

Maharashtra Regional and Town Planning Act, 1966.
Notice under section 20(3) of...
Regarding Proposed Modification to the Regulations of the Mumbai Metropolitan Regional Plan.

GOVERNMENT OF MAHARASHTRA

Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 27th April, 2015

NOTICE

Maharashtra Regional and Town Planning Act, 1966
No. : TPS-1215/MMRRP/C.R.37/15/UD-12

WHEREAS, the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as "the said Regional Plan") vide Notification No. TPS 1297/1094/CR-116/97/UD-12, dated the 23rd September, 1999 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which Notification has come into force with effect from 01.12.1999;

And whereas, as per the Regulation No. 15.8.1j) & o) of the Development Control Regulations of the said Regional Plan some industrial users in the Green Zone-1 (G-1) and as per the Regulation No. 15.8.1j) some industrial users in Green Zone-2 (G-2) [hereinafter referred to as "the said Green Zone-1 (G-1) and Green Zone-2 (G-2)"] are allowed with FSI 0.05 to 0.10 (hereinafter referred to as "the basic permissible FSI");

And whereas, the Government is of the opinion that it is necessary to make provision to permit an additional Floor Space Index (FSI), over and above the basic permissible FSI for industrial use, in the said Green Zone-1 (G-1) and Green Zone-2 (G-2), subject to the road width and also subject to the payment of premium, as mentioned in Annexure-A and, for that purpose, it is expedient to modify the said Regional Plan under Section 20(2) of the said Act (hereinafter referred to "the proposed modification");

Now, therefore as provided in sub-section (3) of section 20 of the said Act, the Government hereby, declares its intention to make the proposed modification and for that purpose, invites suggestions and/or objections from the general public with respect to the proposed modifications described more specifically in the Annexure-A appended to this Notice. Suggestsions and/or objections in this regard shall be submitted within a period of 30 (thirty) days from the date of publication of this Notice in Maharashtra Government Gazette to the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby appointed as the 'Officer' for giving hearing in respect of the Suggestions and/or Objections received in this regard and to submit his report to the Government.

Suggestions and/or Objections received by the Joint Director of Town Planning, Konkan Division, Navi Mumbai, within a period of 30 (thirty) days only from the date of publication of this Notice in Maharashtra Government Gazette will be considered.

This Notice shall be kept for inspection of the general public during office hours on all working days at the following offices :

- 1) The Metropolitan Commissioner, MMRDA, Bandra Kurla Complex, Bandra (E), Mumbai.
- 2) The Collector, Thane.
- 3) The Collector, Raigad.
- 4) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- 6) Asstt. Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This notice shall also be published on the Govt. web site

www.maharashtra.gov.in

By order and in the name of The Governor of Maharashtra,

Sd/-
(Sanjay V. Pawar)
Section Officer

(ACCOMPANIMENT TO THE
GOVERNMENT NOTICE NO.
TPS-1215/MMRRP/C.R.-37/15/UD-12,
DATED THE 27.04.2015)

Annexure-A

The following proviso shall be added in the Table 15.10, the Maximum FSI in G-1 & G-2 Zone.

"Provided that additional FSI, over and above the basic permissible FSI for the bonafide industrial use Green Zone-1 (G-1) and Green Zone-2 (G-2), may be granted by the concerned Planning Authority as per the following Table and subject to the conditions mentioned below :

Regulation No. 15.8.1j) :

Sr. No.	Width of road abutting the plot of land	Basic Permissible FSI*	Additional FSI*	Maximum Permissible FSI*
1	2	3	4	5
1	Road having width of 12 mt. but less than 15 mt.	0.10	0.40	0.50
2	Road having width of 15 mt. but less than 18 mt.	0.10	0.60	0.70
3	Road having width of 18 mt. and above	0.10	0.90	1.00

(*FSI indicated in the Table above is calculated over the entire plot area.)

Regulation No. 15.8.1o) :

Sr. No.	Width of road abutting the plot of land	Basic Permissible FSI*	Additional FSI*	Maximum Permissible FSI*
1	2	3	4	5
1	Road having width of 12 mt. but less than 15 mt.	0.05	0.45	0.50
2	Road having width of 15 mt. but less than 18 mt.	0.05	0.65	0.70
3	Road having width of 18 mt. and above	0.05	0.95	1.00

(*FSI indicated in the Table above is calculated over the entire plot area.)

Conditions :

- 1) The additional FSI as mentioned in Column No. 4 of the Table above is to be granted only on payment of premium at the rate of 75% of the land rate as prescribed in the ASR of the year of granting such additional FSI. Such premium shall be deposited in the concerned Branch Office of the Town Planning Department for crediting the same into the Government Treasury.
- 2) The Collector shall ensure that additional FSI under this Regulation is granted for bonafide industrial use.
- 3) All other Regulations as applicable to the Industrial Zone, shall apply to the building constructed under these Regulations."

By order and in the name of The Governor of Maharashtra.

Sd/-
(Sanjay V. Pawar)
Section Officer

DGIPR 2015/2016/997