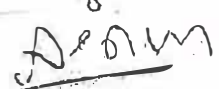


महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
कलम ३७(२) अन्वये विकास योजनेत करावयाच्या फेरबदला
बाबत मंजुरीची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन निर्णय क्रमांक: टिपीजी-४३०७/२६१७/प्र.क्र.६५/०८/नवि-११
मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २ मे, २००८.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ली संकुल, बांद्रा (पूर्व), मुंबई.
महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण
राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग,
(नवि-११), मंत्रालय, मुंबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, इन्स्टाहटमेंट, आझाद
मैदान, मुंबई-१ यांना पाठविण्यात याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-११), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).

Development Control Regulations for
Mumbai Metropolitan Region
Development Authority, Bandra
Kurla Notified Area.

Sanction to modification under
section 37(2) of Maharashtra
Regional and Town Planning Act,
1966.

Modification to Regulation 4(ii) ...

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated the 2nd May, 2008.

NOTIFICATION

No. TPB-4307/2594/2617/CR-65/2008/UD-11:-

Whereas, the Government of Maharashtra 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 (hereinafter referred to as "the said Authority") for the Notified Area of Bandra-Kurla Complex (hereinafter referred to by its acronym BKC) by the State Government in Urban Development and Public Health Department Notification No. BKR 1177/262-UD-5, dated 7th March, 1977 promulgated in exercise of its powers conferred by clause (C) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, in exercise of its powers under clause (d) of sub-section (3) of section 40 of the said Act, the Government of Maharashtra in Urban Development Department and Public Health Department by its 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 MMRDA Bandra-Kurla Notified Area Development Control Regulations 1979 (hereinafter referred to as "the said Regulations")

And whereas, Regulation No.4(ii) of the General Development Control Regulations for Bandra-Kurla Complex Notified Area now in force for Bandra-Kurla Complex is as follows:-

4(ii) Floor Space Index for the purpose of development shall be as follows that is to say:-

USER	FSI
Residential	1.5 *(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)
Commercial	2.0
Social Facilities	1.5

The values of Floor Index (except the one marked by asterisk*) are the values of the aggregate Floor Space Index in respect of total buildable area in 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 the plot.

And whereas, the MMRDA, in exercise of powers under section 40(3) and section 37(1) of the said Act and all other powers enabling it in this behalf has proposed to modify the Regulation No.4(ii) of the said regulation for the figures under the heading 'FSI' from 1.5 to 3.00 for "Residential" user and for figure under heading 'FSI' from 2.00 to 4.00 for "Commercial" user.

And whereas, the Metropolitan Commissioner had appointed a planning Committee for hearing all the 22 suggestions/objections received within the stipulated time. The Committee has submitted its report to the said Authority on 12th October, 2007.

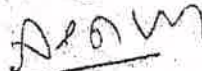
And whereas, accordingly the said Authority, vide letter dated 12th October, 2007 has submitted the modification proposal to Government for final sanction on the said proposal, the report of the Director of Town Planning is received on 1/2/08.

And whereas it is observed that 'G' Block of Bandra-Kurla Complex, admeasuring 178 Ha. is being developed for International Finance & Business Centre and all the infrastructure facilities are provided therein. Also the finance to be available from additional builtup area in the 'G' block can be utilised for providing infrastructure facilities in the total area of Mumbai Metropolitan Region. Therefore, it has been decided that for the time being the proposed increase in FSI be confined only to 'G' block of Bandra-Kurla Complex.

Now, therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, the Government of Maharashtra hereby further sanctions the said modification as follows:-

- (A) Sanction the part modification proposal in Regulation No.4(ii) of Development Control Regulation only for 'G' Block of Bandra-Kurla Complex and for remaining area of Bandra-Kurla Complex, the modification proposal of the said Authority is kept in abeyance.
- (B) Fixes the date of publication of this notification in the official gazette (Ordinary) as the date of coming into force of the said modification
- (C) Direct the said Corporation that, in the schedule of modifications appended to the aforesaid Government Notification sanctioning the said Regulations, after the last entry, the above entry (A) shall be added.
- (D) This notification is also published on Government web site at www.urban.maharashtra.gov.in

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



(Abhiram) Girkar)

Under Secretary to Government.

SCHEDULE

companionment in Government in Urban development departments
 ification No. TPE 4307/2594/2617/CR-65/08/UD-11 dated 2nd May,
 198.

EXISTING PROVISION Under Regulation No. 4(ii)		SANCTIONED MODIFICATION Under Regulation No. 4(ii)	
User	FSI	User	FSI
Residential	1.5 *(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)	Residential	'G' Block - 3.00# 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)
Commercial	2.00	Commercial	'G' Block - 4.00# Remaining - 2.00# Area in BKC.
Social Facilities	1.5	Social Facilities	1.5#

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

Abhiraj
 (Abhiraj Girkar)
 Under Secretary to Government.