

Development Control Regulations

For Redevelopment of

Co. Op. Hsg. Societies

In Mumbai.

**Conference at
The Institute of Chartered Accountants of India
(Western India Regional Council)
on, 21- 22nd Feb. 2014.**

1. Documentation & Scrutiny

- a) Procuring latest **Documents and Records of Land and Buildings.**
- b) Checking status of **Conveyance Deed & Title** of the land.





c) Scrutiny of **Approved Plans & Existing Status** along with **Existing Carpet Area** of each flat.

d) Study the **Available Schemes** for redevelopment.

eg. 33(7), 34, 33(5), 33(9), 33(10),
33(14 D)



Technical Terms

1. Floor Space Index (FSI)

a) FSI means the quotient of the ratio of the total Permissible Built Up Area to the total plot area.

$$\text{Floor space index} = \frac{\text{Permissible Built Up Area}}{\text{Plot area}}$$

OR

Floor space index X Plot area = Permissible Built Up Area.

$$\text{e.g. } 1.00 \quad \times \quad 5000 \text{ Sq.Ft.} = 5000 \text{ Sq.Ft.}$$

2. Transferable Development Rights

- a) In certain circumstances the development potential of a land may be **separated from the land** itself & may be made **available to the owner of the land in the form of TDR.**
- b) TDR potential of plot is equivalent to the balance plot area after deduction of all reservations before deducting RG area.

2. Transferable Development Rights

- c) **33%** of Total TDR is released by MCGM on paying premium which is shared by MCGM & State Government of Maharashtra equally.
- d) **20% (Min.)** of total TDR required has to be **SLUM TDR**. Whereas, the balance TDR area can be purchased from other reservations / Slum TDR.
- e) However, for the properties in **Western & Central corridor**, the balance TDR has to be slum TDR.

2. Transferable Development Rights

Premium rates for additional 0.33 FSI.

Sr. No.	Land rates/sq.mt. as per Ready Reckoner 2008.	Illustrative list of area covered under these rates (Not all the areas)	Proposed premium rates/sq.mt.
1	Upto Rs.7000/- sq.mt.	Manori, Gorai, Turbhe, Mankhurd.	70% of land rate.
2	Rs.7001-10000/- sq.mt.	Madh, Aarey, Dindoshi(pt), Erangal, Akse, Marve, Mahul, Chembur(pt), Deonar.	Rs.4900/- + 30% of R/R rates exceeding Rs.7000/- sq.mt.

3. Fungible Area Benefit

- a) The commissioner may, by special permission , permit fungible compensatory Floor Space Index, not exceeding **35% for residential** development and **20% for Industrial/ Commercial** development, over and above admissible Floor space Index.

3. Fungible Area Benefit

Old Benefits	New benefits
Usable Carpet area.	Fungible area.
Free of FSI features 10% Balcony , Flower beds, Architectural features, Meter room etc.	Additional 35% Fungible FSI for residential.

Premium for Compensatory Floor space Index

Rehab Component (Built up area of Existing Society Members)	Free of Cost
Sell Component -	@ ____% of prevailing Ready Reckoner rate
Residential	60%
Commercial	100%
Industrial	80%



Sr. no	Building Proposal departments	Wards
1	Byculla BMC. (Island City)	A, B, C, D, E, Fs, Fn, Gs, Gn,
2	Vikroli BMC. (Eastern suburb)	T, S, L&N, M.
3	Bandra BMC. (western suburb -1)	K, H.
4	Kandivali BMC . (western suburb -2)	P, R.

Redevelopment Schemes.

1. Section 33(7)

Applicable for **Island City** only.

- a) **3.00 FSI** on Plot Area **or 50 % Incentive** on rehab Built Up Area whichever is more.
- b) However, that if the number of plots jointly undertaken for redevelopment are **upto 5**, **incentive** FSI available is **60 %** on rehab BUA.
- c) And if **six or more** plots together, the **incentive** FSI available is **70 %** on rehab BUA.

1. Section 33(7).

- d) Min. carpet area : 300.00 Sq.Ft. per unit + fungible area.
- e) Max. carpet area : 750.00 Sq.Ft. per unit + fungible area.
- f) For commercial area as existing area + fungible area.

Plots under CRZ reservation. (no benefits of fungible area)

- I) For A category : 2.5 FSI on plot area or 50 % incentive on rehab BUA whichever is more.
- II) For B category : 50 % incentive on existing rehab BUA
- III) For C category : There is no benefit of any incentive FSI.

2. Section 34 .

Applicable for Eastern & western suburbs.

- a) **One FSI** on Net plot area.(After deducting reservations if any, area under road widening / DP road, Amenity open space & recreational Ground from Gross plot)
- b) **100 % TDR** on balance plot area.(After deducting reservations if any, area under road widening / DP road & Amenity open space from Gross plot .)
- c) Plus additional **Fungible area.**

3. Section 33(5)

For **buildings in MHADA layouts.**

- a) **3 FSI** on gross plot area Plus additional **FSI on pro-rata basis** generated from layout behind every existing society members.
- b) The developer will get area for sell at prescribed % on rehab built up area + prescribed % on balance built up area in sharing with MHADA.

3. Section 33(5)

- c) The balance FSI will be shared between developer & MHADA in ratio as per the regulations.
- d) Min Carpet Area for residential units = 300.00 Sq.Ft. per unit + Fungible Area.

Basic Ratio (LR/RC)	Incentive (As % of Admissible Rehabilitation Area)
Above 6.00	40%
Above 4.00 and upto 6.00	50%
Above 2.00 and upto 4.00	60%
Upto 2.00	70%

Developer's Initial Incentive

Explanation :-

** RC is the rate of construction in respect of R.C.C. Construction, as published by the Chief Controlling Revenue Authority & Inspector General of Registration, Maharashtra State in the Annual Schedule of Rates.*

Table C

Basic Ratio (LR/RC)	Sharing of Balance FSI	
	Cooperative Society Share	MHADA Share
Above 6.00	30%	70%
Above 4.00 and upto 6.00	35%	65%
Above 2.00 and upto 4.00	40%	60%
Upto 2.00	45%	55%

Sharing between Developer & MHADA

4. Scheme 33 (9)

(Cluster Development for Island City as per present policy.)

- a) Applicable for Cessed Building of A category in Island City & Government, Semi Government & MCGM owned Buildings constructed prior to 30/09/1969.
- b) 4 FSI on plot area.
- c) Minimum plot area should be 4000.00 Sq.Mt .

5. Section 33(10)

Applicable for **slum rehabilitation Area development.**

a) Slum declaration in government gazette.

b) 3 FSI on plot area.

c) There should be **minimum 15 units.**

d) Min. Carpet area of residential units = 269.00 Sq.Ft.
per unit + Fungible area.

e) Min. Carpet area of commercial units = 225.00 Sq.Ft.
per unit + Fungible area.

6. Section 33(14)D (Transit camp tenements scheme) **Applicable for slum rehabilitation.**

- a) **1 FSI** on Net plot area(after deducting RG area) **+ 1.5 free FSI on Gross plot area** (without deducting area under road but after deducting RG area) = **2.5 FSI.**
- b) The developer will get $1.0 + 0.75 \text{ FSI} = 1.75 \text{ FSI}$ for sell.
- c) Balance 0.75 FSI to be handed in constructed form to SRA department for transit camp tenements.

Proposal Submission.

- a) Survey remarks.
- b) Auto Pre-DCR scrutiny.
- c) Concession Nasti MC approval (for open space deficiency, free of FSI for lift staircase lobby area etc.)
- d) Proposal submission for TDR.
- e) IOD. (Intimation of disapproval) (plans are approved subject to compliance of few conditions.)

Proposal Submission.

- f) C.C. upto Plinth. (Commencement Certificate)
- g) Amended plan scrutiny. (If any)
- h) Further CC for complete building.
- i) Occupation Certificate.

* Note: This Presentation is only for basic education purpose & does not contain all the technical details, Development control regulations etc. for redevelopment of Co. op. hsg. Societies in Mumbai.



THANK YOU

Ar. MUKUND GODBOLE