

# **SUPPLEMENTARY**

**of GDCRs for  
Navi Mumbai.**

**(Proposed modifications as submitted to the Government upto April 2003)**

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## PROPOSED MODIFICATIONS / AMENDMENTS TO THE GDCR FOR NAVI MUMBAI

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
1.	Reg. 3.11(i)	New clause is being added	Any semi-permanent structure upto 20 sqm of built up area for installation of telephone connectors / concentrators in case of applicants who would provide suitable proof of being authorised by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication systems.	Based on the Govt. directions issued vide DCR 1095/377/UD-II dated 9/10/96. Submitted to the Government on 13th June 2000
2.	3.26	Modification	<b>"Volume to plot area ratio"</b> means the ratio of volume of building, measured in cubic metres to the area of plot measured in square metres and, therefore, shall be expressed in metres. However, <u>the volume of plinth shall not be considered in the calculation of volume of building. Provided further that, in case of a building permitted for the land-use of storage, the height of the plinth shall not be less than lorry-loading height.</u>	The proposal is Sanctioned. However, a new clause was incorporated at 16.3 (If) for the underlined portion. Proposal submitted to Govt. for sanction as proposed.
3.	3.28	Addition of New Clause	Addition of new definition after 3.27 The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.	Submitted to the Government on 21st April 2003
4.	14.1	Addition of New Clause	6. Industrial park Zone, 7. No Development Zone." 8. Institutional	Proposal submitted to the Government on 31.3.1998
5.	14.1	New Clause	9. Woodland Corridor 10. Fishing & Allied activities 11. Marshalling Yard 12. Recreational 13. Special Economic Zone	Proposal submitted to the Government on 18.12.2001
6.	Reg. 14.3.11	Addition of new clause II	Recreational land use' means any land use primarily used for public gathering in an open to sky or under temporarily covered places/shelters on occasions of Public meetings/speeches, sports meet,	Proposal submitted to the Government on 18.12.2001

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
			<p>exhibitions, fairs, and any other use as may be decided by the Corporation from time to time.</p> <p>The Corporation or Local Authority as the case may be, may designate an appropriate location within this land use for permitting sports offices, podium, canteen, toilets and such other uses incidental to the recreation land use. However in any case total built up area of such uses in each identified location shall not exceed 1% of the gross area of the plot or 1000 sq.m. whichever is less."</p>	
7.	14.4.3	Modification to the clause	<p>Addition of the following: Biotechnology units on all plots fronting on roads having width 11 mt. or more</p>	Submitted to Government on 21st April 2003
8.	14.4	Addition of clause 6 & 7	<p><b>6. Industrial Park Zone:</b> All land uses except polluting / chemical /hazardous or other industries which require chimney</p> <p><b>7. No Development zone:</b> "Uses in no Development Zone" include agriculture, horticulture, salt manufacture, forestry, promenades, gardens, parks, play fields, temporary camps for various kinds of social activities like recreational or religious functions on sites wherever the existing topography permits without disturbing the mangroves and marshy areas, holding ponds, coastal oads, public utility establishments including sewage treatment &amp; disposal works and water works, water sports activities alongside natural water bodies not involving the construction of man-made water bodies, cemeteries and crematoria along with structure incidental thereto, structure of sea lamps and watchmen's quarters, LPG go downs of minimum 2000 m2 area with 0.2 FSI and ground floor construction, and other storage land uses.</p>	Proposal submitted to the Government on 31.3.1998

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
9.	14.4.4	Modification	Whole sale market and Warehousing : 7. Mercantile land use 8a. Service Industry class - A 8b. Service Industry class - B 9. Storage land use with residences for essential staff. 10. IT land use.	Proposal submitted to the Government on 15th June 2001
10.	14.4.5	Modification	Regional Parks : 1. Mining and quarrying 2. Residential 3. Educational 4. Institutional 5. Assembly	Proposal submitted to the Government on 15th June 2001
11.	Reg. 14.4.6 Industrial Park Zone	Addition of new clause	"10. Information Technology land use only on the plots fronting 11.0m or more wide roads	This provision in industrial park lane has already been sanctioned
12.	Reg. 14.4.7 No Development Zone	Addition of new clause	"Information Technology related equipment wherever permissible as per prevailing statutory provisions related to Coastal Regulation Zone". Recently, it has been proposed to permit certain activities in NDZ. The proposal now, stands submitted to the Govt. for sanction.	This provision in No Development Zone has already been sanctioned
13.	14.4.8 Institutional	Addition of new clause	Institutional : 3. Educational 4. Institutional, including Govt. and Semi-Government offices, professional and corporate offices with residences for essential staff. 10. Information Technology land use : Provided further that the Corporation may permit residential and business activities at designated locations.	Proposal submitted to the Government on 15th June 2001
14.	14.4.9 woodland corridor	Addition of new clause	Woodland Corridor : Gardens, nurseries, Horticulture, Arboriculture and any such other activities as may be decided by the Corporation from time to time and/or in accordance with the Coastal Regulation Zone provisions in force.	Proposal submitted to the Government on 15th June 2001

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
15.	14.4.10 Fishing & allied activities	Addition of new clause	Fishing and allied activities : Fishing, Fish farming, temporary sheds for stacking dried fish bags, boat-repairing activities, construction of drying platforms at places designated by the Corporation and other such related activities as may be approved by the Government in Fisheries Department.	Proposal submitted to the Government on 15th June 2001
16.	14.4.11 Marshalling yard	Addition of new clause	Marshalling Yard : Storage land use Railway sidings for goods trains, loading and unloading platforms, transit storage sheds, wagon repairing activities etc.	Proposal submitted to the Government on 15th June 2001
17.	14.4.12 Recreational	Addition of new clause	Recreational: 11. Recreational land Use.	Proposal submitted to the Government on 18.12.2001
18.	14.4.13 Special Economic Zone	Addition of new clause	13. Special Economic Zone 2. Residential 3. Educational 4. Institutional 5. Assembly 6. Business 7. Mercantile 8. Industrial 9. Storage 10. Information Technology 11. Recreational. 12. Marshalling Yard Any other land uses as may be permitted by the Govt. of India within the Special Economic Zone	Proposal submitted to the Government on 8.10.2002
19.	16.3(1a)	Addition of New Provision in Clause D	Modification to clause D: Additional FSI to Biotechnology unit The Managing Director may permit additional FSI to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 51% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may	Submitted to Government on 21st April 2003

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
20.	16.3 (1a) B	Modification	<p>specify. Provided that, in case additional FSI is allowed in respect of any Biotechnology unit as aforesaid, with due considerations to the other provisions laid down under GDCRs, premium as may be determined by the Corporation shall be paid.</p> <p>Business or Mercantile or Residential use in predominantly commercial zone, or Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, other than Regional Park Zone and No Development Zone, provided that in case of combination, Business or mercantile use shall not be less than 10% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node.</p> <p>i. For plots of area below 1000 sqm. FSI = 1.00 ii. For plots of area 1000 sqm. and above FSI= 1.50</p> <p>Note: The benefit of this amendment mentioned at (ii) above may be extended to plots of land leased or agreed to be leased earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone, after recovery of such additional lease premium as the Corporation may prescribe and provided further that all other GDCR provisions including parking are complied with.</p>	Proposal submitted to the Goernment in 14.1.1999
21.	1 Reg. 16.3 (1a) A, AA, B & BB	Modification and new clause	<b>Global FSI.</b> Please refer <b>Annexure - I</b>	–
22.	16.3 (1a) E	Modification	Assembly (such as Drama Theatres, Cinema Theatres, 1.0 Meeting Halls and other places of Congregation) in all zones except RPZ (Regional Park Zone)	Proposal submitted to the Government on 31.3.1998

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
23.	16.3 (1a) EE	Additional of new sub regulation	Assembly (such as Drama Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ As per the Annexure -2	Proposal submitted to the Government on 31.3.1998
24.	16.3 (1a) G	Additional of new sub regulation	Other Uses in Regional Park Zone: Annexure -2	Proposal submitted to the Government on 31.3.1998
25.	16.3 (1d)	New clause	"3. No Development zone"	Proposal submitted to the Government on 31.3.1998
26	16.3 (3a) (iii)	Modification	In case of plots earmarked for residential Bungalow, semi-detached or Row Houses, depending upon the size of the plot and with a prior written permission of the Managing Director or the Chief Architect and Planner, CIDCO, floor area up to 30% of the plot area, may be allowed to have clear internal height of more than 4.27 m., without counting the same twice for computation of F.S.I.	To make the General Development Control Regulations more practical oriented and people friendly
27.	16.3 (3a) (iv) height of room :	Modification	In case of Assembly halls, Residential hotels of 3 star category and above, institutional, educational, industrial, hazardous or storage occupancies, departmental stores, including entrance halls and lobbies of all the aforesaid categories, the maximum permissible height shall be 7.2 m.	Proposal submitted to the Government on 21.5.1999
28.	16.3 (8) a	Modification	Inner chowks shall be allowed only in buildings constructed on stilts. The Chowk shall be kept accessible at the ground level. However, Inner Chowks shall be permitted in row houses, semi-detached houses and bungalows, built on the ground but which are used only for residential land use.	Submitted to the Government in December 2002

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
29	16.3 (6) e	None - Addition of new regulation	<p>The end-walls abutting plot boundary, especially, row houses, semi-detached houses, bungalows etc., may be allowed to derive light and ventilation from the adjoining public spaces, roads, gardens etc., subject to the following:</p> <ol style="list-style-type: none"> <li data-bbox="619 517 1129 775">i. Such openings may be allowed subject to the condition that at least 0.5 m side margin be maintained on that end, in case the openings are on ground floor. No Door openings shall be allowed on the end walls abutting the plot boundary</li> <li data-bbox="619 792 1129 1010">ii. Such openings shall not generally exceed 15% of the total area of the end wall. These openings nevertheless, shall not be considered as main source of light and ventilation.</li> <li data-bbox="619 1028 1129 1323">iii. Such an opening shall not vest any easement right on the part of the user. The Corporation or the concerned public body as the case may be, has freedom to carryout the activities as if no openings exist on the end-walls. The user shall keep the openings solely at his own risk.</li> <li data-bbox="619 1341 1129 1487">iv. The construction shall be carried out such a way that the projection does not go beyond the plot boundary on ground floor.</li> <li data-bbox="619 1505 1129 1800">v. The local Authority or the concerned public body, as the case may be, shall have the right to take suitable remedial measures and remove projections in the public spaces, without prejudice to the provisions laid under the Indian Easement Act.</li> </ol> <p>Notwithstanding anything contained in the foregoing provisions, in case the openings are made on road or garden side, the premium, as the Corporation may prescribe, shall be levied.</p>	Submitted to the Government in December 2002

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
30.	17.3 (a) and (b)	Modification	<p>b. For semi-detached buildings having not more than three storeys (10 M), the width of the front, rear and one side open space shall not be less than 3M, 3M and 1.5M respectively.</p> <p>c. For row houses having not more than three storeys the width of the front and rear open spaces shall not be less than 3 M.</p>	Submitted to the Government in December 2002
31.	17.3 (c)	A new Clause at the end of Regulation 17.3 (b)	<p>In case of row houses, wherein inner chowks are provided to derive main source of light and ventilation, in conformity with Regulation No.16.3 (8), the building may be allowed to construct with a front margin of 0.5 m and a rear margin of 2.25 mtrs. In addition to this, 1.5 m side margin shall be provided for semi-detached buildings. Provided that the foundation of the end walls shall not, in any case, go beyond the plot boundary.</p> <p>Notwithstanding anything contained herein above, the building should be provided with adequate light and ventilation provisions in accordance with Regulation No. 16.3 (6) and commensurate parking facilities under the stilts or the inner chowk with adequate maneuvering spaces</p>	Submitted to the Government in December 2002
32.	17.5	Modification	<p>“Balconies, Chhajjas, Weather sheds and such other features shall be permitted to project in the open spaces to the extent of 1.5 mtr. But the clear width of the open spaces <u>on ground floor</u> shall in no case be less than 3 mtr”.</p>	Submitted to the Government on 21st April 2003

Sr. No.	Reg. No.	Category	Proposed Form	Remarks
33.	25.4.1	Addition of new clause	<p>25.4.1 The lessee of residential or residential-cum-commercial land will be allowed to construct structures/buildings in the recreational open spaces for the following purposes:            Electric sub-station, crèche, gymnasium, kindergarten or library, community hall, place of worship, milk/telephone booth or any other use as may be allowed by the Corporation at the time of allotment. Structures upto a height of Stilt + 1 / G+1 stories shall be permissible for these activities provided that, the gross built-up area under these uses, shall not exceed 15% of the area of the open space provided as per Regulation 25.4 and on payment of necessary lease premium as may be determined by the Corporation. The built up area consumed in constructing the structures mentioned above shall not be counted towards the FSI permissible on the plot.</p>	<p>New clause inserted based on the Government directions issued vide TPS/1098/627/252/98/UD-2 dated 22/6/99, under section 37 (2) of the MRTP Act, 1966. Proposal submitted to the Government on 5.1.2000.</p>

# Annexure-I

## INTENSIFICATION OF LAND UTILISATION (Global FSI)

### I. AMENDMENT TO REGULATION 16.3 (1a)

#### Land Use

16.3 (1a)	A	Residential plots of area below 1000 sq.m	1.00
16.3 (1a)	AA	Residential Plots of area 1000 sq.m and below 2.0 Ha	1.50

#### Notes:

1. The benefit of the above amendment shall apply only to the plots of lands which are leased with this FSI, and will not apply to the plots leased or agreed to be leased in the past with different (lower) FSI.
2. The above benefit shall not apply to bulk plots of lands of 2.0 Ha and above area allotted with a global FSI of 1.0
3. The above benefit shall not apply to plots of land within the Gaothans and those in the schemes for allotment of plots to the project affected land holders.

16.3 (1a)	B	Business or Mercantile or Residential use in predominantly Commercial zone, or Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14,, other than Regional Park Zone and No Development Zone, provided that in case of combination, Business or mercantile use shall not be less than 25% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node.	
	i)	For plots of area below 1000 sq.m.	1.00
	ii)	For plots of area 1000 sq.m. and below 2000 sq.m	1.50
	iii)	For plots of area 2000 sq.m and above	2.00

#### Note:

1. The benefit of the above amendment shall apply to plots leased with this FSI. but can also be extended to plots of land leased or agreed to be leased earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone, except in case of (iii) above, after recovery of such additional lease premium as the Corporation may prescribe and provided further that all other GDCR provisions including parking are complied with.

### 2. ADDITION OF SUB REGULATION 16.3 (1aa)

Provided further that the Corporation may grant an additional FSI to various land uses in Navi Mumbai area in excess of the prescribed limits mentioned in Regulation 16.3 (1a) at its sole discretion, after due verification of the availability of physical and social infrastructure and on recovery of lease premium and subject to other terms and conditions that the Corporation deems fit. The provision can also be extended for permitting marginal FSI in city gardens in Navi Mumbai area to make provision for party plots, garden restaurants and kiosks etc. as also for redevelopment of areas in future.

### 3. ADDITION OF SUB REGULATION 25.6

The provisions of Regulations 25.1 to 25.5 shall be applicable to CIDCO also for construction of mass/group housing schemes on large chunks of land.

# Annexure-2

## PERMISSIBLE USES IN REGIONAL PARK ZONE REGULATION 16.3 (1a) EE

Sr. No.	Permissible Use	Maximum Permissible FSI
1.	Theatres, Motion picture houses, Assembly halls, Auditoria, Exhibition hall, Museums, Restaurants etc.	0.33
2.	Film and Video shooting sites with min. plot size of 5.0 ha. subject to permanent built-up facilities with max. ground coverage of 10%	0.10
3.	Religious and other places of worships	0.10
4.	Crematoria and burial grounds with incidental structures	0.05
5.	Parks, Gardens, Play Grounds, Golf Courses, Race Courses, Swimming Pools, shooting ranges, Camping grounds, facilities for Water Sports, Amusement Parks, Theme parks etc.	0.10
6.	Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, Octroi nakas with proper lay-byes and subject to IRC codes and approval of Highway authorities (intersection, tree plantation, setbacks from road, advertising etc. controls to be detailed out)	0.10

## REGULATION 16.3 (1a) G

1.	Gaothan and GES	as per GDCRs
2.	Farm Buildings	as per MLR code 1966
3.	Single Family Houses with minimum plot area of 2000 sq.mt.	0.25
4.	Holiday Resorts & Homes with minimum plot size of 1.0 ha.	0.33
5.	Educational, medical, social, cultural, welfare and religious institutions along with ancillary facilities, with min. plot size of 1.0 ha	0.33
6.	Storage of non-obnoxious and non-hazardous goods (subject to further detailing including transit godowns)	0.10
7.	Agriculture and allied activities	0.10
8.	Public utilities	0.25
9.	Public Utility and transportation corridors	0.05
10.	Highway amenities such as Motels, Fuels stations, Emergency repair services, Service shops and highway Restaurants	0.25

**Note:** The maximum height of buildings in RPZ shall be ground and three upper floors. However, increase of the same will be considered by the Corporation, particularly incase of Holiday Resorts and such other uses on case by case basis.

# Appendix-V

## **Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation**

Notwithstanding anything to the contrary contained in these Regulations or the Development Plan / Planning proposals, land in the possession of the Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index.

Provided that such development is subject to the general restrictions otherwise applicable to and also in accordance with the Government of Maharashtra, Home department, Resolution No. STC 3400/CR-148/TRA-I dated 1st February 2001 as may be modified from time to time.

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