

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ मध्ये  
एक्झीबिशन कम कन्व्हेंशन सेंटर करीता नविन विनियम  
अंतर्गत करण्याबाबतच्या मंजूर फेरबदलाची कलम ३७(१अेअे)(सी)  
खालील अधिसूचना.

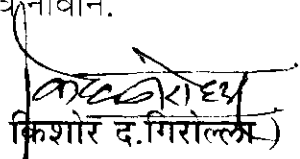
महाराष्ट्र शासन  
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१४/२६८/प्र.क्र. १११/२०१४/नवि-११

मंत्रालय, मुंबई : ४०० ०२१.

दिनांक - २९ जुलै २०१६.

सन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.  
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार वनावाने.

  
( किशोर द. गिरोल्ल )

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
- (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) प्रमुख अभियंता ( विकास नियोजन), बृहन्मुंबई महानगरपालिका.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.  
( त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (७) कक्ष अधिकारी, कार्यासन नवि-२९, ( त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी. )
- (८) निवड नस्ती (नवि-११)

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

**Sanctioned Modification in respect of the Special Regulation for Exhibition-Cum-Convention Centres in the DCR for Gr. Mumbai, 1991, under Section 37(1AA) (c) of the Act.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated : 29<sup>th</sup> July, 2016.**

**NOTIFICATION**

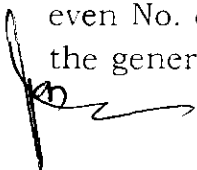
**No. TPB 4314/268 /CR-111/2014/UD-11:**

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 20<sup>th</sup> February, 1991 so as to come into force with effect from the 25<sup>th</sup> March, 1991;

And whereas, at present there is no world class Convention Centre /Exhibition Centre in Mumbai and whereas for creating facility of Convention/Exhibition Centre near CSIA, the State Government in Urban Development Department, vide Notification No. TPB 4313/1267/CR-183/2013/UD-11 Dated 03<sup>rd</sup> March 2014, has permitted additional FSI for Convention/Exhibition Centre in Chatrapati Shivaji International Airport Notified Area, but there is no provision in the said Regulations regarding grant of additional FSI and other concessions for setting up Convention /Exhibition Centres elsewhere in Mumbai;

And whereas, the Government in the Urban Development Department is of the opinion that, it is desirable to incorporate a specific regulation regarding Convention/Exhibition Centres in the said Regulations;

And whereas, after considering the above facts, in the public interest it was necessary to urgently carry out suitable modification to the said Regulations, the State 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 9<sup>th</sup> September, 2014 for inviting suggestions/objections from the general public with regard to the modification in respect of incorporating



a specific regulation regarding Convention/Exhibition Centers in the said Regulations (hereinafter referred to as "the proposed modification"), proposed in the Schedule appended to the said Notice thereto 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 9<sup>th</sup> September 2014 was published in the Maharashtra Government Gazette (hereinafter referred to as "the Official Gazette ") dated 9<sup>th</sup> September, 2014 and the said Officer has submitted his Report vide letter dt. 28.07.2015 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 of 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](http://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 4314 / 268 / CR-111 / 2014 / UD-11, dated 29<sup>th</sup> July , 2016.)

### D.C.Regulation 70

#### Special Regulation for Exhibition-cum-Convention Centres in MCGM Area

**1) Definition** : An Exhibition-cum-Convention Centre is a complex comprising buildings, halls and open spaces which are designed to host and/or organize --

(a) business-to-business and business-to-customer exhibitions where products, machinery, art, skills, services, activities etc. are displayed on temporary or permanent basis; and

(b) large congregations for the purpose of conventions, meetings, conferences, assemblies, rallies, concerts, cultural activities, and performances.

**2)Admissibility** :- Development of Exhibition-cum-Convention Centre shall be permissible in Mumbai, on a plot in Residential (R2)/Industrial(I1, I2, I3)/ Commercial(C1, C2)/ No Development Zone subject to following conditions :-

i) For the purpose of calculating the FSI, the remaining area after excluding the land under the Development Plan Roads/ Reservation of public amenities shall be considered.

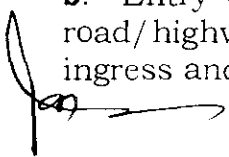
ii) In case of plots in Residential (R2)/Industrial(I1, I2, I3)/ Commercial(C1, C2) Zone, the Floor Space Indices specified in Table 14 above may be permitted to be exceeded up to **4.00** F.S.I by charging premium at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.

iii) In case of plots in No Development Zone, if infra-structure facilities are sufficient or land owner/developer is ready to provide it, then the Maximum permissible F.S.I. may be permitted to be exceeded upto 2.00 by charging premium above 0.20 F.S.I., at the rate of 10% of the land rate as prescribed in Annual Statement of Rates published by Revenue Authority for the relevant year of granting such F.S.I. without applying the guidelines mentioned therein.

#### 3)Conditions for Development of Exhibition-cum-Convention Centre:-

a. Such Plot should have a minimum area of 5 hectares excluding Development Plan proposals of reservation and/or roads, if any.

b. Entry Gates of the Exhibition-cum-Convention Centre must abut a main road/highway having a minimum width of 18.30 mtr. with minimum 2 each of ingress and egress of proper width.



c. The ground coverage of the Exhibition-cum-Convention Centre on such plot shall not exceed 2/3<sup>rd</sup> of the gross plot area excluding Development Plan proposals of reservation and/or roads, if any.

d. Recreation Ground and Amenity Area shall be provided on such plot as prescribed for Industrial layouts in Regulation 23(2).

Provided that the limit of maximum area of 2500 sq.mtrs. shall not apply for the development under this Regulation.

The Recreation Ground area shall be counted in the 1/3 open space required as per regulation 3(c).

e. Out of the total permissible built up area on such plot, at least 2/3<sup>rd</sup> shall be allocated for Exhibition-cum-Convention Centre buildings/halls, toilet blocks, Organiser's office; protocol lounge; VIP lounge; Press lounge; registration areas; pre-function areas; refreshment & snack centres; meeting rooms; business centre; creche; meditation rooms; wellness centre; bank & forex service counters; surveillance & security rooms; service contractor's office; audio-visual/sound room; green room; maintenance workshop; maintenance staff office; strong rooms, first aid and emergency room.

f. Remaining permissible built up area, not exceeding 1/3<sup>rd</sup> of the total built up area, on such plot may be allocated for Support Services as described below in Table-1.

**TABLE-1**

Sr. No.	Support Services
1.	Hotels not less than 3-star category Hotels
2.	Dining Areas: Food Courts, Cafeteria, Fine Dining Restaurants, Restaurants & Bar, Convenience Store
3.	Recreation Areas: Indoor children's play area, Indoor games area, Fitness center
4.	Fire Services
5.	Health post for emergency services with ambulance facility shall be provided.
6.	Staff quarters for minimum 25 tenements per 5 Ha. Each having not less than 25 Sq.mtr. BUA
7.	Space for Police Chowky of minimum 100 sq.mtr. shall be provided as per requirement of Police Department.
8.	Sewerage treatment system as per design and drawings approved by MCGM.

9.	Rain water harvesting plant shall be provided.
10.	Special provisions for Drinking water & PSC blocks for gents & ladies shall be provided.
11.	Dedicated Electric Sub-station as per requirement of Power Supply Company, shall be provided

Note : Regulation 33(4) pertaining to hotels shall not be applicable to the hotels in any Exhibition-cum-Convention Centre.

**g.** Occupation Certificate (OC) in respect of a minimum of 1/6<sup>th</sup> built-up area of the Exhibition-cum-Convention Centre shall be obtained prior to obtaining Commencement Certificate in respect of Support Services.

**4).** FSI Computation for Exhibition-cum-Convention Centre :-

FSI computation for areas shall be as per Regulation 35(2) and 35(3).

Provided that height of any Exhibition Hall or Convention Hall greater than 3.90 meters shall not be deemed to have consumed an additional FSI of 50% of the relevant floor area.

**5).** Marginal Open Spaces:

- i) The marginal open space shall be minimum 12.00 mt. from all sides of the plot.
- ii) Canopies may be permitted in front open space, provided the marginal open space does not become less than 6.00 mt.

**6).** General Requirements for Exhibition / Convention Halls shall be as under:

- i) The size of each hall shall not be less than 4,000 sq.m.
- ii) Minimum width of the hall shall not be less than 50m.
- iii) The minimum floor to floor height of the Exhibition Hall / Convention Hall shall be 8.00 mt.
- iv) It shall be permissible to construct the Exhibition-cum-Convention Centre buildings/halls in multiple levels.
- v) For the planning of all the other habitable/non habitable areas for amenities and Support services, Regulation 38 shall be applicable.
- vi) Minimum width of the internal road shall be 13.40 mtr.

vii) Requirement of fire shall be as per Regulation 43 of these Regulations.

7). Parking requirements for Exhibition-cum-Convention Centre shall be follows :-

i) Allotted parking space for one (1) Fire Engine and one(1) Ambulance shall be compulsorily provided.

ii) (a)Convention Center – For every 10 seates, parking space for 2 cars shall be provided.

(b)Exhibition Area -- For every 1000 Sq. mtrs of exhibition area, including open exhibition area, parking space for 25 cars shall be provided.

(c) In addition to the parking spaces provided for 4-wheeler vehicles. The following shall be provided.

1. For 2-wheeler vehicles, minimum 25% of the total number of required parking for 4-wheelers, shall be provided.

2. Taxi Stand for minimum 25 taxis and 50 Auto Rikshaws.

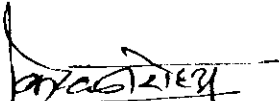
3. Bus Terminal for minimum 10 buses shall be provided.

iii) For the area of Support Services, parking shall be provided as per Regulation 36.

iv) The additional parking space may be granted without counting the such area of parking into F.S.I.

8) In CRZ areas, the FSI for such proposals, shall be governed by the MoEF Notification issued for time to time.

9) No relaxation under Regulation 64(b) shall be granted.

  
( Kishor D. Girolia)  
Under Secretary to Government.