

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

**Sanction to Modification u/s 37(2) of
Modification to General Development
Control Regulations (GDCR) for Navi
Mumbai.**

**Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated 22nd March, 2004.**

NOTIFICATION

**Maharashtra
Regional &
Town Planning
Act 1966**

No. TPB- 4399/24/CR-7/99/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20th March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16th August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulation (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the Development Plan of Navi Mumbai together with the said Regulations in exercise of the powers conferred by the section 31 of the said Act, by Notification No. RPB 1175/635/B-UD-5 dated the 18th August, 1979, published in the Maharashtra Government Gazette, dated 27th September, 1979;

And whereas the said Corporation has on and from 16th December, 1994 ceased to be the Planning Authority in

the area of Navi Mumbai more particularly specified in the schedule to the Government order No. NMC 1692/1187/CR-133/94/UD-24 dated 16th December, 1994, as specified therein for which the Navi Mumbai Municipal Corporation is the Planning Authority in substitution to the said Corporation;

And whereas, the said Corporation decided to make further amendments to the Regulations (hereinafter referred to as "the said Modification") in the said Regulation for application to Navi Mumbai exclusive of the area encompassed within the territorial jurisdiction of the Navi Mumbai Municipal Corporation;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No. CIDCO/ACT/59 dated 13/1/1999;

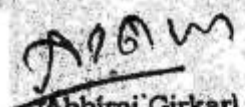
And whereas, no objection was received from the Public with regard to the said modification;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with modified version.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the said Act, Government hereby:-

- a) Sanctions the said modification proposal as described in the Schedule annexed herewith;
- b) Fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification;
- c) Directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

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


(Abhiraj Girkar)
Under Secretary to Government.

SCHEDULE

Regulation No.	Existing Provision		Modified Version	
	Land use	Max. permissible FSI	Land use	Max. permissible FSI
16.3(1a) B	Business or Mercantile or Residential use in Predominately Commercial Zone.	1.5	16.3(1a)B - Business or Mercantile or Residential use in predominantly Commercial Zone.	
16.3(1a) BB	Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, provided that in case of combination, Business or Mercantile use shall not be less than 10% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node.		OR Business or Mercantile use wholly or in combination with the residential use in any other zone mentioned in Regulation 14, other than Regional Park Zone and No Development Zone, provided that in case of combination, business or mercantile use shall not be less than 10% of the admissible FSI. Provided further that the area of all such plots taken together in the zone from Node shall not exceed 15% of the area of the relevant zone from the Node.	i. For plots or area below 1000 sq.mt. 1.00 ii. For plots of area 1000 sq.mt. and above. 1.50

<p>Note: The benefit of the proposed amendment shall apply only to plots of land which are advertised with this FSI and will not apply to plots of land leased or agreed to be leased in the past with different (lower) FSI.</p>	<p>1.5</p>	<p>Note: The benefit of this amendment mentioned at (ii) above may be extended to plots of land leased or agreed to be leased earlier with different (lower) FSI, in Zones other than predominantly Commercial Zone after recovery of such additional lease premium as the Corporation may prescribe and provided further that all other GDCR provisions including provisions relating to...</p>	
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Under Secretary to Government.