Private Rental Housing – Design Guidelines

As per Maharashtra's ITP policy (2017/2018 onwards), 5% (1/3rd of 15%) of the basic FSI of the development has to be used for 'private rental'. Of this, 25% has to be sized as EWS (<=35 sm carpet) and balance 75% has to be sized as LIG (<=45 sm carpet).

It is critical to look at the likely use of this rental housing and locate & design them accordingly.

Suggested users (which need to be finalized/clarified with RCEO at the start of design basis the requirements of each location):

	EWS	LIG
Housing for support staff who works in the development (to be taken by the regular unit purchasers in the development) (this can be co-located with MHADA portion)	Y	N
Standard 1 BHK units for (medium term) rent	Y	Y
Student housing / hostel	Y	Y (but lower preference)
Senior Housing	N	Y (but lower preference since very challenging to collect rent)
Co-living apartments / Serviced apartments	N	Y
Tourist accommodation (similar to a hotel but driven by AirBNB/similar)	Y	Y

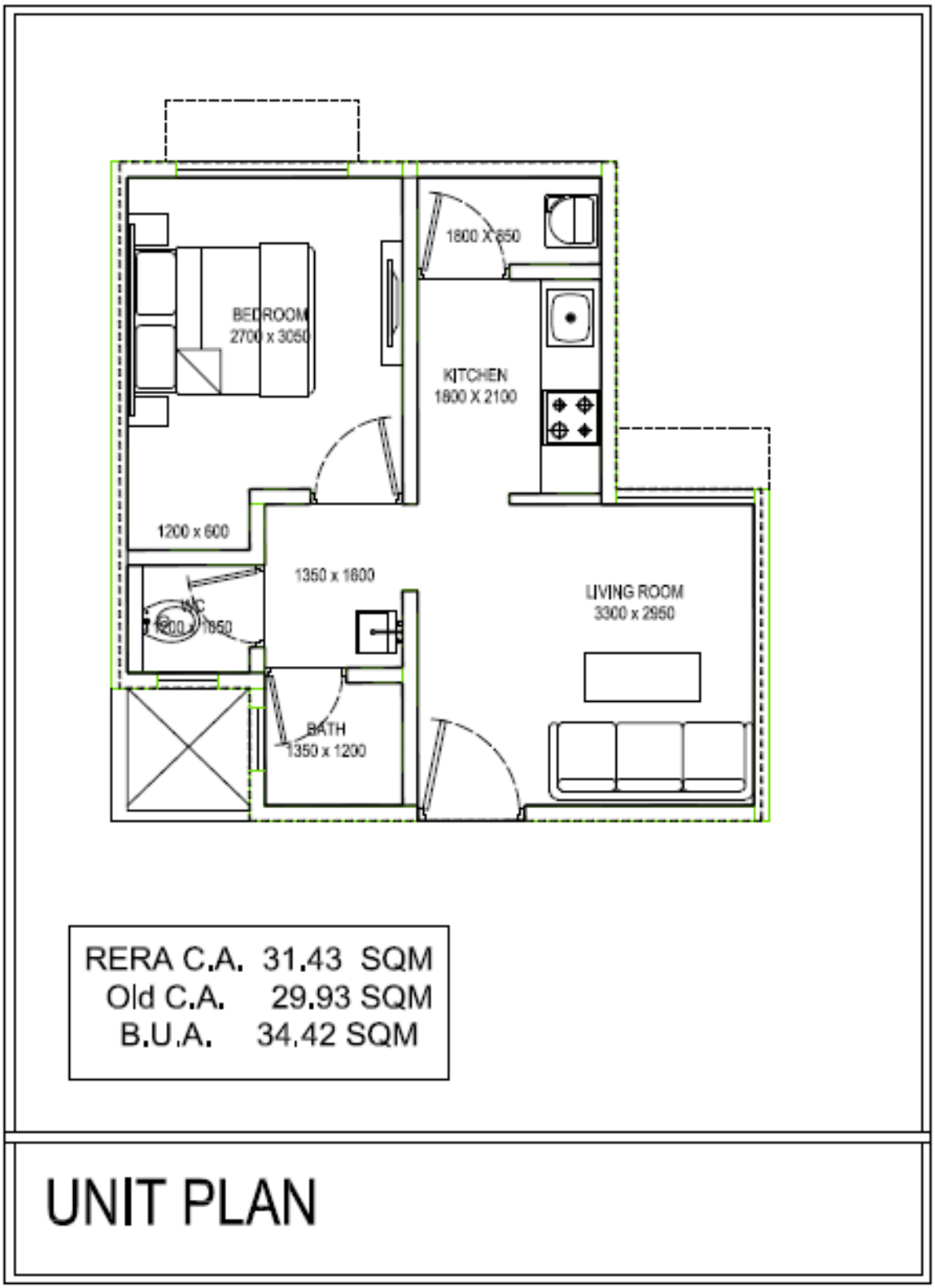
Basis the type of use, the specifications should be benchmarked against market.

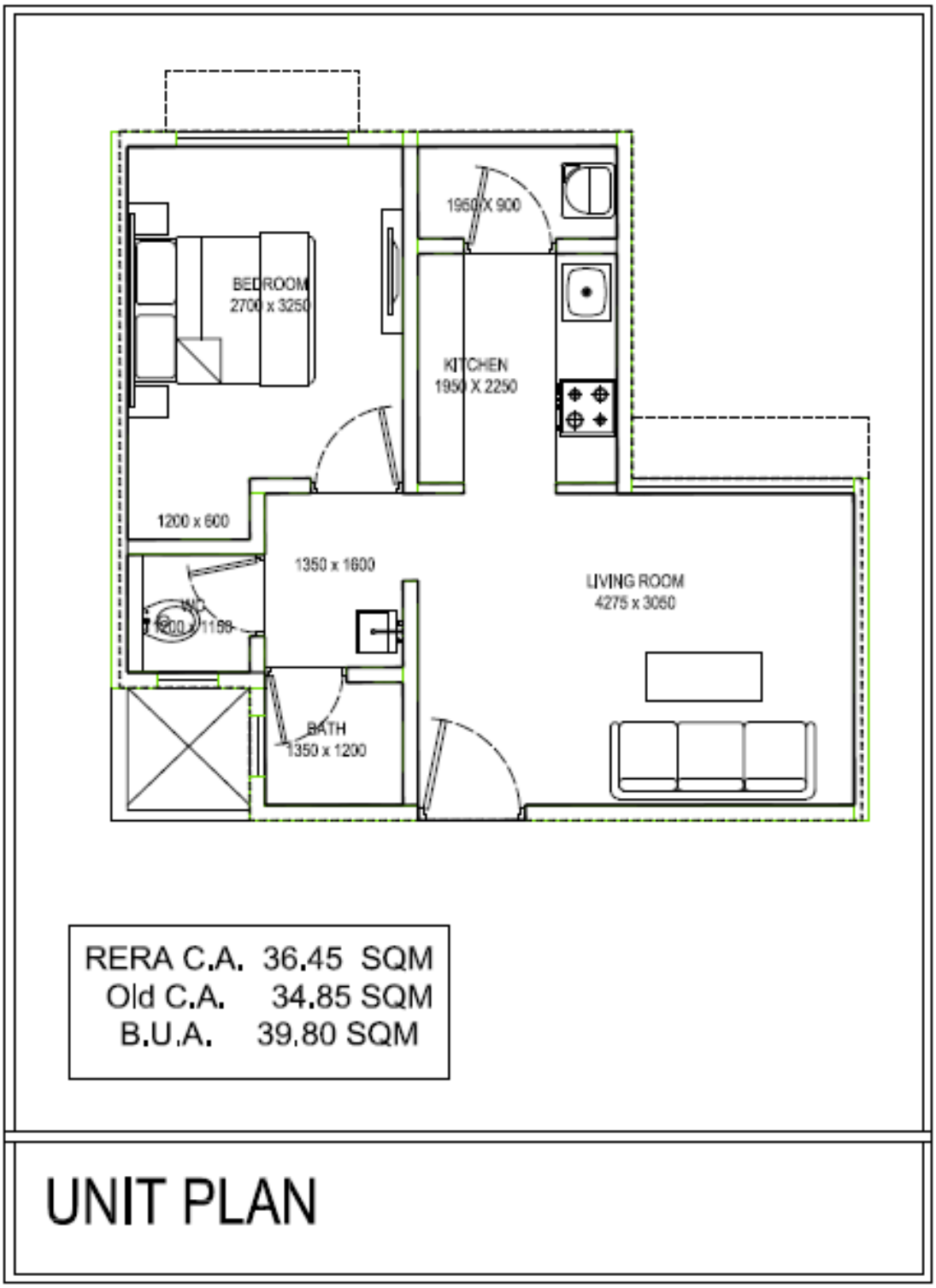
- Housing for support staff can follow govt. handover unit specifications.
- Standard 1 BHK for rent can follow for sale 1 BHK unit specifications.

Sample Plans: Typical unit plans for old CA 29.93 sqm (EWS) and BUA 39.80 sqm (LIG, kept below 40 sm BUA to avoid requirement for 4-wheeler parking) are given below for reference.

In case the unit area needs to be increased or decreased for any new requirement, following guidelines to be followed;

- Minimum width of the bed room needs to be 2700mm
- Utility width should not be less than 850mm
- In BMC jurisdiction, wall frontage for bedroom and living room needs to be min. 2400mm and kitchen needs to be min. 1800mm.
- In non –BMC area reduction should be done (if required) in living room width to reduce area since no min. frontage requirement.


1800 X 650
BEDROOM
2700 x 3050
KITCHEN
1800 X 2100
1200 x 600
1350 x 1600
LIVING ROOM
3300 x 2950
1200 x 850
BATH
1350 x 1200
RERA C.A. 31.43 SQM
Old C.A. 29.93 SQM
B.U.A. 34.42 SQM
UNIT PLAN


BEDROOM
2700 x 3250
1950 X 900
KITCHEN
1950 X 2250
1200 x 600
1350 x 1600
LIVING ROOM
4275 x 3060
BATH
1350 x 1200
RERA C.A. 36.45 SQM
Old C.A. 34.85 SQM
B.U.A. 39.80 SQM
UNIT PLAN