

E BLOCK INCREASE IN FSI
UPTO 4.00 FOR
COMMERCIAL
AND UPTO 3.00 FOR
RESIDENTIAL.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
बृहन्मुंबई महानगरपालिकेच्या एच/ईस्ट विभागाच्या सुधारित
संजूर विकास आराखड्यामध्ये कलम ३७(२) अन्वये
करावयाच्या भौगोलिक क्षेत्राबाबतची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन अधिसूचना क्रमांक: टिपीबी-४३०८/३५३१/प्र.अ.२९/२००९/नवि-११
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : ३१ ऑगस्ट, २००९.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(राजेंद्र हाबडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे (पूर्व), मुंबई-५१.

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.

मुख्य अधिकारी (म्हाडा), गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई-५१.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.

उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत 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, मुंबई यांना पाठविण्यांत
याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (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).

सेक्शन ३७ फाईल.

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 -

Dated the 31st August, 2009.

NOTIFICATION

No. TPB-4308/3531/CR-29/2009/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 Complex 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 Govt. vide notification dtd. 2 May 2008 has sanctioned 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.

And whereas Govt. vide notification dtd. 21/8/2008 has sanctioned the part modification proposal in Regulation No. 4(ii) of Development Control Regulation only for part 'D' Block of Bandra-Kurla Complex and for remaining area of Bandra-Kurla Complex the modification proposal of the said Authority is kept in abeyance.

And whereas, Maharashtra Housing and Area Development Authority (hereinafter referred to as "MHADA") vide letter dtd. 17.09.2008 has requested Govt. to carry out necessary amendment in the planning proposals formulated for Bandra-Kurla Complex, "G" Block by including the subject land i.e. C.T.S. No. 7643 Pt. Kole Kalyan, Bandra Kurla Complex, Bandra & land belonging to MHADA in "G" Block which is currently used for temporary Transit Camp totally admeasuring approx. 35000 m² for Residential cum commercial use and allow FSI 4.00 on the subjected plot for commercial purpose and FSI of 3.00 for Land portion under Residential user

and to allow MHADA to collect the premium as per MHADA's pricing policy from the Developers for FSI beyond already permitted.

AND Whereas, the land bearing S. No. 378 pt / C.T.S. No. 7643 pt. of Villages : Kole Kalyan is under non-direct action areas and further Govt. vide order dtd. 06.07.09 has included the above said land in the planning proposals of Bandra-Kurla Complex and thereby amending the provisions contained in regulation No.4(ii) of General Development Control Regulation (concerning lands agreed to be leased or lease by MHADA before 14/6/77 for the subject land).

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 D.C.R. only for C.T.S. No. 7643 part Kole Kalyan, Bandra Kurla Complex and E Block of Bandra Kurla Complex and for remaining area of Bandra Kurla Complex the modification proposal of the said authority is kept in abeyance.

(i) By this order F.S.I. of 4 for commercial purpose & F.S.I. of 3 for Residential purpose has been allowed on plot having C.T.S. No. 7643 Pt., Kole Kalyan admeasuring 17940.58 sq.mt. as shown in plan sanctioned vide Govt. order dated 6/7/09 (excluding area under CRZ which will continue to be governed as per provisions of DCR sanctioned as on 19/02/91) i.e. increase in F.S.I. of 2 for Commercial & 1.5 for Residential as compared to provisions in sanctioned DCR. For the above said additional FSI of 2.00 & 1.50 decision for payment of premium may be taken by government separately.

(ii) From the above said C.T.S. No. 7643 part Kole Kalyan land admeasuring 18,000 sq.mtrs. is available to MHADA for its development. On the said land, 4.00 FSI is made available by this notification. For the above said additional FSI of 2.00 decision for payment of premium may be taken by government separately.

(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.

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



(Rajendra Habde)
Under Secretary to Government

SCHEDULE

Accompaniment In Government In Urban development departments
Notification No. TPB 4307/2594/2617/CR-65/08/UD-11 dated 31st August, 2009.

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	S.No. 378 (Pt) / C.T.S No. 7643 Pt. Kole Kalyan and E Block - 3.00 # Remaining Area in BKC - 1.50 # *(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	S.No. 378 (Pt) / C.T.S No. 7643 (Pt) Kole Kalyan and E Block 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 as per accompanying notification.

* For land situated in CRZ the sanctioned DCR as on 19/2/1991 will be applicable.


(Rajendra Habde)
Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 31st August 2009

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4308/3531/CR-29/2009/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 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 Complex 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
Commercial	2.0
Social Facilities	1.5

*(Except that in respect of the land agreed to be leased or leased before 14th June 1977 by the Maharashtra Housing Board constituted and established under the Bombay Housing Board Act, 1948, the Floor Space Index shall be 2.0).

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 1st February 2008.

And whereas, Government *vide* notification dated 2nd May 2008 has sanctioned 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.

And whereas, Government *vide* notification dated 21st August 2008 has sanctioned the part modification proposal in Regulation No 4(ii) of Development Control Regulation only for Part 'D' Block of Bandra-Kurla Complex and for remaining area of Bandra-Kurla Complex the modification proposal of the said Authority is kept in abeyance.

And whereas, Maharashtra Housing and Area Development Authority (hereinafter referred to as MHADA) *vide* letter dated 17th September 2008 has requested Government to carry out necessary amendment in the planning proposals formulated for Bandra-Kurla Complex, "G" Block by including the subject land i.e. C.T.S. No. 7643 Pt. Kule Kalyan, Bandra-Kurla Complex, Bandra and land belonging to MHADA in "G" Block which is currently used for temporary Transit Camp totally admeasuring approx. 35000 m² for residential *cum* commercial use and allow FSI 4.00 on the subjected plot for commercial purpose and FSI of 3.00 for land portion under Residential user and to allow MHADA to collect the premium as per MHADA's pricing policy from the Developers for FSI beyond already permitted.

And whereas, the land bearing S. No. 378 Pt/C.T.S. No. 7643 pt. of Village Kule Kalyan as under non-direct action areas and further Government *vide* order dated 6th July 2009 has included the above said land in the planning proposals of Bandra-Kurla Complex and thereby amending the provisions contained in regulation No. 4(ii) of General Development Control Regulation (concerning lands agreed to be leased or lease by MHADA before 14th June 1977 for the subject land).

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) Sanctions the part modification proposal in Regulation No. 4(ii) of D.C.R. only for C.T.S. No. 7643 Part Kule Kalyan, Bandra-Kurla Complex and E Block of Bandra-Kurla Complex and for remaining area of Bandra-Kurla Complex the Modification proposal of the said authority is kept in abeyance.

(i) By this order F.S.I. of 4 for commercial purpose and F.S.I. of 3 for residential purpose has been allowed on plot having C.T.S. No. 7643 Pt. Kule Kalyan admeasuring 17940.58 sq.mt. as shown in plan sanctioned *vide* Government order dated 6th July 2009 (excluding area under CRZ which will continue to be governed as per provisions of DCR sanctioned as on 19th February 1991 i.e. increase on F.S.I. of 2 for Commercial and 1.5 for Residential as compared to provisions in sanctioned DCR. For the above said additional FSI of 2.00 and 1.50 decision for payment of premium may be taken by Government separately.

(ii) From the above said C.T.S No. 7643 Part Kule Kalyan land admeasuring 18,000 sq.mtrs. is available to MHADA for its Development. On the said land, 4.00 FSI is made available by this notification. For the above said additional FSI of 2.00 decision for payment of premium may be taken by Government separately.

(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.

Schedule

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 14th June 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	S. No. 378 (Pt)/C.T.S. No. 7643 Pt. Kole Kalyan and E Block—3.00 # Remaining Area in BKC—1.50 # * (Except that in respect of the land agreed to be leased or leased before 14th June 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	S.No. 378 (Pt)/C.T.S. No. 7643 (Pt) Kole Kalyan and E Block 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 as per accompanying notification.

* For land situated in CRZ the sanctioned DCR as on 19th February 1991 will be applicable.

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

RAJENDRA HABDE,
Under Secretary to Government.



पुराविशेष विभाग, महाराष्ट्र राज्य
मुंबई
सर्ज बोहमल्यकी तारीख ५/१/२०१२
प्रमाणित अतः दिवसकी तारीख १६/३/१२
फी (आकार) ३०७.....११/११/१२

TRUE EXTRACTS

Shrinik
Assistant Director of Archives
Government of Maharashtra
Mumbai