

Annex 3: Regulatory matrix table for Navi Mumbai

The Regulatory guidelines study of Navi Mumbai, India

All linear dimensions are in metres and all areas in sq.m.

Regulatory element	Norm or Statutory provision	In the formal settlement	In the informal settlement	Degree of constraint					Responsible authority for policy and implementation	Remarks			
				1	2	3	4	5 for					
Planning standards													
Plot level for plotted development	min. plot area	S	25 Sq.m.	21	18						local authority by way of development control regulations, approved by the state govt. Provided by planning and verified by building permission depts.	Any changes in these regulations are generally brought about by special schemes of govt. for making them seconomical. However the min plot size has been increased from 21 sq.m. to 25 sq.m in 1992.	
	min. frontage of plot	N	Not defined, but generally observed as 3.0m	3	3								
	min. depth of plot		Not defined	7	6								
Group hsg	min. distance between buildings		3.0 m	NA	NA								
Means of access at layout level	min. width if pathway	S	3.0 m with 1.5 m paved	3-1.5 paved	2.5								
	min. width if road	S	6.0 m with 4.5 m paved if dead-end+not > 70 m long	4.5	4								
		S	9.0 m with 6 m carriage for loop up to 250 m length	yes	no								
Public Utilities	Water supply	S	180 litres per capita per day	ind-less pre	pub-less pre					P	local authority fixes/maintains standards, imlemented by engg dept. Tariff approved by GoM	These are the high norms followed by CIDCO	
		N	Underground, designed for 80% water supply	yes	6 pub toilets					P			
	Drainage	N	Open and covered drains discharge into creek	open	open-inadeq					P			
	Solid waste disposal	N	Daily collection and dumping	daily coll	daily coll								
	Electricitiy supply	N		yes	yes					MSEB			Electricity board of GoM
	Telecom		No standards	available	available					MTNL			Telephones dept. of Gol
Social Facilities	min. public open space (POS)	S	10% of net residential area and 8.5% of gross area	12.11%	3.50%						Norm fixed by local authorities and reviewed from time to time based on trends and changing technologies. Spatial provision totally by CIDCO.	Norms fixed by CIDCO and reviewed from time to time basd on trends. Population based, there are many more norms but all are not to be verified at scheme level.	
	Composite Schools	N	1 no. of 4000 sq.m. for 10,170 population	3 nos.	no								
	Health facilities	N	1500 sq.m. for 25,000 pop (nos. as per demand)	Hospital	dispensary								
	POS: Public admin	N	No such category in India	NA	NA								
	Places of worship	N	1500 sq.m. for 10,000 pop (nos. as per demand)	yes	yes								
	Community centres	N	1 no. of 2000 sq.m. for 100,000 pop										
	Cultural & regional associations	N	6000 sq.m. for 100,000 pop (nos. as per demand)										

	Parking	S	Only defined for within the buildings	yes	no													
Planning Regulations																		
Setbacks (increase with height of buildings)	min. front margin if pathway	S	1.0 m	0.5-pathway	0													R
	min. front margin if road	S	1.5 m	0.5-road	0													R
	min. rear margin if attached	S	0	NA	NA													
	min. rear margin if detached	S	1.5 m	1.5	0-see rem.													
	min. side margins for pathway & road	S	0	0	0													
Bldg. heights	max. ht. of bldg if single storey	S	4.0 m		4													R
	max. ht. of bldg if double storey	S	7.0 m	7.0	NA													
	max. ht. of bldg if 3 storeyed	S	10.0 m	NA	NA													
Gd coverage	max. construction on ground		No restriction for residential buildings	66-68%	100%													
Plot and building use	Restriction on plot use	S	Restricted unless otherwise permitted	Residential	as per dem.													R
	Land use controls/zoning	S	Several compatible uses permitted in each zone	Resid zone	regional park													B
	Rental/Subletting	S	If rented, income tax is to be paid	50% ented	yes													
	Economic activity	S	compatible uses with prior permission and payment	8% con shop	15% shops													
	Floor Space Index (FSI)	S	1.0 for residential use and 1.5 for resid+commercial	1.0	1.0													R
	Subsidies (direct and indirect)	S	On land price as per approved pricing policy. Location planning & mixed income hsg for corss-subsidy on land and subsidy on interst/admn charges for built housing	up to 50% on land	NA													P
	Property tax thresholds and levels	S		Rs. 600/year	480-800/yr													
	Terms for access to formal credit	S		WB-CIDCO	no access													R
	Information reqmts. of local authorities			See remarks	NA													R
	Public health regulation	S	Debris clearance certification reqd. for occupancy	NA-see rem.	NA													R
	Fire regulation (NA for low-rise LIG bldgs)	S	Reqd. for buildings higher than 16 m	NA	NA													B
																	local authority by way of development control regulations, approved by the state govt. Provided by architects and verified by building permission dept.	The front margins can go. Rear margins needed as service cores. The slum has rear service lane as public space, hence zero rear margin in plot.
																	In single storey LIG wishes higher roof to provide mazzanine floor	Setbacks govern this
																	GOI, no one pays	DP does not permit resid. activity in Regional Parks Zone, any regularisation will need zonal change
																	CIDCO-expansion os user	No relaxation in FSI is perm.
																	CIDCO by way of differential land pricing and if institutional finance is channelised	
																	NMMC	
																	Fin. Instt. CIDCO now stopped channelising such finance, and the instt don't trust unorganised sector.	
																	CIDCO for allotment+local authorities at the time of granting permission	
																		Constraint not for poor

17. Obtaining permission for revisions										AD	
18. Obtaining connections to services										AD	
19. Obtaining NOCs & certificates										AD	
20. Obtaining occupancy certificate										AD	
21. Permission for change of bldg use										R	CIDCO
22. Municipal tax assessment										R	NMMC

Mandatory standard	S
Norm to be observed	N
Constraint for public housing agency	P
Constraint for resident	R
Constraint for both	B
Constraint for architect/developer	AD
Building permission department	BP
Development Control	DC
Development Plan	DP
No objection certificate	NOC
Maharashtra State Electricity Board	MSEB
Mahanagar Telephone Nigam Limited	MTNL
Navi Mumbai Municipal Corporation	NMMC
Maharashtra Regional Town Planning Act	MRTP