

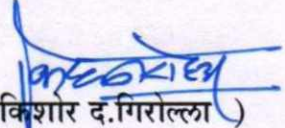
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६  
चे कलम ३७(१कक) अन्वये सूचना प्रसिध्द करण्याबाबत...  
राज्यातील महानगरपालिकांच्या व सिडकोच्या विकास नियंत्रण  
नियमावलीतील माहिती तंत्रज्ञान धोरण २०१५ च्या अनुषंगाने  
प्रस्तावित सुधारणा

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

शासन निर्णय क्र.टिपीबी ४३१५/प्र.क्र.१४६/२०१५/(३)/नवि-११

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

  
(विकशार 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 करून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास तसेच ५०० प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे, यांना पाठवाव्यात.

८) आयुक्त, महानगरपालिका (सर्व)

९) व्यवस्थापकीय संचालक, सिडको.

१०) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.

११) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरची सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.

१२) निवड नस्ती (कार्यासन-११).



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

**Proposed Modification to Development Control Regulations for Municipal Corporations in Maharashtra state & CIDCO in respect of IT/ITES Policy-2015 under Section 37(1AA) of the act**

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
**Mantralaya, Mumbai 400 032.**  
**Dated : 10<sup>th</sup> December, 2015.**

**NOTICE**

**No. TPB 4315 /CR-146/2015/(3)/UD-11:**

Whereas, the State Government has sanctioned the Development Plans (hereinafter referred to as "the said Development Plan") and the Development Control Regulations for the Municipal Corporations in the state of Maharashtra and City Industrial & Development Corporation (hereinafter referred to as "CIDCO") as a New Town Development Authority for Navi Mumbai Notified area under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") which are in force in the limits of the respective Municipal Corporations and the CIDCO respectively;

And whereas, most of Municipal Corporations and CIDCO have provisions regarding 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 in their Development Control Regulations (hereinafter referred to as "the said Regulations").

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 said Regulations and insert new regulation in this regard, which is more specifically described in the schedule 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/ 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 following Joint Director of Town Planning of concerned division, wherein Municipal Corporations are located.

Sr.No.	Division	Name of the Municipal Corporation/Development Authority	Name and Address of the Officer Appointed
1)	Konkan	1)Greater Mumbai 2)Navi Mumbai 3)Thane 4)Kalyan-Dombivali 5)Bhivandi-Nizampur 6)Mira Bhairder 7)Ulhansnagar 8) Vasi-Virar  <u>CIDCO</u> Navi Mumbai Notified Area	Joint Director of Town Planning, Konkan Division, Konkan Bhavan 3 <sup>rd</sup> floor, CBD Belapur, Navi Mumbai 400 614.
2)	Pune	1)Pune 2)Pimpri Chinchavd 3)Sangali-Miraj-Kupwad 4)Kolhapur 5)Solapur	Joint Deirector of Town Planning, Pune Division, S.No.74/2, Sahkat Nagar, above Bank of Maharashtra Pune 411 009.
3)	Nashik	1)Nashik 2)Malegaon 3)Jalgaon 4)Ahmadnagar 5) Dhule	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	1)Aurangabad 2)Nanded Waghala 3)Parbhani 4)Latur	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	1)Amravati 2)Akola	Joint Director of Town Planning, Amravati Division, "Nilgiri" Dr.Agrawal Building, Congress Nagar Road, Amravati.
6)	Nagpur	1)Nagpur 2)Chandrapur	Joint Director of Town Planning, Nagpur Division, Old Sachivalaya Building, Room No.108/109, 1 <sup>st</sup> Floor, Civil Lines, Nagpur 440 001.





Any objections or suggestions, which may be received by the Joint Director of Town Planning of the concerned division 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 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. Girolla)

**Under Secretary to Government.**







## SCHEDULE

(Accompaniment to Notice No. No. TPB 4315 /CR-146/2015/(3)/UD-11, Dated 16<sup>th</sup> December 2015.)

### Buildings of Information Technology Establishments

- 1) The commissioner 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 premium of 30% of the prevailing ready reckoner rate in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal corporations, Navi Mumbai Notified area and 10% of the prevailing ready reckoner rate for other Municipal Corporations.
- 2) Additional FSI above 100 % and upto 200% on plots having an access road of minimum 18 meters width, shall be made available with premium of 30% of the prevailing ready reckoner rate in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal corporations, Navi Mumbai Notified area and 10% of the prevailing ready reckoner rate for other Municipal Corporations.
- 3) No premium shall be chargeable in Municipal Council areas, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the Package Scheme of Incentives -2013 of the State).
- 4) The total maximum permissible F.S.I. shall not exceed limit of 3.00
- 5) Maximum 20% of total Built-up area (excluding parking area) will be permitted for support services in IT Parks in in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, Navi Mumbai, Kalyan-Dombivali, Mira-Bhayandar, Ulhasnagar Municipal corporations, Navi Mumbai Notified area and remaining area shall be utilised for IT/ITES .
- 6) Maximum 40% of total Built-up area (excluding parking area) will be permitted for support services in IT Parks in Municipal Corporations which are not covered under Sr.No.4, and remaining area shall be utilized for IT/ITES .
- 7) 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 would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.



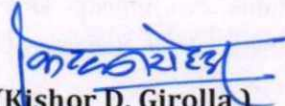


- 8) A separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" from the premium paid for availing additional FSI by the Developers of the Private IT Parks shall be created and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries.

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 .

- 10) While developing site for IT/ITES with additional FSI, support services as may be approved by Director of Industries, shall also be allowed.
- 11) The Planning Authorities, which already have sanctioned existing regulations in respect of I.T. Establishments, are proposed to be replaced suitably and the Planning Authorities, which have no provisions in respect of I.T. Establishments, these regulation shall be proposed to be inserted as new regulation.
- 12) Notwithstanding anything mentioned in these Regulations, special provisions mentioned in the existing Regulations of respective Planning Authority, which are not covered under these regulations shall continue to prevail unless otherwise specified.



  
(Kishor D. Girolla)  
Under Secretary to Government