



महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम,
१९६६ कलम ३७(२) अन्वये मुंबई महानगर प्रदेश विकास
प्राधिकरणाच्या विकास नियंत्रण नियमावली व विकास
योजनेत करावयाच्या फेरबदलाबाबत मंजुरीची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग;

शासन निर्णय क्रमांक: टिपीबी-४३०८/६४५/प्र.क्र.१२५/२००८/नवि-११

मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २१ ऑगस्ट, २००८.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

✓ महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ली संकुल, बांद्रा (पूर्व), मुंबई.
रेसिडेंट कमिशनर, महाराष्ट्र राज्य, महाराष्ट्र सदन, कॉर्पोरेशन मार्ग, नवि दिल्ली-११००००.
महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
मॅनेजिंग डायरेक्टर, मुंबई रेल्वे विकास कॉर्पोरेशन लिमिटेड, २ माळा, चर्चगेट स्टेशन इमारत, मुंबई - २०.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्चीरोड, 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, इन्साइटमेंट, आझाद मैदान, मुंबई-१ यांना पाठविण्यांत याव्यात.)

कक्षा अधिकारी (संगणक कक्षा) (नवि-२९), 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 21st August, 2008.

NOTIFICATION

TPB-4308/645/CR-125/2008/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, 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 had proposed to modify the Regulation No.4(II) of the said regulations, so as to increase the FSI from 2.00 to 4.00 for commercial use and from 1.5 to 3.00 for residential use.

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 was 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, Govt. vide notification of even no. dated 2/5/08 had sanctioned the part modification proposal in regulation No. 4(ii) of the said regulation only for 'G' Block of Bandra-Kurla Complex and for remaining area of Bandra-Kurla Complex the modification proposal of the said Authority was kept in abeyance.

And whereas, Mumbai Railway Vikas Corporation Ltd., (hereinafter referred to as "the said Corporation") (hereinafter referred to as "the said Corporation") vide letter dated 26/4/07 has requested Govt. of Maharashtra to permit the FSI of 4.00 on plot bearing S.No. 445 admeasuring 45371.12 sq.mt., by considering the location of plot in proximity of suburban and terminal status of Bandra and also it will in turn reduce the financial liabilities for MUTP-II Projects. The said Corporation vide letter dated 23rd July, 2008 also agreed that 2/3rd of the fund from additional FSI would be used for MUTP Phase-II and remaining 1/3rd of the fund will be used for railway projects in rest of Maharashtra State.

And whereas, by considering the location of the plot in proximity of suburban and terminal station of Bandra and by considering the commitment of the said Corporation, the Govt. has decided to increase the FSI of the said land from 2.00 to 4.00 for commercial use.

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 and for remaining area of Bandra-Kurla Complex, the modification proposal of the said Authority is kept in abeyance:-

(A) Sanction the part modification proposal in Regulation No. 4(ii) of Development Control Regulation, so as to increase the FSI of land bearing S.No. 445, admeasuring 45371.12 sq.mt. in 'G' Block of Bandra-Kurla Complex for Commercial use from 2.00 to 4.00 subject to following conditions:-

a) Railway shall get 2/3rd of the proceeds from additional FSI for MUTP-II and 1/3rd for rest of Maharashtra Railway works.

(B) Fixes the date of publication of this notification in the official gazette (Ordinary) on 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.

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

Deo Kum

(Abhiraj Girkar)

Under Secretary to Government.

1. The date of publication of this notification in the official gazette (Ordinary) on the date of coming into force of the said modification.

2. 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.

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

Deo Kum

(Abhiraj Girkar)

Under Secretary to Government.