

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
नगर रचना योजना क्र. IV, बांद्रा (पहिली सुधारणा)
(अंतिम) मध्ये कलम ९१ (६)(बी) अन्वये मंजूर सुधारणा.

महाराष्ट्र शासन
नगर विकास विभाग

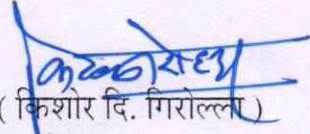
क्रमांक :- टिपीबी-४३१२/१४२/प्र.क्र.९९/२०१५/नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक — २३ ऑक्टोबर, २०१५.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(किशोर दि. गिरोल्ला)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- (१) मा. मुख्यमंत्री महोदय यांचे सचिव
- (२) मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव

प्रति,

- (१) महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) सह सचिव, नगर रचना तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (४) उपसंचालक, नगर रचना, बृहन्मुंबई.
- (५) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची सूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग -१ मध्ये प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी २५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उप संचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.
- (७) कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई : ४०० ०३२.(त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी
- (८) निवडनस्ती (नवि-११)

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

**Variation under section 91(6)(b) to T.P.S.
Scheme—Bandra no.IV (1st variation)
(Final).**

**Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated :- 23rd October, 2015**



NOTIFICATION

No. TPB-4312/142/CR-99/2015/UD-11 :-

Whereas, the Town Planning Scheme-Bandra No.IV was sanctioned by the Government under Government Notification General Department No.7931, dated 18th October 1937 and the scheme came into force from 1st December 1937. Subsequently the scheme was varied and sanctioned by the Government Notification, Local Self Government and Public Health Department No.TPB 1758-M, dated 17th October 1958 and scheme came into force from 1st February 1959.

And whereas, the Development Control Regulations for Greater Mumbai 1991 (hereinafter referred to as "the said Regulations"), were sanctioned by the Government in Urban Development Department vide its Notification No.DCR-1090/RDP/UD-11, dated 20th February 1991, published in the Maharashtra Government Gazette, Part-I, Konkan Divisional Supplement, dated 21st February 1991, to come into effect from 25th March 1991.

And whereas, the State Government has issued directives to Municipal Corporation of Greater Mumbai (hereinafter referred to as "the said Corporation") vide order No.TPB 4392/2887/Ud-11. Dated 2nd March 1993, to make applicable the said Regulations to the scheme area keeping the concessions given for the plots in respect of marginal open spaces, height etc., intact;

And whereas, in order to make applicable the said Regulations to the scheme area, keeping concessions given in the scheme regulations intact, the said corporation vide letter dated 26th September 2000, has requested the State Government to authorize the said Corporation to undertake variation of this scheme under sub-section (2) of Section 91 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), since the variation proposed is not of a substantial nature.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is satisfied that the variations suggested by the said Corporation vide letter dated 26th September 2000 is not

of a substantial nature and no financial implications arise because of the said variation.

And whereas, the Government of Maharashtra authorized the said Corporation vide Notification No.TPB-43201/1734/CR-71/2002/UD-11 dated 8th May 2003, under sub-section (2) of the Section 91 of the said Act to undertake variation in respect of Town Planning Scheme-Bandra No.IV(1st Variation) (Final) in respect of following items.

- (i) to make applicable the said Regulations as per Government Order dated 2nd March 1993 as amended from time to time keeping the special regulations of grant of concessions to certain plots intact, to the scheme area, in supersession of the existing scheme regulations,
- (ii) To change the uses of the following final plot as given below :-

F.P.No.	Reservation as per sanctioned Town Planning Scheme	Variation proposed
30	Bank	Deleted and included in Residential Zone
89	Municipal Office	Extension to Hospital
53	-----	Recreation Ground
1	-----	Secondary School, Church and School
3,4,5,6	-----	Play Ground.

- (iii) To correct the area of F.P. No.118 from 493.30 sq.mt.to 579.20 Sq.mt. as per City Survey Record.

And whereas, after completing the procedure laid down under section 91(2) to 91(5), the said Corporation has submitted the draft of the said variation to the Government for final sanction under section 91(6) of the said Act, vide letter dated 9/5/2008 ;

And whereas, after consulting Director of Town Planning, Maharashtra State, Government finds that the variation published by the Municipal Corporation of Gr. Mumbai in Govt. Gazette on 9th March 2006 needs to be sanctioned without any modification under section 91(6)(b) of the said Act;

Now, therefore, in exercise of the powers vested under section 91(6)(b) of the said Act, the Government hereby sanctions the said variation in the T.P.S. Scheme—Bandra no.IV (1st variation) (Final) as follows :-

- (i) The Development Control Regulations for Greater Mumbai, 1991 as amended from time to time are applicable in supersession of the existing scheme regulations subject to the special regulations of grant of concessions to certain plots.



- (ii) The uses of the following final plots are hereby changed as mentioned below :-

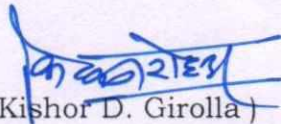
F.P.No.	Reservation as per sanctioned Town Planning Scheme	Variation sanctioned
30	Bank	Deleted and included in Residential Zone
89	Municipal Office	Extension to Hospital
53	-----	Recreation Ground
1	-----	Secondary School, Church and School
3,4,5,6	-----	Play Ground.

- (iii) The area of F.P. No.118 is corrected as 579.20 Sq.mt. as per City Survey Record.

The Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

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




(Kishor D. Girolla)
Under Secretary to Government