ई-मेलद्वारे

# नगर रचना आणि मूल्यनिर्धारण विभाग

मध्यवर्ती कार्यालये, तळमजला, पुणे ४११ ००१ दूरध्वनी क्र.०२०-२६१२२०७६/२६१२९४९४

#### फॅक्स क्र.०२०-२६१२७०४१

## E-mail : ddtpurc\_pune@rediffmail.com

जा.क्र.विकास हक्क हस्तांतरण/१५४/नासंघ/ 2၂०3

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 पूरक पत्र क्र.टिपीएस-१८१३/३०६७/प्र.क्र.**१२**२/१३/मनपा-कोकण विभाग/नवि-१३, दि.०२/०५/२०१६.

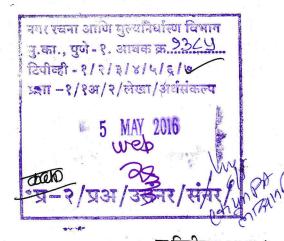
महोदय,

संदर्भिय शासन पूरक पत्राची प्रत सोबत जोडली आहे. याप्रकरणी आपले स्तरावरुन योग्य ती कार्यवाही करणे व संबंधित अधिनस्त कार्यालयांना आवश्यक त्या सूचना देणेस विनंती आहे.

आपली,

( प्रतिभा भदाणे ) उपसंचालक, नगर रचना, नागरी संशोधन घटक, पुणे.

सहपत्र : वरीलप्रमाणे.



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	Digitally signed by Sanjay Baikrishna Saoj
	DN: c=IN. o=Government Of Meharashtra.
Balkrishna	st=Maharashtra, 2.5.4.20=131024b79c19b420653ri21e52311db1 5b7964b2bc5c3642efdb26f8633ftar7f.
Saoji	serialihumbaraba169cc754827a9bradc916ac5e B5a4c875as2924ca9e477c2064ada52d6747, cneSanjay Balfirishna Saoji Date: 2016.05.02 175156 + 0536
	0.

(सजय 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).

#### NOTIFICATION (ADDENDUM) Government of Maharashtra Urban Development Department Mantralaya, Mumbai-32 Date:02/05/2016

#### Maharashtra Regional & Town Planning Act, 1966

No. TPS -1813/3067/CR-122/MCORP/Kokan Div/12/UD-13: Whereas, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "said Act") and all other powers enabling in that behalf, the Government of Maharashtra finally sanctioned the "Transferable Development Rights" regulations as mentioned in Annexure-B (hereinafter referred to as ' the said final TDR regulations) in respect of Municipal Corporations as in mentioned Annexure-A of the notification No. TPS -1813/3067/CR-122/MCORP/Kokan Div/12/UD-13, Dt.29/01/2016 which is published in Maharashtra Government Gazette dt.30/01/2016 (hereinafter referred to as "the said notification");

And whereas, various representations from Commissioners of Corporations, Stake holders, Architect, Developers, Organizations, are received on the said final TDR regulations requesting to review some of the provisions like utilisation of earlier generated TDR, utilisation of TDR on road width and plot sizes ,TDR allowed to be utilised on road width less than 9.00 mt. etc.;

And whereas after considering the various representations and in larger public interest, the Government of Maharashtra is of the opinion that some of these provision provisions from the said final TDR regulations shall be clarified or amended for smooth implementation of the said regulations and the Government found it expedient in the public interest to take recourse of the Section 154 of the said Act, to issue addendum to the said Notification:

Now therefore, in exercise of the powers conferred by Section-154(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby accordingly amend the said notification TPS-1813/3067/CR-122/MCORP/Kokan Div/12/UD-13, Dt.29/01/2016 by issuing Addendum to "the said notification" as mentioned in Annexure-B attached here with:

02. The provisions of this Addendum along with the others provisions of the said notification shall have effect from the date of publication of earlier "the said notification" in the Government Gazette i.e. from dt. 30/01/2016.

03. This addendum shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, M. S. Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Kokan Division;
- (iii) Commissioner Municipal Corporation

This notice shall also be made available on the Government website www.maharashtra.gov.in (कायदे / नियम).

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



(Sanjay Saoji) **Under Secretary to Government** 

Saoji

2

### 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)	3.0 (iv) - Plan Ro	wing sentence is added before sub report In cases where layout is submitted ad, in such cases TDR shall not be p be necessary according to the len ons;	along with proposed Development ermissible for the width of road that	
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	Provide shall no TDR ee	egulation no 4.1.2, following proviso ed further that such construction/e t be necessary for area under Deve quivalent to entitlement as mention without any reduction.	rection of compound wall/fencing clopment Plan roads. In such cases	
5.4.1	Column no 3 and 4 of the Table in the Regulation no 5.4.1 is <b>deleted.</b> Column no 5 is renumber as <b>column no.3</b> . With this amendment the Table in the Regulation no 5.4.1 is amended as shown below.			
	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	
1 mile	5	30 mt. and Above	1.40	
5.4.1 Note (i)	Co plot. F <b>permis</b>	te (i) of Regulation no 5.4.1 is amended lumn No.3 shows the maximum permit provided that specific area based restrictions should be earlier Regulations should be an American Statement (Congested areas.	ssible TDR that can be utilised on any iction where TDR utilisation is no	
	existin Corpo	ovided also that the above utilisatio g road width of 9 mt and above so ma ration Act.	arked under the relevant Municipa	
5.4.1 Note (ii)	note af	note (ii) of regulation no 5.4.1, the f ter the word "if any"		
	+ TDR the ver Howey	iding limit on such plot (Maximum Bu + Additional FSI on payment of pren ry said plot if any. ver the Municipal Commissioner sh allowable loading potential unless	nium if any + Road widening FSI o all not grant any relaxation due t	

3

5.4.2	In the Regulation no 5.4.2 after the word Metro Influence Zone the word BRTs, TODs is added.
	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, <b>BRTs</b> , <b>TODs</b> etc. where specific provisions which are sanctioned by the Government shall apply
8 (a)	In the <b>Regulation no 8(a)</b> , the sentence <u>"However Utilization of such TDR shall</u> be allowed as per these regulations only" is replaced with -
	"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.
	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".

By order and in the name of Governor of Maharashtra,

Sanjay Balkrishna Saoji 4 cn=Sanja Date: 20

alkrishna Saoji 15.02 17:52:58 +05'30'

4

(Sanjay Saoji) Under Secretary to Government