

CHE/PP/16
2014-15

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली विनियम ३३(१०)
मधील फेरबदलाबाबत कलम ३७ (२) खालील
अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी -४३१२/८६८/प्र.क्र.३०/२०१४/नवि-११
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - २१ जून, २०१४.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.
- (२) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (३) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण.
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (८) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका.
- (९) कक्ष अधिकारी, कार्यासन नवि-२९, (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (१०) निवड नस्ती (नवि-११)

महानगरपालिका
सा. सा. कार्यालय
10 JUL 2014
संख्या: ११, १२, १३, १४,
१५, १६, १७, १८,
क्रमांक (NCR)

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
संयुक्त कार्यालय
14 JUL 2014
क्र.प्र.अ.वि.नि. 10608
साधारण शहर पूर्व. उप प. उप
मा. अधि. निरीक्षण लेखा आस्था
14 JUL 2014

प्रमुख अभियंता
(विकास नियोजन)

CHE/ 9704 /DP/GEN of 21/8/2014
10608

Copy to:

D.M.C.(Vig) / Dir.(E.S. & P.)/D.M.C.(I)
Ch.E.(D.P.)
Dy.Ch.E.(D.P.) I/II
Dy.Ch.E.(B.P.) City/ES/WS-I/II/ Dy.Ch.E.(P.P.P.P.)
E.E.(P) to Dir.(E.S. & P.)/E.E.(P) to Ch.E.(D.P.)/ to M.C.
E.E.D.P.(City)/E.E.(D.P.) W.S. (P&R) (H&K)/ E.E.D.P.(E.S.)
E.E.B.P.(City)I/II/III / E.E.B.P.(E.S.) I/II
E.E.B.P.(W.S.) (H&K) (P&R) / E.E.T.P. (Variation)
A.E.D.P.(City)I/II/III
A.E.D.P.(L&N)(S&T)/ A.E.D.P.(M)/ A.E.D.P.(H/E & K/E) (H/W&K/W)
A.E.D.P.(P/S)(P/N) / A.E.D.P.(R/N)(R/S)(R/Central)
S.E.D.P.

Copy ^{submitted} ~~forwarded~~ for information and necessary action please.

**ADMINISTRATIVE OFFICER
(DEVELOPMENT PLAN)**

[Signature]

[Signature]
19/8/14
MCC/DP/24

CHE/DP/16
2014-15

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

**Modification to Regulation No.33(10)
of Development Control Regulations
for Gr. Mumbai under section 37(2)
of the Act.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 21st June, 2014**

NOTIFICATION

No. TPB-4312/868/CR-30/2014/UD-11:

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Development Control 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 the 20th February, 1991 so as to come into force with effect from the 25th March, 1991.

And whereas, the Government of Maharashtra vide Notification of Housing and Special Assistance Department No. SRP 1095/CR-37/Housing Cell, dated the 16th December, 1995 has appointed the "Slum Rehabilitation Authority" (hereinafter referred to as "the said Authority") under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971, for the purpose of slum rehabilitation in Brihan Mumbai;

And whereas, according to the provision of the clause (19) of Section 2 of the said Act, the said Authority is the Planning Authority in respect of slum rehabilitation areas for the purpose of implementation of Slum Rehabilitation Schemes in Brihan Mumbai;

And whereas, the Government of Maharashtra in the Urban Development Department vide Notification No. DCR 1095/1209/CR-

273/95/UD-11, Dated the 15th October 1997, which is published in the Government of Maharashtra Official Gazette, dated the 15th October 1997 at Page Nos. 104 to 133-A, has sanctioned modification to Regulations 33 (10) and 33(14) of the said Development Control Regulations for effective implementation of Slum Rehabilitation Schemes, which has come into force with effect from 15th October 1997;

And whereas, the Government of Maharashtra in the Urban Development, vide Notification No. DCR 1095/1209/CR-273/95/UD-11, dated the 30th November, 2002, has further modified Regulation 33(10) under section 37(2) of the said Act, (hereinafter referred to as "the said modified Regulation");

And whereas, the State Government had issued directions vide order No. TPB 4308/897/CR-145/2008/UD-11, dated 16th April 2008 under sections 37(1) and 154 of the said Act to the said Authority to submit to the Government for its sanction, a modification proposal in respect of the said modified Regulation, for increasing carpet area of any residential tenement under a slum rehabilitation scheme from 20.90 sq.mtrs. to 25.00sq.mtrs. after completing legal procedure under section 37 of the said Act and after receipt of the aforesaid proposal from the said Authority, the State Government had approved modification to the said modified Regulation, vide Notification No. TPB-4312/CR-3/2012/(Camp)/UD-11, dated the 28th June 2012;

And whereas, the State Government had issued directions' vide order No. TPB 4308/1270/CR-175/08/UD-11, dated 12th December 2008 under sections 37(1) and 154 of the said Act to the said authority to submit to the Government for its sanction, a modification proposal to the said modified regulation, regarding conversion of Slum Rehabilitation Scheme with regard to the size of tenements and loading of FSI in situ, after completing legal procedure under section 37 of the said Act and whereas the State Government had permitted conversion of those Slum Redevelopment Schemes, where LOI has been issued but construction of rehabilitation building is not completed upto plinth level;

And whereas, the said Authority, vide its letter dt. 10/5/2010, has accordingly submitted the modification proposal in respect of the said modified Regulation to the State Government for its final sanction, after following the procedure under section 37(1) of the said Act. (hereinafter referred to as "the said modification");

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said modification proposal should be sanctioned with some changers;

Now therefore, in exercise of the power conferred under section 37(2) of the said Act, the State Government hereby ----

- A) Sanctions the said modification to the said modified Regulation, which is more specifically described in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Maharashtra Government Official Gazette as date of coming into force of this Notification.
- C) Directs the said Authority that in the Schedule of Modifications, sanctioning the said Development Control Regulations, after the last entry, the modification described in the Schedule to this Notification shall be added.

The said modification shall be kept open for inspection by the general public during the office hours on all working days in the office of the Municipal Commissioner, Municipal Corporation of Greater Mumbai and Chief Executive Officer, Slum Rehabilitation Authority.

This Notification shall also be made available on the Govt. website- www.maharashtra.gov.in

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



(Sanjay Banait)
Under Secretary to Government.

SCHEDULE

(Accompaniment to Government Notification No. TPB-4312/868/CR-30/2014/UD-11, dated 21st June, 2014.)

Following new sub-Clause No.10.1(A) is added in Clause 10 of Appendix-IV of Regulation 33(10) :-

“ In the case of any Slum Redevelopment Scheme in progress and any Slum Redevelopment Scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 20.90 sq. mtrs., if full occupation permission has not been granted and if it is structurally feasible to provide rehabilitation tenements having individual carpet area of 25 sq.mtrs. without having to completely pull down and reconstruct the ongoing rehabilitation building(s), the Owner /Developer/ Co-op. Housing Society of Hutment or Pavement dwellers/ Non-Govt. Organization / Public Authority executing such scheme may, at its option and with the approval of Govt., convert such scheme in accordance with the provisions of Regulation 33(10), as modified vide Notification No. TPB-4312/CR-3/2012/(Camp)/UD-11, dated 28.6.2012, only with regard to the size of tenement and loading of FSI in situ.”

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



(Sanjay Banait)

Under Secretary to Government.

CHE/DP/16
2014-15

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली विनियम ३३(१०)
मधील फेरबदलाबाबत कलम ३७ (२) खालील
अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी - ४३१२ / ८६८ / प्र.क्र.३० / २०१४ / नवि-११
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - २१ जून, २०१४.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.
- (२) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (३) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण.
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (८) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका.
- (९) कक्ष अधिकारी, कार्यासन नवि-२९, (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (१०) निवड नस्ती (नवि-११)

बृहन्मुंबई महानगर पालिका			
प्रमुख अभियंता (विकास नियोजन)			
यांचे कार्यालय			
११	१२	१	२
१३	१४	१५	१६
- 5 JUL 2014			
09704			
क.प्र.अ/वि.नि/			
संस्थापन	शहर	पूर्व. उप	प. उप
मा. अति.	टिडीआर	लेखा	आस्था

५१२

Dy. CHE (ADP) E

प्रमुख अभियंता
(विकास नियोजन)

AODP

Urgent

- Mailed to all concerned in BP & DP
- Sechen, Eshtesher, all Acquired Dms

Ames

Chamany
H. M. S. S.
Dy. CHE (ADP) E

CHE/DP/116
2014-15

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

**Modification to Regulation No.33(10)
of Development Control Regulations
for Gr. Mumbai under section 37(2)
of the Act.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 21st June, 2014**

NOTIFICATION

No. TPB-4312/868/CR-30/2014/UD-11:

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Development Control 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 the 20th February, 1991 so as to come into force with effect from the 25th March, 1991.

And whereas, the Government of Maharashtra vide Notification of Housing and Special Assistance Department No. SRP 1095/CR-37/Housing Cell, dated the 16th December, 1995 has appointed the "Slum Rehabilitation Authority" (hereinafter referred to as "the said Authority") under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971, for the purpose of slum rehabilitation in Brihan Mumbai;

And whereas, according to the provision of the clause (19) of Section 2 of the said Act, the said Authority is the Planning Authority in respect of slum rehabilitation areas for the purpose of implementation of Slum Rehabilitation Schemes in Brihan Mumbai;

And whereas, the Government of Maharashtra in the Urban Development Department vide Notification No. DCR 1095/1209/CR-

273/95/UD-11, Dated the 15th October 1997, which is published in the Government of Maharashtra Official Gazette, dated the 15th October 1997 at Page Nos. 104 to 133-A, has sanctioned modification to Regulations 33 (10) and 33(14) of the said Development Control Regulations for effective implementation of Slum Rehabilitation Schemes, which has come into force with effect from 15th October 1997;

And whereas, the Government of Maharashtra in the Urban Development , vide Notification No. DCR 1095/1209/CR-273/95/UD-11, dated the 30th November, 2002, has further modified Regulation 33(10) under section 37(2) of the said Act, (hereinafter referred to as "the said modified Regulation");

And whereas, the State Government had issued directions vide order No.TPB 4308/897/CR-145/2008/UD-11, dated 16th April 2008 under sections 37(1) and 154 of the said Act to the said Authority to submit to the Government for its sanction, a modification proposal in respect of the said modified Regulation, for increasing carpet area of any residential tenement under a slum rehabilitation scheme from 20.90 sq.mtrs. to 25.00sq.mtrs. after completing legal procedure under section 37 of the said Act and after receipt of the aforesaid proposal from the said Authority, the State Government had approved modification to the said modified Regulation, vide Notification No. TPB-4312/CR-3/2012/(Camp)/UD-11, dated the 28th June 2012;

And whereas, the State Government had issued directions' vide order No. TPB 4308/1270/CR-175/08/UD-11, dated 12th December 2008 under sections 37(1) and 154 of the said Act to the said authority to submit to the Government for its sanction, a modification proposal to the said modified regulation, regarding conversion of Slum Rehabilitation Scheme with regard to the size of tenements and loading of FSI in situ, after completing legal procedure under section 37 of the said Act and whereas the State Government had permitted conversion of those Slum Redevelopment Schemes, where LOI has been issued but construction of rehabilitation building is not completed upto plinth level;

And whereas, the said Authority, vide its letter dt. 10/5/2010, has accordingly submitted the modification proposal in respect of the said modified Regulation to the State Government for its final sanction, after following the procedure under section 37(1) of the said Act. (hereinafter referred to as "the said modification");

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said modification proposal should be sanctioned with some changers;

Now therefore, in exercise of the power conferred under section 37(2) of the said Act, the State Government hereby ----

- A) Sanctions the said modification to the said modified Regulation, which is more specifically described in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Maharashtra Government Official Gazette as date of coming into force of this Notification.
- C) Directs the said Authority that in the Schedule of Modifications, sanctioning the said Development Control Regulations, after the last entry, the modification described in the Schedule to this Notification shall be added.

The said modification shall be kept open for inspection by the general public during the office hours on all working days in the office of the Municipal Commissioner, Municipal Corporation of Greater Mumbai and Chief Executive Officer, Slum Rehabilitation Authority.

This Notification shall also be made available on the Govt. website-
www.maharashtra.gov.in

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



(Sanjay Banait)
Under Secretary to Government.

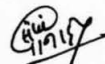
SCHEDULE

(Accompaniment to Government Notification No. TPB-4312/868/CR-30/2014/UD-11, dated 21st June, 2014.)

Following new sub-Clause No.10.1(A) is added in Clause 10 of Appendix-IV of Regulation 33(10) :-

“ In the case of any Slum Redevelopment Scheme in progress and any Slum Redevelopment Scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 20.90 sq. mtrs., if full occupation permission has not been granted and if it is structurally feasible to provide rehabilitation tenements having individual carpet area of 25 sq.mtrs. without having to completely pull down and reconstruct the ongoing rehabilitation building(s), the Owner /Developer/ Co-op. Housing Society of Hutment or Pavement dwellers/ Non-Govt. Organization / Public Authority executing such scheme may, at its option and with the approval of Govt., convert such scheme in accordance with the provisions of Regulation 33(10), as modified vide Notification No. TPB-4312/CR-3/2012/(Camp)/UD-11, dated 28.6.2012, only with regard to the size of tenement and loading of FSI in situ.”

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



(Sanjay Banait)

Under Secretary to Government.