

**S. S. Hussain** I.A.S. (Ex)

Chief Executive Officer

Ref. No. MCHI/CEO/16-17/124

February 9, 2017

Dear

With reference to the Gazette Notification TPB-4316/46/CR-106/2016/UD-11, Issued by Government of Maharashtra on 6<sup>th</sup> January 2017 regarding Proposed modification in clause 3.12 of Appendix-IV of Regulation 33(10) of Development Control Regulations, 1991 for Gr. Mumbai under Section 37(1AA) of the Act.

With reference to the above subject, we would like to submit suggestions of CREDAI MCHI on the aforesaid Gazette notice. Please find the Annexure attached.

Yours



(S. S. Hussain)

To,  
**Dr. Nitin Kareer (I.A.S.)**  
Principal Secretary - I,  
Urban Development Department,  
Government of Maharashtra,  
Mantralaya, Mumbai - 400 032

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Urban Development  
Mantralaya, Mumbai  
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**The Deputy Director**  
Department of Town Planning,  
Government of Maharashtra,  
Mumbai - 400 001.

  
उपसंचालक, नगर रचना,  
महानगरपालिका, मुंबई

## ANNEXURE

### SCHEDULE

**Accommodation to Government Notice No. TPB-4316/46/CR-106/2016 UD-11, dated 6<sup>th</sup> January 2017.)**

Sr. No.	Regulation No.33(10) (Appendix-IV).	Existing Provision (As per Notification dated 1-10-2016)	Proposed Modification
(1)	(2)	(3)	(4)
1	Clause 3.12 Sub Clause (D)  a)	<p><b><u>3.12 (D)</u></b> Notwithstanding anything contained in clause 3.8, whenever total No. of slum dwellers in a scheme are less than 650 per hectare, Scheme will be sanctioned with taking all the slum dwellers in account and if final eligibility is less than constructed tenements then remaining tenements shall be treated as PAPs / Affordable housing, rental housing, staff quarters etc. In case of tenement density between 650 to 800, all slum dwellers shall be counted for construction of tenements but in situ FSI sanctioned will be 3.00. Only after finalization of eligibility if eligible tenements density comes out to be more than 650 per hectare; FSI of 4.00as per rules shall be sanctioned. If total No. of slum dweller is more than 800 per hectare, scheme shall be sanctioned with taking all slum dwellers with corresponding FSI of 4.00 and in case of tenements remaining after allotment to eligible slum dwellers, these would be converted into PAPs/ Affordable Housing/Rental housing / staff quarters etc. However, in case of on going schemes where the tenement density in more than 650, considering the total number of slum dwellers listed in certified Ann-II and the appeals for eligibility are pending, such schemes will be considered</p>	<p><b><u>3.12 (D)</u></b> Whenever total number of slum dwellers as per certified <del>Annexure-II</del> <b>as per survey plan sanctioned by Deputy Collector Encroachment Division / SRA</b> of any proposed or approved Slum Rehabilitation is more than 500/hectare but less than 650/hectare or more than 650/hectare as the case may be, such Slum Rehabilitation Schemes will be sanctioned or revised with F.S.I upto 4.00 insitu taking into account all slum dwellers in Annexure-II so that rehabilitation of all Slum Dwellers can happen together including of those declared eligible at later stages by Competent or Appellate Authorities, inly if plot area is 4000 sq.mtr. or above, and such plots are fronting on toads having width of 18.00m or more, Provided that if number of slum dwellers declared eligible finally by Competent or Appellate Authority are less than rehab tenements so constructed under any Slum rehabilitation Scheme then remaining rehab tenements</p>

		<p>for grant of FSI of 4.00, the remaining tenements after finalization of appeals will be treated as PAP's/Affordable Housing /Rental Housing / Staff quarters etc.</p>	<p>shall be used by Slum Rehabilitation Authority for the purpose of Transit or PAP or Pavement dwellers or slum dwellers from other area and its distribution shall be done as per policies decided by Government of Maharashtra, and all S.R.A scheme are not covered under this modification shall be treated as per clause 3.8 of Appendix – IV of DCR 1991 (33(10)).</p>
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