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2013

विकास नियंत्रण नियमावली — मुंबई महानगर प्रदेश  
भाडे तत्वावरील घरे योजनेच्या विनियमामध्ये बदल  
करणेबाबत-----

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
चे कलम २०(३) ची सूचना.

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक :- टिपीबी-४३१३/१७२/प्र.क्र.३९/२०१३/नवि-११

मंत्रालय, मुंबई : ४०० ०३२.

दिनांक — ३० ऑक्टोबर, २०१३.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

( संजय बापाईत )

अवर सचिव, महाराष्ट्र शासन

प्रति,

- (१) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई
- (२) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पुर्व), मुंबई.
- (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (४) सह सचिव तथा संचालक ( नगर रचना), मंत्रालय, मुंबई-२१
- (५) जिल्हाधिकारी, ठाणे.
- (६) जिल्हाधिकारी, रायगड.
- (७) सहाय्यक संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- (८) सहाय्यक संचालक, नगर रचना, ठाणे शाखा, ठाणे.
- (९) सहाय्यक संचालक, नगर रचना, रायगड शाखा, जि. रायगड.
- (१०) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ०५ प्रती या विभागास, महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण; संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे; जिल्हाधिकारी, ठाणे; जिल्हाधिकारी, रायगड; उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई; सहाय्यक संचालक, नगर रचना, ठाणे शाखा, ठाणे व सहाय्यक संचालक, नगर रचना, रायगड शाखा यांना पाठविण्यात याव्यात. )

- (११) कक्ष अधिकारी, कार्यासन नवि-११ यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (१२) कक्ष अधिकारी, कार्यासन नवि-१२, नगर विकास विभाग.
- (१३) निवड नस्ती (नवि-११)

**The Maharashtra Regional  
& Town Planning Act, 1966.**  
Notice under Section 20 (3)  
regarding modification in the  
Development Control  
Regulations for Mumbai  
Metropolitan Region.

**GOVERNMENT OF MAHARASHTRA,  
Urban Development Department,  
Mantralaya, Mumbai-400 032.  
Dated : 30<sup>th</sup> October, 2013**

**NOTICE**

**No.TPB 4313/ 172 /CR-39 /2013/UD-11**

Whereas, the Regional Plan along with Development Control Regulations for Mumbai Metropolitan Region (hereinafter referred to as "the said Regional Plan") has been sanctioned by the State Government in the Urban Development Department vide Notification No. TPS 1297/1094/CR-116/97/UD-12 dated the 23<sup>rd</sup> September 1999, as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966(hereinafter referred to as "the said Act"), which has come into force with effect from the 1<sup>st</sup> December 1999 ;

And whereas, the State Government has formulated Housing Policy for the State of Maharashtra with the main objective of providing affordable housing for the poor and the needy;

And whereas, in order to increase the housing stock through construction of rental housing units in large numbers in the Mumbai Metropolitan Region, the Govt. has appointed the Mumbai Metropolitan Region Development Authority ( MMRDA) as the Project Implementing Agency for the Rental Housing Scheme in the Mumbai Metropolitan Region vide Notification No. TPS1208/MMR/CR-389/08/UD-12 dt. 26<sup>th</sup> Nov. 2008 and incorporated the Regulations for Rental Housing Scheme in the Development Control Regulations for the said Regional Plan;

And whereas, the mill workers previously employed in the Textile Mills in Greater Mumbai are consistently demanding houses, following closure of the said Textile Mills and whereas, the State Government is of the view that in larger public interest, it is desirable to earmark upto 50% tenements created under the Scheme of Rental Housing for allotment on ownership basis as affordable housing to the aforesaid class of Textile Mill Workers as well as such other categories of needy persons as may be decided by the

Govt. from time to time and for that purpose, it is necessary to modify the Development Control Regulations of the Mumbai Metropolitan Regional Plan as described in the Schedule appended hereto ( hereinafter referred to as " the said modification"), by following the procedure laid down under Section 20 of the said Act;

Now therefore in exercise of the powers conferred under sub-section 3 of Section 20 of the said Act , the State Government hereby publishes this notice for inviting suggestions and / or objections in respect of the said modification from the general public within 30 days from the date of publication of this notice in the Government of Maharashtra Official Gazette. The suggestions and / or objections shall be addressed to the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3<sup>rd</sup> Floor , Navi Mumbai-400 614, who is hereby authorised to hear suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the suggestions and/or objections received within the aforesaid stipulated period shall be considered by the Government.

A copy of the said modification is kept open for inspection by the general public during office hours at the following offices in Mumbai Metropolitan Region--

- 1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra(E).
- 2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3<sup>rd</sup> Floor, Navi Mumbai 400 614.
- 3) The Collector, Thane.
- 4) The Collector, Raigad.
- 5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- 6) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist.Raigad.

This notice shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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

  
(Sanjay Banait)

Under Secretary to Government

## SCHEDULE

( Accompaniment to Notice No. No. TPB 4313 / 172 / CR - 39 / 2013/UD-11,  
Dated- 30<sup>th</sup> October, 2013)

Proposed modification in the Regulations sanctioned vide Notification no. TPS 1208/MMR/CR-389/08/UD-12, dated 26.11.2008.

A) (i) In the Annexure -A of the aforesaid Notification dated 26.11.2008, after Sub-Regulation (II), the following proviso shall be added—

*“Provided that MMRDA may allow amalgamation of the tenements created under a Rental Housing Project, in accordance with the guidelines issued by the State Govt. in this regard.”*

(ii) In the Annexure-A of the aforesaid Notification dated 26.11.2008, after Sub-Regulation (VI), the following new Sub-Regulation (VII) shall be added —

*“ Notwithstanding anything contained in these regulations, the Govt. may direct MMRDA to earmark upto 50% tenements, created under various projects sanctioned under the Scheme of Rental Housing, for allotment on ownership basis as affordable housing, in accordance with the guidelines laid down by the Govt. in this regard, which shall, inter alia govern the price of such tenements and the class of allottees.”*

B) (i) In the Annexure -B of the aforesaid Notification dated 26.11.2008, after Sub-Regulation (II), the following proviso shall be added—

*“Provided that MMRDA may allow amalgamation of the tenements created under a Rental Housing Project, in accordance with the guidelines issued by the State Govt. in this regard.”*

(ii) In the Annexure-B of the aforesaid Notification dated 26.11.2008 after Sub-Regulation (IV), the following new Sub-Regulation (V) shall be added :-

*“ Notwithstanding anything contained in these regulations, the Govt. may direct MMRDA to earmark upto 50% tenements, created under various projects sanctioned under the Scheme of Rental Housing, for allotment on ownership basis as affordable housing, in accordance with the guidelines laid down by the Govt. in this regard, which shall, inter alia govern the price of such tenements and the class of allottees.”*

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

  
(Sanjay Banait)

Under Secretary to Government