

POLICY GUIDELINES

Sub: Policy guidelines for implementation of the provisions of 20% Inclusive housing

Ref: Govt. Notification u/no. TPB/ 4312 /CR-45 /2012(2) /UD-11 dtd.27.05.2015.

The State Govt. in Urban Development Department had issued directives u/s 37(1AA)(c) of MR & TP act 1966 incorporating provision of Inclusive Housing for Low Income Group (LIG) in private layouts in the Development Control Regulations of Greater Mumbai vide no. TPB/ 4312 /CR-45 /2012(2) /UD-11 dtd.8.11.2013. Thereafter, on receipt of various representations, the State Govt in UDD decided to amend certain provisions of the said Regulations for smoother and effective implementation.

Accordingly, final directives were issued u/no. TPB/ 4312 /CR-45 /2012(2) /UD-11 dtd.27.05.2015 sanctioning the modification to the said Regulation for Inclusive Housing, whereby certain new provisions are made and certain provisions are modified. As per clause (2) of the notification, dtd. 8.11.2013, for a plot of land adm. 4000 sq.mts. or more to be developed for a housing scheme consisting one or more buildings, EWS/ LIG housing in the form of tenements of size ranging between 30 to 50 sq.mts is required to be constructed to the extent of 20% of the basic zonal FSI.

In order to have uniformity amongst the staff working in BP department for considering provision of Inclusive Housing as per clause (2) of the said notification, a policy guidelines are proposed as under-

- 1) BUA of Inclusive Housing shall be calculated at 20% of Basic Zonal FSI for the net plot area proposed for residential development.
- 2) From the BUA of Inclusive Housing calculated above, the BUA as per Clause 2 (d) & 2(e) of the said notification dtd.08.11.2013, if any, shall be deducted if inclusive housing notification is applicable to the proposal and Balance BUA shall be insisted & to be handed over as Inclusive Housing as per the said notification.
- 3) Total carpet area of Inclusive Housing shall be calculated as under – Carpet Area of Inclusive Housing = (Bal BUA of Inclusive Housing as per para 2)/ 1.2
- 4) All Tenements proposed for Inclusive Housing shall have carpet area ranging from 30.00 to 50.00 sq.m. Total carpet area of all the tenements proposed for Inclusive Housing shall not be less than Carpet Area of Inclusive Housing calculated in para 3 above.
- 5) Car parking for Inclusive Housing tenements shall be provided as per the requirement of proposals under DCR 33(5) mentioned in Reg 36 of DCR 1991.
- 6) The total Built up area proposed for providing requisite number of tenements for Inclusive Housing shall be free of FSI as per Clause (2) (a) of notification. BUA permitted free of FSI for Inclusive Housing shall be all the built up area proposed for Inclusive Housing including

habitable area, passage, staircase, lift lobby, ducts, meter rooms, pump rooms, tanks, parking etc. if separate building or wing is proposed for 20% Inclusive Housing tenements, if the composite building is proposed then the free FSI area shall be worked out proportionately.

- 7) The open space, room sizes & all other relaxations as permissible for 33(10) may be granted to only inclusive housing.
- 8) If the Landowner/ Developer is constructing the stock of the Inclusive Housing tenements in the same plot, then the Occupation Certificate for the rest of the development under the said Scheme shall not be issued till the Occupation Certificate for the Inclusive Housing tenements under the said Scheme is obtained and MHADA is intimated for taking over the same at the rate mentioned in the said notification.
- 9) If the Landowner/ Developer is not constructing the stock of the affordable housing tenements in the same plot, then the Occupation Certificate for the rest of the development under the Scheme within the said plot shall not be issued till the Occupation Certificate for the Inclusive Housing tenements proposed on some other plot within the same Administrative ward under the said Scheme is obtained and MHADA is intimated for taking over the same at the rate mentioned in the said notification.
- 10) No fees/ premiums/ deposits or development charges/ labour cess etc. shall be made applicable for BUA proposed for Inclusive Housing if separate building or wing is proposed for 20% Inclusive Housing tenements & if the composite building is proposed then the respective areas by charging premium & without charging premium shall be worked out proportionately depending upon inclusive housing component.
- 11) The other conditions/ clauses mentioned in the said notifications dtd.8.11.2013 & 27.05.2015 shall be strictly followed by the Zonal Building Proposal Offices".

All the staff working in Building Proposal section are hereby directed to take note above guidelines & follow scrupulously.

Sd/-
Ch.Eng(DP)

Sd/-
Municipal Commissioner

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For information & necessary action in this regard.

Ch.E.(D.P.)i/c.
04/12/15