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, 1994and 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 23rdFebruary 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,

(Pradeep Gohil) Under Secretary to Government. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ बृहन्मुंबई क्षेत्राच्या सुधारित प्रारुप विकास योजनासह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ ला अंतिम मंजूरी देताना शासनाने मंजूरीतून वगळलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सारभूत स्वरुपाचे 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 तरतुर्दीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपिलकेने तयार केलेला पहिला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तद्नंतर उक्त अधिनियमाच्या तरतुर्दीनुसार सदर पिंहला विकास आराखडा उक्त महानगरपालिकेने सुधारीत केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शाससनाकडून मंजूर करण्यात आला. सदर सुधारीत विकास आराखडयाचा शेवटचा भाग दिनांक ४ मार्च १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुर्दीनुसार 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 तरतुर्दीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जिमनीच्या विद्यमान भू वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू वापर नकाशे तयार करण्यात आले होते;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारुप सुधारित विकास आराखडा-२०३४ विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी २०१५ च्या ठराव क्र.११९५ अन्वये मंजूरी घेऊन प्रारुप सुधारित विकास आराखडयावर 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 प्रारुप विकास आराखडा-२०३४ मध्ये असलेल्या त्रुटींच्या 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 करुन जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुरुप दुरुस्ती करुन प्रारुप 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 प्रारुप सुधारित विकास योजना-२०३४ विकास नियंत्रण नियमावली-२०३४ सह तयार केलेली होती आणि महासभेची दिनांक २७ मे २०१६ च्या ठराव क्र.३०७ अन्वये मंजुरी 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 प्रारुप विकास योजना" असा केलेला आहे.);

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ (२) अन्वये गठीत केलेल्या नियोजन सिमतीने उक्त प्रारुप 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 सुचिवलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचिवलेल्या बदलासह उक्त प्रारुप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिध्द करुन, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारुप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४ शासनास दिनांक २ ऑगस्ट २०१७ रोजीचे पत्रान्वये मंजुरीसाठी 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 प्रारुप विकास योजने संदर्भात सल्लामसलत करुन के/पूर्व,एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी/४३१७/प्र.क्र.११८/ २०१७/निव-११ दिनांक ०९.१०.२०१७ आणि अधिसूचना क्र.टीपीबी/४३१७/७७८/प्र.क्र.२६७/ २०१७/निव-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 प्रारुप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ ला शासन अधिसूचना क्र.टीपीबी-४३१७/६२९/ प्र.क्र.११८/ २०१७/विनि/निव-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.)/निव-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 करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन शासन याद्वारे :-

- अ) सोबतचे परिशिष्ट-अ मध्ये नमूद केलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सदरहु सारभूत स्वरुपाचे 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 स्वरुपाचे बदल (ई.पी.) दि.२४ ऑक्टोंबर,२०१८ पासून अंमलात येतील.
 - क) विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील शासनाने मंजूरी दिलेले सारभूत स्वरुपाचे बदल (ई.पी.) मंजूरीची प्रत सर्वसाधारण जनतेच्या निरिक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई-४००००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

DEVELOPMENTORS TO THE PROPERTY OF THE PROPERTY

(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 Subtantial 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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
ED 1	Don't I	Drawided however that in	Described horsesses that in	Drawided however that in	6
EP-1	Part I 1 (II) Second Para	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	respect of areas included in a finally sanctioned Town Planning Scheme, if there is a conflict between the	Sanctioned as proposed.
EP-2	Part I 1 (III)	(III)Protection: Any action of the Commissioner in respect of		, · · · · ·	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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of 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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		from the date of publication of Revised Draft Development Plan 2034 (RDDP)ofGreater Mumbaiunder Section 26 of the said Act till its sanction under Section 31 of the said Act, the following transitional provisions shall apply. 1. Land Use Zones: The stringent of Land Use Zones of DP 1991 and RDDP shall prevail. 2. Development of Land	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. 1. Land Use Zones: The stringent of Land Use Zones of DP 1991 and	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. 3. Land Use Zones: The stringent of Land Use Zones of DP 1991 and RDDP shall prevail.	
		Reserved for Public Purposes: The reservations fromSRDP 1991including thoseproposed 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,	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	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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
Part No.	RDDP -	published under section 26 of the	submitted under section 30 of the MR & TP Act, 1966 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. 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	Under Section 31 of M.R.&T.P Act. 1966. 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. 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.	Under Section 31of M.R.&T.P
			sanction of RDDP 2034. 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	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.	

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 up to date till the RDDP is sanctioned.	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966. (EP-3)	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
EP-4	Part I 2(IV)(10)	(10) "Amenity Space" means space for public amenities such as Recreational Open Spaces, Markets, Welfare Centres, AdharKendras, 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.		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, AdharKendras, Police Chowkies, Public Sanitary Conveniences, Municipal Library, Reading Rooms, Gymkhanas/Gymnasi um, Municipal Chowkies, Shelter for Destitutes, Multipurpose 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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				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. (EP-4)	
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.	` '	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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of 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	published under	Regulation as section 26 of Act, 1966```	the sul	rovision of I omitted undo the MR & T	er section	30 of	Substantional Modification Published by Government Under Section 31of M.R.&T.I Act. 1966. includes-	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
								(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, roa widening, height restriction due to statutory restriction aper these Regulation such as railway buffer height restrictions in the vicinity of Airport height restriction in the vicinity of defendestablishments, and/off any other restrictions aper the provisions of these Regulation affecting the project, off shape plot, rehabilitation of existing tenants/occupants of small size plot/s. The list is illustrative & new exhaustive. (EP-7)	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 in	dex (61)	"Floor	space	index	(57)(61) "Floor space inde	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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
	2(IV)(61)	(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 grossarea of the plot, viz.: Total covered Floor area on all Space floors Index FIOOR Area on all Space area on all Space area on all Space area	(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.: Total covered Floor area on all Space floors Index (FSI) Gross Plot area	(FSI)" means the quotient of the ratio of the combined gross floor area of all total eovered 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.: Total covered area Floor on all floors Space Index (FSI) Gross Plot area (EP-8)	
EP-9	Part I 5 (para 1)	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	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	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.	Sanctioned as proposed.

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. In cach 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. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official. In control which any municipal official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official is so empowered, be deemed to include such official such	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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
I = I = I = I = I = I = I = I = I = I =			the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to	the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to	Regulations, the word "Commissioner" shall, to the extent to which any municipal official is so empowered, be deemed to include such official. In conformity with the intent and spirit of these Regulations, the Commissioner may: (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: (ii) interpret the provisions of these Regulations where a street layout actually on the ground varies from the street layout shown on the	

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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 tenantable 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	4) Exclusion from requirement of permissions: -No permission shall be required to carry out tenantable 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 nonresidential 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	(4) Exclusion from requirement of permissions: -No permission shall be required to carry out tenantable 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	Sanctioned as proposed.
		Commissioner.	boundaries of land under his	/Receiving Substation	

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		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.	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.

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		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.	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. (EP-12)	
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

Part No. R	egulation to 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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. 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.	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	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. 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	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 soomth implementation and removal of difficulties in transinal proposals, the Municipal Commissioner may formulate a policy.

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				shall have to be brought in conformity with these Regulations. (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	

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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:	(3) Information accompanying notice:	(3) Information accompanying notice:	Sanctioned as proposed.
		(ii) Ownership title and areaEvery application for	(ii) Ownership title and area Every application for development	(ii) Ownership title and areaEvery	

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		development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land:- a) Attested copy or original sale/lease deed/power of attorney/enabling ownership documents wherever applicable; b) Title clearance certificate with title search from Solicitors/Advocate on record;	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. a) Property register card of a date not earlier than twelve months prior to the date of submission of the development proposal;	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	

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			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;	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: a) Attested copy or original sale/lease deed/power of attorney/enabling ownership documents wherever applicable; b) Title clearance certificate with title search from Solicitors/Advocat e on record;	

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				(EP-15)	
EP-16	Part II 10(3) (ii) e) & f)		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. 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.	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 coowners have consented for development. 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	Sanctioned as proposed with following modifications. 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 coowners have consented for development. 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.

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				tenants of the property/each building & overall 70% eligible tenants have granted irrevocable consent for development in favour of owner/developer. (EP-16)	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.
EP-17	Part II 10(3) (ii) g) & h)			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	Sanctioned as proposed with following modifications. 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

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				purpose, have approved development and have consented in favour of the development by the applicant. 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. (EP-17)	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. 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.
EP-18	Part-II 11(1)	(1)Construction to be in conformity with Regulations Owner's liabilityNeither 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.	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.	
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1	2	3	4	5	6
EP-19	Part-III 13(2)	13.DevelopmentStipulations	13. Development Stipulations.	13. Development Stipulations.	Sanctioned as modified below.
		(2) Development of the designation /reservation /partly designated /partly	a) Development of the designation: Where a building on a site comprises a designation, the development of such land shall	(2) Development of the designation existing amenity/reservation/partly	(2) Development of the existing amenity/reservation/partly existing amenity /partly

Exclude Part No (EP)	No as ner	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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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.	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	/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	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/redevelopme nt 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

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			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.	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 Govtregarding schools is issued from time to time. Merely by virtue of	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

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				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. (EP-19)	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.
EP-20	Part-III 13(2)(a) Last Proviso	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.	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. Exception: Traffic Islands constituting part of the road may be merged with carriageway in	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.	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

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				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

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			reservation is located; (d) unless the alternative location and size at least similar to the location and size of the DP as regards to access. (e) Balance part of the reservation shall have sufficient area and proper access.	reservation is located;	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. 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. Provided that no such shifting of designation/reservation shall be permissible (a) if the reservation proposed to be relocated is in parts; (b) beyond the same holding of the owner

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				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/Bajar-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.	weekend/holidays etc. On such days, as specified by Commissioner, such streets/roads or stretch of	Sanctioned as modified below. (9) Art & Culture, Temporary Vending Zone/Bajar-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

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
New EP—23A	14(A)(iii) (c)	c) Such amenity areas shall not be deducted from the	c) Such amenity shall not be deducted from the plot for the	spaces, including roads for night bazar to be conducted. (EP-23) c) Such amenity areas shall not be deducted from the plot for the	streets/roads or stretch of streets/roads, can be used as recreational/play area & space for activity as stated hereinabove. The Municipal Commissioner shall also identify public spaces, including roads for night bazar to be conducted. The powers of identification of such spaces shall not be delegated. Sanctioned as proposed.
E1 —23A	(C)	plot for the calculation of FSI permissible on the balance plot.	calculation of FSI permissible on the balance plot.	calculation of FSI permissible on the balance plot. (EP-23A)	
EP-24	Part-III 14(B)	Zone With the previous approval of (including industrial estates), converted into Commercial or Zone) or Commercial Zone (CZ	the Commissioner, any open landing excluding lands of cotton textile is Residential zone for permissible us Zone) The area for conversion shall be described.	n the Industrial Zone, (I- Zone) mills, may be permitted to be ses in the Residential Zone (R- be considered after deduction of	Sanctioned as proposed with following modificatins. 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

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		industries shall be per that where conversion Certificate will not Commissioner. (b) However, in respect existed, NOC from Lab (c) If the land under such con (i) less than 2000 so to MCGM free cover and above to	trial Zone to Residential/Commerci emitted subject to NOC from Labour (in has been permitted on the basis of the given unless a no dues certificate of any open land in the Industrial foour Commissioner will not be required	Commissioner, GoM. Provided of this certificate, Occupation ate is granted by the Labour l Zone where industry never d. nal (base) FSI shall be handed over critical premises. Such areas shall be	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: 2)Sub Regulation 14(B)(c) is modified as below.
		Sr. No Plot Area for conver	% of land area as Amenity space to be handed over to MCGM	Condition	(c) If the land under such conversion admeasures
		1 2000 sq. m or more, b than 2 ha	ut less 10	Entire amenity space shall be designated as POS	(i) less than 2000 sq. m, either 10% amenity in the form of open land
		2 2 ha or more, but less ha	than 5 20	At least 50% of the amenity space shall be designated as POS reservation.	or 5% of built up area worked out at Zonal (basic) FSI in the
		3 5 ha or more	25		proposed construction and appropriate location preferably on ground floor shall be handed over to MCGM free 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					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 17(1) note 1(d). (ii) Equal to 2000 sq. m or more amenity area to be handed over to MCGM shall be as detailed below-
			Section-31		
		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

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of MR & TP Act, 1966		ovision of Regulations as submitted der section 30 of the MR & TP Act, 1966	Publ	ubstantional Modification lished by Government Under ion 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			2	2 ha or more, but less than 5 ha		20	At least 50% of the amenity n shall be
		_	3	5 ha or more		25	designated as POS reservation.
		Provision u/s. Section 30	Commisthe ward per the	e, if the Developer provide construsioner on the plot to be handed over l. In such cases, TDR in lieu of cost or covisions of Regulation 17(1) note 10 one to Residential or Commercial	and Cof cons(d).	Commissioner shall give due restruction of built up amenity to	egard to amenity deficits in
		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.				nay be permitted to be he Residential Zone (R-idered after deduction of	
		Such conversion shall be su	ibject to	the following:			
		 (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 (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 					

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	dision of Regulation as d under section 26 of the R & TP Act, 1966		vision of Regulations as submitted er section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		(to be handed over shall (ii) Equal to 4000 sq. m o below-				
		Sr. No	Plot Area for conversion	on	% of land area as Amenity space to be handed over to MCGM	Condition	
		1	4000 sq. m or more, but than 2 ha	less	10	Entire amenity shall be designated as POS	
		2	2 ha or more, but less tha	an 5	2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity n shall be designated as POS reservation.	
		3	5 ha or more		8000 plus 25% of plot area in excess of 5 ha		
		plot to cases, provis	o be handed over and Con, BUA in lieu of cost of sions of Regulation numbe	mmis cons	rovide constructed amenity as decides in sioner shall give due regard to ame truction of built up amenity to be 1) note 1(d).	nity deficits in the ward. In such	
		14 Ame (B) (B) (C) (B) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	permissible in Residenti With the previous appro Zone) (including indus permitted to be converte Residential Zone (R-Zo	al or oval o strial ed into one) o	of the Commissioner, any open le estates), excluding lands of coto Commercial or Residential zoor Commercial Zone (C Zone) The farea under proposed DP Road/s	and in the Industrial Zone, (I-cotton textile mills, may be ne for permissible uses in the ne area for conversion shall be	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ision of Regulation as ed under section 26 of the IR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act 1966		
				be subject payment of the premiurate) of developed land (for FSI 1) a		
		(e) (f)	Conversion of Industrial industries shall be permitted that where conversion Certificate will not be Commissioner. However, in respect of NOC from Labour Commissioner If the land under such commissioner in the			
		Sr. No	Plot Area for conversion	on % of land area as Amenity space to be handed over to MCGM	Condition	
		1	2000 4000 sq. m or more less than 2 ha			
		2	2 ha or more, but less th ha	nan 5 20 2000 plus 20% of plot area in excess of 2 ha	At least 50% of the amenity n shall be designated as POS reservation.	
		3	5 ha or more	25-8000 plus 25% of plot area in excess of 5 ha		

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		plot to be handed over and Co	n to provide constructed amenity as de symmissioner shall give due regard to ame construction of built up amenity to b er 17(1) note 1(d).	nenity deficits in the ward. In such	
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 BUAupto 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

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				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 Regulation15(2)is modified as below. EWS/LIG Housing 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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: (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. (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	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: (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. (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. "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	over to MCGM for IH. 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: - (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.	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: - 2)Proviso uner Sub Regulation 15(2)(b) is modified as below. "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
		handed over to MCGM. "Provided that the BUA of IHi.e. 20% of the Zonal (basic) FSIof the plot can also	same Administrative Ward of the Municipal Corporation and the same shall be proportionate to the stamp duty ready reckoner of such	tenements in the same plot	same Administrative Ward of the Municipal Corporation provided that the BUA to be handed over

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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 reckonerof 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. Built up Area B= Built up Area A X (RR-A / RR-B) Where: Built up Area A= BUA of IH units proposed to be transferred from plot A Built up Area B= BUA of IH units to be handed over to MCGM at plot B in lieu of BUA of plot A Where plot A and plot B are situated in the same Municipal Ward	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. Built up Area B= Built up Area A X (RR-A / RR-B) Where: Built up Area A= BUA of IH units proposed to be transferred from plot A Built up Area B= BUA of IH units to be handed over to MCGM at plot B in lieu of BUA of plot A Where plot A and plot B are situated in the same Municipal Ward RR-A= Ready Reckoner Rate for BUA at Plot A RR-B = Ready Reckoner Rate for BUA at Plot B	Occupation Certificate for the rest of the development under the said Scheme is	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.

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		RR-A= Ready Reckoner Ratefor 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 BUAin 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

Excluded	Regulation No as per	Provision of Regulation as	Provision of Regulations as submitted		Substantional Modification sanctioned
Part No.	RDDP -	published under section 26 of the	under section 30 of the MR & TP Act,	Published by Government Under	by Government Under
(EP)	2034	MR & TP Act, 1966	1966	Section 31of M.R.T.P Act. 1966.	Section 31of M.R.T.P Act.
		1	NI 21 (1) DIIA C (1	D 1 (1 N 21 (1) DITA 6	1966.
		be given for areas under	No.31 (1). BUA for the construction	Regulation No.31 (1). BUA for	Certificate in lieu of BUA
		Regulation No.31 (1). BUA	of staircase/lift/staircase and lift	the construction of	of IH can be granted only
		for the construction of	lobby& other areas as per 31(1) shall	staircase/lift/staircase and lift	after handing over of such
		staircase/lift/staircase and lift	not be counted in BUA to be handed	lobby & other areas as per 31(1)	BUA to MCGM or before
		lobby& other areas as per	over and shall be without charging	shall not be counted in BUA to be	availing Zonal (basic) FSI
		31(1) shall not be counted in	premium for the provision of IH	handed over and shall be without	beyond 75% of plot area
		BUA to be handed over and	tenements.	charging premium for the	or granting Occupation
		shall be without charging	"Provided that there shall be no	provision of IH tenements.	Certificate to last 25% of
		premium for the provision of	obligation to construct IH tenements	(D : 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	admissible FSI in any of
		IH tenements.	in the redevelopment project of any	"Provided that there shall be no	the building other than IH,
		"Provided that there shall be	Co-operative Housing	obligation to construct IH	whichever is earlier.
		no obligation to construct IH	Society/federation of	tenements in the redevelopment	
		tenements in the	societies/association/condominium/ap	project of any Co-operative	2)Second proviso nelow
		redevelopment project of any	artment owner's association in which	Housing Society/federation of	note 3 under sub Rgulation
		Co-operative Housing Society	the carpet area of all existing	societies/association/condominiu	15(2) is reinstated as below.
		in which the carpet area of all	individual residential tenements does	m/apartment owner's association	
		existing individual residential	not exceed80 sq. m.	in which the carpet area of all	Provided further that, if
		tenements does not exceed 80	Provided further that, if existing	existing individual residential	existing carpet area of some
		sq. m.	carpet area of some of the residential	tenements does not exceed 80 sq.	of the residential tenements,
		This provision shall not apply	tenements, in Co-operative Housing	m.	in Co-operative Housing
		to redevelopment of individual	Society/federation of		Society/federation of
		bungalows in Bungalow	societies/association/condominium/	Provided further that, if existing	societies/association/condo
		Scheme. However,this	/apartment owners association is more	carpet area of some of the	minium/ /apartment owners
		provision shall be applicable if	than 80 sq. m, then the obligation to	residential tenements, in Co-	association is more than 80
		redevelopment in Bungalow	hand over the BUA in the form of IH	operative Housing	sq. m, then the obligation to
		Scheme or plot having area	tenements/plot area would be	Society/federation of	hand over the BUA in the
		more than 4000 sq. munder	proportionate to the ratio of BUA of	societies/association/condominiu	form of IH tenements/plot
		layout is proposed,	such tenement having carpet area	m/ /apartment owners association	area would be proportionate
		There shall be no obligation to	more than 80 sq. m and existing	is more than 80 sq. m, then the	to the ratio of BUA of such
		construct IH tenements in	BUA, otherwise required as per this	obligation to hand over the BUA	tenement having carpet area
		accordance with these	Regulation considering plot area.	in the form of IH tenements/plot	more than 80 sq. m and

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		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. Provided that in cases of development of reservation for Rehabilitation & Resettlement (R & R)/ Affordable Housing	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, 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. 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	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. (EP-28)	existing BUA, otherwise required as per this Regulation considering plot area.

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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/semidetached 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).

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		permissible development proposed by the owner/developer, preferably with independent access. 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.	iii)The ownership of such BUA to be handed over to MCGM shall vest with MCGM. Immediately an application to Revenue Authorityfor making a mutation entry shall be submittedby owner/developer. Thereafter, Commissioner shall also take up the matter with Revenue department for the necessary mutation entry. Revenue department shallenter 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.	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). (EP-29)	

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 Substantional Modification Published by Government Under Section 31 of M.R.T.P Act. 1966							Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
EP-30	Part-III 17 - Table No: 4		No: 4	to be deve	eloped for tl	ne intended purposes along with	permissible uses & and	cillary activities.	Sanctioned as proposed.
		Sr. No	Rese rvati on	Reserva Categor		Users Permit	ted	Applicable conditions for development	
			main Cate gory	Code	Name	Permissible uses	Ancillary Activities		
		1		ROS1.	Promena des	Costal Road , Promenade/Promenadesalong periphery of water body/river/sea/pipeline	Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet facilities		
		2	PublicOpen Spaces	ROS2.	Zoo	Zoo, Aquarium	Ancillary compatible uses with the special permission of the Commissioner	1	
			PublicOp			Sports Complex for various or individual sports activity, Enclosed Sports Facility for	Open air stage, cafeteria, restaurant, rest		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulat l under section R & TP Act, 19	26 of the	under section 30 of the MR & TP Act, Publi			ional Modification y Government Uno of M.R.T.P Act. 19	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		3	ROS2.	Munici pal Sports Compl ex	indoor games, Gymnasium, Swimming Pool, DramaTheater,Public Toilet facilities	Art an related u rooms ancillary watchma gardener instrume	cultural amenities, and culture uses, hostel	1, Zb=15		
		4	ROS2.5	Sports Comp lex/St adium	Sports Complex for various or individual sports activity, Enclosed Sports facility for indoor games, Gymnasium, Swimming Pool	and other facilities activities and activity watchma	s, social cultural amenities, an's cabin, rs chowky, ent room, g Art and related Banks,	1 or 2, a) Za= 25 b)Zb= 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			26 of the			Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		5		ROS2.7	Green Belt	Green belt / Promenades	toilet	nan cabin, er chowky,	1	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			26 of the	under section 30 of the MR & TP Act, Published		Published b	Substantional Modification blished by Government Under ction 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		6		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station			1		
		7		RR1.3	Governm ent Staff Quarters	Govt. Staff Quarters , Govt. Office			1		
		8	Hous ing	RR1.6	Police Housing	Police Housing			1		
		9		RR1.7	Governm ent Housing	Government Housing,Staff Quarters, Guest House/ Hostel			1		
		10	-	RR3.1	Koli Housing	Koli Housing	Art and related	Culture uses,	1		
		11		RPU2.1	Fuel Station	Fuel filling station with vehicle washing facility.	ATM, cafeteri canteen	ry uses of book shop, a, (without g with open	1 or 2 Za=10 Zb=10		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034						under section 30 of the MR & TP Act, Published		ostantional Modification hed by Government Under n 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		12	Publi c Utilit y and	RPU 3.1	Police Station	Police station, Police Chowky, Lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters		of Bank, ment Kiosk	1, Zb=10		
		13	Facil ities	RPU 3.2	Police Chowky	Police chowky, Toilet Blocks, Rest Rooms			1		
		14		RPU3.3	Correct ion Faciliti es	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 Faciliti es	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	stationa cafeteria	a, opying shop,	1, Zb=10		

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		17	RPU5.	Electrici ty Transmi ssion &Distri bution Facility	Sub Station , Receiving station, Bill Collection Centres, Administrative Office			1	
		18	RO2.1	Governm ent Office	Government Office along with other uses if any, such as Staff Quarters	Informa CFC, po chowky telephor	, electric/	1, Zb=10	
		19	RSA3	Museu m	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditor Theatre	ium, Drama	1 or 2 Zb=30	
		20	RSA4	Cemet	Cemetery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed		Facilities arners, For aing Prayer Religious , Water	1 Zb=15	

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		21	Socia 1 Ame nities	RSA5.	Exhibit ion 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	ATM, I	of a Bank, information CFC, police y, 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, s Dispen Canteer	sary,	1 or 2 Zb=10		
		23		RSA 8.1	Animal shelter	Animal shelter, shed for animals with animal eating & drinking facilities	Chowki block	ie& toilet	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					Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		24	RMS3.	Solid Waste manage ment Facilitie s 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.	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site			1 Za=10 Zb=10		
		26	RMS4.	Sewage Treatme nt Plant/Fa cilities	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	Dispensa Branch	ary Unit, of a Bank, y Uses as by the	1 $Za = 10$, $Zb = 10$		
		27	RMS4.	Sewag e Pumpi ng Station	Sewage Pumping Station along with other uses if any, such as, Municipal Chowky, Municipal Store, Municipal Office, Municipal Workshop, Staff Quarters	Dispensa Branch	ary Unit, of a Bank, y Uses as by the	1 Zb=10		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	Provision of Regulation as published under section 26 of the MR & TP Act, 1966					Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		28		RMS5.	Reserv	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	Dispens Branch	sary Unit, of a Bank, ry Uses as by the	1 Zb=10		
		29		RMS5.	Water Pumpi ng Station s	Water Pumping Stations along with other uses if any, such as, Municipal Office, Municipal Chowky, Municipal Store and Staff Quarters.		sary Unit, of a Bank, ry Uses as by the	1 Zb=10		
		30		RMS5.	Water Treatme nt Plant	Water Treatment Facility and Allied Services, Municipal Chowky, Municipal Store, Municipal Office, Staff Quarters	Dispens Branch	sary Unit, of a Bank, ry Uses as by the	1 Zb=10		
		31	Muni cipal Servi ces	RMS6.	Storm Water Pumpin g Station	Storm Water Pumping Station			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			26 of the	under section 30 of the MR & TP Act, Publish		Published b	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		32	Prim ary Activ ities	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	related	d culture uses ,Food Restaurant, ranch	1 or 2 a) Za= 15 b) Zb=15		
		33		RT1.2	State Transpo rt Depot	State Transport Depot along with other uses if any, such as Tracks for Vehicle Testing, Regional Transport Office, Staff Quarters, Canteen.		riate	1, Zb=10		
		34	Tran sport	RT2.1	Water Transpo rt Termina	Water Transport Station Parking Lot for Public, Bus Stops, Sheds, Helipads, Repairing Facilities, Rickshaw and Taxi Parking	bank, ancillary with fac staff an	cilities for and visitors led by the riate	1 Zb=15		
		35		RT2.2	Jetty	Jetty, along with other uses if any, such as, Office ,Parking, Emergency Medical Centre	with fa	ncillary uses acilities for d visitors as by the	1 Zb=15		

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							Approp Author				
		36	RT3.	1 Metr Mon Rail Car s	o alon such	ro/Mono Car Shed, g with other uses if any, a as, Material Depot e, Workshop, Office.			1		
		37	RAM	A Reser on Ame	nity deci Com defic ward	ded by Municipal amissioner considering ciency in Amenity in			1		
		Section Table N Reserva	No: 4	eveloped	for the inte	nded purposes along with	permissil	ble uses & ancill	ary activities.		
		Sr. No	Reservati on main Category	Reserva Categor	tion Sub y	Users	Permitte	d	Applica ble conditio		
			Category	Code	Name	Permissible uses	Ar	acillary Activitie	_		
			Public Open Spaces	ROS1.	Promena des	Coastal Road, Promen /Promenades along periphery of w	Ga	atchman cab irdener chowky, let block, Art a	1		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ision of Reg ed under sect IR & TP Act	ion 26 of		1966 Section 31of M.R			
		1				body/river/sea/pipeline	culture related uses, Public Toilet facilities		
		2		ROS2.	Zoo	Zoo, Aquarium with permissible FSI of 0.025		1	
		3		ROS2.	Munici pal Sports Compl ex	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)		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	vision of Reg ed under sect IR & TP Act	ion 26 of		ision of Regulations as submitt r section 30 of the MR & TP A 1966		Substantional M Published by Gove Section 31of M.R.	ernment Und	der	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		5		ROS2.	Botanical Garden	Botanical Garden	Ga toil	atchman cabin, irdener chowky, let block. (at table location	1,		
		6	Public Utility and	RPU2.1	Fuel Station	Fuel filling station with vehicle washing, City gate station, Gas distribution stationand battery charging facility.	bui use sho	Iministrative ilding, Ancillary es of ATM, book op, cafeteria, nteen, (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 Substantional Modificati Published by Government US Section 31 of M.R.T.P Act.	Under by Government Under
		Facilities	cooking with open flame)	1900.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published und	of Regulation as der section 26 of the TP Act, 1966		ision of Regulations as submitter r section 30 of the MR & TP A 1966		Substantional M Published by Gove Section 31of M.R.	ernment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		7	1	Exhibit ion 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	ATI Kio	anch of a Bank, M, Information osk, CFC, police owky, etc.	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			ision of Regulations as submitter section 30 of the MR & TP A	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	
					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/Dubbing &Recording Studio/ Preview Theater with administrative office, Art and culture related uses	ATM, shop Dispensary, Cantee		
		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.	Land Fill Site	Solid Waste Disposal, Facility, Land Fill Site		1, Za=10 Zb=10	
		11	RMS4.	Sewage Treatme nt Plant/Fa cilities	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, Dispensa Unit, Branch of Bank,		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	rision of Regreed under sect	ion 26 of		ision of Regulations as submitter r section 30 of the MR & TP A 1966		ernment Under	
		12		RMS4.	Sewag e Pumpi ng 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,	1, Zb=10	
		13		RMS5.	Reserv	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.	Water Pumpin g 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.	Water Treatme nt 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			ision of Regulations as submitter r section 30 of the MR & TP Ac 1966		ernment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		16		RMS6.	Storm Water Pumpin g Station	Storm Water Pumping Station		1, Zb = 10	
		17		RT1.2	State Transpo rt 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 Transpo rt Termina l	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966				on of Regulations as submitt ection 30 of the MR & TP A 1966			
		20		RT3.1	Mono a Rail a Car shed	Metro/Mono Car Shed, along with other uses if any, such as, Material Depot Store, Workshop, Office.		1	
		21		RAM	on s Amenity o	Social/Education/Health services & facilities as decided by Municipal Commissioner considering deficiency in Amenity in ward/ Appropriate Authorities		1	
		Section	31(1)		<u>l</u>				
		Table N	No: 4						
		Reserv	ations to be o	leveloped	for the intend	ed purposes along with perm	nissible uses & ancillary	y activities.	
		Sr. No	Reservati on main Category	Reservati Category	on Sub	Users Per	mitted	Applicable conditions for	
				Code	Name	Permissible uses	Ancillary Activities	developmen t	
		1	Public Open Spaces	ROS1.2	Promenades	Coastal Road, Promenade /Promenades along periphery of water	Watchman cabin, Gardener chowky, toilet block, Art and culture related uses, Public Toilet	1	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			n of Regulations as submit ction 30 of the MR & TP A 1966	Act, Published by Go	Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
						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, Facility for Indian sports, Gymnasium, Swimming Pool, Drama Theater, Public Toilet facilities, Changing Rooms, Locker Room	Open air stage, cafeteria, restaurant, rest rooms, ehanging 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,	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as l under section 26 of the R & TP Act, 1966		n of Regulations as submitt ction 30 of the MR & TP A 1966		vernment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as sublished under section 26 of the MR & TP Act, 1966 Housing RR1.6 Pe			on of Regulations as submit ction 30 of the MR & TP A 1966		Substantional Published by Go Section 31of M.I	vernment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		8	Housing	RR1.6	Police Housing	Police Housing			1	
		_9		RR1.7	Government Housing	Government Housing, Staff Quarters, Guest House/ Hostel			+	
		10		RR3.1	Koli Housing	Koli Housing	_	and Culture ted uses,	1	
		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.	And ATI cafe (with with NO and con	C from CFO	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		nch of Bank, Bill ment Kiosk	—1, Zb=10	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as l under section 26 of R & TP Act, 1966		1966			Modification vernment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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	deci App	k ATM, cillary uses as ided by propriate hority	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	shop for copy And deci	teen, branch of a k, stationary p, meeting rooms lawyers, photo ying shop, illary uses as ided by Police hority	—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	stati cafe Pho	nch of a bank, tonary shop, teria, tocopying shop, k store	1 ,Zb=10	
		17	RPU5.2	Electricity Transmissi on &Distributi	Sub Station, Receiving station, Bill Collection Centres, Administrative Office			-1,	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			on of Regulations as submit ction 30 of the MR & TP A 1966	ct, Published	ntional Modification by Government Under of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		18		RO2.1	On Facility Government Office	Government Office along with other uses if any, such as Staff Quarters	ATM of a Bank Information Kic CFC, police chowky, electric telephone bill payment center	98k, 1, 2/ Zb=10	
		19		RSA3.5	Museum	Museum, Art Gallery, Exhibition Hall, Display Hall	Auditorium, Dra Theatre	ama 1 or 2 Zb=30	
		20		RSA4.8	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas Cremation Unit, Pyre shed		For 2b=15 yer ous	
		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 Bar ATM, Informati Kiosk, CFC, po chowky, etc.	ion	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966				n of Regulations as submitt ction 30 of the MR & TP A 1966	ct, Published by Go	Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			Social Amenitie			Lounge, VIP Lounge, Press Lounge, Registration Area, Prefunction 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	
		22 8		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 9		RSA 8.1	Animal shelter	Animal shelter, shed for animals with animal eating & drinking	Chowky & toilet block	1 or 2 Zb=10	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of I published under s MR & TP	section 26 of t		on of Regulations as submitt ction 30 of the MR & TP A 1966		vernment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		24	RMS3.1	Solid Waste manageme nt 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/Facili ties	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		Sewage	Sewage Pumping Station along with other uses if any, such as,	Canteen, Dispensary Unit, Branch of a Bank, Ancillary	1, Zb=10	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			on of Regulations as submittention 30 of the MR & TP A			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		12		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	Municipa 1 Services	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			on of Regulations as submit ction 30 of the MR & TP A 1966			Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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	relat Foot	tstalls/ taurant, Bank	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.	Anc deci App	nch of a bank, illary uses as ided by the propriate hority.	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	bank anci facil and deci App	teen, ATM of k, other illary uses with lities for staff visitors as ided by the propriate hority	1, Zb=15	
						Jetty, along with other uses if any, such as,		er ancillary uses n facilities for		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of R published under s MR & TP	ection 26 of		on of Regulations as submit ction 30 of the MR & TP A 1966	Act, Published by Go	Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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/Healt h 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.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe M	rision of Regued under sect IR & TP Act	ion 26 o , 1966	f the u	rovision of Regulations as submitted and a section 30 of the MR & TP A 1966 and an arrow of the section and the section at the section of the section at the section of the	Published by C Section 31 of M	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		Sr No	No on main Sub Category			Users Permitte	ed	Applicable conditions for development	
		Code Name			Name	Permissible uses	Ancillary Activities		
		1		RE1. 1	Munic ipal School	Primary school, Secondary School, Higher Secondary School, Integrated School with hostel, Pre School Centre, Nurseryor 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	2 y And Secon dary		Secon	Primary School, Secondary School, Higher Secondary School, Integrated School with hostel, Pre School Centre, Nursery or other educational purposes Auditoriumand 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, Stationary Shop, Dispensary, Canteen,	1 or 2 or 3 $Zb = 10$ In case of 3 $a)X = 50$	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitteender section 30 of the MR & TP Action 1966	et, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		3	Education	RE1. 3	Specia l 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.	b)Y=50 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			rovision of Regulations as submittender section 30 of the MR & TP Additional 1966	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		4	1 E	Higher Educat on	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	1 E	Other Educat on	Vocational Training Institutes Training Centre etc., Medical College (Including General Hospital), Sports School, Skill Development Center, Hostel, or other educational purposes, Auditoriumand art and culture related users. After hours of principal uses other educational / permitted uses as decided by the Commissioner	Sport Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X= 50 b) Y=50	
		6	P	Jrban Planni ng nstitut	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034				rovision of Regulations as submitted and a section 30 of the MR & TP A 1966	ct, Published by	nal Modification Government Under M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		7	al	ledic stitut	Institutes for Medical Institutions 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 ia 4.3 Ir e	stitut	Institutes devoted to the study of Financial, Economics and such other fieldwith/without hostel facilities and art and culture related users Institutes for Art, Culture, Fine	Sports Center, Gymnasium, Canteen, Banks, Post Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 a) X = 5 0 b) Y = 5 0 1 or 2 or 3	
			$ _{AA} 0$	ther stitut	Institutes for Art, Culture, Fine Arts, Social educationwith/without hostel	Sports Center, Gymnasium,	1 or 2 or 3	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			rovision of Regulations as submittender section 30 of the MR & TP Ac 1966	et, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		9	es		related users	Canteen, Banks, Post Office, Dispensary, Shops.	Zb = 20 In case of 3 a) $X=5$ 0 b) $Y=5$ 0	
		10	RH1. Dis	spen ry/ alth	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. Hos	spital	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitte ander section 30 of the MR & TP Ac 1966	et, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		12	Healt h	RH1.	Munic ipal Mater nity Home	MaternityHospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	Branch of a bank, Medical Stores/Shops, Public toilet facilities shall not exceed 10% of the Zonal(basic) FSI 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	a) X= 50 b) Y=40 1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40	
		13		RH3	Rehab ilitatio n	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submittender section 30 of the MR & TP A 1966	ct, Published by C	nal Modification Government Under M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				.1	Centre		such as Medical Stores/Shops& Public toilet facilities.	b)Y=40	
		14		RH3.	Veteri nary Hospit al	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	Play Groun d	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	related	1 or 3 In case of 3 Y=70	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitt under section 30 of the MR & TP A 1966	Act,	Published by G	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		17		ROS2	Club/ Gymkh ana	Club/ Gymnasium/ Yogalaya, swimming pool	relat Wate Gard	and culture red uses, chman cabin, dener chowky, et block.	1 or 2 o 3 In case of 3 a)X=50 b)Y=40	
		18	Housing	RR1.	Munici pal Staff Quarte s	Municipal chowky, Municipal Office			1 or 3, In case of 3 a) X=50 b) Y=40	
		19		RR 1.5	Munic ipal Housi ng	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS			1 or 3, In case of 3 a) X=50 b) Y=40	
		20			Rehabil ation & Resettle ment				1 or 3, In case of 3 a) X=50 b) Y=40	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitt under section 30 of the MR & TP A 1966	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		21		RR2. 2	Afforda ble Housi ng	Affordable Housing		1 or 3, In case of 3 a) X=50 b) Y=40	
		22	Public Utilities	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	&Facilitie	RPU 6.1	Servic e Industrial Estate	permitted in service industrial		1 or 3, In case of 3 a) X=50 b) Y=40	
		24		RO1 .3	Munici pal Offic e	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966				rovision of Regulations as submitt nder section 30 of the MR & TP A 1966	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
							toilet block.	a) X=50	
			Public Offices					b) Y=40	
		25		RO3 .1	Disast er Manag ement Facilit y	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	Muni cipal Mark et with Vendi ng Zone	Markets for fruits and vegetables, Flower, Fish, weekly Markets, Organized informal Market and Shops for Rehabilitation of PAP's if required (Min. 15% vendingarea 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 Marke t with Vendi ng	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 0r 3. Zb =20.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish				Provision of Regulations as submittender section 30 of the MR & TP A 1966	ct, Published by	nal Modification Government Under M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		28		RSA 2.1	Multi- Purpos e Comm unity 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,Restaurant s, bill payment kiosk, Citizen Facilitation Centre		
		28 29	Social	RSA 2.7	Stude nts Hoste 1	Students Hostel	Other non- educational compatible uses such as branch of a Bank, Stationary Shop, Dispensary, Canteen	Zb =30 In case of 3	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	bublished under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitte under section 30 of the MR & TP Ac 1966	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		30	Amenities	RSA 2.9	Homel ess Shelter	Destitute, Dormitory with toilet	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	Cultur al Centre /Dram a Theatr e/ Theate	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 Galler y	Art and cultural facilities	Public Toile facilities.ATM	1 or 2 or 3 Zb=10 In case of 3 a) X=50	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regu d under secti R & TP Act,	on 26 o		under section 30 of the MR & TP Act, Published by G			al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
									b) Y=40	
		33		RSA 3.7	Leisur e 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.	Gai Pul	ntchman cabin, rdener chowky, blic toilet ilities.	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	AT	nch of a bank, M, shops, pensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		35		RSA 5.2	Multi- Purpos e housin g for workin g Wome n	women in distress, single Women/Student, dormitories for women, activity room, Balwadi, Day Care for children, Old Age people,		ΓM, shops, spensary,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966				Provision of Regulations as submitted under section 30 of the MR & TP Act 1966	t, Published by	onal Modification Government Under M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		36		RSA 6.1	Care Cent re		ATM, shop Dispensary	zb=10 In case of 3 a) X=50 b) Y=40	
		37		6.2	Adhar Kendrav ith ski develop ment centre	w Centre & Livelihood Centre	Art and cultur related use ATM, CFC		
		38		RSA 6.3	Public Conve- ence	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Republished under second MR & TP Ac	tion 26 of the	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		39	RMS1 Roa .1 Dep	1	Public Toilet 1 or 3, acilities In case of 3 a) X=50 b) Y=40	
		40	RMS1 Munic .2 al Chow y	Material Depot, Store, fa	ublic Toilet 1 or 3, In case of 3 a) X=50 b) Y=40	
		41 Municipal Services	RMS1 Mun .3 pal Facil es	Municipal Central Store fa		
		42	RMS2 Tran .1 ort Gara	Garage, Store, Related A	Auto-parts shop, 1 or 3, ATM of bank, anteen, municipal Za= 10 tore, Public Toilet	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			rovision of Regulations as submitted and a section 30 of the MR & TP A 1966	ct, Published by C	al Modification Government Under I.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				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	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	.5	Hydra ulic Engine ering Store/ Office	Municipal Store, Municipal Office, Municipal Chowky, Pumping station, Workshop with staff quarters	Kiosk, CFC,	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	

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 submitt nder section 30 of the MR & TP A 1966	ct, Published by	nal Modification Government Under M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		45	Primary Activity	RP2.1	Dhobi Ghat	Arimal abeltar about for	Public Toilet facilities	Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	
		46		RP3.	Cattle Pound	Animal shelter, shed for animals with animal eating & drinking facilities	block	Za= 10, Zb=10 In case of 3 a) X=50 b) Y=40	
				RT1 .1	Truck Termi nus		Restaurant, Branch of Bank, ATM, Information Kiosk, CFC, Police Chowky,	Zb=10	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published und	of Regulation as der section 26 of the TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modifica Published by Government Section 31of M.R.T.P Act	Under by Government Under
		48 49	RT1 BES .4 Bus Fac ties RT1 Pari .6 ng Lot	ST BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads, Rickshaw and Taxi Parking and Administrative office ki Parking Lot, Municipal F Chawky	Cafeteria, anteen, Police howky, CFC, TM of a Bank, In case of a) X=50 b) Y=40 PSC Security howky In case of a) X=50 b) Y=40 In case of a) X=50 b) Y=40 In case of X=100	3
		Section 30	<u> </u>			

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Reguld under section R & TP Act,	on 26 of		ision of Regulations as submares section 30 of the MR & TI 1966	Act, Published	ntional Modification by Government Under lof M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		Reservation Sr No	Reservati on main Category	Reserv	or the interaction Sub	nded purposes or as per Acc Users Perm	Applicable conditions for development		
				Code	Name	Permissible uses	Ancillary Activities		
		1		RE1. 1	Municip al School	Primary school, Secon School, Higher Secon School, Integrated School hostel, Pre-School Ce Nursery or other educat purposes Auditorium, art culture related users hours of principal uses, educational / permitted including Aadhar Kendra skill development ce Yogalaya, welfare centre		$ \begin{array}{c c} S & Zb = 10 \\ f & In case of 3 \end{array} $	
		2		RE1. 2	Primary and Secondar y School	Primary School, Other non- Secondary School, educational Higher Secondary School, Integrated School with hostel, Pre- School Centre, Nursery or other educational		$\begin{bmatrix} S \\ f \\ y \end{bmatrix} Zb = 10$	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	ovision of Regulation as hed under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			ional Modification y Government U f M.R.T.P Act. 1	Inder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
						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	Cantee	en,	a) X= 50 b) Y=50		
		3	Education	RE1. 3	Special School	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	a Ban	ntible uses as branch of k, Stationary Dispensary,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=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			under section 30 of the MR & TP Act, Pu			ional Modificati y Government U f M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		4	RE2.	Higher Educati on	degree colleges including Technical,	Sports Gymna Cantee Banks, Office, Dispen Shops.	Post , asary,	1 or 2 or 3 $Zb = 20$ In case of 3 c) $X = 50$ d) $Y = 50$		
		5	RE3.	Other Educati on	Higher Secondary School, Integrated	Sport G Gymna Cantee Banks, Office, Dispen Shops.	asium, en, Post sary,	1 or 2 or 3 Zb = 20 In case of 3 c) X= 50 d) Y=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			ional Modificati y Government U of M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		6	RE 4.1	Urban Plannin g Institute	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 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 Cen Gymnasiur Canteen, Banks, Office, Dispensary Shops.	m, 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 Cen Gymnasiur Canteen, Banks, Office, Dispensary Shops.	m, Post	1 or 2 or 3 Zb = 20 In case of 3 X=50 Y=50		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	ion of Regulation as under section 26 of & TP Act, 1966		ision of Regulations as subr r section 30 of the MR & TI 1966	P Act, Publishe	antional Modification d by Government Under 110f M.R.T.P Act. 1966	
		8	RE 4.3	Financia 1 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, Po Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 c) X = 5 0 d) Y = 5 0 e)	
		9	RE 4.4	Other Institute s	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.	1 or 2 or 3 $Zb = 20$ In case of 3	
		10	RH1. 1	Municipa IDispensa ry/ Health Post		Nurses Quart Post-Partum center, Recove centers, Gener Medicine dispensing facility. Medic	er $1 \text{ or } 2 \text{ or } 3$ ry $Zb = 30$ In case of 3 a) $X = 50$	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regul I under section R & TP Act,	on 26 of					ional Modificati y Government U of M.R.T.P Act.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		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.	staff Night Generic dispense and but of uses Branch Medica Stores/ Public facilitie exceed the Z or permis	toilet es and other Quarters, Shelters, c Medicine sing facility nilt up area commercial such as n of a bank, al Shops, toilet es shall not 10% of Zonal(basic) 5% of	b) Y=40 1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y=40		
		12	Health	RH1.	Municip al Maternit y Home	Maternity Hospital, Dispensary, Post-Partum Centre, Recovery Centre, Rehabilitation Centre, Physiotherapy Centre.	staff Night S staff, Medici dispens and bu	s and other Quarters, Shelters for Generic ine sing facility nilt up area commercial such as	1 or 2 or 3 Zb = 30 In case of 3 a) X= 50		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulati l under section R & TP Act, 19	26 of t		under section 30 of the MR & TP Act, 1966 Publish Section			ional Modificati y Government U of M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		13			Rehabil itation Centre	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	Public facilities exceed the (basic) Nurses staff Generic dispensifacility Common such as a second control of the	shops&. toilet es shall not 10% of Zonal FSI and other Quarters, c Medicine sing f, ercial uses as Medical Shops& toilet	b) Y=40 1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40		
		14		RH3. 4	Veterinar y Hospital	Veterinary hospital	Other compatible uses, Medical Stores/Shops Art and culture related uses,		1 or 2 or 3 Zb=20 In case of 3 a) X=50 b) Y=40		
					Play				1 or 3 In case of 3,		

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		15	Public Open Spaces	ROS1	Ground	Play Ground	Watchman cabin, Gardener chowky, toilet block. Art and culture related uses, 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			In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m		
		17		ROS2	Club/ Gymkhan a	Club/ Gymnasium/ Yogalaya, swimming pool	Art and culture related uses, Watchman cabin, Gardener chowky, toilet block.		1 or 2 o 3 In case of 3 a) X=50 b) Y=40		
				ROS2	Sports Comple x/ 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	cabin, chowle instruct Art a related ii) Restau rooms	ment room. and culture d uses, etc. Banks, arants rest s, Sport	area of reserved plot shall be 50000 sq. m.		
		19	Housing	RR1. 1	Municip al Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal Office	Store/Shop.		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	Governm ent 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	Municip al Housing	Municipal Housing/ Municipal facilities, Rehabilitation of PAPS	a) X	case of 3	
		23	RR1 6	. Police Housing	Police Housing	1 or In c a) X b) Y	case of 3	
		24	RR1 7	. Governm ent Housing	Government Housing, Staff Quarters, Guest House/ Hostel	1 or In c a) X b) Y	case of 3	
		25	RR2	ion &	t Rehabilitation Tenements.	a) X	case of 3 (=50 Y=40	
			RR2	. Affordab		1 or	r 3,	

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		26		2	le Housing	Affordable Housing			In case of 3 a) X=50 b) Y=40		
		27		RR3.	Koli Housing	Koli Housing	Art an related	d Culture l uses,	1 or 3, In case of 3 a) X=50 b) Y=40		
		28	Public Utilities	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	& Facilities.	RPU 3.1	Police Station	Police station, Police Chowky, lock up Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters		h of Bank, ayment	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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		31	RPU3	Correcti on Facilitie s	Jail, Juvenile Home, Police Station etc.	Bank A	ATM	b) Y=40 1 or 3 Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40		
		32	RPU3 .4	Police Faciliti es	Police Station, Police chowky, Lockup Facility, Canteen, Toilet Blocks, Rest Rooms, Residential Quarters, Marching ground, court, Fuel Station for Police Facilities	station meetin lawyer	a bank, nary shop, ng rooms for	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	station cafeter Photoc	•	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40		

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		34	4.1	Post & Telegra phic Office	Post & Telegraphic Office along with other uses if any, such as Staff Quarters	Inform Kiosk, police	c/telephone payment	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40		
		35	RPU5 .2 .1	Electrici ty Transmi ssion & Distribu tion Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office		gency/essent of 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	6 1	Service Industri al 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 M	J unicipa	Municipal Office along with other uses if any, such as Staff Quarters,	ATM Inform Kiosk,		1 or 3,		

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		37	Public Offices	.3	1 Office	Disaster Management Facility	police electri bill center toilet	ic/ telephone payment , Public	Zb =10 In case of 3 a) X=50 b) Y=40		
		38		RO2.	Governm ent Office	Government Office along with other uses if any, such as Staff Quarters	Inform Kiosk police electri	of a Bank, mation c, CFC, c chowky, ic/ telephone nyment etc.	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40		
		39		RO3 .1	Disaster Manage ment 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	Canted disper Public faciliti	nsary, ATM, toilet	1 or 3, Zb =10 In case of 3 a) X=50 b) Y=40		

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		40	RSA 1.1	Municip al 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)	Police Drama readin	theatre, g rooms, h of Bank, e shed, toilet	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)			1 or 2 or 3. Zb = 20. In case of 3, a) $X = 50$ b) $Y = 40$		
		42	RSA P	Aulti- Purpose Communit Centre	Community Centre, Student Hostel, Dormitories, Library, reading Rooms, Study Rooms for Students, Public toilets, Community hall, exhibition hall	related Banks, Restau payme Citizer	rants, bill ent kiosk,	1 or 2 or 3 Zb =30 In case of 3 a) X= 50 b) Y= 40		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regul l under section R & TP Act,	n 26 of 1		ision of Regulations as subn r section 30 of the MR & TI 1966		Published b	ional Modificati y Government U f M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		43		RSA 2.7	Student s Hostel	Students Hostel including quarters for faculty and staff	Bank, Shop, Cantee	ional tible uses s branch of a Stationary Dispensary, en	1 or 2 or 3 Zb = 30 In case of 3 a) $X = 50$ b) $Y = 40$		
		44	Social Amenities	RSA 2.9	Homele ss Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Watch	nsary, iman'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	dubbin restaur Readin Librar	rant, café,	1 or 2 or 3 Zb=30 In case of 3 a) X=50 b) Y=40		
		46		RSA 3.5	Museu m	Museum, Art Gallery, Exhibition Hall, Display Hall	Audito Drama	orium, a Theatre	1 or 2 or 3 Zb=30		

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		47			Art Gallery	Art and cultural facilities	Public faciliti	Toilet es. ATM	In case of 3 a) X = 50 b) Y = 40 1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40		
		48			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		
			R	RSA	Cemeter	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petro 1 Cremation Unit, Pyre		Facilities ourners, For ming	1 or 3 Zb=15 In case of 3, Y=70and		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regul l under section R & TP Act,	on 26 of		ision of Regulations as subr r section 30 of the MR & TI 1966		Published b	ional Modificati by Government U of M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		49		4.8	у	shed	Hall, Facilit Body	•	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			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 Disper	nsary,	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	· · · · · · · · · · · · · · · · · · ·		1 or 2 or 3		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of I published under MR & TP	section 26 of the		ision of Regulations as subm r section 30 of the MR & TI 1966		Published b	ional Modificati y Government U f M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					Play area, Reading area, activity area			Zb=10 In case of 3 a) X=50 b) Y=40		
		53	wit dev	ndra	Women Skill Development Centre & Livelihood Centre	Art a related ATM,	d uses,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40		
		54		blic nvenien	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		Road Depot	Municipal Material Depot, Municipal Labour Chowky, Store, Workshop, Municipal Office	Public faciliti		1 or 3, In case of 3 a) X=50 b) Y=40		

Port No.	Regulation No as per RDDP - 2034	published	ion of Regul under section R & TP Act,	n 26 of t		ision of Regulations as subr r section 30 of the MR & Tl 1966		Published b	onal Modificati y Government U f M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		56			Municipa l Chowky	Municipal Labour Chowky, Material Depot, Store, Workshop, Municipal Office	Public facilitie	Toilet es	1 or 3, In case of 3 a) X=50 b) Y=40		
		57	Municipal Services	RMS1 .3	Municip al Facilitie s	Municipal Workshop, Municipal Central Store Municipal Labour Chowky, Material Depot, Store, Municipal Office	Public facilitie		1 or 3, In case of 3 a) X=50 b) Y=40		
		58	Services	RMS2 .1	Transpo rt Garage	Transport Garage, Repair Garage, Store, Related Municipal Office, Municipal Chowky., Municipal Office, Workshop	ATM cantee	of bank, n, municipal Public Toilet	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published under	Regulation as section 26 of the Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			ional Modificati y Government U f M.R.T.P Act.	Jnder	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		59	RMS3 N M m F s A	olid Vaste Manage nent Facilitie 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		Scrap Yard	Scrap Yard	ATM cantee	of bank, n, store,	1 or 3, Za= 10 Zb=10 In case of 3 a) X=50 b) Y=40		
		61	.5 En	ngineerin	Municipal Store, Municipal Office, Municipal Chowky, Pumping station, Workshop with staff quarters	ATM, Kiosk, Public facilitie	Toilet	1 or 3 Za= 10, Zb=10 In case of 3 a) X=50		

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		63	Primary Activity	RP1.1	Fish & Net Drying yards Dhobi Ghat	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	related Footst Restau	alls/ arant, Branch	b) Y=40 1 or 2 or 3 a) Za= 15 b) Zb=15 In case of 3, Y=70and minimum area of reserved plot shall be 1000 sq. m. 1 or 2 or 3 Za= 10, Zb=10 In case of 3		
				RT1 .1	Truck Termin us	Truck Terminus, along with other uses if any, such as Workshop, Store, Garage, Dormitory with toilet and bath		h of Bank, Information CFC,	a) X=50 b) Y=40 1 or 2 or 3, Za= 10 Zb=10 In case of 3		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966				under section 30 of the MR & TP Act, Published b			stantional Modification ned by Government Under n 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		64							a) X=50 b) Y=40		
		65	Transport	RT1 .4	BEST Bus Faciliti es	BEST Bus Depot, BEST Bus Station, Parking Lot for Public, Bus Stops, Sheds, Helipads, Rickshaw and Taxi Parking and Administrative office, fuel station	Cafet Canted Chow ATM	en, Police	1 or 3, Zb=10 In case of 3 a) X=50 b) Y=40		
		66		RT1 .6	Parking Lot	Parking Lot, Municipal Chawky	PSC Chow	Security ky	1 or 3 Zb=10 In case of 3 X=100		
		Section	31(1)								
		Table N	No 5								
		Reserva	ations to be dev	eloped f	or the inter	nded purposes or as per Acc	commod	lation Reserva	ntion.		
			Reservation main		rvation Sub Category	Users	Permitt	ed	Applicable conditions for	e	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	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		Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			Category	Code	Name	Permissible uses	Ancillary Activities	developmen t	
		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, Stationary Shop, Dispensary, Canteen,	1 or 2 or 3 Zb = 10 In case of 3 a) X= 50 b) Y=50	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			of Regulations as submitted tion 30 of the MR & TP Act, 1966			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		3	Education	RE1.3	Special School	abled, hostel or other educational purposes, Auditorium. Other facilities for children with special needs, such	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	

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		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, Yogalaya, 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, Office, Dispensary, Shops.	1 or 2 or 3 Zb = 20 In case of 3 e) X= 50 f) Y=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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			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.		
			Environmental Planning and other related Institutes Viz. Urban Transportation, Housing, Planning Public Policy,	Sports Center, Gymnasium, Canteen, Banks, Office, Dispensary, Shops. 1 or 2 or 3 Zb = 20 In case of 3 a) X=50 b) Y=50	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Reg published under sec MR & TP Ac	tion 26 of the		of Regulations as submitted tion 30 of the MR & TP Act 1966	Published by Government Under Section 31of M.R.T.P Act. 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		8	RE 4.2	Medical Institute Financial Institute	Institutes for Medical Institutions Education as defined by Medical Council of India with/without hostel facilities, and art and cultural related uses 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. 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 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, 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	ovision of Regu hed under secti MR & TP Act,	on 26 of the		of Regulations as submitted tion 30 of the MR & TP Act 1966	Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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.	dispensing facility. Medical Stores/Shops, Public toilet facilities 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			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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			of Regulations as submitted tion 30 of the MR & TP Act 1966	, Published by Go	Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		13		RH3.1	Rehabilitat ion Centre	Rehabilitation Centre, Dispensary, Health Post, Physiotherapy Centre Sanitarium, Hospice etc.	of commercial uses such as Medical Stores/Shops&. Public toilet facilities shall not exceed 10% of the Zonal (basic) FSI 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	
		15	Public Open Spaces	ROS1.4	Play Ground	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		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		Club/ Gymkhana	Club/ Gymnasium/ Yogalaya, 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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		18	Housing	RR1.1	Municipal Staff Quarters	Municipal Staff Quarters, Municipal chowky, Municipal Office	related uses, etc. ii) Banks, Restaurants rest rooms, Sport Store/Shop.	1 or 3, Zb=10 In case of	
		19				Administrative area		3 a) X=50 b) Y=40	
		20		RR1.2	Police Staff Quarters	Police Staff Quarters with Police Station		Tor 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			Rehabilitatio n & Resettlement	Rehabilitation Tenements.		1 or 3, In case of 3 a) X=50 b) Y=40	
		21 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	Public Utilities &	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	

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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 Departmen t. In case of 3 a) X=50 b) Y=40	
		34	RPU4.	Post & Telegraphi c 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 Transmissi on & Distributio n Facility	Sub Station, Receiving station, Bill Collection Centres, Administrative Office	Emergency/essent ial 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 Manageme nt 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. $\begin{bmatrix} 1 \\ 0 \\ 1 \end{bmatrix}$	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. $\begin{bmatrix} RSA1 \\ V \\ X \end{bmatrix}$	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	$\begin{bmatrix} RSA2. \\ 1 \end{bmatrix}$ C	Iulti-Purpose ommunity entre	Community Centre, Student Hostel, Dormitories, Library,	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.	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.	Homeless Shelter	Night Shelter, Home for Destitute, Dormitory with toilet facility & other ancillary Facility	Dispensary,	1 or 2 or 3. Zb = 10 In case of 3 a) X= 50 b) Y= 40 50	
		31 45		RSA3.	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.	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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		32 47	RSA3. A	Art Gallery	Art and cultural facilities	Public Toilet facilities. ATM	1 or 2 or 3 Zb=10 In case of 3	
		33 48		eisure 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.	a) X=50 b) Y=40 50 1 or 3 In case of 3 Y=70	
		49	RSA4. 0	Cemetery	Cemetery, Cremation Ground, Burial Ground, Electric/gas/Diesel/Petro 1 Cremation Unit, Pyre shed	Storage for Wood, Facilities for Mourners, For Performing Rituals, Prayer Hall, Religious Facility, Water Body etc.	1 or 3 Zb=15 In case of 3, Y=70 and minimum area of reserved plot shall be 1000 sq. m.	
		-34 50		Old Age Home	other uses if any, Health	Branch of a bank, ATM, shops, Dispensary,	1 or 2 or 3 Zb=10 In case of 3	

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		35 51	2	Multi- Purpose housing for working Women	Recreational Area, Office, Day Care Centre For Elders, Geriatric Care Centre, Activity Room, Day Care for Children 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,	a) X=50 b) Y=40 1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40	
		36 52 37 53		Care Centre Adhar Kendra	and Women, Children Play area, Reading area, activity area Women Skill	ATM, shops, Dispensary Art and culture related uses,	1 or 2 or 3 Zb=10 In case of 3 a) X=50 b) Y=40 1 or 2 or 3 Zb=10	
		38	RSA6. P	evelopment entre Public	Livelihood Centre, Municipal Purpose Public Toilet, Toilet for Women, Rest Rooms,	related uses, ATM, CFC	In case of 3 a) X=50 b) Y=40 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	
		4 0 56			Municipal Chowky	Municipal Labour	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	
		4 1 57	Municipal Services	RMS1.3	Municipal Facilities	1	Public Toilet facilities	1 or 3, In case of 3 a) X=50 b) Y=40	
		4 2 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	Zb=10 In case of 3 a) X=50	
		59		RMS3.1	Solid Waste Manageme nt 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.	
		4 3 60		RMS3.3	Scrap Yard	Scrap Yard	ATM of bank, canteen, store, Ancillary uses as decided with the special permission of the Commissioner	Zb=10 In case of 3	
		44 61			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,	
		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.	

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		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	
		46			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	
		4 7 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	
		4 8 6 5	Transport	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 Chawky	PSC Security Chowky	1 or 3 Zb=10	

Excluded Part No. (EP) Regulation No as per RDDP - 2034	publishe	Provision of Regulation as published under section 26 of the MR & TP Act, 1966			of Regulations as submitted tion 30 of the MR & TP Act 1966		Modification overnment Under R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	68	Industrial Training Institute/ Centre Table -4 Sr. Norigendum dated	I I I I I I I I I I I I I I I I I I I	d and inserte	Metro/ Mono Car shed, alongwith other uses if any such as material depot store, workshop, office. ITI as per the Norms prescribed by the concerned Technical Authority (Inclusive of provision for required parking space) for the designated amenity. Education etc.	As may be decided by MMRDA or Appropriate Authority Art and culture, Cafeteria, Canteen, ATM of a Bank As per requirement ancillary to law University 66A and Sr. No. 68 is	a) X= 50=% b) Y=40% Conditions: 1 or 3 (Y=40)	1900.

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	vision of Regul ned under section MR & TP Act,	on 26 of th		of Regulations as submitted on 30 of the MR & TP Act, 1966	Publis	ostantional Modification hed by Government Under n 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		Sr. No	Reservation main Category	Reserva Categor		Ţ	Jsers Perm	nitted	Applicable conditions
			Cutogory	Code	Name	Permissible uses		Ancillary Activities	for development
		67	Other Education	RE 3.1	Industrial Training Institute/ Centre	ITI as per the Norms proby the concerned To Authority (Inclusive of p. for required parking spathe designated amenity.	echnical rovision	Art and culture, Cafeter Canteen, ATM of a Bank	ia, 1 or 3 Zb=10 In case of 3 c) X= 50=% d) Y=40%
		68	Other Education	RE 2.1	National Law University of Maharashtra	Education etc.		As per requireme ancillary to law University	
EP-32 & EP-32	Part-III 17 - Table	Note			Note: -		Table No Reservat		Sanctioned as proposed with following

Part No. RD	Provision of Regulation published under section 26 MR & TP Act, 1966	<u>C</u>		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
(Part) No: 5 Note 23. New 1 No.24 added 23 be Table	over to MCGM under shall not be deducted in the gross plot area for purpose of calculation full permissible BUA under these regulations and be utilized on the ball plot. Additional Equal to area of the plot surrendered to MCGM of cost and free encumbrances shall permissible over above the permissible over above the permissible over above the permissible over above the Regulation 33(5), 33(7), 33(8), 33(9)(A), 33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(10)(A),33(20)(A),33(A),A)	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 buance of permissible BUA or TDR as and specified in the Regulation No.30(A)except in respect of fied proposal processed under Regulation No 33(5), 33(7), pect 33(7)(A),33(8), 33(9), 33(9)(A), 33(9)(B),33(10), 33(10) (A), No 33(20) (A),33(21). (9), 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 of c)BUA of staircase, lift & lift will lobby and BUA permissible free of FSI as per the provisions of	Accommodation Reservation. Note: - 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 buance 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). b) The BUA handed over to MCGM shall be free of FSI	modifications. Table No 5 Reservations to be developed for the intended purposes or as per Accommodation Reservation. Note: - 1)Notes below Table No. 5 are sanctioned with following modification. 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).

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		taking into account said BUA so handed over 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. d)The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity handed over under AR = 1.50(Rate of construction per sq. m as	over to MCGM and the same shall be without charging premium for the provision of built up amenity under AR. d)The developer/owner shall be entitled for the BUA in lieu of cost of construction of built up amenity under AR as follows: BUA in lieu of cost of construction of built up amenity handed over under AR = 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. In case of Sr. No. 66 (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. 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).	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. 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: BUA/TDR in lieu of cost of construction of built up amenity under AR as follows: BUA/TDR in lieu of cost of construction of built up amenity handed over under AR = 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. This BUA shall be subject to	shall be entitled for the BUA / TDR in lieu of cost of construction of built up amenity under AR as follows: BUA/TDR in lieu of cost of construction of built up amenity handed over under AR = 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. 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.
		per ASR rate /Rate of developed land per sq. m	lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be without	amenity handed over to MCGM	in existing POS, with due sanction of Competent Authority, before coming

RDDP-2034 December of the Constructed built up amenity handed over under AR. In case of Section 31 of the BUA of constructed built up amenity handed over under AR. In case of Section 31 of the BUA of amenity handed over under AR. In case of Section 31 of the BUA of amenity handed over to MCGM amenity handed over to MCGM and the sounder of the BUA of amenity handed over to MCGM amenity along with plot to be 50% of the above cited BUA as a calculated above. In case of Sr. No. 49 (PPL), the incentive BUA shall be 50% of the above cited BUA as a calculated above. Solve of the above cited BUA as a label be ASR rate of the year in which amenity and the follow of the manded over to MCGM amenity and the solve of the state of the provisions of these Regulations of these Regulations in future.	Excluded	Regulation No as per	Provision of Regulation as	Provision of Regulations as submitted		Substantional Modification sanctioned
as per ASR)* BUA of constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM and as calculated above. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM and the incentive BUA shall be soft to carpet area shall be 50% of the above cited BUA shall be 50% of the above cited BUA shall be 30% of the above. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM and the incentive BUA shall be amenity for arriving at number of tenements, ratio of BUA to carpet area shall be 50% of the above cited BUA 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 to MCGM amenity along with plot to be handed over and shall be given for areas and lift lobby & other areas as per 31(1) shall not be counted in BUA to be handed over and shall be be without charging premium for built up amenity and more to consume additional 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 and more for grant of TDR against unutilized BUA including that of Zonal (basic) FSI. Or AR. Shall have structural provisions of these Regulations in future. BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be considered as 1.2 BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be considered as 1.2 BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be considered as 1.2 BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be considered as 1.2 BUA for the construction of staircase/lift/staircase and lift lobby & other areas as per 31(1) shall not be considered as 1.2 BUA for th		RDDP -	1 *		·	Section 31of M.R.T.P Act.
Structural provisions for or Manarashita, O.			constructed built up amenity handed over under AR. This BUA shall be subject to maximum 40% of the BUA of amenity handed over to MCGM In case of Sr. No. 49 (PPL), the incentive BUA shall be 50% of the above cited BUA as calculated above. 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	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 ii) The applicable rate of ASR shall be ASR rate of the year in which IOD/IOA is issued. 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. a) e) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI. Or 2) If the land is reserved as per the DP and owner desires to hand over the land without any encumbrances to MCGM/	so of the above cited BUA as calculated above. 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 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. 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	into force of these regulations stand protected. 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. 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. 16) Public Open Spaces in K/E Ward: In accordance with, Govt. of Maharashtra, Urban Development Department

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(Er)	2034	ii) The applicable rate of ASR shall be ASR rate of the year in which amenity is handed over to MCGM. 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. a) The Owner/Developer shall be eligible for grant of TDR againstunutilized BUA including that of Zonal (basic) FSI. Or 2) If the land is reserved as	shall be entitled for the grant of TDR as per Regulation No 32.	permissible as per provisions of these Regulations in future. a) The Owner/Developer shall be eligible for grant of TDR against unutilized BUA including that of Zonal (basic) FSI. Or 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. Or 3) If the land reserved as per the DP is acquired by MCGM/Appropriate Authority, the Owner shall be entitled for the grant of	1966. TPB4392/4716/CR- 181/92/UD-11(RDP) dated 12.11.1992: - 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
		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. Or	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. 5) The area of built up amenity	32 or monetary compensation. 4) The owner shall give advanced possession of the land wherever applicable (to be handed over) to	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

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		3) If the land reserved as per the DP is acquired by MCGM/Appropriate Authority, the Owner shall be entitled for the grant of TDRas per Regulation No 32 or monetary compensation. 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. 5) The area of built up amenity shall be counted in TSL initially and of the property of the same of the	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 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 75% of admissible BUA, other than the built-up amenity. 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.	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. 5) 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	form and mentain rest of the R.G. as R.G. always before undertaking development. (17) 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. (18) 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 corporation. (19) On development of the
		in FSI initially and after handing over of said built		Certificate to any part of	land as per accommodation reservation and on handing

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		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. 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.	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. 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. 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	building/ buildings beyond 50%—75% of permissible admissible BUA as per Zonal (basic) FSI, other than the built-up amenity. 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. 7) In case of development of the plot reserved for Public Open Spaces under AR as per Serial No. 15, 16 & 33 48 of Table No 5, the provisions of Regulation No.27 may not be insisted. 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	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. 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. (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

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		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. 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. 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	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. 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 applicable. 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. 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. 10) In case of social amenities, the built-up amenities received under AR	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

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		shall be handed over to the authority. The balance plot will be available for development for the Owner as permissible under these regulations. 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. 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	shall be permissible. 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. 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. 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.	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. 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. 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.	the built up area menntioned 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. 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.

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		decides to do so.	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 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. 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: a) The BUA of such commercial	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. 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. 15) In case of development of plot affected by	iii) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations. 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

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			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. b) Extent of BUA proposed to be used for commercial purpose shall be such that it does not adversely affect the principle uses. 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. 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.	before allowing development under AR. List of Appropriate Authorities is enclosed in Annexure 24 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. 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: 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	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. 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). vi) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development of Reservation under this Regulation. vii) Not withstanding anything contained in these regulations, for development under Accomodatin Reservation (AR) there shall be no cap

	Regulation	D 05	2		Substantional
Excluded Part No. (EP)	No as per RDDP -	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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	by Government Under Section 31of M.R.T.P Act.
	No as per	1 *	e) The above commercial uses shall be permitted on plot having area of 2000 sq. m. & above. f) If there is any storage of diesel/ p 18) Public Open Spaces in K/E Ward:	may be permitted on the ground floor, while remaining BUA for commercial uses may be permitted on the upper floor. b) Extent of BUA proposed to be used for commercial purpose shall be such that it does not adversely affect the principle uses. 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. 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	Modification sanctioned by Government Under Section 31 of M.R.T.P Act. 1966. on the remaining plot, for utilization of available insitu FSI/ TDR potential in lieu of plot to be handed over to MCGM or appropriate Authority. 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. ix) Refused to accord sanction. (21) The existing amenity
			develop and maintain the parks and shall keep them open for general public during restricted hours before undertaking development of the Hotels.	BEST buses as well as the traffic of road. g) The above commercial uses shall be permitted on plot having area of 2000 sq. m. &	can be allowed by the Municipal Commissioner to be retained and run by the Owner, then the owner

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			(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.	above. 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. 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	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. 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 /

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			not be treated as reservation but it's the nature of restriction and shall not be subjected to acquisition	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. (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	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.

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				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) (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. (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	1966.
				general public as per the policy of	

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				corporation. (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. 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. (23) 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 it is not possible to handover individual plot along	

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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 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, as the case may be. In such cases no	

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				compensation of proportionate undivided land share shall be permissible. 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. iii) The above permissions for development of reservations shall be granted by the Municipal Commissioner as per the norms mentioned in these regulations. 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	

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				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. 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. vi) Provisions of Regulations of Inclusive Housing, Amenity Space if any, shall not be applicable for development under this Regulation. vii) Not withstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the	

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				entire plot on the remaining plot 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.] 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. a) The plot should be under one ownership. b) The plot cannot be sub-divided in revenue records. c) Necessary entry has to be made in the development plan sheet that there is no balance FSI potential on such plot. d) It should be communicated to the Revenue Department to make necessary entry in the P.R. card to that effect. (24) (a) The existing amenity can be allowed by the	

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				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. 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	

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				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. for land owned by Appropriate Authority:- Development of reserved plot shall be subject such conditions as may be prescribed by the Government. (EP-32)	
EP-33	Part-III 17 (2)	17 (2)Redevelopment of authorisedly closed designated/allocated existing Cinema/Theater: Notwithstanding anything contained in these Regulations, existing authorisedly closed cinema/theater, shall be redeveloped in the following manner: 1. In case of redevelopment of an	17 (2)Redevelopment of designated/existing Cinema/Theater Notwithstanding anything contained in these Regulations, designated/existing cinema/theater shall be redeveloped in the following manner: 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	17 (2) Redevelopment of authorisedly closed designated/allocated existing Cinema/Theater: Notwithstanding anything contained in these Regulations, designated/existing authorisedly closed cinema/theater shall be redeveloped in the following manner: 4. In case of	Sanctioned as modified below. 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

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		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. 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. Provided further that if development of cinema/theater along-with other uses except residential	Residential/Commercial zone excluding the uses of Bakery/confectionery, coal & firewood shops, maternity home, hospitals, schools, trade school & colleges. 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. 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	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. 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	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. 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. 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

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		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. Or 2. The Owner/Developer may develop the entire designated/ allocatedplot for the purpose of entertainment of general public such as Drama Theater/Opera theater/Minitheater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial/Dubbing & Recording studio/Preview Theater etc. Or 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 incase of the plot area more than	screens subject to observing above conditions and these Regulations. 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. Or 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. Or 3. i)The designated/allocated plot of the cinema/theatre can be developed	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. 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. Provided further that if development of cinema/theater along-	insisting provision of 33% of the number of seats mentioned in the last license, in the old existing cinema/Theater. 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. 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
		of the plot area more than	me emema/meatre can be developed	cincina, meater arong	assa shari se perimetea m

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		8 wilt 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/Minitheater/Production studio for cinema & or Teleserial/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. 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	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. 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 Teleserial/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. 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.	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. Or 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/Minitheater/Multiplex or for Production facilities/studio/s for cinema/ Tele-serial /Dubbing & Recording studio/Preview Theater etc.	separate building/separate wing with separate access. Or 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 Gallary/Video Hall /Libarary/Reading rooms/ Hall for Musical events or Experiment Theatre or children Theatre/Acting Schools /Preview Theatre etc. along ancillary uses. Or 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

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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 10002000 sq. m, 40 % of BUA as per Zonal (basic) FSI and incase of the plot area more than 10002000 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/Minitheater/Production studio for cinema & or Tele-serial/Dubbing & Recording studio/Preview theater. In case of plots up to 10002000	be handed over to MCGM free of cost & free of FSI.

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				sq. m, such activity shall preferably be located in a separate wing and with the separate access. 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. iv) The owner shall be entitled for the development of the balance plot as per the provisions of these Regulations. (EP-33)	
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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				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)	Regulations Development of Reserved land falling under the various provisions of Regulation No. 33 shall be as under: A) "Development of reservation in Development/Redevelopme nt of Housing Schemes of MHADA under Regulation No. 33(5). All reservations to be developed entirely for the intended purpose.
EP-35	Part-III 17 (3)(B)	7. Construction or reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows 7. Construction or	old buildings belonging to the Corporation under Regulation No. 33(7)	(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) (1) Redevelopment/reconstruction	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

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		reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows (a) Redevelop	reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as specified in Regulation No.17(3)(B). Regulation No. 17(3)(B).	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. (2) Notwithstanding anything contained in these regulations, in case of redevelopment of	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. The reservation area
		ment/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 existingsegregating distance shall be maintained from the	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.	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	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.
		existing industrial unit. (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	(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	land component of cessed structure/s shall have to be developed entirely for the intended purpose only. (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	(3) In case of reconstruction/redevelopme nt 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

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		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. (c) In any plot having reserved/designatedopen 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. (d) Existing cessed structures on lands reserved for Municipal School (RE 1.1) orPrimary	of cessed structure/s shall have to	automatically deleted from reservation. 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." (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	premium as may be decided by the Municipal Commissioner in lieu of said tenaments 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). (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 (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.
		and Secondary School		entitled to BUA in lieu of cost of	(ii) Where the area of site

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		(RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:- (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	(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. The developer/owner shall be entitled to BUA in lieu of cost of	Development Plan shall be permitted as under (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	having non-buildable/open space reservation/Cemetry, 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.

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		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. (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	construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above. (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 (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. (ii) Where the area of site having non-buildable/open space reservation/Cemetry, 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	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. (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: (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	

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	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 thisRegulation (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	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. (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: (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. (b)In the case of lands affected by reservation of a Higher Education	computation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation. (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. (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. (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	

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		cases Commissioner with special permission may insist uponconstruction 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. (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. (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. (f) For other buildable reservations except (d) & (e) above, BUA equal to 25 per cent of the area under reservation in that plot,	(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. (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. (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. (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.	according to this Regulation. (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. (EP-35)	

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		shall be madeavailable free of cost for the MCGM or for any other Appropriate Authority.			
		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).			
		(g) Not withstanding 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 accordingto this Regulation.			
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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		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/reconst ruction 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. 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. 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,	Development Scheme(s) under Regulation No. 33(9): 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. 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. 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.	Buildings under Cluster Development Scheme(s) under Regulation No. 33(9): a. Redevelopment/reconstruct ion 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. 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. 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	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. 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
			shall be rearranged, if necessary,	^	

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		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 necessary, with the same area and the same width of access road or as required under DCR, whichever is more.	with the same area and the same width of access road or as required under DCPR, whichever is more. 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	allowed for development. 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. e. For the reservation of parking lot on a land included in	incentive FSI as admissible under this Regulation shall be permissible. 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
		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. 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	Appropriate Authority. Such BUA to be handed over shall be free of FSI. 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	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. 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	of cost, in addition to the rehabilitation of the existing tenements or users if any. In case of reconstruction/redevelopme nt 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

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	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.	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 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. 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	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 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	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. 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.

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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). 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. 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 roads may be realigned or relocated as per	per Zonal (basic) FSI in the form tenements of size as decided by Commissioner shall be made available to MCGM. 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. 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. 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 roads may be realigned or relocated as per provisions of MMC Act.	reconstruction/redevelopment	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 / adjoing 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 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.

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		provisions of MMC Act. 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.	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.	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. 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	

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		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				Component under the UDS shall not be permissible. (EP-36)	
EP-37	Part-III 17 (3)(C)(II)		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). Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan 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 industrial unit. b. Any land under non-buildable reservations, admeasuring only up to 500 sq. m may be cleared by shifting	(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). Construction or reconstruction of slums/buildings falling under Reservations contemplated in the Development Plan shall be permissible as under— 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.	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			the existing tenants from that site. 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. 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. 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. 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	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. 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. 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. 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	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			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. 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.	Officer appointed by the Planning Authority. Such BUA to be handed over shall be free of FSI. 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. 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	

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				/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. 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)	
EP-38	Part-III 17(3)(D)			(D) Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10) (a)Slums in Residential/ Commercial Zone (1) Slums situated in lands falling under Residential/Commercial Zone and affected by the reservation in the DP shall be developed in	Sanctioned as proposed with following modifications. (6) Existing slum boundary excluding non-slum area / nala as certified by Compentent Authority on lands reserved for Rehabilitation & Resettlement (RR 2.1) shall be treated as sites for

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				provisions. (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. (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. (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:	development of slum structures and shall be allowed for redevelopment according to this Regulation. (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. (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. (9) In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public

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				accommodating such number of students as may be decided by the Municipal Commissioner, but in	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.
				by reservation of a Higher	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				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.	
				of Municipal School (RE 1.1)/	

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				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. (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.	

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				(5) In case of the plot reserved for the Parking Lot, 100% 125% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to MCGM. 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. (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. Note: (a) (7) However, reservation area beyond the slum structures shall have to be developed entirely for the intended purpose only.	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	
				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. 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 (EP-38)	
EP-39	Part-III 17(3)(D)(b)	Section 26 Section 30 (b)Slums in Industrial Zone (I) (1) Slums in Industrial Zone (I) short change of zone. In the free-spermitted for the original zone smaintained from the existing industrial zone smaintained small zone	Sanctioned as proposed with following modification. 1) Sub Regulation 17(3)(D)(b)(2) along with table is modified as below.		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published u MR	on of Regulation as under section 26 of the & TP Act, 1966	under section 3	egulations as submitted 0 of the MR & TP Act, 1966	Substantional Modification Published by Government Un Section 31of M.R.T.P Act. 1	nder 966.	Section 31of M.R.T.P Act. 1966.
		mentioned	plot/layout having area in the table below, may as detailed below:		2. Any plot/layout having area excluding area under DP Road/ prescribed RL as per MMC Act, may be			
			Plot Area U Developmentexcluding Road/ prescribed RL as	g area under DP	BUA of built up ame	enity to be handed over		allowed to be developed under this Regulationby insisting handing over of 50 % amenity of the required
		1	Up to 2000 sq. m		BUA equal to 16% of p	lot area under development		under Regulation No. 14(B) (c).
	2 More		More than 2000 sq. m,	but up to 1 ha	BUA equal to 14% of p	lot area under development		
		3			or 10% of plot directly	plot area under development accessible from public road leans of access as per this lic road		
		4	More than 2 ha, but up	to 5 ha	or 8% of plot directly a	plot area under development ccessible from public road or ns of access as per this lic road.		
		5	More than 5 ha, but up	to 10 ha	or 6% of plot directly a	plot area under development ccessible from public road or ns of access as per this lic road		
		6	More than 10 ha		or 3% of plot directly a	plot area under development ccessible from public road or ns of access as per this		

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.			
			regulation from the public road					
		(4) In the event of DP having Regulation No 33(10) is proposed a. If the area under DP reservation setback) is less than the land considerable additional land area shall be provided b. If the area under DP reservation setback), is more than the land provision for amenity is not necessation for amenity is not necessation. The owner shall give advance MCGM/Appropriate Authority a responsibility of the land owner transferring the land in the name of as per Appendix V. 6) The area of built up amenity amenity the area of built up amenity the area of built up amenity up amenity up amenity up amenity or before available.	ne provisions of Regulation No.27 (1)(a) slar provided reservation/reservations on a l, the following shall apply: on to be handed over to MCGM (excludin omponent of built up amenity required ded for amenity. on to be handed over to MCGM, (excludin component of built up amenity required	hall be insisted. plot where development under ing the areas under D P roads/ road as per this Regulation, only the ing the areas under DP roads/ road as per this Regulation, then the olicable (to be handed over) to evelopment of plot. It shall be implete the formalities towards ina of possession receipt shall be or handing over of said built up incement Certificate in respect of only after handing over of such oss plot area or before seeking				
		•	d to the cost of construction of developme e (d).	nt of buildable amenity as per				

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	ion of Regulation as under section 26 of the & TP Act, 1966		egulations as submitted 30 of the MR & TP Act, 1966	Substantional Modification Published by Government U Section 31of M.R.T.P Act. 1	Jnder	
		(1) Slums of change permitted maintaine (2) Any mentioned	in Industrial Zone (I) in Industrial Zone (I) in Industrial Zone (I) she of zone. In the free-se for the original zone se d from the existing industrial plot/layout having area in the table below, mannenity as detailed below:					
		Sr. No	evaluding area under DP Road/ RUA of built un amenity to be handed over					
		1	Up to 2000 sq. m		BUA equal to 16% of p	olot area under development		
		2	More than 2000 sq. m,	but up to 1 ha	BUA equal to 14% of p	olot area under development	-	
		3 More than 1 ha, but up to 2 ha BUA equal to 12% of plot area under or 10% of plot directly accessible from an uninterrupted means of accessible from the public road.						
		4	More than 2 ha, but up	to 5 ha	or 8% of plot directly a	plot area under development accessible from public road or ans of access as per this olic road.		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published			negulations as submitted 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Unde Section 31of M.R.T.P Act. 1966	
		5	More than 5 ha, but up to 10 ha		or 6% of plot directly a	plot area under development ccessible from public road or uns of access as per this blic road	
		6	More than 10 ha		or 3% of plot directly a	plot area under development ccessible from public road or ans of access as per this olic road	
		(4) In the Regulation a. If the setback)	ne event of DP having on No 33(10) is proposed, area under DP reservation is less than the land could land area shall be provided.				
		setback),	area under DP reservation is more than the land of for amenity is not necess				
		MCGM/A responsib transferri	wher shall give advance Appropriate Authority at bility of the land ownering the land in the name opendix V.				
		6) The an					

	BUA in lieu of the built-up amenity built up amenity or before availing Occupation Certificate to any part built-up amenity.(7) The developer shall be entitled provision of regulation 17(1) No.	y handed over to MCGM can be granted of g zonal (basic) FSI beyond 75% of groof building/ buildings beyond 75% of and to the cost of construction of developments.	only after handing over of such oss plot area or before seeking admissible BUA, other than the						
	(ED 20)		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. (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).						
	(EP-39)	(EP-39)							
Part-III 17(3)(D)(c)	Section 26	Sanctioned as proposed.							
	Section 30								
	Section 31(1) (c) Slums in Special Development 7 Slums situated in lands falling under provisions (1) Any plot/layout having area adras per MMC Act shall not be allow slum dwellers from that site. (2) Any plot/layout having area prescribed RL as per MMC Act may over of amenity as detailed below: St. Plot Area Under Development excluding the provision of the provision o								

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as I under section 26 of the R & TP Act, 1966		vision of Regulations as submitted er section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			Act				
		1	More than 4000 sq. m up to 2 ha	, but	15	BUA equal to 13% of plot area under development	
		2	More than 2 ha, but up	to 5	15	BUA equal to 10 % of plot area under development.	
		3	More than 5 ha, but u	ip to	15	BUA equal to 8 % of plot area under development	
		4	More than 10 ha		15	BUA equal to 5 % of plot area under development	
		reduced t	nirement of ROS as per the han the required. The event of DP having to the having to the house on No 33(10), the following the half with the				
		a. If the setback) i					
		setback),	is more than the requi	red a	e handed over to MCGM, (excludir rea of POS plus land component ty and POS is not necessary.	C	
		5) The o	wner shall give advance	ed po	ssession of the land wherever app	licable (to be handed over) to	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		MCGM/Appropriate Authority at responsibility of the land owner transferring the land in the name of as per Appendix V. 6) The area of built up amenity the area of built up amenity the area of built up amenity up amenity or before availity of the built up amenity or before availity Occupation Certificate to any parbuilt up amenity. (7) The developer shall be entitled provision of regulation 17(1) (EP-40)			
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

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				(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)	18. Requirement of Site No land shall be used as a site for the construction of building -	18. Requirement of Site No land shall be used as a site for the construction of building -	18. Requirement of Site No land shall be used as a site for the construction of building —	Sanctioned as proposed.
		(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;	(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;	(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;	
		(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;	(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;	(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;	
		Provided that where a water course passes through	Provided that where a water course passes through low-	Provided that where a	

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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:	(3) Other buildings:	(3) Other buildings:	Sanctioned as proposed.
		(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	(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	(b) The Commissioner shall permit access from streets having width of not less than 6.0 m over which the public have a	

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
	for a period of 12 years.	(b) The Commissioner may	access or have used it or passed over it	
	permit access from	(i) any street 6.0 m wide or	uninterruptedly for a period of 12 years.	
	(i) any street 6.0 m wide or more (including streets in a gaothan which give	more (including streets in a gaothan which give access to other properties outside the	(b) The Commissioner may permit access from	
	access to other properties outside the gaothan),	gaothan),	(i) any street 6.0 m wide	
	(ii) any existing street not less than 3.6 m	less than 3.6 m wide which is proposed to be widened either in	streets in a gaothan which give access to	
	be widened either in DP or by sanctioned regular line	of street under the MMC Act, 1888,	outside the gaothan),	
	of street under the MMC Act, 1888,	(iii) any street less than 3.6 m wide in a	less than 3.6 m wide	
	(iii) any street less than 3.6 m wide in a	gaothan/Koliwada/Adivasipada if the plot boundary is shifted	be widened either in DP or by sanctioned	
	boundary is shifted 2.25m from the central line of the	the street. Provided that shifting of plot boundary to 2.25	under the MMC Act, 1888,	
	shifting of plot boundary to 2.25 m from central line	will be insisted upon only in respect of identified streets	(iii) any street less than 3.6 m wide in a	
	insisted upon only in respect of identified streets	Circulation System in gaothan/Koliwada/Adivasipada.	vasipada if the plot boundary is shifted	
	No as per RDDP -	No as per RDDP - 2034 published under section 26 of the MR & TP Act, 1966 passed over it uninterruptedly for a period of 12 years. (b) The Commissioner may permit access from (i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan), (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, (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	No as per RDDP - 2034 published under section 26 of the MR & TP Act, 1966 passed over it uninterruptedly for a period of 12 years. (b) The Commissioner may permit access from (i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan), (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, (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 published under section 26 of the MR & TP Act, 1966 a period of 12 years. (b) The Commissioner may permit access from (i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan), (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, (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 Circulation System in gaothan/Koliwada/Adivasipada.	No as per RDDP-2034 published under section 26 of the MR & TP Act, 1966 published under section 20 of the MR & TP Act, 1966 passed over it uninterruptedly for a period of 12 years. (b) The Commissioner may permit access from (i) any street 6.0 m wide or more (including streets in a gaothan which give access to other properties outside the gaothan), (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, (iii) any street less than 3.6 m wide (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. 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 passed over it uninterruptedly for a period of 12 years. (b) The Commissioner may permit access from more (including streets in a gaothan which give access to other properties outside the gaothan), (ii) any street 6.0 m wide or more (including streets in a gaothan), (iii) 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 the street. Provided that shifting of plot boundary to 2.25 m from 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.

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		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, (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,	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, (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,	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, (iv) any street or road more than 52.0 m in width specifically identified in the DP for giving direct access except where	

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				NOC has been granted by the appropriate road authorities,	
				(c) In case of TP schemes access provided in TP scheme shall be considered adequate.	
				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. Provided further that	
				where any road is proposed to be widened in the DP for which a regular line of	

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				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.	
EP-46	Part-IV 22	22. Access to land-locked plot.	22. Access to land-locked plot.	22. Access to land-locked plot.	Refuse to accord sanction. Provision is deleted.
		In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked	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	In the case of a plot, surrounded on all sides by other plots, i.e. a land-locked plot which	

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		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.	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	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.	

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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.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of th MR & TP Act, 1966		of Regulation tion 30 of the I 1966		Publishe Sectio	antional Modification ed by Government Under n 31of M.R.&T.P Act. 1966. EP-46)	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
EP-47	Part-IV 23 TABLE No 7	Section 26 23. Internal means of access (1)Minimum road width vis-àon a means of access, the wihereunder for residential and cone. TABLE No 7 Width of access for Residential a	lth and othe ommercial z	r requiremen ones and as g	ts of which	shall be as	s given in Table No 7	Sanctioned as proposed.
		Access length meters (m)	Area serv	More than1500 & up to 4,000	More than 4000 & up to10,000	More than 10,000		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regular published under section MR & TP Act, 1	n 26 of the		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Publis	bstantional Modification shed by Government Under tion 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			Less than 75	6	7.5	9	12		
			More than 75 & upto150	7.5	7.5	9	12		
			More than 150 & up to 300	9	9	9	12		
			Over 300	12	12	12	12		
			be permissib	ole, if an add	ditional turr	ing space is prov	ided at 1:	permissible. An additional 50 m. The turning space, in	
		Section 30							
		23. Internal means	of access						
		(1)Minimum road wid on a means of access hereunder for reside industrial zone.							
		TABLE No 7							

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulating published under section 2 MR & TP Act, 196 Width of access for Resident Provision of Regulation 2 MR & TP Act, 196 Width of access for Resident Provision of Regulation 2 MR & TP Act, 196	26 of the 66	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 Commercial Zones for plot area to be serve		Published Section	antional Modification d by Government Under a 31 of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			Access length in	Area serve	ed (sq.m)				
			meters (m)	Less than 1500	More than1500 & up to 4,000	More than 4000 & up to10,000	More than 10,000		
				Width in m	. ,		(=)		
		((1)	(2)	(3)	(4)	(5)		
			Less than 75	6	7.5	9	12		
		1	More than 75 & upto150	7.5	7.5	9	12		
		1	More than 150 & up to 300	9	9	9	12		
		(Over 300	12	12	12	12		
		Provided that in residenti length up to 125m will be each case, should not be leach	permissib	le, if an ado	litional turning	space is prov	ided at 150 i		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation published under section 2 MR & TP Act, 196	26 of the under	sion of Regulations a section 30 of the MR 1966	& TD Act Pl	Substantional Modificublished by Government Section 31of M.R.&T.1 1966.	t Under	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.		
		Section 31(1)								
		Section 51(1)	(1)							
		23. Internal means of	access							
		abut/front on a r in Table No 7 h hereunder for an	Access length							
			Less than 1500	up to 4,000	More than 400 & up to10,000	00 More than 10,000				
		(1)	Width in meters		[(4)	(E)				
			(2)	(3)	(4)	(5)				
		Less than 75	6	7.5	9	12				
		More than 75 & upto150	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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		length up to 125m will be permissible each case, should not be less than 8 Provided that in residential layouts, length upto 125m. will be permissible at a level higher than the main road	straight cul-de-sacs up to 150 m long role, if an additional turning space is provided at the straight cul-de-sacs upto 150 m. long role, if an additional turning space is provided from where the cul-de-sac road takes of rea, no dimension being less than 9 m.	ded at 150 m. The turning space, in han 9 m. ads are permissible. An additional ad at 150 m. The dead end shall be	
EP-48	Part-IV 26	26. Layout/amalgamation/subdivision of plots (1) Circumstances warranting preparation of a layout or subdivision/amalgamation: A layout or subdivision/amalgamation shall be submitted for the following: (a) when more than one building (except for building accessory to the main building) is proposed on any land; (b) when development or redevelopment of any tract of land includes its division or	26. Layout/amalgamation/subdivision of plot (1) Circumstances warranting preparation of a layout or subdivision/amalgamation: A layout or subdivision/amalgamation shall be submitted for the following: (a) when more than one building (except for building accessory to the main building) is proposed on any land; (b) when development or redevelopment of any tract of land includes its division or sub-division/amalgamation of	26. Layout/amalgamation/subdivision of plot (1) Circumstances warranting preparation of a layout or sub-division /amalgamation: A layout or subdivision/amalgamation shall be submitted for the following: (a) when more than one building (except for building accessory to the main building) is proposed on any land; (b) when development or redevelopment of any tract	Sanctioned as modified below. c) when the land under development admeasures 2000 sq. m or more in any zone, where the development is permissible.

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		sub- division/amalgamationofplots ; when the land under development admeasures 2000sq.m ormore in any zone.	1	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	TABLE No 10 Minimum Plot areas for various Use Land use (2) Sr. No (1)	Plot area (sq.m) (3)	Type of Developme nt (4)	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.
		1 Residential Commercial (except	and (i)25 and above but less than 40 those) Row	2) In cases of an erstwhile contiguous land under one ownership which got

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published u	on of Regulation as under section 26 of the & TP Act, 1966		ision of Regulations as submitted r section 30 of the MR & TP Act, 1966	Substantional Published by Go Section 31of M	vernment Under I.R.&T.P Act.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		2	in 2,3 and 4 below) Plots in Rehabilitation Resettlement/Slum gradation/Reconstruct scheme.	up-	(ii)40 and above but less than 125 (iii)125 and above with no dimension less than 9.0 m	detached.		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
		3.	Petrol filling Station - (a) without service bay (b) with service bay Cinema theatre, assinal		545 (with one dimension not les than 16.75 m). 1100 (with one dimension not les than 30.5 m). 3 sq.m per seat including parking requirements	s Detached		road subject to the following. 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.
		5	MangalKaryalaya/ Hall Industrial (I)	Public	1000 300 (with width not less than 15m	Detached		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

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of MR & TP Act, 1966			Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
					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.
					iv) The subplot/plots so handed over to MCGM shall be used for public purpose as may be decided by Municipal Commissioner, MCGM.
					v) The Owner/Developer shall not be entitled for any monetary compensation or TDR of the plot handedover to MCGM.
		Section 30 (3)Minimum plot areas: The development permissible and TABLE No 10 Minimum Plot areas for various			
		Sr. Land use No (1) (2)	Plot area (sq.m) (3)	Type ofDevelopment (4)	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published ur	n of Regulation as nder section 26 of the to TP Act, 1966		of Regulations as submitted tion 30 of the MR & TP Act, 1966	Pub	Substantional Modification lished by Government Un ection 31of M.R.&T.P Act 1966.	der	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		1	Residential Commercial (except in 2,3 and 4 below)	those (i)25 and above but less than 4 i)40 and above but less than 1 ii)125 and above with	125 I	Row/semi-detached. Row/semi-detached/	-	
		2	Plots in Rehabilitation Resettlement/Slum gradation/Reconstruct scheme.	on and 2 up-	imension less than 9.0 m 1 with minimum width of 3.0 m		detached. Row.	_	
		3.	Petrol filling Station -						
			(a) without service ba	th s N	45 (with one dimension not linan 16.75 m).and for fill tations of only compressilatural Gas minimum area of phall be 300 sq. m.	ling sed	Detached		
			(b) with service bay		100 (with one dimension not lean 30.5 m).	ess I	Detached		
		4	Cinema theatre, as hall		sq.m per seat including park	king			
		5	MangalKaryalaya/ Hall	Public 1	000				
		6	Industrial (I)	3	00 (with width not less than 15	5m) I	Detached		
		Section 31(1) (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) t areas for various Uses						
		Sr. No	Land use	•	Plot area (sq. m)		Type of Development		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of R published under s MR & TP A	section 26 of the		Regulations as submitted 30 of the MR & TP Act, 1966	ntional Modification by Government Under 31of M.R.&T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		(1)	(2)		(3)		(4)		
			sidential and	Commercial	(i)25 and above but less	than 40	Row		
		(ex	ccept those in 2,3 a	and 4 below)	(ii)40 and above but less	than 125	Row/semi- detached.		
					(iii)125 and above dimension less than 9.0	with no m	Row/semi- detached/ detached.		
		gra	ots in Rehabi settlement/Slum adation/Reconstruc	up-	on and up- 21 with minimum width of 3.0 m				
		3. Pet	trol filling Station -						
		(a)	without service ba	ay	545 (with one dimension than 16.75 m).and for fill		Detached		
					of only compressed N minimum area of plot s sq. m.				
		(b)	with service bay		1100 (with one dimensi than 30.5 m).		Detached		
		4 Cin	nema theatre, asse	embly hall	3 sq. m per seat includ requirements	ling parking			
			ngal Karyalaya/ P	ublic Hall	1000				
		6 Ind	lustrial (I)		300 (with width not less t	than 15m)	Detached		
	Note: - If DP Road/RL is prescribed in already approved layout, then imbalance of FSI in subdivided plots because of new DP Road/RL shall be allowed. If layout is amended subsequently, then the benefit of imbalance of FSI will not be allowed prospectively. (EP-49)								
EP-50	Part-IV 27(1) (a) last para			the redevelo	further that the of ROSLOS in case of opment schemes under regulation no	case of	further that of ROS LO the redeveloy nder the regu	OS in pment	Sanctioned as modified below. Provided further that the provisions of LOS in case

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		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(1 5) 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.

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				
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		

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				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

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			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.

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034		published under section 26 of the MR & TP Act, 1966			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		publishe under se	d by the	nodification Government (1) of the MR (1966)	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2			3		4			5		6
EP-55	Part-V 30 (A) (1) TABLE 12 Provision u/s. Section 26 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								•		
		Sr			es in	1				Permissible	
		Sr N o		Areas		Zone	Zonal (Basic)	Additional FSI on payment of Premium	Admis sible TDR	FSI(4+5+6)	
		1		2		3	4	5	6	7	Sanctioned as proposed
		Ι	Isla	and City		Residential/C ommercial	1.33	0.34	0.33	2.0	with following modification in Table No.12 and Notes
		II	Sub	ourbs and Extended Suburb	S						thereunder.
			i	The area earmarked BARC from M Ward and areas comprised in N V bounded on the west by Eastern Express Highway the north by the north boundary of the N ward the east by the Thane of and on the south by southern boundary of ward.	d the Ward the y, on thern l, on the the		0.75	_	-	0.75	thereunder.
			ii	Areas of the village of A Marve and CRZ affe		Residential/C ommercial	0.5		-	0.50	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034					rovision of Regulations as omitted under section 30 of the MR & TP Act, 1966		published under sed	d by the C	odification Government 1) of the MR 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2			3		4			5		6
				exceptinggaothan proper.	oriin Vard						
			iii	The remaining area Suburbs and Exten Suburbs		Residential/C ommercial	1.0	0.5	0.5	2.0	
		II I		Island City		Industrial	1.0	-	-	1.0	
		I V		Suburbs and Extended Suburbs		Industrial	1.0	-	-	1.0	
		30. and (A)	Floor Prote Floor Th	a/s. Section 30 oor Space Indices & Floo cted Development Space Indices & Floor space ne total area of a plot ent to be undertaken as Floor Space Indice	ce /B sha unde	UA computation Il be reckone er: - TABLE 12	n d in FSI	I/BUA calcul	ations a	·	
		Sr			es in	Zone Zone	Zonal	Additional	Admis	Permissible	
		N o		Areas		Zone	(Basic)	FSI on payment of Premium	sible TDR	FSI (4+5+6)	
		1		2		3	4	5	6	7	
		Ι	Islar	nd City		Residential/C ommercial	1.33	0.34	0.33	2.0	
		II	Subi	urbs and Extended Suburbs	3						
				The area earmarked for BA from M Ward	ARC	Residential/C ommercial	0.75	-	-	0.75	

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		sub	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			ed by the (odification Government 1) of the MR 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2			3		4			5		6
			ii	Areas of the village of A Marve and CRZ affer areas of Erangal in P/N Ward and Gorai and Marthe R Ward excepting gac proper.	ected North noriin	Residential/C ommercial	0.5		-	0.50	
			ii i	The remaining area in Suband Extended Suburbs	burbs	Residential/C ommercial	1.0	0.5	0.5	2.0	
		II I		Island City		Industrial	1.0	0.5	0.5	2.0*	
		I V		Suburbs and Extended Suburbs		Industrial	1.0	0.5	0.5	2.0*	
		a	ctiv	ization of TDR in I Zone ities, as per Table No C, of					xcept for	the hazardous	
		30. I and	O. 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 loor Space Indices in Residential, Commercial and Industrial Zones								

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulation as shed under section 26 of the MR & TP Act, 1966	submit	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			by the Cion 31(1) P Act. 1	odification Sovernment) of the MR 966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5		6
		Sr No	Areas	Zone	Road width	Zonal (Basic)	Additio nal FSI on payment of Premiu m	Admi ssible TDR	Permissibl e FSI (4+5+6)	
		1	2	3	4	5	6	7	8	
		1	Island City	Reside ntial/C	up to less then 9m	1.33			1.33	
				ommer cial	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	

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	submitted under section	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		by the C	odification Government) of the MR 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4			5		6
		II Suburbs and Extended Suburbs i The area earmarked for BARC from M Ward and the areas comprised in N ard 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.	Reside ntial/C ommer cial	0.75			0.75	
		i Areas of the village of i Akse, Marve and CRZ affected areas of Erangal in P/North Ward and Gorai and Manori in the R Ward	ntial/C less than ommer 9m	1.00	0.5	0.5	2.0	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulation as ished under section 26 of the MR & TP Act, 1966	submi	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			ed by the	odification Government 1) of the MR 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5		6
			excepting gaothan 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	Indust rial		1.0	0.5	0.5	1.0 2.0*	
		IV	Suburbs and Extended Suburbs	Indust rial		1.0	0.5	0.5	1.0 2.0*	
		as per Condi	zation of TDR in I Zone for Table No C, of Regulation I ition:- TDR & paid additionang the total Cap as it is.	No 34.3 w	ill be allowed.		·			
		TAB	TABLE 12							

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulation as shed under section 26 of the MR & TP Act, 1966	Provision of submitted und the MR &	publis	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2		3		4		5			6
		Sr	Space Indices in Residential, C Areas	Commercial and Zone	Industrial Zones Road width	Zonal	Additio	Admi	Permiss	
		No				(Basic)	nal FSI on payment of Premiu m	ssible TDR	e FS (4+5+	l l
			1	2	3	4	5	6	7	
		I	Island City	Reside ntial/C	less then 9m 9m and above	1.33	0.5	0.17	1.33	
				ommer cial	but less than 12.00m	1.55	0.3	0.17	2.0	
					12.00m and above but less than 18.00m	1.33	0.62	0.45	2.4	
					18.00m. and above but less than 27m	1.33	0.73	0.64	2.7	
					27m and above	1.33	0.74	0.83	3.0	
		II	Suburbs and Extended Subur							
			i The area earmarked for BARC from M Ward	Reside ntial/C ommer		0.75			0.75	

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			sub	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			bstantionalished by the section 3	he Govern	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3 4		4			5		6			
					•	cial						
			i	Areas of the village of A	kse,	Reside	less then 9m	1.00			1.00	
			i	Marve and CRZ affected		ntial/C	9m and above	1.00	0.5	0.5	2.0	
				areas of Erangal in P/No	rth	ommer	but less than					
				Ward excepting gaothan		cial	12.00m					
				proper.			12.00m and	1.0	0.5	0.7	2.2	
							above but					
							less than					
							18.00m					
							18.00m. and	1.0	0.5	0.9	2.4	
							above but					
							less than					
							27m					
							27m and	1.0	0.5	1.0	2.5	
							above					
		III	Isl	and City		Indust		1.0			1.0	
						rial						
		IV		burbs and Extended		Indust		1.0			1.0	
			Su	ıburbs		rial						
		Note -		The plots abutting public r to 9.0 m or more then per TDR & additional FSI or as it is.	rmissil	ble FSI sha	all be as admissib	le for 9m	n road widt	th.		proposed to be widened to time keeping the total Cap
EP-56	Part-V	The	orm	nissible FSI shall be on	2	Tho +	permissible FSI	12	The new	missible F	SI chall	Sanctioned as modified
LF-30	30 (A) (2)			ot area including area			gross plot area		gross plo			below.
	30 (A) (2)			roads/roads for which			ea under DP					below.
				d Regular line as per		s/roads	for which		roads for			The permissible FSI shall

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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 Regulationno16 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)	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)	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

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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. c) BUA in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number17(1) note 1(d) shall be permissible over and above permissible BUA or owner may avail the TDRthereof if not consumed on the remainder land. 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. In such cases no additional FSI on payment of premium/TDR shall be allowed to be utilized on	as per these Regulations. 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. 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. 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. In such cases, no additional	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. 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. 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.	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. 2) Clause (b) is deleted. 3) Clause (C) renumbered as (b) and is modified as below. 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

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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.	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. In such cases, no additional FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot. (EP-57)	avail the TDR if not consumed on the remainder land elsewhere as these Regulation. 4) Clause (d) renumbered as (c) is kept in abeyance. In such cases, no additional FSI on payment of premium/TDR shall be allowed to be utilized on remainder /balance plot.
EP-58	Part-V 30 (A) (4)	4 The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authorityunder Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills). Provided further that BUA in lieu of cost of construction of built up	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).	4 The permissible FSI shall be on gross plot area including areas to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing) and 35 (development of cotton textile mills). Provided further that BUA in	Kept in abyance.

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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.	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
		'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.	of D 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.	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 nontransferable. 'Additional FSI on payment of Premium' is to be granted on application and payment of premium & shall be used on the same plot only. 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. (EP-59)	

d Part N	egulation 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
30	art-V O(A)(9) (11)	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. 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	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. 10 The area of built up amenity shall be counted in FSI initially and after handing over of said built up amenity,	encumbrances, shall be handed over to MCGM/MHADA/Appropriat e 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.	Sanctioned as proposed with following modifications. 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

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1	2	3	4	5	6
		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. 11 Fungible FSI/BUA shall be permissible as per the provisions of Regulation no 31(3).	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. 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).	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. 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)	proposals of Govt. /MCGM executed departmentally. 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. 9 The aforesaid plot, free of encumbrances, shall be handed over to

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1	2	3	4	5	6
					MCGM/MHADA/App ropriate 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.

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1	2	3	4	5	6
EP-61	Part-V 30 (A) (12) & (14)			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. 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)	Sanctioned as modified below. 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
				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. (EP-61)	MCGM itself.
EP-62	Part-V	(B) Tenement Density	B) Tenement Density	(B) Tenement Density	Sanction as modified below.
	30 (B)	i. Maximum teneme	nt 1. Maximum tenement	iii. Maximum tenement density	2)Minimum tenement

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		density shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00. ii. Minimum tenement density shall be 200 per ha for FSI 1.00 and shall be	density shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00.	shall be 450 per ha for FSI 1.00 and shall be appropriately increased/reduced proportionate to FSI 1.00. iv. Minimum tenement density shall be 200 per ha for FSI 1.00 and shall be	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
		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. 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.		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. 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. (EP-62)	
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
		(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 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.	Development (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. 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	(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. (EP-63)	
			provisions of these		

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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).

mechanical/ automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. Entire parking is proposed by mechanical/ automatic means, a	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
mechanical/ automatic means, additional parking to the extent of 10% of the required parking shall be permitted free of FSI as vehicle holding area. 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. parking is proposed by mechanical/ automatic means, additional parking to the extent of 10% 20% of the required parking shall be permitted free of FSI as vehicle holding area. parking is proposed by mechanical/ automatic means, additional parking to the extent of 10% 20% of the required parking shall be permitted free of FSI as vehicle holding area. Provided further the reconstruction so under Regulatin No. 33(7)(A), 33(7)(B) exclusion will permissible as hereund If staircase, lift diobby areas are claime of FSI by charging preasure as per then prev Regulation, then such to that extent only we granted free of FSI we charging premium. Staircase, lift & lift areas are counted in I earlier development, incentive additional I stated in Sr. No I shall be given on such as such areas may be a	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	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	residential building, where entire parking is proposed by mechanical/ automatic means, additional parking to the extent of 10% 20% of the required parking shall be permitted free of FSI as vehicle holding area.	2)Secound proviso under Clause No.(1)(iv) is modified as below. Provided further that for the reconstruction scheme under Regulatin 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

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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 midlanding 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 midlanding 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.

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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(3331) (EP-67)	Sanctioned as proposed.
EP-68	Part-V 31 (3)	special permission, permit fungible and 20% for Industrial/Commercia premium at the rate of 60% for Res (for FSI 1). Provided further that in case of emmaximum to the extent of 10% of	ed in the D.C.Regulations 30, 32 & 33, the Commissioner may, by a compensatory FSI, not exceeding 35% for residential development all development, over and above admissible FSI/BUA, by charging a sidential and 80% for Industrial and Commercial development of ASR attirely commercial building, mall/multiplex, additional fungible BUA BUA, only for more width of corridors/passages than required under		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

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		4	5	6
1	2	Provided that in case of redevelop excluding clause No.3.11 of the Recomponent shall be granted without. Provided further that redevelopment buildings in suburbs and extended son FSI consumed in existing structure. Provided further that such fungible free sale component and shall be us tenants/occupants. Provided that, this Regulation shall reconstructed. Provided also that in case of development shall be admissible without charging "Provided that in case of development case of	pment under regulation 33(6),33 egulation the fungible compensator charging premium. It under Regulation No. 33(5) and suburbs by availing TDR, the fungre shall be granted without charging compensatory FSI for rehabilitating to give additional area over an opposed by the premium.	(7),33(8),33(9), 33(20) and 33(10) ory FSI admissible on rehabilitation redevelopment proposal of existing egible compensatory FSI admissible and premium. on component shall not be used for d above eligible area to the existing of the buildings to be constructed or 15), the fungible compensatory FSI	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.
	"Provided that in case of development under Regulation No. 33(2) excluding buildings institutions under Regulation No. 33(2)(A), the fungible compensatory FSI shall be ad rebate in premium to be charged as per this regulation and the development under Reshall be admissible without charging premium for fungible FSI. Explanatory Note:-				3)The proviso No.1 below Regulation No. 31(3) is modified as below: Provided that in case of redevelopment under regulation 33(7),33(7)(A),
		(i) Where IOD/IOA has been grant only at the option of the owner/deve(ii) For plots/layouts, where IOD is balance potential of the plot,		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	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6		
		(iii)The fungible FSI is useable as re Note: (a)The premium paid for fungible E		this Regulation particularly in case	AH /R&R component shall be granted without charging premium. 2 4) The proviso No. 2 below		
		of Commercial/Industrial development will not be adjusted; for additional fungible BUA, if any, premium as per this Regulation shall have to be paid.			Regulation No. 31(3) is modified as below. 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		
		(b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development.					
		Provision u/s. Section 30 3. Fungible Compensatory Area:—					
		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).					
		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.					
		on payment of Premium, the funstructure shall be granted without ch					
		for free sale component and shall	be used to give additional area of	litation component shall not be used over and above eligible area to the o one rehabilitation tenement cannot	he		

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		be utilized for another rehabilitation Provided that, this Regulation shall reconstructed. Provided also that in case of developments in the shall be admissible without charging "Provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging Explanatory Note: (i) Where IOD/IOA has been granted only at the option of the owner/development of the owner/development of the plot, (iii) The fungible compensatory area of the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that in case of developments institutions under Regulation No. 3 rebate in premium to be charged as shall be admissible without charging the provided that it is a provided to the provided that it is a provid	tenement. I be applicable only in respect of opment under Regulation No. 33(1) gremium. ent under Regulation No. 33(2) exectly a specific of the fungible compensator of the premium for partial development is useable as regular FSI, the compensatory area prior to construct of the premium for the premium for fungible compensator of the premium for partial development of the premium for partial development is useable as regular FSI, the compensatory area prior to construct of the premium for the	the buildings to be constructed or 15), the fungible compensatory area cluding buildings of private medicalry area shall be admissible on 50 % opment under Regulation No 33(3) ory area. The tenth this Regulation shall apply, this Regulation will apply for the ming into force of this Regulation be adjusted; for additional fungible	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		development.	created due to utilization of fur	ount to be utilized for infrastructure ngible compensatory area shall be	
		110VISION U/S. Section 31(1)			
		3. Fungible Compensatory (Fu	ungible) Floor Space Index (FSI) A	area:-	
		special permission, permit fungile development, and 20% for Industrial charging a premium at the rate of	ole compensatory FSI area, no al/Commercial development, over of 60% for Residential and 80 which is to be shared between MC	2 & 33, the Commissioner may, by t exceeding 35% for residential/and above admissible FSI/BUA, by for Industrial and Commercial CGM, State Govt. and MSRDC (for	
			BUA, only for more width of cor	multiplex, additional fungible BUA ridors/passages than required under of 80% of ASR (for FSI 1).	
		Provided that in case of redevelopm 33(9)(B),33(20), and 33(10) exclud area admissible on rehabilitation con			
		In case of redevelopment under a compensatory FSI area admissible of			
		Provided further that redevelopme existing buildings in suburbs and Premium, the fungible compensator			

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
	De at V	for free sale component and shall existing tenants/occupants. Fungible be utilized for another rehabilitation. Provided that, this Regulation shall reconstructed. Provided also that in case of develore area shall be admissible without charmonistitutions under Regulation No. 33% rebate in premium to be charged shall be admissible without charging (EP-68)	be used to give additional area of compensatory area admissible to tenement. I be applicable only in respect of oppment under Regulation No. 33(arging premium. ent under Regulation No. 33(2) exercises per this regulation and the development of fungible compensatory as per this regulation and the development of fungible compensatory.		
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:

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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. (b)The premium amount collected shall be kept in a separate Account to be utilizedfor infrastructure development.	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. (b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development. (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.	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. (b)The premium amount collected shall be kept in a separate Account to be utilized for infrastructure development. (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. (EP-69)	(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.

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
EP-70	Part-V 32 – 1.0	and may be made available to the (TDR). These Rights may be made TDRs as per provision of this regulation. TDR in lieu of handing over of ar 1.TDR in lieu of handing over of ar The land reserved for public purpos provisions of Section 125, and clause. Alternatively, owner of the land reserved for the land reserved for the MR&TP Act. Owner of the land reserved for a Commissioner in prescribed form,	pment potential of a plot of land mowner of the land in the form of available and be subject to the Regation shall be applicable only to process affecting reservations including eas affecting reservations including eas affecting reservations including eas in the DP can be compulsorily asses (a) and (c) of Sub-section (1) of served for public purposes can be any compensation as provided under The grant of Development Right way public purpose desirous of avexpressing his willingness to surn to MCGMor as described below	ospective development: - g DP road: g DP road: cquired, according to the f Section 126 of the MR&TP Act. granted "Transferable Development er Sub Clause (b) of Sub-section (1)	Sanctioned as proposed with following modification. 1) In clause 2.0 modfications 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; (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
		Sr Instances No	Extent of TDR	Remarks/conditions	SDZ/NA is willing to offer the land for public purpose and the Municipal
		a) If entire plot of land refor public purpose in the land is surrendered	DP and (basic) FSI of land	so over yet and FSI benefit is	Commissioner, MCGM is of the opinion that such land is sutable for public

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	winder section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act.
1	2	3	4	5	6
		MCGM/Appropriate Author	rity. plot area of lar surrendered	nd so 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
		b) Plot of land of IH Regulation No. 15/AOS Regulation No. 14/ Devel of lands of cotton textil under the provision of Reg No. 35 in lieu of land surrendered to MCGM/MI Appropriate Authority	as per (basic) FSI of la surrendered. le mill gulation to be		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
		c) DP Roads/RL under Act/land under widening,Nalla w surrendered to MCGM	MMC River (basic) FSI of la surrendered + BUAe plot area of lar surrendered	nd so approved in the qual to development proposal/	which are granted on lease at concessional rates by the Central Govt. and State Govt. 2)In clause 3.0 modfications
		d) Setback due to Sub- Road widening in case development of plot/layo completed in all respect/wl development is proposed	where (basic) FSI of la ut is surrendered here no		are as below:- iii) In cases where layout has already been sanctioned prior to these Regulations and layout roads are incorporated as

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		progress at the time of I over of such area to MCGM	0		Development Plan roads.
		If owner/developer developer developer and is unable to construction of built up amble be handed over MCGM/Appropriate Author	form of FSI or unutilized BUA on balance plot. balance plot. balance plot.	1 0	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
		BUA in lieu of cost of consof BUA to be handed of MCGM/Appropriate Author per the Regulation No. 15 &	over to form of FSI or ority as unutilized BUA on	such	Regulations; vii) For an existing user or retention user or any required compulsory
		In case of redevelopm Cessed buildings 33(7 renewal schemes 33(9) an redevelopmentscheme33(10 anent transit tenementsin the of permanent structures 33(relevant provision of Dond slum 0)/perm he form		open space or layout open space in any layout required /provided as per these Regulation. viii) For any existiung
		5 BUA of Affordable Housing Housing constructed on unr private land and handing entire plot along with constenements to MCGM free	reserved under the provision over of corresponding regulation structed	of	amenity, allocation of the use or zone which is not subjected to acquisition.

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 submitted under section 30 the MR & TP Act, 1960	under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		as per the Regulation No. 33 6 Heritage buildings	{BUA as per Zor FSI+ area of plot Heritage Struc existing} – BUA by Heritage buildi	on which ture is 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	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
		removed and rehable elsewhere by the implementing authority, b. which are partly encurand where encumbrance at removed and rehable.	to be bilitated project mbered it basis To the extent of BUA as per Zon FSI of the plot area (i)For the portion	to the extent of Existing BUA of the Structure. 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	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 incisted by MCGM then the developer will have to pay the cost construction / leveling to MCGM as per policy of MCGM or eals 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.

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966 the M		sion of Regulations as tted under section 30 of MR & TP Act, 1966	pu	Substantional modification ublished by the Government der section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4		5	6
				per Zonal (basic) FSI of vacant plot area.	f the	encumbrance shall be treated as fully encumbered land. The owner has to follow the procedure laid down by the MCGM for availing the DRC.	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
		8 Unreserved accessible pl falling in NDZ/NA	ot not	BUA as per the Z (basic) FSI of land surrendered + BUA e to plot area of land surrendered	so qual	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.	owners who submit the proposal for grant of Transferable Development Rights (TDR) if land is surrender to MCGM withuin 24 months and 36 months respectively from the date of coming into
		9 Reserved Land of D. P. R NDZ area accessible from e Road		BUA equal to 0.8 times land area so surrendered			force of these Regulations. The owner may opt for the said entitalment in the form
		2. Utilization of TDR					of FSI on the balance plot or in the same layout as
		Development Right Certificates (I mentioned in Sr No 3.(A)(8) below, 12 above. The TDR at the receiving	, in any la	and use zone within the li	mits o	of FSI prescribed in Table No.	permissible under these Regulation.
		TDRr=TDRo x (RR	•	** 1118		Provided that the quantum of Transferable Development Rights (TDR)	
		Where:				generated for D.P. Road/ reservation in	
		TDRr = Transferable	le Develo	opment Rights on the rece	iving	plot.	CRZ/BDP/HTHS/Low

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966			
1	2	3	4	5	6			
		RRLo =Land rates o	of Annual Statement of Rates (ASI	R) of the originating plot	Density Zone/ Hazardous Zone/ Special Development Zone areas or in areas which have some natural or full			
		Note: Land rates of ASR of both Futilization of TDR is paid. In case plot under development, a weighted	there are more than one land rate average of all the applicable rates	vant year in which scrutiny fees for applicable to different parts of the shall be taken for calculation.	legal impediment or constraint on construction or development etc. shall be 50% of normal TDR generated as prescribed above in Table 12 A of			
		(TDRo) shall be clearly indicated or	the Development Rights Certifica		these Regulation. Provided that the Municipal Commoissioner shall be			
		Note: 1.Utilisation of TDR generate be dealt at par.		•	satisfied that the said land can be used for the intended purpose.			
		2. Utilization of DRC/DRC's issued per the then prevailing Regulations/		e Regulations shall be dealt with as	4)Clause No. 4.1.2 is			
		Provision u/s. Section 30 32 Transfer of Development R	ights (TDR)		modified as below. 4.1.2 DRC shall be issued only after the land is transferred to the Municipal			
		In certain circumstances the develop and may be made available to the (TDR). These Rights may be made a	Corporation, only after compliance of conditions stipulated in these regulations and after					
		TDRs as per provision of this regula	TDRs as per provision of this regulation shall be applicable only to prospective development					
		1. TDR in lieu of handing over of ar	reas affecting reservations including	ng DP road	over possession of the reserved land for which			
		The land reserved for public pur	poses in the DP can be compu	dsorily acquired, according to the	TDR is sought at free of			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	vision of Regulation as ed under section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	4	5	6
		Alternati Rights" of Section Owner of Commiss cost and offered a Provided 15%, 10 proposal from san	ively, owner of the land rese (TDR) in lieu of the monetar on 126 of the MR&TP Act. To of the land reserved for an isioner in prescribed form, et a free of all encumbrances to are further defined below. If also that Additional/incent % and 5% of the surrendere for grant of Transferable I action of this Regulation.	ry compensation as provided under the grant of Development Right way public purpose desirous of avexpressing his willingness to surround MCGM or as described below. The transferable Development Right also be allowed Development Rights (TDR) within	granted "Transferable Development or Sub Clause (b) of Sub-section (1)	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
		Sr No	Instances	Extent of TDR	Remarks/conditions	to pay the cost of
		1	a) If entire plot of lar reserved for public purpo in the DP and land transferred in the name MCGM/Appropriate Authority.	se FSI of land so transferred is BUA equal to plot area of	d + handed over yet and FSI	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.

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966 6
1		3	4	compensation is availed.	0
				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
		b) Development of lands cotton textile mill under to provision of Regulation N 35 in lieu of land to transferred in the name MCGM/MHADA/Appropriate Authority	he FSI of land so transferred. be	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.	granted without any reduction. 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
		c) DP Roads/RL und MMC Act/land under Riv widening, major Na widening transferred to the name of MCGM	ver FSI of land so transferred BUA equal to plot area of 1	d + approved in the	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

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1	2	3	4	5	6
		d) Setback due Subsequent Residence of the widening/Proposed Road/Right of way to locked plot as per Regula No.22, in case widevelopment of plot/latis completed in respect/where development is proposed in progress at the time handing over of such are MCGM. 2 If owner/developer deverthe reservation under the reservation under the reservation of the provisions of AR and unable to consume and transferred in the name MCGM/Appropriate Authority and BUA in	to Road FSI of land so transferred case of SDZ-II, BUA equation in adjoining zone of land surrendered. It no buase of surrendered. It no buase of surrendered. It no buase of surrendered in the of	form Due to planning	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.
		of cost of construction built up amenity to handed over MCGM/Appropriate Authority.	be to		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
		amenity to be handed ove MCGM/Appropriate	the	BUA constraints.	Development Rights (TDR) against Construction of Amenity- When an owner or lessee
		In case of redevelopment Cessed buildings 33 33(7)(B), 33(8), Clut Development Scheme 33 and slum redevelopment scheme 33(10), Permant transit tenements for State Rehabilitation Scheme/Rental house under Regulation No.33(1)	provision of DCPR sister 3(9) nent nent lum	evant	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
		BUA of Affordation Housing/Rental Ho	sing the provision of correspondence of the provision		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) aginast construction of such amenity as per the following
		6 Heritage buildings	{BUA as per Zonal (basic) area of plot on which Her Structure is existing} – consumed by Heritage build	itage building is not permissible BUA as per provision of	formula:- Construction Amenity TDR in sq.m. = A/B * -1.50 * BUA

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	the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				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.	Where, 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.
		Fincumbered plots which a required for implementation of public project on very urgent basis c. In case of land which a fully encumbered and where encumbrances had/have be removed and rehabilitate elsewhere by the project implementing authority, d. which are part encumbered and where encumbrance are/were removed and rehabilitate elsewhere by the Project Implementing authority,	To the extent of 50% of BUA a per Zonal (basic) FSI of the plantage area. (i) For the portion of land which is/was vacant as per serial real (ii) For the portion of land which is/was encumbered to the extended is/was encumbered to the extended is/was encumbered to the extended is/was encumbered is/	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	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. BUA = Builtup area of constructed/developed amenity. 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

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as d under section 26 of the R & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	4	5	6
				area.	treated as fully encumbered land.	times the TDR generated as per above formula.
					The owner has to follow the procedure laid down by the MCGM for availing the DRC.	8) Clause No. 5.2 is modified as below. 5.2 With an application for
			Unreserved accessible pl not falling in N SDZ/NA	BUA as per the Zonal (b FSI of land so transferre BUA equal to plot area of so transferred	ed + the land and the Municipal	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
			Reserved Land of for D. Road/public purpose SDZ-II area accessible fro existing Road.	in FSI prevailing in the adjoin	ning ed +	development permission. 9) In Clause No. 5.4.1 Note No. (i) is deleted.
			Roads/uninterrupted acce to SH/POS/OA to be handed over to MCGM in proposed development und Regulation No 33(8)	ed surrendered/ transferred ed	d so	10) Cluase No. 5.4.1 Note No. (ii) to (iv) are modified and renumbered including (vi) as below. i) The maximum
		NOTE: -	Even if plot is affected by	River widening, major Nalla wi	dening and ownership of portion of	permissible TDR that can be

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1	2	3	4	5	6	
		plot affected by River widening, maplot on which development has be Regulations 2. Utilization of TDR	utilised on any plot shall be as per regulation 30(A) and/or as specified in these Regulations.			
		Development Right Certificates (Ementioned in Sr No 3. (A) (8) belo No. 12 above. The TDR at the receive TDRr = TDRo x (RRLo/RRLr)	w, in any land use zone within th	ne limits of FSI prescribed in Table	ii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.	
		Where: TDRr = Transferable De	evelopment Rights on the receiving	g plot.	iii) The quantum of maximum permissible TDR loading mentioned above	
		TDRo= Transferable Developme	ent Rights on the originating plot		shall include slum TDR at	
		RRLo =Land rates of Annual Sta	atement of Rates (ASR) of the orig	ginating plot	least 20 % and maximum to the extent of 50% of column	
		RRLr =Land rates of Annual Sta	tement of Rates (ASR) of the rece	iving plot	no. 6 of Table No. 12 regulation 30(A) or as decided by Govt. time to	
			there are more than one land rate average of all the applicable rates		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	
		(TDRo) shall be clearly indicated or	above.			
		Note: 1. Utilisation of TDR general shall be dealt at par.	ated as per Table No 12(A) or as	s provided under these Regulations	11)Clause No 5.4.2 is modified as below.	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		2. Utilization of DRC/DRC's issued per the then prevailing Regulations/per the then prevailing Re	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		
		Transferable Development Rights (Development Rights which shall en in this regulation. This FSI credit s Right Certificate (DRC). Development Rights Certificate (DI and endorse thereon in writing in fig to which the owner or lessee is entiprescribed in the Annual Statement year. 2.0 CASES ELIGIBLE FOR TRAN	(TDR) is compensation in the fortitle the owner for construction of shall be issued in a certificate where the construction of shall be issued by Municipal gures and in words, the FSI credit stilled, the place from where it is get of Rates issued by the Registral SFERABLE DEVELOPMENT R	f built-up area subject to provisions ich shall be called as Development Commissioner under his signature in square meters of the built-up area enerated and the rate of that plot as ation Department for the concerned IGHTS (TDR):-	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. 12) Clause No. 5.4.3 is
		Compensation in terms of Transferable Development Rights (TDR) shall be permissible for- 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; ii) lands under any deemed reservations according to any regulations prepared as per the provisions of Maharashtra Regional & Town Planning Act, 1966;			

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1	2	3	4	5	6
		iii) lands under any new road or r Corporation Act, 1888;	Hospital Building, Star Category Hotel, Religious Building etc. as per prevailing Regulations, if		
		iv) development or construction of t	he amenity on the reserved land;		any, can be availed either by full or part utilization of
		v) unutilized FSI of any structure or provisions of Development Control	•	•	TDR if permissible in this regulation or full or part utilization of additional FSI
		vi) in lieu of constructing housin Maharashtra Regional & Town Plan		to regulations prepared under the	at the option of owner. However, the restriction of road width mentioned as
		vii) the purposes as may be notified new addition of, any of the provision			these regulations shall not be applicable when the owner exercises his option
		viii) Unreserved accessible plot no Municipal Commissioner, MCGM reservation and eligible for TDR und	needed the said land for public		of availing utilization of additional FSI and in such cases limitation of maximum building potential
		ix) The TDR of lands owned by Cer the Central Govt. and it's undertakt which are granted on lease at conces	ings. However, it will not be elig	as mentioned in regulation no 5.4.1 shall not be applicable.	
		3.0 CASES NOT ELIGIBLE FOR T	TRANSFERABLE DEVELOPME	NT RIGHTS (TDR):-	13) Clause No. 5.4.4 is modified as below.
		It shall not be permissible to grant circumstances:-	Transferable Development Rights	(TDR) in the following	5.4.4 The utilisation of Transferable Development
		i) For earlier land acquisition or confully by any means;	development for which compensat	tion has been already paid partly or	Rights (TDR) shall be permissible by considering

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1	2	3	4	5	6	
		ii) Where award of land has alread 1894 or the Right to Fair Con Resettlement Act, 2013 unless according to the provisions of the	Plot Area excluding area affected by reservations or deemed reservation or plot area to be surrendered under the provisions of Accommodation Reservation			
		iii) In cases where layout has alread Plan roads prior to these regulat	•	ds are incorporated as Development	and development plan road/ prescribed R.L., to be handed over to MCGM/Appropriate	
			width of road that would be nece	ment Plan Road, in such cases TDR ssary according to the length as per	Authority if any.	
		Development Control Regulatio v) If the compensation in the form o	The state of the s	y been granted to the owner.	14) In Clause No. 5.4.5 provisions under (a),(b) & (c) are modified as below.	
		vi) Where lawful possession includi	ng by mutual agreement /or contra	act has been taken.	(a) Areas in Special Development Zones	
		vii) For an existing user or retention space or recreational ground, in		ory open space or recreational open	and areas for which the Mumbai Metropolitan Region	
		viii) For any designation, allocation	of the use or zone which is not sul	bjected to acquisition.	Development Authority or	
		ix) The incentive TDR will not be a	pplicable to deemed reservations.		Maharashtra Housing and Area	
		4.0 GENERATION OF THE TRA	ANSFERABLE DEVELOPMENT	RIGHTS (TDR) –	Development Authority or	
		4.1 Transferable Development Rig	4.1 Transferable Development Rights (TDR) against surrender of land:-			
		4.1.1 For Surrender of the gross ar from all encumbrances, the owner s			Industrial Development Corporation or	
		development potential of the very sa			Mumbai port trust or	

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1	2		4	3	Ü
		at the rate as given below:- Sr Instances	Extent of TDR	Remarks/conditions	any other Auhtorities appointed by Government as a Special Planning Authority; (b) On plots for housing
		a) If entire plot of land		a) Where land is not handed over	schemes for which
		reserved for public purpose in the DP and land is transferred in the	Area under reservation for TDR/DR	yet and FSI benefit is not approved in the development proposal on remainder plot & no TDR/monitory compensation is	additional FSI is permissible under sub-regulation (7), (9) & (10) of Regulation 33;
		name of MCGM/Appropriate Authority.	Mumbai City area the area of surrendered City) land. (Maximum 2.5)	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	However, in cases where non-slum plot is amalgamated with the slum plot for the purpose of better planning etc. then
			Mumbai 2 times the area of Extended Suburban land. (Maximum 2.00)	compensation has not been paid	DRC will be receivable on the non-slum plot/ non-cessed plot. In such cases utilization of DCR shall be governed as per
		b) Development of lands of cotton textile mill under the provision of Regulation No. 35 in lieu of land to be	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	procedure and provisions stipulated in this Regulation and sub clause (B). (c) Areas where the zonal

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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
		c) DP Roads/RL under		Only if FSI benefit is not	modified as below.	
		MMC Act/land under River widening, major Nalla widening transferred to in the	Area under reservation for TDR/DR	approved in the development proposal/ availed and not proposed to be utilized on remainder plot nor TDR is	6.4.1 The Commissioner shall allow transfer of DRC in the following manner - i) In case of death of holder	
		name of MCGM Mumbai City area the area of surrendered land. (Maximum 2.5)	City area the area of surrendered City) land. (Maximum	transferred only production of documents as may prescribed by Commissioner from ti	production of the documents as may be	
		Mumbai 2 times the area of surrendered land. (Maximum 2.00)		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		
		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.		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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1	2	3	4	5	6
		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. 2 If owner/developer	If no BUA is availed in the	Due to planning constraints.	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 and a lands a
		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.	form of FSI or such unutilized BUA on the balance plot.	Due to planning constraints.	-
		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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1	2	3	4	5	6
		Authority as per the Regulation No. 14,15 &17			REGULATION:- Provision of Generation of TDR from these regulations shall not be applicable
		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		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
		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		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
		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	and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per

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1	2	3	4	5	6
			building	consultation with & on recommendation of MHCC The potential of the plot shall be perpetually reduced to the extent of Existing BUA of the Structure.	the DCR 1991". Notwithstanding anything contained in these Regulation, at the option of owner/developer the TDR to be generated in the ongoing
		7 Encumbered plots which are required for implementation of public project on very urgent basis 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, f. which are partly encumbered and where encumbrance are/were removed and rehabilitated elsewhere by the Project Implementing	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.	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 indxed.

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1	2	3	4	5	6
		authority,			
		8 Unreserved accessible plot not falling in SDZ/NA	Area under reservation Entitlement for TDR/DR Mumbai 2.5 times the area of surrendered land. (Maximum 2.5) Mumbai 2 times the Suburban/ area of surrendered land. (Maximum 2.00)	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 area accessible from existing Road.	Area under Entitlement reservation for TDR/DR		
			Mumbai 2.5 times City area the area of (island surrendered		

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6		
			City) land. (Maximum 2.5)				
			Mumbai Suburban/ 2 times the area of surrendered Suburban land. (Maximum 2.00)				
			BUA equal to area of land so transferred				
				also be applicable to the compensation paid in the form of FSI to d part of same land parcel and in such cases the procedure of DRC			
		Provided that, if leveling of land at No. 4.1.2 to the land under surre Regulations, the quantum of TDR city) and Mumbai Suburban /Exter					
		15 %, 10 % and 5% of the surre	ndered land area shall also be allo	Rights (TDR) to the extent of 20 %, owed to the land owners who submit within 1, 2,3 and 5 years from this			

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1	2	3	4	5	6	
		notification respectively. Provided that the quantum of Tr reservation in CRZ/BDP/HTHS/Lov in areas which have some natural Government separately.				
		Provided further that in case of Gov plot shall be granted as per the clarif				
		compliance of conditions stipulated possession of the reserved land for after leveling the land to the surround compound wall / fencing i.e. brick/s to remaining height with a gate, Commissioner. Provided that, if on	ed in these regulations and aft which TDR is sought at free of counding ground level and after costone wall up to 0.60 mt above groat the cost of the owner and to certain lands such construction / egulation, then quantum of Transf	e Municipal Corporation, only after er handing over and taking over ost and free from encumbrances and enstructing / erecting a 1.5 m. high and level and fencing above that up to the satisfaction of the Municipal erection of compound wall / fencing ferable Development Rights (TDR)		
		for area under Development Plan 1	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. 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			
		which Transferable Development I Commissioner may grant Transferal also if the owner / developer hands If such land is from the proposed roa				

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1		Commissioner may decide and if included in such proposed reserva Commissioner shall quarterly report 4.1.4 In case of lessee, the award paying the lessor or depositing we equivalent to the value of the lessor Land Acquisition Act, 1894 or the Rehabilitation and Resettlement Act all encumbrances. 4.2 Transferable Development Rig When an owner or lessee with pricamenity on the surrendered plot or own cost subject to such stipulation Commissioner and hands over the Commissioner then he may be grant per the following formula: Construction Amenity TDR in sq.m. Where, A= cost of construction of amenity Statement of Rates (ASR) prepare construction of amenity is commenced. B = land rate per sq.m. as per the A	tion and shall be developed for such cases to Government. of Transferable Development Right the Planning Authority for its interest to be determined by the Right to Fair Compensation and t, 2013 against the area of land suths (TDR) against Construction of approval of Municipal Commission the land which is already vestions as may be prescribed and to said developed/constructed amended a Transferable Development Fig. = A/B * 1.25 ty in rupees as per the rates of ed by the Inspector General of Right. nnual Statement of Rates (ASR) present the such cases.	payment to the lessor, an amount e Planning Authority on the basis of Transparency in Land Acquisition, rrendered free of cost and free from of Amenity-sioner, may develop or construct the ed in the Planning Authority, at his to the satisfaction of the Municipal nity free of cost to the Municipal Rights (TDR) in the form of FSI as construction mentioned in Annual Registration for the year in which prepared by the Inspector General of	6
	I.	Registration for the year in which c			

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		5.0 UTILISATION TRANSFERA 5.1 A holder of DRC who desires t DRCs to the extent required with h Development Rights (TDR) utilisati by the Commissioner or by the Gove 5.2 With an application for develops submit the DRC to the Municipal Co words, the quantum of the TDR pro issuance of Occupation Certificate, words, the quantum of TDR/DRs ac 5.3 The Transferable Development any receiving plot irrespective of the	able Development Rights of use FSI credit therein on a particle is application for development perion shall be submitted alongwith the ternment from time to time. In ment permission, where an owner sommissioner who shall endorse the posed to be utilised, before granting the Commissioner shall endorse on the Commissioner shall endorse of the Co	cular plot of land shall attach valid rmission. Proposal for Transferable he documents as may be prescribed seeks utilisation of DRC, he shall ereon in writing in figures and g development permission. Before a the DRC, in writing in figures and ting if any. y land use zone shall be utilised on fumbai City area (island city) and um of Transferable Development he formula given below:-	

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1	2	3	4	5	6
		5.4 Utilization of TDR: 5.4 5.4.1 Utilization of Transferable by regulation 30 (A) subject to follo Note: i) Municipal Corporation of Greater and above as per site conditions throil The maximum permissible TDR based restriction where TDR utilist except for Gaothan/ congested areas Provided also that the above utilisat above so marked under the relevant iii) Maximum permissible TDR load for inclusive housing if any. iv) The priority and quantum of ma TDR atleast 20 % and maximum to slum TDR (wherever applicable) as DRC generated from other location v) If a plot is situated on internal minimum width of 9m or more then for the purpose of utilisation of TD plots also eligible for the purpose fo vi) The relaxation premium for the condoning deficiencies in open space 5.4.2 Provided that, the restriction respect to road width mentioned aboth than the basic FSI in various so buildings, redevelopment of danger	Development Rights (TDR) and I wing notes:- r Mumbai shall convert all roads ough MR & TP. Act or MMC Act that can be utilised on any plot. Pration is not permissible by earlies in the interest of the management of the extent of 50% of column not per this regulation and DRC generate the permissible limit mention of the permissible limit mention of the permissible limit mention of the plot derives from the management of the plot derives from the pl	Road Width Relation will be govern of width less than 9.00m. to 9.00m. provisions. ovided that specific area r Regulations shall remain in force of an existing road width of 9 mt and not shall be exclusive of FSI allowed mentioned above shall include slum 6 of Table No. 12 regulation 30(A). rated from the vary said land and/or n above. 0 mt. from the main road, having ng on main road om 9m wide internal road then such mal premium shall becharged while	

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1	2	3	4	5	6
		5.4.3. Provided that, the additional I building, Registered Charitable Inst Building etc. as per prevailing Dev part utilization of TDR or full or part estriction of road width mentioned of availing utilization of additional mentioned in regulation no 5.4.1 shat 5.4.4 The utilisation of Transferable Plot Area excluding area affected be applicable to the reservations to considering the total area of such restricted from Utilisat Utilisation of Transferable Develop DRC shall not be valid for use on resultable (a) Coastal areas and areas in Metropolitan Region Develop Authority or Maharashtra Ind (b) On plots for housing schemes regulation (7), (9) & (10) of Ron plots for housing schemes regulation (10) of Regulation slum plot for the purpose of the state of the purpose of the suitable Institute In	FSI permissible in certain categori itutional/ Medical / Hospital Build velopment Control Regulations, if art utilization of additional FSI at as above shall not be applicable versionall not be applicable. FSI and in such cases limitation all not be applicable. Development Rights (TDR) shall by reservations or deemed reservations be developed under the provisions servation before surrender. Tion of Transferable Development ment Rights (TDR) shall not be proceed to be a special Development Zones are preservationally or Maharashtra ustrial Development Corporation is of slum dwellers for which additing a special development Corporation is of slum dwellers for which additing a special development Corporation is of slum dwellers for which additing a special cases utilization of DCR shall be a special by the state of the planning etc. then DRC will cases utilization of DCR shall be	es of buildings such as, Educational ding, Star Category Hotel, Religious any, can be availed either by full or the option of owner. However, the when the owner exercises his option of maximum building potential as be permissible by considering Gross tion, if any. This principle shall also s of Accommodation Reservation, by Rights (TDR):- ermitted in following areas:- elow:- and areas for which the Mumbai a Housing and Area Development	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1	2	 (c) Areas where the permissible F (d) Coastal regulation zone, excession Notification 2011 and subseque e) Area having developmental proprovisions of any Central/State these regulations. 6.0 GENERAL STIPULATION:- 6.1 Development Rights (DRs) will retainable and not vested or handed section 20 or 21 of the then Urban effect shall be obtained, before a Desection 20 or 21 of the said Act, to subject to the conditions mentioned prescribed. In case of non-retainable subject to such conditions as the Coupling to the orders issued by the Government of Planning / Approximation of application for grant of the condition of the condition of application for grant of the condition of application for grant of the condition of the condition of application for grant of the condition of t	ept in cases where it is permisuent amendment from time to time ohibition or restrictions imposed by the Act (like CRZ regulations, Defended to the Act (like CRZ regulations, Defended to the Government / Urban Lon Land (Ceiling and Regulations) evelopment Right is granted. In the grant of Development Rights do in section-20 scheme and such the land, the grant of Development Government may specify. The profession of the covernment from time to time in the discharge tenure other than Classementioning i) share of Government ropriate Authority, shall be producted to TDR.	sible to Utilised TDR as per CRZ or any notification issued under the ense restriction areas, etc.) or under the ense of schemes and undertaking to that the case of schemes sanctioned under (DRs) shall be to such extent and conditions as the Government may at Rights shall be to such extent and the ense regard. I, like Inam lands, tribal lands etc., and land holder ii)transfer of such the ense printed on bond paper in an ensemble of the ensemble of th	6
		after the authentication by the Mun register in a form considered approp of, DRC.		ipal Commissioner shall maintain a tc. relating to grant of, or utilisation	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1	2	6.3 The Commissioner shall issue applicant in respect of any requisition 6.4 Transfer of DRC- 6.4.1 The Commissioner shall allow i) In case of death of holder of DRC as may be prescribed by him from a legal successor. ii) If a holder of DRC intends to the Commissioner with an application Commissioner and a registered agree endorsement of the new holders nativalid without endorsement by the available for use only to the holder of 6.4.2 The utilisation of TDR from transfer procedure. 6.5 The Commissioner may refer circumstances:- i. Under direction from a competent	transfer of DRC in the following C, the DRC shall be transferred or time to time, after due verification cansfer it to any other person, he son alongwith relevant document which is duly signed by Trans, i.e., the transferee, on the said Commissioner and in such circ transferor. certificate under transfer proceduftrain the DRC holder from utilication.	manner - nly on production of the documents and satisfaction regarding title and chall submit the original DRC to the ts as may be prescribed by the ansferor and Transferee, for seeking certificate. The transfer shall not be cumstances the Certificate shall be are shall not be permissible, during lizing the DRC in the following	
		ii. Where the Commissioner has readocuments b) by misrepresentation.			
				r vacant, or already developed fully oner consistent with the prevailing	

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1	2	3	4	5	6
1		Development Control Regulations, 6.7 DRC may be used on plots/lan vacant or already developed for the per prevailing Regulations. 6.8 DRC may be used on plots/lan construction to the Planning Authority circumstances, for the purpose of d the total area of the reservation beforms to the total area of the reservation beforms to be utilizer shall pay to the Planning auntum of TDR to be utilised, as Statement of Rates. 7.0 VESTING OF LAND: 7.1 The Commissioner, before issuit of the land proposed for surrender is name of Planning Authority. 7.2 In case the Appropriate Authority permissible for the Commissioner of hold such possession as a facilitate.	and having Development Plan reserve same purpose, or on the lands under the purpose, or on the lands under the provisions of Acteriational Transferable Development or surrender, shall be considered. The argesing Authority, an infrastructure into the rate of 5% of construction of the rate of 5% of construction or the applicant, and get the Reserve to the request of such authority to go t	vations of buildable nature, whether oder deemed reservations, if any, as surrendering the required land and commodation Reservation. In such it Rights (TDR) receiving potential, approvement charges, for a proposed cost as per the prevailing Annual thimself that the ownership and title ecord of Right to be corrected in the grant TDR under this regulation and Commissioner shall handover the	6
		Appropriate Authority as per Annua of land under reservation.	al Statement of Rates prevailing at	the time of handing over possession state Government Department, the	

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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	4	5	6	
		8.0 EFFECT OF THIS REGULA' Provision of Generation of TI issued prior to publication of shall be allowed to be utilised all other conditions of these R Provided also that old	TION:- DR from these regulations shall not these regulations. "However DRO as per TDR zones of old Regulation egulations. Such utilisation shall be TDR purchased for utilisation or proposal for utilisation of such TDR	to the concerned Department free of a be applicable where DRC has been a issued under the old Regulations ons without indexation but subject to a allowed for one year only. On a specific plot with registered a pending in the ULBs prior to these		
		Tabel No. 12A modified as below.				
		Sr Instances	Extent of TDR	Remarks/condi	tions	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966 tl		submitt	tted under section 30 of MR & TP Act, 1966		Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2		3		4			5	6		
	1 2			No 1	a)If entire plot of land rese public purpose in the DP a is transferred in the n MCGM/Appropriate Author	and land ame of	Area under reservation Mumbai City area (island City) Mumbai Suburban/Extended Suburban	2.5 of lan 2.5 2 1 of	times the area surrendered d. (Maximum	FSI benefit is development pro & no TDR/mo availed. b) award is not 23 of Right to Transparency Rehabilitation a	s not handed over yet and not approved in the oposal on remainder plot onitory compensation is declared under Section Fair Compensation and in Land Acquisition and Resettlement L.A. by compensation has not
			b)Setback due to Subseque widening/Proposed DP I case where developm plot/layout is completed respect/where no develop proposed/is in progress at of handing over of such MCGM.	Road in ent of in all oment is the time	TDR equivalent to of land so transferr		Zonal (basic) FSI	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			
		2	Heritage buildings		reservation		tlement for R/DR times the				

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966 tl			Substantional r published by the under section 30 of MR & TP Act, 1966		he Government 31(1) of the MR act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2		3		4			5	6
					City area (island City) Mumbai Suburban/ Extended Suburban	2.0 unce	times the consumed plot as per zonal ic FSI)	perpetually redu	of MHCC I of the plot shall be used and freezed to the g BUA of the Structure.
		3	elsewhere by the implementing authority, h. which are partly encuand where encumbrance a	tion of t basis are fully where to be bilitated project	To the extent of Zonal (basic) FSI (i)For the portion vacant as per serior (ii) For the portion encumbered to the BUA as per Zon vacant plot area.	of the of 1 al no n of 1 he ex	e plot area. and which is/was 1(a) of this table land which is/was xtent of 50% of	separately certification was vacant and encumbrance alorgical point measurements this respect with The area of vace encumbrance distinguished and the land under putreated as fully entreated as fully entreated as fully entreated where the separately certification is separately certification.	nenting authority shall by the area of land which the area of land under ong with details as per the ent survey carried out in the City Survey Officer. The shall be clearly demarcated, otherwise art encumbrance shall be ncumbered land. To follow the procedure of MCGM for availing the

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1	2	3	4	5	6
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) (16 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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					private medical instituions 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 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

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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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.	itional FSI allowed to the ve cited institutions, ept institutional buildings Govt. /MCGM, premium, if a beyond Zonal (basic) for a fixed by Govt. shall equally shared between gradient additional additional allowed to the able accept institutions, except institutional buildings of Govt. /MCGM, premium, if any, beyond Zonal (basic) buildings of Sovt. / & MCGM (basic) build		

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				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.	
		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	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	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	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	submitted under section 30 of the RTP Act, 1966 submitted under section 30 of the MR & TP Act, 1966 wrong TP Act. 1966			
1	2	3	4	5	6	
		remaining additional FSI. 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.	remaining additional FSI. 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.	the owner/developer only after availing the remaining additional FSI. In regard to other Institutional Buildings covered under Regulation (2) (IV) (16 17) (g), Govt. /Municipal Commissioner may from time to time specify terms and conditions. (EP-71)		
EP-72	Part-VI 33(2) (C)	(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions (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. (b) Conditions stipulated in (A) & (B) above shall be adhered to.	(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions (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. (b) Conditions stipulated in (A) & (B) above shall be	(C) Terms and Conditions for Buildings of Private Medical & Educational Institutions (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.	Sanction as modified below. Note:- (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). (2) If the additional FSI as per	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
			adhered to.	(b) Conditions stipulated in (A) & (B) above shall be adhered to. 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). (EP-72)	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. a) The misuse shall be ascertained by physical site verification by a team of officers from the MCGM, which has approved the building plans. 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. c) The penalty will be recovered from the date of commencement of unauthorized use till the day

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1	2	3	4	5	6
					non medical/ educational /institutional activities. 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. These provisions will be over and above the penal provisions of the MRTP Act, 1966.

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966					
1	2	3	4	5	6			
EP-73	Part-VI 33(3)	Offices: The Commissioner, by special specified in Table No a considering the specific Semi Govt. and PSUs. It premium for FSI beyond time to time.	Section 26 33(3) Buildings of Government/MCGM/Statutory Bodies, Semi-Government and PSU Offices: The Commissioner, by special permission, may permit FSI 5 including Zonal (basic) FSI specified in Table No 12foroffice 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					
		Section 30						
		33(3) Buildings of Governm Offices:						
		The Commissioner, by special FSI specified in Table No 12 considering the specific require and PSUs as detailed below:						
		Sr No Plot area	Maximum Pern	nissible FSI				
		1 Up to 2000 sq. m	Up to	o 3				

Excluded Part No. (EP)	Regulatio n 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 Provision of Regulations as published by under section & TP Act, 1966		ostantional mod ished by the Go section 31(1) &TP Act. 19	overnment of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966				
1	2		3			4		5		6
		2	Above 20	000 and up to	3000 sq. m	Up to	o 4			
		3 Above 3000 Sq. m Up to 5								
	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 Section 31(1)									
		Section 31(1)								
		` '	Buildings Offices:	of Governm	nment/MCGM/Statutory Bodies, Semi-Government and PSU					
			Zonal (le except i	oasic) FSI sp esidential us	ecified in Table se considering the	mission, may pe No 12 for office he specific requi nd PSUs as detail	e use & iremen	& other allied t of Govt./MO	purposes	
			Sr No	Plot area		Minimum Width	Road	Maximum Permissible	FSI	
			1	Up to 2000	sq. m	12m		Up to	3	
			2	_	00 and up to	18m		Up to		
			3	Above 3000	9 Sq. m	30m		Up to	5	
	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. Premium shall be applicable for additional FSI except for the development by									

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		State Government & (EP-73)	MCGM as decided by the Gover	nment from time to time.	
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/Redevelop ment 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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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"). 2.The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following: (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.	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"). 2. The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following: (i) The area of staff quarters/free sale component for various categories of employees	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"). Premium shall be applicable for additional FSI except for the development by State Government & MCGM as	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.
		-	shall be as per the norms	decided by the Government	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1		(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. 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.	prescribed by the concerned User Authority. (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. 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.	from time to time. 2. The total permissible FSI under this Regulation shall be utilized for construction of staff quarters for the User Authority subject to the following: (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.	
		(b) The flats constructed under the free sale component shall be first offered to		construction of free sale area (hereinafter referred to as "free sale component")	

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1	2	3	4	5	6
		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. 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 4. (i)No premium shall be charged for fungible FSI admissible as per DCR 31(3) for construction of staff quarters. (ii)No premium shall be payable for stair case, liftand lift lobby for the construction of staff	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 4.(i) No premium shall be charged for fungible compensatory area admissible as per DCR 31(3) for construction of staff quarters. (ii)No premium shall be payable for stair case, lift and lift lobby for the construction of staff quarters. (iii)Open space deficiency shall be charged at the rate of 2.5% of the land rate of ASR (for FSI 1).	to be disposed of by the Implementing Public Authority to recover the cost of project implementation as provided herein. 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. (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. (c) The flats constructed under the free sale	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		quarters. (iii) Open space deficiency shall be charged at the rate of 2.5% of the land rate of ASR (for FSI 1). (iv)Provisions of IH shall not be applicable for development under this Regulation. 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.	be applicable for development under this Regulation. 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.	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. (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. 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	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				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	
				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.	
				(ii)No premium shall be payable for stair case, lift and lift lobby for the construction of staff quarters of MCGM & State Government.	
				iii) Open space deficiency shall be charged at the	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				rate of 2.5% of the land rate of ASR (for FSI 1). (iv) Provisions of IH shall not be applicable for development under this Regulation. 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. (EP-74)	
EP-75	Part-VI	Section 26	1	1	Sanctioned as proposed with
Di 73	33(3)(B)		nent for construction of staff quarter	s of Govt. or its statutory bodies	following modification. 1. The Commissioner

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of R published under s MR & TP	section 26 of the	submitted u	n of Regulations as nder section 30 of the & TP Act, 1966	published by under sectio	nal modification y the Government n 31(1) of the MR Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3			4		5	6
		1. The Cor Govt. /MCGM private plots minimum widt of staff quarte following prov (i) The norm Staff (ii) In Staff Qu	nmissioner may A/their statutory of lands, having the of 12 m and gets created and havisions: area of staff quals prescribed by Quarters excee	permit con y bodies (hong minimum grant incentinanded over arters for va the concern d the maximall be admis lowing table		uarters for the coas "User and abutting herein below User Authorite employees shad in no case rea as prescrifer required for (As% of	ne employees of Authority") on g a road having in lieu of BUA y, subject to the all be as per the shall the area of bed therein.	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
		Zonar	Island city		40%			50% of ASR of developed land (for FSI
			Suburbs &l	Extended	80%			1) or as decided by the Government from time to time except for the
		(basic)/permis	buildings of State Government & MCGM					
			Plot	Area	Maximum FSI	permissible		and the following provisions:

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published under MR & TP	section 26 of the Submitted use Act, 1966 MR of		ion of Regulations as d under section 30 of the R & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	3		4		5	6
			2000 sq. m but less than m		3.00			
			4000 sq. m or 1	more	4.00			
		the construction (b) Open (c) The provention of approximately dependent of	space deficiency ovision of IH sh cture charge at proval beyond 2 infrastructural of of MR&TP Act nt/redevelopment taff quarters for with prior approformed for this p	y shall be all not be all not be 7% of the Zonal (baseharges shall 1966. Into favor a user eval of the purposeby defor conducted by	features permitted as p be handed over to MC charged at 2.5% of the applicable for developed. Land Rate for the BU sic) FSI (including furtall be in addition to death acant plot belonging Authority shall be plocation and requirem GoM. Asservancy staff quarter GoM shall be available onstruction of staff quarter	GM/Appropriland rate of Ament under the Ament under the Ament under the Ament as per ASI sevelopment of the Ament of a private permitted by the ament of such Single on owners	ate Authority. ASR (for FSI 1). is Regulation. R (for FSI 1) of thall be paid to harges levied as landholder for the Municipal taff Quarters by s Regulation, a hip basis under	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Republished under se	ection 26 of the	submitted u	n of Regulations as nder section 30 of the & TP Act, 1966	published b under section	onal modification by the Government on 31(1) of the MR P Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3			4		5	6
		1. The Commis/MCGM/their plots of lands, width of 12 m quarters create following prov (i)The area of prescribed by Quarters exceed (ii)Incentive Quarters as personnel of the province of the	ssioner may pe statutory bodie, having minim and grant inceed and handed isions: f staff quarters y the concerned the maximum are following table A Location of push and the state of the	rmit constructs (hereinafoum area of entive FSI, all over free for various ed User Aum limit of continuits of cont	ction of staff quarter ter referred to as "I 2000sq.m and abutt as provided herein be of cost to the Use categories of employ thority and in no carpet area as prescrib gainst the FSI requirements of the staff Quarter 40%	rs for the em User Author ting a road le elow, in lieu er Authority rees shall be ase, shall the bed therein.	aployees of Govt. ity'') on private having minimum of BUA of staff t, subject to the as per the norms he area of Staff	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of to MR & TP Act, 1966	ection 26 of the submitted under s		published under sect	ional modification by the Government tion 31(1) of the MR TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4		5	6
		(basic)/permissible FSI shall	Plot Area m or more but	Maxin permissible 3.00	mum	Table below.	
			4000 sq. m	3.00			
		4000 sq.	m or more	4.00			
		(iv)(a)No premium shall be the construction of staff (b) Open space deficien (c)The provision of IH s v. Development cess at 7% of approval beyond Zonal (to MCGM. Development cessection 124 of MR&TP Act vi. Development/redevelopments constructing staff quarters Commissioner with prior ap the Committee formed for the vii. In case of flats proposed percentage of flats as of ShramSaphalya scheme	quarters to be hat by shall be charge hall not be applied the Land Rate hasic) FSI (excludes shall be in a 966. The area of a vacant for a user Autoroval of the local spurpose by Golfor conservancy ecided by GoM silvers and the shall be shall be a spurpose by Golfor conservancy ecided by GoM silvers and the shall be	nded over to MCC ed at 2.5% of the leable for development of the BUA as pelling fungible complete development of the belonging to the belonging hority shall be the tion and requiremed.	GM/Appropriand rate of and rate of a pensatory appears to a privation of such er this Regulary and the control of such er this Regulary and the control of such er this Regulary and rate of such errors.	riate Authority. ASR (for FSI 1). his Regulation. FSI 1) of the year area) shall be paid rges levied as per te landholder for by the Municipal Staff Quarters by	
		Section 31(1) 33(3) (B) Development/Redevelopment (including CISF) of private lands.					

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		employees of Go "User Authority' m and abutting a as provided here over free of cos decided by the G Government & M (i)The area of st per the norms p shall the area of prescribed therei (ii)Incentive FSI	ner may permit construction ovt. /MCGM/their statutory bodi vt. /MCGM/their statutory bodi vt. /mcgm/their statutory bodi volume of plands, havi road having minimum width of in below, in lieu of BUA of staff to the User Authority, subject overnment from time to time exceeding and the following provision aff quarters for various categor rescribed by the concerned User Staff Quarters exceed the max in. shall be admissible against the as per following table: -	tes (hereinafter referred to as ang minimum area of 2000 sq. 12 m and grant incentive FSI, if quarters created and handed at to payment of premium as cept for the buildings of State ons: Ties of employees shall be as er Authority and in no case, imum limit of carpet area as	
		Location of project	Incentive (As BUA of staff Q	s% of required uarters)	
		Island city	40%		
		Suburbs & E Suburbs	extended 80%		
		(iii)FSI including Zo and as stated in the T			

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	of the submitted under section 30 of the		Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4		5		6
1		2000 sq. m or more but less than 4000 sq. m 4000 sq. m or more (iv) (a) No premium and 31(3), for the MCGM/Appropriate (b) Open space defit FSI 1). (c) The provision of Regulation. i. An infrastructure of as per ASR (for (including excluding the excluding sit. Development/redefit for constructing sit. Municipal Commissions.	18m 18m 18m 18m 18m 18m 18m 18m	for features process at 2.5% arged at 2.5% arged at 2.5% arged at 2.5% ar of approvation approvation 124 of Notice and plot below user Authorical approval of the formed for the formed fo	of the land rate of AS for development under of the Land Rate for the l beyond Zonal (basicea) shall be paid to M s shall be in addit IR&TP Act 1966. Inging to a private land ty shall be permitted the location and requirent his purpose by GoM.	er this e BUA c) FSI ICGM. ion to lholder by the nent of	
		percentage of flats under Shram Sapha (EP-75)		oM shall be a	basis		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Reg published under sec MR & TP Ac	tion 26 of the	submitted under section 30 of the MR & TP Act, 1966		&TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4 5				6
EP-76	Part-VI 33(4)	Subject to payme provision of Reg subject to other te FSI] shall be as b provisions of these	nt of premiurulation No 3 rms and condelow for all r Regulations an Sr Plot No covered Reserva	otels on independent plot: m as decided by Govt. for the state of the	nared be missible pendent it.	tween Gov FSI [include plots and sa	t.& MCGM, and ling Zonal (basic)	1 2) Following note is inserted
			propose RL und	ed DP roads/Sanctioned er MMC Act		3		
			2 Above	and up to3000 sq. m		4		3)Conditions are modified as below.
			3 Above 3000 Sq. m 5	5		Conditions:		
		Conditions: (1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGMfred of cost (only room charges) & it may be monitored by the MTDC and Protoco Department. (2) An infrastructure charge at 7% of the Land Rate for the BUA as per ASR (for						(1) 5% of total rooms shall be reserved for total 30 days in a year for Govt./MCGMfree of cost (only room charges) & it may be

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		be paid to MCGM. These charges levied as per sect Note: Out of the additional FSI TDR (without payment of	roval beyond Zonal (basic) FSI (e infrastructural charges shall be ion 124 of MR&TP Act 1966 beyond Zonal (basic) FSI, 50% premium), provided that the util g of the remaining additional FSI	may be availed by utilizing ization of such TDR will be	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. (4) In respect of star category Hotel, projects classified as Mega/Ultra Mega Project as per Maharshtra 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 form time to time for the uses as proposed by Tourism Department from time to time.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					(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.
					(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.
					 (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

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1	2	3	4	5	6
					such TDR will be allowed only after availing of the remaining additional FSI.
					(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.
		Section 30 33(4) Building of Residential Ho	otels on independent plot:		
		Subject to payment of premiur provision of Regulation No 3 subject to other terms and cond	m as decided by Govt. from tim 3(19), equally to be shared bet litions, the maximum permissible esidential hotels on independent	tween Govt. & MCGM, and FSI [including Zonal (basic)	

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1	2	3	4	5		6
		No Reservation/Designation	a to be handed over in lieu of in the DP except affected by tioned RL under MMC Act	Maximum Permissible FSI		
		1 Up to 2000sq. m		Up to 3	_	
		2 Above 2000 and up to 300	00 sq. m	Up to 4 Up to 5		
		3 Above 3000 Sq. m				
		of cost (only room charge Department. (2) Development cess at 7% year of approval beyond Zo be paid to MCGM Development as per section 124 of MR&T (3) Commercial uses upto 2 hotel i.e. banquet hall, conference of the additional FSI TDR (without payment of	be reserved for total 30 days in a ses) & it may be monitored by of the Land Rate for the BUA a nal (basic) FSI (excluding fungilment cess shall be in addition to P Act 1966. 20% of Zonal(basic) FSI, in addrence hall and meeting room etc. beyond Zonal (basic) FSI, 50% r premium), provided that the utiling of the remaining additional FSI	s per ASR (for ble compensator development clustion to uses per shall be permised by the station of such T	FSI 1) of the ry area) shall harges levied ermissible in sible.	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published under	Regulation as section 26 of the Act, 1966	Provision of Resubmitted under se	ection 30 of the	Substantional modific published by the Gover under section 31(1) of &TP Act. 1966	nment	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	-	3	4		5		6
		Subject (for FSI Regulat other te FSI] sharelated p	to payment of p 1) or as decided ion No 33(19), of rms and conditive all be as below for these Plot area covered under over in lieu Designation in affected by roads/Sanction MMC Act	d by Govt. from tequally to be share ons, the maximum or all residential had reschain and unexcluding area of Reservation of the DP except proposed DP ed RL under	at the rate of 3 ime to time ed between G m permissible notels on independent one estab	Maximum Permissible FSI	oion of oject to (basic) es other	
		1	Up to 2000 sq.		12m	Up to 3		
		2	m	nd up to 3000 sq.	18m	Up to 4		
		3	Above 3000 Sc]. m	30m	Up to 5]	
		cost (only room	n charges) & it n	nay be monitored b	by the MTDC	year for Govt./MCGM : and Protocol Departmen Land Rate for the BUA	ıt.	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		ASR (for FSI 1) of the year of fungible FSI compensatory are Development cess shall be in a MR&TP Act 1966. (3) Commercial uses up to hotel i.e. banquet hall, conferent Note: Out of the additional FSI TDR (without payment of preallowed only after availing of the (EP-76)			
EP-77	Part-VI 33(5)	Authority (MHADA) 1) FSI for a new scheme of Lov on vacant lands for EWS, LIG time) shall be 4.0on the gross schemes shall be for EWS, LIG 2) The above cited condition schemes of MHADA. 2.1 Where redevelopment of undertaken by the housing co-o	w Cost Housing, implemented by and MIG categories (as stipulate plot area (excluding Fungible and MIG.FSI 4 will not be appliate would also apply to redevelope buildings in existing housing apperative societies or the occupies abbilitation Area Entitlement, Inc.	MHADA departmentally ed by Govt. from time to FSI). 70 % BUA of such cable to HIG. ment of existing housing schemes of MHADA is rs of such buildings or by	Sanctioned as proposed with following modification:- 1)Provisos of Clause-1 and Clause -2 are modified as below. 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.

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	r section 26 of the P Act, 1966 submitted under section 30 of the MR & TP Act, 1966 under section 31(1) of the MR & TP Act. 1966					
1	2	3		4	5	6		
			: existing to 5 sq. m, a	•	eof, subject to a minimum a, in accordance with the	2)Explanation below Table–A is modified as below. Explanation: (a) Plot under redevelopment means land demarcated by MHADA for		
		Area of the Plot Redevelopment	redevelopment. (b) For the purpose, "existing Carpet area/carpet area" means					
		Above 4000 sq. m to 2 has Above 2 ha to 5 ha	a	15% 25%		the net usable floor area within a tenement excluding that covered by		
		Above 5 ha to 10 ha		35%		the walls or any other areas speicificaly exempted from floor		
		Explanation: Plot under recredevelopment. Provided that the maximum reh carpet area prescribed for MIG	Above 10 ha Explanation: Plot under redevelopment means land demarcated by MHADA for redevelopment. 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. Under redevelopment of buildi area of any existing non-residequal to carpet area of the exist B)Incentive FSI: Incentive FSI	then Regulation. 3) Sub Regulation 2.1(B) is modified as below. B) Incentive FSI: Incentive FSI admissible against the					

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation published under section 26 MR & TP Act, 1966		the submitted under section 30 of the MR & TP Act 1966 published by under section		Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966			
1	2	3		4 5			6			
		of Land Rate(LR)and Ratelow:- Provided that the above	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:- Provided that the above incentive will be subject to availability of FSI on the Plot under redevelopment and its distribution by MHADA.							
			plot under redevelopment as per the Annual Schedule of Rates (ASR) and Rate of							
		Basic Ratio (LR/RC)		ntive (As % of Admissible abilitation Area)			Construction (RC)* in Rs/sq. m applicable to the area as			
		Above 6.00		40%			per the ASR of the date of approval of plan and shall be			
		Above 4.00 and up to 6.00		50%			as given in the Table B below:-			
		Above 2.00 and up to 4.00		60%			4) In sub Regulation 2.1			
		Up to 2.00 Explanation		70%			proviso below table C is modified as below.			
		Land Rate (LR)*—Rate of Construction (RC ASR	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							
		of the Basic Ratio shal approved by the Compete land rate applicable to di	l be t ent Au fferen	taken for the year in whathority. Provided further at parts of the plot under r	nich th that in edevel	truction (RC) for calculation are redevelopment project is case there is more than one opment, a weighted average erage Land Rate for deriving	above existing BUA up to 3.00 FSI by charging premium at the percentage rate of ASR defined in table C1 below:-			

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published un	of Regulation as der section 26 of the TP Act, 1966	submitted under section 30 of the MR & TP Act, 1966		published by under section	al modification the Government 31(1) of the MR Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	4			5	6
		The balanc components the Coopera	atio. Fing of the Balance FS The remaining FSI/E The calculated as per stative Housing Society The share of MHADA sl	5)In Sub Regulation 2.1 third proviso below table C1 and Note is deleted.				
			Davis Davis	(LD/DC)	Sha FSI			
			Basic Ratio	(LR/RC)	Cooperative Society Shar			
			Above 6.00		30%	70%)	
			Above 4.00 and u	p to 6.00	35%	65%)	
			Above 2.00 and u	p to 4.00	40%	60%)	
			Upto 2.00		45%	55%)	
	 2.2 Where redevelopment of buildings in the existing housing schemes of MHADA isundertaken 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: A) Rehabilitation Area: The Rehabilitation Area shall be increased by 15% of the existing carpet area, over and above the Rehabilitation 							

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966				
1	2	3	4	5	6				
		Area cal size of M B) In							
			C) Sharing of the balance FSI: Sharing of the balance FSI shall be the same as in (C) of 2.1						
		be allowed to be utilized on sa area in respect of area to be ha MHADA shall be exclusive of t 3)For the purpose of calculating internal roads but excluding to	le on the surplus area to be handed le component. No premium shall nded over to MHADA and surplus the Fungible BUA if availed. In the FSI, the entire area of the lay the land under the reservation of the shall be permissible on the bots.	l be charged on the fungible us area to be handed over to yout including DP roads and of public amenities shall be	6)In sub Regulation No.3 provision modified as below. The reservations in the MHADA layout may be developed as per the provisions of Regulation No. 17(3).				
		the year of approval beyond 2 MCGM. 75 % of the Infrastransferred to MCGM for developments.	t 7% of the Land Rate for the BUZonal (basic) FSI (including furucture Charge levied and colleloping necessary offsite infrastratevelopment charges levied as per	7) In sub Regulation No.5 provision of (b)(iii) is deleted. 8)Sub Regulation No.6 is modified as below.					
		EWS/LIG/MIG tenements by EWS/LIG/MIG tenements tow (existing BUA in old building	charged under Regulation 31(1) & 31 (3) for construction of by MHADA on a vacant plot, in a redevelopment project for towards the share of MHADA and for rehabilitation component ding) of a redevelopment project. 6) Notwitt anything contained these Regulation of the contained in these Regulation of the contained in these Regulations, the other relaxation of the contained in these Regulations, the other relaxation of the construction of anything contained these Regulations of the contained in the containe						

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
	2	incorporated in Regulation No. the housing schemes under EWS/LIG/MIG categories. How 6) a) In any Redevelopment appointed by the Co-operative Board, thereby sanctioning add and where such NOC holder proposed building (including to occupiers/members to particip tenements for the purpose of tenements, the provisions of so the purpose of getting the tenements. It is provisionally to the purpose of getting the tenements of the purpose of getting the tenements. It is provisionally the purpose of getting the tenements of members not co-operating section 95(A) of the MHAD Action 195(A) as may which shall remain with the Couldings under the Rehabilitation 195(A) and the Rehabilitation 195(A) are referred to as the date, shall continue to be governor 195(A) continue to be governor 195(A) and 195(A) are referred to as the date, shall continue to be governor 195(A) and 195(A) are referred to as the date, shall continue to be governor 195(A) are referred to as the date, shall continue to be governor 195(A) are referred to as the date, shall continue to be governor 195(A) are referred to as the date, shall continue to be governor 195(A) are referred to as the date, shall continue to be governor 195(A) are referred to as the date, shall continue to be governor 195(A).	33(10) of these Regulations excerthis Regulation for construevever, the front open space shall shall be shall b	ept clause 6.18 shall apply to ction of tenements under not be less than 3.0 m. e Housing Society/Developer IOC from MHADA/Mumbainsent of 70% of its members ative accommodation in the hall be obligatory for all the eme and vacate the existing lure to vacate the existing atis mutandis shall apply for perative members. The of MHADA under clause outsing Society in the form of will be sufficient. In respect to pment project, action under Action action under the maintenance of new the Mumbai Board or Offer of force of this Regulation valid as on the appointed apprior to this Regulation.	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. 9)Sub Regulation No. 7 (a) is modified as below. 7)a) In any Redevelopment Scheme where the Registered Cooperative Housing Society/Developer appointed by the Registered Cooperative Housing Society/Fedration/ Association/Union has obtained NOC from the MHADA/Mumbai Board, thereby sanctioning

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					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. 10) Sub Regulation No. 10 & 11 are change as 9 & 10 respectively.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					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.
	+	Section 30			
		Development Authority (MHADA 1) The FSI for a new scheme Economically Weaker Sections (MIG) categories shall be 3.0 or Area) and at least 60% BUA is EWS, LIG and MIG categories time to time. Provided that the Floor Space I in case of plots, having area or 18.00 m or more. 2) For redevelopment of exist and/or(ii)MIG and/or (iii) HIG prescribed for MIG, the total per the Fungible Compensatory Area Provided that the Floor Space in case of plots, having area or 18.00 m or more. 2.1 Where redevelopment of	of Housing, implemented by MI (EWS), Low Income Group (LIO n the gross plot area (exclusive of in such scheme shall be in the , as defined by the Government andices above may be permitted to f 4000 sq. m or above which from the houses with carpet area less the the state of the	HADA on MHADA lands for G) and Middle Income Group of the Fungible Compensatory form of tenements under the in Housing Department from to be exceeded up to 4.00 FSI ont on roads having width of DA, containing (i)EWS/LIG can the maximum carpet area to gross plot area (exclusive of the be exceeded up to 4.00 FSI ont on roads having width of the group of the schemes of MHADA is	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	4 5			
		lessees of MHADA, the Reh balance FSI shall be as follows A) Rehabilitation Area Entitler i) Under redevelopment of entitlement of rehabilitation at total of (a) a basic entitlement equiv thereof, subject to a minimum					
		(b) an additional entitlement, accordance with the Table-A b					
		Area of the Plot under Addi Redevelopment Exis	_				
		Above 4000 sq. m to 2 ha	15%				
		Above 2 ha to 5 ha	25%				
		Above 5 ha to 10 ha		xplanation: The plot under			
		Above 10 ha	47%	development means the land emarcated by MHADA for			
		maximum limit of carpet area date of approval of the redevel ii) Under redevelopment of entitlement of rehabilitation ar Housing Scheme shall be equa B) Incentive FSI: Incentive F calculated in (A) above, shall I Land Rate (LR) in Rs/sq. m. o	ntitlement of rehabilitation area prescribed for MIG category by t	shall in no case exceed the he Govt, as applicable on the Schemes of MHADA, the menity unit in the Residential unit plus 20% thereof. equired for rehabilitation, as referred to as Basic Ratio) of s per the Annual Schedule of			

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	e submitted un	of Regulations as ader section 30 of the TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4	5	6
		ASR and shall be as given in	the Table B be	low:-Table B		
		Basic Ratio (LR/RC)	Incentive (A Admissible Area)	s % of Rehabilitation		
		Above 6.00	409	%		
		Above 4.00 and up to 6.00	509	%		
		Above 2.00 and up to 4.00	609	%		
		Up to 2.00	70%			
		under redevelopment and its Provided further that in case the plot under redevelopment for calculating the Average	there are more t, a weighted a Land Rate and enstruction (RC	MHADA. than one land rate verage of all the the Basic Ratio.) for calculation of	e applicable to different parts of applicable rates shall be taken Provided further that the Land of the Basic Ratio shall be taken by the Competent Authority.	
		components, calculated as p	nce after prover (A) and (B) and MHADA	above respective in the form of B	chabilitation and the incentive ly, shall be shared between the UA, as given in Table C below	
		Table C	in be namueu ov		ce of cost.	
		Basic Ratio (LR/RC)	Sharing FSI	of Balance		
		(213,113)	Cooperative	MHADA		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulati published under section 2 MR & TP Act, 19	26 of the	submitted u	n of Regulations as nder section 30 of th & TP Act, 1966	ne	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	_		4		5	6
			Soc	iety Share	Share			
		Above 6.00		30%	70%			
		Above 4.00 and up to 6.00	О	35%	65%			
		Above 2.00 and up to 4.00	О	40%	60%			
		Up to 2.00		45%	55%			
			f plots u ay allow	additional I	BUA over and abo	ve e	at insisting MHADA's Share existing BUA up to 3.00 FSI ble C1 below:-	
		LR/RC EW Ratio	S/LIG	MIG	HIG			
		0 to 2	10%	60%	80%			
		2 to 4	15%	65%	85%			
		4 to 6	50%	70%	90%			
		above 6	55%	75%	95%			
		Note: - The above pe time.	rcentage	may change	e with prior appro	oval	of the Govt. from time to	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1	2	Provided further that in case of roads having width of 18.00 permissible in the form of So handed over to MHADA on pay 2.2 Where redevelopment of undertaken by MHADA or jo occupiers of such building Entitlement, incentive FSI and and the Rehabilitation Area Entitlement The Rehabilitation Area Entitlement The Rehabilitation Area Entitlement above the Rehabilitation Area Entitlement The R	of plots having area of 4000 sq. m or more, the FSI 1.00 over cial Housing stock as decided of ment of cost of construction as publication buildings in the existing Housingthy by MHADA along with for by the lessees of MHAD sharing of balance FSI shall be as ment: The ment shall be increased by 15% on Area Entitlement calculated in Grescribed by the Government shall be the same as in (B) of 2. Sharing of the balance FSI shall area as applicable on the surplust area as applicable on the surplust to be utilized on sale componsatory area, in respect of area to led over to MHADA shall be allating the FSI, the entire are the tental roads but excluding the latered. Sub-division of plots shall dered. Sub-division of plots shall	m or above which front on er and above 3.00 shall be by MHADA and it shall be ber ASR. Ing Schemes of MHADA is the housing societies or the A, the Rehabilitation Area is follows: 6 of the existing carpet area, in (A) of 2.1 above, subject to in the Housing Department. 1 be the same as in (C) of 2.1 is area to be handed over to onent. No premium shall be to be handed over to MHADA exclusive of the Fungible and under the reservation of all be permissible on the basis	6

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	4 5	
		be as determined by the Govern 5) a) For providing the requise Cess at the rate of 7% of the redevelopment project shall a compensatory area) granted over 5/7th part of the Development the Municipal Corporation infrastructure. Development cesection 124 of MR&TP Act 196 b) No premium shall be charge compensatory area) for (i) Construction of EWS/(ii) in a redevelopment property towards the share of MH/(iii) for rehabilitation cores of Notwithstanding anything incorporated in Regulation No. the Housing Schemes under EWS/LIG/MIG categories. How 7) a) In any Redevelopment Scheme and who permanent accommodation in the Compensation), then it shall be Redevelopment Scheme and variances of failure to vacate the	Land Rate as per the ASR of be chargeable for the extra Fer and above the normal FSI for Cess levied and collected by MF of Greater Mumbai for dess shall be in addition to developed under Regulation No 31(1). LIG and MIG tenements by MHA project for the construction of EADA, or any monent of a redevelopment project contained in these Regulations excert this Regulation for construction of the Regulation for construction of the Co-operative active. Housing Society has been sanctioning additional balar and he proposed building (including obligatory for all the occupiers/cate the existing tenements, the provisiball apply for the purpose of general contents.	sed population, Development the year of approval of the SI (excluding the fungible the redevelopment schemes. HADA shall be transferred to veloping necessary offsite opment charges levied as per and 31(3) (for the fungible ADA on a MHADA plot or WS/LIG and MIG tenements ect. ions, the other relaxation ept clause 6.18 shall apply to action of tenements under not be less than 3.0 m. Housing Society/Developer obtained NOC from the nece FSI with the consent of de provision for alternative transit accommodation/Rent members to participate in the ne purpose of redevelopment. Sions of section 95 A of the	

Excluded n No Part No. po (EP) RDI 20	DP -)34	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	submitted under section 30 of the published by the Government under section 31(1) of the MP				
1 2	2	3	4	5	6			
		clause 2.2 hereinabove, by MHz form of a valid Resolution as prespect of members not co-ope under section 95(A) of the Mataken by MHADA. 8) A corpus fund, as may be deshall remain with the Co-ope buildings under the Rehabilitati 9) The Redevelopment proposa Letter has already been issued (hereinafter referred to as the "shall either continue to be gove or the proposal may be conversions of this regulation approvisions of this regulation approvisions of this regulation approvisions of the second and where such land is observed act existing prior to 1.1.2000 integrated development of the emay propose development of the emay propose development, including the second converted to a tenement of carpet (ii) Existing or max 20.90 sq. m (c) If such land occupied by development of reservation on No 17(3)(C)	als where NOC has been issued prior to the date of coming i appointed date") and which is varied by the Regulation under whered under this regulation, so	ative Housing Society in the ct, 1960 will be sufficient. In edevelopment project, action velopment Act, 1976 may be ated by the Developer which he maintenance of the new by Mumbai Board or Offer nto force of this Regulation alid as on the appointed date, nich the proposal is approved ubject to fulfillment of the swith 12 m to 18m width. Soposed under this Regulation um, under section 4 of Slum tified by the Govt., then for promote flexibility, MHADA under this regulation. al slum dweller shall be and a-residential ted by reservation then the regulated by the Regulation				

1 2 3 4 5 6 33(10) shall be deposited with MHADA Authority for each eligible slum dwellers. Section 31(1) 33(5) Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA) 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. 2) The above cited condition would also apply to redevelopment of existing housing schemes of MHADA. 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: A) Rehabilitation Area Entitlement: Table A Area of the Plot under Additional Carpet Area on the Redevelopment Existing Carpet Area of Tenement	Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
Section 31(1) 33(5) Development/Redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority (MHADA) 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. 2) The above cited condition would also apply to redevelopment of existing housing schemes of MHADA. 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: A) Rehabilitation Area Entitlement: Table A Area of the Plot under Additional Carpet Area on the	1	2		4	· ·	6
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: A) Rehabilitation Area Entitlement: Table A Area of the Plot under Additional Carpet Area on the			33(10) shall be deposited with It Section 31(1) 33(5) Development/Redevelopment Development Authority (MF) 1) FSI for a new schemen departmentally on vacant by Govt. from time to Fungible FSI). 70 % BU will not be applicable to 2) The above cited conditions schemes of MHADA.	ent of Housing Schemes of Malada) ne of Low Cost Housing, in the lands for EWS, LIG and MICO time) shall be 4.0 on the gray of such schemes shall be for Housing. The HIG. on would also apply to redevelop	ble slum dwellers. narashtra Housing & Area nplemented by MHADA categories (as stipulated excluding EWS, LIG and MIG. FSI 4 coment of existing housing	
Table A Area of the Plot under Additional Carpet Area on the			undertaken by the housing of by the lessees of MHADA sharing of balance FSI shall	to operative societies or the occi the Rehabilitation Area Entitles be as follows:		
Above 4000 sq. m to 2 ha 15%			Table A Area of the Plot under Redevelopment	erAdditional Carpet Area of Existing Carpet Area of Tenem		

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6		
		Above 2 ha to 5 ha	25%				
		Above 5 ha to 10 ha	35% -				
		Above 10 ha	45%				
		redevelopment. (c) Carpet area of a carpet area of 3 Table A below: Provided that the maximalimit of carpet area presapproval of the redevelopment rehabilitation area of	existing tenement plus 35% there 5 sq. m, an additional carpet are num rehabilitation area shall in a cribed for MIG category by Government project. of buildings in existing hous any existing non residential/a	of buildings in existing housing schemes of MHADA,			
		B) Incentive FSI: Incentive calculated in (A) above, Ratio) of Land Rate (LR) Table B below: Provided that the above under redevelopment and	shall be based on the ratio (here and Rate of Construction (RC)*	SI admissible against the FSI required for rehabilitation, as all be based on the ratio (hereinafter referred to as Basic and Rate of Construction (RC)* and shall be as given in the sentive will be subject to availability of FSI on the Plot distribution by MHADA.			

Excluded Part No. (EP)	Regulatio n 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		Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4		5		6
		Basic Ratio (LR/I	C)	Incentive (Rehabilitation	As % of Admissible on Area)		
		Above 6.00			40%		
		Above 4.00 and u	p to 6.00		50%		
		Above 2.00 and u	p to 4.00		60%		
		Up to 2.00			70%		
		Land Rate (LR)* Rate of & * Rate of Construction (RC) per ASR Provided further that the calculation of the Basic project is approved by the is more than one lared redevelopment, a weight calculating the Average C) Sharing of the Balance FS The balance remaining components, calculated between the Cooperative in Table (C) below. The	he Land Rate (LR) Ratio shall be taken the Competent Author hted average of all Land Rate for deriving SI: FSI/BUA after provious per Table (A) and the Housing Society ar	and the Rate for the year prity. Provid to different the applicating the Basic iding for reld (B) above and MHADA	the area of RCC construction (Ref) in which the redeveloped further that in case to parts of the plotole rates shall be taken abilitation and the interspectively, shall be in the form of BUA, a	C) for opment there under en for centive shared s given	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	submitte	sion of Regulations as ed under section 30 of the IR & TP Act, 1966	Substantional mod published by the Go under section 31(1) &TP Act. 19	overnment of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4	5		6
		cost.		Table C			
				Sharing of Balance FSI Cooperative Society Share 30% 70%			
		Basic Ratio (LI	R/RC)				
		Above 6.00					
		Above 4.00 and up to					
		Above 2.00 and up to					
		Up to 2.00		45%	55%		
		MHADA is undertal housing societies or the Rehabilitation Afollows: A) Rehabilitation Rehabilitation Afollows: A) Rehabilitation Afollows: B) Ir	chabilita I by 159 tation An n of the s haring of	MHADA or jointly by piers of such building or entive FSI and sharing tion. Area: The Reh of the existing carperea calculated in (A) or existe of MIG prescribed by FSI: Incentive FSI shall	f buildings in the existing housing schemes of MHADA or jointly by MHADA along with the biers of such building or by the lessees of MHADA, entive FSI and sharing of balance FSI shall be as sion. Area: The Rehabilitation Area shall be so of the existing carpet area, over and above the ear calculated in (A) of 2.1 above, subject to the ize of MIG prescribed by the Government. FSI: Incentive FSI shall be the same as in (B) of 2.1 the balance FSI shall		

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. 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. 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 Infrastruct 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. 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. 5) Notwithstanding anything contained in these Regulations, the other relaxation incorporated in Regulation No. 33(10) of these Regulations except clause 6.18	Excluded Part No. (EP)	Regulatio n 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	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
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. 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. 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. 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.	1	2	3	4	5	6
shall apply to the housing schemes under this Regulation for construction of tenements under EWS/LIG/MIG categories. However, the front open space shall		2	Note: Fungible FSI MHADA shall not shall be charged on MHADA and surply the Fungible BUA if 3) F it	be allowed to be utilized on sate the fungible FSI, in respect of a rea to be handed over to MIS availed. For the purpose of calculating ayout including DP roads and including DP roa	FSI, the entire area of the nternal roads but excluding of public amenities shall be shall be eas in these Regulations. For the BUA as per ASR (for FSI (including fungible FSI) tharge levied and collected by eveloping necessary offsite e in addition to development of. Intion 31(1) & 31 (3) for a a vacant plot, in a ents towards the share of the BUA in old building) of a sulations, the other relaxation gulations except clause 6.18 gulation for construction of	6

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		7) a) In any Red Society/Developer NOC from MHA FSI with the consumate provision occupiers/members existing tenements vacate the existing mutatis mutandis from the non-co-open to the provision occupiers/members existing tenements vacate the existing mutatis mutandis from the non-co-open to the provision of the	ent of buildings in any existing hereinabove, by MHADA, the in the form of a valid Resolut to will be sufficient. In respect the redevelopment project, actions where by MHADA. The shall remain with the Co operation by the buildings under the Rehabilitation oposals where NOC has been is ready been issued prior to the decreinafter referred to as the "appappointed date, shall continue	Housing Society has obtained nctioning additional balance where such NOC holder has a in the proposed building less be obligatory for all the oment Scheme and vacate the oment. In case of failure to section 95 A of MHAD Act etting the tenements vacated housing scheme of MHADA consent of the Cooperative ion as per the Cooperative of members not cooperating on under section 95(A) of the A, shall be created by the ve Housing Societies for the tion Component. Sued by Mumbai Board or inte of coming into force of ointed date") and which is to be governed by the	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Economically Weaker Sections (MIG) categories shall be 3.0 o Area) and at least 60% BUA is EWS, LIG and MIG categories time to time. Provided that the Floor Space Is	of Housing, implemented by MF (EWS), Low Income Group (LIOn the gross plot area (exclusive of in such scheme shall be in the fine and the scheme shall be in the fine and the scheme shall be in the fine fine shall be in the fine shall be in	G) and Middle Income Group of the Fungible Compensatory form of tenements under the in Housing Department from to be exceeded up to 4.00	
		and/or(ii)MIG and/or (iii) HIG prescribed for MIG, the total pethe Fungible Compensatory Are Provided that the Floor Space	ting housing schemes of MHA houses with carpet area less the ermissible FSI shall be 3.0 on the ea). Indices above may be permitted to f 4000 sq. m or above which from		
		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:-			
		entitlement of rehabilitation ar total of (a) a basic entitlement equiva thereof, subject to a minimum of	buildings in existing Housing ea for an existing residential ten	existing tenement plus 35%	

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1	2	3	4	5	6
		Area of the Plot und Redevelopment	Table-A er Additional Carpet Area on the Area of Tenement	e Existing Carpet	
		Above 4000 sq. m to 2 ha	15%	Ó	
		Above 2 ha to 5 ha	25%	Ó	
	Above 5 ha to 10 ha Above 10 ha 35% 45%				
		redevelopment. Provided that the maximum en	redevelopment means the land ntitlement of rehabilitation area prescribed for MIG category by topment project.	shall in no case exceed the	
		ii) Under redevelopment of entitlement of rehabilitation are Housing Scheme shall be equal			
		calculated in (A) above, shall b Land Rate (LR) in Rs/sq. m. of	Table B		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	submitted under	Regulations as er section 30 of the P Act, 1966	Substantional mod published by the Go under section 31(1) &TP Act. 19	overnment of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4	5		6
		Above 4.00 and Above 2.00 and		50% 60%			
		Up to 2.00	<u>up to 1.00</u>	70%			
		Provided that the above incentunder redevelopment and its di			bility of the FSI or	the Plot	
		Provided further that in case the plot under redevelopment, for calculating the Average La Rate (LR) and the Rate of Constor the year in which the redevelopment.	a weighted ave and Rate and th struction (RC) f	erage of all the armee Basic Ratio. Proof or calculation of t	oplicable rates shall ovided further that he Basic Ratio shall	be taken the Land be taken	
		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					
		BUA, as given in Ta MHADA free of cost		the share of MH	ed over to		
		Will ID I nee of cost	Table C Sharing of Balance FSI				
		Basic Ratio (L	Coe	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	nd up to 4.00 40% 60%				
		Up to 2.00		45%	55%		
		Explanation * RC is the rate of construction Controlling Revenue Authority	*				

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published ur	n of Regulation as oder section 26 of the to TP Act, 1966	Provision of Regusubmitted under section MR & TP Act,	on 30 of the	published bunder section	onal modification on the Government on 31(1) of the P Act. 1966	nent	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	4			5		6
		Provided th in the form	of BUA, may allow	p to 2000 sq. m, MH additional BUA ove centage rate of ASR	r and above	existing BU	A up to 3.00		
	Table C1								
	LR/RC Ratio EWS/LIG MIG HIG								
			0 to 2	40% 60% 80%					
			2 to 4	45%					
			4 to 6	50%					
		above 6 55% 75% 95%							
	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.				t on l be of 1				
	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)					ining alent			
	Provided that in case of plots having plot area between 2000 to 4000 sq. m may allow additional BU 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.				m to				

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1	2	3	4	5	6	
		undertaken by MHADA or jo occupiers of such building	2 Where redevelopment of buildings in the existing Housing Schemes of MHADA is indertaken by MHADA or jointly by MHADA along with the housing societies or the ecupiers of such building or by the lessees of MHADA, the Rehabilitation Area intitlement, incentive FSI and sharing of balance FSI shall be as follows: (a) Rehabilitation Area Entitlement:			
		The Rehabilitation Area Entitle over and above the Rehabilitati the maximum of the size of MICB) Incentive FSI: Incentive FSI	nent: ement shall be increased by 15% on Area Entitlement calculated in G prescribed by the Government shall be the same as in (B) of 2. Sharing of the balance FSI shall	n (A) of 2.1 above, subject to in the Housing Department.		
		MHADA shall not be allowed charged on the fungible compete and surplus area to be hand compensatory BUA if availed				
	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.					
		The reservations in the Regulation No. 17(1)				
		Provided that there sl under this Regulation				
			of this Regulation, the carpet a determined by the Government f			

5) a) For providing	4	5	_
, , ,			6
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. b) No premium shall be charged under Regulation No 31(1) and 31(3) (for the fungible compensatory area) for (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.			

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1	2	3	4	5	6
		building (including obligatory for all to Scheme and vacate case of failure to vathe MHAD Act. In tenements vacated for the bolder of the society in the soc	transit accommodation/Rent Contransit accommodation/Rent Contransit accommodation/Rent Contransit accommodation/Rent Contransit accommodation/Rent Contransit accommodation/Rent Contransit accommodation/Rent of the existing tenements for the process the existing tenements, the nutatis mutandis shall apply for from the non-co-operative members of buildings in any existing land the form of a valid Resolution will be sufficient. In respect of the redevelopment project, actionally and Area Development Accommodation and Area Development Accommodation.	impensation), then it shall be espate in the Redevelopment ourpose of redevelopment. In provisions of section 95 A of the purpose of getting the ers. Housing Scheme of MHADA consent of the Cooperative on as per the Co-operative members not co-operating as under section 95(A) of the et, 1976 may be taken by	
	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.	arout of MIIADA whom James	nmont is proposed under this	
		11) (a) in case of i	ayout of MHADA where develor	pment is proposed under this	

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1	2	3	4	5	6
		under section 4 of date notified by the area and in order including area occu (b) (i) Each eligitation shall be entitled to	ere such land is observed to be Slum Act existing prior to 1.1.2 Govt., then for integrated deve to promote flexibility, MHADA pied by the slum, under this regulable residential or residential cut of a tenement of carpet area of 25 20.90 sq. m whichever is less in case	2000 or such other reference elopment of the entire layout a may propose development, ilation. Imm commercial slum dweller .00 sq. m (269 sq. ft.) and	
		(c) If such land of development of re Regulation No 17(3) (c) If such land occ the development of the Regulation No 1 (d) Corpus fund: An a No 33(10) shall be de	escupied by slum is observed to be eservation on land occupied by s (B)(C) supied by slum is observed to be reservation on land occupied by	affected by reservation then the lum shall be regulated by the affected by reservation then y slum shall be regulated by ecided by SRA as per Regulation	
EP-78	Part-VI	(EP-77) 33(6) Reconstruction of	33(6) Reconstruction of	33(6) Reconstruction of	Sanctioned as modified
21 , 3	33(6)	buildings destroyed by fire or which have collapsed or	buildings destroyed by fire or which have collapsed or	buildings destroyed by fire or which have collapsed or which	below.
	33(6)	which have been demolished	which have been demolished	have been demolished under	Reconstruction of
	The	under lawful order:	under lawful order or which is	lawful order or which is being	buildings that existed on
	clauses		being demolished voluntarily	demolished voluntarily by the	or after 10th June 1977
	and		by the owner:	owner :	and have ceased to exist
	sub—				for reasons cited above,

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1	2	3	4	5	6
	clauses are numbere d	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:- 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	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: - 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,	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:- 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 themeaning of the Mumbai Rents, Hotel and Lodging House Rates Control Act, 1947, and such agreement shall make a provision for accommodation and re-	shall be allowed to be reconstructed with FSI as per the Regulation No 30(C). 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. This FSI will be subject to the following conditions: - 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

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1	2	3	4	5	6
		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	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 Regulations. 7. If the building is reconstructed by using Zonal (basic) FSI/permissible FSI, the following shall apply: a)Requirements of open spaces	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	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 reaccommodate 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

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	2	above.	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 above.	premises may be altered with the consent of occupants. 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. Notwithstanding anything contained in these Regulation No. 33(10) of these Regulation No. 33(10) of these Regulations except clause 6.11, 6.15, 6.16 & 6.18 shall apply. The	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/demolition, then the requirements of front & marginal open spaces shall be as per the Regulation No.41(5) of these Regulations. 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. If the existing FSI is less than the permissible FSI then the owner may opt for

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1	2	3	4	5	6
				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. 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. 7 8) 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) and 43 b) Premium at the normal rate for area covered under Regulation No. 31(1) & 31(3) beyond the existing FSI/BUA shall be applicable. 8 9) Provision of Inclusive	development upto permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30. 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) & 43. b) Premium at the normal rate for area covered under Regulation No. 31(1) & 31(3) beyond the existing FSI/BUA shall be applicable. 10)Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 9 above, if applicable.

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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/redevelo pment 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
		required for rehabilitation of existing tenants plus incentive FSI as specified in sr. no 5(a) below whichever is more. B. Provided further that reconstruction/redevelopment undertaken by proposed Cooperative 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	Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the gross plot area or FSI required for rehabilitation of existing tenantsplus incentive FSI as specified in sr. no 5(a) below whichever is more. B. Provided further that reconstruction/redevelopment undertaken by proposed Cooperative 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	to 30/9/1969 in Island City, which attracts the provisions of MHAD Act, 1976 and for reconstruction/redevelo pment of the buildings of Corporation existing prior to 30.09.1969, FSI shall be 3.00 on the	but including the areas of balcony if allowed free of FSI as per then Regulation. 3)Sub Regulation No.5 (a) & (b) are modified as below. 5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:
		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. (2)1. (a) The new building may be permitted to be constructed in pursuance of	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. (2)1. (a) The new building may be permitted to be	B. Provided further that reconstruction/redevelopme nt 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	(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

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1	2	3	4	5	6
		an irrevocable written consent by not less than 70% of the occupiers of the old building. (b) All the occupants of the old building shall be re- accommodated in the redeveloped building.	constructed in pursuance of an irrevocable written consent by not less than 70% of the occupiers of the old building. (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	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	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.
		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	having cessed building only, shall be re-accommodated in the redeveloped building. 3. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in the old building subject to the	as specified in Sr. no 5(c)below will be available. (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.	(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
		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	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	(b) All the eligible occupants of the old building of cessed and noncessed building/structures (existing prior to 30.09.1969) certified by MBRRB, existing on the plot having cessed building only, shall be re-	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

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1	2	3	4	5	6
		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	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	accommodated in the redeveloped building. 2. Each occupant shall be rehabilitated and given the carpet area occupied by him for residential purpose in	the occupier shall be eligible for 8% additional rehab Carpet Area as per serial no 2 above subject to maximum limit.
		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.). 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	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.).	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 70–120 sq. m (753 1292 sq. ft.) as provided in the MHAD Act, 1976. In case of nonresidential occupier, the area to be given in the reconstructed building will be equivalent to the area occupied in the old	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
		Reconstruction Board and the irrevocable written consent as specified in 1 (a) above shall be certified by the Board. 4. Tenements in the reconstructed building shall be allotted by the landlord/occupants' cooperative housing society to	3 The list of eligible occupants and area occupied by each of themof 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	building. Provided that if carpet area for residential purpose exceeds 70–120 sq. m (753 1292 sq. ft.) the cost of construction for the area over and above 70–120 sq. m shall be paid by tenant /occupant to the developer. The cost of construction shall be as per ASR of that year. However,	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

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1	2	3	4	5	6
		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. 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 reaccommodation of existing occupants and incentive thereon of such rehab area if any shall have to be shared between MCGM and Society	specified in 1 (a) above shall be verified by the Board. 4 Tenements in the reconstructed building shall be allotted by the landlord/occupants' cooperative 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. Further in case of reconstruction/redevelopment of the buildings of	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.). 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. 4. Tenements in the reconstructed building	limit. 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. 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. 5)Sub Regulation No.10 is deleted. 6)Sub Regulation No.13 modified as below. Since the permissible FSI in clause 5above is dependent upon the number of occupiers and

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1	2	3	4	5	6
		of occupants in the ratio of 1(MCGM): 0.5(Society of occupants), 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	Corporation existing prior to 30.09.1969 as per this Regulation, the BUA beyond area required for reaccommodation 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	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	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.
		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. 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. 5. The FSI for rehabilitation of existing tenants/occupiers in a	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.	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. Further in case of reconstruction/redevelopme nt of the buildings of Corporation existing prior to 30.09.1969 as per this Regulation, the BUA	7)Sub Regulation No. 19 is modified as below. Non-Deduction of noncessed Structure area in the schemeof 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 noncessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot

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1	2	3	4	5	6
		reconstructed building and incentive FSI that will be available shall be as under: (a) In the case of redevelopment of cessed	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	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	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
		building existing prior to 30/9/1969 undertaken by landlord and/or Co- operative Housing Societies of landlord	to MHADA can be made available within the same municipal ward of MCGM.	Society of occupants in the ratio of 1(MCGM): 0.5(Society of occupants),	and the FSI for the remaining plot area shall be as per 33(7). Provision of clause no 2 above shall
		and/or occupiers, the total FSIshall be 3.00 of the gross plot area or the FSI required	5. The FSI for rehabilitation of existing tenants/occupiers in a	Fungible FSI Compensatory Area as applicable on the surplus area to be handed	be made applicable to non- cessed occupier.
		for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more.	reconstructed building and incentive FSI that will be available shall be as under:	over to MHADA/MCGM shall not be allowed to be utilized on sale component. No premium shall be	Provided that the 25% land component of noncessed structures will be eligible for FSI as per
		(b) In case of composite redevelopment undertaken by the different landlords and/or Co-op. Housing Societies of	(a) In the case of redevelopment of cessed building existing prior to 30/9/1969 undertaken by	charged on the fungible compensatory area in respect of area to be handed over to MHADA/MCGM	Regulatin 33(7) only and shall not be eligible for zonal (basic) FSI.
		landlords and/or occupiers jointly of 2 or more plots but not more than 5 plots withcessed buildings existing	same or different landlords or Co-operative societies of landlords and Co-operative Housing Societies (existing or	and surplus area to be handed over to MHADA/MCGM shall be exclusive of the Fungible	7)Sub Regulation No 20(b)(i) & (ii) is modified as below.
		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	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	compensatory BUA if availed. Provided that the area equivalent to the market	(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

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1 2	3	4	5	6
	more and the occupier shall be eligible for 5% additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit. 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. 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	occupiers plus 50% incentive FSI whichever is more. (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	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. 5. The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under:	(269 sq. ft.). (ii)Existing or 20.90 sq. m whichever is less in case of non-residential. 6)New Sub Regulation No. 21 is added as below. 21) Notwithstanding anything contained in these Regulations existing 9m. width of road shall be essential for any height of building above 32 m. height.

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1	2	3	4	5	6
		different plots. (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. 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	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. 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. (c) Provided further that 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	3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI whichever is more. (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	
		procor can avair the beliefft of	thereafter due to	eligible for 5%	

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1	2	3	4	5	6
		TDRs to be used in in accordance with the Regulations no 32 7. Construction or	purchase/acquisition of the same by Cooperative Housing Society of Occupiers, such buildings are exempted from payment of cess, the total FSI	additional rehab Carpet Area as per serial no 2(2) above subject to maximum limit.	
		reconstruction of old cessed building falling under reservation/zones contemplated in the DP shall be permitted as follows	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.	Provided further, that if the number of plots jointly undertaken for redevelopment is six three or more with cessed buildings	
		(c) Redevelopment/recons truction 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 existingsegregating distance shall be maintained from the existing industrial unit.	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 in accordance with the	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	
		(d) Any plot/layout having area under non-buildable/open spacereservations admeasuring only upto 500 sq. mshall be cleared by shifting the existing	Regulations no. 32. 7. Construction or reconstruction of old cessed building falling under reservation/zones	2(2) above subject to maximum limit. Provided further that, the above provision 5(b) shall also be applicable to municipal plots under	

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1	2	3	4	5	6
		tenants from that site. Where the area of 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. (c) In any plot having reserved/designate dopen 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.	·	Regulation having different residential societies on different plots. 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. (c) In case redevelopment undertaken by Cooperative Housing Society of occupiers of building, which was earlier "A" category cessed building but thereafter due to purchase/acquisition by Cooperative Housing Society of Occupiers, it was exempted from payment of cess and which has been declared unsafe by BHAD	
		(d) Existing cessed structures on lands reserved for		Board/MCGM, Provided further that	

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1	2	3	4	5	6
1	2	Municipal School (RE 1.1) orPrimary and Secondary School (RE1.2) or Higher Education (RE2.1) may be redeveloped subject to the following:- (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	4	reconstruction/redevelop ment 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%	6
		Commissioner. The BUA		incentive FSI whichever	
		occupied by the		is more.	
		constructed building shall be excluded for the		6. The entire FSI available	
		purpose of FSI		under clause 5 shall be	
		computation, and where it		allowed to be utilised	

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1	2	3	4	5	6
		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. ii)In the case of lands affected by reservation for Higher	4	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 in accordance with the Regulations no. 32. 7. Construction or reconstruction of old cessed building falling under	
		Education (RE2.1) in the DP, a building of accommodating such number of students as may		reservation/zones contemplated in the DP shall be permitted as	
		be decided by the Municipal Commissioner, not in any case for less than 800 students, shall be		follows—specified in Regulation No.17(3)(B).	
		constructed by the owner or developer according to the size, design, specification and conditions prescribed by		(e) Redevelopment/reconstruction in any zone shall be allowed to be taken in site without going through the process	

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1	2	3	4	5	6
		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.	4	of change of zone. For the Industrial user the existing segregating distance shall be maintained from the existing industrial unit. (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	6
		Thereafter the land may be allowed to be redeveloped with full permissible FSI		500 sq. m such sites may be allowed to be redeveloped in	
		of the plot according to		accordance with this	
		this Regulation		Regulation subject to the	
		mskegulation		condition that the area of	
		liii) In case area under		the land so used shall not	
		reservation of Municipal		be more than 67% of the	
		School (RE 1.1), or		reservation, leaving 33%	
		Primary and Secondary		rendered clear thereafter	
		School (RE1.2) or Higher		for reservation& shall be	

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1	2	3	4	5	6
		Education (RE2.1) is spread on adjoining plot and the plot under development, then in such cases Commissioner with special permission may insist uponconstruction 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. (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. (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.	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. 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.6 of Regulation No. 33 (10) of these Regulations except clause 6.18shall apply.	handed over to MCGM. (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. (d) Existing cessed 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: (i) In case of land reserved for Municipal School (RE 1.1) or Primary and Secondary School (RE 1.2) in the	

Excluded n Part No. (EP) RI	No as per DDP - 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		(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 madeavailable free of cost for the MCGM or for any other Appropriate Authority. 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). (g) Not withstanding 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	9. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible in the DCPR. 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. (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	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	

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1	2	3	4	5	6
1	2	allowed for redevelopment accordingto this Regulation. (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. 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 6.18shall apply.	m then development will have to be carried out as per approved plan and FSI. 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. 12. In case of the redevelopment of cessed buildings, the concessions regarding exclusion of areas from computation of FSI for	Corporation. Thereafter, the land may be allowed to be redeveloped with the full permissible FSI of the plot according to this Regulation. (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	
		9. 20% of the incentive FSI can be used for non-residential purposes otherwise	general buildings stipulated in Regulation No.31(1) shall apply. 13. Since the permissible FSI	prescribed by the Municipal Commissioner, the built up area occupied by the constructed	

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1	2	3	4	5	6
1	2034 2	permissible in the DCR. 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. (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	in clause 5above is dependent upon the number of occupiers and the actual area occupied by them, no new tenancy created after 13.6.1996or 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. 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		
		the question shall be decided by MHADA in each case.	land situated elsewhere belonging to the same owner/developer with the	plot according to this Regulation	
		However, if area of tenements is not increased to 20.90 sq. m then development will have to be carried out as per	concessions permissible under SRS project under Regulations 33(10) of these Regulations. Such transit	(iii) In case area under reservation of Municipal School (RE 1.1), or Primary and	

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1	2	3	4	5	6
1		approved plan and FSI. 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. 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. 13. Since the permissible FSI	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. 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		
		in clause 5above is dependent	with the time schedule for	regulation no 38(I) (2)	
		upon the number of occupiers	such payment as may be laid	of these regulations	
		and the actual area occupied	down by the Commissioner,	may not be insisted	
		by them, no new tenancy	MCGM provided the payment	upon for (i), (ii) and	
		created after 13.6.1996 shall	of installments shall not go	(iii) above.	
		be considered. Further	beyond the completion of		
		unauthorized constructions	construction. This amount	(e) In case of the plot	

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1	2	3	4	5	6
		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. 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	charges levied as per section 124 of MR&TP Act 1966. 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. 17. A corpus fund shall be created as prescribed by MHADA. 18. Restriction on transfer of	reserved for Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to the MCGM. (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. 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). (g) Not withstanding anything contained in these Regulations, site of existing cessed structures	
			tenements shall be governed	on lands	

Excluded n No Part No. po (EP) RDI 20	ulatio lo as er DP -	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1 2	2	3	4	5	6
		tenants/occupants. 15. Additional development cess equivalent to100% 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) FSIshall 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	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 Coop. Society's Act. 19. Non-Deduction of noncessed Structure area in the schemeof 33(7) for FSI purpose: In case of mix of the structure i.e. cessed& noncessed structure and if the area of noncessed structure existing prior to 30/9/69, area of land component under noncessed 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	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. (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. 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.6 of Regulation No. 33 (10) of	

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1	2	3	4	5	6
		development charges levied as per section 124 of MR&TP Act 1966. 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. 17. A corpus fund shall be created as prescribed by MHADA. 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 Coop. Society's Act. 19. Non Deduction of non-	applicable to non-cessed occupier. 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. (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. (c) If such land occupied by slum is observed to be affected by reservation then the development	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. 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. 9. 20% of the incentive FSI can be used for nonresidential purposes otherwise permissible in the DCPR. 10(a) In case of redevelopment scheme in progress and such schemes where LOI has been issued, the Owner/Developer/Coop. Housing Society may convert with the prior	

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1	2	3	4	5	6
		cessed Structure area in the schemeof 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 noncessed 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 noncessed occupier.	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	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 ascertaining and due verification of redevelopment scheme in progress by Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority. Provided that in case of building of Corporation, the conversion with approval of Municipal Commissioner subject to ascertaining and due verification of	

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1	2	3	4	5	6
			4	redevelopment scheme. (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 is not increased to 20.90 sq. m then development will have to be carried out as per approved plan and FSI. 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	

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1	2	3	4	5	6
	2	3		under these regulations. 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. 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	6
				residential or non-	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				residential. 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. 15.Additional development cess equivalent to 100% of Development charges on	

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1	2	3	4	5	6
	2	3		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	6
				shall be in addition to development charges levied	

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1	2	3	4	5	6
1		3	4	as per section 124 of MR&TP Act 1966. 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. 17. A corpus fund shall be created as prescribed by MHADA. 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. 19. Non-Deduction of non-	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				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 noncessed 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 noncessed occupier.	
				20. (a) In case of layout of MCGM owned plots/Municipal plot where development is proposed	

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1	2	3	4	5	6
			4	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. 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. (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	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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 noncessed 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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
			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: - 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. b) In case of composite development i.e. the plot consisting of tenant occupied building along with nontenanted building such as owner occupied building/existing Co-op	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: - 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. d) In case of composite development i.e. the plot consisting of tenant occupied	5% additional rehab carpet area. 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 eligible for 12% additional rehab carpet area. 3) Clause 3 in Appendix is modified as below. 3)Each tenant shall be rehabilitated and given the
			Housing Society buildings etc.,	building along with non-	carpet area occupied by him

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1	2	3	4	5	6
1	2	3	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 nontenanted buildings/structures. Appendix 1. The F.S.I. permissible for the new building shall be as given in sub-regulation (7) (A) of Regulation No.33 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 reaccommodated in the	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 nontenanted buildings/structures. Appendix 7. The F.S.I. permissible for the new building shall be as given in sub-regulation (7) (A) of Regulation No.33 8. (a) A new building may be permitted to be constructed in pursuance of an irrevocable written consent by not less than 70 51	
			redeveloped building. 3. Each tenant shall be rehabilitated and given the carpet area occupied by him for	per cent of the tenants of the old building. (b) All the tenants of the old building shall be reaccommodated in the	incentive FSI. Provided further that each eligible residential cum commercial occupant shall be entitled to a tenement of minimum carpet

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1	2	3	4	5	6
			residentialpurpose 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. 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	redeveloped building. 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. 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.	area of 27.88 sq. m (300 sq. ft.). 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. 3) Clause 4 is modified as below. No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy in the existing

sq. m (300 sq. ft.). 4. No new tenancy created after 13/6/96 shall be considered a made in buildings for creating new tenancy in the existing renancies 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. Sq. m (300 sq. ft.). Provided further that each eligible residential cum commercial occupant shall be considered while doing commercial occupant shall be considered and to a tenement of minimum carpet area of 27.88 sq. m (300 sq. ft.). No new tenancy in the existing FSI. A certified inspection extract of the Municipal Corporation for the year 1995-96 or Court 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. 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	Excluded Part No. (EP)	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
4. No new tenancy created after 13/6/96 shall be considered. Further, unauthorized construction made in buildings for creating new tenancy is shall not considered while doing computation of existing stenancies shall not be considered while doing computation of existing StSI. 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 a dequate evidence to establish the number of tenements. However, the Govt. may issue comprehensive guidelines for determination of eligibility of occupiers and tenants therein. 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	1	2	3	4	5	6
Corporation of Greater 11. The list of tenants				sq. m (300 sq. ft.). 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. 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	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.). 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.	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. 4)Clause No. 20 is deleted. 5) Clause No.21 is

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1	2	3	4	5	6
			Mumbai. 6. The tenements in the reconstructed building shall be allotted by landlord/s or Cooperative Housing Societies of existing tenants to the tenants as per list certified by the Municipal Corporation of Greater Mumbai. 7. The entire FSI available under this regulation shall be allowed to be utilized on plot/plots under redevelopment scheme. 8. Reconstruction of a new building on the plot should strictly conform to the provisions of the development plan and these Regulations. 9. No construction or reconstruction shall be permitted on set-back areas or areas required for roadwidening and such areas shall be handed over to the Municipal Corporation 10. For the purpose of	available under this regulation shall be allowed to be utilized on plot/plots under redevelopment scheme. 22. Reconstruction of a new building on the plot should strictly conform to the provisions of the development plan and these Regulations.	

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1	2	3	4	5	6
			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. 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. 12. 20% of the incentive FSI can be used for non-residential purposes otherwise permissible as per the DCPR. 13. The fungible compensatory area admissible on rehab component shall be	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 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. 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.	
			granted without charging	26. 20% of the incentive	

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1	2	3	4	5	6
	2	3	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. 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	FSI can be used for non-residential purposes otherwise permissible as per the DCPR. 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. 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	6
			reconstructed buildings. 15. An amount of	landlord/s with the concessions permissible under SRS project under Regulations	

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1	2	3	4	5	6
1	2	3	Rs.5000/- per sq. m shall be paid by the landlord/s or Cooperative 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 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.	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. 29. An amount of Rs.5000/- per sq. m shall be paid by the landlord/s or Cooperative 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	6
			16. As per the provision of clause 3, each	construction. This amount shall be used for Scheme to be	

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1	2	3	4	5	6
1	2	3	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. 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	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. 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.	
			a period of five years. In the meantime the landlord/s or Cooperative Housing Societies of existing tenants shall make arrangement of alternate accommodation of tenants. 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.	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	

Excluded n No Part No. pe (EP) RDI 20:	ulatio lo as er DP -	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1 2	2	3	4	5	6
			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. 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.	shall make arrangement of alternate accommodation of tenants. 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. 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. 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	

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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 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 reaccommodated 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 reaccommodated on the same	Sanctioned as mofied 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

Part No. p (EP) RD2	DDP - 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
	re re fo	edevelopment of such existing esidential buildings shall be as ollows: Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of construction per sq. m as per ask rate /Rate of developed land er sq. m as per ask (for FSI))*(authorized existing built up rea+ area of the balcony if laimed free of FSI as per nen prevailing regulation) Provided that this incentive shall ot exceed 40% of existing authorized BUA. Trovided further that if the existing authorized BUA and incentive thereon as per above is less than the permissible FSI 2.0 nen society may avail the Additional FSI on payment of remium/TDR' up to limit of ermissible FSI up to 2.	follows: 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) 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	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: 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) 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	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. 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. 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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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. 3. This Regulation shall be applicable only when existing members of the societies/tenants are proposed to be reaccommodated & where authorized existing BUA is more than Zonal (basic) FSI as per	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. 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. 3. This Regulation shall be applicable only when existing members of the societies are	'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. 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	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. 3. This Regulation shall be applicable only when existing members of the societies are proposed to be reaccommodated. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 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(21). Explanation: -Age of a building shall be as on the 1st of January of the year in

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1	2	3	4	5	6
		then prevailing Regulations. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 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). 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.	proposed to be re-accommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 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). 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	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. 3. This Regulation shall be applicable only when existing members of the societies are proposed to be reaccommodated & where authorized existing BUA is more than Zonal (basic) FSI as per then prevailing Regulations. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 5.This regulation shall not be applicable in respect of redevelopment proposal to	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. 6. This incentive additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any. 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

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1 2	3	4	5	6
	6. This additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any. 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.	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. 6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any. 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. 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	be/being processed under Regulation No 33(5), 33(7), 33(8), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(21). 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. 6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A),	of premium. 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.

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1	2	3	4	5	6
			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. 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.	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. 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. 9. If tenanted building/s and	

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1	2	3	4	5	6
				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. (EP-81)	
EP-82	Part VI	Provision u/s. Section 26			Sanctioned as proposed with
	33(8)	3.4 No Development Zone (ND	7).		following modification.
		1) Sub title (A) General. With provision under it is modified as below. (I) Private land following in SDZ. The provision of this Regulation shall apply to any contiguous, unbroken and			
		shall have means of access of wie	on account of other laws or regulated th not less than 18m. Owners of larecreate contiguous land parcels of 4 h	nd parcels having plot area lesser	uninterrupted piece of land, not less than 2.0 ha, and not

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1	2	3	4	5	6
		such as roads, water supply, sew 3. Planning Considerations (a) The proposed development, as Space (POS) falls centrally and A of the Public Open Space (POS). (b) A Road shall be proposed of these Regulations subject to e connecting roads for the area proposed fo	by the Owner containing the dema	such a way that the Public Open 's development fall on either side le public, as per the provision of 2 m. They shall also serve as trea for which proposal under this 1. er above referred roads shall be	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. 2)Sub Regulatin No. (B)(g) is deleted. 3)Sub Regulation No. (B) (h)
		Sr. Institutional Area No 33%	Affordable Housing, Education, & Social Amenities 33%	Health Area for	is renumbered as Sub Regulatin No. (B)(g). 4)Provisions No. (b) & (g)
		Public Institutional Open Area Space	Affor Educati Medi So dable onal cal Housi	Other Develo pment	under Sub Regulation (E) are modified as below.
			ng		b) The ratio of BUA to carpet area shall be considered as

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1	2		3			4					5		6	
		1	25 %	8 %	25%	4 %	3%	19	%	34 %			considering	
		The C MC (a) I Further C above transcommend (c) The Commend (d) The Commend (e) I developed (f) The Commend (g) be a Gold incompanion (g) Commend (g)	He shall distinter earmarking ther earmarking there earmarking to be the Control of the Land Own social aments of the Land Own social aments of the development under the carpet are in the ratio of the carpet and the same and the same and the same are in the proposal thin in the proposal thin in the proposal thin in the ratio of the proposal thin in	ubmit his proponaking such submetly mark landing of lands for commissioner tall session of all landed over to be name of MCC certificate beyoner shall have dities (hereafter ment of AH of within three year less extended be amenities as ler this Regulations of city area of tenem aspirations of city ander this Reference aspirations of city and the reference aspirations are considered aspirations aspirations are considered aspirations.	s for AH, Institution and other MCGM as M within ad plinth of the option referred & Amenias from day the Murper Regulation. housing to 1.30 respective of the cents may tizens.	POS, 2 nu as, education menity star than the Ot the time one year of the development of development as AH ties shall te of appropriation No enements sectively. Arof actual debe upware shall be of the control of the development of the develop	care of the mbers of on, health hadards prowner's of approfrom the lopment oping all & Ame be as oval to the mmission of the lopment of the mission of the lopment of the mission of the lopment of the l	roads and seescribed Share a soval of date of Owndard, PC nities) per spee individe and 1 CWS (30 variation) variation of the order o	wing: and Owocial ard as mines detail alayout. If advarer's shados, Instantial behalid, respectively. If the period of the appropriate the appropriate and the appropr	orner's sharmenities cinimum. The owner in the property of time, which is the condition of the condition of time, we arising exproval of	No 3(b) & (c) hership shall be sion or seeking ever is earlier. ducation, health em over to the down by the ans of AH, POS	g) Consurowner's shrestricted lieu of und BUA, as above in handing completed tenements, allowed a owner/dev 20 % of su for uncon be released over the	mption of FS nare of land sh to 4 only. TI consumed inco per provision proportion over of	SI on hall be DR in entive on (a) hall be Such AH ay be on of wever, a TDR shall unding

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1	2	3	4	5	6
1	2	permissible, independent of road land. 5. Infrastructure Development The owner shall develop the infractover to MCGM (road + water support to that specific scheme) as per the context of the specific scheme) as per the context of the context of the gross plot (AH + POS+ all phanded over to MCGM + land for of land. (b) If the Owner opts to develop the gross plot (AH + POS+ all phanded over to MCGM + land for of land. (c) The Owner would also be attributable to infrastructure per tenements & other amenities as of the context of the plot of the Development of the plot.	structure network within the layout pply mains + sewer line + storm wate requirements of the concerned deports among the concerned deports among the concerned deports among the cited AH & Amenities, the Ownship that are covered forming Owner's share of that specific compensated for all infrastructure extraining to Owner's share of landlescribed in serial no. 7(a) below. It is eligible to receive the sale products that over for AH shall be with FS and the concerned that shall be with FS a	(AH & Amenities) to be handed er drain + street lights pertaining artments. Amenities, he will get FSI 0.8 of under 2 numbers of roads to be ic scheme) on the Owner's share mer shall be entitled for FSI 1 of under 2 numbers of roads to be excheme) on the Owner's share developed by him that is not d and construction of the AH exceeds of 15 % of AH units from SI 3.0 on the plot of the AH area.	
		construction of AH tenements& (f) The development of Amenit these Regulations. Provided furt	amenities shall have to be handed built up amenities shall be paid in th ies as per the requirements of MC her that Municipal Commissioner's ities shall be final and binding on the	e form of BUA. GM shall be permissible as per decision regarding development	

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1	2	3	4	5	6
		Fungible FSI as per Regulation N (h) The land handed over to MC developed under AR as stipulat intended purpose as per these Re (i) Notwithstanding anything co- permissible, independent of road land (j) Development charges and p exclusion of staircase, lift and Regulation No. 31(3) for BUA to (k) Off-site infrastructure charges FSI) to be constructed on owner MCGM. These off-site infrastru- per section 124 of MR&TP Act 17 7. Compensation for developme BUA. a) The owner shall be entitled for to BUA in lieu of cost of constriction of AH/Built up Amenities including entire infrastructure development for MCGM share of Land This shall be subject to maximu	ontained in these Regulations, reside width to which it abuts shall be perferent to width to which it abuts shall be perferent to width to which it abuts shall be perferent to be handed over to MCGM. It is at 7% of the Land Rate (for FSI 1) it is share of land as per ASR of the current charges shall be in addition to 1966. It is infrastructure in lands handed	n Owner's share of land. above shall not be allowed to be have to be used entirely for the ential/commercial uses otherwise missible on the Owner's share of any relaxations in open spaces, on & for Fungible FSI as per for the BUA (including fungible year of approval shall be paid to be development charges levied as over to MCGM and constructed to be handed over to MCGM.	

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1	2	3	4	5	6
		counted in FSI/BUA and shall be d) No premium shall be charged for No 31 for the development of AF e) Commencement Certificate bey the infrastructure development in completed & occupation granted f) The Commencement Certificate Occupation Certificate for AH te g) BUA in lieu of development of detailed in 7(a) above may be rearea and the construction shall prarea in lieu of AH tenements/Ar handing over of entire AH tenements over of such completed AH owner/developer. However, 20 conly after handing over the entire i) Requirement of ROS as per Regurespect of plot of AH.	ift/staircase and lift lobby for AH to ewithout charging premium. or Fungible FSI and features permited tenements/Amenities/IA. ond 75 % of the BUA as per serial in the entire layout and construction of	ted free of FSI as per Regulation No 6(a) shall not be issued unless of AH tenements/Amenities/IA is No 6(a) may be released once the AH tenements/Amenities/IA, as centive) area: 1 AH/Amenity/IA roportion, and 100% of incentive oment can be released only after above in proportion to handing the allowed at the option of onsumed BUA shall be released A to MCGM.	
		Provision u/s. Section 30 33(8) Construction of Affordab	ent Zone II (SDZ II)		
		(A) General The provision of this Regulation sland, not less than 1.0 ha, and regulations that are binding. Own			

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Reg published under sect MR & TP Act	ion 26 of the	submit		egulations as ection 30 of t Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3			4		5	6
1	2	together to create cor Regulation along with (B) Planning Consider The proposal shall be such as roads, water for Public Open Sp. Health & Social Am to be handed over to uninterrupted access the area covered un Owner's Share, AH,	h proper acce erations /Subrace submitted supply, sewer acces (POS), Access (POS), Access and access as per table access and OA will be eligible. Affor dable access Affor dable access and OA will be accessed as a will be will be accessed as a will be accessed as a will be accessed as	mission o by the O erage and Affordablarea for o not abut no 7 of F nterrupted A as detail	f 1ha or mothese Regularies f Proposal wher, contact storm wat le Housing ther developing the management of access pled below.	aining the deter drains alor (AH), Other opment i.e. over a construction of the constr	mand assessment for infrastructure ing with clearly earmarking the area of Amenities (OA), (viz. Education, where share of land. If OA/POS/AH is, the same shall be provided with area of the land after deduction of bove, shall be apportioned among ininterrupted access shall be handed 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:	6
		ha & up to		13 70	1470	4170	(a) He shall distinctly mark lands for AH, POS, OA and Owner's share in the layout.	
		3 More than 4 ha	30%	15 %	12%	43%	Further earmarking of lands for other amenities like education, health and social amenities cited above shall be done by the	

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1	2	3	4	5	6
		 (b) Advance possession of all shall be handed over to M transferred in the name of seeking commencement of whichever is earlier. (c) The Land Owner shall have MCGM. However, area ear of compound wall before he within three years from day extended by the Commissi (e) Provision of amenities as development under this Reference of the tended by Govt. from times (g) The proposal under this Commissioner. (h) Requirement of LOS as performed that the decided by Govt. Thus over considering POS to be handed over the owner shall develop the infratover to MCGM (road + water support to MCGM) 	& OA shall be as per specifications I te of approval to the individual build oner for valid, recorded reasons. s per Regulation No. 14(A) and	re as detailed in the table above layout. The ownership shall be a date of advance possession or evelopment of Owner's share, A and handing them over to the levelled along with construction aid down by the Commissioner, ling plans of AH and OA, unless 15 shall not be applicable for a for EWS, LIG and MIG or as q. m. In the approval of the Municipal of the AH plot and owner's share the holding shall be achieved by and/AH plot. (AH,POS & OA) to be handed er drain + street lights pertaining	

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1	2	3	4	5	6
		plot (AH + POS+OA + area c Owner's share of that specific so. (b) If the Owner opts to develop the plot (AH + POS+ OA + area c Owner's share of that specific so in the form of BUA as per Clause (c) The Owner would also be constructed attributable to infrastructure per tenements & OA as described be (d) The Development of the plot has tructural provision for vertical expectation of the plot has structural provision for vertical expectations. (e) TDR' or 'Additional FSI on Fungible Compensatory area as profiled. (f) The land handed over to MCGN AR as stipulated in Regulation of the plot has per these Regulations. (g) Notwithstanding anything conting permissible, independent of road land. 15% of admissible FSI on Section of the plot has for use of residential occupants of (h) Development charges and prefer exclusion of staircase, lift and loce	ompensated for all infrastructure ertaining to Owner's share of lan low. anded over for AH shall be with FS anded over for OA shall be with FS extension for consumption of FSI up ave to be handed over to MCGM. hall be paid in the form of BUA. payment of premium' as per Reguer Regulation No. 31(3)], shall not of M for OA as stated above shall not be No 17 and shall have to be used entitatined in these Regulations, resider width to which it abuts shall be per SH plot shall be exclusively used for	be entitled for FSI 1 of the gross over to MCGM + land forming d along with cost of construction developed by him that is not d and construction of the AH I 2.5 on the plot of the AH area. SI 2 on the plot of OA with the to 4 on OA plot. AH Tenements The cost of construction of AH gulation No 30 (1) (A) [except be permissible on Owner's share e allowed to be developed under irely for the intended purpose as intial/commercial uses otherwise missible on the Owner's share of the purpose of convenient shops any relaxations in open spaces,	

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1	2	3	4	5	6
		area) to be constructed on owner MCGM. The Development cess of MR&TP Act 1966.	Land Rate (for FSI 1) for the BUA (er's share of land as per ASR of the shall be in addition to development of the form of the infrastructure in lands handed	year of approval shall be paid to charges levied as per section 124	
		a) The owner shall be entitled for the	he following:		
		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		
		b) The ratio of BUA to carpet requirements as per these Regula c) Area covered under staircase/li			
		Occupation Certificate for AH te f) BUA in lieu of development detailed above may be released	e beyond 75 % of the admissible inements/Amenities is granted. of infrastructure and construction in proportion of 0.50 sale (incentive imultaneously in the said proportion)	of AH tenements/Amenities, as e) area: 1 AH/Amenity area and	
		1 0	s& infrastructure development can		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published	ision of Regulation as d under section 26 of the R & TP Act, 1966	submitte	sion of Regulation d under section 30 R & TP Act, 1966	of the	publis	stantional modific shed by the Gover section 31(1) of &TP Act. 1966	rnment the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5		6
		g) FSI of BUA, teneme admiss AH ten	f entire AH tenements/Am on owner's share of land as per provision (a) a ents/Amenities may be all sible TDR for unconsume nements/Amenities to MC	shall be reabove in allowed at at allowed shall but shall be shall	estricted to 4 only proportion to h the option of ow	anding oner/devel	over o	f such complete However, 20 %	ed AH of such	
			n u/s. Section 31(1) onstruction of Affordab	ole Housin	ng in Special Dev	velopmer	nt Zon	e H (SDZ H)		
		land, not regulation together Regulation	eral vision of this Regulation states than 1.0 2.0 ha, and ons that are binding. Own to create contiguous land on along with proper act d with prior approval of G	nd not disc ners of lan parcels of ccess as 1	qualified from dev d parcels having 1ha or more & sub	velopmen plot area omit prop	t, on a lesser	ccount of other than 4 2 ha may development un	laws or y come der this	
		The proposuch as refor Publi Health & to be had uninterruthe area Owner's over to M	ning Considerations /Subniposal shall be submitted by roads, water supply, sewe ic Open Spaces (POS), As Social Amenities) and a unded over to MCGM is upted access as per table recovered under road/unity Share, AH, POS, and OAMCGM and will be eligible above FSI as stipulated by	by the Ow crage and s Affordable rea for oth not abutti no 7 of Re nterrupted as detaile ble for add	rner, containing the storm water drains. Housing (AH), the development in the municipal gulation No 23(1) access proposed discounting the below. These roitional BUA equal	s along wo Other And e. owners road, the . The are as above ads/unint	with cleanenities share e same a of the e, shall terrupte	arly earmarking to (OA), (viz. Edu of land. If OA/P shall be provide a land after deduced be apportioned ad access shall be	che area ducation, POS/AH ed with ction of among handed	
		Sr.		Affordabl Housing	Public Open Spaces	Othe Ameni		Area for Other		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034		rovision of Regulation as ished under section 26 of the MR & TP Act, 1966	submitte	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			ostantional modification ished by the Governme section 31(1) of the M &TP Act. 1966	nt Sanctioned by the
1	2		3		4			5	6
		No						Development	
		1	Not less than 1 ha & up to 2 ha	30%	15 %	16	%	39%	
		2	More Not less than 2 ha & up to 4 ha	30%	15 %	14	%	41%	
		3	More than 4 ha	30%	15 %	12	%	43%	
		submine (i) He ess (j) A he cc (k) T M cc (t)	Owner shall submit his proposission, he will take care of the description of lands for other hall be done by the Commiss advance possession of all lands anded over to MCGM at the lame of MCGM within one yeartificate beyond plinth of the Che Land Owner shall have MCGM. However, area earm ompound wall before handing the development of AH and within three years from description of amenities and development under this Research.	ds for AF r amenities ioner takin ds other that time of ap vear from the developm the option arked for F g over to M & OA shal ate of appro- tioner for ve ioner for ve is per Reg	H, POS, OA and so like education, go the amenity started and the Owner's Slaproval of layout. The date of advantage of Owner's so of developing POS, AH, OA shad ACGM. I be as per specification, recorded reactions.	I Owner health a ndards properties as de The own ce posses hare, while AH, OA all be levications I dual build sons.	's shar nd sociescribe etailed i ership ssion of chever and h elled a aid doy ling pla	re in the layout. Furthial amenities cited about as minimum. in the table above shall shall be transferred in the seeking commencement is earlier. anding them over to talong with construction with the Commission of AH and OA, unless the construction of the c	be he ent he of er, ess

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	6		
		 (n) The carpet areas of the tedecided by Govt. from time (o) The proposal under this land Commissioner. (p) Requirement of LOS as performed the shall be 15%. Thus considering POS to be hand 			
		handed over to MCGM (roalights pertaining to that spec	e infrastructure network within the ad + water supply mains + sewer lific scheme) as per the requirements	ne + storm water drain + street	
		gross plot (AH + POS+OA forming Owner's share of that (b)If the Owner opts to devel gross plot (AH + POS+ OA forming Owner's share of that construction in the form of BU (c)The Owner would also be attributable to infrastructure tenements & OA as described (d)The Development of the parea. The Development of the the structural provision for v	e compensated for all infrastructure pertaining to Owner's share of lar	handed over to MCGM + land hare of land. shall be entitled for FSI 1 of the handed over to MCGM + land share of land along with cost of the developed by him that is not and and construction of the AH ith FSI 2.5 on the plot of OA with of FSI up to 4 on OA plot. AH	

construction of AH tenements & built up amentites shall be paid in the form of BUA. (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. (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. (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 \$\frac{14}{3}\$ AH plot shall be exclusively used for the purpose of convenient shops for use of residential occupants of layout! (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. (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. (E) Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA. a) The owner shall be entitled for the following: BUA in lieu of cost of construction of AH/Built up Amenities including entire infrastructure development for MCGM share ASR (for FSI 1) BUA of all amenities & all SHAH	Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
(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. (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. (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. (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. (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. (E) Compensation for development of infrastructure in lands handed over to MCGM and constructed BUA. a) The owner shall be entitled for the following: BUA in lieu of cost of construction of 2.0 [Rate of construction per sq. m as per ASR AH/Built up Amenities including entire rate/rate of developed land per sq. m as per infrastructure development for MCGM share ASR (for FSI 1) RUA of all amenities & all	1	2	3	6		
b) The ratio of BUA to carpet area shall be considered as 1.2 (including provisions of various			(e) TDR' or 'Additional FSI Fungible Compensatory area share of land. (f) The land handed over to Munder AR as stipulated in Repurpose as per these Regulatio (g) Notwithstanding anything otherwise permissible, indeped Owner's share of land. 15% opurpose of convenient shops f (h) Development charges and exclusion of staircase, lift and area as per Regulation No. 310 (i) Development cess at 7% compensatory area) to be consistantly be paid to MCGM. The last per section 124 of MR&TP (E) Compensation for development constructed BUA. a) The owner shall be entitled BUA in lieu of cost AH/Built up Amenitic infrastructure development of Land	on payment of premium' as per Re as per Regulation No. 31(3)], shall as per Regulation No. 31(3)], shall as per Regulation No. 17 and shall have to be constant of the second of the sec	egulation No 30 (1) (A) [except not be permissible on Owner's not be allowed to be developed be used entirely for the intended so, residential/commercial uses buts shall be permissible on the shall be exclusively used for the rout. If any relaxations in open spaces, in & for Fungible compensatory CGM. If the BUA (excluding fungible per ASR of the year of approval on to development charges levied handed over to MCGM and the of construction per sq. m as per se of developed land per sq. m as per sq. for FSI 1)]x BUA of all amenities in the permissible on the developed land per sq. m as per sq. for FSI 1)]x BUA of all amenities	s per

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	6		
		not be counted in FSI/BU d) Commencement Certification infrastructure development completed & occupation is e) The Commencement Certificated f) BUA in lieu of development detailed above may be reliand the construction shall incentive area in lieu of released only after handing g) FSI on owner's share of incentive BUA, as per properties and the construction of the incentive BUA, as per properties and the mements/Amenities such admissible TDR for entire area of AH tenements (EP-82)	ase/lift/staircase and lift lobby for Si A and shall be without charging predete beyond 75 % of the admissible Blut in the entire layout and construction is granted. It is granted. It is granted to a si a s	mium. UA shall not be issued unless the on of AH tenements/Amenities is ible BUA may be released once inted. In of AH tenements/Amenities, as rentive) area: 1 AH/Amenity area said proportion, and 100% of astructure development can be inities as per (e) above. In the proportion of the proportion o	
l I	Part VI 33(8)(B)	 General Notwithstanding anything contain Authority falling in NDZ, the prand uninterrupted piece of land h 	appropriate Authority appointed by Content in these Regulations the land of the rovision of this Regulation shall appropriate and less than 4.0 ha, exclusional exclusions are an accordance of the row development on accordance in the row of th	of Govt./Semi-Govt./Appropriate ply to any contiguous, unbroken luding the land under reservation	Sanctioned as proposed with following modifications. 1)The Number of Tital change form (B) to (II). 2)Sub Regulation No. 1 is modified as below. 1. General Notwithstanding anything contained in these Regulations

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published	sion of Reg I under sect R & TP Act	ion 26 of the	submitt	ed unde	Regulater section P Act, 19	30 of the	Substantional morpublished by the Gunder section 31(1) &TP Act. 19	overnment of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3				4		5		6
		2. Plannin (a) The proper a (b) The a	y and AH a access as peared of the oned among	evelopment, as and area for ot er provisions of a land after de	ther deve f these R	elopmen egulatio of the	t fall on ons. area cov	either side	a such a way that the of POS. These areas above referred roads, IA, and Other A	shall have	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.
		Sr. No.	Institu	pen Spaces & ational Area 33%		ealth &		Education, menities	Area for Other Development		3)Sub Regulation No. 2(f) is deleted.
			Public Open Space	Institutional Area	Affo rda ble Ho usi ng	Educ ati on al	Med ica l	Social			4)Sub regulation No.4 (b) is modified as below. The plot earmarked for AH may be developed by Government/semigovernment/ Appropriate
		1	25 %	8 %	25%	4 %	3%	1%	34 %		government/ Appropriate Authority appointed by Govt.
			ure of App		ıbmit the	propos	al to the	Commissio	ner, MCGM, distinct	ly showing	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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		lands for AH, POS, 2 numbers earmarking of lands for educate Commissioner taking the amenity (a)Provision of amenities as per R under this Regulation. (b) The proposal under this Regulation. (c)The area of social amenities, Perceipt shall be submitted at the in the name of MCGM in reven layout. 4. Permissible FSI: a) Govt./SemiGovt./Approperous plot (AH + POS+ all published over to MCGM) on area of the perceipt of the perceipt shall be made available for generic commissioner. The carpet area of affordal (60 m²) in the ratio of 0.35, 0.35 must be recorded in writing and of GoM, the carpet area of tenerincomes and the aspirations of circle of the development of American commissioner.	plot earmarked for AH with FSI 3.0 rnment/ Appropriate Authority apporal public for the affordable Housing ble housing tenements shall be EWS 5 & 0.30 respectively. Any minor value reflective of actual demand. Over ments may be upwardly revised to tizens.	elopment in the layout. Further ed above shall be done by the of the applicable for development the approval of the Municipal to MCGM. Advance possession to any of the development in the eligible for FSI 1 of the ender 2 numbers of roads to be on the plot of AH area shall be on the plot of AH area shall be on the plot of Government. So (30 m²), LIG (45 m²) and MIG ariation in tenement percentages a period of time, with approval reflect a rising economy, higher CGM shall be permissible as per	undertaken by State Govt. & MCGM itself. These tenements shall be made available for general public for the AH as per policy of Govt.
		these Regulations. Provided furt	her that Municipal Commissioner's	decision regarding development	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	6		
		appointed by Govt, as decided by f) 'TDR' or 'Additional FSI FSI. g) The land handed over to M developed under AR as stipulat intended purpose as per these Re h) Notwithstanding anythin otherwise permissible, independ Owner's share of land i)Off-site infrastructure charges at FSI) to be constructed on owner MCGM. j)Requirement of ROS as per Reg respect of plot of AH 5. Interchanging the location: The Appropriate Authority may (AH) + Public Open Space (PO) area under their ownership either	may be developed by Govt./Sen y the Govt. /Appropriate Authority. on payment of premium' shall not ICGM for public amenities as stated ed in Regulation No 17 and shall lead	above shall not be allowed to be have to be used entirely for the as, residential/commercial uses uts shall be permissible on the for the BUA (including fungible year of approval shall be paid to a area of other development & in the area of other development & in the area of other development area of other development area.	
		1. General	Appropriate Authority appointed by C		
			ed in these Regulations for lands oprovision of this Regulation shall ap		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published ur	n of Regulation nder section 26 & TP Act, 1966	of the submit	vision of Regulation ted under section MR & TP Act, 196	30 of the	Substantional modific published by the Gover under section 31(1) of &TP Act. 1966	nment	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4		5		6
		2. Planning O The propo water supp Open Space Social Am share of la the same se area of the above, sha OA as deta eligible for stipulated	Considerations of sal shall be subply, sewerage a ces (POS), Affinenties) and around. If OA/POS shall be provide a land after deall be apportion ailed below. The	Submission of omitted containing and storm water ordable Housing to be handed ord with uninterreduction of the ed among Govt ese roads/unint JA equal to are	Proposal ing the demand as r drains along wing (AH), Other A evelopment i.e. Over to MCGM and rupted access as parea covered und a./Semi-Govt./Apperrupted access sh	essessment for th clearly e menities(Oz Govt./Semi- d AH are no er table no er road/unin ropriate Aur nall be hand	a, and not disqualified or infrastructure such as armarking the area for A), (viz. Education, How Govt./Appropriate Author abutting the municiper of Regulation No 23 anterrupted access properties of the control of th	s roads, Public ealth & hority's al road, (1).The osed as DS, and will be FSI as	
		Sr. No	Plot Area	Affordable Housing	Public Open Spaces	Other Amenit		r	
		1	Not less than1 ha & up to 2 ha	30%	15 %	16%	39%		
		2	More than 2 ha & up to 4 ha	30%	15 %	14%	41%		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966 Provision of Regulations submitted under section 30 MR & TP Act, 1966					a 30 of the	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	_		4			5		6
		a) Government along a Government a	More than 4 ha Govt./Semi-Govt./Approxi./Semi-Govt./Approxities like education, ag the amenity standar ance possession of a plot as detailed in that. The ownership slance possession or it./Semi-Govt./Approxi./Semi-Govt./Approxi./Semi-Govt./Approxi./Semi-Govt./Approxi./Semi-Govt./Approxiting of land along was in this Regulation. Carpet areas of the transitioner are the proposal under the interpretation of the control of th	While many printer opriate printer A health ands present the table hall be table printer A print	Authoricularity and social scribed as other that above suransferre commer authority. Authority truction of a minimulation is the proving the proving the proving the proving authority and the proving the proving the proving authority and the proving the provi	ority shall subch submission, to the submission, to the shall distinct in the last amenities cities in the Govt./Senthall be handed and in the name of the compound was an No. 14(A) and constructed shall mum 25 sq. m. Shall be considerable in the sh	they will take they will take they mark a byout. Further displayed above shade in-Govt./Apover to MCGM was at a beyond wer area earlied to MCGM 15 shall not be for EWS atton No.27 series. Thus of the will be shaded atton No.27 series.	lands ler earn ll be coppropr CGM a within l plint r. larmark M. ot be a S, LIG the ap overall	of the following: for AH, POS, Comarking of lands of done by the Commitate Authority's State the time of approne year from the hof the development of the development of the MIG or as decoproval of the MAH plot and Gove 25% cumulative	OA and for other nissioner hare and proval of e date of ment of OA after clopment cided by funicipal et./Semi-LOS of	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	6		
		 (AH,POS & OA) to be handed water drain + street lights pertain departments. 4. Permissible FSI: k) Govt./SemiGovt. /App the gross plot (AH + POS+ OA other Development. l) The plot earmarked for AH sl Authority appointed by Govt. vavailable for general public for the my The development of OA Regulations. Provided further the shall be final & binding. n) 'TDR' or 'Additional Homeometric compensatory area. o) The land handed over developed under AR as stipulate intended purpose as per these Repy Notwithstanding anyth otherwise permissible, independent Govt./Semi-Govt./Appropriate A exclusively used for the purpose qy Development cess at 7 	A as per the requirements of MCGM at Municipal Commissioner's decision of the MCGM for OA as stated about a stated about an American form of the MCGM for OA as stated about an American form of the MCGM for OA as stated about an American form of the MCGM for OA as stated about an American form of the MCGM for OA as stated about an American form of the MCGM for OA as stated about an American form of the MCGM for OA as stated about an American for OA as stated about an	ply mains + sewer line + storm he requirements of the concerned byt. shall be eligible for FSI 1 of inded over to MCGM) on area of elsemi-government/ Appropriate. These tenements shall be made shall be permissible as per these on regarding development of OA but be permissible except fungible over shall not be allowed to be have to be used entirely for the missible FSI on AH plot shall be cential occupants of layout or the BUA (excluding fungible).	

5. Interchanging the location: The Appropriate Authority may DP with equivalent developable la land not less than 0.5 ha. Section 31(1) (B) Land of Govt. /Semi. Govt. /A	and area under their o	ownership eithe			6
The Appropriate Authority may DP with equivalent developable la land not less than 0.5 ha. Section 31(1) (B) Land of Govt. /Semi. Govt. /A	and area under their o	ownership eithe			
(B) Land of Govt. /Semi. Govt. /A	Appropriate Authority				
1. General		appointed by G	Govt. falling in S	SDZ#	
Notwithstanding anything contain Authority falling in SDZ H, the pand uninterrupted piece of land development on account of other 2. Planning Considerations /Submit The proposal shall be submitted of water supply, sewerage and storm Spaces (POS), Affordable Housin Amenities) and area for other devalund. If OA/POS to be handed over shall be provided with uninterrupt land after deduction of the area comportioned among Govt./Semi-G below. These roads/uninterrupted additional BUA equal to area of latin Sr. No. 4	provision of this Regularies having area not lessaws or regulations the assion of Proposal containing the demandant water drains along wing (AH), Other American Welopment i.e. Govt. For to MCGM and AH and access as per table overed under road/unitovt./Appropriate Authaccess shall be hand	d assessment for the clearly earm nities (OA), (vin/Semi-Govt./Apare not abutting no 7 of Regulation rupted acceptority's Share, ded over to M	for infrastructure tarking the area ation No 23(1), ess proposed as AH, POS, and ICGM and will	guous, unbroken lisqualified from e such as roads, for Public Open Health & Social hority's share of al road, the same. The area of the sabove, shall be lo OA as detailed be eligible for	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published under MR & TF	Regulation as section 26 of the P Act, 1966	submi		egulations as ection 30 of the Act, 1966	published under sec	tional modification I by the Government tion 31(1) of the MR TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5	6
		No	Plot Area		Housing			Development	
		1	Not less than 1 h	a & up	30%	-15 %	16%	39%	
		2-1	More Not less that & up to 4 ha	an 2 ha	30%	15 %	14%	41%	
		3 2	More than 4 ha		30%	15 %	12%	43%	
		a) Govt. Govt./So other ar Commis b) Adva Share ar approva from the develop: Govt./So as stated c) Govt	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: 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. The Govt./Semi-Govt./Appropriate Authority may opt for development of the AH plot on their own as stated in clause 4(b) below. 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.						

Excluded n No a Part No. per (EP) RDDI 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1 2	3	4	5	6
	development under this Ree e) The carpet areas of the decided by Govt. from tim f) The proposal under this Commissioner. g) Requirement of LOS as Govt./Appropriate Author of entire holding shall be owners share of land/AH p 3. Infrastructure Developm Govt./Semi-Govt./Approp layout (AH, POS & OA) t + storm water drain + street the concerned departments 4. Permissible FSI: a) Govt./Semi-Govt. /Approp gross plot (AH + POS + O of other Development. b) The plot earmarked for Appropriate Authority app for the BUA is payable at State Govt. & MCGM itse AH as per policy of Govt. c) The development of Oa Regulations. Provided furt of OA shall be final & bin	egulation. tenements to be constructed shall be to time subject to a minimum 25 so a Regulation shall be considered with a per the provisions of Regulation Notity's share of land shall be 15%. The achieved by considering POS to blot. The achieved by Cover to MCGM (road + et lights pertaining to that specific sections.) The achieved by Govt. With FSI 2.5 on the specific pointed by Govt. With FSI 2.5 on the specific pertaining to the specific pertaining to that specific sections. The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights pertaining to that specific sections) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) The achieved by Cover to MCGM (road + et lights) T	be for EWS, LIG and MIG or as q. m. the approval of the Municipal of 27 on AH plot and Govt./Semi-us overall 25% cumulative LOS be handed over to MCGM and infrastructure network within the water supply mains + sewer line theme) as per the requirements of shall be eligible for FSI 1 of the handed over to MCGM) on area of Government/semi-government/s	

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1	2	3	4	5	6
		developed under AR as stathe intended purpose as per f) Notwithstanding anyth otherwise permissible, independent of Govt./Semi-Govt./Appropriate Authority in DP with equivalent development described by the parcels of land not less than (EP-83)	ing contained in these Regulation ependent of road width to which it a riate Authority's share of land. 15% for the purpose of convenient shops 1% of the Land Rate (for FSI 1) for constructed on Govt./Semi-Govt./Ar of approval shall be paid to MCGM on: The may interchange the location of land relopable land area under their own in 0.5 ha.	hall have to be used entirely for ms, residential/commercial uses abuts shall be permissible on the of admissible FSI on AH plot for use of residential occupants or the BUA (excluding fungible appropriate Authority's share of of the dearmarked as AH + POS + OA tership either in contiguity or in	
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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		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 tenants/occupiers of buildings 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 .	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 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.	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 tenants/occupiers of buildings 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	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: Provided further that HPC may consider after veryfing traffing simulation study to allow CDS on a plot having
]	1.1 Cloud Renewal Scheme		tenunts/occupiers plus	anow CDS on a plot having

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1	2	3	4	5	6
		(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: 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	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:	incentive FSI whichever is more as per the provisions of this Regulation as follows. 1.1	access from existing minimum 12m. wide dead end road originating from 18 m. wide public road.

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1	2	3	4	5	6
		required; or 2) By the Promoter of the URS, 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. Explanation: 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.	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 2) By the Promoter of the CDS, 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. Explanation:	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: 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 Under the Development Plan (DP), where the DP contains such well-defined cluster 2) By the Promoter of the URS CDS, Provided that no cluster or clusters shall be identified for redevelopment or implementation of URS CDS by the Municipal	

Excluded n I Part No. (EP) RI	gulatio No as per DDP -	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		3	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. 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. 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	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. Explanation: 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. 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	

Excluded n No Part No. po (EP) RDI 20	DP -)34	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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1 2	2	3	4	5	6
			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.	amalgamation for the purpose of CDS. for which no separate approval for amalgamation of lands would be necessary. 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	

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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	Sanctione 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 undera. 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 understipulated 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
	2	industrial unit. 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. 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. 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.	4	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. 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.	m. in Island City and 6000 sq. m. in Suburbs and Extended Suburbs.
		parking lot on a land included in URC, BUA equivalent to Zonal		d. All the reservations in the DP shall be rearranged, if	

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1	2	3	4	5	6
1		(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. 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	4	necessary, with the same area and the same width of access road or as required under DCR, whichever is more. 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. 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	
		permit composite development of		Authority. The reservations of	
		reservations in case of such reservations. However, if the		compatible nature can be	
		HPC/Planning Authority requires		preferably constructed in one	
				or more separate blocks,	
		BUA under any designation/reservation in excess		depending on the area and nature of such reservations and	
		designation/reservation in excess		nature of such reservations allu	

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1	2	3	4	5	6
1		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. 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	4	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	
		Regulation No. 17 (1). 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		tenements or users if any. 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)),	

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1	2	3	4	5	6
		road may be given in the same Scheme. 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. 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		(EP-86) (EP-86) EP-86 is deleted by corrigendum dated 29.06.2018.	

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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)	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. The decision of HPC shall be appealable as if it is an appeal under section 47 of the MRTP Act, 1966. 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.	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. 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.	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. 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. 22. Regardless of its area, any Cluster Renewal Scheme (CRS) for which LOI has been	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	Section 26			Sanctioned as proposed.
	33(9)(B)	Section 30 33(9) (B): Reconstruction or redex Marg and Shivdi under Urban Ren For reconstruction or redevelopme Island City of Mumbai undertaken for rehabilitation of existing te Government for this purpose, plus Appendix Regulation for Reconstruction or N.M.Joshi Marg and Shivdi by imp 1.1 "Urban Renewal Scheme" (cluster of buildings and structures Mumbai, at four locations and bour Renewal Cluster or URC "shall be	Urban Renewal Scheme(s) in the shall be 4.00 or the FSI required petent Authority appointed by of Appendix whichever is more BDD chawls at Naigaon, Worli, s). Cheme for redevelopment of the ent Division in the Island City of hereinafter referred to as " Urban		

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Officer appointed by the Planning 3) By Planning Authority, wh URP is yet to be prepared. Provided that no cluster or cluster Renewal Scheme by the Officer at Assessment Study regarding the in as traffic and environment of the intexplanation— 1. The land under URS, irrespective plot for the purpose of FSI and contain 2. In specific cases where URS is Cluster may be decided by the Officer 1.2. The Urban Renewal Cluster may (i) Cessed buildings in Island City, (ii) (ii) (ii) (iii) (iii) (iii) (iii) (iiii) (iiii) (iiii) (iiiiii) (iiiiii) (iiiiiiii	anot bounded by roads, nallas and Ricer appointed by the Planning Authoral consist of a mix of structures of drawing which attract the provisions of Milears of age and acquired by MHAD at 30 years of age constructed by building shall be as on the 1st of RC complete in all respects, is submit to be calculated from the date of occuble, from the first date of assessment	ea, prepared and notified by the as and when required; or are not shown on the DP and the ment or implementation of Urban without carrying out an Impact frastructure and amenities as well er or clusters. The determinant without carrying out an Impact frastructure and amenities as well er or clusters. The determinant well be treated as one ailway lines, the boundary of the pority. The determinant without the determinant of the year in which attend to the Officer appointed by apation certificate or where such as per the property tax record in the proposed Urban Renewal tenure of Occupant Class II. to the Central Govt., the State	

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1	2	3	4	5	6
		of Urban Renewal Scheme. (iv) Other buildings which by reasfor human habitation or by reasons or injurious to the health or safet Agency designated for this purpose (v) All dwelling structures, as de Clearance and Redevelopment) Ac Explanation: If some areas are publication of the DCPR planning purposes. However, such and the admissible FSI shall be calcareas are developed or are being de 2. Eligibility of Occupants for Reh (A) For Buildings i. No new tenancy created after made in buildings for creating necomputing existing FSI. A certifit 13/6/1996 and certification by Cleared by GR dated 30/03/2016 considered adequate evidence to tenements. However, the Govt. guidelines for determination of eligible tenants and by the Competent Authority appoint B) For Dwelling Structures (other to Dwelling Structures means all a Area (Improvement, Clearance and	efined in Section 3 X of Maharasht et, 1971, existing prior 1-1-2000 previously developed/or are in the such areas can be included in the areas shall be excluded for calculate culated as per the relevant provision	ctural/sanitary defects, are unfit trowness of streets are dangerous is certified by the Officer or the stra. Slums Area (Improvement, process of development under turban renewal cluster only for ion of FSI under this Regulation is of the DCPR under which such meme (URS). The process of development under turban renewal cluster only for ion of FSI under this Regulation is of the DCPR under which such meme (URS). The process of development under turban renewal cluster only for ion of FSI under this Regulation is of the DCPR under which such shall not be considered while etent Authority/MCGM prior to Government for this purpose as ints prior to 13/6/1996 shall be in and tenants/occupants of such sary may issue comprehensive ein. The BDD Chawls shall be certified in the BDD Chawls shall be certified in iddings) in the prior 1-1-2000.	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Reg published under sec MR & TP Ac	tion 26 of the	submitted u	n of Regulation of Regulation 3 & TP Act, 196	0 of the	Substantional modification published by the Government under section 31(1) of the March 2008 &TP Act. 1966	sanctioned by the
1	2	3			4		5	6
		iii) The eligibility of accordance with Ch Act, 1971 and orders 3. Rehabilitation En (i) Each certifie a tenement of Carpe further compensator (ii) Eligible Restructure shall be giv (iii) Each eligible 4. Total Permissible a) The total permexcluding the reservincluding the built Rehabilitation FSI + Provided that provision of DCPR (b) The FSI for Notifications issued c) The incentive ratio (hereinafter reference of the Urban Renewal)	apter 1-B of 1s issued there untitlements:- ed residential to the area 46.45 so by or other FSI eligious structiven existing case slum dweller FSI for URS:- missible FSI for vations/designatup area und Incentive FSI at the aforesai 31 (3). or Urban Referent time to to be FSI admissible FSI	Maharashtra under. enant/occupa I. m. This en would be avarure/Eligible rpet area or an eshall be entator an Urban I ations, Road er reservation, whichever in d FSI shall be against the sic Ratio) of er the Annual the area as personner.	nt shall be rehatitlement is consite amen is decided by the state of the set back, are notes in CRZ are FSI required Land Rate (L. Statement of the state of the statement of the set back.	abilitated onsolidate ities/Eligine Government of carme shall be a under Road so of the Fundarea shall differ rehall be a shall be	project shall be established ent, Clearance, Redevelopment and given on ownership based entitlement of rehab area. It ble any other non-resident	d in ent) asis, No atial ft.) but but the the the d in tion
			For 0.4ha to1.0 ha.	For 1.0 ha to 5.0 ha	For 5.0 ha to 10.0 ha	For 10ha and		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regular published under sect MR & TP Act	ion 26 of the	submitted u	on of Regulat under section & TP Act, 19	30 of the	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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%		
		Controlling Revenue Statement of Rates. Provided further that under the Urban Recalculating the Avera Provided further that Construction (RC) sland LOI is issued by even if such Schen completion. "tolerated structures" the Urban Renewa structures are permar Explanation: -The tempurpose and existing e) It shall be per	in case there newal Schemage Land Rate at for calculated that hall be taken to the Authorities undergoes a encroaching I Scheme and ently remover "tolerated prior to 17th missible to in phase is strice."	are more that e, a weighted and the Basication of the for the year y competent any revision upon the road its BUA structure" many formula and the BUA structure in the structure	eneral of Remarks of Remarks of Remarks of Ratio. Basic Ratio Rat	gistration, I rates applicated and the application of the Land the salication substituted in relacture used 1962 respective Urban Re	ion, as published by the Chief Maharashtra State in the Annual able to different parts of the plot plicable rates shall be taken for ad Rate (LR) and the Rate of Development Project is approved aid ratio shall remain unchanged esequently during its course of all be allowed to be included in habilitation area, provided such for residential or non-residential ctively. The an/Layout Plan approved for the	

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1	2	3	4	5	6			
		Urban Renewal Scheme may be all and incentive component simultant Provided, further that, while giving Scheme, the time frame for implement phase shall be as decided by the 5. Development of DP Reservation Construction or reconstruction of Development Plan shall be permissed.	Subject to the master plan for the whole cluster being followed, phase wise implementation of a Renewal Scheme may be allowed, with pro rata utilization of the total admissible FSI for rehable accentive component simultaneously. ded, further that, while giving permission for phased implementation of the Urban Renewal me, the time frame for implementation of each phase shall also be given. The minimum area for phase shall be as decided by the Planning Authority.					
		6.30% of the Incentive FSI can be DCPR.	6.30% of the Incentive FSI can be used for non-residential purposes as otherwise permissible under the					
		minimum of Rs 5000 per sq. m for and incentive sale component, sha with the time schedule for such paramount shall be kept in a separ infrastructure around the urban rer charges levied as per section 124 or This surcharge shall not be a Authority in lieu of reservation or requirement indicated by the MCG 8. The temporary transit camps may MCGM limits on land belonging permissible under SRA. Scheme have to be demolished after full of the Officer appointed by the Plantare fully demolished, the Officer Incentive component area under the 9. In the case of specific designation	of 100% of Development charge of the BUA over and above the Zonal all be leviable in respect of any UR ayment as may be laid down by the rate account and shall be used for the example of the BUA to be handed on the amenity areas to be handed for to the amenity areas to be handed for the Empowered Power Committed in the same Urban It to the Planning Authority up to under Regulation 33(10) of these It occupation certificate is granted to the planning Authority of the reconstructed appointed by the Planning Authority e URS in excess of 75% of the total cons/reservations in the Developmen interchange the designation/reservations.	(basic) FSI, for the rehabilitation S by the MCGM in accordance Commissioner, MCGM. This or the improvement of off-site II be in addition to development over to the MCGM or any Public II over to the MCGM as per the ttee. Renewal Cluster or elsewhere in 4.00 FSI with the concessions of DCPR. Such transit camps shall be Rehabilitation Component by building. Till the transit camps ty shall not release FSI for the admissible Incentive FSI. It Plan, the Officer appointed by				

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1	2	3	4	5	6			
		encumbered, provided that the area 10.Non-conforming Activities – accommodated regardless of the r	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. 10.Non-conforming Activities — All activities which are existing shall be allowed to be reaccommodated 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					
		11. Relaxation in Building and oth In case of tenements of 46.45 the Planning Authority, the followi	sq. m carpet areafor rehabilitation o	r tenements to be handed over to				
			poses shall be on gross area of the pace. This shall not affect the request per prevailing DCPR					
		specifications: - Balcony shall not level, minimum 4.5 m clear margin 11.3 Notwithstanding anything connot exceeding 2.0 m. in width, pro and the tenements to be handed or be counted towards FSI. 11.4 Front and marginal open sp component or a composite building Provided that open space of the w	1.2 The provision in Regulation 37(20) relating to balcony shall apply to the URS with the following pecifications: - Balcony shall not reduce marginal open space to less than 3.00 m. However, at ground evel, minimum 4.5 m clear margin shall be maintained. 1.3 Notwithstanding anything contained in Regulation 31(3)of the DCPR, areas of common passages of 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. 1.4 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. revided 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 sha unless the building abuts two road the building is available, apart fron 11.5 Notwithstanding the provise						
		abuts a DP Road having width of 1 upon beyond 4.5 m provided, such						

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1	2	3	4	5	6
1	2	11.6 Where the location of the Mallah shall be 6.0 m from the eMCGM, whichever is greater. 11.7 The distance between any two 11.8 If the height of any building m or as required by CFO whichever 11.9 Wherever more than the min area provided may be considered wherever comprising both rehabilitation are relaxation of the stipulation in Reg 11.10 Pathways and Means of 21 to 30 m. 21 to 30 m. 21 to 30 m. 31 to 40 m. 41 to 59 m 11.11 Between the dimension the two shall prevail. The pathways. 11.12 The means of access she However, in the URS, wherever the width of access, the same may be access having width of 9 m. and about 11.13 Even if the recreational op URC plot area shall be provided a shall be earmarked for amenity sparse.	wherever necessary, as part of the amount incentive FSI components, with ulation No. 27. Access.—the ratio between the leng Width 1.5m 2.0m 2.5m 3.0m s prescribed for the pathway and the ray shall act as access wherever not all be normally governed by the part of the given. However, high rise building over. be space is reduced to make the proper space is reduced to make the proper space. In additionate which can be adjusted against the space is reduced against the sp	e marginal open space along the quired by SWD Department of a less than 6.00 m in 32 m, marginal open space of 6 in the been provided, such additional and the length open space under the URS mout charging any premium, in the of the pathway and the width in the pathway and the	6
		Authority and shall be handed ove	n of the amenity to be decided by O r free of cost to Planning Authority. while calculating the share of incenti	The BUA of such amenity shall	

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1	2	3	4	5	6
		provisions of Regulation No 31(1) 11.15 In order to make the Urb Authority shall be competent to sa open spaces and parking requirem recorded in writing which shall no Govt. or Empowered Committee Regulations. 11.16 All relaxations outlined he Premium shall not be charged for relaxations mentioned in Regulation 11.17 The parking in the scheme shall not be charged for relaxations mentioned in Regulation 11.17 The parking in the scheme shall. The approving / sanctioning author declared slums/slums on Municipareference date notified by the Gove 13 .Religious structures existing redeveloped in accordance with the following such redevelopment, have 14. Restriction on transfer of tenes Control Act, till Co-op. Housing Sprovision of Maharashtra Co-op. Shall not be transferable for a probeneficiary shall be as decided by Control Act, till Co-op and the seriod of 10 years. 16. If Empowered Committee as per Fire Stations/Hospitals/Police Stations/H	hall be provided as per Regulation N thority for the building plans under ity as per the MRTP Act, 1966 ever pal/Govt. lands existing prior to pernment. on the site of URS prior to receive area exceeding their area prior to rements shall be governed by the Governments of the Society is formed and thereafter the ocieties Act. However, tenements coveried of 10 years. Transfer fee and	efficer appointed by the Planning pen spaces except front marginal afide hardship, for reasons to be fety requirements. However the any of the provisions in these tire project area under the URS. En hereinabove or for any other to 44. The URS shall be the Officer en if the URS partly consists/of let January 2000 or such/other development, if allowed to be ent from time to time, shall not, redevelopment. The same shall be governed by the constructed for slum rehabilitation and period for tenants and other the rehabilitation buildings for a coves areas for amenities such as ervations/designations under the	

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1	2	3	4	5	6	
		under this Regulation shall be perm 17. Upon the recommendation GR dated 30/03/2016 shall be con under this Regulation. On appro- Planning Authority shall sanction t Provided that no Urban Renewal S	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. 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			
		Marg and Shivdi under Urban Rend For reconstruction or redevelopme Island City of Mumbai undertaken for rehabilitation of existing te Government for this purpose, plus Appendix Regulation for Reconstruction or N.M.Joshi Marg and Shivdi by impart 1.1 "Urban Renewal Scheme" (cluster of buildings and structures Mumbai, at four locations and bour Renewal Cluster or URC "shall be 2) Under the Development Pl	nt of Cluster(s) of buildings under U by the Planning Authority, the FSI nants/occupiers certified by comp Incentive FSI as per the provisions of	Urban Renewal Scheme(s) in the shall be 4.00 or the FSI required betent Authority appointed by of Appendix whichever is more. DDD chawls at Naigaon, Worli, s). Cheme for redevelopment of the ent Division in the Island City of hereinafter referred to as " Urban val : th well-defined Clusters; or		

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1	2	•	4	5	6
1	2	5) By Planning Authority, wh URP is yet to be prepared. Provided that no cluster or cluster Renewal Scheme by the Officer at Assessment Study regarding the in as traffic and environment of the interpolation— 1. The land under URS, irrespective plot for the purpose of FSI and contained 2. In specific cases where URS is Cluster may be decided by the Office 1.2 The Urban Renewal Cluster may (i) Cessed buildings in Island City, (iv) (a) Buildings at least 30 years (b) Authorized buildings Division (BDD).	Authority, who may revise the same here such clusters of BDD Chawls as shall be identified for redevelopment proportion by the Planning Authority and sector level infinitely and sector level infinit	as and when required; or are not shown on the DP and the ment or implementation of Urban without carrying out an Impact rastructure and amenities as well er or clusters. ed therein, shall be treated as one ailway lines, the boundary of the prity. ifferent characteristics such as — HAD Act, 1976. A acted by Bombay Development	
		Explanation Age of a redevelopment proposal for the UF the Planning Authority and shall to occupation certificate is not available respect of such building, available			

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1	2	3	4	5	6
		(v) (a) Buildings belonging to (b) Any land belonging to and MHADA (either vacant or build belonging to and MHADA (either vacant or build be and method by the provided that in cast of Government, Semi-Government concerned Department shall have of Urban Renewal Scheme. (iv) Other buildings which by reast for human habitation or by reasons or injurious to the health or safet Agency designated for this purpose (v) All dwelling structures, as de Clearance and Redevelopment) Active Explanation: If some areas are provisions of the DCPR planning purposes. However, such and the admissible FSI shall be call areas are developed or are being designated for the provisions of the DCPR.	the State Government and Central Central Government, any semi-Government, any semi-Government, any semi-Government, any semi-Government, any semi-Government, any semi-Government and McGM on the second of buildings or lands belonging Organizations and McGM or Moto be obtained for including such become of dis-repair or because of structure of their bad configuration or the narray of the inhabitants of the area, as by Planning Authority. The section 3 X of Maharasht and the second of the section of the second of the section of the second of the	Government Organization, MCGM of the proposed Urban Renewal tenure of Occupant Class II. to the Central Govt., the State IHADA, prior consent of the uildings or lands in any proposal ectural/sanitary defects, are unfit trowness of streets are dangerous as certified by the Officer or the transfer are Improvement, are Slums Area (Improvement, process of development under turban renewal cluster only for ion of FSI under this Regulation is of the DCPR under which such	
	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				

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1	2	3	4	5	6
		decided by GR dated 30/03/2016 considered adequate evidence to tenements. However, the Govt. guidelines for determination of eligible tenants and by the Competent Authority appoint B) For Dwelling Structures (other i) Dwelling Structures means all Area (Improvement, Clearance and ii) The eligibility of the particing Government. iii) The eligibility of such occupance with Chapter 1-B of Act, 1971 and orders issued there 3. Rehabilitation Entitlements:- (iv) Each certified residential that a tenement of Carpet area 46.45 sof further compensatory or other FSI (v) Eligible Religious structs structure shall be given existing care	enant/occupant shall be rehabilitated a.m. This entitlement is consolidate would be available. Eure/Eligible onsite amenities/Eligible area or as decided by the Govern shall be entailed to a tenement of	nts prior to 13/6/1996 shall be and tenants/occupants of such sary may issue comprehensive ein. In BDD Chawls shall be certified and in BDD Chawls shall be certified and in BDD Chawls shall be certified and in a shall be certified by the stable of the shall be established in a	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regula published under section MR & TP Act, 19	26 of the subm	ovision of Regulation itted under section 30 MR & TP Act, 1960	0 of the	Substantional published by th under section 3 &TP Ac	e Government 1(1) of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3		4		5		6
	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. Provided that the aforesaid FSI shall be exclusive of the Fungible FSI admissible under the provision of DCPR 31 (3). e) The FSI for Urban Renewal Schemes in CRZ area shall be governed by the MOEI Notifications issued from time to time. 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:					pal Roads but in total of the sible under the by the MOEF one based on the inds included in of Construction		
				Table B				
		Basic Ratio		Incentive				
		(LR/RC)*	`	f Admissible Rehabi				
			For 0.4 ha to 1.0		For 5.0 h		10 ha	
		Above 6.00	ha.	ha 60%	10.0 ha	and al	pove	
			55%			55% 70%		
		Above 4.00 and up to 6.00	65%	70%		75% 80%		
		Above 2.00 and up to 4.00	75%	80%	8	90%		
		Up to 2.00	85%	90%	9	05% 100%		
	Explanation:- (i) *RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief							

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1	2	3	4	5	6
		Controlling Revenue Authority & Statement of Rates. Provided further that in cathe plot under the Urban Research be taken for calculating the Provided further that for a Construction (RC) shall be approved and LOI is issue remain unchanged even if during its course of complete g) "tolerated structures" encrincluded in the Urban Resprovided such structures a Explanation: - The term "residential purpose and exite to development in each phase for the entire Urban Renew Subject to the mainplementation of Urban implementation of Urban in the Urban Renew Subject to the mainplementation of Urban in the Urban Renew Subject to the mainplementation of Urban in the Urban Renew Subject to the mainplementation of Urban in the Urban Renew Subject to the mainplementation of Urban in the Urban Renew Subject to the mainplementation of Urban Interview Subject to the mainplementation of Urban Interview Subject in the Urban Interview Subject to the mainplementation of Urban Interview Subject in the I	Inspector General of Registration, Inspector General Scheme, a weighted average Average Land Rate and the Basic Ratio, the Inspector of the Basic Ratio, the Inspector of the Year in which the Basic Ratio, the Inspector of the Year in which the Basic Ratio, the Inspector of the Year in which the Inspector of the Year in which the Inspector of the Year in which the Inspector of the Year in White Inspector of the Year in Year	Maharashtra State in the Annual as applicable to different parts of e of all the applicable rates shall Ratio. Land Rate (LR) and the Rate of Cluster Development Project is approve it and the said ratio shall on or modification subsequently evicinity shall be allowed to be e included in rehabilitation area, ture used for residential or non-April 1962 respectively. Renewal Scheme in phases. The aster Plan/Layout Plan approved er being followed, phase wise with pro rata utilization of the	6
	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				

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1	2	3	4	5	6
		5. Development of DP Reconstruction or reconsin the Development Plan slands. 6. 30% of the Incentive Founder the DCPR. 7. Development cess at the to a minimum of Rs 5000 rehabilitation and incentive MCGM in accordance with Commissioner, MCGM. The improvement of off-sitt shall be in addition to deven This surcharge shall apublic Authority in lieu of as per the requirement indials. The temporary transite elsewhere in MCGM limit the concessions permissible transit camps shall have the Rehabilitation Componen reconstructed building. Tile	struction of slums/buildings falling to hall be permissible as per Regulation. SI can be used for non-residential permissible as per Regulation. SI can be used for non-residential permissible as per sq. m for the BUA over and above a sale component, shall be leviable that the time schedule for such paymer. This amount shall be kept in a separe infrastructure around the urban resolution of the amenity areas cated by the MCGM or the Empower camps may be permitted in the set on land belonging to the Planning to the under SRA. Scheme under Regulation be demolished after full occupate the transit camps are fully demolished the transit camps are fully demolished.	ander Reservations contemplated in No17(3)(C)(II) urposes as otherwise permissible urge otherwise applicable subject ove the Zonal (basic) FSI, for the end in respect of any URS by the ent as may be laid down by the attention and shall be used for newal cluster. Development cess on 124 of MR&TP Act 1966. anded over to the MCGM or any to be handed over to the MCGM or any to be handed over to the MCGM ered Power Committee. ame Urban Renewal Cluster or a Authority up to 4.00 FSI with the tion 33(10) of these DCPR. Such the planning Authority for the hed, the Officer appointed by the	6
		Planning Authority shall r excess of 75% of the total a 9. In the case of specific appointed by the Planning same cluster, to which an a			

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	4	5	6	
		reduced. 10. Non-conforming Activ accommodated regardless which are hazardous and h	d the same is not encumbered, provided that the area of such designation /reservation is not duced. Non-conforming Activities – All activities which are existing shall be allowed to be recommodated regardless of the nonconforming nature of such activities excepting those nich are hazardous and highly polluting and those where alternative accommodation has to be ovided elsewhere by the Planning Authority.			
		handed over to the Plannin	of 46.45 sq. m carpet area for reg Authority, the following shall be a	pplicable.		
		deducting any percentage	I for all purposes shall be on gross for recreational open space. This sh space, to be kept on the site as per pro-	all not affect the requirement of		
		following specifications: - However, at ground level, and the specifications: - However, at ground level, and the specification is specification. The specification is specification is specification.	Balcony shall not reduce marginal minimum 4.5 m clear margin shall be thing contained in Regulation 31(3) 2.0 m. in width, provided for givind the tenements to be handed over not be counted towards FSI.			
		11.4 Front and margina rehabilitation component of Provided that open space the plot, accessible from the fire engine, unless the builties.	of the width of 6 meters at least on the road side shall have to be maintainly abuts two roads of 6 meters of 6 me			
		access of 6 meters to the building is available, apart from the road abutting the building. 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				

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1	2	3	4	5	6
		road wider than 52 m 11.6 Where the location of the nallah shall be 6.0 m Department of MCGM, wh 11.7 The distance between 11.8 If the height of any space of 6 m or as required 11.9 Wherever more than additional area provided m space under the URS comparing any premium, in the	any two rehabilitation buildings sha building constructed under URS is by CFO whichever is greater shall be the minimum front and marginal shay be considered wherever necessary prising both rehabilitation and increlaxation of the stipulation in Regulans of Access.—the ratio between the	th, the marginal open space along tallah, or as required by SWD all not be less than 6.00 m more than 32 m, marginal open be maintained. Spaces have been provided, such arry, as part of the amenity open entive FSI components, without lation No. 27.	
		larger of the two shall probuilding shall be permitted 11.12. The means of acc 23. However, in the URS relaxation in the width of a permissible only on access 11.13. Even if the recreat 10 % of URC plot area shall.	ensions prescribed for the pathway revail. The pathway shall act as a to touch pathways. ess shall be normally governed by to wherever the design of the building access, the same may be given. How having width of 9 m. and above. Lional open space is reduced to make all be provided as recreational open surmarked for amenity space which of the space which is the space which is the space which		

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1	2	3	4	5	6
1	2	reservation if any, existing Officer appointed by the P Authority. The BUA of such the share of incentive comp 11.14 Premium shall not under the provisions of Reg 11.15 In order to make Planning Authority shall except front marginal op bonafide hardship, for reas fire and safety requirement power to relax any of the p 11.16 All relaxations out URS. Premium shall not be any other relaxations mention 11.17 The parking in the second 12. The approving / san Officer appointed by the Piconsists/of declared slums or such/other reference dat 13. Religious structures redeveloped in accordance shall not, following suredevelopment.	on such plot. The type or location lanning Authority and shall be hand ch amenity shall be added to the Rel ponent.	of the amenity to be decided by ded over free of cost to Planning hab component while calculating has as and lift well etc. as covered de, the Officer appointed by the exation in marginal open spaces has wherever necessary due to have shall not affect general health, wered Committee shall have the determinent to entire project area under the exations given hereinabove or for lation No. 44. Colans under the URS shall be the Act, 1966 even if the URS partly disting prior to 1st January 2000 redevelopment, if allowed to be Government from time to time, exceeding their area prior to	
		Rent Control Act, till Co governed by the provisi constructed for slum rehab fee and period for tenants a 15. CORPUS FUND.—A			

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		buildings for a period of 10 16. If Empowered Commitsuch as Fire Station reservations/designations of the Planning Authority for rehabilitation F.S.I, and Inc. 17. Upon the recommon constituted vide GR dated Urban Renewal Schemes of the Officer appointed by the Provided that no Committee as per GR dated study referred to in clause (EP-88)	ttee as per Govt. GR dated 30/03/20 ns/Hospitals/Police Stations/School ander the Development Plan, such a see of cost and the BUA of such ame centive FSI as admissible under this mendation by Planning Authority 1/30/03/2016 shall be competent to under this Regulation. On approval the Planning Authority shall sanction Urban Renewal Scheme shall be 2/30/03/2016 without giving due reconstruction 1.1 of this Appendix.		
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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1	2	3	4	5	6
					m including balcony, bath and water closet, but excluding common areas. 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. 2)The provision of Sub Regulation No. 33(10)(VI)(1.16)(vii) is deleted.
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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		component subsidized.	component subsidized.	and the rehab component subsidized. (EP-90)	

The incentive FSI/BUA shall depend on size of the scheme and rate of developed land and rate of construction as per ASR of year in which LOI is sanctioned.

Basic Ratio (LR/RC)*	Incentive (As Admissible Rehabilitation Area)					
	up to 0.40 ha	More than 0.4 ha up to 1 ha	More than 1 ha up to 5 ha	More than 5 ha up to 10 ha.	For more than 10 ha upto 20 ha	For more than 20 ha
Above 6.00	0.8	0.85	0.90	0.95	1.0	1.05
Above 4.00 and upto 6.00	0.90	0.95	1.0	1.05	1.1	1.15
Above 2.00 and upto 4.00	1.0	1.05	1.1	1.15	1.2	1.25
Upto 2.00	1.10	1.15	1.2	1.25	1.3	1.35

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1	2	3	4	5	6
EP-91	Part VI	C is rate of construction in respect o Provision u/s. Section 26	f RCC Construction and Land Rate	e (LK) is the rate of Open Land fo	Sub Regulation No.
	33(10) (VIII) 3.6	schemes that attempt larger agglor the following additional BUA ir Rehabilitation Schemes as shown in Area of the S.R. Scheme	Additional built-up area admissible under free sale component	anced planning & quality of life,	33(10)(VIII)(3.6) along with Table is deleted.
		5 acre up to 10 acres above 10 acre up to 20 acres	5 %		
		above 20 acre up to 40 acres	15 %		
		above 40 acres	20%		
		Provision u/s. Section 30 3.6 In addition to the entitlement uschemes that attempt larger agglor the following additional BUA in Rehabilitation Schemes as shown in Area of the S.R. Scheme			
		Area of the S.K. Scheme	Additional built-up area admissible under free sale component		

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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%		
		schemes that attempt larger agglor the following additional BUA in Rehabilitation Schemes as shown in Area of the S.R. Scheme 5 acre up to 10 acres up to 1 ha above 10 acre up to 20 acres 2 to 4 ha above 20 acre up to 40 acres 4 ha to 8 ha above 40 acres 8 ha to 16 ha 16 ha & above	centive will be admissible under	anced planning & quality of life, free sale component of Slum	
		(EP-91)			
EP-92	Part VI 33(10) (VIII) 3.7		clum Rehabilitation scheme site may for Consumption on the Plot:FSI the		Sanctioned as proposed with following modification. 3.8) Maximum Permissible

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1	2	3	4	5	6
		Minimum Tenement Density of 65 the Slum Rehabilitation Project the Chief Executive Office. Thereupon will be made available in the form computation of FSI shall be done for giving the benefit of what is set regulations No 6.8 and 8.2 of this areas shall be included for comput 3.5 hereinabove. In all such or relaxation of 650 per net hectare in FSI that can be constructed in-sit accordance with the provisions of I	of rehabilitation FSI plus incentification per Net Hectare. Due to local plane defensity norms of 650 per net hectare the difference between sanctioned in TDR in accordance with the provide both rehab and free-sale componer down in Regulation No. 31(1). We see Regulation shall not be included that it is a sanctioned cannot norms by Chief Executive Office that and 4.00 if any, will be made a Regulation No. 32.	nning constraints and viability of re may be reduced up to 25% by FSI that can be utilized in-situ, isions of Regulation no 32. The ents in the normal manner, that is While the areas referred in subfor computation of FSI the said sq. m in sub-Regulations 3.3 to t be utilised in situ even after e difference between sanctioned vailable in the form of TDR in	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 diffence between sanctioned FSI and in-suit permissible FSI will be made available in the form TDR in accordance with provision of Regulatin 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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	sanction Government 31(1) of the I	l modification ed by the under section MR &TP Act.
1	2	3	4	5		6
					of the rehat In all permissible cannot be the differ permissible can be con will be mathe form accordance.	of Regulation d that e in-situ FSI
					Access road of 9.0m. and above but less than 13.0 m. Access road of 13.0m. and above	Permisible in situ FSI 3.0 4.00 or More upto sanctioned FSI of the scheme. No

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6		
					concessions in marginal spaces is allowed. Provided that the aforesaid FSI shall be exclusive of the Fungible compensatory area admissible under the		
					provision of DCR 31(3).		
		Provision u/s. Section 30					
		3.7 FSI to be sanctioned on a Slum	n Rehabilitation scheme site may exc	eeed 3.0			
		site shall be 43 or sum total of reh Tenement Density of 500 per Net free-sale components in the norma No. 31(1). While the areas referred included for computation of FSE component of 10 sq. m in sub-Figure sanctioned cannot be utilised in site in-situ, will be made available in the 32. Provided that if the existing ascertaining and due verification of 4. The difference between sanctions of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertaining and due verification of the same provided that if the existing ascertain the same provided that it is the same provided that it is the existing ascertain the same provided that it is the same provided t	3.7 FSI to be sanctioned on a Slum Rehabilitation scheme site may exceed 3.0 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 sanctionedFSI (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 Pagulation No. 32				

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Provision u/s. Section 31(1) 3.9 FSI to be sanctioned on a \$\frac{3}{3}\$.8 Maximum FSI Permissible for site shall be 4 3-or sum total of rel Tenement Density of 650 500 per Slum Rehabilitation Project the d Chief Executive Office. Thereupowill be made available in the formomputation of FSI shall be done figiving the benefit of what is set regulations No 6.8 6.6 and 8.2 of a areas shall be included for computations 3.5 herein above. In all such cases of 650 per net hectare norms by that can be constructed in-situ, we provisions of Regulation No. 32. hectares, the CEO (SRA) after consumption in-situ to be exceeded plus incentive FSI) and that can be accordance with the provisions of Provided that the aforesaid FSI shunder the provision of DCR 31(3). (EP-92)	Slum Rehabilitation scheme site may consumption on the Plot: FSI that can habilitation FSI plus incentive FSI with Net Hectare. Due to local planning ensity norms of 650 per net hectare in the difference between sanctioned in TDR in accordance with the provided with the provided that in Regulation No. 31(1). Whis Regulation shall not be included that in of the rehab component of 10 where FSI sanctioned cannot be utility. Provided that if the existing tene ascertaining and due verification dup to 4. The difference between safe constructed in-situ, will be made Regulation No. 32.	exceed 4.0-3.0 In be utilised in-situ on any slum hichever is more with Minimum g constraints and viability of the may be reduced up to 25% by FSI that can be utilized in-situ, isions of Regulation no 32. The ents in the normal manner, that is While the areas referred in subfor computation of FSI the said sq. m in sub-Regulations 3.3 to ised in situ even after relaxation are between sanctioned FSI and for TDR in accordance with the ment density is more than 650 and of proposal may allow FSI anctioned FSI (rehabilitation FSI available in the form of TDR in	
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, #f if rehabilitation project of a slum located on land	Sanctioned as proposed with following modifications. 1)The first para of Sub

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	·	4	5	6
1	2	VIII. Rehabilitation and Free-Sale Component: 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 insituSRS 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	VIII. Rehabilitation and Free-Sale Component: 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.	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	Regulation No. 3.11 is modified as below. 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
		sanctioned for the owner of the said unencumbered plot. Provided that the State Govt. or Public authority or	Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after referred	proportion as per provision of 33(11)(A) for the land and BUA so transferred. Provided that the State Govt. or Public	TDR in lieu of cost of construction tenements as per sub regulation 4.2 of regulation 32(A) shall be
		a Govt. Company as defined in Sec. 617 of the Companies Act 1956 and owned and controlled by the State Govt. (herein after	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:	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	permissible. No sale component shall be permissible. 2)The last proviso of Sub

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1	2	3	4	5	6
		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: 1) The Rehabilitation Project is approved by the SRA. 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. 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	1)The Rehabilitation Project is approved by the SRA. 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. 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;	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: 5) The Rehabilitation Project is approved by the SRA. 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. 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; d) to the slum dwellers located on land belonging to	Regulation No. 3.11(4) is modified as below. 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 cancent of ocupants 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.) This proviso is also applicable to other scheme

Excluded n No as Part No. per (EP) RDDP - 2034	Provision of Regulation as published under section 26 of the	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1 2	3	4	5	6
	constructed shall be offered; 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 b) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or c) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency. 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	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 b) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or c)to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency. 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.	Government or Public Authority within a distance of 2 km. from the land on which the Project is undertaken, or e) to the slum dwellers located anywhere in Greater Mumbai on lands belonging to Govt. or Public Authority, or f) to the slum dwellers located on private lands if the land owner pays the entire cost of tenements as determined by the Agency. 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. 8) Further provided that in all above cases the relocation of slum dwellers in any case will be undertaken not with	under Regulation 33(10) werein the buildings are declared dangerous and dilapidated. 3)New proviso is added as last proviso in Clause 3.11(4):- 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 consturction of rehabilitation and resettlement tenements through a competative Tender process by the Govt. or the implementing Govt. agency.

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1	2	3	4	5	6
	2	dwellers. 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. 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	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. 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.	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. 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.	6
		this Regulation, as amended			

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1	2	3	4	5	6
		from time to time.		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 competed 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). (EP-93)	
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.

Excluded n N Part No. p (EP) RD	gulatio No as per DDP - 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
33(1 (VII) 3.12	(10) IIII) 2	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 elligible 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.		done as per policy decided by the GOM. (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.	
EP-95	Part VI 33(10) (VIII) 3.12 (C)			(EP-94) 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	Sanctioned as proposed with following modifications. 1)Sub Regulation No. 3.12 (C) is modified as below. To achieve rehabilitation of

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1	2	3	4	5	6
			7	Rehabilitation Scheme will be sanctioned with the FSI 4 insitu 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 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. (EP-95)	all Slum dwellers together including those declare eligible at later stage by the compentent or Applellate Authority and for speedy impllemntation of the scheme the Slum Rehabilitation Scheme shall be sanctioned by taking into account all Slum dweellers as per certified slum plan, and Draft Annexure-II. 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 tenemants or PAP or for pavement dwellers in slum
					rehabilitation area or non-

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1	2	3	4	5	6
					protected occupants 1st 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
		implementation of reservations for essential public purposes/for implementation of vital public projects, or (iii) Required for rehabilitation to avoid loss of human life 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.	for essential public purposes/for implementation of vital public projects, or iii. Required for rehabilitation to avoid loss of human life 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.	density, and Unhygienic conditions, or (ii) To vacate land required for implementation of reservations for essential public purposes/for implementation of vital public projects, or (iii) Required for rehabilitation to avoid loss of human life 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. (EP-96)	
EP-97	Part VI 33(10) 6. & 7.	6. Relaxation in Building and Other Requirements:	6. Relaxation in Building and Other Requirements: Provision	6. Relaxation in Building and Other Requirements:	Sanctioned as proposed with following modifications. 1) Below Sub
		Provision		#	1) Below Sub

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		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. 6.2 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). 6.4 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	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). 6.4 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 6.5 In the rehabilitation component, lift shall not be insisted upon, up to ground plus	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. 6.2 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). 6.4 A septic tank filter bed shall be permitted with a capacity of 150 liters per capita, where the	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.

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1	2	3	4	5	6
	five floors. 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	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.	component, lift shall not be insisted upon, up to ground plus		
		even while computing FSI on site. 6.7Where 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.	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	component to give access shall not be counted towards FSI	
		6.8The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m	6.8The distance between any two rehab/composite buildings up to height of 32 m shall not be less than 6 m 6.9A composite building shall contain at least 50 percent of the	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.	
		6.9A 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	components provided it shall be reduced to 40 percent for the projects in difficult areas.	two rehab/composite buildings	
		projects in difficult areas.		contain at least 50 percent of the built-up area as	

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1	2	3	4	5	6
1	2	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, 6.11 Even if the amenity space is reduced to make the project	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	provided it shall be reduced to 40 percent for the projects in difficult areas. 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	
		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. 6.13 The means of access shall be normally governed by the provisions of Regulation No.	pathway shall act as access wherever necessary. The building shall be permitted to touch pathways. 6.13 The means of access shall be	is reduced to make the project viable a minimum of at least 8% of amenity open space (LOS) shall be maintained at ground level. 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	

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1	2	3	4	- C	6
		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 6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1). 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	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 6.14 Premium shall not be charged for exclusion of staircase and liftwell etc. as covered under the provisions of DCR 31(1). 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.	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 6.14 Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of DCR 31(1). 6.15 All relaxations outlined hereinabove shall be given to the rehabilitation component, and also to the composite buildings in the project	

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1	2	3	4	5	6
		of CFO requirement and	premium at the rate of 2.5% of Ready Reckoner Rate or 10% of normal premium whichever is more. 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	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. 6.16 Relaxations for the free sale component — Relaxation contained in sub regulation No. 6.9 above, as well as other	
		viable, the CEO of SRA shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.	be recorded in writing. 6.18Notwithstanding anything contained in the regulations for rehabilitation tenements under regulation 33 (10) the parking spaces for two-wheeler at the rate	Ready Reckoner Rate or 10% of normal premium whichever	
	6.18Notwithstanding anything	1 Parking per tenement shall be provided			
		7. Slums and Development	7. Slums and Development Plan Reservations:	6.18Notwithstanding anything contained in the regulations for rehabilitation tenements under	

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1	2	3	4	5	6
		Plan Reservations: 7.1 Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the following provisions	Slums situated in lands falling under various reservations/zones in the DP shall be developed in accordance with the Regulation No 17(3)(D). 7.1 Wherever slum and municipal/MHADA property are	spaces for two-wheeler at the rate 1 Parking per tenement	
		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.	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	Reservations: 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 7.2—Slums in any zone	
		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. (ii) Where the area of site having non buildable/open space reservation, is more than 500 sq.	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	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	

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1	2	3	4	5	6
	2	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. 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: (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	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. 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	existing industrial unit. 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. (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. 7.4 Existing slum structures on lands reserved for Municipal School (RE 1.1)/Primary and secondary school (RE1.2) or a	6
		prescribed by the Municipal	par with non-slum residential	Higher Education	

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1	2	3	4	5	6
		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 (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	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. 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. 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. 7.4 In case of a slum rehabilitation project adjoining	(RE2.1) may be developed subject to the following: (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	6
		built-up area occupied by the	railway tracks, a boundary wall of minimum 2.4 m in height	purpose of FSI	

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1	2	3	4	5	6
		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.	shall be constructed.	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	
		(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		(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	

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1	2	3	4	5	6
		plot under development. Requirements of Play Ground as per Regulation No 38 (I) (2) of		800 students, shall be constructed by the owner or developer at	
		these regulations may not be		his cost according to	
		insisted for (i) above.		the size , design,	
		misisted for (1) above.		specification and	
		7.5 For other buildable		conditions prescribed	
		reservations excluding Municipal		by the Municipal	
		School (RE 1.1) or a Higher		Commissioner, the	
		Education (RE2.1)on lands		built-up area occupied	
		under slum built-up area equal to		by the constructed	
		25 percent of the area under that		building shall be	
		reservation in that plot, shall be		excluded for the	
		demanded free of cost by the		purpose of FSI	
		Slum Rehabilitation Authority		computation. The	
		for the Municipal Corporation or		constructed building	
		for any other appropriate		shall be handed over	
		Authority.		to the Corporation free	
				of cost and charge and	
		7.6 In case of the plot reserved		the Municipal	
		for the Parking Lot 100% built		Commissioner may	
		up area as per zonal basic		hand over the same or	
		permissible FSI of such reserved		part thereof intended	
		area shall be handed over to the		for the School use to a	
		MCGM.		recognized and	
		The developer/owner shall be		registered educational	
		entitled for the Built up Area		institution for	
		(BUA) in lieu of cost of		operation and	
		construction against handing over		maintenance on terms	
		construction against nanding over		decided by him.	

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1	2	3	4	5	6
1	2	of built up amenity as per Note (d) of Regulation 17(1). 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. 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	4	Thereafter—the—land may be allowed to be redeveloped—with—full permissible FSI of the plot according to this Regulation. (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	6
		site, on the remainder of the plot. 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 anyother provisions of regulations may be allowed together in order to promote flexibility of design as well as to raise more resources, provided		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	

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1	2	3	4	5	6
		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.	4	Ground as per Regulation No 38 (I) (2) of these regulations may not be insisted for (i) above. 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	
		whenever a non-slum land other than NDZ, where zona (basic) FSI offered is less than one in residential zone, is contagious 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		by the Slum Rehabilitation Authority for the Municipal Corporation or for any other appropriate Authority. 7.6 In case of the plot reserved for the Parking Lot 100% built up area as per zonal basic	

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

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1	2	3	4	5	6
		relevant Final Plot of the Town Planning Scheme. 7.12In case of a slum rehabilitation project adjoining railway tracks, a boundary wall of minimum 2.4 m in height shall be constructed.		entire 100 per cent FSI of the road may be given in the same site, on the remainder of the plot. (EP-97)	
		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.			
EP-98	Part VI 33(10) (8)	8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures: 8.1 There shall be health Centre/ outpost, Aaganwadi, skill development centre, women	8. Aaganwadi, Health Centre / Outpost, Community Hall / Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures: 8.1 There shall be health Centre/outpost, Aaganwadi, skill development centre, women	8. Aaganwadi, Health Centre / Outpost, Community Hall /Gymnasium / Fitness Centre, Skill Development Centre, Women Entrepreneurship Centre, Yuva Kendra / Library Society Office, and Religious Structures: 8.1 There shall be Balwadi, Welfare hall and any of two	Sanctioned as proposed.

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1	2	3	4	5	6
		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 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.	entrepreneurship centre, yuvakendra / library of size 25 sq. m for every multiple ofor 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.	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 or 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 Cooperative housing society shall be also constructed for every 100 rehab tenements in accordance will D.C. Regulations No. 37(419). 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	

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		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. 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-	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. 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	area of such hall shall be 2% of rehab built up area of all the buildings or 200 sq. m whichever is less. 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. 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	

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		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. 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.	serve equitably to the rehab area. 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 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. These provisions shall apply to construction of transit camps under DC Regulations 33(11) also.	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. (EP-98)	
			8.3 Aaganwadi, health centre / outpost, community hall /gymnasium / fitness centre, skill		

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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/N GO 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

Part No. (EP) R	n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		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. Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA. 10 Clubbing: In case of two or more nos. of slum schemes or two or more slum rehabilitation schemes 33	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. Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.	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. Provided that out of amount so recovered as Infrastructural charges, 90% amount will go to MCGM and 10% amount will remain with SRA.	/ 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. 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. 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

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1	2	3	4	5	6
		(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 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	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 Whenever such clubbing of SR schemes on plots/lands having	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 Whenever such clubbing of SR schemes on plots/lands having different ASR rates is	premium as uneraned income at the rate of 40% of Sale of interchanged BUA of Sale component as per ASR shall be recovered from the developer. Provided further that, the non-vaiable scheme if CEO, SRA directed to club compalsarily with onther scheme under this Regulation then same shall be allowed by charging premium at the rate of 20% of the ASR. Such clubbing can be allowed for the schemes falling within same administrative ward or within adjoining ward. Provided that, for a scheme were clubbing has been permitted by the earlier DCR, the same can be continue for the slum dewllers who become eligible at latter stage. Note (I): This provision shall not apply to the plots wherein permissible Zonal

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1	2	3	4	5	6
1	2	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. 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. Such clubbing shall not be permissible for development under the provision of scheme under the clause 3.11	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. 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	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. Such premium shall be paid to SRA in two stages viz 50% at the time of IOA of such extra	F.S.I. is less than 1.00. 2)The sanctioned note under sub Regulation No.10 is renumbered as (II) In view of above the proviso's mention below are deleted. 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. Such clubbing shall not be permissible for Development under the provision of scheme under clause 3.11.
		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	&balance at the time of issuing CC for the same. Such clubbing shall not be permissible for development under the provision of scheme under the clause 3.11 Clubbing by the same	& balance at the time of issuing CC for the same. Clubbing by the same developers, holding company & subsidiary company under the provisions of Companies	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.

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1	2	3	4	5	6
		Maharashtra.	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 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.	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 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	

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1	2	3	4	5	6
				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. 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	

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1	2	3	4	5	6
				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)	
EP-100	Part VI	1.11 Premium for ownership and	1.11 Premium for ownership and	1.11 Ownership and Terms	Sanctioned as proposed.
	33(10) (A)(iv)1	terms of lease That part of Government/MCGM/MHADA	terms of lease That part of Government/MCGM/MHADA	of lease The part of Govt/MCGM/MHADA/MMR	
	(A)(iv)1.	land on which the rehabilitation	land on which the rehabilitation	DA/Any Undertaking land on	
		component of the SRS will be	component of the SRS will be	which the rehabilitation	
		constructed shall be leased to the	constructed shall be leased to the	component of DRP will be	
		Co-operative Housing Society of the slum-dwellers on 30 years.	Co-operative Housing Society of the slum-dwellers on 30 years.	constructed shall be leased to the co-operative Housing	
		the sium-dweners on 50 years.	the stum-aweners on 50 years.	the co-operative Housing	

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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.	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. '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 Cooperative 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	

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1	2	3	4	5	6
1		3	4	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. 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	
				may be. The premium installment so recovered shall be remitted to concerned land	

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1	2	3	4	5	6
				owing authority within 30 days from the date of recovery. In the case of Govt. land, the premium shall be deposited in	
				Nivara Nidhi.	
				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. (EP-100)	
New EP-	22(10			1.17) In respect of these	Canationed as proposed
168	33(10 (A) add new			1.17) In respect of those eligible occupiers on site who do not join the project	Sanctioned as proposed.
	clause			willingly the provisions laid	
	1.17after			down under clause no 1.14 of	
	clause			Regulation No.33 (10) (A) and	
	1.16			provisions of MHADA Act.	

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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	8. WELFARE HALL,	8. Aaganwadi, Health	8. WELFARE HALL,	Sanctioned as proposed.
	33(10)(A	BALWADI, SOCIETY OFFICE	Centre / Outpost, Community	BALWADI, SOCIETY	
)IV 8.	AND RELIGIOUS	Hall /Gymnasium / Fitness	OFFICE AND RELIGIOUS	
		STRUCTURE:	Centre, Skill Development	STRUCTURE Aaganwadi,	
			Centre, Women Entrepreneurship Centre, Yuva Kendra / Library,	Health Centre / Outpost,	
			Society Office, and Religious	Community Hall /Gymnasium / Fitness Centre, Skill	
		8.1 There shall be a welfare	Society Office, and Religious	Development Centre, Women	

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1	2	3	4	5	6
		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	Structures: 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 of 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	Entrepreneurship Centre, Yuva Kendra / Library, Society Office, and Religious Structures: 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 Cooperative Housing Society shall also be constructed in accordance with Regulation No. 37(11). However, if the number of Rehab Tenements	

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1	2	3	4	_	6
1	2	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. 8.2 All the areas underlying area. 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	rehab built up area of all the buildings or 200 sq. m whichever is less. 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. 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	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. 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	6
		of rehabilitation component and it is on this basis the free sale component will be computed. 8.3 Welfare halls, society	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	of or part of 250 100 hutment dwellers. In case of misuse, it shall be taken over by the DRP(SRA) which will be	

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1	2	3	4	5	6
		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. However, social infrastructure like school, dispensary and gymnasium run by other than Public Authority or Charitable Trust shall be counted towards F.S.I.	mentioned above but ensure that it shall serve equitably to the rehab area. 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. These provisions shall apply to construction of transit camps under DC Regulations 33(11) also. 8.3 Aaganwadi, health centre / outpost, community hall	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. 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	

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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.	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. 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. (EP-101)	

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1	2	3	4	5	6
New EP - 167	33(10(A) last proviso of clause 9.2			9.2 e granting approval burbs,(25025025025025025025025 5025025025025025025025025025 02502502502502502502502502502 50250 2502502502502502502502502 2502502502502502502502502 2502502502502502502502502 2502502502502502502502502 2502502502502502502502502502502 2502502502502502502502502502502 2502502502502502502502502502502 2502502502502502502502502502502 2502502502502502502502502502502502502502	Sanctioned as proposed.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				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)	
EP-102	Part VI 33(11)	Provision u/s. Section 26 33(11)Provisions relating to P Scheme/Rental housing: Total FSI on gross plot area may	Sanctioned as proposed with following modifications. 1)"Rential Housing" word is deleted from sub Regulation 33(11).		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regul published under section MR & TP Act,	on 26 of the	submitted under	Regulations as rection 30 of the P Act, 1966	Substantional published by the under section 3 &TP Ac	ne Government 1(1) of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3			4	5	í	6	
		tenements for SRA/Re (A) The FSI & distrib Housing shall be as sh	2)Coloum No.1 in Table below sub Regulation (A) is deleted.3) Following note is incerted						
		Location	Total permissible FSI	Zonal FSI	Additional FSI	FSI for Transit tenements for SRA/ Rental Housing	FSI for sale component	On the plot area excluding area to be handed over to	
		Island City	4.00	1.33	2.67	1.67	1.0	MCGM/Appropriate Authority in lieu of	
		Suburbs & Extended Suburbs	4.00	1.00	3.00	1.5	1.5	Reservation/ Existing amenity in the DP/ proposed DP	
		(B)Such Schemes shall	_		_			roads/prescribed RL under MMC Act .	
		(C)Transit tenements tenements having carp tenements having carp tenements & same so can be used for GovtS (D) Provision of Balv transit camps.	orcommercial d commercial ntial tenements	4)Sub Regulation No.(G) is modified as below. This provision shall not apply to the plots wherein permissible Zonal F.S.I. is less than 1.00.					
		(E) Additional FSI ov tenements that are re Alternatively, TDR in may be permittedfor I Planning Authority.	quired to be	handed over from onsumed sale con	ee of cost to SR mponent of addit	RA/ MCGM as the ional FSI, as per t	e case may be. his Regulation,	The entire Permanent Transit Camp components including Base FSI may be categorized as permanent transit camp component as applicable and the	

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1	2	3	4	5	6
		water connection, power connect Authority. (G) Clubbing: In case of two or more collaborating owners/developers/Capproved by CEO (SRA), both relocated in any proportion in those exceeded. However, clubbing shall the case may be with SRA components with the case may be with SRA components. Whenever such clubbing of PTC such shifted on land having lesser ASR, income on extra sale component to such plot as standalone scheme. Such plot as standalone scheme. Such plot as per as per ASR (on the sale component to be allowed & premium shall be paid to SRA in the tobe allowed & balance at the timpermissible for development under Note: The premium amount so collaboration.	ore nos. of PTC/schemes taken up for the societies of slum dwell that and sale components of the same plots provided that the FSI as so be allowed only if it leads to an incoment being handed over to SRA. The Developer shall have to pay present available than which would have the provided income shall be equal to the date of clubbing of the scheme) of from the land from which such server stages viz-50% at the time of IC me of issuing CC for the same. How the provision of SRA scheme under the land as shelter fund for the State of th	r development by same owner or lers under any legal arrangement aid slums can be combined and tipulated in Table above is not dependent plot/Building/Wing as ent ASR is approved &PTCs are emium equal to 51% of unearned ave been otherwise available on to difference of rate of open land f BUA of land where such extra sale component is shifted. Such DA of such extra sale component wever, such clubbing shall not be clause 3.11	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

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1	2	3	4	5	6
			7		built up area of Permanent Transit Camp component as per ASR. Such clubbing can be allowed for the schemes falling in same ward or adjoining ward or within the distance of 5 km. 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.
					6) New Sub Regulation No.(H) is added as below.
					Notwithstanding anything contained in these regulations for rehabilitation

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published ur	n of Regulation as nder section 26 of the z TP Act, 1966	submitted	under see & TP A	gulations as etion 30 of th ct, 1966	published under sect	ional modification by the Governmen ion 31(1) of the MI TP Act. 1966	31(1) of the MR &TP Act. 1966
1	2		3		4			5	6
				tenements the parking spaces for two-wheeler at the rate 1 Parking per tenement shall be provided.					
		Provision u/s							
		33(11) Provi Scheme/Ren	sions relating to Perma	anent Transi	t Camp t	enements for	Slum Rehabili	tation	
		Scheme/Ken	tai nousing.						
			gross plot area may l		o be exc	eeded up to	4 for construct	ion of Transit Cam	p
		tenements fo	or SRA/Rental Housing	y .					
		(A) The FSI	& distribution of add	itional FSI f	or the co	nstruction o	f Transit Cam	n Tenements/Renta	1
			ll be as shown below:					r	
		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 permissi ble FSI	Zonal FSI	Addition al 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			

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966 Provision of Regulation submitted under section 30 MR & TP Act, 1966		submitted under section 3 MR & TP Act, 196		der section 30 of the TP Act, 1966 der section 30 of the under section 31(1) of the &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5	6
				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			
		tenements h tenement s tenements of can be used (D) Provision Skill Develor Balwadi, sha (basic) FSI s occupants of (E) Addition tenements the Alternatively may be perm Planning Au (F) Only aft	nal FSI over & above hat are required to be y, TDR in lieu of unconitted for Permanent T	5 sq. m (26 of 20.90 so ded over from the centre / from the centre / from the centre from the	Outpost, eurship Cregulation ourpose of compare free compare (PTC)	Ground floor 25 sq. ft.) for st to SRA. All Community H Centre, Yuva I in 33(10) to the f shops along ay be released of cost to SR. onent of additional Rental Ho of cost to the	shall be use project af ternatively, all /Gymnass Kendra / Libese transit collayout road in co-relation A/ MCGM onal FSI, as susing for whether the collayout road states and the collayout road states are successful.	sed for commercial fected commercial residential tenements ium / Fitness Centre, rary, Society Office, amps. 25% of Zonal for use of residential on to the BUA of the as the case may be. per this Regulation, nich SRA will be the eccupation Certificate,	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	4	5	6	
		collaborating owners/developers/C approved by CEO (SRA), both re located in any proportion in thos exceeded. However, clubbing shall the case may be with SRA componed. Whenever such clubbing of PTC s shifted on land having lesser ASR, income on extra sale component be such plot as standalone scheme. Such plot as standalone scheme. Such plot as per as per ASR (on the sale component to be allowed & premium shall be paid to SRA in to be allowed & balance at the timpermissible for development under Note: The premium amount so contains the same properties of the same properties.	ore nos. of PTC/schemes taken up for co-Operative Societies of slum dwell chab and sale components of the sale plots provided that the FSI as sale be allowed only if it leads to an indicate the being handed over to SRA. The Developer shall have to pay present available than which would have the date of clubbing of the scheme) of from the land from which such as two stages viz-50% at the time of IC the of issuing CC for the same. However, the provision of SRA scheme under the provision of SRA scheme under the land for the State of its scheme lized as shelter fund for the State of its scheme in the scheme is the provision of the State of its scheme in the scheme is scheme under the scheme is scheme under the scheme is scheme in the scheme is scheme.	ders under any legal arrangement and slums can be combined and tipulated in Table above is not dependent plot/Building/Wing as ent ASR is approved &PTCs are emium equal to 51% of unearned ave been otherwise available on to difference of rate of open land and BUA of land where such extravale component is shifted. Such DA of such extra sale component ever, such clubbing shall not be clause 3.11		
	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.					
		(A) The FSI & distribution of additional add	tional FSI for the construction of Tra	ansit Camp Tenements/Rental		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published und	MR & TP Act, 1966		MR & 1P Act, 1966			Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	TT ' 1 11	be as shown below		4				5		6
		Location	Plot area excluding	Minimu m Road	Total permissibl	Zona 1 FSI	Add al F	lition	% FSI for Transit	% FSI for sale	
			area to be handed over in lieu of Reservation /Designation in the DP except affected by proposed DP roads/Sanctio ned RL under MMC Act	Width	e FSI	1131	arry	51	tenements for SRA/ Rental Housing of total additional FSI	compon ent of total addition al FSI	
			1	2	3	4		5	6	7	
		Island City	Up to 2000 sq. m	12m	Up to 3.0	1.33		p to .67	1.67	1.0 37%	
			Above 2000 sq. m	18m	Up to 4.0	1.33		p to .67	63%		
		Suburbs & Extended	Up to 2000 sq. m	12m	Up to 3.0	1.00	Up	to 2.0	1.50 50%	1.50 50%	
		Suburbs	Above 2000 sq. m	18m	Up to 4.0	1.00		p to .00			
		(B) Such Scho in NDZ SDZ/	emes shall not be gGZ.	permissible (on lands rese	rved/ des	ignate	ed exis	ting amenity	in the DP &	

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1	2	3	4	5	6			
		(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.						
		Skill Development Centre, Wome Balwadi, shall be as per sub-regu (basic) FSI shall be exclusively us occupants of layout. (E) Additional FSI over & above tenements that are required to be Alternatively, TDR in lieu of unc	th Centre / Outpost, Community Has Entrepreneurship Centre, Yuva K lation 8 of regulation 33(10) to the sed for the purpose of shops along lazonal (basic) FSI may be released in the handed over free of cost to SRA consumed sale component of additional Cransit Camp (PTC) and Rental Houtput Component (PTC) and Rental Houtput Component (PTC) and Rental Houtput Camp (tendra / Library, Society Office, see transit camps. 25% of Zonal ayout road for use of residential in co-relation to the BUA of the A/ MCGM as the case may be. onal FSI, as per this Regulation,				
			are handed over free of cost to the Stion etc. for the other portion shall					
		collaborating owners/developers/C approved by CEO (SRA), both re located in any proportion in thos exceeded. However, clubbing shall	In case of two or more nos. of PTC/schemes taken up for development by same owner or owners/developers/Co Operative Societies of slum dwellers under any legal arrangement CEO (SRA), both rehab and sale components of the said slums can be combined and y proportion in those plots provided that the FSI as stipulated in Table above is not wever, clubbing shall be allowed only if it leads to an independent plot/Building/Wing as be with SRA component being handed over to SRA.					

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1	2	3	4	5	6
		income on extra sale component to such plot as standalone scheme. Stan			
		The entire rehabilitation componed permanent transit component as appeared to the cost incurred to various authority after deducting cost of the cost incurred to various authority after deducting case the cost calculated as 100% toward Such clubbing can be allowed for the cost component.	oply to the plots wherein permissible ents including Base FSI may be capplicable and the corresponding sale nes under this regulation can be permanent this regulation under this regulation where and offer permanent transit contracts base FSI of the plot to other plots permanent. However, clubbing shall be as the case may be with permanent emium equal to 40% of unearned into a sale component awarded in 1 construction of sale as well as Plansities towards statutory payments refer is shifting of base FSI within plot en into account while finalizing unearly permium. The schemes falling within the distance Planning Authority in two stages 50%	tegorized as rental housing and components from the additional ermitted to be interchanged. A may club more than one plot omponent on a single plot while rovided all right holders of these e allowed only if it leads to an transit component being handed come calculated with the rates of The unearned income shall be ieu of component for Planning hing Authority's component and elating to Planning Authority as in clubbing scheme, difference arned income, and this difference ce of 5 km.	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Regulation, 2/3 shall be kept in	m amount so collected under rehab- a separate account to be utilized a sited at the Office of the Deputy Dir	as shelter fund for the State of	
EP-103	Part-VI 33(12) (A) c. & f.	33(12).Redevelopment of contravening structures included in the Final Plot of a Town Planning (TP) Scheme and Removal and reaccommodation of tolerated structures falling in the alignment of road: (A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme. 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	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: (A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme. 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:	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: (A) Redevelopment of contravening structures included in the Final Plot of a TP Scheme. For the redevelopment/reconst ruction of contravening structures situated in	Sanctioned as proposed with following modification. Sub Regulatin (A)(f) is modified as below. 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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		as under: 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	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	TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under: a. 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.	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.	redevelopment scheme the number of tenants as recorded in the TP Scheme Book and residing in the contravening structures shall be	
		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.	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.	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.)	
		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	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	each, irrespective of their original holding provided the overall FSI consumption of the Final Plot shall not	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
	2	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. d. BUA equivalent to the area held by the tenant or 25sq. m whichever is less shall be handed over free ofcost 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 prescribedby the MCGM while approving redevelopment proposal.	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. 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	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. 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	6
		e. For the purpose of this	by the tenant. Condition to this	inhabitants names are	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1	2	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. Notes: For the purpose of this Regulation the contravening	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. f. The Fungible compensatory area shall be permissible for rehab component without	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 earpet area per tenant 25 sq. m. in case of residential/residential	6
		i. Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme. ii. Structures which are partly included in the final plot allotted to a person and partly included in the roads sites reserved for public	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. Notes: For the purpose of this Regulations the contravening structures shall mean: I. Structure situated outside	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. d. BUA equivalent to the area held by the tenant or 25 sq. m whichever is less shall	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		purpose/adjoining final plot. 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. iv. However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.	the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme. 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. 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. However, structures included in the common area comprising of	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. 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	

Excluded Part No. (EP)	Regulatio n 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	submitted under section 30 of the published by the Government under section 31(1) of the MP		
1	2	3	4	5	6	
			original plots and final plots shall not be treated as contravening structures.	the overall FSI of the Final Plot shall not exceed 4.0. 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. (EP-103)		
EP-104	33(13)	Section 26 33(13) – Buildings of Information With the Special permission the beyond Zonal (basic) FSI specif following conditions, in respect of	Sanctioned as proposed with following modification. 1) 33(13) — Buildings of Information Technology Establishments: With the Special permission, the			
		a) All IT and ITES units in P	ublic IT Parks		Commissioner may permit the floor space indices to be	

b) All registered IT and ITES Units located in Private IT Parks, approved by Director 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. 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. 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. e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority. f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off-site infrastructure. g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use. 2) In the Table cole	Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
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. 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. 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. e) 25% the total premium so charged shall be paid to the Govt. and remaining 75% shall be paid to the said Authority. f) The premium so collected by the Planning Authorities shall be primarily used for development/up gradation of off-site infrastructure. g) Additional FSI for IT supported Financial Services & 20% commercial users will be applicable in those zones where the DCR permit such use. 2) In the Table cole	1	2	3	4	5	6
in those zones where the DCR permit such use. 2) In the Table cold			b) All registered IT and IT Industries in the State. Provided that maximum of 80% Services with the prior approval services. c) The IT supported financia Department, in its Government amended from time to time by the d) The additional FSI shall be be recovered at the rate of 25% 100% for commercial users of the Ready Reckoner. Provided that 40% of the preser Reckoner will be liable to be paid Financial Services. e) 25% the total premium so to the said Authority. f) The premium so collections	TES Units located in Private IT Proof the total FSI may be used for of the State Govt. and remaining 20 all services shall be restricted to the Resolution IMC/2008/CR-46/IND-20 High Power Committee and Industry and Property of the IT/ITES users, 40% for the IT/ITES users, 40% for the IT/ITES users and under refer deven if only a part of 80% of the total charged shall be paid to the Govt. at ted by the Planning Authorities	Parks, approved by Director of IT/ITES/IT supported Financial 0% may be used for commercial users specified by the Industries 2 dated 13/8/08 and as may be ries Department. of premium. Such premium shall supported financial services and order reference as indicated in the rence as indicated in the rence as indicated in the Ready otal area is used for IT supported and remaining 75% shall be paid	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/Indu strial 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
			in those zones where the DCR pe	2) In the Table coloum 2 minimum road width is modified from 30m to 27 m.		

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					3) Following note is inserted below table. 2) Following note is inserted below table. 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.
					4)In Sub Regulation (a) premium rate is change as 40% instead of 80%. 5)The last para of this Regulation is modified as below. These provisions will be over and above the penal provisions of the MRTP Act.1966.

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1	2	3	4	5	6
		Section 30 33(13) – Buildings of Information With the Special permission, the beyond Zonal (basic) FSI specified Sr Plot area excluding area over in lieu of /Designation in the affected by proproads/Sanctioned RL Act 1 Up to 2000 sq. m 2 Above 2000 and up to 30 3 Above 3000 Sq. m The grant of additional FSI as state a) All IT and ITES units in Polymer in the State. Provided that maximum of 80% Services with the prior approval of services. c) The IT supported financia Department, in its Government is amended from time to time by the	Commissioner may permit the floor in this Regulation No.30 Table No. to be handed Reservation DP except posed DP under MMC Up to 3 O00 sq. m Up to 4 Up to 5 ed above shall be subject to following the state Govt. and remaining 20 I services shall be restricted to the reservation and industrict in this Regulation in the state of the state Govt. The state of the state of the services shall be restricted to the reservation in the state of th	or space indices to be exceeded 12 as detailed below: g conditions, in respect of Parks, approved by Director of IT/ITES/IT supported Financial 10% may be used for commercial 10% may be used for commercial 10% users specified by the Industries 12 dated 13/8/08 and as may be ites Department.	
		d) The additional FSI shall be	e granted beyond upon the payment of	or premium. Such premium shan	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	4	5	6
		100% for commercial users of the Ready Reckoner. Provided that 40% of the preser Reckoner will be liable to be paid Financial Services. e) 25% the total premium so to the said Authority. f) The premium so collect development/up gradation of off-sig) Additional FSI for IT supping those zones where the DCR periods.	oorted Financial Services & 20% cor	rence as indicated in the Ready stal area is used for IT supported and remaining 75% shall be paid shall be primarily used for immercial users will be applicable	
		Section 31(1) 33(13) – Buildings of Information With the Special permiss exceeded beyond Zonal (b as given in the following Parks/IT SEZs or IT Park IT/ITES units located in R other land-use zone in wh Directorate of Industries,			

Excluded Part No. (EP)	Regulatio n 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 Substantional modification published by the Government under section 31(1) of the MR & TP Act, 1966				Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2		3	4			5	6
		IT/ITES table.	S policies by charg	ing premium as per the condition	ons s	pecified a	s detailed below this	
		Sr No	Plot area exclud	ding area to be handed over	Mi	nimum	Maximum	
				ervation /Designation in the	Ro	ad	Permissible	
			DP except at	ffected by proposed DP	Wi	dth	FSI	
				ed RL under MMC Act				
		1	Up to 2000 sq.	m	121	n	Up to 3	
		2	Above 2000 and	l up to 3000 sq. m	181	n	Up to 4	
		3	Above 3000 Sq.	. m	301	n	Up to 5	
		h) All I i) All I Industries in the Provided that n Services with th services. j) The Department, in amended from t a) d)The addit payment of open develo	i) 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.					

Excluded Part No. (EP)	Regulatio n 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	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6	
		Financial Services. b) e) 25% the total premius paid to the said Authority. The present the Government in the proposition Deputy Director of Town Planning (Explanation: - Premium charge)				
		determined by considering the lan	d rates of the said land as prescribed at the time of permitting additional	ed in Annual Statement of Rates		
		gradation of off-site infrastruct	supported Financial Services &			
		Maximum 20% of total proposed F.S.I. may be permitted for supp	Sers as permissible as per IT policy of Govt. amended from time to time shall be allowed. 0% of total proposed Built-up area (excluding parking area) inclusive of such additional be permitted for support services as defined in IT/ITES Policy 2015, in IT Parks and uilt-up area shall be utilized for IT/ITES.			
		Maximum 40% of total proposed F.S.I. may be permitted for supp covered under Serial No. c) above				
		New said unit shall allocate at lea facilities for new units. This area v eligible for additional FSI benefits				

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1	2	3	4	5	6
		Provided that in the evinfrastructure at his own cost, in Authority may determine the estim of Rates (DSR) of the relevant ye Planning Authority shall also press Planning Authority shall verify and and thereafter, by deducting the cosuch developer before issuing Occu Provided that, in case the additional cost to be borned by such Permission for erecting towers and shall be granted by the Commissi otherwise as may he decided by the While developing site for IT/ITES 2015, shall be allowed. Notwithstanding anything contained development of plot/land up to 2.00. The Directorate of industries will do bound to provide/update detailed it up area and activities being carries services on yearly basis. If a private IT park has a subsequently it is found that the buactivities/ any other activity not papproved, a penal action as below Planning Authority and the Governa) The misuse shall be ascertained	e cost of work is more than the ph developer. d antenna up to height permitted by oner as per the procedure followed e Government. S with additional FSI, support serviced in these regulations, no amenity D Hect. for IT/ITES. develop a web portal on which the deformation about names of the units d out, manpower employed in the evailed additional FSI as per the provided as per the IT/ITES policy will be taken, the payment shall be	If for providing such off site ribed above, then the Planning sprescribed in District Schedule ent of such work is issued. The ter completion of the works, the oped as per prescribed standards oremium shall be recovered from premium to be recovered, such the Civil Aviation Department for development permission or ices as defined in the IT Policy space is required to be left for eveloper of every IT park will be sin the park, utilization of built-lit Park for IT/ITES and support evisions of IT/ITES policy and ed for non IT/ITES / commercial under which the said park was e shared between the concerned said private IT park by a team of	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		been found to be used for non- c) The penalty will be recovered IT use continues. After payment of the penalty and for restore the use to suitable action under the Maharash IT Park under intimation to the I existing IT Parks.	% of the prevailing ready reckoner v	unauthorized use till the day non hority which has sanctioned the k will restore the use of premises the private IT Park fails to pay ned Planning Authority will take t 1966, against the erring private ision will also be applicable to	
EP-105	33(13)(A)	a)-d)The additional FSI shall be granted beyondpermissible FSI as per regulation 30(A)(1)upon the payment of premium. Such premium shall be recovered for the BUA at the rateof 30% of ASR for open develop land (for FSI 1) 25% for IT/ITES users,———————————————————————————————————		33(13)(A) Buildings of Smart Fin Tech Centre 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	Sanctioned as proposed with following modification. In this Regulation the premium rate is modified as 40% instead of 30%.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		and not road area as there are few roads in Mumbai suburban and city having width more than 12mtr) 2. (Increase in Additional IT FSI premium form existing 30% to 80% of ASR will see drop in developers applying for IT FSI) 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.	7	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. 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).	
				Provided further that, the premium so collected shall be shared between the	

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1	2	3	4	5	6
				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. (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)	

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1	2	3	4	5	6
				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.	
				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.	
				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	

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1	2	3	4	5	6
1		3	4	NBFC and insurance, and IT/ITES with focus on Fin Tech. 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. 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	
				activities / any other activity, not permitted as	

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1	2	3	4	5	6
	2	3		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. 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. 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 c) The penalty will be recovered from the date of commencement	6
				unauthorized use till the day non-Fin Tech activities.	

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1	2	3	4	5	6
				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. These provisions will be over and above the penal provisions of the MRTP Act, 1966. 7) In this regulation the terms and expression shall have the meaning specified in Fin Tech Policy declared by Directorate of Information Technology	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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 4.0including 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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		following conditions -	conditions –	following conditions -	
		(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing, (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. Relaxation in buildings and other requirements:	(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing, (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. Relaxation in buildings and other requirements:	(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing, (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. Relaxation in buildings and other requirements:	
		requirements: 1)The permissible FSI shall be calculated on gross plot area. 2) Recreational Open Spaces up to 8% shall be allowed. 3)Requirement of open spaces shall be as per the Regulation No 41 4)No premium shall be charged for the fungible FSI & BUA excluded as per the provision of regulation no 31(1)to be utilized	1) The permissible FSI shall be calculated on gross plot area. 2) Recreational Open Spaces up to 8% shall be allowed. 3) Requirement of open spaces shall be as per the Regulation No 41 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.	1) The permissible FSI shall be calculated on gross plot area. 2) Recreational Open Spaces up to 8% shall be allowed. 3) Requirement of open spaces shall be as per the Regulation No 41(5) 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 &	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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/Redevelopmen t 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)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional 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.		above, consumed FSI of existing buildings, utilized authorizedly shall be permitted.	
				(c) The boundaries of Gaothan/ Koliwada/Adiwasipada as finalized by Revenu Department shall be deemed to	
				be reflected as boundaries of Gaothan/ Koliwada/Adiwasipada on the Development Plan.	
				(d) Independent provision for development of Gaothan/ Koliwada/Adiwasipada areas may be made by Government. (EP-107)	
EP-108	33(17)	Section 26	, Establishmenter		Sanctioned as proposed with following modification.
		beyond Zonal (basic) FSI specific buildings in independent plots for	Commissioner may permit the flooded in this Regulation No. 30 Table exclusively developing Biotechnolo ICOM, CIDCO or their joint ventu	No. 12 up to 5.0 in respect of gy units set up by Public Bodies	 Sanctioned as proposed with following modification. In table minimum road width 30m should be read as 27 m.

Excluded Part No. (EP)	Regulatio n 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 Substantional modification published by the Government under section 31(1) of the MR & TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Provided that in the above cited ca	dessees. The Commissioner may spectases of grant of additional FSI for Ease paid to MCGM out of which 50%	Biotechnology units, premium as	2) Following note is incerted below table. 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. 3) In this Regulation premium rate is change as 40% instead of 80%.
		Section 30	E. III.		
		33(17) Buildings of Biotechnology With the Special permission, the beyond Zonal (basic) FSI specified table, in respect of buildings in in up by Public Bodies like MHADA having more than 11% stake of the			

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	I COVERNMENT LINGER SECTION
1	2	3	4	5	6
		roads/Sanctioned RL Act 1 Up to 2000 sq. m 2 Above 2000 and up to 3 3 Above 3000 Sq. m The Commissioner may specify ter Provided that in the above cited c	Reservation DP except posed DP under MMC Up to 3 000 sq. m Up to 4 Up to 5	••	
		beyond Zonal (basic) FSI specified following table, in respect of build units set up by Public Bodies like companies having more than 11% Sr No Plot area excluding in lieu of Reserve DP except affective and the second	Commissioner may permit the flot in this Regulation No. 30 Table No. 3	to. 12 up to 5.0 as specified in the asively developing Biotechnology M, CIDCO or their joint ventures. Maximum Maximum Permissible	
		1 Up to 2000 sq. m	12m		
		2 Above 2000 and u	p to 3000 sq. m 18m	Up to 4	

Excluded Part No. (EP)	Regulatio n 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 th MR & TP Act, 1966	publ	ostantional modification ished by the Government section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4		5	6
		The Commissioner may specify te. Provided that in the above cited of recovered for the BUA at the rate determined by Govt shall be paid to (EP-108)	rms and conditions. cases of grant of additional FSI: e of 80% of ASR for open devel	for Biote	(for FSI 1) or as may be	
EP-109	33(18)	33(18) Development of Multi Storey Public Parking Lots (PPL): With the previous approval of the Govt for development of Multistoreyed 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:	33(18) Development of Multi Storey Public Parking Lots (PPL): For development of Multi storeyed PPL on any ple abutting a road and/or a stretc of road, additional FS (hereinafter referred to a "Incentive FSI") as specifie 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 condition contained herein below:	Store (PPL) With the Coord of M plot minimals and/or addition as specific parking the coord free coord free coord free coord plots with	B) Development of Multipy Public Parking Lots by Public Parking Lots approval of Govt for Govt. and MCGM prior consent, which is reserved for any public public Public Public Parking Lots and MCGM prior consent, which is reserved for any public Pu	

Excluded Part No. (EP)	Regulatio n 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 Substantional modification published by the Government under section 31(1) of the MR & TP Act. 1966		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
				purpose, subject to the conditions contained herein below: (EP-109)	
EP-110	33(18) I to VII	suburbs of Greater Mumbai. The shall not be less than 50 subject spaces can be in basement, ground of both subject to clearance from Committee under the Chairm plots for public parking, on the backward committee shall comprise for MMRDA. (ii) Joint Commissione Mumbai (iv) Chief Engineer (Road III. The incentive FSI given on the under any other provisions of DCF conformity with DCR/DP, within (vii) below.	be 1000 sq. m in Island City & 200 minimum number of Motor Vehicle to minimum parking space of 700 l floor or upper floors, with access to EFO with special emphasis on fire has anship of Municipal Commissioner, asis of their suitability and seek Gollowing or their representatives (or of Police (Traffic), (iii) Dy. Direction of the property of the p	e public parking spaces provided sq. m. The location of parking through ramp/lift or combination azard. MCGM shall earmark/select the overnment's approval for it. The i) Metropolitan Commissioner, actor of Town Planning, Greater the Zonal (basic) FSI permissible ed to be used on the same plot in num permissible FSI as given at	Sanctioned as proposed.

1 2 3 4 5 6 V. Concerned land owner/development/society/company shall not be allowed to operate the public parking. VI. Area covered under parking shall not be counted towards FSI consumption. 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. Section 30 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. 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). 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.	Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966			
parking. VI. Area covered under parking shall not be counted towards FSI consumption. 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. Section 30 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. II. Till the formation of Parking Authority, a Committee under the Chairmanship of Municipal Commissioner, MCGM shall carmark/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). 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	1	2	3	4	5	6			
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. 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). 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			parking. VI. Area covered under parking shall. I. The incentive FSI permiss the BUA of the PPL, such that	red under parking shall not be counted towards FSI consumption. centive FSI permissible under this Regulation against BUA of the PPL, shall be 50% of he PPL, such that the total permissible FSI including the incentive FSI under this					
IV. The proposed development shall be subject to any other conditions prescribed by the Municipal			I. The minimum area of plot shat parking spaces provided shall not location of parking spaces can be ramp/lift or combination of both surface. II. Till the formation of Parkin Commissioner, MCGM shall easuitability. The Committee shall Commissioner, MMRDA. (ii) Journal Planning, Greater Mumbai (iv) Chull. The incentive FSI given on the under any other provisions of DCI in conformity with DCPR/DP, with at (vii) below.	be less than 50 subject to minimum be in basement, ground floor or upubject to clearance from CFO with span and Authority, a Committee under the rmark/select the plots for public comprise the following or their int Commissioner of Police (Traffief Engineer (Road), MCGM (Membris account will be over and above the PR. This incentive FSI shall be allowed that the overall cap/limit of total materials.					

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published under	Regulation as section 26 of the Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		30 of the published by the Government under section 31(1) of the MP		Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	3		4		5	6	
		vII. The incenting BUA of the PPI	d under parking sh	all not be c e under this al permissi	ety/company shall not be counted towards FSI cons Regulation against BUA ble FSI including the inc				
			Plot Area		Maximum permis	ssible FSI			
			Up to 2000 sq	. m	3.00				
			Above 2000 so	q. m	4.00		1		
	Section 31(1) I. The minimum area of plot shall be 1000 sq. m. in Island City & 2000 sq. m in suburb and extended								
		suburbs of Great shall not be less spaces can be in of both subject to II. A Till the for Commissioner, M and seek Govern	where the minimum area of plot shall be 1000 sq. in. In Island City & 2000 sq. in in suburb and extended where the control of Greater Mumbai. The minimum number of Motor Vehicle public parking spaces provided hall not be less than 50 subject to minimum parking space of 700 sq. m. The location of parking paces 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. I. 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 epresentatives (i) Metropolitan Commissioner, MMRDA. (ii) Joint Commissioner of Police (Traffic),						

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
ED 111	22/19//	Secretary). III. The incentive FSI given on th under any other provisions of DCF conformity with DCPR/DP, within (vii) below. IV. The proposed development shat Commissioner. V. Concerned land owner/development parking. VI. Area covered under parking shat VII. The incentive FSI permissible BUA of the PPL, such that the total	is account will be over and above the PR. This incentive FSI shall be allowed the overall cap/limit of total maximal be subject to any other conditions ment/society/company shall not be all all not be counted towards FSI constructed this Regulation against BUA all permissible FSI including the incentity and 3.0 in the Suburbs and extension Maximum permissible 3.00 4.00	ne Zonal (basic) FSI permissible ed to be used on the same plot in num permissible FSI as given at prescribed by the Municipal llowed to operate the public amption. of the PPL, shall be 50% of the ntive FSI under this Regulation ded Suburbs as detailed below: -	
EP-111	33(18) (X II)		(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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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 5.0including 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 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

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regula submitted under sectio MR & TP Act, 1	n 30 of the	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
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	Provision u/s. Section 26				Sanctioned as proposed with
	33(19) 5)					following modification.
		Provided further that in case the				
		Zone/Independent plot in Residen				1) Sanctioned as proposed
		the Commissioner may allow FS Regulation 30(A)1 Table No 12				with following modification. 1) In table minimum road
		covered under Reservation/Design				width 30m should be
		RL under MMC Act, on payment				read as 27 m.
		FSI 1 and shall be equally sha	ared between the GoM			
		development will be allowed on su	ich plot.			2) Following note is inserted
		C. N. Dist. and analysis		Maximum	7	below table.
		Sr. No Plot area excluding Reservation/Designation	n in the DP except	Permissible		On the plot area excluding
		affected by proposed D		FSI		area to be handed over to
		under MMC Act				MCGM/Appropriate
						Authority in lieu of
						Reservation/ Existing amenity
		11 / 2000			_	in the DP/ proposed DP roads/prescribed RL under
		1 Up to 2000 sq. m		3		rough preserioed RL under

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation published under section 26 MR & TP Act, 1966	of the submitted un	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantional modification published by the Government of the Gove	rnment Sanctioned by the		
1	2	3		4		5	6		
		2 Above 2000 and	up to 3000sq. m		4		MMC Act.		
		Zone/Independent plot in R the Commissioner may all Regulation 30(A)1 Table I covered under Reservation RL under MMC Act, on pa FSI 1 and shall be equal development will be allowed.	Provision u/s. Section 30 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						
		No over in lieu of Re in the DP except	Up to 2000 sq. m 3						
			10 3000 sq. m	_	5				
		Provision u/s. Section 31(1) Provided further that in case Zone/Independent plot in R the Commissioner may allow Regulation 30(A)1 Table Not covered under Reservation/I under MMC Act, on payme and shall be equally shared be allowed on such plot.	lations, sion of area ned RL or FSI 1						

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966 Provision of Regulation as submitted under section MR & TP Act, 1966			Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2	3	4			5		6	
				Minimum Road Maximum Width Permissible FSI					
		1		12m		3			
		2 Above 2000 and up to 30	000 sq. m	18m		4			
		3 Above 3000		30m		5			
EP-114	33(20)(A	(EP-113) Section 26						Sanctioned as proposed.	
)	33(20) Affordable Housing (AH): (A) Development or redevelopment or redevelopment Author	33(20) Affordable Housing (AH):						
		Section 30 33(20) Affordable Housing (AH)/ Development or redevelopment MCGM/Govt./Appropriate Authori possession (A) Development or redevelop MCGM/Govt./Appropriate Authori possession, may undertake develop who are displaced by projects							

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published under	Regulation as section 26 of the Act, 1966	submitte	Provision of Regulations as omitted under section 30 of the MR & TP Act, 1966		nal modification the Government 131(1) of the MR Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4		5	6
			n of proposals s as detailed below:		P/MUTP/MUIP and ot	her vital publ	ic projects with	
			Plot Area		Maximum permissibl	e FSI		
			Up to 2000 sq	. m	3.00			
			Above 2000 so	q. m	4.00			
		(B) Developmen MCGM/Gov and in posse housing the Authority f	at or redevelopment./Appropriate Auession, may under ose who are dispersor implementatects with permissi	ent of plo thority as rtake deve laced by ion of pr ble FSI 4.0	ots earmarked/reserved notified by Govt. or unclopment for AH and/or projects undertaken by coposals such as DP/I subject to the following			
			Plot Area	Minimu Wi		Maximum p	permissible	
		Up to 200	0 sq. m	12m	1	3.00		
		Above 200	-	18m 4.00				
		The followi	ng conditions shal	l be observ	ved:			
	(EP-114)							
EP-115						9) In case o	f layout 25% of	Sanctioned as proposed.

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published unde	f Regulation as er section 26 of P Act, 1966		omitted under	Regulations as section 30 of the Act, 1966	publis	estantional modi shed by the Gov section 31(1) of &TP Act. 196	vernment of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4	4		5		6
							exclusion purpos shoppi	se of conting along layou fresidential occ	for the nvenience t road for	
EP-116	Part VI 33(20)(B)(a)	The permissible develop non-retenements free	oment of AHon le FSI may be eserved/non-des of cost to MCC	allowed signated p	to be exceede private land f	ed up to 4.0 when for AH tenements onstruction AH sh	and har	and over the are	ea of AH	Sanctioned as proposed with following modification. 1) Following note is incerted below table. On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of
		Location	permissibl	Zonal (basic)F SI	Additional FSI	FSI for trantenements MCGM AH.		SI for sale omponent		Reservation/ Existing amenity in the DP/ proposed DP roads/prescribed RL under
		(1)	(2)	(3)	(4)	(5)		(6)		MMC Act.
		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		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published unde	of Regulation as er section 26 of the EP Act, 1966	submitted u	n of Regulations ander section 30 of TP Act, 1966	f tha	Substantional n published by the under section 31 &TP Act.	Government (1) of the MR	Gov	stantional modifica sanctioned by the vernment under sec 1) of the MR &TP 1966	etion
1	2		3		4		5			6	
		Govt./M The permissible proposes to dethe area of AH. (a) The FSI & Location	ment of AH/Roment	Authority. yed to be exceed non-designated ender cost to Method in lieu of Designation ept affected ender control of the cost	eded up to 4.0 wed private land for CGM.	when the	e private owner o R&R tenements a rR shall be as sho	ther authority and hand over wn below: % FSI for 7 tenements	for Rental total	% 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	1	Up to 4.0	1.33	Up to 2.67	5370		5170	
		Suburbs & Extended Suburbs	Up to 2000 sq. m		Up to 3.0	1.00	Up to 2.0	50%		50%	
		Provision u/s. Section 31(1) (A) Development of AH/R&R on private plot or plot of authority other than Govt./MCGM/Appropriate Authority.									

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published	on of Regulation as under section 26 of th & TP Act, 1966		ovision of Reg tted under se MR & TP A	ction 30 o	as p	Substantional roublished by the nder section 31 &TP Act	Government (1) of the MR	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5		6
		proposes to the area of	ssible FSI may be alloo develop non-reserve AH/R&R tenements	ed/non-des free of cos	signated private to MCGM.	ate land f	For AH/R	&R tenements	and hand over	
		Locatio	Plot area excluding area to be handed over in lieu of Reservation / Designation in the DP except affected by proposed DP roads/Sanctione d RL under MMC Act	Minim um Road Width	Total permissibl e FSI	Zonal FSI	Addition al FSI	n % FSI for Transit tenement s for SRA/Rental Housing of total additiona 1 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	1.0	
			Above 2000 sq.	18m	Up to 4.0	1.33	Up to 2.67	63%	37%	
		Suburbs &	Up to 2000 sq. m	12m	Up to 3.0	1.00	Up to 2.	.0 1.50 50%	1.50 50%	
		Extende d	Above 2000 sq.	18m	Up to 4.0	1.00	Up to 3.00		2070	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published ı	on of Regulation as under section 26 of t & TP Act, 1966	submitted under section 30 of the MR & TP Act, 1966 where the submitted under section 30 of the under section 31(1) of the MR & TP Act. 1966				Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966			
1	2		3		4				5		6
		Suburbs (E)	P-116)								
EP-117	Part-VI 33(20)(B)(k)			Zona excl of co layo	In case of la al (basic) l usively used to convenience s ut road for us upants of layou	FSI shall for the pu hopping e of resid	be rpose along	Zona exclu purpo shop	l (basic) asively use ose of ping along of residentia	ayout, 25% of FSI shall be sed for the convenience layout road for al occupants of	Sanctioned as proposed.
EP-118	Part-VI 33(21)	MCGM/Go (A) Develor If development development follows:	evelopment and	of existi and belo such exis	Municipal M ng Municipal onging to M sting/ designat	arket Market o ICGM is ed/reserve	f MCO	GM or	land Reserv	I itself, then	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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Section 30			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. v) Balance BUA may be used for (a) Municipal Office, (b) PAPs displaced due to Municipal Projects, (c) Municipal Projects, (c) Municipal essential Staff Quarters, (d) Municipal Maternity Home/Dispensary, (e) Drama Theatre (f) hawker's plaza or any other uses permissible under these Regulations and as decided by Municipal Commissioner maximum upto 50%.
				Market/Public Amenities by	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of published under MR & TF	section	n 26 of the	Provision of Regulati submitted under section MR & TP Act, 19	30 of the	winder section 31(1) of the MR &TP Act. 1966			Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3		4			5		6
		for Municipal development/red follows:	development/redevelopment of existing Municipal Market of MCGM or land Reserved/Designated r Municipal Market on land belonging to MCGM is proposed by MCGM itself, then velopment/redevelopment of such existing/ designated/reserved land of Municipal Market shall be as							
			Sr	Plot area	excluding area affecte	d by N	Maximum			
			No	proposed	DP roads/Sanctioned	RL F	Permissible			
				under MN		F	FSI			
			ii.	Up to	2000 sq. m		3			
			iii.	Abov	e 2000 and up to 3000 s	q. m	4			
			iv.	Abov	e 3000 Sq. m		5			
		If development/s for Municipal M itself, then deve of Municipal Ma ii. The per	ment nt and I redeve Iarket/ lopmer arket sl rmissib	Redevelopm lopment of Existing Mu nt/redevelop nall be as fo ale FSI shall	be 5.0 on gross plot area-	et of MC elonging unicipal as specif	to MCGM is market / des	Reserved /Design s proposed by MC signated /reserved Maximum	GM	
			under	sed DP roads/Sanctioned RL Width Permissible FSI						
				2000 sq. n					4	
		2	Above	2000 and	up to 3000 sq. m	18m		4		

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966		
1	2	3	4	5	6
		3 Above 3000 Sq. (EP-118)	m 30m	5	
EP-119	Part VI 33(21) (B)	own, on the plot of land belonging Such additional FSI will not be Regulation No. 17.	or public purpose/ public amenities l	undertakes development as per	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. 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. 3)Sub Regulation No. 33(21)(A)(v) is modified as below. v) Balance BUA may be used for (a) Municipal Office, (b) PAPs displaced due to

Excluded Part No. (EP)	Regulatio n 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 th MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					Municipal Projects, (c) Municipal essential Staff Quarters, (d) Municipal Maternity Home/Dispensary, (e) Drama Theatre (f) hawker's plaza or any other uses permissible under these Regulations and as decided by Municipal Commissioner maximum upto 50%.
		Section 30			
		(B) Public Amenities by MCGM/C	Government:		
		own, on the plot of land belonging Sr	to them, the FSI shall be as special excluding area affected be sed DP roads/Sanctioned PP MMC Act 00 sq. m 000 and up to 3000 sq. m 000 Sq. m e available when private owne	Maximum Permissible FSI 3 4 5 er undertakes development as per	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Provision of Regusubmitted under section MR & TP Act,	on 30 of the	Substantional modification published by the Government under section 31(1) of the MI &TP Act. 1966	L COVERNMENT LINGER CACTION
1	2	3	4		5	6
		Section 31(1) (B) Public Amenities by MCGM/C For the construction of building for own, on the plot of land belonging Sr No Plot area excludibly proposed DP RL under MMC A 1 Up to 2000 sq. m 2 Above 2000 and up a proper of the proposed of the proposed of the property	r public purpose/ public to them, the FSI shall by the roads/Sanctioned ct	oe 5.0 as spec finimum oad Width 2m 8m		r
		3 Above 3000 Sq. m Such additional FSI will not be		0m	_	_
		Regulation No. 17. No premium shall be charged for F (EP-119)	_			
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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
					calculating the FSI, the remaining area after excluding the land under the Development Plan Roads / Reservation of public amenities shall be considered. 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. 2)Sub Regulation No.2(iii) is deleted. 3)Sub Regulation No.2(iii) is deleted. 4. Recreation Ground and Amenity Area shall be provided on such plot as

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1	2	3	4	5	6
					prescribed in Regulation 27. The Recreation Ground area shall be counted in 1/3 open space required as per clause 3(c) above. 3)In Sub Regulation No. 33(22)(3)(f) Table 1 is modified as Table. 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.
					33(22)(6)(v) &(vii) are

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

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		Section 30 Section 31(1)			
		33 (22) Regulation for Exhibition-cum open spaces which are designed to (a) business-to-business and busi services, activities etc. are displaye (b) large congregations for the proncerts, cultural activities and per 2) Admissibility: - Developmen Mumbai, on a plot in Residential Zone subject to following condition: For the purpose of calculating Development Plan Roads / Reservation in Case of plots in Residential Space Indices specified in Table charging premium at the rate of published by Revenue Authority guidelines mentioned therein. iii) In case of plots in No Development of Plan Roads / Reservation in Case of plots in Residential Space Indices specified in Table charging premium at the rate of published by Revenue Authority guidelines mentioned therein. iii) In case of plots in No Development of Rates publish without applying the guidelines mentioned therein in Space Indices of Rates publish without applying the guidelines mentioned therein in Rates publish without applying the guidelines mentioned	ness-to-customer exhibitions where ed on temporary or permanent basis; surpose of conventions, meetings, formances. It of Exhibition-cum-Convention (R2) / Industrial (I1, I2, I3)/Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:- If the FSI, the remaining area afteration of public amenities shall be con (R2)/Industrial (II, I2, I3)/ Commens:-	products, machinery, art, skills, and conferences, assemblies, rallies, Centre shall be permissible in rcial (C1, C2)/ No Development r excluding the land under the nsidered. ercial (C1, C2) Zone, the Floor exceeded up to 4.00 F.S.I by d in Annual Statement of Rates uch F.S.I. without applying the ries are sufficient or land owner/may be permitted to be exceeded of the land rate as prescribed in evant year of granting such F.S.I.	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published i	on of Regulation as under section 26 of the & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2		3	4	5	6
		b. Entry G minimum v c. The grow of the gross d. Recreati layouts in I Pro under this I E. Out of th cum-Conve Press loun business c surveillanc maintenanc f. Remainin	width of 18.30 mtr. with und coverage of the Exl s plot area excluding De ion Ground and Amenic Regulation 23(2). Evided that the limit of Regulation. The Recreation Ground are the total permissible built ention Centre buildings/age; registration areas; the exercise exercise security rooms; so workshop; maintenant and permissible built up a security rooms.	cum-Convention Centre must abut minimum 2 each of ingress and egreenibition-cum-Convention Centre on evelopment Plan proposals of reservaty Area shall be provided on such maximum area of 2500 sq.mtrs. shall be counted in 1/3 open space tup area on such plot, at least 2/3 rd stables, toilet blocks, Organiser's offic pre-function areas; refreshment & ation rooms; wellness centre; baservice contractor's office; audio-visce staff office; strong rooms, first aid area, not exceeding 1/3 rd of the totals described below in Table-1. TABLE-1	ess of proper width. such plot shall not exceed 2/3 rd tion and/ or roads, if any. plot as prescribed for Industrial Il not apply for the development required as per regulation 3(c). shall be allocated for Exhibition- te; protocol lounge; VIP lounge; snack centres; meeting rooms; ank & forex service counters; sual/ sound room; green room; d and emergency room.	
		Sr. No.	Support Services			
		1.	Hotels not less than 3-			
		2.	Dining Areas: Food Convenience Store	Courts, Cafeteria, Fine Dining Re	estaurants, Restaurants & Bar,	
		3.	Recreation Areas: Ind			
		4.	Fire Services			
		5.	Health post for emerg			
		6.	Staff quarters for min BUA			
		7.	Space for Police Chor of Police Department.	wky of minimum 100 sq. mtr. shall	be provided as per requirement	

Excluded Part No. (EP)	Regulatio n No as per RDDP - 2034	published ι	on of Regulation as under section 26 of the & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966	
1	2		3	3 4 5			
		8.		stem as per design and drawings ap	proved by MCGM.		
		9.	Rain water harvesting	plant shall be provided.			
		10.	Special provisions for	Drinking water & PSC blocks for go	ents & ladies shall be provided.		
		11.	Dedicated Electric Su provided	ub-station as per requirement of Po	wer Supply Company, shall be		
		Note: Regu	lation 33(4) pertaining	to hotels shall not be applicable to the	he hotels in any Exhibition-cum-		
		Convention	n Centre.		•		
				respect of a minimum of 1/6th built			
				ined prior to obtaining Commence	ement Certificate in respect of		
		Support Se	rvices.				
		FSI compu	tation for areas shall be ovided that height of an	as per Regulation 35(2) and 35(3). y Exhibition Hall or Convention Hand additional FSI of 50% of the relev			
		i) ii)	Canopies may be perm become less than 6.00 Requirements for Exhib The size of each hall st Minimum width of the The minimum floor to mt. It shall be permissible in multiple levels.	marginal open space shall be minimum 12.00 mt. from all sides of the plot. pies may be permitted in front open space, provided the marginal open space does not me less than 6.00 mt. rements for Exhibition / Convention Halls shall be as under: size of each hall shall not be less than 4,000 sq. m. mum width of the hall shall not be less than 50m. minimum floor to floor height of the Exhibition Hall / Convention Hall shall be 8.00 all be permissible to construct the Exhibition-cum-Convention Centre buildings / halls			

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1	2	3 4 5		6	
		vii) Requirement of fire shall i) Allotted parking spa compulsorily provided ii) (a) Convention Center (b) Exhibition Area (c) In addition to the particle The following shall be 1. For 2-wheeler velocity wheelers, shall be 2. Taxi Stand for min 3. Bus Terminal for iii) For the area of Supposiv) The additional parking into F.S.I. 8) In CRZ areas, the FSI for such time to time.	For every 10 seats, pare shall be provided. For every 1000 Sq. mopen exhibition area, be provided. For every 1000 Sq. mop	one (1) Ambulance shall be rking space for 2 cars attrs of exhibition area, including parking space for 25 cars shall r vehicles. Imber of required parking for 4-ws. I as per Regulation 36. unting the such area of parking	
		9) No relaxation under these Regu (EP-120)	iauons snan de granted.		
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.

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
		excluding cessed buildings: In case of redevelopment of existing residential housing societies, residential tenanted buildings excluding cessed buildings proposed by Housing societies/land lords or through their proponents where existing members, tenants are proposed to be re-accommodated on the same plot, additional FSI for redevelopment of such existing residential buildings shall be as follows: 1.Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of construction per sq. m as per ASR rate /Rate of developed land per sq. m as per ASR (for FSI 1))*(authorized existing built up area+ area of the balcony if claimed free of FSI as per then prevailing regulation)	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 reaccommodated on the same plot, incentive additional FSI for redevelopment of such existing residential buildings shall be as follows: 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) 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,	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 reaccommodated on the same plot, additional FSI for redevelopment of such existing residential buildings shall be as follows: 1.Additional BUA in lieu of cost of construction of authorized existing BUA = 1.50 (Rate of	
		Silver with the silver of silver	ress than the permissione 151 2.0,	DUM = 1.30 (Nate 01	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1		not exceed 40% of existing authorized BUA. 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.	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. 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	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) Provided that this incentive shall not exceed 40% of existing authorized BUA. Provided further that if the existing authorized BUA and incentive thereon as per 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. 2. If staircase, lift &	
			charging premium. If staircase,	lift lobby areas are	

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1	2	3	4	5	6
1		3	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. 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. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 5.This regulation shall not be applicable in respect of redevelopment proposal to be/being processed under Regulation No 33(5), 33(7),	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. 3. This Regulation shall be applicable only when existing members of the societies/tenants are proposed to be reaccommodated & where authorized	
			33(8), 33(9), 33(9)(A),33(9)(B),	existing BUA is more than Zonal (basic) FSI	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
	2	3	33(10), 33(10) (A), 33(20) (A), 33(21). 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. 6. This incentive additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any. 7. Fungible compensatory area admissible under Regulation No. 31(3) shall also be allowed over	as per then prevailing Regulations. 4. This regulation will be applicable for redevelopment of existing authorized buildings which are of thirty years of age or more. 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), (A), 33(20) (A), 33(21). 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	6
			the incentive additional BUA in	from the date of	

Excluded Part No. (EP)	Regulatio n 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	Substantional modification published by the Government under section 31(1) of the MR &TP Act. 1966	Substantional modification sanctioned by the Government under section 31(1) of the MR &TP Act. 1966
1	2	3	4	5	6
1		3	lieu of cost of construction of authorized existing BUA & existing authorised BUA without charging of premium. 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	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. 6. This additional BUA shall be independent of additional BUA as permissible under Regulation No 14(A), 15, 16 and 17, if any. 7. Fungible FSI admissible under Regulation No. 31(3)	
			this Regulation. 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	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. (EP-121)	

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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)	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
1	2	3	4	5	6
EP-123	Part-VII 34	Land use Zoning & Uses Permitted The Proposed Landuse 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 webenabled 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.	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	34. Land use Zoning & Uses Permitted 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)	Sanctioned as proposed.
EP-	Part-VII	Section 26			Sanctined as proposed
123A Renumb ered as (EP- 123A)	34 2-Table A 3- Table C	2 Zoning definitions: Following five land use zones Table No. A	are demarcated on the Proposed La	and-use Plan.	with following modifications. 1) In Sr. No. 50 of Table C the parameter given

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	submitted u MR a	n of Regulations as under section 30 of the & TP Act, 1966	Substantional M Published by Gove Section 31of M. 1966	ernment Under R.T.&P Act.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			Zonin	g Definitions			conditions / parameter is
		Zone	Represe ntation	Broad Descrip	tion		deleted. 2) The Sr. No. 73 is
		Residential Zone(R – Zone)	R	The Residential Zon zone with resident predominant one a uses as specified are	tial use as the nd where other		renumbered as 74 and in coloun R & C the following word are added.
		Commercial Zone (C – Zone)	C	The Commercial Z use zone with con the predominant of other uses as permitted.	nmercial use as		"except regulation 57 (xi)"
		Industrial Zone (I – Zone)	I	Industrial zone is manufacturing as activity. In additionand logistics are a New industrial activity non-polluting, non subject to clearance Existing Industriate protected subject to MPCB. Conversion be permitted as specific Regulations.	the primary on, warehousing lso permissible. tivity shall be hazardous and the from MPCB. The all users are certification by of land use can		
		No Develo pment Zone	NDZ	No Development Z zone comprising developable land ket future development.	g potentially pt in reserve for		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 of & TP Act, 1966	Provision submitted un MR &		n 30 of the	Publish	tantional Modification ed by Government Under on 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		modify the	boundary limit of a C. under which uses an	zone where th	environn amenable pirit of the bounda	nentally e to build these Re	f the zone d	he Commissioner may ivides a plot.	
		Sr. No.	Uses and Occupance	ies			er which l	and uses and ed in zones	
					R	С	I	Additional Conditions	
		1	Residential		P	1 or 2 or 3	NP	In case of CBD, FSI will be	
		2	Customary home including professi from home in a detached, semi-de multi-family houses	onal works ill such as tached and	P	1 or 2 or 3	NP	regulated as per Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	
		3	Residential care ac			1 or 2 or 3 or			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulati published under sectio the MR & TP Act, 1	n 26 of submitted u	n of Regula inder sectio & TP Act, 1	n 30 of the	Publishe	eantional Modification ed by Government Under on 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		orphanage homes/ins and wome	titutions for children	4	4			
			Short term accommodation (i) 4 or 5 Star category hotels			1 or 2 &11,16,21 ,28		
		(ii)3 Star o	(ii)3 Star category hotels		1 or2 &15,21	1 or 2 &15,21,28		
		(iii)Other Hotels	categories of	1 or 2 or 3,&14, 21	or	1 or 2 & 21,28		
		iv)Motels,	iv)Motels, resorts,			1 or 2 &21,28	In case of 3 in residential premises, it shall be subject to condition no 18	
		hostels an	ouses, circuit houses d boarding / lodging narmashala		1 or 2 or 3 or 4		In case of 3 or 4 and in residential premises, it shall be subject to condition no 18	

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	published under section 26 of submitted und			Pu	Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			vi)Club Houses or Gymkhanas with extension counter or branch of Bank			NP		
		General agriculture and poultry farm dairy farming)		1 or 2	1 or 2	NP	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.	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 of & TP Act, 1966	Provision submitted und MR &	n 30 of the	P	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		5	A)Health Care without indoor facilities for pa dental, medical pathological diagnostic clinic, veterinary clinic other medical allied	ractitioners, laboratory, eye clinic & clinics of	1 or 2 or 3 or 6 or 9		In case of 3,6,9 and in residential premises it shall be subject to condition no 18	
			B)Health Care factindoor bedding factient like matern polyclinics, nursi eye hospitals & ot allied Facilities	ncilities for nity homes, ng homes,	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 correctional an institutions, instichildren, the ageosanatoria and hosp veterinary hospitals	tutions for l or widows pitals (except	1 or 2 or 3 & 16		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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published u	published under section 26 of submitt		of Regula der section TP Act, 1	n 30 of the	e 1	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			(i)Preprimary montessori scho garten schools, coaching classes	school, ol ,kinder balwadis&	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 school 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 So colleges with oth such as sports, cultural and support services. Universities, Hoste	er activities recreational, educational Educational	1 & 14	1 & 1 4	N P		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	Provision of Regulation as ablished under section 26 of the MR & TP Act, 1966 Provision of Regulation as submitted under the MR & TP Act, 1966			n 30 of the	2	Substantional Modification ublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		8	Institutional uses than specified in 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, Municipal branches of Bank deposit vaults, exchange, sub- consulate offices, of electric suppl Post office, Civ warden post and Fi Home Guard & C center.	telephone office of sub offices y company, vil Defense rst Aid post,	1 or 2 or 3 or 6 & 14		_	In case of 3,6 in residential premises it shall be subject to condition no 18	
		10	Electricity c distribution sub sta	onsumer/ tions	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	2 3 6 7	
		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 receiving station	distribution/ ns, public	1 or 2 &	1 or 2	1 or		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as Provision of ed under section 26 of MR & TP Act, 1966 MR & T			n 30 of the	e]	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			utilities & service pumping station disposal work, we installation & structures thereof	n, sewage	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	C 1	of any public, undertaker's lockers, data cluding desk with use of el agencies, and selling surface or insport of any travel or air and sports	5,14 &18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photocopying, video-taping establishments.	
		15	Shops for the codistribution of clot materials for clear	hes and other	5 or 6 & 16,1	5 or 6	P	In case of 5, 6 in residential premises shall be subject to condition no 18.	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	sion of Regulation as ned under section 26 of MR & TP Act, 1966 Provision submitted under section 26 of MR &			n 30 of the	e	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			and dyeing establis	hments.	7			Cleaning, pressing and dyeing establishments may be permitted in service industrial estate	
		16	Tailoring, embroution-hole making	oidery and g 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 buttonhole making shopsmay be permitted in service industrial estate	
		17	Cleaning and establishments for	pressing 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° 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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation as d under section 26 of R & TP Act, 1966 Provision of submitted und MR & T			n 30 of the	e P	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
								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	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.	

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 submitted und MR &		n 30 of the	a	Substantional Modification ublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		21	Fish or meat, Veg flower, frozen fish or frozen food sh fire-wood shops	, frozen meat	5,14 &17 & 18	5	NP	In Gaonthan&Koliwadas areas shall be permissible on road width of 9.0m & above.	
		22	Shops for golds smiths, watches electronic goods repairs, bicycles ar and repairs, or grinding and repairstruments and picture-framing, television and appliances and tumbrellas and their upholstery work,	and clocks, and their nd their rental ptical glass airs, musical their repairs, radio, household heir repairs,	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. 		1or 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 office	s and studies	18	P	NP	In residential premises	

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 submitted und MR &		n 30 of the	e P	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			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	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 & 16,1 7, 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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation as I under section 26 of submitted under & TP Act, 1966 R & TP Act, 1966 R & TP Act, 1966			n 30 of the	е	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
								to condition no 18.	
		28	/Multiplex/Departmental Stores 2		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	goods for merchandise,		1 or 2 & 16,17	1or 2	P		
		30	Storage of fur household goods	rniture and	1 or 2 & 16,17	1or 2	P		
		31	Retailing of buildi open or enclosed,	Retailing of building materials, open or enclosed,		1or 2	P	With not more than 500 sq. m of area per establishment.	
		32	processing plants each employing not more than 9 persons and 7.5 KW motive power within an area not more		1 or 6 or 20 & 16,1	1 or 6 or 20	P		
		33			1 or 2 or	1 or 2 or	P	Each employing not more than 15 persons	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under se	Provision of Regulation as ablished under section 26 of the MR & TP Act, 1966		MR & TP Act, 1966			Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			glaboratories		6 or 20 & 16,1 7	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.	
			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 Establi	ishments req	uiring power	NP	1 or	P	Each employing not	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	ished under section 26 of submitted under MR & TP Act, 1966 MR &		of Regulations as der section 30 of the TP Act, 1966			Pu	Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			for sealing tins, pac	ckage, etc.			or or		more than 9 persons with motive power not exceeding 2.25 KW	
		36	buildings.		1 or 2 & 16,1	1 2	or I	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	I	P		
		38	Cemeteries and graveyards		1	1	1	1	subject to approval of the Corporation	
		39	Private parks, gaplayfields on n plots	ardens and on-reserved	1	1	1	1		
		40	Stadiums, golf co amusement parks	urses and	1	1	1	NP		
		41	halls, creative arts, archives, museums and other cultural activities		1 or 2 or 3 or 6 or 9 & 14	2 3	or or or or	NP	In case of 3,6,9 in residential premises it shall be subject to condition no 18	
		42	Religious buildings.		1 or 2 & 14,21		& 8	1 or 2 & 14,21		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 of & & TP Act, 1966	MR & TP Act, 1966				Substantional Modification ublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
					& 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, halls ,Marriage Auditorium, clubs, concert halls, dance studios	e halls, assembly or	1 or 2 or 3 & 17		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, Cine Drive-in-theatre	ema 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 no37	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	published under section 26 of the MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification ublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		47			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	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	liquified petro cylinders (bottled domestic consur- exceeding 300 residential building exceeding 8000	Storage of leum gas d gas) for mption not kg. in a ng and not kg. in an ound floor a garage) at the special commissioner	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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation as l under section 26 of R & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		a	Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		51	garages, driving school,		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 ve and accessories, for motor vehicles		1or 2 or 6 & 16,17	1 or 2 or 6	P		
		53	rickshaw stands, Bus Shelters, Bus Depots and Railway		1 & 14 & 23	1 & 14 & 23	1 & 14 & 23		
		54	Heliports					Heliports shall be allowed subject to compliance of Regulation No 37(35)	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	shed under section 26 of MR & TP Act, 1966 MR &		of Regulations as der section 30 of the TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		55	Public parking areas, including multistoried parking		1 4	1 4	NP		
		56			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 table (D) below	Service industrial uses as per table (D) below Service Industrial estates		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 6			1 or 2	P	In case of 3in residential premises it shall be subject to condition no 18	
		59	1		N P	1 or 2 & 19	P		
		60	<u> </u>		N P	N P	P		
		61	Ware housing activities of		N	NP	25,2		

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		MR & TP Act, 1966				Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			hazardous material		P		6,27		
		62	Logistics activities terminals	and truck	N P	1 & 15	1 & 15		
		63	I.T.&I.T.E.S unit/s to software only)	s (pertaining	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 Establishment	n Technology	1 or 2 & 14	1 or 2 or 3 & 14	14		
		65	Biotechnology units	S	NP	NP	14		
		66	Wholesale trade and	l storage	1 or 2 or 3 or 20 & 16,17	or 3	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	1 or 2 & 22		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation as under section 26 of R & TP Act, 1966	submitted und	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		68	schools, not involving any danger of fire or explosion, or		1 or 2 & 16, 17	& 2 2 2 1 or 2 or 3 or 4	P		
			above, each not of	above, each not occupying for production an area more than 75		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.	
			preparation and sale of eatable each not occupying for		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	

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	ed under section 26 of submitted und			P P	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
							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 ar crusher	nd fruit juice	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	S	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 corepairing establish area not more than		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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation as lunder section 26 of R & TP Act, 1966	MR & TP Act, 1966			e I	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			assembly, but not of a 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 & experintesting 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			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		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966		submitted und	ion of Regulations as I under section 30 of the R & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			fuel			2 6			
		72	\mathcal{C}		N P	N P	25		
		73	Manufacturing, processing & usage of						
			products, paraffi plaster or plaste manufacture; films manufact manufacture, manufacture pestic	soap, soda, automobiles, als, ceramics, a, alcohol, and metal ats, varnish, estuff, tar an, gypsum, er of paris photographic aure, lime match ides, organic esticks, fat ow, grease or anufacturing, nufacture, or any recovery offal.	N P	N P	25,2 6,27		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Republished under the MR & TP	section 26 of	submitted un	rovision of Regulations as hitted under section 30 of the MR & TP Act, 1966			Substantional M Published by Gove Section 31of M.I 1966	rnment Under R.T.&P Act.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		explo petro inflar Section 30	leum & its mmable)	manufacture, works and products (N P	25,2 6,27			
		Following five la Table No.	Zoning definitions: ollowing five land use zones are demarcated on the Proposed Land-use Plan. Table No. A Zoning Definitions							
		Zone Residential Zone(R – Zone)	Representat	The F with	Residenti residenti nd wher	ial use a	is a m	nixed use zone e predominant s specified are		
		Commercial Zone (C – Zone)	С	with	commerce nd where	ial Zone cial use e other u				

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Reg published under s the MR & TP	ection 26 of		ovision of Regulations as itted under section 30 of the MR & TP Act, 1966	Substantional M. Published by Gove Section 31of M.I 1966	rnment Under R.T.&P Act.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Industrial Zone (I – Zone)	I		Industrial zone is manufacturing as the prinaddition, warehousing an also permissible. New in shall be non-polluting, no subject to clearance from Industrial users are protectification by MPCB. Couse can be permitted as s Regulations.	nd logistics are idustrial activity on-hazardous and MPCB. Existing ected subject to onversion of land		
		Special Development Zone	SDZ		Special Development Zo zone which is to predominantly for the soc emphasis on Social Ho necessary Social infrastruc	be developed ety at large with using, POS and		
		Port's Operational Zone	POZ		Port's Operational Zone for development of Port activities			
		Port's Water Front Developme (PWFDZ) is a zone with a focu water front development water front development use.				a focus on the		
		Natural Areas 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		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publis	ision of Regulation as hed under section 26 of MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Mo Published by Gover Section 31of M.R 1966.	nment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				pred	lominantly				
		Note: In conformity with the intent and spirit of these Regulations, the Commission may modify the boundary limit of a zone where the boundary line of the zone diviplot. Table No. C. Conditions under which uses and occupancies will be permitted in Residential, Condustrial Zones							
		Sr. No.	Uses and Occupancies	Conditio	ons under cies will be				
				R	С	I	Additional Conditions	s	
		1	Residential	P	1 or 2 or 3 or 4		In case of CBD, FSI regulated as per Reg No 33(19) subje compliance of condi	ulation ct to	
		2	Customary home occupations including professional works from home in all such as detached, semidetached and multifamily houses	P	1 or 2 or 3 or 4				

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 Regula submitted under section MR & TP Act, 1	n 30 of the	Substantional Modification Published by Government Un Section 31of M.R.T.&P Ac 1966.	nder Modification sanctioned
		Residential caractivities for the elderly and disabled orphanages, boarding homes/institutions for children and women	e 3 or 4 3 or 4	NP		
		4 Short term accommodation (i) 4 or 5 Star category hotels	1 or 2 or 1 or 2 or 3 & 3 11,16,2 1,	or 3		
		(ii)3 Star category hotels	1 or 2 or 1 or 2 or 3 & 15,21			
		(iii)Other categories of Hotels	1 or 2 or 1 or 2 or 3,&14,21	1 or 2 or 3 & 21,28		
		iv)Motels, resorts,	1 or 2 1 or 2 or & 14,21 3 &,21	or 3 p	n case of 3 in residential premises, it shall be subject o condition no 18	
		v)Guest houses, circulated houses, hostels a		1	n case of 3 or 4 and in esidential premises, it shall	

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 Reg submitted under sec MR & TP Ac	ction 30 of the	Substantional Modification Published by Government Unde Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		boarding / lodgi houses, Dharmashala	ng 13		be subject to condition no	
			or 1 or 2 or P th 3 or 8	P		
		General agricultu horticulture and poul farming (but not da farming)	try	2 a F F F A A S F F F A A S F F F A A S F F F A A S F F F A A A S F F F A A A A	Poultry farming permitted at the rate of 0.25 sq. m. BUA per bird in plot measuring not less than 1 ma.; 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 Ca facilities witho indoor bedding	it 3 or 6 or	r	n case of 3,6,9 and in residential premises it shall be subject to condition no	

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 Regula submitted under sectio MR & TP Act, 1	n 30 of the	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		facilities for patient like, dental, medical practitioners, pathological laboratory, diagnosticlinic, eye clinic, veterinary clinic of other medical allie facilities	c c c k r	1:	8	
		B)Health Care facilities with indoor bedding facilities for patient like maternity homes, polyclinics nursing homes, eye hospitals & other medical allied Facilities	3 or 6 or 9	2 ex fc w cc sa cc cc	n case of use already xisting prior to coming in orce of these Regulations, without fulfillment of condition no 3,6 and 9, the aid use may be allowed to continue subject to compliance of condition no 1 & 24	
		6 All other hospital correctional and men institutions, institution for children, the agor widows sanator and hospitals (exceed veterinary hospitals)	tal 3 & 16 ns ed ria	or co	dospital principally for contagious diseases shall be ocated not less than 36 m. from any boundaries. In ase of 3 in residential remises, it shall be subject to condition no 18	
		7 (i)Preprimary school montessori school, kinder garten school	ol 3 or 6 or 3 or 6	aı	ermissible with minimum rea 40 sq. m in residential uilding & in case of 3, 6, 9	

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	submitted t	on of Regula under section & TP Act, 1	n 30 of the	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		balwadis & coachin	g 9	or 9	t c I r t	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	
		(ii)Primary schools/Primary cum secondary school	1 or 2 or 3 & 13	1 or 2 or 3 or 6 or 9 & 13	P r	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 college with other activities such as sport recreational, culture and education support service Educational Universities, Hostels	es 14 s, al al	1 & 14	NP		
		8 Institutional uses other than specified in this	1 or 2 or 3 or		P r	In case of 3 & 4 in residential premises it shall be subject to condition no	

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			Published by Government U	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	
			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.	or 3 or 6 & 14	1 or 2 or 3 or 6 or 9	or 3 or	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	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 or 5 & 12	1 or 2			

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			Substantional Modification Published by Government Und Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			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, videotaping 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	&18	P	P	Each employing not more than 9 persons & Power not more than 3.75 KW for Photographic studios with laboratories, Photocopying, video-taping establishments.	

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			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			food store					
		15	Shops for the collection and distribution of clothes and other materials for cleaning, pressing and dyeing establishments.	& 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,		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,		P	P	Each occupying a floor area not more than 200 sq. m. and not employing solvents with a flash point lower than 59° 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		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 airconditioning purposes.		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 & 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	&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,	& 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 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,		P		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	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		In case of 3,6,9 in residential premises it shall be subject to condition no 18		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publis	ision of Regulation as hed under section 26 of MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		n 30 of the	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				& 17 &18				
		27	Retail trade and shops/stores or shops for conduct of retail business,	20 &	P		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/Department al Stores and Independent Market building along with their ancillary storage	or 3 & 16	1 or 2 or 3		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.	& 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,		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.	or 20 & 16,17	1 or 6 or 20	P			
		33	Repair, cleaning shops and analytical experimental or testing laboratories	or 3	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		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publis	Provision of Regulation as solished under section 26 of he MR & TP Act, 1966 Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 Substantional Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.			
							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.		1 or 2 or 5 or 6	P		
		36	Ice factories in independent buildings.	1 or 2 & 16,17	1 or 2		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	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,	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	1or 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 3in 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		
		51	Ware housing 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.)	or 3	14		In case of 3,4,9 in residential premises it shall be subject to condition no 18		
		64	Offices, Information Technology Establishment	n 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		2 or 6 or	In case of 3 or 20 in residential premises it shall be subject to condition no 18		
		57	Prisons	N P	1 or 2 & 22	1 or 2 & 22			
		58	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	& 16, 17	P	Р			

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		features.						
		b) Bakeries, with n floor above, each no occupying for production an are more than 75 sq. m.	t & 16, r 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 an establishments for the preparation and sale of eatable each not occupying for production an are more than of 100 sq. is per establishment.	e or 3 or f 6 20 t & 16, r 17	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 fru juice crusher	5 or 20 & 14,	5		Employing not more than 6 persons with motive power not exceeding 1.12 KW		

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			e) Printing presses	17,18 5 or 20 or 16,17, 18	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 50 sq. m	20 or	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,		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	
		59	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	2 or	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, boiled works, metals, ceramics asphalt, ammonia alcohol, leather processing ,metal		N P	25,26 ,27			

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			processing, paints varnish, turpentine dyestuff, tar products paraffin, gypsum plaster or plaster or paris manufacture photographic film manufacture, lime manufacture, match manufacture pesticides organic industry, match sticks, fat rendering, fatallow, grease or lard refining of manufacturing, gelation or glue manufacture, o processes, involving recovery from fish of animal offal.	, , , , , , , , , , , , , , , , , , ,					
			(b)Cellulose manufacture, explosives, fireworks and petroleum & its products (inflammable)		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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		Section 31(1)					
		2 Zoning definitions:					
		Following five land use	zones are demarcated o	n the Propo	osed Land-use Plan.		
		Table No. A					
			Zoning Definition	ons			
		Zone	Representation				
		Residential Zone(R – Zone)	R	use zone predomii	with residential use as the nant one and where other specified are permitted.		
		Commercial Zone (C – Zone)	·				
		Industrial Zone (I – Zone)	I	manufactactivity. and loging New incompolitive subject Existing protected	Il zone is a zone with turing as the primary In addition, warehousing stics are also permissible. dustrial activity shall be uting, non-hazardous and to clearance from MPCB. Industrial users are d subject to certification by Conversion of land use can		

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				be perm Regulation	itted as specified in these ons.	
		No Special Development Zone	N SDZ	cial Development Zone (National Development Zone (National Development Zone) a zone which is to be at development at large with emphasis on Affordable Housing, POS necessary Social ctures. comprising ly developable land kept in for future development.		
		Port's Operational Zone	POZ	zone for	perational Zone (POZ) is a development of Port and ted activities	
		Port's Water Front Development Zone	PWFDZ	Zone (P focus	Water Front Development WFDZ) is a zone with a on the water front ment with mixed land use.	
		Natural Areas /Zone	NA	environn amenable	Area Zone (NA) is an mentally sensitive zone not e to buildable development approval of the Competent y.	
		Green Zone	GZ		cone (GZ) is a large area nantly with green cover.	
		Note: In conformity with permission of the Commi boundary line of the zone	ssioner may modify th			

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		3 Uses and anci	illary uses per	mitted in the zones:			
		a given specific decided	plot of land a ally listed in with the spec	egulation is to allow environmenta nd specifically prevent non-compa- these Regulations is proposed, it ial permission of the Commissione eters under which land-uses are per-	tible uses. Where an actives approval or rejection or	vity not	
		required	ditions under to be compl on listed in T				
		Table N	o. B.				
		Condition	ons/ paramete	rs under which land-uses and occup	pancies are permissible.		
		Sr No	Conditions of permissible	under which Land-use and Occupar	icies are		
		1	Independent	plot			
		2	Independent				
		3	Separate wi				
		4	Separate flo				
		5	On ground f				
		6					
		7					
		8					

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		9	On ground/s	stilt, 1st&2nd floors with separate ac	cess		
		10	On Terrace				
		11	Minimum a	rea of plot-1,000 sq. m			
		12	Minimum a	rea of plot-2,500 sq. m			
		13	Minimum w	ridth of street on which the plot abu	its-9.00 m		
		14	Minimum w	ridth of street on which the plot abu	its-12.00 m		
		15	Minimum w	ridth of street on which the plot abu	its-13.40 m		
		16	Minimum w	ridth of street on which the plot abu			
		17	more than 1	on street on which the plot abuts ro 8.3 m excepting roads as stated bel below this table			
		18	All ancillar	y uses limited to 50% floor space o	f principal use		
		19	Minimum w	ridth of side & rear marginal open S	Space-6.0 m.		
		20	_	storeyed detached or semi-detached rea not more than100 sq. m	structure each unit		
		21	With the Sp	ecial permission of Commissioner			
		22	Subject to p	ermission of Commissioner of Poli	ce		
		23	Subject to a	pproval from Traffic Police.			
		24	Subject to p	ermission from Executive Health C	Officer of MCGM.		
		25	Subject to p	permission from Director of Industri	ies		
		26	Subject to p	permission from Controller of Explo			
		27	Minimum w	idth of side & rear marginal Open			
		28	By maintair	ning segregating distances as per Re			

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		(a) (1) All Express High (2) East West Corridor RoadGeneral Arun Ku Mankhurd Link Road, A Kurla Road), Jai Prakas (3) Western Corridor-:Fi Madam Cama Road, N Justice Patkar Marg, Bl Veer Savarkar Marg, M Dhurandhar Marg, Khan (4) Central Corridor Fi Mahatma Gandhi Road, Marg, Sion Road, Tatya (5)a) Other Roads viz. S Road (Napean Sea R Marg, Walkeshwar Roa (Carmichael Road), Ma b) Proposed Roads havi 3.2 Conditions applicab Residential, Commercia	or i.e. Jogeshwari Vikroli link R mar Vaidya Marg, Santacruz C Andheri Ghatkopar Link Roads, M h Road rom Regal Cinema junction to Vith detaji Subhash Road, Dr. N.A. Punulabhai Desai Road, Lala Lajpatra Iahim Causeway, Vithalbhai Road and Juhu Tara Road. rom Regal Cinema junction to V.N. Dadabhai Navroji Road, Lokmang Tope Road, V.N. Purav Marg up Shahid Bhagatsingh Road, Lokman Iahid Bhagatsingh Road, Iahid Bhagatsingh	hembur Link Road, Ghatkopar athurdas Visanji Marg (Andheri abhai Patel Road, Khar covering randare Marg, Babulnath Road, ii Road, Dr. Annie Besant Road, upto its junction with Chitrakar Purav Marg, Trombay, covering ya Tilak Road, Dr.B. Ambedkar oto Anushakti Nagar. Tilak Road, L.Jagmohandas Warden Road), August Kranti mount Road), Dahanukar Marg and occupancies and occupancies in Table No. B, are given in	When
			conditions are reflected without	indication of "P", such uses sh	all be

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				permiss	ible in tha				
			NP	Denotes Non-Permissible Uses in a Zone.					
		Co	able No. C. onditions under which to the commercial & Industria		occupanci				
		Sr. No.	Uses and Occupancies	d				r which land uses mitted in zones	
					R	С	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	
		2	Customary occupations incl professional works home in all suc detached, semi-det and multi-family hou	ch as tached	Р	1 or 2 or 3 or 4	NP	Regulation No 33(19) subject to compliance of condition 1 or 2 or 3	
		3	Residential care ac for the elderly disabled, orpha		1 or 2 or 3 or 4	1 or 2 or 3 or 4	NP		

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			boarding homes/institutions children and women	for					
		4	Short term accommodation (i) 4 or 5 Star category hotels		or 3 &	1 or 2 or 3 &11,16,2 1,	1 or 2 or 3 &11,16 ,21,28	3	
			(ii)3 Star category hotels		1 or 2 or 3 &15,21	1 or2 or 3 &15,21	1 or 2 or 4 &15,21	3	
			(iii)Other categories of Hotels		1 or 2 or 3,&14,2	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	
			houses, hostels and boa	ircuit ording ouses,	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	

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	submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		vi)Club Houses Gymkhanas with e counter or branch or	xtension	1 or 2 or 3 or 8	1 or 2 P	NP P		
		General aghorticulture and farming (but no farming)	poultry	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.	
		without indoor facilities for patien	bedding		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	

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	submitted unde	Regulations as r section 30 of to Act, 1966	he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		practitioners, path laboratory, di clinic, eye clinic ,ve clinic & clinics o medical allied facili	agnostic terinary f other			condition no 18	
		facilities for patie	or 3 nt like homes, homes, other	2 1 or 2 or 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	
		correctional and institutions, institutions, the aged o	mental or 3 tions for 16 r widows hospitals	2 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 montessori school garten schools, balv	,kinder 3 or	or 1 or 2 or 3 6 or 6 or 9	NP	Permissible with minimum area 40 sq. m in residential building & in case of 3, 6, 9	

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	submitted und	f Regulations as er section 30 of t TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		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 or & 13	3 3 or 6 or	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 Scho colleges with activities such as recreational, cultu- educational services. Edu Universities, Hostel	other or sports, & 14 ral and support acational	3	NP		

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			he P	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		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	
	Municipal branches of I deposit vau exchange, consulate offices of company, Po Defense was First Aid pos & Civil Defe		branches of Banks wi deposit vaults, tele exchange, sub-office	offices, th safe ephone se of sub supply , Civil st and Guard	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	
			Electricity consum distribution sub statio		1 or 2 or 3 or 6 or 7 or 8	1 or 2 or 3 or 6 or 7 or 8	1 or or 3 of 6 or or 8	or	
		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	
			Electricity distribute receiving stations, putilities & services as pumping stations.	ublic	1 or 2 & 14	1 or 2 or 5 & 12	1 or 2		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966			ovision of Regulations as itted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.		r	Substantional Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
			sewage disposal water supply install & ancillary structhereof								
		13	Convenience Shops		5 , 14 & 18	P	NP		In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.		
		14	Photographic studio laboratories, Photo-ovideo-taping establic etc, local sub-offices public utility, paw undertaker's private lockers, processing unit in desk top publishing, of computers, agencies, ticket book selling agencies f surface or water transport of any other of travel or transport pair and sports show or meat or frozen food	copying, shments of any rishops, data acluding with use travel ing and or air, avel or modes rt, shoe ops, fish	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, videotaping establishments.		
		15	Shops for the collect distribution of cloth other materials for c	nes and	5 or 6 & 16,1	5 or 6 P			In case of 5, 6 in residential premises shall be subject to		

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	submitte	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		pressing and establishments.	dyeing	7			condition no 18. Cleaning, pressing and dyeing establishments may be permitted in service industrial estate	
		Tailoring, embroid button-hole making	•	5 or 6 & 16 14,1 7	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	
		Cleaning and establishments for c		5 or 6 & 16,1 7	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° C, machine with dry-load capacity not exceeding 30 Kg. and employing not more than 9 persons: Provided that the total power	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as ed under section 26 of MR & TP Act, 1966	submitt		egulations as ection 30 of the Act, 1966	he I	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		18	Coffee gri establishments	inding	1 or 2 or 3 or 5 or 6 & 16,1	1 or 2 or 3 or 5 or 6 P	P	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. 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 ponly for heating refriger or air-conditioning purp	ration	1 or 2 or 3 or 5 or 6 & 16,1	1 or 2 or 3 or 5 or 6 P	Р	In case of 3, 5, 6 in residential premises it shall be subject to condition no 18.	
		20	Bulk storage of kerosen bottled gas for don		1 or 2 or	1 or 2 or 3 or 5 or	P& 21,26	In case of 3, 5, 6 in residential premises it	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as ed under section 26 of MR & TP Act, 1966		egulations as section 30 of t Act, 1966	he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			consumption		3 or 5 or 6 & 16,1 7,21, 26	6 & 21		shall be subject to condition no 18.	
		21	Fish or meat, Ve fruit, flower, froze frozen meat or froze shops, Coal or fin shops	n fish, en food	5,14 &17 & 18	5,14	NP	In Gaonthan & Koliwadas areas shall be permissible on road width of 9.0m & above.	
		22	framing, radio, tel	clocks, d their d their optical repairs, s and picture- levision pliances nbrellas	5,14 & 17 & 18	1 or 2 or 9 P	1 0 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. shops	display	1 or 2 or 3	P	NP	In case of 3,6 & 20 in residential premises it	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as led under section 26 of MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			b) Personal setablishments c) Motor driving scho d) Hair dressing salos beauty parlours.		or 5 or 6 or 20 & 16,1			shall be subject to condition no 18	
		24	Professional offices studies of a resident premises and incide such residential u medical and practitioners' dispension clinics of a resident building with only ou treatment facilities any indoor work,	of the ental to use, or dental aries or of the ttpatient	18	P	NP	In residential premises each not occupying a floor area exceeding 50 sq. m on any floor	
		25	Business Offices services establishmen	and ts	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, e houses, cafeteria,	ating ice-	1 or 2 or	1 or 2 or 3 or 6 or	NP	In case of 3,6,9 in residential premises it	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	ublished under section 26 of the MR & TP Act, 1966 N			egulations as section 30 of the Act, 1966	he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			cream and milk parlot	ırs	3 or 6 or 9 & 16 & 17 &18	9		shall be subject to condition no 18	
		27	Retail trade and shop or shops for conduct of business,		6 or 20 & 16 15,1 7, 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 /Multiplex/Departmen Stores and Inde Market building alon their ancillary storage	pendent ng with	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 secon goods for merch excepting for junk, and other waste rags of materials of an of nature.	nandise, cotton or other	1 or 2 & 16,1 7	1or 2 P	P		
		30	Storage of furnitum household goods	re and	1 or 2 or 3 or	1or 2 P 14	P		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as ned under section 26 of MR & TP Act, 1966	rision of Regulations as red under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		31	Retailing of materials, open or end	building closed,	6 & 16,1 7 1 or 2 & 16,1 7	1or 2 P 14	P	With not more than 500 sq. m of area per establishment.	
		32	processing plants each employing not more than 9		1 or 6 or 20 & 16,1	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 & 16,1	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 dryload capacity not exceeding 30 kg. or any establishment carrying on activities that are offensive because of emission of	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as led under section 26 of MR & TP Act, 1966	vision of Regulations as ted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
								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,		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 re power for sealing package, etc.	equiring tins,	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 indeputibuldings.	pendent	1 or 2 & 16,1 7	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	Р		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as ned under section 26 of MR & TP Act, 1966		egulations as section 30 of t Act, 1966	he P	Substantional Modification rublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
					7				
		38	Cemeteries and graveyards		1	1	1	subject to approval of the Corporation	
		39	Private parks, garden playfields on non-res plots		1	1	1		
		40	Stadiums, golf courses and amusement parks		1	1, 16	NP		
		41	Libraries, reading study halls, creative archives, museums other cultural activities	and	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 Comm 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 exhibition halls ,Mahalls, Auditorium, assembly or concert	clubs,		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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	bublished under section 26 of the MR & TP Act, 1966 N			egulations as section 30 of t Act, 1966	he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			dance and music stud	ios				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		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 no37	
		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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of the MR & TP Act, 1966		submitt		egulations as section 30 of the	10	Substantional Modification ublished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		50	Storage and Retail and household fuel Stor liquified petroleum cylinders (bottled gardomestic consumption exceeding 300 kg. residential building an exceeding 8000 kg. independent ground structure (except a gardomy one time, with special permission Commissioner and sull compliance with structure equirements.	age of gas as) for on not in a and not in an floor rage) at the the of the oject to	1, or 6 or 14 & 21, 26	1, or 6 & 21, 26	1, ef 6 & 21, 26		
		51	Vehicles repair/ se garages, driving school repairing garages, activities of body-b and spray painting,	ol, without	1 or 6 or 20 & 16,17	1 or 6 or 20,15	1 or 6 or 20 P		
		52	Sale of motor ve parts and acces Showrooms for vehicles	hicles, sories, motor	1or 2 or 6 & 16,17	1 or 2 or 6 P-16	P 16		
		53	Bus stations, taxi s auto-rickshaw stands	,	1 & 14 &	1 & 14 & 23	1 & 14 &		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	published under section 26 of the MR & TP Act, 1966			egulations as ection 30 of t Act, 1966	he	Pu	Substantional Modification ablished by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			Shelters, Bus Depots Railway stations.	s and	23		23			
		54	Heliports						Heliports shall be allowed subject to compliance of Regulation No 37(35)	
		55	Public parking including multis parking	areas, storied	1 4	14	NP	P		
		56	Cottage Industries,		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 use per table (D) below	es as	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 estat	tes	1 or 2 & 16,17	1 or 2 or 3, 16 & 17	P		In case of 3in residential premises it shall be subject to condition no 18	
		59	Collection and dispos nonhazardous waste	sal of	N P	1 or 2 & 19	P			
		60	Warehousing,		N	NP	P			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	published under section 26 of submitt			egulations as ection 30 of the	he I	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
					P				
		61	Ware housing activiti hazardous material	es of	N P	NP	25,26 ,27		
		62	Logistics activities truck terminals	and	N P	1 & 15, 16	1 & 15		
		63	I.T.&I.T.E.S (pertaining to softwar as per IT policy of 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, Info Technology Establishr	ormation nent	1 or 2 & 14	1 or 2 or 3 & 14	14		
		65	Biotechnology units		NP	NP	14		
		66	Wholesale trade storage	and	1 or 2 or 3 or 20 & 16,17	3 or 6 or	1 or 2 or 6 or 20	r residential premises it	
		67	Prisons		N P	1 or 2 & 22	1 or 2 & 22		
		68	a)Trade and other schools, not involving danger of fire or exp or offensive noise, vit	ng any olosion,	1 or 2 & 16, 17	1 or 2 or 3 or 4 P	P		

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			he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		smoke, dust, odour heat or other object features.	_					
		b) Bakeries, with rabove, each not ocfor production an arthan 75 sq. m.	cupying &	l 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 establishments for preparation and se eatable each not occor for production an arthan of 100 sq. establishment.	the o ale of o cupying 2 ea more 1		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	

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			ne l	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
							only electrical ovens are used an additional load up to 24 KVA may be permitted.	
		d) Sugarcane and from crusher	d) Sugarcane and fruit juice crusher		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 ₱ 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 repairing establic with an area no than 50 sq.m	shments	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	
		~			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	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of submitted			rision of Regulations as ed under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
								and employing not more than 9 persons each	
		69	Research & experiment testing laboratories	ntal &	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			N P	NP	P		
		71	Filling stations of diesel, compressed gas stations and/or ar motor vehicle fuel	natural	1 or 2 or 3, 26,1	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 cl	assified	N	NP	2	2.5	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under section 26 of submitted			egulations as section 30 of t Act, 1966	he	Substantional Mo Published by Gover Section 31of M.R 1966.	nment Under	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			elsewhere		P					
		73	Manufacturing, procesusage of	ssing &						
			gases, metal compsoap, soda, acids, automobiles, boiler metals, ceramics, a ammonia, alcohol, processing processing, paints, very turpentine, dyestuff products, paraffin, giplaster or plaster of manufacture; photofilms manufacture, manufacture, manufacture pesorganic industry, sticks, fat renderint tallow, grease or refining or manufacture gelatin or glue manufacture.	works, asphalt, leather , metal varnish, f, tar sypsum, f paris graphic lime match ticides, matchag, fat lard cturing, facture, volving animal	N P	NP	25,2	2.6		
			(b)Cellulose manufacture,		N	NP	25,2	26,		

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	submit	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		explosives, firework petroleum & its proinflammable)		P		27		
		7 Ready Mix Plant 3		N P	NP	P	Subject to NOC from the Environment Department of MCGM	
		(EP-123A)		1		•		
EP-124	Part-VII 34 3.2- Table D	Section 26 TABLE No. D Service Industrial users and cond	itions gove	erning such	n 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.

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034				ision of Regued under sect	ion 30 of the	Publishe	tantional Modification and by Government U on 31of M.R.T.&P A 1966.	nder	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Serial No.	Category of Indu	ustry	Service Inc	dustry permit	ted subject	Special conditions, if any		
		(1)	(2)		Maximum permissibl e power (in KW) (3)	Maximum permissibl e employm ent.	Maximum permissibl e floor area (sq. m) (5)	(6)		
			Food Products- i Groudecorticators, ii. Grain norduction of flour, iii. Manufacture and masala grindiiv. Rice-hullers, v. Manufacture and dairy products, vi Manufacture cream and ice candy.	of supari	7.5	9	50			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published under see	published under section 26 of submitte		ision of Regulations as ed under section 30 of the IR & TP Act, 1966		ostantional Modification hed by Government Under tion 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		vii ba	i. Manufacture akery products	of 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.	
		vii ro	ii. Coffee curin easting and grinding.	g, 1.5	9	50		
		ix.			20	250		
		jui	Sugarcane and fr ice crashers	1.5	9	25		
		Pr xi. ma	extile and Text roducts- . Embroidery and aking of repe laces and fringes	3.75	9	50		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation published under section the MR & TP Act, 19	d under section 26 of submit		ovision of Regulations as itted under section 30 of the MR & TP Act, 1966		tantional Modification and by Government U on 31 of M.R.T.&P A 1966.	nder	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		textile wearing curtains mattres materia and text xiii.Matt	s, mosquito net, ses, bedding I, pillow cases, tile bags.	2.25	9	50			
		wooden furniture	Manufacture of	2.75	9	50	Not permitted under or adjoining a		
		bamboo		2.25	9	50	dwelling unit. (i)Manufacture		
			Publishing-	3.75	9	50	with paper pulp		

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	submitted	ovision of Regulations as hitted under section 30 of the MR & TP Act, 1966		Publishe	tantional Modification ed by Government Unde on 31 of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		xvi.Manufacturi containers an from paper boa	d boxes				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. (i)Manufacture	
		publishing pe books, journals	etching,	7.5	9	120	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.	

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		submitte	ision of Regued under sect	ion 30 of the	Publish	stantional Modification and by Government U on 31of M.R.T.&P A 1966.	nder	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		V	excluding tanning- xx. Manufactur leather footwear. xxi Manufactur wearing appare coats, gloves. xxii. Manufactur leather cor goods such	re of re of like re of nsumer as itcases, igarette urses. ootwear	3.75	9	50	Manufacture of leather or leather processing not permitted.		
		VI	Rubber and Plasti Products-	eading, orks. re of	1.5	9	50			
		VII	Metal products- xxvi. Tool shar and razor shar works. xxvii Umbrella ass	rpening	0.75 0.75	9	25 50			
		VIII	works Electrical Goods-		2.25	9	50	No spray		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of R published under the MR & TI	r section 26 of submi	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			stantional Modification ed by Government Unc on 31of M.R.T.&P Act 1966.	der Modification sanctioned
			xxviii. Repairs o household electrica appliances, such as radio and televisior 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 xxx. (a)Servicing or motor vehicles and motor cycles. (b) Repair of motor vehicles and motor cycles.	3.75	9	100	No floor above. No spray painting permitted.	
			(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- xxxi. Manufacture of jewellery and related articles.	2.25	9	50		

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	submitted	sion of Regulations as ed under section 30 of the IR & TP Act, 1966		Publishe	antional Modification of by Government Union 31 of M.R.T.&P A 1966.	nder	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		jewellery. xxxiii. Manuf	cks and acture of struments rs. epairs of umbrellas, ines gas- kets and household glass epairs. 2 I filling of size of 5 m. and hod service of size of m.	2.25	3	50 No limit			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ion of Regulation as ed under section 26 of IR & TP Act, 1966	submitted under section 30 of the					Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		TABLE No	o. D idustrial users and condi							
		Serial No.	Category of Industry		Service permitted		dustry	Special conditions, if any		
		140.			Maxim	Max	Maxi	Conditions, ii arry		
		(1)	(2)		um permis sible power (in KW) (3)	imu m per miss ible emp loy men t.	mum permi ssible floor area (sq. m) (5)	(6)		
		I	Food Products-		7.5	9	250			

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		Publ	ubstantional Modifica ished by Governmen ction 31of M.R.T.&F 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		i Ground nut decortic ii. Grain mill for product flour, iii. Manufacture of suparasala grinding, iv. Rice-hullers, v. Manufacture of milk dairy products, vi Manufacture of ice- and ice candy.	ction of ari and and					

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ion of Regulation as ed under section 26 of IR & TP Act, 1966	submitted under	Regulations as section 30 of the Act, 1966		Pub	Substantional Modificate blished by Government Vection 31of M.R.T.&P 2	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			vii. Manufacture of bal	kery	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, roas	sting and grinding.	1.5	9	250			
			ix. Manufacture of ice	,	45.0	20	250			
			x. Sugarcane and fruit	juice crashers	1.5	9	250			
		II	Textile and Textile Pro- xi. Embroidery and ma crepe laces and fringes	king of	3.75	9	250			
			xii. Manufacture of te as wearing apparel, of net, mattresses, bedding cases, and textile bags xiii. Mattress making cleaning.	curtains, mosquito ng material, pillow s. ng and cotton	2.25					
		III	Wood Products and Fu	ırniture-	2.75	9				

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	ed under section 26 of submitted under			Pub	Substantional Modification lished by Government Undection 31of M.R.T.&P Act. 1966.	
		furniture and fixtures. xv. Manufacture of	xiv. Manufacture of wooden furniture and fixtures. xv. Manufacture of bamboo and cane furniture and fixtures.		9	250 250	Not permitted under or adjoining a dwelling unit.	
		IV Paper products and F xvi. Manufacturing boxes from paper box xvii. Printing and put	of containers and ard.	3.75	9	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 the Commissioner is obtained. (i)Manufacture	
		books, journals, envelopes, picture embossing. xviii. Engraving, etc.	atlases, maps, post-cards and	7.5	9	250	with paper pulp not permitted. (ii)No restrictions on power, number of	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ion of Regulation as ed under section 26 of IR & TP Act, 1966	under section 26 of submitted under s			Pub	ubstantional Modific lished by Governmen ection 31of M.R.T.&I 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		V	xix. Book binding. Leather products exclusive and a second secon	of leather such as pocket books, s, purses.	3.75	9	250	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. Manufacture of leather processing not permitted.		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ion of Regulation as ed under section 26 of IR & TP Act, 1966	Regulation section 30 Act, 1966	of the	Pub	ubstantional Modific lished by Governmen ection 31of M.R.T.&I 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.		
		VI	Rubber and Plastic Products- xxiv. Retreading, recapand vulcanizing works. xxv Manufacture of hand-gloves and allied	1.5	9	50 250				
		VII	Metal products- xxvi. Tool sharper sharpening works.	ning and razor	0.75	9	250			
			xxvii Umbrella assemb	ly works	0.75	9	250			
		VIII	electrical Goods- exxviii. 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.		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	provision of Regulation as ed under section 26 of MR & TP Act, 1966 Provision of R submitted under submitted under section 26 of MR & TP Act, 1966		section 30	of the	Pub	Substantional Modific lished by Governmen ection 31of M.R.T.&I 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			xix. Electronic industry	of assembly type.	3.75	9	250	Only permitted on ground floor.		
		IX	Transport Equipment xxx. (a)Servicing of motor cycles.	xxx. (a)Servicing of motor vehicles and				No floor above. No spray painting permitted.		
			(b) Repair of motor vecycles.	ehicles and motor	3.75	9	250			
			(c)Battery charging and	d repairs.	5.0	6	250			
			(d) Repair of bicy rickshaws.	cles and cycle	3.75	6	250			
		X	Other Manufacturing Industries and Services xxxi. Manufacture or related articles. xxxii. Repairs of wate jewellery. xxxiii. Manufacture instruments and their reservices.	other Manufacturing and Repairs, industries and Services- xxi. Manufacture of jewellery and elated articles. xxii. Repairs of watches, clocks and ewellery.		9	250			
			umbrellas, sewing burners, buckets and household equipments	urners, buckets and other sundry busehold equipments.						
			(b) Optical glass grinding and repairs.		2.25	3	250			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation as led under section 26 of MR & TP Act, 1966	ovision of Regulations as itted under section 30 of the MR & TP Act, 1966			Pub	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.				Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
			xxxv. Petrol filling statio 30.5 m. x 16.75 m. and service stations in plot x30.5 m.	d petrol f	illing and .	7.5	9	No limit					
		Section 3 TABLE N Service I		ons gove	erning such	uses:							
		Serial No.	Category of Industry		Service Industry permitted su				ubject to Special conditions, any				
		(1)	(2)		Maximum permissible power (i KW) (3)	e peri	imum nissible oloyment	per . floo	kimum missible r area m)	(6)			
		I	ii. Grain mill for production flour, iii. Manufacture of supari masala grinding, iv. Rice-hullers, v. Manufacture of milk an dairy products,	Ground nut decorticators, i. Grain mill for production of flour, ii. Manufacture of supari and masala grinding, v. Rice-hullers, v. Manufacture of milk and dairy products, vi Manufacture of ice- cream				50	250				

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	submitted und	of Regulations as der section 30 of the TP Act, 1966	Published by	onal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		vii. Manufacture of bak products	tery 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, roas grinding.	sting and 1.5	9	50 250		
		ix. Manufacture of ice	45.0	20	250		
		x. Sugarcane and fr	uit juice 1.5	9	25 250		
		II Textile and Textile Proc xi. Embroidery and mal crepe laces and fringes	king of	9	50 250		

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			Published by Section 31c	nal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		apr ma pille xiii.	. Manufacture of to lods, such as we loarel, curtains, mosquito attresses, bedding mat low cases, and textile ba i. Mattress making and co eaning.	aring net, erial, gs.	2.25	9	50 250		
		III Wo	ood Products and Furniture. Manufacture of wooder rniture and fixtures.		2.75	9	50 250	Not permitted under or	
			. Manufacture of bamboon ne furniture and fixtures.		2.25	9	50 250	adjoining a dwelling unit.	
			aper products and Pri ublishing-	nting	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	

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	submitted under sect	ovision of Regulations as tted under section 30 of the MR & TP Act, 1966		nal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		xvi. Manufacturing containers and boxes paper board. xvii. Printing and publis periodicals, books, journ atlases, maps, envelo picture post-cards embossing. xviii. Engraving, etching, bl making etc. xix. Book binding.	shing rnals, opes, and	9	120 250	the Commissioner is obtained. (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.	
		V Leather products exclutanning- xx. Manufacture of leafootwear. xxi Manufacture of weatapparel like coats, gloves.	ather 3.75	9	50 250	Manufacture of leather or leather processing not permitted.	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publis	lished under section 26 of submitt		vision of Regulations as ted under section 30 of the MR & TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.			er	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			xxii. Manufacture of leaconsumer goods such upholstery, suitcases, pobooks, cigarette and key capurses. xxiii. Repair of footwear and other leather products.	as ocket ases,							
		VI	Rubber and Plastic Products- xxiv. Retreading, recapping	J ,	1.5	9	50 250				
			and vulcanizing works. xxv Manufacture of rul balloons, hand-gloves allied products.		1.5	9	30 230				
		VII	Metal products- xxvi. Tool sharpening and resharpening works.		0.75	9	25 250				
			xxvii Umbrella asser works	mbly (0.75	9	50 250				
		VIII	Electrical Goods-	2	2.25	9	50 250	No	spray		

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 Resubmitted under so	ection 30 of the	Published by	onal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		assembly type. IX Transport Equipment xxx. (a)Servicing of vehicles and motor cycles (b) Repair of motor	such as lets, tape heaters, vacuum rs, airwashing cooking rg works. Lustry of 3.75	9	50 250	Only permitted on ground floor. No floor above. No spray painting permitted.	
		and motor cycles. (c)Battery charging an	d repairs. 5.0	6	25 250		
		(d) Repair of bicyc cycle rickshaws.	cles and 3.75	6	50 250		
		X Other Manufacturing Repairs, Industriest Services- xxxi. Manufacture of and related articles. xxxii. Repairs of clocks and jewellery. xxxiii. Manufacture of instruments and their response.	jewellery 2.25 watches,	9	50 250		

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 Resubmitted under so	ection 30 of the	Published by	nal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		xxxiv. (a) Repairs of stoves, umbrellas, machines gas-burners and other sundry hequipments. (b) Optical glass grin repairs.	sewing , buckets ousehold	3	50 250		
		XI xxxv. Petrol filling st plot size of 30.5 m. x and petrol filling and stations in plot size of x30.5 m.	16.75 m. service 7.5	9	No limit		

Xxxvii Filling stations of Petrol, Diesel, Compressed Natural Gas stations and/or any other motor vehicle fuel in plot size of 30.5 M 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	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 Reg submitted under sec MR & TP Ac	tion 30 of the	Published by	onal Modification Government Under of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			Diesel, Compressed Gas stations and/or a motor vehicle fuel in ple 30.5 Mt x 16.75 Mt. A and service stations Diesel, Compressed Gas Stations and/or a motor vehicle fuel in ple 36.5 mt x 30.5 Mt. and (B) Filling stations Compressed Natura Minimum area of plot 3	Natural ny other of size of nd filling Petrol, Natural ny other of size of of only I Gas 00 sq.mt (a)15 (b)30 per compressor or (not more 3 compressor) (c)150 per compressor (not more than 3 compressor)	6	No limit	(b) or (c) will be permitted for daughter booster pumping station and on pumping station respectively over(a) (ii)permissible power mentioned in (b) & (c) will be used exclusively for compressing and filling gas in vehicle (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	ξ

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
EP-125	Part-VII 34 3.3 3)	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 developmentapart from primary function of octroi naka and may be developed as per the relevant provisions of these Regulations.	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 interalia 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 octroinaka and may and shall 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 interalia 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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				applicable if the project is developed through PPP model/ allowed to be developed through any other agency. 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. (EP-125)	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. 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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Section 26 3.4 No Development Zone (NE (A) Development of land in No 8. General The provision of this Regulation excluding the land under reservate development on account of oth access of width not less than 1 together to create contiguous land Regulation. 9. Submission of Proposal The proposal shall be submitted as roads, water supply, sewerage 10. Planning Considerations (a) The proposed development,	Development Zone (NDZ): In shall apply to any contiguous, unbrokation for the public purpose, not less the ner laws or regulations that are binding 8m. Owners of land parcels having pind parcels of 4 ha or more & submit purpose, and storm water drains.	ken and uninterrupted piece of land, and 4.0 ha, and not disqualified from ng. Such plot shall have means of lot area lesser than 4 ha may come proposal for development under this disassessment for infrastructure such in such a way that the Public Open	
		Space (POS) falls centrally and the Public Open Space (POS). (b) A Road shall be proposed of Regulations subject to each have the area proposed to be develop These roads shall be handed over (c) The area of the land after			

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034				Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 hare, AH, POS, Institutional Amenities				ed by Gove on 31of M.1 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Sr. No.	Public C	Open Spaces & ational Area 33%	Affordable I	Housing, Ed Social Ame 33%		Health &	Area for Other		
			Public Open Space	Institutional Area	Affordable Housing	Educati onal	Medic al	Social	Develop ment		
		1	25 %	8 %	25%	4 %	3%	1%	34 %		
	The Owner shall submit his proposal in accordance with Sr. No. 1, 2 and 3 above 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' Further earmarking of lands for Institutions, education, health and social amenities 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 shall be handed over to MCGM at the time of approval of layout. The ownership s the name of MCGM within one year from the date of advance possession or see 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, social amenities (hereafter referred to as AH & Amenities) and handing them over to (t) The development of AH & Amenities shall be as per specifications laid down twithin three years from date of approval to the individual building plans of AH, 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 appliced.							vner's share nities cited in Sr. No 3(hip shall be r seeking c iier. tion, educat er to the Mo own by the AH, POS	e in the layout. above shall be (b) & (c) above e transferred in commencement cion, health and CGM. Commissioner, and amenities,		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		 m²) in the ratio of 0.35, 0.35 & recorded in writing and be refle carpet area of tenements may be aspirations of citizens. (w) The proposal under this Commissioner. (x) Notwithstanding anything permissible, independent of roalland. 12. Infrastructure Development 	able housing tenements shallbe EWS of 0.30 respectively. Any minor variation of actual demand. Over a period of upwardly revised to reflect a rising as Regulation shall be considered with a contained in these Regulations, residud width to which it abuts shall be period of the contained in these regulations.	on in tenement percentages must be of time, with approval of GoM, the geconomy, higher incomes and the of the approval of the Municipal didential/commercial uses otherwise the ermissible on the Owner's share of	
			upply mains + sewer line + storm wat requirements of the concerned departm		
		(l) If the Owner opts out of the gross plot (AH + POS+ all puble over to MCGM + land forming (m) If the Owner opts to developer to MCGM + land forming (n) The Owner would also attributable to infrastructure per other amenities as described in second (o) In addition, the Owner we MCGM after deduction of admitistrations and the control of the control			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		AH Tenements & constructed at of AH tenements & built up ame (q) The development of Ame Regulations. Provided further Amenities/Institutional Amenitic (r) 'TDR' or 'Additional FS Fungible FSI as per Regulation (s) The land handed over to developed under AR as stipulate purpose as per these Regulations (t) Notwithstanding anything permissible, independent of road (u) Development charges are exclusion of staircase, lift and No. 31(3) for BUA to be handed (v) Off-site infrastructure charses infrastructure of the property of	g contained in these Regulations, residudity width to which it abuts shall be permited premium shall not be recovered for lobby areas from FSI computation & shall over to MCGM. The state of the Land Rate (for FSI er's share of land as per ASR of the suctural charges shall be in addition to the shall be in addition to the shall be information to the shall be shall be information.	o MCGM. The cost of construction and M shall be permissible as per these ecision regarding development of accerned. Regulation No 30 (1) (A) [except Owner's share of land. In the allowed to be to be used entirely for the intended adential/commercial uses otherwise assible on the Owner's share of land for any relaxations in open spaces, for Fungible FSI as per Regulation and the BUA (including fungible to year of approval shall be paid to development charges levied as per	

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 Regulation as submitted under section 3 MR & TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		b) The ratio of BUA to carpet are as per these Regulations). c) Area covered under staircase counted in FSI/BUA and shall be d) No premium shall be charged 31 for the development of AH tene) Commencement Certificate be infrastructure development in tompleted& occupation granted. f) The Commencement Certificate for AH teneg) BUA in lieu of development detailed in 7(a) above may be related in 7(a) above may be related the construction shall progress of AH tenements/Amenities/IA entire AH tenements/Amenities/IA tompleted AH tenements/Amenities/IA 20 % of such admissible TDR for area of AH tenements/Amenities/IA	for Fungible FSI and features permitted ements/Amenities/IA. yond 75 % of the BUA as per serial Nother entire layout and construction of the entire layout and construction of the ements/Amenities/IA is granted. The ements/Amenities/IA is granted. The eased in proportion of 0.50 sale (increased in proportion of 0.50 sale (increased in proportion of the ements and proportion of the ements are proportion of the ements and proportion of the ements are provision (a) about the ements are provision (b) about the ements are provision (c) about the ements are provision (d) about the emets are provision (d) about the em	tenements/Amenities shall not be ed free of FSI as per Regulation No to 6(a) shall not be issued unless the of AH tenements/Amenities/IA is No 6(a) may be released once the of AH tenements/Amenities/IA, as entive) area: 1 AH/Amenity/IA area and 100% of incentive area in lieu released only after handing over of otion of owner/developer. However, it only after handing over the entire	Act. 1906.

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulati published under section the MR & TP Act, 1	n 26 o 966	f submit	tted unde MR & T	Regulation section : P Act, 19	30 of th 66		Published Section	ntional Modification by Government Under 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		General Notwithstanding anythic Authority falling in NE	General otwithstanding anything contained in these Regulations the land of Govt./Semi-Govt./Appropriate uthority falling in NDZ, the provision of this Regulation shall apply to any contiguous, unbroken and ninterrupted piece of land having area not less than 4.0 ha, excluding the land under reservation for the								
		public purpose and not binding. 2. Planning Consideration (a) The proposed developmentally and AH and an access as per provisions	disquons lopme ea for	alified from nt, as far as other develo	develop possible popment f	ment on e, shall b	accoun	t of c	other laws	or regulations that are	
		(b) The area of the land among Appropriate Aut									
			S	Public Open Spaces & nstitutional Area 33%		Fordable H tion, Heal Amenit 33%	th & So		Area for Other Develo		
			(Pu Institu bli tional c Area Op en Sp ce	Affor dable Housi ng	Educat ional	Me dica 1	So cia 1	pment		

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					antional Modification of by Government Under of 31 of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		$\begin{bmatrix} 1 & 2 \\ 9 \end{bmatrix}$	X %	25%	4 %	3 %	1%	34 %		
		3. Procedure of Approval The Appropriate Authority shands for AH, POS, 2 numbers lands for education, health and amenity standards prescribed at (a)Provision of amenities as pethis Regulation. (b) The proposal under this Commissioner. (c)The area of social amenities shall be submitted at the time of MCGM in revenue records before the company of t	of roads ar other ame minimum Regulation Regulation POS and a f approval	d share on the cities cities on No. 14(on shall oads shall of propositions.	f other deed above (A) and 1: be constituted by the constitution of the constitution	shall be shall be shall idered ed over e owne	ent in e done not be with to Mership	the layoute by the Capplicable the appropriate CGM. Adshall be tr	tt. Further earmarking of Commissioner taking the e for development under oval of the Municipal vance possession receipt ansferred in the name of	
		4. Permissible FSI: Govt./SemiGovt./Appropriate (AH + POS+ all public amen MCGM) on area of other Deve The Development of the plot Government/semi-government available for general public for The carpet area of affordable the ratio of 0.35, 0.35 & 0.30								

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.				
		of tenements may be upwardly recitizens. The development of Amenities Regulations. Provided further Amenities shall be final & bindin Institutional Amenities may be das decided by the Govt. /Appropr 'TDR' or 'Additional FSI on pays The land handed over to MCGM under AR as stipulated in Regula per these Regulations. Notwithstanding anything cont permissible, independent of road Off-site infrastructure charges at be constructed on owner's share of Requirement of ROS as per Regulation of plot of AH 5. Interchanging the location: The Appropriate Authority may	the MR & TP Act, 1966 writing and be reflective of actual demand. Over a period of time, with approval of GoM, the carpet area tenements may be upwardly revised to reflect a rising economy, higher incomes and the aspirations of tizens. The development of Amenities as per the requirements of MCGM shall be permissible as per these egulations. Provided further that Municipal Commissioner's decision regarding development of menities shall be final & binding. The decided by the Govt. /Appropriate Authority. The or 'Additional FSI on payment of premium' shall not be permissible except fungible FSI. The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed of the AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as the these Regulations. The resultions of the Commissioner's decision regarding development of the provided by the Govt. Appropriate Authority. The land handed over to MCGM for public amenities as stated above shall not be allowed to be developed of the AR as stipulated in Regulation No 17 and shall have to be used entirely for the intended purpose as the three Regulations. The resulting anything contained in these Regulations, residential/commercial uses otherwise the termissible, independent of road width to which it abuts shall be permissible on the Owner's share of land eff-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. The provided function of the development & in respect to the following fungible respect to the followi						
		Section 30 Special Development Zone (SI Special Development Zone (S developed predominantly for							

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		necessary Social infrastructure Zone-I (SDZ-I) and Special De 1.Special Development Zone-I in Chapter IB of Maharashtra S Development of SDZ-I is go structures even if are situated provisions of Maharashtra Slumdeemed to be situated in SDZ II.				
		development is predominantly fo Social infrastructures plots of w occupied by occupants not covere and Redevelopment) Act, 1971.	e-II (SDZ-II): SDZ-II is a zone nor society at large with emphasis on Swhich may be vacant, occupied by and under Chapter IB of Maharashtra Slu Development in SDZ-II for the Society velopment will be governed by following	social Housing, POS and necessary uthorized structures and structures ams Areas (Improvement, Clearance tial Housing shall be governed by		
		Section 31(1) 3.4 No Development Zone (NDZ): (A) Development of land in No Development Zone (NDZ): 15. General 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				

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Reg ned under so MR & TP A	ection 26 of	submitted und	f Regulations as er section 30 of t TP Act, 1966	he Publ	ished by G ction 31of	al Modification dovernment Under M.R.T.&P Act. 966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		P	proposal for development under this Regulation.							
		1	6. Suł							
			The proposa uch as road							
		4	7. Pla							
		E		ray that the Public evelopment fall on						
		tl e	hese Regul	lations subject of sub	to each having ea proposed to	, minimum wid	th of 12 n yond the ar	n. They sl ea for whi	er the provision of nall also serve as ch proposal under	
		a	,	among Owner's					red roads shall be Other Amenities as	
		Sr. Public Open Spaces & Affordable Housing, Education, Health & Social Amenities Amenities								
		No.	No. 33% 33% Dev Public Institutional Affordable Educational Medical Social		Development					
			Open Space	Area	Housing	EcucatiOnal	iviedical	SOCIAI		
		1	25 %	8 %	25%	4 %	3%	1%	34 %	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		MCGM. While making such s (y) He shall distinctly mark I Further earmarking of lan be done by the Commissio (z) Advance possession of all shall be handed over to transferred in the name of commencement certificate (aa) The Land Owner shall has social amenities (hereafter (bb) The development Commissioner, within the POS and amenities, unless (cc) Provision of amenities as under this Regulation. (dd) The carpet area of MIG (60 m²) in the ratic percentages must be reconwith approval of GoM, the economy, higher incomes (ee) The proposal under this Commissioner. (ff) Notwithstanding anything	roposal in accordance with Sr. No. 1, rubmission he will take care of the following ands for AH, POS, 2 numbers of road ds for Institutions, education, health are posentaking the amenity standards presently taking the amenity standards presently that the time of approval of MCGM at the time of approval of MCGM within one year from the date beyond plinth of the development of the option of developing all AH, PC or referred to as AH & Amenities) and be referred to as AH & Amenities and be sextended by the Municipal Commission per Regulation No. 14(A) and 15 shall of affordable housing tenements shall of affordable housing tenements shall of affordable housing tenements may be the carpet area of tenements are the carpet area of tenements may be the carpet area.	ds and Owner's share in the layout. Ind social amenities cited above shall cribed as minimum. Is detailed in Sr. No 3(b) & (c) above of layout. The ownership shall be te of advance possession or seeking Owner's share, whichever is earlier. In OS, Institution, education, health and handing them over to the MCGM. It is specifications laid down by the e-individual building plans of AH, coner for valid, recorded reasons. I not be applicable for development be EWS (30 m²), LIG (45 m²) and Any minor variation in tenement that demand. Over a period of time, apwardly revised to reflect a rising the the approval of the Municipal idential/commercial uses otherwise	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		19. Infrastructure Developme The owner shall development to MCGM (pertaining to that specific			
		20. Permissible FSI:	7 1 1	1	
		(w) If the Owner opts out of the gross plot (AH + POS+ to handed over to MCGM to share of land.			
		gross plot (AH + POS+ ;	lop the cited AH & Amenities, the Ow all public amenity land + area covere - land forming Owner's share of that	ed under 2 numbers of roads to be	
		attributable to infrastruct tenements & other amenit	be compensated for all infrastructurure pertaining to Owner's share of ies as described in serial no. 7(a) below	land and construction of the AH v.	
		MCGM after deduction of	C		
		AH Tenements & constr	plot handed over for AH shall be with ucted amenities shall have to be han ents& built up amenities shall be paid	ded over to MCGM. The cost of	
		(bb) The development per these Regulations. development of Amenities			
		(cc) 'TDR' or 'Additional FS Fungible FSI as per Regul (dd) The land handed			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.					
		-	R as stipulated in Regulation No 17 an	nd shall have to be used entirely for						
		permissible, independent of land (ff) Development charges ar exclusion of staircase, li Regulation No. 31(3) for l (gg) Off site infrastruc fungible FSI) to be constr	 (ee) 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 (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. (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 							
		21. Compensation for constructed BUA. a) The owner shall be entitled.	er development of infrastructure in least	ands handed over to MCGM and						
		BUA in lieu of cost AH/Built up Ameniti infrastructure developme of Land	t of constriction of 2.0[Rate rate/rate	of construction per sq. m as per ASI of developed land per sq. m as per FSI 1)]x BUA of all amenities & all	 					
		— This shall be subject to m	naximum 50% of the BUA of AH/Ame	nity to be handed over to MCGM.						
		b) The ratio of BUA to c requirements as per these c) Area covered under stair counted in FSI/BUA and d) No premium shall be cha No 31 for the developme e) Commencement Certific								

d Part	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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		tenements/Amenities/IA f) The Commencement Cer the Occupation Certificat g) BUA in lieu of developer detailed in 7(a) above AH/Amenity/IA area and 100% of incentive area in released only after handi h) TDR in lieu of unconsur over of such complet owner/developer. Howev only after handing over t i) Requirement of ROS as respect of plot of AH. (B) Land of Govt. /Semi. C 1. General Notwithstanding anything of Authority falling in NDZ, that are binding. 2. Planning Considerations (a) The proposed development of the public purpose and the proposed development of the proposed developme	ire development in the entire list is completed & occupation granted. tificate beyond 75 % of BUA as per stee for AH tenements/Amenities/IA is genent of infrastructure and construction and the construction shall progress simulted in lieu of AH tenements/Amenities/IA and over of entire AH tenements/Amenities/IA made incentive BUA, as per provisioned AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Amenities/IA mader, 20 % of such admissible TDR for the entire area of AH tenements/Am	rerial No 6(a) may be released once ranted. of AH tenements/Amenities/IA, as of 0.50 sale (incentive) area: 1 raneously in the said proportion, and restricture development can be ities/IA as per (f) above. (a) above in proportion to handing be allowed at the option of unconsumed BUA shall be released ties/IA to MCGM. 8% on Owners share of land & in the Iby Govt falling in NDZ and of Govt./Semi Govt./Appropriate apply to any contiguous, unbroken excluding the land under reservation account of other laws or regulations and the land are the POS falls are the restriction account of other laws or regulations.	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish the l	ned under s MR & TP	Provision of Regulations as under section 26 of & TP Act, 1966 Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 Substantional Modification Published by Government Under Section 31 of M.R.T.&P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.			
			portioned tailed belo	•	iate Authorities	' Share, AH, PC	OS + Roads	, IA, and (Other Amenities as	
		Sr. No.		Open Spaces & utional Area 33%	Affordable I	Housing, Educati Amenitie 33%		& Social	Area for Other Development	
			Public Open Space	Institutional Area	Affordable Housing	Educational	Medical	Social		
		1	25%	8 %	25%	4 %	3 %	1%	34 %	
		The land earn Con (a)P unde (b) Con (c)T	Appropria s for AH narking of nmissioner rovision of er this Reg The propentissioner he area of	POS, 2 number lands for educe taking the amenities as possible tan	ers of roads a cation, health a ity standards preserved Regulation Nation Shows Regulation shows Standards and roads	nd share of otlend other amenescribed as minimals. (o. 14(A) and 15 all be considered as shall be hand.	ner develop ities cited mum. shall not b ad with the	e applicab approval	distinctly showing he layout. Further ll be done by the le for development of the Municipal advance possession all be transferred in	
			•		* *			•	lopment in layout.	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		plot (AH + POS + all puber over to MCGM) on area of ce) The Development of the ply Government/semi har approval of GoM, the ceconomy, higher incomes ee) The development of Amerities shall be final & ff)—Institutional Amenities—nhy Govt, as decided by the gg) 'TDR' or 'Additional FSI hh) The land handed over to developed under AR as—sintended purpose as per the ii)—Notwithstanding anything permissible, independent of land jj)—Off site infrastructure chars FSI) to be constructed on MCGM.	plot earmarked for AH with FSI 3.0 of ernment/ Appropriate Authority appointed public for the affordable Housing able housing tenements shall be EWS 0.35 & 0.30 respectively. Any minoriting and be reflective of actual demonstrated area of tenements may be up and the aspirations of citizens. Inities as per the requirements of MCC orther that Municipal Commissioner's chinding. The Housing tenements of actual demonstrated as per the requirements of MCC orther that Municipal Commissioner's chinding. The Govt. /Appropriate Authority. The Govt. /Appropriate Authority. The Govt. /Appropriate Authority. The MCGM for public amenities as state tipulated in Regulation No 17 and shall shall appropriate in the commissioner's actual to the propriate of the commissioner's actual to the commissioner	on the plot of AH area shall be done intend by Govt. These tenement shall as per policy of Government. (30 m²), LIG (45 m²) and MIG (60 revariation in tenement percentages and. Over a period of time, with awardly revised to reflect a rising a shall be permissible as per these decision regarding development of a straightful and the control of the shall have to be used entirely for the aidential/commercial uses otherwise be permissible on the Owner's share a shall be paid to the shall be	

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(EF)	2034	(AH) + Public Open Space (Punder their ownership either in Special Development Z to be developed predon Housing, POS and necessinto Special Development of SD. Provided that the str (Improvement, Clearance provision of Regulation 1. Special Development defined in Chapter IB of Act, 1971. Development (c). The structures ever attracting the provision Redevelopment) Act, 1971 2. Special Development	may interchange the location of land (OS) + Institutional Area(IA) in DP win contiguity or in parcels of land not lead to the contiguity or in parcels of land not lead to the land to the	earmarked as Affordable Housing ith equivalent developable land area is than 2 ha. Zone (SDZ) is a zone which is emphasis on Social Affordable said zone is further subdivided Development Zone II (SDZ II). It (SDZ II). It (SDZ II) is sof Maharashtra Slums Areas shall be developed under the eccupied by protected occupants as ent, Clearance and Redevelopment) in that it is a solution No 33(10) and 17(3) (C) is alloundary of SDZ I, but not is (Improvement, Clearance and III.	Act. 1966.
		Housing, POS and ne occupied by authorized Chapter IB of Maharashtra Development in SDZ II and other development v			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		(EP-126)			
EP-127	Part-VII 34 (C) (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 H: 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 4–1 2.0 ha or less shall be permissible. (EP-127)	Sanctioned as proposed.

]	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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
	EP-128	Part-VII 34 (C) (A) (IV)	(IV) Tourism Development Area (TDA) 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.	(IV) Tourism Development Area (TDA) 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	(IV) Tourism Development Area (TDA) 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.	Sanctioned as proposed.
			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)	situated in the SDZ II, they shall be permitted to be developed for the aforesaid purposes with a FSI	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	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible. 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).	contained in these Regulations, additional FSI in such Zone shall not be admissible. 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	area of DP road) notwithstanding anything contained in these Regulations, additional FSI in such Zone shall not be admissible. (EP-128)	
		Guidelines for identification of TDA and for development to be permitted therein a) General Conditions:	Guidelines for identification of TDA and for development to be permitted therein (1)General Conditions:		
		i)TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt.Organisation/corporations. ii)These guidelines shall be applicable for TDA, as set	 i) TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt. organization/corporations. ii) These guidelines shall be applicable for TDA, as set out herein below. 		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		out herein below. 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	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 2) SIZE OF PLOT AND FSI Maximum area permissible as TDA out of a holding in SDZ-II shall be as follows Special Development Zone- II Total SDZ-II Maximum Maxim um FSI Permissible (fixed) (in ha.) More than 2 40% 0.5 FSI over the Equal to or more than 5 Ha but less than 6 Ha 6 - 7 Ha 50% TDA area subject to premiu for the fixed of the fixed of the fixed of the fixed of fixed of the fixed of fixed of fixed of fixed of fixed of fixed over the fixed of fixe		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		(a) Smaller Plots: 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. (b) Prohibition for Inclusion in Tourism	Explanation: 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). 2. In case of plots having area more than 2 ha in SDZ-II, no subdivision of plots shall be permitted. (a) Smaller Plots: F.S.I. i.e.0.02 5 for SDZ-II, out of the amount of the amount of premiu m 50% is payable to State Govern ment and 50% payable to MCGM Explanation: 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). 2. In case of plots having area more than 2 ha in SDZ-II, no subdivision of plots shall be permitted. (a) Smaller Plots:		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Development Land falling in categories specified	provisions of promotion of Tourism through bed-and-		
		below shall not be permissible for TDA:	breakfast type arrangements for tourists shall be permissible,		
		permissione for 1571.	approved by the Govt. in Urban		
		i Lands affected	Development Department. These		
		beyond permissible levels by pollution in	shall have the same FSI as per \oplus (A)(VI) of this regulation.		
		land, water and air, as	(A)(VI) of this regulation.		
		may be decided and			
		certified by the MPCB.	Tourism Development Land falling in categories		
		ii Lands covered by	specified below shall not be		
		mangroves.	permissible for TDA:		
		iii Areas from NDZ	i Lands affected beyond		
		directly abutting the	permissible levels by pollution		
		Residential Zone	in land, water and air, as may be		
		without being separated	decided and certified by the		
		by road having width not	MPCB.		
		less than 18.30 m.			
		(-)\Info-240 1	ii Lands covered by mangroves.		
		(c)Infrastructural Facilities:	iii Angaa fuam CD7 II din din		
		raciiities:	iii Areas from SDZ II directly abutting the Residential Zone		
		All the infrastructural	without being separated by road		
		facilities required on site	having width not less than 18.30		
		and as specified by the	m.		
		MCGM shall be	111.		
		provided by the	(c) Infrastructural Facilities:		
		developer at his own			
		cost on the site. Proper			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		arrangement for treatment and disposal of sewage and sullage and solid wastes shall be made to the satisfaction of the MCGM and MPCB. No untreated effluent shall be allowed to pass into the sea or any water body. (d) Reserved Sites for Tourism Development: Where the lands are located in a unique/unusual area, particularly suitable for development of tourism in view of an existing water body, scenic beauty, tree plantations or geological formation can be specified as TDA. The minimum area of such site however shall not be less than 1.00 ha. The floor space index	All the infrastructural facilities required on site and as specified by the MCGM shall be provided by the developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and sullage and solid wastes shall be made to the satisfaction of the MCGM and MPCB. No untreated effluent shall be allowed to pass into the sea or any water body. (d) Reserved Sites for Tourism Development: Where the lands are located in a unique/unusual area, particularly suitable for development of tourism in view of an existing water body, scenic beauty, tree plantations or geological formation can be specified as TDA. The minimum area of such site however shall not be less than 1.00 ha. The floor space index available for development in such a site will be 0.20.		Act. 1966.
		available for development in such a	(e) Environment:		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		site will be 0.20. (e) Environment: Places where rare species of migratory birds are known to visit and where there is a heritage of flora and fauna shall be given preference for development as TDA.	Places where rare species of migratory birds are known to visit and where there is a heritage of flora and fauna shall be given preference for development as TDA. Efforts should be made for creating environmental awareness among the local population and especially among the schoolgoing children in nearby area. (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:- Mega Tourism Projects:- 1) The ground coverage shall be 1/2 of the gross plot area. 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,		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			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. 3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43.		
			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.		
			5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3).		
			Note: - The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			MoEF's Notification in this regard and Circulars issued from time to time.		
EP-129	Part-VII 34 (C) (A) (IV)(1)&(2)	as specified by GoM from tim or beach resorts, hotels or morallowed to be developed for farms, water sports facilities, grass skiing facilities, marinas. If such specified sites are situaforesaid purposes with a Facontained in these Regulations. Note- If such sites are situate	Tourism Department of GoM in content to time as suitable for promotion tels may be included in a Tourism activities like beach resorts, hot arts and crafts complexes, golf contents, jetties and pontoons for docking of the stated in the NDZ, they shall be performed in the NDZ, they shall be performed in the NDZ, are a formal FSI in such Zone shall do in zone other than NDZ and Nather FSI permissible in the respect	Development Area (TDA), and els, motels, restaurants, health urses, gliding, powered gliding, of boats and swimming pools. rmitted to be developed for the road) notwithstanding anything not be admissible. tural Area, the FSI permissible	Sanctioned as proposed.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.					
		Guidelines for identification of	Guidelines for identification of TDA and for development to be permitted therein							
		a) General Conditions:	a) General Conditions:							
		1 '	i)TDA can be developed by individual or Company or Partnership firm or Govt/Semi-Govt.Organisation/ corporations.							
		ii)These guidelines shall be app								
			pecified as TDA shall be approved lot Reserved/Designated for Play							
		(a) Smaller Plots:								
		through bed-and-breakfast ty	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.							
		(b) Prohibition for Inclusion below shall not be permissib								
		i Lands affected beyond decided and certified by the								
		ii Lands covered by mangi	ii Lands covered by mangroves.							
		iii Areas from NDZ direct having width not less than								

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.			
		provided by the developer disposal of sewage and s MCGM and MPCB. No unbody. (d) Reserved Sites for Where the lands are locat of tourism in view of an formation can be specified than 1.00 ha. The floor space (e) Environment: Places where rare species	cilities required on site and as special this own cost on the site. Properullage and solid wastes shall be intreated effluent shall be allowed to the for Tourism Development: ed in a unique/unusual area, particle existing water body, scenic beauty as TDA. The minimum area of such ace index available for development of migratory birds are known to visigiven preference for development	r arrangement for treatment and made to the satisfaction of the o pass into the sea or any water cularly suitable for development y, tree plantations or geological ch site however shall not be less it in such a site will be 0.20.				
		Sites or plots identified by the as specified by GoM from tim or beach resorts, hotels or more	V) Tourism Development Area (TDA) 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					

If suc afore: conta Note-shall 12 of	ach specified sites are situres and purposes with a Frained in these Regulations	s, jetties and pontoons for docking of atted in the SDZ II, they shall be possible of DP restrictions, additional FSI in such Zone shall and the FSI permissible in the respect	ermitted to be developed for the road) notwithstanding anything not be admissible. atural Area, the FSI permissible	
		•		
organ ii) Th iii) P shall POS	(1)General Conditions: DA can be developed by inization/ corporations. These guidelines shall be a Proposals for lands to be 1 not be permissible on particular to the permissible of particular to	of TDA and for development to be positive individual or Company or Partner pplicable for TDA, as set out herein specified as TDA shall be approved plot Reserved/Designated for Play FSI STDA out of a holding in SDZ-II shopment Zone- II	ership firm or Govt/Semi-Govt. below. d by UD department, GOM and Ground/Park/Garden/Any other	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Reg published under so the MR & TP A	ection 26 of		rovision of Regulations as nitted under section 30 of t MR & TP Act, 1966	he	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		provided for the a 2. In case of plo permitted. (f) Smaller Plots: For existing landle through bed-and-l Govt. in Urban De regulation.	rea in SDZ-II ots having ar nolders having breakfast type evelopment D	ΓDA, F I as per ea more	re clause (VI) (xii). re than 2 ha in SDZ-I ler plots in SDZ II, the agements for tourists sh hent. These shall have th	I, no prov all b	rest of the land in SDZ- II, as a subdivision of plots shall be risions of promotion of Tourism be permissible, approved by the time FSI as per B (A)(VI) of this	
		(S) I TOILIOITION TO	i inclusion in	1 I Oull	sin Development Land	ulll	ng in categories specified below	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
(EP)	2034	shall not be permissible for i Lands affected beyond per decided and certified by the M ii Lands covered by mangroves iii Areas from SDZ II directly having width not less than 18.3 (h) Infrastructural Facilities: All the infrastructural facilities by the developer at his own conservage and sullage and solid with	ermissible levels by pollution in PCB. s. y abutting the Residential Zone was a required on site and as specified ost on the site. Proper arrangement wastes shall be made to the satisfal allowed to pass into the sea or any	land, water and air, as may be without being separated by road by the MCGM shall be provided ant for treatment and disposal of ction of the MCGM and MPCB.	
		Where the lands are located i tourism in view of an existing can be specified as TDA. The The floor space index available (j) Environment: Places where rare species of n flora and fauna shall be given creating environmental awarer going children in nearby area. (f) The projects identified as M			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		following special provisions:- Mega Tourism Projects:- 1) The ground coverage shall be 2) The uses which are not coverage shooting stages and screening residences, Auditoria, Art Garcombination of compatible used Department of GOM. 3) The height up to 70m may be Regulation 43. 4) The height of a room in occumany be permitted for Studio, Mode: - The development in	be 1/2 of the gross plot area. Freed under this Regulation like streed under this Regulation like streed under this Regulation like streed under, performing Arts Academy allery, Museums, Multiplex, Foodes may be allowed, with the appropriate allowed for Building of Film Street upancy mentioned at Sr. No.1(e) (in Museum, Screening Rooms, Multiple atory Floor Space Index may be all the Eco Sensitive Zone and Coa MoEF's Notification in this regard	udio and Film School with their y, Students Hostels and faculty & Beverage areas and also a oval of the Urban Development dio, subject to the provisions of i) of Table 15 of Regulation 37, ex and Auditoria. lowed, subject to the provisions astal Regulation Zone shall be	Act. 1900.
		Proposals for lands to be spe consideration of Government is			

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 Regulation as submitted under section MR & TP Act, 1966		n 30 of the	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		1 Secretary, Department	Tourism Development Mantralaya		Cha	irman		
		2 Metropolitan	Commission	ioner MMRDA Memb		mber		
		3 Municipal Corporation		missioner,Municipal Mumbai	Mer	nber		
		4 Dy. Director Mumbai	r of Town	Planning, Greater	Mer	Member		
		5 Representativ	ve of Hotel	Industries, Mumbai Member		nber		
		6 Environment	alist		Mer	nber		
		7 Architect, ha		years experience in	Mer	nber.		
		This Committee may be called "Tourism Developersons at 5, 6 & 7 of the Committee members that the same person shall be eligible for reapport (1) SIZE OF PLOT AND FSI Maximum area permissible as TDA out of a holding in SDZ shall be as follows:- Special Development Zone—II Total SDZ—II Maximum TDA Maximum FSI Permitsible area permissible			ay be nom shall chang bintment as	ninated by Secre e after every 3 ye	tary, Tourism	

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 mitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			fixed) (in ha	a.)	0.5 FSI over the TDA area		
		less than 5 Ha			subject to premium of 10% of		
		6 - 7 Ha 60	0%		A.S.R. over and above the Zonal (basic) F.S.I. i.e.0.025		
			0%		for SDZ- II		
			0%		, out of the amount of		
			0%		premium 50% is payable to State		
		Equal to or more 10 than	00%		Government and 50% payable to MCGM		
		10 Ha					
		the area in SDZ-II as po	er clause (V	VI) (xi		the land in SDZ -II , as provided for of plots shall be permitted.	
EP-130	Part-VII	(e) Environment	t:	` /	Invironment:	(e) Environment:	Sanctioned as proposed
	34 (C) (A)	D1			es where rare species of	Places where rare species	with following
	(IV)(2) e) & f)	Places where species of m	e rare nigratory		atory birds are known to and where there is a	of migratory birds are known to visit and where	modification.
	(4.1)	birds are known			age of flora and fauna shall	there is a heritage of flora	(f)The projects identified
		and where their		be	\mathcal{E}	and fauna shall be given	as Mega Tourism Projects
		heritage of flo fauna shall be			lopment as TDA. Efforts ld be made for creating	preference for development as TDA.	by Tourism and Cultural Affairs Department of the
		preference	for		conmental awareness among	Efforts should be made	State Govt. under the
		•	development as TDA.		local population and	for creating	Tourism Policy of
					cially among the school-	environmental awareness	Maharashtra- 2016" shall
				going	g children in nearby area.	among the local	be governed by the
						population and especially	following special

d Part No a	as per publish	sion of Regulation as ned under section 26 of MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			(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:- Mega Tourism Projects:- 1) The ground coverage shall be 1/2 of the gross plot area. 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. 3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43.	among the school-going children in nearby area. (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: Mega Tourism Projects: 1) The ground coverage shall be 1/2 of the gross plot area. 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	provisions:- Mega Tourism Projects:- 1) The ground coverage shall be 1/2 of the plot area under TDA. 3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 47. 5) The 35% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3). 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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			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. 5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3). 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.	compatible uses may be allowed, with the approval of the Urban Development Department of GOM. 3) The height up to 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 43. 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. 5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 31(3). 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	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				issued from time to time. (EP-130)	
EP-131	Part-VII 34 3.4 (C)(A) (VII)	(VII) Periphery of Vihar and Pawailake: 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 Exibition 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	3.5 Natural Areas (N A) It is an environmentally sensitive zone where following facilities may be permissible a) Board walks in mangroves, trekking facilities, conveniences for visitors b) Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time.	It is an environmentally sensitive zone amenable to buildable development with the approval of the Competent Authority where following facilities may be permissible a) Board walks in mangroves, trekking facilities, Public Sanitary Conveniences for visitors, Sewerage Pumping Station. b) Uses permissible as per the notifications issued by the Ministry of Environment and Forest, if any, as amended from time to time. Note: - 1. Structures constructed in NA, with due sanction of Competent Authority, before coming into force of these regulations stand protected. 2. Reservation proposed in Natural Area shall be allowed to		Regulation No. 34 subregulation No. 3.5 & 3.6 are deleted. All the provisions in these Regulations pertaining to Port Zone and Port water frount Development Zone stands deleted. Rest of E.P. is sanctioned as proposed.

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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		3.8 Green Zone (GZ) It is a large area predominantly with green cover where following facilities may be permissible a) Construction of Zoo with FSI of 0.025; b) Uses approved by GoM. with permission from the Ministry of Environment and Forest; 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. Note: -1. Structures constructed	with permission from the Ministry of Environment and Forest; c) Rehabilitation and	Sanctioned as proposed.

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			in GZ, with due sanction of Competent Authority, before coming into force of these regulations stand protected. 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	Zonal (basic) FSI. Note: - 1. Structures constructed in GZ, with due sanction of Competent Authority, before coming into force of these regulations stand protected. 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. (EP-133)			
EP-134	Part-VII 35	1) The development or redevelopment or redevelopment be permissible with the special per of mills shall be considered under	5. Development or redevelopment of lands of cotton textile mills (mills) The development or redevelopment of land of cotton textile mills, (hereafter referred to as "mills") shall e permissible with the special permission of the Commissioner. The proposal for the development of land f mills shall be considered under any of the following three categories: Development of Lands of sick and / or closed mills- With the previous approval of the Commissioner to				

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		Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		such conditions specified by him	at or redevelopment of the entire land of and as a part of a package of measur ruction (BIFR) for the revival/rehability oner may allow development.	res recommended by the Board of	2)Sub Regulation 35(7)(a) and (a)(ii) are modified as below.	
		(ii) Lands of mills for purpose of prepared for development or rederequiring modernization on the saredevelopment shall be permitted accordance with scheme approved	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			
		the State, with due permission of	of mills after shifting- If a cotton textile mill is to be shifted outside Greater Mumbai but within with due permission of the competent authorities, and in accordance with a scheme approved by at, this Regulation shall also apply in regard to the development or redevelopment of its land g.			
		2. The proposal of the above mentioned below;	entioned three categories shall be form	nulated according to the provisions	to the occupants in lieu of each tenement covered by the development or	
		(a) Areas earmarked for developm utilized-	nent by the owner/developer as per Col	lumn No 5 of the table below to be	redevelopment scheme, free of cost, an alternative tenement of the size of	
		(i) For the same mill or related use	er subject to observance of all other Re	gulations;	405 sq. ft. carpet area; Provided that no such occupants shall be evicted	
		(ii) For diversified industrial user ancillary to and required for such	till such time, he/she is provided with alternative			
		(iii)For the residential and comme	rcial user as permitted under these Reg	gulations;	accommodation of the size 405 sq. ft carpet area	
		(b)The entire lands of the mills sh	all be apportioned in the manner as des	scribed in Table below:	in such development or redevelopment scheme. However, fungible	

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		Sr. No	Extent	be ear for P specifie	ntage to marked POS as ed by the iissioner	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	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-	
		(1)	(2)	((3)	(4)	(5)	be allowed only for non residential units Or	
		1	Up to and inclusive of 5 ha	1	6.5	16.5	67	existing authorized area. 7 a) ii) The FSI computation of 4.00 shall be as follows:	
		2	Above 5 ha.		18	18	64	Rehab area shall be the total built up area	
		spaces, pub otherwise re (ii) Segrega be used for	lic amenities equired under ating distance residential/co	and utilithe prov as requir mmercia	ities for the ision of Restreed under to luses.	e lands shown in column egulation No 27 shall also hese Regulations shall be	column (3) of the above Table, open s (4) and (5) of the above Table as be provided. provided within the lands intended to oppment Rights/FSI in respect of the	required for rehabilitation of all the occupants of residential buildings/chawls with the carpet area of 37.63 sq.m.(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	

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		utilization in the land as per Colur (iv) Where open land is not available made open by demolishing accordingly. (v) Where lands accruing as per Cosizes that they do not admit of sepsaid lands for use as provided in land as per column no. (3), to be column no. (4), (vi) It shall be permissible for the redevelopment of lands of difference scheme shall be considered by the per column no (3) and (4) shall be that where owner intends to hand the integrated scheme having differing proportion to the stamp duty reactive. (vii) Notwithstanding anything about shall be handed over to the concern of handing over shall not be more (viii) Land of the mill to be concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation in (ix) If the developer proposes to use the concerned as per sub Regulation (ix) If the developer proposes to use the conc	onsidered for the apportionment as steper the Zonal (basic) FSI of the existing a below. Attilize 20% of the total floor area on overtial development, with each tenement	ad (4) of the above Table, land will not necessary and made available of the Commissioner, of such small said columns, he may earmark the received as MCGM's share of mill ge of such plots, for using as per site scheme for the development or upon which lands comprised in the ner. The land to be handed over as tive land of mills. Provided further no (3) and (4) at other mill within nen area to be handed over shall be so. & POS as per the approved layout approval of layout and such period tipulated in above Table shall be gresidential buildings/chawlsto be wher's share of land as per column	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. 3) Clause (b),(c),(d),(e) in Sub Regulation No.7 are renumbered as (B),(C),(D),(E) respectively.

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		(3) For reconstruction/redevelopm in respect of residential buildings/ i)if and when the BUA of a mi developed or redeveloped, it shall lieu of each tenement covered by tenement of the size of carpet area provided with alternative accommscheme. ii) In case of redevelopment of be basis of Zonal (basic) FSI and the such notional area of the plot, FSI The FSI computation of 4.0 Rehab area shall be the total buildings/chawls with the carpet existing on 1st January, 2000 the a occupied in the old building. Difference between FSI 4.0 and Fa) Available difference shall be db) Out of these two parts, 1.00 sh having 27.88 sq. m carpet area ear rehabilitation of mill workers.	nent to be undertaken by landlord/or C chawls located on the lands of mills, the lands located for residential purposes a be obligatory on the part of the land of the development or redevelopment shall nodation of 27.88 sq. m carpet area in su uildings occupying part of larger holding total BUA of the building shall be confused of 4.0 shall be allowed. BUA required for rehabilitation of area of 27.88 sq. m. each. In case of a rea to be given in the reconstructed building shall be constructed by the mill owners in a ratio of 1: 0.4 all be constructed by the mill owners in a hall be handed over to MHAI.	o-op. Housing society of occupiers he following shall apply: as on the 1st of January, 2000 is where to provide to the occupants in cheme, free of cost, an alternative 1 be evicted till such time, he/she is such development or redevelopment or redevelopment and thereafter considering all the occupants of residential authorized non-residential occupier ilding will be equivalent to the area occupants shall be shared as follows: and the form of additional tenements of the occupants of the area occupants and to be used for the occupants of the occupants of the occupants of the occupants occu	
		and handed over to MHADA/Gov d) Construction for rehabilitation owner. No incentive FSI against s occupiers	ed for FSI of above 0.4 part as stated rernment. of all the occupants of residential buil such construction shall be given to land uilding shall be re-accommodated in the	dings/chawls shall be done by mill dlord/or Co-op. Housing society of	

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		iv)In case of cessed building, the Mumbai Repairs and Reconstructiv) In case of dispute, the matter binding on all parties. vi) An amount of Rs 50,000 per society of the occupants at the time vii) Notwithstanding anything convolution No. 33(7) of these regulations and (a) if and when a mill is shifted or priority in the relocated mill or the least one member of the family of possesses the requisite qualification (b) for purposes of clause (a) above employment before recruitment of (c) Notwithstanding anything converted evelopment for any industrial/or shall on priority provide employment before recruitment of the employ of the mill on the 1st J job.	list of occupants and area occupied by ion Board. For non cessed buildings, it shall be referred to the Monitoring Content tenement has to be deposited by determined in these Regulations, the relational amended from time to time, shall applied the mill owner establishes a diversified ediversified industry, as the case may be the worker in the employ of the mill o	reach of them shall be certified by shall be certified by MCGM. Committee whose decision shall be veloper as a corpus fund with the aintenance of the buildings. Exations incorporated in Regulation y. Ed industry, he shall offer on be, employment to the worker or at in the 1st January 2000 who complete training of candidates for all/diversified industry takes place. En up for development / veloper/occupier of the premises ber of the family of the worker in ite qualifications or skills for the general state of the shifted,	
		the land as per columns (3) & (4) development by the owner of the	of the Table contained in clause (a) of land as per column (5), together with to an escrow account to be operated as	of Sub-Regulations (2) or from the FSI on account of the land as per	

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		modernisation or shifting of the n for payment of workers' dues, page 100 modernisation or shifting of the n	scrow account shall be utilised only nill, as the case may be, provided that yments under Voluntary Retirement So taken for the revival / rehabilitation of ai but within the State.	the said funds may also be utilised chemes (VRS), repayment of loans	
		revival / rehabilitation of a po Government for the modernisa redevelopment of lands of mills g appoint a Monitoring Committ	mplementation of the package of measurementally sick and / or closed textilation or shifting of mills, and the granted by the Commissioner under this ee under the chairmanship of a retiremental with the commissioner under the chairmanship of a retiremental trade union of mill versions.	e mill, or schemes approved by permissions for development or s Regulation, the Government shall ired High Court Judge with one	
		(b) The Commissioner shall pro- required staff and also necessary f	vide to the Monitoring Committee the facilities for its functioning.	e services of a Secretary and other	
		(c) Without prejudice to the gene the Monitoring Committee shall:	erality of the functions provided for in	clause (a) of this Sub-Regulation,	
		lands and balance FSI by the mil (ii) lay down guidelines fo (iii) approve proposals for	or the opening, operation and closure of the withdrawal and application of funds	escrow accounts; s from the escrow accounts;	
		employment and related training of	tation of the provisions of this regulat of mill workers. all have the powers of issuing and enfo		
		all concerned.	the Monitoring Committee shall be fi all determine for itself the procedures a	_	

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		redevelopment of all lands in Greatother status of the said mills or of time being of the said lands or regulated by the provisions of this However, the lands reserved for put the provisions of these Regulation Authority in lieu of FSI/TDR or slands.	anding anything stated or omitted to be stated in these Regulations, the development or ent of all lands in Greater Mumbai owned or held by all mills, irrespective of the operational or of the said mills or of the land use zoning relating to the said lands or of the actual use for the of the said lands or of any other factor, circumstance or consideration whatsoever shall be the provisions of this Regulation and not under any other Regulation. The lands reserved for public purposes which is owned or held by Mills, shall not be regulated by ns of these Regulations and reserved lands shall be handed over to MCGM or the Appropriate a lieu of FSI/TDR or shall be developed as per the provisions laid down under Regulation No 17 sions of sub Regulation no 2(b) of this Regulation shall not be applicable where the share of ad MCGM land has already been handed over as per then prevailing Regulations.		
		(1) Lands of sick and/or closed c layout prepared for development of closed cotton textile mill and on s package of measures recommende	35. Development or redevelopment of lands of cotton textile mills (mills) (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:-		
		(ii) For diversified industrial uses	elated uses subject to observance of all s in accordance with the industrial locuses, subject to and observance of all s	ation policy, with office space only	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ion of Regulation of under section IR & TP Act, 19	26 of	submitted u	n of Regulations as nder section 30 of the & TP Act, 1966	Substantional Modi Published by Governm Section 31of M.R.T. 1966.	nent Under	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		Serial No.	Extent	earn Garden or any speci	ntage to be narked for / Playground other POS as fied by the nmissioner	Percentage to be earmarked and handed over for development b MHADA for Public Housing/for mill worker's housing as pe guidelines approved b Government, to be shared equally	permissible in residential or commercial zone as per these	(iii) For commer cial purposes , as permitte d under these Regulati ons; (b) Open lands and balance FSI shall be	
		1	2		3	4	5	used as in the	
		1	Up to and inclusive of 5 Ha.		33	27	40	Table below:-	
		2	Between 5Ha and up to 10 Ha.		33	34	33	Notes- (i) In	
		3	Over 10 Ha.		33	37	30	addition to the	
			•		•	her open use as in colunds shown in columns		_	

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		otherwise required under these Re	gulations shall also be provided.			
		(ii) Segregating distance as requir be used for residential/commercia	ed under these Regulations shall be pr l uses.	rovided within the lands intended to		
			entitled for the FSI as per the Regulat buildings/chawls located on the lands			
			open land is not available, for the pur open by demolishing the existing stru			
		small sizes that they do not admearmark the said lands for use as Lands for any Mills received as	per Columns (3) & (4) are, in the opinit of separate specific uses provided sprovided in Column (3); the comm Municipal Corporation of Greater Month of MHADA in exchange of such ploner.	for in the said columns, he may, issioner may allow any other POS fumbai's share of Mill land as per		
		redevelopment of lands of difference otherwise, upon which the land Commissioner in an integrated may preferably handed over in the responser the share of land as per coldifferent stamp duty ready reckon	It shall be permissible for the owners of the land to submit a composite scheme for the development or evelopment of lands of different cotton textile mills, whether under different/common ownership or erwise, upon which the lands comprised in the integrated scheme shall be considered by the missioner in an integrated manner. The land to be handed over as per column no (3) and (4) shall be ferably handed over in the respective land of mills. Provided further that where owner intends to hand or the share of land as per column no (3) and (4) at other mill within the integrated scheme having the stamp duty ready reckoner rate then area to be handed over shall be in proportion to the stamp by ready reckoner rate of these lands of mills.			
			ove, the layout of mill land shall be sor within six months from sanction of t			

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			ADA & POS shall be handed over to ut and such period of handing over shall	•	
		Commissioner to a layout prepare up area of the premises of a cotto the same land as approved by t permitted by the Commissioner,	ills for purpose of modernization ed for development or redevelopment of on textile mill which is not sick or clos the competent authorities, such development of subject to the condition that it shall a ted that, with regards to the utilization of this Regulation shall apply.	of the entire open land and/or built- sed, but requiring modernization on opment or redevelopment shall be also be in accordance with scheme	
		Mumbai but within the State, wit scheme approved by Government	s after shiftingIf a cotton textile mit th due permission of the competent au t, the provisions of sub-clauses (a) an ard to the development or redevelopme	athorities, and in accordance with a d (b) of Sub-Regulation (1) of this	
		` '	ation by the Board of Industrial and Fine type referred to in sub-Regulations (2)	` ,	
			tained above, the Commissioner may a related above and lands or otherwise by the cotton terms.		
		of the entire open land and/or buil	the Commissioner to a layout prepared t up area of the premises of a cotton te on the same land, the Commissioner n	xtile mill which is either sick and/or	
		demolished structures, including demolished structures;	on of existing structures limited to the by aggregating in one or more structure built-up areas of existing structure	ructures the built up areas of the	

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		demolition and reconstruction of ownership or otherwise, is duly su (7) Notwithstanding anything con (a) if and when the built up areas January, 2000 developed or redeventhe occupants in lieu of each tenes an alternative tenement of the size shall be evicted till such time, he (300 sq. ft) carpet area in such development respect of residential buildings/ch shall apply. i) In case of redevelopment of but basis of Zonal (basic) FSI and to considering such notional area of ii) The FSI computation of 4.00 sl. Rehab area shall be the total buildings/chawls with the carpet a more. In case of authorized non-the reconstructed building will be each eligible residential cum com of 27.88 sq. m (300 sq. ft.). Or	E the existing structures of more than abmitted, provided that FSI is in balance tained above s of a cotton textile mill occupied for reveloped, it shall be obligatory on the perment covered by the development or repert of 27.88 sq. m (300 sq. ft) carpet are existence is provided with alternative account of the undertaken by landlord/or Co-carbon away located on the lands of Cotton Texture to be undertaken by landlord/or Co-carbon located on the lands of Cotton Texture to the undertaken by landlord, and the total built up area of the building the total built up area of the building the plot, FSI of 4.0 shall be allowed.	one mill, whether under common e in the receiving mill land. esidential purposes as on the 1st of part of the land owner to provide to edevelopment scheme, free of cost, as; Provided that no such occupants and another mind the size 27.88 sq. m op. Housing society of occupiers in actile Mills, the following conditions and the motional area of plot on the standard shall be computed and thereafter of all the occupants of residential rexisting carpet area whichever is mary, 2000 the area to be given in old building. Provided further that tenement of minimum carpet area e, fungible compensatory area as	
		Difference between FSI 4.00 and as follow	FSI used for rehabilitation of existing	occupants shall be used and shared	

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		b) Out of these two parts, 1.00 sh having 27.88 sq. m(300 sq. ft) car used for rehabilitation of mill work. The mill owners shall be entitled and handed over to MHADA/Govel. Construction for rehabilitation owner. No incentive FSI against society of occupiers. iii) All the occupant of the old builtiv) In case of the case building, the shall be certified by MHADA and v) In case of dispute the matter committee shall be binding on all vi) An amount of Rs. 50.000/- persociety of the occupants at the time vii) Notwithstanding anything corregulation No. 33(7) of these regulation No. 33(7) of these regulation of the repulsive of the requisite qualification.	ed for FSI of above 0.6 parts as stated ernment. of all the occupants of residential built such construction shall be shall be gill lding shall be re-accommodated in the ne list of occupants and area occupied for other building it shall also be certificated by the end of completion of construction, for maintained in these Regulation, the relations and amended from time to time will is shifted or the mill owner established in the diversified industry, as the family of the worker in the employ	r to MHADA/Government and to be d in (a) in lieu of construction done ldings/chawls shall be done by mill iven to landlord/or Co-op. Housing redeveloped building. by each of them in the old building fied by MHADA. Committee and the decision of the developer as a corpus fund with the aintenance of the buildings. Exations incorporated in clause 8 of exations incorporated in clause 8 of exations adversified industry, he shall be case may be, employment to the roof the mill on the 1st January 2000 undertake and complete training of	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		/ redevelopment for any industrial the premises shall on priority provious worker in the employ of the mill of 2000 who possesses the requisite of (8)(a) Funds accruing to a sick modernization or a cotton textile Regulation shall be credited to an (b) The funds credited to the emodernization or shifting of the calso be utilised for payment of repayment of loans of banks and of the cotton textile mill or for account may be closed after composite (9)(a) In order to oversee the due industrial and Financial Reconstructorial closed textile mill, or schemes apmills, and the permissions for device Commissioner under this Regular chairmanship of a retired High Correcognised trade union of cotton to (b) The Commissioner shall provinced staff and also the necessar	qualifications or skills for the job. c and/or closed cotton textile mill of emill to be shifted, from the utilizatescrow account to be operated as hereinescrow account shall be utilised only cotton textile mill, as the case may be workers dues, payments under Voluminancial institutions taken for the revisits shifting outside Greater Mumbai liance of all the terms and conditions. Implementation of the package of measuraction (BIFR) for the revival/rehabil proved by Government for the modern relopment or redevelopment of lands of the terms and conditions about Judge with one representative each extile mill workers, the Commissioner wide to the Monitoring Committee the	or the developer or the occupier of ast one member of the family of the or a cotton textile mill requiring ation of built up areas as per this nafter provided. If for the revival/ rehabilitation or provided that the said funds may ntary Retirement Schemes (VRS), val/rehabilitation or modernization but within the State. The escrow sures recommended by the Board of itation of a potentially sick and/or nization or shifting of cotton textile of cotton textile mills granted by the a Monitoring Committee under the ch of the cotton textile mill owners, and the Government as members.	Act. 1900.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		balance FSI by the cotton textile in (ii) lay down guidelines for the op (iii) approve proposals for the with (iv) monitor the implementation employment and related training of (d) The Monitoring Committee shi manner of a Civil Court. (e) Every direction or decision of concerned. (f) The Monitoring Committee sha (10) Notwithstanding anything stredevelopment of all lands in Groperational or other status of the actual use for the time being of whatsoever shall be regulated by the However the lands reserved for pube regulated by the provisions of Appropriate Authority in lieu of Regulation No 17 If the residential buildings/chawle chawles shall be developed as per reservation & remaining reserved No 17.	ening, operation and closure of escrow hdrawal and application of funds from n of the provisions of this regulation	the escrow accounts; on as regards housing, alternative orcing notices and attendance in the al and conclusive and binding on all and modalities of its functioning. Regulations, the development or on textile mills, irrespective of the relating to the said lands or of the tor, circumstance or consideration t under any other Regulation. d by Cotton Textile Mills, shall not all be handed over to MCGM or the respective of the respective of the respective of the respective of the regulation.	
			nt of lands of cotton textile mills (mills)		

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			the special permission of the Com	* *	
		development of land of mills (i) Development of Lands Commissioner to a layout p and/or closed mill and on st recommended by the Bo revival/rehabilitation of a po development. (ii) Lands of mills for purpo layout prepared for development of redevelopment or redevelopment shall also be in accordance w			
		(iii) Lands of mills after shift within the State, with due po	ting If a cotton textile mill is to be sleermission of the competent authorities this Regulation shall also apply in	, and in accordance with a scheme	
		The proposal of the ab provisions mentioned below;	ove mentioned three categories shal	l be formulated according to the	
		(a) Areas earmarked for develope utilized	opment by the owner/developer as per	Column No 5 of the table below to	
		(i) For the same mill or rel	ated user subject to observance of all o	ther Regulations;	
		(ii) For diversified indust space only ancillary to Regulations;			

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		submit	vision of Regulations as ted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		Sr. No	— Extent	Percenta be ear for PC specified Commis	ege to Tmarked OS as I by the	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 (4)	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 (5)	
		1 2	Up to and inclusive of 5 ha. Above 5 ha.	16	.5 18	16.5 ————————————————————————————————————	67 ————————————————————————————————————	
		oper Tabl (ii) inter (iii)! land	I espaces, public le as otherwise respecting dinded to be used to be used to be a searmarked and to be used to	amenities equired ur istance as for resident anything I handed o	and utilized required etial/comrecontained	ities for the lands shown in crovision of Regulation No 27—under these Regulations shorecial uses. Lin these Regulations, Develo	all be provided within the lands pment Rights/FSI in respect of the available to the owner of the land	Ц

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		(iv) Where open land is not a will be made open by demoli accordingly.				
		(v)Where lands accruing as p small sizes that they do not a earmark the said lands for v MCGM's share of mill land a plots, for using as per column				
		(vi) It shall be permissible development or redevelopment comprised in the scheme shall be handed over as per column mills. Provided further that wand (4) at other mill within the area to be handed over shall mills.				
		(vii)Notwithstanding anything layout shall be handed over to such period of handing over shall be shal				
		(viii) Land of the mill to be exclusive of notional plot area to be developed as per sub Reg				
		(ix) If the developer proposes column no 5 of the above tablesq. m the provision of Regula				
	(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					

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		developed or redeveloped, it occupants in lieu of each tener an alternative tenement of the such time, he/she is provided development or redevelopment. ii) In case of redevelopment of the basis of Zonal (basic) From the FSI computation of 4.0. Rehab area shall be the total buildings/chawls with the case occupier existing on 1st January equivalent to the area occupied. Difference between FSI 4.0 a follows: a) Available difference shall the b) Out of these two parts, 1 tenements having 27.88 sq. m to be used for rehabilitation of	of buildings occupying part of larger has SI and the total BUA of the building of the plot, FSI of 4.0 shall be allowed shall be as follows: all BUA required for rehabilitation of the plot, FSI of 27.88 sq. m. each. In early, 2000 the area to be given in the old building. and FSI used for rehabilitation of existence divided into two parts in a ratio of 1.00 shall be constructed by the mill carpet area each and shall be handed mill workers. titled for FSI of above 0.4 part as state	the land owner to provide to the edevelopment scheme, free of cost, such occupants shall be evicted till 27.88 sq. m carpet area in such holding, the notional area of plot on a shall be computed and thereafter el. In all the occupants of residential case of authorized non residential case of authorized non residential case of authorized building will be sting occupants shall be shared as :0.40 Owners in the form of additional over to MHADA/Government and	Act. 1700.

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.			
		 d) Construction for rehabilita mill owner. No incentive FSI society of occupiers 						
		iii) All the occupants of the o	ld building shall be re accommodated i	in the redeveloped building.				
		Iv) In case of cessed building, by Mumbai Repairs and Rec						
		 v) In case of dispute, the matt binding on all parties. 	v) In case of dispute, the matter shall be referred to the Monitoring Committee whose decision shall be binding on all parties.					
			per tenement has to be deposited by detime of completion of construction, fo					
			ng contained in these Regulations, regulations and amended from time to					
		priority in the relocated mill o	sified industry, he shall offer on nay be, employment to the worker the mill on the 1st January 2000					
		(b) for purposes of clause (a) a for employment before recruit place.						
		/redevelopment for any indust premises shall on priority prov	contained above, if and when a mill is rial/commercial purpose, the mill owner wide employment to the workers or at less mill on the 1st January, 2000 who pe	er/developer/occupier of the east one member of the family of				

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.	
		4 (a) Funds accruing to a sic shifted, from the utilisation of in respect of the land as per co (2) or from the development to of the land as per column(3)& provided.				
		5.(a) In order to oversee the duthe revival/rehabilitation of a Government for the moderni redevelopment of lands of mishall appoint a Monitoring Corepresentative each of the mil the Government as members.				
			rovide to the Monitoring Committee the ry facilities for its functioning.	ne services of a Secretary and other		
		(c) Without prejudice to the Regulation, the Monitoring Co	e generality of the functions provide committee shall:	ed for in clause (a) of this Sub-		
		(v) lay down guidelines for lands and balance FSI by the				
		(vi) lay down guidelines fo				
	(vii) approve proposals for the withdrawal and application of funds from the escrow accounts;					

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.				
		(viii) monitor the implemen employment and related traini							
		(d)The Monitoring Committee the manner of a Civil Court.	shall have the powers of issuing and e	enforcing notices and attendance in					
		(e)Every direction or decision on all concerned.	of the Monitoring Committee shall b	e final and conclusive and binding					
		-(f)The Monitoring Committed functioning	(f)The Monitoring Committee shall determine for itself the procedures and modalities of its functioning						
		redevelopment of all lands operational or other status of t actual use for the time being	stated or omitted to be stated in these in Greater Mumbai owned or held the said mills or of the land use zoning of the said lands or of any other fac by the provisions of this Regulation an	by all mills, irrespective of the relating to the said lands or of the etor, circumstance or consideration					
		regulated by the provisions of	ed for public purposes which is own these Regulations and reserved lands lieu of FSI/TDR or shall be develope	shall be handed over to MCGM or					
			ation no 2(b) of this Regulation shall n s already been handed over as per then						

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published unde	Regulation as er section 26 of FP Act, 1966	Provision of Regu submitted under sect MR & TP Act	ion 30 of the	Publi	bstantional Modification shed by Government Under tion 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		(a) The exist	(a) The existing built-up areas to be utilised-					
		(i) For the sa	me cotton textile or	related uses subject to	observance of	all othe	er Regulations;	
				es in accordance with such uses, subject to			on policy, with office space other Regulations;	
		(iii) For com	mercial purposes, as	permitted under thes	e Regulations;			
		(b) Open land	ds and balance FSI s	hall be used as in the	Table below:-			
		Serial No.	Extent	Percentage to be earmarked for	Percentage t		Percentage to be earmarked and to be	
		140.		Garden/	handed over		developed for residential	
				Playground or any	development	by	or commercial use	
				other POS as	MHADA for		(including uses	
				specified by the	Housing/for		permissible in residential	
				Commissioner	worker's hous	_	or commercial zone as	
					per guid	letines — by	per these Regulations) or diversified Industrial uses	
					Government,	-	as per Industrial Location	
					shared equally		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	
		-	T	T				
		Serial	Extent	Percentage to be			Percentage to be	
		No.		earmarked for	earmarked	and	earmarked and to be	
				Garden/	handed over		developed for residential	
				Playground or any	development	by	or commercial use	

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		submitted under sect	Provision of Regulations as submitted under section 30 of the		abstantional Modification shed by Government Under etion 31 of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				other POS as specified by the Commissioner	MHADA for Housing/for worker's hous per guid approved Government, shared equally	mill sing as delines by to be	(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 n abeyance)	33	33		34	
		of the above of the above of the above (ii) Segregate to be used for (iii) The overexcluding a Mills if any. (iv) Where I above Table made availate (v) Where it small sizes earmark the	e Table, open space e Table as otherwise ting distance as recor residential/common vner of the land we rea of notional plot. FSI is in balance but, land will be made ble accordingly. the lands accruing a that they do not accessed lands for use	es, public amenities and e required under these Equired under these Regularies and under these Regularies. Fill be entitled for the ot of residential building at open land is not available open by demolishing as per Columns (3) & (4) as provided in Columns (4) as provided in Columns (5).	utilities for the Regulations shall be clations shall be clations shall be respectively. The properties are, in the opic uses provided (3); the communication of the communication of the classical states are the provided of (3); the communication of the classical states are the respectively.	Regulated on aurposes ructures oinion or ed for ir missione	er open use as in column (3) hown in columns (4) and (5) he provided. ed within the lands intended ation No 30(A) (1) and (4), the lands of Cotton Textile of column (3) and (4) of the to the extent necessary and for the commissioner, of such a the said columns, he may, her may allow any other POS it's share of Mill land as per	

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		(ix) It shall be permissible development or redevelopment different/common ownership of shall be considered by the Corcolumn no (3) and (4) shall be that where owner intends to hat the integrated scheme having does in proportion to the stamp does in proportion to the same does not be proportion to the	d for MHADA in exchange of such plasioner. for the owners of the land to substant of lands of different cottor or otherwise, upon which the lands commissioner in an integrated manner. It preferably handed over in the respect on over the share of land as per column different stamp duty ready reckoner rate uty ready reckoner rate of these lands of the mill or within six months for the mill or within six months for the approval of layout and such preferably the Commissioner, subject to the competent of the competent and as approved by the competent the competent of the competent	mit a composite scheme for the a textile mills, whether under comprised in the integrated scheme. The land to be handed over as per tive land of mills. Provided further a no (3) and (4) at other mill within the then area to be handed over shall of mills. All be submitted by the mill owner rom sanction of these Regulations all be handed over to the concerned period of handing over shall not be another to the entire open land and/or not sick or closed, but requiring authorities, such development or the condition that it shall also be in ith regards to the utilization of built ulation shall apply. The mill is to be shifted outside Greater authorities, and in accordance with a and (b) of Sub-Regulation (1) of this	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		(4) The condition of recomme shall not be mandatory in the c(5) Notwithstanding anything the extent of the balance FSI cotton textile or related use.			
		(6) With the previous approredevelopment of the entire op is either sick and/or closed or r (a) Reconstruction after demol demolished structures, including demolished structures; (b) Multi-mills aggregation of demolition and reconstruction ownership or otherwise, is duly Multi-mills aggregation of the demolition and reconstruction ownership or otherwise, is duly Provided further that FSI on each		mises of a cotton textile mill which and, the Commissioner may allow: he extent of the built up area of the tructures the built up areas of the tructures the built up areas of the res where an integrated scheme for a one mill, whether under common ance in the receiving mill land. Is where an integrated scheme for a one mill, whether under common ance in the receiving mill land. In of mill land as per column no 5 of	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		conditions shall apply. i) In case of redevelopment of basis of Zonal (basic) FSI and considering such notional area			
		ii) The FSI computation of 4.00	0 shall be as follows:		
		Rehab area shall be the total bu residential buildings/chawls wi carpet area whichever is more. January, 2000 the area to be giv occupied in the old building. Proccupant shall be entitled to a to Over and above BUA mentione per Regulation No 31(3) on the Difference between FSI 4.00 shared as follow:			
		a) Available difference shall be b) Out of these two parts, 1 tenements having 27.88 sq. MHADA/Government and to be c) The mill owners shall be ent and handed over to MHADA/C d) Construction for rehabilitat mill owner. No incentive FSI Housing society of occupiers.			
		iii) All the occupant of the old iv) In case of the case building shall be certified by M v) In case of dispute the matter			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		committee shall be binding on vi) An amount of Rs. 50.000/-society of the occupants at the vii) Notwithstanding anything regulation No. 33(7) of these re			
		shall offer on priority in the rel the worker or at least one me January 2000 who possesses th (c) For purposes of clause (b) of of candidates for employment diversified industry takes place (d) Notwithstanding anything development / redevelopment the occupier of the premises sl of the family of the worker in the 2000 who possesses the requisit	le mill is shifted or the mill owner ex- located mill or the diversified industry, ember of the family of the worker in he requisite qualifications or skills for the above, the cotton textile mill owner shape before the recruitment of personnel and contained above, if and when a conformal industrial/commercial purposes hall on priority provide employment to the employ of the mill on the 1st Januar ite qualifications or skills for the job.	as the case may be, employment to the employ of the mill on the 1st he job; all undertake and complete training and starting of the relocated mill or otton textile mill is taken up for s, the mill owner or the developer or othe worker or at least one member ry,	
		landlord / or co-op Housing S the lands of cotton Textile redevelopment of Mill Land. (8)(a) Funds accruing to a si			
		modernization or a cotton tex Regulation shall be credited to (b) The funds credited to the modernization or shifting of the also be utilised for payment of repayment of loans of ban			

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.		
		modernization of the cotton to The escrow account may be cl					
		(9)(a) In order to oversee the Board of Industrial and Finansick and/or closed textile mill, cotton textile mills, and the pmills granted by the Commiss Committee under the chairmat cotton textile mill owners, recthe Government as members. (b) The Commissioner shall prequired staff and also the necestory of the Monitoring Committee shated (i) lay down guidelines for the balance FSI by the cotton textit (ii) lay down guidelines for the (iii) approve proposals for the (iv) monitor the implementate employment and related training (d) The Monitoring Committee the manner of a Civil Court. (e) Every direction or decision on all concerned. (f) The Monitoring Committee (10) Notwithstanding anythe development or redevelopment.	transparent disposal by sale or otherwille mills; e opening, operation and closure of escrivithdrawal and application of funds from the provisions of this regulating of cotton textile mill workers. The shall have the powers of issuing and the of the Monitoring Committee shall be shall determine for itself the procedure thing stated or omitted to be statent of all lands in Gr. Mumbai ow	of measures recommended by the vival/rehabilitation of a potentially for the modernization or shifting of elopment of lands of cotton textile ernment shall appoint a Monitoring with one representative each of the nill workers, the Commissioner and the services of a Secretary and other in clause (a) of this Sub-Regulation, use of built up space, open lands and frow accounts; on the escrow accounts; on as regards housing, alternative enforcing notices and attendance in the final and conclusive and binding the sand modalities of its functioning, atted in these Regulations, the greed 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					

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		However the lands reserved for not be regulated by the provision or the Appropriate Authority in Regulation No 17 If the residential buildings/charchawl shall be developed as preservation & remaining reservation No 17. 11) The provisions of sub Regulation No 17. 11) The provisions of sub Regulation MCGM land 12) "Not withstanding anythin to any future amendments we Schemes for Textile Mills whith the proportionate share of land MCGM / Appropriate Authority However, the total permissing further that in such cases the	or other Regulation except TDR and For public purposes which is owned or ons of this regulations and reserved land in lieu of TDR or shall be developed as aways are situated on a reserved parcel of the provisions of clause (7) of this leaved land shall be developed as persulation no 1(b) of this Regulation shall has already been handed over as per the ground ground ground ground above, the provisions of the have been approved under Regulation have been approved under Regulation for MCGM/MHADA as per the approxy prior to the coming in force of this regulated to the total permissible FSI may be allowed by payment of premium in various of the provisions o	held by Cotton Textile Mills, shall hads shall be handed over to MCGM per the provisions laid down under of land, then land component of the Regulation without considering the result that the provisions laid down under all not be applicable where the share en prevailing Regulations. This regulation will not be applicable of existing integrated Development ations 58 of DCR 1991 and where wed layout has been handed over to egulation. It to a maximum of 4 FSI. Provided to be utilized by way of NTC FSI,	

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	Substantional Modification Published by Government Under Section 31of M.R.T.&P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.

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1	2		3	4			5	6
EP-135	Part VIII 37 (2) Table No: 15							Sanctioned as proposed.
	15	Provision	Provision u/s. Section 26					
		Table No: 15						
				Height of	Habitable	e Room/s		
		Sr. No.	Occupancy			um height ters (m)	Maximum height in meters (m)	
		(1)	(2)		(3)		(4)	

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	blished under section 26 of the MR & TP Act, 1966 Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		stantional Modification blished by Government er Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		WC	fater Closets, combined Bath & the surface of the floor to the	2.75	3.9 4.2	
		(c) Air-conditioned	habitable room.	2.4	3.9 4.2	
		institutional, educ storage occupand	Ils, residential hotels of all types, ational, industrial, hazardous or cies, departmental stores, malls, d lobbies to departmental stores ice buildings	3.6	4.2* 6.0*	
		facility requiring m	cum Convention Centre, Sport ore height ng/Film Studio, Warehouse	2.75	4.2* 8.8*	
				4.2	12*	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 of & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					2.75		3.9	
		2.	Pitched roof – (a) Any habitable ro	oom	2.75 (average with 2.4 m at the lowest point)			
		* Subject to the special permission of the Commissioner greater height may be permitted.						
		Provision Table No	u/s. Section 30					
		1 4010 140	. 13	Height of H	abitable	Room/s		
		Sr. No.	Occupancy			um height ers (m)	Maximum height in meters (m)	
		(1)	(2)		(3)		(4)	
		1.	Flat roof.					
			(a) Any habitable re	oom	2.75		4.2	
			(b) Bathrooms, Wa	ater Closets, combined Bath & WC				

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 subnunder section 30 of the MR & TF 1966	Publis	ntional Modification hed by Government Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		lowest point of the (c) Air-conditioned (d) i) Assembly har institutional, educatorage occupance entrance halls and assembly, iii) IT buildings, office) (e)i) Exhibition currequiring more height	habitable room. alls, residential hotels of all types, ational, industrial, hazardous or ies, departmental stores, malls, d lobbies to departmental stores ice buildings a Convention Centre, Sport facility	2.4 3.6	4.2 4.2 6.0*	
				2.75	4.2*	
				4.2	8.8*	
				4.2	12*	
				2.75	4.2	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 of & TP Act, 1966	Provision of Regulations as subrunder section 30 of the MR & TI 1966		Published Under Secti	nal Modification by Government on 31of M.R.T.P t. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		2.	Pitched roof – (a) Any habitable re	oom		ge with 2.4 the lowest	4.2 (Average with 2.8	8 m at the lowest point).	
		Provision	* Subject to the special permission of the Commissioner greater height may be permitted. Provision u/s. Section 31(1) Table No: 15						
			Height of Habitable Room/s						
					um height ers (m)				
		(1)	(2)		(3)		(4)		
		1.	Flat roof.						
			(a) Any habitable re	oom	2.75		3.9 4.2		
				ater Closets, combined Bath & WC the surface of the floor to the ceiling)	2.2		3.9 4.2		
				habitable room. alls, residential hotels of all types, ational, industrial, hazardous or	2.4		3.9 4.2		
			storage occupance entrance halls and	ies, departmental stores, malls, d lobbies to departmental stores lata Centre, Data ware house,	3.6		4.2 6.0*		

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		Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		requiring more he	m Convention Centre, Sport facility ight ng/Film Studio, Warehouse	2.75 4.2 4.2 2.75		4.2* 8.8* 12* 3.9 4.2	
		(EP-135) * Subject to the special permis	ssion of the Commissioner greater h	m at point)	ge with 2.4 the lowest ay be permitte		8 m at the lowest point).
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	open spaces from the boundaries of the plot except open space shall not be less the m. Basement may be at one le more.	g line space these stance plot and . The other front an 1.5	allowed construct building required space provision regulati clear di between boundar and ba maintai	to be teted beyond g line in the front open under the on of these ons provided stance of 3.0 m	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

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		shall not be less than 1.5 m. Basement may be at one level or more.	(ii) Height- The height of the basement from the floor to the underside of the roof-slab or ceiling	boundaries of the plot except front open space shall not be less	boundary/edge of road and basement line is maintained. The open
		(ii) Height- The height of the basement from the	or under side of a beam when the basement has a beam shall not be less than 2.4 m. The height of	than 1.5 m. Basement may be at one level or more.	spaces from the other boundaries of the plot except front open
		floor to the underside of the roof-slab or ceiling or under side of a beam when	basement below soffit of the slab shall not be more than 3.9 m. In case of mechanical parking more	(ii) Height- The height of the basement from the	space shall not be less than 1.5 m. Basement may be at one level or
		the basement has a beam shall not be less than 2.4 m. The height of basement	height as per the requirement may be allowed.	floor to the underside of the roof-slab or ceiling or under side of a beam	more. Provided further that
		below soffit of the slab shall not be more than 3.9 m In case of mechanical	(iii) Ventilation- The extent of ventilation shall be the same as required by the particular	when the basement has a beam shall not be less than 2.4 m. The height of	if total depth of basements exceed beyond 8.4 m then the open
		parking more height as per the requirement may be allowed.	occupancy for which the basement is used. Any deficiency must be made good by resort to a	basement below soffit of the slab shall not be more than 3.9 m. In case	spaces from the boundaries of the plot shall be increased by 1.5
		(iii) Ventilation- The extent of ventilation shall be the same as required by	mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII Building Services	of mechanical parking more height as per the requirement may be allowed.	m for every 8.4 m or fraction thereof beyond the open spaces as described above.
		the particular occupancy for which the basement is used. Any deficiency must be made good by	Section I-Lighting and Ventilation, NBC. (iv) Uses permitted – A basement	(iii) Ventilation- The extent of ventilation shall be the same as	2) Proviso under 37 (7) (iv)(j) is modified as below.
		resort to a mechanical system, viz. blowers, exhaust fans, air-	may be put to the following uses only:	required by the particular occupancy for which the basement is	Provided that the uses mentioned at (a), (g), (h) & (j)above shall be
		conditioning system, according to the standards in Part VIII Building	(a)(i) Storage of household or other non-hazardous goods;(ii) Store rooms, bank lockers	used. Any deficiency must be made good by resort to a mechanical	permitted in the 1 st basement and the uses as mentioned in (f)

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		the MR & TP Act, 1966 Services Section I-Lighting and Ventilation, NBC. (iv)Uses permitted — A basement may be put to the following uses only: (a)(i)Storage of household or other non-hazardous goods; (ii) Store rooms, bank lockers or safe deposit vaults; (b) Air conditioning equipment /AHU and other machines used for services and utilities of the building; (c) Parking spaces; (d) DG set, meter room and Electric substation (which will conform to specified safety requirements); (e) Effluent Treatment Plant, suction tank, pump room; (f) MRI & X-Ray rooms;	or safe deposit vaults; (b) Air conditioning equipment/AHU and other machines used for services and utilities of the building; (c) Parking spaces; (d) DG set, meter room and Electric substation (which will conform to specified safety requirements); (e) Effluent Treatment Plant, suction tank, pump room, Water Treatment Plant, Sewerage Treatment Plant, Laundry Room, Boiler Room; (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 (i) Sanitary facility (j)Play area for school if other ancillary uses have not been proposed at that level of basement. Provided that the uses mentioned at (a), (f), (g), (h) & (j)above shall be		
		(g) Shops and offices, recording studio;	permitted in the 1 st basement only by counting in FSI subject to	(e) Effluent Treatment Plant, suction tank,	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		•	<u> </u>		
		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. (v) Other Requirements-Every basement shall meet the following specifications: (a) The ceiling of an upper	(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	(j)Play area for school if other ancillary uses have not been proposed at that level of basement. 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	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		basement shall be at least 0.6 m and not more than 1.2 m above the average surrounding ground level	surrounding ground level, subject to provision of artificial light and ventilation.	requirements of habitable rooms the following conditions:	
		surrounding ground level within the building line & may be flush with the average surrounding ground level beyond building line, Provided further thatthe 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 surrounding ground level, subject to provision of artificial light and ventilation. (b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement. (c) The walls and floors of	(b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement. (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. (d) Any access to the basement through a staircase or pedestrian ramp shall meet requirements of clause (18 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. (e) Any access to the basement through vehicular ramps shall meet the requirements of item,	(EP-136)	
		the basement shall be water-tight and the effect of the surrounding soil and moisture, if any,	(ii) of clause (18 16) of this Regulation.		

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		should be taken into account in design and adequate damp-proofing treatment shall be given. (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. (e) Any access to the basement through vehicular ramps shall meet the requirements of item, (ii) of clause (18) of this Regulation.			
EP-137	Part VII 37 (22) (20)	 (22) Balcony: Balconies may be permitted at each floor. (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 	 (20) Balcony: Balconies may be permitted at each floor (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 front. The width of the balcony will be measured 	(22) (20) Balcony: Balconies may be permitted at each floor. (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	Sanctioned as proposed.

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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. (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.	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. (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.	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. (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. (EP-137)	
EP-138	Part VII 37 (24) (22)	24)Common Terraces: Common Terraces shall not be sub-divided and	(22) Common Terraces: Common Terraces shall not be sub-divided and shall be accessible by a	(24)(22) Common Terraces: Common Terraces shall not be sub-	Sanctioned as proposed.
	(27) (22)	shall be accessible by a	common staircases/lift. The terraces	divided and shall be	
		common staircases/lift. The terraces may be used	may be used for additional recreational green area over and	accessible by a common staircases/lift. The terraces	
		for additional recreational	above the mandatory LOS	may be used for additional	
		green area over and above	requirement under these	recreational green area	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
(EP)	2034	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 completelycommercial 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.	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	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	Act. 1966.
				be used and safety and	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation published under section the MR & TP Act, 19	n 26 of under section	Regulations as subr 30 of the MR & TI 1966		Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
						security shall be ensured. No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible. (EP-138)	
EP-139	Part VII 40 (2)	may abut on the ven below: Height of				hircase or store/prayer room e less than the values given	Sanctioned as proposed.
		Upto12 Upto18	2.8	1.2			
		Upto24	5.4	1.8			
		Upto30	8.0	2.4			
		Above 30	9.0	3.0			
		Mechanical ventilation	on system shall invari	ably be installed	in such	ventilation shafts. Further,	

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 such ventilation shaft shall Section 30 Section 31(1)	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 be adequately accessible for maintenar	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		(2) Artificial ventilat may abut on the ventilation given below: Height of building metres.(m)			
			shaft in sq. m	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	
		Mechanical ventilat Further, such ventila (EP-139) Section 26			
ED 140	Don't VIII	Castian 20			Constinued on a series of
EP-140	Part VII	Section 30			Sanctioned as proposed.

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	published und the MR &	f Regulation as der section 26 of TP Act, 1966		of the MR & 966	TP Act,	Substantional M Published by G Under Section 3 Act. 19	overnment lof M.R.T.P 66.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	41 (2)	open spaces by commiss. The premius strain on in:	orther that due is as specified in sioner by chargi m so collected frastructure cau all not exceed t						
		No. B	Building symbol Building P w	Side & rear marg pace Plot up to 1000 s where average width lot is less than 20 r	sq. m or n/depth of	Plot size	ear marginal ope more than 100 age width/depth m	00 sq. m	
				ight & entilation	Dead wall	Light & v	ventilation	Dead wall	
		1 U	Jp to 32 m No b in co b	Min - 3.6 in case f Residential uilding & 4.5 m	3.6 m		ial building	3.6m	
		3	32 m & up w	0 m or H/6 whichever is less	6 m	12 m or l is less	H/5 whichever	6m	
		3 N 7	More than 70m & up o 120 m			whicheve	or H/5 or er is less.	9m	
		1	More than 20 m			18 m		9m	
				to site constraint a	and where	demonstra	ble hardship is	caused the	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	open spaces by commiss The premium	ioner by chargin m so collected	Provision of Regulunder section 30 of 19 table A above maying premium at 25% shall be used for the sed due to such relations.	the MR & 7 666 be allowed of ASR Ra e developm	TP Act, I to be rete of the nent of in	Published by Under Section Act. elaxed as per t developed lan nfrastructure to	nd (for FSI 1). o mitigate the	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				he total BUA of bui		ie deriei	ent area for tr	ie payment of	
		Sr. No.	Ht. of Building (H)	Side & rear marg space Plot up to 1000 where average w of plot is less than	sq. m or idth/depth	Plot siz	rear marginal ze more than erage width/de	1000 sq. m	
				Light & ventilation	Dead wall		z ventilation	Dead wall	
		1	Up to 32 m	Min - 3.6 in case of Residential building & 4.5 m in case of commercial building subject to H/7	3.6 m	Resider & 4.5n	3.6 in case of ntial building n in case of rcial building to H/6	3.6m	
		2	More than 32 m & up to 70 m	9 m or H/7 whichever is less	6 m	12 m whichev	or H/6 ver is less	бт	
		3	More than 70m & up to 120 m				or H/6 or ver is less.	9m	

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	rovision of Regulation as olished under section 26 of he MR & TP Act, 1966		· ·		Substantional Published by Under Section Act. 1	Government 31of M.R.T.P	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.		
			4	More 120 m	than	-		16 m		9m	
		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 as per table B below, by commissioner by charging premium at 10% of ASR Rate of the developed land (for FSI 1). 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: Table B									
		Sr.	Ht.	of	Side	& rear margina	al open space		& rear mar	ginal open	
		No.	Build (H)	l ing	Dlot	up to 1000 s	q. m or wher	space Dlot	e size more than	1000 sa m	
			(11)			ge width/depth	of plot is les	s and a	stze more than verage width/d - 20 m	1	
						& ventilation			& ventilation	Dead wall	
		1	Up to	32 m	of build in comn	Residential ing & 4.5 m case of hercial ing subject to	3.6 m	Reside build case	-3.6 in case of lential ing & 4.5m in of commercial ing subject to		

Exclude d Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regulation and under section MR & TP Act, 19	26 of		legulations as subm 30 of the MR & TP 1966		Substantional M Published by C Under Section 3 Act. 19	Government Blof M.R.T.P	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		2	More than		or H/6	6 m		m or H/5	6m	
			32 m & up	wniche	ever is less		wnici	hever is less		
			70 m							
		3	More than					n or H/5 or	9m	
			70m & up				whiel	hever is less.		
		4	More than				18 m		9m	
			120 m							
		# # # # # # # # # # # # # # # # # # #	the open spaces C below, by co and (for FSI nfrastructure to leficient area for	s as specommissical). The omitigal for the particular contracts of the particular cont	eified in table oner by chargi premium so te the strain of ayment of pre	A above may be ing premium at 2 collected shall on infrastructure omium shall not ex	allowers 5% of be us caused	ed to be relaxed ASR Rate of th ed for the deve due to such reli he total BUA of	as per table e developed elopment of exation. The building/s:	
		Sr. No.	Ht. of Building	Side &	k rear margina	il open space	Side space	-& rear marg :	inal open	
			(H)		•	q. m or where		size more than	•	
				average than 20		of plot is less		iverage width/de -20 m	epth of plot	
					& ventilation	Dead wall		* & ventilation	Dead	
									wall	
		1	Up to 32 m		3.6 in case	3.6 m		-3.6 in case of	3.6m	
				of	Residential ng & 4.5 m			lential ing & 4.5m in		
1	1	1 1	I	i bundin	19 & 4 7 m	I	nuud	11111 X7 /1 3m 1h		1

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		Modification overnment 1 of M.R.T.P 66.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			mercial ling subject to	build H/6	ling subject to		
		2 More than 32 m & up whice	m or H/7 6 m		m or H/6 hever is less	6m	
		3 More—than 70m & up to 120 m			m or H/6 or hever is less.	9m	
		4 More than 120 m		-16 n	1	9m	
			due to site constraint are ecified in table A above			. ,	
			ion of Commissioner l				
			ed for the development				
			l due to such relaxation ceed the total BUA of bu		in area for the	раушен от	
		(EP-140)		J			
EP-141	Part VII	(5) Provisions in open	(5) Provisions in ope	n spaces for	(5) Provisions	in open	Refuse to accord sanction.
	41 (5) & (6)	spaces for plots in	plots	in	spaces for	plots in	
		Reconstruction/Redevelop	Reconstruction/Redeve	•	Reconstruct		
		ment Schemes under the			lopment	Schemes	
		Maharashtra Housing and Area Development	· ·	976, Slum	under the M Housing	and Area	
		Authority Act, 1976, Slum		nority and	Developmen		
		Rehabilitation Authority		cheme of	Authority		
		and Redevelopment	•			habilitation	
		Scheme of municipal		3(5), 33(6),	Authority	and	
		tenanted properties; in			Redevelopm		
		case of DCR	33(9)(A),33(9)(B),	33(10),	Scheme of	municipal	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		33(5),33(6),33(7),33(9),33 (9A),33(10),33(10A),33(1 1),33(15) and 33(20)(A).	33(10)(A), 33(11), 33(15) and 33(20)(A).	tenanted properties; in case of DCR 33(5), 33(6),	
			The following provisions shall only be applicable in case of rehab and	33(7),33(7)(A), 33(7)(B), 33(9),	
		The following provisions	composite building. Composite	33(9)(A),33(9)(B),	
		shall only be applicable in case of rehab and	building in Rehab scheme is the building where the rehab	33(10), 33(10)(A), 33(11), 33(15) and	
		composite building.	component is equal to or more than	33(20)(A).	
		Composite buildingin Rehab scheme is the	50%.	The following	
		building where the rehab	(b) Notwithstanding the	provisions shall only	
		component is equal to or	provisions contained in sub-	be applicable in case	
		more than 50%.	Regulations (2) of this Regulation,	of rehab and composite building. Composite	
		(a) Notwithstanding the	(i) For a building up to height 32 m	building in Rehab	
		provisions contained in sub-Regulations (2) of this	the front open space shall be 3.0 m. (ii) For a building, up to height 32	scheme is the building where the rehab	
		Regulation,	m, side and rear marginal open	component is equal to	
		(i)for a building up to	spaces may be reduced to 3.0 m.	or more than 50%.	
		(i)for a building up to height 32 m the front	(iii) for a building with height more	(c) Notwithstanding	
		open space shall be 3.0 m.	than 32 m but up to 70 m the side	the provisions	
		(ii) for a building up to height 32 m, side and rear	and rear marginal open spaces shall not be less than 6 m and for a	contained in sub- Regulations (2) of this	
		marginal open spaces may	building with height more than 70	Regulation,	
		be reduced to 3.0 m.	m the side and rear marginal open spaces shall not be less than 9 m	(i) For a building up to	
			and 12 m beyond 120 m subject to	height 32 m the front open	
		(iii) for a building with	fulfillment of fire safety	space shall be 3.0 m.	
		height more than 32 m but upto 70 m the side and	requirement as specified in these Regulations.	(ii) For a building, up to height 32 m, side and rear	

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	2034	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 mand 12 m beyond 120 m subject to fulfillment of fire safety requirement as specified in these Regulations. (6).Open spaces for various types of buildings-	 (6). Open spaces for various types of buildings- (a) Educational buildings, hospitals, mental hospitals, maternity homes, house of correction, assembly buildings, mangal karyalaya, markets, stadia, petrol filling and service stations: A minimum space 6 m wide shall be left open on all sides from the boundaries of the plot. (b) Cinemas/theatres: (j) Front open space- A 	marginal open spaces may be reduced to 3.0 m. (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.	
		hospitals, mental hospitals, maternity homes, house of correction, assembly buildings, mangalkaryalaya, markets, stadia, petrol filling and service stations: A minimum space 6 m wide shall be left open on all sides from the boundaries of the plot. (a) Cinemas/theatres:	minimum open space 12 m wide from edge of the road or 37 m from the centre of National Highway/State Highway/Major District road, whichever is more is required. Provided further that in case the cinema theater is proposed along with other permissible uses in building then open spaces as per requirement of special building will be considered deemed to be sufficient where waiting area for patron is provided within the	(6). Open spaces for various types of buildings- (a) Educational buildings, hospitals, mental hospitals, maternity homes, house of correction, assembly buildings, mangal karyalaya, markets, stadia, petrol filling and service stations: A minimum space 6 m wide shall be left open on all sides from the	

Exclude d Part No as per No. (EP) Regulation No as per 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	(i) Front open space-A minimum open space 12 m wide from edge of the road or 37 m from the centre of National Highway/State Highway/Major District road, whichever is more is required. Provided further that in case the cinema theater is proposed along with other permissible uses in building then open spaces as per requirement of special building will be considered deemed to be sufficient where waiting area for patron is provided within the building (ii) Side and rear open space- The side and rear marginal distances to be left open shall not be less than 6 m wide. (c) For high rise and special buildings, the provisions as stipulated in Regulation No. 47(1) shall	building (ii) Side and rear open space- The side and rear marginal distances to be left open shall not be less than 6 m wide. (c) For high rise and special buildings, the provisions as stipulated in Regulation No. 47(1) shall apply.	boundaries of the plot. (d) Cinemas/theatres: (k) Front open space-A minimum open space 12 m wide from edge of the road or 37 m from the centre of National Highway/State Highway/Major District road, whichever is more is required. Provided that if adequate parking is provided, and then with the special permission of the commissioner, minimum front open space may be reduced to 6 m wide from edge of the road without charging premium. (EP-141)	

Exclude d Par No. (EP)		Provision of Regulation as published under section 26 of the MR & TP Act, 1966 apply.	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
EP-14	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 gelation 47(1) as enumerated below:
EP-14	Part VIII 44 Note: (iii)			Note: (iii) In case of uses of Data Centre, Data ware houses 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 ware houses the requirements of the parking to the extent of 50% as stated in this regulation shall be permissible. Howevert 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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		the MR & TP Act, 1966	1966		
				33(9), and for development under	

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				Regulation 33(3) of the said Regulation for proposed buildings of Government, Semigovernment 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) Explanatio n	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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			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) Restrictionon 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.

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

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		amended time to time shall apply. For high rise and special buildings, additional provisions relating to fire protection contained in Appendix I shall also apply, (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) (B) 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. 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	apply. For high rise and special buildings, additional provisions relating to fire protection contained in Appendix I shall also apply, (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) 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. 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.	buildings, additional provisions relating to fire protection contained in Appendix I shall also apply, 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) 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. 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.	

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		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. Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply (B) For the proposals other than (A) above	Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply (B) For the proposals, other than (A) above (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.	Provided further, where podium is accessible to firefighting appliances (fire engines and other equipment) by a ramp, the above restriction shall not apply (B) For the proposals, other than (A) above (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.	
		(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. 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 6m beyond building line so as to have clear open space of 6m	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 6m beyond building line so as to have clear open space of 6m 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.	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 6m from 2 sides beyond building line so as to have clear open space of 6m beyond podium. Provided that, if the building abuts 9 m. or more wide road then 6 m. open space from one	

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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	51. Parking Authority	51. Parking Authority	Sanctioned as proposed.
		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	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	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	

Excluded Part No. (EP) Regula No as RDD 203	published under section 26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
	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.	Municipal Commissioner, MCGM, with members as Transport Commissioner, General Manager (BEST), Joint Commissioner of Police (Traffic), three members of	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. 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 secretory. The General Functions of the Parking Authority: 17) The Parking Authority shall have the responsibility of providing adequate, safe, convenient, and affordable parking spaces within physical jurisdiction of	

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			movement is least affected. 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. 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. 6) The Parking Authority shall have dedicated staff with quasijudicial authority/traffic police for implementing parking guidelines prepared by Parking Authority. 7) The Parking authority shall prescribe; a) Restriction on the location for	Mumbai. 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. 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. 20) Parking Authority shall identify the location for the parking of buses, school	Act. 1966.
			parking, b) Procedure for establishing parking zone & restricted areas, c) Guidelines for short term, long term, night parking privileges & fees associated with it, d) Parking violations & schedules of penalties, e) Differential parking rates for different locations based on traffic congestions, locality, size & category	buses, taxis, radio taxi including ola/uber etc. and transport vehicles such as HCV/trucks, MCV/tempo, LCV etc. 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.	

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

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			parking lot including construction of such places. 12) Locational clearance for Public Parking Lot shall be given by the Parking Authority. 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. 14) To ensure that parking spaces are marked with either yellow lines or small yellow squares of 3 inch by 3 inch. 15) All such pay & park spaces should be serially numbered. 16) There should be wide publicity campaign to accompany this "parking pilot" explaining about the new on-road parking regulations. Provision of dedicated lane for ambulance, public transport, fire brigade on the roads having width more than 27.45 m shall be made.	the information available on digital platform for effective implementation. 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. 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. 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	

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			& availability of space for such public parking lot including construction of such places. 28) Locational clearance for Public Parking Lot shall be given by the Parking Authority. 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. 30) To ensure that parking spaces are marked with either yellow lines or small yellow squares of 3 inch by 3 inch. 31) All such pay & park spaces should be serially numbered. 32) There should be wide publicity campaign to accompany this "parking pilot" explaining about the new on road parking regulations. 33) Provision of dedicated lane for ambulance, public transport, fire brigade on the roads having width more	

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				than27.45 m shall be made. (EP-149)	
EP-150	Part X 52(1)	1. Definition: (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. (ii) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration.	1. Definition: (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. (ii) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration. (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.	52. Conservation of Heritage 1. Definition: (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. (ii) "Preservation" means and includes maintaining the fabric of a place in its existing state and retarding deterioration. (iii) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by removing	Sanctioned as proposed.
		(iii) "Restoration" means and includes returning the existing fabric of a place to a known earlier state by	(ii) "Heritage Site" means the area within the boundary / extent of the heritage building / Precinct /	accretions or by reassembling existing components. (iv) "Heritage Site" means the	

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		removing accretions or by reassembling existing components.	natural area included in the heritage list and as shown on the map. (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.	area within the boundary / extent of the heritage building / Precinct / natural area included in the heritage list and as shown on the map. (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. (EP-150)	
EP-151	Part X 52(2) & (3)(i)(ii)	3. Restriction on Development / Redevelopment / Repairs,	3. Restriction on Development/Redevelopment/Repairs , etc.:	Restriction on Development/ Redevelopment/Repairs, etc.: (i) No development or	Sanctioned as proposed.

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		etc.: (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). 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	(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. (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.	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). 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. (ii) Provided that in In exceptional cases, for reasons to be recorded in writing, using his powers of special permission, the Commissioner, may overrule	

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		shall not be subject to challenge by the MHCC. (ii) Provided that the power to overrule the recommendations of the MHCC shall not be delegated by the Municipal Commissioner.		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. (EP-151)	
EP-152	Part X 52(3)(iv)	(iv) (a) Provisions of this Regulation shall be applicable only in Grade I &II category of heritage Buildings for reconstruction and redevelopment undertaken undertheseRegulations. (b) In case of reconstruction andredevelopment 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 thebuilding to be		(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. (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	Sanctioned as proposed.

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		reconstructed/redevelopedexc eeds 32.0 m. (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.		be reconstructed/redeveloped exceeds 32.0 m. (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. (EP-152)	
EP-153	Part X 52(4) & (5)	4. Preparation of list of Heritage Buildings and Heritage Precincts: The said list of Heritage Buildings/Structures/Precinct s 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	4. Preparation of list of Heritage Buildings and Heritage Precincts: 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	4. Preparation of list of Heritage Buildings and Heritage Precincts: 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	Sanctioned as proposed.

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		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. Provided that this Regulation	and duly considered by the Commissioner and/or by GoM before notification. 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.	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. Provided that any draft list which is published and pending	7101. 1700.
		shall not be applicable to any published draft Heritage List till notified by GoM. 5. Grant of Transferable Development Rights in case of loss of Development Rights If any application for development of Heritage Building/sis refused under this Regulation and conditions are imposed while permitting such development which deprive the	5. Grant of Transferable Development Rights in case of loss of Development Rights 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	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. Provided that this Regulation shall not be applicable to any published draft Heritage List till notified by GoM. 5. Grant of Transferable Development Rights in case of loss of Development Rights If any application for	
		owner/lessee of any unconsumed Development Rights, the said owner/lessee	swill be entitled for grant of DRC in terms of TDR as provided in these Regulations. The extent of TDR	development of Heritage Building/s is refused under this Regulation and conditions are	

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		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.	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. The TDR may be given in two stages 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.	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. 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	

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				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. The TDR may be given in two stages 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. 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	

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				entire residual DRC will be granted by the Municipal Commissioner. (EP-153)	
EP-154	Part X 52 10. 9		e said list of Heritage Building, Heri	tage precincts, "Grades" such as I, II, adelines for development permissions	Sanctioned as proposed.
		Grade – I A. Definition – Heritage Grade – I comprises buildings, and precincts or national or historica importance, embodying excellence in architectura 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.	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	Grade – III 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		Provision of Regulations as submitte under section 30 of the MR & TP Ac 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			climate. 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.	and scale.	
		B. Objective— Heritage Grade — I richly deserves careful preservation.	Heritage Grade – II deserves	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	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	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.	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. 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-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as Grade-II (B).	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. 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/redevelopedexcee ds 32.0 m. Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA. However, unless absolutely essential, nothing should spoil or destroy any special features or attributes for which it is placed in the Heritage List.	
		D. Procedure Development permission for		Development permission would be given by the Commissioner	

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		the changes would be given by the Planning Authority	y Commissioner in consultation with the MHCC.	but in consonance with guidelines which are to be laid down by Government in Consultation with MHCC or as per this Regulation.	
		E. Vistas/Surrounding Development - All the development in the area surrounding Heritage Grade - Iwithin 100 m periphery or a may be delineated on plan shall be regulated and controlled ensuring that it does not mat the grandeur of or views from Heritage Grade – I.	e		
		9. Grading of the Listed Building		onimata "Cuadas" ayah as I. II. an III.	
		have been indicated. The chart changes and procedure for obtain	showing definition of these Grades ning development permission are as		
		Grade – I	Grade – II	Grade – III/PRECINCT	

Part No. RD	as per DDP -		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		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, oper spaces, etc. They have been and are the prime landmarks of the City. Vista of Grade I: An area within 100 m. Periphery or as may be delineated on plan by the Municipal Commissione in consultation with MHCC shall be considered as the vista of a Grade – I structure/entry.	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. 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,	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. 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	

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		B. Objective— Heritage Grade — I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	other landscapes and qualifies to have cultural or heritage significance worthy of recognition and conservation. 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. 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.	
		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 developmentGrade - 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 – 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	

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		thereof. For this purpose, absolutely essential and minimum changes would be allowed and they must be in accordance with the original. Repairs shall follow conservation norms based on proven standards with use of like to like or similar material. 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 mainheritage structure. iii) Development in surrounding area/vista: 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	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. 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-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such building shall be termed as Grade-II (B).	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. ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below. PRECINCT 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. ii) Essential structural and non-structural repairs shall be allowed for structural stability while retaining the original architectural features. iii) Reconstruction / redevelopment shall be allowed with the permission of	

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		Heritage Grade – I. 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 fromHeritage Grade-I.		Commissioner as detailed below.	
		D. Procedure Development permission for the changes shall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC 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.	be given by the Commissioner in consultation with/taking into consideration the	Grade – III 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.	

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				b) In case of reconstruction or red 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. PRECINCT a)In respect of minor/structural repairs, periodic maintenance (e.g. Waterproofing, repairs to flat / mangalore tiled roof, existing plumbing, replastering), 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	

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				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. 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. 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulations as submitted ader section 30 of the MR & TP Act, 1966		r Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.				
				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.					
		In the last column of the said list of have been indicated. The chart show	0. 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 ave been indicated. The chart showing definition meaning of these Grades and basic guidelines for evelopment permissions and Precincts, objectives, scope for changes and procedure for obtaining						
		Grade – I A. Definition – 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	Grade – II 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 -	Grade – III/ PRECINCT Definition – Grade – III Heritage Grade -III Comprises buildings and precincts of amportance for townscape, whey evoke architectural aesthetic or sociological anterest though not as much as an Heritage Grade – II. These					

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulations as submitted ader section 30 of the MR & TP Act, 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		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. 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.	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. 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.	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. 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 other landscapes and qualifies to have cultural or heritage significance worthy of	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		ovision of Regulations as submitted der section 30 of the MR & TP Act, 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		B. Objective— Heritage Grade — I richly deserves careful preservation.	B. Objective— Heritage Grade – II deserves intelligent conservation.	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.	
		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 a	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	<u> </u>	ovision of Regulations as submitted der section 30 of the MR & TP Act, 1966	Pilniiched by Lyovernment Linder	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		precinets 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. Repairs shall follow conservation norms based on proven standards with use of like to like or similar material. 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. v) Development in surrounding area/vista: All the development (excluding repairs) in the vista of a Grade - I heritage, within 100 m. Periphery or	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. 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-IIB heritage building(s) or precinct, especially in terms of height and/or façade and such	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. 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 redevelopedexceeds 32.0 m. Reconstruction may be allowed in those buildings being repaired / reconstructed by MHADA. However, unless absolutely essential, nothing should spoil	

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		as may be delineated of plan, shall be regulated an controlled ensuring that does not mar the grander of or views from Heritag Grade – I. Development permission may be granted within the granted area provided the proposed developmed does not mar the grander scale and setting of, or vitor of or from-Heritage Grade-In case of world Heritage ites, the directives given the Govt. from time to the will be applicable.	d it	or destroy any special features or attributes for which it is placed in the Heritage List. ii) Reconstruction / redevelopment shall be allowed with the permission of Commissioner as detailed below. PRECINCT ii) Sensitive additions, alterations, extensions, interior renovations shall be permissible but these should not alter the character of the precinct. The new enterventions could be contemporary but subtle or enspired by the original character but should not be a posstiche/ tasteless imitation of t. i) Essential structural and non-tructural repairs shall be allowed for structural stability while retaining the original rechitectural features. iii) Reconstruction / edevelopment shall be allowed with the permission of commissioner as detailed elow.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		ovision of Regulations as submitted der section 30 of the MR & TP Act, 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		D. Procedure 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 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.	would shall be given by the Commissioner in consultation with/taking into consideration the recommendation of the MHCC.	Grade – III 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. 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. b) In case of reconstruction or	

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		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			h de he co fa sp. sh. ov. sh. C. re pr. ar ta de bu. F. a.)	redevelopment of Grade – III reritage 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 rermission from the Commissioner shall be rebtained. Towever, before allowing remolition of a Grade-III listed reritage building/structure, remplete documentation of reade elevations/material recifications, detailing etc. reconstructions, detailing etc. reconstructions an architect and reall be submitted to remonstruction/redevelopment reposal so that cognizance of reposal so that cognizance of resign/elevations of the new realling. PRECINCT Of respect of minor/structural repairs, periodic maintenance reg. Waterproofing, repairs to at / mangalore tiled roof,	

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		Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			pl fu bu m C R in er m or pa or w th b) re he a 32 C th re ex pa C C w	disting plumbing, relastering), interior renovation / arniture work etc. in respect of aildings in Precincts; approval may be granted by ommissioner as per these egulations/ policy without usisting NOC of MHCC by insuring that the intended minor works do not affect the riginal façade, fenestration attern/bands/cornices, rnamental features, railings, indow grid & pattern etc. as ne case may be. In case of reconstruction or edevelopment of buildings in ceritage Precincts, height up to 2 m. shall be permitted by ommissioner. If the height of the building to be ecconstructed/redeveloped exceeds 32 m., special ermission from the ommissioner may be obtained, who may take into consideration guidelines if any a respect of listed Precincts. However, before allowing emolition of a Precinct ailding / structure, complete	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034		rovision of Regulations as submitted nder section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
		E. Vistas/Surrounding Development All the development in the areas surrounding Heritage Grade I within 100 m periphery o as may be delineated on plat shall be regulated and controlled, ensuring that i does not mar the grandeur o or views from Heritage Grade I. (EP-154)	ele sprish ow shi au receptor an take de bu It ap in the Program take de bu It ap in the Program take de se	ecumentation of faced evations / material ecifications , detailing etc. ould be prepared by the wner through an architect and all be submitted to approving thorities along with any construction / redevelopment oposal so that cognizance of the special features etc. Can be ken while finalising the esign / elevations of the new milding. shall be ensured that external espearance, elevation shall be harmony / consonance with the characteristics of listed ecinct.	

Excluded Part No. (EP) Regulation No as per RDDP - 2034		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
EP-155 Part X 55	55. Alignment of Metro/Mono/Elevated Corridors/Corridors of Mass and Rapid Transport System 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. 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.	55. Alignment of Metro/Mono/Elevated Corridors/Corridors of Mass and Rapid Transport System 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. 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. 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	55. Alignment of Metro/Mono/ Coastal Road /Elevated Corridors/Corridors of Mass and Rapid Transport System 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. Furthermore, any new "Transport Corridors' 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. After finalization of site for	Sanctioned as modified below. 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.

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
			under reservation of Metro Car Shed.	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, 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	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.

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	Substantional Modification Published by Government Under Section 31of M.R.&T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.&T.P Act. 1966.
				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. 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. (EP-156)	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
1	2	3	4	5	6
EP-157	Part XII 61	61. Public Sanitary Convenience (PSC) Blocks/Toilets	61.Public Sanitary Convenience (PSC) Blocks/Toilets	61. Public Sanitary Convenience (PSC) Blocks/Toilets With the approval of the	Sanctioned as proposed with following modificatin. v) On plots having buildable reservation amenity and
		With theapproval of the Commissioner,PSC blocksmaybe constructed, maintained and made available for general public use on Municipal/Govt plots, which are reserved/designated for public purpose in the following manner: i) The location of PSC blocks shall be such that the same are accessible for general public use. ii)The toilets shall be maintained by the user of the plotor as decided by the Commissioner. iii)On plots having non-buildable/POS reservation/designation and havingarea more than 4,000 sq.	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: i) The location of PSC blocks shall be such that the same are accessible for general public use. ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner. iii) On plots having non-buildable/POS	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: i) The location of PSC blocks shall be such that the same are accessible for general public use. ii) The toilets shall be maintained by the user of the plot or as decided by the Commissioner. 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	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
		m, 2 toilets and 2 urinals each for ladies and gentsmay be	reservation/designation and having area more than 4,000 sq.	may be constructed and preferably one toilet for	in hygienic condition. Efforts

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		iv)On plots having non-buildable/POS reservation/designation and havingarea less than 4,000 sq. m, 1 toilet and 2 urinals each for ladies and gents may be constructed. 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 gentsmay be constructed. The PSCso 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 maintainedas decided by the Commissioner in hygienic condition. TheBUA of toilet block shall be counted in BUA of the reservation to be handed over to Appropriate Authority. vi)Construction of such PSC may be allowed touching the plot boundary and accessible	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. 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 maybe constructed. 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	differently abled persons and one urinal for children shall be constructed. 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. 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	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.

Б 1 1 1	Regulation	D	D (D 1	Substantional Modification	Substantional Modification
Excluded	No as per	Provision of Regulation as	Provision of Regulations as	Published by Government	sanctioned by Government
Part No.	RDDP -	published under section 26 of	submitted under section 30 of the	Under Section 31of M.R.T.P	Under Section 31of M.R.T.P
(EP)	2034	the MR & TP Act, 1966	MR & TP Act, 1966	Act. 1966.	Act. 1966.
		from Public Street. The joint	proposed preferably shall have	proposed preferably shall have	
		open space between the	access directly from the public	access directly from the public	
		structure of primary user and	street and shall be located in	street and shall be located in	
		the structure for PSC shall not	such a way that, it shall not	such a way that, it shall not	
		be less than required front open	cause nuisance to the occupants	cause nuisance to the occupants	
		space for structure ofprimary	of the plot and same shall have	of the plot and same shall have	
		user or 3 m whichever ishigher.	to be maintained as decided by	to be maintained as decided by	
			the Commissioner in hygienic	the Commissioner in hygienic	
		vii) The PSC to the extent	conditionEfforts shall be made	condition. The BUA of toilet	
		specified shall be permissible	to construct PSC blocks at a	block shall be counted in BUA	
		free of FSI.	distance of every 3 km.	of the reservation to be handed	
		'''\	especially near the bus stop	over to Appropriate Authority.	
		viii) Availability of PSC shall	along highway/major roads	Efforts shall be made to	
		be displayed insucha way that it	taking in to consideration other	construct PSC blocks at a	
		is clearly seen from Public Street.	requirements for provision of	distance of every 3 km.	
		Street.	PSC block.	especially near the bus stop	
		ix) Substation can be provided	vi) Construction of such PSC	along highway/major roads	
		above PSC as per the	may be allowed touching the	taking in to consideration other	
		requirement of Electric Supply	plot boundary and accessible	requirements for provision of PSC block.	
		Company subject to NOC from	from Public Street. The joint	FSC DIOCK.	
		CFO	open space between the	(EP-157)	
			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.		
			vii) The PSC to the extent		
			specified shall be permissible		
			free of FSI.		
			wiii) Awailahility of DCC ahall ha		
			viii) Availability of PSC shall be		

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			displayed in such a way that it is clearly seen from Public Street. ix) Substation can be provided above PSC as per the requirement of Electric Supply Company subject to NOC from CFO.		
EP-158	Part XII 62	Rain Water Harvesting(RWH) General:The Rain Water Harvesting (RWH) arrangement shall be provided in case ofDevelopment/Redevelopment of plots having area of500sq. m and more.It shall have one or more RWH structures having a minimum total capacity as detailed in schedule below; Provided that the professional on record shall certifythat the RWHSystem /Structures have been constructed as per the specification or of specifications different from those in Schedule, subject to the minimum capacity of RWHSystem being ensured in	62. Rain Water Harvesting (RWH) 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; 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.	62. Rain Water Harvesting (RWH) 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; 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	Sanctioned as modified below. 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.

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		each case. 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.	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.	case. 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. 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. (EP-158)	
EP-159	Part XII 62 SCHEDU LE	SCHEDULE 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	SCHEDULE 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.	SCHEDULE 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	Sanctioned as proposed.
		building site.	1. The following systems may be adopted for harvesting the rain	building site. 1. The following systems	

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		1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface. (i) pen 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. (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	 (i) Open well of a minimum diameter of 1 m and minimum depth of 6m OR open well of a 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. (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 	may be adopted for harvesting the rain water drawn from terrace and the paved surface. (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 nonpotable domestic purposes such as washing, flushing and for watering	

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		for recharging the borewell. iii) n 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. 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	refilled pit for recharging the bore well. (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. (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	the garden. (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. (iii) An impervious surface/undergroun d 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	

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	2034	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. a) 40 mm stone aggregate as bottom layer upto 50% of the depth; b) 20 mm stone aggregate as lower middle layer upto 20% of the depth; c) Coarse sand as upper middle layer upto 20% of the depth; d) A thin layer of fine sand as top layer; 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.	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. a) 40 mm stone aggregate as bottom layer up to 50% of the depth; b) 20 mm stone aggregate as lower middle layer up to 20% of the depth; c) Coarse sand as upper middle layer up to 20% of the depth; d) A thin layer of fine sand as top layer; 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	Act. 1966. 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. (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	Act. 1966.
		f) Brick masonry wall is to be constructed on the	top water falls on the splash pad.	0.60 m width x 2.00 to 6.00 m	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		exposed surface of pits/ trenches and the cement mortar plastered. 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 atleast 15 cm. g) Perforated concrete slabs shall be provided on the pits/trenches. (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground	f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered. 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. g) Perforated concrete slabs shall be provided on the pits/trenches. (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 course sand to allow percolation of rain water into ground. (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	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. a) 40 mm stone aggregate as bottom layer up to 50% of the depth; b) 20 mm stone aggregate as lower middle layer up to 20% of the depth; c) Coarse sand as upper middle layer up to 20% of the depth; d) A thin layer of fine sand as top layer; e) Top 10% of the	

	I				
Excluded	Regulation	Provision of Regulation as	Provision of Regulations as	Substantional Modification	Substantional Modification
Part No.	No as per	published under section 26 of	submitted under section 30 of the	Published by Government	sanctioned by Government
(EP)	RDDP -	the MR & TP Act, 1966	MR & TP Act, 1966	Under Section 31of M.R.T.P	Under Section 31of M.R.T.P
(LI)	2034	·	,	Act. 1966.	Act. 1966.
		2. The terrace shall be	arranged, joined and fixed so	pits/ trenches will	
		connected to the open	as to ensure that the rain water	be empty and a	
		well/borewell/storage	is carried away from the	splash is to be	
		tank/recharge pit/ trench by	building without causing	provided in this	
		means of HDPE/PVC pipes	dampness in any part of the	portion in such a	
		through filter media. A valve	walls or foundation of the	way that roof top	
		system shall be provided to	building or those of adjacent	water falls on the	
		enable drain away the first	buildings.	splash pad.	
		washings from roof or terrace	2. The terrace shall be connected		
		catchment, as they would	to the open well/bore well/storage	f) Brick masonry wall	
		contain undesirable dirt. The	tank/recharge pit/ trench by	is to be constructed	
		mouths of all pipes and	means of HDPE/PVC pipes	on the exposed	
		openings shall be covered with	through filter media. A valve	surface of pits/	
		mosquito (insect) proof wire	system shall be provided to	trenches and the	
		net. For the efficient discharge	enable drain away the first	cement mortar	
		of rain water, there shall be at	washings from roof or terrace	plastered.	
		least two rain water pipes of	catchment, as they would contain	prastered.	
		100 mm dia. for a roof area of	undesirable dirt. The mouths of		
		100 sq. m.	all pipes and openings shall be	The depth of wall	
		_	covered with mosquito (insect)	below ground shall	
		RWH structures shall be so	proof wire net. For the efficient	be such that the	
		sited as not to endanger the	discharge of rain water, there	wall prevents lose	
		stability of building or	shall be at least two rain water	soil entering into	
		earthwork. The structures shall	pipes of 100 mm dia. for a roof	pits/trenches. The	
		be designed such that no	area of 100 sq. m.	projection of the	
		dampness is caused in any part	_	wall above ground	
		of the walls or foundation of the	3. RWH structures shall be so	shall be at least 15	
		building or those of an adjacent	sited as not to endanger the	cm.	
		building.	stability of building or earthwork.		
			The structures shall be designed	g) Perforated concrete	
			such that no dampness is caused	slabs shall be	
			in any part of the walls or	provided on the	
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	provided on the	

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			foundation of the building or those of an adjacent building.	pits/trenches.	
				(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 course	
				sand to allow	
				percolation of rain	
				water into ground.	
				66	
				(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	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				building without causing dampness in any part of the walls or foundation of the building or those of adjacent buildings.	
				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.	
				3. RWH structures shall be so	

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				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.	
				4. The water so collected/ recharged shall as far as possible be used for non- drinking and non- cooking purpose.	
				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.	
				Provided further that it will be ensured that for such use,	

Exclu Part (El	No. No as	published under section 26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966. proper disinfectants and the water purification arrangement have been made. (EP-159)	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
EP-1	60 Part XI 65(a)	Sewage Treatment Plant (STP) & Disposal 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, shallbe provided with Sewage Treatment Plant (STP) and disposal system. 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. STP shall comply with the following: a) STP structure shall be	65. Sewage Treatment Plant (STP) & Disposal 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 timeshall be provided with Sewage Treatment Plant (STP) and disposal system. 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. STP shall comply with the following: a) STP structure shall be of compact design, above ground, open to sky and shall not be	Sewage Treatment Plant (STP) & Disposal 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. 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. STP shall comply with the following: a) STP structure shall be of compact design & completely	Sanctioned as modified below. STP structure shall be of compact design with due approval of relevent competent 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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.	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. 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.	
EP-161	Part XII 66	Solid Waste Segregation All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and wet waste (organic waste).	66. Solid Waste Segregation 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	66. Solid Waste Segregation All buildings shall be provided with separate coloured bins to collect dry waste (paper, plastic, metal, glass, etc.) and	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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
(EP)		Dedicated space shall be allocated for collecting waste before transferring waste for recycling/disposal separately. 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. 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.	shall be allocated for collecting waste before transferring waste for recycling/disposal separately. 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. Provision for treating the wet	Act. 1966. wet waste (organic waste). Dedicated space shall be allocated for collecting waste before transferring waste for recycling/disposal separately. 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	
		The planning design,	per the National Building Code of	requirement of the only if unly.	

Port No.	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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		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.	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. 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. The area under construction of Solid Waste Management System /Bio-degradable waste treatment plant shall be free of FSI. 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." (EP-161)	

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
EP-162	Part XII 67 & 68	67. Tree Plantation Provisions for Landscaping 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. ii) Every plot of land shall have at least (a) at the rate of 5 trees per 100 sq.m or part thereof of the said recreational space, to begrown within the entire plot. (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. iii) Trees shall be planted taking care that they shall not obstruct the maneuvering of firefighting vehicles during an	67. Tree Plantation Provisions for Enhancing/Conserving/ Preserving Biodiversity 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. ii) Every plot of land shall have at least (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. (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. iii) Trees shall be planted taking care that they shall not obstruct the maneuvering of firefighting	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.	Sanctioned as proposed.

Excluded Part No. (EP) Regulation No as part RDDP 2034	published under section 26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	emergency. 68. Coastal Regulation Zone (CRZ) Notwithstanding anything contained in these Regulations, any development within CRZ areas shall be governed by the amendedCoastal 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.	trees planted along the boundary		

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of 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	Section 26	Sanction as Proposed.			
		(At right top corner of site/building I. Area Statement 1. Gross Area of plot a) Area of Reservation b) Area of Road Set III c) Area of D P Road 2. Deductions for. (A)For Reservation/Road (a) Road set-back are (b) Proposed D P road (c) Reservation area (e) Reservation area (e) Area of amenity II (b) Area of amenity II (c) Area of amenity II (c) Area of amenity II (c) Area of amenity II (d) Area of amenity II (e) Area of amenity II (f) Area of amenity II (g) Area of amenity II (h) Area of amenity II (h) Area of amenity II (c) Area of amenity II (d) Area of amenity II (e) Area of amenity II (f) Area of amenity II (f) Area of amenity II (g) Area of amenity II (h) Area of amenity II	 Gross Area of plot a) Area of Reservation in plot b) Area of Road Set back c) Area of D P Road Deductions for. (A)For Reservation/Road Area (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 (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 15 (d) Area of amenity plot/plots to be handed over as per DCR 35 			

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	2034	under which the deversity of the deversity of the state of	elopment [4 + 2(A) +2(B)] 33) as per Zonal(basic) FSI (5 * 6) to area of land handed over as per 2(A bet of construction of built up amenity itional FSI on Payment of Premium' ation No 30(A)3 assible "TDR" as per Table No 12 o (7+8+9+10+11) per regulation 30 (A) per Regulation No 31(3) It up area for Rehab component ingible built up area by charging premium area availed on payment of premium osed including Fungible built up Are ot [13/4]	A) to be handed over as per Table No 12 of Regulation f Regulation No 30(A) subject to out charging premium at without charging premium nium	Act. 1966.
		·	ion affecting the plot ion 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		d) Built up area of A	Amenity to be handed over as per Reg	gulation No.17		
		e) Area/Built up Ar	ea of Designation			
		(B) Plot area/Built up Ar	nenity to be Handed Over as per Reg	ulation No		
		(i) 14(A) (ii) 14(B) (iii) 15 (C) Requirement of Recreational Open Space in Layout/Plot as per Regulation No.27 (D) Tenement Statement (i) Proposed built up area (13 above) (ii) Less deduction of Non-residential area (Shop etc.) (iii) Area available for tenements [(i) minus (ii).] (iv) Tenements permissible (Density of tenements/hectare) (v) Total number of Tenements proposed on the plot (E) Parking Statement (i)_Parking required by Regulations for Car Scooter/Motor cycle				
		Outsiders (visitor	rs)			
		(ii) Covered garage j	permissible			
		(iii) Covered garages Car Scooter/Motor cy Outsider (Visitor (iv) Total parking pro (D) Transport Vehicles P (i) Spaces for transport (ii) Total No. of transport				
		Note – The Proforma is for an i	llustrative guidelines only .The profe	orma may be modified to suit 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		provisions of DCR under which t	he development is proposed.		
		Section 30			
			FORM I		
		(Si	r. No. 2, 9,10,11,19 in ANNEXURE '	'1")	
		(At right top corner of site/building)	ng plan at Ground Floor Level)		
		I. Area Statement	Square meter		
		 Gross Area of plot a) Area of Reservation b) Area of Road Set Inc. c) Area of D P Road Deductions for. (A)For Reservation/Road 			
		(a) Road set-back are (b) Proposed D P roa (c) Reservation area ((B) For Amenity area (a) Area of amenity p (b) Area of amenity p (c) Area of amenity p (d) Area of amenity p (C) Deductions for Existing B			
		(a) Land component under which the 3. Total deductions: [2(A) 4. Balance area of plot (1 m 5. Gross Plot area under De			

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
	2034	6. Zonal (basic) FSI (1 or 1 7. Permissible Built up Area 8. Additional Built up equal 9. Built up Area In lieu of C 10. Built up area due to " Regulation No 30(A) sub 11. Built up area due to adm Regulation No 30(A)3 12. Permissible Built up Area 13. Proposed Built Up Area 14. TDR generated if any as 15. Fungible Compensatory a) i)Permissible Fungible C ii) Fungible Compensatory c) i) Permissible Fu ii) Fungible Compensatory 16. Total Built up Area +15(b)(ii)] 17. FSI consumed on Net Plo (II) Other Requirements (A) Reservation/Designat f) Name of Reserva	as per Zonal(basic) FSI (5 * 6) I to area of land handed over as per 20 Cost of construction of built up ameni Additional FSI on Payment of President to Regulation No 30(A)3 hissible "TDR" as per Table No 12 of a (7+8+9+10+11) per regulation 30 (A) Area as per Regulation No 31(3) compensatory area for Rehab component compensatory area availed for Rehab angible Compensatory area by charging apensatory area availed on payment of proposed including Fungible Compensatory area availed for Rehab component and the second compensatory area availed on payment of the second compensatory area availed compensatory area availed on payment of the second compensatory area availed compensat	(A)+{2(B) except (d)} ty to be handed over emium" as per Table No 12 of of Regulation No 30(A) subject to ent without charging premium ab component without charging ng premium. f premium	Act. 1966.
		h) Area of Reservat	ion 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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		i) Built up area of A	Amenity to be handed over as per Reg	gulation No.17	
		j) Area/Built up Ar	rea of Designation		
		(B) Plot area/Built up Ame	enity to be Handed Over as per Regul	ation No	
		(i) 14(A) (ii) 14(B) (iii) 15 (C) Requirement of Recr (D) Tenement Statement (i) Proposed built (ii) Less deduction (iii) Area available (iv) Tenements perr (v) Total number o (E) Parking Statement (i)_Parking required			
		Car			
		Scooter/Motor cy Outsiders (visitor			
		(i) Covered garage perm	·		
		(iii) Covered garage Car Scooter/Motor cy Outsider (Visitor (iv) Total parking pro (D) Transport Vehicles P (i) Spaces for transp (ii) Total No. of tran			
		Note – The Proforma is for an	illustrative guideline only. The profe	orma may be modified to suit 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 provisions of DCR under which the section 26 of the MR & TP Act, 1966	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966 he development is proposed.	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		Section 31(1)			
			FORM I		
		(Sı	r. No. 2, 9,10,11,19 in ANNEXURE '	'1")	
		(At right top corner of site/building)		,	
			ng pian at Ground Pioor Level)		
		I. Area Statement		Square meter	
		18. Gross Area of plot			
		a) Area of Reservation	on in plot		
		b) Area of Road Set l	back		
		c) Area of D P Road			
		19. Deductions for.			
		(A)For Reservation/Road	l Area		
		(a) Road set-back are	ea to be handed over (100%) (Regula	tion No 16)	
		(b) Proposed D P roa	ad to be handed over (100%) (Regula	tion No 16)	
		(c) Reservation area	(plot) to be handed over (Regulation 1	No 17)	
		(B) For Amenity area			
		(a) Area of amenity p	plot/plots to be handed over as per DO	CR 14(A)	
		(b) Area of amenity p	plot/plots to be handed over as per DO	CR 14(B)	
			plot/plots to be handed over as per DC		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.						
		(d) Area of amenity p	plot/plots to be handed over as per DC	CR 35					
		(C) Deductions for Existing	ing Built up area to be retained if any						
		(a) Land component	of Existing BUA as per regulation						
		under which the	development was allowed.						
		18. Total deductions: [2(A)	+2(B) +2(C)						
		19. Balance area of plot (1 n	ninus 3)						
		20. Gross Plot area under De	evelopment $\frac{4 + 2(A) + 2(B)}{4 - (2(B))}$	$A) + 2(B))\}$					
		21. Zonal (basic) FSI (1 or 1	33)						
		22. Permissible Built up Are	ea as per Zonal(basic) FSI (5 * 6)						
		(In case of Mill land Per	missible Built up Area shall be as per	4 of Regulation 30(A)					
		23. Additional Built up area 2(A)+{2(B) except (d)}	a equal to area of land handed over	as per 3(a) of Regulation 30(A)					
		24. Built up Area In lieu of	Cost of construction of built up ameni	ity to be handed over					
			'Additional FSI on Payment of Probject to Regulation No 30(A)3	emium" as per Table No 12 of					
		26. Built up area due to adn Regulation No 30(A)3	nissible "TDR" as per Table No 12 c	of Regulation No 30(A) subject to					
		27. Permissible Built up Are	ea (7+8+9+10+11)						
		28. Proposed Built Up Area							
		29. TDR generated if any as	29. TDR generated if any as per regulation 30 (A)						
		30. Fungible Built up Comp	ensatory Area as per Regulation No 3	31(3)					
		d) i)Permissible Fu charging premium	a for Rehab component without						

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	on of Regulation of under section in the contract of the contr	26 of subn	rovision of Regulations nitted under section 30 MR & TP Act, 1966	of the	Published Under Sec	onal Modification d by Government tion 31of M.R.T.P act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			ii) Fungi charging		Compensatory area	availed	for Rehab	component without	at .
			e) i) Permiss	sible Fungible	Built up Compensatory	y area b	y charging pr	emium.	
			ii) Fungib	mium					
			Total Built up A 15(b)(ii)]	i)					
		32. I	SI consumed on	Net Plot [13/	['] 4]				
		(1	EP-163)						
EP-164	Appendics	Section 2	6						Sanctioned as proposed.
	and Annexures - ANNEXU	DETA	ILS OF THE QU	REGISTRATION					
	RE -10	Sr. No	Professiona ls	Responsibilitie s					

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	ovision of Regulation as lished under section 26 of ne MR & TP Act, 1966		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			e Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		1	Architect	must l in arci from a colleg univer minim years experi practi	rsity and num of two of ience in a	Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects Act, 1972	and out related the related term of the relate	rtification other details specified in	The Architect/ Licensed Surveyorshall be responsible for designing the building in conformity with the seRegulations, 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	published ι	of Regulation under section 2 & TP Act, 190	26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		2	Licensed Surveyor	Surve have of degree Civil/on En from a colleg board or Comemb (civil) Institute Engine and a for 2 years of 2	Constructi gineering recognized ge/ /University rporate perships of the ation of eers(India) minimum ears of ience in a	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	plin con Cen sup con	mpletion. rtificate of pervision mpletion tificate for lding with	Authority.		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	on of Regulation d under section 2 R & TP Act, 19	26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		3	Structural Engineer	qualifia a Struct Engine Gradus Engine Gradus Engine Gradus Engine Associ Memb Civil Engine Institut Engine and wiminim of exp Structut Engine Gractic design field where The 3 experies be relayears in the structure of the struc	eer shall be ate in Civil eering of nized or foreign risity or iate eership in eering on of tion of eers (India) ith num 3 years erience in ural eering ce with ning and work. years of ence shall exed to 2 in the case t graduate e of	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	wo dev per giv and - a) A pla rela info cor dev per b)s det cal all bui c)c plii cor d) (of s and cor cer bui cor cor cer bui cor cor cor bui cor cor cor bui cor cor cor cor bui cor cor cor cor cor cor bui cor cor cor d) (of s and cor cer bui cor cor cor bui cor cor cor cor cor cor cor bui cor	carry out ork related to velopment rmission as ven below d to submit All structural ans and ated formation nnected with velopment rmission structural tails and lculation of parts of ildings certificate of nth mpletion Certificate supervision d mpletion rtificate for ilding with mpletion ans.	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.		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publ	lished ı	under section 2	z TP Act, 1966		n of Regulations as under section 30 of t & TP Act, 1966		Published Under Sec	onal Modification d by Government tion 31of M.R.T.P act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		4	4	Advocateor Solicitor onRecord	univer branch Structu Engine case of in Structus Engine experie require be 1 years and the Ba of India The A Solicit on Receive a of three experie practice.	dvocate icitor on d must valid ation with r Council ia. dvocate or	Registration with the Bar Council of India.	serreto coperato san T Cle Cerethe devafte the subpro	render vices related development mission and submit- Title earance rtificate for Land under velopment er exercising procedure search etc. at time of omission of oposal, nership for	Advocateor 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	blished	n of Regulation under section 2 & TP Act, 196	26 of	submitted u	n of Regulations as under section 30 of & TP Act, 1966		Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
							alon righ prop deve the tank subject to late times subject to late times subject to late the tank subject to late the tank subject to late times subject to late the tank subject to late the tank subject to late times sub	tersrel ated and at the	concerned.	
		5	Site Supervisor	any oth qualific	isor" old na in action ering or eer cation in d of Civil ering ized by rd / ities in	Registeredwith the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	wordinace with developerrapping and Cert superbuilto carmate testi	carry out k coordance in the elopment mission and roved plans to submit- tificate of ervision of dings and arry out erial ing on site 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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published	n of Regulation as under section 26 o & TP Act, 1966	submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			Su ha of exy Su bu	e "Site pervisor" must ye a minimum two year s of perience in pervision of Ilding works. te – Earlier gistered site pervisor Grade and Grade III h MCGM y be ntinued.		the quality work as the specification NBC & relevant of Praction	s per cations, t Code	intimate to MCGM .He shall ensurethat 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.	
		6	Plumber Plumber in En any que the En received in the text of the t	e "Licensed amber" must and a diploma Civil gineering or y other alification in field of Civil gineering ognized by board /	Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry plumbin work rel to develop permissi and appr plans an submita) Certifof super	elated oment sion oroved and to fficate	The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for plumbing and water supply.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation a published under section 26 the MR & TP Act, 1966	submitted u	n of Regulations as under section 30 of the & TP Act, 1966	e Published Under Sect A	onal Modification by Government tion 31of M.R.T.P ct. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		n c r r y e	universities in Maharashtra""Li censed 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	
		for Rain Water Harvesting I I I I I I I I I I I I I I I I I I I	The Consultant for Rain water Harvesting(RW H) must hold a Diploma/Degree in Civil Engineering. The Consultant for Rain water Harvesting on record must have a minimum of	t I a	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 published under section the MR & TP Act, 19	26 of submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		onal Modification d by Government tion 31of M.R.T.P act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			two years of experience in the field practice in RWH.		t permission for Rainwater Harvesting; 2. b) Details for Rain Water Harvesting system with proposal/plans. c)Completion Certificate with respect to Rainwater Harvesting for Building stating that RWH system has been installed and tested.	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/P ublic Health /Civil Engineering.		To carry out work related to Grey Water Recycle and to submit- 1. a) certificate &all related	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 Regulation submitted under section 30 MR & TP Act, 1960	of the Pub	stantional Modification blished by Government er Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		for Grey Recy reco have minitude experience field gray	Consultant y water ycleon rd must e a mum of years of erience in a practice in water cling.	information connected with developme permission for Grey water Recycling; 2. b) Deta for Grey water Recycling Plant with proposal / plans. c) Completion Certificate with respect to completion plan respect to Grey water	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.	
		for conservatio of E hold degree Electory	Consultant Conservation nergy must any valid ee in trical/ hanical neering and	a. To submit certificate & related information connected with Conservation	&all Consultants for Conservation of Energy shall be responsible for the work of	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation published under section 2 the MR & TP Act, 196	26 of submitted	on of Regulations as under section 30 of th & TP Act, 1966	Publishe Under Sec	onal Modification d by Government tion 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of 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.	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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			2.	concerned with with fire developmen t permission in accordance with requirement ofFireAct20 08; b) details for fire safety measures for all parts of building Completion Certificate along with plans for building stating all fire safety measures as per CFO NOC has been installed and tested with completion plans.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	pu	blished	n of Regulation under section 2 & TP Act, 196	26 of submitted up		Provision of Regulations as bmitted under section 30 of the MR & TP Act, 1966		Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			101	Consultant for Heating /Ventilation and Air Condition (HVAC)	d mus posses minim years experi	altant be a ate in ical eeringan t ss num two of ience in ation of		wood and a) Control of the control o	carry out rk related to rK related to rKC system I to submit Certificate& related formation form	The consultant for HVA Can be responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.	
			1 1 2	Consultant for Solid Waste Manageme nt(SWM)	menta	ıltant oe a ate in Environ		work SW and 1.a	carry out rk related to VM system I to submit-)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 t MR & TP Act, 1966		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		must minin years expe	al ning and possess mum two	information concerned with SWM; 2.b) Details for SWM for implementat ion regarding waste segregation, onsite treatment and disposal. c) Completion Certificate along with plans with respect to SWM system installation, their testing and proper functioning.	
		Section 30 DETAILS OF THE QUALIFICATE 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			Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		Sr. No	Professionals	Qualific	cation	Registration	Dut	ties	Responsibiliti es	
		1	Architect	in archi from re college, and mir two yea	tecture cognized university nimum of ars of nce in a	Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects Act, 1972	carriela dev peri give to s a) doccinfo other as DC with peri b) Not of con Cer sup con	rated to relopment mission as en below and submit all plans/cuments/ormation/ area tification & er details specified in	The Architect/ Licensed Surveyor shall be responsible for designing the building in conformity with these Regulations, for authenticatio n of documents submitted except legal document and for ensuring that the development is carried out as per approved	
		2	Licensed Surveyor	The Surveyon have degree	"Licensed or"" shall diploma/ in	Registration with Municipal Corporation with the valid		lding with	plans, else get amended plans approved and	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regulation as published under section 26 of the MR & TP Act, 1966	f submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		I Modification y Government n 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		n fror coll boa or mer (civ Inst Eng and 2 exp	Corporate aberships (il) of the tution of ineers (India) minimum of years of erience in a	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			submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Modification Government 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		3	Structural Engineer	Structu Engine Gradua Engine recogni or univers Associa Membe Civil I Divisio Institut Engine and minimu of exp Structu Engine Practicu designi field w The 3 experie be rel- years i of pos degree	er shall be te in Civil ering of zed Indian foreign ity or ate ership in Engineering n of ion of ers (India) with am 3 years berience in ral ering e with ng and ork. years of	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	related developer give to see a) A plantinforce condeveloper b) see deta calcepar c) condeveloper d) (support condeveloper condeveloper b) see deta calcepar c) condeveloper d) (support condeveloper condeveloper condeveloper b) see deta calcepar c) condeveloper d) (support condeveloper co	carry out work ated to velopment mission as en below and submit — All structural and related ormation enected with velopment emission structural ails and culation of all ails and culation of all the of buildings ertificate of enth completion Certificate of pervision and mpletion tificate for lding with empletion plans.	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publisl	ision of Regulation hed under section MR & TP Act, 19	26 of s	submitted u	n of Regulations as under section 30 of & TP Act, 1966		Published by Under Section	Modification Government 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				university branch Structural Engineerin case of I in S Engineerin experience required v 1 year	of Inng. In Doctorate Structural ng, the				Authority.	
		4	Advocate or Solicitor on Record	The Advo Solicitor Record ma a registratio the Bar of India. The Adv Solicitor Record manimum	on valid on with Council vocate or on nust have	Registration with the Bar Council of India.	relate developermi subm a) Ti Certif Land under after	opment ission and to it- tle Clearance ficate for the development exercising the	Advocate or Solicitor shall be responsible for certification of title of the land Certifying the authenticatio n of rights of	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	published und	of Regulation as der section 26 of TP Act, 1966	submitted	on of Regulations as under section 30 of & TP Act, 1966	the Published by Under Section	Modification Government 1 31 of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			practi	of ence in a ce of Land I 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.	developer to carry out	
		5 Site Si	hold a Civil/ Const Engin any qualif the fi Engin	"Site visor" must a diploma in ruction eering or other ication in eld of Civil eering nized by the resities 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	publish	sion of Regulation and under section MR & TP Act, 19	26 of	submitted u	on of Regulations as under section 30 of & TP Act, 1966		Published by Under Section	Modification y Government n 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				of two experien Supervis building Note registere supervis II and	"Site sor" must minimum years of nce in sion of works. - Earlier ed site sor Grade Grade III CGM may		NBO	cifications, C & relevant le of Practice.	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.	
			Licensed Plumber	Plumber hold a d Civil Er or an qualifica the field Enginee	liploma in ngineering y other ation in d of Civil cring zed by the	Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	plum relate developerm appr and a) supeloperment	carry out mbing work ted to elopment mission and roved plans to submit- Certificate of ervision of dings for mbing& water	The Licensed Plumber shall be responsible for the workmanship and material quality and tests of material required for	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Re published under s the MR & TP	section 26 of	submitted	on of Regulations as under section 30 of & TP Act, 1966		Published by Under Section	Modification Government 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			must minimu years experie	ed Plumber have a am of two of		and all build Plum law to dever perm Drai Com	oly and to y out details calculations of parts of ding w.r.t. nbing & bye 4(c) according approved elopment nission and b) inage appletion ifficate along a 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 Consultan Rain Wate Harvestin	for Ray Harves (RWH) hold Diplom in Engine	must a na/Degree Civil		Rain Harv to su 3.	vesting and ıbmit- a) Certificate	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			Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		reco min yea exp	rvesting on cord must have a nimum of two cars of perience in the ld practice in	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 that RWH system has been installed and tested. Water Harvesting that RWH system has been installed and tested. Water Harvesting that RWH system has been installed and tested. Water Harvesting carried out or site as per approval. He shall ensure that the worl is carried out or site as per approval. He shall ensure that the worl is carried out or site as per approval. He shall ensure that the worl is carried out or site as per approval. He shall ensure that the worl is carried out or site as per approval. He shall ensure that the worl is carried out or shall e	
		Recycle Recycle hold Environment Environme	Grey Water cycle must ld a degree in vironmental/Pu c Health /Civil gineering.	To carry out work related to Grey Consultants Water Recycle and to submit- 3. a) Certificat e & all related informati on connecte d with The Consultants for Gre Water Recycle shall be responsible for the word of Gre Water Recycle carried out of	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regular published under section the MR & TP Act,	on 26 of subi	Provision of Regulations as omitted under section 30 of MR & TP Act, 1966		Published by Under Section	I Modification y Government n 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
			two years experience is field practic gray we recycling.	in a	c)Co Cert resp com	pletion plan bect to Grey	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	f for Conserv of Energy	must valid in lechan leering lave a	certi relat infor conr Con Ener	red rmation nected with servation of rgy; o submit	The Consultants for Conservation of Energy shall be responsible for the work of	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	rision of Regulation hed under section MR & TP Act, 1	126 of	submitted	on of Regulations as under section 30 of & TP Act, 1966	the Published b	al Modification y Government n 31of M.R.T.P . 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				_	of nce in a practice in vation.		details for Conservation of Energy Plant with proposal for implement in. c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for building	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	
		10	Consultant for Fire Safety Measures	Consul	Fire tion re Safety	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- 4. a) Certificate & all related informatio	consultant for fire protection shall be responsible	

Excluded Part No. (EP) Regulation No as port RDDP 2034	er publis	rision of Regulation as hed under section 26 of MR & TP Act, 1966	submitted	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		al Modification y Government n 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					n concerned with developme nt permission in accordanc e with requireme nt of FireAct20 08; 5. b) details for fire safety measures for all parts of building 6.Completion Certificate along with plans for building stating all fire safety measures as per CFO NOC has been installed and tested		

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publis	vision of Regulationshed under section MR & TP Act, 19	26 of	Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966			Published by Under Section	Modification Government 31of M.R.T.P 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		10	C 1 1 1 C	INAC			T	completion plans.	TI	
		10	Consultant for Heating/ Ventilation and Air Condition (HVAC)		sultant shall graduate in trical neering must ess mum two s of rience in llation of		rela syst sub a) C rela con HV b) HV imp Cor Cer with resp inst test	carry out work atted to HVAC tem and to omit Certificate & all atted information accrned with AC; details for AC for olementation. Impletion tificate along the plans with pect to HVAC tallation, their ting and proper ctioning.	consultant for	
		1 1 2	Consultant for Solid Waste Management(S WM)	be a gra	ant shall aduate in nvironm		To carry out wo related to SWM system and to submit-		The consultant for SWM shall be responsible	
				Engine	ering or n- mental g and possess		rela	Certificate & all atted information accrned with VM;	for planning, designing and implementati	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publi		nder section 26 of subm		Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				minimu years experie field of	of		b) Details for SWM for implementar regarding w segregation, onsite treatm and disposate. C) Completic Certificate a with plans we respect to Straystem instate their testing proper functions.	tion aste nent l. on llong vith WM allation, and	on of SWM system as per the NBC and relevant code of practices.	
			n 31(1) TAILS OF THI	E QUALIFI	CATION, DU	NEXURE–10 ITIES, RESPONS PROCESS	IBILITIES AI	ND REC	GISTRATION	
		Sr. No	Profession of als	Qualificatio	n	Registration	Duties	Re	esponsibilities	
		1	f 1 0	legree in are from recogn university and of two years	nized college/ nd minimum s of n a practice	Registration with the Council of Architecture, India, issued as per the pro- visions of the Architects	development permission given belo and to submi	rk Li to Su to be as fo ow bu t co	he Architect/ icensed arveyor shall e responsible or designing the hilding in onformity with ese egulations, for	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publishe	sion of Regreed under se	ction 26 of submitt	ted und	of Regulations as der section 30 of TP Act, 1966	the Publishe Under Sec	onal Modification d by Government ction 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
						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.	
			own Planner	The minimum qualific for a town planner sha the Associate Member of the Institute of Town Planners or graduate of post graduate degree it town and country planning.	all be ership wn or	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Reg published under s the MR & TP	ection 26 of	submitted un	of Regulations as der section 30 of TP Act, 1966	er section 30 of the Under Sec		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					planning.	of plans for land subdivision layout and related information connected with development permit for all areas. b) Issuing of certificate of supervision for development of land of all areas.	that the development is carried out as per approved plans, else get amended plans approved and intimating the Authority.	
		3 Licensed Surveyor	diploma/ de Civil/Construct Engineering recognized board/Universi Corporate me (civil) of the of Engineers (minimum of 2 experience in	from college/ity or emberships Institution (India) and 2 years of a practice architecture	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.	Regulations, for authentication of documents submitted except legal document and for ensuring that the	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publ	vision of Reg ished under se e MR & TP A	ection 26 of	submitted un	of Regulations a der section 30 of TP Act, 1966	S Pub	the Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
							with development permission; b) Work Star Notice Certificate of plinth completion. Certificate of supervision completion certificate for building with plans.	art ap el pl ar th	arried out as per pproved plans, lse get amended lans approved nd intimating he Authority.	
		4	Structural Engineer	be Gradua Engineering recognized foreign un Associate M Civil Division of Engineers with minimal experience Engineering designing and The 3 years	ingineer shall te in Civil of Indian or	Registration with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM	To carry out work related development permission a given below and to submate a) All structural plans and related information connected with development permission b) structural details and calculation of	d to er re as the v sa nit — statural ca sii er vith as statural fill gi	The structural ngineer shall be esponsible for the structural afety and tability of evelopment arried out on ite. He shall nsure that the evelopment is s per the tructural equirements given by him. Further, the tructural design	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publi	vision of Reg shed under se MR & TP A	ection 26 of	submitted un	of Regulations a der section 30 of TP Act, 1966	S Publi	antional Modification shed by Government Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
				graduate recognized foreign univ branch of Engineering	. In case of in Structural , the required		all parts of buildings c)certificate o plinth completion d) Certificate supervision ar completion certificate for building with completion plans.	of an article any difference he shall be responsible for intimating the Authority.	
		5	Advocate or Solicitor on Record	Solicitor on hold a valid with the Ba India. The Advoca on Record minimum of years of expension of the property of the proper	vocate or Record must I registration r Council of te or Solicitor must have a of three ten perience in a Land related	Registration with the Bar Council of India.	Clearance Certificate the La underdevelop nt af exercising procedure search etc. at time submission proposal,	set ded Solicitor shall be responsible and for certification of title of the land Certifying the authentication of rights of the owner/ developer to carry out the development on of the land	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Re published under sthe MR & TP	ection 26 of	submitted un	of Regulations a der section 30 of TP Act, 1966	S Publish	tional Modification ned by Government ection 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
						the time of	III n at f f f r s H	
		6 Site Supervisor	must hold a Civil/ Engineering qualification of Civil recognized b universities Maharashtra The "Site must have a two years of	Supervisor" a minimum of of experience rvision of	Registered with the Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry or work i accordance with the development permission an approved plan and to submit Certificate or supervision or buildings and to carry or material testing on site an ensuring the quality of work.	Supervisor shall be responsible for the workmanship and material quality and tests of material frequired in f development carried out on t site. The failure g of test results d shall be	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publish	sion of Regned under se	ction 26 of	submitted un	of Regulations as der section 30 of TP Act, 1966	S Pi	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
					ier registered sor Grade II e III with may be		as per specificati NBC relevant of Practice	ions, & Code e.	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.	
			Licensed Plumber	must hold a Civil Engine other qualifi field o Engineering by the universities Maharashtra Plumber m minimum o	recognized board / in Licensed ust have a f two years rience in	Registered with Municipal Corporation with the valid license issued as per the procedure adopted by MCGM.	To carry plumbing related developmed permission approved and to subtance and to subtance and to cardetails calculation all parts building Plumbing bye law	work to nent on and plans omit- cate of for description of for description and ons of tes of w.r.t. description to	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	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	Provision of Regu published under see the MR & TP A	ction 26 of	submitted un	of Regulations as der section 30 of TP Act, 1966	the Published Under Sec	onal Modification d by Government tion 31of M.R.T.P act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
(EP)		8 Consultant for Rain Water	The Consult Water (RWH) mu Diploma/Deg Engineering-The Consult Water Harrecord mu minimum of	ant for Rain Harvesting ast hold a gree in Civil tant for Rain rvesting on st have a two years of in the field	TP Act, 1966		notices any deviation he shall be responsible for intimating the Authority. 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	
						Harvesting; 6. b) Details for Rain Water Harvesting system with proposal/plans.	intimating the Authority.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publi	ished under section 26 of submitted			ubmitted under section 30 of the MP & TP Act 1966 Published Under Section		onal Modification d by Government ction 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
							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	Water Recyclands and deg Environmen Health Engineering The Consult Water Recyclands have a two years of the Recyclands and the Recyclands are the Recyclands and the Recyclands are the Recyclands and the Recyclands are the	tal/Public /Civil . cant for Grey cle on record minimum of f experience actice in gray		To carry out work related to Grey Water Recycle and to submit- 5. a) certificate &all related information connected with development permission for Grey Water Recycling; 6. b) Details for Grey Water Recycling	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 And If he notices any deviation he shall be responsible for intimating the Authority.	

Excluded Part No. (EP)	Regulation No as per RDDP - 2034	publi	shed under se			Provision of Regulations as submitted under section 30 of the MR & TP Act, 1966		onal Modification d by Government ction 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
(EP)		10	Consultant for conservatio n of Energy	The Cons Conservation must hold degree Electrical/M Engineering have a mini years of exp	sultant for n of Energy any valid in echanical and must mum of two perience in a ce in energy	TP Act, 1966		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	
							of Energy Plant with proposal for implement in. c. To submit Completion Certificate with completion plan with respect to Conservation of Energy for	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	

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 submitted un MR &	the Und	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
							building			
		11	Consultant for Fire Safety Measures	Consultant licensed ago the Fire Prev	ency under	Must be registered with Director, Maharashtra Fire Services	To carry work related development permission respect to Safety meand to substantial resinformatic concerned with development permission accordance with requirement of FireAct20.	acate& elated ion ent on in ince east for safety ures ilding etion	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 consultation with fire department of MCGM.	

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		the Publish Under Se	cional Modification ed by Government ection 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
		12	Consultant for Heating/ Ventilation and Air Condition (HVAC)	shall be a g	Engineering nimum two perience in		building stating all fire safety measures a per CFC NOC has been installed and tested with completion plans.	The consultant of the responsible for planning, designing and implementation of HVAC system as per the NBC and relevant code of practices.	

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		S Pub	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.		Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.	
	RDDP -			SWM Cons be a gra Civil/Environ Engineering Environ-	ultant shall aduate in onmental or mental and must himum two perience in			er Secti Ac g and t d to m nit- e & all with s I for ntat	on 31of M.R.T.P	Under Section 31of M.R.T.P
							segregation onsite treatment and disposite completion Certificate a with plans we respect to SV system installation, testing and	t osal. ion along with		

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.
		(EP-164)		oper nctioning.	
EP-165	Appendics and Annexures - ANNEXU RE -1 Note			ANNEXURE - 1 (Part of Appendix II Item 10 5) Particulars of Development "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)	Sanctioned as modified below. "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"

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	Substantional Modification Published by Government Under Section 31of M.R.T.P Act. 1966.	Substantional Modification sanctioned by Government Under Section 31of M.R.T.P Act. 1966.

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

PREDEEP GOHIL,

Under Secretary to Government.