

CHE/DP/31

2014-15


MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/13462/DP/GEN OF 12.08.2014

Subject :- Charging premium while condoning deficiency in open spaces in case of utilization of TDR generated from D.P.Reservation / D.P.Road etc. in combination with Slum TDR.

Reference :- MCP/9019 dated 11.8.2014.

Reference is requested to the Hon'ble Municipal Commissioner's approval to the Circular regarding guidelines for subject under reference. All concerned are hereby requested to follow the same scrupulously.


Ch.Eng.(D.P.)

Dy.Ch.Eng.(B.P.)CITY

Dy.Ch.Eng.(B.P.)E.S.

Dy.Ch.Eng.(B.P.)W.S.-I

Dy.Ch.Eng.(B.P.)W.S.-II

Dy.Ch.Eng.(D.P.)-I

Dy.Ch.Eng.(D.P.)-II

Dy.Ch.Eng.(M.C.'S OFFICE)

A.O.(D.P.)-I & II

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/ 013352 /OP/gen dtd 08/08/2014

Sub: Charging premium while condoning deficiency in open spaces in case of utilization of TDR generated from D.P. reservations /D.P. road/Compensatory Fungible FSI etc. in combination with slum TDR.

33810

As per clause 35 (4) of DCR 1991 (As per Govt. Notification Vide N^o. CMS/4311/452/CR-58/2011/UD-11 dated 06.01.2012) the fungible compensatory FSI (FCFSI) is permissible. Since, the FCFSI can be used as regular FSI, the permissible built up area is increased, due to this additional deficiency in open spaces is created. Hence it is necessary to charge the premium based on the category of F.S.I. used i.e. Zonal FSI, 0.33 additional FSI, Slum TDR, Road reservation, Road setback, D.P. reservation, FCFSI etc.

Accordingly the draft circular to this effect is attached at Page..C/7. to..C/8 Also based on Draft Circular the sample calculation for Open space deficiency (OSD) is attached at Page..C/9 To..C/12

In view of the above Hon'ble M.C.'s approval is requested to Draft circular at Page..C/7. to..C/8. On receipt of the approval, the same will be circulated.

Submitted please.

[Signature]
2/8/14
Ch.E.(D.P.)

Hon'ble M.C.

[Signature]
8/8/14

Municipal Commissioner.

Ch.E(D.P.)

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

- 8 AUG 2014

समय: ११, १२, १३, १४,
१५, १६, १७, १८,

कार्यालय: ०२/०१/२०१४

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CHE/DP/13462/Gen dt. 08/08/2014

Subject :- Charging premium while condoning deficiency in open spaces in case of utilization of TDR generated from D.P. reservations /D.P. Road / Compensatory Fungible FSI etc. in combination with Slum TDR.

Reference :- 1. Circular under No.CHE/3609/DP/Gen of 23.2.1999.
2. Circular under No.CHE/105/DPBPWS of 29.4.2011.
3. Circular under No.CHE/9343/DP/Gen of 26.12.2013.

As per Clause 35(4) of DCR 1991 (As per Govt.Notification vide No.CMS/4311/452/CR-58/2011/UD-11 dated 6.1.2012) the fungible compensatory FSI (FCFSI) is permissible. Since the FCFSI can be used as regular FSI, the permissible built up area is increased. Due to this, additional deficiency in open spaces is created.

In this regard, various policy circulars were issued from time to time as above.

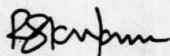
As per circular at reference 3 under No.CHE/9343/DP/Gen of 26.12.2013, it has been clarified that the premium for open space deficiency arising due to utilization of FCFSI is to be charged at normal premium rate (25% of prevailing SDRR irrespective of its origin i.e. Slum TDR / 0.33 additional FSI/ Road setback / D.P. reservations / D.P. Road, etc.). Moreover, utilization of FCFSI is not compulsory and is usable as regular FSI.

The circular at reference 1 under No.CHE/3609/DP/Gen of 23.2.1999 gives the guidelines for calculating the bifurcation of the open space deficiency in two parts i.e. normal premium rate and 10% of normal premium rate.

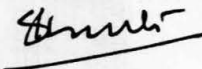
With a view to clarify the procedure for working out the open space deficiency premium, following comprehensive methodology shall be followed.

1. Total area of the deficiency in open space involved in the proposal shall be calculated.
2. Percentage of area of building (floor) due to which deficiency is created shall be worked out in proportion to the category of -
 - a) Slum TDR / 0.33 additional FSI
 - b) Road Setback / FCFSI / D.P.Reservations / D.P. Road etc.
3. Deficient area as calculated in Sr.No.1 above shall be divided in proportion to the percentage of area as determined in 'a' and 'b' of Sr.No.2 above.
4. Premium at concessional rate of 10% shall be charged for the deficient area worked out in proportionate to 'a' of Sr.No.2 and premium at full rate shall be charged for the deficient area worked out in proportionate to 'b' of Sr.No.2.
5. The above premium shall be further calculated as per Policy enunciated under Circular No.CHE/105/DPBPWS dated 29.4.2011.
6. The illustrative examples for working out the premium for open space deficiencies are enclosed for guidance.

The concerned staff working in Building Proposal Section is directed to follow the guidelines as mentioned above while working out amount of premium.



Ch.Eng.(D.P.)



Municipal Commissioner.

MUNICIPAL CORPORATION OF GREATER MUMBAI

CASE I

**Method for calculating premium for Deficiency In Open Space
Where There is No Deficiency in Open Spaces For FSI One**

Step 1	Total	Total	FSI One	Balance
	Deficient Area	In Sqmts.	In Sqmts.	In sqmts.
		1,426.95	0	1,426.95

Step 2		Sqmts.	%
a	33% Additional FSI / SLUM TDR	367.60	31.18
b	Fungible FSI / Road setback/Road Reservation=	811.52	68.82
Total =		1179.12	100.00
Land rate =		38800 per sq.m.	

86/388

Step 3			
a	33% Additional FSI / SLUM TDR	1426.95 x 31.18% =	444.86
b	Fungible FSI / Road setback/Road Reservation=	1426.95 x 68.82% =	982.09

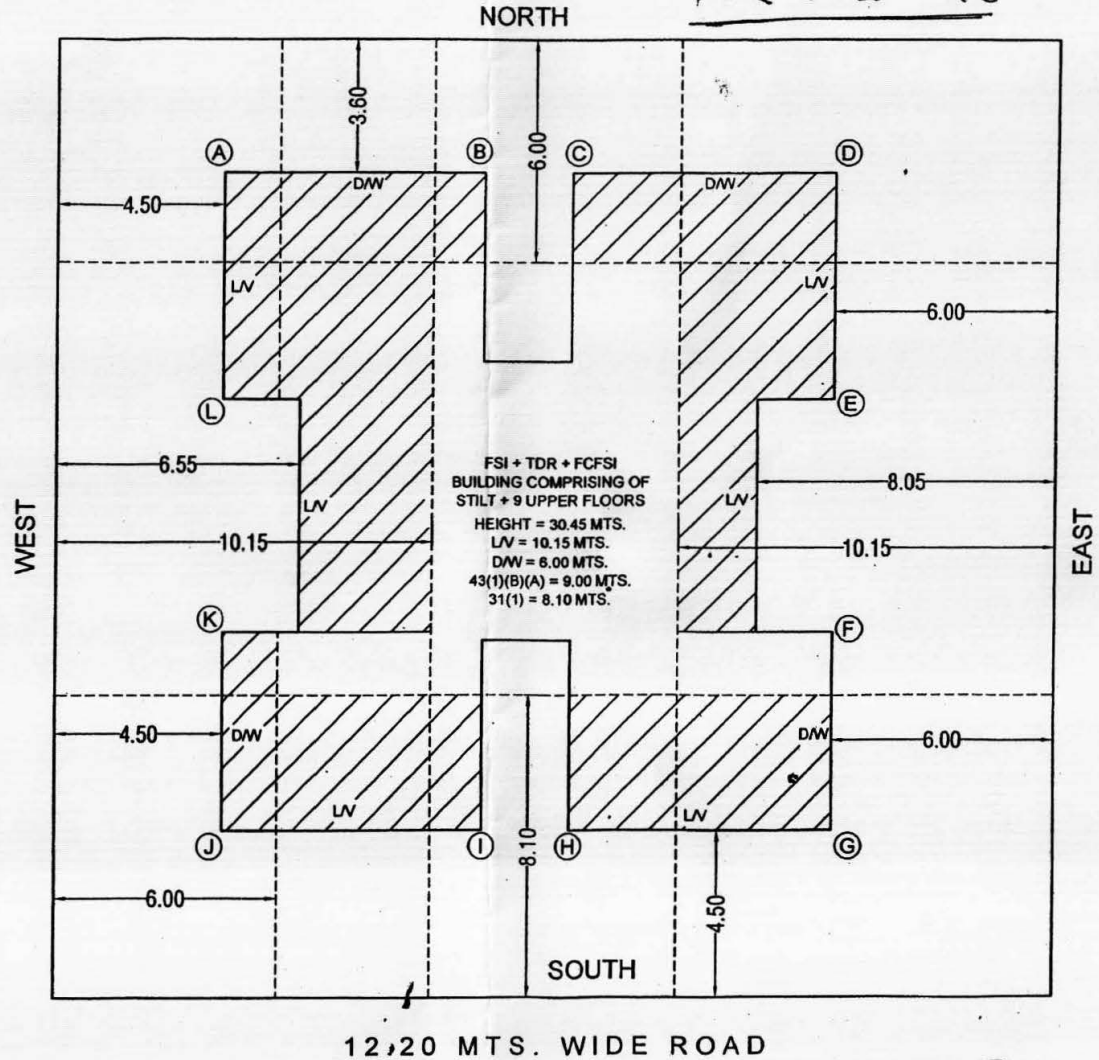
Step 4
Premium Calculation
 In this case Max OSD is between 30%-50%
 Hence telescopic premium 10% above normal rates

a	444.86 X 38800 X 25% X 10% =	431,517.08
b	982.09 X 38800 X 25% =	9,526,244.23
Total =		9,957,761.31
Telescopic Surcharge =		1.10
Total =		10,953,537.44
Say Rs.		10,953,600.00

CASE - I

FOR FSI - 2.0

O.S. TABLE FOR FSI + TDR + FCFSI						
SIDE	MARKED	REQD. O.S.	PROP. O.S.	DEFI.	%	REMARKS
NORTH	A - B	6.00	3.60	2.40	40.00	D/W
	C - D	6.00	3.60	2.40	40.00	D/W
EAST	D - E	10.15	6.00	4.15	40.89	L/V
	E - F	10.15	8.05	2.10	20.69	L/V
	F - G	6.00	6.00	0.00	0.00	D/W
SOUTH	G - H	8.10	4.50	3.60	44.44	F.O.S.
	I - J	8.10	4.50	3.60	44.44	F.O.S.
WEST	J - K	6.00	4.50	1.50	25.00	D/W
	K - L	10.15	6.55	3.60	35.47	L/V
	L - A	10.15	4.50	5.65	55.67	L/V



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

④

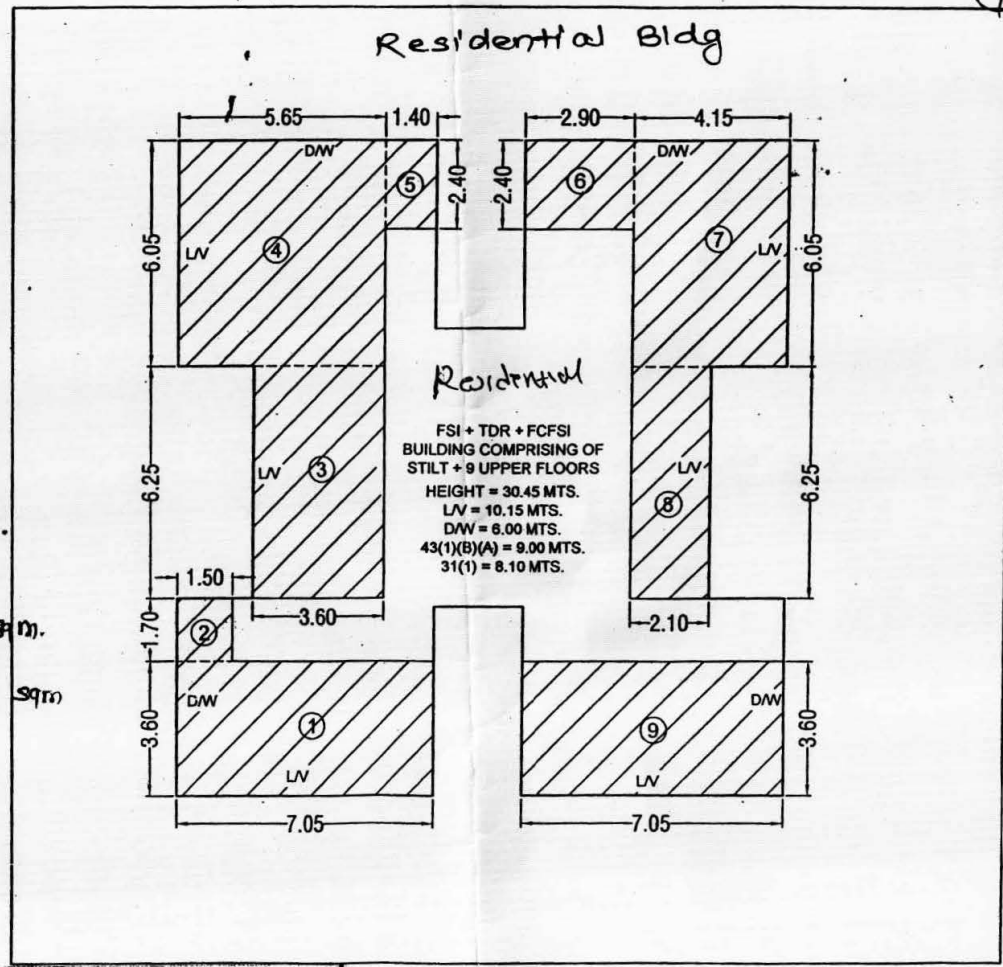
Fig ①

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DEFICIENCY AREA CALCULATION FOR FSI + TDR + FCFSI				
1	7.05	X	3.60	= 25.38
2	1.50	X	1.70	= 2.55
3	3.80	X	6.25	= 22.50
4	5.65	X	6.05	= 34.18
5	1.40	X	2.40	= 3.36
6	2.90	X	2.40	= 6.96
7	4.15	X	6.05	= 25.11
8	2.10	X	6.25	= 13.13
9	7.05	X	3.60	= 25.38
			TOTAL	= 158.55
	158.55	X	9	= 1428.95

Floors

Total Deficient area = 1428.95 sqm



Area plot	693.60	sqm
① Slum TDR + 0.33	$\Rightarrow (138.72 + 228.88) = 367.60$	sqm
② Road Reservation / D.P. Road / F.C.F.S!	$\Rightarrow \left. \begin{matrix} 326.00 \\ 495.52 \end{matrix} \right\} = 811.52$	sqm

Fig ②

16

4

MUNICIPAL CORPORATION OF GREATER MUMBAI

CASE II

Method for calculating premium for Deficiency In Open Space Where There is Deficiency in Open Spaces For FSI One

Step 1	Total	Total In Sqmts.	FSI One In Sqmts.	Balance In sqmts.
Deficient Area		1,426.95	19.84	1,407.11

Step 2		Sqmts.	%
a	33% Additional FSI / SLUM	367.60	31.18
b	Fungible FSI / Road setback/Road Reservation=	811.52	68.82
Total =		1179.12	100.00
Land rate =		38800 per sq.m.	

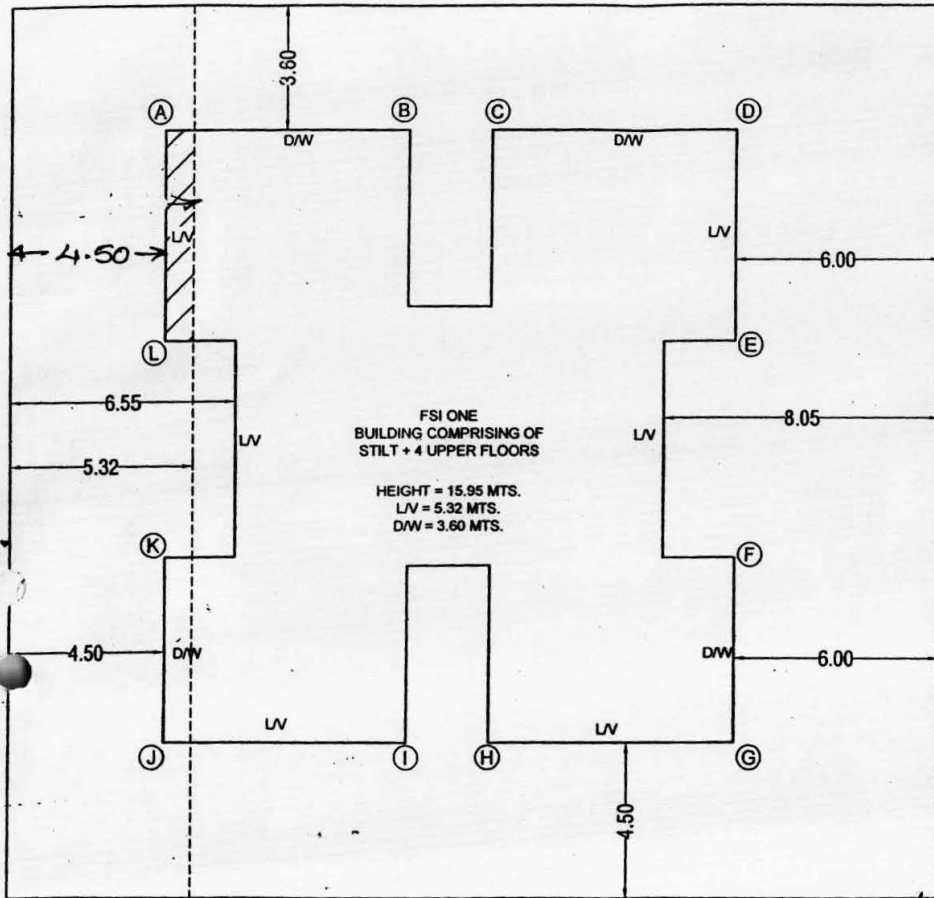
86/388

Step 3			
a	33% Additional FSI / SLUM	1407.11 x 31.18% =	438.68
b	Fungible FSI / Road setback/Road Reservation=	1407.11 x 68.82% =	968.43

Step 4 Premium Calculation
 In this case Max OSD is between 30%-50%
 Hence telescopic premium, 10% above normal rates

Premium for FSI One =	19.84 X 38800 X 25% =	192,448.00
Premium for Category		
a	438.68 X 38800 X 25% X 10% =	425,517.36
b	968.43 X 38800 X 25% =	9,393,793.42
	Total =	10,011,758.78
	Telescopic Surcharge =	1.10
	Total =	11,012,934.66
	Say Rs.	11,013,000.00

CASE II



12.20 MTS. WIDE ROAD

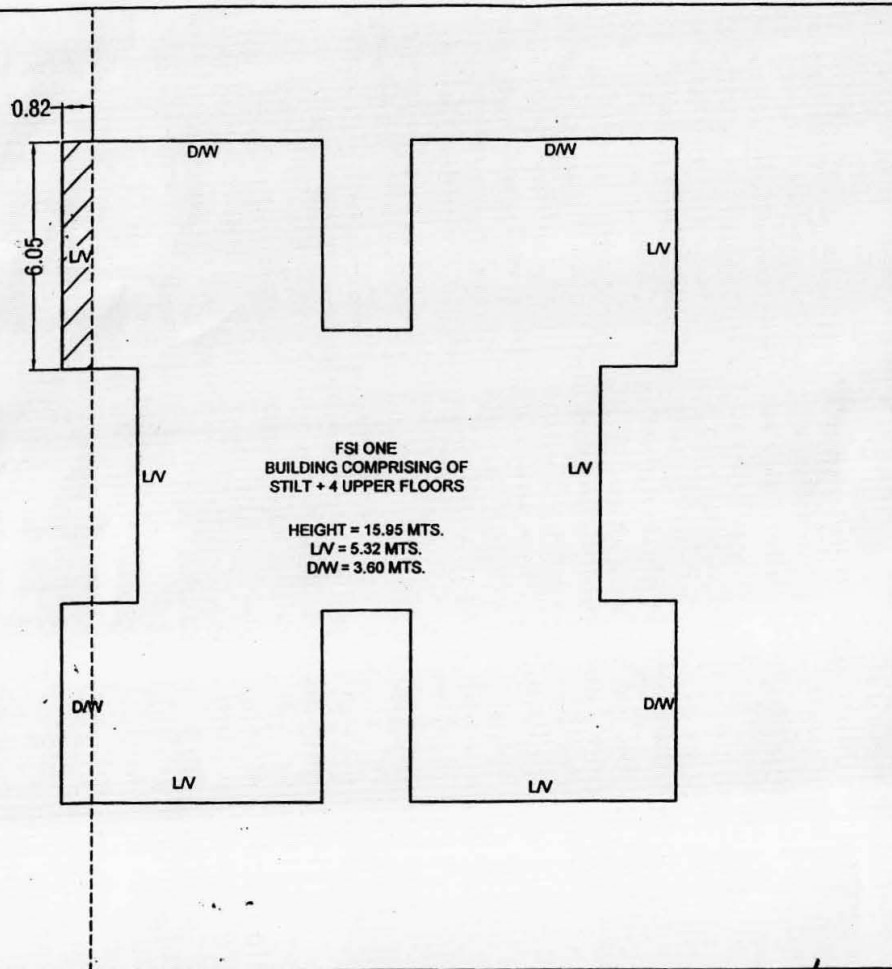
O.S. TABLE FOR FSI ONE

SIDE	MARKED	REQD. O.S.	PROP. O.S.	DEFI.	%	REMARKS
NORTH	A - B	3.60	3.60	0.00	0.00	D/W
	C - D	3.60	3.60	0.00	0.00	D/W
EAST	D - E	5.32	6.00	0.00	0.00	L/V
	E - F	5.32	8.05	0.00	0.00	L/V
SOUTH	F - G	3.60	6.00	0.00	0.00	D/W
	G - H	4.50	4.50	0.00	0.00	F.O.S.
WEST	I - J	4.50	4.50	0.00	0.00	F.O.S.
	J - K	3.60	4.50	0.00	0.00	D/W
L - A	K - L	5.32	6.55	0.00	0.00	L/V
	L - A	5.32	4.50	0.82	15.41	L/V

Fig 3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



1	0.82	X	6.05	=	4.96
			TOTAL	=	4.96
	4.96	X	4	=	19.84

Floors //

Deficient area for FSI ONE
⇒ 19.84 sqm

Deficient area for FSI 2
= 1407.11 sqm

Total D.A. = 1426.95
(Pl. refer fig 1 & 2)

Fig ④