

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
कलम ३७(१अेअे)(सी) अन्वये बृहन्मुंबई विकास नियंत्रण
नियमावली १९९१ मधील विनियम ३३(१०)(अे) मधील
फेरबदलाच्या मंजूरीची अधिसूचना.

महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१३/१५६/प्र.क्र.२२/२०१४/नवि-११
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - ११ जानेवारी, २०१६.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(किशोर द. गिरोल्ला)
अवर सचिव, महाराष्ट्र शासन

प्रत :-

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

प्रति,

- (१) महानगरपालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
- (२) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, वांद्रे (पूर्व), मुंबई-५१.
- (३) मुख्य कार्यकारी अधिकारी, धारावी पुनर्वसन प्रकल्प, वांद्रे (पूर्व), मुंबई-५१.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (५) सह सचिव तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई-३२.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्सा हटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या ५० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (८) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (९) निवड नस्ती (नवि-११)

Maharashtra Regional & Town Planning Act, 1966.

- Notification under section 37 (IAA) (c) of the said Act.
- Sanctioned modification to Regulation 33(10)(A) of DCR for Gr. Mumbai, 1991.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated : 11th January, 2016.

NOTIFICATION

No. TPB 4313/156/CR-22/2014/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 Government of Maharashtra in Housing and Special Assistance Department, vide Notification No.SRP 1095/CR-37/Housing Cell, dated the 16th December 1995, had appointed the "Slum Rehabilitation Authority" under the provisions of Section 3-A of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971, for the purpose of slum rehabilitation in Brihan Mumbai;

And whereas, Government in Urban Development Department, vide Notification No.TPB 4304/322/Cr-56/04/UD-11 dated 9th March 2005, has notified the area for Dharavi Redevelopment Project(hereinafter referred to as "DRP") and for that area appointed the Slum Rehabilitation Authority as a Special Planning Authority;

And whereas, the Govt. in Urban Development Department vide Notification No. TPB 4310/1631/CR-139/2010/UD-11, dt. 25th January 2012, has incorporated new Regulations 33(9)(A) and 33(10)(A) in the said Regulations for Dharavi Notified Area;

And whereas, as per provisions of Appendix IV- (A)under Regulation 33(10)(A), the properties which are not part of DRP, shall be developed in accordance with Regulation 32 of the said Regulations only, as result of which the benefit of additional F.S.I. for educational/medical/institutional use, permissible under Regulation 33, is not admissible for such properties in the Dharavi Notified Area.(hereinafter referred to as DNA)

And whereas, the State Government in Urban Development Department has decided in the public interest to allow the benefits of Regulations 33(1), 33(2) and 33(3) for the properties which are not part of DRP but are within the limits of DNA, and accordingly



it is necessary to urgently carry out a suitable modification to the existing Regulation 33(10)(A), and therefore, the Government, in exercise of the powers conferred under sub-Section (1AA) of Section 37 of the said Act, had issued Notice No. TPB 4313/156/CR-22/2014/UD-11, dated 30th August, 2014 for inviting suggestions/objections from the general public with regard to certain modifications proposed in respect of Regulation No. 33(10)(A) (hereinafter referred to as "the proposed modifications") as specifically described in the Schedule appended to the said Notice and appointed the Deputy Director of Town Planning, Greater Mumbai as the Officer (hereinafter referred to as "the said Officer") to submit a Report on the suggestions/objections received in respect of the proposed modifications to the Govt., after giving hearing to the concerned persons and the said Authority;

And whereas, the said Notice No. TPB 4313/156/CR-22/2014/UD-11, dated 30th August, 2014 was published in the Maharashtra Government Gazette (Extra-Ordinary Gazette) – Konkan Division Supplement dated 30th August, 2014 (hereinafter referred to as "the Official Gazette") and the said Officer submitted his Report vide letter dt. 14/01/2015 through the Director of Town Planning, Maharashtra State, after completing the legal procedure as stipulated under Section 37(1AA) of the said Act;

And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned;

Now, therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby:-

- A) Sanctions the proposed modifications, without any changes as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this sanctioned modification.
- C) Directs the Municipal Corporation of Greater Mumbai that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

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



(Kishor D. Girolla)

Under Secretary to Government.

SCHEDULE

(Accompaniment to Notification No. TPB 4313 /156 / CR-22 / 2014/ UD-11, Dated 11th January, 2016)

Sanctioned modification to Development Control Regulation 33(10)(A)

Clause No. of the said Regulation	Existing Provision	Provision as per Sanctioned Modification
Regulation 33(10)(A) APPENDIX IV(A)	<p>1. Applicability of the provisions of this appendix: The following provisions will apply for redevelopment / construction of accommodation for hutment / pavement – dwellers which are part of DRP undertaken by DRP (SRA) through the developer to be appointed by DRP(SRA) with the prior approval of the committee formed by the Housing Deptt. Resolution no. Zopuyo 2003/CR-189/Zopsu-1, dt.4.2.2004 by following competitive bidding process for DRP or through Public Authority. This appendix is not applicable to the properties which are not part of DRP.</p> <p>The properties which are not part of DRP as defined above shall be developed in accordance with DCR 32 only. The other provisions of DCR 1991 allowing higher FSI which are permitted under DCR 33 and provisions of this Appendix shall not be applicable to such properties which are not part of DRP.</p>	<p>1. Applicability of the provisions of this appendix: The following provisions will apply for redevelopment / construction of accommodation for hutment / pavement – dwellers which are part of DRP undertaken by DRP (SRA) through the developer to be appointed by DRP(SRA) with the prior approval of the committee formed by the Housing Deptt. Resolution no. Zopuyo 2003/CR-189/Zopsu-1 dt.4.2.2004 by following competitive bidding process for DRP or through Public Authority. This appendix is not applicable to the properties which are not part of DRP.</p> <p>The properties which are not part of DRP Area as defined above shall be developed/redeveloped in accordance with the provisions of Regulation 32 of DCR, 1991 only. The provisions of this Appendix and the provisions of DCR 1991, allowing higher FSI, under Regulation 33, except for Regulations 33(1), 33(2) and 33(3), shall not be applicable to such properties as are not a part of DRP.</p>

By order and in the name of Governor of Maharashtra,



(Kishor D. Girolla)

Under Secretary to Government.