

परिपत्रक क्र. प्र.अ/विनि/५९/२०१८
२०१८-१९

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.CHE/DP/ **34371**/Gen dtd. 11/03/2019

Sub- Proposed modification to Regulation No. 30(A) (3)(a) of DCPR 2034 under section 37 (1AA) of MR & TP Act 1966.

Ref- TPB 4319/CR-25/2019/UD-11 dt.07.03.2019 (C/1-9)

Reference is please requested to the notification issued by Urban Development Department, GoM. under section 37 (1AA) of MR&TP Act 1966 referred above proposing modification to Regulation No. 30(A) (3)(a) of DCPR 2034 and inviting suggestion/objections in respect of said proposed modification within one month to Deputy Director of Town Planning, Greater Mumbai.

The schedule of the said modification is as follows:-

SCHEDULE

Regulation No.	Existing Provision	Proposed Provision
Last proviso of Regulation 30(A)(3)(a)	Provided further that FSI equivalent to TDR as per Table 12 A of Regulation 32, in lieu of road widening or roads proposed under D.P. or the MMC Act, 1888 as per Regulation 16 may be allowed to be utilized over and above the permissible FSI as per column 7 of table 12, on remainder plot."	Provided further that FSI equivalent to TDR as per Table 12A of Regulation 32 in lieu of road widening or roads proposed in the D.P. or under the MMC Act, 1888 as per Regulation 16 may be allowed to be utilized or remainder plot within admissible TDR limit. However, if TDR/FSI of Road widening of very said plot is balance after utilizing it in the admissible TDR limit, then such balance TDR/FSI of road widening may be allowed over and above the permissible FSI.

As the intention of amendment is now published, it will be mandatory to enforce stringent provisions of the existing as well as proposed amendments as per the provisions of section 46 of MR & TP Act, 1966. As per existing provision the setback area/D.P.road area was allowed to be utilized over and above the permissible FSI as per column 7 of table 12, on remainder plot. Now as per proposed amendment, it is allowed only to the extent of balance after utilizing it in the admissible TDR limit over and above the permissible FSI.

In view of above, Ch.E.(DP)/Hon'ble M.C.'s approval is requested to implement the proposed modification u/no. TPB 4319/CR-25/2019/UD-11 dt.07.03.2019 being stringent while approving the plans as per DCPR-2034.

On receipt of approval, all Zonal B.P. offices will be informed to act accordingly.

Submitted please.

(Mahendra Mulay)
Dy Ch.Eng (D.P.)-I

(Rajendra Zope)
Ch.Eng. (D.P.)

Submitted for approval please,

(Ajoy Mehta)
Hon'ble M.C.
Sir

Chief Engineer
(Development Plan)

Municipal Commissioner

बृहन्मुंबई महानगरपालिका
आयुक्तांचे कार्यालय

11 MAR 2019

समय ११, १२, १३, १४,
१५, १६, १७, १८,
क्रमांक MCP/3695

Ch.Eng (DP)

Dy. Ch. Eng (D.P.) I

बृहन्मुंबई महानगर पालिका
प्रमुख अभियंता (विकास नियोजन)
यांचे कार्यालय

11562 (NF)

14 MAR 2019

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क्र.सं.	वि.वि.नि.	लेखा	आरक्ष	

Chief Engineer (DP)

Dy. Ch. Eng (D.P.) - II

A.O. (D.P.) - II

- To circulate to BP/DP
- To upload on portal, entry in register.
- Urgent.

Dy. Chief Engineer
(Development Plan) I

A.O. (D.P.) - II

अवर प्रकल्पी प्राप्ति केल्याप्रत
BP/DP विभागास विनियमित करून
अवर मंजुरी, अखत्यारितीत DP
पोस्टात वर प्रकल्पी प्रवेशित करून
कार्यपुती अवर अखत्यारितीत. तसेच
नगरपालिका नियम याप्रती upload सादर
असतो केल्या.

D:\DP-8-2018\Shahin\Shahin to reg., 30(A) (3)(a) of DCPR 2034.doc-2

Dy. Ch. E. (D. P.) - II

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Maharashtra Regional & Town Planning Act, 1966.

- Notice under section 37 (1AA) of the said Act.
- Proposed modification to Regulation 30(A)(3)(a) of Development Control and Promotion Regulations -2034 for Greater Mumbai

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated :- 7th March, 2019.

NOTICE

No. TPB-4319/CR-25/2019/UD-11

Whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the Said Act"), the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as "the said Regulations") with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dt. 22nd June, 2018 as per which said Regulation has come into force from 1/09/2018 and whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29th June, 2018 to the said Notification, which is published in Government Gazette dt. 30th June, 2018;

And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned EP -1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the Development Control and Promotion Regulations -2034;

And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of sanctioned DCPR for its proper interpretation;

And whereas, it is noticed that due to last proviso of Regulation 30(A)(3)(a) of the said Regulations, regarding permissibility of road widening FSI on the remainder of plot, result in overall increase in permissible FSI in some plots. And whereas, certain corrections which are of substantial nature and cannot be included in corrigendum are required to be done in respect of last proviso of Regulation 30(A)(3)(a) . And whereas, the Government in the Urban Development Department is satisfied that to clarify and co-relate last proviso of Regulation 30(A)(3)(a) of the said Regulations for its proper interpretation and in the applicability of the said Regulations in a comprehensive manner



in the public interest it is expedient to modify the said Regulations, as specifically described in the Schedule given below (hereinafter referred to as "the proposed modification").

Now, therefore, after considering the above facts and circumstances and 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, Government hereby publishes a Notice for inviting objections and suggestions from any persons with respect to proposed modification, as required by clause (a) of sub-section (1AA) of Section 37 of the said Act, for information of all persons likely to be affected thereby; and notice is hereby given that the said proposed modification will be taken into consideration by the Government of Maharashtra after the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette;

The Government is further pleased to inform that any objections/ suggestions in respect of the proposed modification mentioned in the Schedule may be forwarded, before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objections or suggestions, which may be received by the Deputy Director of Town Planning, Greater Mumbai within the said period will be dealt with in accordance with the provisions of sub-section (1AA) of Section 37 of the said Act.

SCHEDULE

Regulation No.	Existing provision	Proposed provision
Last proviso of Regulation 30(A)(3)(a)	Provided further that FSI equivalent to TDR as per Table 12 A of Regulation 32, in lieu of road widening or roads proposed under the D.P. or the MMC Act, 1888 as per Regulation 16 may be allowed to be utilized over and above the permissible FSI as per column 7 of table 12, on remainder plot."	Provided further that FSI equivalent to TDR as per Table 12A of Regulation 32 in lieu of road widening or roads proposed in the D.P. or under the MMC Act, 1888 as per Regulation 16 may be allowed to be utilized on remainder plot within admissible TDR limit. However, if TDR/ FSI of Road widening of very said plot is balance after utilizing it in the admissible TDR limit, then such balance TDR/ FSI of road widening may be allowed over and above the Permissible FSI.

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,



P. Gohil
(Pradeep Gohil)
Under Secretary to Government.