

Development Control Regulations
for Bandra Kurla Complex
Notified Area.

Minor modification to-

GOVERNMENT OF MAHARASHTRA
Urban Development Department.
Resolution No. BKR-1177/262/UD-11,
Mantralaya, Bombay-400032,

Date 14 October, 1994.

RESOLUTION: The accompanying notification should be published
in the Maharashtra Government Gazette.

By order and in the name of the Governor of Maharashtra,

(N.S.Kulkarni)
Under Secretary to Government.

TO

The Metropolitan Commissioner,
Bombay Metropolitan Region Development
Authority, C-14/15, Bandra Kurla Complex,
Bandra (East), BOMBAY-400 051.

The Commissioner,
Konkan Division, Konkan Bhavan,
New Bombay.

The Municipal Commissioner,
Municipal Corporation of Greater Bombay,
Mahapalika Marg, Bombay- 400 001.

The Chief Engineer,
Development Plan,
Municipal Corporation of Greater Bombay,
Bombay.

The Director of Town Planning,
Maharashtra State, PUNE.

The Collector, Bombay & Bombay Suburban District, Old
Custom House, Bombay.

The Deputy Director of Town Planning,
Greater Bombay,
Azad Maidan, Ensa Hutments, Bombay.

The Manager,
Government Central Press, Charni Road, Bombay.

(With a request to publish the accompanying
Notification in the Maharashtra Government Gazette,
Extra-Ordinary, Part-I, Konkan Division Supplement
and to send 30 printed copies to this Department
and 5 copies to the Director of Town planning,
Maharashtra State, Pune).

NOTIFICATION

Urban Development Department,
Mantralaya, Bombay- 400032,

Dated the 14 October, 1994.

Maharashtra
Regional &
Town Planning
Act, 1966.

No.BKR-1177/262/UD-11: Whereas under Government Notification, Urban Development, Public Health and Housing Department No.BKR-1173/51924/WII, dated 18th July 1973, Government has notified the area of Bandra-Kurla Complex in the schedule attached thereto and subsequently under Government Notification No.BKR-1177/262/UD-5, dated 7th March, 1977, in supersession of Government Notification dated 18th July 1973, referred to above, Government have appointed the Bombay Metropolitan Region Development Authority to be the Special Planning Authority (hereinafter referred to as the ' said Authority') under sub-section (1) of Section 40 of Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as ' said Act') for the area mentioned in the schedule of Government Notification dated 7th March 1977;

And whereas, Government of Maharashtra has under sub-section (1) of section 115 as substituted by Section 40(3) of the said Act sanctioned the Planning Proposals (hereinafter referred to as the " said proposals") submitted by the said Authority in respect of modified Bandra-Kurla Complex under Government Notification, Urban Development and Public Health Department No.BKR-1177/262/UD-5, dated 9th April 1979 (hereinafter referred to as " the said Notification");

And whereas, in accordance with sub-section (1)

of Section 37 of the said Act, the said Authority has, after following the procedure prescribed by the said Act, submitted to Government on 12th April, 1994 a proposal of minor modification to the General Development Control Regulations thereby deleting the sub-clause (iii) of Regulation 3 and inserting Regulation No.4-A -A(ii).

And whereas the Government of Maharashtra, after /and consulting the Director Town Planning, making necessary enquiries, is satisfied that the proposal of the said minor modification should be sanctioned;

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, the Government of Maharashtra hereby sanctions the said proposal of modification, and for that purpose amends the Government, Urban Development and Public Health Department's Notification No.BKR-1177/262/UD-5, dated 9 April 1979 as follows namely :

/for Bandra-
Kurla
Complex

I) Sub-clause (iii) of Regulation No.3 of General Development Control Regulations/ shall be omitted.

II) In General Development Control Regulations for Bandra-Kurla-Complex Notified Area, after Regulation 4, after its conclusion, the following Regulation number & (iii) shall be 4 A (i), & (ii) inserted:

4A.(i) "Floor Space" means the combined gross floor area of all floors including the area occupied by all walls and mezzanine floors of a building, but excluding,--

a) Areas of structures permitted in recreational open space under clause (g) of sub-regulation (1) of Regulation 23 of Development Control Regulations for Greater Bombay, 1991.

- b) Areas covered by features permitted in open spaces as listed in Regulation 30 of the Development Control Regulations for Greater Bombay, 1991.
- c) ~~Areas~~ covered by staircase rooms, lift rooms above the top most storey, architectural features, chimneys and elevated tanks of permissible dimensions.
- d) Area of fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements as in sub-regulation (5) of Regulation 44 of Development Control Regulations for Greater Bombay, 1991.
- e) Area of the Basement, -The basement area shall be permitted to the extent of twice the plinth area of building (s) or the area of the plot which ever is higher. It may be in one level or two. The additional basement area over the above requirement shall be allowed subject to the following conditions:-
 - i) That the additional basement area shall be restricted upto 50 per cent of the permissible basement area.
 - ii) That the additional area shall be used only for vehicular parking.
 - iii) That a premium 20 per cent of the lease premium paid by the allottee shall be charged by the Bombay Metropolitan Region Development Authority while granting permission for such additional area of the basement.
- f) Area of covered parking spaces as provided in sub-regulation (5) of the Regulation 36 of Development Control Regulations for Greater Bombay, 1991.
- g) Area of one office room of a co-operative housing society or apartment owners' association as provided in sub-regulation(11)

- of Regulation 38 of Development Control Regulations for Greater Bombay, 1991.
- h) Area of the sanitary block(s) consisting of a bathroom and water closet for each wing of each floor of a building of prescribed dimensions deriving access from a common passage as provided in sub-regulation (4) of Regulation 38 of D.C.Regulations, for Greater Bombay, 1991 for the use of domestic servants engaged in the premises.
- i) Refuse area as provided in sub-regulation (7) of Regulation 44 of D.C.Regulations for Greater Bombay, 1991,
- j) Areas covered by-
- i) Lofts (vide sub-regulation (5) of Regulation 38 of D.C.Regulations for Greater Bombay, 1991);
 - ii) Meter rooms (vide sub-regulation (13) of Regulation 38 of D.C.Regulations for Greater Bombay 1991);
 - iii) Porches (vide sub-regulation (20) of Regulation 38 of D.C.Regulations for Greater Bombay 1991);
 - iv) Canopies (vide sub-section (21) of Regulation 38 of D.C.Regulations for Greater Bombay, 1991);
 - v) Air-conditioning plant rooms;
 - vi) Electric sub-stations (vide Regulation 26 of D.C.Regulations for Greater Bombay , 1991);
 - vii) Service Floor of height not exceeding 1.5 m. with the special permission of the Commissioner.
- k) Area of balconies as provided in sub-Regulation (22) of Regulation 38 of D.C. Regulations for Greater Bombay, 1991 except in reconstruction schemes with ISI of 2 or more.

- (l) Area of structures for an effluent treatment plant as required to be provided by industries as per the requirements of the Maharashtra Pollution Board or other relevant authorities. Provided however, in the case of an existing industry, if no vacant land is available, the Commissioner may permit structures with dimensions to be approved by him for such effluent treatment plan on 10 per cent amenity open space.
- (m) Areas covered by service ducts, pump rooms, electric sub-station, niches upto 1m. depth below window sill, passages and additional amenity of lift and/or staircase beyond those required under the Regulations with the permission of the Commissioner.
- (n) Area covered by new or additional lifts and staircases, including passages to be provided in a building with the permission of the Commissioner.
- (o) Area of one milk booth under the public distribution system with the permission of the Commissioner.
- (p) Area of one public telephone booth and one telephone exchange (PBX) per building with the permission of the Commissioner.
- (q) Area of one room for installation of telephone concentrators as per requirements of Mahanagar Telephone Nigam Limited, but not exceeding-20 sq.mt. per building, with the permission of the Commissioner.
- (r) Area of separate letter box on the ground floor of residential and commercial buildings with five or more storeys to the satisfaction of the Commissioner (vide sub-regulation (12) of Regulation 38 of Development Control Regulations for Greater Bombay, 1991).
- (s) Area of a covered passage of clear width not more than 1.52 m. (5 ft.) leading from a lift exit at terrace level to the existing staircase so as

to enable descent to lower floors in a building to reach tenements not having direct access to a new lift in a building without an existing lift.

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the Bombay Metropolitan Region Development Authority/Corporation prior to coming into force of these regulations, the exclusions from FSI computation as in these Regulations will be available for construction of balance potential.

4A. (ii) Additional Floor Space Index for rehabilitation of slum dwellers through owners/developers co-operative housing societies- For redevelopment or restructuring of censused slums for such slums whose structures and inhabitants names appear in the Legislative Assembly Voters' list of 1985 by the owners/developers of the land on which such slums are located or by Co operative Housing Societies of such slum dwellers a total floor space index of upto 2.5 may be granted in accordance with schemes to be approved by special permission of the Commissioner in each case. Each scheme shall provide inter-alia the size of tenements to be provided to the slum dwellers, the cost at which they are to be provided on the plot and additional tenements which the owners/ developer can provide to accommodate/ rehabilitate slum dwellers/project affected persons from other areas etc., in accordance with the guide-lines laid down in the Regulations in Appendix IV of Development Control Regulations for Greater Bombay, 1991.

In Regulation 5 of the said General Development Control Regulations, after the words, letters and figures " but subject to the provisions of Regulation 4" the words, letters and figures " but subject to the provisions of Regulation 4 and 4A shall be substituted.

- 4A(iii) Entry at Sr.No.1(d) in table 19 of sub-clause (ii) of sub Regulation 2 of Regulation 38 of the Development Control Rule for Greater Bombay, 1991, for the G and G/North and H blocks of Bandra-Kurla Complex shall read.

TABLE 19

Height of Habitable Room

Sr. No.	Occupancy	Minimum height (in M.)	Maximum height (in meters).
1(d)	Assembly Halls, Residential Hotels of 3 Star Category and above, institutional, educational, industrial hazardous or storage occupancies, departmental stores, including entrance halls, lobbies, & atriums of all aforesaid categories and the commercial buildings from G and G/North & H blocks of Bandra-Kurla Complex.	3.6	4.2 subject to the written permission of the Commissioner, greater height may be permitted.

By order and in the name of the Governor of Maharashtra,

(N. S. Kulkarni)
Under Secretary to Government.