



DEEPAK KAPOOR
I.A.S.
Chief Executive Officer

Date: October 10th, 2018

To,

Principal Secretary – UD-1,
Urban Development Department,
Govt. of Maharashtra,
Mantralaya, Mumbai.

Subject: Concessions in Marginal Open Space for Slum Rehabilitation Schemes

Reference: Schedule of Substantial Modifications Sanctioned by the Government under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 in respect of Development Control and Promotion Regulations-2034 for Greater Mumbai vide notification No. TPB-4317/629/CR-118(III)/2017/EP/UD-11, Dated - 21 /09/2018.

Dear Sir,

The government has finalized the excluded part for the DCPR 2034 vide the referenced notification on 21st September 2018. The EP – 92 pertaining to clause 3.8 of 33(10) has been modified to read as below:

Maximum Permissible FSI:

FSI that can be sanctioned on any slum site shall be 4 or sum total of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 650 per Net Hectare. Thereupon the difference between sanctioned FSI and in-situ permissible FSI will be made available in the form TDR in accordance with provision of Regulation No.32. The computation of FSI shall be done for both rehab and free sale component in the normal manner, that is giving benefit of what is set down in Regulation No. 31(1). While the areas referred in sub-regulations No 6.6 and 8.2 of this Regulation shall not be included for computation of FSI the said areas shall be included for computation of the rehab component. In all cases where permissible in-situ FSI cannot be utilized in situ the difference between permissible FSI and that can be constructed in situ, will be made available in the form of TDR in accordance with provision of Regulation No.32.



SLUM REHABILITATION AUTHORITY

Administrative Bldg., Pr. Anant Kanekar Marg, Bandra (E), Mumbai - 400 051
Tel.: 2659 1314 • Fax: 2659 0457 • Website: www.sra.gov.in

Criteria	Permissible in situ FSI
Access road of 9.0m. and above but less than 13.0m.	FSI 3.00
Access road of 13.0m. and above.	4.00 or More upto sanctioned FSI of the scheme. No 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).

The modifications to the clause will impact in the following ways:

1. The FSI shall be calculated on net plot area, which till now was calculated on gross plot area for Slum Rehabilitation Schemes.
2. The power to CEO to waive off the density norms of 650 per net hectare by up to 25% has been withdrawn. This will result in additional burden of PAP's in schemes. It may also make schemes which have hardship in terms of civil aviation restriction etc. to become unviable if additional PAP's are insisted upon.
3. For schemes of FSI 4.0 or more no concessions in marginal open space shall be given. This will result in open spaces as per below table for sample heights of buildings.

Rehabilitation Buildings

Storeys	Height (m)	Side Open Space	Joint Open space
10	30 m	3 m	6 m
23	69 m	6 m	12 m
35	105 m	9 m	18 m
42	126 m	12 m	24 m

Sale Building

Storeys	Height (m)	Side Open Space	Joint Open space
10	30 m	7.5 m	15 m
23	69 m	12 m	24 m
35	105 m	16 m	32 m
42	126 m	20 m	40 m

Also higher buildings increase construction costs and maintenance costs exorbitantly. The relaxation available ensured that buildings could be it in and consumption of the insitu consumption of sale component ensured viability of the project.

So, the changes in relaxation in number of PAP's along with removal of concessions in marginal open space will render Slum Schemes unviable. Therefore, we suggest that the regulation be modified to provide relief in the situation.

If necessary modifications are not carried out, most of the small schemes which are abutting the roads up to 9.00 m. to 13.00 m. will become non viable and which will result in stoppage of schemes, which will also lead to drastic reduction in rehabilitation.

Your kind guidance and interference is needed to resolve the issue to speed up the rehabilitation.

Thanking you,

Yours Sincerely,


Deepak Kapoor,
IAS

Chief Executive Officer

Copy submitted for favour of information to:-

- 1) Hon. Additional Chief Secretary (Housing)
- 2) Hon. Municipal Commissioner (MCGM)