

REVISED DRAFT DCR 2034

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

REVISED DRAFT D.P. 2034

- **THE FIRST DP OF MUMBAI WAS SANCTIONED IN THE YEAR 1967.**
- **2ND DP WAS SANCTIONED IN THE YEAR 1991 – 1994.**
- **BOTH VALID FOR 20 YEARS AS PER M.R.& T.P. ACT.**

AS PER M.R. & T.P. ACT, REVISION IS
REVISED DRAFT DP. 2034
REQUIRED AFTER 20 YEARS.

- PRESENT DP WAS ACTUALLY VALID UPTO 2014.
- THE PROCESS OF REVISION IN DP STARTED IN THE YEAR 2011.
- THE 1st REVISION WAS PUBLISHED ON FEB. 2015.
- DUE TO THE ERRORS THE GOVT. SCRAPPED DP AND ASKED MCGM TO



PEATA (P)

PUBLISH REVISED DP AFTER

DRAFT DEVELOPMENT PLAN 2034 (MAY 2016)

CORRECTION

"Viewing Through"



REVISED DRAFT D.P. 2034

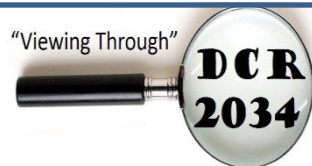
- **REVISED DP WAS PUBLISHED ON MAY 2016.**
- **OBJECTIONS & SUGGESTIONS WERE CALLED FOR 60 DAYS.**
- **AS PER M.R. & T.P. ACT PLANNING COMMITTEE IS TO BE FORMED FOR HEARING OBJECTIONS/SUGGESTIONS.**



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"Viewing Through"



**DCR
2034**

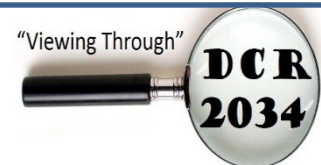
REVISED DRAFT D.P. 2034

- **THE HEARING IS CONCLUDED.**
- **THE PLANNING COMMITTEE WILL REPORT TO MCGM CONSIDERING THE OBJ./SUGGS.**
- **MUNICIPAL COMMISSIONER WILL PLACE THE REPORT OF THE PLANNING COMMITTEE TO THE CORPORATION.**



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- **ON APPROVAL FROM THE CORPORATION, MUN. COMMISSIONER WILL SUBMIT DP TO THE STATE GOVT. FOR FINAL SANCTION.**

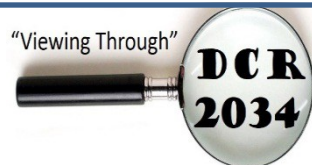
- **THE GOVT. MAY APPROVE THE DP WITH OR WITHOUT CHANGES.**



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REVISED DRAFT D.P. 2034

- DP MAINLY CONSISTS OF FOLLOWING:
 - ZONE.
 - AMENITIES/RESERVATIONS.
 - TRANSPORT.
 - UTILITIES LIKE WATER, SEWER etc..
 - FSI.
- DCR IS TOOL TO IMPLEMENT THE

REVISED DRAFT D.P. 2034

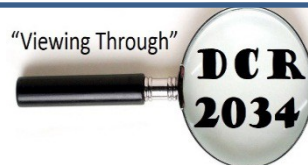
- **PROJECTION OF THE POPULATION DECIDES THE DEVELOPMENT PLAN.**
- **CENSUS DATAS OF MUMBAI WERE TAKEN FOR FUTURE POPULATION.**



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REVISED DRAFT D.P. 2034

YEAR	POPULATION	% VARIATION
1961	41.50 LAKH	-----
1971	59.70 LAKH	43.80
1981	82.50 LAKH	38.20
1991	99.25 LAKH	20.30
2001	1.20 CRORE	20.90
2011	1.25 CRORE	4.15

38.20% TO 20.30% IN THE YEAR 1991.

- IN 2011 THE GROWTH RATE WENT FURTHER TO 4.15%.**

REVISED DRAFT D.P. 2034

- **CONSIDERING THE REDUCTION IN % OF GROWTH, MCGM PROJECTED THE**

1991	2001	2011	2021	2031	2034
99.25	1.20	1.25	1.28	1.91	1.14
LAKH	CR	CR	CR	CR	CR

- **THE RDP HAS ADOPTED THE HIGHEST PROJECTED POPULATION OF THE YEAR**

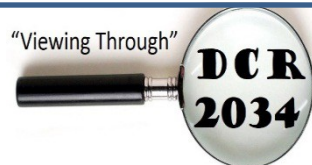


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REVISED DRAFT D.P. 2034

- **ZONE :-**

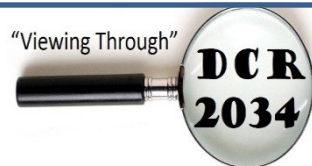
- **RESIDENTIAL (R)**
- **COMMERCIAL (C)**
- **INDUSTRIAL (I)**
- **NO DEVELOPMENT ZONE (NDZ)**
- **NATURAL AREAS (NA)**



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• AREA PROPOSED FOR VARIOUS ZONE :-

SR. NO.	ZONES	AREA IN HECT.	%
1.	NATURAL AREAS	12,859	29.59
2.	NDZ	3,734	8.59
3.	RESIDENTIAL	21,909	50.42
4.	COMMERCIAL	1,262	2.90
5.	INDUSTRIAL	3,691	8.49
6.	TOTAL	43,454	100

REVISED DRAFT D.P. 2034

- **PROVISION OF LAND FOR PUBLIC PURPOSE**
- **STANDARDS ADOPTED FOR THE VARIOUS AMENITIES/RESERVATIONS.**

AMENITIES	PER CAPITA STANDARD (M2 PER PERSON)
EDUCATIONAL	1.574
HEALTH	0.419
SOCIAL	0.13
PUBLIC OPEN SPACE	4.00

REVISED DRAFT D.P. 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.**

DCR 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	10%	50% AS POS & 50% FOR EDUCATION & SOCIAL AMENITIES.

- **DCR 1991:- FOR PLOTS MORE THAN 2 HECT, 5%**

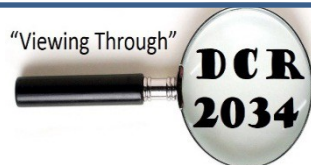


PEATA(I)

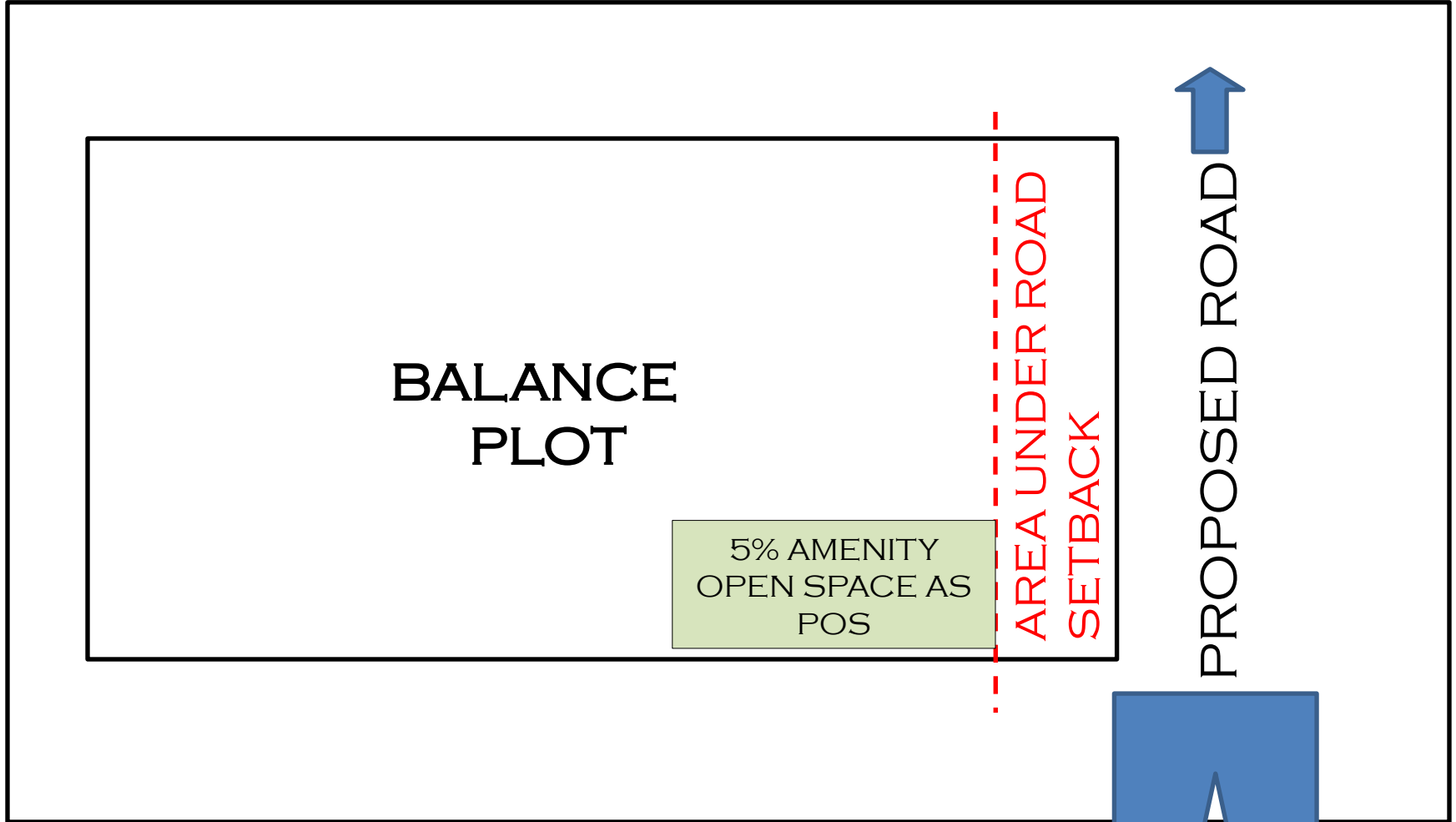
AMENITY TO BE PROVIDED.

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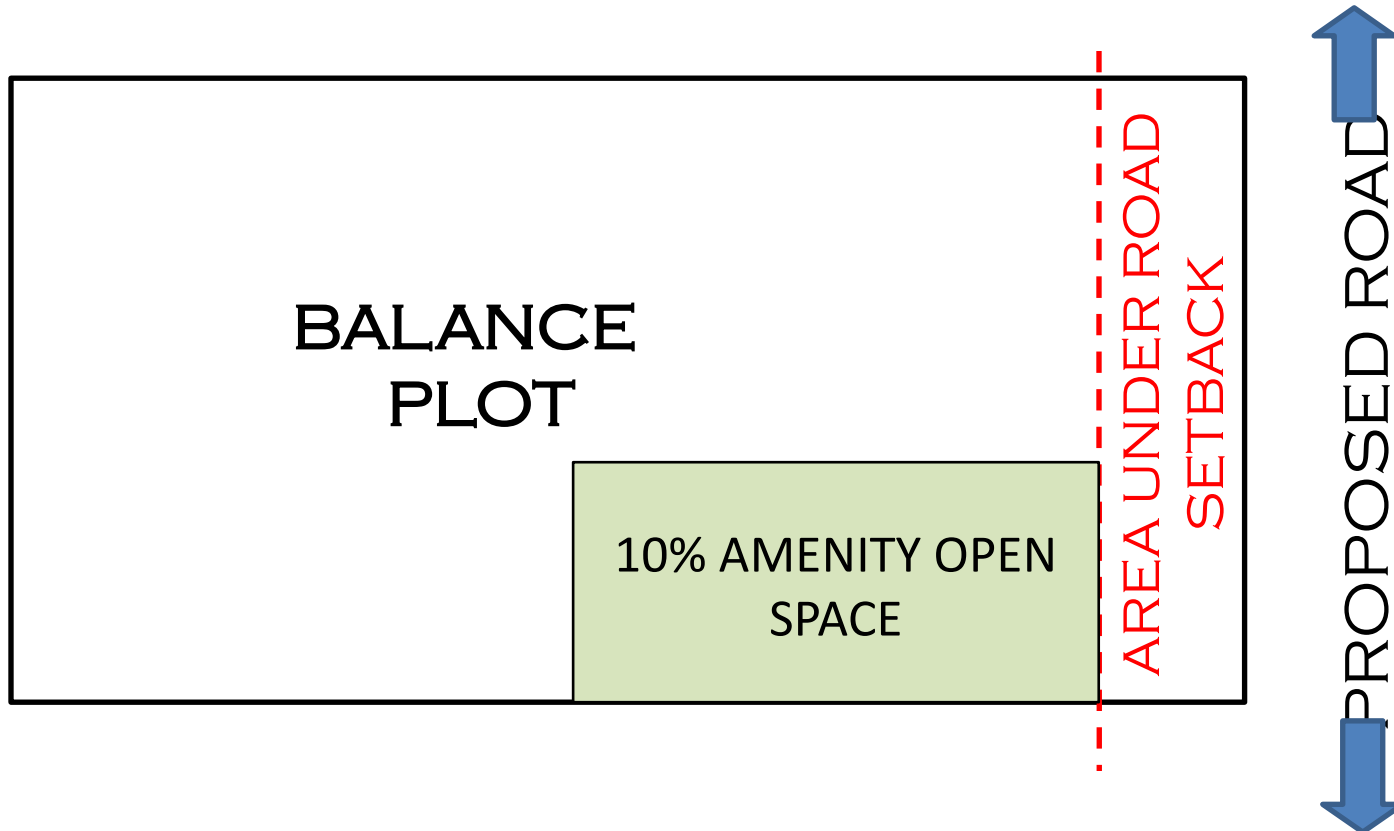
"Viewing Through"



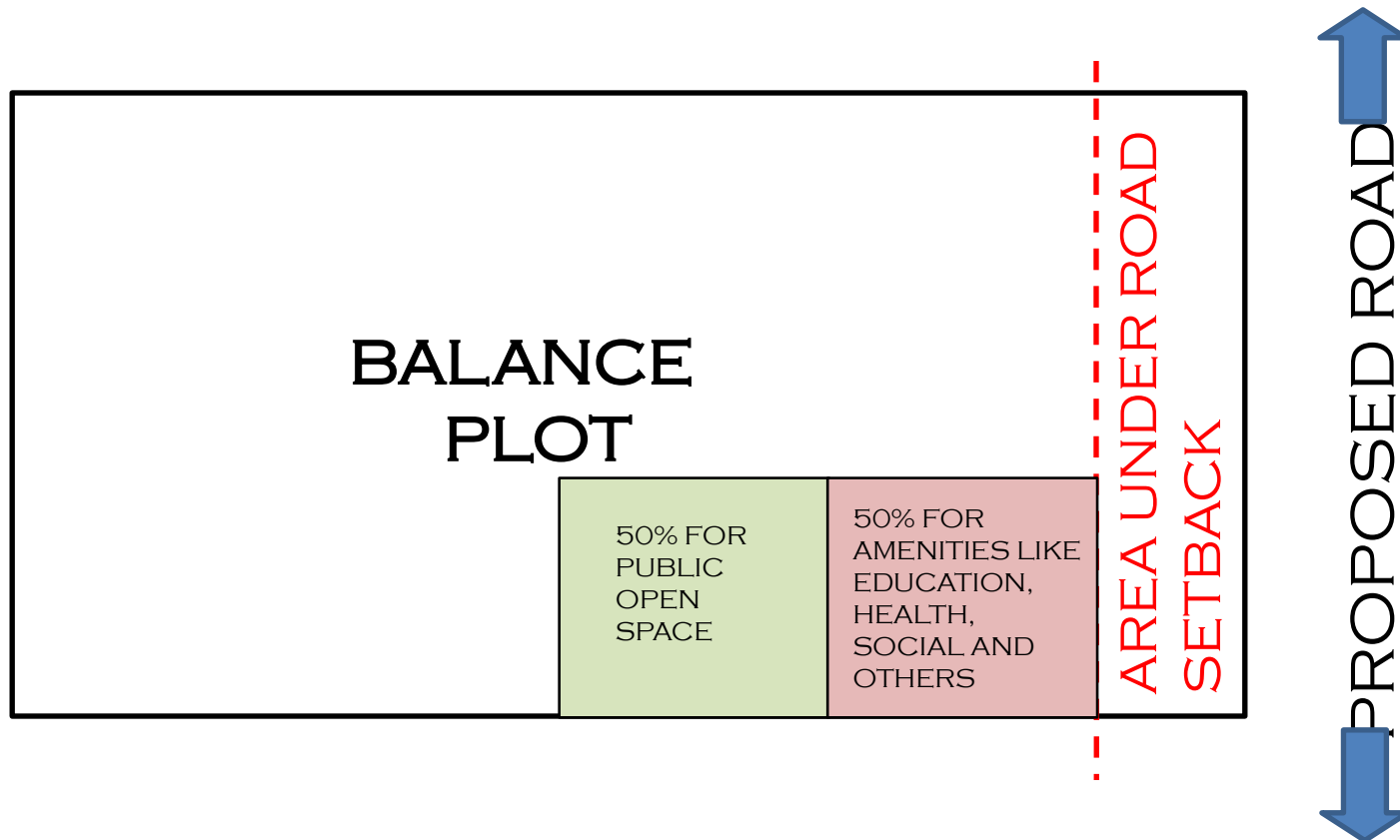
AMENITY FOR PLOT AREA 4000 – 10000 SQMT



AMENITY FOR PLOT AREA MORE THAN 10000 SQMT



AMENITY FOR PLOT AREA MORE THAN 10000 SQMT



DCR 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.**



DCR 14(A) – AMENITY OPEN SPACE

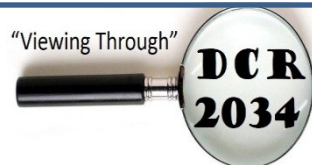
- **AREA OF ROAD WILL NOT BE ADJUSTED AGAINST AMENITY.**
- **AMENITY AREA SHALL NOT BE DEDUCTED FROM GROSS PLOT AREA FOR FSI PURPOSE.**



PEATA(I)

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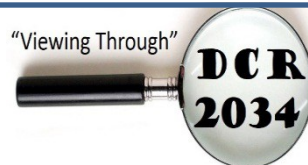


DCR 14(B) : CONVERSION FROM I TO R/C

- **CONVERSION OF COTTON TEXTILE LAND IS EXCLUDED.**
- **NOC FROM LABOUR COMMISSIONER.**
- **FOR APPROVED CASES, OCC TO BE GRANTED ONLY AFTER SUBMISSION OF NO DUES CERT. FROM LABOUR COMMISSIONER.**
- **LABOUR COMMISSIONER NOT NECESSARY IN CASE OF OPEN LAND WHERE NO INDUSTRY EXIST.**

DCR 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	IN FORM OF RES OR COMM PREMISES
2.	2000 OR MORE BUT LESS THAN 20000	10%	ENTIRE AOS AS POS
3.	20000 – 50000	20%	MINM. 50% SHALL BE POS
4.	> 50000	25%	



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

COMPARISON 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 2000 SQMT.	NIL	5% IN FORM OF BUA
2.	2000 – 20000 SQMT.	5	10
3.	20000- 50000 SQMT.	20	20
4.	> 50000 SQMT.	25	25

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

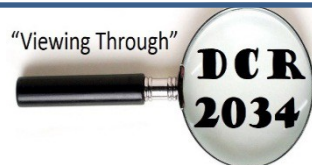
- **SUCH AMENITIES SHALL BE DEEMED TO BE RESERVATIONS IN DP.**
- **AOS WILL NOT BE PERMITTED UNDER ACCOMODATION RESERVATION POLICY.**
- **IN CASE OF DP RESERVATIONS IN THE PLOT:**
 - **IF MORE THAN REQD A.O.SPACE THEN PROVISION OF SUCH AMENITY IS NOT NECESSARY.**
 - **IF LESS THAN REQD A.O.SPACE THEN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



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DRAFT DEVELOPMENT PLAN 2034 (MAY 2016)

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

- **AREA OF ROAD WILL NOT BE ADJUSTED AGAINST AMENITY.**
- **AMENITY AREA SHALL NOT BE DEDUCTED FROM GROSS PLOT AREA FOR FSI PURPOSE.**
- **20% BUA OF TOTAL PERM. FSI SHALL BE OF TENEMENTS UP TO 50 SQMTRS.**

DCR 15(1) : INCLUSIVE HOUSING

- FOR NET PLOT AREA MORE THAN 4000 SQMT.
- OPTION – 1.
 - 20% PLOT TO BE HANDED OVER.
 - FSI OF THE PLOT SHALL BE ALLOWED TO BE UTILISED ON THE REMAINING PLOT.
 - TDR WILL BE PERMITTED TO OWNER IF THE FSI IS NOT UTILISED.
 - MCGM SHALL CONSTRUCT TENEMENT OF CARPET AREA OF 27.88 – 42 SQMT.

DCR 15(1) : INCLUSIVE HOUSING

- OPTION – 2.
- HAND OVER 20% BUA OF BASIC ZONAL FSI.
- TENEMENT OF 27.88 – 42 SQMT. CARPET AREA.
- ADDN FSI IN LIEU OF CONSTRUCTION COST WILL BE GRANTED.
- ADDN FSI = 1.50X(RR OF CONST/RR OF PLOT) X BUA OF IH TENEMENTS.

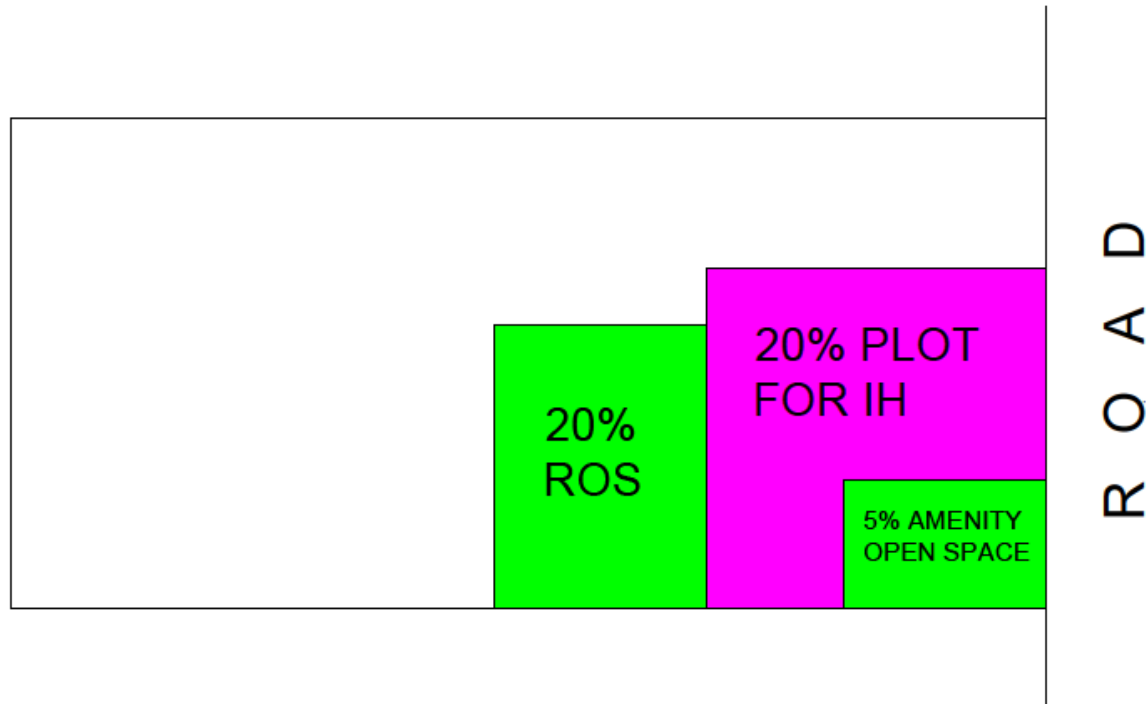


DCR 15(1) : INCLUSIVE HOUSING

- **ADDN FSI SHALL BE MAXM. 40%.**
- **ADDN. FSI CAN BE ADJUSTED AGAINST TDR/
PREMIUM FSI.**
- **NO CHANGE IN POLICY FOR APPLICABILITY
OF APPLICATION OF IH TENEMENTS.**



DEVELOPMENT OF PLOT



DEVELOPMENT OF PLOT

- **FSI IS ON GROSS PLOT AREA.**
- **i.e. WITHOUT DEDUCTIONS OF ROADS, RESERVATIONS, AMENITY OPEN SPACE etc.**

		SQMTS.
1.	AREA OF THE PLOT	6000.00
2.	PERM. FSI INCLUDING FUNGIBLE FSI	2.70
3.	TOTAL PERM. FSI	16200.00

FSI CONSUMPTION

SR.NO.		SQMTS
1.	AREA OF PLOT	6000.00
2.	LESS AREA UNDER 5% A.O.S.	300.00
3	NET AREA OF PLOT	5700.00
4.	LESS AREA FOR 20% IH PLOT	1140.00
5.	BAL AREA OF THE PLOT	4560.00
6.	LESS 60% OF 20% ROS AT GROUND (DCR 27)	550.00
7.	BAL LAND AVAILABLE FOR DEVELOPMENT	4010.00
8.	PERMISSIBLE FSI	16200.00
8.	FSI TO BE CONSUMED ON BAL LAND (16200/4010)	4.04

DCR 16 : ROAD / ROAD WIDENING

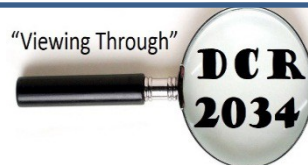
- **IN CASE OF PLOT AFFECTED BY ROAD / ROAD WIDENING:**
 - **TOTAL PERM. FSI SHALL BE ON GROSS PLOT AREA.**
 - **LAND SHALL BE HANDED OVER AFTER LEVELLING AND CONSTRUCTING 1.50 MT COMPOUND WALL.**



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DCR 16 : ROAD / ROAD WIDENING

- **TO BE TRANSFERRED IN NAME OF MCGM.**
- **ADDN. FSI OF ROAD AREA OVER AND ABOVE PERM. FSI.**
- **ADDN. FSI NOT PERMITTED UNDER REG. 33(5),(7),(8),(9),(9A),(10),(10A), (20A), (21).**



DCR 17(1) : ACCOMODATION RESERVATION

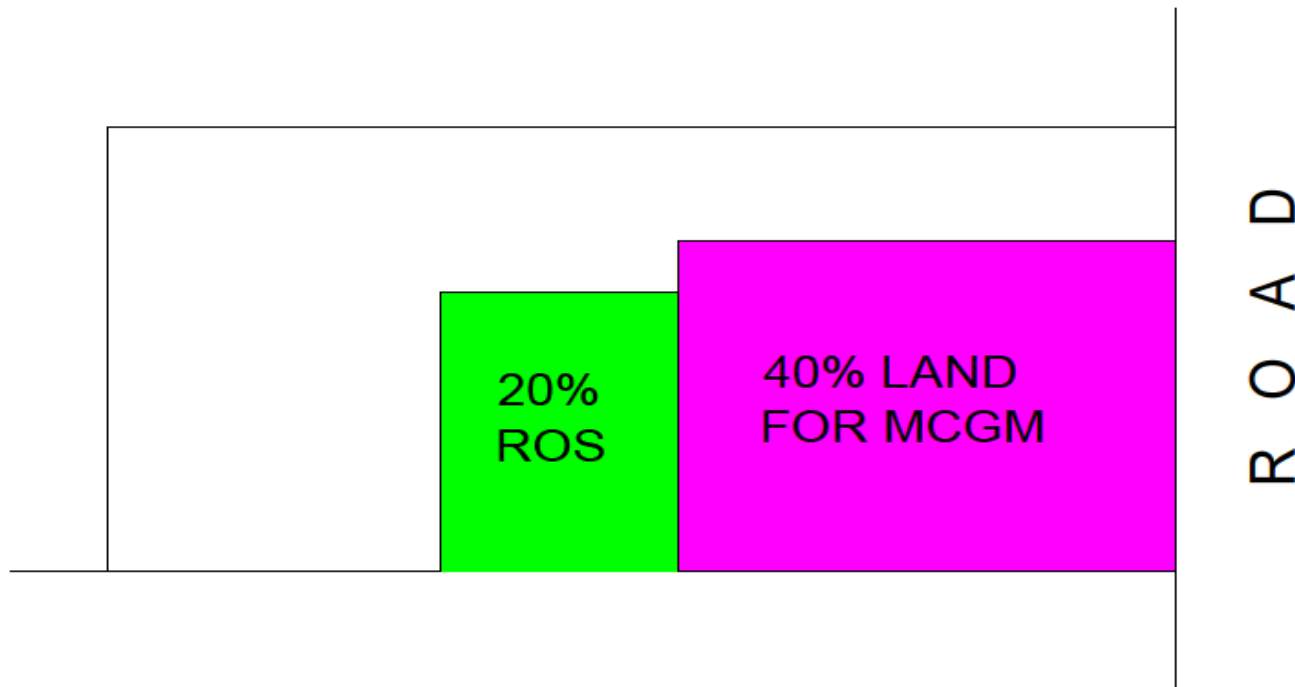
- **CONDITIONS UNDER ACCOMODATION RESERVATION.**
 - **X% OF BUA OF BASIC ZONAL FSI.**
 - **Y% OF PLOT.**
 - **FULL PERMISSIBLE FSI OF GROSS PLOT AREA ON REMAINING PLOT.**
 - **ADDN. FSI OF THE PLOT AS WELL AS BUA TO BE HANDED OVER WILL BE GRANTED.**

DCR 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.**

DCR 17(1) : ACCOMODATION RESERVATION

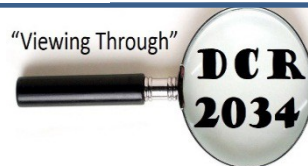
FOR PLOTS MORE THAN 1000 SQMTRS.



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DCR 17(1) : ACCOMODATION RESERVATION

- **FSI ON THE GROSS PLOT AREA INCLUDING PLOT TO BE HANDED OVER TO MCGM.**
- **ADDN. BUA (FSI) FOR THE PLOT TO BE HANDED OVER.**
- **BUA TO BE HANDED OVER TO MCGM SHALL BE FREE OF FSI AND NOT ACCOUNTED IN TOTAL PERM. FSI.**



DCR 17(1) : ACCOMODATION RESERVATION

- **ADDN. FSI FOR THE BUA TO BE HANDED OVER TO MCGM = $1.50 \times (\text{RR OF CONST.} / \text{RR OF PLOT}) \times \text{BUA TO BE HANDED OVER.}$**
- **MAXM. ADDN FSI IN LIEU OF BUA = 40%.**
- **TDR WILL BE GRANTED FOR UNUTILISED ADDN FSI IN LIEU OF PLOT & BUA INCLUDING ZONAL FSI.**

DCR 17(1) : ACCOMODATION

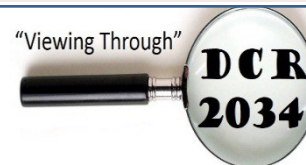
SR. NO.		SQMTS
1.	AREA OF THE PLOT UNDER RESERVATION	10000.00
2.	ADD FOR TDR / ADDN. FSI	10000.00
3.	TOTAL AREA	20000.00
4.	ADD FOR PLOT TO BE HANDED OVER (10000.00 X 40%)	4000.00
5.	ADD FSI FOR BUA TO BE HANDED OVER (10000.00X50%) X 40%	2000.00
6.	GROSS TOTAL AREA	26000.00
7.	ADD FOR FUNGIBLE FSI (35%)	9100.00
8.	PERMISSIBLE FSI	35100.00
9.	REMAINING PLOT FOR DEVELOPMENT (10000.00 – 4000.00)	6000.00
10.	FSI TO BE CONSUMED ON REMAING PLOT	5.85



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DCR 17(1) : ACCOMODATION RESERVATION

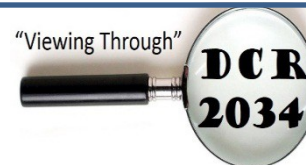
SR. NO.		SQMTS
1.	AREA OF THE PLOT UNDER RESERVATION	10000.00
2.	ADD FOR TDR / ADDN. FSI	10000.00
3.	TOTAL AREA	20000.00
4.	ADD FOR FUNGIBLE FSI (35%)	70000.00
5.	PERMISSIBLE FSI	27000.00
6.	REMAINING PLOT FOR DEVELOPMENT (10000.00 – 4000.00)	6000.00
7.	FSI TO BE CONSUMED ON REMAING PLOT	4.50
8.	TDR OF THE PLOT TO BE HANDED OVER	4000.00
9.	TDR IN LIEU OF BUA TO BE HANDED OVER	2000.00



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DCR 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 25,000/=	Rs 25,000/=
ADDN FSI IN LIEU OF BUA IN LIEU OF COSNT.		= 1.50X(RR CONST/RR LAND)XBUA		
			1250.00	2500.00
MAXM PERM = 40% X BUA			2000.00	2000.00
PERM. ADDN FSI			1250.00	2000.00



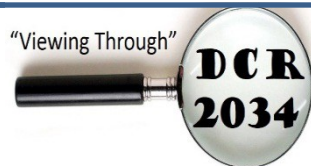
FSI AS PER DRAFT DCR 2034



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FLOOR SPACE INDEX

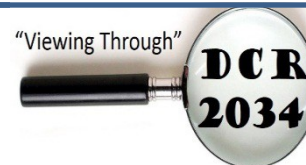
SR. NO.	AREAS	ZONE	BASIC ZONE	ADDN. FSI WITH PREMIUM	PERM . TDR	TOTAL PERM . FSI
1.	ISLAND CITY	RES/COM	1.33	0.34	0.33	2.00
2.	SUBURBS AREAS IN BARC IN M WARD / N WARD	RES/COM	0.75	-----	-----	0.75
3.	SUBURBS IN VILLAGE AKSA, ERANGLE ETC.	RES/COM	0.50	-----	-----	0.50



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FLOOR SPACE INDEX

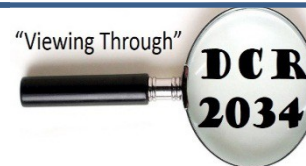
SR. NO.	AREAS	ZONE	BASIC ZONE	ADDN. FSI WITH PREMIUM	PERM . TDR	TOTAL PERM . FSI
4.	REST OF SUBURBS	RES/COM	1.00	0.50	0.50	2.00
5.	ISLAND CITY	INDUSTRIAL	1.00	-----	-----	1.00
6.	SUBURBS	INDUSTRIAL	1.00	-----	-----	1.00



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FLOOR SPACE INDEX

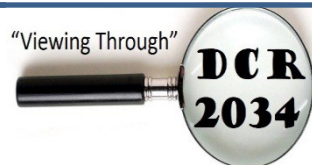
- **FSI ON GROSS PLOT AREA INCLUDING ROADS & RESSERVATIONS.**
- **UTILISATION OF TDR PERMISSIBLE IN ISLAND CITY.**
- **TOTAL PERMISSBLE NOW SAME IN ISLAND CITY & SUBURBS SAME i.e. 2.00.**
- **TDR NOT PERMISSIBLE IN INDUSTRIAL ZONE IN SUBURBS.**



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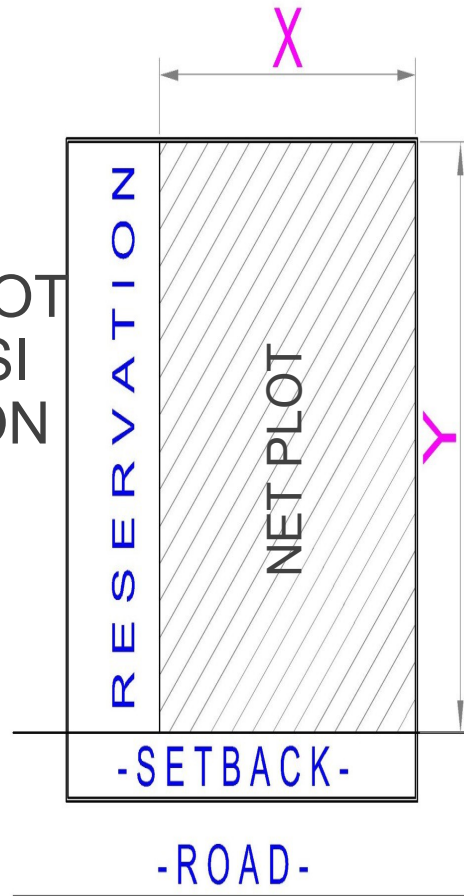


DCR
2034

PERMISSIBLE F.S.I. ON ~~NET~~ GROSS PLOT AREA

BALANCE PLOT
AREA FOR FSI
COMPUTATION

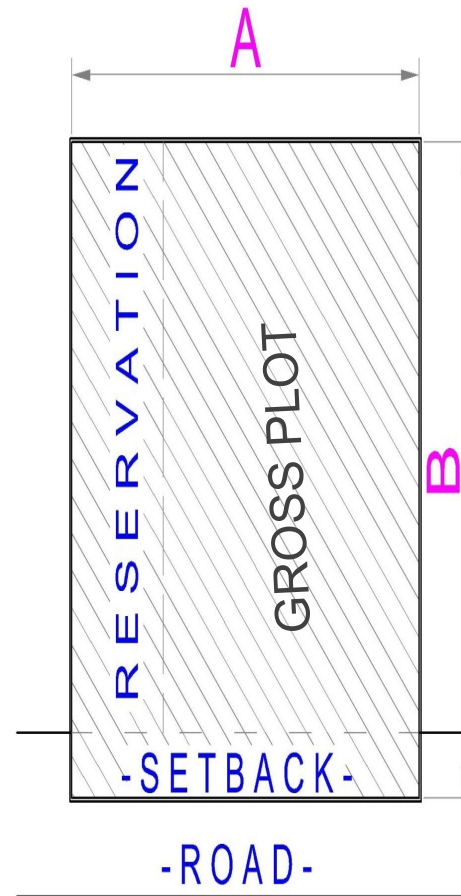
$$= X \times Y$$



1991-DCR

GROSS PLOT
AREA FOR FSI
COMPUTATION

$$= A \times B$$



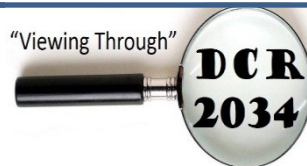
DCR-2034



PEATA(I)

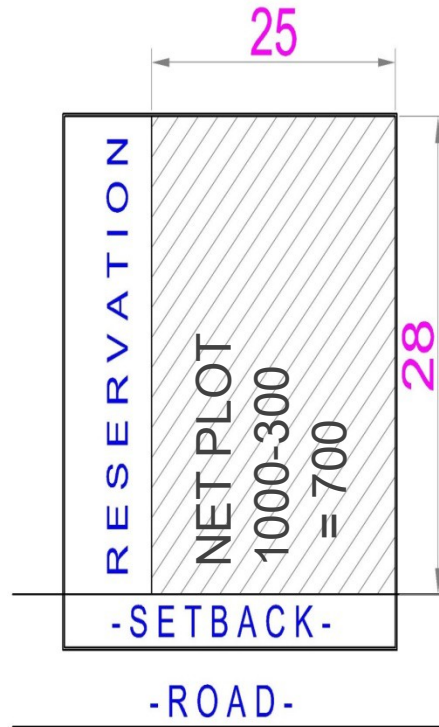
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WHY CONCEPT OF F.S.I. ON GROSS PLOT AREA??

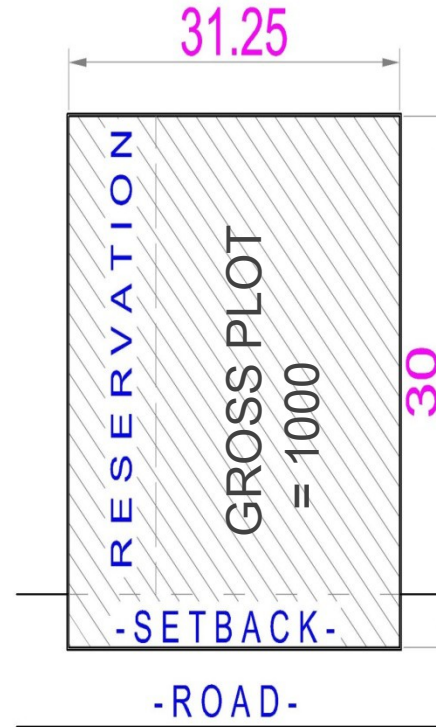
OWNER WAS DEPRIVED PROPERTY BASIC FSI BENEFIT DUE TO DP / DCR



PLOT AREA = 1000
 SETBACK/RES. = (-)300
 NET PLOT AREA = 700

**PERMI. BUA = 700
 AS PER ZONAL FSI**

OWNER'S PROPERTY BASIC FSI BENEFIT WILL NOT BE CURTAILED DUE TO DP / DCR



PLOT AREA = 1000
 SETBACK/RESERV. = 300
 GROSS PLOT AREA = 1000

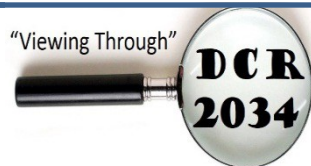
**PERMI. BUA = 1000
 AS PER ZONAL FSI**



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DRAFT DEVELOPMENT PLAN 2034 (MAY 2016)

"Viewing Through"



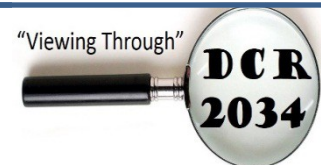
FSI

- **BUA IS ON GROSS PLOT AREA.**
- **ADDN BUA WILL BE GRANTED ON HANDING OVER OF AMENITY, RESERVATIONS & ROADS TO MCGM FREE OF COST.**



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FSI CALCULATIONS

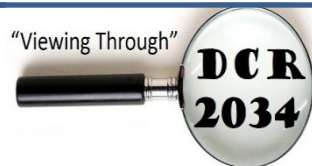
SR.NO.	DETAILS	DCR 1991	DCR 2034
1.	GROSS PLOT AREA	10000.00	10000.00
2.(a).	LESS AREA UNDER ROAD	500.00	500.00
2(b).	LESS AREA UNDER RESERVATIONS	1500.00	1500.00
3.	NET PLOT AREA	8000.00	8000.00
4.	LESS 15% RG	1200.00	NIL
5.	BALANCE AREA	6800.00	8000.00
6.	ADD AREA UNDER ROAD & RES.	NIL	2000.00
7.	TOTAL AREA	6800.00	10000.00
8.	ADD FOR 100% TDR	8000.00	10000.00
9.	TOTAL PERM. FSI	14800.00	20000.00
10.	ADD FOR 35% FUNGIBLE FSI	5180.00	7000.00
11.	TOTAL PERM. FSI	19980.00	27000.00



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FUNGIBLE FSI

- **FOR RES. = 35% WITH 60% PREMIUM.**
- **FOR COM. = 20% WITH 80% PREMIUM.**
- **FOR IND. = 20% WITH 80% PREMIUM.**
- **FOR REHAB. TENEMENTS WITHOUT PREMIUM.**
- **REHAB. COMPONENT FUNGIBLE FSI CANNOT BE UTILISED FOR SALE COMPONENT.**

TDR

- **TDR IS GENERATED :**
 - **ON HANDING OVER OF ROADS OR RESERVATIONS FREE OF COST.**
 - **ON HANDING OVER CONSTRUCTED AMENITY FREE OF COST.**
 - **IN SRA SCHEME.**
 - **UNUTILIZED AREA IN HERITAGE BUILDING**

TDR

- **EXTENT OF TDR ON HANDING OVER OF LAND :-**

- **= BASIC FSI + PLOT AREA.**

- **FOR CITY = 1.33 + 1.00 = 2.33.**

- **FOR SUBURBS = 1.00 + 1.00 = 2.00.**

- **FOR BUILT UP AMENITY :**

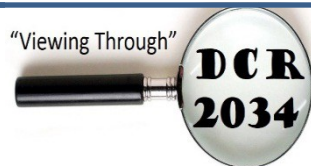
- **= 1.50 X (CONST. R.R. RATE / R.R.RATE OF LAND) X CONSTRUCTED AREA.**



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UTILISATION OF TDR

- TDR UTILISATION NOW ON RR RATES.
- $TDR_r = TDR_o \times (RRLo / RRLr)$
- WHERE :
- TDR_r = TDR ON RECEIVING PLOT.
- TDR_o = TDR ON ORIGINATING PLOT.
- $RRLo$ = RR RATE OF ORIGINATING PLOT.
- $RRLr$ = RR RATE OF RECEIVING PLOT

UTILISATION OF TDR

- **RR RATE OF RECEIVING PLOT = 50000.**
- **RR RATE OF ORGINATING PLOT = 100000**
- **QUANTUM OF TDR PURCHASED = 2000.**
- **TDR UTILISED ON RECEIVING PLOT**
- **= 2000 X 100000 / 50000**
- **= 4000**

UTILISATION OF TDR

- **RR RATE OF RECEIVING PLOT = 100000.**
- **RR RATE OF ORGINATING PLOT = 50000**
- **QUANTUM OF TDR PURCHASED = 2000.**
- **TDR UTILISED ON RECEIVING PLOT**
- **= 2000 X 50000 / 100000**
- **= 1000**

ADDITIONAL FSI

- **DCR 33(2) : MEDICAL & EDUCATIONAL INSTITUTE –**

SR. NO.		BASIC FSI	ADDN. FSI	TOTAL FSI
1.	MEDICAL	1.00	4.00	5.00
2.	EDUCATIONAL	1.00	3.00	4.00
3.	INSTITUTIONAL	1.00	3.00	4.00

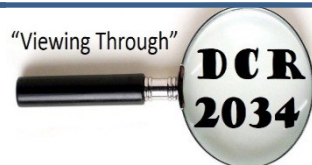
- **ADDN. FSI BY PREMIUM TO BE DECIDED BY THE GOVT.**
- **50% OF ADDN. FSI MAY BE TDR.**



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ADDITIONAL FSI

- RESIDENTIAL HOTELS DCR 33(4) :-

- **PERM. IN INDEPENDENT PLOTS.**

SR. NO.	PLOT AREA IN SQMTS	BASIC FSI	ADDN. FSI	TOTAL FSI
1.	UP TO 2000.00	1.00	2.00	3.00
2.	2000 TO 3000	1.00	3.00	4.00
3.	ABOVE 3000	1.00	4.00	5.00

- **EARLIER ONLY STARRED CATEGORY HOTEL WERE ELIGIBLE FOR ADDN. FSI.**

- **NOW ANY RESIDENTIAL HOTEL ELIGIBLE FOR**

ADDITIONAL FSI

- **RESIDENTIAL HOTELS DCR 33(4) :-**
- **ADDN. FSI BY PAYMENT OF PREMIUM AS DECIDED BY GOVT.**

ADDITIONAL FSI

- **DEVELOPMENT/REDEVELOPMENT HOUSING SCHEME OF MHADA DCR 33(5) :-**
- **FSI = 4.00 ON GROSS PLOT AREA.**
- **70% OF THE SCHEME SHOULD BE FOR EWS, LIG & MIG.**
- **FSI 4.00 NOT APPLICABLE FOR HIG SCHEME.**

ADDITIONAL FSI

- **REDEVELOPMENT OF CESSUED PROPERTIES**

- **DCR 33(7) :-**

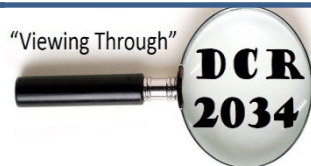
- **FSI = 3.00 ON GROSS PLOT AREA OR FSI FOR REHAB FSI + INCENTIVE FSI WHICHEVER IS MORE.**
- **INCENTIVE FSI = 50% OF REHAB FSI.**
- **CARPET AREA FOR EXISTING TENEMENT SHOULD BE MINIMUM 300 SQFT.**
- **FOR NON RES. TENEMENT EQUIVALENT TO EXISTING AREA.**



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ADDITIONAL FSI

- **CLUSTER REDEVELOPMENT DCR 33(9) :-**
- **PERMISSIBLE IN ISLAND CITY FOR CLUSTER OF BUILDINGS.**
- **FSI = 4.00 OR REHAD FSI + INCENTIVE FSI WHICHEVER IS MORE.**
- **MINIMUM AREA OF THE CLUSTER SHOULD BE 4000 SQMTS.**
- **CLUSTER TO BE PREPARED BY THE COMMISSIONER OR BY THE PROMOTORS.**



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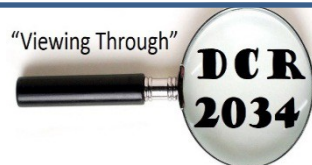
ADDITIONAL FSI

- **SLUM REDEVELOPMENT DCR 33(10) :-**
- **PERM. IN THE PLOTS DECLARED SLUM.**
- **70% CONSENT REQUIRED.**
- **FSI = 4.00 OR FSI FOR REHAB COMPONENT + INCENTIVE FSI WHICHEVER IS MORE.**

ADDITIONAL FSI

- **RATIO OF REHAB & INCENTIVE FSI :-**
- **DCR 33(10)**

SR. NO.	AREA	REHAB FSI	INCENTIVE FSI
1.	ISLAND CITY	1.00	0.75
2.	SUBURBS	1.00	1.00
3.	DIFFICULT AREAS	1.00	1.33



ADDITIONAL FSI

- PERMANENT TRANSIT CAMP DCR 33(11)
- SRA IS THE PLANNING AUTHORITY.
- PERM FSI = 4.00 ON GROSS PLOT AREA.

LOCATION (1)	TOTAL PERM FSI (2)	ZONAL FSI (3)	ADDN. FSI (4)	FSI FOR TRANSIT TENEMENT (5)	FSI FOR SALE (6)	TOTAL SALE FSI (7=3+6)
ISLAND CITY	4.00	1.33	2.67	1.67	1.00	2.33
SUBURBS	4.00	1.00	3.00	1.50	1.50	2.50



ADDITIONAL FSI

- **INFORMATION TECHNOLOGY DCR 33(13) :-**
- **TOTAL FSI = 5.00.**
- **FOR IT & ITES UNITS IN PUBLIC IT PARKS.**
- **FOR IT & ITES UNITS IN PRIVATE IT PARKS APPROVED BY DIR. OF INDUSTRIES.**
- **ADDN. FSI BY PAYMENT OF PREMIUM.**

ADDITIONAL FSI

- **COMMERCIAL DEVELOPMENT DCR 33(19):-**
- **IN CBD, TOTAL FSI = 5.00.**
- **ADDN. FSI BY PAYMENT OF PREMIUM.**
- **RESIDENTIAL DEVELOPMENT UP TO 30% FOR THE BASIC ZONAL FSI.**
- **RESIDENTIAL DEVELOPMENT NOT PERMISSIBLE FOR THE ADDN. FSI.**

ADDITIONAL FSI

- DCR 33(19) :-
- IN OTHER COM. & RES. ZONE ADDN FSI

SR. NO.	PLOT AREA	MAXM. PERM FSI
1.	UP TO 2000	3.00
2.	2000 TO 3000	4.00
3.	ABOVE 3000	5.00



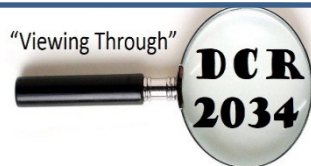
PEATA (P)

RESIDENTIAL DEVELOPMENT NOT

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PERMISSIBLE

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ADDITIONAL FSI

- **AFFORDABLE HOUSING DCR 33(20-B)**
- **MCGM IS THE PLANNING AUTHORITY.**
- **PERM FSI = 4.00 ON GROSS PLOT AREA.**

LOCATION (1)	TOTAL PERM FSI (2)	ZONAL FSI (3)	ADDN. FSI (4)	FSI FOR AH TENEMENTS (5)	FSI FOR SALE (6)	TOTAL SALE FSI (7=3+6)
ISLAND CITY	4.00	1.33	2.67	1.67	1.00	2.33
SUBURBS	4.00	1.00	3.00	1.50	1.50	2.50

ADDITIONAL FSI

- REDEVELOPMENT OF EXIST. CHS & TENANTED PROPERTIES DCR 33(22) :-
- INCENTIVE FSI = 1.50 X (RR RATE OF CONSTRUCTION / RR RATE OF LAND) X EXIST. AUTHORISED BUA.
- INCENTIVE FSI SUBJECT TO MAXM. OF 40%.
- INCENTIVE FSI OVER AND ABOVE EXISTING AUTHORISED BUA.

ADDITIONAL FSI

- REDEVELOPMENT OF EXIST. CHS & TENANTED PROPERTIES DCR 33(22) :-
- EXISTING BUA = 1000 SQMTS.
- RR RATE OF CONSTRUCTION = 25000
- RR RATE OF LAND = 75000
- ADDN BUA = $1.50 \times 1000 \times 25000 / 75000$
- = 500 SQMTS.

ADDITIONAL FSI

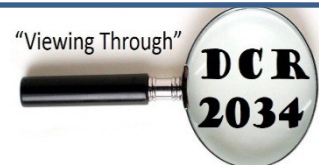
- REDEVELOPMENT OF EXIST. CHS & TENANTED PROPERTIES DCR 33(22) :-
- IF TOTAL FSI IS LESS THAN 2.00 THEN REMAINING CAN BE UTILISED BY TDR/PREMIUM FSI.
- TDR/PREMIUM FSI = 600 SQMTRS.
- TOTAL FSI = 1400 + 600

= 2000 SQMTRS.

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PEATA(I)



THANK YOU