



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ५१(२)]

बुधवार, सप्टेंबर ४, २०१९/भाद्र १३, शके १९४१

[पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ८३

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ४ सप्टेंबर २०१९

सूचना

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-१२१९/अनौसं-१४/नागरीकरणक्षम विभाग/प्र.क्र.२५/१९/नवि-१२.—ज्याअर्थी, शासन नगरविकास विभागाने अधिसूचना क्रमांक. टिपीएस-१२१७/ १०९४/ प्र.क्र.११६/९७/नवि-१२, दि. २३ सप्टेंबर, १९९९ अन्वये मुंबई महानगर प्रदेशाची प्रादेशिक योजना (यापुढे जिचा उल्लेख “उक्त प्रादेशिक योजना” असा करण्यात आला आहे), त्यांच्या विकास नियंत्रण नियमावलीसह (यापुढे जिचा उल्लेख “उक्त विकास नियंत्रण नियमावली” असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम १५ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) अन्वये मंजूर केली असून ती दिनांक १ डिसेंबर, १९९९ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, केंद्र शासनाने प्रधानमंत्री आवास योजनेचे गृहनिर्माण धोरण घोषित केले असून, सदर योजनेची राज्य शासनाच्या गृहनिर्माण विभागाकडून अंमलबजावणी करण्यात येत आहे ;

आणि ज्याअर्थी, उपरोक्त धोरण आणि गृहनिर्माण विभागाची विनंती विचारात घेतल्यानंतर जनहिताच्या दृष्टीने प्रधानमंत्री आवास योजना उक्त प्रादेशिक योजना क्षेत्रामधील नागरीकरणक्षम (यु-१ व यु-२) विभागात पायाभूत सोयीसुविधा विशेषतः पाणी उपलब्ध असल्याची खातरजमा उपाध्यक्ष, म्हाडा यांनी तपासणी केल्यानंतर व उच्चाधिकार समितीच्या (High Power Committee) च्या मान्यतेने लागू करणे व त्याकरीता उक्त प्रादेशिक योजनेच्या विकास नियंत्रण नियमावलीमध्ये सुधारणा करणे आवश्यक आहे, असे शासन, नगरविकास विभागाचे मत झाले आहे.

त्याअर्थी आता, उक्त अधिनियमातील कलम २० पोटकलम (३) मधील तरतुदीनुसार उक्त प्रादेशिक योजनेच्या उक्त नियमावलीमध्ये खाली विश्लेषित केल्याप्रमाणे फेरबदल (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करण्यात आला आहे) करण्याचा हेतू या सूचनेद्वारे शासन प्रसिध्द करीत आहे आणि प्रस्तावित फेरबदलासंदर्भात आम नागरिकांकडून हरकती आणि/किंवा सूचना मागविण्याची सूचना प्रसिध्द करीत आहे. प्रस्तावित फेरबदलाच्या अनुषंगाने काही हरकती आणि/किंवा सूचना द्यावयाच्या असतील तर त्या नागरिकांनी ही सूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून १ (एक) महिन्याच्या आत त्या त्यांनी द्याव्यात. हरकती आणि/किंवा सूचना सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, सी.बी.डी., बेलापूर, नवी मुंबई यांच्या नावे लेखी स्वरूपात द्याव्यात. तसेच प्रस्तावित फेरबदल

प्रस्तावावर प्राप्त हरकती/सुचनांवर संबंधितांना सुनावणी देऊन शासनास अहवाल सादर करणेसाठी सहसंचालक, नगररचना, कोकण विभाग, तिसरा मजला, मुख्य इमारत, रुम नं.३०५, कोकण भवन, बेलापूर, नवी मुंबई-४०० ६०१ यांची अधिकारी म्हणून नियुक्ती करण्यात येत आहे. ही सुचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून १ (एक) महिन्याच्या आत प्राप्त होणा-या हरकती आणि /किंवा सुचना फक्त शासनाकडून विचारात घेण्यात येतील.

प्रस्तावित फेरबदल

मुंबई महानगर प्रदेशाच्या प्रादेशिक योजनेमधील यासोबत जोडलेल्या परिशिष्टानुसार नागरीकरणक्षम (यु-१ व यु-२) विभागात २.५० चटई क्षेत्र निर्देशांकासह प्रधानमंत्री आवास योजना अनुज्ञेय करण्याचे प्रस्तावित आहे.

२. मुंबई महानगर प्रदेशाच्या प्रादेशिक योजना क्षेत्रामधील नागरीकरणक्षम (यु-१ व यु-२) वापर विभागात प्रधानमंत्री आवास योजना लागू करण्याच्या प्रस्तावित फेरबदलाची परिशिष्टासह सुचना खालील कार्यालयामध्ये कामाकाजाच्या दिवशी एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहिल :-

- (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकूल, बांद्रा (पू.), मुंबई.
- (२) जिल्हाधिकारी, ठाणे.
- (३) जिल्हाधिकारी, रायगड.
- (४) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, सी.बी.डी. बेलापूर, नवी मुंबई.
- (५) सहाय्यक संचालक नगर रचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे.
- (६) सहाय्यक संचालक नगर रचना, रायगड-अलिबाग शाखा, निर्धार, टिळक चौक, अलिबाग, जि. रायगड.

३. सदरची सूचना ही शासनाच्या www.maharashtra.gov.in वेबसाईटवर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर,
कार्यासन अधिकारी.

परिशिष्ट

(शासन नगर विकास विभागाची सुचना क्र.टिपीएस-१२१९/अनौसं.१४/ नागरीकरणक्षम विभाग/प्र.क्र.२५/१९/नवि-१२,
दि. ४ सप्टेंबर २०१९ सोबतचे सहपत्र.)

**Regulations to allow “Pradhan Mantri Awas Yojana” in
Urbanisable Zone (U-1 and U-2)**

Following New Regulation shall be added in the Development Control Regulations of Regional plan of the Mumbai Metropolitan Region to permit “Pradhan Mantri Awas Yojana” in Urbanisable Zone (U-1 and U-2) where construction is permitted; for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS) & Low Income Group (LIG), undertaken by Government / any Institutions authorized by the Government or Owner / any Private Developer (hereinafter referred to as “the Project Proponent”) and subject to verification of infrastructure facility at the level of Vice President, MHADA and after the approval of High Power Committee after scrutiny about the water and road infrastructure availability and subject to the following conditions.

Conditions :—

1. These Regulations shall only be applicable for development undertaken under “Pradhan Mantri Awas Yojana” wherein all the tenements shall be constructed for EWS / LIG with the use of latest technology.
2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.
3. Such Development shall not be permitted on the Forest Lands, lands used for Orchards, Nurseries, lands affected by Green Belt Zone, Mangroves, Marshy Lands, area under any Buffer Zone and other environmentally sensitive areas etc.
4. The minimum width of approach road shall be 15.0 mt.
5. The permissible FSI for such projects shall be 2.5
6. The concerned Collector, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like electricity, water supply, Sewerage etc. required for the project.
7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.
8. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant etc. at his own cost to the satisfaction of the concerned Collector. In no case the burden of providing infrastructure shall lie with the Planning Authority.
Provided that the project proponent shall lay the water, drainage/sewage lines up to the nearest existing lines which are laid by the concerned Planning Authority.
9. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS /LIG Housing.
10. Amalgamation of two or more tenements shall not be permissible under any circumstances.

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महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी, सप्टेंबर ४, २०१९/भाद्र १३, शके १९४१

11. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of "Pradhan Mantri Awas Yojana".

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर,

कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 4th September 2019

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS.1219/UOR-14/Urbanisable/Zone/C.R.25/19/UD-12.— Whereas, the Government in Urban Development Department has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “the said Regional Plan”) alongwith its Development Control Regulations (hereinafter referred to as “the said Development Control Regulations”) vide Notification No. TPS-1297/1094/C.R. 116/97/UD-12, dated the 23rd September, 1999 as per the provision 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 1st December 1999 ;

And whereas, Government of India has declared the housing policy of Pradhan Mantri Awas Yojana, which is being implemented by the State Government in the Housing Department ;

And whereas, in view of the above policy and as per the request of Housing Department, the Government in the Urban Development Department, is of the opinion that in the public interest, the Pradhan Mantri Awas Yojana should be implemented in the Urbanizable Zone (U-1 and U-2) of the said Regional Plan subject to varification of Basic Infrastructures, specially water, by the Vice President, MHADA and approval of the High Power Committee and accordingly, it is necessary to carry out suitable modification to the said Development Control Regulations, of the said Regional Plan.

Now, therefore, in accordance with the provisions contained in sub-section (3) of section 20 of the said Act, the Government hereby, publishes this notice for inviting objections and/or suggestions in respect of the proposed modification more specifically described below (hereinafter referred to as “the Proposed Modification”), from the general public within 1 (one) month from the date of publication of the notice in the *Official Gazette*. The objections and/or suggestions in this regards shall be addressed to the Joint Director of Town Planning, Konkan Division, 3rd Floor, Main Building, Room No. 305, Konkan Bhavan, Belapur, Navi Mumbai 400 601 who is hereby appointed as an officer to hear the objections and/or suggestions which may be received within the aforesaid prescribed period and submit his report to the Government. The objections and/or suggestions received within the aforesaid stipulated period, shall only be considered by the Government.

Proposed Modification

The scheme of Pradhan Mantri Awas Yojana is proposed to be allowed, as per Schedule attached herewith, in urbanizable Zone (U-1 and U-2) with 2.50 F.S.I. in the Regional Plan of Mumbai Metropolitan Region.

2. A copy of the Proposed Modification along with the Schedule, for development of Prdhan Mantri Awas Yojana in the Urbanizable Zone (U-1 and U-2) of the Mumbai Metropolitan Regional plan, shall be kept open for inspection by the general public during office hours in the offices of the following officers for the period of one month :—

- (1) The Metropolitan Commissioner, MMRDA, Bandra-Kurla Complex, Bandra (E), Mumbai.
- (2) The Collector, Thane.
- (3) The Collector, Raigad.
- (4) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

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महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी, सप्टेंबर ४, २०१९/भाद्र १३, शके १९४१

- (5) The Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- (6) The Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.
3. This notice is also available on the Government website www.maharashtra.gov.in

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

ASHOK K. KHANDEKAR,
Section Officer.

Schedule

(Accompaniment to the Government in UDD Notice bearing No.TPS-1219/UOR-14/Urbanizable Zone/C.R.25/19/UD-12, dated the 4th September 2019.)

Regulations to allow “Pradhan Mantri Awas Yojana” in Urbanizable Zone (U-1 and U-2)

Following New Regulation shall be added in the Development Control Regulations of Regional plan of the Mumbai Metropolitan Region to permit "Pradhan Mantri Awas Yojana" in Urbanizable Zone (U-1 and U-2) where construction is permitted; for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS) and Low Income Group (LIG), undertaken by Government / any Institutions authorized by the Government or Owner / any Private Developer (hereinafter referred to as “the Project Proponent”) and subject to verification of infrastructure facility at the level of Vice President, MHADA and after the approval of High Power Committee after scrutiny about the water and road infrastructure availability and subject to the following conditions : —

Conditions :

1. These Regulations shall only be applicable for development undertaken under "Pradhan Mantri Awas Yojana” wherein all the tenements shall be constructed for EWS / LIG with the use of latest technology.
2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.
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6. The concerned Collector, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like electricity, water supply, Sewerage etc. required for the project.
7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.
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Provided that the project proponent shall lay the water, drainage/sewerage lines up to the nearest existing lines which are laid by the concerned Planning Authority.

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महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी, सप्टेंबर ४, २०१९/भाद्र १३, शके १९४१

9. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS /LIG Housing.
10. Amalgamation of two or more tenements shall not be permissible under any circumstances.
11. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of "Pradhan Mantri Awas Yojana".

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

ASHOK K. KHANDEKAR,
Section Officer.