


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
उक्त अधिनियमाचे कलम १५४ चे निदेश.  
( बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४  
मधील अधिमूल्याचे दराबाबत )

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई : ४०० ०३२,  
क्रमांक :- टिपीबी-४३१९/१८९/प्र.क्र. १२३/२०१९/नवि-११  
दिनांक :- २० ऑगस्ट, २०१९

शासन निर्णय : सोबतचे आदेश महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

  
( निर्मलकुमार पं. चौधरी )  
अवर सचिव, महाराष्ट्र शासन

प्रत :-

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री ( नगर विकास ) यांचे स्वीय सहाय्यक.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.  
( त्यांना विनंती करण्यात येते की, सोबतचे आदेश महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई, आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (४) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची आदेश विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (६) निवड नस्ती (नवि-११)

**Maharashtra Regional & Town Planning Act, 1966.**

Directives Under Section 154 of the said Act.  
(regarding reduction in Premium Rates in DCPR-2034)

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
Mantralaya, Mumbai 400 032.  
Dated :- 20<sup>th</sup> August, 2019.

**ORDER**

**No. TPB-4319/189 /CR- 123/2019/UD-11**

whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with 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 dt. 22<sup>nd</sup> June, 2018 as per which the said Regulations have come into force from 1/09/2018. And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29<sup>th</sup> June, 2018 to the said Notification, which is published in Maharashtra Government Gazette dt. 30<sup>th</sup> June, 2018;

And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned the Excluded Part i.e. EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) which were excluded from the sanction of the said Regulations;

And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of the said Regulations for its proper interpretation;

And whereas, Government has received various representations from M/s CREDAI-MCHI, NAREDCO, PEATA, M/s Borivali Developers Association (Proposed) (hereinafter referred to as "the said Associations") thereby requested the Government to take necessary urgent steps in order to review the housing construction in Mumbai. And whereas, the said Associations have requested Government to reduce development charges, development cess, Fungible Compensatory area premium, Premium towards additional FSI, etc. And whereas, the Commissioner, Municipal Corporation of Greater Mumbai vide his letters dated 25/07/2019 and dated 02/08/2019 has submitted his remarks. And whereas, the CEO, MHADA vide his letter dated 25/07/2019 has requested to modify the said Regulations;

And whereas, considering the request of the said Associations, report of the Commissioner, Municipal Corporation of Greater Mumbai and report of the CEO, MHADA, the Government in Urban Development Department is of the opinion that it is expedient in



the public interest to take recourse of Section 154 of the said Act to issue directions in this regard;

Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1) of Section 154 of the said Act and of all other powers enabling it in this behalf, Government of Maharashtra hereby accordingly issues directions as specifically described in the schedule attached herewith.

Further, these directives under Section 154(1) of the said Act shall come into force from the date of this order and will be valid and applicable for the period of Two years from the date of this order.

This order under Section 154(1) of the said Act shall also be available on the Government of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in) ( Acts/Rules )

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



( Nirmalkumar P. Chaudhari )  
Under Secretary to Government.

## SCHEDULE

**Accompaniment to the Government in Urban Development Department Order No. TPB-4319/189 /CR- 123/2019/UD-11, dated – 20<sup>th</sup> August, 2019.**

Directives issued under section 154(1) of the Maharashtra Regional and Town Planning Act, 1966 to all the Planning Authorities in MCGM area, where Development Control and Promotion Regulations-2034 are applicable.

1. The rate of premium provided in Regulation 30(A)(6) and Regulation 31(3) are revised as 35% for Residential Development and 40% for Commercial Development of the land rates as per ASR (for FSI 1) of the year in which such FSI is granted or as may be decided by the Govt. from time to time.
2. The rate of premium provided in Regulation 33(13)(a) and in Regulation 33(19)(4) are revised from 50% to 40% of ASR for open developed land.
3. The premium worked out as per formula in Regulation 33(18)(X) is revised from 60% to 40% of [Value of the additional BUA corresponding to the incentive FSI admissible under this Regulation, as per A.S.R. – (Cost of construction of PPL + cost of any extra amenities/facilities provided + cost of construction of BUA corresponding to the incentive F.S.I. admissible under this Regulation)]
4. The rate of premium provided in Regulation 33(5) Table C-1 are revised as follows:-

**Table-C1**

<i>LR/RC</i>	<i>Ratio EWS/ LIG</i>	<i>MIG</i>	<i>HIG</i>
0 to 2	<b>20%</b>	<b>45%</b>	<b>60%</b>
2to4	<b>23%</b>	<b>49%</b>	<b>64%</b>
4to6	<b>25%</b>	<b>53%</b>	<b>68%</b>
above 6	<b>28%</b>	<b>56%</b>	<b>71%</b>

5. The Development Cess under Regulation 30 and under various sub-regulation of Regulation 33 i.e. Regulation 33(3)(A)(3), 33(3)(B)(1)(iv)( c) (i), 33(4)(2), 33(5)(5)(a), 33(7)(14), 33(7)(A)(15), 33(8)(D)(i), 33(8)(II )(4)(g), 33(9)(10), 33(9)(22)(b), 33(9)(B)(7) and other provisions of DCPR-2034 if any, wherein there is a provision in respect of Development Cess, shall not be recovered for the period of two years from the date of this order.

**NOTE:-**The aforesaid revised premium rates shall be valid and applicable for the period of Two years from the date of this order.

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



( **Nirmalkumar P. Chaudhari** )  
**Under Secretary to Government.**