

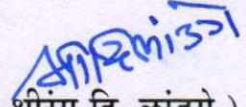
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
कलम ३७(१अेअे)(सी) अन्वये बृहन्मुंबई विकास
नियंत्रण नियमावली १९९१ मधील विनियम ३२ मधील
फेरबदलाच्या मंजूरीची अधिसूचना.

**महाराष्ट्र शासन
नगर विकास विभाग**

क्रमांक :- टिपीबी ४३१२/२६३/ प्र.क्र. ७७/ २०१३/ नवि-११
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक - ४ डिसेंबर, २०१५.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(श्रीरंग दि. लांडगे)

सह सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (३) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (४) उप संचालक, नगर रचना, बृहन्मुंबई.
- (५) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (६) कक्ष अधिकारी, कार्यासन नवि-२९
- (७) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग (त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (८) निवड नस्ती (नवि-११)

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

- Notification under Section 37(1AA) (c) of the said Act.
- Modification to the Regulation 32 in the Development Control Regulations of Greater Mumbai, 1991.

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 4th December, 2015**

NOTIFICATION

No. TPB 4312/263 /CR-77/2013/UD-11:

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

And whereas, the Govt. in the Urban Development Department, vide Notification No. TPB 4308/776/CR-127/2008/UD-11, dated 24th October, 2011, has incorporated a new clause (1)(B)(iii) in Table No.14 of Regulation 32, to permit additional 0.33 F.S.I. in suburbs and extended suburbs of Greater Mumbai subject to payment of premium based on land rates of Annual Statement of Rates (ASR) of the year 2008:

And whereas, the Govt., in the Urban Development Department has decided in the public interest to increase such additional F.S.I. and to revise the rates of premium for this additional F.S.I. Accordingly it is necessary to urgently carry out suitable modification to the existing clause (1)(B)(iii) in Table No.14 of Regulation 32 and therefore the Government, in exercise of the powers conferred under sub-Section (1AA) of Section 37 of the said Act, had issued Notice of even no. dated 18th March, 2015 for inviting suggestions/objections from the general public with regard to the modification in respect of Regulation for clause (1)(B)(iii) in Table No.14 of Regulation 32 (hereinafter referred to as "the proposed



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modification”) proposed in the Schedule appended to the said Notice and appointed the Deputy Director of Town Planning, Greater Mumbai 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 Govt. after giving hearing to the concerned persons and the Municipal Corporation of Greater Mumbai;

And whereas, the said Notice dated 18th March, 2015 was published in the Maharashtra Government Gazette (Extra-Ordinary Gazette) -Konkan Division supplement dated 4th April, 2015 and the said Officer has submitted his Report vide letter dt. 17/10/2015 through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(1AA) of the said Act;

And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with some changes;

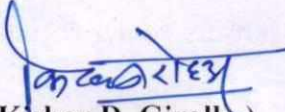
Now, therefore, in exercise of the powers conferred upon it under Section 37(1AA)(c) of the said Act, the Government hereby:-

- (A) Sanctions the proposed modification as described more specifically in the Schedule appended hereto.
- (B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- (C) Directs the Municipal Corporation of Greater Mumbai that in the Schedule Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

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

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




(Kishor D. Girolla)
Under Secretary to Government.

SCHEDULE

(Accompaniment to Notification No. TPB 4312/263 /CR-77/2013/UD-11:

Dated 4th December, 2015.)

Sanctioned Modification to Regulation 32, Table No.14 Clause (1)(B)(iii)

Regulation No.	Existing Provision	Proposed Provision (as per notice dt. 18/03/2015)	Sanctioned Modification
Regulation 32, Table 14, clause 1(B)(iii)	<p>Provided that FSI may be permitted to exceed upto 1.33 subject to following conditions:-</p> <p>1) Additional 0.33 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same plot.</p> <p>2) The total maximum permissible FSI, with 1.33 FSI, Road FSI and TDR shall be restricted to 2.00.</p> <p>3) As per concept of TDR, additional FSI shall be permissible on gross plot area.</p> <p>4) Additional FSI available as per Regulation 33, shall be related to basic FSI of 1.00 only.</p> <p>5) Premium shall be charged for additional 0.33 FSI, as per the rates mentioned in Annexure. However, the Govt. may revise these rates from time to time.</p> <p>6) Premium shall be shared between the State Govt. and MCGM on 50:50 basis. The MCGM shall utilise the premium through Escrow Account for implementation of</p>	<p>Provided that FSI may be permitted to exceed upto 1.60 subject to following conditions:-</p> <p>1) Additional 0.60 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same plot.</p> <p>2) The total maximum permissible FSI, with 1.60 FSI, Road FSI and TDR shall be restricted to 2.00.</p> <p>3) -----No change-----</p> <p>4) -----No change -----</p> <p>5) Premium shall be charged for additional 0.60 F.S.I. at the rate of 60% of the land rates of Annual Statement of Rates(ASR) of the year in which such FSI is granted.</p> <p>6) -----No change-----</p>	<p>Provided that FSI may be permitted to exceed upto 1.50 subject to following conditions:-</p> <p>1) Additional 0.50 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same plot.</p> <p>2) The total maximum permissible FSI, with 1.50 FSI, Road FSI and TDR shall be restricted to 2.00.</p> <p>3) No Change in Existing provision.</p> <p>4) No Change in Existing provision.</p> <p>5) Premium shall be charged for additional 0.50 F.S.I. at the rate of 60% of the land rates of Annual Statement of Rates(ASR) of the year in which such FSI is granted.</p> <p>6) No Change in Existing provision.</p>



Development Plan and infrastructure. However, Govt. shall have right to change this ratio, depending upon the need for providing funds from Govt. for infrastructure projects in Mumbai.

7) In Mumbai Suburban District, construction upto 1.00 additional FSI is permissible through use of TDR, **0.33** FSI being optional and part of overall ceiling of use of 1.00 TDR, any disclosure made for use of TDR / FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of **0.33** FSI.

8) No vertical extension of existing building by utilizing **0.33** FSI shall be permitted with erection of columns in the required marginal open space.

9) Tenement density shall be relatively increased as per the increase in FSI above 1.00.

10) **0.33** additional FSI shall not be permitted in Bandra-Kurla complex, SRA Schemes under Regulation 33(10), CRZ areas and the matters which are subjudice.

11) As per the provisions of Appendix VIIB under DCR 33(10) and 33(14), the extent of slum TDR shall be at least 20% of total permissible additional FSI (in any combination of additional FSI and TDR).

7) In Mumbai Suburban District, construction upto 1.00 additional FSI is permissible through use of TDR, **0.60** FSI being optional and part of overall ceiling of use of 1.00 TDR, any disclosure made for use of TDR / FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of **0.60** FSI.

8) No vertical extension of existing building by utilizing **0.60** FSI shall be permitted with erection of columns in the required marginal open space.

9) -----No change -----

10) **0.60** additional FSI shall not be permitted in Bandra-Kurla complex, SRA Schemes under Regulation 33(10), CRZ areas and the matters which are subjudice.

11) -----No change-----

7) In Mumbai Suburban District, construction upto 1.00 additional FSI is permissible through use of TDR, **0.50** FSI being optional and part of overall ceiling of use of 1.00 TDR, any disclosure made for use of TDR / FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of **0.50** FSI.

8) No vertical extension of existing building by utilizing **0.50** FSI shall be permitted with erection of columns in the required marginal open space.

9) No Change in Existing provision.

10) **0.50** additional FSI shall not be permitted in Bandra-Kurla complex, SRA Schemes under Regulation 33(10), CRZ areas and the matters which are subjudice.

11) No Change in Existing provision.



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	<p>12) The relaxation of premium i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces (as applicable for use of slum TDR).</p> <p>13) Additional 0.33 FSI shall not be applicable for industrial user.</p>	<p>12) -----No change-----</p> <p>13) Additional 0.60 FSI shall not be applicable for industrial user.</p>	<p>12) No Change in Existing provision.</p> <p>13) Additional 0.50 FSI shall not be applicable for industrial user.</p>
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Kishor D. Girolia 4.12.15
 (Kishor D. Girolia)
 Under Secretary to Government.



