

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली - २०३४  
मधील फेरबदल मंजूरीची उक्त अधिनियमाचे  
कलम ३७(१कक)(ग) अन्वये अधिसूचना .

महाराष्ट्र शासन

नगर विकास विभाग

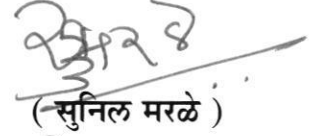
क्रमांक :- टिपीबी-४३२१/प्र.क्र.१२/२०२१/नवि-११

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक :- २१ डिसेंबर २०२१

**शासन निर्णय:-** सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

  
(सुनिल मरठे)

सह सचिव, महाराष्ट्र शासन

प्रत :-

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. मंत्री ( नगर विकास ) यांचे स्वीय सहाय्यक.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साहटमेंट, 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 करुन त्याच्या प्रत्येकी २५ प्रती १) नगर विकास विभाग नवि-११), मंत्रालय, मुंबई २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व ४) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

- (५) कक्ष अधिकारी, कार्यासन नवि-२९ (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी)
- (६) निवड नस्ती (नवि-११)

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

Sanction to Modification in the Development Control and Promotion Regulations-2034 for Greater Mumbai under Section 37(IAA)(c) of the said Act.

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
Mantralaya, Mumbai 400 032.  
Dated: - 21<sup>st</sup> December 2021

**NOTIFICATION**

**No.TPB-4321/CR-12/2021/UD-11**

Whereas, the Municipal Corporation of Greater Mumbai 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")

And 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 along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as "the said Regulations") 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 a corrigendum of even number dt.22<sup>nd</sup> June, 2018 as per which the said Regulations have come into force from 1/09/2018. 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 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 Regulations;

And whereas, the Government of Maharashtra vide Notification dt.12/11/2018 has issued a 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, Government in Urban Development Department has noticed that there are some typographical errors and mistakes in the Notification dated 21/09/2018 sanctioning the E.P. and in the sanctioned provisions of said Regulations and the Government has called remarks of the Commissioner, Municipal Corporation of Greater Mumbai, which are received vide letter dated 6/11/2018. And whereas, as per the request of the Commissioner, Municipal Corporation of Greater Mumbai a corrigendum dated 12/11/2018 is issued by the Government in Urban Development Department to the said Regulations. And whereas, certain corrections which are of substantial nature and cannot be included in corrigendum. And whereas, the Govt., in the Urban Development Department is satisfied that to clarify and co-relate certain provisions of the said Regulations for its proper interpretation and in the applicability of the said Regulations in a comprehensive manner in the public interest it is expedient to modify the said Regulations;



And whereas, 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 all other powers enabling in that behalf, Government of Maharashtra has published a Notice dated 13<sup>th</sup> November, 2018 (hereinafter referred to as "the said Notice") for inviting objections/suggestions from the general public with regard to the modifications in some of the Regulations of the said Regulations as stated in the Schedule in the said Notice (hereinafter referred to as "the proposed modification") and appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as "the said officer") to submit a report on the objections/suggestions received in respect of the proposed modification to the Government after giving hearing to the concerned persons and the said Authority;

And whereas, the said Notice dated 13<sup>th</sup> November, 2018 was published in the Maharashtra Government Gazette (Extra-Ordinary Part 1- Kokan Division supplement) (hereinafter referred to as "the official Gazette") dated 14<sup>th</sup> November 2018 and the said officer has submitted his report to the Government vide letter dated 27/08/2019 through the Director of Town Planning, Maharashtra State, Pune after completing the legal procedure as stipulated under Section 37(1AA) of the said Act;

And whereas, after considering the report of the said officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that decision in respect of modification in Regulation 15(2)(c) is to be kept in abeyance and remaining proposals in the proposed modification are required to be sanctioned with certain changes;


Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby:-

- A) Sanctions the proposed modification excepting regulation 15(2)(c), with certain changes 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 Municipal Corporation of Greater Mumbai 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 made available on the Government of Maharashtra website:-[www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts & Rules)

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



  
(Nirmalkumar P. Chaudhari)  
Under Secretary to Government


## SCHEDULE

(Appended to the Government in Urban Development Department's Notification No. TPB-4321/C.R.12 /2021/UD-11,  
Dated- 21<sup>st</sup> December 2021 )

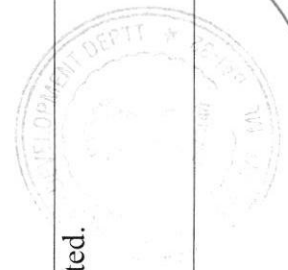
Sanction to modification in respect of sanctioned Development Control and Promotion Regulations -2034 for Greater Mumbai.

Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
1	2	3	4	5	6
1	III	15(1)	<p>1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation existing amenity /reservation) shall be handed over to MCGM free of cost. The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.</p> <p>b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible</p>	<p>Provision to be deleted.</p>	<p>Provision is deleted.</p>



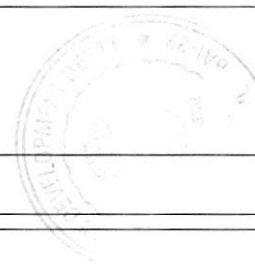
Sr. No.	Part Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
		<p>FSI in any of the buildings in the layout other than IH.</p> <p>c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area for EWS/LIG Housing as decided by the Housing Department, Government of Maharashtra, from time to time. between 27.88 25 sq. m. and 42 27.88 sq. m. Further, such plots shall not be used for any other purpose.</p> <p>Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI.</p> <p>The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.</p> <p>Formula:  <math>X = (Rg/Rr) * Y</math>  Where, X = Utilization of Development Right (DR) on the receiving plot.  Rg = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned IOD/IOA is issued.  Rr = Land Rate in Rs. per sq. m as per ASR of the receiving plot of the same year of generating plot.</p>		

Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			<p>Y = Unutilized FSI.</p> <p>d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.</p> <p><b>OR</b></p>		
2	V	15(3)  30(Λ)(3)(b)	<p>(3) Amalgamation of IH plots/IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14, 15 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>	<p>(3) Amalgamation of IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>	<p>(3) Amalgamation of IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>
3	V	31(3) Proviso 4	<p>Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.</p>	<p>Provision to be deleted</p>	<p>Provision is deleted.</p>
4	VIII	42(II)(d)	<p>(d) A balcony may be permitted as specified in Regulation No. 37(20).</p>	<p>Provision to be deleted.</p>	<p>Provision is deleted.</p>



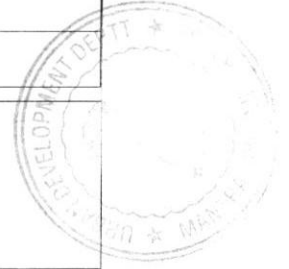
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Sr. No.	Part No.	Regulation Number	Existing Provision			Proposed provision vide Notice dated 13 <sup>th</sup> November 2018			Sanctioned Provision																																			
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Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			<p>visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) &amp; 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking spaces for visitors shall be</p>	<p>(b),(c)&amp; (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) &amp; 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p>	<p>(b),(c)&amp; (d) above, parking for visitors shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10) 33(10)(A), 33(11) (A), 33(15) &amp; 33(20) (A) the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq. m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p>





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			<p>provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.</p>	<p>In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking spaces for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.</p>	<p>In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking spaces for visitors shall be provided to the extent of <b>10 per cent</b> of the number stipulated above, subject to minimum of one.</p>



(Nirmalkumar P. Chaudhari)  
Under Secretary to Government

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४  
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कलम ३७(१कक)(ग) अन्वये अधिसूचना .

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई : ४०० ०३२,  
दिनांक :- २१ डिसेंबर २०२१

### अधिसूचना

क्रमांक :- टिपीबी-४३२१/प्र.क्र.१२/२०२१/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;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करुन राज्य शासनाने अधिसूचना क्र. टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दि.८/०५/२०१८ (यापुढे याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे ज्याचा उल्लेख "उक्त नियमावली २०३४" असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे 'परिशिष्ट-ब' मध्ये दर्शविलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे 'परिशिष्ट-अ' मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे. आणि ज्याअर्थी, शासनाने उक्त अधिसूचनेस समक्रमांकाचे शुध्दीपत्रक दि.२२ जून २०१८ रोजी निर्गमित केले असून त्यानुसार उक्त नियमावली -२०३४, दि.१/०९/२०१८ पासून अंमलात आली 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, शासनाने दि.२१/०९/२०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावली-२०३४ मधील सारभूत स्वरूपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे;

आणि ज्याअर्थी शासन नगर विकास विभागास ई.पी. मंजूरीच्या दि.२१/०९/२०१८ रोजीच्या शासन अधिसूचनेमध्ये आणि उक्त नियमावलीच्या मंजूर तरतुदीमध्ये इतर काही टंकलेखनाच्या त्रुटी व चूका असल्याचे निदर्शनास आले आहे आणि शासनाने अपेक्षिल्यानुसार आयुक्त, बृहन्मुंबई महानगरपालिका यांचे अभिप्राय त्यांचेकडील दि. ६/११/२०१८ रोजीचे पत्रान्वये नगर विकास विभागास प्राप्त झाले आहे. आणि ज्याअर्थी, आयुक्त, बृहन्मुंबई महानगरपालिका यांनी केलेल्या विनंतीनुसार उक्त नियमावलीस शासन नगर विकास विभागाने दि.१२/११/२०१८ रोजी शुध्दीपत्रक निर्गमित केले आहे. आणि ज्याअर्थी, काही सुधारणा ह्या सारभूत स्वरूपाच्या असून उक्त नियमावलीतील काही मंजूर तरतुदीच्या अर्थबोधाची स्पष्टता करुन सुसंगती आणणे आणि उक्त नियमावली ही सर्वसमावेशक रित्या लागू होण्याची बाब विचारात घेता सार्वजनिक हिताच्या दृष्टीने उक्त नियमावलीमध्ये सुधारणा करणे आवश्यक आहे, अशी शासन नगर विकास विभागाची खात्री झाली आहे;

आणि ज्याअर्थी, उपरोक्त परिस्थिती व वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाचे कलम ३७ च्या पोट कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून उक्त नियमावली-२०३४ चे काही विनियमांमध्ये फेरबदल करण्यासाठी महाराष्ट्र शासनाने दिनांक १३ नोव्हेंबर २०१८ रोजीची सूचना (यापुढे जिचा उल्लेख "उक्त सूचना" असा केलेला आहे) प्रसिध्द केली होती व त्यातील परिशिष्टामध्ये नमूद फेरबदलावर (यापुढे याचा उल्लेख "प्रस्तावित फेरबदल" असा केलेला आहे) नागरिकांच्या हरकती/सूचना मागविल्या होत्या आणि प्राप्त हरकती/सूचना संदर्भात संबंधित व्यक्तींना तसेच नियोजन प्राधिकरणास सुनावणी देऊन शासनास अहवाल सादर करणेसाठी उपसंचालक, नगररचना, बृहन्मुंबई (यापुढे त्यांचा उल्लेख "उक्त अधिकारी असा केलेला आहे") यांची नियुक्ती केली होती;

आणि ज्याअर्थी उक्त दिनांक १३ नोव्हेंबर २०१८ रोजीची सूचना महाराष्ट्र शासन राजपत्रामध्ये (असाधारण भाग १- कोकण विभागीय पुरवणी) (यापुढे याचा उल्लेख "शासकिय राजपत्र" असा केलेला आहे) दिनांक १४ नोव्हेंबर २०१८ रोजी प्रसिध्द झालेली आहे आणि उक्त अधिकारी यांनी त्यांचा अहवाल दि.२७/०८/२०१९ रोजीचे पत्राद्वारे संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत कलम ३७(१कक) खालील वैधानिक कार्यवाही पूर्ण करून शासनास सादर केलेला आहे;

आणि ज्याअर्थी उक्त अधिकारी यांचा आहवाल विचारात घेता व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर प्रस्तुत फेरबदलातील विनियम १५(२)(c) वरील निर्णय प्रलंबित ठेवण्याचे व उर्वरित फेरबदल ठराविक सुधारणेसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे;


आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(ग) अन्वये प्राप्त अधिकार व त्या संदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे:-

- अ) उक्त प्रस्तावित फेरबदलामधील विनियम १५(२)(c) वगळून उर्वरित फेरबदलास, सोबतच्या परिशिष्टामध्ये नमूद केल्याप्रमाणे ठराविक सुधारणेसह मंजूरी देत आहे.
- ब) सदरची अधिसूचना शासकिय राजपत्रामध्ये प्रसिध्द झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.
- क) बृहन्मुंबई महानगरपालिकेस उक्त नियमावली-२०३४ चे मंजूरी सोबतच्या फेरबदलाचे परिशिष्टामध्ये शेवटच्या नोंदीनंतर सोबत जोडलेले 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 यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



  
(निर्मलकुमार पं. चौधरी)  
अवर सचिव, महाराष्ट्र शासन

**परिशिष्ट**

( अधिसूचना क्रमांक :- टीपीबी-४३२१/प्र.क्र.१२/२०२१/नवि-११, दिनांक- २१ /१२/२०२१ सोबतचे परिशिष्ट)

**Sanction to modification in respect of sanctioned Development Control and Promotion Regulations -2034 for Greater Mumbai.**

Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
1	2	3	4	5	6
1	III	15(1)	<p>1 a) For construction of EWS/LIG tenements, minimum 20% of the plot area (excluding the area under Road set back/D P Road/designation existing amenity /reservation) shall be handed over to MCGM free of cost. The FSI of the plot handed over to MCGM shall be allowed to be utilized on the remaining plot.</p> <p>b) The aforesaid plot shall be handed over to MCGM within twelve 24 months from the date of approval /approval of the layout. The FSI of such plot can be utilized on remainder plot only after handing over of such plot to MCGM or before availing Zonal (basic) FSI beyond 50% 75% of gross plot area or granting Occupation Certificate to last 25% of Zonal (basic) FSI in to any of the building, whichever is earlier. The ownership of such plot shall be transferred in the name of MCGM in Revenue records before seeking occupation to last 25% of admissible</p>	<p>Provision to be deleted.</p>	<p>Provision is deleted.</p>



Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			<p>FSI in any of the buildings in the layout other than IH.</p> <p>c) MCGM after receipt of such plot shall immediately formulate a scheme of development for IH wherein the size of tenement shall have carpet area for EWS/LIG Housing as decided by the Housing Department, Government of Maharashtra, from time to time. between 27.88 25 sq. m. and 42 27.88 sq. m. Further, such plots shall not be used for any other purpose.</p> <p>Provided that in case the Landowner/Developer desires not to utilize such FSI in the same land, fully or partly, then he shall be eligible for TDR in lieu of such unutilized FSI.</p> <p>The utilization of this TDR shall be subject to the prevailing provisions of DCR and as per the following formula.</p> <p>Formula:  <math>X = (R_g/R_r) * Y</math>  Where, X = Utilization of Development Right (DR) on the receiving plot.  <math>R_g</math> = Land Rate in Rs. per sq. m as per the Annual Schedule of Rates (herein after referred to as "ASR") of generating plot in the year when project is sanctioned  IOD/IOA is issued.  <math>R_r</math> = Land Rate in Rs. per sq. m as per ASR of the receiving plot of the same year of generating plot.</p>		



Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			<p>Y = Unutilized FSI.</p> <p>d) In case the owner/developer opts to utilize the FSI on the remainder plot/within layout, the permissibility of the FSI for the purpose of development on balance plot shall be considered on the gross plot area including the area to be handed over to MCGM for IH.</p> <p>OR</p>		
2	V	15(3) 30(A)(3)(b)	<p>(3) Amalgamation of IH plots/IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14, 15 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>	<p>(3) Amalgamation of IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>	<p>(3) Amalgamation of IH tenements shall not be allowed.</p> <p>b) TDR in lieu of cost of construction of built up amenity to be handed over as per the provisions of Regulation number 17(1) note 1(d) in lieu of cost of construction of amenity under Regulation 14 &amp; 17 shall be permissible within permissible BUA or owner may avail the TDR if not consumed on the remainder land elsewhere as these Regulation.</p>
3	V	31(3) Proviso 4	<p>Provided that, this Regulation shall be applicable only in respect of the buildings to be constructed or reconstructed.</p>	<p>Provision to be deleted</p>	<p>Provision is deleted.</p>
4	VIII	42(II)(d)	<p>(d) A balcony may be permitted as specified in Regulation No. 37(20).</p>	<p>Provision to be deleted.</p>	<p>Provision is deleted.</p>



Sr. No.	Part No.	Regulation Number	Existing Provision			Proposed provision vide Notice dated 13 <sup>th</sup> November 2018			Sanctioned Provision		
			Sr. No.	Occupancy	Parking Space required	Sr. No.	Occupancy	Parking Space required	Sr. No.	Occupancy	Parking Space required
5	VIII	44 Table No.21	1	(i) Residential	In the Island City areas, Suburbs and Extended Suburbs;	1	(i) Residential	In the Island City areas, Suburbs and Extended Suburbs;	1	(i) Residential	In the Island City areas, Suburbs and Extended Suburbs;
					One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking for			One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a),			One parking space for every. a) 4 tenements having carpet area upto 45 sq.m each. b) 2 tenements with carpet area exceeding 45sq.m but not exceeding 60sq.m each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement. c) 1 tenement with carpet area exceeding 60sq.m but not exceeding 90sq.m d) 1/2 tenement with carpet area exceeding 90 sq.m In addition to the parking spaces specified in (a),



*[Handwritten Signature]*

Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			<p>visitors shall be provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A),33(9),33(9)(B), 33(10) 33(10)(A),33(11) (A),33(15) &amp; 33(20) (A)the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto45sq.m each</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p> <p>In addition to the parking spaces specified in (a), (b), (c) &amp; (d) above, parking spaces for visitors shall be</p>	<p>(b),(c)&amp; (d) above, parking for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A),33(9),33(9)(B), 33(10) 33(10)(A),33(11) (A),33(15) &amp; 33(20) (A)the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p>	<p>(b),(c)&amp; (d) above, parking for visitors shall be provided to the extent of 10 per cent of the number stipulated above, subject to minimum of one. Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A),33(9),33(9)(B), 33(10) 33(10)(A),33(11) (A),33(15) &amp; 33(20) (A)the parking shall be as follows.</p> <p>One parking space for every.</p> <p>a) 8 tenements having carpet area upto45sq.m each.</p> <p>b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq. m each.</p> <p>c) 2 tenements with carpet area exceeding 60 sq. m but not exceeding 90sq.m each.</p> <p>d) 1 tenement with carpet area exceeding 90sq.m</p>





Sr. No.	Part No.	Regulation Number	Existing Provision	Proposed provision vide Notice dated 13 <sup>th</sup> November 2018	Sanctioned Provision
			provided to the extent of 25 per cent of the number stipulated above, subject to minimum of one.	In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of 5 per cent of the number stipulated above, subject to minimum of one.	In addition to the parking spaces specified in (a), (b), (c) & (d) above, parking spaces for visitors shall be provided to the extent of <b>10 per cent</b> of the number stipulated above, subject to minimum of one.



( निर्मलकुमार पं. चौधरी )  
अवर सचिव, महाराष्ट्र शासन