

महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ३७]

गुरुवार, जुलै २५, २०१९/श्रावण ३, शके १९४१

पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ६२

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400032, dated 25th July 2019

CORRIGENDUM

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS-1719/CR-28/19/Corrigendum/UD-12.—Whereas, in accordance with sub-section (1*AA*) of section 37 of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as "the said Act"), the State Government has published the Draft Comprehensive and Integrated Development Control Regulations for the Municipal Corporation of Navi Mumbai and the CIDCO area of the Panvel Municipal Corporation *vide* Notice No. TPS-1719/CR-28/19/UD-12, dated 8th March 2019 as appended with the Notice (hereinafter referred to as "the said Notice");

And whereas, it is observed that some errors, typographical mistakes are needed to be corrected in accordance with the Government approval in the said Draft Comprehensive and Integrated Development Control Regulations and for that purpose it is necessary to issue a Corrigendum for the same as described below:

Now, therefore this Corrigendum is issued to the said Draft Comprehensive and Integrated Development Control Regulations for the Municipal Corporation of Navi Mumbai and the CIDCO area of the Panvel Municipal Corporation as mentioned below :—

Corrigendum to the Draft Comprehensive and Integrated Development Control Regulations appended with the Notice No. TPS-1719/CR-28/19/UD-12, dated 8th March 2019

Sr.	Regulation	Instead of	Read as
No.	No.		
(1)	(2)	(3)	(4)
		Draft Comprehensive and Integrated	Draft Comprehensive and Integrated
		Development Control Regulations for	Development Control Regulations
		Municipal Corporations in Mumbai	for Municipal Corporations of Navi
		Metropolitan Region.	Mumbai and CIDCO area of Panvel
			Municipal Corporation.

Sr.	Regulation				Inst	ead	of							R	ead as	;		
No. (1)	No. (2)			(3)									(4)					
(1)	1.1.1.	Exte	ent and J	uri			on					Extent and Jurisdiction						
		bui on Mu Me Co Mu inc Co	Iding acti lands inicipal itropolitan rporation imbai and luded	ands within the jurisdiction of cipal Corporations in Mumbai politan Region except Municipal pration of Greater Mumbai, Navional and erstwhile areas of CIDCO led in Panvel Municipal pration (hereinafter called "The pration")									ii) These regulations shall apply to the building activity and development work on lands within the jurisdiction of Municipal Corporation of Navi Mumbai and erstwhile areas of CIDCO included in Panvel Municipal Corporation (hereinafter called "The Corporation")					
	1.5	Definitions											fin	itions				
		 14 Base FSI- Floor Space Index permissible without levy of premium or TDR on any parcel of land as per the provisions of these regulations. 35. Development Right-Development Rights means right to carryout development or to develop the land or building or both and shall include the transferable development right in the form of right to utilised the floor space index of land utilizable either on the reminder of the land partially reserved for public purpose or elsewhere as the final 											mi ar vis vel	ase FSI- ssible with ny parcel sions of the Develo opment Ri out develop nd or build	out le of lar se reç opmer ights i	vy of productions of the product	remium per the s. Right- right to	
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				С	С	С	С	С	С	С					M	M		
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		2	ial zone (R-1) General					•				1		Predomina- ntly Residential	•	•	Develo- pment Zone	
			Residenti- al zone									2		Predomina- ntly	•	•	(DA)	
		3	Residenti- al Zone											Commercial				
		4	Urbaniz- able Zone						•			3		Institutional zone	•	•		

1) (2) (3) (4)	Sr.	Regulation			Inst	ead	of						R	ead as	,		
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Micholes Deventing (R-2) Commercial Co			ial 6 Residenti-	•	•	•	•		•	•		5	Economic	•	•		Zone (I)
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Section Sect			Commer-		•	•	•				Zone	_	ng				Zone
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11 Commercial Zone			10 District Commer-		٠	•	•			•			Corrido•			'	(DRZ)
12 Public/Semi Public Zone 13 Service Industries (I-1) 14 General Industries (I-1) 15 Industrial Zone 16 Agriculture produce marketing zone 17 Loom Industry cum Residential 18 Tourism Development zone 19 Low Density Residential Zone 20 Special Residential Zone 21 No Development zone 22 Green Zone 22 Green Zone 22 Green Zone			11 Commercial Zone	•									Yard Recreation-				
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25 Plantation Cone • Restricted								•									
Zone (DRZ)			shed					•									

Per Development Zone in Industrial Zone (I to D Policy) vii) With the special written permission of the Municipal Commissioner, the land having area up to 0.20 hector in size which is allocated for industrial use may be permitted to be used for residential purpose or any other permissible users in Development Zone, provided that, in such case the owner / Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. TDR as per regulation containing provisions of TDR, shall be permissible for such amenity. viii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas shall be in addition to the recreational space as required to be provided that, at least 50% of total land provided for public amenity / utility space shall be earmarked for unbuildable purposes such as garden, recreational ground, etc.	<u> </u>									
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Per Development Zone in Industrial Zone (I to D Policy) vii) With the special written permission of the Municipal Commissioner, the land having area up to 0.20 hector in size which is allocated for industrial use may be permitted to be used for residential purpose or any other permissible users in Development Zone, provided that, in such case the owner / Developer shall require to provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. TDR as per regulation containing provisions of TDR, shall be permissible for such amenity. viii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and basic land development. These areas shall be in addition to the recreational space as required to be provided that, at least 50% of total land provided for public amenity / utility space shall be earmarked for unbuildable purposes such as garden, recreational ground, etc.							•			
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Provided also that irrespective of land use zone, where the provisions of		shall be he Authority in access an These area recreational provided un Provided the provided for shall be purposes signound, etc.	andeo lieu d ba s sha spa der tl at, at pub earm uch	d ovor Finance and the leading	ver to SI / T land pe in as re regu ast 50 menited for garde	D the TDR add add add add add add add add add ad	he wire dition on some one to the constant of	Platth pelopen districted with the second se	anning proper oment. to the to be all land space Idable ational	Development Control Regulations provide for amenity space in development zone then Amenity

Sr.	Regulation	Instead of	Read as
No. (1)	No. (2)	(3)	(4)
		provided for amenity space in development zone then Amenity Space which is more shall only be provided.	
		(e) Provision for Amenity Space shall be considered to be reservations in the Development Plan, excluding Development Plan roads /road widening and Transferable Development Rights against such amenity as per Part 12 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilization on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No. 5.2	e) Deleted.
		Provided that,	
		 (v) Residentialregulations. (vi) If Development Plan following manner. (d) If the area amenity space. (e) If the area reservation area. 	
	4.5	4.5 Amenity Space	4.5 Amenity Space
	4.5.3	4.5.3 Development of Amenity Space (iv) Wherever, after construction of amenity, it is to be handed over to the Municipal Corporation as per agreement, then the owner shall be entitled for the further TDR as mentioned in Regulation No. 12.2. However, if such amenity constructed by the land owner is maintained by him, without handing it over to the Corporation, in that case no further FSI / TDR for such amenity space shall be entitled.	4.5.3 Development of Amenity Space (iv) Deleted
	4.5.5.	4.5.5. FSI / TDR for Amenity Space	4.5.5. Deleted
	4.10.	4.10. Relocation of DP Sites / DP Proposals While Approving the Subdivision of Land	4.10. Relocation of DP Sites / DP Proposals While Approving the Subdivision of Land

Sr.	Regulation			Ins	stead	of		Read as								
No. (1)	No. (2)				(3)					(4)						
(1)	(2)	Relo	ocation	of the		vation	from	a land	De	ele	ted	('/				
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	4.11.	Roa	d Wid	enina	and	Const	ructi	De	ele	ted						
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	5.2.	Peri	missibl	le FSI				Pe	ern	nissible l	FSI					
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		Sr.	Land	Road	Base	Addi.	Ad-	Max.	s	r.	Land Use	Road	Base	Addi.		
		No.	Use Zone	widthin Meter	FSI	FSi on Payme-	mis- sible	per- mis-	N	lo.	Zone	width in Meter	FSI	FSI on payment		
						nt of Premi-	TDR	sible FSI						of Premium		
						um		. 0.	(2	a)		(b)	(c)	(d)		
		(a)		(b)	(c)	(d)	(e)	(f)=(c +d+	1		Developm-	Less	1.10			
								e)			ent Zone	than 9				
		1	Develo-	Less	1.10	-	-	1.10	2			9-<12	1.10	0.30		
		2	pment Zone	than 9 9-<12	1.10	0.30	0.40	1.80	3			12-<18	1.10	0.50		
		3	-	12-<18	1.10	0.50	0.40	2.25		4		18-<24	1.10	0.50		
		4	1	18-<24	1.10	0.50	0.03	2.50	5			24-<30	1.10	0.50		
		5		24-<30	1.10	0.50	1.15	2.75	6		30 & above	1.10	0.50			
		6	•	30 &	1.10	0.50	1.40	3.00	7		Industrial	All	1.10			
				above		0.00		0.00			Zone					
		7	Indust-	AII	1.10	0.50	-	1.60	8		Special Use Zone	As prescri				
		rial Zone										to a maxim	num permi	ssible FSI		
		8	Special			y the Plan						being in Ac provisions				
			Use Zone		separately subject to a maximum permissible FSI being in Accordance							Zone.	l	1		
				with the Zone.	provi	sions for	Devel	opment	9		Develop- ment	All	0.3			
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			pment	A	0.0			0.5	1	0	Developm-	0				
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		Zone Prohibited Zone.														
	10 Development							No	ote	:- iv)	For p	lots c	f area			
	Prohi- bited							10	000	.00 sq.	mt. and	d abo	ve and			
	bited Zone										ting on r					
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		iv)	Maxin	num į	oerm	issible	b u	ilding		road the F.S.I. will be 1.50 +Additional FSI on payment of						
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		·					premium.									

Sr.	Regulation	Instead of	Read as
No. (1)	No. (2)	(3)	(4)
		no. f shall be exclusive of FSI allowed for Inclusive Housing as per Regulation No. 4.8, there is no priority fix to utilise additional FSI or TDR. Other conditions of TDR utilisation shall be applicable as per TDR regulation.	v) For the Gaothan Expansion Scheme the F.S.I. will be 1.50 +Additional FSI on payment of premium.
	6.11.6.	Restriction on development of Heritage Precincts or Listed Buildings:- iii) If application for development, alteration, modification of the Heritage precincts or listed buildings is rejected under this regulation or under the Special Regulation or while granting such permission, any conditions are imposed on the owner which deprives him to use the FSI, the said owner shall be compensated by grant of Development Right Certificate. iv) The owner of the Heritage / Listed Buildings shall be entitled to use the said Development Right anywhere in the city subject to condition in Development Right Certificate and the regulations as may be prescribed by the Government from time to time.	Restriction on development of Heritage Precincts or Listed Buildings:- iii) Deleted.
	6.11.7.	Grant of Transferable Development Right in cases of loss of Development Rights:	Deleted.

Sr.	Regulation	Instead of	Read as
No. (1)	No. (2)	(3)	(4)
(1)	6.13.	Redevelopment of old dilapidated	Redevelopment of old dilapidated
		dangerous building	dangerous building
		However as per the road width if the potential of the plot is more than what is mention above, then the balance potential available on plot after deducting rehab and incentive FSI may be allowed to be utilised to that extent by the way of TDR or Additional FSI in 50-50 proportion subject to limitation of additional FSI as mentioned in Table No. 5 or 8, if any.	1) The reconstruction/redevelopment of building or buildings previously constructed by CIDCO within the limits of the Navi Mumbai Municipal Corporation which has been declared dilapidated by the Commissioner NMMC or a buildings constructed by CIDCO which is 30 years of age will be as per provision sanctioned by the Government <i>vide</i> Notification No. TPB-4312/643/CR-9/1/2014/UD-11, dated 4/2/2015. 2) The reconstruction/redevelopment of building or buildings previously constructed by CIDCO within the limits of CIDCO which is above 30 years of age will be as per provision sanctioned by the Government <i>vide</i> Notification No. TPB-4312/643/CR-9/2/2014/UD-11, dated 1/10/2016.

Copy of this Corrigendum is kept open for the inspection of the public in the offices of the following Officers for the period of 30 days.

- 1) The Joint Director of the Town Planning, Konkan Division, Belapur, Navi Mumbai.
- 2) The Commissioner, Navi Mumbai Municipal Corporation.
- 3) The Commissioner, Panvel Municipal Corporation.

This Corrigendum shall also be published on the Government web-site at www.maharashtra.gov.in.

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

SANJAY BANAIT, Deputy Secretary to Government.