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11/11/22

विकास नियंत्रण नियमावली - रायगड प्रादेशिक योजना
रायगड प्रादेशिक योजनेमधील विशेष नगर
वसाहतीच्या नियमावलीमध्ये बदल करणेबाबत.....
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
चे कलम २० (३) ची सूचना.

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक-टिपीएस-२०१२/७८/प्रा.यो.रायगड/प्र.क्र.६०/१२/नवि-१२,
मंत्रालय, मुंबई- ४०० ०३२.
दिनांक :- १ डिसेंबर, २०१२.

शासन निर्णय :- सोबत जोडलेली सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द
करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय वि.पवार)
कार्यासन अधिकारी.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य-पुणे.
- ३) सह सचिव तथा सह संचालक (नगर रचना,) मंत्रालय, मुंबई -२१ यांचे
स्विय सहाय्यक.
- ४) जिल्हाधिकारी, रायगड
- ५) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी - मुंबई.
- ६) सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग शाखा, जि.रायगड
- ७) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चनीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र
शासनाच्या साधारण राजपत्र कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या
प्रत्येकी ०५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, रायगड,
उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई व सहाय्यक संचालक, नगर
रचना, रायगड-अलिबाग शाखा, जि.रायगड यांना पाठवाव्यात)

✓ ८) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सूचना
विभागाच्या वेबसाईटवर प्रसिध्द करावी.

९) निवडनस्ती (कार्यासन-नवि-१२)

**Maharashtra Regional and
Town Planning Act, 1966.
Notice under section 20(3) of ..
Regarding Regulations for
Development of Integrated
Special Township Schemes in
areas under Raigad Regional
Plan.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 1st December, 2012**

NOTICE

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-2012/78/R.P.Raigad/C.R.60/12/UD-12

Whereas, the Government has sanctioned the Regional Plan for the Raigad Region (hereinafter referred to as 'the said Regional Plan') vide Notification No. TPS 1490/CR-365/90/UD-12, dated the 4th July, 1992 as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 15.9.1992, and the Development control regulations for Raigad has been sanctioned by the Government vide Notification Urban Development Department No.TPS-1490/187/CR-21/90/UD-12, dated 10.9.1991 which has come into force with effect from 10.12.1991;

And whereas, the Government has sanctioned modification to the said Regional Plan under sub-section (4) of section 20 of the said Act, providing regulations for Special Township Projects vide Notification No.TPS-1704/Raigad/CR-49/06/UD-12, dt.10th March 2006 (hereinafter referred to as "the said Regulations") ;

And whereas, the Government vide Notice NO. TPS-1704/Raigad/CR-49/06/UD-12, dated the 9th January, 2009 under sub-section (3) of section 20 of the said Act, proposed certain modifications in the said Regulations for Special Township Projects regarding enhancement of 100% of the permissible FSI for Special Township Projects in Agricultural / No Development Zone subject to payment of premium, etc. and such proposed modifications are yet to be finalised;

And whereas, considering the need for rationalizing the Special Township Projects and Mega City Scheme, the Government constituted a Committee vide GR No. Misc-2009/1301/CR.271/09/UD-12, dt. 17th May, 2012 to study and make recommendations on certain issues;

And whereas, the said Committee has recommended that the Mega City Scheme should be subsumed in the Special Township Projects and has further suggested some modifications in the said Regulations to promote and facilitate

such schemes by providing higher incentives to bigger Special Township Projects on a graded scale and at the same time recommended grant of premium free additional F.S.I. for creation of the EWS/LIG Housing as per the State Housing Policy 2007;

And whereas, after considering the Committee's recommendations, the Government feels it necessary that the Mega City Scheme should be subsumed in the Special Township Projects and the said regulations should be suitably modified to make the same more effective;

Now therefore, in accordance with the provisions contained in sub-section (3) of section 20 of the said Act, the Government hereby, in supersession of the earlier notice published on the 9th January, 2009, publishes this notice for inviting suggestions and/or objections, in respect of the proposed modifications annexed herewith as Annexure-A, from the general public within 30 (thirty) days from the date of publication of the notice in the Official Gazette. The suggestions and/or objections shall be addressed to the Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby authorised to hear the suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the suggestions and /or objections received within the aforesaid stipulated period shall be considered by the Government.

A) A copy of the proposed modifications for Development of Integrated Special Township Scheme in areas under the Raigad Regional Plan shall be kept open for inspection by the general public in the offices of the following officers:

- 1) The Collector, Raigad.
- 2) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 3) Asstt. Director of Town Planning, Alibag Branch, Old Municipal council Building, Near Balajinaka, Alibag, Dist. Raigad.

B) This notice shall also be available on the Govt. web site www.urban.maharashtra.gov.in

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

(Sanjay V. Pawar)
Section Officer

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ANNEXURE- 'A'

**PROPOSED MODIFICATIONS IN THE REGULATIONS SANCTIONED VIDE
GOVERNMENT NOTIFICATION NO.1704/RAIGAD/CR-49/06/UD-12
DATED,10/3/2006 FOR DEVELOPMENT OF SPECIAL TOWNSHIP
PROJECTS IN AREAS UNDER THE RAIGAD REGIONAL PLAN**

A. GENERAL REQUIREMENTS:

4. GENERAL NORMS FOR DIFFERENT LAND USES :

4.1 The following provisions are proposed to be modified as shown hereinbelow :

Existing Provision	Proposed Modifications
(a) Residential: -----10% of the same shall be built for residential tenements having built-up area upto 40 sq.mt.	(a) Residential: -----33.33% of the same or 20% of the total built-up area whichever is more shall be built for Social housing for E.W.S/L.I.G

4.2 The following new clause (j) shall be added below the existing clause (i) of sub-regulation 4

(j) Economic Activities: In order to make the Special Townships self-sustainable and ensure their development as new self-contained mirco-centres of urban growth,, the Special Township shall ideally be centred around one or more key economic activities like Trade/Commerce, Education, Health Care, Non polluting/ Service Industries, Entertainment, Tourism, etc. Special Townships shall compulsorily provide certain minimum area for such economic activities as given below :-

STP Area in Ha.	Minimum Built-up Area for Economic Activities
40 to 100	15%
Above 100 to 200	20%
Above 200	25%

The area earmarked for Economic Activities shall include Commercial Area.

4.3 The words "-----DCR of A Class Municipal Council-----" in Notes (III) under sub-regulation 4 shall be replaced by the words-
 "-----Development Control & Promotion Regulations of 'A' 'B' 'C' Class Municipal Councils-----"

5. DEVELOPMENT CONTROL REGULATIONS :-

Existing provision	Proposed Modification																								
<p>DEVELOPMENT CONTROL REGULATIONS :- Prevailing Development Control Regulations of sanctioned Regional Plan, as well as provisions of MOEF CRZ notification dated 19th February 1991 amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.</p>	<p>DEVELOPMENT CONTROL REGULATIONS :- Prevailing Development Control Regulations of the sanctioned Regional Plan, <i>Standardised Development Control & Promotion Regulations of 'A' 'B' & 'C' Class Municipal Councils</i> as well as provisions of MoEF CRZ Notification <i>issued from time to time</i> shall be applicable mutadis mutandis to the Special Township Projects except those expressly provided in these Special Regulations.</p>																								
<p>5.1 Special Township in Residential, Residential with agricultural / No Development Zone</p> <p>The total built-up area/FSI of entire gross area of the township in Residential Zone will be 1.00 the FSI for Agricultural /No Development Zone if any include in the Special Township shall be 0.5. Total FSI in the township will be in proportion to areas of different zones. There</p>	<p>5.1 Special Township in Residential Zone</p> <p>The FSI distribution in the the Residential Zone within the Regional Plan area shall be as given below.</p> <table border="1" data-bbox="503 1316 1345 1822"> <thead> <tr> <th data-bbox="503 1316 581 1594">Sr. No.</th> <th data-bbox="581 1316 816 1594">Area of Township in Ha.</th> <th data-bbox="816 1316 895 1594">Basic FSI</th> <th data-bbox="895 1316 1052 1594">Additional Social Housing FSI (@ 20 % of the basic) for EWS/ LIG (Compulsory)</th> <th data-bbox="1052 1316 1193 1594">Additional FSI Against Payment of Premium (Optional)</th> <th data-bbox="1193 1316 1345 1594">Maximum Total Permissible FSI on Gross Plot Area.</th> </tr> </thead> <tbody> <tr> <td data-bbox="503 1594 581 1632">1</td> <td data-bbox="581 1594 816 1632">40 to 100</td> <td data-bbox="816 1594 895 1632">1.00</td> <td data-bbox="895 1594 1052 1632">0.2</td> <td data-bbox="1052 1594 1193 1632">0.1</td> <td data-bbox="1193 1594 1345 1632">1.3</td> </tr> <tr> <td data-bbox="503 1632 581 1670">2</td> <td data-bbox="581 1632 816 1670">Above 100 to 200</td> <td data-bbox="816 1632 895 1670">1.00</td> <td data-bbox="895 1632 1052 1670">0.2</td> <td data-bbox="1052 1632 1193 1670">0.2</td> <td data-bbox="1193 1632 1345 1670">1.4</td> </tr> <tr> <td data-bbox="503 1670 581 1707">3</td> <td data-bbox="581 1670 816 1707">Above 200</td> <td data-bbox="816 1670 895 1707">1.00</td> <td data-bbox="895 1670 1052 1707">0.2</td> <td data-bbox="1052 1670 1193 1707">0.3</td> <td data-bbox="1193 1670 1345 1707">1.5</td> </tr> </tbody> </table>	Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20 % of the basic) for EWS/ LIG (Compulsory)	Additional FSI Against Payment of Premium (Optional)	Maximum Total Permissible FSI on Gross Plot Area.	1	40 to 100	1.00	0.2	0.1	1.3	2	Above 100 to 200	1.00	0.2	0.2	1.4	3	Above 200	1.00	0.2	0.3	1.5
Sr. No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20 % of the basic) for EWS/ LIG (Compulsory)	Additional FSI Against Payment of Premium (Optional)	Maximum Total Permissible FSI on Gross Plot Area.																				
1	40 to 100	1.00	0.2	0.1	1.3																				
2	Above 100 to 200	1.00	0.2	0.2	1.4																				
3	Above 200	1.00	0.2	0.3	1.5																				

will be no limit of total built up area /FSI for the development of individual plots. Height of building shall be as per prevailing Byelaws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.

5.2 Special Townships in Agricultural /No Development Zone

i) Development of Special Township Projects in Agricultural /No Development Zone and Urbanisable Zone contained in the Regional Plan shall be permissible subject to the condition that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning

5.2 (i) For the Special Township Projects in Agriculture Zone/No Development Zone the following provisions shall be applicable :-

A) Area within Transport Corridor *

Over the area of Special Township Projects falling within the Transport Corridor as defined in the Explanation to this sub-regulation below, the FSI shall be as applicable to the Special Township Projects referred in sub-regulation 5.1 above.

B) Area outside Transportation Corridor * Over the area of Special Township Project outside the Transportation Corridor, the FSI shall be as given below.

Sr No.	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20 % of the basic) for EWS/LIG (Compulsory)	Additional FSI against payment of premium (Optional)	Maximum total permissible FSI on Gross Plot Area.
1	40 to 100	0.5	0.1	0.20	0.80
2	Above 100 to 200	0.5	0.1	0.30	0.90
3	Above 200	0.5	0.1	0.40	1.00

* **Explanation** :- 'Transport Corridor' shall mean-

(i) In case of roads, an area within one km. distance on either side of a road having a minimum width of 24 mts. the road not being an access control road like Express Way, and

norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

(ii) In case of railway, an area within one km. radius of a passenger railway station.

iii) There shall be no limit on the total built up area / FSI for the development of individual plots in the Special Township Project. Height of any building shall be as per Standardised Development Control & Promotion Regulations of A, B & C Class Municipal Councils. However, the height may be increased subject to provision of fire fighting arrangements with prior approval of the Director of Fire Services, Government of Maharashtra.

iv) For Special Township Projects in Agriculture Zone/No Development Zone situated outside the Transport Corridor, 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area worked out on the entire gross area of the project. Further, while developing such schemes, it shall be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

v) The Planning & Design of Social Housing Component for EWS/LIG shall not be amenable to combining one or more flats to make larger flats.

vi) The tenements for EWS/LIG shall be constructed as per the specifications given by the Government and such constructed tenements of EWS/LIG shall be handed over to MHADA at construction cost as per the ASR of the year in which Commencement Certificate is issued and for disposal as per the prevailing policy of the Government.

vii) The optional Additional FSI to be granted against premium shall be sold in the Raigad Regain at 50% of the ASR of the Registration Department by the respective Authority. No premium shall be charged for the grant of FSI for social housing for EWS/ LIG.

(viii) The amount of premium collected by the respective authorities shall be deposited in a separate Account and shall be exclusively used for creating off-site infrastructure and implementation of Regional Plan.

7. PROCEDURE

After (C) the following new provision **(D)** shall be added:-

(D) Transition Policy : The Special Township in which location clearance has already been granted may be allowed to be converted into the New Scheme proposed above, subject to the following conditions :-

- i) FSI as per new scheme shall be permissible only on the balance unbuilt, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuilt, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha. then, the admissible FSI shall be calculated as per the areawise entitlement given in the Tables under Regulation 5 for the respective zones.
- ii) Development on the balance area as above shall be strictly in conformity with the Planning standards, Development Control and Promotion Regulations etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.

(Sanjay V. Pawar)
Section Officer

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