

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ च्या
विनियम ९ मधील मंजूर फेरबदलाची कलम ३७(२)
खालील अधिसूचना.

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- टिपीबी ४३१२/२२३/प्र.क्र. २९/२०१३/नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक - २८ एप्रिल, २०१५.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति, (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण.

(२) आयुक्त, बृहन्मुंबई महानगरपालिका.

(३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे

(४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

(५) उप संचालक, नगर रचना, बृहन्मुंबई.

(६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

(७) कक्ष अधिकारी, कार्यासन नवि-२९

(८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.

(९) निवड नस्ती (नवि-११)

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| बृहन्मुंबई महानगर पालिका | | | |
| प्रमुख अभियंता (विकास नियोजन) | | | |
| यांचे कार्यालय | | | |
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**Maharashtra Regional & Town
Planning Act, 1966.**

**Sanction to Modification to
Regulation 9 of Development
Control Regulations for Greater
Mumbai, 1991 under Section 37(2).**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated:- 28th April, 2015.**

NOTIFICATION

No. TPB 4312/223/CR-29/2013/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 20th February, 1991 so as to come into force with effect from the 25th March, 1991.

And whereas, Mumbai Metropolitan Region Development Authority (MMRDA) (hereinafter referred to as "the said Authority") is the implementing agency for Mumbai Metro. The said Authority is also appropriate authority to develop lands reserved for MRTS Car Depot/Work shop and allied activities and commercial use.

And whereas, the said Authority has requested the State Government to make a provision under the concept of Accommodation Reservation as per Regulation 9 (Table No.4) of the said Regulations in respect of lands reserved for MRTS Car Depot/Work shop and allied activities and commercial use.

And whereas, the State Government felt it is necessary that the lands reserved for MRTS Car Depot/Work shop and allied activities and commercial use shall be developed under the concept of Accommodation Reservation and for that purpose the State Government had issued directions vide order TPB 4308/674/CR- 146/08/UD-11, dated 17th July, 2008 under Section 37(1) of the said Act read with provisions contained in Section 154 of the said Act, to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") to submit modification proposal to the Regulation 9 (Table No.4) after following the legal procedure stipulated under Section 37 of the said Act to the State Government for sanction;

And whereas, after completing the procedure laid down under Section 37 (1) of the said Act, the said Corporation has submitted the said

modification to the Government for final sanction under section 37(2) of the said Act, vide letter dated 15/10/2011;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Government finds that the said modification submitted by the said Corporation, needs to be sanctioned under Section 37(2) of the said Act;

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 mentioned below.

Schedule

| Sr. No. | Use (Allocation Designation of reservation) | Person/ Authority | Conditions subject to which development is permissible. |
|---|---|--|--|
| IV of Table-4 Of Regulation No. 9 | MRTS Car Depot/Work Shop and allied activities and Commercial use. | Appropri- ate Authority /Owner. | <p>1) An Appropriate Authority may develop the land after acquiring it in accordance with law.</p> <p style="text-align: center;">OR</p> <p>2) The owner may develop the land for designated use, provided the Appropriate Authority agrees with the shape, size, and location of the said plot.</p> <p>The development shall be subject to following terms and conditions:</p> <p>a) The owner shall hand over a minimum of 75% of the land free of cost free from all encumbrances to the Appropriate Authority within 4 weeks of the date of intimation by Appropriate Authority about the acceptance of shape, size, location of the plot and after joint measurement is carried out. The land will be</p> |

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| | | <p>conveyed in name of appropriate authority immediately and all revenue records changed accordingly.</p> <p>b) The owner shall be allowed to retain a maximum of 25% of the land for development. This land will be in name of owner on revenue records.</p> <p>c) The separation of plots shall be notional and all the internal access roads shall be treated as layout roads and not be counted for FSI and plot area calculation. However for safety of MRTS depot the Public Authority or agency on its behalf shall have right to control the access of the owner only in case of any such emergency.</p> <p>d) The owner may use maximum 75% of the normal permissible FSI of the gross plot under such reservation or designation, on the land so owned by the owner, on such terms as agreed between him and the Appropriate Authority.</p> <p>e) The appropriate authority may use maximum 25% of the normal permissible FSI of the gross plot on its share of land.</p> <p>f) For TDR calculations, total area of the plot under reservation shall be considered. However permission to use TDR shall be obtained from Appropriate Authority /Planning Authority. The owner shall be allowed to load TDR as above on his</p> |
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| | | | share of land, provided that the total consumption on the entire reservation plot including TDR shall not exceed 2.00 (Two). The condition of FSI not being allowed to be exceeded by 100% as a result of loading of TDR shall not be applicable. No other loading of TDR under any provisions of these regulations shall be permitted. |
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- B) Fixes the date on which the said modification is published in the Official Gazette, as the date on which the said modification shall come into force.
- C) Directs the said Corporation that in the Schedule of modification sanctioning the said Regulations, after the last entry, the schedule to as (A) above shall be added.

The said modification shall be kept open for inspection by the general public during the office hours on all working days in the office of the Chief Engineer (Development Plan), Greater Mumbai Municipal Corporation.

This Notification shall also be published on the Government website- www.urban.maharashtra.gov.in

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



**(Sanjay Banait)
Under Secretary to Government**