

o/c

S. S. Hussain I.A.S. (Ex)
Chief Executive Officer

Ref. No. MCHI/CEO/17-18/089

December 02, 2017

Sub: To permit development of Accommodation Reservation of ROS, PG, RG, Park & Garden

Dear

Please refer the Gazette Notification issued by Urban Development Department on 02.05.2016, wherein non-buildable reservations of RG, PG, Park and Garden is permitted to develop on certain terms and conditions as mentioned therein. But, there is lack of clear guidelines, MCGM's Staff having various queries to expedite the proposals.

In view of the above subject, some of the points which provide guidelines are as follows:

- (1) In case, there are 2 Roads, then 70% area shall have access from one Road and the remaining 30% area have access from the other side of the Road.
- (2) In case, where there is only one Road, in all such cases 30% area should be carved out on front and 70% area should be carved out on the rear side with 9.00 mts. / 12.00 mts. width of access from existing Municipal Road till 70% reservation area.
- (3) The regular front open space shall be permitted with 3.00m and provisions of D.C.R. No. 31(1) shall not be made applicable. {Otherwise not a single property will be developed and owner will not come forward for handing over the 70% area to M.C.G.M. The main purpose of this Policy is to get the land freely available to the Corporation without any acquisition proceedings or payment for the land to the owners as per the 2013 Notification, etc.}
- (4) Side open spaces may be provided with 6.00 mts. for building height upto 70.00 mts. and 9.00 mts. beyond 70.00 mts. The rear side open spaces of 3.00 mts. for L&V may be allowed as marginal open space from the boundary of 70% open ground. The development shall be permitted with maximum cantilever of 1.5 mts. projecting in open space from the boundary line on upper floors. The required services can be proposed at Ground level within the open spaces. The regular chajja of 0.75 mts. under free of F.S.I. from bottom of beam shall be allowed.
- (5) The open spaces for the proposed building shall be reduced to make the scheme viable/feasible to consume the permitted potential as per clause 5.4.1. No premium for deficiency in open space shall be charged under this Regulation.

- (6) The required parking shall be provided as per the Circular of 2008 issued by M.C.G.M. since these proposals are forwarded to U.D. Dept. for approval in Revised DCR-2034. The necessary incentives to push up the project may be considered on case to case basis, if so required keeping the view of permitting development by not creating any hurdles to the development.
- (7) In case, portion of the total reservation area is encumbered out of the larger portion, then this area shall be excluded when permitting the development. At least 70% of vacant available land shall be considered for development under this scheme.
- (8) Any other point may be suggested by the Department.

Hence, I would like to request you to kindly instruct the concerned to prescribe the necessary Guidelines for development of Accommodation Reservation as per the rules and the norms, please.

Yours



(S. S. Hussain)

To,
Shri Ajoy Mehta (I.A.S.)
Municipal Commissioner,
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