

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) खालील सूचनेसह कलम १५४(१) खालील निदेश.
- वांद्रे-कुर्ला अधिसूचित क्षेत्राचे विकास नियंत्रण नियमावलीमध्ये नविन विनियम ४बी समाविष्ट करण्याबाबतचा प्रस्तावित फेरबदल.

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई : ४०० ०३२,

क्रमांक :- टिपीबी-४३१८/३२९/प्र.क्र.१२२/२०१९/नवि-११

दिनांक :- ५ सप्टेंबर, २०१९

शासन निर्णय : सोबतची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



( संजय बानार्डित )

उप सचिव, महाराष्ट्र शासन

प्रत :-

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री ( नगर विकास ) यांचे स्वीय सहाय्यक.

प्रति,

- ✓ (१) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई, आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (४) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, महापालिका मार्ग, मुंबई- ४००००१.

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 महानगरपालिका क्षेत्रामध्ये
५)	किती वृत्तपत्रात	एक मराठी व एक 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	महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण.

- (५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

- (६) निवड नस्ती (नवि-११)



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

- Notice under section 37 (1AA) read with directions u/s 154 of the said Act.
- Proposed modification to insert a provision of new Regulation 4B in the Development Control Regulations for Bandra –Kurla Complex Notified Area.

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
Mantralaya, Mumbai 400 032.  
Dated :- 5<sup>th</sup> September, 2019.

**NOTICE**

**No. TPB-4318/329/C.R.122 /2019/UD-11**

Whereas, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA") established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Maharashtra IV of 1975) to be the Special Planning Authority (hereinafter referred as "the said Authority") for the Notified Area of Bandra-Kurla Complex (hereinafter referred to as "the said Notified Area") by the state Government in Urban Development and Public Health Department vide Notification No. BKR-1977/262/UD-5, dated 7<sup>th</sup> March 1977 promulgated in exercise of its powers conferred by Clause (c) of sub-section (1) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the Said Act")

And whereas, in exercise of its powers under clause (d) of sub-section (3) of Section 40 of the said Act, the Government of Maharashtra in Urban Development and Public Health Department vide Notification No. BKR-1977/262/UD-5, dated 9<sup>th</sup> April 1979 approved the Planning Proposals submitted by the said Authority for the development of lands in the said Notified Area together with the MMRDA's Development Control Regulations, 1979 for the said Notified Area (hereinafter referred as "the said DCR");

And whereas, as per the said DCR for the said Notified Area except "Definitions" and "Floor Space Index" all other provisions as mentioned in Regulation 6 of the said DCR and subject to provision of Regulation 5, the provision of Development Control Rules for Gr. Mumbai with modification are applicable "Mutatis Mutandis for development of lands in the said Notified Area;

And whereas, as per Government Notification No. TPB-4315/167/CR-51/2015/UD-11, dated-23/05/2018 MHADA is the Planning Authority for the properties



owned by MHADA within the area of Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM");

And whereas, in the said DCR of the said Notified Area, there is a provision of 1.5 FSI for Residential use for blocks in the said Notified area except 'G' and 'E' Block and provision of 2.00 FSI for the residential use for lands leased by MHADA before dt.14/06/1977. And whereas, there is a special provision for MHADA Housing projects under Regulation 33(5) of the Development Control and Promotional Regulations-2034 of MCGM (hereinafter referred to as "DCPR-2034") Wherein there is a provision of 3.0 FSI for MHADA properties in the MCGM Planning Authority area. And whereas, Municipal Commissioner, MCGM has requested the MMRDA to make the similar provision like Regulation 33(5) of DCPR-2034 for MHADA lands in the said DCR of the said Notified Area;

And whereas, applicability of FSI provisions of DCPR-2034 in respect of areas within the said Notified Area, wherein MHADA has rights to exercise powers of Planning Authority, Government in Urban Development Department is of the opinion and felt it necessary in the larger Public interest to modify Regulation 4 of the said DCR as described in the schedule given below (hereinafter referred to as "proposed modification" ) urgently;

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 of all other powers enabling it in this behalf, Government hereby publishes a Notice for inviting objections and suggestions from any persons with respect to proposed modification, as required by clause (a) of sub-section (1AA) of Section 37 of the said Act, for information of all persons likely to be affected thereby;

The Government is further pleased to inform that any objections/ suggestions in respect of the proposed modification mentioned in the Schedule given below 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 objections or suggestions, 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 sub-section (1AA) of Section 37 of the said Act.

And further, the Government hereby issues directives under Section 154(1) of the said Act that, pending sanction to the proposed modification under clause (c) of sub-section(1AA) of Section 37 of the said Act by the Government, the proposed modification shall come into force forthwith.



## SCHEDULE

New Regulation 4B is proposed to be inserted after existing Regulation 4A(iii) of Development Control Regulations for Bandra-Kurla Complex Notified Area :-

“In case of such areas, where MHADA has been permitted to exercise the powers of Planning Authority, the floor space indices prescribed in Development Control and Promotion Regulations-2034 of Municipal Corporation of Greater Mumbai shall be applicable”

This Notice under sub-section (1AA) of Section 37 of the said Act is also made available on the Govt. of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in) ( Acts/Rules )

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



( Nirmalkumar P. Chaudhari )  
Under Secretary to Government.