

ई-मेलद्वारे

नगर रचना आणि मूल्यनिर्धारण विभाग

मध्यवर्ती कार्यालये, तळमजला, पुणे ४११ ००१

दूरध्वनी क्र.०२०-२६१२२०७६/२६१२९४९४

फॅक्स क्र.०२०-२६१२७०४१

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जा.क्र.विकास हक्क हस्तांतरण/१५४/नासंघ/ 2903

दि. ७ /०५/२०१६

प्रति,

मा.सहसंचालक, नगर रचना,
पुणे / नागपूर / कोकण / नाशिक /
औरंगाबाद / अमरावती विभाग.

विषय - राज्यातील महानगरपालिकांसाठी मंजूर केलेले विकास हक्क हस्तांतरण (TDR) नियमावली संदर्भात महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १५४ अन्वये निर्गमित केलेले पुरक पत्र. (Addendum).

संदर्भ - नगर विकास विभाग, महाराष्ट्र शासन यांचेकडील शासन पुरक पत्र क्र.टिपीएस-१८१३/३०६७/प्र.क्र.१२२/१३/मनपा-कोकण विभाग/नवि-१३, दि.०२/०५/२०१६.

महोदय,

संदर्भित शासन पुरक पत्राची प्रत सोबत जोडली आहे. याप्रकरणी आपले स्तरावरून योग्य ती कार्यवाही करणे व संबंधित अधिनस्त कार्यालयांना आवश्यक त्या सूचना देणेस विनंती आहे.

सहपत्र : वरीलप्रमाणे.

आपली,



(प्रतिभा भदाणे)

उपसंचालक, नगर रचना,
नागरी संशोधन घटक, पुणे.

नगर रचना आणि मुल्यनिर्धारण विभाग
 पु.का., पुणे-१. आबक क्र. ९३८५
 टिपीव्ही - १/२/३/४/५/६/७
 प्रशा - १/१अ/२/लेखा/अर्थसंकल्प
 5 MAY 2016
 web
 प्र-२/प्रअ/उत्तर/संगर

राज्यातील महानगरपालिकांसाठी मंजूर केलेले विकास हक्क हस्तांतरण (TDR) नियमावली संदर्भात महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम-१५४ अन्वये निर्गमित केलेले पुरक पत्र. (Addendum)

महाराष्ट्र शासन
 पुरक पत्र
 नगर विकास विभाग,
 मंत्रालय, मुंबई-३२
 दिनांक : ०२/०५/२०१६

क्र.टिपीएस-१८१३/३०६७/प्र.क्र.१२२/१२/मनपा-कोकण विभाग/नवि-१३.

सोबतचे पुरक पत्र महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

Sanjay
 Balkrishna
 Saoji

(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) आयुक्त, महानगरपालिका, ठाणे / कल्याण डोंबिवली / वसई विरार / उल्हासनगर / भिवंडी निजामपूर / मिराभाईंदर. (शाखा कार्यालयामार्फत).
- ५) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / कोकण विभाग.
- ६) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- ७) कक्ष अधिकारी, नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी ५० प्रती नगर विकास विभागास पाठवाव्यात.
- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) निवड नस्ती (कार्यासन-१३).

Maharashtra Regional & Town Planning Act, 1966

Annexure-B

Accompaniment to the Government in Urban Development Department Notification bearing No. **TPS -1813/3067/CR-122/MCORP/Kokan Div/12/UD-13**, Dt.02/05/2016

Regulation No	Addendum issued under Section 154 of the M.R. And T. P. Act 1966 to the TDR Regulation (Annexure-B) sanctioned vide Government Notification No. TPS-1813/3067/CR-122/MCORP/Kokan Div/12/ UD-13, dated 29/01/2016																						
3.0 (iv)	<p>The following sentence is added before sub regulation (iv) of Regulation no.3.</p> <p>3.0 (iv) - In cases where layout is submitted along with proposed Development Plan Road, in such cases TDR shall not be permissible for the width of road that would be necessary according to the length as per Development Control Regulations;</p>																						
4.1.1	In the Second proviso of Regulation no 4.1.1 the word " and 4 " is deleted from the last sentence.																						
4.1.2	<p>In the Regulation no 4.1.2, following proviso is added-</p> <p>Provided further that such construction/erection of compound wall/fencing shall not be necessary for area under Development Plan roads. In such cases TDR equivalent to entitlement as mentioned in regulation no 4.1.1 shall be granted without any reduction.</p>																						
5.4.1	<p>Column no 3 and 4 of the Table in the Regulation no 5.4.1 is deleted. Column no 5 is renumber as column no.3. With this amendment the Table in the Regulation no 5.4.1 is amended as shown below.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 10%;">Sr. No.</th><th style="width: 50%;">Plots Fronting on Road width</th><th style="width: 40%;">Maximum permissible TDR Loading</th></tr> <tr> <td>1</td><td>2</td><td>3</td></tr> <tr> <td>1</td><td>9mt and above but less than 12</td><td>0.40</td></tr> <tr> <td>2</td><td>12mt and above but less than 18</td><td>0.65</td></tr> <tr> <td>3</td><td>18mt and above but less than 24</td><td>0.90</td></tr> <tr> <td>4</td><td>24mt and above but less than 30</td><td>1.15</td></tr> <tr> <td>5</td><td>30 mt. and Above</td><td>1.40</td></tr> </table>		Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	1	2	3	1	9mt and above but less than 12	0.40	2	12mt and above but less than 18	0.65	3	18mt and above but less than 24	0.90	4	24mt and above but less than 30	1.15	5	30 mt. and Above	1.40
Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading																					
1	2	3																					
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3	18mt and above but less than 24	0.90																					
4	24mt and above but less than 30	1.15																					
5	30 mt. and Above	1.40																					
5.4.1 Note (i)	<p>The note (i) of Regulation no 5.4.1 is amended as follow.</p> <p>Column No.3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/Congested areas.</p> <p>Provided also that the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act.</p>																						
5.4.1 Note (ii)	<p>In the note (ii) of regulation no 5.4.1, the following word is added at the end of note after the word "if any"</p> <p>FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium if any + Road widening FSI of the very said plot if any.</p> <p>However the Municipal Commissioner shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development.</p>																						

5.4.2	<p>In the Regulation no 5.4.2 after the word Metro Influence Zone <u>the word</u> BRTs, TODs is added.</p> <p>5.4.2 - Provided that, the restrictions of total maximum permissible built up area in terms of FSI with respect to road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes, like Slum Rehabilitation Scheme, Redevelopment of cess buildings, redevelopment of dangerous buildings, Urban Renewal Scheme, Redevelopment of MHADA buildings/Colonies, Metro Influence Zone, BRTs, TODs etc. where specific provisions which are sanctioned by the Government shall apply</p>
8 (a)	<p>In the Regulation no 8(a), the sentence "<u>However Utilization of such TDR shall be allowed as per these regulations only</u>" is replaced with -</p> <p>"However DRCs issued under the old Regulations shall be allowed to be utilised as per TDR zones of old Regulations without indexation but subject to all other conditions of these Regulations. Such utilisation shall be allowed for one year only.</p> <p>Provided also that old TDR purchased for utilisation on a specific plot with registered documents of sale and/or specific proposal for utilisation of such TDR pending in the ULBs prior to these regulations shall be allowed completely as per the old regulations".</p>

By order and in the name of Governor of Maharashtra,

Sanjay
Balkrishna
Saoji

Digitally signed by Sanjay Balkrishna Saoji
DN: cn=IN, o=Government Of Maharashtra,
ou=UNDER SECRETARY, postalCode=400032,
st=Maharashtra,
2.5.4.20=13f024b79c19b420653021e52311db
35b7964b2b0c3642ef0b26f633f8a7f,
serialNumber=169c2754827a9bfac516ac5
c854c878ae29f24ca9ef7c2064ada52d6747,
cn=Sanjay Balkrishna Saoji
Date: 2016.05.02 17:52:58 +05'30'

(Sanjay Saoji)
Under Secretary to Government