

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
 बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ विनियम ३३(५)  
 मधील प्रस्तावित फेरबदलाची कलम ३७(१अ) खालील सूचना

**महाराष्ट्र शासन**

नगर विकास विभाग

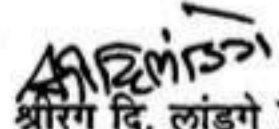
क्रमांक :- टिपीबी ४३१५ / प्र.क्र. २०२/२०१६ / नवि-११

मंत्रालय, मुंबई : ४०० ३२,

दिनांक - ५ जानेवारी, २०१७.

**शासन निर्णय :** सोबतची मराठी व इंग्रजी सूचना 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) प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई ४०० ०३२.
- (२) आयुक्त, बृहन्मुंबई महागनरपालिका.
- (३) उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी, म्हाडा.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (५) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (६) उप संचालक, नगर रचना, बृहन्मुंबई.

२/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	स्थानिक
४)	कोणत्या जिल्हयामध्ये	बृहन्मुंबई महागनरपालिका क्षेत्रामध्ये
५)	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७)	किती वेळा	एकदा
८)	जाहिरात खर्चाचे देयक कोणत्या अधिका-	संचालक, नगर रचना, महाराष्ट्र राज्य,

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumabi 400 032.  
Dated : 5<sup>th</sup> January 2017.**

**NOTICE**

**No. TPB 4313/123 /CR-202/2016/UD-11:**

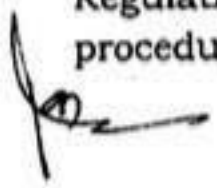
Whereas the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "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, Regulation 33(5) of the said Regulations initially deals with only Low Cost Housing Schemes of the Maharashtra Housing & Area Development Authority (MHADA) for the Economically Weaker Sections(EWS) and Low Income Groups (LIG);

And whereas, the Govt. in the Urban Development Department, vide Notification No. TPB-4308/74/CR-11/2008/UD-11 dated 6<sup>th</sup> December 2008 had modified the said Regulations 33(5) for enhancing the FSI along with other stipulations ;

And whereas, the Govt. in the Urban Development Department, vide Notification No. TPB 4313/123 /CR-47/2013/UD-11 Dated 8<sup>th</sup> October 2013 issued under section 37(1AA)(c) of the said Act, has substituted the Regulation 33(5) by a new Regulation 33(5)(hereinafter referred to as "the modified Regulation 33(5)");

And whereas, considering the request of the Chief Officer, Mumbai Board/MHADA vide letter dt. 28.2.2014, the State Government in the Urban Development Department vide Notice No. TPB 4313/123 /CR-47/2013/UD-11 dated 3<sup>rd</sup> May 2014 has published amendments in clause 2.2 of the modified Regulation 33(5) under section 37(1AA) of the said Act, for which legal procedure has been completed and the final decision will be taken separately;



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And whereas, in the first phase of Housing Policy declared at Pantnagar, Ghatkopar on 2.9.2016, the State Government has declared a decision to amend the modified Regulation 33(5) for giving boost to redevelopment of MHADA colonies;

And whereas, the Vice President & Chief Executive Officer, MHADA vide letter dt. 8<sup>th</sup> September 2016, has requested the State Government in Housing Department to suitably modify the modified Regulation 33(5) for creation of affordable housing stock;

And whereas, the Govt. in Urban Development Department, in view of the aforesaid request and comments of Housing Department thereon, is of the opinion that in the public interest it is necessary to accordingly carry out urgently a suitable modification to the modified Regulation 33(5), which is more specifically described in the schedule appended hereto (hereinafter referred to as "the proposed modification");

Now therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act, and all other powers enabling it in this behalf, the Government hereby publishes a Notice for inviting suggestions and objections from any person with respect to proposed modification, as required by clause (a) of sub-section (1AA) of the Section 37 of the said Act, within a period of one month from the date of publication of this Notice in the Maharashtra Government Gazette.

Any objections/ suggestions in respect of the proposed modification may be forwarded before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objection or suggestion, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period shall be dealt with in accordance with the provisions of the said sub-section (1AA) of Section 37 of the said Act.

This Notice 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 Governor of Maharashtra,**

  
( Kishor D. Girolla )

**Under Secretary to Government.**



SCHEDULE

(Accompaniment to Notice No. TPB 4316 / CR-202/ 2016 / UD-11,  
dated 5<sup>th</sup> January 2017)

Regulation 33(5) is proposed to be modified as follows :-

- 1) **The following sub-para is proposed to be added in Clause (1) & Clause (2)**

Provided that the Floor Space Indices above may be permitted to be exceeded up to **4.00 FSI** in case of plots, having area of 4000 sq.mtr. or above, which front on roads having width of 18.00m or more.

- 2) The figure and word "**300 sq.ft.**" in sub-clause (A)(i)(a) of Clause 2.1 is proposed to be replaced as "**35 sq.mtr.**"

- 3) **The following para is proposed to be added in clause 2.1 (C)**

Provided that in case of plots upto 2000 Sq.mtr., MHADA without insisting MHADA's Share in the form of Built up Area, may allow additional Built up area over and above existing Built up area upto 3.00 F.S.I. by charging premium at the percentage rate of A.S.R. defined in table C1 below. :-

**Table C1**

LR/RC Ratio	EWS/LIG	MIG	HIG
0 to 2	40%	60%	80%
2 to 4	45%	65%	85%
4 to 6	50%	70%	90%
above 6	55%	75%	95%

Note :- The above percentage may change with prior approval of the Government from time to time .

Provided further that in case of plots having area of 4000 sq.mtr. or above, which front on roads having width of 18.00m or more, the F.S.I. 1.00 over and above 3.00 shall be permissible in the form of affordable housing stock as decided by MHADA and it shall be handed over to MHADA on payment of cost of construction as per A.S.R.

( Kishor D. Girolla )

Under Secretary to Government.