

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ मध्ये मंजूर  
फेरबदलाची कलम ३७(२) खालील अधिसूचना.

## महाराष्ट्र शासन

### नगर विकास विभाग

क्रमांक :- टिपीबी ४३१५ / प्र.क्र. १०४/ २०१५/ नवि-११

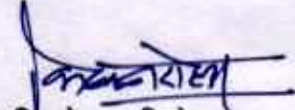
मंत्रालय, मुंबई : ४०० ०२१,

दिनांक - १४ मार्च 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) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण.  
(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 अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)  
(८) कक्ष अधिकारी, संगणक कक्ष (नवि-२१), नगर विकास विभाग, मंत्रालय, मुंबई : ४०० ०३२.  
२/- त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.  
(९) निवड नस्ती (नवि-११)



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

**Sanction Modification to Development  
Control Regulations for Greater Mumbai, 1991  
under Section 37(2).**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Dated :- 14<sup>th</sup> March 2016.**

**No.TPB 4315/CR-104/2015/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 25<sup>th</sup> March, 1991;

And whereas, under Mumbai Urban Infrastructure Project (MUIP) many shops are being affected by the road widening project and there is always demand to rehabilitate these shops in nearby location only. Accordingly, Mumbai Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") has proposed to reconstruct existing Municipal Market to accommodate existing licensees and the Project Affected Persons (PAPs) ;

And whereas, Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") has requested Government that for facilitating the execution of MUIP by rehabilitating the PAPs, FSI to the extent of 4.00 may be allowed for the redevelopment of Municipal Market to accommodate existing occupants/PAPs, and suitable directives under section 154 of the said Act may be issued;

And whereas, the State Government felt it is necessary for facilitating the execution of MUIP by rehabilitating the PAPs, FSI to the extent of 4.00 may be allowed for the redevelopment of Municipal Market to accommodate existing occupants/PAPs and for that purpose the State Government had issued directions vide order No.TPB 4307/587/CR-107/07/UD-11 dated 24<sup>th</sup> April, 2007 under Section 37(1) of the said Act read with provisions contained in Section 154 of the said Act, to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") to





submit modification proposal to the said Regulations by inserting new Regulation 33(21) after following the legal procedure stipulated under Section 37 of the said Act to the State Government for sanction;

And whereas, after completing the procedure laid down under Section 37 (1) of the said Act, the said Corporation has submitted the said modification to the Government for final sanction under section 37(2) of the said Act, vide letter dated 16/02/2009.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Government finds that the said modification submitted by the said Corporation, needs to be sanctioned with some changes under Section 37(2) of the said Act;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby:-

- A) Sanctions the proposed modification with some changes, as mentioned below.

**Regulation 33(21)**

**Development / redevelopment of lands designated for existing  
Municipal Markets in city & Suburbs.**

For development / redevelopment of lands, designated for existing Municipal Markets in the Island City and Suburbs, being undertaken by Municipal Corporation or MMRDA or any such Public Authority *or by the Market Association of the present licensees of that market*, the FSI shall be 4.00 on the gross plot area, subject to following conditions:

- i) The entire built-up area constructed for the permissible users of market on the plot shall be exclusively utilized for the purpose of existing licensed vendors located on the plot and for rehabilitation of Project Affected Persons only.
- ii) The development / redevelopment of the market shall be approved by MCGM as Planning Authority.
- iii) The commercial galas so constructed in execution of the project shall be offered on priority to the existing licensed vendors located on the plot and the remaining commercial galas or residential tenements so constructed shall be allotted only to Project Affected Persons affected by vital public purpose projects. The residential tenements may be allotted for staff quarters appointed for maintenance of market.





Provided that the Commissioner may allow construction of Public Amenities if any in balance F.S.I. also.

- iv) The proposed development/redevelopment shall be further subject to such conditions as mentioned/prescribed by the Municipal Commissioner.
- B) Fixes the date on which the said modification is published in the Official Gazette, as the date on which the said modification shall come into force.
- C) Directs the said Corporation that in the Schedule of modification sanctioning the said Regulations, after the last entry, the schedule to as (A) above shall be added.

The said modification shall be kept open for inspection by the general public during the office hours on all working days in the office of the Chief Engineer (Development Plan), Greater Mumbai Municipal Corporation.

This Notification shall also be published on the Government website-  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra



(Kishor D. Giroha)

Under Secretary to Government.