

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
दहा लाखांपेक्षा जास्त लोकवस्ती असलेल्या महानगरपालिका
क्षेत्राच्या विकास नियंत्रण नियमावलीमधील "परबडणारी घरे"
बाबतच्या विद्यमान तरतुदीमध्ये फेरबदलाबाबत कलम
३७(१अे) खालील सूचना.

महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१२/प्र.क्र.४५/२०१२(१६)/(I)/नवि-११

मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - ८ फेब्रुवारी, २०१६.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार घेव्याने.



(श्रीरंग दि. लांडगे)

सह सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई.
- (२) सर्व महापालिका आयुक्त, नवी मुंबई / ठाणे/ कल्याण-डोंबिवली/ वसई-विरार/ पुणे/ पिंपरी-चिंचवड/ नाशिक/ औरंगाबाद/ नागपूर महानगरपालिका.
- (३) उपाध्यक्ष तथा मुख्य कार्यकारी अधिकारी, म्हाडा.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (५) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (६) सह संचालक, नगर रचना, कोकण विभाग/ पुणे विभाग/ नाशिक विभाग/ औरंगाबाद विभाग/ नागपूर विभाग.

-/त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी तसेच विभागाच्या संकेतस्थळावर त्वरीत प्रसिध्द करावी.

१	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरूप	स्थानिक
४	कोणत्या जिल्ह्यामध्ये	संबंधित जिल्ह्यांमध्ये.
५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७	कितीवेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.

(७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात प्रसिध्द करून त्याच्या ५० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई -४०० ०३२ व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व सह संचालक, नगर रचना, कोकण विभाग/ पुणे विभाग/ नाशिक विभाग/ औरंगाबाद विभाग/ नागपूर विभाग यांना पाठविण्यात याव्यात.

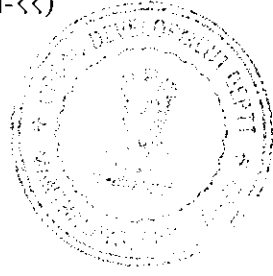
(८) अवर सचिव, नवि-१३, नवि-३०

(९) कक्ष अधिकारी, नवि-९, नवि-१२

(१०) कक्ष अधिकारी, कार्यासन नवि-२९.

/- त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.

(११) निवड नस्ती (नवि-११)



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

- Notice under Section 37(1AA) of the said Act.
- Proposed Modification to the Regulation for Inclusive Housing in the Development Control Regulations of the Municipal Corporations having population of a Million or above (Excluding Greater Mumbai)

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 8th February, 2016.**

NOTICE

No. TPB 4312/CR-45 /2012(16) / (I)/UD-11

Whereas, the State Government has sanctioned the Development Plans (hereinafter referred to as 'the said Development Plans') and the Development Control Regulations (hereinafter referred to as 'the said Regulations') for the Municipal Corporations in Maharashtra State under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as 'the said Act') which are in force in the limits of the respective Municipal Corporations.

And whereas, in furtherance of the Housing Policy of the State which provides for inclusive housing for the Low Income Group (LIG) in private layouts, the Govt. in Urban Development Department, in exercise of the powers conferred under sub-section (1AA) (c) of section 37 of the said Act, has sanctioned and incorporated a Regulation regarding Inclusive Housing in the Development Control Regulations of the Municipal Corporations having population of one million or more as per the latest Census (excluding the Municipal Corporation of Greater Mumbai) vide Notification of even No. dated 8th November 2013:

And whereas, Government in Urban Development Department vide Notification of even number dated 3rd September, 2015 has sanctioned modification to Regulation for Inclusive Housing in the Development Control Regulations of the Municipal Corporations having population of a Million or above (Excluding Greater Mumbai);

And whereas, various organizations and individuals have represented and requested to amend certain provisions of the Regulation for Inclusive Housing so as to make its implementation smoother and more effective;

And whereas, the Govt. is satisfied that in the public interest it is expedient to carry out urgently suitable modifications to the existing Regulation regarding Inclusive

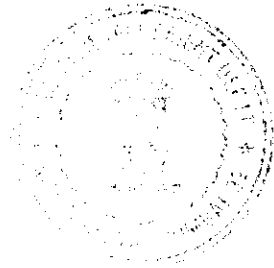



Housing which are more specifically described in the Schedule-A appended hereto (hereinafter referred to as "the proposed modifications");

Now, therefore, a notice regarding the proposed modifications, as mentioned in the Schedule-A appended hereto, which the State Government proposes to make, 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, is hereby published as required by clause (a) of sub-Section (1AA) of Section 37, for information of all persons likely to be affected thereby any objections/ suggestions in respect of the proposed modifications may be forwarded, before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Joint Director of Town Planning, of the concerned Division, wherein the Municipal Corporations are located, which are more specifically given in the Schedule-B. Any objection or suggestions, which may be received by the Joint Director of Town Planning, of the concerned Division within the said period will be dealt with in accordance with the provisions of the said sub-section (1AA) of Section 37 of the said Act.

This Notice shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

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




(Kishor D. Girolla)

Under Secretary to Government.

SCHEDULE- A

(Accompaniment to Government in Urban Development Notice bearing No. TPB 4312/CR-45 /2012/(16)/(I) /UD-11, Dated 8th February, 2016.)

The existing Regulation sanctioned vide UDD Notification No. TPB4312/CR-45/2012(I)/UD-11, Dated-8/11/2013 and modified vide Notification of even number dated 03 September, 2015 regarding Inclusive Housing in the Development Control Regulations of the Municipal Corporations, having population of one million or more as per the latest Census(excluding Municipal Corporation of Greater Mumbai) is hereby proposed to be modified further as under :-

1) *The following proviso is proposed to be added in Clause (2)(a) :-*

“ and such builtup area of EWS/LIG tenements (20%) shall be over and above the permissible FSI /TDR as per prevailing DCR.

2) *The following two provisos are proposed to be added in Clause 2 (e) :-*

“Provided further that if company / factory establishment proposes to construct staff quarters for their staff on their own land and such construction which are meant to be used only for staff quarters and not for sale of tenements / flats then these provisions shall not be applicable subject to condition that 20% of the built up area of staff quarters shall be of size between 30 to 50 sq. mtr. Further, no additional / incentive FSI shall be allowed towards construction of staff quarters.”

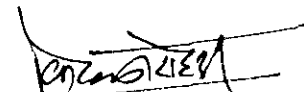
“Provided further that lands reserved in Development Plan which are being developed under accommodation reservation policy wherein certain percentage of builtup area as per provisions of DC Regulations is required to be constructed by land owner / developer and same is required to be handed over to corporation free of cost, in such proposals after handing over the requisite builtup area to the planning authority/ Appropriate Authority, these provisions shall not be applicable for balance residential development. ”

3) *The following provisos is proposed to be added as new Clause 2 (f) :-*

“Affordable Housing tenements to be constructed to the extent of 20 % of basic zonal FSI only and shall not be required on additional FSI /TDR wherever permissible as per DCR”

By order and in the name of Governor of Maharashtra,




(Kishor D. Girolla)

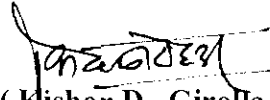
Under Secretary to Government.

SCHEDULE – B

(Accompaniment to Government in Urban Development Notice bearing No.TPB
4312/CR-45/2012(16)/(I)/UD-11, Dated – 8th February, 2016)

Division	District	Name of Municipal Corporation	Name & Address of the Officer Appointed
Konkan	Thane	1) Navi Mumbai Municipal Corporation	Joint Director of Town Planning, Kokan Division Kokan Bhavan, 3 rd Floor, CBD Belapur, Navi Mumbai-4000614
		2) Thane Municipal Corporation	
		3) Kalyan Dombivali Municipal Corporation	
		4) Vasai-Virar Municipal Corporation	
Pune	Pune	5) Pune Municipal Corporation	Joint Director of Town Planning, Pune Division S.No. 74/2 Sahkar Nagar, above Bank of Maharashtra, Pune 411009.
		6) Pimpri Chinchwad Municipal Corporation	
Nashik	Nashik	7) Nashik Municipal Corporation	Joint Director of Town Planning, Nashik Division Divisional Revenue Commissioner Office, 1 st Floor, Nashik Road, Nashik.
Aurangabad	Aurangabad	8) Aurangabad Municipal Corporation	Joint Director of Town Planning, Aurangabad Division, Griha Nirman Building, 2 nd Floor, Near Prince Travel Hotel, Station Road, Aurangabad-431001.
Nagpur	Nagpur	9) Nagpur Municipal Corporation	Joint Director of Town Planning, Nagpur Division, Old Sachivalaya Building, Room No. 108/109, 1 st Floor, Civil Lines, Nagpur 440001.




(Kishor D. Girolla)

Under Secretary to Government