

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) खालील सूचना.
- वांद्रे-कुर्ला संकुल अधिसूचित क्षेत्रासाठीच्या विकास नियंत्रण नियमावलीतील प्रस्तावित फेरबदलाबाबत.

महाराष्ट्र शासन
नगर विकास विभाग


मंत्रालय, मुंबई : ४०० ०३२,

क्रमांक :- टिपीबी- ४३७३/प्र.क्र.१३९/२०२३/नवि-११

दिनांक :- २९/०९/२०२४

शासन निर्णय : सोबतची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(निर्मलकुमार पं. चौधरी)
उपसचिव महाराष्ट्र शासन

प्रत :-

१. मा. राज्यपाल यांचे प्रधान सचिव, राजभवन, मुंबई.
२. मा. मुख्यमंत्री महोदय यांचे अपर मुख्य सचिव, मंत्रालय, मुंबई.
३. मा. उप मुख्यमंत्री तथा गृह मंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
४. मा. उप मुख्यमंत्री तथा वित्त व नियोजन मंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
५. मा. विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय.
६. मा. उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा. उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. मा. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चॅनेल रोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई, महानगर आवुस्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (४) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटनेट, महापालिका मार्ग, मुंबई- ४००००१.
२/- सदर सूचना शासनाच्या दिनांक १३.९.२०१० रोजीच्या परिपत्रकातील निर्देशानुसार व खालीलप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर्त कार्यवाही करावी.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई- ३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	स्थानिक
४)	कोणत्या जिल्ह्यामध्ये	मुंबई उपनगर जिल्हा

५)	कितो वृत्तपत्रात	एक मराठी व एक इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खर्चाच्या वृत्तपत्रात
७)	कितो वेळा	एकदा
८)	जाहिरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण

- (१) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (२) निवड नस्ती (नवि-११)

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

- Notice under section 37 (1AA) of the said Act.
- Proposed modification to Regulation No. 4(ii) of Development Control Regulations for Bandra-Kurla Complex Notified Area.

GOVERNMENT OF MAHARASHTRA

**Urban Development Department,
Mantralaya, Mumbai 400 032.**

Date :- 29 /01/2024.

NOTICE

No. TPB-4323/C.R.139/2023/UD-11

Whereas, the Government in the Urban Development, Public Health and Housing Department vide Notification No. BKR 1177/262/UD-5, dated 7th March, 1977 has appointed the Mumbai Metropolitan Region Development Authority established under the Mumbai Metropolitan Region Development Authority Act, 1974(Mah.IV of 1975) to be the Special Planning Authority (hereafter referred to as "the Authority") for the Bandra-Kurla Complex Notified Area (hereafter referred to by its acronym as "BKC") under clause (C) of sub-section (1) of section 40 of Maharashtra Regional and Town Planning Act, 1966 (hereafter referred to as "the said Act")

And whereas, in exercise of its powers under sub-section(1) of section 115 as substituted by subsection (3) of section 40 of the said Act, the Government in the Urban Development, Public Health and Housing Department vide Notification No. BKR 1177/262/UD-5, dated 9th April, 1979 approved the Planning Proposals submitted by the Authority for the development of lands in the Bandra-Kurla Complex Notified Area together with the Bandra-Kurla Complex Notified Area Development Control Regulations, 1979 (hereafter referred to as " the said Regulation") ;

And whereas, in exercise of its powers under sub-section (2) of section 37 of the said Act, the Government of Maharashtra vide Notification No.TPB-4367/2594/2617/CR-65/2008/UD-11, dated 2nd May,2008 sanctioned the modification in Regulation 4(ii) of the said Regulation regarding increase in Floor Space Index(FSI) from 2.00 to 4.00 for Commercial purposes and from 1.50 to 3.00 for Residential purposes in 'G' Block of BKC;

And whereas, in exercise of its powers under sub-section (2) of section 37 of the said Act, the Government of Maharashtra vide Notification No.TPB-4308/3531/2617/CR-29/2009/UD-11, dated 31st August, 2009 sanctioned the



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modification in Regulation 4(ii) of the said Regulation regarding increase in FSI from 2.00 to 4.00 for Commercial purposes and from 1.50 to 3.00 for Residential purposes in 'E' Block of BKC except areas under CRZ for which the sanctioned DCR as on 19/02/1991 are applicable;

And whereas, in exercise of its powers under sub-section (2) of section 37 of the said Act, the Government of Maharashtra vide Notification No.TPB-4313/244/CR-158/13/UD-11, dated 23rd August,2015 further sanctioned the modification in Regulation 4(ii) of the said Regulation regarding increase in FSI from 3.0 to 4.00 for Residential purposes in 'G' Block of BKC;

And whereas, as per the said Regulation the values of Floor Space Index (FSI) in Bandra-Kurla Complex Notified Area are the values of the aggregate FSI in respect of the total buildable area in a block of plots in the respective zone and the maximum permissible floor space in any plot shall be in accordance with the Architectural Control Drawings for that plot prepared by the Authority;

And whereas, the Government of Maharashtra through Urban Development Department vide G.R. No.MRD-3322/CR-83/UD-7 dated 29th August,2022 has constituted a High-Level Committee under the Chairmanship of Additional Chief Secretary, Urban Development Department (hereafter referred to as "the said H.L. Committee") to study and submit report on rationalization of premium rates for allotment of Additional FSI on Authority's lands in BKC;

And whereas, the High-Level Committee held its meetings on 23rd November, 2022, 12th January, 2023 and 12th May, 2023 to deliberate various issues pertaining to the Additional FSI in BKC and submitted the final report to the Government of Maharashtra on 10th July, 2023 wherein the High Level Committee recommended amalgamation of Block 'E' & 'G' and Global FSI 4.0 for the said block to further promote development of International Finance and Business Centre(IFBC) as most of the plots in the said block are allotted and Additional FSI is required for facilitating competitive bidding for development of balance plots and encouraging redevelopment/reconstruction of existing plots through promotional rates of premium;

And whereas, considering the recommendations of the High Level Committee, the Government in Urban Development Department is of the opinion that in order to promote the development of International Finance and Business Centre in BKC and to bring parity between the developments in BKC and BruhanMumbai Municipal Corporation Area , it is expedient to modify the said Regulations of BKC, as specifically described in the Schedule attached herewith; (hereinafter referred to as "the proposed modification") provided that the total area under Recreational/Layout Open Spaces and roads provided as per the existing layout of 'E' and 'G' Block of BKC shall be maintained and are not reduced in the process of redevelopment;




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Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act; and of all other powers enabling it in this behalf, Government hereby publishes a Notice for inviting objections/ suggestions from any persons with respect to proposed modification, as required by clause (a) of sub-section (1AA) of Section 37 of the said Act, for information of all persons likely to be affected thereby. The Government is further pleased to inform that any objections/ suggestions in respect of the proposed modification mentioned in the Schedule attached herewith may be forwarded, before the expiry of one month from the date of publication of this Notice in the Maharashtra Government Gazette, to the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objections / suggestions, which may be received within the said period will be dealt with in accordance with the provisions of sub-section (1AA) of Section 37 of the said Act by the Deputy Director of Town Planning, Greater Mumbai, who is hereby authorized under Section 162(1) of the said Act as an "officer" on the behalf of Government to hear objections / suggestions which are received and say of the said Authority, as the case may be and submit his report to the Government;

This Notice under sub-section (1AA) of Section 37 of the said Act shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in (Acts/Rules)

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




(Nirmalkumar P. Chaudhari)
Deputy Secretary to Government.

SCHEDULE

Accompaniment to the Government in Urban Development Department Notice No. TPB-4323/C.R.139/2023/UD-11 , dated – 29 /01/2024.

Regulation no.	Existing provision		Proposed modification		
4(ii)	Floor Space Index for the purpose of development shall be as follows, that is to say: -		Floor Space Index for the purpose of development shall be as follows, that is to say: -		
	USER	FSI	Block	USER	FSI
	Residential	'G' Block -- 4.00, 'E' Block & S.No.378(pt)/ CTS No.7643(pt) Kolekalyan -- 3.00# (except for plots in CRZ area) Remaining -- 1.50# Area in BKC *(Except that in respect of the land agreed to be leased or leased before 14/6/1977 by the Maharashtra Housing Board constituted and established under the Bombay housing Board Act, 1948, the Floor Space Index shall be 2.0) (Except for the area for which Planning Proposals are not framed).	E&G	Commercial, Residential, Social Facilities and All other permissible users	Global 4.0 This value of the Global Floor Space Index shall be in respect of gross area of 'E' and 'G' block of BKC. The maximum permissible floor space in any plot shall be in accordance with the Architectural Control Drawing for that plot and Additional Built-Up Area permissible as mentioned in Regulation 4(ii)(A) below.
			Remaining Area in BKC	Residential	1.50# *(Except that in respect of the land agreed to be leased or leased before 14/6/1977 by the Maharashtra Housing Board constituted and established under the Bombay housing Board Act, 1948, the Floor Space Index shall be 2.0) (Except for the area for which Planning Proposals are not framed).
	Commercial	'G' Block -- 4.00# 'E' Block & S.No.378(pt)/ CTS No.7643(pt) Kolekalyan -- 4.00# (except for plots in CRZ area) Remaining -- 2.00#		Commercial	2.00# Plot in D1 Block earmarked for Railway use modified for commercial use -- 4.00**
				Social Facilities	1.5#
Built-up space equivalent to the FSI of 0.45 shall be allowed to be used for commercial purpose, out of the normally permissible 1.5 FSI, in respect of Educational Institutions and					



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Regulation no.	Existing provision	Proposed modification						
	<table><tr><td></td><td>Area in BKC</td></tr><tr><td></td><td>Plot in D1 Block earmarked for Railway use modified for commercial use - 4.00**</td></tr><tr><td>Social Facilities</td><td>1.5#</td></tr></table>		Area in BKC		Plot in D1 Block earmarked for Railway use modified for commercial use - 4.00**	Social Facilities	1.5#	Medical Institutions who have received ISO or equivalent subject to following conditions.
	Area in BKC							
	Plot in D1 Block earmarked for Railway use modified for commercial use - 4.00**							
Social Facilities	1.5#							
	<p># Subject to the payment of premium as may be decided by the authority from time to time.</p> <p>These values of Floor Space Index (except the one marked by asterisk*) are the values of the aggregate Floor Space Index in respect of total buildable area in a block of plots in the respective zones. The maximum permissible floor space in any plot shall be in accordance with the Architectural Control Drawing for that plot.</p> <p>Built-up space equivalent to the FSI of 0.45 shall be allowed to be used for commercial purpose, out of the normally permissible 1.5 FSI, in respect of Educational Institutions and Medical Institutions who have received ISO or equivalent subject to following conditions.</p> <p>1) Commercial use to be allowed should be ancillary to the principal use of educational/medical institutions.</p> <p>2) It shall be applicable only to the plots fronting on road having minimum width of 18.30 mt.</p>	<p>1) Commercial use to be allowed should be ancillary to the principal use of educational/medical institutions.</p> <p>2) It shall be applicable only to the plots fronting on road having minimum width of 18.30 mt.</p>						



Regulation no.	Existing provision	Proposed modification																																						
Add New Clause (A) in Reg. 4(ii)	-----	<p>(A) (ii) The allotment of Additional Built-Up Area: The allotment of Additional Built-Up Area by the Authority over and above allotted Built-Up Area in E&G Block of BKC shall be permissible provided the Gross Built-Up area shall be within the limit of Global FSI of 4.0, the details of the permissible Additional Built-Up Area and the promotional rate of premium for said allotment by Authority shall be as mentioned in table below:</p> <table> <tr> <th rowspan="2">Category No.</th><th rowspan="2">Category</th><th rowspan="2">Area of Add. BUA in % of existing BUA (Basic+ Add. BUA allotted prior to this notice)</th><th colspan="3">Rate of Premium (% of ASR rate of open land with 1.0 FSI for corresponding year)</th></tr> <tr> <th>Commercial</th><th>Residential</th><th>Social Facilities</th></tr> <tr> <td rowspan="2">A</td><td rowspan="2">Extension to Existing Building (Occupation Certificate is granted)</td><td>Upto 50%</td><td>50%</td><td>50%</td><td>20%</td></tr> <tr> <td>Above 50%</td><td>100%</td><td>100%</td><td>40%</td></tr> <tr> <td rowspan="2">B</td><td rowspan="2">Redevelopment Proposal (Occupation Certificate is granted)</td><td>Upto 75%</td><td>50%</td><td>50%</td><td>20%</td></tr> <tr> <td>Above 75%</td><td>100%</td><td>100%</td><td>40%</td></tr> <tr> <td>C</td><td>New /Ongoing Development (Occupation Certificate is not granted)</td><td colspan="4"> In case the request for allotment of Additional Built- Up Area is received to the Authority within 2 years from the date of lease deed, such Additional Built-Up area shall be allotted at the rate of 90% of the rate of allotment of basic Built-Up Area for said plot. Thereafter, such allotment of Additional Built-Up Area shall be at the rate of 100% of the rate of allotment of </td></tr> </table>				Category No.	Category	Area of Add. BUA in % of existing BUA (Basic+ Add. BUA allotted prior to this notice)	Rate of Premium (% of ASR rate of open land with 1.0 FSI for corresponding year)			Commercial	Residential	Social Facilities	A	Extension to Existing Building (Occupation Certificate is granted)	Upto 50%	50%	50%	20%	Above 50%	100%	100%	40%	B	Redevelopment Proposal (Occupation Certificate is granted)	Upto 75%	50%	50%	20%	Above 75%	100%	100%	40%	C	New /Ongoing Development (Occupation Certificate is not granted)	In case the request for allotment of Additional Built- Up Area is received to the Authority within 2 years from the date of lease deed, such Additional Built-Up area shall be allotted at the rate of 90% of the rate of allotment of basic Built-Up Area for said plot. Thereafter, such allotment of Additional Built-Up Area shall be at the rate of 100% of the rate of allotment of			
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Regulation no.	Existing provision	Proposed modification	
			basic Built-Up Area for said plot or the rate of Additional Built-Up Area as may be decided by the Authority whichever is higher.
		<p>Note:</p> <ol style="list-style-type: none"> The ASR rate for open land mentioned in above table shall be the applicable ASR rate at the time of allotment of such Additional Built- Up Area (Rs/sqm) The Additional Built Up allotted shall be utilised for the bona fide use only as mentioned in the lease deed for the said plot. As per Govt. of Maharashtra Notification dated 10th May,1994 the permissible basic FSI for medical/educational purposes on social facility plots is exceeded upto 2.0 and further exceeded upto 4.0 by Notification dated 25th June,2008 with certain conditions and payment of premium as decided by Govt. In case, Additional FSI over and above on a given social facility plot is permissible as per the Fire Act and the proposed development of medical/educational purposes is within prescribed Building Height as per Chief Fire Officer, the same shall be allotted by the Authority as per the premium rates mentioned in table above, provided that the total FSI allotted on Social facility plots in E&G Block shall be within the limit of Global 4.0. The allotted Additional Built-up Area shall be used for bonafied user mentioned in the lease deed for the said plot and all other conditions of the lease deed shall be complied. The allotment of Additional-built Up Area mentioned above shall not modify the construction period for the basic Built-Up Area as mentioned in the lease deed for the said plot. The Authority shall execute supplementary lease deed, process development permission as per prevalent DCR and Architectural Controls applicable to said plot only after receipt of the full payment of the premium towards the allotment of the Additional Built-Up Area as mentioned in above table The applicant is required to seek in-principal approval as per prevalent DCR for the proposed development including the Additional Built Up Area prior to application of allotment of such Additional Built-Up Area to the 	



Regulation no.	Existing provision	Proposed modification
		<p>Authority.</p> <p>viii) The entire Premium received from allotment of additional Built-Up Area shall be retained by the Authority</p> <p>The promotional rate of premium for allotment of Additional Built-Up Area mentioned in above table shall be applicable for one year from date of coming into force of this modification or till allotment of 50% of the Additional Built-up Area generated due to amalgamation of E&G Block and due to Global FSI 4.0 whichever is earlier and thereafter, the balance Additional Built-Up Area shall be allotted through e-auction with a reserve price of 100% of rate of ASR for open land with 1.0 FSI for the corresponding year of the e-auction.</p>




 (Nirmalkumar P. Chaudhari)
 Deputy Secretary to Government.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) खालील सूचना.
- वांद्रे-कुर्ला संकुल अधिसूचित क्षेत्रासाठीच्या विकास नियंत्रण नियमावलीतील प्रस्तावित फेरबदलाबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक :- २९/०१/२०२४

सूचना

क्र. टिपीबी- ४३२३/प्र.क्र.१३९/२०२३/नवि-११

ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास व सार्वजनिक आरोग्य विभागाच्या दिनांक ०७ मार्च, १९७७ रोजीच्या अधिसूचना क्र. बीकेआर-१९७७/२६२/युडी-५ अन्वये वांद्रे-कुर्ला संकुल अधिसूचित क्षेत्रासाठी (ज्याचा उल्लेख यापुढे "वांद्रे-कुर्ला संकुल" असा केला आहे) मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अनुसार स्थापन झालेल्या मुंबई महानगर प्रदेश विकास प्राधिकरणाची विशेष नियोजन प्राधिकरण (ज्याचा उल्लेख यापुढे "प्राधिकरण" असा केला आहे) म्हणून महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (ज्याचा उल्लेख यापुढे "उक्त अधिनियम" असा केला आहे) च्या कलम ४०, पोट कलम (१)(क) अन्वये निवृत्ती केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास व सार्वजनिक आरोग्य विभागाच्या दिनांक ०९ एप्रिल, १९७९ रोजीच्या अधिसूचना क्र. बीकेआर-१९७७/२६२/युडी-५ अन्वये उक्त अधिनियमाच्या कलम ४०, पोट कलम, (३) खंड (डी) अन्वये प्राप्त अधिकारांचा वापर करून वांद्रे-कुर्ला संकुलासाठी प्राधिकरणाने सादर केलेल्या नियोजन प्रस्तावास तसेच सदर क्षेत्रासाठी लागू करावयाच्या विकास नियंत्रण नियमावली, १९७९ यांस मान्यता दिली आहे (ज्याचा उल्लेख यापुढे "उक्त नियमावली" असा केला आहे)

आणि ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभागाच्या दिनांक ०२ मे, २००८ रोजीच्या अधिसूचना क्र. टीपीबी -४३०७/२५९४/प्र.क्र.-६५/२००८/नवि-११ अन्वये उक्त अधिनियमाच्या कलम ३७, पोट कलम, (२) अन्वये प्राप्त अधिकारांचा वापर करून वांद्रे-कुर्ला संकुलातील 'जी (जी, जीएन व जी-टेक्स्ट) ब्लॉकचा चटई क्षेत्र निर्देशांक वाणिज्य वापरासाठी २.० ते ४.० पर्यंत व रहिवास वापरासाठी १.५० ते ३.० पर्यंत वाढविण्याच्या अनुषंगाने उक्त नियमावलीच्या विनियम क्र. ४(ii) मध्ये सुधारणा करण्यास मान्यता दिली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभागाच्या दिनांक ३१ ऑगस्ट, २००८ रोजीच्या अधिसूचना क्र. टीपीबी-४३०८/२६१७/प्र.क्र.-२९/२००९/नवि-११ अन्वये उक्त अधिनियमाच्या कलम ३७, पोट कलम (२) अन्वये प्राप्त अधिकारांचा वापर करून वांद्रे-कुर्ला संकुलातील 'ई' ब्लॉकचा चटई क्षेत्र निर्देशांक (सीआरझेड क्षेत्र वगळून) वाणिज्य वापरासाठी २.० ते ४.० पर्यंत व रहिवास वापरासाठी १.५० ते



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३.० पर्यंत वाढविण्याच्या अनुषंगाने उक्त नियमावलीच्या विनियम क्र. ४(ii) मध्ये सुधारणा करण्यास मान्यता दिली आहे :

आणि ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभागाच्या दिनांक २३ ऑगस्ट, २०१५ रोजीच्या अधिसूचना क्र. टीपीबी -४३१३/२४४/प्र.क्र.-१५८/१३/नवि-११ अन्वये उक्त अधिनियमाच्या कलम ३७, पोट कलम, (२) अन्वये प्राप्त अधिकारांचा वापर करून वांद्रे-कुर्ला संकुलातील 'जी' ब्लॉकमधील गेहेवास वापरासाठी चटई क्षेत्र निर्देशांक ३.० ते ४.० पर्यंत वाढविण्याच्या अनुषंगाने उक्त नियमावलीच्या विनियम क्र. ४(ii) मध्ये सुधारणा करण्यास मान्यता दिली आहे:

आणि ज्याअर्थी, उक्त नियमावलीच्या विनियम क्र. ४(ii) अन्वये वांद्रे-कुर्ला संकुलातील चटई क्षेत्र निर्देशांक (Aggregate FSI) हा संबंधित जमीन वापराच्या एकूण विकासयोग्य क्षेत्रासाठी लागू असून निव्वळ भूखंडावरील कमाल चटई क्षेत्र निर्देशांक हा प्राधिकरणाच्या वास्तुशास्त्रीय नियंत्रणानुसार लागू राहील असे नमूद केले आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने नगर विकास विभागाच्या दिनांक २९ ऑगस्ट, २०२२ रोजीच्या शासन निर्णय क्र.एमआरडी-३३२२/प्र.क्र.८३/नवि-७ अन्वये वांद्रे-कुर्ला संकुलातील प्राधिकरणाच्या भूखंडावर अतिरीक्त चटई क्षेत्र निर्देशांक अधिमूल्याचे उचित सुसुत्रीकरण करण्याकरिता अभ्यास करण्यासाठी अतिरिक्त मुख्य सचिव, नगर विकास विभाग यांच्या अध्यक्षतेखाली एक उच्चस्तरीय समिती गठीत केली आहे:

आणि ज्याअर्थी, सदर उच्चस्तरीय समितीने दि. २३ नोव्हेंबर, २०२२, दि.१२ जानेवारी, २०२३ व दि.१२ मे, २०२३ रोजीच्या बैठकीमध्ये वांद्रे-कुर्ला संकुलातील प्राधिकरणाच्या भूखंडावरील अतिरीक्त चटई क्षेत्र निर्देशांक वाटपाबाबतच्या विविध मुद्द्यांवर चर्चा करून समितीचा अहवाल महाराष्ट्र शासनास दि. १० जुलै, २०२३ रोजी सादर केला आहे ज्यामध्ये समितीने वांद्रे-कुर्ला संकुलातील उक्त ब्लॉकमधील बहुतांश भूखंडाचे वाटप झाले असल्याने उर्वरित भूखंडावर शिल्लक बांधकाम क्षेत्र वापरण्यासाठी व अस्तित्वातील इमारतींवर तसेच इमारतींच्या पुनर्विकासासाठी /पुनर्बांधणीसाठी अतिरीक्त बांधकाम क्षेत्र उपलब्ध करून उक्त ब्लॉकमधील प्रस्तावित आंतरराष्ट्रीय वित्त व व्यापार केंद्र (International Finance and Business Centre)/वित्तीय व्यापार क्षेत्र (Financial Business Area) चा जलदगतीने विकास करण्याच्या अनुषंगाने उक्त ब्लॉकचे एकत्रीकरण करून संपूर्ण क्षेत्रावर (Gross plot Area) '४.०' ग्लोबल चटई क्षेत्र निर्देशांक मंजूर करून याद्वारे उपलब्ध होणाऱ्या अतिरीक्त बांधकाम क्षेत्राच्या वाटपासाठी प्रोत्साहनात्मक दर लागू करण्याची शिफारस केली आहे:

आणि ज्याअर्थी, सदर उच्चस्तरीय समितीच्या शिफारशी लक्षात घेता सदर ब्लॉकमधील विद्यमान मोकळ्या जागा (RG) व रस्त्याखालील क्षेत्र कमी न करता, वांद्रे-कुर्ला संकुलातील उक्त ब्लॉकमधील प्रस्तावित आंतरराष्ट्रीय वित्त व व्यापार केंद्राचा जलदगतीने विकास होऊन जास्तीतजास्त कार्यालये, निवासी सदनिका व इतर सोयी सुविधा यांच्या मार्फत रोजगाराच्या संधी उपलब्ध होण्यासाठी तसेच वांद्रे-कुर्ला संकुल व बृहन्मुंबई महापालिकेतील इतर क्षेत्रांमधील विकासांमध्ये समानता राहण्याच्या दृष्टीकोनातून



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उक्त नियमावलीत सोबतचे परिशिष्टामध्ये प्रस्तावित केल्याप्रमाणे फेरबदल करणे आवश्यक आहे, अशी शासन नगर विकास विभागाची खात्री झाली आहे. (यपुढे याचा उल्लेख "प्रस्तावित फेरबदल" असा करणेत आलेला आहे);

आणि त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून हरकती / सूचना मागविण्यासाठी तसेच संभाव्य बाधित होणाऱ्या व्यक्तींच्या माहितीसाठी सदर सूचना प्रसिध्द करित आहे. शासनाकडून असेही कळविणेत येत आहे की, सोबतचे परिशिष्टात नमूद प्रस्तावित फेरबदलाविषयी कोणत्याही हरकती/ सूचना महाराष्ट्र शासन राजपत्रात सदर सूचना प्रसिध्द झाल्याच्या दिनांकापासून एक महिन्याच्या आत उपसंचालक, नगर रचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४००००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. सदर प्राप्त हरकती / सूचनांवर सुनावणी देवून उक्त प्राधिकरणाचे म्हणणे घेवून त्यावरील अहवाल शासनास सादर करण्यासाठी उक्त अधिनियमाच्या कलम १६२(१) अन्वये उपसंचालक, नगर रचना, बृहन्मुंबई यांना शासनाचे वतीने "अधिकारी" म्हणून प्राधिकृत करण्यात येत असून त्यांच्याकडे सदरच्या कालावधीत प्राप्त होणा-या हरकती/सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट कलम (१कक) अन्वये कार्यवाही करण्यात येईल;

उक्त अधिनियमाचे कलम ३७(१कक) अन्वये सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदा /नियम) या वेबसाईटवर देखील प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(निर्मलकुमार पं. चौधरी)
उपसचिव, महाराष्ट्र शासन

परिशिष्ट

(शासन नगर विकास विभाग सूचना क्र.टिपीबी-४३२३/प्र.क्र.१३९/२०२३/नवि-११, दिनांक - २९/०१/२०२४ सोबतचे परिशिष्ट)

Regulation no.	Existing provision		Proposed modification		
4(ii)	Floor Space Index for the purpose of development shall be as follows, that is to say: -		Floor Space Index for the purpose of development shall be as follows. that is to say: -		
	USER	FSI	Block	USER	FSI
	Residential	'G' Block – 4.00, 'E' Block & S.No.378(pt)/ CTS No.7643(pt) Kolekalyan – 3.00# (except for plots in CRZ area) Remaining – 1.50# Area in BKC *(Except that in respect of the land agreed to be leased or leased before 14/6/1977 by the Maharashtra Housing Board constituted and established under the Bombay housing Board Act, 1948, the Floor Space Index shall be 2.0) (Except for the area for which Planning Proposals are not framed).	E&G	Commercial, Residential, Social Facilities and All other permissible users	Global 4.0 This value of the Global Floor Space Index shall be in respect of gross area of 'E' and 'G' block of BKC. The maximum permissible floor space in any plot shall be in accordance with the Architectural Control Drawing for that plot and Additional Built-Up Area permissible as mentioned in Regulation 4(ii)(A) below.
			Remaining Area in BKC	Residential	1.50# *(Except that in respect of the land agreed to be leased or leased before 14/6/1977 by the Maharashtra Housing Board constituted and established under the Bombay housing Board Act, 1948, the Floor Space Index shall be 2.0) (Except for the area for which Planning Proposals are not framed).
				Commercial	2.00# Plot in D1 Block earmarked for Railway use modified for commercial use 4.00**
	Commercial	'G' Block – 4.00# 'E' Block & S.No.378(pt)/ CTS No.7643(pt) Kolekalyan – 4.00# (except for plots in CRZ area)		Social Facilities	1.5#
			Built-up space equivalent to the FSI of 0.45 shall be allowed to be used for commercial		



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Regulation no.	Existing provision	Proposed modification
	Remaining - 2.00# Area in BKC	purpose, out of the normally permissible 1.5 FSI in respect of Educational Institutions and Medical Institutions who have received ISO or equivalent subject to following conditions.
	Plot in D1 Block earmarked for Railway use modified for commercial use - 4.00**	1) Commercial use to be allowed should be ancillary to the principal use of educational/medical institutions.
Social Facilities	1.5#	2) It shall be applicable only to the plots fronting on road having minimum width of 18.30 mt.

Subject to the payment of premium as may be decided by the authority from time to time.

These values of Floor Space Index (except the one marked by asterisk*) are the values of the aggregate Floor Space Index in respect of total buildable area in a block of plots in the respective zones. The maximum permissible floor space in any plot shall be in accordance with the Architectural Control Drawing for that plot.

Built-up space equivalent to the FSI of 0.45 shall be allowed to be used for commercial purpose, out of the normally permissible 1.5 FSI in respect of Educational Institutions and Medical Institutions who have received ISO or equivalent subject to following conditions.

3) Commercial use to be allowed should be ancillary to the principal use of educational/medical institutions.

4) It shall be applicable only to the plots fronting on road having minimum width of 18.30 mt.



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Regulation no.	Existing provision	Proposed modification																																						
Add New Clause (A) in Reg. 4(ii)	-----	<p>(B) (ii) The allotment of Additional Built-Up Area: The allotment of Additional Built-Up Area by the Authority over and above allotted Built-Up Area in E&G Block of BKC shall be permissible provided the Gross Built-Up area shall be within the limit of Global FSI of 4.0, the details of the permissible Additional Built-Up Area and the promotional rate of premium for said allotment by Authority shall be as mentioned in table below:</p> <table> <tr> <th rowspan="2">Category No.</th><th rowspan="2">Category</th><th rowspan="2">Area of Add. BUA in % of existing BUA (Basic+ Add. BUA allotted prior to this notice)</th><th colspan="3">Rate of Premium (% of ASR rate of open land with 1.0 FSI for corresponding year)</th></tr> <tr> <th>Commercial</th><th>Residential</th><th>Social Facilities</th></tr> <tr> <td rowspan="2">A</td><td rowspan="2">Extension to Existing Building (Occupation Certificate is granted)</td><td>Upto 50%</td><td>50%</td><td>50%</td><td>20%</td></tr> <tr> <td>Above 50%</td><td>100%</td><td>100%</td><td>40%</td></tr> <tr> <td rowspan="2">B</td><td rowspan="2">Redevelopment Proposal (Occupation Certificate is granted)</td><td>Upto 75%</td><td>50%</td><td>50%</td><td>20%</td></tr> <tr> <td>Above 75%</td><td>100%</td><td>100%</td><td>40%</td></tr> <tr> <td>C</td><td>New /Ongoing Development (Occupation Certificate is not granted)</td><td colspan="4">In case the request for allotment of Additional Built- Up Area is received to the Authority within 2 years from the date of lease deed, such Additional Built-Up area shall be allotted at the rate of 90% of the rate of allotment of basic Built-Up Area for said plot. Thereafter, such allotment of Additional Built-Up Area shall be at the rate of 100% of the rate of allotment of</td></tr> </table>				Category No.	Category	Area of Add. BUA in % of existing BUA (Basic+ Add. BUA allotted prior to this notice)	Rate of Premium (% of ASR rate of open land with 1.0 FSI for corresponding year)			Commercial	Residential	Social Facilities	A	Extension to Existing Building (Occupation Certificate is granted)	Upto 50%	50%	50%	20%	Above 50%	100%	100%	40%	B	Redevelopment Proposal (Occupation Certificate is granted)	Upto 75%	50%	50%	20%	Above 75%	100%	100%	40%	C	New /Ongoing Development (Occupation Certificate is not granted)	In case the request for allotment of Additional Built- Up Area is received to the Authority within 2 years from the date of lease deed, such Additional Built-Up area shall be allotted at the rate of 90% of the rate of allotment of basic Built-Up Area for said plot. Thereafter, such allotment of Additional Built-Up Area shall be at the rate of 100% of the rate of allotment of			
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Regulation no.	Existing provision	Proposed modification	
			basic Built-Up Area for said plot or the rate of Additional Built-Up Area as may be decided by the Authority whichever is higher.
		<p>Note:</p> <ol style="list-style-type: none"> The ASR rate for open land mentioned in above table shall be the applicable ASR rate at the time of allotment of such Additional Built- Up Area (Rs/sqm) The Additional Built Up allotted shall be utilised for the bona fide use only as mentioned in the lease deed for the said plot. As per Govt. of Maharashtra Notification dated 10th May,1994 the permissible basic FSI for medical/educational purposes on social facility plots is exceeded upto 2.0 and further exceeded upto 4.0 by Notification dated 25th June,2008 with certain conditions and payment of premium as decided by Govt. In case, Additional FSI over and above on a given social facility plot is permissible as per the Fire Act and the proposed development of medical/educational purposes is within prescribed Building Height as per Chief Fire Officer, the same shall be allotted by the Authority as per the premium rates mentioned in table above, provided that the total FSI allotted on Social facility plots in E&G Block shall be within the limit of Global 4.0. The allotted Additional Built-up Area shall be used for bonafied user mentioned in the lease deed for the said plot and all other conditions of the lease deed shall be complied. The allotment of Additional-built Up Area mentioned above shall not modify the construction period for the basic Built-Up Area as mentioned in the lease deed for the said plot. The Authority shall execute supplementary lease deed, process development permission as per prevalent DCR and Architectural Controls applicable to said plot only after receipt of the full payment of the premium towards the allotment of the Additional Built-Up Area as mentioned in above table The applicant is required to seek in-principal approval as per prevalent DCR for the proposed development including the Additional Built Up Area prior to application of allotment of such Additional Built-Up Area to the Authority. The entire Premium received from allotment of additional Built-Up Area 	



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Regulation no.	Existing provision

Proposed modification

shall be retained by the Authority

The promotional rate of premium for allotment of Additional Built-Up Area mentioned in above table shall be applicable for one year from date of coming into force of this modification or till allotment of 50% of the Additional Built-up Area generated due to amalgamation of E&G Block and due to Global FSI 4.0 whichever is earlier and thereafter, the balance Additional Built-Up Area shall be allotted through e-auction with a reserve price of 100% of rate of ASR for open land with 1.0 FSI for the corresponding year of the e-auction.



(निर्मलकुमार पं. चौधरी)
उप सचिव महाराष्ट्र शासन