

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत विकास
नियंत्रण नियमावलीमधील फेरबदल मंजूरीची कलम ३७(२)
खालील अधिसूचना.

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- टिपीबी ४३१४ / ८२२ / प्र.क्र. ६४ / २०१५ / नवि-११
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक - १९ मे, २०१५.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, उद्योग, उर्जा व कामगार विभाग, मंत्रालय, मुंबई-३२.
- (२) मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.
- (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) मुख्य नियोजनकार, महाराष्ट्र औद्योगिक विकास महामंडळ.
- ✓ (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 २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठविण्यात याव्यात.)
- (७) अवर सचिव, नवि-१३, ३०.
- (८) कक्ष अधिकारी, नवि-९, १२.
- (९) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (१०) निवड नस्ती (नवि-११)

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

**Sanction Modification under Section 37(2)
to Revised Development Control
Regulations of M.I.D.C. Notified Area.**

GOVERNMENT OF MAHARASHTRA

**Urban Development department,
Mantralaya, Mumbai 400032.**

Date : 19th May, 2015.

NOTIFICATION

No.TPB 4314/822/CR-64/2015/UD-11

Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as "the said Authority"), by virtue of the provisions of sub section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC");

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as "the said Revised Regulations ") which have been sanctioned by the Government in the Urban Development Department vide Notification No.TPB4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009;

And whereas, the said Authority in its Board Meeting No. 352, dated 28th August 2013 vide Resolution No. 5246 has decided to permit 100% Additional F.S.I for Commercial buildings on independent Commercial Plots in declared Information Technology/Bio Technology Parks in MIDC Area by charging premium and submitted to the Govt. for its sanction, a modification proposal to the Regulations 18.1 and 18.4.1 of the said Revised Regulations vide letter dt. 23.5.2014, after completing the legal procedure under Section 37(1) of the said Act, (hereinafter referred to as "the proposed modification");

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes;

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 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 Maharashtra Industrial Development Corporation that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :--

- a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves road, Andheri (E), Mumbai- 400093.
- b) Director ,Town Planning, Maharashtra State.

The Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

(Sanjay Banait)

Under Secretary to Government.

SCHEDULE

(Accompaniment to Notification No. TPS 4314/822/CR-64/2015/UD-11, Dated

19th May, 2015)

“Regulation 18.1

The following land use is added in the Table 3 at Sr.No.12.

Sr.No.	Land-use	Max. Permissible FSI/VP
12.	Commercial in declared IT/BT parks on independent Commercial plots.	1.00

The following Note (viii) is added below Table 3--

viii) Commercial plots may be carved out in declared IT/BT Parks subject to Regulation No. 17.3.2

Regulation 18.4.1

The following Clause (g) is added.

The Chief Executive Officer may permit the FSI/FAR specified in Table No.3 to be exceeded by 100% in respect of commercial buildings on independent commercial plots in declared IT/BT Parks developed by Maharashtra Industrial Development Corporation.

Provided that in the case of additional FSI/FAR allowed as aforesaid, premium at the rate of maximum 100% of current MIDC auction/tender rate as per pricing policy for commercial purpose as decided by MIDC from time to time, depending upon market situation shall be recovered. Out of which 25% shall be payable to the Government.

Provided further that grant of additional FSI/FAR as aforesaid, shall be subject to Regulation 17.3.2



(Sanjay Banait)

Under Secretary to Government.