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महाराष्ट्र शासन राजपत्र

भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ३१]

गुरुवार ते बुधवार, सप्टेंबर २६-ऑक्टोबर २, २०१३/आश्विन ४-१०, शके १९३५

[पृष्ठे ३२, किंमत : रुपये १०.००

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 14th August 2013

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4312/CR-5/2012/UD-11.—Whereas, Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as “the said Regulations”) have been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”), *vide* Urban Development Department’s Notification No. DCR. 1090/UD-11(RDP), dated 20th February 1991, so as to come into force with effect from 25th March 1991 ;

And whereas, Regulation No. 33(7) of the said regulations deals with reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Municipal Corporation of Greater Mumbai (hereinafter referred to as the “said Corporation”) or of old bulidings belonging to the Police Department ;

And whereas, the Government in the Urban Development Department *vide* Notification No. TPB. 4308/3224/CR-268/08/A/UD-11, dated 21st May 2011 has modified the provisons regarding the FSI admissible in case of redcvelopment of “A” category cessed buildings ;

And whereas, the Government being of the opinion that in larger public interest the provisions in respect of “A” cataegory cessed buildings need to be made applicable to “B” and “C” category cessed buildings also, had, in exercise of the powers conferred under sub-section (IAA) of section 37, issued the Notice No. TPB. 4310/2583/CR-206/10/UD-11, dated 28th July 2011 for inviting suggestions/objections from general public with regard to the modification proposed in the Schedule appended to the said Notice (hereinafter referred to as the “the proposed modification”) and appointed Deputy Director of Town Planning Brihanmumbai 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 Government after giving hearing to the concerned persons and the said Corporation ;

And whereas, the said notice was published in the *Maharashtra Government Gazette* (Konkan Division Supplementary) dated 25th-31st August 2011 and the said officer has submitted his report after completing legal procedure through the Director of Town Planning Maharashtra State *vide* letter No. 496, dated 21st March 2012 ;

And whereas, considering the report of the said officer, suggestions/objections received from the general public and the say of the said Corporation and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said 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 to Regulation 33(7) of the said Regulations with certain changes as described more specifically in the Schedule appended hereto.

(B) Fixes the date of publication of this Notification in the *Government Gazette* as the date of coming into force of this Notification.

(C) Directs the said Corporation that in the schedule of modifications sanctioning the said Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

Schedule

[Accompaniment to Notification No. TPB 4312/CR-5/2012/UD-11, dated 14th August 2013.]

Existing Provision (1)	Sanctioned Modification (2)
<p>33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation or of old buildings belonging to the Police Department :—</p> <p>For reconstruction/redevelopment to be under taken by Co-operative Housing Societies of existing tenants or by Co-op. Housing Societies of landlords and /or occupiers of a cessed buildings of 'A' Category in Island City which attracts the provisions of MHADA Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation and Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, Constructed Prior to 1940, the Floor Space Index shall be 2.5 on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more :</p> <p>Provided further that in cases of composite redevelopment scheme for plot having 'A' Category as also 'B' Category cessed building the above FSI shall be available :</p> <p>Provided further, that reconstruction/redevelopment undertaken by proposed Co-operative Housing Societies of Landlords and/or Occupiers of cessed building of 'B' category and where Composite</p>	<p>33(7) Reconstruction or redevelopment of cessed buildings in the Island City by Co-operative Housing Societies or of old buildings belonging to the Corporation or of old buildings belonging to the Police Department :—</p> <p>For reconstruction/redevelopment to be under taken by Co-operative Housing Societies of existing tenants or by Co-op. Housing Societies of landlords and/or occupiers of cessed buildings existing prior to 30th September 1969 in Island City which attracts the provisions of MHADA Act, 1976 and for reconstruction/redevelopment of the buildings of Corporation, the Floor Space Index shall be 3.00 on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more.</p> <p>For reconstruction/redevelopment of building blonging to Police Department, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, Constructed prior to 1940, the Floor Space Index shall be 2.5 on the gross plot area or the FSI required for rehabilitation of existing tenants plus incentive FSI as specified in Appendix-III whichever is more.</p> <p>Deleted.</p> <p>Provided further, that reconstruction/redevelopment undertaken by proposed Co-operative Housing Societies of Landlords and/or Occupiers of cessed building existing prior to 30th September 1969,</p>

Schedule—Concl'd.

(1)

Development is undertaken by different owners of 5 or more plots the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III will be available.

Appendix-III

(5) The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under :—

(a) In case of redevelopment of 'A' Category cessed building undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be 3.0 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is more.

(b) In case of redevelopment scheme of 'B' Category cessed building undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI.

(c) In cases of composite redevelopment of 'A', 'B' and 'C' Category cessed buildings declared as dangerous by the Board before Mansoon of 1997, FSI available for redevelopment undertaken by the landlord and/or Co-operative Societies of landlord and/or occupiers will be as available for 'A' category cessed buildings *vide* sub-clause (a) above.

(d) In case of composite redevelopment undertaken by the different landlord and/or Co-op. Housing Societies of landlord and/or occupiers jointly of 2 or more plots but not more than 5 plots with 'A', 'B' and 'C' Category cessed buildings the FSI permissible will be 3.0 or FSI required for rehabilitation to existing occupiers plus 60 % incentive FSI whichever is more ;

Provided, however, that if the number of plots jointly undertaken for redevelopment is six or more the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more.

(2)

and where Composite Development is undertaken by different owners of 5 or more plots the FSI required for Rehabilitation of existing tenants plus incentive FSI as specified in Appendix III will be available.

Appendix-III

(5) The FSI for rehabilitation of existing tenants/occupiers in a reconstructed building and incentive FSI that will be available shall be as under :—

(a) In case of redevelopment of cessed building existing prior to 30th September 1969 undertaken by landlord and/or Co-operative Housing Societies of landlord and/or occupiers, the total FSI shall be 3.00 of the gross plot area or the FSI required for rehabilitation of existing occupiers plus 50% incentive FSI, whichever is more.

(b) Deleted.

(c) Deleted.

(d) In case of composite redevelopment undertaken by the different landlord and/or Co-op. Housing Societies of landlord and/or occupiers jointly of 2 or more plots but not more than 5 plots with cessed buildings existing prior to 30th September 1969 the FSI permissible will be 3.00 or FSI required for rehabilitation to existing occupiers plus 60% incentive FSI, whichever is more ;

Provided, however, that if the number of plots jointly undertaken for redevelopment is six or more the incentive FSI available will be 3.00 or FSI required of rehabilitation for occupiers plus 70% incentive FSI whichever is more.

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

SANJAY BANAIT,
Under Secretary to Government.

पोलीस आयुक्त, नवी मुंबई यांजकडून

मनाई आदेश

क्रमांक पोआ/नमुं./वि.शा./म.आ./२३७५/१३.—ज्याअर्थी, नवी मुंबई पोलीस आयुक्तालयाचे हद्दीत जनतेच्या मागण्यांसाठी विविध राजकीय पक्ष, सामाजिक संघटना व कामगार संघटना मोर्चे, निदर्शने, धरणे, बंद पुकारणे व उपोषणासारखे आंदोलनाच्या कार्यक्रमाचे आयोजन करतात. दिनांक ५ सप्टेंबर २०१३ रोजी बैल पोळा, दिनांक ८ सप्टेंबर २०१३ रोजी हरतालीका पूजन, दिनांक ९ सप्टेंबर २०१३ रोजी श्री गणेश चतुर्थी (श्री गणेशाचे प्रतिष्ठापना) दिनांक १० सप्टेंबर २०१३ रोजी दीड दिवसाच्या श्री गणेशाचे विसर्जन, दिनांक १३ सप्टेंबर २०१३ रोजी पाच दिवसांचे श्री गणेशाचे व गौरी विसर्जन व दिनांक १३ व १४ सप्टेंबर २०१३ रोजी ज्यू लोकांचा सण असे सण/उत्सव साजरे होणार आहेत. अशावेळी नवी मुंबई पोलीस आयुक्तालयामध्ये कायदा व सुव्यवस्थेचा प्रश्न निर्माण होऊ नये या दृष्टीकोनातून दिनांक ३१ ऑगस्ट २०१३ रोजीचे ००-०१ वा. पासून ते दिनांक १४ सप्टेंबर २०१३ रोजीचे २४-०० वा. पर्यंत १५ दिवसांकरिता मुंबई पोलीस अधिनियम, १९५१ च्या कलम ३७(१) व (३) चा अंमल जारी करणे आवश्यक आहे.

(२) आणि ज्याअर्थी, माझी खात्री झाली आहे की, नवी मुंबई पोलीस आयुक्तालयात शांतता व सुव्यवस्था राखणेकामी मुंबई पोलीस अधिनियम, १९५१ च्या कलम ३७ (१) (३) अन्वये प्रतिबंधात्मक आदेश करणेस पुरेसे व सबळ कारण आहे.

(३) त्याअर्थी, मी. संजय येनपुरे, पोलीस उप आयुक्त, विशेष शाखा, नवी मुंबई, मला पोलीस आयुक्त, नवी मुंबई यांच्या आदेशान्वये प्रदान केलेल्या अधिकारांचा वापर करून व मुंबई पोलीस अधिनियम, १९५१ च्या कलम ३७ (१) (३) अन्वये प्राप्त झालेल्या अधिकारांचा वापर करून नवी मुंबई पोलीस आयुक्तालयात दिनांक ३१ ऑगस्ट २०१३ रोजीचे ००-०१ वा. पासून ते दिनांक १४ सप्टेंबर २०१३ रोजीचे २४-०० वा. पर्यंत १५ दिवसांसाठी खाली नमूद केलेली कृत्ये करण्यास या आदेशान्वये मनाई करित आहे :-

(अ) कोणाताही दाहक पदार्थ अथवा स्फोटक पदार्थ, द्रव्य बरोबर नेणे.

(ब) दगड अथवा शस्त्रे किंवा अस्त्रे, सोडावयाची अस्त्रे किंवा फेकावयाची हत्यारे अगर साधने बरोबर नेणे, जमा करणे व तयार करणे.

(क) शस्त्रे, सोटे, भाले, तलवारी, दंडा, काठ्या, बंदुका व शारीरिक इजा करण्यासाठी वापरात येईल अशी कोणतीही वस्तू बरोबर नेणे.

(ड) कोणत्याही इंसामाचे चित्राचे, प्रतिकात्मक प्रेताचे किंवा पुढान्यांचे चित्राचे प्रतिमेचे प्रदर्शन व दहन करणे.

(इ) मोठ्याने अर्वाच्य घोषणा देणे, वाद्य वाजविणे.

(फ) यामुळे सभ्यता अगर नितीमत्ता यास धोका पोहचेल किंवा राज्याची सुरक्षितता धोक्यात येईल किंवा राज्य उलथवून देण्यास प्रवृत्त करेल अशी आवेशपूर्ण भाषणे करणे किंवा आविर्भाव करणे, कोणतेही जित्रस तयार करून त्याचा जनतेत प्रसार करणे या कृत्यावर बंदी घालीत आहे.

(ग) ज्यायोगे वरील परिसरात कायदा व सुव्यवस्था धोक्यात येईल अशा पद्धतीने मुंबई पोलीस अधिनियम, १९५१ च्या कलम ३७(१) व (३) विरुद्ध वर्तन करणे.

(४) मुंबई पोलीस अधिनियम, १९५१ च्या कलम ३७ चे पोट-कलम (३) पाच किंवा पाच पेक्षा जास्त लोकांना जमाव करण्यास पोलीस आयुक्त नवी मुंबई यांचे पूर्व परवानगी शिवाय सभा घेणेस किंवा मिरवणूक काढणेस बंदी घालीत आहे.

(५) जमावबंदीचे आदेश लग्नकार्य, धार्मिकविधी, प्रेतयात्रा, सिनेमागृह इत्यादी कारणांकरिता लागू राहणार नाही.

(६) वरील संपूर्ण आदेश हा शासनाच्या सेवेतील व्यक्तींना व ज्यांना आपल्या वरिष्ठांच्या आदेशानुसार कर्तव्यपुर्तीसाठी हत्यार बाळगणे आवश्यक आहे त्यांना लागू होणार नाही.

(७) सदरचे आदेशाची जाहिररीत्या ठळक प्रसिद्धी करावी.

(८) या आदेशाचे उल्लंघन केल्यास संबंधित व्यक्ती मुंबई पोलीस अधिनियम, १९५१ चे कलम १३५ प्रमाणे शिक्षेस पात्र होईल.

सदरचा आदेश माझे सही व शिक्क्यानिशी दिलेला आहे.

संजय येनपुरे,

नवी मुंबई,

दिनांक २९ ऑगस्ट २०१३.

पोलीस उप आयुक्त, विशेष शाखा,
पोलीस आयुक्त, नवी मुंबईकरिता.

**BY THE COMMISSIONER OF POLICE
THANE**

NOTIFICATION

No. SB/Communal/03/2013.—In exercise of the powers conferred by section 36 of Bombay Police Act, 1951 (Bom. XXII of 1951).

I, K. P. Raghuvanshi, Commissioner of Police, Thane hereby authorize all Officers Incharge of Police Station, All Divisional Asstt. Commissioner's of Police and Zonal Deputy Commissioner of Police in their respective area of Police Commissionerate to exercise the powers under section 36 of the Bombay Police Act, 1951 and the same shall remain in force from 00-00 hours of 16th September 2013 to 24-00 hours of 15th December 2013.

K. P. RAGHUVANSHI,
Thane,
Commissioner of Police,
dated 13th September 2013. Thane City.