

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/DP/110 / Gen dated ~~27~~ 2019-20

CIRCULAR DCPR2034 C-1

**Sub: Various decisions taken in meetings with Municipal Commissioner.**

1. To allow Fungible Compensatory Area (FCA) for existing buildings under Regulation 31(3) can be categorised as detailed below :-

a. Redevelopment of existing building having occupation certificate.

FCA on existing BUA as per the OC plan can be granted without charging premium.

b. Redevelopment of existing building having approved copy of plan and full commencement certificate and building is existing as per approved plans but not having the occupation certificate.

FCA on existing BUA can be granted without charging premium.

This shall be applicable prospectively. The premium already paid if any, under this category shall not be refunded or adjusted.

c. Redevelopment of existing building having neither approved copy of plan nor having the occupation certificate.

In such case FCA on existing BUA shall be granted by charging premium.

This shall be applicable prospectively. In this category plans already approved if any, and FCA on existing BUA is allowed without charging premium, the same shall be allowed to be continued.

d. In case of redevelopment of existing building having tolerated category, FCA on existing BUA based on assessment record prior to datum line can be granted without charging premium.

While submitting the proposals to Hon. M.C. for approval of concession, the concerned E.E.(B.P.) shall clearly mention the details under which category mentioned as above the proposal under reference falls before recommending the FCA on existing BUA without charging premium.

While considering the existing BUA as per the assessment record, the area as per the original assessment extract or area of tolerated structures prior to datum line shall only be considered & no subsequent additions in areas shall be considered for allowing FCA without charging premium.

2. Area of Fitness center shall be 2% of {total BUA + FCA} and NOC from society is not required for approving the Fitness Center.

However, said area shall be marked as "Fitness Center for Society" and necessary clause to be incorporated in the sale agreement.

*Madh*  
30/01/2020  
C.H.E.(D.P.)

*Rautard*  
MUNICIPAL COMMISSIONER