

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ मधील  
विनियम ३५(४) मधील फेरबदलाची कलम ३७(१अ) अ  
खालील सूचना व कलम १५४ खालील निदेश

**महाराष्ट्र शासन**

**नगर विकास विभाग**

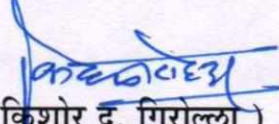
क्रमांक :- टिपीबी ४३१४ / ८७८ / प्र.क्र. १२८ / २०१४ / नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक - ८ जानेवारी २०१६.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

  
(किशोर द. गिरोल्ला)

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-३२.
- (२) आयुक्त, बृहन्मुंबई महानगरपालिका.
- (३) मुख्य कार्यकारी अधिकारी, म्हाडा.
- (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 जिल्ह्यामध्ये	बृहन्मुंबई महानगरपालिका क्षेत्रामध्ये
५)	किती वृत्तपत्रात	दोन वृत्तपत्रामध्ये
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 १० 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 Regulation 35(4) 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 : 8<sup>th</sup> January, 2016**

**NOTICE**

**No. TPB 4314/878 /CR-128/2014/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 Regulation 58 deals with development and redevelopment of cotton textiles mills, specially for Mill worker housing and sub regulation (7) of regulation provides reconstruction/redevelopment of residential buildings/chawls located on the lands of cotton textiles mills;

And whereas, the Govt. in the Urban Development Department, vide Notification No. CMS 4311/452/CR-58/2011/UD-11 Dated 6<sup>th</sup> January 2012 has incorporated another new Regulation 35(4) in the said Regulations for Compensatory Floor Space Index. As per provisions of Regulation 35(4), the Compensatory Floor Space Index is admissible with or without payment of premium as specified in the regulation;

And whereas, the Govt. in the Urban Development Department, vide Notification of even No. dated 14<sup>th</sup> May 2015, incorporated a provision in the of Regulation 35(4) to allow Compensatory Floor Space Index without charging premium for development under regulation 33(18), i.e. development of land earmarked for the MHADA/Mill Workers Housing under regulation 58. But there is no specific provision in Regulation 35(4) to permit Compensatory Floor Space Index without charging premium for development under sub-regulation (7) of Regulation 58 for residential buildings/chawls located on the lands of cotton textiles mills;

And whereas, the Govt., is of the view that in the public interest it is desirable to permit Compensatory Floor Space Index without charging premium for development of rehab component of residential buildings/chawls located on the lands of cotton textiles mills under sub-regulation (7) of Regulation 58 and accordingly it is necessary to urgently carry out suitable modification to the existing Regulation 35(4), as specifically described in the Schedule appended hereto (hereinafter referred to as "the proposed modification");





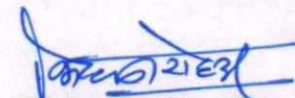
Now, therefore, after considering the above facts and circumstances and in exercise of powers vested in it under sub-section (1AA) of Section 37 of the said Act, and all other powers enabling it in this behalf, the Government hereby publishes a notice regarding the proposed modification, as required by clause (a) of sub-section (1AA) of Section 37, for information of all the persons likely to be affected thereby and notice is hereby given that the 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, from the date of this Notice, the Municipal Commissioner, Municipal Corporation of Greater Mumbai shall permit Compensatory Floor Space Index without charging premium only for rehab component for the development under sub-regulation (7) of Regulation 58 for residential buildings/chawls located on the lands of cotton textiles mills.

The Government is further pleased to inform that 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 shall 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,**



  
(Kishor D. Girolla)

**Under Secretary to Government.**





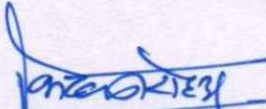
## SCHEDULE

( Accompaniment to Notice No. TPB 4314 / 878 / CR-128 / 2014 / UD-11, dated 8<sup>th</sup> January 2016.)

The proviso after 4<sup>th</sup> para in Regulation 35(4) is proposed to be modified as follows.

<u>Existing Provision</u>	<u>Proposed Provision</u>
Provided also that in case of development under regulation 33(18), the fungible compensatory F.S.I. shall be admissible without charging premium	Provided also that in case of development for rehab component under sub-regulation(7) of Regulation 58 for residential buildings/chawls located on the lands of Cotton Textiles Mills and development under regulation 33(18), the fungible compensatory F.S.I. shall be admissible without charging premium.



  
(Kishor D. Girolla)

Under Secretary to Government.