

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ चे विनियम  
३१(४)(सी) व विनियम ३३(३) मधील फेरबदलाची कलम  
३७(१कक) खालील सूचना व कलम १५४ खालील निदेश.

**महाराष्ट्र शासन**

नगर विकास विभाग

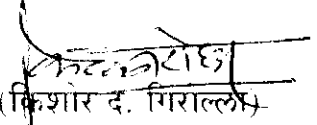
क्रमांक :- टिपीबी ४३१७ /२८०/ प्र.क्र. ४७/२०१७/ नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक :- १५ जून, २०१७

शासन निर्णय : सोबतची सूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

  
(किशोर द. गिरालकर)

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (३) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (४) उप संचालक, नगर रचना, बृहन्मुंबई.
- (५) २/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकार्तात निदेशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्यर कार्यवाही करावी.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	स्थानिक
४)	कोणत्या जिल्हयामध्ये	बृहन्मुंबई महानगरपालिका क्षेत्रामध्ये
५)	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७)	किती वेळा	एकदा
८)	जाहिरात खर्चाचे दायक कोणत्या अधिकार्याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	आयुक्त, बृहन्मुंबई महानगरपालिका



Maharashtra Regional & Town Planning Act,  
1966.

Proposed modification to Regulation 31(4)(c) and  
to Regulation 33(3) of DCR, 1991 for Gr. Mumbai  
Under Section 37(1AA) and directives under Section  
154 of the Act.

**GOVERNMENT OF MAHARASHTRA**

**Urban Development Department,**

**Mantralaya, Mumbai- 400 032.**

**Dated :- 15<sup>th</sup> June, 2017.**

**NOTICE**

**No. TPB 4317/280/CR-47/2017/UD-11:**

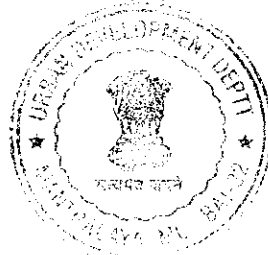
Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by the Government in the Urban Development Department, under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/RDP/UD-11, dated the 20<sup>th</sup> February, 1991 so as to come into force with effect from the 25<sup>th</sup> March, 1991:

And whereas, the Government in the Urban Development Department, vide directives No.TPS-1815/2647/CR-13/15/UD-13 dated 14.3.2016, under Section 154 of the Act, delegated the powers exercisable by the Government in respect of grant of additional F.S.I. to Educational, Medical Institutions, Institutional Buildings and Star Category Hotels to the Municipal Commissioner of concerned Municipal Corporations:

And whereas, to facilitate and to expedite the process of giving approvals under Ease of Doing Business, the Government in the Urban Development Department is of opinion that, the condition of prior approval of Government to permit building of height more than 21.30 mtr. in the restricted area as stipulated in Regulation 31(4) (c) and for granting additional FSI under Regulation 33(3) in respect of buildings of Government and Semi-Government offices and Public Sector undertakings, is no more required and hence shall be deleted. The Government also felt in the public interest that it is necessary to urgently carry out suitable modification to Regulation 31(4)(c) and to Regulation 33(3) of the said Regulations as specifically described in the Schedule appended hereto (hereinafter referred to as "the proposed modification");

Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act, and all other powers enabling it in this behalf, the Government hereby publishes a Notice for inviting

CAMP UD, 111 DEPT. NOTE: कृपया ध्यान दें कि यह सूचना केवल सूचना के लिए है।



suggestions and objections from any person with respect to proposed modification, as required by clause (a) of sub-section (IAA) of the Section 37 of the said Act, within a period of one month from the date of publication of this Notice in the Maharashtra Government Gazette.

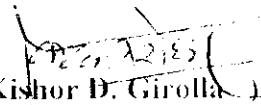
Any objections/ suggestions in respect of the proposed modification may be forwarded before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objection or suggestion, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period shall be dealt with in accordance with the provisions of the said sub-section (IAA) of Section 37 of the said Act.

The Government also issues directives under Section 154(1) of the said Act that, pending sanction to the proposed modifications under clause (c) of Section 37(IAA) of the said Act by the Government, the Municipal Commissioner of the said Corporation shall exercise the powers of the Government to approve proposal under Regulation 31(4)(c) and under Regulation 33(3) of the said Regulations.

This Notice shall also be available on the Govt. of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in) ( कायदे व नियम )

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



  
( Kishor D. Girolla )  
Under Secretary to Government.

## SCHEDULE

( Accompaniment to Notice. No. TPB 4317/280/CR-47/2017/UD-11, dated 15<sup>th</sup> June, 2017 )

Existing Provision	Proposed Provision
<p><b>31(4)(c). Preserving the eastern and southern view of the Backbay Area, Marine Drive.-</b>                      Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the sheet pertaining to Part II of the 'D' Ward Development Plan. No building shall in this funnel of vision be raised or erected to the height of more than 21.35 m. or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature</p> <p style="text-align: center;">Provided that the Commissioner may, <b>with the prior approval of the Government</b>, permit a building more than 21.35 m. high, after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision.</p>	<p><b>31(4)(c). Preserving the eastern and southern view of the Backbay Area, Marine Drive.-</b>                      Notwithstanding anything contained in these Regulations, to preserve the eastern and southern view of the Backbay and the Marine Drive area from Kamla Nehru Park on Malabar Hill, a funnel of vision has been marked on the sheet pertaining to Part II of the 'D' Ward Development Plan. No building shall in this funnel of vision be raised or erected to the height of more than 21.35 m. or such lesser height as the Commissioner may prescribe which would include the terrace, staircase or lift room, elevated water storage tank or any other building feature</p> <p style="text-align: center;">Provided that the Commissioner may, permit a building more than 21.35 m. high, after due consideration of the contours of the area, surrounding developments and plot location, the objective being not to obstruct the view within the funnel of vision.</p>
<p><b>33(3) Buildings of Government and semi-Government offices and public sector undertakings:</b>                      The Commissioner may permit the Floor Space Indices specified in Table 14 above to be exceeded by 50 per cent in the case of buildings of Semi Government and Public Sector Undertakings in the suburbs &amp; extended suburbs. Further, considering the specific requirement &amp; <b>with the previous approval of the Government</b>, the Commissioner may permit the Floor Space Indices specified in Table no. 14 above to be exceed by 300% in the case of buildings of Government offices in the island city, suburbs &amp; extended suburbs.</p>	<p><b>33(3) Buildings of Government and semi-Government offices and public sector undertakings:</b>                      The Commissioner may permit the Floor Space Indices specified in Table 14 above to be exceeded by 50 per cent in the case of buildings of Semi Government and Public Sector Undertakings in the suburbs &amp; extended suburbs. Further, considering the specific requirement, the Commissioner may permit the Floor Space Indices specified in Table no. 14 above to be exceed by 300% in the case of buildings of Government offices in the island city, suburbs &amp; extended suburbs.</p>



( **Kishor D. Girola** )

Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ चे विनियम  
३१(४)(सी) व विनियम ३३(३) मधील फेरबदलाची कलम  
३७(१कक) खालील सूचना व कलम १५४ खालील निदेश.

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई ४०००३२  
दिनांक - १५ जून. २०१७

### सूचना

क्रमांक :- टिपीबी-४३१७/२८०/प्र.क्र.४७/२०१७/ नवि-११

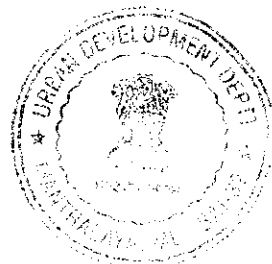
ज्याअर्थी, बृहन्मुंबई क्षेत्राची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख "उक्त विनियम" असा करण्यात आला आहे.), शासन नगर विकास विभागाकडील अधिसूचना क्र. डिसीआर / १०९०/आरडीपी/ नवि-११, दि. २० फेब्रुवारी १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) च्या कलम ३१(१) खालील तरतूदीनुसार मंजूर झालेली असून दि. २५.३.१९९१ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, शासन नगरविकास विभागाकडील उक्त अधिनियमाचे कलम १५४ खालील आदेश क्र. टिपीएस-१८१५/२६४७/प्र.क्र.१३/१५/नवि-१३ दिनांक १४.३.२०१६ अन्वये शंक्षाणक, वैद्यकीय संस्था, संस्थीय इमारती आणि तारांकीत दर्जाची हॉटेल यांच्या बांधकामासंदर्भातील अतिरिक्त चटई क्षेत्र निर्देशांक मंजूर करण्याचे शासनाकडील अधिकार, संबंधित महानगरपालिकांच्या महापालिका आयुक्त यांना प्रदान करण्याबाबत निदेश देणेत आलेले आहेत;

आणि ज्याअर्थी, इज ऑफ ड्रिंग बिजनेस अंतर्गत परवानग्या देण्याची प्रक्रिया सुकर व जलद करण्याच्या अनुषंगाने शासन नगर विकास विभागाचे असं मत झालेले आहे की, विनियम ३१(४)(सी) अंतर्गत बाधित क्षेत्रात २१.३० मीटर पेक्षा उंच इमारतीस परवानगी देण्यास शासनाची पूर्व मान्यतेचा, आणि तसेच, शासकीय आणि निम-शासकीय कार्यालय आणि शासन आंगकृत कार्यालय इमारतींचे यांचे विनियम ३३(३) अन्वये अतिरिक्त चटई क्षेत्र निर्देशांक मंजूरीसाठी शासनाचे पूर्व मान्यतेचे अटीची आता आवश्यकता राहिलेली नाही यास्तव सदर तरतूद वगळणे योग्य राहिल. शासनाचे असेही मत झाले आहे की, त्याकरीता सार्वजनिक हितास्तव विनियम ३१(४)(सी) आणि ३३(३) मध्ये तातडीने यासांवतच्या पारिशिष्टामध्ये उल्लेखिलेप्रमाणे फेरबदल लागू (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा केलेला आहे)करण आवश्यक झालेले आहे;

आता त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आण उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून,

D:\CAMP\CHM\T-D-11 NOTE\Caution: विनियम ३१(४)(सी) व ३३(३) मध्ये सुधारणे D:\...



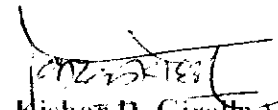


परिशिष्ट

( सूचना क्र. टिपीबी ४३१७ /२८०/ प्र.क्र. ४७/२०१७/ नवि-११, दिनांक १५ जून, २०१७  
सोबतचे परिशिष्ट)

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( Kishor D. Girotra )

Under Secretary to Government.