

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या बांद्रा-कुर्ला
अधिसूचित क्षेत्राच्या विकास नियंत्रण नियमावली
१९७९ मधील विनियम ४ (अ) (i) मधील फेरबदल
मंजूरीबाबत कलम ३७(२) खालील अधिसूचना....

महाराष्ट्र शासन
नगर विकास विभाग,

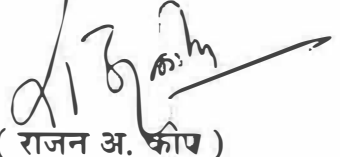
शासन क्रमांक : टिपीबी - ४३१३ / ८७७ / प्र.क्र.३६ / २०१४ / नवि-११,

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक :- ४ मार्च, २०१४.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.


(राजन अ. कोप)

सह सचिव, महाराष्ट्र शासन

प्रत,

- १) मा. मुख्यमंत्री महोदयांचे सचिव.
- २) मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

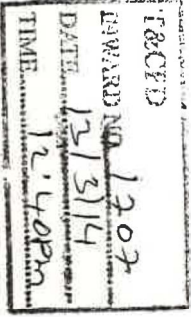
प्रति,

- ✓ १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई.
- २) महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ४) उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
- ५) सह सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- ६) प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका, मुंबई.
- ७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

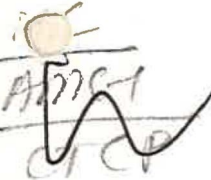
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी ५० प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुंबई :- ४०० ०३२; मुंबई महानगर प्रदेश विकास प्राधिकरण, मुंबई व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यात याव्यात.)

- ८) कक्ष अधिकारी(संगणक कक्ष)(नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई :- ४०० ०३२. (त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी.)

- ९) निवडनस्ती (नवि-११).






B-3-14

AMC/DPD
Date: 2-3-14
SPCK

MC OFFICE
883, 11-3-14
DP(MB)

Sanction to the modification in the
MMRDA Bandra-Kurla Notified Area
Development Control Regulations, 1979
under Section 37(2) of

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated 4th March 2014.

NOTIFICATION

No. TPB 4313/877/CR-36/2014/UD-11:

Whereas, the Government in the Urban Development, Public Health and Housing Department, vide Notification No. BKR1173/51924/WII dated the 18th July, 1973, has notified the area of Bandra-Kurla Complex in the Schedule attached thereto and subsequently, under the Government Notification No. BKR 1177/262/UD-5, dated the 7th March, 1977, in supersession of Government Notification dated the 18th July, 1973, referred to above, the Government has appointed the Bombay Metropolitan Region Development Authority (presently known as Mumbai Metropolitan Region Development Authority) to be the Special Planning Authority (hereinafter referred to as "the said Authority") under sub-section (1) of Section 40 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") for the area mentioned in the Schedule appended to the Government Notification dated the 7th March, 1977;

And whereas, the Government of Maharashtra, under sub-section (1) of Section 115 as substituted by Section 40(3) of the said Act, has sanctioned the Planning Proposals including the Development Control Regulations submitted by the said Authority in respect of Bandra-Kurla Complex, vide Government in the Urban Development and Public Health Department Notification No. BKR 1177/262/UD-5, dated 9th April, 1979;

And whereas, Regulations 4 and 4(A) of the said Development Control Regulations for Bandra-Kurla Complex specifically prescribe the provisions which are applicable to Bandra-Kurla Complex and supersede the similar provisions in the Development Control Rules of the Municipal Corporation of Greater Mumbai;

And whereas, clause (i) of Regulation 4(A), while defining the term "Floor Space Index" excludes several items listed in sub-clauses (a) to (u) from computation of Floor Space Index, including sub-clause (e) for basement area;

And whereas, the sub-clause (e) of clause (i) of Regulation 4(A) was last modified under Section 37(2) of the said Act, vide Govt. in Urban Development Department Notification dated 28/05/2012, which prescribed 5% premium on additional basement area, over and above the basement area otherwise permissible;

And whereas, the said Authority vide its Resolution No. 1286 dated 22/10/2012 has decided to initiate modification to the sub-clause (e) of clause (i) of Regulation 4(A)(hereinafter referred to as "the said Regulation"), particularly for deletion of

provision regarding admissible levels of basement and also deletion of condition No.(iii) in respect of premium to be charged for permitting additional area of basement;

And whereas, the said Authority, vide letter dated 18/06/2013, has accordingly submitted the modification proposal to the said Regulation to the State Government for final sanction after following the prescribed procedure as contemplated under section 37(1) of the said Act. (hereinafter referred to as "the proposed modification");

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, Government is of the opinion that the proposed modification should be sanctioned with some changes;

Now, therefore, in exercise of the powers conferred under section 37(2) of the said Act, the Government hereby –

- A) Sanctions the proposed modification to the said Regulation, specifically described in the Schedule appended hereto;
- B) Fixes the date of publication of this Notification in the Government Gazette as the date of coming into force of the sanctioned modification;
- C) Directs the said Authority that, in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereto shall be added.

A copy of the sanctioned modification in respect of the said Regulation of General Development Control Regulations for Bandra-Kurla Complex shall be kept open for the inspection by the general public during the office hours on all working days at following places for one month :-

- (1) Office of the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400001.
- (2) Office of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra- Kurla Complex, Bandra(East), Mumbai 400051.

This Notification is also available on Govt. of Maharashtra website www.urban.maharashtra.gov.in

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



(Sanjay Banait)

Under Secretary to Government.

SCHEDULE

**(Accompaniment to the Govt. in Urban Development Department Notification
No. TPB 4313/877/CR-36/2014/UD-11, dated 4th March 2014)**

1) The existing sub-clause (e) of clause (i) of Regulation 4(A), is substituted as follows :-.

“(e) Maximum permissible area of the Basement shall be limited to twice the plinth area of the building (s) or the area of the plot, whichever is higher, and the same may be on one level or more.

However, additional basement area, over and above the aforesaid limit, may be allowed, provided such additional area is used only for vehicular parking.”



(Sanjay Banait)

Under Secretary to Government.