



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ४, अंक ५१]

बुधवार, नोव्हेंबर १४, २०१८/कार्तिक २३, शके १९४०

[पृष्ठे १४, किंमत : रुपये ११.००

असाधारण क्रमांक ७६

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १३ नोव्हेंबर २०१८

सूचना

क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७/(III)/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “ उक्त अधिनियम ” असा करणेत आलेला आहे) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्रमांक टीपीबी.४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख “ उक्त अधिसूचना ” असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे याचा उल्लेख “ उक्त नियमावली ” असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरुपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस समक्रमांकाचे शुद्धिपत्रक दिनांक २२ जून २०१८ रोजी निर्गमित केले असून त्यानुसार उक्त नियमावली दिनांक १ सप्टेंबर २०१८ पासून अंमलात आली आहे आणि ज्याअर्थी, त्यानंतर शासनाने समक्रमांकाचे शुद्धिपत्रक व पूरकपत्र दिनांक २९ जून २०१८ रोजी पारित केले असून सदर शुद्धिपत्रक व पूरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दिनांक ३० जून २०१८ रोजी प्रसिद्ध करण्यात आले आहे ;

आणि ज्याअर्थी, शासनाने दिनांक २१ सप्टेंबर २०१८ रोजीच्या अधिसूचनेद्वारे विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सारभूत स्वरुपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे ;

आणि ज्याअर्थी, शासन नगरविकास विभागास ई.पी. मंजूरीच्या दिनांक २१ सप्टेंबर २०१८ रोजीच्या शासन अधिसूचनेमध्ये आणि उक्त नियमावलीच्या मंजूर तरतुदीमध्ये इतर काही टंकलेखनाच्या त्रुटी व चुका असल्याचे निदर्शनास आले आहे आणि शासनाने अपेक्षितानुसार आयुक्त, बृहन्मुंबई महानगरपालिका यांचे अभिप्राय त्यांचेकडील दिनांक ६ नोव्हेंबर २०१८ रोजीचे पत्रान्वये नगरविकास विभागास प्राप्त झाले आहे. आणि ज्याअर्थी, आयुक्त, बृहन्मुंबई महानगरपालिका यांनी उक्त नियमावलीस शुद्धिपत्रक निर्गमित करणेबाबत विनंती केली आहे. त्यानुसार शासन नगरविकास विभागाने दिनांक १२ नोव्हेंबर २०१८ रोजी शुद्धिपत्रक निर्गमित केले आहे. आणि ज्याअर्थी, काही सुधारणा ह्या सारभूत स्वरुपाच्या असून उक्त नियमावलीतील काही मंजूर तरतुदीच्या अर्थबोधाची स्पष्टता करून सुसंगती आणणे आणि उक्त नियमावली ही सर्वसमावेशकरित्या लागू होण्याची बाब विचारात घेता सार्वजनिक हिताच्या दृष्टीने उक्त नियमावलीमध्ये सुधारणा करण्यासाठी सोबत जोडलेल्या परिशिष्टामध्ये असल्याप्रमाणे फेरबदल (यापुढे याचा उल्लेख “ प्रस्तावित फेरबदल ” असा करणेत आलेला आहे) तातडीने करणे आवश्यक आहे, अशी शासन नगरविकास विभागाची खात्री झाली आहे.

(१)

आणि त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट-कलम (१कक) चे खंड (क) नुसार कोणत्याही व्यक्तीकडून सदरची सूचना शासन राजपत्रामध्ये प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याचे मुदतीमध्ये सूचना/हरकती मागविण्यासाठी सदर सूचना प्रसिद्ध करित आहे.

शासनाकडून असेही कळविणेत येत आहे की, सोबत जोडलेल्या परिशिष्टात नमूद प्रस्तावित फेरबदलाविषयी कोणत्याही हरकत/सूचना शासन राजपत्रात सदर सूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत उप संचालक, नगररचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. उप संचालक, नगररचना, बृहन्मुंबई यांच्याकडे सदरच्या कालावधीत प्राप्त होणाऱ्या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये कार्यवाही करण्यात येईल.

सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,
शासनाचे अवर सचिव.

परिशिष्ट

[सूचना क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७(III)/नवि-११, दिनांक १३ नोव्हेंबर २०१८ सोबतचे परिशिष्ट]

Schedule

[Appended to Government in Urban Development Departments Notification No. TPB. 4317/629/C.R.-118 (III)/2017/UD-11, dated 13th November 2018]

Schedule of Modification in respect of sanctioned Development Control and Promotion Regulations-2034 for Greater Mumbai.

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|------------|-------------------|--|---------------------------------|
| 1 | (2) III | (3) 15(1) | (4) 1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation existing amenity /reservation) shall be handed over to MCGM free of cost. The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot. b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH. | (5) Provision to be deleted. |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|-------------------|---|-----------------------|
| | | | <p>c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area for EWS/LIG Housing as decided by the Housing Department, Government of Maharashtra, from time to time. between 27.88 25 sq. m. and 42 27.88 sq. m. Further, such plots shall not be used for any other purpose.</p> <p>Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI.</p> <p>The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.</p> <p>Formula: $X = (R_g/R_r) * Y$ Where, X = Utilization of Development Right (DR) on the receiving plot. R_g = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned IOD/IOA is issued. R_r = Land Rate in Rs. per sq. m as per ASR of the receiving plot of the same year of generating plot. Y = Unutilized FSI.</p> <p>d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be</p> | |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|----------|----------|-------------------|--|--|
| | | | handed over to MCGM for IH. OR | |
| 15(2)(c) | | | <p>iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below:</p> <p>BUA in lieu of cost of construction of IH = 1.5 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH</p> <p>Note:</p> <p>1) BUA in lieu of cost of construction of IH shall be allowed over and above the permissible FSI as specified in Regulation No. 30, table 12 or can be adjusted against permissible TDR/Additional FSI on payment of premium.</p> | <p>Provision to be deleted.</p> <p>Note-1 is replace as below.</p> <p>1) The Developer / Owner shall handover the IH Tenement to MCGM at monetary compensation equal to cost of construction as per ASR on the date of grant of occupation certificate to such IH Tenement from MCGM.</p> |
| 15(3) | | | (3) Amalgamation of IH plots/IH tenements shall not be allowed. | (3) Amalgamation of IH tenements shall not be allowed. |
| 2 | V | 30(A)(3)(b) | <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14, 15 & 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p> | <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 & 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p> |
| 3 | V | 31(3) Proviso 4 | Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed. | Provision to be deleted |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification | | | | | | | | | | | | |
|-------------|-----------------|--|--|--------------------------|---------------|----------------------------|---|-----------------|--|---|-------------|---------------|----------------------------|---|-----------------|---|
| 4 | VIII | 42(II)(d) | (d) A balcony may be permitted as specified in Regulation No. 37(20). | Provision to be deleted. | | | | | | | | | | | | |
| 5 | VIII | 44 Table No.21 | <p>Table No: 21</p> <table border="1"> <thead> <tr> <th>Sr. No. (1)</th> <th>Occupancy (2)</th> <th>Parking Space required (3)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>(i) Residential</td> <td>In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.</td> </tr> </tbody> </table> | Sr. No. (1) | Occupancy (2) | Parking Space required (3) | 1 | (i) Residential | In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one. | <p>Table No: 21</p> <table border="1"> <thead> <tr> <th>Sr. No. (1)</th> <th>Occupancy (2)</th> <th>Parking Space required (3)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>(i) Residential</td> <td>In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.</td> </tr> </tbody> </table> | Sr. No. (1) | Occupancy (2) | Parking Space required (3) | 1 | (i) Residential | In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one. |
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| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|-------------------|--|---|
| | | | <p>Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) & 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.</p> | <p>Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) & 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.</p> |

प्रदीप गोहिल,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 13th November 2018

Notice

No. TPB. 4317/629/C.R.118/2017(III)/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the Said Act ”), the State Government *vide* Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai alongwith the Development Control and Promotion Regulations-2034 for Greater Mumbai (hereinafter referred to as “ the said Regulations ”) with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dated 22nd June 2018 as per which said Regulation has come into force from 1st September 2018 and whereas, thereafter Government has issued a Corrigendum and Addendum of even number dated 29th June 2018 to the said Notification, which is published in *Government Gazette* dated 30th June 2018 ;

And whereas, the Government of Maharashtra *vide* Notification dated 21st September 2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the Development Control and Promotion Regulations-2034 ;

And whereas, Government in Urban Development Department has noticed that there are some typographical errors and mistakes in the Notification dated 21st September 2018 sanctioning the E.P. and in the sanctioned provisions of said Regulations and the Government has called remarks of the Commissioner, Municipal Corporation of Greater Mumbai, which are received *vide* letter dated 6th November 2018. And whereas, the Commissioner, Municipal Corporation of Greater Mumbai has requested to issue a corrigendum to the said Regulations. Accordingly, a corrigendum to the said Regulations is issued by the Government in Urban Development Department *vide* corrigendum dated 12th November 2018. And whereas, certain corrections which are of substantial nature and cannot be included in corrigendum. And whereas, the Government in the Urban Development Department is satisfied that to clarify and co-relate certain provisions of the said Regulations for its proper interpretation and in the applicability of the said Regulations in a comprehensive manner in the public interest it is expedient to modify 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 of all other powers enabling it in this behalf, Government hereby publishes a Notice for inviting suggestions and objections from any persons with respect to proposed modification, as required by clause (a) of sub-section (1AA) of section 37 of the said Act, for information of all persons likely to be affected thereby; and notice is hereby given that the said proposed modification will be taken into consideration by the Government of Maharashtra after the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette* ;

The Government is further pleased to inform that any objections/suggestions in respect of the proposed modification mentioned in the aforesaid Schedule 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 will be dealt with in accordance with the provisions of the said sub-section (1AA) of section 37 of the said Act.

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

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

PRADEEP GOHIL,
Under Secretary to Government.

Schedule

[Appended to Government in Urban Development Departments Notification No. TPB. 4317/629/C.R.118 (III)/2017/UD-11, dated the 13th November 2018]
 Schedule of Modification in respect of sanctioned Development Control and Promotion Regulations-2034 for Greater Mumbai.

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|-------------------|--|--------------------------|
| 1 | III | 15(1) | (4) | (5) |
| | | | <p>1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation existing amenity /reservation) shall be handed over to MCGM free of cost. The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.</p> <p>b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible FSI in any of the buildings in the layout other than IH.</p> | Provision to be deleted. |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|-------------------|---|-----------------------|
| | | | <p>c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area for EWS/LIG Housing as decided by the Housing Department, Government of Maharashtra, from time to time. between 27.88 25 sq. m. and 42 27.88 sq. m. Further, such plots shall not be used for any other purpose.</p> <p>Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI.</p> <p>The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.</p> <p>Formula: $X = (R_g/R_r) * Y$ Where, X = Utilization of Development Right (DR) on the receiving plot. R_g = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned IOD/IOA is issued. R_r = Land Rate in Rs. per sq. m as per ASR of the receiving plot of the same year of generating plot. Y = Unutilized FSI.</p> <p>d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be</p> | |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|--------------------|---|---|
| | | | handed over to MCGM for IH. OR | |
| | | 15(2)(c) | iv) The developer/owner shall be entitled for the BUA in lieu of cost of construction of tenements as stated below: BUA in lieu of cost of construction of IH = 1.5 [Rate of construction per sq. m as per ASR rate/Rate of developed land per sq. m as per ASR (for FSI 1)]* BUA of IH Note: 1) BUA in lieu of cost of construction of IH shall be allowed over and above the permissible FSI as specified in Regulation No. 30, table 12 or can be adjusted against permissible TDR/Additional FSI on payment of premium. | Provision to be deleted. Note-1 is replace as below. 1) The Developer / Owner shall handover the IH Tenement to MCGM at monetary compensation equal to cost of construction as per ASR on the date of grant of occupation certificate to such IH Tenement from MCGM. |
| | | 15(3) | (3) Amalgamation of IH plots/IH tenements shall not be allowed. | (3) Amalgamation of IH tenements shall not be allowed. |
| 2 | V | 30(A)(3)(b) | b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14, 15 & 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation. | b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 & 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation. |
| 3 | V | 31(3) Proviso 4 | Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed. | Provision to be deleted |

| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification | | | | | | | | | | | | |
|-------------|-----------------|--|--|--------------------------|---------------|----------------------------|---|-----------------|--|---|-------------|---------------|----------------------------|---|-----------------|---|
| 4 | VIII | 42(II)(d) | (d) A balcony may be permitted as specified in Regulation No. 37(20). | Provision to be deleted. | | | | | | | | | | | | |
| 5 | VIII | 44 Table No.21 | <p>Table No: 21</p> <table border="1"> <thead> <tr> <th>Sr. No. (1)</th> <th>Occupancy (2)</th> <th>Parking Space required (3)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>(i) Residential</td> <td>In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.</td> </tr> </tbody> </table> | Sr. No. (1) | Occupancy (2) | Parking Space required (3) | 1 | (i) Residential | In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one. | <p>Table No: 21</p> <table border="1"> <thead> <tr> <th>Sr. No. (1)</th> <th>Occupancy (2)</th> <th>Parking Space required (3)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>(i) Residential</td> <td>In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.</td> </tr> </tbody> </table> | Sr. No. (1) | Occupancy (2) | Parking Space required (3) | 1 | (i) Residential | In the Island City areas, Suburbs and Extended Suburbs; One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b),(c)& (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one. |
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| Sr. No. | Part No. | Regulation Number | Sanctioned Provision | Proposed modification |
|---------|----------|-------------------|--|---|
| | | | <p>Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) & 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.</p> | <p>Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) & 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.</p> |

PRADEEP GOHIL,
Under Secretary to Government.