

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI-400 032.

Dated : 26th November, 2008.

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1208/MMR/CR- 389 /08/UD-12 -Whereas Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as "the said Regional Plan") *vide* Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 1st December 1999 ;

And whereas Govt. of Maharashtra has formulated the Housing Policy for the State of Maharashtra and the main objective of this policy is to provide the affordable houses for poor on rental basis ;

And whereas, Development Control Rules of the said Regional Plan does not contain the provisions of Rental Housing ;

And whereas Mumbai Metropolitan Region Development Authority (MMRDA) has formulated a proposal to built Rental houses under different models within Mumbai Metropolitan Region (MMR)

And whereas MMRDA has requested government to carry out required modifications in Development Control Regulations and to appoint MMRDA as Project Implementing Agency for all rental housing projects undertaken in Mumbai Metropolitan Region by constructing or procuring constructed self contained dwelling units of 160 sq.ft. carpet area each ;

And whereas MMRDA has also requested to grant FSI 4.00 for development of rental housing projects on land owned by land owner, located in Mumbai Metropolitan Region as defined in the Mumbai Metropolitan Region Development Authority Act 1974 ;

And whereas, MMRDA has also requested to grant FSI 4.00 for undertaking projects of rental housing on lands vested in MMRDA and wherein MMRDA desires to undertake such a project within Mumbai Metropolitan Region. The Rental Housing Project is a project for vital public purpose and is a Slum Prevention Programme undertaken by MMRDA ;

And whereas, in order to increase the housing stock by constructing or procuring maximum rental housing units in Mumbai Metropolitan Region, and to make available housing units of 160 sq ft carpet area at a reasonable rent it is felt necessary to appoint MMRDA as a Project Implementing Agency to implement such a project. The rental housing policy has to form a part of the existing DCR of Municipal Corporation/Councils in MMR and Development

Control Regulations for regional plan of Mumbai ;

And whereas, accordingly, Development Control Regulations (DCRs) exclusively for Rental Housing (hereinafter referred to as “the said Regulations’) have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as “the said Authorities’) and also in the Development Control Regulations of Regional Plan of Mumbai by taking recourse to procedure laid down in Section 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan in as much as Regulations thereof are concerned (hereinafter referred to as “the said modification”);

And whereas, under the powers conferred by sub section (3) of section 20 of the said Act, Govt. in Urban Development Department had published a notice No TPS/1208/MMR/CR-389/08/UD12 dated 21/8/2008 in Free Press Journal, Mumbai, (hereinafter referred to as “the said notice”) which appeared in Maharashtra Govt. extra ordinary Gazette Part I, Konkan Division, on 20 August, 2008 at pages 337 to 345 in respect of Mumbai Metropolitan Regional Plan to invite suggestions/ Objections from the general public on the said modification and appointed Dy. Director of Town Planning, Kokan Divn., Kokan Bhavan, Navi Mumbai as an Officer (herein after referred to as “the said officer”) to hear the suggestions/objections received in stipulated time and to submit the report to Govt. on said modification.

And Whereas the said officer has submitted his report on said modification vide letter dated 10th November, 2008 to Govt.

And Whereas after consulting the Director of Town Planning Maharashtra State, Pune and after making necessary enquires the Govt. is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub section (4) of the section 20 of the said Act, the Govt. hereby sanctions the said modification proposal with some changes to the said Regional Plan.

In the schedule of modification of the Mumbai Metropolitan Regional Plan after the last entry following new entry shall be added.

ENTRY

“Regulations for Rental Housing Scheme given in schedule appended hereto are added to the Development Control Rules”.

Note:-

A) The said modification is kept open for public inspection during office hours at the following offices –

- 1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai.
- 2) The Collector, Dist. Thane.
- 3) The Collector, Dist. Raigad.
- 4) The Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 5) The Asstt. Director of Town Planning, Thane
- 6) The Asstt. Director of Town Planning, Raigad-Alibag Branch, Alibag.

B) This notification is also published on Government web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Sudhakar Nangnure)
Deputy Secretary to Government.

Schedule

Applicability: -

Notwithstanding anything contained in provisions of existing Development Control Regulations of Mumbai Metropolitan Region (MMR), these Regulations shall apply to development of Rental Housing Project on any land in Urbanisable Zone-1 (U1) and Urbanisable Zone-2 (U2) within MMR situated within the Mumbai Metropolitan Region as defined in the MMRDA Act, 1974, but excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Maharashtra Industrial Development Corporation and Special Planning Authority (SPA) other than SPA under jurisdiction of MMRDA in MMR, if any.

- i) **DCR No.15.14 (A): Construction of Rental Houses on unencumbered land:-** For construction of Rental Houses on unencumbered land by land owner or any other agency approved by MMRDA within the limits of Mumbai Metropolitan Region the FSI shall be 4.00. The utilization of FSI 4 shall be as follows:
- a) FSI 1.00 shall be used for Rental Housing Project on minimum 25.00% of the total land area to be conveyed in the name of MMRDA free of cost. The land owner shall handover to MMRDA free of cost constructed Rental Units with appurtenant land as specified in the Annexure-A of **Regulation 15.14 (A)** . The developer shall develop and handover minimum 18 mt access road/ approach road along with the Rental Housing plot to MMRDA.. MC , MMRDA may prescribe the width of the road less than 18 mts on case to case basis depending upon the size , and location of the rental housing plot .
 - b) FSI 3.00 shall be used for construction of Housing Units on maximum 75.00% of the total land area by the land owner and sold in the open market to subsidize the component of Rental housing at (a) above as specified in the Annexure – A of **Regulation 15.14 (A)** .
- ii) **DCR No.15.14 (B): Construction of Rental Houses on unencumbered lands vested with MMRDA :-** For construction of Rental Houses on unencumbered lands by MMRDA on land vested with them within the limits of Mumbai Metropolitan Region the FSI shall be 4.00. and out of 4.0 FSI, 25% of 4.0 FSI shall be allowed for commercial use which can be sold in open market to subsidize the component of Rental housing. This 4.0 FSI will be subject to the provisions of Annexure-B of **Regulation 15.14 (B)**.

MMRDA shall be the implementing Agency for Projects of Rental housing.

Metropolitan Commissioner, MMRDA shall be Chief Executive officer of such project. The Rental Housing Project for which MMRDA is the PIA (Project Implementing Agency) shall be a project for vital public purpose. MMRDA shall prepare detail policy for allotment of Rental Housing Units

ANNEXURE -A

[Regulation No.15.14 (A)]

Regulations for Rental Housing Project on unencumbered land:-

(I) **Eligibility for allotting Rental Houses:**

- i) The allottee under the project shall have employment /self employment/ business within Mumbai Metropolitan Region and minimum family income of the allottee shall be Rs.5000/- per month.
- ii) The allottee and his family member shall not own any house in Mumbai Metropolitan Region (MMR).
- iii) The domiciled resident of Maharashtra State shall be given preference in the allotment.
- iv) The allotment shall be made in the joint name of spouse if married.

- (II) **Definition of Rental Housing Unit:** A 14.86 sq.mt. (160 sq.ft) carpet area self contained residential unit to be given on leave and license for a period to be decided by Mumbai Metropolitan Region Development Authority (MMRDA), at a monthly charge to be decided by Metropolitan Commissioner, MMRDA considering the location of the project and residential unit, cost of construction, market condition and any other expenses.

(III) **Land, Construction and Incentive Component :**

(a)	If Rental Housing Project is taken up on unencumbered land, the land owner shall convey minimum 25% of total land area in the name of MMRDA with amenity space free of cost for Rental Housing and retain maximum 75% of the total land area with him by making sub-division of the plot. However, the division of these area's shall not be considered for side margin, front and rear open space etc. The developer shall develop and handover minimum 18 mt access road/ approach road along with the Rental Housing plot to MMRDA. MC, MMRDA may prescribe the width of the road less than 18 mts on case to case basis depending upon the size , and location of the rental housing plot .
(b)	Permissible FSI on site for construction of Rental Housing Project shall be 4.00. Out of 4.0 FSI, FSI 1.00 shall be used for construction of Rental Houses on minimum 25% of land and handed over free of cost by land owner to PIA i.e. MMRDA and FSI 3.00 shall be used for construction of Housing Units by land owner on maximum 75% of land which can be sold in open market to subsidize the component of Rental housing.

(c)	<p>The total construction built up area of Rental Houses and Houses to be sold in open market shall include all Built up area of residential units and non-residential units . Built up area of Rental Houses with FSI 1.00 shall be given free of cost to PIA i.e. MMRDA. The construction built up area shall exclude what is set down as under:</p> <p>Exclusion from FSI computation :- The following shall not be counted towards FSI :-</p> <p>a)Areas covered by stair-case rooms, lift rooms above the topmost storey, lift-wells and stair-cases and passages thereto, architectural features, chimneys and elevated tanks of permissible dimensions in respect of buildings in the MMR with the special permission of the Commissioner :</p> <p>b)Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements, if any.</p> <p>c)Area of the basement, if any used for permissible user in basement.</p> <p>d)Area of covered parking spaces, if any.</p> <p>e)Area of one office room of a co-operative housing society or apartment owners association or Rent Manager</p> <p>f)Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage for the use of domestic servants engaged in the premises.</p> <p>g)Refuge area as per requirement of Chief Fire Officer</p> <p>h)Areas covered by:-</p> <ul style="list-style-type: none"> (i)Lofts (ii)Meter rooms (iii)Porches (iv)Canopies (v)Air-conditioning plant rooms. (vi)Electric Sub stations (vii)Service floor of height not exceeding 1.5 m. with the special permission of the Commissioner. <p>i)Area of balconies not more than 10 percent of the area of the floor .</p> <p>j)Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra</p>
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	<p>Pollution Control Board or other relevant authorities :</p> <p>k)Area covered by service ducts,pump rooms, electric substations, niches upto 1m. depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the Commissioner.</p> <p>l)Area of one milk booth under the public distribution system with the permission of the Commissioner.</p> <p>m)Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.</p> <p>n)Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam Limited, but not exceeding 20 sq.m. per building, with the permission of the Commissioner.</p> <p>o)Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner.</p> <p>p)Area of a covered passage of clear width not more than 1.52 m. (5 ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift.</p>
(d)	<p>If desired by MMRDA, Non-residential units/convenient shopping shall be constructed to the extent of 15% of the total built up area of Rental Houses of FSI 1.00, along the layout roads/DP roads/Municipal roads and shall be given free of cost by land owner to the Project Implementing Agency i.e. MMRDA.</p> <p>If desired by MMRDA, the land owner shall also construct non residential units for commercial user/convenient shopping to the extent of 15% of the total built up area on Housing Units of FSI 3.00 along the layout roads/DP roads/Municipal roads. The Housing Units with shopping units can be sold by land owner in open market.</p>
(e)	<p>There shall be Welfare Hall and Balwadi in each project as a part of the construction of Rental Houses component. It shall be at the rate of 14.86 sq. Mts. for every multiple or part of 200 residential units but located so as to serve all the floors and buildings equitably and shall not be counted towards the FSI even while computing 4.00 FSI on site. This shall be given free of cost to PIA i.e. MMRDA.</p>
(f)	<p>There shall be manager's office space of size 14.86 sq.mt. carpet area in the project for every multiple or part of 500 rental units, located as desired by MC, MMRDA as a part of construction of Rental Houses component and shall not be counted towards the FSI even while computing 4.00 FSI on site. This shall be given free of cost to PIA i.e. MMRDA.</p>
(g)	<p>Total Construction Component shall mean the construction built up area of Rental Houses of self-contained 14.86 sq.m. carpet area</p>

	(160 sq.ft.), including areas under passages with minimum 2.0 mt width, balwadis, welfare centers, manager's office ,Non-residential units/convenient shopping of commercial use. This shall be given free of cost to PIA i.e. MMRDA.
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(IV) **Building details and other requirements:**

1		Size of Rental unit – A Rental unit shall be of 14.86 sq.mt. carpet area including cooking space, bath & water closet, but excluding common areas.
2		Density
	(a)	Density of Rental Housing shall be minimum 500 Rental units of 14.86 Sq.mts. carpet area per net hectare and Density of Housing to be sold in open market shall be minimum 100 tenements per net hectare.
3		Minimum plot size
	(a)	Plot of minimum 10,000 sq.mt.(1.00 ha.) is required for the project. However, for small plot size approval may be obtained from Metropolitan Commissioner, MMRDA.
4		Components of Rental Unit
	(a)	Multi purpose Room: A multi purpose room shall be allowed with size up to 12.5 sq.mts with a minimum width of 2.4m.
	(b)	Cooking space (alcove) – Provision of separate kitchen shall not be necessary. However, cooking space (alcove) shall be allowed with a minimum size of 2.4 sq.mts. with minimum width of 1.2 mts
	(c)	Bath & WC: A Combined bath & WC shall be of minimum area of 1.85 sq.m. with minimum width of one meter. There shall be no stipulation of one wall abutting open space etc. as long as artificial light & ventilation through any means are provided. Water closet seat shall be of minimum length of 0.46 mt. A septic tank filter bed shall be permitted with a capacity of 150 lit per capita, where the municipal services are likely to be available within 4-5 years.
5		Height : The height of Multi purpose room shall be minimum 2.75 mt. and the height of building shall be as permissible by the Civil Aviation Authority.
6		Plinth: Minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.
7		External Walls: Minimum 150 mm thick external brick wall without plaster shall be permitted. However, for use of modern construction technology and material etc, this thickness may be reduced with prior approval of Metropolitan Commissioner, MMRDA.
8		Staircase: The staircase shall be of dogleg type. If a single flight staircase is accepted, the flight shall not be less than 1.5 mt.
9	(a)	Front & marginal Open spaces: Notwithstanding the provisions in DCR 15.5.3.5, table 15.4, for buildings of Rental Housing Project having height up to 24 mt. the front & marginal open space shall be 3.6 mt. for these buildings. Provided, however that in case of these buildings having height more than 24 mts the minimum marginal open

		space shall be 6 mts. or as may be prescribed by Metropolitan Commissioner, MMRDA.										
	(b)	Not withstanding the provisions in DCR 15.5.3.2, table 15.1 &15.2 where the location of the plot abuts sanctioned road, having width of 18.30 m and above, the front marginal open space in layout shall not be insisted upon beyond 3.6 mt. subject to ribbon development control rules in force from time to time.										
	(c)	Where the location of plot abuts a nalla, the marginal open space along the nalla in the layout shall not be insisted upon beyond 3 mt. from the edge of the trained nalla.										
	(d)	The distance between any two buildings shall not be less than 4.5 mt.										
10		<i>Any composite building (Rental Housing Project Building + Housing Building) shall contain at least 50% of the built up area for Rental Housing Project.</i>										
11	(a)	Means of access: The ratio between the length of pathway and width thereof shall be as follows: <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: left;">Length</th> <th style="text-align: left;">Width</th> </tr> </thead> <tbody> <tr> <td>Upto 20 mt</td> <td>1.5 mt</td> </tr> <tr> <td>Up to 30 mt</td> <td>2.0 mt</td> </tr> <tr> <td>Up to 40 mt</td> <td>2.5 mt</td> </tr> <tr> <td>Up to 50 mt</td> <td>3.0 mt.</td> </tr> </tbody> </table>	Length	Width	Upto 20 mt	1.5 mt	Up to 30 mt	2.0 mt	Up to 40 mt	2.5 mt	Up to 50 mt	3.0 mt.
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	(b)	Between the dimensions prescribed for the pathway & marginal distances the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathway.										
	(c)	The means of access shall be normally governed by the provisions of DCR No.15.5.3.2 however in the project wherever the design of the buildings in the same layout require relaxation it may be given. Access through existing pathways/layout roads but not less than 3.6 mt. in width, shall be considered adequate for any Rental Housing Project, containing buildings having height less than 24 mt. including stilts.										
12	(a)	Even if the amenities space is reduced to make the project viable, a minimum of at least 8% of amenity open space shall be maintained and while FSI computation for plot the area for recreational/amenity open space shall not be excluded.										
	(b)	Wherever more than the minimum front & marginal spaces have been provided such additional area provided may be considered as part of the amenity open space in the project without charging any premium in relaxation of the stipulation in DCR No. 15.5.3.6 wherever it is necessary.										
13		Premium shall not be charged for exclusion of staircase & lift-well etc. as covered under the provision of III (c) above.										
14		All relaxation for the Housing Buildings to be sold in open market – Relaxation contained in sub regulation No. 9 (a), (b), (c), (d), 11 (b), (c), 12 above, as well as other necessary relaxation shall be given to these Housing buildings.										
15		In order to make the Rental Housing project viable, the relaxation in DCR of MMR such as providing viability gap etc, shall be granted by Metropolitan Commissioner, MMRDA, if necessary.										

- (V) **Payments to be made to MMRDA :** The developer shall pay an amount of Rs 250 per sqmt for the built up area over and above the normal permissible FSI. This payment shall be paid to MMRDA in accordance with the time schedule for such payments as may be laid down by MC, MMRDA. However by the time of occupation of the Rental Housing units , the total amount shall be deposited in full. This amount shall be used for schemes to be prepared for improvement of infrastructure in rental housing areas

VI

RELEASE OF FSI 4.0

Plot Area :

Gross Plot area in sqmts	M
Plot area for Rental housing in sqmts	(minimum 25 % of M) =A
Balance Plot area in sqmts	(M-A)= B
Maximum permissible Built up area on Rental Housing Plot of A sqmts	M
Maximum permissible Built up area on Balance Plot of B sqmts	3 M
Maximum permissible Built up area on Gross Plot of M sqmts	4 M

FSI :

Sr No	Stages of Development	Release of FSI
1	On Handing over of Plot area equivalent to A to MMRDA free of cost for Rental housing with clear title in name of MMRDA and with minimum 18 mt developed approach road .	0.25 M
2	On Submission of building Plans for Rental housing Component and obtaining Commencement certificate for entire Rental Housing Component.	0.75 M
3	On submission of building Plans for Housing component on Balance plot B and obtaining Commencement certificate for Housing Component.	0.35 B
4	After handing over 50 % of constructed rental hsg units free of cost to MMRDA after obtaining completion certificate .	0.65 B
5	After handing over 100 % of constructed rental hsg units free of cost to MMRDA after obtaining completion certificate .	3M-B
6	TOTAL FSI	4 M

If required modifications in the above table will be carried out by the Metropolitan Commissioner , MMRDA who is appointed as Chief Executive officer for implementation of this project.

ANNEXURE -B
[Regulation No.15.14 (B)]

Regulations for Rental Housing Project **on unencumbered lands vested with Mumbai Metropolitan Region Development Authority (MMRDA) :-**

(I) **Eligibility for allotting Rental Houses:**

- i) The allottee under the project shall have employment /self employment/ business within MMR and minimum family income of the allottee shall be Rs. 5000/- per month.
- ii) The allottee shall not own any house in Mumbai Metropolitan Region (MMR).
- iii) The domiciled resident of Maharashtra State shall be given preference in the allotment.
- iv) The allotment shall be made in the joint name of spouse if married.

(II) **Definition of Rental Housing Unit:** A 14.86 sq.mt. (160 sq.ft) carpet area self contained residential unit to be given on leave and license for a period to be decided by MMRDA at a monthly charge to be decided by Metropolitan Commissioner, MMRDA considering the location of the project and residential unit, cost of construction, market condition and any other expenses.

(III) **Land, Construction and Incentive Component :**

(a)	Permissible FSI on site for construction of Rental Housing Project shall be 4.00 and out of 4.0 FSI, 75 % of 4.00 FSI shall be used for construction of Rental Houses and 25% of 4.0 FSI shall be allowed for commercial use and can be sold in open market to subsidize the component of Rental housing.
(b)	The total construction built up area of Rental Houses shall mean all Built up area of residential units as well as non-residential units of commercial use meant for Rental Houses but excluding what is set down as under : Exclusion from FSI computation :- The following shall not be counted towards FSI :- a)Areas covered by stair-case rooms, lift rooms above the topmost storey, lift-wells and stair-cases and passages thereto, architectural features, chimneys and elevated tanks of permissible dimensions in respect of buildings in the MMR with the special permission of the Commissioner : b)Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements, if any. c)Area of the basement, if any used for permissible user in basement.

d)Area of covered parking spaces, if any.

e)Area of one office room of a co-operative housing society or apartment owners association or Rent Manager

f)Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage for the use of domestic servants engaged in the premises.

g)Refuge area as per requirement of Chief Fire Officer

h)Areas covered by:-

(i)Lofts

(ii)Meter rooms

(iii)Porches

(iv)Canopies

(v)Air-conditioning plant rooms.

(vi)Electric Sub stations

(vii)Service floor of height not exceeding 1.5 m. with the special permission of the Commissioner.

i)Area of balconies not more than 10 percent of the area of the floor .

j)Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Control Board or other relevant authorities :

k)Area covered by service ducts,pump rooms, electric substations, niches upto 1m. depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the Commissioner.

l)Area of one milk booth under the public distribution system with the permission of the Commissioner.

m)Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.

n)Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam Limited, but not exceeding 20 sq.m. per building, with the permission of the Commissioner.

o)Area of a separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner.

	p)Area of a covered passage of clear width not more than 1.52 m. (5 ft.) leading from a lift exit at terrace level to the existing staircase so as to enable descent to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift.
(c)	There shall be Welfare Hall and Balwadi in each project as a part of the construction of Rental Houses component. It shall be at the rate of 14.86 sq. Mts. for every multiple or part of 200 residential units but located so as to serve all the floors and buildings equitably and shall not be counted towards the FSI even while computing 4.00 FSI on site.
(d)	There shall be manager's office space of size 14.86 sq.mt. carpet area in the project for every multiple or part of 500 rental units, located as desired by MC, MMRDA as a part of construction of Rental Houses component and shall not be counted towards the FSI even while computing 4.00 FSI on site.
(e)	Total Construction Component shall mean the construction built up area of Rental Houses of self-contained 14.86 sq.m. carpet area (160 sq.ft.), including areas under passages with minimum 2.0 mt width, balwadis, welfare centers, manager's office ,Non-residential units/convenient shopping of commercial use.

(IV) **Building details and other requirements:**

1		Size of Rental unit – A Rental unit shall be of 14.86 sq.mt. carpet area including cooking space, bath & water closet, but excluding common areas.
2		Density
	(a)	Density shall be minimum 1500 Rental units of 14.86 Sq.mts. carpet area per net hectare.
3		Minimum plot size
	(a)	Plot of minimum 10000 sq.mt. is required for the project. However, for small plot size approval may be obtained from Metropolitan Commissioner, MMRDA.
4		Components of Rental Unit
	(a)	Multi purpose Room: A multi purpose room shall be allowed with size up to 12.5 sq.mts with a minimum width of 2.4m.
	(b)	Cooking space (alcove) – Provision of separate kitchen shall not be necessary. However, cooking space (alcove) shall be allowed with a minimum size of 2.4 sq.mts. with minimum width of 1.2 mts
	(c)	Bath & WC: A Combined bath & WC shall be of minimum area of 1.85 sq.m. with minimum width of one meter. There shall be no stipulation of one wall abutting open space etc. as long as artificial light & ventilation through any means are provided. Water closet seat shall be of minimum length of 0.46 mt. A septic tank filter bed shall be permitted with a capacity of 150 lit

		per capita, where the municipal services are likely to be available within 4-5 years.										
5		Height : The height of Multi purpose room shall be minimum 2.75 mt. and the height of building shall be as permissible by the Civil Aviation Authority.										
6		Plinth : Minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.										
7		External Walls : Minimum 150 mm thick external brick wall without plaster shall be permitted. However, for use of modern construction technology and material etc, this thickness may be reduced with prior approval of Metropolitan Commissioner, MMRDA.										
8		Staircase : The staircase shall be of dogleg type. If a single flight staircase is accepted, the flight shall not be less than 1.5 mt.										
9	(a)	Front & marginal Open spaces : Not withstanding the provisions in DCR 15.5.3.5, table 15.4, for buildings of Rental Housing Project having height up to 24 mt. the front & marginal open space shall be 3.6 mt. for these buildings. Provided, however that in case of these buildings having height more than 24 mts the minimum marginal open space shall be 6 mts. or as may be prescribed by Metropolitan Commissioner, MMRDA.										
	(b)	Not withstanding the provisions in DCR 15.5.3.2, table 15.1 & 15.2 where the location of the plot abuts sanctioned road, having width of 18.30 m and above, the front marginal open space in layout shall not be insisted upon beyond 3.6 mt. subject to ribbon development control rules in force from time to time.										
	(c)	Where the location of plot abuts a nalla, the marginal open space along the nalla in the layout shall not be insisted upon beyond 3 mt. from the edge of the trained nalla.										
	(d)	The distance between any two buildings shall not be less than 4.5 mt.										
10		<i>Any composite building (Rental Housing Project Building + commercial Building) shall contain at least 50% of the built up area for Rental Housing Project.</i>										
11	(a)	Means of access: The ratio between the length of pathway and width thereof shall be as follows: <table border="0"> <thead> <tr> <th style="text-align: left;">Length</th> <th style="text-align: left;">Width</th> </tr> </thead> <tbody> <tr> <td>Upto 20 mt</td> <td>1.5 mt</td> </tr> <tr> <td>Up to 30 mt</td> <td>2.0 mt</td> </tr> <tr> <td>Up to 40 mt</td> <td>2.5 mt</td> </tr> <tr> <td>Up to 50 mt</td> <td>3.0 mt.</td> </tr> </tbody> </table>	Length	Width	Upto 20 mt	1.5 mt	Up to 30 mt	2.0 mt	Up to 40 mt	2.5 mt	Up to 50 mt	3.0 mt.
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Upto 20 mt	1.5 mt											
Up to 30 mt	2.0 mt											
Up to 40 mt	2.5 mt											
Up to 50 mt	3.0 mt.											
	(b)	Between the dimensions prescribed for the pathway & marginal distances the larger of the two shall prevail. The pathway shall act as access wherever necessary. The building shall be permitted to touch pathway.										
	(c)	The means of access shall be normally governed by the provisions of DCR No.15.5.3.2 however in the project wherever										

			the design of the buildings in the same layout require relaxation it may be given. Access through existing pathways/layout roads but not less than 3.6 mt. in width, shall be considered adequate for any Rental Housing Project, containing buildings having height less than 24 mt. including stilts.
12	(a)		Even if the amenities space is reduced to make the project viable, a minimum of at least 8% of amenity open space shall be maintained and while FSI computation for plot the area for recreational/amenity open space shall not be excluded.
	(b)		Wherever more than the minimum front & marginal spaces have been provided such additional area provided may be considered as part of the amenity open space in the project without charging any premium in relaxation of the stipulation in DCR No. 15.5.3.6 wherever it is necessary.
13			Premium shall not be charged for exclusion of staircase & lift-well etc. as covered under the provision of III (b) above.
14			All relaxation for the Commercial Buildings – Relaxation contained in sub regulation No. 9 (a), (b), (c), (d), 11 (b), (c), 12 ,13 above, as well as other necessary relaxation shall be given to the Commercial buildings.
15			In order to make the Rental Housing project viable, the relaxation in DCR of MMR ,such as providing viability gap etc ,shall be granted by Metropolitan Commissioner, MMRDA, if necessary.
