

c/423

P/1



BOARD NOTE

Item No	09
Board Meeting No.	624
Date of Meeting	07.02.2020
Sponsoring HOD	Manager (Town Services-I)

A) **Subject:** A consolidated policy to determine the rates of Additional Lease Premium for grant of additional FSI and/or Change of Use for various types of Users.

B) **Issues for Consideration:-**

- Vide Board Resolution No. 10775 dated 16.03.2013, the Board has approved a comprehensive policy to determine the rates of additional lease premium for granting permission to consume different types of FSI.
- Subsequently the Govt. vide its various government resolutions, has approved policies for grant of additional FSI for Education, Health, Hotel and IT use.
- Further the prevailing policy of the Corporation did not include uses such as Religious plots, Service industry plots, godown and warehousing plots.
- In order to avoid reference to multiple policies on the same subject, to include all permissible users and to provide more clarity to the existing policy for better implementation of the same, it now proposed to review and revise the prevailing policy and prepare a consolidated policy to determine the rates of Additional Lease Premium for grant of additional FSI for various types of Users and for Change of User.

C) **Nature of Approval :**

Appraisal note	Allotment	Administrative approval	Financial approval	Policy	Other (please specify)
----	----	----	----	✓	----

D) Details of proposal:-

1. Background:

- As per the New Bombay Disposal of Lands Regulation 1975, as amended vide The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 (NMDLR 2008) the Use and FSI for every lease is specified. As per the Regulation 11 (vi) of NMDLR 2008 - User of Land and consumable FSI:- *Every lease shall specify user and FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed additional premium and other charges.*
- Accordingly the Corporation has framed the policy for grant of additional FSI and Change of User for various users from time to time. The BR No. 10775 dated 16.03.2013 is the prevailing policy in this regard. **Refer Annexure I**

2. Reasons for review of BR No. 10775 dated 16.03.2013:

- a) The BR No 10775 had provision for grant of Additional and Residual FSI for following categories:
- i. Residual FSI for CIDCO constructed buildings.
 - ii. Plots allotted for R, R+C, Hotel, IT and Commercial Use.
 - iii. Open plots or plots with School building allotted for all types of educational use.
 - iv. Open plots or plots with Hospital Building allotted for Health Use.
 - v. Institutional buildings of Govt or public Authorities or Charitable Trusts
 - vi. Plots allotted to Central or State Govt and their fully owned Undertakings
 - vii. Starred category Residential Hotels
 - viii. Information Technology land use in any Zone, other than RPZ.
- b) The BR No 10775 had no provision for permitting change of user, for certain permissible change of user under the provision of DCRs of the respective Planning Authorities, namely for Religious plots, Service industry plots, godown and warehousing plots.