

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६**  
बृहन्मुंबई विकास योजना-२०३४ ला मंजूरी देताना  
मंजूरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल (ई.पी.)  
संदर्भात शासन सूचनेचे परिशिष्ट-बी ला शुध्दीपत्रक व  
पुरकपत्र.

**महाराष्ट्र शासन**  
**नगर विकास विभाग**  
**मंत्रालय, मुंबई : ४०० ०२१,**  
**दिनांक :- २९ जून, २०१८**

**सूचनेस शुध्दीपत्रक व पुरकपत्र**

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

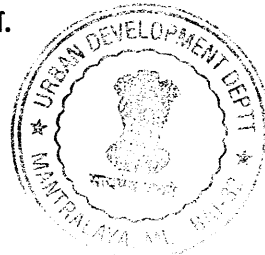
ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करुन राज्य शासनाने अधिसूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दि. ८/०५/२०१८ (यापुढे याचा उल्लेख "उक्त अधिसूचना" असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारुप विकास योजना-२०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-बी मध्ये दर्शविलेले मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करुन राज्य शासनाने सूचना क्र. टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/ई.पी./नवि-११, दि.८/०५/२०१८ (यापुढे याचा उल्लेख "उक्त सूचना" असा करणेत आलेला आहे) द्वारे उक्त सूचनेसोबतचे परिशिष्ट-बी मध्ये नमूद केलेल्या सारभूत स्वरूपाचे प्रस्तावित फेरबदल (ई.पी.) संदर्भात जनतेकडून हरकती/ सूचना मागविल्या आहेत आणि शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुध्दीपत्रक दि. २२ जून, २०१८ रोजी पारित केले आहे.

आणि ज्याअर्थी, उक्त सूचने सोबतचे परिशिष्ट-बी मध्ये काही टंकलेखनाच्या त्रुटी व चूका असल्याचे निदर्शनास आले आहे आणि त्याकरीता सोबत जोडलेले जोडपत्र- I मध्ये नमूद केलेले शुध्दीपत्रक व पुरकपत्र निर्गमित करणे आवश्यक आहे;

आणि त्याअर्थी, उक्त सूचने सोबतचे परिशिष्ट -बी मध्ये अशा सुधारणा करण्यासाठी जोडपत्र- I मध्ये नमूद केल्याप्रमाणे शुध्दीपत्रक व पुरकपत्र निर्गमित करण्यात येत आहे आणि त्यासाठी शासन याद्वारे:-

- १) शुध्दीपत्रक व पुरकपत्रात नमूद केलेले प्रस्तावित सुधारणा (ई.पी.) चे अनुषंगाने जनतेकडून खालील मुदतीत हरकती/ सूचना मागविण्यासाठी सूचना देत आहे:-
  - i) विकास योजना-२०३४ बाबत सदरहु सूचना शासन राजपत्रात प्रसिध्द झाल्यापासून तीस दिवसांचे कालावधीत किंवा अधिप्रमाणित ई.पी. नकाशे महापालिकेच्या संकेत स्थळावर प्रसिध्द केल्यापासून तीस दिवस यापैकी जे उशिरा असेल तो कालावधी.
  - ii) विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत सदर सूचना शासन राजपत्रात प्रसिध्द झाल्यापासून तीस दिवसांचे कालावधीत.



- २) वरील (१) मधील विहित मुदतीत प्राप्त होणाऱ्या हरकती / सूचनांना सुनावणी देऊन पुढील उचित कार्यवाहीसाठी व शासनास अहवाल सादर करण्यासाठी, उपसंचालक, नगर रचना, बृहन्मुंबई यांची उक्त अधिनियमाचे कलम ३१(२) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत आहे.
- ३) उक्त सूचनेस शुध्दीपत्रक व पुरकपत्राची प्रत जनतेचे अवलोकनार्थ खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहिल :-
  - १) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई- ४००००१.
  - २) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई- ४००००१.

सदर सूचनेस शुध्दीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या [www.Maharashtra.gov.in](http://www.Maharashtra.gov.in) (कायदे व नियम) या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



( प्रदीप गोहिल )

अवर सचिव महाराष्ट्र शासन



**जोडपत्र -१**

( नगर विकास विभागाकडील शुध्दीपत्रक व पूरकपत्र क्रमांक :- टिपीबी ४३१७/६२९/ प्र.क्र. ११८/२०१७/ ई.पी./नवि-११, दिनांक २१ जून, २०१८ सोबतचे जोडपत्र )

(अ)सूचना क्र. टिपीबी ४३१७/६२९/ प्र.क्र. ११८/२०१७/ ई.पी./ नवि-११, दि. ८/०५/२०१८ सोबतचे परिशिष्ट-बी (ई.पी.) ला शुध्दीपत्रक व पूरकपत्र

( विकास योजना -२०३४ बाबत )

अनु. क्र.	एसएच/ ईपी नं.	रकाना क्र. ७ ऐवजी	रकाना क्र. ७ असे वाचावे
1	EP-D50	Modification u/s 30 is proposed to be sanctioned.	EP-D50 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-D24 in Schedule-A of Notification Dt.08/05/2018
2	EP-HW09	1. Refused to accord sanction , Proposal u/s 26 is reinstated 2. Modification u/s 30 is proposed to be sanction.	EP-HW09 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No. SM-HW42 in Schedule-A of Notification Dt.08/05/2018
3	EP-HW20	5) Modification u/s 30 is proposed to be sanction.	5) Refused to accord sanction , Proposal u/s 26 is reinstated
4	EP-KE05	Modification u/s 30 is proposed to be sanctioned with following changes - Land approximately admeasuring 200' x 200' out of Survey No. 129 of village Prajapur to be shown as RPU2.1.	Modification u/s 30 is proposed to be sanctioned with following changes Land approximately admeasuring 200' x 200' out of Survey No. 12(pt) of village Prajapur to be shown as RPU2.1.
5	EP-KW87	Modification u/s 30 is proposed to be sanctioned	EP-KW87 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-KW36 in Schedule-A of Notification Dt.08/05/2018
6	EP-KW90	Modification u/s 30 is proposed to be sanctioned	EP-KW90 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-KW37 in Schedule-A of Notification Dt.08/05/2018
7	EP-KW95	Modification u/s 30 is proposed to be sanctioned	EP-KW95 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-KW38 in Schedule-A of Notification Dt.08/05/2018
8	EP-L71	Modification u/s 30 is proposed to be sanctioned	Refused to accord sanction, reservation u/s 26 is proposed to be deleted and land so released is to be included in Residential zone as per sanctioned layout.
9	EP-KW 116	Modification u/s 30 is proposed- to be sanctioned	EP-KW116 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-KW39 in Schedule-A of Notification Dt.08/05/2018
10	EP-MW 35	Modification u/s 30 is proposed to be sanctioned as shown on plan.	Modification u/s 30 is proposed to be sanctioned with following additional changes: Proposed road u/s 26 is proposed to be retained as shown on plan.
11	EP-MW 65	Modification u/s 30 is proposed to be sanctioned with following changes :SDZ - II is changed to SDZ.	EP-MW65 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No. SM-MW36 in Schedule-A of Notification Dt.08/05/2018

12	EP-N72	Modification u/s 30 is proposed to be sanctioned	EP-N72 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-N28 in Schedule-A of Notification Dt.08/05/2018
13	EP-PN73	Modification u/s 30 is proposed to be sanctioned	EP-PN73 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-PN40 in Schedule-A of Notification Dt.08/05/2018
14	EP-PN137	1) RH1.1 is proposed to be deleted and included in predominant adjoining zone	1) RH1.1 on CTS 104A to 104 J is proposed to be deleted and included in predominant adjoining zone
15	EP-PN138	ROS2.5 is proposed to be changed to ROS2.1 (Club/Gymkhana)	ROS2.5 on CTS 69pt, 72,73,74 of Akse Madh is proposed to be changed to ROS2.1(Club/Gymkhana)
16	EP-PN139	The said land is proposed to be included in Residential Zone	The said land at CTS no 596/62A of Pahadi Goregaon is proposed to be included in Residential Zone
17	EP-PS69	Modification u/s 30 is proposed to be sanctioned	Modification u/s 30 is proposed to be sanctioned with following changes: Designation of DSA7.1 (Film Studio) is proposed to be shown on CTS no. 594 of village Kondivita and the said land is proposed to be included in Industrial Zone.
18	EP-RN81	The New Reservations of RT 3.1 (Metro/Mono Car shed), RR2.1 (Rehabilitation & Resettlement) & rest of the area is to be included in green zone as shown on plan	The New Reservations of RT 3.1 (Metro/Mono car shed), RR2.1 (Rehabilitation & Resettlement) are proposed to be shown & rest of the area is proposed to be included in green zone as shown on plan.
19	EP-RS131	18.30mt. wide D.P. road is proposed to be deleted as shown on plan.	EP-RS 131 is deleted from SCHEDULE-B of Notice dt. 08/05/2018 and is added as new entry vide No. SM-RS41 in SCHEDULE-A of Notification, dated 08/05/2018.
20	EP-S70	Modification u/s 30 is proposed to be sanctioned	EP-S70 is deleted from Schedule-B of Notice Dt.08/05/2018 and is added as new entry vide No.SM-S58 in Schedule-A of Notification Dt.08/05/2018
21	EP-T75	Modification u/s 30 is proposed to be sanction with following changes :- 1. Land out of ROS2.3 is proposed to be reserved for RMS5.5 HE Department Facilities having area 1.20 Ha.	Modification u/s 30 is proposed to be sanction with following changes :- 1. Land out of RMS5.5 is proposed to be reserved to the extent of area 1.20 Ha for RMS5.5 HE Department Facilities.

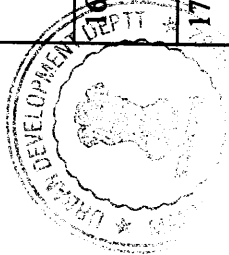
**New entries added in Schedule-B of Notice Dt.08/05/2018**

Sr. No.	EP No.	Modification No.	Sheet No.	Proposal as per published plan under Section 26 of the MR&TP Act 1966	Modification proposed by Planning Authority and shown on submitted plan under Section 30 of the MR&TP Act 1966	Substantial Modifications published by the Government under Section 31(1) of the MR&TP Act 1966
1	2	3	4	5	6	7
1	EP-A21	MA23	IC04, 05&, 07	Proposed DP road (Coastal Arm)	The additional arm of Coastal road being not part of the final alignment is now deleted	Modification u/s 30 is proposed to be sanctioned
2	EP-A22	MA26	IC 07	DOS2.6 (Recreation Ground)	Designation of RG (DOS 2.6) deleted and	Modification u/s 30 is proposed to be sanctioned

3	EP-C18				IC-13	R-zone	Designation of Museum (DSA 3.5) shown	sanctioned with following changes: Designation of DOS2.6 is proposed to be changed to DOS2.6+DSA3.5
4	EP-D62	-			IC16	ROS1.5	R-zone	All the road shown in the layout approved under Regulation 33(9) for SBUT are proposed to be incorporated as shown on plan. ROS1.5 on CTS no 1/334 of Tardao is proposed to be changed to RR2.1 as shown on Plan.
6	EP-FN70	FN64			IC30	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
6	EP-FN71	FN65			IC28	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
7	EP-FN72	FN65			IC28	DT 1.6 (Pt) (Public Parking Lot)	PPL is not yet handed over. Hence shown as RT1.6 (Parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
8	EP-FS69	FN50, FN60			IC21	Partly Parking lot Designation	Designation DT 1.6 (pt) (Public parking Lot) is changed to Reservation RT 1.6 (parking Lot)	Refused to accord sanction, Reservation u/s 30 is proposed to be deleted and included in adjoining predominant zone.
9	EP-GN32	MGN 32			IC 29 IC 31	DE2.1 ( College) + DOS1.4 ( Play Ground)	40% of the total area is shown as DOS1.4 (Play Ground) and remaining portion shown as designation DE2.1.( College)	Modification u/s 30 is proposed to be sanction with following changes: - The land is reserved for DE2.1. (College) only.
10	EP-GN33	MGN 46(14)			IC 27	Mayor's Bungalow & ROS1.5	14) The Label of Mayor Bungalow is changed as 'BALASAHEB THACKERAY RASHTRIY SMARAK	Kept in abeyance till decision of Govt. on proposal u/s 37(1AA).
11	EP-HE42	MHE33			WS10	Existing road	Widening of 13.40 mtr. is shown to the existing road between CTS No. 4949/1 & 4945 village Kolekalyan.	Modification u/s 30 is proposed to be sanctioned.
12	EP-KW140	259			WS28	Primary & Secondary School (RE1.2)	The reservation of Mun. School (RE1.1) is changed to Rehabilitation & Resettlement (RR2.1)	Modification u/s 30 is proposed to be sanctioned.
13	EP-KW141	260			WS28	Mun. School (RE1.1) & Play Ground	The reservation of Mun. School (RE1.1) is changed to Rehabilitation & Resettlement (RR2.1) and Play Ground (ROS1.4)	Modification u/s 30 is proposed to be sanctioned.



14	EP-KW142	261	WS28	13.40 Proposed DP Road	Proposed 13.40 mt wide D.P. Road is deleted from CTS no. 45(pt),47(Pt), 49(Pt), 50(Pt), 55 (Pt), 96 (Pt), 304(Pt), 305(Pt), 306(Pt), 307(Pt), 308(Pt), 313	Modification u/s 30 is proposed to be sanctioned.
15	EP-N91	---	---	DR1.2	DR1.2	The designation of DR1.2 (Police Staff Quarters) shown on CS No.312/8 of Ghatkopar Kirol is proposed to be deleted and reserved for RR1.2 (Police Staff Quarters) as shown on plan.
16	EP-PN143	---	WS44	13.40 mt. D.P. Road.	13.40 mt. D.P. Road.	13.40 mt. D.P. Road in between CTS No.725 and 710/16 of Malad (East) is proposed to be deleted as shown on Plan.
17	EP-PS92	---	WS38	ROS 1.5	ROS 1.5	ROS 1.5 on CTS No. 280,281 of Pahadi Goregaon (E) is deleted and proposed to be reserved for RO2.1- Government Office.
18	EP-RC134	MRC 114	WS63	2480B- ROS1.4(PG) 2480C- ROS1.4(PG)	ROS1.4 (PG) in CTS 2480C is changed to RSA6.2 (Adhar Kendra with Skill development centre).	Refuse to accord sanction with following changes: ROS1.4 is proposed to be changed to RE1.1
19	EP-RS133	MRS68	WS53	Existing Rd	13.4M wide DP road is proposed as per Draft DP published in Feb. 2015	Modification u/s 30 is proposed to be sanctioned.
20	EP-S135	MS165	ES 34, ES 38	R Zone	I zone shown	Modification u/s 30 is proposed to be sanctioned.
21	EP-S157	220	ES50	RR1.1(Municipal Staff Quarters ) + ROS1.5 (Garden/Park)	Reservation Municipal Staff Quarters (RR1.1) + Garden/ Park (ROS1.5) changed to Reservation Play Ground (ROS1.4).	Modification u/s 30 is proposed to be sanctioned.
22	EP-S158	---	ES42	ROS1.5 (Garden/Park)	ROS1.5 (Garden/Park)	The reservation of ROS1.5 (Garden/ Park) shown on CS No.608, 608/1 of Kanjur is proposed to be deleted and reserved for RO2.1 (Govt. Offices) as shown on plan.
23	EP-S159	---	ES38	RH1.2 (Hospital)	RH1.2 (Hospital)	The reservation of RH1.2 (Hospital) shown on CS No.102 of Tirandaz is proposed to be deleted as shown on plan.
24	EP-T102	---	ES54	RE1.2 (Primary and Secondary School)	RE1.2 (Primary and Secondary School)	The reservation of RE1.2 (Primary and Secondary School) shown on CS No.1313/1 to 17 of Mulund (W) is proposed to be deleted as shown on plan.

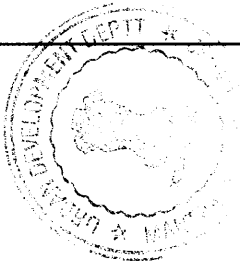


(बी) सूचना क्र. टिपीबी ४३१७/६२९/ प्र.क्र. ११८/२०१७/ ई.पी./ नवि-११, दि. ८/०५/२०१८ सोबतचे परिशिष्ट-बी (ई.पी.) ला शुद्धीपत्रक

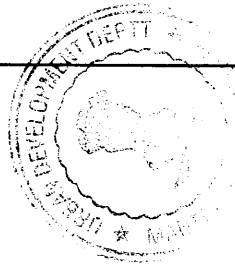
व पूरकपत्र

(विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४ बाबत )

Sr. No.	EP No.	Regulation No.	Published provision of the Regulation	Read as
1	EP-8	2(iv)(61)	<p>"Floor space index (FSI)" means the quotient of the ratio of the combined gross floor area of all <del>total covered area on all floors</del> <del>combined gross floor area of all floors</del>, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:</p> <p style="text-align: center;">Total covered area on all floors Floor Space Index (FSI) = ----- Gross Plot area</p> <p>(EP-8)</p>	<p>"Floor space index (FSI)" means the quotient of the ratio of the combined gross floor area of all <del>total covered area on all floors</del> <del>combined gross floor area of all floors</del>, excepting areas specifically exempted under these Regulations, to the gross area of the plot, viz.:</p> <p style="text-align: center;">Total covered area on all floors Floor Space Index (FSI) = ----- Gross Plot area</p> <p>(EP-8)</p>
2	EP-11	9(5)	<p>Validity of development permission: The development permission granted in the past shall be governed by the provision of section 48 of the MR&amp;TP Act, 1966.</p> <p>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.</p>	<p>Validity of development permission: The development permission granted in the past shall be governed by the provision of section 48 of the MR&amp;TP Act, 1966.</p> <p>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 <del>full permissible FSI</del>, in respect of the said IOD as per the then Regulations.</p>
3	EP-19	13 2(a)	<p>Development of the <del>designation</del> existing amenity /partly reserved/amenity Plot:</p> <p>a) Development of the <del>designation</del> existing amenity, the building on a site comprises a <del>designation</del> existing amenity, the development of such land shall necessarily comprise minimum BUA equal to the existing <del>designation</del> existing amenity. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations.</p> <p>In Development Plan if plot is designated existing amenity for a</p>	<p>Development of the <del>designation</del> existing amenity /partly reserved/amenity Plot:</p> <p>a) Development of the <del>designation</del> existing amenity: Where a building on a site comprises a <del>designation</del> existing amenity, the development of such land shall necessarily comprise minimum BUA equal to the <del>existing designation</del> existing amenity. Any balance permissible BUA, thereafter, may be put to use in conformity with development otherwise permissible in these Regulations.</p> <p>In Development Plan if plot is designated shown as existing</p>



			<p>public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot. Provided that where the Commissioner with special written permission, decides that the said designated existing amenity is no longer required in view of the available amenity in the vicinity, then the amenity shall be developed for other 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. The use of the existing amenity on the private land is stopped with due permission from competent authority. Such private land can be developed with the special permission of the Commissioner for the permissible land uses in the said zone.</p> <p>If schools which have been developed on unreserved plots and are now designated existing amenity 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 &amp; conditions / policy of Govt. regarding schools issued from time to time. By virtue of 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 &amp; conditions / policy of Govt. (EP-19)</p>	<p>amenity for a public purpose with plus (+) sign, then existing authorized BUA which is being used for the said public purpose shall be maintained during reconstruction/redevelopment of said plot. Provided that where the Commissioner with special written permission, decides that the said designated existing amenity is no longer required in view of the available amenity in the vicinity, then the amenity shall be developed for other 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.</p> <p>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 &amp; conditions / policy of Govt.—regarding schools—is issued from time to time. Merely by virtue of 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 &amp; conditions / policy of Govt. (EP-19)</p>
4	EP-20	13(2)(a) Last Proviso	<p>Provided further that if a land is designated 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 existing amenity, such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.</p> <p>Exception: Traffic Islands constituting part of the road may be merged with carriageway in order to improve the traffic</p>	<p>Provided further that if a land is designated shown as existing amenity and such designation existing amenity is spread over a number of adjoining plots as per DP 2034 and if any of such plot has not contributed towards its reservation as per DP 1991 now forming—designation Part of existing amenity, then such plot will be deemed to be reserved for such purpose and shall be developed as per Regulation No 17.</p> <p>Exception: Traffic Islands constituting part of the road may be merged with carriageway in order to improve the traffic</p>





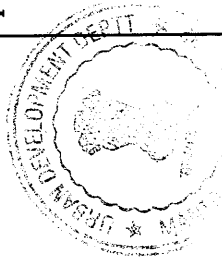
			movement with the special written permission of Commissioner. ( Unless these are shown in open space calculation ) (EP-20)	movement with the special written permission of Commissioner. ( Unless these are shown in open space calculation ) (EP-20)
5	EP-22	13(6)(d) and 13(6)(e)	(d) unless the alternative location and size at least similar to the original location and size of the DP as regards to access. (e) Balance part of the reservation shall have sufficient area and proper access. (EP-22)	(d) unless the alternative location and size at least is similar to the original location and size of the DP as regards to access original DP reservation. (e) <del>Balance part of the reservation shall have sufficient area and proper access.</del> (EP-22)
6	New EP-23A	14(A)(iii)(c)	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot.	c) Such amenity areas shall not be deducted from the plot for the calculation of FSI permissible on the balance plot. (EP-23A)
7	EP-25	14 (B) Note (III)	III. Out of the total floor area proposed to be utilized for residential development, 20% of the same shall be built for residential tenements, each having BUA up to 50 sq. m (without fungible compensatory area) or 67.50 sq. m inclusive of fungible compensatory area. (EP-25)	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 <del>67.50 sq. m inclusive of fungible compensatory area.</del> (EP-25)
8	New EP-25A	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 purpose. (EP-25A)
9	new EP-25B	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)

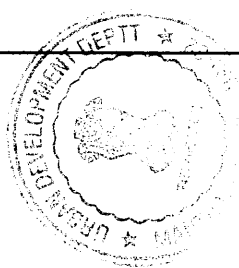


10	EP-26	15(1)(d)	d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.	d) In case the owner/developer 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 the area to be handed over to MCGM for IH. (E.P.-26)
11	EP-32	17(1) Note 1(a) below Table No. 5	Table No 5 Reservations to be developed for the intended purposes or as per 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 BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A),33(21).	Table No 5 Reservations to be developed for the intended purposes or as per 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 BUA or TDR as specified in the Regulation No.30(A) except in respect of proposal processed under Regulation No 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10) (A), 33(20) (A),33(21). (EP-32)
12	EP-32 (Part)	17(1) Note 19 below Table No. 5	(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. (EP-32- Part)	(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. (EP-32- Part)
13	EP-35	17(3)(B) (3)	(3) In case of reconstruction/redevelopment of building or Corporation, for the area of plot having no reservation or	(3) In case of reconstruction/redevelopment of building or Corporation, for the area of plot having no reservation or



	14	EP-36	17(3)(c) (1)(e)	<p>having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size as decided by commissioner shall be made available to MCGM.</p> <p>The developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above.</p> <p>(C) (1) Development of reservation in Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s) under Regulation No. 33(9):</p> <p>e. For the reservation of parking lot on a land included in BUA equivalent to Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p>	<p>having designation of Municipal Housing, then the BUA equal to 25% of such plot area as per Zonal (basic) FSI in the form of tenements of size as decided by commissioner shall be made available to MCGM and the developer/owner shall be entitled to BUA in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of above.</p> <p>(C) (1) Development of reservation in Reconstruction or redevelopment of Cluster(s) of Buildings under Cluster Development Scheme(s) under Regulation No. 33(9):</p> <p>e. For the reservation of parking lot on a land included in CDS, 125% BUA equivalent to as per Zonal (basic) FSI for the area under reservation in that plot shall be made available free of cost to the MCGM or to any other Appropriate Authority. Such BUA to be handed over shall be free of FSI.</p>
	15	EP-38	17(3) (D) (a)(5)	<p>(D) Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10)</p> <p>(a) Slums in Residential/Commercial Zone</p> <p>(5) In case of the plot reserved for the Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to MCGM.</p> <p>The developer/owner shall be entitled for the Built-Up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of clause 3, 4 &amp; 5 above.</p>	<p>(D) Development of reservation in Redevelopment for Rehabilitation of Slum Dwellers under Regulation No. 33(10)</p> <p>(a) Slums in Residential/Commercial Zone</p> <p>(5) In case of the plot reserved for the Parking Lot, 100% BUA as per Zonal (basic) FSI of such reserved area shall be handed over to MCGM.</p> <p>The developer/owner shall be entitled for the Built-Up Area (BUA) in lieu of cost of construction against handing over of built up amenity as per Note (d) of Regulation 17(1) in case of clause 3, 4 &amp; 5 above.</p>
	16	EP-38	17(3)(D) (a), Note below clause 6 is renumbered as note (7) and 8	<p>Note: (a) However, reservation area beyond the slum structures shall have to be developed entirely for the intended purpose only.</p> <p>(2) In case where LOI/IOA was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.</p> <p>In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public purpose for</p>	<p><del>Note: (a)</del> (7) However, reservation area beyond the slum structures shall have to be developed entirely for the intended purpose only.</p> <p><del>(2)</del> (8) In case where LOI/IOA was issued by CEO (SRA) prior to sanction of DP 2034 in respect of plot affected by reservations as per SRDP 1991, then those reservations shall remain in force as per DCR 1991 even after the sanction of DP 2034 and shall be developed as per DCR 1991.</p> <p>In case of conversion/revision of LOI as per this regulation and where plot is reserved for different/same public purpose for</p>

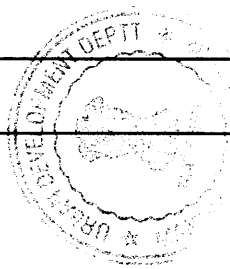




17	EP-43	19(2)(d)	<p>equal or more area of reservation in DP 2034 than DP 1991, then development shall be as per this regulation. The DP road shall be reckoned with as per DP 2034.</p> <p>(d) The Municipal Commissioner shall constitute a High-Rise Committee to advise on issues related to high-rise building having height more than 120 m. in which followings persons shall be included:</p> <ol style="list-style-type: none"> <li>1) Practicing structural Engineer- Member</li> <li>2) Teaching structural Engineer- Member</li> <li>3) Chief Fire Officer, MCGM- Member</li> <li>4) Or any other member</li> </ol> <p>Subject to prior permission of H'ble Supreme court. (Clause (d) shall be subject to supreme Court permission ) (EP-43)</p>	<p>equal or more area of reservation in DP 2034 than DP 1991, then development shall be as per this regulation. The DP road shall be reckoned with as per DP 2034.</p> <p>(d) The Municipal Commissioner shall constitute a High-Rise Committee to advise on issues related to high-rise building having height more than 120 m. in which followings persons shall be included:</p> <ol style="list-style-type: none"> <li>1) Practicing structural Engineer- Member</li> <li>2) Teaching structural Engineer- Member</li> <li>3) Chief Fire Officer, MCGM- Member</li> <li>4) Or any other member</li> </ol> <p>Subject to prior permission of H'ble Supreme court. (Clause (d) shall be subject to supreme Court permission ) (EP-43)</p>																																																																
18	EP-55	30 (1) Table-12 Sr .No. I & II	<p>30. Floor Space Indices &amp; Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development</p> <p>(A) Floor Space Indices &amp; Floor space /BUA computation</p> <p>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: -</p> <p style="text-align: center;">TABLE 12</p> <p>Floor Space Indices in Residential, Commercial and Industrial Zones</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Areas</th> <th>Zone</th> <th>Road width</th> <th>Zonal (Basic )</th> <th>Addition</th> <th>Admissible TDR</th> <th>Permissible FSI (4+5+6)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> </tr> <tr> <td>1</td> <td>Island City</td> <td>Residential/Commercial</td> <td>up to 9m</td> <td>1.33</td> <td>--</td> <td>--</td> <td>1.33</td> </tr> <tr> <td></td> <td></td> <td></td> <td>More than 9m up</td> <td>1.33</td> <td>0.34 0.5</td> <td>0.33 0.17</td> <td>2.0</td> </tr> </tbody> </table>	Sr No	Areas	Zone	Road width	Zonal (Basic )	Addition	Admissible TDR	Permissible FSI (4+5+6)	1	2	3	4	5	6	7	8	1	Island City	Residential/Commercial	up to 9m	1.33	--	--	1.33				More than 9m up	1.33	0.34 0.5	0.33 0.17	2.0	<p>30. Floor Space Indices &amp; Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development</p> <p>(B) Floor Space Indices &amp; Floor space /BUA computation</p> <p>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: -</p> <p style="text-align: center;">TABLE 12</p> <p>Floor Space Indices in Residential, Commercial and Industrial Zones</p> <table border="1"> <thead> <tr> <th>Sr No</th> <th>Areas</th> <th>Zone</th> <th>Road width</th> <th>Zonal (Basic )</th> <th>Addition</th> <th>Admissible TDR</th> <th>Permissible FSI (4+5+6)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> </tr> <tr> <td>1</td> <td>Island City</td> <td>Residential/Commercial</td> <td>up to 9m</td> <td>1.33</td> <td>--</td> <td>--</td> <td>1.33</td> </tr> <tr> <td></td> <td></td> <td></td> <td>More than 9m and above</td> <td>1.33</td> <td>0.34 0.5</td> <td>0.33 0.17</td> <td>2.0</td> </tr> </tbody> </table>	Sr No	Areas	Zone	Road width	Zonal (Basic )	Addition	Admissible TDR	Permissible FSI (4+5+6)	1	2	3	4	5	6	7	8	1	Island City	Residential/Commercial	up to 9m	1.33	--	--	1.33				More than 9m and above	1.33	0.34 0.5	0.33 0.17	2.0
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					1.33	0.62	0.45	2.4	
				but-up te-less than 12.20m					
				More than 12.20 m and above but up te-less than 18.3m					
				More than 18.3m. and above but up te-less than 30m	1.33	0.73	0.64	2.7	
				More than 30m					
				more than 30m and above	1.33	0.74	0.83	3.0	
II	Suburbs and Extended Suburbs								
	i	The area earmar ked for BARC from M Ward and the areas empr ised in N Ward bound ed on the west by the Easter n Express	Reside ntial/C ommer cial		0.75	--	--	0.75	

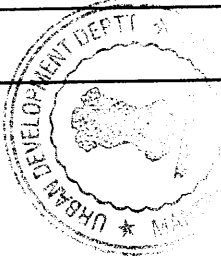
					1.33	0.62	0.45	2.4	
				to 12.20m More than 12.20m up to 18.3m					
				More than 18.3m. up to 30m	1.33	0.73	0.64	2.7	
				more than 30m	1.33	0.74	0.83	3.0	
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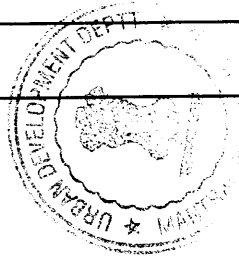


19	EP-55	30(A)(1) condition below Table-12	Condition:- TDR & paid Ratio can be change from time to time keeping the total Cap as it is.	III	Island City	Industrial	then 30m and above	1.0	0.5	0.5	1.0 2.0*
20	EP-61	30(A)12	12 The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on gross plot shall not exceed the permissible FSI limit prescribed in respective <del>any-of-the-applicable</del> regulations.	IV	Suburbs and Extended Suburbs	Industrial		1.0	0.5	0.5	1.0 2.0*
21	EP--70	32 (5.4)	5.4 Utilization of Transferable Development Rights (TDR) and Road Width Relation will be govern by regulation 30 (A) subject to following notes:- Note:- i) Municipal Corporation of Greater Mumbai shall convert all roads of width less than 9.00m. and above as per site conditions through MR & TP. Act or MMC Act provisions. ii) The maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/congested areas. Provided also that the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act. iii) Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing if any.	Condition:- TDR & paid additional FSI on payment of premium Ratio can be change from time to time keeping the total Cap as it is.							
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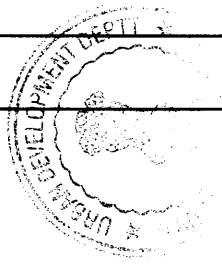




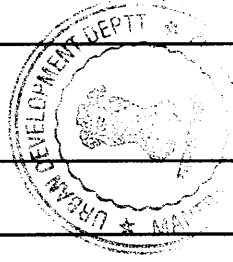
		<p>iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include slum TDR atleast 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A). slum TDR (wherever applicable) as per this regulation and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above.</p> <p>v) If a plot is situated on internal road having dead end within 50 mt. from the main road, having minimum width of 9m or more then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. Similarly if the plot derives from 9m wide internal road then such plots also eligible for the purpose for utilisation of TDR.</p> <p>vi) The relaxation premium for the use of slum TDR i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces.</p>	<p>if any.</p> <p>iv) The priority and quantum of maximum permissible TDR loading mentioned above shall include slum TDR atleast 20 % and maximum to the extent of 50% of column no. 6 of Table No. 12 regulation 30(A). slum TDR (wherever applicable) as per this regulation and DRC generated from the vary said land and/or DRC generated from other location up to the permissible limit mention above.</p> <p>v) If a plot is situated on internal road having dead end within 50 mt. from the main road, having minimum width of 9m or more then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. Similarly if the plot derives from 9m wide internal road then such plots also eligible for the purpose for utilisation of TDR.</p> <p>vi) The relaxation premium for the use of slum TDR i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces.</p>
22	EP-77	<p>33(5) (11) (b)(ii)</p>	<p>(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 of reservation on land occupied by slum shall be regulated by the Regulation No 17(3)(C)</p> <p>(d) Corpus fund: An amount of Rs.40000 or as may be decided by SRA as per Regulation No 33(10) shall be deposited with MHADA Authority for each eligible slum dwellers.</p> <p>(EP-77)</p>
23	EP-57	<p>30(A)3 (a)&amp;(b)</p>	<p>30. Floor Space Indices &amp; Floor space / Built-Up Area (BUA) computation, Tenement Density and Protected Development (A) Floor Space Indices &amp; Floor space /BUA computation</p> <p>3 In case of Sr. No. 2 above;</p> <p>a) Additional BUA as per regulation 32(1) Table 12(A) 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.</p>



24	EP-78	33(6) The clauses and sub- clauses are numbered	<p>b) It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.</p> <p>33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order or which is being demolished voluntarily by the owner: 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 as per the Regulation No 30(C). This FSI will be subject to the following conditions: -</p> <p>Reconstruction of the new building on the plot should conform to provisions of DP and these Regulations.</p> <p>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 reconstruction of 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.</p> <p>The Carpet area of residential/non-residential premises may be altered with the consent of occupants shall remain unaltered. Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over</p>	<p>as per column no 7 of Table no 12 above) on the remainder / balance plot, if any, as the case may be or may be availed in the form of TDR as per these Regulations.</p> <p>b) It shall be permissible to utilize BUA equal to area of land so surrendered to MCGM/Appropriate Authority even before availing the additional FSI on payment of premium/TDR.</p>	<p>33(6) Reconstruction of buildings destroyed by fire or which have collapsed or which have been demolished under lawful order or which is being demolished voluntarily by the owner: 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 as per the Regulation No 30(C). 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25	EP-86	33(9)	<p>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 &amp; 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 &amp; 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 development up to permissible FSI by availing TDR/Additional FSI on payment of premium as per Regulation 30. 7. 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 at the normal rate for area covered under Regulation No. 31(1) &amp; 31(3) beyond the existing FSI/BUA shall be applicable. 8. Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 7 10 above, if applicable. (EP-78)</p>	<p>4) Reconstruction shall be disallowed on set-back areas or areas required for road-widening and such areas shall be handed over to the Corporation. 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 &amp; 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 &amp; 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. 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) &amp; 31(3) beyond the existing FSI/BUA shall be applicable. 8 9) Provision of Inclusive Housing as per Regulation No.15 shall have to be made in case of 7-10 8 above, if applicable (EP-78)</p>
25	EP-86	33(9)	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194 PART - VI ADDITIONAL FLOOR SPACE INDEX DCPR-2034 Draft Development Plan 2034 Municipal Corporation</p>	<p>a. Redevelopment/reconstruction in any zone shall be allowed to be undertaken without going through the process of change of zone. However, for the industrial-194 PART - VI ADDITIONAL FLOOR SPACE INDEX DCPR-2034 Draft Development Plan 2034 Municipal Corporation</p>



Development Control and Promotion Regulation 2034 of Greater Mumbai user, the existing segregating distance shall be maintained from the existing industrial unit.

b. Any land under non-buildable/open space reservations, admeasuring up to 500 sq. m may be cleared by shifting the existing tenants from that site.

e. If the area under a non-buildable/open space reservation is more than 500 sq. m, minimum 50% of the area under reservation shall be developed for the same purpose and handed over to MCGM, subject to a minimum of 500 sq. m and the remaining land shall be allowed for development.

d. All the reservations in the DP shall be rearranged, if 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 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

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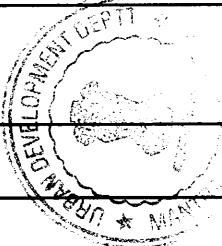
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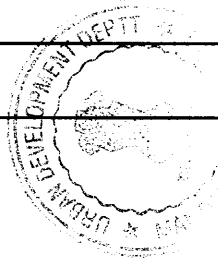
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		<p>rehabilitation of the existing tenements or users if any. The developer/owner shall be entitled for BUA in lieu of cost of construction against handing over of built-up amenity as per Note (d) of Regulation No. 17 (1); (EP-86)</p>	<p>rehabilitation 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 Regulation No. 17 (1); (EP-86)</p>																					
26	EP-123	34(3.2)	EP-123 below Table No. C																					
27	EP-129	34(3.4) sub clause -(A)(iv)	(1) 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																					
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28	EP-134	35(7) After sub clause (d) new sub clause (e) is added	--	(e) Notwithstanding anything contained above, the reconstruction / redevelopment to be undertaken by landlord / or co-op Housing Society of occupiers in respect of residential buildings/ chawls located on the lands of cotton Textile Mills shall be carried out simultaneously with the reconstruction / redevelopment of Mill Land.
29	EP-74	33(3)(A) 2 (ii) (b)	(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.	(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.
30	EP-134	35 after clause 11 new clause -12 is added	---	“Notwithstanding anything contained above, the provisions of this regulation will not be applicable to any future amendments which may be proposed in the layouts of existing integrated Development Schemes for Textile Mills which have been approved under Regulations 58 of DCR 1991 and where the proportionate share of land of MCGM/ MHADA as per the approved layout has been handed over to MCGM / Appropriate Authority prior to the coming in force of this regulation” However, the total permissible FSI in such cases will be restricted to a maximum of 4 FSL. Provided further that in such cases the total permissible FSI may be allowed to be utilized by way of NTC FSI, TDR or Additional FSI by payment of premium in various combinations, at the option of the developer.
31	EP-56	30(A)(2)	2 The permissible FSI shall be on gross-plot area including excluding area under DP roads/roads for which sanctioned Regular line as per MMC Act is prescribed, and—DP Reservation, and where also excluding the land is to be surrendered to MCGM/Appropriate Authority under Regulation no 14 (amenity plots), 15 (inclusive housing), 16, and 17. (EP-56)	2 The permissible FSI shall be on gross plot area including excluding area under DP roads/roads for which sanctioned 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



<p>Authority under Regulation no 14 (<del>amenity plots</del>), 15 (<del>inclusive housing</del>), 16, and 17, if developed under the provision of 'Accommodation Reservation'. (EP-56)</p>		
<p>(24) (a) The existing amenity can be allowed by the 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 developed 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 stilt / above floors with separate entry and exit from public street. In such cases the Municipal Commissioner may recover the cost of 40 % land area as per prevailing Ready R eckoner Rate, as per policy of Municipal Corporation.</p> <p>(b) for land owned by Appropriate Authority :- Development of reserved plot shall be subject such conditions as may be prescribed by the Government.</p>	<p>----</p>	
<p>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)</p>	<p>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.</p>	<p>33          New          E.P.          No 166</p>

