

THANE MUNICIPAL CORPORATION, THANE

Town Planning Department

NOTICE

(U.s. 37 of Maharashtra Regional & Town planning Act,1966)

No TMC/TDD/ D P ZC / 1328

Dt 8/3/2013

Whereas, State Government in Urban Development Department under its Notification No. TPS/ 1295/ 1319/ CR- 222 /94 / UD-12, dt. 28th April 1995 has accorded sanction to the Development Control Regulations for the Municipal Corporation of the city of Thane" and the same has come into force from 1st June 1995 (Hereinafter referred as "the said Regulation");

Whereas, the various modification sanctioned by Government under Section 37 and 154 of Maharashtra Regional and Town Planning Act 1966 are included in the said Regulation, Thane Municipal Corporation has incorporated the provision for Additional Floor Space Index vide Appendix "N" in Development Control Regulations (Hereinafter referred as "the said Appendix")

Whereas, areas in Sector No.1, 2 & 3 are fully developed and most of the reservations in Sector No.1 are on the Government land and some of the reservations are affected by CRZ. Most of the reservations in Sector No.2 are already developed. The reservations in Sector No.2 and 3 which are under the Town Planning Scheme No.1 are already in the possession of Thane Municipal Corporation. Maharashtra Industrial Development Corporation is a Planning Authority in the Industrial area near the Sector No.3. Also some part of Sector No.3 has been included in the Forest Range. Since the TDR permissible up to the extent of 40% is not available in the residential zone (excluding the congested areas) of the above mentioned sectors there are difficulties in development/redevelopment in those area. TDR is available in Sector No.4 to 6 and Sector 8 to 11. As most of the reservations in those sector are affected by CRZ, Defence Zone, also due to encroachment, it is not possible to acquire/develop them. Hence a problem have arise in making available or getting the permissible TDR up to 80% in those sectors.

And whereas, if the provision for permitting 1.33 FSI i.e additional 0.33 FSI after charging premium is proposed in the Sanctioned Development Control Regulations for city of Thane, it would be possible / feasible to sanction the building proposal in the sector facing scarcity of TDR. Charging the premium for this purpose would help in increasing the Thane Municipal Corporation income / revenue. The revenue generated can be utilized for Urban Development Projects.

Whereas, it is necessary to permit additional FSI as mentioned above in the Residential & Commercial Zone by charging premium, Hon. General Body of Thane Municipal Corporation vide its Resolution No. 207/51, dated - 7/11/2012, has accorded sanction to follow the procedure of the said modification in said regulation under section 37 of Maharashtra Regional and Town Planning Act. 1966. The details of the said modification are as follows :-

Appendix "N"

N 1.5 Additional Floor Space Index which may be allowed in certain categories :

i) Additional FSI in Residential & Commercial Zone (excluding development in congested area) by charging premium :

The premium to be charge while sanctioning 0.33 Additional FSI in Thane Municipal Corporation area/ limit shall be as mentioned below subject to the conditions below

- 1) 25% of the land rates of the Ready Reckoner of the prevailing (concerned) year for sector 1, 2, 3.
- 2) 50% of the land rates of the Ready Reckoner of the prevailing (concerned) year, for sector 4 to 6 & 8 to 11.

Terms & Conditions

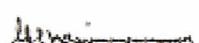
Provision	FSI
The residential and commercial zone excluding congested area	1.00

Procedure that FSI may be permitted to exceed upto 1.33 subject to following conditions:-

- 1) Additional 0.33 FSI is optional and non-transferable. It is to be granted as on application and to be used on the same plot.
- 2) The total maximum permissible FSI, with 1.33 FSI, Road, Reservation FSI and TDR shall be restricted to 1.4 in sector 1,2,3 and 1.8, in Sector 4 to 6, 8 to 11.
- 3) As per concept of TDR, additional FSI shall be permissible on the receiving plot.
- 4) Additional FSI available as per Regulation shall be related to basic FSI of 1.00 only.
- 5) Premium shall be charged for additional 0.33 FSI, as per the rates mentioned above.
- 6) TMC shall utilise the premium through Account for implementation of Development Plan.
- 7) In Sector No 1,2,3 construction upto 0.4 additional FSI is permissible and in sector 4 to 6, 8 to 11 construction upto 0.8 additional FSI is permissible through use of TDR/DR. 0.33 FSI being optional and part of overall ceiling of use of 0.4 and 0.8 respectively for sector mentioned above. Any disclosure made for use of TDR/FSI, while making agreements with purchasers under MOFA Act, shall be held valid for use of 0.33 FSI.
- 8) No vertical extension of existing building by utilising 0.33 FSI shall be permitted with erection of columns in the required marginal open space.
- 9) Tonement density shall be relatively increased as per the increase in FSI above 1.00.
- (i) 0.33 additional FSI shall be not be permitted in SRD Schemes under Appendix S.
- (ii) Additional 0.33 FSI shall not be applicable for industrial user.

And therefore, this notice is published to invite suggestions/objections from the public as per the provisions under section 37 of Maharashtra Regional & Town Planning Act, 1966, included the said rule in the said Appendix of the said Regulation. The draft of the said modification is displayed on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, Dr. Almeida Road, Panchpakhadi, Thane. Any person interested may submit his suggestion or objection to the said modification within 30 (Thirty) days from the publication of this notice in the news paper and Maharashtra Government Gazette, to the Municipal Commissioner, Thane Municipal Corporation, Thane.




 (M.G.Shaikh)
 Asst. Director Town planning,
 Thane Municipal Corporation, Thane