

**UNDERSTANDING
THE
IMPORTANT CONCEPTS LIKE
FSI, TDR, FEASIBILITY, ETC.
IN
REDEVELOPMENT PROCESS.**

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WHY THE SOCIETY BUILDINGS SHOULD BE REDEVELOPED ?

1. Whether the society building is dilapidated or requires **Extensive Structural Repairs?**
2. Whether the society premises has **enough Parking Space?**
3. Do you have enough **Play Area** for children?
4. Do you have **Lifts**? Is it convenient to get a **Patient** down **through staircase** in Emergency?
5. In heavy rain whether society plot **Submerges with Flooding Water?**

WHY THE SOCIETY BUILDINGS SHOULD BE REDEVELOPED ?

1. Whether the Existing **Flat Area** is enough for your Growing Family?
2. Do you **have Modern Facilities** like.....
 - a) Wide staircases.
 - b) Children play area & Gardens.
 - c) Intercom.
 - d) Security camera phone.
 - e) Flower bed.
 - f) Fire fighting system.
 - g) Fitness center

TECHNICAL TERMS

1. FLOOR SPACE INDEX (FSI)

a) FSI means the quotient of the ratio of the total Permissible Built Up Area to the total plot area.

$$\text{Floor space index} = \frac{\text{Permissible Built Up Area}}{\text{Plot area}}$$

OR

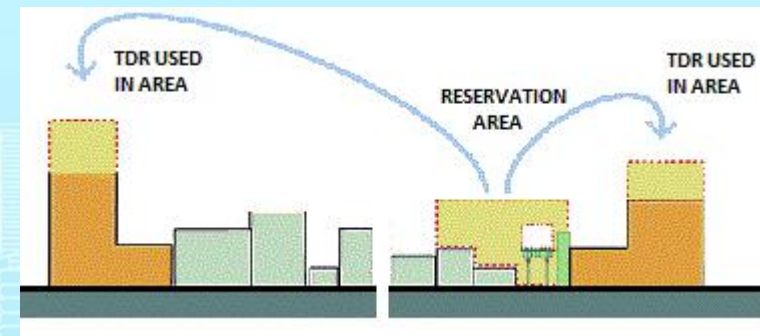
$$\text{Floor space index} \times \text{Plot area} = \text{Permissible Built Up Area.}$$

e.g.

$$1.00 \times 5000 \text{ Sq.Ft.} = 5000 \text{ Sq.Ft.}$$

2. TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

- a) **Transferable Development Rights (TDR)** is a compensation in the form of Floor Space Index (FSI) or Development Rights which shall entitle the owner for construction of built-up area against handing over the area under plot or land which is under various reservation as per development plan. This FSI credit shall be issued in a certificate which shall be called as **Development Right Certificate (DRC)**.



2(a) CASES ELIGIBLE FOR TRANSFERABLE DEVELOPMENT RIGHTS (TDR):-

- a) Compensation in terms of TDR shall be permissible for lands under various reservations **for public purposes like garden, school, public housing, library new roads, road widening etc. which are subjected to acquisition,** proposed in Draft or Final Development Plan, prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966.



3. PREMIUM FSI

1. This FSI is available on payment of premium to MCGM.
2. The maximum permissible Additional FSI is applicable as per table no 12 (as mention below)
3. This premium FSI is Depend upon the width of the road abutting the plot.

4. FUNGIBLE FSI

1. The fungible compensatory area admissible on rehab component shall be granted without charging premium and such fungible compensatory area for rehabilitation component shall not be used for free sale component and shall be used to give additional area over and above eligible area to the existing tenants.
2. The fungible compensatory area is admissible with charging premium on sell component.

5. ACCESS ROAD

1. The permissible FSI on a plot **is related with the road width** it is facing as shown in FSI table.
2. TDR and Premium FSI are not permissible on a plot fronting road width **less than 9 mts.**
3. MCGM shall convert all roads of width less than **9 m to 9 m and above as per site condition** through MR&TP Act or MMC Act.
4. The plots which are facing on existing roads less than 6 mt. width but are proposed to be **widened upto 9 mt.** in future, will be permissible for FSI per 9 mt road width.

4. REGULATION 30(A)(1) TABLE NO 12, FSI & BUILT UP AREA COMPUTATION

Area & Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (3+4+5)
1	2	3	4	5	6
Island City Residential / Commercial	Less than 9m	1.33	---	---	1.33
	9m & above but less than 12.00m	1.33	0.5	0.17	2.0
	12.00 m & above but less than 18.00m	1.33	0.62	0.45	2.4
	18.00m & above but less than 27m	1.33	0.73	0.64	2.7



Area & Zone	Road width	Zonal (Basic)	Additional FSI on payment of Premium	Admissible TDR	Permissible FSI (3+4+5)
1	2	3	4	5	6
Suburbs and Extended Suburbs (Except BARC, Akse, Marve and CRZ)	Less than 9m	1.00	---	---	1.00
	9m & above but less than 12.00m	1.00	0.5	0.5	2.0
	12.00 m & above but less than 18.00m	1.00	0.5	0.70	2.2
	18.00m & above but less than 27m	1.00	0.5	0.90	2.4
	27 m and above	1.00	0.5	1.00	2.5

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REDVELOPMENT SCHEMES IN DCPR 2034

A. 33(5) FOR MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY (MHADA)

1. **Applicable to** development / redevelopment of housing schemes implemented by MHADA on MHADA lands for Economically Weaker Sections (EWS), Low Income Group (LIG) and Middle Income Group (MIG) categories.
2. 3 FSI permissible on gross plot area.
3. 4 FSI is permitted to Plot area more than 4000 Sq.mt. and fronting road width more than 18 mts.
4. Each occupant shall be given the existing carpet area + 35% basic entitlement subject to minimum 35 Sq.mt. (376Sq.ft.)

5. Fungible for rehab area is available free of premium.
6. For a plot of area upto 4000 Sq.mt. MHADA may allow payment of premium instead of Constructing and handing over its share.
7. In case of plot having area 4000 sq. m or above and road width 18 mt. or more , the FSI 1.00 out of 4 FSI, shall be permissible in the form of Social Housing stock in the ratio of 1 MHADA: 0.5 Cooperative Society (2/3rd : 1/3rd) and it shall be handed over to MHADA free of cost & without any compensation.

B. 33(7) FOR OF CESSSED BUILDINGS IN THE ISLAND CITY

1. Reconstruction or redevelopment of cessed buildings in the island city by co-operative housing societies or of old buildings belonging to the corporation existing from prior to 30/06/1969
2. 3 FSI on gross plot **OR** Rehab BUA+ Incentive whichever is more.
3. **Incentive** on rehab area is 50% for 1 plot , 60% for 2 to 5 plots and 70% 6 plots or more. **An Additional incentive** is permissible for rehab depending upon the combination of no. of plots.
4. Each occupant shall be given the existing carpet area subject to minimum of 300 Sq.ft. and maximum of 1292 Sq.ft. In case of non-residential occupier carpet to be given shall be equivalent to the area occupied in the old building.

C. 33(7)(A) FOR TENANT OCCUPIED BUILDING

1. Applicable to Dilapidated authorized tenanted building/s in Suburbs and Dilapidated authorized Non cessed Tenanted building/s in Island City
2. Rehab area + Incentive **OR** Permissible FSI as per Table no 12 of regulation 30(A)(1) whichever is more.
3. Incentive on rehab area is 50% for 1 plot , 60% for 2 to 5 plots and 70% for 6 plots or more.
4. Each tenant will get minimum 300 Sq.ft. and maximum of 1292 Sq.ft. of carpet area and non-residential occupier will get equivalent to existing carpet area.
5. No new tenancy created after 13/6/96 shall be considered.



D. 33(7)(B) FOR RESIDENTIAL HOUSING SOCIETIES.

1. For, Housing Societies in Suburbs and Island City which are 30 years old excluding buildings covered under regulation 33(7) and 33(7)(A).
2. Existing area + Incentive **OR** Permissible FSI as per Table no 12 of regulation 30(A)(1) whichever is more.
3. 15% Incentive on Existing authorized area or 10 Sq.mt. per residential tenement which ever is more.
4. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then the rules of 33(7)(A) & 33(7)(B) can be combined.

E. 33(9) FOR BUILDINGS UNDER CLUSTER DEVELOPMENT SCHEME(S)(CDS)

- 1. For, Redevelopment of Clusters.** Minimum Plot area of 4000 Sq.mt. in Island City and 6000 Sq.mt. in Suburbs. Road width must be 18 mt. wide or more.
- 2. Cessed Buildings, Non cessed buildings which are 30 years old, Slums upto 50% of area are allowable under Cluster redevelopment.**
- 2. 4 FSI OR Rehab Built up area + Incentive whichever is more.**
- 3. Each rehab tenement shall be given occupied area subject to minimum 300 Sq.ft. carpet area and maximum of 1076 Sq.ft.(100 Sq.mt.)**

F. 33(10) FOR SLUM DWELLERS

1. **For**, Slum Rehabilitation area declared or notified under Slum Act.
2. 4 FSI **OR** Rehab Built up area + Incentive whichever is more.
3. Each rehab tenement shall be given 300 Sq.ft. carpet area
4. Schemes under redevelopment of Slum areas are sanctioned by a separate Slum Rehabilitation Authority.
5. The no. of hutment dwellers are certified by SRA.
6. The density in SRA scheme is high and hence various relaxations in open spaces are given in SRA schemes.

1. DOCUMENTS REQUIRED

- Property Card
- City survey plan.
- D. P. Remark.
- Inspection Extract.
- Road Line Remark.
- Occupation Certificate
- Sanctioned/Approved Plans.
- Ownership Proof.



2. PROJECT REPORT

1. Project report will furnish detailed information about FSI calculation, **Various Expenditure & Total Revenue** along with gross profit.
2. FSI will cover, Are under reservation & amenity, Total permissible BUA, Rehab Area, Sell area etc
3. Revenue is based on RERA carpet area & calculated considering prevailing market rate.
4. Expenditure covers construction cost, approval cost, TDR cost, rent brokerage corpus fund etc...
5. The gross profit is deducting Expenditure from Revenue.

REDEVELOPMENT THROUGH DEVELOPER

1.LINE OF ACTION

• Taking Quotations from Architect/ P.M.C.

• Appoint the Architect/ P.M.C.

• Documentation & Survey.

• Project Report.

• Tendering Process

• Comparative Analysis

• Understanding the Developer

• Short listing of Developer.

• Finalization of Developer

• Development Agreement & Power of Attorney

• Finalize the Building Plans.

• Approval of Building Plans

• Shifting and demolition

• Commencement of Construction

• Occupation Certificate from Municipal Corp.

• Handing over the Possession

SELF REDEVELOPMENT



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A. DEFINITION OF SELF REDEVELOPMENT

Redevelopment of old/ dilapidated buildings by **Owner/Society**, without appointing any Developer/ Builder is known as **Self Redevelopment**.



B. ADVANTAGES



Openness in planning and sizes of Rooms

Elevation of Buildings

Cross ventilation in rooms.

Nature of parking system

Number of Lifts.

Garden areas

Floor Allotment.

C. BENEFITS AS PER STATE GOVERNMENT REGULATION DTD:13/09/2019

1. **10% Additional F.S.I. / Incentive F.S.I.** will be given over and above permissible F.S.I.
2. Local Competent Planning Authority will sell **T.D.R. at discounted rate** of **50% of Ready Reckoner Rate**.
3. **Local Competent Planning Authority** will give discount in all the Premium payable by the Society during the Project Approvals.
4. The discounted premium amount can be **Paid in Easy Installments** as decided by Local Competent Planning Authority.

C. BENEFITS AS PER STATE GOVERNMENT REGULATION DTD:13/09/2019

5. **Stamp Duty of the existing flats** owned by registered society members will be **Rs.1000/-** as applicable in Pradhan Mantri Awas Yojana (PMAY)
6. Discount will be given in the **Open Space Deficiency, Development Charges payable** to local approving authority.
7. **Maharashtra State Co-op Bank** will be **a nodal agency** and will promote Self-Redevelopment through respective District Central Co-op bank.

C. BENEFITS AS PER STATE GOVERNMENT REGULATION DTD:13/09/2019

8. State government of Maharashtra shall give **Subsidy of 4 %** in the **Interest Rate Payable To Bank** for Self- Redevelopment projects.
9. **Vigilance Committee And Grievance Redressal** Committee shall be formed so as to keep check on the progress, **Ethical Practices And Resolving Disputes** between the parties.
10. The Local Planning Authority shall decide the criteria and will **Empanel / Register** the **Qualified Contractors** for the construction of buildings under Self- Redevelopment.

1.LINE OF ACTION

- Appointment of Consultants

- Documentation and Survey

- Project Report

- Bank loan application

- Scheme Design

- Tendering Process

- Finalization of Contractor

- Submission and Approval of Plans

- Raising Funds

- Shifting, Demolition

- Construction Activity

- Sales and Marketing

- Occupation Certificate

- Handing Over Flats

- Repayment of Loans

THANK



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