

SANCTIONED DCPR 2034

- **PREPARED BY :- MANOJKUMAR DUBAL**
 - **PAST PRESIDENT, PEATA(I)**



SANCTIONED DCPR 2034

PEATA(I)

DEVELOPMENT PLAN 2034

- **DCPR 2034 WAS SANCTIONED BY STATE GOVT. ON 8TH MAY 2019 ALONG WITH MORE THAN 160 EP.**
- **TWO CORRIGENDUM ISSUED ON 29TH JUNE 2019.**
- **EP WERE SANCTIONED ON 21ST SEPT. 2019 WITH OR WITHOUT MODIFICAIONS.**
- **FURTHER CORRIGENDUM WAS ISSUED ON 12TH NOVEMBER 2019.**
- **ENITRE DCPR 2034 IS UNDER IMPLEMENTATION FROM 13TH NOVEMBER 2019.**



SANCTIONED DCPR 2034

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DEVELOPMENT PLAN 2034

- ZONE :-

- RESIDENTIAL (R)

- COMMERCIAL (C)

- INDUSTRIAL (I)

- SPECIAL DEVELOPMENT ZONE (SDZ)

- NATURAL AREAS (NA)



DEVELOPMENT PLAN 2034

- **HOW TO GET THE AMENITIES :-**
 - **RESERVATION PROPOSED IN DP.**
 - **INSISTING AMENITIES IN PLOT AREA MORE THAN 4000 SQMTS.**
 - **CONVERSION OF LAND FROM INDUSTRIAL TO RES./COMM.**



DCPR 14(A) : AMENITIES & FACILITIES

- **IN RES. & COMMERCIAL ZONE A.O.S. TO BE PROVIDED:-**

SR. NO.	PLOT AREA IN SQMT.	% OF AMENITY REQD. IN SQMT.	USER
1.	4000 – 10000	5%	ENTIRE AS POS
2.	MORE THAN 10000	500 + 10% OF PLOT IN EXCESS OF 10000	50% AS POS & 50% FOR EDUCATION & SOCIAL AMENITIES.

- **DCR 1991:- FOR PLOTS MORE THAN 2 HECT, 5% AMENITY TO BE PROVIDED.**



DCPR 14(A) – AMENITY OPEN SPACE

- **SUCH AMENITIES SHALL BE DEEMED TO BE RESERVATIONS IN DP.**
- **IN CASE OF DP RESERVATIONS IN THE PLOT:**
 - **IF MORE THAN REQD A.O.SPACE THEN PROVISION OF SUCH AMENITY IS NOT NECESSARY.**
 - **IF LESS THAN REQD A.O.SPACE THEN ONLY DIFFERENCE TO BE PROVIDED.**



DCPR 14(B) : CONVERSION FROM I TO R/C

SR. NO.	PLOT AREA FOR CONVERSION IN SQMT.	% OF AOS REQD.	CONDITIONS
1.	UP TO 2000	5% BUA OR 10% LAND	5% IN FORM OF RES /COM PREMISES
2.	2000 - 20000	10%	ENTIRE AOS AS POS
3.	20000 – 50000	2000+20% OF AREA IN EXCESS OF 20000	MINM. 50% SHALL BE POS



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DCPR 14(B) : CONVERSION FROM I TO R/C

SR. NO.	PLOT AREA FOR CONVERSION IN SQMT.	A.O.S. REQD.	CONDITIONS
4	> 50000	8000+25% OF AREA IN EXCESS OF 50000	MINM. 50% SHALL BE POS



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DCPR 14(B) : CONVERSION FROM I TO R/C

COMPARISION OF A.O.SPACE

SR. NO.	PLOT AREA FOR CONVERSION	% OF A.O.S. AS PER DCR 1991	% OF A.O.S. AS PER DRAFT DCR 2034
1.	UP TO 4000 SQMT.	5%	5% IN FORM OF BUA
2.	4000 – 20000 SQMT.	5%	10%
3.	20000- 50000 SQMT.	20%	2000+20% IN EXCESS OF 20000
4.	> 50000 SQMT.	25%	8000+25% IN EXCESS OF 50000



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DCPR 14(B) : CONVERSION FROM I TO R/C

- **SUCH AMENITIES SHALL BE DEEMED TO BE RESERVATIONS IN DP.**
- **A.O.S. WILL NOT BE PERMITTED UNDER ACCOMODATION RESERVATION POLICY.**
- **IN CASE OF DP RESERVATIONS IN THE PLOT:**
 - **IF MORE THAN REQD A.O.SPACE THEN PROVISION OF SUCH AMENITY IS NOT NECESSARY.**
 - **IF LESS THAN REQD A.O.SPACE THEN ONLY DIFFERENCE TO BE PROVIDED.**



DCPR 17(1) : ACCOMODATION RESERVATION

- **CONDITIONS UNDER ACCOMODATION RESERVATION.**
 - **X% OF BUA OF BASIC ZONAL FSI.**
 - **Y% OF PLOT.**
 - **FULL PERMISSIBLE FSI OF RESEVERD PLOT AREA ON REMAINING PLOT.**
 - **ADDN. FSI OF BUA TO BE HANDED OVER WILL BE GRANTED WITHIN PERMISSIBLE LIMIT.**



DCPR 17(1) : ACCOMODATION RESERVATION

- **FOR PLOTS LESS THAN 1000 SQMT.**
 - **X% OF BUA OF BASIC ZONAL FSI TO BE HANDED OVER :**
 - **IN INDEPENDENT BLDG.**
 - **IN INDEPENDENT WING.**
 - **SEMI-DETACHED STRUCTURE.**
 - **WITHIN BUILDING PREMISES.**
 - **PREMIUM TO BE PAID AT 40% OF R.R. RATE FOR NOT HANDING OVER LAND .**



DCPR 17(1) : ACCOMODATION RESERVATION

- **FSI ON THE RESERVED PLOT AREA INCLUDING PLOT TO BE HANDED OVER TO MCGM.**
- **FSI FOR THE PLOT TO BE HANDED OVER WILL BE OVER AND ABOVE PERMISSIBLE FSI.**
- **BUA TO BE HANDED OVER TO MCGM SHALL BE FREE OF FSI AND NOT ACCOUNTED IN TOTAL PERM. FSI.**



DCPR 17(1) : ACCOMODATION RESERVATION

- **ADDN. FSI/TDR FOR THE BUA TO BE HANDED OVER TO MCGM = 1.50 X (RR OF CONST./RR OF PLOT) X BUA TO BE HANDED OVER.**
- **SUCH ADDN FSI PERMITTED WITHIN THE PERMISSIBLE FSI.**



DCPR 17(1) : ACCOMODATION RESERVATION

SR. NO.	(FSI TO BE UTILISED ON PLOT - ROAD WIDTH 18.30 MT.)	SQMTS
1.	NET AREA OF THE PLOT UNDER RESERVATION	10000.00
2.	PLOT TO BE HANDED OVER TO MCGM (10000 X 40%)	4000.00
3.	PLOT CONSIDERED FOR FSI	10000.00
5.	ADD FOR PLOT TO BE HANDED OVER (10000.00 X 40%)	4000.00
6.	ADD FOR ADDN. FSI BY PAYMENT OF PREMIUM (0.50)	5000.00
7.	ADD FSI FOR BUA TO BE HANDED OVER AS PER THE FORMULA	2000.00
7.	ADD FOR TDR (10000 X 0.90 – 2000)	7000.00
8.	GROSS TOTAL AREA	28000.00
9.	ADD FOR FUNGIBLE FSI (35%)	9800.00
10.	PERMISSIBLE FSI	37800.00
11.	REMAINING PLOT FOR DEVELOPMENT (10000.00 – 4000.00)	6000.00
12.	FSI TO BE CONSUMED ON REMAING PLOT	6.30

DCPR 17(1) : ACCOMODATION RESERVATION

PLOT AREA			10000.00	
BUA TO BE HANDED OVER	50%		5000.00	
RR RATE OF LAND			Rs 1,50,000/=	Rs 75,000/=
RR RATE OF CONSTRUCTION			Rs 27,500/=	Rs 27,500/=
ADDN FSI IN LIEU OF CONST. OF BUA			= 1.50 X (RR CONST/RR LAND)XBUA	
PERM. ADDN FSI			1375.00	2750.00



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DCPR 30 : PERM. FSI



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FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI (5+6+7)
1	2	3	4	5	6	7	(5+6+7)
1.	ISLAND CITY	RES/COM	LESS THAN 9.00 M	1.33	-----	-----	1.33
			9 M & ABOVE BUT LESS THAN 12 M	1.33	0.50	0.17	2.00



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PEATA(I)

FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI
1	2	3	4	5	6	7	(5+6+7)
1.	ISLAND CITY	RES/ COM	12 M AND ABOVE BUT LESS THAN 18 M	1.33	0.62	0.45	2.40
			18 M AND ABOVE BUT LESS 27 M	1.33	0.73	0.64	2.70



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FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI
1	2	3	4	5	6	7	(5+6+7)
1.	ISLAND CITY	RES/COM	27 M AND ABOVE	1.33	0.84	0.83	3.00
2.		INDUSTRIAL		1.00	-----	-----	1.00



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PEATA(I)

FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI
1	2	3	4	5	6	7	(5+6+7)
3.	SUBURBS & EXTENDED SUBURBS						
(i).	AREA EARMARKED FOR BARC FROM M WARD	RES / COM	----	0.75	----	----	0.75
(ii).	AKSA, MARVE & CRZ AREAS OF ERANGAL IN P/NORTH EARD EXCEPTING GAOTHAN PROPER	RES/ COM	----	0.50	-----	-----	0.50



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PEATA(I)

FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI (5+6+7)
1	2	3	4	5	6	7	(5+6+7)
4.	SUBURBS & EXTENDED SUBURBS.	RES/COM	LESS THAN 9.00 M	1.00	-----	-----	1.00
			9 M AND ABOVE BUT LESS THAN 12 M	1.00	0.50	0.50	2.00



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FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDMI SSBLE TDR	PERM. FSI (5+6+7)
1	2	3	4	5	6	7	(5+6+7)
4.	SUBURBS & EXTENDED SUBURBS	RES/COM	12 M AND ABOVE BUT LESS THAN 18 M	1.00	0.50	0.70	2.20
			18 M AND ABOVE BUT LESS THAN 27 M	1.00	0.50	0.90	2.40



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FLOOR SPACE INDEX - DCPR – 30(A)

SR. NO.	AREAS	ZONE	ROAD WIDTH IN MTS.	ZONAL (BASIC) FSI	ADDN PREM. FSI	ADDM ISSBLE TDR	PERM. FSI (5+6+7)
1	2	3	4	5	6	7	(5+6+7)
4.	SUBURBS & EXTENDED SUBURBS.	RES/COM	27 M AND ABOVE	1.00	0.50	1.00	2.50
5.		INDUS TRIAL		1.00	----	-----	1.00

NOTE :- IN CASE OF EXISTING ROAD WITH MINM. WIDTH OF 6.00 M HAVING R.L. OF 9.00 M AND MORE, PERMISSIBLE FSI SHALL BE AS PER THE ROAD WIDTH OF 9.00 M.



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FLOOR SPACE INDEX - DCPR – 30(A)

- **FSI ON NET PLOT AREA EXCLUDING AREA UNDER**
 - **ROADS , R.L. & D. P. RESERVATIONS.**
 - **AREA TO BE SURRENDERED UNDER REG. 14 & 15.**
- **UTILISATION OF TDR PERMISSIBLE IN ISLAND CITY.**
- **TOTAL PERMISSIBLE FSI :**
 - **ISLAND CITY = 1.33 TO 3.00.**
 - **SUBURBS = 1.00 TO 2.50.**
- **TDR NOT PERMISSIBLE IN INDUSTRIAL ZONE IN ISLAND CITY & SUBURBS.**



FLOOR SPACE INDEX - DCPR – 30(A)

- **ADDITIONAL BUA OVER AND ABOVE THE PERM. FSI**
 - **FOR ROAD WIDENING OR PROPOSED D.P. ROADS.**
 - **PROPOSED ROADS UNDER MMC ACT.**
 - **ISLAND CITY = 2.50 TIMES. SUBURBS = 2.00 TIMES.**
- **ADDN BUA/TDR IN LIEU OF CONSTRUCTION OF AMENITY AND HANDING OVER**
 - = **1.50 X R.R. RATE OF CONST. X BUA OF AMENITY**
R.R. RATE OF THE LAND
 - **SUCH BUA CAN BE UTILIZED IN FORM OF FSI BUT WITHIN PERM FSI LIMIT.**



FLOOR SPACE INDEX - DCPR – 30(A)

- PREMIUM ON ADDN. FSI =50% OF R. R. RATES.
- UTILIZATION OF ADDN FSI IS OPTINAL AND CAN BE UTILIZED IN ANY SEQUENTIAL MANNER SUBJECT TO LIMIT IN THE TABLE ABOVE.
- SLUM TDR UTILISATION :
 - MIN. 20%.
 - MAX. 50%.
- DEVELOPMENT CESS = 100% DEVELOPMENT CHARGES FOR BUA OVER AND ABOVE BASIC FSI BUT EXCLUDING FUNGIBLE FSI.



FLOOR SPACE INDEX - DCPR – 30(A)

- **FUNGIBLE FSI OVER AND ABOVE PERM. FSI.**
- AREA OF L.O.S. NOT TO BE DEDUCTED FROM FSI.



FUNGIBLE FSI - DCPR 31(3)

- **35% FOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL WITH PREMIUM OF:**
 - **50% OF R.R. RATES FOR RESIDENTIAL USER.**
 - **60% OF R.R. RATES FOR COMMERCIAL & INDUSTRIAL USER.**
- **FOR REHAB. TENEMENTS WITHOUT PREMIUM.**
- **REHAB. COMPONENT FUNGIBLE FSI CANNOT BE UTILISED FOR SALE COMPONENT.**
- **OPEN SPACE DEF. PREMIUM = 25% OF THE NORMAL PREMIUM.**



- **FSI CALCULATIONS**



SANCTIONED DCPR 2034

PEATA(I)

- **CASE – I :**
- **LOCATION - SUBURB**
- **ROAD WIDTH = 18.30 MT.**
- **PLOT AREA = 10000.00 SQMTS.**
- **AREA UNDER ROAD = 500.00 SQMTS.**
- **AREA UNDER D.P. RESERVATION = 1500.00 SQMTS.**



SR.NO.	ROAD WIDTH = 18.30 MTS.	DCR 1991	SANCT. DCPR 2034
1.	GROSS PLOT AREA	10000.00	10000.00
2.(a).	LESS AREA UNDER ROAD	500.00	500.00
2(b).	LESS AREA UNDER RESERVATIONS	1500.00	1500.00
3.	NET PLOT AREA	8000.00	8000.00
4.	LESS 15% RG	1200.00	NIL
5.	BALANCE/TOTAL AREA	6800.00	8000.00
6.	PERMISSIBLE ZONAL (BASIC) FSI	1.00	1.00
7.	PERMISSIBLE AREA FOR ZONAL (BASIC) FSI	6800.00	8000.00
8.	ADD FOR PREMIUM FSI (0.50)	4000.00	4000.00
9.	ADD FOR SLUM TDR	8000 X 0.90 - 1000	3600.00(0.45)
		=6200.00	
10.	ADD FOR RESERVATION TDR	-	3600.00(0.45)
11.	ADD FOR ROAD AREA	1000.00 (2 TIMES)	1000.00 (2 TIMES)
12.	TOTAL PERM. FSI	18000.00	20200.00
13.	ADD FOR 35% FUNGIBLE FSI	6300.00	7070.00
14.	TOTAL PERM. FSI	24300.00	27270.00

REQD A.O.S. AS PER REG. 14(A) : $9500.00 \times 5\% = 475.00$ SQMT : AREA UNDER D.P. RESERVATION = 1500.00 SQMT.
AREA OF D.P. RESERVATION IS MORE THAN THE REQUIRED A.O.S. HENCE A.O.S. IS NOT REQD.

- **CASE – II :**
- **LOCATION - ISLAND CITY**
- **ROAD WIDTH = 12.20 MT.**
- **PLOT AREA = 10000.00 SQMETS.**
- **AREA UNDER ROAD = 500.00 SQMETS.**
- **AREA UNDER D.P. RESERVATION = 1500.00 SQMETS.**



SR.NO.	ROAD WIDHT = 12.20 MTS.	DCR 1991	SANCT. DCPR 2034
1.	GROSS PLOT AREA	10000.00	10000.00
2.(a).	LESS AREA UNDER ROAD	500.00	500.00
2(b).	LESS AREA UNDER RESERVATIONS	1500.00	1500.00
3.	NET PLOT AREA	8000.00	8000.00
4.	LESS 15% RG	1200.00	NIL
5.	BALANCE/TOTAL AREA	6800.00	8000.00
6.	PERMISSIBLE ZONAL (BASIC) FSI	1.33	1.33
7.	PERMISSIBLE AREA FOR ZONAL (BASIC) FSI	9044.00	10640.00
8.	ADD FOR PREMIUM FSI	NIL	4960.00 (0.62)
9.	ADD FOR SLUM TDR	NIL	1800.00(0.225)
10.	ADD FOR RESERVATION TDR	8000 X 0.37 - 1250	1800.00(0.225)
		=1710.00	
11.	ADD FOR ROAD AREA	1250.00 (2.50 TIMES)	1250.00 (2.50 TIMES)
12.	TOTAL PERM. FSI	12004.00	20450.00
13.	ADD FOR 35% FUNGIBLE FSI	4201.40	7157.50
14.	TOTAL PERM. FSI	16205.40	27607.50

REQD A.O.S. AS PER REG. 14(A) : $9500.00 \times 5\% = 475.00$ SQMT. AREA UNDER D.P. RESERVATION = 1500.00 SQMT.
AREA OF D.P. RESERVATION IS MORE THAN THE REQUIRED A.O.S. HENCE A.O.S. IS NOT REQD.

DCPR – 32 - T. D. R.

- CASES ELLIGIBLE FOR TDR :-**

SR. NO.	ELLIGIBILITY OF TDR	
1.	LAND RESERVED IN DP OR FOR ROADS OR SET BACK AREA	PERMITTED
2	DEEMED RESERVATIONS i.e. AMENITIES REQD UNDER VARIOUS REGULATIONS	PERMITTED
3.	CONSTRUCTION OF AMENITIES ON RESERVED LAND	PERMITTED
4.	UNUTILIZED FSI IN CASE OF HERITAGE OR PRECINCT DUE TO RESTRICTIONS OF THE REGULATIONS	PERMITTED
5.	UNDER SRA SCHEME	PERMITTED
6	UNRESERVED PLOT NOT IN SDZ/NA IF OWNER IS WILLING TO HAND OVER	PERMITTED



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DCPR – 32 - T. D. R.

• CASES NOT ELLIGBLE FOR TDR :-

SR. NO.	NON ELLIGIBILITY OF TDR	
1.	FOR EARLIER LAND ACQUISITION OR COMPENSATION PAID	NOT PERMITTED
2	WHERE AWARD HAS BEEN DECLARED AND WHICH IS VALID UNDER RELEVANT LAND ACQ. ACT UNLESS THE LAND ARE WITHDRAWN FROM THE AWARD	NOT PERMITTED
3.	SANCTIONED LAYOUT WHERE LAYOUT ROADS ARE INCORPORATED AS D. P. ROADS PRIOR TO THESE REG.	NOT PERMITTED
4.	COMPENSATION IN FORM OF FSI/OR ANY MEANS HAS BEEN GRANTED	NOT PERMITTED
5.	LAWFUL POSSESION INCLUDING BY MUTUAL AGGREMENT/OR CONTRACT HAS BEEN TAKEN	NOT PERMITTED
6.	EXIST. USER, RETENTION USER OR ANY REQD. OPEN SPACE OR RECREATINAL OPEN SPACE IN LAYOUT.	NOT PERMITTED



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DCPR – 32 - T. D. R.

- CASES NOT ELLIGBLE FOR TDR :-**

SR. NO.	NON ELLIGIBILITY OF TDR	
7.	EXIST. USER, RETENTION USER OR ANY REQD. OPEN SPACE OR RECREATINAL OPEN SPACE IN LAYOUT	NOT PERMITTED
8.	FOR ANY DESIGNATION, ALLOCATION OF THE USE OR ZONE WHICH IS NOT UNDER ACQUISITION	NOT PERMITTED



DCPR – 32 - T. D. R.

- **ENTITLEMENT OF TDR :-**

SR. NO.	INSTANCES	ENTITLEMENT
1.	AREA UNDER RESERVATION IN, D.P. ROADS, RL,NALA WIDENING, DEEMED RESERVATIONS	ISLAND CITY = 2.50 SUBURBS = 2.00
2.	SUBSEQUENT SET BACK LAND	EQUAL TO AREA OF THE LAND HANDED OVER
3.	HERITAGE BUILDINGS	ISLAND CITY = 2.50 TIMESUNCONSUMED PLOT AREA AS PER ZONAL (BASIC) FSI. SUBURBS = 2.00 TIMESUNCONSUMED PLOT AREA AS PER ZONAL (BASIC) FSI.



DCPR – 32 - T. D. R.

• ENTITLEMENT OF TDR :-

SR. NO.	INSTANCES	ENTITLEMENT
4.	BUA IN LIEU OF COST OF CONSTRUCTION IS NOT CONSUMED	UNUTILIZED BUA OF COST OF CONSTRUCTION.
5.	UNDER SRA SCHEME	UNUTILIZED BUA
6.	UNDER SRA 3.11 SCHEME	FOR PLOT HANDED OVER ➤ ISLAND CITY = 2.50 ➤ SUBURBS = 2.00 ADDITIONAL FOR CONSTRUCTED AREA AS PER THE FORMULA ON R.R. RATES



DCPR – 32 - T. D. R.

• ENTITLEMENT OF TDR :-

SR. NO.	INSTANCES	ENTITLEMENT
7.	ENTIRE ENCUMBERRED PLOT RESERVED	<ul style="list-style-type: none">➤ a) ISLAND CITY = 0.50 OF FSI 1.33➤ b) SUBURBS = 0.50 OF FSI 1.00
8.	PARTLY ENCUMBERRED PLOT	<ul style="list-style-type: none">i) FOR VACANT PLOT<ul style="list-style-type: none">➤ a) ISLAND CITY = 2.50➤ b) SUBURBS = 2.00ii) FOR ENCUMBERRED<ul style="list-style-type: none">➤ a) ISLAND CITY = 0.50 OF FSI 1.33➤ b) SUBURBS = 0.50 OF FSI 1.00



DCPR – 32 - T. D. R.

- **ENTITLEMENT OF TDR :-**

SR. NO.	INSTANCES	ENTITLEMENT
9.	UNRESERVED LAND NOT IN SDZ/NA ZONE IF THE OWNER IS WILLING TO HAND OVER TO MCGM AND COMMISSIONER REQUIRES THE LAND FOR PUBLIC PURPOSE	ISLAND CITY = 2.50 SUBURBS = 2.00
10.	RESERVED LAND & D.P. ROADS IN SDZ ACCESSIBLE FROM EXISTING ROAD	ISLAND CITY = 2.50 SUBURBS = 2.00
11.	AFFORDABLE HOUSING SCHEME UNDER 33(20) ON PRIVATE PLOT, ON HANDING OVER ENTIRE PLOT AND CONSTRUCTED BUA	UNUTILIZED SALE BUA
12.	HERITAGE BUILDING	BUA AS PER BASIC FSI – BUA CONSUMED i.e. UNUTILIZED BUA



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DCPR – 32 - T. D. R.

- **ADDITIONAL TDR WILL BE GRANTED IS THE PROPOSAL IS SUBMITTED AS FOLLOWS:**

SR. NO.	YEAR	ADDITIONAL TDR OF SURRENDERED LAND
1.	WITHIN 2 YEARS	10%
2.	WITHIN 3 YEARS	5%



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DCPR – 32 - T. D. R.

- **UTILISATION OF TDR :**
- **PERM. UTILISATION = $(R_g/R_r) \times Y$**
 - R_g = R. R. RATES OF GENERATION PLOT.**
 - R_r = R. R. RATES OF RECEIVING PLOT.**
 - Y = TDR UTILISED ON THE RECEIVING PLOT.**
- **QUANTUM OF TDR IS NOW BASED ON R. R. RATES.**
- **MINM. 20% MAXM. 50% SLUM TDR & IS TO BE UTILISED.**



DCPR – 32 - T. D. R.

• TDR UTILIZATION :-

SR. NO.			
1.	R.R. RATE OF GENERATION PLOT (Rg)	50,000.00	1,00,000.00
2.	R.R. RATE OF RECEIVING PLOT (Rr)	1,00,000.00	50,000.00
3.	QUANTUM OF TDR PURCHASED	2000.00	2000.00
4.	TDR UTILIZED	$=2000 \times 50000 / 100000$	$=2000 \times 100000 / 50000$
5.	TDR UTILIZED ON RECEIVING PLOT	1000.00	4000.00



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DCPR – 32 - T. D. R.

- **UTILIZATION NOT PERMITTED :-**
 - **AREA IN SDZ, AREAS FOR WHICH MMRDA, MIDC, MHADA MPT OR ANY AUTHORITY APPOINTED BY GOVT. AS SPECIAL PLANNING AUTHORITY.**
 - **CRZ AREAS EXCEPT PERMISSIBLE AS PER MOEF NOTIFICATION.**
 - **ON DEVELOPMENT UNDER 33(7), 33(9) & 33(10)**
 - **FOR NON-SLUM/NON-CESSED PLOT AMALGAMATED WITH SLUM PLOT UTILIZATION WILL BE PERMITTED ON NON-SLUM/NON-CESSED PLOT.**
 - **AREAS WHERE FSI IS LESS THAN 1.00.**



DCPR – 33(7A) - ADDITIONAL FSI

- REDEVELOPMENT OF DILAPALATED TENETED BLDG. IN SUBURBS & NON-CESSED BLDG. IN CITY- DCPR 33(7A) :-
- FSI = FSI FOR REHAB FSI + INCENTIVE FSI.
- INCENTIVE FSI = 50% OF REHAB FSI.
- MINM. 51% CONSENT OF EXIST. TENENTS REQUIRED.
- CARPET AREA TO BE GIVEN FREE OF COST FOR REHABILITATION OF EXISTING TENENT SHOULD BE MINIMUM 27.88 SQMT AND MAXM 120.00 SQMT.



DCPR – 33(7A) - ADDITIONAL FSI

- **IF EXIST. CARPET AREA IS MORE THEN 120 SQMT, COST OF CONSTRUCTION SHALL BE PAID BY TENENT TO THE DEVELOPER.**
- **SUCH AREA EXCEEDING 120 SQMTS SHALL BE CONSIDERED AS REHAB FSI BUT WILL NOT BE CONSIDERED FOR INCENTIVE FSI.**
- **FOR NON-RESIDENTIAL OCCUPIER THE AREA GIVEN FREE OF COST WILL BE EQUAL TO THE OCCUPIED AREA.**
- **FOR RES. CUM COMMERCIAL TENETS THE CARPET AREA SHALL BE MINIMUM 27.88 SQMTS.**



DCPR – 33(7A) - ADDITIONAL FSI

- **CARPET AREA MEANS NET USABLE AREA EXCLUDING COVERED BY WALLS AND AREA EXEMPTED FRE OF FSI AS PER THE THEN REGULATIONS BUT INCLUDING BALCONY IF PERMITTED FREE OF FSI AS PER THEN REGULATIONS.**
- **THE CUT OFF DATE FOR THE TENENCY IS 13-06-1996 AND NO NEW TENENCY SHOULD BE CREATED.**
- **THE LIST OF TENENTS AND AREA SHALL BE CERTIFIED BY MCGM.**
- **FSI SHALL BE OF THE PLOT AREA INCLUDING D.P. ROAD OR SET BACK AREA BUT EXCLUDING AREA UNDER D.P. RESERVATIONS OR A.O.S. REQUIRED.**



DCPR – 33(7A) - ADDITIONAL FSI

- **FUNGIBLE AREA OF TENENT**
 - **SHALL BE WITHOUT CHARGING PREMIUM.**
 - **CANNOT BE UTILIZED FOR SALE COMPONENT.**
 - **SHALL BE USED TO GIVE ADDITIONAL AREA TO THE TENENTS.**
- **CORPUS FUND SHALL BE CREATED BY THE DEVELOPER FOR MAINTENANCE OF THE BUILDING FOR 10 YEARS.**
- **IF REHAB + INCENTIVE FSI IS LESS THAN THE TOTAL PERM. FSI , THEN ADDN FSI/TDR WILL BE PERMISSIBEL SUBJECT TO THE TOTAL PERM.FSI AS PER DCPR 30.**



DCPR – 33(7) (A) - ADDITIONAL FSI

- ADDN CARPET AREA FOR EXISTING TENENTS & INCENTIVE FSI :

SR NO.	NUMBER OF PLOTS UNDER SCHEME	% ADDN CARPET AREA TO TENENTS	INCENTIVE FSI
1.	1	5%	50%
2.	2 TO 5	8%	60%
3.	6 OR MORE	15%	70%



DCPR – 33(7B) - ADDITIONAL FSI

- ADDN FSI FOR REDEVELOPMENT OF EXIST. HSG. SOCIETY BLDG. :-
- **ADDN. FSI = 15% OF EXIST. AUTHORISED BUA OF 10.00 SQMT PER TENEMENT WHICH EVER IS MORE AND WITHOUT PREMIUM.**
- **AGE OF THE BUILDING SHOULD BE MINIMUM 30 YEARS.**
- **IF EXIST. BUA + INCENTIVE FSI IS LESS THAN THE PERM. FSI , THEN ADDN FSI/TDR WILL BE PERMISSIBEL SUBJECT TO THE TOTAL PERM.FSI AS PER DCPR 30(A).**



DCPR – 33(7B) - ADDITIONAL FSI

- **IF STAIRCASE, LIFT & LOBBY AREA PERMITTED FREE OF FSI BY CHARGING PREMIUM IN THE EXISTING BLDG., THEN THE EQUIVALENT AREA WILL BE PERMITTED WITHOUT CHARGING PREMIUM.**
- **NOT APPLICABLE TO REG. 33(5), 33(7), 33(8), 33(9), 33(9)(A),33(9)(B), 33(10), 33(10) (A), 33(20) (A), 33(21).**
- **FUNGIBLE AREA OF THE EXISTING BUA SHALL BE WITHOUT CHARGING PREMIUM.**



THANK YOU



SANCTIONED DCPR 2034

PEATA(I)



SANCTIONED DCPR 2034

PEATA(I)