



ssavai
SMART ABODES

Self Redevelopment (Knowledge Series – 3)

Purpose of Details Planning

- To determine the consumption of FSI.
- To determine height of the building as per Aviation NOC, Road Width and other buffers.
- Total construction Area, Cost & Period.
- To design the type of parking & determine parking cost.
- Ascertain cost related to MCGM/MAHADA premises, Professionals Fess, Rent Period, Etc.
- Interest cost based on construction period.

The given information is subject to the applicable rules for Self Redevelopment as on October 2020.

For more Information on Self Redevelopment contact us on +91 70210 43671

Need for Planning Strategy

1. To ascertain the plot boundaries as per CTS plan, D.P, M.R Plans & physical survey boundaries.
2. To arrive at existing free fungible area as per last approved plans.
3. To standardize the type of flats to achieve better plans of floor layout.
4. Maximum utilization of carpet area in terms of reduce in passage area.
5. Placement of rooms, doors, windows, etc. as per vastu, air, light & ventilation.
6. Project plans to be prepared considering approved at MCGM/MAHADA.

Need for Planning Strategy

7. Space for Amenities like - Meter room, Letter box room, Sub station Garbage collection Area, Club House, Oxygen park, Fountain, Watchman's Cabin, Common Toilets, Gym, Society Office, Pave red drive way, Entrance Gate, Swimming Pool, Fitness Center, Meeting Area, Lavish Entrance & Lobby, Toddlers Studio, Terrace lounge, logging Track, Star Gagging, Podium Garden, Senior Citizen Sit out, Kids Soft Play Area, Mini Theater Room, Outdoor Play Area, Solar Panel, Public Addressing System, Modern Firefighting System, Terrace Opening lift, Garbage Shoot, IT Based Boom Bar Security Gate.

List of Approvals Authorities



MCGM



MMRDA



MAHADA



SRA

DCPR 2034 Schemes For Self Redevelopment

- For redevelopment under MHADA Plots – Section 33(5).
- For cess building – section 33(7).
- For building older than 30 years – section 33(7B).
- For cluster Development Scheme – section 33(9).

Minimum Area in town – 4000 Sq. mtr.

Minimum Area in suburb – 6000 Sq. mtr.

Any one plot should be on 18 meter road.

4 FSI available & No TDR needs to be purchased.

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DCPR 2034 Schemes For Self Redevelopment

- For permanent transits camp Tenements (PTC Scheme)- Section 33(11).
- For development of multistory public parking lot (PPL) – Section 33(18).
- For additional FSI for commercial user development – Section 33(19).

MHADA Approved Process

- The society should have the conveyance i.e. lease & sale deed.
- The society has to apply for offer letter from MHADA.
- Offer letter will specify the maximum FSI for that plot.
- Based on the offer letter society has to procure NOC by paying premium to MHADA for submission of 1 FSI, IOA with full concession.

MCGM & MHADA Common Approvals

- Submission of Other Noc's required from various departments as per projects for 1 FSI IOF/IOA like Aviation NOC, Highway/Railway/Metro, Tree NOC, Solid Waste Management, Fire Noc, MOED, Traffic Etc.
- The Society has to procure 1FSI & IOD for final loan sanction & disbursement.
- Payment of premises for full FSI & TDR from bank loan, & procure full FS1 & IOD.
- Vacating of plot & commence construction of existing building
- Procuring CC & commence construction work.
- Completion & building.
- OC & repossession.



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