

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ मधील
विनियम ६१ खालील मार्गदर्शक सूचनांमधील प्रस्तावित
फेरबदलाची कलम ३७(१अेओ)(सी) खालील/सूचना.

महाराष्ट्र शासन

नगर विकास विभाग

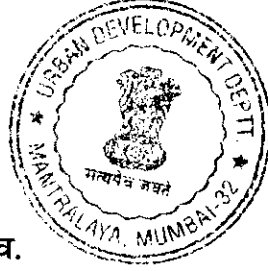
क्रमांक :- टिपीबी ४३१४/९१२/प्र.क्र. १६९/२०१४/नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक — ६ फेब्रुवारी 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,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति, (१) सचिव, पर्यटन व सांस्कृतिक कार्य विभाग, मंत्रालय, मुंबई-३२.

(२) आयुक्त, बृहन्मुंबई महानगरपालिका.

(३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे

(४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

(५) उप संचालक, नगर रचना, बृहन्मुंबई.

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

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

(७) कक्ष अधिकारी, कार्यासन नवि-२९

(८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग (त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.

(९) निवड नस्ती (नवि-११)

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

**Proposed Modification to guidelines under
Regulation 61 of DCR for Gr. Mumbai, 1991
under section 37(1AA)**

GOVERNMENT OF MAHARASHTRA

Urban Development Department,

Mantralaya, Mumbai 400 032.

Dated :- 6th February 2016.

NOTIFICATION

No. TPB 4314/912 /CR-169/2014/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, Regulation 61 of the said Regulations provides that sites or plots identified by the Tourism & Cultural Affairs Department of the State Government, in consultation with the Maharashtra Tourism Development Corporation Ltd., and as specified by the Government from time to time as being suitable for promotion of tourism to serve as holiday or beach resorts, hotels or motels, may be included in a Tourism Development Zone (TDZ), and allowed to be developed for activities like beach resorts, hotels, motels, restaurants, health farms, water sports facilities, arts and crafts complexes, golf courses, gliding, powered gliding, grass skiing facilities, marinas, jetties and pontoons for docking of boats and swimming pools.

And whereas, the Govt. in the Urban Development Department, vide Notification No. TPB 4392/6065/UD-11(RDP), dated 19th September 1995, has sanctioned the guidelines for identification of Tourism Development Zone and development permissible therein(hereinafter referred to as "the said guidelines").

And whereas, considering the representation received for amending the said guidelines and with a view to promote Mega Tourism as per Tourism Policy of Maharashtra-2006, also to create employment opportunities, the State Govt. is of the opinion that it is necessary to urgently carry out suitable modification to the said guidelines;

And whereas, after considering the above facts, in the public interest it was necessary to urgently carry out suitable modification to the said guidelines, the State Government, in exercise of the powers conferred under sub-Section (1AA) of Section 37 of the said Act, had issued Notice of even No. dated 24th March 2015 for inviting suggestions/objections from the general public with regard to the modification to the said



guidelines (hereinafter referred to as "the proposed modification"), proposed in the Schedule appended to the said Notice there to 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 modification to the Govt. after giving hearing to the concerned persons and the Municipal Corporation of Greater Mumbai;

And whereas, the said Notice dated 24th March 2015 was published in the Maharashtra Government Gazette dated 2-8th April 2015 (hereinafter referred to as "the Official Gazette") and the said Officer has submitted his Report vide letter dt. 21st August 2015 through the Director of Town Planning, Maharashtra State, after completing the legal procedure 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 with some changes;

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

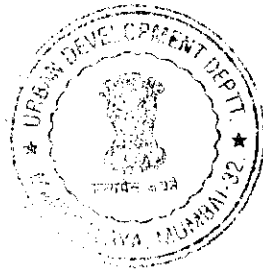
- A) Sanctions the proposed modification as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- C) Directs the Municipal Corporation of Greater Mumbai that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

This Notification 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. Gfolla)

Under Secretary to Government.



SCHEDULE

(Accompaniment to Notification No. TPB 4314 / 912 / CR-169/ 2014 / UD-11, dated 6th February 2016)

Regulation 61

The Guidelines for identification of Tourism Development Zone and for development to be permitted therein.

1) Clause No. III is replaced as follows:-

SIZE OF PLOT AND FSI

Maximum area permissible as Tourism Development Zone out of a holding in No Development Zone shall be as follows:-

No Development Zone		
Total NDZ Holding	Maximum TDZ area permissible (fixed) (in ha.)	Maximum FSI Permissible
More than 2 but less than 5 Hect.	40 %	0.5 FSI over the TDZ area subject to premium of 10% of A.S.R. over and above the basic zonal F.S.I. for No development zone, out of the amount of premium 50% is payable to State Government and 50% payable to Municipal Corporation of Greater Mumbai.
Equal to or more than 5 Hect. but less than 6 Hect.	50 %	
6 – 7 Hect.	60 %	
7 – 8 Hect.	70 %	
8 – 9 Hect.	80 %	
9 – 10 Hect.	90 %	
Equal to or more than 10 Hect.	100 %	

Explanation :

1. After deducting the area of Tourism Development Zone, FSI will be available for the rest of the land in No Development Zone, as provided for the area in No Development Zone under the Development Control Regulation No.60, including clauses (xiii)(a),(b) & (c).
2. In case of plots having area more than 2 ha. in No Development Zone, no sub-division of plots shall be permitted.

2) The following Clause X is to be added.

The projects identified as Mega Tourism Projects by Tourism and Cultural Affairs Department of the State Govt. under the Tourism Policy of Maharashtra- 2006” shall be governed by the following special provisions :-

Mega Tourism Projects :-

- 1)The ground coverage shall be 1/2 of the gross plot area.



2) The uses which are not covered under Regulation 61 like studio and Film School with their shooting stages and screening rooms, performing Arts Academy, Students Hostels and faculty residences, Auditoria, Art Gallery, Museums, Multiplex, Food & Beverage areas and also a combination of compatible users may be allowed, with the approval of the Tourism Development Zone Committee.

3) The height upto 70m may be allowed for Building of Film Studio, subject to the provisions of Regulation 31.

4) The height of a room in occupancy mentioned at Sr. No. 1(d) of Table 19 of Regulation 38, may be permitted beyond 4.2m for Studio, Museum, Screening Rooms, Multiplex and Auditoria. However for permitting such higher height, written permission of the Municipal Commissioner shall not be necessary.

5) The 20% fungible Compensatory Floor Space Index may be allowed, subject to the provisions of Regulation 35(4).

Note :- The development in the Eco Sensitive Zone and Coastal Regulation Zone shall be governed and regulated as per MoEF's Notification in this regard and Circulars issued from time to time.


(Kishor D. Girolla)

Under Secretary to Government.

