

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ विनियम ३२
मधील फेरबदलाबाबत कलम ३७(१अेअे) खालील
सूचना.....

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- टिपीबी ४३१६ / प्र.क्र. २३७/२०१६/ नवि-११

मंत्रालय, मुंबई : ४०० ३२,

दिनांक :- ८ जानेवारी, २०१८.

शासन निर्णय : सोबतची इंग्रजी व मराठी सूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(प्रदीप गोहिल)

अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महागनरपालिका.
 - (२) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
 - (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
 - (४) उप संचालक, नगर रचना, बृहन्मुंबई.
- २/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करुन 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 स्वरुप	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-याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	आयुक्त, बृहन्मुंबई महानगरपालिका
--	---------------------------------

- (५) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
 (त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व २५ प्रती उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (६) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग (त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी)
- (७) निवड नस्ती (नवि-११)

Maharashtra Regional & Town Planning Act, 1966.

Proposed Modification to Regulation 32 of DCR for Gr. Mumbai, 1991 under Section 37(1AA).

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 8th January, 2018.**

NOTICE

No. TPB 4316 /CR-237/2016/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 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 as stipulated in said clause;

And whereas, the Govt., in the Urban Development Department vide Notification even number dated 4th December 2015 has sanctioned modification to existing clause (1)(B)(iii) in Table No.14 of Regulation 32 as specifically described in the Schedule mentioned in the said Notification thereby allowed additional 0.5 F.S.I. by recovering premium at the rate of 60% of the land rates of Annual Statement of Rates (ASR) of the year in which such F.S.I. is granted;

And Whereas, the Govt., in the Urban Development Department has decided in the public interest to allow additional 0.5 F.S.I. in Island City of Mumbai by recovering premium as allowed in suburbs and Extended suburbs. And whereas, the Government has also decided to distribute each 25% of the premium for providing fund for Dharavi Redevelopment Project (DRP), Bandra -Versova Sealink Project. Accordingly it is necessary to urgently carry out suitable modification to the existing clause (1)(A) to add new sub clause (C) in Table No.14 of Regulation 32 and to condition No.6 of Clause 1(B)(iii) as specifically described in the Schedule appended hereto (hereinafter referred to as "the proposed modification");



Now, therefore, the proposed modification, as mentioned in the Schedule appended, which the State Government proposes to make in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act; and of all other powers enabling it in this behalf, is hereby published as required by clause (a) of sub-section (1AA) of Section 37, for information of all persons likely to be affected thereby; and notice is hereby given that the said proposed modification will be taken into consideration by the Government of Maharashtra after the expiry 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 mentioned in the aforesaid Schedule 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 will be dealt with in accordance with the provisions of the said sub-section (1AA) of Section 37.

This Notice 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,



(Pradeep Gohil)
Under Secretary to Government.

SCHEDULE

**Accompaniment to the Government in Urban Development Department Notice
bearing No. TPS -4316/C.R.237/2016/UD-11, dated 8/01/2018.**

Regulation No.	Existing provision	Proposed Provision
Regulation 32, Table 14, clause 1(A)	---	<p>Following provision is proposed to be incorporated for Island City in Regulation 32, Table 14, clause 1(A):-</p> <p>(i) Provided that FSI may be permitted to exceed upto 1.83 subject to following conditions:-</p> <ol style="list-style-type: none">1) It is applicable only on plots fronting on road width of minimum 9.00 mt. and above.2) Additional 0.50 FSI is optional and non-transferable. It is to be granted on application and to be used on the same plot.3) As per concept of TDR, additional FSI shall be permissible on gross plot area.4) Additional FSI available as per Regulation 33, shall be related to basic FSI of 1.33 only.5) Premium shall be charged for additional 0.50 F.S.I. at the rate as may be decided/ amended by the Government from time to time.6) Premium shall be shared as follows:-<ol style="list-style-type: none">i) 25% to Government of Maharashtra.ii) 25% to Dharavi Redevelopment Project.(DRP) [This share is to be used for DRP upto completion of DRP or up to period as may be decided by the Government, after which said share will go to Municipal Corporation of Greater Mumbai (MCGM)].iii) 25% to Maharashtra State Road Development Corporation (MSRDC) (This share is to be used for Bandra –Versova Sealink Project).iv) 25% to Municipal Corporation of Greater Mumbai (MCGM). (However, Govt. shall have right to change this ratio, depending upon the need.)7) In Island City and Mumbai Suburban District, additional construction shall be permissible by way of use of TDR & additional FSI on payment of premium as shown in table in new sub-clause (C) herein below.8) No vertical extension of existing building by utilizing 0.50 FSI shall be permitted with erection of columns in the required marginal open spaces.9) Tenement density shall be relatively increased as per the increase in FSI above 1.33.10) 0.50 additional FSI shall not be permitted in areas where restrictions /prohibitions have been imposed under any other acts /rules/ regulations for the time being in force.11)The relaxation premium i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces (as applicable for use of slum TDR).



12) Additional 0.50 FSI shall not be applicable for industrial user.

Add New sub Clause (C) :-

Add new sub clause (C) in Table No. 14.

Total Maximum limit of building potential in terms of FSI as given in table below :-

TABLE


Sr. No.	Plots fronting on road width	Municipal Corporation of Greater Mumbai (MCGM)						
		Basic / Normal FSI		Maximum Permissible TDR Loading		Additional FSI on payment of premium as per Regulation 32, Table 14	Total Maximum limit of building potential in terms of FSI	
		Island City	Suburb / Extended Suburb	Island City	Suburb / Extended Suburb		Island City	Suburb/ Extended Suburb
1	2	3	4	5	6	7	(3+5+7) 8	(4+6+7) 9
1.	9 m. and above but less than 12.20 m	1.33	1.00	0.17	0.50	0.50	2.00	2.00
2.	12.20 m. and above but less than 18.30 m.	1.33	1.00	0.37	0.70	0.50	2.20	2.20
3.	18.30 m. and above but less than 30.00 m.	1.33	1.00	0.57	0.90	0.50	2.40	2.40
4.	30 mtr. and above	1.33	1.00	0.67	1.00	0.50	2.50	2.50

Note :- Additional FSI on payment of premium, TDR loading is subject to CRZ and other restrictions in the Development Control Regulation.



<p>Regulation 32, Table 14, clause 1(B)(iii), Condition No.6</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 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.</p>	<p>6) Premium shall be shared between Government of Maharashtra, Dharavi Redevelopment Project.(DRP), Bandra –Versova Sealink Project and Municipal Corporation of Greater Mumbai (MCGM)as follows:-</p> <ul style="list-style-type: none"> i) 25% to Government of Maharashtra. ii) 25% to Dharavi Redevelopment Project.(DRP) [This share is to be used for DRP upto completion of DRP or up to period as may be decided by the Government, after which said share will go to Municipal Corporation of Greater Mumbai (MCGM)]. iii) 25% to Maharashtra State Road Development Corporation (MSRDC) (This share is to be used for Bandra –Versova Sealink Project). iv) 25% to Municipal Corporation of Greater Mumbai (MCGM). (However, Govt. shall have right to change this ratio, depending upon the need.)
---	---	--




 (Pradeep Gohil)
 Under Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ विनियम ३२
मधील फेरबदलाबाबत कलम ३७(१अ) खालील
सूचना.....

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ३२,
दिनांक :- ८ जानेवारी, २०१८.

सूचना

क्रमांक :- टिपीबी ४३१६ / प्र.क्र. २३७/२०१६/ नवि-११

ज्याअर्थी, बृहन्मुंबई क्षेत्राची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख "उक्त विनियम" असा करण्यात आला आहे.), शासन नगर विकास विभागाकडील अधिसूचना क्र. डिसीआर / १०९०/आरडीपी/ नवि-११, दि. २० फेब्रुवारी १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) च्या कलम ३१(१) खालील तरतूदीनुसार मंजूर झालेली असून दि. २५.३.१९९१ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, शासन नगर विकास विभागाकडील अधिसूचना क्र. टिपीबी-४३०८/७७६/प्र.क्र.१२७/२००८/नवि-११, दि. २४ ऑक्टोबर, २०११ द्वारे बृहन्मुंबई मधील उपनगर तसेच विस्तारीत उपनगरात अधिमूल्य भरणा करण्याच्या अटीवर अतिरिक्त ०.३३ चटई क्षेत्र निर्देशांक अनुज्ञेय करण्याची नविन तरतूद उक्त विनियमामधील विनियम ३२ चे टेबल क्र.१४ मध्ये खंड (१)(B)(iii) मध्ये अंतर्भूत करण्यात आली आहे;

आणि ज्याअर्थी, शासन नगर विकास विभागाकडील अधिसूचना दि. ४ डिसेंबर, २०१५ द्वारे उक्त विनियमामधील विद्यमान तरतूद विनियम ३२ चे टेबल क्र.१४ मध्ये खंड (१)(B)(iii) मधील फेरबदलास उक्त अधिसूचनेचे परिशिष्टात नमूद केल्यानुसार मंजूरी देण्यात आली आहे, ज्याद्वारे, अतिरिक्त चटई क्षेत्र निर्देशांक ज्यावर्षी मंजूर करण्यात आला आहे, त्या वर्षिच्या वार्षिक दरमुल्य तक्त्यातील जमिनीच्या दराच्या ६०% दराने अधिमूल्य आकारणी करुन अतिरिक्त ०.५० चटई क्षेत्र निर्देशांक अनुज्ञेय करण्याची तरतूद आला आहे.

आणि ज्याअर्थी, मुंबई उपनगर व विस्तारीत उपनगराप्रमाणे सार्वजनिक हितास्तव मुंबई बेट शहरामध्ये अतिरिक्त ०.५ चटई क्षेत्र निर्देशांक अधिमूल्याची आकारणी करुन अनुज्ञेय करण्याची तरतूद अंतर्भूत करण्याचा निर्णय शासन नगर विकास विभागाने घेतला आहे. आणि ज्याअर्थी शासनाने



असेही ठरविले आहे की, जमा होणारे अधिमूल्यापैकी प्रत्येकी २५% अधिमूल्य हे धारावी पुनर्विकास प्रकल्प, वांदे-वर्सावा सि-लिक प्रकल्प यासाठी निधी पुरविण्यासाठी वाटप करावयाचा आहे आणि त्यानुसार उक्त विनियमाचे विनियम ३२ टेबल नं. १४ चे विद्यमान तरतुद खंड(१)(A) मध्ये सुधारणा करणे, नविन उपखंड (C) समाविष्ट करणे आणि खंड १(B)(iii) चे अट क्र. ६ मध्ये आवश्यक सुधारणा करण्यासाठी सोबतचे परिशिष्टामध्ये नमूद असलेप्रमाणे फेरबदल (यापुढे याचा उल्लेख " प्रस्तावित फेरबदल " असा केलेला आहे) सार्वजनिक हितास्तव तातडीने करणे आवश्यक आहे, अशी शासन नगर विकास विभागाची खात्री झाली आहे;

आणि त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करुन, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून सदरची सूचना शासन राजपत्रामध्ये प्रसिध्द झालेल्या दिनांकापासून एक महिन्याचे मुदतीमध्ये सूचना/हरकती मागविण्यासाठी, सूचना प्रसिध्द करीत आहे;

शासनाकडून असेही कळविणेत येत आहे की, वर परिशिष्टात नमूद प्रस्तावित फेरबदलाविषयी कोणत्याही हरकत/सूचना शासन राजपत्रात सदर सूचना प्रसिध्द झाल्याच्या दिनांकापासून एक महिन्याच्या आत उपसंचालक, नगर रचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४००००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. उपसंचालक, नगर रचना, बृहन्मुंबई यांच्याकडे सदरच्या कालावधीत प्राप्त होणा-या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये कार्यवाही करण्यात येईल;

सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



P. D. G.

(प्रदीप गोहिल)

अवर सचिव महाराष्ट्र शासन

परिशिष्ट

(सूचना क्र. क्रमांक :- टिपीबी ४३१६ / प्र.क्र. २३७/२०१६/ नवि-११, दिनांक ८ जानेवारी, २०१८ सोबतचे परिशिष्ट)

Regulation No.	Existing provision	Proposed Provision
Regulation 32, Table 14, clause 1(A)	---	<p>Following provision is proposed to be incorporated for Island City in Regulation 32, Table 14, clause 1(A):-</p> <p>(i) Provided that FSI may be permitted to exceed upto 1.83 subject to following conditions:-</p> <ol style="list-style-type: none"> 1) It is applicable only on plots fronting on road width of minimum 9.00 mt. and above. 2) Additional 0.50 FSI is optional and non-transferable. It is to be granted on application and to be used on the same plot. 3) As per concept of TDR, additional FSI shall be permissible on gross plot area. 4) Additional FSI available as per Regulation 33, shall be related to basic FSI of 1.33 only. 5) Premium shall be charged for additional 0.50 F.S.I. at the rate as may be decided/ amended by the Government from time to time. 6) Premium shall be shared as follows:- <ol style="list-style-type: none"> i) 25% to Government of Maharashtra. ii) 25% to Dharavi Redevelopment Project.(DRP) [This share is to be used for DRP upto completion of DRP or up to period as may be decided by the Government, after which said share will go to Municipal Corporation of Greater Mumbai (MCGM)]. iii) 25% to Maharashtra State Road Development Corporation (MSRDC) (This share is to be used for Bandra –Versova Sealink Project). iv) 25% to Municipal Corporation of Greater Mumbai (MCGM). (However, Govt. shall have right to change this ratio, depending upon the need.) 7) In Island City and Mumbai Suburban District, additional construction shall be permissible by way of use of TDR & additional FSI on payment of premium as shown in table in new sub-clause (C) herein below. 8) No vertical extension of existing building by utilizing 0.50 FSI shall be permitted with erection of columns in the required marginal open spaces. 9) Tenement density shall be relatively increased as per the increase in FSI above 1.33. 10) 0.50 additional FSI shall not be permitted in areas where restrictions /prohibitions have been imposed under any other acts /rules/ regulations for the time being in force. 11)The relaxation premium i.e. 10% of normal premium shall be charged while condoning deficiencies in open spaces (as applicable for use of slum TDR).



12) Additional 0.50 FSI shall not be applicable for industrial user.

Add New sub Clause (C) :-

Add new sub clause (C) in Table No. 14.

Total Maximum limit of building potential in terms of FSI as given in table below :-

TABLE

Sr. No.	Plots fronting on road width	Municipal Corporation of Greater Mumbai (MCGM)						
		Basic / Normal FSI		Maximum Permissible TDR Loading		Additional FSI on payment of premium as per Regulation 32, Table 14	Total Maximum limit of building potential in terms of FSI	
		Island City	Suburb / Extended Suburb	Island City	Suburb / Extended Suburb		Island City	Suburb / Extended Suburb
1	2	3	4	5	6	7	(3+5+7) 8	(4+6+7) 9
1.	9 m. and above but less than 12.20 m	1.33	1.00	0.17	0.50	0.50	2.00	2.00
2.	12.20 m. and above but less than 18.30 m.	1.33	1.00	0.37	0.70	0.50	2.20	2.20
3.	18.30 m. and above but less than 30.00 m.	1.33	1.00	0.57	0.90	0.50	2.40	2.40
4.	30 mtr. and above	1.33	1.00	0.67	1.00	0.50	2.50	2.50

Note :- Additional FSI on payment of premium, TDR loading is subject to CRZ and other restrictions in the Development Control Regulation.



<p>Regulation 32, Table 14, clause 1(B)(iii), Condition No.6</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 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.</p>	<p>6) Premium shall be shared between Government of Maharashtra, Dharavi Redevelopment Project.(DRP), Bandra –Versova Sealink Project and Municipal Corporation of Greater Mumbai (MCGM)as follows:-</p> <p>i) 25% to Government of Maharashtra.</p> <p>ii) 25% to Dharavi Redevelopment Project.(DRP) [This share is to be used for DRP upto completion of DRP or up to period as may be decided by the Government, after which said share will go to Municipal Corporation of Greater Mumbai (MCGM)].</p> <p>iii) 25% to Maharashtra State Road Development Corporation (MSRDC) (This share is to be used for Bandra –Versova Sealink Project).</p> <p>iv) 25% to Municipal Corporation of Greater Mumbai (MCGM). (However, Govt. shall have right to change this ratio, depending upon the need.)</p>
---	---	---



P. G. Gohil
 (प्रदीप गोहिल)
 अवर सचिव महाराष्ट्र शासन