

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032,
dated the 20th November 2013

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-4312/211//CR-25/2012/UD-11.—
Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as “ the said Authority ”) by virtue of the provisions of sub-section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) over any area where Chapter VI the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising Government Land Transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as “ MIDC ”) ;

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as “ the said Revised Regulations ”) which have been sanctioned by the Government of Maharashtra vide Notification No. TPB-4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009 ;

And whereas, the MIDC in its Board Meeting No. 335, dated 10th June 2010 vide Resolution No. 4947 has decided to enhance basic F.S.I. from 1.00 to 1.5 for MIDC Area by charging premium and submitted to the Government for its sanction a modification proposal to the Regulation 18.1 of the said Revised Regulations vide letter dated 18th July 2012 after completing the legal procedure under section 37(1) of the said Act, (hereinafter referred to as “ the proposed modification ”) ;

And whereas, the Government in Industry, Energy and Labour Department has declared the industrial Policy for Maharashtra State vide Resolution No. III Policy 2010/CR-768/Industry-2, dated 22nd February 2013, wherein the State Government has announced its decision to permit additional 0.5 F.S.I for MIDC Area by charging premium ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby :—

(A) Sanctions the proposed modification with some 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 modification.

(C) Directs the MIDC that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :—

(a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai 400 093.

(b) director, Town Planning, Maharashtra State.

The Notification shall also be available on the Government website at www.maharashtra.gov.in.

Schedule

(Accompaniment to Notification No. TPS-4312/211/CR-25/2012/UD-11, dated 20th November 2013)

Regulation 18.1.— The following Note (vi) is added in the Notes below Table 3.

(vi) Additional FSI upto 0.50 may be permitted over and above the basic FSI of 1.00, subject to payment to premium, for such additional FSI as per the rates and conditions decided by the MIDC from time to time :

Provided that, no condonation shall be permissible in the marginal distances, as well as requirements of parking and amenity space for utilisation of such additional F.S.I. :

Provided further that, the users for which additional F.S.I upto 100% is permissible under other relevant provisions of these Regulations shall be governed by those Regulations.

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

SANJAY BANAIT,
Under Secretary to Government.