUA of the PPL, shall be 50% of the BUA of the PPL, such that the total permissible FSI including the incentive FSI under this Regulation does not exceed 4.0 in the Island City and 3.0 in the Suburbs and extended Suburbs as detailed below: -</p> <table border="1" data-bbox="465 836 1400 1003"> <thead> <tr> <th>Plot Area</th> <th>Maximum permissible FSI</th> </tr> </thead> <tbody> <tr> <td>Up to 2000 sq. m</td> <td>3.00</td> </tr> <tr> <td>Above 2000 sq. m</td> <td>4.00</td> </tr> </tbody> </table> <p>(EP-110)</p>			Plot Area	Maximum permissible FSI	Up to 2000 sq. m	3.00	Above 2000 sq. m	4.00	
Plot Area	Maximum permissible FSI										
Up to 2000 sq. m	3.00										
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EP-111	33(18)(X H)	-----	(XII) Plot for which development permission has already been granted by GoM. for Public Parking Lot, as per the Regulation No 33(24) of DCR 1991 and if the plot is reserved/designated for public purpose of Public Parking Lot in DP 2034, then the plot has to be	(XII) Plot for which development permission has already been granted by GoM. for Public Parking Lot, as per the Regulation No 33(24) of DCR 1991 and if the plot is reserved/designated for public purpose of Public Parking Lot in DP 2034, then the plot has	Sanctioned as proposed.						

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1	2	3	4	5	6
			developed under this Regulation only and not under AR.	to be developed under this Regulation only and not under AR. (EP-111)	
EP-112	33(19)	33(19) Additional FSI for Commercial user development in Central Business District (CBD): The Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots in CBD on payment of premium subject to following conditions: -	33(19) Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone: The Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots in CBD on payment of premium subject to following conditions: -	33(19) Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial Zone from Industrial zone: The Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots in marked as CBD or independent plot converted in Residential or Commercial zone from Industrial zone after compliance of Regulation 14(B) of these Regulations on payment of premium subject to following conditions: -	Sanctioned as proposed with following modification. Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial Zone from Industrial zone: The Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial user/development on plots in marked as CBD or plot situated in Residential or Commercial Zone or independent plot converted in Residential or Commercial zone from Industrial zone after compliance of

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1	2	3	4	5	6						
				(EP-112)	Regulation 14(B) of these Regulations subject to the condition that permissible FSI as per Table 12 will be utilized first and the additional FSI under this Regulation on payment of premium subject to following conditions :						
EP-113	Part VI 33(19) 5)	<p><u>Provision u/s. Section 26</u></p> <p>Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act, on payment of premium for BUA @ 80 % of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case no residential development will be allowed on such plot.</p> <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000 sq. m</td> <td>3</td> </tr> </tbody> </table>			Sr. No	Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI	1	Up to 2000 sq. m	3	<p>Sanctioned as proposed with following modification.</p> <p>1) Sanctioned as proposed with following modification.</p> <p>1) In table minimum road width 30m should be read as 27 m.</p> <p>2) Following note is inserted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under</p>
Sr. No	Plot area excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI									
1	Up to 2000 sq. m	3									

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1	2	3	4	5	6												
		2	Above 2000 and up to 3000sq. m	4	MMC Act.												
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Sr. No	Plot area excluding area to be handed over in lieu of Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act	Maximum Permissible FSI															
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2	Above 2000 and up to 3000 sq. m	4															
3	Above 3000	5															
		<p><u>Provision u/s. Section 31(1)</u> Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1 Table No 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act, on payment of premium for BUA @ 80 % of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.</p>															

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966																
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EP-114	33(20)(A)	<p>Section 26</p> <p>33(20) Affordable Housing (AH):</p> <p>(A) Development or redevelopment of plots earmarked/reserved for AH on the lands of MCGM/Govt./Appropriate Authority as notified by Govt. and in possession, may undertake development for AH with permissible FSI 4.0 subject to the following conditions:</p>			Sanctioned as proposed.																
		<p>Section 30</p> <p>33(20) Affordable Housing (AH)/ Rehabilitation & Resettlement (R & R):</p> <p>Development or redevelopment of plots earmarked/reserved for AH/R&R on the lands of MCGM/Govt./Appropriate Authority as notified by Govt. or unreserved plot of these authorities and in possession</p> <p>(A) Development or redevelopment of plots earmarked/reserved for AH/R&R on the lands of MCGM/Govt./Appropriate Authority as notified by Govt. or unreserved plot of these authorities and in possession, may undertake development for AH and/or R&R for the purpose of the housing those who are displaced by projects undertaken by the Corporation/Appropriate Authority for</p>																			

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		implementation of proposals such as DP/MUTP/MUIP and other vital public projects with permissible FSI as detailed below: <table border="1" data-bbox="667 459 1487 603" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Plot Area</th> <th>Maximum permissible FSI</th> </tr> </thead> <tbody> <tr> <td>Up to 2000 sq. m</td> <td>3.00</td> </tr> <tr> <td>Above 2000 sq. m</td> <td>4.00</td> </tr> </tbody> </table>			Plot Area	Maximum permissible FSI	Up to 2000 sq. m	3.00	Above 2000 sq. m	4.00				
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Plot Area	Minimum Road Width	Maximum permissible FSI												
Up to 2000 sq. m	12m	3.00												
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EP-115				9) In case of layout 25% of	Sanctioned as proposed.									

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EP-116	Part VI 33(20)(B)(a)	<p><u>Provision u/s. Section 26</u></p> <p>(A) Development of AH on private plot.</p> <p>The permissible FSI may be allowed to be exceeded up to 4.0 when the private owner proposes to develop non-reserved/non-designated private land for AH tenements and hand over the area of AH tenements free of cost to MCGM.</p> <p>(a) The FSI & distribution of additional FSI for the construction AH shall be as shown below:</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Total permissible FSI</th> <th>Zonal (basic) FSI</th> <th>Additional FSI</th> <th>FSI for transit tenements for MCGM AH.</th> <th>FSI for sale component</th> </tr> <tr> <th>(1)</th> <th>(2)</th> <th>(3)</th> <th>(4)</th> <th>(5)</th> <th>(6)</th> </tr> </thead> <tbody> <tr> <td>Island City</td> <td>4.00</td> <td>1.33</td> <td>2.67</td> <td>1.67</td> <td>1.0</td> </tr> <tr> <td>Suburbs/ Extended Suburbs</td> <td>4.00</td> <td>1.00</td> <td>3.00</td> <td>1.5</td> <td>1.5</td> </tr> </tbody> </table>			Location	Total permissible FSI	Zonal (basic) FSI	Additional FSI	FSI for transit tenements for MCGM AH.	FSI for sale component	(1)	(2)	(3)	(4)	(5)	(6)	Island City	4.00	1.33	2.67	1.67	1.0	Suburbs/ Extended Suburbs	4.00	1.00	3.00	1.5	1.5	<p>Sanctioned as proposed with following modification.</p> <p>1) Following note is incerted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.</p>
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		Suburbs (EP-116)			
EP-117	Part-VI 33(20)(B)(k)	-----	(k) In case of layout, 25% of Zonal (basic) FSI shall be exclusively used for the purpose of convenience shopping along layout road for use of residential occupants of layout.	(k) In case of layout, 25% of Zonal (basic) FSI shall be exclusively used for the purpose of convenience shopping along layout road for use of residential occupants of layout. (EP-117)	Sanctioned as proposed.
EP-118	Part-VI 33(21)	Section 26 33(21) Development and Redevelopment of Municipal Market/ Public Amenities by MCGM/Government (A) Development and Redevelopment of Municipal Market If development/redevelopment of existing Municipal Market of MCGM orland Reserved/Designated for Municipal Market on land belonging to MCGM is proposed by MCGM itself, then development/redevelopment of such existing/ designated/reserved land of Municipal Market shall be as follows: i. The permissible FSI shall be 5.0 on gross plot area.			Sanctioned as proposed with following modification. 1) Sanctioned as proposed with following modification. 1) In table minimum road width 30m should be read as 27 m. 2) Following note is incerted below table.

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		<p>Section 30</p> <p>33(21) Development and Redevelopment of Municipal Market/Public Amenities by MCGM/Government</p> <p>(A) Development and Redevelopment of Municipal Market</p>			

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1	2	3	4	5	6
		3 Above 3000 Sq. m (EP-118)	30m	5	
EP-119	Part VI 33(21) (B)	<p>Section 26</p> <p>(B) Public Amenities by MCGM/Government:</p> <p>For the construction of building for public purpose/ public amenities by the Corporation/Govt.on their own, on the plot of land belonging to them, the FSI shall be 5.0.</p> <p>Such additional FSI will not be available when private owner undertakes development as per Regulation No. 17.</p> <p>No premium shall be charged for Fungible FSI as per Regulation No 31(3).</p>			<p>Sanctioned as proposed with following modification.</p> <p>1) In table minimum road width 30m should be read as 27 m.</p> <p>2) Following note is incerted below table.</p> <p>On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under MMC Act.</p> <p>3)Sub Regulation No. 33(21)(A)(v) is modified as below.</p> <p>v) Balance BUA may be used for (a) Municipal Office, (b) PAPs displaced due to</p>

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial modification published by the Government under section 31(1) of the MR & TP Act. 1966	Substantial modification sanctioned by the Government under section 31(1) of the MR & TP Act. 1966												
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2	Above 2000 and up to 3000 sq. m	4															
3	Above 3000 Sq. m	5															

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1	2	3	4	5	6																
		<p>Section 31(1) (B) Public Amenities by MCGM/Government: For the construction of building for public purpose/ public amenities by the Corporation/Govt. on their own, on the plot of land belonging to them, the FSI shall be 5.0 as specified below:-</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Plot area excluding area affected by proposed DP roads/Sanctioned RL under MMC Act</th> <th>Minimum Road Width</th> <th>Maximum Permissible FSI</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Up to 2000 sq. m</td> <td>12m</td> <td>3</td> </tr> <tr> <td>2</td> <td>Above 2000 and up to 3000 sq. m</td> <td>18m</td> <td>4</td> </tr> <tr> <td>3</td> <td>Above 3000 Sq. m</td> <td>30m</td> <td>5</td> </tr> </tbody> </table> <p>Such additional FSI will not be available when private owner undertakes development as per Regulation No. 17. No premium shall be charged for Fungible FSI compensatory area as per Regulation No 31(3). (EP-119)</p>			Sr No	Plot area excluding area affected by proposed DP roads/Sanctioned RL under MMC Act	Minimum Road Width	Maximum Permissible FSI	1	Up to 2000 sq. m	12m	3	2	Above 2000 and up to 3000 sq. m	18m	4	3	Above 3000 Sq. m	30m	5	
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3	Above 3000 Sq. m	30m	5																		
EP-120	Part VI 33(22)	Section 26 -----			Sanctioned as proposed with following modification. 1) Sub Regulation No.2 is modified as below. 2) Admissibility:- Development of Exhibition-cum-Convention Centre shall be permissible on a plot in Residential / Industrial /Commercial Zone subject to following conditions:- i) For the purpose of																

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1	2	3	4	5	6
					<p>calculating the FSI, the remaining area after excluding the land under the Development Plan Roads / Reservation of public amenities shall be considered.</p> <p>ii) In case of plots in Residential /Industrial / Commercial Zone, the Floor Space Indices specified in Table 12 may be permitted to be exceeded up to 4.00 F.S.I by charging premium at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.</p> <p>2)Sub Regulation No.2(iii) is deleted.</p> <p>3)Sub Regulation No. 33(22)(3)(d) is modified as below.</p> <p>d. Recreation Ground and Amenity Area shall be provided on such plot as</p>

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1	2	3	4	5	6
					<p>prescribed in Regulation 27. The Recreation Ground area shall be counted in 1/3 open space required as per clause 3(c) above.</p> <p>3) In Sub Regulation No. 33(22)(3)(f) Table 1 is modified as Table.</p> <p>4) Sub Regulation No. 33(22)(4) is modified as below. FSI Computation for Exhibition-cum-Convention Centre:- FSI computation for areas shall be as per these Regulations. Provided that height of any Exhibition Hall or Convention Hall greater than 4.20 meters shall not be deemed to have consumed an additional FSI of 50% of the relevant floor area.</p> <p>5) In Sub Regulation No. 33(22)(6)(v) & (vii) are</p>

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1	2	3	4	5	6
					<p>modified as below.</p> <p>v) For the planning of all the other habitable / non habitable areas for amenities areas and Support services, Regulation 37 shall be applicable.</p> <p>vii) Requirement of fire shall be as per Regulation 47 of these Regulations.</p> <p>6) Sub Regulation No. 33(22)(7)(iii) is modified as below.</p> <p>iii) For the area of Support Services, parking shall be provided as per Regulation 44.</p> <p>7) Sub Regulation No. 33(22)(9) is modified as below.</p> <p>9) No relaxation shall be granted.</p>

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1	2	3	4	5	6
		Section 30 -----			
		<p>Section 31(1)</p> <p>33 (22) Regulation for Exhibition-cum-Convention Centers in MCGM Area</p> <p>1) Definition: An Exhibition-cum-Convention Centre is a complex comprising buildings, halls and open spaces which are designed to host and/or organize --</p> <p>(a) business-to-business and business-to-customer exhibitions where products, machinery, art, skills, services, activities etc. are displayed on temporary or permanent basis; and</p> <p>(b) large congregations for the purpose of conventions, meetings, conferences, assemblies, rallies, concerts, cultural activities and performances.</p> <p>2) Admissibility: - Development of Exhibition-cum-Convention Centre shall be permissible in Mumbai, on a plot in Residential (R2) / Industrial (I1, I2, I3)/Commercial (C1, C2)/ No Development Zone subject to following conditions:-</p> <p>i) For the purpose of calculating the FSI, the remaining area after excluding the land under the Development Plan Roads / Reservation of public amenities shall be considered.</p> <p>ii) In case of plots in Residential (R2)/Industrial (I1, I2, I3)/ Commercial (C1, C2) Zone, the Floor Space Indices specified in Table 14 above may be permitted to be exceeded up to 4.00 F.S.I by charging premium at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.</p> <p>iii) In case of plots in No Development Zone, if infra-structure facilities are sufficient or land owner/ developer is ready to provide it, then the Maximum permissible F.S.I. may be permitted to be exceeded upto 2.00 by charging premium above 0.20 F.S.I. , at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.</p> <p><u>3)Conditions for Development of Exhibition-cum-Convention Centre:-</u></p> <p>a. Such Plot should have a minimum area of 5 hectares excluding Development Plan proposals of</p>			

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		<p>reservation and/or roads, if any.</p> <p>b. Entry Gates of the Exhibition-cum-Convention Centre must abut a main road/ highway having a minimum width of 18.30 mtr. with minimum 2 each of ingress and egress of proper width.</p> <p>c. The ground coverage of the Exhibition-cum-Convention Centre on such plot shall not exceed 2/ 3rd of the gross plot area excluding Development Plan proposals of reservation and/ or roads, if any.</p> <p>d. Recreation Ground and Amenity Area shall be provided on such plot as prescribed for Industrial layouts in Regulation 23(2).</p> <p>Provided that the limit of maximum area of 2500 sq.mtrs. shall not apply for the development under this Regulation.</p> <p>The Recreation Ground area shall be counted in 1/3 open space required as per regulation 3(c).</p> <p>e. Out of the total permissible built up area on such plot, at least 2/3rd shall be allocated for Exhibition-cum-Convention Centre buildings/ halls, toilet blocks, Organiser's office; protocol lounge; VIP lounge; Press lounge; registration areas; pre-function areas; refreshment & snack centres; meeting rooms; business centre; creche; meditation rooms; wellness centre; bank & forex service counters; surveillance & security rooms; service contractor's office; audio-visual/ sound room; green room; maintenance workshop; maintenance staff office; strong rooms, first aid and emergency room.</p> <p>f. Remaining permissible built up area, not exceeding 1/ 3rd of the total built up area, on such plot may be allocated for Support Services as described below in Table-1.</p> <p style="text-align: center;"><u>TABLE-1</u></p> <table border="1" data-bbox="461 1007 1691 1388"> <thead> <tr> <th data-bbox="461 1007 607 1043">Sr. No.</th> <th data-bbox="607 1007 1691 1043">Support Services</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 1043 607 1080">1.</td> <td data-bbox="607 1043 1691 1080">Hotels not less than 3-star category Hotels</td> </tr> <tr> <td data-bbox="461 1080 607 1150">2.</td> <td data-bbox="607 1080 1691 1150">Dining Areas: Food Courts, Cafeteria, Fine Dining Restaurants, Restaurants & Bar, Convenience Store</td> </tr> <tr> <td data-bbox="461 1150 607 1187">3.</td> <td data-bbox="607 1150 1691 1187">Recreation Areas: Indoor children's play area, Indoor games area, Fitness center</td> </tr> <tr> <td data-bbox="461 1187 607 1224">4.</td> <td data-bbox="607 1187 1691 1224">Fire Services</td> </tr> <tr> <td data-bbox="461 1224 607 1260">5.</td> <td data-bbox="607 1224 1691 1260">Health post for emergency services with ambulance facility shall be provided.</td> </tr> <tr> <td data-bbox="461 1260 607 1331">6.</td> <td data-bbox="607 1260 1691 1331">Staff quarters for minimum 25 tenements per 5 Ha. Each having not less than 25 Sq.mtr. BUA</td> </tr> <tr> <td data-bbox="461 1331 607 1388">7.</td> <td data-bbox="607 1331 1691 1388">Space for Police Chowky of minimum 100 sq. mtr. shall be provided as per requirement of Police Department.</td> </tr> </tbody> </table>			Sr. No.	Support Services	1.	Hotels not less than 3-star category Hotels	2.	Dining Areas: Food Courts, Cafeteria, Fine Dining Restaurants, Restaurants & Bar, Convenience Store	3.	Recreation Areas: Indoor children's play area, Indoor games area, Fitness center	4.	Fire Services	5.	Health post for emergency services with ambulance facility shall be provided.	6.	Staff quarters for minimum 25 tenements per 5 Ha. Each having not less than 25 Sq.mtr. BUA	7.	Space for Police Chowky of minimum 100 sq. mtr. shall be provided as per requirement of Police Department.	
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		<table border="1" data-bbox="461 365 1691 539"> <tr> <td data-bbox="461 365 607 402">8.</td> <td data-bbox="607 365 1691 402">Sewerage treatment system as per design and drawings approved by MCGM.</td> </tr> <tr> <td data-bbox="461 402 607 438">9.</td> <td data-bbox="607 402 1691 438">Rain water harvesting plant shall be provided.</td> </tr> <tr> <td data-bbox="461 438 607 475">10.</td> <td data-bbox="607 438 1691 475">Special provisions for Drinking water & PSC blocks for gents & ladies shall be provided.</td> </tr> <tr> <td data-bbox="461 475 607 539">11.</td> <td data-bbox="607 475 1691 539">Dedicated Electric Sub-station as per requirement of Power Supply Company, shall be provided</td> </tr> </table> <p data-bbox="461 539 1691 608">Note: Regulation 33(4) pertaining to hotels shall not be applicable to the hotels in any Exhibition-cum-Convention Centre.</p> <p data-bbox="461 608 1691 708">g. Occupation Certificate (OC) in respect of a minimum of 1/6th built-up area of the Exhibition-cum-Convention Centre shall be obtained prior to obtaining Commencement Certificate in respect of Support Services.</p> <p data-bbox="461 743 1691 812">4). FSI Computation for Exhibition-cum-Convention Centre:- FSI computation for areas shall be as per Regulation 35(2) and 35(3). Provided that height of any Exhibition Hall or Convention Hall greater than 3.90 meters shall not be deemed to have consumed an additional FSI of 50% of the relevant floor area.</p> <p data-bbox="461 948 1691 1082">5) Marginal Open Spaces: i) The marginal open space shall be minimum 12.00 mt. from all sides of the plot. ii) Canopies may be permitted in front open space, provided the marginal open space does not become less than 6.00 mt.</p> <p data-bbox="461 1090 1691 1388">6) General Requirements for Exhibition / Convention Halls shall be as under: i) The size of each hall shall not be less than 4,000 sq. m. ii) Minimum width of the hall shall not be less than 50m. iii) The minimum floor to floor height of the Exhibition Hall / Convention Hall shall be 8.00 mt. iv) It shall be permissible to construct the Exhibition-cum-Convention Centre buildings / halls in multiple levels. v) For the planning of all the other habitable / non habitable areas for amenities areas and Support services, Regulation 38 shall be applicable.</p>	8.	Sewerage treatment system as per design and drawings approved by MCGM.	9.	Rain water harvesting plant shall be provided.	10.	Special provisions for Drinking water & PSC blocks for gents & ladies shall be provided.	11.	Dedicated Electric Sub-station as per requirement of Power Supply Company, shall be provided			
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1	2	3	4	5	6
		vi) Minimum width of the internal road shall be 13.40 mtr. vii) Requirement of fire shall be as per Regulation 43 of these Regulations. 7). Parking requirements for Exhibition-cum-Convention Centre shall be follows:- i) Allotted parking space for one (1) Fire Engine and one (1) Ambulance shall be compulsorily provided. ii) (a) Convention Center- For every 10 seats, parking space for 2 cars shall be provided. (b) Exhibition Area-- For every 1000 Sq. mtrs of exhibition area, including open exhibition area, parking space for 25 cars shall be provided. (c) In addition to the parking spaces provided for 4-wheeler vehicles. The following shall be provided. 1. For 2-wheeler vehicles, minimum 25% of the total number of required parking for 4-wheelers, shall be provided. 2. Taxi Stand for minimum 25 taxis and 50 Auto Rikshaws. 3. Bus Terminal for minimum 10 buses shall be provided. iii) For the area of Support Services, parking shall be provided as per Regulation 36. iv) The additional parking space may be granted without counting the such area of parking into F.S.I. 8) In CRZ areas, the FSI for such proposals, shall be governed by the MoEF Notification issued for time to time.			
		9) No relaxation under these Regulations shall be granted. (EP-120)			
EP-121	Part VI 33(22)	33(22) Additional FSI for Redevelopment of existing residential housing societies, residential tenanted buildings	33(7)(B) Additional FSI for Redevelopment of existing residential housing societies excluding cessed buildings	33(22) Additional FSI for Redevelopment of existing residential housing societies,	Sanctioned as proposed.

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1	2	3	4	5	6
		<p>excluding cessed buildings:</p> <p>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:</p> <p>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 FSI 1))* (authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided that this incentive shall</p>	<p>In case of redevelopment of existing residential housing societies excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members are proposed to be re-accommodated on the same plot, incentive additional FSI for redevelopment of such existing residential buildings shall be as follows:</p> <p>1. Incentive 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 FSI 1)) *(authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is less than the permissible FSI 2.0,</p>	<p>residential tenanted buildings excluding cessed buildings:</p> <p>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:</p> <p>1. Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of</p>	

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		<p>not exceed 40% of existing authorized BUA.</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per above is less than the permissible FSI 2.0 then society may avail the 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI up to 2.</p>	<p>then society shall first avail 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI of 2. If the existing authorized BUA and incentive thereon as per above i.e. incentive Additional BUA is more than the permissible FSI 2.0, then society shall be eligible for incentive additional BUA in lieu of cost of construction of authorized existing BUA, which exceeds the permissible FSI of 2. However, this proviso shall not be applicable to redevelopment of building falling under Regulation No 45, in which case, the full incentive additional BUA in lieu of cost of construction of authorized existing BUA will be available in the form of TDR.</p> <p>2. If staircase, lift & lift lobby areas are claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase,</p>	<p>construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR (for FSI - 1)) *(authorized existing built up area + area of the balcony if claimed free of FSI as per then prevailing regulation)</p> <p>Provided that this incentive shall not exceed 40% of existing authorized BUA.</p> <p>Provided further that if the existing authorized BUA and incentive thereon as per above is less than the permissible FSI 2.0 then society may avail the 'Additional FSI on payment of premium/TDR' up to limit of permissible FSI up to 2.</p> <p>2. If staircase, lift & lift lobby areas are</p>	

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			<p>lift & lift lobby areas are counted in FSI in earlier development, then incentive additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A), 33(9)(B),</p>	<p>claimed free of FSI by charging premium as per then prevailing Regulation, then such areas to that extent only will be granted free of FSI without charging premium. If staircase, lift & lift lobby areas are counted in FSI in earlier development, then additional FSI as stated in Sr. No 1 shall also be given on such area & such areas may be availed free of FSI by charging premium as per these Regulations.</p> <p>3. This Regulation shall be applicable only when existing members of the societies/tenants are proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI</p>	

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1	2	3	4	5	6
			<p>33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>Explanation: -Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building or building on which balance/admissible FSI has been consumed by way of vertical extension as per then prevailing Regulation, available with the MCGM.</p> <p>6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.</p> <p>7. Fungible compensatory area admissible under Regulation No. 31(3) shall also be allowed over the incentive additional BUA in</p>	<p>as per then prevailing Regulations.</p> <p>4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more.</p> <p>5. This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9), 33(9)(A), 33(10), 33(10) (A), 33(20) (A), 33(21).</p> <p>Explanation: Age of a building shall be as on the 1st of January of the year in which a complete redevelopment proposal is submitted to the Commissioner and shall be calculated from the date of</p>	

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1	2	3	4	5	6
			<p>lieu of cost of construction of authorized existing BUA & existing authorised BUA without charging of premium.</p> <p>8. The in situ FSI on any plot after development under this Regulation shall not exceed 4 in any case. Unconsumed BUA under this Regulation due to planning consideration and site constraint can be allowed in the form of TDR under the provisions of these Regulations. In such cases the potential of the plot shall be perpetually restricted to the extent of consumed BUA under this Regulation.</p> <p>9. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per the existing authorised BUA of existing tenanted building on the plot shall be developed as per Regulation</p>	<p>Occupation Certificate or alternately, from the first date of assessment as per the property tax record in respect of such building available with the MCGM.</p> <p>6. This additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any.</p> <p>7. Fungible FSI admissible under Regulation No. 31(3) shall also be allowed over the additional BUA in lieu of cost of construction of authorized existing BUA & existing authorised BUA on payment of premium.</p> <p>(EP-121)</p>	

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1	2	3	4	5	6
			No 33(7)(A) and remainder notional plot shall be developed as per this Regulation.		
EP-122	Part VI 33(23)	-----	-----	33(23) The regulations for Transit Oriented Development (TOD) FSI with the other conditionality to promote densification along Mass Transport Corridor will be formulated separately. (EP-122)	Kept in abeyance.

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1	2	3	4	5	6
EP-123	Part-VII 34	<p>Land use Zoning & Uses Permitted</p> <p>The Proposed Land-use plan depicts the five land use zones. Explanation: For ascertaining Land-use Zone for a given plot of land please refer to relevant proposed Land-use Map of DP. Eventually web-enabled map will be available on the MCGM website, where by providing the name of Ward, Division/Village/Town Planning Scheme and Survey Number (either C.S.No., C.T.S.No. or F.P.No.) of the concerned plot, the land use zone could be ascertained.</p>	<p>Land use Zoning & Uses Permitted</p> <p>The Proposed Land-use plan depicts the five land use zones. Explanation: For ascertaining Land-use Zone for a given plot of land please refer to relevant proposed Land-use Map of DP. Eventually web-enabled map will be available on the MCGM website, where by providing the name of Ward, Division/Village/Town Planning Scheme and Survey Number (either C.S. No., C.T.S. No. or F.P. No.) of the concerned plot, the land use zone could be ascertained</p>	<p>34. Land use Zoning & Uses Permitted</p> <p>The Proposed Land-use plan depicts the five land use zones. Explanation: For ascertaining Land-use Zone for a given plot of land please refer to relevant proposed Land-use Map of DP. Eventually web-enabled map will be available on the MCGM website, where by providing the name of Ward, Division/Village/Town Planning Scheme and Survey Number (either C.S. No., C.T.S. No. or F.P. No.) of the concerned plot, the land use zone could be ascertained. (EP-123)</p>	Sanctioned as proposed.
EP-123A Renumbered as (EP-123A)	Part-VII 34 2-Table A 3- Table C	<p>Section 26</p> <p>2 Zoning definitions:</p> <p>Following five land use zones are demarcated on the Proposed Land-use Plan.</p> <p>Table No. A</p>			Sanctined as proposed with following modifications. 1) In Sr. No. 50 of Table C the parameter given in additional

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		Zoning Definitions			<p>conditions / parameter is deleted.</p> <p>2) The Sr. No. 73 is renumbered as 74 and in column R & C the following word are added. "except regulation 57 (xi)"</p>
		Zone	Representation	Broad Description	
		Residential Zone (R – Zone)	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.	
		Commercial Zone (C – Zone)	C	The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.	
		Industrial Zone (I – Zone)	I	Industrial zone is a zone with manufacturing as the primary activity. In addition, warehousing and logistics are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can be permitted as specified in these Regulations.	
		No Development Zone	NDZ	No Development Zone (NDZ) is a zone comprising potentially developable land kept in reserve for future development.	

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		Natural Areas /Zone	N A	Natural Area Zone (NA) is an environmentally sensitive not amenable to buildable development.																													
<p>Note: In conformity with the intent and spirit of these Regulations, the Commissioner may modify the boundary limit of a zone where the boundary line of the zone divides a plot.</p>																																	
<p>Table No. C.</p>																																	
<p>Conditions under which uses and occupancies will be permitted in Residential, Commercial & Industrial Zones</p>																																	
<table border="1"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Uses and Occupancies</th> <th colspan="4">Conditions under which land uses and occupancies will be permitted in zones</th> <th rowspan="2">Additional Conditions</th> </tr> <tr> <th>R</th> <th>C</th> <th>I</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential</td> <td>P</td> <td>1 or 2 or 3</td> <td>NP</td> <td rowspan="3">In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3</td> </tr> <tr> <td>2</td> <td>Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses</td> <td>P</td> <td>1 or 2 or 3</td> <td>NP</td> </tr> <tr> <td>3</td> <td>Residential care activities for the elderly and disabled,</td> <td>1 or 2 or 3 or</td> <td>1 or 2 or 3 or</td> <td>NP</td> </tr> </tbody> </table>							Sr. No.	Uses and Occupancies	Conditions under which land uses and occupancies will be permitted in zones				Additional Conditions	R	C	I		1	Residential	P	1 or 2 or 3	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3	NP	3	Residential care activities for the elderly and disabled,	1 or 2 or 3 or	1 or 2 or 3 or	NP
Sr. No.	Uses and Occupancies	Conditions under which land uses and occupancies will be permitted in zones				Additional Conditions																											
		R	C	I																													
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		orphanages, boarding homes/institutions for children and women	4	4		
	4	Short term accommodation (i) 4 or 5 Star category hotels	1 or 2 & 11,16,21	1 or 2 & 11,16,21	1 or 2 & 11,16,21,28	
		(ii) 3 Star category hotels	1 or 2 & 15,21	1 or 2 & 15,21	1 or 2 & 15,21,28	
		(iii) Other categories of Hotels	1 or 2 or 3, & 14, 21	1 or 2 or 3 & 14, 21	1 or 2 & 21, 28	
		iv) Motels, resorts,	1 or 2 & 14, 21	1 or 2 or 3 & 21	1 or 2 & 21, 28	In case of 3 in residential premises, it shall be subject to condition no 18
		v) Guest houses, circuit houses, hostels and boarding / lodging houses, Dharmashala	1 or 2 or 3 or 4 & 13	1 or 2 or 3 or 4	1 or 2 & 28	In case of 3 or 4 and in residential premises, it shall be subject to condition no 18

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			vi) Club Houses or Gymkhanas with extension counter or branch of Bank	1 or 2	1 or 2	NP		
			General agriculture, horticulture and poultry farming (but not dairy farming)	1 or 2	1 or 2	NP	<p>Poultry farming permitted at the rate of 0.25 sq. m. BUA per bird in plot measuring not less than 1 ha.; provided that no offensive odors, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the accessory buildings are not located within 9 m of the boundaries or 6 m. from the main buildings or the plot:</p> <p>Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.</p>	

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		5	A)Health Care facilities without indoor bedding facilities for patients like, dental, medical practitioners, pathological laboratory, diagnostic clinic, eye clinic ,veterinary clinic & clinics of other medical allied facilities	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9	NP	In case of 3,6,9 and in residential premises it shall be subject to condition no 18	
			B)Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9	NP	In case of use already existing prior to coming in force of these Regulations, without fulfillment of condition no 3,6 and 9, the said use may be allowed to continue subject to compliance of condition no 21 & 24	
		6	All other hospitals correctional and mental institutions, institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals)	1 or 2 or 3 & 16	1 or 2 or 3 & 16	N & P	Hospital principally for contagious diseases shall be located not less than 36 m. from any boundaries. In case of 3 in residential premises, it shall be subject to condition no 18	

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		7	(i)Preprimary school, montessori school ,kindergarten schools, balwadis& coaching classes	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9	N P	Permissible with minimum area 40 sq. m in residential building & in case of 3, 6, 9 subject to no nuisance being caused to the occupants of the building. In case of 3,6,9 in residential premises, it shall be subject to condition no 18	
			(ii)Primary schools/Primary cum secondary school	1 or 2 or 3 & 13	1 or 2 or 3 & 13	N P	In case user is proposed in residential building as per 3, the same shall be permissible subject to no nuisance being caused to the occupants& as per condition no 21. In case of 3 in residential premises it shall be subject to condition no 18	
			(iii)Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services. Educational Universities, Hostels	1 & 14	1 & 1 4	N P		

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		8	Institutional uses other than specified in this table	1 or 2 or 3 or 4 & 15	1 or 2 or 3 or 4 & 15	N P	In case of 3 & 4 in residential premises it shall be subject to condition no 18	
		9	Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, telephone exchange, sub-office of consulate offices, sub offices of electric supply company, Post office, Civil Defense warden post and First Aid post, Home Guard & Civil Defense center.	1 or 2 2 or 3 3 or 6 & 14	1 or 2 or 3 or 6	1 or 2 or 3 or 4	In case of 3,6 in residential premises it shall be subject to condition no 18	
		10	Electricity consumer/ distribution sub stations	1 or 2 2 or 3 3 or 6 6 or 7 7 or 8	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8		
		11	Fire station,	1 or 2 2 or 3 & 13	1 or 2 or 3 & 13	1 or 2	In case of 3 in residential premises it shall be subject to condition no 18	
		12	Electricity distribution/ receiving stations, public	1 or 2 &	1 or 2	1 or		

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			utilities & services such as pumping station, sewage disposal work, water supply installation & ancillary structures thereof	14	& 12	2		
		13	Convenience Shops	5, 14 & 18	P	NP	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.	
		14	Photographic studios with laboratories, Photo-copying, video-taping establishments etc, local sub-offices of any public utility, pawnshops, undertaker's premises, private lockers, data processing unit including desk top publishing, with use of computers, travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport, shoe repair and sports shops, fish or meat or frozen food store	5, 14 & 18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photo-copying, video-taping establishments.	
		15	Shops for the collection and distribution of clothes and other materials for cleaning, pressing	5 or 6 & 16, 1	5 or 6	P	In case of 5, 6 in residential premises shall be subject to condition no 18.	

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			and dyeing establishments.	7			Cleaning, pressing and dyeing establishments may be permitted in service industrial estate
		16	Tailoring, embroidery and button-hole making shops,	5 or 6 & 16,1 7	5 or 6	P	In case of 5,6 in residential premises shall be subject to condition no 18 Each employing not more than 9 persons. Tailoring, embroidery and button-hole making shops may be permitted in service industrial estate
		17	Cleaning and pressing establishments for clothes,	5 or 6 & 16,1 7	5 or 6	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59 ⁰ C, machine with dry-load capacity not exceeding 30 Kg. and employing not more than 9 persons: Provided that the total power requirement does not exceed 4 KW. In case of 5, 6 in residential premises it shall be

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							subject to condition no 18. Cleaning and pressing establishments for clothes may be permitted in service industrial estate.	
		18	Coffee grinding establishments	1 or 2 2 or 3 3 or 5 5 or 6 & 16,17 7	1 or 2 or 3 or 5 or 6	P	With electric motive power not exceeding 0.75 KW. (0.025 KW individual motor each). In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		19	Establishments using power only for heating refrigeration or air-conditioning purposes.	1 or 2 or 3 or 5 or 6 & 16,17	1 or 2 or 3 or 5 or 6	P	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		20	Bulk storage of kerosene and bottled gas for domestic consumption	1 or 2 or 3 or 5 or 6 & 16,17, 21	1 or 2 or 3 or 5 or 6 & 21	21	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	

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		21	Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, Coal or fire-wood shops	5,14 & 17 & 18	5	NP	In Gaonthan&Koliwadas areas shall be permissible on road width of 9.0m & above.	
		22	Shops for goldsmiths, lock-smiths, watches and clocks, electronic goods and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work,	5,14 & 17 & 18	1 or 2 or 9	1 or 2	In Gaonthan&Koliwadas areas shall be permissible on road width of 9.0m & above. Each employing not more than 9 persons. In the vicinity of obnoxious industries subject to 28.	
		23	a) Art galleries i.e. display shops. b) Personal services establishments c) Motor driving schools d) Hair dressing saloons and beauty parlours.	1 or 2 or 3 or 6 or 20 & 16,17	P	NP	In case of 3,6 & 20 in residential premises it shall be subject to condition no 18	
		24	Professional offices and studies	18	P	NP	In residential premises	

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			of a resident of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work,				each not occupying a floor area exceeding 50 sq. m on any floor	
		25	Business Offices and services establishments	1 or 2 or 3 & 16	1 or 2 or 3 & 16	N P	In case of 3 in residential premises it shall be subject to condition no 18	
		26	Restaurants, eating houses, cafeteria, ice-cream and milk parlours	1 or 2 or 3 or 6 or 9 & 16 & 17 & 18	1 or 2 or 3 or 6 or 9	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18	
		27	Retail trade and shops/stores or shops for conduct of retail business,	6 or 20 & 16,17,18	6 or 20 or 9 & 17	NP	Storage or sale of combustible materials shall be permissible subject to condition no 21. In case of residential premises shall be subject	

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						to condition no 18.	
		28	Malls/shopping centers /Multiplex/Departmental Stores and Independent Market building along with their ancillary storage	1 or 2 & 16	1 or 2	NP	Additional 3.0 m front open space for the traffic management / holding bay shall be provided.
		29	Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.	1 or 2 & 16,17	1 or 2	P	
		30	Storage of furniture and household goods	1 or 2 & 16,17	1 or 2	P	
		31	Retailing of building materials, open or enclosed,	1 or 2 & 16,17	1 or 2	P	With not more than 500 sq. m of area per establishment.
		32	Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 100 sq. m.	1 or 6 or 20 & 16,17	1 or 6 or 20	P	
		33	Repair, cleaning shops and analytical experimental or	1 or 2 or	1 or 2 or	P	Each employing not more than 15 persons

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			testing laboratories	6 or 20 & 16,17	6 or 20		(but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 50 degree C and machines with dry-load capacity not exceeding 30 kg. or any establishment carrying on activities that are offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such establishment does not exceed 7.5 KW.	
		34	Paper-box manufacturing, including paper-cutting,	NP	1 or 2 or 5 or 6	P	Each employing not more than 9 persons with motive power not exceeding 3.75 KW and area not more than 100 sq. m.	
		35	Establishments requiring power	NP	1 or	P	Each employing not	

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			for sealing tins, package, etc.		2 or 5 or 6		more than 9 persons with motive power not exceeding 2.25 KW
		36	Ice factories in independent buildings.	1 or 2 & 16,1 7	1 or 2	P	Each with an area of not more than 250 sq. m and power not more than 34 KW
		37	Aquariums.	1 & 16,1 7	1	P	
		38	Cemeteries and graveyards	1	1	1	subject to approval of the Corporation
		39	Private parks, gardens and playfields on non-reserved plots	1	1	1	
		40	Stadiums, golf courses and amusement parks	1	1	NP	
		41	Libraries, reading halls, study halls, creative arts, archives, museums and other cultural activities	1 or 2 or 3 or 6 or 9 & 14	1 or 2 or 3 or 6 or 9	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18
		42	Places of worship, Religious buildings.	1 or 2 & 14,21	1 or 2 & 14,21	1 or 2 & 14,21	

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			& 22	& 22	& 22		
		43	Community halls, welfare centers,	1 or 2 or 3 & 14	1 or 2 or 3 & 14	NP	In case of 3 in residential premises it shall be subject to condition no 18
		44	Commercial halls, exhibition halls, Marriage halls, Auditorium, clubs, assembly or concert halls, dance and music studios	1 or 2 or 3 & 17	1 or 2 or 3 or 4 or 5 or 6 & 14	NP	In case of 3 in residential premises it shall be subject to condition no 18. Additional 3.0 mt front open space for the traffic management / holding bay shall be provided.
		45	Drama theatre, Cinema theatre, Drive-in-theatre	1 or 2 & 16	1 or 2 or 3 & 16	NP	Minimum front open space of 12 m shall be provided.
		46	Gymnasiums,	1 or 2 or 3 or 9	P	NP	In case of 3 or 9 in residential premises it shall be subject to condition no 18, if proposed other than permissible as per regulation no 37

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		47	Radio broadcasting and television studios,	1 or 2 or 3	1 or 2 or 3	NP	In case of 3 in residential premises it shall be subject to condition no 18	
		48	Sound recording and dubbing studios/ Preview Theater	1 or 2 or 3 or 6 or 9	P	NP	In case of 3 in residential premises it shall be subject to condition no 18	
		49	Flour Mill	1 or 2 or 3 or 20 & 18	1 or 2 or 3 or 20 & 17	NP	Power requirement shall not exceed 7.5 KW each	
		50	Storage and Retail sale of household fuel Storage of liquified petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with statutory safety	1 or 6 or 14 & 21	1 or 6 & 21	1 or 6 & 21	In case of 6 in residential premises it shall be subject to condition no 18	

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		requirements.					
		51 Vehicles repair/ servicing garages, driving school, repairing garages, without activities of body-building and spray painting,	1 or 6 or 20 & 16,17	1 or 6 or 20	1 or 6 or 20	In case of 6, 20 in residential premises it shall be subject to condition no 18. Employing not more than 9 persons or using 1.5 KW motive power	
		52 Sale of motor vehicles, parts and accessories, Showrooms for motor vehicles	1 or 2 or 6 & 16,17	1 or 2 or 6	P		
		53 Bus stations, taxi stands, auto-rickshaw stands, Bus Shelters, Bus Depots and Railway stations.	1 & 14 & 23	1 & 14 & 23	1 & 14 & 23		
		54 Heliports				Heliports shall be allowed subject to compliance of Regulation No 37(35)	

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		55	Public parking areas, including multistoried parking	1 4	1 4	NP		
		56	Cottage Industries,	1 or 2 or 3 or 4 or 6	1 or 2 or 3 or 4 or 6	P	In case of 3,4,6 in residential premises it shall be subject to condition no 18	
		57	Service industrial uses as per table (D) below	1 or 2 3 or 6 20 &16	1 or 2 or 3	P	In case of 3,6 in residential premises it shall be subject to condition no 18	
		58	Service Industrial estates	1 or 2 & 16,17	1 or 2	P	In case of 3 in residential premises it shall be subject to condition no 18	
		59	Collection and disposal of nonhazardous waste	N P	1 or 2 & 19	P		
		60	Warehousing,	N P	N P	P		
		61	Ware housing activities of	N	NP	25,2		

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		hazardous material	P		6,27		
		62 Logistics activities and truck terminals	N P	1 & 15	1 & 15		
		63 I.T.&I.T.E.S unit/s (pertaining to software only)	1 or 2 or 3 or 4 or 9 &14	14	14	In case of 3,4,9 in residential premises it shall be subject to condition no 18	
		64 Offices, Information Technology Establishment	1 or 2 & 14	1 or 2 or 3 & 14	14		
		65 Biotechnology units	NP	NP	14		
		66 Wholesale trade and storage	1 or 2 or 3 or 20 & 16,17	1 or 2 or 3 or 6 or 20 &14	1 or 2 or 6 or 20	In case of 3 or 20 in residential premises it shall be subject to condition no 18	
		67 Prisons	N P	1 o r 2	1 or 2 & 22		

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					& 2 2		
		68	a) Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable features.	1 or 2 & 16, 17	1 or 2 or 3 or 4	P	
			b) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m.	1 or 2 & 16, 17,	1 or 2 or 3 or 20	P	Not employing more than 9 persons, if the power requirement does not exceed 4 KW where only electrical ovens are used, an additional heating load upto 12 KVA being permitted.
			c) Confectioneries and establishments for the preparation and sale of eatable each not occupying for production an area more than of 100 sq. m per establishment. .	1 or 2 or 20 & 16, 17	1 or 2 or 3 or 20	P	Employing not more than 9 persons, motive power not exceeding 1.12 KW in residential zone. In case of Commercial zone area not in excess of 250 sq. m per establishment, employing

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							not more than 25 persons, motive power not exceeding 10 KW with no floors above over the furnace portion. If only electrical ovens are used an additional load upto 24 KVA may be permitted.	
			d) Sugarcane and fruit juice crusher	5 or 20 & 14, 17,18	5	5	Employing not more than 6 persons with motive power not exceeding 1.12 KW	
			e) Printing presses	5 or 20 or 16,17,18	5 or 20	P	Aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.	
			f) Battery charging and repairing establishments with an area not more than 50sq.m	5 or 20 or 16,17,18	5 or 20	P	Each not employing more than 6 persons and not more than 2 charges with power not exceeding 5 KW	

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			g) Electronic industry of assembly, but not of manufacturing type,	5 or 20 or 16,17,18	5 or 20	P	Area not exceeding 100.00 sq. m. total electric power inclusive of motive power and heating load not to exceed 3.75 KW and employing not more than 9 persons each	
		69	Research & experimental & testing laboratories	1 or 2	1 or 2 or 3 or 4	P	Not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential building is at least 30 m. from the laboratory.	
		70	Industrial manufacturing, fabrication, assembly and processing activities other than Service Industries	N P	N P	P		
		71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle	1, 26	1	26		

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		fuel		2 6			
		72 Manufacturing not classified elsewhere	N P	N P	25		
		73 Manufacturing, processing & usage of					
		(a)Chemicals, fertilizers, gases, metal compounds, soap, soda, acids, starch, automobiles, boiler works, metals, ceramics, asphalt, ammonia, alcohol, leather processing, metal processing, paints, varnish, turpentine, dyestuff, tar products, paraffin, gypsum, plaster or plaster of paris manufacture; photographic films manufacture, lime manufacture, match manufacture pesticides, organic industry, match-sticks, fat rendering, fat tallow, grease or lard refining or manufacturing, gelatin or glue manufacture, or processes, involving recovery from fish or animal offal. pyroxylin manufacture;	N P	N P	25,2 6,27		

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		(b) Cellulose manufacture, explosives, fireworks and petroleum & its products (inflammable)	N P	N P	25,2 6,27											
		<p>Section 30</p> <p>2 Zoning definitions:</p> <p>Following five land use zones are demarcated on the Proposed Land-use Plan. Table No. A</p> <p>Zoning Definitions</p> <table border="1" data-bbox="461 887 1561 1396"> <thead> <tr> <th>Zone</th> <th>Representation</th> <th>Broad Description</th> </tr> </thead> <tbody> <tr> <td>Residential Zone (R – Zone)</td> <td>R</td> <td>The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.</td> </tr> <tr> <td>Commercial Zone (C – Zone)</td> <td>C</td> <td>The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.</td> </tr> </tbody> </table>					Zone	Representation	Broad Description	Residential Zone (R – Zone)	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.	Commercial Zone (C – Zone)	C	The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.	
Zone	Representation	Broad Description														
Residential Zone (R – Zone)	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.														
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		Industrial Zone (I – Zone)	I	Industrial zone is a zone with manufacturing as the primary activity. In addition, warehousing and logistics are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can be permitted as specified in these Regulations.	
		Special Development Zone	SDZ	Special Development Zone (SDZ) is a zone which is to be developed predominantly for the society at large with emphasis on Social Housing, POS and necessary Social infrastructures.	
		Port’s Operational Zone	POZ	Port’s Operational Zone (POZ) is a zone for development of Port and Port related activities	
		Port’s Water Front Development Zone	PWFDZ	Port’s Water Front Development Zone (PWFDZ) is a zone with a focus on the water front development with mixed land use.	
		Natural Areas /Zone	NA	Natural Area Zone (NA) is an environmentally sensitive zone not amenable to buildable development with the approval of the Competent Authority.	
		Green Zone	GZ	Green Zone (GZ) is a large area	

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		<div style="border: 1px solid black; padding: 2px; display: inline-block;">predominantly with green cover.</div>																								
<p>Note: In conformity with the intent and spirit of these Regulations, the Commissioner may modify the boundary limit of a zone where the boundary line of the zone divides a plot.</p>																										
<p>Table No. C.</p>																										
<p>Conditions under which uses and occupancies will be permitted in Residential, Commercial & Industrial Zones</p>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 5%;">Sr. No.</th> <th rowspan="2" style="width: 30%;">Uses and Occupancies</th> <th colspan="4" style="width: 65%;">Conditions under which land uses and occupancies will be permitted in zones</th> </tr> <tr> <th style="width: 10%;">R</th> <th style="width: 10%;">C</th> <th style="width: 10%;">I</th> <th style="width: 35%;">Additional Conditions</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Residential</td> <td style="text-align: center;">P</td> <td style="text-align: center;">1 or 2 or 3 or 4</td> <td style="text-align: center;">NP</td> <td rowspan="2">In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses</td> <td style="text-align: center;">P</td> <td style="text-align: center;">1 or 2 or 3 or 4</td> <td style="text-align: center;">NP</td> </tr> </tbody> </table>						Sr. No.	Uses and Occupancies	Conditions under which land uses and occupancies will be permitted in zones				R	C	I	Additional Conditions	1	Residential	P	1 or 2 or 3 or 4	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3 or 4	NP
Sr. No.	Uses and Occupancies	Conditions under which land uses and occupancies will be permitted in zones																								
		R	C	I	Additional Conditions																					
1	Residential	P	1 or 2 or 3 or 4	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3																					
2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3 or 4	NP																						

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		3 Residential care activities for the elderly and disabled, orphanages, boarding homes/institutions for children and women	1 or 2 or 3 or 4	1 or 2 or 3 or 4	NP		
		4 Short term accommodation (i) 4 or 5 Star category hotels	1 or 2 or 3 & 11,16,21	1 or 2 or 3 & 11,16,21,	1 or 2 or 3 & 11,16,21,28		
		(ii) 3 Star category hotels	1 or 2 or 3 & 15,21	1 or 2 or 3 & 15,21	1 or 2 or 3 & 15,21,28		
		(iii) Other categories of Hotels	1 or 2 or 3, & 14,21	1 or 2 or 3 & 14,21	1 or 2 or 3 & 21,28		
		iv) Motels, resorts,	1 or 2 & 14,21	1 or 2 or 3 & 21	1 or 2 or 3 & 21,28	In case of 3 in residential premises, it shall be subject to condition no 18	
		v) Guest houses, circuit houses, hostels and	1 or 2 or 3 or 4 &	1 or 2 or 3 or 4	1 or 2 &	In case of 3 or 4 and in residential premises, it shall	

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			boarding / lodging houses, Dharmashala	13		28	be subject to condition no 18	
			vi) Club Houses or Gymkhanas with extension counter or branch of Bank	1 or 2 or 3 or 8	P	P		
			General agriculture, horticulture and poultry farming (but not dairy farming)	1 or 2	1 or 2	1 or 2	Poultry farming permitted at the rate of 0.25 sq. m. BUA per bird in plot measuring not less than 1 ha.; provided that no offensive odors, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the accessory buildings are not located within 9 m of the boundaries or 6 m. from the main buildings or the plot: Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.	
		5	A) Health Care facilities without indoor bedding	1 or 2 or 3 or 6 or 9	P	1 or 2	In case of 3,6,9 and in residential premises it shall be subject to condition no	

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		facilities for patients like, dental, medical practitioners, pathological laboratory, diagnostic clinic, eye clinic ,veterinary clinic & clinics of other medical allied facilities				18	
		B)Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities	1 or 2 or 3 or 6 or 9	P	1 or 2	In case of use already existing prior to coming in force of these Regulations, without fulfillment of condition no 3,6 and 9, the said use may be allowed to continue subject to compliance of condition no 21 & 24	
		6 All other hospitals correctional and mental institutions, institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals)	1 or 2 or 3 & 16	P	1 or 2	Hospital principally for contagious diseases shall be located not less than 36 m. from any boundaries. In case of 3 in residential premises, it shall be subject to condition no 18	
		7 (i)Preprimary school, montessori school ,kinder garten schools,	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6	NP	Permissible with minimum area 40 sq. m in residential building & in case of 3, 6, 9	

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			balwadis & coaching classes	9	or 9		subject to no nuisance being caused to the occupants of the building. In case of 3,6,9 in residential premises, it shall be subject to condition no 18	
			(ii) Primary schools/Primary cum secondary school	1 or 2 or 3 & 13	1 or 2 or 3 or 6 or 9 & 13	N P	In case user is proposed in residential building as per 3, the same shall be permissible subject to no nuisance being caused to the occupants & as per condition no 21. In case of 3 in residential premises it shall be subject to condition no 18	
			(iii) Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services. Educational Universities, Hostels	1 or 2 or 3 & 14	1 & 14	NP		
		8	Institutional uses other than specified in this	1 or 2 or 3 or	1 or 2 or 3 or	N P	In case of 3 & 4 in residential premises it shall be subject to condition no	

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		table	4 & 15	4 & 15		18	
		9 Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, telephone exchange, sub-office of consulate offices, sub offices of electric supply company, Post office, Civil Defense warden post and First Aid post, Home Guard & Civil Defense center.	1 or 2 or 3 or 6 & 14	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 4 or 6	In case of 3,6 in residential premises it shall be subject to condition no 18	
		10 Electricity consumer/ distribution sub stations	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8		
		11 Fire station,	1 or 2 or 3 & 13	1 or 2 or 3 & 13	1 or 2	In case of 3 in residential premises it shall be subject to condition no 18	
		12 Electricity distribution/ receiving stations, public utilities & services such as pumping station, sewage	1 or 2 & 14	1 or 2 or 5 & 12	1 or 2		

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			disposal work, water supply installation & ancillary structures thereof				
		13	Convenience Shops	5, 14 & 18	P	NP	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.
		14	Photographic studios with laboratories, Photo-copying, video-taping establishments etc, local sub-offices of any public utility, pawnshops, undertaker's premises, private lockers, data processing unit including desk top publishing, with use of computers, travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport, shoe repair and sports shops, fish or meat or frozen	5,14 & 18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photo-copying, video-taping establishments.

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		food store					
		15 Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.	5 or 6 & 16,17	P	P	In case of 5, 6 in residential premises shall be subject to condition no 18. Cleaning, pressing and dyeing establishments may be permitted in service industrial estate	
		16 Tailoring, embroidery and button-hole making shops,	5 or 6 & 14,17	P	P	In case of 5,6 in residential premises shall be subject to condition no 18 Each employing not more than 9 persons. Tailoring, embroidery and button-hole making shops may be permitted in service industrial estate	
		17 Cleaning and pressing establishments for clothes,	5 or 6 & 16,17	P	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59 ⁰ C, machine with dry-load capacity not exceeding 30 Kg. and employing not more than 9 persons: Provided that the total power requirement	

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							does not exceed 4 KW. In case of 5, 6 in residential premises it shall be subject to condition no 18. Cleaning and pressing establishments for clothes may be permitted in service industrial estate.	
		18	Coffee grinding establishments	1 or 2 or 3 or 5 or 6 & 16,17	P	P	With electric motive power not exceeding 0.75 KW. (0.025 KW individual motor each). In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		19	Establishments using power only for heating refrigeration or air-conditioning purposes.	1 or 2 or 3 or 5 or 6 & 16,17	P	P	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		20	Bulk storage of kerosene and bottled gas for domestic consumption	1 or 2 or 3 or 5 or 6 & 16,17	1 or 2 or 3 or 5 or 6 & 21	P & 21	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	

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			,21				
		21 Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, Coal or fire-wood shops	5,14 & 17 & 18	5	NP	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.	
		22 Shops for goldsmiths, lock-smiths, watches and clocks, electronic goods and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work,	5,14 & 17 & 18	P	P	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above. Each employing not more than 9 persons. In the vicinity of obnoxious industries subject to 28.	
		23 a) Art galleries i.e. display shops	1 or 2 or 3	P	NP	In case of 3,6 & 20 in residential premises it shall	

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			b) Personal services establishments c) Motor driving schools d) Hair dressing saloons and beauty parlours.	or 5 or 6 or 20 & 16,17			be subject to condition no 18	
		24	Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work,	18	P	NP	In residential premises each not occupying a floor area exceeding 50 sq. m on any floor	
		25	Business Offices and services establishments	1 or 2 or 3 & 16	1 or 2 or 3	N P	In case of 3 in residential premises it shall be subject to condition no 18	
		26	Restaurants, eating houses, cafeteria, ice-cream and milk parlours	1 or 2 or 3 or 6 or 9 & 16	1 or 2 or 3	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18	

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			& 17 & 18				
		27 Retail trade and shops/stores or shops for conduct of retail business,	6 or 20 & 15,17, 18	P	NP	Storage or sale of combustible materials shall be permissible subject to condition no 21. In case of residential premises shall be subject to condition no 18.	
		28 Malls/shopping centers /Multiplex/Departmental Stores and Independent Market building along with their ancillary storage	1 or 2 or 3 & 16	1 or 2 or 3	NP	Additional 3.0 m front open space for the traffic management / holding bay shall be provided.	
		29 Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.	1 or 2 & 16,17	P	P		
		30 Storage of furniture and household goods	1 or 2 or 3 or 6 & 16,17	P	P		

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		31	Retailing of building materials, open or enclosed,	1 or 2 & 16,17	P	P	With not more than 500 sq. m of area per establishment.	
		32	Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 100 sq. m.	1 or 6 or 20 & 16,17	1 or 6 or 20	P		
		33	Repair, cleaning shops and analytical experimental or testing laboratories	1 or 2 or 3 or 6 or 20 & 16,17	P	P	Each employing not more than 15 persons (but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 50 degree C and machines with dry-load capacity not exceeding 30 kg. or any establishment carrying on activities that are offensive because of emission of odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such	

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						establishment does not exceed 7.5 KW.	
		34 Paper-box manufacturing, including paper-cutting,	NP	1 or 2 or 5 or 6	P		
		35 Establishments requiring power for sealing tins, package, etc.	NP	1 or 2 or 5 or 6	P		
		36 Ice factories in independent buildings.	1 or 2 & 16,17	1 or 2	P	In case of R & C Zone each with an area of not more than 250 sq. m and power not more than 34 KW	
		37 Aquariums.	1 & 16,17	1	P		
		38 Cemeteries and graveyards	1	1	1	subject to approval of the Corporation	
		39 Private parks, gardens and playfields on non-reserved plots	1	1	1		
		40 Stadiums, golf courses and	1	1	NP		

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		amusement parks					
		41 Libraries, reading halls, study halls, creative arts, archives, museums and other cultural activities	1 or 2 or 3 or 6 or 9 & 14	P	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18	
		42 Places of worship, Religious buildings.	1 or 2 & 14,21 & 22	1 or 2 & 14,21 & 22	1 or 2 & 14,21 & 22		
		43 Multipurpose Community halls, welfare centers,	1 or 2 or 3 & 14	P	NP	In case of 3 in residential premises it shall be subject to condition no 18	
		44 Commercial halls, exhibition halls, Marriage halls, Auditorium, clubs, assembly or concert halls, dance and music studios	1 or 2 or 3 & 16	P	NP	In case of 3 in residential premises it shall be subject to condition no 18. Additional 3.0 mt front open space for the traffic management / holding bay shall be provided.	
		45 Drama theatre, Cinema theatre, Drive-in-theatre	1 or 2 or 3 & 16	1 or 2 or 3 & 16	NP	Minimum front open space of 12 m shall be provided.	
		46 Gymnasiums,	1 or 2 or 3 or 9	P	NP	In case of 3 or 9 in residential premises it shall be subject to condition no	

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						18,if proposed other than permissible as per regulation no37	
		47	Radio broadcasting and television studios,	1 or 2 or 3	P	NP	In case of 3 in residential premises it shall be subject to condition no 18
		48	Sound recording and dubbing studios/ Preview Theater	1 or 2 or 3 or 6 or 9	P	NP	In case of 3 in residential premises it shall be subject to condition no 18
		49	Flour Mill	1 or 2 or 3 or 20 & 18	1 or 2 or 3 or 20 & 17	NP	Power requirement shall not exceed 7.5 KW each
		50	Storage and Retail sale of household fuel Storage of liquified petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at	1 or 6 or 14 & 21	1 or 6 & 21	1 or 6 & 21	In case of 6 in residential premises it shall be subject to condition no 18

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		any one time, with the special permission of the Commissioner and subject to compliance with statutory safety requirements.					
		51 Vehicles repair/ servicing garages, driving school, repairing garages, without activities of body-building and spray painting,	1 or 6 or 20 & 16,17	1 or 6 or 20	P	In case of 6, 20 in residential premises it shall be subject to condition no 18. Employing not more than 9 persons or using 1.5 KW motive power	
		52 Sale of motor vehicles, parts and accessories, Showrooms for motor vehicles	1 or 2 or 6 & 16,17	P	P		
		53 Bus stations, taxi stands, auto-rickshaw stands, Bus Shelters, Bus Depots and Railway stations.	1 & 14 & 23	1 & 14 & 23	1 & 14 & 23		
		54 Heliports				Heliports shall be allowed subject to compliance of Regulation No 37(35)	

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		55	Public parking areas, including multistoried parking	1 4	1 4	P	
		56	Cottage Industries,	1 or 2 or 3 or 4 or 6	P	P	In case of 3,4,6 in residential premises it shall be subject to condition no 18
		57	Service industrial uses as per table (D) below	1 or 2 or 3 or 6 or 20 &16	1 or 2 or 3	P	In case of 3,6 in residential premises it shall be subject to condition no 18
		58	Service Industrial estates	1 or 2 & 16,17	1 or 2 or 3	P	In case of 3 in residential premises it shall be subject to condition no 18
		59	Collection and disposal of nonhazardous waste	N P	1 or 2 & 19	P	
		60	Warehousing,	N P	N P	P	
		61	Warehousing activities of hazardous material	N P	NP	25,26 ,27	
		62	Logistics activities and truck terminals	N P	1 & 15	1 & 15	

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		63	I.T.&I.T.E.S unit/s (pertaining to software only as per IT policy of GoM or Central Govt.)	1 or 2 or 3 or 4 or 9 & 14	14	14	In case of 3,4,9 in residential premises it shall be subject to condition no 18	
		64	Offices, Information Technology Establishment	1 or 2 & 14	1 or 2 or 3 & 14	14		
		65	Biotechnology units	NP	NP	14		
		66	Wholesale trade and storage	1 or 2 or 3 or 20 & 16,17	1 or 2 or 3 or 6 or 20 & 14	1 or 2 or 6 or 20	In case of 3 or 20 in residential premises it shall be subject to condition no 18	
		67	Prisons	N P	1 or 2 & 22	1 or 2 & 22		
		68	a)Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration, smoke, dust, odour, glare, heat or other objectionable	1 or 2 & 16, 17	P	P		

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		features.					
		b) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m.	1 or 2 & 16, 17,	1 or 2 or 3 or 20	P	Not employing more than 9 persons, if the power requirement does not exceed 4 KW where only electrical ovens are used, an additional heating load up to 12 KVA being permitted.	
		c) Confectioneries and establishments for the preparation and sale of eatable each not occupying for production an area more than of 100 sq. m per establishment. .	1 or 2 or 3 or 6 20 & 16, 17	P	P	Employing not more than 9 persons, motive power not exceeding 1.12 KW in residential zone. In case of Commercial zone area not in excess of 250 sq. m per establishment, employing not more than 25 persons, motive power not exceeding 10 KW with no floors above over the furnace portion. If only electrical ovens are used an additional load up to 24 KVA may be permitted.	
		d) Sugarcane and fruit juice crusher	5 or 20 & 14,	5	5	Employing not more than 6 persons with motive power not exceeding 1.12 KW	

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			17,18				
		e) Printing presses	5 or 20 or 16,17, 18	P	P	Aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.	
		f) Battery charging and repairing establishments with an area not more than 50sq.m	5 or 20 or 16,17, 18	P	P	Each not employing more than 6 persons and not more than 2 charges with power not exceeding 5 KW	
		g) Electronic industry of assembly, but not of manufacturing type,	5 or 20 or 16,17, 18	P	P	Area not exceeding 100.00 sq. m. total electric power inclusive of motive power and heating load not to exceed 3.75 KW and employing not more than 9 persons each	
		69 Research & experimental & testing laboratories	1 or 2 or 3	P	P	Not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential	

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							building is at least 30 m. from the laboratory.	
		70	Industrial manufacturing, fabrication, assembly and processing activities other than Service Industries	N P	N P	P		
		71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle fuel	1 or 2 or 3, 26	1 or 2 or 3, 26	26		
		72	Manufacturing not classified elsewhere	N P	N P	25		
		73	Manufacturing, processing & usage of					
			(a)Chemicals, fertilizers, gases, metal compounds, soap, soda, acids, starch, automobiles, boiler works, metals, ceramics, asphalt, ammonia, alcohol, leather processing, metal	N P	N P	25,26,27		

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		processing, paints, varnish, turpentine, dyestuff, tar products, paraffin, gypsum, plaster or plaster of paris manufacture; photographic films manufacture, lime manufacture, match manufacture pesticides, organic industry, match-sticks, fat rendering, fat tallow, grease or lard refining or manufacturing, gelatin or glue manufacture, or processes, involving recovery from fish or animal offal. pyroxylin manufacture;					
		(b)Cellulose manufacture, explosives, fireworks and petroleum & its products (inflammable)	N P	N P	25,26, 27		
		73 Ready Mix Plant	N P	N P	P	Subject to NOC from the Environment Department of MCGM	

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		<p>Section 31(1)</p> <p>2 Zoning definitions:</p> <p>Following five land use zones are demarcated on the Proposed Land-use Plan.</p> <p>Table No. A</p> <p style="text-align: center;">Zoning Definitions</p> <table border="1" data-bbox="499 655 1693 1374"> <thead> <tr> <th data-bbox="499 655 871 703">Zone</th> <th data-bbox="871 655 1182 703">Representation</th> <th data-bbox="1182 655 1693 703">Broad Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="499 703 871 850">Residential Zone (R – Zone)</td> <td data-bbox="871 703 1182 850">R</td> <td data-bbox="1182 703 1693 850">The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.</td> </tr> <tr> <td data-bbox="499 850 871 1034">Commercial Zone (C – Zone)</td> <td data-bbox="871 850 1182 1034">C</td> <td data-bbox="1182 850 1693 1034">The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.</td> </tr> <tr> <td data-bbox="499 1034 871 1374">Industrial Zone (I – Zone)</td> <td data-bbox="871 1034 1182 1374">I</td> <td data-bbox="1182 1034 1693 1374">Industrial zone is a zone with manufacturing as the primary activity. In addition, warehousing and logistics are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can</td> </tr> </tbody> </table>			Zone	Representation	Broad Description	Residential Zone (R – Zone)	R	The Residential Zone is a mixed use zone with residential use as the predominant one and where other uses as specified are permitted.	Commercial Zone (C – Zone)	C	The Commercial Zone is a mixed use zone with commercial use as the predominant one and where other uses as specified are permitted.	Industrial Zone (I – Zone)	I	Industrial zone is a zone with manufacturing as the primary activity. In addition, warehousing and logistics are also permissible. New industrial activity shall be non-polluting, non-hazardous and subject to clearance from MPCB. Existing Industrial users are protected subject to certification by MPCB. Conversion of land use can	
Zone	Representation	Broad Description															
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				be permitted as specified in these Regulations.	
		No Special Development Zone	N SDZ	No Special Development Zone (N SDZ) is a zone which is to be developed predominantly for the society at large with emphasis on Social Affordable Housing, POS and necessary Social infrastructures. comprising potentially developable land kept in reserve for future development.	
		Port's Operational Zone	POZ	Port's Operational Zone (POZ) is a zone for development of Port and Port related activities	
		Port's Water Front Development Zone	PWFDZ	Port's Water Front Development Zone (PWFDZ) is a zone with a focus on the water front development with mixed land use.	
		Natural Areas /Zone	NA	Natural Area Zone (NA) is an environmentally sensitive zone not amenable to buildable development with the approval of the Competent Authority.	
		Green Zone	GZ	Green Zone (GZ) is a large area predominantly with green cover.	
<p>Note: In conformity with the intent and spirit of these Regulations, with the special permission of the Commissioner may modify the boundary limit of a zone where the boundary line of the zone divides a plot.</p>					

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		<p>3 Uses and ancillary uses permitted in the zones:</p> <p>The purpose of this Regulation is to allow environmentally compatible uses in a zone on a given plot of land and specifically prevent non-compatible uses. Where an activity not specifically listed in these Regulations is proposed, its approval or rejection will be decided with the special permission of the Commissioner</p> <p>3.1 Conditions/parameters under which land-uses are permissible</p> <p>The conditions under which land-uses are permissible in the zones and which are required to be complied with as detailed in Table No. C are described in this Regulation listed in Table No. B below.</p> <p>Table No. B.</p> <p>Conditions/ parameters under which land-uses and occupancies are permissible.</p> <table border="1" data-bbox="573 892 1621 1370"> <thead> <tr> <th data-bbox="573 892 689 986">Sr No</th> <th data-bbox="689 892 1621 986">Conditions under which Land-use and Occupancies are permissible</th> </tr> </thead> <tbody> <tr> <td data-bbox="573 986 689 1034">1</td> <td data-bbox="689 986 1621 1034">Independent plot</td> </tr> <tr> <td data-bbox="573 1034 689 1082">2</td> <td data-bbox="689 1034 1621 1082">Independent building</td> </tr> <tr> <td data-bbox="573 1082 689 1129">3</td> <td data-bbox="689 1082 1621 1129">Separate wing with separate access</td> </tr> <tr> <td data-bbox="573 1129 689 1177">4</td> <td data-bbox="689 1129 1621 1177">Separate floor with separate access</td> </tr> <tr> <td data-bbox="573 1177 689 1225">5</td> <td data-bbox="689 1177 1621 1225">On ground floor</td> </tr> <tr> <td data-bbox="573 1225 689 1273">6</td> <td data-bbox="689 1225 1621 1273">On ground floor with separate access.</td> </tr> <tr> <td data-bbox="573 1273 689 1321">7</td> <td data-bbox="689 1273 1621 1321">On stilt</td> </tr> <tr> <td data-bbox="573 1321 689 1370">8</td> <td data-bbox="689 1321 1621 1370">On the top of podium</td> </tr> </tbody> </table>			Sr No	Conditions under which Land-use and Occupancies are permissible	1	Independent plot	2	Independent building	3	Separate wing with separate access	4	Separate floor with separate access	5	On ground floor	6	On ground floor with separate access.	7	On stilt	8	On the top of podium	
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			9	On ground/stilt, 1 st &2 nd floors with separate access	
			10	On Terrace	
			11	Minimum area of plot-1,000 sq. m	
			12	Minimum area of plot-2,500 sq. m	
			13	Minimum width of street on which the plot abuts-9.00 m	
			14	Minimum width of street on which the plot abuts-12.00 m	
			15	Minimum width of street on which the plot abuts-13.40 m	
			16	Minimum width of street on which the plot abuts-18.30 m	
			17	Permissible on street on which the plot abuts road having width more than 18.3 m excepting roads as stated below (a) in regulation below this table	
			18	All ancillary uses limited to 50% floor space of principal use	
			19	Minimum width of side & rear marginal open Space-6.0 m.	
			20	In a single-storeyed detached or semi-detached structure each unit having an area not more than 100 sq. m	
			21	With the Special permission of Commissioner	
			22	Subject to permission of Commissioner of Police	
			23	Subject to approval from Traffic Police.	
			24	Subject to permission from Executive Health Officer of MCGM.	
			25	Subject to permission from Director of Industries	
			26	Subject to permission from Controller of Explosives	
			27	Minimum width of side & rear marginal Open Space - 9.0 m.	
			28	By maintaining segregating distances as per Regulation No	

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		41			
		Roads listed as per serial no. 17 of above Table			
		<p>(a) (1) All Express Highways/Freeways (2) East West Corridor i.e. Jogeshwari Vikroli link Roads, Goregaon Mulund Link Road General Arun Kumar Vaidya Marg, Santacruz Chembur Link Road, Ghatkopar Mankhurd Link Road, Andheri Ghatkopar Link Roads, Mathurdas Visanji Marg (Andheri Kurla Road), Jai Prakash Road (3) Western Corridor:- From Regal Cinema junction to Vithabhai Patel Road, Khar covering Madam Cama Road, Netaji Subhash Road, Dr. N.A. Purandare Marg, Babulnath Road, Justice Patkar Marg, Bhulabhai Desai Road, Lala Lajpatrai Road, Dr. Annie Besant Road, Veer Savarkar Marg, Mahim Causeway, Vithalbhai Road upto its junction with Chitrakar Dhurandhar Marg, Khar and Juhu Tara Road. (4) Central Corridor.- From Regal Cinema junction to V.N.Purav Marg, Trombay, covering Mahatma Gandhi Road, Dadabhai Navroji Road, Lokmanya Tilak Road, Dr.B. Ambedkar Marg, Sion Road, Tatyia Tope Road, V.N. Purav Marg upto Anushakti Nagar. (5) a) Other Roads viz. Shahid Bhagatsingh Road, Lokmanya Tilak Road, L.Jagmohandas Road (Napean Sea Road), Bhulabhai Desai Road (Warden Road), August Kranti Marg, Walkeshwar Road, S.K. Barodawala Marg (Altamount Road), Dahanukar Marg (Carmichael Road), Manav Mandir Road, b) Proposed Roads having width 45.70 m and above.</p> <p>3.2 Conditions applicable for permitting various land-uses and occupancies</p> <p>The conditions applicable for permitting various land-uses and occupancies in Residential, Commercial & Industrial Zones as described in Table No. B, are given in Table No. C with following for their permissibility.</p>			
		P	"P" Denotes Permissible Use without conditions in a Zone. When conditions are reflected without indication of "P", such uses shall be		

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			permissible in that zone subject to compliance of those conditions.																												
		NP	Denotes Non-Permissible Uses in a Zone.																												
<p>Table No. C.</p> <p>Conditions under which uses and occupancies will be permitted in Residential, Commercial & Industrial Zones</p> <table border="1" data-bbox="461 707 1711 1369"> <thead> <tr> <th rowspan="2">Sr. No.</th> <th rowspan="2">Uses and Occupancies</th> <th colspan="4">Conditions/Parameters under which land uses and occupancies will be permitted in zones</th> </tr> <tr> <th>R</th> <th>C</th> <th>I</th> <th>Additional Conditions/Parameters</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Residential</td> <td>P</td> <td>1 or 2 or 3 or 4</td> <td>NP</td> <td rowspan="3">In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3</td> </tr> <tr> <td>2</td> <td>Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses</td> <td>P</td> <td>1 or 2 or 3 or 4</td> <td>NP</td> </tr> <tr> <td>3</td> <td>Residential care activities for the elderly and disabled, orphanages,</td> <td>1 or 2 or 3 or 4</td> <td>1 or 2 or 3 or 4</td> <td>NP</td> </tr> </tbody> </table>						Sr. No.	Uses and Occupancies	Conditions/Parameters under which land uses and occupancies will be permitted in zones				R	C	I	Additional Conditions/Parameters	1	Residential	P	1 or 2 or 3 or 4	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3 or 4	NP	3	Residential care activities for the elderly and disabled, orphanages,	1 or 2 or 3 or 4	1 or 2 or 3 or 4	NP
Sr. No.	Uses and Occupancies	Conditions/Parameters under which land uses and occupancies will be permitted in zones																													
		R	C	I	Additional Conditions/Parameters																										
1	Residential	P	1 or 2 or 3 or 4	NP	In case of CBD, FSI will be regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3																										
2	Customary home occupations including professional works from home in all such as detached, semi-detached and multi-family houses	P	1 or 2 or 3 or 4	NP																											
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		boarding homes/institutions for children and women					
	4	Short term accommodation (i) 4 or 5 Star category hotels	1 or 2 or 3 & 11,16,21	1 or 2 or 3 & 11,16,21,	1 or 2 or 3 & 11,16,21,28		
		(ii) 3 Star category hotels	1 or 2 or 3 & 15,21	1 or 2 or 3 & 15,21	1 or 2 or 3 & 15,21,28		
		(iii) Other categories of Hotels	1 or 2 or 3, & 14,21	1 or 2 or 3 & 14,21	1 or 2 or 3 & 21,28		
		iv) Motels, resorts,	1 or 2 & 14,21	1 or 2 or 3 & 21	1 or 2 or 3 & 21,28	In case of 3 in residential premises, it shall be subject to condition no 18	
		v) Guest houses, circuit houses, hostels and boarding / lodging houses, Dharmashala	1 or 2 or 3 or 4 & 13	1 or 2 or 3 or 4	1 or 2 & 28	In case of 3 or 4 and in residential premises, it shall be subject to condition no 18	

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			vi) Club Houses or Gymkhanas with extension counter or branch of Bank	1 or 2 or 3 or 8	1 or 2 P	NP P		
			General agriculture, horticulture and poultry farming (but not dairy farming)	1 or 2	1 or 2	NP 1 or 2	Poultry farming permitted at the rate of 0.25 sq. m. BUA per bird in plot measuring not less than 1 ha.; provided that no offensive odors, dirt and/or dust are created, that there is no sale of products not produced on the premises, and the accessory buildings are not located within 9 m of the boundaries or 6 m. from the main buildings or the plot: Provided further that the above restriction on space shall not apply to any poultry kept for domestic consumption only.	
		5	A) Health Care facilities without indoor bedding facilities for patients like, dental, medical	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9 P	NP 1 or 2	In case of 3,6,9 and in residential premises it shall be subject to	

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		practitioners, pathological laboratory, diagnostic clinic, eye clinic ,veterinary clinic & clinics of other medical allied facilities				condition no 18	
		B)Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics, nursing homes, eye hospitals & other medical allied Facilities	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9 P	NP 1 or 2	In case of use already existing prior to coming in force of these Regulations, without fulfillment of condition no 3,6 and 9, the said use may be allowed to continue subject to compliance of condition no 21 & 24	
		6 All other hospitals correctional and mental institutions, institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals)	1 or 2 or 3 & 16	1 or 2 or 3 & 16 P	NP 1 or 2	Hospital principally for contagious diseases shall be located not less than 36 m. from any boundaries. In case of 3 in residential premises, it shall be subject to condition no 18	
		7 (i)Preprimary school, montessori school ,kindergarten schools, balwadis &	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 6 or 9	NP	Permissible with minimum area 40 sq. m in residential building & in case of 3, 6, 9	

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			coaching classes				subject to no nuisance being caused to the occupants of the building. In case of 3,6,9 in residential premises, it shall be subject to condition no 18	
		(ii) Primary schools/Primary secondary school cum		1 or 2 or 3 & 13	1 or 2 or 3 or 6 or 9 & 13	NP	In case user is proposed in residential building as per 3, the same shall be permissible subject to no nuisance being caused to the occupants & as per condition no 21. In case of 3 in residential premises it shall be subject to condition no 18	
		(iii) Composite Schools and colleges with other activities such as sports, recreational, cultural and educational support services. Educational Universities, Hostels		1 or 2 or 3 & 14	1 & 14	NP		

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		8	Institutional uses other than specified in this table	1 or 2 or 3 or 4 & 15	1 or 2 or 3 or 4 & 15	NP	In case of 3 & 4 in residential premises it shall be subject to condition no 18	
		9	Police Station, Govt. or Municipal sub-offices, branches of Banks with safe deposit vaults, telephone exchange, sub-office of consulate offices, sub offices of electric supply company, Post office, Civil Defense warden post and First Aid post, Home Guard & Civil Defense center.	1 or 2 or 3 or 6 & 14	1 or 2 or 3 or 6 or 9	1 or 2 or 3 or 4 or 6	In case of 3,6 in residential premises it shall be subject to condition no 18	
		10	Electricity consumer/ distribution sub stations	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8		
		11	Fire station,	1 or 2 or 3 & 13	1 or 2 or 3 & 13	1 or 2	In case of 3 in residential premises it shall be subject to condition no 18	
		12	Electricity distribution/ receiving stations, public utilities & services such as pumping station,	1 or 2 & 14	1 or 2 or 5 & 12	1 or 2		

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			sewage disposal work, water supply installation & ancillary structures thereof				
		13	Convenience Shops	5, 14 & 18	P	NP	In Gaonthan & Koliwad areas shall be permissible on road width of 9.0m & above.
		14	Photographic studios with laboratories, Photo-copying, video-taping establishments etc, local sub-offices of any public utility, pawnshops, undertaker's premises, private lockers, data processing unit including desk top publishing, with use of computers, travel agencies, ticket booking and selling agencies for air, surface or water travel or transport of any other modes of travel or transport, shoe repair and sports shops, fish or meat or frozen food store	5,14 & 18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photo-copying, video-taping establishments.
		15	Shops for the collection and distribution of clothes and other materials for cleaning,	5 or 6 & 16,1	5 or 6 P	P	In case of 5, 6 in residential premises shall be subject to

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			pressing and dyeing establishments.	7			condition no 18. Cleaning, pressing and dyeing establishments may be permitted in service industrial estate	
		16	Tailoring, embroidery and button-hole making shops,	5 or 6 & 14,17	5 or 6 P	P	In case of 5,6 in residential premises shall be subject to condition no 18 Each employing not more than 9 persons. Tailoring, embroidery and button-hole making shops may be permitted in service industrial estate	
		17	Cleaning and pressing establishments for clothes,	5 or 6 & 16,17	5 or 6 P	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59 ⁰ C, machine with dry-load capacity not exceeding 30 Kg. and employing not more than 9 persons: Provided that the total power	

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						requirement does not exceed 4 KW. In case of 5, 6 in residential premises it shall be subject to condition no 18. Cleaning and pressing establishments for clothes may be permitted in service industrial estate.	
		18	Coffee grinding establishments	1 or 2 or 3 or 5 or 6 & 16,1 7	1 or 2 or 3 or 5 or 6 P	P With electric motive power not exceeding 0.75 KW. (0.025 KW individual motor each). In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		19	Establishments using power only for heating refrigeration or air-conditioning purposes.	1 or 2 or 3 or 5 or 6 & 16,1 7	1 or 2 or 3 or 5 or 6 P	P In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		20	Bulk storage of kerosene and bottled gas for domestic	1 or 2 or	1 or 2 or 3 or 5 or P & 21,26	P & In case of 3, 5, 6 in residential premises it	

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			consumption	3 or 5 or 6 & 16,1 7,21, 26	6 & 21 ,26		shall be subject to condition no 18.
		21	Fish or meat, Vegetable, fruit, flower, frozen fish, frozen meat or frozen food shops, Coal or fire wood shops	5,14 & 17 & 18	5,14	NP	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.
		22	Shops for goldsmiths, locksmiths, watches and clocks, electronic goods and their repairs, bicycles and their rental and repairs, optical glass grinding and repairs, musical instruments and their repairs, picture-framing, radio, television and household appliances and their repairs, umbrellas and their repairs and upholstery work,	5,14 & 17 & 18	1 or 2 or 9 P	1 or 2 P	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above. Each employing not more than 9 persons. In the vicinity of obnoxious industries subject to 28.
		23	a) Art galleries i.e. display shops	1 or 2 or 3	P	NP	In case of 3,6 & 20 in residential premises it

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		<ul style="list-style-type: none"> b) Personal services establishments c) Motor driving schools d) Hair dressing saloons and beauty parlours. 	or 5 or 6 or 20 & 16,1 7			shall be subject to condition no 18	
		24 Professional offices and studies of a resident of the premises and incidental to such residential use, or medical and dental practitioners' dispensaries or clinics of a resident of the building with only outpatient treatment facilities without any indoor work,	18	P	NP	In residential premises each not occupying a floor area exceeding 50 sq. m on any floor	
		25 Business Offices and services establishments	1 or 2 or 3 & 16	1 or 2 or 3 & 16	N P	In case of 3 in residential premises it shall be subject to condition no 18 There shall be no restriction of width of street in case of business office in commercial zone.	
		26 Restaurants, eating houses, cafeteria, ice-	1 or 2 or	1 or 2 or 3 or 6 or	NP	In case of 3,6,9 in residential premises it	

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			cream and milk parlours	3 or 6 or 9 & 16 & 17 & 18	9		shall be subject to condition no 18
		27	Retail trade and shops/stores or shops for conduct of retail business,	6 or 20 & 16 15, 17, 18	6 or 20 or 9 & 17 P	NP	Storage or sale of combustible materials shall be permissible subject to condition no 21. In case of residential premises shall be subject to condition no 18.
		28	Malls/shopping centers /Multiplex/Departmental Stores and Independent Market building along with their ancillary storage	1 or 2 or 3 & 16	1 or 2 or 3 & 16	NP	Additional 3.0 m front open space for the traffic management / holding bay shall be provided.
		29	Sale of used or second hand goods for merchandise, excepting for junk, cotton and other waste rags or other materials of an offensive nature.	1 or 2 & 16, 17	1 or 2 P	P	
		30	Storage of furniture and household goods	1 or 2 or 3 or	1 or 2 P 14	P	

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			6 & 16,17			
		31 Retailing of building materials, open or enclosed,	1 or 2 & 16,17	1 or 2 P 14	P	With not more than 500 sq. m of area per establishment.
		32 Pasteurizing and milk processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more than 100 sq. m.	1 or 6 or 20 & 16,17	1 or 6 or 20 & 14	P	
		33 Repair, cleaning shops and analytical experimental or testing laboratories	1 or 2 or 3 or 6 or 20 & 16,17	1 or 2 or 6 or 20 P 14	P	Each employing not more than 15 persons (but not including cleaning and dyeing establishments, using a cleaning or dyeing fluid having a flash point lower than 50 degree C and machines with dry-load capacity not exceeding 30 kg. or any establishment carrying on activities that are offensive because of emission of

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							odour, dust, smoke, gas, noise or vibration or otherwise dangerous to public health and safety), provided that the motive power requirement of each such establishment does not exceed 7.5 KW.	
		34	Paper-box manufacturing, including paper-cutting,	NP	1 or 2 or 5 or 6,14	P	Each employing not more than 9 persons with motive power not exceeding 3.75 KW and area not more than 100 sq. m.	
		35	Establishments requiring power for sealing tins, package, etc.	NP	1 or 2 or 5 or 6,14	P	Each employing not more than 9 persons with motive power not exceeding 2.25 KW	
		36	Ice factories in independent buildings.	1 or 2 & 16,17	1 or 2, 14	P	In case of R & C Zone each with an area of not more than 250 sq. m and power not more than 34 KW	
		37	Aquariums.	1 & 16,1	1,16	P		

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			7			
		38 Cemeteries and graveyards	1	1	1	subject to approval of the Corporation
		39 Private parks, gardens and playfields on non-reserved plots	1	1	1	
		40 Stadiums, golf courses and amusement parks	1	1, 16	NP	
		41 Libraries, reading halls, study halls, creative arts, archives, museums and other cultural activities	1 or 2 or 3 or 6 or 9 & 14	1 or 2 or 3 or 6 or 9 P 14	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18
		42 Places of worship, Religious buildings.	1 or 2 & 14,21 & 22	1 or 2 & 14,21 & 22	1 or 2 & 14,21 & 22	
		43 Multipurpose Community halls, welfare centers,	1 or 2 or 3 & 14	1 or 2 or 3 & 14 P	NP	In case of 3 in residential premises it shall be subject to condition no 18
		44 Commercial halls, exhibition halls, Marriage halls, Auditorium, clubs, assembly or concert halls,	1 or 2 or 3 & 17 16	1 or 2 or 3 or 4 or 5 or 6 & 14 16 P	NP	In case of 3 in residential premises it shall be subject to condition no 18. Additional 3.0 mt

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		dance and music studios				front open space for the traffic management / holding bay shall be provided.	
		45 Drama theatre, Cinema theatre, Drive-in-theatre	1 or 2 or 3 & 16	1 or 2 or 3 & 16	NP	Minimum front open space of 12 m shall be provided.	
		46 Gymnasiums,	1 or 2 or 3 or 9	P	NP	In case of 3 or 9 in residential premises it shall be subject to condition no 18, if proposed other than permissible as per regulation no 37	
		47 Radio broadcasting and television studios,	1 or 2 or 3	1 or 2 or 3 P	NP	In case of 3 in residential premises it shall be subject to condition no 18	
		48 Sound recording and dubbing studios/ Preview Theater	1 or 2 or 3 or 6 or 9	P	NP	In case of 3 in residential premises it shall be subject to condition no 18	
		49 Flour Mill	1 or 2 or 3 or 20 & 18	1 or 2 or 3 or 20 & 17	NP	Power requirement shall not exceed 7.5 KW each	

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		50	Storage and Retail sale of household fuel Storage of liquified petroleum gas cylinders (bottled gas) for domestic consumption not exceeding 300 kg. in a residential building and not exceeding 8000 kg. in an independent ground floor structure (except a garage) at any one time, with the special permission of the Commissioner and subject to compliance with statutory safety requirements.	1, or 6 or 14 & 21, 26	1, or 6 & 21, 26	1, or 6 & 21, 26	In case of 6 in residential premises it shall be subject to condition no 18
		51	Vehicles repair/ servicing garages, driving school, repairing garages, without activities of body-building and spray painting,	1 or 6 or 20 & 16,17	1 or 6 or 20,15	1 or 6 or 20 P	In case of 6, 20 in residential premises it shall be subject to condition no 18. Employing not more than 9 persons or using 1.5 KW motive power
		52	Sale of motor vehicles, parts and accessories, Showrooms for motor vehicles	1 or 2 or 6 & 16,17	1 or 2 or 6 P-16	P 16	
		53	Bus stations, taxi stands, auto-rickshaw stands, Bus	1 & 14 &	1 & 14 & 23	1 & 14 &	

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		Shelters, Bus Depots and Railway stations.	23		23		
		54 Heliports				Heliports shall be allowed subject to compliance of Regulation No 37(35)	
		55 Public parking areas, including multistoried parking	1 4	14	NP P		
		56 Cottage Industries,	1 or 2 or 3 or 4 or 6	1 or 2 or 3 or 4 or 6 P	P	In case of 3,4,6 in residential premises it shall be subject to condition no 18	
		57 Service industrial uses as per table (D) below	1 or 2 or 3 or 6 or 20 &16	1 or 2 or 3 & 16	P	In case of 3,6 in residential premises it shall be subject to condition no 18	
		58 Service Industrial estates	1 or 2 & 16,17	1 or 2 or 3, 16 & 17	P	In case of 3 in residential premises it shall be subject to condition no 18	
		59 Collection and disposal of nonhazardous waste	N P	1 or 2 & 19	P		
		60 Warehousing,	N	NP	P		

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				P		
		61 Ware housing activities of hazardous material	N P	NP	25,26 ,27	
		62 Logistics activities and truck terminals	N P	1 & 15, 16	1 & 15	
		63 I.T.&I.T.E.S unit/s (pertaining to software only as per IT policy of GoM or Central Govt.)	1 or 2 or 3 or 4 or 9 &14	14	14	In case of 3,4,9 in residential premises it shall be subject to condition no 18
		64 Offices, Information Technology Establishment	1 or 2 & 14	1 or 2 or 3 & 14	14	
		65 Biotechnology units	NP	NP	14	
		66 Wholesale trade and storage	1 or 2 or 3 or 20 & 16,17	1 or 2 or 3 or 6 or 20 &14 16	1 or 2 or 6 or 20	In case of 3 or 20 in residential premises it shall be subject to condition no 18
		67 Prisons	N P	1 or 2 & 22	1 or 2 & 22	
		68 a)Trade and other similar schools, not involving any danger of fire or explosion, or offensive noise, vibration,	1 or 2 & 16, 17	1 or 2 or 3 or 4 P 15	P	

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			smoke, dust, odour, glare, heat or other objectionable features.					
			b) Bakeries, with no floor above, each not occupying for production an area more than 75 sq. m.	1 or 2 & 16, 17,	1 or 2 or 3 or 20	P	Not employing more than 9 persons, if the power requirement does not exceed 4 KW where only electrical ovens are used, an additional heating load up to 12 KVA being permitted.	
			c) Confectioneries and establishments for the preparation and sale of eatable each not occupying for production an area more than of 100 sq. m per establishment. .	1 or 2 or 3 or 6 or 20 & 16, 17	1 or 2 or 3 or 20 P 15	P	Employing not more than 9 persons, motive power not exceeding 1.12 KW in residential zone. In case of Commercial zone area not in excess of 250 sq. m per establishment, employing not more than 25 persons, motive power not exceeding 10 KW with no floors above over the furnace portion. If	

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						only electrical ovens are used an additional load up to 24 KVA may be permitted.
		d) Sugarcane and fruit juice crusher	5 or 20 & 14, 17,18	5	5	Employing not more than 6 persons with motive power not exceeding 1.12 KW
		e) Printing presses	5 or 20 or 16,17, 18	5 or 20 P 14	P	Aggregate motive power each not exceeding 3.75 KW and not employing more than 9 persons and individual electric motors of not more than 1.5 KW.
		f) Battery charging and repairing establishments with an area not more than 50sq.m	5 or 20 or 16,17, 18	5 or 20 P 16	P	Each not employing more than 6 persons and not more than 2 charges with power not exceeding 5 KW
		g) Electronic industry of assembly, but not of manufacturing type,	5 or 20 or 16,17, 18	5 or 20 P 14	P	Area not exceeding 100.00 sq. m. total electric power inclusive of motive power and heating load not to exceed 3.75 KW

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						and employing not more than 9 persons each	
		69	Research & experimental & testing laboratories	1 or 2 or 3	1 or 2 or 3 or 4 P	P	Not involving any danger of fire or explosion or of any obnoxious nature and located on a plot not less than 4 ha. in area, provided that the laboratory is at least 30 m. from any of the boundaries of the site and the accessory residential building is at least 30 m. from the laboratory.
		70	Industrial manufacturing, fabrication, assembly and processing activities other than Service Industries	N P	NP	P	
		71	Filling stations of petrol, diesel, compressed natural gas stations and/or any other motor vehicle fuel	1 or 2 or 3, 26, 16	1 or 2 or 3, 26, 16	26, 16	In case of existing petrol pump, criteria of road width may not be insisted
		72	Manufacturing not classified	N	NP	25	

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		elsewhere	P			
		73 Manufacturing, processing & usage of				
		(a)Chemicals, fertilizers, gases, metal compounds, soap, soda, acids, starch, automobiles, boiler works, metals, ceramics, asphalt, ammonia, alcohol, leather processing, metal processing, paints, varnish, turpentine, dyestuff, tar products, paraffin, gypsum, plaster or plaster of paris manufacture; photographic films manufacture, lime manufacture, match manufacture pesticides, organic industry, match-sticks, fat rendering, fat tallow, grease or lard refining or manufacturing, gelatin or glue manufacture, or processes, involving recovery from fish or animal offal. pyroxylin manufacture;	N P	NP	25,26 ,27	
		(b)Cellulose manufacture,	N	NP	25,26,	

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		<table border="1" data-bbox="459 327 1713 571"> <tr> <td data-bbox="459 327 568 443"></td> <td data-bbox="568 327 981 443">explosives, fireworks and petroleum & its products (inflammable)</td> <td data-bbox="981 327 1099 443">P</td> <td data-bbox="1099 327 1263 443"></td> <td data-bbox="1263 327 1375 443">27</td> <td data-bbox="1375 327 1713 443"></td> </tr> <tr> <td data-bbox="459 443 568 571">7 3</td> <td data-bbox="568 443 981 571">Ready Mix Plant</td> <td data-bbox="981 443 1099 571">N P</td> <td data-bbox="1099 443 1263 571">NP</td> <td data-bbox="1263 443 1375 571">P</td> <td data-bbox="1375 443 1713 571">Subject to NOC from the Environment Department of MCGM</td> </tr> </table> <p data-bbox="459 571 582 606">(EP-123)</p> <p data-bbox="459 606 582 703">(EP-123A)</p>		explosives, fireworks and petroleum & its products (inflammable)	P		27		7 3	Ready Mix Plant	N P	NP	P	Subject to NOC from the Environment Department of MCGM					
	explosives, fireworks and petroleum & its products (inflammable)	P		27															
7 3	Ready Mix Plant	N P	NP	P	Subject to NOC from the Environment Department of MCGM														
EP-124	Part-VII 34 3.2- Table D	Section 26 TABLE No. D Service Industrial users and conditions governing such uses:				Sanctioned as proposed with following modification. Table - D Sr. No. XI Category of Industry XLI - photo processing, laboratories, Xeroxing, photocopying, may be allowed with maximum permissible floor area 50 sq.mt.													

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			Serial No.	Category of Industry	Service Industry permitted subject to		
(1)	(2)	(3)	Maximum permissible power (in KW)	Maximum permissible employment.	Maximum permissible floor area (sq. m)	(6)	
I	Food Products-						
	i. Ground nut decorticators,						
	ii. Grain mill for production of flour,						
	iii. Manufacture of supari and masala grinding,	7.5	9	50			
	iv. Rice-hullers,						
	v. Manufacture of milk and dairy products,						
	vi. Manufacture of ice-cream and ice candy.						

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			vii. Manufacture of bakery products	10	25	250	(i) Fuel used shall be electricity, gas or Smokeless fuel. (ii) No floor above the furnace portion (iii) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment.	
			viii. Coffee curing, roasting and grinding.	1.5	9	50		
			ix. Manufacture of ice	45.0	20	250		
			x. Sugarcane and fruit juice crashers	1.5	9	25		
		II	Textile and Textile Products-					
			xi. Embroidery and making of crepe laces and fringes.	3.75	9	50		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			xii. Manufacture of textile goods, such as wearing apparel, curtains, mosquito net, mattresses, bedding material, pillow cases, and textile bags. xiii. Mattress making and cotton cleaning.	2.25	9	50			
		III	Wood Products and Furniture-						
			xiv. Manufacture of wooden furniture and fixtures.	2.75	9	50	Not permitted under or adjoining a dwelling unit.		
			xv. Manufacture of bamboo and cane furniture and fixtures.	2.25	9	50			
		IV	Paper products and Printing Publishing-	3.75	9	50	(i) Manufacture with paper pulp		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			xvi. Manufacturing of containers and boxes from paper board.				not permitted. (ii) No restrictions on power, number of employees, area of hours of operation shall apply if located in a building on a separate plot not less than 500 sq. m in area and if special permission of the Commissioner is obtained.		
			xvii. Printing and publishing periodicals, books, journals, atlases, maps, envelopes, picture post-cards and embossing.				(i) Manufacture with paper pulp not permitted. (ii) No restrictions on power, number of employees, area or hours of operation shall apply, if located in a building on a separate plot not less than 500 sq. m in area and if special permission of the Commissioner is obtained.		
			xviii. Engraving, etching, block-making etc.						
			xix. Book binding.	7.5	9	120			

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		V	Leather products excluding tanning- xx. Manufacture of leather footwear. xxi Manufacture of wearing apparel like coats, gloves. xxii. Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses. xxiii. Repair of footwear and other leather products.	3.75	9	50	Manufacture of leather or leather processing not permitted.	
		VI	Rubber and Plastic Products- xxiv. Retreading, recapping and vulcanizing works. xxv Manufacture of rubber balloons, hand-gloves and allied products.	1.5	9	50		
		VII	Metal products- xxvi. Tool sharpening and razor sharpening works. xxvii Umbrella assembly works	0.75	9	25		
		VIII	Electrical Goods-	2.25	9	50	No spray	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			xxviii. Repairs of household electrical appliances, such as radio and television sets, tape recorders, video sets, heaters, irons, shavers, vacuum cleaner, refrigerators, air-conditioners, washing machines, electric cooking ranges, meter rewinding works.				painting permitted.		
			xix. Electronic industry of assembly type.	3.75	9	50	Only permitted on ground floor.		
		IX	Transport Equipment	3.75	9	100	No floor above. No spray painting permitted.		
			xxx. (a) Servicing of motor vehicles and motor cycles.						
			(b) Repair of motor vehicles and motor cycles.						
			(c) Battery charging and repairs.	5.0	6	25			
			(d) Repair of bicycles and cycle rickshaws.	3.75	6	50			
		X	Other Manufacturing and Repairs, Industries and Services-	2.25	9	50			
			xxxi. Manufacture of jewellery and related articles.						

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			xxxii. Repairs of watches, clocks and jewellery.					
			xxxiii. Manufacture of musical instruments and their repairs.					
			xxxiv. (a) Repairs of locks, stoves, umbrellas, sewing machines gas-burners, buckets and other sundry household equipments.					
			(b) Optical glass grinding and repairs.	2.25	3	50		
			xxxv. Petrol filling stations in plot size of 30.5 m. x 16.75 m. and petrol filling and service stations in plot size of 36.5 m. x30.5 m.	7.5	9	No limit		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.																		
		Section 30 TABLE No. D Service Industrial users and conditions governing such uses: <table border="1" data-bbox="461 488 1637 954"> <thead> <tr> <th data-bbox="461 488 584 549">Serial No.</th> <th data-bbox="591 488 1088 549">Category of Industry</th> <th colspan="3" data-bbox="1095 488 1391 549">Service Industry permitted subject to</th> <th data-bbox="1397 488 1637 549">Special conditions, if any</th> </tr> <tr> <th data-bbox="461 553 584 919">(1)</th> <th data-bbox="591 553 1088 919">(2)</th> <th data-bbox="1095 553 1205 919">Maximum permissible power (in KW) (3)</th> <th data-bbox="1211 553 1299 919">Maximum permissible employment. (4)</th> <th data-bbox="1305 553 1391 919">Maximum permissible floor area (sq. m) (5)</th> <th data-bbox="1397 553 1637 919">(6)</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 924 584 954">I</td> <td data-bbox="591 924 1088 954">Food Products-</td> <td data-bbox="1095 924 1205 954">7.5</td> <td data-bbox="1211 924 1299 954">9</td> <td data-bbox="1305 924 1391 954">250</td> <td data-bbox="1397 924 1637 954"></td> </tr> </tbody> </table>			Serial No.	Category of Industry	Service Industry permitted subject to			Special conditions, if any	(1)	(2)	Maximum permissible power (in KW) (3)	Maximum permissible employment. (4)	Maximum permissible floor area (sq. m) (5)	(6)	I	Food Products-	7.5	9	250		
Serial No.	Category of Industry	Service Industry permitted subject to			Special conditions, if any																		
(1)	(2)	Maximum permissible power (in KW) (3)	Maximum permissible employment. (4)	Maximum permissible floor area (sq. m) (5)	(6)																		
I	Food Products-	7.5	9	250																			

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			<ul style="list-style-type: none"> i Ground nut decorticators, ii. Grain mill for production of flour, iii. Manufacture of supari and masala grinding, iv. Rice-hullers, v. Manufacture of milk and dairy products, vi Manufacture of ice- cream and ice candy. 						

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		vii. Manufacture of bakery products	10	25	250	(i) Fuel used shall be electricity, gas or Smokeless fuel. (ii) No floor above the furnace portion (iii) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment.	
		viii. Coffee curing, roasting and grinding.	1.5	9	250		
		ix. Manufacture of ice	45.0	20	250		
		x. Sugarcane and fruit juice crushers	1.5	9	250		
		II Textile and Textile Products-					
		xi. Embroidery and making of crepe laces and fringes.	3.75	9	250		
		xii. Manufacture of textile goods, such as wearing apparel, curtains, mosquito net, mattresses, bedding material, pillow cases, and textile bags. xiii. Mattress making and cotton cleaning.	2.25				
		III Wood Products and Furniture-	2.75	9			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.	
					250	Not permitted under or adjoining a dwelling unit.		
		xiv. Manufacture of wooden furniture and fixtures. xv. Manufacture of bamboo and cane furniture and fixtures.	2.25	9	250			
		IV	Paper products and Printing Publishing-			(i) Manufacture with paper pulp not permitted. (ii) No restrictions on power, number of employees, area of hours of operation shall apply if located in a building on a separate plot not less than 500 sq. m in area and if special permission of the Commissioner is obtained.		
			xvi. Manufacturing of containers and boxes from paper board.	3.75	9		250	
			xvii. Printing and publishing periodicals, books, journals, atlases, maps, envelopes, picture post-cards and embossing. xviii. Engraving, etching, block-making etc.	7.5	9		250	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		xix. Book binding.				employees, area or hours of operation shall apply, if located in a building on a separate plot not less than 500 sq. m in area and if special permission of the Commissioner is obtained.	
		V	Leather products excluding tanning-			Manufacture of leather or leather processing not permitted.	
			xx. Manufacture of leather footwear.				
			xxi Manufacture of wearing apparel like coats, gloves.	3.75	9	250	
			xxii. Manufacture of leather consumer goods such as upholstery, suitcases, pocket books, cigarette and key cases, purses.				
			xxiii. Repair of footwear and other leather products.				

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		VI Rubber and Plastic Products- xxiv. Retreading, recapping and vulcanizing works. xxv Manufacture of rubber balloons, hand-gloves and allied products.	1.5	9	50 250		
		VII Metal products- xxvi. Tool sharpening and razor sharpening works. xxvii Umbrella assembly works	0.75	9	250		
		VIII Electrical Goods- xxviii. Repairs of household electrical appliances, such as radio and television sets, tape recorders, video sets, heaters, irons, shavers, vacuum cleaner, refrigerators, air-conditioners, washing machines, electric cooking ranges, meter rewinding works.	2.25	9	-250	No spray painting permitted.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			xix. Electronic industry of assembly type.	3.75	9	250	Only permitted on ground floor.
		IX	Transport Equipment				No floor above. No spray painting permitted.
			xxx. (a) Servicing of motor vehicles and motor cycles.	3.75	9	250	
			(b) Repair of motor vehicles and motor cycles.				
			(c) Battery charging and repairs.	5.0	6	250	
			(d) Repair of bicycles and cycle rickshaws.	3.75	6	250	
		X	Other Manufacturing and Repairs, Industries and Services-				
			xxx. Manufacture of jewellery and related articles.				
			xxxii. Repairs of watches, clocks and jewellery.	2.25	9	250	
			xxxiii. Manufacture of musical instruments and their repairs.				
			xxxiv. (a) Repairs of locks, stoves, umbrellas, sewing machines gas-burners, buckets and other sundry household equipments.				
			(b) Optical glass grinding and repairs.	2.25	3	250	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966				Substantial Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.			Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.																	
			xxxv. Petrol filling stations in plot size of 30.5 m. x 16.75 m. and petrol filling and service stations in plot size of 36.5 m. x30.5 m.	7.5	9	No limit																					
		Section 31(1) TABLE No. D Service Industrial users and conditions governing such uses: <table border="1" data-bbox="459 547 1709 1142"> <thead> <tr> <th data-bbox="459 547 566 799">Serial No.</th> <th data-bbox="566 547 969 799">Category of Industry</th> <th colspan="3" data-bbox="969 547 1496 643">Service Industry permitted subject to</th> <th data-bbox="1496 547 1709 643">Special conditions, if any</th> </tr> <tr> <th data-bbox="459 643 566 799">(1)</th> <th data-bbox="566 643 969 799">(2)</th> <th data-bbox="969 643 1137 799">Maximum permissible power (in KW) (3)</th> <th data-bbox="1137 643 1328 799">Maximum permissible employment. (4)</th> <th data-bbox="1328 643 1496 799">Maximum permissible floor area (sq. m) (5)</th> <th data-bbox="1496 643 1709 799">(6)</th> </tr> </thead> <tbody> <tr> <td data-bbox="459 799 566 1142">I</td> <td data-bbox="566 799 969 1142"> Food Products- i. Ground nut decorticators, ii. Grain mill for production of flour, iii. Manufacture of supari and masala grinding, iv. Rice-hullers, v. Manufacture of milk and dairy products, vi. Manufacture of ice- cream and ice candy. </td> <td data-bbox="969 799 1137 1142">7.5</td> <td data-bbox="1137 799 1328 1142">9</td> <td data-bbox="1328 799 1496 1142">50 250</td> <td data-bbox="1496 799 1709 1142"></td> </tr> </tbody> </table>							Serial No.	Category of Industry	Service Industry permitted subject to			Special conditions, if any	(1)	(2)	Maximum permissible power (in KW) (3)	Maximum permissible employment. (4)	Maximum permissible floor area (sq. m) (5)	(6)	I	Food Products- i. Ground nut decorticators, ii. Grain mill for production of flour, iii. Manufacture of supari and masala grinding, iv. Rice-hullers, v. Manufacture of milk and dairy products, vi. Manufacture of ice- cream and ice candy.	7.5	9	50 250		
Serial No.	Category of Industry	Service Industry permitted subject to			Special conditions, if any																						
(1)	(2)	Maximum permissible power (in KW) (3)	Maximum permissible employment. (4)	Maximum permissible floor area (sq. m) (5)	(6)																						
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			vii. Manufacture of bakery products	10	25	250	(i) Fuel used shall be electricity, gas or Smokeless fuel. (ii) No floor above the furnace portion (iii) Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment.	
			viii. Coffee curing, roasting and grinding.	1.5	9	50 250		
			ix. Manufacture of ice	45.0	20	250		
			x. Sugarcane and fruit juice crushers	1.5	9	25 250		
		II	Textile and Textile Products-					
			xi. Embroidery and making of crepe laces and fringes.	3.75	9	50 250		

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			xii. Manufacture of textile goods, such as wearing apparel, curtains, mosquito net, mattresses, bedding material, pillow cases, and textile bags. xiii. Mattress making and cotton cleaning.	2.25	9	50 250		
		III	Wood Products and Furniture- xiv. Manufacture of wooden furniture and fixtures.	2.75	9	50 250	Not permitted under or adjoining a dwelling unit.	
			xv. Manufacture of bamboo and cane furniture and fixtures.	2.25	9	50 250		
		IV	Paper products and Printing Publishing-	3.75	9	50 250	(i) Manufacture with paper pulp not permitted. (ii) No restrictions on power, number of employees, area of hours of operation shall apply if located in a building on a separate plot not less than 500 sq. m in area and if special permission of	

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		V	Leather products excluding tanning- xx. Manufacture of leather footwear. xxi. Manufacture of wearing apparel like coats, gloves.	3.75	9	50 250	Manufacture of leather or leather processing not permitted.	

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		xxiii. Repair of footwear and other leather products.					
		VI Rubber and Plastic Products-					
		xxiv. Retreading, recapping and vulcanizing works.	1.5	9	50	250	
		xxv Manufacture of rubber balloons, hand-gloves and allied products.					
		VII Metal products-					
		xxvi. Tool sharpening and razor sharpening works.	0.75	9	25	250	
		xxvii Umbrella assembly works	0.75	9	50	250	
		VIII Electrical Goods-	2.25	9	50	250	No spray

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		xix. Electronic industry of assembly type.	3.75	9	50 250	Only permitted on ground floor.	
		IX Transport Equipment					
		xxx. (a) Servicing of motor vehicles and motor cycles.	3.75	9	100 250	No floor above. No spray painting permitted.	
		(b) Repair of motor vehicles and motor cycles.					
		(c) Battery charging and repairs.	5.0	6	25 250		
		(d) Repair of bicycles and cycle rickshaws.	3.75	6	50 250		
		X Other Manufacturing and Repairs, Industries and Services-					
		xxxi. Manufacture of jewellery and related articles.	2.25	9	50 250		
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			xxxiv. (a) Repairs of locks, stoves, umbrellas, sewing machines gas-burners, buckets and other sundry household equipments.					
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		XI	xxxv. Petrol filling stations in plot size of 30.5 m. x 16.75 m. and petrol filling and service stations in plot size of 36.5 m. x30.5 m.	7.5	9	No limit		

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		xxxvi Filling stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot size of 30.5 Mt x 16.75 Mt. And filling and service stations. Petrol, Diesel, Compressed Natural Gas Stations and/or any other motor vehicle fuel in plot size of 36.5 mt x 30.5 Mt. and (B) Filling stations of only Compressed Natural Gas Minimum area of plot 300 sq.mt	(a)15	(b)30 per compressor or (not more than 3 compressor)	9	No limit	(i)quantities in (b) or (c) will be permitted for daughter booster pumping station and on pumping station respectively over(a)
			(c)150 per compressor (not more than 3 compressor)		6	No limit	(ii)permissible power mentioned in (b) & (c) will be used exclusively for compressing and filling gas in vehicle
					6	No limit	(iii)Special permission of commissioner is necessary after clearance by Maharashtra Pollution Control Board from noise pollution point of view and controller of Explosive and chief fire officer and observance of conditions as they may prescribe.
		Xxxvii Audio, taping	4.0		9	50	

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EP-125	Part-VII 34 3.3 3)	3) All land of the Municipal Octroi Check Nakas, not utilized to full potential, shall be considered as land in Commercial Zone and be treated as Central Business District (CBD)/Parking Transport Hub for development apart from primary function of octroi naka and may be developed as per the relevant provisions of these Regulations.	3) All land of the Municipal Octroi Check Nakas, not utilized to full potential, shall be considered as land in Commercial Zone and be treated as Central Business District (CBD)/Parking Transport Hub including intercity bus station for development apart from primary function of octroi naka and may be developed as per the relevant provisions of these Regulations.	3) All Municipal land of the Municipal Octroi Check Nakas, shown for existing 'Truck Terminus' or otherwise, shall be developed as 'Comprehensive Transport Hub', which will inter alia include a bus/truck terminus and such land shall be considered as falling not utilized to full potential, shall be considered as land in Commercial Zone and be treated as Central Business District (CBD)/Parking Transport Hub including intercity bus station for development apart from primary function of octroi naka and may be developed as per the relevant provisions of these Regulations. Provided that, if development is proposed by MCGM on its own, then the payment of premium for BUA beyond zonal (basic) FSI, shall not be applicable. However, payment of premium shall be	Sanctioned as modified below. 3) All Municipal land of the Municipal Octroi Nakas, shown for existing 'Truck Terminus' or otherwise, shall be developed as 'Comprehensive Transport Hub', which will inter alia include a bus/truck terminus and such land shall be considered as falling for development apart from primary function and shall be developed as per relevant provisions of these Regulations. Provided that, if development is proposed by MCGM on its own, then the payment of premium for BUA beyond zonal (basic) FSI, shall not be applicable.

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				<p>applicable if the project is developed through PPP model/ allowed to be developed through any other agency.</p> <p>Provided further that in case of combined development of comprehensive transport hub interalia bus/truck terminus along with the Commercial development, then area of the parking of vehicles including areas required for maneuverability of vehicles of bus or truck terminus shall be allowed free of FSI.</p> <p>(EP-125)</p>	<p>However, payment of premium shall be applicable if the project is developed through PPP model/ allowed to be developed through any other agency excluding the area to be handed over to MCGM.</p> <p>Provided further that in case of combined development of comprehensive transport hub interalia bus/truck terminus along with the Commercial development, area of the parking of vehicles including areas required for maneuverability of vehicles of bus or truck terminus shall be allowed free of FSI.</p>

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EP-126	Part-VII 34(3.4)	<p>Section 26</p> <p>3.4 No Development Zone (NDZ):-</p> <p>(A) Development of land in No Development Zone (NDZ):</p> <p>8. General</p> <p>The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, excluding the land under reservation for the public purpose, not less than 4.0 ha, and not disqualified from development on account of other laws or regulations that are binding. Such plot shall have means of access of width not less than 18m. Owners of land parcels having plot area lesser than 4 ha may come together to create contiguous land parcels of 4 ha or more & submit proposal for development under this Regulation.</p> <p>9. Submission of Proposal</p> <p>The proposal shall be submitted by the Owner containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains.</p> <p>10. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the Public Open Space (POS) falls centrally and Affordable Housing (AH) and Owner's development fall on either side of the Public Open Space (POS).</p> <p>(b) A Road shall be proposed on both sides of the POS to be made public, as per the provision of these Regulations subject to each having minimum width of 12 m. They shall also serve as connecting roads for the area proposed to be developed beyond the area for which proposal under this Regulation is submitted. These roads shall be handed over to MCGM.</p> <p>(c) The area of the land after deduction of the area covered under above referred roads shall be</p>			Sanctioned as proposed.

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		apportioned among Owner's Share, AH, POS, Institutional Amenities (IA), and Other Amenities as detailed below:																														
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		11. Procedure of Approval																														
		The Owner shall submit his proposal in accordance with Sr. No. 1, 2 and 3 above to the Commissioner MCGM. While making such submission he will take care of the following:																														
		(q) He shall distinctly mark lands for AH, POS, 2 numbers of roads and Owner's share in the layout. Further earmarking of lands for Institutions, education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.																														
		(r) Advance possession of all lands other than the Owner's Share as detailed in Sr. No 3(b) & (c) above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.																														
		(s) The Land Owner shall have the option of developing all AH, POS, Institution, education, health and social amenities (hereafter referred to as AH & Amenities) and handing them over to the MCGM.																														
		(t) The development of AH & Amenities shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH, POS and amenities, unless extended by the Municipal Commissioner for valid, recorded reasons.																														
		(u) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development																														

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		<p>under this Regulation.</p> <p>(v) The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p>(w) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(x) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land.</p> <p>12. Infrastructure Development</p> <p>The owner shall develop the infrastructure network within the layout (AH & Amenities) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p> <p>13. Permissible FSI:</p> <p>(l) If the Owner opts out of the responsibility of developing AH & Amenities, he will get FSI 0.8 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(m) If the Owner opts to develop the cited AH & Amenities, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(n) The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & other amenities as described in serial no. 7(a) below.</p> <p>(o) In addition, the Owner would be eligible to receive the sale proceeds of 15 % of AH units from MCGM after deduction of administrative charges.</p>			

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		<p>(p) The Development of the plot handed over for AH shall be with FSI 3.0 on the plot of the AH area. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements & built up amenities shall be paid in the form of BUA.</p> <p>(q) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities/Institutional Amenities shall be final and binding on the concerned.</p> <p>(r) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible FSI as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.</p> <p>(s) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>(t) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>(u) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible FSI as per Regulation No. 31(3) for BUA to be handed over to MCGM.</p> <p>(v) Off-site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. These off-site infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966</p> <p>14. Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.</p> <p>a) The owner shall be entitled for the following:</p> <table border="1" data-bbox="557 1206 1198 1375"> <tr> <td data-bbox="557 1206 860 1375">BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure</td> <td data-bbox="860 1206 891 1375">=</td> <td data-bbox="891 1206 1198 1375">2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI</td> </tr> </table>	BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure	=	2.0[Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI			
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		development for MCGM share of Land	1)x BUA of all amenities & all AH		
<p>This shall be subject to maximum 50% of the BUA of AH/Amenity to be handed over to MCGM.</p> <p>b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various requirements as per these Regulations).</p> <p>c) Area covered under staircase/lift/staircase and lift lobby for AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.</p> <p>d) No premium shall be charged for Fungible FSI and features permitted free of FSI as per Regulation No 31 for the development of AH tenements/Amenities/IA.</p> <p>e) Commencement Certificate beyond 75 % of the BUA as per serial No 6(a) shall not be issued unless the infrastructure development in the entire layout and construction of AH tenements/Amenities/IA is completed & occupation granted.</p> <p>f) The Commencement Certificate beyond 75 % of BUA as per serial No 6(a) may be released once the Occupation Certificate for AH tenements/Amenities/IA is granted.</p> <p>g) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities/IA, as detailed in 7(a) above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity/IA area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities/IA & infrastructure development can be released only after handing over of entire AH tenements/Amenities/IA as per (f) above.</p> <p>h) TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities/IA may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities/IA to MCGM.</p> <p>i) Requirement of ROS as per Regulation No 27 may be kept at 8% on Owners share of land & in respect of plot of AH.</p>					

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		<p>(B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt falling in NDZ</p> <p>1. General</p> <p>Notwithstanding anything contained in these Regulations the land of Govt./Semi-Govt./Appropriate Authority falling in NDZ, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 4.0 ha, excluding the land under reservation for the public purpose and not disqualified from development on account of other laws or regulations that are binding.</p> <p>2. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the POS falls centrally and AH and area for other development fall on either side of POS. These areas shall have proper access as per provisions of these Regulations.</p> <p>(b) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Appropriate Authorities' Share, AH, POS + Roads, IA, and Other Amenities as detailed below:</p>																	
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		<p>3. Procedure of Approval</p> <p>The Appropriate Authority shall submit the proposal to the Commissioner, MCGM, distinctly showing lands for AH, POS, 2 numbers of roads and share of other development in the layout. Further earmarking of lands for education, health and other amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.</p> <p>(a) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p>(b) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(c) The area of social amenities, POS and roads shall be handed over to MCGM. Advance possession receipt shall be submitted at the time of approval of proposal and the ownership shall be transferred in the name of MCGM in revenue records before seeking Occupation to any of the development in layout.</p> <p>4. Permissible FSI:</p> <p>Govt./Semi-Govt./Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM) on area of other Development.</p> <p>The Development of the plot earmarked for AH with FSI 3.0 on the plot of AH area shall be done by Government/semi-government/ Appropriate Authority appointed by Govt. These tenement shall be made available for general public for the affordable Housing as per policy of Government.</p> <p>The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded</p>								

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		<p>in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p>The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities shall be final & binding.</p> <p>Institutional Amenities may be developed by Govt./Semi-Govt./Appropriate Authority appointed by Govt, as decided by the Govt. /Appropriate Authority.</p> <p>'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible FSI.</p> <p>The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>Off-site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM.</p> <p>Requirement of ROS as per Regulation No 27 may be kept at 8% on area of other development & in respect of plot of AH</p> <p>5. Interchanging the location:</p> <p>The Appropriate Authority may interchange the location of land earmarked as Affordable Housing (AH) + Public Open Space (POS) + Institutional Area(IA) in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 2 ha.</p>			
		<p>Section 30</p> <p>Special Development Zone (SDZ):-</p> <p>Special Development Zone (SDZ):- Special Development Zone (SDZ) is a zone which is to be developed predominantly for society at large with emphasis on Social Housing, POS and</p>			

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		<p>necessary Social infrastructures. The said zone is further subdivided into Special Development Zone-I (SDZ-I) and Special Development Zone-II (SDZ-II).</p> <p>1.Special Development Zone-I (SDZ-I): SDZ-I is a zone occupied by protected occupants as defined in Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development of SDZ-I is governed by the Regulation No 33(10) and 17(3) (C) (c). The structures even if are situated within the physical boundary of SDZ-I, but not attracting the provisions of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971, will be deemed to be situated in SDZ II.</p> <p>2. Special Development Zone-II (SDZ-II): SDZ-II is a zone not covered in SDZ-I but wherein development is predominantly for society at large with emphasis on Social Housing, POS and necessary Social infrastructures plots of which may be vacant, occupied by authorized structures and structures occupied by occupants not covered under Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development in SDZ-II for the Social Housing shall be governed by Regulation No 33(8) and other development will be governed by following:-</p>			
		<p>Section 31(1)</p> <p>3.4 No Development Zone (NDZ):-</p> <p>(A) Development of land in No Development Zone (NDZ):-</p> <p>15. General</p> <p>The provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land, excluding the land under reservation for the public purpose, not less than 4.0 ha, and not disqualified from development on account of other laws or regulations that are binding. Such plot shall have means of access of width not less than 18m. Owners of land parcels having plot area lesser than 4 ha may come together to create contiguous land parcels of 4 ha or more & submit</p>			

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		<p>proposal for development under this Regulation.</p> <p>16. Submission of Proposal</p> <p>The proposal shall be submitted by the Owner containing the demand assessment for infrastructure such as roads, water supply, sewerage and storm water drains.</p> <p>17. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the Public Open Space (POS) falls centrally and Affordable Housing (AH) and Owner's development fall on either side of the Public Open Space (POS).</p> <p>(b) A Road shall be proposed on both sides of the POS to be made public, as per the provision of these Regulations subject to each having minimum width of 12 m. They shall also serve as connecting roads for the area proposed to be developed beyond the area for which proposal under this Regulation is submitted. These roads shall be handed over to MCGM.</p> <p>(c) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Owner's Share, AH, POS, Institutional Amenities (IA), and Other Amenities as detailed below:</p>																											
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					<p data-bbox="504 395 828 427">18. Procedure of Approval</p> <p data-bbox="504 464 1736 528">The Owner shall submit his proposal in accordance with Sr. No. 1, 2 and 3 above to the Commissioner MCGM. While making such submission he will take care of the following:</p> <p data-bbox="504 564 1736 660">(y) He shall distinctly mark lands for AH, POS, 2 numbers of roads and Owner's share in the layout. Further earmarking of lands for Institutions, education, health and social amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.</p> <p data-bbox="504 667 1736 794">(z) Advance possession of all lands other than the Owner's Share as detailed in Sr. No 3(b) & (c) above shall be handed over to MCGM at the time of approval of layout. The ownership shall be transferred in the name of MCGM within one year from the date of advance possession or seeking commencement certificate beyond plinth of the development of Owner's share, whichever is earlier.</p> <p data-bbox="504 801 1736 865">(aa) The Land Owner shall have the option of developing all AH, POS, Institution, education, health and social amenities (hereafter referred to as AH & Amenities) and handing them over to the MCGM.</p> <p data-bbox="504 871 1736 967">(bb) The development of AH & Amenities shall be as per specifications laid down by the Commissioner, within three years from date of approval to the individual building plans of AH, POS and amenities, unless extended by the Municipal Commissioner for valid, recorded reasons.</p> <p data-bbox="504 973 1736 1037">(cc) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p data-bbox="504 1043 1736 1203">(dd) The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p data-bbox="504 1209 1736 1273">(ee) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p data-bbox="504 1279 1736 1369">(ff) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land.</p>

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		<p>19. Infrastructure Development</p> <p>The owner shall develop the infrastructure network within the layout (AH & Amenities) to be handed over to MCGM (road + water supply mains + sewer line + storm water drain + street lights pertaining to that specific scheme) as per the requirements of the concerned departments.</p> <p>20. Permissible FSI:</p> <p>(w) If the Owner opts out of the responsibility of developing AH & Amenities, he will get FSI 0.8 of the gross plot (AH + POS + all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(x) If the Owner opts to develop the cited AH & Amenities, the Owner shall be entitled for FSI 1 of the gross plot (AH + POS + all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM + land forming Owner's share of that specific scheme) on the Owner's share of land.</p> <p>(y) The Owner would also be compensated for all infrastructure developed by him that is not attributable to infrastructure pertaining to Owner's share of land and construction of the AH tenements & other amenities as described in serial no. 7(a) below.</p> <p>(z) In addition, the Owner would be eligible to receive the sale proceeds of 15 % of AH units from MCGM after deduction of administrative charges.</p> <p>(aa) The Development of the plot handed over for AH shall be with FSI 3.0 on the plot of the AH area. AH Tenements & constructed amenities shall have to be handed over to MCGM. The cost of construction of AH tenements & built up amenities shall be paid in the form of BUA.</p> <p>(bb) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities/Institutional Amenities shall be final and binding on the concerned.</p> <p>(cc) 'TDR' or 'Additional FSI on payment of premium' as per Regulation No 30 (1) (A) [except Fungible FSI as per Regulation No. 31(3)], shall not be permissible on Owner's share of land.</p> <p>(dd) The land handed over to MCGM for public amenities as stated above shall not be allowed</p>			

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		<p>to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>(cc) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>(ff) Development charges and premium shall not be recovered for any relaxations in open spaces, exclusion of staircase, lift and lobby areas from FSI computation & for Fungible FSI as per Regulation No. 31(3) for BUA to be handed over to MCGM.</p> <p>(gg) Off site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM. These off-site infrastructural charges shall be in addition to development charges levied as per section 124 of MR&TP Act 1966.</p> <p>21. Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA.</p> <p>a) The owner shall be entitled for the following:</p> <p style="padding-left: 40px;">BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land</p> <p style="padding-left: 40px;">$= \frac{2.0[\text{Rate of construction per sq. m as per ASR rate/rate of developed land per sq. m as per ASR(for FSI 1)] \times \text{BUA of all amenities \& all AH}}{\text{AH}}$</p> <p>—This shall be subject to maximum 50% of the BUA of AH/Amenity to be handed over to MCGM.</p> <p>b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various requirements as per these Regulations).</p> <p>e) Area covered under staircase/lift/staircase and lift lobby for AH tenements/Amenities shall not be counted in FSI/BUA and shall be without charging premium.</p> <p>d) No premium shall be charged for Fungible FSI and features permitted free of FSI as per Regulation No 31 for the development of AH tenements/Amenities/IA.</p> <p>e) Commencement Certificate beyond 75 % of the BUA as per serial No 6(a) shall not be issued</p>			

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		<p>unless the infrastructure development in the entire layout and construction of AH tenements/Amenities/IA is completed & occupation granted.</p> <p>f) The Commencement Certificate beyond 75 % of BUA as per serial No 6(a) may be released once the Occupation Certificate for AH tenements/Amenities/IA is granted.</p> <p>g) BUA in lieu of development of infrastructure and construction of AH tenements/Amenities/IA, as detailed in 7(a) above may be released in proportion of 0.50 sale (incentive) area: 1 AH/Amenity/IA area and the construction shall progress simultaneously in the said proportion, and 100% of incentive area in lieu of AH tenements/Amenities/IA & infrastructure development can be released only after handing over of entire AH tenements/Amenities/IA as per (f) above.</p> <p>h) TDR in lieu of unconsumed incentive BUA, as per provision (a) above in proportion to handing over of such completed AH tenements/Amenities/IA may be allowed at the option of owner/developer. However, 20 % of such admissible TDR for unconsumed BUA shall be released only after handing over the entire area of AH tenements/Amenities/IA to MCGM.</p> <p>i) Requirement of ROS as per Regulation No 27 may be kept at 8% on Owners share of land & in respect of plot of AH.</p> <p>(B) Land of Govt. /Semi. Govt. /Appropriate Authority appointed by Govt falling in NDZ</p> <p>1. General</p> <p>Notwithstanding anything contained in these Regulations the land of Govt./Semi Govt./Appropriate Authority falling in NDZ, the provision of this Regulation shall apply to any contiguous, unbroken and uninterrupted piece of land having area not less than 4.0 ha, excluding the land under reservation for the public purpose and not disqualified from development on account of other laws or regulations that are binding.</p> <p>2. Planning Considerations</p> <p>(a) The proposed development, as far as possible, shall be planned in such a way that the POS falls centrally and AH and area for other development fall on either side of POS. These areas shall have proper access as per provisions of these Regulations.</p>			

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		<p>(b) The area of the land after deduction of the area covered under above referred roads shall be apportioned among Appropriate Authorities' Share, AH, POS + Roads, IA, and Other Amenities as detailed below:</p> <table border="1" data-bbox="468 459 1727 738"> <thead> <tr> <th data-bbox="474 464 557 576">Sr. No.</th> <th colspan="2" data-bbox="557 464 880 576">Public Open Spaces & Institutional Area 33%</th> <th colspan="4" data-bbox="880 464 1518 576">Affordable Housing, Education, Health & Social Amenities 33%</th> <th data-bbox="1518 464 1720 576">Area for Other Development</th> </tr> <tr> <td></td> <th data-bbox="557 576 685 692">Public Open Space</th> <th data-bbox="685 576 880 692">Institutional Area</th> <th data-bbox="880 576 1055 692">Affordable Housing</th> <th data-bbox="1055 576 1252 692">Educational</th> <th data-bbox="1252 576 1397 692">Medical</th> <th data-bbox="1397 576 1518 692">Social</th> <td></td> </tr> </thead> <tbody> <tr> <td data-bbox="474 692 557 738">1</td> <td data-bbox="557 692 685 738">25%</td> <td data-bbox="685 692 880 738">8%</td> <td data-bbox="880 692 1055 738">25%</td> <td data-bbox="1055 692 1252 738">4%</td> <td data-bbox="1252 692 1397 738">3%</td> <td data-bbox="1397 692 1518 738">1%</td> <td data-bbox="1518 692 1720 738">34%</td> </tr> </tbody> </table>			Sr. No.	Public Open Spaces & Institutional Area 33%		Affordable Housing, Education, Health & Social Amenities 33%				Area for Other Development		Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social		1	25%	8%	25%	4%	3%	1%	34%	
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		<p>3. Procedure of Approval</p> <p>The Appropriate Authority shall submit the proposal to the Commissioner, MCGM, distinctly showing lands for AH, POS, 2 numbers of roads and share of other development in the layout. Further earmarking of lands for education, health and other amenities cited above shall be done by the Commissioner taking the amenity standards prescribed as minimum.</p> <p>(a) Provision of amenities as per Regulation No. 14(A) and 15 shall not be applicable for development under this Regulation.</p> <p>(b) The proposal under this Regulation shall be considered with the approval of the Municipal Commissioner.</p> <p>(c) The area of social amenities, POS and roads shall be handed over to MCGM. Advance possession receipt shall be submitted at the time of approval of proposal and the ownership shall be transferred in the name of MCGM in revenue records before seeking Occupation to any of the development in layout.</p>																											

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		<p>4. Permissible FSI:</p> <p>bb) Govt./Semi .Govt./Appropriate Authority appointed by Govt. shall be eligible for FSI 1 of the gross plot (AH + POS+ all public amenity land + area covered under 2 numbers of roads to be handed over to MCGM) on area of other Development.</p> <p>cc) The Development of the plot earmarked for AH with FSI 3.0 on the plot of AH area shall be done by Government/semi government/ Appropriate Authority appointed by Govt. These tenement shall be made available for general public for the affordable Housing as per policy of Government.</p> <p>dd) The carpet area of affordable housing tenements shall be EWS (30 m²), LIG (45 m²) and MIG (60 m²) in the ratio of 0.35, 0.35 & 0.30 respectively. Any minor variation in tenement percentages must be recorded in writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area of tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of citizens.</p> <p>ee) The development of Amenities as per the requirements of MCGM shall be permissible as per these Regulations. Provided further that Municipal Commissioner's decision regarding development of Amenities shall be final & binding.</p> <p>ff) Institutional Amenities may be developed by Govt./Semi .Govt./Appropriate Authority appointed by Govt, as decided by the Govt. /Appropriate Authority.</p> <p>gg) 'TDR' or 'Additional FSI on payment of premium' shall not be permissible except fungible FSI.</p> <p>hh) The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed under AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as per these Regulations.</p> <p>ii) Notwithstanding anything contained in these Regulations, residential/commercial uses otherwise permissible, independent of road width to which it abuts shall be permissible on the Owner's share of land</p> <p>jj) Off site infrastructure charges at 7% of the Land Rate (for FSI 1) for the BUA (including fungible FSI) to be constructed on owner's share of land as per ASR of the year of approval shall be paid to MCGM.</p> <p>kk) Requirement of ROS as per Regulation No 27 may be kept at 8% on area of other development & in respect of plot of AH</p>			

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		<p>5. Interchanging the location:-</p> <p>—The Appropriate Authority may interchange the location of land earmarked as Affordable Housing (AH) + Public Open Space (POS) + Institutional Area (IA) in DP with equivalent developable land area under their ownership either in contiguity or in parcels of land not less than 2 ha.</p> <p>Special Development Zone (SDZ):- Special Development Zone (SDZ) is a zone which is to be developed predominantly for society at large with emphasis on Social Affordable Housing, POS and necessary Social infrastructures. The said zone is further subdivided into Special Development Zone I (SDZ I) and Special Development Zone II (SDZ II). The development of SDZ shall be under the provision of regulation 33(8)</p> <p>Provided that the structures attracting the provisions of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971 shall be developed under the provision of Regulation 33(10)</p> <p>1. Special Development Zone I (SDZ I): SDZ I is a zone occupied by protected occupants as defined in Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development of SDZ I is governed by the Regulation No 33(10) and 17(3) (C) (c). The structures even if are situated within the physical boundary of SDZ I, but not attracting the provisions of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971, will be deemed to be situated in SDZ II.</p> <p>2. Special Development Zone II (SDZ II): SDZ II is a zone not covered in SDZ I but wherein development is predominantly for society at large with emphasis on Social Housing, POS and necessary Social infrastructures plots of which may be vacant, occupied by authorized structures and structures occupied by occupants not covered under Chapter IB of Maharashtra Slums Areas (Improvement, Clearance and Redevelopment) Act, 1971. Development in SDZ II for the Social Housing shall be governed by Regulation No 33(8) and other development will be governed by following:-</p>			

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		(EP-126)			
EP-127	Part-VII 34(A)	(C) Other Development in NDZ: The following uses are permissible provided, however, no services of any kind or Limited/available services will be provided by the Corporation. No subdivision of the land creating size of plot less than 4 ha or less shall be permissible.	(A) Other Development in SDZ II: The following uses are also permissible provided, no services of any kind or Limited/available services will be provided by the Corporation. No subdivision of the land creating size of plot less than 1 ha or less shall be permissible.	(C) (A) Other Development in NDZ SDZ II: The following uses are also permissible provided, however, no services of any kind or Limited/available services will be provided by the Corporation. No subdivision of the land creating size of plot less than 4 2.0 ha or less shall be permissible. (EP-127)	Sanctioned as proposed.

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EP-128	Part-VII 34(C)(A) (IV)	<p>(IV) Tourism Development Area (TDA)</p> <p>Sites or plots identified by the Tourism Department of GoM in consultation with the MTDC, and as specified by GoM from time to time as suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels may be included in a Tourism Development Area (TDA), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools.</p> <p>If such specified sites are situated in the NDZ, they shall be permitted to be developed for the aforesaid purposes with a FSI 0.20 (excluding area of DP road)</p>	<p>(IV) Tourism Development Area (TDA)</p> <p>Sites or plots identified by the Tourism Department of GoM. in consultation with the MTDC, and as specified by GoM from time to time as suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels may be included in a Tourism Development Area (TDA), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools</p> <p>If such specified sites are situated in the SDZ II, they shall be permitted to be developed for the aforesaid purposes with a FSI 0.50(excluding area of DP road)</p>	<p>(IV) Tourism Development Area (TDA)</p> <p>Sites or plots identified by the Tourism Department of GoM. in consultation with the MTDC, and as specified by GoM from time to time as suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels may be included in a Tourism Development Area (TDA), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools.</p> <p>If such specified sites are situated in the NDZ SDZ II, they shall be permitted to be developed for the aforesaid purposes with a FSI 0.20 0.50 (excluding</p>	Sanctioned as proposed.

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		<p>notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.</p> <p>Note- If such sites are situated in zone other than NDZ and Natural Area, the FSI permissible shall be that corresponding to the FSI permissible in the respective zones as stipulated in Table 12 of Regulation No.30(1)(A).</p> <p>Guidelines for identification of TDA and for development to be permitted therein</p> <p>a) General Conditions:</p> <p>i)TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt.Organisation/ corporations.</p> <p>ii)These guidelines shall be applicable for TDA, as set</p>	<p>notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.</p> <p>Note- If such sites are situated in zone other than SDZ II and Natural Area, the FSI permissible shall be that corresponding to the FSI permissible in the respective zones as stipulated in Table 12 of Regulation No.30(1)(A).</p> <p>Guidelines for identification of TDA and for development to be permitted therein</p> <p>(1)General Conditions:</p> <p>i) TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt. organization/ corporations.</p> <p>ii) These guidelines shall be applicable for TDA, as set out herein below.</p>	<p>area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.</p> <p>(EP-128)</p>	

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		<p>out herein below.</p> <p>iii) Proposals for lands to be specified as TDA shall be approved by UD department, GOM and shall not be permissible on plot Reserved/Designated for Play Ground/Park/Garden/Any other POS reservation</p>	<p>iii) Proposals for lands to be specified as TDA shall be approved by UD department, GOM and shall not be permissible on plot Reserved/Designated for Play Ground/Park/Garden/Any other POS reservation</p> <p>2) SIZE OF PLOT AND FSI</p> <p>Maximum area permissible as TDA out of a holding in SDZ-II shall be as follows</p> <table border="1" data-bbox="875 831 1281 1378"> <thead> <tr> <th colspan="3">Special Development Zone- II</th> </tr> <tr> <th>Total SDZ-II Holding</th> <th>Maximum TDA area permissible (fixed) (in ha.)</th> <th>Maximum FSI Permissible</th> </tr> </thead> <tbody> <tr> <td>More than 2 but less than 5 Ha</td> <td>40%</td> <td rowspan="7">0.5 FSI over the TDA area subject to premium of 10% of A.S.R. over and above the Zonal</td> </tr> <tr> <td>Equal to or more than 5 Ha but less than 6 Ha</td> <td>50%</td> </tr> <tr> <td>6 - 7 Ha</td> <td>60%</td> </tr> <tr> <td>7 - 8 Ha</td> <td>70%</td> </tr> <tr> <td>8 - 9 Ha</td> <td>80%</td> </tr> <tr> <td>9 - 10 Ha</td> <td>90%</td> </tr> <tr> <td>Equal to or more than 10 Ha</td> <td>100%</td> </tr> </tbody> </table>	Special Development Zone- II			Total SDZ-II Holding	Maximum TDA area permissible (fixed) (in ha.)	Maximum FSI Permissible	More than 2 but less than 5 Ha	40%	0.5 FSI over the TDA area subject to premium of 10% of A.S.R. over and above the Zonal	Equal to or more than 5 Ha but less than 6 Ha	50%	6 - 7 Ha	60%	7 - 8 Ha	70%	8 - 9 Ha	80%	9 - 10 Ha	90%	Equal to or more than 10 Ha	100%		
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		<p>(a) Smaller Plots:</p> <p>For existing landholders having smaller plots in NDZ, the provisions of promotion of Tourism through bed-and-breakfast type arrangements for tourists shall be permissible, approved by the Govt. in Urban Development Department. These shall have the same FSI as per B(VI) of this regulation.</p> <p>(b) Prohibition for Inclusion in Tourism</p>			<p>(basic) F.S.I. i.e.0.025 for SDZ-II, out of the amount of premium 50% is payable to State Government and 50% payable to MCGM</p>		
			<p>Explanation:</p> <p>1. After deducting the area of TDA, FSI will be available for the rest of the land in SDZ- II, as provided for the area in SDZ- II as per clause (VI) (xii).</p> <p>2. In case of plots having area more than 2 ha in SDZ-II, no subdivision of plots shall be permitted.</p> <p>(a) Smaller Plots:</p> <p>For existing landholders having smaller plots in SDZ II, the</p>				

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			MoEF's Notification in this regard and Circulars issued from time to time.		
EP-129	Part-VII 34(C)(A) (IV)(1)&(2)	<p>Section 26 (IV) Tourism Development Area (TDA)</p> <p>Sites or plots identified by the Tourism Department of GoM in consultation with the MTDC, and as specified by GoM from time to time as suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels may be included in a Tourism Development Area (TDA), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools.</p> <p>If such specified sites are situated in the NDZ, they shall be permitted to be developed for the aforesaid purposes with a FSI 0.20 (excluding area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.</p> <p>Note- If such sites are situated in zone other than NDZ and Natural Area, the FSI permissible shall be that corresponding to the FSI permissible in the respective zones as stipulated in Table 12 of Regulation No.30(1)(A).</p>			Sanctioned as proposed.

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		<p>Guidelines for identification of TDA and for development to be permitted therein</p> <p>a) General Conditions:</p> <p>i) TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt. Organisation/ corporations.</p> <p>ii) These guidelines shall be applicable for TDA, as set out herein below.</p> <p>iii) Proposals for lands to be specified as TDA shall be approved by UD department, GOM and shall not be permissible on plot Reserved/Designated for Play Ground/Park/Garden/Any other POS reservation</p> <p>(a) Smaller Plots:</p> <p>For existing landholders having smaller plots in NDZ, the provisions of promotion of Tourism through bed-and-breakfast type arrangements for tourists shall be permissible, approved by the Govt. in Urban Development Department. These shall have the same FSI as per B(VI) of this regulation.</p> <p>(b) Prohibition for Inclusion in Tourism Development Land falling in categories specified below shall not be permissible for TDA:</p> <p>i Lands affected beyond permissible levels by pollution in land, water and air, as may be decided and certified by the MPCB.</p> <p>ii Lands covered by mangroves.</p> <p>iii Areas from NDZ directly abutting the Residential Zone without being separated by road having width not less than 18.30 m.</p>			

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		<p>grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools</p> <p>If such specified sites are situated in the SDZ II, they shall be permitted to be developed for the aforesaid purposes with a FSI 0.50(excluding area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible.</p> <p>Note- If such sites are situated in zone other than SDZ II and Natural Area, the FSI permissible shall be that corresponding to the FSI permissible in the respective zones as stipulated in Table 12 of Regulation No.30(1)(A).</p> <p>Guidelines for identification of TDA and for development to be permitted therein</p> <p>(1)General Conditions:</p> <p>i) TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt. organization/ corporations.</p> <p>ii) These guidelines shall be applicable for TDA, as set out herein below.</p> <p>iii) Proposals for lands to be specified as TDA shall be approved by UD department, GOM and shall not be permissible on plot Reserved/Designated for Play Ground/Park/Garden/Any other POS reservation</p> <p>2) SIZE OF PLOT AND FSI</p> <p>Maximum area permissible as TDA out of a holding in SDZ-II shall be as follows</p> <table border="1" data-bbox="461 1326 1254 1394"> <thead> <tr> <th colspan="3" data-bbox="461 1326 1254 1361">Special Development Zone- II</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 1361 696 1394">Total SDZ-II</td> <td data-bbox="696 1361 958 1394">Maximum TDA</td> <td data-bbox="958 1361 1254 1394">Maximum FSI</td> </tr> </tbody> </table>			Special Development Zone- II			Total SDZ-II	Maximum TDA	Maximum FSI	
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		<p>Section 31(1)</p> <p>TOURISM DEVELOPMENT AREA COMMITTEE</p> <p>Proposals for lands to be specified as Tourism Development Area shall be recommended for consideration of Government in Urban Development Department by a Committee consisting of:</p>			

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		1	Secretary, Tourism Development Department Mantralaya	Chairman										
		2	Metropolitan Commissioner MMRDA	Member										
		3	Municipal Commissioner, Municipal Corporation of Greater Mumbai	Member										
		4	Dy. Director of Town Planning, Greater Mumbai	Member										
		5	Representative of Hotel Industries, Mumbai	Member										
		6	Environmentalist	Member										
		7	Architect, having 20 years experience in architectural practice.	Member.										
<p>This Committee may be called "Tourism Development Area Committee" (TDAC). The persons at 5, 6 & 7 of the Committee may be nominated by Secretary, Tourism Department and the tenure of these members shall change after every 3 years, provided that the same person shall be eligible for reappointment as a Member.</p> <p>(1) SIZE OF PLOT AND FSI Maximum area permissible as TDA out of a holding in SDZ-H shall be as follows:-</p> <table border="1" data-bbox="461 1294 1335 1396"> <thead> <tr> <th colspan="3" data-bbox="461 1294 1335 1329">Special Development Zone-H</th> </tr> <tr> <th data-bbox="461 1329 703 1396">Total SDZ -H Holding</th> <th data-bbox="703 1329 943 1396">Maximum TDA area permissible</th> <th data-bbox="943 1329 1335 1396">Maximum FSI Permissible</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Special Development Zone-H			Total SDZ -H Holding	Maximum TDA area permissible	Maximum FSI Permissible			
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			<p>(f)The projects identified as Mega Tourism Projects by Tourism and Cultural Affairs Department of the State Govt. under the Tourism Policy of Maharashtra- 2006” shall be governed by the following special provisions :-</p> <p>Mega Tourism Projects:-</p> <p>1) The ground coverage shall be 1/2 of the gross plot area.</p> <p>2) The uses which are not covered under this Regulation like studio and Film School with their shooting stages and screening rooms, performing Arts Academy, Students Hostels and faculty residences, Auditoria, Art Gallery, Museums, Multiplex, Food & Beverage areas and also a combination of compatible uses may be allowed, with the approval of the Urban Development Department of GOM.</p> <p>3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43.</p>	<p>among the school going children in nearby area.</p> <p>(f)The projects identified as Mega Tourism Projects by Tourism and Cultural Affairs Department of the State Govt. under the Tourism Policy of Maharashtra- 2006” shall be governed by the following special provisions :-</p> <p>Mega Tourism Projects:-</p> <p>1) The ground coverage shall be 1/2 of the gross plot area.</p> <p>2) The uses which are not covered under this Regulation like studio and Film School with their shooting stages and screening rooms, performing Arts Academy, Students Hostels and faculty residences, Auditoria, Art Gallery, Museums, Multiplex, Food & Beverage areas and also a combination of</p>	<p>provisions :-</p> <p>Mega Tourism Projects:-</p> <p>1) The ground coverage shall be 1/2 of the plot area under TDA.</p> <p>3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 47.</p> <p>5) The 35% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3).</p> <p>Note: - The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per MoEF's Notification in this regard and Circulars issued from time to time.</p>

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			<p>4) The height of a room in occupancy mentioned at Sr. No.1(e) (ii) of Table 15 of Regulation 37, may be permitted for Studio, Museum, Screening Rooms, Multiplex and Auditoria.</p> <p>5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3).</p> <p>Note: - The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per MoEF's Notification in this regard and Circulars issued from time to time.</p>	<p>compatible uses may be allowed, with the approval of the Urban Development Department of GOM.</p> <p>3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43.</p> <p>4) The height of a room in occupancy mentioned at Sr. No.1(e) (ii) of Table 15 of Regulation 37, may be permitted for Studio, Museum, Screening Rooms, Multiplex and Auditoria.</p> <p>5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3).</p> <p>Note: - The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per MoEF's Notification in this regard and Circulars</p>	

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				issued from time to time. (EP-130)	
EP-131	Part-VII 34 3.4 (C)(A) (VII)	(VII) Periphery of Vihar and Pawai lake: In order to prevent erosion of soil and silting in lakes, an exclusive green belt of 100 m shall be provided around the periphery of Vihar and Pawai lake, in which no construction whatsoever shall be allowed.	(VII) Periphery of Vihar and Pawai lake: In order to prevent erosion of soil and silting in lakes, an exclusive green belt of 100 m shall be provided around the periphery of Vihar and Pawai Lake, in which no construction whatsoever shall be allowed. If within 100 m from the periphery of Vihar and Pawai lake there exists Municipal/Public Road, then buffer of green belt beyond Municipal/Public Road may not be insisted	(VII) Periphery of Vihar and Pawai lake: In order to prevent erosion of soil and silting in lakes, an exclusive green belt of 100 m shall be provided around the periphery of Vihar and Pawai Lake, in which no construction whatsoever shall be allowed. If within 100 m from the periphery of Vihar and Pawai lake there exists Municipal/Public Road, then buffer of green belt beyond Municipal/Public Road may not be insisted. (EP-131)	Sanctioned as proposed with following modification.. 1) Clause (VIII) is added as below. VIII) Development of Exhibition cum convention Center. In case of plots in Specila Development Zone, if infra-structure facilities are sufficient or land owner/ developer is ready to provide it, then the Maximum permissible F.S.I. may be permitted to be exceeded upto 2.00 by charging premium above 0.20 F.S.I. , at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such

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					F.S.I. without applying the guidelines mentioned therein.
EP-132	Part-VII 34 3.5 7	<p>3.5 Natural Areas (N A)</p> <p>It is an environmentally sensitive zone where following facilities may be permissible</p> <p>a) Board walks in mangroves, trekking facilities, conveniences for visitors</p> <p>b) Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.</p>	<p>3.7 Natural Areas (N A)</p> <p>It is an environmentally sensitive zone amenable to buildable development with the approval of the Competent Authority where following facilities may be permissible</p> <p>a) Board walks in mangroves, trekking facilities, Public Sanitary Conveniences for visitors, Sewerage Pumping Station.</p> <p>b) Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.</p> <p>Note: - 1. Structures constructed in NA, with due sanction of Competent Authority, before coming into force of these regulations stand protected.</p> <p>2. Reservation proposed in Natural Area shall be allowed to</p>	<p>3.57 Natural Areas (N A)</p> <p>It is an environmentally sensitive zone amenable to buildable development with the approval of the Competent Authority where following facilities may be permissible</p> <p>a) Board walks in mangroves, trekking facilities, Public Sanitary Conveniences for visitors, Sewerage Pumping Station.</p> <p>b) Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.</p> <p>Note: - 1. Structures constructed in NA, with due sanction of Competent Authority, before coming into force of these regulations stand protected.</p> <p>2. Reservation proposed in Natural Area shall be</p>	<p>Regulation No. 34 sub-regulation No. 3.5 & 3.6 are deleted. All the provisions in these Regulations pertaining to Port Zone and Port water front Development Zone stands deleted. Rest of E.P. is sanctioned as proposed.</p>

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			be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.	allowed to be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time. (EP-132)	
EP-133	Part-VII 34 3.8	-----	<p>3.8 Green Zone (GZ)</p> <p>It is a large area predominantly with green cover where following facilities may be permissible</p> <p>a) Construction of Zoo with FSI of 0.025;</p> <p>b) Uses approved by GoM. with permission from the Ministry of Environment and Forest;</p> <p>c) Rehabilitation and Resettlement of the original inhabitants of the forest (adiwasis, tribals of Sanjay Gandhi National Park) as per the provisions of Regulation No.30 with Zonal (basic) FSI.</p> <p>Note: - 1. Structures constructed</p>	<p>3.8 Green Zone (GZ)</p> <p>It is a large area predominantly with green cover where following facilities may be permissible</p> <p>a) Construction of Zoo with FSI of 0.025;</p> <p>b) Uses approved by GoM. with permission from the Ministry of Environment and Forest;</p> <p>c) Rehabilitation and Resettlement of the original inhabitants of the forest (adiwasis, tribals of Sanjay Gandhi National Park) as per the provisions of Regulation No.30 with</p>	Sanctioned as proposed.

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			<p>in GZ, with due sanction of Competent Authority, before coming into force of these regulations stand protected.</p> <p>2. Reservation proposed in Green Zone if any shall be allowed to be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time</p>	<p>Zonal (basic) FSI.</p> <p>Note: - 1. Structures constructed in GZ, with due sanction of Competent Authority, before coming into force of these regulations stand protected.</p> <p>2. Reservation proposed in Green Zone if any shall be allowed to be developed at par with other zones subject to approval of the Competent Authority and subject to compliance of conditions as mentioned in the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.</p> <p>(EP-133)</p>	
EP-134	Part-VII 35	Section 26	35. Development or redevelopment of lands of cotton textile mills (mills).-		<p>Sanctioned as proposed with following modifications.</p> <p>1) Table in Sub Regulation 35(1)(b) excluding note, Clause 6(b), Clause 11 and Clause 12 are kept in abeyance.</p>

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		<p>a layout prepared for development or redevelopment of the entire land of a sick and/or closed mill and on such conditions specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow development.</p> <p>(ii) Lands of mills for purpose of modernization- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government.</p> <p>(iii) Lands of mills after shifting- If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.</p> <p>2. The proposal of the above mentioned three categories shall be formulated according to the provisions mentioned below;</p> <p>(a) Areas earmarked for development by the owner/developer as per Column No 5 of the table below to be utilized-</p> <p>(i) For the same mill or related user subject to observance of all other Regulations;</p> <p>(ii) For diversified industrial user in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;</p> <p>(iii) For the residential and commercial user as permitted under these Regulations;</p> <p>(b) The entire lands of the mills shall be apportioned in the manner as described in Table below:</p>			<p>2) Sub Regulation 35(7)(a) and (a)(ii) are modified as below.</p> <p>7) (A) if and when the built up areas of a cotton textile mill occupied for residential/ residential cum commercial purposes as on the 1st of January, 2000 developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of 405 sq. ft. carpet area; Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of the size 405 sq. ft carpet area in such development or redevelopment scheme. However, fungible</p>

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		Sr. No	Extent	Percentage to be earmarked for POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing / for mill worker's housing as per guidelines approved by Government	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner
(1)	(2)	(3)	(4)	(5)		
1	Up to and inclusive of 5 ha	16.5	16.5	67		
2	Above 5 ha.	18	18	64		
<p>Notes-</p> <p>(i) In addition to the land to be earmarked for public open space, as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under the provision of Regulation No 27 shall also be provided.</p> <p>(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.</p> <p>(iii) Notwithstanding anything contained in these Regulations, Development Rights/FSI in respect of the</p>						

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		<p>lands earmarked and handed over as per column (3) and (4) shall be available to the owner of the land for utilization in the land as per Column (5) or as TDR as aforesaid as per Regulation No.32.</p> <p>(iv) Where open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.</p> <p>(v) Where lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may earmark the said lands for use as provided in Column (3); allow POS for any mills received as MCGM's share of mill land as per column no. (3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4),</p> <p>(vi) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different mills, under common ownership, upon which lands comprised in the scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.</p> <p>(vii) Notwithstanding anything above, the lands earmarked for MHADA & POS as per the approved layout shall be handed over to the concerned Authority immediately after the approval of layout and such period of handing over shall not be more than six months.</p> <p>(viii) Land of the mill to be considered for the apportionment as stipulated in above Table shall be exclusive of notional plot area as per the Zonal (basic) FSI of the existing residential buildings/chawls to be developed as per sub Regulation no 3 below.</p> <p>(ix) If the developer proposes to utilize 20% of the total floor area on owner's share of land as per column no 5 of the above table for residential development, with each tenement having BUA up to 50 sq. m, the provision of Regulation No 15 shall not be applicable.</p>			<p>in the reconstructed building will be equivalent to the area occupied in the old building. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 37.63 sq. m (405 sq. ft.). However, fungible compensatory area as permissible as per Regulation No 31(3) on the rehab component shall not be allowed. for residential/ residential cum commercial. Fungible compensatory area as permissible as per Regulation No 31(3) shall be allowed only for non residential units Or existing authorized area.</p> <p>3) Clause (b),(c),(d),(e) in Sub Regulation No.7 are renumbered as (B),(C),(D),(E) respectively.</p>

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		<p>(3) For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupiers in respect of residential buildings/chawls located on the lands of mills, the following shall apply:</p> <p>i) if and when the BUA of a mill occupied for residential purposes as on the 1st of January, 2000 is developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of carpet area. Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of 27.88 sq. m carpet area in such development or redevelopment scheme.</p> <p>ii) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total BUA of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.</p> <p style="text-align: center;">The FSI computation of 4.0 shall be as follows:</p> <p>Rehab area shall be the total BUA required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 27.88 sq. m. each. In case of authorized non-residential occupier existing on 1st January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building.</p> <p>Difference between FSI 4.0 and FSI used for rehabilitation of existing occupants shall be shared as follows:</p> <p>a) Available difference shall be divided into two parts in a ratio of 1: 0.40</p> <p>b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.</p> <p>c) The mill owners shall be entitled for FSI of above 0.4 part as stated in (a) in lieu of construction done and handed over to MHADA/Government.</p> <p>d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be given to landlord/or Co-op. Housing society of occupiers</p> <p>iii) All the occupants of the old building shall be re-accommodated in the redeveloped building.</p>			

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		<p>iv) In case of cessed building, the list of occupants and area occupied by each of them shall be certified by Mumbai Repairs and Reconstruction Board. For non cessed buildings, it shall be certified by MCGM.</p> <p>v) In case of dispute, the matter shall be referred to the Monitoring Committee whose decision shall be binding on all parties.</p> <p>vi) An amount of Rs 50,000 per tenement has to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.</p> <p>vii) Notwithstanding anything contained in these Regulations, the relaxations incorporated in Regulation No. 33(7) of these regulations and amended from time to time, shall apply.</p> <p>(a) if and when a mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;</p> <p>(b) for purposes of clause (a) above, the mill owner shall undertake and complete training of candidates for employment before recruitment of personnel/starting of the relocated mill/diversified industry takes place.</p> <p>(c) Notwithstanding anything contained above, if and when a mill is taken up for development / redevelopment for any industrial/commercial purpose, the mill owner/developer/occupier of the premises shall on priority provide employment to the workers or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.</p> <p>4 (a) Funds accruing to a sick and/or closed mill or such mill requiring modernisation or is to be shifted, from the utilisation of BUA as per clause (a) of Sub-Regulations (2) and from the sale of TDR in respect of the land as per columns (3) & (4) of the Table contained in clause (a) of Sub-Regulations (2) or from the development by the owner of the land as per column (5), together with FSI on account of the land as per column(3)&(4), shall be credited to an escrow account to be operated as hereinafter provided.</p>			

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		<p>(b) The funds credited to the escrow account shall be utilised only for the revival / rehabilitation or modernisation or shifting of the mill, as the case may be, provided that the said funds may also be utilised for payment of workers' dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival / rehabilitation or modernisation of the mill or for its shifting outside Greater Mumbai but within the State.</p> <p>5.(a) In order to oversee the due implementation of the package of measures recommended by BIFR for the revival / rehabilitation of a potentially sick and / or closed textile mill, or schemes approved by Government for the modernisation or shifting of mills, and the permissions for development or redevelopment of lands of mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the mill owners, recognised trade union of mill workers, the Commissioner and the Government as members.</p> <p>(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also necessary facilities for its functioning.</p> <p>(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall: --</p> <p>(i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the mills;</p> <p>(ii) lay down guidelines for the opening, operation and closure of escrow accounts;</p> <p>(iii) approve proposals for the withdrawal and application of funds from the escrow accounts;</p> <p>(iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of mill workers.</p> <p>(d) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.</p> <p>(e) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.</p> <p>(f) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning</p>			

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		<p>6. Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Greater Mumbai owned or held by all mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this Regulation and not under any other Regulation.</p> <p>However, the lands reserved for public purposes which is owned or held by Mills, shall not be regulated by the provisions of these Regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of FSI/TDR or shall be developed as per the provisions laid down under Regulation No 17</p> <p>7 The provisions of sub Regulation no 2(b) of this Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per then prevailing Regulations.</p>			
		<p>Section 30</p> <p>35. Development or redevelopment of lands of cotton textile mills (mills).-</p> <p>(1) Lands of sick and/or closed cotton textile mills:- With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and built-up area of a sick and/or closed cotton textile mill and on such conditions deemed appropriate and specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow:-</p> <p>(a) The existing built-up areas to be utilised-</p> <p>(i) For the same cotton textile or related uses subject to observance of all other Regulations;</p> <p>(ii) For diversified industrial uses in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;</p>			

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		Serial No.	Extent	Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner	(iii) For commercial purposes, as permitted under these Regulations; (b) Open lands and balance FSI shall be used as in the Table below:- Notes- (i) In addition to the land to
		1	2	3	4	5	
		1	Up to and inclusive of 5 Ha.	33	27	40	
		2	Between 5Ha and up to 10 Ha.	33	34	33	
		3	Over 10 Ha.	33	37	30	
be earmarked for garden/playground or any other open use as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as							

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		<p>otherwise required under these Regulations shall also be provided.</p> <p>(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.</p> <p>(iii) The owner of the land will be entitled for the FSI as per the Regulation No 30(A) (1) and (4), excluding area of notional plot of residential buildings/chawls located on the lands of Cotton Textile Mills if any.</p> <p>(iv) Where FSI is in balance but open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.</p> <p>(v) Where the lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may, earmark the said lands for use as provided in Column (3); the commissioner may allow any other POS Lands for any Mills received as Municipal Corporation of Greater Mumbai's share of Mill land as per column no. (3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4), special permission of Commissioner.</p> <p>(vi) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different cotton textile mills, whether under different/common ownership or otherwise, upon which the lands comprised in the integrated scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.</p> <p>(vii) Notwithstanding anything above, the layout of mill land shall be submitted by the mill owner within six months of closure of the mill or within six months from sanction of these Regulations whichever is later</p>			

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		<p>and the lands earmarked for MHADA & POS shall be handed over to the concerned Authority within six months after the approval of layout and such period of handing over shall not be more than six months.</p> <p>(2) Lands of cotton textile mills for purpose of modernization.- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built-up area of the premises of a cotton textile mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government, provided that, with regards to the utilization of built up area, the provisions of clause (a) of sub-Regulation (1) of this Regulation shall apply.</p> <p>(3) Lands of cotton textile mills after shifting--If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, the provisions of sub-clauses (a) and (b) of Sub-Regulation (1) of this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.</p> <p>(4) The condition of recommendation by the Board of Industrial and Financial Reconstruction (BIFR) shall not be mandatory in the case of the type referred to in sub-Regulations (2) and (3) above.</p> <p>(5) Notwithstanding anything contained above, the Commissioner may allow additional development to the extent of the balance FSI on open lands or otherwise by the cotton textile mill itself for the same cotton textile or related use.</p> <p>(6) With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built up area of the premises of a cotton textile mill which is either sick and/or closed or requiring modernization on the same land, the Commissioner may allow:--</p> <p>(a) Reconstruction after demolition of existing structures limited to the extent of the built up area of the demolished structures, including by aggregating in one or more structures the built up areas of the demolished structures;</p> <p>(b) Multi-mills aggregation of the built-up areas of existing structures where an integrated scheme for</p>			

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		<p>demolition and reconstruction of the existing structures of more than one mill, whether under common ownership or otherwise, is duly submitted, provided that FSI is in balance in the receiving mill land.</p> <p>(7) Notwithstanding anything contained above---</p> <p>(a) if and when the built up areas of a cotton textile mill occupied for residential purposes as on the 1st of January, 2000 developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of 27.88 sq. m (300 sq. ft) carpet area; Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of the size 27.88 sq. m (300 sq. ft) carpet area in such development or redevelopment scheme.</p> <p>For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupiers in respect of residential buildings/chawls located on the lands of Cotton Textile Mills, the following conditions shall apply.</p> <p>i) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total built up area of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.</p> <p>ii) The FSI computation of 4.00 shall be as follows:</p> <p>Rehab area shall be the total built up area required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 27.88 sq. m (300 sq. ft) each or existing carpet area whichever is more. In case of authorized non-residential occupier existing on 1st January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.). Over and above BUA mentioned above, fungible compensatory area as permissible as per Regulation No 31(3) on the rehab component shall be allowed without charging premium.</p> <p>Difference between FSI 4.00 and FSI used for rehabilitation of existing occupants shall be used and shared as follow</p>			

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					<p>a) Available difference shall be divided into two parts in a ratio of 1:60.</p> <p>b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m(300 sq. ft) carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.</p> <p>c) The mill owners shall be entitled for FSI of above 0.6 parts as stated in (a) in lieu of construction done and handed over to MHADA/Government.</p> <p>d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be shall be given to landlord/or Co-op. Housing society of occupiers.</p> <p>iii) All the occupant of the old building shall be re-accommodated in the redeveloped building.</p> <p>iv) In case of the case building, the list of occupants and area occupied by each of them in the old building shall be certified by MHADA and for other building it shall also be certified by MHADA.</p> <p>v) In case of dispute the matter shall be referred to the Monitoring Committee and the decision of the committee shall be binding on all parties.</p> <p>vi) An amount of Rs. 50.000/- per tenement have to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.</p> <p>vii) Notwithstanding anything contained in these Regulation, the relaxations incorporated in clause 8 of regulation No. 33(7) of these regulations and amended from time to time, shall apply.</p> <p>(b) If and when a cotton textile mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;</p> <p>(c) For purposes of clause (b) above, the cotton textile mill owner shall undertake and complete training of candidates for employment before the recruitment of personnel and starting of the relocated mill or diversified industry takes place.</p>

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		<p>(d) Notwithstanding anything contained above, if and when a cotton textile mill is taken up for development / redevelopment for any industrial/commercial purposes, the mill owner or the developer or the occupier of the premises shall on priority provide employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.</p> <p>(8)(a) Funds accruing to a sick and/or closed cotton textile mill or a cotton textile mill requiring modernization or a cotton textile mill to be shifted, from the utilization of built up areas as per this Regulation shall be credited to an escrow account to be operated as hereinafter provided.</p> <p>(b) The funds credited to the escrow account shall be utilised only for the revival/ rehabilitation or modernization or shifting of the cotton textile mill, as the case may be, provided that the said funds may also be utilised for payment of workers dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival/rehabilitation or modernization of the cotton textile mill or for its shifting outside Greater Mumbai but within the State. The escrow account may be closed after compliance of all the terms and conditions.</p> <p>(9)(a) In order to oversee the due implementation of the package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially sick and/or closed textile mill, or schemes approved by Government for the modernization or shifting of cotton textile mills, and the permissions for development or redevelopment of lands of cotton textile mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the cotton textile mill owners, recognised trade union of cotton textile mill workers, the Commissioner and the Government as members.</p> <p>(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also the necessary facilities for its functioning.</p> <p>(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall:--</p>			

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		<p>(i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the cotton textile mills;</p> <p>(ii) lay down guidelines for the opening, operation and closure of escrow accounts;</p> <p>(iii) approve proposals for the withdrawal and application of funds from the escrow accounts;</p> <p>(iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of cotton textile mill workers.</p> <p>(d) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.</p> <p>(e) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.</p> <p>(f) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning.</p> <p>(10) Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Gr. Mumbai owned or held by all cotton textile mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this regulation and not under any other Regulation.</p> <p>However the lands reserved for public purposes which is owned or held by Cotton Textile Mills, shall not be regulated by the provisions of this regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of TDR or shall be developed as per the provisions laid down under Regulation No 17</p> <p>If the residential buildings/chawls are situated on a reserved parcel of land, then land component of the chawl shall be developed as per the provisions of clause (7) of this Regulation without considering the reservation & remaining reserved land shall be developed as per the provisions laid down under Regulation No 17.</p>			
		<p>Section 31(1)</p> <p>35. Development or redevelopment of lands of cotton textile mills (mills).-</p> <p>1) The development or redevelopment of land of cotton textile mills, (hereafter referred to as "mills")</p>			

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		<p>shall be permissible with the special permission of the Commissioner. The proposal for the development of land of mills shall be considered under any of the following three categories:</p> <p>(i) Development of Lands of sick and / or closed mills With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a sick and/or closed mill and on such conditions specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow development.</p> <p>(ii) Lands of mills for purpose of modernization With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire land of a mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government.</p> <p>(iii) Lands of mills after shifting If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.</p> <p>2. The proposal of the above mentioned three categories shall be formulated according to the provisions mentioned below;</p> <p>(a) Areas earmarked for development by the owner/developer as per Column No 5 of the table below to be utilized-</p> <p>(i) For the same mill or related user subject to observance of all other Regulations;</p> <p>(ii) For diversified industrial user in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;</p> <p>(iii) For the residential and commercial user as permitted under these Regulations;</p>			

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		(b) The entire lands of the mills shall be apportioned in the manner as described in Table below:																							
		<table border="1"> <thead> <tr> <th data-bbox="443 395 560 805">Sr. No</th> <th data-bbox="560 395 750 805">Extent</th> <th data-bbox="750 395 974 805">Percentage to be earmarked for POS as specified by the Commissioner</th> <th data-bbox="974 395 1332 805">Percentage to be earmarked and handed over for development by MHADA for Public Housing / for mill worker's housing as per guidelines approved by Government</th> <th data-bbox="1332 395 1749 805">Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner</th> </tr> <tr> <td data-bbox="443 805 560 1018">(1)</td> <td data-bbox="560 805 750 805">(2)</td> <td data-bbox="750 805 974 805">(3)</td> <td data-bbox="974 805 1332 805">(4)</td> <td data-bbox="1332 805 1749 805">(5)</td> </tr> <tr> <td data-bbox="443 805 560 1018">1</td> <td data-bbox="560 805 750 1018">Up to and inclusive of 5 ha.</td> <td data-bbox="750 805 974 1018">16.5</td> <td data-bbox="974 805 1332 1018">16.5</td> <td data-bbox="1332 805 1749 1018">67</td> </tr> <tr> <td data-bbox="443 1018 560 1018">2</td> <td data-bbox="560 1018 750 1018">Above 5 ha.</td> <td data-bbox="750 1018 974 1018">18</td> <td data-bbox="974 1018 1332 1018">18</td> <td data-bbox="1332 1018 1749 1018">64</td> </tr> </thead> </table>				Sr. No	Extent	Percentage to be earmarked for POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing / for mill worker's housing as per guidelines approved by Government	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner	(1)	(2)	(3)	(4)	(5)	1	Up to and inclusive of 5 ha.	16.5	16.5	67	2	Above 5 ha.	18	18	64
Sr. No	Extent	Percentage to be earmarked for POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing / for mill worker's housing as per guidelines approved by Government	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner																					
(1)	(2)	(3)	(4)	(5)																					
1	Up to and inclusive of 5 ha.	16.5	16.5	67																					
2	Above 5 ha.	18	18	64																					
		<p>Notes-</p> <p>(i) In addition to the land to be earmarked for public open space, as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under the provision of Regulation No 27 shall also be provided.</p> <p>(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.</p> <p>(iii) Notwithstanding anything contained in these Regulations, Development Rights/FSI in respect of the lands earmarked and handed over as per column (3) and (4) shall be available to the owner of the land for utilization in the land as per Column (5) or as TDR as aforesaid as per Regulation No.32.</p>																							

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		<p>(iv) Where open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.</p> <p>(v) Where lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may earmark the said lands for use as provided in Column (3); allow POS for any mills received as MCGM's share of mill land as per column no. (3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4);</p> <p>(vi) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different mills, under common ownership, upon which lands comprised in the scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.</p> <p>(vii) Notwithstanding anything above, the lands earmarked for MHADA & POS as per the approved layout shall be handed over to the concerned Authority immediately after the approval of layout and such period of handing over shall not be more than six months.</p> <p>(viii) Land of the mill to be considered for the apportionment as stipulated in above Table shall be exclusive of notional plot area as per the Zonal (basic) FSI of the existing residential buildings/chawls to be developed as per sub Regulation no 3 below.</p> <p>(ix) If the developer proposes to utilize 20% of the total floor area on owner's share of land as per column no 5 of the above table for residential development, with each tenement having BUA up to 50 sq. m the provision of Regulation No 15 shall not be applicable.</p> <p>(3) For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupants in respect of residential buildings/chawls located on the lands of mills, the following shall</p>			

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		<p>apply:</p> <p>i) if and when the BUA of a mill occupied for residential purposes as on the 1st of January, 2000 is developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of carpet area. Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of 27.88 sq. m carpet area in such development or redevelopment scheme.</p> <p>ii) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total BUA of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.</p> <p>—The FSI computation of 4.0 shall be as follows:</p> <p>Rehab area shall be the total BUA required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 27.88 sq. m. each. In case of authorized non residential occupier existing on 1st January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building.</p> <p>Difference between FSI 4.0 and FSI used for rehabilitation of existing occupants shall be shared as follows:</p> <p>a) Available difference shall be divided into two parts in a ratio of 1: 0.40</p> <p>b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.</p> <p>e) The mill owners shall be entitled for FSI of above 0.4 part as stated in (a) in lieu of construction done and handed over to MHADA/Government.</p>			

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		<p>d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be given to landlord/or Co-op. Housing society of occupiers</p> <p>iii) All the occupants of the old building shall be re-accommodated in the redeveloped building.</p> <p>iv) In case of cessed building, the list of occupants and area occupied by each of them shall be certified by Mumbai Repairs and Reconstruction Board. For non-cessed buildings, it shall be certified by MCGM.</p> <p>v) In case of dispute, the matter shall be referred to the Monitoring Committee whose decision shall be binding on all parties.</p> <p>vi) An amount of Rs 50,000 per tenement has to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.</p> <p>vii) Notwithstanding anything contained in these Regulations, the relaxations incorporated in Regulation No. 33(7) of these regulations and amended from time to time, shall apply.</p> <p>(a) if and when a mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;</p> <p>(b) for purposes of clause (a) above, the mill owner shall undertake and complete training of candidates for employment before recruitment of personnel/starting of the relocated mill/diversified industry takes place.</p> <p>(c) Notwithstanding anything contained above, if and when a mill is taken up for development /redevelopment for any industrial/commercial purpose, the mill owner/developer/occupier of the premises shall on priority provide employment to the workers or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.</p>			

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		<p>4 (a) Funds accruing to a sick and/or closed mill or such mill requiring modernization or is to be shifted, from the utilisation of BUA as per clause (a) of Sub Regulations (2) and from the sale of TDR in respect of the land as per columns (3) & (4) of the Table contained in clause (a) of Sub Regulations (2) or from the development by the owner of the land as per column (5), together with FSI on account of the land as per column (3)&(4), shall be credited to an escrow account to be operated as hereinafter provided.</p> <p>(b) The funds credited to the escrow account shall be utilised only for the revival / rehabilitation or modernisation or shifting of the mill, as the case may be, provided that the said funds may also be utilised for payment of workers' dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival/rehabilitation or modernisation of the mill or for its shifting outside Greater Mumbai but within the State.</p> <p>5.(a) In order to oversee the due implementation of the package of measures recommended by BIFR for the revival/rehabilitation of a potentially sick and/or closed textile mill, or schemes approved by Government for the modernisation or shifting of mills, and the permissions for development or redevelopment of lands of mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the mill owners, recognised trade union of mill workers, the Commissioner and the Government as members.</p> <p>(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also necessary facilities for its functioning.</p> <p>(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub Regulation, the Monitoring Committee shall:—</p> <p>(v) — lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the mills;</p> <p>(vi) — lay down guidelines for the opening, operation and closure of escrow accounts;</p> <p>(vii) — approve proposals for the withdrawal and application of funds from the escrow accounts;</p>			

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		<p>(viii) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of mill workers.</p> <p>(d)The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.</p> <p>(e)Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.</p> <p>(f)The Monitoring Committee shall determine for itself the procedures and modalities of its functioning</p> <p>6.Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Greater Mumbai owned or held by all mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this Regulation and not under any other Regulation.</p> <p>—However, the lands reserved for public purposes which is owned or held by Mills, shall not be regulated by the provisions of these Regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of FSI/TDR or shall be developed as per the provisions laid down under Regulation No 17.</p> <p>7 The provisions of sub Regulation no 2(b) of this Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per then prevailing Regulations.</p> <p>(1) Lands of sick and/or closed cotton textile mills:- With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and built-up area of a sick and/or closed cotton textile mill and on such conditions deemed appropriate and specified by him and as a part of a package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially viable sick and/or closed mill, the Commissioner may allow:-</p>			

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		<p>(a) The existing built-up areas to be utilised-</p> <p>(i) For the same cotton textile or related uses subject to observance of all other Regulations;</p> <p>(ii) For diversified industrial uses in accordance with the industrial location policy, with office space only ancillary to and required for such uses, subject to and observance of all other Regulations;</p> <p>(iii) For commercial purposes, as permitted under these Regulations;</p> <p>(b) Open lands and balance FSI shall be used as in the Table below:-</p> <table border="1" data-bbox="512 608 1733 1228"> <thead> <tr> <th data-bbox="512 608 651 1018">Serial No.</th> <th data-bbox="651 608 889 1018">Extent</th> <th data-bbox="889 608 1135 1018">Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner</th> <th data-bbox="1135 608 1404 1018">Percentage to be earmarked and handed over for development by MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally</th> <th data-bbox="1404 608 1733 1018">Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner</th> </tr> <tr> <th data-bbox="512 1018 651 1054">1</th> <th data-bbox="651 1018 889 1054">2</th> <th data-bbox="889 1018 1135 1054">3</th> <th data-bbox="1135 1018 1404 1054">4</th> <th data-bbox="1404 1018 1733 1054">5</th> </tr> </thead> <tbody> <tr> <td data-bbox="512 1054 651 1123">1</td> <td data-bbox="651 1054 889 1123">Up to and inclusive of 5 Ha.</td> <td data-bbox="889 1054 1135 1123">33</td> <td data-bbox="1135 1054 1404 1123">27</td> <td data-bbox="1404 1054 1733 1123">40</td> </tr> <tr> <td data-bbox="512 1123 651 1192">2</td> <td data-bbox="651 1123 889 1192">Between 5Ha and up to 10 Ha.</td> <td data-bbox="889 1123 1135 1192">33</td> <td data-bbox="1135 1123 1404 1192">34</td> <td data-bbox="1404 1123 1733 1192">33</td> </tr> <tr> <td data-bbox="512 1192 651 1228">3</td> <td data-bbox="651 1192 889 1228">Over 10 Ha.</td> <td data-bbox="889 1192 1135 1228">33</td> <td data-bbox="1135 1192 1404 1228">37</td> <td data-bbox="1404 1192 1733 1228">30</td> </tr> </tbody> </table> <table border="1" data-bbox="512 1260 1733 1398"> <thead> <tr> <th data-bbox="512 1260 651 1398">Serial No.</th> <th data-bbox="651 1260 889 1398">Extent</th> <th data-bbox="889 1260 1135 1398">Percentage to be earmarked for Garden/ Playground or any</th> <th data-bbox="1135 1260 1404 1398">Percentage to be earmarked and handed over for development by</th> <th data-bbox="1404 1260 1733 1398">Percentage to be earmarked and to be developed for residential or commercial use</th> </tr> </thead> </table>			Serial No.	Extent	Percentage to be earmarked for Garden/ Playground or any other POS as specified by the Commissioner	Percentage to be earmarked and handed over for development by MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally	Percentage to be earmarked and to be developed for residential or commercial use (including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner	1	2	3	4	5	1	Up to and inclusive of 5 Ha.	33	27	40	2	Between 5Ha and up to 10 Ha.	33	34	33	3	Over 10 Ha.	33	37	30	Serial No.	Extent	Percentage to be earmarked for Garden/ Playground or any	Percentage to be earmarked and handed over for development by	Percentage to be earmarked and to be developed for residential or commercial use	
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				other POS as specified by the Commissioner	MHADA for Public Housing/for mill worker's housing as per guidelines approved by Government, to be shared equally	(including uses permissible in residential or commercial zone as per these Regulations) or diversified Industrial uses as per Industrial Location Policy, to be developed by the owner	
		1	2	3	4	5	
		1	No limit	33	33	34	
(kept in abeyance)							
<p>Notes-</p> <p>(i) In addition to the land to be earmarked for garden/playground or any other open use as in column (3) of the above Table, open spaces, public amenities and utilities for the lands shown in columns (4) and (5) of the above Table as otherwise required under these Regulations shall also be provided.</p> <p>(ii) Segregating distance as required under these Regulations shall be provided within the lands intended to be used for residential/commercial uses.</p> <p>(iii) The owner of the land will be entitled for the FSI as per the Regulation No 30(A) (1) and (4), excluding area of notional plot of residential buildings/chawls located on the lands of Cotton Textile Mills if any.</p> <p>(iv) Where FSI is in balance but open land is not available, for the purposes of column (3) and (4) of the above Table, land will be made open by demolishing the existing structures to the extent necessary and made available accordingly.</p> <p>(v) Where the lands accruing as per Columns (3) & (4) are, in the opinion of the Commissioner, of such small sizes that they do not admit of separate specific uses provided for in the said columns, he may, earmark the said lands for use as provided in Column (3); the commissioner may allow any other POS Lands for any Mills received as Municipal Corporation of Greater Mumbai's share of Mill land as per</p>							

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		<p>column no. (3), to be earmarked for MHADA in exchange of such plots, for using as per column no. (4), special permission of Commissioner.</p> <p>(ix) It shall be permissible for the owners of the land to submit a composite scheme for the development or redevelopment of lands of different cotton textile mills, whether under different/common ownership or otherwise, upon which the lands comprised in the integrated scheme shall be considered by the Commissioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be preferably handed over in the respective land of mills. Provided further that where owner intends to hand over the share of land as per column no (3) and (4) at other mill within the integrated scheme having different stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp duty ready reckoner rate of these lands of mills.</p> <p>(vii) Notwithstanding anything above, the layout of mill land shall be submitted by the mill owner within six months of closure of the mill or within six months from sanction of these Regulations whichever is later and the lands earmarked for MHADA & POS shall be handed over to the concerned Authority within six months after the approval of layout and such period of handing over shall not be more than six months.</p> <p>(2) Lands of cotton textile mills for purpose of modernization.- With previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built-up area of the premises of a cotton textile mill which is not sick or closed, but requiring modernization on the same land as approved by the competent authorities, such development or redevelopment shall be permitted by the Commissioner, subject to the condition that it shall also be in accordance with scheme approved by Government, provided that, with regards to the utilization of built up area, the provisions of clause (a) of sub-Regulation (1) of this Regulation shall apply.</p> <p>(3) Lands of cotton textile mills after shifting--If a cotton textile mill is to be shifted outside Greater Mumbai but within the State, with due permission of the competent authorities, and in accordance with a scheme approved by Government, the provisions of sub-clauses (a) and (b) of Sub-Regulation (1) of this Regulation shall also apply in regard to the development or redevelopment of its land after shifting.</p>			

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		<p>(4) The condition of recommendation by the Board of Industrial and Financial Reconstruction (BIFR) shall not be mandatory in the case of the type referred to in sub-Regulations (2) and (3) above.</p> <p>(5) Notwithstanding anything contained above, the Commissioner may allow additional development to the extent of the balance FSI on open lands or otherwise by the cotton textile mill itself for the same cotton textile or related use.</p> <p>(6) With the previous approval of the Commissioner to a layout prepared for development or redevelopment of the entire open land and/or built up area of the premises of a cotton textile mill which is either sick and/or closed or requiring modernization on the same land, the Commissioner may allow:--</p> <p>(a) Reconstruction after demolition of existing structures limited to the extent of the built up area of the demolished structures, including by aggregating in one or more structures the built up areas of the demolished structures;</p> <p>(b) Multi-mills aggregation of the built up areas of existing structures where an integrated scheme for demolition and reconstruction of the existing structures of more than one mill, whether under common ownership or otherwise, is duly submitted, provided that FSI is in balance in the receiving mill land.</p> <p>Multi-mills aggregation of the built-up areas of existing structures where an integrated scheme for demolition and reconstruction of the existing structures of more than one mill, whether under common ownership or otherwise, is duly submitted, provided that FSI is in balance in the receiving mill land.</p> <p>Provided further that FSI on each individual plot of integrated scheme of mill land as per column no 5 of table of sub-regulation 1(b) above (excluding the area of notional plot of residential buildings/chawls located on the lands of Cotton Textile Mills if any) shall not exceed 4.</p> <p>(7) Notwithstanding anything contained above---</p> <p>(a) if and when the built up areas of a cotton textile mill occupied for residential purposes as on the 1st of January, 2000 developed or redeveloped, it shall be obligatory on the part of the land owner to provide to the occupants in lieu of each tenement covered by the development or redevelopment scheme, free of cost, an alternative tenement of the size of 27.88 sq. m (300 sq. ft) carpet area; Provided that no such occupants shall be evicted till such time, he/she is provided with alternative accommodation of the size 27.88 sq. m (300 sq. ft) carpet area in such development or redevelopment scheme.</p> <p>For reconstruction/redevelopment to be undertaken by landlord/or Co-op. Housing society of occupiers in respect of residential buildings/chawls located on the lands of Cotton Textile Mills, the following</p>			

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		<p>conditions shall apply.</p> <p>i) In case of redevelopment of buildings occupying part of larger holding, the notional area of plot on the basis of Zonal (basic) FSI and the total built up area of the building shall be computed and thereafter considering such notional area of the plot, FSI of 4.0 shall be allowed.</p> <p>ii) The FSI computation of 4.00 shall be as follows:</p> <p>Rehab area shall be the total built up area required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 27.88 sq. m (300 405 sq. ft) each or existing carpet area whichever is more. In case of authorized non-residential occupier existing on 1st January, 2000 the area to be given in the reconstructed building will be equivalent to the area occupied in the old building. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet area of 27.88 sq. m ((300 405 sq. ft.). Over and above BUA mentioned above, However, fungible compensatory area as permissible as per Regulation No 31(3) on the rehab component shall not be allowed. without charging premium.</p> <p>Difference between FSI 4.00 and FSI used for rehabilitation of existing occupants shall be used and shared as follow:</p> <p>a) Available difference shall be divided into two parts in a ratio of 1:60.</p> <p>b) Out of these two parts, 1.00 shall be constructed by the mill owners in the form of additional tenements having 27.88 sq. m(300 sq. ft) carpet area each and shall be handed over to MHADA/Government and to be used for rehabilitation of mill workers.</p> <p>c) The mill owners shall be entitled for FSI of above 0.6 parts as stated in (a) in lieu of construction done and handed over to MHADA/Government.</p> <p>d) Construction for rehabilitation of all the occupants of residential buildings/chawls shall be done by mill owner. No incentive FSI against such construction shall be shall be given to landlord/or Co-op. Housing society of occupiers.</p> <p>iii) All the occupant of the old building shall be re-accommodated in the redeveloped building.</p> <p>iv) In case of the case building, the list of occupants and area occupied by each of them in the old building shall be certified by MHADA and for other building it shall also be certified by MHADA.</p> <p>v) In case of dispute the matter shall be referred to the Monitoring Committee and the decision of the</p>			

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		<p>committee shall be binding on all parties.</p> <p>vi) An amount of Rs. 50.000/- per tenement have to be deposited by developer as a corpus fund with the society of the occupants at the time of completion of construction, for maintenance of the buildings.</p> <p>vii) Notwithstanding anything contained in these Regulation, the relaxations incorporated in clause 8 of regulation No. 33(7) of these regulations and amended from time to time, shall apply.</p> <p>(b) If and when a cotton textile mill is shifted or the mill owner establishes a diversified industry, he shall offer on priority in the relocated mill or the diversified industry, as the case may be, employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January 2000 who possesses the requisite qualifications or skills for the job;</p> <p>(c) For purposes of clause (b) above, the cotton textile mill owner shall undertake and complete training of candidates for employment before the recruitment of personnel and starting of the relocated mill or diversified industry takes place.</p> <p>(d) Notwithstanding anything contained above, if and when a cotton textile mill is taken up for development / redevelopment for any industrial/commercial purposes, the mill owner or the developer or the occupier of the premises shall on priority provide employment to the worker or at least one member of the family of the worker in the employ of the mill on the 1st January, 2000 who possesses the requisite qualifications or skills for the job.</p> <p>(e) Notwithstanding anything contained above, the reconstruction / redevelopment to be undertaken by landlord / or co-op Housing Society of occupiers in respect of residential buildings/ chawls located on the lands of cotton Textile Mills shall be carried out simultaneously with the reconstruction / redevelopment of Mill Land.</p> <p>(8)(a) Funds accruing to a sick and/or closed cotton textile mill or a cotton textile mill requiring modernization or a cotton textile mill to be shifted, from the utilization of built up areas as per this Regulation shall be credited to an escrow account to be operated as hereinafter provided.</p> <p>(b) The funds credited to the escrow account shall be utilised only for the revival/ rehabilitation or modernization or shifting of the cotton textile mill, as the case may be, provided that the said funds may also be utilised for payment of workers dues, payments under Voluntary Retirement Schemes (VRS), repayment of loans of banks and financial institutions taken for the revival/rehabilitation or</p>			

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		<p>modernization of the cotton textile mill or for its shifting outside Greater Mumbai but within the State. The escrow account may be closed after compliance of all the terms and conditions.</p> <p>(9)(a) In order to oversee the due implementation of the package of measures recommended by the Board of Industrial and Financial Reconstruction (BIFR) for the revival/rehabilitation of a potentially sick and/or closed textile mill, or schemes approved by Government for the modernization or shifting of cotton textile mills, and the permissions for development or redevelopment of lands of cotton textile mills granted by the Commissioner under this Regulation, the Government shall appoint a Monitoring Committee under the chairmanship of a retired High Court Judge with one representative each of the cotton textile mill owners, recognised trade union of cotton textile mill workers, the Commissioner and the Government as members.</p> <p>(b) The Commissioner shall provide to the Monitoring Committee the services of a Secretary and other required staff and also the necessary facilities for its functioning.</p> <p>(c) Without prejudice to the generality of the functions provided for in clause (a) of this Sub-Regulation, the Monitoring Committee shall:--</p> <p>(i) lay down guidelines for the transparent disposal by sale or otherwise of built up space, open lands and balance FSI by the cotton textile mills;</p> <p>(ii) lay down guidelines for the opening, operation and closure of escrow accounts;</p> <p>(iii) approve proposals for the withdrawal and application of funds from the escrow accounts;</p> <p>(iv) monitor the implementation of the provisions of this regulation as regards housing, alternative employment and related training of cotton textile mill workers.</p> <p>(d) The Monitoring Committee shall have the powers of issuing and enforcing notices and attendance in the manner of a Civil Court.</p> <p>(e) Every direction or decision of the Monitoring Committee shall be final and conclusive and binding on all concerned.</p> <p>(f) The Monitoring Committee shall determine for itself the procedures and modalities of its functioning.</p> <p>(10) Notwithstanding anything stated or omitted to be stated in these Regulations, the development or redevelopment of all lands in Gr. Mumbai owned or held by all cotton textile mills, irrespective of the operational or other status of the said mills or of the land use zoning relating to the said lands or of the actual use for the time being of the said lands or of any other factor, circumstance or consideration whatsoever shall be regulated by the provisions of this</p>			

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		<p>regulation and not under any other Regulation except TDR and Fungible Compensatory FSI. However the lands reserved for public purposes which is owned or held by Cotton Textile Mills, shall not be regulated by the provisions of this regulations and reserved lands shall be handed over to MCGM or the Appropriate Authority in lieu of TDR or shall be developed as per the provisions laid down under Regulation No 17</p> <p>If the residential buildings/chawls are situated on a reserved parcel of land, then land component of the chawl shall be developed as per the provisions of clause (7) of this Regulation without considering the reservation & remaining reserved land shall be developed as per the provisions laid down under Regulation No 17.</p> <p>11) The provisions of sub Regulation no 1(b) of this Regulation shall not be applicable where the share of MHADA and MCGM land has already been handed over as per then prevailing Regulations.</p> <p>12) “Not withstanding anything contained above, the provisions of this regulation will not be applicable to any future amendments which may be proposed in the layouts of existing integrated Development Schemes for Textile Mills which have been approved under Regulations 58 of DCR 1991 and where the proportionate share of land of MCGM/ MHADA as per the approved layout has been handed over to MCGM / Appropriate Authority prior to the coming in force of this regulation”</p> <p>However, the total permissible FSI in such cases will be restricted to a maximum of 4 FSI. Provided further that in such cases the total permissible FSI may be allowed to be utilized by way of NTC FSI, TDR or Additional FSI by payment of premium in various combinations, at the option of the developer.</p> <p>(EP-134)</p>			

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1	2	3	4	5	6								
EP-135	Part VIII 37 (2) Table No: 15				Sanctioned as proposed.								
		<u>Provision u/s. Section 26</u> Table No: 15 Height of Habitable Room/s <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 45%;">Occupancy</th> <th style="width: 20%;">Minimum height in meters (m)</th> <th style="width: 30%;">Maximum height in meters (m)</th> </tr> </thead> <tbody> <tr> <td>(1)</td> <td>(2)</td> <td>(3)</td> <td>(4)</td> </tr> </tbody> </table>				Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)	(1)	(2)	(3)	(4)
Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)										
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		1.	Flat roof.		
			(a) Any habitable room	2.75	3.9 4.2
			(b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling)	2.2	3.9 4.2
			(c) Air-conditioned habitable room.	2.4	3.9 4.2
			(d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly, ii) IT buildings, office buildings	3.6	4.2* 6.0*
			(e) i) Exhibition cum Convention Centre, Sport facility requiring more height ii) Sound Recording/Film Studio, Warehouse	2.75	4.2*
			(f) Shops.	4.2	8.8*
				4.2	12*

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				2.75	3.9
		2. Pitched roof – (a) Any habitable room	2.75 (average with 2.4 m at the lowest point)	3.9 (Average with 2.8 m at the lowest point).	
* Subject to the special permission of the Commissioner greater height may be permitted.					
		<u>Provision u/s. Section 30</u>			
		Table No: 15			
		Height of Habitable Room/s			
		Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)
		(1)	(2)	(3)	(4)
		1.	Flat roof. (a) Any habitable room (b) Bathrooms, Water Closets, combined Bath & WC	2.75	4.2

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			(Measured from the surface of the floor to the lowest point of the ceiling)	2.2	4.2
			(c) Air-conditioned habitable room.		
			(d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly,	2.4	4.2
			ii) IT buildings, office buildings	3.6	6.0*
			(e) i) Exhibition cum Convention Centre, Sport facility requiring more height		
			ii) Sound Recording/Film Studio, Warehouse		
			(f) Shops.		
				2.75	4.2*
				4.2	8.8*
				4.2	12*
				2.75	4.2

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		2. Pitched roof – (a) Any habitable room	2.75 (average with 2.4 m at the lowest point)	4.2 (Average with 2.8 m at the lowest point).													
* Subject to the special permission of the Commissioner greater height may be permitted.																	
<p data-bbox="459 518 790 544"><u>Provision u/s. Section 31(1)</u></p> <p data-bbox="459 550 633 576">Table No: 15</p> <p data-bbox="1095 619 1431 644" style="text-align: center;">Height of Habitable Room/s</p> <table border="1" data-bbox="488 679 2045 1390"> <thead> <tr> <th data-bbox="488 679 591 775">Sr. No.</th> <th data-bbox="591 679 1238 775">Occupancy</th> <th data-bbox="1238 679 1494 775">Minimum height in meters (m)</th> <th data-bbox="1494 679 2045 775">Maximum height in meters (m)</th> </tr> <tr> <th data-bbox="488 775 591 871">(1)</th> <th data-bbox="591 775 1238 871">(2)</th> <th data-bbox="1238 775 1494 871">(3)</th> <th data-bbox="1494 775 2045 871">(4)</th> </tr> </thead> <tbody> <tr> <td data-bbox="488 871 591 1390">1.</td> <td data-bbox="591 871 1238 1390"> Flat roof. (a) Any habitable room (b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling) (c) Air-conditioned habitable room. (d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly, Data Centre, Data ware house, Large/ Big Box Retailors </td> <td data-bbox="1238 871 1494 1390"> 2.75 2.2 2.4 3.6 </td> <td data-bbox="1494 871 2045 1390"> 3.9 4.2 3.9 4.2 3.9 4.2 4.2 6.0* </td> </tr> </tbody> </table>						Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)	(1)	(2)	(3)	(4)	1.	Flat roof. (a) Any habitable room (b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling) (c) Air-conditioned habitable room. (d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly, Data Centre, Data ware house, Large/ Big Box Retailors	2.75 2.2 2.4 3.6	3.9 4.2 3.9 4.2 3.9 4.2 4.2 6.0*
Sr. No.	Occupancy	Minimum height in meters (m)	Maximum height in meters (m)														
(1)	(2)	(3)	(4)														
1.	Flat roof. (a) Any habitable room (b) Bathrooms, Water Closets, combined Bath & WC (Measured from the surface of the floor to the lowest point of the ceiling) (c) Air-conditioned habitable room. (d) i) Assembly halls, residential hotels of all types, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, malls, entrance halls and lobbies to departmental stores and assembly, Data Centre, Data ware house, Large/ Big Box Retailors	2.75 2.2 2.4 3.6	3.9 4.2 3.9 4.2 3.9 4.2 4.2 6.0*														

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			ii) IT buildings, office buildings (e)i Exhibition cum Convention Centre, Sport facility requiring more height ii) Sound Recording/Film Studio, Warehouse (f) Shops.	2.75 4.2 4.2 2.75	4.2* 8.8* 12* 3.9 4.2
		2.	Pitched roof – (a) Any habitable room	2.75 (average with 2.4 m at the lowest point)	3.9 4.2 (Average with 2.8 m at the lowest point).
		(EP-135) * Subject to the special permission of the Commissioner greater height may be permitted.			
EP-136	Part VII 37 (9) (7)	(9) Basement: (i) The basement may be allowed to be constructed beyond building line in the required front open space under the provision of these regulations provided clear distance of 3.0 m between plot boundary/edge of road and basement line is maintained. The open spaces from the other boundaries of the plot except front open space	(7) Basement: (i) The basement may be allowed to be constructed beyond building line in the required front open space under the provision of these regulations provided clear distance of 3.0 m between plot boundary/edge of road and basement line is maintained. The open spaces from the other boundaries of the plot except front open space shall not be less than 1.5 m. Basement may be at one level or more.	(9) (7) Basement: (i) The basement may be allowed to be constructed beyond building line in the required front open space under the provision of these regulations provided clear distance of 3.0 m between plot boundary/edge of road and basement line is maintained. The open spaces from the other	Sanctioned as proposed with following modifications. 1) Sub Regulation 37(vii)(i) is modified as below. (7) Basement: (i) The basement may be allowed to be constructed beyond building line in the required front open space under the provision of these regulations provided clear distance of 3.0 m between plot

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>shall not be less than 1.5 m. Basement may be at one level or more.</p> <p>(ii) Height- The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m. The height of basement below soffit of the slab shall not be more than 3.9 m In case of mechanical parking more height as per the requirement may be allowed.</p> <p>(iii) Ventilation- The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building</p>	<p>(ii) Height- The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m. The height of basement below soffit of the slab shall not be more than 3.9 m. In case of mechanical parking more height as per the requirement may be allowed.</p> <p>(iii) Ventilation- The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I-Lighting and Ventilation, NBC.</p> <p>(iv) Uses permitted – A basement may be put to the following uses only:</p> <p>(a)(i) Storage of household or other non-hazardous goods; (ii) Store rooms, bank lockers</p>	<p>boundaries of the plot except front open space shall not be less than 1.5 m. Basement may be at one level or more.</p> <p>(ii) Height- The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4 m. The height of basement below soffit of the slab shall not be more than 3.9 m. In case of mechanical parking more height as per the requirement may be allowed.</p> <p>(iii) Ventilation- The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical</p>	<p>boundary/edge of road and basement line is maintained. The open spaces from the other boundaries of the plot except front open space shall not be less than 1.5 m. Basement may be at one level or more.</p> <p>Provided further that if total depth of basements exceed beyond 8.4 m then the open spaces from the boundaries of the plot shall be increased by 1.5 m for every 8.4 m or fraction thereof beyond the open spaces as described above.</p> <p>2) Proviso under 37 (7) (iv)(j) is modified as below.</p> <p>Provided that the uses mentioned at (a), (g), (h) & (j) above shall be permitted in the 1st basement and the uses as mentioned in (f)</p>

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>Services Section I-Lighting and Ventilation, NBC.</p> <p>(iv) Uses permitted – A basement may be put to the following uses only:</p> <p>(a)(i) Storage of household or other non-hazardous goods;</p> <p>(ii) Store rooms, bank lockers or safe deposit vaults;</p> <p>(b) Air conditioning equipment /AHU and other machines used for services and utilities of the building;</p> <p>(c) Parking spaces;</p> <p>(d) DG set, meter room and Electric substation (which will conform to specified safety requirements);</p> <p>(e) Effluent Treatment Plant, suction tank, pump room;</p> <p>(f) MRI & X-Ray rooms;</p> <p>(g) Shops and offices, recording studio;</p>	<p>or safe deposit vaults;</p> <p>(b) Air conditioning equipment/AHU and other machines used for services and utilities of the building;</p> <p>(c) Parking spaces;</p> <p>(d) DG set, meter room and Electric substation (which will conform to specified safety requirements);</p> <p>(e) Effluent Treatment Plant, suction tank, pump room, Water Treatment Plant, Sewerage Treatment Plant, Laundry Room, Boiler Room;</p> <p>(f) MRI, Cancer Radiation Area, X-Ray rooms and other uses allowed by GoM. from time to time;</p> <p>(g) Shops and offices, recording studio;</p> <p>(h) Commercial user</p> <p>(i) Sanitary facility</p> <p>(j) Play area for school if other ancillary uses have not been proposed at that level of basement.</p> <p>Provided that the uses mentioned at (a), (f), (g), (h) & (j) above shall be permitted in the 1st basement only by counting in FSI subject to</p>	<p>system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services Section I-Lighting and Ventilation, NBC.</p> <p>(iv) Uses permitted – A basement may be put to the following uses only:</p> <p>(a)(i) Storage of household or other non-hazardous goods;</p> <p>(ii) Store rooms, bank lockers or safe deposit vaults;</p> <p>(b) Air conditioning equipment/AHU and other machines used for services and utilities of the building;</p> <p>(c) Parking spaces;</p> <p>(d) DG set, meter room and Electric substation (which will conform to specified safety requirements);</p> <p>(e) Effluent Treatment Plant, suction tank,</p>	<p>above shall be permitted in lower basement only by counting in FSI subject to compliance of requirements of habitable rooms subject to following conditions:</p>

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		<p>(h) Commercial user (i) Sanitary facility (j) Play area for school</p> <p>Provided that the uses mentioned at (a),(f),(g),(h)& (j) above shall be permitted in the 1st basement only by counting in FSI subject to compliance of requirements of habitable rooms the following conditions:</p> <p>i) All requirements regarding access, safety (including fire safety), ventilation, etc. shall be complied with. ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.</p> <p>(v) Other Requirements-Every basement shall meet the following specifications:</p> <p>(a) The ceiling of an upper</p>	<p>compliance of requirements of habitable rooms the following conditions:</p> <p>i) All requirements regarding access, safety (including fire safety), ventilation, etc. shall be complied with. ii) All the planning standards (particularly as regarding parking) should be strictly adhered to.</p> <p>(v) Other Requirements-Every basement shall meet the following specifications:</p> <p>(a) The ceiling of an upper basement shall be at least 0.6 m and not more than 1.2 m above the average surrounding ground level within the building line & may be flush with the average surrounding ground level beyond building line, Provided further that the height of basement above average surrounding ground level within building line may be reduced up to 0.15 m case of stilt and 0.30 m in case ground floor, when basement beyond building line is flush with average</p>	<p>pump room, Water Treatment Plant, Sewerage Treatment Plant, Laundry Room, Boiler Room;</p> <p>(f) MRI, Cancer Radiation Area, & X-Ray rooms and other uses allowed by GoM. from time to time; (g) Shops and offices, recording studio; (h) Commercial user except kitchen with flame. (kitchen without flame may be permitted) (i) Sanitary facility (j) Play area for school if other ancillary uses have not been proposed at that level of basement.</p> <p>Provided that the uses mentioned at (a), (f), (g), (h) & (j) above shall be permitted in the 1st basement and the uses as mentioned in (f) above shall be permitted in lower basement only by counting in FSI subject to compliance of</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>basement shall be at least 0.6 m and not more than 1.2 m above the average surrounding ground level within the building line & may be flush with the average surrounding ground level beyond building line, Provided further that the height of basement above average surrounding ground level within building line may be reduced up to 0.15 m in case of stilt and 0.30 m in case ground floor, when basement beyond building line is flush with average surrounding ground level, subject to provision of artificial light and ventilation.</p> <p>(b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.</p> <p>(c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any,</p>	<p>surrounding ground level, subject to provision of artificial light and ventilation.</p> <p>(b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.</p> <p>(c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp-proofing treatment shall be given.</p> <p>(d) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of clause (16) of this Regulation. Open ramps may be permitted in the open spaces except in the front open space within plot boundary, subject to (b) above and the fire protection requirements.</p> <p>(e) Any access to the basement through vehicular ramps shall meet the requirements of item, (ii) of clause (16) of this Regulation.</p>	<p>requirements of habitable rooms the following conditions:</p> <p>(EP-136)</p>	

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		<p>should be taken into account in design and adequate damp-proofing treatment shall be given.</p> <p>(d) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of clause (18) of this Regulation. Open ramps may be permitted in the open spaces except in the front open space within plot boundary, subject to (b) above and the fire protection requirements.</p> <p>(e) Any access to the basement through vehicular ramps shall meet the requirements of item, (ii) of clause (18) of this Regulation.</p>			
EP-137	Part VII 37 (22) (20)	<p>(22) Balcony: Balconies may be permitted at each floor.</p> <p>(i) No balcony shall reduce the minimum marginal open space to less than 3 m at the rear and sides and 1.5m in the</p>	<p>(20) Balcony: Balconies may be permitted at each floor</p> <p>(i) No balcony shall reduce the minimum marginal open space to less than 3 m at the rear and sides and 1.5m in the</p>	<p>(22) (20) Balcony: Balconies may be permitted at each floor.</p> <p>(i) No balcony shall reduce the minimum marginal open space to less than 3 m at the rear and sides and 1.5m in the</p>	Sanctioned as proposed.

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		<p>front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. The enclosed balcony will be considered as part of room.</p> <p>(ii) The balconies in existing residential buildings may be enclosed on payment of Balcony enclosure fee as decided by the Commissioner from time to time.</p>	<p>perpendicular to the building line and reckoned from that line to the balcony's outermost edge. The enclosed balcony will be considered as part of room.</p> <p>(ii) The balconies in existing residential buildings claimed free of FSI as per then prevailing Regulation may be enclosed on payment of Balcony enclosure fee as decided by the Commissioner from time to time.</p>	<p>front. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. The enclosed balcony will be considered as part of room Balcony shall not be enclosed. Balcony shall not be permissible on ground floor.</p> <p>(ii) The balconies in existing residential buildings claimed free of FSI as per then prevailing Regulation may be enclosed on payment of Balcony enclosure fee as decided by the Commissioner from time to time.</p> <p>(EP-137)</p>	
EP-138	Part VII 37 (24) (22)	24) Common Terraces: Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area over and above	(22) Common Terraces: Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area over and above the mandatory LOS requirement under these	(24) (22) Common Terraces: Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area	Sanctioned as proposed.

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		<p>the mandatory ROS requirement under these Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. Overhang of terrace to the extent of 1.20 m beyond building line subject to requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view. Provided further that completely commercial buildings including buildings of residential hotels, terraces may be permitted to be used as restaurant. No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible.</p>	<p>Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. Overhang of terrace to the extent of 1.20 m beyond building line subject to requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view. Provided further that completely commercial buildings including buildings of residential hotels, terraces may be permitted to be used as restaurant. No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible.</p>	<p>over and above the mandatory ROSLOS requirement under these Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. The terraces may allowed for roof top farming/ gardening Overhang of terrace to the extent of 1.20 m beyond building line subject to requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view. Provided further that completely commercial buildings including buildings of residential hotels, terraces may be permitted to be used as restaurant; subject to condition that no inflammable material shall be used and safety and</p>	

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				<p>security shall be ensured. No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible.</p> <p>(EP-138)</p>																			
EP-139	Part VII 40 (2)	<p>(2) Artificial ventilation shaft- A bathroom, water closet, staircase or store/prayer room may abut on the ventilation shaft, the size of which shall not be less than the values given below:</p> <table border="1" data-bbox="461 727 1227 1281"> <thead> <tr> <th data-bbox="461 727 712 906">Height of buildings in metres.(m)</th> <th data-bbox="721 727 1010 906">Cross-section of ventilation shaft in sq. m</th> <th data-bbox="1019 727 1227 906">Minimum dimension of one side of shaft in metres (m).</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 912 712 991">Upto12</td> <td data-bbox="721 912 1010 991">2.8</td> <td data-bbox="1019 912 1227 991">1.2</td> </tr> <tr> <td data-bbox="461 997 712 1075">Upto18</td> <td data-bbox="721 997 1010 1075">4.0</td> <td data-bbox="1019 997 1227 1075">1.5</td> </tr> <tr> <td data-bbox="461 1082 712 1160">Upto24</td> <td data-bbox="721 1082 1010 1160">5.4</td> <td data-bbox="1019 1082 1227 1160">1.8</td> </tr> <tr> <td data-bbox="461 1166 712 1244">Upto30</td> <td data-bbox="721 1166 1010 1244">8.0</td> <td data-bbox="1019 1166 1227 1244">2.4</td> </tr> <tr> <td data-bbox="461 1251 712 1281">Above 30</td> <td data-bbox="721 1251 1010 1281">9.0</td> <td data-bbox="1019 1251 1227 1281">3.0</td> </tr> </tbody> </table>		Height of buildings in metres.(m)	Cross-section of ventilation shaft in sq. m	Minimum dimension of one side of shaft in metres (m).	Upto12	2.8	1.2	Upto18	4.0	1.5	Upto24	5.4	1.8	Upto30	8.0	2.4	Above 30	9.0	3.0		Sanctioned as proposed.
Height of buildings in metres.(m)	Cross-section of ventilation shaft in sq. m	Minimum dimension of one side of shaft in metres (m).																					
Upto12	2.8	1.2																					
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		Mechanical ventilation system shall invariably be installed in such ventilation shafts. Further,																					

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		such ventilation shaft shall be adequately accessible for maintenance.																					
		Section 30 -----																					
		<p><u>Section 31(1)</u> (2) Artificial ventilation shaft- A bathroom, water closet, staircase or store/prayer room may abut on the ventilation shaft, the size of which shall not be less than the values given below:</p> <table border="1" data-bbox="571 662 1624 1125"> <thead> <tr> <th>Height of buildings in metres.(m)</th> <th>Cross-section of ventilation shaft in sq. m</th> <th>Minimum dimension of one side of shaft in metres (m).</th> </tr> </thead> <tbody> <tr> <td>Upto12</td> <td>2.8</td> <td>1.2</td> </tr> <tr> <td>Upto18</td> <td>4.0</td> <td>1.5</td> </tr> <tr> <td>Upto24</td> <td>5.4</td> <td>1.8</td> </tr> <tr> <td>Upto30</td> <td>8.0</td> <td>2.4</td> </tr> <tr> <td>Above 30</td> <td>9.0</td> <td>3.0</td> </tr> </tbody> </table> <p>Mechanical ventilation system shall invariably be installed in such ventilation shafts. Further, such ventilation shaft shall be adequately accessible for maintenance.</p> <p>(EP-139)</p>			Height of buildings in metres.(m)	Cross-section of ventilation shaft in sq. m	Minimum dimension of one side of shaft in metres (m).	Upto12	2.8	1.2	Upto18	4.0	1.5	Upto24	5.4	1.8	Upto30	8.0	2.4	Above 30	9.0	3.0	
Height of buildings in metres.(m)	Cross-section of ventilation shaft in sq. m	Minimum dimension of one side of shaft in metres (m).																					
Upto12	2.8	1.2																					
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Upto24	5.4	1.8																					
Upto30	8.0	2.4																					
Above 30	9.0	3.0																					
		Section 26 -----																					
EP-140	Part VII	Section 30			Sanctioned as proposed.																		

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		3 More than 70m & up to 120 m	_____	14 m or H/5 or whichever is less.	9m		
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<p>Provided further that due to site constraint and where demonstrable hardship is caused, the open spaces as specified in table A above may be allowed to be relaxed further with the special permission of Commissioner by charging premium. The premium so collected shall be used for the development of infrastructure to mitigate the strain on infrastructure caused due to such relaxation. The deficient area for the payment of premium shall not exceed the total BUA of building/s.</p> <p>(EP-140)</p>																						
EP-141	Part VII 41 (5) & (6)	(5) Provisions in open spaces for plots in Reconstruction/Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976, Slum Rehabilitation Authority and Redevelopment Scheme of municipal tenanted properties; in case of DCR	(5) Provisions in open spaces for plots in Reconstruction/Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976, Slum Rehabilitation Authority and Redevelopment Scheme of municipal tenanted properties; in case of DCR 33(5), 33(6), 33(7),33(7)(A),33(7)(B), 33(9), 33(9)(A),33(9)(B), 33(10),	(5) Provisions in open spaces for plots in Reconstruction/Redevelopment Schemes under the Maharashtra Housing and Area Development Authority Act, 1976, Slum Rehabilitation Authority and Redevelopment Scheme of municipal	Refuse to accord sanction.																	

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		<p>33(5),33(6),33(7),33(9),33(9A),33(10),33(10A),33(11),33(15) and 33(20)(A).</p> <p>The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.</p> <p>(a) Notwithstanding the provisions contained in sub-Regulations (2) of this Regulation,</p> <p>(i) for a building up to height 32 m the front open space shall be 3.0 m. (ii) for a building up to height 32 m, side and rear marginal open spaces may be reduced to 3.0 m.</p> <p>(iii) for a building with height more than 32 m but upto 70 m the side and</p>	<p>33(10)(A), 33(11), 33(15) and 33(20)(A).</p> <p>The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.</p> <p>(b) Notwithstanding the provisions contained in sub-Regulations (2) of this Regulation,</p> <p>(i) For a building up to height 32 m the front open space shall be 3.0 m. (ii) For a building, up to height 32 m, side and rear marginal open spaces may be reduced to 3.0 m.</p> <p>(iii) for a building with height more than 32 m but up to 70 m the side and rear marginal open spaces shall not be less than 6 m and for a building with height more than 70 m the side and rear marginal open spaces shall not be less than 9 m and 12 m beyond 120 m subject to fulfillment of fire safety requirement as specified in these Regulations.</p>	<p>tenanted properties; in case of DCR 33(5), 33(6), 33(7),33(7)(A),33(7)(B), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10)(A), 33(11), 33(15) and 33(20)(A).</p> <p>The following provisions shall only be applicable in case of rehab and composite building. Composite building in Rehab scheme is the building where the rehab component is equal to or more than 50%.</p> <p>(c) Notwithstanding the provisions contained in sub-Regulations (2) of this Regulation,</p> <p>(i) For a building up to height 32 m the front open space shall be 3.0 m. (ii) For a building, up to height 32 m, side and rear</p>	

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		apply.			
EP-142	Part VIII 42	42. Features permitted in open spaces Certain features may be permitted in the prescribed open spaces as enumerated below:	42. Features permitted in open spaces Certain features may be permitted in the prescribed open spaces as enumerated below:	42. Features permitted in open spaces Certain features may be permitted in the prescribed open spaces (except in case of high rise buildings where minimum 6 m clear marginal open space shall be observed from two side) as enumerated below: (EP-142)	Sanctioned as modified below. Certain features may be permitted in the prescribed open spaces except in case of high rise buildings where minimum clear marginal open space shall be observed as per regulation 47(1) as enumerated below:
EP-143	Part VIII 44 Note: (iii)	-----	-----	Note: (iii) In case of uses of Data Centre, Data warehouses the requirements of the parking to the extent of 50% as stated in this regulation shall be permissible. Provided that in future if change of user/activity is sought in such case then provision of parking requirement as per this regulation will have to be	Sanctioned as modified below. (iii) In case of uses of Data Centre, Data warehouses the requirements of the parking to the extent of 50% as stated in this regulation shall be permissible. However in future if change of user/activity is sought in such case then provision of parking requirement as per

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				provided. (EP-143)	this regulation will have to be provided. (iv) In case of educational Institutional buildings Sr. No 2 of Table 21, school bus parking (3.75 m x7.5 m each) at the rate of 1 bus for 40 Number of students for 50% strength of students may be provided at the option of owner/ developer
EP-144	Part VIII 45(A)	-----	-----	45. Restrictions on Development in certain areas Height and other restrictions in certain areas (A) Funnel of Vision (a) In areas around the Nehru Centre.- Notwithstanding anything contained in these Regulations, the height of any building proposed for erection, re-erection or development in the area surrounding the Nehru Centre Complex bounded on the South and East by	Refuse to accord sanction.

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				<p>Keshavrao Khadye Marg (Clerk Road), from the east side of Haji Ali Junction, on the north-east by Dr. E. Moses Road (extended to the north-east of the Race Course) (up to the east side of Dr. Annie Besant Road meeting its junction up to Haji Ali); shall not exceed a height of 18.3 m. above the average surrounding ground level.</p> <p>Provided however that, restrictions on height spelt out in this Regulation in areas around the Nehru Centre building shall not be applicable for the buildings to be constructed for implementation of slum Rehabilitation Scheme under Regulations No. 33 (10) & 33 (11) of these Regulations, as well as for reconstruction and redevelopment of old buildings undertaken under Regulations 33(7), 33(9), and for development under</p>	

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				Regulation 33(3) of the said Regulation for proposed buildings of Government, Semi-government and public sector undertaking. However the height of buildings so constructed shall always be less by 6.0 m than the height of existing Nehru Centre Building. (EP-144)	
EP-145	Part VIII 45(D) Explanation	Explanation- The minimum clearance as above shall be measured from the maximum sag for vertical clearance and maximum deflection due to wind pressure for horizontal clearance.	Explanation- (i) the minimum clearance as above shall be measured from the maximum sag for vertical clearance and maximum deflection due to wind pressure for horizontal clearance. (ii) In the development of plot affected by overhead transmission electric lines the portion of plot under overhead electric supply lines may be used as LOS as required under Regulation No 27 without allowing any habitable construction in the said LOS under said Regulation and shall be free of encumbrances. (iii) The Electric Company shall phase out removal of these	Explanation- (i) the minimum clearance as above shall be measured from the maximum sag for vertical clearance and maximum deflection due to wind pressure for horizontal clearance. (ii) In the development of plot affected by overhead transmission electric lines the portion of plot under overhead electric supply lines may be used as LOS as required under Regulation No 27 by observing all safety measures without allowing any habitable construction in	Sanctioned as proposed.

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			overhead electric supply lines in time bound manner.	the said LOS under said Regulation and shall be free of encumbrances. (iii) The Electric Company shall phase out removal of these overhead electric supply lines in time bound manner. The electric company shall phase out removal of these overhead electric supply lines in time bound manner as per prevailing section of Central Electricity Authority Regulations, 2010. (EP-145)	
EP-146	Part VIII 45(F)	(F) Restriction on Development of sites of existing Fuel Station- Notwithstanding anything contained in these regulation, in the redevelopment sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, change of use shall not be permitted.	(F) Restriction on Development of sites of existing Fuel Station- In the redevelopment sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, change of use may be permitted by retaining existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, for the uses as permissible under these Regulations subject to NOC from Controller of Explosive and CFO.	(F) Restriction on Development of sites of existing Fuel Station- Notwithstanding anything contained in these regulation, in In the redevelopment sites of existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, change of use shall not may be permitted by retaining minimum area required as per these Regulations for	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				existing filling and service station of Petrol, Diesel, Compressed Natural Gas or any other Motor Vehicle Fuel, for the uses as permissible under these Regulations with separate plot & access subject to NOC from Controller of Explosive and CFO. (EP-146)	

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1	2	3	4	5	6
EP-147	Part-IX 47 (1) (A) & (B) (a)	47. Fire Protection Requirements (1) General: The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, Fire Protection Chapter, National Building Code as	47. Fire Protection Requirements (1) General: The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, Fire Protection Chapter, National Building Code as amended time to time shall	(1) General: The planning, design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, Fire Protection Chapter, National Building Code as amended time to time shall apply. For high rise and special	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>amended time to time shall apply.</p> <p>For high rise and special buildings, additional provisions relating to fire protection contained in Appendix I shall also apply,</p> <p>(A) For proposal under regulations 33(5), 33(6),33(7),33(9),33(9)A,33(10),33(10A),33(11),33(15) and 33(20)(A)</p> <p>(B)</p> <p>In case of rehabilitation/composite buildings having height more than 32 m, at least one side other than road side, shall have clear open space of 6 m at ground level, accessible from road side.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon. Provided, however, if podium is proposed it shall not extend 6</p>	<p>apply.</p> <p>For high rise and special buildings, additional provisions relating to fire protection contained in Appendix I shall also apply,</p> <p>(A) For proposal under regulations 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B),33(9),33(9)(A),33(9)(B),33(10),33(10)(A),33(11),33(15), 33(20)(A),33(20)(B)</p> <p>In case of rehabilitation/composite buildings having height more than 32 m, at least one side other than road side, shall have clear open space of 6 m at ground level, accessible from road side.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided, however, if podium is proposed it shall not extend 6 m beyond building line so as to have clear open space of 6 m beyond podium for height up to 70 m & 9 m beyond 70 m.</p>	<p>buildings, additional provisions relating to fire protection contained in Appendix I shall also apply,</p> <p>For proposal under regulations 33(5), 33(6), 33(7), 33(7)(A), 33(7)(B), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10)(A), 33(11), 33(15), and 33(20)(A),33(20)(B)</p> <p>In case of rehabilitation/composite buildings having height more than 32 m, at least one side other than road side, shall have clear open space of 6 m at ground level, accessible from road side.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon. Provided, however, if podium is proposed it shall not extend 6 m beyond building line so as to have clear open space of 6 m beyond podium for height up to 70 m & 9 m beyond 70 m.</p>	

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		<p>m beyond building line so as to have clear open space of 6 m beyond podium for height up to 70 m & 9 m beyond 70 m.</p> <p>Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply</p> <p>(B) For the proposals other than (A) above</p> <p>(a) Buildings having height more than 32 m upto 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided, however, if podium is proposed it shall not extend 6m beyond building line so as to have clear open space of 6m</p>	<p>Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply</p> <p>(B) For the proposals, other than (A) above</p> <p>(a) Buildings having height more than 32 m upto 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided, however, if podium is proposed it shall not extend 6m beyond building line so as to have clear open space of 6m beyond podium.</p> <p>Provided, further, where podium is accessible to fire fighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.</p>	<p>Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply</p> <p>(B) For the proposals, other than (A) above</p> <p>(a) Buildings having height more than 32 m up to 70 m, at least one side, accessible from road side, shall have clear open space of 9 m at ground level.</p> <p>Provided, if the building abuts another road of 6 m or more, this condition shall not be insisted upon.</p> <p>Provided, however, if podium is proposed it shall not extend 6m from 2 sides beyond building line so as to have clear open space of 6m beyond podium.</p> <p>Provided that, if the building abuts 9 m. or more wide road then 6 m. open space from one</p>	

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		beyond podium. Provided, further, where podium is accessible to fire fighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply.		side will be adequate. Provided, further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply. (EP-147)	
EP-148	Part-IX 48 (9) (C)	-----	-----	(C) Fire Check Floor A high rise building having height more than 70 m, shall be provided with fire check floor (entire floor) at every 70 m level. Height of the fire check floor shall not be more than 1.8 mts. The fire check floor shall not be used for any purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times. Periphery of the Fire Check floor shall not be enclosed. Fire Drenchers shall be provided at the periphery of the each fire check floor externally. (EP-148)	Refuse to accord sanctioned.

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1	2	3	4	5	6
EP-149	Part-X 51	51. Parking Authority MCGM, in consultation with GoM, shall constitute a Parking Authority at MCGM level to plan, regulate and manage all on street parking and public parking places under the	51. Parking Authority MCGM, with approval of General Body of the Corporation, shall constitute a Parking Authority to plan, regulate and manage all on/off street parking and public parking places under the physical jurisdiction of Greater Mumbai. Parking Authority	51. Parking Authority MCGM, with approval of General Body of the Corporation in consultation with GoM, shall constitute a Parking Authority at MCGM level to plan, regulate and manage all on/off street parking and public parking	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>physical jurisdiction of Greater Mumbai. The constituted Parking Authority, inter alia, will fix and promulgate parking fees as well as penalties for various areas/zones in MCGM.</p>	<p>shall be under the chairmanship of Municipal Commissioner, MCGM, with members as Transport Commissioner, General Manager (BEST), Joint Commissioner of Police (Traffic), three members of Improvement Committee preferably one Corporator each from City, Western Suburbs and Eastern Suburbs and two experts in this field other than from MCGM and Ch.E.(Roads) as member secretary.</p> <p>The General Functions of the Parking Authority:</p> <p>1) The Parking Authority shall have the responsibility of providing adequate, safe, convenient, and affordable parking spaces within physical jurisdiction of Mumbai.</p> <p>2) The Parking Authority shall make guidelines for governing, managing and regulating all on-street parking, off-street parking & public parking lot under the physical jurisdiction of Greater Mumbai.</p> <p>3) The Parking Authority shall identify the area for on-street parking & time slot for such identified areas. The space for on-street parking shall be selected in such a way that traffic</p>	<p>places under the physical jurisdiction of Greater Mumbai. The constituted Parking Authority, inter alia, will fix and promulgate parking fees as well as penalties for various areas/zones in MCGM.</p> <p>Parking Authority shall be under the chairmanship of Municipal Commissioner, MCGM, with members as Transport Commissioner, General Manager (BEST), Joint Commissioner of Police (Traffic), three members of Improvement Committee preferably one Corporator each from City, Western Suburbs and Eastern Suburbs and two experts in this field other than from MCGM and Ch.E.(Roads) as member secretary.</p> <p>The General Functions of the Parking Authority:</p> <p>17) The Parking Authority shall have the responsibility of providing adequate, safe, convenient, and affordable parking spaces within physical jurisdiction of</p>	

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			<p>movement is least affected.</p> <p>4) Parking Authority shall identify the location for the parking of buses, school buses, taxis, radio taxi including ola/uber etc. and transport vehicles such as HCV/trucks, MCV/tempo, LCV etc.</p> <p>5) The Parking Authority shall identify on-street & off-street parking places including public parking lot and where the Night parking can be made available.</p> <p>6) The Parking Authority shall have dedicated staff with quasi-judicial authority/traffic police for implementing parking guidelines prepared by Parking Authority.</p> <p>7) The Parking authority shall prescribe;</p> <p>a) Restriction on the location for parking,</p> <p>b) Procedure for establishing parking zone & restricted areas,</p> <p>c) Guidelines for short term, long term, night parking privileges & fees associated with it,</p> <p>d) Parking violations & schedules of penalties,</p> <p>e) Differential parking rates for different locations based on traffic congestions, locality, size & category</p>	<p>Mumbai.</p> <p>18) The Parking Authority shall make guidelines for governing, managing and regulating all on street parking, off street parking & public parking lot under the physical jurisdiction of Greater Mumbai.</p> <p>19) The Parking Authority shall identify the area for on street parking & time slot for such identified areas. The space for on street parking shall be selected in such a way that traffic movement is least affected.</p> <p>20) Parking Authority shall identify the location for the parking of buses, school buses, taxis, radio taxi including ola/uber etc. and transport vehicles such as HCV/trucks, MCV/tempo, LCV etc.</p> <p>21) The Parking Authority shall identify on street & off street parking places including public parking lot and where the Night parking can be made available.</p>	

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			<p>of vehicles etc.</p> <p>8) The Parking Authority shall have access to the database of ownership of vehicles within jurisdiction of Mumbai/MMR& shall have the information available on digital platform for effective implementation.</p> <p>9) Support system backed by IT shall be developed for all on road pay and park lots/public parking lots, monitoring performance of the service providers, parking hrs for vehicles, revenue collection by credit cards, special transport cards, the equipment to read with provisions for audit and accounting and disbursements to service providers etc.</p> <p>10) All the parking places shall be digitized with real time information of available parking spaces for information of the consumers/persons for efficient management.</p> <p>11) The Parking Authority shall identify new location, areas where parking facility can be constructed by MCGM/Appropriate authority, based on the parking requirement of areas & availability of space for such public</p>	<p>22) The Parking Authority shall have dedicated staff with quasi-judicial authority/traffic police for implementing parking guidelines prepared by Parking Authority.</p> <p>23) The Parking authority shall prescribe;</p> <p>f) Restriction on the location for parking,</p> <p>g) Procedure for establishing parking zone & restricted areas,</p> <p>h) Guidelines for short term, long term, night parking privileges & fees associated with it,</p> <p>i) Parking violations & schedules of penalties,</p> <p>j) Differential parking rates for different locations based on traffic congestions, locality, size & category of vehicles etc.</p> <p>24) The Parking Authority shall have access to the database of ownership of vehicles within jurisdiction of Mumbai/MMR & shall have</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			<p>parking lot including construction of such places.</p> <p>12) Locational clearance for Public Parking Lot shall be given by the Parking Authority.</p> <p>13) The board and marking should be prominent, large and distinct, with a powerful logo. There cannot be any parking lot without such a board.</p> <p>14) To ensure that parking spaces are marked with either yellow lines or small yellow squares of 3 inch by 3 inch.</p> <p>15) All such pay & park spaces should be serially numbered.</p> <p>16) There should be wide publicity campaign to accompany this “parking pilot” explaining about the new on-road parking regulations.</p> <p>Provision of dedicated lane for ambulance, public transport, fire brigade on the roads having width more than 27.45 m shall be made.</p>	<p>the information available on digital platform for effective implementation.</p> <p>25) Support system backed by IT shall be developed for all on road pay and park lots/public parking lots, monitoring performance of the service providers, parking hrs for vehicles, revenue collection by credit cards, special transport cards, the equipment to read with provisions for audit and accounting and disbursements to service providers etc.</p> <p>26) All the parking places shall be digitized with real time information of available parking spaces for information of the consumers/persons for efficient management.</p> <p>27) The Parking Authority shall identify new location, areas where parking facility can be constructed by MCGM/Appropriate authority, based on the parking requirement of areas</p>	

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				<p>& availability of space for such public parking lot including construction of such places.</p> <p>28) Locational clearance for Public Parking Lot shall be given by the Parking Authority.</p> <p>29) The board and marking should be prominent, large and distinct, with a powerful logo. There cannot be any parking lot without such a board.</p> <p>30) To ensure that parking spaces are marked with either yellow lines or small yellow squares of 3 inch by 3 inch.</p> <p>31) All such pay & park spaces should be serially numbered.</p> <p>32) There should be wide publicity campaign to accompany this “parking pilot” explaining about the new on road parking regulations.</p> <p>33) Provision of dedicated lane for ambulance, public transport, fire brigade on the roads having width more</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				than 27.45 m shall be made. (EP-149)	
EP-150	Part X 52(1)	<p>52. Conservation of Heritage</p> <p>1. Definition:</p> <p>(i) “Conservation” means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.</p> <p>(ii) “Preservation” means and includes maintaining the fabric of a place in its existing state and retarding deterioration.</p> <p>(iii) “Restoration” means and includes returning the existing fabric of a place to a known earlier state by</p>	<p>52. Conservation of Heritage</p> <p>1. Definition:</p> <p>(i) “Conservation” means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.</p> <p>(ii) “Preservation” means and includes maintaining the fabric of a place in its existing state and retarding deterioration.</p> <p>(iii) “Restoration” means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components.</p> <p>(ii) “Heritage Site” means the area within the boundary / extent of the heritage building / Precinct /</p>	<p>52. Conservation of Heritage</p> <p>1. Definition:</p> <p>(i) “Conservation” means all the processes of looking after a place so as to retain its historical and/or architectural and/or aesthetic and/or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.</p> <p>(ii) “Preservation” means and includes maintaining the fabric of a place in its existing state and retarding deterioration.</p> <p>(iii) “Restoration” means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components.</p> <p>(iv) “Heritage Site” means the</p>	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		removing accretions or by reassembling existing components.	<p>natural area included in the heritage list and as shown on the map.</p> <p>(iii) "Natural heritage site" shall include, natural sites or precisely delineated natural areas which are of outstanding value from the point of view of science, heritage conservation or natural beauty; geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants and are of outstanding value from the point of view of ecology or conservation; natural features consisting of physical and biological formations or groups of such formations, which are of outstanding (special) value from the aesthetic or scientific point of view.</p>	<p>area within the boundary / extent of the heritage building / Precinct / natural area included in the heritage list and as shown on the map.</p> <p>(v) "Natural heritage site" shall include, natural sites or precisely delineated natural areas which are of outstanding value from the point of view of science, heritage conservation or natural beauty; geological and physiographical formations and precisely delineated areas which constitute the habitat of threatened species of animals and plants and are of outstanding value from the point of view of ecology or conservation; natural features consisting of physical and biological formations or groups of such formations, which are of outstanding (special) value from the aesthetic or scientific point of view.</p> <p>(EP-150)</p>	
EP-151	Part X 52(2) & (3)(i)(ii)	3. Restriction on Development /Redevelopment / Repairs,	3. Restriction on Development/Redevelopment/Repairs , etc.:	3. Restriction on Development/ Redevelopment/Repairs, etc.: (i) No development or	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>etc.:</p> <p>(i) No development or redevelopment or engineering operations or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/Heritage precincts shall be allowed except with the prior written permission of the Commissioner. The Commissioner shall act on the advice of/in consultation with the Mumbai Heritage Conservation Committee to be appointed by Government (hereinafter called MHCC).</p> <p>Provided that in exceptional cases, for reasons to be recorded in writing, the Commissioner, may overrule the recommendation of the MHCC. The decision of the Municipal Commissioner</p>	<p>(i) Development, additions / alterations, repairs, restoration, in respect of graded heritage buildings or buildings in heritage precincts or heritage sites shall be in accordance with the provisions mentioned at 9 (C & D) of this regulation.</p> <p>(ii) -In exceptional cases, for reasons to be recorded in writing, using his powers of special permission, the Commissioner, may overrule the recommendation of the MHCC. The decision of the Municipal Commissioner thereon shall be final.</p>	<p>redevelopment or engineering operations or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part thereof or plastering of said listed/heritage buildings or listed/Heritage precincts shall be allowed except with the prior written permission of the Commissioner. The Commissioner shall act on the advice of/in consultation with the Mumbai Heritage Conservation Committee to be appointed by Government (hereinafter called MHCC).</p> <p>Development, additions / alterations, repairs, restoration, in respect of graded heritage buildings or buildings in heritage precincts or heritage sites shall be in accordance with the provisions mentioned at 9 (C & D) of this regulation.</p> <p>(ii) Provided that in In exceptional cases, for reasons to be recorded in writing, using his powers of special permission, the Commissioner, may overrule</p>	

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		<p>shall not be subject to challenge by the MHCC.</p> <p>(ii) Provided that the power to overrule the recommendations of the MHCC shall not be delegated by the Municipal Commissioner.</p>		<p>the recommendation of the MHCC. The decision of the Municipal Commissioner shall not be subject to challenge by the MHCC thereon shall be final. Provided that the power to overrule the recommendations of the MHCC shall not be delegated by the Municipal Commissioner.</p> <p>(EP-151)</p>	
EP-152	Part X 52(3)(iv)	<p>(iv) (a) Provisions of this Regulation shall be applicable only in Grade I & II category of heritage Buildings for reconstruction and redevelopment undertaken under these Regulations.</p> <p>(b) In case of reconstruction and redevelopment of heritage building/ sites from Grade-III and precincts, special permission from the Commissioner, Municipal Corporation of Greater Mumbai may be obtained, if the height of the building to be</p>	-----	<p>(iv) (a) Provisions of this Regulation shall be applicable only in Grade I & II category of heritage Buildings for reconstruction and redevelopment undertaken under these Regulations.</p> <p>(b) In case of reconstruction and redevelopment of heritage building/sites from Grade III and precincts, special permission from the Commissioner, Municipal Corporation of Greater Mumbai may be obtained, if the height of the building to</p>	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
		<p>reconstructed/redeveloped exceeds 32.0 m.</p> <p>(c) Repairs to existing structures in vistas/surroundings of Grade-I structure and in precincts shall be permissible with the special permission from the Commissioner.</p>		<p>be reconstructed/redeveloped exceeds 32.0 m.</p> <p>(c) Repairs to existing structures in vistas/surroundings of Grade I structure and in precincts shall be permissible with the special permission from the Commissioner.</p> <p>(EP-152)</p>	
EP-153	Part X 52(4) & (5)	<p>4. Preparation of list of Heritage Buildings and Heritage Precincts:</p> <p>The said list of Heritage Buildings/Structures/Precincts to which this Regulation applies shall not form part of this Regulation for the purpose of Sections 37& 46 of the MR&TP Act, 1966. This List may be supplemented, altered, deleted or modified from time</p>	<p>4. Preparation of list of Heritage Buildings and Heritage Precincts:</p> <p>The said heritage list to which this Regulation applies shall not form part of this Regulation for the purpose of Sections 37& 46 of the MR&TP Act, 1966. This List may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Commissioner or by the Government suo-motu, provided that objections and suggestions from the public be invited</p>	<p>4. Preparation of list of Heritage Buildings and Heritage Precincts:</p> <p>The said heritage list of Heritage Buildings/Structures/Precincts to which this Regulation applies shall not form part of this Regulation for the purpose of Sections 37 & 46 of the MR&TP Act, 1966. This List may be supplemented, altered, deleted or modified from time</p>	Sanctioned as proposed.

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		<p>to time by Government on receipt of proposals from the Commissioner or by the Government suo-motu, provided that objections and suggestions from the public be invited and duly considered by the Commissioner and/or by GoM before notification.</p> <p>Provided that this Regulation shall not be applicable to any published draft Heritage List till notified by GoM.</p> <p>5. Grant of Transferable Development Rights in case of loss of Development Rights</p> <p>If any application for development of Heritage Building/s refused under this Regulation and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed Development Rights, the said owner/lessee</p>	<p>and duly considered by the Commissioner and/or by GoM before notification.</p> <p>Provided that any draft list which is published and pending for the approval of GoM shall, in the interim period, be deemed to be part of the heritage list and provisions of this regulation shall be applicable to the said draft list.</p> <p>5. Grant of Transferable Development Rights in case of loss of Development Rights</p> <p>Owners of heritage buildings, structures, sites will, on application for preservation /conservation/restoration of the heritage buildings/structures/sites or if any application for development of Heritage Building/s is refused under this Regulation and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed DR will be entitled for grant of DRC in terms of TDR as provided in these Regulations. The extent of TDR</p>	<p>to time by Government on receipt of proposals from the Commissioner or by the Government suo-motu, provided that objections and suggestions from the public be invited and duly considered by the Commissioner and/or by GoM before notification.</p> <p>Provided that any draft list which is published and pending for the approval of GoM shall, in the interim period, be deemed to be part of the heritage list and provisions of this regulation shall be applicable to the said draft list.</p> <p>Provided that this Regulation shall not be applicable to any published draft Heritage List till notified by GoM.</p> <p>5. Grant of Transferable Development Rights in case of loss of Development Rights</p> <p>If any application for development of Heritage Building/s is refused under this Regulation and conditions are</p>	

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		<p>shall be compensated by grant of Development Right Certificate in terms of TDR as provided in these Regulations. The extent of TDR permissible will be the difference between Zonal (basic) FSI plus area of plot and the consumed BUA of the Heritage structure. The grant of TDR shall be subject to a contract between the owner/lessee and MCGM binding the owner/lessee to conserve the heritage building in the prescribed manner as recommended by MHCC and approved by Municipal Commissioner. In such cases the potential of the plot shall be perpetually reduced to the extent of existing BUA of the Structure.</p>	<p>permissible will be the difference between Zonal (basic) FSI plus area of plot and the consumed BUA of the Heritage structure. The grant of TDR shall be subject to a contract between the owner/lessee and MCGM binding the owner/lessee to conserve the heritage building in the prescribed manner as recommended by MHCC and approved by Municipal Commissioner. In such cases the potential of the plot shall be perpetually reduced to the extent of existing BUA of the Structure.</p> <p>The TDR may be given in two stages</p> <p>i. An appropriate % of the available DRC after approval of plans for the conservation of the heritage structure will be granted by the Municipal Commissioner on the recommendations of the MHCC. After getting completion certificate for the conservation of the heritage structure from the appropriate authority and on recommendation of the MHCC, whatever is considered appropriate of the residual or entire residual DRC will be granted by the Municipal Commissioner.</p>	<p>imposed while permitting such development which deprive the owner/lessee of any unconsumed Development Rights, the said owner/lessee shall be compensated by grant of Development Right Certificate in terms of TDR as provided in these Regulations.</p> <p>Owners of heritage buildings, structures, sites will, on application for preservation /conservation/restoration of the heritage buildings/structures/sites or if any application for development of Heritage Building/s is refused under this Regulation and conditions are imposed while permitting such development which deprive the owner/lessee of any unconsumed DRs will be entitled for grant of DRC in terms of TDR as provided in these Regulations. The extent of TDR permissible will be the difference between Zonal (basic) FSI plus area of plot and the consumed BUA of the Heritage structure. The grant of TDR shall</p>	

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				<p>be subject to a contract between the owner/lessee and MCGM binding the owner/lessee to conserve the heritage building in the prescribed manner as recommended by MHCC and approved by Municipal Commissioner. In such cases the potential of the plot shall be perpetually reduced to the extent of existing BUA of the Structure.</p> <p>The TDR may be given in two stages</p> <p>ii. An appropriate % of the available DRC at the time of submission/ after approval of plans for the conservation of the heritage structure will be granted by the Municipal Commissioner on the recommendations of the MHCC.</p> <p>iii. After getting completion certificate for the conservation of the heritage structure from the appropriate authority and on recommendation of the MHCC, whatever is considered appropriate of the residual or</p>	

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				entire residual DRC will be granted by the Municipal Commissioner. (EP-153)							
EP-154	Part X 52 40. 9	<p>Section 26</p> <p>10. Grading of the Listed Buildings/Listed Precincts:</p> <p>In the last column of the said list of Heritage Building, Heritage precincts, “Grades” such as I, II, or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows:</p> <table border="1" data-bbox="465 783 1675 1382"> <thead> <tr> <th data-bbox="465 783 875 831">Grade – I</th> <th data-bbox="875 783 1267 831">Grade – II</th> <th data-bbox="1267 783 1675 831">Grade – III</th> </tr> </thead> <tbody> <tr> <td data-bbox="465 831 875 1382">A. Definition – Heritage Grade – I comprises buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the City.</td> <td data-bbox="875 831 1267 1382">A. Definition – Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade - I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular</td> <td data-bbox="1267 831 1675 1382">A. Definition – Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width</td> </tr> </tbody> </table>			Grade – I	Grade – II	Grade – III	A. Definition – Heritage Grade – I comprises buildings, and precincts of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. They have been and are the prime landmarks of the City.	A. Definition – Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade - I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular	A. Definition – Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width	Sanctioned as proposed.
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			<p>climate.</p> <p>Heritage Grade - II buildings within the premises (open space/compound) of which independent/separate additional building(s) /structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed FSI, have been assigned Grade- IIB. The remaining Grade- II buildings have been assigned Grade – IIA.</p>	<p>and scale.</p>	
		B. Objective– Heritage Grade – I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	B. Objective— Heritage Grade -III Deserves protection of unique features and attributes.	
		C. Scope for Changes – No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in	Scope for development --- Grade - II A: In addition to the scope for development permissible for Grade –I, internal changes, and adaptive reuse may be generally allowed. In certain circumstances, extension of a Grade - IIA heritage building may also be allowed; provided that such extension shall be in	External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height	

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		accordance with the original.	<p>harmony with (and shall not detract from) the Grade - II A heritage building concerned or precinct, especially in terms of height and/or façade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade – II A building concerned.</p> <p>Grade –II(B): In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-II B heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as Grade-II (B).</p>	<p>and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.</p> <p>Reconstruction/ Redevelopment may also be allowed with the special permission from the Commissioner, Municipal Corporation of Greater Mumbai, if the height of the building to be reconstructed/redeveloped exceeds 32.0 m.</p> <p>Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA.</p> <p>However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.</p>	
		D. Procedure Development permission for	Development permission would be given by the	Development permission would be given by the Commissioner	

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		<p>the changes would be given by the Planning Authority</p> <p>E. Vistas/Surrounding Development - All the development in the areas surrounding Heritage Grade – I within 100 m periphery or as may be delineated on plan shall be regulated and controlled , ensuring that it does not mar the grandeur of or views from Heritage Grade – I.</p>	<p>Commissioner in consultation with the MHCC.</p>	<p>but in consonance with guidelines which are to be laid down by Government in Consultation with MHCC or as per this Regulation.</p>				
		<p>Section 30</p> <p>9. Grading of the Listed Buildings/Sites & Listed Precincts:</p> <p>In the last column of the said list of Heritage Building, Heritage precincts, “Grades” such as I, II, or III have been indicated. The chart showing definition of these Grades and Precincts, objectives, scope for changes and procedure for obtaining development permission are as follows</p> <table border="1" data-bbox="472 1342 1711 1386"> <tr> <td data-bbox="472 1342 882 1386">Grade – I</td> <td data-bbox="882 1342 1301 1386">Grade – II</td> <td data-bbox="1301 1342 1711 1386">Grade – III/PRECINCT</td> </tr> </table>			Grade – I	Grade – II	Grade – III/PRECINCT	
Grade – I	Grade – II	Grade – III/PRECINCT						

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		<p>A. Definition – Heritage Grade – I comprises buildings, and sites of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great historical event, personality, movement or institution. It may also comprise natural sites of heritage value eg. Waterfronts, creeks, mangroves, Hillocks, forest lands, open spaces, etc. They have been and are the prime landmarks of the City.</p> <p>Vista of Grade I : An area within 100 m. Periphery or as may be delineated on plan by the Municipal Commissioner in consultation with MHCC shall be considered as the vista of a Grade – I structure/entry.</p>	<p>A. Definition – Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade - I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular climate.</p> <p>Heritage Grade - II buildings within the premises (open space/compound) of which independent/separate additional building(s) /structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed FSI, have been assigned Grade- IIB. The remaining Grade- II buildings have been assigned Grade –IIA.</p>	<p>A. Definition – Grade – III Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These contribute to determine the character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.</p> <p>PRECINCT A. Definition – A heritage precinct is an area of heritage value and cultural significance. Such area within a specified boundary may possess a setting reminiscent of significant urbanscape / townscape attributes and comprising a number of buildings and spaces, within a structure of streets / roads and</p>	

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				<p>other landscapes and qualifies to have cultural or heritage significance worthy of recognition and conservation.</p> <p>Such area espouses special quality of cohesiveness (mass, scale, style, architecture etc.) between its various elements, lending a unique sense of place and cultural setting.</p>	
		B. Objective— Heritage Grade – I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	<p>B. Objective— Grade – III Heritage Grade -III Deserves protection of unique features and attributes. PRECINCT Precincts deserve sensitive development in terms of mass, scale, setting and require conservation of its heritage and cultural significance.</p>	
		C. Scope for Changes – i)No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or any part or features	Scope for development ---Grade - II A: In addition to the scope for development permissible for Grade –I, internal changes, and adaptive reuse may be generally allowed. In certain circumstances, extension of a	<p>Grade – III External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound provided that</p>	

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		<p>thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original.</p> <p>Repairs shall follow conservation norms based on proven standards with use of like to like or similar material.</p> <p>ii) Additional buildings /new interventions in a Grade-I complex shall be permitted only if the development does not mar the grandeur, scale, setting and view of the main Grade-I structure and the new development is in harmony with the main heritage structure.</p> <p>iii) Development in surrounding area/vista :</p> <p>All the development (excluding repairs) in the vista of a Grade - I heritage, within 100 m. Periphery or as may be delineated on plan, shall be regulated and controlled ensuring that it does not mar the grandeur of or views from</p>	<p>Grade - IIA heritage building may also be allowed; provided that such extension shall be in harmony with (and shall not detract from) the Grade - II A heritage building concerned or precinct, especially in terms of height and/or façade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade – II A building concerned.</p> <p>Grade –II(B):</p> <p>In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as Grade-II (B).</p>	<p>extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade.</p> <p>ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.</p> <p>PRECINCT</p> <p>i) Sensitive additions, alterations, extensions, interior renovations shall be permissible but these should not alter the character of the precinct. The new interventions could be contemporary but subtle or inspired by the original character but should not be a pastiche/ tasteless imitation of it.</p> <p>ii) Essential structural and non-structural repairs shall be allowed for structural stability while retaining the original architectural features.</p> <p>iii) Reconstruction / redevelopment shall be allowed with the permission of</p>	

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		<p>Heritage Grade – I.</p> <p>Development permission may be granted within this regulated area provided that the proposed development does not mar the grandeur, scale and setting of, or view of or from Heritage Grade-I.</p>		<p>Commissioner as detailed below.</p>	
		<p>D. Procedure</p> <p>Development permission for the changes shall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC</p> <p>Repairs to existing structures in delineated vista of a Grade-I structure shall be permissible as per these Regulations/policy without insisting NOC of MHCC.</p>	<p>Development permission shall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC.</p>	<p>Grade – III</p> <p>a) In respect of minor/ structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat/ sloping roof, existing plumbing, re-plastering), interior renovation / furniture work etc. in respect of a Grade-III heritage structure; approval may be granted by Commissioner as per these Regulations/ policy without insisting NOC of MHCC by ensuring that the intended minor works do not affect the original façade, fenestration pattern/bands/cornices, ornamental features, railings , window grid & pattern etc. as the case may be.</p>	

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				<p>b) In case of reconstruction or reconstructed/redeveloped exceed However, before allowing demolition of a Grade-III listed heritage building/structure, complete documentation of facade elevations/material specifications, detailing etc. should be prepared by the owner through an architect and shall be submitted to Commissioner along with any reconstruction/redevelopment proposal so that cognizance of any special features etc. can be taken while finalising the design/elevations of the new building.</p> <p>PRECINCT</p> <p>a) In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat / mangalore tiled roof, existing plumbing, re-plastering), interior renovation / furniture work etc. in respect of buildings in Precincts; approval may be granted by Commissioner as per these Regulations/policy without insisting NOC of MHCC by</p>	

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				<p>ensuring that the intended minor works do not affect the original façade, fenestration pattern/bands/cornices, ornamental features , railings , window grid & pattern etc. as the case may be.</p> <p>b)In case of reconstruction or redevelopment of buildings in heritage Precincts, height up to 32 m. shall be permitted by Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m., special permission from the Commissioner may be obtained, who may take into consideration guidelines if any in respect of listed Precincts.</p> <p>c)However, before allowing demolition of a Precinct building / structure , complete documentation of faced elevations / material specifications , detailing etc. should be prepared by the owner through an architect and shall be submitted to approving authorities along with any reconstruction / redevelopment</p>	

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				proposal so that cognizance of any special features etc. Can be taken while finalising the design / elevations of the new building. It shall be ensured that external appearance, elevation shall be in harmony / consonance with the characteristics of listed Precinct.							
		<p>Section 31(1)</p> <p>10. 9. Grading of the Listed Buildings/Sites & Listed Precincts: In the last column of the said list of Heritage Building, Heritage precincts, “Grades” such as I, II, or III have been indicated. The chart showing definition meaning of these Grades and basic guidelines for development permissions and Precincts, objectives, scope for changes and procedure for obtaining development permission are as follows</p> <table border="1" data-bbox="510 922 1677 1394"> <thead> <tr> <th data-bbox="510 922 896 991">Grade – I</th> <th data-bbox="896 922 1279 991">Grade – II</th> <th data-bbox="1279 922 1677 991">Grade – III/ PRECINCT</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 991 896 1394"> <p>A. Definition –</p> <p>Heritage Grade – I comprises buildings, and precincts sites of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great</p> </td> <td data-bbox="896 991 1279 1394"> <p>A. Definition –</p> <p>Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade -</p> </td> <td data-bbox="1279 991 1677 1394"> <p>Definition –</p> <p>Grade – III</p> <p>Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These</p> </td> </tr> </tbody> </table>			Grade – I	Grade – II	Grade – III/ PRECINCT	<p>A. Definition –</p> <p>Heritage Grade – I comprises buildings, and precincts sites of national or historical importance, embodying excellence in architectural style, design, technology and material usage; they may be associated with a great</p>	<p>A. Definition –</p> <p>Heritage Grade - II comprises building/ precincts, of regional or local importance, possessing special architectural or aesthetical merit or cultural or historical value, though of a lower order than that of Heritage Grade -</p>	<p>Definition –</p> <p>Grade – III</p> <p>Heritage Grade -III Comprises buildings and precincts of importance for townscape, they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade – II. These</p>	
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		<p>historical event, personality, movement or institution. It may also comprise natural sites of heritage value eg. Waterfronts, creeks, mangroves, Hillocks, forest lands, open spaces, etc. They have been and are the prime landmarks of the City.</p> <p>Vista of Grade I :</p> <p>An area within 100 m. Periphery or as may be delineated on plan by the Municipal Commissioner in consultation with MHCC shall be considered as the vista of a Grade – I structure/entry.</p>	<p>I. They are local landmarks contributing to the image and identity of the city. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit particular climate.</p> <p>Heritage Grade - II buildings within the premises (open space/compound) of which independent/separate additional building(s) /structure(s) may be permitted to be constructed, owing to the availability of adequate surrounding open space and unconsumed FSI, have been assigned Grade- IIB. The remaining Grade- II buildings have been assigned Grade – IIA.</p>	<p>contribute to determine the character of the locality, and can be representative of a life style or a particular community or region and may also be distinguished by setting on a street line or special character of the façade and uniformity of height, width and scale.</p> <p>PRECINCT</p> <p>A. Definition –</p> <p>A heritage precinct is an area of heritage value and cultural significance. Such area within a specified boundary may possess a setting reminiscent of significant urbanscape / townscape attributes and comprising a number of buildings and spaces, within a structure of streets / roads and other landscapes and qualifies to have cultural or heritage significance worthy of</p>	

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				<p>recognition and conservation.</p> <p>Such area espouses special quality of cohesiveness (mass, scale, style, architecture etc.) between its various elements, lending a unique sense of place and cultural setting.</p>	
		B. Objective— Heritage Grade – I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	<p>C. Objective— Grade – III Heritage Grade -III Deserves protection of unique features and attributes. PRECINCT Precincts deserve sensitive development in terms of mass, scale, setting and require conservation of its heritage and cultural significance.</p>	
		C. Scope for Changes – i) No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the buildings or	Scope for development --- Grade - II A: In addition to the scope for development permissible for Grade –I, internal changes, and adaptive reuse may be generally allowed. In certain	<p>Grade – III External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions / additional buildings in the same plot or compound</p>	

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		<p>precincts or any part or features thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original.</p> <p>Repairs shall follow conservation norms based on proven standards with use of like to like or similar material.</p> <p>iv) Additional buildings /new interventions in a Grade-I complex shall be permitted only if the development does not mar the grandeur, scale, setting and view of the main Grade-I structure and the new development is in harmony with the main heritage structure.</p> <p>v) Development in surrounding area/vista :</p> <p>All the development (excluding repairs) in the vista of a Grade - I heritage, within 100 m. Periphery or</p>	<p>circumstances, extension of a Grade - IIA heritage building may also be allowed; provided that such extension shall be in harmony with (and shall not detract from) the Grade - II A heritage building concerned or precinct, especially in terms of height and/or façade. External changes too may be permitted, subject to strict scrutiny. Care should be taken to ensure the conservation of all special aspects/features of Grade – II A building concerned.</p> <p>Grade –II(B):</p> <p>In addition to above, additional building(s) in the same plot or compound may, in certain circumstances, be allowed; provided that, such additional building(s) shall be in harmony with (and shall not detract from) the Grade-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as</p>	<p>provided that extension / additional building is in harmony with and does not detract from the existing heritage building / precincts especially in terms of height and/or facade. Reconstruction may be allowed when the building is structurally weak or unsafe or when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible FSI and no option other than reconstruction is available.</p> <p>Reconstruction/ Redevelopment may also be allowed with the special permission from the Commissioner, Municipal Corporation of Greater Mumbai, if the height of the building to be reconstructed /redeveloped exceeds 32.0 m.</p> <p>Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA.</p> <p>However, unless absolutely essential, nothing should spoil</p>	

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		<p>as may be delineated on plan, shall be regulated and controlled ensuring that it does not mar the grandeur of or views from Heritage Grade – I.</p> <p>Development permission may be granted within this regulated area provided that the proposed development does not mar the grandeur, scale and setting of, or view of or from-Heritage Grade-I.</p> <p>In case of world Heritage sites, the directives given by the Govt. from time to time will be applicable.</p>	Grade-II (B).	<p>or destroy any special features or attributes for which it is placed in the Heritage List.</p> <p>ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.</p> <p>PRECINCT</p> <p>ii) Sensitive additions, alterations, extensions, interior renovations shall be permissible but these should not alter the character of the precinct. The new interventions could be contemporary but subtle or inspired by the original character but should not be a pastiche/ tasteless imitation of it.</p> <p>ii) Essential structural and non-structural repairs shall be allowed for structural stability while retaining the original architectural features.</p> <p>iii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below.</p>	

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		<p>D. Procedure</p> <p>Development permission for the changes would shall be given by the planning authority Commissioner in consultation with/taking into consideration the recommendation of the MHCC</p> <p>Repairs to existing structures in delineated vista of a Grade-I structure shall be permissible as per these Regulations/policy without insisting NOC of MHCC.</p>	<p>Development permission would shall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC.</p>	<p>Grade – III</p> <p>Development permission would be given by the Commissioner but in consonance with guidelines which are to be laid down by Government in Consultation with MHCC or as per this Regulation.</p> <p>a) In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat/sloping roof, existing plumbing, re-plastering), interior renovation / furniture work etc. in respect of a Grade-III heritage structure; approval may be granted by Commissioner as per these Regulations/ policy without insisting NOC of MHCC by ensuring that the intended minor works do not affect the original façade, fenestration pattern /bands/cornices, ornamental features, railings , window grid & pattern etc. as the case may be.</p> <p>b) In case of reconstruction or</p>	

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				<p>redevelopment of Grade – III heritage buildings, height up to 32 m. shall be permitted by Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m. special permission from the Commissioner shall be obtained.</p> <p>However, before allowing demolition of a Grade-III listed heritage building/structure, complete documentation of facade elevations/material specifications, detailing etc. should be prepared by the owner through an architect and shall be submitted to Commissioner along with any reconstruction/redevelopment proposal so that cognizance of any special features etc. can be taken while finalising the design/elevations of the new building.</p> <p>PRECINCT</p> <p>a) In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat / mangalore tiled roof,</p>	

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				<p>existing plumbing, re-plastering), interior renovation / furniture work etc. in respect of buildings in Precincts; approval may be granted by Commissioner as per these Regulations/ policy without insisting NOC of MHCC by ensuring that the intended minor works do not affect the original façade, fenestration pattern/bands/cornices, ornamental features , railings , window grid & pattern etc. as the case may be.</p> <p>b) In case of reconstruction or redevelopment of buildings in heritage Precincts, height up to 32 m. shall be permitted by Commissioner. If the height of the building to be reconstructed/redeveloped exceeds 32 m., special permission from the Commissioner may be obtained, who may take into consideration guidelines if any in respect of listed Precincts.</p> <p>c) However, before allowing demolition of a Precinct building / structure , complete</p>	

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		<p data-bbox="521 948 887 1321">E. Vistas/Surrounding Development All the development in the areas surrounding Heritage Grade I within 100 m periphery or as may be delineated on plan shall be regulated and controlled, ensuring that it does not mar the grandeur of or views from Heritage Grade I.</p> <p data-bbox="562 1329 674 1358">(EP-154)</p>		<p data-bbox="1279 331 1666 935">documentation of faced elevations / material specifications, detailing etc. should be prepared by the owner through an architect and shall be submitted to approving authorities along with any reconstruction / redevelopment proposal so that cognizance of any special features etc. Can be taken while finalising the design / elevations of the new building. It shall be ensured that external appearance, elevation shall be in harmony / consonance with the characteristics of listed Precinct.</p>	

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EP-155	Part X 55	<p>55. Alignment of Metro/Mono/Elevated Corridors/Corridors of Mass and Rapid Transport System</p> <p>Any alignment modifications introduced in Metro/Mono/Elevated Corridors/Corridors of Mass Rapid Transport System, including BRTS, by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.</p> <p>Furthermore, any new "Transport Corridor" such as Metro/Mono/Elevated Corridors/Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.</p>	<p>55. Alignment of Metro/Mono/Elevated Corridors/Corridors of Mass and Rapid Transport System</p> <p>Any alignment modifications introduced in Metro/Mono/Elevated Corridors/Corridors of Mass Rapid Transport System, including BRTS, by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.</p> <p>Furthermore, any new "Transport Corridor" such as Metro/Mono/Elevated Corridors/Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.</p> <p>The portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, will fall automatically in the Zone prevailing on land adjoining to land</p>	<p>55. Alignment of Metro/Mono/ Coastal Road /Elevated Corridors/Corridors of Mass and Rapid Transport System</p> <p>Any alignment modifications introduced in Metro/Mono /Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transport System, including BRTS, by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.</p> <p>Furthermore, any new "Transport Corridor" such as Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.</p> <p>After finalization of site for</p>	<p>Sanctioned as modified below.</p> <p>After finalization of site for Metro Car shed by the Competent Authority, the The portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, shall be deemed to be deleted from the said reservation and included in adjoining predominant zone. In such case, the Municipal Commissioner shall issue a written, well reasoned, speaking order modifying the DP to that effect and copy of such order alongwith certified part plan, shall be forwarded to Govt. and Director of Town Planning, Pune for record.</p>

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			under reservation of Metro Car Shed.	Metro Car shed by the Competent Authority, the portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, will fall automatically in the Zone prevailing on land adjoining to land under reservation of Metro Car Shed. (EP-155)	
EP-156	Part X 56	56. Lands allotted to Forest Department Land allotted to Forest Department may be used for the designated purpose and related forest activity, including resettlement of the original inhabitants of the forest (adiwasis) to satisfy a larger environmental purpose	56. Forest Land Development in the forest land which has been designated as Natural Area in DP will be governed by the notifications issued by the Ministry of Environment and Forest as amended from time to time.	56. Lands allotted to Forest Department Land allotted to Forest Department may be used for the designated purpose and related forest activity, including resettlement of the original inhabitants of the forest (adiwasis) to satisfy a larger environmental purpose.	Sanctioned as modified below. The land owned by Forest Department and reserved for public purpose shall have to be developed with the special permission of the Municipal Commissioner as per the provisions of Forest Act.

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				<p style="text-align: center;">Forest Land</p> <p>Development in the forest land which has been designated as Natural Area in DP will be governed by the notifications issued by the Ministry of Environment and Forest as amended from time to time.</p> <p>In case of the land owned by Forest Department and reserved for public purpose shall have to be developed with the special permission of the Commissioner as per the provisions of Forest Act.</p> <p>(EP-156)</p>	

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1	2	3	4	5	6
EP-157	Part XII 61	<p>61. Public Sanitary Convenience (PSC) Blocks/Toilets</p> <p>With the approval of the Commissioner, PSC blocks may be constructed, maintained and made available for general public use on Municipal/Govt plots, which are reserved/designated for public purpose in the following manner:</p> <p>i) The location of PSC blocks shall be such that the same are accessible for general public use.</p> <p>ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner.</p> <p>iii) On plots having non-buildable/POS reservation/designation and having area more than 4,000 sq. m, 2 toilets and 2 urinals each for ladies and gents may be</p>	<p>61. Public Sanitary Convenience (PSC) Blocks/Toilets</p> <p>With the approval of the Commissioner, PSC blocks may be constructed, maintained and made available for general public use on Municipal/Govt. plots, which are reserved/designated for public purpose in the following manner:</p> <p>i) The location of PSC blocks shall be such that the same are accessible for general public use.</p> <p>ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner.</p> <p>iii) On plots having non-buildable/POS reservation/designation and having area more than 4,000 sq.</p>	<p>61. Public Sanitary Convenience (PSC) Blocks/Toilets</p> <p>With the approval of the Commissioner, PSC blocks may be constructed, maintained and made available for general public use on Municipal/Govt. plots, which are reserved/designated existing amenity for public purpose in the following manner:</p> <p>i) The location of PSC blocks shall be such that the same are accessible for general public use.</p> <p>ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner.</p> <p>iii) On plots having non-buildable/POS reservation/designation existing amenity and having area more than 4,000 sq. m, 2 toilets and 2 urinals each for ladies and gents may be constructed and preferably one toilet for</p>	<p>Sanctioned as proposed with following modification.</p> <p>v) On plots having buildable reservation amenity and having area more than 2000 sq. m 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children shall be constructed while developing the plot. On plots having buildable existing amenity and having area more than 2000 sq. m, 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children may be constructed. The PSC so proposed preferably shall have access directly from the public street and shall be located in such a way that, it shall not cause nuisance to the occupants of the plot and same shall have to be maintained as decided by the Commissioner in hygienic condition. Efforts</p>

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		<p>constructed.</p> <p>iv) On plots having non-buildable/POS reservation/designation and having area less than 4,000 sq. m, 1 toilet and 2 urinals each for ladies and gents may be constructed.</p> <p>v) On plots having buildable reservation/designation, and having area more than 4,000 sq. m and abutting to Public Street, 1 toilet and 2 urinals each for ladies and gents may be constructed. The PSC so proposed shall have access directly from the public street and shall be located in such a way that, it shall not cause nuisance to the occupants of the plot and same shall have to be maintained as decided by the Commissioner in hygienic condition. The BUA of toilet block shall be counted in BUA of the reservation to be handed over to Appropriate Authority.</p> <p>vi) Construction of such PSC may be allowed touching the plot boundary and accessible</p>	<p>m, 2 toilets and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children shall be constructed.</p> <p>iv) On plots having non-buildable/POS reservation/designation and having area less than 4,000 sq. m, 1 toilet and 2 urinals each for ladies and gents may be constructed.</p> <p>v) On plots having buildable reservation/designation and having area more than 2000 sq. m 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children shall be constructed while developing the plot. On plots having buildable designation and having area more than 2000 sq. m, 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children may be constructed. The PSC so</p>	<p>differently abled persons and one urinal for children shall be constructed.</p> <p>iv) On plots having non-buildable/POS reservation/designation existing amenity and having area less than 4,000 sq. m, 1 toilet and 2 urinals each for ladies and gents may be constructed.</p> <p>v) On plots having buildable reservation/designation existing amenity and having area more than 4,000 2000 sq. m and abutting to Public Street, 1 toilet and 2 urinals each for ladies and gents may be constructed and preferably one toilet for differently abled persons and one urinal for children shall be constructed while developing the plot. On plots having buildable designation existing amenity and having area more than 2000 sq. m, 1 toilet and 2 urinals each for ladies and gents and preferably one toilet for differently abled persons and one urinal for children may be constructed. The PSC so</p>	<p>shall be made to construct PSC blocks at a distance of every 3 km. especially near the bus stop along highway/major roads taking in to consideration other requirements for provision of PSC block.</p>

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		<p>from Public Street. The joint open space between the structure of primary user and the structure for PSC shall not be less than required front open space for structure of primary user or 3 m whichever is higher.</p> <p>vii) The PSC to the extent specified shall be permissible free of FSI.</p> <p>viii) Availability of PSC shall be displayed in such a way that it is clearly seen from Public Street.</p> <p>ix) Substation can be provided above PSC as per the requirement of Electric Supply Company subject to NOC from CFO</p>	<p>proposed preferably shall have access directly from the public street and shall be located in such a way that, it shall not cause nuisance to the occupants of the plot and same shall have to be maintained as decided by the Commissioner in hygienic condition. Efforts shall be made to construct PSC blocks at a distance of every 3 km. especially near the bus stop along highway/major roads taking in to consideration other requirements for provision of PSC block.</p> <p>vi) Construction of such PSC may be allowed touching the plot boundary and accessible from Public Street. The joint open space between the structure of primary user and the structure for PSC shall not be less than required front open space for structure of primary user or 3 m whichever is higher.</p> <p>vii) The PSC to the extent specified shall be permissible free of FSI.</p> <p>viii) Availability of PSC shall be</p>	<p>proposed preferably shall have access directly from the public street and shall be located in such a way that, it shall not cause nuisance to the occupants of the plot and same shall have to be maintained as decided by the Commissioner in hygienic condition. The BUA of toilet block shall be counted in BUA of the reservation to be handed over to Appropriate Authority. Efforts shall be made to construct PSC blocks at a distance of every 3 km. especially near the bus stop along highway/major roads taking in to consideration other requirements for provision of PSC block.</p> <p>(EP-157)</p>	

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			<p>displayed in such a way that it is clearly seen from Public Street.</p> <p>ix) Substation can be provided above PSC as per the requirement of Electric Supply Company subject to NOC from CFO.</p>		
EP-158	Part XII 62	<p>Rain Water Harvesting(RWH)</p> <p>General:The Rain Water Harvesting (RWH) arrangement shall be provided in case of Development/Redevelopment of plots having area of 500sq. m and more.It shall have one or more RWH structures having a minimum total capacity as detailed in schedule below;</p> <p>Provided that the professional on record shall certify that the RWHSytem /Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWHSytem being ensured in</p>	<p>62. Rain Water Harvesting (RWH)</p> <p>General:The Rain Water Harvesting (RWH) arrangement shall be provided in case of Development /Redevelopment of plots having area of 500 sq. m and more. It shall have one or more RWH structures having a minimum total capacity as detailed in schedule below;</p> <p>Provided that the professional on record shall certify that the RWH System /Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWH System being ensured in each case.</p>	<p>62. Rain Water Harvesting (RWH)</p> <p>General: The Rain Water Harvesting (RWH) arrangement shall be provided in case of Development /Redevelopment of plots having area of 500 sq. m and more. It shall have one or more RWH structures having a minimum total capacity as detailed in schedule below;</p> <p>Provided that the professional on record shall certify that the RWH System /Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWH System being ensured in each</p>	<p>Sanctioned as modified below.</p> <p>The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 Sq.Mt. of built-up area for the failure of the owner of any building mentioned in the above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.</p>

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		<p>each case.</p> <p>The owner/society of every building shall ensure that the RWH structure/system is maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times.</p>	<p>The owner/society of every building shall ensure that the RWH structure/system is maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times.</p>	<p>case.</p> <p>The owner/society of every building shall ensure that the RWH structure/system is maintained in good condition for storage of water for non-potable purposes or recharge of ground water at all times.</p> <p>The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 Sq.Mt. of built-up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.</p> <p>(EP-158)</p>	
EP-159	Part XII 62 <u>SCHEDULE</u> <u>LE</u>	<u>SCHEDULE</u> RWH in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.	<u>SCHEDULE</u> RWH in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site. 1. The following systems may be adopted for harvesting the rain	<u>SCHEDULE</u> RWH in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site. 1. The following systems	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.</p> <p>(i) Open well of a minimum diameter of 1 m and minimum depth of 6 m into which rain water may be channeled, after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden.</p> <p>(ii) WH for recharge of ground water may be done through a borewell around which a pit of one meter width may be excavated upto a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit</p>	<p>water drawn from terrace and the paved surface.</p> <p>(i) Open well of a minimum diameter of 1 m and minimum depth of 6m OR open well of a minimum diameter of 0.3 m and minimum depth of 2 m at every 6 m in the Storm Water Drain, into which rain water may be channeled, after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden.</p> <p>(ii) RWH for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the</p>	<p>may be adopted for harvesting the rain water drawn from terrace and the paved surface.</p> <p>(i) Open well of a minimum diameter of 1 m and minimum depth of 6 m OR open well of a minimum diameter of 0.3 m and minimum depth of 2 m at every 6 m in the Storm Water Drain, into which rain water may be channeled, after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering</p>	

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		<p>for recharging the borewell.</p> <p>iii) An impervious surface/underground storage tank of required capacity may be constructed in the open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.</p> <p>iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m</p>	<p>refilled pit for recharging the bore well.</p> <p>(iii) An impervious surface/underground storage tank of required capacity may be constructed in the open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.</p> <p>(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x</p>	<p>the garden.</p> <p>(ii) RWH for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the bore well.</p> <p>(iii) An impervious surface/underground storage tank of required capacity may be constructed in the open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers</p>	

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		<p>width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.</p> <p>a) 40 mm stone aggregate as bottom layer upto 50% of the depth;</p> <p>b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;</p> <p>c) Coarse sand as upper middle layer upto 20% of the depth;</p> <p>d) A thin layer of fine sand as top layer;</p> <p>e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.</p> <p>f) Brick masonry wall is to be constructed on the</p>	<p>2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.</p> <p>a) 40 mm stone aggregate as bottom layer up to 50% of the depth;</p> <p>b) 20 mm stone aggregate as lower middle layer up to 20% of the depth;</p> <p>c) Coarse sand as upper middle layer up to 20% of the depth;</p> <p>d) A thin layer of fine sand as top layer;</p> <p>e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.</p>	<p>and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.</p> <p>(iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 to 6.00 m</p>	

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		<p>exposed surface of pits/ trenches and the cement mortar plastered.</p> <p>The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall be at least 15 cm.</p> <p>g) Perforated concrete slabs shall be provided on the pits/trenches.</p> <p>(v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground</p>	<p>f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.</p> <p>The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall be at least 15 cm.</p> <p>g) Perforated concrete slabs shall be provided on the pits/trenches.</p> <p>(v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.</p> <p>(vi) For effective drainage of rain water, the roof of building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of rain water pipes. Such pipes shall be so</p>	<p>length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.</p> <p>a) 40 mm stone aggregate as bottom layer up to 50% of the depth;</p> <p>b) 20 mm stone aggregate as lower middle layer up to 20% of the depth;</p> <p>c) Coarse sand as upper middle layer up to 20% of the depth;</p> <p>d) A thin layer of fine sand as top layer;</p> <p>e) Top 10% of the</p>	

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		<p>2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/ trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable drain away the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq. m.</p> <p>RWH structures shall be so sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.</p>	<p>arranged, joined and fixed so as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundation of the building or those of adjacent buildings.</p> <p>2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/ trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable drain away the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq. m.</p> <p>3. RWH structures shall be so sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or</p>	<p>pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.</p> <p>f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.</p> <p>The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall be at least 15 cm.</p> <p>g) Perforated concrete slabs shall be provided on the</p>	

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			foundation of the building or those of an adjacent building.	<p>pits/trenches.</p> <p>(v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.</p> <p>(vi) For effective drainage of rain water, the roof of building shall be so constructed or framed as to permit effective drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, joined and fixed so as to ensure that the rain water is carried away from the</p>	

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				<p>building without causing dampness in any part of the walls or foundation of the building or those of adjacent buildings.</p> <p>2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/ trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable drain away the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia. for a roof area of 100 sq. m.</p> <p>3. RWH structures shall be so</p>	

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				<p>sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.</p> <p>4. The water so collected/ recharged shall as far as possible be used for non-drinking and non-cooking purpose.</p> <p>Provided that when the rain water in exceptional circumstances will be utilised for drinking and/ or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.</p> <p>Provided further that it will be ensured that for such use,</p>	

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				proper disinfectants and the water purification arrangement have been made. (EP-159)	
EP-160	Part XII 65(a)	<p>Sewage Treatment Plant (STP) & Disposal</p> <p>Development/redevelopment of the plots which attract requirements/provisions of relevant Notification of Ministry of Environment and Forest (MoEF), Government of India issued from time to time, shall be provided with Sewage Treatment Plant (STP) and disposal system.</p> <p>Provision of STP and disposal system may also be permissible in any development other than mentioned above. The professional on record shall certify the detailed scheme for the STP and disposal system.</p> <p>STP shall comply with the following:</p> <p>a) STP structure shall be</p>	<p>65. Sewage Treatment Plant (STP) & Disposal</p> <p>Development/redevelopment of the plots which attract requirements/provisions of relevant Notification of Ministry of Environment and Forest (MoEF), Government of India issued from time to time shall be provided with Sewage Treatment Plant (STP) and disposal system.</p> <p>Provision of STP and disposal system may also be permissible in any development other than mentioned above. The professional on record shall certify the detailed scheme for the STP and disposal system.</p> <p>STP shall comply with the following:</p> <p>a) STP structure shall be of compact design, above ground, open to sky and shall not be</p>	<p>Sewage Treatment Plant (STP) & Disposal</p> <p>Development/redevelopment of the plots which attract requirements/provisions of relevant Notification of Ministry of Environment and Forest (MoEF), Government of India issued from time to time shall be provided with Sewage Treatment Plant (STP) and disposal system.</p> <p>Provision of STP and disposal system may also be permissible in any development other than mentioned above. The professional on record shall certify the detailed scheme for the STP and disposal system.</p> <p>STP shall comply with the following:</p> <p>a) STP structure shall be of compact design & completely</p>	Sanctioned as modified below. STP structure shall be of compact design with due approval of relevant competent Authority.

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		of compact design & completely covered.	constructed in the basement for residential building. Aeration tank/secondary treatment units shall not be closed from the top and it shall be treated with tertiary treatment including disinfection. In case of buildings other than residential buildings where space is a constraint and STP need to be planned in first basement and can be permitted only if advanced technologies such as membrane technologies with full automation are used. In no case the STP with aeration tanks/Moving Bed Bio Reactor (MBBR)/Sequencing Batch Reactor (SBR) or other attached growth process shall be allowed in basement.	<p>covered, above ground, open to sky and shall not be constructed in the basement for residential building. Aeration tank/secondary treatment units shall not be closed from the top and it shall be treated with tertiary treatment including disinfection.</p> <p>In case of buildings other than residential buildings where space is a constraint and STP need to be planned in first basement and can be permitted only if advanced technologies such as membrane technologies with full automation are used. In no case the STP with aeration tanks/Moving Bed Bio Reactor (MBBR)/Sequencing Batch Reactor (SBR) or other attached growth process shall be allowed in basement.</p> <p>(EP-160)</p>	
EP-161	Part XII 66	<p>Solid Waste Segregation</p> <p>All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and wet waste (organic waste).</p>	<p>66. Solid Waste Segregation</p> <p>All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and wet waste (organic waste). Dedicated space</p>	<p>66. Solid Waste Segregation</p> <p>All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and</p>	Sanctioned as proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>Dedicated space shall be allocated for collecting waste before transferring waste for recycling/disposal separately.</p> <p>Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical waste, etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.</p> <p>Provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.</p> <p>The planning design,</p>	<p>shall be allocated for collecting waste before transferring waste for recycling/disposal separately.</p> <p>Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical waste, etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.</p> <p>Provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.</p> <p>The planning design, construction and installation of Solid Waste Management System shall be as per the National Building Code of</p>	<p>wet waste (organic waste). Dedicated space shall be allocated for collecting waste before transferring waste for recycling/disposal separately.</p> <p>Separate bins shall be provided for safe disposal of hazardous waste (batteries, e-waste, lamps, medical waste, etc.) as provided in hazardous waste management guidelines prescribed by the Ministry of Environment and Forest (MoEF), Government of India.</p> <p>Provision for treating the wet waste in situ will have to be made and a clause must be included by the owner/developer in the purchase agreement with the purchaser, owner of the premises/organization or society of the occupiers or the society of purchasers stating that, wet waste will be treated in situ and shall have to be maintained in operational condition as per the requirement of MCGM if any.</p>	

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		construction and installation of Solid Waste Management System shall be as per the National Building Code of India, Part 9 Plumbing Services, Section 1- Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.	India, Part 9 Plumbing Services, Section 1- Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.	<p>The planning design, construction and installation of Solid Waste Management System shall be as per the National Building Code of India, Part 9 Plumbing Services, Section 1- Water Supply, Drainage and Sanitation (Including Solid Waste Management) Paragraph 6.</p> <p>On the plots having total construction area 20,000 Sq.mt & above Bio-degradable Waste Treatment Plant of required capacity shall be provided and maintained.</p> <p>The area under construction of Solid Waste Management System /Bio-degradable waste treatment plant shall be free of FSI.</p> <p>The Completion Certificate for the Solid Waste Management System /Bio-degradable Waste Treatment Plant issued by Environmental Consultant shall be submitted before asking for Occupation Certificate/Building Completion Certificate.”</p> <p>(EP-161)</p>	

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EP-162	Part XII 67 & 68	<p>67. Tree Plantation Provisions for Landscaping</p> <p>i) The development in any plot of land shall be such as to preserve, as far as practicable, the existing trees. Where trees are required to be felled, twice the number of trees shall be planted for every tree to be felled.</p> <p>ii) Every plot of land shall have at least</p> <p>(a) at the rate of 5 trees per 100 sq.m or part thereof of the said recreational space, to be grown within the entire plot.</p> <p>(b) at the rate of 1 tree per 80 sq. m or part thereof to be grown in a plot for which a sub-division or layout is not necessary.</p> <p>iii) Trees shall be planted taking care that they shall not obstruct the maneuvering of firefighting vehicles during an</p>	<p>67. Tree Plantation Provisions for Enhancing/Conserving/ Preserving Biodiversity</p> <p>i) The development in any plot of land shall be such as to preserve, as far as practicable, the existing trees. Where trees are required to be felled, twice the number of indigenous trees shall be planted for every tree to be felled.</p> <p>ii) Every plot of land shall have at least</p> <p>(a) at the rate of 5 indigenous trees per 100 sq. m or part thereof of the said recreational space, to be grown within the entire plot.</p> <p>(b) at the rate of 1 indigenous tree per 80 sq. m or part thereof to be grown in a plot for which a sub-division or layout is not necessary.</p> <p>iii) Trees shall be planted taking care that they shall not obstruct the maneuvering of firefighting</p>	<p>68. Coastal Regulation Zone (CRZ)</p> <p>Notwithstanding anything contained in these Regulations, any development within CRZ areas shall be governed by the amended Coastal Regulation Zone Notification No.S.O.19 (E), dated 6th Jan, 2011 Ministry of Environment and Forest (MoEF), Government of India as amended from time to time, wherever applicable. Lands shown as Natural Area in DP and situated on the seaward side of High Tide Line, if after modification to High Tide Line, falls on the landward side of modified High Tide Line, then in such case the said land will be deemed to have been situated in the zone of adjoining land unless, said land is forest/salt pan land/occupied by mangroves/mud flats.</p> <p>(EP-162)</p>	Sanctioned as proposed.

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		<p>emergency.</p> <p>68. Coastal Regulation Zone (CRZ) Notwithstanding anything contained in these Regulations, any development within CRZ areas shall be governed by the amended Coastal Regulation Zone Notification No.S.O.19(E), dated 6th Jan, 2011 Ministry of Environment and Forest (MoEF), Government of India as amended from time to time, wherever applicable.</p>	<p>vehicles during an emergency.</p> <p>iv) In between the indigenous trees planted along the boundary of plot, shrubs with grass shall be planted.</p> <p>v) The native species which have the capacity to attract birds for nesting shall be preferably selected.</p> <p>Note: -Indigenous trees are naturally growing trees available locally like mango, neem, jackfruit, banyan, pipal etc.</p> <p>68. Coastal Regulation Zone (CRZ) Notwithstanding anything contained in these Regulations, any development within CRZ areas shall be governed by the amended Coastal Regulation Zone Notification No.S.O.19 (E), dated 6th Jan, 2011 Ministry of Environment and Forest (MoEF), Government of India as amended from time to time, wherever applicable. Lands shown as Natural Area in DP and situated on the seaward side of High Tide</p>		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
			Line, if after modification to High Tide Line, falls on the landward side of modified High Tide Line, then in such case the said land will be deemed to have been situated in the zone of adjoining land unless, said land is forest/salt pan land/occupied by mangroves/mud flats.		
EP-163	Appendics and Annexures FORM I	<p>Section 26</p> <p style="text-align: center;">FORM I</p> <p style="text-align: center;">(Sr. No. 2, 9,10,11,19 in ANNEXURE "1")</p> <p>(At right top corner of site/building plan at Ground Floor Level)</p> <p>I. Area Statement ----- Square meter</p> <ol style="list-style-type: none"> 1. Gross Area of plot <ol style="list-style-type: none"> a) Area of Reservation in plot b) Area of Road Set back c) Area of D P Road 2. Deductions for. <ol style="list-style-type: none"> (A) For Reservation/Road Area <ol style="list-style-type: none"> (a) Road set-back area to be handed over (100%) (Regulation No 16) (b) Proposed D P road to be handed over (100%) (Regulation No 16) (c) Reservation area (plot) to be handed over (Regulation No 17) (B) For Amenity area <ol style="list-style-type: none"> (a) Area of amenity plot/plots to be handed over as per DCR 14(A) (b) Area of amenity plot/plots to be handed over as per DCR 14(B) (c) Area of amenity plot/plots to be handed over as per DCR 15 (d) Area of amenity plot/plots to be handed over as per DCR 35 (C) Deductions for Existing Built up area to be retained if any <ol style="list-style-type: none"> (a) Land component of Existing BUA as per regulation 			Sanction as Proposed.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>under which the development was allowed.</p> <ol style="list-style-type: none"> 3. Total deductions:[2(A) +2(B) +2(C)] 4. Balance area of plot (1 minus 3) 5. Gross Plot area under Development [4 + 2(A) +2(B)] 6. Zonal (basic) FSI (1 or 1.33) 7. Permissible Built up Area as per Zonal(basic) FSI (5 * 6) 8. Additional Built up equal to area of land handed over as per 2(A) 9. Built up Area in lieu of Cost of construction of built up amenity to be handed over 10. Built up area due to “Additional FSI on Payment of Premium” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3 11. Built up area due to admissible “TDR” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3 12. Permissible Built up Area (7+8+9+10 +11) 13. Proposed Built up Area 14. TDR generated if any as per regulation 30 (A) 15. Fungible Built up Area as per Regulation No 31(3) <ol style="list-style-type: none"> a) i) Permissible Fungible built up area for Rehab component without charging premium <ol style="list-style-type: none"> ii) Fungible built up area availed for Rehab component without charging premium b) i) Permissible Fungible built up area by charging premium <ol style="list-style-type: none"> ii) Fungible built up area availed on payment of premium 16. Total Built up Area proposed including Fungible built up Area [13 +15(a)(ii) +15(b)(ii)] 17. FSI consumed on Net Plot [13/ 4] <p>(II) Other Requirements</p> <ol style="list-style-type: none"> (A) Reservation/Designation <ol style="list-style-type: none"> a) Name of Reservation b) Area of Reservation affecting the plot c) Area of Reservation land to be handed/handed over as per Regulation No.17 			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>d) Built up area of Amenity to be handed over as per Regulation No.17</p> <p>e) Area/Built up Area of Designation</p> <p>(B) Plot area/Built up Amenity to be Handed Over as per Regulation No</p> <p>(i) 14(A)</p> <p>(ii) 14(B)</p> <p>(iii) 15</p> <p>(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27</p> <p>(D) Tenement Statement</p> <p>(i) Proposed built up area (13 above)</p> <p>(ii) Less deduction of Non-residential area (Shop etc.)</p> <p>(iii) Area available for tenements [(i) minus (ii).]</p> <p>(iv) Tenements permissible (Density of tenements/hectare)</p> <p>(v) Total number of Tenements proposed on the plot</p> <p>(E) Parking Statement</p> <p>(i) Parking required by Regulations for.-</p> <p>Car</p> <p>Scooter/Motor cycle</p> <p>Outsiders (visitors)</p> <p>(ii) Covered garage permissible</p> <p>(iii) Covered garages proposed</p> <p>Car</p> <p>Scooter/Motor cycle</p> <p>Outsider (Visitors)</p> <p>(iv) Total parking provided</p> <p>(D) Transport Vehicles Parking</p> <p>(i) Spaces for transport vehicles parking required by Regulations</p> <p>(ii) Total No. of transport vehicles parking spaces provided</p> <p>Note – The Proforma is for an illustrative guidelines only .The proforma may be modified to suit the</p>			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		provisions of DCR under which the development is proposed.			
		<p>Section 30</p> <p style="text-align: center;">FORM I</p> <p style="text-align: center;">(Sr. No. 2, 9,10,11,19 in ANNEXURE "1")</p> <p>(At right top corner of site/building plan at Ground Floor Level)</p> <p>I. Area Statement ----- Square meter</p> <p>1. Gross Area of plot</p> <p style="padding-left: 20px;">a) Area of Reservation in plot</p> <p style="padding-left: 20px;">b) Area of Road Set back</p> <p style="padding-left: 20px;">c) Area of D P Road</p> <p>2. Deductions for.</p> <p style="padding-left: 20px;">(A) For Reservation/Road Area</p> <p style="padding-left: 40px;">(a) Road set-back area to be handed over (100%) (Regulation No 16)</p> <p style="padding-left: 40px;">(b) Proposed D P road to be handed over (100%) (Regulation No 16)</p> <p style="padding-left: 40px;">(c) Reservation area (plot) to be handed over (Regulation No 17)</p> <p style="padding-left: 20px;">(B) For Amenity area</p> <p style="padding-left: 40px;">(a) Area of amenity plot/plots to be handed over as per DCR 14(A)</p> <p style="padding-left: 40px;">(b) Area of amenity plot/plots to be handed over as per DCR 14(B)</p> <p style="padding-left: 40px;">(c) Area of amenity plot/plots to be handed over as per DCR 15</p> <p style="padding-left: 40px;">(d) Area of amenity plot/plots to be handed over as per DCR 35</p> <p style="padding-left: 20px;">(C) Deductions for Existing Built up area to be retained if any</p> <p style="padding-left: 40px;">(a) Land component of Existing BUA as per regulation under which the development was allowed.</p> <p>3. Total deductions: [2(A) +2(B) +2(C)]</p> <p>4. Balance area of plot (1 minus 3)</p> <p>5. Gross Plot area under Development [4 + 2(A) +2(B)]</p>			

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		<p>6. Zonal (basic) FSI (1 or 1.33)</p> <p>7. Permissible Built up Area as per Zonal(basic) FSI (5 * 6)</p> <p>8. Additional Built up equal to area of land handed over as per 2(A)+{ 2(B) except (d) }</p> <p>9. Built up Area In lieu of Cost of construction of built up amenity to be handed over</p> <p>10. Built up area due to “Additional FSI on Payment of Premium” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3</p> <p>11. Built up area due to admissible “TDR” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3</p> <p>12. Permissible Built up Area (7+8+9+10 +11)</p> <p>13. Proposed Built Up Area</p> <p>14. TDR generated if any as per regulation 30 (A)</p> <p>15. Fungible Compensatory Area as per Regulation No 31(3)</p> <p>a) i) Permissible Fungible Compensatory area for Rehab component without charging premium</p> <p style="padding-left: 40px;">ii) Fungible Compensatory area availed for Rehab component without charging premium</p> <p>c) i) Permissible Fungible Compensatory area by charging premium.</p> <p style="padding-left: 40px;">ii) Fungible Compensatory area availed on payment of premium</p> <p>16. Total Built up Area proposed including Fungible Compensatory Area [13 +15(a)(ii) +15(b)(ii)]</p> <p>17. FSI consumed on Net Plot [13/ 4]</p> <p>(II) Other Requirements</p> <p>(A) Reservation/Designation</p> <p style="padding-left: 40px;">f) Name of Reservation</p> <p style="padding-left: 40px;">g) Area of Reservation affecting the plot</p> <p style="padding-left: 40px;">h) Area of Reservation land to be handed/handed over as per Regulation No.17</p>			

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		<p>i) Built up area of Amenity to be handed over as per Regulation No.17</p> <p>j) Area/Built up Area of Designation</p> <p>(B) Plot area/Built up Amenity to be Handed Over as per Regulation No</p> <p>(i) 14(A)</p> <p>(ii) 14(B)</p> <p>(iii) 15</p> <p>(C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27</p> <p>(D) Tenement Statement</p> <p>(i) Proposed built up area (13 above)</p> <p>(ii) Less deduction of Non-residential area (Shop etc.)</p> <p>(iii) Area available for tenements [(i) minus (ii).]</p> <p>(iv) Tenements permissible (Density of tenements/hectare)</p> <p>(v) Total number of Tenements proposed on the plot</p> <p>(E) Parking Statement</p> <p>(i) Parking required by Regulations for. -</p> <p>Car</p> <p>Scooter/Motor cycle</p> <p>Outsiders (visitors)</p> <p>(i) Covered garage permissible</p> <p>(iii) Covered garages proposed</p> <p>Car</p> <p>Scooter/Motor cycle</p> <p>Outsider (Visitors)</p> <p>(iv) Total parking provided</p> <p>(D) Transport Vehicles Parking</p> <p>(i) Spaces for transport vehicles parking required by Regulations</p> <p>(ii) Total No. of transport vehicles parking spaces provided</p> <p>Note – The Proforma is for an illustrative guideline only. The proforma may be modified to suit the</p>			

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		provisions of DCR under which the development is proposed.			
		<p>Section 31(1)</p> <p style="text-align: center;">FORM I</p> <p style="text-align: center;">(Sr. No. 2, 9,10,11,19 in ANNEXURE "1")</p> <p>(At right top corner of site/building plan at Ground Floor Level)</p> <p>I. Area Statement Square meter</p> <p>18. Gross Area of plot</p> <p style="padding-left: 20px;">a) Area of Reservation in plot</p> <p style="padding-left: 20px;">b) Area of Road Set back</p> <p style="padding-left: 20px;">c) Area of D P Road</p> <p>19. Deductions for.</p> <p style="padding-left: 20px;">(A) For Reservation/Road Area</p> <p style="padding-left: 40px;">(a) Road set-back area to be handed over (100%) (Regulation No 16)</p> <p style="padding-left: 40px;">(b) Proposed D P road to be handed over (100%) (Regulation No 16)</p> <p style="padding-left: 40px;">(c) Reservation area (plot) to be handed over (Regulation No 17)</p> <p style="padding-left: 20px;">(B) For Amenity area</p> <p style="padding-left: 40px;">(a) Area of amenity plot/plots to be handed over as per DCR 14(A)</p> <p style="padding-left: 40px;">(b) Area of amenity plot/plots to be handed over as per DCR 14(B)</p> <p style="padding-left: 40px;">(c) Area of amenity plot/plots to be handed over as per DCR 15</p>			-----

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
		<p>(d) Area of amenity plot/plots to be handed over as per DCR 35</p> <p>(C) Deductions for Existing Built up area to be retained if any</p> <p>(a) Land component of Existing BUA as per regulation under which the development was allowed.</p>	<p>18. Total deductions: [2(A) +2(B) +2(C)]</p> <p>19. Balance area of plot (1 minus 3)</p> <p>20. Gross Plot area under Development [4 + 2(A) +2(B)] {4 – (2(A) +2(B))}</p> <p>21. Zonal (basic) FSI (1 or 1.33)</p> <p>22. Permissible Built up Area as per Zonal(basic) FSI (5 * 6)</p> <p>(In case of Mill land Permissible Built up Area shall be as per 4 of Regulation 30(A)</p> <p>23. Additional Built up area equal to area of land handed over as per 3(a) of Regulation 30(A) 2(A) + {2(B) except (d)}</p> <p>24. Built up Area In lieu of Cost of construction of built up amenity to be handed over</p> <p>25. Built up area due to “Additional FSI on Payment of Premium” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3</p> <p>26. Built up area due to admissible “TDR” as per Table No 12 of Regulation No 30(A) subject to Regulation No 30(A)3</p> <p>27. Permissible Built up Area (7+8+9+10 +11)</p> <p>28. Proposed Built Up Area</p> <p>29. TDR generated if any as per regulation 30 (A)</p> <p>30. Fungible Built up Compensatory Area as per Regulation No 31(3)</p>		<p>d) i) Permissible Fungible Built up Compensatory area for Rehab component without charging premium</p>

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EP-164	Appendics and Annexures - ANNEXURE -10	Section 26 ANNEXURE-10 DETAILS OF THE QUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS <table border="1" data-bbox="512 831 1664 997"> <thead> <tr> <th data-bbox="512 831 607 997">Sr. No</th> <th data-bbox="607 831 779 997">Professionals</th> <th data-bbox="779 831 1014 997">Qualification</th> <th data-bbox="1014 831 1240 997">Registration</th> <th data-bbox="1240 831 1451 997">Duties</th> <th data-bbox="1451 831 1664 997">Responsibilities</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			Sr. No	Professionals	Qualification	Registration	Duties	Responsibilities							Sanctioned as proposed.
Sr. No	Professionals	Qualification	Registration	Duties	Responsibilities												

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			1	Architect	The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/ information/ area certification & other details as specified in DCR connected with development permission; b) Work Start Notice	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with the Regulations, for authentication of documents submitted and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
			2	Licensed Surveyor	The “Licensed Surveyor” shall have diploma/ degree in Civil/Construction Engineering from recognized college/ board/University or Corporate memberships (civil) of the Institution of Engineers(India) and minimum of 2 years of experience in a practice of architecture.	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	Authority.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
		3	Structural Engineer	<p>The minimum qualifications for a Structural Engineer shall be Graduate in Civil Engineering of recognized Indian or foreign university or Associate Membership in Civil Engineering Division of Institution of Engineers (India) and with minimum 3 years of experience in Structural Engineering Practice with designing and field work.</p> <p>The 3 years of experience shall be relaxed to 2 years in the case of post graduate degree of recognized</p>	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	<p>To carry out work related to development permission as given below and to submit –</p> <p>a) All structural plans and related information connected with development permission</p> <p>b) structural details and calculation of all parts of buildings</p> <p>c) certificate of plinth completion</p> <p>d) Certificate of supervision and completion certificate for building with completion plans.</p>	<p>The structural engineer shall be responsible for the structural safety and stability of development carried out on site. He shall ensure that the development is as per the structural requirements given by him. Further, the structural design given shall match with approved plans. If he notices any difference he shall be responsible for intimating the Authority.</p>		

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				Indian or foreign university in the branch of Structural Engineering. In case of Doctorate in Structural Engineering, the experience required would be 1 year						
		4	Advocate or Solicitor on Record	<p>The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India.</p> <p>The Advocate or Solicitor on Record must have a minimum of three years of experience in a practice of Land related matters.</p>	Registration with the Bar Council of India.	<p>To render services related to development permission and to submit-</p> <p>a) Title Clearance Certificate for the Land under development after exercising the procedure of search etc. at the time of submission of proposal, ownership for</p>	<p>Advocate or Solicitor shall be responsible for certification of title of the land</p> <p>Certifying the authentication of rights of the owner/ developer to carry out development on the land</p>			

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							each CTS No. along with all rights on proposed development at the time of Submission of proposal. b) Details of any earlier court matters related to land at the time of submission of proposal	concerned.	
		5	Site Supervisor	The "Site Supervisor" must hold a diploma in Civil/ Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in Maharashtra	Registered with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.		To carry out work in accordance with the development permission and approved plans and to submit Certificate of supervision of buildings and to carry out material testing on site and ensuring	The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required in development carried out on site. The failure of test results shall be	

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				<p>The “Site Supervisor” must have a minimum of two years of experience in Supervision of building works.</p> <p>Note – Earlier registered site supervisor Grade II and Grade III with MCGM may be continued.</p>		<p>the quality of work as per the specifications, NBC & relevant Code of Practice.</p>	<p>intimate to MCGM .He shall ensure that the development is as per the structural design and approved plans and If he notices any deviation he shall be responsible for intimating the Authority.</p>		
		6	Licensed Plumber	<p>The “Licensed Plumber” must hold a diploma in Civil Engineering or any other qualification in the field of Civil Engineering recognized by the board /</p>	<p>Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.</p>	<p>To carry out plumbing work related to development permission and approved plans and to submit-</p> <p>a) Certificate of supervision</p>	<p>The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply.</p>		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
				universities in Maharashtra”“Licensed Plumber must have a minimum of two years of experience in Plumbing works.		of buildings for Plumbing & water supply and to carry out details and calculations of all parts of building w.r.t. Plumbing & bye law 4(c) according to approved development permission and b) Drainage Completion Certificate along with plans.	The failure of test results shall be intimate to MCGM .He shall ensure that the plumbing layout proposed is as per approved plans and If he notices any deviation he shall be responsible for intimating the Authority	
		7	Consultant for Rain Water Harvesting	The Consultant for Rain water Harvesting(RWH) must hold a Diploma/Degree in Civil Engineering- The Consultant for Rain water Harvesting on record must have a minimum of		To carry out work related to Rain water Harvesting and to submit- 1. a) Certificate & all related information connected with developmen	The Consultants for Rain Water Harvesting shall be responsible for the work of Rain Water Harvesting carried out on site as per approval. He	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				two years of experience in the field practice in RWH.		<p>t permission for Rainwater Harvesting;</p> <p>2. b) Details for Rain Water Harvesting system with proposal/ plans.</p> <p>c) Completion Certificate with respect to Rainwater Harvesting for Building stating that RWH system has been installed and tested.</p>	shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority.
		8	Consultant for Grey water Recycle	The Consultant for Grey water Recycle must hold a degree in Environmental/ Public Health /Civil Engineering.		To carry out work related to Grey Water Recycle and to submit-	The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				The Consultant for Grey water Recycleon record must have a minimum of two years of experience in a field practice in gray water recycling.		information connected with development permission for Grey water Recycling; 2. b) Details for Grey water Recycling Plant with proposal / plans. c) Completion Certificate with respect to completion plan respect to Grey water	out on site as per approval. He shall ensure that the work is carried out as per approval And If he notices any deviation he shall be responsible for intimating the Authority.	
		9	Consultant for conservation of Energy	The Consultant for Conservation of Energy must hold any valid degree in Electrical/ Mechanical Engineering and		a. To submit certificate & all related information connected with Conservation	The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
				must have a minimum of two years of experience in a field practice in energy conservation.		of Energy; b. To submit details for Conservation of Energy Plant with proposal for implementin. c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for building	carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority		
		10	Consultant for Fire Safety Measures	Fire Protection Consultant shall be a licensed agency under the Fire Prevention & Fire Safety Measures Act, 2006.	Must be registered with Director, Maharashtra Fire Services	To carry out work related to development permission with respect to Fire Safety measures and to submit- 1. a)Certific ate & all related information	The consultant for fire protection shall be responsible for design and implementation of firefighting system and shall also responsible for its implementation on site in		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
							<p>concerned with development permission in accordance with requirement of Fire Act 2008;</p> <p>2. b) details for fire safety measures for all parts of building</p> <p>3. Completion Certificate along with plans for building stating all fire safety measures as per CFO NOC has been installed and tested with completion plans.</p>	<p>consultation with fire department of MCGM.</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.		
		101	Consultant for Heating /Ventilation and Air Condition (HVAC)	HVAC Consultant shall be a graduate in Electrical Engineering and must possess minimum two years of experience in installation of HVAC		To carry out work related to HVAC system and to submit a) Certificate & all related information concerned with HVAC; b) details for HVAC for implementation. Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning.	The consultant for HVA Can be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.	
		142	Consultant for Solid Waste Management (SWM)	SWM Consultant shall be a graduate in Civil/Environmental Engineering or		To carry out work related to SWM system and to submit- 1. a) Certificate & all related	The consultant for SWM shall be responsible for planning, designing and implementation of SWM	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				Environmental Planning and must possess minimum two years of experience in field of SWM.		information concerned with SWM; 2. b) Details for SWM for implementation regarding waste segregation, onsite treatment and disposal. c) Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning.	system as per the NBC and relevant code of practices.		
		Section 30 ANNEXURE-10 DETAILS OF THE QUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS							

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
		Sr. No	Professionals	Qualification	Registration	Duties	Responsibilities			
		1	Architect	The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/ information/ area certification & other details as specified in DCR connected with development permission; b) Work Start Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted except legal document and for ensuring that the development is carried out as per approved plans, else get amended plans approved and			
		2	Licensed Surveyor	The "Licensed Surveyor" shall have diploma/ degree in	Registration with Municipal Corporation with the valid					

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				Civil/Construction Engineering from recognized college/board/University or Corporate memberships (civil) of the Institution of Engineers (India) and minimum of 2 years of experience in a practice of architectural field.	license issued as per the procedure adopted by MCGM		intimating the Authority.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
		3	Structural Engineer	<p>The minimum qualifications for a Structural Engineer shall be Graduate in Civil Engineering of recognized Indian or foreign university or Associate Membership in Civil Engineering Division of Institution of Engineers (India) and with minimum 3 years of experience in Structural Engineering Practice with designing and field work.</p> <p>The 3 years of experience shall be relaxed to 2 years in the case of post graduate degree of recognized Indian or foreign</p>	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	<p>To carry out work related to development permission as given below and to submit –</p> <p>a) All structural plans and related information connected with development permission</p> <p>b) structural details and calculation of all parts of buildings</p> <p>c) certificate of plinth completion</p> <p>d) Certificate of supervision and completion certificate for building with completion plans.</p>	<p>The structural engineer shall be responsible for the structural safety and stability of development carried out on site. He shall ensure that the development is as per the structural requirements given by him. Further, the structural design given shall match with approved plans. If he notices any difference he shall be responsible for intimating the</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
				university in the branch of Structural Engineering. In case of Doctorate in Structural Engineering, the experience required would be 1 year		Authority.	
		4	Advocate or Solicitor on Record	The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India. The Advocate or Solicitor on Record must have a minimum of ten	Registration with the Bar Council of India.	To render services related to development permission and to submit- a) Title Clearance Certificate for the Land underdevelopment after exercising the procedure of search	Advocate or Solicitor shall be responsible for certification of title of the land Certifying the authentication of rights of

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
				years of experience in a practice of Land related matters.	etc. at the time of submission of proposal, ownership for each CTS No. along with all rights on proposed development at the time of Submission of proposal. b) Details of any earlier court matters related to land at the time of submission of proposal.	the owner/ developer to carry out development on the land concerned.	
		5	Site Supervisor	The “Site Supervisor” must hold a diploma in Civil/ Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in	Registered with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry out work in accordance with the development permission and approved plans and to submit- Certificate of supervision of buildings and to carry out material testing on site and ensuring the quality of work as per the	The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required in development carried out on site. The

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.		
				<p>Maharashtra</p> <p>The “Site Supervisor” must have a minimum of two years of experience in Supervision of building works.</p> <p>Note – Earlier registered site supervisor Grade II and Grade III with MCGM may be continued.</p>	<p>specifications, NBC & relevant Code of Practice.</p>	<p>failure of test results shall be intimated to MCGM. He shall ensure that the development is as per the structural design and approved plans and If he notices any deviation he shall be responsible for intimating the Authority.</p>		
		6	Licensed Plumber	<p>The “Licensed Plumber” must hold a diploma in Civil Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in</p>	<p>Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.</p>	<p>To carry out plumbing work related to development permission and approved plans and to submit-</p> <p>a) Certificate of supervision of buildings for Plumbing & water</p>	<p>The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				Maharashtra Licensed Plumber must have a minimum of two years of experience in Plumbing works.	supply and to carry out details and calculations of all parts of building w.r.t. Plumbing & bye law 4(c) according to approved development permission and b) Drainage Completion Certificate along with plans.	plumbing and water supply. The failure of test results shall be intimated to MCGM. He shall ensure that the plumbing layout proposed is as per approved plans and If he notices any deviation he shall be responsible for intimating the Authority.
		7	Consultant for Rain Water Harvesting	The Consultant for Rain Water Harvesting (RWH) must hold a Diploma/Degree in Civil Engineering- The Consultant for	To carry out work related to Rain Water Harvesting and to submit- 3. a) Certificate & all related information connected with	The Consultants for Rain Water Harvesting shall be responsible for the work of Rain

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				Rain Water Harvesting on record must have a minimum of two years of experience in the field practice in RWH.	development permission for Rain Water Harvesting; 4. b) Details for Rain Water Harvesting system with proposal/ plans. c) Completion Certificate with respect to Rain Water Harvesting for Building stating that RWH system has been installed and tested.	Water Harvesting carried out on site as per approval. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority.
		8	Consultant for Grey Water Recycle	The Consultant for Grey Water Recycle must hold a degree in Environmental/ Public Health /Civil Engineering. The Consultant for Grey Water Recycle on record must have a minimum of	To carry out work related to Grey Water Recycle and to submit- 3. a) certificate & all related information connected with	The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried out on

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				two years of experience in a field practice in gray water recycling.		<p>development permission for Grey Water Recycling;</p> <p>4. b) Details for Grey Water Recycling Plant with proposal / plans.</p> <p>c) Completion Certificate with respect to completion plan respect to Grey water</p>	<p>site as per approval. He shall ensure that the work is carried out as per approval</p> <p>And If he notices any deviation he shall be responsible for intimating the Authority.</p>	
		9	Consultant for conservation of Energy	The Consultant for Conservation of Energy must hold any valid degree in Electrical/Mechanical Engineering and must have a minimum of two		<p>a. To submit certificate & all related information connected with Conservation of Energy;</p> <p>b. To submit</p>	<p>The Consultants for Conservation of Energy shall be responsible for the work of</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.
				years of experience in a field practice in energy conservation.		<p>details for Conservation of Energy Plant with proposal for implement in.</p> <p>c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for building</p>	<p>Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority</p>
		10	Consultant for Fire Safety Measures	Fire Protection Consultant shall be a licensed agency under the Fire Prevention & Fire Safety Measures Act, 2006.	Must be registered with Director, Maharashtra Fire Services	<p>To carry out work related to development permission with respect to Fire Safety measures and to submit-</p> <p>4. a) Certificate & all related informatio</p>	<p>The consultant for fire protection shall be responsible for design and implementation of firefighting system and shall also responsible</p>

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						<p>n concerned with development permission in accordance with requirement of Fire Act 2008;</p> <p>5. b) details for fire safety measures for all parts of building</p> <p>6. Completion Certificate along with plans for building stating all fire safety measures as per CFO NOC has been installed and tested</p>	<p>for its implementation on site in consultation with fire department of MCGM.</p>	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
						with completion plans.			
		10 1	Consultant for Heating/ Ventilation and Air Condition (HVAC)	HVAC Consultant shall be a graduate in Electrical Engineering and must possess minimum two years of experience in installation of HVAC		To carry out work related to HVAC system and to submit a) Certificate & all related information concerned with HVAC; b) details for HVAC for implementation. Completion Certificate along with plans with respect to HVAC installation, their testing and proper functioning.	The consultant for HVA Can be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.		
		14 2	Consultant for Solid Waste Management(SWM)	SWM Consultant shall be a graduate in Civil/Environmental Engineering or Environmental Planning and must possess		To carry out work related to SWM system and to submit- a) Certificate & all related information concerned with SWM;	The consultant for SWM shall be responsible for planning, designing and implementati		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.		Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.												
				minimum two years of experience in field of SWM.		b) Details for SWM for implementation regarding waste segregation, onsite treatment and disposal. c) Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning.	on of SWM system as per the NBC and relevant code of practices.													
		Section 31(1) ANNEXURE-10 DETAILS OF THE QUALIFICATION, DUTIES, RESPONSIBILITIES AND REGISTRATION PROCESS																		
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="472 967 546 1054">Sr. No</th> <th data-bbox="546 967 701 1054">Profession als</th> <th data-bbox="701 967 1034 1054">Qualification</th> <th data-bbox="1034 967 1229 1054">Registration</th> <th data-bbox="1229 967 1449 1054">Duties</th> <th data-bbox="1449 967 1680 1054">Responsibilities</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 1054 546 1391">1</td> <td data-bbox="546 1054 701 1391">Architect</td> <td data-bbox="701 1054 1034 1391">The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.</td> <td data-bbox="1034 1054 1229 1391">Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects</td> <td data-bbox="1229 1054 1449 1391">To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/</td> <td data-bbox="1449 1054 1680 1391">The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for</td> </tr> </tbody> </table>						Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities	1	Architect	The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for	
Sr. No	Profession als	Qualification	Registration	Duties	Responsibilities															
1	Architect	The Architect must have degree in architecture from recognized college/ university and minimum of two years of experience in a practice of architecture.	Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for															

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					Act, 1972	information/ area certification & other details as specified in DCR connected with development permission; b) Work Start Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	authentication of documents submitted except legal document and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.
		2	Town Planner	The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post graduate degree in town and country planning.	Town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post graduate degree in town and country	The registered town planner shall be competent to carryout the work related to the development permit as given below : a) Preparation	Town Planner shall responsible for designing the building in conformity with these Regulations, for authentication of documents submitted except legal document

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				planning.	of plans for land sub division / layout and related information connected with development permit for all areas. b) Issuing of certificate of supervision for development of land of all areas.	and for ensuring that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.	
		3	Licensed Surveyor	The “Licensed Surveyor” shall have diploma/ degree in Civil/Construction Engineering from recognized college/board/University or Corporate memberships (civil) of the Institution of Engineers (India) and minimum of 2 years of experience in a practice of architecture architectural field.	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	To design and carry outwork related to development permission as given below and to submit a) all plans/ documents/ information/ area certification & other details as specified in DCR connected	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authentication of documents submitted except legal document and for ensuring that the development is

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966.	
					with development permission; b) Work Start Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	carried out as per approved plans, else get amended plans approved and intimating the Authority.	
		4	Structural Engineer	The minimum qualifications for a Structural Engineer shall be Graduate in Civil Engineering of recognized Indian or foreign university or Associate Membership in Civil Engineering Division of Institution of Engineers (India) and with minimum 3 years of experience in Structural Engineering Practice with designing and field work. The 3 years of experience shall be relaxed to 2 years	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	To carry out work related to development permission as given below and to submit – a) All structural plans and related information connected with development permission b) structural details and calculation of	The structural engineer shall be responsible for the structural safety and stability of development carried out on site. He shall ensure that the development is as per the structural requirements given by him. Further, the structural design

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				in the case of post graduate degree of recognized Indian or foreign university in the branch of Structural Engineering. In case of Doctorate in Structural Engineering, the experience required would be 1 year		all parts of buildings c) certificate of plinth completion d) Certificate of supervision and completion certificate for building with completion plans.	given shall match with approved plans. If he notices any difference he shall be responsible for intimating the Authority.	
		5	Advocate or Solicitor on Record	The Advocate or Solicitor on Record must hold a valid registration with the Bar Council of India. The Advocate or Solicitor on Record must have a minimum of three ten years of experience in a practice of Land related matters.	Registration with the Bar Council of India.	To render services related to development permission and to submit- a) Title Clearance Certificate for the Land underdevelopment after exercising the procedure of search etc. at the time of submission of proposal, ownership for	Advocate or Solicitor shall be responsible for certification of title of the land Certifying the authentication of rights of the owner/ developer to carry out development on the land concerned.	

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					<p>each CTS No. along with all rights on proposed development at the time of Submission of proposal.</p> <p>b) Details of any earlier court matters related to land at the time of submission of proposal.</p>		
		6	Site Supervisor	<p>The "Site Supervisor" must hold a diploma in Civil/ Construction Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in Maharashtra</p> <p>The "Site Supervisor" must have a minimum of two years of experience in Supervision of building works.</p>	Registered with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry out work in accordance with the development permission and approved plans and to submit Certificate of supervision of buildings and to carry out material testing on site and ensuring the quality of work	The Site Supervisor shall be responsible for the workmanship and material quality and tests of material required in development carried out on site. The failure of test results shall be intimated to MCGM. He shall

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				Note – Earlier registered site supervisor Grade II and Grade III with MCGM may be continued.		as per the specifications, NBC & relevant Code of Practice. ensure that the development is as per the structural design and approved plans and If he notices any deviation he shall be responsible for intimating the Authority.	
		7	Licensed Plumber	The “Licensed Plumber” must hold a diploma in Civil Engineering or any other qualification in the field of Civil Engineering recognized by the board / universities in Maharashtra Licensed Plumber must have a minimum of two years of experience in Plumbing works.	Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry out plumbing work related to development permission and approved plans and to submit- a) Certificate of supervision of buildings for Plumbing & water supply and to carry out details and calculations of all parts of building w.r.t. Plumbing & bye law 4(c)	The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply. The failure of test results shall be intimated to MCGM. He shall ensure that the plumbing layout proposed is as per approved plans and If he

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					<p>according to approved development permission and b)——Drainage Completion Certificate along with plans.</p> <p>notices any deviation he shall be responsible for intimating the Authority.</p>		
		8	<p>Consultant for Rain Water Harvesting</p>	<p>The Consultant for Rain Water Harvesting (RWH) must hold a Diploma/Degree in Civil Engineering-</p> <p>The Consultant for Rain Water Harvesting on record must have a minimum of two years of experience in the field practice in RWH.</p>		<p>To carry out work related to Rain Water Harvesting and to submit-</p> <p>5. a) Certificate & all related information connected with development permission for Rain Water Harvesting;</p> <p>6. b) Details for Rain Water Harvesting system with proposal/ plans.</p> <p>The Consultants for Rain Water Harvesting shall be responsible for the work of Rain Water Harvesting carried out on site as per approval. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority.</p>	

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					c) Completion Certificate with respect to Rain Water Harvesting for Building stating that RWH system has been installed and tested.		
		9	Consultant for Grey Water Recycle	<p>The Consultant for Grey Water Recycle must hold a degree in Environmental/Public Health /Civil Engineering.</p> <p>The Consultant for Grey Water Recycle on record must have a minimum of two years of experience in a field practice in gray water recycling.</p>	<p>To carry out work related to Grey Water Recycle and to submit-</p> <p>5. a) certificate & all related information connected with development permission for Grey Water Recycling;</p> <p>6. b) Details for Grey Water Recycling</p>	<p>The Consultants for Grey Water Recycle shall be responsible for the work of Grey Water Recycle carried out on site as per approval. He shall ensure that the work is carried out as per approval</p> <p>And If he notices any deviation he shall be responsible for intimating the Authority.</p>	

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					Plant with proposal / plans. c) Completion Certificate with respect to completion plan respect to Grey water			
		10	Consultant for conservation of Energy	The Consultant for Conservation of Energy must hold any valid degree in Electrical/Mechanical Engineering and must have a minimum of two years of experience in a field practice in energy conservation.		a. To submit certificate & all related information connected with Conservation of Energy; b. To submit details for Conservation of Energy Plant with proposal for implementation. c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for	The Consultants for Conservation of Energy shall be responsible for the work of Conservation of Energy carried out on site as per approval and the ECBC codes. He shall ensure that the work is carried out as per approval and If he notices any deviation he shall be responsible for intimating the Authority	

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				building				
		11	Consultant for Fire Safety Measures	Fire Protection Consultant shall be a licensed agency under the Fire Prevention & Fire Safety Measures Act, 2006.	Must be registered with Director, Maharashtra Fire Services	To carry out work related to development permission with respect to Fire Safety measures and to submit-	The consultant for fire protection shall be responsible for design and implementation of firefighting system and shall also be responsible for its implementation on site in consultation with fire department of MCGM.	
						7. a) Certificate & all related information concerned with development permission in accordance with requirement of Fire Act 2008;		
						8. b) details for fire safety measures for all parts of building		
						9. Completion Certificate along with plans for		

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						building stating all fire safety measures as per CFO NOC has been installed and tested with completion plans.		
		12	Consultant for Heating Ventilation and Air Condition (HVAC)	HVAC Consultant shall be a graduate in Electrical Engineering and must possess minimum two years of experience in installation of HVAC		To carry out work related to HVAC system and to submit a) Certificate & all related information concerned with HVAC; b) details for HVAC for implementation. Completion Certificate along with plans with respect to HVAC installation,	The consultant for HVA Can be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.	

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					their testing and proper functioning.	
		13	Consultant for Solid Waste Management(SWM)	SWM Consultant shall be a graduate in Civil/Environmental Engineering or Environmental Planning and must possess minimum two years of experience in field of SWM.	<p>To carry out work related to SWM system and to submit-</p> <p>3. a) Certificate & all related information concerned with SWM;</p> <p>4. b) Details for SWM for implementation regarding waste segregation, onsite treatment and disposal.</p> <p>c) Completion Certificate along with plans with respect to SWM system installation, their testing and</p>	The consultant for SWM shall be responsible for planning, designing and implementation of SWM system as per the NBC and relevant code of practices.

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				proper functioning.							
EP-165	Appendix and Annexures - ANNEXURE -1 Note	-----	-----	<p data-bbox="1397 906 1599 935">ANNEXURE - 1</p> <p data-bbox="1305 970 1682 1050">(Part of Appendix II Item 40 5) Particulars of Development</p> <p data-bbox="1305 1070 1682 1337">“Note:- Building material to be used in construction such as brick etc. shall contain the fly ash. Fly ash shall also be used for construction and road/ maintenance as permissible as per I.S. specification” (EP-165)</p>	<p data-bbox="1715 906 2078 935">Sanctioned as modified below.</p> <p data-bbox="1715 970 2085 1209">“Note:- Building material to be used in construction such as brick etc. shall contain fly ash. Fly ash shall also be used for construction and road/ maintenance as permissible as per I.S. specification”</p>						

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By order and in the name of the Governor of Maharashtra.

PREDEEP GOHIL,

Under Secretary to Government.