

HIGHLIGHTS OF REVISED DRAFT DCR 2034

FSI PROVISIONS

- **Basic Zonal FSI** of Island city (1.33) & suburbs (1.00) **remain the same**
- **Permissible limit** of FSI in Island City equated to Suburbs i.e. FSI 2.00
- TDR allowed in Island city; *TDR quantum indexed with Land Ready Reckoner rate*
- **FSI computation** changed from Net Plot Area to Gross plot area.
- No deduction of Amenity Open Space (AOS) & ROS (RG) for FSI calculation.

Only physical provision of AOS & ROS required

OTHER PROVISIONS

- **Public Amenity Space to be provided for plot area more than 4000 sq.m.:**
(Applicable to open plot & Private Society Redevelopment)

- i) Plot area between 4,000 sq.m. to 10,000 sq.m. = 5% of Plot Area
- ii) Plot area more than 10,000 sq.m. = 10% of Plot Area

Above amenity space is required in addition to ROS (Recreational Open Space)

- **Parking provision increased** & developer can provide ***one car park to every apartment upto 60 sqm carpet area.***
- **Development surcharge @ 100% of Development Charge** implemented in addition to Development Charges for BUA over & above base FSI.
- **Development allowed in “No Development Zone”** such as salt pans, certain NDZ area under slum, RG, PG etc. in accordance with Accommodation reservation policy of GOM.

PERMISSIBLE FSI

Sr. No.	Areas	Zone	Basic FSI	Additional FSI with Premium	Admissible TDR	Total Permissible FSI (4 + 5 + 6)	Additional Fungible FSI (as % of Total permissible FSI)
1	2	3	4	5	6	7	8
I	<u>Island City</u>	Residential / Commercial	1.33	0.34	0.33	<u>2.0</u>	35% for Residential 20% (+10%)* for Commercial
II	<u>Suburbs & Extended Suburbs</u>	Residential / Commercial	1.0	0.5	0.5	<u>2.0</u>	35% for Residential 20% (+10%)* for Commercial
Cost / Premium			-	(60% of RR Land rate)	(As per Market Rate)		(60% of RR Rate for Residential) (80% of RR Rate for Commercial)

(*Additional 10% fungible FSI to be utilised for wider corridors / passages)

CAR PARKING REQUIREMENT

SCHEMES	DCR 1991	DCR 2034
OPEN PLOT & PRIVATE SOCIETY REDEVELOPMENT	0.25 no. Car park with CA ≤ 35 sq.m.	0.25 no. Car park with CA ≤ 45 sq.m.
	0.50 no. Car park for CA > 35 sq.m. & < 45 sq.m.	0.50 no. Car park for CA > 45 sq.m. & < 60 sq.m.
	1 no. Car park with CA > 45 sq.m. & < 70 sq.m.	1 no. Car park with CA > 60 sq.m. & < 90 sq.m.
	2 nos. Car park with CA > 70 sq.m.	2 nos. Car park with CA > 90 sq.m.
	Plus 25% visitor car park on above norms	Plus 25% visitor car park on above norms
	Plus 25% car parks with MC concession (Over & above norms)	Plus 25% car parks with MC concession (Over & above norms)
REDEVELOPMENT SCHEMES :- 33(5), 33(7), 33(9), 33(10) etc.	0.125 no. Car park with CA ≤ 35 sq.m.	0.125 no Car park with CA ≤ 45 sq.m.
	0.25 no. Car park for CA > 35 sq.m. & < 45 sq.m.	0.25 no. Car park for CA > 45 sq.m. & < 60 sq.m.
	0.50 no. Car park with CA > 45 sq.m. & < 70 sq.m.	0.50 no. Car park with CA > 60 sq.m. & < 90 sq.m.
	1 no. Car park with CA > 70 sq.m.	1 no. Car park with CA > 90 sq.m.
	Plus 25% visitor car park on above norms	Plus 25% visitor car park on above norms
	Plus 25% car parks with MC concession (Over & above norms)	Plus 25% car parks with MC concession (Over & above norms)

NOTE :

- As per draft DCR 2034, **developer can provide 1 car park for each apartment for CA upto 60 sq.m.**
- In redevelopment schemes, for free sale apartments (separate building), developer can provide parking requirement as per open plot norms
- Parking over & above the mandatory requirement may be allowed on payment of premium** as follows :
 - Additional parking to the extent of 25% = 25% of Land Ready Reckoner
 - Additional parking to the extent of 50% = 50% of Land Ready Reckoner
 - Additional parking beyond 50% = 100% of Land Ready Reckoner
- Car parking size for calculating shall be minimum 25 sq.m. & 40 sq.m. including ramp, passages etc.

NEWLY ADDED FREE OF FSI COMPONENT IN DCR 2034

- ❑ Electrical Duct / fire duct of clear width upto 0.45 m, if not abutting to any habitable room
- ❑ Area for facility for in situ treatment of wet waste
- ❑ Area of Letter boxes on the ground floor/stilt floor/over podium or any other convenient location for every unit of residential, commercial and industrial occupancy in each wing
- ❑ Area of meter rooms having area of 10 sq. m. per 50 tenements at basement / ground / stilt / podium
- ❑ Refuse chute / Garbage shaft for residential buildings
- ❑ Elevation feature or dome like structure above water tank/lift machine room/staircase room -
 - Up to 2 m for building with height beyond 32 m & up to 70 m,
 - Up to 6 m for the building height beyond 70 m and up to 120 m and
 - Up to 9 m for building with height beyond 120 m, with 60% voids in surface area/profile

NEWLY ADDED COMPONENT TO BE COUNTED IN FSI IN DCR 2034

- Parking floor in excess of required parking as per regulations
- Area of DG set room at stilt and podium level
- Area of letter box room
- Ornamental projections including voids, flower beds etc. projecting from the face of the building except at terrace level

OPEN SPACE REQUIREMENT

The open spaces on all sides of a building shall be as follows: ***(Sale component of all the schemes & Rehab component in 30 & 32 scheme)***

Height of Building (H)	Side & rear marginal open space <i>(For plots more than 1000 sq.m.)</i>		FRONT OPEN FOR ROAD WIDTH BELOW 9 M	FRONT OPEN FOR ROAD WIDTH ABOVE 9 M
	Light & Ventilation	Dead Wall		
Up to 32 m	Min 3.6 m in case of Residential building & 4.5 m in case of commercial building subject to H/4	3.6 m	FOS = (Ht. of bldg. / 2) – Road width	9.00 m
More than 32 m & up to 70 m	H/4 subject to maximum 12 m	6 m		
More than 70 m & up to 120 m	H/4 or maximum 16 m	9 m		
More than 120 m	20 m	9 m		

The open spaces on all sides of a building for a **Rehab & Composite buildings** in schemes such as **33(5), 33(7), 33(9), 33(10), 33(11)** shall be as follows:

Height of Building (H)	Front , side & rear open space	
	Front	Side & Rear
Up to 32 m	3.00 m <i>(for 33(9) – 4.5m)</i>	3.00 m
More than 32 m & up to 70 m	3.00 m <i>(for 33(9) – 4.5m)</i>	6.00 m
More than 70 m & up to 120 m	3.00 m <i>(for 33(9) – 4.5m)</i>	9.00 m
More than 120 m	3.00 m <i>(for 33(9) – 4.5m)</i>	12.00 m

HEIGHT OF BUILDING W.R.T. ROAD WIDTH

High Rise & Special Buildings – The commissioner may permit access to such buildings from any street as stated below in the table

Building Type	Height of building	Minimum road width required in Meters (m)
High Rise	Above 32 m up to 70 m	9.0
High Rise	Above 70 m up to 120 m	12.0
High Rise	Above 120 m	18.0
Special / Assembly Building	For Height up to 32 m	12.0
Special / Assembly Building	For Height above 32 m	18.0

Commissioner may allow building height up to 70 m, if existing road width is less as specified in above table subject to following conditions :-

1. On existing 6m wide road proposed to be widened to 9 m by virtue of DP/RL provided that such road shall not be a dead end & compound wall will not be permitted to construct on front side for fire fighting
2. Minimum two existing roads or DP roads of 6 m wide

UTILISATION OF TDR

TDR to be loaded = 10,000 sq.m.

TDR of originating plot = 5000 sq.m.

Land RR Rate of originating plot = Rs 70,000 per sq.m.

Land RR Rate of receiving plot = Rs 50,000 per sq.m.

$$\begin{aligned}\text{TDR(Receiving Plot)} &= \text{TDR (Originating Plot)} \times [\text{Land RR Rate of originating plot}/\text{Land RR Rate of receiving Plot}] \\ &= 5000 \times (70000/50000) \\ &= 5000 \times 1.4 \\ &= 7000 \text{ sq.m.}\end{aligned}$$

Therefore, to load 5000 sq.m. of TDR, we need to buy TDR of 7000 sq.m. due to indexation.

So for loading entire TDR of 10000 sq.m., and if we go as per above assumptions then we need to buy TDR of :
 $(7000 \times 10000)/5000 = 14000 \text{ sq.m.}$

Cost of TDR = 14,000 sq.m. X TDR rate

OPEN PLOT (R ZONE) - DCR 30 & 32

— Earlier it was 32 & 34

FACTOR	DCR 1991	DCR 2034
FSI	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (on Net Plot Area) Premium FSI = NA TDR = NA Fungible (35% of 1.33) = 0.47 Total FSI with Fungible = 1.80</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 0.85 (on Net Plot Area) Premium FSI = 0.50 (on Net Plot Area) TDR = 0.50 (on Net Plot Area) Fungible FSI (35% of 1.85) = 0.65 Total FSI = 2.50</p> <p>** No additional FSI of Road setback. FSI from Road setback gets adjusted in form of TDR</p>	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (on Gross Plot Area) Premium FSI = 0.34 (on Gross Plot Area) TDR = 0.33 (on Gross Plot Area) Fungible (35% of 2.00) = 0.70 Total FSI with Fungible = 2.70</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 1.00 (on Gross Plot Area) Premium FSI = 0.50 (on Gross Plot Area) TDR = 0.50 (on Gross Plot Area) Fungible FSI (35% of 2.00) = 0.70 Total FSI = 2.70</p> <p>** Here, we will get FSI of Road setback area over and above the permissible FSI</p>
RG (ROS) Deduction in FSI statement	Yes, 15% & physical provision as per plot area	No, only physical provision as per plot area
AOS provision	No	Plot Area less than 4000 sq.m. = Nil Plot area between 4000 sq.m. to 10,000 sq.m. = 5% Plot area more than 10,000 sq.m. = 10%
Inclusive Housing	Plot area more than 4000 sq.m.	Plot area more than 4000 sq.m.
Development Surcharge	NA	It is applicable only on Premium FSI + TDR & fungible of these two components (4% X Land RR X FSI)

OPEN PLOT (I TO R) : DCR 30, 32 & 14 (b)

Earlier it was 32, 34 & 56 / 57

FACTOR	DCR 1991	DCR 2034
FSI	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (on Net Plot Area) Premium FSI = NA TDR = NA Fungible (35% of 1.33) = 0.47 Total FSI with Fungible = 1.80</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 0.85 (on Net Plot Area) Premium FSI = 0.50 (on Net Plot Area) TDR = 0.50 (on Ne Plot Area) Fungible FSI (35% of 1.85) = 0.65 Total FSI = 2.50</p> <p>** No additional FSI of Road setback. FSI from road setback is adjusted in form of TDR</p>	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (on Gross Plot Area) Premium FSI = 0.34 (on Gross Plot Area) TDR = 0.33 (on Gross Plot Area) Fungible (35% of 2.00) = 0.70 Total FSI with Fungible = 2.70</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 1.00 (on Gross Plot Area) Premium FSI = 0.50 (on Gross Plot Area) TDR = 0.50 (on Gross Plot Area) Fungible FSI (35% of 2.00) = 0.70 Total FSI = 2.70</p> <p>** Road setback area will not get adjusted in TDR, here we will get 100% FSI of Road setback over and above the permissible FSI</p>
RG (ROS) Deduction in FSI statement	Yes, 15% & physical provision as per plot area	No, only physical provision
AOS provision	Plots less than 2 hectare = 5% Plots between 2 hectare to 5 hectare = 20% Plot more than 5 hectare = 25%	Plots less than 2 hectare = 10% Plots between 2 hectare to 5 hectare = 20% Plot more than 5 hectare = 25%
Adjustment of Road Setback in AOS	Yes. Due to this it reduces physical provision of AOS area	No. Due to this it increases physical provision of AOS area.
Development Surcharge	NA	It is applicable only on Premium FSI + TDR & fungible FSI (4% X Land RR X FSI)
I to R Flats	Yes	Yes

ILLUSTRATION – I TO R CASE

FSI COMPUTATION OF I TO R CASE			Sq.m.	Sq.m.
S. No.	Particulars		DCR 1991	DCR 2034
1	Plot Area		10,000	10,000
2	<u>Deduction For</u>			
	Road Setback		100	100
	Reservation		200	200
3	Total of (a+b+c)		300	300
4	Balance area of plot		9,700	9,700
5	<u>Deduct For Conversion I to R</u>			
	For Plots less than 2 hect 5% Amenity (DCR 1991)	5%	190	
	For Plots less than 2 hect 10% Amenity (DCR 2034)	10%		790
	For Plots between 2 hect to 5 hect 20% Amenity (DCR 1991 & DCR 2034)	20%		
	For Plots More than 5 hect 25% Amenity (DCR 1991 & DCR 2034)	25%		
6	Remaining Balance Plot Area		9,510	8,910
7	RG	15%	1,427	
8	Net Plot Area		8,084	8,910
9	Gross Plot For FSI			10,000
10	Base FSI or Zonal FSI	1.00	8,084	10,000
11	Premium FSI	0.50	4,755	5,000
12	TDR	0.50	4,265	5,000
13	Add for AOS + Road Setback		490	300
14	TOTAL FSI (Base + Premium + TDR + AOS + Road)		17,594	20,300
15	35% Fungible		6,158	7,105
16	Total Permissible FSI		23,751	27,405

FACTOR	DCR 1991	DCR 2034
FSI	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (Net Plot Area) Premium FSI = NA TDR = NA Fungible (35% of 1.33) = 0.47 Total FSI with Fungible = 1.80</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 0.85 (Net Plot Area) Premium FSI = 0.50 (Balance Plot Area) TDR = 0.50 (Balance Plot Area) Fungible FSI (35% of 2.00) = 0.50 Total FSI = 2.50</p> <p>** No additional FSI of Road setback. FSI of Road setback gets adjusted in form of TDR</p>	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (Gross Plot Area) Premium FSI = 0.34 (Gross Plot Area) TDR = 0.33 (Gross Plot Area) Fungible (35% of 2.00) = 0.70 Total FSI with Fungible = 2.70</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 1.00 (Gross Plot Area) Premium FSI = 0.50 (Gross Plot Area) TDR = 0.50 (Gross Plot Area) Fungible FSI (35% of 2.00) = 0.70 Total FSI = 2.70</p> <p>** Road setback area will not get adjusted in TDR, here we will get 100% FSI of Road setback</p>
RG Deduction in FSI statement	Yes, 15% & physical provision as per plot area	No, only physical provision
AOS provision	No	Plot Area less than 4000 sq.m. = Nil Plot area between 4000 sq.m. to 10,000 sq.m. = 5% Plot area more than 10,000 sq.m. = 10%
Inclusive Housing	All existing individual tenements having CA less 80 sq.m., then in that scheme, inclusive housing will not be applicable	All existing individual tenements having CA less 80 sq.m., then in that scheme, inclusive housing will not be applicable
Development Surcharge	NA	It is applicable only on Premium FSI + TDR & fungible of these two components (4% X Land RR X FSI)

MHADA REDEVELOPMENT SCHEME – 33(5)

FACTOR	DCR 1991	DCR 2034
FSI	Permissible FSI = 3.00 + Pro-rata FSI + Fungible = 35% * (Permissible FSI + Pro-rata)	Permissible FSI= 4.00 + Pro-rata FSI + Fungible = 35% * (Permissible FSI + Pro-rata) ** Additional 100% FSI of road setback is allowable & we can also avail Fungible on this FSI.
FSI component of EWS, LIG & MIG	Minimum 60% of Total FSI	Minimum 70% of Total FSI
Basic Entitlement of Rehab CA	CA of existing tenement plus 35% thereof, subject to a minimum CA of 27.87 sq.m.	CA of existing tenement plus 35% thereof, subject to a minimum CA of 35 sq.m.
Staircase Premium	Applicable on MHADA share, Rehab component & Sale component	Applicable only on Sale component
Fungible Premium	Applicable on Sale Component	Applicable on Sale Component
Front Open Space	Not less than 3.6 m	Not less than 3.0 m

****REST OF THE FACTORS ARE IN LINE WITH DCR 1991**

CESSED BUILDING REDEVELOPMENT – 33(7)

FACTOR	DCR 1991	DCR 2034
FSI	Gross Plot Area X 3.00 or Rehab plus 50% incentive FSI, whichever is more Fungible 35% on above FSI	Gross Plot Area X 3.00 or Rehab plus 50% incentive FSI, whichever is more Fungible 35% on above FSI ** Additional 100% FSI of road setback is allowable & we can also avail Fungible on this FSI.
Development Cess charges	Rs 5000 per sq.mt. for FSI over & above Zonal FSI for Rehab & Free Sale Component. (Excluding Fungible)	Rs 5000/- or 100% of Development Charges whichever is more for FSI over & above Zonal FSI for Rehab & Sale component (Including Fungible)

****REST OF THE FACTORS ARE IN LINE WITH DCR 1991**

CLUSTERS UNDER URBAN RENEWAL SCHEME – 33(9)

FACTOR	DCR 1991	DCR 2034
FSI	Gross Plot Area X FSI 4.00 + Fungible (35%)	Gross Plot Area X FSI 4.00 + Fungible (35%)
Minimum Plot Area	4000 sq.m.	4000 sq.m.
Minimum Road width	18 mtr	12 mtr
Additional FSI for construction of reservation	-	Developer shall be entitled for a BUA in lieu of cost of construction against handing over of DP reservation to MCGM. BUA will be arrived as per formula provided in DCR 17

FSI in lieu of COC = 1.50 * (Rate of COC as per SDRR /Land RR Rate) * FSI to be handed over to MCGM

****REST OF THE FACTORS ARE IN LINE WITH DCR 1991**

SLUM REHABILITATION SCHEME – 33(10)

FACTOR	DCR 1991	DCR 2034
FSI	Gross Plot Area X FSI 4.00 with discretionary power CEO, SRA + Fungible (35%)	Gross Plot Area X FSI 4.00 or Rehab component + Incentive for Free sale whichever is higher. So, in some of the cases, FSI may be permitted to exceed more than 4.00 + Fungible (35%)
Tenement Density	500 tenements/hectare	650 tenements/hectare or may be reduced 25% by CEO, SRA, in case of due to planning constraints
Additional Incentive FSI for Free Sale Component over rehab component	NA	For plot area 5 acres – 10 acres = 5% For plot area 10 acres – 20 acres = 10% For plot area 20 acres – 40 acres = 15% For plot above 40 acres – 20%
Co-relation between CC of Rehab FSI & Free sale FSI	Not specified	Initially CC for 10% of Total Permissible FSI for both Rehab & Sale will be released. Thereafter, proportionately or as may be decided by CEO, SRA
Non residential tenements for competition of tenement density	CA up to 20.90 sq.m.	CA up to 25 sq.m.

SLUM REHABILITATION SCHEME – 33(10)

FACTOR	DCR 1991	DCR 2034
<p>AAGANWADI, HEALTH CENTRE / OUTPOST, COMMUNITY HALL /GYMNASIUM / FITNESS CENTRE, SKILL DEVELOPMENT CENTRE, WOMEN ENTREPRENEURSHIP CENTRE, YUVA KENDRA / LIBRARY SOCIETY OFFICE, AND RELIGIOUS STRUCTURES to be added for Rehab Component</p>	<p>1 Balwadi for every 100 tenements 1 Welfare centres for every 100 tenements 1 Society for Rehab Component Religious structures if any Common passages</p>	<p>AAGANWADI, HEALTH CENTRE / OUTPOST, COMMUNITY HALL /GYMNASIUM / FITNESS CENTRE, SKILL DEVELOPMENT CENTRE, WOMEN ENTREPRENEURSHIP CENTRE, YUVA KENDRA / LIBRARY :- 25 Sq.m. for every multiple of 250 tenements</p> <p>One SOCIETY OFFICE for every multiple 100 tenements</p> <p>Area of community hall = 2% of Rehab BUA or 200 sq.m. whichever is less</p>

PERMANENT TRANSIT CAMP – 33(11)

FACTOR	DCR 1991	DCR 2034
FSI	<p><u>Island City – NA</u></p> <p><u>Suburbs</u> Gross Plot Area X FSI 2.50 Base FSI = 1.00 Additional FSI = 1.50 (SRA – 0.75 & Free Sale – 0.75) + Fungible FSI (35%)</p>	<p><u>Island City</u> Gross Plot Area X FSI 4.00 Base FSI = 1.33 Additional FSI = 2.67 (SRA – 1.67 & Free Sale – 1.00) + Fungible FSI (35%)</p> <p><u>Suburbs</u> Gross Plot Area X FSI 4.00 Base FSI = 1.00 Additional FSI = 3.00 (SRA – 1.50 & Free Sale – 1.50) + Fungible FSI (35%)</p>
Carpet area of PTC scheme units	Minimum 20.90 sq.m.	Minimum 25 sq.m.
Clubbing of SRA & PTC scheme	Not permitted	Permitted
Release of FSI over & above zonal FSI for Sale component	FSI over & above zonal FSI for sale component was allowable to consume before obtaining OC of PTC building	FSI over & above zonal FSI for sale component will be released in correlation with PTC FSI.

****REST OF THE FACTORS ARE IN LINE WITH DCR 1991**

PUBLIC PARKING LOT – 33(18)

— Earlier it was 33 (24)

FACTOR	DCR 1991	DCR 2034
FSI	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (Net Plot Area) Premium FSI = NA TDR = NA 50% incentive FSI in lieu of = 2.67 PPL Fungible (35% of 4.00) = 1.40 Total FSI with Fungible = 5.40</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 0.85 (Net Plot Area) Premium FSI = 0.50 (Balance Plot Area) TDR = 0.50 (Balance Plot Area) 50% incentive FSI in lieu of = 0.70 PPL Fungible FSI (35% of 2.55) = 0.89 Total FSI = 3.44</p>	<p><u>Island City</u> Base FSI or Zonal FSI = 1.33 (Gross Plot Area) Premium FSI = 0.34 (Gross Plot Area) TDR = 0.33 (Gross Plot Area) 50% incentive FSI in lieu of = 2.00 PPL Fungible (35% of 4.00) = 1.40 Total FSI with Fungible = 5.40</p> <p><u>Suburbs</u> Base FSI or Zonal FSI = 1.00 (Gross Plot Area) Premium FSI = 0.50 (Gross Plot Area) TDR = 0.50 (Gross Plot Area) 50% incentive FSI in lieu of = 1.00 PPL Fungible FSI (35% of 3.00) = 1.05 Total FSI = 4.05</p> <p>** Road setback area will not get adjusted in TDR, here we will get 100% FSI of Road setback</p>
PPL Premium Rate	Cost of Construction of Parking Lot = 17,315 per sq.m. Cost of construction of Incentive FSI = 28,855 per sq.m.	Cost of Construction of Parking Lot = 18750 per sq.m. (75% of 25000) Cost of construction of Incentive FSI = 31250 per sq.m. (125% of 25000)
Applicability on lease hold plot of Government & MCGM	NA	Applicable

****REST OF THE FACTORS ARE IN LINE WITH DCR 1991**

APPLICABILITY TO PARTIALLY COMPLETED WORKS

Applicability to partially completed works. –

(a) For partially completed works, started with due permission before these Regulations have come into force, the developer/owner may continue to complete the said works in accordance with the conditions under which permission stood granted. However, the period of the development permission granted shall not exceed that specified in section 48 of the Maharashtra Regional and Town Planning Act, 1966.

(b) In case of such plot/layout, started with due permission before these Regulations have come into force, where part development is completed and full Occupation Certificate/Building Completion Certificate is granted to the building/buildings in development/has got assessed to the Municipal taxes and if the owner /developer thereafter seeks further development of plot/layout as per these Regulations,

then the provision of these Regulations shall apply to the area of the land after deduction of the land component (land area) ***consumed for the buildings*** where Full Occupation Certificate/Building Completion certificate is granted to the Building/Buildings in development /stands assessed to the Municipal taxes.

Provided further that in case of building/buildings where development permission is granted but full occupation or completion certificate is not granted and/or are not assessed to the Municipal taxes and if owner/developer seeks further development under these Regulations, then the entire development shall have to be brought in conformity with these Regulations.

THANK YOU