

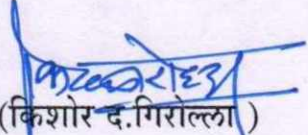
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
बांद्रा-कुर्ला संकुलाच्या विकास नियंत्रण नियमावलीतील
विनियम क्र. ४(ii) मधील फेरबदल मंजूरीची कलम ३७(२)
खालील अधिसूचना....

महाराष्ट्र शासन
नगर विकास विभाग,

शासन क्रमांक : टिपीबी - ४३१३ / २४४ / प्र.क्र.१५८ / २०१३ / नवि-११,
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : २३ ऑक्टोबर, २०१५.

शासन निर्णय :- सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.


(किशोर द. गिरेल्ला)
अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई.
- २) महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ४) उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
- ५) सह सचिव, नगर रचना तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- ६) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
- ७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना 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, मुंबई यांना पाठविण्यात याव्यात.)
- ८) कक्ष अधिकारी (संगणक कक्ष)(नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई : ४०० ०३२,
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- ९) निवडनस्ती (नवि-११).

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

**Sanction to the modification in the
Development Control Regulation No.
4 (ii) for Bandra Kurla Complex Notified
Area under section 37(2)
of**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated :- 23rd October, 2015.**



NOTIFICATION

No. TPB 4313/244/CR-158/13/UD-11:

Whereas, the Government in the Urban Development, Public Health and Housing Department vide Notification No. BKR1173/51924/WII dated the 18th July, 1973 has notified the area of Bandra-Kurla Complex in the schedule attached thereto and subsequently under the Government Notification No. BKR 1177/262/UD-5, dated the 7th March, 1977, in supersession of Government Notification dated the 18th July, 1973, referred to above, the Government has appointed the Bombay Metropolitan Region Development Authority to be the Special Planning Authority (hereinafter referred to as "the said Authority") under sub-section (1) of section 40 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") for the area mentioned in the schedule of Government Notification dated the 7th March, 1977;

And whereas, the Government of Maharashtra has under sub-section (1) of section 115 as substituted by section 40(3) of the said Act sanctioned the Planning Proposals including Development Control Regulations submitted by the said Authority in respect of Bandra-Kurla Complex under Government in the Urban Development and Public Health Department Notification No. BKR 1177/262/UD-5, dated 9th April, 1979

And whereas, as per provision of Regulation No.4 (ii) of General Development Control Regulations for Bandra-Kurla Complex, the F.S.I, upto 3.00 is available for Residential use in 'G' Block.

And whereas, the said Authority vide its Resolution No. 1282 dt. 6/3/2012, has decided to initiate modification to Regulation No. 4(ii)(hereinafter referred to as "the said Regulation") to increase F.S.I. 3.00 to 4.00 for residential use in 'G' Block and empowered Metropolitan Commissioner to take further action under section 37(1) of the said Act.

And whereas, the said Authority vide letter dated 18th January 2013 has submitted the modification proposal to the said Regulation to the State Government for final sanction after following the procedure as contemplated under section 37(1) of the said Act. (hereinafter referred to as "the said Modification")

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the said modifications shall be sanctioned;

Now, therefore, in exercise of the powers conferred under section 37(2) of the said Act, the Government hereby –

- A) sanctions the said modification to the said Regulation, specifically described in the Schedule mentioned below ;
- B) Fixes the date of publication of this Notification in the Government Gazette as the date of coming into force of this modification;
- C) directs the said Authority that, in the Schedule of Modification sanctioning the said Regulations, after the last entry, the schedule referred to as (A) above shall be added.



SCHEDULE

Regulation 4(ii) Existing Provision		Regulation 4(ii) Sanctioned Provision	
<u>User</u>	<u>FSI</u>	<u>User</u>	<u>FSI</u>
Residential	<p>'G'Block, 'E' Block and S.No.378(pt)/CTS 7643(pt) Kolekalyan --3.00</p> <p>Remaining Area in BKC --1.50 (Except that in respect of the land agreed to be leased or leased before 14th June 1977 by the Maharashtra Housing Board constituted and established under the Bombay Housing Board Act, 1948, the Floor Space Index shall be 2.00)</p> <p>(Except for the area for which Planning Proposal are not framed).</p>	Residential	<p>'G'Block -- 4.00, 'E' Block and S.No.378(pt)/CTS 7643(pt) Kolekalyan --3.00</p> <p>Remaining Area in BKC 1.50 (Except that in respect of the land agreed to be leased or leased before 14th June 1977 by the Maharashtra Housing Board constituted and established under the Bombay Housing Board Act, 1948, the Floor Space Index shall be 2.00)</p> <p>(Except for the area for which Planning Proposal are not framed).</p>

This Notification shall also be published on the Government website- www.urban.maharashtra.gov.in

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



(Kishor D. Girolla)

Under Secretary to Government.

