

CHE/DP/17/Gen

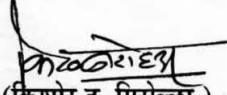
2015-16

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ च्या
विनियम ९ मधील फेरबदलाबाबत कलम ३७ (१अेअे)
(सी)खालील अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१२ / १०/(कॅम्प)/प्र.क्र.७५/२०१३/नवि-११
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - ३ जुलै २०१५.

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


(किशोर द. गिरोल्ला)

अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) महानगरपालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (३) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (४) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्सा हटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (५) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मद्रणालय, चर्नीरोड, मुंबई.

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

- (७) कक्ष अधिकारी, माहिती आणि तंत्रज्ञान विभाग.

/- त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.

बृहन्मुंबई महानगर पारिवर्तन नस्ती (नवि-११)			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
११			३
१२			४
१			५
२			६
- 4 JUL 2015			
020343			
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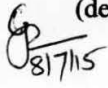
050343

NO. CHE/DP/ 20343 /GEN DT. 08 JUL 2015

CHE/DP/ 17 /GEN
2015-2016

DY.CHE (DP)-I/II/ DY.CHE(BP)CITY/ ES/ WS-I/WS-II/SPECIAL CELL/
DY.CH.PLANNER(DP) /DY.CHE(PPPP) /EE(DP)CITY/ EE(DP)ES /
EE(DP) WS.H&K / EE(DP) WS.P&R /EE (P) TO CHE (DP) /
EE (BP) CITY -I /II /III/EE(BP) (ES) I /II /EE (BP)WS H&K /
EE (BP)WS P&R /
AE (DP)...../SE(DP).....

Copy submitted for information & further necessary action please.


Administrative Officer
(development Plan) 09/07/15


Maharashtra Regional & Town Planning Act, 1966.

Sanction Modification in Table 4 of Regulation 9 of the DCR of Gr. Mumbai, 1991, under section 37(1AA)(c) of the Act.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 3rd July 2015.

NOTIFICATION

No. TPB 4312/10 /(Camp)/CR-75/2013/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, the land uses and manner of development for various reservations/designations in the Development Plan of Greater Mumbai are categorically described in the Table No.4 of Regulation No.9 of the said Regulations,

And whereas, the manner of development for the reservations/designations of Industrial Training Institute/Centre has not been incorporated in the Table No.4 of Regulation No.9 of the said Regulations,

And whereas, the Municipal Corporation of Greater Mumbai has requested the State Govt. to clarify the manner of development for the reservation of Industrial Training Institute,

And whereas, after considering the above facts, the State Government, in exercise of the powers conferred under sub-Section (1AA) of Section 37 of the said Act, had issued Notice of even no. dated 9th September, 2014 for inviting suggestions/objections from the general public with regard to the modification in respect of Table No.4 of Regulation No.9 (hereinafter referred to as "the proposed modification") proposed in the Schedule appended to the said Notice and appointed the Deputy Director of Town Planning, Greater Mumbai as the Officer (hereinafter referred to as "the said Officer") to submit a Report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the Municipal Corporation of Greater Mumbai;

And whereas, the said Notice dated 9th September, 2014 was published in the Maharashtra Government Gazette (Extra-Ordinary Gazette) dated 9th September, 2014 (hereinafter referred to as "the Official Gazette") and the said Officer has submitted his



Report vide letter dt. 4.12.2014 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, the 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 modification 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 Municipal Corporation of Greater Mumbai that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

This Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

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




(Kishor D. Girolla)

Under Secretary to Government.



SCHEDULE

(Accompaniment to Notification No. TPB 4312/10 / (Camp) /CR-75 /2013 /UD-11,
dated 3rd July 2015)

In Table No.4 of Regulation No.9, after the last entry, the following use is inserted.

Sr. No.	Use (Allocation, designation or reservation)	Person / Authority who may develop	Condition subject to which development is permissible
1	2	3	4
----	Industrial Training Institute /Centre	Govt. Department / Public Authority or Owner	<p>(A) For lands not owned by Appropriate Authority :-</p> <p>(i) The owner shall construct designated amenity and, if so directed by the Municipal Commissioner, run the designated amenity, on 40 % of the land under the reservation, with builtup area equivalent to 50% of the permissible builtup area on the plot under reservation, as per zonal permissible FSI, according to norms prescribed by the concerned Technical Authority (inclusive of provision for required parking spaces) for the designated amenity.</p> <p>ii) In case the designated amenity building thus constructed is handed over alongwith 40% land, free of cost, to the Pubic Authority specified by the Municipal Commissioner, the Owner shall be allowed to develop the remaining site upto full permissible FSI of the plot under reservation, without taking into account the FSI utilized for the construction of the amenity building.</p> <p>iii) In case the designated amenity is allowed by the Municipal Commissioner to be retained and run by the Owner, then the owner shall be allowed to develop the remaining site up to the full permissible FSI of the</p>



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plot under reservation by taking into account the FSI utilised for the construction of the amenity building.

Provided that in specific cases, where a clearly demonstrable hardship is caused and it is not possible to develop and/or handover individual plot along with built up amenity, then in such cases Municipal Commissioner may allow composite development on the said land subject to condition that the built up area mentioned as above may be allowed to be developed and/or handed over to the Public Authority, as the case may be preferably in separate structure/wing or on the ground floor of composite building. If ground floor is utilized for parking, then on stilt/above floors with separate entry & exit from public street. In such cases the Municipal Commissioner may recover the cost of 40% land area as per prevailing Ready Recknor Rate, as per policy of Municipal Corporation and recent circulars in this respect.

(B) For lands owned by Appropriate Authority:

Development of reserved plot shall be subject to such conditions as may be prescribed by the Government.




(Kishor D. Girolla)

Under Secretary to Government.