

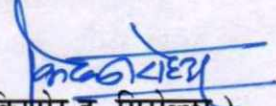
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
चे कलम ३७ (१ क क) अन्वये सूचना प्रसिध्द करण्याबाबत...  
राज्यातील नगरपालिका/ नगरपंचायतींच्या प्रचलित विकास  
नियंत्रण आणि प्रोत्साहन नियमावलीतील विनियम २४.७ मध्ये  
माहिती तंत्रज्ञान धोरण २०१५ च्या अनुषंगाने प्रस्तावित सुधारणा

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई-३२  
दिनांक : १०/१२/२०१५

शासन निर्णय क्र.टिपीबी ४३१५/प्र.क्र.१४६/२०१५/(१)/नवि-११

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

  
(किशोर द. गिरोल्ला)  
अवर सचिव, महाराष्ट्र शासन.

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या  
परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर  
कार्यवाही करावी तसेच विभागाच्या संकेतस्थळावर त्वरीत प्रसिध्द करावी.

१	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरूप	स्थानिक
४	कोणत्या जिल्ह्यामध्ये	संबंधित जिल्ह्यांमध्ये.
५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७	कितीवेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.

- २) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.



- ४) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.
- ५) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- ६) अवर सचिव, नवि-१३/नवि-३० / कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.  
त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास तसेच ५०० प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे, यांना पाठवाव्यात.
- ८) मुख्याधिकारी, नगरपरिषद / नगर पंचायती (सर्व-मार्फत सहायक संचालक, नगर रचना / नगर रचनाकार)
- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.  
त्यांना विनंती करण्यात येते की, सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.  
त्यांना विनंती करण्यात येते की, सदरची सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- ११) निवड नस्ती (कार्यासन-११).



Maharashtra Regional & Town Planning Act, 1966.

Proposed Modification to Regulation 24.7 of Standardized Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra in respect of IT/ITES Policy-2015.

GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated : 16<sup>th</sup> December 2015.

NOTICE

No. TPB 4315 /CR-146/2015/(1)/UD-11:

Whereas the Standardized Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra (hereinafter referred to as "the said Regulations") have been sanctioned by the Government in the Urban Development Department, under section 37(1AA)(c) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1812/157/CR-71/12/Reconstruction No.34/12/DP/UD-13 dated 21<sup>st</sup> November 2013, which also came into force from the 21<sup>st</sup> November 2013;

And whereas, Regulation 24.7 of the said Regulations deals with Information Technology Establishments in respect of additional F.S.I. for Information Technology /Information Technology Enabled Service units (hereinafter referred to as "IT/ITES"), permissible uses in IT/ITES units and payment of premium for additional F.S.I.

And whereas, the State Govt. in the Industry, Energy and Labour Department, vide Notification of ITP-2013/(CR-265)/Ind-2 Dated 25<sup>th</sup> August 2015, has declared new Maharashtra's IT/ITES Policy-2015.

And whereas, in accordance with the provisions of new Maharashtra's IT/ITES Policy-2015, it is necessary to carry out urgently a suitable modification to the existing Regulation 24.7 of the said Regulation, which is more specifically described in the Schedule-A appended hereto (hereinafter referred to as "the proposed modification").

Now therefore, in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the said Act and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, publishes a Notice for inviting suggestions/objections from any person with respect to the proposed modification within a period of one month from the date of publication of this notice in the Maharashtra Government Gazette.

Any objections and suggestions upon the said proposed modifications be forwarded before the expiry of one month from the date of publication of this notice





in Maharashtra Government Gazette to the concerned Divisional Joint Director of Town Planning (As mentioned in Schedule-B appended hereto) who is hereby authorized as an officer on behalf of Government. The objections or suggestions, which may be received by the concerned Joint Director of Town Planning, shall be considered and opportunity of being heard shall be given. Concerned Joint Director of Town Planning is hereby authorized to give hearing and to submit his report to the Government. The Government will take final decision in accordance with the provision of the section (1AA) of Section 37 of the said Act;

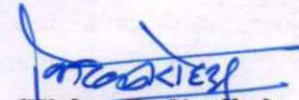
This notice shall be kept open for inspection to the general public in the following offices for the above period on all working days:-

- (i) Office of the Director of Town Planning, Central Building, Pune.
- (ii) Office of the Joint Director of Town Planning, Pune, Konkan, Nashik, Nagpur, Aurangabad, Amravati Division.

This notice shall also be made available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) as well as on the website of Directorate of Town Planning [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in).

By order and in the name of Governor of Maharashtra



  
(Kishor D. Girola)

Under Secretary to Government.





## SCHEDULE -A

(Accompaniment to Notice No. No. TPB 4315 /CR-146/2015/(1)/UD-11, Dated 16<sup>th</sup> December 2015.)

The Regulation 24.7 is proposed to be replaced as follows:-

- 1) The Chief Officer may permit additional FSI upto 100% to all registered Public and Private IT/ITES Parks / AVGC Parks, IT SEZs or IT Parks in SEZs and to stand-alone IT/ITES units in public IT Park (including IT/ITES units located in Residential/Industrial/No Development/Green/Agriculture Zone) which have been approved by the Directorate of Industries, set up under present and previous IT / ITES policies, shall be made available with or without premium as follows:-
  - i) Without premium in No Industry Districts and Naxalism affected areas of the State (as defined in the Package Scheme of Incentives -2013 of the State).
  - ii) With a premium of 30% of the prevailing ready reckoner rate in area of Ambarnath Municipal Council.
  - iii) With a premium of 10% of the prevailing ready reckoner rate for all other areas in the State.
- 2) Additional FSI above 100 % and upto 200% shall be permissible on plots having an access road of minimum 18 meters width, with or without premium as follows:
  - i) Without premium in No Industry Districts and Naxalism affected areas of the State (as defined in the Package Scheme of Incentives -2013 of the State).
  - ii) With a premium of 30% of the prevailing ready reckoner rate in area of Ambarnath Municipal Council.
  - iii) With a premium of 10% of the prevailing ready reckoner rate for all other areas in the State.
- 3) The maximum total permissible F.S.I. shall not exceed limit of 3.00
- 4) Excluding Ambarnath Municipal Council area, Maximum 40% Built-up area (excluding parking area) will be permitted for support services in IT Parks and remaining area shall be utilised for IT/ITES .
- 5) In case of Amabernath Municipal Council area, maximum 20% Built-up area (excluding parking area) will be permitted for support services in IT Parks and remaining area shall be utilized for IT/ITES .
- 6) New IT Parks will be required to allocate at least 2% of the built-up area for providing incubation facilities for new units. This area shall be treated as a part of the Park to be used for IT activities, and eligible for additional FSI benefits accordingly.
- 7) A separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" from the premium paid for availing additional FSI by the Developers of the Private IT Parks





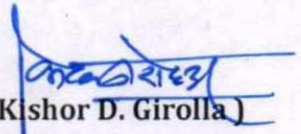
shall be created and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries.

Provided that in the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the Planning Authority may determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the Planning Authority .

8) While developing site for IT/ITES with additional FSI, support services as may be approved by Director of Industries, shall also be allowed.

9) Permission for erecting towers and antenna upto height permitted by the Civil Aviation Department shall be granted by Chief Officer as per the procedure followed for development permission



  
(Kishor D. Girolla)  
Under Secretary to Government





**SCHEDULE-B**

Sr.No.	Division	Name and Address of the Officer Appointed
1)	Konkan	Joint Director of Town Planning, Konkan Division, Konkan Bhavan 3 <sup>rd</sup> floor, CBD Belapur, Navi Mumbai 400 614.
2)	Pune	Joint Deirector of Town Planning, Pune Division, S.No.74/2, Sahkat Nagar, above Bank of Maharashtra Pune 411 009.
3)	Nashik	Joint Deirector of Town Planning, Nashik Division, Griha Nirman Bhavan, 1 <sup>st</sup> Floor, R.G.Gadkari Chowk, Old Mumabi-Agra Road, Nahsik 422 022.
4)	Aurangabad	Joint Director of Town Planning, Aurangabad Division, Griha Nirman Building, 2 <sup>nd</sup> Floor, Near Prince Travel Hotel, Station Road, Aurangabad 431 001.
5)	Amravati	Joint Director of Town Planning, Amravati Division, "Nilgiri" Dr.Agrawal Building, Congress Nagar Road, Amravati.
6)	Nagpur	Joint Director of Town Planning, Nagpur Division, Old Sachivalaya Building, Room No.108/109, 1 <sup>st</sup> Floor, Civil Lines, Nagpur 440 001.

