

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१  
विनियम ३३(१०), परिशिष्ट-IV मधील फेरबदलाची  
कलम ३७(१अ) खालील सूचना व कलम १५४ खालील  
निदेश

### महाराष्ट्र शासन

#### नगर विकास विभाग

क्रमांक :- टिपीबी ४३१५ / प्र.क्र. २२/ २०१५/ नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक - १९ मे २०१५.

**शासन निर्णय :** सोबतची सूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

( संजय बाणाईत )

अवर 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 ४०० ०३२.
- (२) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (३) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनवर्सन प्राधिकरण.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (५) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (६) उप संचालक, नगर रचना, बृहन्मुंबई.

२/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	स्थानिक
४)	कोणत्या जिल्हयामध्ये	बृहन्मुंबई महानगरपालिका क्षेत्र
५)	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७)	किती वेळा	एकदा

८)	जाहिरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे ४११ ००१.
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- ✓ (७) 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.)
- (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 Appendix-IV of  
Regulation 33(10) of DCR for Gr. Mumbai,  
1991 under Section 37(1AA) and directives  
under Section 154 of the Act.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated : 19<sup>th</sup> May 2015.**

**NOTICE**

**No. TPB 4315/CR-22/2015/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 20<sup>th</sup> February, 1991 so as to come into force with effect from the 25<sup>th</sup> March, 1991:

And whereas, the Government of Maharashtra, Housing and Special Assistance Department vide Notification No. SRP 1095/CR-37/ Housing Cell, dated 16<sup>th</sup> December, 1995 had appointed the "Slum Rehabilitation Authority" (hereinafter referred to as "the said Authority") under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971, for the purpose of slum rehabilitation in Brihan Mumbai:

And whereas, the Government of Maharashtra in the Urban Development Department vide Notification No. DCR 1095/1209/CR-273/95/UD-11, Dated the 15<sup>th</sup> October 1997 which is published in the Government of Maharashtra Gazette, dated the 15<sup>th</sup> October 1997 at page 104 to 133-A, has sanctioned the modification to Regulations 33 (10) and 33(14) of the said Regulations for effective implementation of Slum Rehabilitation Scheme which have come into force with effect from the 15<sup>th</sup> October 1997 and as amended from time to time:

And whereas, Clause 3.8, Appendix IV of Regulation 33(10) as finally modified vide Notification No. TPB-4312/CR-3/2012/(camp)/UD-11, dated 28<sup>th</sup> June 2012, allowed residential tenement of 25.00 sq.mtr. carpet area instead of 20.90 sq.mtr. with increase in sanctioned F.S.I. from 2.50 to 3.00 and F.S.I consumption in situ to be exceeded upto sanctioned F.S.I., but not exceeding 4.00, with the approval of Govt. in Urban Development, if existing tenement density is more than 650 per hectare.

And whereas, new Clause 10.1(A), Appendix IV of Regulation 33(10) as inserted vide Notification No. TPB-4312/868/CR-30/2014/UD-11 dated 21<sup>st</sup> June 2014, allowed conversion with the approval of Government with regard to the size of tenement and loading of F.S.I., in situ, in the case of Slum Redevelopment Scheme in progress.



And whereas, the Government in the Urban Development is of the opinion that for conversion of ongoing Slum Redevelopment Scheme and in situ F.S.I., if existing tenement density is more than 650 per hectare is to be ascertained by the said Authority and as such these powers should be exercised by the said Planning Authority for better administration;

And whereas, in the public interest it is necessary to urgently carry out suitable modification to the Clause 3.8 and 10.1(A) of Appendix IV of Regulation 33(10), as specifically described in the Schedule appended hereto (hereinafter referred to as "the proposed modification") ;

Now, therefore, the proposed modification, as mentioned in the Schedule 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; 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 and during the process under Section 37(1AA) of the said Act, the State Government issues directives under Section 154(1) of the said Act that, the Chief Executive Officer, Slum Rehabilitation Authority shall approve conversion proposal for ongoing Slum Redevelopment Scheme and in situ F.S.I. if existing tenement density is more than 650 per hectare, under Clause 10.1(A) and 3.8 of Appendix IV of Regulation 33(10) respectively after ascertaining and due verification of such proposals;

Any objections/ suggestions in respect of the proposed modification 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 objection or suggestion, 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 the said sub-section (1AA) of Section 37.

This Notice shall also be available on the Govt. of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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



**(Sanjay Banait)**

**Under Secretary to Government.**



## SCHEDULE

(Accompaniment to Notice No. TPB 4315 / CR-22 / 2015 / UD-11, dated 19<sup>th</sup> May 2015)

Existing Provision	Proposed Provision
<p><b><u>Clause 3.8 of Appendix-IV of Regulation 33(10)</u></b></p> <p>Provided that if the existing tenement density is more than 650 per hectare, <b><i>Govt. in Urban Development Department</i></b> may allow FSI consumption in situ to be exceeded upto the sanctioned FSI, but not exceeding 4.00 FSI. In such cases the difference between sanctioned higher FSI and 4.00 if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Appendix – VII – B.</p>	<p><b><u>Clause 3.8 of Appendix-IV of Regulation 33(10)</u></b></p> <p>Provided that if the existing tenement density is more than 650 per hectare, <b><i>the Chief Executive Officer, Slum Rehabilitation Authority, after ascertaining and due verification of proposal</i></b> may allow FSI consumption in situ to be exceeded upto the sanctioned FSI, but not exceeding 4.00 FSI. In such cases the difference between sanctioned higher FSI and 4.00 if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the provisions of Appendix – VII – B.</p>
<p><b><u>Clause 10.1(A) of Appendix-IV of Regulation 33(10)</u></b></p> <p>In the case of any Slum Redevelopment Scheme in progress and any Slum Redevelopment Scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 20.90 sq. mtrs., if full occupation permission has not been granted and if it is structurally feasible, to provide rehabilitation tenements having individual carpet area of 25 sq.mtrs., without having to completely pull down and reconstruct the ongoing rehabilitation building(s), the Owner /Developer/ Co-op. Housing Society of Hutment or Pavement dwellers/ Non-Govt. Organization / Public Authority executing such scheme may, at its option <b><i>and with the approval of Govt.,</i></b> convert</p>	<p><b><u>Clause 10.1(A) of Appendix-IV of Regulation 33(10)</u></b></p> <p>The words “ <b><i>and with the approval of Govt.</i></b> “ is proposed to be replaced by words</p>

such scheme in accordance with the provisions of Regulation 33(10), as modified vide Notification No. TPB-4312/CR-3/2012/(Camp)/UD-11, dated 28.6.2012, only with regard to the size of tenement and loading of FSI in situ.

*"and subject to ascertaining and due verification of scheme by Chief Executive Officer, Slum Rehabilitation Authority "*



(Sanjay Banait)

Under Secretary to Government.