

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीतील काही तरतुदींमध्ये सुधारणा
करणेसंदर्भात कलम ३७(१कक)(क) व कलम
२०(३) अन्वये सूचना...

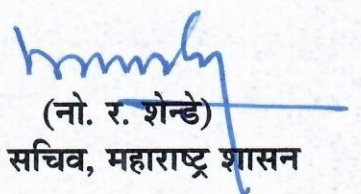
सूचना
महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३,
दिनांक ०२/१२/२०२०

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,




(नो. र. शेन्डे)
सह सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.मंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा.उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा.उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
९. सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
/- सदरची सूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.
- २) सर्व विभागीय सहसंचालक, नगर रचना.

- ३) सर्व विभागीय आयुक्त.
- ४) सर्व जिल्हाधिकारी.
- ५) आयुक्त, सर्व संबंधित महानगरपालिका.
- ६) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ७) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
- ८) मुख्य कार्यकारी अधिकारी, पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.
- ९) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
- १०) सर्व विशेष नियोजन प्राधिकरणे
- ११) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १२) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- १३) सर्व नवनगर विकास प्राधिकरणे.
- १४) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- १५) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १६) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १७) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १८) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
/- सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १९) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
/- सदरची सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- २०) निवडनस्ती, कार्यासन (नवि-१३).



सूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक : ०२/१२/२०२०

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/फेरबदल/नवि-१३ :-

ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे / विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस ("युडीसीपीआर") महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो. व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे;

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) शिर्डी विमानतळ अधिसूचित क्षेत्र आणि विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळाचे अधिसूचित क्षेत्र, या क्षेत्रांना उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० अन्वये निदेश दिलेले आहेत;

आणि ज्याअर्थी, उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील या सूचनेसोबतच्या परिशिष्ट 'अ' मध्ये नमूद केल्याप्रमाणे काही तरतुदी सुधारीत करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे), असे शासनाचे मत झाले आहे;



आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१अअ) व २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करीत आहे. उक्त फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगर रचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगर रचना यांना, सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी उक्त अधिनियमाचे कलम १६२(१) नुसार प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

- १) विभागीय सहसंचालक, नगर रचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती / औरंगाबाद विभाग.
- २) आयुक्त, सर्व संबंधित महानगरपालिका.
- ३) जिल्हाधिकारी, सर्व जिल्हे.
- ४) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ५) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
- ६) मुख्य कार्यकारी अधिकारी, पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.
- ७) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
- ८) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ९) सर्व विशेष नियोजन प्राधिकरणे/नवनगर विकास प्राधिकरणे.
- १०) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषदा.
- ११) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



Kishore Gokhale
(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

परिशिष्ट-अ

सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३८/१८/कलम ३७(१कक) व कलम २०(३)/फेरबदल/नवि-१३,
दिनांक ०२/१२/२०२० सोबतचे सहपत्र

- 1) In Provision for Amenity Space Amenity Space, the existing table in Regulation No.3.5.1 is proposed to be replaced by the new table as follows -

Existing Table

Area of Land	Minimum Amenity Space to be provided.
a) Upto 4000 sq.m.	Nil.
b) More than 4000 sq.m. and upto 10000 sq.m.	(a) + 5% of remaining area.
c) More than 10000 sq.m.	(b) + 10% of remaining area.

New Table

Area of Land	Minimum Amenity Space to be provided.
a) less than 20000 sq.m.	Nil.
b) 20000 sq.m. or more	5% of the total area

- 2) The following modifications are proposed in Regulation No.7.4 -

a) In Regulation No.7.4.1 (i and ii), the figure '2.5' is proposed to be replaced by '3.0'. Also, wherever the figure of 2.5 appeared in the said regulation No.7.4 is proposed to be replaced by 3.0.

- 3) The Regulation No.7.6.1 is proposed to be replaced by the following -

7.6.1 Redevelopment of multi-dwelling buildings of co-operative housing societies -

i) FSI allowed for redevelopment shall be FSI of existing authorized building and incentive FSI to the extent of 30% of existing built up area or 15 sq.mt. per tenement, whichever is more.

Provided for further that if the existing authorized built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential. In case of non-residential occupier, the incentive FSI shall be 15% of the existing non-residential area.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

ii) In cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.

iii) This regulations shall be applicable only when existing members of the societies are proposed to be reaccomodated.



iv) If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2. and remainder notional plot shall be developed as per this regulation.

4) In Chapter 7, following new regulation is proposed to be added as Regulation No.7.13 as follows -

7.13 - COMMERCIAL BUILDINGS IN CBD, COMMERCIAL, RESIDENTIAL ZONE IN PLANNING AUTHORITIES AREAS -

Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial zone from Industrial zone :

The Authority may allow FSI up to 5.0 including permissible FSI as per provision of regulation No.6.3, Table No.6-G in Chapter-6 for commercial user / development on plots in marked as CBD or plot situated in Residential or Commercial zone from Industrial zone after compliance of Regulation No.4.8.1 of these Regulations subject to the condition that permissible FSI as per Table No.6-G will be utilized first and the additional FSI under this Regulation on payment of premium subject to following conditions:-

- 1) Additional FSI shall be allowed for plots which are not reserved / designated in the DP except affected by proposed DP roads / sanctioned regular line of street under MMC Act and parking reservation.
- 2) The development of reserved / designated plots in CBD shall be governed by provisions of these Regulations.
- 3) Development for residential purpose to the extent of maximum 30% of the permissible FSI as per provisions of Regulation No.6.3, Table No.6-G may be allowed. Additional FSI as per this regulation shall not be permissible for residential user / development.
- 4) Premium for granting such additional BUA beyond permissible FSI as per Table No.6-G shall be charged at the rate of 50% of ASR for land and shall be equally shared between the GoM and the Authority.
- 5) Provision of Inclusive Housing shall not be applicable for development in CBD.

Provided further that in case the entire commercial development is on a plot situated in Commercial zone / independent plot in Residential zone, and satisfies other related provisions of these regulations, the Authority may allow FSI as detailed below including permissible FSI as per provision of Regulation No.6.3, Table No.6-G for commercial uses / development on area of plots excluding area covered under reservation / designation in the DP except affected by proposed DP roads / sanctioned RL under MMC Act, on payment of premium for built up area @ 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and Authority. In this case, no residential development will be allowed on such plot.



Sr. No.	Minimum	Maximum Permissible FSI
1	12 m.	3
2	18 m.	4
3	27 m.	5

5) The provision in Regulation No.14.7.8 (iv) is proposed to be modified as follows -

Existing Provision:

(iv) FSI that can be sanctioned on any slum site shall be 3.00 or sum of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 500 per Net hectare. CEO, SRA may insist for tenements for project affected persons or other purposes. In such cases, minimum tenement density may exceed 650 tenements per net hectare.

Modified Provision:

(iv) Maximum FSI permissible that can be sanctioned on any slum site shall be 4.0 or sum of total of rehabilitation BUA plus incentive BUA whichever is more with minimum tenement density of 650 per net hectare. Due to local planning constraints and viability of Slum Rehabilitation Project, the tenement density norms of 650 net per hectare may be reduced upto 25% by Chief Executive Officer, SRA, subject to minimum tenement density of 500 per net hectare. In such cases, maximum permissible in-situ / total FSI shall be restricted to sum of rehabilitation and incentive BUA which may be generated in the scheme after such relaxation of tenement density.

6) The provision in Regulation No.14.8.6 (i) is proposed to be modified as follows -

Existing Provision -

14.8.6 The permissible FSI for URC

i) Total Permissible Global FSI over the area of a URC shall be double the value required for the rehabilitation of occupants as per their eligibility under this Regulation, or 4.00 whichever is higher. FSI shall be calculated over the gross area of the URC. Deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is upto 25% of the URC then the FSI shall be allowed to be used in non CRZ area however no FSI shall be allowed for the area from CRZ-I. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of UDCPR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilisable on a receiving plot.

Modified Provision -

14.8.6 The permissible FSI for URC

i) The FSI permissible in the URS shall be the FSI required for rehabilitation of existing occupiers/tenants + incentive FSI under this Regulation, or 4.00 whichever is higher. Provided that Incentive FSI shall be governed by the ratio of Land Rate (LR) (in Rs. Per sq.m.) of the URC under redevelopment to the Rate of Construction (RC) (in Rs. Per Sq.m.) as per the Annual Statement of Rates (ASR) applicable to the area and size of the URC as given in table below.



Basic Ratio (LR/RC)	Incentive Component on Rehabilitation Area
Above 2.00	100%
Above 1.50 and upto 2.00	125%
Above 1.00 and upto 1.50	150%
Upto 1.00	175%

Explanation :-

(a) In case of different land rates area applicable to different parts of the URC, weighted average of all the applicable rates shall be taken for calculating the Average land rate and basic ratio.

(b) The land rate and the rate of construction for calculation of the basic ratio shall be taken for the year in which the URS is approved by the competent authority and shall remain unchanged during the entire project cycle of the URS.

In addition to above, an additional incentive component, governed by the size of the plot under redevelopment, shall be admissible in accordance with the Table below :-

Area of URC	Additional Incentive Component (As % of Rehabilitation Component)
Below 1 ha.	Nil
1 ha. and below 2 ha.	5%
2 ha. and below 5 ha.	10%
above 5 ha.	15%

FSI shall be calculated over the gross area of the URC, deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is upto 25% of the URC then the FSI shall be allowed to be used in non CRZ area. However no FSI shall be allowed for the area from CRZ-I. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of UDCPR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilisable on a receiving plot.



(Signature)
(Kishor Gokhale)
Under Secretary to Government

NOTICE
Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 400 032
Dated : 02/12/2020

The Maharashtra Regional & Town Planning Act, 1966

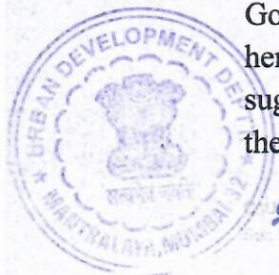
No.TPS-1818/CR.236/18/Sec.37(1AA) & Sec.20(3)/Modification/UD-13 :-

Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ('UDCPR') for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') vide Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 02/12/2020;

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Shirdi Airport Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority and for notified area of Maharashtra State Road Development Corporation as Special Planning Authority, the Government has published Notices under section 37(1AA) & section 20(3) of the said Act, bearing No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively alongwith directives under section 154 of the said Act, 1966 vide resolutions No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively;

And whereas, the Government is of opinion that, it is necessary to modify some provisions of the said sanctioned Unified Development Control and Promotion Regulations as mentioned in **Schedule-A** appended with this Notice (hereinafter referred to as 'the said modification');

Now therefore, in exercise of the powers conferred under section 37(1AA) and 20(3) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in Maharashtra Government Gazette, to the concerned Divisional Joint Director of Town Planning who is hereby authorised under section 162(1) of the said Act as an 'Officer' to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.




This notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

- 1) The Divisional Joint Director of Town Planning, Konkan / Pune / Nashik / Nagpur / Amravati / Aurangabad.
- 2) The Commissioner, All concerned Municipal Corporations.
- 3) The Collectors, All Districts.
- 4) The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.
- 5) Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai.
- 6) Office of the Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority, Akurdi, Pune.
- 7) Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8th Floor, World Trade Centre, Mumbai-5.
- 8) The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
- 9) All Special Planning Authorities/ New Town Development Authorities.
- 10) The Chief Executive Officer, All Zilla Parishads.
- 11) The Chief Officers, All Municipal Councils / Nagar Panchyats.

This notice is also available on the Government website www.maharashtra.gov.in
(Acts/Rules)

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




(Kishor Gokhale)
Under Secretary to Government

Schedule-A

Accompaniment of Notice No.TPS-1818/CR.236/18/Sec.37(1AA) & Sec.20(3)/
Modification/UD-13, dated 02/12/2020

- 1) In Provision for Amenity Space Amenity Space, the existing table in Regulation No.3.5.1 is proposed to be replaced by the new table as follows -

Existing Table

Area of Land	Minimum Amenity Space to be provided.
a) Upto 4000 sq.m.	Nil.
b) More than 4000 sq.m. and upto 10000 sq.m.	(a) + 5% of remaining area.
c) More than 10000 sq.m.	(b) + 10% of remaining area.

New Table

Area of Land	Minimum Amenity Space to be provided.
a) less than 20000 sq.m.	Nil.
b) 20000 sq.m. or more	5% of the total area

- 2) The following modifications are proposed in Regulation No.7.4 -

a) In Regulation No.7.4.1 (i and ii), the figure '2.5' is proposed to be replaced by '3.0'. Also, wherever the figure of 2.5 appeared in the said regulation No.7.4 is proposed to be replaced by 3.0.

- 3) The Regulation No.7.6.1 is proposed to be replaced by the following -

7.6.1 Redevelopment of multi-dwelling buildings of co-operative housing societies -

i) FSI allowed for redevelopment shall be FSI of existing authorized building and incentive FSI to the extent of 30% of existing built up area or 15 sq.mt. per tenement, whichever is more.

Provided for further that if the existing authorized built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential. In case of non-residential occupier, the incentive FSI shall be 15% of the existing non-residential area.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

ii) In cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.

iii) This regulations shall be applicable only when existing members of the societies are proposed to be reaccomodated.



iv) If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2. and remainder notional plot shall be developed as per this regulation.

4) In Chapter 7, following new regulation is proposed to be added as Regulation No.7.13 as follows -

7.13 - COMMERCIAL BUILDINGS IN CBD, COMMERCIAL, RESIDENTIAL ZONE IN PLANNING AUTHORITIES AREAS -

Additional FSI for Commercial user development in Central Business District (CBD) or plot situated in Residential or Commercial Zone or Independent plot converted in Residential or Commercial zone from Industrial zone :

The Authority may allow FSI up to 5.0 including permissible FSI as per provision of regulation No.6.3, Table No.6-G in Chapter-6 for commercial user / development on plots in marked as CBD or plot situated in Residential or Commercial zone from Industrial zone after compliance of Regulation No.4.8.1 of these Regulations subject to the condition that permissible FSI as per Table No.6-G will be utilized first and the additional FSI under this Regulation on payment of premium subject to following conditions:-

1) Additional FSI shall be allowed for plots which are not reserved / designated in the DP except affected by proposed DP roads / sanctioned regular line of street under MMC Act and parking reservation.

2) The development of reserved / designated plots in CBD shall be governed by provisions of these Regulations.

3) Development for residential purpose to the extent of maximum 30% of the permissible FSI as per provisions of Regulation No.6.3, Table No.6-G may be allowed. Additional FSI as per this regulation shall not be permissible for residential user / development.

4) Premium for granting such additional BUA beyond permissible FSI as per Table No.6-G shall be charged at the rate of 50% of ASR for land and shall be equally shared between the GoM and the Authority.

5) Provision of Inclusive Housing shall not be applicable for development in CBD.

Provided further that in case the entire commercial development is on a plot situated in Commercial zone / independent plot in Residential zone, and satisfies other related provisions of these regulations, the Authority may allow FSI as detailed below including permissible FSI as per provision of Regulation No.6.3, Table No.6-G for commercial uses / development on area of plots excluding area covered under reservation / designation in the DP except affected by proposed DP roads / sanctioned RL under MMC Act, on payment of premium for built up area @ 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and Authority. In this case, no residential development will be allowed on such plot.



Sr. No.	Minimum	Maximum Permissible FSI
1	12 m.	3
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5) The provision in Regulation No.14.7.8 (iv) is proposed to be modified as follows -

Existing Provision:

(iv) FSI that can be sanctioned on any slum site shall be 3.00 or sum of rehabilitation FSI plus incentive FSI whichever is more with Minimum Tenement Density of 500 per Net hectare. CEO, SRA may insist for tenements for project affected persons or other purposes. In such cases, minimum tenement density may exceed 650 tenements per net hectare.

Modified Provision:

(iv) Maximum FSI permissible that can be sanctioned on any slum site shall be 4.0 or sum of total of rehabilitation BUA plus incentive BUA whichever is more with minimum tenement density of 650 per net hectare. Due to local planning constraints and viability of Slum Rehabilitation Project, the tenement density norms of 650 net per hectare may be reduced upto 25% by Chief Executive Officer, SRA, subject to minimum tenement density of 500 per net hectare. In such cases, maximum permissible in-situ / total FSI shall be restricted to sum of rehabilitation and incentive BUA which may be generated in the scheme after such relaxation of tenement density.

6) The provision in Regulation No.14.8.6 (i) is proposed to be modified as follows -

Existing Provision -

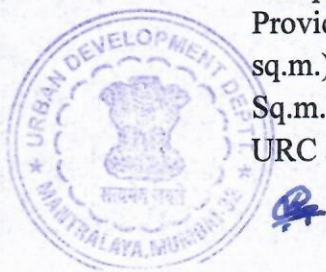
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Modified Provision -

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Explanation :-

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(b) The land rate and the rate of construction for calculation of the basic ratio shall be taken for the year in which the URS is approved by the competent authority and shall remain unchanged during the entire project cycle of the URS.

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(Signature)
(Kishor Gokhale)
Under Secretary to Government