


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४  
मधील फेरबदलास उक्त अधिनियमाचे कलम ३७(२)  
अन्वये मंजूरीबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई : ४०० ०३२,  
क्रमांक :- टिपीबी-४३२४/१०५६/प्र.क्र.९३/२०२४/नवि-११  
दिनांक :- २३/०७/२०२४

**शासन निर्णय :** सोबतची अधिसूचना 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) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती १) नगर विकास विभाग(नवि-११), मंत्रालय, मुंबई, २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई, ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ५) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (५) कक्ष अधिकारी, कार्यासन नवि-२१, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (६) निवड नस्ती (नवि-११)



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

Sanction to modification in Development Control and Promotion Regulations-2034 of Greater Mumbai Under Section 37(2) of the said Act.

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development department,**  
**Mantralaya, Mumbai 400032.**  
**Date : 23<sup>rd</sup> July, 2024.**

**NOTIFICATION**

**No.TPB-4324/1056/C.R.93/2024/UD-11**

Whereas, the Brihanmumbai Municipal Corporation is the Planning Authority for the area within its jurisdiction (hereinafter referred to as "the said Corporation") as per the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

Whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government vide Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as "the said Notification") has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai (hereinafter referred to as "the said Development Plan") along with the Development Control and Promotion Regulations-2034 (hereinafter referred to as "the said Regulations") for Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification; and whereas, Government has issued corrigendum of even number dt. 22<sup>nd</sup> June, 2018; and whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29<sup>th</sup> June, 2018 to the said Notification, which is published in Government Gazette dt. 30<sup>th</sup> June, 2018; and whereas, the said Regulations have come into force from 1/09/2018; And whereas, the Government of Maharashtra vide Notification dt. 21/09/2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the said Regulation; And whereas, the Government of Maharashtra vide Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of said Regulations for its proper interpretation;

And Whereas, Regulation 33 of the said Regulations stipulate about additional Floor Space Index (FSI) which may be allowed to certain uses; And Whereas, Government in Urban Development Department has received a letter dated 01/07/2024 from the said Corporation (hereinafter referred to as "the said letter"). It is stated in the said letter that, the said Corporation is in receipt of a letter dated 13/09/2023 from Practicing Engineers, Architects and Town Planners Association (PEATA), wherein PEATA has submitted that, Mumbai being the financial capital of India, there are many working women who come to Mumbai for employment. The students as well as the working women require hostel for accommodation in Mumbai. Also, there is scarcity of housing for them. Hence, for such user, a provision by means of new regulation shall be made and additional FSI shall be granted for such housing accommodation and thereby PEATA had requested the said Corporation to modify the said Regulations by adding a new Sub Regulation 33(25) in Regulation 33 for permitting additional FSI for Students' Hostels & Working Women Hostels';

And whereas, in view of the above request and facts, looking at the dire need of Housing for the students and working women and shortage of Hostel facilities for students / working



*JS<sup>r</sup> Patil*



women, the said Corporation felt it necessary to make special provision so as to develop Hostel for students and working women and accordingly, in exercise of the powers conferred under Sub-Section (1) of Section 37 of the said Act, the said Corporation has initiated modification proposal to modify the said Regulations by adding a new Sub Regulation 33(25) "Building of Students' and/or Working Women Hostel" in the Regulation 33 of the said Regulations (hereinafter referred to as 'the proposed modification'); And whereas, the said Corporation issued Notice for inviting suggestions/objections from the general public with regard to the proposed modification which is published in Maharashtra Government Gazette on 14<sup>th</sup> – 20<sup>th</sup> March, 2024; and whereas, the said Corporation after completing all the legal procedure regarding the proposed modification as stipulated under Section 37(1) of the said Act, has submitted the modification proposal vide said letter dated 01/07/2024 to the Government for sanction;

And whereas, Director of Town Planning, Maharashtra State, Pune vide his letter dated 12/07/2024 has submitted his report to the Government on the proposed modification;

And whereas, after considering the request of the said Corporation and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with certain changes;


Now, therefore, in exercise of the powers conferred upon it under Section 37(2) of the said Act, the Government hereby:-

- A) Sanctions the proposed modification as described more specifically in the Schedule appended herewith.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- C) Directs the said Corporation that, in the Schedule of Modifications sanctioning the said regulations, after the last entry, the Schedule referred to at (A) above shall be added.

This Notification shall also be published on the Maharashtra Government website- [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts/ Rules)

By order and in the name of the Governor of Maharashtra



  
(Amar Patil)

Under Secretary to Government



## SCHEDULE

**Accompaniment to the Government in Urban Development Department Notification No. TPB-4324/1056/C.R.93/2024/UD-11, dated – 23<sup>rd</sup> July, 2024.**

**New Sub Regulation 33(25) is added in Regulation 33 of Development Control and Promotion Regulations -2034 as follows :-**

**33 (25) : Building of Students and/or Working Women Hostel:-**

The Commissioner, by special permission, may permit additional FSI including Zonal (basic) FSI as specified in Table on independent plot/s, subject to payment of premium for additional BUA at the rate of 30% of the land rates as per ASR (for FSI 1) or as decided by Government from time to time, to be shared equally between Government & BMC, and subject to other terms and conditions. The maximum permissible FSI (including Zonal (basic) FSI) for the purpose of building of students and/or working women hostel shall be as below and subject to following conditions:

Sr. No.	Minimum Road Width	Maximum Permissible FSI including zonal FSI
1	12m	Up to 3
2	18m	Up to 4
3	27m	Up to 5

**Note:** On the plot area excluding area to be handed over to BMC/ Appropriate Authority in lieu of Reservation/ Existing amenity except affected by proposed DP roads/ sanctioned RL under MMC Act.

**Conditions:**

1. Additional FSI shall be allowed for plots which are not reserved or designated as existing amenity in the Development Plan except affected by proposed DP Roads / sanctioned RL under MMC Act.
2. Provision of Inclusive Housing shall not be applicable for development of the plot/s under this regulation.
3. The additional FSI beyond the zonal (basic) FSI shall be utilized only for bona fide purpose of students Hostels or for Working Women Hostel purpose. However, at the option of the owner/project proponent, the ancillary users along with other permissible users may be permitted as per the condition no. 4 below.
4. A Maximum 15% of total BUA inclusive of such additional FSI may be permitted for ancillary uses such as Canteen, Laundry, In house Gym, Library, Recreational Zone, Branch of a Bank and Dispensary etc. Further, 30% of the total permissible FSI (excluding BUA for existing authorized occupants / tenants) may be permitted for other users as otherwise permissible under these regulations.
5. The student hostel and/or working women hostel shall be permitted in separate wing/s or on separate floor/s with separate staircase/lift.
6. The premium for allowing benefit of exemption of the area of staircase, lift, lift lobby from FSI computation as per provisions of Reg. 31(1)(iv) shall be charged at the rate of 25% of the normal premium.



*951  
Tatal*



7. The open space deficiency at the rate of 10% of normal premium or 2.5% of the rate of land as per ASR(for FSI 1.00), whichever is higher shall be charged for the building
8. The user of student hostel and/or working women hostel including all ancillary users in the building shall be under single establishment.
9. All Hostel Rooms shall be marked on the plan clearly with a note "for hostel purpose only and not to be sold unit wise. However, entire establishment can be transferred / sold as per law."
10. Minimum space of 6 mtr. shall be left open on rear and side marginal spaces.
11. Parking requirement for student hostel and/or working women hostel shall be as per Sr.No. 2 of Table no. 21 of Reg 44 of DCPR 2034 considering the parking spaces to be provided for motor vehicles.

The same may be doubled for scooter/ motor-cycle.

12. Minimum two number of staircases shall be provided.
13. Additional Development cess at 2% of the Land Rate as per ASR [for FSI 1) of the year of approval for the BUA beyond Zonal (basic) FSI (excluding fungible compensatory area) shall be paid to BMC. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.



*(Signature)*

(Amar Patil)

Under Secretary to Government.



महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४  
मधील फेरबदलास उक्त अधिनियमाचे कलम ३७(२)  
अन्वये मंजूरीबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक :- २३ जुलै, २०२४

### अधिसूचना

**क्र. टिपीबी-४३२४/१०५६/प्र.क्र.९३/२०२४/नवि-११**

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे.) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरीता (यापुढे ज्याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे.) नियोजन प्राधिकरण आहे;

ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्र. टिपीबी-४३१७/६२९/प्र.क्र.१९८/२०१७/वियो/नवि-११ दि.८/०५/२०१८ (यापुढे याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना २०३४ (यापुढे याचा उल्लेख “उक्त विकास योजना” असा करणेत आलेला आहे) सह विकास नियंत्रण व प्रोत्साहन नियमावली २०३४ ला (यापुढे याचा उल्लेख “उक्त नियमावली” असा करणेत आलेला आहे) उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेत परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे; आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुध्दीपत्रक दि.२२ जून २०१८ रोजी निर्गमित केले आहे ; आणि ज्याअर्थी, त्यानंतर उक्त अधिसूचनेस शासनाने समक्रमांकाचे शुध्दीपत्रक व पुरकपत्र दि. २९ जून, २०१८ रोजी पारित केले असून सदर शुध्दीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आले आहे; आणि ज्याअर्थी, उक्त नियमावली दि.१/०९/२०१८ पासून अंमलात आली आहे; आणि ज्याअर्थी, शासनाने दि. २१/०९/२०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावलीमधील सारभूत स्वरूपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे; आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतुदीमध्ये टंकलेखनाच्या त्रुटी व चुका तसेच उक्त नियमावलीमधील काही तरतुदीच्या अर्थबोधाची स्पष्टता करून सुसंगती आणणे या करिता शासनाने दि.१२/११/२०१८ रोजी शुध्दीपत्रक निर्गमित केले आहे;

आणि ज्याअर्थी, उक्त नियमावलीचे विनियम ३३ हे काही वापरांकरीता अनुज्ञेय होऊ शकणा-या अतिरीक्त चटई क्षेत्र निर्देशांकासंदर्भात आहे; आणि ज्याअर्थी उक्त महानगरपालिकेकडील दि.०१/०७/२०२४ रोजीचे पत्र (यापुढे याचा उल्लेख “उक्त पत्र” असा करणेत आलेला आहे) शासन नगर विकास विभागास प्राप्त झाले आहे; उक्त पत्रात नमूद केल्यानुसार, प्रॅक्टिसिंग इंजिनिअर्स, आर्किटेक्ट्स अँड टाऊन प्लॅनर्स असोसिएशन यांनी दि.१३/०९/२०२३ रोजीचे पत्र उक्त महानगरपालिकेस सादर केले असून त्यामध्ये असे नमूद केले आहे की, मुंबई ही भारताची आर्थिक राजधानी असल्याने अनेक नोकरदार महिला मुंबईत नोकरीसाठी येतात. विद्यार्थी तसेच नोकरदार महिलांना मुंबईत राहण्यासाठी वसतिगृहाची आवश्यकता असते. तसेच



*Patil*



त्यांच्यासाठी घरांची टंचाई आहे. म्हणून, अशा वापरकर्त्यासाठी, नवीन विनियमाद्वारे तरतूद करण्यात येऊन अशा वसतिगृहाचे वापराकरीता अतिरिक्त चटईक्षेत्र निर्देशांक देण्यात यावा, असे नमूद करून विद्यार्थी तसेच नोकरदार/ कामकरी महिलांचे वसतिगृहांसाठी अतिरिक्त चटई क्षेत्र निर्देशांक अनुज्ञेय करणेसंदर्भात उक्त नियमावलीचे विनियम ३३ मध्ये नवीन खंड ३३(२५) द्वारे तरतूद समाविष्ट करण्यासाठी उक्त नियमावलीमध्ये फेरबदल करणेबाबत उक्त महानगरपालिकेस विनंती केली असल्याचे महापालिकेने नमूद केले आहे;

आणि ज्याअर्थी, उक्त विनंती व वस्तुस्थिती विचारात घेऊन, विद्यार्थी आणि नोकरदार/कामकरी महिलांसाठी घरांची नितांत गरज आणि विद्यार्थी व नोकरदार/कामकरी महिलांसाठी वसतिगृह सुविधांची कमतरता पाहता, विद्यार्थी आणि नोकरदार/ कामकरी महिलांसाठी वसतिगृह विकसित करणेकरीता त्यासंबंधी विशेष तरतूद उक्त नियमावलीमध्ये करणे आवश्यक असल्याची उक्त महानगरपालिकेस खात्री झाल्याने उक्त महानगरपालिकेने उक्त अधिनियमाचे कलम ३७ चे पोट कलम (१) नुसार प्राप्त अधिकारांतर्गत उक्त नियमावलीचे विनियम ३३ मध्ये नवीन खंड ३३(२५) "Building of Students' and/or Working Women Hostel" समाविष्ट करणेबाबत फेरबदल प्रस्ताव कार्यान्वित केला आहे (यापुढे याचा उल्लेख "प्रस्तावित फेरबदल" असा करणेत आलेला आहे); आणि ज्याअर्थी, उक्त महानगरपालिकेने सदर प्रस्तावित फेरबदलाची सूचना सामान्य जनतेच्या सूचना/हरकतीकरिता महाराष्ट्र शासन राजपत्रात दि.१४-२० मार्च, २०२४ रोजी प्रसिध्द केली आहे; आणि ज्याअर्थी, उक्त महानगरपालिकेने उक्त अधिनियमाचे कलम ३७(१) अन्वये प्रस्तावित फेरबदलाची वैधानिक कार्यवाही पूर्ण करून दि.०१/०७/२०२४ रोजीचे उक्त पत्रान्वये फेरबदल प्रस्ताव शासनाचे मान्यतेसाठी सादर केला आहे;

आणि ज्याअर्थी संचालक, नगर रचना, महाराष्ट्र राज्य, पूणे यांनी त्यांचेकडील दि.१२/०७/२०२४ रोजीचे पत्राद्वारे सदर प्रस्तावित फेरबदलावर अहवाल सादर केला आहे;

आणि ज्याअर्थी उक्त महानगरपालिकेची विनंती विचारात घेऊन व संचालक, नगर रचना, महाराष्ट्र राज्य, पूणे यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल काही सुधारणांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(२) अन्वये प्राप्त अधिकारात आणि त्या संदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे: -

- अ) उक्त प्रस्तावित फेरबदलाचे प्रस्तावास सदर अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये विशिष्टपणे नमूद केलेप्रमाणे मंजूरी देत आहे.
- ब) सदरची अधिसूचना शासकीय राजपत्रामध्ये प्रसिध्द झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.
- क) उक्त महानगरपालिकेस उक्त नियमावलीचे मंजूरी सोबतच्या फेरबदलाचे परिशिष्टामध्ये शेवटच्या नोंदीनंतर उपरोक्त (अ) मध्ये नमूद परिशिष्ट समाविष्ट करणेचे निर्देश देत आहे.

सदर अधिसूचना महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे /नियम ) या वेबसाईटवर देखील उपलब्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



*(Signature)*

(अमर पाटील)

अवर सचिव, महाराष्ट्र शासन



## परिशिष्ट

(शासन नगर विकास विभाग अधिसूचना क्र.टिपीबी-४३२४/१०५६/प्र.क्र.१३/२०२४/नवि-११,  
दिनांक - ११/०७/२०२४ सोबतचे परिशिष्ट)

New Sub Regulation 33(25) is added in Regulation 33 of Development Control and Promotion Regulations -2034 as follows :-

### **33 (25) : Building of Students and/or Working Women Hostel:-**

The Commissioner, by special permission, may permit additional FSI including Zonal (basic) FSI as specified in Table on independent plot/s, subject to payment of premium for additional BUA at the rate of 30% of the land rates as per ASR (for FSI 1) or as decided by Government from time to time, to be shared equally between Government & BMC, and subject to other terms and conditions. The maximum permissible FSI (including Zonal (basic) FSI) for the purpose of building of students and/or working women hostel shall be as below and subject to following conditions:

Sr. No.	Minimum Road Width	Maximum Permissible FSI including zonal FSI
1	12m	Up to 3
2	18m	Up to 4
3	27m	Up to 5

**Note:** On the plot area excluding area to be handed over to BMC/ Appropriate Authority in lieu of Reservation/ Existing amenity except affected by proposed DP roads/ sanctioned RL under MMC Act.

#### **Conditions:**

1. Additional FSI shall be allowed for plots which are not reserved or designated as existing amenity in the Development Plan except affected by proposed DP Roads / sanctioned RL under MMC Act.
2. Provision of Inclusive Housing shall not be applicable for development of the plot/s under this regulation.
3. The additional FSI beyond the zonal (basic) FSI shall be utilized only for bona fide purpose of students Hostels or for Working Women Hostel purpose. However, at the option of the owner/project proponent, the ancillary users along with other permissible users may be permitted as per the condition no. 4 below.
4. A Maximum 15% of total BUA inclusive of such additional FSI may be permitted for ancillary uses such as Canteen, Laundry, In house Gym, Library, Recreational Zone, Branch of a Bank and Dispensary etc. Further, 30% of the total permissible FSI (excluding BUA for existing authorized occupants / tenants) may be permitted for other users as otherwise permissible under these regulations.
5. The student hostel and/or working women hostel shall be permitted in separate wing/s or on separate floor/s with separate staircase/lift.
6. The premium for allowing benefit of exemption of the area of staircase, lift, lift lobby from FSI computation as per provisions of Reg. 31(1)(iv) shall be charged at the rate of 25% of the normal premium.



*Handwritten signature/initials.*



7. The open space deficiency at the rate of 10% of normal premium or 2.5% of the rate of land as per ASR (for FSI 1.00), whichever is higher shall be charged for the building
8. The user of student hostel and/or working women hostel including all ancillary users in the building shall be under single establishment.
9. All Hostel Rooms shall be marked on the plan clearly with a note "for hostel purpose only and not to be sold unit wise. However, entire establishment can be transferred / sold as per law."
10. Minimum space of 6 mtr. shall be left open on rear and side marginal spaces.
11. Parking requirement for student hostel and/or working women hostel shall be as per Sr.No. 2 of Table no. 21 of Reg 44 of DCPR 2034 considering the parking spaces to be provided for motor vehicles.

The same may be doubled for scooter/ motor-cycle.

12. Minimum two number of staircases shall be provided.
13. Additional Development cess at 2% of the Land Rate as per ASR [for FSI 1) of the year of approval for the BUA beyond Zonal (basic) FSI (excluding fungible compensatory area) shall be paid to BMC. Development cess shall be in addition to development charges levied as per section 124 of MR & TP Act 1966.



*Amar Patil*

(Amar Patil)

Under Secretary to Government.