

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
नवी मुंबईतील सिडकोच्या अधिसूचित क्षेत्राच्या विकास  
नियंत्रण नियमावलीत फेरबदलाबाबत कलम ३७(१अेअे)(सी)  
खालील अधिसूचना.

महाराष्ट्र शासन  
नगर विकास विभाग  
क्रमांक :- टिपीबी-४३१६/प्र.क्र. ३१/२०१६ /नवि-११  
मंत्रालय, मुंबई : ४०० ०२१,  
दिनांक - १० आक्टोबर, २०१८

**शासन निर्णय** : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



( प्रदीप गोहिल )

अवर सचिव, महाराष्ट्र शासन

प्रत :-

- (१) प्रत - मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री ( नगर विकास ) यांचे स्वीय सहाय्यक.

प्रति,

- (३) आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई
- (४) व्यवस्थापकीय संचालक, सिडको लि. सिडको भवन, बेलापूर, नवी मुंबई.
- (५) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती १)नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई २) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, बेलापूर, नवी मुंबई. ३)आयुक्त, नवी मुंबई महानगरपालिका, नवी मुंबई ४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ५) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (८) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (९) निवड नस्ती (नवि-११)

**Maharashtra Regional and Town  
Planning Act, 1966.**

**Sanctioned Modification to CIDCO's  
General Development Control  
Regulations of Navi Mumbai Notified  
Area under Section 37(1AA) (c) of the Act.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated : 10<sup>th</sup> October, 2018**

**NOTIFICATION**

**No. TPB-4316/CR-31/2016/CIDCO-DCR/UD-11**

Whereas, the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the said Act, declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16<sup>th</sup> August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, the Government of Maharashtra vide Notification of Urban Development and Public Health Department No. RPB 1175/635/BUD-5, dated 16.9.1976 (Published in Maharashtra Govt. Gazette dated 21.9.1976) sanctioned General Development Control Regulation (hereinafter referred to as "the said Regulations") for site of Navi Mumbai, prepared by the said Corporation and vide Notification Urban Development and Public Health Department No. RPB 1175/635/BUD-5, dated the 18<sup>th</sup> August, 1979, read with Urban Development Department and Public Health Department's Notification No. RPB 1175/635/UD-5, dated the 18<sup>th</sup> January, 1980, sanctioned the Draft Development Plan submitted by the said Corporation for the said area comprised in the site for the New Town and Navi Mumbai and such sanctioned Development Plan has come into effect on and from the 1<sup>st</sup> March, 1980 (hereinafter referred to as "the said plan") as stated in the foregoing Notification and is called "the Final Development Plan" under section 31 of the said Act;

And whereas, the Regulation 16.3(1a)BBB of the said Regulations provides additional FSI for building of Starred Category Residential Hotels in any zone other than RPZ;

And whereas, Government has received representations from the associations that due to increase in the offices, commercial spaces for IT and Financial sector companies there is acute shortage of hotel rooms in the Navi Mumbai. The Future demand is likely to grow on account of increased demand generated due to Mumbai being promoted as an



International Financial Centre. In order to increase the hotel rooms in Navi Mumbai there is necessity of increasing FSI for the Starred Category Hotels;

And whereas, the Government in Urban Development Department has decided in the public interest to permit additional FSI to starred Category Hotels and accordingly it is necessary to carry out suitable modification to Regulation 16.3(1a)BBB of the said Regulations and therefore, the Government, in exercise of the powers conferred under sub-section (1AA) of section 37 of the said Act, had issued Notice No. TPB-4308/4387/C.R.-382/2008/UD-11, dt. 20/01/2009 (hereinafter referred to as "the said Notice") for inviting objections/ suggestions from public with regard to modifications proposed in respect of Regulation 16.3BBB of the said Regulation (hereinafter referred to as "the proposed modification") as specifically described in the schedule appended to the said Notice and appointed the then Deputy Director of Town Planning, Konkan Division (hereinafter referred to as "the said Officer") to submit report on the Objections /suggestions received in respect of the proposed modification to the Government, after giving hearing to the concern and the said Authority;

And whereas, the said Notice was published in the Maharashtra Government Gazette (Ordinary Gazette) – Konkan Division Supplement dated 26<sup>th</sup> February, 2009 (hereinafter referred to as "the Official Gazette") and the said Officer submitted his Report vide letter dt. 25/08/2009 through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(1AA) of the said Act;


And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State and after considering the approval given by the State Cabinet to promote "Tourism Policy of Maharashtra-2016" Government is of the opinion that the proposed modification is required to be sanctioned with some changes;

Now, therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby:-

- A) Sanctions the proposed modifications, with changes as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this sanctioned modification.
- C) Directs the said Corporation that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

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



  
( Pradeep Gohil )  
Under Secretary to Government.

## SCHEDULE

**Accompaniment to Notification No. TPB-4316/CR-31/2016/UD-11  
dated -10<sup>th</sup> October, 2018.**


**(Sanctioned Modification to CIDCO's General Development Control Regulations of  
Navi Mumbai Notified area.)**

Regulation No.	Existing provision	Sanctioned provision
16.3(1a)BBB	<p><b><u>Starred category Residential Hotels in any zone other than RPZ, FSI=1.5</u></b></p> <p>With the previous approval of Government and subject to payment of such premium as may be fixed by Government ( out of 50% payable to Corporation ) and subject to such other conditions as it may specify, the FSI to maximum of 2.00 may be permitted on independent plots and under one establishment as approved by the department of tourism.</p>	<p><b><u>Starred Category Residential Hotels in any zone other than RPZ, Woodland Corridor, Marshalling Yard &amp; Recreational Zone, FSI = 1.5</u></b></p> <p>The Managing Director, CIDCO may permit additional FSI for Starred Category Residential Hotels in any zone other than RPZ, Woodland Corridor, Marshalling Yard &amp; Recreational Zone Subject to payment of premium at the rate fixed by the Government from time to time (out of total premium 50% shall be payable to the Government) and subject to such other terms and conditions it may specify, the floor space index may be permitted to be exceeded in the case of buildings of all starred category residential hotels in independent plots and under on establishment as approved by the Department of Tourism, upto total FSI of 3.0 subject to the following conditions :</p>
	---	<p><b><u>Conditions</u></b></p> <p>(1) No condonation in the required marginal open spaces, parking spaces and any other requirements of D.C. rules except the height, shall be allowed in case of grant of such additional FSI</p> <p>(2) The additional FSI for residential starred categories hotels shall be permitted after considering the study of infrastructural facilities by the Managing Director CIDCO with due approval of Committee consisting of—</p> <p>(i) Managing Director, CIDCO -- Chairman,</p> <p>(ii) Commissioner, Navi Mumbai Municipal Corporation -- Member,</p> <p>(iii) Police Commissioner (Traffic) or</p>



		his nominee -- Member
	---	(3) 5% of total rooms shall be reserved for total 30 days in a year for Govt. at free of cost & it may be monitored by the Maharashtra Tourism Development Corporation and Protocol Department.
	---	(4) Premium shall be recovered at the rate prescribed as per the Government Directives under section 154 issued vide No. TPS 1815/2647/C.R.13/15/UD-13, Dt. 14/03/2016.
	---	(5) (a) Minimum road width for availing FSI above 2 will be 18 mt. road or 15 mt. service road. (b) Minimum plot size for availing FSI above 2.5 to 3.00 shall be 4000 Sq.mt.
		(6) In respect of Star Category Hotel, projects classified as Mega / Ultra Mega Project as per Maharashtra Tourism Policy-2016, up to 20% of additional FSI available by charging of premium can be used for Tourism support activities on payment of premium at the rate as decided by Government from time to time for the uses as proposed by Tourism Department from time to time.
		(7) If mixed user alongwith star category hotel is proposed subject to fulfillment of road width for such mix use, then no additional FSI will be available at concessional rate for such portion of mix use. Separate entrances, Parking arrangements, lifts /Lobbies shall be provided to segregate such mix uses.
		(8) All concessions available to star category Hotel are also available to Tourism Units classified as Mega Projects, Ultra mega Projects and Large tourism units as per Maharashtra Tourism Policy-2016.



  
 ( Pradeep Gohil )  
 Under Secretary to Government.