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RNI No. MAHBIL/2009/36619

Reg. No. MH/MR/South-346/2014-16

## महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ७८(१२)]

मंगळवार; मार्च ४, २०१४/फाल्गुन १३, शके १९३५

[पृष्ठ २, किंमत : रुपये ११.००

CHE/DP/24  
2014-18

असाधारण क्रमांक ४१

प्राधिकृत प्रकाशन

### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 4th March 2014

### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB 4313/877/CR-36/2014/UD-11.—Whereas, the Government in the Urban Development, Public Health and Housing Department, *vide* Notification No. BKR1173/51924/WII, dated the 18th July 1973, has notified the area of Bandra-Kurla Complex in the Schedule attached thereto and subsequently, under the Government Notification No. BKR 1177/262/UD-5, dated the 7th March 1977, in supersession of Government Notification dated the 18th July 1973, referred to above, the Government has appointed the Bombay Metropolitan Region Development Authority ( presently known as Mumbai Metropolitan Region Development Authority) to be the Special Planning Authority (hereinafter referred to as " the said Authority ") under sub-section (1) of Section 40 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act ") for the area mentioned in the Schedule appended to the Government Notification dated the 7th March 1977 ;

And whereas, the Government of Maharashtra, under sub-section (1) of section 115 as substituted by Section 40(3) of the said Act, has sanctioned the Planning Proposals including the Development Control Regulations submitted by the said Authority in respect of Bandra-Kurla Complex, *vide* Government in the Urban Development and Public Health Department Notification No. BKR 1177/262/UD-5, dated 9th April, 1979 ;

And whereas, Regulations 4 and 4(A) of the said Development Control Regulations for Bandra-Kurla Complex specifically prescribe the provisions which are applicable to Bandra-Kurla Complex and supersede the similar provisions in the Development Control Rules of the Municipal Corporation of Greater Mumbai ;

And whereas, clause (i) of Regulation 4(A), while defining the term " Floor Space Index " excludes several items listed in sub-clauses (a) to (u) from computation of Floor Space Index, including sub-clause (e) for basement area ;

And whereas, the sub-clause (e) of clause (i) of Regulation 4(A) was last modified under section 37(2) of the said Act, *vide* Government. in Urban Development Department Notification dated 28th May 2012, which prescribed 5% premium on additional basement area , over and above the basement area otherwise permissible ;

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And whereas, the said Authority *vide* its Resolution No. 1286 dated 22nd October 2012 has decided to initiate modification to the sub-clause (e) of clause (i) of Regulation 4(A) (hereinafter referred to as "the said Regulation"), particularly for deletion of provision regarding admissible levels of basement and also deletion of condition No.(iii) in respect of premium to be charged for permitting additional area of basement ;

And whereas, the said Authority, *vide* letter dated 18th June 2013, has accordingly submitted the modification proposal to the said Regulation to the State Government for final sanction after following the prescribed procedure as contemplated under section 37(1) of the said Act, (hereinafter referred to as "the proposed modification" ) ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the proposed modification should be sanctioned with some changes ;

Now, therefore, in exercise of the powers conferred under section 37(2) of the said Act, the Government hereby :—

(A) Sanctions the proposed modification to the said Regulation, specifically described 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 the sanctioned modification ;

(C) Directs the said Authority that, in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereto shall be added.

A copy of the sanctioned modification in respect of the said Regulation of General Development Control Regulations for Bandra-Kurla Complex shall be kept open for the inspection by the general public during the office hours on all working days at following places for one month :—

(1) Office of the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

(2) Office of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra- Kurla Complex, Bandra (East), Mumbai 400 051.

This Notification is also available on Government of Maharashtra website [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

#### Schedule

(Accompaniment to the Govt. in Urban Development Department  
Notification No. TPB 4313/877/CR-36/2014/UD-11, dated 4th March 2014)

(1) The existing sub-clause (e) of clause (i) of Regulation 4(A), is substituted as follows :—

"(e) Maximum permissible area of the Basement shall be limited to twice the plinth area of the building (s) or the area of the plot, whichever is higher, and the same may be on one level or more.

However, additional basement area, over and above the aforesaid limit, may be allowed, provided such additional area is used only for vehicular parking."

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
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By order and in the name of the Governor of Maharashtra,

*Sanjay Banait*

SANJAY BANAIT,  
Under Secretary to Government.

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M. Carabali kade B.P. 200 sth  
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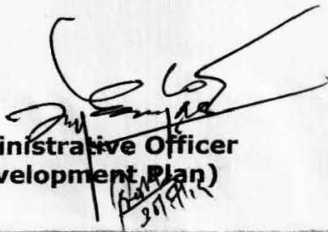
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Copy <sup>Submitted</sup> ~~forwarded~~ for information & further necessary action please

  
Administrative Officer  
(Development Plan)  
30/7/14

