

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६**

बृहन्मुंबई विकास नियंत्रण नियमावली, १९९१ नियम

क्रमांक ३३(१०) मधील फेरबदल मंजूरीची कलम ३७(२)

खालील अधिसूचना.

**महाराष्ट्र शासन**

नगर विकास विभाग

क्रमांक :- टिपीबी-४३१२/प्र.क्र.३/२०१२/(कॅम्प)/नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक - २८ जून, २०१२.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



( संजय शां. बाणाईत )

अवर सचिव, महाराष्ट्र शासन

प्रत,

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

प्रति,

- (१) प्रधान सचिव, गृह निर्माण विभाग, मंत्रालय, मुंबई.
- (२) महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (३) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, अनंत काणेकर मार्ग, वांद्रे (पुर्व), मुंबई- ४०० ०५१.
- (४) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (५) सह सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (६) उपसंचालक, नगर रचना, बृहन्मुंबई.
- (७) प्रमुख अभियंता ( वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
- (८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी ५० प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई-४०० ०३२ व उप संचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (९) कक्ष अधिकारी ( संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई - ४०००३२.(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक कार्यवाही करावी.)

- (१०) निवड नंस्ती (नवि-११)



**Maharashtra Regional and  
Town Planning Act, 1966  
Sanction to the modification  
to Regulation No. 33(10) of  
Development Control  
Regulations for Gr. Mumbai  
1991.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400032  
Dated :- 28<sup>th</sup> June 2012.**

**No. TPB -4312/CR-3/2012/(camp)/UD-11**

Whereas, Development Control Regulations for Greater Mumbai. 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Urban Development Department's Notification No. DCR/1090/UD-11 (RDP) dated the 20.2.1991, to come into force with effect from the 25.3.1991.

And whereas, Govt. of Maharashtra vide Notification of Housing and Special Assistance Department No. SRP 1095/CR-37/Housing Cell dated 16<sup>th</sup> December, 1995 had appointed "Slum Rehabilitation Authority" (hereinafter referred to as "the said Authority") under Maharashtra Slum Areas Act, 1971, which is also Planning Authority for the purpose of slum rehabilitation in Brihan Mumbai.

And whereas, the Government of Maharashtra vide Notification of Urban Development No. DCR 1095/1209/CR-273/95 dated 15<sup>th</sup> October, 1997 which appeared in Maharashtra Government Gazette, dated 15<sup>th</sup> October 1977 at page 104 to 133-A has sanctioned the modification in Regulations 33(10) and 33(14) of the said Regulations for effective implementation of Slum Rehabilitation Scheme which came into force with effect from 15<sup>th</sup> October, 1977.

And whereas, the Government of Maharashtra vide Notification of Urban Development Department No. DCR 1095/1209/CR-273/95/UD-11 dated 30.11.2002 has further modified Regulation No. 33(10) under section 37(2) of the said Act.

And whereas, the Government has declared Housing Policy wherein some changes in existing Slum Rehabilitation Policy are also envisaged vide para 7.2 of Housing Policy. As per the Integrated Housing and Slum

Development Programme (IHSDP) of Government of India, minimum floor area of dwelling unit should not be less than 25 sq. mtr. of floor area.

And whereas, as per Regulation No. 1,11 of DCR 33(10), the public land under slum Rehabilitation Scheme can be leased out to Society/ Association of purchaser/ Developer on certain lease terms. It has been decided to charge premium to the developer / society for implementing Slum Rehabilitation Scheme on the public land.

And whereas, after considering all the above facts and circumstances, Government has issued directions vide Order No.TPB 4309/897/CR-145/2008/UD-11 dated 16<sup>th</sup> April, 2008, under section 37(1) and 154 of the said Act to the said Authority to submit modification proposal to the said modified Regulations, after completing legal procedure under Section 37 of the said Act to the Government for sanction and the same also has brought into force.

And whereas, the said Authority vide its letter No. SRA/ADTP/DCR/Modification /2008/44 dated the 23.4.2009 has submitted the modification proposal to the said modified Regulations 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, the Government is of opinion that the said modification shall be sanctioned.

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

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

#### **SCHEDULE**

##### **1. Carpet Area of residential tenements :**

The area "20.90 Sq.mt." is replaced by "25.00 sq.mt." appearing in clause 1.1 and 1.2 of Appendix IV of Regulation No. 33(10)

**2. In situ FSI for Slum Rehabilitation Scheme :**

Thus figure "2.50" is replaced by "3.00" and "3.00" replaced by "4.00" in Clause No. 3.7 and 3.8 of Appendix IV of Regulation No. 33(10).

**3. Premium in respect to lands of public ownership :**

The title of Clause No. 1.11 of Appendix IV of Regulation No. 33(10) is changed as "Premium for Ownership and terms of lease"

Also following provision is added after the existing provisions of Clause 1.11 of Regulation No. 33(10).

"In addition to above, the Developer / Co-op. Housing Society shall pay premium at the rate of Twenty Five percent in terms of Ready Reckoner in respect of Slum Rehabilitation Scheme proposed to be ~~undertaken~~ on lands ~~owned~~ by Government, Semi-Government undertakings and Local Bodies".

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



(Sanjay S. Banait.)

Under Secretary to Government

